

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

DEVELOPER:



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01.30.2026
RESUBMITTAL

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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 OCCUPANY 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
(STATE DENSITY BONUS REQUESTED)		
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”
(STATE DENSITY BONUS REQUESTED)		
GROSS FLOOR AREA:		10,313 SF
FLOOR AREA RATIO:	45% MAX.	67%
(STATE DENSITY BONUS REQUESTED)		
BUILDING COVERAGE:	55% MAX.	5,591 SF 37%
DRIVEWAYS AND OPEN PARKING AREAS:	20% MAX.	3,652 SF 24%
(STATE DENSITY BONUS REQUESTED)		
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
(STATE DENSITY BONUS REQUESTED)		
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



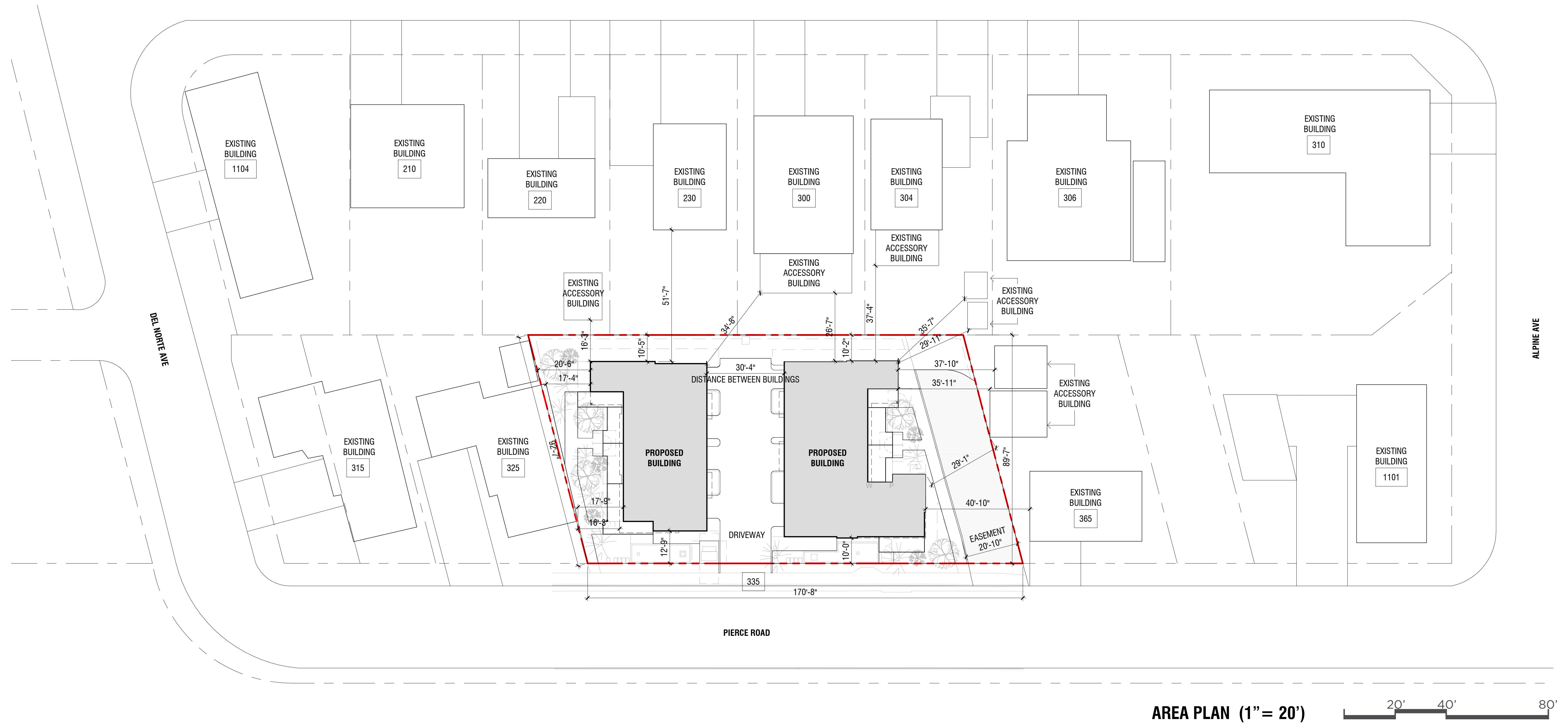


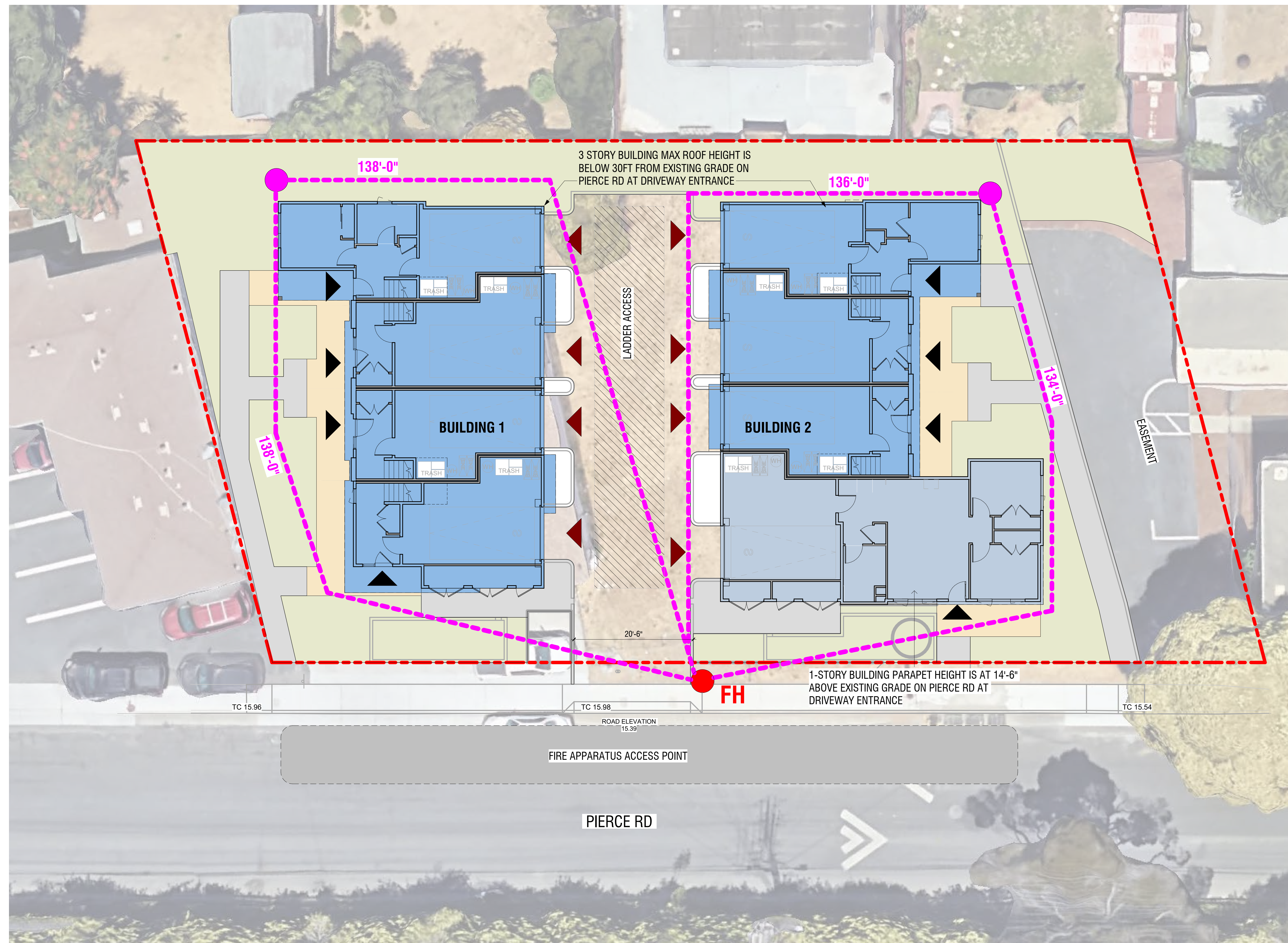












LEGEND:

— — — — — 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 HEREFTER 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

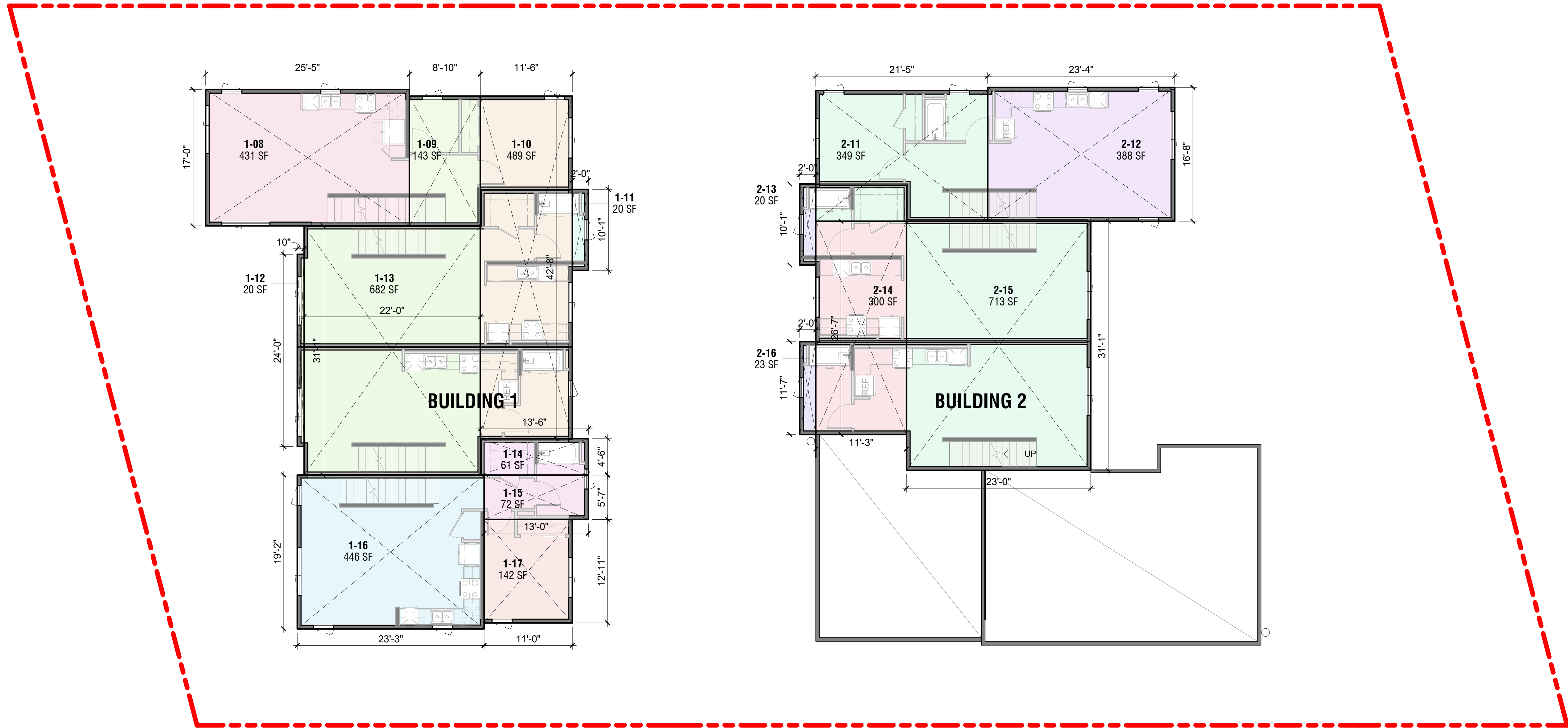
NAME	AREA	NAME	AREA
1ST STORY		BUILDING 2	
BUILDING 1		2-11	349 SF
1-01	288 SF	2-12	388 SF
1-02	76 SF	2-13	20 SF
1-03	55 SF	2-14	300 SF
1-04	188 SF	2-15	713 SF
1-05	52 SF	2-16	23 SF
1-06	69 SF		1,793 SF
1-07	91 SF		4,299 SF
1-08	88 SF	3RD STORY	
	907 SF	BUILDING 1	
BUILDING 2		1-18	185 SF
2-01	67 SF	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

INGRESS/ EAGRESS EASEMENT

GROSS FLOOR AREA BUILDING 1		GROSS FLOOR AREA BUILDING 2	
LEVEL	AREA	LEVEL	AREA
1ST STORY	907 SF	1ST STORY	1,504 SF
2ND STORY	2,506 SF	2ND STORY	1,793 SF
3RD STORY	2,110 SF	3RD STORY	1,493 SF
Total	5,523 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:
1. "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.
2. "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		GROSS FLOOR AREA BUILDING 2	
LEVEL	AREA	LEVEL	AREA
1ST STORY	907 SF	1ST STORY	1,504 SF
2ND STORY	2,506 SF	2ND STORY	1,793 SF
3RD STORY	2,110 SF	3RD STORY	1,493 SF
Total	5,523 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:

1. "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.

2. "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	
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2-03	176 SF	1-21	21 SF
2-04	187 SF	1-22	442 SF
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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
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GROSS FLOOR AREA BUILDING 1		GROSS FLOOR AREA BUILDING 2	
LEVEL	AREA	LEVEL	AREA
1ST STORY	907 SF	1ST STORY	1,504 SF
2ND STORY	2,506 SF	2ND STORY	1,793 SF
3RD STORY	2,110 SF	3RD STORY	1,493 SF
Total	5,523 SF	Total	4,790 SF
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F.A.R. CALCULATION	
GROSS FLOOR AREA:	10,313 SF
BUILDABLE LOT AREA:	15,293 SF
F.A.R.:	67%

DEFINITIONS:

1. "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.

2. "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

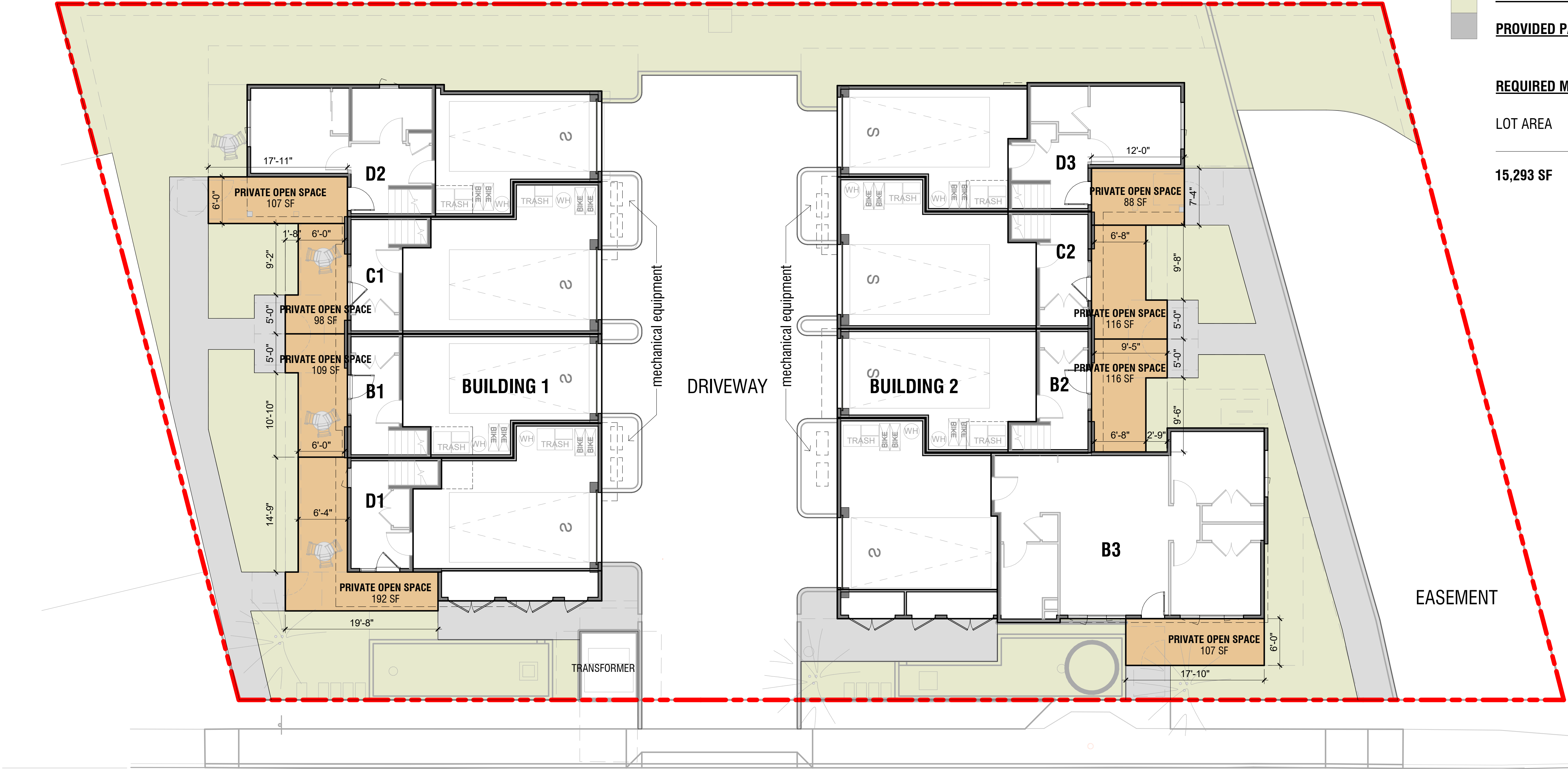
	PROVIDED LANDSCAPED AREA	4,004 SF (26%)
	PROVIDED PAVED AREA	1,180 SF (8%)

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

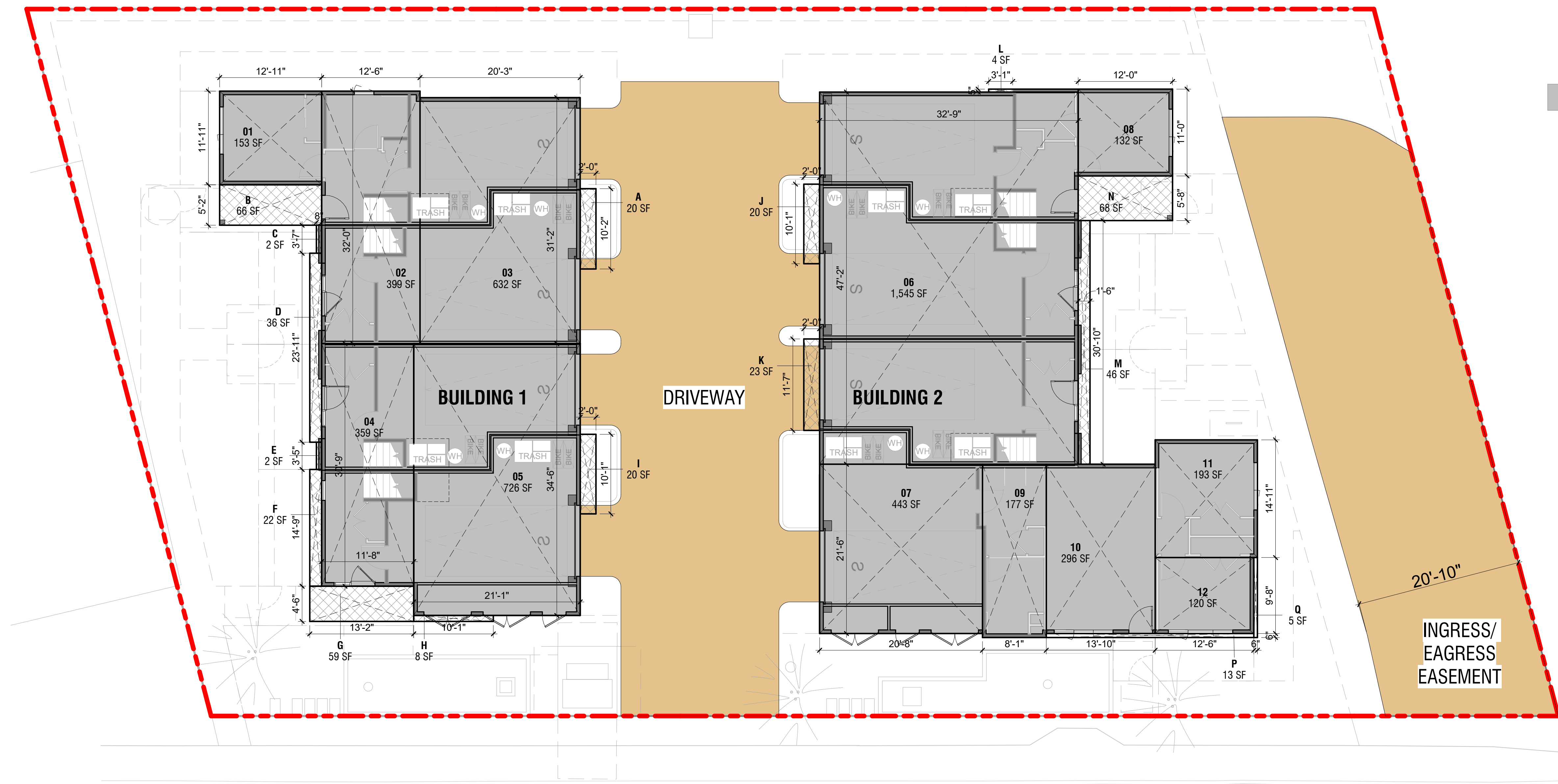
LOT AREA	REQUIRED AREA	MAXIMUM PRIVATE OR SHARED CONTRIBUTION	PROVIDED AREA
15,293 SF	3,823 SF	478 SF	4,004 SF+ 478 SF= 4,482 SF (29%)

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

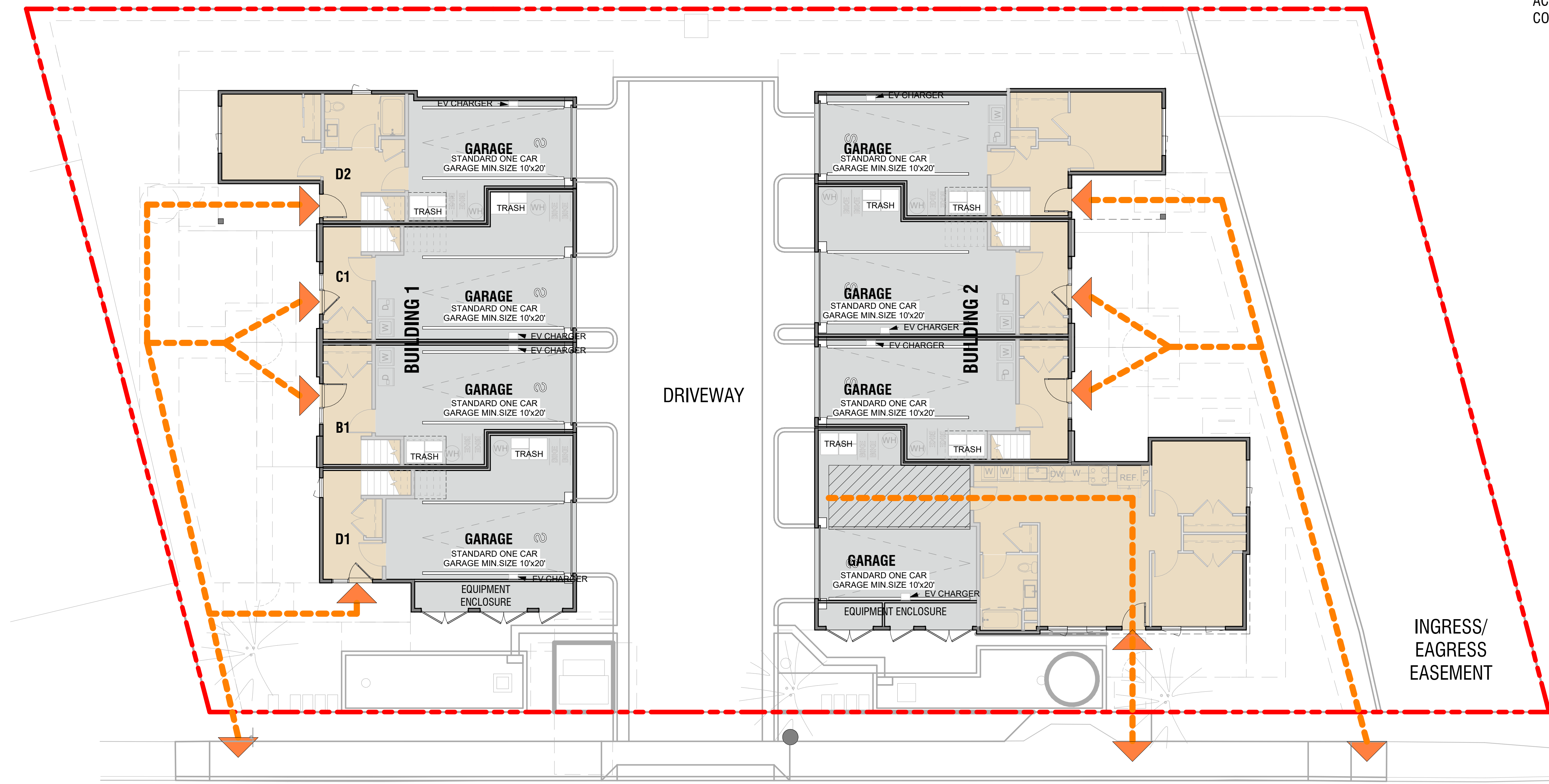
DEFINITIONS:

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.

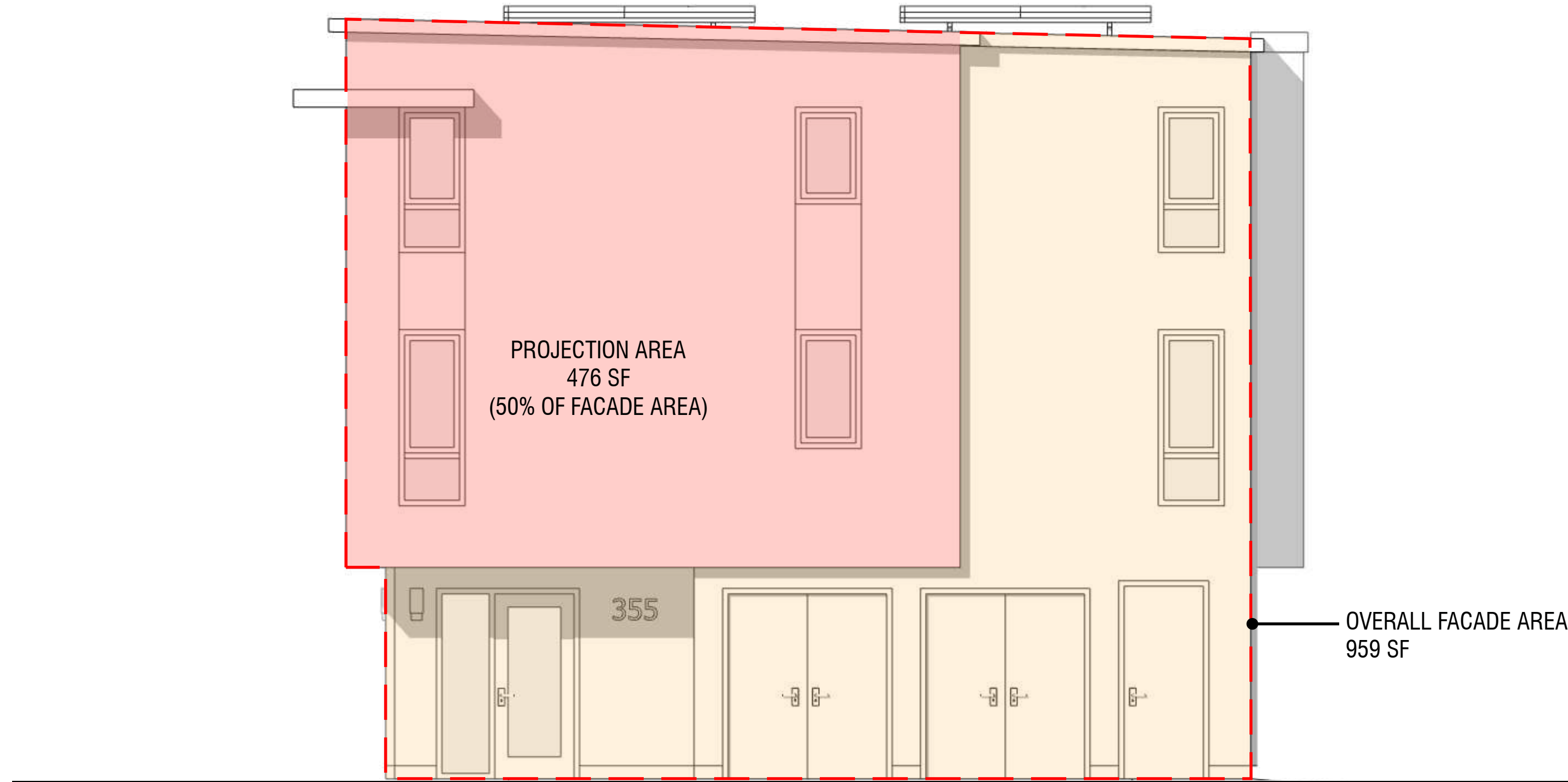
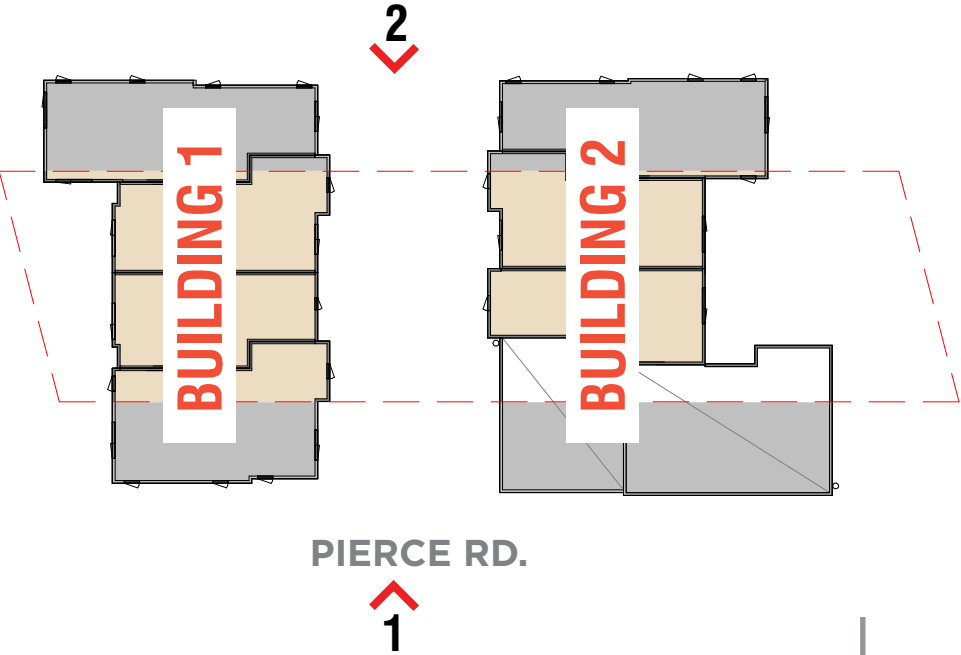
ACCESSIBLE PATH

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.



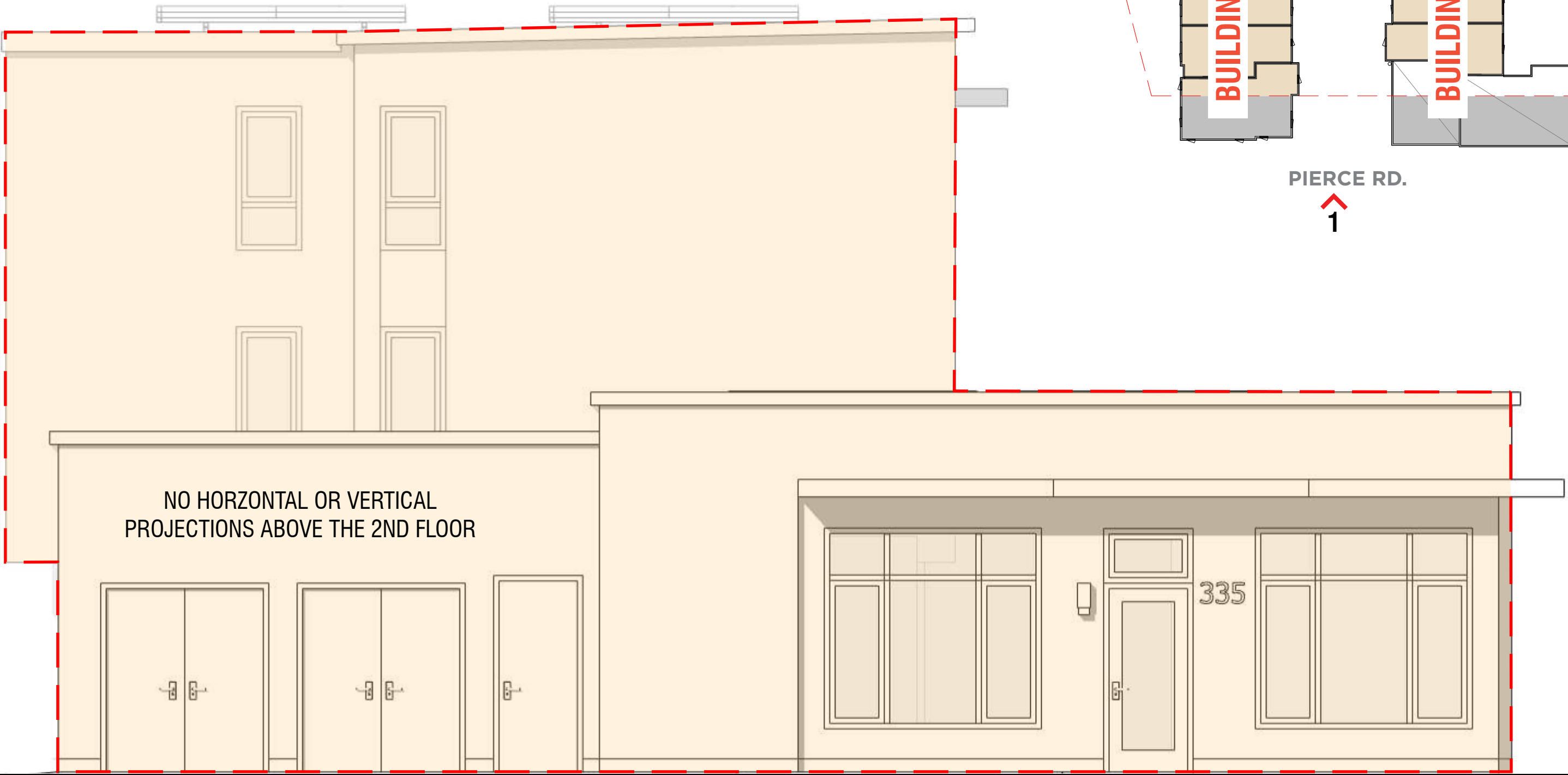
32'
16'
8'

KEY PLAN



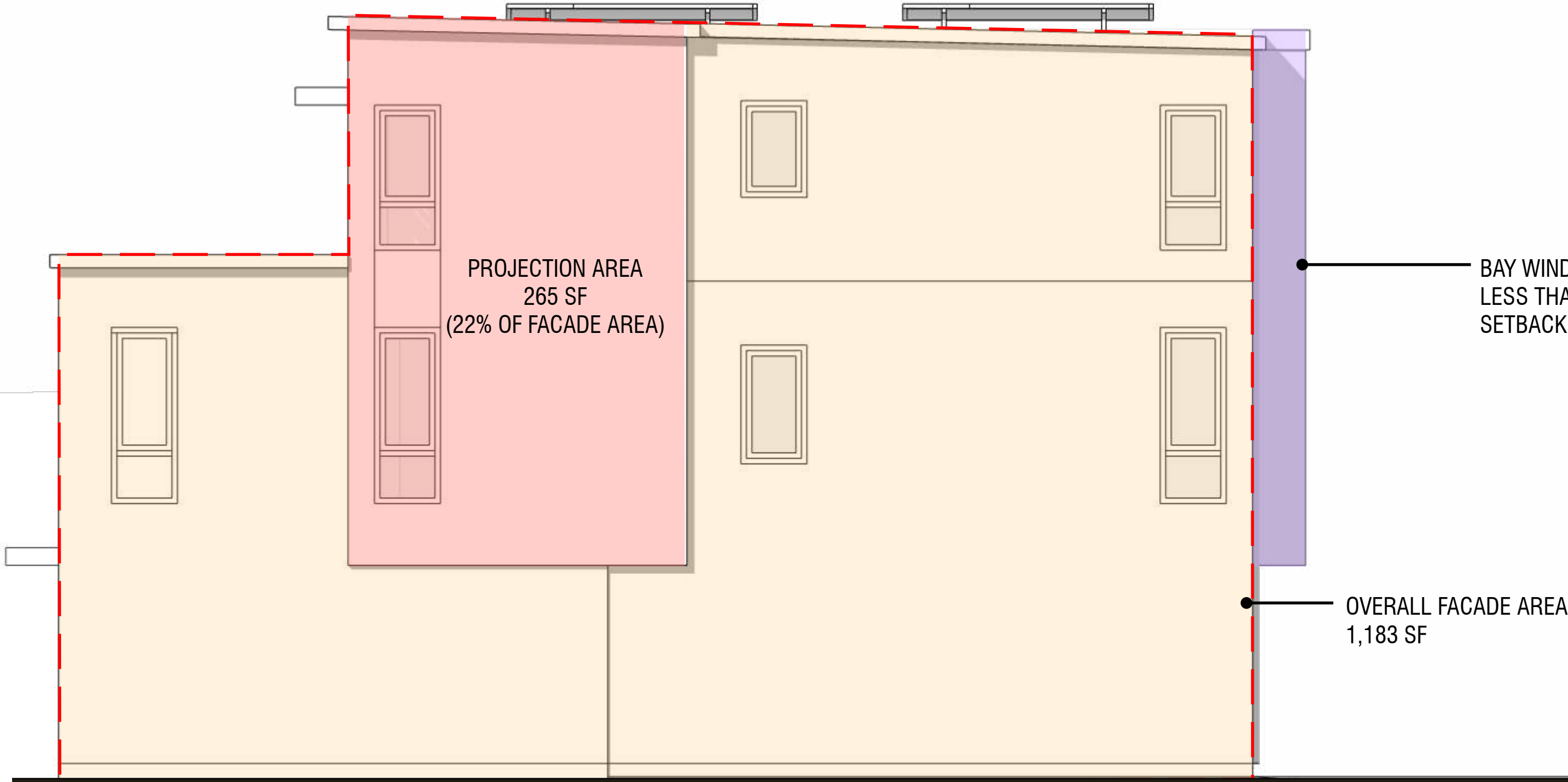
1 - SOUTH ELEVATION BUILDING 1

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



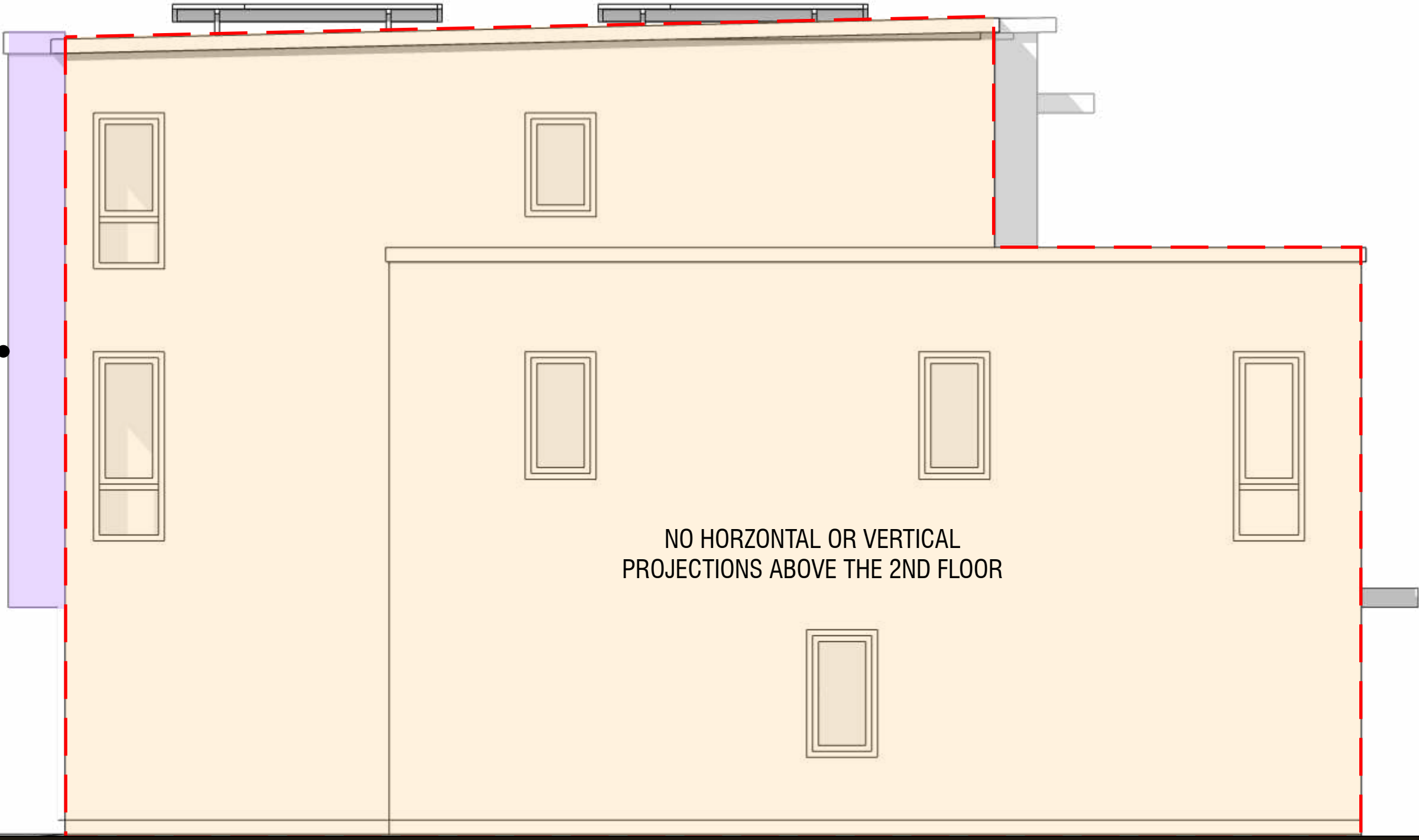
BUILDING 2

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

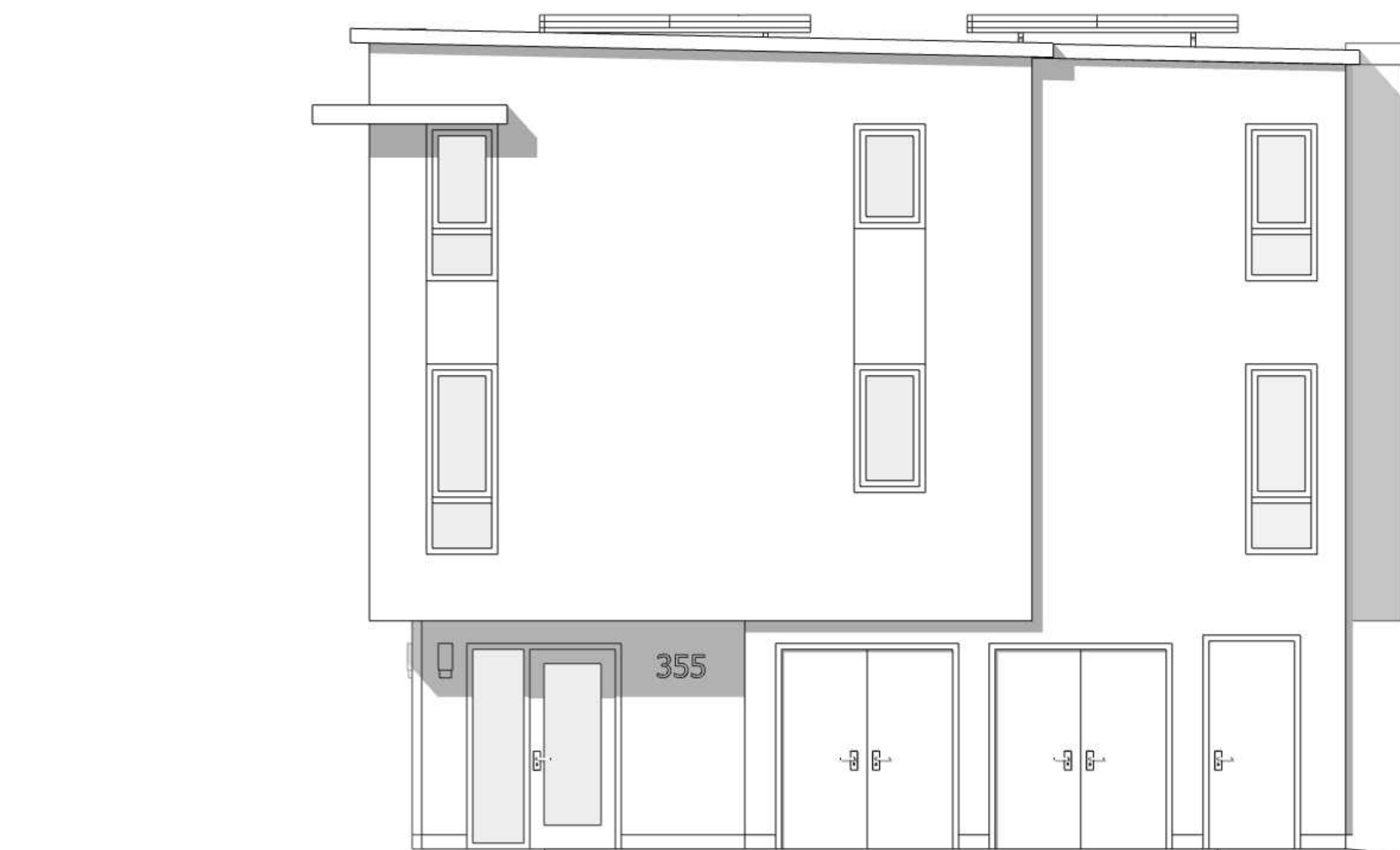


BUILDING 1

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

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.

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



1 - SOUTH ELEVATION

BUILDING 1

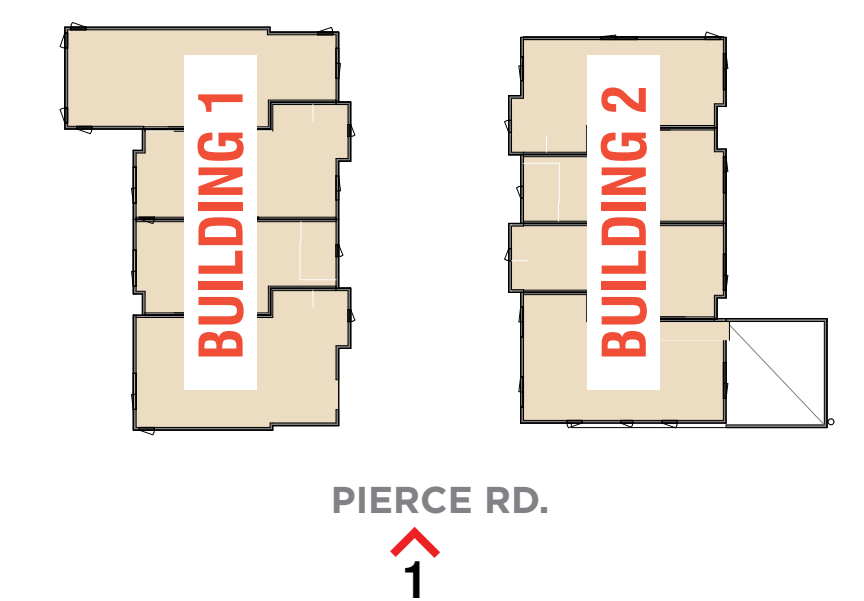
DRIVEWAY



BUILDING 2

BUILDING FACADE IS LESS THAN 50 FEET

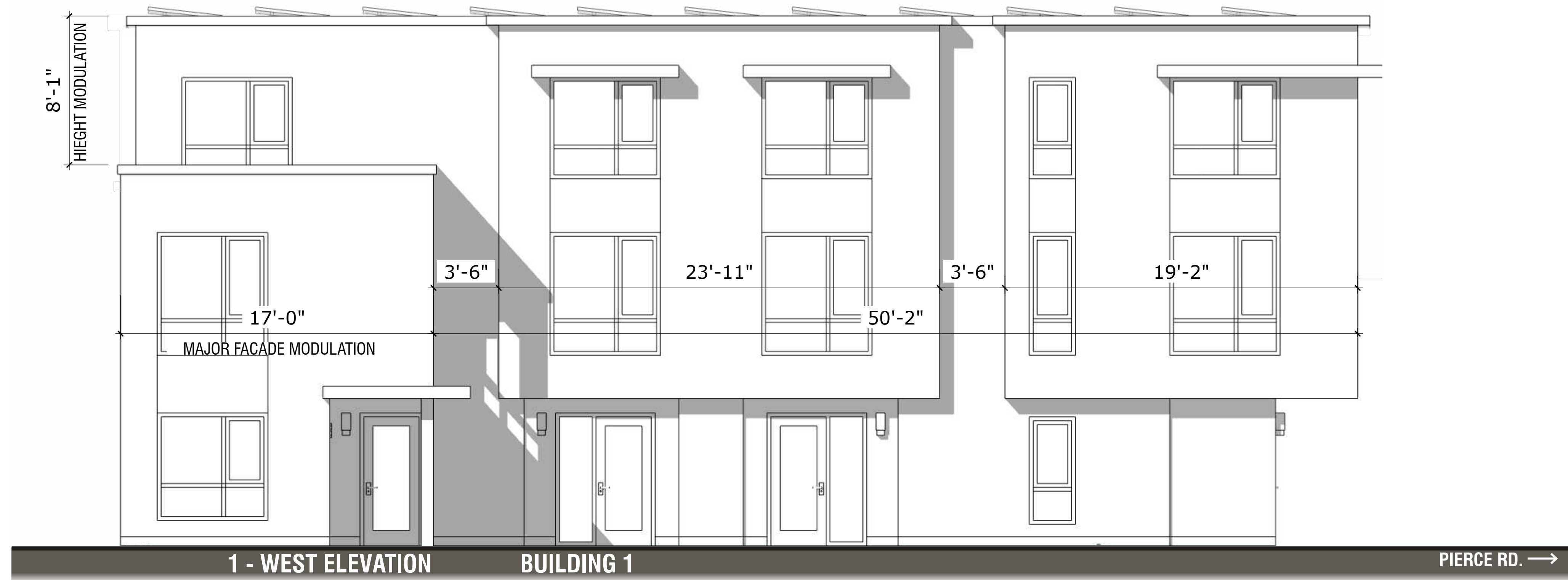
KEY PLAN



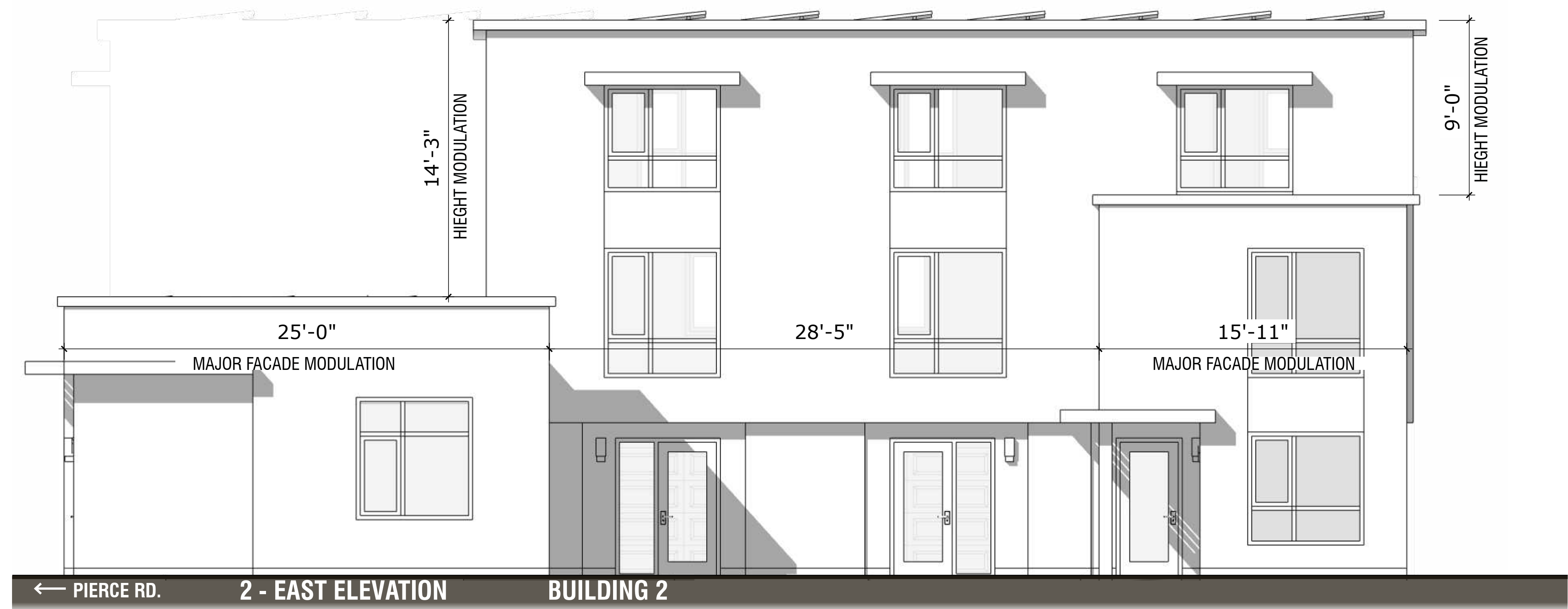
NOTES:

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.

STREETFACING FACADE MODULATION DIAGRAMS (1/4" = 1')

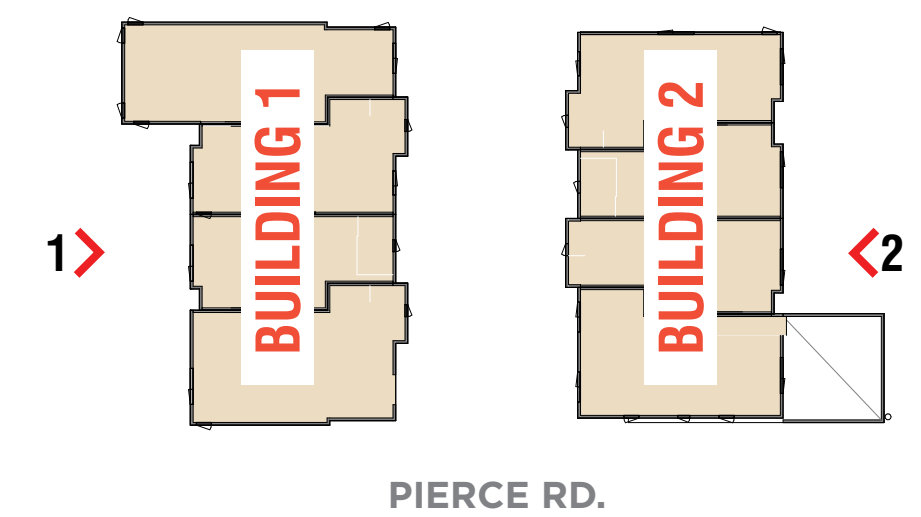


ELEVATION FACING SIDE YARD



ELEVATION FACING SIDE YARD

KEY PLAN

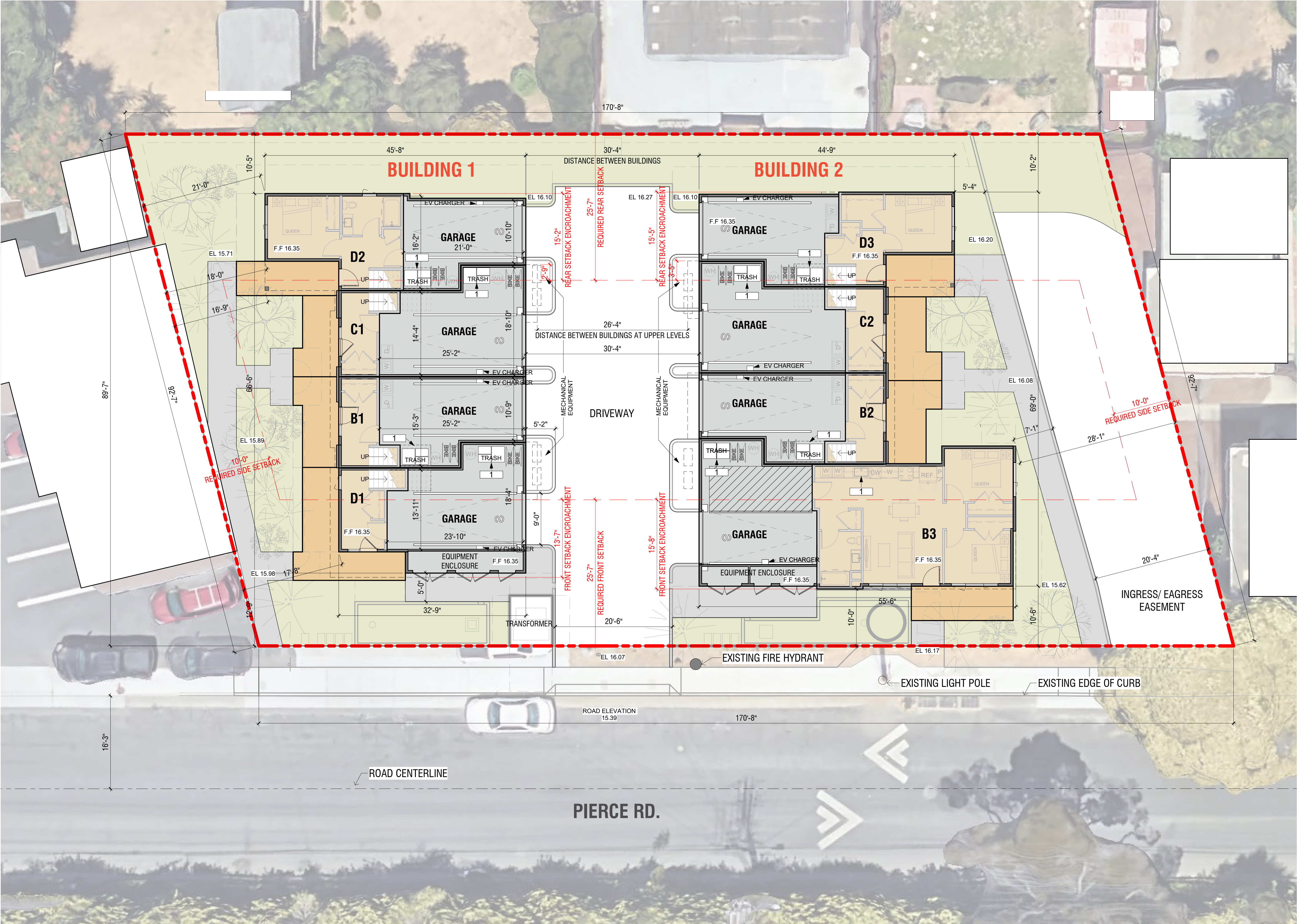


16'

8'

4'





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

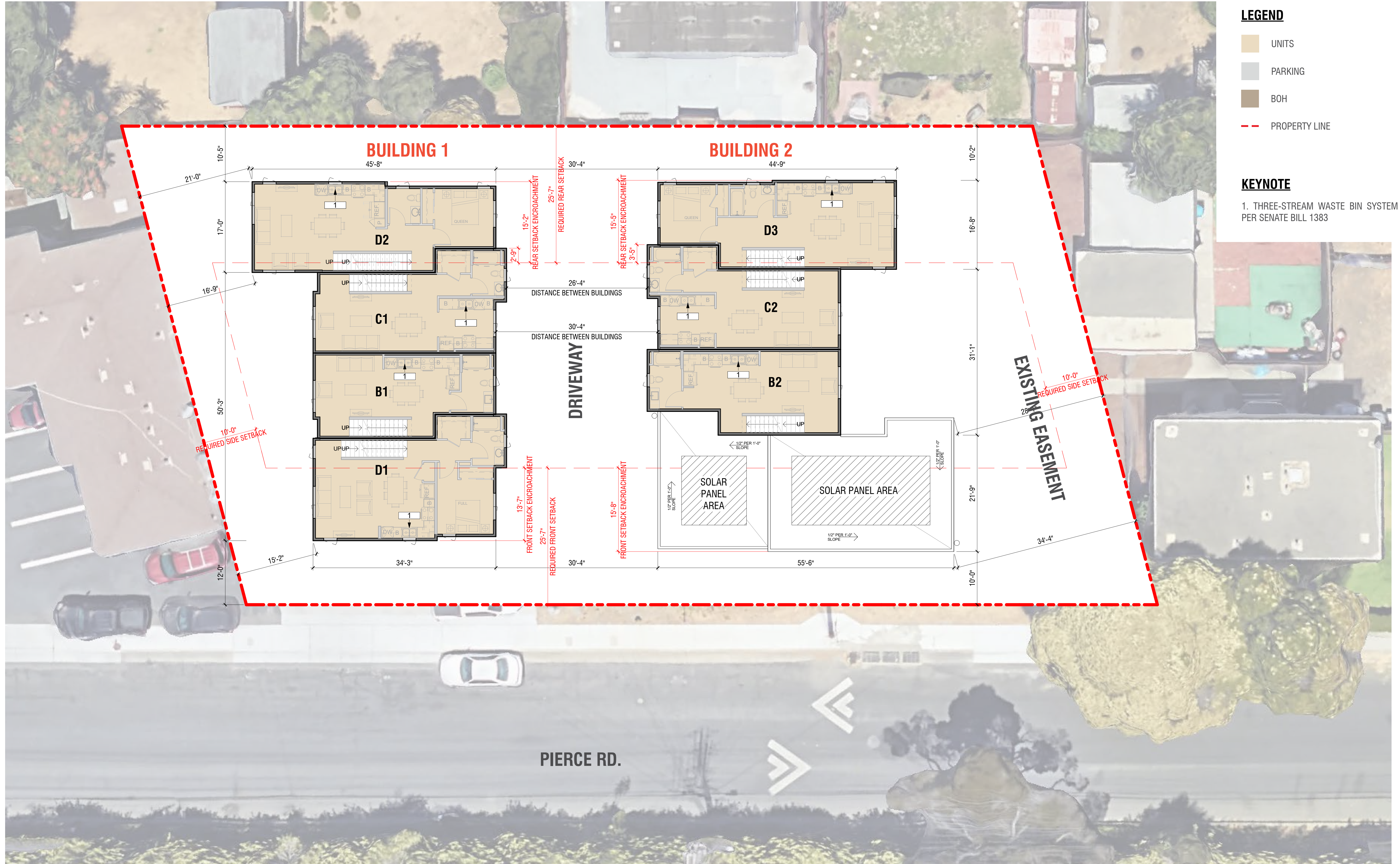
NET PARCEL AREA: 13,425 SF
(EXCLUSIVE OF ACCESS EASEMENT)

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

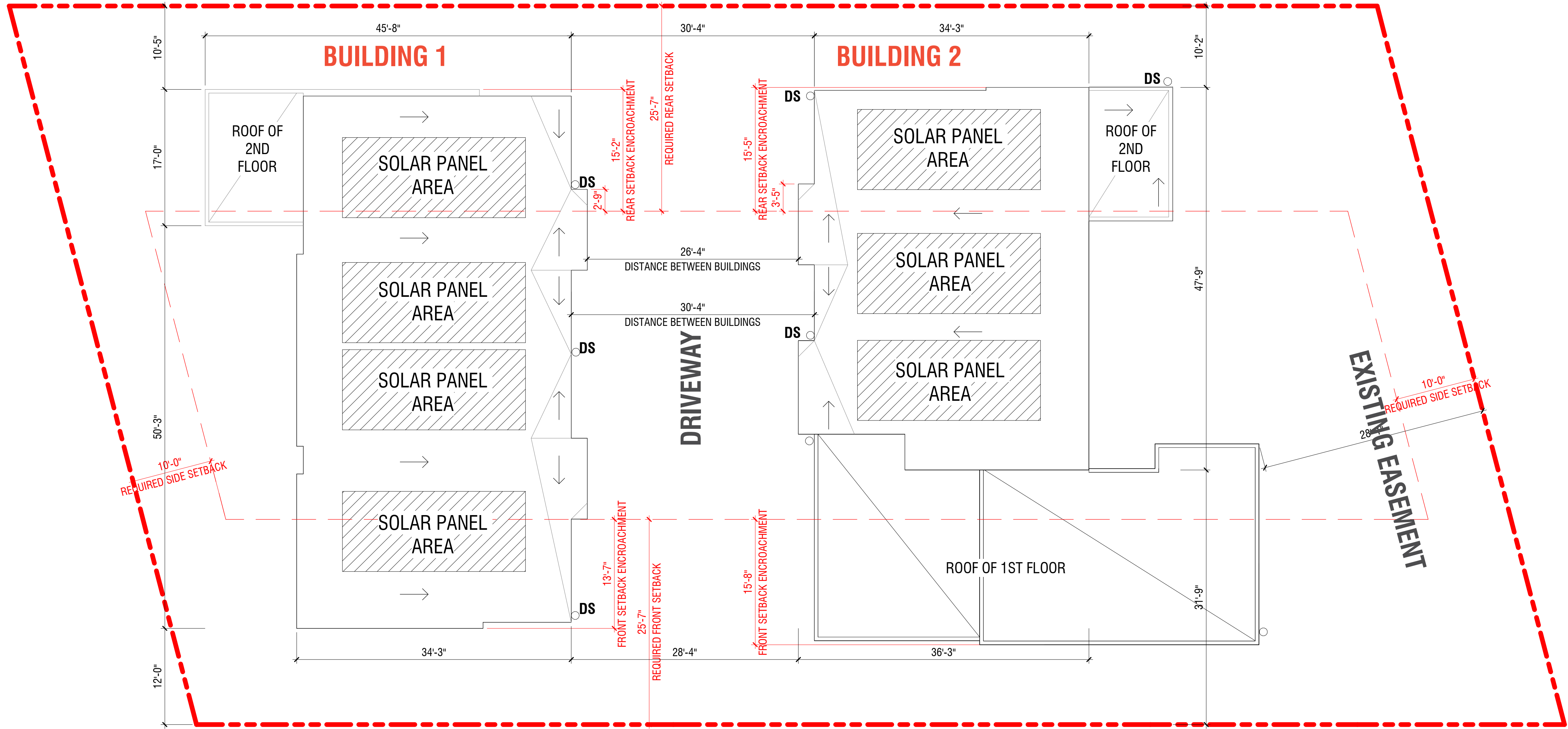
- UNITS
- PARKING
- BOH
- PROPERTY LINE

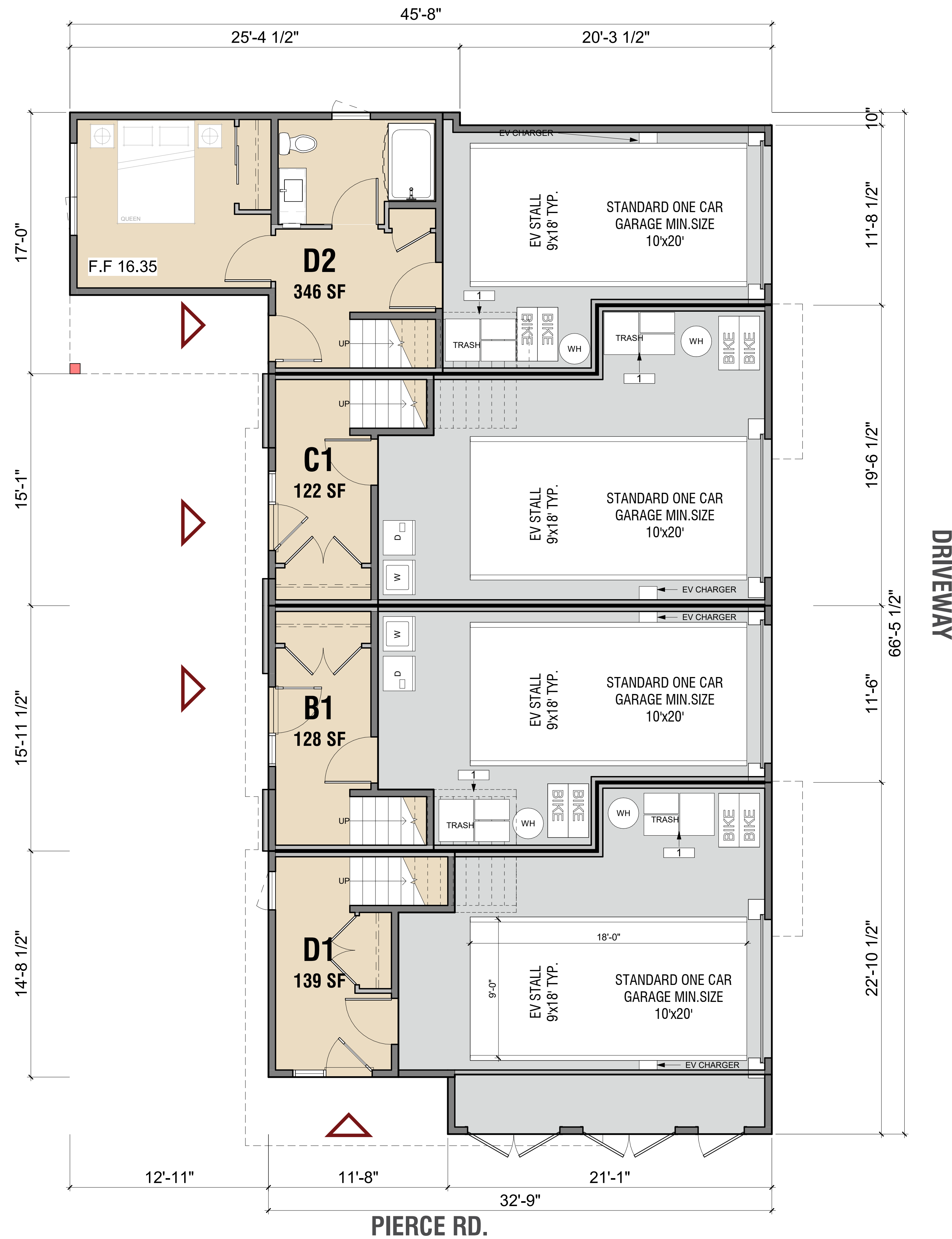
KEYNOTE

- THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

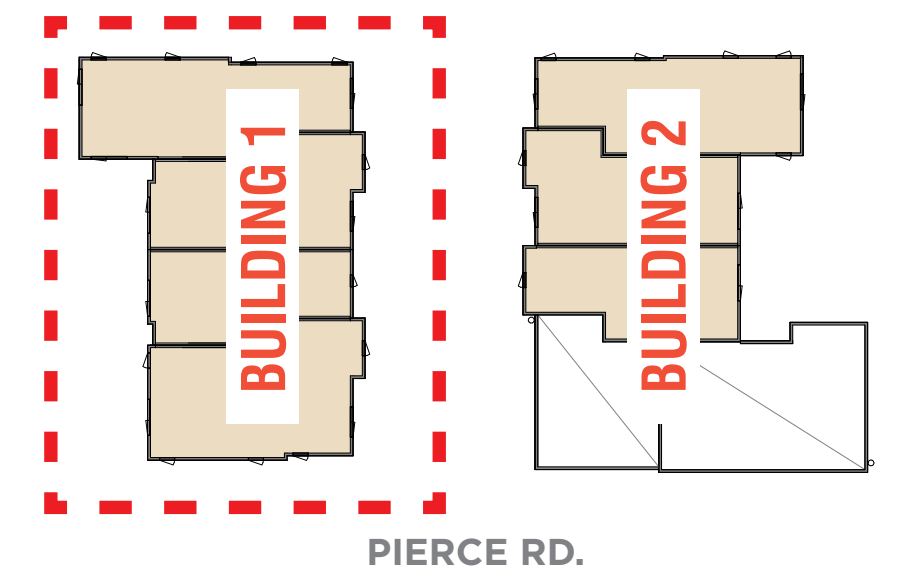




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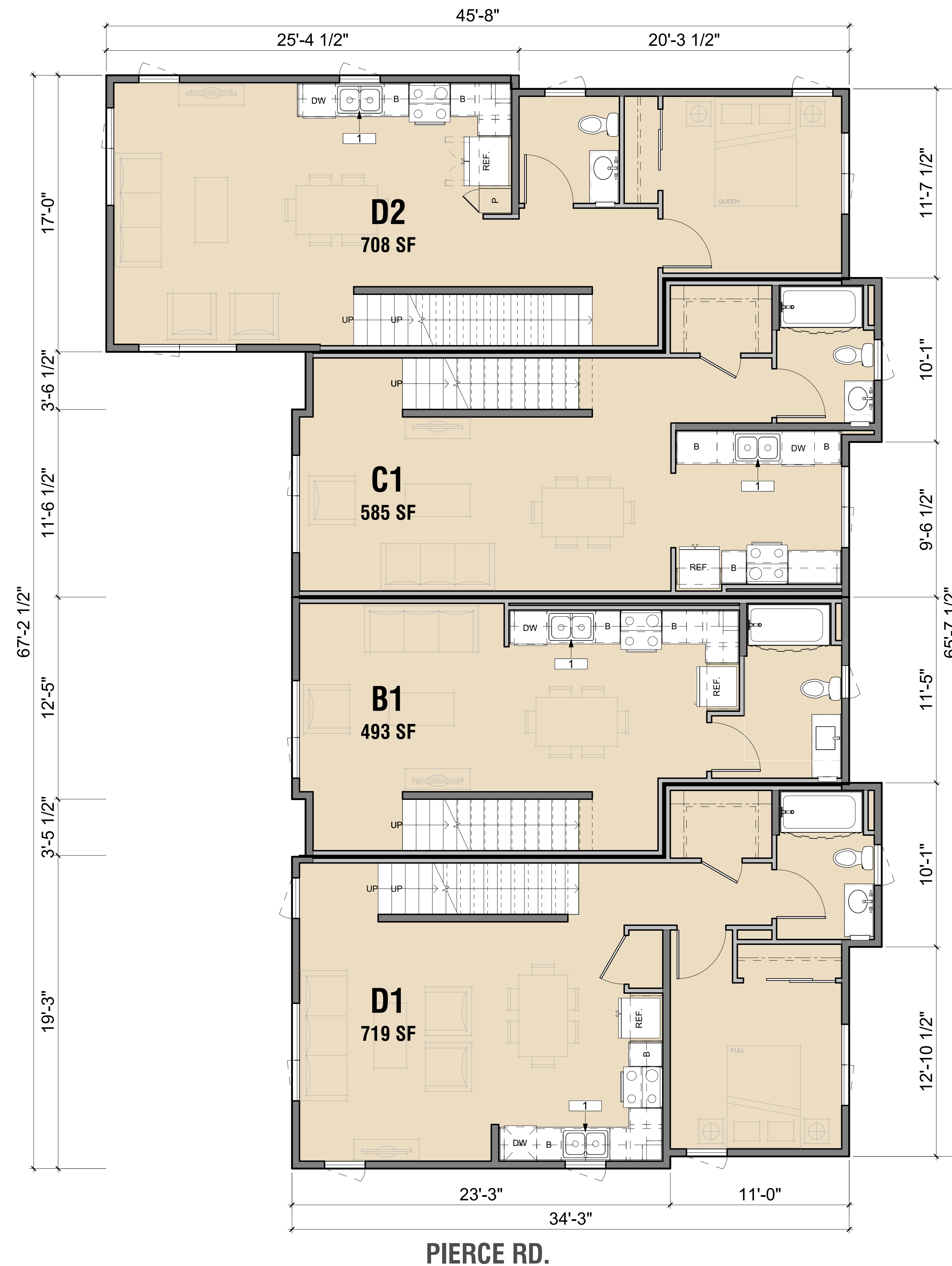
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



KEYNOTE

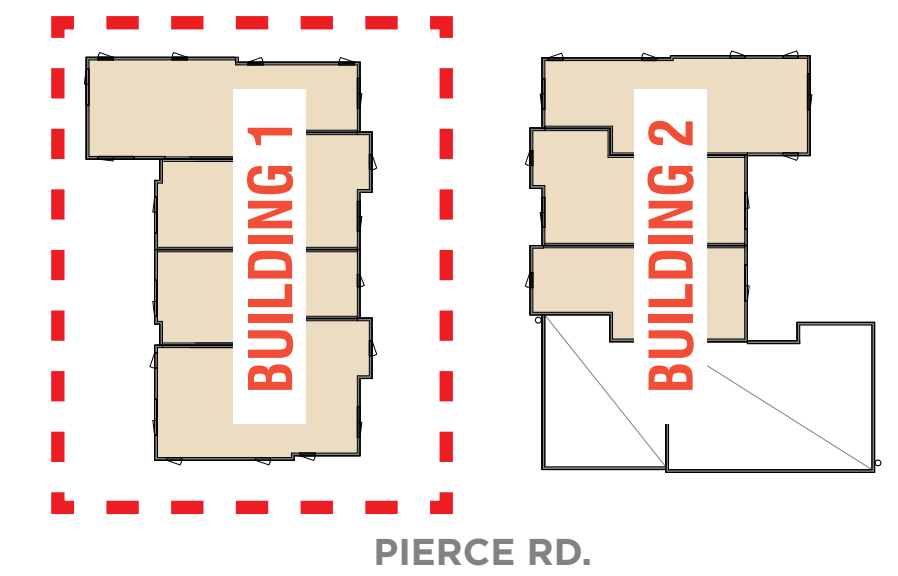
- THREE-STREAM WASTE BIN SYSTEM
PER SENATE BILL 1383



LEGEND

-  UNITS
-  PARKING
-  BOH
-  PROPERTY LINE

KEY PLAN



KEYNOTE

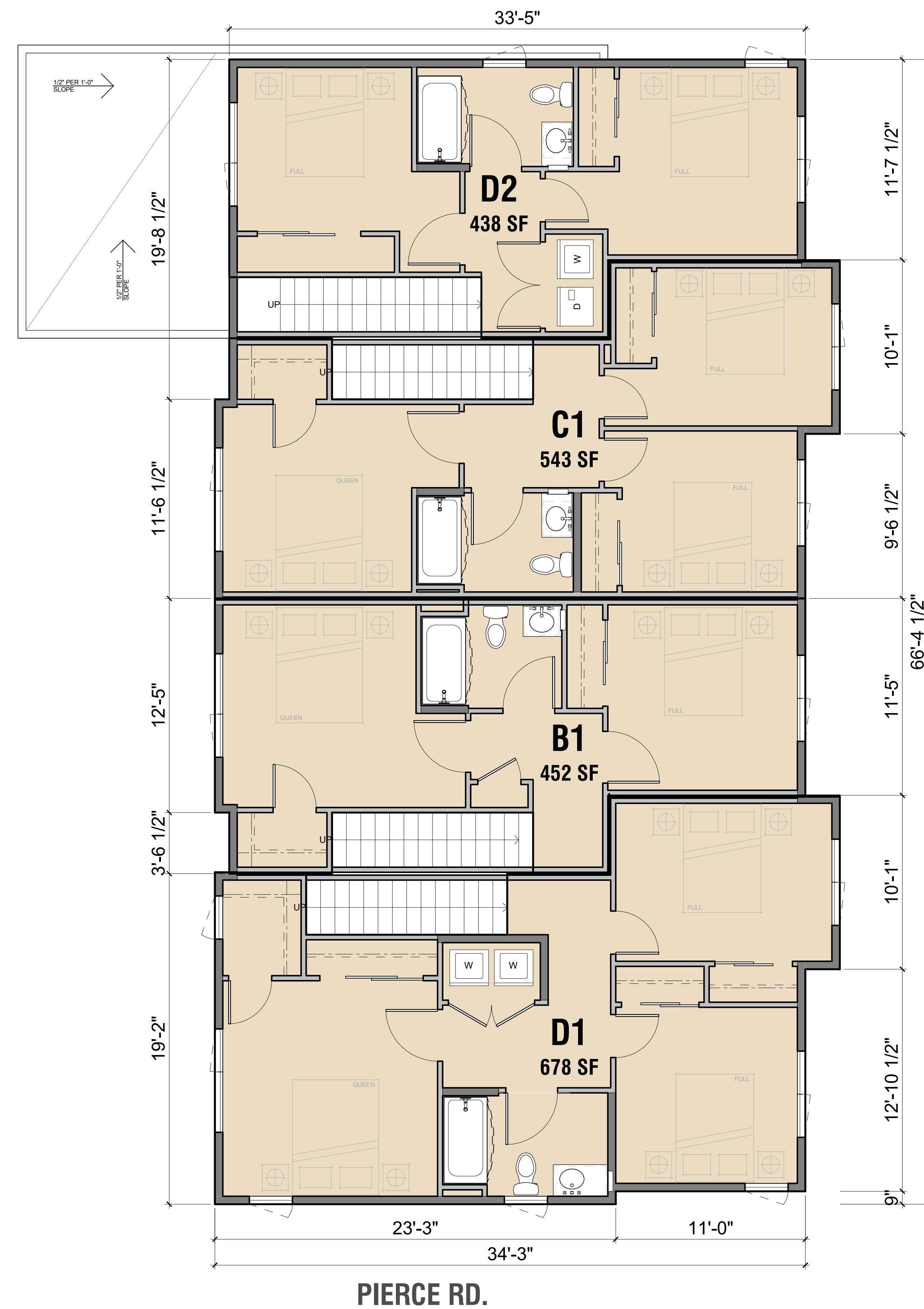
- THREE-STREAM WASTE BIN SYSTEM
PER SENATE BILL 1383

16'

8'

4'

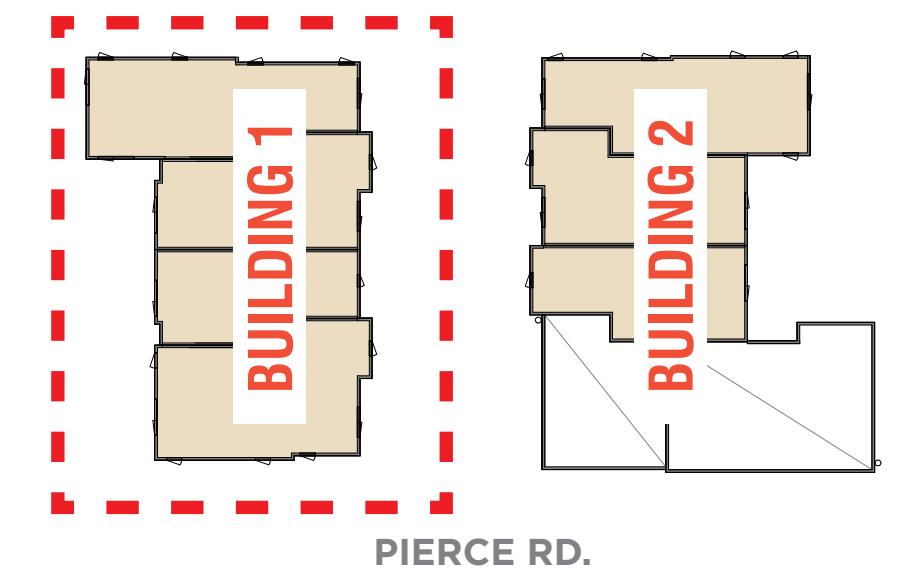


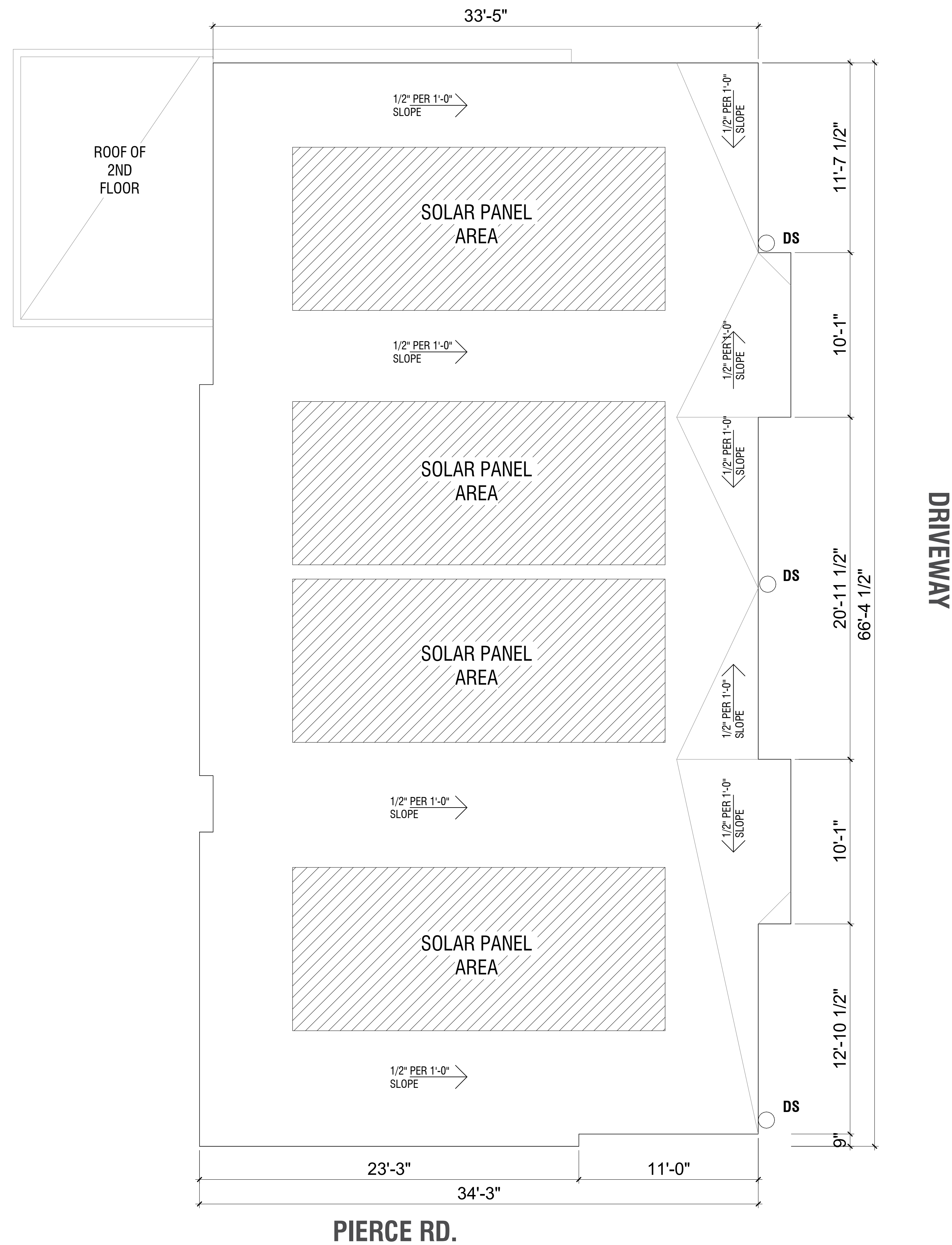


LEGEND

-  UNITS
 PARKING
 BOH
 PROPERTY LINE

KEY PLAN

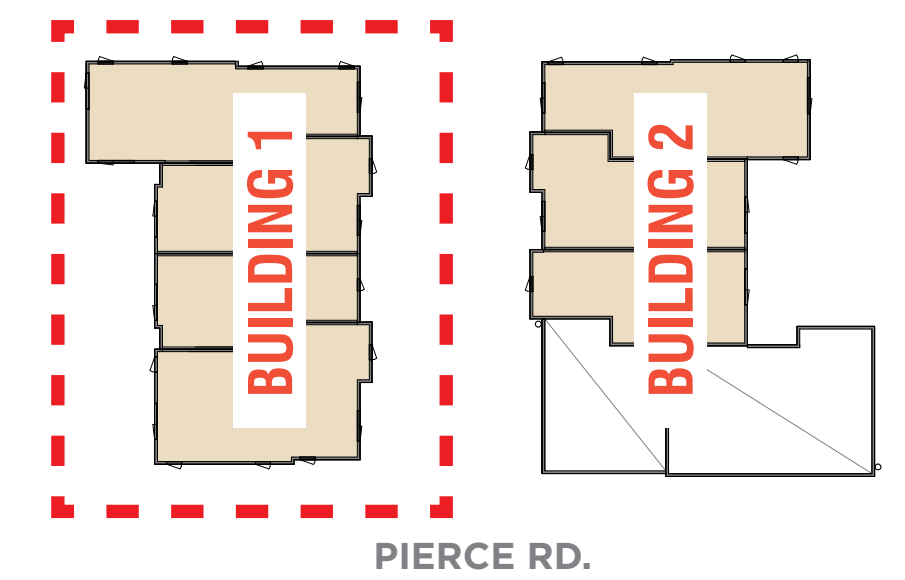




LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

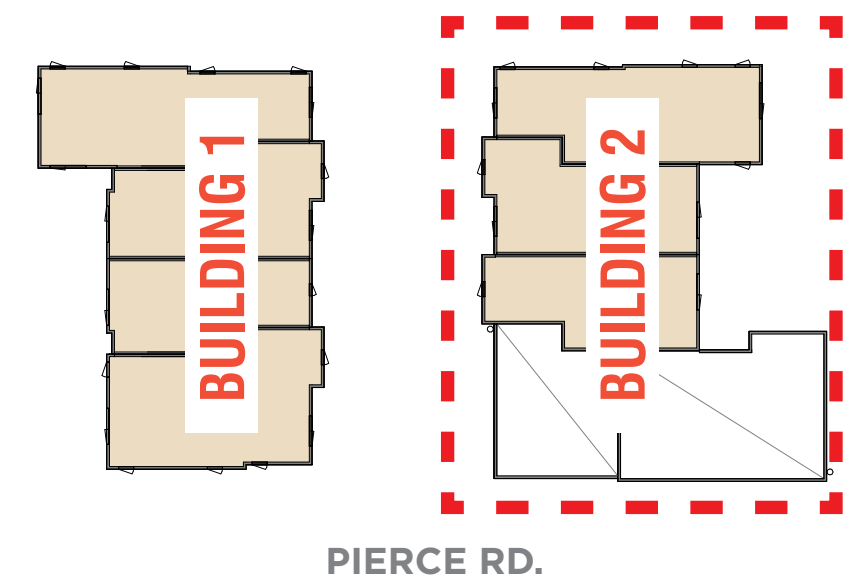




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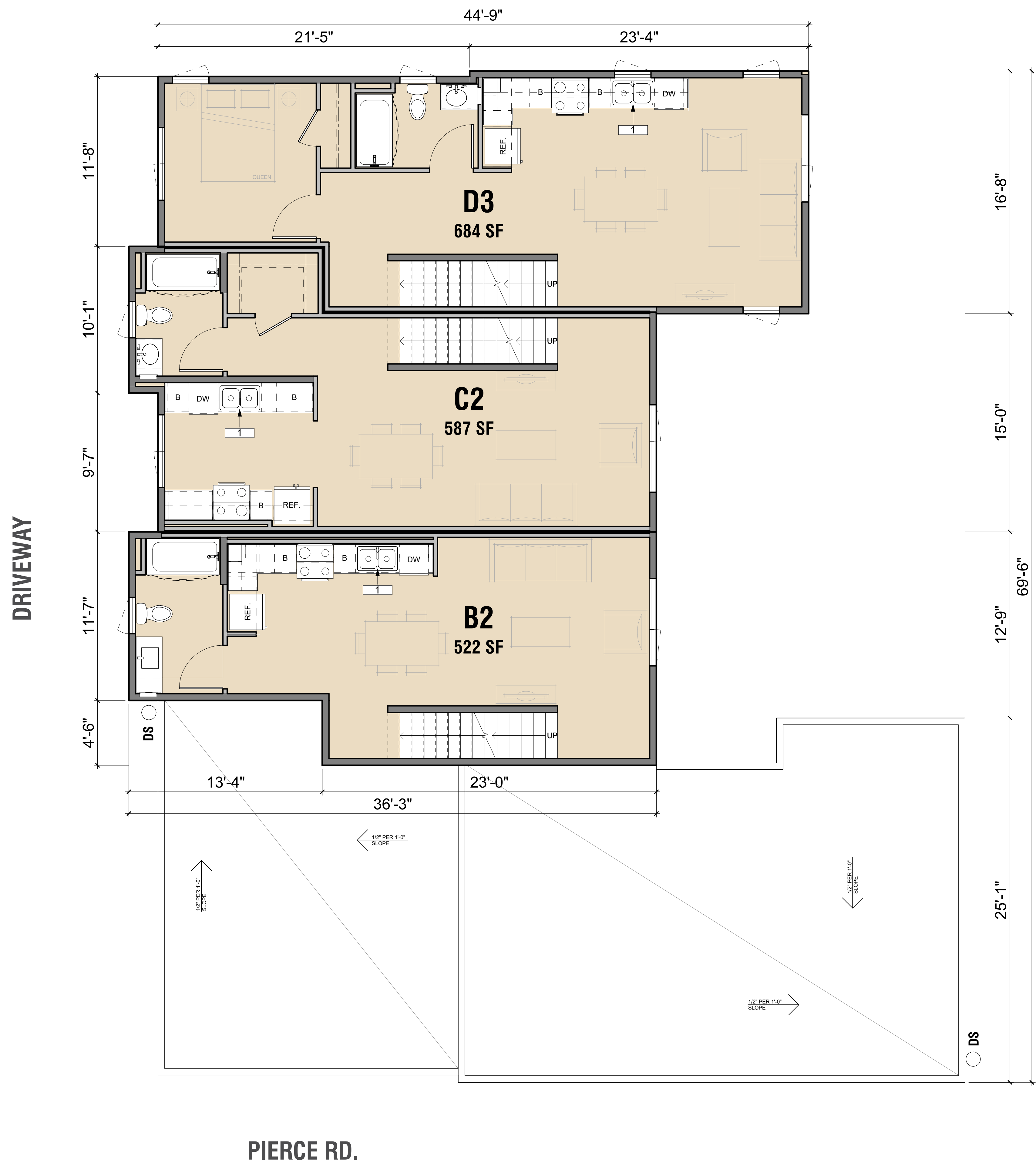
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



KEYNOTE

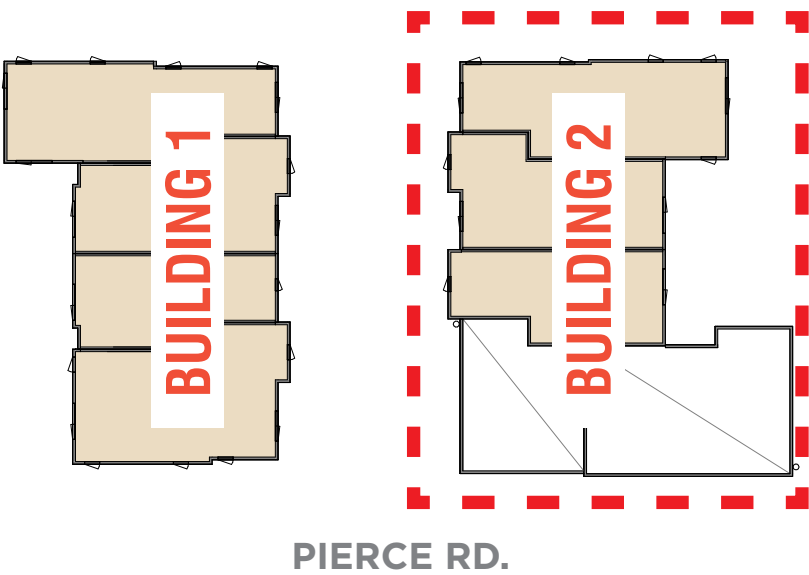
- THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



LEGEND

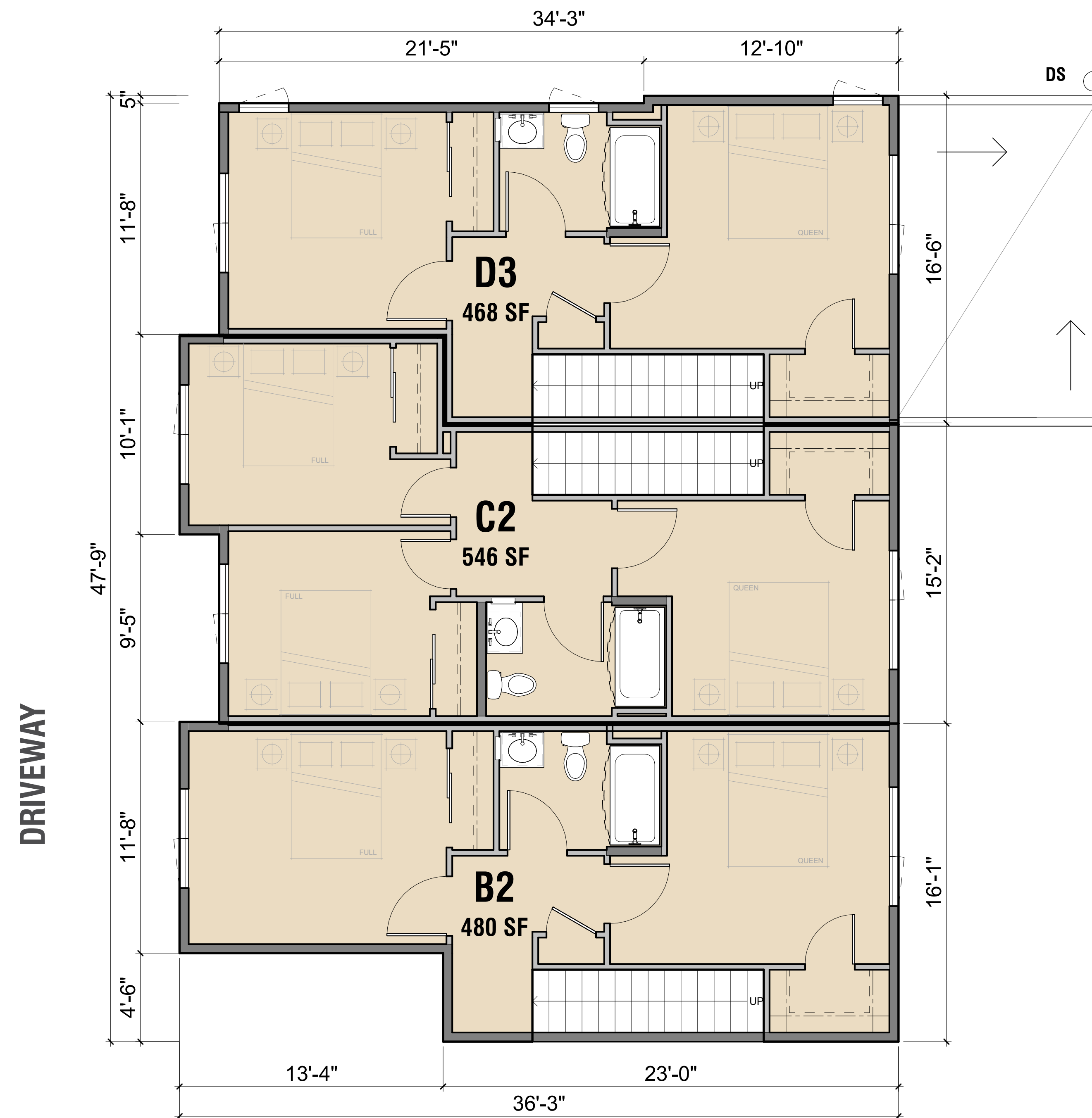
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



KEYNOTE

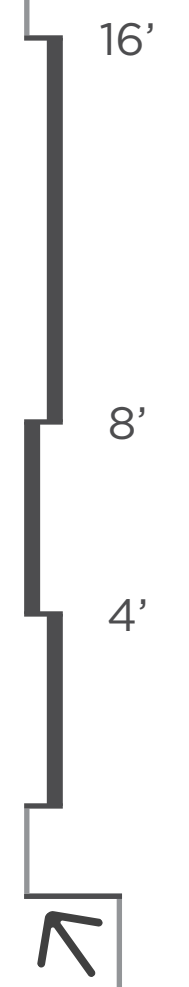
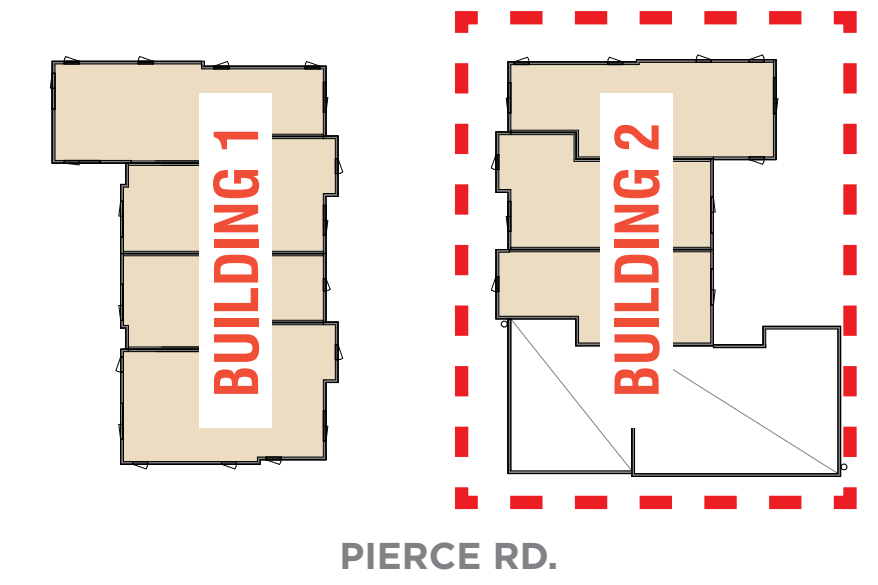
- 1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



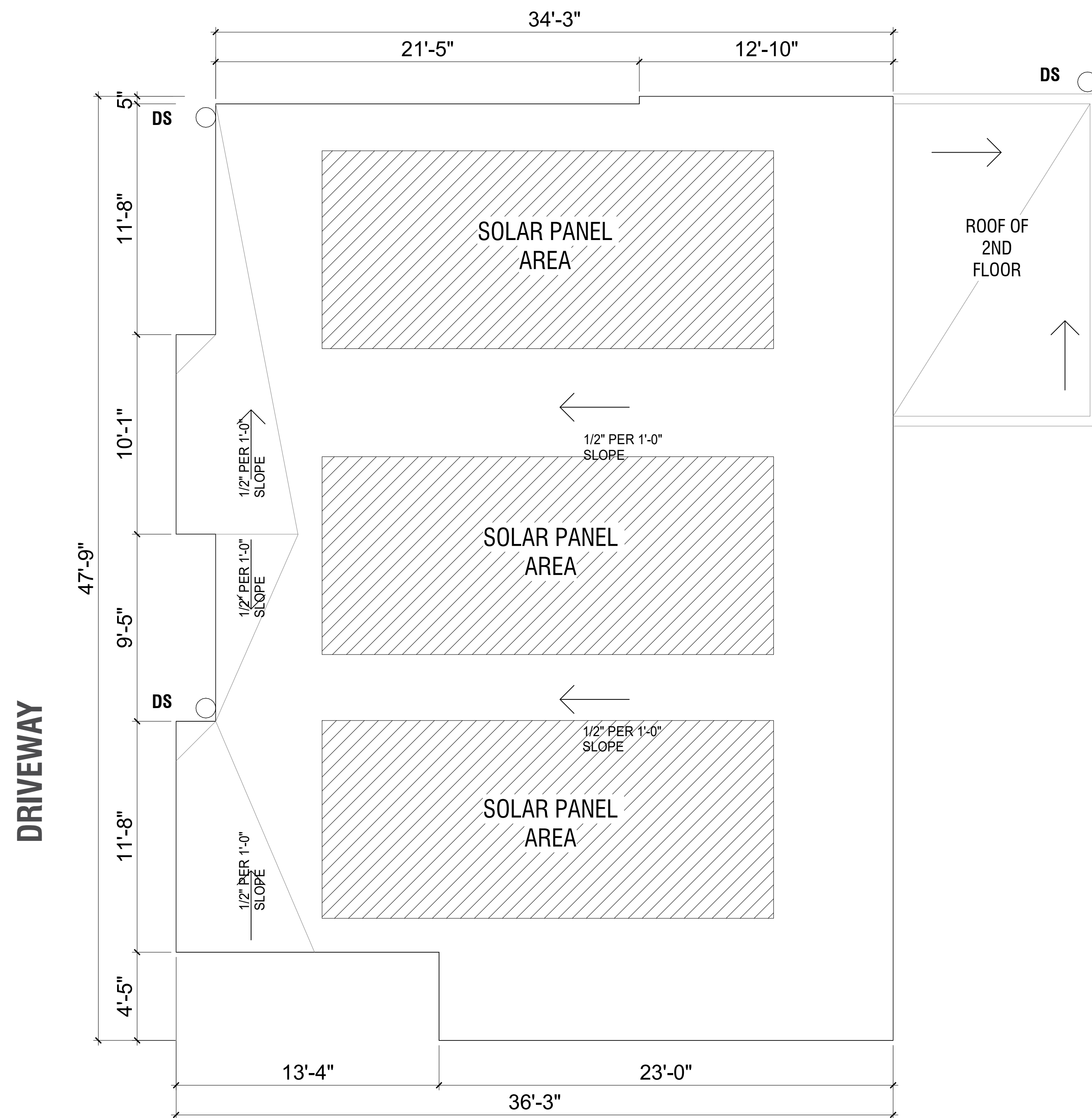
LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



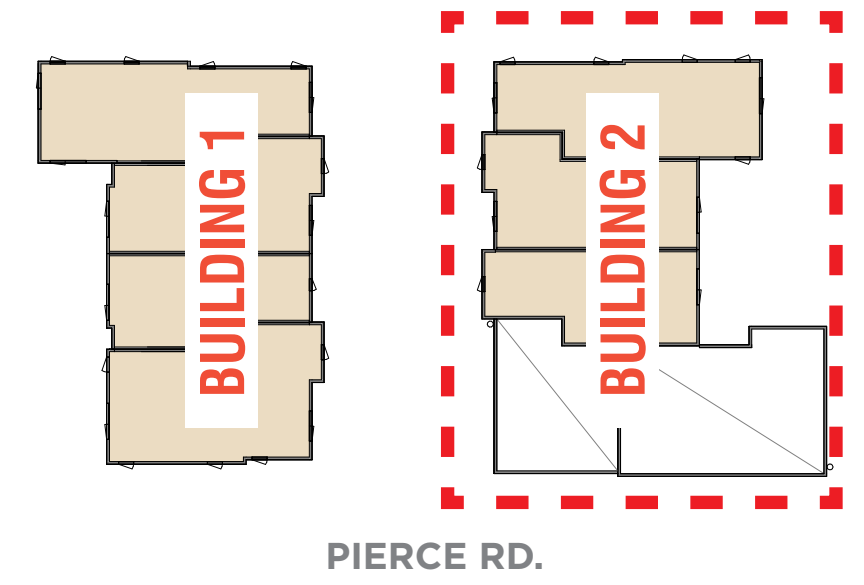
PIERCE RD.



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



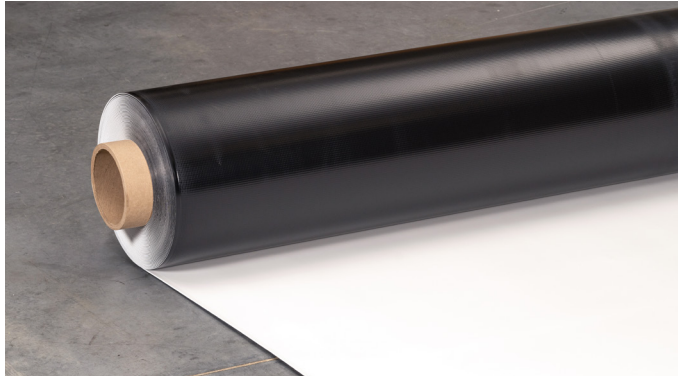
PIERCE RD.

EXPERIENCE THE CARLISLE DIFFERENCE



Sure-Weld[®] TPO

Reinforced Membrane



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

» 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

Slate Gray

Med Bronze

Terra Cotta

Patina Green

Rock Brown

» Special Colors:

*Sure-Weld HS Special Color TPO membranes are available in 5'- and 10'-wide sheets. Refer to Carlisle's Sure-Weld TPO Color Palette Sell Sheet for details. Sure-Weld 80-mil in special colors are limited to warranties up to 20 years.

 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

MA - METAL AWNING, COLOR SW7521 DORMER BROWN

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

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

CS3 - COMPOSITE SIDING - WOODTONE, COLOR SAND CASTLE

TCA

ARCHITECTS

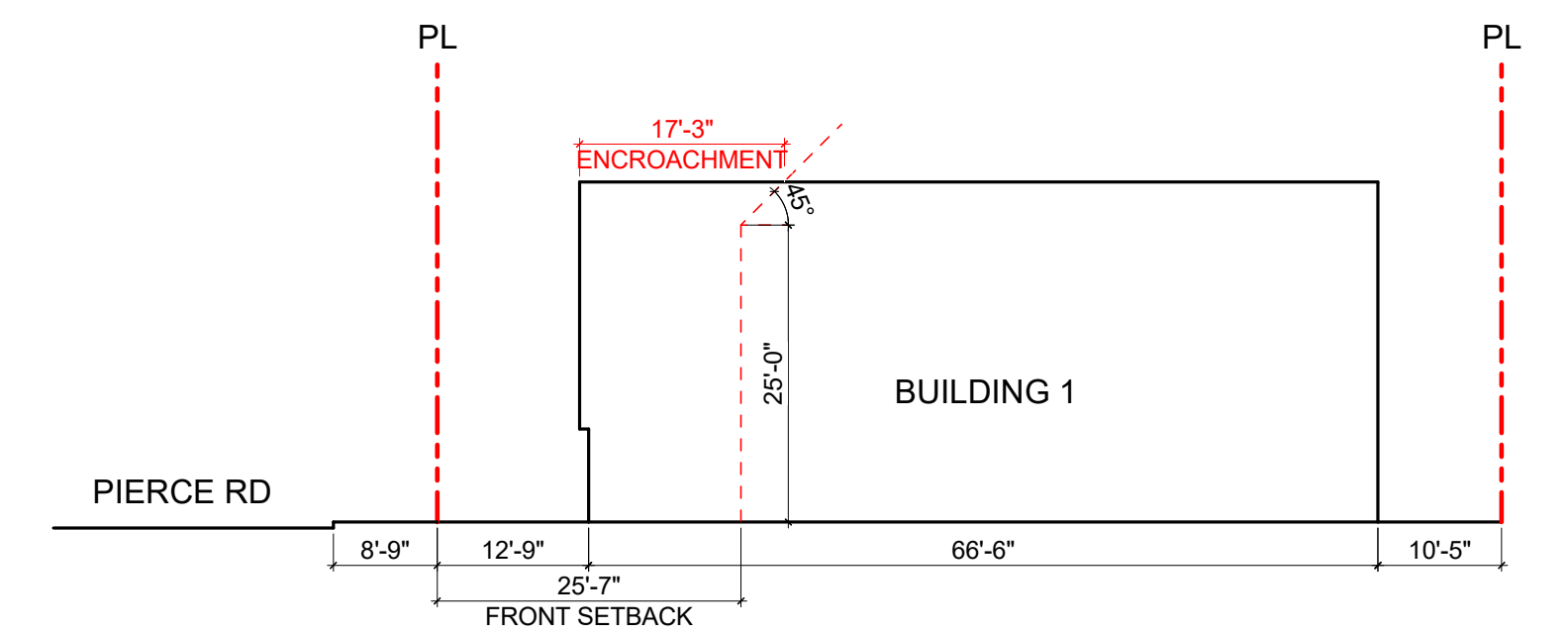
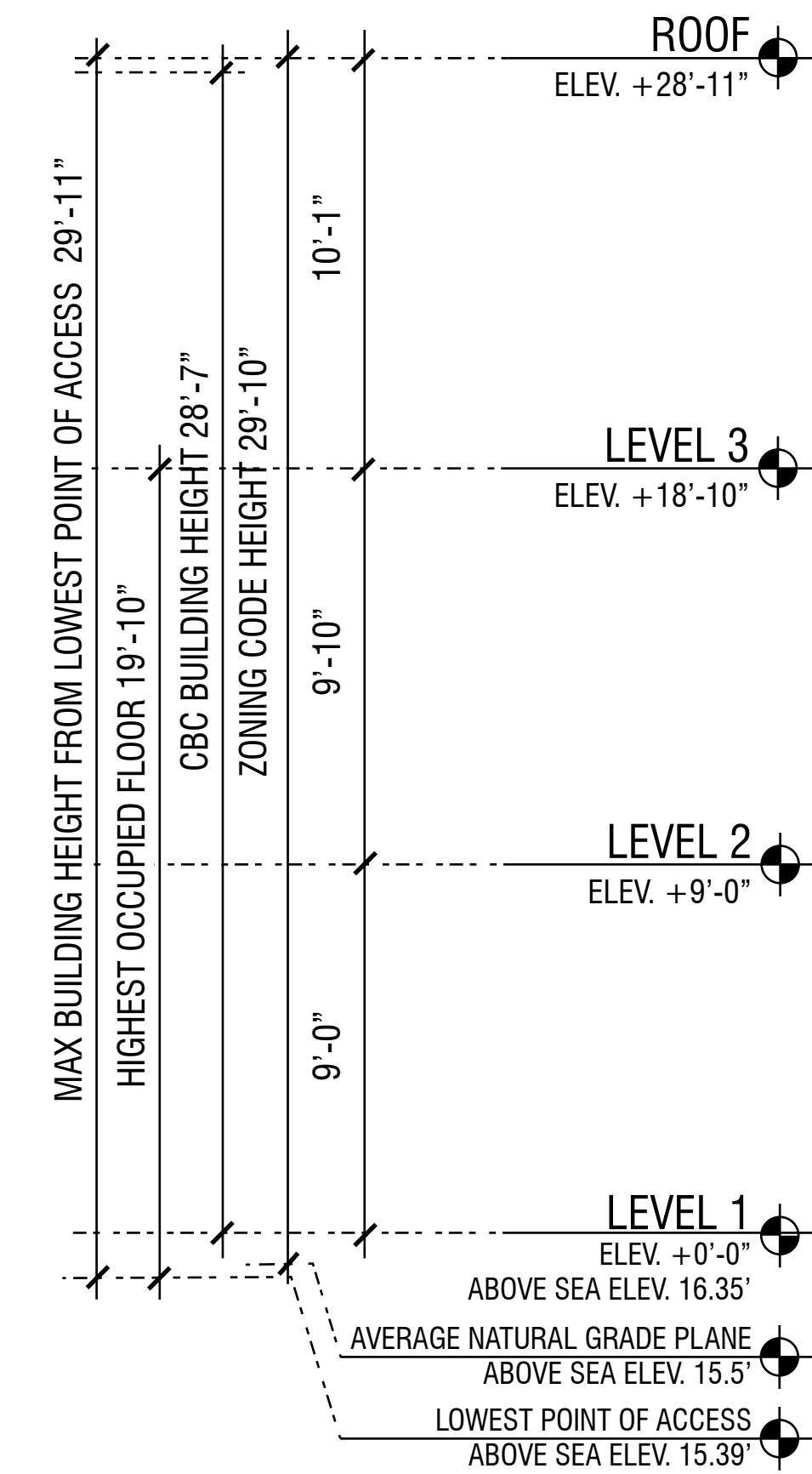
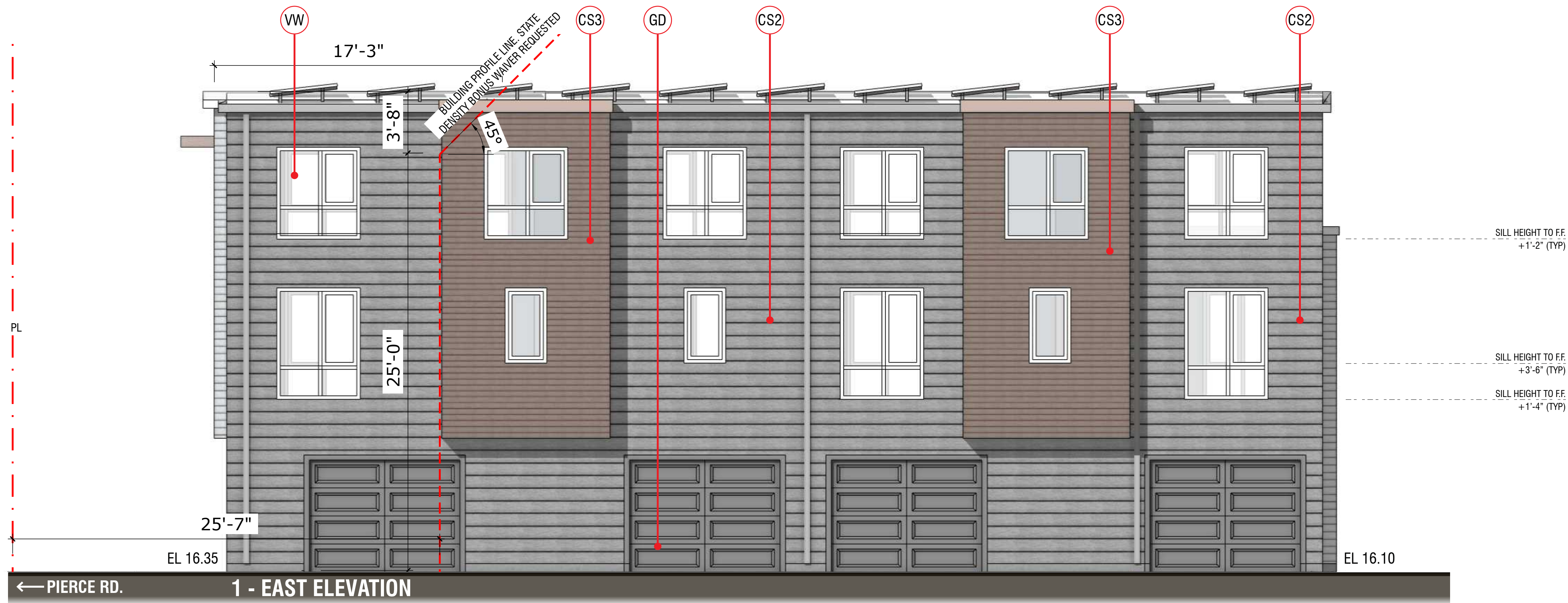


335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
JUNE 24, 2026

MATERIAL BOARD

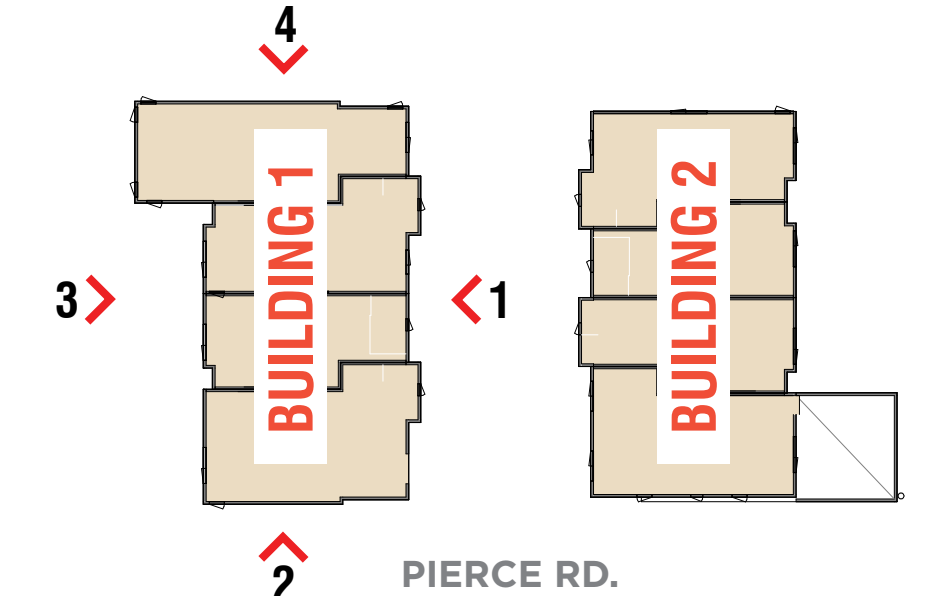
A-2.1



MATERIAL LEGEND

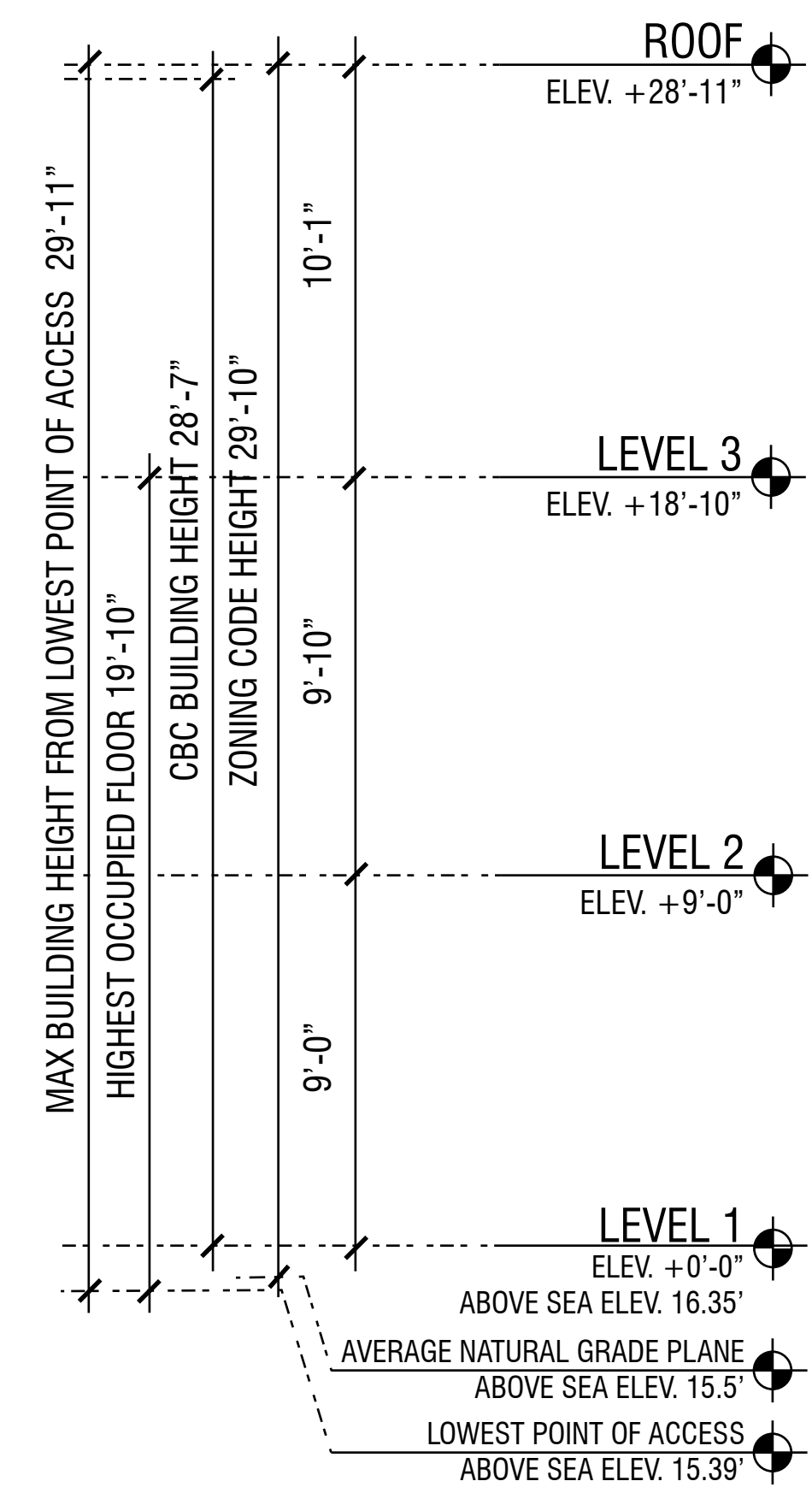
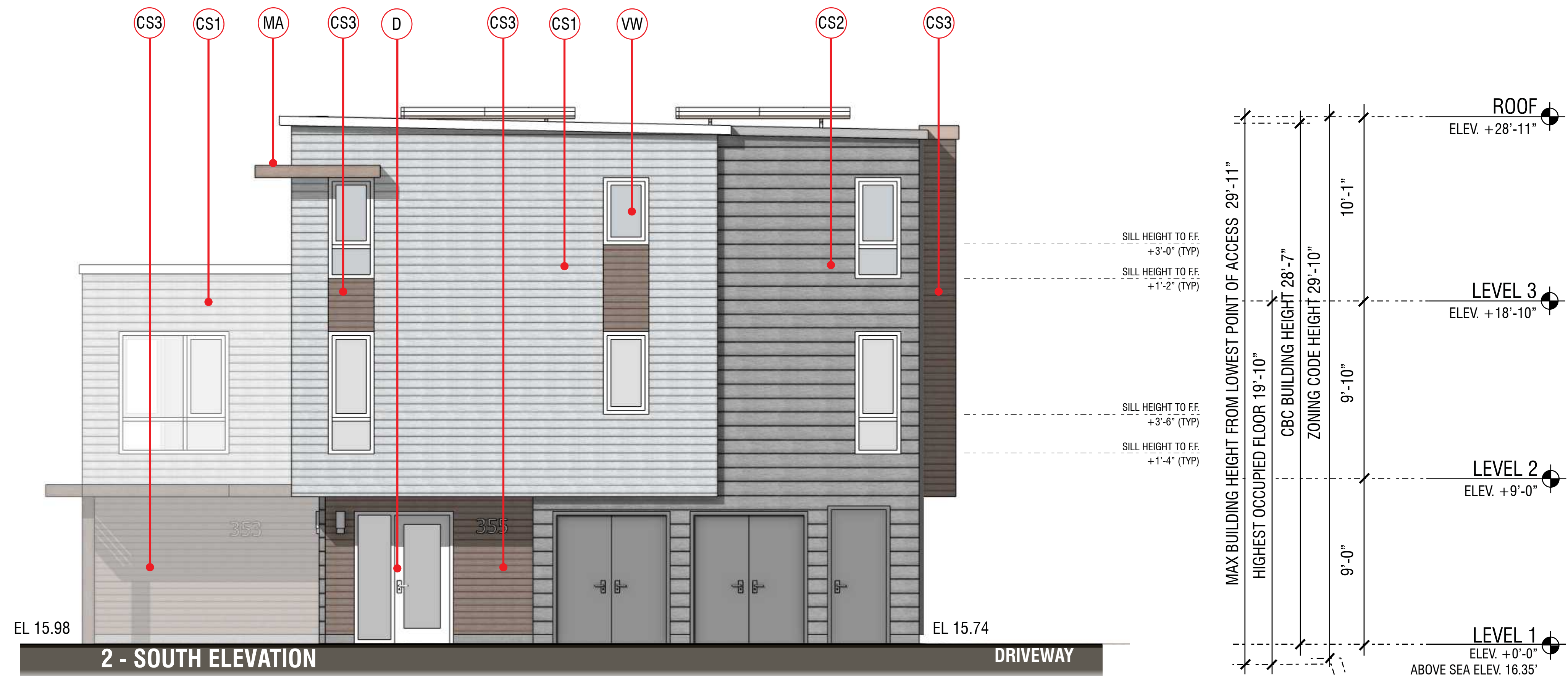
CS1 - COMPOSITE SIDING
CS2 - COMPOSITE SIDING
CS3 - COMPOSITE SIDING
VW - VINYL WINDOW
GD - GARAGE DOORS
D - ENTRY DOOR
MA - METAL AWNING

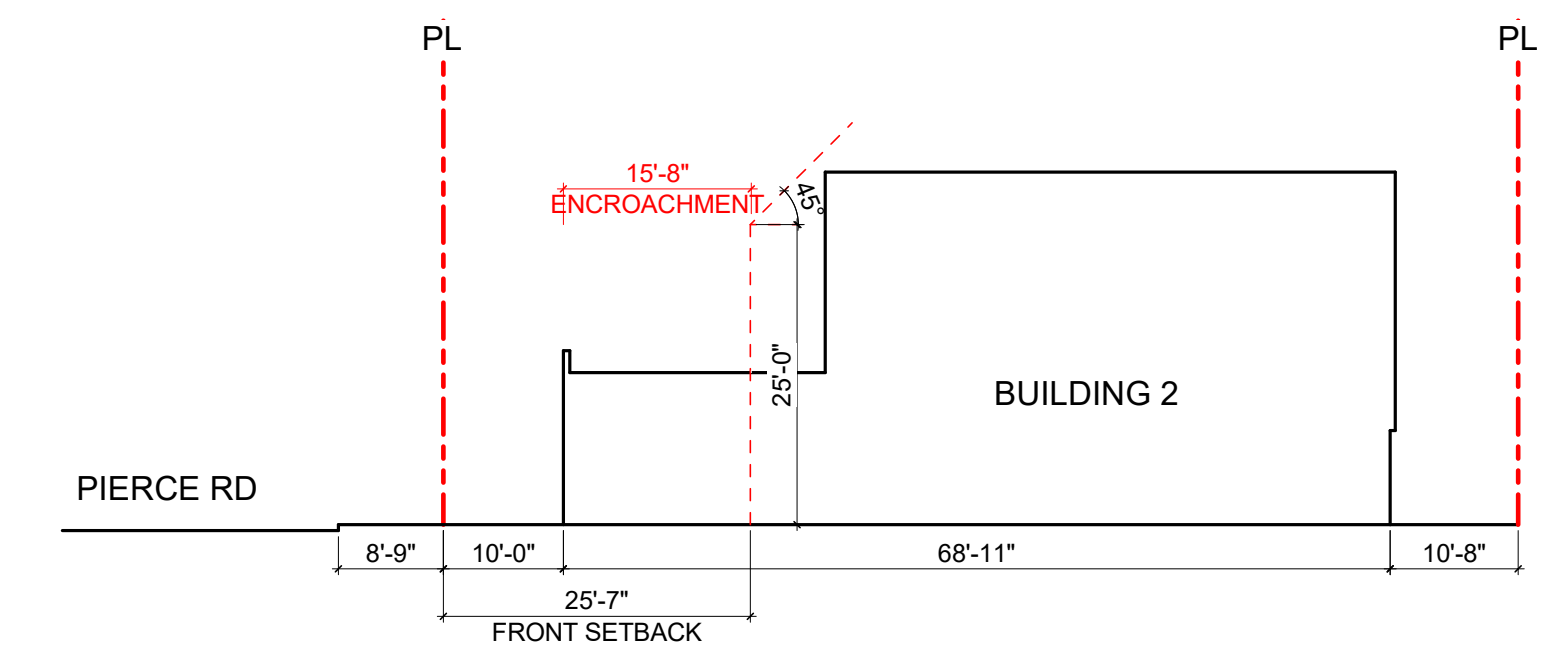
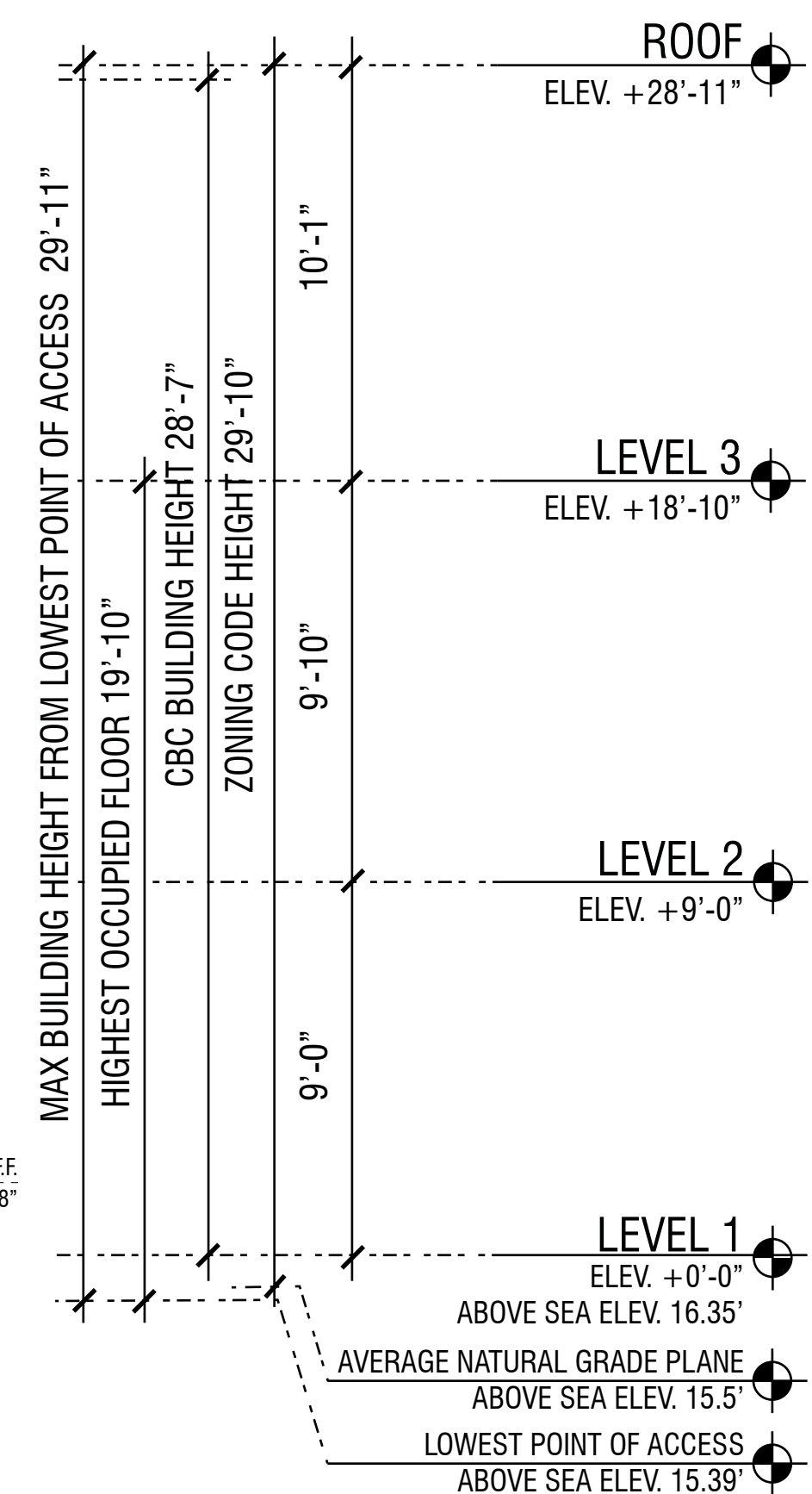
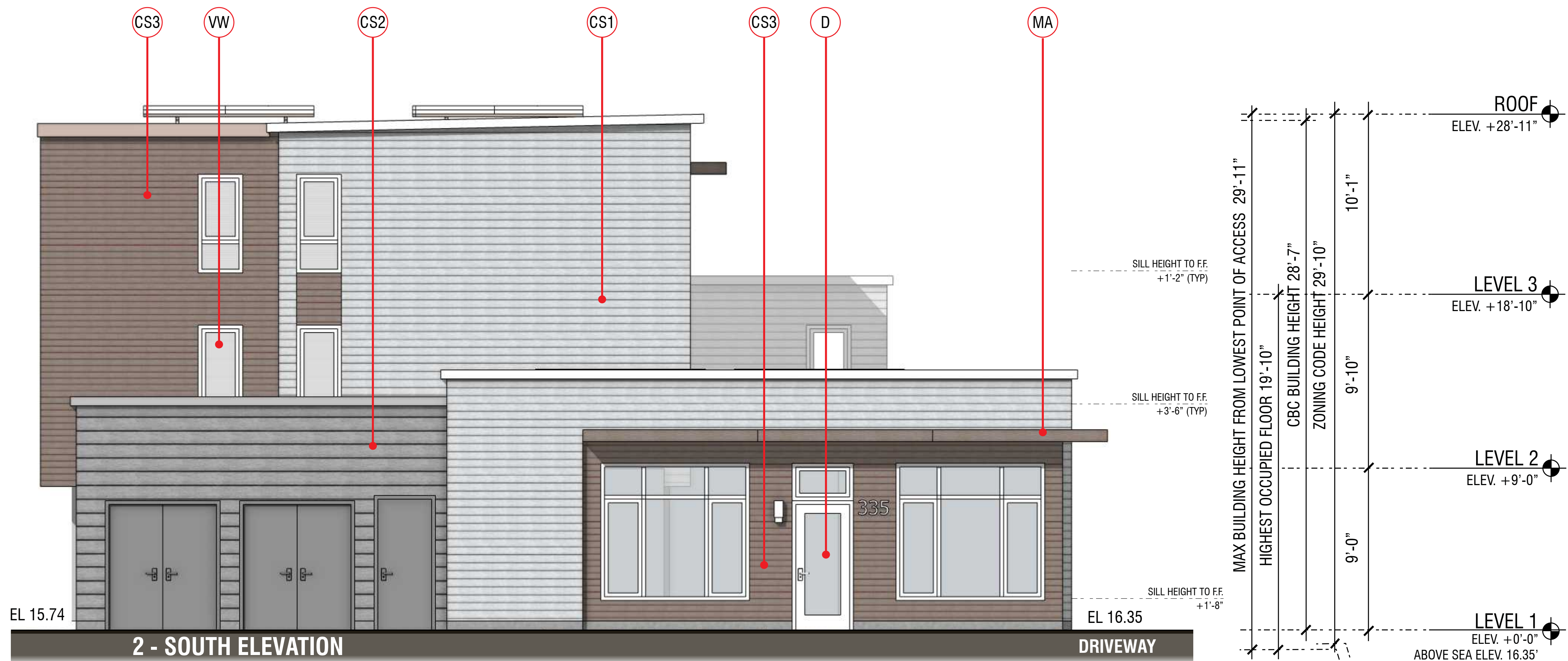
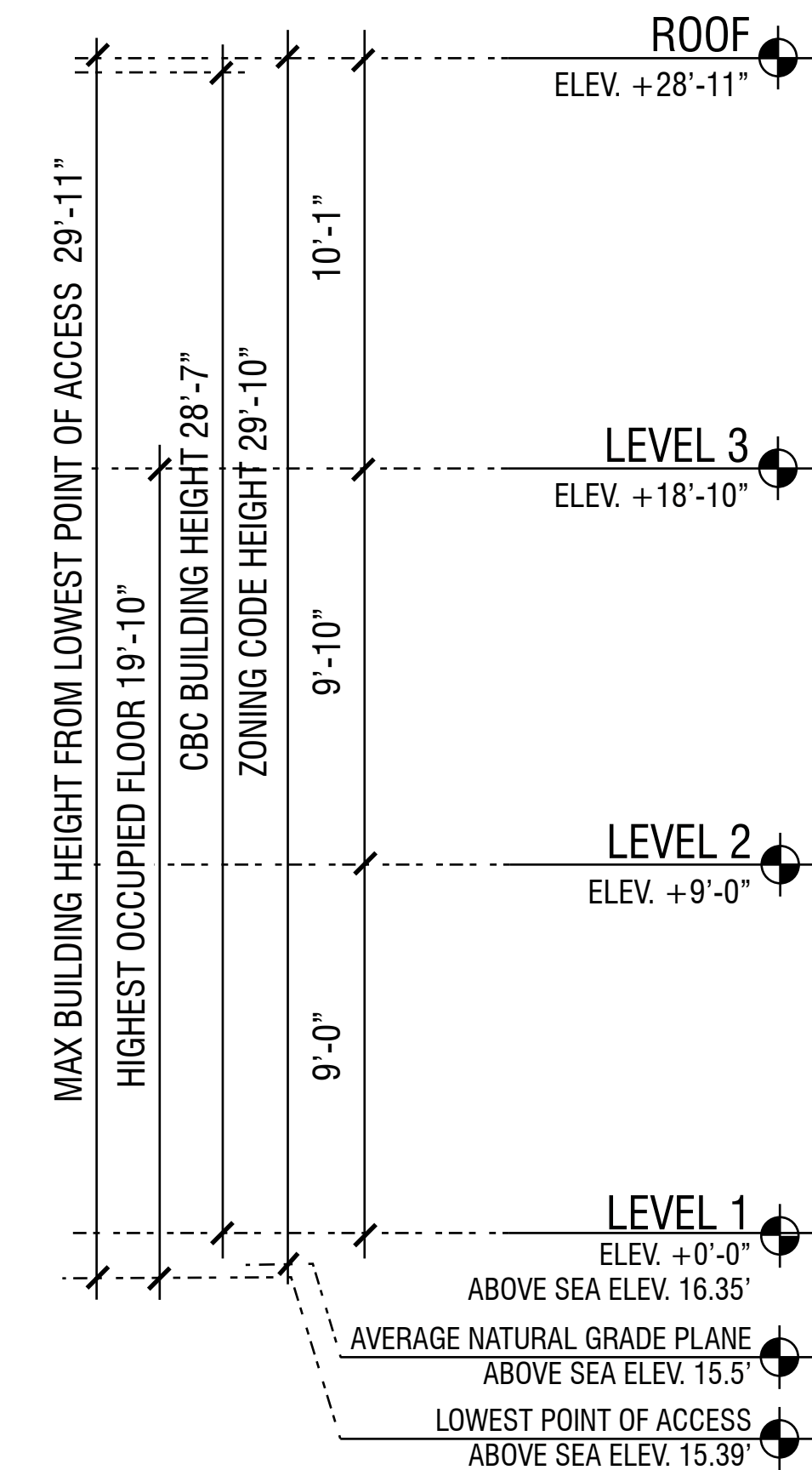
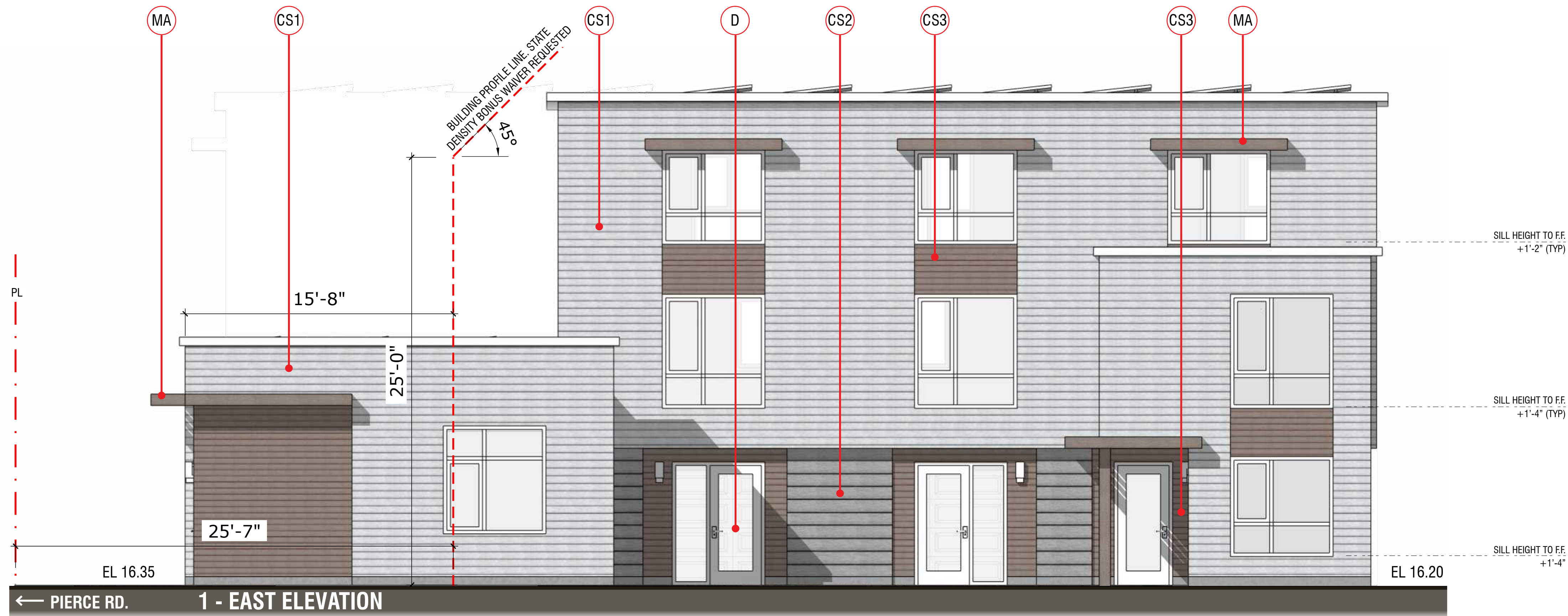
KEY PLAN



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.

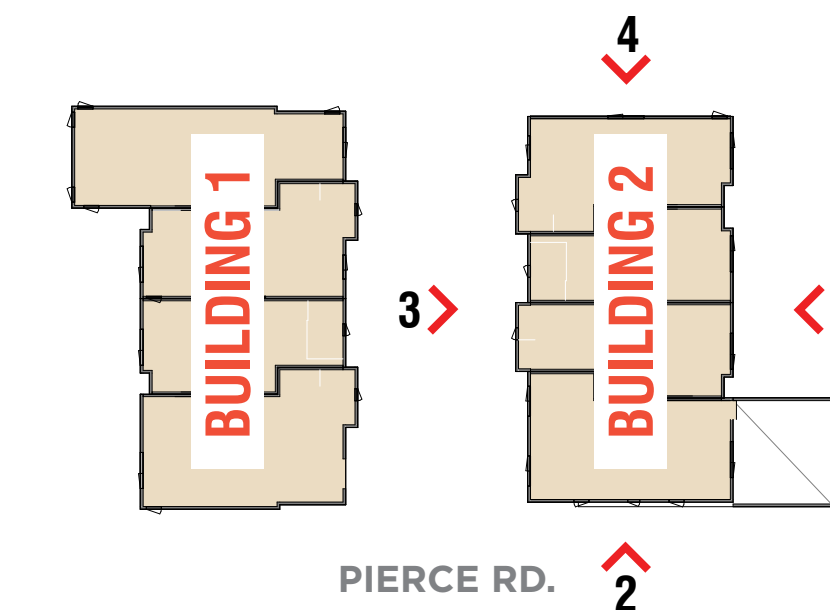




MATERIAL LEGEND

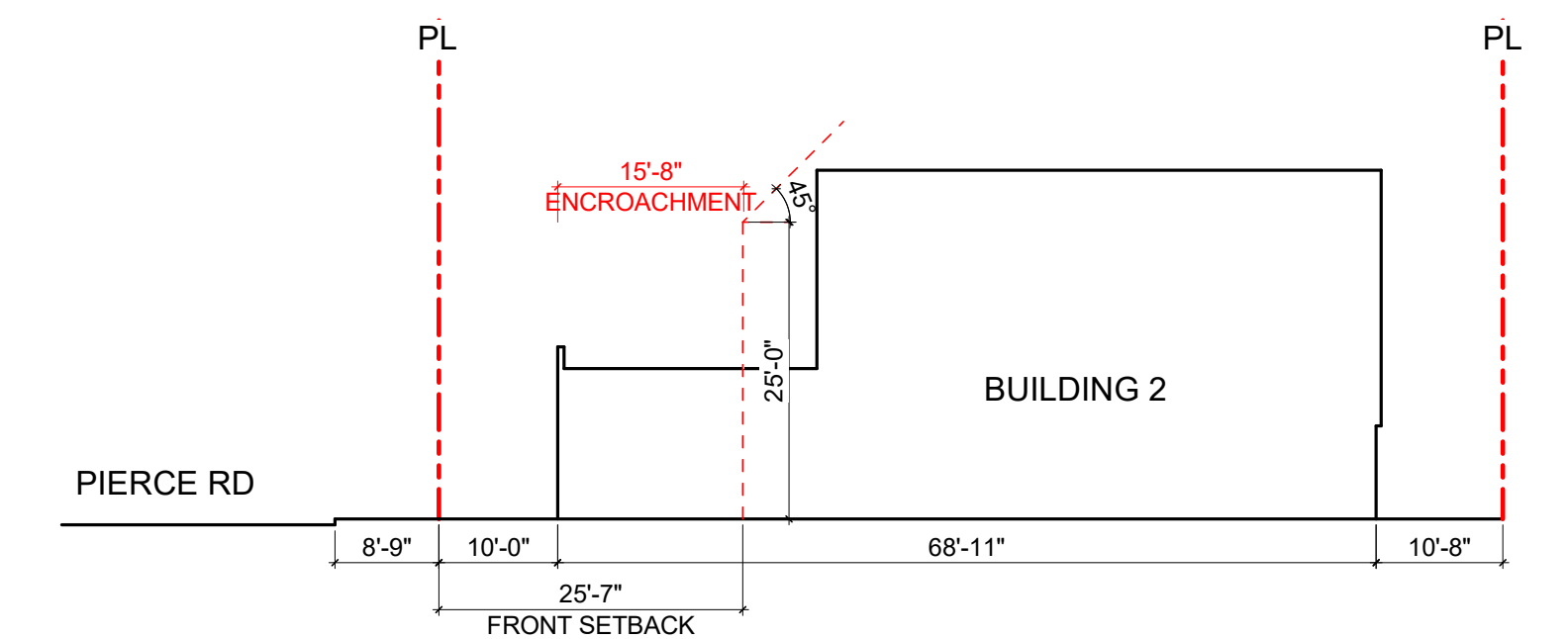
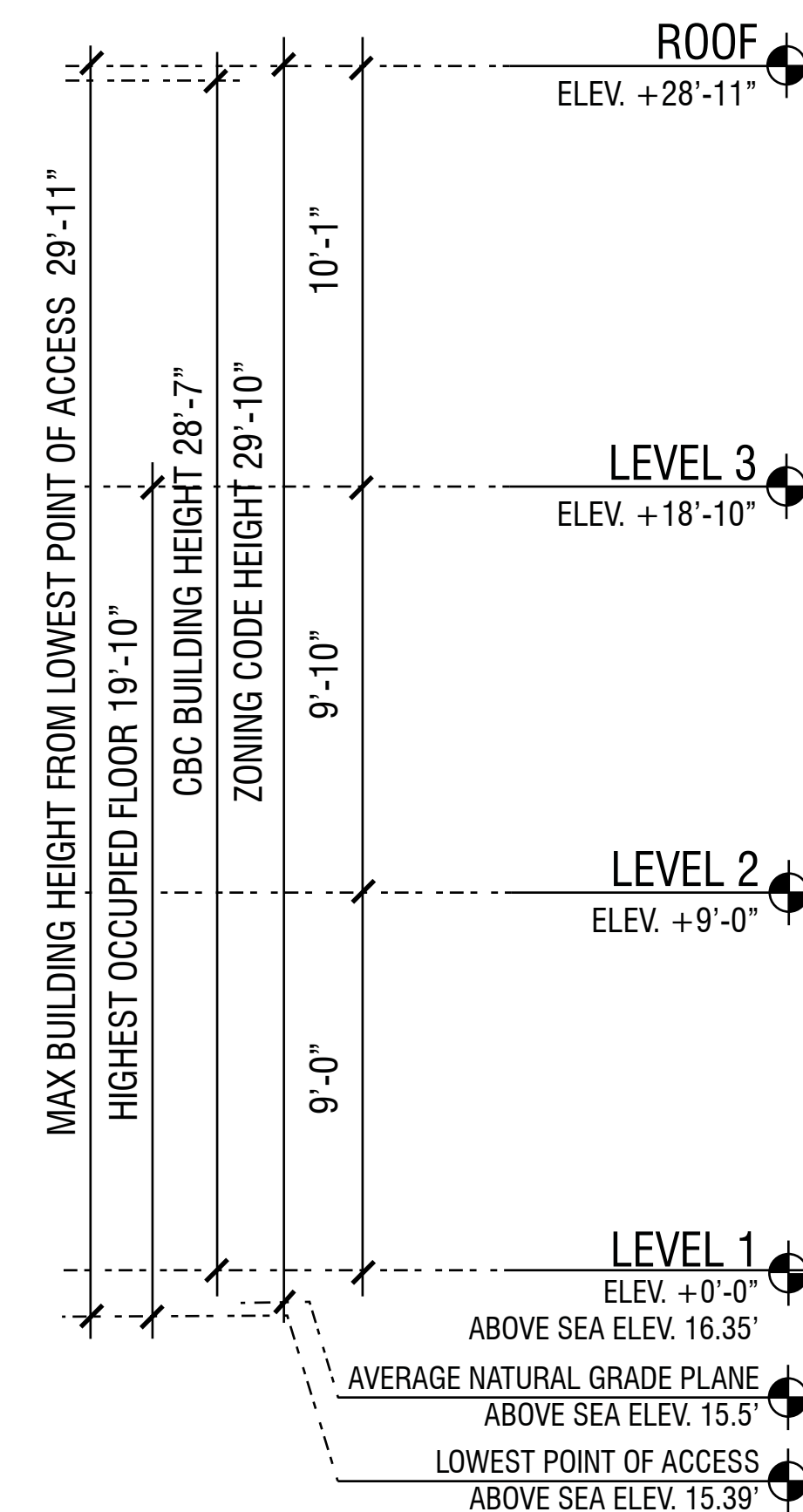
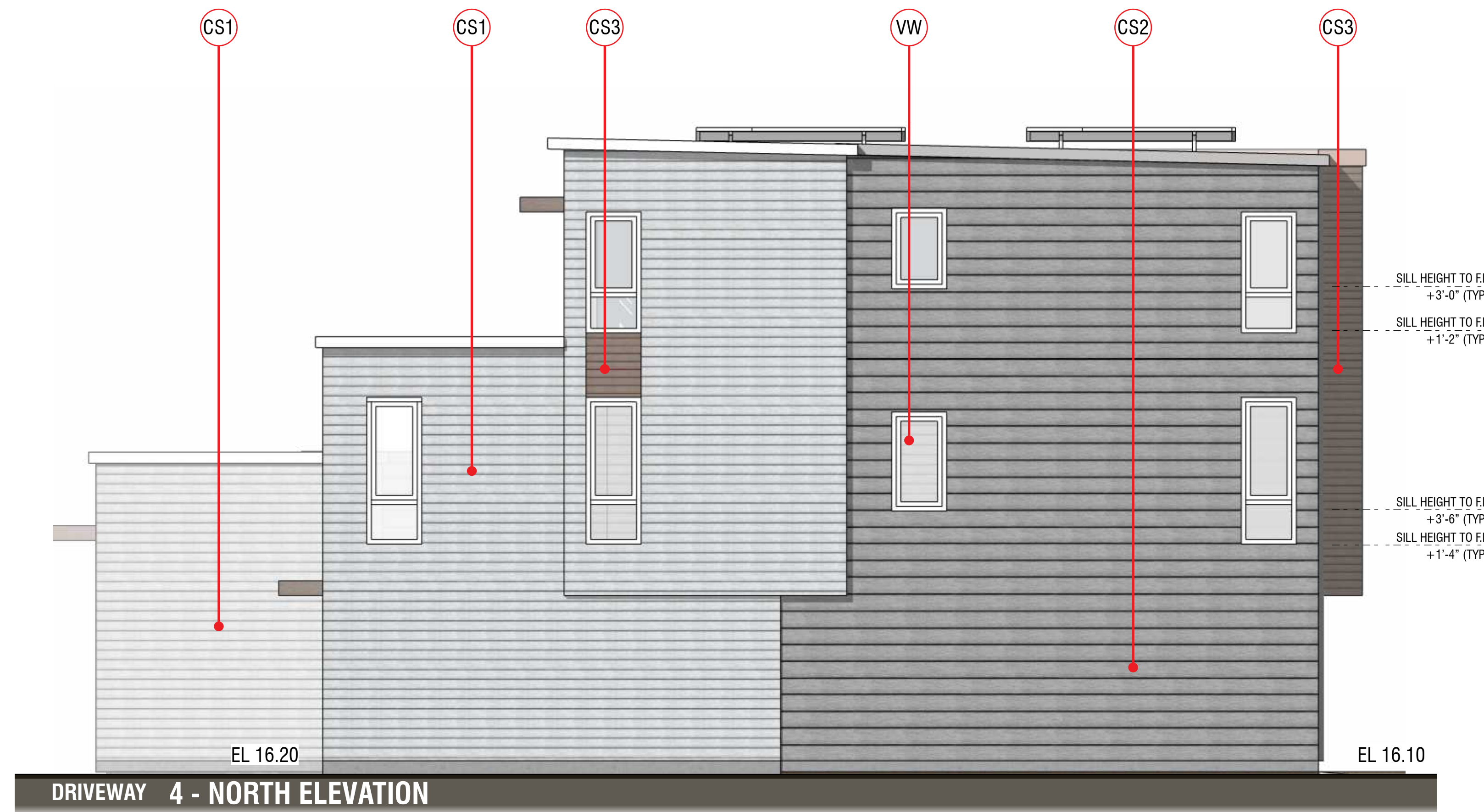
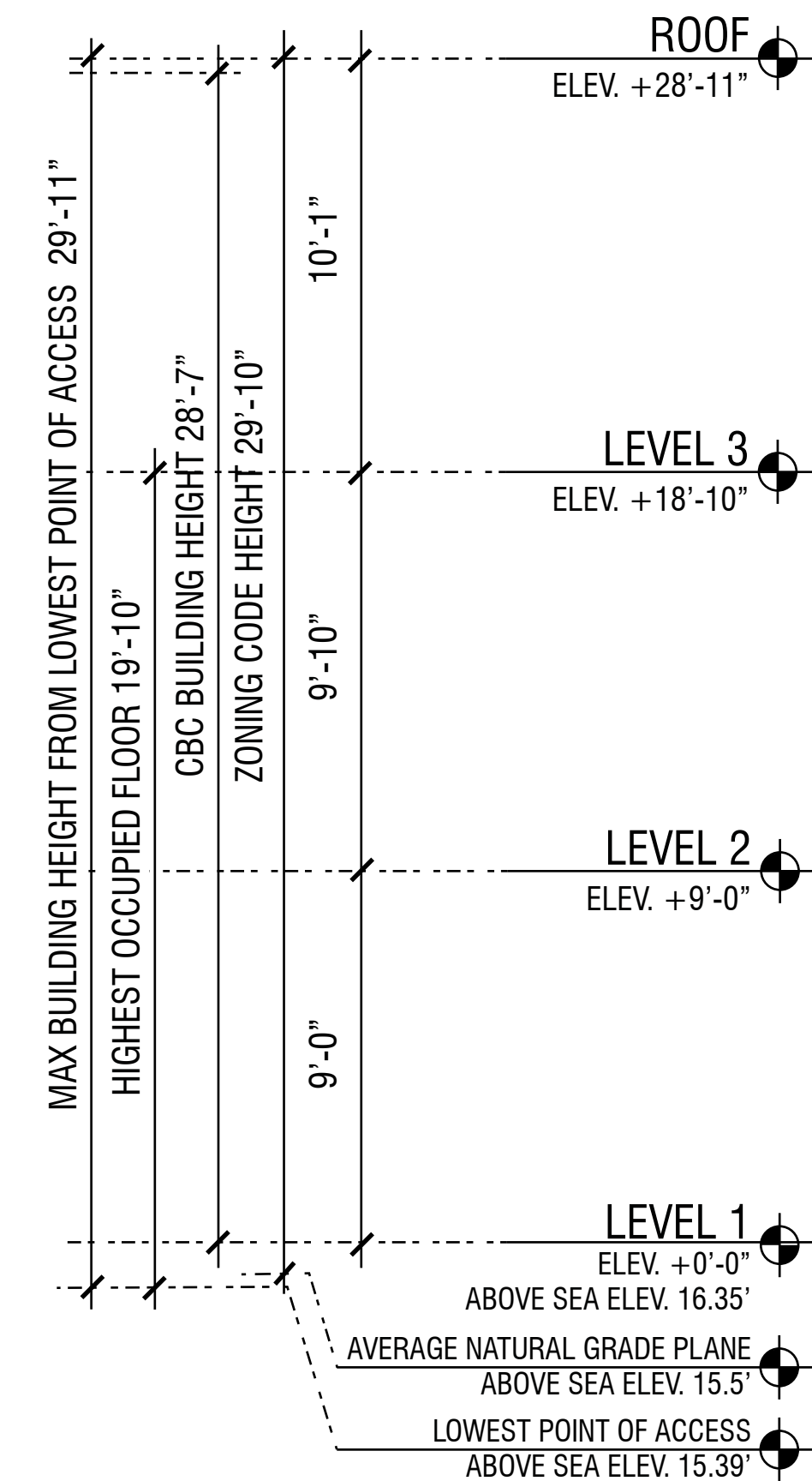
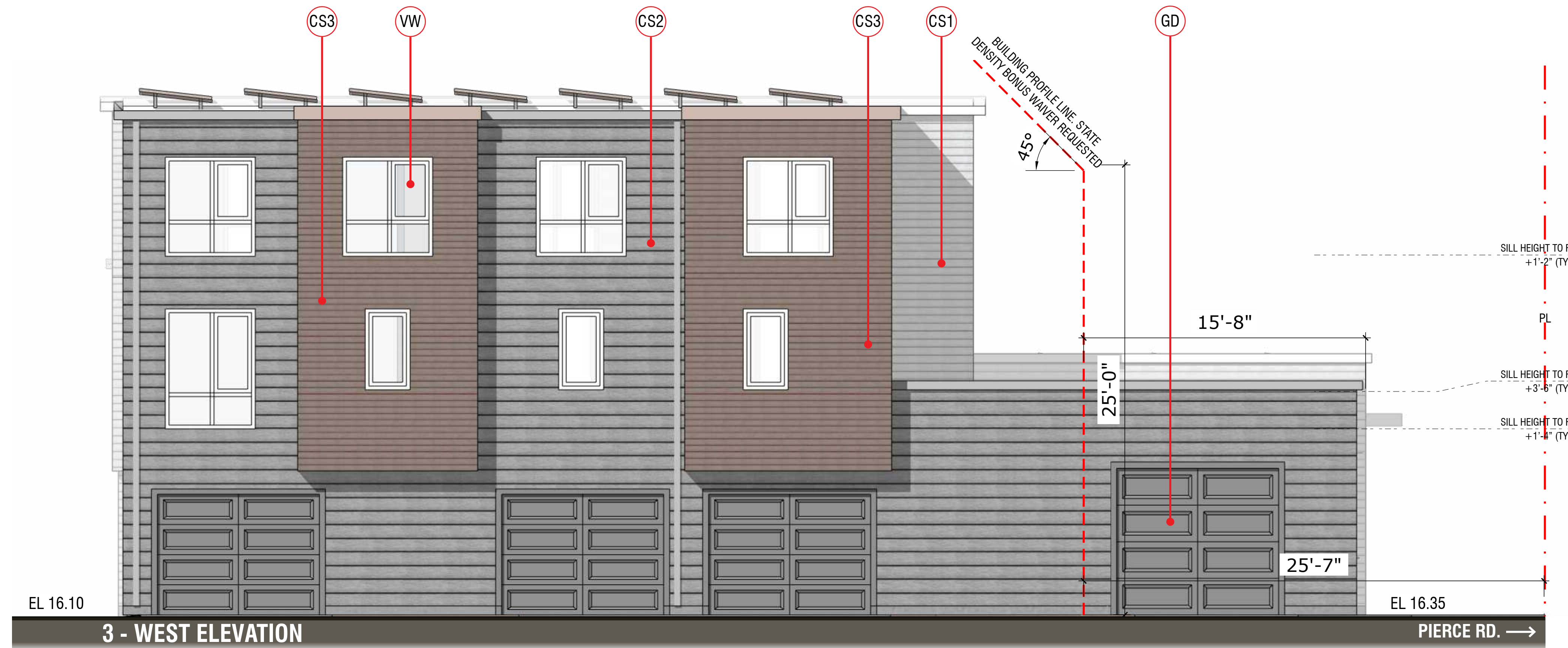
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KEY PLAN



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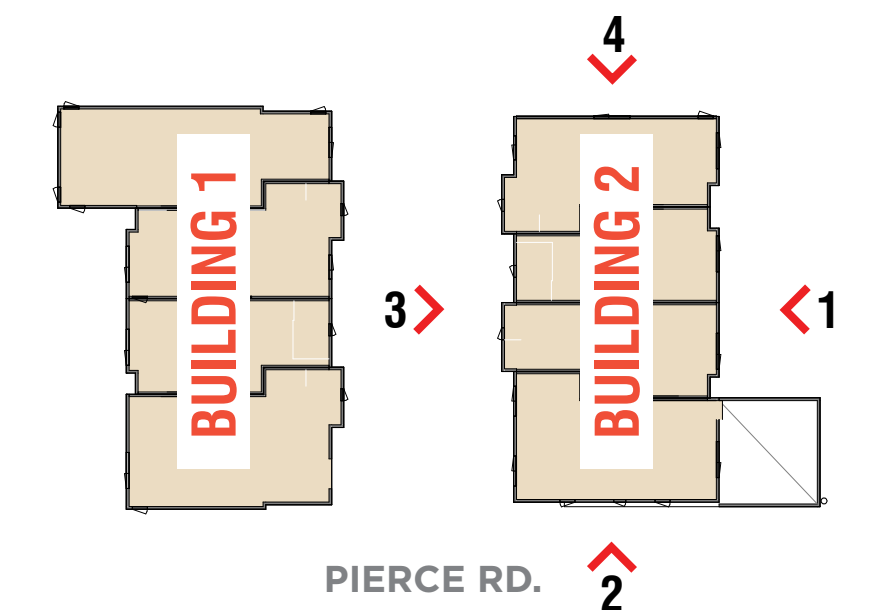
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MATERIAL LEGEND

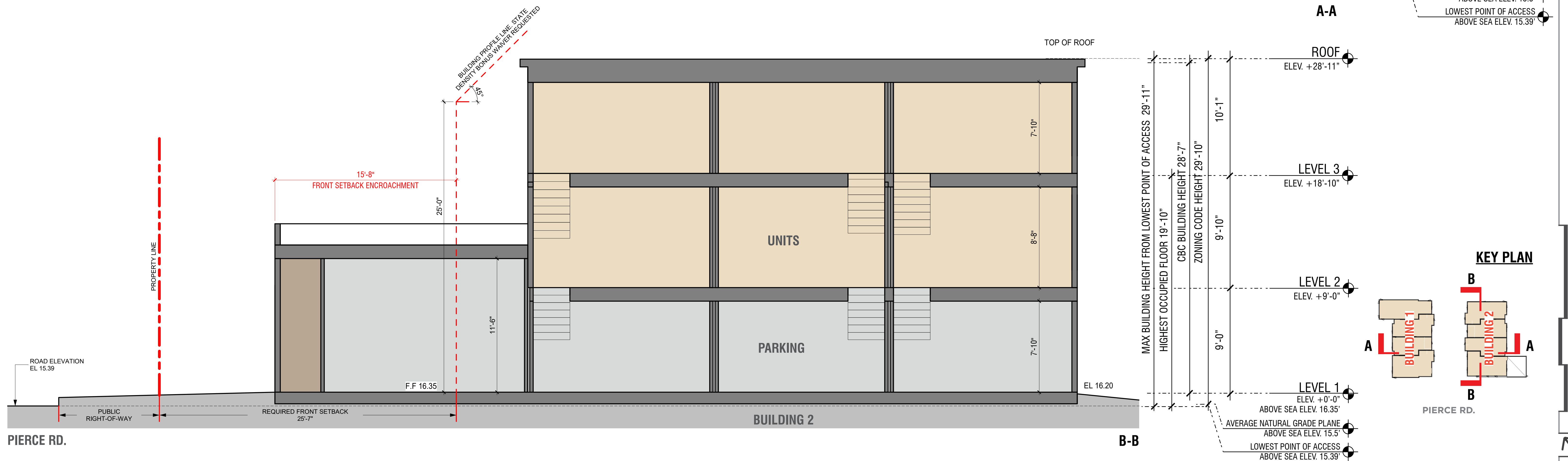
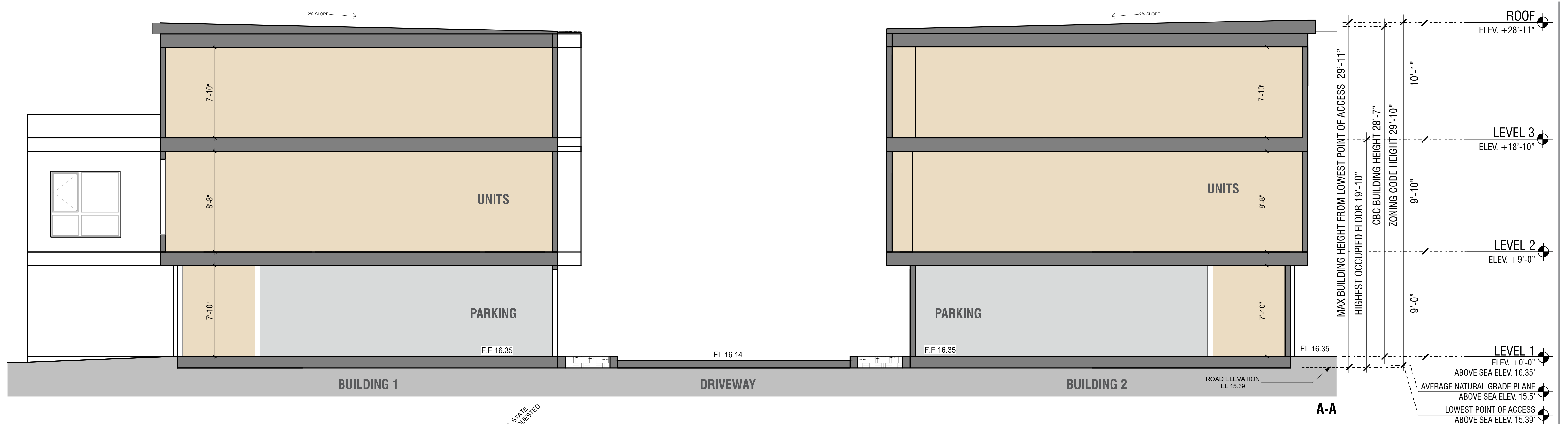
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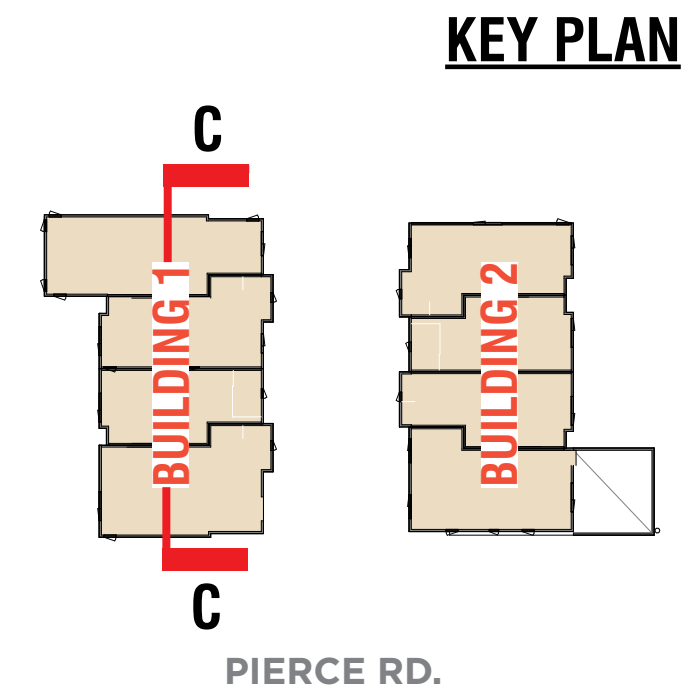
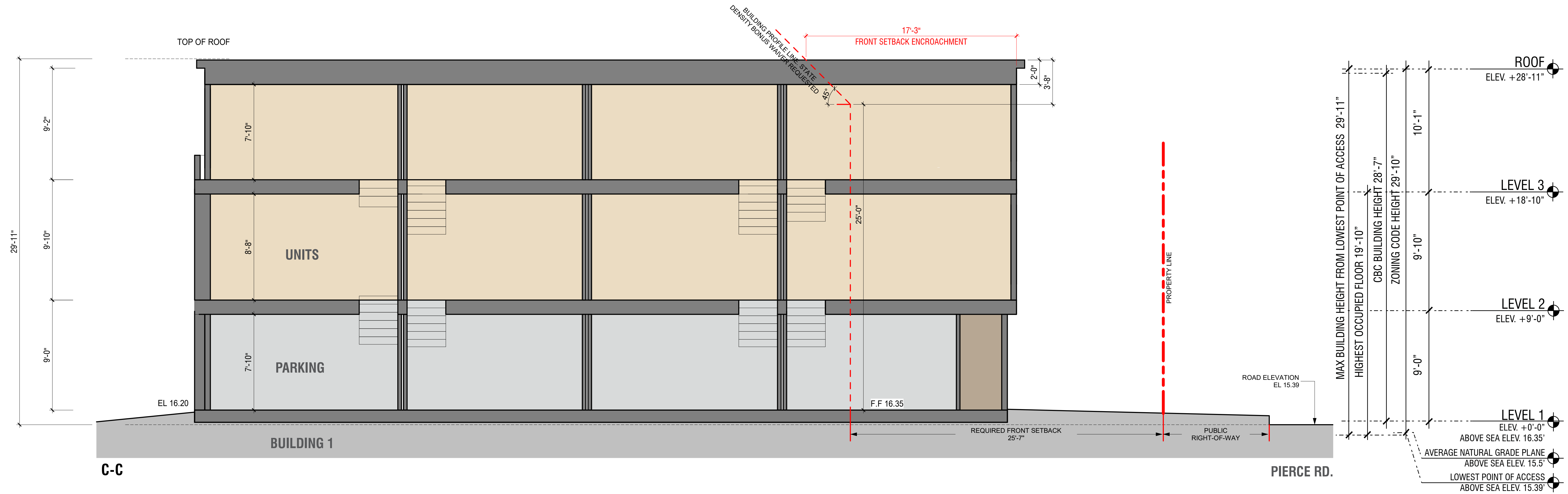
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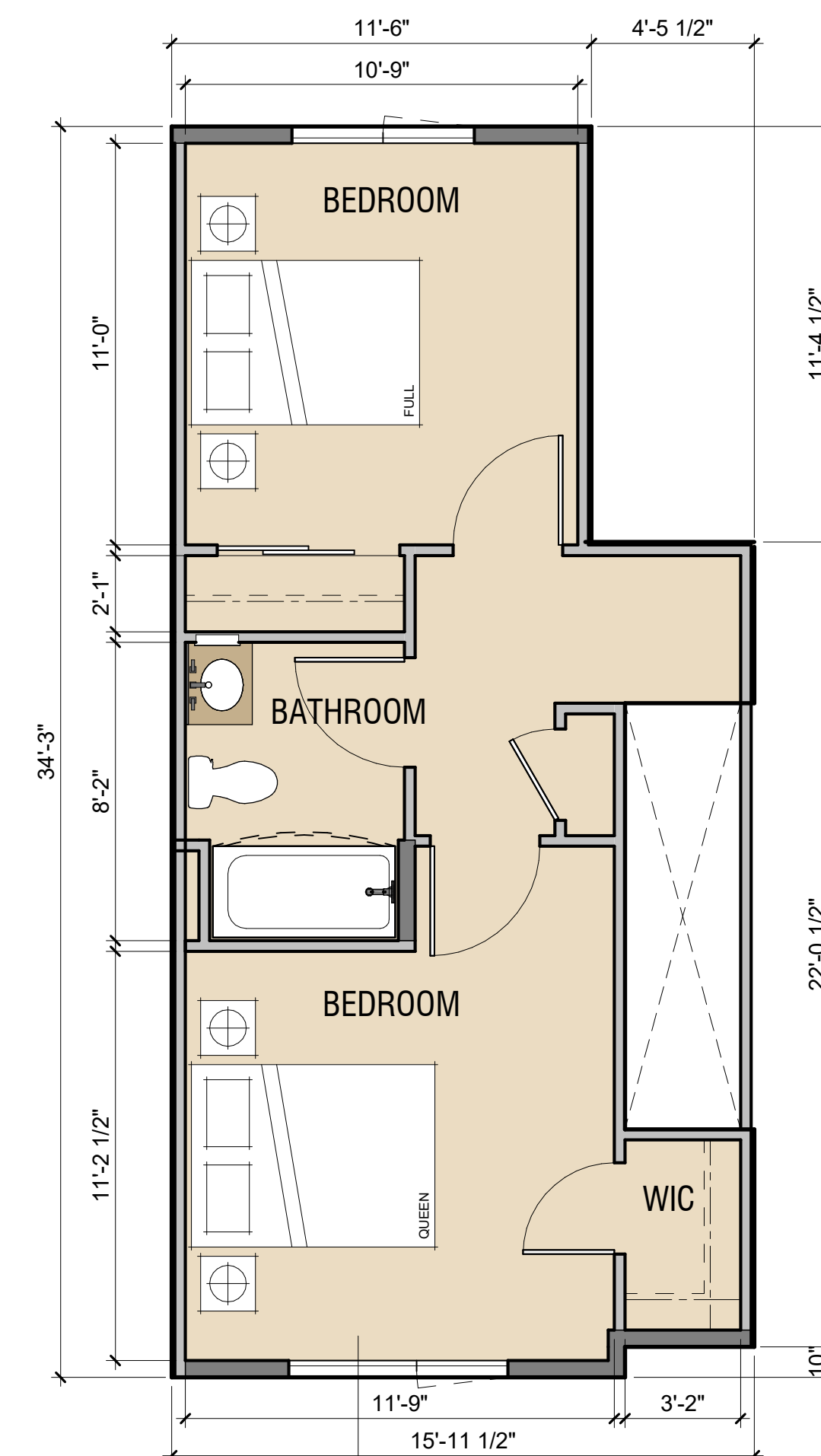
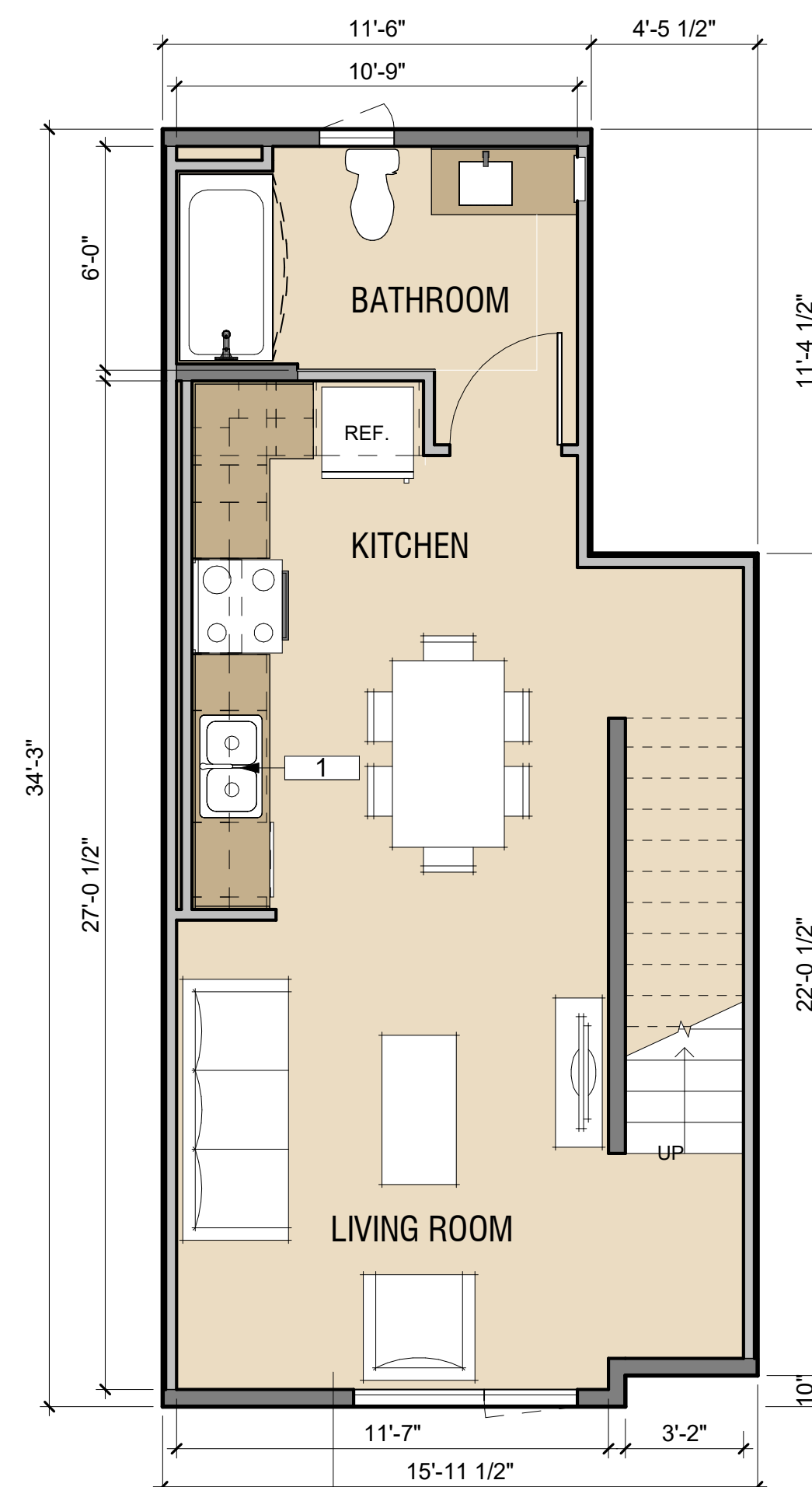
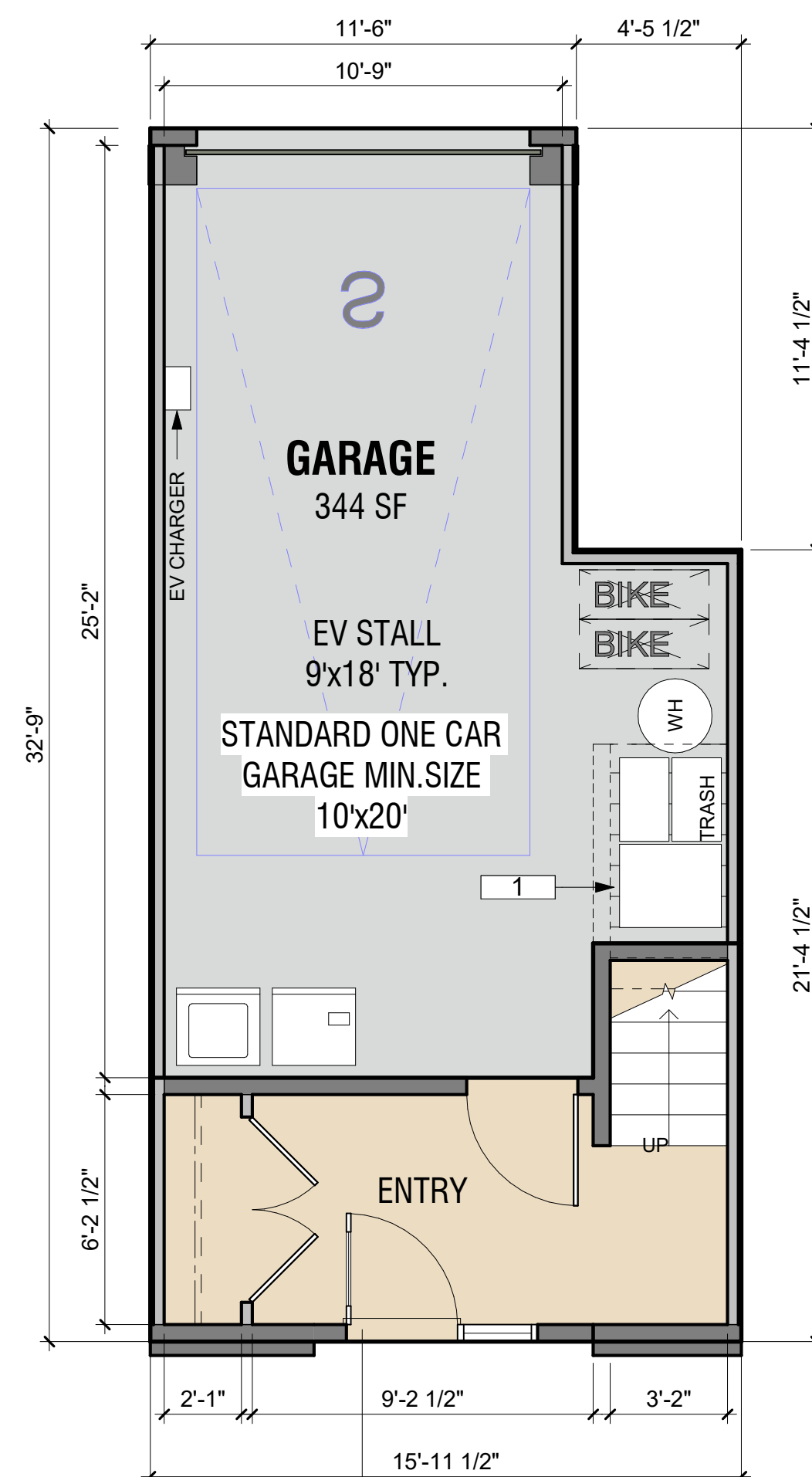
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DEFINITIONS:

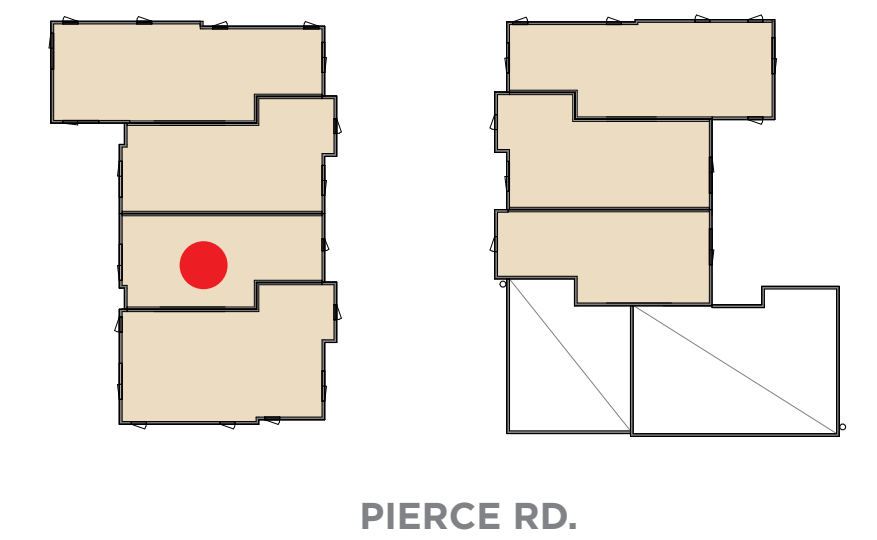
1. BUILDING HEIGHT PER CBC IS THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.
2. "HEIGHT OF STRUCTURE" (PER MENLO PARK ZONING CODE 16.04.330) MEANS THE VERTICAL DISTANCE FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINTS OF THE NATURAL GRADE OF THE PORTION 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.



LEGEND

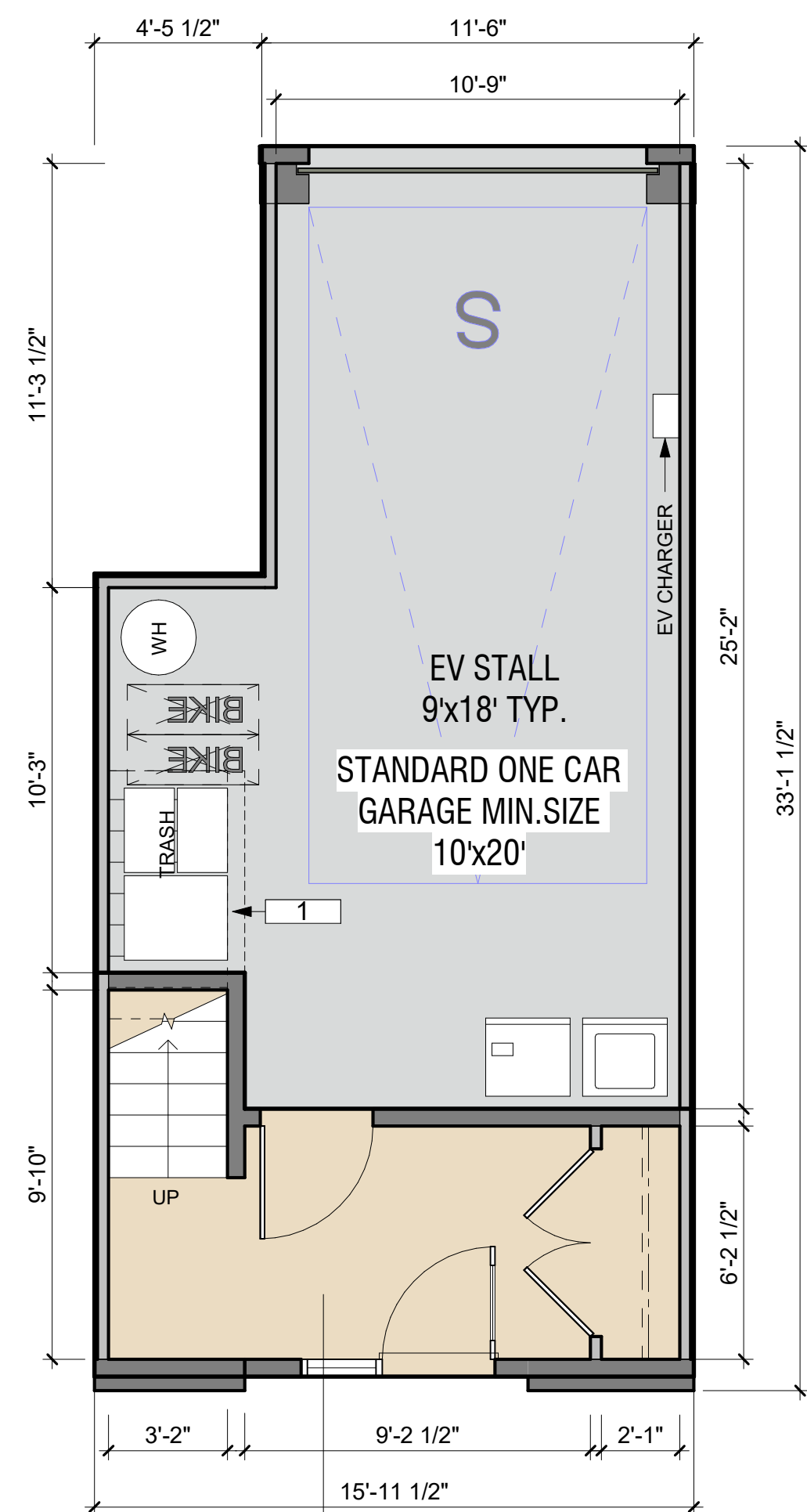
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

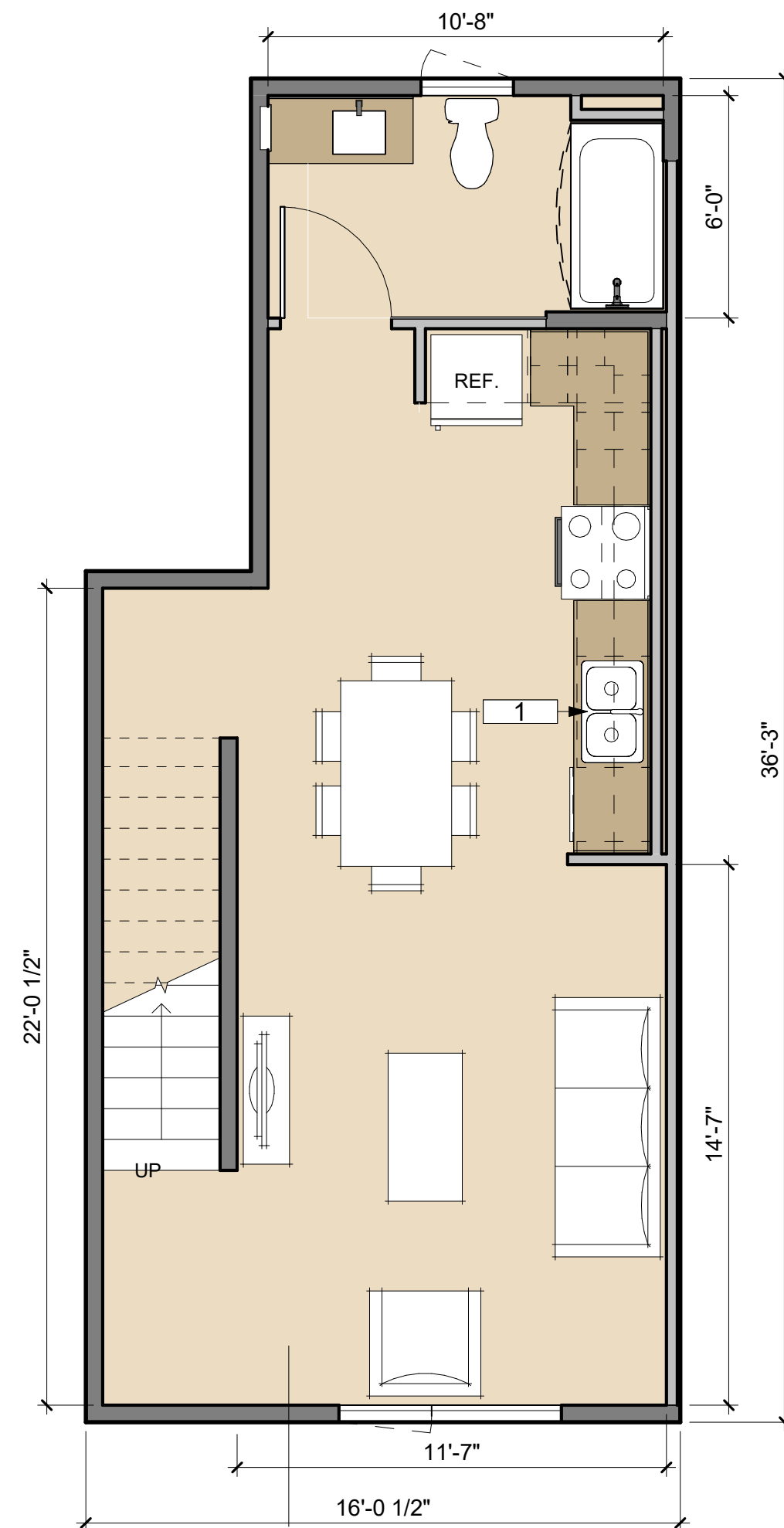


KEYNOTE

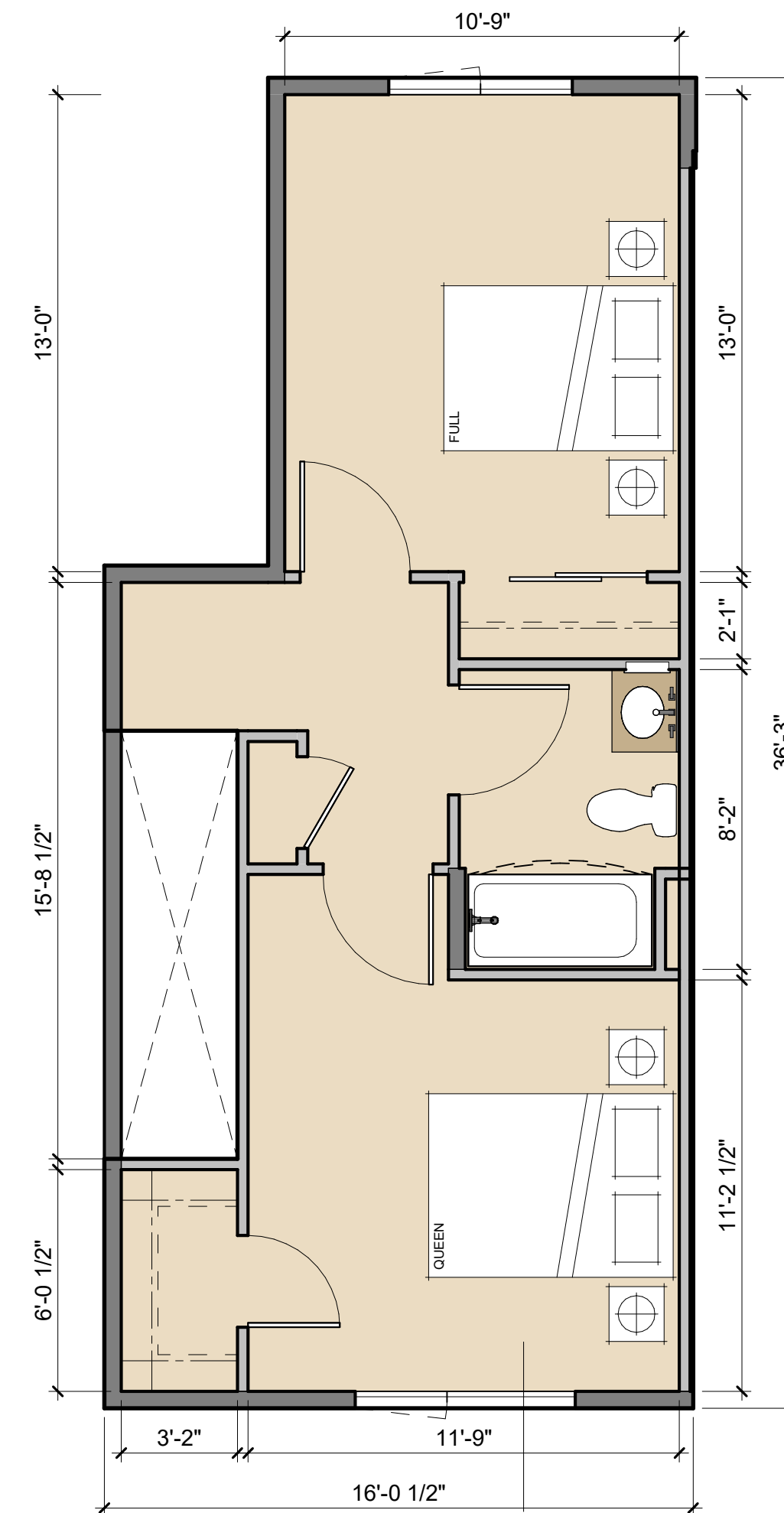
- THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



B2
128 SF
LEVEL 1



B2
522 SF
LEVEL 2

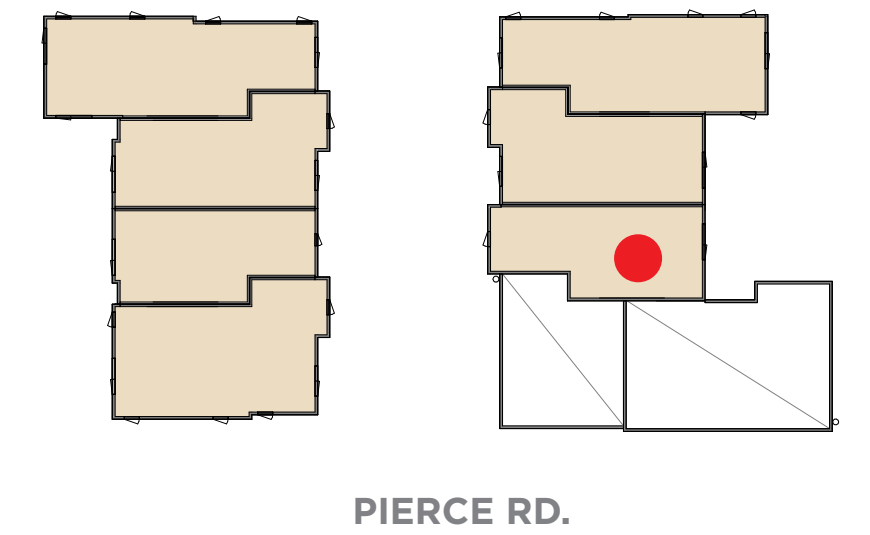


B2
480 SF
LEVEL 3

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



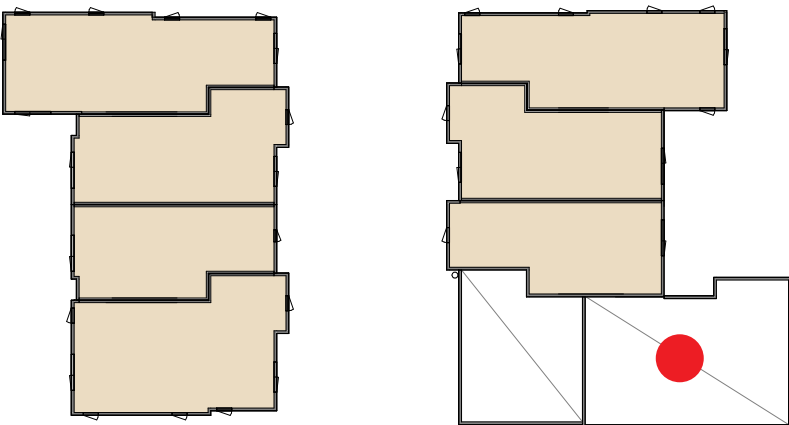
KEYNOTE

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

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

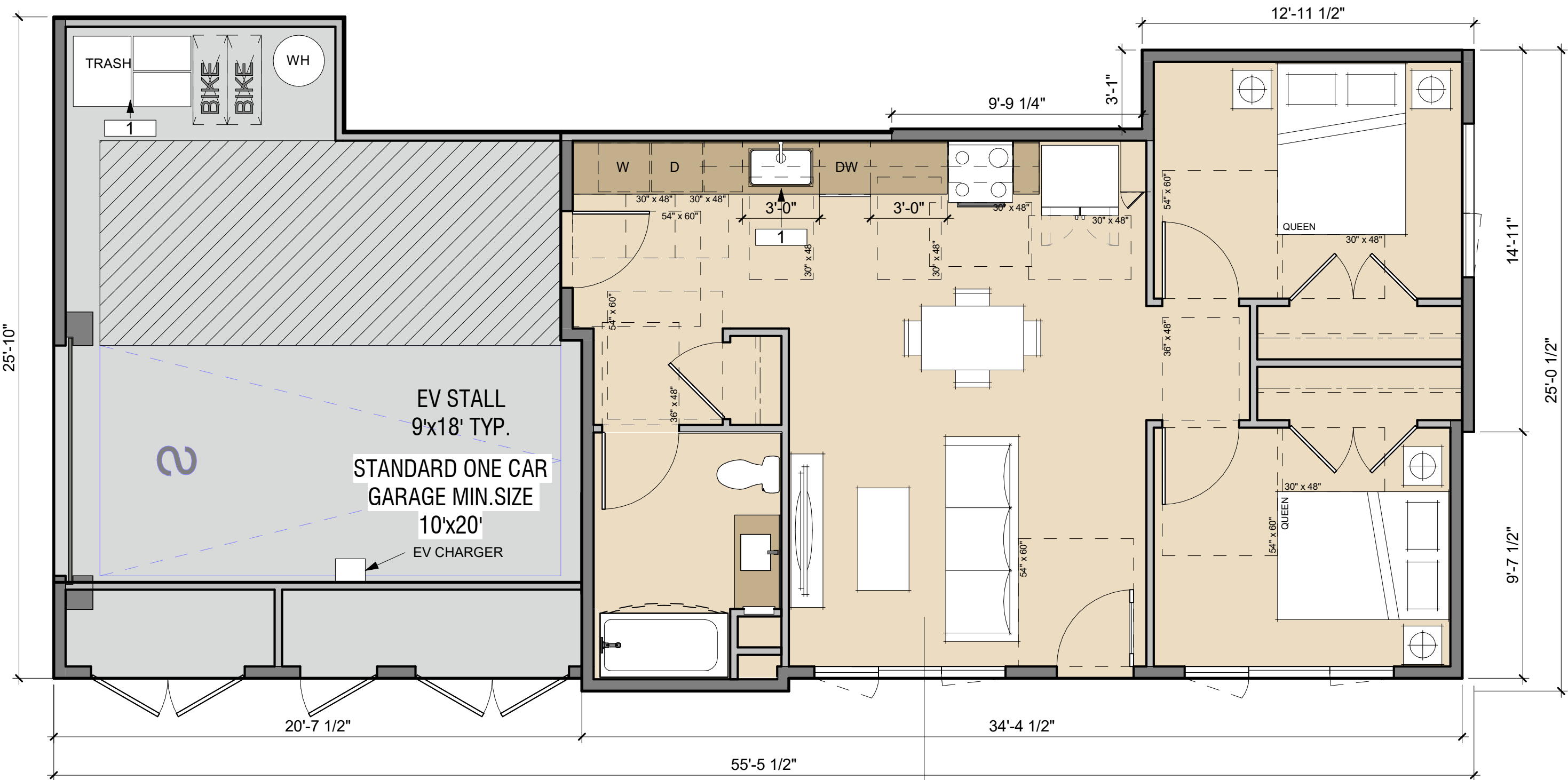
KEY PLAN



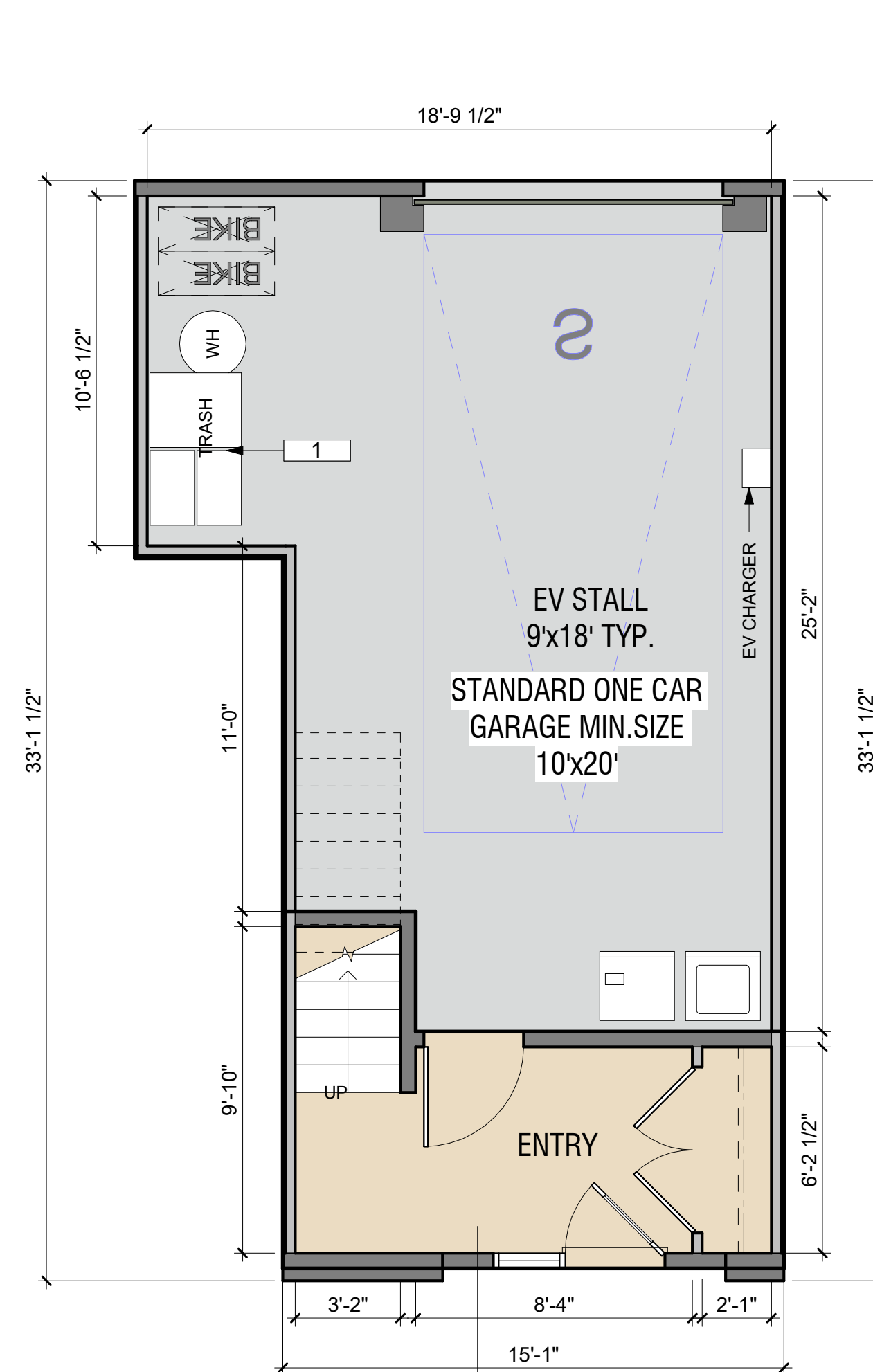
PIERCE RD.

KEYNOTE

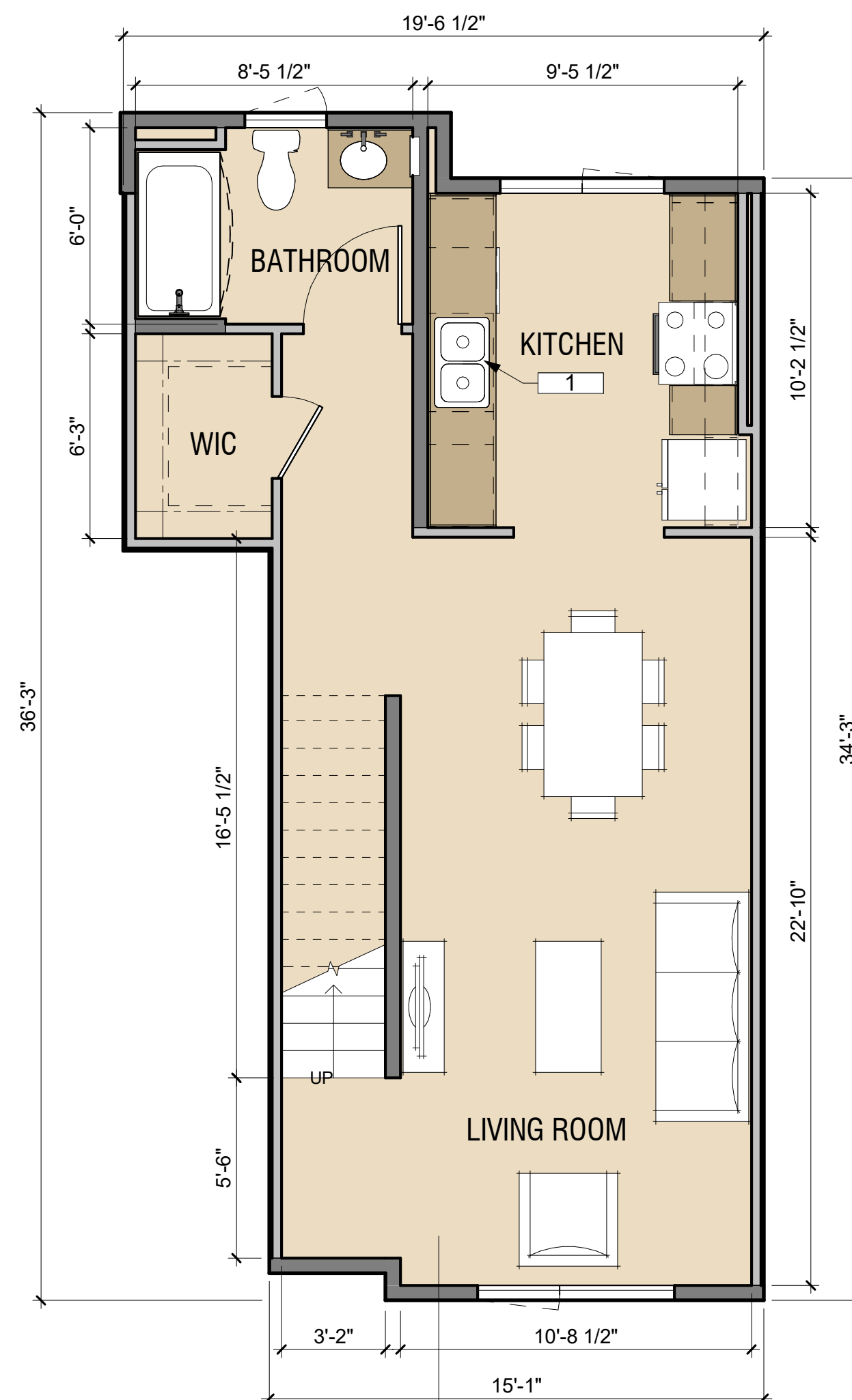
- 1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



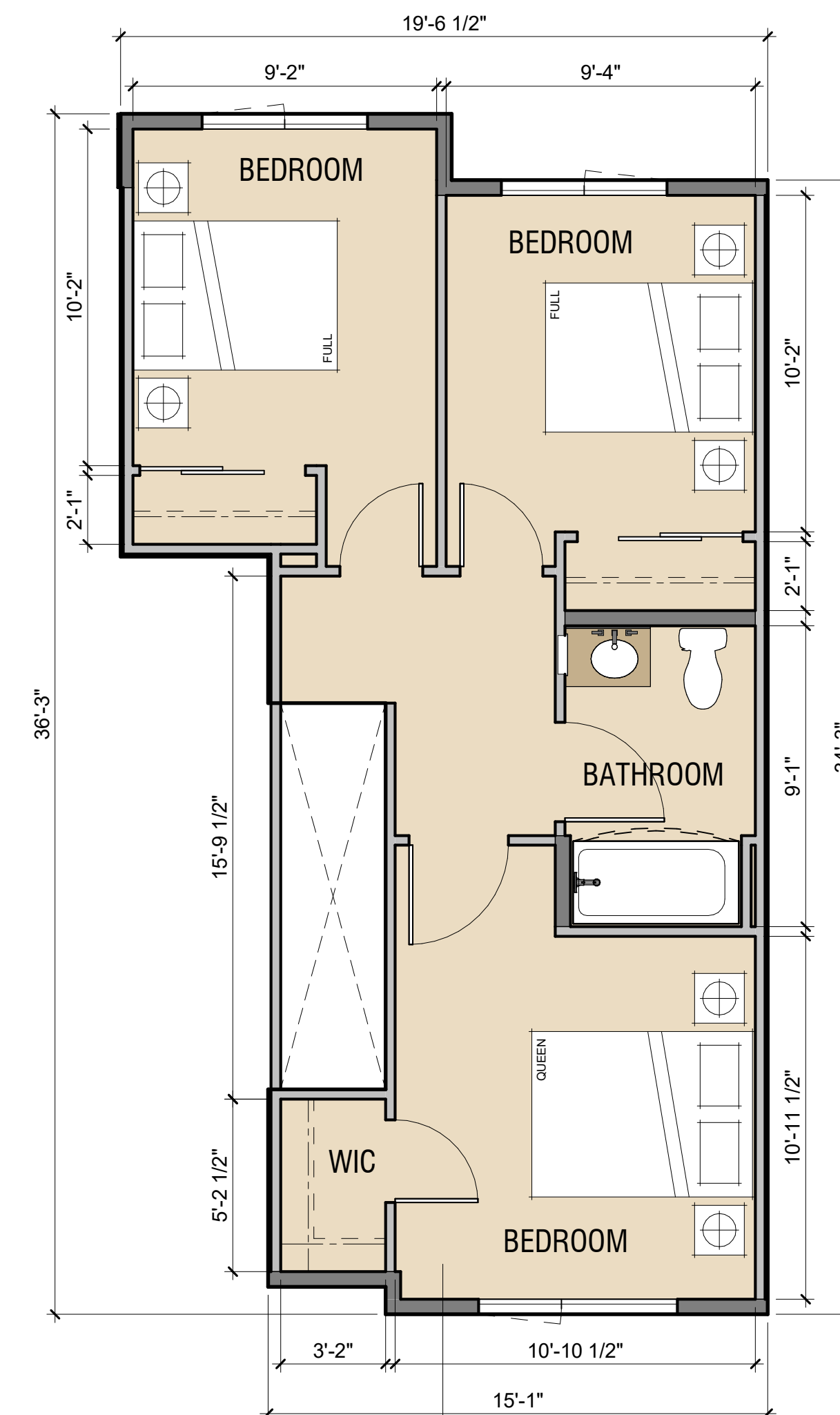
B3
786 SF



C1
122 SF
LEVEL 1



C1
585 SF
LEVEL 2

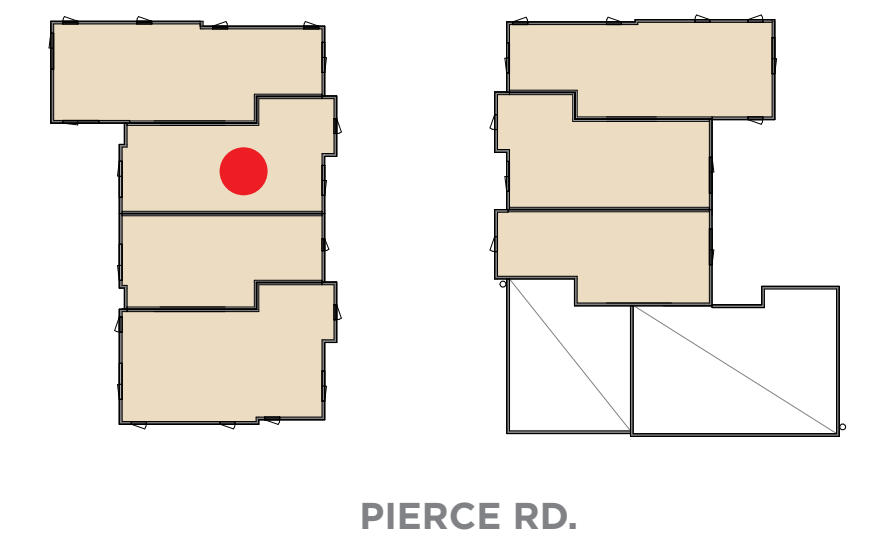


C1
543 SF
LEVEL 3

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



KEYNOTE

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

 UNITS
 PARKING
 BOH
 PROPERTY LINE

The diagram shows a 2D shape on the left, which is a rectangle with a smaller rectangle attached to its right side. This shape is decomposed into a larger rectangle and a right-angled triangle on the right. A red dot is placed on the right side of the larger rectangle, indicating the center of mass.

KEYNOTE

This floor plan shows a 15' x 33' garage. The main area is a light gray color. A large blue dashed rectangle in the center is labeled 'EV STALL 9'x18' TYP.' and 'STANDARD ONE CAR GARAGE MIN. SIZE 10'x20''. A large blue 'S' is also in this area. To the left of the stall is an 'EV CHARGER' with a 2'-1" wide access point. To the right of the stall is a storage area with two 'BIKE' racks, a 'TRASH' bin, and a 'WH' (wheel) area. A staircase with an 'UP' arrow is located on the right side. The bottom section of the plan is a tan-colored area with a door and a small storage area. Dimensions are provided for the overall space and various sections.

Overall dimensions: 18'-9 1/2" (width), 33'-1 1/2" (length).

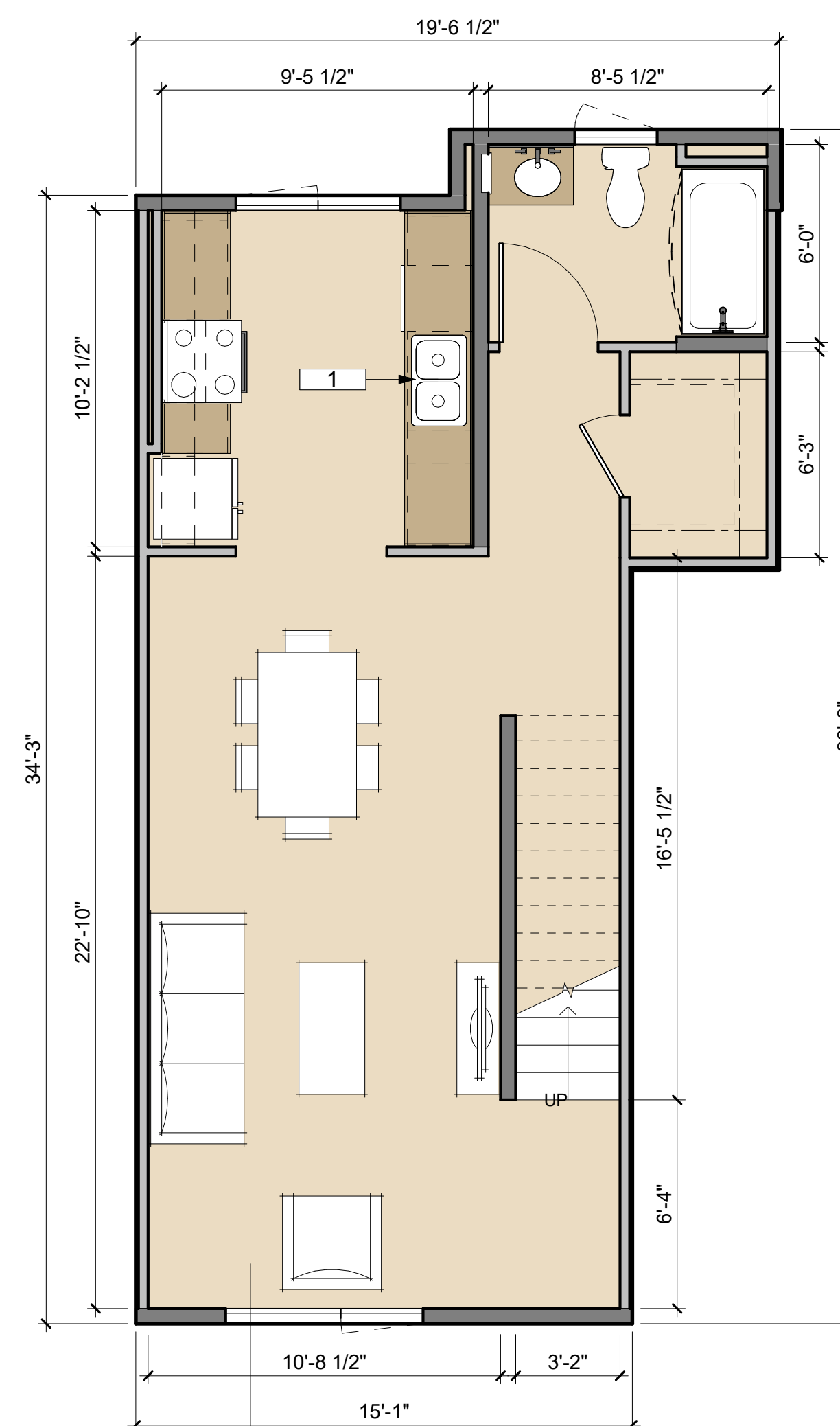
Section dimensions (left to right): 2'-1", 8'-4", 3'-2", 15'-1" (total width).

Section dimensions (top to bottom): 25'-2", 6'-2 1/2", 16'-5 1/2", 4'-10", 10'-6 4/7" (total length).

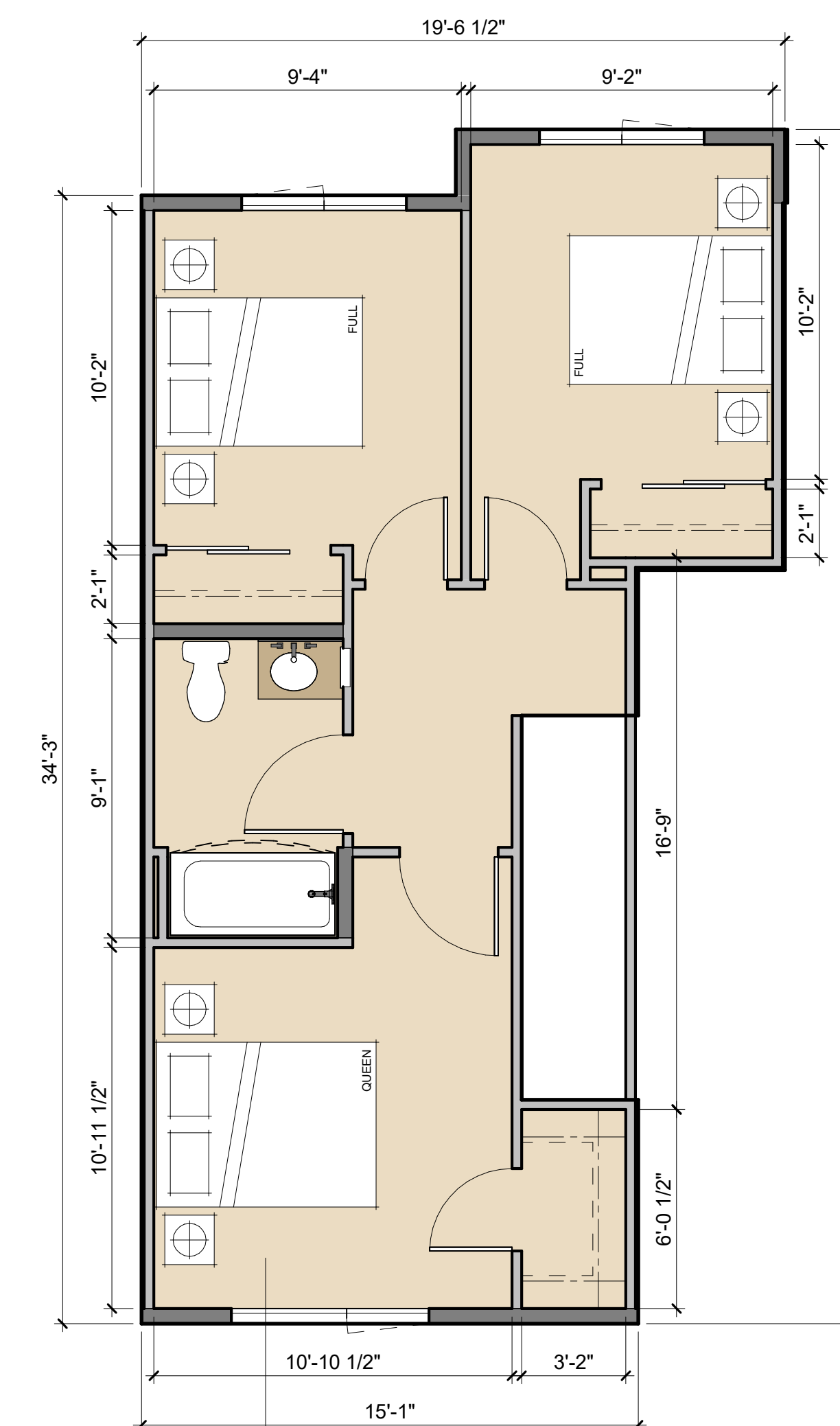
Labels and features:

- EV STALL 9'x18' TYP.
- STANDARD ONE CAR GARAGE MIN. SIZE 10'x20'
- EV CHARGER
- BIKE
- BIKE
- TRASH
- WH
- UP

122 SF



588 SF

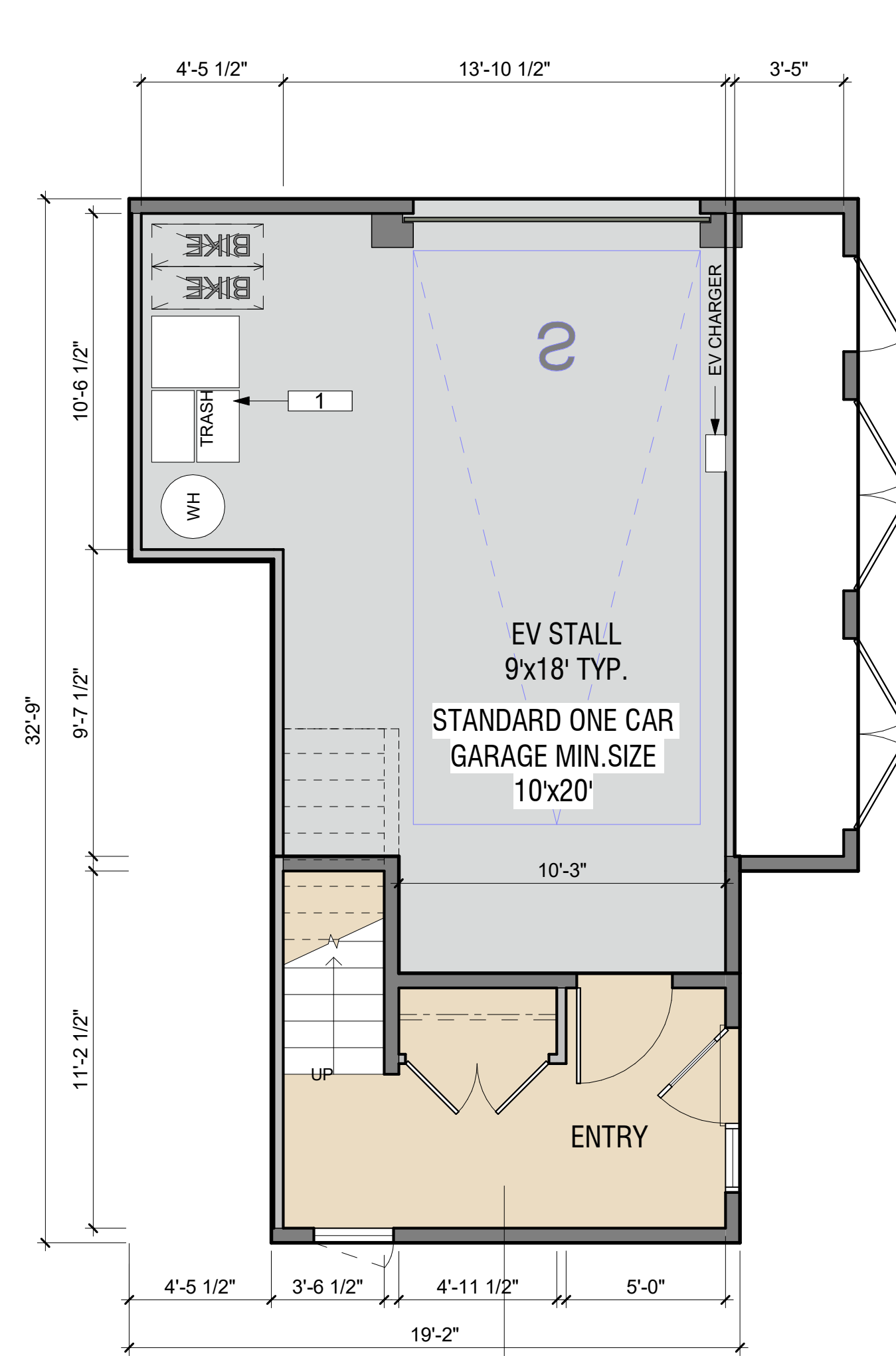


546 SF

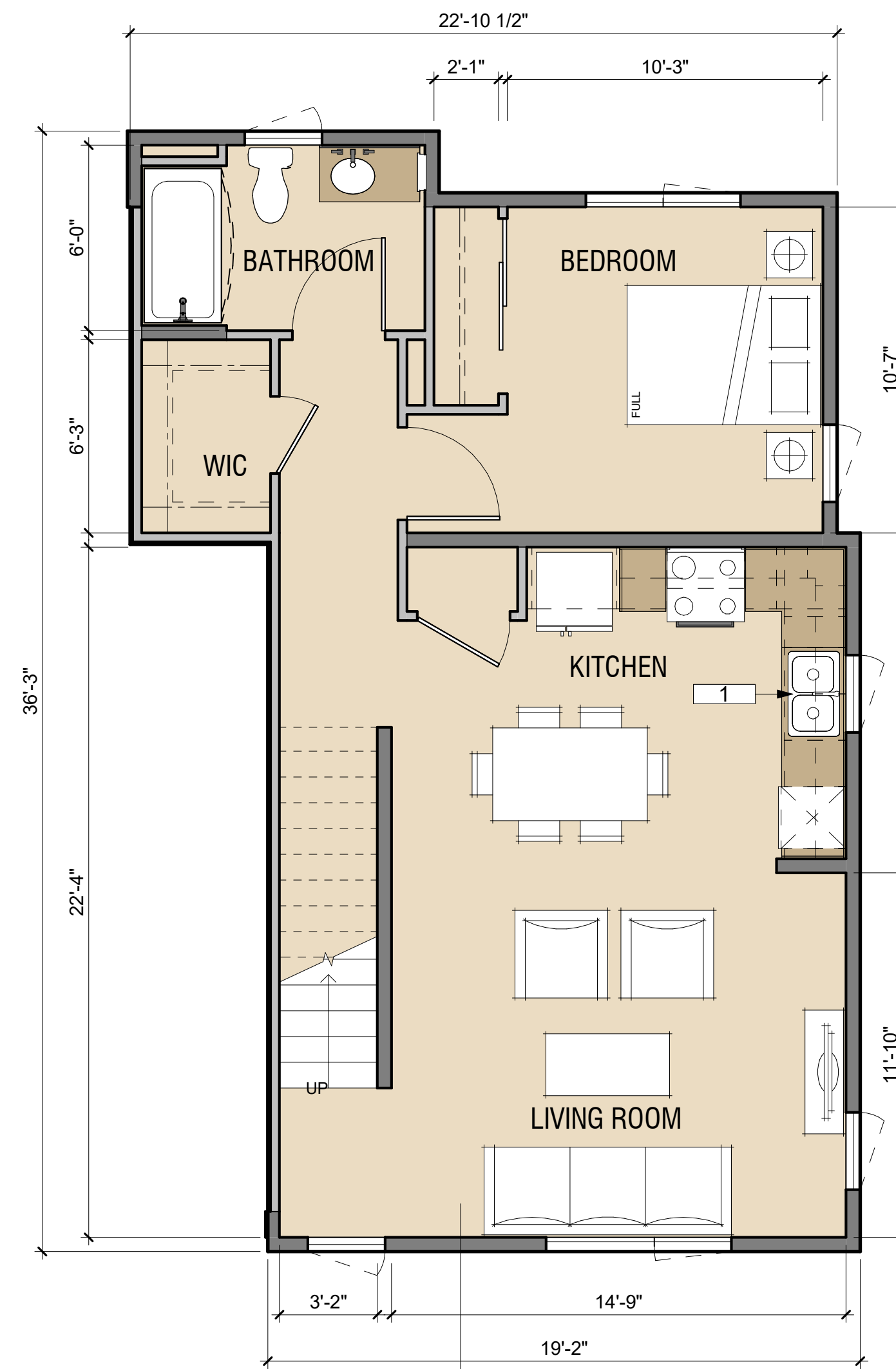


PLANNING RESUBMITTAL
JUNE 1, 2026

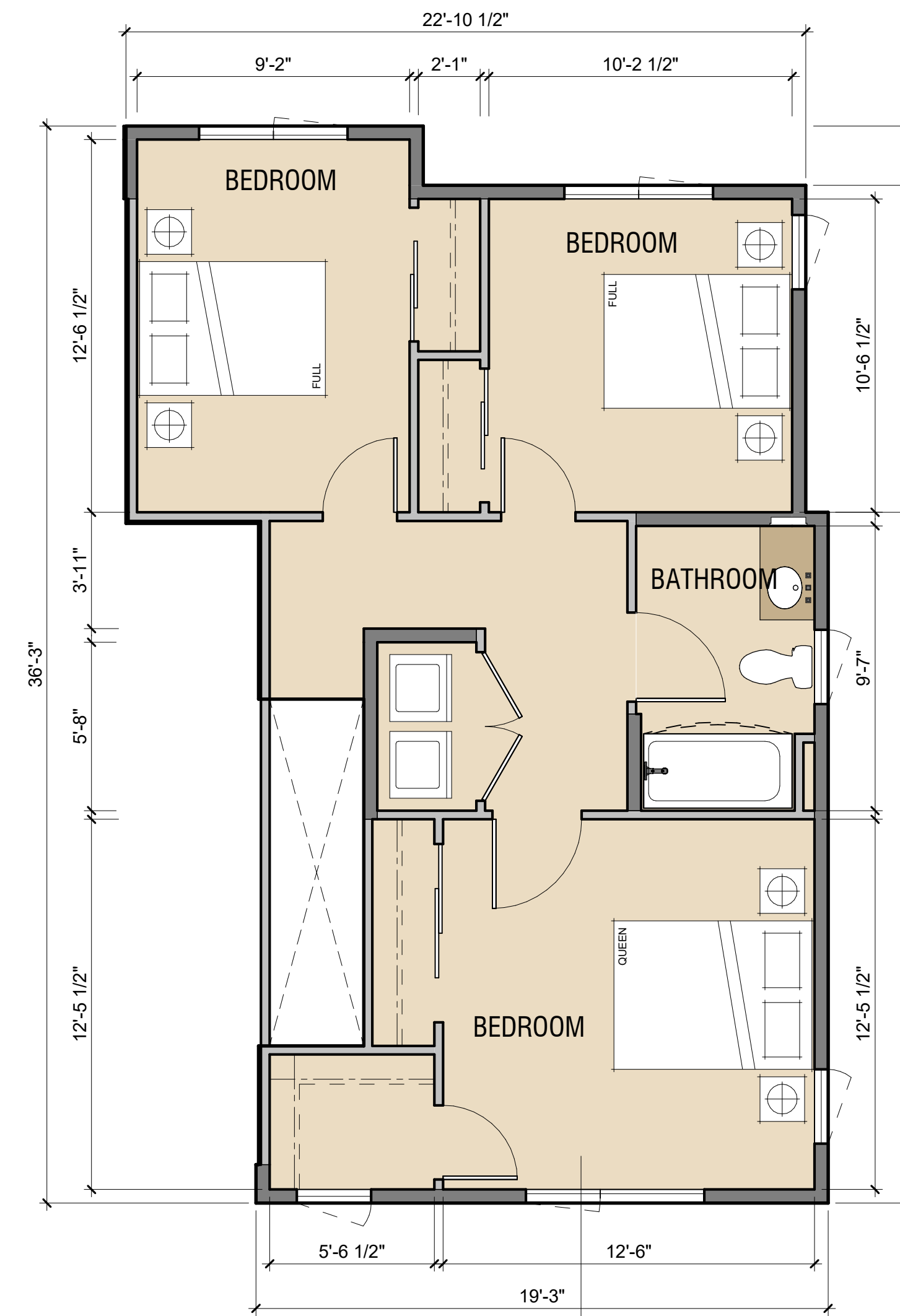
A-4.5



D1
139 SF
LEVEL 1



D1
719 SF
LEVEL 2

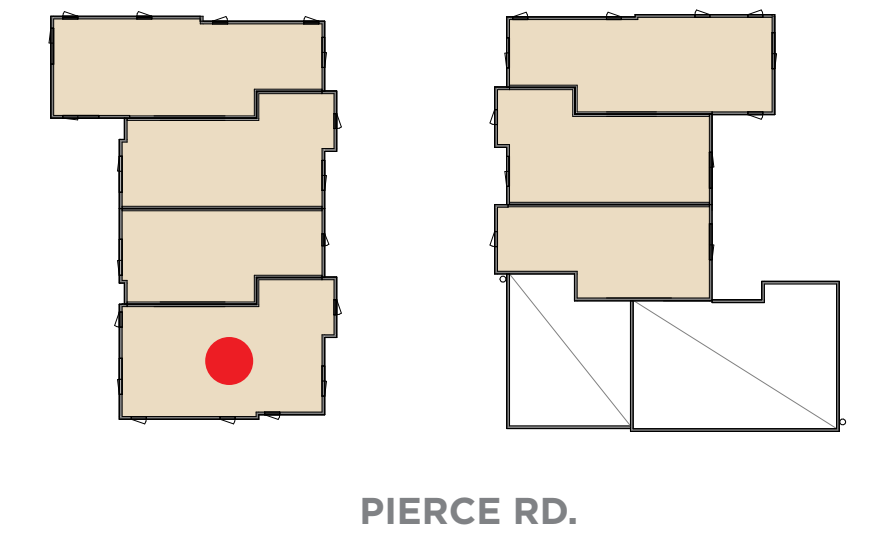


D1
678 SF
LEVEL 3

LEGEND

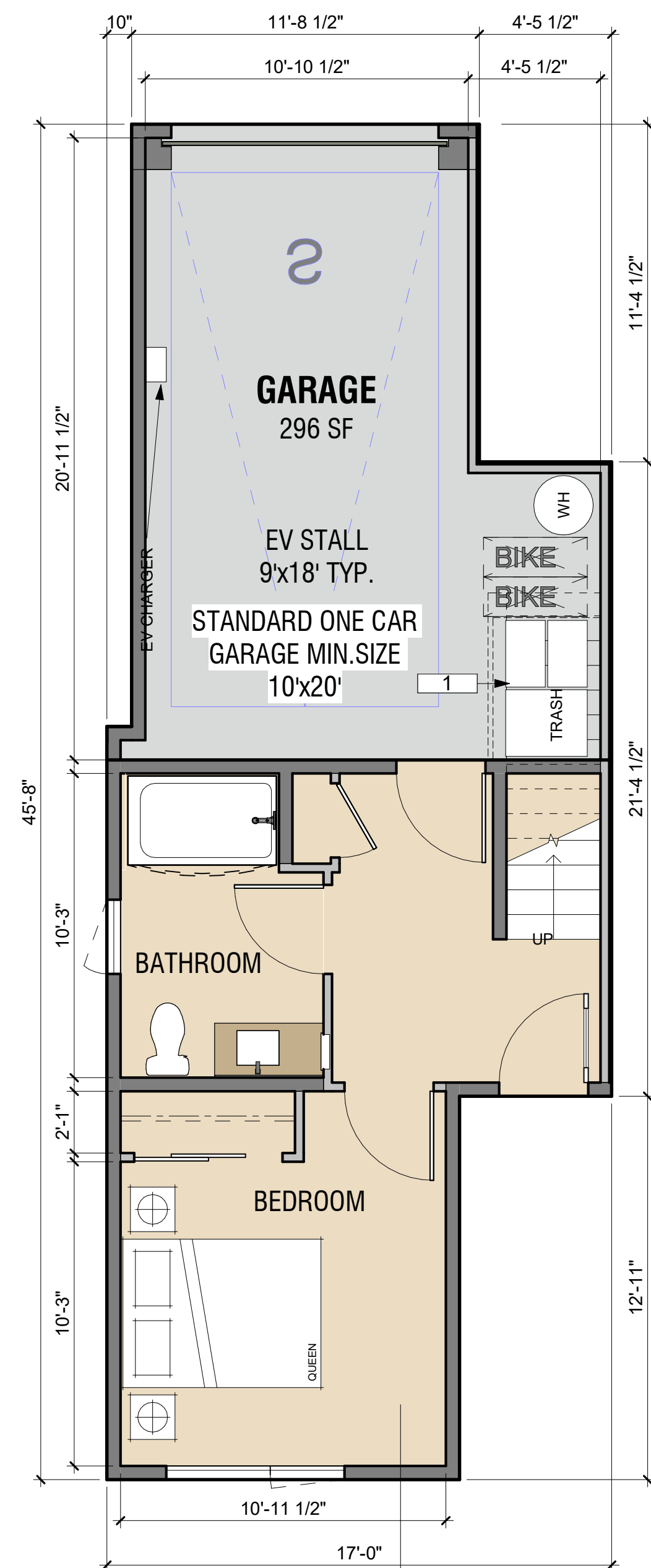
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

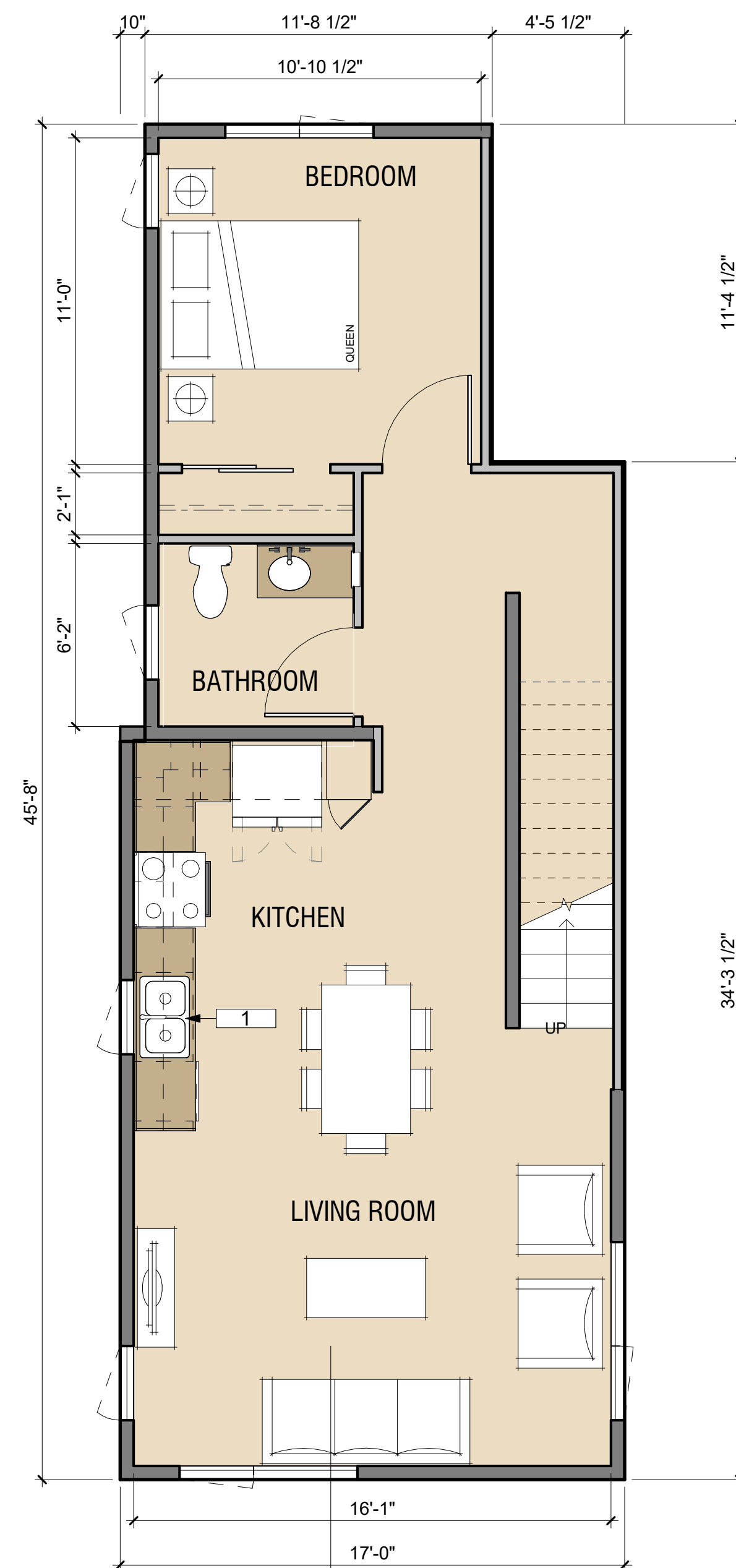


KEYNOTE

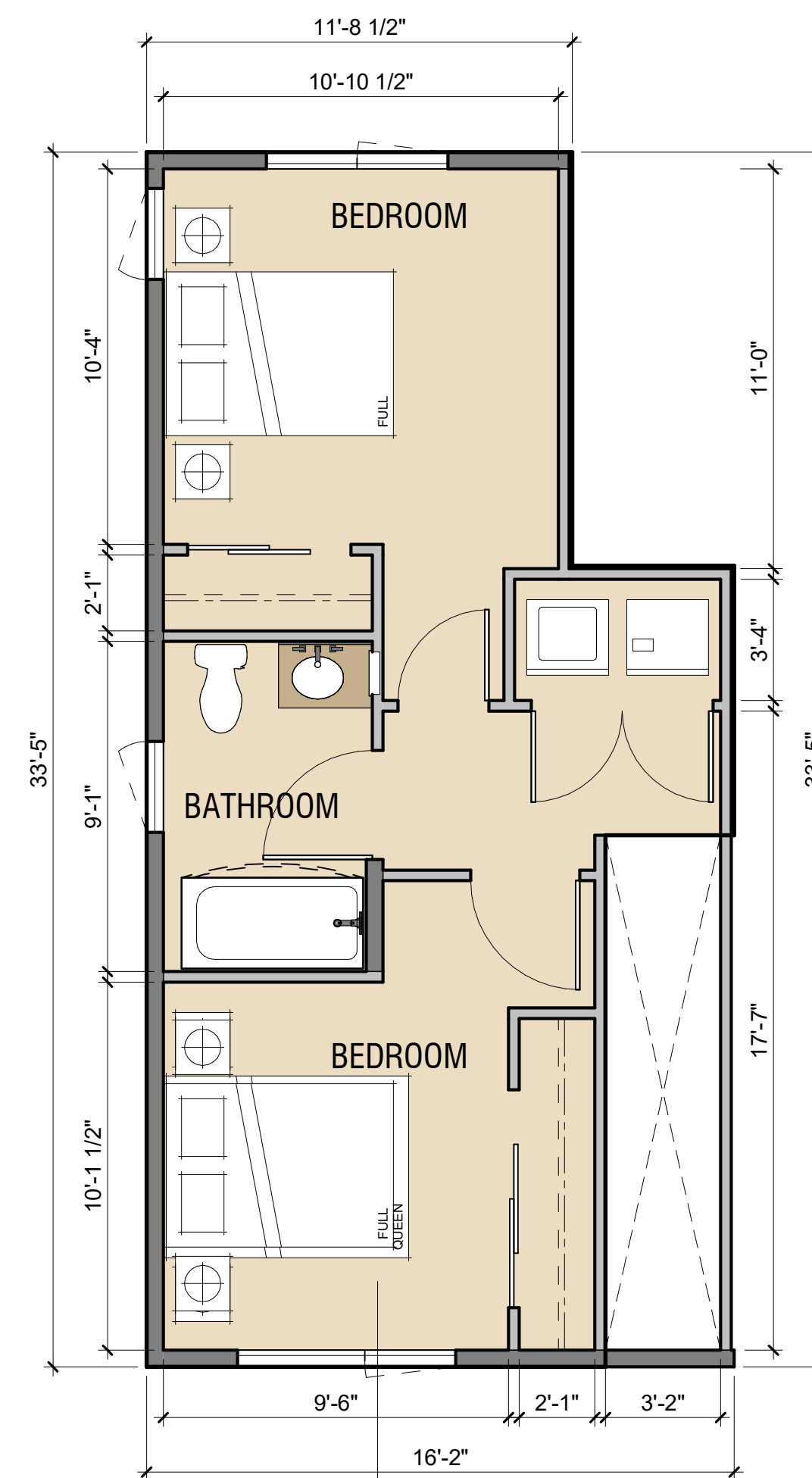
1. THREE-STREAM WASTE BIN SYSTEM
PER SENATE BILL 1383



D2
346 SF
LEVEL 1



D2
708 SF
LEVEL 2

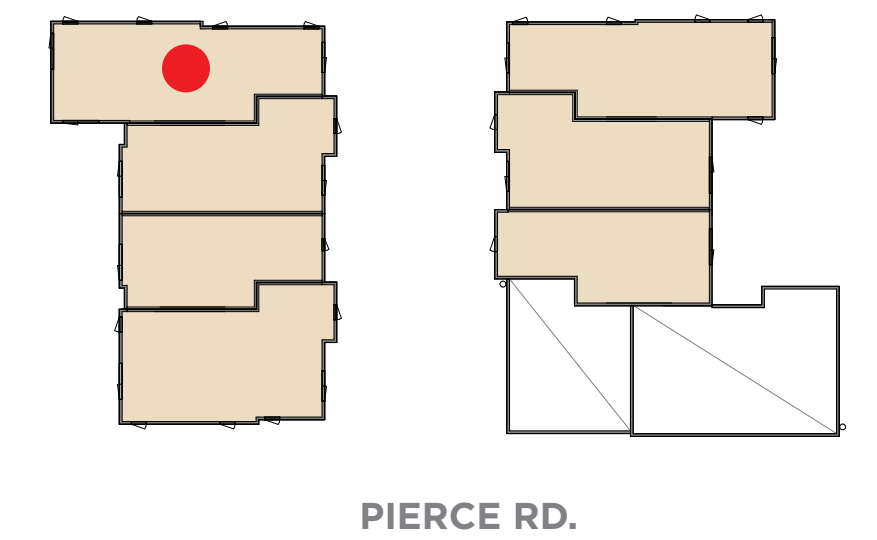


D2
438 SF
LEVEL 3

LEGEND

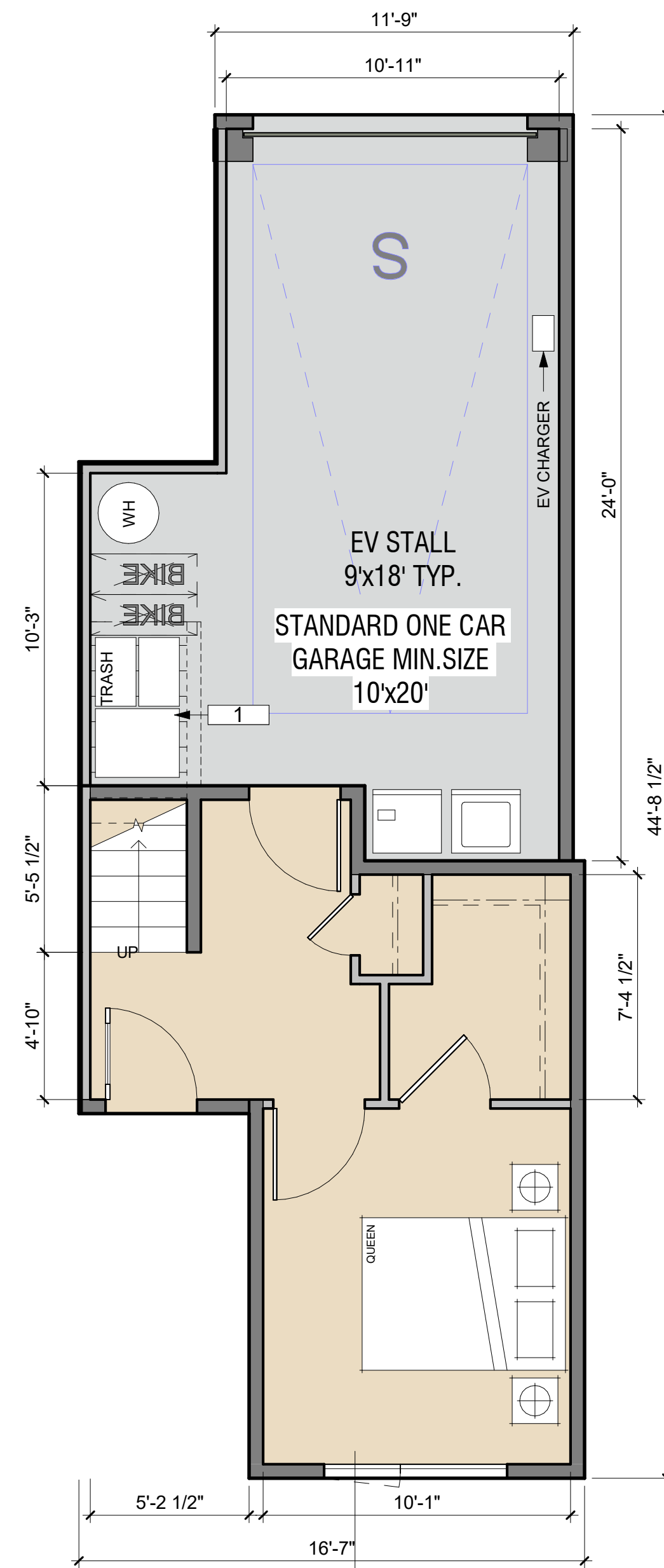
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

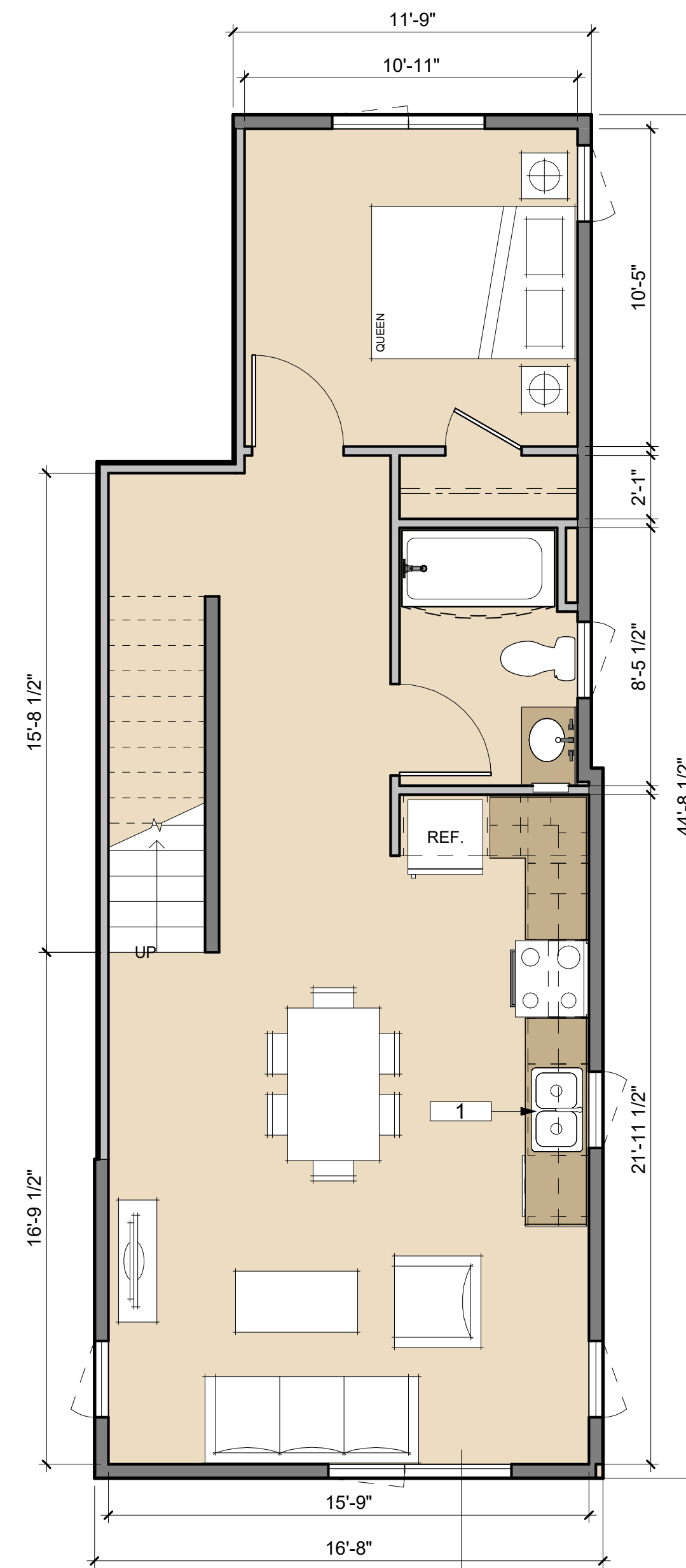


KEYNOTE

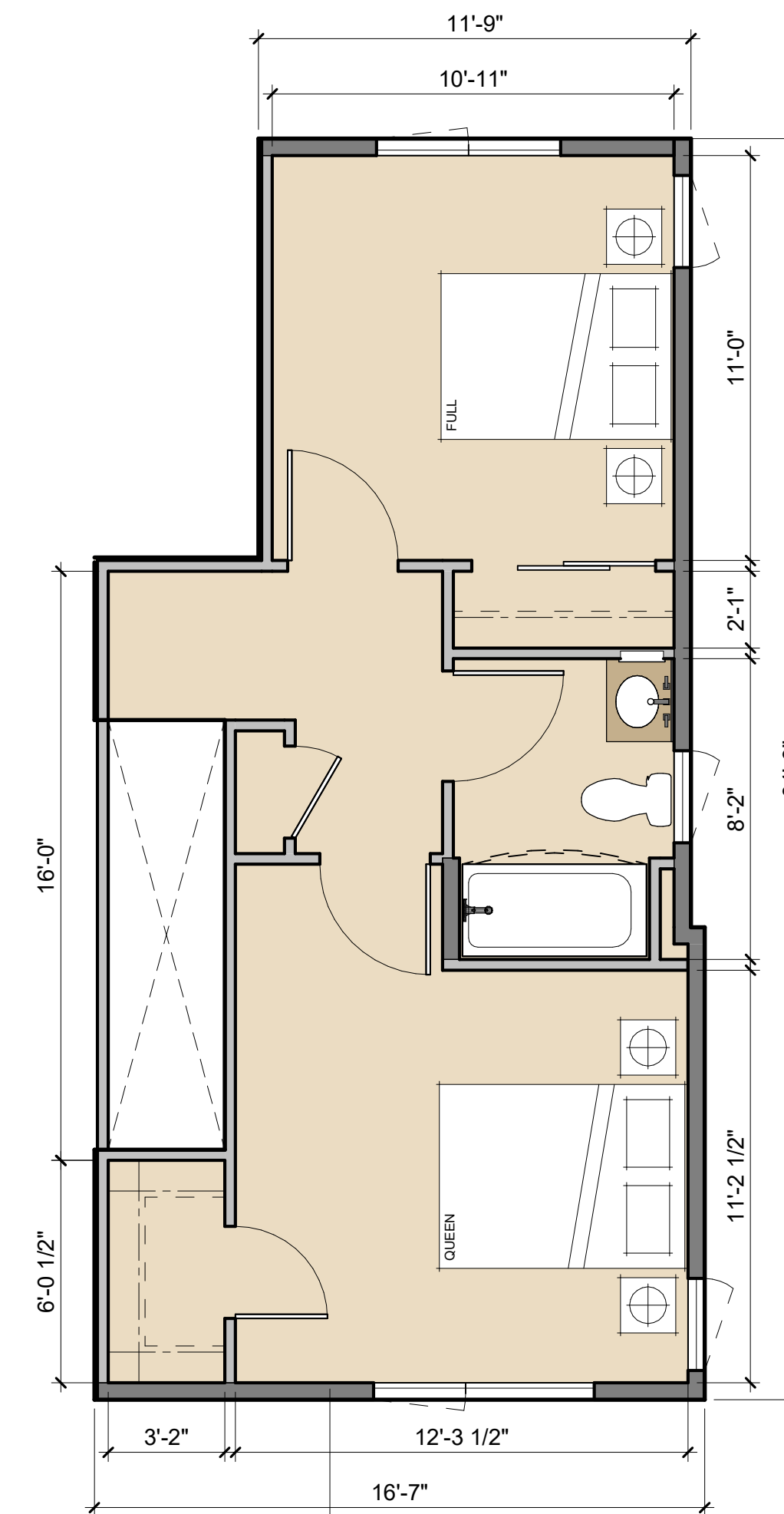
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



D3
292 SF
LEVEL 1



D3
684 SF
LEVEL 2

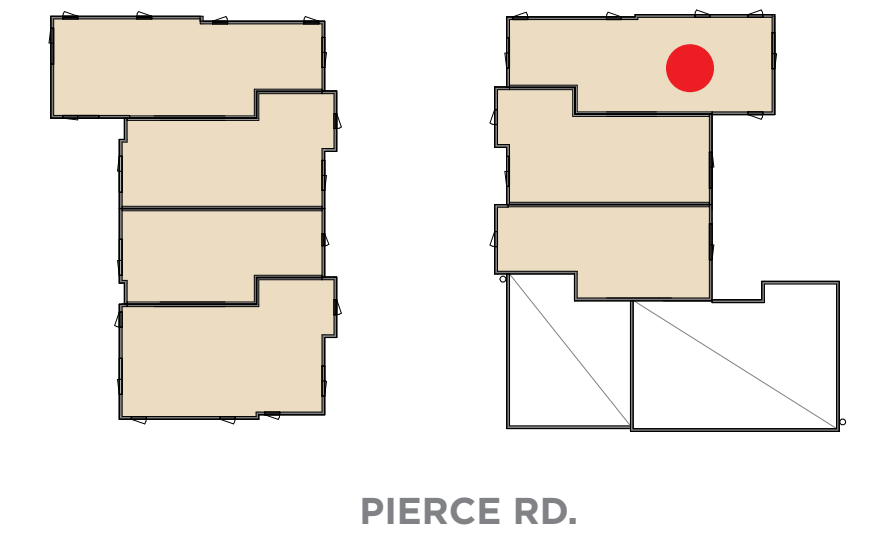


D3
468 SF
LEVEL 3

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



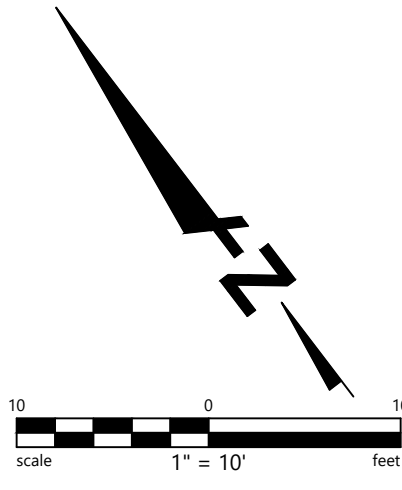
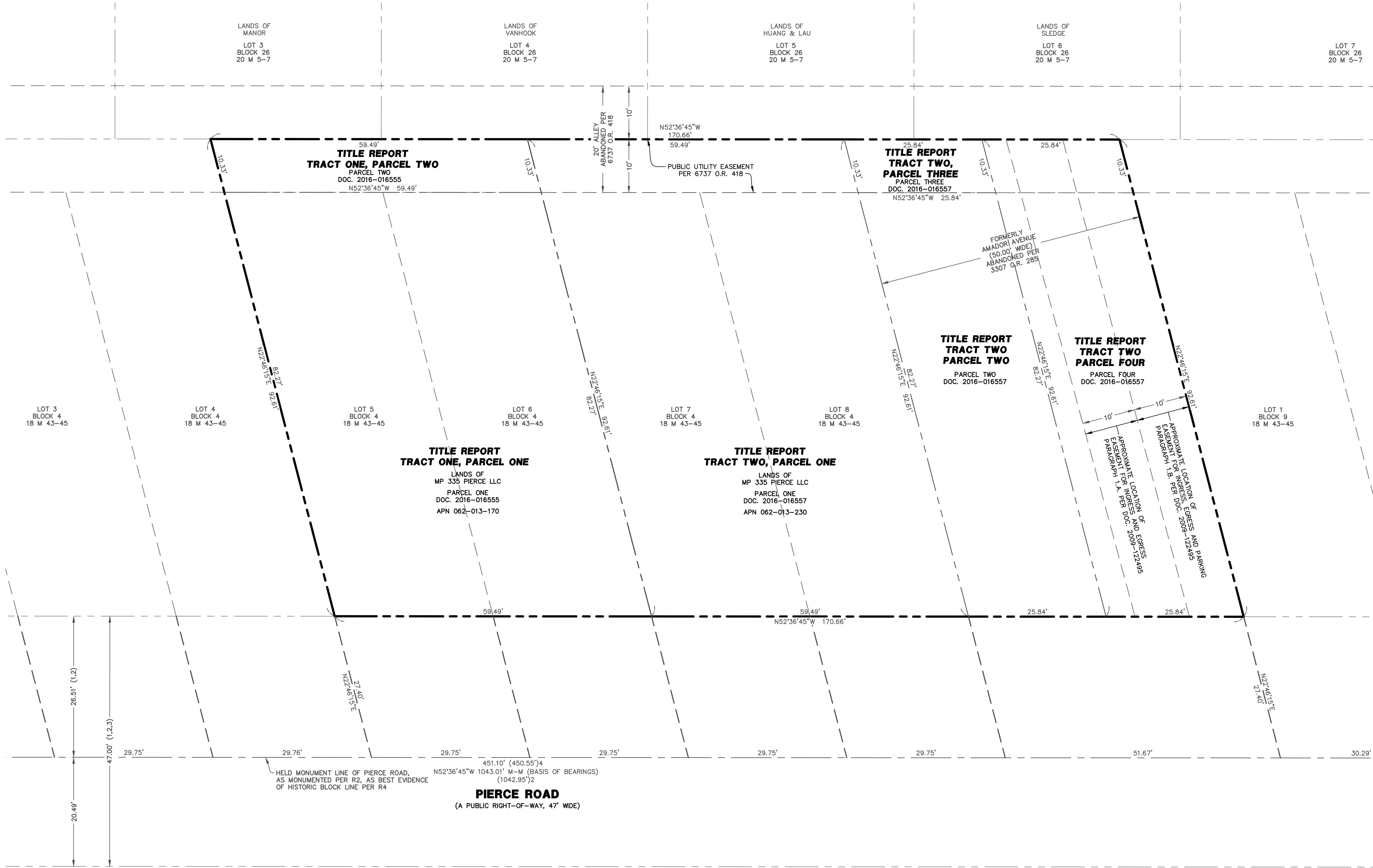
KEYNOTE

- THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383

DRAWING NAME: C:\Users\pjohn\OneDrive\Documents\335_Pierce_Road_Parcelization\335_Pierce_Road_Parcelization_Preliminary_Parcelization_Plan.dwg
PLOT DATE: 04-22-26 PLOTTED BY: cjohnson

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TOTAL SITE AREA WITHIN PROPERTY LINE: 15,293 SF (0.35 AC)
TOTAL AREA OF EX ACCESS EASEMENTS: 3,363 SF (0.08 AC)
NET AREA (EXCLUSIVE OF EX ACCESS EASEMENTS): 11,930 SF (0.27 AC)



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

EXISTING PARCELIZATION

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 04/22/2026

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Revisions

Date: 4/23/2026

Drawing Number:

C2.1
3 OF 12

NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION
04/22/2026



PRELIMINARY PARCELIZATION PLAN

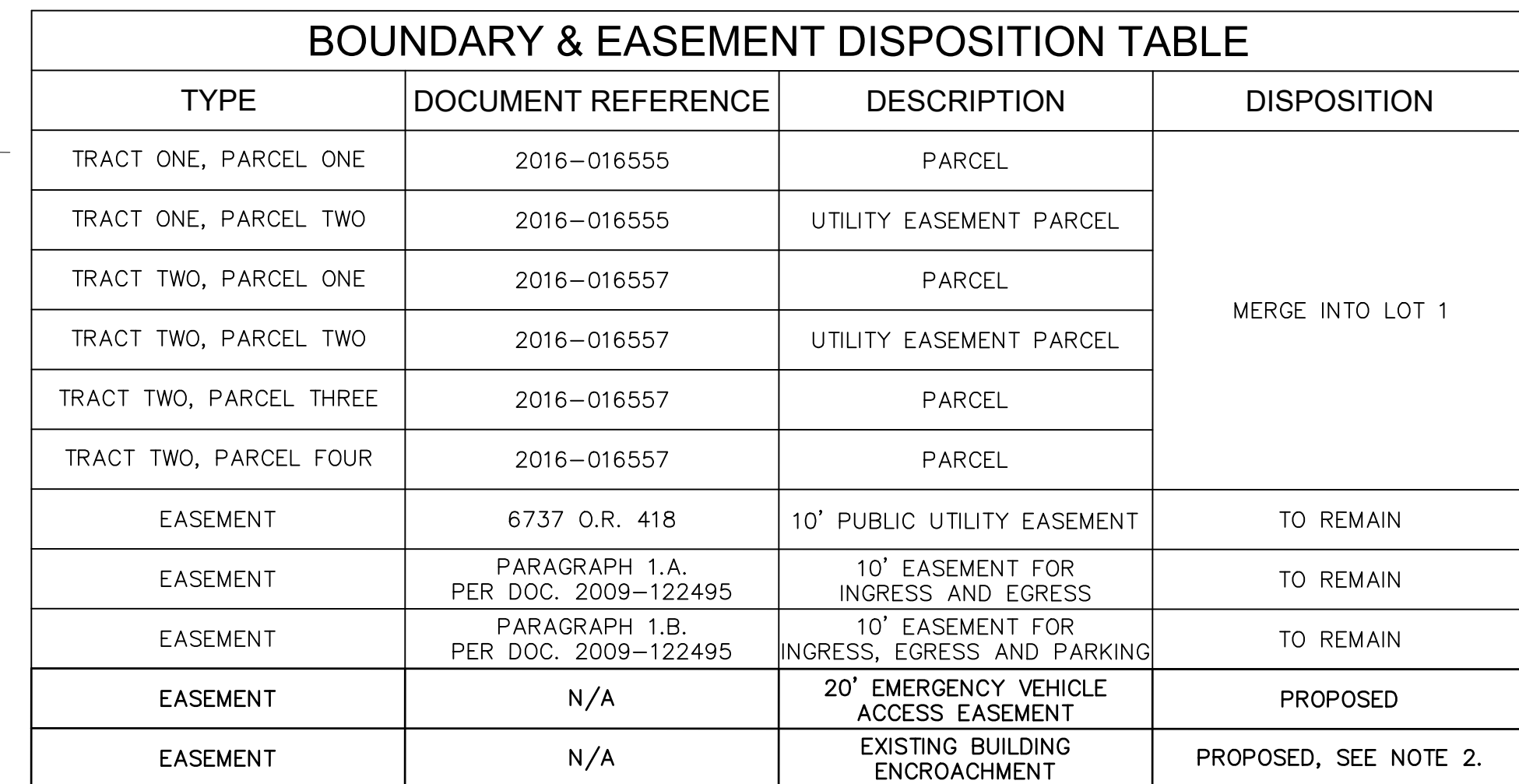
Date: 4/23/2026	No.	Revisions
Scale: 1" = 10'		
Design: LAH		
Drawn: LAH		
Approved: JCL		
Job No: 20242424		

C2.2

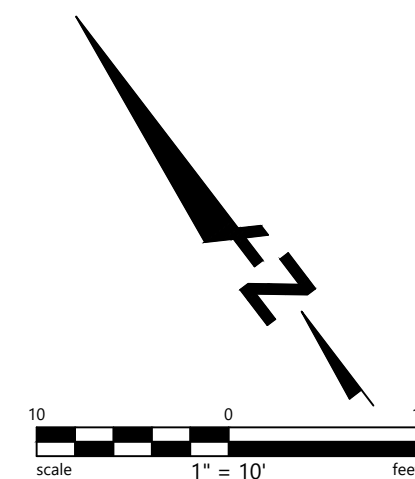
4 OF 12

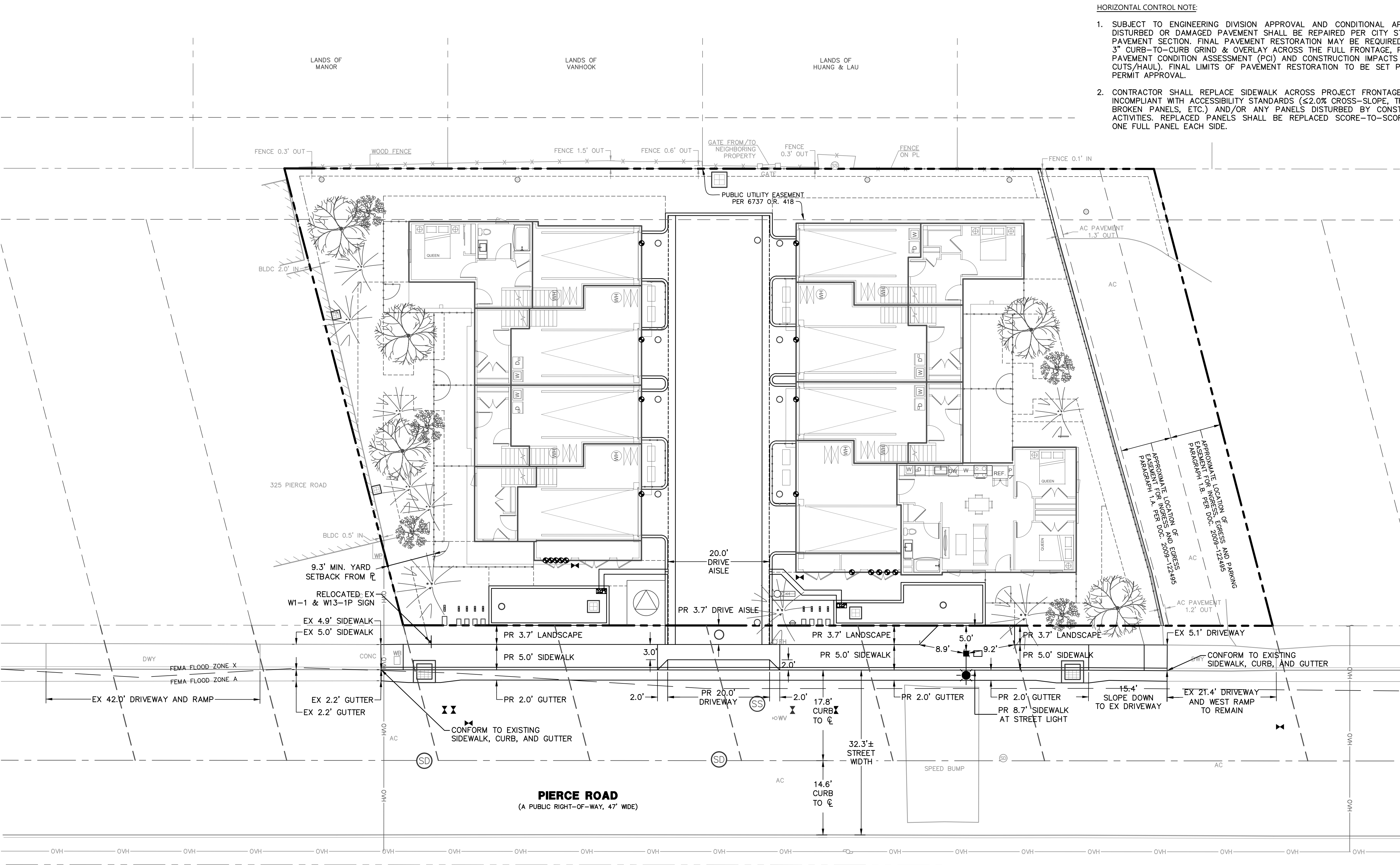
000 NO. 20242424

NOT FOR CONSTRUCTION

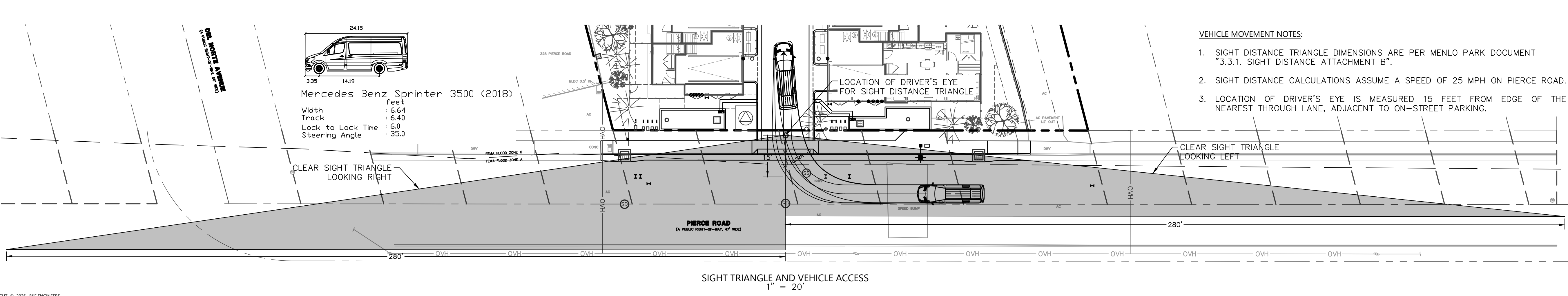


1. EVAE TO BE RECORDED WITH FINAL MAP AND REFERENCED IN THE CC&RS, WITH MAINTENANCE AND NO-PARKING/CLEAR ACCESS OBLIGATIONS ASSIGNED TO THE HOA.
2. SURVEY INDICATES A PRE-EXISTING THIRD-PARTY STRUCTURE ENCRDACHING ONTO THE WEST PROPERTY LINE OF PROPOSED LOT 1. THE ENCROACHMENT VARIES BETWEEN APPROXIMATELY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





- HORIZONTAL CONTROL NOTE:**
- SUBJECT TO ENGINEERING DIVISION APPROVAL AND CONDITIONAL APPROVAL, DISTURBED OR DAMAGED PAVEMENT SHALL BE REPAIRED PER CITY STANDARD PAVEMENT SECTION. FINAL PAVEMENT RESTORATION MAY BE REQUIRED UP TO 3" CURB-TO-CURB GRIND & OVERLAY ACROSS THE FULL FRONTAGE, PER CITY PAVEMENT CONDITION ASSESSMENT (PCI) AND CONSTRUCTION IMPACTS (UTILITY CUTS/HAUL). FINAL LIMITS OF PAVEMENT RESTORATION TO BE SET PRIOR TO PERMIT APPROVAL.
 - 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.



- VEHICLE MOVEMENT NOTES:**
- SIGHT DISTANCE TRIANGLE DIMENSIONS ARE PER MENLO PARK DOCUMENT "3.3.1. SIGHT DISTANCE ATTACHMENT B".
 - SIGHT DISTANCE CALCULATIONS ASSUME A SPEED OF 25 MPH ON PIERCE ROAD.
 - LOCATION OF DRIVER'S EYE IS MEASURED 15 FEET FROM EDGE OF THE NEAREST THROUGH LANE, ADJACENT TO ON-STREET PARKING.



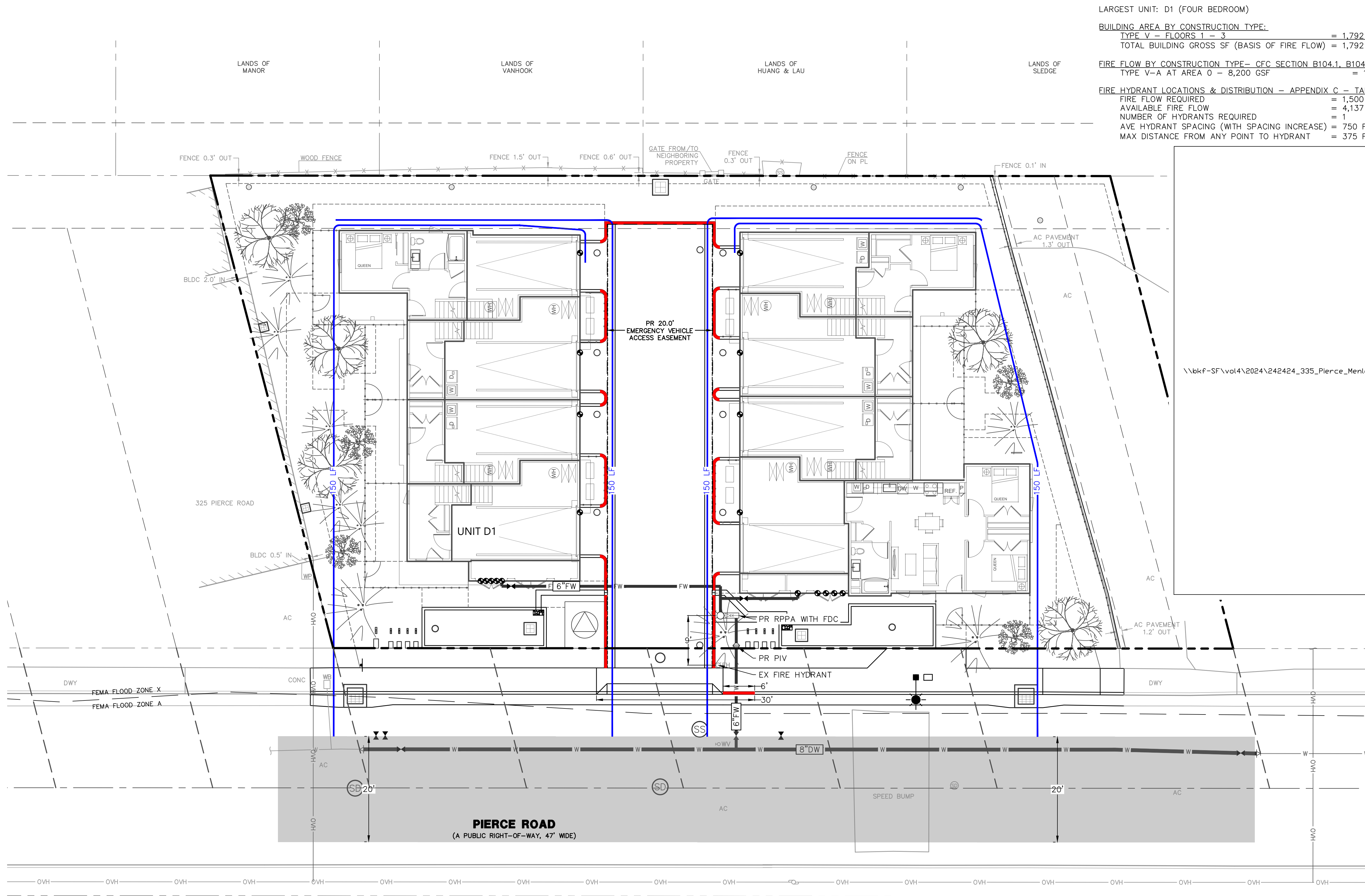
PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/22/2026

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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 SITE PLAN

Revisions	
No.	
1	Date: 4/23/2026
2	Scale: 1" = 10'
3	Design: LAH
4	Drawn: LAH
5	Approved: JCL
6	Job No: 20242424
Drawing Number:	
C3.0	
5	OF 12

NOT FOR CONSTRUCTION



LARGEST UNIT: D1 (FOUR BEDROOM)

BUILDING AREA BY CONSTRUCTION TYPE:
TYPE V = FLOORS 1 - 3 = 1,792 GSF
TOTAL BUILDING GROSS SF (BASIS OF FIRE FLOW) = 1,792 GSF

FIRE FLOW BY CONSTRUCTION TYPE - CFC SECTION B104.1, B104.2, B105.1 & TABLE B105.1(1):
TYPE V-A AT AREA 0 - 8,200 GSF = 1,500 GPM

FIRE HYDRANT LOCATIONS & DISTRIBUTION - APPENDIX C - TABLE C102.1:
FIRE FLOW REQUIRED = 1,500 GPM
AVAILABLE FIRE FLOW = 4,137 GPM @ 20 PSI
NUMBER OF HYDRANTS REQUIRED = 1
AVE HYDRANT SPACING (WITH SPACING INCREASE) = 750 FT (500 + 50% INCREASE - C102.1(f))
MAX DISTANCE FROM ANY POINT TO HYDRANT = 375 FT (250 + 50% INCREASE - C102.1(f))

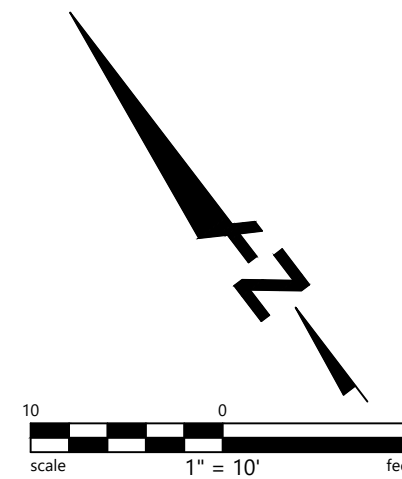
\\bkf-SF\vol4\2024\242424_335_Pierce_Menlo_Park\ENG-L\Details\PR_FFTest.tif

NOTES:

- FIRE FLOW CALCULATIONS ARE BASED UPON PRELIMINARY BUILDING AREA SUMMARIES FROM ARCHITECT CAD DATED APRIL 10, 2025 AND THE CALIFORNIA FIRE CODE (2022 EDITION) - SECTION 507, APP. B & C.
- CALCULATIONS ASSUME USE OF FIRE RESISTANT MATERIALS BETWEEN UNITS.
- CALCULATIONS SHOWN ARE FOR LARGEST SINGLE UNIT AMONG BOTH BUILDINGS.
- PER COORDINATION WITH FIRE MARSHAL, DATED JULY 29, 2025:
 - FIRE APPARATUS ACCESS IS TO BE PROVIDED FROM PIERCE RD.
 - AERIAL LADDER ACCESS TO BE PROVIDED FROM PIERCE RD. LADDER ACCESS FOR BUILDINGS WILL BE PROVIDED VIA HAND-CARRIED LADDERS IN LIEU OF AERIAL APPARATUS VEHICLE ACCESS.
- FIRE APPARATUS ROADWAYS, INCLUDING PUBLIC OR PRIVATE STREETS OR ROADS USED FOR VEHICLE ACCESS SHALL BE INSTALLED AND IN SERVICE PRIOR TO CONSTRUCTION. FIRE APPARATUS ROADWAYS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED WEIGHT OF A 75,000-POUND (34,050 KG) FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.
- FIRE PROTECTION WATER SERVING ALL HYDRANTS SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTRACTOR SHALL CONTACT THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS.
- ALL CURBS WITHIN THE COMPLEX THAT IS NOT BEEN DESIGNATED AS ON-SITE PARKING SHALL BE STRIPED RED AND MARKED WITH "NO PARKING FIRE LANE". FIRE LANE STRIPING WILL INCLUDE AREA FRONTING EACH RESIDENTIAL UNITS GARAGE, AS SHOWN.

LEGEND:

- Ω PROPOSED FIRE DEPARTMENT CONNECTION, S.P.P.
- 150' MAX HOSE PULL LENGTH
- PROPOSED RED CURB
- MIN 20' WIDE FIRE APPARATUS ACCESS LANE



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

PRELIMINARY FIRE ACCESS PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/22/2026

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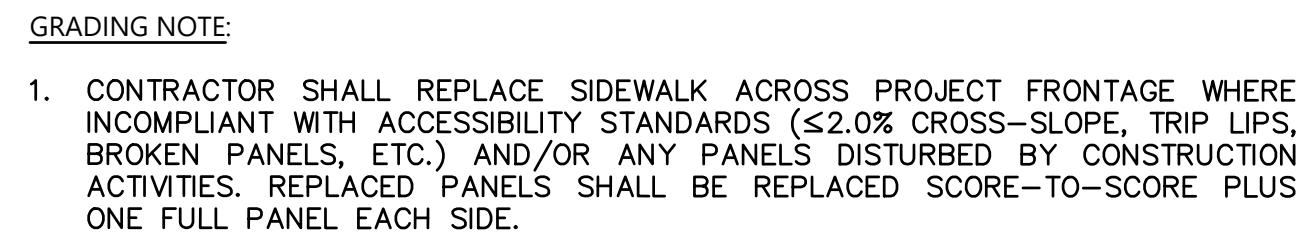
Revisions

No.	Date	Revised By	Revised For
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2		LAH	Design: LAH
3		LAH	Drawn: LAH
4		JCL	Approved: JCL
5			Job No: 20242424

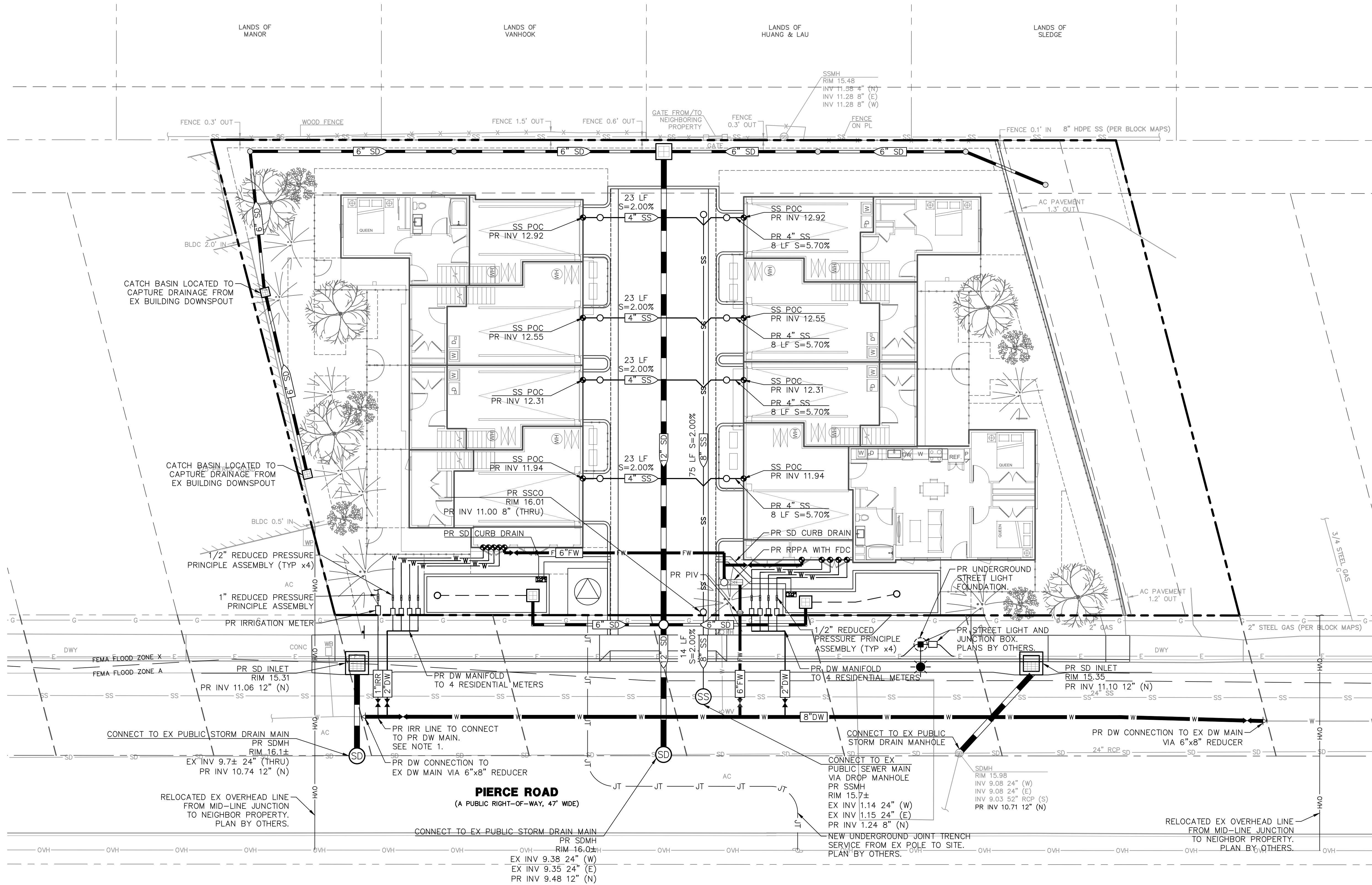
Drawing Number: **C3.1**

6 OF 12

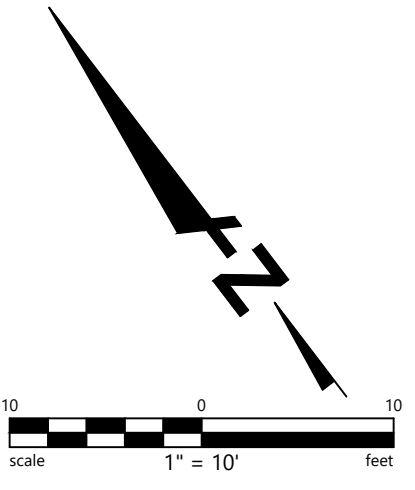
NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



- 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.



DRAWING NAME: 335 Pierce Road Preliminary Utility Plan
PROJECT: 335 Pierce Road Preliminary Utility Plan
DATE: 04/22/2026
DRAWN BY: JCL

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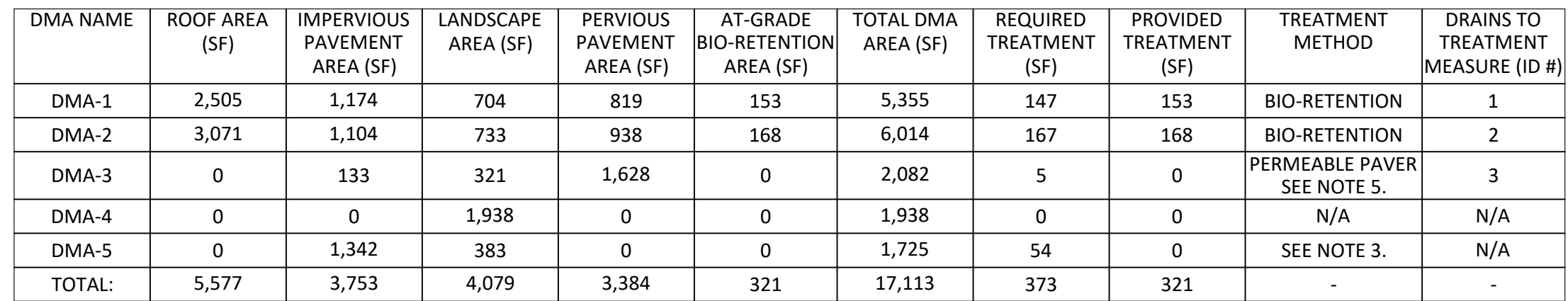
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DATE: 04/22/2026

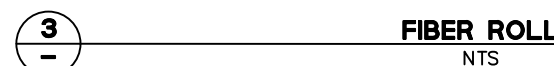
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335 PIERCE ROAD VESTING TENTATIVE MAP
APN 062-013-170 & 062-013-230
CITY OF MENLO PARK - SAN MATEO COUNTY

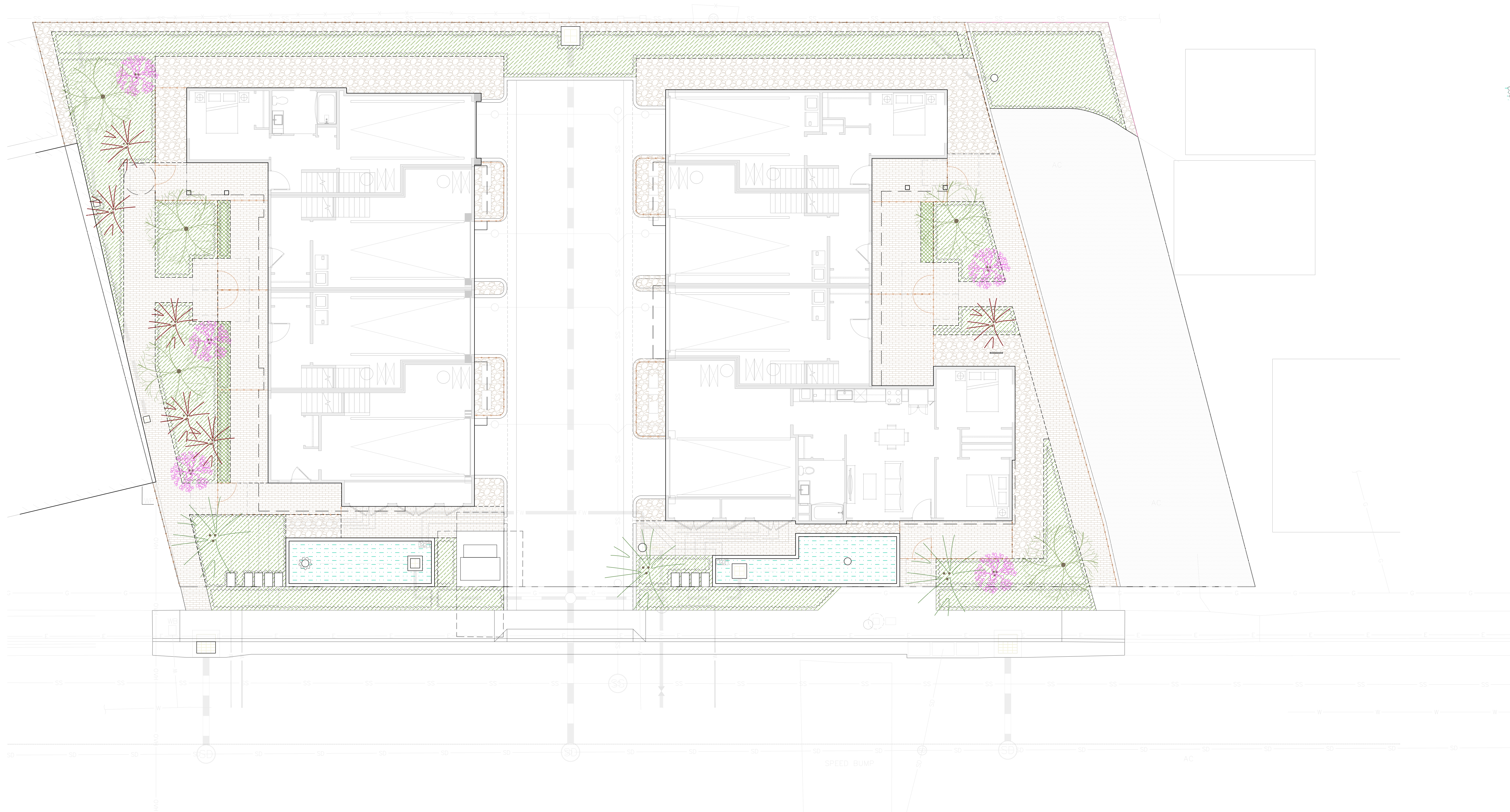
Revisions		Job No: 20242424	
No.	Date	By	App'd
1	4/23/2026	JCL	JCL
Scale: 1" = 10'		Design: LAH	Drawn: LAH
Drawing Number:		Approved: JCL	
8 OF 12		C5.0	

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Date: 4/23/2026
 Scale: AS SHOWN
 Design: LAH
 Drawn: LAH
 Approved: JCL
 Job No: 20242424



LANDSCAPE SHEET LIST

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

Consultant

TS STUDIO
TS STUDIO
55 Sumner Street
San Francisco, CA 94103
415.420.8408
www.tsstudio.org

Stamp

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"

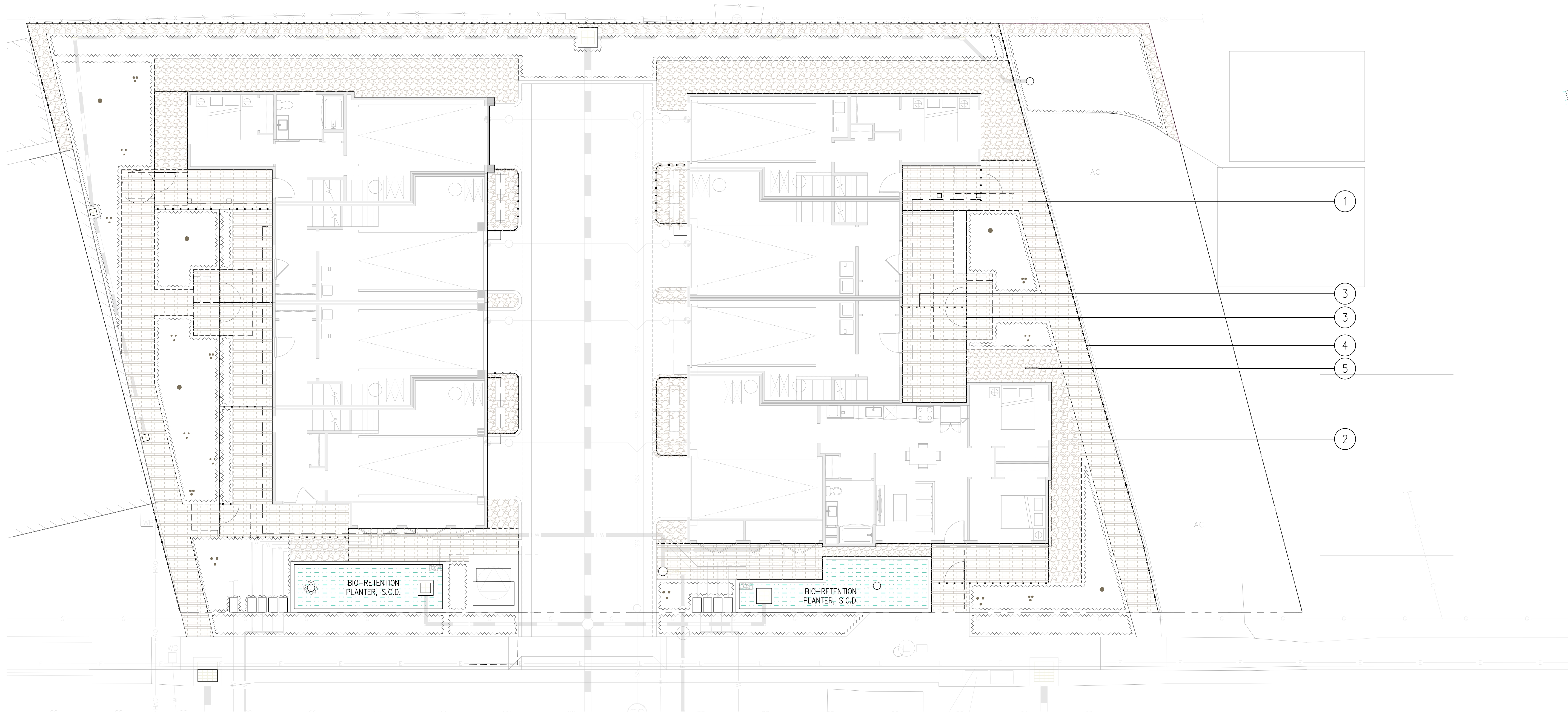
Sheet Name:

SITE PLAN

Sheet No.:

L1.0

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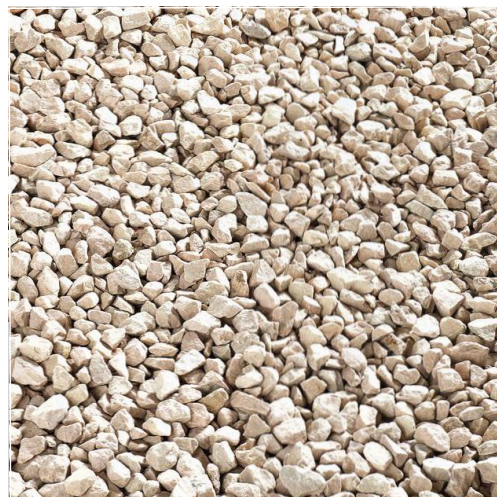
MATERIAL LEGEND



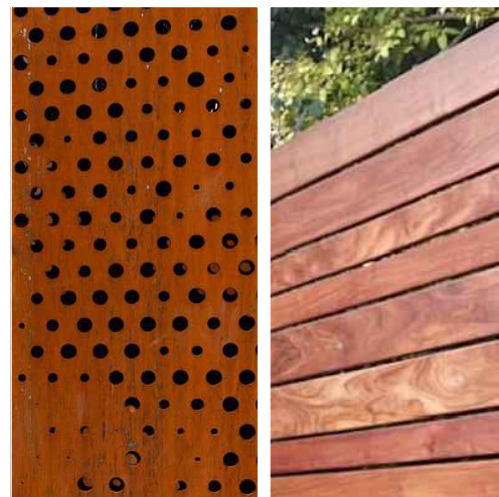
① PERMEABLE UNIT PAVERS



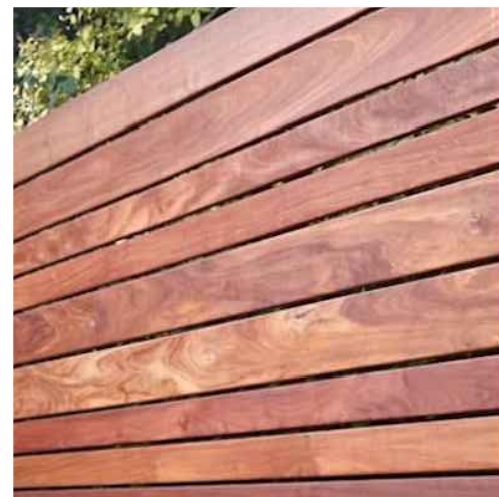
① ALT: GRANITECRETE PAVING



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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Stamp

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"

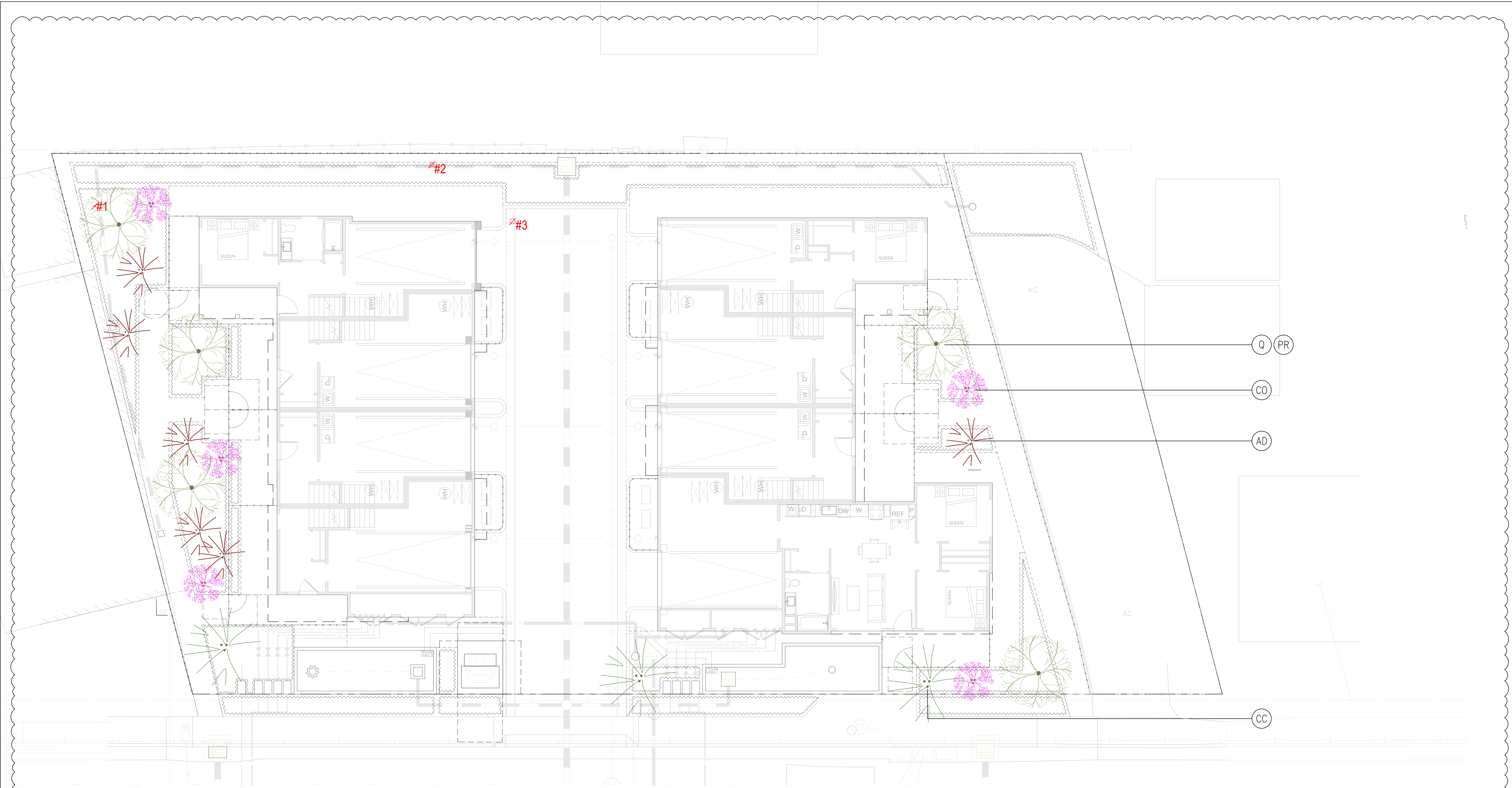
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MATERIAL PLAN

Sheet No.:

L1.1

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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'-55' W-15'-25'
Q				Platanus Racemosa Roberts	Multi Natural	NATIVE	MED	H-45'-50' W-25'-35'

MEDIUM TREE LIST

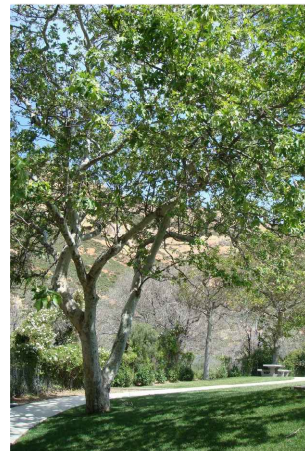
	symbol	#	size	latin name	form	native	wucols	size
CC		6	24" box	Cercis Canadensis 'Pink' Eastern Redbud	Multi Low Branch	CAP	MED	H-25' W-20'

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

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Stamp

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

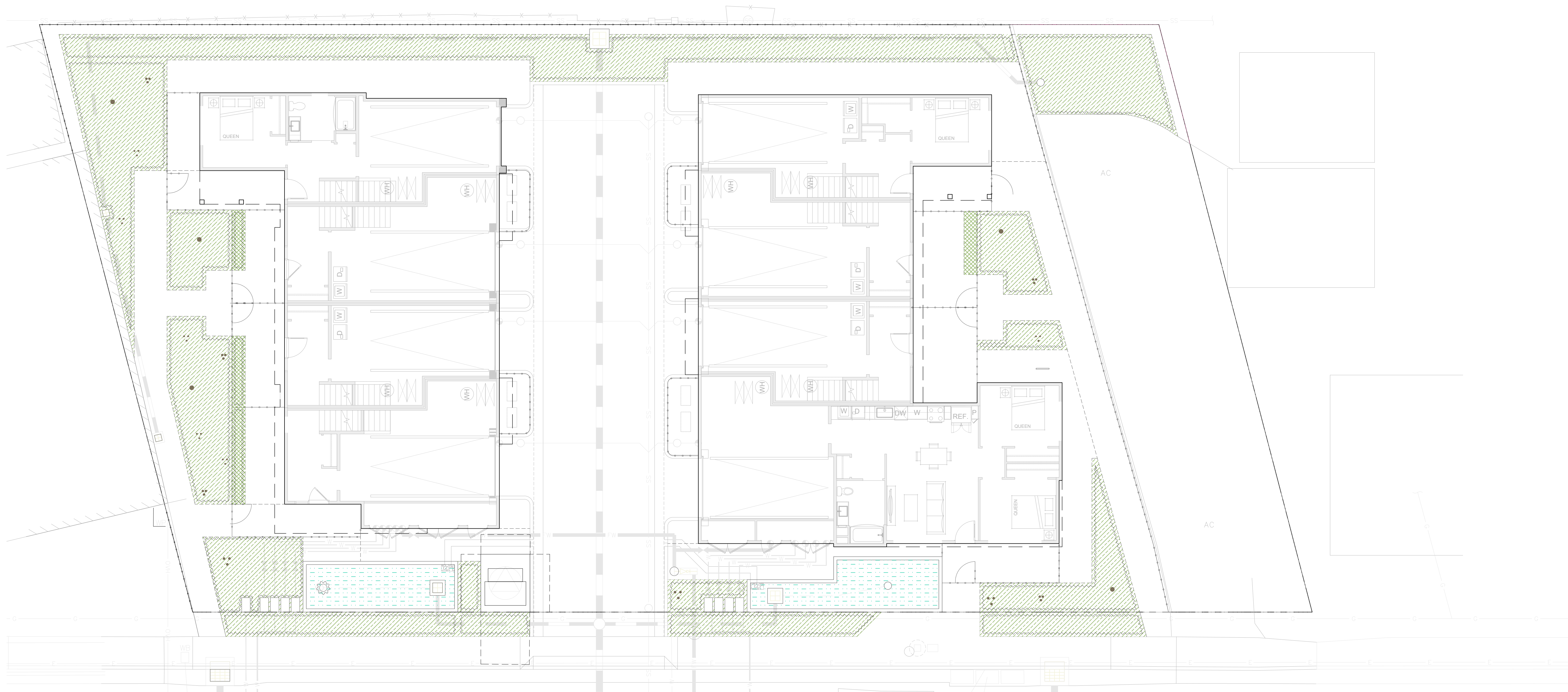
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LANDSCAPE
UNDERSTORY
PLAN

Sheet No.:

L4.2

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ABBREVIATIONS:

WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES

L = LOW WATER USE
M = MEDIUM WATER USE
H = HIGH WATER USE

NATIVE/CAP:

N = CALIFORNIA NATIVE PLANT
CAP = CLIMATE ADAPTIVE PLANT

NTS:

CALIFORNIA NATIVE PLANT NATIVE TO SPECIFIC SITE

E = EVERGREEN

D = DECIDUOUS

FS = FULL SUN

PS = PART SUN

SH = SHADE

UNDERSTORY LEGEND

FIRE RESISTANT - INITIAL SHRUB PLANT LIST

BOTANICAL	COMMON	WATER USE	NATIVE / CAP	EVERGREEN / DECIDUOUS	FULL SUN / PART SHADE
ARCTOSTAPHYLOS SPECIES	MANZANITA	L	NATIVE	E	FS/PS
BACCHARIS PILULARIS	COYOTE BRUSH	L	NATIVE	E	FS/PS
CEANOTHUS SPP	CALIFORNIA LILAC	L	NATIVE	E	FS/PS
PRUNUS ILICIFOLIA	HOLLY-LEAFED CHERRY	L	NATIVE	E	FS/PS
RHAMNUS CALIFORNICA	COFFEEBERRY	L	NATIVE	E	FS/PS
RIBES SPP	EVERGREEN CURRANT	L	NATIVE	E	FS/PS
ROSA CALIFORNICA	CALIFORNIA ROSE	L	NATIVE	E	FS/PS
SYMPHORICARPOS MOLLIS	SNOWBERRY	L	NATIVE	E	FS/PS
SYMPHORICARPOS ALBUS	CREeping SNOWBERRY	L	NATIVE	E	FS/PS

FIRE RESISTANT - INITIAL PERENNIAL / GRASSES LIST

BOTANICAL	COMMON	WATER USE	NATIVE / CAP	EVERGREEN / DECIDUOUS	FULL SUN / PART SHADE
CAREX TUMULICOLA	FOOTHILL SEDGE	L	NATIVE	E	FS/PS
CERCOCARPUS BETULOIDES	MOUNTAIN MAHOGANY	L	NATIVE	E	FS/PS
ERIOGONUM GRANDE RUBESCENS	RED BUCKWHEAT	L	NATIVE	E	FS/PS
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	L	NATIVE	E	FS/PS
ESCHSCHOLZIA CALIFORNICA 'MARITIMA' COASTAL FORM	CALIFORNIA POPPY	L	NATIVE	E	FS/PS
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	L	NATIVE	E	FS/PS
IRIS DOUGLASIANA	DOUGLAS IRIS	L	NATIVE	E	FS/PS
JUNCUS PATENS	NATIVE RUSH	L	NATIVE	E	FS/PS
MIMULUS	MONKEYFLOWER	L	NATIVE	E	FS/PS

BIO-RETENTION/FIRE RESISTANT - INITIAL PLANT LIST

BOTANICAL	COMMON	WATER USE	NATIVE / CAP	EVERGREEN / DECIDUOUS	FULL SUN / PART SHADE
MONARDELLA VILLOSA FRANCISCO 'RUSSIAN RIVER'	COYOTE MINT	L	NATIVE	E	FS/PS
MUHLENBERGIA RIGENS	DOUGLAS IRIS	L	NATIVE	E	FS/PS
NASELLA PULCHRA	PURPLE NEEDLEGRASS	L	NATIVE	E	FS/PS
PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	L	NATIVE	E	FS/PS
RANUNCULUS CALIFORNICA	CALIFORNIA BUTTERCUP	L	NATIVE	E	FS/PS
SALVIA SPATHACEA	HUMMINGBIRD SAGE	L	NATIVE	E	FS/PS
SALVIA SONOMENSIS	CREeping SAGE	L	NATIVE	E	FS/PS
SATUREJA DOUGLASII	YERBA BUENA	L	NATIVE	E	FS/PS

BOTANICAL	COMMON	WATER USE	NATIVE / CAP	EVERGREEN / DECIDUOUS	FULL SUN / PART SHADE
CERCIS OCCIDENTALIS	WESTERN REDBUD	L	NATIVE	E	FS/PS
CEANOTHUS SPP	CALIFORNIA LILAC	L	NATIVE	E	FS/PS
CAREX TUMULICOLA	FOOTHILL SEDGE	L	NATIVE	E	FS/PS
IRIS DOUGLASIANA	DOUGLAS IRIS	L	NATIVE	E	FS/PS
JUNCUS PATENS	NATIVE RUSH	L	NATIVE	E	FS/PS
MIMULUS	MONKEYFLOWER	L	NATIVE	E	FS/PS
MONARDELLA VILLOSA FRANCISCO 'RUSSIAN RIVER'	COYOTE MINT	L	NATIVE	E	FS/PS
MUHLENBERGIA RIGENS	DOUGLAS IRIS	L	NATIVE	E	FS/PS