

## Project Description

### 1021 Menlo Oaks Dr, Menlo Park, CA

The purpose of this proposal is to redevelop the subject property with a new single-family residential project that provides an updated, code-compliant home and an attached accessory dwelling unit while improving the overall functionality, appearance, and long-term use of the site.

The project scope consists of demolition of the existing residence and construction of a new two-story single-family home with an attached ADU. The proposed development will contain a total floor area of **3,544.62 square feet**, consisting of **2,359.45 square feet for the main house**, **747.52 square feet for the attached ADU**, and **437.65 square feet for the garage**. The new residence and attached ADU will be designed and constructed as one integrated residential project on the lot.

The proposed architectural style is **Modern California Farmhouse**. The design uses simple massing, clean roof forms, and a restrained material palette intended to create a warm and contemporary residential character that is compatible with the surrounding neighborhood. Exterior wall finishes will consist primarily of **smooth white stucco**. The roof will use a combination of **standing seam metal roofing** and **composite shingle roofing**. Windows will be **black frame windows**, providing contrast with the light exterior wall finish and reinforcing the contemporary farmhouse character of the design. Overall colors and finishes are intended to be simple, durable, and cohesive.

The proposed construction method is **traditional Type V wood-frame construction** over a **raised-floor crawl space foundation**. The building will be wood framed and designed in accordance with the applicable California codes and local City requirements.

The basis for the site layout is to provide an efficient and code-compliant residential arrangement that responds to the existing lot configuration, access from the street, and required development standards, while maintaining usable yard areas and an organized relationship between the main residence, attached ADU, garage, and outdoor space. The layout is intended to support clear site access, functional parking, and a coherent architectural composition for the new residence.

The **existing use** of the property is a **single-family residential site improved with an existing house proposed to be demolished**. The **proposed use** is a **new single-family residence with an attached accessory dwelling unit and attached garage**.

**LYNEAR**  
STUDIO

Regarding neighborhood outreach, the applicant is prepared to continue coordinating with City staff and to communicate with neighboring property owners and residents as needed during the review process.



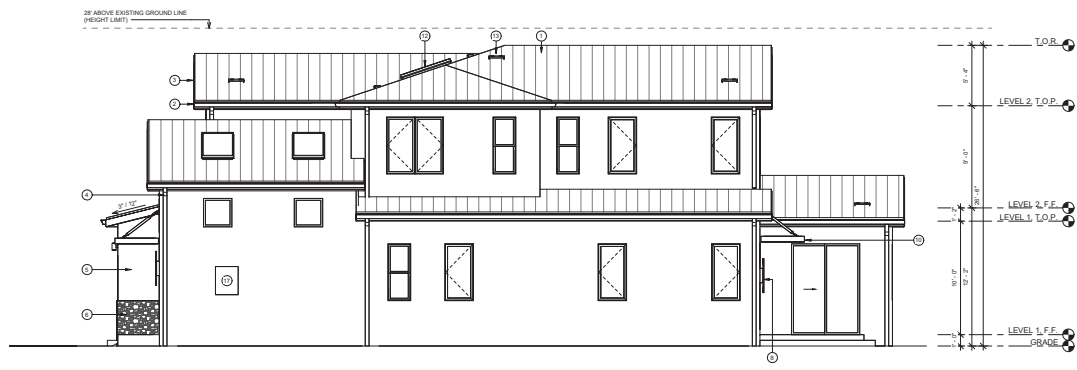








1 PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

- ELEVATION SHEET NOTES**  
(REF: 2022 CALIFORNIA RESIDENTIAL CODE)
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
  - ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2WS STUCCO, U.O.N., S.S.D.
  - BUILDING ADDRESS NUMBERS AND ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING IN SUCH WITH THEIR POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD SURROUNDING THE PROPERTY. CONTRACTOR SHALL SEND NUMBERS AND ADDRESSES TO THE CITY OF MENLO PARK. ADDRESS NUMBERS SHALL BE ONE-HALF INCH STRONG AND SHALL BE OF EITHER INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL PORTS OF SUCH NEW CONSTRUCTION. ALTERATIONS OR REPAIR EXISTING CONSTRUCTION ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE.
  - EXTERIOR STUCCO: 3 COATS, 7/8" MINIMUM THICK W/ TWO LAYERS OF GRADE 50 WEAVER SCREEN STUCCO (WHERE OCCURS OVER PLWOOD) SHEATHING W/ 20 GA GALV. WEEP SCREENED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" INCHES ABOVE CONCRETE OR PAVING.
  - EXTERIOR WOOD SIDING OVER 2 LAYERS GRADE 19 PAPER OVER EXTERIOR WOOD SHEATHING. FLASHING WEEP SCREENED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" INCHES ABOVE CONCRETE OR PAVING.

- LEGEND**
- STANDING-SEAM METAL ROOF
  - STUCCO
  - STONE VENEER CLADDING

- KEYNOTE**
- STANDING-SEAM METAL ROOF
  - GUTTER
  - FASCIA
  - DOWNSPOUT
  - STUCCO FINISH, SMOOTH
  - STONE WALL
  - CABLE KENT
  - EXTERIOR WALL MOUNTED LIGHT FIXTURE
  - EXTERIOR LIGHT SOURCE
  - METAL CANOPY
  - ADDRESS LETTERS/NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF 1/8 INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND PER CRC 9074
  - SKYLIGHT
  - ROOF VENT
  - ACCESS PANEL

**LYNEAR STUDIO**

PROJECT ADDRESS  
1021 MENDO OAKS DR.  
MENLO PARK, CA 94025

CLIENT  
MENDO OAK ESTATE LLC

PLANNER/OWNER  
LANDING SU

**NEW SINGLE FAMILY RESIDENCE**  
1021 MENDO OAKS DR. MENLO PARK, CA, 94025

DATE: 4/23/2028 10:55:52 PM  
AGENCY #  
JOB # 2028.06

**PROPOSED ELEVATIONS**

**A4.00**



