

335 PIERCE

PLANNING RESUBMITTAL

JUNE 1, 2026



**THIS DESIGN IS CONCEPTUAL IN NATURE. THE INFORMATION AND NUMBERS PROVIDED ARE SUBJECT TO CHANGE, PENDING VERIFICATION BY CLIENT AND AUTHORITIES HAVING JURISDICTION.*



PROJECT DESCRIPTION

A new 100% affordable town house project is proposed in the Belle Haven neighborhood at 335 Pierce Road. The development will combine two separate parcels into a single lot of approximately 15,293 square feet (0.35 acres) in size. One multifamily building (with four units) will be demolished to make room for the proposed project.

The project is designed as two buildings, consisting of three levels of wood construction (Type V). The maximum height of the building will be approximately 29'-11" feet to the highest point of the roof parapet. Each building will have four units for a total of eight, offering a mix of two-bedroom, three-bedroom and four-bedroom town homes for sale. Each townhome will provide an attached garage with one EV parking space and room for bicycles and trash bins.

Architecturally, the proposed building will feature a timeless contemporary design. The massing of the buildings is modulated into smaller volumes expressing each unit. A one-story volume is oriented towards Pierce Road reducing the scale of the project along its street façade. The primary exterior materials will be painted lap siding. The landscape design will feature a fire smart and drought tolerant landscaping. Private open space will be provided at grade next to each town home.

VICINITY MAP



PROJECT TEAM

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○ FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS SUBMITTAL
● MODIFICATIONS SINCE PREVIOUS SUBMITTAL OR NEW SHEETS ADDED

CODES AND REGULATIONS:

CODE:	PROJECT SHALL BE DESIGNED TO MEET THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODE THAT IS IN EFFECT AT THE MOMENT OF THE BUILDING PERMIT APPLICATION. (CBC 1.1.9)
TYPE OF CONSTRUCTION:	TYPE VA
STORIES:	3 STORIES
OCCUPANCY GROUP:	R-2, S-2
OCCUPANCY SEPARATION:	PER CBC 508.4 REQUIRED SEPARATION OF OCCUPANCIES BETWEEN: R-2 AND S-2: 1HR
FIRE SPRINKLES:	2022 CBC 903.3.1 R-2 OCCUPANCY: NFPA 13 S-2 OCCUPANCY: NFPA 13
EXIT ACCESS TRAVEL DISTANCE:	PER CBC TABLE 1016.1 R-2 OCCUPANCY WITH SPRINKLER SYSTEM: 250'; COMMON PATH OF TRAVEL: 100' S-2 OCCUPANCY WITH SPRINKLER SYSTEM: 400'; COMMON PATH OF TRAVEL: 125'
FIRE SEPARATION DISTANCE:	ALLOWABLE AREA UNPROTECTED OPENINGS (CBC 705.8.1) 5' TO LESS THAN 10': 25% 10' TO LESS THAN 15': 45% 15' TO LESS THAN 20': 75% MORE THAN 20': 100%
FIRE RESISTANCE RATING REQUIREMENTS: TYPE VA CONSTRUCTION	EXTERIOR BEARING WALLS: 1HR (CBC 601) EXTERIOR NON-BEARING WALL: 1HR (CBC 705.5)
DEFERRED SUBMITTALS:	1. FIRE SUPPRESSION SYSTEMS, NFPA 13 (2022 EDITION) 2. PRIVATE UNDERGROUND FIRE SERVICE MAIN, NFPA 24 (2019 EDITION) 3. FIRE ALARM SYSTEM, NFPA 72 (2022 EDITION) 4. PV SYSTEMS, CFC SECTION 1204 (2022 EDITION)

PROJECT SUMMARY:

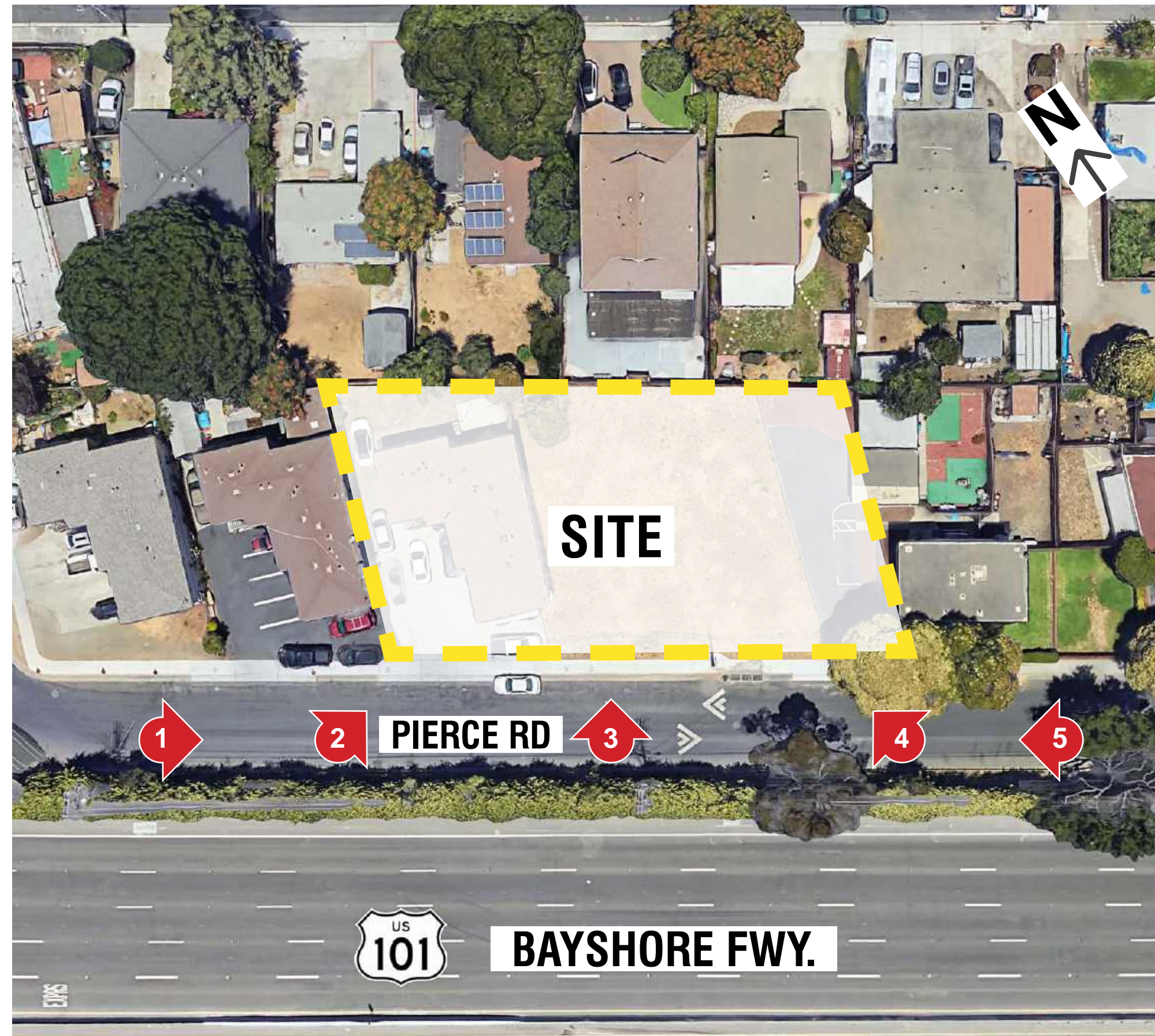
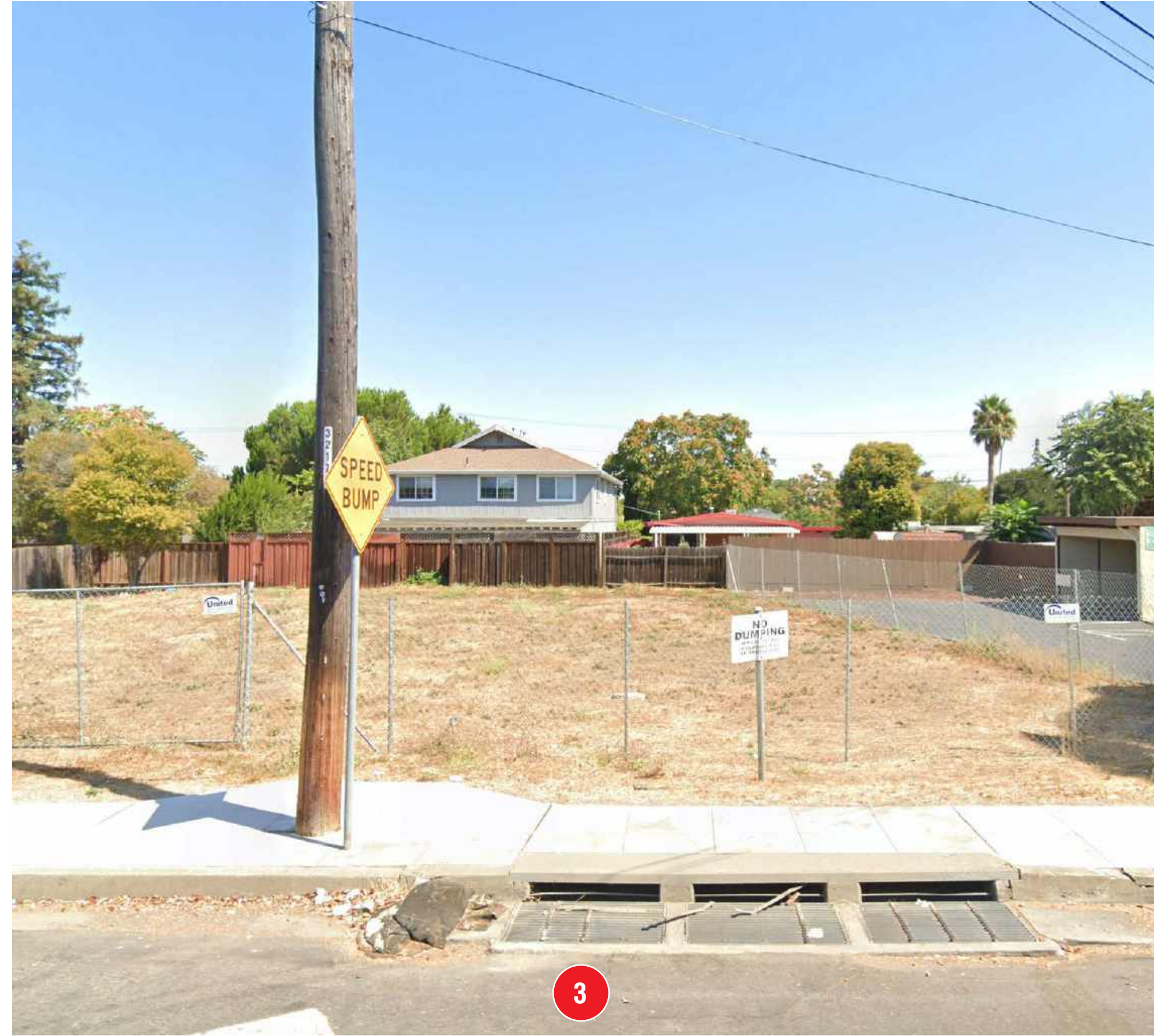
ADDRESS:	355 PIERCE RD. MENLO PARK, CA 94025.	
ASSESSOR'S PARCEL NUMBER (APN):	062-013-170 062-013-230	
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL	
ZONING:	R-3 APARTMENT DISTRICT	
	REQUIRED	PROVIDED
LOT AREA:	7,000 SF MIN.	15,293 SF 0.35 AC
LOT WIDTH:	80' MIN.	170.66'
LOT DEPTH:	100' MIN.	89.61
LAND AREA PER DWELLING UNIT:	1 / 3,333 SF = 4 MAX.	1 / 1,911 SF
	<i>(STATE DENSITY BONUS REQUESTED)</i>	
MINIMUM YARDS:		
FRONT:	15% OF LOT WIDTH; MIN.20FT.	25'-7"
INTERIOR SIDE:	10 FT	10'-0"
REAR:	15% OF LOT WIDTH; MIN.15FT.	25'-7"
DISTANCE BETWEEN MAIN BUILDINGS ON THE SAME LOT:	1/2 SUM OF THE HEIGHT OF THE BUILDINGS, 20 FT. MIN.	26'-4"
DISTANCE BETWEEN MAIN BUILDINGS LOCATED ON THE PROPERTY AND ADJACENT PROPERTY :	20 FT.	16'-9"
	<i>(STATE DENSITY BONUS REQUESTED)</i>	
GROSS FLOOR AREA:		10,313 SF
FLOOR AREA RATIO:	45% MAX.	67%
	<i>(STATE DENSITY BONUS REQUESTED)</i>	
BUILDING COVERAGE:	55% MAX.	5,591 SF 37%
DRIVEWAYS AND OPEN PARKING AREAS:	20% MAX.	3,652 SF 24%
	<i>(STATE DENSITY BONUS REQUESTED)</i>	
OPEN SPACE:		
PRIVATE:	80 SF/UNIT = 640 SF	933 SF
LANDSCAPING:	25% MIN.	4,482 SF (29%)
BUILDING HEIGHT:	35' MAX.	29'-10"
ALLOWABLE NUMBER OF STORIES:		
MENLO PARK ZONING CODE:	3	3
CALIFORNIA BUILDING CODE:	4	3
PARKING:	2 / UNIT = 16	8
	<i>(STATE DENSITY BONUS REQUESTED)</i>	
PARKING RATIO:	2	1
BIKE PARKING:		
LONG TERM:	1.5 / UNIT = 12	2 PER UNIT = 16 TOTAL
SHORT TERM:	ADDITIONAL 10% = 2	

PROJECT AREA SUMMARY BY USE

LEVEL	RESIDENTIAL	GARAGE	B.O.H.	TOTAL
BUILDING				
1ST STORY	2,063 SF	0 SF	0 SF	2,063 SF
2ND STORY	4,298 SF	0 SF	0 SF	4,298 SF
3RD STORY	3,605 SF	0 SF	0 SF	3,605 SF
BUILDING	9,966 SF	0 SF	0 SF	9,966 SF
GARAGE				
1ST STORY	0 SF	2,951 SF	159 SF	3,110 SF
GARAGE	0 SF	2,951 SF	159 SF	3,110 SF
TOTAL	9,966 SF	2,951 SF	159 SF	13,076 SF

UNIT MIX

UNIT TYPE	PERCENTAGE	COUNT	AVG. UNIT AREA	TOTAL
TWO BEDROOM	38%	3	996 SF	2,989 SF
THREE BEDROOM	25%	2	1,253 SF	2,505 SF
FOUR BEDROOM	37%	3	1,491 SF	4,472 SF
Grand total	100%	8		9,966 SF



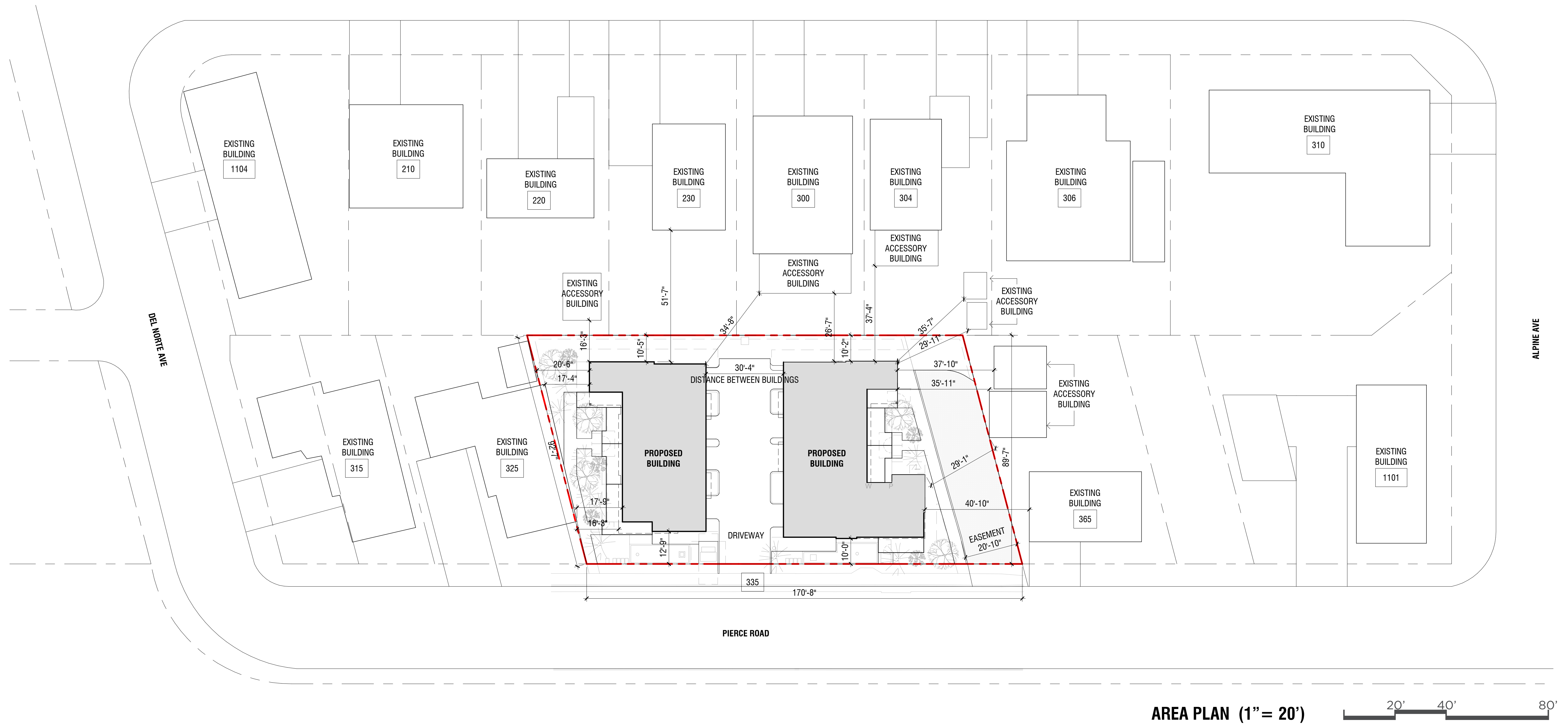


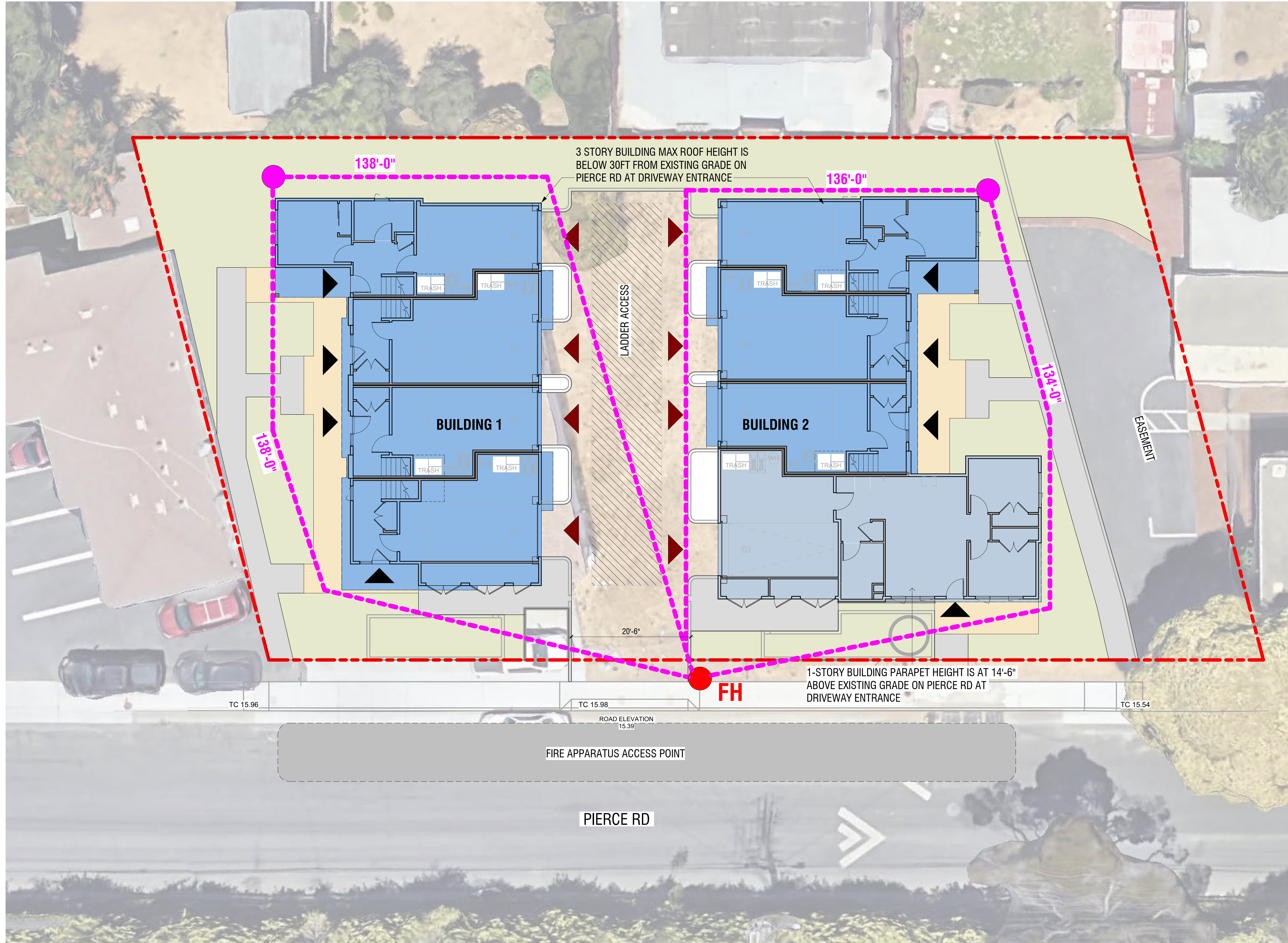












LEGEND:

- - - - - PROPERTY LINE
- - - - - LINE OF BUILDING ABOVE
- - - - - 150' HOSE PULL LENGTH FROM FIRE APPARATUS ACCESS ROAD (PER CFC SECTION 503.1.1)
- FH FIRE HYDRANT LOCATION (*VERIFY LOCATION WITH CIVIL DRAWINGS)
- ▲ BUILDING ENTRY
- ▲ VEHICULAR ENTRY TO GARAGE
- 29'-11" ROOF PARAPET ELEVATION ABOVE EXISTING GRADE
- 14'-6" ROOF PARAPET ELEVATION ABOVE EXISTING GRADE

NOTES:

1. PER CFC SECTION 503
2. PER CFC SECTION 503.1.1 "BUILDINGS AND FACILITIES" - APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET (45 720 MM) OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY



GROSS FLOOR AREA CALCULATION

NAME	AREA	NAME	AREA
1ST STORY		BUILDING 2	
BUILDING 1		2-11	349 SF
1-01	288 SF	2-12	388 SF
1-02	76 SF	2-13	20 SF
1-03	55 SF	2-14	300 SF
1-04	188 SF	2-15	713 SF
1-05	52 SF	2-16	23 SF
1-06	69 SF		1,793 SF
1-07	91 SF		4,299 SF
1-08	88 SF	3RD STORY	
	907 SF	BUILDING 1	
BUILDING 2		1-18	185 SF
2-01	67 SF	1-19	304 SF
2-02	132 SF	1-20	20 SF
2-03	176 SF	1-21	21 SF
2-04	187 SF	1-22	442 SF
2-05	56 SF	1-23	418 SF
2-06	89 SF	1-24	21 SF
2-07	111 SF	1-25	24 SF
2-08	296 SF	1-26	131 SF
2-09	193 SF	1-27	19 SF
2-10	120 SF	1-28	20 SF
2-11	77 SF	1-29	363 SF
	1,504 SF	1-30	142 SF
	2,411 SF		2,110 SF
2ND STORY		BUILDING 2	
BUILDING 1		2-17	271 SF
1-08	431 SF	2-18	167 SF
1-09	143 SF	2-19	20 SF
1-10	489 SF	2-20	32 SF
1-11	20 SF	2-21	48 SF
1-12	20 SF	2-22	341 SF
1-13	682 SF	2-23	23 SF
1-14	61 SF	2-24	550 SF
1-15	72 SF	2-25	16 SF
1-16	446 SF	2-26	25 SF
1-17	142 SF		1,493 SF
	2,506 SF		3,603 SF
		GRAND TOTAL	10,313 SF

GROSS FLOOR AREA BUILDING 1

LEVEL	AREA
1ST STORY	907 SF
2ND STORY	2,506 SF
3RD STORY	2,110 SF
Total	5,523 SF

GROSS FLOOR AREA BUILDING 2

LEVEL	AREA
1ST STORY	1,504 SF
2ND STORY	1,793 SF
3RD STORY	1,493 SF
Total	4,790 SF

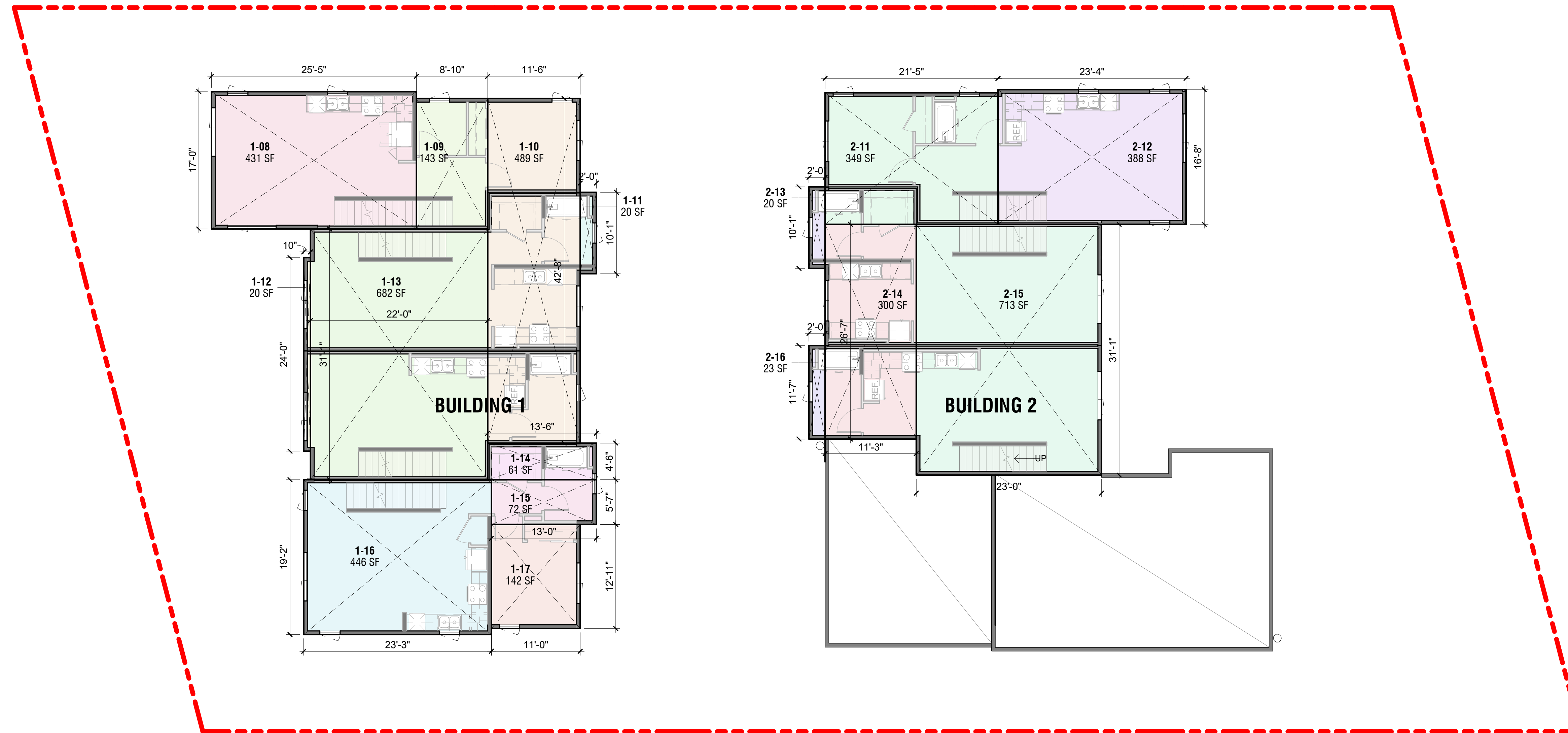
GRAND TOTAL: 10,313 SF

F.A.R. CALCULATION

GROSS FLOOR AREA:	10,313 SF
BUILDABLE LOT AREA:	15,293 SF
F.A.R.:	67%

DEFINITIONS:

- "FLOOR AREA RATIO" (PER MENLO PARK ZONING CODE 16.04.315) IS THE MAXIMUM PERMITTED RATIO OF THE TOTAL SQUARE FOOTAGE OF THE GROSS FLOOR AREA OF ALL BUILDINGS ON A LOT TO THE SQUARE FOOTAGE OF THE LOT.
- "GROSS FLOOR AREA" (PER MENLO PARK ZONING CODE 16.04.325) IS THE SUM OF THE HORIZONTAL AREAS OF ALL FLOORS WITHIN THE SURROUNDING SOLID WALLS OF A BUILDING COVERED BY A ROOF MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, EXCLUDING AREAS DEVOTED TO COVERED PARKING.



GROSS FLOOR AREA CALCULATION

NAME	AREA	NAME	AREA
1ST STORY		BUILDING 2	
BUILDING 1		2-11	349 SF
1-01	288 SF	2-12	388 SF
1-02	76 SF	2-13	20 SF
1-03	55 SF	2-14	300 SF
1-04	188 SF	2-15	713 SF
1-05	52 SF	2-16	23 SF
1-06	69 SF		1,793 SF
1-07	91 SF		4,299 SF
1-08	88 SF	3RD STORY	
	907 SF	BUILDING 1	
BUILDING 2		1-18	185 SF
2-01	67 SF	1-19	304 SF
2-02	132 SF	1-20	20 SF
2-03	176 SF	1-21	21 SF
2-04	187 SF	1-22	442 SF
2-05	56 SF	1-23	418 SF
2-06	89 SF	1-24	21 SF
2-07	111 SF	1-25	24 SF
2-08	296 SF	1-26	131 SF
2-09	193 SF	1-27	19 SF
2-10	120 SF	1-28	20 SF
2-11	77 SF	1-29	363 SF
	1,504 SF	1-30	142 SF
	2,411 SF		2,110 SF
2ND STORY		BUILDING 2	
BUILDING 1		2-17	271 SF
1-08	431 SF	2-18	167 SF
1-09	143 SF	2-19	20 SF
1-10	489 SF	2-20	32 SF
1-11	20 SF	2-21	48 SF
1-12	20 SF	2-22	341 SF
1-13	682 SF	2-23	23 SF
1-14	61 SF	2-24	550 SF
1-15	72 SF	2-25	16 SF
1-16	446 SF	2-26	25 SF
1-17	142 SF		1,493 SF
	2,506 SF		3,603 SF
		GRAND TOTAL	10,313 SF

GROSS FLOOR AREA BUILDING 1

LEVEL	AREA
1ST STORY	907 SF
2ND STORY	2,506 SF
3RD STORY	2,110 SF
Total	5,523 SF

GROSS FLOOR AREA BUILDING 2

LEVEL	AREA
1ST STORY	1,504 SF
2ND STORY	1,793 SF
3RD STORY	1,493 SF
Total	4,790 SF

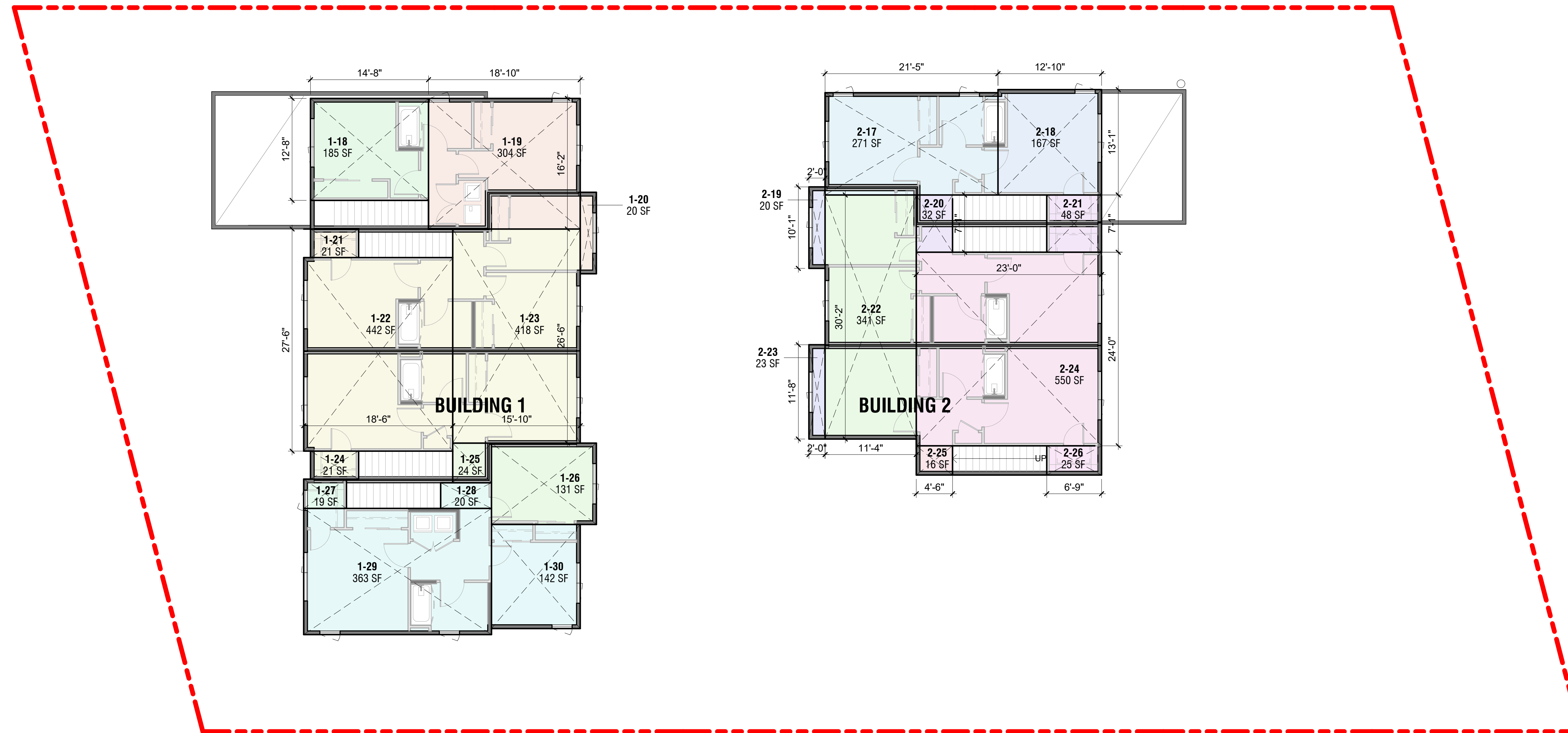
GRAND TOTAL: 10,313 SF

F.A.R. CALCULATION

GROSS FLOOR AREA:	10,313 SF
BUILDABLE LOT AREA:	15,293 SF
F.A.R.:	67%

DEFINITIONS:

- "FLOOR AREA RATIO" (PER MENLO PARK ZONING CODE 16.04.315) IS THE MAXIMUM PERMITTED RATIO OF THE TOTAL SQUARE FOOTAGE OF THE GROSS FLOOR AREA OF ALL BUILDINGS ON A LOT TO THE SQUARE FOOTAGE OF THE LOT.
- "GROSS FLOOR AREA" (PER MENLO PARK ZONING CODE 16.04.325) IS THE SUM OF THE HORIZONTAL AREAS OF ALL FLOORS WITHIN THE SURROUNDING SOLID WALLS OF A BUILDING COVERED BY A ROOF MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, EXCLUDING AREAS DEVOTED TO COVERED PARKING.



GROSS FLOOR AREA CALCULATION

NAME	AREA	NAME	AREA
1ST STORY		BUILDING 2	
BUILDING 1		2-11	349 SF
1-01	288 SF	2-12	388 SF
1-02	76 SF	2-13	20 SF
1-03	55 SF	2-14	300 SF
1-04	188 SF	2-15	713 SF
1-05	52 SF	2-16	23 SF
1-06	69 SF		1,793 SF
1-07	91 SF		4,299 SF
1-08	88 SF	3RD STORY	
	907 SF	BUILDING 1	
BUILDING 2		1-18	185 SF
2-01	67 SF	1-19	304 SF
2-02	132 SF	1-20	20 SF
2-03	176 SF	1-21	21 SF
2-04	187 SF	1-22	442 SF
2-05	56 SF	1-23	418 SF
2-06	89 SF	1-24	21 SF
2-07	111 SF	1-25	24 SF
2-08	296 SF	1-26	131 SF
2-09	193 SF	1-27	19 SF
2-10	120 SF	1-28	20 SF
2-11	77 SF	1-29	363 SF
	1,504 SF	1-30	142 SF
	2,411 SF		2,110 SF
2ND STORY		BUILDING 2	
BUILDING 1		2-17	271 SF
1-08	431 SF	2-18	167 SF
1-09	143 SF	2-19	20 SF
1-10	489 SF	2-20	32 SF
1-11	20 SF	2-21	48 SF
1-12	20 SF	2-22	341 SF
1-13	682 SF	2-23	23 SF
1-14	61 SF	2-24	550 SF
1-15	72 SF	2-25	16 SF
1-16	446 SF	2-26	25 SF
1-17	142 SF		1,493 SF
	2,506 SF		3,603 SF
		GRAND TOTAL	10,313 SF

GROSS FLOOR AREA BUILDING 1

LEVEL	AREA
1ST STORY	907 SF
2ND STORY	2,506 SF
3RD STORY	2,110 SF
Total	5,523 SF

GROSS FLOOR AREA BUILDING 2

LEVEL	AREA
1ST STORY	1,504 SF
2ND STORY	1,793 SF
3RD STORY	1,493 SF
Total	4,790 SF

GRAND TOTAL: 10,313 SF

F.A.R. CALCULATION

GROSS FLOOR AREA:	10,313 SF
BUILDABLE LOT AREA:	15,293 SF
F.A.R.:	67%

DEFINITIONS:

- "FLOOR AREA RATIO" (PER MENLO PARK ZONING CODE 16.04.315) IS THE MAXIMUM PERMITTED RATIO OF THE TOTAL SQUARE FOOTAGE OF THE GROSS FLOOR AREA OF ALL BUILDINGS ON A LOT TO THE SQUARE FOOTAGE OF THE LOT.
- "GROSS FLOOR AREA" (PER MENLO PARK ZONING CODE 16.04.325) IS THE SUM OF THE HORIZONTAL AREAS OF ALL FLOORS WITHIN THE SURROUNDING SOLID WALLS OF A BUILDING COVERED BY A ROOF MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, EXCLUDING AREAS DEVOTED TO COVERED PARKING.

REQUIRED PRIVATE RESIDENTIAL OPEN SPACE (MIN 80 SF PER UNIT)

UNIT COUNT	REQUIRED AREA	PROVIDED AREA
8	640 SF	933 SF

PROVIDED LANDSCAPED AREA 4,004 SF (26%)

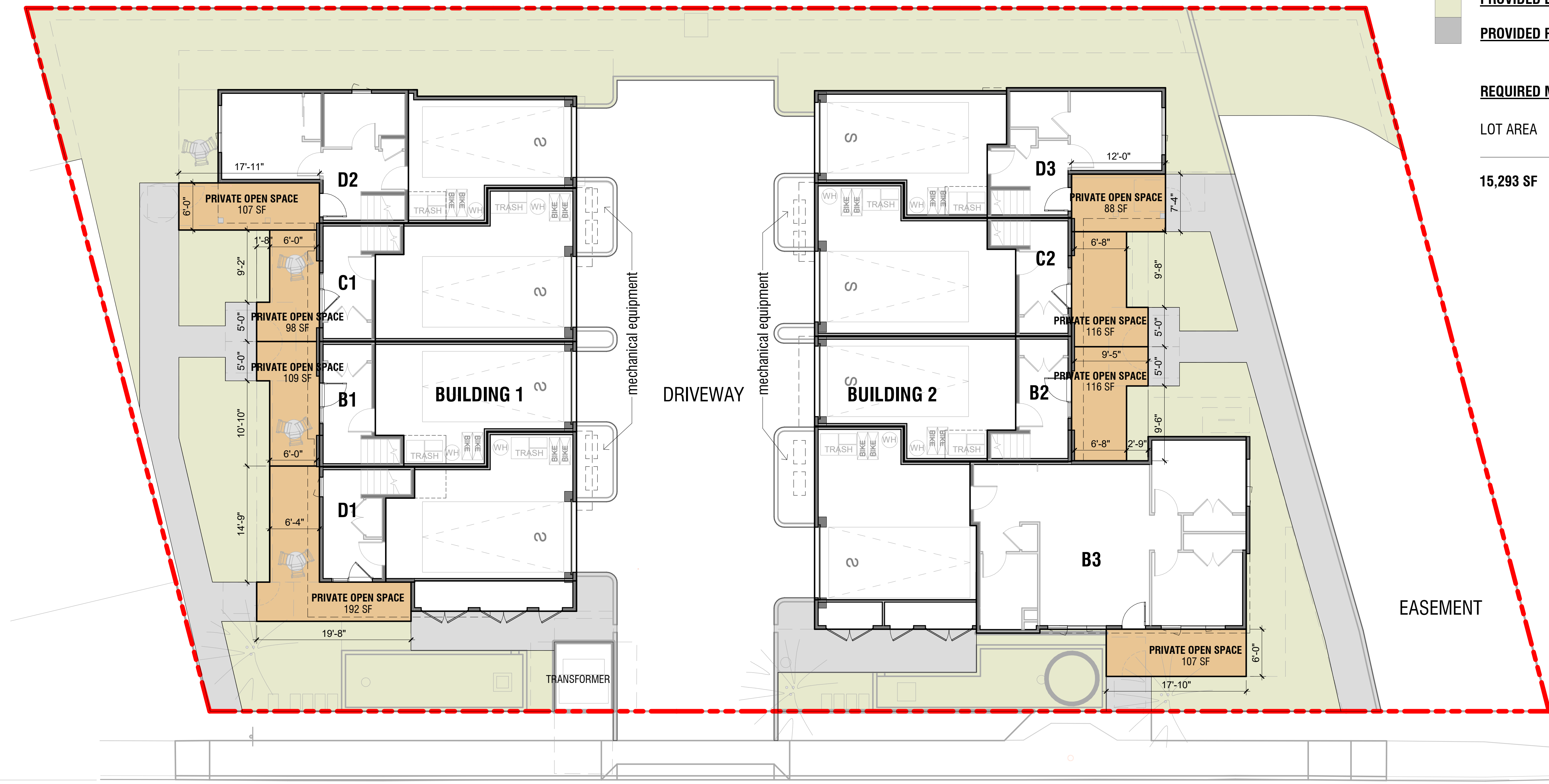
PROVIDED PAVED AREA 1,180 SF (8%)

REQUIRED MINIMUM LANDSCAPE OPEN SPACE (25% OF LOT AREA)

LOT AREA	REQUIRED AREA	MAXIMUM PRIVATE OR SHARED CONTRIBUTION	PROVIDED AREA
15,293 SF	3,823 SF	478 SF	4,004 SF + 478 SF = 4,482 SF (29%)

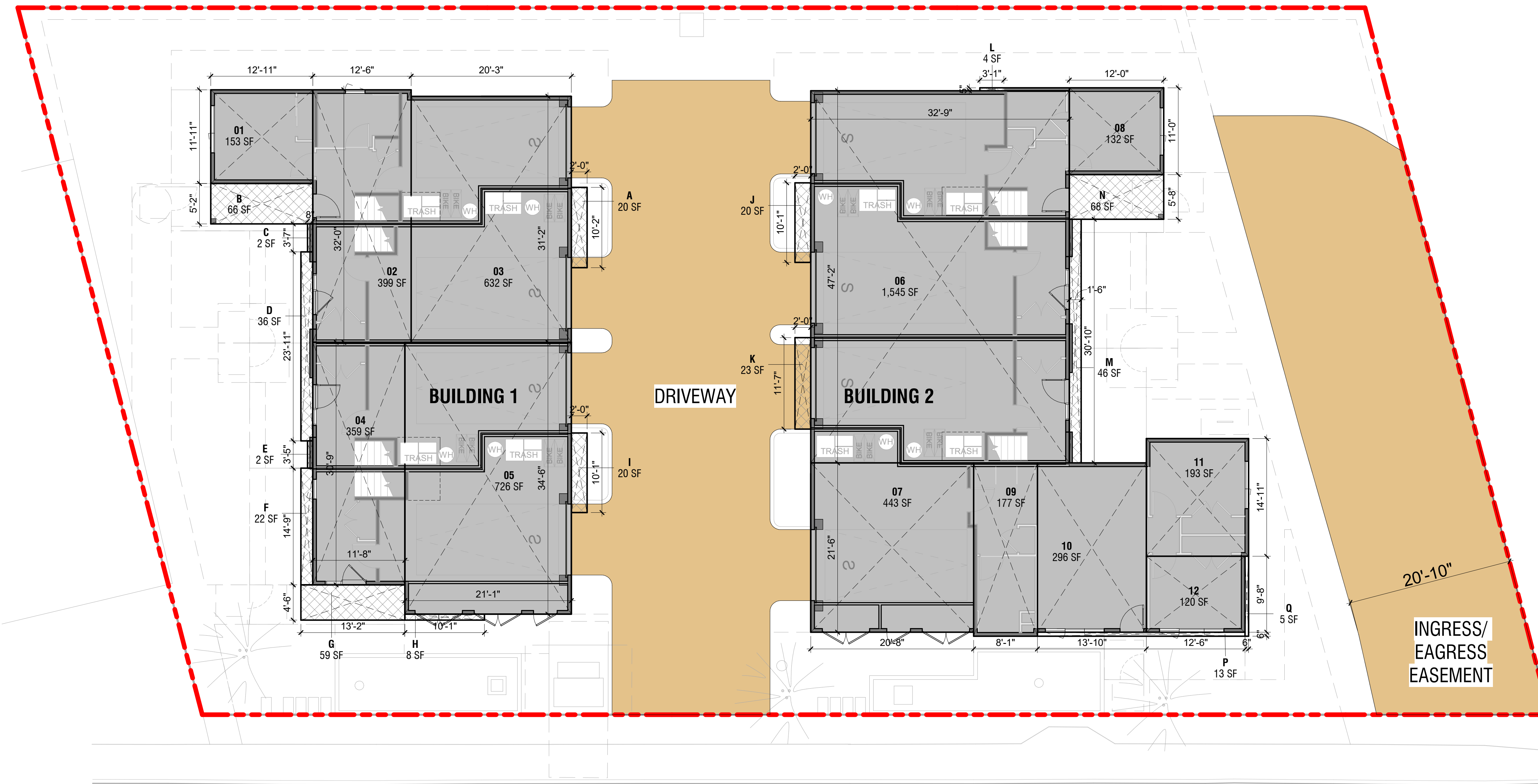
PRIVATE OPEN SPACE TABULATION

UNIT D1	192 SF
UNIT B1	109 SF
UNIT C1	98 SF
UNIT D2	107 SF
UNIT B3	107 SF
UNIT B2	116 SF
UNIT C2	116 SF
UNIT D3	88 SF
TOTAL	933 SF



DEFINITIONS:

1. "OPEN SPACE" (PER MENLO PARK ZONING CODE 16.04.500) MEANS THAT PORTION OF THE BUILDING SITE OPEN, UNOBSTRUCTED AND UNOCCUPIED FROM THE GROUND UPWARD; INCLUDING WALKWAYS, LANDSCAPING, UNCOVERED PATIOS AND UNCOVERED RECREATION FACILITIES.
2. PER MENLO PARK ZONING CODE 16.20.030 TABLE 1, FOOTNOTE 3 MINIMUM OPEN SPACE (LANDSCAPING) MAY INCLUDE BOTH GROUND LEVEL IMPROVEMENTS AND OTHER PRIVATE OR SHARED OPEN SPACE FEATURES (E.G., PRIVATE DECKS AND BALCONIES, SHARED ROOFTOP) WHICH MAY SATISFY UP TO 12.5 PERCENT OF THE OVERALL MINIMUM OPEN SPACE (LANDSCAPING) REQUIREMENT.
3. PER MENLO PARK ZONING CODE 16.20.040 (7)(A) RESIDENTIAL DEVELOPMENTS SHALL HAVE A MINIMUM OF 100 SQ.FT. OF OPEN SPACE PER UNIT CREATED AS COMMON OPEN SPACE OR A MINIMUM OF 80 SQ.FT. OF OPEN SPACE PER UNIT CREATED AS PRIVATE OPEN SPACE, WHERE PRIVATE OPEN SPACE SHALL HAVE A MINIMUM DIMENSION OF 6 FEET BY 6 FEET. IN CASE OF A MIX OF PRIVATE AND COMMON OPEN SPACE, SUCH COMMON OPEN SPACE SHALL BE PROVIDED AT A RATIO EQUAL TO 1.25 SQ.FT. FOR EACH 1 SQ.FT. OF PRIVATE OPEN SPACE THAT IS NOT PROVIDED.



EXISTING BUILDING COVERAGE 1,687 SF

MAXIMUM DRIVEWAYS AND OPEN PARKING AREAS
(MAX 20% OF LOT AREA)

LOT AREA	ALLOWED AREA	PROVIDED AREA
15,293 SF	3,059 SF	3,652 SF (24%)

MAXIMUM BUILDING COVERAGE (55% OF LOT AREA)

LOT AREA	ALLOWED AREA	PROVIDED AREA
15,293 SF	8,411 SF	5,591 SF (37%)

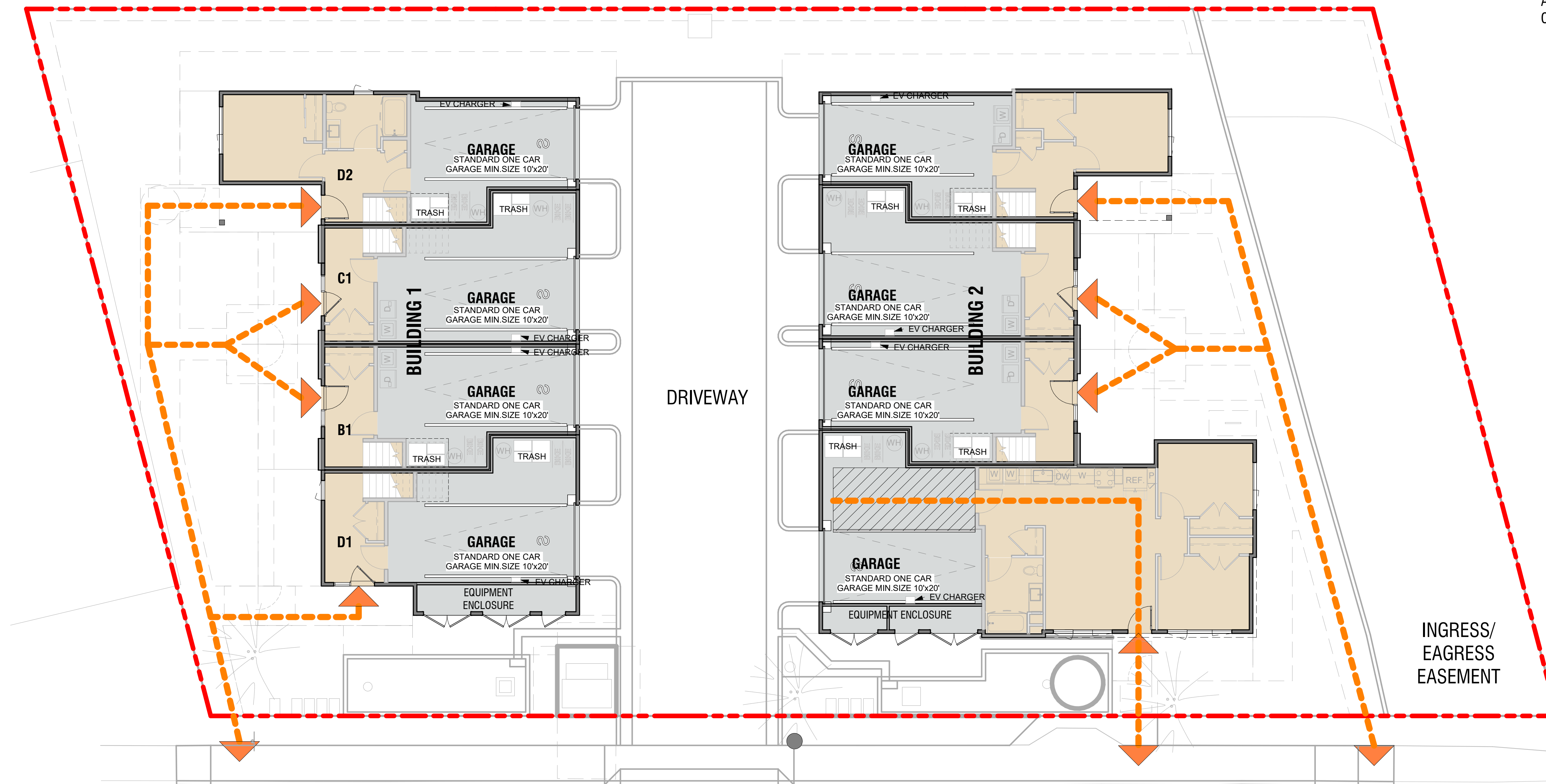
BUILDING COVERAGE CALCULATIONS

NAME	AREA
1ST STORY	
01	153 SF
02	399 SF
03	632 SF
04	359 SF
05	726 SF
06	1,545 SF
07	443 SF
08	132 SF
09	177 SF
10	296 SF
11	193 SF
12	120 SF
A	20 SF
B	66 SF
C	2 SF
D	36 SF
E	2 SF
F	22 SF
G	59 SF
H	8 SF
I	20 SF
J	20 SF
K	23 SF
L	4 SF
M	46 SF
N	68 SF
P	13 SF
Q	5 SF
	5,591 SF

DEFINITIONS:
 1. "BUILDING COVERAGE" MEANS THAT PERCENTAGE OF THE BUILDING SITE PERMITTED TO BE COVERED BY BUILDINGS, AS MEASURED FROM THE GROUND UPWARD, EXCLUSIVE OF ANY EAVE NOT IN EXCESS OF 6 FEET AND ELECTRIC EQUIPMENT ENCLOSURES.
 2. PERMEABLE PAVERS MAY COUNT AS 50 PERCENT TOWARDS THE PAVING REQUIREMENT.

ACCESSIBLE PATH

NOTES:
A LEVEL ACCESSIBLE PATH IS PROVIDED TO THE ENTRANCE OF ALL UNITS FROM THE PUBLIC RIGHT OF WAY. ONE UNIT IS PROVIDED AS FULLY ACCESSIBLE INCLUDING ACCESSIBLE ACCESS TO ALL PARTS OF THE INTERIOR OF THAT UNIT IN COMPLIANCE WITH CHAPTER 11B.



INGRESS/
EAGRESS
EASEMENT

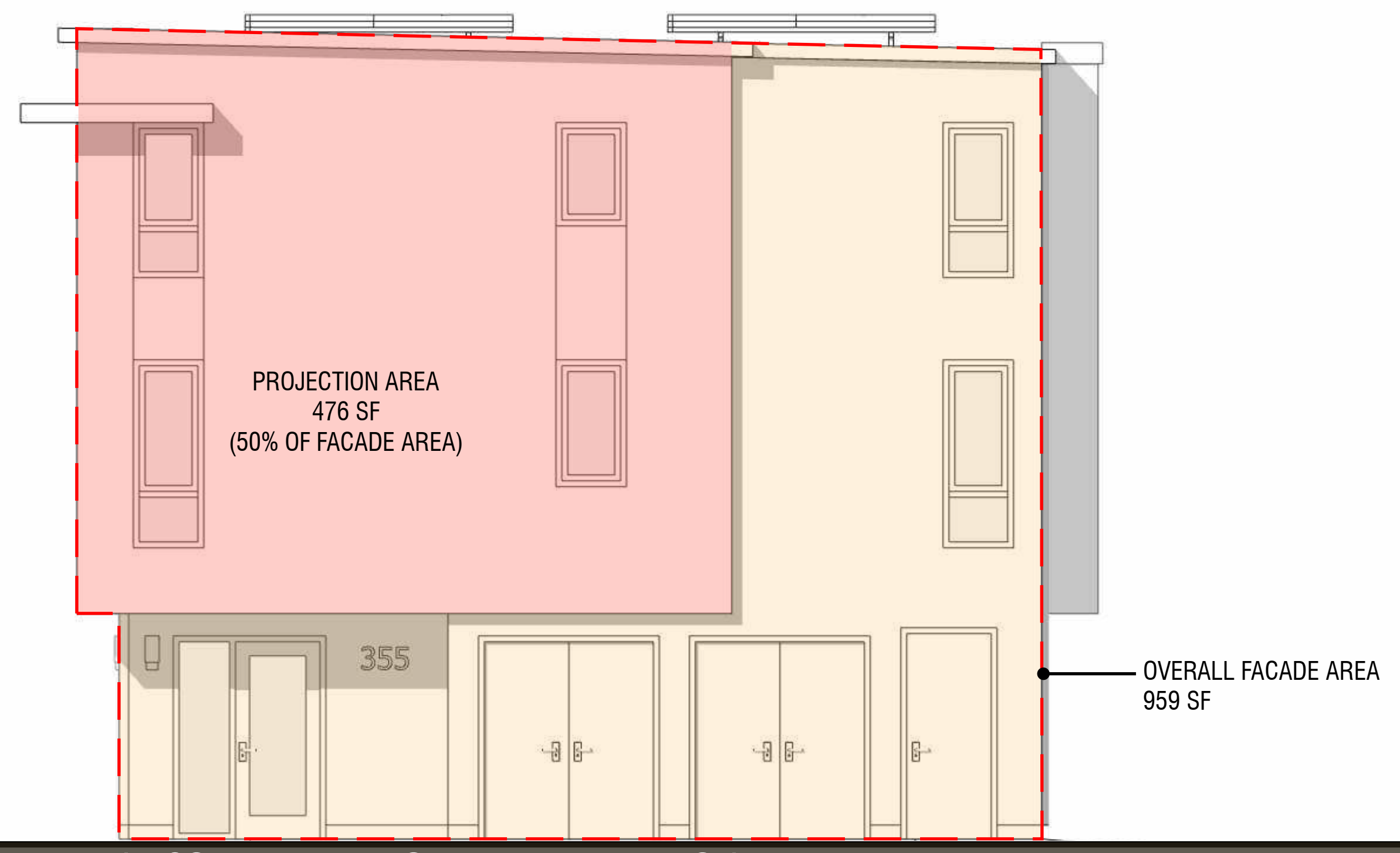
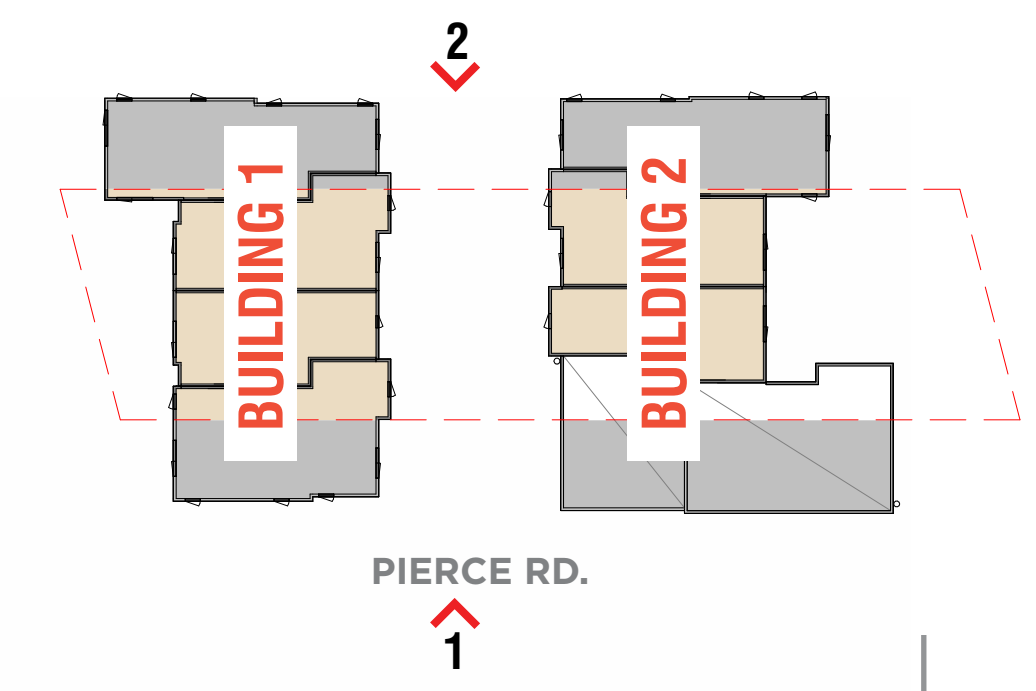
32'

16'

8'

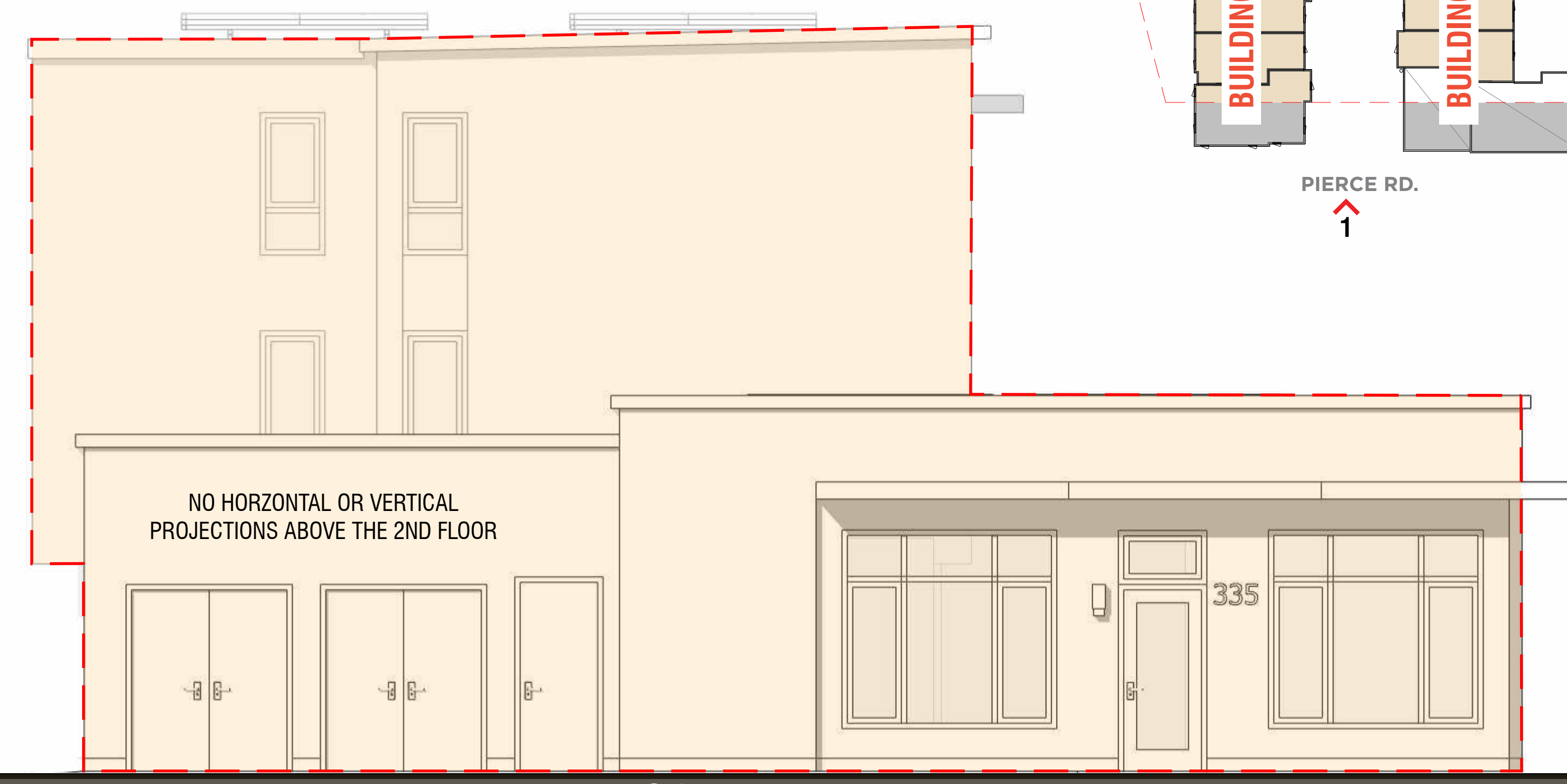


KEY PLAN



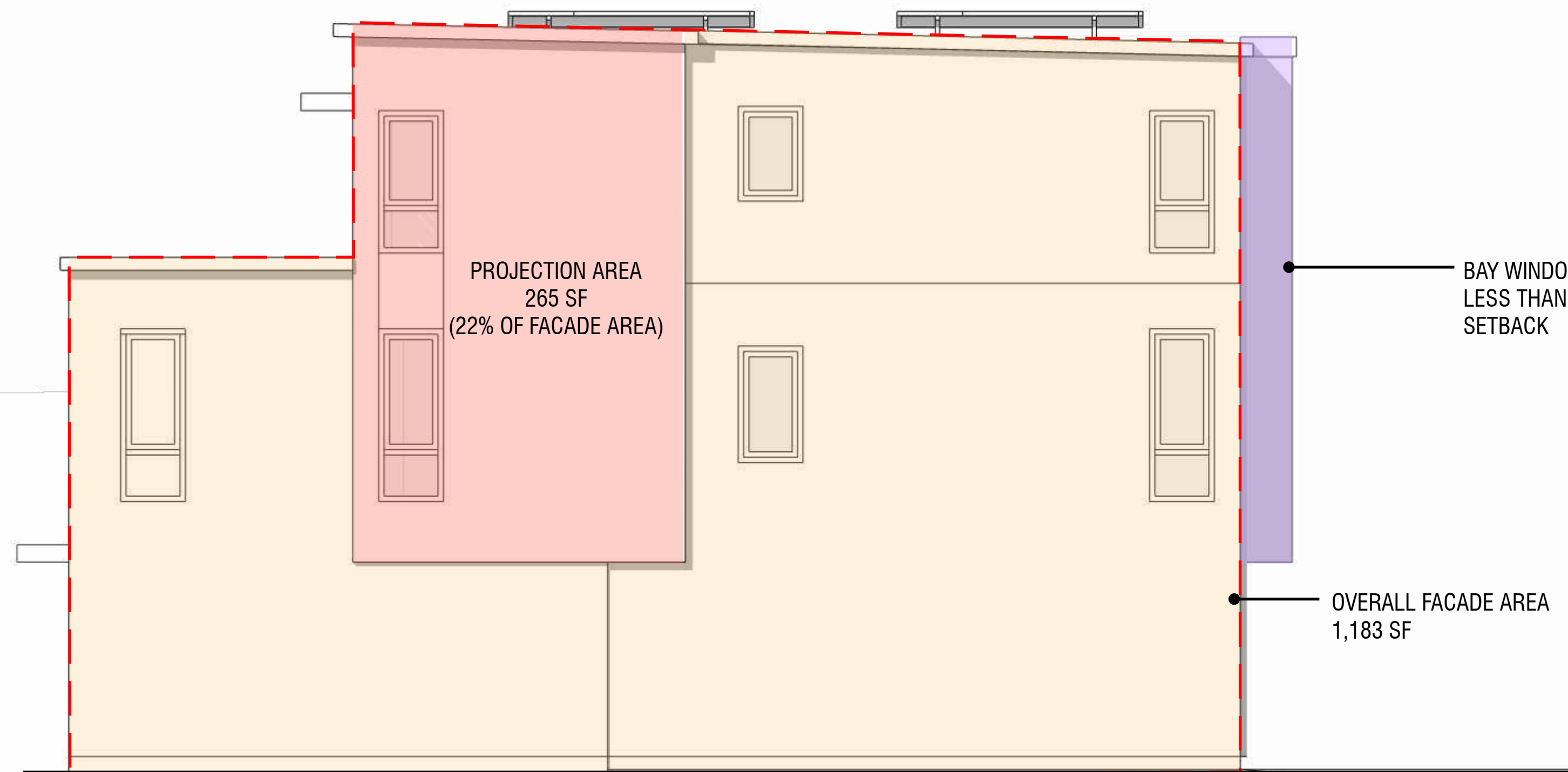
1 - SOUTH ELEVATION BUILDING 1

ENTIRE FACADE IS WITHIN SETBACK. STDB WAIVER FOR DESIGN STANDARDS IS REQUESTED



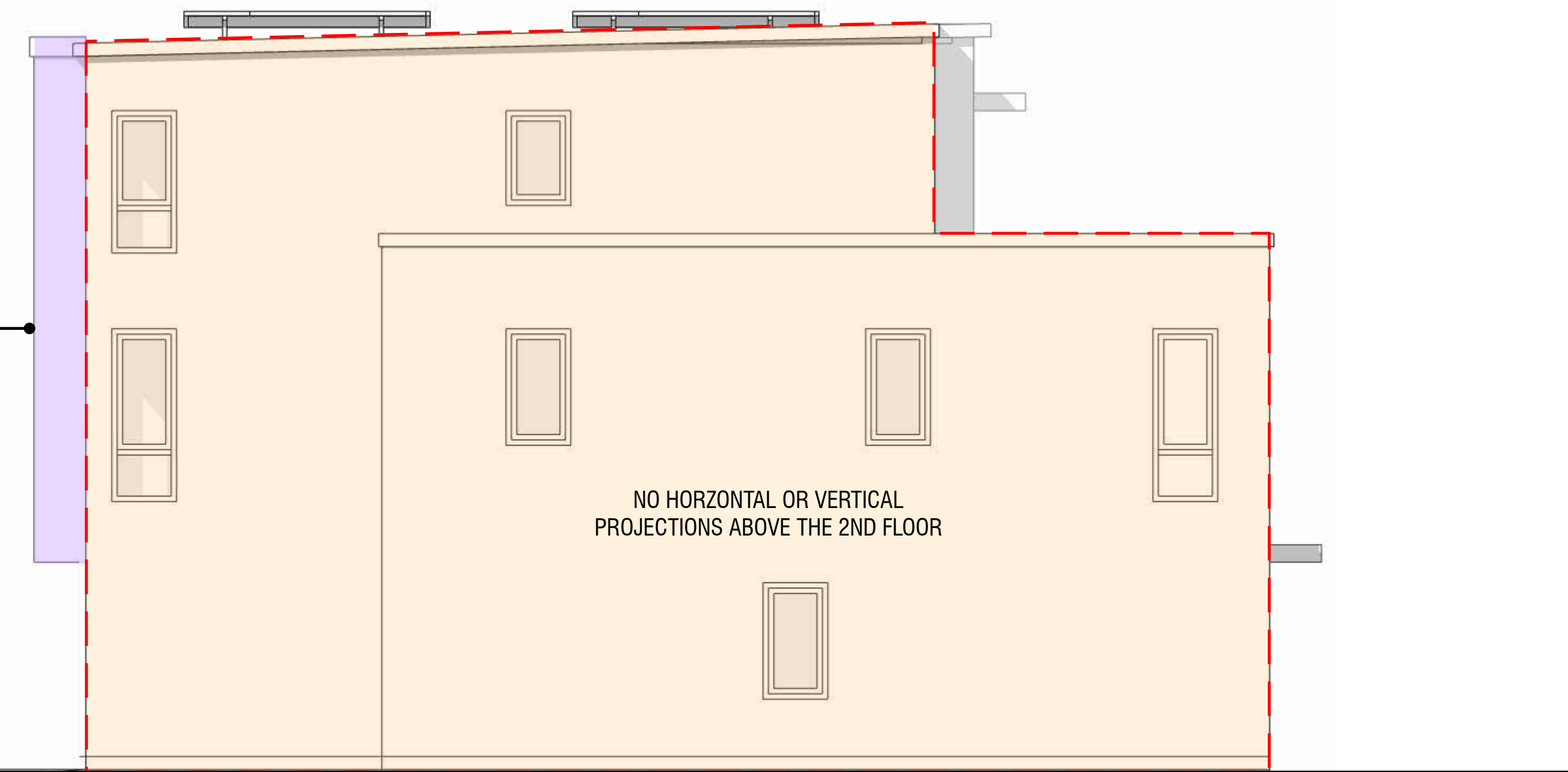
BUILDING 2

ENTIRE FACADE IS WITHIN SETBACK. STDB WAIVER FOR DESIGN STANDARDS IS REQUESTED



2 - NORTH ELEVATION BUILDING 2

ENTIRE FACADE IS WITHIN SETBACK. STDB WAIVER FOR DESIGN STANDARDS IS REQUESTED



BUILDING 1

ENTIRE FACADE IS WITHIN SETBACK. STDB WAIVER FOR DESIGN STANDARDS IS REQUESTED

- PROJECTIONS AT OR ABOVE 2ND FLOOR
- OVERALL FACADE AREA

NOTES:
 1. "BUILDING SETBACKS AND PROJECTIONS WITHIN SETBACKS": PER MENLO PARK ZONING CODE 16.20.040 (1)(C) THE TOTAL AREA OF ALL HORIZONTAL AND VERTICAL BUILDING PROJECTIONS SHALL NOT EXCEED THIRTY-FIVE PERCENT (35%) OF THE BUILDING FACADE AREA, AND NO ONE (1) PROJECTION SHALL EXCEED FIFTEEN PERCENT (15%) OF THE FACADE AREA ON WHICH THE PROJECTIONS ARE LOCATED. WHERE SUCH PROJECTIONS ENCLOSE INTERIOR LIVING SPACE, EIGHTY-FIVE PERCENT (85%) OF THE VERTICAL SURFACE OF THE PROJECTION SHALL BE WINDOWS OR GLAZED.



1 - SOUTH ELEVATION BUILDING 1

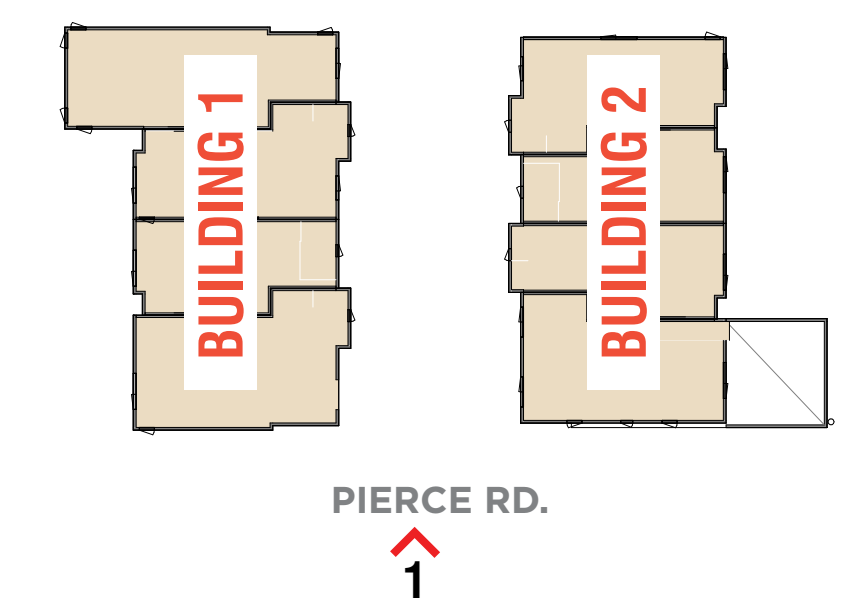
DRIVEWAY



BUILDING 2

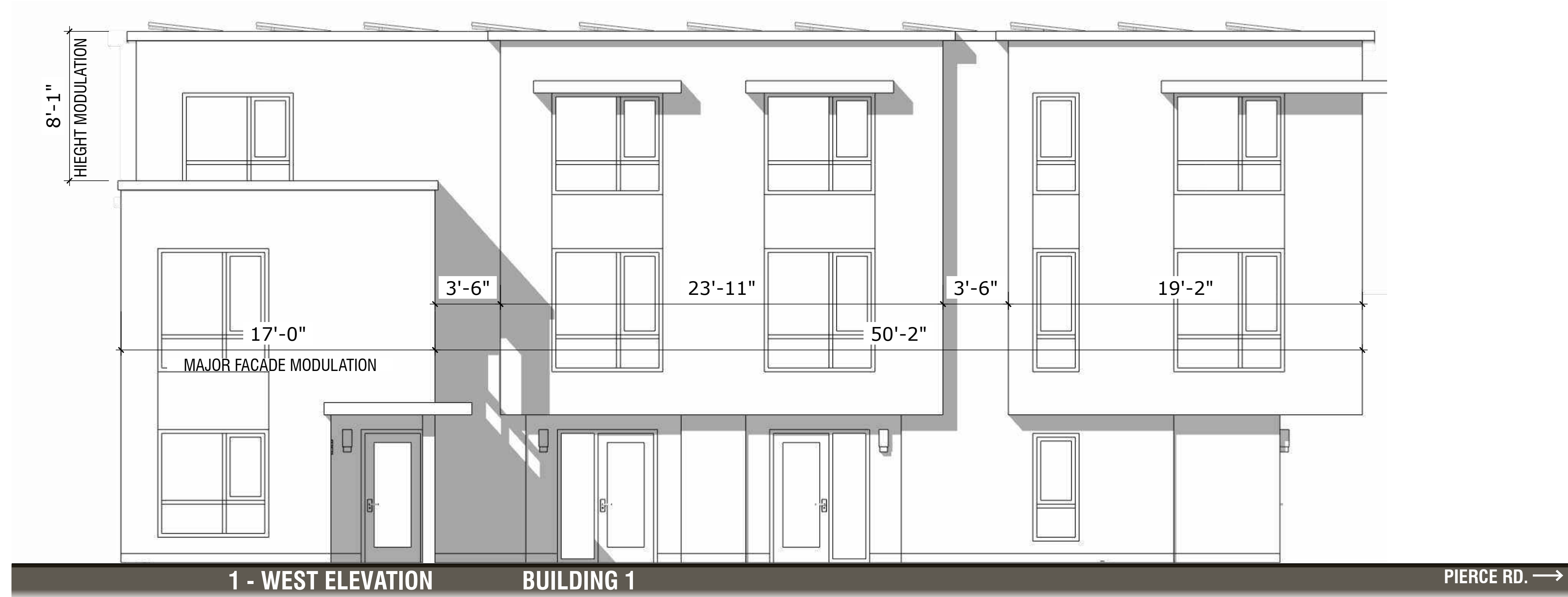
BUILDING FACADE IS LESS THAN 50 FEET

KEY PLAN

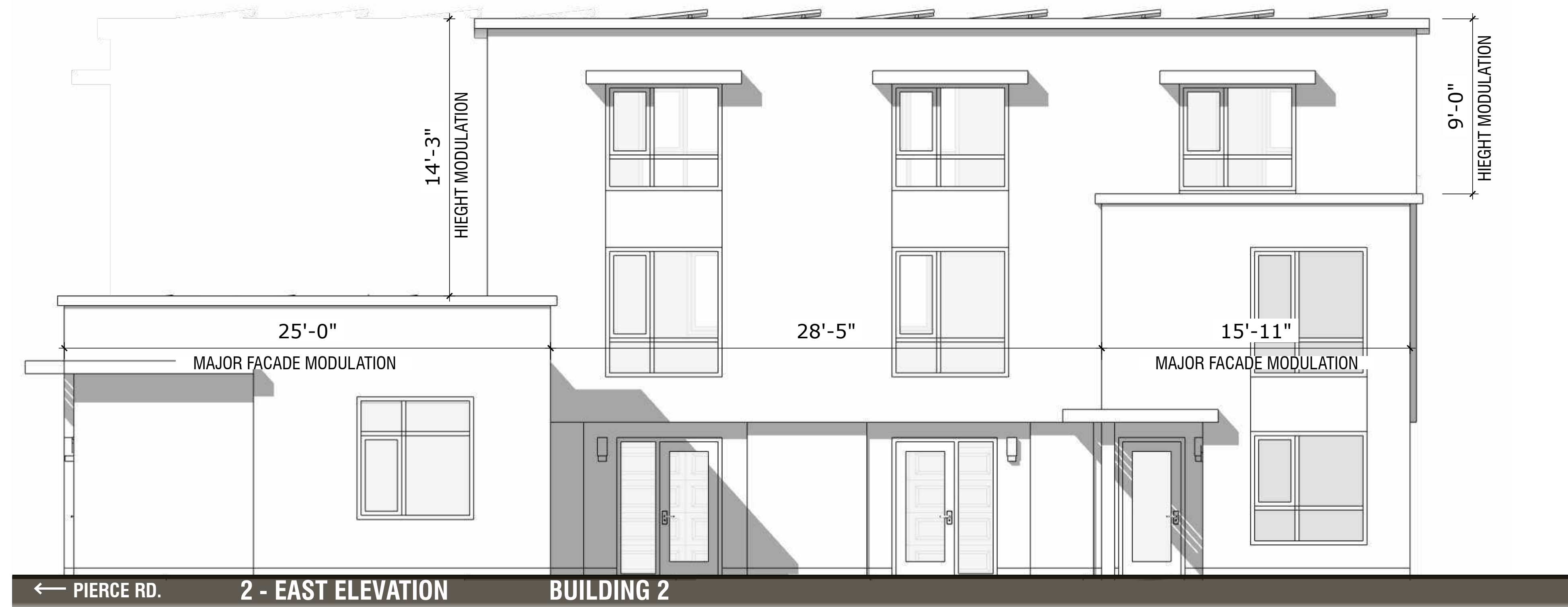


NOTES:

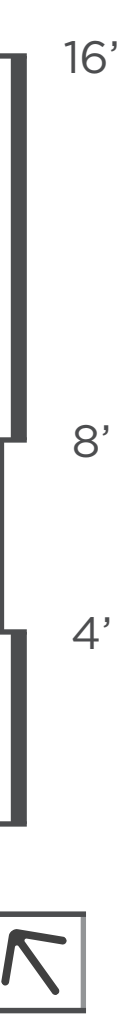
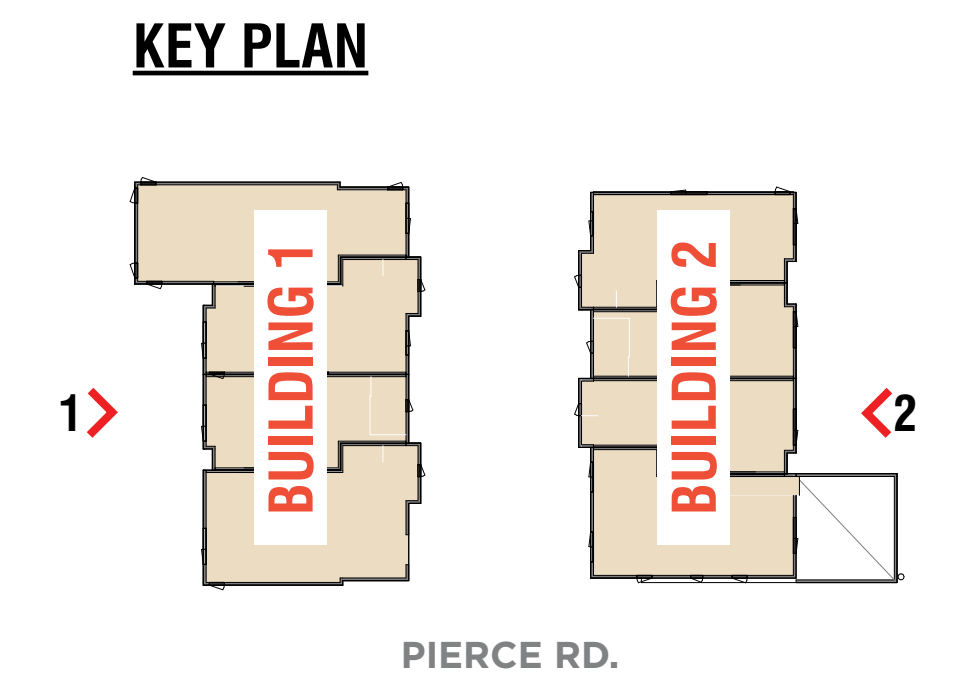
1. "FACADE MODULATION AND TREATMENT": PER MENLO PARK ZONING CODE 16.20.040 (2):
 - (A) BUILDING FACADES FACING PUBLIC RIGHTS-OF-WAY OR PUBLIC OPEN SPACES SHALL NOT EXCEED FIFTY (50) FEET IN LENGTH WITHOUT A MINOR BUILDING FACADE MODULATION. AT A MINIMUM OF EVERY THIRTY-FIVE (35) FEET OF FACADE LENGTH, THE MINOR VERTICAL FACADE MODULATION SHALL BE A MINIMUM TWO (2) FEET DEEP BY FIVE (5) FEET WIDE RECESS OR A MINIMUM TWO (2) FOOT SETBACK OF THE BUILDING PLANE FROM THE PRIMARY BUILDING FACADE.
 - (C) IN ADDITION, THE MAJOR BUILDING FACADE MODULATION SHALL BE ACCOMPANIED WITH A FOUR (4) FOOT MINIMUM HEIGHT MODULATION AND A MAJOR CHANGE IN FENESTRATION PATTERN, MATERIAL AND/OR COLOR.

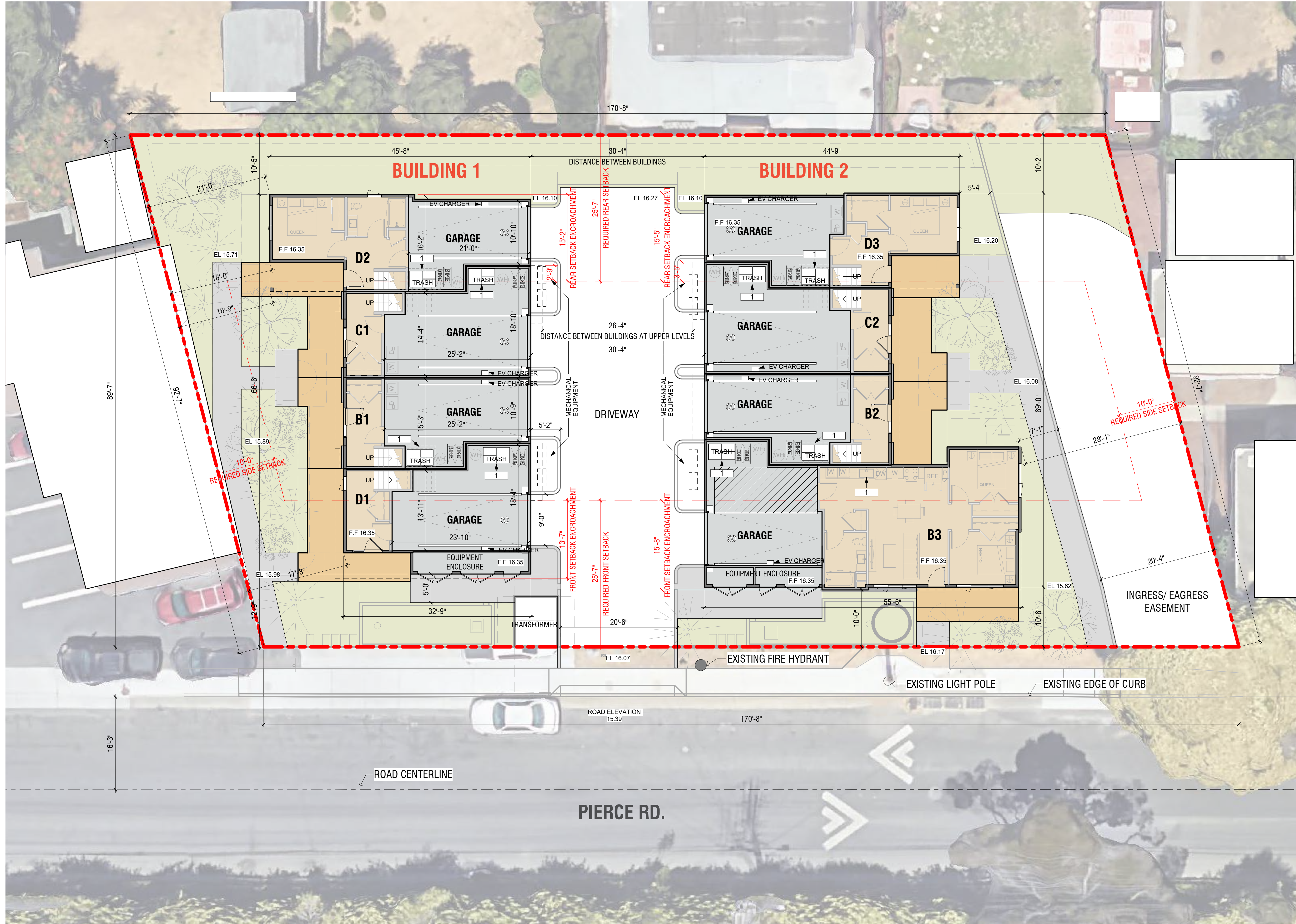


ELEVATION FACING SIDE YARD



ELEVATION FACING SIDE YARD





LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEYNOTE

1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383

SITE ANALYSIS

TOTAL PARCEL AREA: 15,293 SF

NET PARCEL AREA: 13,425 SF
(EXCLUSIVE OF ACCESS EASEMENT)

TOTAL GROSS FLOOR AREA:

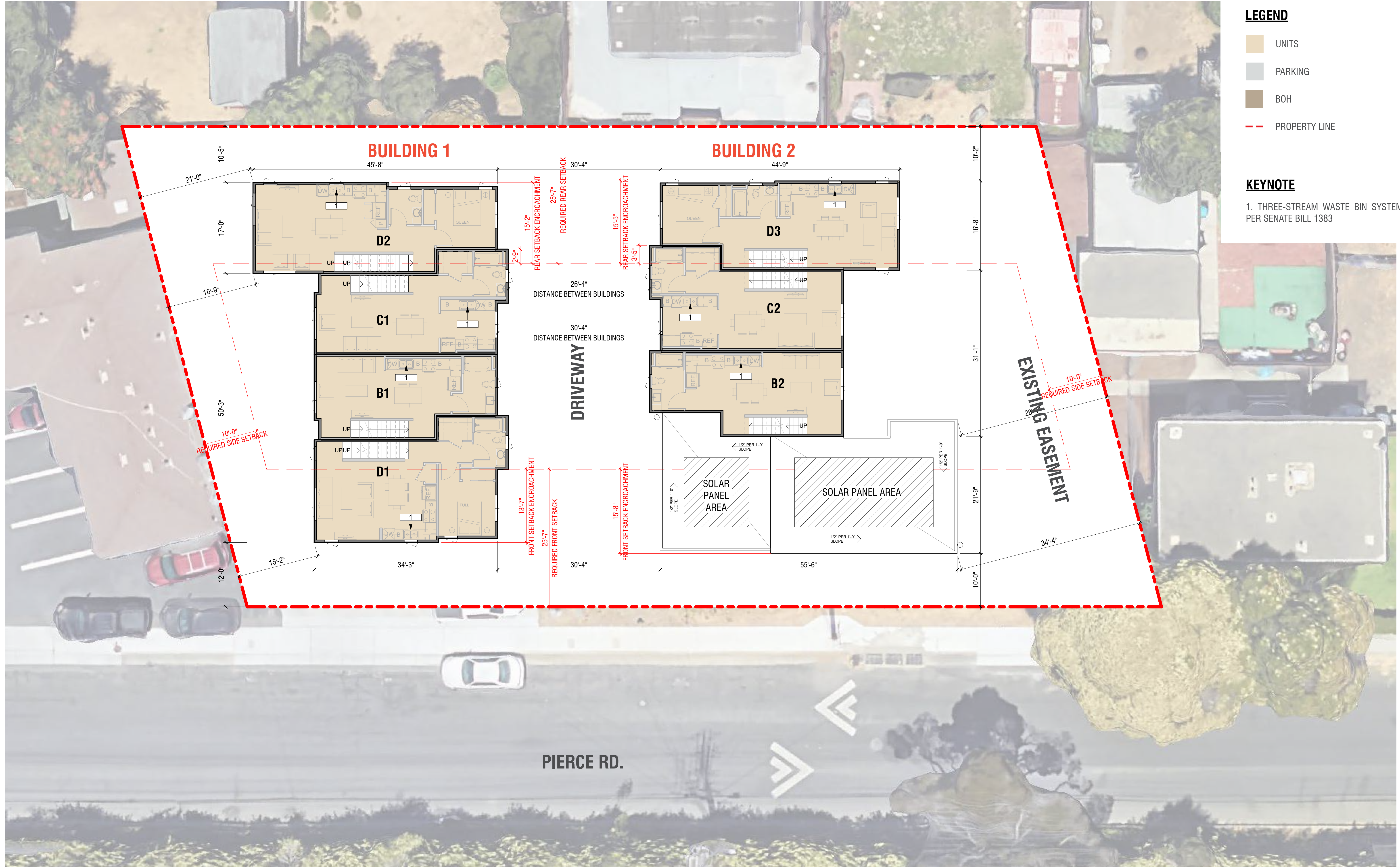
GROSS FLOOR AREA BUILDING 1

LEVEL	AREA
1ST STORY	907 SF
2ND STORY	2,506 SF
3RD STORY	2,110 SF
Total	5,523 SF

GROSS FLOOR AREA BUILDING 2

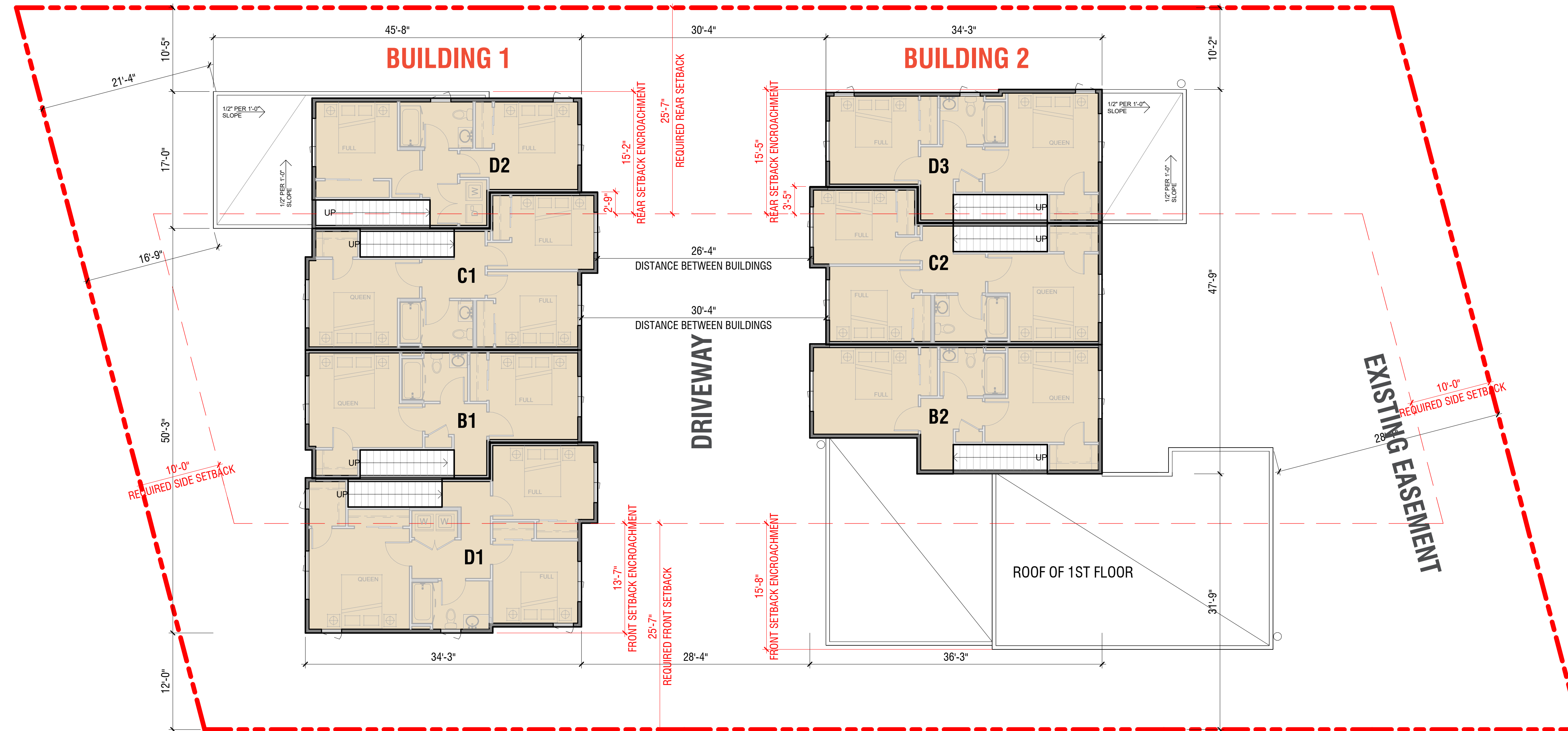
LEVEL	AREA
1ST STORY	1,504 SF
2ND STORY	1,793 SF
3RD STORY	1,493 SF
Total	4,790 SF
GRAND TOTAL:	10,313 SF

BUILDING COVERAGE: 5,591 SF (37%)
LANDSCAPING: 4,482 SF (29%)
DRIVEWAY SURFACES: 3,652 SF (24%)
PARKING SPACES: 8

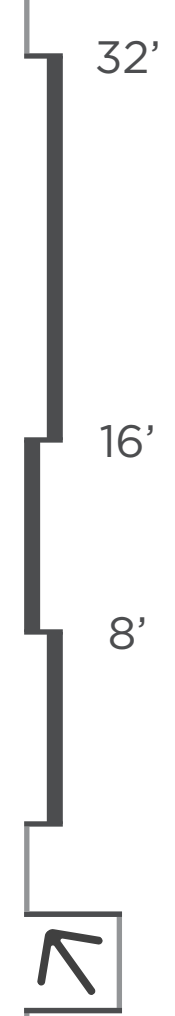


LEGEND





- UNITS
- PARKING
- BOH
- PROPERTY LINE

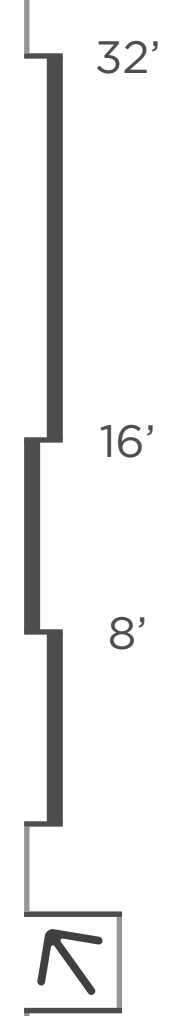
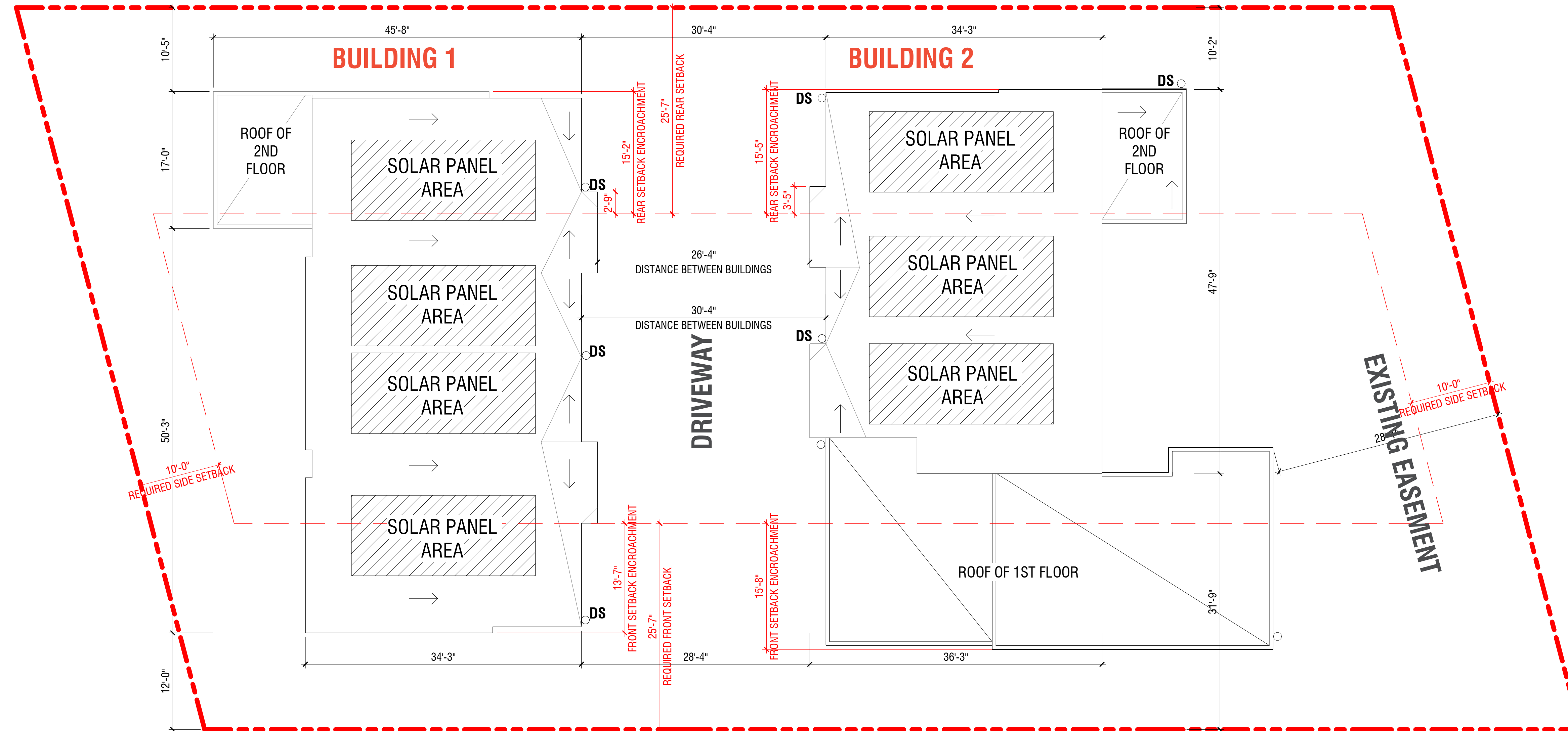


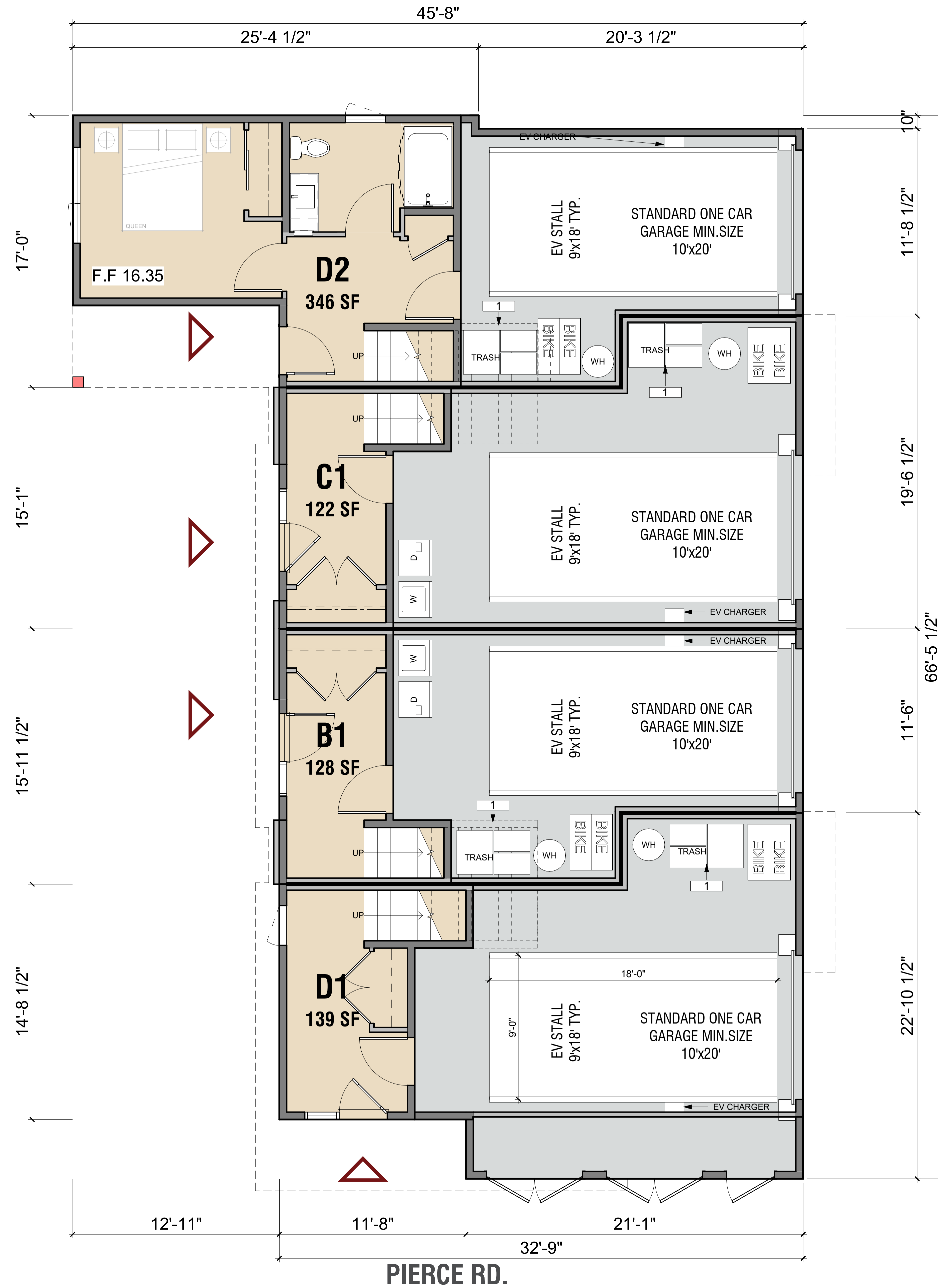
EXISTING EASEMENT



LEGEND

-  UNITS
-  PARKING
-  BOH
-  PROPERTY LINE

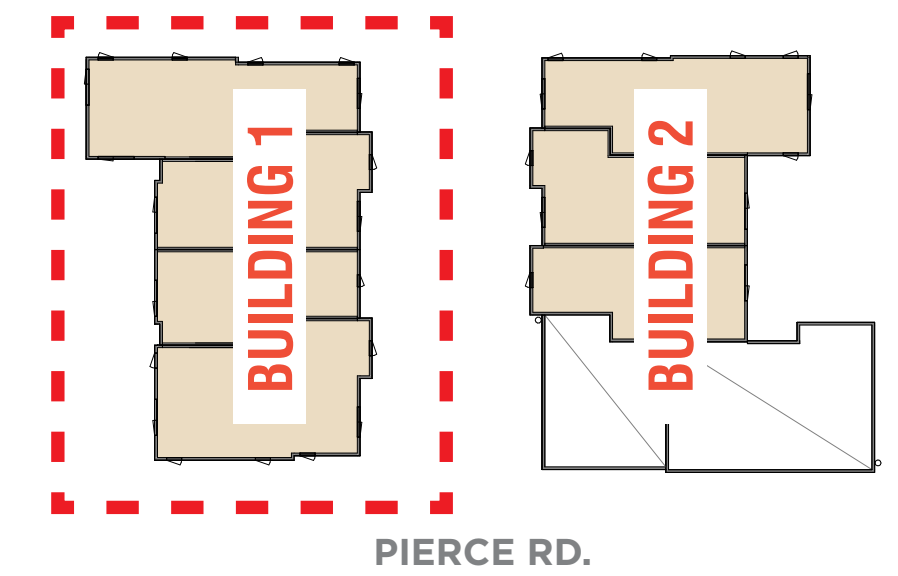




LEGEND

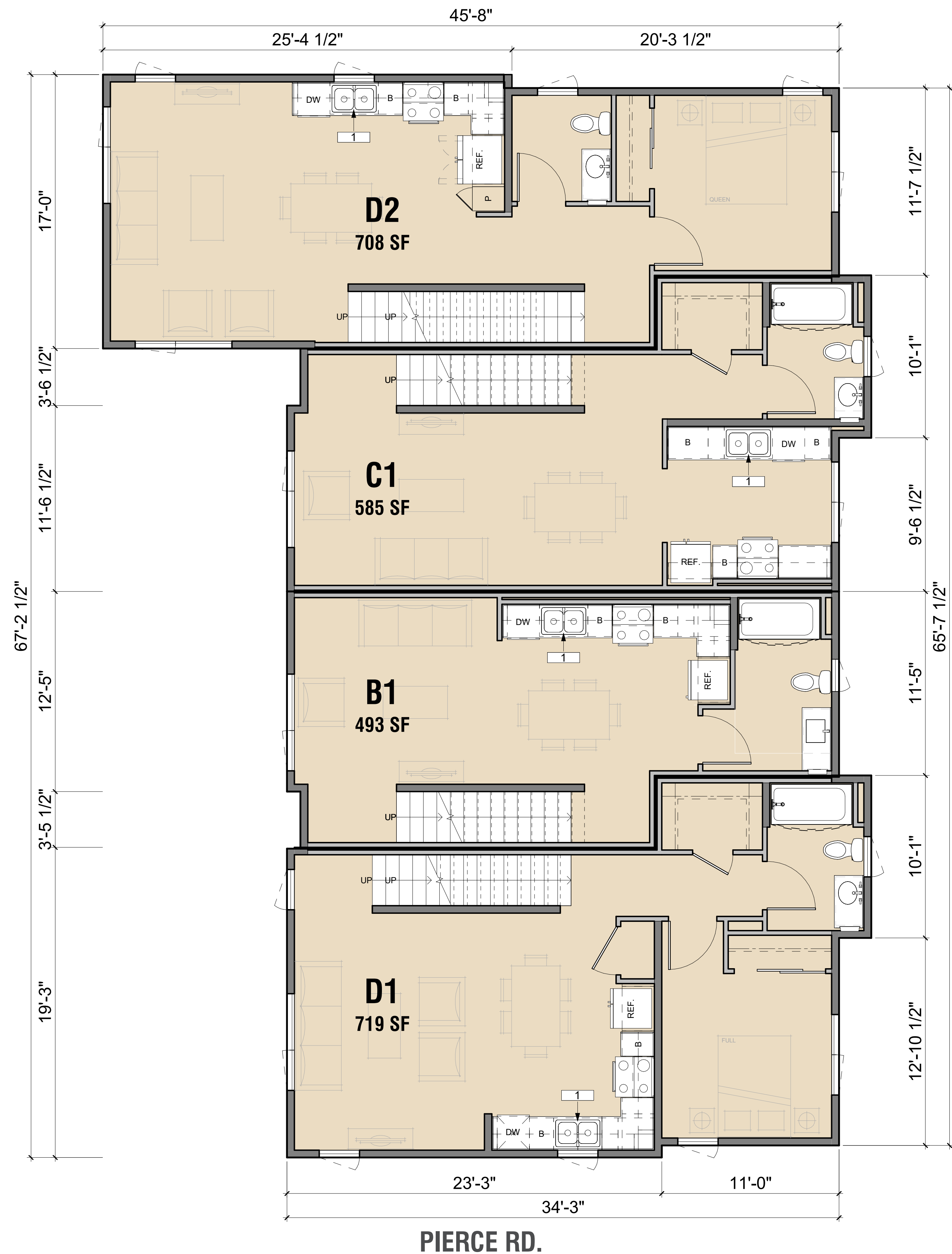
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



KEYNOTE

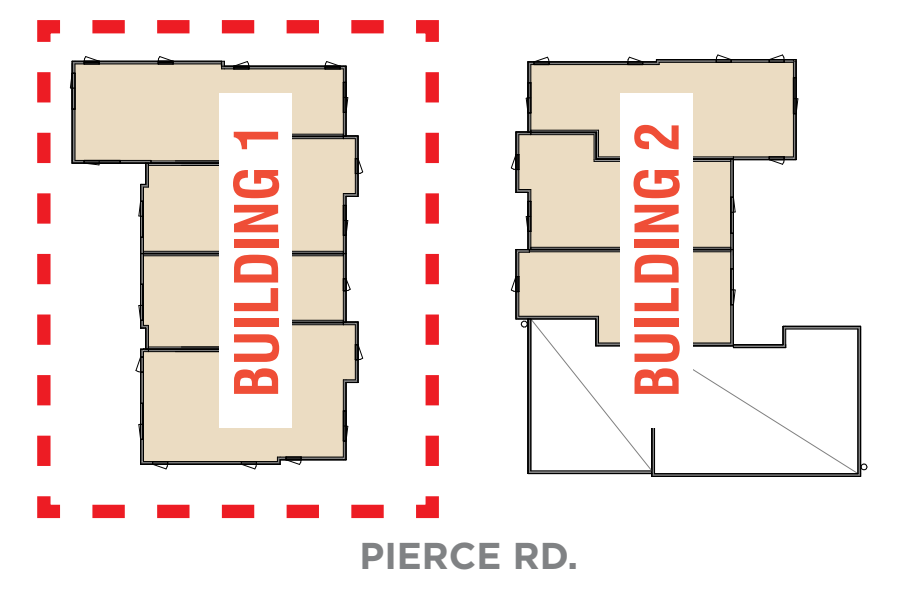
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

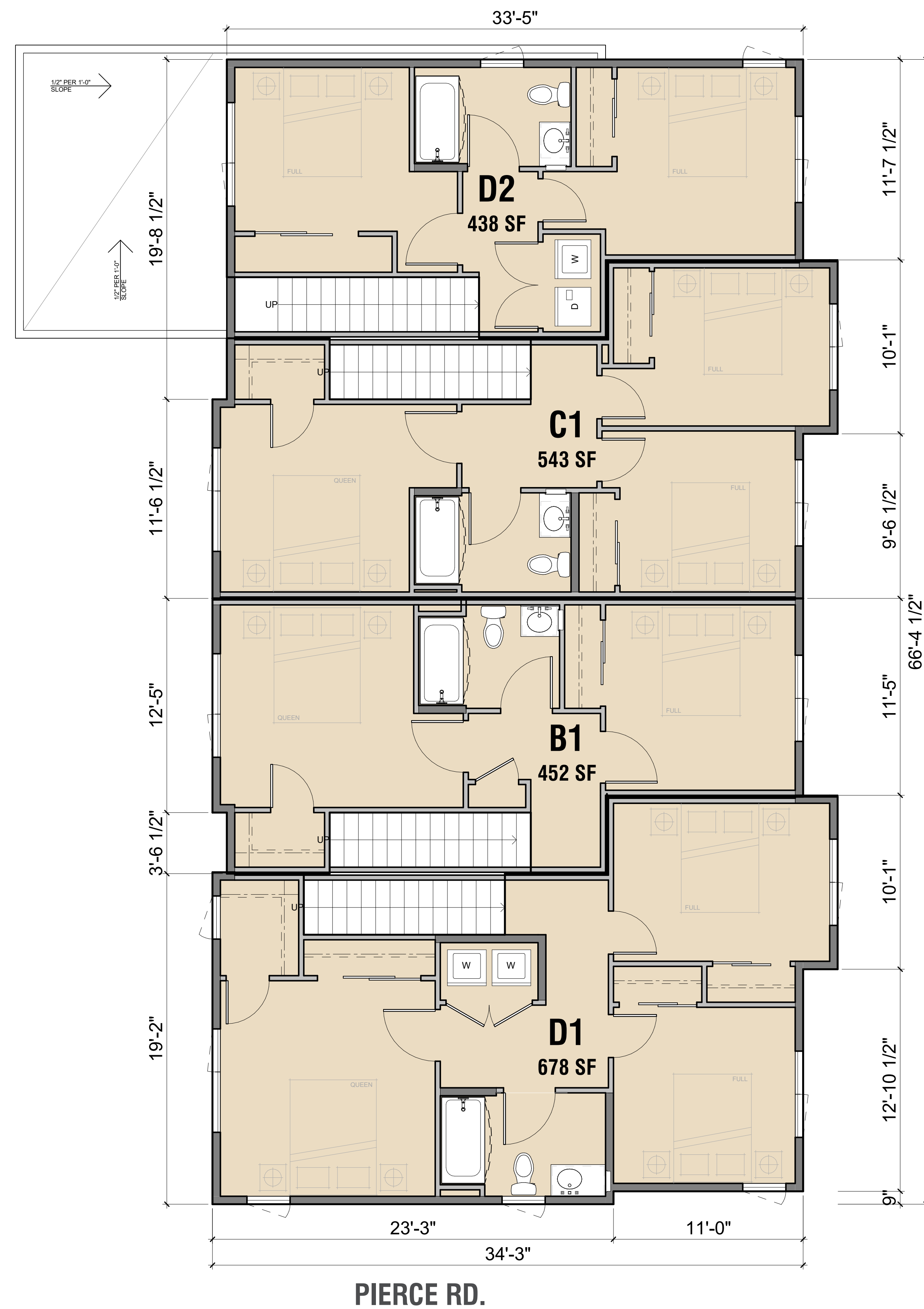
KEY PLAN



KEYNOTE

1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383

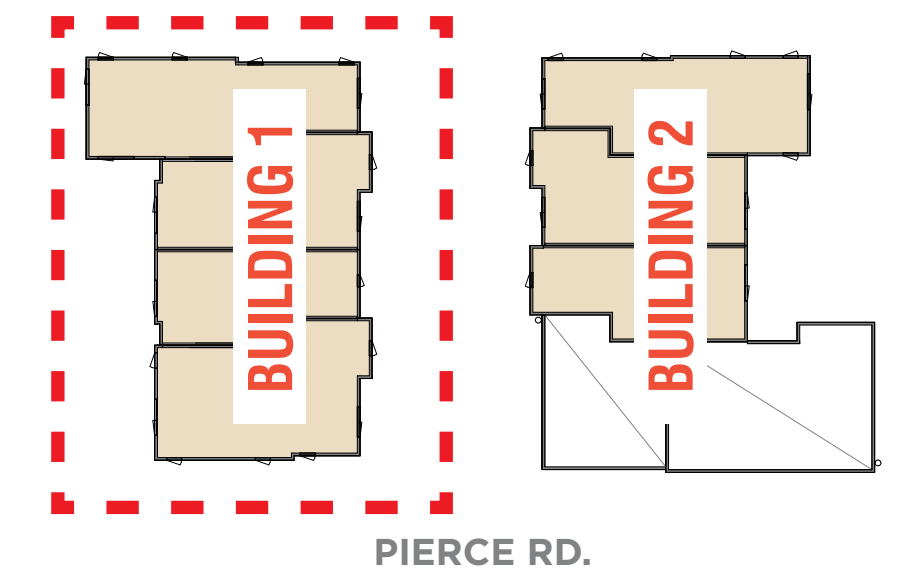
DRIVEWAY



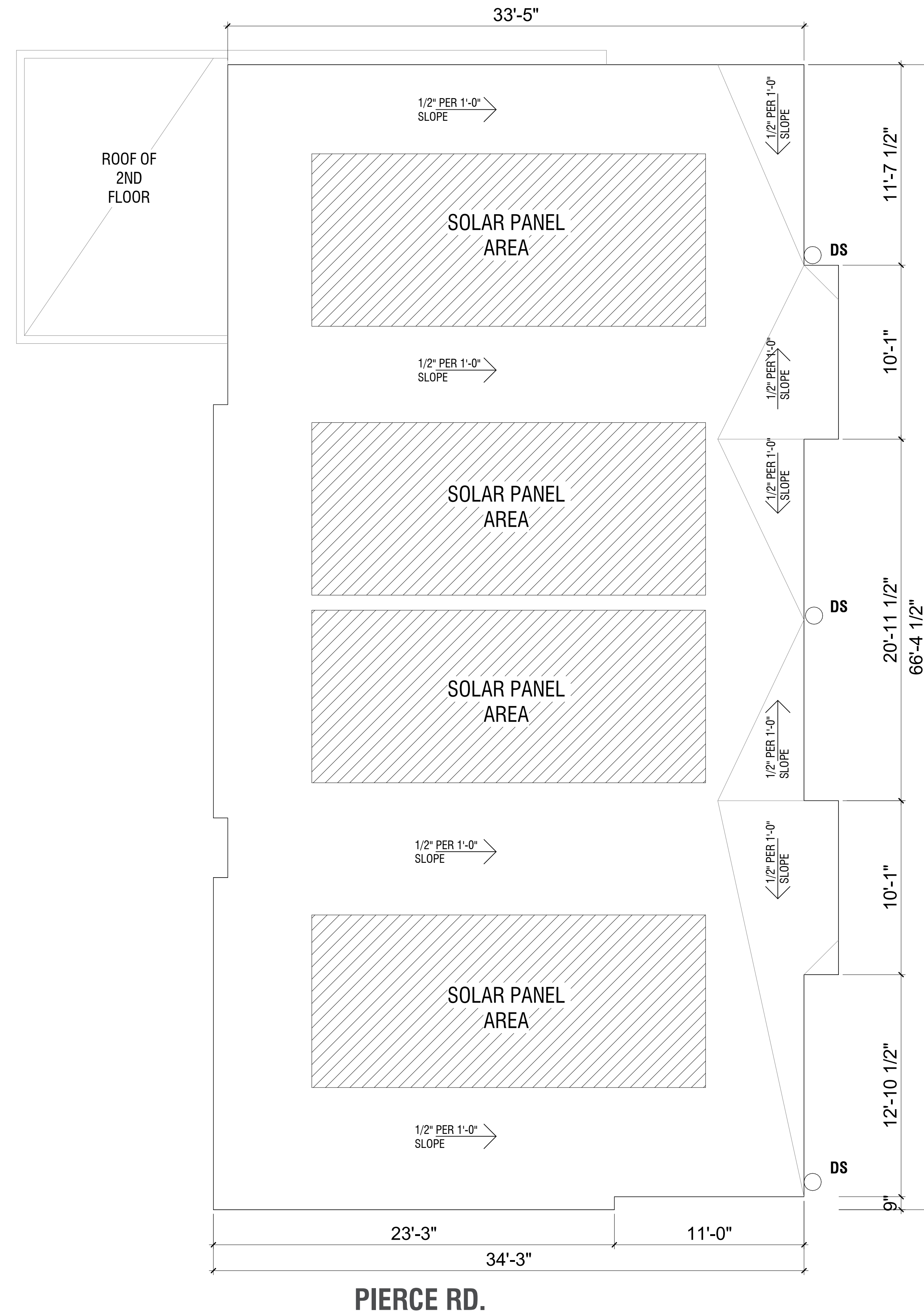
LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



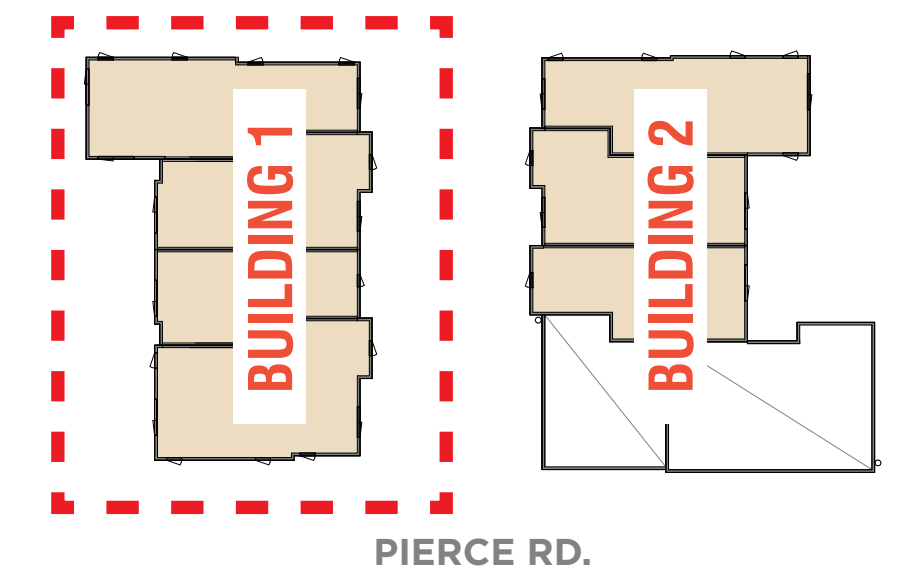
DRIVEWAY



LEGEND

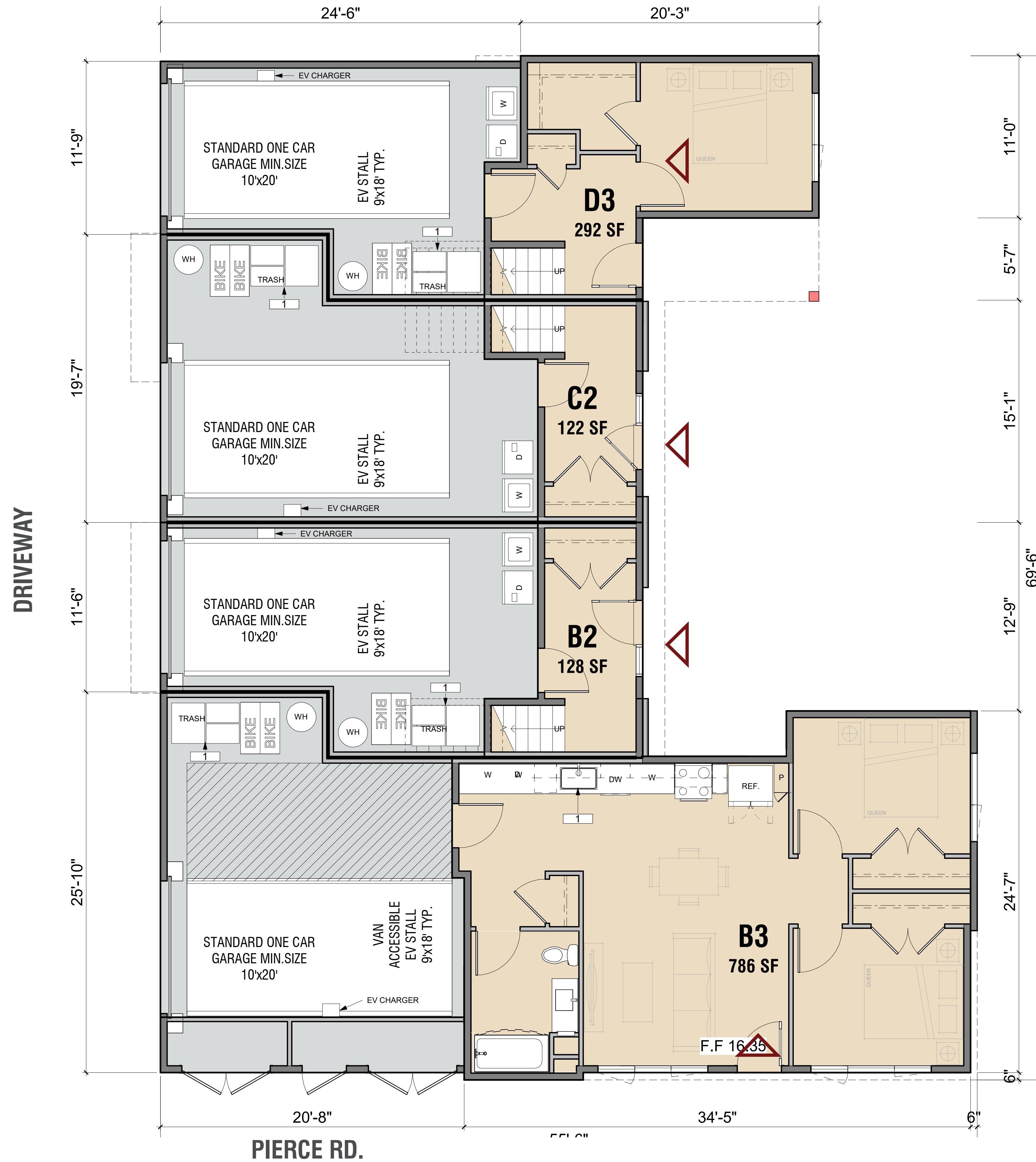
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



BUILDING 1 (1/4" = 1')
ROOF LEVEL

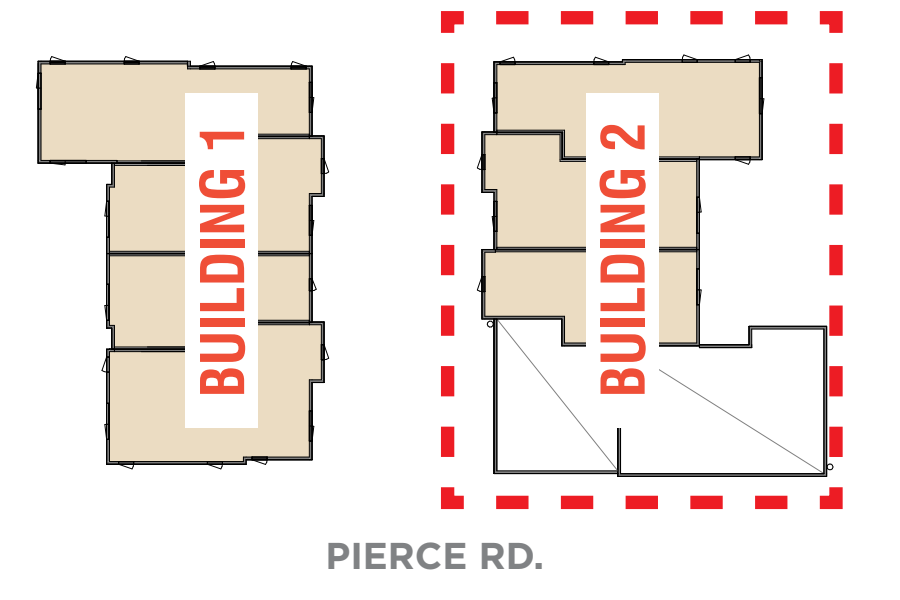




LEGEND

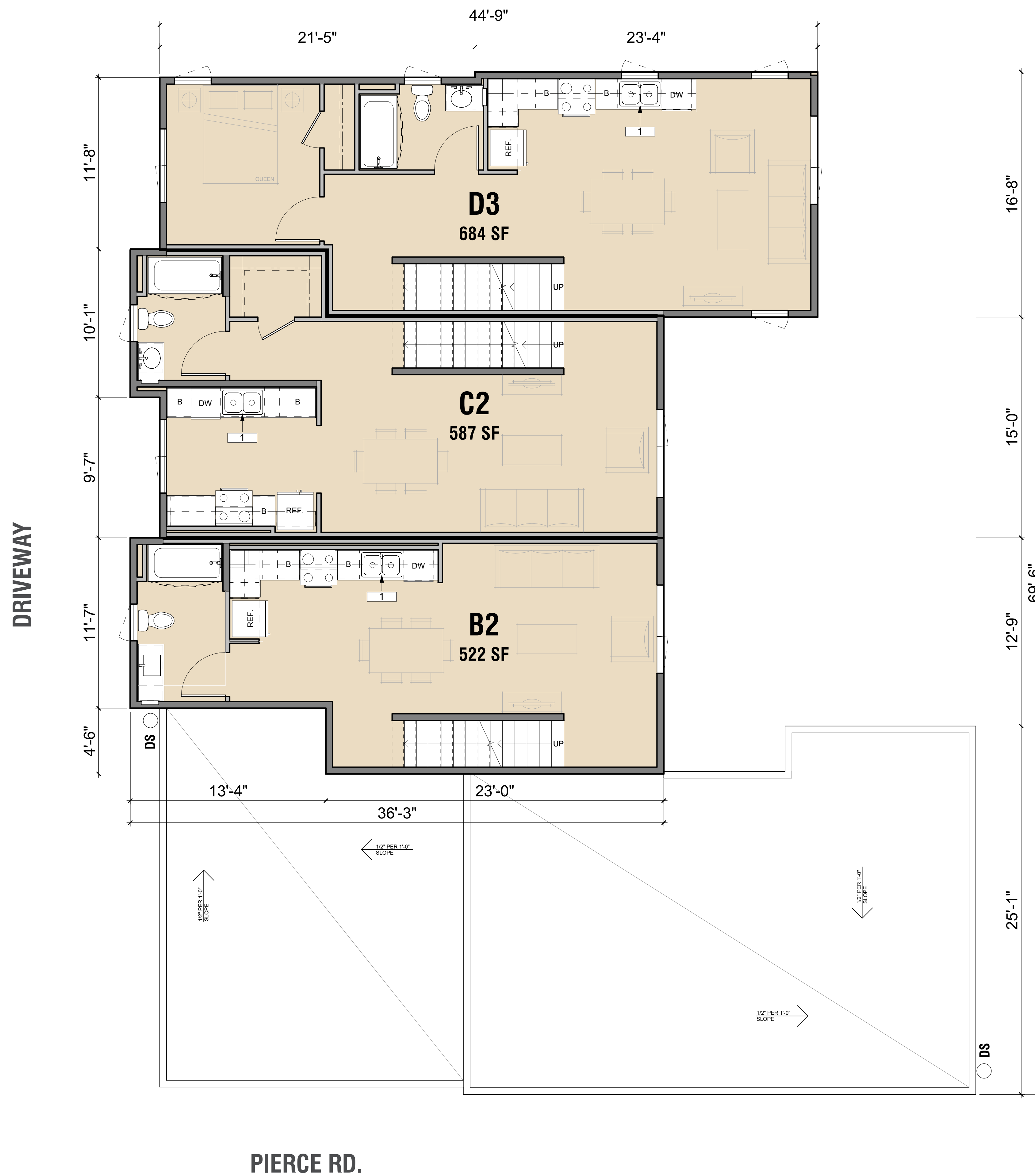
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



KEYNOTE

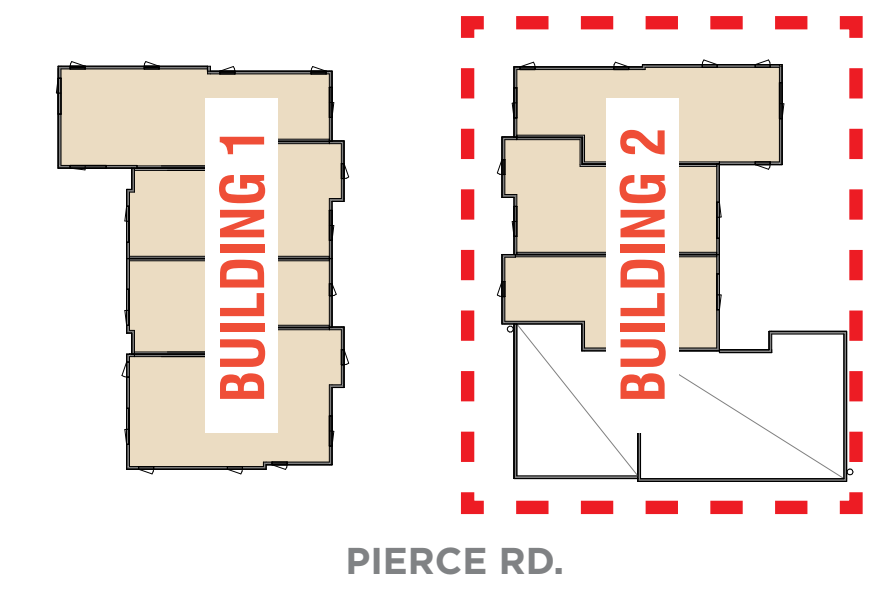
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

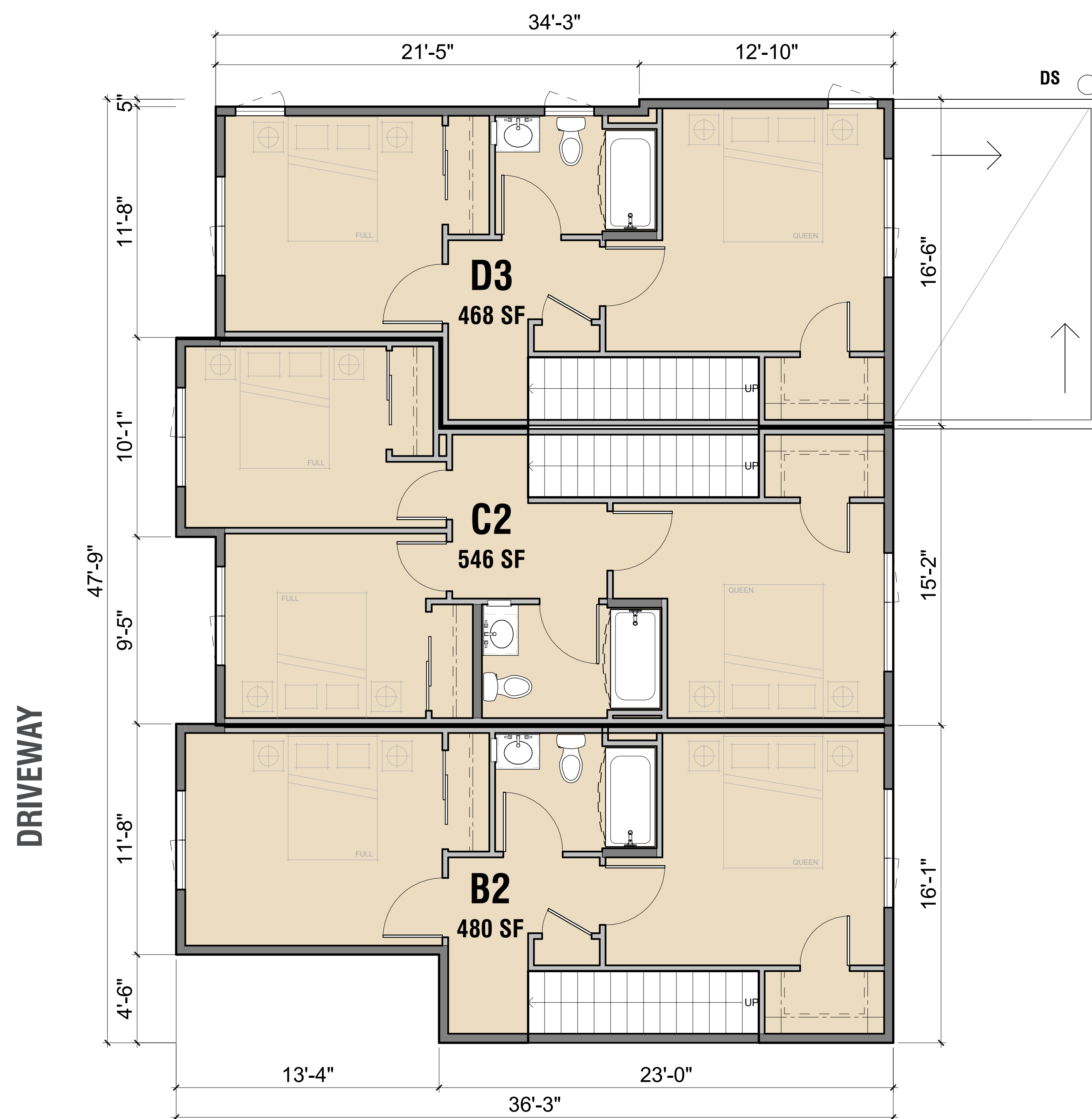
KEY PLAN



KEYNOTE

1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383

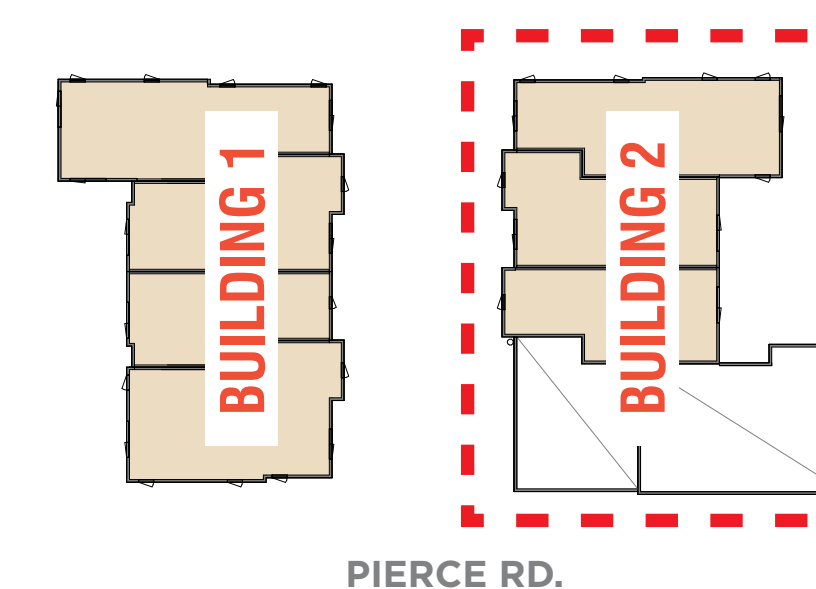
PIERCE RD.



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

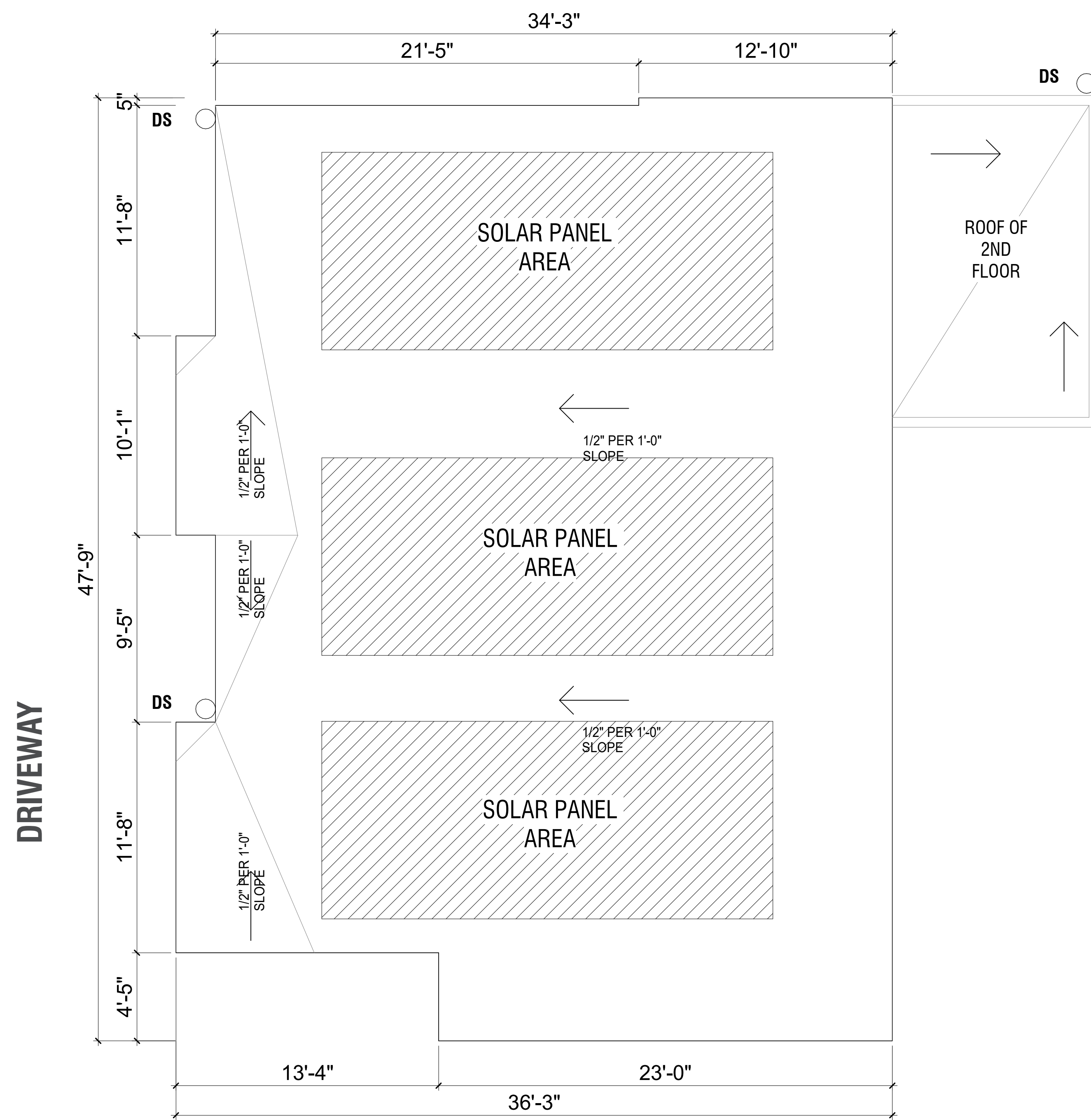
KEY PLAN



DRIVEWAY

PIERCE RD.

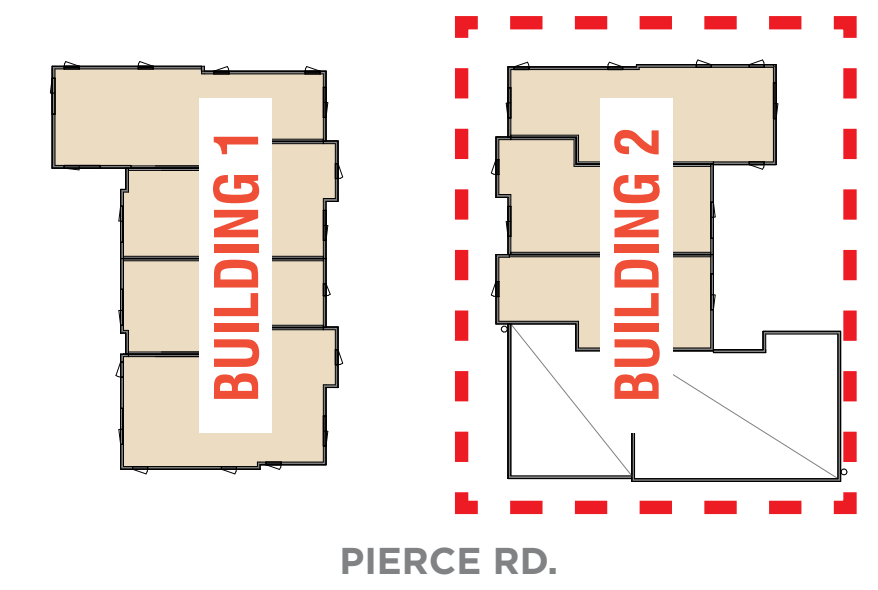




LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



DRIVEWAY

PIERCE RD.

EXPERIENCE THE CARLISLE DIFFERENCE



Sure-Weld TPO Reinforced Membrane



- Excellent resistance to impact and low temperatures
- UL 2218 Class 4 hail rating
- Manufactured with non-halogenated flame retardants
- Excellent chemical resistance to acids, bases and restaurant exhaust emissions
- Exceptional resistance to heat, solar UV, ozone and oxidation
- Manufactured using a hot-melt extrusion process for complete scrim encapsulation
- Enhanced with the OctaGuard XT weathering package
- Standard Colors:
 - White
 - Gray
 - Tan
- Special Colors:
 - Slate Gray
 - Med Bronze
 - Terra Cotta
 - Patina Green
 - Rock Brown

Overview
 Carlisle's Sure-Weld TPO reinforced membrane is a premium, heat-weldable, single-ply thermoplastic polyolefin (TPO) sheet designed for new roof construction and re-roofing applications. Sure-Weld High Slope (HS) membrane is formulated with additional flame retardant for higher-slope fire code approvals. Sure-Weld Extra is 80 mils (2.03 mm) thick for significantly higher strength and weatherability.

Sure-Weld TPO membranes use advanced polymerization technology that combines the flexibility of ethylene-propylene (EP) rubber with the heat weldability of polypropylene. All Sure-Weld TPO membranes include OctaGuard XT™, an industry-leading, state-of-the-art weathering package. OctaGuard XT technology enables Sure-Weld TPO to withstand the extreme weatherability testing that is intended to simulate exposure to severe climates.

Physical properties of the membrane are enhanced by a strong polyester fabric that is encapsulated between the TPO-based top and bottom plies. The combination of the fabric and TPO plies provides high breaking and tearing strength, as well as excellent puncture resistance. The relatively smooth surface of the membrane produces a total surface fusion weld that results in a consistent, watertight, monolithic roof assembly. The membrane is environmentally friendly and safe to install.

Features and Benefits

- Living Building Challenge "Red List Free" – Declare Label
- Sure-Weld TPO is available in 4- and 6-ft (121.92 cm and 182.88 cm) perimeter sheets and 8-, 10-, 12-, and 16-ft (243.84 cm, 304.80 cm, 365.76 cm, and 487.68 cm) Sure-Weld field sheets*
- Sure-Weld High Slope TPO is available in 5', 10', and 16' (152.40 cm, 304.80 cm, and 487.68 cm) sheets
- Outstanding puncture resistance and excellent fire resistant assemblies
- HS formula opens assemblies for slopes greater than 1/2" over combustible and non-combustible deck types where standard TPO is restricted
- Environmentally friendly and stable formulation

Sustainable Attributes
 Carlisle SynTec Systems' focus has always been innovation—innovation to solve problems, improve performance, reduce labor, and above all, improve sustainability. Carlisle is committed to driving sustainable and efficient processes in the design and manufacturing of our products.

- Up to 10% pre-consumer recycled content
- Fully recyclable when used in mechanically attached systems
- 3rd-party verified Environmental Product Declaration available
- NSF P151 certification for rainwater catchment**
- California Title 24 compliant***
- Free of Living Building Challenge red list chemicals

**White only, produced in Tootle, UT and Carlisle, PA
 ***White and Tan only

Installation
 Sure-Weld TPO roofing systems are quick to install, as minimal labor and few components are required. TPO systems are installed using an Automatic

800-479-6832 | P.O. Box 7000 | Carlisle, PA 17013 | Fax: 717-245-7053 | www.carlisesyntec.com

ROOFS WILL BE THERMOPLASTIC POLYOLEFIN (TPO), AN ENGINEERED MEMBRANE THAT PROVIDES LONG-TERM RESISTANCE TO HEAT, UV EXPOSURE, AND FUNGAL GROWTH, OR A COMPARABLE CLASS A (FIRE-RESISTANT) FLAT ROOFING PRODUCT. ROOFING COLOR WILL BE WHITE, GRAY, OR TAN, WITH SOLAR PANELS INSTALLED AT THE ROOF LEVEL.



GD - GARAGE DOORS - IDEAL DOOR STEEL PANEL OR EQ, COLOR GRAY



CS1 - COMPOSITE SIDING - WOODTONE, COLOR WHITE RAPIDS



D - ENTRY DOORS - MASTERCRAFT FROSTED PRIMED STEEL DOOR OR EQ, COLOR WHITE



CS2 - COMPOSITE SIDING - WOODTONE, COLOR WHITE GRANITE

PROJECT IS NOT PROVIDING RECESSED WINDOWS. STATE DENSITY BONUS WAIVER IS REQUESTED.



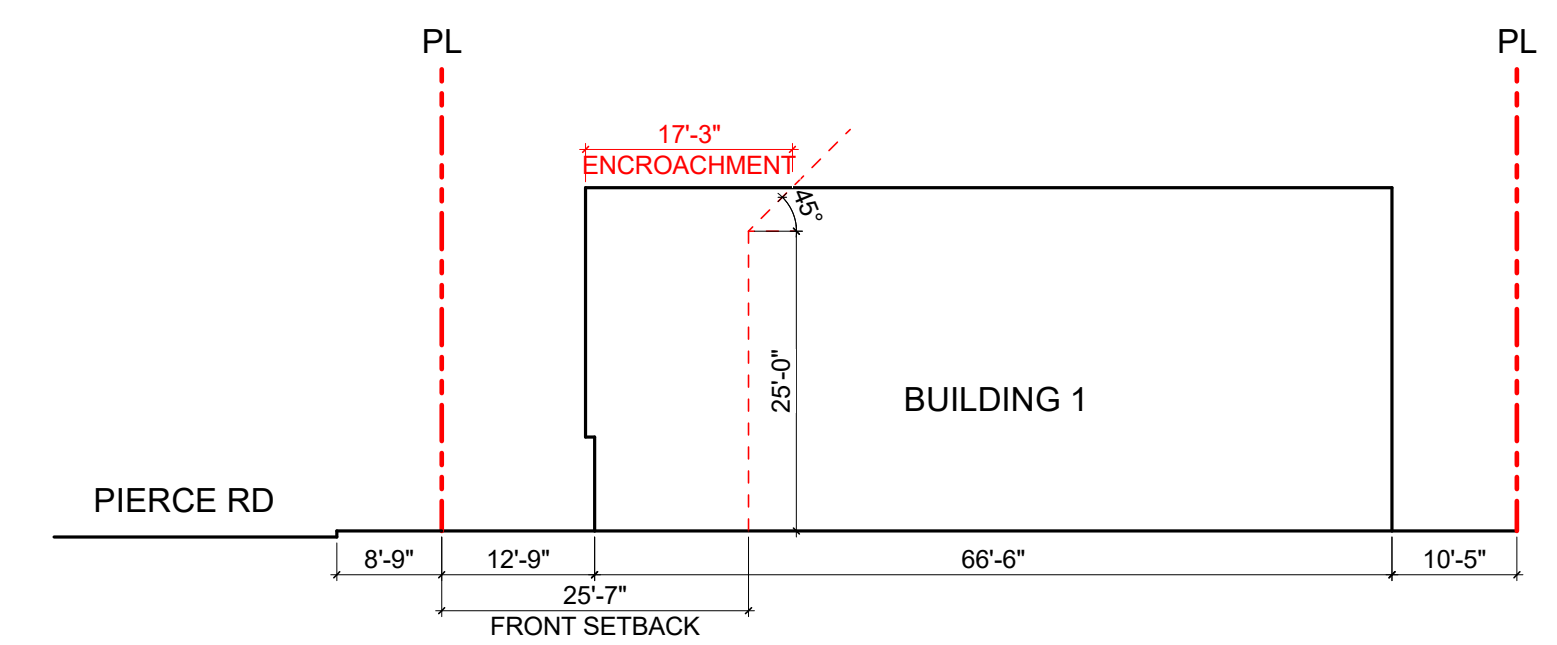
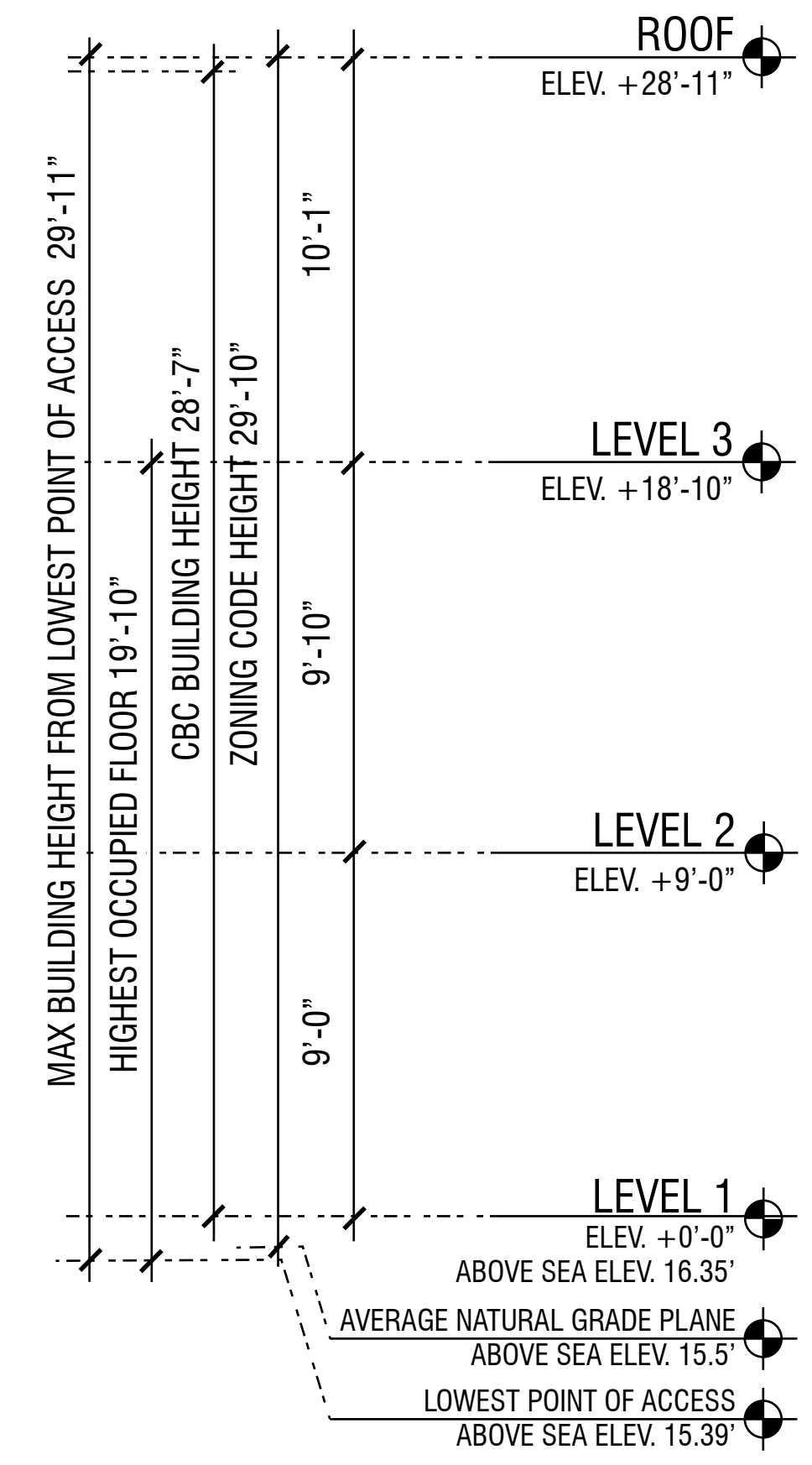
MA - METAL AWNING, COLOR SW7521 DORMER BROWN



VW - VINYL WINDOW - VPI QUALITY WINDOWS, ENDURANCE SERIES, COLOR WHITE



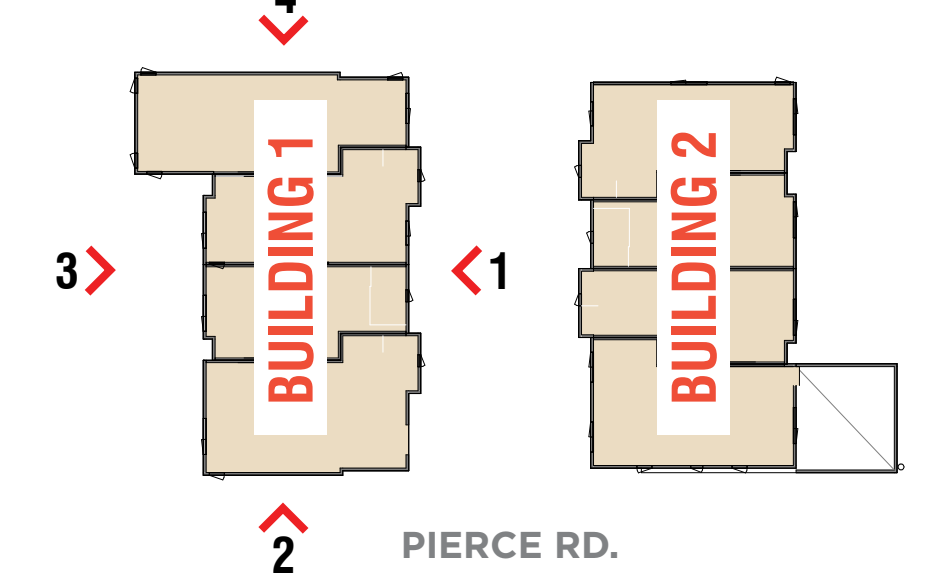
CS3 - COMPOSITE SIDING - WOODTONE, COLOR SAND CASTLE



MATERIAL LEGEND

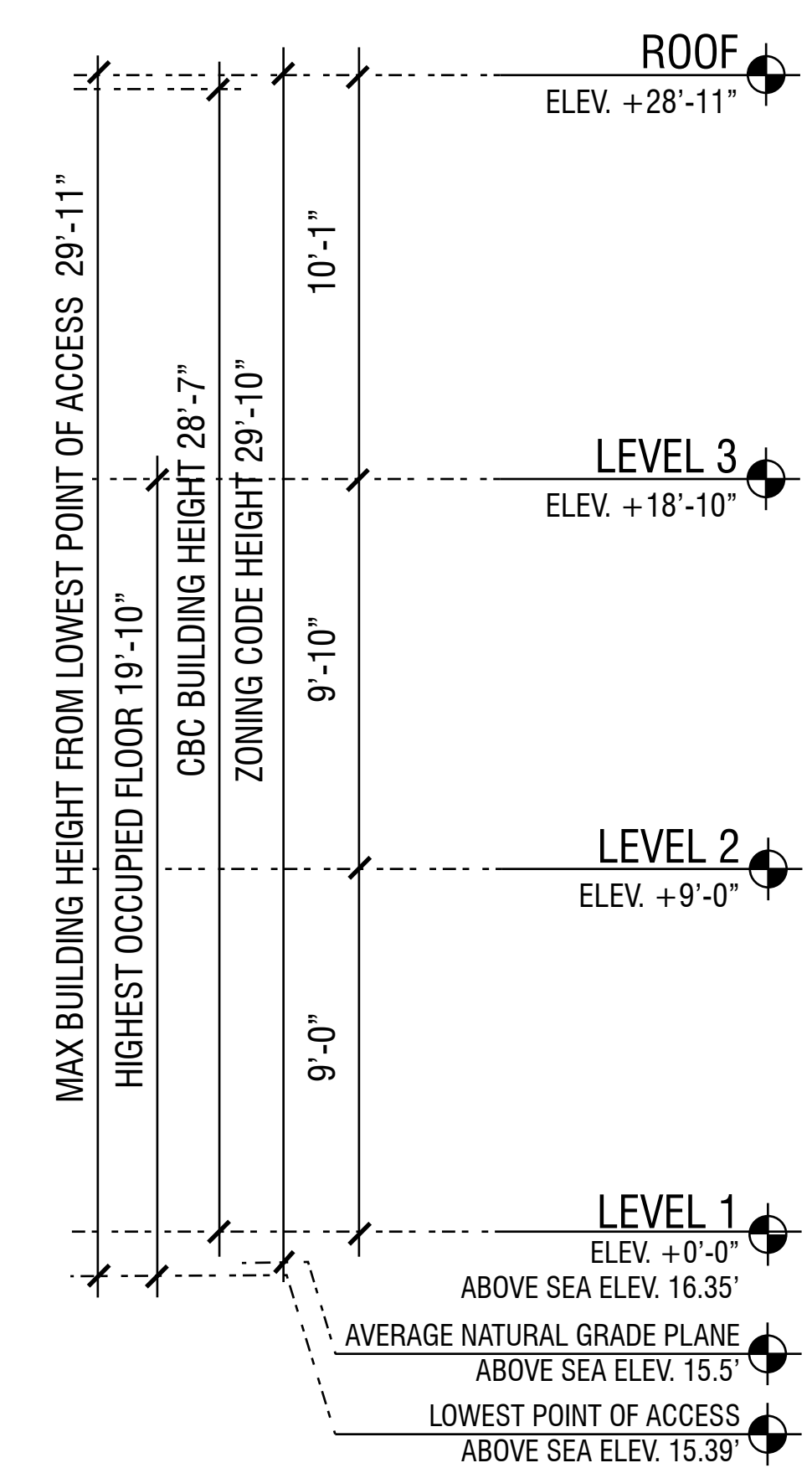
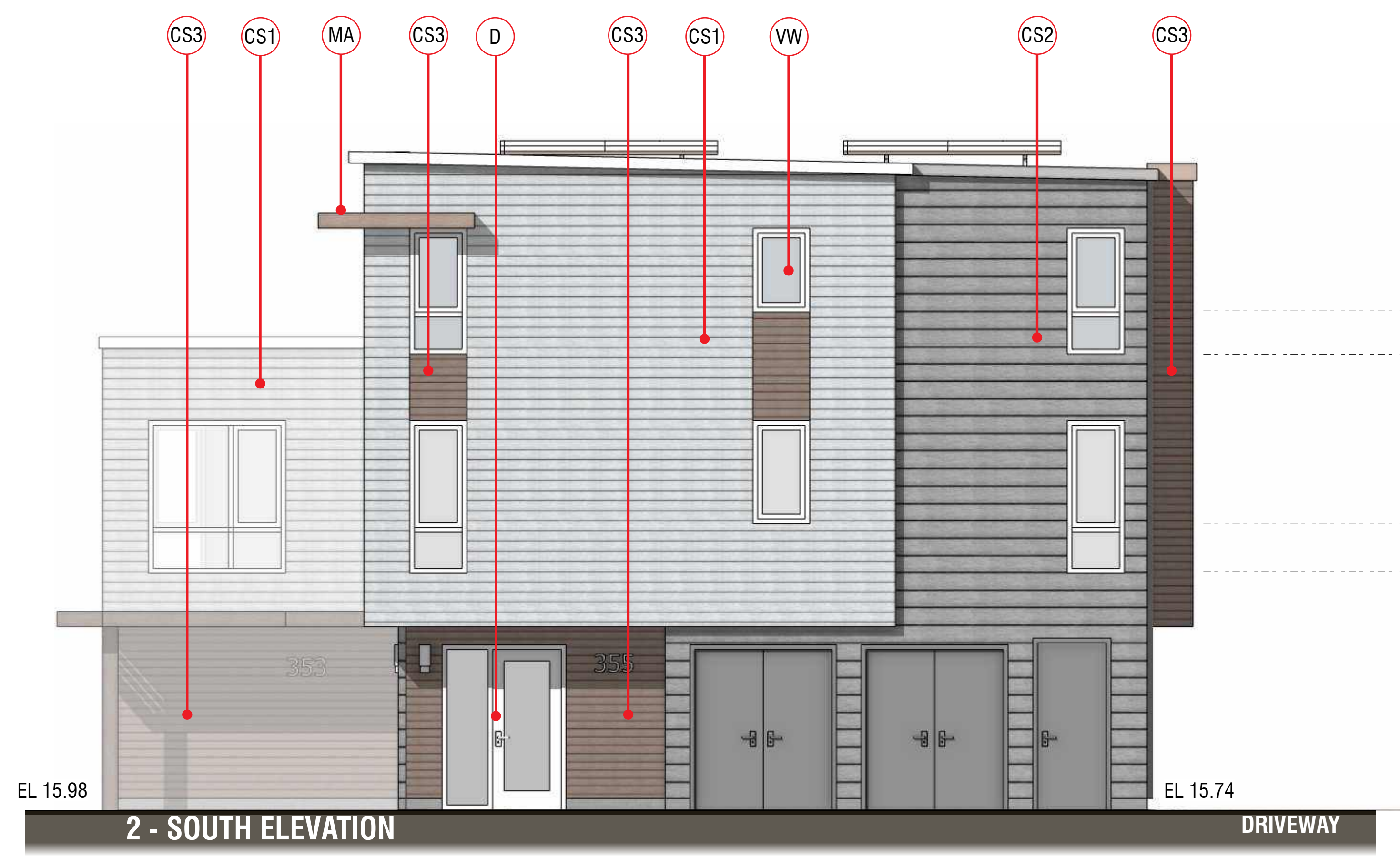
- CS1 - COMPOSITE SIDING
- CS2 - COMPOSITE SIDING
- CS3 - COMPOSITE SIDING
- VW - VINYL WINDOW
- GD - GARAGE DOORS
- D - ENTRY DOOR
- MA - METAL AWNING

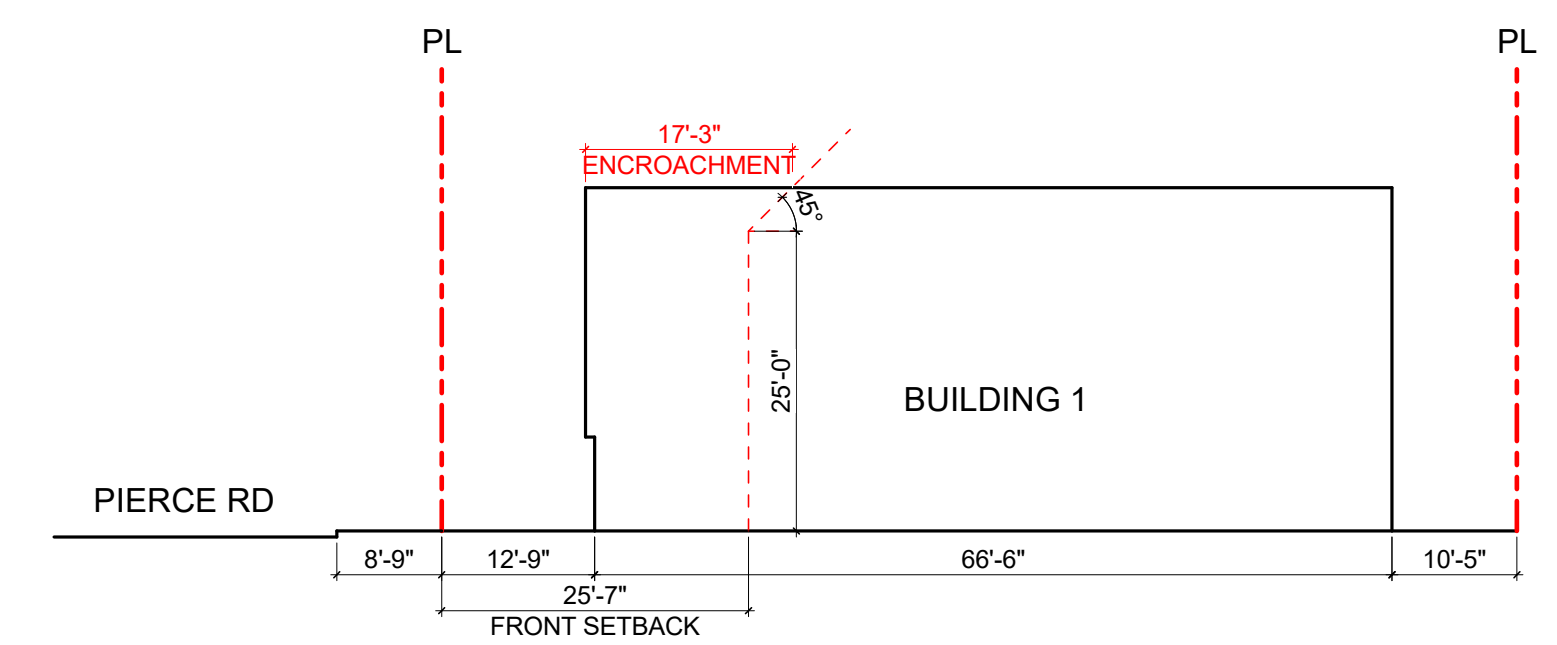
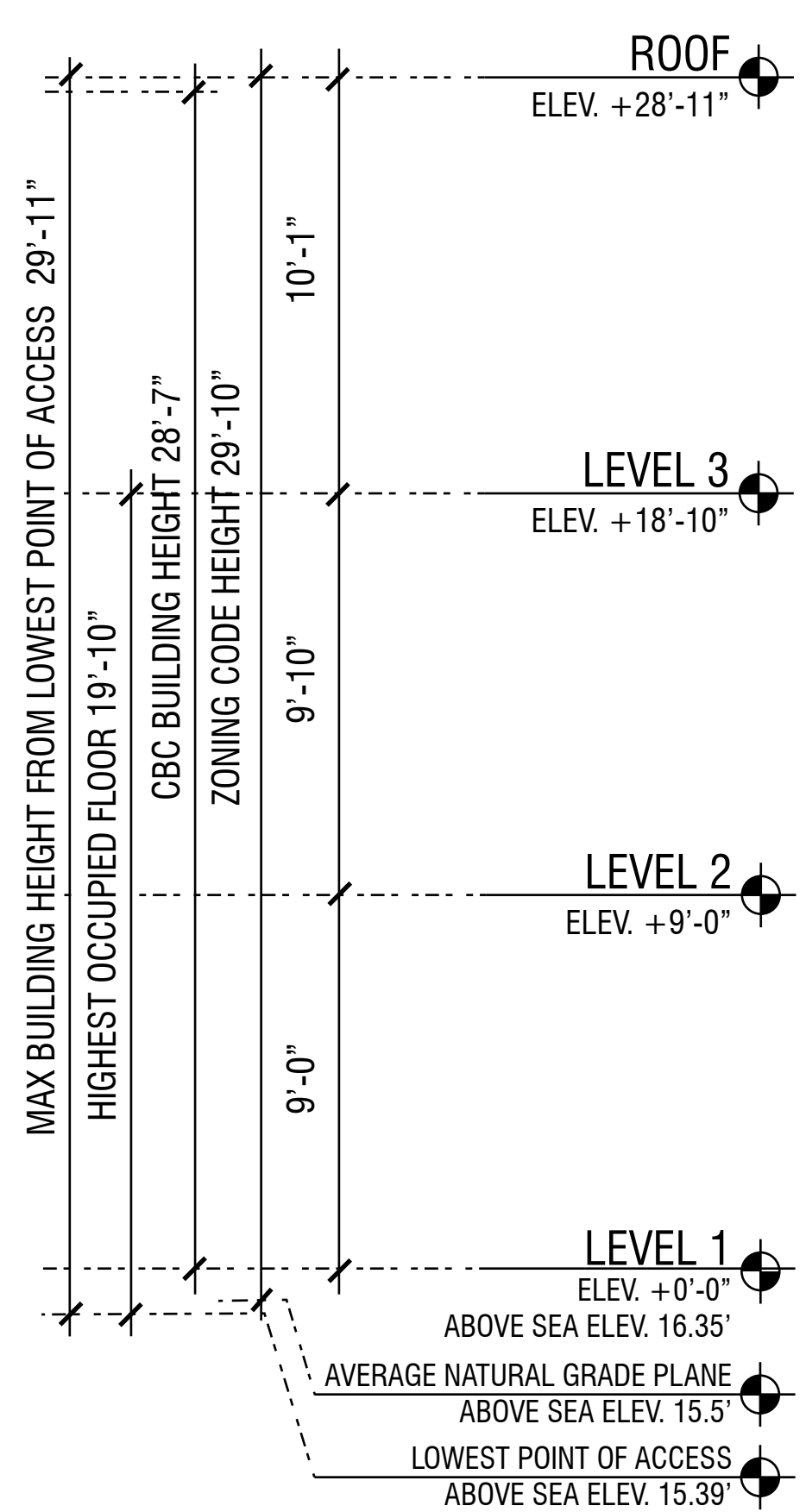
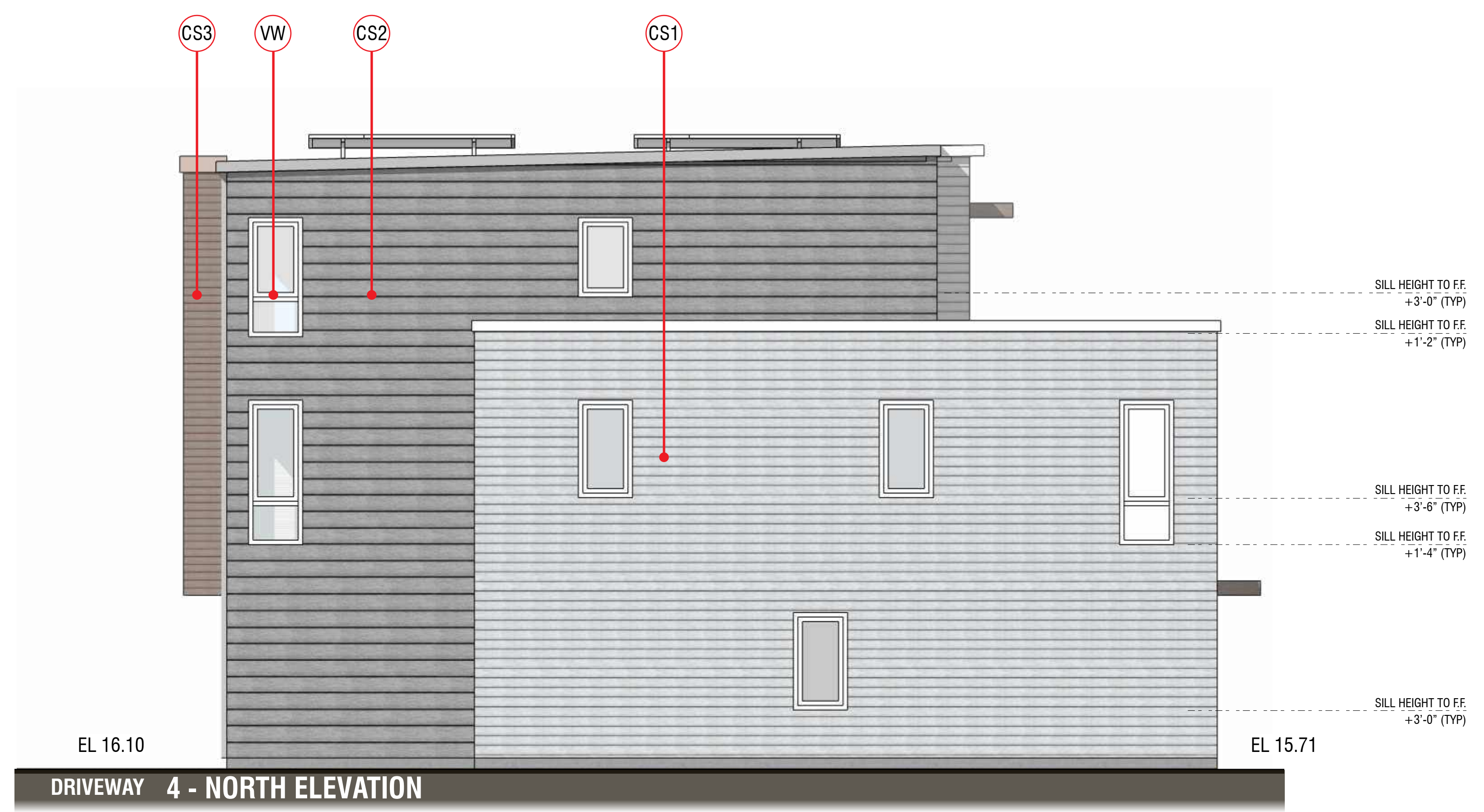
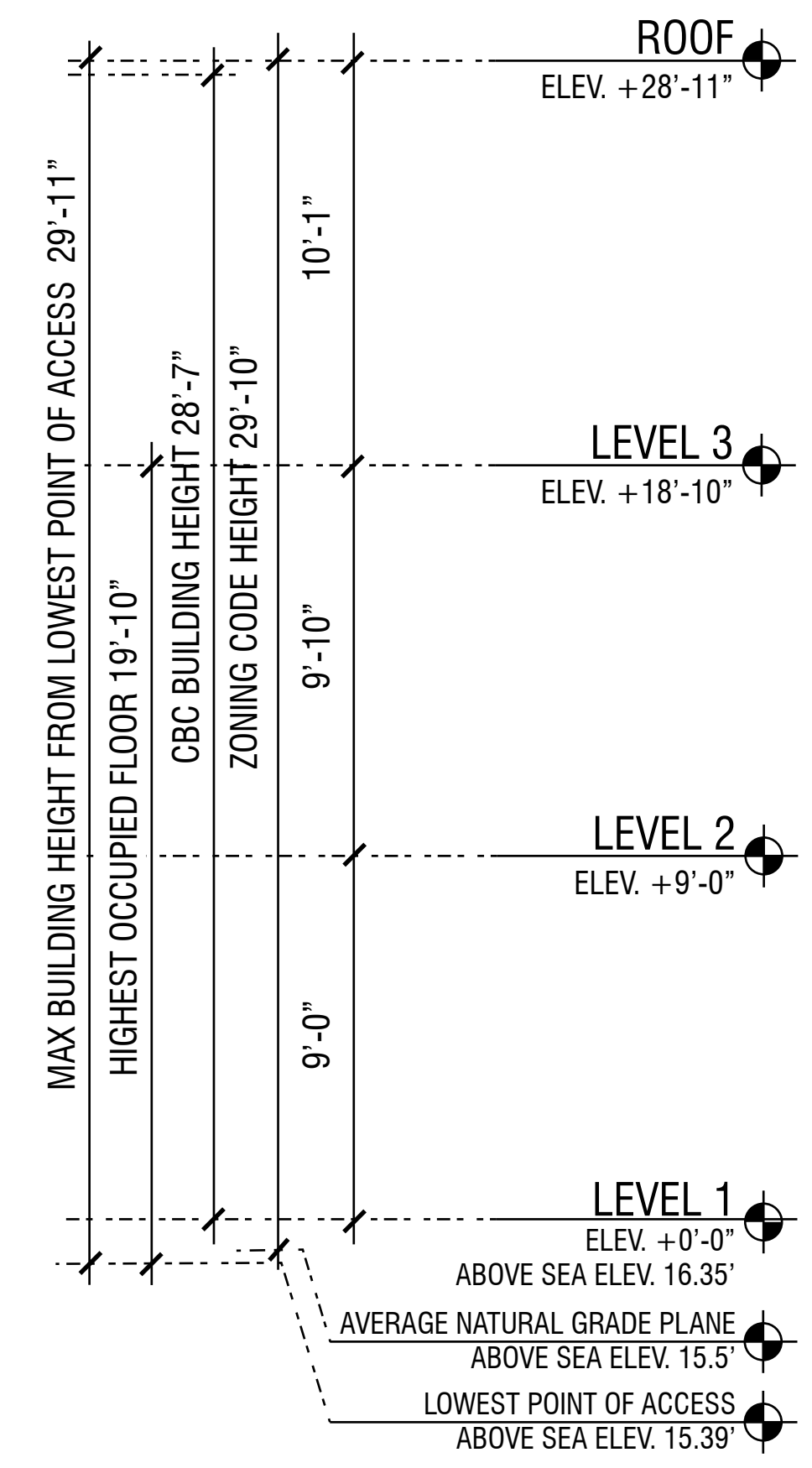
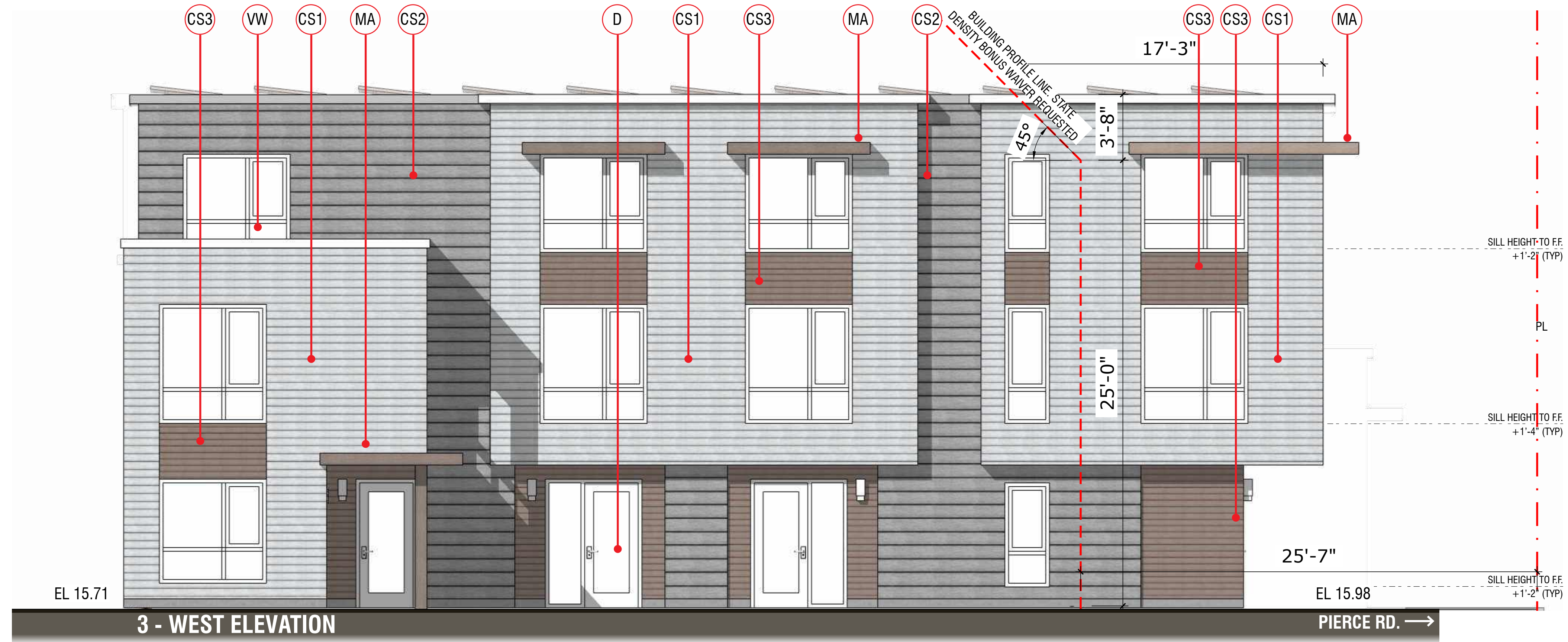
KEY PLAN



DEFINITIONS:

1. BUILDING HEIGHT PER CBC IS THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.
2. "HEIGHT OF STRUCTURE" (PER MENLO PARK ZONING CODE 16.04.330) MEANS THE VERTICAL DISTANCE FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINTS OF THE NATURAL GRADE OF THE PORTION OF THE LOT COVERED BY THE STRUCTURE TO THE TOPMOST POINT OF THE STRUCTURE, EXCLUDING ELEVATOR EQUIPMENT ROOMS, VENTILATING AND AIR CONDITIONING EQUIPMENT AND CHIMNEYS.

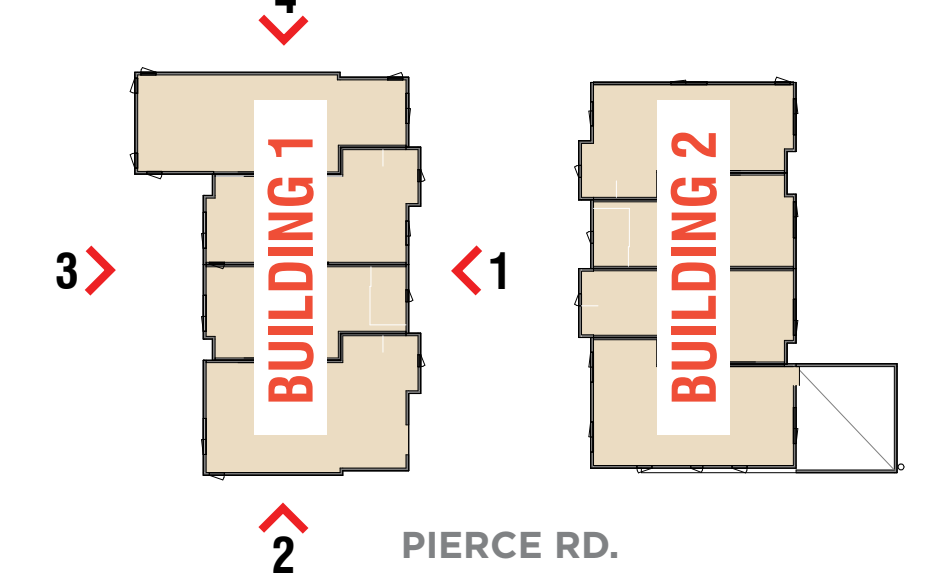




MATERIAL LEGEND

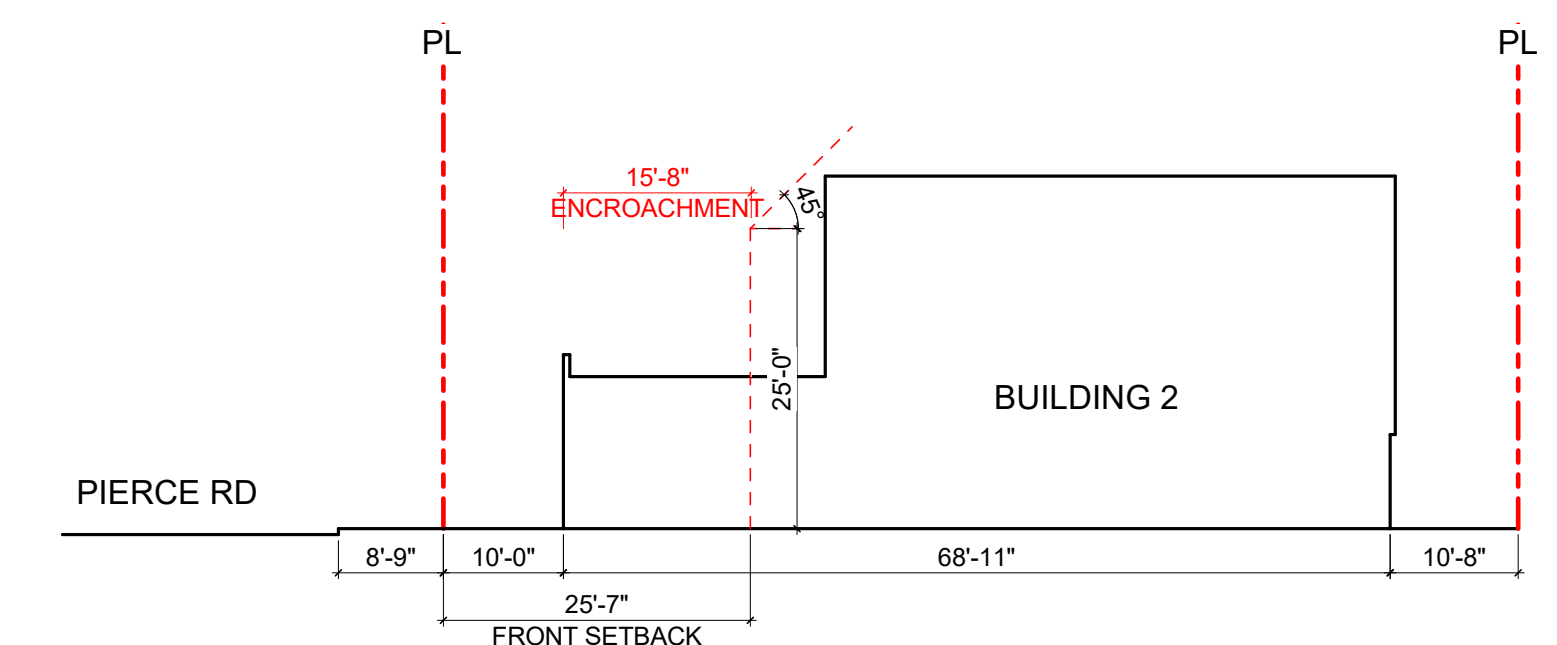
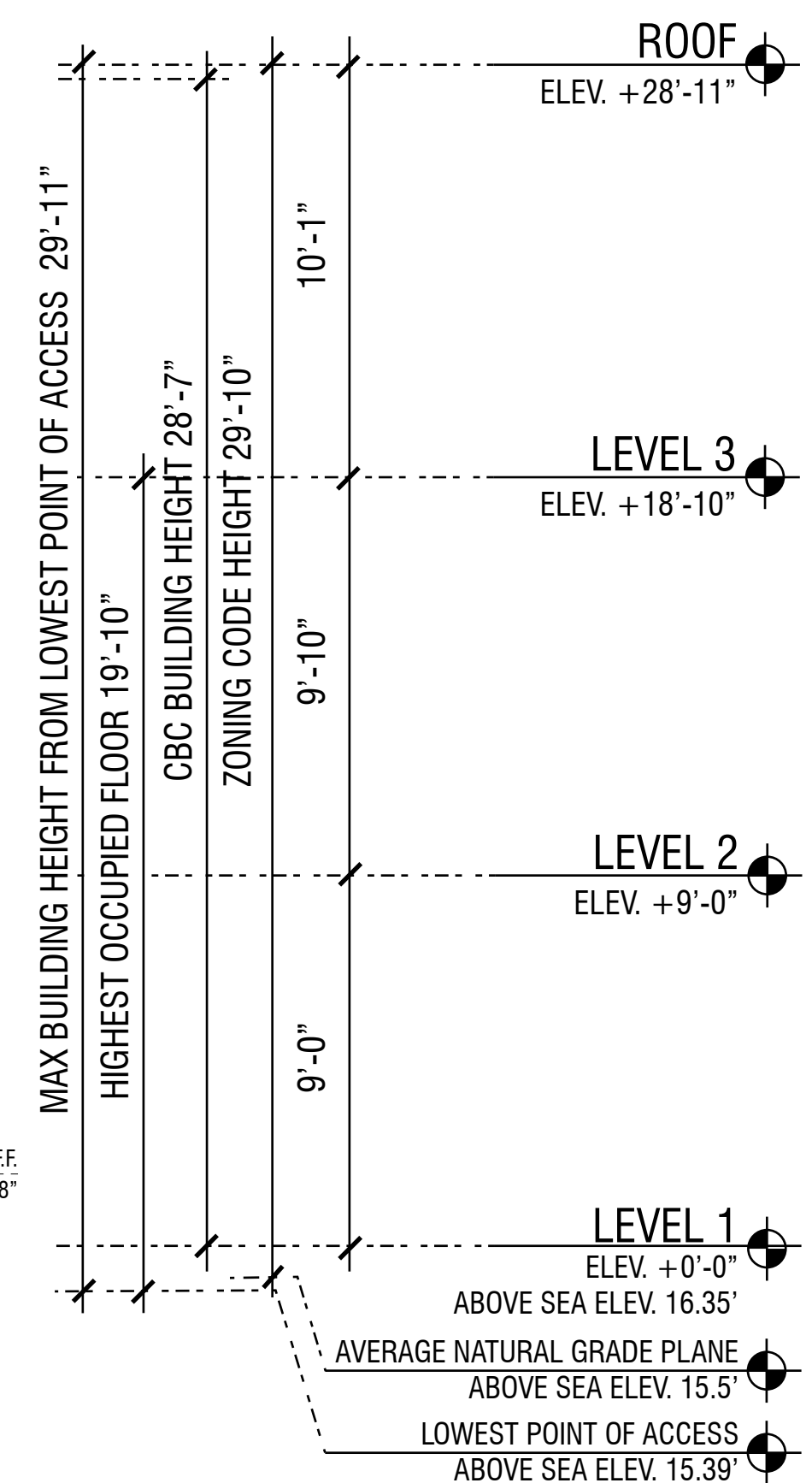
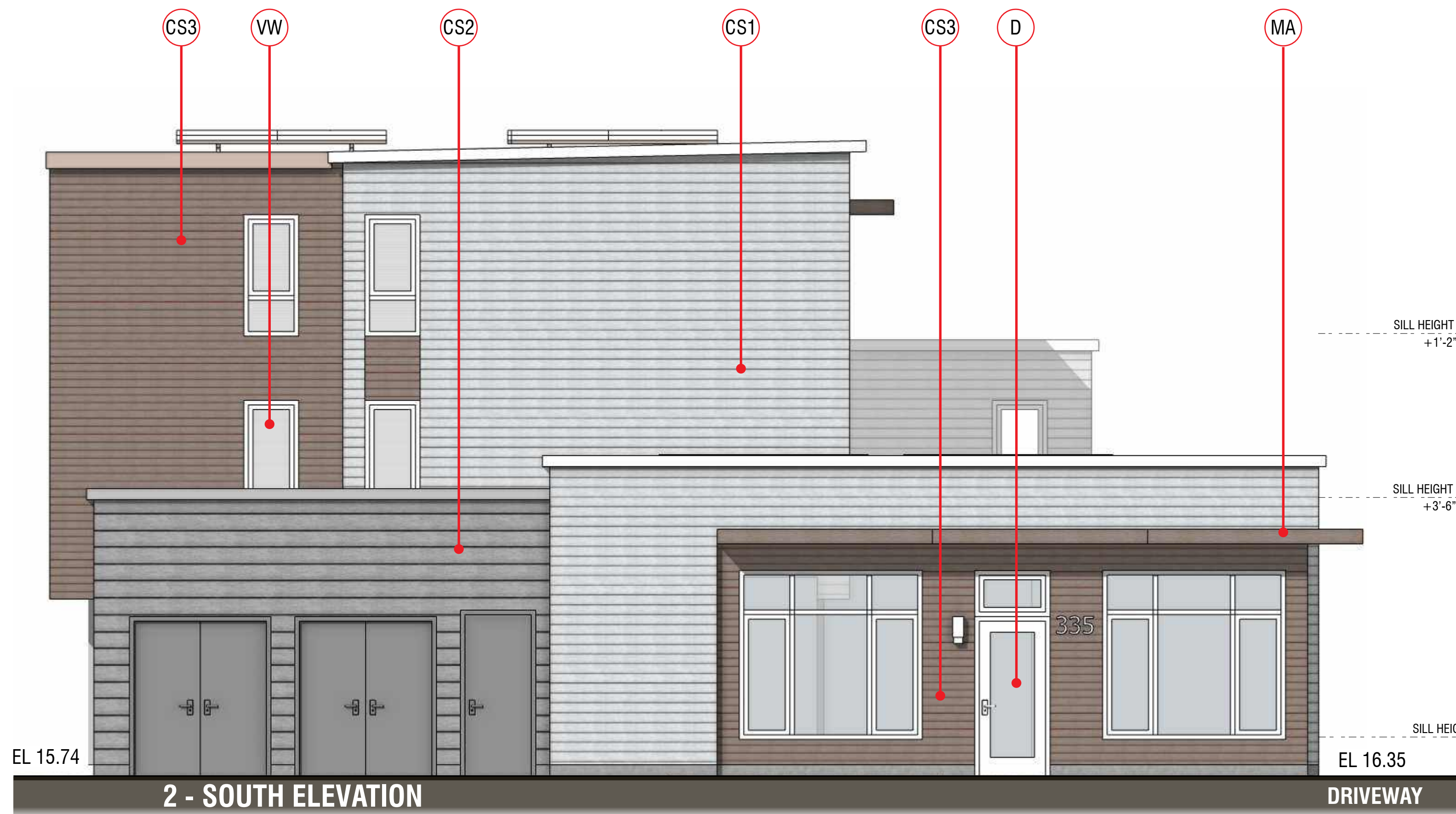
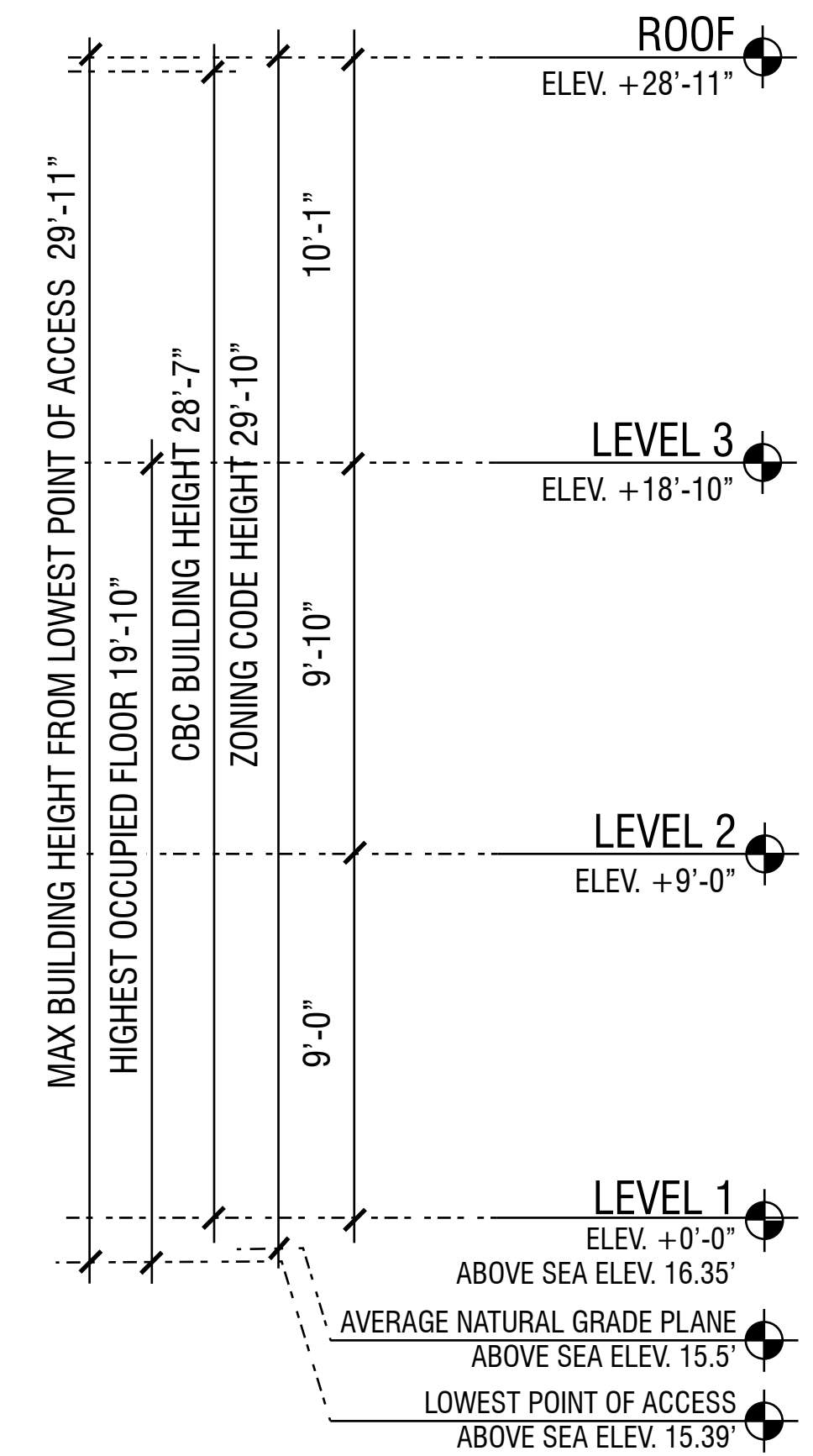
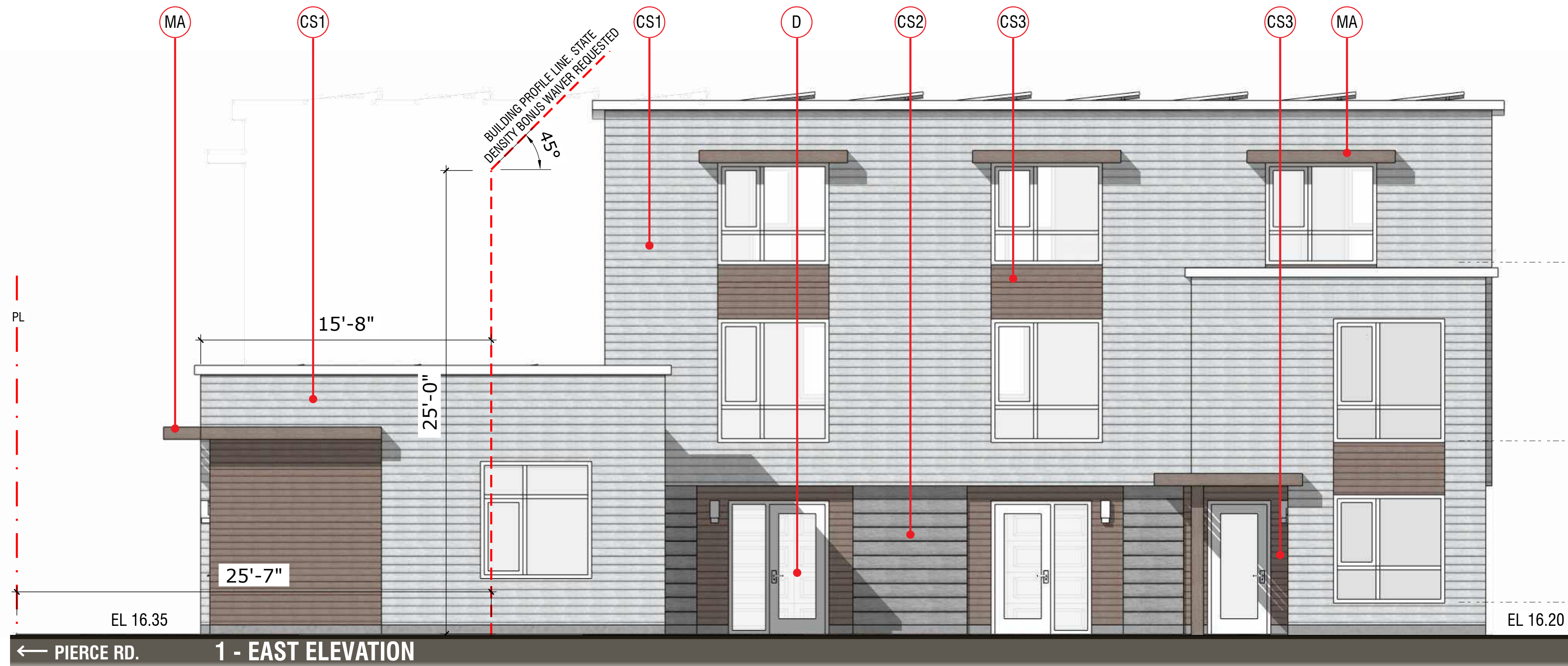
- CS1 - COMPOSITE SIDING
- CS2 - COMPOSITE SIDING
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- VW - VINYL WINDOW
- GD - GARAGE DOORS
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KEY PLAN



DEFINITIONS:

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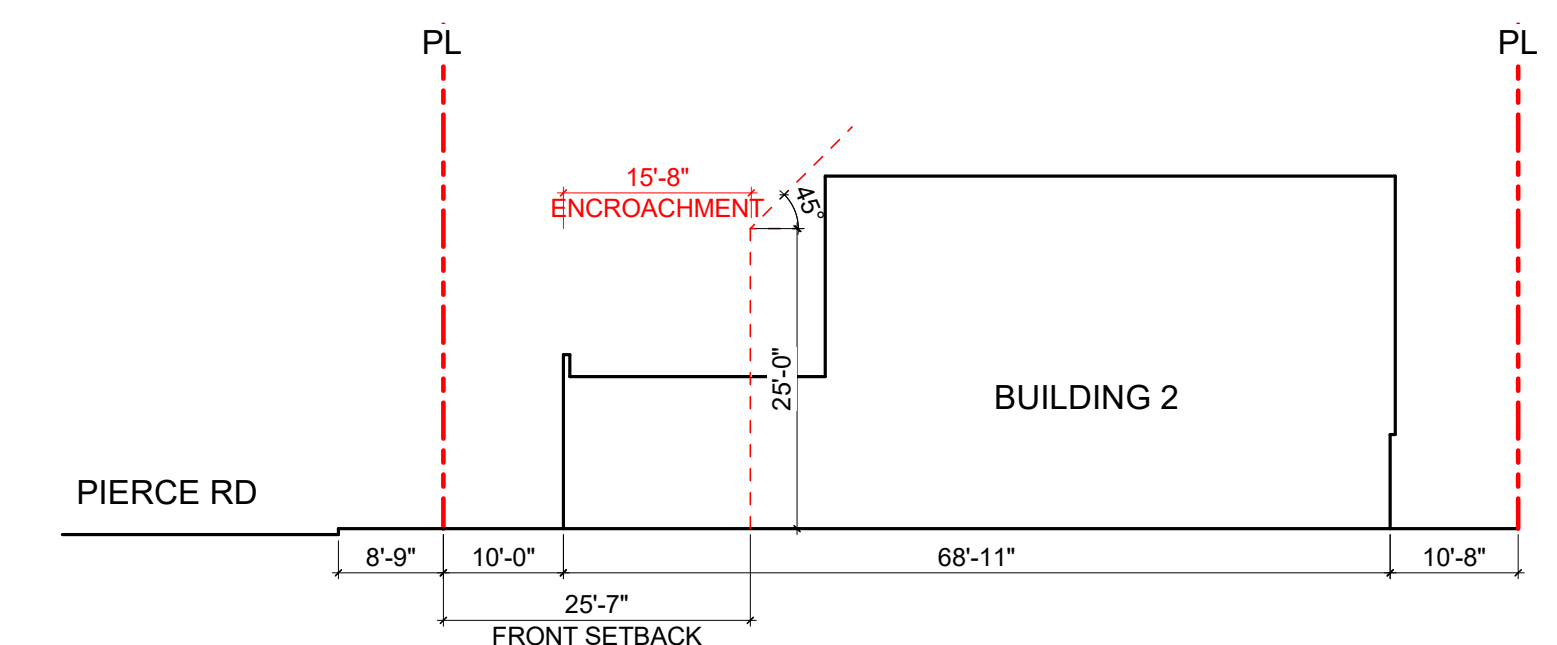
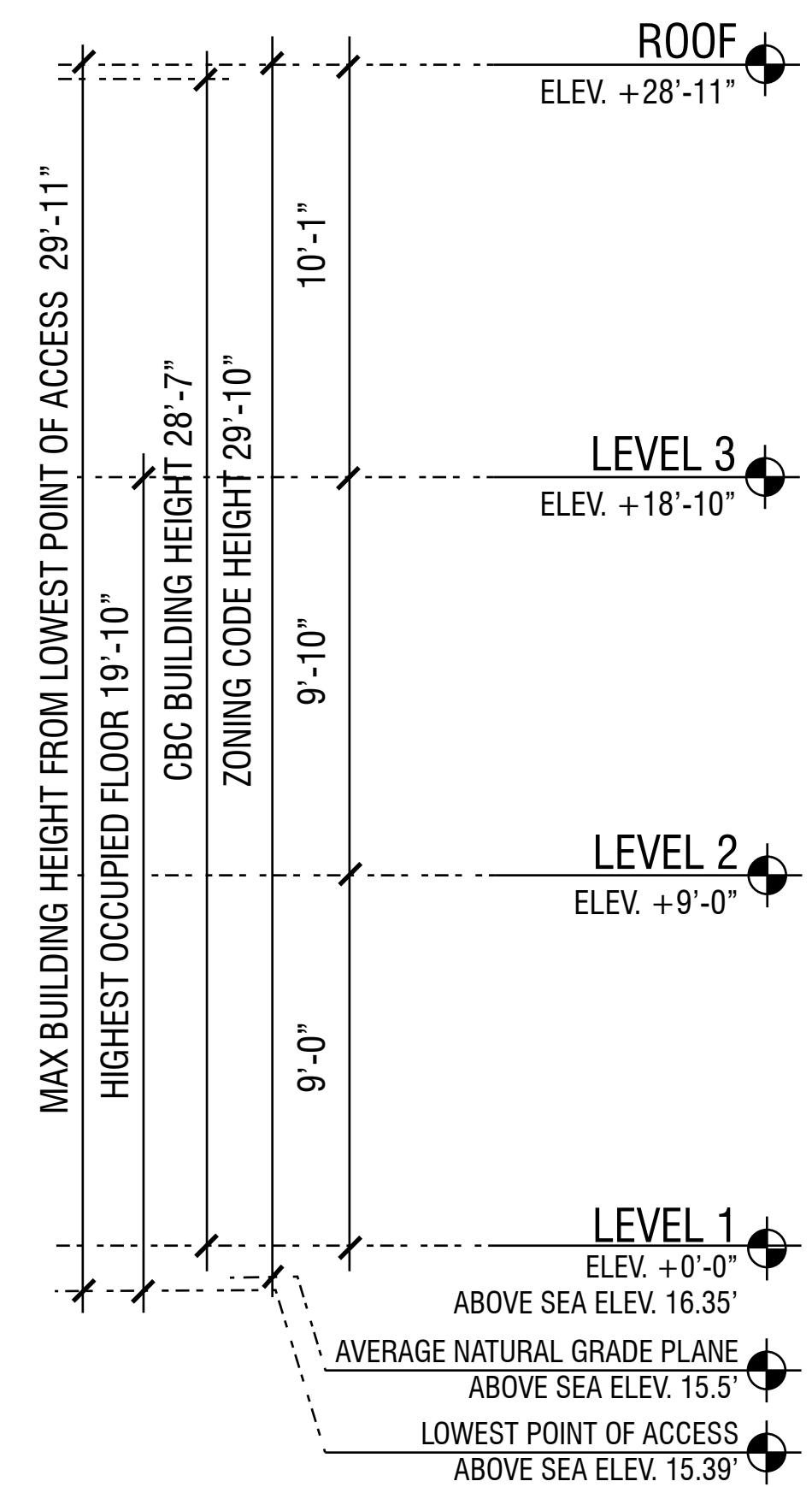
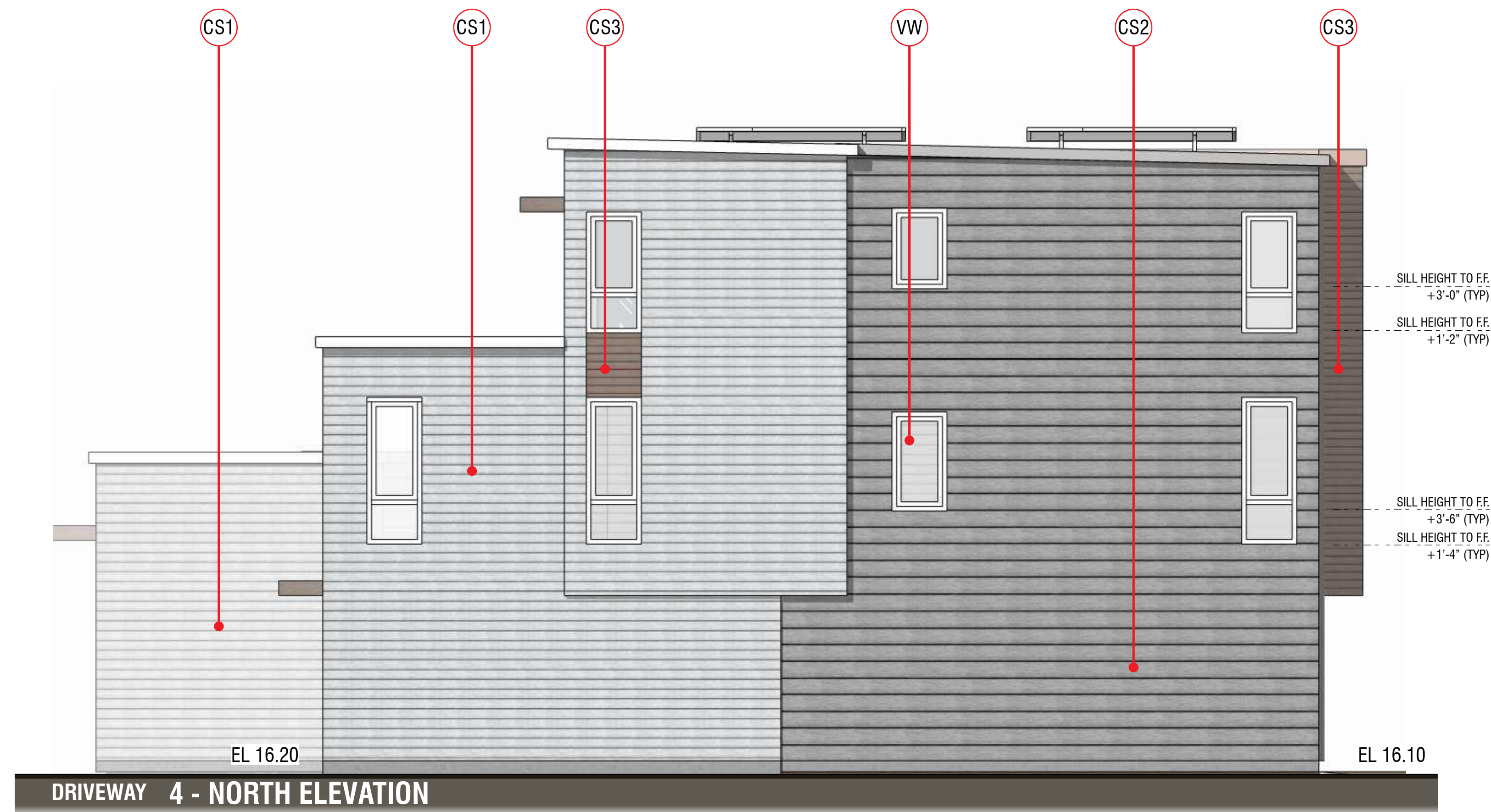
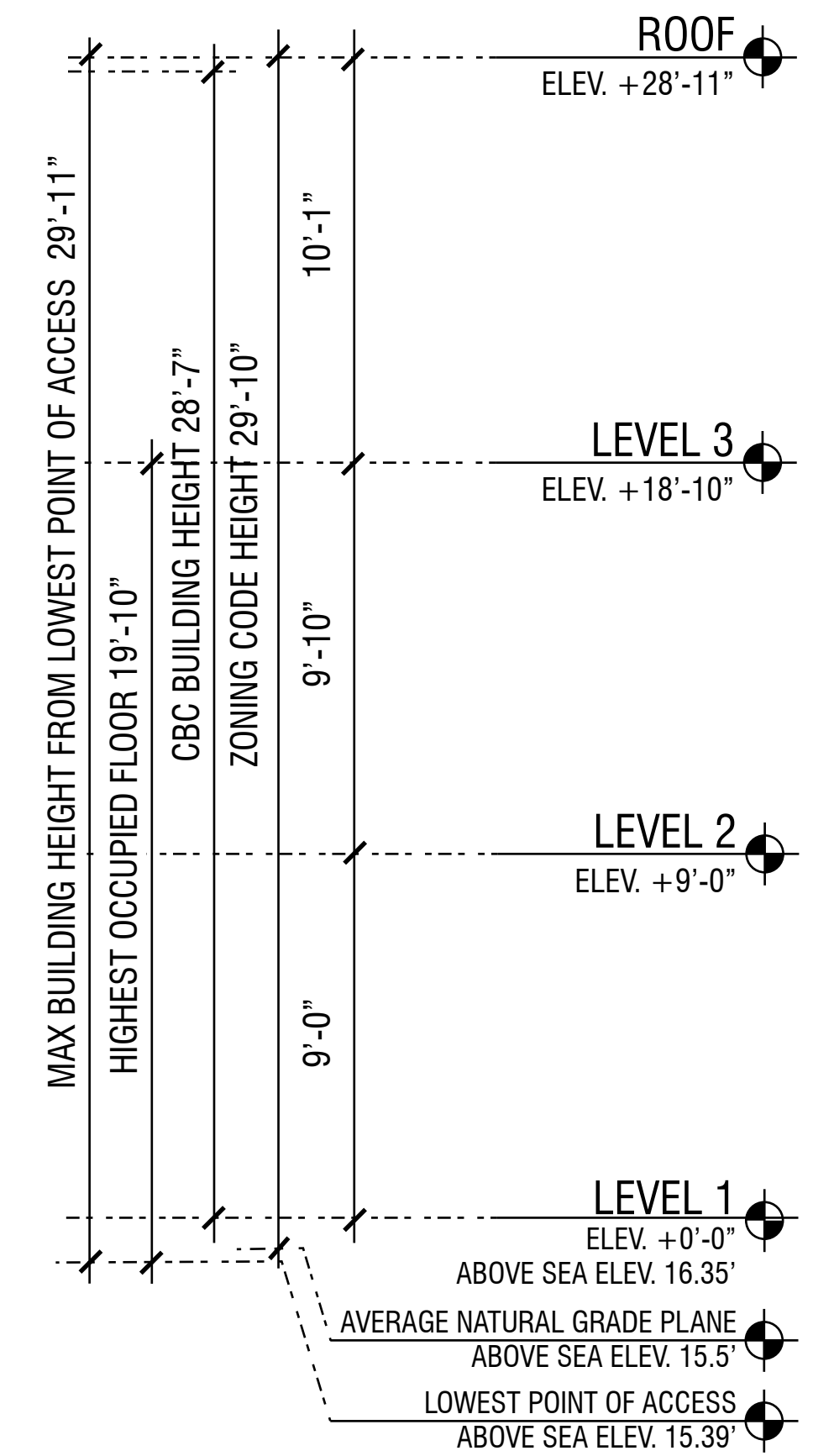
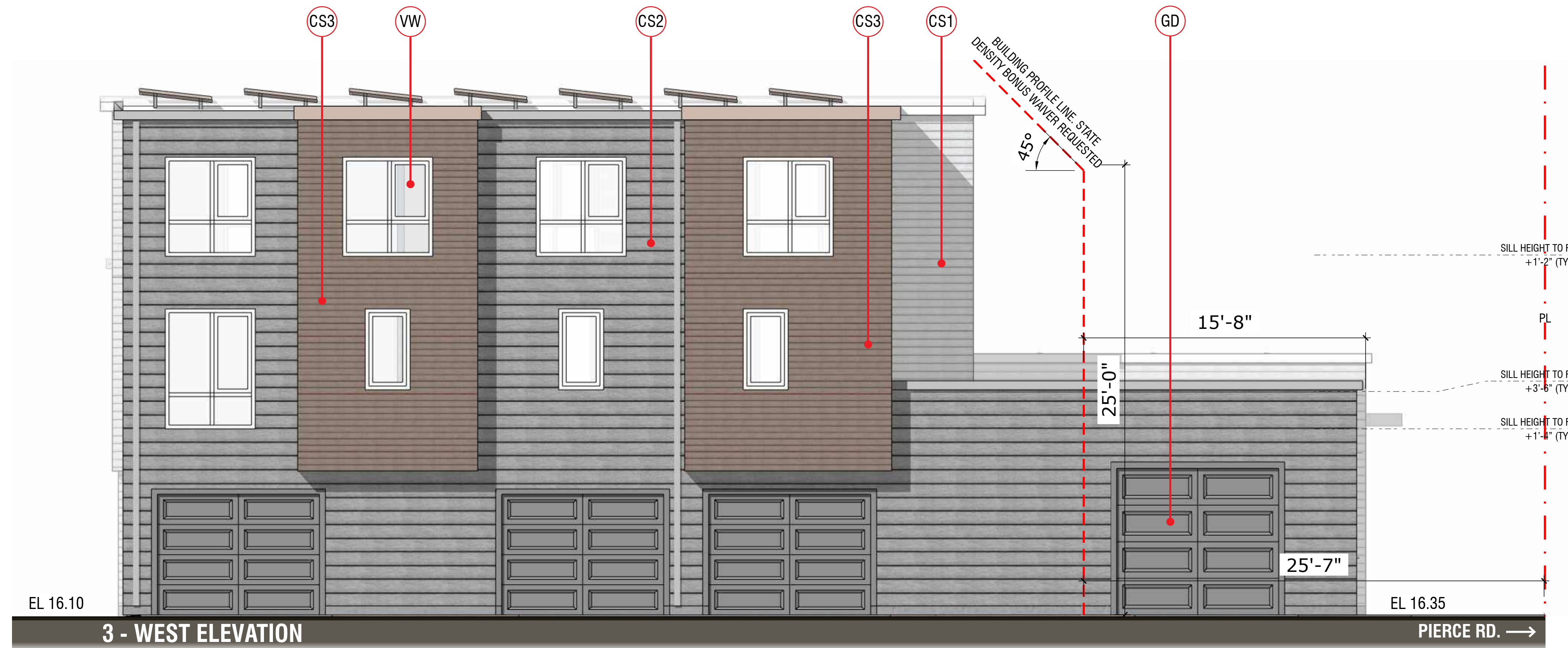


MATERIAL LEGEND

- CS1 - COMPOSITE SIDING
- CS2 - COMPOSITE SIDING
- CS3 - COMPOSITE SIDING
- VW - VINYL WINDOW
- GD - GARAGE DOORS
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- MA - METAL AWNING

DEFINITIONS:

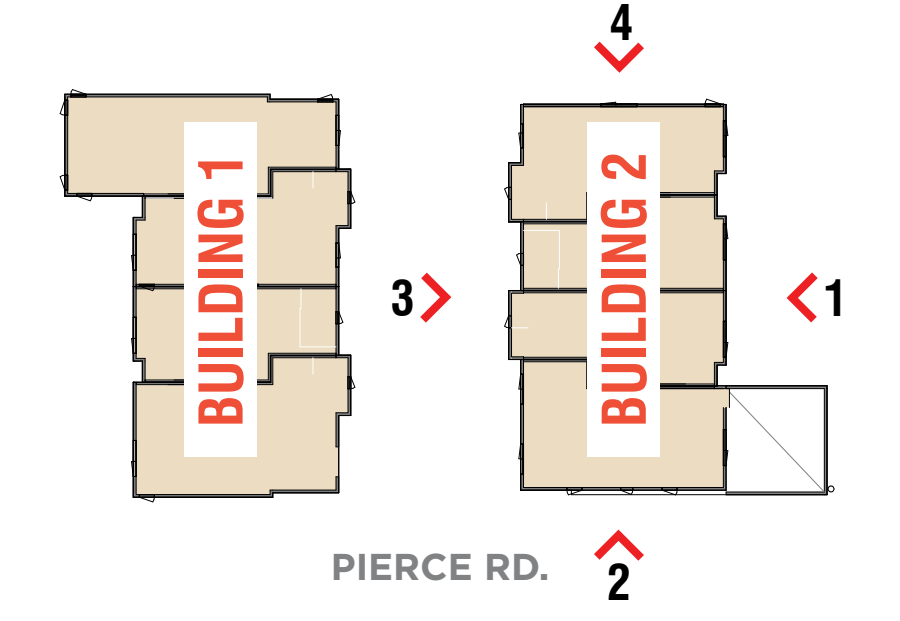
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2. "HEIGHT OF STRUCTURE" (PER MENLO PARK ZONING CODE 16.04.330) MEANS THE VERTICAL DISTANCE FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINTS OF THE NATURAL GRADE OF THE PORTION OF THE LOT COVERED BY THE STRUCTURE TO THE TOPMOST POINT OF THE STRUCTURE, EXCLUDING ELEVATOR EQUIPMENT ROOMS, VENTILATING AND AIR CONDITIONING EQUIPMENT AND CHIMNEYS.



MATERIAL LEGEND

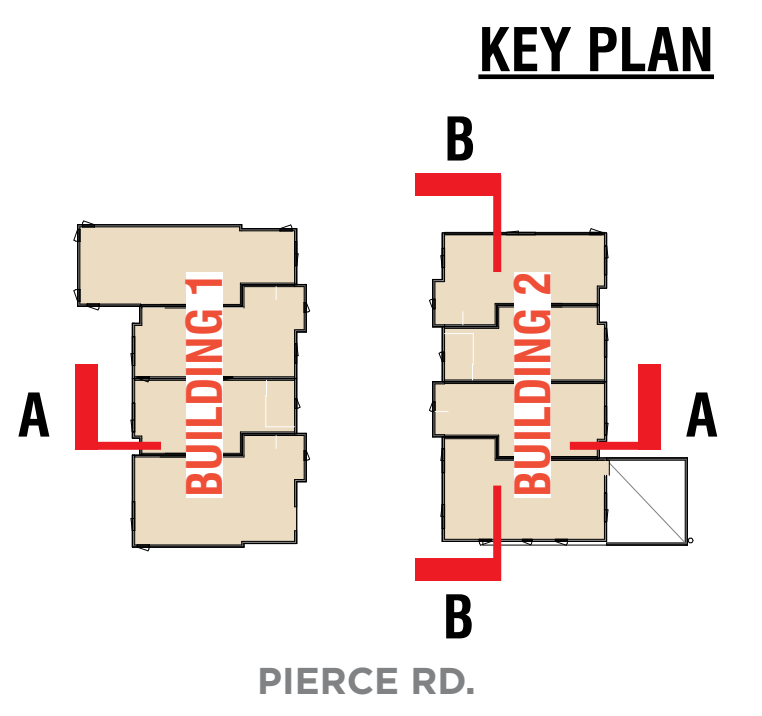
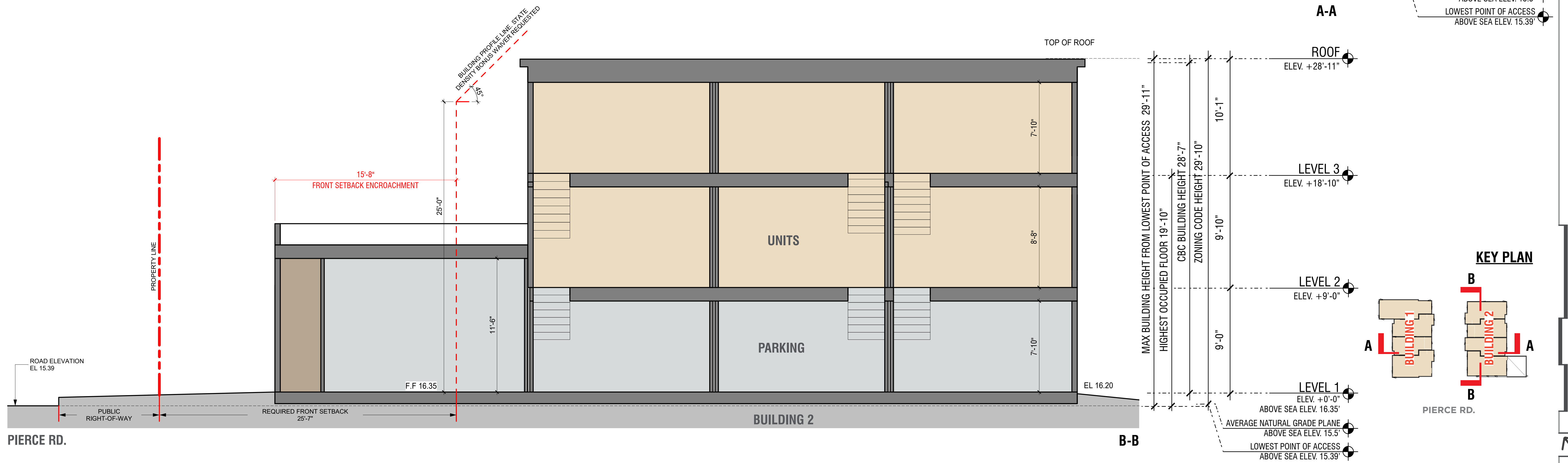
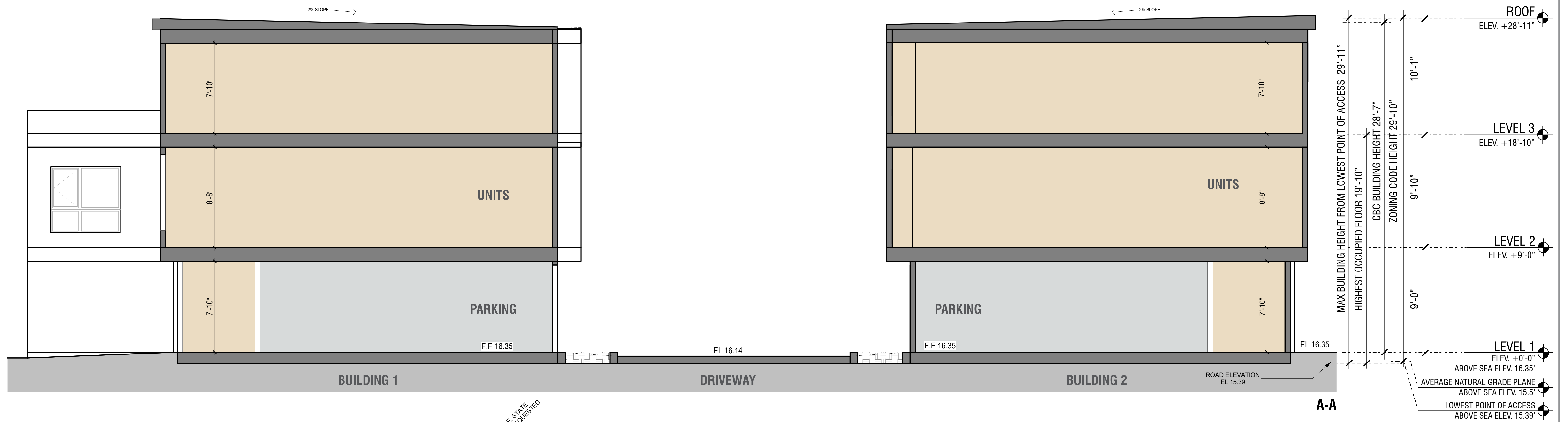
- CS1 - COMPOSITE SIDING
- CS2 - COMPOSITE SIDING
- CS3 - COMPOSITE SIDING
- VW - VINYL WINDOW
- GD - GARAGE DOORS
- D - ENTRY DOOR
- MA - METAL AWNING

KEY PLAN

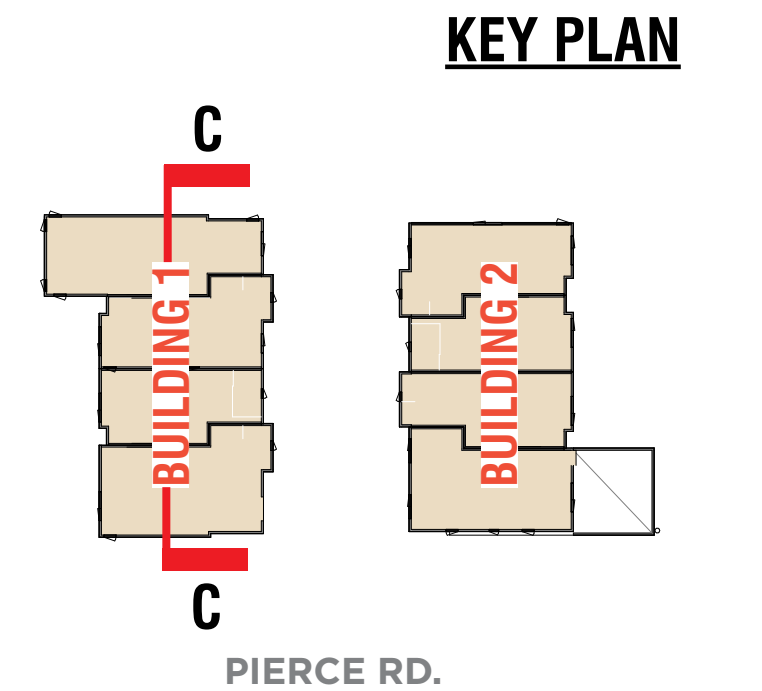
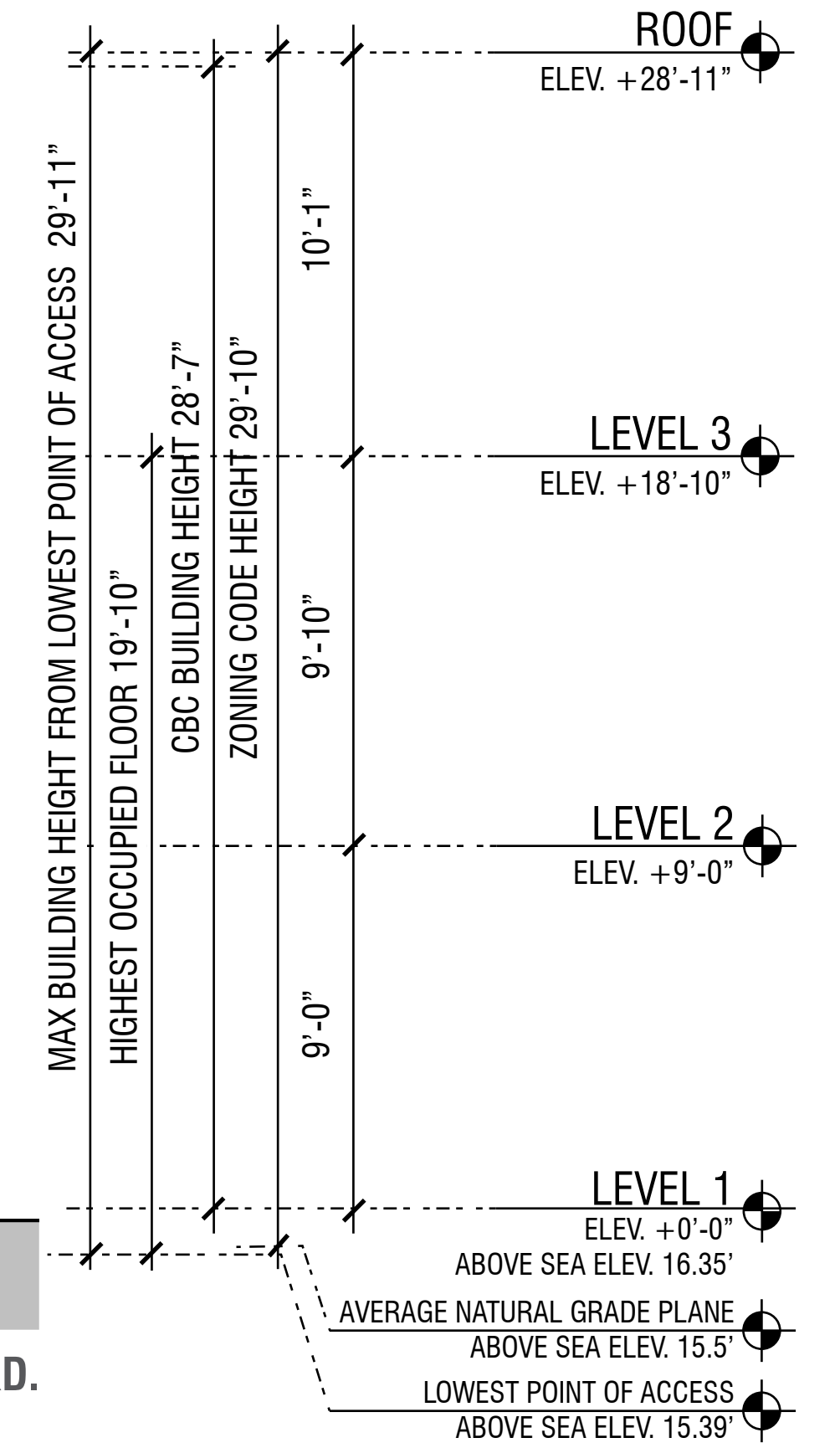
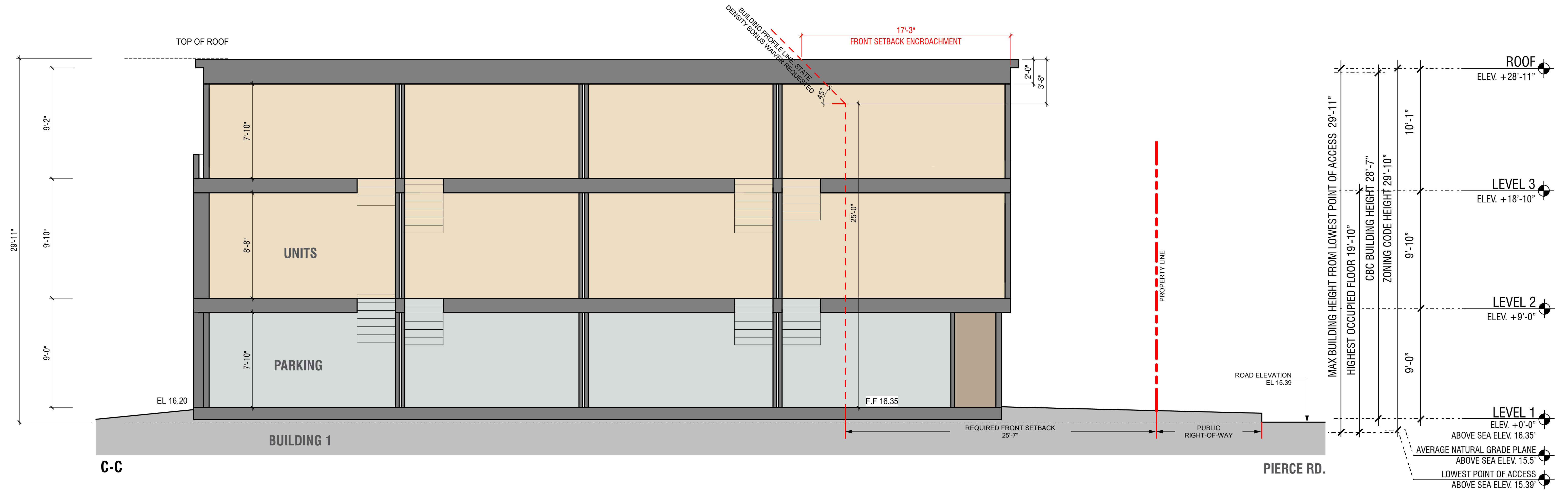


DEFINITIONS:

1. BUILDING HEIGHT PER CBC IS THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.
2. "HEIGHT OF STRUCTURE" (PER MENLO PARK ZONING CODE 16.04.330) MEANS THE VERTICAL DISTANCE FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINTS OF THE NATURAL GRADE OF THE PORTION OF THE LOT COVERED BY THE STRUCTURE TO THE TOPMOST POINT OF THE STRUCTURE, EXCLUDING ELEVATOR EQUIPMENT ROOMS, VENTILATING AND AIR CONDITIONING EQUIPMENT AND CHIMNEYS.



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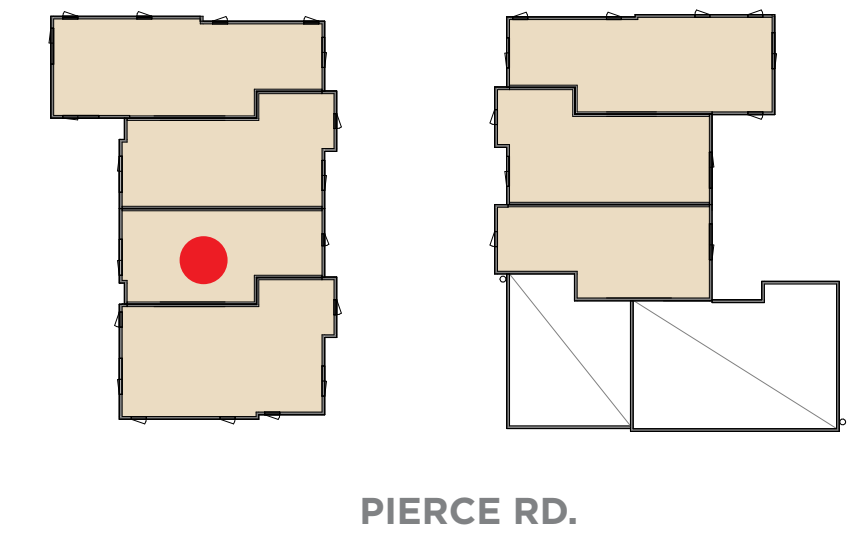
DEFINITIONS:

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- "HEIGHT OF STRUCTURE" (PER MENLO PARK ZONING CODE 16.04.330) MEANS THE VERTICAL DISTANCE FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINTS OF THE NATURAL GRADE OF THE PORTION OF THE LOT COVERED BY THE STRUCTURE TO THE TOPMOST POINT OF THE STRUCTURE, EXCLUDING ELEVATOR EQUIPMENT ROOMS, VENTILATING AND AIR CONDITIONING EQUIPMENT AND CHIMNEYS.

LEGEND

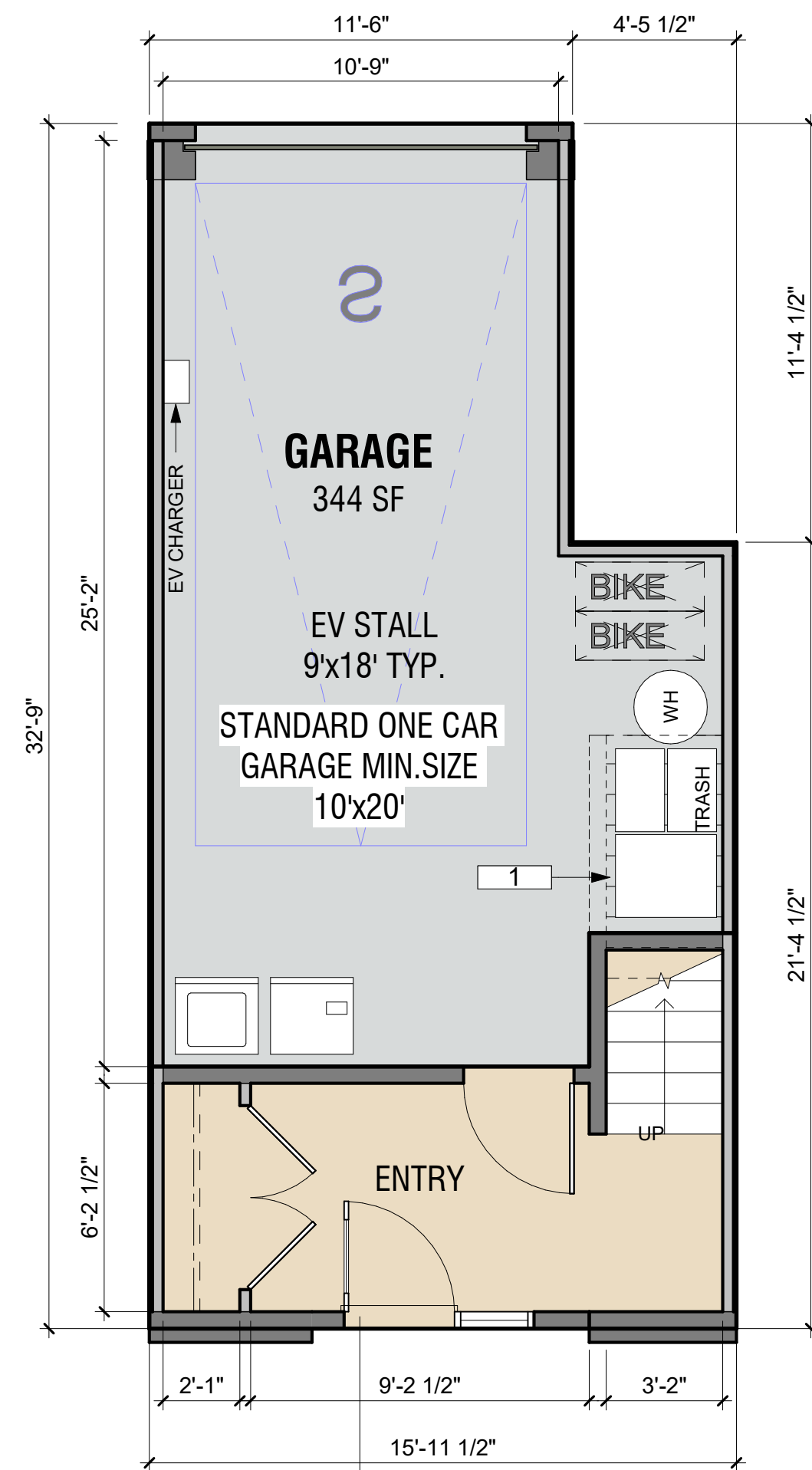
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

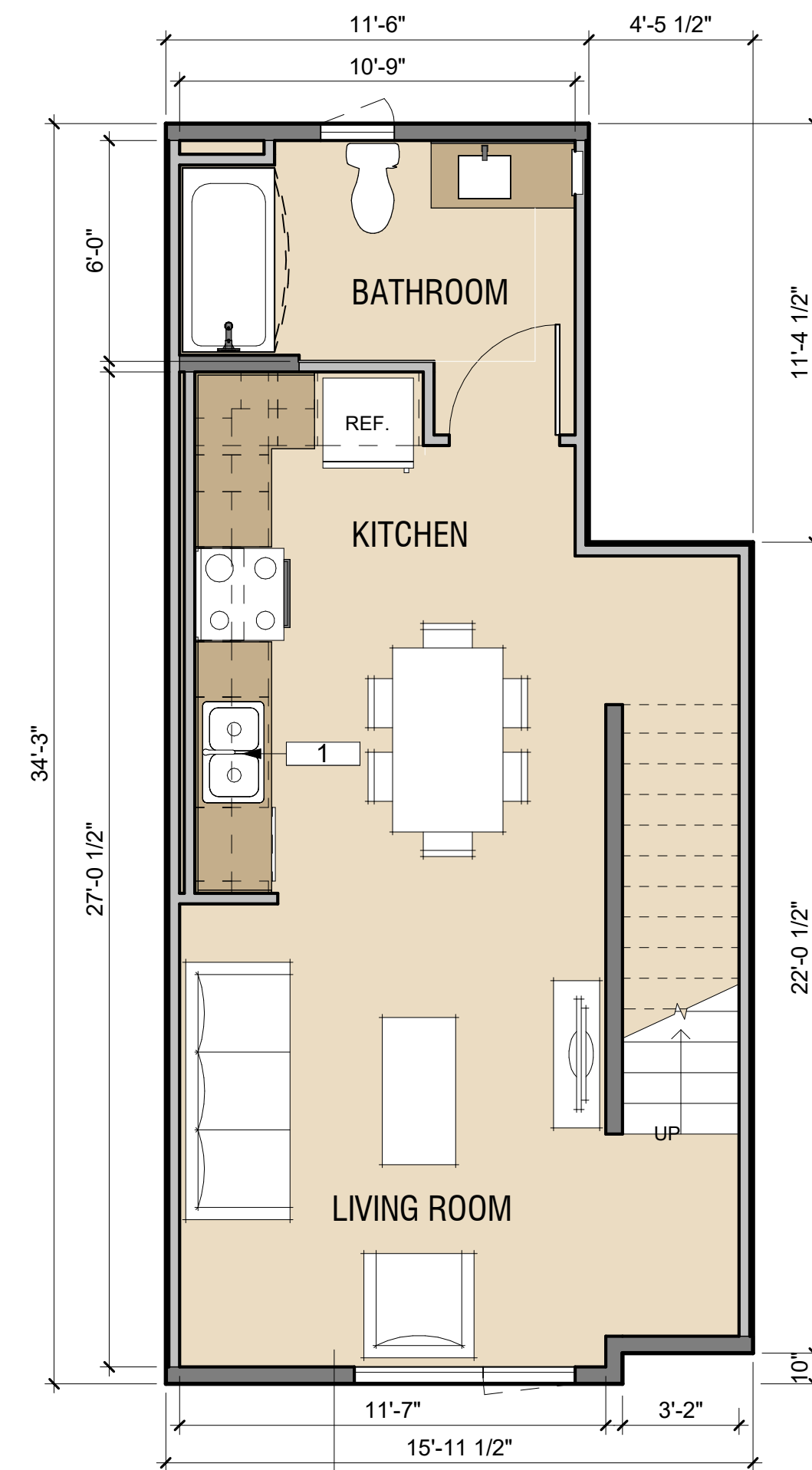


KEYNOTE

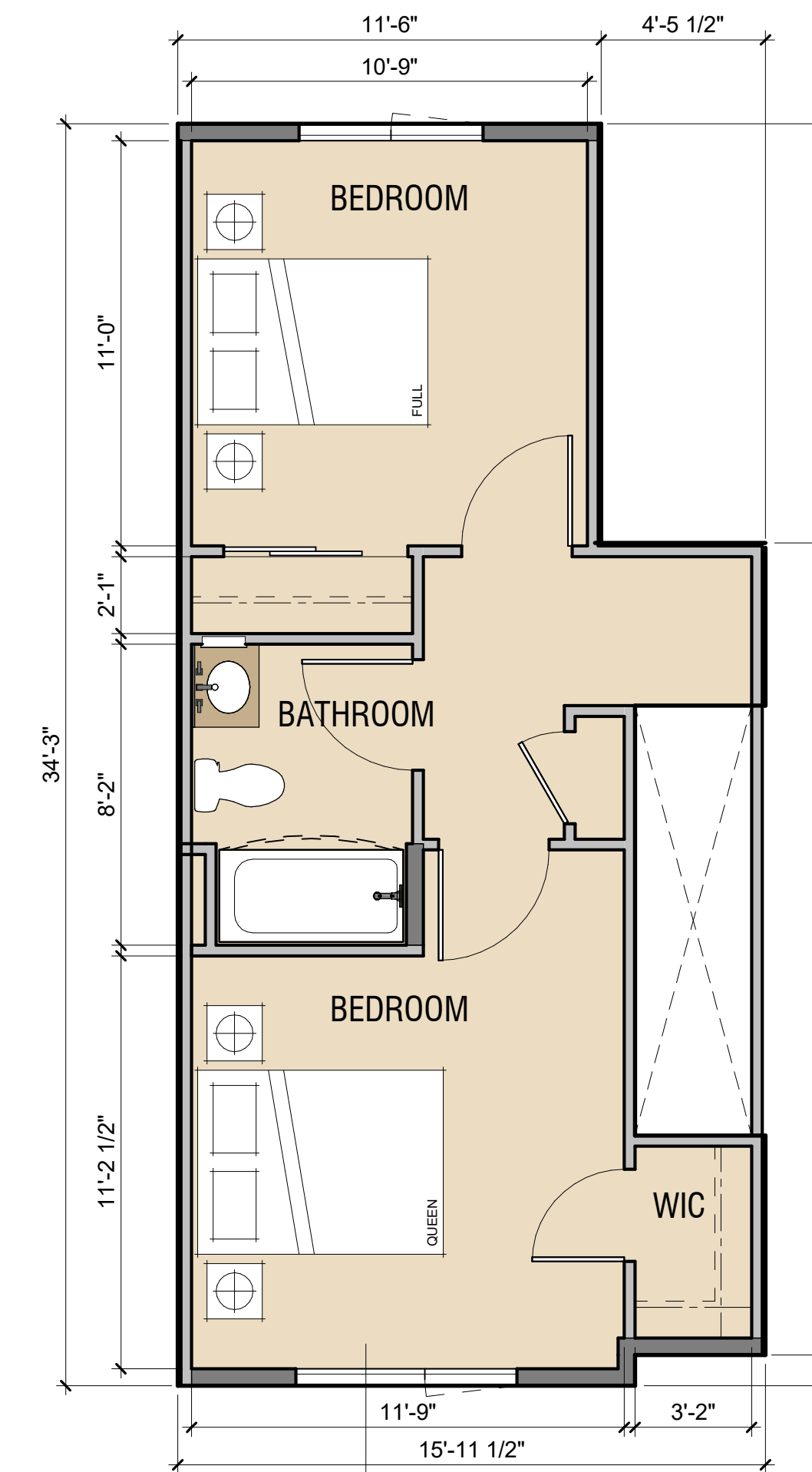
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



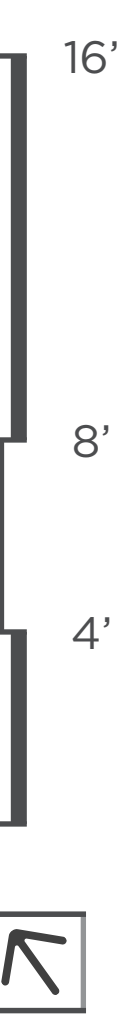
B1
128 SF
LEVEL 1



B1
493 SF
LEVEL 2



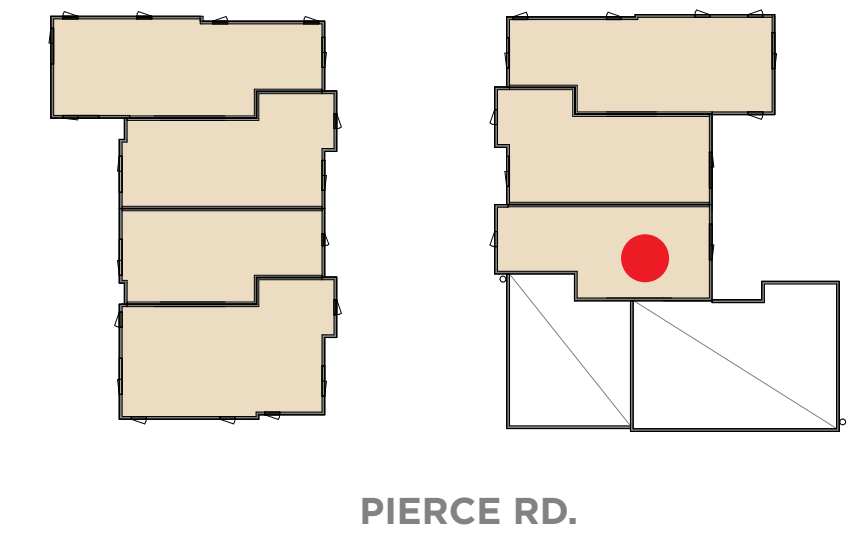
B1
452 SF
LEVEL 3



LEGEND

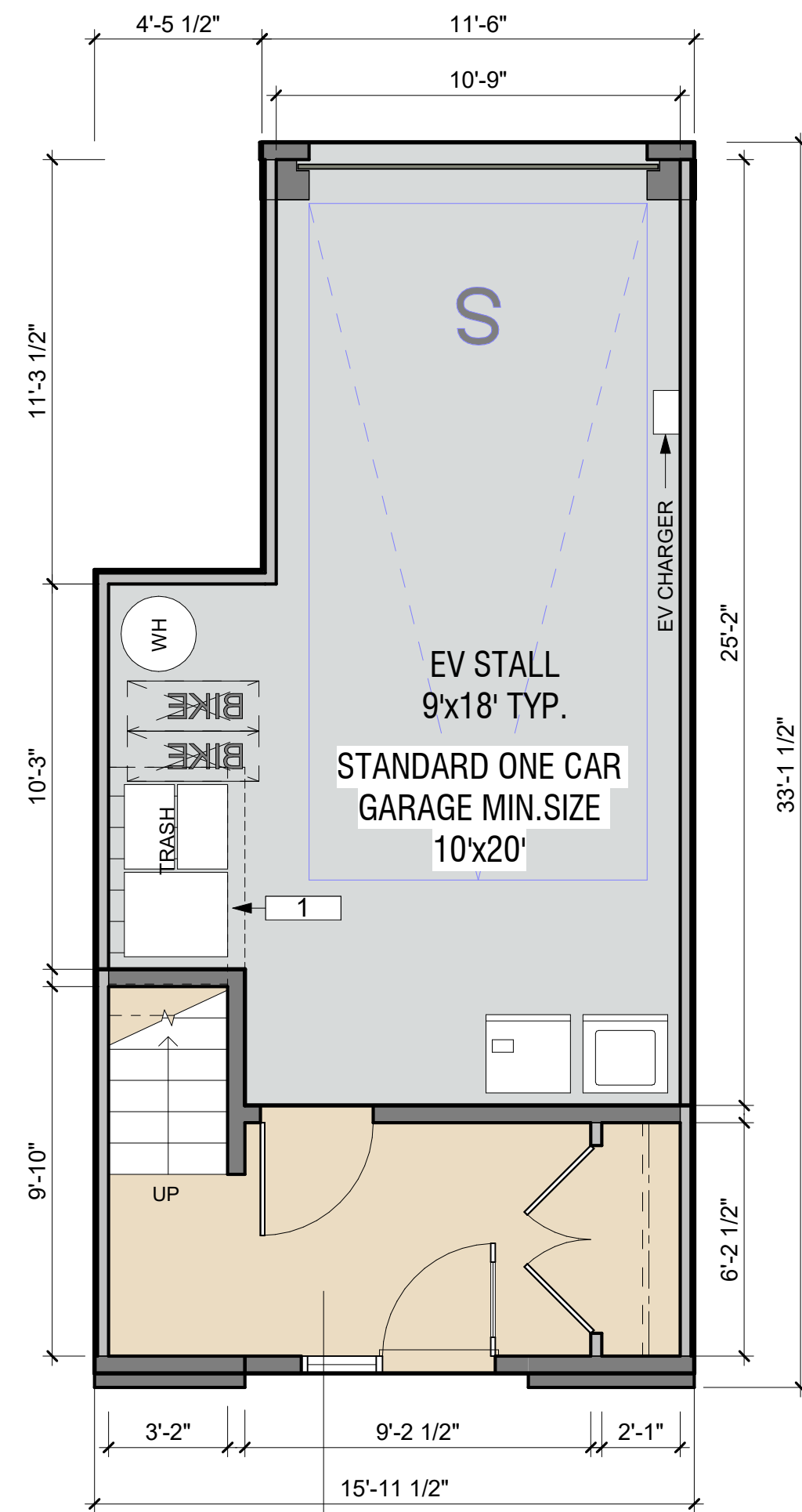
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

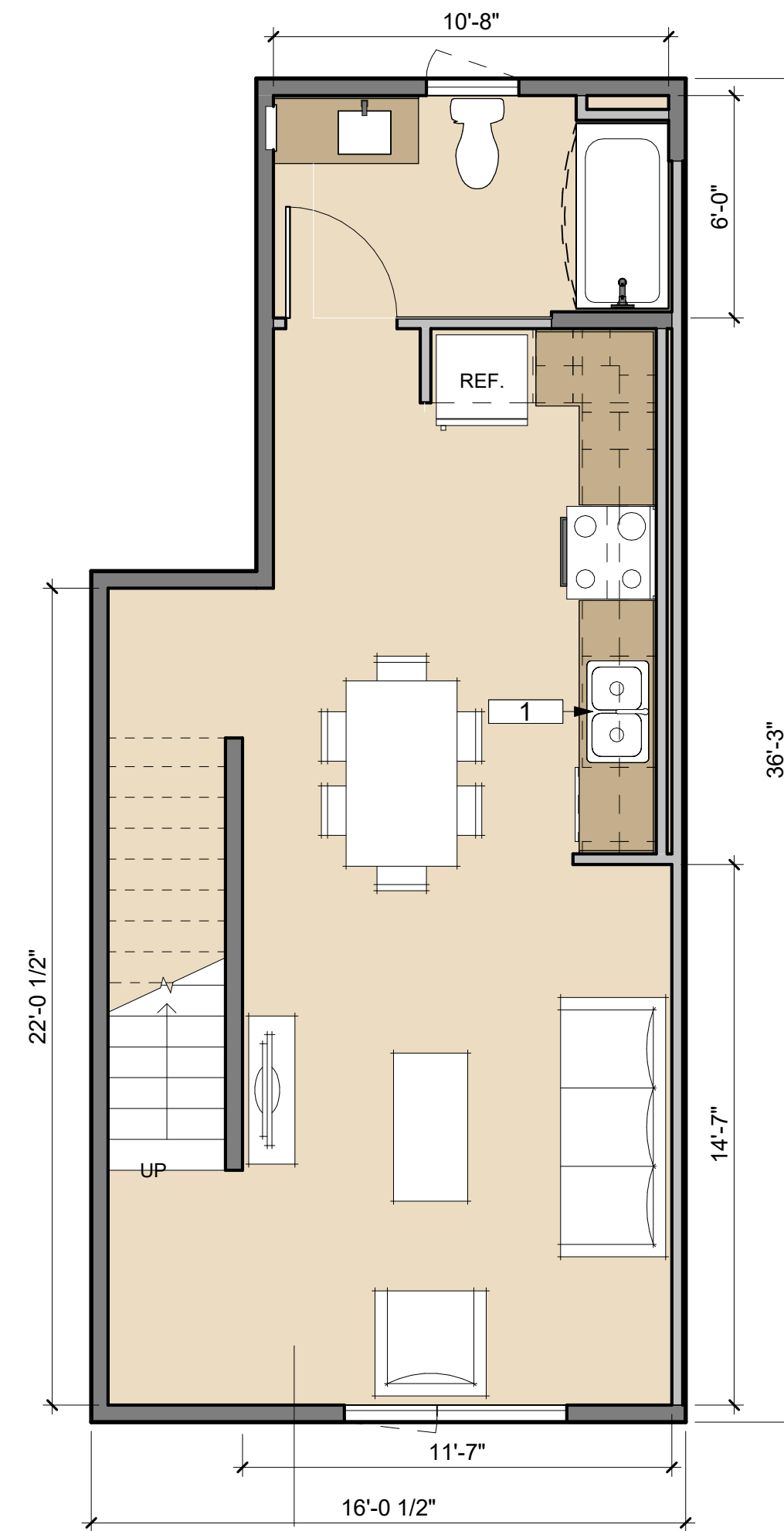


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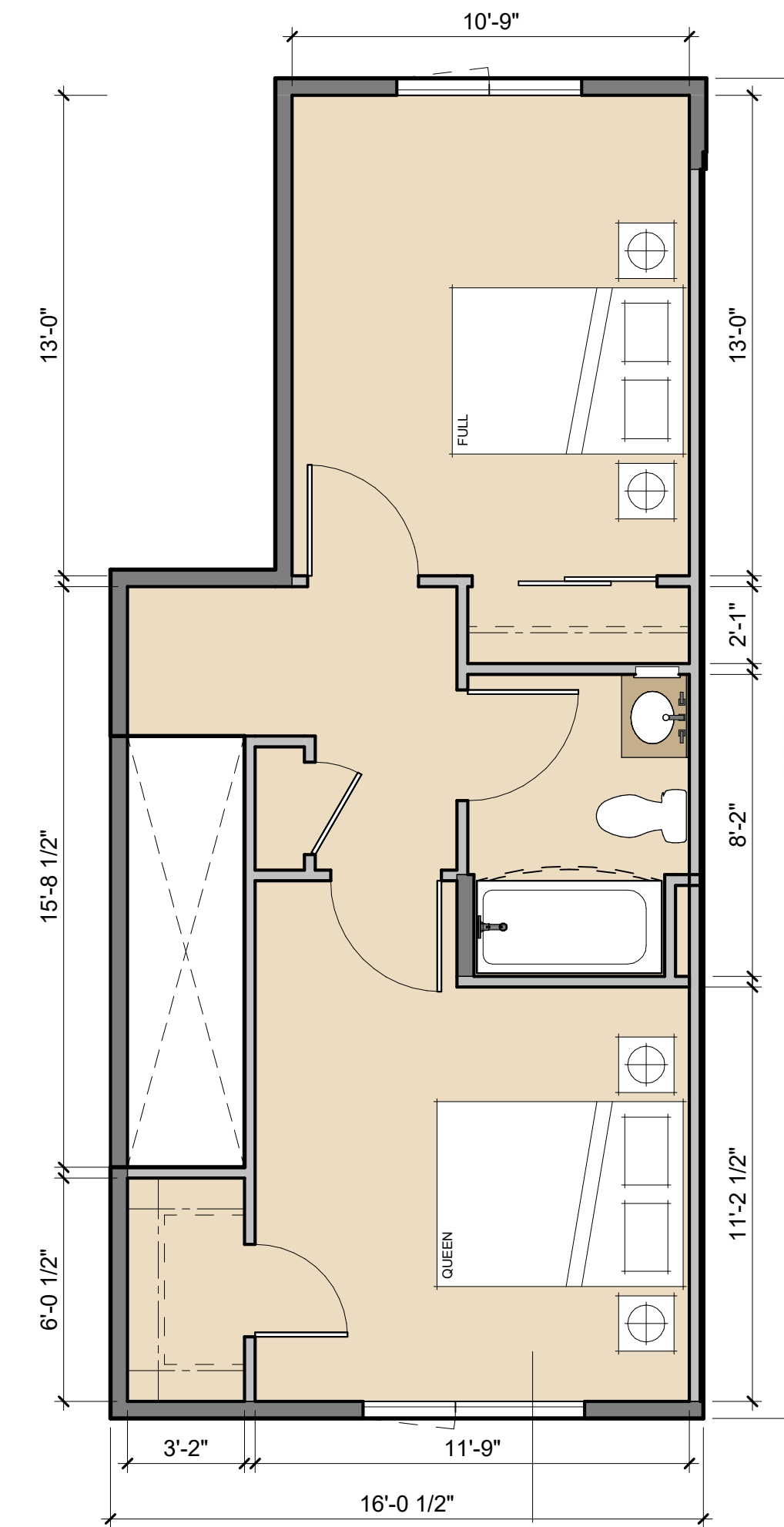
- 1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



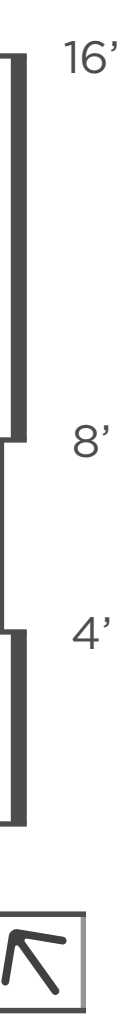
B2
128 SF
LEVEL 1



B2
522 SF
LEVEL 2



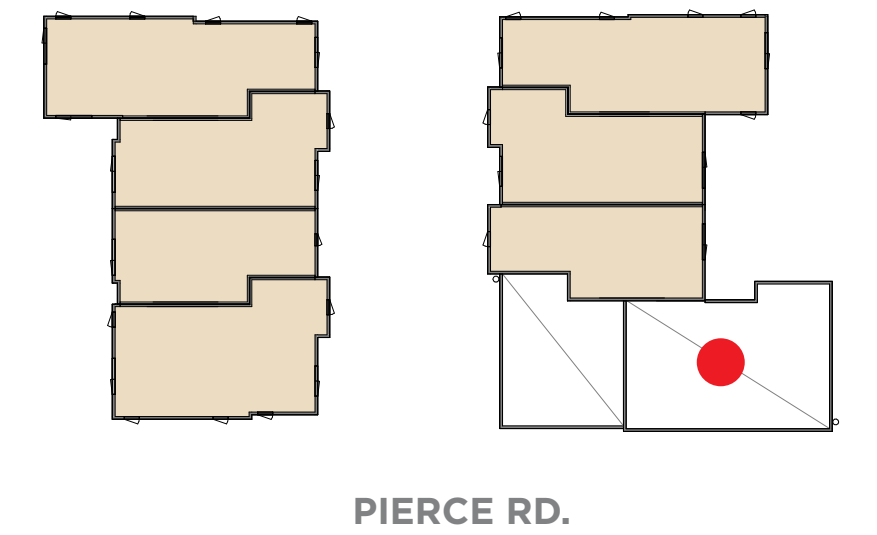
B2
480 SF
LEVEL 3



LEGEND

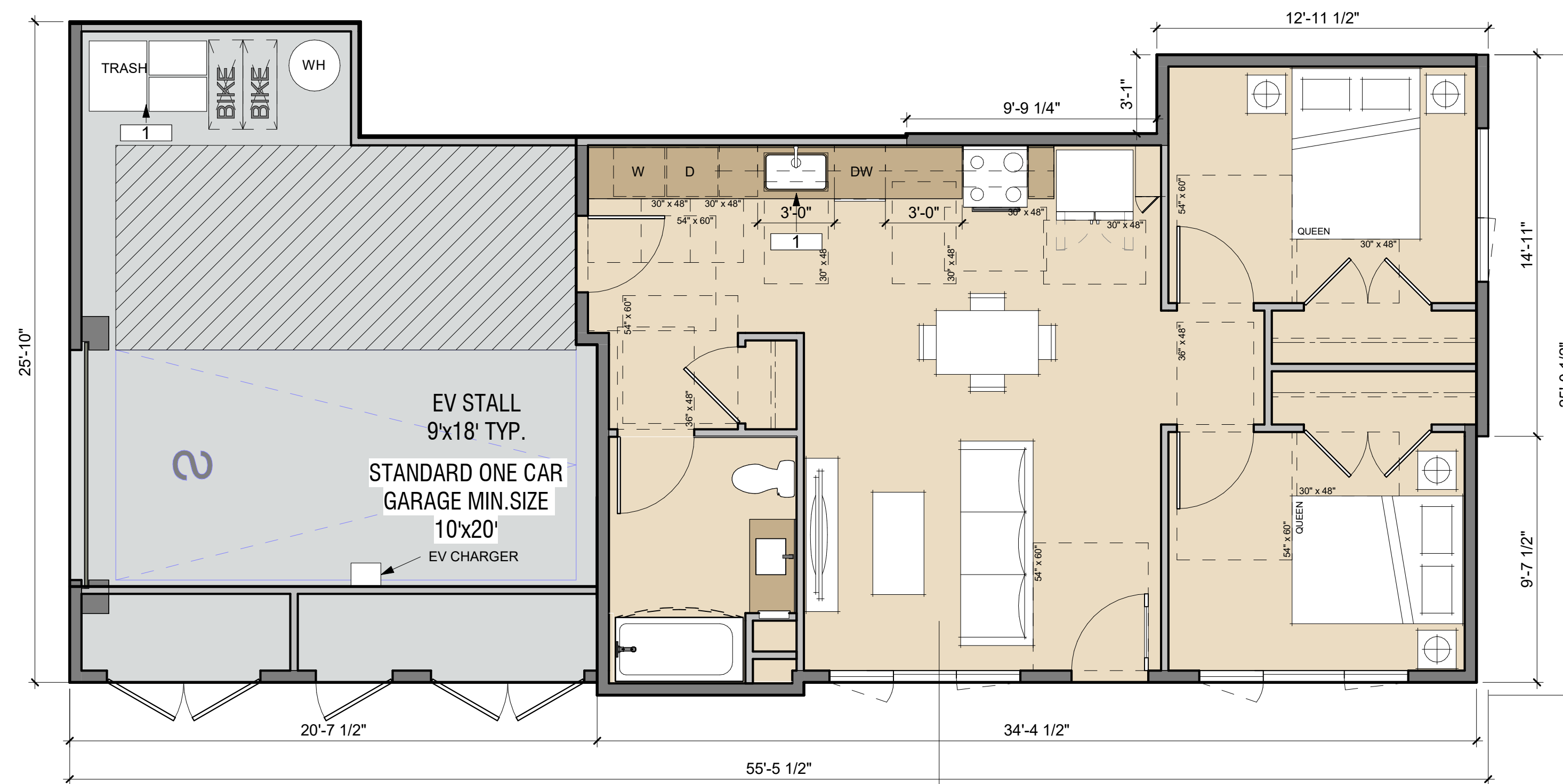
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

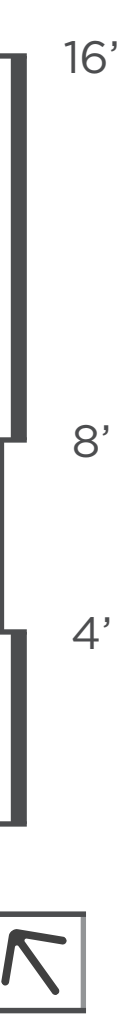


KEYNOTE

1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



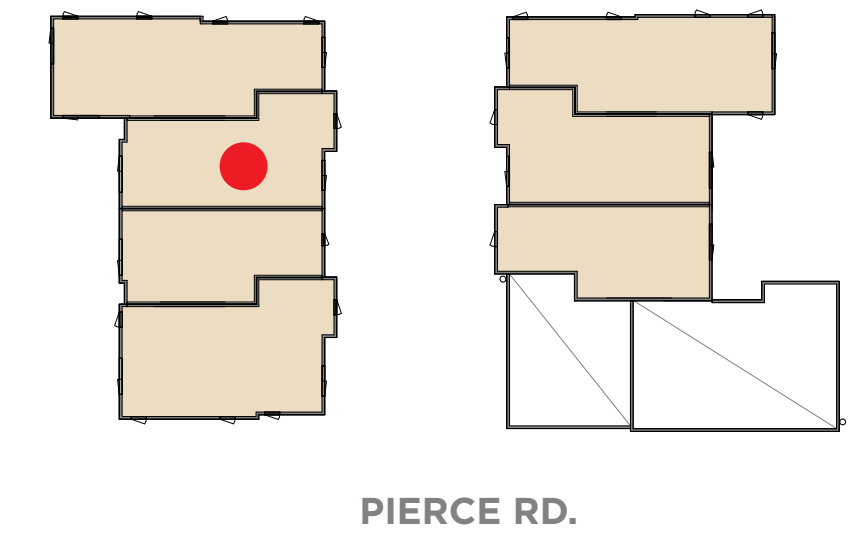
B3
786 SF



LEGEND

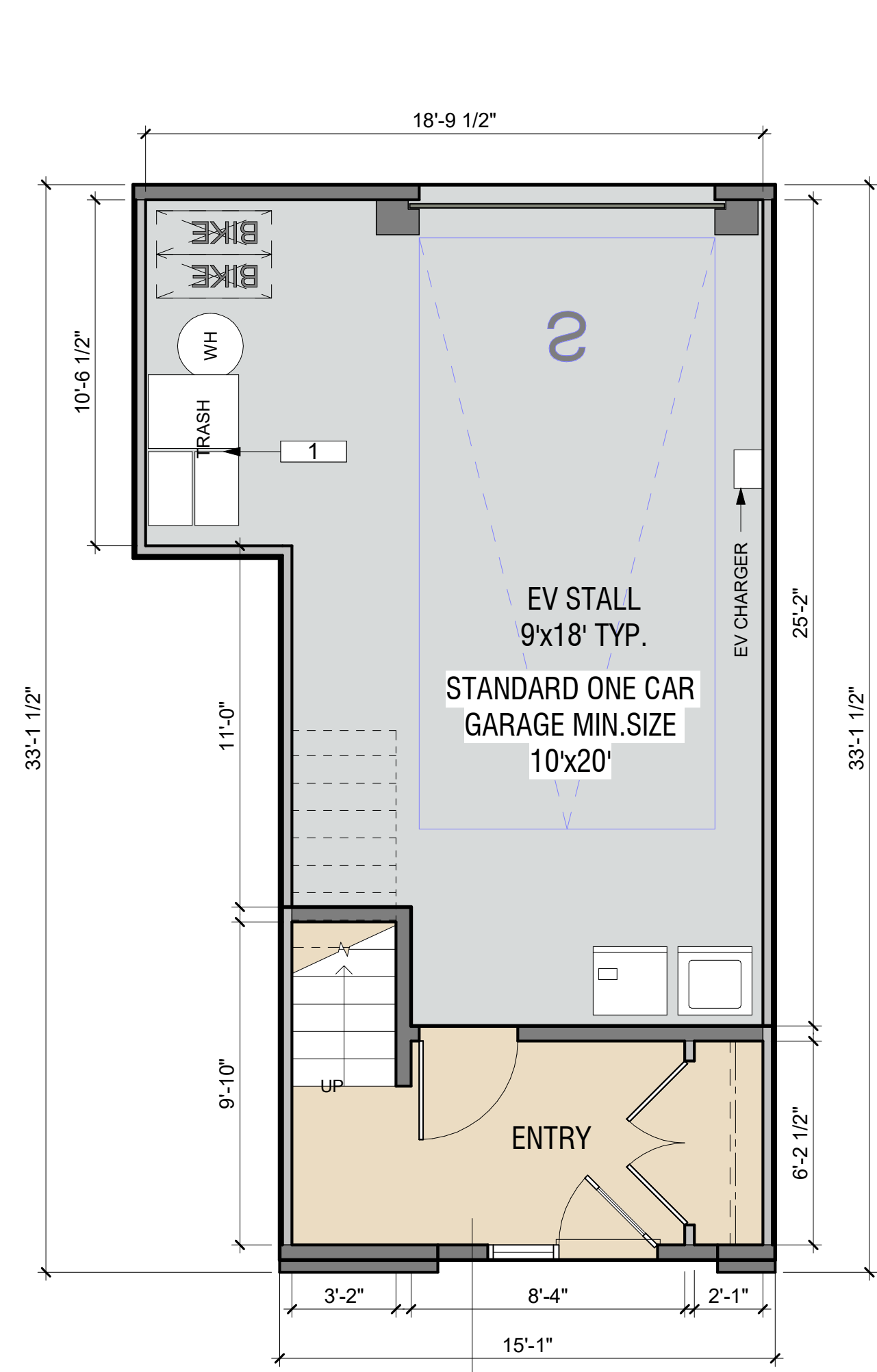
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

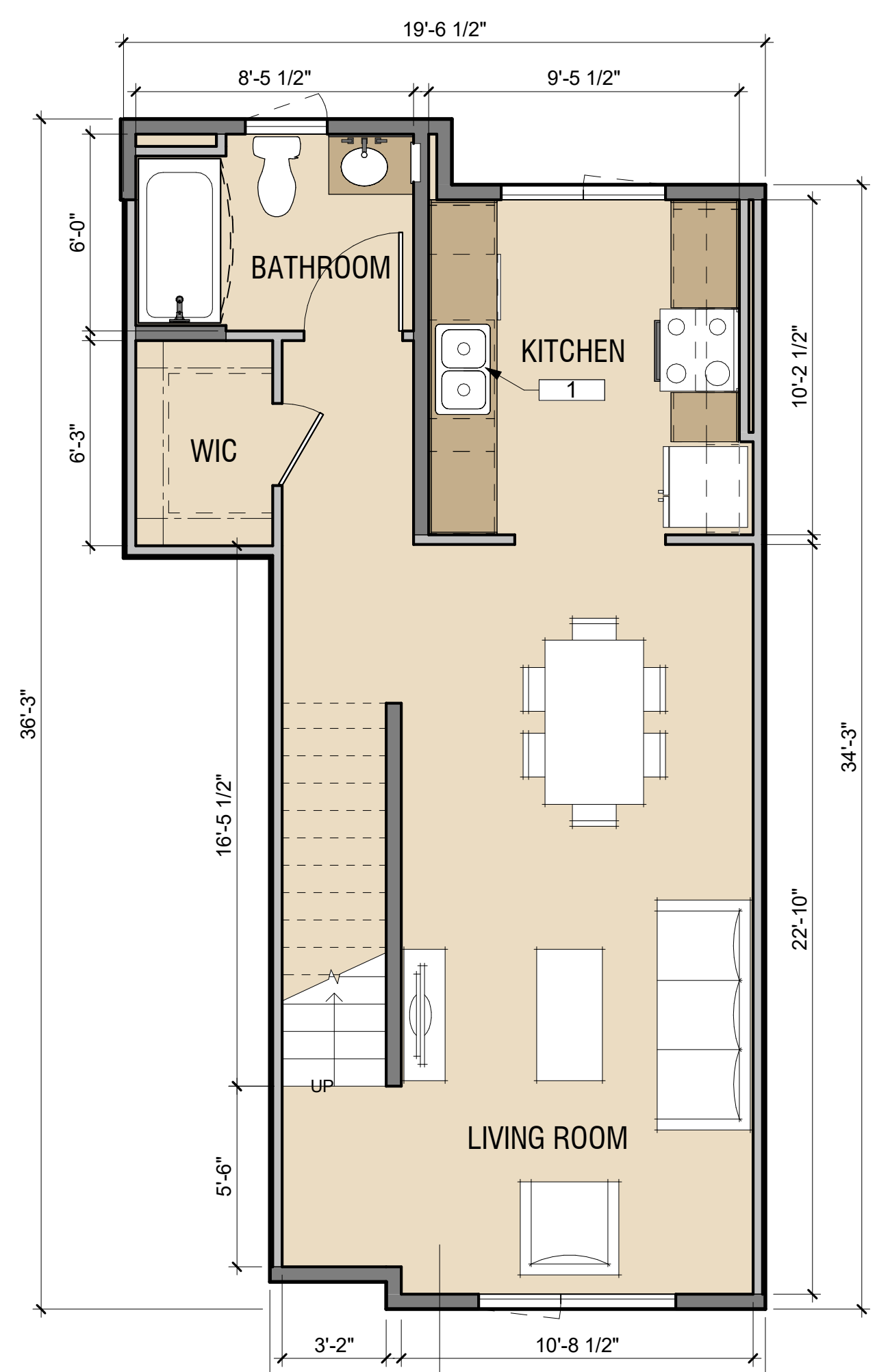


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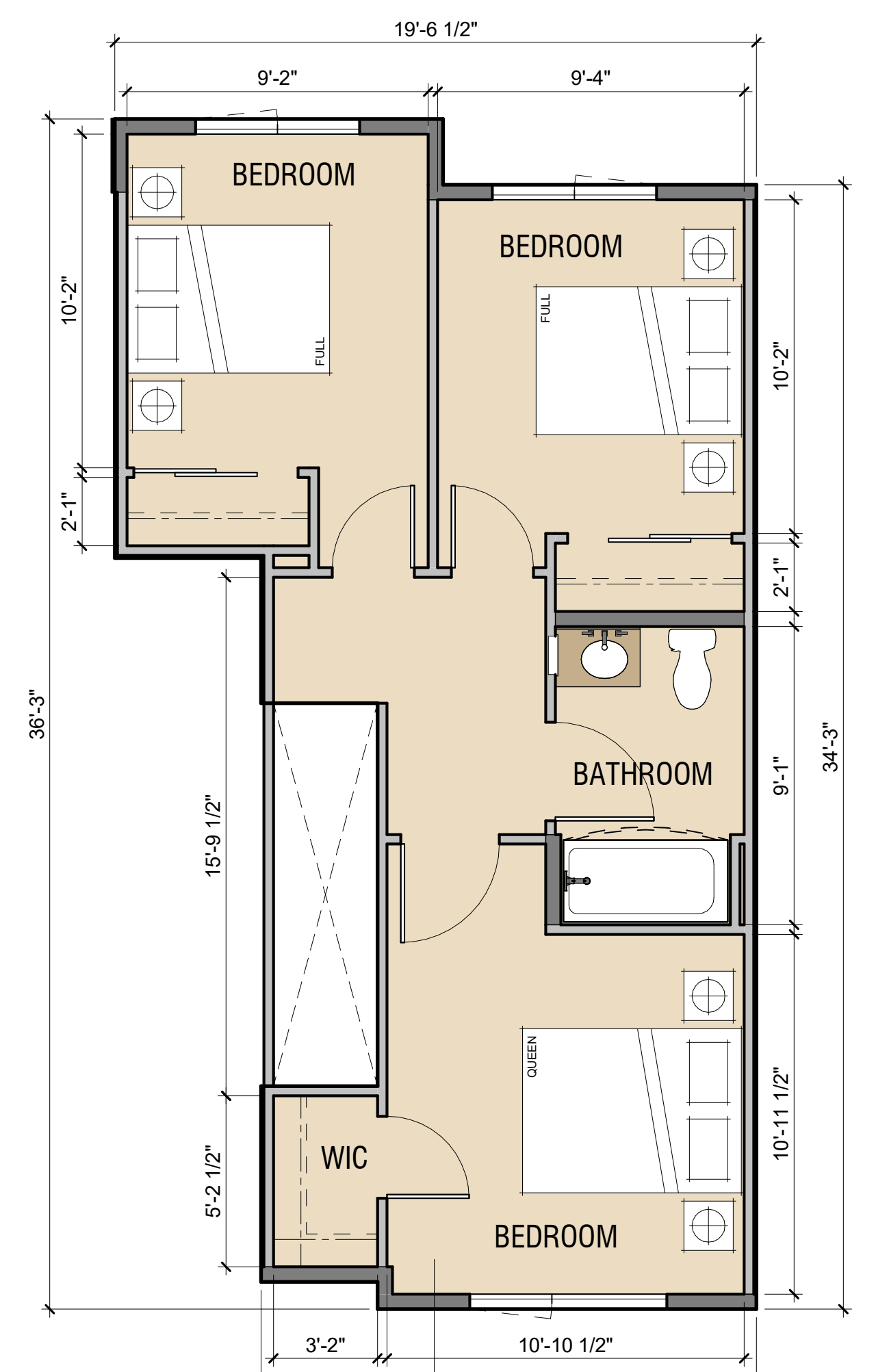
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



C1
122 SF
LEVEL 1



C1
585 SF
LEVEL 2



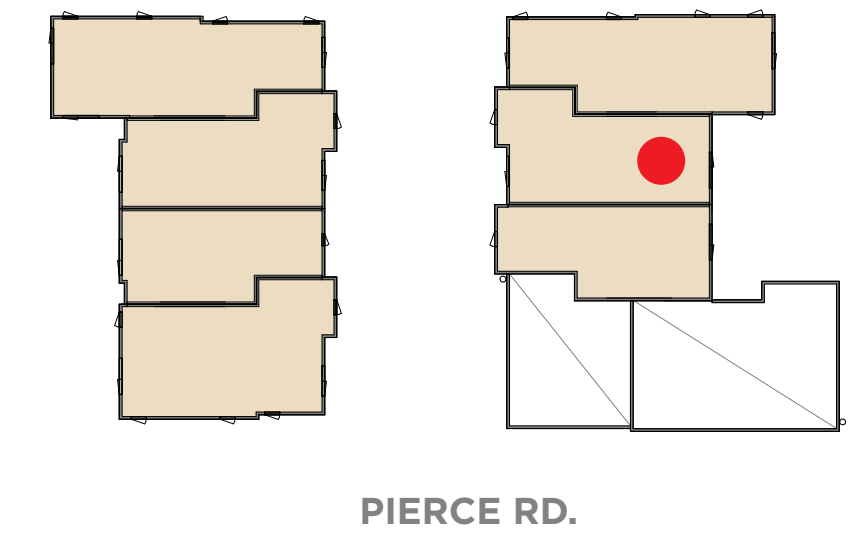
C1
543 SF
LEVEL 3



LEGEND

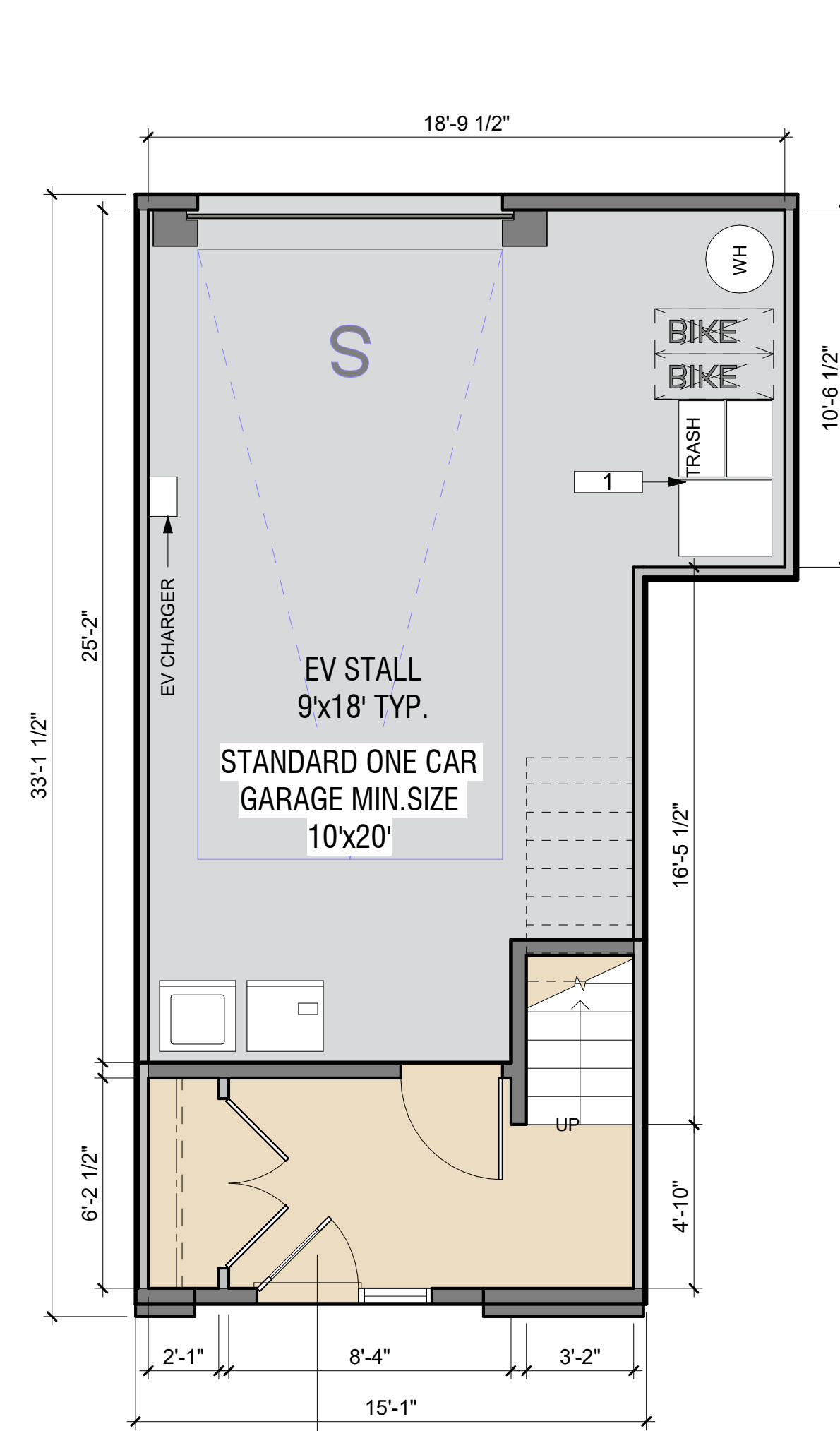
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



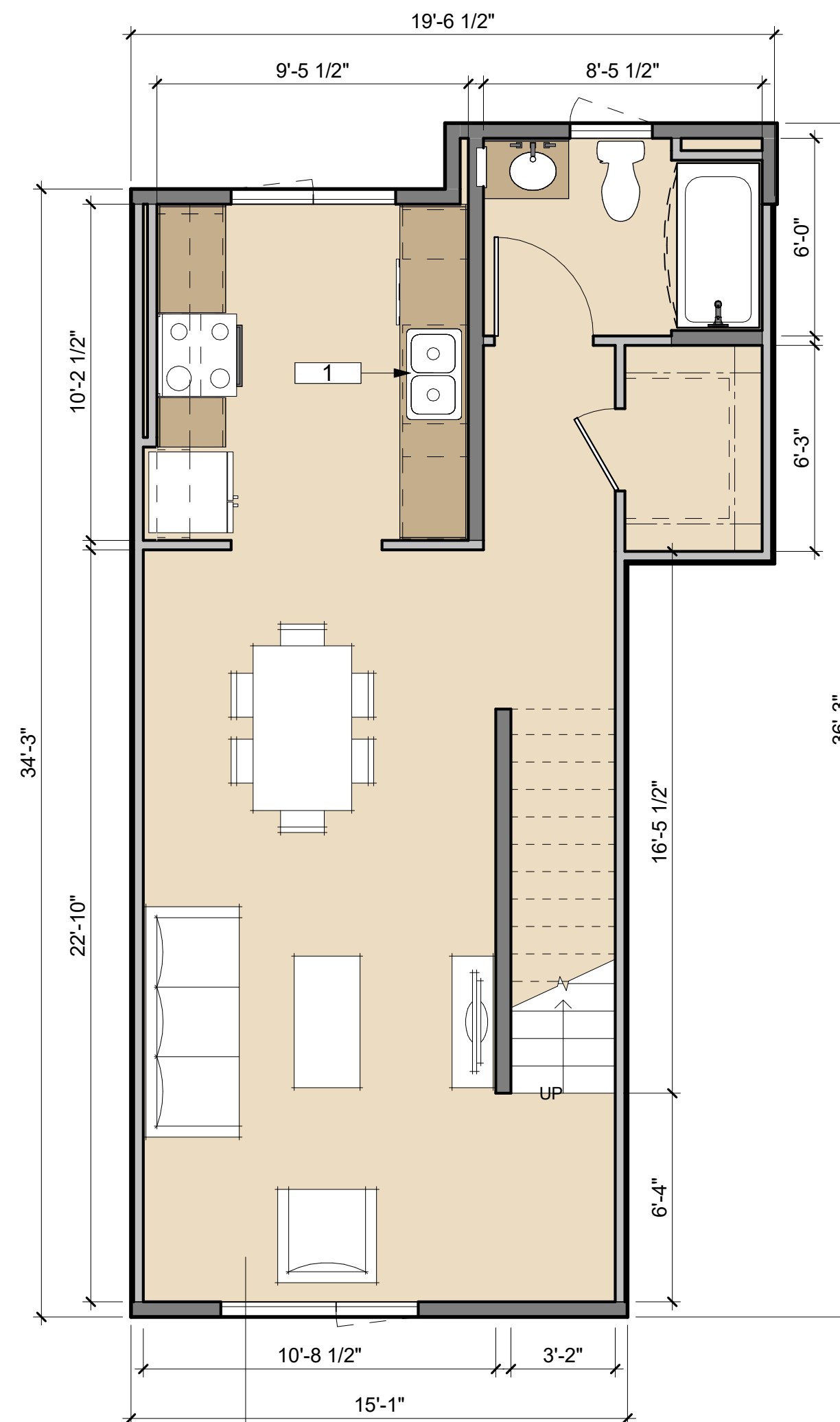
KEYNOTE

1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



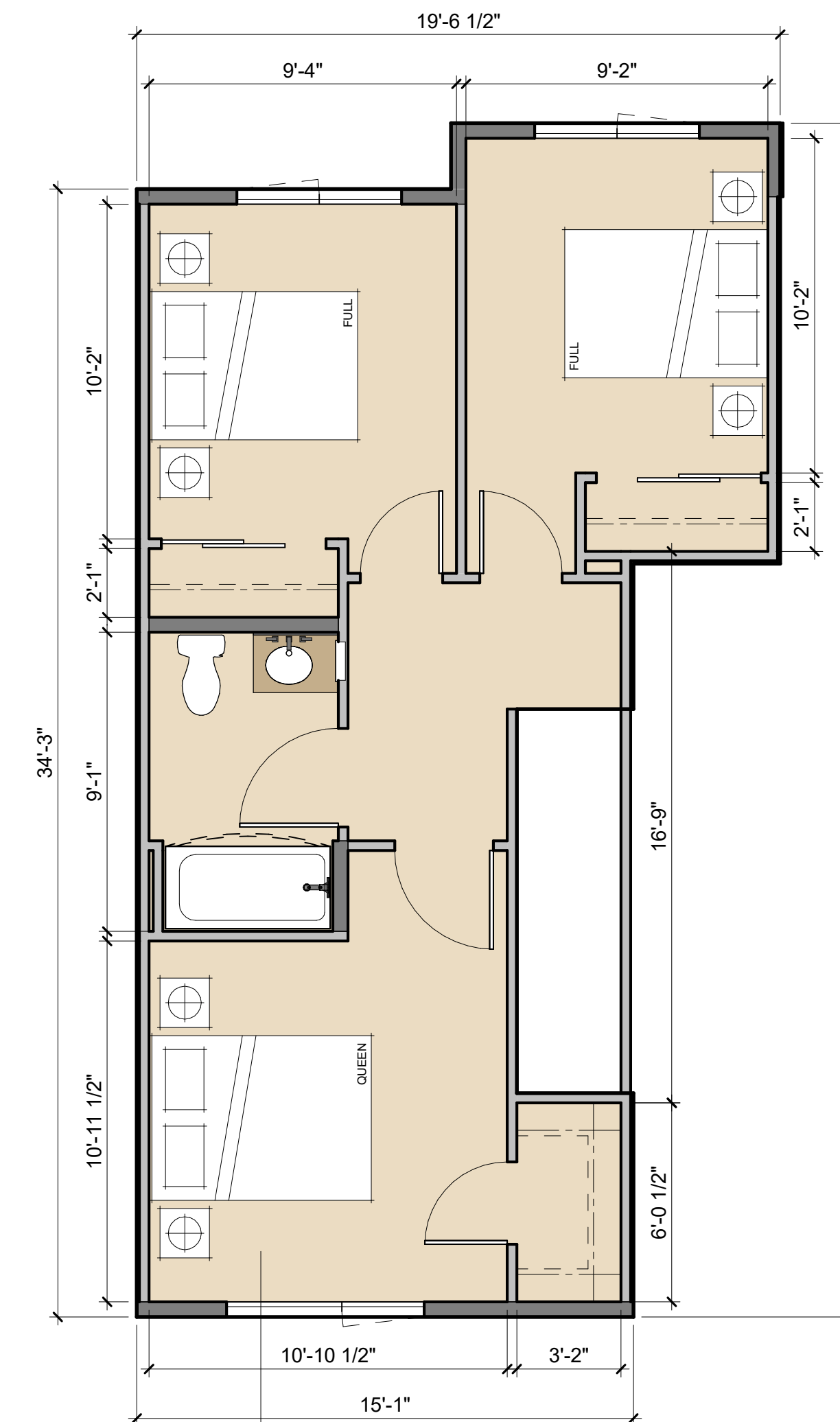
C2

122 SF



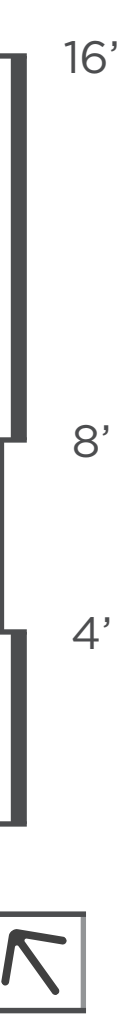
C2

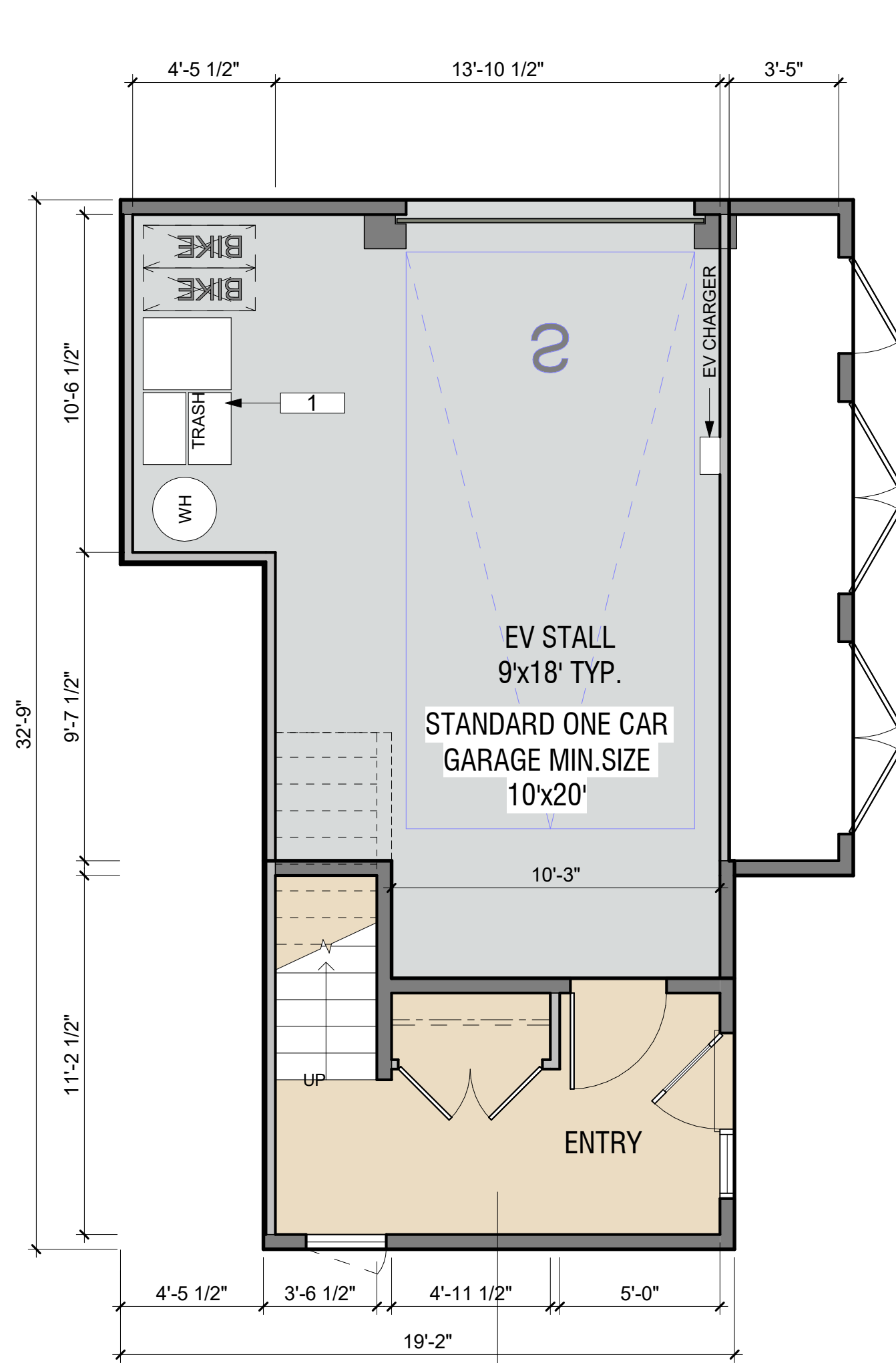
588 SF



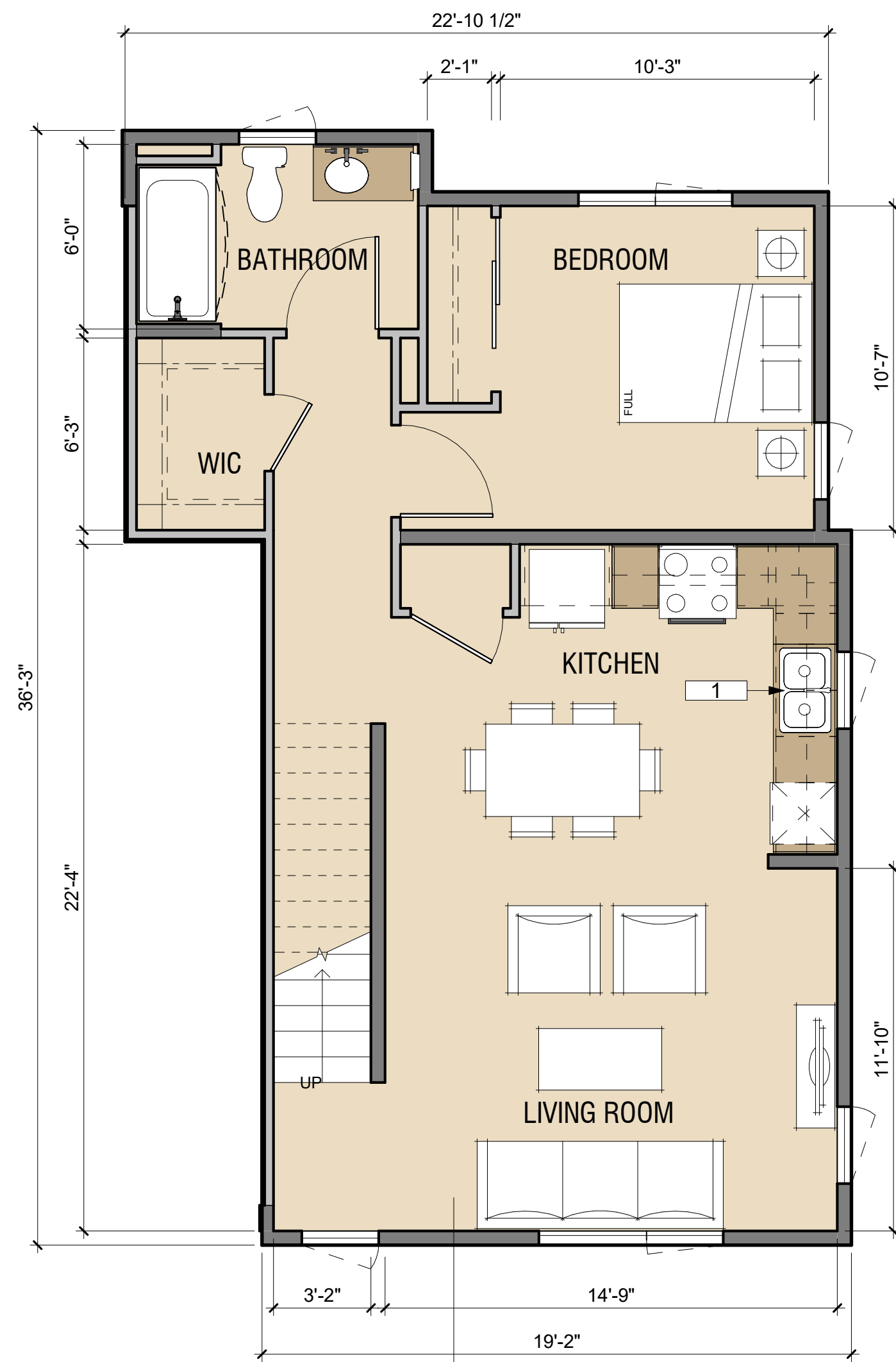
C2

546 SF

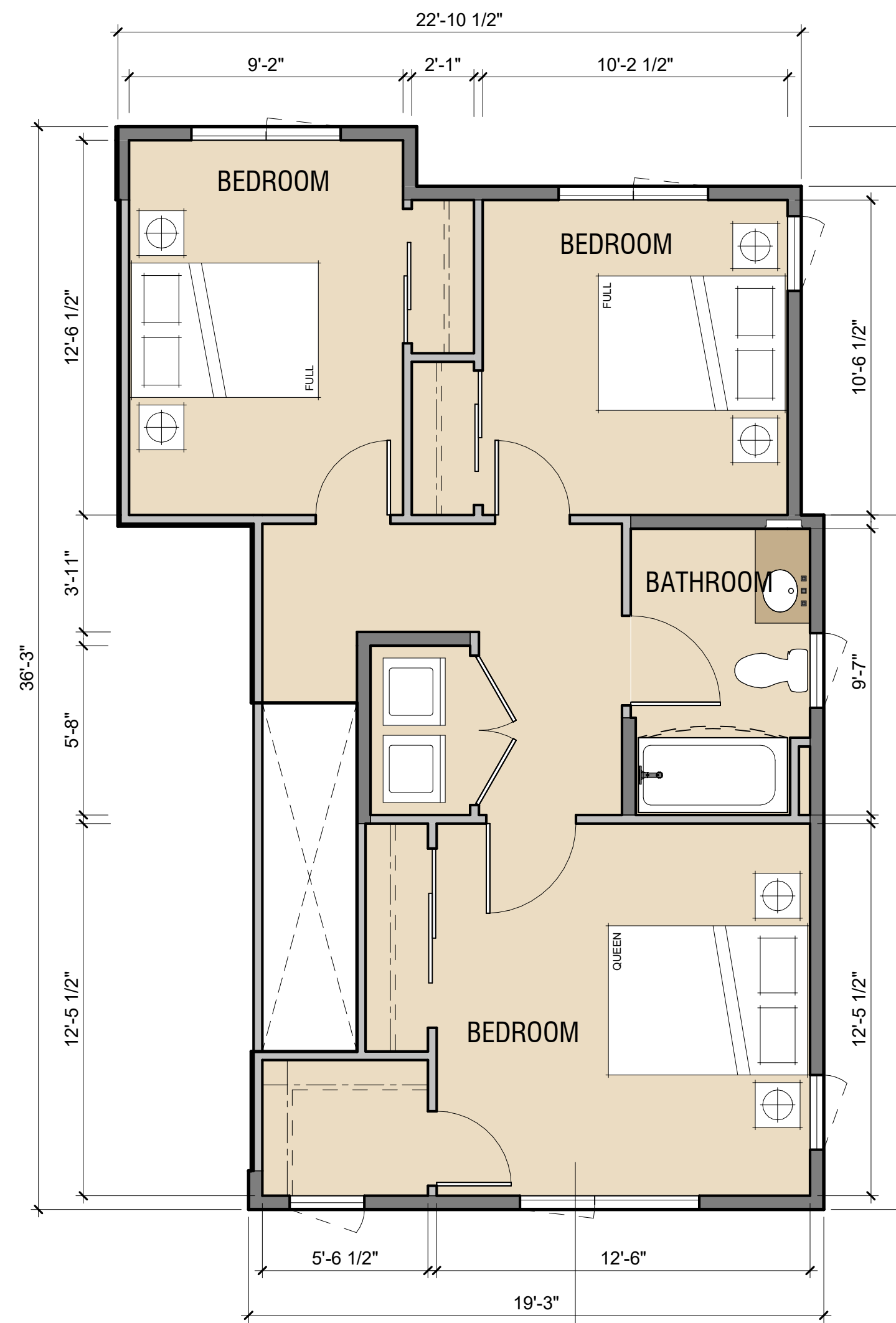




D1
139 SF
LEVEL 1



D1
719 SF
LEVEL 2

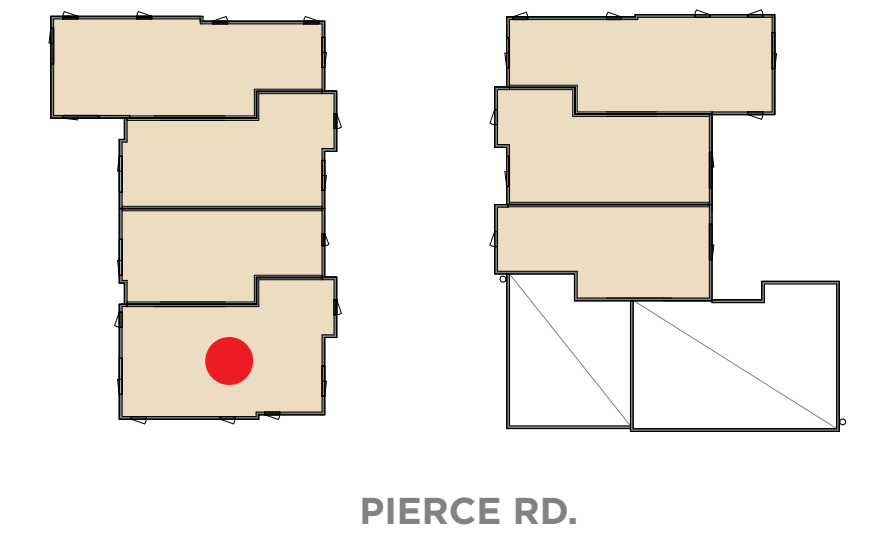


D1
678 SF
LEVEL 3

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



KEYNOTE

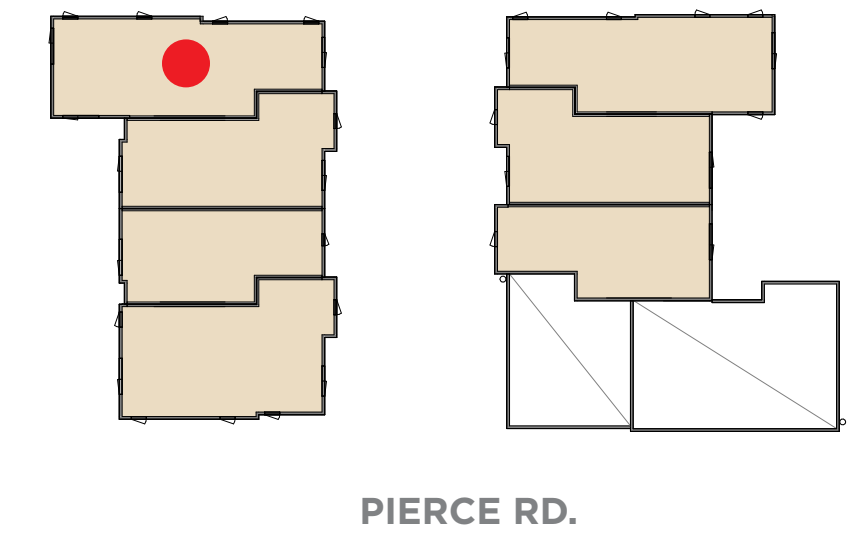
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



LEGEND

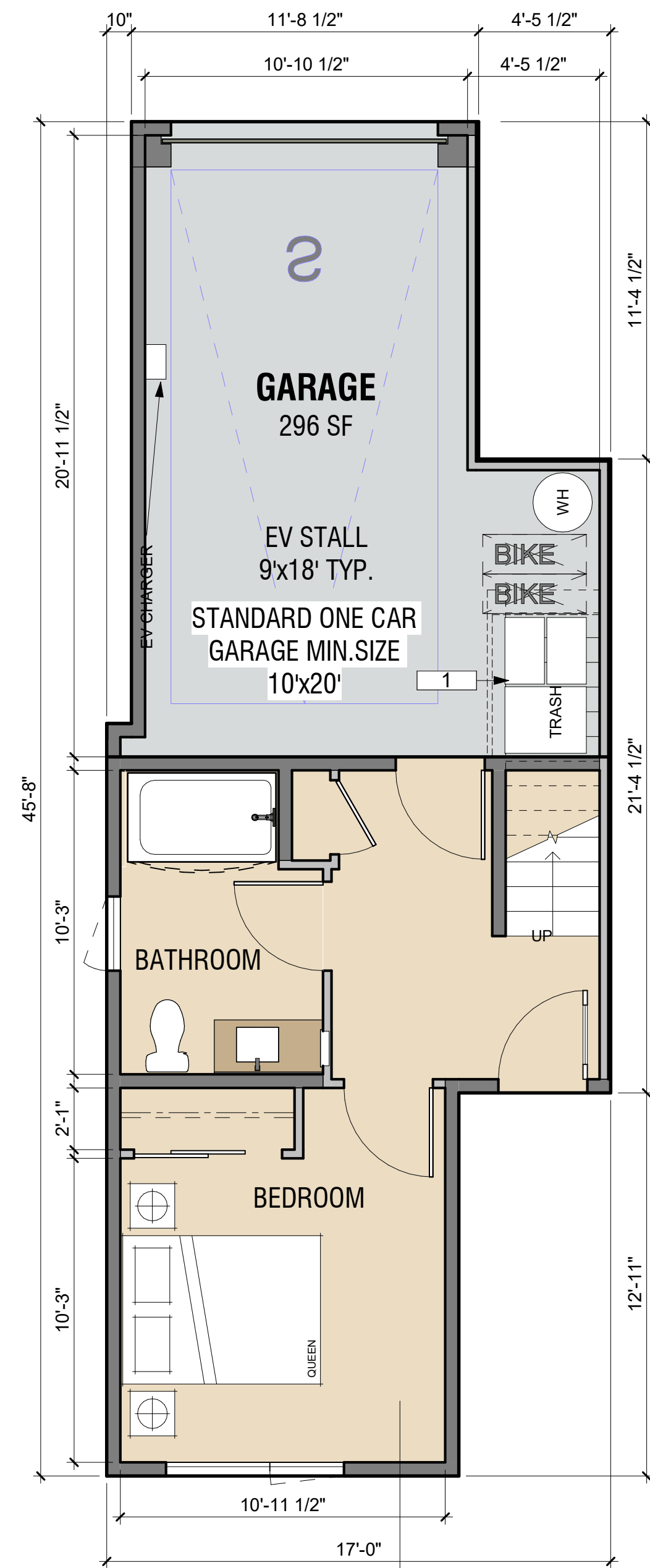
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

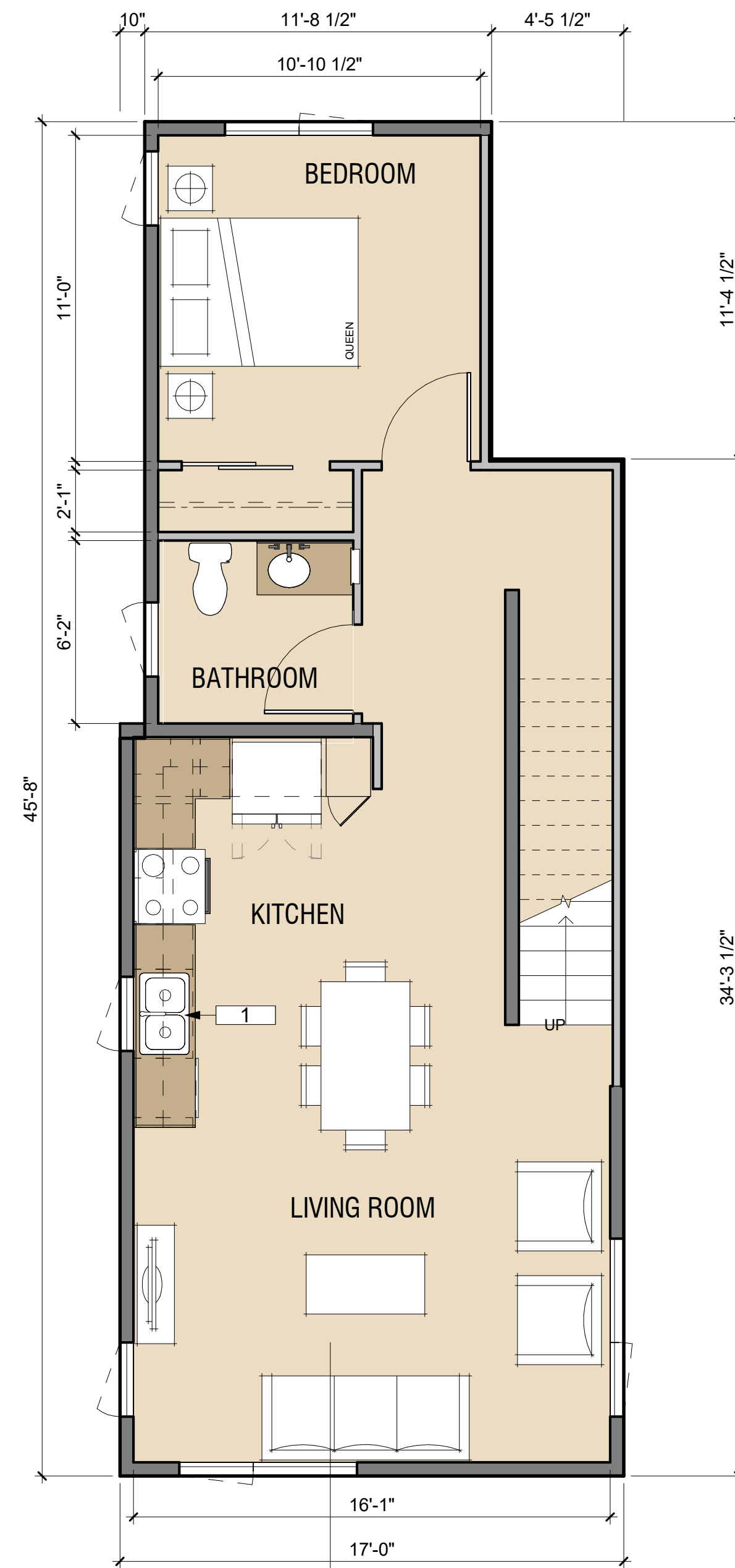


KEYNOTE

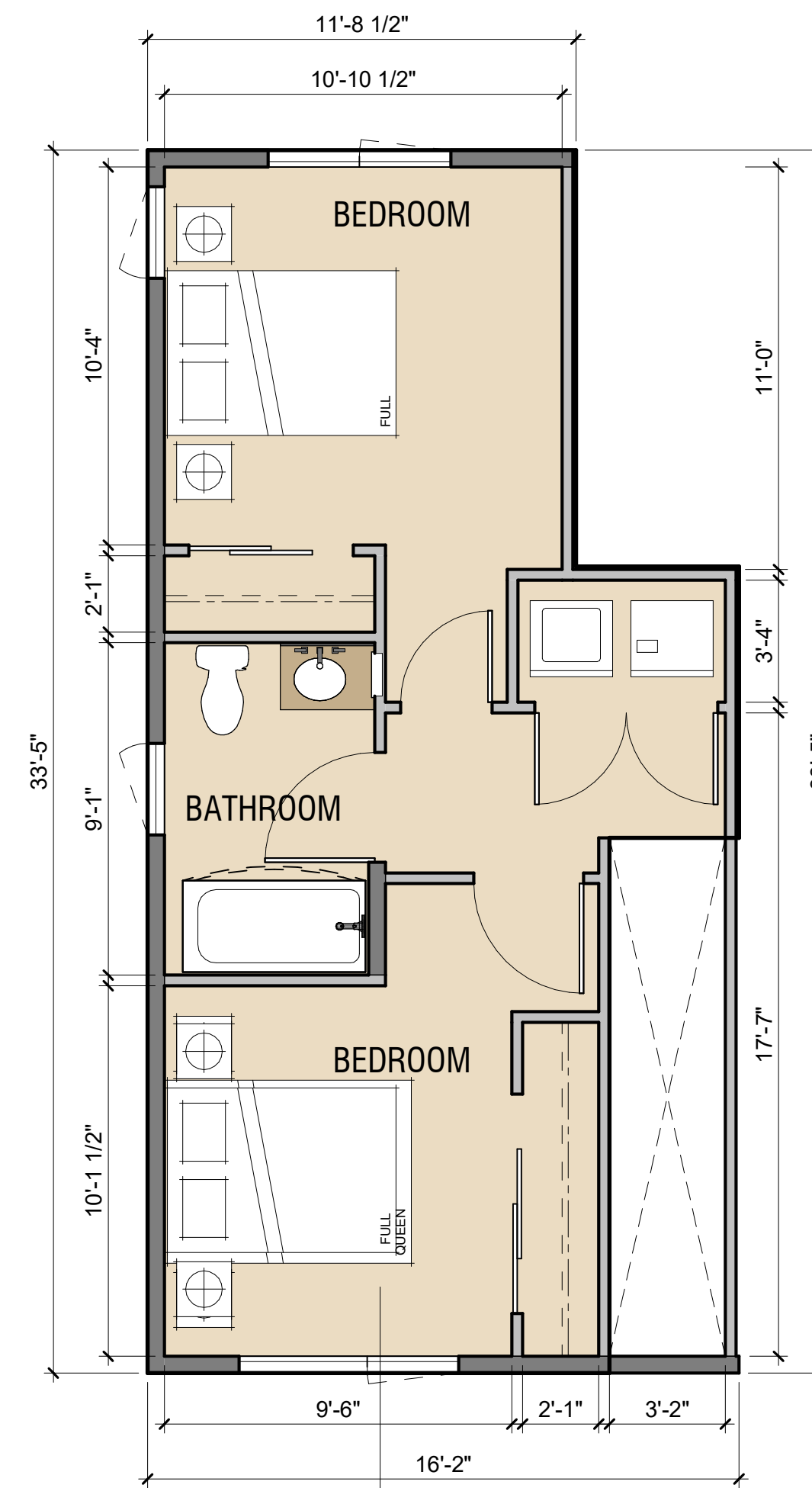
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



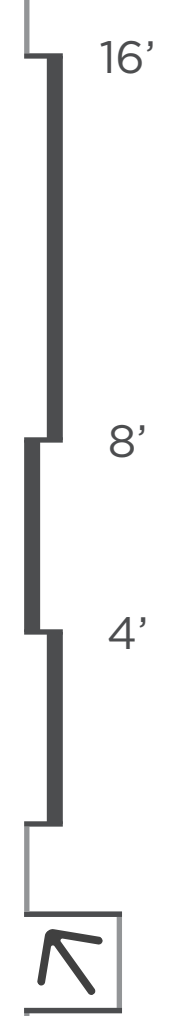
D2
346 SF
LEVEL 1



D2
708 SF
LEVEL 2



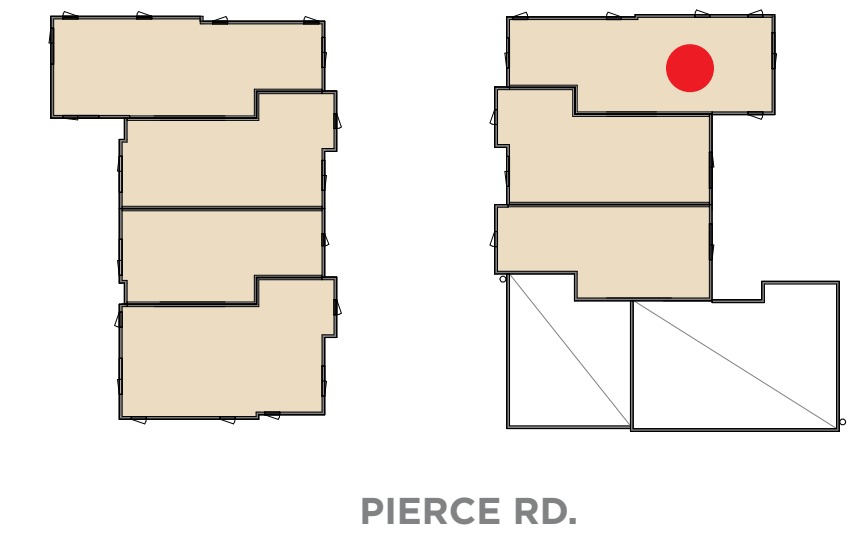
D2
438 SF
LEVEL 3



LEGEND

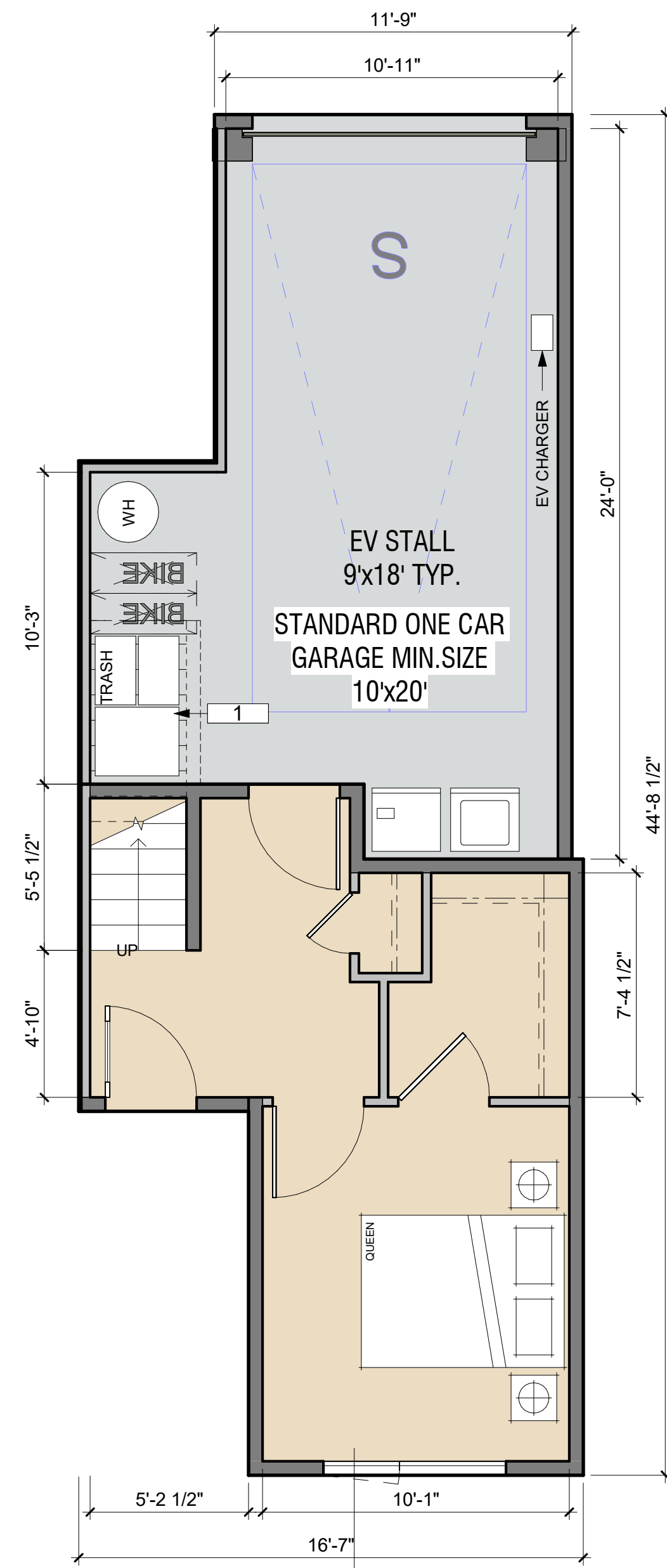
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

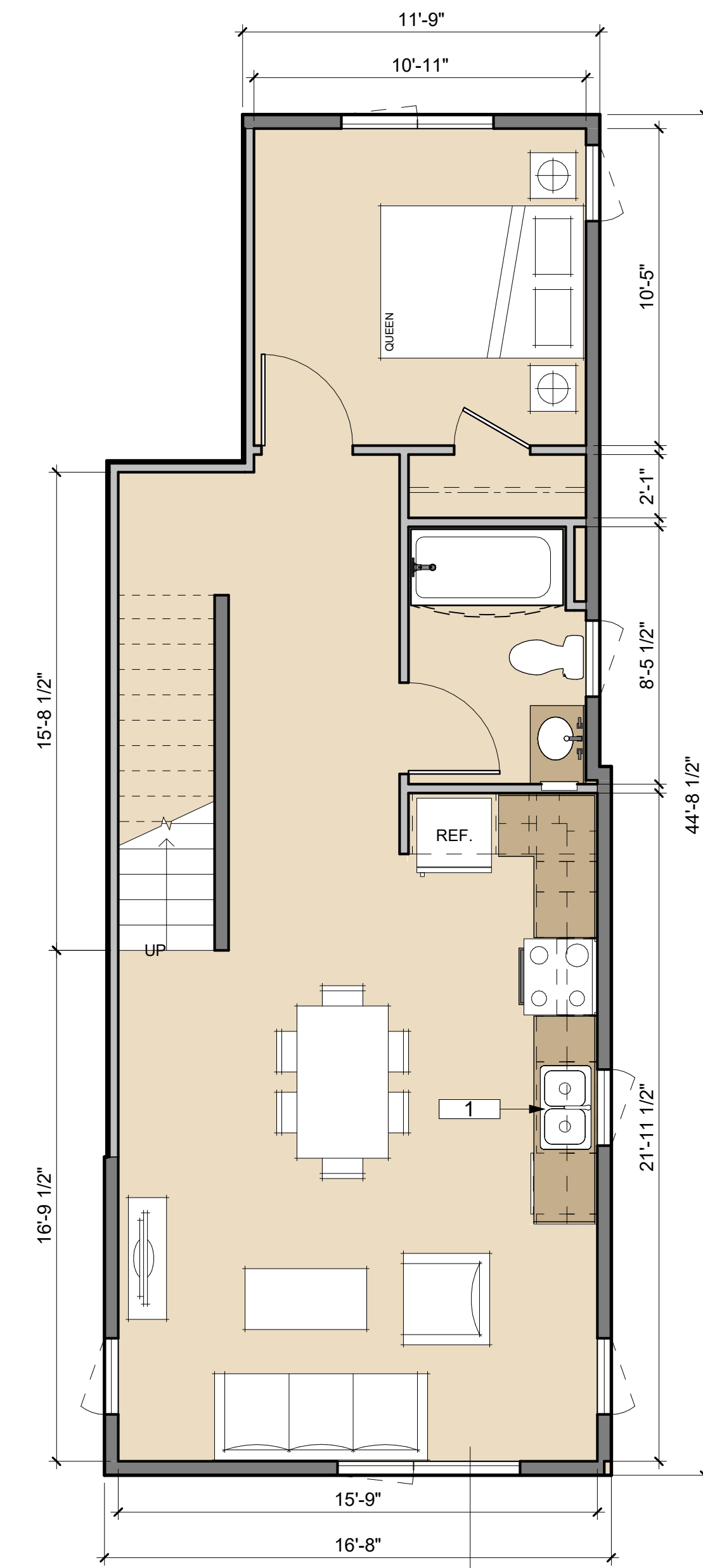


KEYNOTE

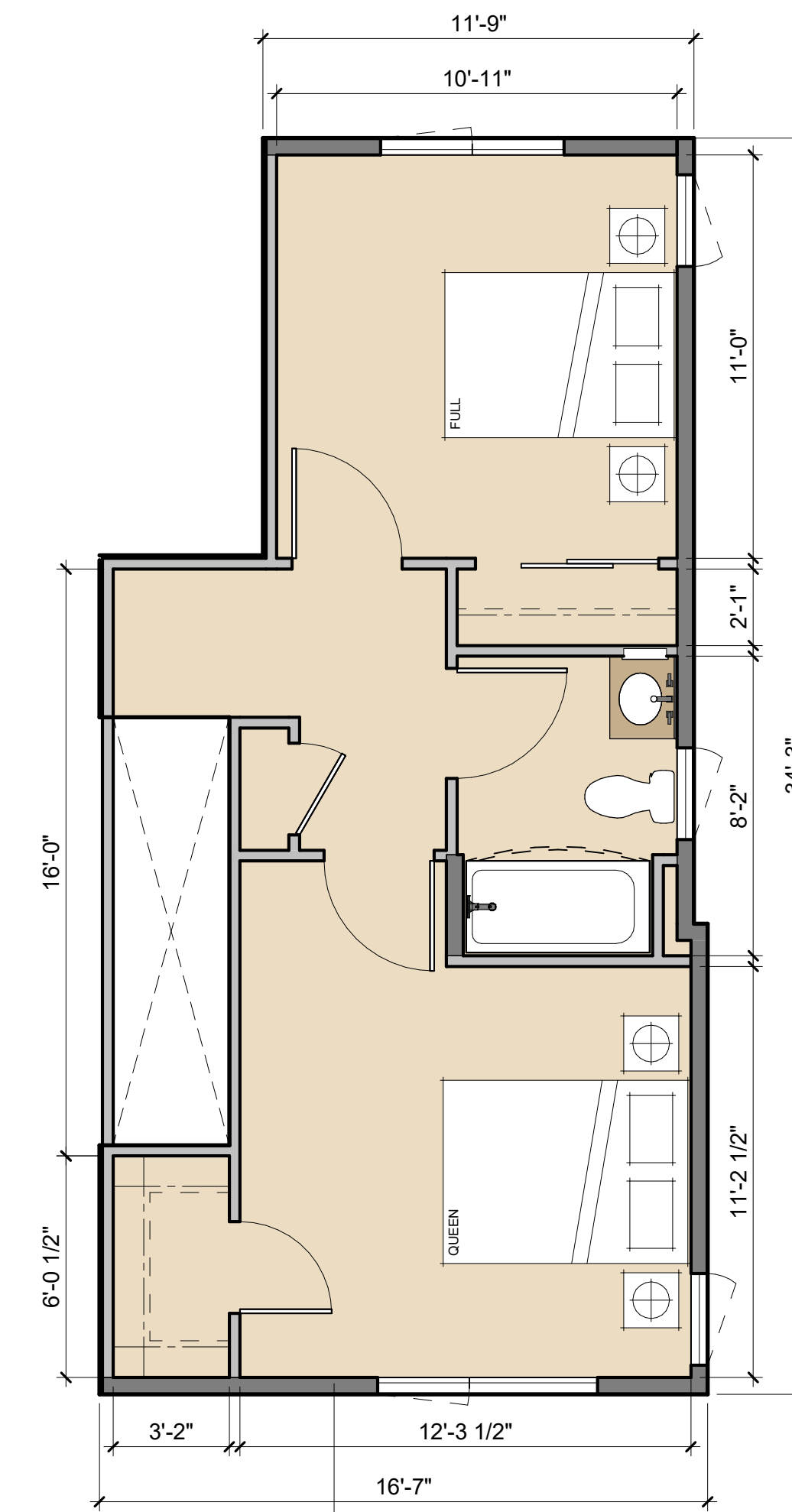
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



D3
292 SF
LEVEL 1

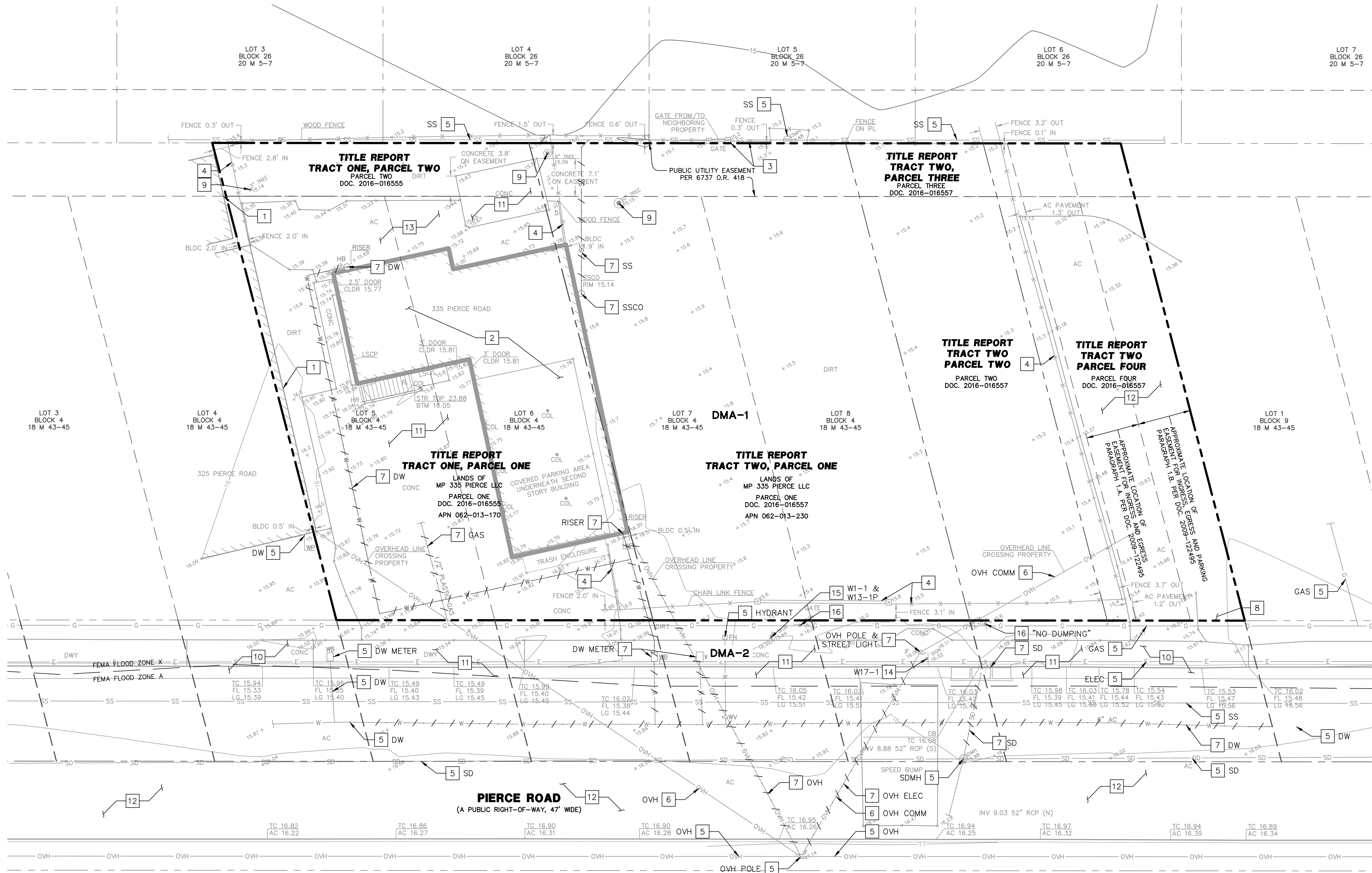


D3
684 SF
LEVEL 2



D3
468 SF
LEVEL 3





EXISTING PERVIOUS VS. IMPERVIOUS SITE CONDITIONS

	EX ROOF AREA	EX IMPERVIOUS PAVEMENT AREA	EX LANDSCAPE AREA
SQUARE FEET	1,741	5,758	9,614
PERCENT OF TOTAL SITE	10%	34%	56%

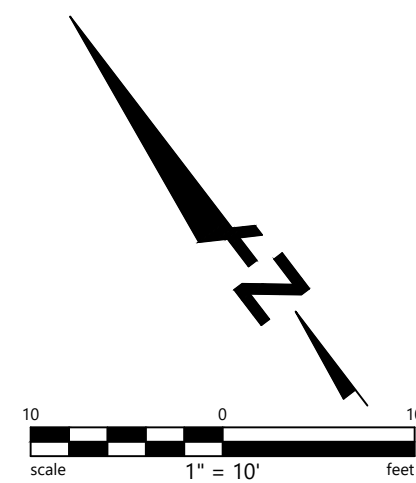
NOTE:

- SHOWN AREAS PERTAIN TO EXISTING CONDITIONS WITHIN APPROXIMATE PROJECT LIMITS.
- CONTRACTOR TO COORDINATE ACCESS OR TEMPORARY DRIVEWAY INACCESSIBILITY WITH ADJACENT PROPERTIES PRIOR TO BEGINNING CONSTRUCTION.

DEMOLITION LEGEND:

--- EX UTILITY TO BE REMOVED

- DEMOLITION KEY NOTES:**
- 1 EX BUILDING TO REMAIN
 - 2 EX BUILDING TO BE DEMOLISHED
 - 3 EX FENCE TO REMAIN
 - 4 EX FENCE TO BE DEMOLISHED
 - 5 EX UTILITY TO REMAIN
 - 6 EX UTILITY TO BE RELOCATED
 - 7 EX UTILITY TO BE DEMOLISHED
 - 8 EX TREE TO REMAIN
 - 9 EX TREE TO BE REMOVED
 - 10 EX CONCRETE TO REMAIN
 - 11 EX CONCRETE TO BE REMOVED
 - 12 EX ASPHALT TO REMAIN
 - 13 EX ASPHALT TO BE REMOVED
 - 14 EX SIGN TO REMAIN
 - 15 EX SIGN TO BE RELOCATED
 - 16 EX SIGN TO BE REMOVED



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/22/2026

BKF ENGINEERS
150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
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335 PIERCE ROAD VESTING TENTATIVE MAP
APN 062-013-170 & 062-013-230
CITY OF MENLO PARK - SAN MATEO COUNTY
**EXISTING CONDITIONS AND
PRELIMINARY DEMOLITION PLAN**

Revisions

No.	Date	Description

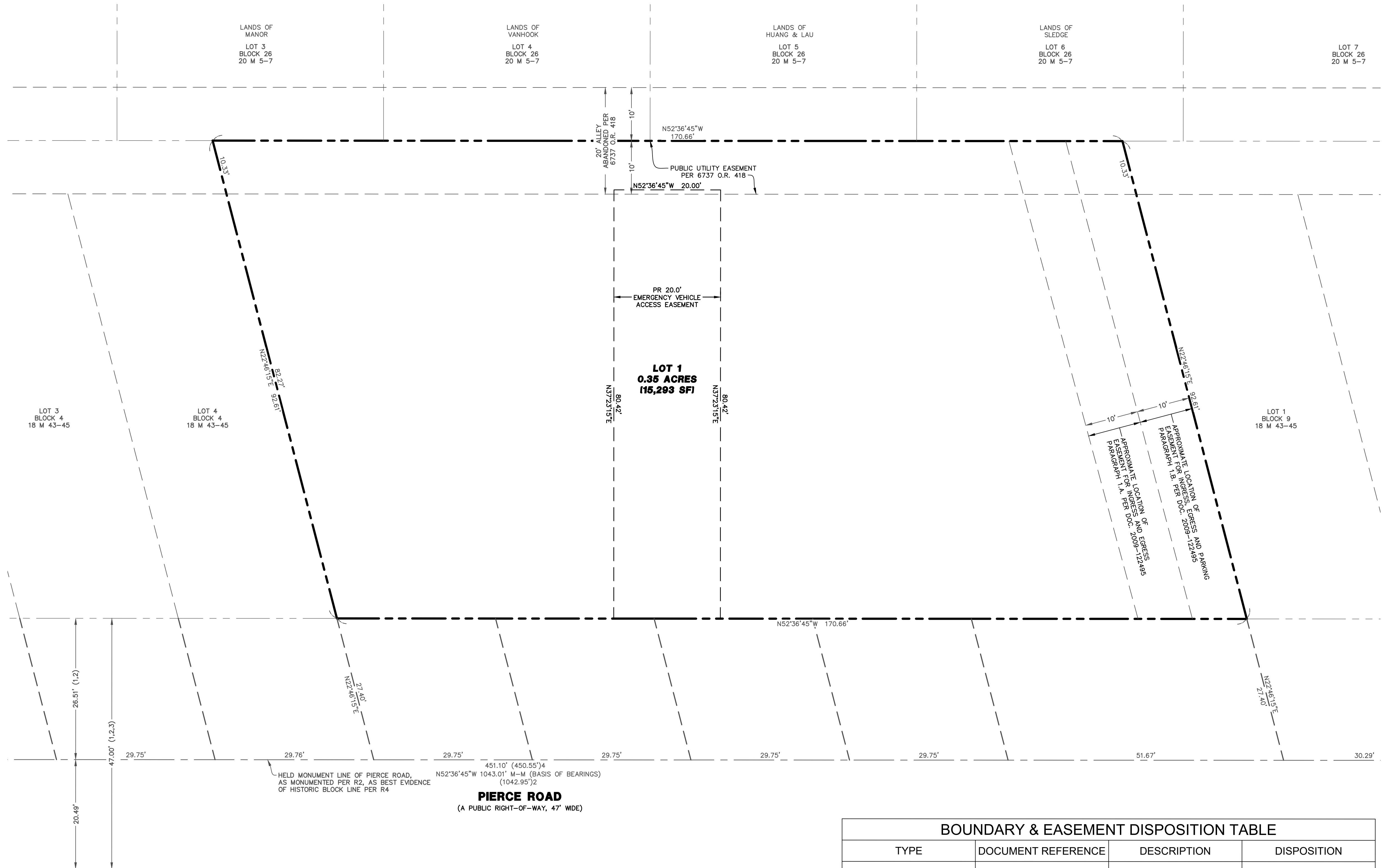
Date: 4/23/2026
Scale: 1" = 10'
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424

Drawing Number:
C2.0
2 OF 12

NOT FOR CONSTRUCTION

DRAWING NAME: Civil/Prep/Title; BKF/BKF_03/2024/04/23/2026; 335_Pierce_Road_Vesting_Tentative_Map/EXISTING_CONDITIONS_Plan/Title; PLOT DATE: 04-23-26; PLOTTED BY: rchikara

TOTAL SITE AREA WITHIN PROPERTY LINE: 15,293 SF (0.35 AC)
 TOTAL AREA OF PR ACCESS EASEMENTS: 4,955 SF (0.11 AC)
 NET AREA (EXCLUSIVE OF PR ACCESS EASEMENTS): 10,338 SF (0.24 AC)



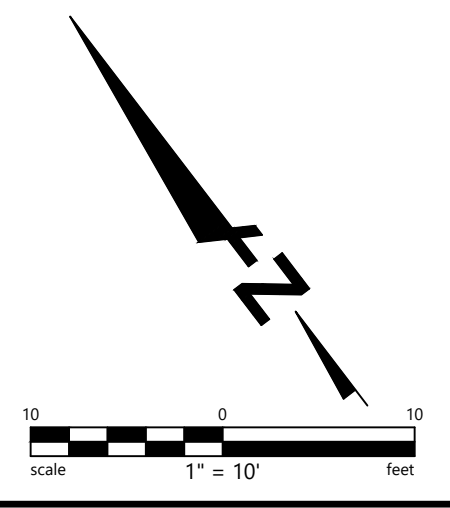
PIERCE ROAD
 (A PUBLIC RIGHT-OF-WAY, 47' WIDE)

BOUNDARY & EASEMENT DISPOSITION TABLE			
TYPE	DOCUMENT REFERENCE	DESCRIPTION	DISPOSITION
TRACT ONE, PARCEL ONE	2016-016555	PARCEL	MERGE INTO LOT 1
TRACT ONE, PARCEL TWO	2016-016555	UTILITY EASEMENT PARCEL	
TRACT TWO, PARCEL ONE	2016-016557	PARCEL	
TRACT TWO, PARCEL TWO	2016-016557	UTILITY EASEMENT PARCEL	
TRACT TWO, PARCEL THREE	2016-016557	PARCEL	
TRACT TWO, PARCEL FOUR	2016-016557	PARCEL	
EASEMENT	6737 O.R. 418	10' PUBLIC UTILITY EASEMENT	TO REMAIN
EASEMENT	PARAGRAPH 1.A. PER DOC. 2009-122495	10' EASEMENT FOR INGRESS AND EGRESS	TO REMAIN
EASEMENT	PARAGRAPH 1.B. PER DOC. 2009-122495	10' EASEMENT FOR INGRESS, EGRESS AND PARKING	TO REMAIN
EASEMENT	N/A	20' EMERGENCY VEHICLE ACCESS EASEMENT	PROPOSED
EASEMENT	N/A	EXISTING BUILDING ENCROACHMENT	PROPOSED, SEE NOTE 2.

NOTE:

- EVAE TO BE RECORDED WITH FINAL MAP AND REFERENCED IN THE CC&RS, WITH MAINTENANCE AND NO-PARKING/CLEAR ACCESS OBLIGATIONS ASSIGNED TO THE HOA.
- SURVEY INDICATES A PRE-EXISTING THIRD-PARTY STRUCTURE ENCROACHING ONTO THE WEST PROPERTY LINE OF PROPOSED LOT 1. THE ENCROACHMENT VARIES BETWEEN APPROXIMATELY 0.5 TO 2.0 FEET. RESOLUTION, IF REQUIRED, SHALL BE ADDRESSED THROUGH TITLE AND/OR RECORDED DOCUMENTS AT THE FINAL MAP STAGE.

DRAWING NAME: 335 Pierce Road Vesting Tentative Map; DATE: 04/22/2026; PLOTTED BY: ebf@bkf.com



PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 04/22/2026

BKF ENGINEERS
 150 CALIFORNIA STREET
 SUITE 600
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335 PIERCE ROAD VESTING TENTATIVE MAP
 APN 062-013-170 & 062-013-230
 CITY OF MENLO PARK, SAN MATEO COUNTY

PRELIMINARY PARCELIZATION PLAN

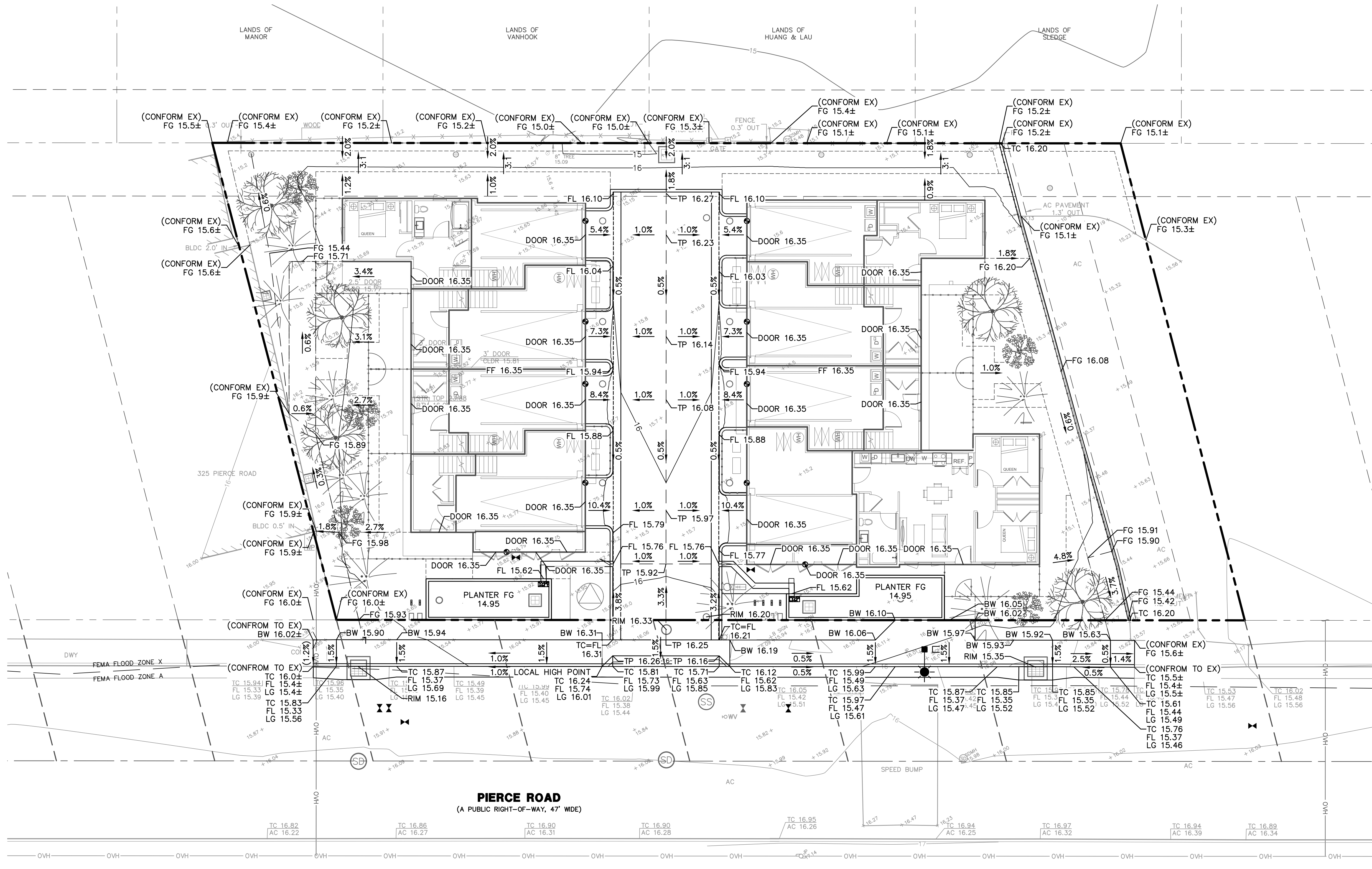
No.	Revisions

Date: 4/23/2026
 Scale: 1" = 10'
 Design: LAH
 Drawn: LAH
 Approved: JCL
 Job No: 20242424

Drawing Number: **C2.2**

4 OF 12

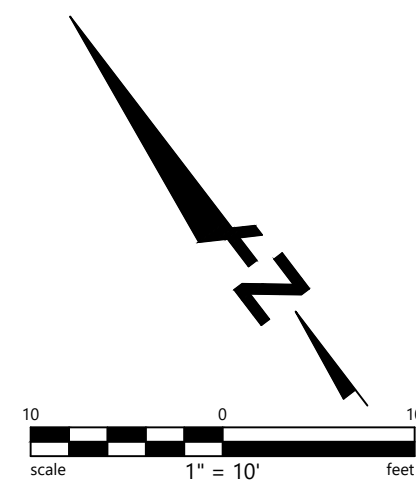
NOT FOR CONSTRUCTION



PIERCE ROAD
(A PUBLIC RIGHT-OF-WAY, 47' WIDE)

GRADING NOTE:

- CONTRACTOR SHALL REPLACE SIDEWALK ACROSS PROJECT FRONTAGE WHERE INCOMPLIANT WITH ACCESSIBILITY STANDARDS ($\leq 2.0\%$ CROSS-SLOPE, TRIP LIPS, BROKEN PANELS, ETC.) AND/OR ANY PANELS DISTURBED BY CONSTRUCTION ACTIVITIES. REPLACED PANELS SHALL BE REPLACED SCORE-TO-SCORE PLUS ONE FULL PANEL EACH SIDE.



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/22/2026

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335 PIERCE ROAD VESTING TENTATIVE MAP
APN 062-013-170 & 062-013-230
CITY OF MENLO PARK - SAN MATEO COUNTY

PRELIMINARY GRADING PLAN

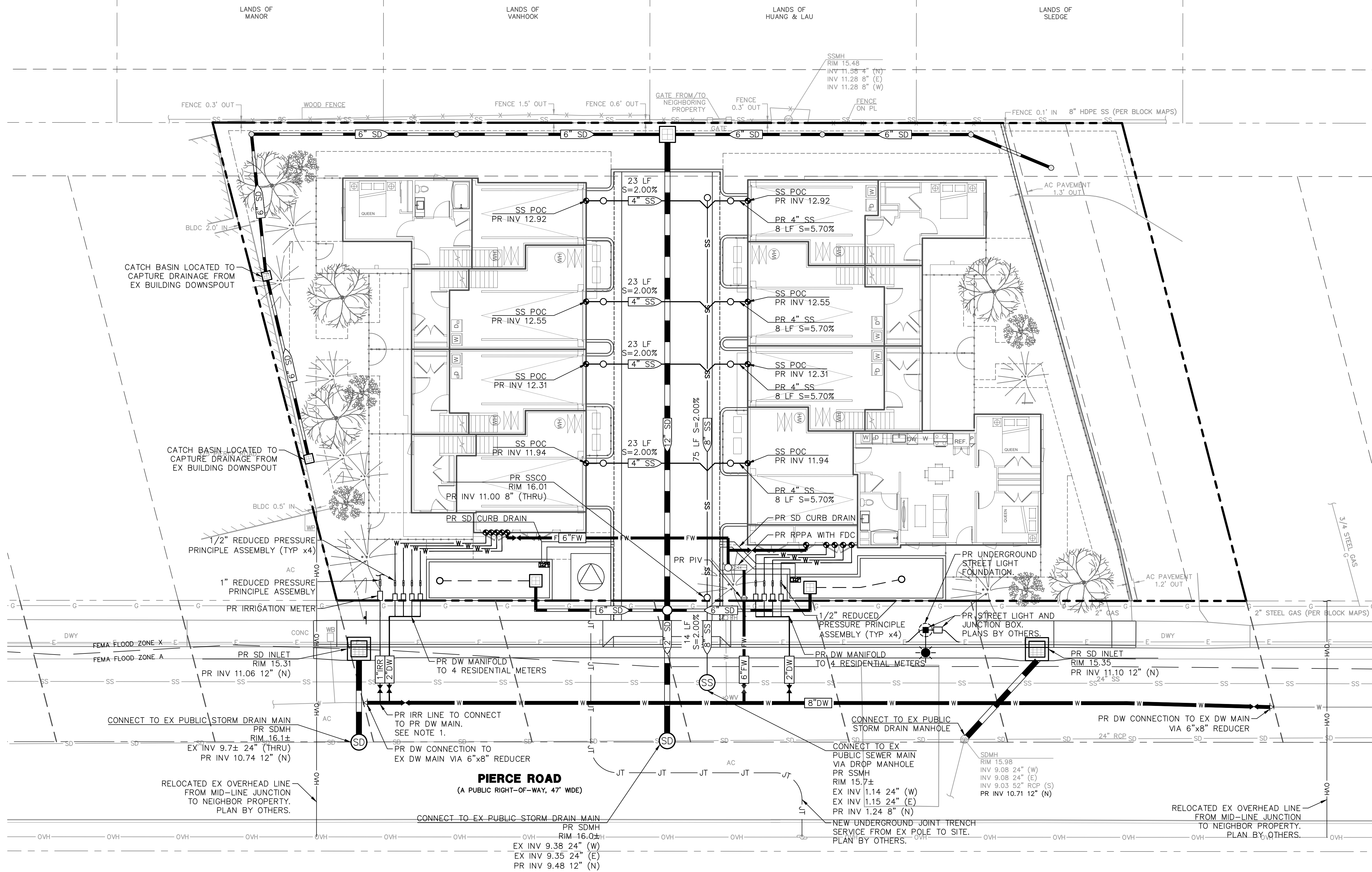
No.	Revisions

Date: 4/23/2026
Scale: 1" = 10'
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424

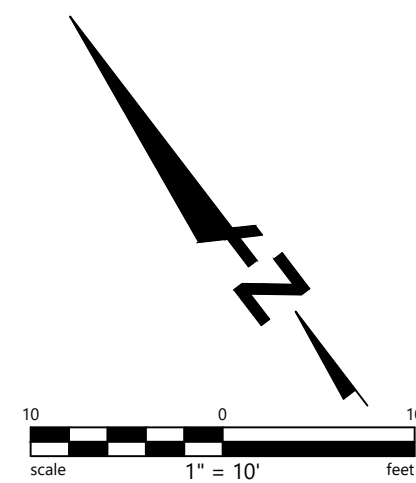
Drawing Number:
C4.0
7 OF 12

NOT FOR CONSTRUCTION

DRAWING NAME: 335 Pierce Road - Preliminary Grading Plan.dwg
PROJECT DATE: 04-23-26
PLOT DATE: 04-23-26
PLOT BY: efeliano



- NOTE:**
1. PR IRRIGATION LINE TO CONNECT TO PR WATER MAIN. IRRIGATION LINE TO BE CONNECTED TO FUTURE RECYCLED WATER MAIN WHEN INSTALLED IN PIERCE ROAD BY OTHERS.
 2. ALL CONNECTIONS TO THE STORM MAIN SHALL BE VIA MANHOLES.



PRELIMINARY
NOT FOR CONSTRUCTION

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335 PIERCE ROAD VESTING TENTATIVE MAP
APN 062-013-170 & 062-013-230
CITY OF MENLO PARK - SAN MATEO COUNTY

PRELIMINARY UTILITY PLAN

No.	Revisions

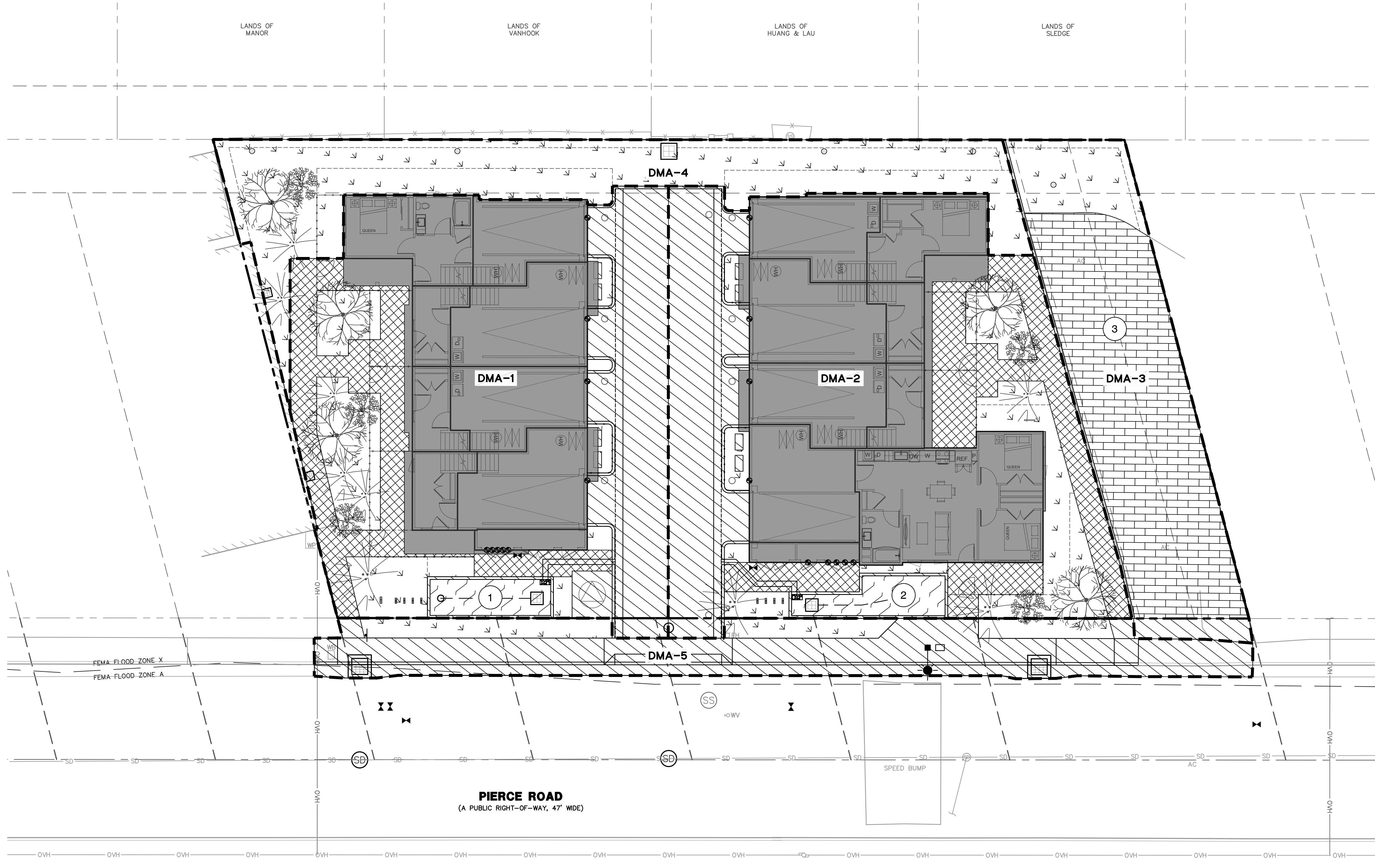
Date: 4/23/2026
Scale: 1" = 10'
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424

Drawing Number:
C5.0

8 OF 12

NOT FOR CONSTRUCTION

DRAWING NAME: 335 Pierce Road - Public Right-of-Way - Preliminary Utility Plan.dwg
PROJECT: 335 PIERCE ROAD VESTING TENTATIVE MAP
DATE: 04/23/2026 PLOTTED BY: ehs@bkf.com



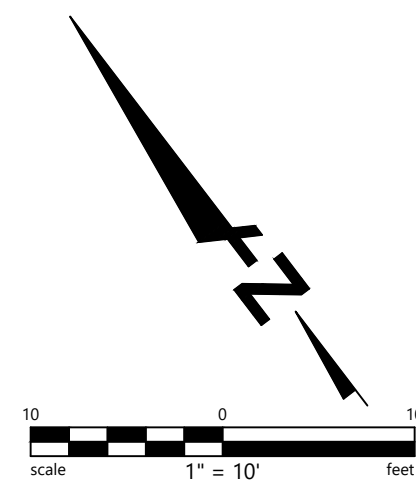
DMA NAME	ROOF AREA (SF)	IMPERVIOUS PAVEMENT AREA (SF)	LANDSCAPE AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	AT-GRADE BIO-RETENTION AREA (SF)	TOTAL DMA AREA (SF)	REQUIRED TREATMENT (SF)	PROVIDED TREATMENT (SF)	TREATMENT METHOD	DRAINS TO TREATMENT MEASURE (ID #)
DMA-1	2,505	1,174	704	819	153	5,355	147	153	BIO-RETENTION	1
DMA-2	3,071	1,104	733	938	168	6,014	167	168	BIO-RETENTION	2
DMA-3	0	133	321	1,628	0	2,082	5	0	PERMEABLE PAVER SEE NOTE 5.	3
DMA-4	0	0	1,938	0	0	1,938	0	0	N/A	N/A
DMA-5	0	1,342	383	0	0	1,725	54	0	SEE NOTE 3.	N/A
TOTAL:	5,577	3,753	4,079	3,384	321	17,113	373	321	-	-

NOTES:

- REQUIRED TREATMENT AREA IS BASED ON 4% OF THE IMPERVIOUS AREA.
- PERVIOUS HARDSCAPE AND PERMEABLE PAVERS ARE SELF TREATING.
- NEIGHBORING BUILDING TO THE WEST (325 PIERCE RD.) IS CONSTRUCTED OVER THE PROPERTY LINE AND DRAINS TO THE SUBJECT PROPERTY (335 PIERCE RD.). STORMWATER FROM RAIN LEADERS WILL BE CAPTURED VIA AT GRADE INLETS AND DIRECTED TO THE PUBLIC STORM DRAIN WITHOUT TREATMENT.
- REFERENCE PROJECT ON-SITE AND OFF-SITE GREEN INFRASTRUCTURE FEASIBILITY MEMOS DATED 4/23/2026 AND 12/5/2025, RESPECTIVELY.
- TREATMENT FOR IMPERVIOUS AREA WITHIN DMA 3 TO BE PROVIDED VIA EXCESS CAPACITY WITHIN THE PERMEABLE PAVERS.

LEGEND

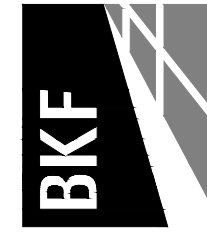
- IMPERVIOUS AREA: ROOF
- IMPERVIOUS AREA: PAVEMENT
- PERVIOUS AREA: LANDSCAPE
- PERVIOUS HARDSCAPE AREA
- BIORETENTION/ FLOW-THROUGH PLANTER
- PERMEABLE PAVERS PER SAN MATEO COUNTY C.3 STANDARDS
- DRAINAGE MANAGEMENT AREA (DMA)
- TREATMENT MEASURE ID NUMBER



DRAWING NAME: 335 PIERCE RD. PRELIMINARY STORMWATER MANAGEMENT PLAN; DATE: 04/22/2026; PLOTTED BY: efranco

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/22/2026

BKF ENGINEERS
150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com



335 PIERCE ROAD VESTING TENTATIVE MAP
APN 062-013-170 & 062-013-230
CITY OF MENLO PARK, SAN MATEO COUNTY

PRELIMINARY STORMWATER MANAGEMENT PLAN

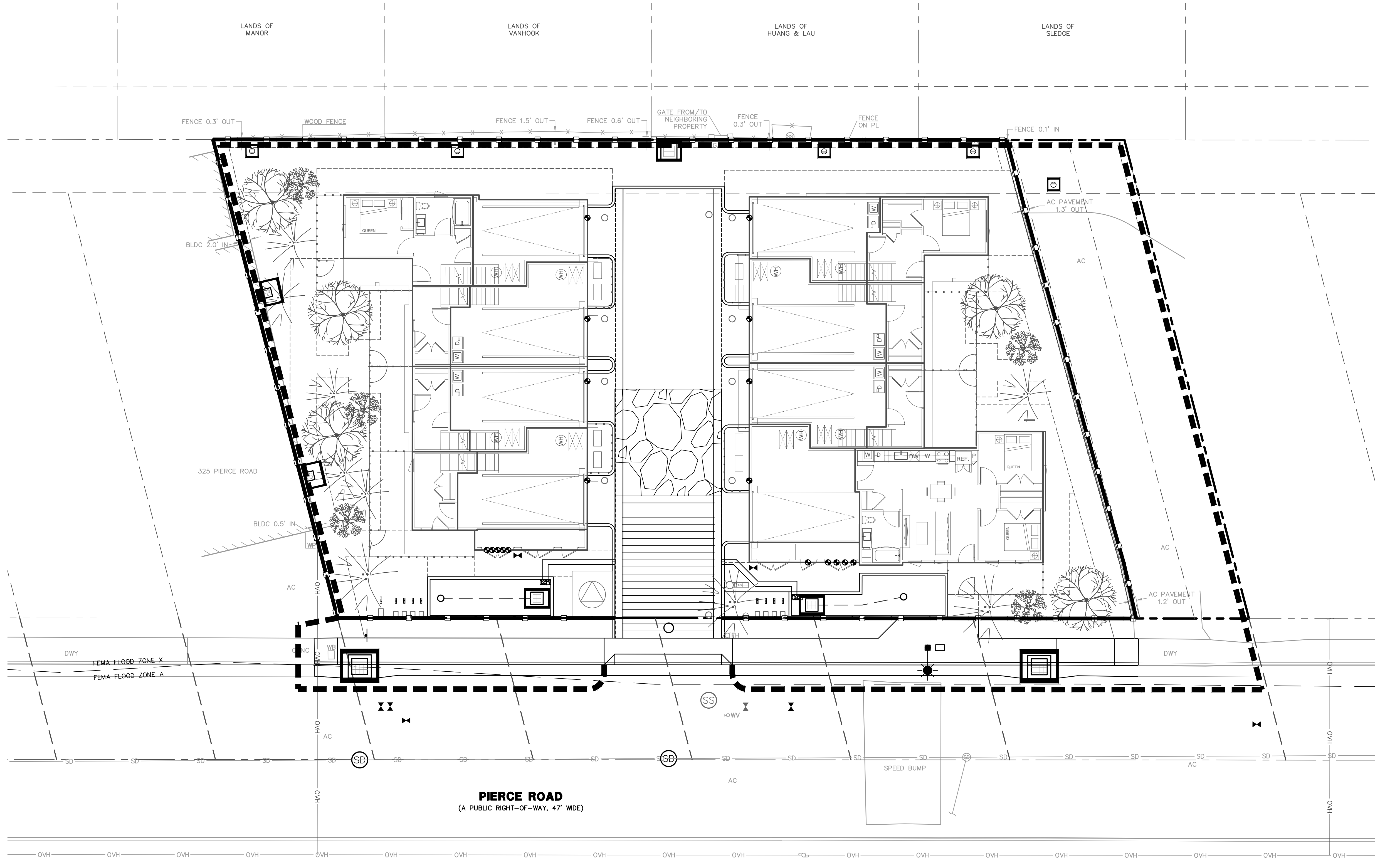
No.	Revisions

Date: 4/23/2026
Scale: 1" = 10'
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424


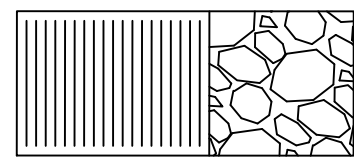

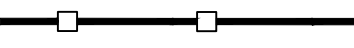
C6.0

9 OF 12

NOT FOR CONSTRUCTION

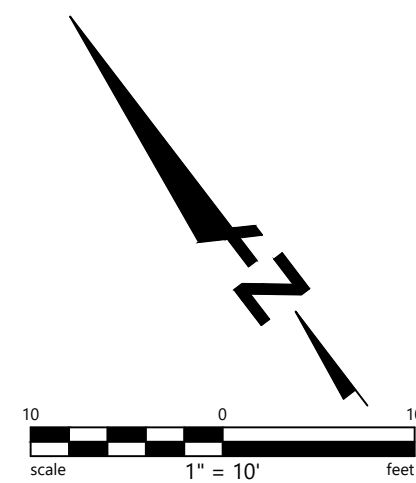


EROSION CONTROL LEGEND

-  INLET PROTECTION 1
C7.1
-  STABILIZED CONSTRUCTION ENTRANCE/EXIT 2
C7.1
-  FIBER ROLL 3
C7.1
-  CONSTRUCTION FENCE BY OTHERS

NOTES:

1. EROSION CONTROL PLAN REPRESENTS FINAL CONDITION ONLY. INTERIM CONDITIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. INSTALL INLET PROTECTION AT THE NEAREST ADJACENT INLETS ON STREETS.



DRAWING NAME: 325 PIERCE ROAD PRELIMINARY EROSION CONTROL PLAN; DATE: 04/22/2026; PLOTTED BY: ebf@bkf.com

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/22/2026

BKF ENGINEERS
150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
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335 PIERCE ROAD VESTING TENTATIVE MAP
APN 062-013-170 & 062-013-230
CITY OF MENLO PARK - SAN MATEO COUNTY

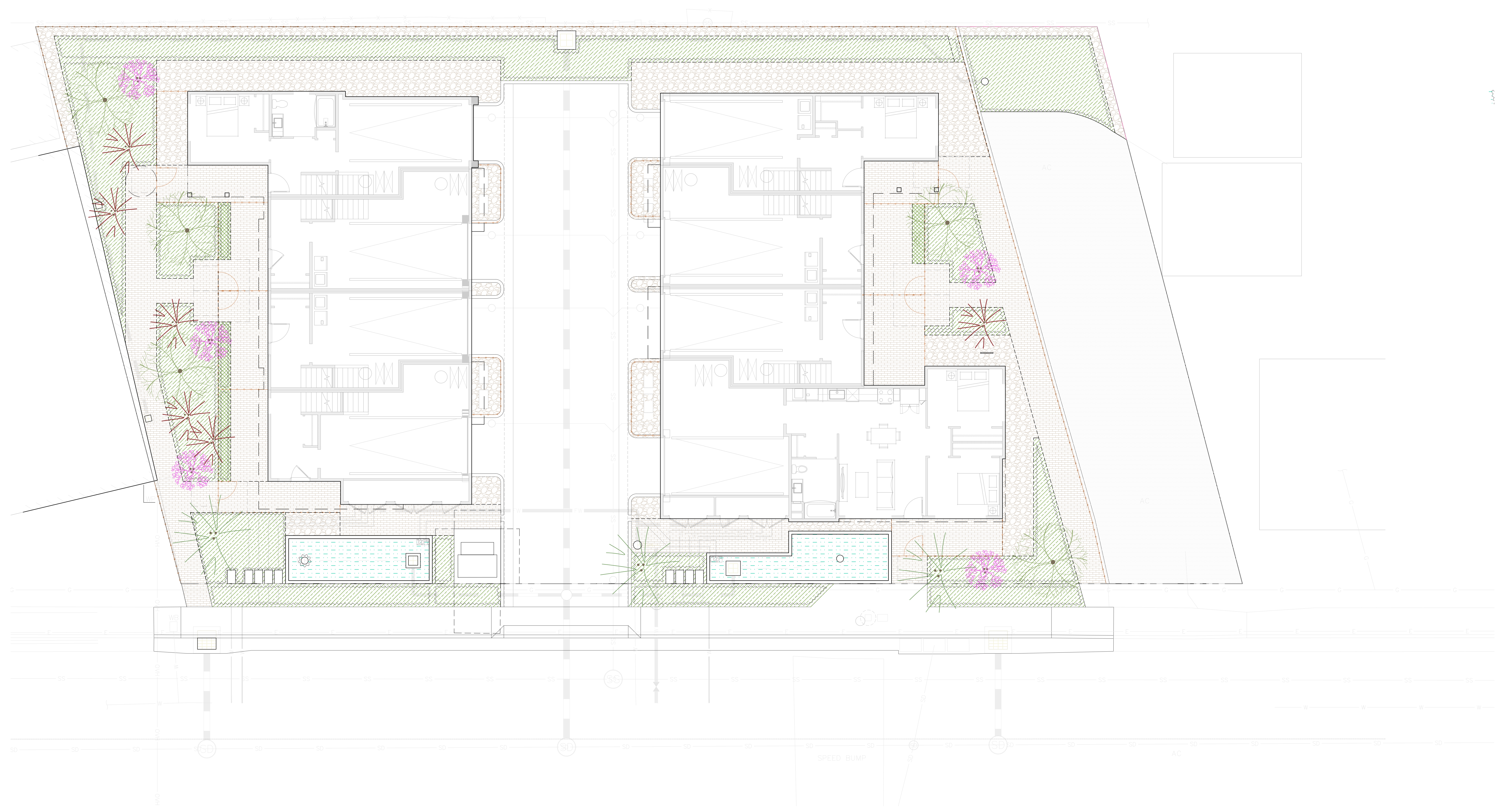
PRELIMINARY EROSION CONTROL PLAN

No.	Revisions

Date: 4/23/2026
Scale: 1" = 10'
Design: LAH
Drawn: LAH
Approved: JDL
Job No: 20242424

Drawing Number:
C7.0
10 OF 12

NOT FOR CONSTRUCTION



- LANDSCAPE SHEET LIST**
- L1.0 LANDSCAPE SITE PLAN
 - L1.1 LANDSCAPE MATERIAL PLAN
 - L4.1 LANDSCAPE TREE PLAN
 - L4.2 LANDSCAPE UNDERSTORY PLAN

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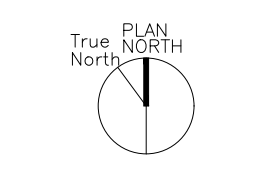
Stamp

Project:

**335
 PIERCE
 ROAD**
 MENLO PARK, CA 94025

Issued For: _____ Date: _____
 No.: Description: _____

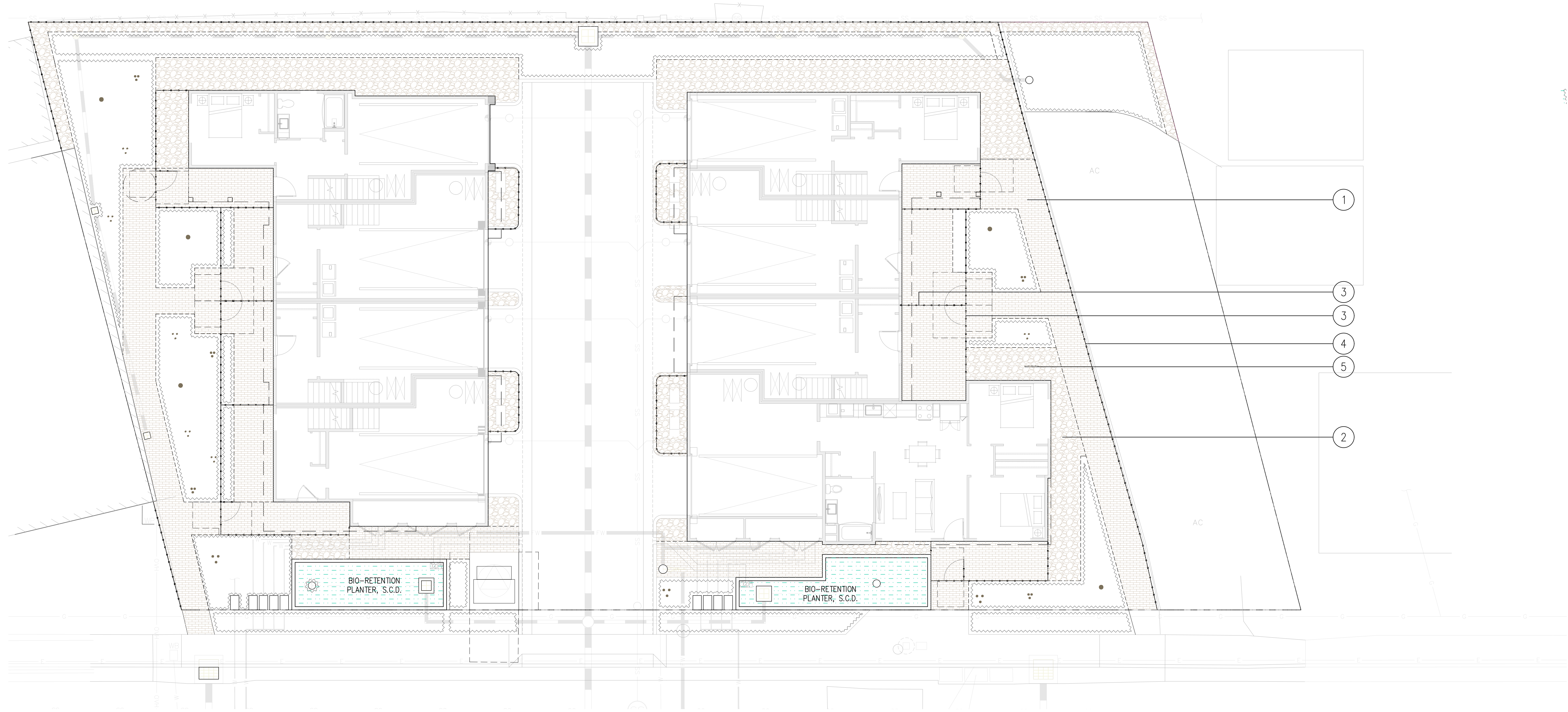
Project No.: _____
 Drawn By: _____
 Checked By: _____



Scale: 0 2 4 8 1/8" = 1'-0"

Sheet Name:
SITE PLAN

Sheet No.:
L1.0
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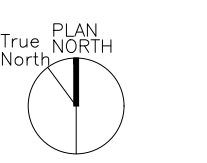
**335
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 ROAD**
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Issued For: _____ Date: _____
 No.: _____ Description: _____

Project No.:

Drawn By:

Checked By:



Scale:
 0 2 4 8 1/8" = 1'-0"

Sheet Name:

MATERIAL PLAN

Sheet No.:

L1.1

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MATERIAL LEGEND



① PERMEABLE UNIT PAVERS



① ALT: GRANITECRETE PAVING



② CRUSHED GRAVEL
 NON-COMBUSTIBLE
 MATERIALS WITHIN
 5' OF BUILDING



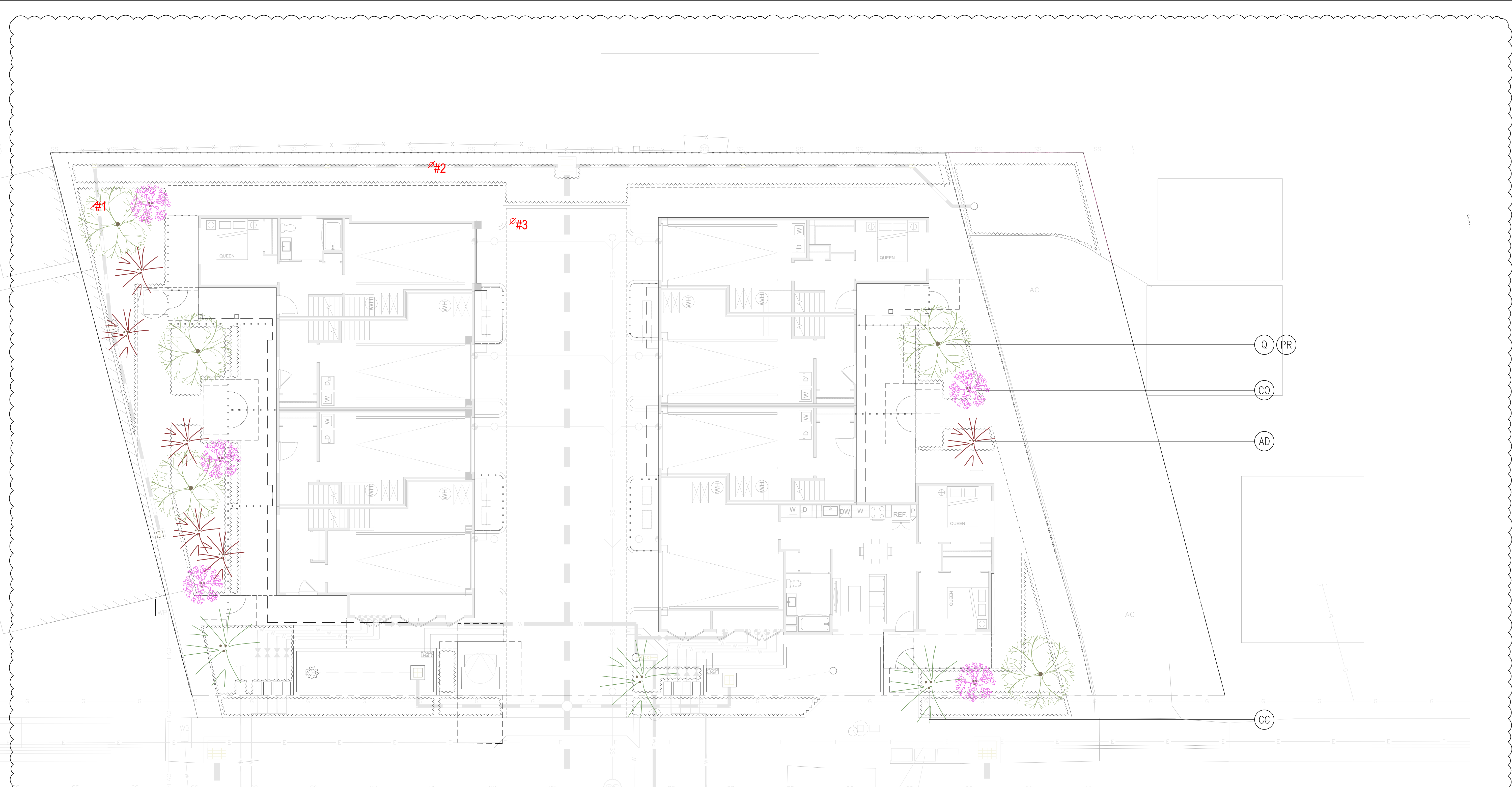
③ 4' METAL AND/OR WOOD
 FENCE AT PATIO
 NON-COMBUSTIBLE
 WITHIN 5' OF BUILDING



④ 6' WOOD FENCE AT
 PROPERTY LINE



⑤ BIKE RACK



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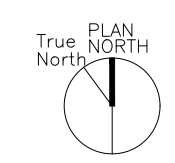
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Project:

**335
 PIERCE
 ROAD**
 MENLO PARK, CA 94025

Issued For:
 No.: Description: Date:

Project No.:
 Drawn By:
 Checked By:



Scale:
 0 2 4 8 1/8" = 1'-0"

Sheet Name:
**LANDSCAPE
 TREE PLAN**

Sheet No.:
L4.1
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LARGE TREE LIST

symbol	#	size	latin name	form	native	wucols	size
PR	5	24" box	Quercus species Native Oak	Multi Natural	NATIVE	LOW	H-50'-25' W-15'-25'
Q			Platanus Racemosa Roberts	Multi Natural	NATIVE	MED	H-45'-50' W-25'-35'

MEDIUM TREE LIST

symbol	#	size	latin name	form	native	wucols	size
CC	6	24" box	Cercis Canadensis 'Pink' Eastern Redbud	Multi Low Branch	CAP	MED	H-25' W-20'

SMALL UNDERSTORY TREE LIST

symbol	#	size	latin name	form	native	wucols	size
AD	5	24" box	Arctostaphylos 'Dr Hurd' Dr. Hurd Manzanita	Multi	NATIVE	LOW	H-10'-15' W-8'-10'
CO	10	24" box	Cercis Occidentalis Western Redbud	Multi	NATIVE	V. LOW	H-10'-20' W-8'-15'

EXISTING TREE LEGEND

#1	3"	CITRUS - EXISTING TREE TO BE REMOVED
#2	8"	LIGUSTRUM LUCIDUM - EXISTING TREE TO BE REMOVED
#3	10"	LIGUSTRUM LUCIDUM - EXISTING TREE TO BE REMOVED



PR



Q



CC



AD



CO

