



Studio S Squared Architecture, Inc.

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San Jose, CA 95128

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June 5, 2025

**City of Menlo Park
Planning Department**
701 Laurel Street
Menlo Park, CA 94025

**1015 Henderson Ave – Project Description
Asser Fayed & Lilly Omran
Studio S Squared job #24042**

BACKGROUND

The project site is located at 1015 Henderson Avenue in Menlo Park. The surrounding neighborhood does not follow a single predominant architectural style, although traditional forms are common. The existing home is a one-story structure with no architectural significance.

The property is a 6,000-square-foot lot with a rectangular shape (50'W X 120'D) and currently includes a shared driveway easement with the neighboring parcel. The adjacent neighbor has formally abandoned 5 feet of that easement on the subject lot.

PROPOSAL

The purpose of this application is to request a Use Permit for the demolition of the existing residence and the construction of a new two-story single-family home with an attached accessory dwelling unit (ADU). The ADU spans both floors but includes a separate entrance and dedicated interior staircase, maintaining independence from the main residence.

The proposed main residence consists of 4 bedrooms and 3.5 bathrooms, with a total of 2,424.03 square feet of living space and a 347.45-square-foot two-car garage. The attached ADU includes 1 bedroom and 1 bathroom, totaling 799.68 square feet. Both the proposed floor area and lot coverage comply with current zoning requirements.

The adjacent neighbor at 1017 Henderson Avenue shares a 15-foot-wide driveway easement (7.5 feet on each parcel) with the subject property. The neighbor has formally abandoned 5 feet of the easement on the subject lot. A

legal description and plat have been submitted and are currently in the process of being recorded with the County.

The architectural style of the proposed home is contemporary modern, featuring a balanced and restrained massing approach to reduce visual impact along the streetscape. The design incorporates natural materials such as stone and wood siding, complemented by white stucco, to create a warm and timeless exterior.

Thank you for your time and Please let us know if you have any questions or need any additional information.

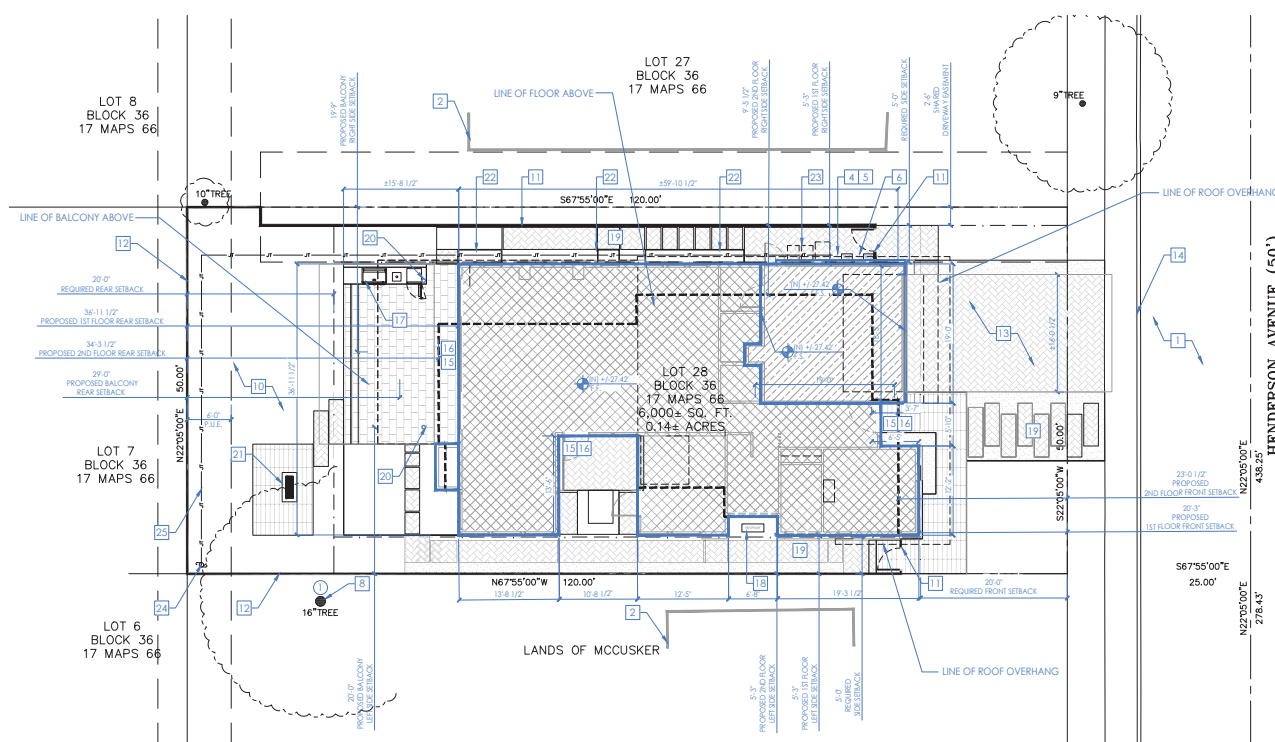
Sincerely,

A handwritten signature in dark ink, appearing to read 'EHS', followed by a period.

Eugene H. Sakai, AIA, LEED AP
President, Studio S² Architecture, Inc.

TREE INVENTORY - SEE ARBORIST REPORT

Tree #	Tree Name	Tree Size	Tree Age	Tree Health	Tree Location	Tree Notes	Tree Photo
1	10" TREE	10"	10"	10"	10"	10"	
2	16" TREE	16"	16"	16"	16"	16"	
3	10" TREE	10"	10"	10"	10"	10"	
4	10" TREE	10"	10"	10"	10"	10"	
5	10" TREE	10"	10"	10"	10"	10"	
6	10" TREE	10"	10"	10"	10"	10"	
7	10" TREE	10"	10"	10"	10"	10"	
8	10" TREE	10"	10"	10"	10"	10"	
9	10" TREE	10"	10"	10"	10"	10"	
10	10" TREE	10"	10"	10"	10"	10"	
11	10" TREE	10"	10"	10"	10"	10"	
12	10" TREE	10"	10"	10"	10"	10"	
13	10" TREE	10"	10"	10"	10"	10"	
14	10" TREE	10"	10"	10"	10"	10"	
15	10" TREE	10"	10"	10"	10"	10"	
16	10" TREE	10"	10"	10"	10"	10"	
17	10" TREE	10"	10"	10"	10"	10"	
18	10" TREE	10"	10"	10"	10"	10"	
19	10" TREE	10"	10"	10"	10"	10"	
20	10" TREE	10"	10"	10"	10"	10"	
21	10" TREE	10"	10"	10"	10"	10"	
22	10" TREE	10"	10"	10"	10"	10"	
23	10" TREE	10"	10"	10"	10"	10"	
24	10" TREE	10"	10"	10"	10"	10"	
25	10" TREE	10"	10"	10"	10"	10"	
26	10" TREE	10"	10"	10"	10"	10"	
27	10" TREE	10"	10"	10"	10"	10"	
28	10" TREE	10"	10"	10"	10"	10"	
29	10" TREE	10"	10"	10"	10"	10"	
30	10" TREE	10"	10"	10"	10"	10"	



- # = NUMBER TO KEY NOTE BELOW
- EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
 - APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
 - (N) WATER METER--CONTRACTOR TO COORDINATE WITH LOCAL WATER COMPANY
 - (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400 AMPS)
 - USE GROUND CONNECTION PER CEC 250-52
 - (N) GAS METER LOCATION--INSTALL TWO 2" DIAMETER x 30" TALL STEEL PIPE BOLLARDS EMBEDDED IN 2 FT DEEP CONCRETE FOOTINGS IF GAS METER IS WITHIN 3 FEET OF DRIVEWAY
 - (N) 4" SEWER LATERAL--CONTRACTOR TO VERIFY LOCATION IN FIELD--PROVIDE CLEANOUT AT THE POINT OF CONNECTION BETWEEN THE BUILDING SEWER AND THE MUNICIPAL LATERAL. USE AN APPROVED FITTING TO BRING THE CLEANOUT RISER TO GRADE. WHERE SEWER CLEANOUTS ARE TO BE CONNECTED TO EXISTING MUNICIPAL LATERALS, SUCH CONNECTIONS SHALL BE ACCOMPLISHED BY USE OF AN APPROVED FITTING
 - (E) TREE(S) TO REMAIN--PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION
 - (N) TREE--SEE LANDSCAPE PLANS FOR MORE INFO
 - (N) SOFTSCAPE--PROVIDE DRIP IRRIGATION
 - (N) FENCE AND GATE--NEW FENCES TO CONFORM TO JURISDICTION'S FENCE REGULATIONS
 - (E) FENCE AT PROPERTY LINE TO REMAIN
 - (N) DRIVEWAY, CONCRETE OVER 8" OF CLASS 2 AGGREGATE BASE PER GEOTECH REPORT - VERIFY PAVEMENT DESIGN WITH OWNER
 - (N) CURB CUT PER LOCAL JURISDICTION'S STANDARD DETAIL--SEE CIVIL PLANS
 - (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN.
 - (N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)--PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
 - (N) OUTDOOR KITCHEN--OWNER TO PROVIDE SPECS
 - (N) HEATPUMP UNIT PAD(S)--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED. VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. HEATPUMP UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE OF 66 DECIBELS
 - (N) WALKWAY, CONCRETE PADS (INTEGRAL COLOR)
 - (N) PORCH COLUMNS
 - (N) FIRE PIT
 - (N) PLANTER
 - (N) TRASH BINS LOCATION
 - (E) JOINT POLE
 - (N) APPROXIMATE LOCATION OF JOINT TRENCH (ELECTRIC, GAS, CABLE, PHONE, ETC.) COORDINATE WITH PG&E FOR DETAILS.
 - (N) 2" WATER LINE--SEE CIVIL PLANS FOR MORE INFO
 - (N) SANITARY SEWER LINE--SEE CIVIL PLANS FOR MORE INFO

SITE PLAN KEYNOTES

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO
REQUIRED YARD SETBACK
TREE PROTECTION FENCING -- TREE PROTECTION TO BE INSTALLED PRIOR TO START OF CONSTRUCTION AND REMAIN IN PLACE TILL COMPLETION. SEE ARBORIST PLANS FOR ADDITIONAL INFO.

	NEW GARAGE AREA		NEW HARDSCAPE AREA SEE LANDSCAPE PLAN FOR MORE INFO
	NEW BUILDING AREA		GRAVEL AREA

SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO
TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

- NOTES:
- (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
 - (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.
 - SEE LS PLANS FOR ALL SITE CONCRETE AND HARDSCAPE DETAILS--CO-ORDINATE WITH CIVIL & GEOTECH. REQUIREMENTS.
 - ALL UTILITIES (ELECTRICAL, CABLE, ETC.) SERVING THE DWELLINGS SHALL BE RAN UNDERGROUND FROM THE NEAREST UTILITY POLE AS PER THE CITY OF LOS ALTOS MUNICIPAL CODE.

SITE PLAN

1/8"

1

SITE PLAN LEGEND

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FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

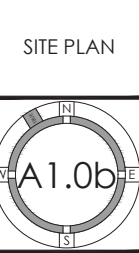
S-SQUARED

s-squared.com
1000 S Winchester Blvd
San Jose, CA 95128

FAYED RESIDENCE
NEW SINGLE FAMILY HOUSE AND ATTACHED ADU
Menlo Park, 1015 Henderson Ave
LILY OMARAN & ASSER FAYED



PROJECT	REVISION	DATE	DESCRIPTION	DRAWN	DATE	DESCRIPTION
24-042		2025.04.16	Planning Submittal	MED/AF		



STUDIO S-SQUARED ARCHITECTURE, INC.



PERSPECTIVE EXTERIOR REAR - 4



PERSPECTIVE EXTERIOR FRONT - 1



PERSPECTIVE EXTERIOR REAR LEFT - 5



PERSPECTIVE EXTERIOR FRONT LEFT - 2



PERSPECTIVE EXTERIOR REAR RIGHT - 6



PERSPECTIVE EXTERIOR FRONT RIGHT - 3

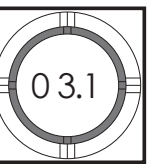
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Architects
1000 S Winchester Blvd
San Jose, CA 95128
squared.com
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landscape

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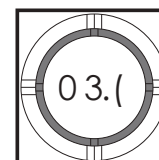
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