



1931 Oakdell Drive
Project Description
September 24, 2026

PARCEL GENERAL INFORMATION

1931 Oakdell Drive is a 10, 218 SF lot located on the intersection of Oakdell Drive and Santa Cruz Avenue.

There were a total of 15 trees inventoried. Of these 15 trees, 7 are heritage trees. We are proposing the removal of 7 non-heritage trees and 3 heritage tree. We are proposing to re-plant 5 new trees.

EXISTING HOME TO BE DEMOLISHED

The existing structures on the site include a 2, 972 SF single-story single-family home built in 1951.

PROPOSED SINGLE FAMILY RESIDENCE

The proposed home is a two-story single-family residence in a modern style elevation. The home is proposed to have stucco as an exterior finish with stone accents. The home proposes black trim casement windows. The existing neighborhood shows a mixture of architectural styles. Existing homes in the neighborhood are primarily clad with stucco as the exterior material. Windows in the neighborhood span from casement, gridded, single-hung, and sliding. We feel our proposed home will fit well within the existing context. The new home will have 4 bedrooms and 3.5 bathrooms, as well as 1 ADU bedroom and 1 ADU bathroom.

NEIGHBOR RELATIONS

We have reached out to neighbors within 300 ft of this property with a copy of the site plan, floor plan, elevations, and a letter addressing our project.

Sincerely,

Hannah Chiu
Planning Manager



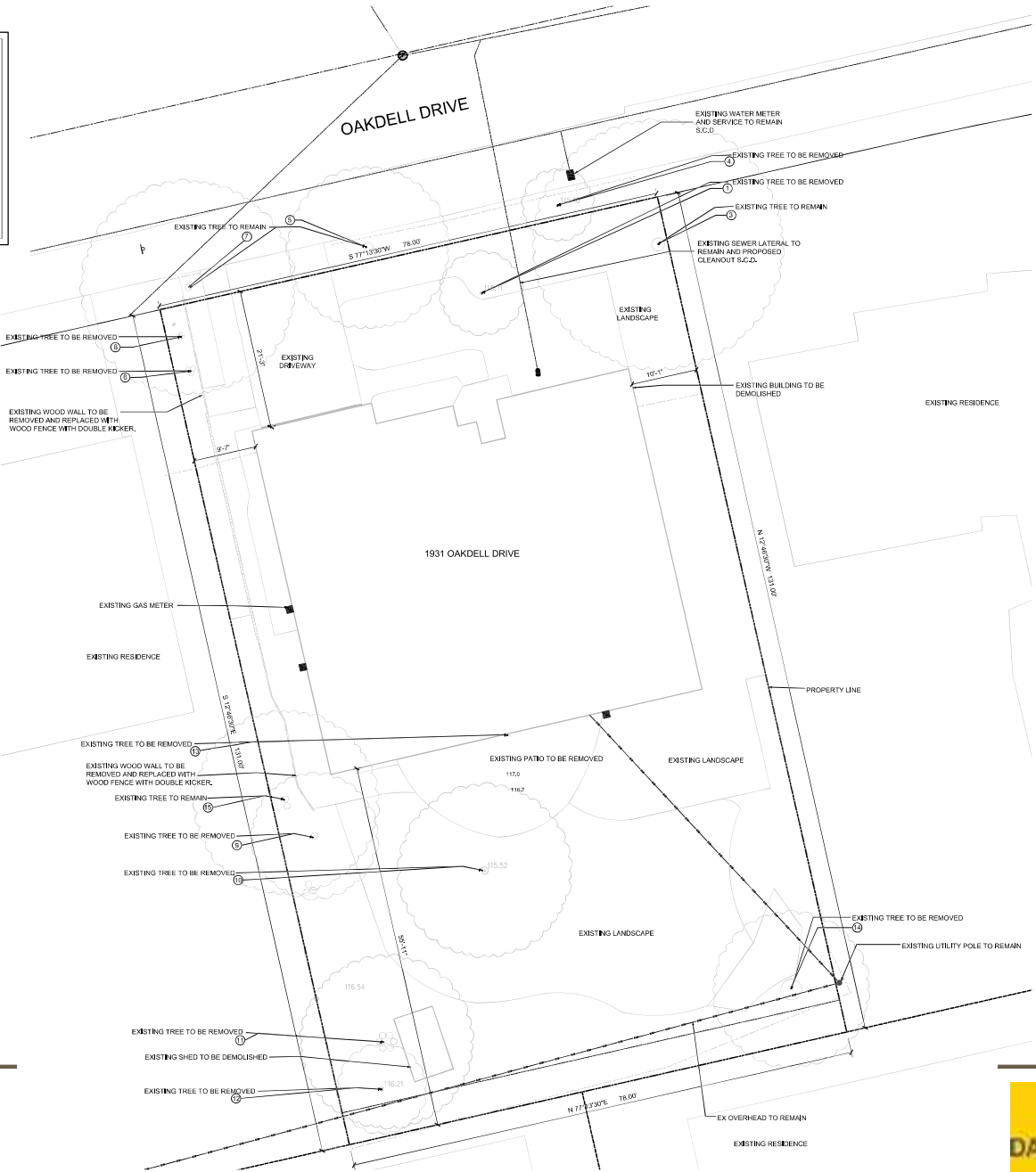
hchiu@tjh.com | (650) -392-3573

THE RIGHT HOME. RIGHT WHERE YOU WANT IT.
275 Shoreline Drive, Suite 400, Redwood City, CA 94065

TREE PROTECTION CHART						
TAG#	PROTECTED		STREET TREE	DBH	COMMON NAME	BOTANICAL NAME
	BY CODE	STATUS				
1	NO	NO	4.5"		Japanese maple	Acer palmatum
2	NO	NO	2.5"		Japanese maple	Acer palmatum
3	YES	UNKNOWN	20"		Shamel ash	Fraxinus shidei
4	NO	YES	5.5"		Red oak	Quercus rubra
5	YES	YES	15"		Camphor tree	Camphora officinarum
6	NO	NO	9"		Coast live oak	Quercus agrifolia
7	YES	NO	13.7"		Pin oak	Quercus palustris
8	NO	NO	9"		Coast live oak	Quercus agrifolia
9	YES	NO	22.7"		Camphor tree	Camphora officinarum
10	NO	NO	6.5"		Camphor tree	Camphora officinarum
11	YES	NO	23"		Avocado	Persea americana
12	NO	NO	7.5"		Camphor tree	Camphora officinarum
13	NO	NO	13"		Flowering pear	Pyrus calleryana
14	YES	NO	22"		Chinese elm	Ulmus parvifolia
15	YES	NO	18.7"		Camphor tree	Camphora officinarum

REFER TO LANDSCAPE SHEETS FOR TREE DETAILS

This Site Plan contains information beyond the scope of work of the Architect. Information provided by Civil Engineer, Landscape Architect, and Arborist shall be verified in their respective documents.



EXISTING SITE PLAN

1931 OAKDELL DR., MENLO PARK

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

DATE 9.22.2026
JOB NO. 1641.117



5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

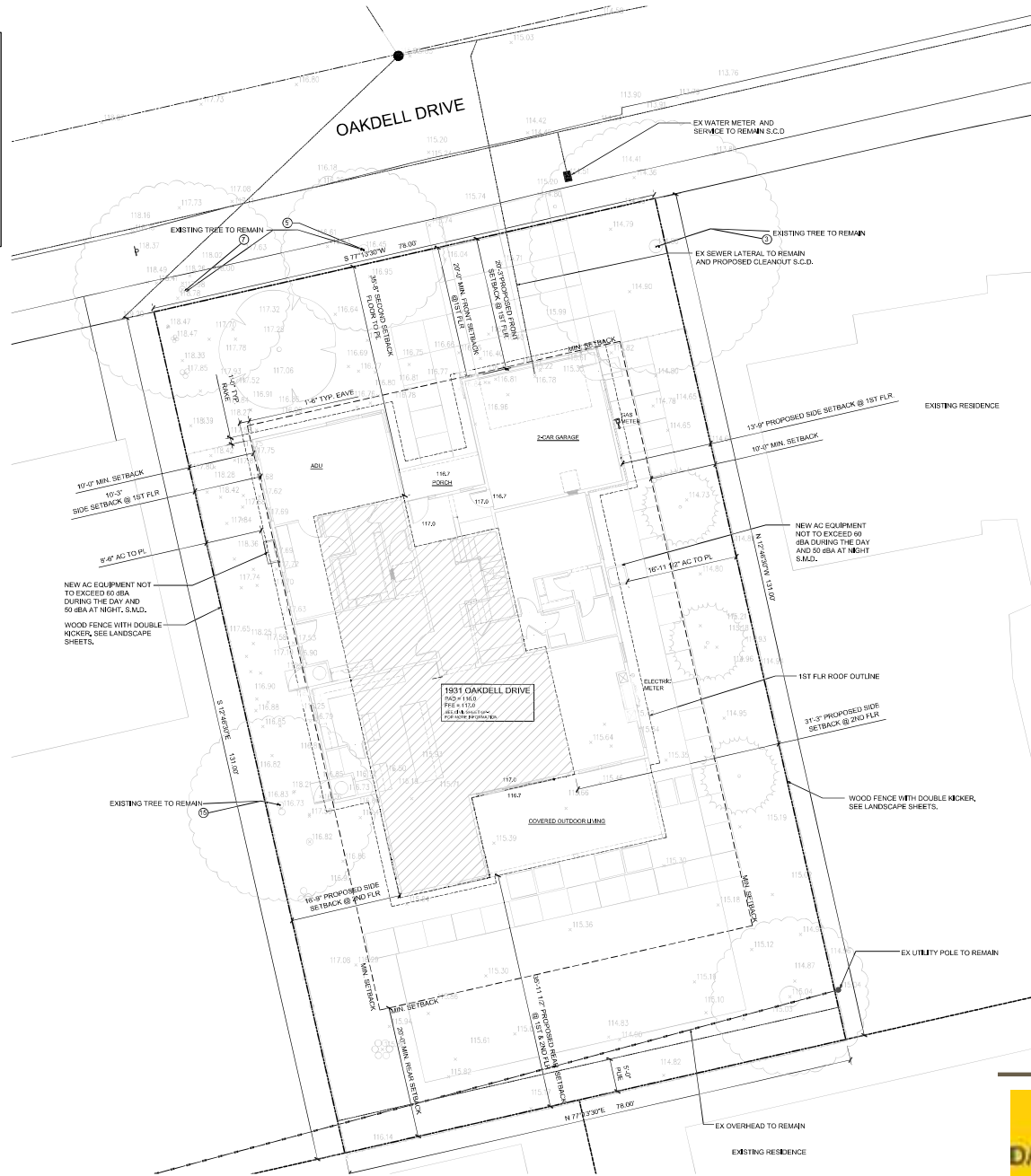


A.2

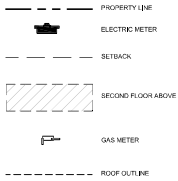
TREE PROTECTION CHART					
PROTECTED					
TAG#	BY CODE	STREET TREE	DBH	COMMON NAME	BOTANICAL NAME STATUS
1	NO	NO	4.5"	Japanese maple	Acer palmatum REMOVE
2	NO	NO	2.5"	Japanese maple	Acer palmatum REMOVE
3	YES	UNKNOWN	20"	Shamel ash	Fraxinus shider REMAIN
4	NO	YES	5.5"	Red oak	Quercus rubra REMOVE
5	YES	YES	15"	Camphor tree	Camphora officinarum REMAIN
6	NO	NO	9"	Coast live oak	Quercus agrifolia REMOVE
7	YES	NO	13.7"	Pin oak	Quercus palustris REMAIN
8	NO	NO	9"	Coast live oak	Quercus agrifolia REMOVE
9	YES	NO	22.7"	Camphor tree	Camphora officinarum REMOVE
10	NO	NO	6.5"	Camphor tree	Camphora officinarum REMOVE
11	YES	NO	23"	Avocado	Persea americana REMOVE
12	NO	NO	7.5"	Camphor tree	Camphora officinarum REMOVE
13	NO	NO	13"	Flowering pear	Pyrus calleryana REMOVE
14	YES	NO	22"	Chinese elm	Ulmus parvifolia REMOVE
15	YES	NO	18.7"	Camphor tree	Camphora officinarum REMAIN

REFER TO LANDSCAPE SHEETS FOR TREE DETAILS

This Site Plan contains information beyond the scope of work of the Architect. Information provided by Civil Engineer, Landscape Architect, and Arborist shall be verified in their respective documents.



SITE PLAN LEGEND



4 BEDROOMS / 3.5 BATH
1BEDROOM / 1 BATH ADU

FLOOR AREA	
FIRST FLOOR (INCLUDING ADU)	1786 SQ. FT.
SECOND FLOOR	1314 SQ. FT.
TOTAL LIVING	3100 SQ. FT.
ADU	800 SQ. FT.
GARAGE	439 SQ. FT.
VOLUME CEILING	10 SQ. FT.
PORCH	62 SQ. FT.
COV. OUTDOOR LIVING	341 SQ. FT.
FAR (LIVING + GARAGE + VOL. CEIL.)	3549 SQ. FT.
MAX FAR	3604 SQ. FT.

4 BEDROOMS / 3.5 BATH
1BEDROOM / 1 BATH ADU

BUILDING COVERAGE	
FIRST FLOOR (INCLUDING ADU)	1786 SQ. FT.
ADU	800 SQ. FT.
GARAGE	439 SQ. FT.
PORCH	62 SQ. FT.
COV. OUTDOOR LIVING	341 SQ. FT.
TOTAL BLDG. COVERAGE	2629 SQ. FT.
MAX BLDG. COVERAGE	3576 SQ. FT.

4 BEDROOMS / 3.5 BATH
1BEDROOM / 1 BATH ADU

TJH LIVABLE	
FIRST FLOOR (INCLUDING ADU)	1786 SQ. FT.
SECOND FLOOR	1314 SQ. FT.
TOTAL LIVING	3100 SQ. FT.
ADU	800 SQ. FT.
GARAGE	439 SQ. FT.
PORCH	62 SQ. FT.
COV. OUTDOOR LIVING	341 SQ. FT.
TOTAL LIVABLE SQ. FT. (LIVING + ADU)	3900 SQ. FT.

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

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JOB NO. 1641.117

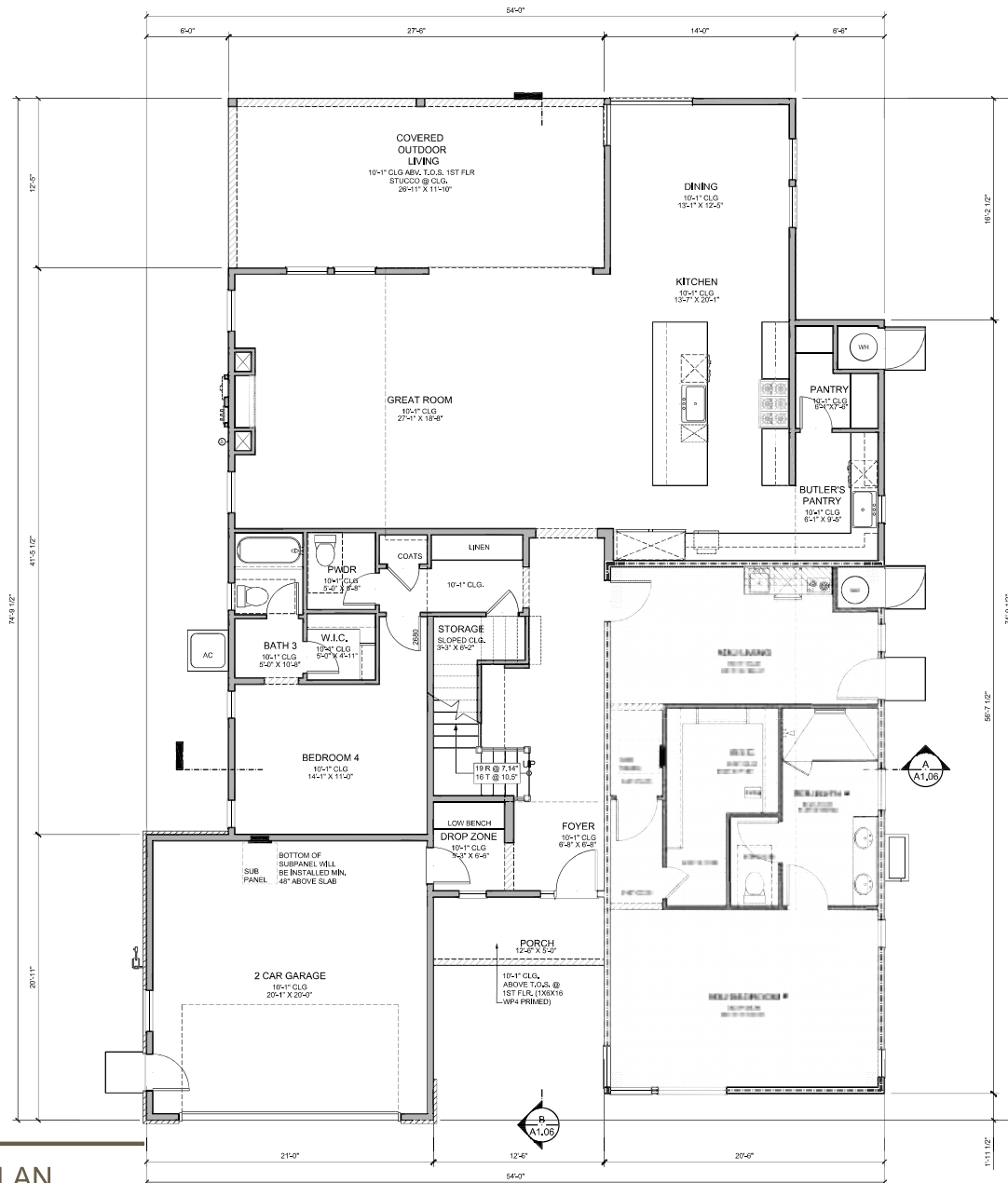
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Pleasanton, CA 94588
925-251-7200



A.3

PROPOSED SITE PLAN

1931 OAKDELL DR., MENLO PARK



FIRST FLOOR PLAN

1931 OAKDELL DRIVE., MENLO PARK

THOMAS JAMES HOMES

HATCH LEGEND

ADU

2ND FLOOR LINE

4 BEDROOMS / 3.5 BATH
1BEDROOM / 1 BATH ADU

FLOOR AREA

FIRST FLOOR (EXCLUDING ADU)	1786 SQ. FT.
SECOND FLOOR	1314 SQ. FT.
TOTAL LIVING	3100 SQ. FT.
ADU	800 SQ. FT.
GARAGE	439 SQ. FT.
VOLUME CEILING	10 SQ. FT.
PORCH	62 SQ. FT.
COV. OUTDOOR LIVING	341 SQ. FT.
FAR: (LIVING + GARAGE + PORCH + COV.)	3549 SQ. FT.
MAX FAR	3604 SQ. FT.

4 BEDROOMS / 3.5 BATH
1BEDROOM / 1 BATH ADU

BUILDING COVERAGE

FIRST FLOOR (INCLUDING ADU)	1786 SQ. FT.
ADU	800 SQ. FT.
GARAGE	439 SQ. FT.
PORCH	62 SQ. FT.
COV. OUTDOOR LIVING	341 SQ. FT.
TOTAL BLDG. COVERAGE	2629 SQ. FT.
MAX BLDG. COVERAGE	3576 SQ. FT.

4 BEDROOMS / 3.5 BATH
1BEDROOM / 1 BATH ADU

TJH LIVABLE

FIRST FLOOR (1000 JOINS ADU)	1786 SQ. FT.
SECOND FLOOR	1314 SQ. FT.
TOTAL LIVING	3100 SQ. FT.
ADU	800 SQ. FT.
GARAGE	439 SQ. FT.
PORCH	62 SQ. FT.
COV. OUTDOOR LIVING	341 SQ. FT.
TOTAL LIVABLE SQ. FT. (LIVING + ADU)	3900 SQ. FT.

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



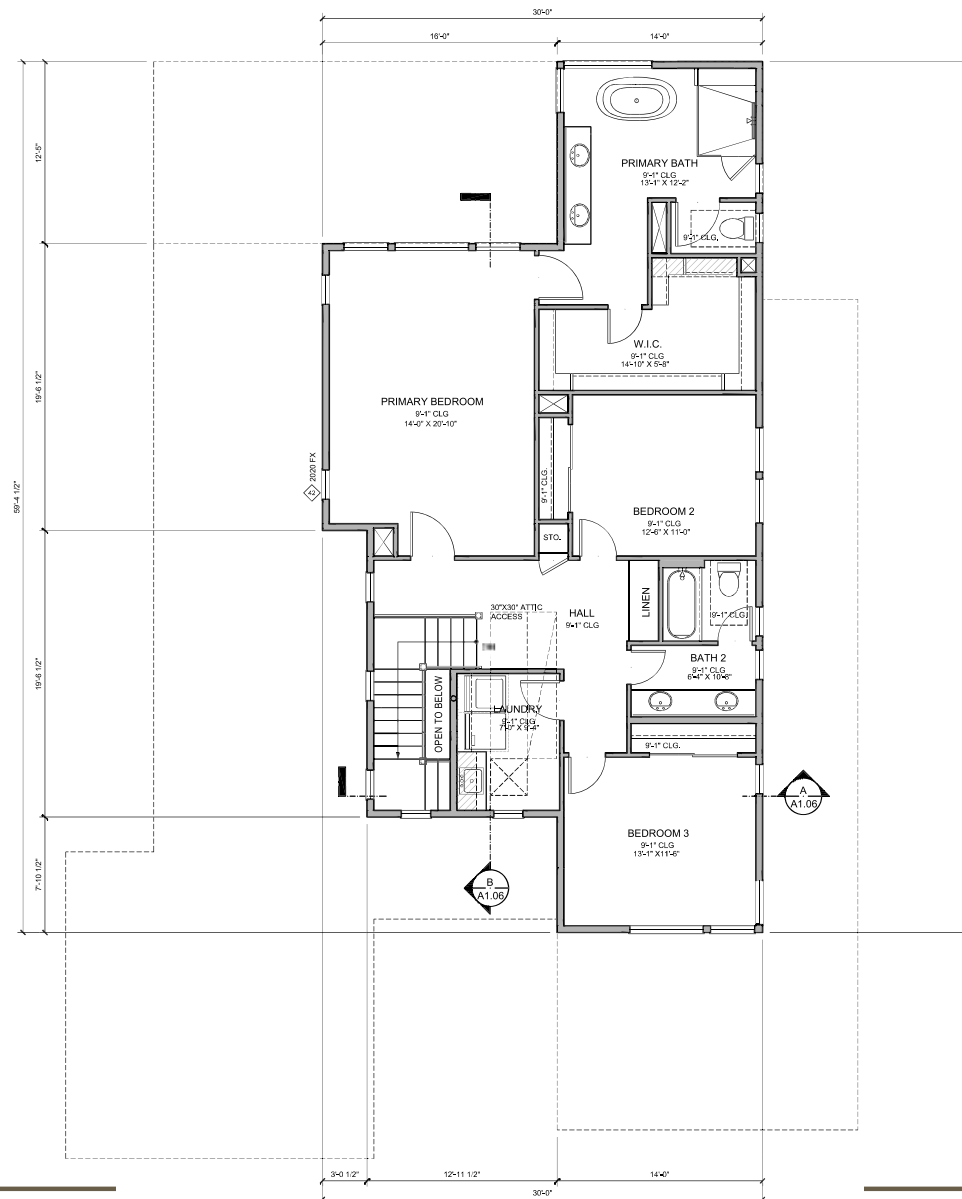
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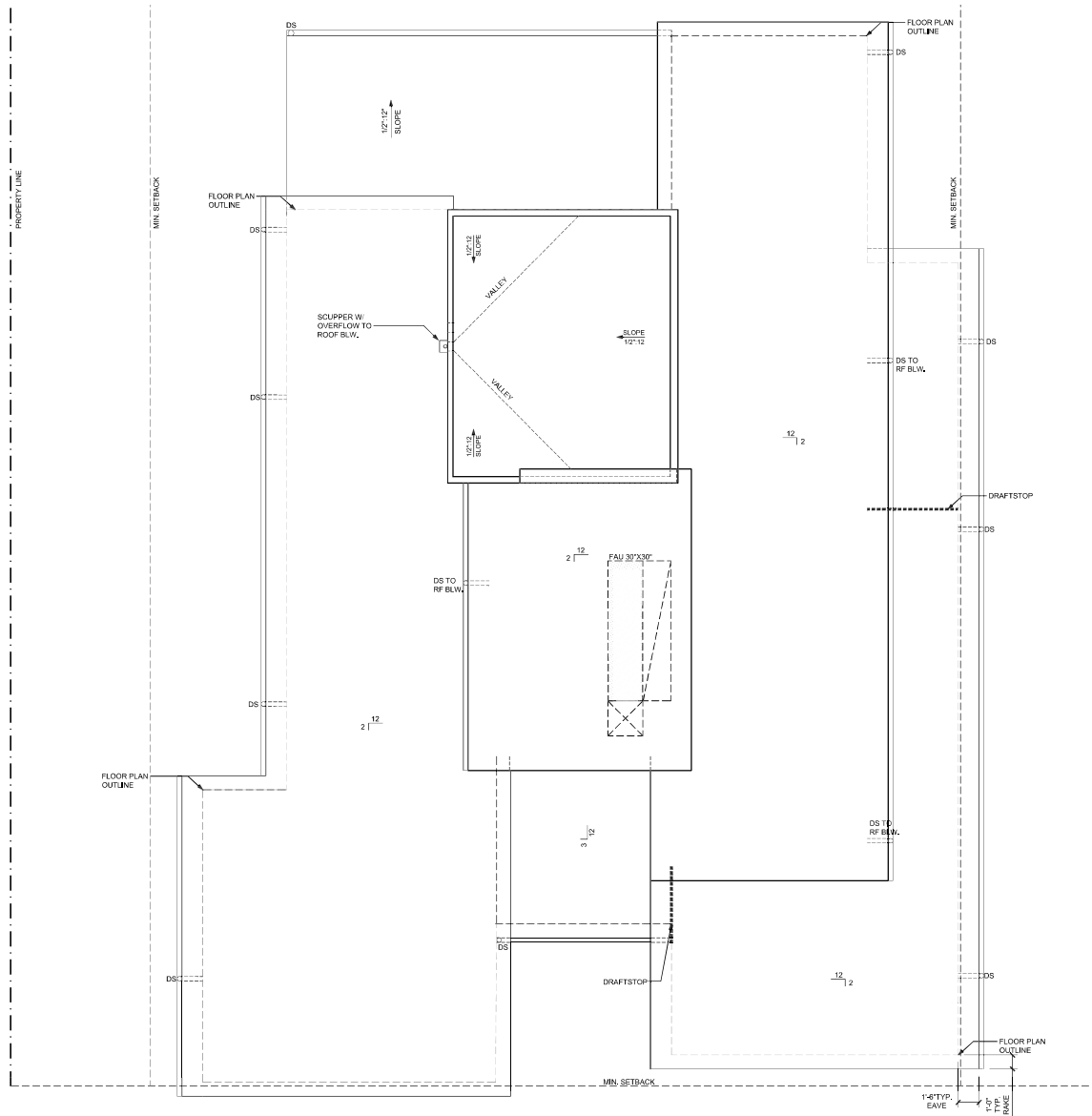
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.4



DAHLIN





** AS PER MENLO PARK GUIDELINES,
18" INTRUSION OF ARCHITECTURAL
FEATURES, SUCH AS EAVES, IS
ALLOWABLE INTO ANY YARD OF LESS
THAN 10'.
3' INTRUSION OF ARCHITECTURAL
FEATURES, SUCH AS EAVES, IS
ALLOWABLE INTO ANY YARD OF 10'
OR GREATER.

ALL ROOFING MATERIAL IS ASPHALT
SHINGLE UNLESS OTHERWISE
NOTED.

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

DATE 9.22.2026
JOB NO. 1641.117

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Pleasanton, CA 94588
925-251-7200



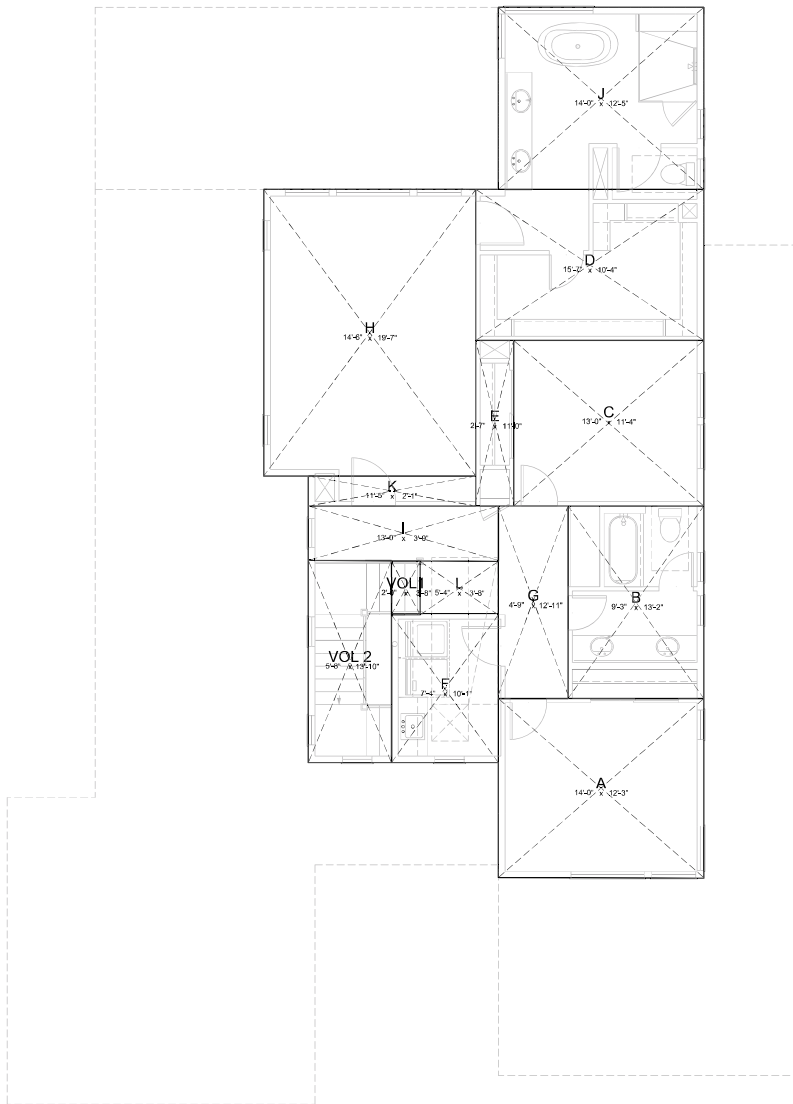
A.6

ROOF PLAN

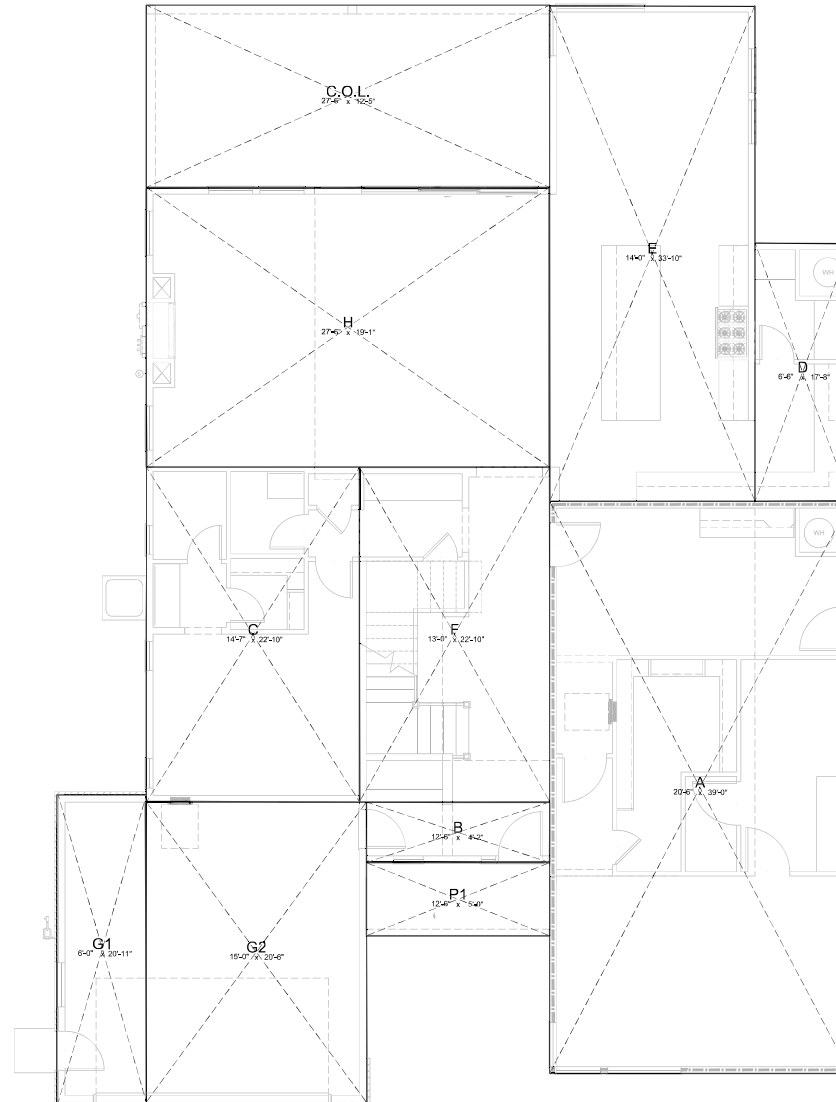
1931 OAKDELL DRIVE., MENLO PARK

THOMAS JAMES HOMES





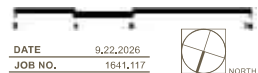
SECOND FLOOR
SCALE: 1/4" = 1'-0"



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

FIRST FLOOR AREA	
B	50 SQ. FT.
C	332 SQ. FT.
D	114 SQ. FT.
E	472 SQ. FT.
F	296 SQ. FT.
H	522 SQ. FT.
TOTAL	1786 SQ. FT.
ADU	
A	800 SQ. FT.
GARAGE	
G1	129 SQ. FT.
G2	310 SQ. FT.
TOTAL	439 SQ. FT.
PORCH	
P1	62 SQ. FT.
COVERED OUTDOOR LIVING	
	341 SQ. FT.
2ND FLOOR VOL.	
VOL. 1	7 SQ. FT.
VOL. 2	78 SQ. FT.
SECOND FLOOR AREA	
A	171 SQ. FT.
B	121 SQ. FT.
C	146 SQ. FT.
D	160 SQ. FT.
E	29 SQ. FT.
F	74 SQ. FT.
G	62 SQ. FT.
H	283 SQ. FT.
I	49 SQ. FT.
J	174 SQ. FT.
K	23 SQ. FT.
L	45 SQ. FT.
TOTAL	1315 SQ. FT.
BUILDING FLOOR AREA	
FIRST FLOOR	1786 SQ. FT.
SECOND FLOOR	1315 SQ. FT.
ADU	800 SQ. FT.
PORCH	62 SQ. FT.
GARAGE	439 SQ. FT.
TOTAL	4402 SQ. FT.
MAX. F.A.R.	3550 SQ. FT.
BUILDING SITE COVERAGE	
FIRST FLOOR	1786 SQ. FT.
ADU	800 SQ. FT.
PORCH	62 SQ. FT.
GARAGE	439 SQ. FT.
COVERED OUTDOOR LIVING	341 SQ. FT.
TOTAL	3428 SQ. FT.
MAX. BUILDING SITE COVERAGE	5109 SQ. FT.

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



DATE 9/22/2026
JOB NO. 1641.117



5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A.7

FLOOR AREA DIAGRAM

1931 OAKDELL DRIVE., MENLO PARK

THOMAS JAMES HOMES

ROOF MATERIAL
GAF ROOF SHINGLES
 BODY COLOR 2
HORIZONTAL SIDING
 BODY COLOR 2
GUTTERS, FASCIA & GUTTERS

BODY COLOR 1
STUCCO
 BODY COLOR 1
STUCCO
 BODY COLOR 1
WINDOW TRIM
 BODY COLOR 1
GARAGE SIDE DOOR

RIGHT ELEVATION

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

ROOF MATERIAL
GAF ROOF SHINGLES
 TYPICAL WINDOW
ANDERSEN 100 SERIES FIBEREX
 BODY COLOR 2
HORIZONTAL SIDING

STONE VENEER
EL DORADO STONE

FRONT ELEVATION

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

BODY COLOR 1

PURE WHITE
 SW 7005
 • STUCCO
 • DOOR AND WINDOW TRIMS AT STUCCO
 • GARAGE SIDE DOOR

BODY COLOR 2

GAUINETT GRAY
 SW 7019
 • SIDING
 • WINDOW TRIMS AT SIDING
 • FASCIA, EAVES AND GUTTERS
 • PORCH BEAMS AND COLUMNS

BODY COLOR 3

TRICORN BLACK
 SW 6258
 • FRONT DOOR AND SIDELITE
 • FRENCH DOOR
 • TRIMS AT FRONT DOOR AND FRENCH DOOR

STONE VENEER

EL DORADO STONE
 VANTAGE 30 - WHITE ELM

ROOF MATERIAL

GAF ROOF SHINGLES
 CHARCOAL

FOR MORE INFORMATION
 SEE EXTERIOR RENDERERS
 & COLOR BOARD

ELEVATION LEGEND

FX FIXED WINDOW

** AS PER MENLO PARK GUIDELINES,
 18" INTRUSION OF ARCHITECTURAL
 FEATURES, SUCH AS EAVES, IS
 ALLOWABLE INTO ANY YARD OF LESS
 THAN 10'.
 3' INTRUSION OF ARCHITECTURAL
 FEATURES, SUCH AS EAVES, IS
 ALLOWABLE INTO ANY YARD OF 10'
 OR GREATER.

WINDOWS
ANDERSEN 100 SERIES FIBEREX
FOR ALL WINDOWS TYP. - NO
SIMULATED DIVIDED LITE

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

ELEVATIONS

1931 OAKDELL DRIVE., MENLO PARK

THOMAS JAMES HOMES



DATE 9.22.2026
 JOB NO. 1641.117

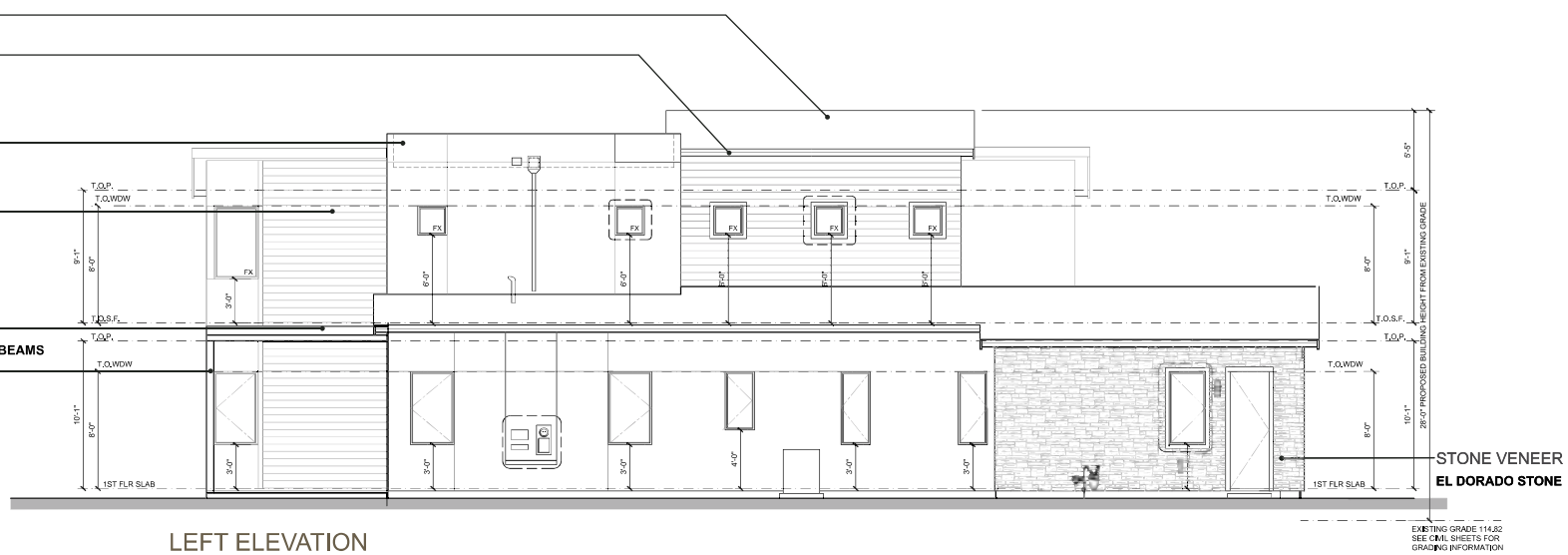
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 925-251-7200

A.8

ROOF MATERIAL
GAF ROOF SHINGLES
 BODY COLOR 1
GUTTERS, FASCIA & SOFFIT

BODY COLOR 1
STUCCO
 BODY COLOR 1
HORIZONTAL SIDING

BODY COLOR 2
COVERED OUTDOOR LIVING BEAMS
 BODY COLOR 2
POST



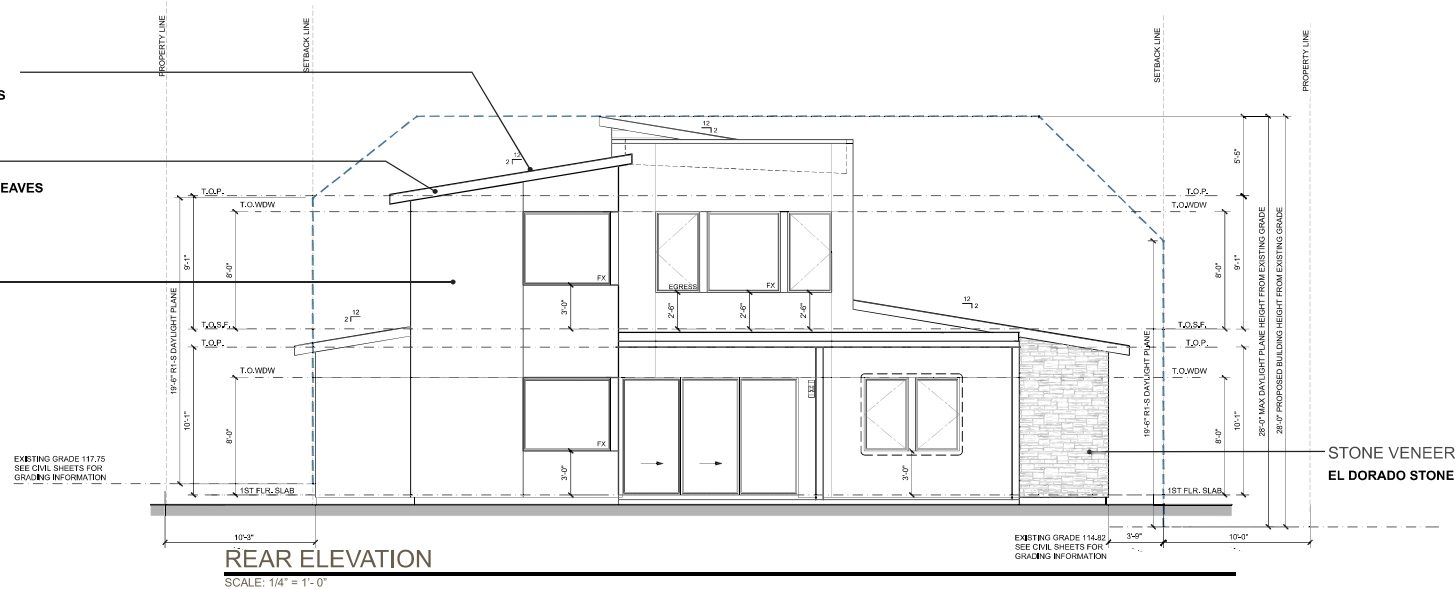
LEFT ELEVATION

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

ROOF MATERIAL
GAF ROOF SHINGLES

BODY COLOR 2
GUTTERS, FASCIA & EAVES

BODY COLOR 1
STUCCO



REAR ELEVATION

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

BODY COLOR 1

PURE WHITE
 SW 7005
 • STUCCO
 • DOOR AND WINDOW TRIMS AT STUCCO
 • GARAGE SIDE DOOR

BODY COLOR 2

GAUNTLET GRAY
 SW 7019
 • SIDING
 • WINDOW TRIMS AT SIDING
 • FASCIA, EAVES AND GUTTERS
 • PORCH BEAMS AND COLUMNS

BODY COLOR 3

TRICORN BLACK
 SW 6258
 • FRONT DOOR AND SIDELITE
 • FRENCH DOOR
 • TRIMS AT FRONT DOOR AND FRENCH DOOR

STONE VENEER

EL DORADO STONE
 VANTAGE 30 - WHITE ELN

ROOF MATERIAL

GAF ROOF SHINGLES
 CHARCOAL

FOR MORE INFORMATION
 SEE EXTERIOR RENDERERS
 & COLOR BOARD

ELEVATION LEGEND

FX FIXED WINDOW

** AS PER MENLO PARK GUIDELINES,
 18" INTRUSION OF ARCHITECTURAL
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 FEATURES, SUCH AS EAVES, IS
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 OR GREATER.

WINDOWS
ANDERSEN 100 SERIES FIBEREX
FOR ALL WINDOWS TYP. - NO
SIMULATED DIVIDED LITE

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

ELEVATIONS

1931 OAKDELL DRIVE., MENLO PARK

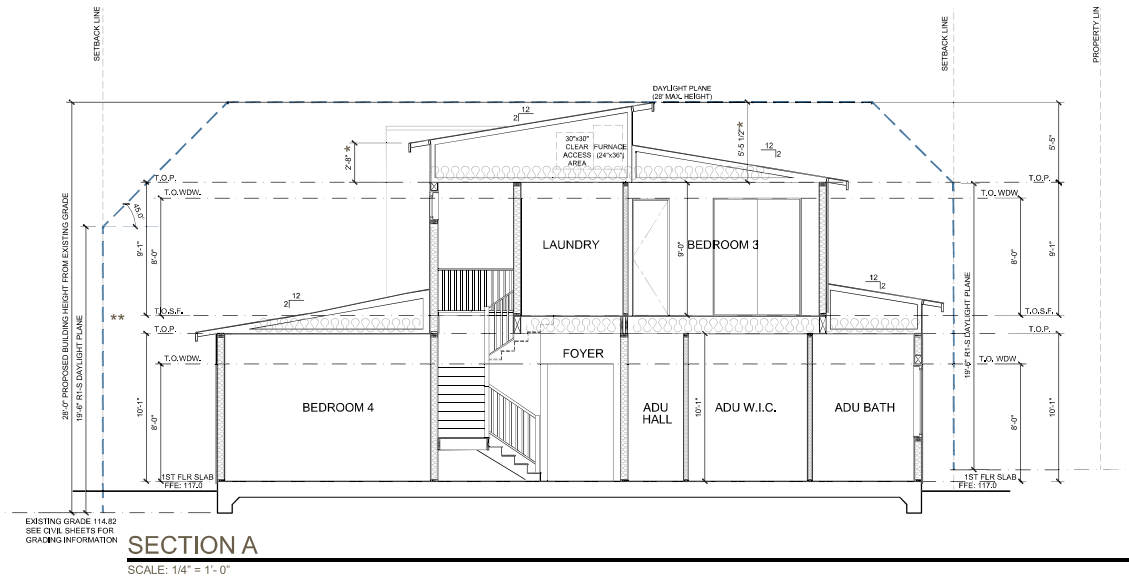
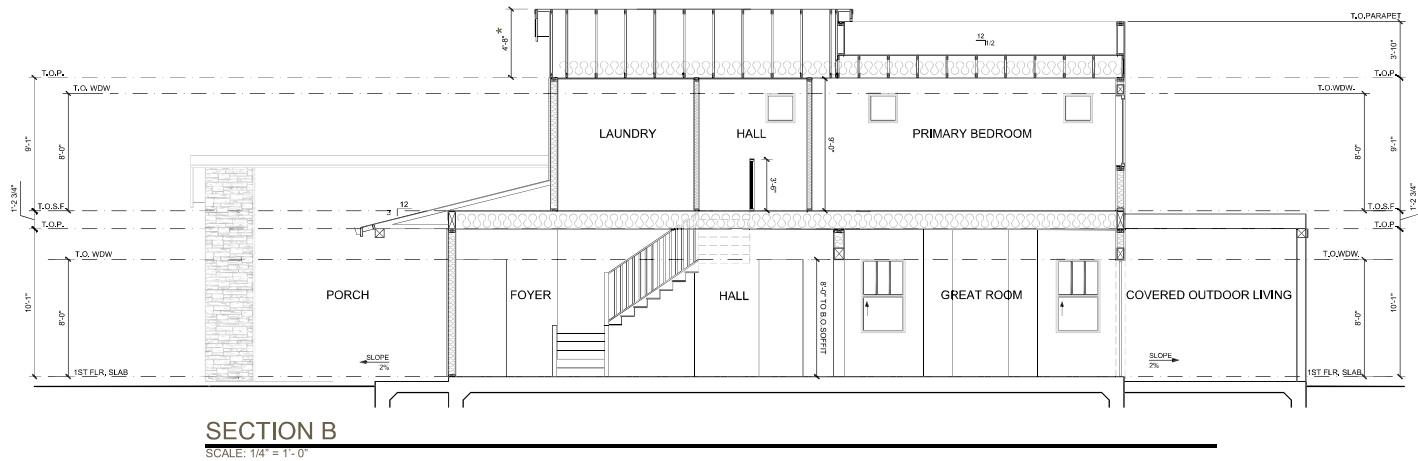
THOMAS JAMES HOMES



DATE 9.22.2026
 JOB NO. 16411.117

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 Pleasanton, CA 94588
 925-251-7200

A.9



* AS PER THE MENLO PARK MUNICIPAL CODE (SECTION 16.04.313 FLOOR AREA) ATTIC SPACE WHERE THE DISTANCE BETWEEN THE TOP OF THE CEILING JOIST AND THE BOTTOM OF THE ROOF SHEATHING MEASURES LESS THAN FIVE FEET (5') IS EXCLUDED FROM THE FLOOR AREA.

** AS PER MENLO PARK GUIDELINES, 18" INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF LESS THAN 10'. 3' INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF 10' OR GREATER.

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

SECTIONS

1931 OAKDELL DRIVE., MENLO PARK

THOMAS JAMES HOMES



DATE 9.22.2026
JOB NO. 1641.117

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A.10



4" HOUSE NUMBERS

REPRESENTS MATERIALS ONLY, NUMBERS TO REFLECT PROPERTY ADDRESS

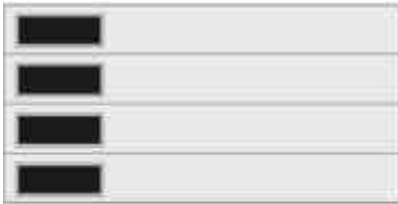


EXTERIOR LIGHT FIXTURE



FRONT DOOR

FULL LITE FIBERGLASS DOOR
FULL LITE FIBERGLASS SIDELITE
WITH SATIN ETCH GLASS



GARAGE DOOR

OVERHEAD GARAGE DOOR
WITH FROSTED GLASS WINDOWS
COLOR: BLACK



WINDOW FRAMES: BLACK



EXTERIOR RENDERINGS
(NOT TO SCALE)

MODERN - COLOR SCHEME 1



PURE WHITE

SW 7005

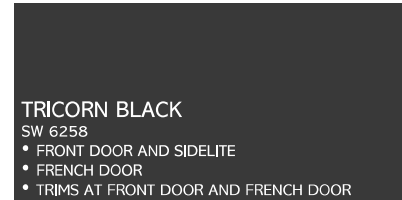
- STUCCO
- DOOR AND WINDOW TRIMS AT STUCCO
- GARAGE SIDE DOOR



GAUNTLET GRAY

SW 7019

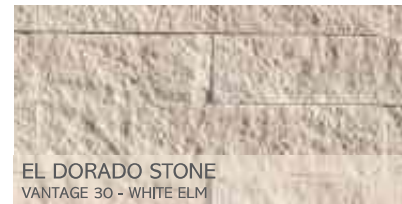
- SIDING
- WINDOW TRIMS AT SIDING
- FASICA, EAVES, AND GUTTERS
- PORCH BEAMS AND COLUMNS



TRICORN BLACK

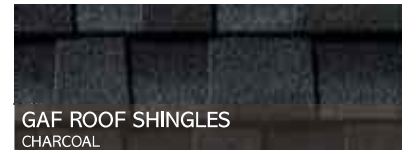
SW 6258

- FRONT DOOR AND SIDELITE
- FRENCH DOOR
- TRIMS AT FRONT DOOR AND FRENCH DOOR



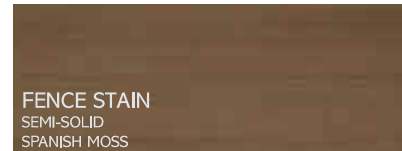
EL DORADO STONE

VANTAGE 30 - WHITE ELM



GAF ROOF SHINGLES

CHARCOAL



FENCE STAIN

SEMI-SOLID
SPANISH MOSS

NOTES:

1. RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE HOME OR ITS SURROUNDINGS.
2. ACTUAL COLORS, MATERIALS, AND FINISHES ARE SUBJECT TO VARIATION AND MAY DIFFER FROM THOSE SHOWN.
3. DOWNSPOUT COLOR TO MATCH THE MAIN BODY COLOR.



*The Hazel Plan
Modern*

1931 Oakdell Drive
Menlo Park, California 94025

This is an example of design specifications for this particular plan and elevation. Detailed specifications, finishes and fixtures are subject to change, on homes prior to sale, at any time without notice or obligation. Square footage and lot dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Room size, walls, windows, doors, porches and balconies vary per home elevation and location. Not an offer or solicitation to sell real property. Thomas James Homes is a registered trademark of Thomas James Homes, LLC. ©2018 Thomas James Homes. All rights reserved. CA DMR license #02057087.

Date 08/27/2026

Designer Calvin Ma

Architect Dahlin

COLOR BOARD

I-1.01