

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 three 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:



HABITAT FOR HUMANITY P: 510.701.3322
300 Montgomery Street, Suite 450
San Francisco, CA 94104 www.habitatgsf.org
Contact: Robert Smith rsmith@habitatgsf.org

ARCHITECT:



TCA Architects P: 510.545.4222
1111 Broadway, Suite 1320
Oakland, CA 94607 www.tca-arch.com
Contact: Douglas Oliver doliver@tca-arch.com

LANDSCAPE ARCHITECT:



TS studio P: 415.420.8408
55 Sumner St. P: 415.596.2121
San Francisco, CA 94103 www.tsstudio.org
Contact: J. Lee Stinckles lstinckles@tsstudio.org

CIVIL ENGINEER:



BKF Engineers P: 408.467.9100
150 California St, Suite 600 P: 415.660.6360
San Francisco, CA 94111 www.bkf.com
Contact: Mike O'Connell moconnell@bkf.com

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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:

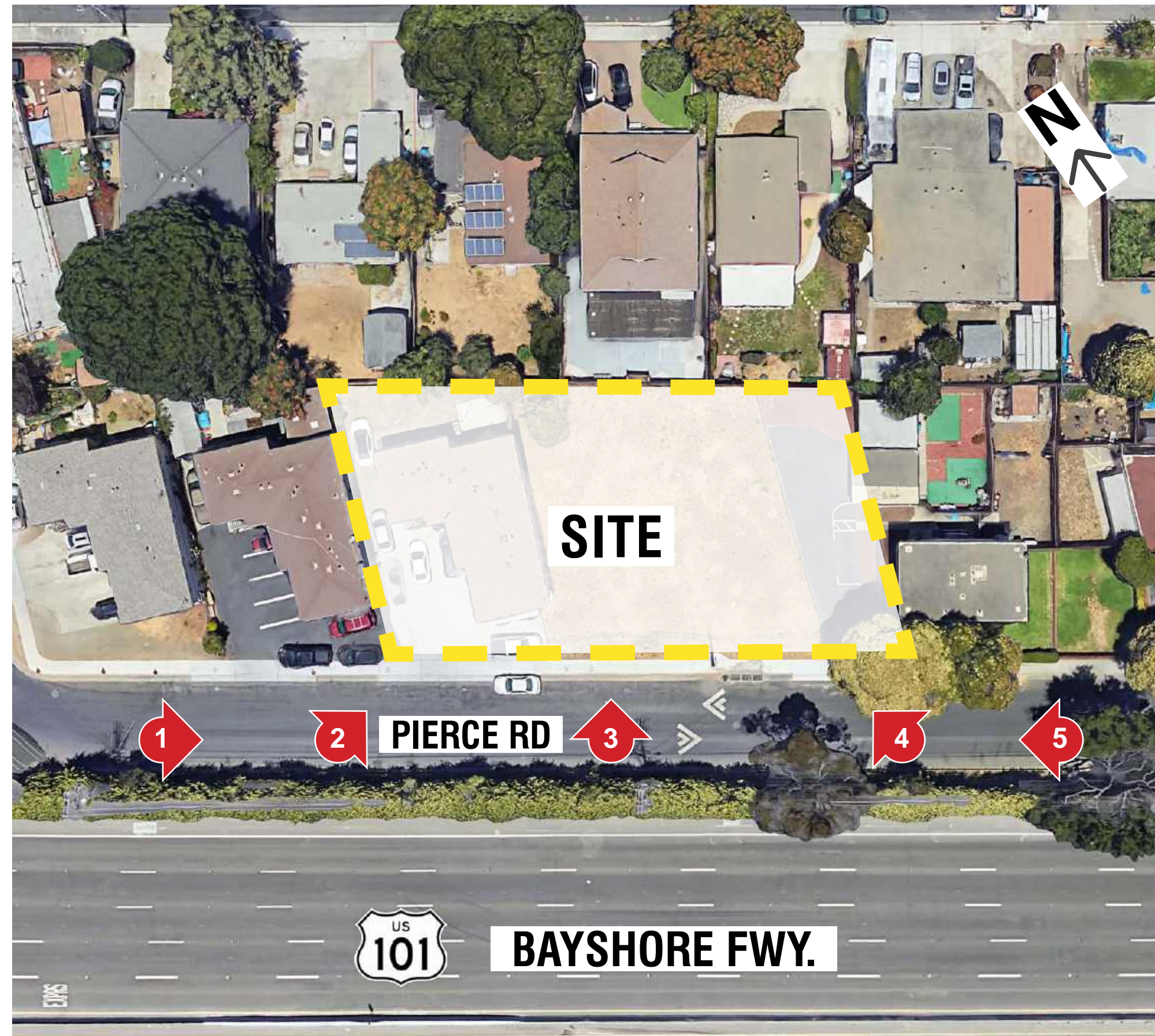
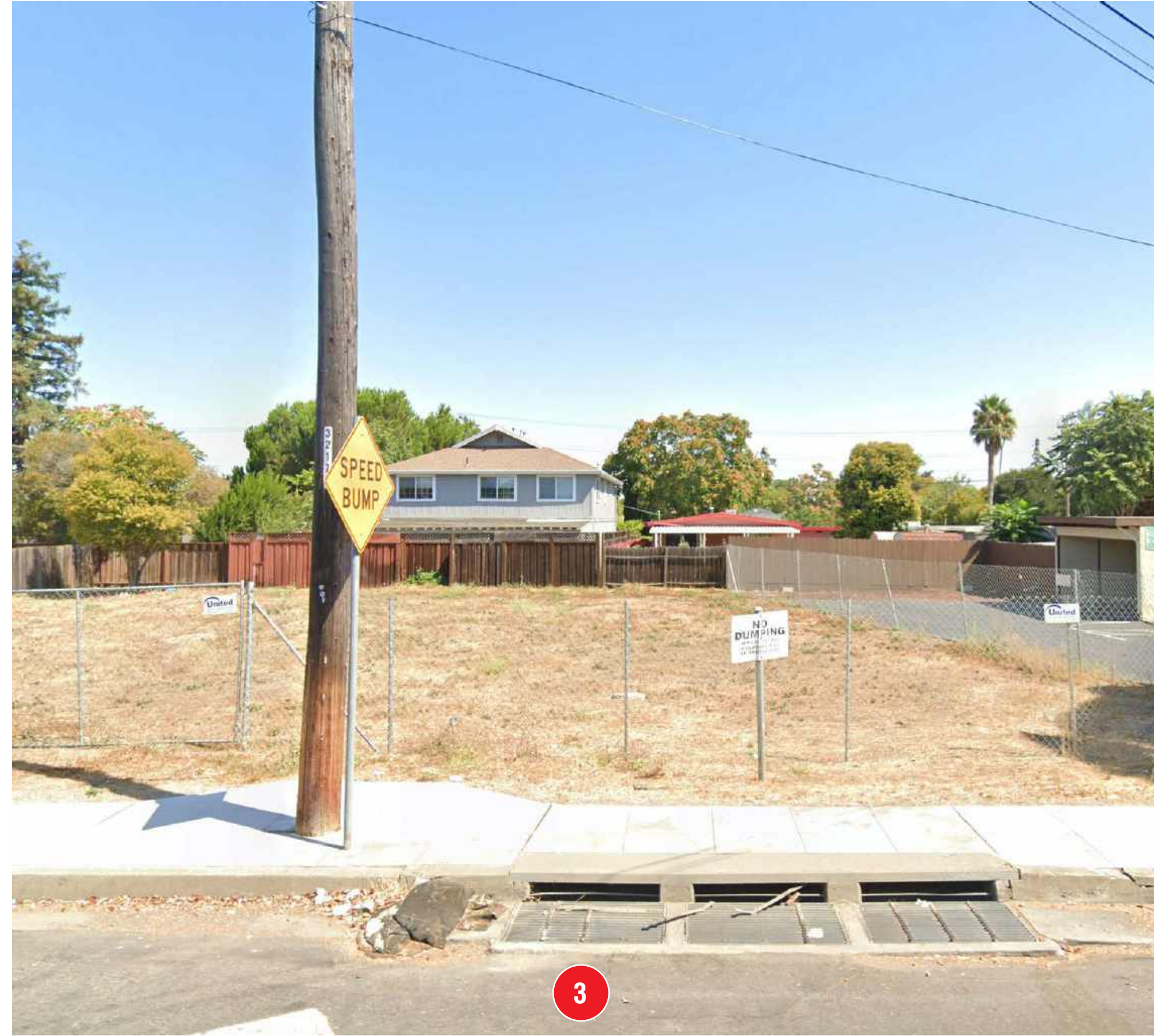
ADDRESS:	355 PIERCE RD. MENLO PARK, CA 94025.	
ASSESSOR'S PARCEL NUMBER (APN):	062-013-170 062-013-230	
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL	
ZONING:	R-3 APARTMENT DISTRICT	
	REQUIRED	PROVIDED
LOT AREA:	7,000 SF MIN.	15,293 SF 0.35 AC
LOT WIDTH:	80' MIN.	170.66'
LOT DEPTH:	100' MIN.	89.61
LAND AREA 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



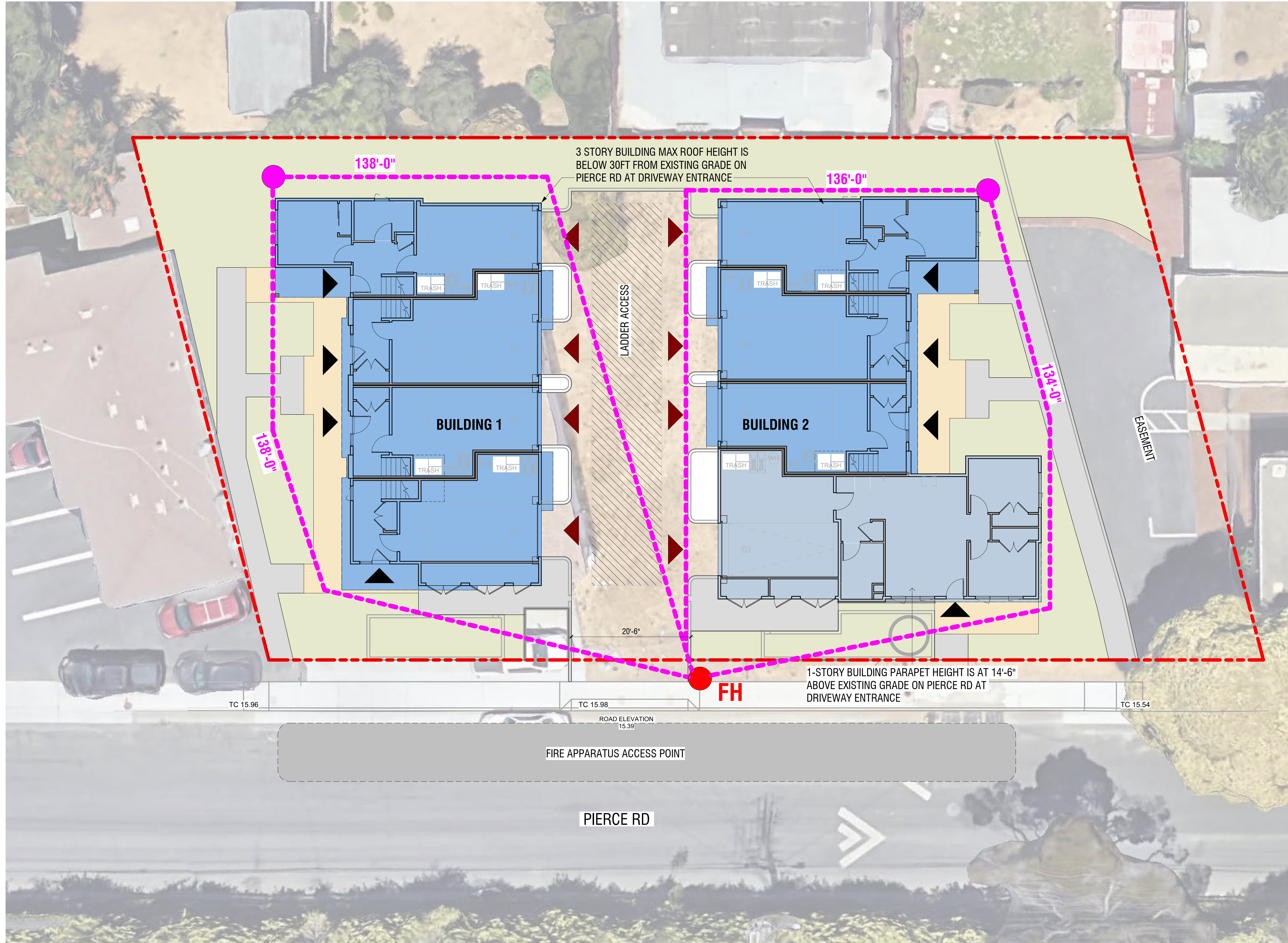












LEGEND:

- - - - - 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

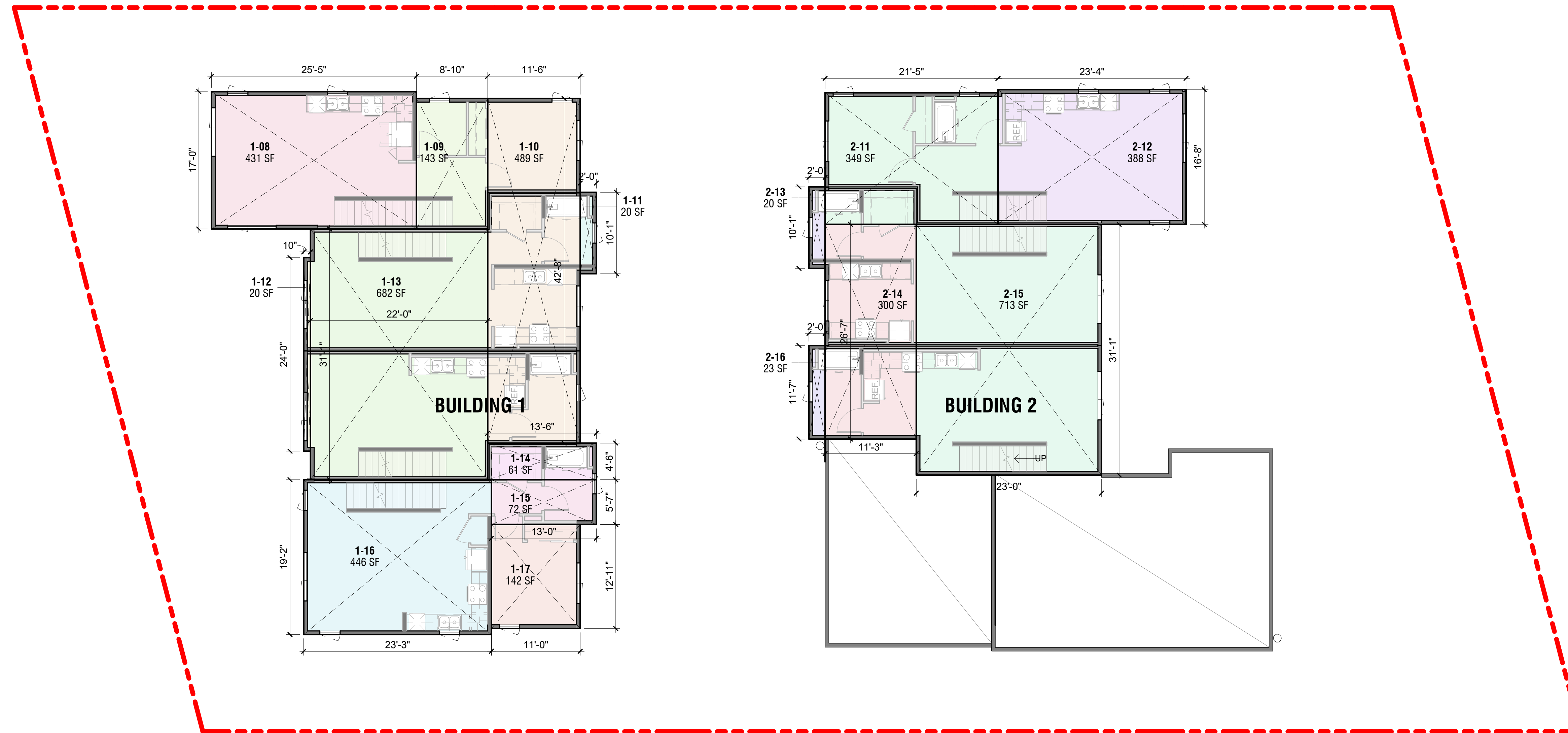
GRAND TOTAL: 10,313 SF

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

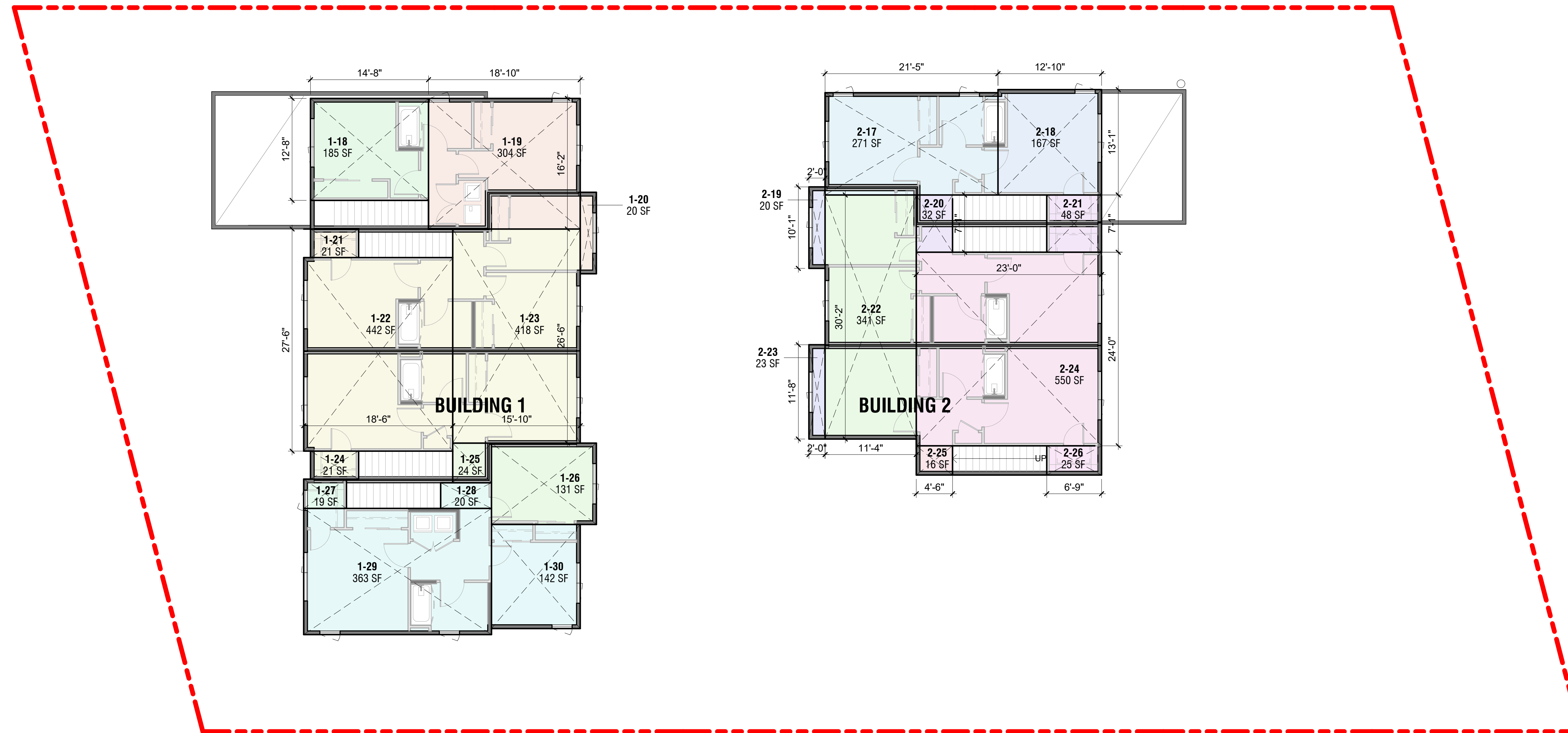
GRAND TOTAL: 10,313 SF

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%)

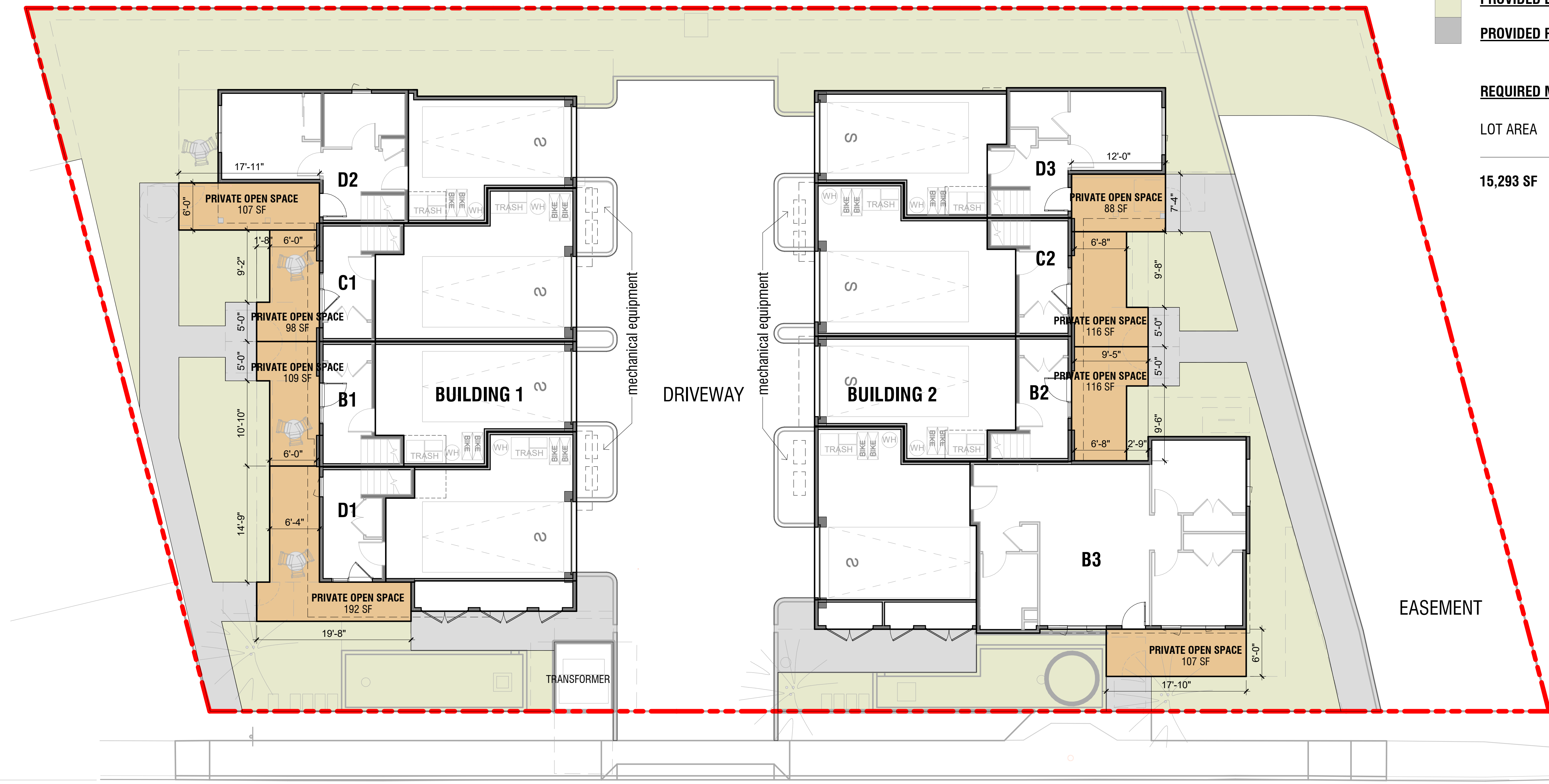
PROVIDED PAVED AREA 1,180 SF (8%)

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%)

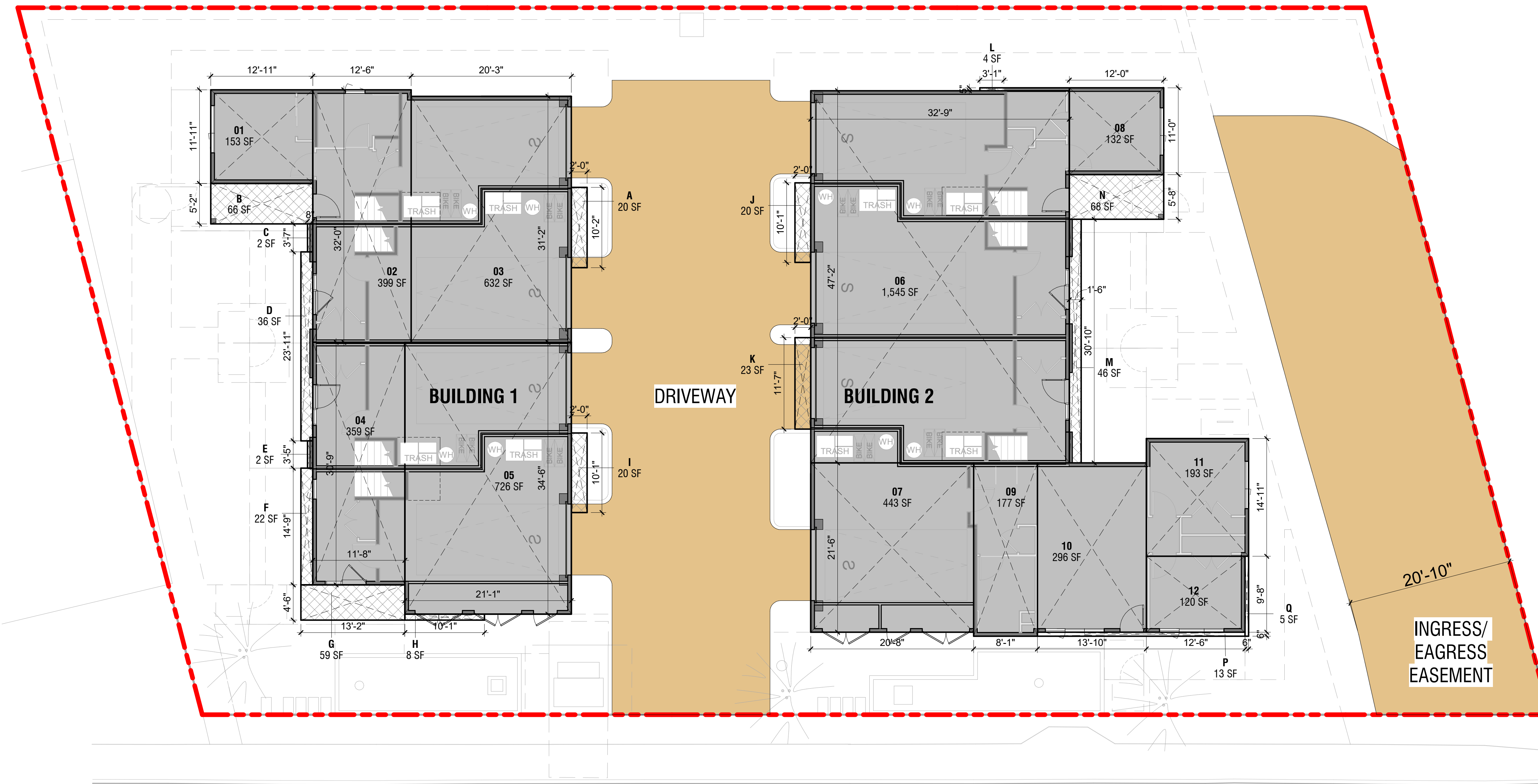
PRIVATE OPEN SPACE TABULATION

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%)

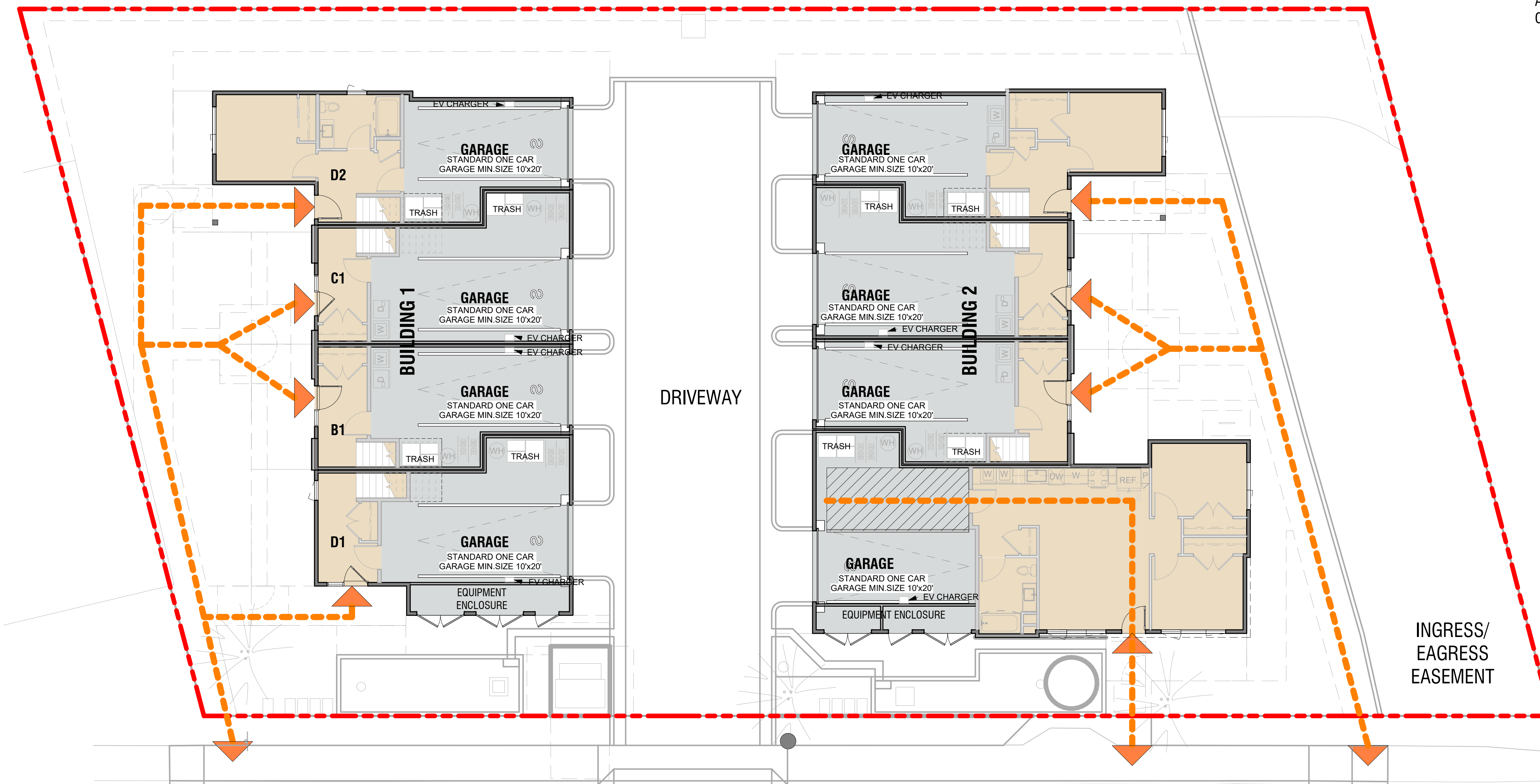
BUILDING COVERAGE CALCULATIONS

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

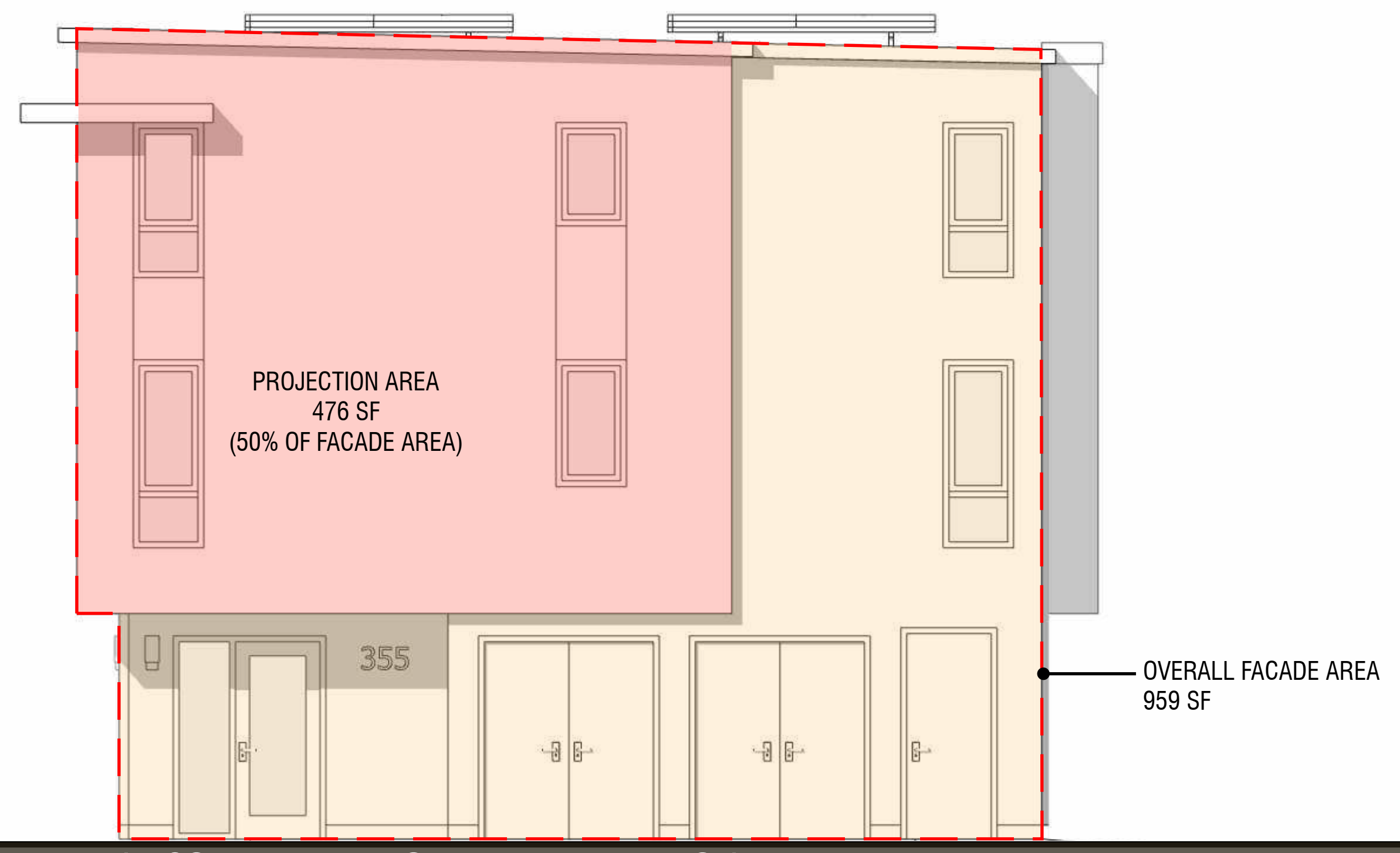
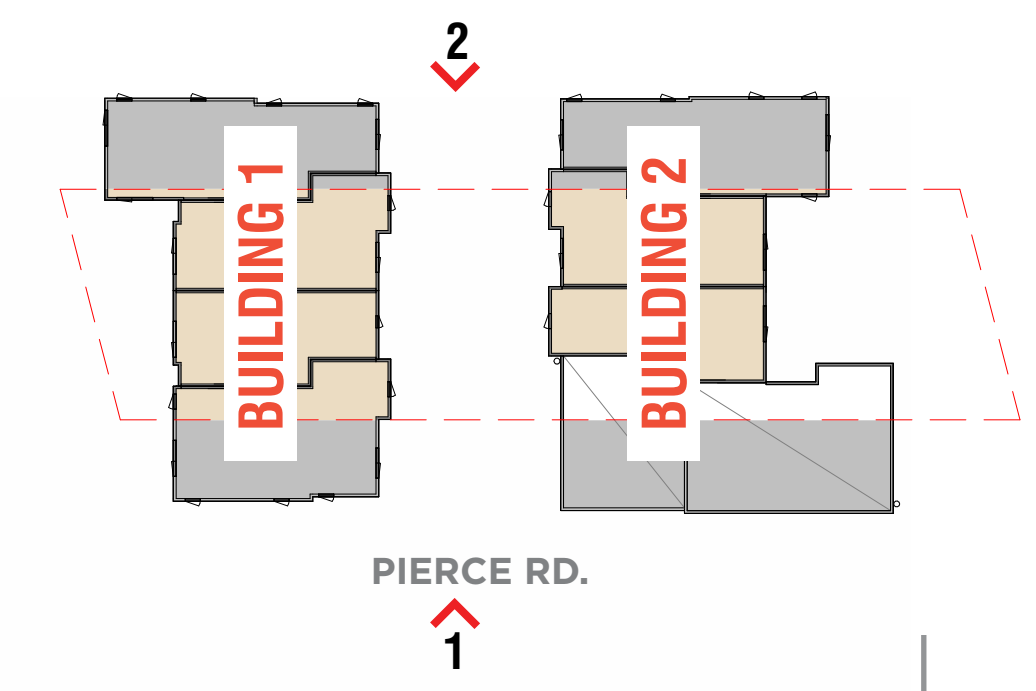
32'

16'

8'

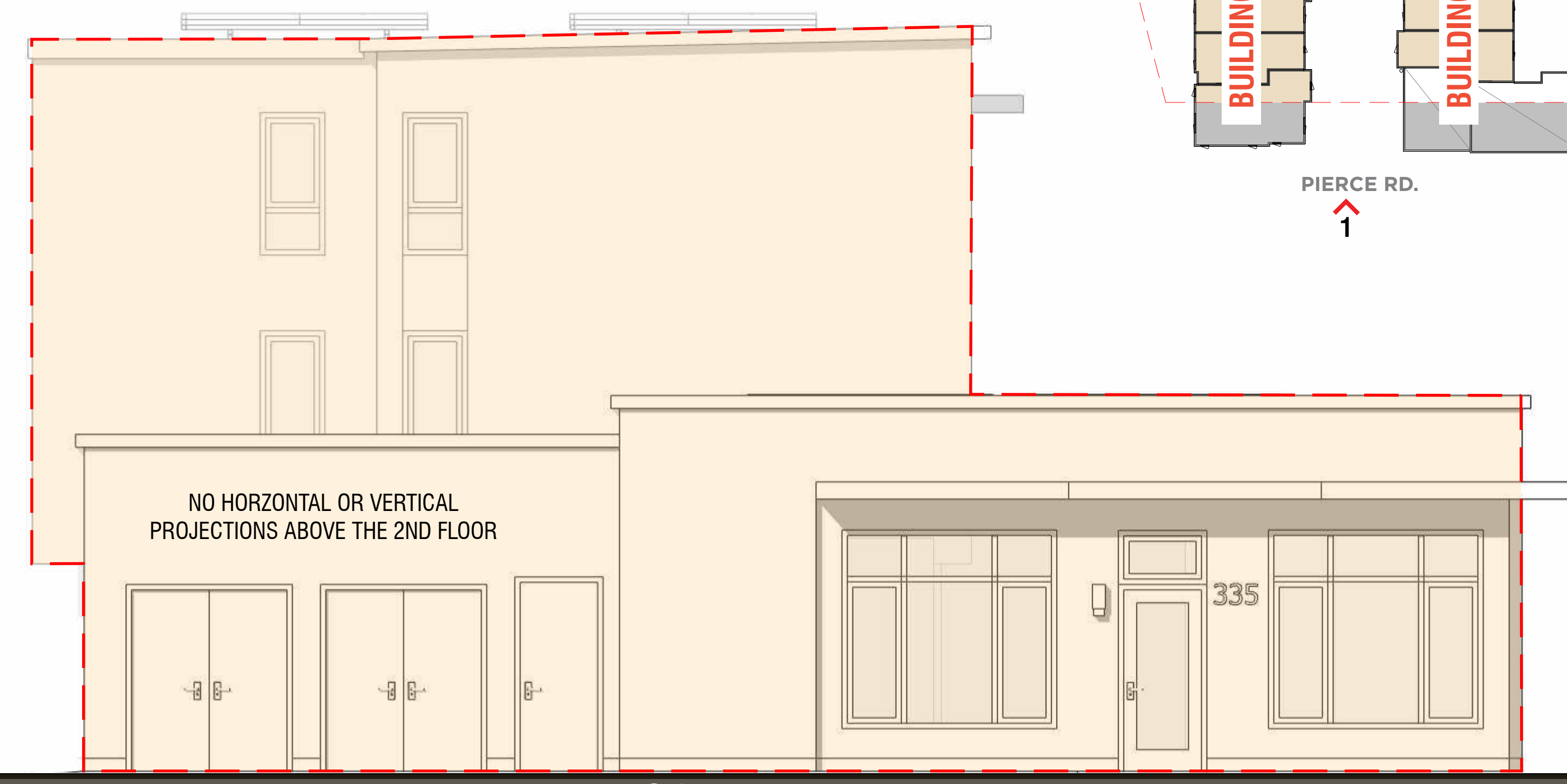


KEY PLAN



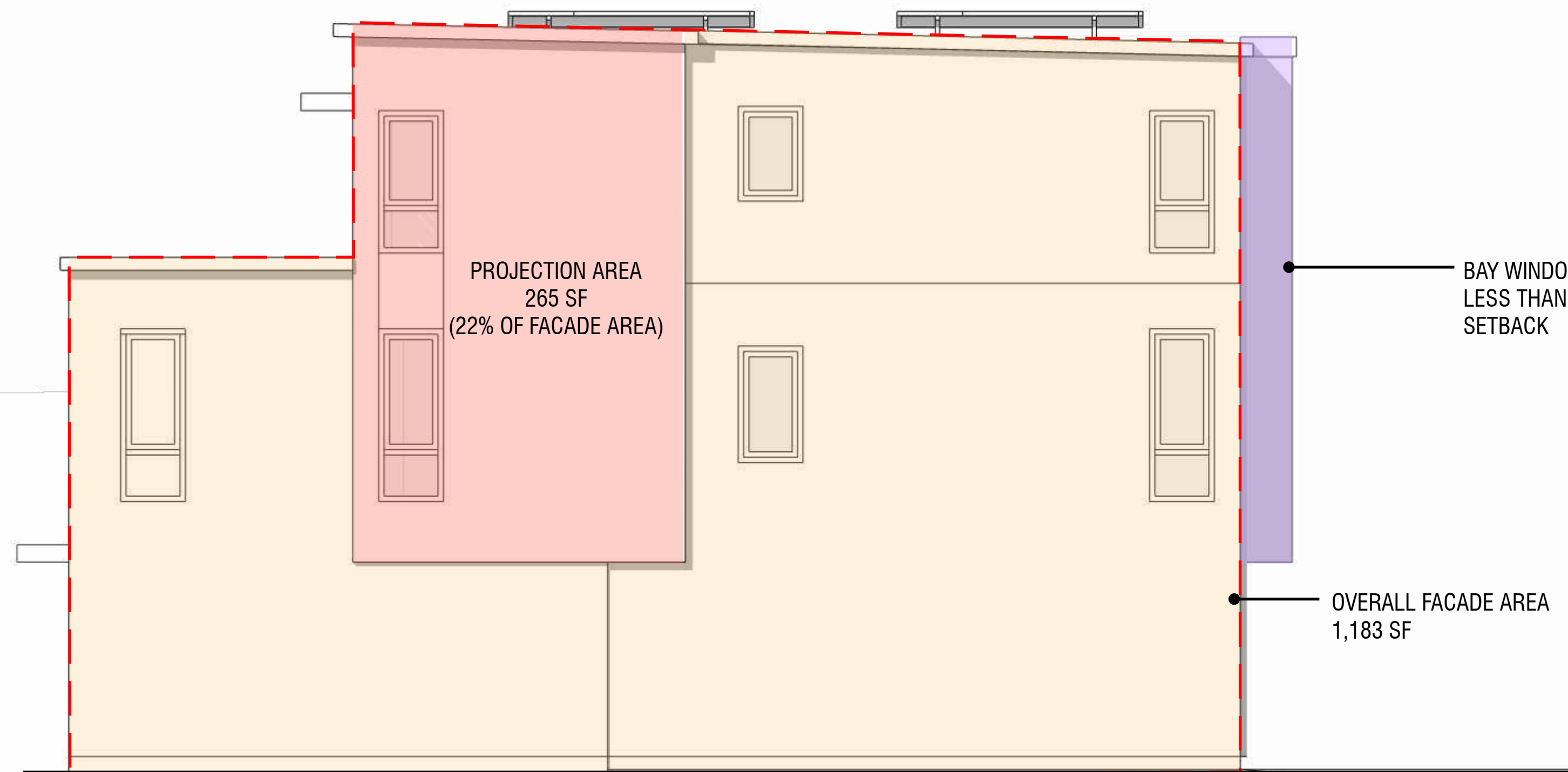
1 - SOUTH ELEVATION BUILDING 1

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



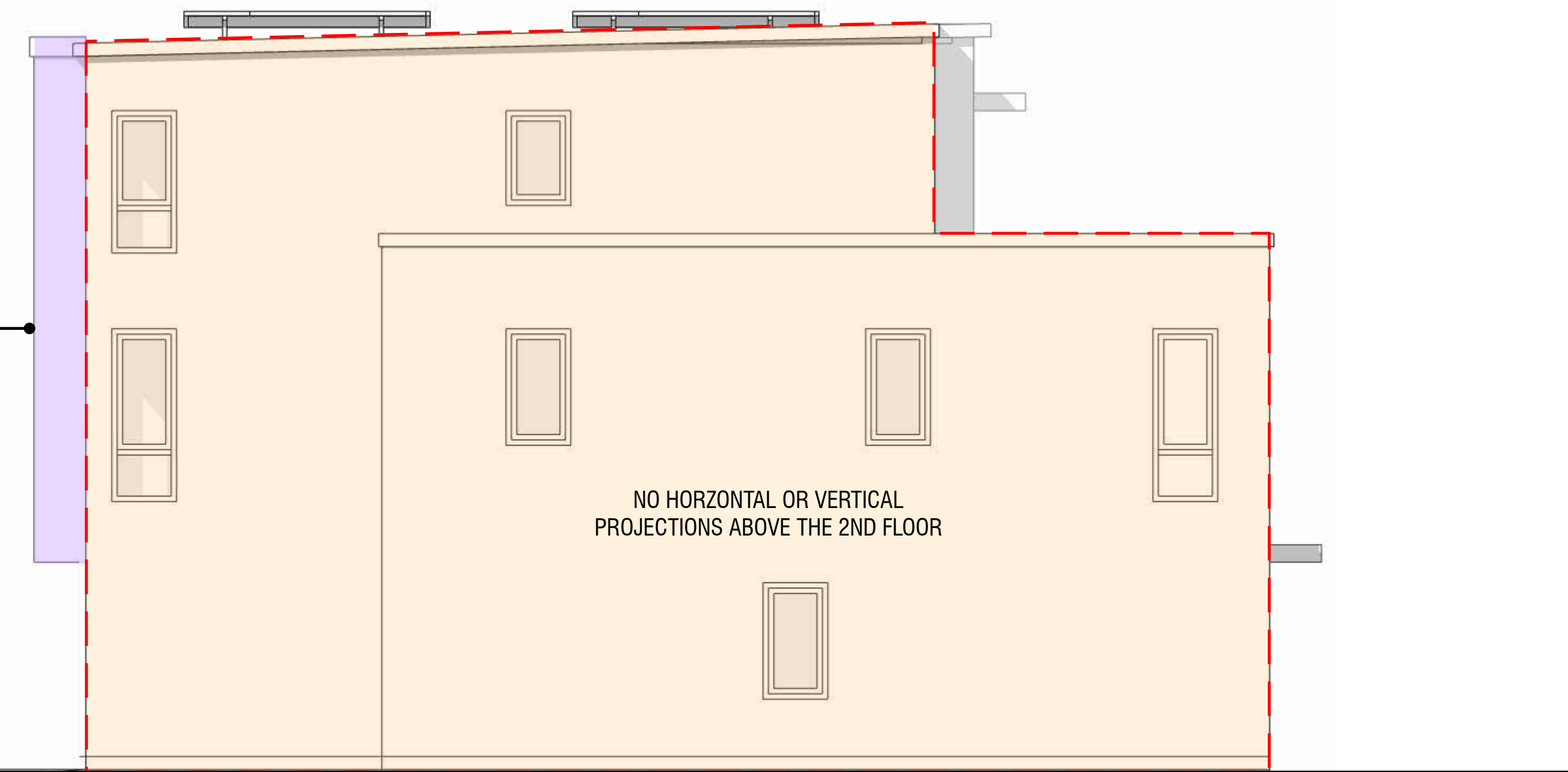
BUILDING 2

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



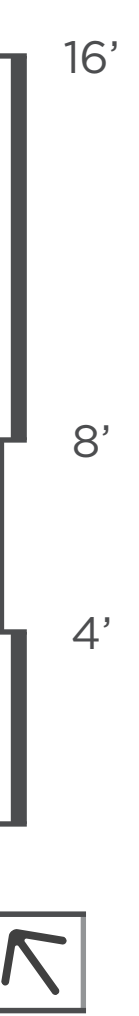
2 - NORTH ELEVATION BUILDING 2

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

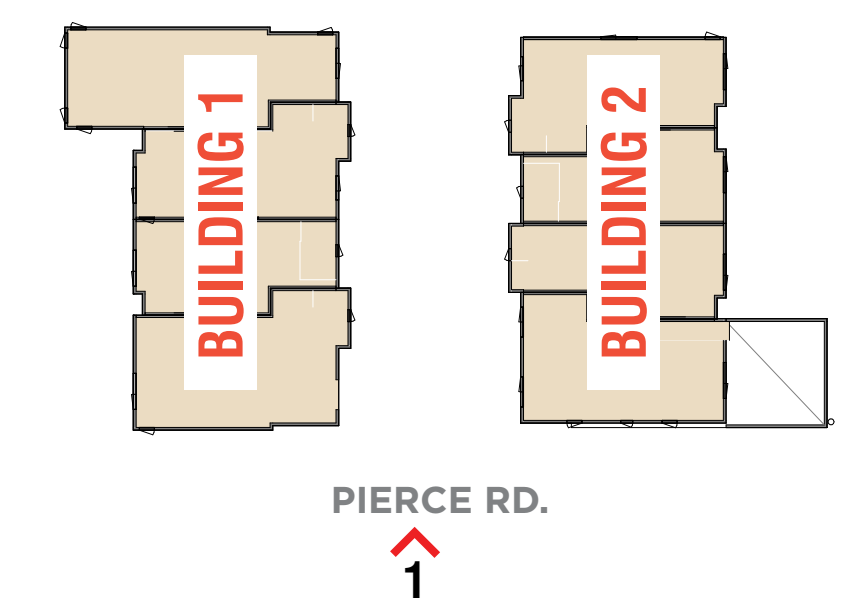
DRIVEWAY



BUILDING 2

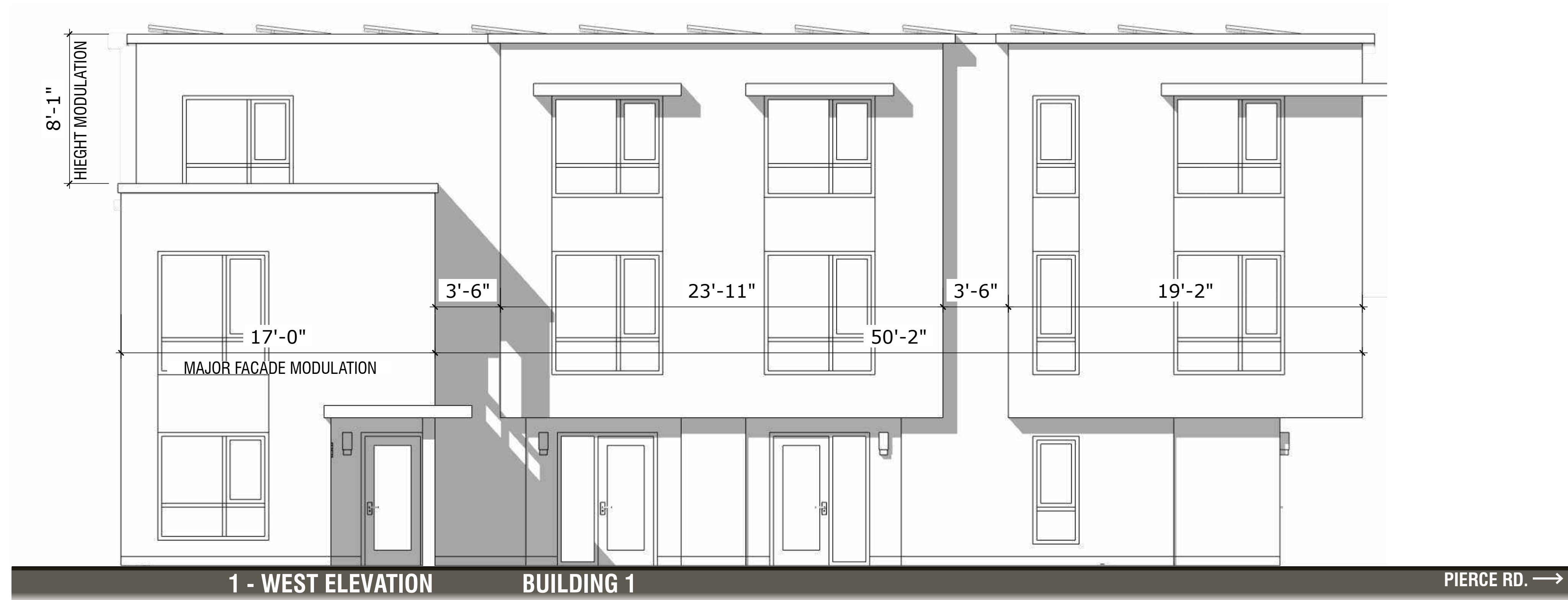
BUILDING FACADE IS LESS THAN 50 FEET

KEY PLAN



NOTES:

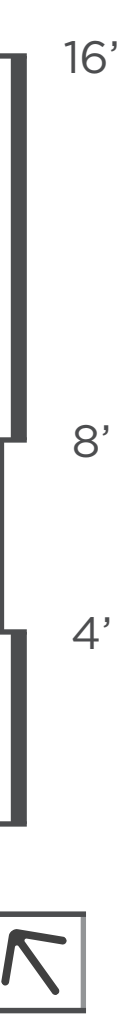
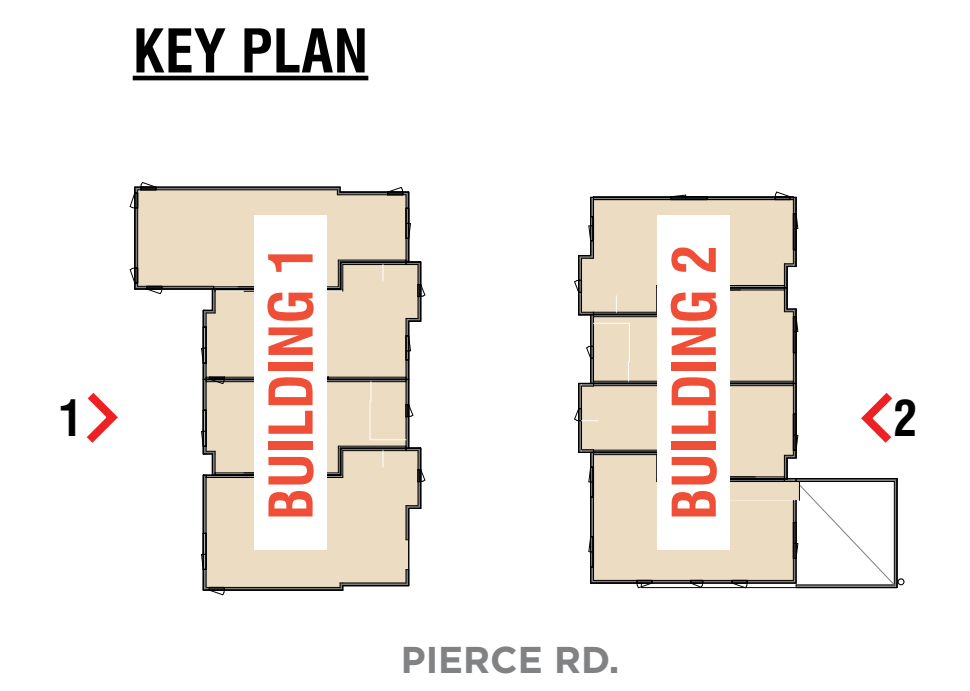
1. "FACADE MODULATION AND TREATMENT": PER MENLO PARK ZONING CODE 16.20.040 (2):
 - (A) BUILDING FACADES FACING PUBLIC RIGHTS-OF-WAY OR PUBLIC OPEN SPACES SHALL NOT EXCEED FIFTY (50) FEET IN LENGTH WITHOUT A MINOR BUILDING FACADE MODULATION. AT A MINIMUM OF EVERY THIRTY-FIVE (35) FEET OF FACADE LENGTH, 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.

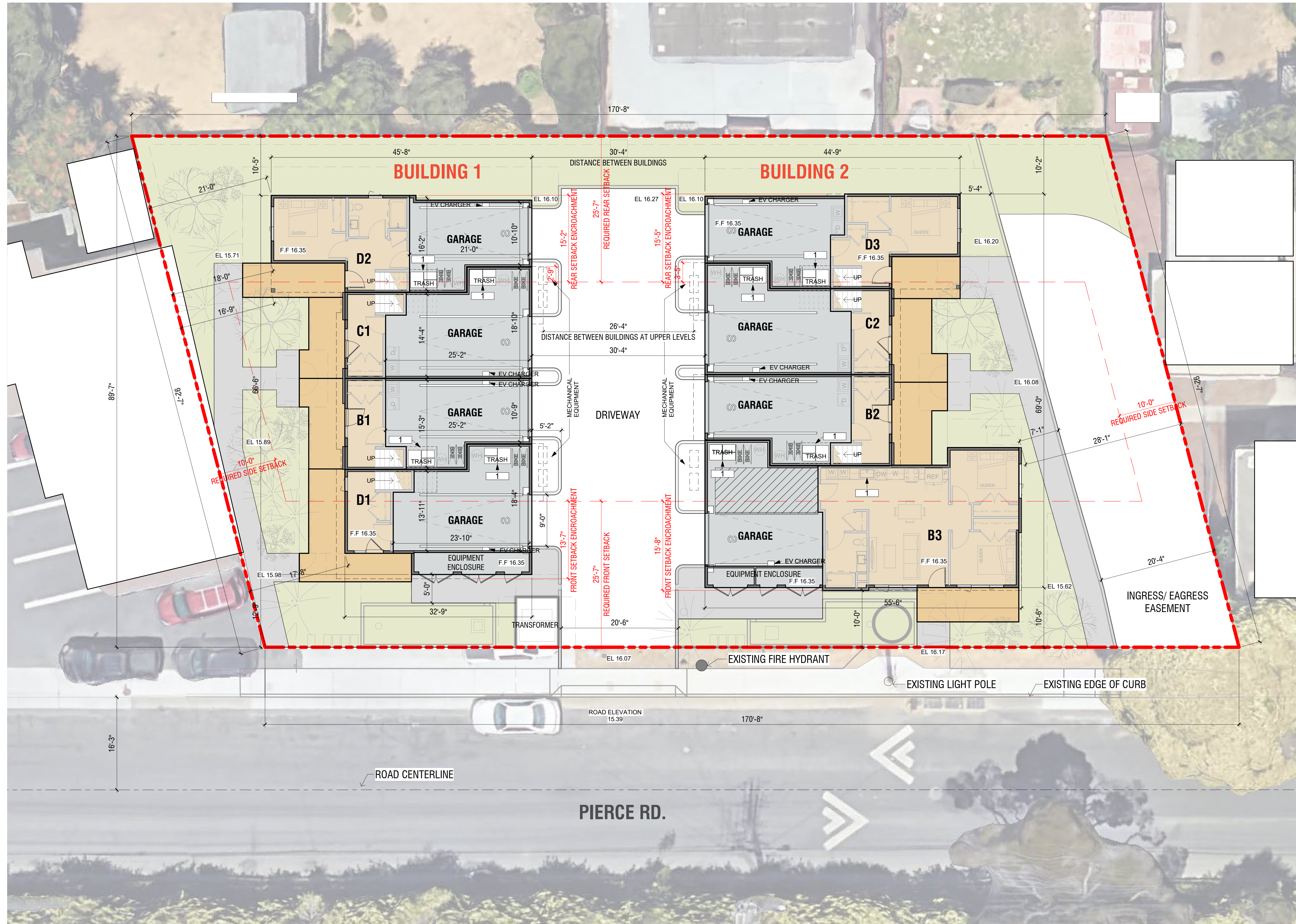


ELEVATION FACING SIDE YARD



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

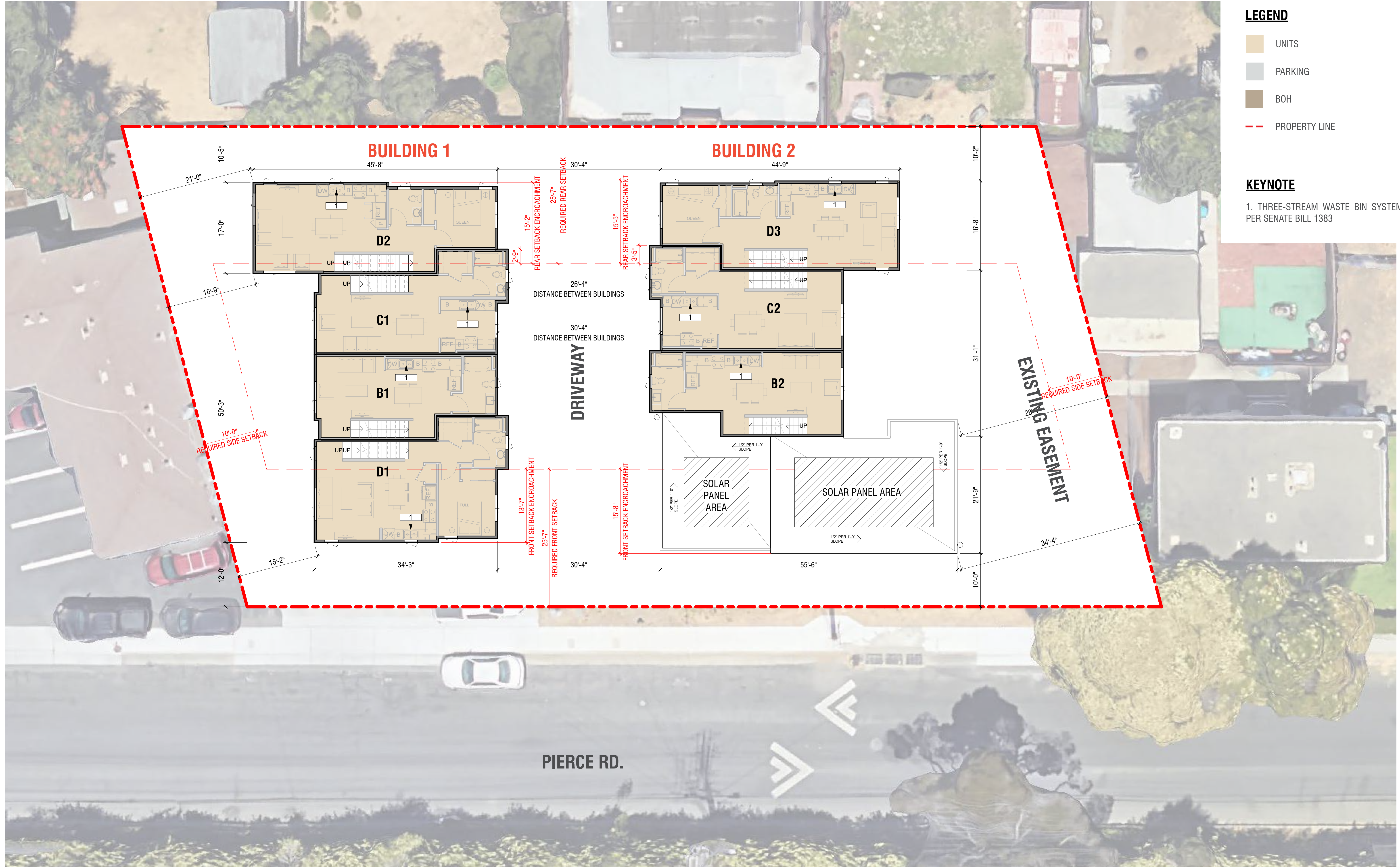
LEVEL	AREA
1ST STORY	907 SF
2ND STORY	2,506 SF
3RD STORY	2,110 SF
Total	5,523 SF

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

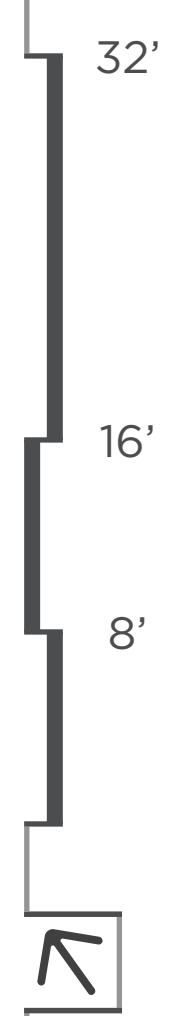
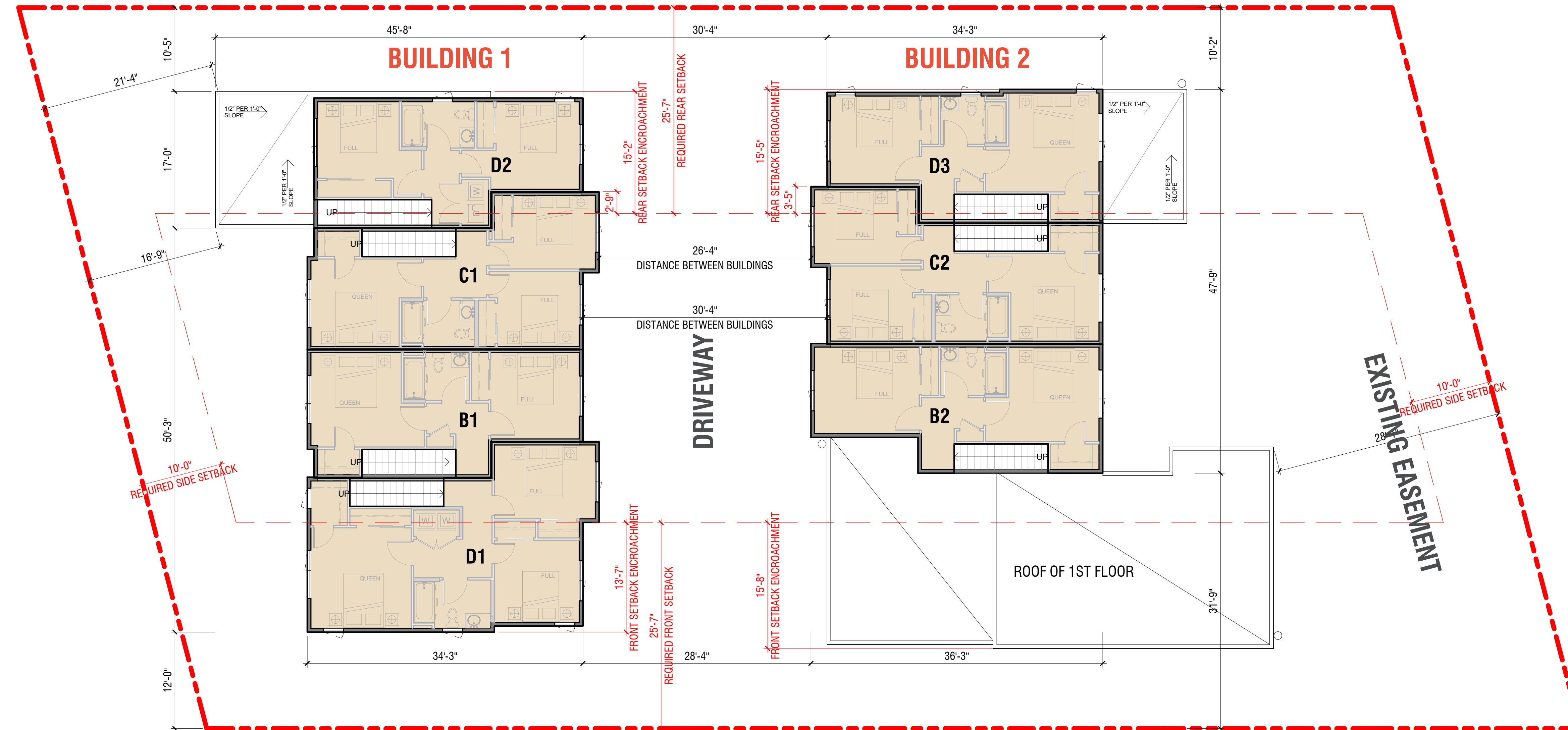
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEYNOTE

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

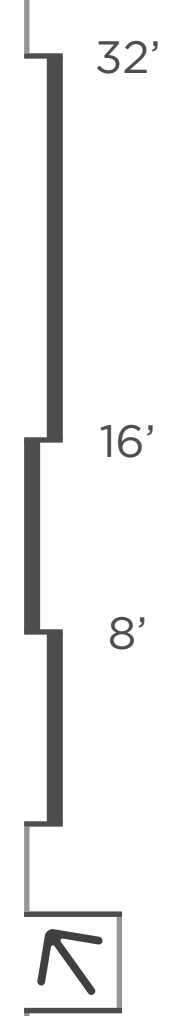
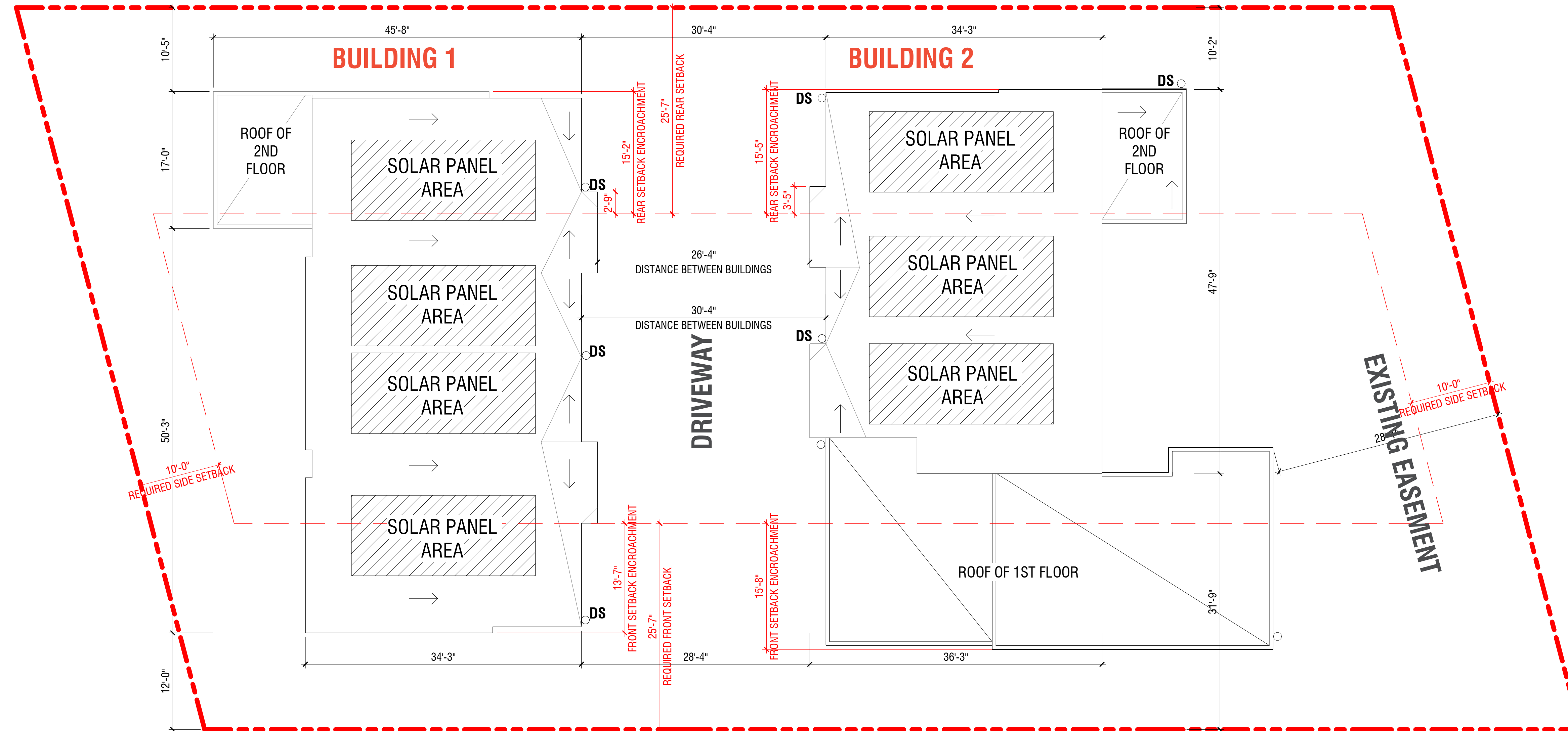
LEGEND

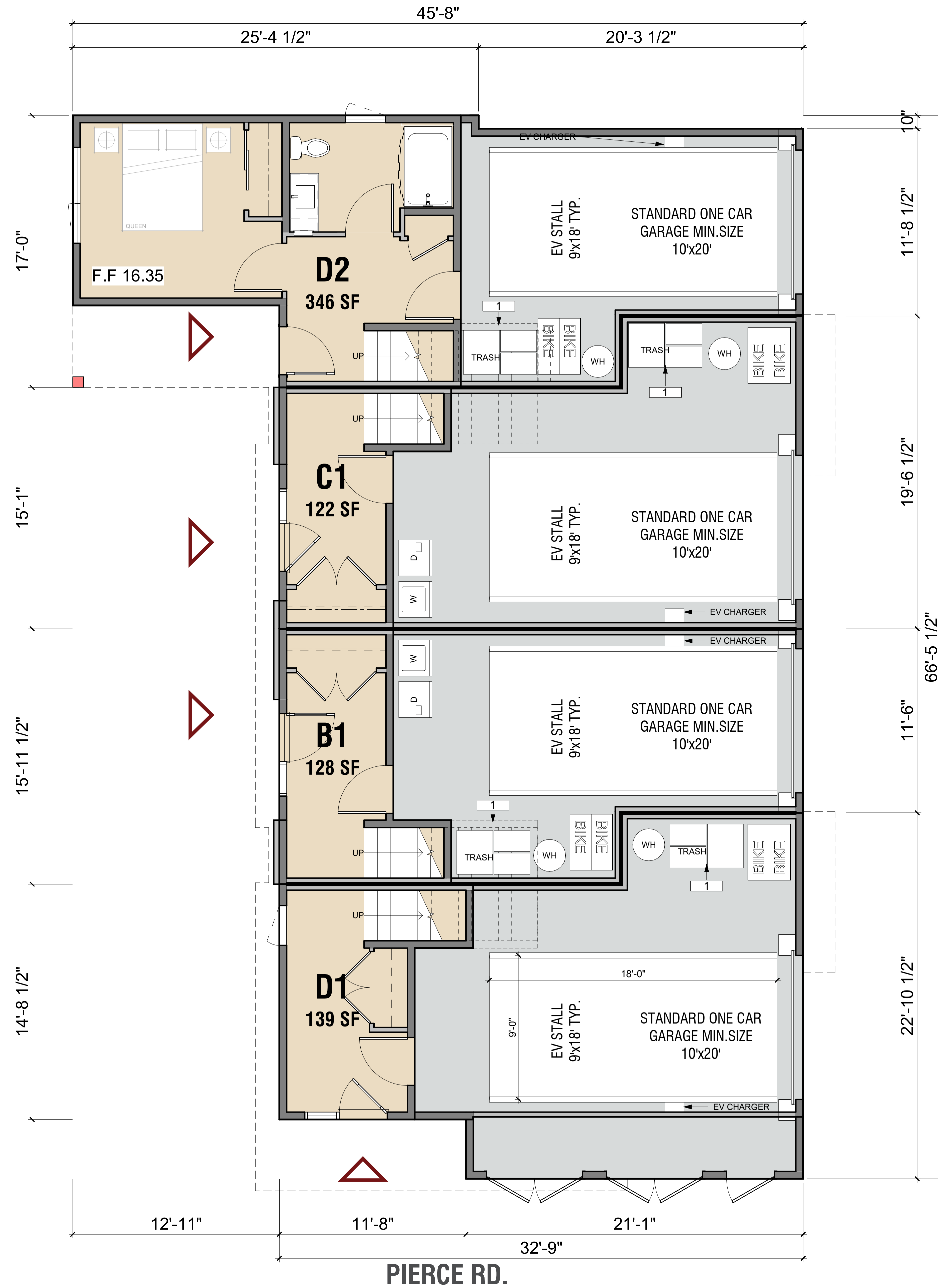
- UNITS
- PARKING
- BOH
- PROPERTY LINE



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

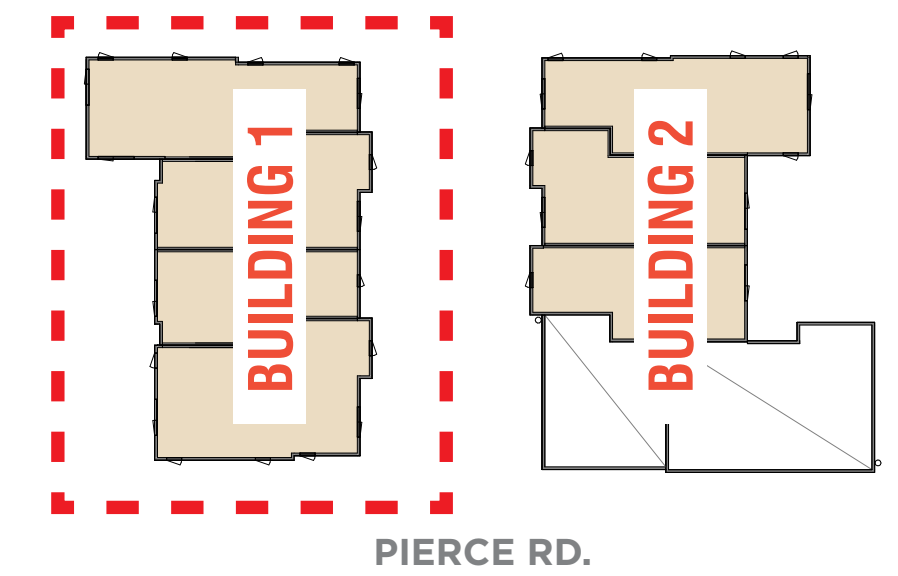




LEGEND

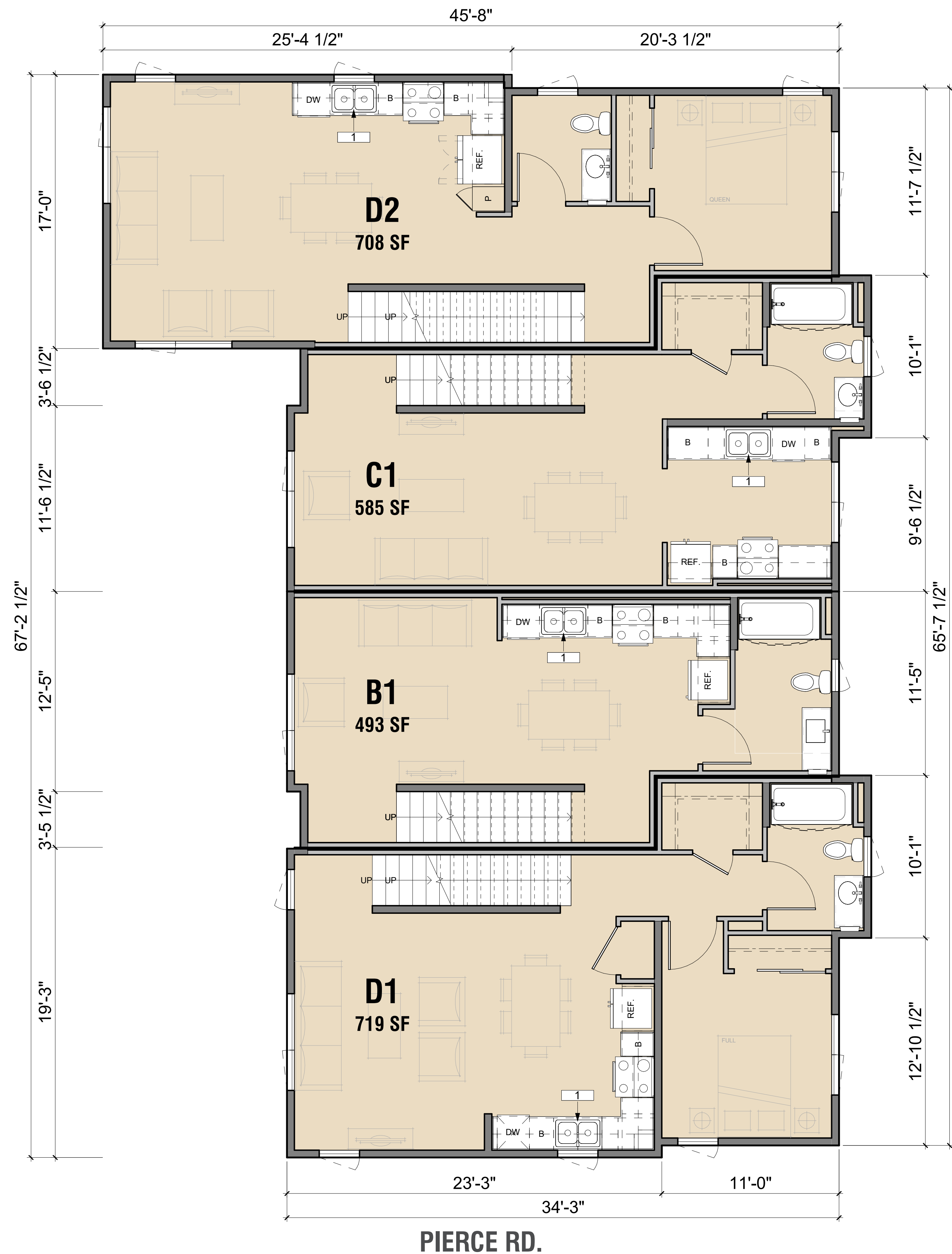
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



KEYNOTE

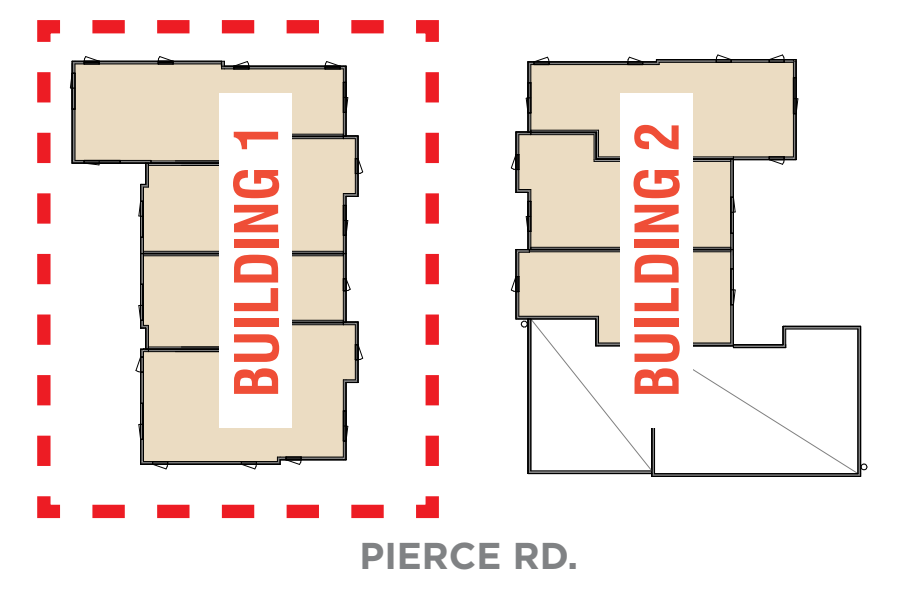
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

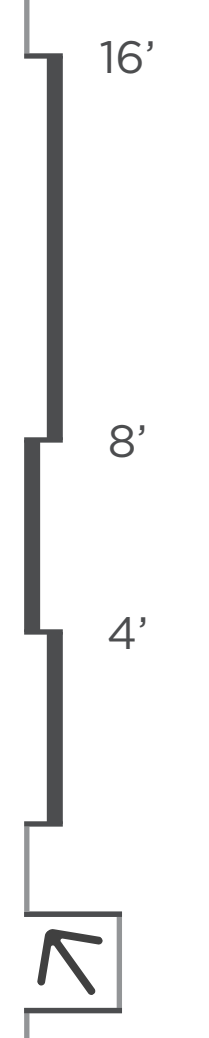
KEY PLAN

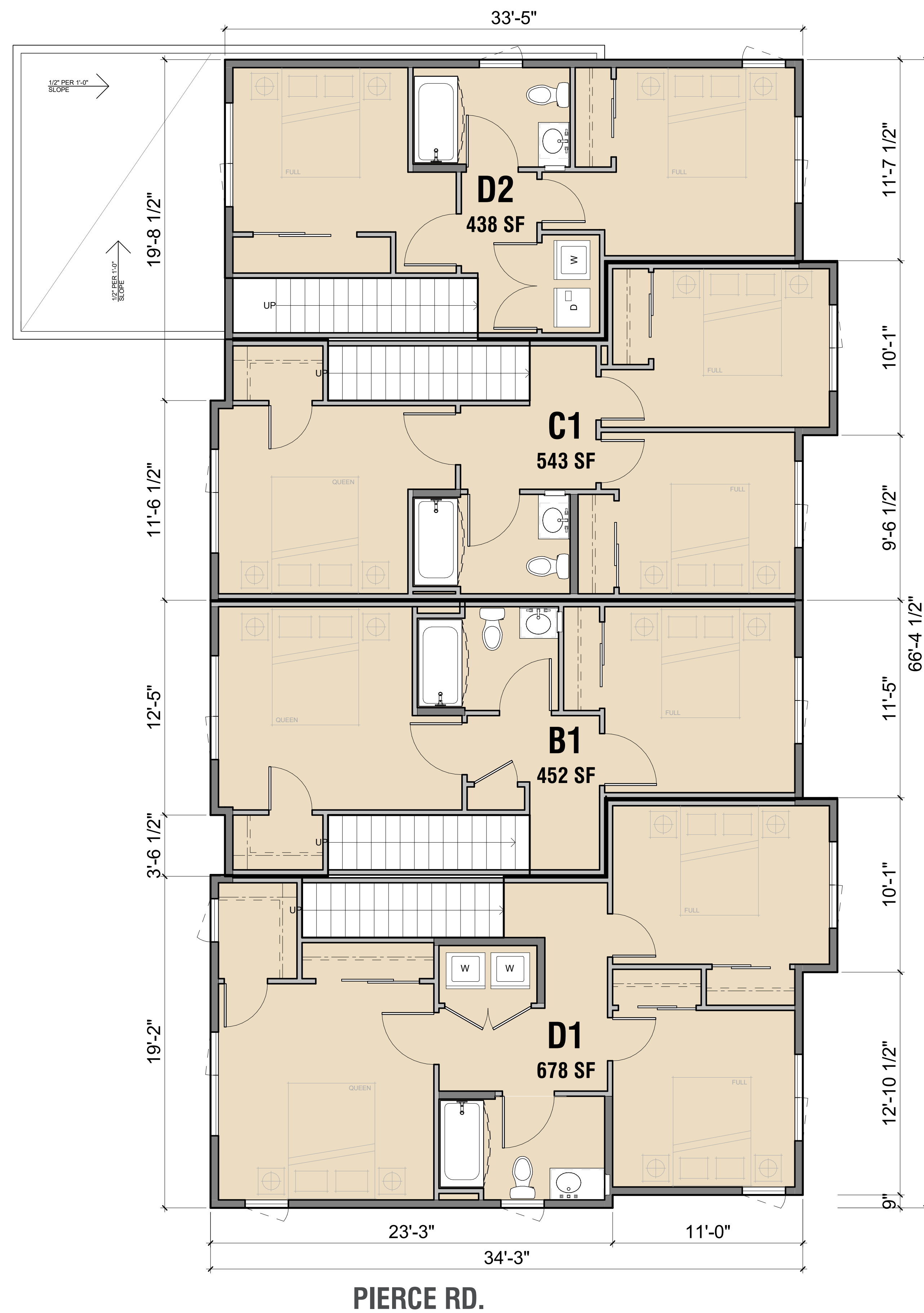


KEYNOTE

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

DRIVEWAY

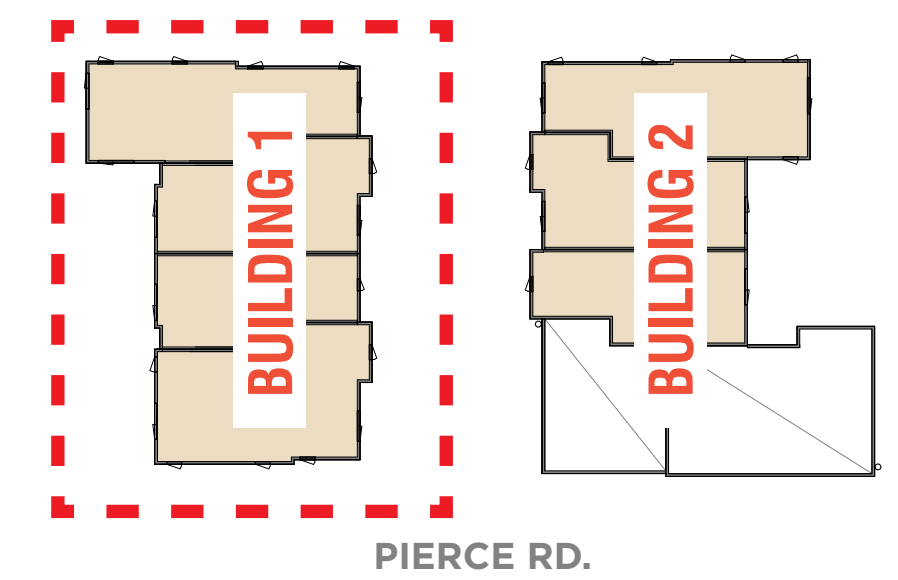


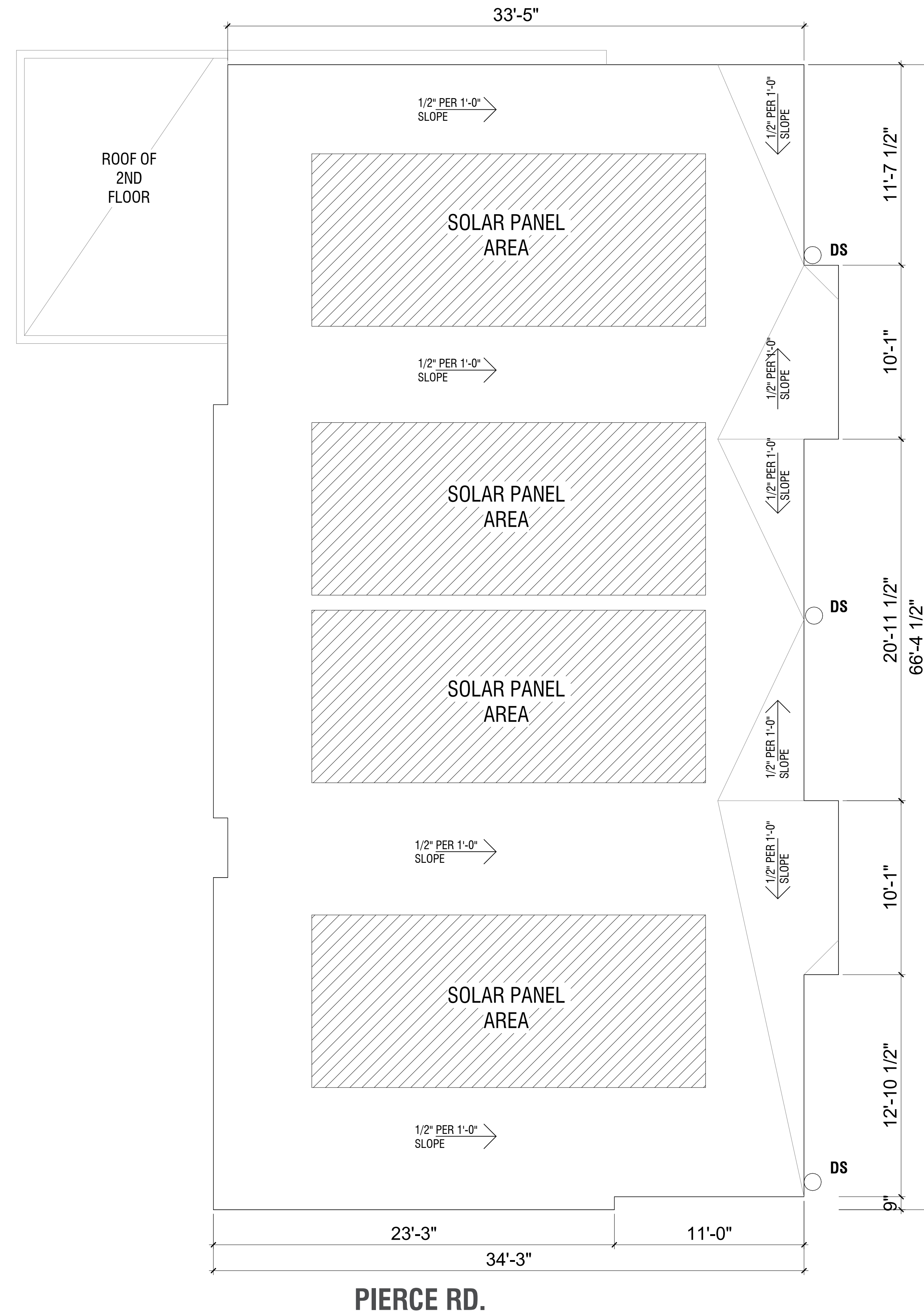


LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

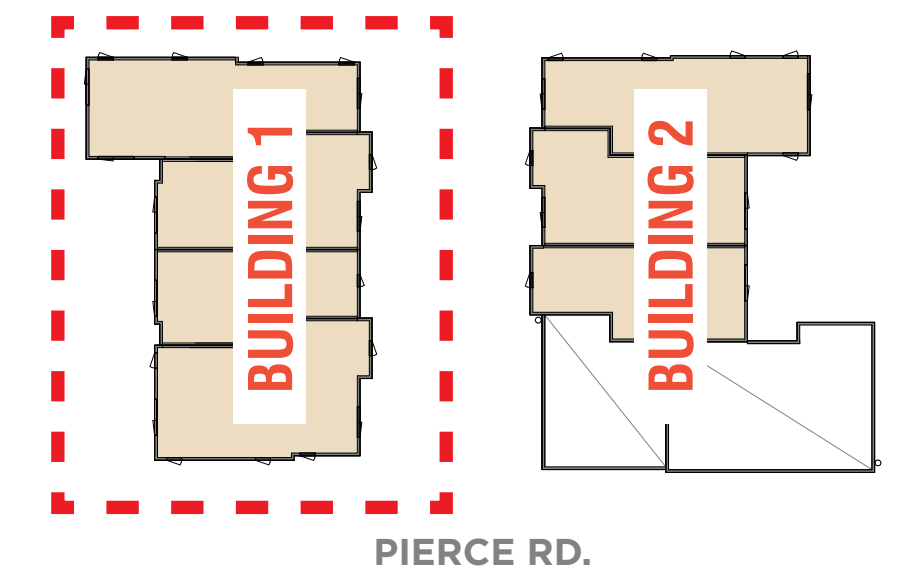




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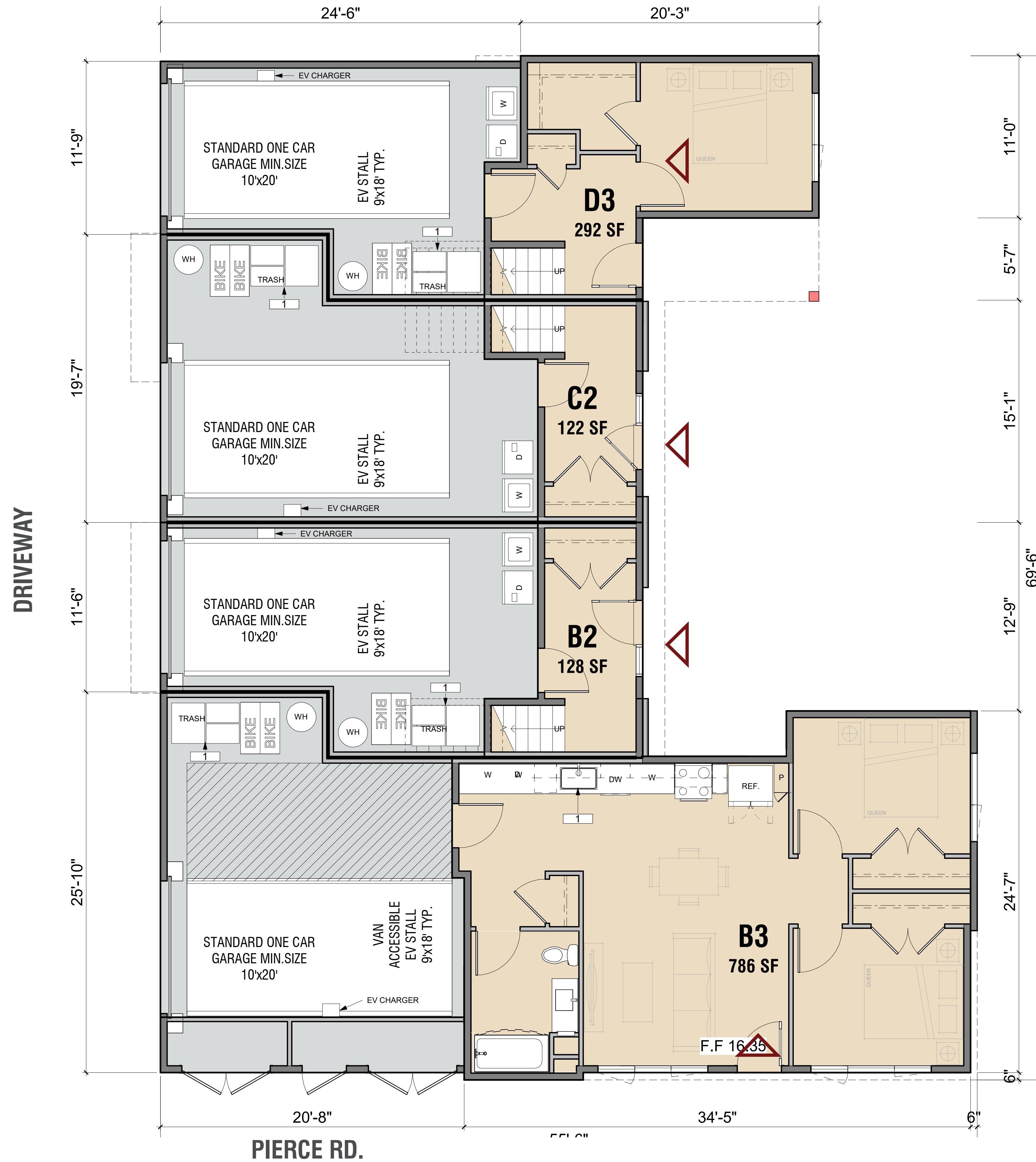
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



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

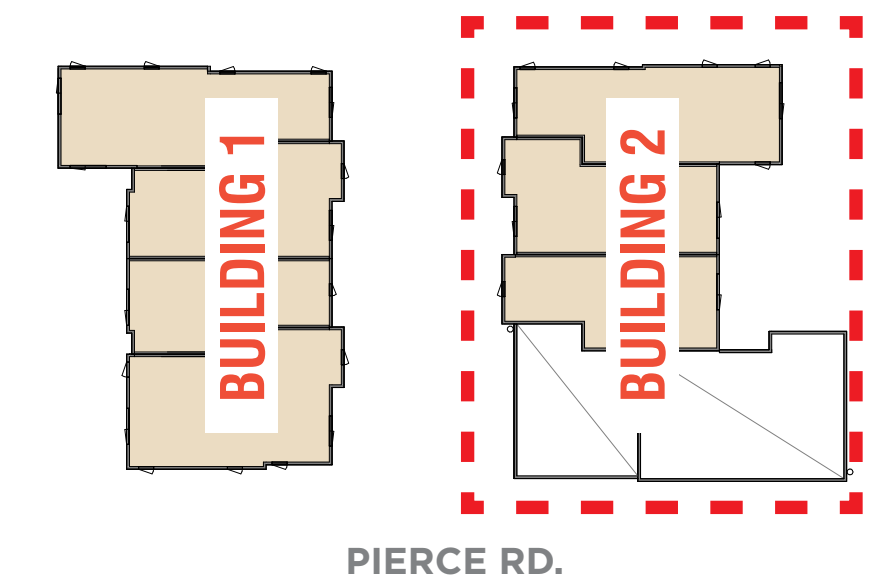




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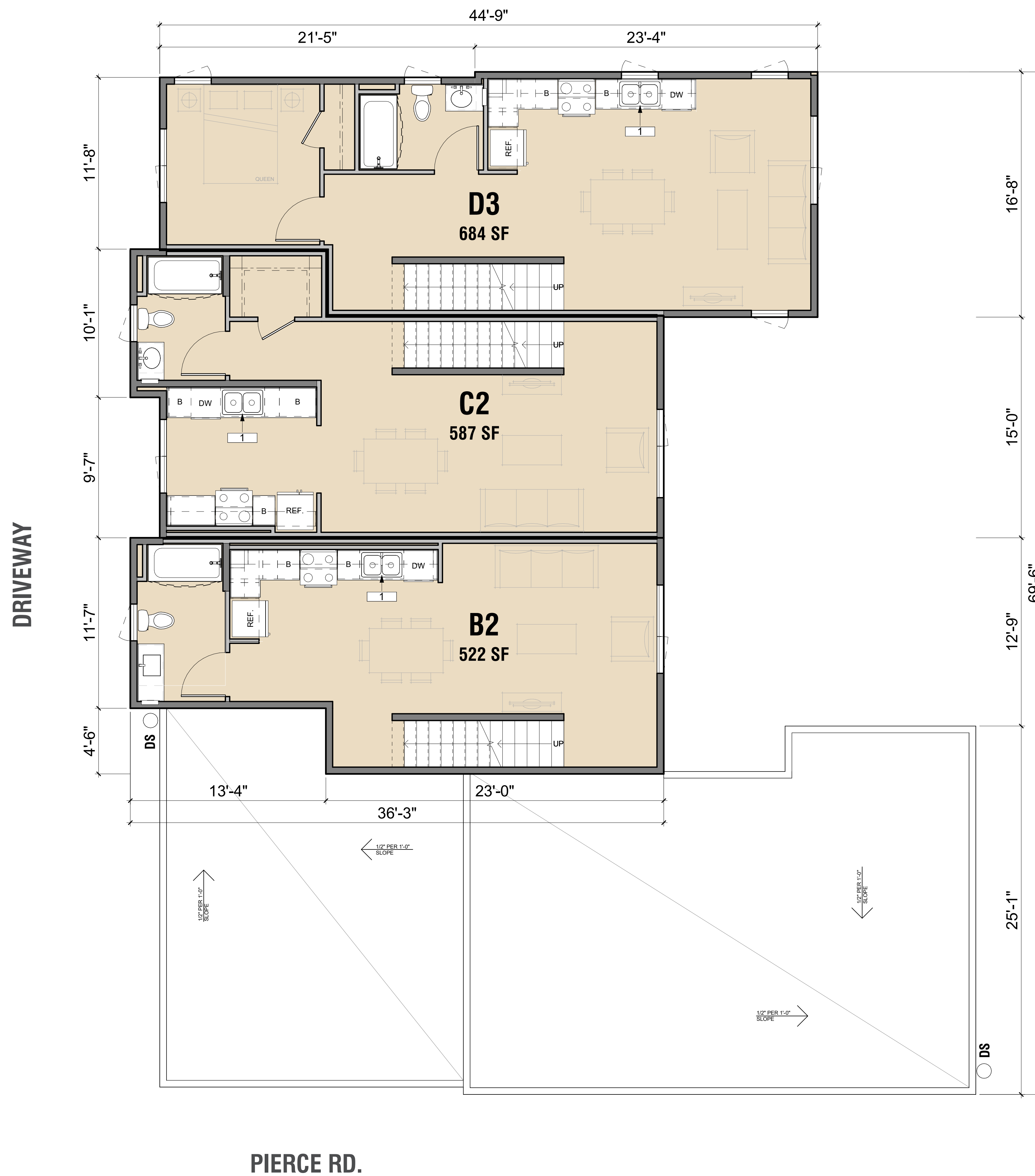
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



KEYNOTE

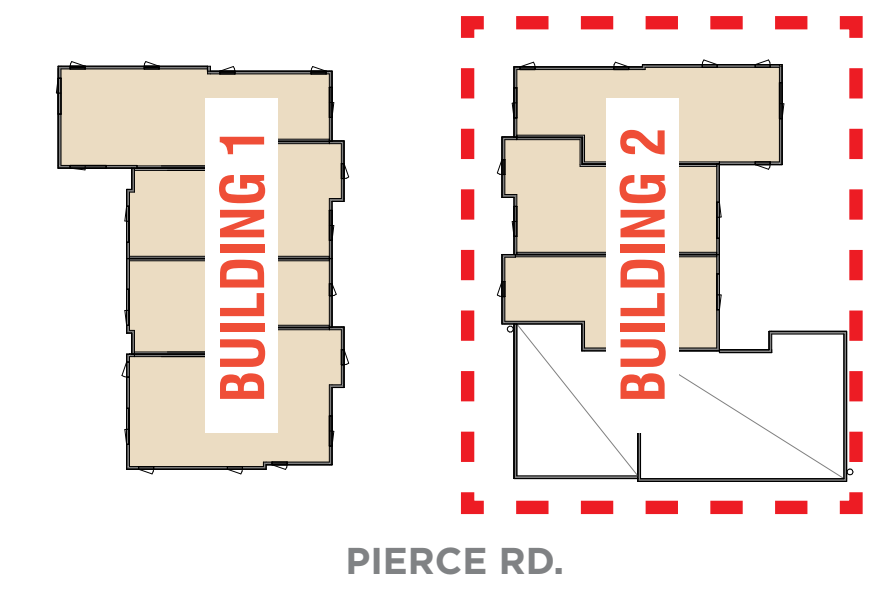
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

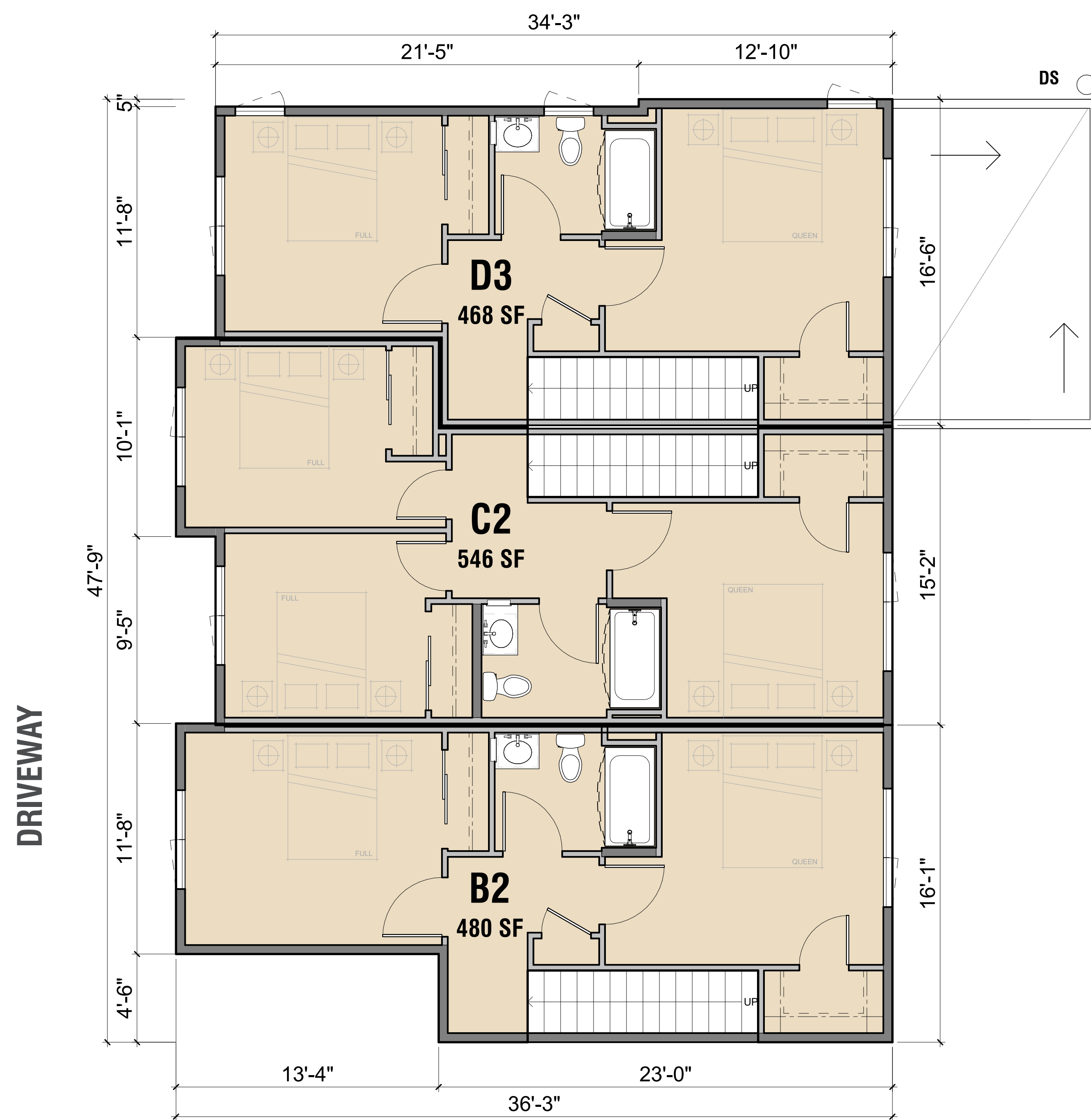
KEY PLAN



KEYNOTE

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

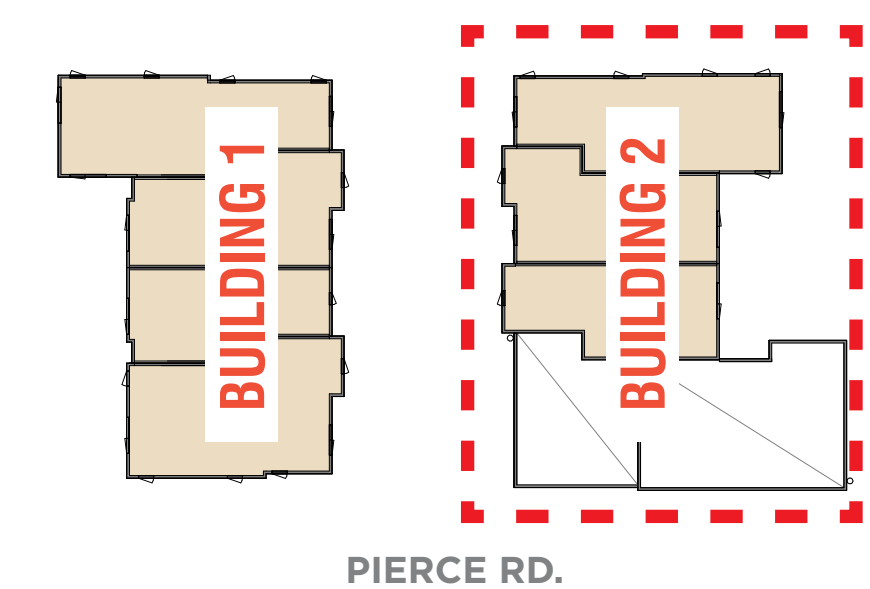
PIERCE RD.



LEGEND

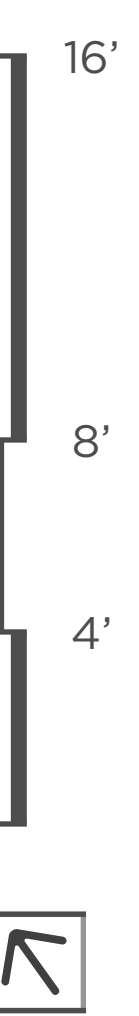
- UNITS
- PARKING
- BOH
- PROPERTY LINE

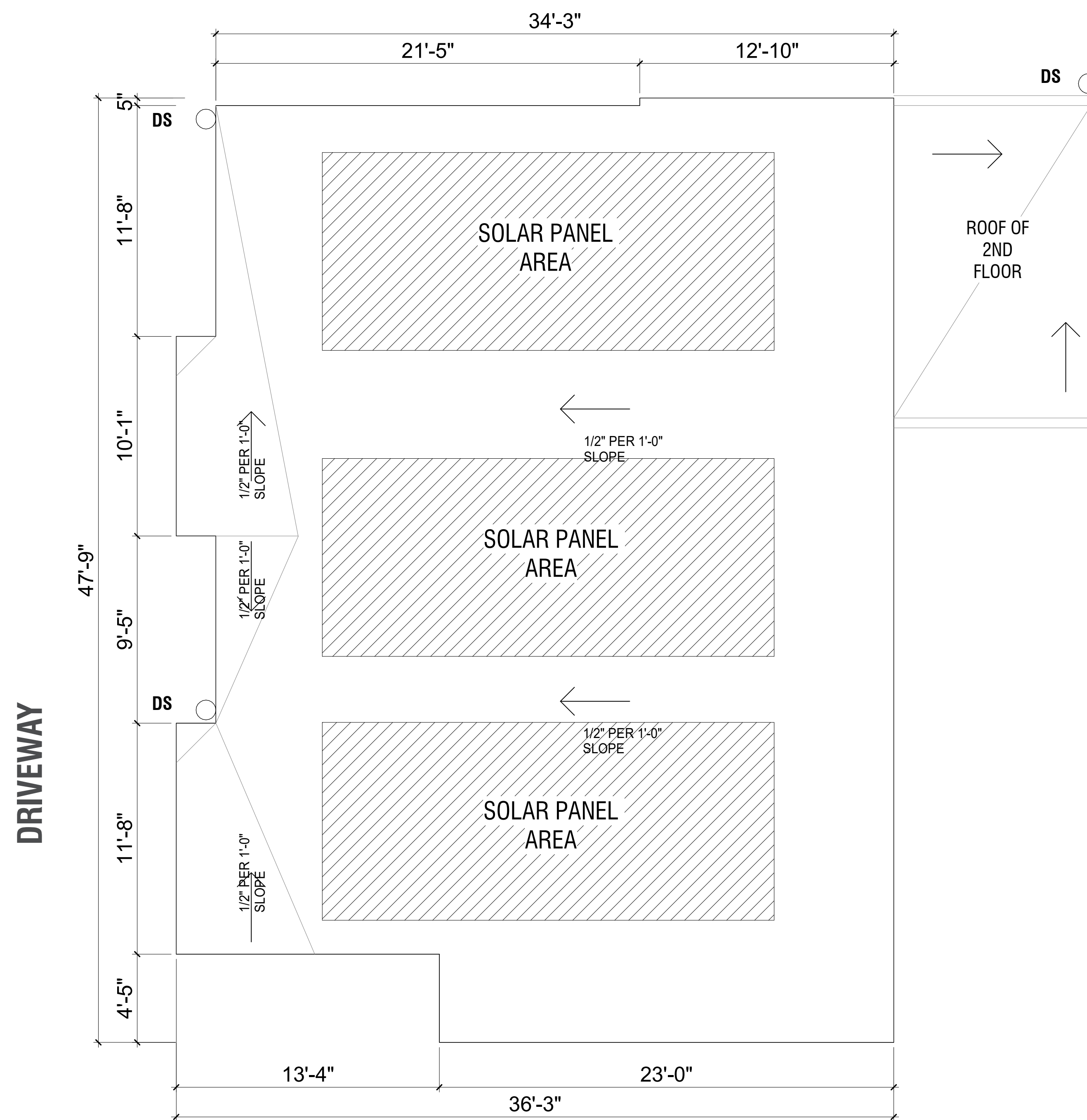
KEY PLAN



DRIVEWAY

PIERCE RD.

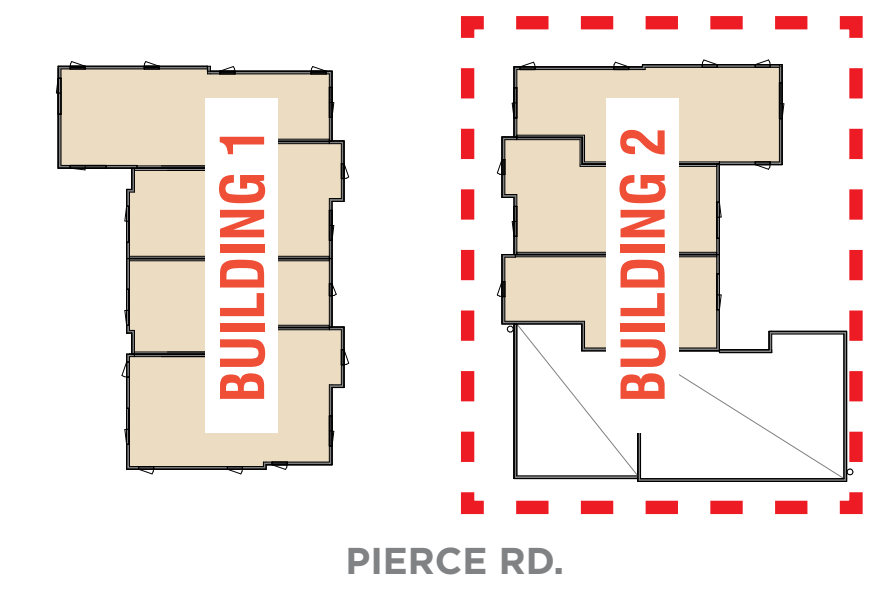




LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



DRIVEWAY

PIERCE RD.



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.



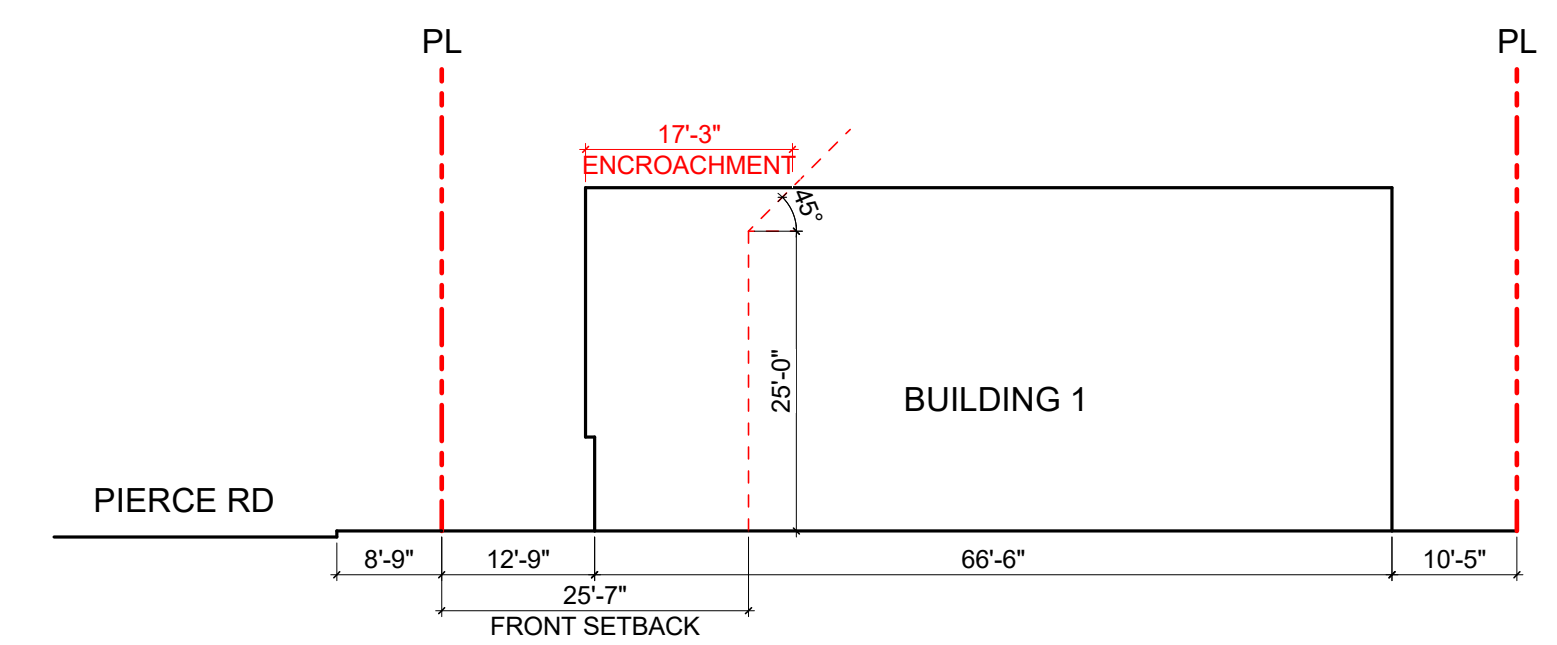
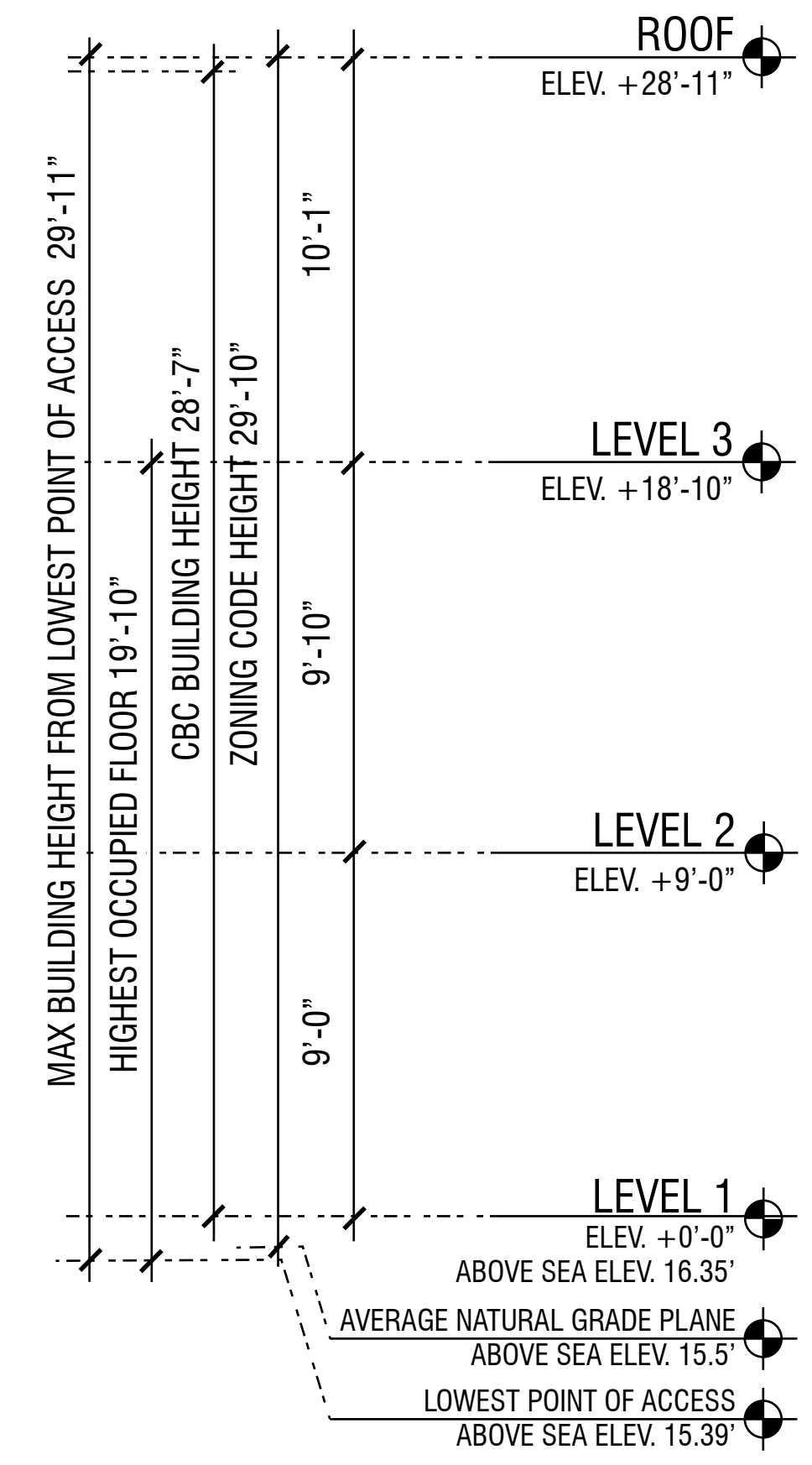
MA - METAL AWNING, COLOR SW7521 DORMER BROWN



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



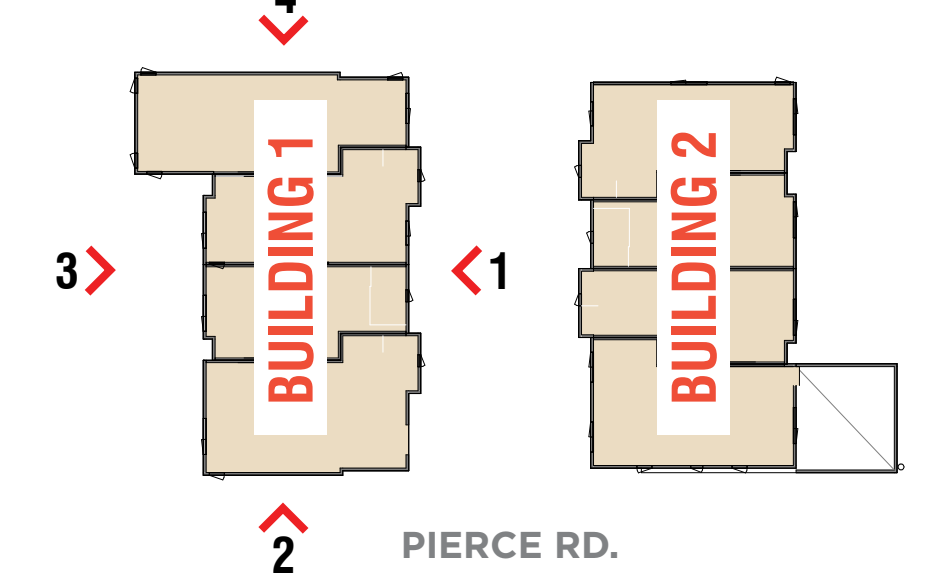
CS3 - COMPOSITE SIDING - WOODTONE, COLOR SAND CASTLE



MATERIAL LEGEND

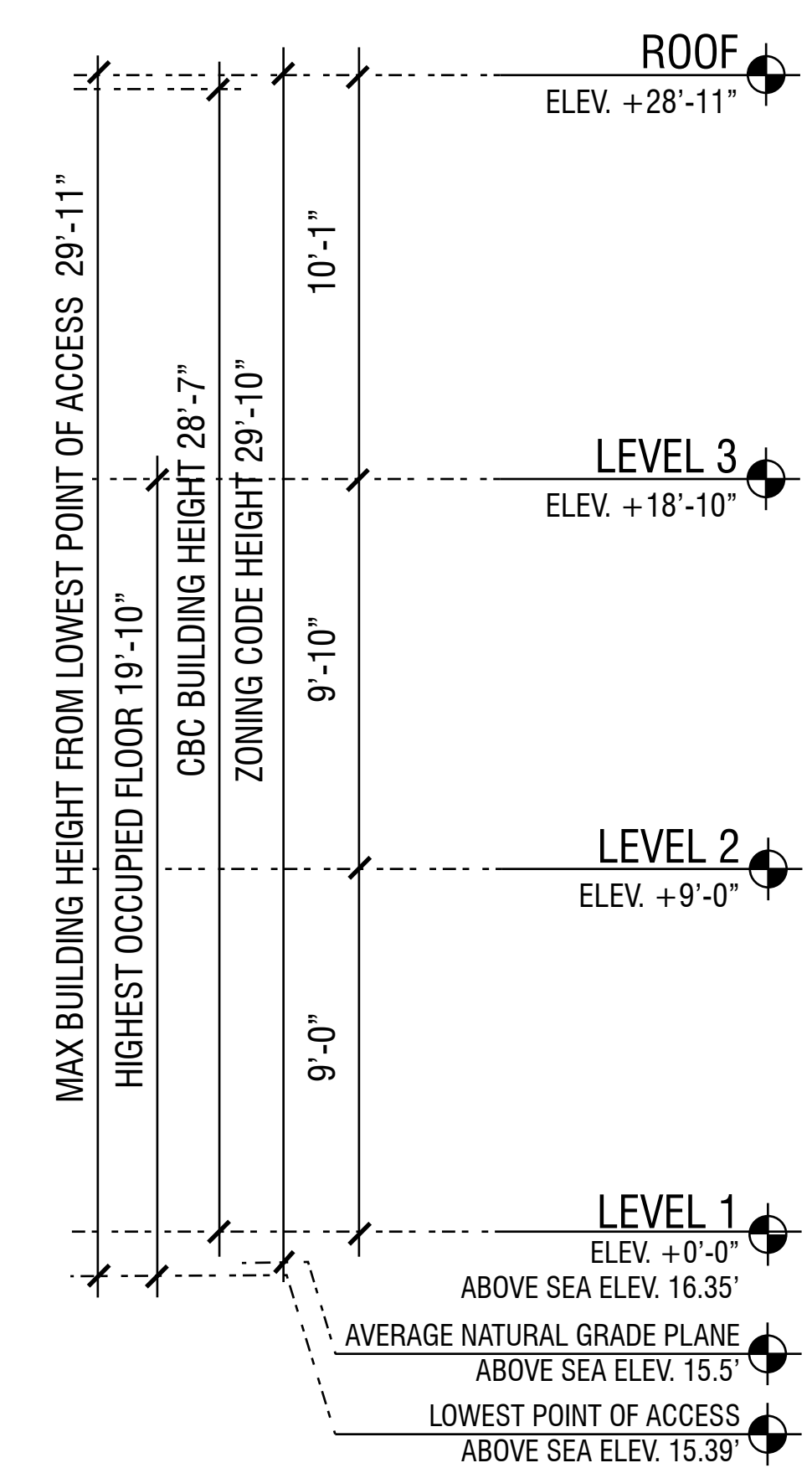
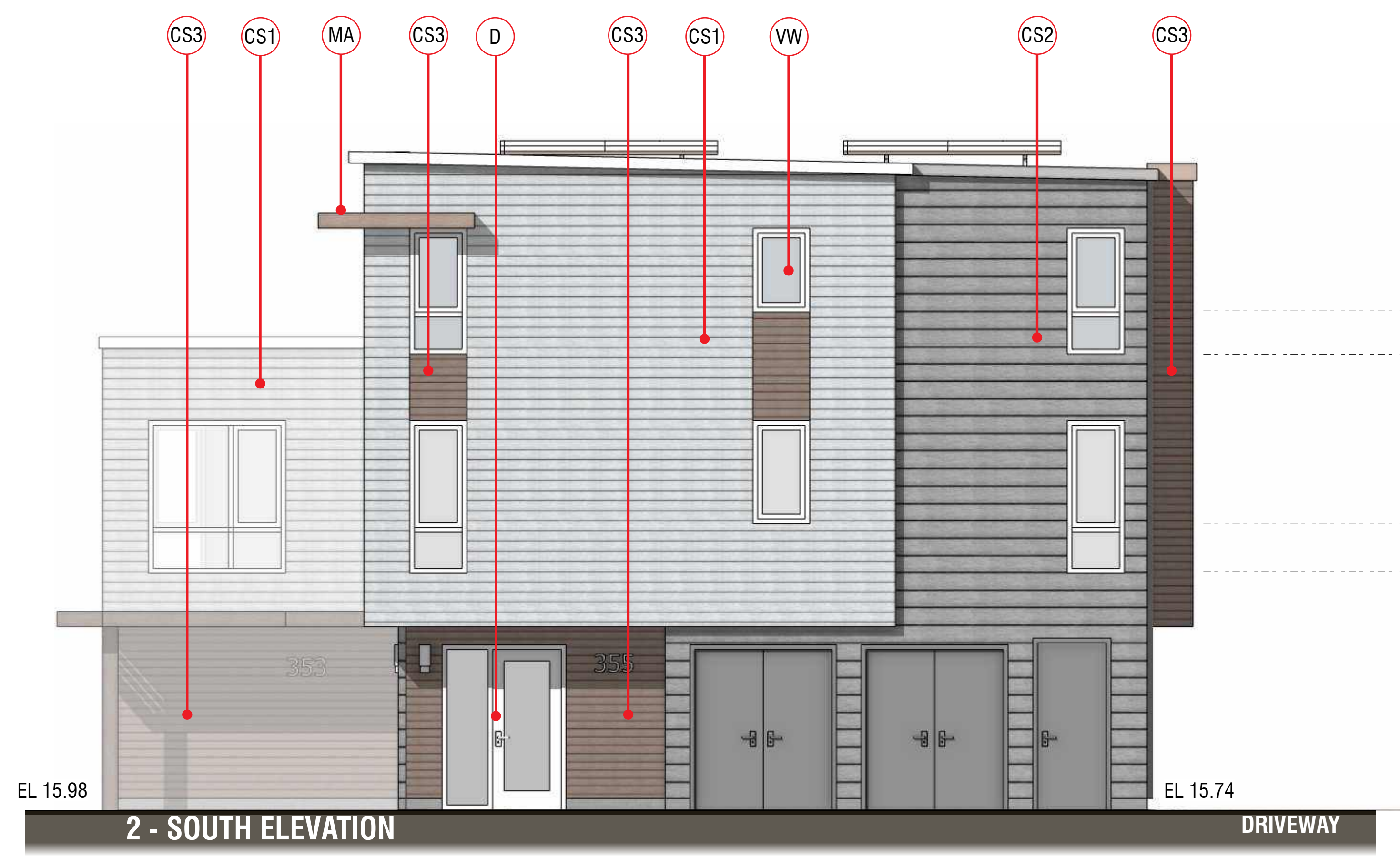
- CS1 - COMPOSITE SIDING
- CS2 - COMPOSITE SIDING
- CS3 - COMPOSITE SIDING
- VW - VINYL WINDOW
- GD - GARAGE DOORS
- D - ENTRY DOOR
- MA - METAL AWNING

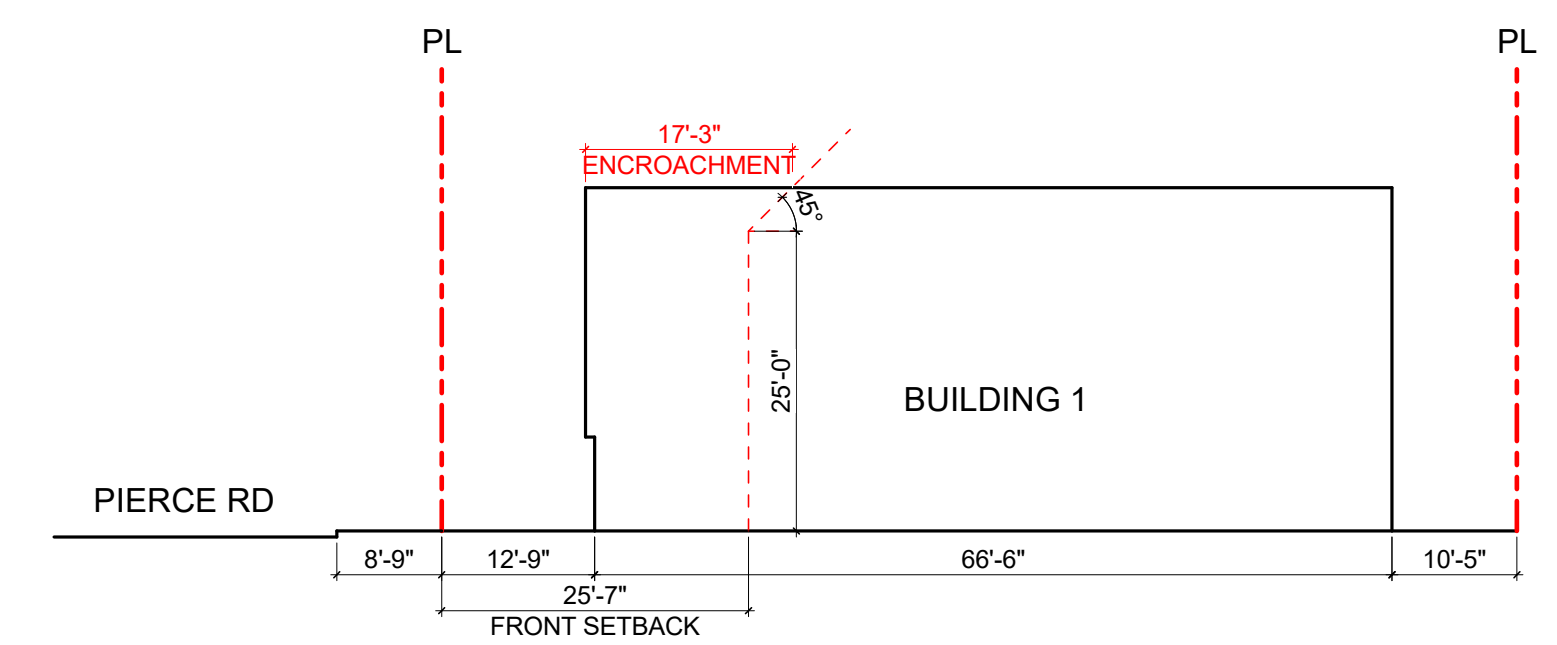
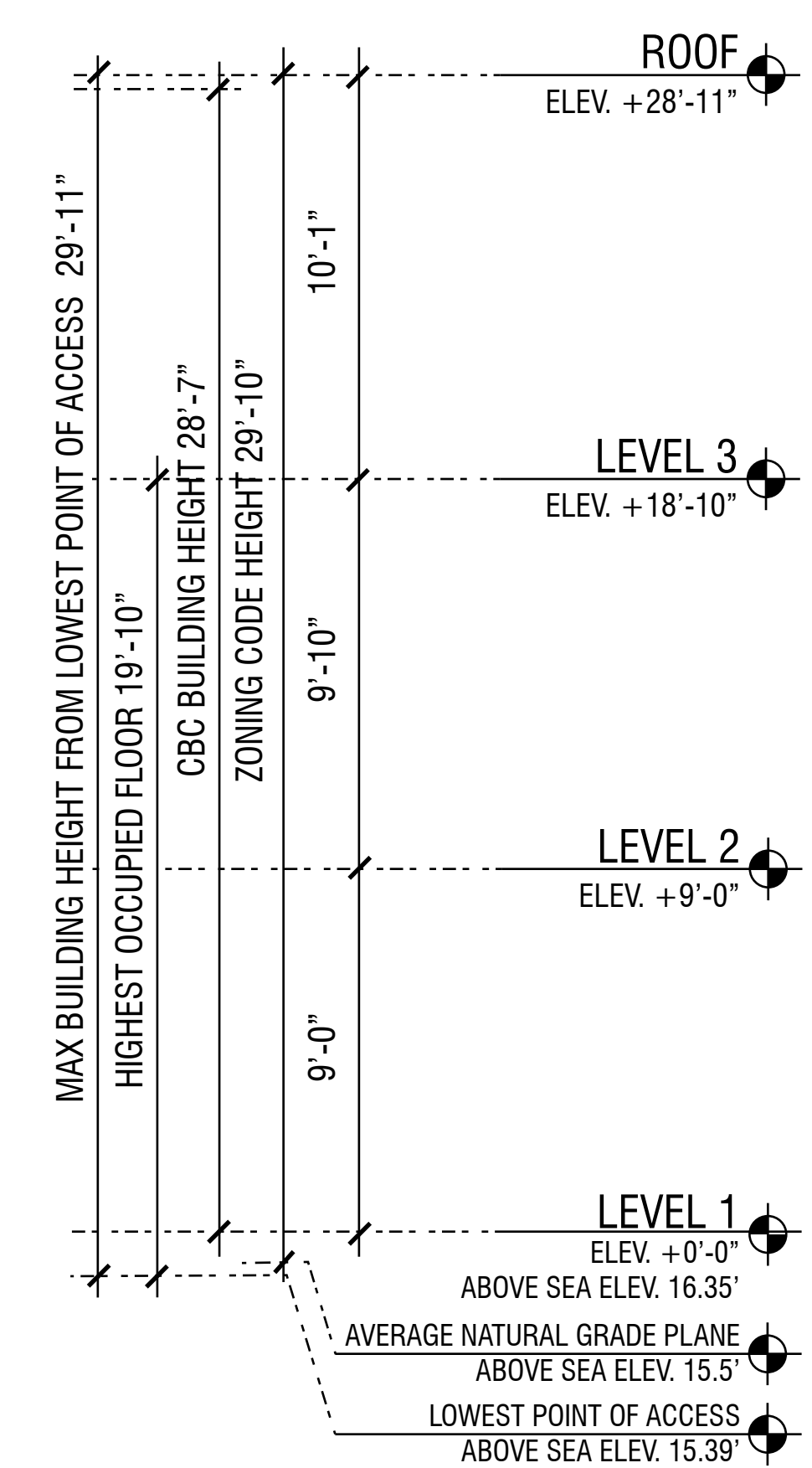
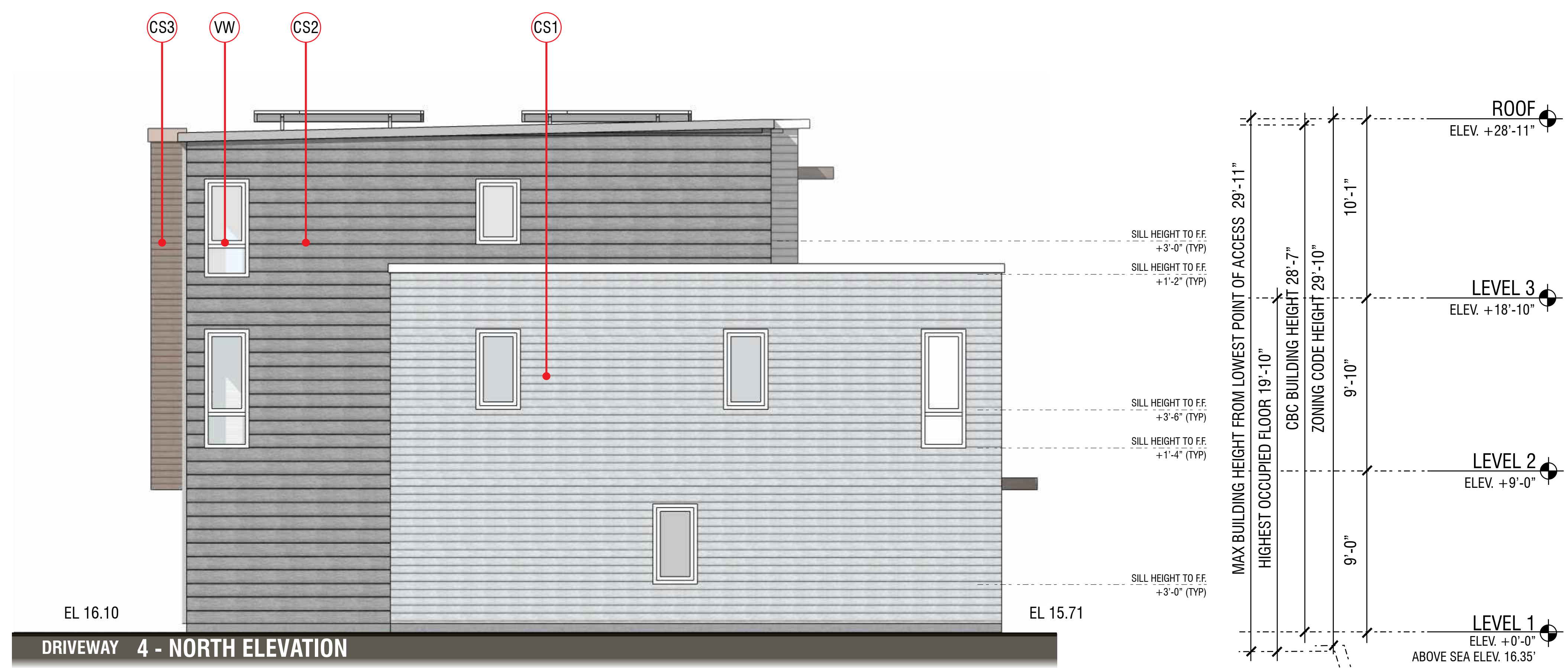
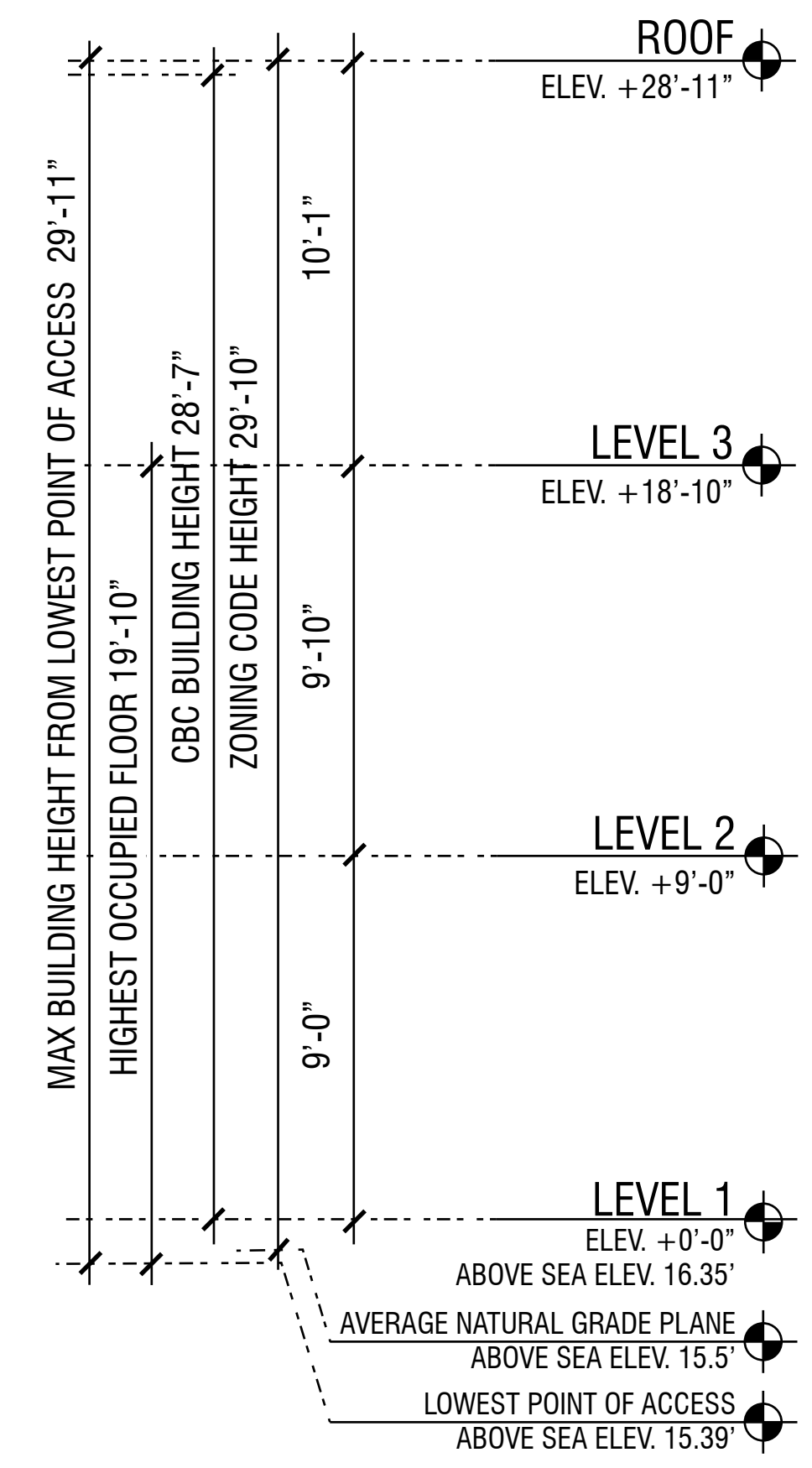
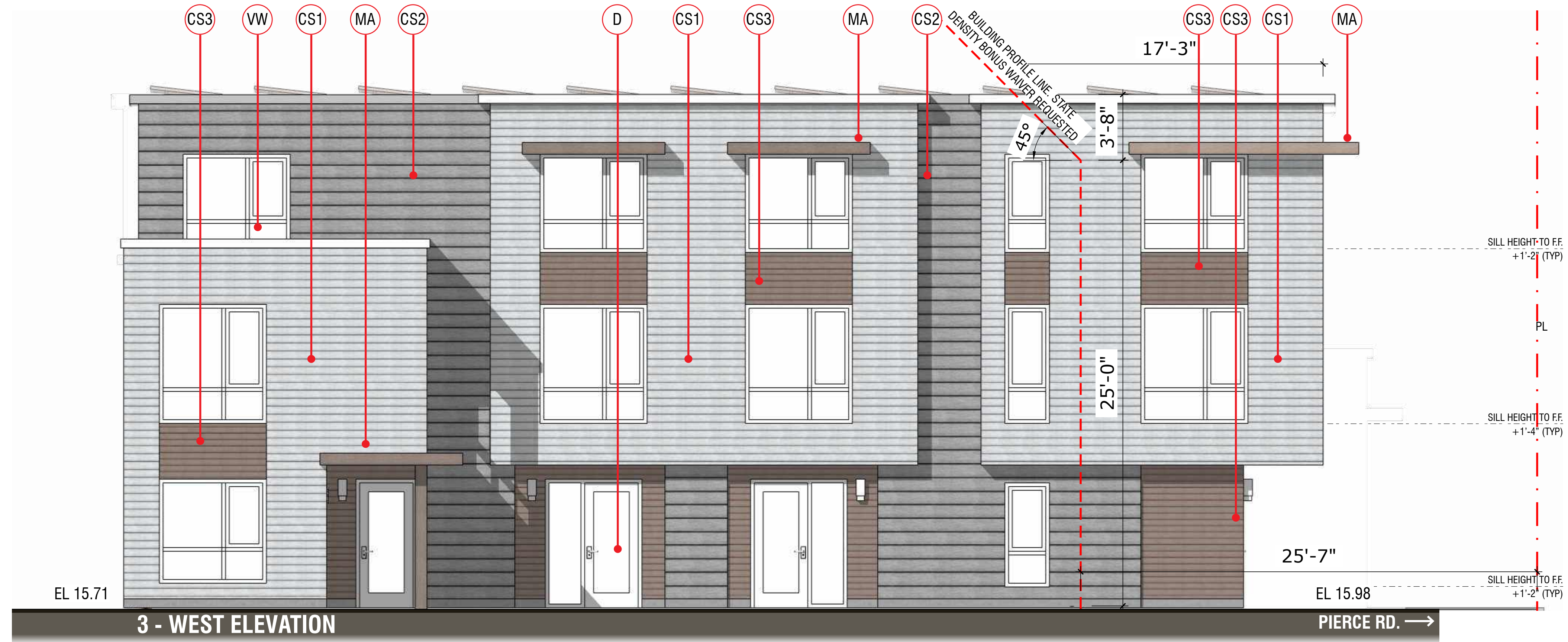
KEY PLAN



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.

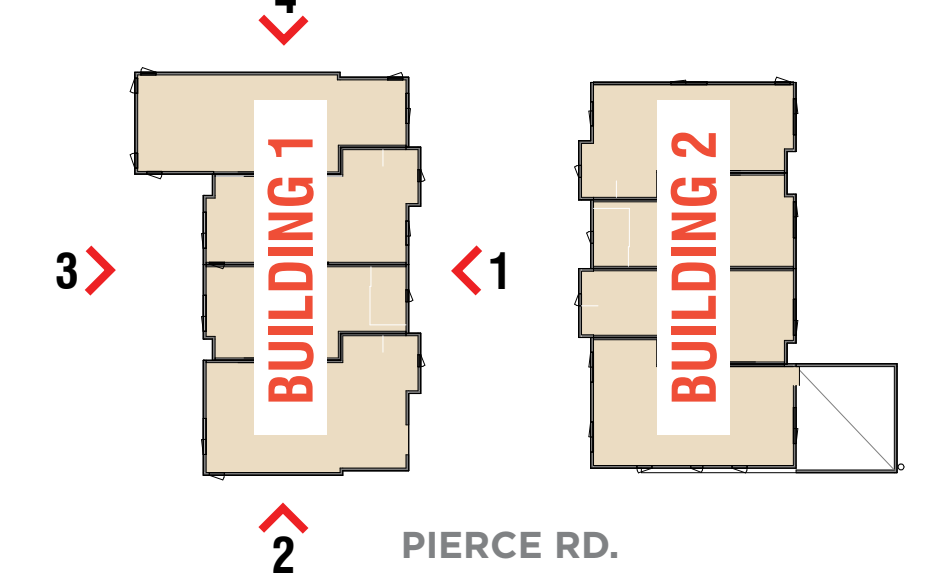




MATERIAL LEGEND

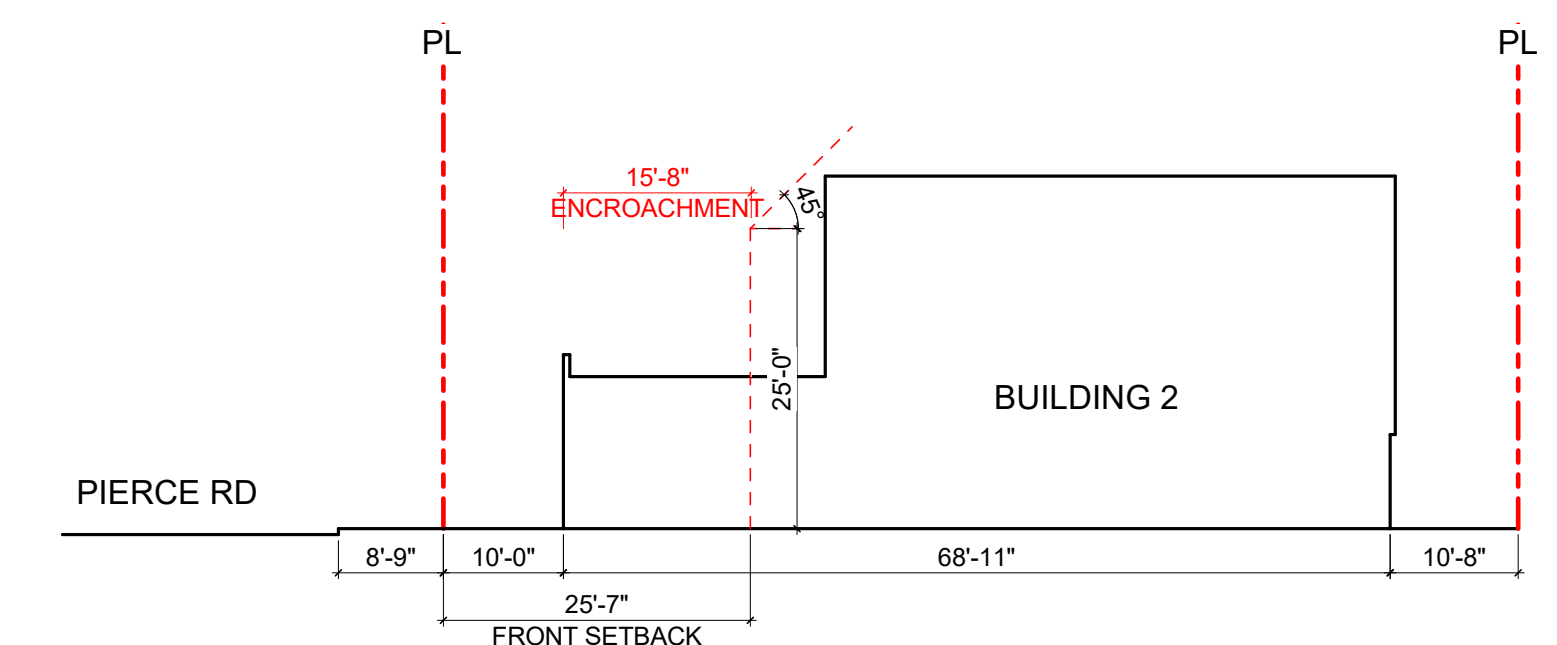
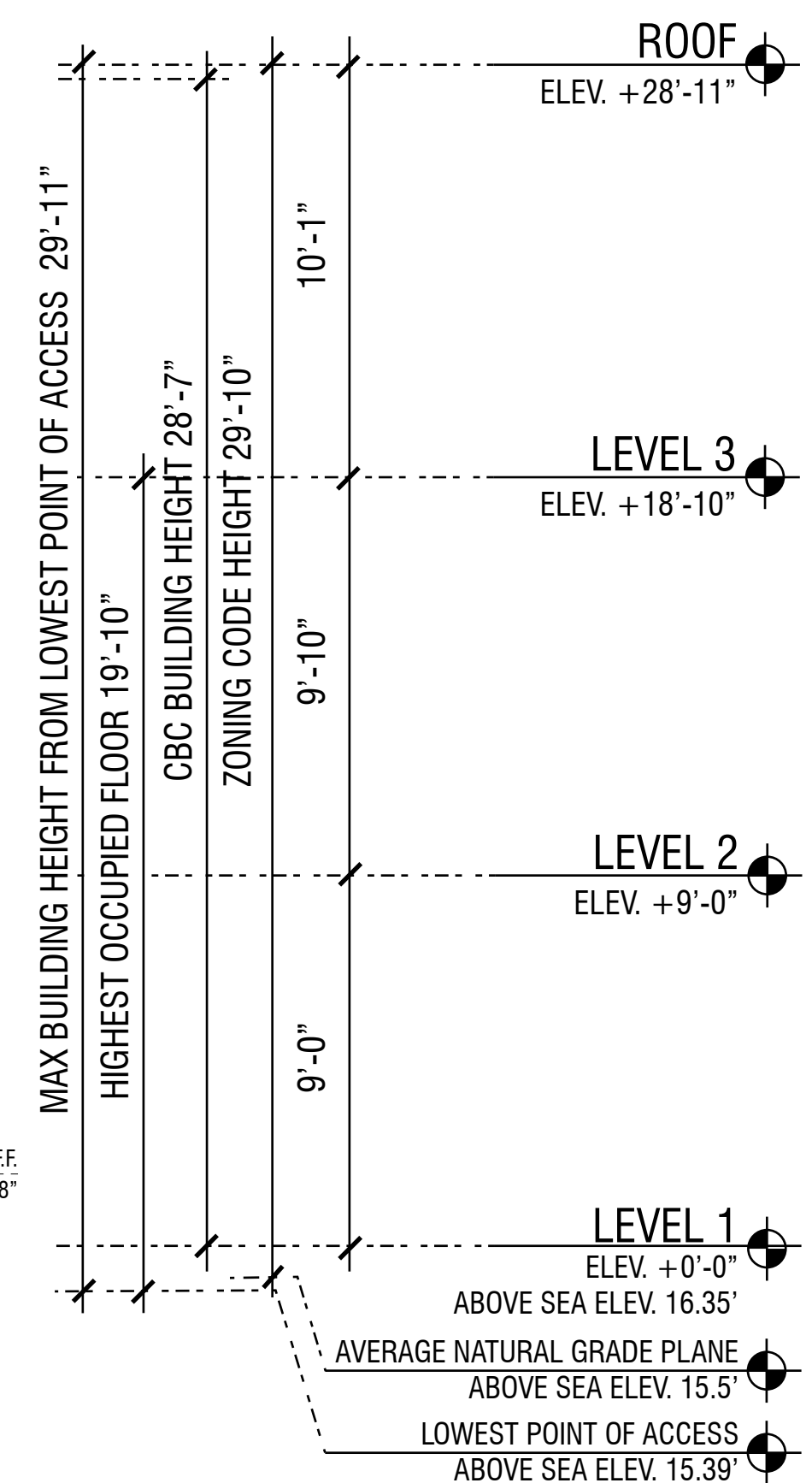
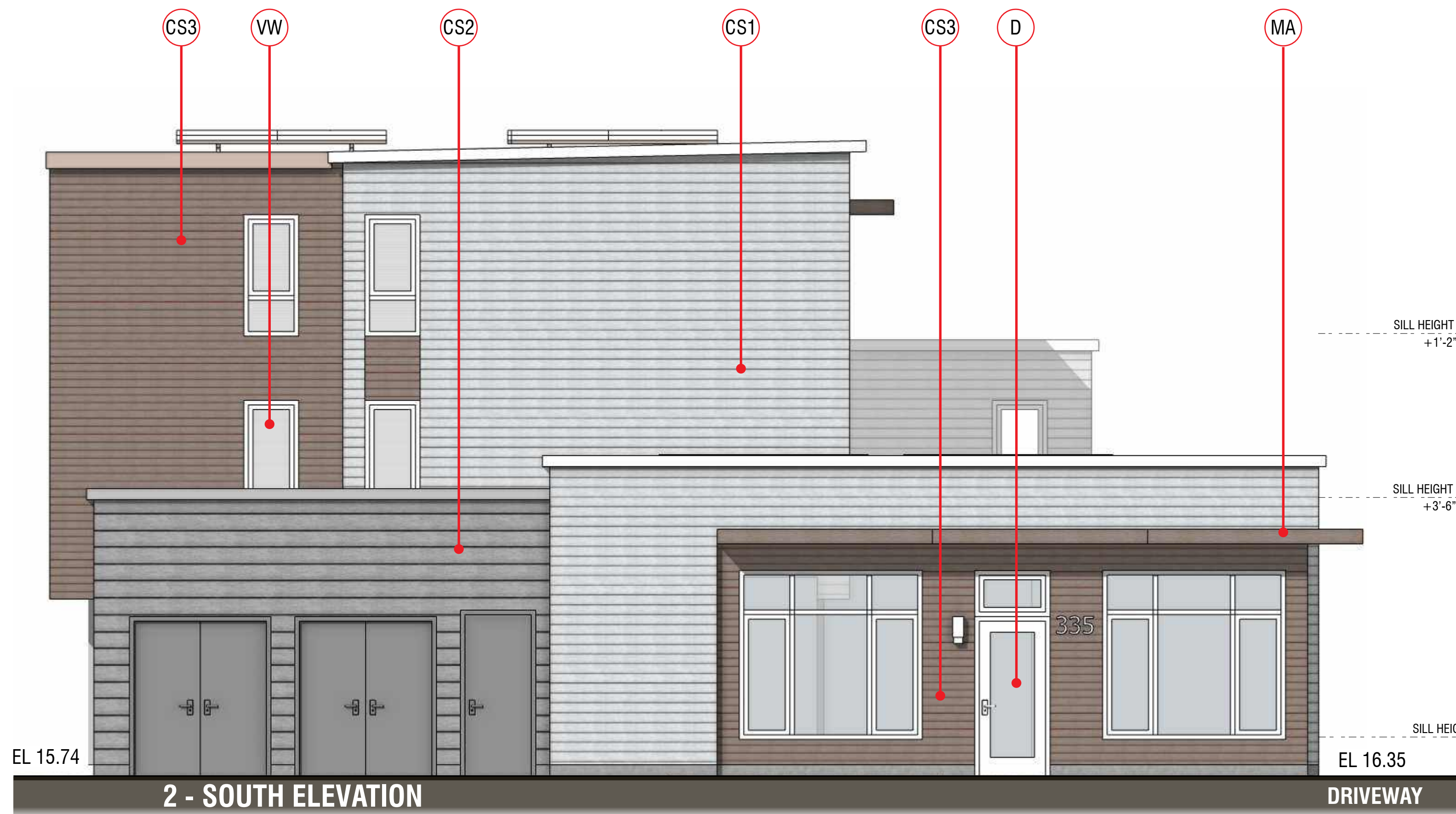
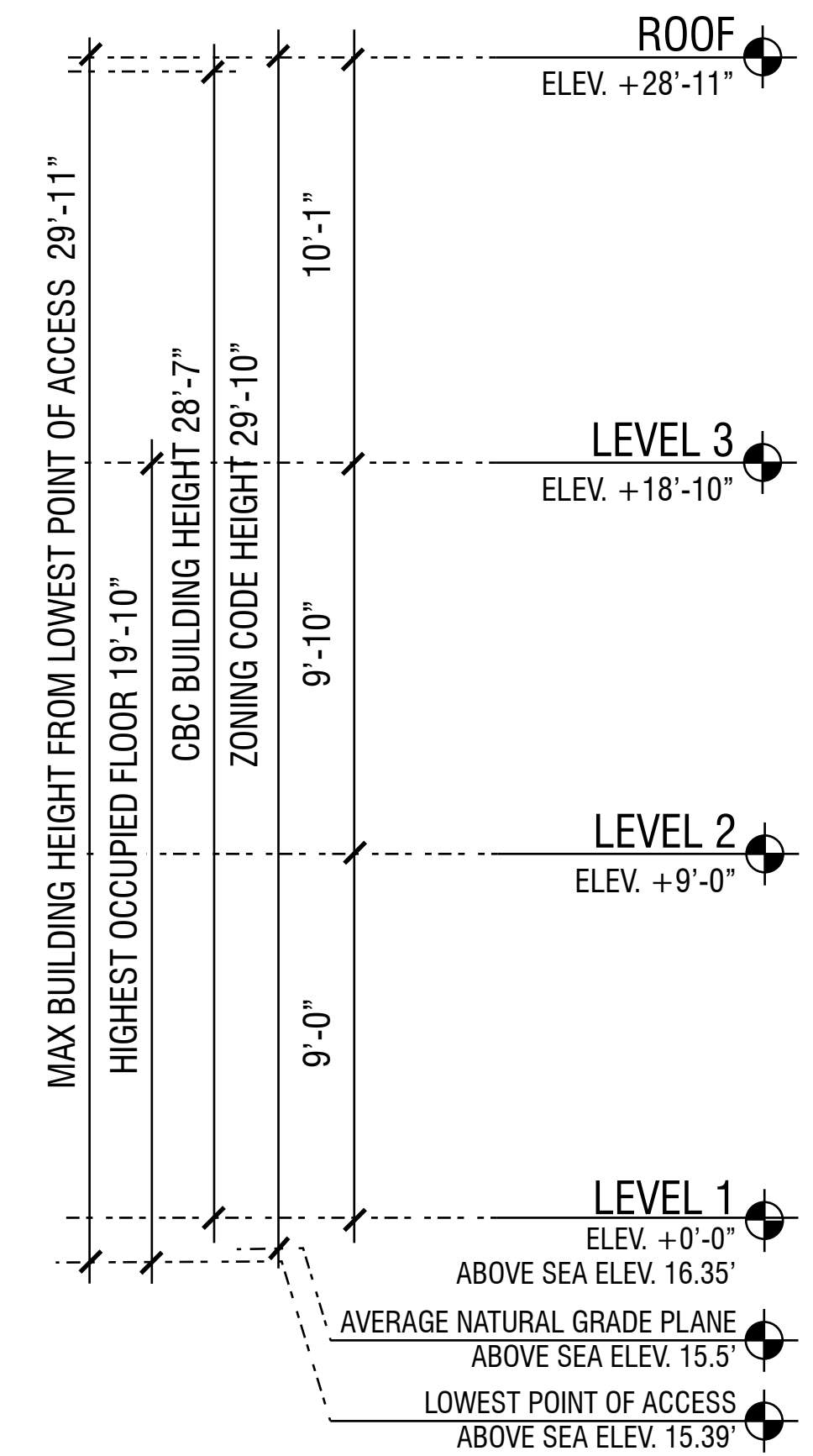
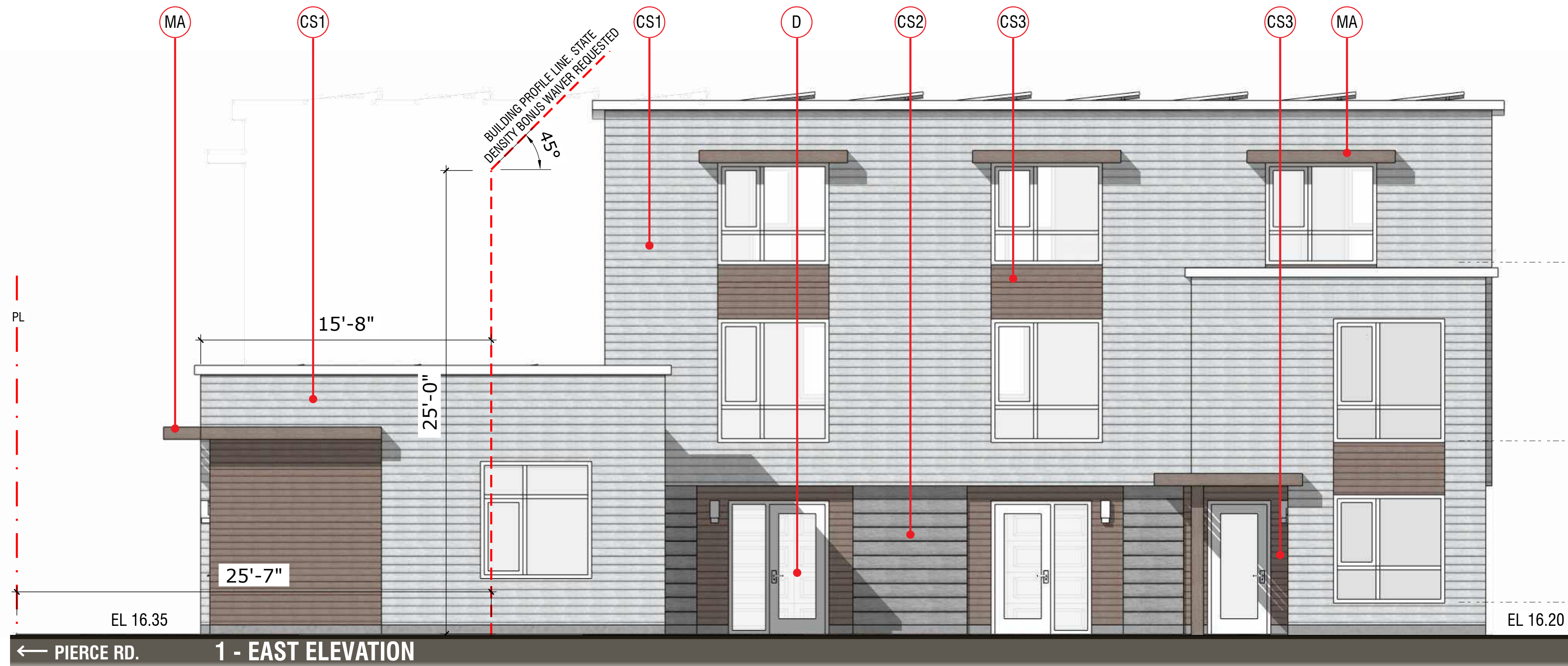
- CS1 - COMPOSITE SIDING
- CS2 - COMPOSITE SIDING
- CS3 - COMPOSITE SIDING
- VW - VINYL WINDOW
- GD - GARAGE DOORS
- D - ENTRY DOOR
- MA - METAL AWNING

KEY PLAN



DEFINITIONS:

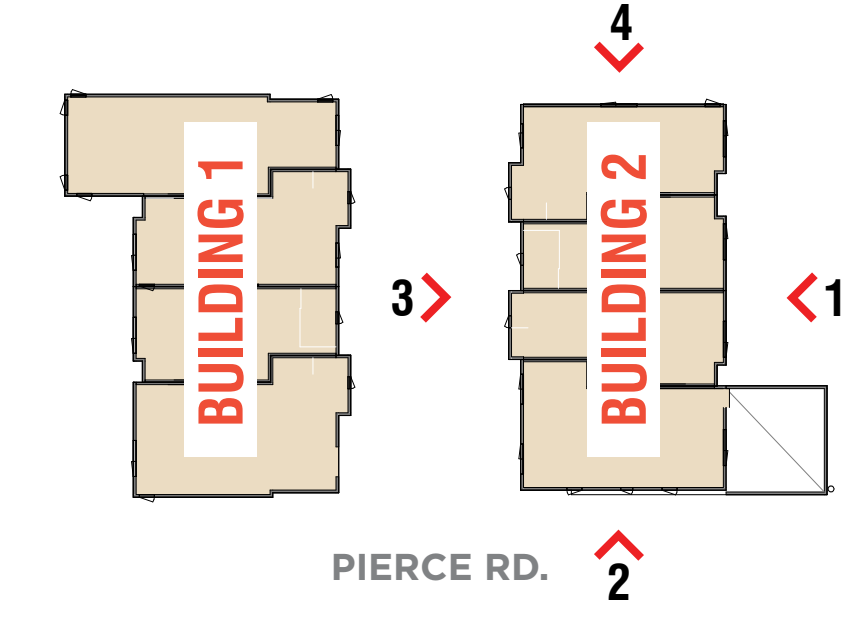
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MATERIAL LEGEND

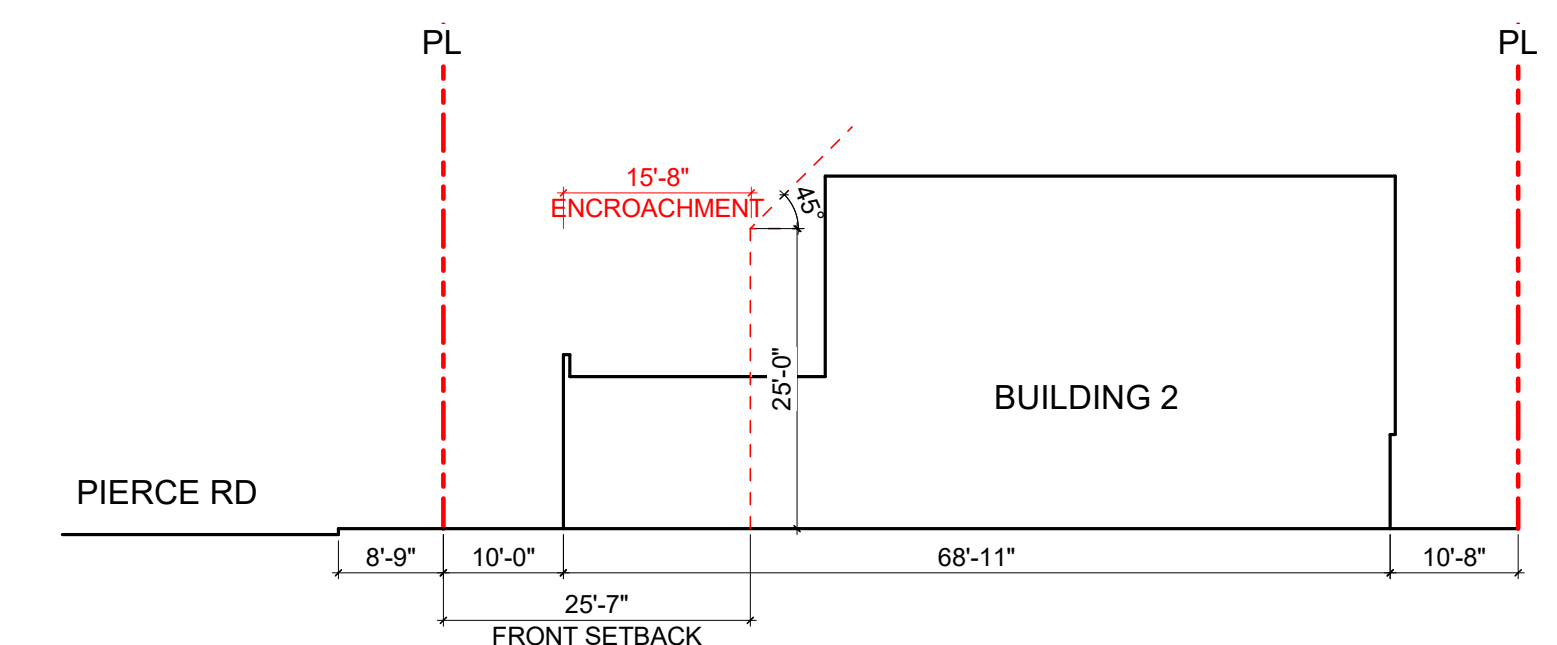
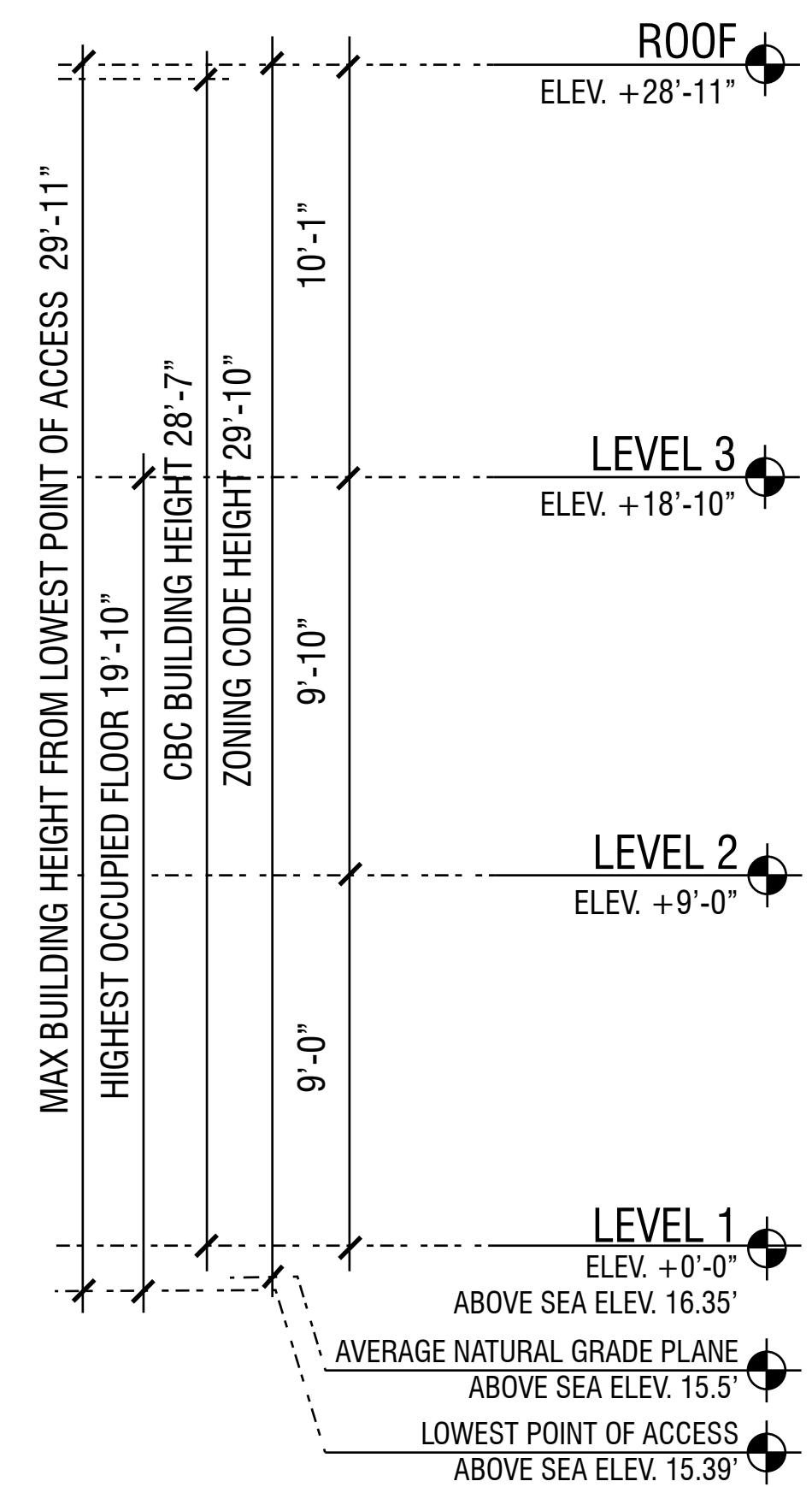
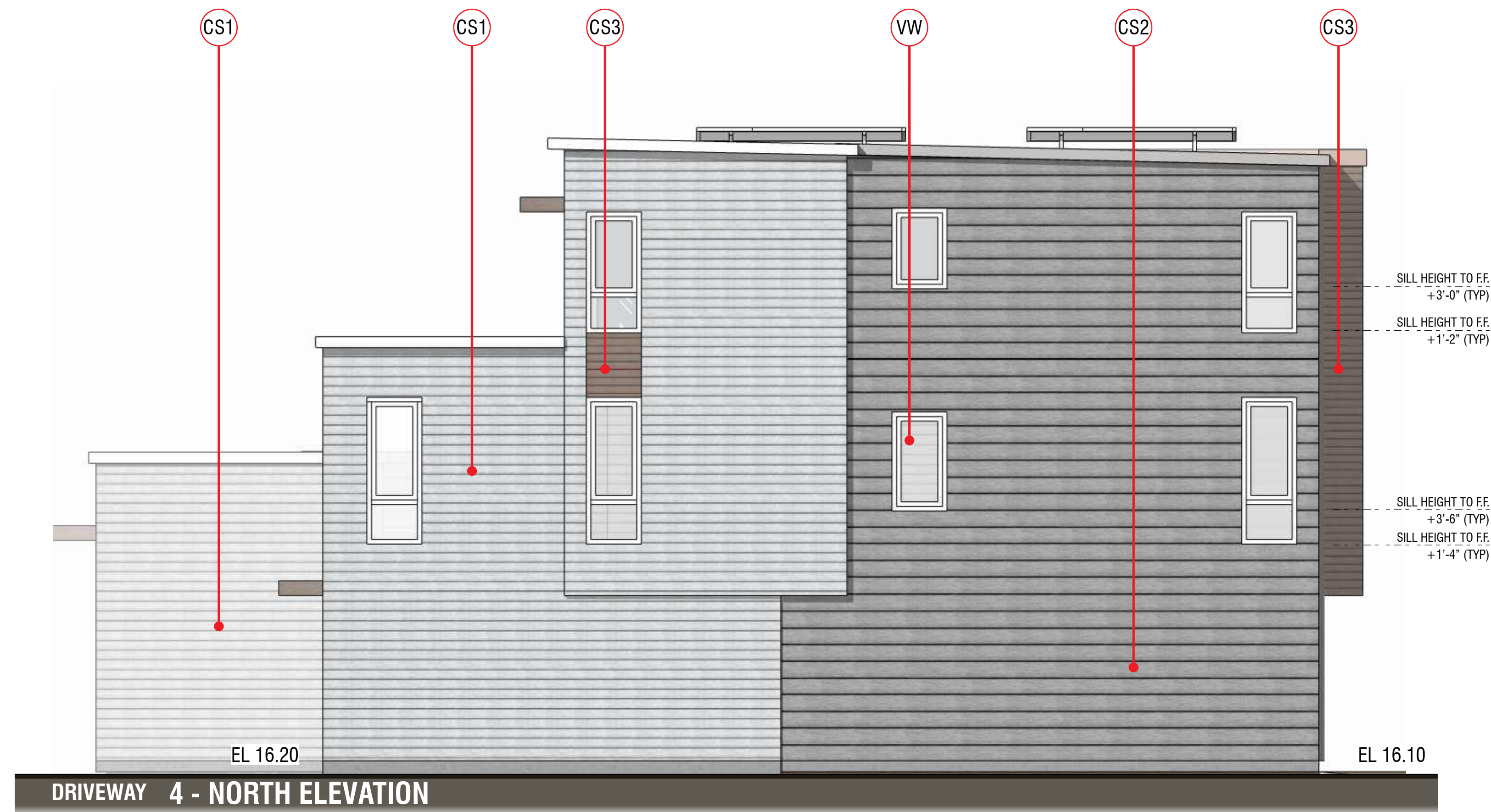
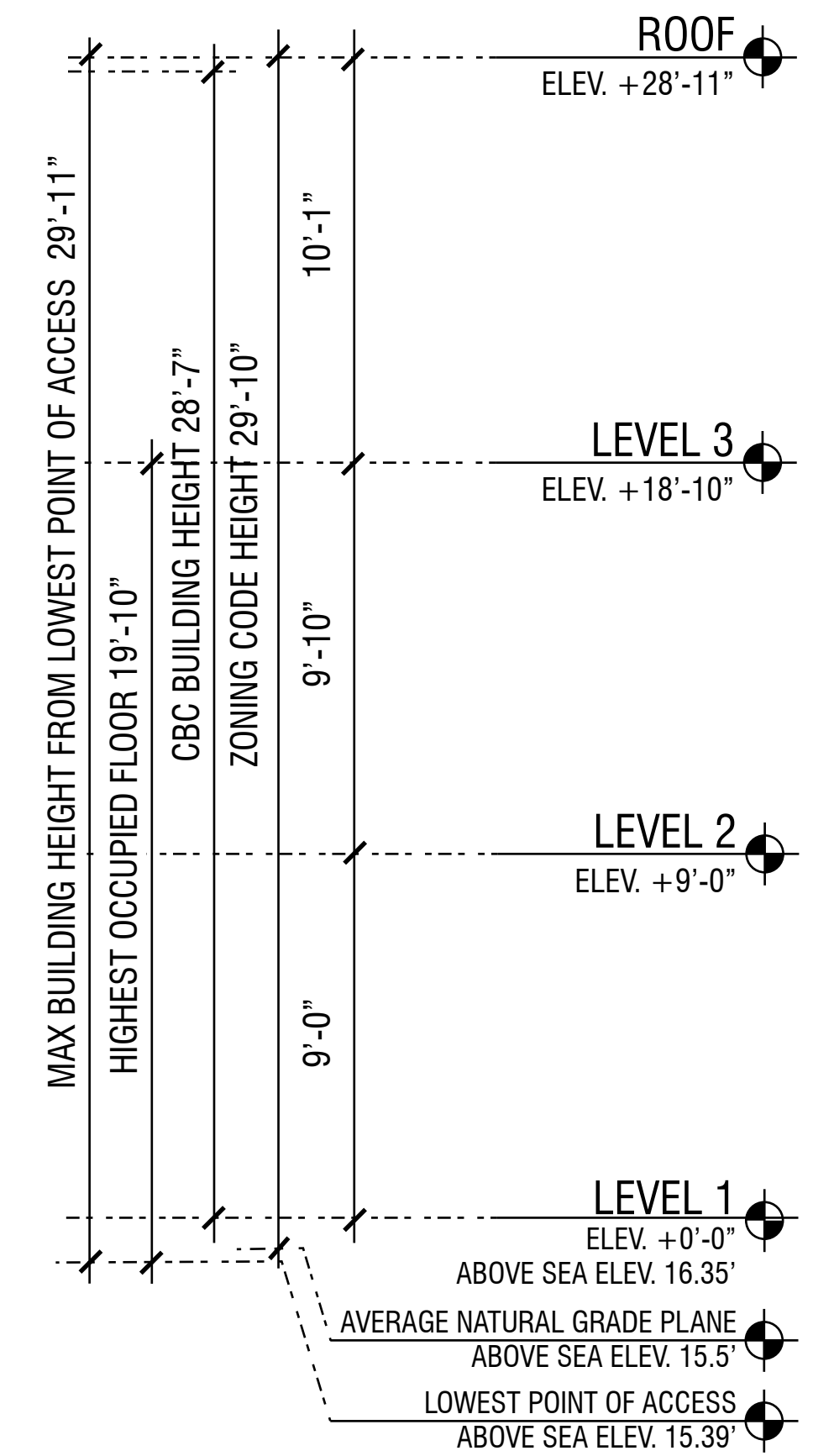
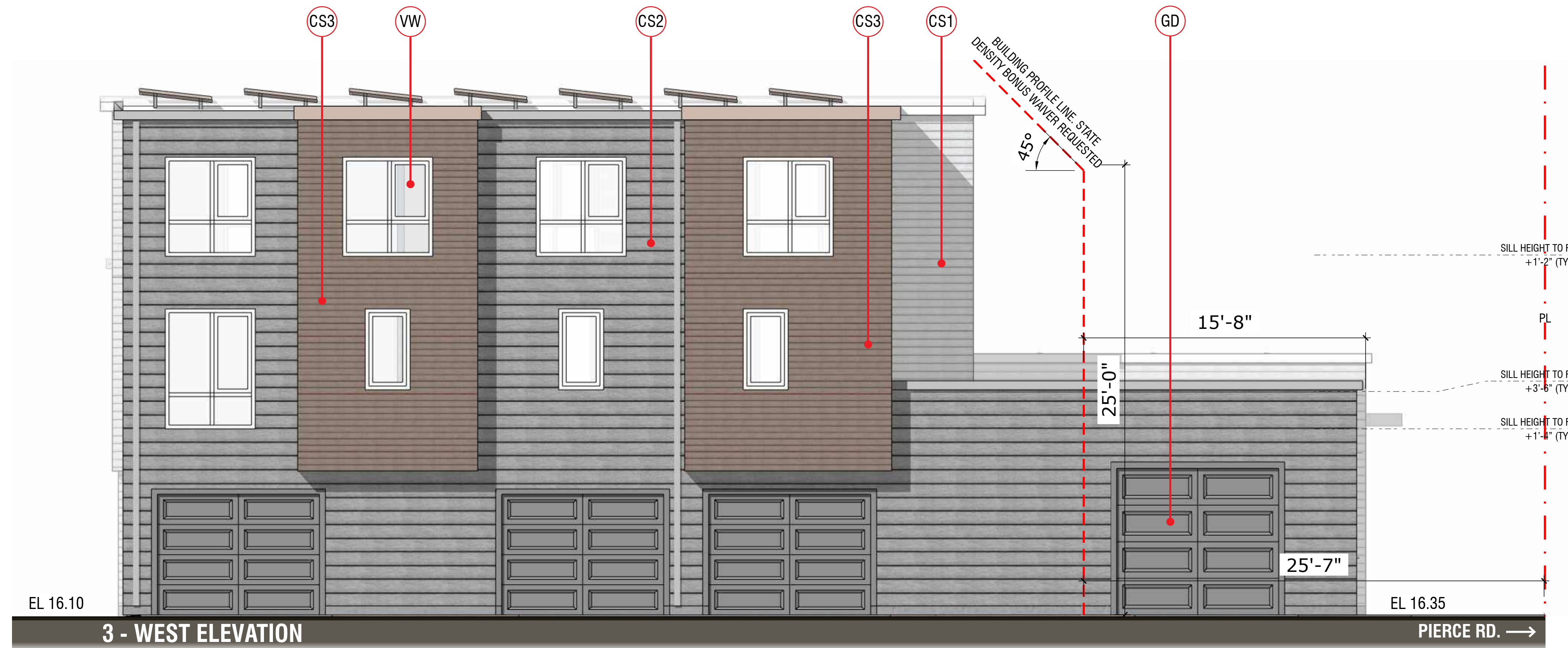
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KEY PLAN



DEFINITIONS:

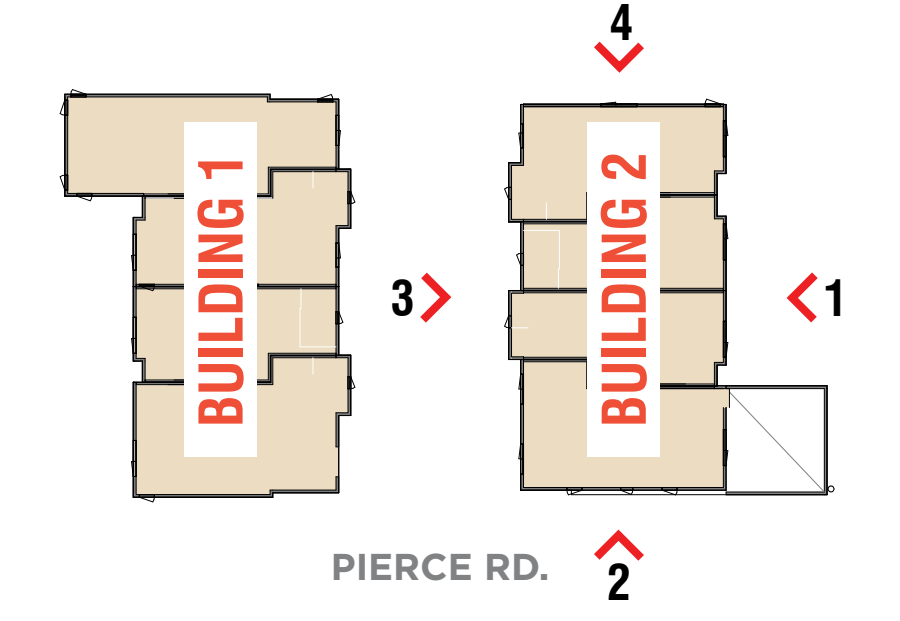
1. BUILDING HEIGHT PER CBC IS THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.
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MATERIAL LEGEND

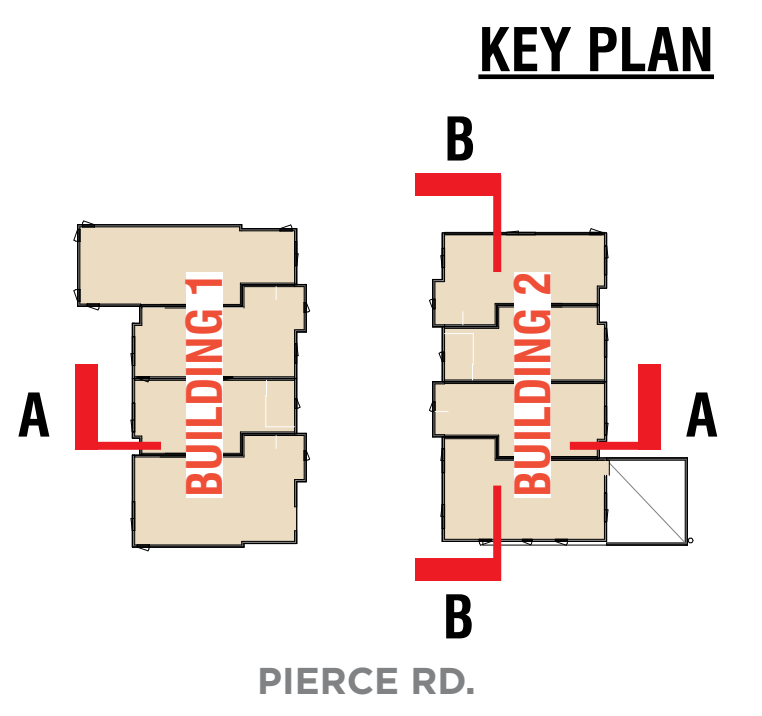
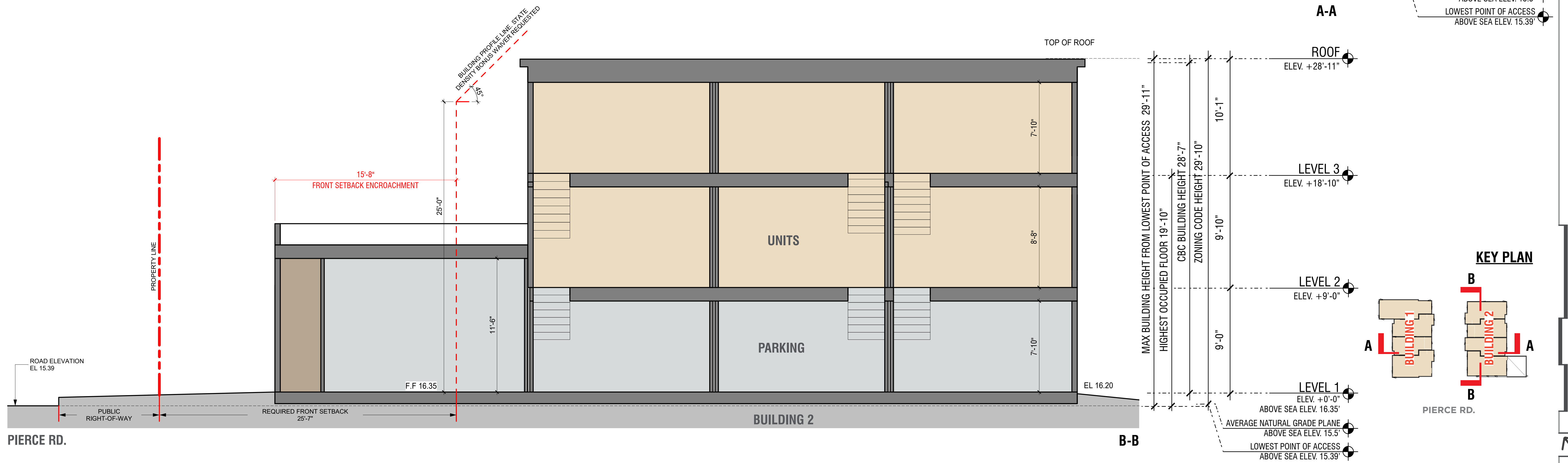
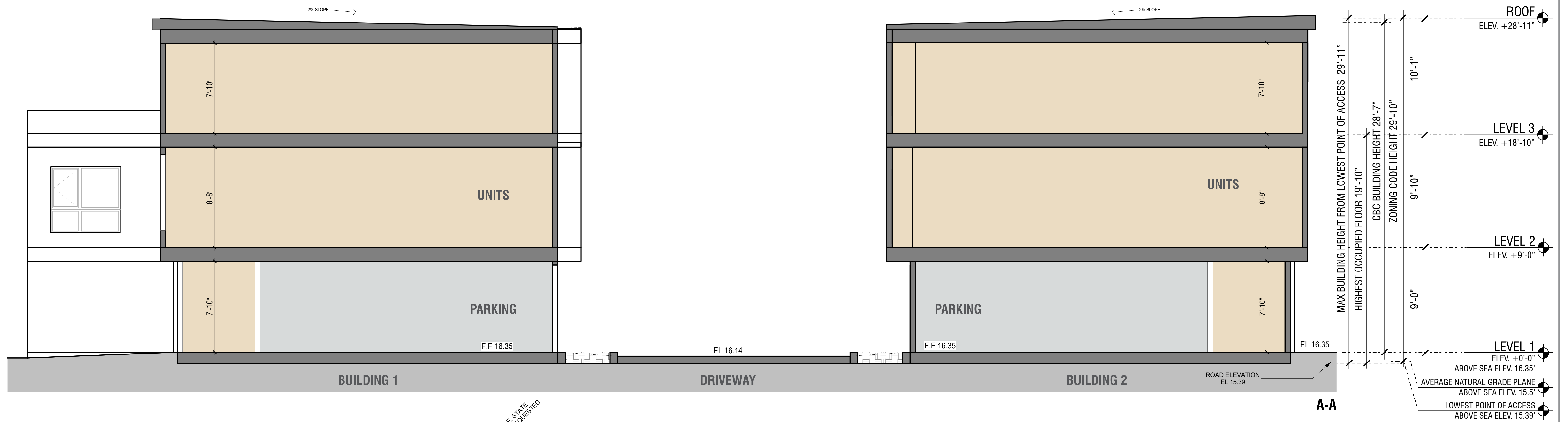
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KEY PLAN

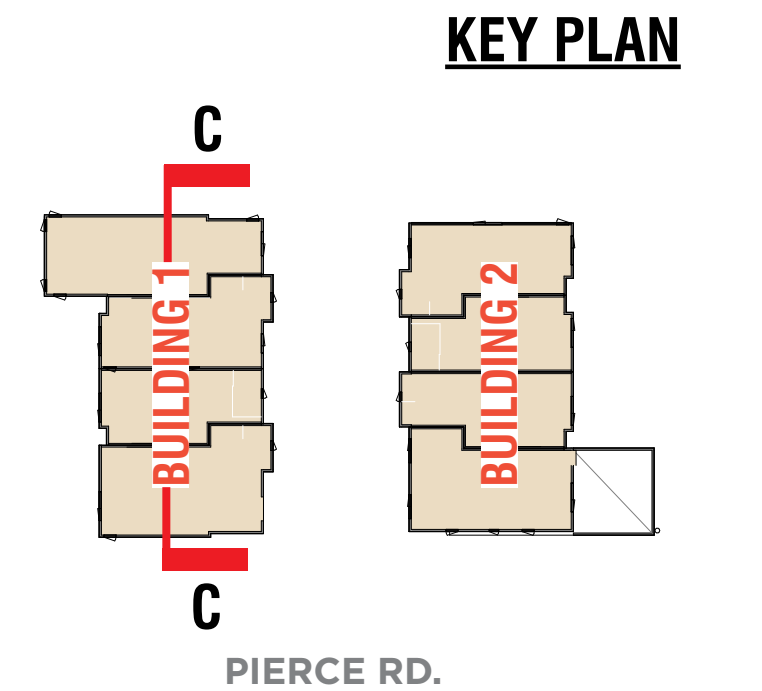
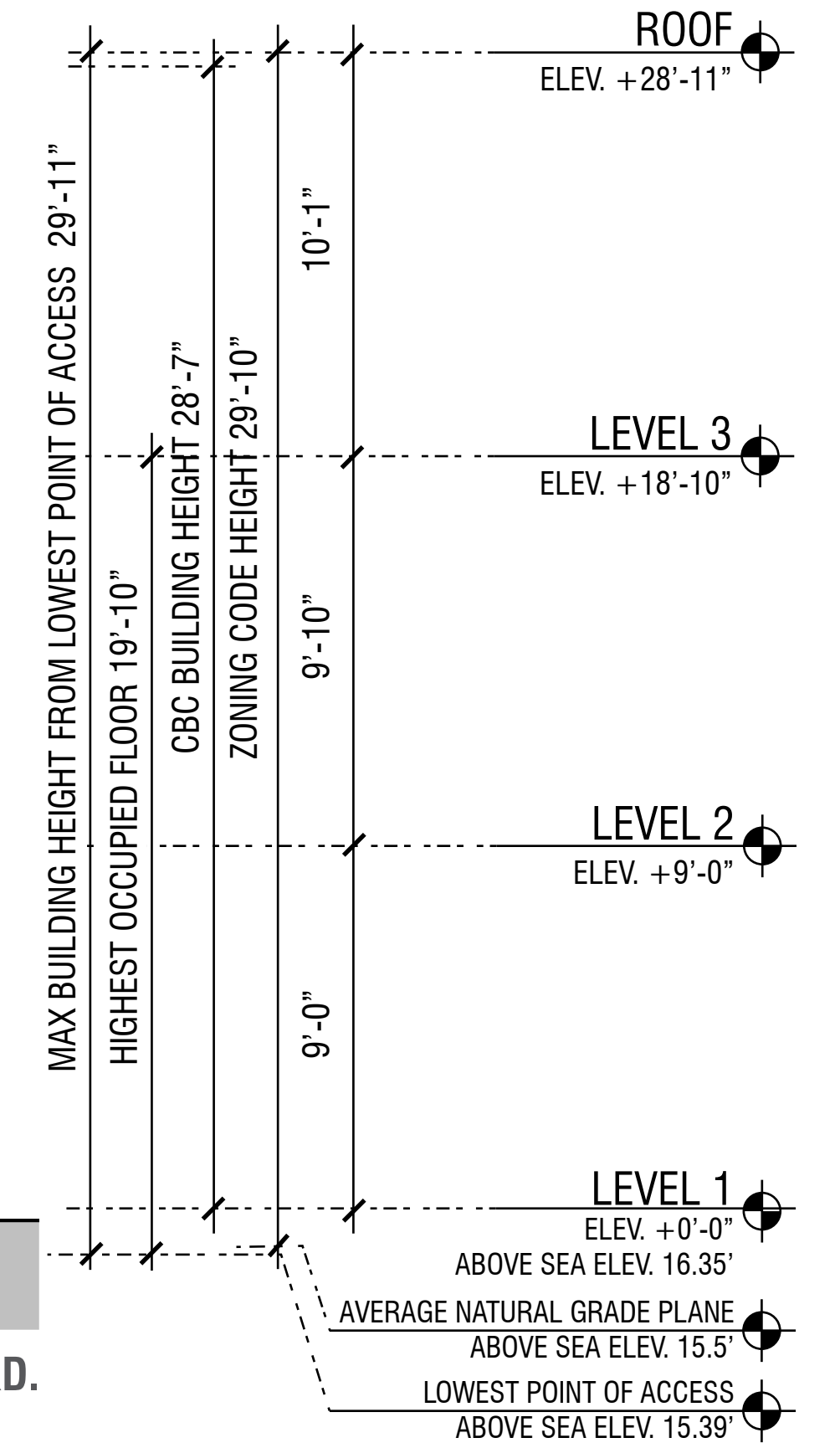
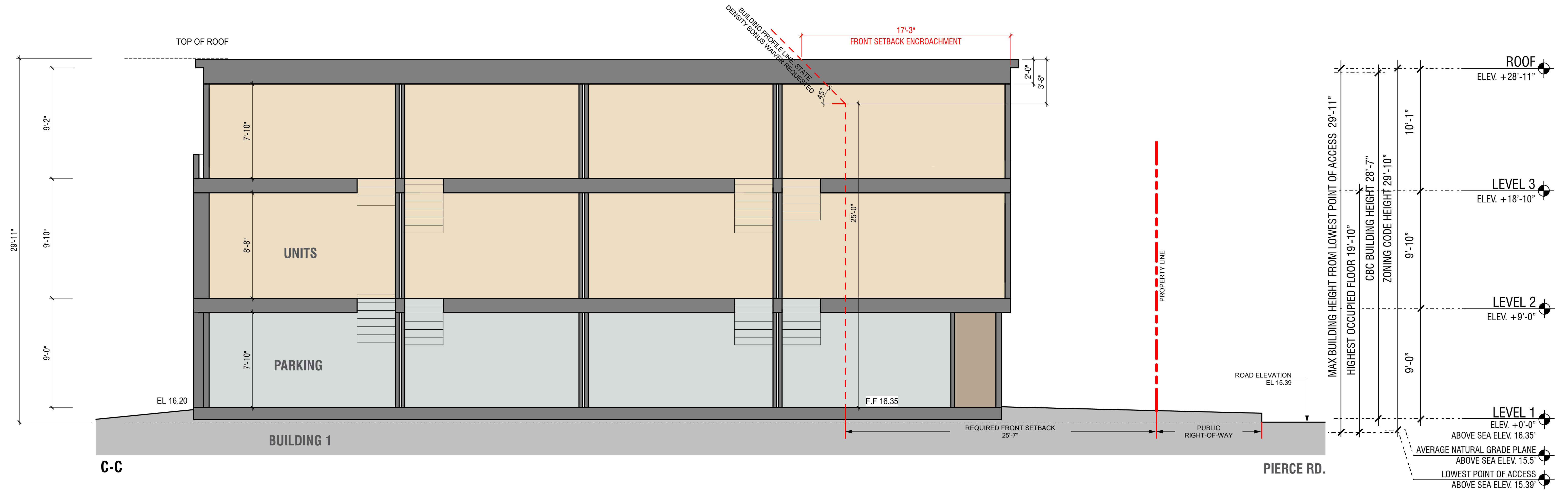


DEFINITIONS:

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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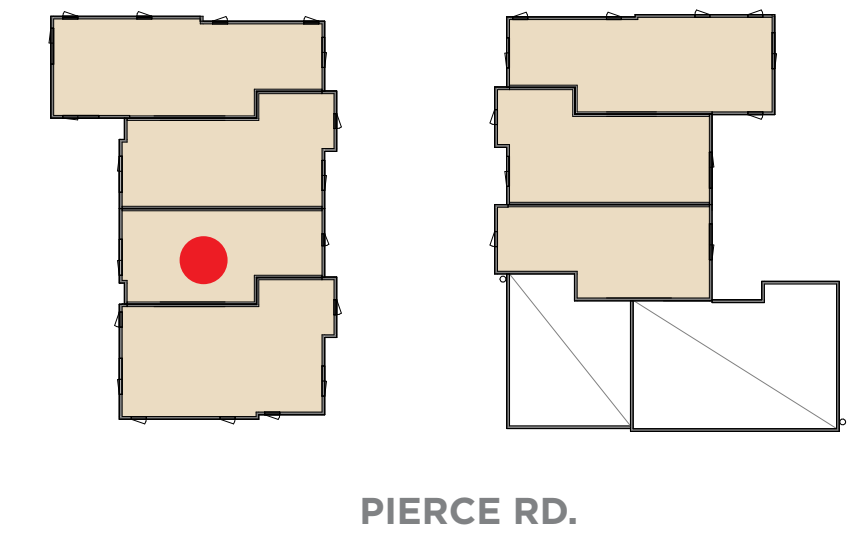


DEFINITIONS:
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LEGEND

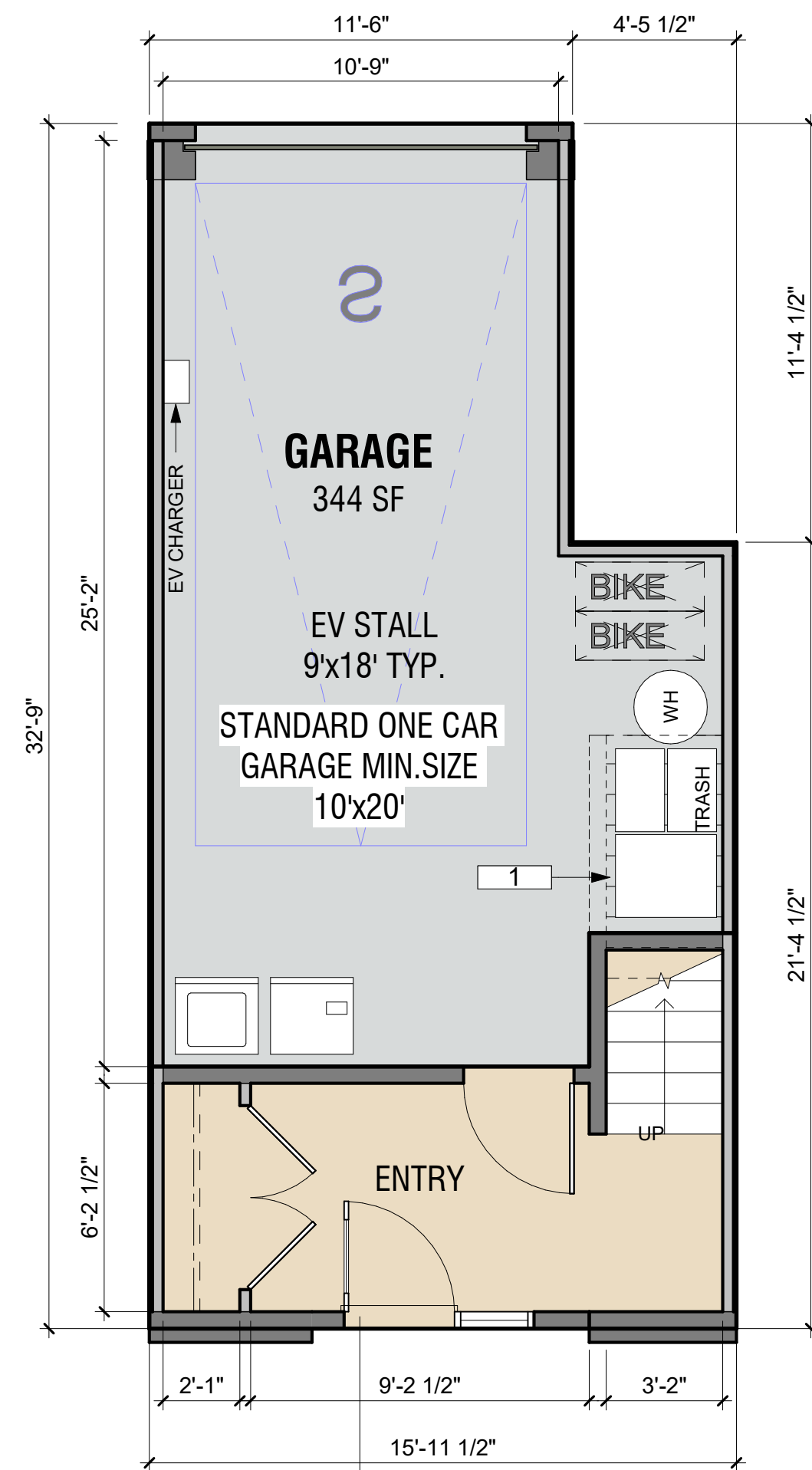
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

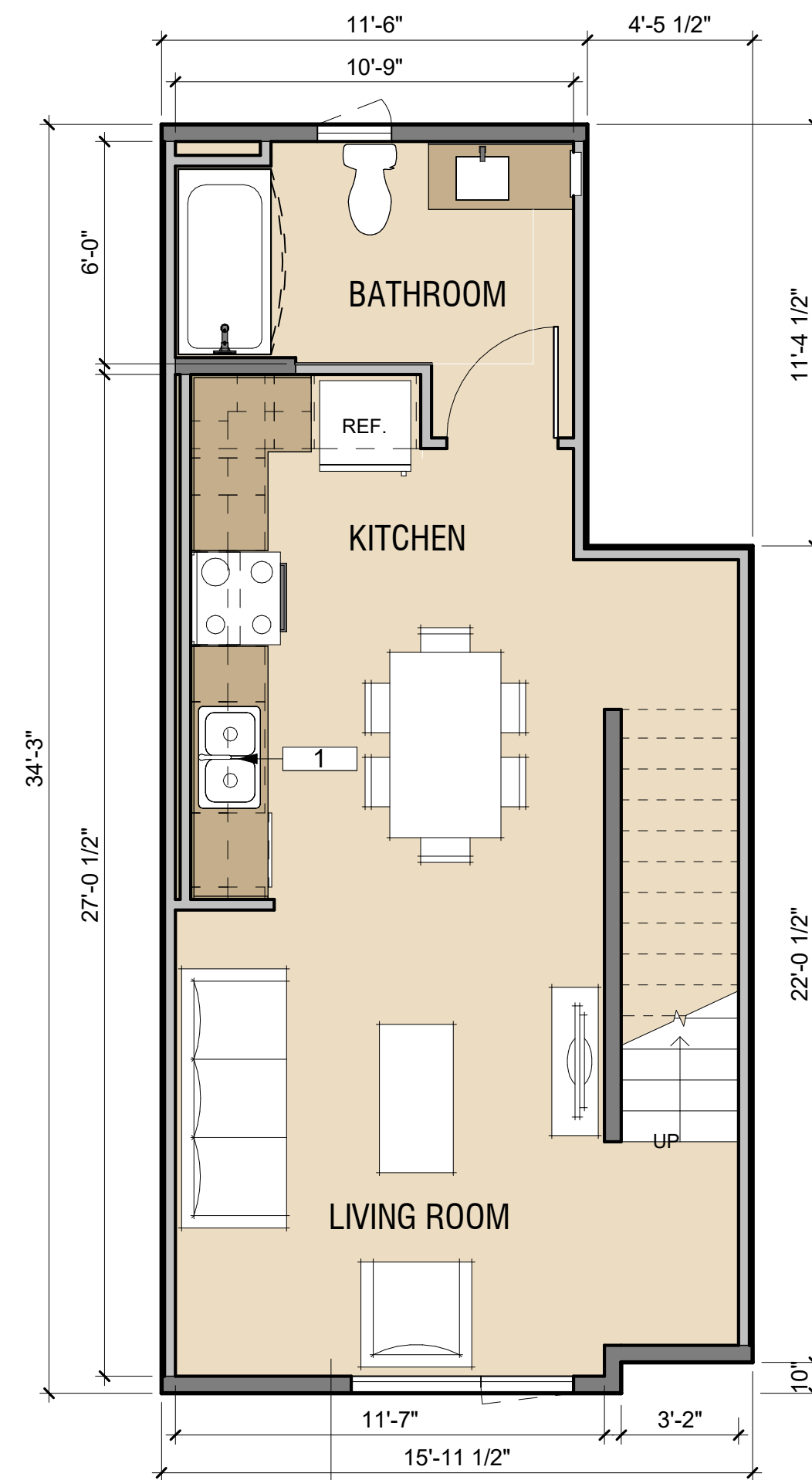


KEYNOTE

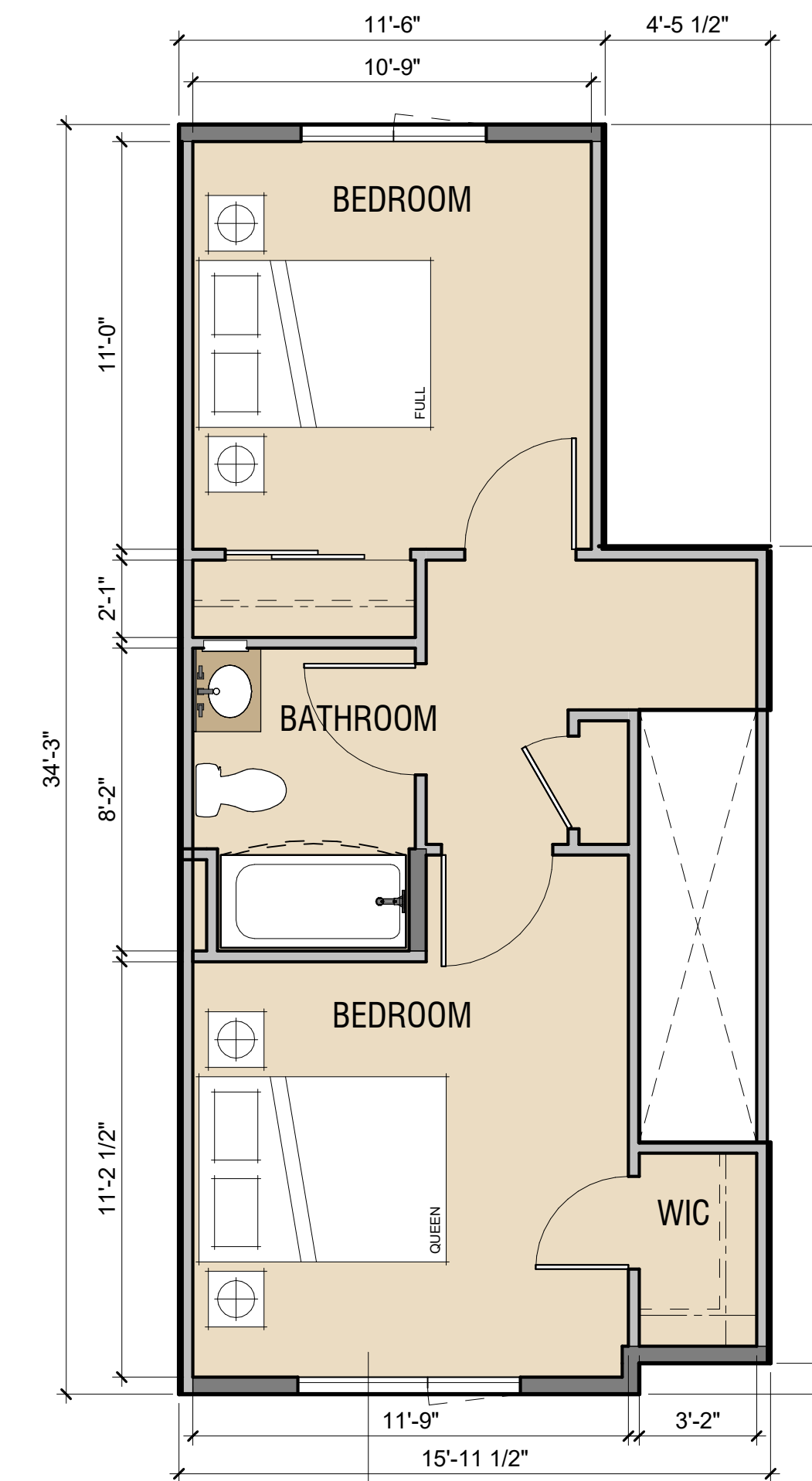
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



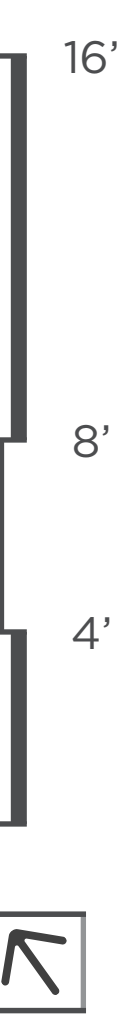
B1
128 SF
LEVEL 1



B1
493 SF
LEVEL 2



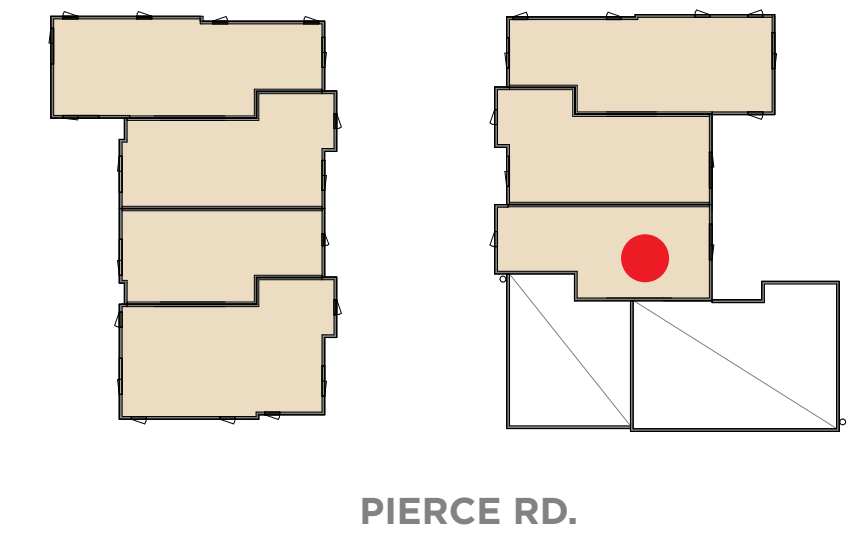
B1
452 SF
LEVEL 3



LEGEND

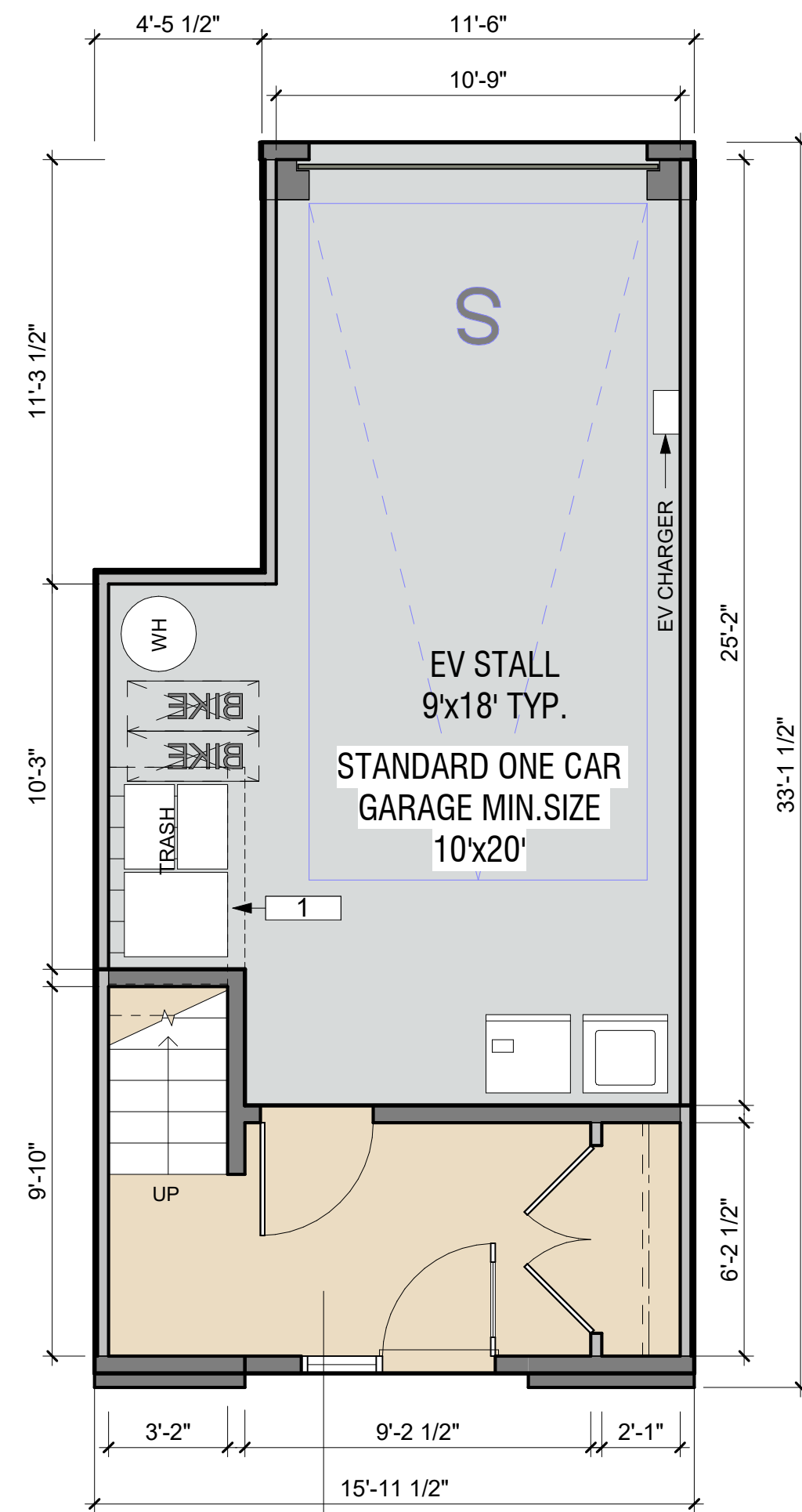
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

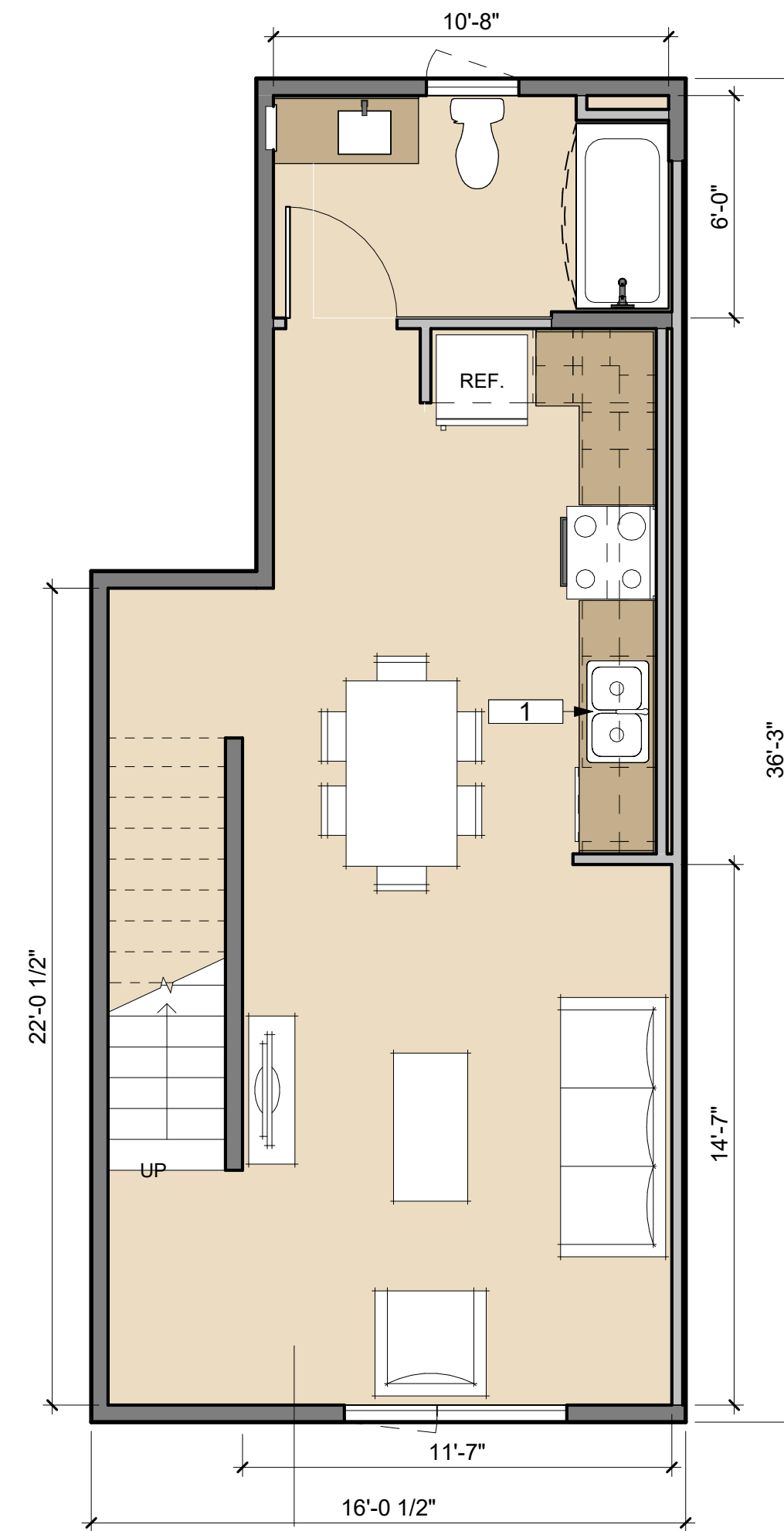


KEYNOTE

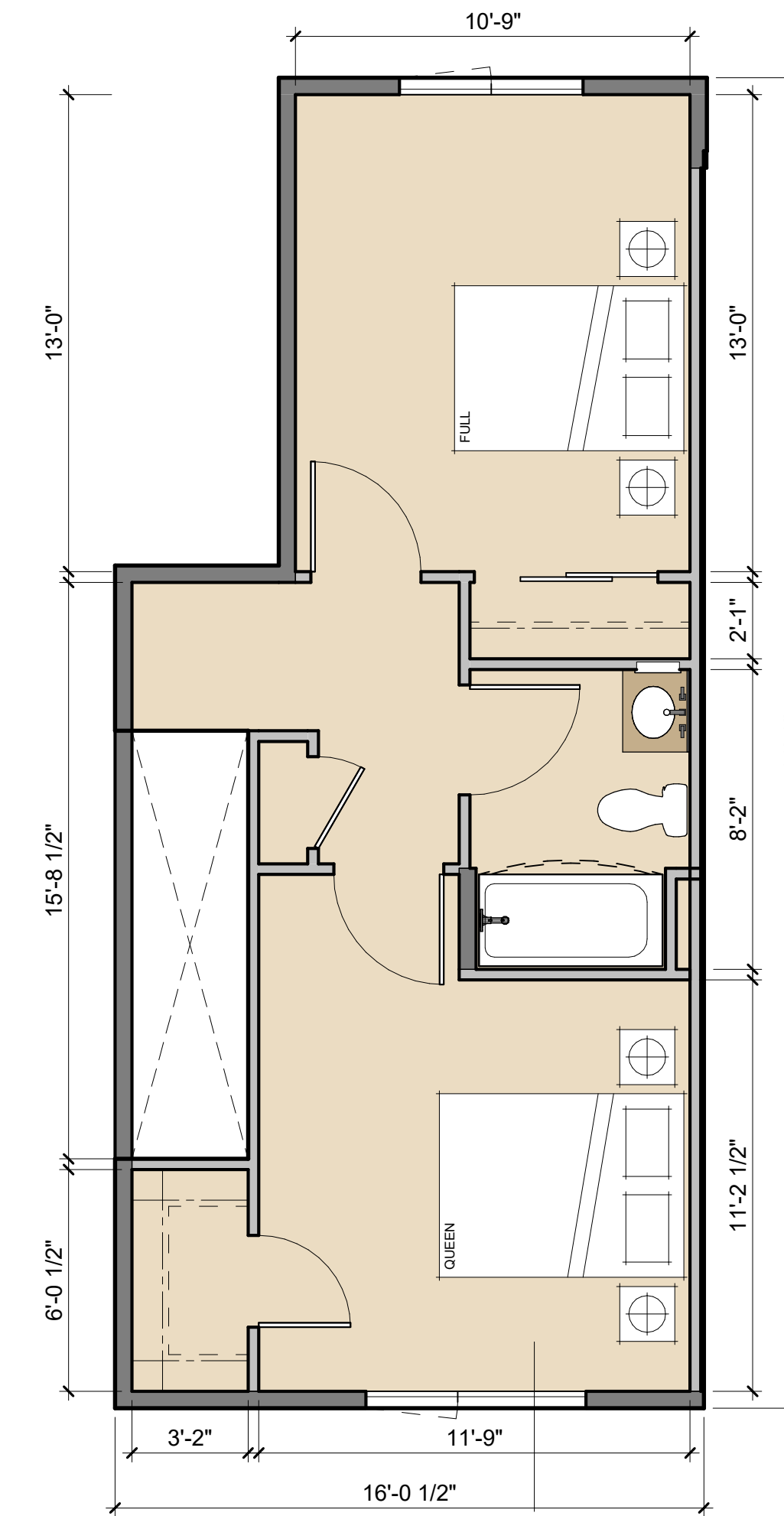
- 1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



B2
128 SF
LEVEL 1



B2
522 SF
LEVEL 2

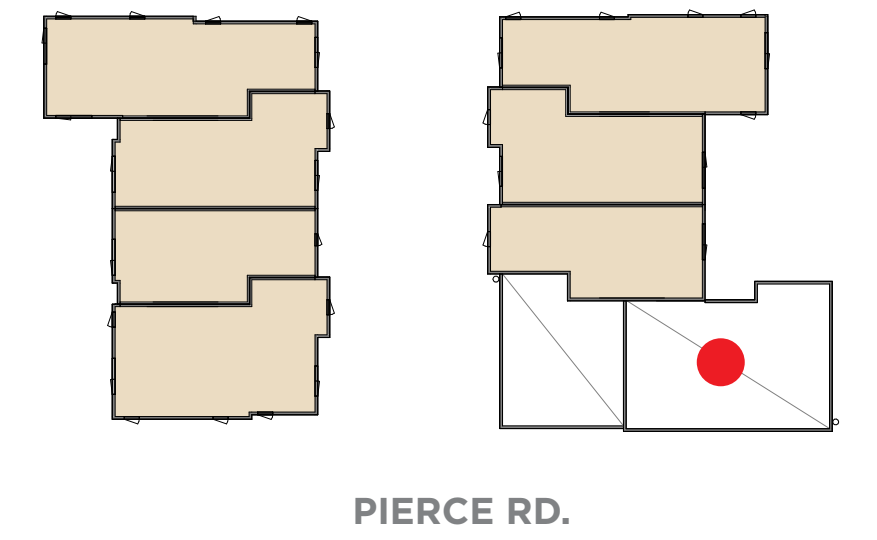


B2
480 SF
LEVEL 3

LEGEND

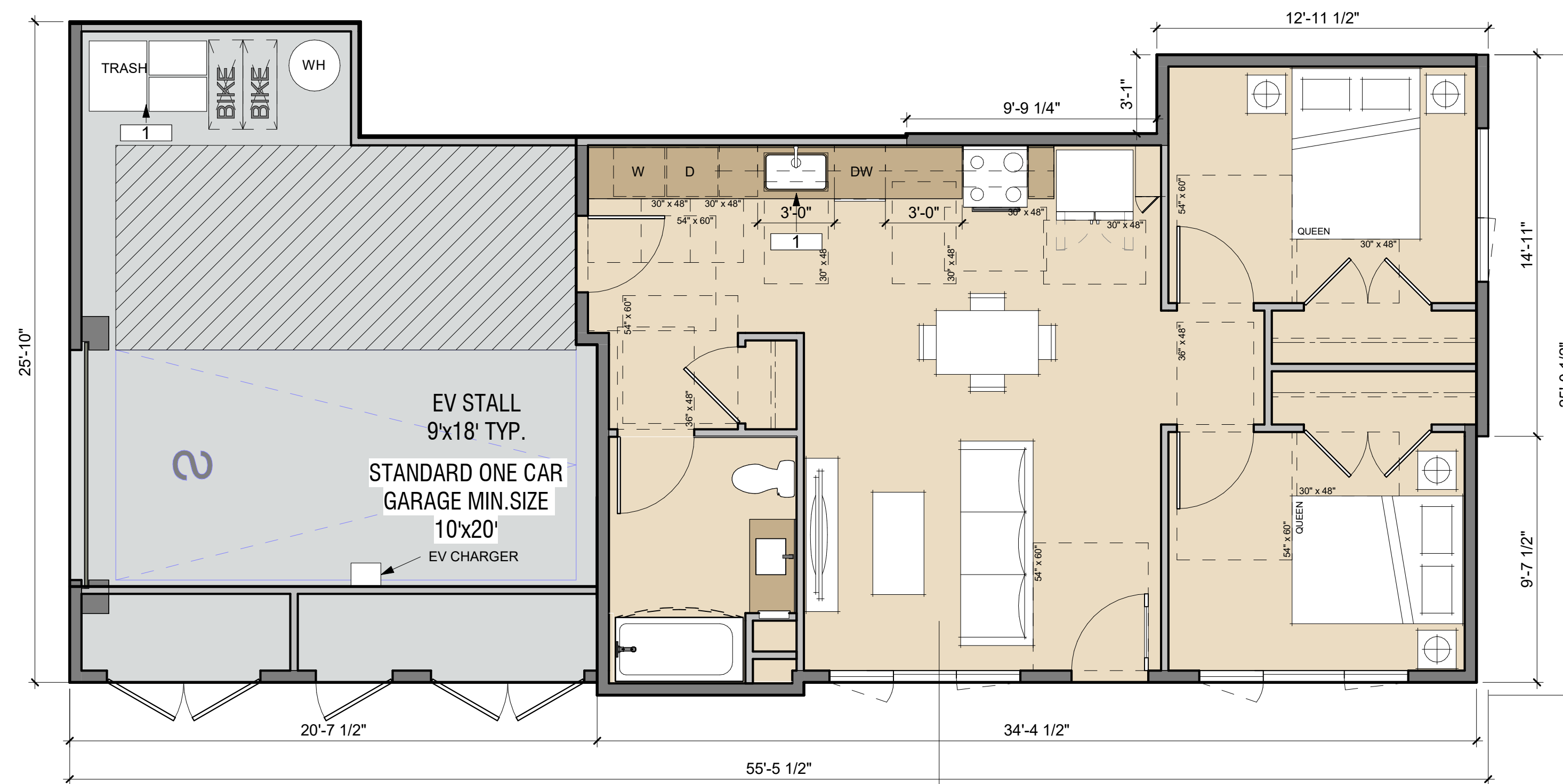
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



KEYNOTE

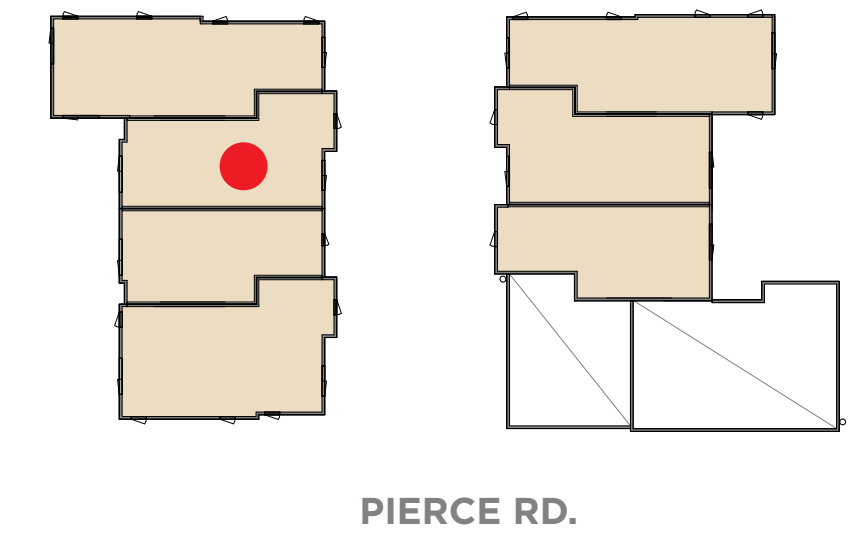
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



LEGEND

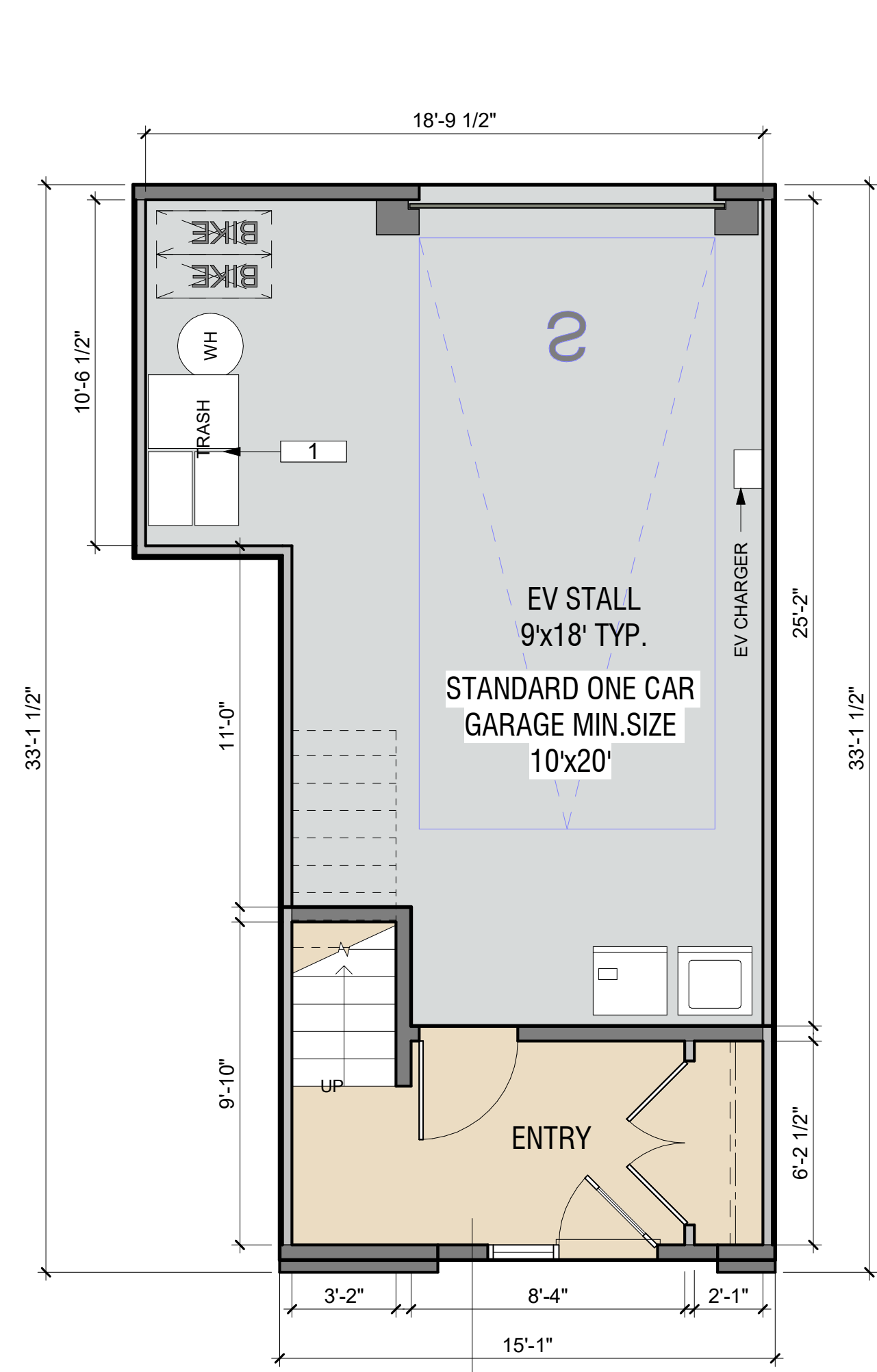
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

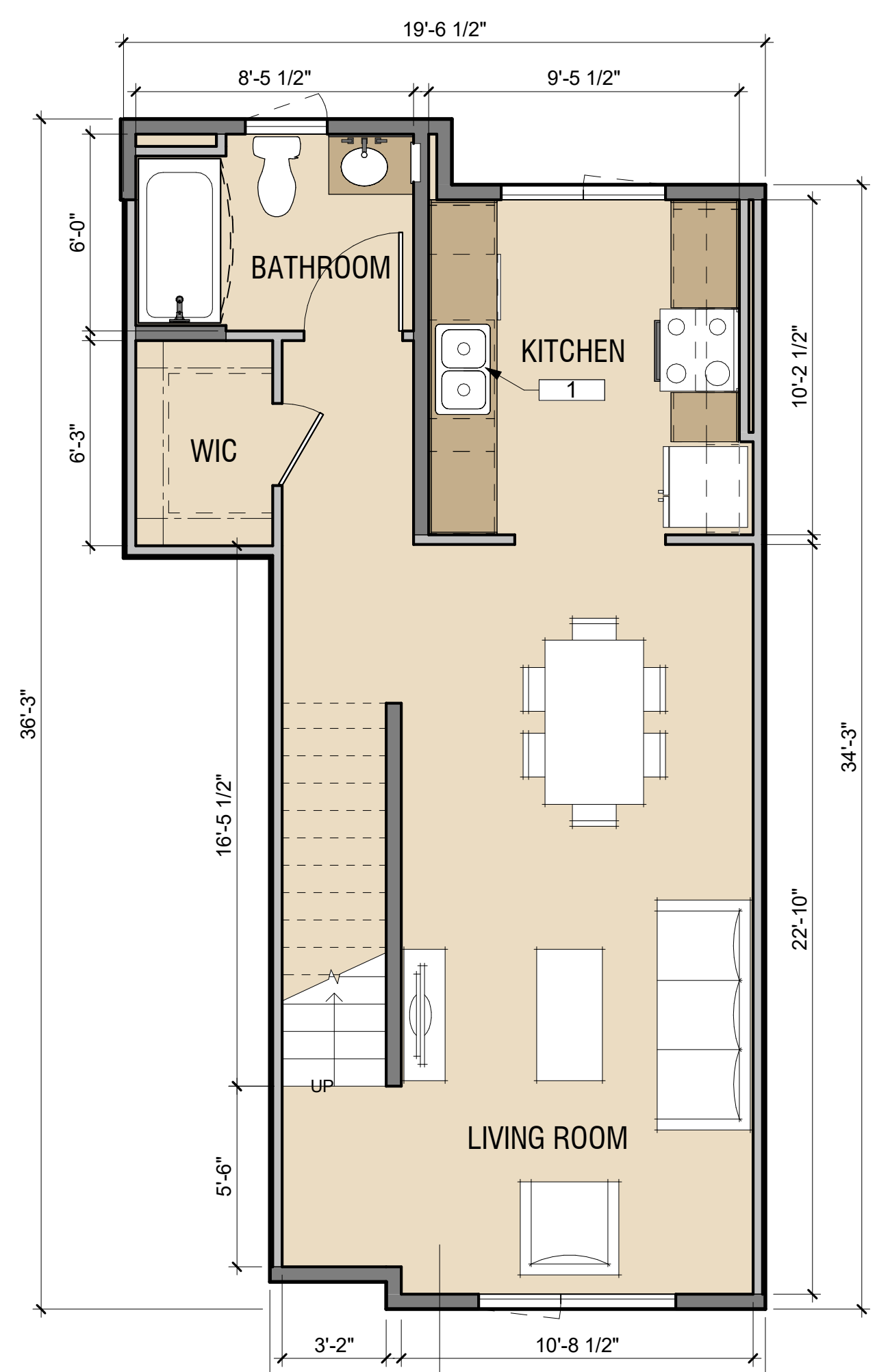


KEYNOTE

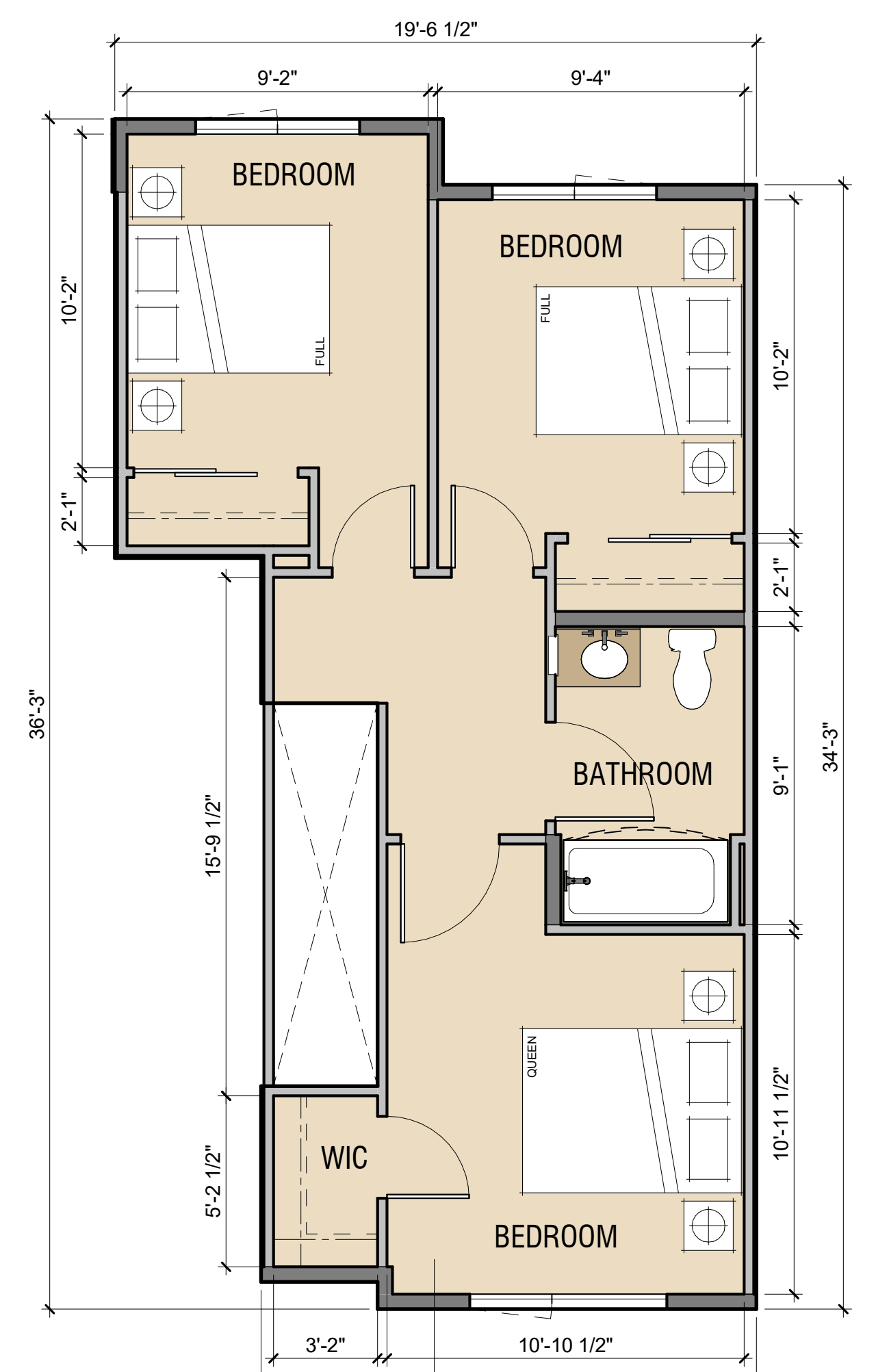
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



C1
122 SF
LEVEL 1



C1
585 SF
LEVEL 2



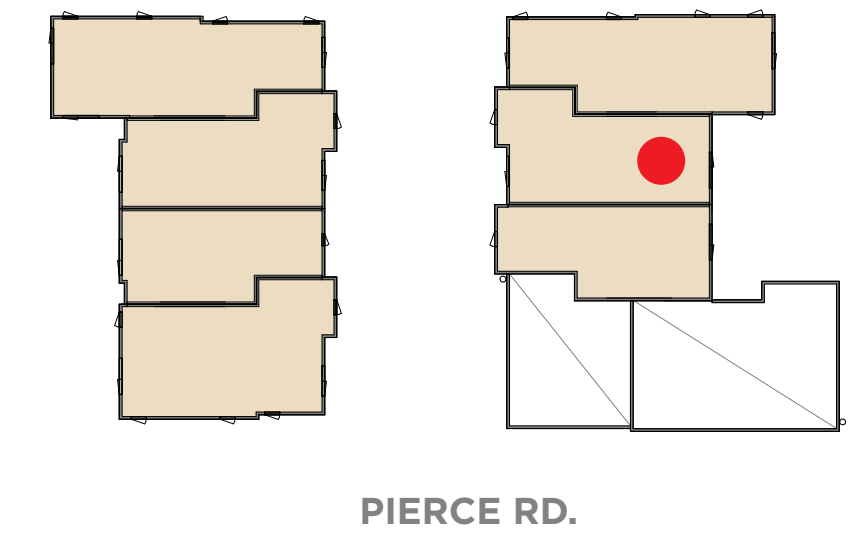
C1
543 SF
LEVEL 3



LEGEND

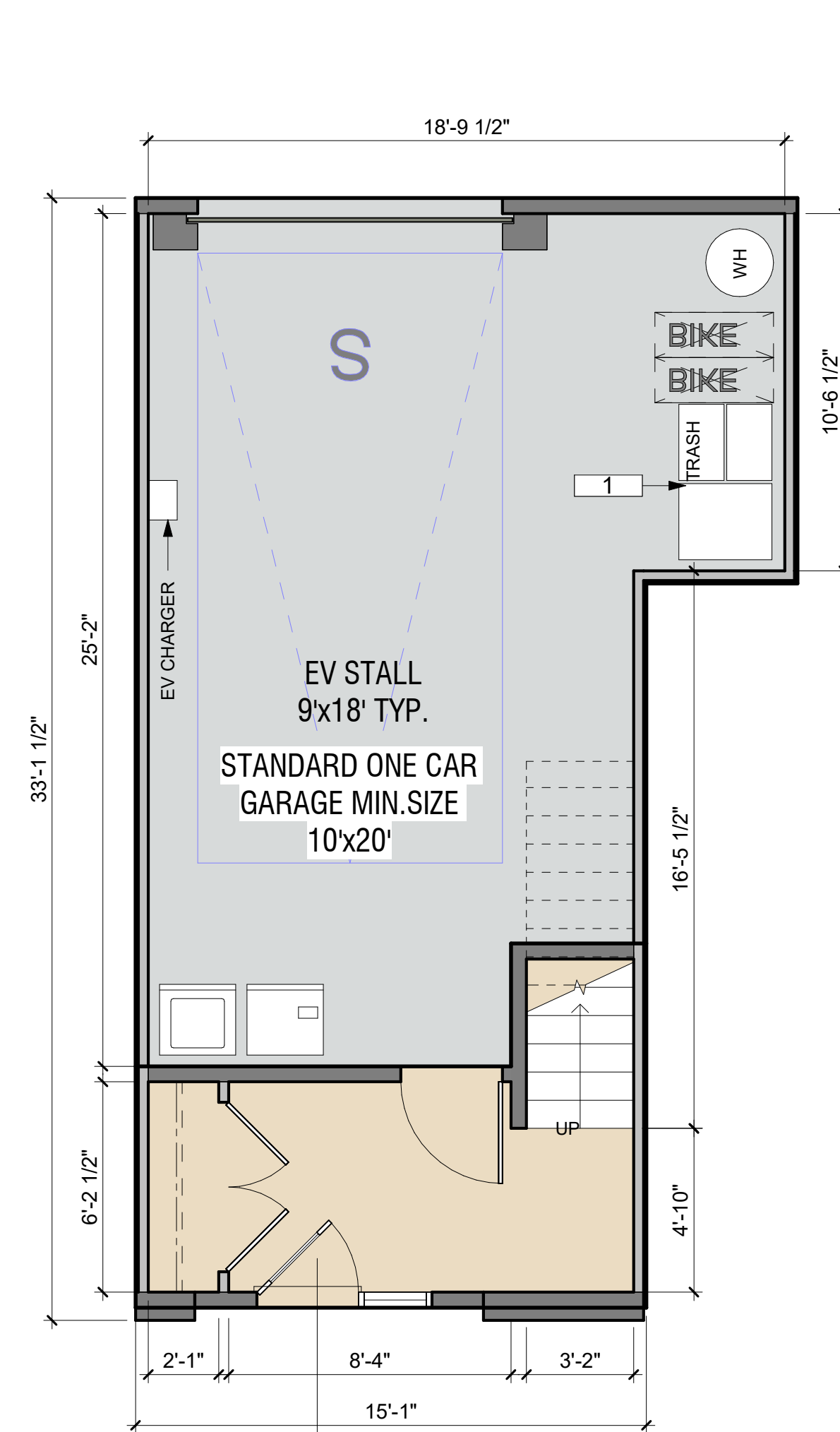
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



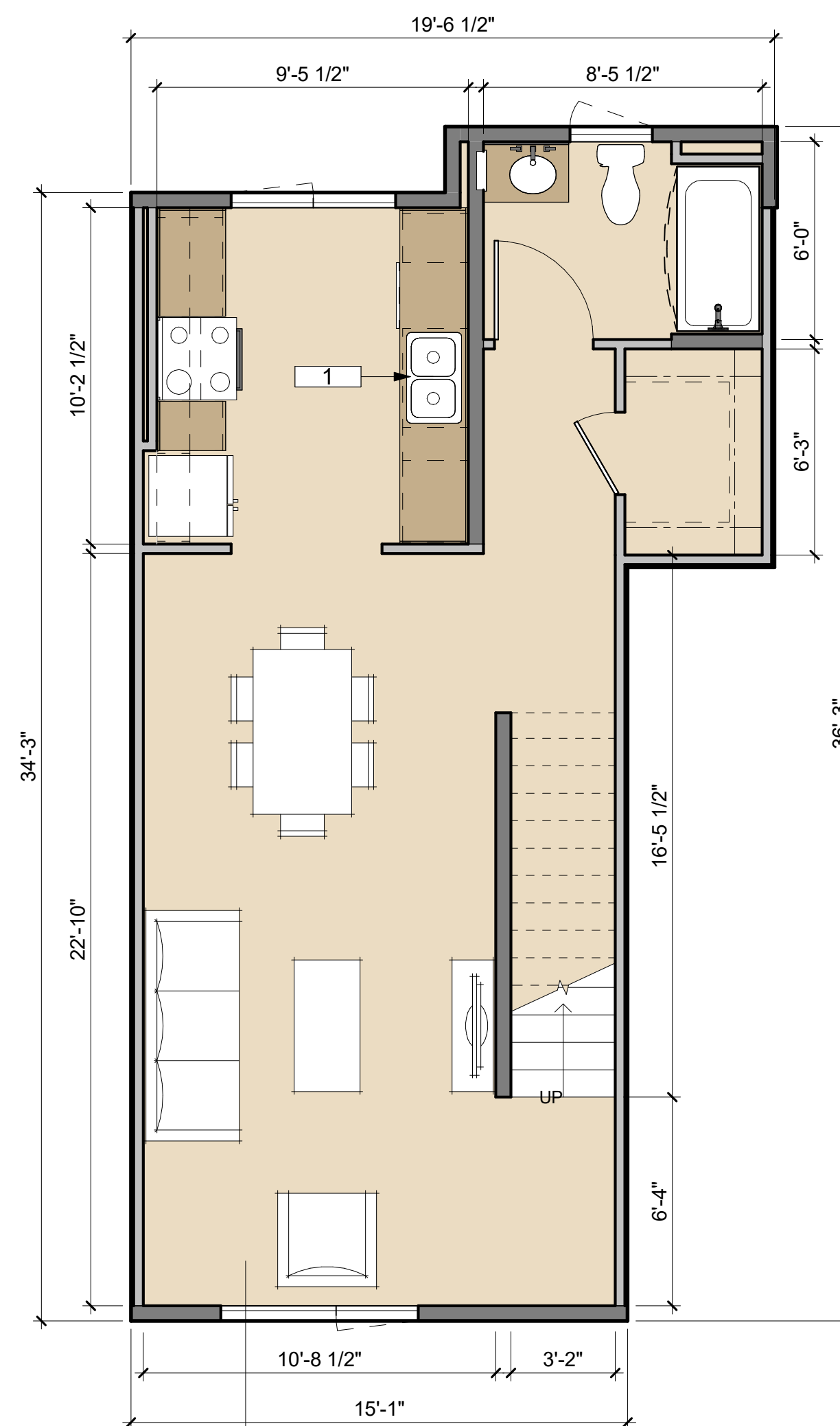
KEYNOTE

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



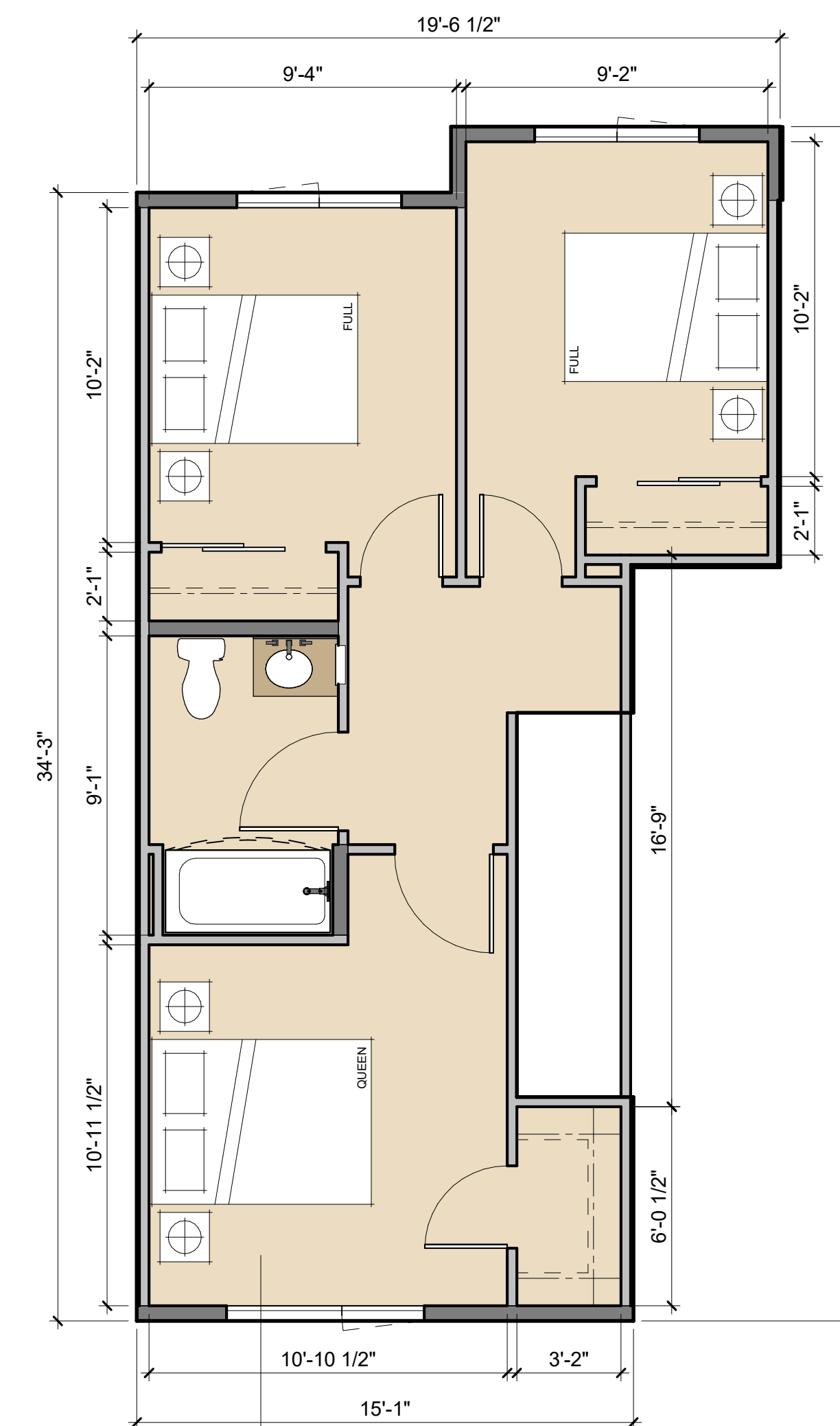
C2

122 SF



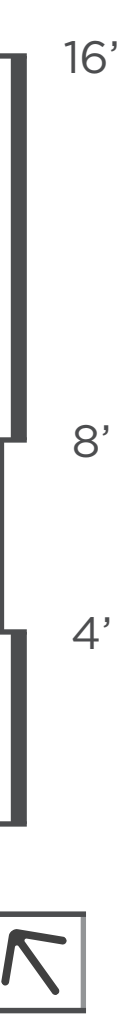
C2

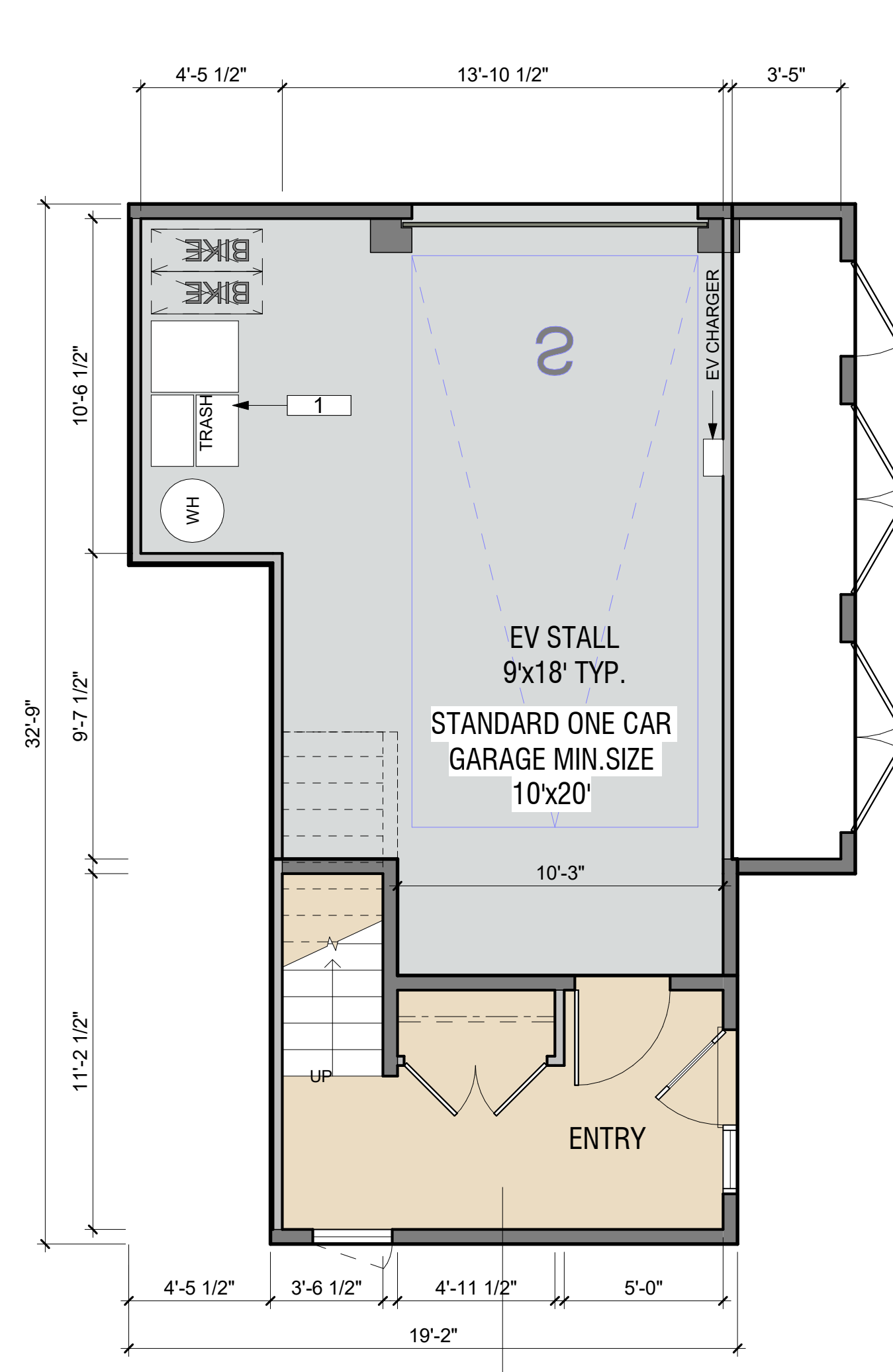
588 SF



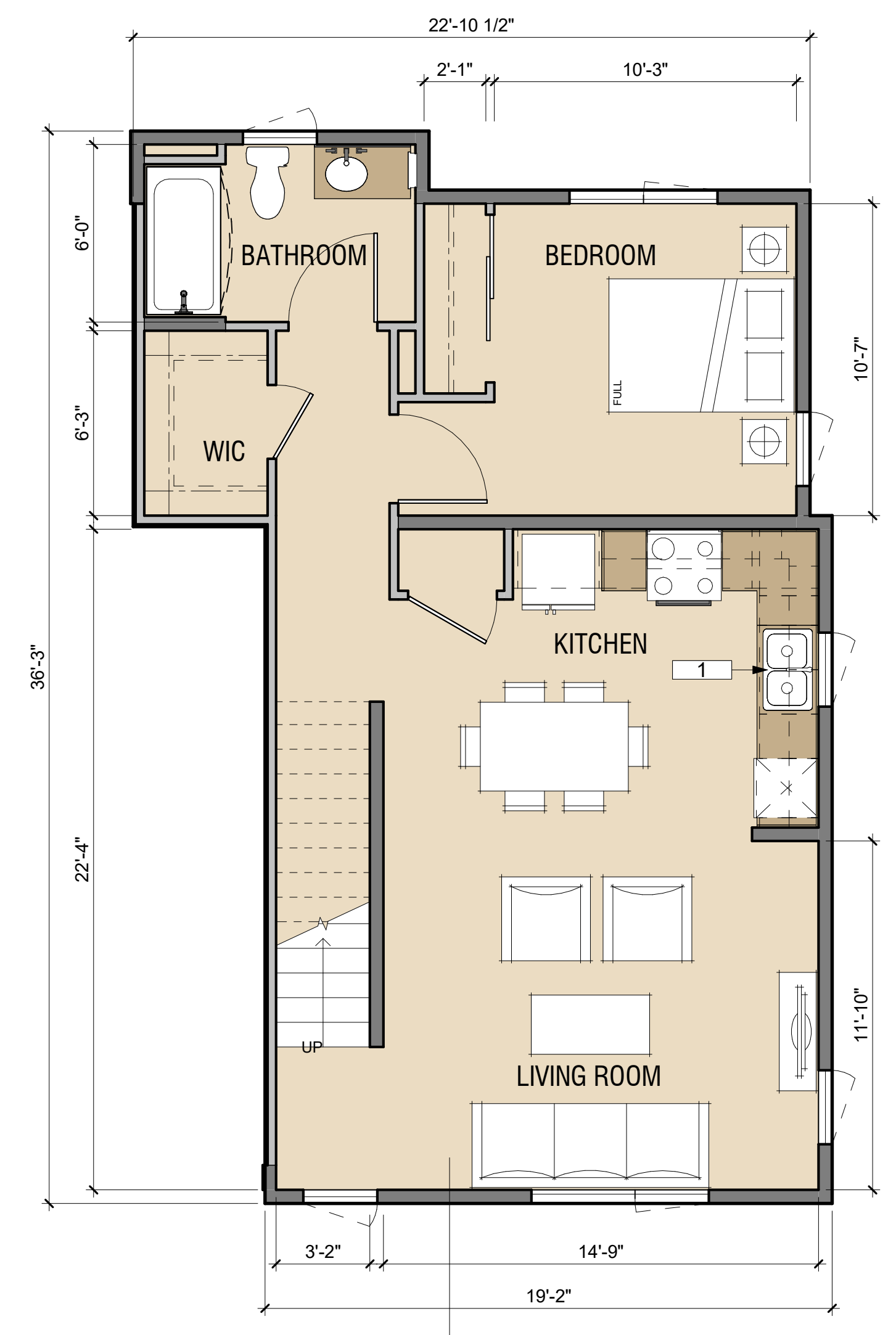
C2

546 SF

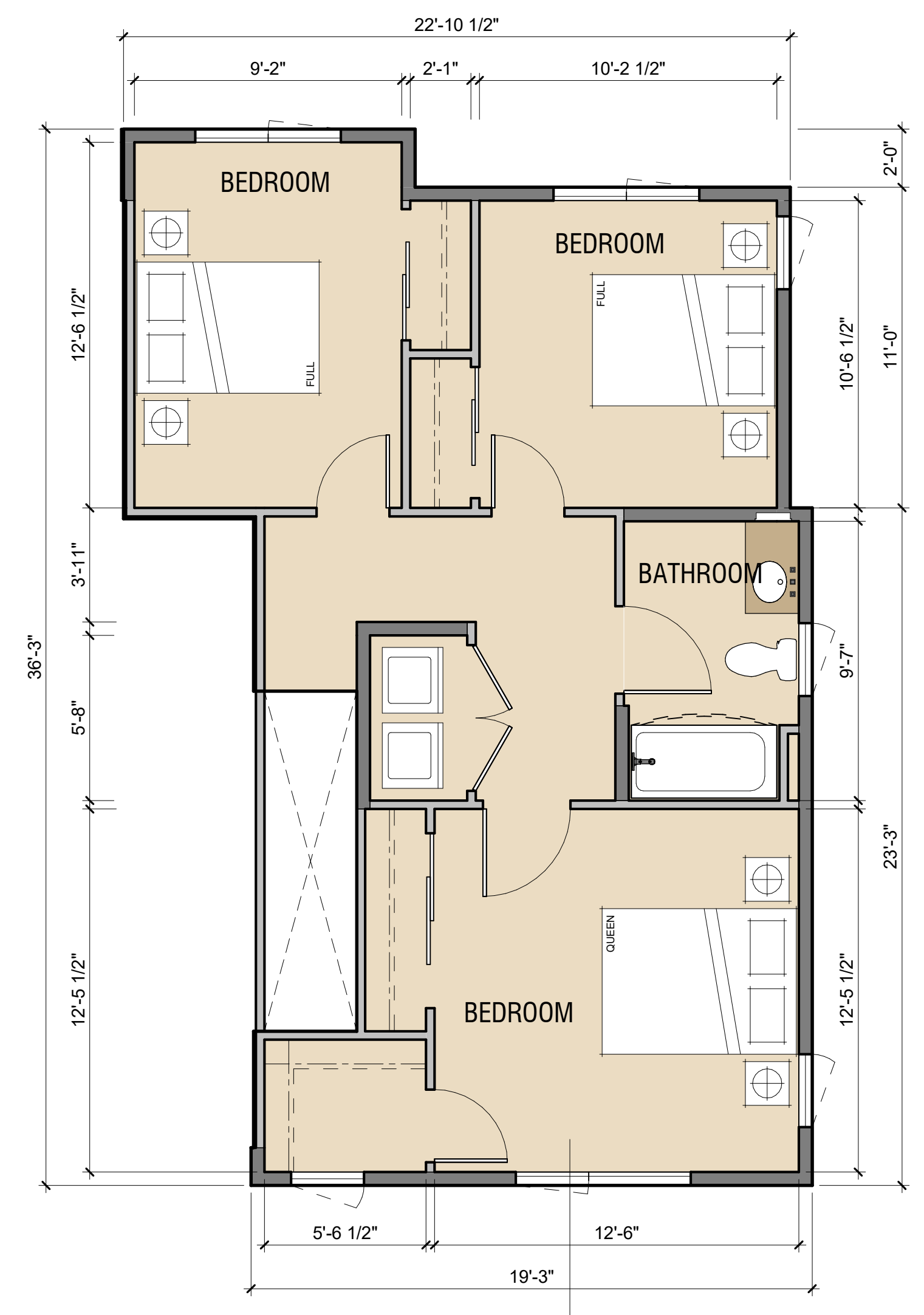




D1
139 SF
LEVEL 1

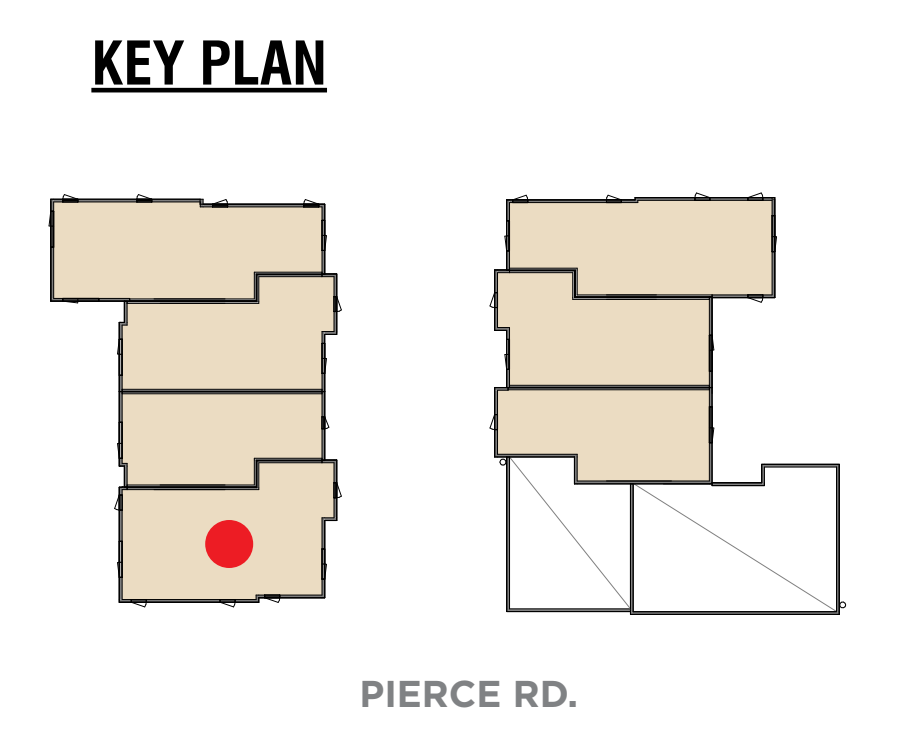


D1
719 SF
LEVEL 2

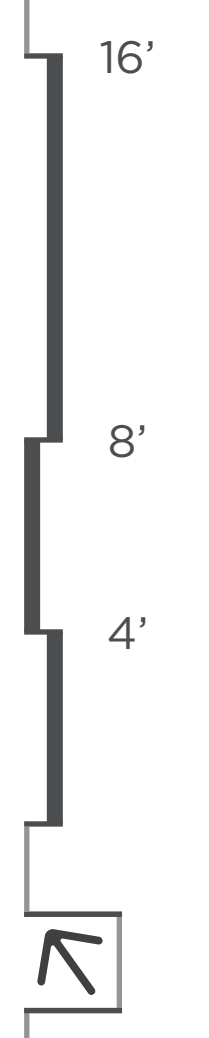


D1
678 SF
LEVEL 3

- LEGEND**
- UNITS
 - PARKING
 - BOH
 - PROPERTY LINE



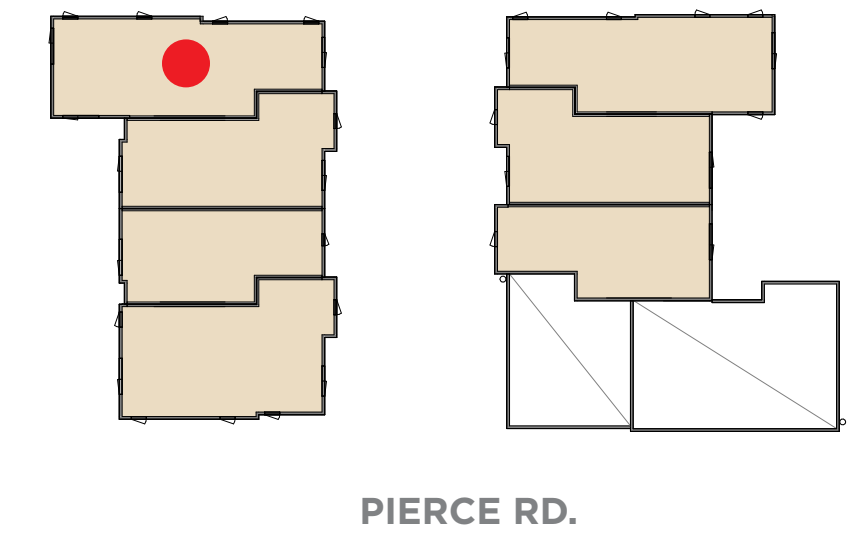
- KEYNOTE**
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



LEGEND

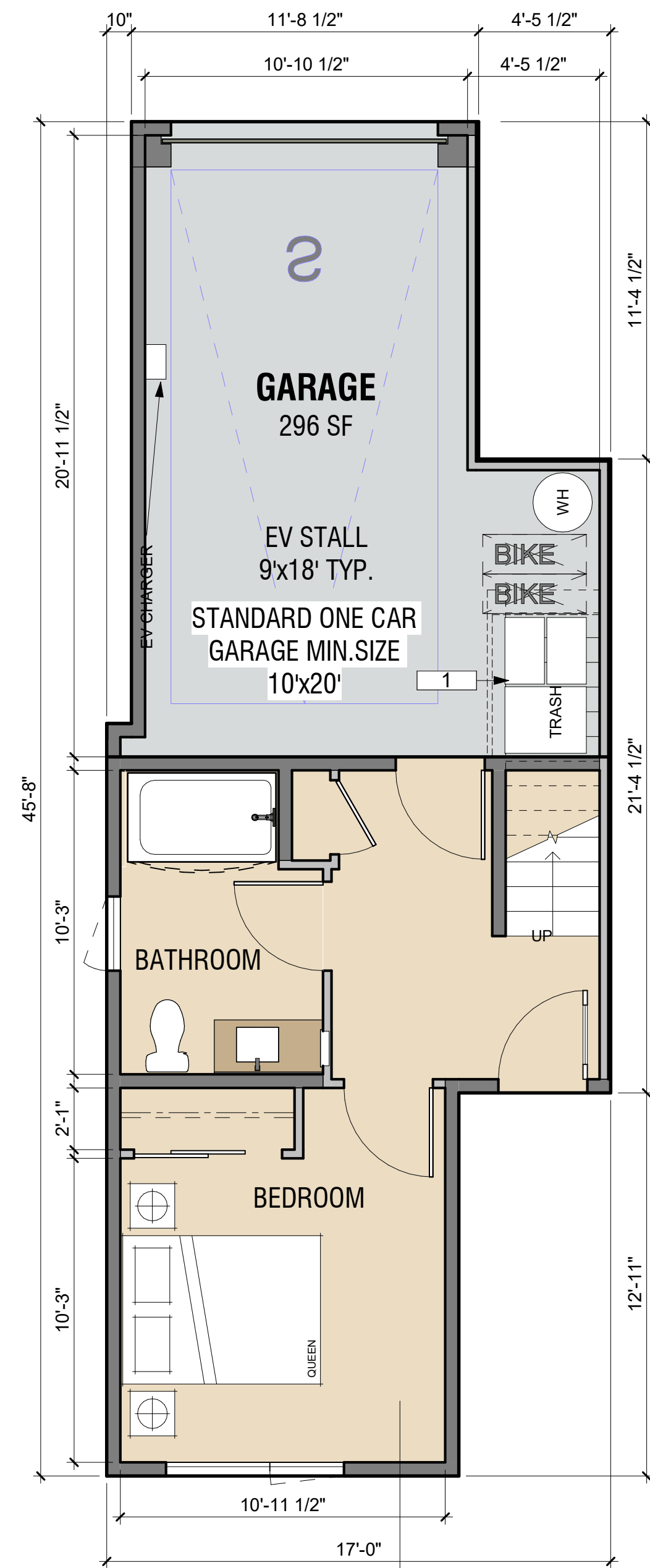
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

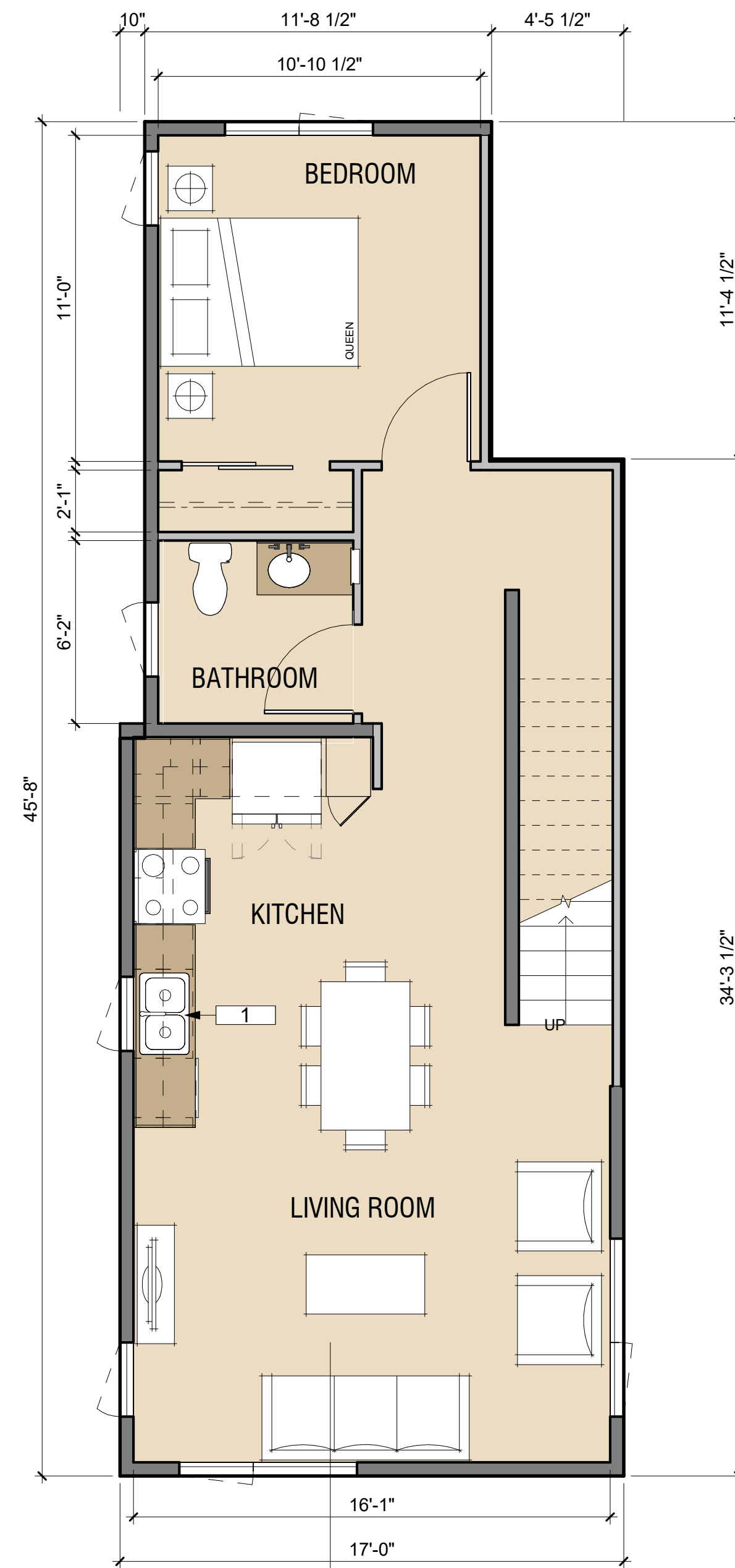


KEYNOTE

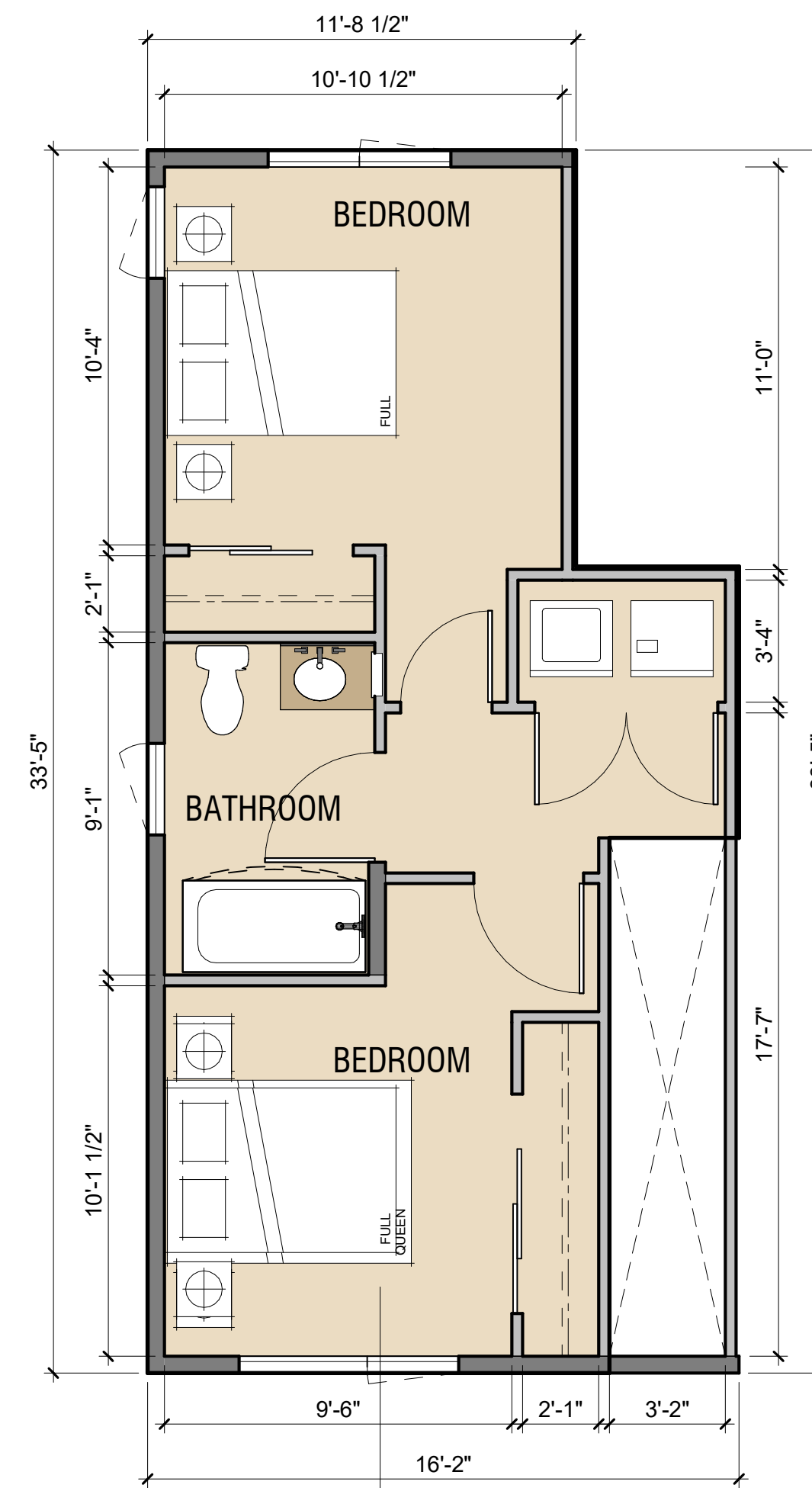
1. THREE-STREAM WASTE BIN SYSTEM PER SENATE BILL 1383



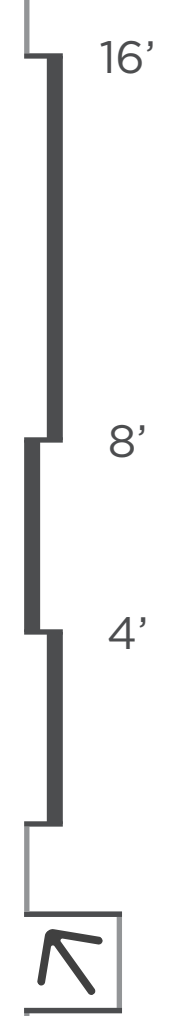
D2
346 SF
LEVEL 1



D2
708 SF
LEVEL 2



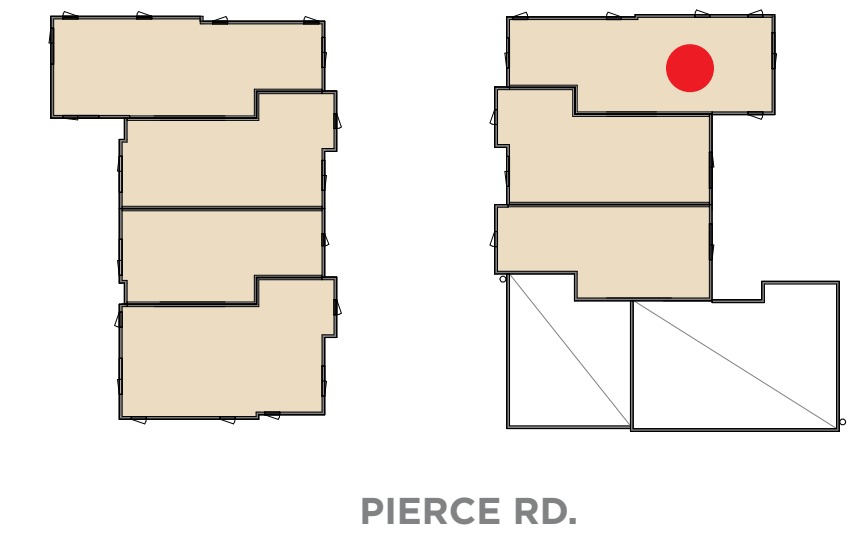
D2
438 SF
LEVEL 3



LEGEND

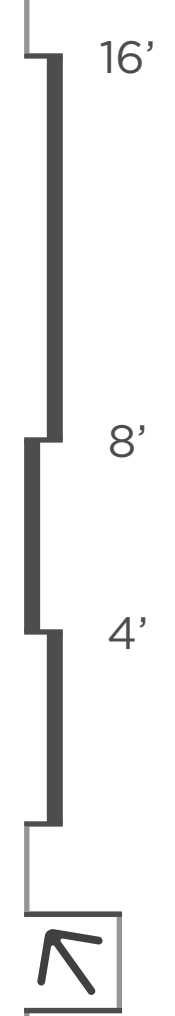
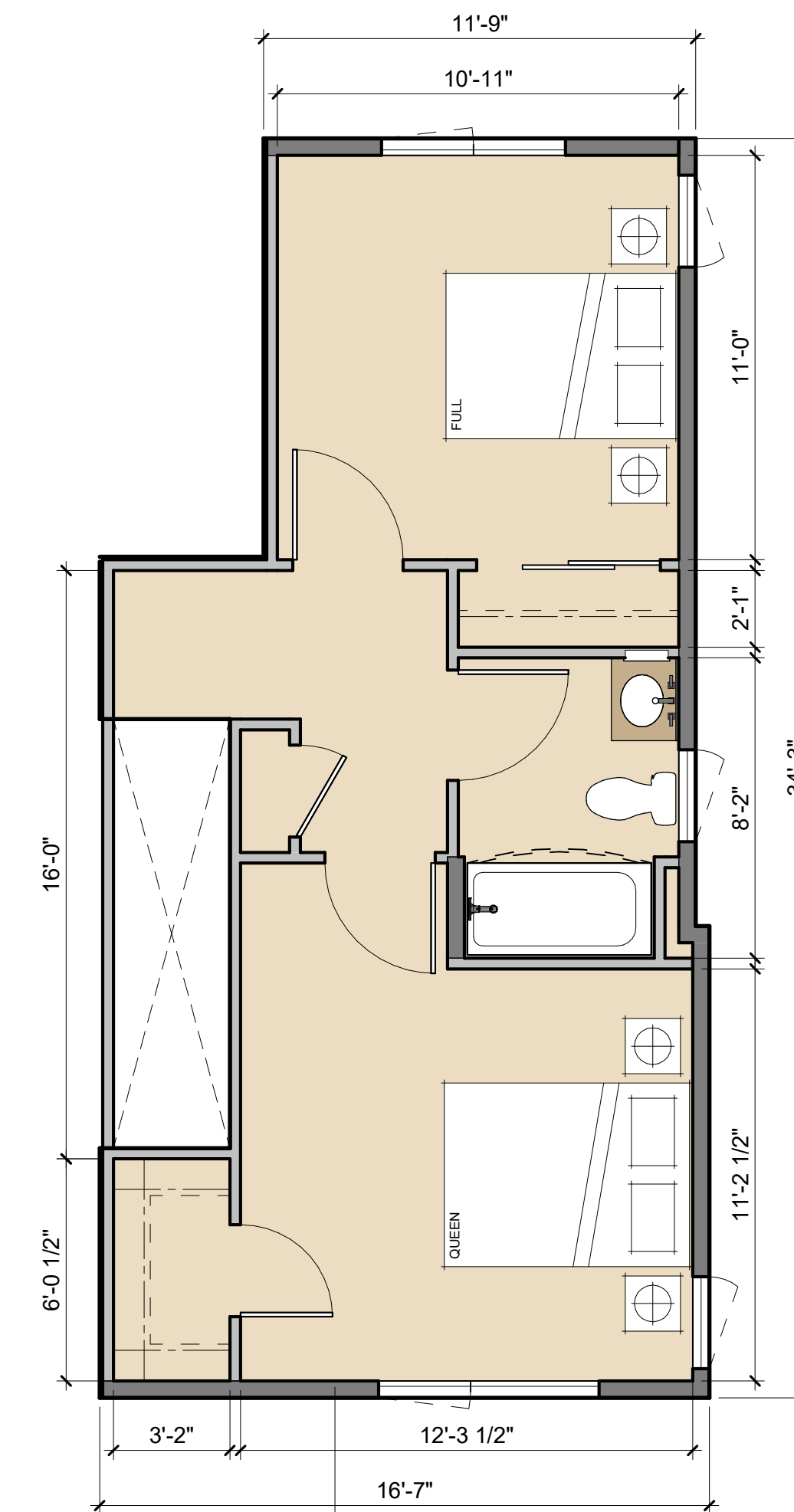
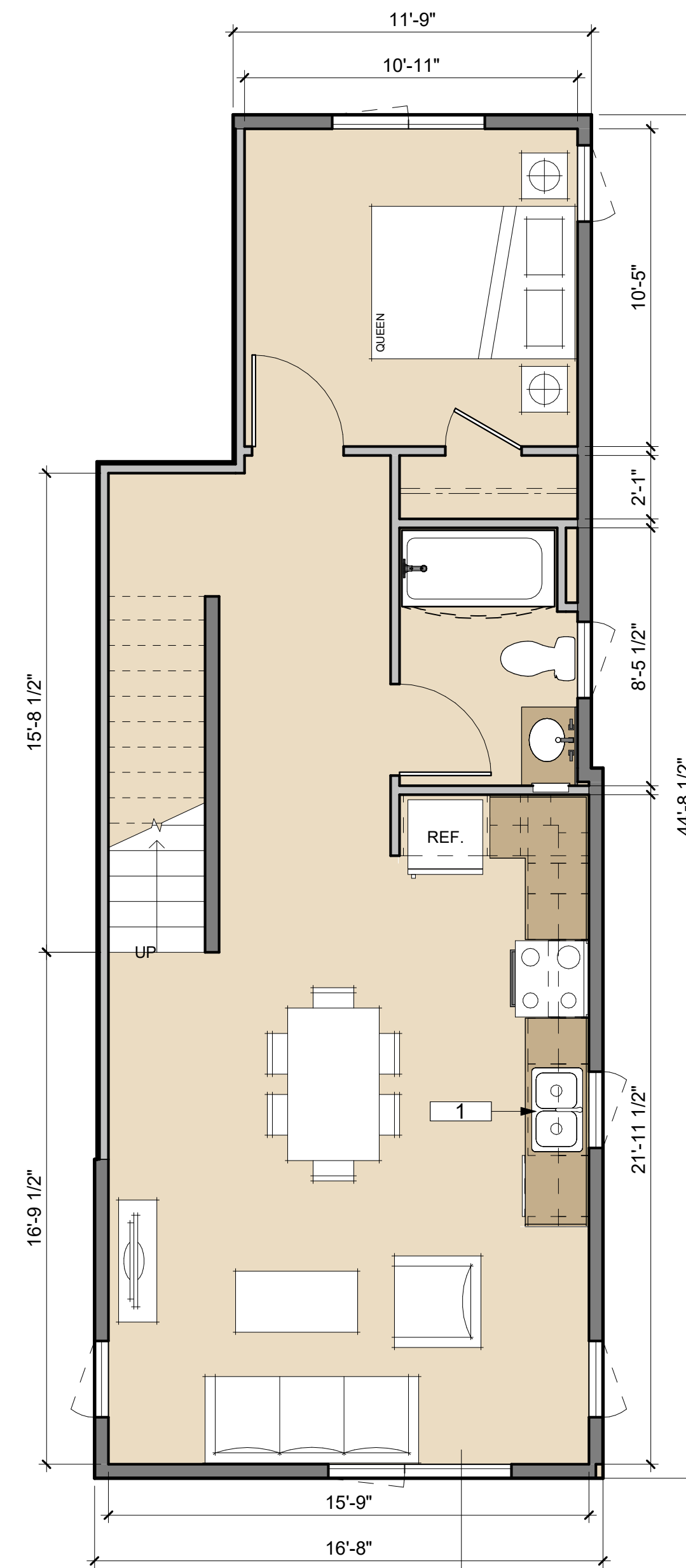
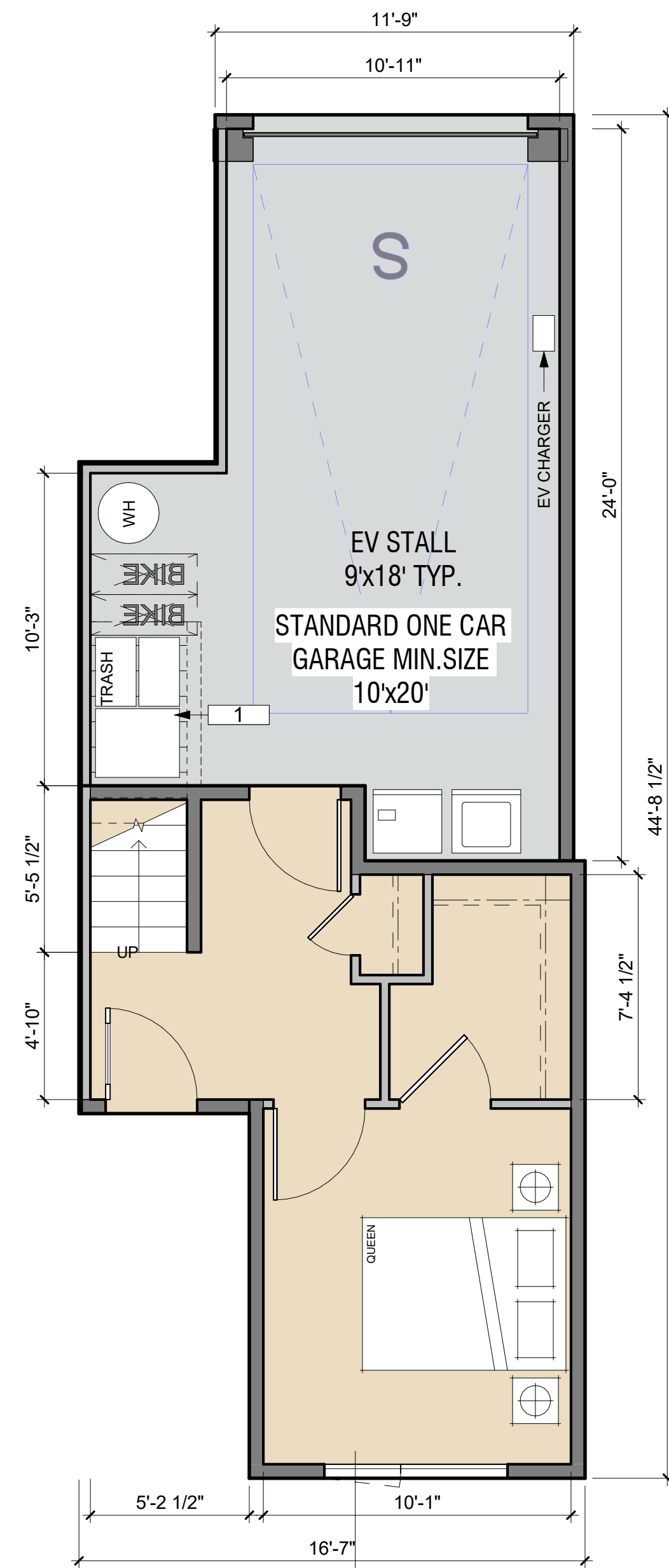
- UNITS
- PARKING
- BOH
- PROPERTY LINE

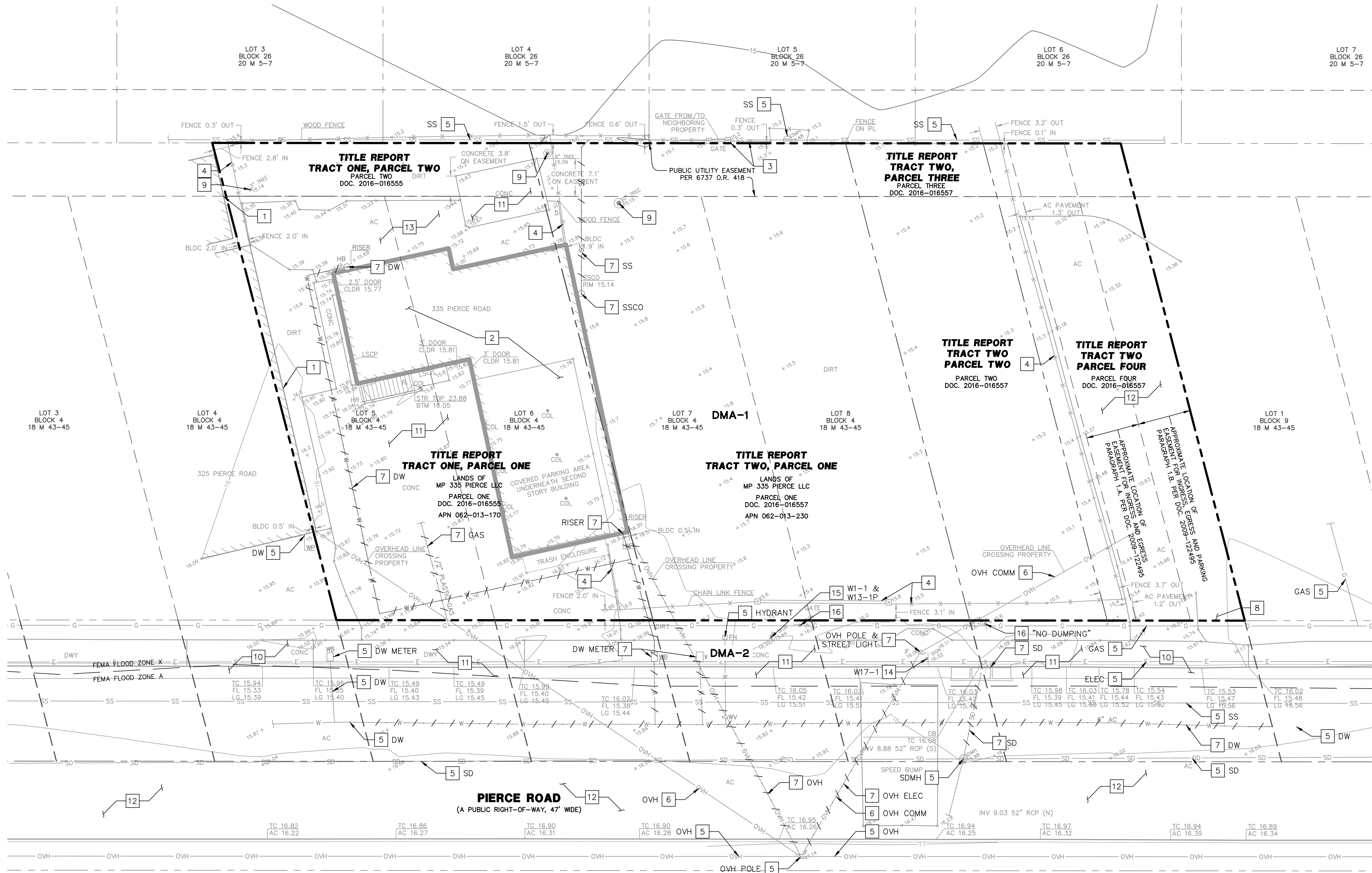
KEY PLAN



KEYNOTE

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





EXISTING PERVIOUS VS. IMPERVIOUS SITE CONDITIONS

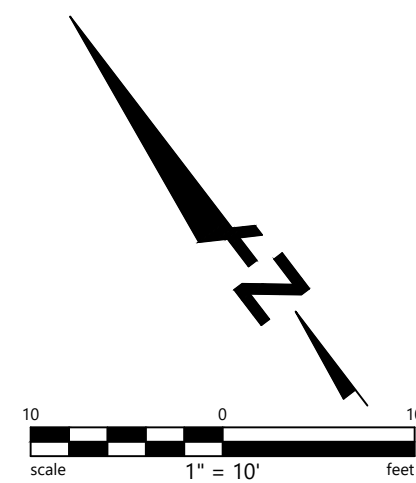
	EX ROOF AREA	EX IMPERVIOUS PAVEMENT AREA	EX LANDSCAPE AREA
SQUARE FEET	1,741	5,758	9,614
PERCENT OF TOTAL SITE	10%	34%	56%

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
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 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

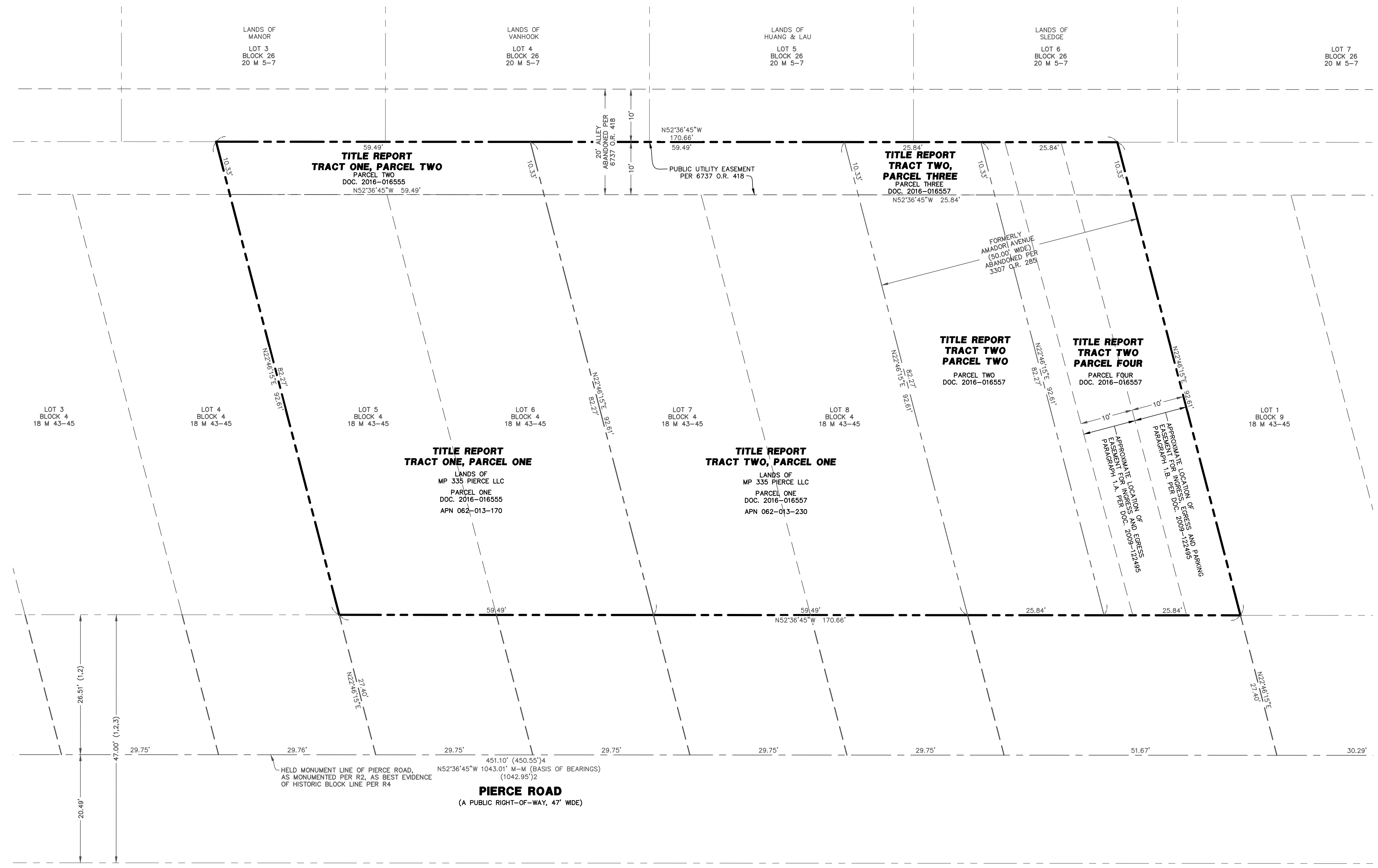
Date: 4/23/2026
 Scale: 1" = 10'
 Design: LAH
 Drawn: LAH
 Approved: JCL
 Job No: 20242424

Drawing Number:
C2.0
 2 OF 12

NOT FOR CONSTRUCTION

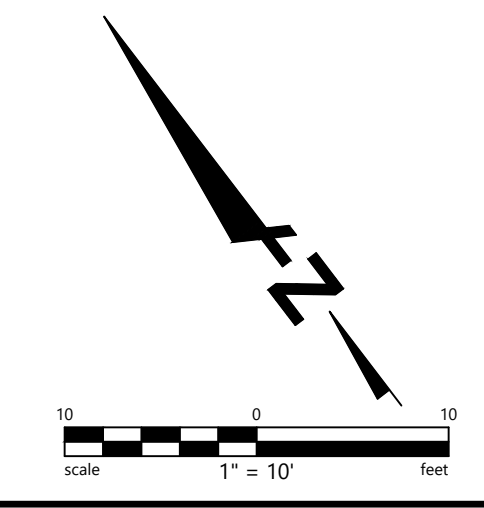
DRAWING NAME: Civil/Prep; PROJECT: BKF 03/2024/06/01/335_Pierce_Road; DRAWING: EXISTING CONDITIONS; PLOT DATE: 04/23/26; PLOTTED BY: rchris

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)



DRAWING NAME: 335 Pierce Road - Preliminary Parcelization; PROJECT: 335 Pierce Road - Preliminary Parcelization; DATE: 04/22/2026; PLOTTED BY: ebf@bkf.com

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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
EXISTING PARCELIZATION

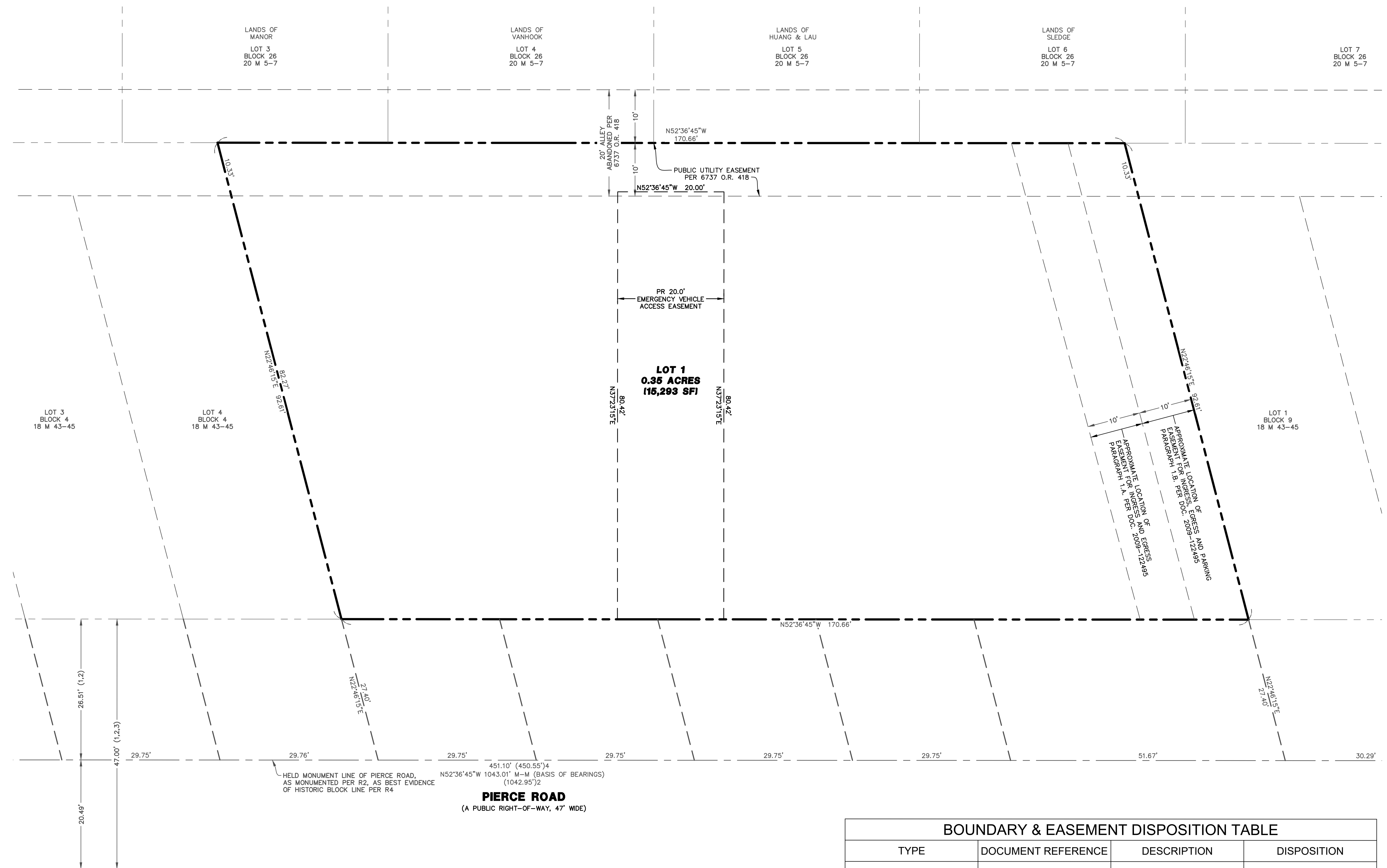
No.	Revisions

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

Drawing Number:
C2.1
 3 OF 12

NOT FOR CONSTRUCTION

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)

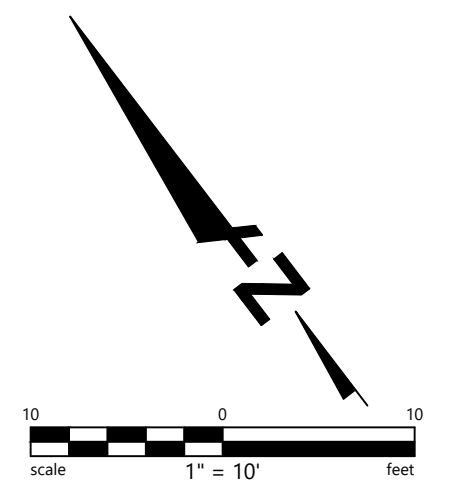


HELD MONUMENT LINE OF PIERCE ROAD,
 AS MONUMENTED PER R2, AS BEST EVIDENCE
 OF HISTORIC BLOCK LINE PER R4

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

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 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

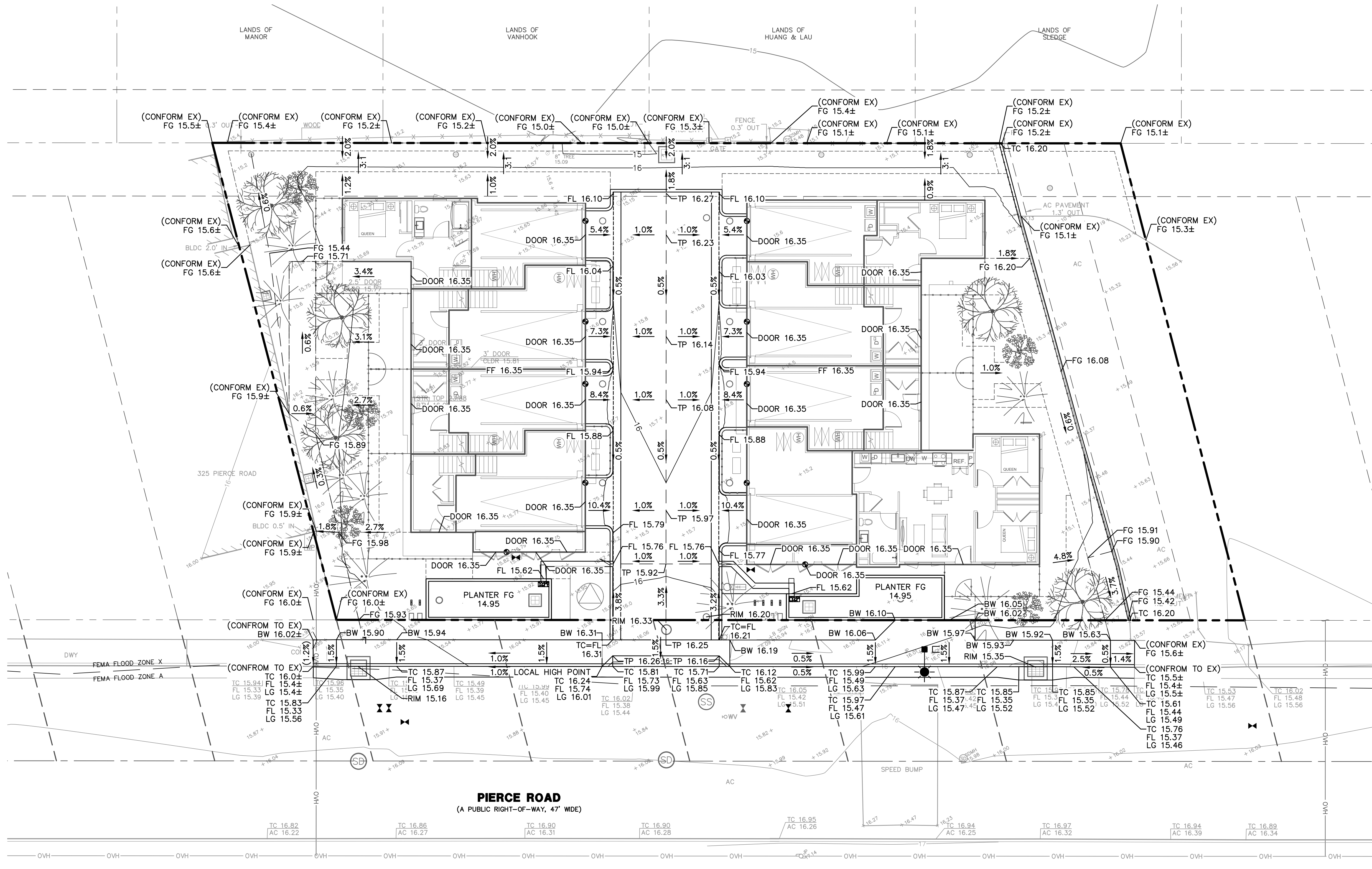
PRELIMINARY PARCELIZATION PLAN

No.	Revisions

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

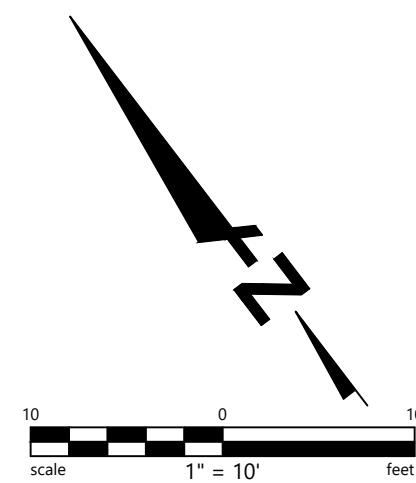
Drawing Number:
C2.2
 4 OF 12

NOT FOR CONSTRUCTION



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

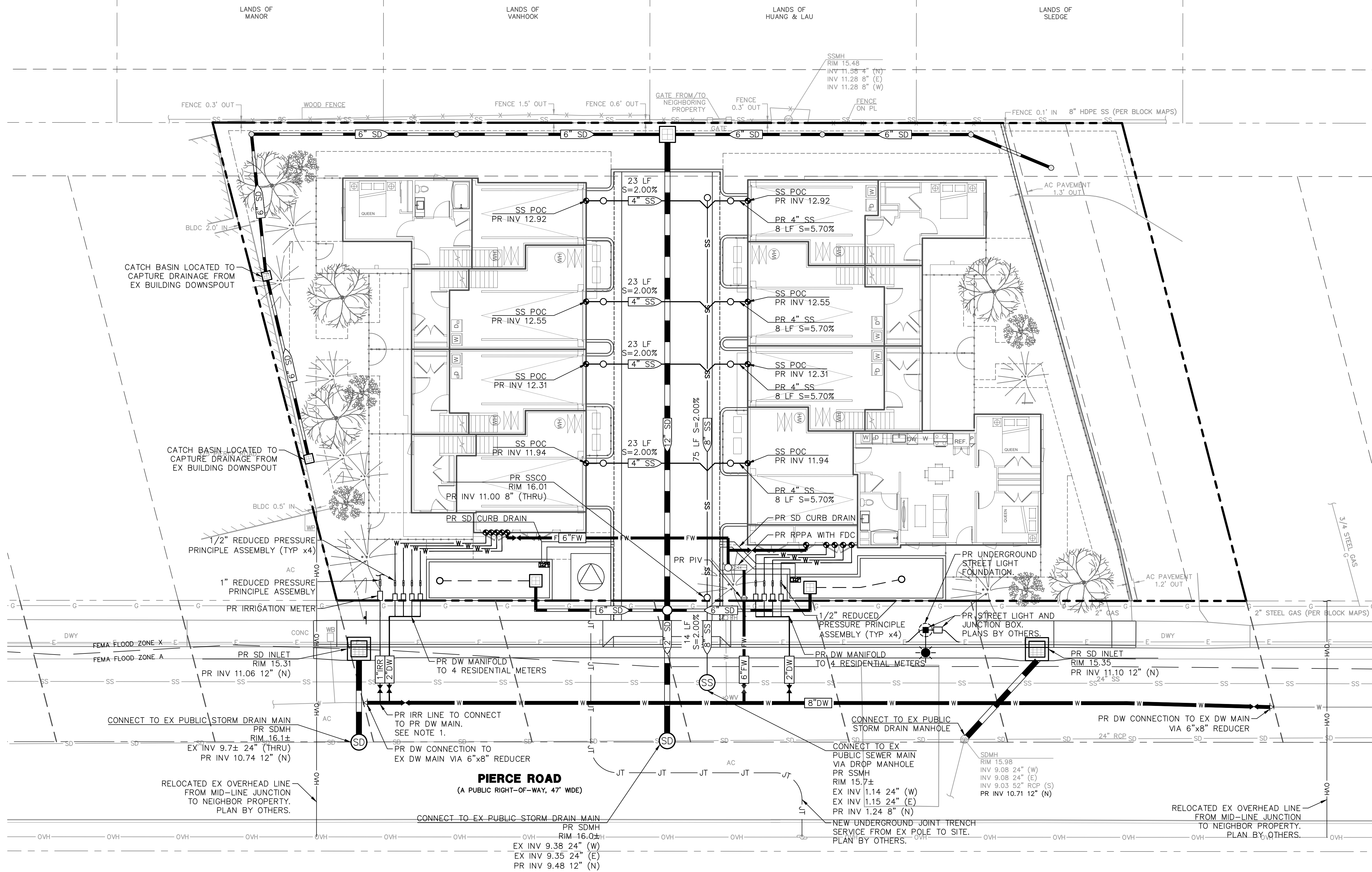
No.	Revisions

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

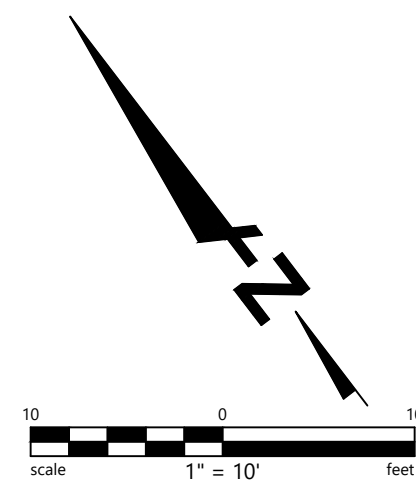
Drawing Number:
C4.0
7 OF 12

NOT FOR CONSTRUCTION

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



- 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
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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

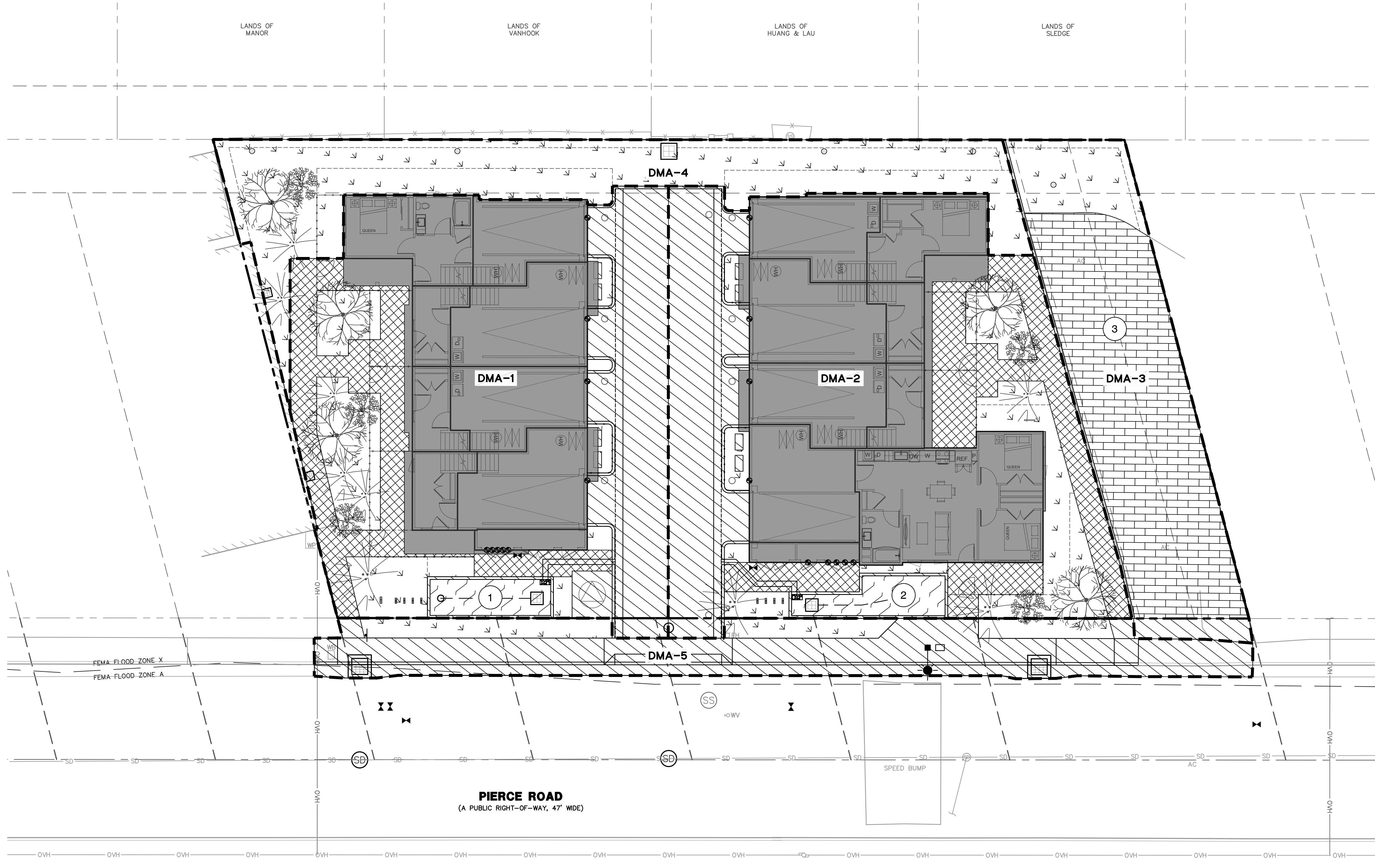
No.	Revisions

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 Vesting Tentative Map; PROJECT: 335 Pierce Road Vesting Tentative Map; PREPARED BY: BKF ENGINEERS; DATE: 4/23/2026; PLOTTED BY: ebf@bkf.com



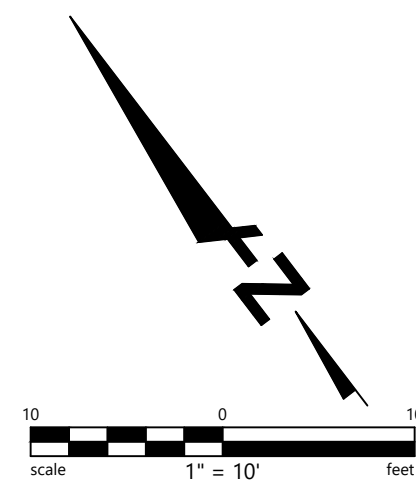
DMA NAME	ROOF AREA (SF)	IMPERVIOUS PAVEMENT AREA (SF)	LANDSCAPE AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	AT-GRADE BIO-RETENTION AREA (SF)	TOTAL DMA AREA (SF)	REQUIRED TREATMENT (SF)	PROVIDED TREATMENT (SF)	TREATMENT METHOD	DRAINS TO TREATMENT MEASURE (ID #)
DMA-1	2,505	1,174	704	819	153	5,355	147	153	BIO-RETENTION	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

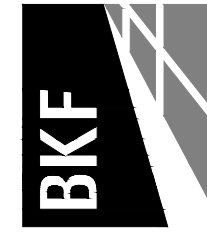
- IMPERVIOUS AREA: ROOF
- IMPERVIOUS AREA: PAVEMENT
- PERVIOUS AREA: LANDSCAPE
- PERVIOUS HARDSCAPE AREA
- BIORETENTION/ FLOW-THROUGH PLANTER
- PERMEABLE PAVERS PER SAN MATEO COUNTY C.3 STANDARDS
- DRAINAGE MANAGEMENT AREA (DMA)
- TREATMENT MEASURE ID NUMBER



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

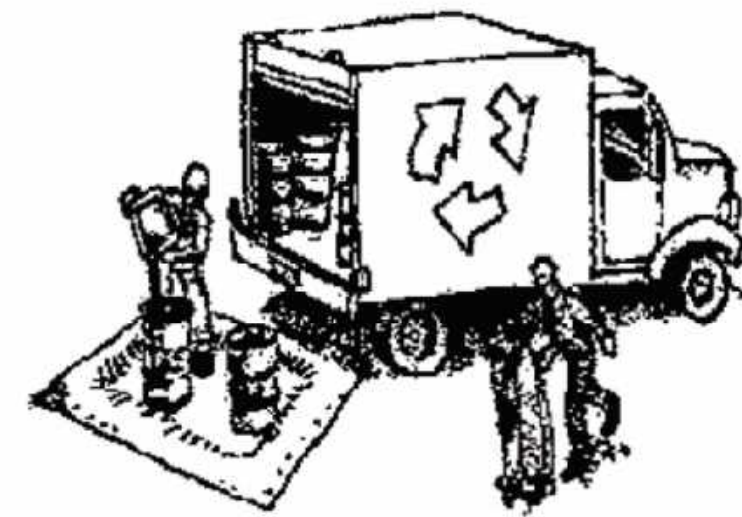
Drawing Number:
C6.0

NOT FOR CONSTRUCTION

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



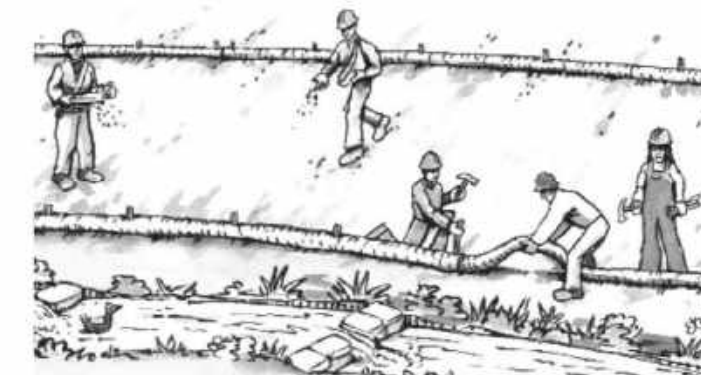
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



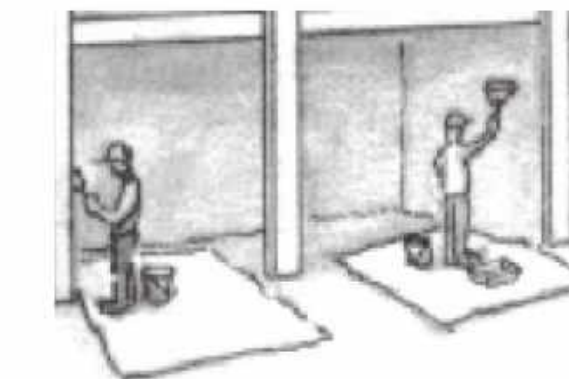
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

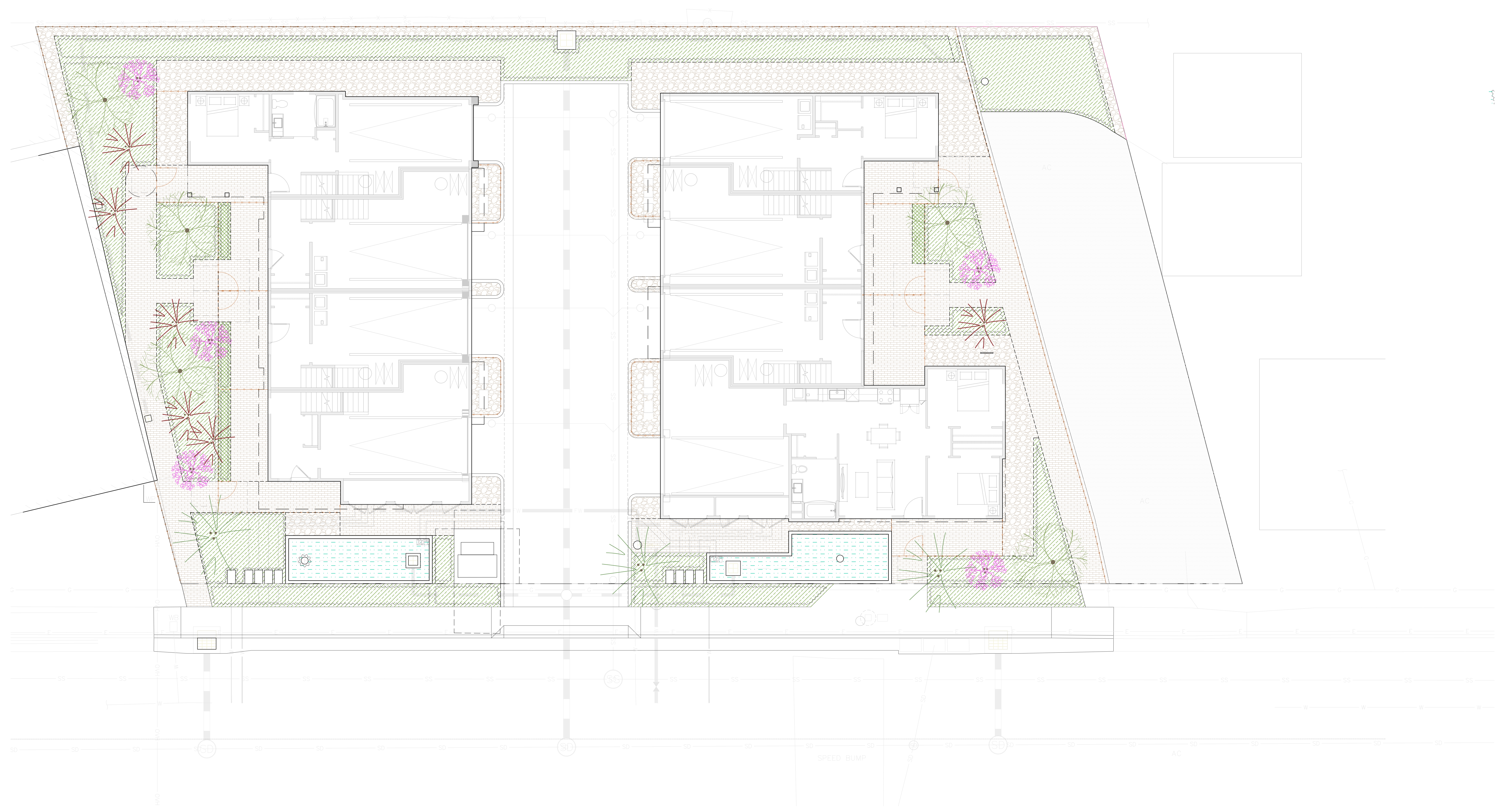
Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!





- 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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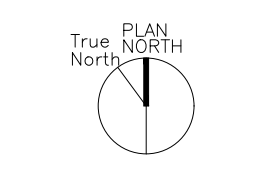
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Project:

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

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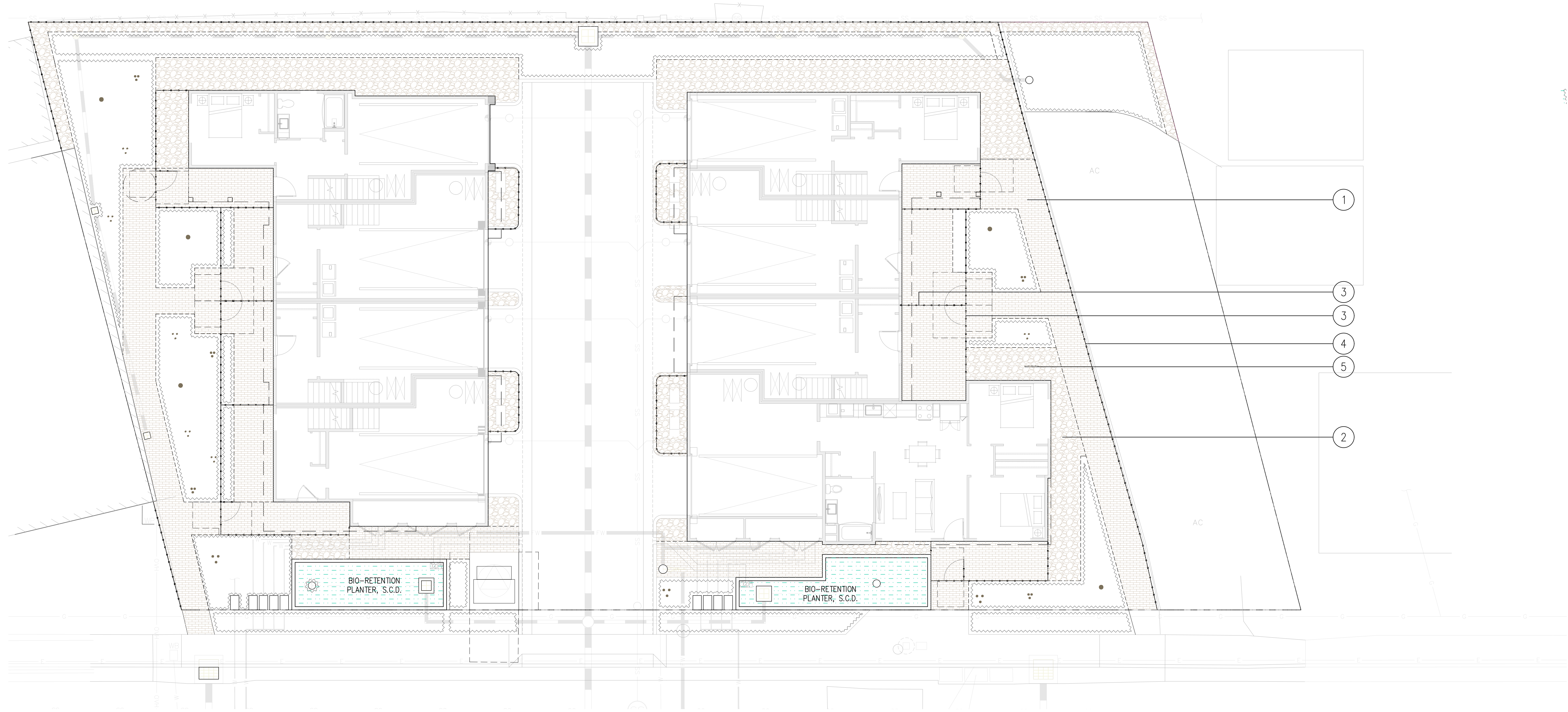
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 Checked By: _____



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

Sheet Name:
SITE PLAN

Sheet No.:
L1.0
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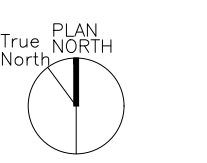
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MATERIAL PLAN

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



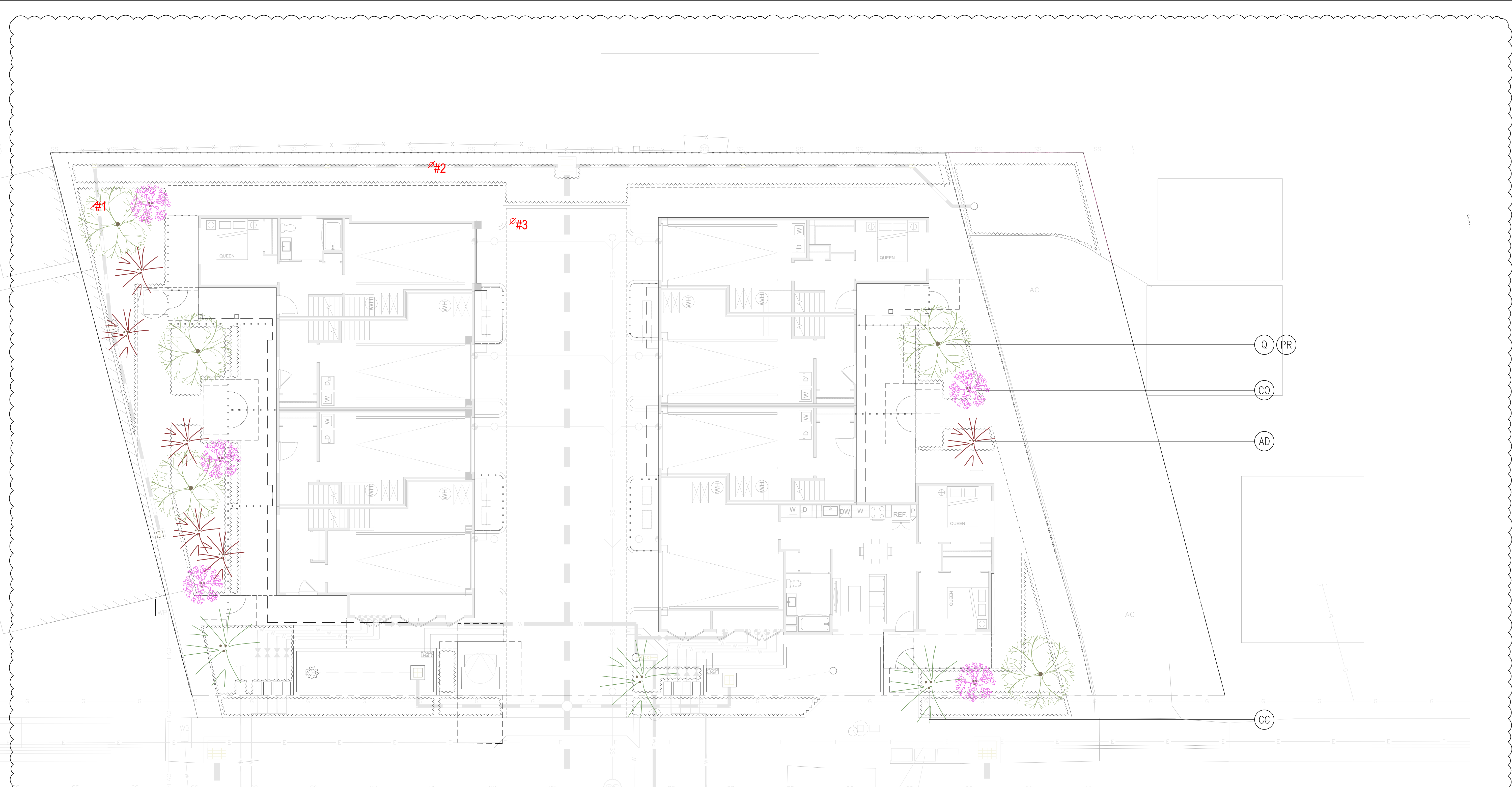
③ 4' METAL AND/OR WOOD
 FENCE AT PATIO
 NON-COMBUSTIBLE
 WITHIN 5' OF BUILDING



④ 6' WOOD FENCE AT
 PROPERTY LINE



⑤ BIKE RACK



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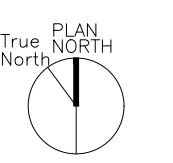
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Scale:
0 2 4 8 1/8" = 1'-0"

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

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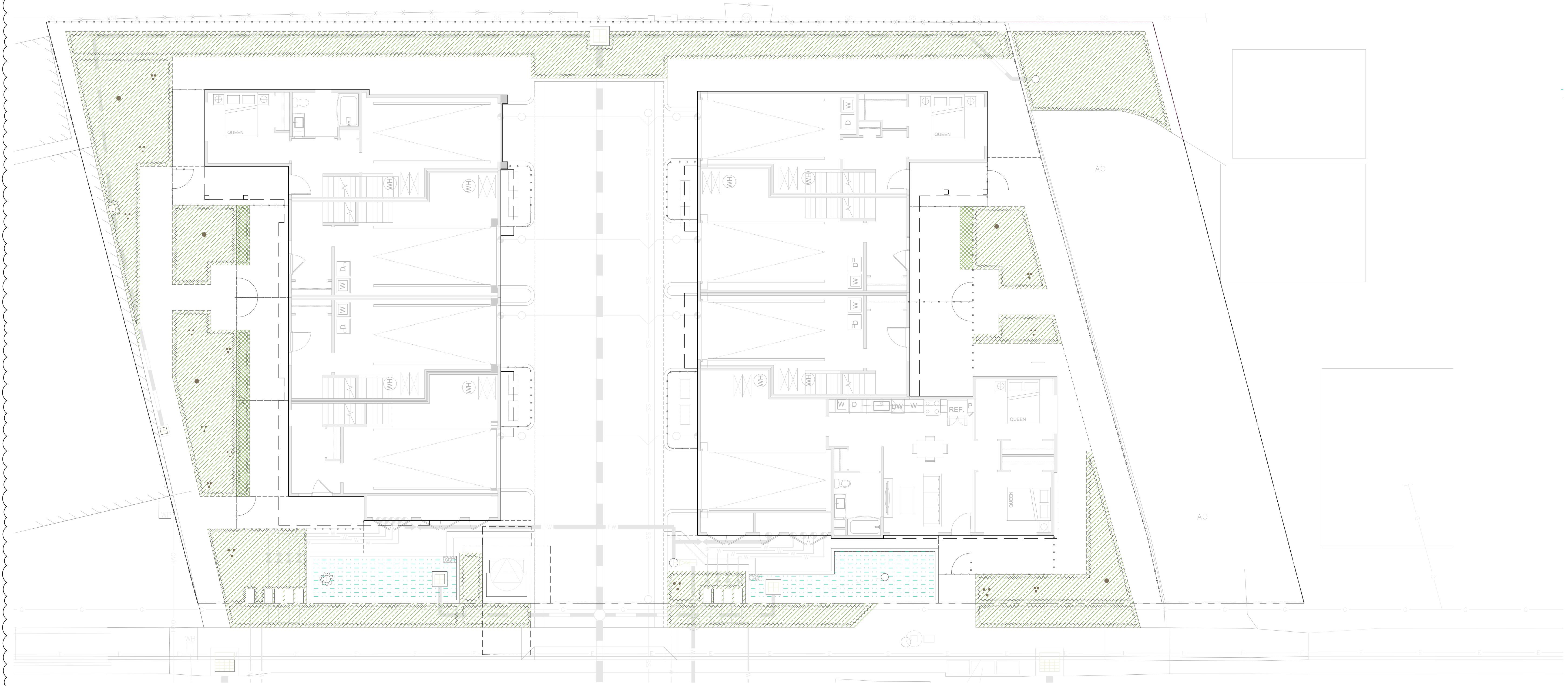
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**LANDSCAPE
UNDERSTORY
PLAN**

Sheet No.:

L4.2

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ABBREVIATIONS:

WCOLS: 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

FIRE RESISTANT - INITIAL PERENNIAL / GRASSES LIST

BIO-RETENTION/FIRE RESISTANT - INITIAL 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
CEANOOTHUS 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

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

BOTANICAL	COMMON	WATER USE	NATIVE/ CAP	EVERGREEN/ DECIDUOUS	FULL SUN PART SHADE
MONARDELLA VILLOSA FRANCISCA '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
CEANOOTHUS 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 FRANCISCA 'RUSSIAN RIVER'	COYOTE MINT	L	NATIVE	E	FS/PS
MUHLENBERGIA RIGENS	DOUGLAS IRIS	L	NATIVE	E	FS/PS