REGULAR MEETING AGENDA

Date: 6/22/2026
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Access the live meeting, in-person, at the City Council Chambers
- Access the meeting real-time online at:
  zoom.us/join – Meeting ID# 846 9472 6242
- Access the meeting real-time via telephone (listen only mode) at:
  (669) 900-6833
  Regular Meeting ID # 846 9472 6242
  Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
  planning.commission@menlopark.gov*
  Please include the agenda item number related to your comment.

  *Written comments are accepted up to 1 hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

Subject to change: The format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the city website menlopark.gov. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.gov/agendas).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. The

Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

E1. Approval of minutes from the June 8, 2026 Planning Commission meeting (Attachment)

F. Public Hearing Items

F1. Use Permit/Heather Young/503 Okeefe St.:
Consider and adopt a resolution to approve a use permit for first-floor additions and interior and exterior renovations to an existing nonconforming single-story, single-family residence in the R-1-U (Single Family Urban Residential) zoning district, at 503 O'Keefe Street. The proposed work would exceed 75% of the replacement value of the existing structure in a 12-month period. Determine this action is categorically exempt under CEQA Guidelines Section 150301's Class 1 exemption for existing facilities. (Staff report #26-025-PC)

F2. Use Permit/Rasul Rasuli/351 McKendry Dr.:
Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width, depth and area in the R-1-U (Single Family Urban Residential) zoning district, at 351 McKendry Drive. Determine this action is categorically exempt under CEQA guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. (Staff report #26-026-PC)

F3. Use Permit, Architectural Control, Major Subdivision, and Below Market Rate (BMR) Housing Agreement/Douglas McBeth/624 University Dr.:
Consider and adopt a resolution to approve a use permit, architectural control permit, major subdivision, and BMR Housing Agreement to demolish an existing office building and construct five new three-story residential buildings with a total of six dwelling units and associated site improvements, on a substandard lot with respect to lot width in the R-3 (Apartment) zoning district. The proposal includes a major subdivision to subdivide the lot into six condominium parcels. Two units would be available for sale at below market rate (BMR), with one unit affordable for households earning up to 50 percent area median income (very low income) and one unit affordable for households earning up to 80 percent area median income (low-income). The application is being submitted subject to the State Density Bonus Law, Government Code Section 65915 and relevant amendments, which permits exceptions to the City's Zoning Ordinance requirements. The applicant is requesting waivers from development standards to decrease the minimum front and rear setbacks, modify the building profile requirement, modify the parking location requirement, and modify the exclusive open space requirement. In addition to requested waivers, the applicant is requesting four concessions to the BMR Guidelines pertaining to dispersed location of BMR and market rate units; proportionate number of bedrooms amongst BMR and market rate units; proportionate floor area amongst BMR and market rate units; and design consistency amongst BMR and market rate units. The project utilizes state density bonus law for parking requirements and sales price of market rate units based on household size. The

Planning Commission is the final decision making body on the requested use permit, architectural control and BMR agreement. The Planning Commission is a recommending body to the City Council on the major subdivision. *Continue to a future meeting*

G. Informational Items

G1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: July 13, 2026
- Regular Meeting: July 27, 2026

H. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or before, the public hearing.

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Cal. Gov. Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website at menlopark.gov/agendas and can receive email notifications of agenda postings by subscribing at menlopark.gov/subscribe. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 6/17/2026)

REGULAR MEETING DRAFT MINUTES

Date: 6/8/2026
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Ross Silverstein called the meeting to order at 7:01 p.m.

Chair Silverstein said he would call items H1 and H2 before Item G1. He said he would open Items F, then H, and then G.

B. Roll Call

Present: Ross Silverstein (Chair), Katie Behroozi (Vice Chair), Katie Ferrick, Andrew Ehrich, Nancy Larocca Hedley, Jennifer Schindler, Misha Silin

Staff: Matthew Ball, Assistant Planner; Calvin Chan, Senior Planner; Matt Pruter, Associate Planner; Corinna Sandmeier, Principal Planner; Marian Sleiman, City Attorney's Office

C. Reports and Announcements

Principal Planner Sandmeier reported that the City Council at its next scheduled meeting would have a second reading of the ADU ordinance, public hearings on the proposed FY 2026-2027 Budget and Capital Improvement Plan and on the 68 Willow Road subdivision.

D. Public Comment

Chair Silverstein opened the item for public comment and closed public comment as no persons requested to speak.

E. Consent Calendar

Chair Silverstein opened the item for public comment and closed public comment as no persons requested to speak.

E1. Approval of minutes from the April 27, 2026 Planning Commission meeting (Attachment)

E2. Approval of court reporter transcript and minutes from the May 4, 2026 Planning Commission meeting (Attachment)

E3. Approval of minutes from the May 18, 2026 Planning Commission meeting (Attachment)

ACTION: Commissioners voted to approve the Consent Calendar (6-0) with Commissioner Hedley abstaining.

F. Public Hearing Items (part 1)

F1. Use Permit/Daniel Warren/1024 Sevier Ave.:
Consider and adopt a resolution to approve a use permit to add a second floor, as well as conduct interior modifications, to a single-family residence that would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The proposal would also exceed 50 percent of the existing floor area and is considered equivalent to a new structure. The subject parcel is located on a substandard lot with regard to minimum lot area and minimum lot width in the R-1-U (Single-Family Urban) zoning district.
Continue to a future meeting

Chair Silverstein opened the item for public comment and closed public comment as no persons requested to speak.

ACTION: Motion and second (Silverstein/Behroozi) to continue the item to a future meeting; passes 7-0.

F2. Use Permit/Anuj Suri/763 College Ave.:
Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with attached garage on a substandard lot with regard to width in the R-1-U (Single Family Suburban) zoning district. The project would include an accessory dwelling unit (ADU), which is a permitted use not subject to discretionary review. Determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. (Staff report #26-021-PC)

Planner Ball said one public comment had been received after publication of the staff report.

Commissioner Silin said his residence was located within 500 feet of the subject property and he would recuse himself from consideration of the item.

Chair Silverstein opened the public hearing.

Public Comment:

- Tracy Van Ligten expressed concern about potential basement construction impacts to the Coast Redwood tree that straddles the property line between 763 College and 805 College Avenue and potential damage to her home and expressed support for removal of the tree.

Chair Silverstein closed the public hearing.

Commissioner Ehrich asked if 25 percent impact to a heritage tree is unique to the project. Planner Sandmeier said it was not and there were numerous protection measures required in the arborist's report.

Replying to Vice Chair Behroozi, Planner Ball said the applicant's arborist and the City's Arborist would do inspections throughout the project construction.

Replying to Commissioner Schindler, Planner Ball said the street tree would remain and the driveway would not be widened. Replying further to Commissioner Behroozi, Planner Ball said the project would provide two off street parking spaces and being located within .5-mile of the Caltrain Station did not have a minimum parking requirement.

ACTION: Motion and second (Ehrich/Behroozi) to adopt a resolution approving the item as presented; passes 6-0 with Commissioner Silin recused.

Chair Silverstein said he would now open H1 before G1.

H. Public Hearing Item (part 2)

H1. Use Permit Revision/Jennifer Bohnen/2245 Avy Ave.:
Consider and adopt a resolution to approve a use permit revision to amend the use permit for an existing school within the P-F (Public Facilities) zoning district. The requested changes include expanding the enrollment age for the summer program to include students three and four years in age without changing the total enrollment number, increasing the maximum allowable number of year-round staff from 68 to 73 employees, and modifying the allowable events on site to reduce meetings of the board of trustees from 12 to six annually and hold a fall fair and winter concert. The most recent use permit approval was in 2019. Determine this action is categorically exempt under CEQA Guidelines Section 15314's Class 14 exemption for minor additions to schools. (Staff report #26-023-PC)

Planner Pruter said staff had no additions to the staff report.

Jenn Bohnen, Head of Philips Brooks School, spoke on behalf of the project.

Replying to Commissioner Schindler, Planner Pruter said onsite signage was the responsibility of the applicant and school and road signage requirements were met collaboratively between the City and the school.

Replying to Commissioner Silin, Ms. Bohnen said in the neighborhood meetings concern with traffic in general was raised noting the proximity of the school to Sand Hill Road and other schools in the area.

Chair Silverstein opened the public hearing and closed it as no persons requested to speak.

ACTION: Motion and second (Ferrick/Behroozi) to adopt a resolution approving the item as presented; passes 7-0.

H2. Development Agreement Annual Review/Stanford University/500 El Camino Real (Middle Plaza at 500 El Camino Real Project):
Review of the property owner's good faith compliance with the terms of the Development Agreement for the period of April 2025 to March 2026 for the Middle Plaza at 500 El Camino Real project. Review of the development agreement does not qualify as a project under CEQA. (Staff report #26-024-PC)

Planner Sandmeier said staff had no additions to the staff report.

Chair Silverstein opened the item for public hearing and closed it as no persons requested to speak.

Commission comment focused on the Middle Avenue crossing funding, community events in the site's plaza, and the status of the BMR (Below Market Rate) unit waitlist.

ACTION: Motion and second (Silin/Hedley) making a determination that the property owner was demonstrating good faith compliance with the terms of the Development Agreement for the period of April 2025 to March 2026.

G. Study Session Item

G1. Senate Bill 9 (SB 9) Ordinance Update/Zoning Ordinance and Subdivision Ordinance Amendments/City of Menlo Park:
Consider and provide feedback on potential amendments to the City's regulations for urban lot splits and two unit housing developments (Chapters 15.31 and 16.77 of the Municipal Code) for compliance with state law (Senate Bills 9 and 450), and potential options to streamline the development review process in single-family zones. *Continued from the meeting of April 27, 2026* (Staff report #26-022-PC)

Planner Chan provided an update to the staff report to note the provision of a Single-Family Zoned Parcels Overview document prepared at the request of a Commissioner.

Planner Chan provided a presentation for the Senate Bill 9 (SB 9) Ordinance Update and Single-Family Development Study Session.

Chair Silverstein opened the item for public comment and closed it as no persons requested to speak.

Commissioners asked staff clarifying questions and studied the potential amendments to the City's regulations for compliance with state law (Senate Bills 9 and 450) and potential options to streamline the development review process in single-family zones.

Chair Silverstein recessed the meeting at 10:10 p.m. for a short break.

Chair Silverstein reconvened the meeting.

Chair Silverstein presented research he prepared on potentially substandard single-family zone parcels in the City, herein attached. This research was independently conducted without staff review or verification.

Chair Silverstein conducted a straw poll (unofficial vote) for various study session items to gauge group support and summarize feedback:

- Commissioners unanimously supported the removal of inconsistent SB 9 standards as they were unenforceable and supported the overall SB 9 Ordinance Update effort.

ACTION: Motion and second (Silverstein/Ehrich) to extend the meeting to 11:15 p.m.; passes 6-0.

(Straw poll continued)

- Commissioners unanimously supported the removal of use permit requirements for substandard lots through a separate process from the SB 9 Ordinance Update.

- Commissioners unanimously supported floor area limit (FAL) establishment for lots less than 5,000 square feet in area through a separate process from the SB 9 Ordinance Update.

- A majority of Commissioners supported the exploration of objective residential design standards through a separate process from the SB 9 Ordinance Update; with desirable standards narrowly focused on common topics discussed through the use permit process such as privacy, screening, and massing (daylight plane).

- A majority of Commissioners supported the notion of providing increased FAL for all SB 9 projects whether with or without an urban lot split.

- A majority of Commissioners supported the notion of providing increased FAL for SB 9 projects that included both an urban lot split and the development of at least two primary dwelling units.

- A majority of Commissioners supported FAL establishment for lots less than 5,000 square feet in area through a scaled formula akin to the FAL establishment for larger-sized lots in certain single-family zones.

- A majority of Commissioners supported the notion of pursuing the removal of use permit requirements for substandard lots and FAL establishment for lots less than 5,000 square feet in area through a parallel path, decoupled from and not as a prerequisite, to exploring development of objective residential design standards.

I. Informational Items

I1. Future Planning Commission Meeting Schedule

- Regular Meeting: June 22, 2026

Planner Sandmeier said the June 22nd agenda would have two single-family development use permits and a small multi-family development.

- Regular Meeting: July 13, 2026

J. Adjournment

Chair Silverstein adjourned the meeting at 11:11 p.m.

Staff Liaison: Corinna Sandmeier

Recording Secretary: Brenda Bennett

STAFF REPORT

Planning Commission
Meeting Date: **6/22/2026**
Staff Report Number: **26-025-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit for first-floor additions and interior and exterior renovations to an existing nonconforming single-story, single-family residence in the R-1-U (Single Family Urban Residential) zoning district, at 503 O'Keefe Street. The proposed work would exceed 75% of the replacement value of the existing structure in a 12-month period. Determine this action is categorically exempt under CEQA Guidelines Section 150301's Class 1 exemption for existing facilities.**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit for first-floor additions and interior and exterior renovations to an existing nonconforming single-story, single-family residence in the R-1-U (Single Family Urban Residential) zoning district, at 503 O'Keefe Avenue. The proposed work would exceed 75% of the replacement value of the existing structure in a 12-month period. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required findings can be made for the proposal.

Background

Site location

The subject site is located near the intersection of O'Keefe Street and Arnold Way in the Willows neighborhood. To the north, near the intersection of O'Keefe Street and Willow Road, there are properties zoned R-3 containing a mix of single- and multi-family residences, and to the west there is a P-F zoned parcel that is the site of the KIPP Valiant Community Prep schools. The surrounding area contains a mixture of older and newer single-family residences with both one and two-story designs. A variety of architectural styles are present in the neighborhood, including contemporary, ranch, and craftsman styles. A location map is included as Attachment B.

Analysis

The proposed residence would be an approximately 1,400 square foot home containing two bedrooms and one bathroom, which is the same number of bedrooms and bathrooms as the existing residence. The applicant proposes to construct a first-floor addition consisting of a 153-square-foot bedroom expansion and enclosure of a portion of the front porch to create an entry vestibule, as well as renovations throughout the entire residence. The proposal would expand the second bedroom toward the rear of the site and enable the bathroom to be relocated between the master and second bedroom.

The existing residence is not fully parallel to the side lot lines and has a nonconforming minimum right-side setback of three feet, 11 inches and a nonconforming minimum left-side setback of four feet, seven inches, where five feet is required on both sides. The existing home also has a nonconforming daylight plane on both sides of the residence. Except where the existing nonconforming setbacks and daylight plane are to remain, the proposed addition would meet all other Zoning Ordinance requirements for setbacks, lot coverage, daylight plane, and height. The value of the proposed project is 87% of the value of the existing home, exceeding the 75% threshold for a one-story home, therefore requiring use permit approval.

The existing residence includes a substandard parking situation with one covered space in an existing attached garage, to remain, and no second compliant parking space. In practice, residents and guests may be able to park in tandem on the driveway, and the substandard parking is not likely to create issues on the lot or within the neighborhood. An existing accessory building is located toward the rear portion of the lot. However, no modifications are proposed as part of this project.

Of particular note, the project would have the following characteristics with regard to the Zoning Ordinance:

- The proposed additions are well below the maximum height allowed, at 12 feet, 10 inches, where 28 feet is the maximum permitted height, and the additions would also comply with the one-story daylight plane.
- The proposed bedroom addition would have a minimum left-side setback of approximately 5 feet, six inches, which would comply with the minimum required side setback of five feet.

A data table summarizing parcel and project characteristics is included as Attachment C. The project plans and project description letter are included as Attachment A, Exhibits A and B, respectively.

Design and materials

As stated in the project description letter, the proposed architectural style is transitional and incorporates vertical siding in two widths, insulated windows with dark gray metal cladding, and a medium-light gray exterior color palette. The design retains simple building forms that are generally consistent with the existing residence and surrounding neighborhood. Staff believes the scale, materials, and architectural style of the proposed improvements would result in development that is appropriate for the site and generally consistent with the character of the surrounding neighborhood.

Trees and landscaping

The project arborist inventoried a total of 6 trees on site and on surrounding properties with three trees

being considered as heritage trees. The arborist report is included as Attachment A, Exhibit C. The applicant is proposing to retain all trees located on the site. The arborist report specifies tree protection measures, including a 12-gauge chain link fence with a minimum height of six feet and root protection to minimize potential injury to trees during construction. The City Arborist has reviewed the application, and all recommended tree protection measures identified in the arborist report would be ensured as part of draft condition 1h.

Table 1: Tree summary and disposition

ID #	Species	Trunk Diameter	Condition	Status	Removal or Retention	Off-site or On-site
1	Cherry	12	Fair	Non-heritage	Retention	On-site
2	Kousa Dogwood	10.75	Fair	Non-heritage	Retention	On-site
3	Hybrid Apple	4.5	Fair/Good	Non-heritage	Retention	On-site
4	Japanese Maple	6	Fair/Good	Non-heritage	Retention	On-site
5	Jacaranda	11.5	Fair	Non-heritage	Retention	On-site
6	Birdcherry	15	Fair/Good	Heritage	Retention	On-site

Fencing

The site includes an existing four-foot-tall fence that extends beyond the front lot line into the public right-of-way and runs adjacent to the existing sidewalk. Because the fence does not exceed the maximum height allowed at the front of a residence and incorporates a lattice element that provides additional visibility for driver and pedestrian safety, staff recommends that the applicant be allowed to retain the existing fence, subject to receiving an encroachment permit. The requirement to apply for an encroachment permit is included as project-specific condition 2.a.

Correspondence

The applicant states in their project description letter that they hand-delivered an outreach letter to nine properties within the immediate vicinity of their home. The letter included an introduction, project description, site plan, and perspective images of the house, floor plan, and contact information. Staff received a letter of support from one neighbor who lives next to the applicant at 507 O'Keefe Avenue, which is included in Attachment A, Exhibit B.

Conclusion

Staff believes that the design, scale, and materials of the proposed additions are generally compatible with the surrounding neighborhood. The transitional style would be generally attractive and fit well within the existing neighborhood context. Staff recommends that the Planning Commission approve the use permit request.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the

City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 1 (Section 15301, "Existing facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

A. Draft Planning Commission Resolution approving the Use Permit
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Arborist Report
   D. Conditions of Approval
B. Location Map
C. Data Table

Report prepared by:
Matthew Ball, Assistant Planner

Report reviewed by:
Tom Smith, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2026-0XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT REQUEST FOR FIRST-FLOOR ADDITIONS AND INTERIOR AND EXTERIOR RENOVATIONS TO AN EXISTING NONCONFORMING SINGLE-STORY STRUCTURE THAT WOULD EXCEED 75 PERCENT OF THE REPLACEMENT VALUE OF THE EXISTING NONCONFORMING STRUCTURE IN A 12-MONTH PERIOD IN THE R-1-U ZONING DISTRICT.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit for first-floor additions and interior and exterior renovations to an existing one-story single-family residence that would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period. The subject parcel is located in the R-1-U zoning district (the "Project"), at 503 O'Keefe Street (APN 062-201-050 ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the existing residence is nonconforming with regard to the right and left side setbacks and the daylight plane; and

WHEREAS, the value of the proposed addition and remodeling work would exceed 75 percent of the existing replacement value in a 12-month period; and

WHEREAS, the Property is located in the Single Family Urban Residential (R-1-U) zoning district, which supports single-family residential uses; and

WHEREAS, the proposed Project otherwise complies with all objective standards of the R-1-U zoning district; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt from environmental review under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on June 22, 2026, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for first-floor additions and to remodel an existing nonconforming single-story structure that exceeds 75 percent of the replacement value of the existing nonconforming structure in a 12-month is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:

    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-U zoning district and the General Plan because additions that exceed 75% of the replacement value of an existing nonconforming residence are allowed subject to issuance of a use permit, provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.

    b. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the proposal would be located in a single-family neighborhood and has been designed in a way to complement the existing scale and style of surrounding homes.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2026-00006, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

Section 4. Environmental review. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically exempt from environmental review under Class 1 (Section 15303, “Existing Facilities”) of the current California Environmental Quality Act (CEQA) Guidelines.

Section 5. Severability. If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this __ day of June, 2026.

PC Liaison Signature

_____

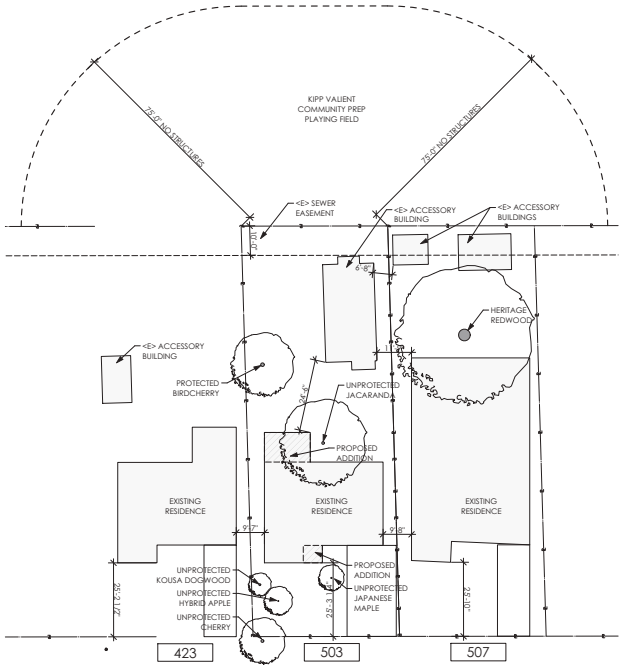
Corinna Sandmeier
Principal Planner
City of Menlo Park

Exhibits
A. Project plans
B. Project descriptions letter
C. Arborist report
D. Conditions of approval

EXHIBIT A

RESIDENTIAL REMODEL / ADDITION

503 OKEEFE STREET MENLO PARK, CA 94025



O'KEEFE STREET

AREA PLAN (2)

SCALE: 1" = 20'

0 10' 20' 40'

PROJECT NORTH

TRUE NORTH

STREETSCAPE (1)

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

0 8' 16' 32'

SHEET INDEX

PROJECT DESCRIPTION

THIS REMODEL PROJECT INCLUDES A KITCHEN REMODEL, BATHROOM REMODEL, AND MINOR ADDITIONS TOTALING 192 SF TO THE FRONT AND REAR OF AN EXISTING ONE-STORY SINGLE FAMILY HOME. IMPROVEMENTS INCLUDE NEW ROOFING, THE HVAC SYSTEM, LIGHTING, AND PLUMBING FIXTURES. NO CHANGE IS PROPOSED TO THE EXISTING POOL HOUSE/ACCESSORY STRUCTURE ON THE PROPERTY. THE PROJECT ALSO INCLUDES CORRESPONDING SITE ALTERATIONS, INCLUDING A NEW DRIVEWAY.

PROJECT DATA

SITE DATA:

APN	062-201-050
ZONING DESIGNATION	R-1-U
OCCUPANCY	R3
CONSTRUCTION TYPE	VB
NUMBER OF STORIES	1 STORY
FIRE SUPPRESSION	NO
FLOOD ZONE	X
HISTORICAL CATEGORY	NONE
LOT AREA/SF	6,997 SQ FT
MAX BUILDING HEIGHT	28'-0"
FRONT SETBACK	20'-0"
REAR SETBACK	20'-0"
SIDE SETBACK	5'-0" (10% OF LOT WIDTH)

ALLOWABLE BUILDING COVERAGE:

6,997 SQ FT X 40% = 2,799 SF

BUILDING COVERAGE:	EXISTING	PROPOSED
MAIN HOUSE	1,384 SF	1,537 SF
POOL HOUSE	786 SF	786 SF (NO CHANGE)
TOTAL =	2,170 SF < 2,799 SF	2,323 SF < 2,799 SF **OK**

ALLOWABLE FLOOR AREA LIMIT:

LOTS BETWEEN 5,000 - 7,000 SF 2,800 SF

FLOOR AREA:	EXISTING	PROPOSED
MAIN HOUSE	1,222 SF	1,414 SF
POOL HOUSE	606 SF	606 SF (NO CHANGE)
TOTAL =	1,828 SF < 2,800 SF	2,020 SF < 2,800 SF **OK**

PORCH & DECK AREA:	EXISTING	PROPOSED
MAIN HOUSE - COVERED PORCH	162 SF	123 SF
MAIN HOUSE - PATIO	265 SF	265 SF (NO CHANGE)
POOL HOUSE - TRELLIS PATIO	161 SF	161 SF (NO CHANGE)
TOTAL =	588 SF	549 SF

APPLICABLE CODES AND REGULATIONS:

RESIDENTIAL CODE	2022 CRC (2022 CALIFORNIA RESIDENTIAL CODE)
BUILDING CODE	2022 CBC (2022 CALIFORNIA BUILDING CODE, TITLE 24, PART 2)
ELECTRICAL CODE	2022 CEC (2022 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3)
MECHANICAL CODE	2022 CMC (2022 CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4)
PLUMBING CODE	2022 CPC (2022 CALIFORNIA PLUMBING CODE, TITLE 24, PART 5)
ENERGY CODE	2022 CEnC (2022 CALIFORNIA ENERGY CODE, TITLE 24, PART 6)
FIRE CODE	2022 CFC (2022 CALIFORNIA FIRE CODE, TITLE 24, PART 9, APP. B&C)
GREEN BUILDING	2022 CALGREEN (2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11)

PROJECT DIRECTORY

ARCHITECT & OWNERS REPRESENTATIVE
HEATHER YOUNG ARCHITECTS
81 ENCINA AVENUE
PALO ALTO, CA 94301
TEL: 650.459.3203
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EMAIL: HEATHER@HYARCHS.COM

OWNER
HEATHER YOUNG
503 OKEEFE STREET
MENLO PARK, CA 94025
TEL: 650.793.1289

STRUCTURAL ENGINEER
BKG ENGINEERING
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SAN CARLOS, CA 94070
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EMAIL: DBUNTING@LEABRAZE.COM

ARBORIST
URBAN TREE MANAGEMENT
PO BOX 971
LOS ALTOS, CA 95031
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CONTACT: KEVIN CARLSON
EMAIL: KEVIN@URBANTREEMANAGEMENT.COM

ENGINEERING DIVISION REQUIREMENTS

- ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED EITHER AS AN EXISTING CONDITION OR AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

VICINITY MAP

hya
HEATHER YOUNG ARCHITECTS
81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650.459.3203 / hyarchs.com

LICENSED ARCHITECT
HEATHER H YOUNG
C-29084
03/31/2027
STATE OF CALIFORNIA

RESIDENTIAL REMODEL / ADDITION

503 OKEEFE STREET
MENLO PARK, CA 94025

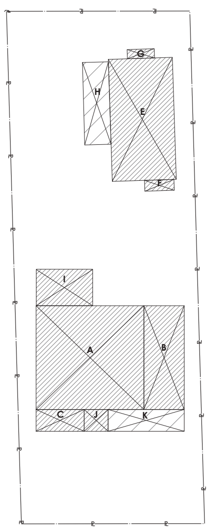
ISSUANCES

REV	DATE	DESCRIPTION
	04 FEB 26	USE PERMIT
PC1	09 MAR 26	USE PERMIT - REV
PC2	12 APR 26	USE PERMIT - REV

TITLE SHEET
USE PERMIT

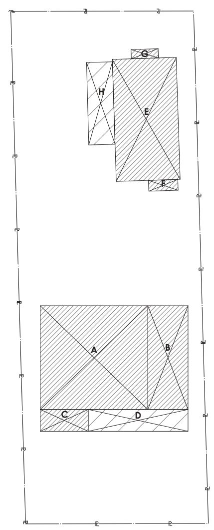
A0.00

RESIDENTIAL REMODEL / ADDITION 4/7/2026 2:20 PM



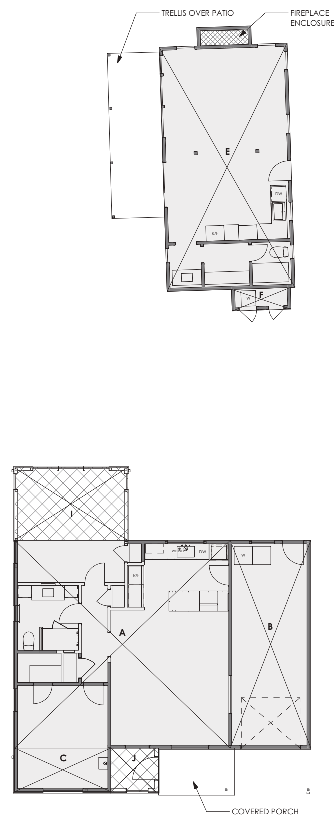
BUILDING COVERAGE 4

0 8' 16' 32' SCALE: 1/16" = 1'-0"



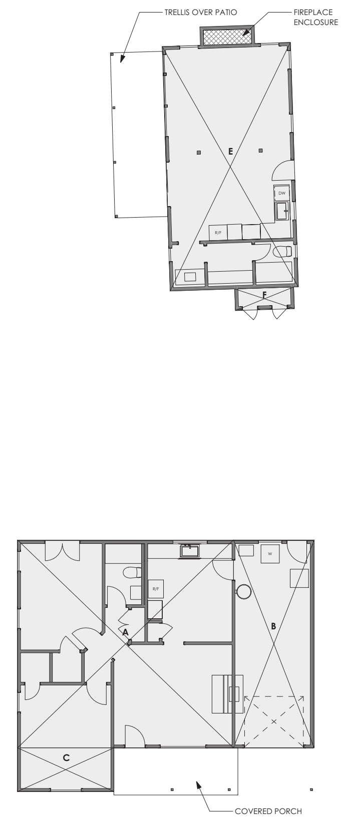
<E> BUILDING COVERAGE 3

0 8' 16' 32' SCALE: 1/16" = 1'-0"



GROUND FLOOR AREA 2

0 4' 8' 16' SCALE: 1/8" = 1'-0"



<E> GROUND FLOOR AREA 1

0 4' 8' 16' SCALE: 1/8" = 1'-0"

BUILDING COVERAGE

AREA	DIMENSIONS	SF
MAIN HOUSE		
A	29.5' x 28.25'	833
B	11' x 28.25'	311
C	6' x 13'	78
I	10' x 15.25'	153
J	6' x 6.5'	39
K	6' x 20.5'	123
		1,537 ft²
POOL HOUSE		
E	17.5' x 33.25'	582
F	3' x 8'	24
G	2.5' x 7.5'	19
H	7.25' x 22.25'	161
		786 ft²
		2,323 ft²

<E> BUILDING COVERAGE

AREA	DIMENSIONS	SF
MAIN HOUSE		
A	29.5' x 28.25'	833
B	11' x 28.25'	311
C	6' x 13'	78
D	6' x 27'	162
		1,384 ft²
POOL HOUSE		
E	17.5' x 33.25'	582
F	3' x 8'	24
G	2.5' x 7.5'	19
H	7.25' x 22.25'	161
		786 ft²
		2,170 ft²

FLOOR AREA

AREA	DIMENSIONS	SF
MAIN HOUSE		
A	29.5' x 28.25'	833
B	11' x 28.25'	311
C	6' x 13'	78
I	10' x 15.25'	153
J	6' x 6.5'	39
		1,414 ft²
POOL HOUSE		
E	17.5' x 33.25'	582
F	3' x 8'	24
		606 ft²
		2,020 ft²

<E> FLOOR AREA

AREA	DIMENSIONS	SF
MAIN HOUSE		
A	29.5' x 28.25'	833
B	11' x 28.25'	311
C	6' x 13'	78
		1,222 ft²
POOL HOUSE		
E	17.5' x 33.25'	582
F	3' x 8'	24
		606 ft²
		1,828 ft²

FLOOR AREA LIMIT

1) FLOOR AREA LIMIT - "FAL" IS THE SQUARE FOOTAGE OF ALL ABOVE-GROUND LEVELS OF THE HOUSE, ACCESSORY BUILDINGS, AND GARAGES OR CARPORTS WITH A SOLID ROOF, WHICH ARE TALLER THAN 6 FEET IN HEIGHT ABOVE GRADE OF THE PROPERTY.

2) SQUARE FOOTAGE OF ALL LEVELS OF THE HOUSE AND ACCESSORYT BUILDINGS, AS WELL AS ALL GARAGES AND CARPORTS, ARE INCLUDED IN FAL WHETHER THEY ARE LOCATED ABOVE OR BELOW GRADE.

3) "FAL" EXCLUDES:
- GARDEN STRUCTURES, SUCH AS ARBORS AND TRELLISES WITH A SEMI-SOLID ROOF
- COVERED PORCHES AND PATIOS STRUCTURALLY ATTACHED THE EXTERIOR OF THE MAIN RESIDENCE, PROVIDED THAT ONE END IS OPEN AND FACES OUT FROM THE RESIDENCE
- CHIMNEYS AND FIREBOXES OR FIREPLACES
- EAVE OVERHANGS

AREA CALCS KEY

- EXISTING AREA
- NEW AREA
- EXCLUDED AREA

BUILDING COVERAGE

1) BUILDING COVERAGE - THAT PERCENTAGE OF THE PROJECT SITE PERMITTED TO BE COVERED BY BUILDINGS, AS MEASURED FROM THE GROUND UPWARD, EXCLUSIVE OF ANY EAVE NOT IN EXCESS OF SIX FEET. BUILDING COVERAGE INCLUDES ALL STRUCTURES WITH ROOFS, INCLUDING SEMI-SOLID ROOFS SUCH AS TRELLISES AND ARBORS.

BUILDING COVERAGE

- BUILDING
- TRELLIS OR COVERED PORCH

hya
HEATHER YOUNG ARCHITECTS

LICENSED ARCHITECT
HEATHER H YOUNG
C-29084
02/28/2027
STATE OF CALIFORNIA

RESIDENTIAL REMODEL / ADDITION

503 OKEEFE STREET
MENLO PARK, CA
94025

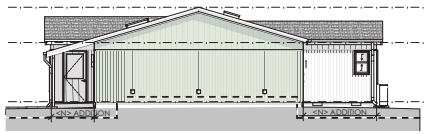
ISSUANCES

REV	DATE	DESCRIPTION
	07 DEC 25	PERMIT SUBMITTAL
PC2	12 APR 26	USE PERMIT - REV

FLOOR AREA AND COVERAGE

A0.02

REPLACEMENT OF <E> SIDING:
8' x 28.75' = 230 SF
-5 x 4.25' x 28.75' 61 SF
<N> SIDING = 291 SF



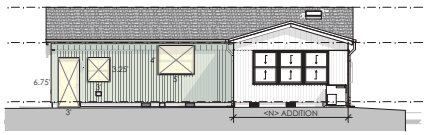
PROPOSED EAST ELEVATION 7

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

REPLACEMENT OF <E> WINDOWS:
(1) 3' x 3.25' = 10 SF
(1) 5' x 4' = 20 SF
30 SF

REPLACEMENT OF <E> DOORS:
(1) 3' x 6.75' = 20 SF
20 SF

REPLACEMENT OF <E> SIDING:
8' x 25' = 200 SF
- WINDOW - 30 SF
- DOOR - 20 SF
<N> SIDING = 150 SF

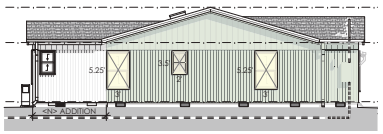


PROPOSED SOUTH ELEVATION 6

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

REPLACEMENT OF <E> WINDOWS:
(2) 3' x 5.25' = 26 X (2) = 32 SF
(1) 35' x 2' = 7 SF
39 SF

REPLACEMENT OF <E> SIDING:
8' x 34.5' = 276 SF
-5 x 4.25' x 28.75' = 61 SF
- WINDOW - 39 SF
<N> SIDING = 298 SF



PROPOSED WEST ELEVATION 5

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

REPLACEMENT OF <E> WINDOWS:
(1) 5.5' x 5.5' = 30 SF
(1) 5' x 5.5' = 28 SF
58 SF

REPLACEMENT OF <E> DOORS:
(1) 8' x 7.5' = 60 SF

REPLACEMENT OF <E> SIDING:
6.75' x 20.75' = 140 SF
IRREGULAR = 132 SF
- WINDOWS - 58 SF
- DOOR - 60 SF
<N> SIDING = 154 SF

PROPOSED NORTH ELEVATION 4

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

NONCONFORMING STRUCTURE - NEW WORK VALUE CALCULATION

Address:	503 OKeefe St	
Case No.:	BLD2025-03564	
50% of Existing Value	$101,985.00	
75% of Existing Value	$152,977.50	
Value of Proposed Project	$177,970.00	87%

Existing Development

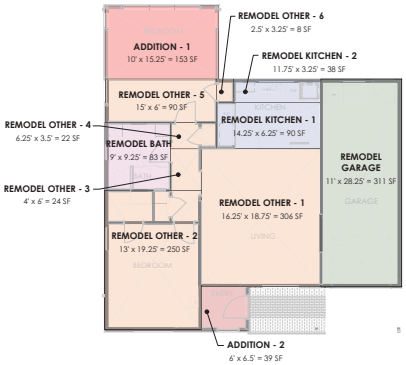
Non-Conforming Structure Type	Square Footage		Construction Cost	Existing Value
Existing 1st floor	911	X	$200/Sq.Ft	$182,200.00
Existing 2nd floor	0	X	$200/Sq.Ft	$0.00
Existing Basement	0	X	$200/Sq.Ft	$0.00
Existing Garage	311	X	$70/Sq.Ft	$21,770.00
Total	**1222**			**$203,970.00**

Note: This spreadsheet is only used on one nonconforming structure at a time. If there are detached structures on the same site, they are either subject to their own spreadsheet (if they are also nonconforming and subject to new work) or ignored (if conforming, or nonconforming but not subject to new work).

Proposed Development

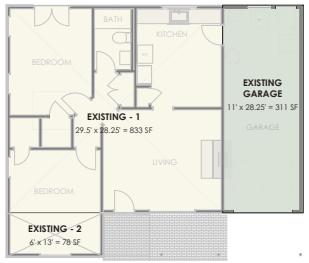
Proposed Development Type	Square Footage		Construction Cost	Development Value
Category 1: New square footage (areas of new foundation and/or wall framing)				
1st Floor Addition	192	X	$200/Sq.Ft	$38,400.00
2nd Floor Addition	0	X	$200/Sq.Ft	$0.00
Basement Floor Addition	0	X	$200/Sq.Ft	$0.00
Garage Addition	0	X	$70/Sq.Ft	$0.00
Category 2: Remodel of existing square footage (foundation and wall framing are both retained) *Note: Square footage measurements are taken to full extent of any room with any interior modifications. When the use of a room is changing, the proposed use should be used for this calculation.*				
Remodel of Kitchen	128	X	$130/Sq.Ft	$16,640.00
Remodel of Bathrooms	83	X	$130/Sq.Ft	$10,790.00
Remodel of Other Living Areas	700	X	$100/Sq.Ft	$70,000.00
Remodel of Garage	311	X	$35/Sq.Ft	$10,885.00
Category 3: Exterior modifications to existing structure *Window and exterior door replacements are included in areas remodeled and accounted for in Category 2. New roofs and new siding on existing portions of the structure are not included in Category 2 or Category 1 and should be accounted for using the calculation below.*				
New Roof Structure Over Existing Sq. Ft.	0	X	$50/Sq.Ft	$0.00
Replacement of Existing Windows/Exterior Doors	0	X	$35/Sq.Ft	$0.00
Replacement of Existing Siding	893	X	$35/Sq.Ft	$31,255.00
Total	**2307**			**$177,970.00**

NONCONFORMING STRUCTURES USE PERMIT CALCULATION 3



PROPOSED FIRST FLOOR 2

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



<E> FIRST FLOOR 1

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

PROPOSED DEVELOPMENT		
AREA	DIMENSIONS	SF
ADDITION - 1	10' x 15.25'	153
ADDITION - 2	6' x 6.5'	39
REMODEL BATH	9' x 9.25'	83
REMODEL GARAGE	11' x 28.25'	311
REMODEL KITCHEN - 1	14.25' x 6.25'	90
REMODEL KITCHEN - 2	11.75' x 3.25'	38
REMODEL OTHER - 1	16.25' x 18.75'	306
REMODEL OTHER - 2	13' x 19.25'	250
REMODEL OTHER - 3	4' x 6'	24
REMODEL OTHER - 4	6.5' x 3.25'	22
REMODEL OTHER - 5	15' x 6'	90
REMODEL OTHER - 6	2.5' x 3.25'	8
		1,414 ft²

<E> DEVELOPMENT		
AREA	DIMENSIONS	SF
EXISTING - 1	29.5' x 28.25'	833
EXISTING - 2	6' x 13'	78
		1,222 ft

hya

HEATHER YOUNG ARCHITECTS
[redacted]

LICENSED ARCHITECT
HEATHER H YOUNG
C-29084
03/31/2027
STATE OF CALIFORNIA

RESIDENTIAL REMODEL / ADDITION

503 OKEEFE STREET
MENLO PARK, CA
94025

ISSUANCES

REV	DATE	DESCRIPTION
	17 JAN 26	PERMIT SUBMITTAL
PC2	12 APR 26	USE PERMIT - REV

NON-CONFORMING STRUCTURE AREAS

A0.03

Tree Survey Report

Inspection Date: August 18, 2025
Attending Arborist: Kevin J. Carlson

Ms. Heather Young
503 O'Keefe Street
Menlo Park, California

Kevin J. Carlson
Urban Tree Management
ISA Board Certified Master Arborist #WE-7475B
ASCA Registered Consulting Arborist #629
ISA Tree Risk Assessment Qualified
ISA Prescription Pruning Qualified
ASCA Tree and Plant Appraisal Qualified

ASSIGNMENT

Physically inspect six trees on the subject property based on the site plan and instructions provided by Heather Young Architects. See attached *Progress Site Plan Sheet A1.01*, dated 8/17/25.

Map, tag, and compile data for each tree and write an inventory/survey report documenting our observations. Provide general tree protection recommendations for use during the upcoming site development project.

SUMMARY

This survey provides a numbered map, and complete and detailed information for each tree surveyed. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, and any special notes, can be found in the *Tree Survey Data Table* on page 15.

There are a total of six trees included in this report, only one of which is protected under the provisions of Menlo Park Municipal Code Chapter 13.24. The survey indicates the following with respect to quantities:
A: Retain; condition warrants long-term preservation: **6 trees.**
B: Preservable; trees are a benefit and may be worthy of extensive effort or design accommodation: **0 trees.**
C: May be preservable but is not worthy of extensive effort or design accommodation: **0 trees.**
D: Recommend removal due to existing health and/or structure: **0 trees.**

SURVEY METHODS

The trunks of the trees were measured using an arborist's caliper at 54 inches above mean natural grade. The canopy height and spread were estimated using visual references acquired by the use of a clinometer at various locations. All trees in this survey were tagged with blue anodized aluminum tags affixed to the trunk with a nail, on the side of the trunk that is most easily viewed. In cases where the tree is too small to accept a nail, the tags have been affixed with a zip tie or nailed to the tree stake supporting the tree.

The condition of each tree was assessed by visual observation only from a standing position. This assessment did not include drilling or using sonar equipment to detect internal decay, or include climbing and/or the use of aerial equipment to assess higher portions of the tree. Consequently, it is possible that individual trees may have internal or belowground health problems or structural defects which were not identified.

All the trees surveyed were examined and then rated based on their individual health and structure according to the following *Tree Ratings Table*. Accordingly, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, and rated "fair/poor" in the structure column if structural mitigation is needed.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth, dead wood accumulation, and the absence or presence of pests or disease. Also considered is the arborist's own interpretation of what is "normal" for the species.

Individual tree structure is rated based on the growth pattern of the tree, including the degree of lean, the presence or absence of poor limb attachments, the length and weight of limbs, bowing or sweeping, and the extent/location of apparent decay. For each tree, a structural rating of "fair" or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing branch end weight as the tree grows. A "fair/poor" rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural issues. A "poor" structural rating indicates that the tree or portions of the tree may fail and that there are few mitigation options other than removal of the tree or large portions of the tree. Very large trees that are rated "fair/poor" for structure **and** that are near structures or in an area frequently traveled by cars or people, receive an additional **consider removal due to hazard** notation under the recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the impact may be significant.

TREE RATINGS TABLE

Rating	Health	Structure
Good	excellent/vigorous	exceptional
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree.
Poor	dead or near dead	hazard

TREE DISPOSITION CATEGORIES

Each tree onsite has been given a preservation rating relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if a tree is suitable for preservation. Each tree in the *Tree Survey Data Table* has been assigned to one of the following categories:

A: Retain; condition warrants long-term preservation:
B: Preservable; trees are a benefit and may be worthy of extensive effort or design accommodation:
C: May be preservable but is not worthy of extensive effort or design accommodation:
D: Recommend removal due to existing health and/or structure:

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More thorough conversations about impacts and specific preservation plans may be reported as the project evolves.

CITY OF MENLO PARK DEFINITION OF A HERITAGE TREE

1. Any tree other than an oak that has a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more, measured at 54 inches above natural grade
2. Any oak tree native to California has a trunk with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade
3. A tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character, or community benefit.

SURVEY AREA OBSERVATIONS

The surveyed property is a landscaped 7,000 square foot residential lot in Menlo Park, California, with a primary dwelling unit in the front and an accessory structure in the rear. Small to medium-sized introduced landscape specimens account for the entire tree population, and there are no trees on site that are native to California or would predate the original construction of the home in 1948.

APPRAISED VALUE

The appraised value of all trees included in this survey is $30,200, based on the reproduction method/trunk formula technique in the *Guide for Tree and Plant Appraisal*, 10th Edition, 2019. The lone heritage tree on this site (*Prunus padus* #6) has an appraised value of $12,000. See the attached appraisal worksheet on page 16.

RISKS TO TREES BY CONSTRUCTION

Aside from any health and structure issues indicated in this report, the trees on this site could be at risk of damage by construction activities common to most projects. These activities may include the dumping or stockpiling of materials over root systems; trenching across the root zones for utilities or landscape irrigation; routing of construction traffic across root systems resulting in soil compaction and root dieback; and general grading and/or excavation activities. It is therefore essential that tree protection measures be installed per the project plans and specifications. When trenching for underground utilities or irrigation lines, it is essential that trenches be located outside the drip line wherever possible, and that the Project Arborist oversees any excavation within the drip line area. Any other grading or excavation activities near the drip line of any tree should likewise be overseen by the Project Arborist.

TREE PROTECTION MEASURES

Protective fencing must be provided during the construction period to protect heritage and/or significant trees. This fencing must protect a sufficient portion of the root zone in order to be effective. Fencing is recommended to be located 8-10 times the DSH in all directions from the tree. DSH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 times the DSH where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In our experience, the protective fencing should:

a. Consist of 12-gauge chain link fencing with a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fence posts should be located a maximum of 10 feet on-center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction activities are completed, unless otherwise approved by the Project Arborist.
f. Tree protection signage shall be mounted to each individual fencing location. Tree protection signage shall consist of an 8.5" x 11" laminated sheet with the words "TREE PROTECTION ZONE-DO NOT ENTER", along with the name and phone number of the Project Arborist. Signage should be readable from a distance of at least 20 feet.
g. For trees that are not protected by ordinance and are too close to construction to allow for chain link fence, trunk protection is acceptable (see photo). Ensure that root cutting is performed only as specified below.

Based upon the condition and location of trees present on site, the following is also recommended for any planned or future construction:

1. The Project Arborist should oversee any excavation activities within the tree protection zones.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the Project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the driplines of trees should be thoroughly irrigated to a depth of 18 inches every 2 weeks during the dry months (June-October).
4. Mulch should cover all bare soil within the tree protection fencing zone. This material must be 6-8 inches in depth after spreading. Mulch should be spread by hand and kept at least 12 inches away from individual tree trunks. Coarse wood chips are preferred because they are organic and degrade naturally over time.
5. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by the Project Arborist. For trenching, this means:
   a. Trenches for any underground utilities (gas, electric, water, phone, cable, etc.) must be located outside the driplines of protected trees, unless approved by the Project Arborist. Alternative methods of installation may be suggested.
   b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Project Arborist.
6. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
7. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
8. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees due to risk of damage or spread of pathogens.
9. Landscape irrigation systems must be designed to avoid overspray on to the trunks of trees, especially oak trees.
10. Any pruning should be performed under the supervision of an arborist certified by the ISA (International Society of Arboriculture) and according to ISA Western Chapter/ANSI Standards (1998).
11. Any shrubs planted inside the driplines of oak trees must be species that are compatible with their environmental and cultural requirements. Shrubs compatible with California native oaks can be found in the California Oak Foundation 1991 publication *Compatible Plants Under & Around Oaks*, available online at: http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf.

CITY OF MENLO PARK SPECIFIC REQUIREMENTS

1. Once plans have been updated to include construction elements, a report addendum will be required to address specific impacts to heritage trees, along with specific measures that will be taken to protect them during construction.
2. Once plans have been updated to include construction elements, the tree protection zone (TPZ) of each heritage tree must be shown on the plans, along with notes for any specific tree protection measures.
3. Any heritage tree damaged beyond repair during the construction process will require replacement based on its appraised value.
4. Prior to issuance of demolition and/or building permits, the Project Arborist must submit a tree protection verification letter verifying that the tree protection measures are in place and in conformance with the plans and specifications.
5. Work required to be supervised by the Project Arborist must be accompanied by a follow-up letter detailing the recommended work plan and mitigation measures, as well as a statement that the mitigation has been completed per the plans and specifications.
6. Once construction begins, monthly reports by the Project Arborist are required. Reports must address any maintenance and mitigation requirements, and must be submitted to the City Arborist for review.
7. A final sign-off letter by the Project Arborist is required at the end of construction.
8. A final inspection by the City Arborist is required at the end of construction.
9. The Project Arborist must submit a written plan for the post-construction maintenance of preserved trees.

APPLICABLE REFERENCE STANDARDS for TREE HEALTH

ISA Guide for Plant Appraisal, 10th Edition, 2019

Exceptional: Good health and structure with significant size, location or quality.

Good: Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.

Fair: Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species' normal habit, function and aesthetics compromised.

Poor: Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.

Very Poor: Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.

Dead/Unstable: Dead or imminently ready to fail.

DSH (syn. DBH) = Diameter at Standard Height. The diameter of the trunk of a tree measured at 54 inches above the mean natural grade.

Trunk Protection

Common Cherry #1

hya
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91 Encina Avenue, Suite 100
Palo Alto, CA 94301
650.289.0921 / hyarchs.com

LICENSED ARCHITECT
HEATHER H YOUNG
C-29084
03/31/2027
STATE OF CALIFORNIA

RESIDENTIAL REMODEL / ADDITION

503 OKEEFE STREET
MENLO PARK, CA 94025

ISSUANCES

REV	DATE	DESCRIPTION
	07 DEC 25	PERMIT SUBMITTAL
PC2	12 APR 26	USE PERMIT - REV

ARBORIST REPORT

T0.1

RESIDENTIAL REMODEL / ADDITION - 4/7/2026 2:24PM

A7

Kousa Dogwood #2

Hybrid Apple #3

Japanese Maple #4

Jacaranda #5

Birdcherry #6

TREE SURVEY DATA

Address:	503 O'Keefe Street, Menlo Park, CA
Inspection Date:	August 18, 2025

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	HEALTH	STRUCTURE
Good	excellent, vigorous	exceptional
Fair - Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline: significant health issues	mitigation needed: may or may not preserve this tree
Poor	dead or near dead	hazard

CITY OF MENLO PARK HERITAGE TREE DEFINITION:
1. ANY TREE OTHER THAN AN OAK WITH A TRUNK DIAMETER OF 15 INCHES OR MORE AT 54 INCHES ABOVE GRADE.
2. ANY CALIFORNIA NATIVE OAK WITH A TRUNK DIAMETER OF 10 INCHES OR MORE AT 54 INCHES ABOVE GRADE.

TAG NO.	COMMON NAME	DIAMETER AT STD. HEIGHT	HEIGHT	WIDTH	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES
1	CHERRY	12	16	16	F	F/G		A	MEASURED BELOW THE MUTI-STEM UNION @ 40". MINOR DEAD WOOD IN THE UPPER CANOPY.
2	KOUSA DOGWOOD	10.75	16	8	F	F/G		A	MULTIPLE STEMS FROM BELOW GRADE-MEASURED INDIVIDUALLY AT 54 INCHES. TREE IS DROUGHT STRESSED
3	HYBRID APPLE	4.5	8	10	F/G	F/G		A	MEASURED BELOW THE MULTI-STEM UNION @ 12". GOOD CONDITION.
4	JAPANESE MAPLE	6	9	9	F/G	F/G		A	MEASURED BELOW THE MULTI-STEM UNION @ 9". GODD CONDITION.
5	JACARANDA	11.5	30	30	F	F/G		A	MEASURED AT STD. DSH. MINOR DEAD WOOD.
6	BIRDCHERRY	15	18	22	F/G	F/G	X	A	MEASURED BELOW THE MULTI-STEM UNION @ 44". GOOD CONDITION.

A = Retain, condition warrants long-term preservation	6
B = Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.	0
C = May be preservable, but is not worthy of extensive effort or design accommodation.	0
D= Recommend removal due to existing condition and/or structure	0
TOTAL TREES	6
Total Protected Trees	1

Common Name Key	*Botanical Name*
CHERRY	*Prunus spp.*
KOUSA DOGWOOD	*Cornus kousa*
HYBRID APPLE	*Malus spp.*
JAPANESE MAPLE	*Acer palmatum*
JACARANDA	*Jacaranda mimosifolia*
BIRDCHERRY	*Prunus padus*

URBAN TREE MANAGEMENT LLC: Tree Valutaions Based on the Reproduction Method/Trunk Formula Technique in the *Guide for Tree and Plant Appraisal* 10th Edition, 2019

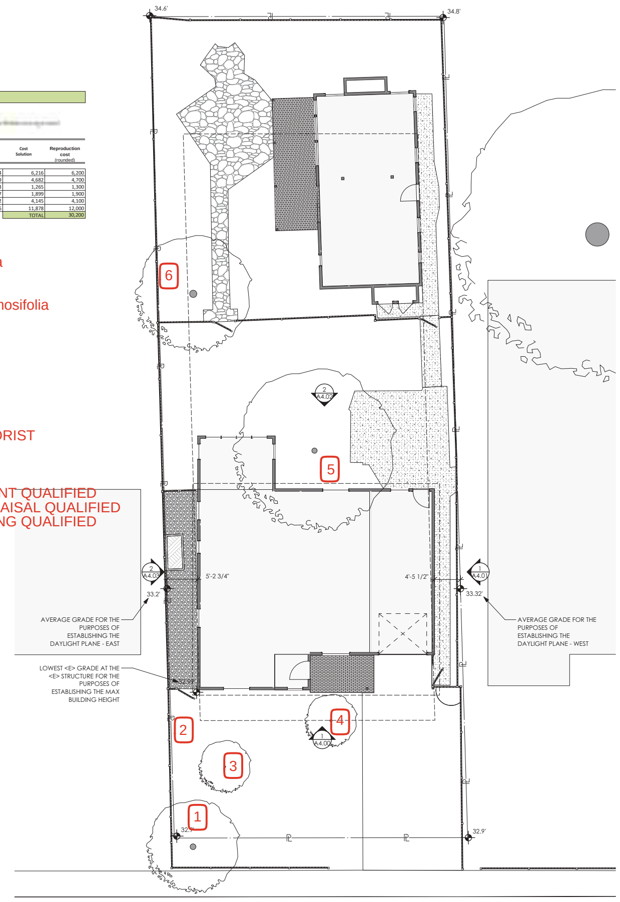
Largest Commonly Available Nursery Tree (LCANT) is Based On a 24 Inch Box Specimen With a 2-inch Caliper

ADDRESS:	503 O'Keefe Street, Menlo Park, CA
DATE:	August 18, 2025

Tree No.	Species	Condition 0 to 1.0	Trunk Diameter	Func. Limitation 0 to 1.0	Ext. limitation 0 to 1.0	Replacement tree Size	Replacement tree Cost	Installation Cost	Total Cost	Unit Tree cost	Appraised Trunk area	Basic tree cost	Depreciated cost	Cost Solution	Reproduction cost (rounded)
1	Common Cherry	0.7	12	1	1		172.73	172.73	345.46	76.34	113.1	8,634	6,044	6,216	6,200
2	Kousa Dogwood	0.6	10.75	1	1		172.73	172.73	345.46	82.8	90.8	7,515	4,509	4,682	4,700
3	Hybrid Apple	0.9	4.5	1	1		172.73	172.73	345.46	76.34	15.9	1,214	1,093	1,265	1,300
4	Japanese Maple	0.8	6	1	1		172.73	172.73	345.46	76.34	28.3	2,158	1,727	1,899	1,900
5	Jacaranda	0.6	11.5	1	1		172.73	172.73	345.46	63.74	103.9	6,621	3,972	4,145	4,100
6	Birdcherry	0.8	15	1	1		172.73	172.73	345.46	82.8	176.7	14,632	11,706	11,878	12,000
														TOTAL	30,200

#1: 12" Punus spp.
#2: 10.75" Cornus kousa
#3: 4.5" Malus spp.
#4: 6" Acer palmatum
#5: 11.5" Jacaranda mimosifolia
#6: 15" Prunus padus

TREE LOCATIONS ADDED
8/19/25 BY PROJECT ARBORIST
KEVIN J. CARLSON
ISA BCMA #WE-7475B
RCA #629
ISA TREE RISK ASSESSMENT QUALIFIED
ASCA TREE & PLANT APPRAISAL QUALIFIED
ISA PRESCRIPTION PRUNING QUALIFIED



urbantreemanagement

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to this arborist is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. This arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. This arborist shall not be required to give testimony or to attend court by reason of the information provided by this arborist unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this arborist.
6. This report and the values expressed herein represent the opinion of this arborist, and this arborist's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. This arborist cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. This arborist cannot take responsibility for any root defects which could only have been discovered by such an inspection.

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

hya
HEATHER YOUNG ARCHITECTS
LICENSED ARCHITECT
HEATHER H YOUNG
C-29084
STATE OF CALIFORNIA

RESIDENTIAL REMODEL / ADDITION

503 OKEEFE STREET
MENLO PARK, CA
94025

ISSUANCES

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	07 DEC 25	PERMIT SUBMITTAL
PC2	12 APR 26	USE PERMIT - REV

ARBORIST REPORT

T0.2

ADVERTENCIA: ÁREA DE PROTECCIÓN DE ÁRBOLES

SÓLO EL PERSONAL AUTORIZADO PUEDE INGRESAR A ESTA ÁREA

No se permite la excavación, zanjas, almacenamiento de materiales, limpieza, acceso de equipos, o vertido de residuos detrás de esta cerca.

No retire ni reubique esta cerca sin la aprobación del arborista del proyecto. Esta cerca debe permanecer en su ubicación aprobada durante todo el proceso de demolición y construcción.

Información de contacto del arborista de este proyecto:

Nombre: KEVIN J. CARLSON
Empresa: URBAN TREE MANAGEMENT
Número de teléfono: 707.415.9709

WARNING TREE PROTECTION AREA

ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA

No excavation, trenching, material storage, cleaning, equipment access, or dumping is allowed behind this fence.

Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.

Project Arborist contact information:

Name: KEVIN J. CARLSON
Business: URBAN TREE MANAGEMENT
Phone number: 707.415.9709

HERITAGE TREE AND CITY TREE PROTECTION SPECIFICATIONS FOR CONSTRUCTION

Public Works
333 Burgess Dr., Menlo Park, CA 94025
tel 650-330-6760

Background

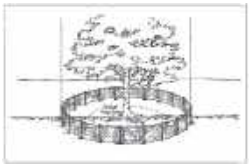
Tree protection measures are required for all heritage trees and city owned trees being retained on or immediately adjacent to active construction sites.

Violation of any of the below provisions may result in heritage tree violation fines, issuance of a stop work order, or other disciplinary action.

Instructions

1. Retain a city approved consulting arborist as the Project Arborist to design and monitor tree protection specifications. The Project Arborist shall report violations of the tree protection specifications by the Contractor to the City Arborist as an issue of non-compliance.
2. Design and implement tree protection measures before construction begins.
   - A tree protection fencing verification letter is required prior to building permit issuance.
3. Report damage of heritage tree(s) by construction activities to the Project Arborist or City Arborist within six (6) hours. Remedial action should be taken within 48 hours.
4. Delineate a Tree Protection Zone (TPZ) around the dripline of protected tree(s). The Project Arborist may establish, with approval by the City Arborist, a larger or smaller TPZ based on the species tolerance, health and vigor of the tree(s).
5. Construct a protective barrier around the TPZ (see Figure 1 below) with the following specifications:
   - Fencing shall be six (6)-foot-tall chain link;
   - Fence posts shall be 1.5 inches in diameter, driven 2 feet into the ground, at most 10 feet apart;
   - Signage (in both English and Spanish) should be printed on an 11" x 17" yellow-colored paper and secured in a prominent location on each protection fence. Signage shall include the Project Arborist's contact information;
   - Fencing may be moved to within the TPZ if authorized by the Project Arborist and City Arborist. The fence must remain at least 1.5 times the diameter of the tree from its trunk (i.e. The fence must remain at least 30-inches from the trunk of a 20-inch tree); and
   - Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

Figure 1: Fenced tree protection zone



Matheny, N., Smiley, E. T., Gilpin, R., & Hauer, R. (2023). Managing trees during construction (3rd ed.). International Society of Arboriculture.

6. Place a 6-inch layer of coarse mulch or woodchips covered with ¾-inch plywood or alternative within the TPZ prior to construction activity. Placement of this protective covering will reduce soil compaction and root impacts. It will also help the soil retain moisture for the roots.
7. As specified by the Project Arborist, ensure adequate irrigation is supplied to the trees on a regular basis. Irrigation helps the trees tolerate root impacts better. Hand watering or drip irrigation lines would suffice. In most cases, irrigation is needed once every 2-3 weeks depending on soil moisture levels.
8. Prohibit the following activities within the TPZ. DO NOT:
   - Place heavy machinery for excavation;
   - Allow runoff or spillage of damaging materials;
   - Store or stockpile materials, tools, or soil;
   - Park or drive vehicles;
   - Trench, dig, or otherwise excavate without first obtaining authorization from the City Arborist or Project Arborist;
   - Change soil grade; and
   - Trench with a machine.
9. When work must occur within the TPZ of a heritage tree (as authorized by the Project Arborist or City Arborist) install trunk protections (see Figure 2 below) with the following specifications:
   - Securely bind wooden slats at least 1-inch-thick around the trunk (preferably on a closed-cell foam pad). Secure and wrap at least one layer of orange plastic construction fencing around the outside of the wooden slats for visibility;
   - DO NOT drive fasteners into the tree;
   - Install trunk protection immediately prior to work within the TPZ and remove protection from the tree(s) as soon as work moves outside the TPZ;
   - Protect major scaffold limbs as determined by the City Arborist or Project Arborist; and
   - If necessary, install wooden barriers at an angle so that the trunk flare and buttress roots are also protected.

Figure 2: Trunk Protection

Matheny, N., Smiley, E. T., Gilpin, R., & Hauer, R. (2023). Managing trees during construction (3rd ed.). International Society of Arboriculture.

10. To avoid injury to tree roots:
    - Only excavate carefully by hand, compressed air, or high-pressure water within the dripline of trees;
    - When the Contractor encounters roots smaller than 2-inches, hand-trim the wall of the trench adjacent to the trees to make even, clean cuts through the roots;
    - Cleanly cut all damaged and torn roots to reduce the incidence of decay;
    - Fill trenches within 24 hours. When it is infeasible to fill trenches within 24 hours, shade the side of the trench adjacent to the trees with four layers of dampened, untreated burlap. Wet burlap as frequently as necessary to maintain moisture; and

    - When the Contractor encounters roots 2 inches or larger, report immediately to the Project Arborist. The Project Arborist will decide whether the Contractor may cut roots 2 inches or larger. If a root is retained, excavate by hand or with compressed air under the root. Protect preserved roots with dampened burlap.
11. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.
12. Where it is not possible to reroute pipes or trenches, bore beneath the dripline of the tree. Do not bore less than 3-inches below the surface of the soil to avoid damage to small feeder roots.
13. Avoid the following conditions. DO NOT:
    - Cut, break, skin, or bruise roots, branches, or trunks without authorization from the City Arborist;
    - Allow fires under and adjacent to trees;
    - Discharge exhaust into foliage;
    - Direct runoff toward trees;
    - Secure cable, chain, or rope to trees; and
    - Apply soil sterilants under pavement near existing trees.

Periodic inspections

The Project Arborist must provide periodic, on-site tree protection inspections during construction which:
- Occur at least once every four (4) weeks;
- Monitor the effectiveness of the Tree Protection Plan;
- Provide recommendations for any necessary additional care or treatment; and
- Will be followed by monthly construction monitoring reports emailed directly to the City Arborist.

hya
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650-459-3200 / hyarchs.com

LICENSED ARCHITECT
HEATHER H YOUNG
C-29084
STATE OF CALIFORNIA

RESIDENTIAL REMODEL / ADDITION

503 OKEEFE STREET
MENLO PARK, CA 94025

ISSUANCES

REV	DATE	DESCRIPTION
PC1	09 MAR 26	USE PERMIT - REV

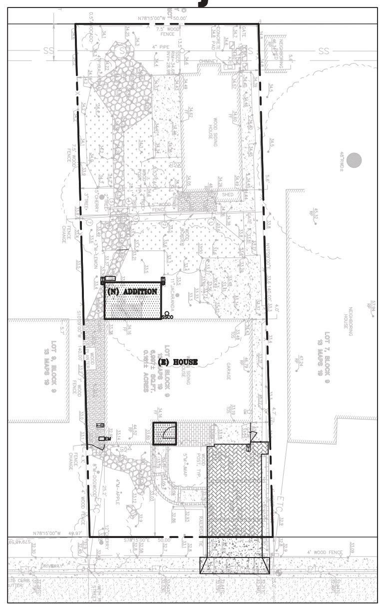
CITY TREE PROTECTION SPECIFICATIONS

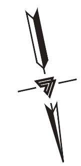
T0.3

RESIDENTIAL REMODEL/ADDITION AND APPURTENANT SITE IMPROVEMENTS
503 O'KEEFE STREET
MENLO PARK, CALIFORNIA

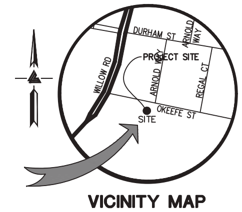
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW RW	RW RW	RAINWATER TIGHTLINE
SUB	SUB	SUBDRAIN LINE
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	SDP	STORM DRAIN PRESSURE LINE
P	SSP	SANITARY SEWER PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING





KEY MAP
1" = 16'



VICINITY MAP
NTS

OWNER'S INFORMATION

OWNER:
HEATHER YOUNG
503 O'KEEFE STREET
MENLO PARK, CA

APN: 062-0201-050

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLE: "BOUNDARY AND TOPOGRAPHIC SURVEY" 503 O'KEEFE STREET MENLO PARK, CA DATED: 9-19-24 JOB# 2241789
2. SITE PLAN BY HEATHER YOUNG ARCHITECTS ENTITLED: "RESIDENTIAL REMODEL" 503 O'KEEFE STREET MENLO PARK, CA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
℄	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	ℙ	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST.	STREET
G	GAS	STA	STATION
GA	GAGE OR GAUGE	STD	STANDARD
GB	GRADE BREAK	STRUCT	STRUCTURAL
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	T	TELEPHONE
HORIZ	HORIZONTAL	TC	TOP OF CURB
HI PT	HIGH POINT	TOW	TOP OF WALL
H&T	HUB & TACK	TEMP	TEMPORARY
ID	INSIDE DIAMETER	TP	TOP OF PAVEMENT
INV	INVERT ELEVATION	TW/FG	TOP OF WALL/FINISH GRADE
JB	JUNCTION BOX	TYP	TYPICAL
JT	JOINT TRENCH	VC	VERTICAL CURVE
JP	JOINT UTILITY POLE	VCP	VITRIFIED CLAY PIPE
L	LENGTH	VERT	VERTICAL
LNDG	LANDING	W/	WITH
		W, WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	3	0	3
FILL	0	0	0
EXPORT			3

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP No.: 06081C0308E
EFFECTIVE DATE: OCTOBER 16, 2012

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0626029113-JG, DATED AS OF OCTOBER 17, 2016

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 6,997± SQUARE FEET / 0.161± ACRES

BENCHMARK

CITY OF MENLO PARK BENCHMARK
MENLO PARK CITY BM5
BRASS DISC SET IN TOP OF CURB, STAMPED "CITY BENCHMARK 5"
AT THE INTERSECTION OF SHARON PARK DRIVE AND MONTE ROSA DRIVE
AT THE BACK OF RAMP AT THE SOUTHWESTERLY CURB RETURN
ELEVATION = 232.56'
(NAVD 88 DATUM)

BASIS OF BEARINGS

THE BEARINGS N78°15'00"W ALONG THE CENTERLINE OF O'KEEFE STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "MENALTO PARK", FILED IN BOOK 13 OF MAPS AT PAGE 19, SAN MATEO COUNTY RECORDS, IS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

SITE BENCHMARK

SURVEY CONTROL POINT
CUT CROSS IN CONCRETE
ELEVATION = 32.83'
(NAVD 88 DATUM)

1-800-642-2444 CALL BEFORE YOU DIG 811 UNDERGROUND SERVICE ALERT

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.
aabaya@leabraze.com

SHEET INDEX

LEA & BRAZE ENGINEERING, INC.
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HAYWARD, CALIFORNIA 94545
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REGIONAL OFFICES:
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DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

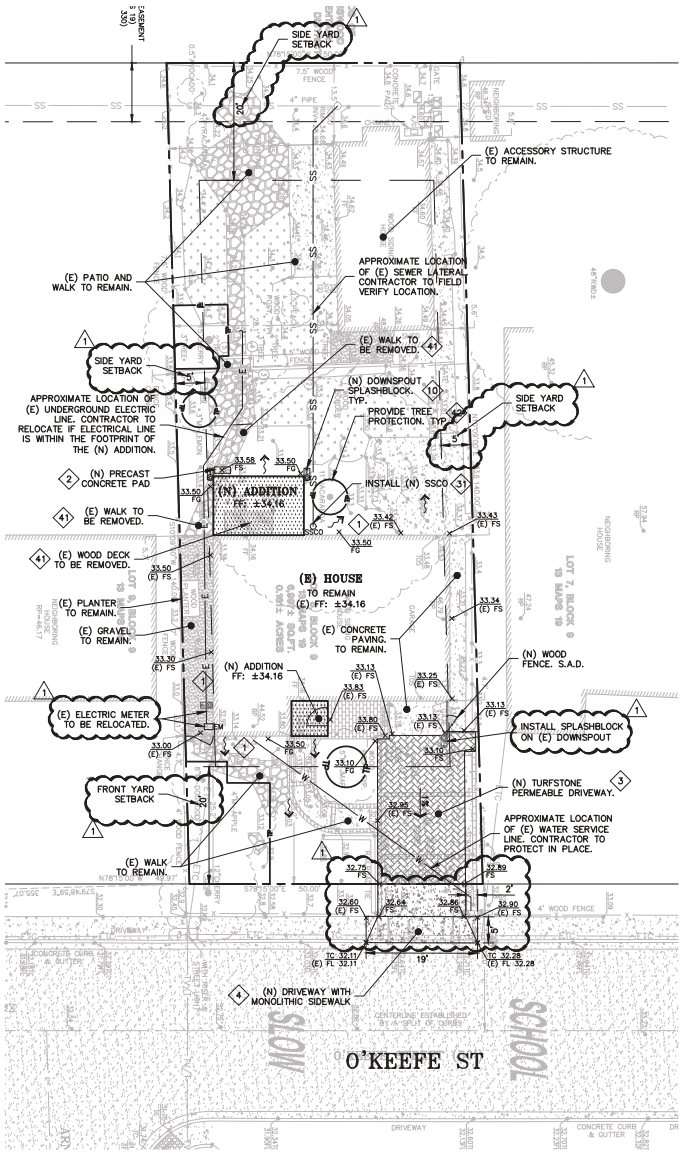
YOUNG RESIDENCE
503 O'KEEFE STREET
MENLO PARK, CALIFORNIA
APN: 062-201-050
SAN MATEO COUNTY

TITLE SHEET

REVISIONS	BY
-	-
-	-
-	-
-	-
1 P.C. RESPONSE #1 3/4/26	GM

JOB NO: 2252058
DATE: 11-7-25
SCALE: AS NOTED
DESIGN BY: GM, MR
CHECKED BY: DH, PC
SHEET NO: C-1.0
1 OF 7 SHEETS

A10



CITY OF MENLO PARK FRONTAGE NOTE: 1

ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED EITHER AS AN EXISTING CONDITION OR AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENTS WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

FLATWORK KEYNOTES 1 TO 4

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. (N) PRECAST CONCRETE PAD.
3. (N) TURFSTONE GRID PAVING PERMEABLE DRIVEWAY. SEE DETAIL 1 ON SHEET C-3.0. INSTALL PER MANUFACTURES SPECIFICATIONS.
4. (N) CONCRETE DRIVEWAY WITH MONOLITHIC SIDEWALK. SEE CITY STANDARD DETAIL ON SHEET C-3.0.

DEMOLITION KEYNOTES 41 TO 42

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
42. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 5 ON SHEET ER-2.

STORM DRAIN KEYNOTES 10

10. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 2 ON SHEET C-3.0.

UTILITIES KEYNOTES 31

31. INSTALL (N) CLEANOUT TO GRADE AT BUILDING AND REUSE (E) LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

CALL BEFORE YOU DIG 1-800-642-2444 UNDERGROUND SERVICE ALERT

NOTE:
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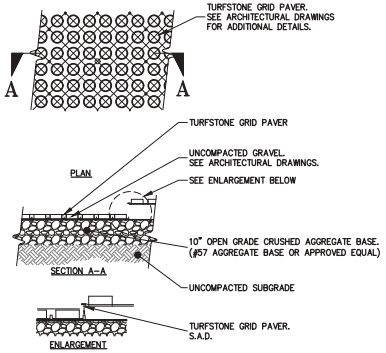
MENLO PARK, CALIFORNIA
APN: 062-201-050
SAN MATEO COUNTY

GRADING & UTILITY PLAN

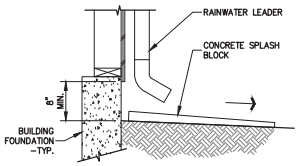
1	P.C. RESPONSE #1 3/4/26	GM
	REVISIONS	BY

JOB NO: 2252058
DATE: 11-7-25
SCALE: AS NOTED
DESIGN BY: GM, MR
CHECKED BY: DH, PC
SHEET NO:
C-2.0
2 OF 7 SHEETS

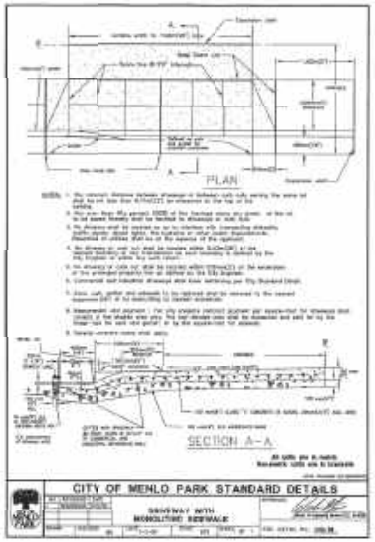


NOTE:
SPECIFICATIONS AND FINISH SURFACE MATERIAL PER ARCHITECTURAL SPECIFICATIONS.

1 C-3.0 **TURFSTONE GRID PAVING**
NTS



2 C-3.0 **SPLASHBLOCK AT RAIN WATER LEADER**
NTS



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SAN MATEO COUNTY

DETAILS

–	–
–	–
–	–
–	–
1 P.C. RESPONSE #1 3/4/26	GM
REVISIONS	BY

JOB NO:	2252058
DATE:	11-7-25
SCALE:	NTS
DESIGN BY:	GM, MR
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SHEET NO:	C-3.0
	3 OF 7 SHEETS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 1 AND APRIL 30.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS AND THE CITY OF MENLO PARK.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TESTS AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE CITY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER 1 TO APRIL 30. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER 1 AND APRIL 30 UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE CITY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE CITY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

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MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 062-201-050

GRADING SPECIFICATIONS

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–	–
1 P.C. RESPONSE #1 3/4/26	GM
REVISIONS	BY

JOB NO: 2252058
DATE: 11-7-25
SCALE: NO SCALE
DESIGN BY: GM, MR
CHECKED BY: DH, PC
SHEET NO:
C-4.0
4 OF 7 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1 THROUGH APRIL 30, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM OCTOBER 1 THROUGH APRIL 30.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1 THROUGH APRIL 30, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTHEN BERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

25. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
26. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE CITY INSPECTOR.
27. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

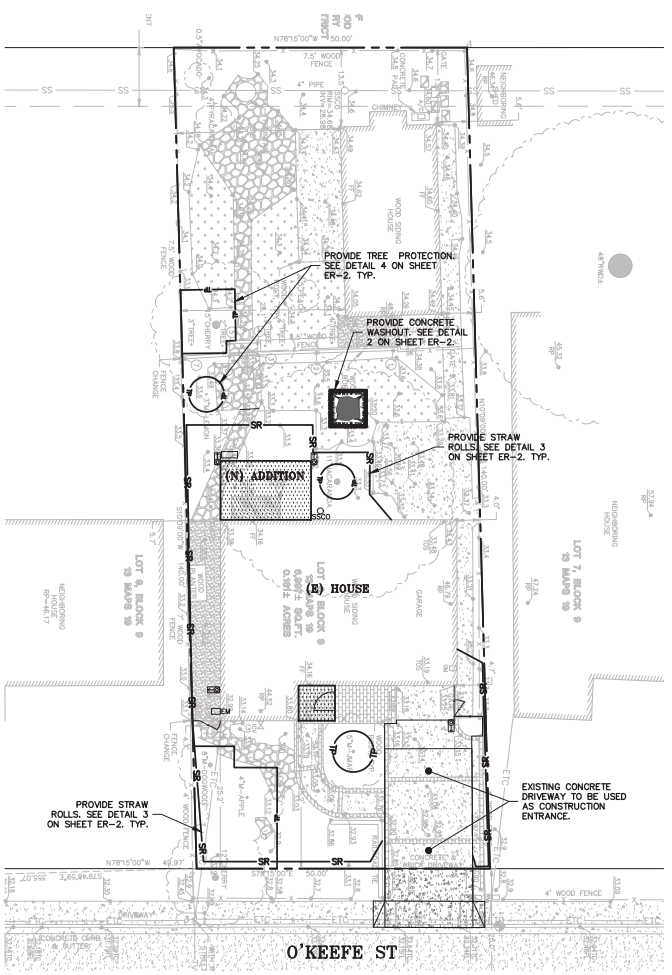
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 1, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1" FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- INLET PROTECTION
- STRAW ROLL
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION

0 5 10 20

SCALE: 1" = 10'

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

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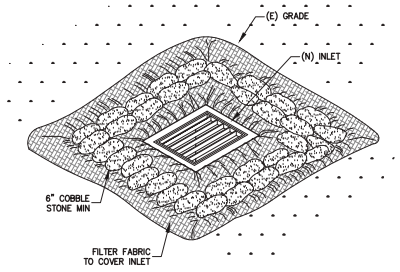
APN: 062-201-050
SAN MATEO COUNTY

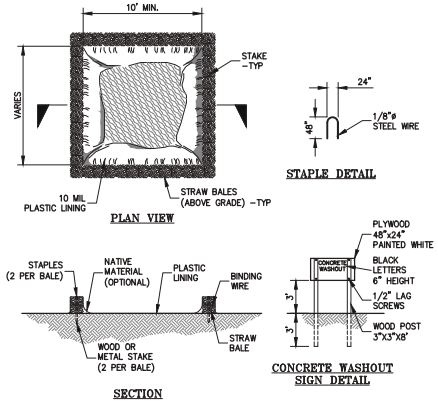
EROSION CONTROL PLAN

1 P.C. RESPONSE #1 3/4/26	GM
REVISIONS	BY
JOB NO:	2252058
DATE:	11-7-25
SCALE:	AS NOTED
DESIGN BY:	GM, MR
CHECKED BY:	DH, PC
SHEET NO:	ER-1

5 OF 7 SHEETS



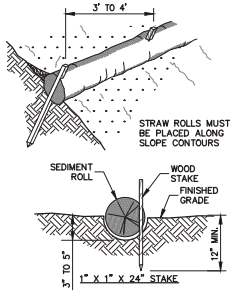
1 ER-2 **INLET PROTECTION**
NTS



NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

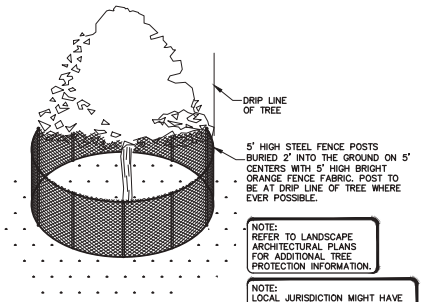
THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

2 ER-2 **CONCRETE WASHOUT**
NTS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

3 ER-2 **STRAW ROLLS FLAT LOT**
NTS



4 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS

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REGIONAL OFFICES:
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SAN JOSE
WWW.LEABRAZE.COM

YOUNG RESIDENCE
503 O'KEEFE STREET
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 062-201-050

EROSION CONTROL DETAILS

1 P.C. RESPONSE #1 3/4/26	GM
REVISIONS	BY
JOB NO:	2252058
DATE:	11-7-25
SCALE:	AS NOTED
DESIGN BY:	GM, MR
CHECKED BY:	DH, PC
SHEET NO:	ER-2
6 OF 7 SHEETS	

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

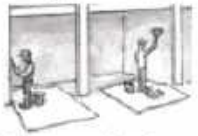
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

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YOUNG RESIDENCE
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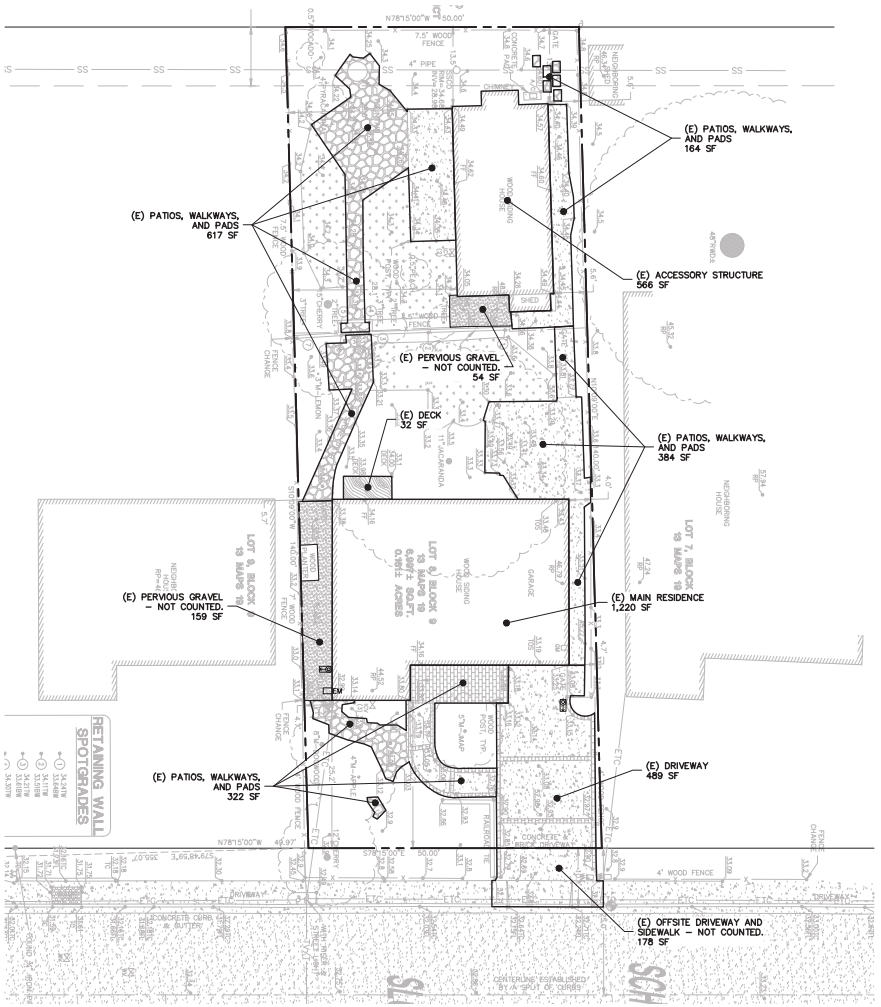
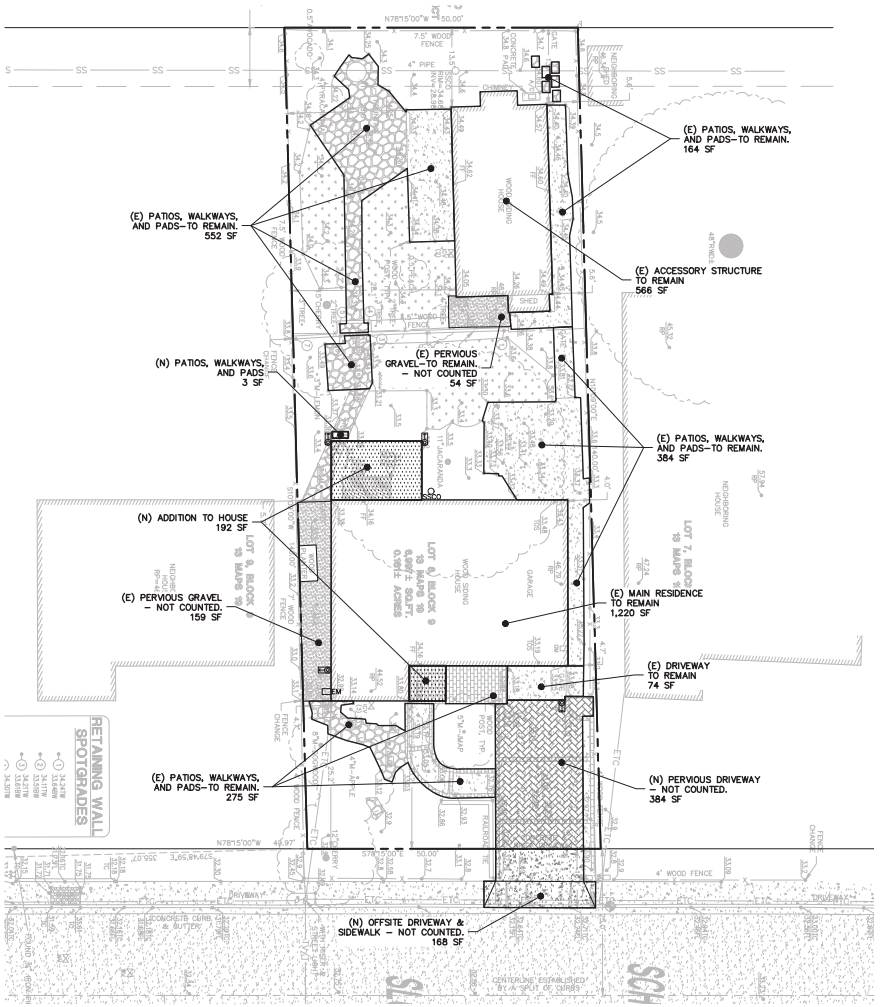
MENLO PARK, CALIFORNIA
APN: 062-201-050
SAN MATEO COUNTY

EROSION CONTROL BMP

1 P.C. RESPONSE #1 3/4/26	GM
REVISIONS	BY
JOB NO:	2252058
DATE:	11-7-25
SCALE:	AS NOTED
DESIGN BY:	GM, MR
CHECKED BY:	DH, PC
SHEET NO:	BMP
	7 OF 7 SHEETS

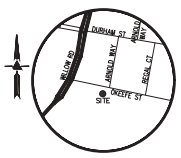


PRE–DEVELOPMENT



POST–DEVELOPMENT

IMPERVIOUS SURFACE INFORMATION					
TOTAL SITE AREA =	6,997	SQUARE FEET (SF) = 0.161 ACRES			
DISTURBED AREA =	1,000	SQUARE FEET (SF) = 0.023 ACRES			
IMPERVIOUS AREAS	**EXISTING (SF)**	**RETAINED (SF)**	**REPLACED (SF)**	**NEW (SF)**	**PROPOSED (SF)**
ROOF AREA	1,786	1,786	0	192	1,978
PATIOS, PATHS, DRIVEWAY	2,008	1,449	3	0	1,452
TOTAL IMPERVIOUS AREA	3,794	3,235	3	192	3,430
NET CHANGE IN IMPERVIOUS AREA	**-364 SF NET DECREASE**				



VICINITY MAP
NO SCALE

0 5 10 20
SCALE: 1" = 10'

LEA & BRAZE ENGINEERING, INC.
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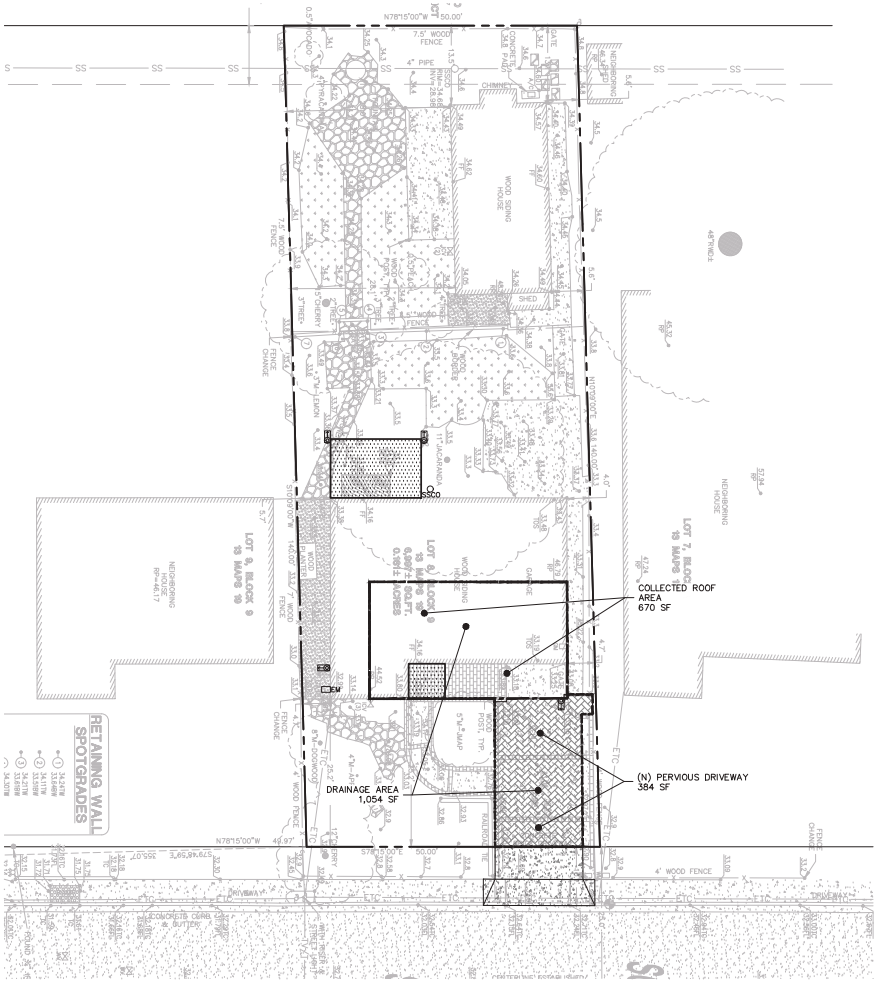
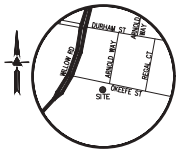
APN: 062-201-050
SAN MATEO COUNTY

IMPERVIOUS AREA EXHIBIT

REVISED ON 3-4-26	GM
REVISIONS	BY
JOB NO:	2252058
DATE:	11-7-25
SCALE:	AS NOTED
DESIGN BY:	GM, MR
CHECKED BY:	DH, PC
SHEET NO:	HYD-1
1 OF 2 SHEETS	



POST-DEVELOPMENT



VICINITY MAP
NO SCALE

LEA & BRAZE ENGINEERING, INC.
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MAIN OFFICE:
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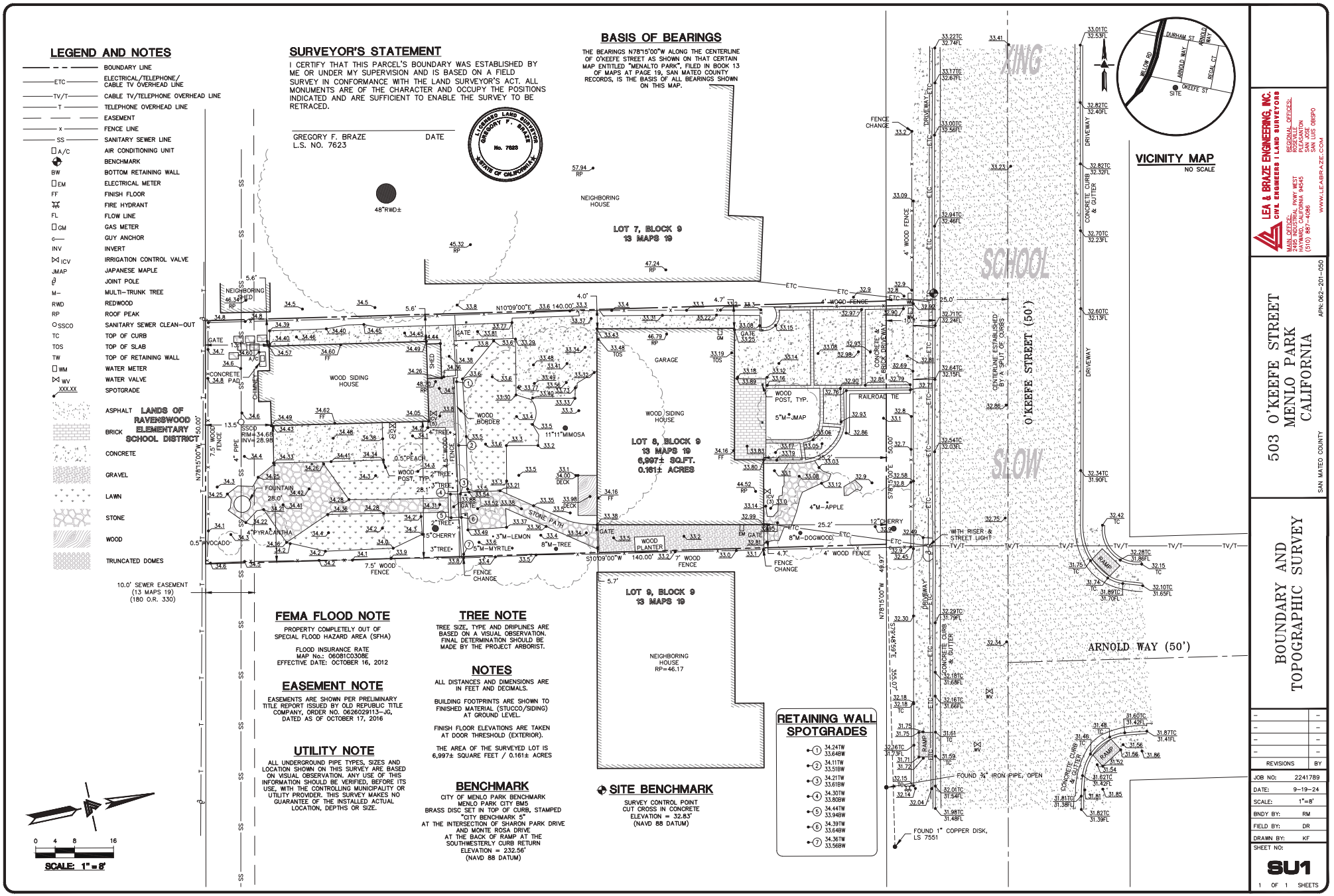
MENLO PARK, CALIFORNIA
APN: 062-201-050
SAN MATEO COUNTY

COLLECTED AREA EXHIBIT

REVISED ON 3-4-26	GM
REVISIONS	BY
JOB NO:	2252058
DATE:	11-7-25
SCALE:	AS NOTED
DESIGN BY:	GM, MR
CHECKED BY:	DH, PC
SHEET NO:	HYD-2
2 OF 2 SHEETS	



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CIVIL ENGINEERS | LAND SURVEYORS
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REGIONAL OFFICES: PLEASANTON SAN JOSE SAN LUIS OBISPO
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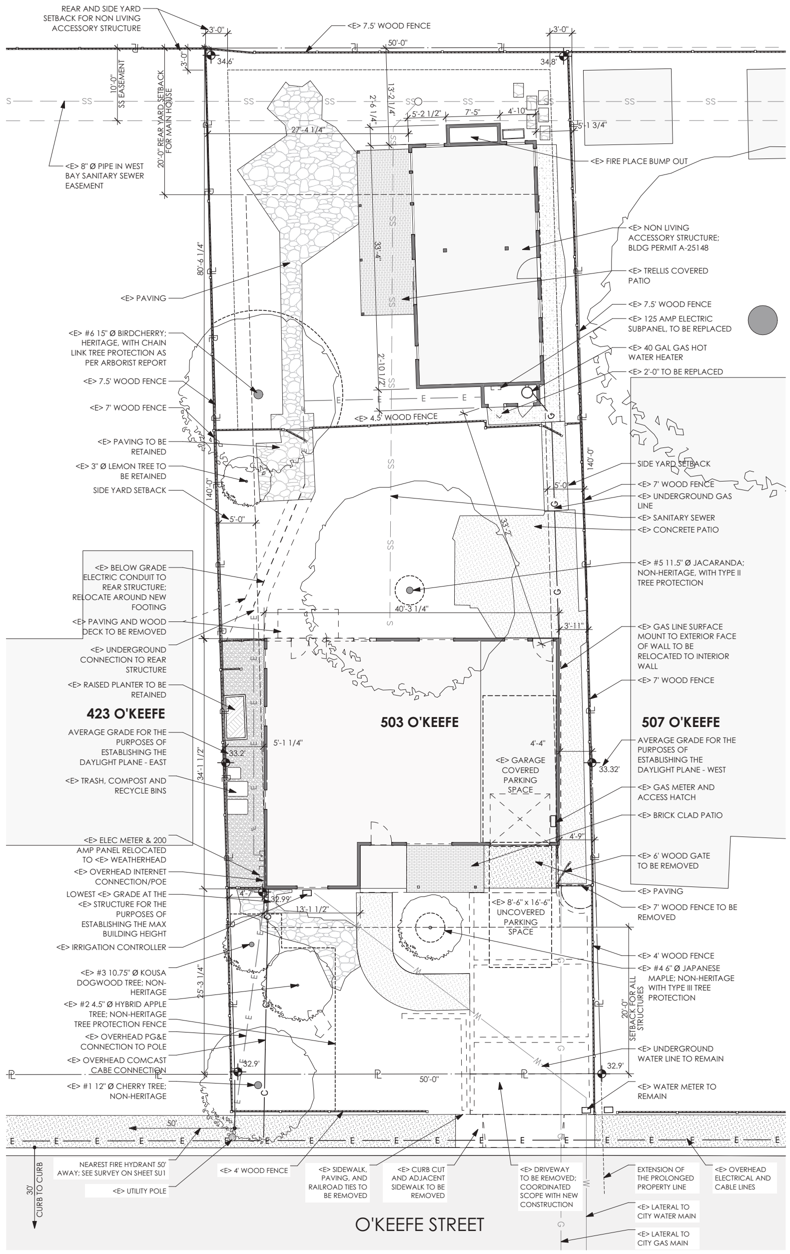
503 O'KEEFE STREET
MENLO PARK
CALIFORNIA
SAN MATEO COUNTY
APN: 062-201-050

BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS	BY
-	-
-	-
-	-
-	-

JOB NO:	2241789
DATE:	9-19-24
SCALE:	1"=8'
BNDY BY:	RM
FIELD BY:	DR
DRAWN BY:	KF
SHEET NO:	SU1

1 OF 1 SHEETS



SITE PLAN - DEMO (1)

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

DECON NOTES

1) PATH OF TRAVEL FROM REAR STRUCTURE (POOL HOUSE) ON SITE AND REMODELED SPACE TO EXTERIOR EXIT TO BE MAINTAINED DURING CONSTRUCTION.

2) A DEMOLITION PERMIT MUST BE ISSUED PRIOR TO THE REMOVAL OF THE STRUCTURE OR ANY PORTION OF THE STRUCTURE.

3) TREE PROTECTION MUST BE IN PLACE PRIOR TO ISSUANCE OF DEMOLITION PERMIT. REFER TO ARBORIST REPORT ON SHEET T0.1 FOR REQUIRED TREE PRESERVATION MEASURES. IF ANY TREES ARE TO BE REMOVED, A TREE CARE PERMIT MUST BE APPLIED FOR BY THE CONTRACTOR SEPARATE FROM THE BUILDING OR STREET WORK PERMIT.

4) DEMOLITION OF ANY PAVEMENT WITHIN THE TREE PROTECTION ZONE OF ANY TREE SHOULD BE DONE BY HAND OR BY LIGHT MACHINERY, UNDER THE SUPERVISION OF THE ARBORIST.

5) WASTE: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION A4.408.1 TIER 1.

6) DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE COMPLETE SCOPE OF DEMOLITION WORK TO COMPLETE THE PROJECT. REFER TO ALL DRAWINGS FOR FURTHER DEMOLITION WORK AND COORDINATED EXTENT.

7) GENERAL CONTRACTOR TO CONFIRM EXTENT OF DEMOLITION WITH DEMOLITION SUBCONTRACTOR BEFORE BEGINNING REMOVAL; COORDINATE EXTENT OF DEMOLITION WITH NEW CONSTRUCTION.

8) CONFIRM THAT NO HAZARDOUS MATERIALS ARE PRESENT BEFORE DEMOLITION. IF OWNER HAS NOT SUPPLIED A HAZARDOUS MATERIALS INSPECTION AND REPORT, THE CONTRACTOR SHALL AUTHORIZE THE INSPECTION AS A REIMBURSABLE EXPENSE TO THE OWNER. EXAMPLES OF HAZARDOUS MATERIALS INCLUDE BUT ARE NOT LIMITED TO, ASBESTOS AROUND DUCTS AND UNDER FLOORING, LEAD PAINT, VCT, VCT MASTIC, MERCURY AND POLYCHLORINATED BIPHENYLS (PBCs).

9) COORDINATE REMOVAL, RELOCATION AND/OR PROVISION OF TEMPORARY SERVICE OF ALL UTILITIES AND SAFETY SYSTEMS IN BUILDING, HARDSCAPE AND SOFTSCAPE WITH CIVIL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS BEFORE BEGINNING WORK.

10) SALVAGE ADDITIONAL ITEMS IN GOOD CONDITION SUCH AS LIGHT FIXTURES, PLUMBING FIXTURES AND DOORS.

11) PROVIDE A MEANS ON THE SITE FOR CONTROL OF DUST DURING DEMOLITION AND CONSTRUCTION WORK.

12) NONCONFORMING STRUCTURES MAY CONTINUE TO EXIST AND MAY BE MAINTAINED, REPAIRED, ALTERED, AND EXPANDED; HOWEVER, THE NONCONFORMITY CANNOT BE INCREASED, NOR REBUILT IF DEMOLISHED. NONCONFORMING WALLS/ELEMENTS SHALL NOT BE REMOVED PAST FRAMING ELEMENTS. IF MODIFIED/REMOVED, NONCONFORMING ELEMENTS CANNOT BE REBUILT IN THEIR CURRENT LOCATION.

ARBORIST NOTES

1) TREE PROTECTION ON REGULATED TREES SHALL IN IN PLACE FOR THE DURATION OF THE PROJECT. SEE ARBORIST REPORT ON SHEETS T0.1 AND T0.2.

2) REGULATED TREES: BEFORE ANY EQUIPMENT IS DELIVERED OR ANY SITE WORK COMMENCES, CONTACT THE PROJECT SITE ARBORIST, KEVIN CARLSON, AT 77.817.0553.

3) ALL TREE PROTECTION AND INSPECTION SCHEDULE MEASURES, DESIGN RECOMMENDATIONS, WATERING AND OTHER REQUIRED MEASURES SHALL BE IMPLEMENTED IN FULL BY OWNER AND CONTRACTOR, AS STATED ON SHEET T0.1, IN THE TREE PROTECTION REPORT AND THE APPROVED PLANS.

4) UNLESS OTHERWISE NOTED, TREES SHOWN ARE LOCATED AT THE EXISTING GRADE; TRUNK DIAMETERS ARE MEASURED AT 4' ABOVE GROUND. DRIP LINES WERE NOT MEASURED AT TIME OF SURVEY AND ARE DEPICTED GRAPHICALLY IN THERE APPROXIMATE POSITIONS ONLY.

5) HAND DIG UTILITY TRENCHES THAT FALL UNDER ANY TREE CANOPY, TYP.

6) NO PRUNING OR CLEARANCE CUTTING OF BRANCHES IS PERMITTED ON CITY TREES.

7) UNDERGROUND UTILITY LINES TO BE DIRECTED AWAY FROM THE STREET TREES BY A MINIMUM OF 10 FEET.

8) TREE PLANTING: PRIOR TO IN-GROUND INSTALLATION, A CITY INSPECTION OR APPROVAL MAY BE REQUIRED FOR TREE STOCK, PLANTING CONDITIONS AND IRRIGATION ADEQUACY.

9) EQUIPMENT ACCESS: IN ORDER TO PROTECT EXISTING TREES, EXISTING PAVEMENT UNDER THE CANOPY MUST BE LEFT IN PLACE AS LONG AS POSSIBLE TO PROTECT THE TREE ROOTS IN THAT AREA FROM SOIL COMPACTION BY EQUIPMENT.

10) EXCAVATION: EXCAVATION WITHIN THE TREE PROTECTION ZONE OF ANY TREE SHOULD BE DONE BY HAND OR BY LIGHT MACHINERY, UNDER THE SUPERVISION OF THE ARBORIST. ANY ROOTS EXPOSED DURING CONSTRUCTION ACTIVITIES THAT ARE LARGER THAN 2 INCHES IN DIAMETER SHOULD NOT BE CUT OR DAMAGED UNTIL THE PROJECT ARBORIST HAS AN OPPORTUNITY TO ASSESS THE IMPACT THAT REMOVING THESE ROOTS COULD HAVE ON THE TREES. ANY TREE ROOTS OVER 2" IN DIAMETER EXPOSED DURING CONSTRUCTION MUST BE COVERED WITH SOIL OR BURLAP AND IRRIGATED TO BE KEPT MOIST UNTIL THEY CAN BE PERMANENTLY COVERED WITH SOIL AT THE END OF CONSTRUCTION.

11) SITE PREPARATION: SITE PREPARATION WITHIN THE TREE PROTECTION ZONE OF ANY TREE, INCLUDING SCRAPING, GRADING, ETC. FOR THE BUILDING OR NEW PAVEMENT/ PAVER AREA MUST BE DONE BY HAND, UNDER THE SUPERVISION OF THE ARBORIST.

12) TREE PROTECTION SHOULD BE INSTALLED IN COMPLIANCE WITH CITY TREE PROTECTION REQUIREMENTS AND PROJECT-SPECIFIC RECOMMENDATIONS IN THE ARBORIST REPORT.

UTILITY NOTES

1) GAS - EXISTING GAS SERVICE TO BE RETAINED.

2) ELECTRIC - EXISTING OVERHEAD SERVICE TO BE RETAINED. EXISTING MAIN ELECTRIC METER AND SUB PANEL TO BE RETAINED. POWER TO BE MAINTAINED AT REAR ACCESSORY STRUCTURE DURING CONSTRUCTION.

3) WATER - EXISTING WATER SERVICE TO MAIN HOUSE AND REAR ACCESSORY STRUCTURE TO BE MAINTAINED.

4) SEWER - EXISTING SEWER LATERAL TO REAR OF PROPERTY TO BE RETAINED. NEW CLEANOUT TO BE PROVIDED AT MAIN HOUSE.

5) RAINWATER - ALL RAINWATER TO FLOW FROM ROOF THROUGH GUTTERS AND DOWNSPOUTS TO DISCHARGE ACROSS SPLASH BLOCKS OR HARDSCAPE PAVING. ALL WATER WILL SHEET FLOW ACROSS SITE AND NOT BE DIRECTED INTO NEIGHBORING PROPERTIES.

6) STREET WORK PERMIT IS REQUIRED BY PUBLIC WORKS FOR NEW DRIVEWAY CURB CUT IN THE CITY RIGHT OF WAY.

DECON LEGEND

TO BE DECONSTRUCTED

TREE PROTECTION FENCING

PROPERTY LINE

PROJECT NORTH

TRUE NORTH

hya

HEATHER YOUNG ARCHITECTS

LICENSED ARCHITECT
HEATHER H YOUNG
C-29084
STATE OF CALIFORNIA

RESIDENTIAL REMODEL / ADDITION

503 OKEEFE STREET
MENLO PARK, CA
94025

ISSUANCES		
REV	DATE	DESCRIPTION
	07 DEC 25	PERMIT SUBMITTAL
PC1	09 MAR 26	USE PERMIT - REV
PC2	12 APR 26	USE PERMIT - REV

DECONSTRUCTION SITE PLAN

A1.01

ENVIRONMENTAL COLLECTION

TURFSTONE™

GRID PAVER | 80MM

DRIVEWAY APPROVED

Turfstone features an eco-friendly design that allows greenery to grow right through it, creating a highly unique hardscape design that works in harmony with nature.

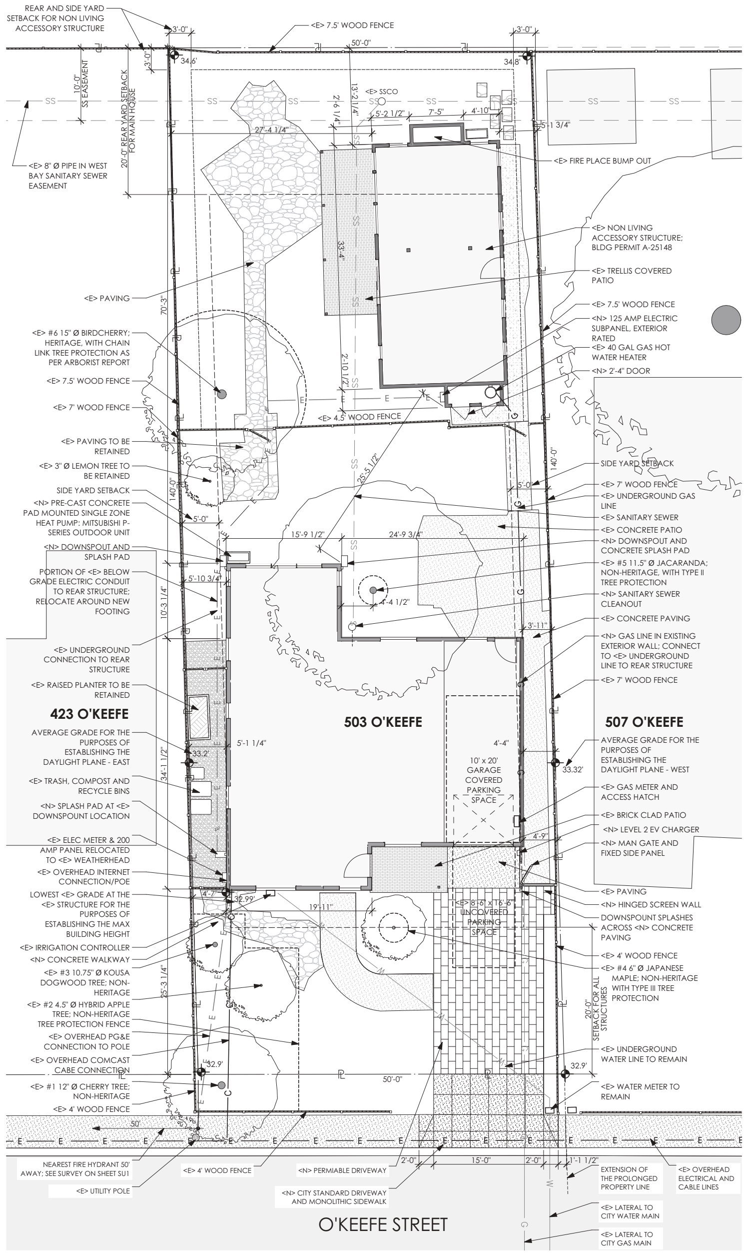
PAVERS

GRAY

15¾ x 23⅝

PLEASE SEE PAGE 125 REGARDING CALIFORNIA'S PROPOSITION 65

BELGARD TURFSTONE PAVERS (2)



SITE PLAN - PROPOSED (1)

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

SITE PLAN NOTES

1) GRADE FOR THE PURPOSE OF ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON ADJACENT LOT.

2) THE PROPERTY IS LOCATED IN FLOOD ZONE X AND COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER FEMA FLOOD PLAN MAP RECORDS No: 06081C0D08E AS OF 10/16/2012, WHICH IS DETERMINED TO BE OUTSIDE OF THE 100- AND 500- YEAR FLOOD PLANE. NO PORTION OF THE PROPERTY IS LOCATED IN ANY FLOOD ZONE.

3) DURING CONSTRUCTION, PROTECT ALL EXISTING STRUCTURES, TREES, HARDSCAPE AND LANDSCAPING TO REMAIN OR NOT IN PROJECT SCOPE. REFER TO SHEET T0.2 FOR TREE PROTECTION GUIDELINES.

4) RIGHT OF WAY WORK: ANY CONSTRUCTION WITHIN THE CITY RIGHT OF WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THE WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT IS SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

5) GENERAL CONTRACTOR SHALL OBTAIN A STREET IMPROVEMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO STARTING ANY WORK OUTSIDE OF THE PROPERTY LINES.

6) IF POSSIBLE USE EXISTING DRIVEWAY FOR THE CONSTRUCTION ENTRANCE AND MAINTAIN BY SWEEPING AS REQUIRED.

8) FINE GRADING TO BE VERIFIED ON SITE WITH OWNER AND ARCHITECT. COORDINATE SITE AND FOUNDATION DRAINAGE SYSTEMS WITH EXISTING GRADES AS PER CITY REQUIREMENTS.

9) FOR SITE GRADING AND DRAINAGE PATTERN COORDINATE WITH CIVIL ENGINEERING. VERIFY ALL GRADES IN FIELD TO COORDINATE WITH NEW FOUNDATION WORK.

10) CONTRACTOR SHALL NOT STAGE, STORE, OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.

11) ALL NOISE PRODUCING EQUIPMENT SHALL BE LOCATED OUTSIDE OF REQUIRED SETBACKS. NOISE LEVEL MUST BE LESS THA 6 dBA ABOVE LOCAL AMBIAENT AT PROPERTY LINES.

12) PROVIDE NON-REMOVABLE BACKFLOR PREVENTER AT ALL EXTERIOR HOSE BIBS.

13) ADDRESS LETTERS/NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND PER CRC R319.

12) NONCONFORMING STRUCTURES MAY CONTINUE TO EXIST AND MAY BE MAINTAINED, REPAIRED, ALTERED, AND EXPANDED; HOWEVER, THE NONCONFORMITY CANNOT BE INCREASED, NOR REBUILT IF DEMOLISHED. NONCONFORMING WALLS/ELEMENTS SHALL NOT BE REMOVED PAST FRAMING ELEMENTS. IF MODIFIED/REMOVED, NONCONFORMING ELEMENTS CANNOT BE REBUILT IN THEIR CURRENT LOCATION.

CIVIL ENGINEERING NOTES:

1) THIS STRUCTURE LOCATION AND ELEVATION MAP WAS BASED ON A GROUND SURVEY PREPARED BY LEA & BRAZE ENGINEERING, INC. ON SEPTEMBER 19, 2024.

2) BENCHMARK: SPOT ELEVATIONS ARE SHOWN FROM THE CITY OF MENLO PARK BENCHMARK, MENLO PARK CITY NO. BM5 BRASS DISC SET IN TOP OF CURB, STAMPED "CITY BENCHMARK 5" AT THE INTERSECTION OF SHARON PARK DRIVE AND MONTE ROSA DRIVE AT THE BACK OF RAMP AT THE SOUTHWESTERLY CURB RETURN ELEVATION - 232.56' (NAVD 88 DATUM).

3) SITE BENCHMARK: SURVEY CONTROL POINT CUT CROSS IN CONCRETE, ELEVATION = 32.83' (NAVD 88 DATUM).

ZERO WASTE NOTES:

1) THE SITE WILL BE RESPONSIBLE TO PULL THE BINS TO THE CURB FOR REFUSE SERVICE AND PLACE THE BINS IMMEDIATELY BACK INTO ITS REFUSE ENCLOSURE AFTER SERVICE.

STORM WATER (BMPs) NOTES:

1) STORM WATER POLLUTION PREVENTION: THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO DIRT OR CONSTRUCTION DEBRIS ENTERS THE CITY STORM DRAIN SYSTEM. TO ACCOMPLISH THIS, PAY CLOSE ATTENTION TO THE REQUIREMENTS ON THE **"EROSION CONTROL BMP"** SHEET IN THIS PLAN SET. IF ANY OF THE CONSTRUCTION WILL OCCUR DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 15), THEN THE CONTRACTOR IS RESPONSIBLE FOR:
   - INSTALLING THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT STORM WATER POLLUTION PRIOR TO THE START OF CONSTRUCTION.
   - MAINTAINING AND ADJUSTING THE BMPs AS NECESSARY THROUGHOUT THE PROJECT. SUBSTANTIAL FINES MAY BE LEVIED BY THE CITY AND/OR THE REGIONAL WATER QUALITY CONTROL BOARD IF FAILURE TO COMPLY WITH THESE REQUIREMENTS RESULTS IN THE RELEASE OR THE THREATENED RELEASE OF POLLUTED WATER FROM THE SITE. BMPs MUST BE REMOVED UPON THE COMPLETION OF THE PROJECT.

SITE PLAN KEY

- PROPERTY LINE
- BUILDING SETBACK
- (E) FENCE TO REMAIN
- TREE PROTECTION FENCING
- SS — (E) SANITARY SEWER (6" PVC)
- G — (E) GAS LINE
- E — (E) ELECTRIC LINE
- OH — OVERHEAD POWER
- G — UNDERGROUND GAS
- W — UNDERGROUND WATER
- SD — UNDERGROUND STORM
- UTILITY POLE
- CATCH BASIN
- (N) PAVERS
- (N) DRIVEWAY
- (N) LAWN
- AREA OUT OF SCOPE - NO WORK
- SPLASH BLOCK
- (N) 40 GAL RAIN BARRELS
- (E) TREE
- PROPOSED TREE

UTILITY NOTES

1) GAS - EXISTING GAS SERVICE TO BE RETAINED.

2) ELECTRIC - EXISTING OVERHEAD SERVICE TO BE RETAINED. EXISTING MAIN ELECTRIC METER AND SUB PANEL TO BE RETAINED. POWER TO BE MAINTAINED AT REAR ACCESSORY STRUCTURE DURING CONSTRUCTION. PROVIDE 3'-0" x 3'-0" CLEAR LEVEL WORK AREA.

3) WATER - EXISTING WATER SERVICE TO MAIN HOUSE AND REAR ACCESSORY STRUCTURE TO BE MAINTAINED.

4) SEWER - EXISTING SEWER LATERAL TO REAR OF PROPERTY TO BE RETAINED.

5) RAINWATER - ALL RAINWATER TO FLOW FROM ROOF THROUGH GUTTERS AND DOWNSPOUTS TO DISCHARGE ACROSS SPLASH BLOCKS OR HARDSCAPE PAVING.

6) STREET WORK PERMIT IS REQUIRED BY PUBLIC WORKS FOR NEW DRIVEWAY CURB CUT IN THE CITY RIGHT OF WAY.

7) A 40 AMP DEDICATED BRANCH CIRCUIT AND SERVICE CAPACITY SHALL BE PROVIDED FOR ELECTRIC VEHICLE CHARGING.

8) PROVIDE NON-REMOVABLE BACKFLOW PREVENTER AT ALL NEW EXTERIOR HOSE BIBS, SEE FLOOR PLANS

PROJECT NORTH

TRUE NORTH

hya

HEATHER YOUNG ARCHITECTS

LICENSED ARCHITECT
HEATHER H YOUNG
C-29084
02/28/2027
STATE OF CALIFORNIA

RESIDENTIAL REMODEL / ADDITION

503 OKEEFE STREET
MENLO PARK, CA
94025

ISSUANCES

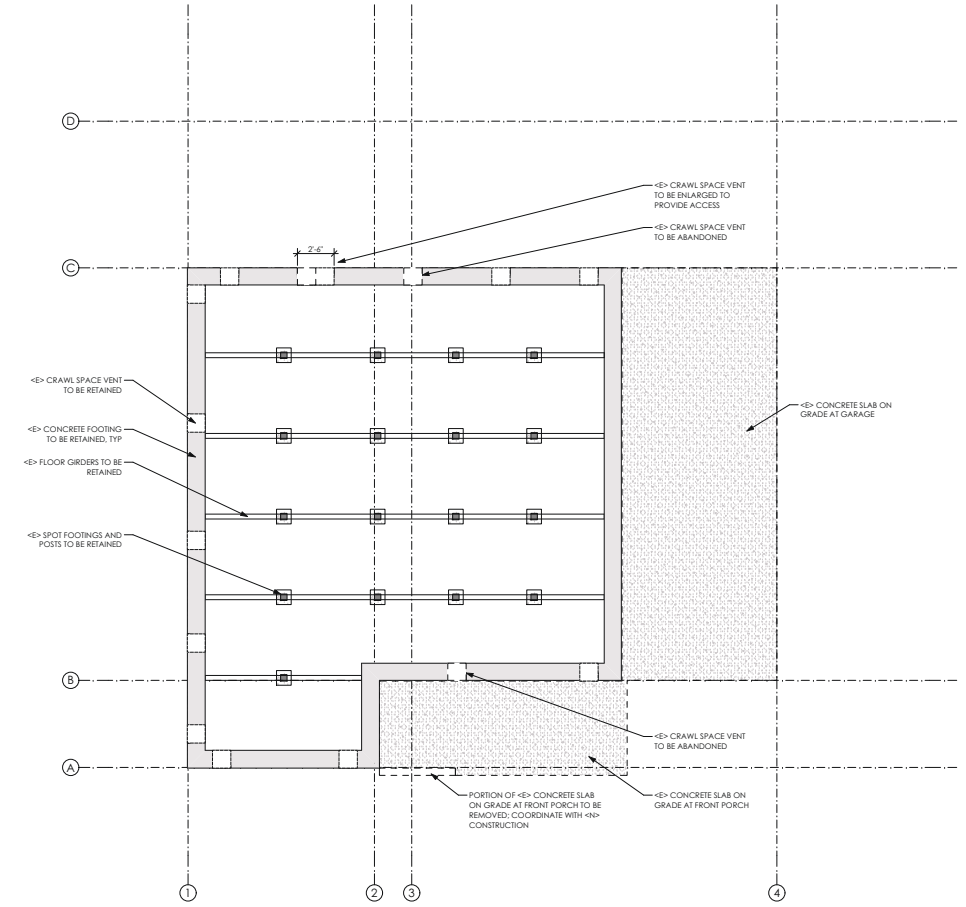
REV	DATE	DESCRIPTION
	07 DEC 25	PERMIT SUBMITTAL
PC1	09 MAR 26	USE PERMIT - REV
PC2	12 APR 26	USE PERMIT - REV

SITE PLAN

A1.10

DECON NOTES

1) DEMOLITION OF ANY FOUNDATION WITHIN A NONCONFORMING CANNONT BE REBUILT AND WOULD BE REQUIRED TO MEET CURRENT REQUIRED SETBACKS IF REMOVED.



CRAWL SPACE - DEMO 1

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

0 2' 4' 8'

PROJECT NORTH

TRUE NORTH

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PC2	12 APR 26	USE PERMIT - REV

CRAWL SPACE - DEMO

A2.00

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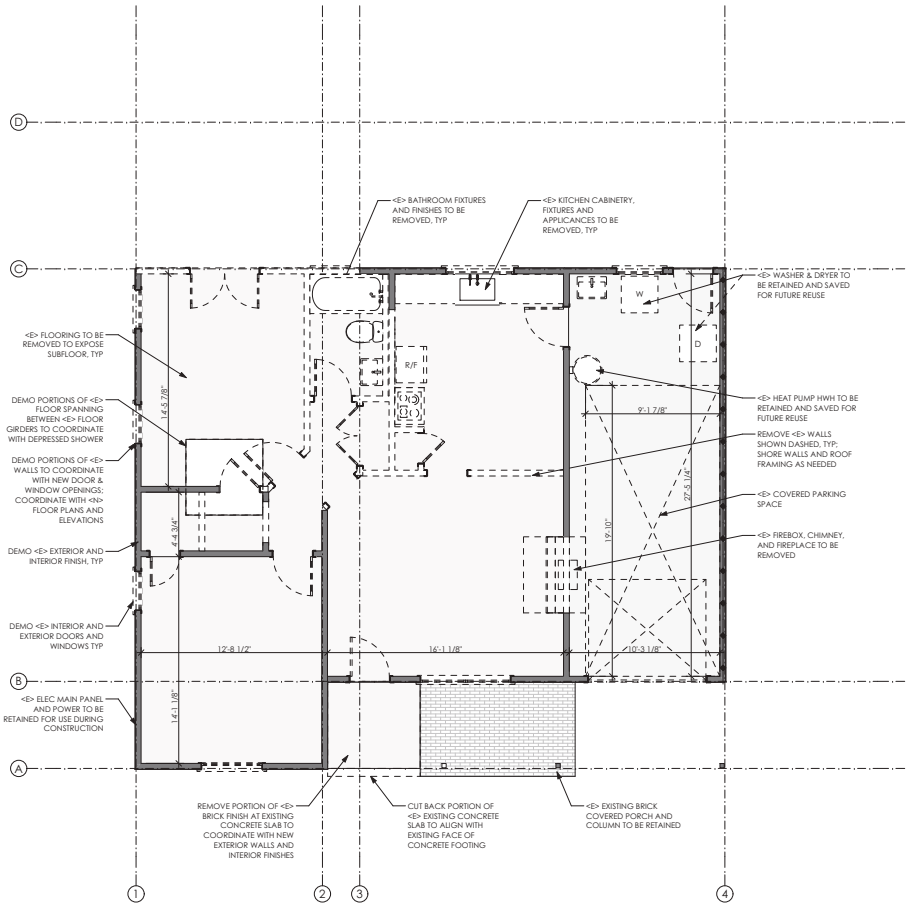

GROUND FLOOR - DEMO 1

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

0 2' 4' 8'

DECON NOTES

1) A DEMOLITION PERMIT MUST BE ISSUED PRIOR TO THE REMOVAL OF ANY PORTION OF THE STRUCTURE.
2) TREE PROTECTION MUST BE IN PLACE PRIOR TO ISSUANCE OF DEMOLITION PERMIT. REFER TO ARBORIST REPORT ON SHEET T0.1 FOR REQUIRED TREE PRESERVATION MEASURES. IF ANY TREES ARE TO BE REMOVED, A TREE CARE PERMIT MUST BE APPLIED FOR BY THE CONTRACTOR SEPARATE FROM THE BUILDING OR STREET WORK PERMIT.
3) DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE COMPLETE SCOPE OF DEMOLITION WORK TO COMPLETE THE PROJECT. REFER TO ALL DRAWINGS FOR FURTHER DEMOLITION WORK AND COORDINATED EXTENT.
4) NUMEROUS ITEMS ARE TO BE REMOVED, STORED, CLEANED/ REFURBISHED AND REINSTALLED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE SCOPE WITH ARCHITECTURAL DRAWINGS. VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO DEMOLITION AND REINSTALLATION; REFER TO DEMO PLAN, DOOR SCHEDULE, AND LIGHT FIXTURE SCHEDULE. ITEMS INCLUDE:
   - EXTERIOR LIGHT FIXTURES
   - INTERIOR LIGHT FIXTURES
   - WASHING MACHINE
   - CLOTHES DRYER
   - HEAT PUMP HOT WATER HEATER
   - SELECTED WINDOWS & DOORS
5) GENERAL CONTRACTOR TO CONFIRM EXTENT OF DEMOLITION WITH DEMOLITION SUBCONTRACTOR BEFORE BEGINNING REMOVAL; COORDINATE EXTENT OF DEMOLITION WITH NEW CONSTRUCTION.
6) CONFIRM THAT NO HAZARDOUS MATERIALS ARE PRESENT BEFORE DEMOLITION. IF OWNER HAS NOT SUPPLIED A HAZARDOUS MATERIALS INSPECTION AND REPORT, THE CONTRACTOR SHALL AUTHORIZE THE INSPECTION AS A REIMBURSABLE EXPENSE TO THE OWNER. EXAMPLES OF HAZARDOUS MATERIALS INCLUDE BUT ARE NOT LIMITED TO, ASBESTOS AROUND DUCTS AND UNDER FLOORING, LEAD PAINT, VCT, VCT MASTIC, MERCURY AND POLYCHLORINATED BIPHENYLS (PBCs).
7) COORDINATE REMOVAL, RELOCATION AND/OR PROVISION OF TEMPORARY SERVICE OF ALL UTILITIES AND SAFETY SYSTEMS IN BUILDING, HARDSCAPE AND SOFTSCAPE WITH CIVIL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS BEFORE BEGINNING WORK.
8) PROVIDE TEMPORARY SUPPORT AS REQUIRED.
9) SALVAGE ADDITIONAL ITEMS IN GOOD CONDITION SUCH AS LIGHT FIXTURES, PLUMBING FIXTURES AND DOORS.
10) ANY MISCELLANEOUS CONSTRUCTION BEHIND DEMOLISHED STRUCTURES OR SURFACES WHICH COULD AFFECT (N) CONSTRUCTION TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
11) CONTRACTOR TO PROTECT ALL (E) TO REMAIN WALLS, FLOORS, STRUCTURES, AND CEILING FROM DAMAGE DURING CONSTRUCTION AND SHALL RESTORE THEM TO ORIGINAL CONDITION IF REQUIRED.
12) DEMOLITION OF ANY FOUNDATION WITHIN A NONCONFORMING CANNONT BE REBUILT AND WOULD BE REQUIRED TO MEET CURRENT REQUIRED SETBACKS IF REMOVED.

DECON LEGEND

- TO BE DECONSTRUCTED
- TREE PROTECTION FENCING
- PROPERTY LINE

PROJECT NORTH

TRUE NORTH

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HEATHER YOUNG ARCHITECTS
[redacted]

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HEATHER H YOUNG
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02/28/2027
STATE OF CALIFORNIA

RESIDENTIAL REMODEL / ADDITION

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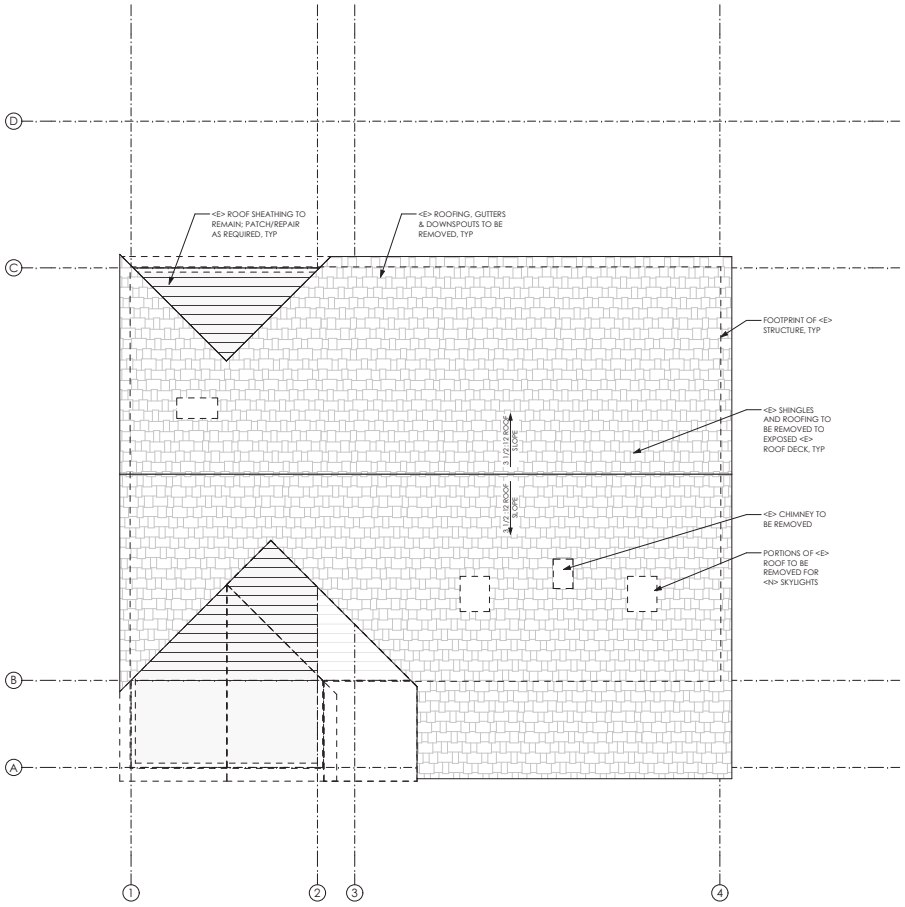
FLOOR PLAN - DEMO

A2.01



0 2' 4' 8'

ROOF PLAN - DEMO 1
SCALE: 1/4" = 1'-0"

ROOF PLAN LEGEND

- TO BE DECONSTRUCTED
- NEW ROOF AREA

PROJECT NORTH

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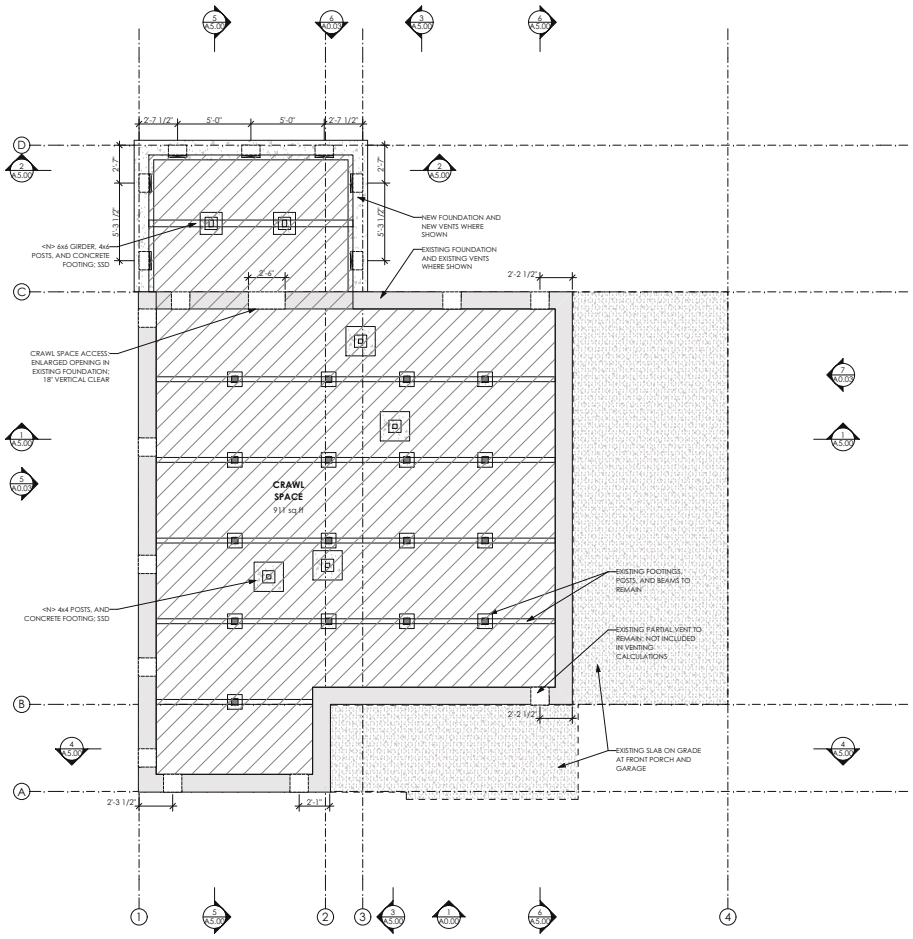
ROOF PLAN - DEMO

A2.02



CRAWL SPACE 1

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

0 2' 4' 8'

PLUMBING NOTES

GENERAL:

1) CAULK ALL PLUMBING PENETRATIONS.
2) ALL VENT PIPES TO BE CONCEALED IN WALLS, COLUMNS, OR CHASES.
3) NO PIPING EXCEPT RADIANT PEX OR SEWER SHALL BE DIRECTLY IMBEDDED IN CONCRETE OR MASONRY.
4) ALL NEW WATER LINES ARE TO BE COPPER OR PEX; ALL HOT WATER PIPING TO BE INSULATED.
5) GAS PIPING IS NOT ALLOWED TO RUN UNDER A CONCRETE SLAB WHEN THERE IS A ROOF OVER IT, AS PER CPC 1211.3.
6) ALL NEW PLUMBING PIPING IS REQUIRED TO BE TESTED WITH A 10' HEAD OF WATER ABOVE THE HIGHEST FIXTURE OR AN AIRE TEST OF 5 LBS.
7) INSPECT AND FLOOD TEST ANY WATERPROOF FLOOR BEFORE COVERING WITH FINISH.
8) INSTALL WATER HAMMER ABSORBERS AS CLOSE AS POSSIBLE TO QUICK-ACTING VALVES. INSTRUCTIONS. (CALGREEN A.4.303.5)
9) NO VENT PIPE TO EXHAUST WITHIN 10'-0" OF AN OPERABLE OPENING.
10) VENT STACKS TO BE GANGED WHERE POSSIBLE. NO LOCALIZED VENT STACK LOCATIONS ON ROOF TO BE PROVIDED; COORDINATE ROOF VENT AND VENT STACK LOCATIONS FOR PLUMBING FIXTURES AND APPLIANCES WITH ROOF PLAN AND OWNER PRIOR TO INSTALLATION.
11) PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE. (CALGREEN 4.303.2)

KITCHENS:

1) KITCHEN FAUCETS: THE MAXIMUM FLOW RATE SHALL NOT EXCEED 1.5GPM AT 60 PSI. NOTE: KITCHEN FAUCETS MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE AT 60PSI, AND MUST DEFAULT TO 1.5 GPM.
2) DISHWASHER SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSAL WITH THE USE OF AN APPROVED AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHER. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE FLOOD LEVEL OF SINK OR DRAINBOARD, WHICHEVER IS HIGHER

BATHROOMS:

1) THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH, OR TOILETS SHALL BE DUAL-FLUSH (CALGREEN 4.303.1.1)
2) TOILETS REQUIRE A CLEAR AREA OF 30" IN WIDTH AND 24" CLEAR SPACE IN FRONT OF FIXTURE
3) TOILETS AND PLUMBING FIXTURES MUST BE SEALED AT ALL WALL AND FLOOR PENETRATIONS
4) THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI (CALGREEN 4.303.1.4.1)
5) A LISTED ANTI-SCALD/PRESSURE BALANCE VALVE IS REQUIRED IN ALL BATH TUB AND SHOWER COMPARTMENTS.
6) SHOWERHEADS: 1.8 GALLONS PER MINUTE AT 80 PSI; WATERSENSE CERTIFIED. IF SHOWER HAS > 1 SHOWERHEAD/SPRAYER, COMBINED FLOW RATE OF ALL SHOWERHEADS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE, OR SHOWER SHALL BE DESIGNED TO ALLOW ONLY 1 SHOWER OUTLET IN OPERATION AT A TIME.
7) SHOWER WASTE PIPE MUST BE A MINIMUM OF 2".
8) SHOWER PANS: MINIMUM SIZE 1,024 SQ INCHES MIN, INTERIOR DIAMETER 30".
9) PLASTIC LINERS AND UNDERLAYMENT MUST BE SLOPED A MINIMUM OF 1/4" TO THE DRAIN AND BE WRAPPED UP THE WALL A MINIMUM OF 3 INCHES ABOVE THE DAM. A WATER TEST IS REQUIRED TO VERIFY THE PAN DOES NOT LEAK.
10) ALL HOSE BIBS SHALL BE EQUIPPED W/ NON REMOVABLE BACKFLOW DETECTORS. BOTH INTERIOR & EXTERIOR, EXCEPT THE CLOTHES WASHER CONNECTION, TO PREVENT THE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM. (CPC 603.4.7)

WATER HEATING:

1) PROVIDE COMBINATION PRESSURE & TEMPERATURE RELIEF VALVE @ WATER HEATER.
2) PROVIDE SEISMIC STRAPPING FOR THE WATER HEATER. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 & LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF 4" SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING PER CPC 507.2
3) WATER HEATER SHALL NOT BE INSTALLED IN A LOCATION WHERE IT IS SUBJECTED TO MECHANICAL DAMAGE UNLESS PROTECTED BY AN APPROVED BARRIER. PROVIDE 36" HIGH 3" CONCRETE PIPE BOLLARD WITH 12" WIDTH TO 24" DEEP CONCRETE BASE IN FRONT OF THE APPLIANCES.
4) RECIRC.; NO HOT WATER RECIRCULATION PUMP UNLESS INDICATED ON CF1R.

VENTING NOTES/CALCS

1) CRAWLSPACE VENTING PER CRC 408.1
2) VENTING CALCULATIONS:

TOTAL BASEMENT AREA: 911 SQ FT
(MEASURED TO INTERIOR OF CURBS)

REQUIRED NUMBER OF VENTS
911 SF X (1 SF /150 SF) =
6.07 SF VENT = 875 SQ IN OF VENT REQUIRED

VENT SIZE:
(1) 5" x 17" VENT = 57.8 SQ IN NET FREE AREA
THEREFORE MIN (16) VENTS REQUIRED*

*ONE VENT REQUIRED WITHIN 3'-0" OF EACH EXTERNAL CORNER AS PER CRC R 408.2

TOTAL PROPOSED NUMBER OF VENTS
(16) VENTS X 58 SQ IN EACH = 925 SQ IN
925 SQ IN (PROPOSED) > 875 SQ IN (REQUIRED)

MECHANICAL NOTES

1) REFER TO SHEET A2.11 FOR TYPICAL MECHANICAL NOTES.

FLOOR PLAN NOTES

1) REFER TO SHEET A2.11 FOR TYPICAL FLOOR PLAN NOTES.

PROJECT NORTH

TRUE NORTH

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RESIDENTIAL REMODEL / ADDITION

503 OKEEFE STREET
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94025

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CRAWL SPACE PLAN

A2.10

MECHANICAL NOTES

LAUNDRY:

1) PROVIDE A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKE-UP AIR AT LAUNDRY ROOM. (CMC 504.4.1)

2) MAKE-UP AIR SHALL BE PROVIDED FOR CLOTHES DRYERS IN CONFINED SPACES <1750 CU.FT. PROVIDE FREE AREA OF 100 SQ. IN. TO ADJACENT CONDITIONED SPACE BY MEANS OF A JUMP DUCT, TRANSFER GRILLE OR LOUVERED DOOR. CONSULT WITH OWNER ON TYPE AND LOCATIONS.

3) VENT DRYER WITH 4" SMOOTH METAL DUCT WITH MAX RUN OF 14' INCLUDING TWO 90S ELBOWS (CMC 504.4.2.1) AND BACKDRAFT DAMPER (CMC 504.1). DRYER VENTS MUST TERMINATE AT THE EXTERIOR. IF VERTICAL DISCHARGE, BOOSTER PUMP SHALL BE PROVIDED.

1) THE CONTRACTOR TO VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL EQUIPMENT AND W/SHOP DRAWINGS BEFORE PROCEEDING W/WORK.

2) THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH ALL STATE AND LOCAL CODES.

3) CAULK ALL MECHANICAL PENETRATIONS

4) VENT STACKS TO BE GANGED WHERE POSSIBLE, NO LOCALIZED VENT STACK LOCATIONS ON ROOF TO BE PROVIDED; COORDINATE ROOF VENT AND VENT STACK LOCATIONS FOR PLUMBING FIXTURES AND APPLIANCES WITH ROOF PLAN AND OWNER PRIOR TO INSTALLATION.

HVAC:

1) HVAC SIZING: HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS; DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ ACCA 1 MANUAL D-2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS; SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-206 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. (CALGREEN 4.507.2)

2) HVAC FILTER: MIN. MERV 13 (ENERGY CODE §150.0(M)(12)(C))

3) IAQ ASHRAE 62.2 VENTILATION: MINIMUM 100 CFM OF CONTINUOUS VENTILATION TO BE PROVIDED TO HOUSE THROUGH BALANCED VENTILATION SYSTEM (HRV) AND VERIFIED BY HERS RATER.

4) HVAC INSTALLER TRAINING: HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. (CALGREEN 702.1)

5) TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN OF 3' FROM ANY OPENINGS INTO THE BLDG. (CMC 504.5)

6) QUANTITY AND LOCATION OF THERMOSTATS SHALL BE REVIEWED BY ARCHITECT AND OWNER PRIOR TO INSTALLATION.

7) LOCATIONS OF SUPPLY & RETURN AIR VENTS SHALL BE REVIEWED IN FIELD WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.

8) COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUTION (CALGREEN 4.504.1)

9) PROTECT ALL OPENINGS AGAINST LOCAL WEATHER CONDITIONS. OUTDOOR AIR EXHAUST AND INTAKE OPENINGS SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECIVES IN ACCORDANCE WITH CRC R303.5 AND CRC R303.6.

10) EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION RESISTANT SCREENS, LOUVERS OR GRILLES HAVING A MINIMUM OPENING SIZE OF 1/4 INCH AND A MAXIMUM OPENING SIZE OF 1/2 INCH, IN ANY DIRECTION.

BATHROOMS:

1) THE MINIMUM VENTILATION RATES SHALL BE 50 CUBIC FEET PER MINUTE ON AN FOR INTERMITTENT VENTILATION USED IN COMBINATION WITH AN OCCUPANCY CENSOR. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. CRC R303.4.

2) EXHAUST FANS MUST BE ENERGY STAR CERTIFIED AND CONTROLLED BY HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN OR EQUAL TO 50 PERCENT TO A MAXIMUM OF 80 PERCENT.

KITCHENS:

1) RANGE HOOD TO BE LISTED AT HVI.ORG OR AHAM.ORG; MIN 300 CFM IF DOWNDRAFT AND MAX 3 SONES AT ONE OR MORE AIRFLOW SETTINGS LESS THAN OR EQUAL TO 100 CFM; NO SOUND LIMIT IF LOWEST FLOW RATE LESS THAN OR EQUAL TO 400 CFM.

2) PROVIDE VENTED HOOD OVER COOKTOP TO EXTERIOR; COORDINATE VENT LOCATIONS FOR COOKTOP HOOD WITH OWNER PRIOR TO INSTALLATION.

3) CALGREEN 4.506.3 DIRECT-VENT APPLIANCES. DIRECT-VENT HEATING AND COOLING EQUIPMENT SHALL BE UTILIZED IF THE EQUIPMENT WILL BE LOCATED IN THE CONDITIONED SPACE OR INSTALL THE SPACE HEATING AND WATER HEATING EQUIPMENT IN AN ISOLATED MECHANICAL ROOM.

FLOOR PLAN NOTES

1) ALL DIMENSIONS ARE SHOWN TO GRIDLINE, CENTERLINE DOOR/WINDOW, OR FACE OF STUD UON.

2) EXTERIOR WINDOWS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 2010, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF STATE FIRE MARSHAL STANDARD 12-7A-2, LOCATED IN THE CALIFORNIA REFERENCES STANDARDS CODE, PART 12 AND CHAPTER 35 OF THE CBC.

3) REVIEW DOOR AND WINDOW SCHEDULES ON SHEETS A8.00 & A8.01. COORDINATE WITH THE WORK OF OTHER TRADES AND PROVIDE SUBMITTALS FOR REVIEW. SEE NOTES ON SCHEDULE SHEETS FOR RELATED CODE REQUIREMENTS.

4) WINDOWS WITHIN 24" OF DOOR JAMBS SHALL BE SAFETY GLAZED.

5) AS PER CRC SECTION R308.4.5 GLAZING WITHIN A SHOWER ENCLOSURE, WITHIN 60" ABOVE STANDING SURFACE, SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.

6) FRAMER TO COORDINATE FRAMING WITH ALL SHEETS FROM ALL CONSULTANTS.

7) ALL DOORS ARE 4" FROM ADJACENT WALL, UON.

8) MIN 36" DEEP LANDING REQUIRED. EXTERIOR DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 3/4" LOWER THAN THRESHOLD. CRC R311.3

9) FRAMING TO DOOR ROUGH OPENING, UON. NEW INTERIOR WALLS TO BE 2x4 CONSTRUCTION TYP SOME LOCATIONS TO BE 2x6 AS NOTED ON PLANS.

10) PROVIDE 2x4 OR 2x6 FIRE BLOCKING AT ALL STUD BAYS GREATER THAN 10'-0" HIGH AND AT ALL SOFFIT-TO-WALL INTERSECTIONS.

11) VERIFY THE PRESENCE OF MEDICINE CABINETS AND SHOWER WALL NICHE LOCATIONS AND DIMENSIONS PRIOR TO FRAMING.

12) PROVIDE BACKING AS REQUIRED FOR INSTALLATION OF EQUIPMENT, FIXTURES, FINISHES, ACCESSORIES, AND CASEWORK. VERIFY LOCATIONS OF SHELF AND SHOWER WALL NICHES AND PROVIDE NECESSARY BLOCKING PRIOR TO FRAMING.

13) PROVIDE BLOCKING FOR WINDOW TREATMENT ATTACHMENTS ABOVE ALL WINDOWS AND EXTERIOR DOORS, HANDRAILS, ACCESSORIES IN BATHROOMS, AND ALL WALL MOUNTED EQUIPMENT; VERIFY HEIGHT WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.

14) TREAT PLYWOOD SHEATHING WITHIN 8" OF EXPOSED SOIL WITH AN APPROVED WOOD PRESERVATIVE; SUBTERRANEAN TERMITE CONTROL TO INCLUDE A CHEMICAL TERMITICIDE TREATMENT.

15) INSULATION IS REQUIRED TO BE INSTALLED IN ALL WALLS, FLOORS, & CLGS OPEN FOR CONSTRUCTION BETWEEN CONDITIONED SPACE & UNCONDITIONED SPACE, SUCH AS EXTERIORS, GARAGES, MECHANICAL AREAS, CRAWL SPACES, & ATTICS:
EXTERIOR WALL INSULATION: MIN R-21
CATHEDRAL ROOF INSULATION: MIN R-30
INTERIOR FLOOR INSULATION: MIN R-21
INTERIOR WALL ACOUSTIC INSULATION, TYP:
2x4 WALLS - R-15
2x6 WALLS - R-21

16) ALL INTERIOR WALLS TO HAVE (1) LAYER 5/8" TYPE "X" GWB BOTH SIDES UON; ALL SOFFITS AND CEILINGS (INCLUDING STORAGE AND UNDER STAIR SPACES) TO HAVE (1) LAYER 5/8" TYPE "X" GWB UON.

17) INTERIOR AND EXTERIOR GUARDRAILS AND HANDRAILS TO BE CAPABLE OF RESISTING A SINGLE CONCENTRATED LOAD OF 200 LB. REQUIRED GUARDS SHALL BE A MIN. HEIGHT OF 42" (36" ALLOWED AT OPEN SIDE OF STAIRS) AND NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE OF 4" (102MM) IN DIAMETER PER CRC R312.1.

18) SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBANT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR AS PER CRC R307.2.

19) AT SHOWERS: CURB TO BE 2" MIN AND 9" MAX. ABOVE DRAIN: SLOPE SHOWER BASE TO DRAIN MIN 1/8" PER FOOT. AT CURBLESS INSTALL WATERPROOF FULL AREA OF BATHROOM FLOOR AS REQUIRED FOR CODE COMPLIANCE. DOOR SHALL BE MIN 22" WIDE, SWING OUT, AND TEMPERED WHERE GLASS, TYP.

20) AT TILED KITCHEN, SHOWER AND BATH LOCATIONS, TILE IS TO BE INSTALLED OVER A MORTAR BED & (1) LAYER 1/2" WATER RESISTANT CEMENT BOARD OR HARDI BACKERBOARD.

21) AT UNTILED KITCHEN, SHOWER & BATH LOCATIONS, PROVIDE (1) LAYER 5/8" WATER RESISTANT GWB OR HARDI BACKERBOARD TO 60" AFF BEHIND ALL SINKS AND TOILETS AND TO ALL SIDE RETURN WALLS WITHIN 3'-0" OF SINKS AND TOILETS.

22) WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO HIGH HUMIDITY AS PER R702.3.7.1.

23) PROVIDE (1) LAYER 1/2" WATER RESISTANT CEMENT BOARD OR HARDI BACKERBOARD AT ALL TUB, TUB/SHOWER, OR SHOWER WALL AND CEILING ENCLOSURES. SHOWER BASES ARE TO HAVE A CONTINUOUS WATERPROOFING MEMBRANE WRAPPING 6" UP WALLS.

24) COORDINATE INSTALLATION OF ALL RECESSED LIGHT FIXTURES, SPEAKERS, WALL SCONCES, ELECTRICAL OUTLETS, TELEPHONE JACKS, AND HVAC GRILLS WITH ARCHITECT PRIOR TO INSTALLATION. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

25) CONTRACTOR TO VERIFY W/ MANUFACTURERS AND PROVIDE ALL CLEARANCES, PLUMBING, ELECTRICAL AND MECHANICAL REQUIREMENTS. SEE ELEVATIONS AND ELECTRICAL PLAN FOR FURTHER INFORMATION.

26) WHERE SURFACES ARE TO BE PAINTED, USE TWO COATS (PLUS PRIMER) MIN; COMPLY WITH PAINT MANUFACTURER'S RECOMMENDATIONS FOR PREPARATION AND APPLICATION.

27) CONTRACTOR IS NOT TO WASH NEW WINDOWS OR SKYLIGHTS, OR REMOVE MANUFACTURER'S LABELS PRIOR TO INSPECTION AND VERIFICATION OF U AND SHGC PROPERTIES.

28) MIN CEILING HEIGHT IN A KITCHEN IS 7' CLEAR, FROM THE FINISHED FLOOR TO THE FINISHED CEILING.

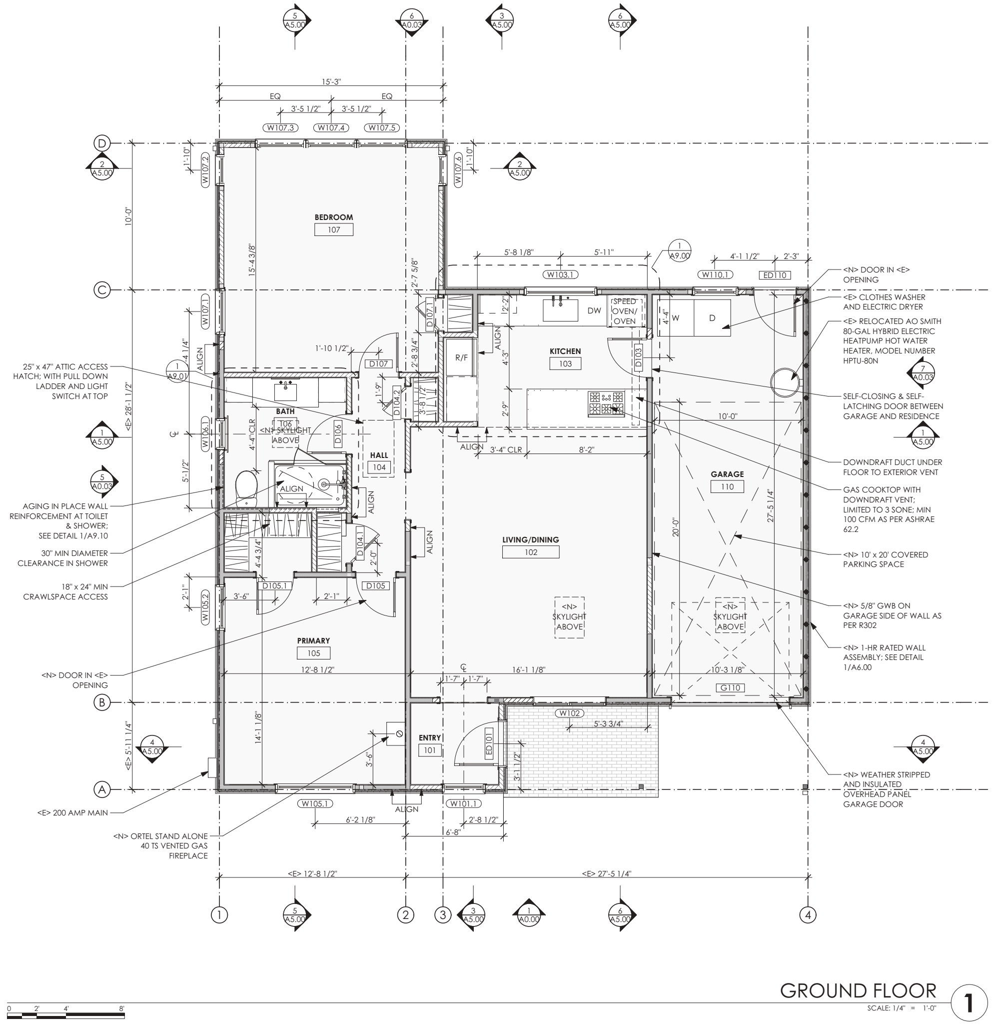
29) NO PENETRATIONS ARE CURRENTLY PROPOSED THROUGH A FIRE RATED WALL. IF THERE ARE PENETRATIONS IN THE FIELD, PROVIDE FIRE DAMPERS AT DUCT PENETRATIONS THROUGH RATED PARTITIONS. FIRE DAMPER ASSEMBLIES, INCLUDING SLEEVES AND INSTALLATION PROCEDURES, SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

PLUMBING NOTES

1) REFER TO SHEET A2.10 FOR TYPICAL PLUMBING NOTES.

POWER NOTES

1) REFER TO SHEET A2.21 FOR TYPICAL POWER PLAN NOTES.



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

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LICENSED ARCHITECT
HEATHER H YOUNG
C-29084
STATE OF CALIFORNIA

RESIDENTIAL REMODEL / ADDITION

503 OKEEFE STREET
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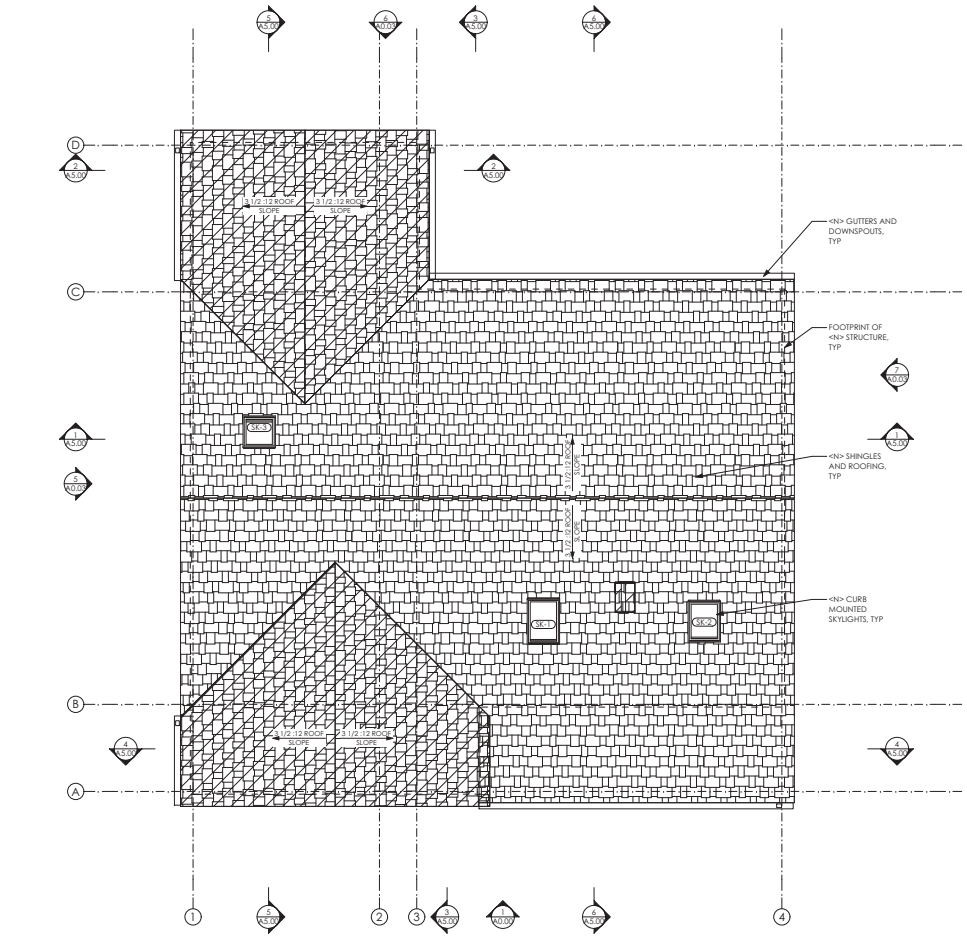
PROJECT NORTH
TRUE NORTH

FLOOR PLAN

A2.11



ROOF PLAN 1

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

ROOF PLAN NOTES

1) ALL ROOF PENETRATIONS TO BE FLASHED ACCORDING TO CURRENT SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) GUIDELINES. PAINT EXPOSED VENT STACKS TO MATCH ROOF FINISH COLOR, UON.

2) ALL ROOF SLOPES TO BE AS SHOWN AND REFERENCED ON PLANS, ELEVATIONS, AND SECTIONS.

3) ALL DIMENSIONS ARE SHOWN TO GRIDLINE OR FACE OF EXTERIOR FINISH, UON.

4) PROVIDE (N) GUTTERS & RAIN WATER LEADERS; ALL RAIN WATER LEADERS SHALL DISCHARGE ONTO HARDSCAPE OR MIN 2'-0" LONG CONC SPLASH BLOCKS, UON.

5) RAIN WATER LEADERS AND GUTTERS SHALL BE OF METAL OR APPROVED MATERIALS, TYP.

6) INSTALL WATERPROOF MEMBRANE FLASHINGS AT ROOF TRANSITIONS.

7) INSTALL SHEET METAL VALLEY OVER BITUMINOUS MEMBRANE AND 30 LB FELT AT EAVES, VALLEYS, & AT ALL ROOF PENETRATIONS.

8) FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, & AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT W/A THICKNESS OF NOT LESS THAN 0.019" (0.483 MM) (E.G. NO. 26 GALVANIZED SHEET) & SHALL BE PRIMED & PAINTED.

9) VENT STACKS TO BE GANGED TO SINGLE COORDINATED LOCATION; COORDINATE ROOF VENT & VENT STACK LOCATIONS FOR PLUMBING FIXTURES AND APPLIANCES WITH OWNER PRIOR TO INSTALLATION.

10) PLUMBING VENTS SHALL BE LOCATED MIN 10' HORIZONTALLY OR 3' MIN VERTICALLY FROM OPERABLE SKYLIGHTS, AIR INTAKES, OR OPERABLE DOORS & WINDOWS.

11) INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

12) A COPY OF THE ICBO/ICC REPORT FOR ROOF COVERING WILL BE AVAILABLE AT THE TIME OF INSPECTION.

13) ATTIC AIR VENTS TO BE USED FOR DIRECT VENTING ONLY.

14) PROVIDE ATTIC ACCESS TO ALL SPACES WITH 30" OR MORE VERTICAL CLEARANCE FROM UNDERSIDE OF RAFTERS TO CLG JOIST OR INTERIOR FINISH

15) PROVIDE A SWITCHED LIGHT AND POWER OUTLET TO ALL ACCESSIBLE ATTIC SPACES.

1) **ROOFING:**
COMPOSITE SHINGLES
- CERTAINTEED LANDMARK PRO
- CLASS A
- UL 2218 CLASS 3 IMPACT RATED
- CRRC ID: 0668-0072
- SR: 28; AGED SR: 0.27
- THERMAL EMITTANCE: 0.89
- COLOR: SOLARIS SILVER BIRCH
- ICC-ES-ESR-1389 & ICC-ES-ESR-3537

ROOF VENTING

1) ALL OF THE CONDITIONS ARE MET FOR PERMITTING AN UNVENTED ATTIC ASSEMBLY PER CRC R806.5:
   1. UNVENTED ATTIC SPACES ARE COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE
   2. INTERIOR VAPOR RETARDERS ARE NOT INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY
   3. NO WOOD SHINGLES OR SHAKES SHALL BE USED
   4. THE PROJECT IS NOT IN CA CLIMATE ZONE 5, 6, 7, OR 8
   5. AIR-IMPERMEABLE INSULATION ONLY IN DIRECT CONTACT W/UNDERSIDE OF STRUCTURAL SHEATHING AS PER R806.5.5.3 AND ITEM 5.1.2 IS MET FOR CLIMATE ZONE 3 WITH R-5 MIN RIGID INSULATION

2) THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE.

3) UNVENTED ROOF IS COMPOSED OF R-12 RIGID INSULATION ABOVE ROOF DECK OVER 2x6 <E>JOISTS SOLID FILLED WITH OPEN BATT INSULATION, TYP; R-21 MIN PER ENERGY REPORT

MECHANICAL NOTES

1) REFER TO SHEET A2.11 FOR TYPICAL MECHANICAL NOTES.

PLUMBING NOTES

1) REFER TO SHEET A2.10 FOR TYPICAL PLUMBING NOTES.

ROOF PLAN LEGEND

TO BE DECONSTRUCTED

NEW ROOF AREA

PROJECT NORTH

TRUE NORTH

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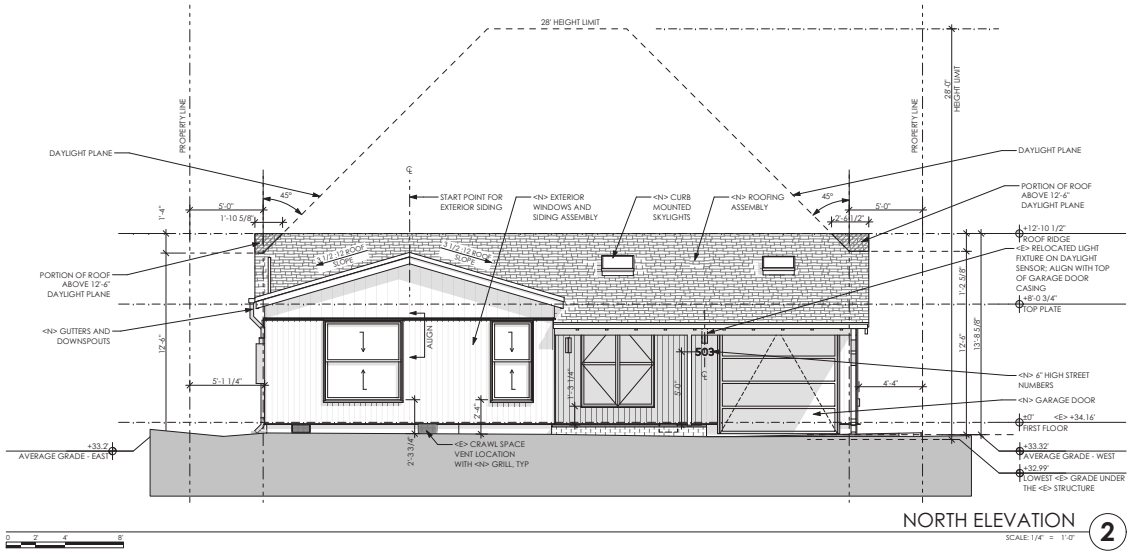
ROOF PLAN

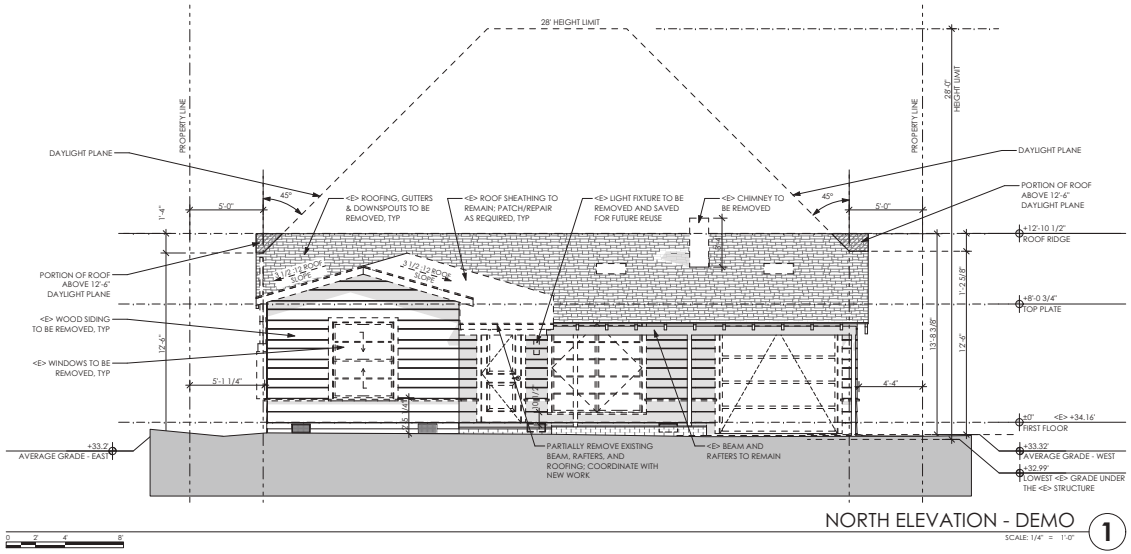
A2.12



NORTH ELEVATION

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

2



NORTH ELEVATION - DEMO

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

1

EXTERIOR FINISHES

1) **ROOFING:**
COMPOSITE SHINGLES
- CERTAINTEED LANDMARK PRO
- CLASS A
- UL 2218 CLASS 3 IMPACT RATED
- CRRC ID: 0668-0072
- SRI: 28; AGED SRI: 0.27
- THERMAL EMITTANCE: 0.89
- COLOR: SOLARIS SILVER BIRCH
- ICC-ES-ESR-1389 & ICC-ES-ESR-3537

2) **SIDING:**
PAINTED VERTICAL SHIPLAP SIDING - 9":
- KELLEHER ADVANTAGE PLUS SHIPLAP SIDING
- LOSP PRESSURE TREATED RADIATA PINE
- V-RUSTIC SIDING
- PATTERN 795
- 3/4" THICK, 9" EXPOSURE
- SMOOTH TEXTURE
- FACTORY PRIMED WHITE

3) **PAINTED VERTICAL SHIPLAP SIDING - MODIFIED 4.5"+4.5":**
- KELLEHER ADVANTAGE PLUS SHIPLAP SIDING
- LOSP PRESSURE TREATED RADIATA PINE
- V-RUSTIC SIDING
- PATTERN 795
- 3/4" THICK, 9" EXPOSURE
- V-GROOVE REVEAL
- SMOOTH TEXTURE
- FACTORY PRIMED WHITE

4) **WINDOWS:**
- MARVIN ULTIMATE
  + DOUBLE HUNG
  + CASEMENT WINDOWS
- CLAD EXTERIOR, PRIMED WOOD INTERIOR
- 1" DOUBLE PANE, LOW E2 GLAZING
- SIMULATED DIVIDED LITE (WHERE DIVIDED)

5) **FRONT DOOR:**
- ROGUE VALLEY
- DOOR MODEL: 4631-V
- 1 3/4" THICK PAINTED WOOD DOOR
- VISION LITE

6) **GUTTER AND DOWNSPOUTS:**
- 6" x 4" ALUMINUM GUTTER WITH LEAF GUARD
- 3" x 4" ALUMINUM DOWNSPOUTS
- PAINTED ALUMINUM; PER ELEVATIONS

ELEVATION NOTES

1) THE MAXIMUM BUILDING HEIGHT AT ANY POINT ON THE PROPERTY SHALL BE MEASURED FROM THE LOWER OF THE GRADE OR THE EXISTING GRADE DIRECTLY BENEATH ANY PORTIONS OF THE BUILDING. CHIMNEYS ARE EXCLUDED FROM THIS HEIGHT LIMIT.

2) NOTE: GRADE FOR THE PURPOSE OF ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE (E) SIDE AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT. SEE SITE PLAN ON A1.10 FOR LOCATIONS AND HEIGHTS.

3) DAYLIGHT PLANE: A DAYLIGHT PLANE SHALL BEGIN AT A HORIZONTAL LINE AT A CERTAIN DISTANCE DIRECTLY ABOVE EACH SIDE SETBACK LINE OF EACH LOT AND SHALL SHOPE INWARDS AT A FOURTY-FIVE (45) DEGREE ANGLE. THE DISTANCE BETWEEN THE SIDE SETBACK LINE AND THE HORIZONTAL LINE DIRECTLY ABOVE IT SHALL BE AS FOLLOWS:
(A) SINGLE-STORY DEVELOPMENT: TWLEVE (12) FEET, SIX (6) INCHES ABOVE THE GRADE OF THE SIDE SETBACK LINE;
(B) DEVELOPMENT OF TWO OR MORE STORIES: NINETEEN (19) FEET, SIX (6) INCHES ABOVE GRADE OF THE SIDE SETBACK LINE. FOR AN ADDITION TO AN EXISTING STRUCTURE, SUCH DISTANCE SHALL BE THE HIGHER OF:
  (i) NINETEEN (19) FEET, SIX (6) INCHES ABOVE THE GRADE OF THE SIDE SETBACK LINE; OR
  (ii) EIGHTEEN (18) FEET, SIX (6) INCHES ABOVE THE GRADE OF THE SIDE WALL, WHICHEVER IS LOWER

4) ADDRESS NUMBERS WILL BE PROVIDED WITH A MIN HEIGHT OF 4" AND A STROKE WIDTH OF 1/2". THE ADDRESS SHALL BE PLAINLY LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER CRC R319.1.

5) ROOF DRAINS AND CONDUCTORS/LEADERS SHALL BE OF PAINTED STEEL OR ALUMINUM.

8) CONTRACTOR TO USE BLIND NAILING FOR ALL EXTERIOR SIDING INSTALLATIONS.

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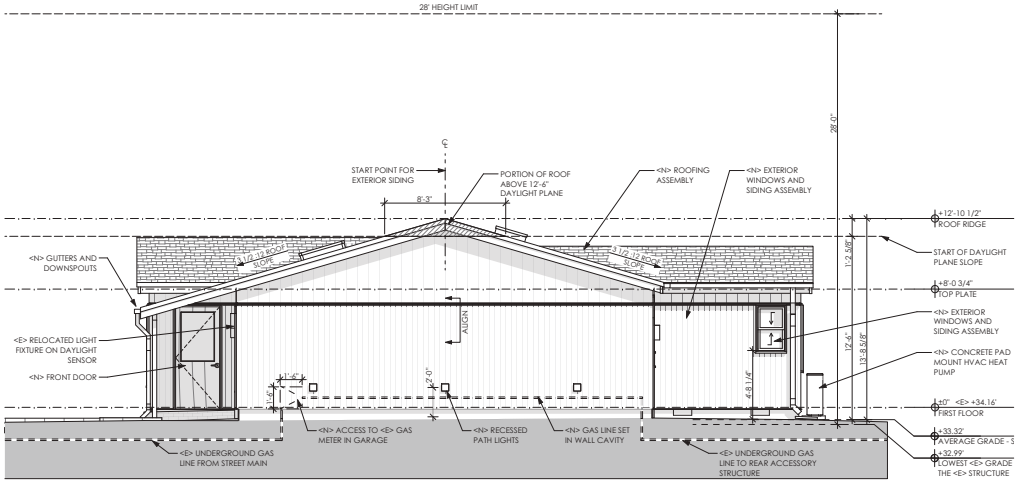
NORTH ELEVATION

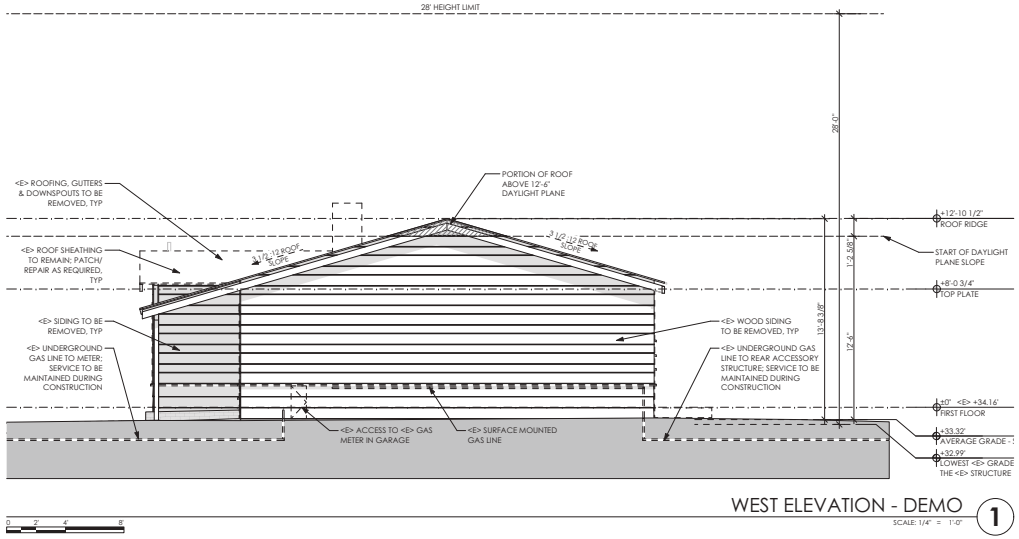
A4.00



WEST ELEVATION

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

2



WEST ELEVATION - DEMO

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

1

MATERIALS & FINISHES

1) **ROOFING:**
COMPOSITE SHINGLES
- CERTAINTEED LANDMARK PRO
- CLASS A
- UL 2218 CLASS 3 IMPACT RATED
- CRRC ID: 0668-0072
- SR: 28; AGED SR: 0.27
- THERMAL EMITTANCE: 0.89
- COLOR: SOLARIS SILVER BIRCH
- ICC-ES-ESR-1389 & ICC-ES-ESR-3537

2) **SIDING:**
PAINTED VERTICAL SHIPLAP SIDING - 9":
- KELLEHER ADVANTAGE PLUS SHIPLAP SIDING
- LOSP PRESSURE TREATED RADIATA PINE
- V-RUSTIC SIDING
- PATTERN 795
- 3/4" THICK, 9" EXPOSURE
- SMOOTH TEXTURE
- FACTORY PRIMED WHITE

3) **PAINTED VERTICAL SHIPLAP SIDING - MODIFIED 4.5"+4.5":**
- KELLEHER ADVANTAGE PLUS SHIPLAP SIDING
- LOSP PRESSURE TREATED RADIATA PINE
- V-RUSTIC SIDING
- PATTERN 795
- 3/4" THICK, 9" EXPOSURE
- V-GROOVE REVEAL
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- FACTORY PRIMED WHITE

4) **WINDOWS:**
- MARVIN ULTIMATE:
  + DOUBLE HUNG
  + CASEMENT WINDOWS
- CLAD EXTERIOR, PRIMED WOOD INTERIOR
- 1" DOUBLE PANE, LOW E2 GLAZING
- SIMULATED DIVIDED LITE (WHERE DIVIDED)

5) **FRONT DOOR:**
- ROGUE VALLEY
- DOOR MODEL: 4631-V
- 1 3/4" THICK PAINTED WOOD DOOR
- VISION LITE

6) **GUTTER AND DOWNSPOUTS:**
- 6" x 4" ALUMINUM GUTTER WITH LEAF GUARD
- 3" x 4" ALUMINUM DOWNSPOUTS
- PAINTED ALUMINUM; PER ELEVATIONS

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WEST ELEVATION

A4.01

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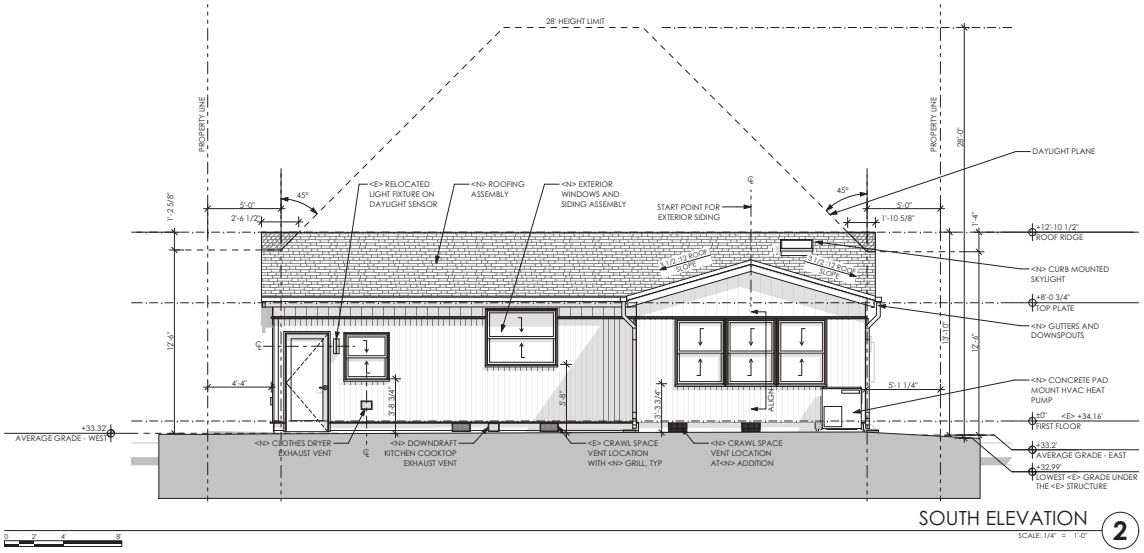
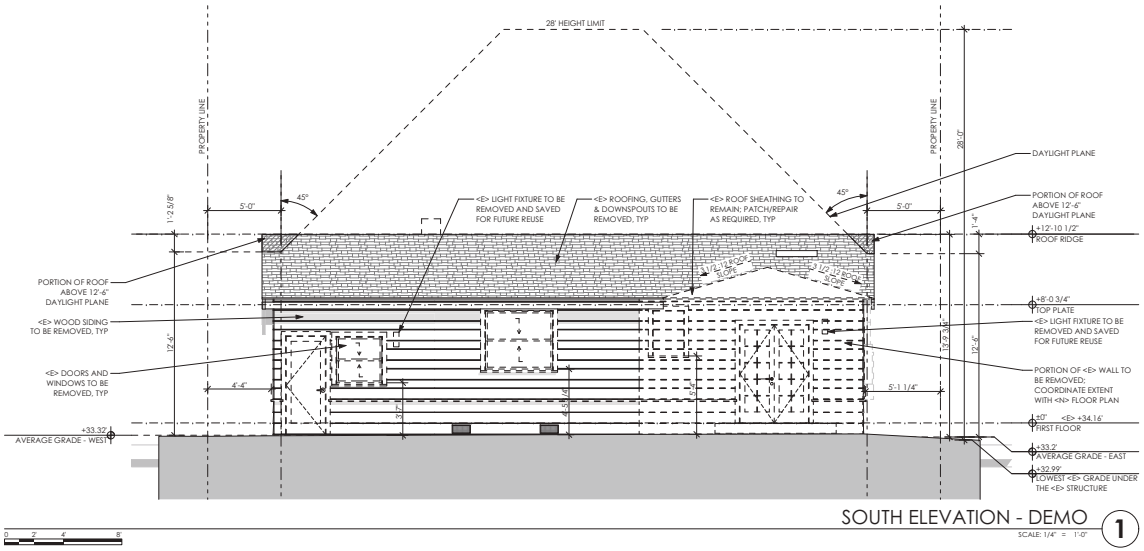


SOUTH ELEVATION

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

2



SOUTH ELEVATION - DEMO

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

1

MATERIALS & FINISHES

1) **ROOFING:**
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5) **FRONT DOOR:**
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6) **GUTTER AND DOWNSPOUTS:**
- 6" x 4" ALUMINUM GUTTER WITH LEAF GUARD
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- PAINTED ALUMINUM; PER ELEVATIONS

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SOUTH ELEVATION

A4.02

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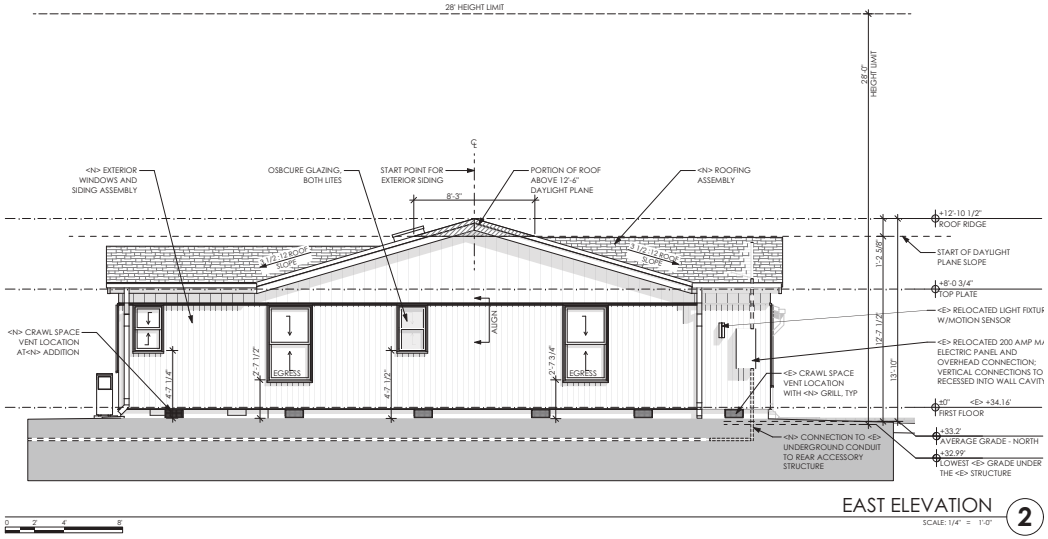
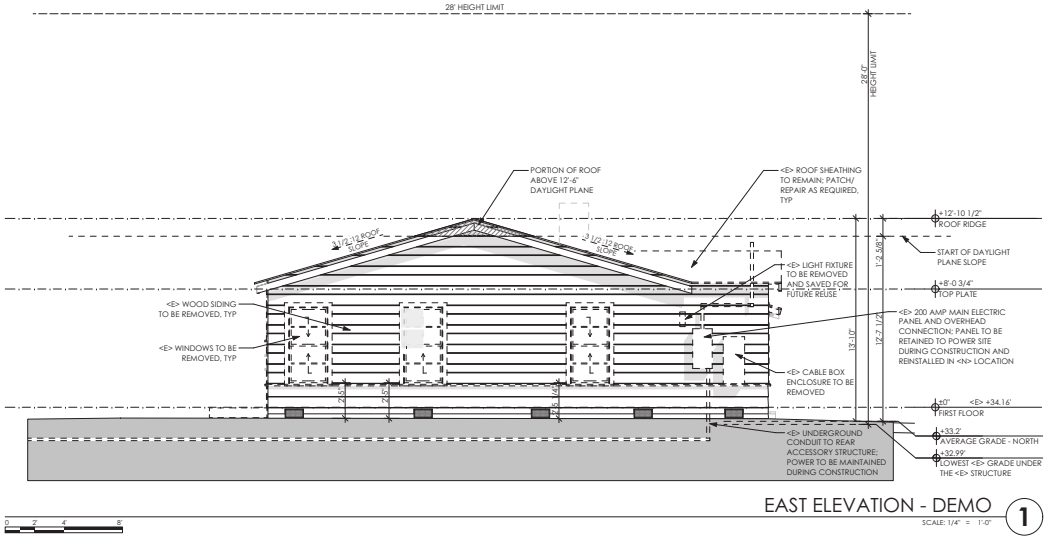


EAST ELEVATION

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

2



EAST ELEVATION - DEMO

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

1

MATERIALS & FINISHES

1) **ROOFING:**
COMPOSITE SHINGLES
- CERTAINTEED LANDMARK PRO
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- UL 2218 CLASS 3 IMPACT RATED
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2) **SIDING:**
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4) **WINDOWS:**
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  + CASEMENT WINDOWS
- CLAD EXTERIOR, PRIMED WOOD INTERIOR
- 1" DOUBLE PANE, LOW E2 GLAZING
- SIMULATED DIVIDED LITE (WHERE DIVIDED)

5) **FRONT DOOR:**
- ROGUE VALLEY
- DOOR MODEL: 4631-V
- 1 3/4" THICK PAINTED WOOD DOOR
- VISION LITE

6) **GUTTER AND DOWNSPOUTS:**
- 6" x 4" ALUMINUM GUTTER WITH LEAF GUARD
- 3" x 4" ALUMINUM DOWNSPOUTS
- PAINTED ALUMINUM; PER ELEVATIONS

hya
HEATHER YOUNG ARCHITECTS
911 Encina Avenue, Suite 120
Palo Alto, CA 94301
650.689.0921 / hyarchs.com

LICENSED ARCHITECT
HEATHER H YOUNG
C-29084
03/31/2027
STATE OF CALIFORNIA

RESIDENTIAL REMODEL / ADDITION

503 OKEEFE STREET
MENLO PARK, CA
94025

ISSUANCES

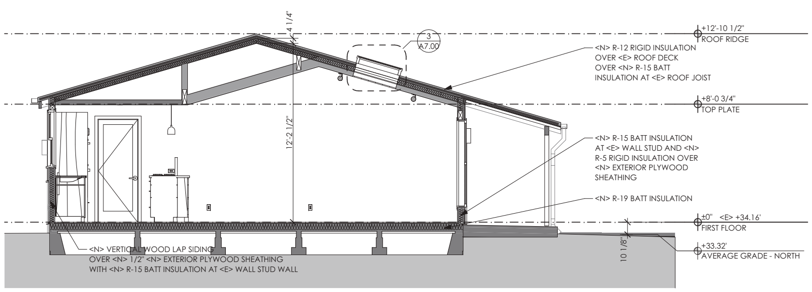
REV	DATE	DESCRIPTION
	07 DEC 25	PERMIT SUBMITTAL
PC2	12 APR 26	USE PERMIT - REV

EAST ELEVATION

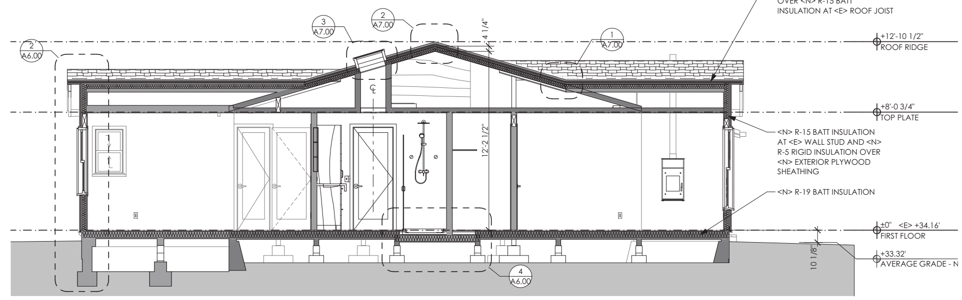
A4.03

SECTION NOTES

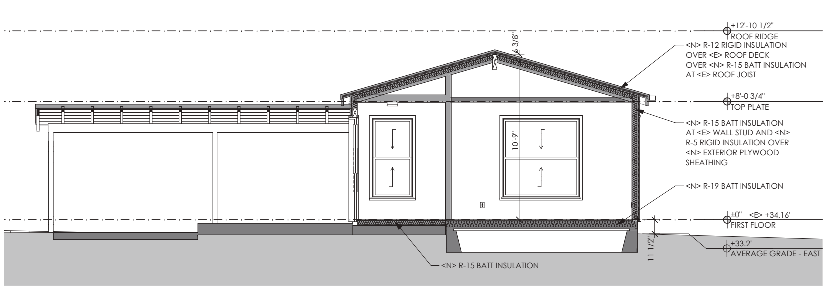
1) VENTING OF THE ATTIC AREA IS NOT REQUIRED. UNVENTED ATTIC PER CRC SECTION R806.5.2 ASSEMBLY:
   - R-12 INSULATION ABOVE ROOF DECK
   - R-15 BATT INSULATION BELOW ROOF DECK
   SEE WALL SECTIONS ON SHEETS A6.00 FOR MORE INFORMATION.



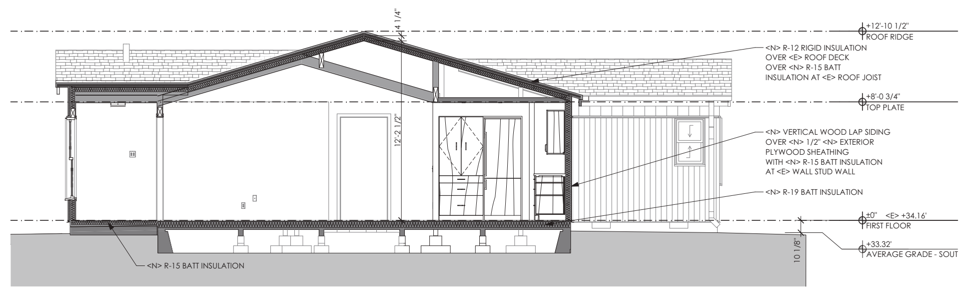
SOUTH-NORTH SECTION 6
SCALE: 1/4" = 1'-0"



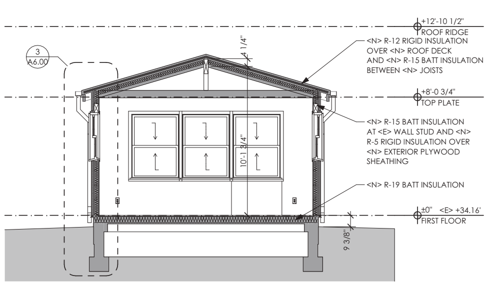
SOUTH-NORTH SECTION 5
SCALE: 1/4" = 1'-0"



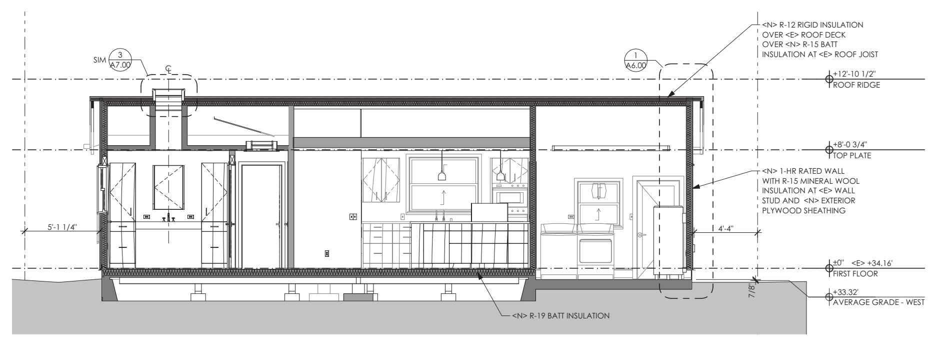
WEST - EAST SECTION 4
SCALE: 1/4" = 1'-0"



NORTH-SOUTH SECTION 3
SCALE: 1/4" = 1'-0"



BUILDING SECTION 2
SCALE: 1/4" = 1'-0"



EAST-WEST SECTION 1
SCALE: 1/4" = 1'-0"

hya

HEATHER YOUNG ARCHITECTS

LICENSED ARCHITECT
HEATHER H YOUNG
C-29084
STATE OF CALIFORNIA

RESIDENTIAL REMODEL / ADDITION

503 OKEEFE STREET
MENLO PARK, CA
94025

ISSUANCES

REV	DATE	DESCRIPTION
	07 DEC 25	PERMIT SUBMITTAL
PC2	12 APR 26	USE PERMIT - REV

BUILDING SECTIONS

A5.00

hya HEATHER YOUNG ARCHITECTS

February 4, 2026
March 8, 2026 - updated

Project Description

City of Menlo Park
Community Development Department
Planning Division
701 Laurel Street
Menlo Park, CA 94025

Re: 503 O'Keefe St
Menlo Park, CA 94025
Remodel / Addition

This letter of application requests Planning Commission Approval for the remodel of the existing home at 503 O'Keefe and addition of 192 sf. A Use Permit is required because the proposed work will exceed the 75% threshold for a single-story single-family residence.

Purpose of the Proposal

I moved into 503 O'Keefe as a renter back in 2006 and purchased the house from the prior owner in 2016. The first several years were spent on immediate need improvements – replacing the main electric with a 200 Amp panel, sewer lateral replacement, appliance replacements, etc – while saving for a larger project. Structural and thermal improvements to the building envelope, energy efficient lighting, moving away from reliance on gas, and making the house more livable as I age in place are the primary goals of the project. Improvements to the kitchen and bathroom are a big part of making the house more livable.

Scope of Work

The remodel project includes a kitchen remodel, bathroom remodel, and minor additions totaling 192 sf to the front and rear of the existing single-story single-family home. Improvements include new roofing, new exterior doors and windows, replacing the gas furnace with an electric heat pump, lighting, and plumbing fixtures. The project also includes a new driveway with widened curb cut and an EV charger.

The existing garage wall was built less than 5' from the right side property line and will be made into a 1HR fire rated wall. The Menlo Park Fire Department has requested that

the home be sprinklered. The existing pool house/accessory structure is not sprinklered and not proposed to be sprinklered.

Architectural Style, Materials, Colors and Construction Methods

The project design style is transitional. The simple volumes of the design and building structure are similar to the existing home and surrounding neighbors. The existing house and many of the neighboring homes have wood siding and asphalt shingle gable roofs. The current wood siding changes from horizontal T&G siding to horizontal lap siding at the window sill. The proposed design replaces the existing horizontal wood siding with two widths of vertical siding separated by a waterproofing trim joint at the window heads. The new windows have insulated glass and pre-finished metal cladding painted dark grey to complement the medium-light grey color of the new siding. For additional information on the materials and finishes, please see drawing sheets A4.0 – A4.3.

The building structure is a crawl space with wood frame Type V-B construction above. Project sustainability will meet or exceed Title 24. The main house will grow from 1,384 sf to 1,537 sf (including the garage).

Basis for Site Layout

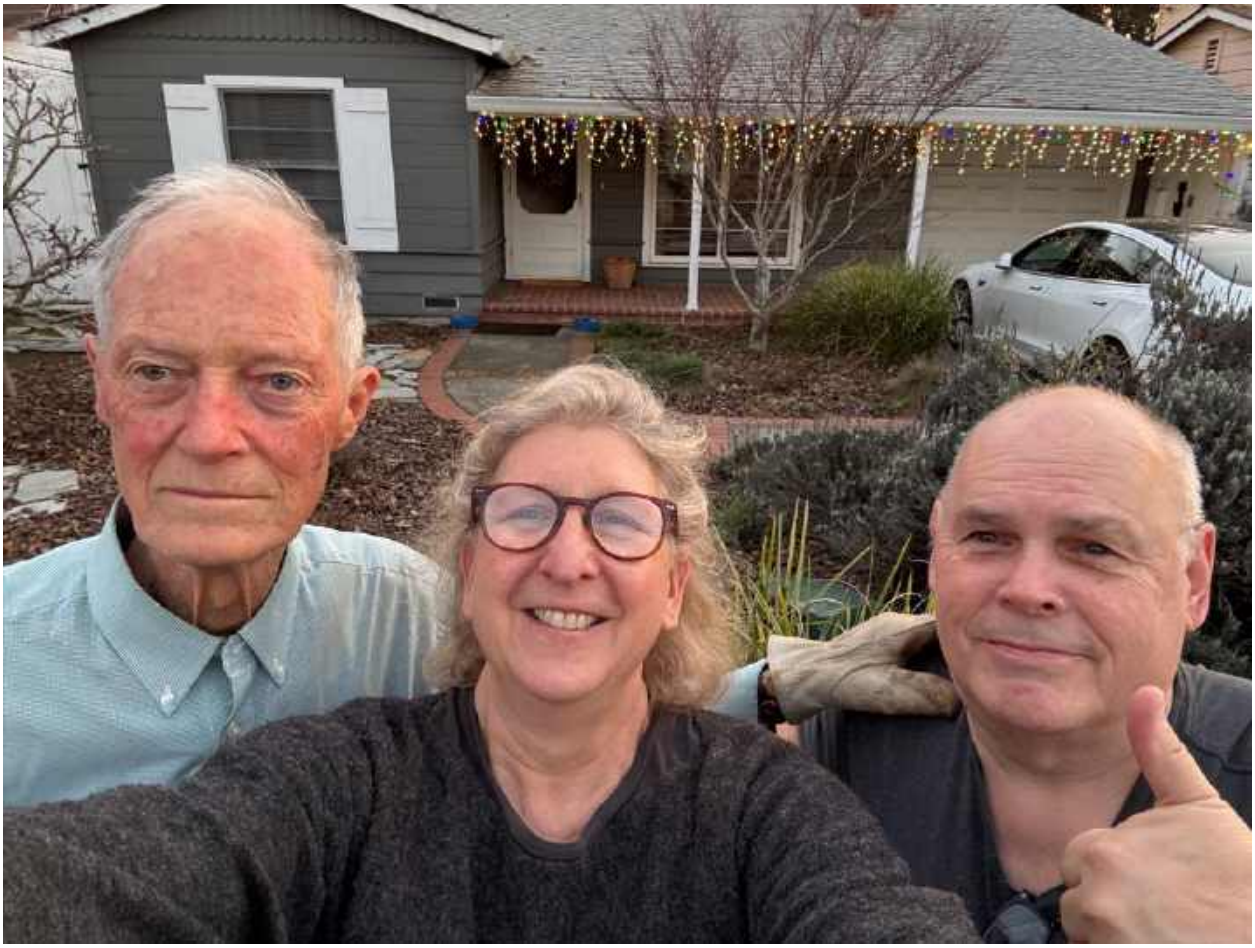
The existing site is largely untouched. The addition to the front of the house encloses a small portion of the front porch to create an entry vestibule; the addition to the rear allows the 2nd bedroom to move towards the rear of the site and enable the bathroom to be relocated off the hall between the two bedrooms. The driveway is being replaced with permeable paving and the curb cut is being widened.

Existing and Proposed Uses

The house will continue to be a single-story single-family home consistent with much of the neighborhood as you move away from Willow Ave. The rear of the property backs up to the playing fields of Kipp Valient Prep.

Neighbor Outreach

I've lived at 503 O'Keefe for almost 20 years and the neighbors on either side (Brian and Susan Hart/423 O'Keefe and Brian Gilmer/507 O'Keefe, were here when I arrived as a renter in 2008. I purchased the home from my landlord in 2016 and Brian Gilmer has since married and now has two children, Arthur and Helen. Through the years we've spoken over the fence and been on good terms. Both received the public notice card from the city and asked me a few questions, both are fine with the project. I spoke with them again February 1, 2026 and we took a selfie. Brian Gilmer sent an e-mail of support to Monika Roy, the project Plan Tech (see attached).



Brian Hart on left, Heather Young in center, Brian Gilmer on right – February 1, 2026

As per staff recommendation, an Outreach Letter was developed and hand-delivered to immediate neighbors. The letter included an introduction, project description, site plan, perspective images of the house, floor plan, and contact information for both me and project planner Matthew Ball. The 2 March 2026 letter was delivered at 7:30 am the morning of 3 Mar 2026.

- The letter was hand-delivered to (9) properties in the immediate vicinity: 415 O'Keefe, 416 O'Keefe, 419 O'Keefe, 423 O'Keefe, 504 O'Keefe, 507 O'Keefe, 508 O'Keefe, 512 O'Keefe, and 704 Arnold Way
- No correspondence has been received as a result of this additional outreach
- No changes were requested or made to the project design

A copy of the Outreach Letter is attached.

Thank you for your time and attention to this proposal. Please contact me with any questions or requests for additional information. We look forward to working with you to entitle this application.

Sincerely -

Heather Young
HEATHER YOUNG ARCHITECTS

hya

Heather Young <heather@hyarchs.com>

503 OKeefe Street

3 messages

brian@briangilmer.com <brian@briangilmer.com> Mon, Feb 2, 2026 at 10:37 AM
To: MRoy@menlopark.gov
Cc: heather@hyarchs.com

Monika,

My name is Brian Gilmer, I am the owner of the property at 507 O'Keefe Street in Menlo Park. My neighbor, Heather Young, was telling me that when she applied for permits, she was told that her house is a few inches less than 5 feet from the property line that we share. These houses were completed in 1948 and my family has owned the property since then, this has never been a problem and it is not a problem now. No work has even been done on the 503 O'Keefe street property, since the original construction, that would have brought any part of the house closer to the property line, so this is where it was originally built. I fully support her planned remodel and as it will not impact the side of her house closest to me, I do not feel she should be required to perform any mitigating work due to the fact it was build a few inches closer to our shared property line that current code allows for. If you would like me to write to the planning commission, I am happy to do that.

Best Regards

Brian Gilmer

507 O'Keefe Street

Heather Young <heather@hyarchs.com> Mon, Feb 2, 2026 at 12:05 PM
To: brian@briangilmer.com
Cc: MRoy@menlopark.gov

Hi Brian -

Thanks for sharing your thoughts and support for the proposed remodel/addition to my home at 503 O'Keefe with Monika.

Regards -
Heather

Heather Young, Partner

hya HEATHER YOUNG ARCHITECTS

www.hyarchs.com

81 Encina Ave, Suite 100

Palo Alto, CA 94301

D 650-459-3203

C 650-793-1289

[Quoted text hidden]

Heather Young <heather@hyarchs.com> Mon, Feb 2, 2026 at 12:05 PM
To: Heather Young <heatherhyoung1@gmail.com>

Heather Young, Partner

hya HEATHER YOUNG ARCHITECTS

www.hyarchs.com

81 Encina Ave, Suite 100

Palo Alto, CA 94301

D 650-459-3203

C 650-793-1289

[Quoted text hidden]

hya HEATHER YOUNG ARCHITECTS

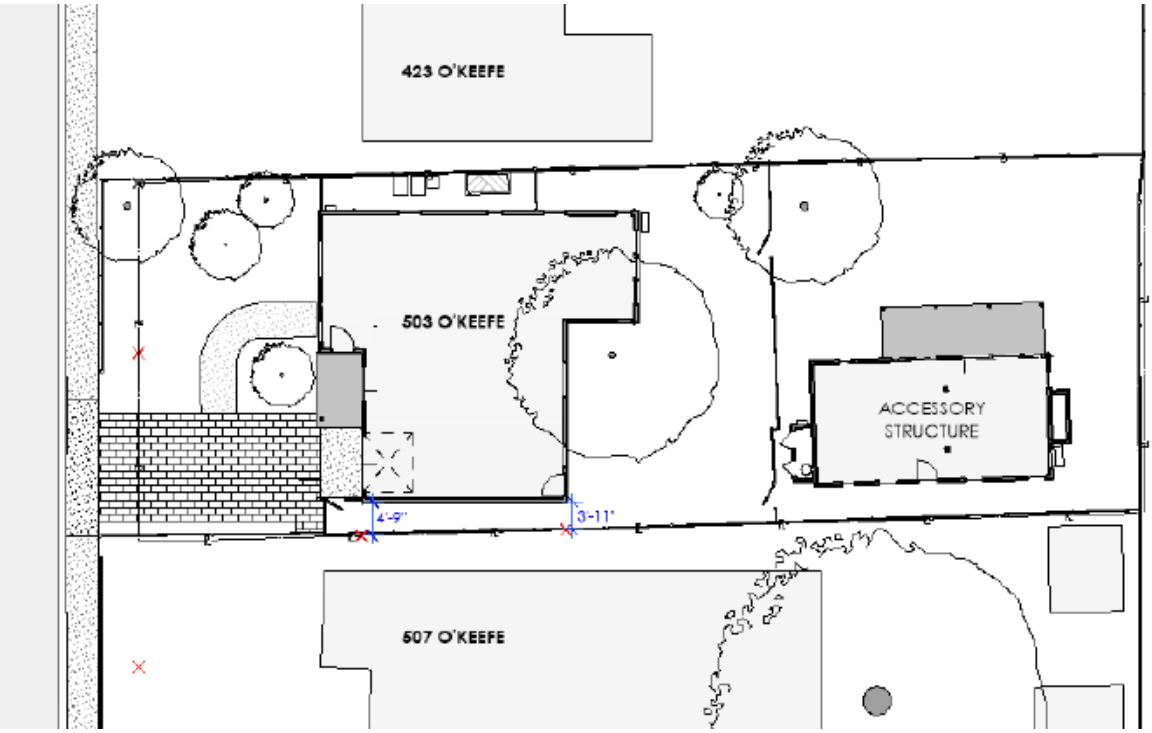
March 2, 2026
RE: Remodel/Addition at 503 O'Keefe Street

Dear Neighbor,

Hello! I'm the owner and architect for the remodel/addition project at 503 O'Keefe Street. Structural and thermal improvements to the building envelope, moving away from reliance on gas, modernizing the kitchen and bathroom, and making the house more livable as I age in place are the primary goals of the project.

The project consists of remodeling the interior of the home with a new kitchen and bathroom, replacing the exterior siding and windows, adding a new entry vestibule and small rear addition (192 sf total), and other energy/utility improvements. Although maintained by the owners over the years, the improvements to the heating and cooling system (bye bye to the original gas furnace!), and house energy performance will enable the home to be more resilient and sustainable going forward.

The existing home built in 1948 was constructed too close to the right hand property line under today's zoning ordinance, 3'-11" and 4'-9" at the closest and furthest points, where 5'-0" min is required today. A Use Permit is required because the proposed work will exceed the 75% construction cost threshold for single-story single-family residence improvements. The house is and will continue to be single-story. The existing accessory structure in the backyard is to remain and the existing trees will be retained.



Proposed Site Plan

Architectural Style, Materials, Colors and Construction Methods

The project design style is transitional. The simple volumes of the design and building structure are similar to the existing home and surrounding neighbors. The existing house and many of the neighboring homes have wood siding and asphalt shingle gable roofs. The proposed design replaces the existing horizontal wood siding with two widths of vertical siding separated by a waterproofing trim joint at the window heads. The new windows have insulated glass and pre-finished metal cladding painted dark grey to complement the medium-light grey color of the new siding. Plans and perspective images of the homes are attached.

All neighbors adjacent to the property are being provided this notice as a courtesy. You should already have received a notice from the city in the mail. Please note the enclosed drawings and images are preliminary and may change due to project modification requested by the city of Menlo Park or as the design develops.

This project is being reviewed by the City of Menlo Park Planning. For additional information please contact the project planner, Matthew Ball, at MHBall@menlopark.gov or (650) 330-6739.

Sincerely -

Heather Young
Heather Young Architects
email: heather@hyarchs.com

Proposed Front Facade

Proposed Rear Facade

GROUND FLOOR PLAN – 503 O'Keefe Street

urbantreemanagement

Tree Survey Report

Inspection Date: August 18, 2025
Attending Arborist: Kevin J. Carlson

Ms. Heather Young
503 O'Keefe Street
Menlo Park, California

Kevin J. Carlson
Kevin J Carlson
Urban Tree Management
ISA Board Certified Master Arborist #WE-7475B
ASCA Registered Consulting Arborist #629
ISA Tree Risk Assessment Qualified
ISA Prescription Pruning Qualified
ASCA Tree and Plant Appraisal Qualified

ASSIGNMENT

Physically inspect six trees on the subject property based on the site plan and instructions provided by Heather Young Architects. See attached *Progress Site Plan Sheet A1.01*, dated 8/17/25.

Map, tag, and compile data for each tree and write an inventory/survey report documenting our observations. Provide general tree protection recommendations for use during the upcoming site development project.

SUMMARY

This survey provides a numbered map, and complete and detailed information for each tree surveyed. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, and any special notes, can be found in the *Tree Survey Data Table* on page 15.

There are a total of six trees included in this report, only one of which is protected under the provisions of Menlo Park Municipal Code Chapter 13.24. The survey indicates the following with respect to quantities:
A: Retain; condition warrants long-term preservation: **6 trees.**
B: Preservable; trees are a benefit and may be worthy of extensive effort or design accommodation: **0 trees.**
C: May be preservable but is not worthy of extensive effort or design accommodation: **0 trees.**
D: Recommend removal due to existing health and/or structure: **0 trees.**

SURVEY METHODS

The trunks of the trees were measured using an arborist's caliper at 54 inches above mean natural grade. The canopy height and spread were estimated using visual references acquired by the use of a clinometer at various locations. All trees in this survey were tagged with blue anodized aluminum tags affixed to the trunk with a nail, on the side of the trunk that is most easily viewed. In cases where the tree is too small to accept a nail, the tags have been affixed with a zip tie or nailed to the tree stake supporting the tree.

The condition of each tree was assessed by visual observation only from a standing position. This assessment did not include drilling or using sonar equipment to detect internal decay, or include climbing and/or the use of aerial equipment to assess higher portions of the tree. Consequently, it is possible that individual trees may have internal or belowground health problems or structural defects which were not identified.

All the trees surveyed were examined and then rated based on their individual health and structure according to the following *Tree Ratings Table*. Accordingly, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, and rated "fair/poor" in the structure column if structural mitigation is needed.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth, dead wood accumulation, and the absence or presence of pests or disease. Also considered is the arborist's own interpretation of what is "normal" for the species.

Individual tree structure is rated based on the growth pattern of the tree, including the degree of lean, the presence or absence of poor limb attachments, the length and weight of limbs, bowing or sweeping, and the extent/location of apparent decay. For each tree, a structural rating of "fair" or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing branch end weight as the tree grows. A "fair/poor" rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural issues. A "poor" structural rating indicates that the tree or portions of the tree may fail and that there are few mitigation options other than removal of the tree or large portions of the tree. Very large trees that are rated "fair/poor" for structure **and** that are near structures or in an area frequently traveled by cars or people, receive an additional **consider removal due to hazard** notation under the recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the impact may be significant.

TREE RATINGS TABLE

Rating	Health	Structure
Good	excellent/vigorous	exceptional
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree.
Poor	dead or near dead	hazard

TREE DISPOSITION CATEGORIES

Each tree onsite has been given a preservation rating relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if a tree is suitable for preservation. Each tree in the *Tree Survey Data Table* has been assigned to one of the following categories:

A: Retain; condition warrants long-term preservation:
B: Preservable; trees are a benefit and may be worthy of extensive effort or design accommodation:
C: May be preservable but is not worthy of extensive effort or design accommodation:
D: Recommend removal due to existing health and/or structure:

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More thorough conversations about impacts and specific preservation plans may be reported as the project evolves.

CITY OF MENLO PARK DEFINITION OF A HERITAGE TREE

1. Any tree other than an oak that has a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more, measured at 54 inches above natural grade
2. Any oak tree native to California has a trunk with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade
3. A tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character, or community benefit.

SURVEY AREA OBSERVATIONS

The surveyed property is a landscaped 7,000 square foot residential lot in Menlo Park, California, with a primary dwelling unit in the front and an accessory structure in the rear. Small to medium-sized introduced landscape specimens account for the entire tree population, and there are no trees on site that are native to California or would predate the original construction of the home in 1948.

APPRAISED VALUE

The appraised value of all trees included in this survey is $30,200, based on the reproduction method/trunk formula technique in the *Guide for Tree and Plant Appraisal*, 10th Edition, 2019. The lone heritage tree on this site (*Prunus padus* #6) has an appraised value of $12,000. See the attached appraisal worksheet on page 16.

RISKS TO TREES BY CONSTRUCTION

Aside from any health and structure issues indicated in this report, the trees on this site could be at risk of damage by construction activities common to most projects. These activities may include the dumping or stockpiling of materials over root systems; trenching across the root zones for utilities or landscape irrigation; routing of construction traffic across root systems resulting in soil compaction and root dieback; and general grading and/or excavation activities. It is therefore essential that tree protection measures be installed per the project plans and specifications. When trenching for underground utilities or irrigation lines, it is essential that trenches be located outside the drip line wherever possible, and that the Project Arborist oversees any excavation within the drip line area. Any other grading or excavation activities near the drip line of any tree should likewise be overseen by the Project Arborist.

TREE PROTECTION MEASURES

Protective fencing must be provided during the construction period to protect heritage and/or significant trees. This fencing must protect a sufficient portion of the root zone in order to be effective. Fencing is recommended to be located 8-10 times the DSH in all directions from the tree. DSH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 times the DSH where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In our experience, the protective fencing should:

a. Consist of 12-gauge chain link fencing with a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fence posts should be located a maximum of 10 feet on-center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction activities are completed, unless otherwise approved by the Project Arborist.
f. Tree protection signage shall be mounted to each individual fencing location. Tree protection signage shall consist of an 8.5” x 11” laminated sheet with the words “TREE PROTECTION ZONE-DO NOT ENTER”, along with the name and phone number of the Project Arborist. Signage should be readable from a distance of at least 20 feet.
g. For trees that are not protected by ordinance and are too close to construction to allow for chain link fence, trunk protection is acceptable (see photo). Ensure that root cutting is performed only as specified below.

Based upon the condition and location of trees present on site, the following is also recommended for any planned or future construction:

1. The Project Arborist should oversee any excavation activities within the tree protection zones.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the Project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the driplines of trees should be thoroughly irrigated to a depth of 18 inches every 2 weeks during the dry months (June-October).
4. Mulch should cover all bare soil within the tree protection fencing zone. This material must be 6-8 inches in depth after spreading. Much should be spread by hand and kept at least 12 inches away from individual tree trunks. Coarse wood chips are preferred because they are organic and degrade naturally over time.
5. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by the Project Arborist. For trenching, this means:
    a. Trenches for any underground utilities (gas, electric, water, phone, cable, etc.) must be located outside the driplines of protected trees, unless approved by the Project Arborist. Alternative methods of installation may be suggested.
    b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Project Arborist.
6. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
7. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
8. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees due to risk of damage or spread of pathogens.
9. Landscape irrigation systems must be designed to avoid overspray on to the trunks of trees, especially oak trees.
10. Any pruning should be performed under the supervision of an arborist certified by the ISA (International Society of Arboriculture) and according to ISA Western Chapter/ANSI Standards (1998).
11. Any shrubs planted inside the driplines of oak trees must be species that are compatible with their environmental and cultural requirements. Shrubs compatible with California native oaks can be found in the California Oak Foundation 1991 publication *Compatible Plants Under & Around Oaks*, available online at: http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf.

CITY OF MENLO PARK SPECIFIC REQUIREMENTS

1. Once plans have been updated to include construction elements, a report addendum will be required to address specific impacts to heritage trees, along with specific measures that will be taken to protect them during construction.
2. Once plans have been updated to include construction elements, the tree protection zone (TPZ) of each heritage tree must be shown on the plans, along with notes for any specific tree protection measures.
3. Any heritage tree damaged beyond repair during the construction process will require replacement based on its appraised value.
4. Prior to issuance of demolition and/or building permits, the Project Arborist must submit a tree protection verification letter verifying that the tree protection measures are in place and in conformance with the plans and specifications.
5. Work required to be supervised by the Project Arborist must be accompanied by a follow-up letter detailing the recommended work plan and mitigation measures, as well as a statement that the mitigation has been completed per the plans and specifications.
6. Once construction begins, monthly reports by the Project Arborist are required. Reports must address any maintenance and mitigation requirements, and must be submitted to the City Arborist for review.
7. A final sign-off letter by the Project Arborist is required at the end of construction.
8. A final inspection by the City Arborist is required at the end of construction.
9. The Project Arborist must submit a written plan for the post-construction maintenance of preserved trees.

APPLICABLE REFERENCE STANDARDS for TREE HEALTH

ISA Guide for Plant Appraisal, 10th Edition, 2019

Exceptional: Good health and structure with significant size, location or quality.

Good: Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.

Fair: Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species' normal habit, function and aesthetics compromised.

Poor: Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.

Very Poor: Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.

Dead/Unstable: Dead or imminently ready to fail.

DSH (syn. DBH) = Diameter at Standard Height. The diameter of the trunk of a tree measured at 54 inches above the mean natural grade.

Trunk Protection

Common Cherry #1

Kousa Dogwood #2

Hybrid Apple #3

Japanese Maple #4

Jacaranda #5

Birdcherry #6

urbantreemanagement Inc.

TREE SURVEY DATA

Address:	**503 O'Keefe Street, Menlo Park, CA**
Inspection Date:	**August 18, 2025**

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	HEALTH		STRUCTURE
Good	excellent, vigorous		exceptional
Fair - Good	no significant health concerns		very stable
Fair	declining; measures should be taken to improve health and appearance		routine maintenance needed
Fair - Poor	in decline: significant health issues		mitigation needed: may or may not preserve this tree
Poor	dead or near dead		hazard

CITY OF MENLO PARK HERITAGE TREE DEFINITION:
1. **ANY TREE OTHER THAN AN OAK WITH A TRUNK DIAMETER OF 15 INCHES OR MORE AT 54 INCHES ABOVE GRADE.**
2. **ANY CALIFORNIA NATIVE OAK WITH A TRUNK DIAMETER OF 10 INCHES OR MORE AT 54 INCHES ABOVE GRADE.**

TAG NO.	COMMON NAME	DIAMETER AT STD. HEIGHT	HEIGHT	WIDTH	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES
1	CHERRY	12	16	16	F	F/G		A	MEASURED BELOW THE MUTI-STEM UNION @ 40". MINOR DEAD WOOD IN THE UPPER CANOPY.
2	KOUSA DOGWOOD	10.75	16	8	F	F/G		A	MULTIPLE STEMS FROM BELOW GRADE-MEASURED INDIVIDUALLY AT 54 INCHES. TREE IS DROUGHT STRESSED
3	HYBRID APPLE	4.5	8	10	F/G	F/G		A	MEASURED BELOW THE MULTI-STEM UNION @ 12". GOOD CONDITION.
4	JAPANESE MAPLE	6	9	9	F/G	F/G		A	MEASURED BELOW THE MULTI-STEM UNION @ 9". GODD CONDITION.
5	JACARANDA	11.5	30	30	F	F/G		A	MEASURED AT STD. DSH. MINOR DEAD WOOD.
6	BIRDCHERRY	15	18	22	F/G	F/G	X	A	MEASURED BELOW THE MULTI-STEM UNION @ 44". GOOD CONDITION.

A = Retain, condition warrants long-term preservation	**6**
B = Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.	**0**
C = May be preservable, but is not worthy of extensive effort or design accommodation.	**0**
D= Recommend removal due to existing condition and/or structure	**0**
TOTAL TREES	**6**
Total Protected Trees	**1**

Common Name Key	*Botanical Name*
CHERRY	*Prunus spp.*
KOUSA DOGWOOD	*Cornus kousa*
HYBRID APPLE	*Malus spp.*
JAPANESE MAPLE	*Acer palmatum*
JACARANDA	*Jacaranda mimosifolia*
BIRDCHERRY	*Prunus padus*

URBAN TREE MANAGEMENT LLC: Tree Valutaions Based on the Reproduction Method/Trunk Formula Technique in the *Guide for Tree and Plant Appraisal* 10th Edition, 2019

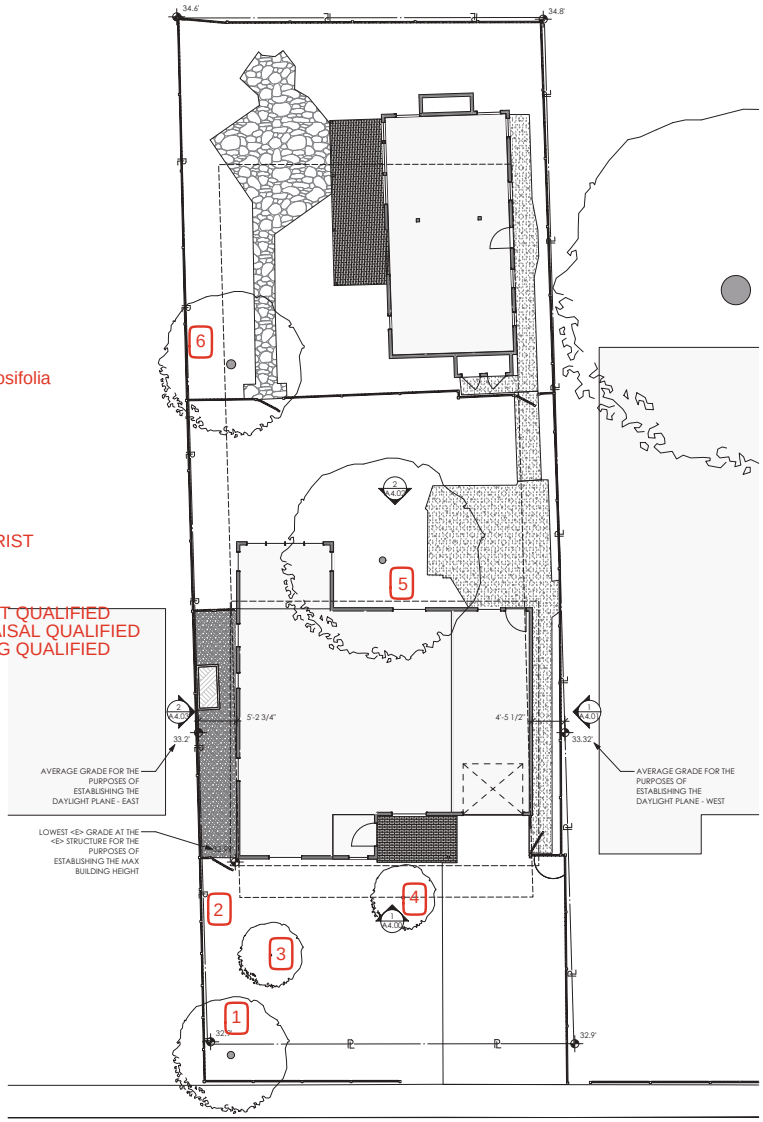
Largest Commonly Available Nursery Tree (LCANT) is Based On a 24 Inch Box Specimen With a 2-inch Caliper

ADDRESS:	503 O'Keefe Street, Menlo Park, CA
DATE:	August 18, 2025

Tree No.	Species	Condition 0 to 1.0	Trunk Diameter	Func. Limitation 0 to 1.0	Ext. limitation 0 to 1.0	Replacement tree Size	Replacement tree Cost	Installation Cost	Total Cost	Unit Tree cost	Appraised Trunk area	Basic tree cost	Depreciated cost	Cost Solution	Reproduction cost (rounded)
1															
1	Common Cherry	0.7	12	1	1		172.73	172.73	345.46	76.34	113.1	8,634	6,044	6,216	6,200
2	Kousa Dogwood	0.6	10.75	1	1		172.73	172.73	345.46	82.8	90.8	7,515	4,509	4,682	4,700
3	Hybrid Apple	0.9	4.5	1	1		172.73	172.73	345.46	76.34	15.9	1,214	1,093	1,265	1,300
4	Japanese Maple	0.8	6	1	1		172.73	172.73	345.46	76.34	28.3	2,158	1,727	1,899	1,900
5	Jacaranda	0.6	11.5	1	1		172.73	172.73	345.46	63.74	103.9	6,621	3,972	4,145	4,100
6	Birdcherry	0.8	15	1	1		172.73	172.73	345.46	82.8	176.7	14,632	11,706	11,878	12,000
														TOTAL	30,200

#1: 12" Punus spp.
#2: 10.75" Cornus kousa
#3: 4.5" Malus spp.
#4: 6" Acer palmatum
#5: 11.5" Jacaranda mimosifolia
#6: 15" Prunus padus

TREE LOCATIONS ADDED
8/19/25 BY PROJECT ARBORIST
KEVIN J. CARLSON
ISA BCMA #WE-7475B
RCA #629
ISA TREE RISK ASSESSMENT QUALIFIED
ASCA TREE & PLANT APPRAISAL QUALIFIED
ISA PRESCRIPTION PRUNING QUALIFIED



SITE PLAN - PROPOSED 1
SCALE: 1/8" = 1'-0"

SITE PLAN NOTES

1) GRADE FOR THE PURPOSE OF ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON ADJACENT LOT.
2) THE PROPERTY IS LOCATED IN FLOOD ZONE X AND COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER FEMA FLOOD PLAN MAP RECORDS No: 06081C0D08E AS OF 10/16/2012, WHICH IS DETERMINED TO BE OUTSIDE OF THE 100- AND 500- YEAR FLOOD PLANE. NO PORTION OF THE PROPERTY IS LOCATED IN ANY FLOOD ZONE.
3) DURING CONSTRUCTION, PROTECT ALL EXISTING STRUCTURES, TREES, HARDSCAPE AND LANDSCAPING TO REMAIN OR NOT IN PROJECT SCOPE. REFER TO SHEET T0.1 FOR TREE PROTECTION GUIDELINES.
4) RIGHT OF WAY WORK: ANY CONSTRUCTION WITHIN THE CITY RIGHT OF WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THE WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT IS SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
5) GENERAL CONTRACTOR SHALL OBTAIN A STREET IMPROVEMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO STARTING ANY WORK OUTSIDE OF THE PROPERTY LINES.
6) IF POSSIBLE USE EXISTING DRIVEWAY FOR THE CONSTRUCTION ENTRANCE AND MAINTAIN BY SWEEPING AS REQUIRED.
8) FINE GRADING TO BE VERIFIED ON SITE WITH OWNER AND ARCHITECT. COORDINATE SITE AND FOUNDATION DRAINAGE SYSTEMS WITH EXISTING GRADES AS PER CITY REQUIREMENTS.
9) FOR SITE GRADING AND DRAINAGE PATTERN COORDINATE WITH CIVIL ENGINEERING. VERIFY ALL GRADES IN FIELD TO COORDINATE WITH NEW FOUNDATION WORK.
10) CONTRACTOR SHALL NOT STAGE, STORE, OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.
11) ALL NOISE PRODUCING EQUIPMENT SHALL BE LOCATED OUTSIDE OF REQUIRED SETBACKS. NOISE LEVEL MUST BE LESS THA 6 dBA ABOVE LOCAL AMBIAENT AT PROPERTY LINES.
12) PROVIDE NON-REMOVABLE BACKFLOR PREVENTER AT ALL EXTERIOR HOSE BIBS.
13) ADDRESS LETTERS/NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND PER CRC R319.

CIVIL ENGINEERING NOTES:

1) THIS STRUCTURE LOCATION AND ELEVATION MAP WAS BASED ON A GROUND SURVEY PREPARED BY LEA & BRAZE ENGINEERING, INC. ON SEPTEMBER 19, 2024.
2) BENCHMARK: SPOT ELEVATIONS ARE SHOWN FROM THE CITY OF MENLO PARK BENCHMARK, MENLO PARK CITY NO. BMS BRASS DISC SET IN TOP OF CURB, STAMPED "CITY BENCHMARK 5" AT THE INTERSECTION OF SHARON PARK DRIVE AND MONTE ROSA DRIVE AT THE BACK OF RAMP AT THE SOUTHWESTERLY CURB RETURN ELEVATION - 232.56' (NAVD 88 DATUM).
3) SITE BENCHMARK: SURVEY CONTROL POINT CUT CROSS IN CONCRETE, ELEVATION = 32.83' (NAVD 88 DATUM).

ZERO WASTE NOTES:

1) THE SITE WILL BE RESPONSIBLE TO PULL THE BINS TO THE CURB FOR REFUSE SERVICE AND PLACE THE BINS IMMEDIATELY BACK INTO ITS REFUSE ENCLOSURE AFTER SERVICE.

STORM WATER (BMPs) NOTES:

1) STORM WATER POLLUTION PREVENTION: THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO DIRT OR CONSTRUCTION DEBRIS ENTERS THE CITY STORM DRAIN SYSTEM. TO ACCOMPLISH THIS, PAY CLOSE ATTENTION TO THE REQUIREMENTS ON THE **"POLLUTION PREVENTION - ITS PART OF THE PLAN"** SHEET IN THIS PLAN SET. IF ANY OF THE CONSTRUCTION WILL OCCUR DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 15), THEN THE CONTRACTOR IS RESPONSIBLE FOR:
   - INSTALLING THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT STORM WATER POLLUTION PRIOR TO THE START OF CONSTRUCTION.
   - MAINTAINING AND ADJUSTING THE BMPs AS NECESSARY THROUGHOUT THE PROJECT. SUBSTANTIAL FINES MAY BE LEVIED BY THE CITY AND/OR THE REGIONAL WATER QUALITY CONTROL BOARD IF FAILURE TO COMPLY WITH THESE REQUIREMENTS RESULTS IN THE RELEASE OR THE THREATENED RELEASE OF POLLUTED WATER FROM THE SITE. BMPs MUST BE REMOVED UPON THE COMPLETION OF THE PROJECT.

ARBORIST NOTES

1) TREE PROTECTION ON REGULATED TREES SHALL IN IN PLACE FOR THE DURATION OF THE PROJECT.
2) REGULATED TREES: BEFORE ANY EQUIPMENT IS DELIVERED OR ANY SITE WORK COMMENCES, CONTACT THE PROJECT SITE ARBORIST, XXX XXXX, AT (650) XXX-XXXX.
3) ALL TREE PROTECTION AND INSPECTION SCHEDULE MEASURES, DESIGN RECOMMENDATIONS, WATERING AND OTHER REQUIRED MEASURES SHALL BE IMPLEMENTED IN FULL BY OWNER AND CONTRACTOR, AS STATED ON SHEET T-2, IN THE TREE PROTECTION REPORT AND THE APPROVED PLANS.
4) UNLESS OTHERWISE NOTED, TREES SHOWN ARE LOCATED AT THE EXISTING GRADE; TRUNK DIAMETERS ARE MEASURED AT 4' ABOVE GROUND. DRIP LINES WERE NOT MEASURED AT TIME OF SURVEY AND ARE DEPICTED GRAPHICALLY IN THERE APPROXIMATE POSITIONS ONLY.
5) HAND DIG UTILITY TRENCHES THAT FALL UNDER ANY TREE CANOPY, TYP.
6) NO PRUNING OR CLEARANCE CUTTING OF BRANCHES IS PERMITTED ON CITY TREES.
7) UNDERGROUND UTILITY LINES TO BE DIRECTED AWAY FROM THE STREET TREES BY A MINIMUM OF 10 FEET.
8) TREE PLANTING: PRIOR TO IN-GROUND INSTALLATION, A CITY INSPECTION OR APPROVAL MAY BE REQUIRED FOR TREE STOCK, PLANTING CONDITIONS AND IRRIGATION ADEQUACY.
9) EQUIPMENT ACCESS: IN ORDER TO PROTECT EXISTING TREES, EXISTING PAVEMENT UNDER THE CANOPY MUST BE LEFT IN PLACE AS LONG AS POSSIBLE TO PROTECT THE TREE ROOTS IN THAT AREA FROM SOIL COMPACTION BY EQUIPMENT.
10) EXCAVATION: EXCAVATION WITHIN THE TREE PROTECTION ZONE OF ANY TREE SHOULD BE DONE BY HAND OR BY LIGHT MACHINERY, UNDER THE SUPERVISION OF THE ARBORIST. ANY ROOTS EXPOSED DURING CONSTRUCTION ACTIVITIES THAT ARE LARGER THAN 2 INCHES IN DIAMETER SHOULD NOT BE CUT OR DAMAGED UNTIL THE PROJECT ARBORIST HAS AN OPPORTUNITY TO ASSESS THE IMPACT THAT REMOVING THESE ROOTS COULD HAVE ON THE TREES. ANY TREE ROOTS OVER 2" IN DIAMETER EXPOSED DURING CONSTRUCTION MUST BE COVERED WITH SOIL OR BURLAP AND IRRIGATED TO BE KEPT MOIST UNTIL THEY CAN BE PERMANENTLY COVERED WITH SOIL AT THE END OF CONSTRUCTION.
11) SITE PREPARATION: SITE PREPARATION WITHIN THE TREE PROTECTION ZONE OF ANY TREE, INCLUDING SCRAPING, GRADING, ETC., FOR THE BUILDING OR NEW PAVEMENT/ PAVER AREA MUST BE DONE BY HAND, UNDER THE SUPERVISION OF THE ARBORIST.

SITE PLAN KEY

- PROPERTY LINE
- BUILDING SETBACK
- (E) FENCE TO REMAIN
- TREE PROTECTION FENCING
- SS (E) SANITARY SEWER (6" PVC)
- G (E) GAS LINE
- E (E) ELECTRIC LINE
- OH OVERHEAD POWER
- G UNDERGROUND GAS
- W UNDERGROUND WATER
- SD UNDERGROUND STORM
- UTILITY POLE
- CATCH BASIN
- (N) PAVERS
- (N) DRIVEWAY
- (N) LAWN
- AREA OUT OF SCOPE - NO WORK
- SPLASH BLOCK
- (N) 40 GAL RAIN BARRELS
- (E) TREE
- PROPOSED TREE

hya
HEATHER YOUNG ARCHITECTS
311 Encina Avenue, Suite 100
Palo Alto, CA 94301
650.689.0303 / hyarchs.com

RESIDENTIAL REMODEL

503 OKEEFE STREET
MENLO PARK CA
94025

ISSUANCES

REV	DATE	DESCRIPTION

DEPARTMENT STAMPS

PROGRESS SET
NOT FOR CONSTRUCTION
8/17/2025

SITE PLAN

A1.10

RESIDENTIAL REMODEL, 8/17/2025 4:31 PM

A60

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to this arborist is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. This arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. This arborist shall not be required to give testimony or to attend court by reason of the information provided by this arborist unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this arborist.
6. This report and the values expressed herein represent the opinion of this arborist, and this arborist's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. This arborist cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. This arborist cannot take responsibility for any root defects which could only have been discovered by such an inspection.

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
503 O'Keefe Street	PLN2026-00006	Heather Young	Heather Young

PROJECT CONDITIONS:

1. The use permit shall be subject to the following standard conditions:
   a. The applicant shall be required to apply for a building permit within one year from the date of approval (by June 22, 2027) for the use permit to remain in effect.
   b. Development of the project shall be substantially in conformance with the plans prepared by Heather Young, consisting of 29 plan sheets, dated April 26, 2026, and approved by the Planning Commission on June 22, 2026, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
   c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
   d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
   e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering, and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
   f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
   g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
   h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree ordinance and the arborist report prepared by Urban Tree Management dated August 18, 2025.
   i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
   j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

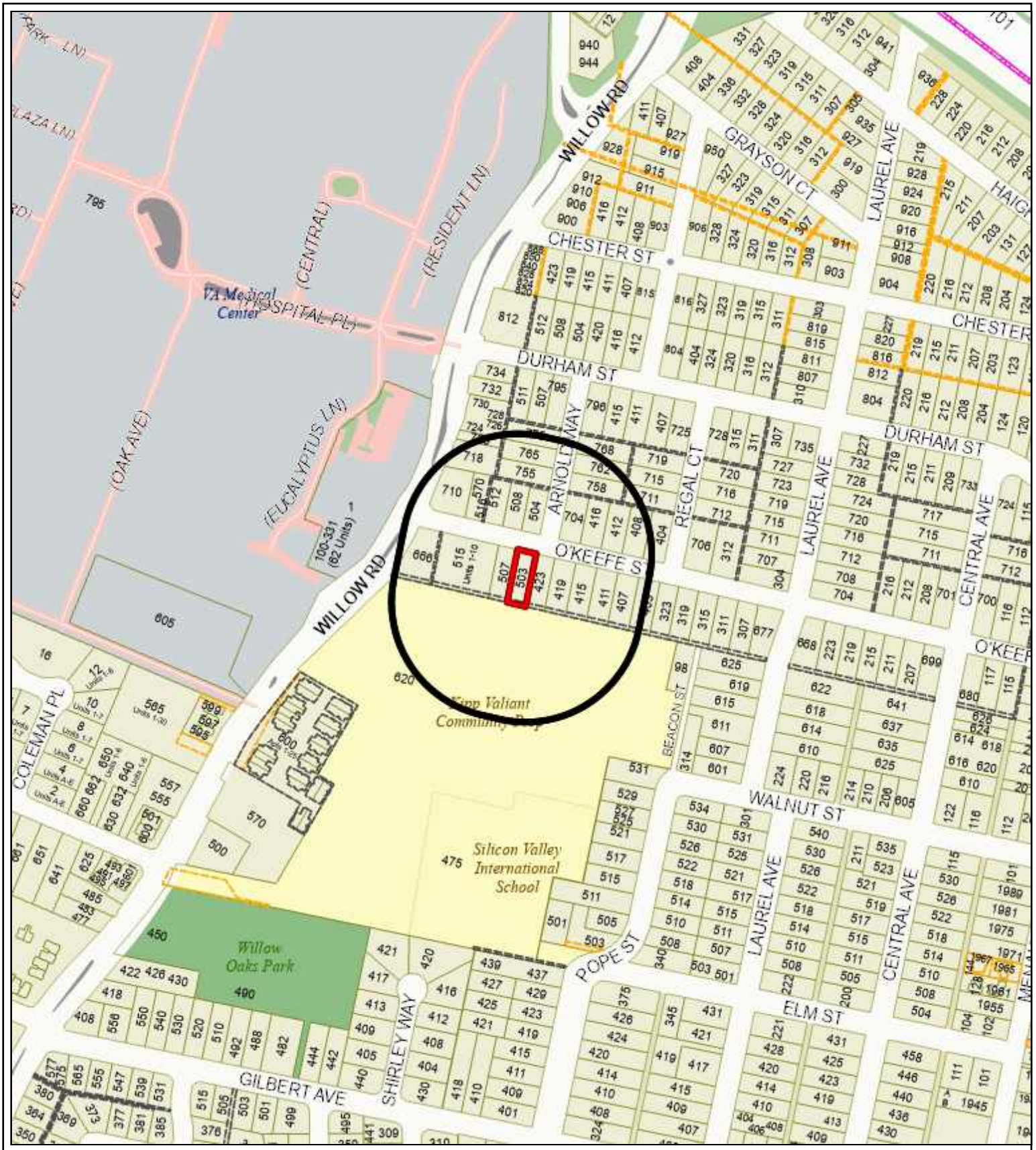
LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
503 O'Keefe Street	PLN2026-00006	Heather Young	Heather Young

PROJECT CONDITIONS:

k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.

2. The use permit shall be subject to the following ***project-specific*** conditions:

a. Prior to issuance of any street work permit (and prior to final inspection of ROW improvements), the applicant shall remove/relocate any portion of the fence within the public right-of-way or obtain an encroachment permit from the City Engineer authorizing the fence to remain.



City of Menlo Park

Location Map
503 O'Keefe

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: Matthew Ball | Checked By: Tom Smith | Date: 6/8/2026 | Sheet: 1

503 O'Keefe Street – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	6,997.0 sf	6,997.0 sf	7,000.0 sf min
Lot width	50.0 ft	50.0 ft	65.0 ft min
Lot depth	140.0 ft	140.0 ft	100.0 ft min
Setbacks			
Front	25.3 ft	25.3 ft	20.0 ft min
Rear	69.8 ft	79.9 ft	20.0 ft min
Side (right)	3.9 ft	3.9 ft	5.0 ft min
Side (left)	4.6 ft	4.6 ft	5.0 ft min
Building coverage	2,323.0 sf 33.2 %	2,170.0 sf 31.0 %	2,799.0 sf max 40.0 % max
FAL (Floor Area Limit)	2,020.0 sf	1,828.0 sf	2,800.0 sf max
Square footage by floor	1,103.0 sf/1st 311.0 sf/garage 123.0 sf/porch 786.0 sf/accessory	911.0 sf/1st 311.0 sf/garage 162.0 sf/porch 786.0 sf/accessory	
Square footage of buildings	2,323.0 sf	2,170.0 sf	
Building height	13.7 ft	13.7 ft	28.0 ft max
Parking	1 covered space	1 covered space	2 spaces
Note: Areas shown highlighted indicate a nonconforming or substandard situation			

Trees					
Heritage trees	1	Non-Heritage trees	5	New trees	0
Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total number of trees	6

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **6/22/2026**
Staff Report Number: **26-026-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width, depth and area in the R-1-U (Single Family Urban Residential) zoning district, at 351 McKendry Drive. Determine this action is categorically exempt under CEQA guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures.**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to demolish an existing single-story, single-family residence to construct a new two-story, single-family residence on a substandard lot with regard to lot width, depth and area in the R-1-U (Single Family Urban Residential) zoning district, at 351 McKendry Drive. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required findings can be made for the proposal.

Background

Site location

McKendry Drive has an east-west orientation and runs parallel to Willow Road, which is located north of the subject property. The subject site is in the Willows neighborhood near the eastern end of McKendry Drive, opposite the McKendry Place cul-de-sac. The surrounding properties contain a mixture of predominantly older single-family residences that also share the same R-1-U zoning designation. The older residences are generally single-story with detached garages, while a small number of newer residences are generally two-story homes with attached garages. A variety of architectural styles are present in the neighborhood, including craftsman, ranch, and traditional styles. A location map is included as Attachment B.

Analysis

Project description

The applicant proposes demolishing the existing 984-square-foot single-story, single-family residence and detached garage, and constructing a new two-story, single-family residence. The proposed residence would be an approximately 2,860-square-foot home containing four bedrooms, four bathrooms, one half bathroom, and an attached two-car garage. The proposed driveway would be in the same general location as the existing driveway, towards the left side of the property.

The lot is substandard with respect to minimum area, minimum lot width, and minimum lot depth. The lot area is 5,005 square feet, where 7,000 square feet is required. The lot width is 55 feet, where 65 feet is required, and the lot depth is 91 feet, where 100 feet is required. As a result, the proposal requires a use permit to allow a new two-story residence on a substandard lot.

The proposed project would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, and height. Of particular note with regard to Zoning Ordinance requirements:

- The rear yard deck encroaches five feet, seven inches into the required rear yard setback, where six feet is allowed.
- An architectural feature framing the garage encroaches approximately nine inches into the required front yard setback, where three feet is allowed.
- The second floor is generally set back from the first floor on the front and sides except for the front right side.

The project plans and the applicant's project description letter are included as Attachment A, Exhibits A and B, respectively. A data table summarizing parcel and project attributes is included as Attachment C.

Design and materials

As stated in the project description letter, the applicant is proposing to demolish an existing single-story residence and detached one-car garage and construct a new two-story modern farmhouse-style residence with an attached two-car garage. The proposed design includes some aspects of the modern farmhouse style, including board and batten siding and gabled rooflines, but also incorporates contemporary architectural design features and materials such as the architectural eyebrow over the garage, a shed roof on the left side of the second story, and the use of stucco. The proposed exterior finishes would include board siding with trim, smooth stucco, stone veneer accents, black aluminum windows and exterior doors, and black roof shingles. Staff believes the scale, materials, architectural style, and design features of the proposed residence would result in development that is appropriate for the site and generally consistent with the character of the broader neighborhood.

Second-story windows would have sill heights ranging from two to three feet, which are generally at or below staff's general recommendation for three-foot sill heights. To ensure adequate privacy for neighboring properties, as described in the correspondence section below, staff is recommending project-specific condition 2.a., which would require second-story windows on the left side of the residence to have a minimum three-foot sill height.

Second-story windows on the right side of the residence would be set back nearly 11 feet or more from the

side property line, reducing potential privacy impacts to neighbors. In addition, a new tree would be planted in the vicinity of the right-side stairwell window, which could serve as an additional privacy-enhancing measure for the right-side neighbor. Staff believes the increased second-story setbacks, tree planting, and project-specific condition 2.a. would respond to neighbor concerns while allowing ample light and air for the affected second-story rooms.

Flood plain

The subject property is located in the flood plain and is designated by the Federal Emergency Management Agency (FEMA) as a Zone AE property, meaning that it has a one percent annual chance of flooding. The site has a base flood elevation of 44.5 feet, approximately one foot higher than the average natural grade of 43.5 feet. The proposed residence would have a design flood elevation two feet above its average natural grade, and the top of the first-floor subflooring would be at an elevation of 45.67 feet. The proposed residence would be constructed with flood vents below the first floor to allow the free flow of flood waters. Utilities such as heat pumps would be raised to the design flood elevation height to reduce potential damage in the event of a flood.

Trees and landscaping

The project arborist inventoried a total of 11 trees on site and on surrounding properties (seven on-site, two straddling the property line, one neighboring tree, and one street tree), as shown in Table 1. The applicant is proposing to remove eight non-heritage trees. All other trees would be retained. The arborist report specifies tree protection measures such as tree protection fencing and hand or pneumatic tool excavation around heritage tree #7. The arborist recommends that no heavy machinery be used within the tree protection fencing and that the fencing should be in place before equipment arrives on site.

A majority of the trees proposed for removal are clustered at the front right side of the property, including tree #6, a street tree, which would be removed and replaced to accommodate a new water meter. The City Arborist reviewed and approved the removal of tree #6 and replacement with a 24-inch box water gum tree. Other new trees would be positioned around the perimeter of the site to provide privacy screening, particularly in the area of the stairwell window on the right side of the residence.

Table 1: Tree summary and disposition

ID #	Species	Trunk Diameter	Condition	Status	Removal or Retention	Off-site or On-site
1	Cypress	14	Poor	Non-heritage	Remove	On-site
2	Cypress	13	Poor	Non-heritage	Remove	On-site
3	Cypress	11	Poor	Non-heritage	Remove	On-site
4	Cypress	13.5	Poor	Non-heritage	Remove	On-site
5	Privet	6.5	Poor	Non-heritage	Remove	On-site
6	Liquidambar	15	Poor	Heritage	Remove	Street
7	Coast live oak	36	Fair	Heritage	Retention	On-site

8	Purple leaf plum	12	Fair	Non-heritage	Remove	On-site
9	Lemon	5	Poor	Non-heritage	Remove	On-site
10	Pepper	10	Fair	Non-heritage	Remove	On-site
11	Redwood	46	Fair	Heritage	Retention	Off-site

Correspondence

The applicant states in their project description letter that the property owner conducted in-person visits with surrounding neighbors to present the project and address questions regarding the design, setbacks, and site features. Staff also received correspondence from one resident in the vicinity of the left side of the proposed residence, who has concerns with the proposed architectural design, privacy impacts, landscaping, and exterior lighting. The commenter requested additional privacy measures, enhanced landscaping and tree planting, and modifications to certain architectural elements to improve neighborhood compatibility. Staff is recommending project-specific condition 2.a. to address privacy concerns on the left side of the proposed residence. An existing heritage tree to remain on the left side of the residence would serve as an additional privacy buffer. The email correspondence is included as Attachment D.

Conclusion

Staff believes that the design, scale, and materials of the proposed residence are generally compatible with the surrounding neighborhood. The modern farmhouse style would be generally attractive and fit well within the existing neighborhood context. Building setbacks, landscaping, parking, and fencing are generally sufficient to mitigate potential privacy impacts with project-specific condition 2.a. Staff recommends that the Planning Commission approve the use permit request.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 ("New construction or conversion of small structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

A. Draft Planning Commission Resolution approving the Use Permit

Exhibits to Attachment A

A. Project Plans
B. Project Description Letter
C. Arborist Report
D. Conditions of Approval

B. Location Map
C. Data Table
D. Correspondence

Report prepared by:
Matthew Ball, Assistant Planner

Report reviewed by:
Tom Smith, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2026-0XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT DEMOLISH AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT AREA, WIDTH, AND DEPTH IN THE R-1-U ZONING DISTRICT, AT 351 MCKENDRY DRIVE.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot area, width, and depth in the R-1-U (Single Family Urban Residential) zoning district (the "Project"), at 351 McKendry (APN 062-311-400) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the property is located in the Single Family Urban Residential (R-1-U) zoning district, which supports single-family residential uses; and

WHEREAS, the property is substandard with regard to minimum lot area, width, and depth in the R-1-U zoning district; and

WHEREAS, Menlo Park Municipal Code Chapter 16.59 allows new two-story homes on substandard lots subject to the granting of a use permit, provided the development complies with all other regulations in the applicable zoning district; and

WHEREAS, the proposed Project otherwise complies with all objective standards of the R-1-U zoning district; and

WHEREAS, the Applicant submitted an arborist report, attached hereto as Exhibit C, prepared by Davey Resource Group which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt from environmental review under Class 3 (Section 15303, "New construction or conversion of small structures") of the current California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on June 22, 2026, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit to construct a new two-story residence on a substandard lot is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:

    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-U zoning district and the General Plan because two-story homes are allowed to be constructed on a substandard lot subject to issuance of a use permit, provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.

    b. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the proposed residence would be located in a single-family neighborhood and has been designed in a way to complement the existing scale and style of surrounding homes.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2025-00051, which is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

Section 4. Environmental review. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically exempt from environmental review under Class 3 (Section 15303, "New construction or conversion of small structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Section 5. Severability. If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

AYES:

NOES:

ABSENT:

ABSTAIN:

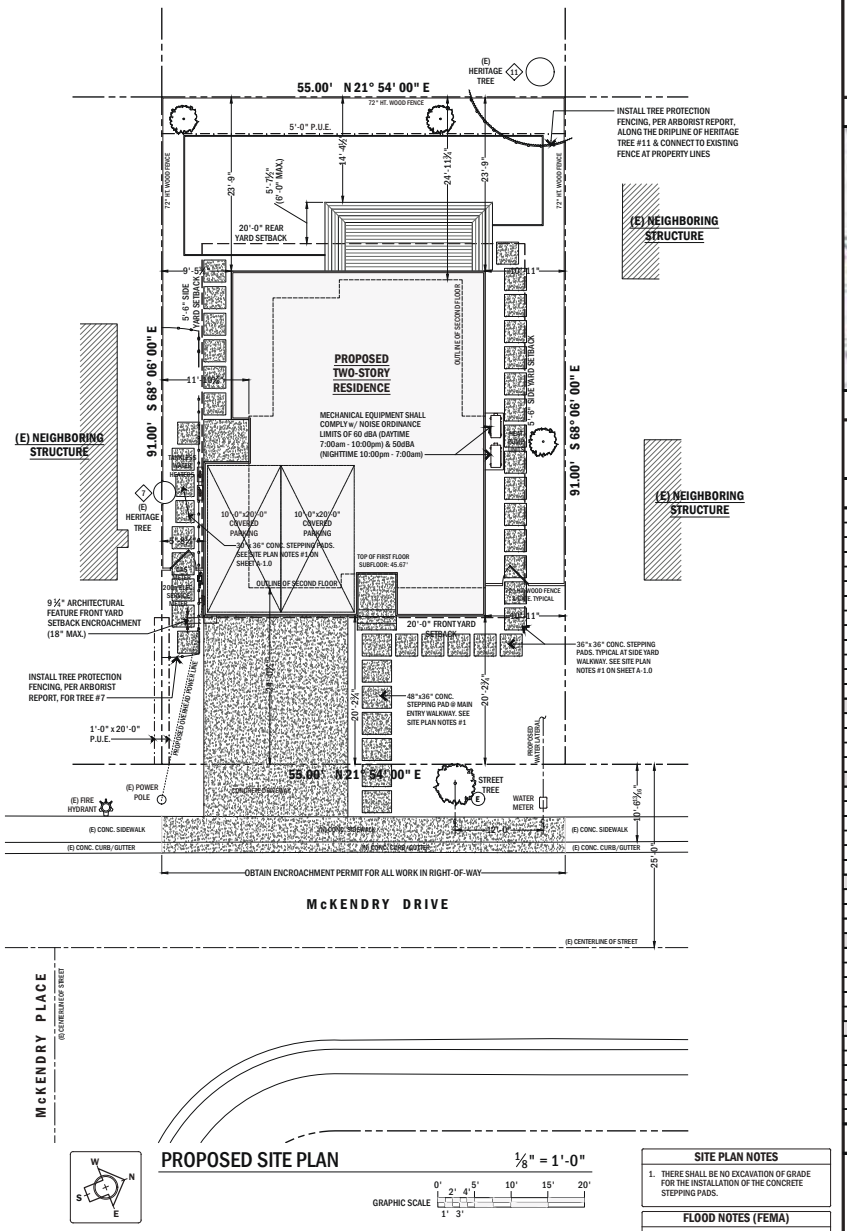
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this __ day of June, 2026.

PC Liaison Signature

_____

Corinna Sandmeier
Principal Planner
City of Menlo Park

Exhibits
A. Project plans
B. Project description letter
C. Arborist report
D. Conditions of approval



PROPOSED SITE PLAN

1/8" = 1'-0"

GRAPHIC SCALE 0' 2' 4' 5' 10' 15' 20' / 1' 3'

SITE PLAN NOTES

1. THERE SHALL BE NO EXCAVATION OF GRADE FOR THE INSTALLATION OF THE CONCRETE STEPPING PADS.

FLOOD NOTES (FEMA)

1. THE PROJECT WILL BE DESIGNED TO COMPLY WITH THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE, CHAPTER 12, SECTION 42.
2. BASE FLOOD ELEVATION (BFE): 44.50' NAVD88
3. DESIGN FLOOD ELEVATION (DFE): 45.50' NAVD88

PROPOSED 2-STORY SINGLE FAMILY DWELLING AT:

351 McKENDRY DRIVE

MENLO PARK, CALIFORNIA 94025

VICINITY MAP

PROJECT DESCRIPTION

- PROPOSED DEMOLITION OF EXISTING ONE-STORY WOOD FRAMED SINGLE-FAMILY DWELLING AND DETACHED GARAGE TO CONSTRUCT A NEW CUSTOM 2,800 SQ. FT. CONTEMPORARY STYLE TWO-STORY SINGLE-FAMILY DWELLING CONSISTING OF (4) BEDROOMS, (4.5) BATHS AND ATTACHED (2)-CAR GARAGE.

PROJECT DATA

A.P.N.	062311400
ZONING	R-1-U
OCCUPANCY GROUP	R-3/U
TYPE OF CONSTRUCTION:	V-B
LOT AREA	5,005 SQ. FT.
FLOOR AREA LIMIT (FAL)	2,800 SQ. FT.
MAXIMUM BUILDING COVERAGE (2-STORY)	35%
MAXIMUM SECOND FLOOR AREA LIMIT	50% OF FAL = 1,400 SQ. FT.
FLOOD ZONE	AE
NUMBER OF FLOORS	2
NUMBER OF BEDROOMS	4
NUMBER OF COVERED PARKING SPACES	2
AUTOMATIC FIRE SPRINKLER SYSTEM	YES
EXISTING FLOOR AREA (TO BE DEMOLISHED)	
MAIN DWELLING STRUCTURE	984 SQ. FT.
DETACHED GARAGE STRUCTURE	242 SQ. FT.
TOTAL	1,226 SQ. FT.
COVERED AREAS	25 SQ. FT.
PROPOSED FLOOR AREA	
FIRST FLOOR	1,226 SQ. FT.
2-CAR GARAGE	437 SQ. FT.
SUBTOTAL	1,663 SQ. FT.
SECOND FLOOR	1,197 FT.
TOTAL	2,860 SQ. FT.
COVERED AREAS	81 SQ. FT.
PROPOSED FLOOR AREA LIMIT (FAL)	
FIRST FLOOR	1,663 SQ. FT.
SECOND FLOOR	1,118 FT.
TOTAL	2,781 SQ. FT. < 2,800 SQ. FT.
EXISTING BUILDING COVERAGE	
MAIN DWELLING STRUCTURE	984 SQ. FT.
DETACHED GARAGE STRUCTURE	242 SQ. FT.
COVERED AREAS	25 SQ. FT.
TOTAL	1,251 SQ. FT.
1,251 SQ. FT. ÷ 5,005 SQ. FT. = 25% < 35%	
PROPOSED BUILDING COVERAGE	
FIRST FLOOR	1,226 SQ. FT.
2-CAR GARAGE	437 SQ. FT.
SUBTOTAL	1,663 SQ. FT.
COVERED AREAS	81 SQ. FT.
TOTAL	1,744 SQ. FT.
1,744 SQ. FT. ÷ 5,005 SQ. FT. = 35%	

PROJECT DIRECTORY

CLIENT	RE DEVELOPMENT GROUP INC. 6167 JARVIS AVENUE, SUITE 138, NEWARK, CALIFORNIA 94560 TEL.: (925) 826-4344 E-MAIL: redevtgroup@gmail.com
DESIGNER	MOLLYANNE SHERMAN (CKD, CBD, CID, CGBP, CAPS) 48860 MILMONT DRIVE, SUITE 101C, FREMONT, CALIFORNIA 94538 TEL.: (510) 400-4133 E-MAIL: info@macdesignstudio.com
LAND SURVEYOR	D.B. WILTON LAND SURVEYING P.O. BOX 435, LODI, CALIFORNIA 95421-0435 TEL.: (209) 747-0169 E-MAIL: dbwsurvey@yahoo.com
CIVIL ENGINEER	GPM ENGINEERS 3340 WALNUT AVENUE, SUITE 292, FREMONT, CALIFORNIA 94536 TEL.: (650) 331-7264 EMAIL: mgenidy@gpmengineers.com
ARBORIST	SABRINA HUEY, CONSULTING ARBORIST THE DAVEY TREE EXPERT COMPANY TEL.: (831) 291-2245 E-MAIL: sabrina.huey@davey.com

ARBORIST PROJECT NOTES

1. A TREE PROTECTION VERIFICATION LETTER FROM THE PROJECT ARBORIST IS REQUIRED BEFORE ISSUING THE ASSOCIATED DEMOLITION AND BUILDING PERMITS.
   a. TREE PROTECTION SHOULD BE INSTALLED IN COMPLIANCE WITH CITY TREE PROTECTION REQUIREMENTS AND PROJECT SPECIFIC RECOMMENDATIONS IN THE ARBORIST REPORT.
   b. THE PROJECT ARBORIST SHOULD VISIT THE PROPERTY, VERIFY THAT THE PROTECTION MEASURES COMPLY, TAKE PHOTOS AND PREPARE A BRIEF VERIFICATION LETER FOR CITY ARBORIST REVIEW.
   c. FOR TREE PROTECTION VERIFICATION:
      i. TREE PROTECTION FENCING NEEDS SIGNAGE.
      ii. THERE SHOULD BE A PLAN FOR PROVIDING CONSISTENT IRRIGATION TO THE TREE BEFORE, DURING AND AFTER CONSTRUCTION (THIS HELPS THE TREES TOLERATE ROOT LOSS BETTER).
      iii. TREE PROTECTION ZONES NEED MULCH AND/OR PLYWOOD SOIL COMPACTION PROTECTION.
2. THE PROJECT ARBORIST MUST ALSO PROVIDE MONTHLY TREE PROTECTION MONITORING INSPECTIONS DURING ACTIVE DEMOLITION AND CONSTRUCTION.
   a. DURING THESE INSPECTIONS, THE PROJECT ARBORIST SHOULD MONITOR THE CONDITION OF THE TREES, VERIFY THE COMPLIANCE OF TREE PROTECTION MEASURES, PROVIDE RECOMMENDATIONS FOR ANY NECESSARY MAINTENANCE AND IMPACT MITIGATION AND PREPARE MONTHLY REPORTS FOR CITY ARBORIST REVIEW.

SHEET INDEX

CITY OF MENLO PARK APPROVAL STAMPS

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DEC. 08, 2025	PLANNING. COMM. PROGRESS SET
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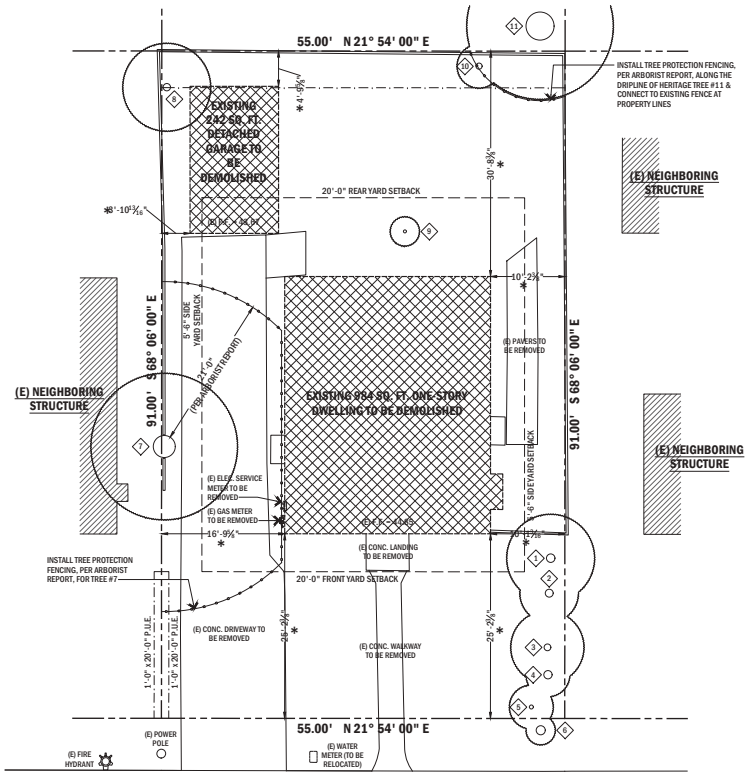
PROPOSED SINGLE-FAMILY RESIDENCE
351 McKENDRY DRIVE
MENLO PARK, CALIFORNIA 94025

PROJECT COVER SHEET
PROJECT DATA
PROPOSED SITE PLAN

OCT. 3, 2025
Scale: AS NOTED
Drawn By: FG
Designed By: MS

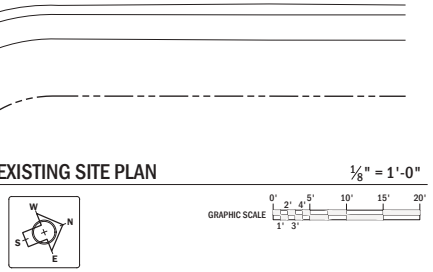
Sheet: **A-1.0**



TREE INVENTORY				
TREE #	COMMON NAME	DBH (in.)	HERITAGE (Y/N)	PROPOSED REMOVAL (Y/N)
1	MONTEREY CYPRESS	14	N	Y
2	MONTEREY CYPRESS	13	N	Y
3	MONTEREY CYPRESS	11	N	Y
4	MONTEREY CYPRESS	13.50	N	Y
5	PRIVET	6.5	N	Y
6	LIQUIDAMBAR	15	Y	Y
7	COAST LIVE OAK	36	Y	N
8	PURPLE LEAF PLUM	12	N	Y
9	LEMON	5	N	Y
10	PEPPER	10	N	Y
11	REDWOOD	46	Y	N

EXISTING SITE PLAN 1/8" = 1'-0"

GRAPHIC SCALE 0' 2' 4' 5' 10' 15' 20' / 1' 3'



AREA PLAN 1" = 20'-0"

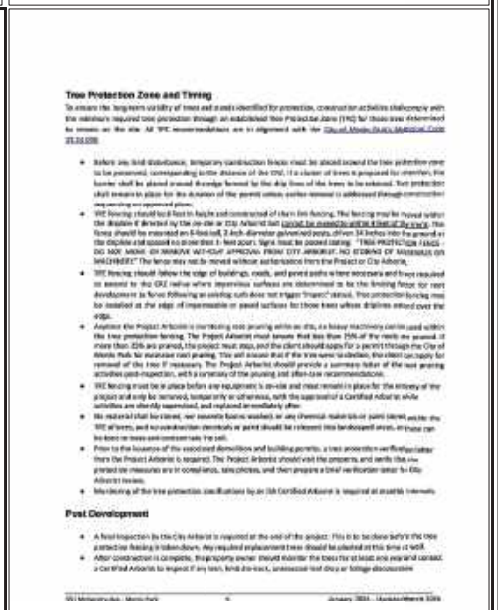
GRAPHIC SCALE 0' 10' 20' 30' / 5' 15'

ARBORIST NOTES

Analysis and Recommendations

Critical Root Zone

Recommendations Related to Proposed Development



Tree Protection Zone and Timing

Post Development

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PROPOSED SINGLE-FAMILY RESIDENCE
351 McKENDRY DRIVE
MENLO PARK, CALIFORNIA 94025

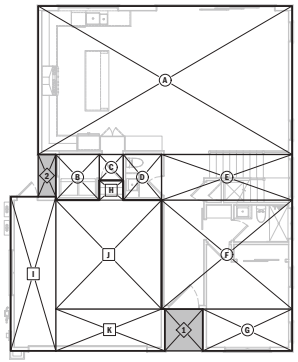
EXISTING SITE PLAN
AREA PLAN
ARBORIST NOTES

OCT. 3, 2025
Scale: AS NOTED
Drawn By: FG
Designed By: MS

Sheet: A-1.1

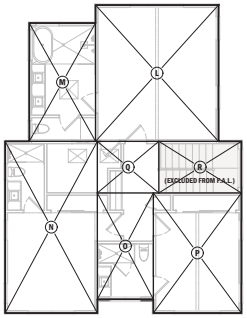
STREETSCAPE ELEVATION (⅛" = 1'-0")

FLOOR AREA DIAGRAM (⅛" = 1'-0")



FIRST FLOOR

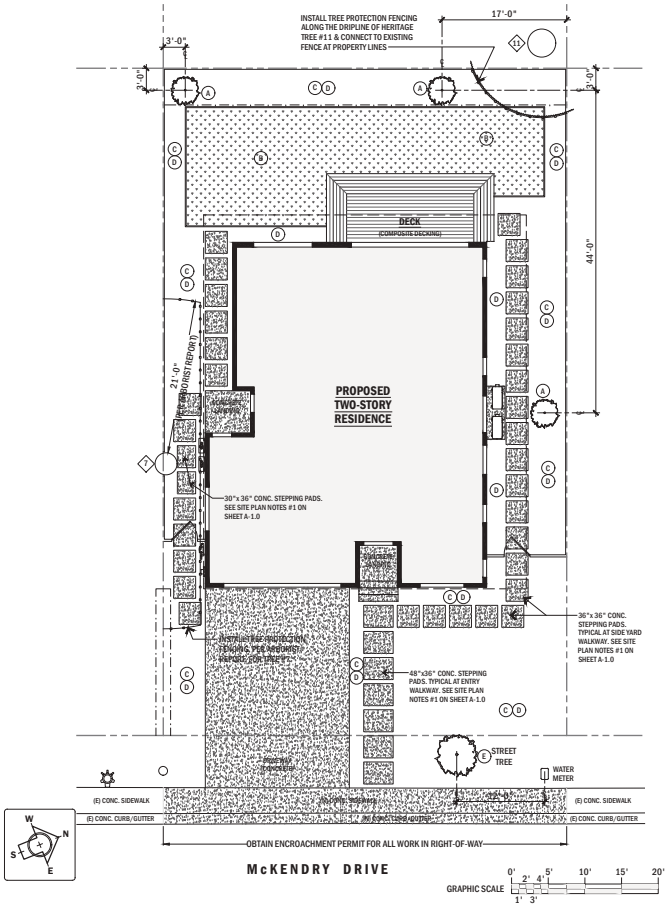
FLOOR AREA CALCULATION	
FIRST FLOOR	
BLOCK	AREA
A	34'-7¼" x 20'-2⅜" = 700 SQ. FT.
B	5'-11" x 6'-2½" = 37 SQ. FT.
C	3'-3½" x 3'-6½" = 12 SQ. FT.
D	5'-2⅜" x 6'-2½" = 33 SQ. FT.
E	17'-9½" x 6'-2½" = 111 SQ. FT.
F	17'-9½" x 14'-10½" = 264 SQ. FT.
G	12'-2" x 5'-8½" = 69 SQ. FT.
SUBTOTAL = 1,226 SQ. FT.	
H	3'-3¼" x 2'-8½" = 9 SQ. FT. (GARAGE)
I	6'-1½" x 21'-0½" = 129 SQ. FT. (GARAGE)
J	14'-4⅞" x 14'-10½" = 214 SQ. FT. (GARAGE)
K	14'-10¼" x 5'-8½" = 85 SQ. FT. (GARAGE)
SUBTOTAL = 437 SQ. FT.	
FIRST FLOOR TOTAL = 1,663 SQ. FT.	
SECOND FLOOR	
BLOCK	AREA
L	16'-9" x 18'-7" = 311 SQ. FT.
M	9'-0⅞" x 16'-1½" = 146 SQ. FT.
N	12'-6⅝" x 23'-5" = 294 SQ. FT.
O	7'-7½" x 14'-6" = 111 SQ. FT.
P	12'-0" x 16'-4½" = 197 SQ. FT.
Q	8'-4½" x 7'-0½" = 59 SQ. FT.
SECOND FLOOR SUBTOTAL = 1,118 SQ. FT.	
R	11'-3" x 7'-0½" = 79 SQ. FT. (EXCLUDED FROM F.A.L.)
SECOND FLOOR TOTAL = 1,197 SQ. FT.	
COVERED AREAS	
1	5'-8⅝" x 10'-0⅞" = 57 SQ. FT.
2	3'-6¼" x 6'-9⅜" = 24 SQ. FT.
COVERED AREAS TOTAL = 81 SQ. FT.	



SECOND FLOOR

GRAPHIC SCALE 0' 2' 4' 5' 10' 15' 20' / 1' 3'

HARDSCAPE & SOFTSCAPE PLAN (⅛" = 1'-0")



PLANT LEGEND	
A	NATIVE LEMONWOOD (24" BOX) (PITTOSPORUM EUGENIOIDES)
B	ARTIFICIAL GRASS TURF
C	PLANTS (NATIVE PLANTS, LOW-WATER USING PLANTS OR NO-WATER USING PLANTS)
D	MULCH (3" MINIMUM LAYER SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF TURF OR CREEPING OR ROOTING GROUNDCOVERS)
E	STREET TREE: WATER GUM (24" BOX) (TRISTANIOPSIS LAURINA)
◇	EXISTING HERITAGE TREE PER ARBORIST REPORT

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351 McKENDRY DRIVE
MENLO PARK, CALIFORNIA 94025

HARDSCAPE & SOFTSCAPE PLAN
FLOOR AREA DIAGRAM
STREETSCAPE ELEVATION

OCT. 3, 2025
Scale: AS NOTED
Drawn By: FG
Designed By: MS

Sheet: A-1.2

PHOTOGRAPHS OF EXISTING NEIGHBORING HOMES

NEIGHBORING HOMES TO THE LEFT OF SUBJECT PROPERTY

NEIGHBORING HOMES TO THE RIGHT OF SUBJECT PROPERTY

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PROPOSED
SINGLE-FAMILY
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351 McKENDRY DRIVE
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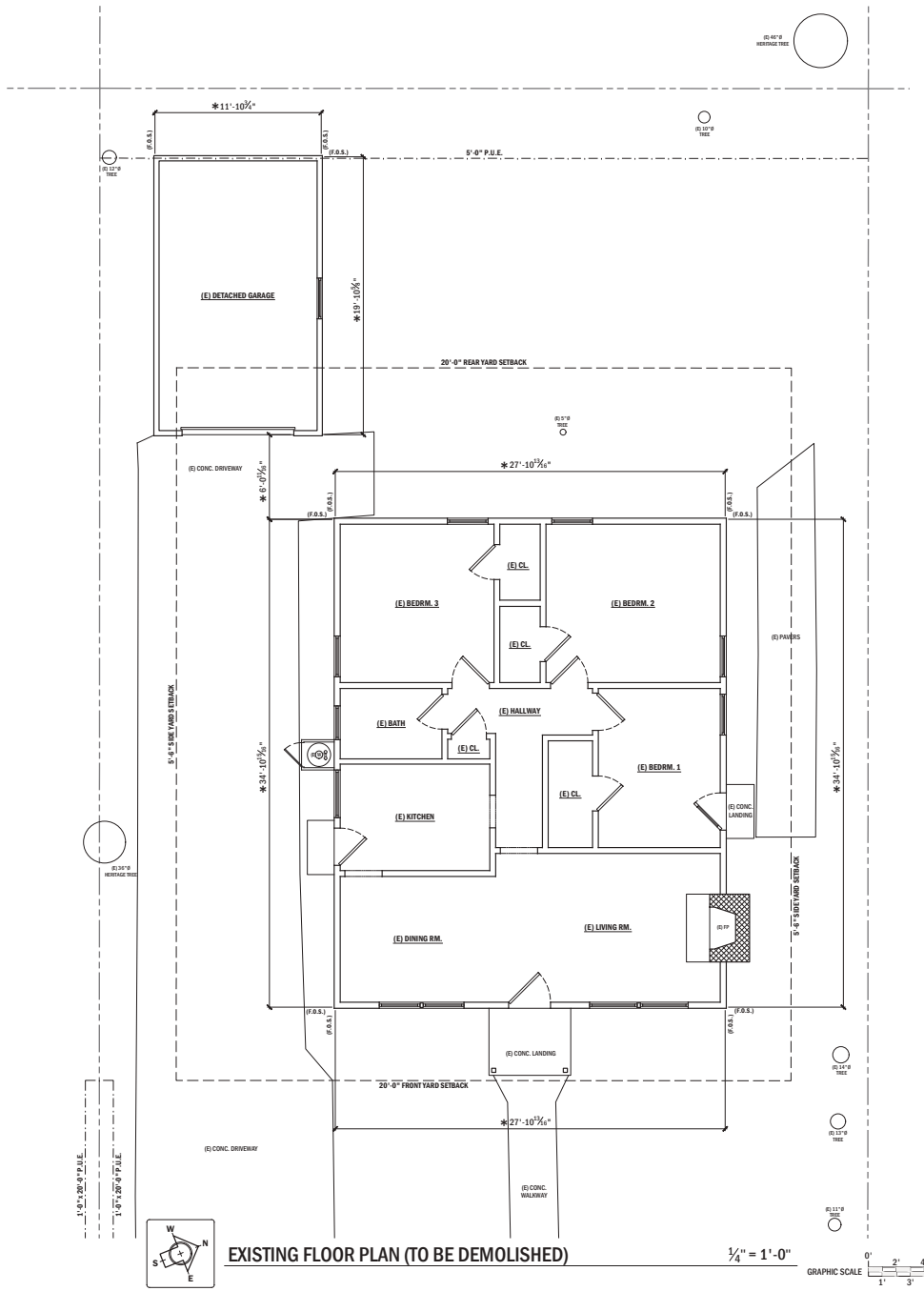
PHOTOGRAPHS OF NEIGHBORING HOMES

OCT. 3, 2025
Scale: AS NOTED
Drawn By: FG
Designed By: MS

Sheet:
A-1.3



EXISTING FLOOR PLAN (TO BE DEMOLISHED) ¼" = 1'-0"

GRAPHIC SCALE 0' 2' 4' 5' 10' 15' 1' 3'

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PROPOSED SINGLE-FAMILY RESIDENCE
351 McKENDRY DRIVE
MENLO PARK, CALIFORNIA 94025

EXISTING PLAN (TO BE DEMOLISHED)

OCT. 3, 2025
Scale: AS NOTED
Drawn By: FG
Designed By: MS

Sheet: **A-2.0**

EXISTING MAIN STRUCTURE: EAST ELEVATION (FRONT)

EXISTING MAIN STRUCTURE: WEST ELEVATION (REAR)

EXISTING ACCESSORY STRUCTURE: SOUTH ELEVATION (LEFT SIDE)

EXISTING MAIN STRUCTURE: NORTH ELEVATION (RIGHT SIDE)

EXISTING MAIN STRUCTURE: SOUTH ELEVATION (LEFT SIDE)

EXISTING ACCESSORY STRUCTURE: EAST ELEVATION (FRONT)

EXISTING ACCESSORY STRUCTURE: NORTH ELEVATION (RIGHT SIDE)

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PROPOSED SINGLE-FAMILY RESIDENCE
351 McKENDRY DRIVE
MENLO PARK, CALIFORNIA 94025

EXISTING MAIN & ACCESSORY STRUCTURE EXTERIOR PHOTOS

OCT. 3, 2025
Scale: AS NOTED
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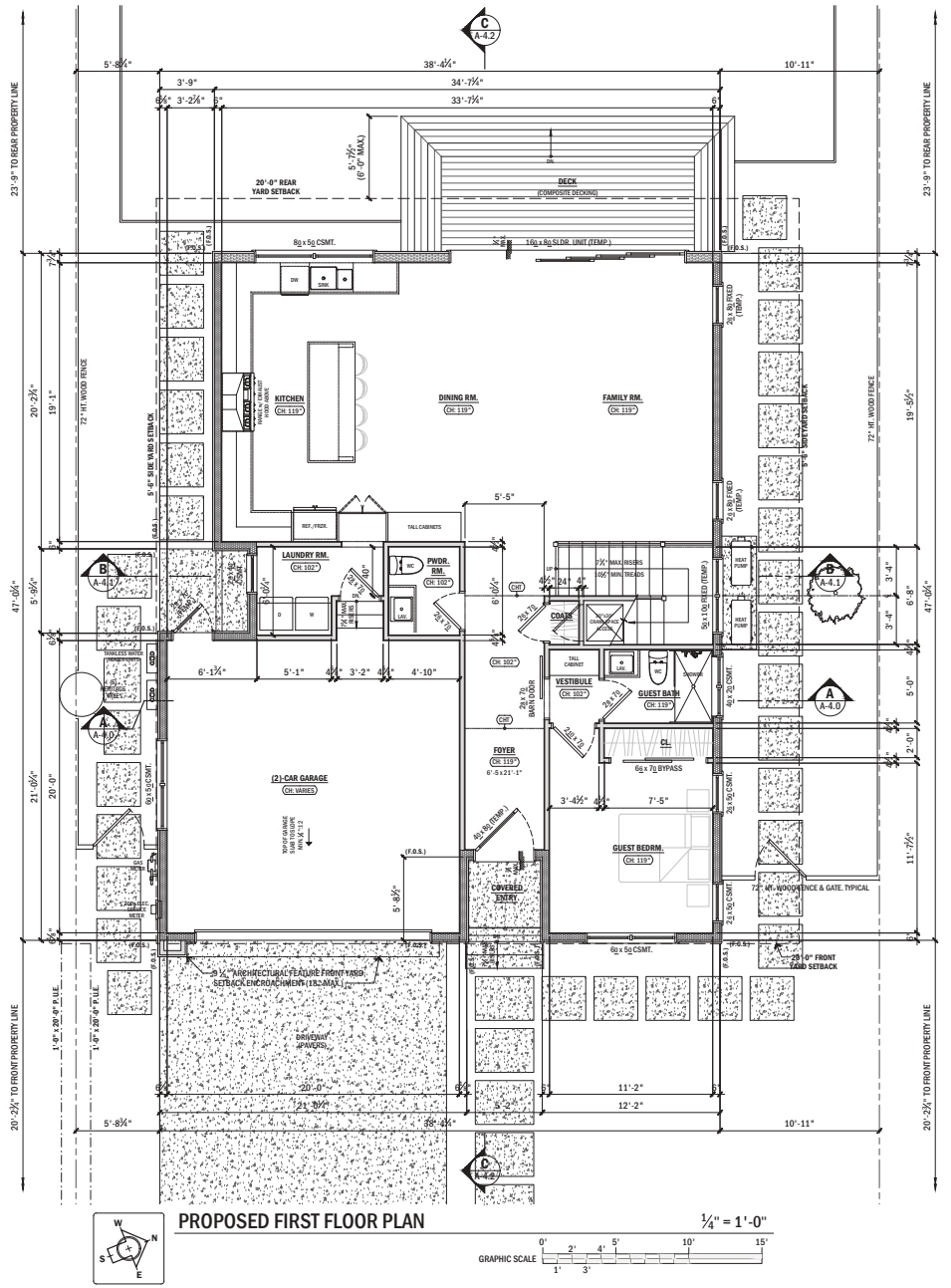
Designed By: MS

Sheet:
A-2.1



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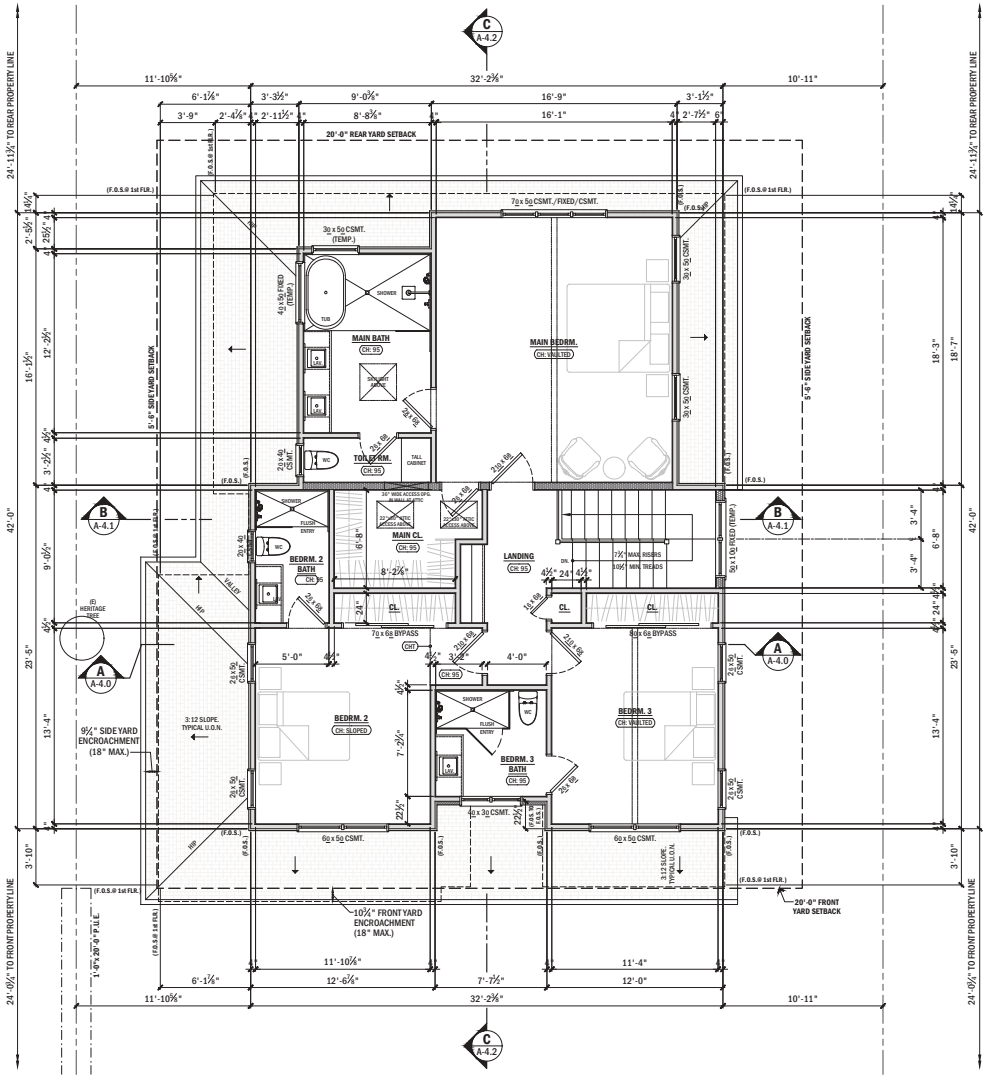
PROPOSED
SINGLE-FAMILY
RESIDENCE
351 McKENDRY DRIVE
MENLO PARK, CALIFORNIA 94025

PROPOSED FIRST FLOOR PLAN

OCT. 3, 2025
Scale: AS NOTED
Drawn By: FG
Designed By: MS

Sheet:
A-2.2



PROPOSED SECOND FLOOR PLAN/PROPOSED FIRST FLOOR ROOF PLAN

1/4" = 1'-0"

GRAPHIC SCALE 0' 1' 2' 3' 4' 5' 10' 15'

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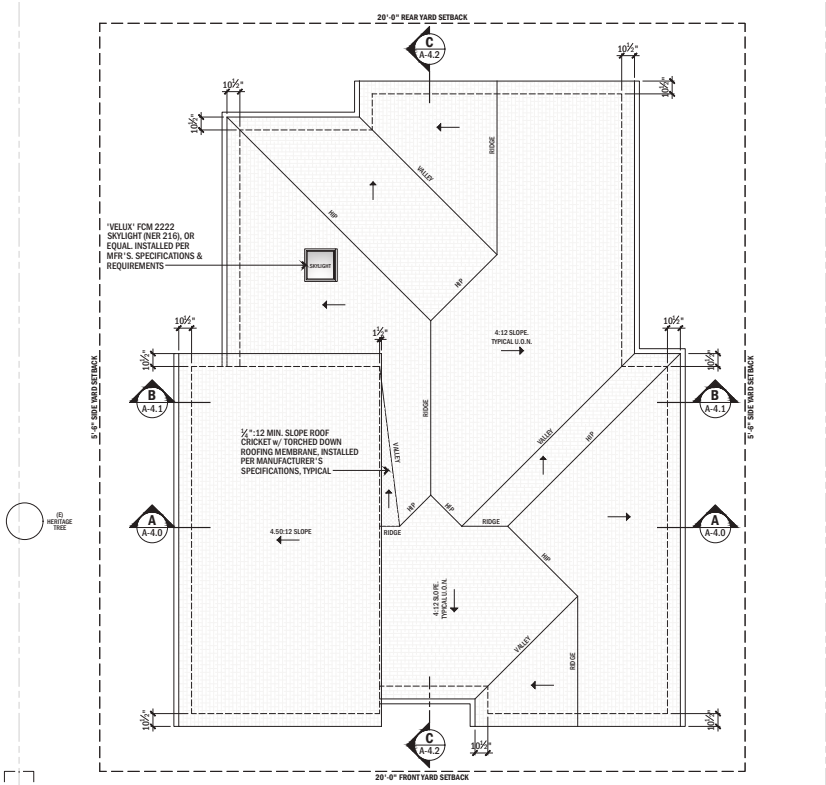
SINGLE-FAMILY
RESIDENCE
351 McKENDRY DRIVE
MENLO PARK, CALIFORNIA 94025

PROPOSED SECOND FLOOR PLAN/
PROPOSED FIRST FLOOR ROOF PLAN

OCT. 3, 2025
Scale: AS NOTED
Drawn By: FG
Designed By: MS

Sheet:
A-2.3



PROPOSED SECOND FLOOR ROOF PLAN

1/4" = 1'-0"

GRAPHIC SCALE 0' 2' 4' 5' 10' 15' (1' 3')

MAC DESIGN
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www.macdesign.us

CCIDC

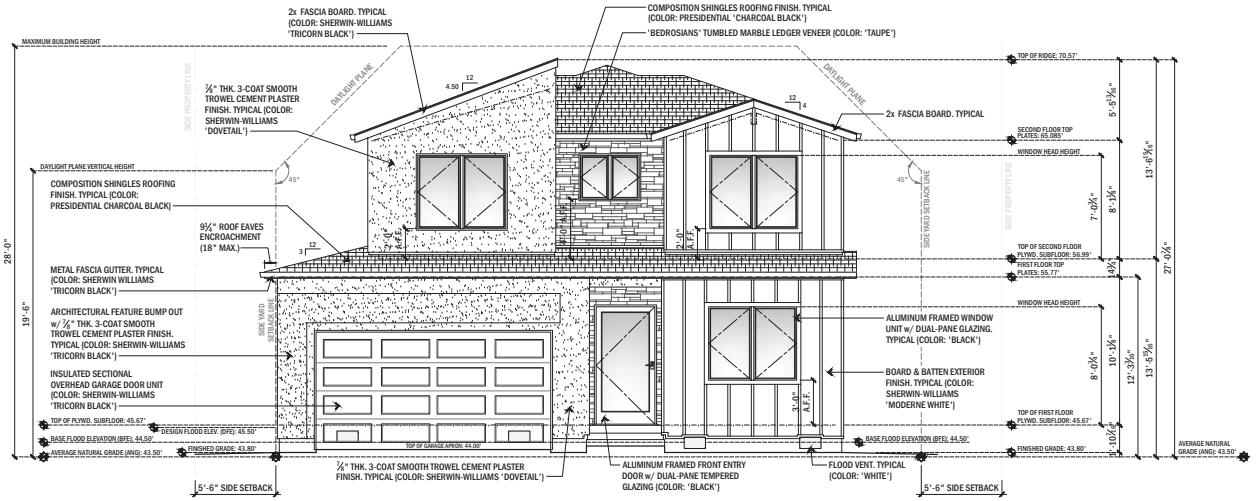
Date	Revision
DEC. 08, 2025	PLANNING. COMM. PROGRESS SET
DEC. 11, 2025	PLANNING COMMISSION SET
MAR. 18, 2026	PLANNING COMMISSION SET
APRIL 20, 2026	PLANNING COMMISSION SET

PROPOSED SINGLE-FAMILY RESIDENCE
351 McKENDRY DRIVE
MENLO PARK, CALIFORNIA 94025

PROPOSED SECOND FLOOR ROOF PLAN

OCT. 3, 2025
Scale: AS NOTED
Drawn By: FG
Designed By: MS

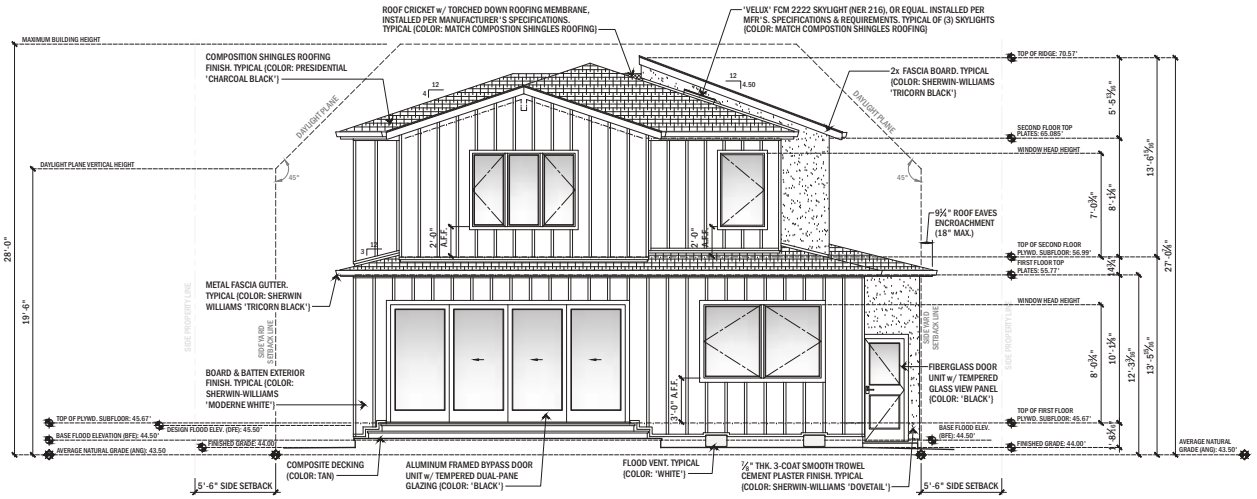
Sheet: **A-2.4**



PROPOSED SOUTHEAST ELEVATION (FRONT)

1/4" = 1'-0"

GRAPHIC SCALE 0' 1' 2' 3' 4' 5' 10' 15'



PROPOSED NORTHWEST ELEVATION (REAR)

1/4" = 1'-0"

GRAPHIC SCALE 0' 1' 2' 3' 4' 5' 10' 15'

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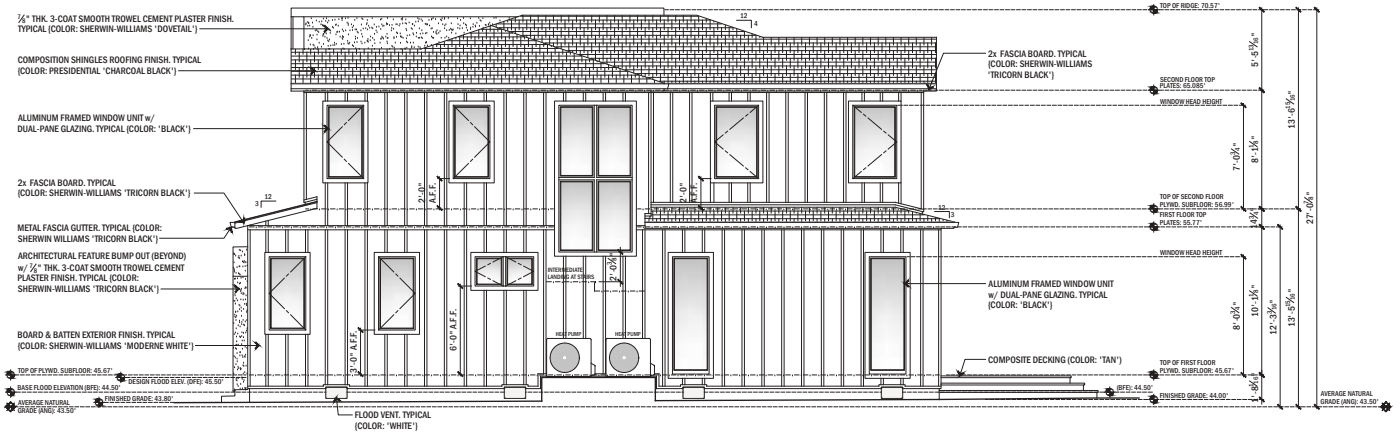
APRIL 20, 2026	PLANNING COMMISSION SET

PROPOSED SINGLE-FAMILY RESIDENCE
351 McKENDRY DRIVE
MENLO PARK, CALIFORNIA 94025

PROPOSED EXTERIOR ELEVATIONS

OCT. 3, 2025
Scale: AS NOTED
Drawn By: FG
Designed By: MS

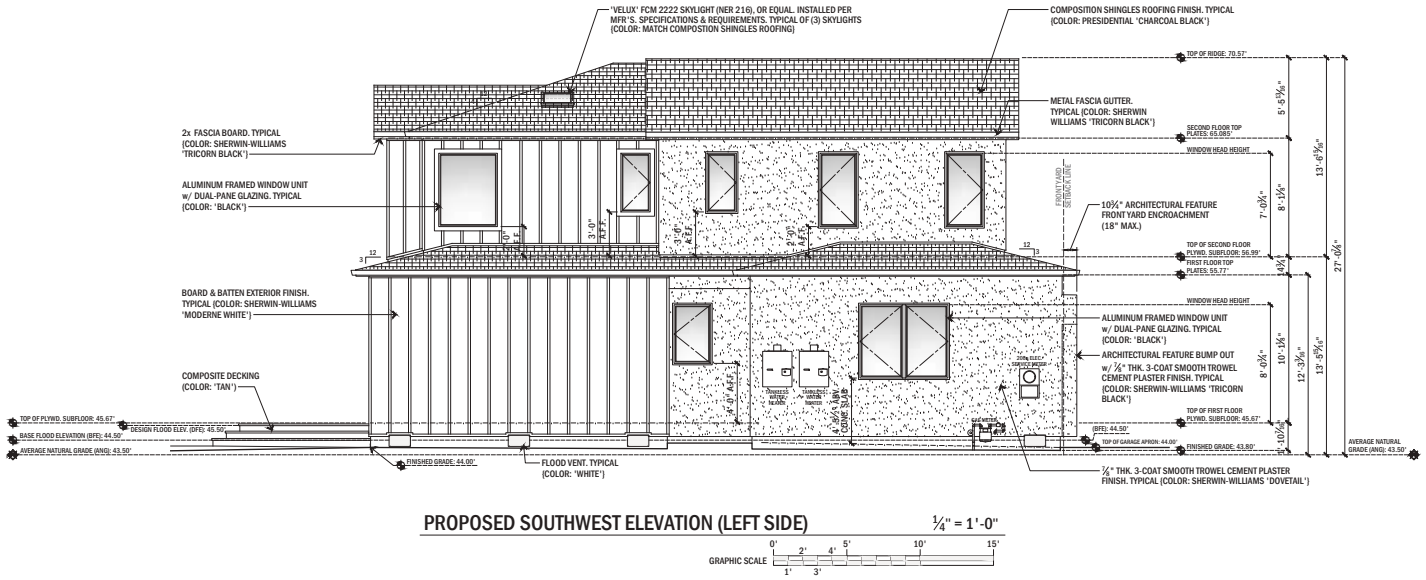
Sheet: **A-3.0**



PROPOSED NORTHEAST ELEVATION (RIGHT SIDE)

¼" = 1'-0"

GRAPHIC SCALE 0' 1' 2' 3' 4' 5' 10' 15'



PROPOSED SOUTHWEST ELEVATION (LEFT SIDE)

¼" = 1'-0"

GRAPHIC SCALE 0' 1' 2' 3' 4' 5' 10' 15'

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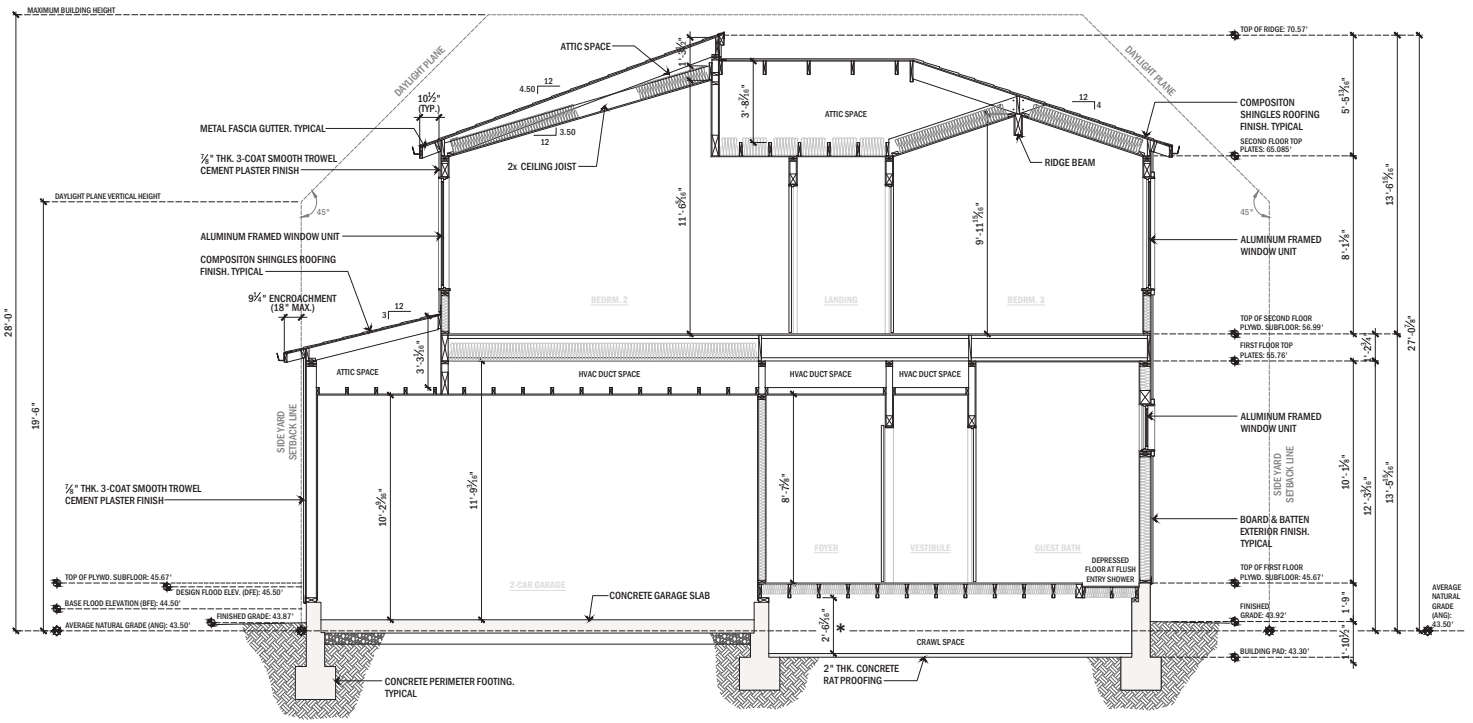
PROPOSED SINGLE-FAMILY RESIDENCE
351 McKENDRY DRIVE
MENLO PARK, CALIFORNIA 94025

PROPOSED EXTERIOR ELEVATIONS

OCT. 3, 2025
Scale: AS NOTED
Drawn By: FG
Designed By: MS

Sheet: **A-3.1**



A TRANSVERSE BUILDING SECTION

⅜" = 1'-0"

GRAPHIC SCALE 0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

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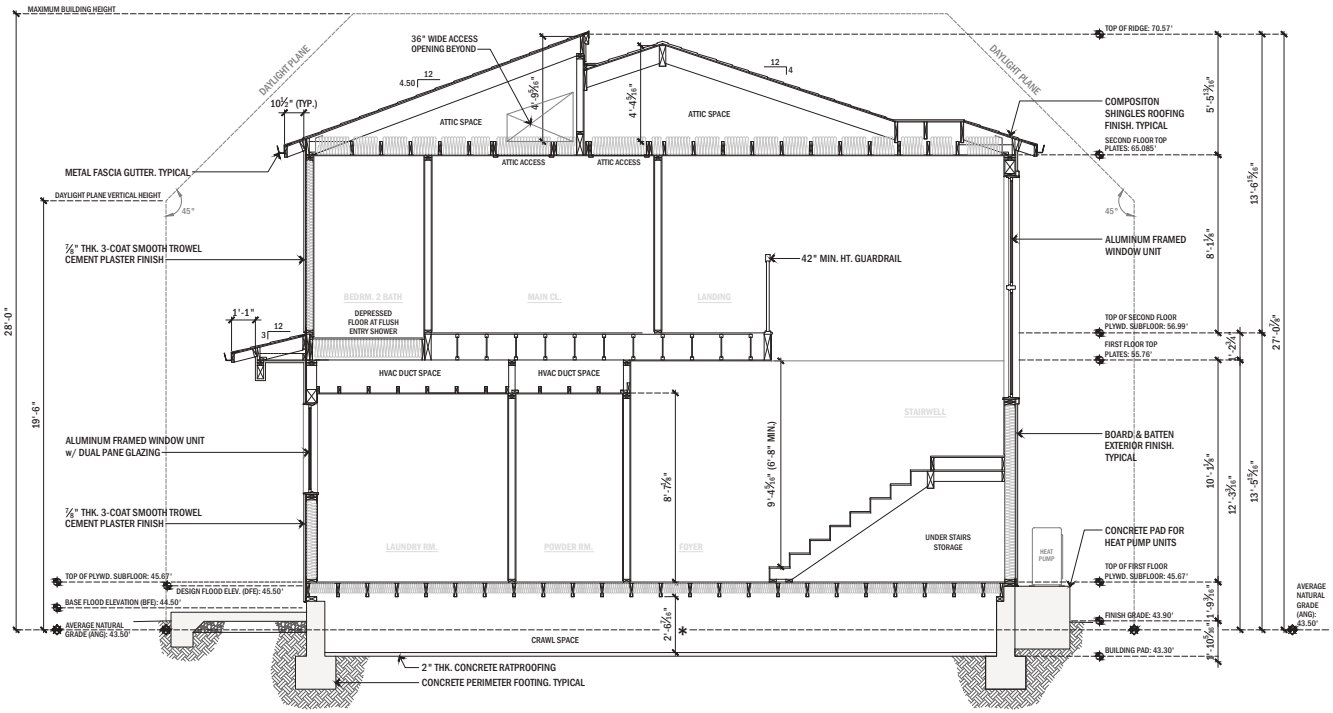
PROPOSED
SINGLE-FAMILY
RESIDENCE
351 McKENDRY DRIVE
MENLO PARK, CALIFORNIA 94025

TRANSVERSE BUILDING SECTION

OCT. 3, 2025
Scale: AS NOTED
Drawn By: FG
Designed By: MS

Sheet: **A-4.0**



B TRANSVERSE BUILDING SECTION

⅜" = 1'-0"

GRAPHIC SCALE 0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

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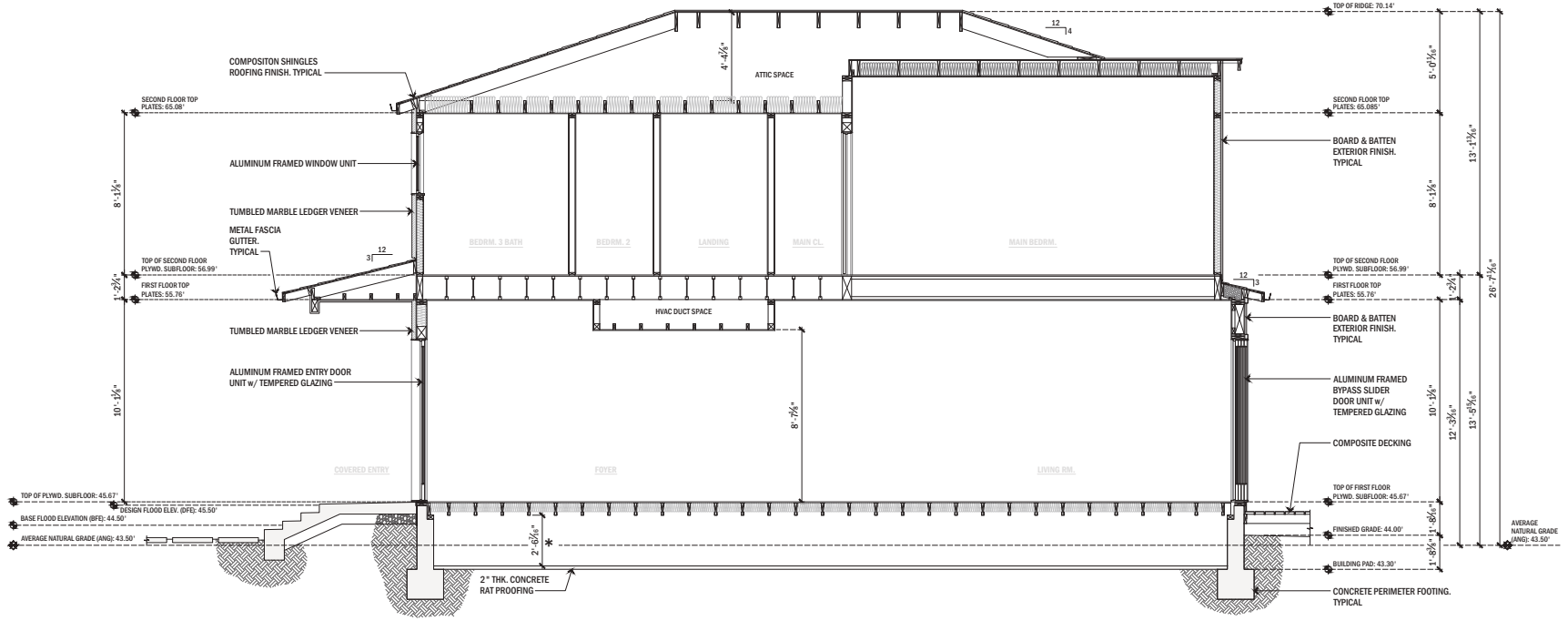
PROPOSED SINGLE-FAMILY RESIDENCE
351 McKENDRY DRIVE
MENLO PARK, CALIFORNIA 94025

TRANSVERSE BUILDING SECTION

OCT. 3, 2025
Scale: AS NOTED
Drawn By: FG
Designed By: MS

Sheet: **A-4.1**



C LONGITUDINAL BUILDING SECTION

3/8" = 1'-0"

GRAPHIC SCALE 0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

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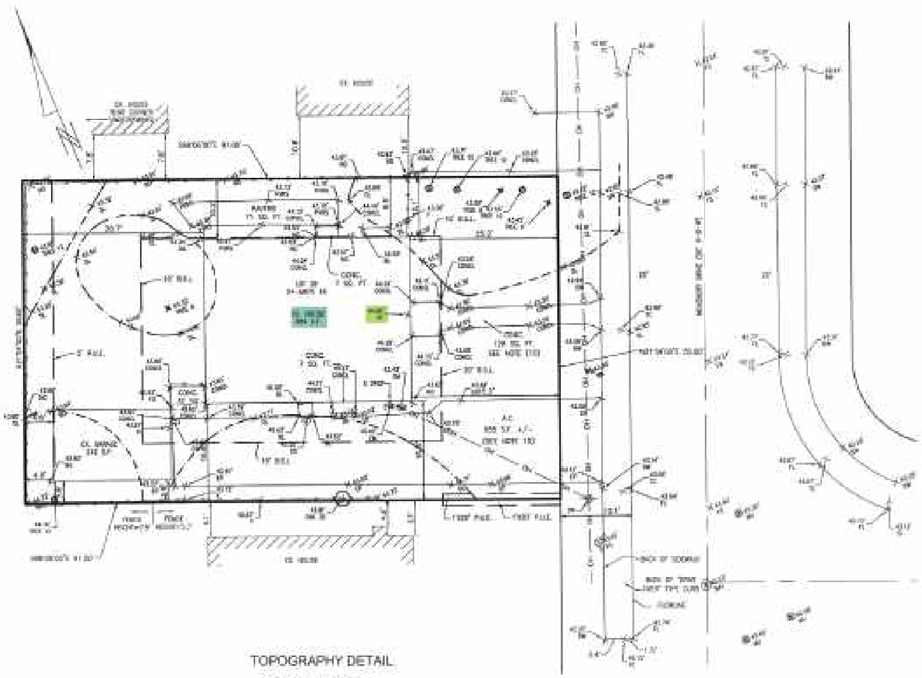
PROPOSED SINGLE-FAMILY RESIDENCE
351 McKENDRY DRIVE
MENLO PARK, CALIFORNIA 94025

LONGITUDINAL BUILDING SECTION

OCT. 3, 2025
Scale: AS NOTED
Drawn By: FG
Designed By: MS

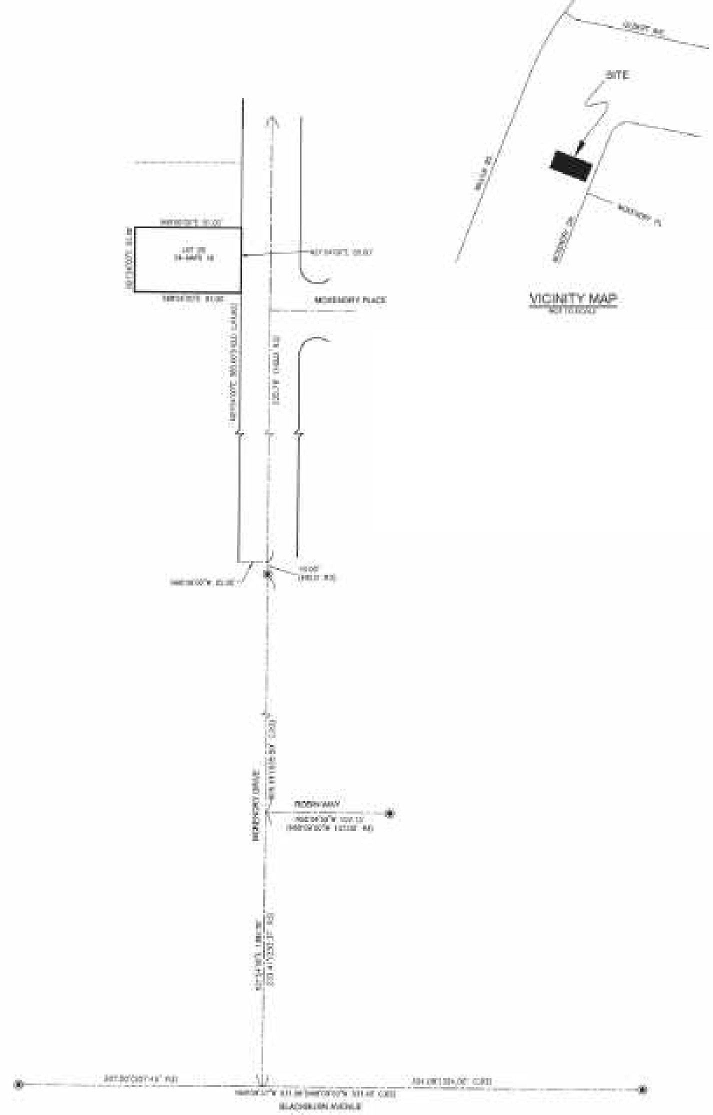
Sheet: A-4.2



TOPOGRAPHY DETAIL

GRAPHIC SCALE

1 inch = 10 ft.



BOUNDARY RESOLUTION DETAIL

GRAPHIC SCALE

LEGEND:

PF
BSL
PUE
TREE 24
(R1)
(R2)
(R3)
(C)
(HELD)
L.A.
W
CONC.
A.C.
CB
TPW
TOW
EM
GM

SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

10/15/2025

DUSTIN BYRON WILTON PLS 9080 DATE

LICENSE EXPIRES 12/31/2026

BASIS OF BEARINGS:

PREPARED BY:
D.B. Wilton
LAND SURVEYING

LS-1.0

REVISION DETAILS

JOB NO.:25-022
PAGE 1 OF 1

TOPOGRAPHIC/BOUNDARY SURVEY
351 MCKENDRY DR.
MENLO PARK, CA.

DATE:10/15/2025
DRAWN BY:DBW
CHECKED BY:DBW
REVISION#
REVISION DATE

GRADING AND DRAINAGE PLAN

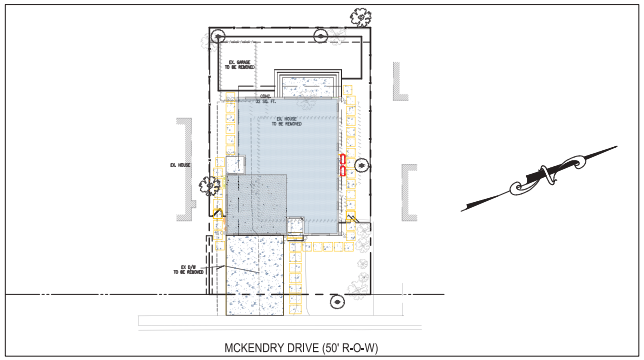
351 MCKENDRY DR MENLO PARK

NOTES:
1. SURVEY BY DUSTIN BYRON WILTON PLS NO 8080
2. DATE OF SURVEY: 10-15-2025

ELEVATION DATUM:
BENCHMARK INFORMATION: CITY OF MENLO PARK # Y150. NAVD88
ELEVATIO N=58.45'

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF MCKENDRY DRIVE AS SHOWN ON THAT CERTAIN MAP ENTITLED "THE WILLOWS MAP NO. 2" AS RECORDED IN VOLUME 24, PAGE 18 OF MAPS, SAN MATEO COUNTY RECORDS. SAID BEARING BEING N2r54'00"E.

FLOOD ZONE INFORMATION:
FEMA MAP#06081C0308E COMMUNITY #060321 ZONE: AE
BFE: 44.5'(BASED ON INTERPOLATION OF FLOOD CONTOURS)



VICINITY MAP
NTS

SHEET INDEX

SHEET NO.	TITLE
C1	TITLE SHEET
C2	GRADING AND DRAINAGE PLAN
C3	EROSION CONTROL

NOTES

1. ALL GRADING SHALL CONFORM TO THE CITY/COUNTY STANDARDS
2. ALL GRADING SHALL BE DONE UNDER SUPERVISION OF THE PROJECT SOILS ENGINEER WHEN A SOIL STUDY WAS CONDUCTED
3. SOILS REPORT BY GeoEngineering ConsultaProject No. P25-298 DATED 11-2-2025
4. FINISHED GROUND SURFACES SHALL BE GRADED TO SLOPE AWAY FROM BUILDING AT 5% FOR 10FT MINIMUM OR TO PROPERTY LINES OR AN APPROVED DRAINAGE SYSTEM WHEN 10FT IS NOT POSSIBLE. ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5%. MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL (33%).
5. *ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.*
6. AREA DRAINS SHALL HAVE A MIN. 6 INCHES DIAMETER GRATE OPENINGS
7. ALL DRAIN LINES SHALL HAVE A 1% MIN. SLOPE
8. WHEN A PERFORATED DRAIN LINE IS CONNECTED TO A SOLID DRAIN LINE, THE INVERT OF THE SOLID DRAIN SHALL BE HELD BELOW THE INVERT OF THE PERFORATED LINE
9. ALL STORM DRAIN PIPE SHALL BE PVC SDR 35 OR EQUIVALENT, SLOPED AT 1% MIN. UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPES SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL CHANGES IN DIRECTIONS SHALL BE MADE WITH A WYE CONNECTION, ELBOWS. TEE'S SHOULD BE AVOIDED
10. UTILITY COMPANIES SHALL BE CONSULTED AND NECESSARY PERMITS SHALL BE SECURED FOR DISCONNECTION/RECONNECTION OF UTILITY SERVICE LINES.
11. INSTALLATION/CONNECTION OF GAS AND ELECTRIC METERS SHALL BE COORDINATED BY THE CONTRACTOR WITH PG&E. GAS SERVICE TO BE DETERMINED BY PG&E. TYPICAL TRENCH SECTION PER LATEST EDITION OF PG&E GREEN BOOK.
12. GRASS SWALES SHALL BE 12" WIDE, WITH SIDE SLOPE 3:1 (3" DROP) AND HYDROSEEDED TO AVOID EROSION.
13. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
14. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.

    THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE SURVEYOR.
16. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
17. SEE SOILS REPORT FOR PAD PREPARATION
18. CALL BEFORE YOU DIG! Call Underground Service Alert (USA) at 811 or at 1-800-227-2600 at least 2 working days before excavating.
19. NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING. 'THRU-CURB' DRAINS ARE NOT ALLOWED.
20. UTILITY WORK WITHIN THE CITY RIGHT-OF-WAY WHICH IS NOT INSTALLED BY THE CONTRACTOR WILL REQUIRE A SEPARATE ENCROACHMENT PERMIT ISSUED TO THE UTILITY AGENCY PERFORMING THE WORK.
21. ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.

LEGEND

PROPOSED	EXISITING		PROPOSED	EXISITING	
		PROPERTY LINE			SITE TREES
		EASEMENTS			
		NEW LOT LINES			STREET TREE W/ WELL
		MONUMENT			
		BENCHMARK			
SD	SD	STORM DRAIN LINE			
		CATCH BASIN			
		FIELD INLET			SPOT ELEVATION
SDMH		STORM DRAIN MANHOLE	FG 100.00	XX.XX	CONTOUR LINE ELEVATION
AD	AD	AREA DRAIN W/ PVC LINE			
		BUBBLER			OVERLAND RELEASE
SS	SS	SANITARY SEWER LINE			RET WALL
SSMH		SANITARY SEWER MANHOLE			STREET SIGN
SS	SS	SANITARY SEWER LATERAL			SITE OR STREET LIGHT
SSCO	SSCO	SANITARY SEWER CLEANOUT			FIRE HYDRANT
		WATER VALVE			
		WATER METER			WOOD FENCE
		UTILITY POLE			ROOF DOWNSPOUT
W	W	WATER MAIN LINE			EARTHEN SWALE
G	G	GAS			DEMOLITION
E	E	ELECTRICAL			
OH	OH	OVERHEAD SERVICE TO BE REMOVED			TREE TO BE REMOVED
JT	JT	JOINT TRENCH			

PAVERS - PERMEABLE	AC ASPHALT - EX		CONCRETE - BUILDING	CONCRETE - SIDEWAL
PAVERS - LANDSCAPE	AC ASPHALT - EX TO REMOVE		CONCRETE - SITE	
PAVERS - IMPERVIOUS	AC ASPHALT - GRIND AND OVERLAY		CONCRETE - EXISTING SITE	
AC ASPHALT	WOOD DECK		CONCRETE - STAMPED	
AC ASPHALT - POROUS	GRASS		CONCRETE - POROUS	

SITE PLAN
SCALE 1"=20'

ABBREVIATIONS

SYMBOL	DESCRIPTION
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
BLDG	BUILDING
BOS	BOTTOM OF STEPS
BW, BCW	BACK OF WALK
CB	CATCH BASIN
CL	CENTERLINE
CONC	CONCRETE
CONT	CONTINUATION
DDCV	DOUBLE DETECTOR CHECK VALVE
DI	DROP INLET
DS	DOWN SPOUT
DWY, D/W	DRIVEWAY
EB	ELECTRICAL BOX
EC	END OF CURVE
EL, ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX, (E)	EXISTING
F/C	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FP	FINISHED PAVEMENT
FPW	FIRE PROTECTION WATER
FS	FINISHED SURFACE ELEV.
FT	FEET
G	GAS
GB	GRADE BREAK
GFF	GARAGE FINISHED FLOOR ELEV.
GRND	GROUND
HDPE	HIGH DENSITY POLYETHYLENE
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM

SYMBOL	DESCRIPTION
NO., #	NUMBER
NTS	NOT TO SCALE
PAE	PEDESTRIAN ACCESS EASEMENT
PCC	PORTLAND CEMENT CONCRETE
PCR	POINT OF CURB RETURN
PG&E	PACIFIC GAS AND ELECTRIC
PL, P/L	PROPERTY LINE
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
R/W	RIGHT OF WAY
RT	RIGHT
S	SLOPE
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER LATERAL CLEANOUT
SSDI	SANITARY SEWER DRAIN INLET
SSGB	SANITARY SEWER GRADE BREAK
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
ST.	STREET
STA	STATION
SW, S/W	SIDEWALK
T	TELEPHONE
TC	TOP OF CURB
TEMP	TEMPORARY
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
TOS	TOP OF STEPS
TYP	TYPICAL
VC	VERTICAL CURVE
VG	VALLEY GUTTER
W, WL	WATERLINE
WLE	WATER LINE EASEMENT
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

CONSTRUCTION NOTES

1. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
2. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.

SITE EARTH WORK QUANTITIES

CUT:	20 CY
FILL:	0 CY
EXPORT:	20 CY
IMPORT:	0 CY
MAX CUT DEPTH:	1 FT
MAX FILL DEPTH:	0 FT

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HISHER OWN USE.

DATE:	5/172026
SCALE:	AS NOTED
DESIGNED BY:	MG
DRAWN BY:	EH

NO.	REVISION	DATE
△		
△		
△		
△		
△		

DIRECTED BY:

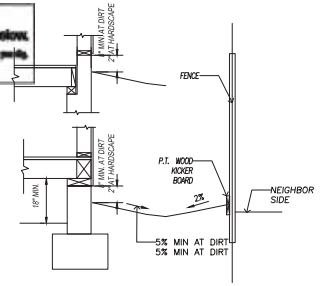
GPM ENGINEERS
3240 WALNUT AVE., SUITE 292
FREMONT, CA 94536
TEL (650) 331-7264 FAX (650) 472-9004
MGENDBY@GPMENGINEERS.COM
CIVIL ■ STRUCTURAL ■ PLANING ■ DEVELOPMENT

PROJECT:
351 MCKENDRY DR
MENLO PARK

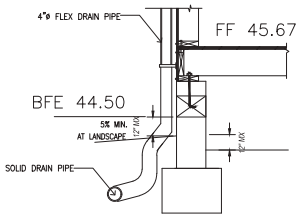
SHEET TITLE:
COVER SHEET

SHEET NUMBER
C1
OF 3

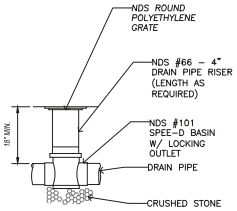
A19



1 SECTION AT PROPERTY LINE
NOT TO SCALE



2 DOWNSPOUT CONNECTION
NTS



3 AREA DRAIN
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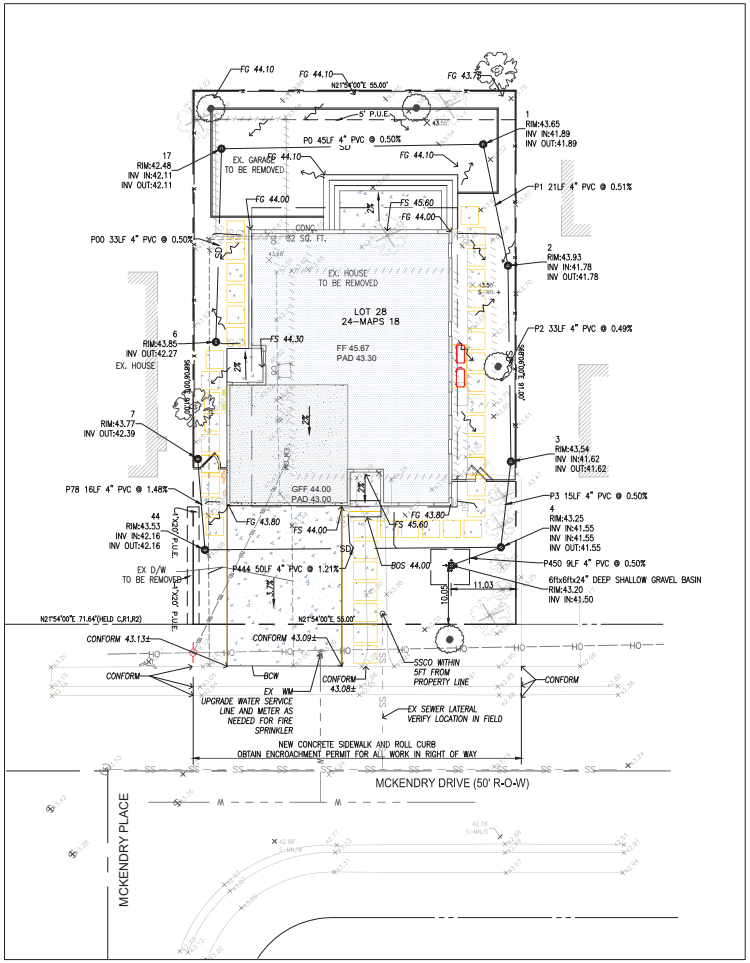
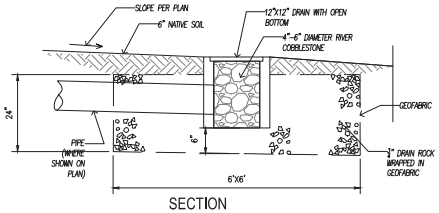
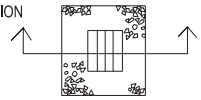


A GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'



SECTION



SECTION

3 SHALLOW GRAVEL BASIN
NOT TO SCALE

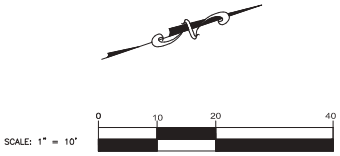
GRADING NOTES:

1. EXTERIOR GRADES NEXT TO BUILDING SHALL SLOPE AWAY FOR MINIMUM OF 10FT OR UP TO PROPERTY LINE OR PHYSICAL OBSTRUCTION. MINIMUM SLOPE SHALL BE 5% AWAY FROM BUILDING AT PERVIOUS AREAS AND MIN. 2% AT IMPERVIOUS AREAS.

FLOOD ELEVATION
BFE 44.50

STORM UTILITY NOTES

1. ALL STORM PIPE LOCATED OUTSIDE OF VEHICULAR TRAVELED LANES SHALL BE PVC SDR 35 UNLESS OTHERWISE SPECIFIED ON PLANS
2. ALL STORM PIPE LOCATED IN VEHICULAR TRAVELED LANES SHALL BE PVC SD26 UNLESS OTHERWISE SPECIFIED ON PLANS
3. ALL PERFORATED PIPES SHALL BE PVC SDR 35 WITH ¼" PERFORATIONS FACING DOWN.
4. ALL PVC CONNECTIONS TO CONCRETE STRUCTURES SHALL BE BY WATER STOP



SCALE: 1" = 10'

DATE:	5/172026
SCALE:	AS NOTED
DESIGNED BY:	MG
DRAWN BY:	EH

NO.	REVISION	DATE
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△		

DIRECTED BY

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TEL. (650) 331-7264 FAX (650) 472.9004
MGENIDY@GPMENGINEERS.COM
CIVIL ■ STRUCTURAL ■ PLANING ■ DEVELOPMENT

PROJECT:
351 MCKENDRY DR
MENLO PARK

SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER
C2
OF 3

A20

811 Know what's below. Call before you dig.

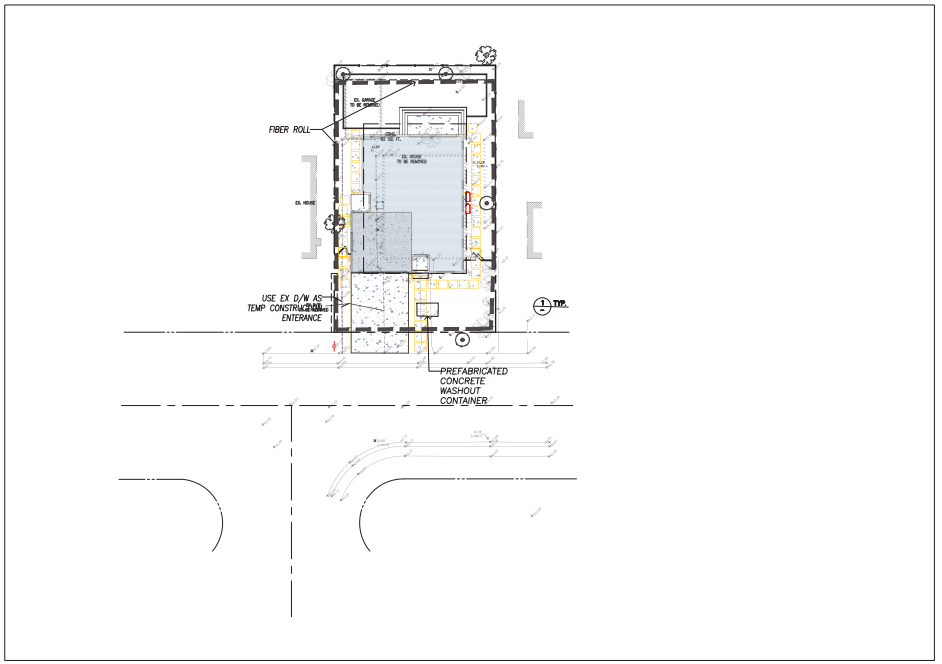
EROSION CONTROL NOTES:

1. ALL GRADING, EROSION CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF CITY REGULATIONS AND MADE A PART HEREOF BY REFERENCE. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE ASSOCIATION OF BAY AREA GOVERNMENT'S (ABAG) MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES AND IN ACCORDANCE WITH STANDARD DETAILS SHOWN.
2. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGE TO ANY PUBLIC OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIALS SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
3. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON., OCTOBER 1ST TO APRIL 30TH.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL ON OR AT THE DIRECTION OF THE SOILS ENGINEER.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAINAGE SYSTEM.
6. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
7. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE COUNTY.
8. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MIN. DIAMETER) AT LEAST EIGHT INCH THICK BY FIFTY FEET LONG BY TWENTY FEET WIDE AND SHALL BE MAINTAINED UNTIL SITE IS PAVED.
9. HYDROSEED ALL CUT AND FILL SLOPES IMMEDIATELY AFTER GRADING. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER, TACKIFIER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

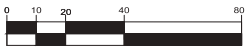
   FIBER, 2000 LBS/ACRE
   SEED, 200 LBS/ACRE
   FERTILIZER (11-8-4), 500 LBS/ACRE
   TACKIFIER, 6 LBS/ACRE
   WATER, AS REQUIRED BY APPLICATION
10. SEED MIX SHALL BE CLYDE ROBINS OR #180/CR #190/C4R #120
11. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.
12. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, "EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION. AS LAST REVISED.
13. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
14. STABILIZING MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
15. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
16. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE SOILS ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.
17. ALL GRADED AREAS SHOULD BE PLANTED WITH LOW-WATER, DEEP ROOTED, FAST GROWING VEGETATION.
18. THERE IS TO BE NO RAIN PREDICTED DURING THE SEVEN DAYS PRECEEDING THE START DATE FOR GRADING OPERATION
19. THERE IS TO BE NO RAIN PREDICTED DURING THE SEVEN DAYS FOLLOWING THE START DATE FOR GRADING OPERATION
20. ALL CUT AND FILL SLOPES SHALL BE PROTECTED.
21. ALL OPERATIONS IN PHASE I SHALL BE COMPLETED BEFORE ANY GRADING.
22. ALL CUT AND FILL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED BY STRAW MULCH AFTER HYDROSEEDING (CONFIRMING TO CAL TRANS STANDARD SPECIFICATION SECTION 20-2.06) BEFORE ANY RAIN STORM.
23. ALL SWALES SHALL BE PROTECTED BY STRAW WATTLES NOT TO EXCEED 20' APART.

DUST CONTROL AND AIR QUALITY:

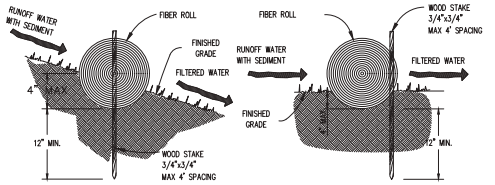
1. ALL VISIBLY DRY DISTURBED SOIL AND ROAD SURFACES SHALL BE WATERED TO MINIMIZE FUGITIVE DUST EMISSIONS.
2. LIMIT DRIVING SPEED ON UNPAVED AREAS TO 10 MPH.
3. EARTH OR OTHER MATERIAL TRACKED ONTO NEIGHBORING PAVED ROADS SHALL BE REMOVED PROMPTLY.
4. APPROVED CHEMICAL SOIL STABILIZERS OR COVERS SHALL BE APPLIED TO EXPOSED EARTH SURFACES IN INACTIVE CONSTRUCTION AREAS AND EXPOSED STOCK PILES (I.E. SAND, GRAVEL, DIRT).
5. DUST GENERATING ACTIVITIES SHALL BE LIMITED DURING PERIODS OF HIGH WINDS (OVER 15 MPH).
6. ACCESS OF UNAUTHORIZED VEHICLES ONTO THE CONSTRUCTION SITE DURING NON-WORKING HOURS SHALL BE PREVENTED.



A EROSION CONTROL PLAN
SCALE: 1" = 20'



SCALE: 1" = 20'

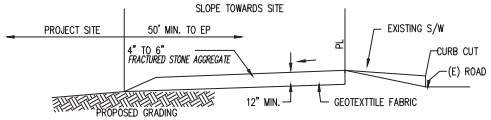


ENTRENCHMENT DETAIL IN SLOPE AREA

ENTRENCHMENT DETAIL IN FLAT AREA

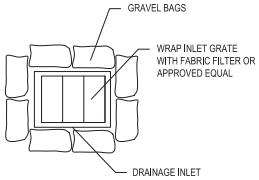
NOTES:
1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

FIBER ROLL DETAIL 1
N.T.S.



1. ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
2. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. IT SHALL BE DONE ON A WASH RACK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN AS DETAILED ON THESE PLANS. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF INLET PROTECTION (E.G. SAND BAGS OR OTHER APPROVED METHODS.)
3. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8".
4. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50'.

STABILIZED CONSTRUCTION ENTRANCE 2
N.T.S.



NEW DRAINAGE INLET PROTECTION 3
N.T.S.

CONSTRUCTION ENTRANCE
FIBER ROLL
INLET SEDIMENT FILTER

NOTES:
a. KEEP CONSTRUCTION TRAFFIC OUT OF STORMWATER TREATMENT AREA LOCATIONS, AND MINIMIZE COMPACTION OF EXISTING SOILS.
b. PROTECT STORMWATER TREATMENT AREAS FROM CONSTRUCTION SITE RUNOFF. RUNOFF FROM UNSTABILIZED AREAS MUST BE DIVERTED AWAY FROM STORMWATER TREATMENT AREAS.
c. MORE CONSTRUCTION BMPS MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER OR STORMWATER INSPECTOR.

DATE:	5/17/2026	NO.	REVISION	DATE	DIRECTED BY		
SCALE:	AS NOTED						
DESIGNED BY:	MG						
DRAWN BY:	EH						

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CIVIL ■ STRUCTURAL ■ PLANING ■ DEVELOPMENT

PROJECT:
351 MCKENDRY DR
MENLO PARK

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER
C3
OF 3

A21

PROJECT DESCRIPTION FOR 351 MCKENDRY DRIVE, MENLO PARK, CA 94025

The current property is occupied by a single-story residence with a detached one-car garage. The property was rented for a very long time and is currently in a dilapidated condition needing major renovations. The lot is considered substandard with a width of 55 feet, where 65 feet is required, a substandard lot depth of 91 ft, where 100 feet is required. The overall lot area consists of 5,005 square feet, where 7,000 square feet is required. I propose to demolish the existing subject property and the detached one car garage and construct a brand new two-story, single-family residence with an attached two car garage.

The new home which I would like to build would consist of 4 bedrooms and 4.5 bathrooms. The first floor is designed to include the two-car attached garage, bedroom suite, powder bath, laundry, and an open concept life stye kitchen, dining, and living room geared towards today's lifestyle. The second floor would consist of a primary suite, and two other bedroom suites.

Based on my architectural team's research, the property I am proposing to build would meet all zoning ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and all height restrictions.

The new design will consist of a modern farmhouse style with the usage of different materials being used to complement the overall design. The front of the property will utilize board siding with trim, smooth stucco, stone veneer, and black Presidential TL shingles. The windows and all exterior doors will be black/black (black exterior/black interior) aluminum. I have driven around the neighborhood and based on some recently completed new homes and some in progress, I believe my architect has come up with a design which is consistent with the broader neighborhood. I spoke to my neighbor on the left at 343 Mckendry Dr (Hubert Sun) stated he is a renter. I gave him my contact information to pass to the landlord. I haven't heard back from the landlord as of yet. The other neighbor at 357 Mckendry Dr (Jennifer) is the owner and only concern she has is living next to a construction site while the home is being built.

RE DEVELOPMENT
GROUP

Neighboring Outreach

1. I spoke with Jennifer, my next door neighbor at 357 Mckendry on November 11, 2025 she stated she was in the process of selling her home and did not have any objections to our project. Her home is currently listed for sale.

2. Hubert Sun neighbor at 343 Mckendry he stated he was a renter, shared information on his landlord Pam Simmons. I emailed Pam on January 12th introducing myself and asking permission to be able to cut down the Coast Live Oak since it sits between both of our properties. She emailed me back on 1/12/2027 granting permission and did not have any objections to our new construction project.

3.Charlie at 354 Mckendry Place was happy to finally see someone remodeling the run down property we purchased, saying it's been an eye sore for a long time. 1/27/2026.

4. Jim at 344 Mckendry Place stated he would provide support to our proposed project and gave some information on what he encountered when he went through adding a second story to his home. 1/27/2026

5. Vacy at 338 Mckendry Place was very supportive and happy as well to see the eye sore of the neighborhood finally being worked on. 1/27/2026

We went to multiple surrounding neighbors and others were either not home or didn't open because they perceived us as solicitors.

Rasul Rasuli

Rasul Rasuli
RE Development Group
Project Manager
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redevtgroup@gmail.com

DAVEY Resource Group

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330-673-5685
Toll Free 1-800-828-8312
Fax: 330-673-0860

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5955 Capistrano Ave.
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831-291-2245
Sabrina.huey@davey.com

Arborist Report and Tree Protection Plan

351 McKendry Dr., Menlo Park, CA 94025

January 2026 - Updated March 2026

Arborist Report & Tree Protection Plan for
351 McKendry Dr.
Menlo Park, California 94025

Prepared for:

RE Development Group
Rasul Rasuli
Project Manager

January 2026 - Updated March 2026

Prepared by:

Davey Resource Group
A Division of The Davey Tree Expert Company
1500 North Mantua Street
Kent, OH 44240

Contact:

Sabrina Huey
ISA Arborist #WE-14060A
TRAQ Qualified
www.daveyresourcegroup.com

Reviewed:
Ian Scott
ISA Board Certified Master Arborist #PN-5408BUM
ASCA Registered Consulting Arborist #698
TRAQ Qualified
www.daveyresourcegroup.com

Notice of Disclaimer

Inventory data provided by Davey Resource Group is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection. Davey Resource Group is not responsible for discovery or identification of hidden or otherwise non-observable risks. Records may not remain accurate after inspection due to variable deterioration of inventoried material and site disturbance. Davey Resource Group provides no warranty with respect to the fitness of the urban forest for any use or purpose whatsoever or for future outcomes of the inventoried trees.

Contents

Summary

In December 2025, Davey Resource Group (DRG) was contracted by Mr. Rasul Rasuli of RE Development Group to conduct a tree inventory and develop a tree protection plan for trees in the area of impact prior to a planned development project on the property at 351 McKendry Ave. in Menlo Park, CA. The request was made to assess the current condition of the trees and establish a protection plan based on the findings.

On December 18, 2025, an International Society of Arboriculture (ISA) Certified Arborist (Sabrina Huey, #WE-14060A) from Davey Resource Group evaluated eleven (11) trees that may be impacted by development. The trees were assessed by their location, size, current condition, health, structure, and form. The current site plan was used to estimate the construction footprint in relation to the critical root zones (CRZ) of the trees to help guide construction and reduce potential impacts on the trees. Current plans include the demolition of the existing house, garage, driveway, and fence. The plans include the new build of a two-story building on the property, driveway, walking paths, and a new fence. Tree information is summarized as follows:

- Eleven (11) trees were assessed, consisting of eight (8) distinct species: coast redwood (1 tree), lemon tree (1 tree), cypress (4 trees), privet (1 tree), Liquid ambar (1 tree), Coast live oak (1 tree), purple leaf plum, and pepper tree (1 tree).
- The inventory encompasses the trees that may be impacted by the proposed construction.
- Three (3) trees, on the property and neighboring property, are considered heritage trees under the Menlo Park tree ordinance (Ch. 13.24.020 5.B). (Trees #6-7 and 11).
- Four (4) trees were in fair condition, and seven (7) trees were in poor condition.
- Tree heights ranged from 20 to 70 feet.
- Tree diameters at four and a half feet above grade/breast height (DBH) ranged from 5 to 46 inches.
- Nine (9) trees are recommended for removal. A permit is needed for tree #6.
- Two (2) of the trees may be retained following the tree protection measures provided in this report.

This report focuses on tree protection recommendations for tree preservation and provides the CRZs and SRZs (structural root zones) of these trees for planning purposes. DRG has provided general site preservation recommendations based on the provided construction plans. Arborist monitoring of construction is required whenever work is performed within the drip line of significant trees to be retained. Trenching must be done by hand or with pneumatic excavation tools. The trees identified for preservation should be monitored by a Certified Arborist at the end of construction and ongoing as needed.

Introduction

Current plans for 351 McKendry Ave. include the demolition of the existing building, driveway, fence, and garage. The new construction includes a two-story building, a new fence, and a new driveway. The proposed project has the potential to impact trees on the property. All trees over 4 inches in diameter on the property and adjacent properties that have canopies that overhang the site were assessed and evaluated for impacts, and to determine if any trees meet the criteria for significant status as defined by the City of Menlo Park.

Assignment

The arborist visually assessed each tree on the site, and the required tree data were collected using a portable tablet device. Following data collection, specific tree preservation plan elements were calculated that identified each tree's critical and structural root zones (CRZ and SRZ) to better ensure survivability during the planned development. This report establishes the condition of the trees and canopy within the project area. The protected ordinance-sized trees were appraised. The trees were visually assessed, and photo documented so that changes in condition can be evaluated if needed.

Limits of the Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and the potential for failure or response to site disturbances. No soil or tissue testing was performed. All observations were made from the ground on December 18, 2025, and no soil excavation to expose roots was performed. The most recent development plans were available to determine potential construction impacts. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcome for the evaluated trees in the future. Values were assigned to grade the attributes of the trees, including structure and canopy health, and to obtain an overall condition rating. No physical inspection of the upper canopy, sounding, resistance drilling, or other technologies were used in the evaluation of the trees. The site visit was conducted referencing the site plan dated 12-1-25 titled 'Cover Sheet'.

Purpose and Use of Report

The purpose of this report is to provide a summary inventory of all trees within the project area of impact, including an assessment of the current condition and health, as well as providing a tree protection plan for all evaluated trees/canopies that may be impacted by construction plans. The findings in this report can be used to make informed decisions on design planning and guide the trees' long-term care. This report and detailed tree protection plan can also be submitted to the City of Menlo Park for permitting purposes.

Methods

Data was collected by an International Society of Arboriculture (ISA) Certified Arborist (WE-14060A) on December 18, 2025. The results were used to determine the Tree Protection Zone (TPZ) and any other tree protection measures required during construction. The location and dripline of all trees four inches or greater in diameter at standard height (DSH, 4.5 ft. above grade) were documented.

A visual inspection was used to develop the findings, conclusions, and recommendations found in this report. Data collection included measuring the diameter of significant trees at approximately 54 inches above grade (DBH), height estimation (+/- 5ft), average dripline distance, a visual assessment of tree condition, structure, and health, and a photographic record. A rating percentage (0-100%) was assigned for each tree's health, structure, and form, and the lowest percentage was used as the overall tree condition. Using an average of the above factors together with the arborist's best judgment, the general condition of each tree was recorded in one of the following categories, adapted from the rating system established by the International Society of Arboriculture and the 10th Edition of the Council of Tree & Landscape Appraisers (CTLA) *Guide for Plant Appraisal*[1]

Condition: Condition ratings were based on but not limited to (1) the condition and environment of the tree's root crown; (2) the condition of the trunk, including decay, injury, callusing, or presence of fungus sporophore; (3) the condition of the limbs, including the strength of crotches, amount of deadwood, hollow areas, and whether they bore excessive weight; (4) the condition and growth rate history of the twigs, including pest damage and diseases; (5) the leaf appearance, including abnormal size and density as well as pest and disease damage.
Using an average of the above factors together with the arborist's best judgment, the general condition of each tree was recorded in one of the following categories, adapted from the rating system established by the International Society of Arboriculture and the 10th Edition of the Council of Tree & Landscape Appraisers (CTLA) *Guide for Plant Appraisal*[1] :

- **Excellent:** High vigor and near-perfect health with little or no twig dieback, discoloration, or defoliation. It is nearly ideal and free of structural defects. It is a nearly ideal form for the species and is generally symmetrical.
- **Good:** Vigor is typical for the species and has no significant damage due to disease or pests. Twig dieback, discoloration, or defoliation is minor. Well-developed structure with minor defects that can be corrected easily. Minor asymmetries/deviations from species norm. Function and aesthetics are not compromised.
- Fair: Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation, but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to

[1] Council of Tree and Landscape Appraisers. (2019). *Guide for Plant Apprais from ofal, 10th Edition, Second Printing.* Atlanta, GA: International Society of Arboriculture.

50% of the canopy, a single structural defect of a significant nature or multiple moderate defects; structural defects are impractical to correct or require multiple treatments over several years, or major asymmetries/deviations from species norm. Function and aesthetics are compromised.

- **Poor**: Unhealthy and declining in appearance. Poor vigor, low foliage density, and poor foliage color are present. Potentially fatal pest infestation. Extensive twig or branch dieback. A single serious structural defect or multiple significant defects. Observed structural problems cannot be corrected. The tree is often a largely asymmetrical or abnormal form. The form detracts from the aesthetics or intended use to a significant degree.
- **Very Poor:** Poor vigor and appears to be dying. Little live foliage. Single or multiple severe structural defects. It is visually unappealing and offers little to no functionality in the landscape.
- **Dead**

The Functional Replacement method was used to value the tree in this report. This approach extrapolates the cost to purchase the largest commonly available nursery tree to the size of the tree being appraised (the basic tree cost). From this basic tree cost, the value is depreciated based on the existing condition of the tree (its health, structure, and form), any functional limitations (the space it grows), and any external limitations (outside factors influencing tree growth). These values are adjusted according to the tree species, physical condition, and landscape placement. This approach does not consider the maintenance costs of the newly planted tree, which can be considerable over the tree's life. Most additional costs likely occur within the first 5-10 years after planting.

The Trunk Formula Technique is calculated as ***Value = Basic Tree Cost x Condition Rating % x Functional Limitations % x External Limitations %.***

- **Basic Tree Cost** = (Trunk Area Increase of appraised tree)x(Unit Tree Cost)
- **Condition Rating =** a percentage scale based on the tree's health, structure, and form.
    - Health - An evaluation of the overall health and vigor of the tree
    - Structure - An evaluation of defects in the trunk and branch architecture
    - Form - An evaluation of the symmetry and aesthetics of the tree to its species ideal
- **Functional Limitations =** a percentage scale associated with the interaction of the tree and its planting site.
- **External Limitations** = a percentage scale associated with factors outside the property or control of the property owner.

Observations

Site Observations

The project site is located in the City of Menlo Park, north of Middlefield Rd and east of Willow Rd. The parcel is a privately owned lot with an existing single-family house. The lot is classified as a single-family residence. The site is relatively level. No active irrigation was observed at the site. All trees impacted by the construction were assessed.

Tree Observations

Eleven (11) trees were assessed within the project area, comprising eight (8) different species: coast redwood (*Sequoia sempervirens*), lemon (*Citrus x limon*), cypress (*Callitris columellaris*), privet (*Ligustrum lucidum*), Liquidambar (*Liquidambar styraciflua*), purple leaf plum (*Prunus cistena*), pepper tree (*Schinus molle*), and Coast live oak (*Quercus agrifolia*). The trees are mostly mature trees that range from large to small in stature. The tree conditions were fair for four (4) trees and poor for seven (7) trees. Trunk diameters ranged from 5 inches to 46 inches. Tree heights ranged from 20 feet to 70 feet.

A map of tree locations can be found in Appendix A. Tree photographs can be found in Appendix B, Condition Assessment can be found in Appendix C, and Appraisals can be found in Appendix D.

Table 1. Tree Inventory and Root Zones

Tree #	Stems	DBH (in.)	Common Name	Botanical Name	Height (ft)	Canopy radius (ft)	SRZ (Radius in ft)	CRZ (Radius in ft)	TPZ (Radius in ft)
1	1	14	Cypress	*Callitris columellaris*	40	12	7	14	13
2	1	13	Cypress	*Callitris columellaris*	40	8	7	13	9
3	1	11	Cypress	*Callitris columellaris*	40	10	6	11	11
4	1	13.5	Cypress	*Callitris columellaris*	30	6	7	14	7
5	1	6.5	Privet	*Ligustrum lucidum*	30	6	4	7	7
6	1	15	Liquidambar	*Liquidambar styraciflua*	26	4	8	15	5
7	1	36	Coast live oak	*Quercus agrifolia*	50	20	18	36	21
8	1	12	Purple leaf plum	*Prunus acistena*	30	12	6	12	13
9	1	5	Lemon	*Citrus x limon*	20	4	3	5	5
10	1	10	Pepper	*Schinus molle*	30	6	5	10	7
11	2	46	Redwood	*Sequoia sempervirens*	70	20	23	21	46

Root Zone Calculations

The trunk diameters of the assessed trees are often used to determine the Critical Root Zone (CRZ). The CRZ is considered the ideal preservation area for a tree. It can be calculated by adding 1 foot of radius for every inch of trunk diameter measured at 4.5 feet from grade/breast height (DBH). For example, a tree with a DBH of 10 inches has a calculated CRZ radius of 10 feet from the trunk. The CRZ represents the typical rooting area required for tree health and survival. As this project is located in the City of Menlo Park, CRZ was substituted with the city standard of the circular area around a tree with a radius measured to the nearest foot of the tree's longest drip line radius, plus one foot to determine the Tree Protection Zone (TPZ). As seen in Table 1, according to the Menlo Park heritage tree definition and ordinance. Some impact (25% or less) within this zone is typically acceptable for average to good-condition trees with basic mitigation/stress reduction measures. Construction activities should not occur within the TPZ of any tree to be retained. This includes but is not limited to the storage of materials, parking of vehicles, contaminating soil by washing out equipment (concrete, paint, etc.), or changing soil grade.

The structural root zone was calculated using a commonly accepted method established by Dr. Kim Coder in *Construction Damage Assessments: Trees and Sites.*[2] In this method, the root plate size (i.e., pedestal roots, zone of rapid taper area, and roots under compression) and limits of disruption based upon tree DBH are considered as a minimum distance that any disruption should occur during construction. A significant risk of catastrophic tree failure exists if structural roots within this given radius are destroyed or severely damaged. The SRZ is the area where minimal or no disturbance should occur without arborist supervision. The TPZ and SRZ for the surveyed trees are listed above.

[2] Dr. Kim D. Coder, University of Georgia June 1996

Analysis and Recommendations

Critical Root Zone

As with most tree preservation planning, a critical element is minimizing root disturbance. When evaluating tree root disturbance during construction, there are two considerations: the removal of absorption roots and the removal of anchoring roots. Removal (or compaction in the area) of the absorption roots can cause immediate water stress and a significant decline in tree health. The ability of a tree to survive the loss of absorption roots depends on its tolerance of drought, tree health, and the ability to form new roots quickly. Removal of the larger anchoring roots can lead to structural instability. Trees that suffer substantial root loss or damage are seldom good candidates for preservation. The Critical Root Zone (CRZ) is considered the ideal preservation area of the root zone of a tree and was determined according to one (1) foot radius from the center point of the tree for each one (1) inch of tree trunk diameter measured at the diameter at standard height (DSH). The CRZ can be further differentiated into the "perimeter" **(PCRZ)** and "interior" **(ICRZ)** to help define potential impact and required post-care. Generally, the full PCRZ is considered the optimum amount of root protection for a tree. As one encroaches into the PCRZ but not into the "interior CRZ," the greater care the tree would require to remain alive and stable. The **ICRZ is half the radius of the full PCRZ**. Disturbance in the ICRZ could destabilize or cause the tree to decline.

The absolute maximum disturbance allowed should **leave the ICRZ undisturbed** if a tree is to have any chance of survival. Post-care treatment includes, but may not be limited to, regular irrigation, root treatment, pruning, mulching, guying, and monitoring for several years.

CRZ measurements are estimated and may not accurately represent the actual dimensions of the root zone of the trees in the field. Many factors can limit root growth and expansion, such as the degree of slope, the presence of hardscape or heavily compacted areas, and/or tree health. Final selections for tree preservation are largely determined by the percentage of the PCRZ impacted.

Recommendations Related to Proposed Development

This report satisfies the conditions of the critical first step in the preservation process: a tree inventory, assessment, and analysis conducted by a qualified professional. Based on visual evaluations and the impacts of the proposed development, the following recommendations will benefit the health and viability of the trees affected by the proposed development.

- Trees #1-3 are cypresses that are along the property line. The trees are about 6-8 ft from the proposed house and 4 ft from the new fence. The house is going to be a second-story building; more than 50% of the canopy will need to be removed for clearance. The significant impacts on the canopy of these trees will render the trees not viable for preservation. Removal of the trees is recommended; no permit is required for the removal of these trees.
- Tree #4 is a cypress that is along the property line. The tree is about 8 ft away from the proposed house and will need to be pruned for the new second-story building. There is a new fence that will be built about 4 ft away from the tree, and the tree was previously topped for power lines. Work will occur within the SRZ of the tree. Due to the amount of work that will occur around the tree and the tree being in poor health, the tree will likely have a significant impact from the proposed work, and removal is recommended. No permit is required for the removal of the tree.
- Tree #5 is a volunteer privet that is along the property line. The tree is about 14 ft from the proposed house and 4 ft from the new fence. The impacts are expected to be significant. While the impacts may only affect

25% or less of the roots, the tree is in poor condition, and was previously topped. It is recommended that the tree be removed, and no permit is required for the removal of the tree.

- Tree #6 is a Liquidambar that is along the property line. The tree is about 16 ft away from the proposed house and 4 ft away from the new fence. The impacts are expected not to be significant. The fence will impact 25% or less of the root since no work will occur within the SRZ; the tree was in poor condition due to previous topping due to power lines. A major limb was removed and has decayed in the main stem. The tree may be considered for removal due to its poor health. The tree will continuously be topped for the powerlines and will never be considered a good tree. If the client/city decides to remove this tree, then a permit is required for the removal of the tree. If the client decides to retain the tree, then the tree protection fencing should be installed along the edge of the existing sidewalk, along the edge of the canopy. Note that this tree is a protected tree through the City of Menlo Park and will require specific care during construction should the tree be retained. The tree protection fencing can be moved with an arborist on site to install the posts for the new fence. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand or pneumatic tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
- Tree #7 is a Coast live oak in fair condition, located between the property line. The tree is 2 ft from the existing driveway and 5 ft from the proposed new house. Likely, the removal of the existing hardscape will not have a significant impacts to the tree. The tree will need a canopy trim for the second-story building clearance. The impacts on the root zone are expected to be high, due to more than 50% of the roots being affected by the proposed excavation. It is recommended for this tree to obtain a 25% and more pruning from the City of Menlo Park. It is deemed that this tree should be retained due to its size and location of the tree. The client must have tree protection fencing installed along the TPZ of the tree, and a 4-inch deep layer of wood chips should be placed within the fencing. The fencing can be temporarily moved during the removal of the hardscape, with the project arborist on site to monitor any impacts to the tree. If the fencing is moved for the access of heavy machinery, plywood must be laid on top of the mulch prior to the machinery being on site. The fencing should be moved back to the TPZ until the project is ready to grade and trench for the new foundation. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand or pneumatic tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal. If the tree needs to be removed, then a permit is required for the removal of the tree. Since the tree is located between property lines, the client must get written approval from the neighboring property as well.
- Tree #8 is a purple leaf plum that is in fair condition, located at the rear of the property. The tree is about 4 ft away from the existing garage. The garage is to be demolished, and impacts from the demolition without grading are not considered significant. Less than 25% of the roots will be affected by the demolition if no grading is involved. The client intended to remove this tree for landscaping, and removal is required; no permit is required for the removal of the tree.
- Tree #9 is a lemon tree that is in poor condition. The tree is in the footprint of the proposed house. Removal of the tree is required for the plans. No permit is required for the removal of the tree.
- Tree #10 is a pepper tree in poor condition with a major 45-degree lean. While the tree is over 20 ft away from the proposed house, more than 60% of the canopy will need to be removed due to the poor form of the tree. Impacts are expected to be significant. The tree will not be viable for preservation, and removal is recommended. No permit is required for the removal of the tree.
- Tree #11 is an off-parcel Redwood tree in fair condition. The tree is over 20 ft away from the proposed work, and there is an existing fence that separates the tree from the proposed work. Impacts from construction are not significant, and less than 10% of the roots will be affected by the work since no work is to take place in the CRZ of the tree. The tree protection fencing should be installed along the dripline of the tree and connected to the existing fence.
- Any heritage tree (as defined by the City's Municipal Code) that is destroyed or removed will require replacement according to its appraised value. This refers to trees #6-7 and 11.

Tree Protection Zone and Timing

To ensure the long-term viability of trees and stands identified for protection, construction activities shall comply with the minimum required tree protection through an established Tree Protection Zone (TPZ) for those trees determined to remain on the site. All TPZ recommendations are in alignment with the City of Menlo Park's Municipal Code 13.24.030.

- Before any land disturbance, temporary construction fences must be placed around the tree protection zone to be preserved, corresponding to the distance of the CRZ. If a cluster of trees is proposed for retention, the barrier shall be placed around the edge formed by the drip lines of the trees to be retained. Tree protection shall remain in place for the duration of the permit unless earlier removal is addressed through construction sequencing on approved plans.
- TPZ fencing should be 6 feet in height and constructed of chain link fencing. The fencing may be moved within the dripline if directed by the on-site or City Arborist but cannot be moved to within 3 feet of the trunk. The fence should be mounted on 6-foot-tall, 2-inch-diameter galvanized posts, driven 24 inches into the ground at the dripline and spaced no more than 1- feet apart. Signs must be posted stating: "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST. NO STORING OF MATERIALS OR MACHINERY." The fence may not be moved without authorization from the Project or City Arborist.
- TPZ fencing should follow the edge of buildings, roads, and paved paths where necessary and is not required to extend to the CRZ radius where impervious surfaces are determined to be the limiting factor for root development (a fence following an existing curb does not trigger 'impact' status). Tree protection fencing may be installed at the edge of impermeable or paved surfaces for those trees whose driplines extend over the edge.
- Anytime the Project Arborist is monitoring root pruning while on site, no heavy machinery can be used within the tree protection fencing. The Project Arborist must ensure that less than 25% of the roots are pruned. If more than 25% are pruned, the project must stop, and the client should apply for a permit through the City of Menlo Park for excessive root pruning. This will ensure that if the tree were to decline, the client can apply for removal of the tree if necessary. The Project Arborist should provide a summary letter of the root pruning activities post-inspection, with a summary of the pruning and after-care recommendations.
- TPZ fencing must be in place before any equipment is on-site and must remain in place for the entirety of the project and only be removed, temporarily or otherwise, with the approval of a Certified Arborist while activities are directly supervised, and replaced immediately after.
- No material shall be stored, nor concrete basins washed, or any chemical materials or paint stored within the TPZ of trees, and no construction chemicals or paint should be released into landscaped areas, as these can be toxic to trees and contaminate the soil.
- Prior to the issuance of the associated demolition and building permits, a tree protection verification letter from the Project Arborist is required. The Project Arborist should visit the property, and verify that the protection measures are in compliance, take photos, and then prepare a brief verification letter for City Arborist review.
- Monitoring of the tree protection specifications by an ISA Certified Arborist is required at monthly intervals.

Post Development

- A final inspection by the City Arborist is required at the end of the project. This is to be done before the tree protection fencing is taken down. Any required replacement trees should be planted at this time as well.
- After construction is complete, the property owner should monitor the trees for at least one year and contact a Certified Arborist to inspect if any lean, limb die-back, unseasonal leaf drop or foliage discoloration

develops. For retained trees with moderate to high impacts from construction, the property owner should consider an application of biochar to improve the soil health.

- The effects of construction may take anywhere from 3-7 years to become visibly apparent.

Concluding Remarks

This report, along with the tree inventory, is the first step in preserving the health, function, and value of the trees on the site during and after development. Trees and green spaces provide benefits and add value to residential properties. Tree preservation starts with a basic understanding of the health and structure of the trees on the site. With proper care and protection, these trees can continue to thrive. Tree protection guidelines and strategies should be shared with contractors and employers before any disturbance at the site.

The suitability of a tree for preservation is a qualitative process based on the interaction of various influencing factors. A tree inventory and arborist report provide a snapshot of each individual tree assessed across many of the most important observable factors relative to preservation. Healthy, vigorous trees better tolerate impacts from construction and more readily adapt to the new site conditions that exist after completion of development. Additionally, tolerance to impact from construction activities varies across species and sites. The percentage impact on the tree protection zone also greatly influences the suitability of a particular tree for preservation.

Any heritage tree (as defined by the City's Municipal Code) that is destroyed or removed will require replacement according to its appraised value. This refers to trees #6-7 and 11.

Successful tree preservation requires a team effort to find the right balance and select the appropriate trees. Using this report's findings as a guiding foundation, planners are equipped to design, prepare, and implement a tree preservation plan tailored to achieving the optimal outcome.

Appendix A – Location Map

Appendix B – Tree Photos

Photo 1. View of trees #1-3 along the edge of the property line.

Photo 2. View of trees #1-6 along the edge of the property line.

Photo 3. View of trees #5-6 along the edge of the property line.

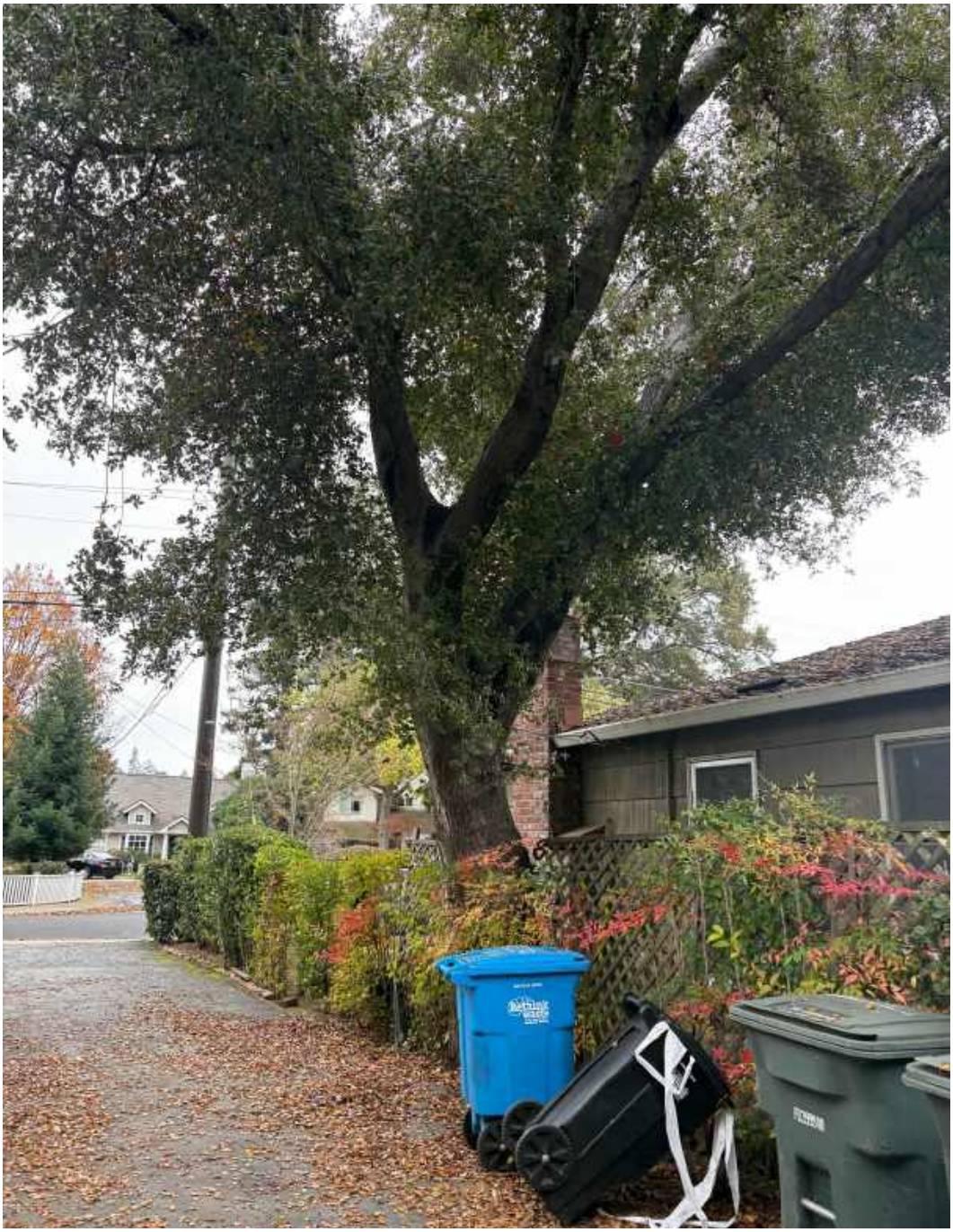


Photo 4. View of tree #7 along the edge of the property line.

Photo 5. View of tree #8 in the rear of the property.

Photo 6. View of tree #7 along the edge of the driveway and tree #8 in the rear of the property.

Photo 7. Full view of tree #9 at the rear of the property.

Photo 8. Full view of tree #10 and view of the trunk of tree #11.

Appendix C – Table

Table 2. Condition Assessment December 2025

80-100% - GOOD; 51-79% - FAIR; 30-50% - POOR; 1-29% - CRITICAL; 0 - DEAD

Tree #	Common Name	Health (%)	Structure (%)	Form (%)	Heritage Size (Y/N)	Proposed Removal (Y/N)	Notes
1	Monterey cypress	50	60	60	N	Y	The tree is located along the property line. The tree is about 6 ft away from the proposed house. More than 50% of the canopy will need to be removed for the second-story building.
2	Monterey cypress	50	60	60	N	Y	The tree is located along the property line. The tree is about 6 ft away from the proposed house. More than 50% of the canopy will need to be removed for the second-story building.
3	Monterey cypress	60	60	60	N	Y	The tree is located along the property line. The tree is about 8 ft away from the proposed house. More than 50% of the canopy will need to be removed for the second-story building.
4	Monterey cypress	60	40	40	N	Y	The tree is located along the property line. The tree is about 8 ft away from the proposed house and is 4 ft away from the new fence. The tree was previously topped for power lines.
5	Privet	60	40	40	N	Y	The tree is located along the property line. The tree is about 14 ft away from the proposed house and is 4 ft away from the new fence. The tree was previously topped for power lines.
6	Liquidambar	55	40	40	Y	Y*	The tree is located along the property line. The tree is about 16 ft away from the proposed house and is 4 ft away from the new fence. The tree was

							previously topped for power lines. A major limb was previously removed and has decayed in the main stem.
7	Coast live oak	60	60	60	Y	N	The tree is growing between the property line and the fence. The tree is 2 ft away from the existing driveway and is 5 ft away from the proposed new house.
8	Purple leaf plum	60	60	60	N	Y	The tree is in the rear of the property, and the tree is located 4 ft away from the existing garage.
9	Lemon	40	60	40	N	Y	The tree is in the footprint of the proposed house.
10	Pepper tree	60	40	40	N	Y	The tree is over 20ft away from the house, but has a major 45-degree lean. Due to the heavy lean, more than 60% of the canopy will need to be removed for the proposed house.
11	Redwood	75	60	60	Y	N	This is a neighboring tree, separated by the existing fence. The tree is over 20 ft away from the proposed work.

* Could be retained

Appendix D – Tree Appraisal Calculation Methodology

The valuation of the assessed trees for the site was calculated using the trunk formula method described in the 10th edition of the *Guide for Plant Appraisal* by the Council of Tree and Landscape Appraisers. The basic formula is as follows:

Unit Tree Cost x Condition Rating (%) x Functional Limitations (%) x External Limitations (%)

- **Basic Plant Cos**t = (Trunk Area Increase of appraised tree)x(Unit Tree Cost)
- **Condition Rating =** a percentage scale based on the tree's health, structure, and form.
- **Functional Limitations =** a percentage scale associated with the interaction of the tree and its planting site. These are the factors associated with the interaction of the tree and its planting site that affect plant condition, limit development, or reduce the utility of the plan within the foreseeable future.
- **External Limitations** = a percentage scale associated with factors outside the property or control of the property owner. These factors can include legal restrictions that limit the development of the plant and environmental factors that affect the long-term health and life expectancy of the plant.

The basic tree cost is the sum of the installed tree cost and the cost of the difference between the adjusted trunk area and the replacement tree size (appraised tree size increase multiplied by unit tree cost). Size was measured as trunk cross-sectional area (square inches), calculated by $3.14 \times R^2$; where a circular cross-section was assumed.

The condition rating was based on field observations already described. The functional limitation and external limitation ratings were based on field and aerial imagery observations. The basic functional replacement tree cost was then calculated by multiplying the functional replacement tree cross-section area by the unit tree cost. The depreciated functional replacement tree (calculated using the basic functional replacement cost, the overall condition rating (%), the functional limitations rating (%), and the external limitations rating (%).

Largest Commonly Available Nursery Tree (LCANT) Data	
State or Region	Northern California
Replacement Tree Size (in.diam @ 12" Above Grade)	2
LCANT Cross-Sectional Area (sq in)	3.14
LCANT Cost $	$180.00
Unit Tree Cost ($/sq in)	$57.00

Table 3. Tree Appraisal Values*

Tree #	Common name	DBH	Condition	External Limitations (%)	Functional Limitations (%)	Total Functional Replacement Cost ($)	Rounded Functional Replacement Cost ($)
6	Liquidambar	15	Poor (40%)	70	40	1,127.57	1,100.00
7	Coast live oak	36	Fair (70%)	70	50	3,915.87	3,900.00
11	Redwood	46	Fair (60%)	80	90	40,901.94	40,900.00

* All values are calculated using the Trunk Formula Method as described in the 10th edition of the *Guide for Plant Appraisal* by the Council of Tree and Landscape Appraisers.

Ex. Tree #1 - DBH 15”

Basic Cost:

Cross sectional area: (3.14 x 7.5 x 7.5)

Unit cost: $57.00/in^2

Basic cost: $10,067.63

Deprecated Cost:

Condition: 40%

External Limitation: 70%

Functional Limitation: 40%

Total Deprecated Cost: ($10,067.63 x 0.40 x 0.70 x 0.40) = $1,127.57 rounded to $1,100.00

LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
351 McKendry Drive	PLN2025-00051	Rasul Rasuli	Rasul Rasuli

PROJECT CONDITIONS:

1. The use permit shall be subject to the following standard conditions:
   a. The applicant shall be required to apply for a building permit within one year from the date of approval (by June 22, 2027) for the use permit to remain in effect.
   b. Development of the project shall be substantially in conformance with the plans prepared by Mollyanne Sherman, consisting of 18 plan sheets, dated April 20, 2026, and approved by the Planning Commission on June 22, 2026, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
   c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
   d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
   e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering, and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
   f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
   g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
   h. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
   i. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.
   j. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of

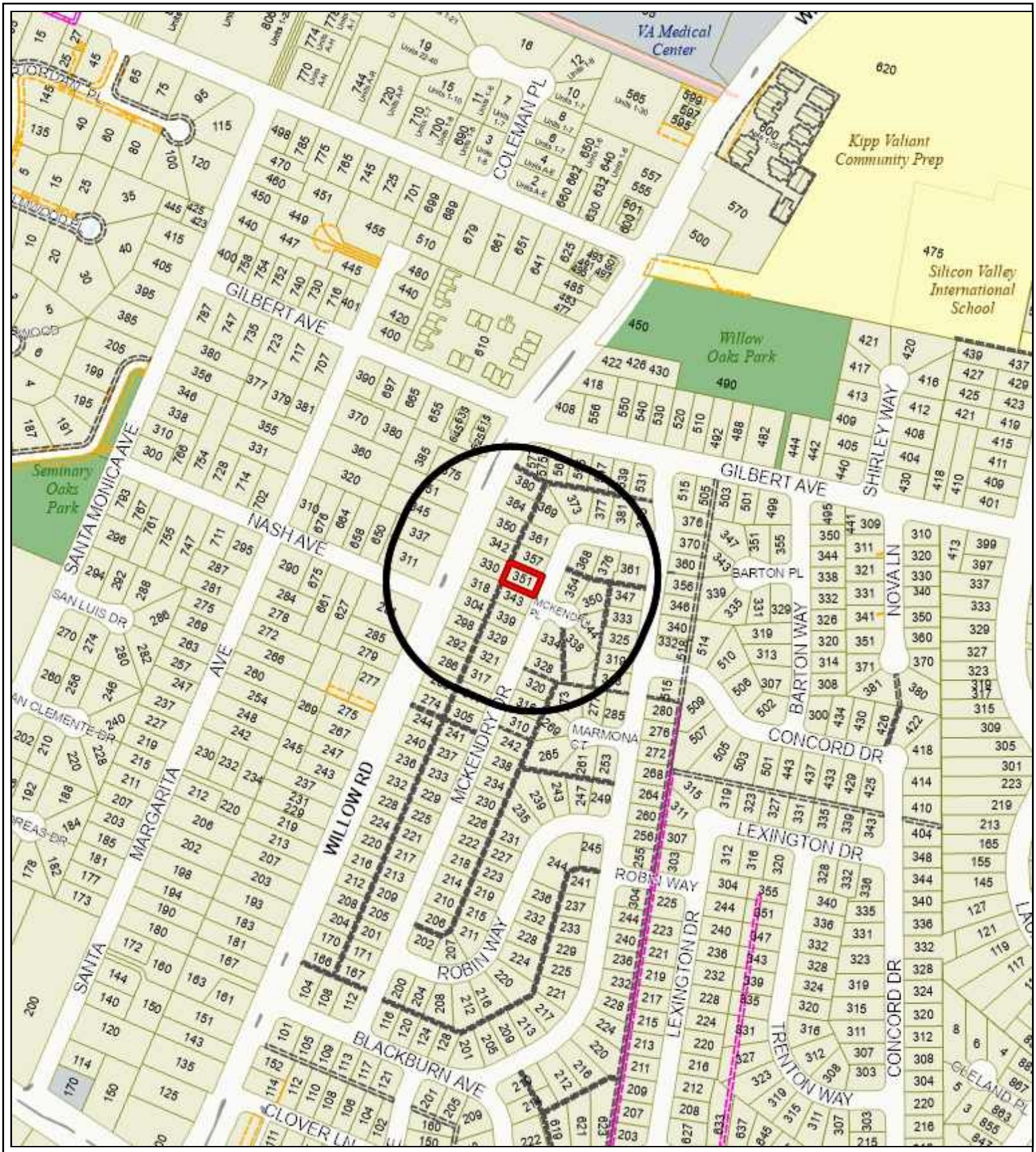
LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
351 McKendry Drive	PLN2025-00051	Rasul Rasuli	Rasul Rasuli

PROJECT CONDITIONS:

approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.

2. The use permit shall be subject to the following ***project-specific*** conditions:

   a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing second-story sill heights on the left side of the proposed residence to be a minimum of three feet, subject to review and approval of the Planning Division.



City of Menlo Park

Location Map
351 McKendry

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: Matthew Ball | Checked By: Tom Smith | Date: 6/8/2026 | Sheet: 1

351 McKendry Drive – Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	5,005.0 sf	5,005.0 sf	7,000.0 sf min
Lot width	55.0 ft	55.0 ft	65.0 ft min
Lot depth	91.0 ft	91.0 ft	100.0 ft min
Setbacks			
Front	20.2 ft	25.2 ft	20.0 ft min
Rear	23.8 ft	30.7 ft	20.0 ft min
Side (right)	10.9 ft	10.1 ft	5.5 ft min
Side (left)	5.7 ft	16.8 ft	5.5 ft min
Building coverage	1,744.0 sf 34.8 %	1,251.0 sf 25.0 %	1,751.7 sf max 35.0 % max
FAL (Floor Area Limit)	2,781.0 sf	1,226.0 sf	2,800.0 sf max
Square footage by floor	1,226.0 sf/1st 1,118.0 sf/2nd 437.0 sf/garage 81.0 sf/porch	984.0 sf/1st 242.0 sf/garage 25.0 sf/porch	
Square footage of buildings	2,862.0 sf	1,251.0 sf	
Building height	27.1 ft	14.5 ft	28.0 ft max
Parking	2 covered spaces	1 covered space	2 spaces
Note: Areas shown highlighted indicate a nonconforming or substandard situation			

Trees					
Heritage trees	3	Non-Heritage trees	8	New trees	4*
Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	8*	Total number of trees	7

*The project includes the removal and replacement of an existing street tree, as permitted by the City Arborist.

ATTACHMENT D

Outlook

351 McKendry Project

From Melody Pagee <mosspagee@gmail.com>
Date Fri 2/6/2026 4:35 PM
To Matthew Ball <MHBall@menlopark.gov>

Matthew,

I apologize for taking so long to answer your postcard mailout regarding this project. I have checked the plans and have several notes regarding the project. I have talked to other neighbors regarding their concerns.

I will forward my markups on the project over the weekend. My comments are as follows:
.
1) the attempt to create another "modern farmhouse project" using the same formula as three other new two story houses on the odd side of McKendry

2) shallow eaves of only 10" without the depth of the gutters where most one story homes have 12" and 18"

3) the mixture of roof styles - shed, gable and hip. Most farmhouses are gable and hip.

4) the BLACK detail up the left side of the front garage door and across the top. Not at all what one would find on a farmhouse. A poor choice for the attraction of dust, collection of water and serves no purpose on a farmhouse.

5) the lack of shading and privacy for the neighboring yards. Recommend raising the sill plates on the side windows 1-2 feet to add more privacy for the neighboring yards and homes.

6) the huge staircase window. Recommend using opaque windows to minimize light flowing over into the adjacent home. Recommend two levels of lighting on stairs to minimize light flowing over into the adjacent home during the night. They should not be penalized by the creation of this residence.

7) encouragement to take advantage of a city-provided tree in the front yard to replace the current 60 year old evergreen hedge of 7 trees that is being removed.

8) encouragement to create a better, more varied landscape plan in the back and side yards to replace the privacy in the adjacent yards. Please note, the first floor of the new residence will be 2.17 feet above grade to meet FEMA requirements. A new fence will only cover 5' of the bottom of the new home.

9) Invite the planning commissioners to see how tall a new one story structure is relative to an existing one story in the FEMA floodplain by getting out of their cars and walking down the length of

McKendry Drive. Issues include, lack of privacy, extreme shading, lack of landscaping. Please look at the new garage being built over the fence at 328 McKendry.from the sidewalk.

10) Lack of green live waterwise landscaping. The back yard has exposed astroturf which increases the heat on the lot, and is not conducive to birds and other wildlife. Neither is the wood chips being suggested in the front yard. Loss of green is contributing to the increase in global warming. The plan was not generated by a licensed landscape architect with consideration of neighbors or of creating a future play and relaxing space for residents.

11) Do not allow exterior lights above the first floor in the eaves or front, sides or back of the residence. The PC and Building Department allowed them at 167 McKendry and they are a huge distraction at night. Do we not have an ordinance covering light flow onto adjacent properties? Is that only applied to commercial projects?

Please note that this home might not be protested by the adjacent neighbors on McKendry because the home at 343 McKendry is a rental and the tenants do not feel that they have a stake. The home at 357 McKendry is for sale by short time owners. The home right across the street on the corner of McKendry court is a well maintained rental.

Sorry for this quick note, the floor plan is considerate by stepping back the first and second floors. An improvement from the tract home projects developers frequently drop into many Menlo Park neighborhoods. Minor changes to the landscaping (more not less) roof pitch (steeper and more consistent) , length of the eaves (longer) and the paint color (less black) will be a nice improvement .

My notes on the plans will be sent this weekend.

Melody Pagee
415 269-1628