

355 PIERCE

PLANNING SUBMITTAL

APRIL 22, 2025



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PROJECT DESCRIPTION

A new 100% affordable town house project is proposed in the Belle Haven neighborhood at 355 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 35 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 two-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 and shingle 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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CIVIL ENGINEER:



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355 PIERCE
MENLO PARK, CA
TCA # 2025-158

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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)

PROJECT SUMMARY:

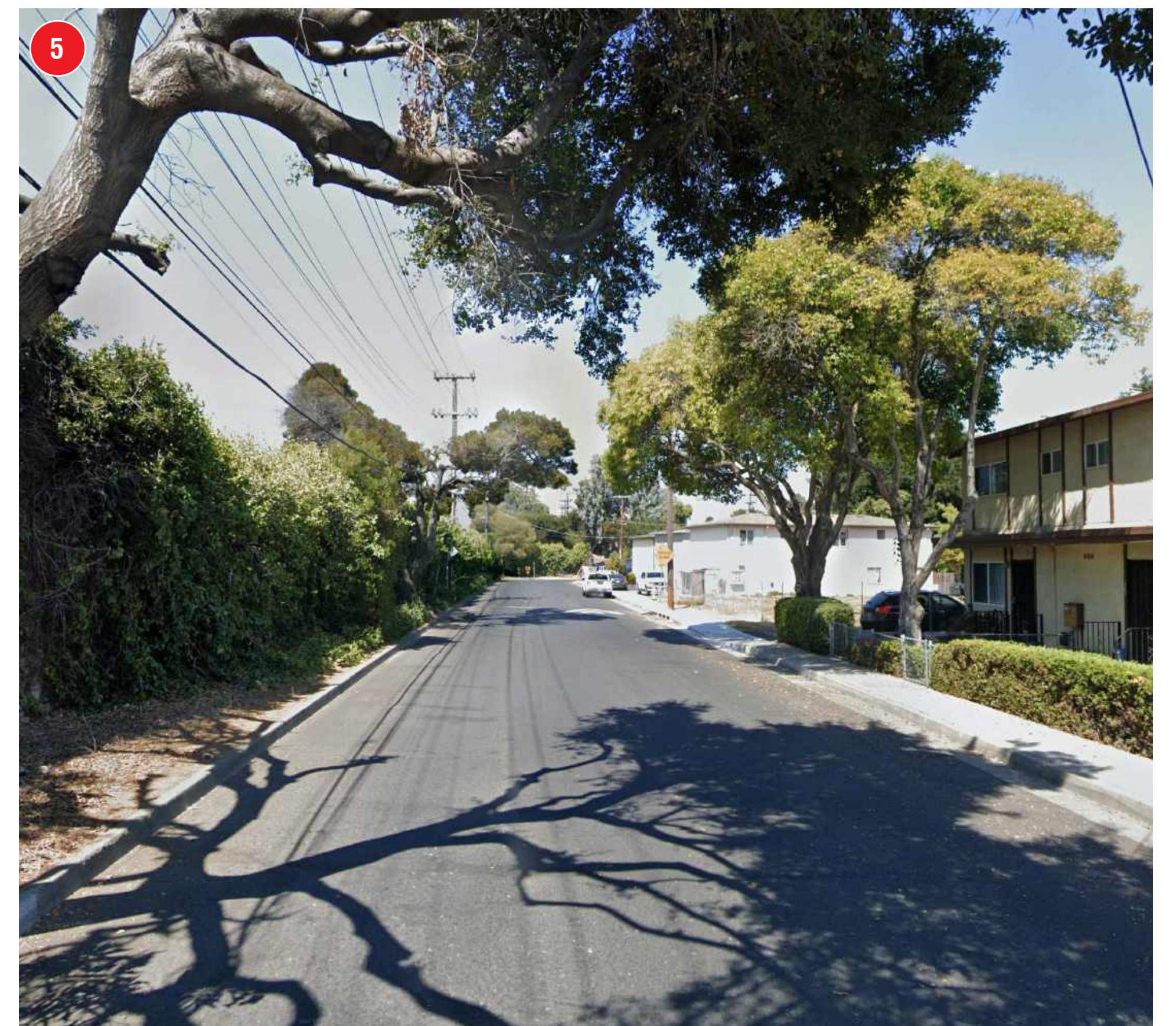
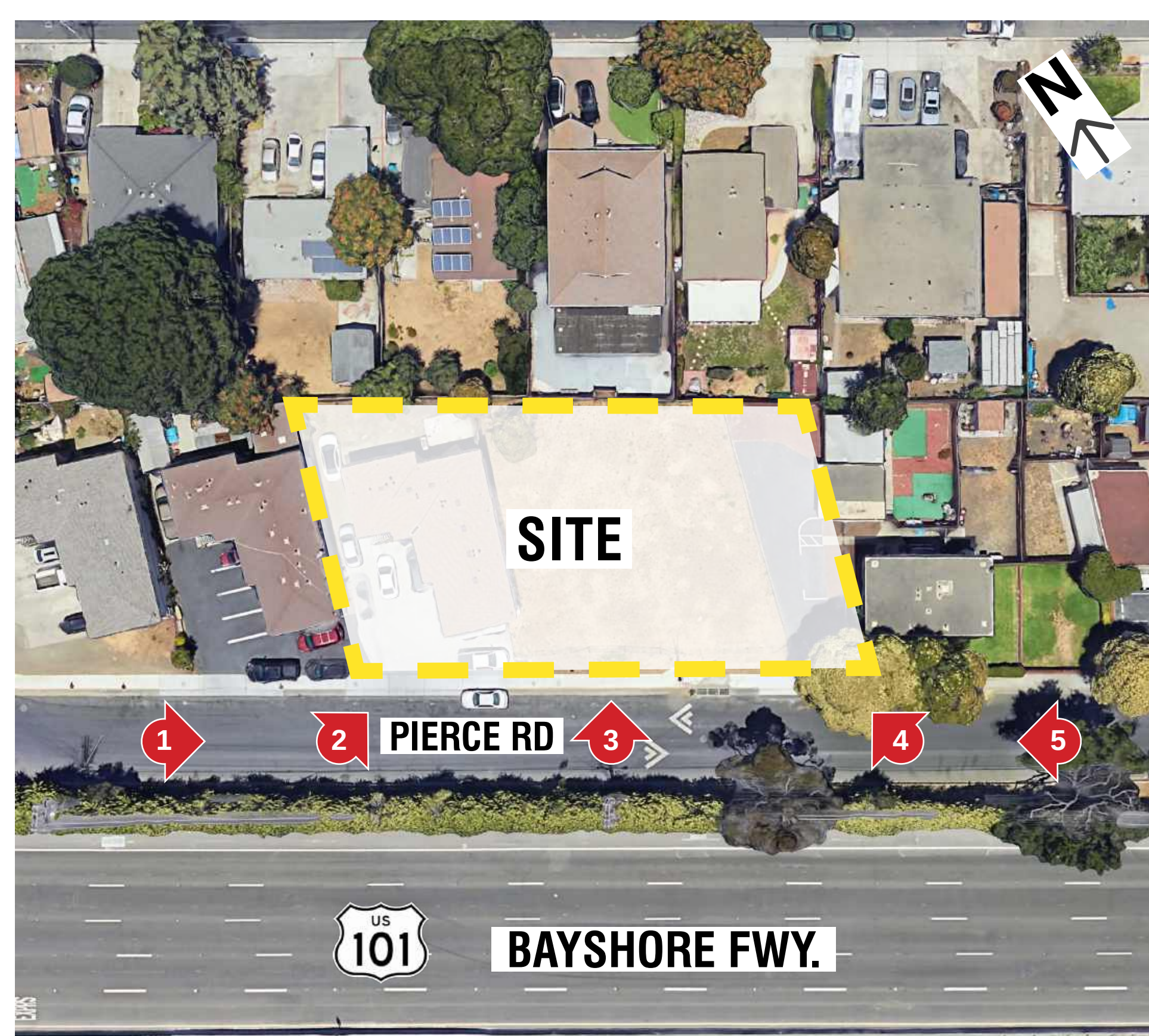
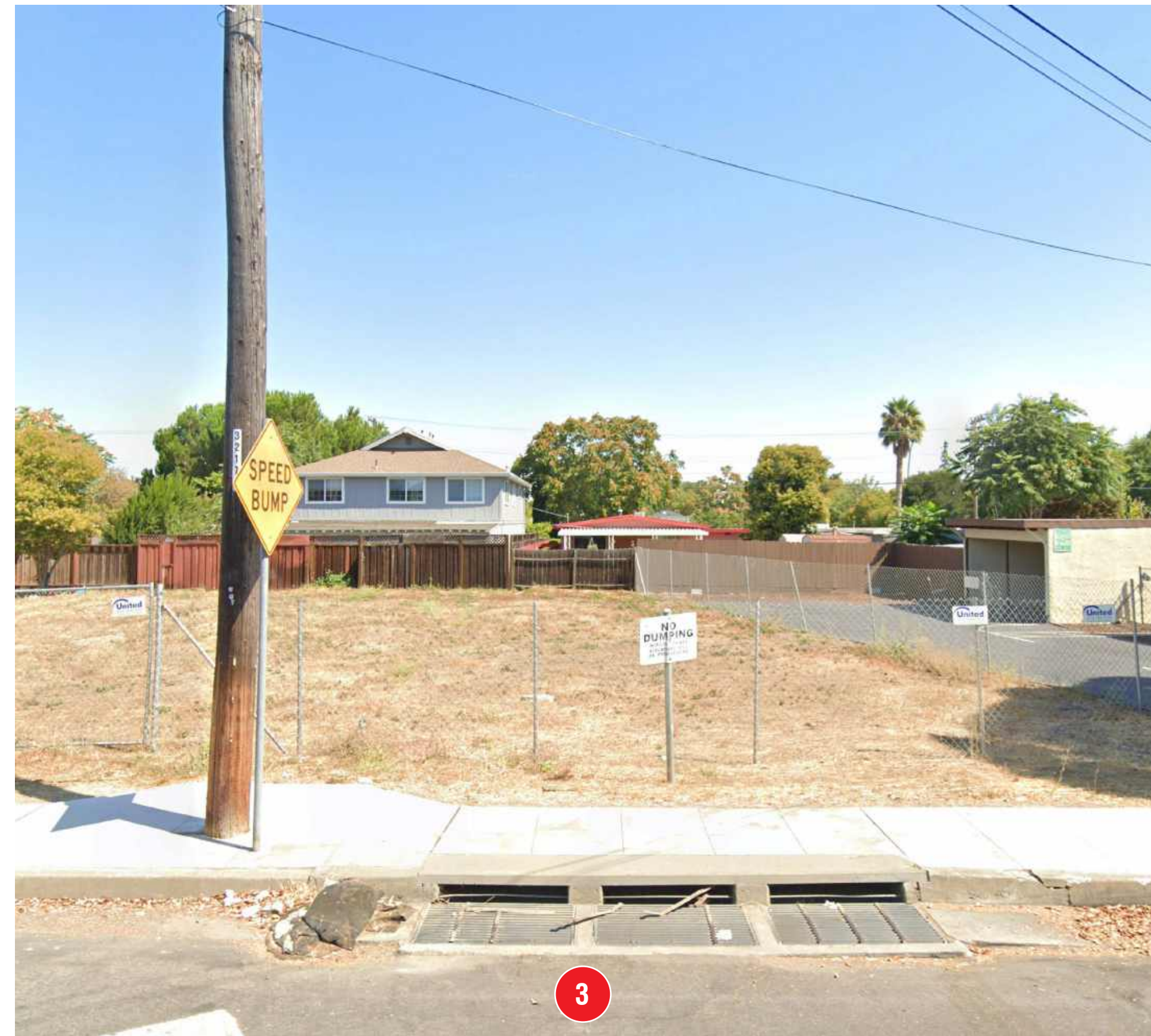
ADDRESS:	355 PIERCE RD. MENLO PARK. CA 94025.	
ASSESSOR'S PARCEL NUMBER (APN):	062-013-170 062-013-230	
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL	
ZONING:	R-3 APARTMENT DISTRICT	
	REQUIRED	PROVIDED
LOT AREA:	7,000 SF MIN.	15,293 SF 0.35 AC
LOT WIDTH:	80' MIN.	170.66'
LOT DEPTH:	100' MIN.	89.61
LAND AREA PER DWELLING UNIT:	1 / 3,333 SF = 4 MAX.	1 / 1,912 SF
(STATE DENSITY BONUS REQUESTED)		
MINIMUM YARDS:		
FRONT:	15% OF LOT WIDTH; MIN.20FT.	12’-0”
INTERIOR SIDE:	10 FT	15’-0”
REAR:	15% OF LOT WIDTH; MIN.15FT.	10’-0”
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’-3”
(STATE DENSITY BONUS REQUESTED)		
GROSS FLOOR AREA:		10,048 SF
FLOOR AREA RATIO:	45% MAX.	66%
(STATE DENSITY BONUS REQUESTED)		
BUILDING COVERAGE:	55% MAX.	5,098 SF 33%
DRIVEWAYS AND OPEN PARKING AREAS:	20% MAX.	3,652 SF 24%
{STATE DENSITY BONUS REQUESTED}		
OPEN SPACE:		
PRIVATE:	80 SF/UNIT = 640 SF	991 SF
LANDSCAPING:	25% MIN.	5,481 SF (36%)
BUILDING HEIGHT:	35’ MAX.	33’-0”
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	1,742 SF	0 SF	0 SF	1,742 SF
2ND STORY	4,693 SF	0 SF	0 SF	4,693 SF
3RD STORY	3,613 SF	0 SF	0 SF	3,613 SF
BUILDING	10,048 SF	0 SF	0 SF	10,048 SF
GARAGE				
1ST STORY	0 SF	2,878 SF	148 SF	3,026 SF
GARAGE	0 SF	2,878 SF	148 SF	3,026 SF
TOTAL	10,048 SF	2,878 SF	148 SF	13,074 SF

UNIT MIX

UNIT TYPE	PERCENTAGE	COUNT	AVG. UNIT AREA	TOTAL
TWO BEDROOM	37%	3	1,105 SF	3,316 SF
THREE BEDROOM	38%	3	1,222 SF	3,667 SF
FOUR BEDROOM	25%	2	1,533 SF	3,065 SF
Grand total	100%	8		10,048 SF



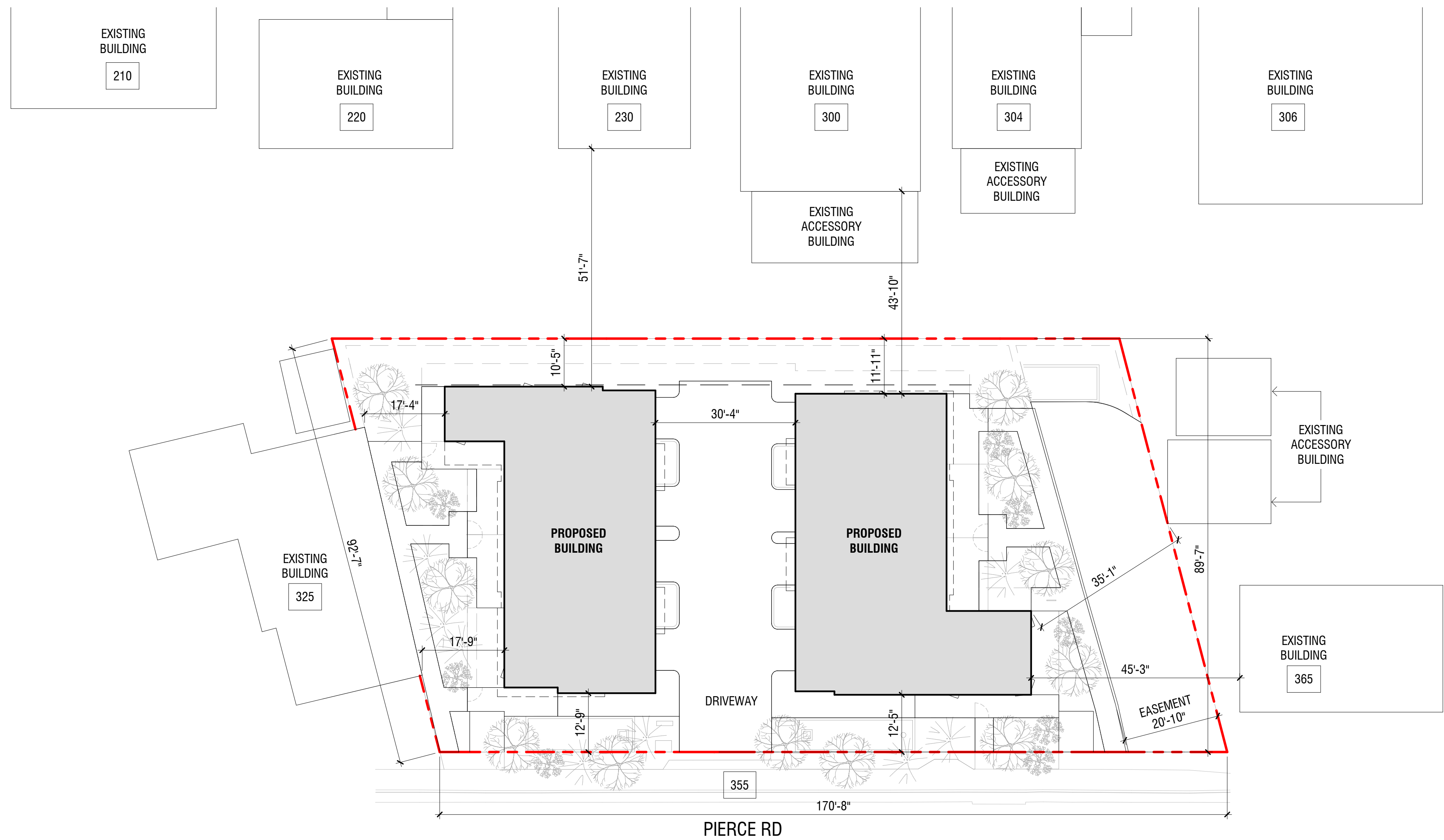




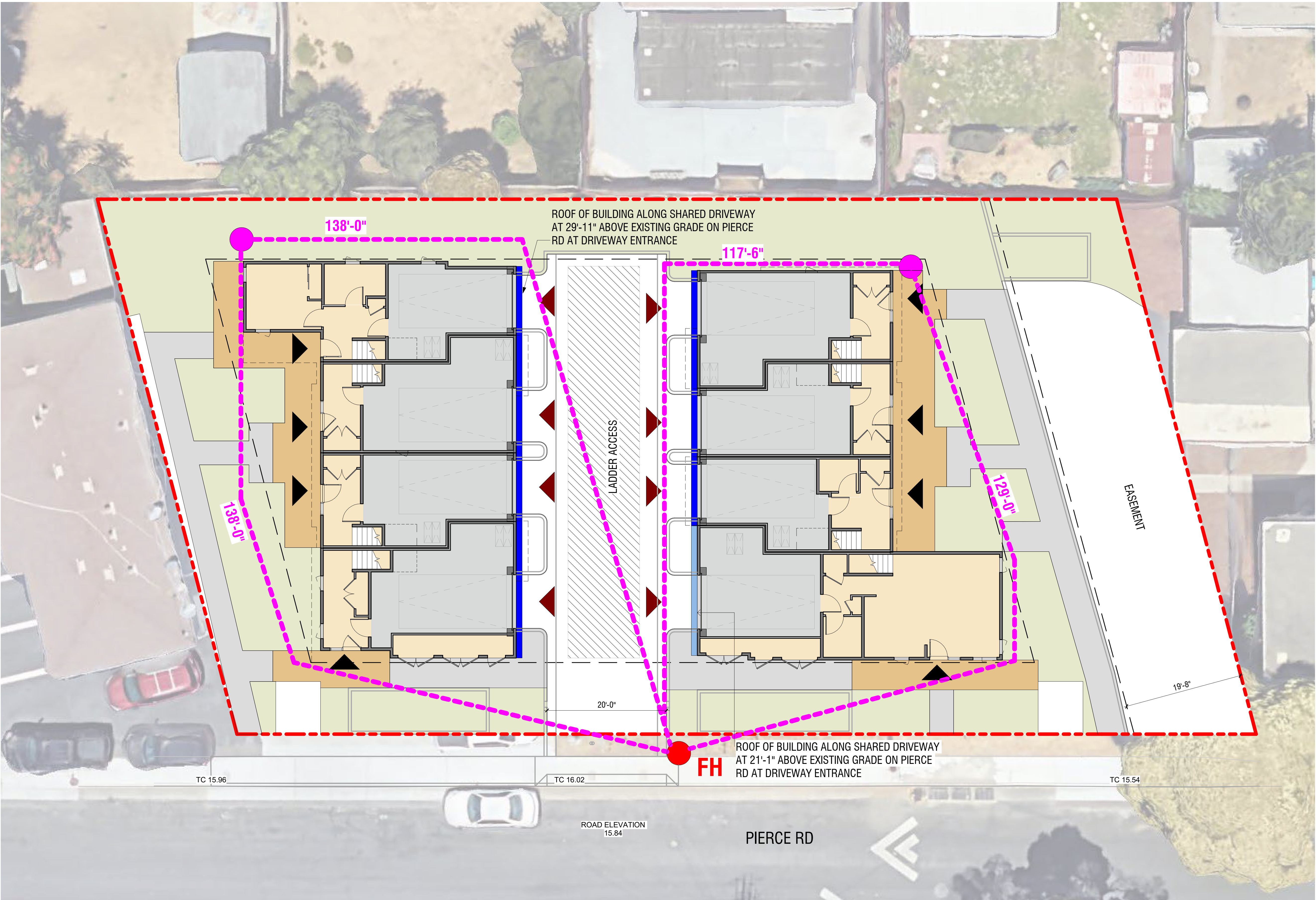




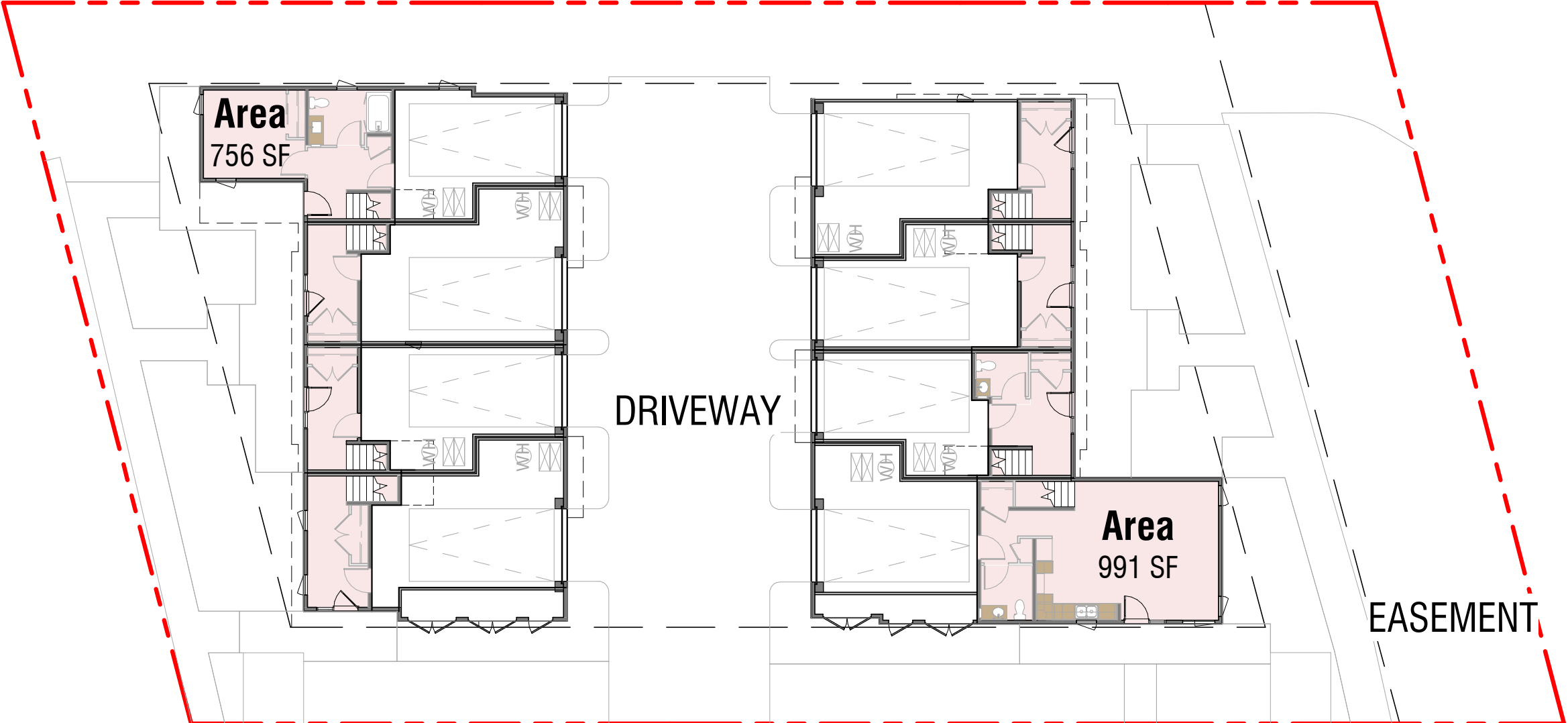
STREETSCAPE ELEVATION



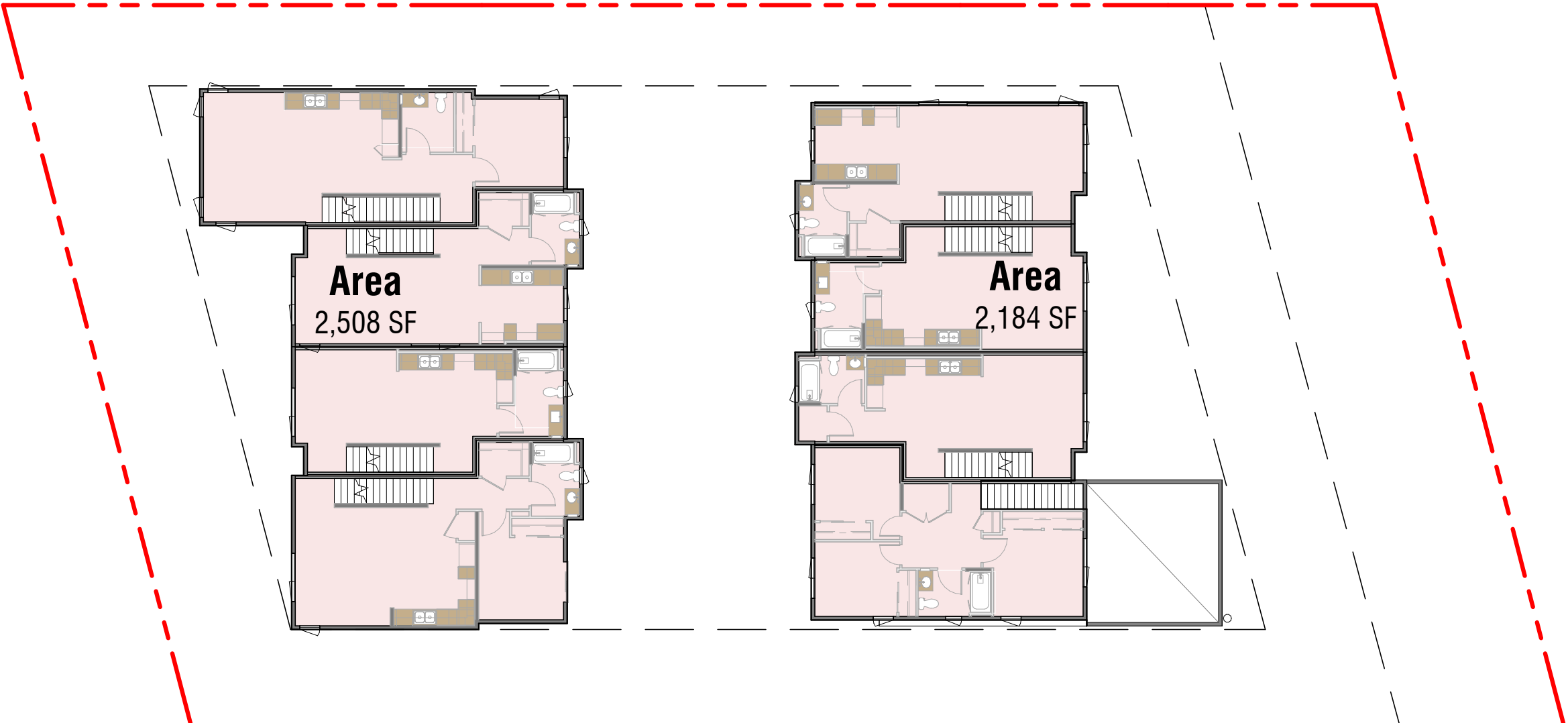
AREA PLAN



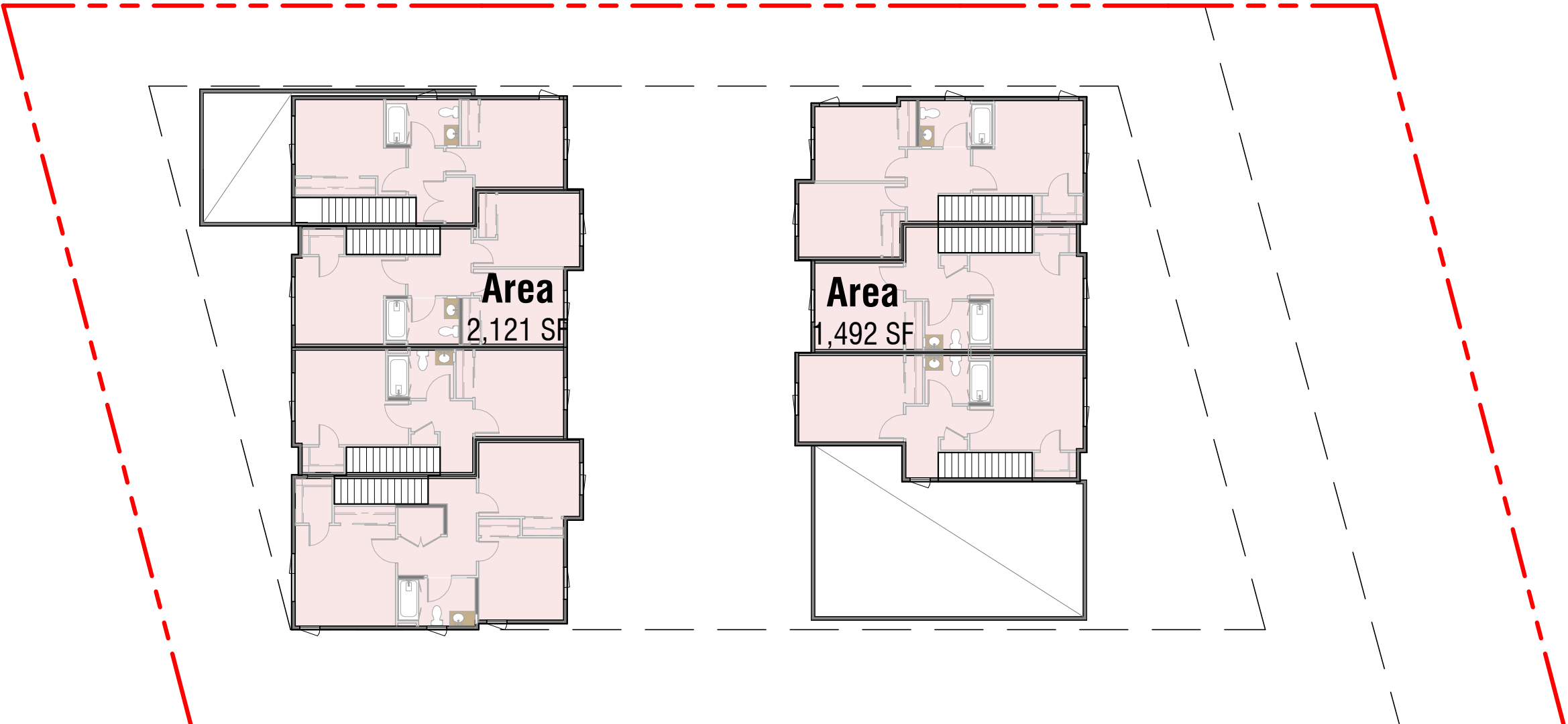
- LEGEND:**
- PROPERTY LINE
 - LINE OF BUILDING ABOVE
 - 150' HOSE PULL LENGTH FROM FIRE APPARATUS ACCESS ROAD (PER CFC SECTION 503.1.1)
 - FH** FIRE HYDRANT LOCATION (*VERIFY LOCATION WITH CIVIL DRAWINGS)
 - BUILDING ENTRY
 - VEHICULAR ENTRY TO GARAGE
 - 21'-1" ROOF PARAPET ELEVATION ABOVE EXISTING GRADE
 - 29'-11" ROOF PARAPET ELEVATION ABOVE EXISTING GRADE



1 1ST STORY
1/16" = 1'-0"



2 2ND STORY
1/16" = 1'-0"



3 3RD STORY
1/16" = 1'-0"

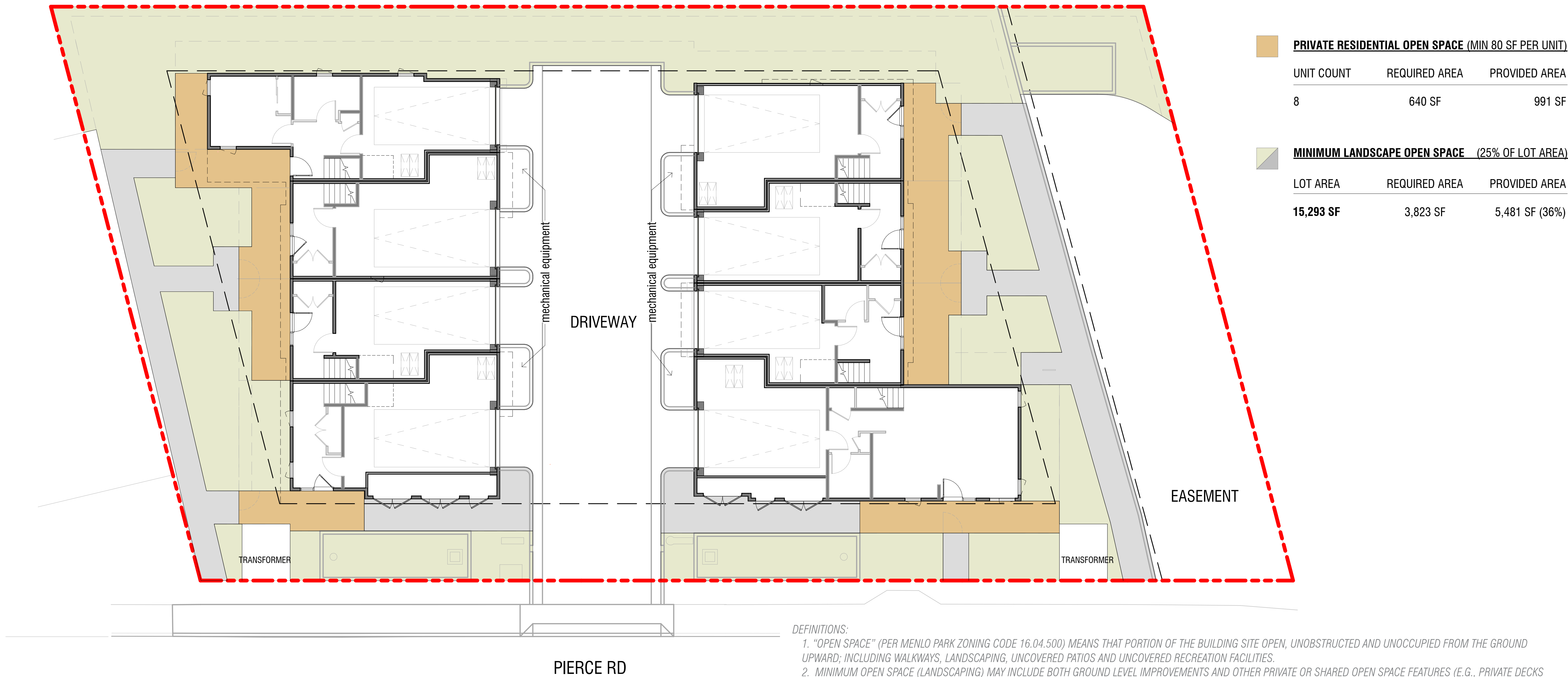
GROSS FLOOR AREA

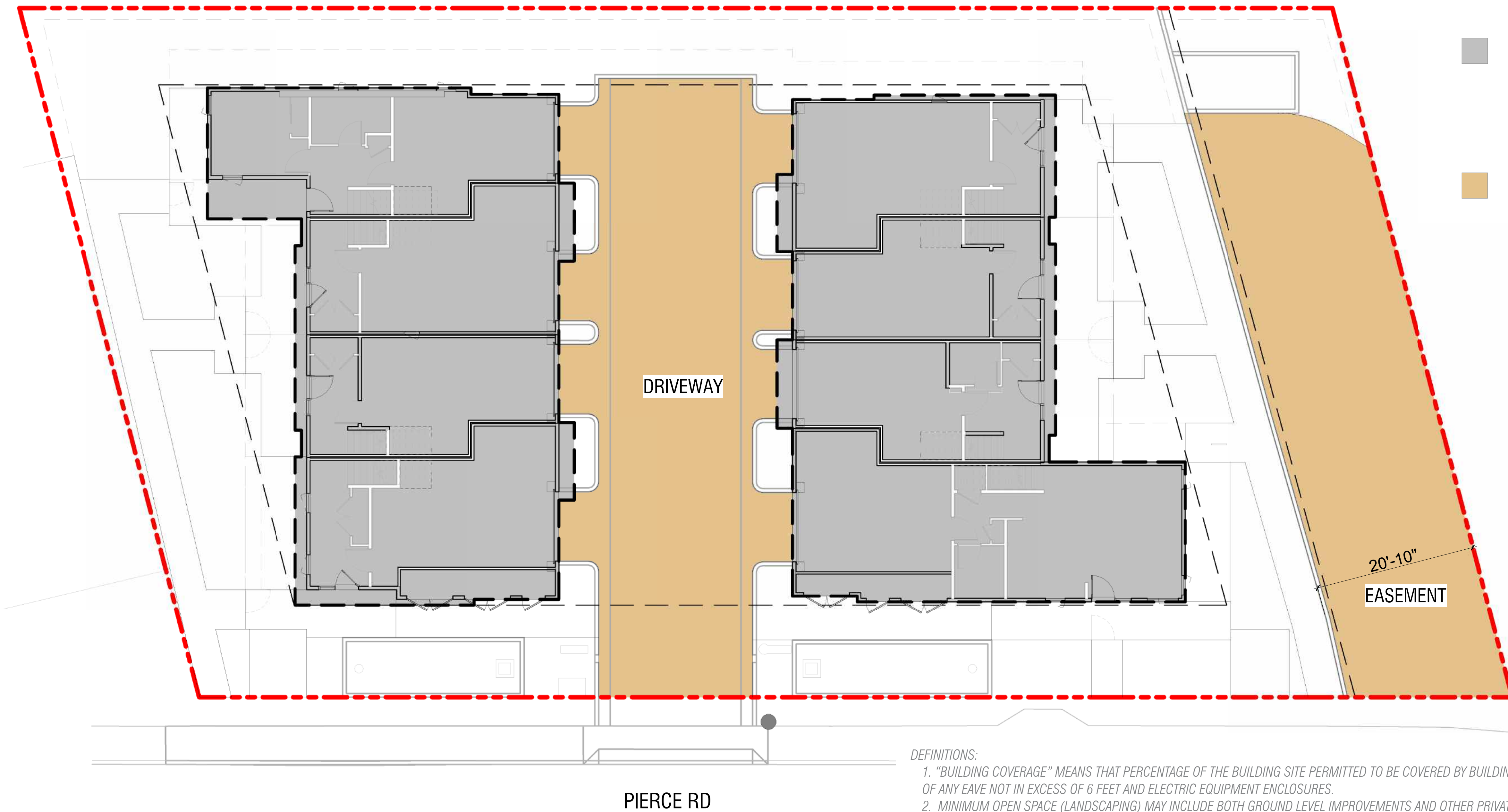
LEVEL	AREA
1ST STORY	1,742 SF
2ND STORY	4,693 SF
3RD STORY	3,613 SF
Grand total	10,048 SF

F.A.R. CALCULATION

GROSS FLOOR AREA:	10,048 SF
BUILDABLE LOT AREA:	15,293 SF
F.A.R.:	66%

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 GARAGES AND BUILDING EQUIPMENT ENCLOSURES.



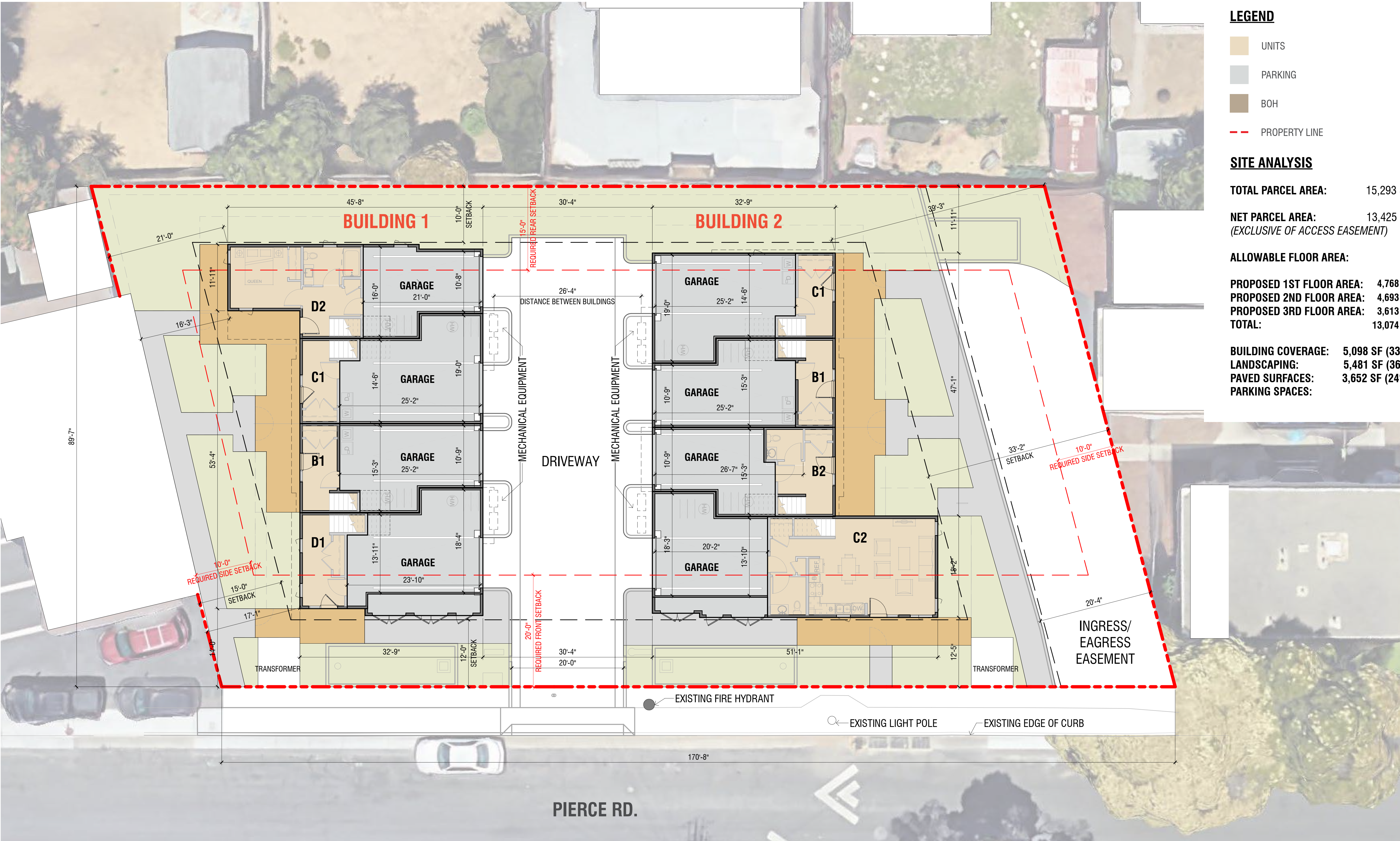


MAXIMUM BUILDING COVERAGE (55% OF LOT AREA)		
LOT AREA	ALLOWED AREA	PROVIDED AREA
15,293 SF	8,411 SF	5,098 SF (33%)

MAXIMUM DRIVEWAYS AND OPEN PARKING AREAS (20% OF LOT AREA)		
LOT AREA	ALLOWED AREA	PROVIDED AREA
15,293 SF	3,059 SF	3,652 SF (24%)

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. 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.SURROUNDING SOLID WALLS OF A BUILDING COVERED BY A ROOF MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS.
3. 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.



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

SITE ANALYSIS

TOTAL PARCEL AREA: 15,293 SF

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

ALLOWABLE FLOOR AREA:

PROPOSED 1ST FLOOR AREA: 4,768 SF
PROPOSED 2ND FLOOR AREA: 4,693 SF
PROPOSED 3RD FLOOR AREA: 3,613 SF
TOTAL: 13,074 SF

BUILDING COVERAGE: 5,098 SF (33%)
LANDSCAPING: 5,481 SF (36%)
PAVED SURFACES: 3,652 SF (24%)
PARKING SPACES: 8



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

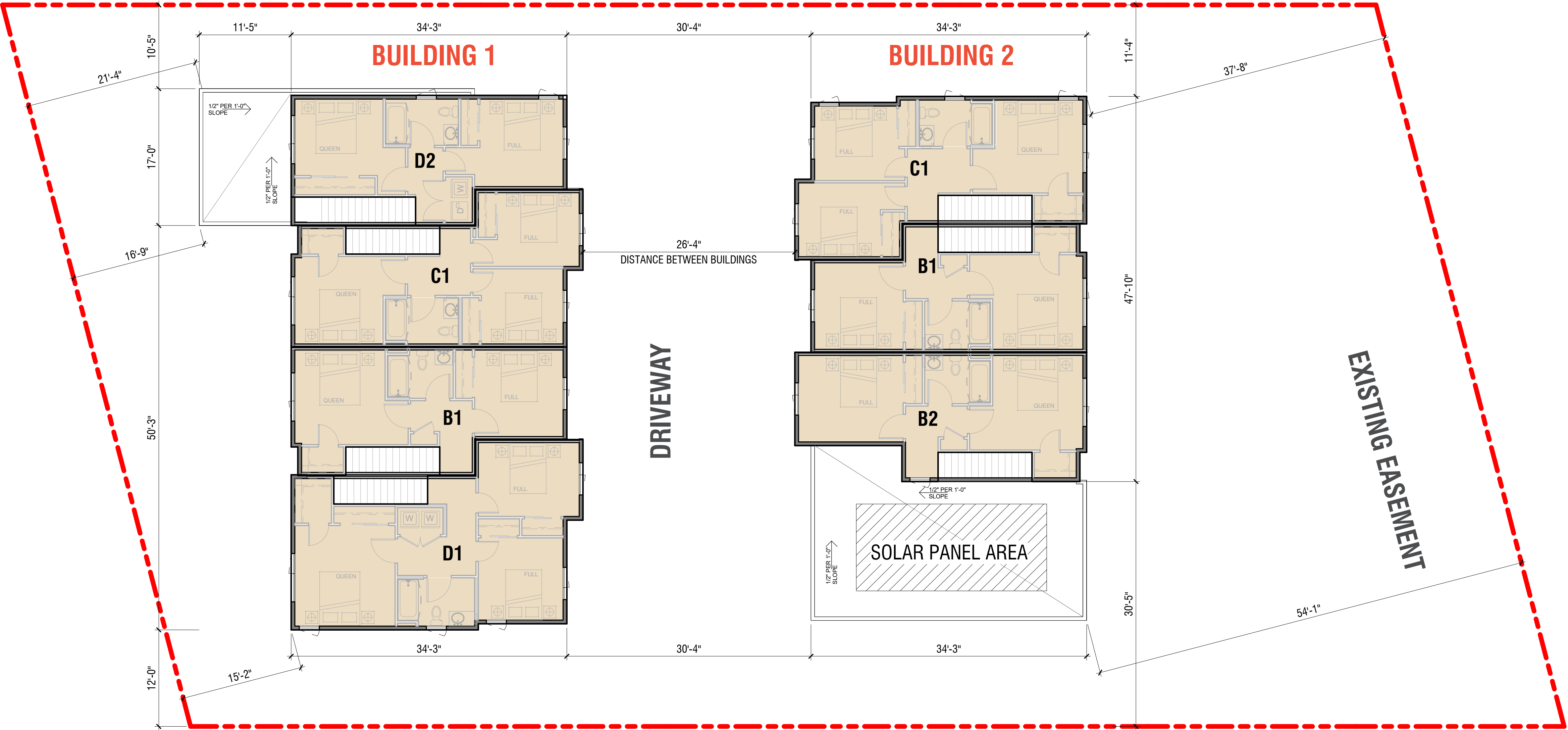
LEGEND

UNITS

PARKING

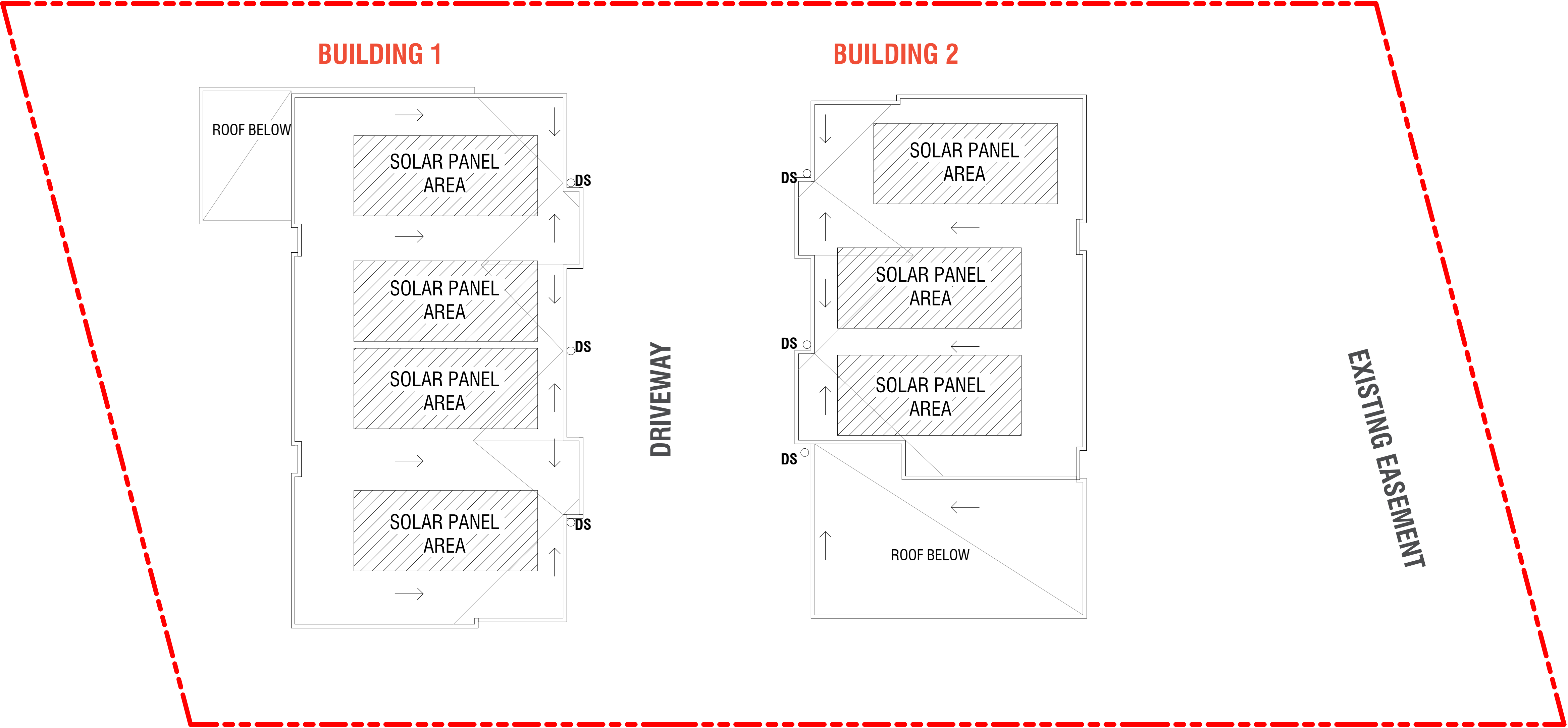
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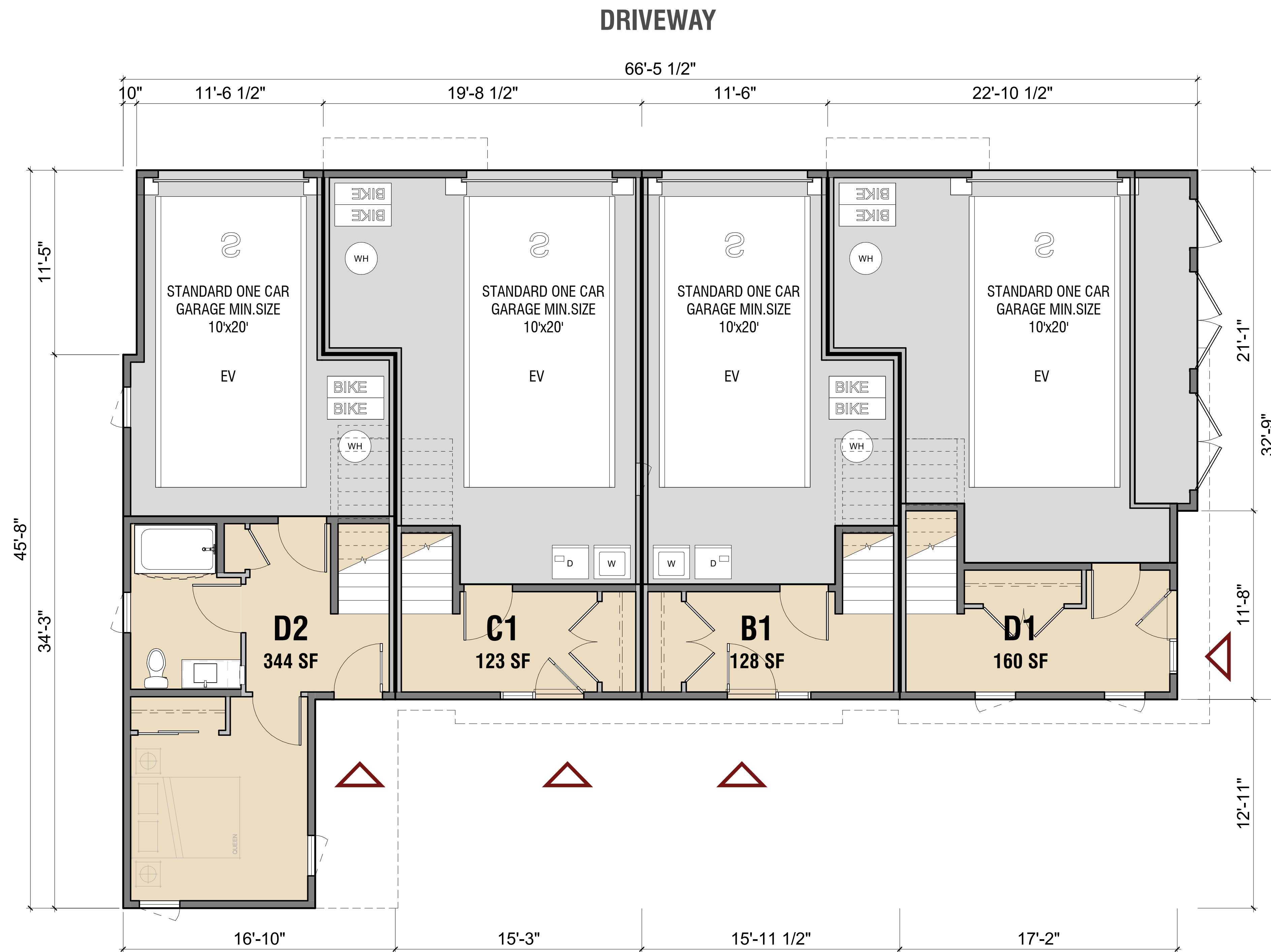
PROPERTY LINE



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

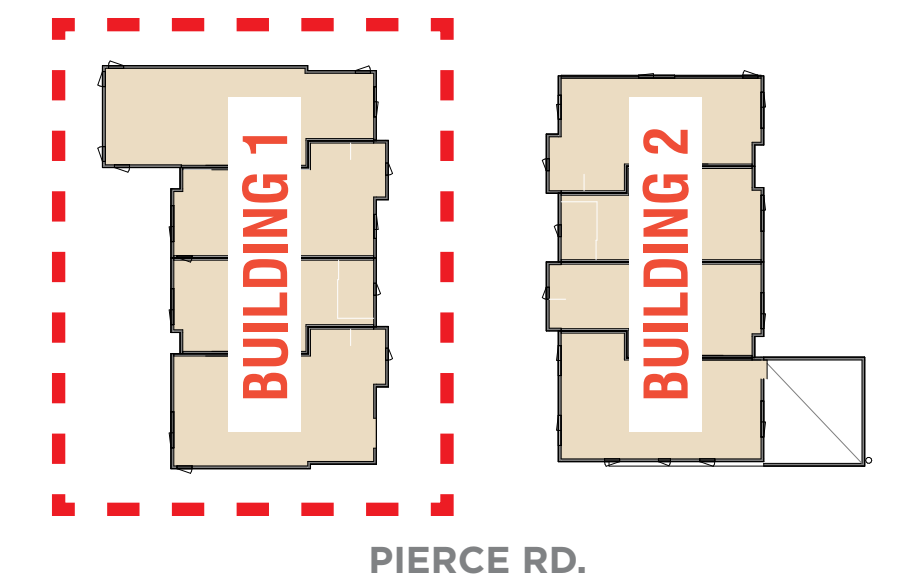




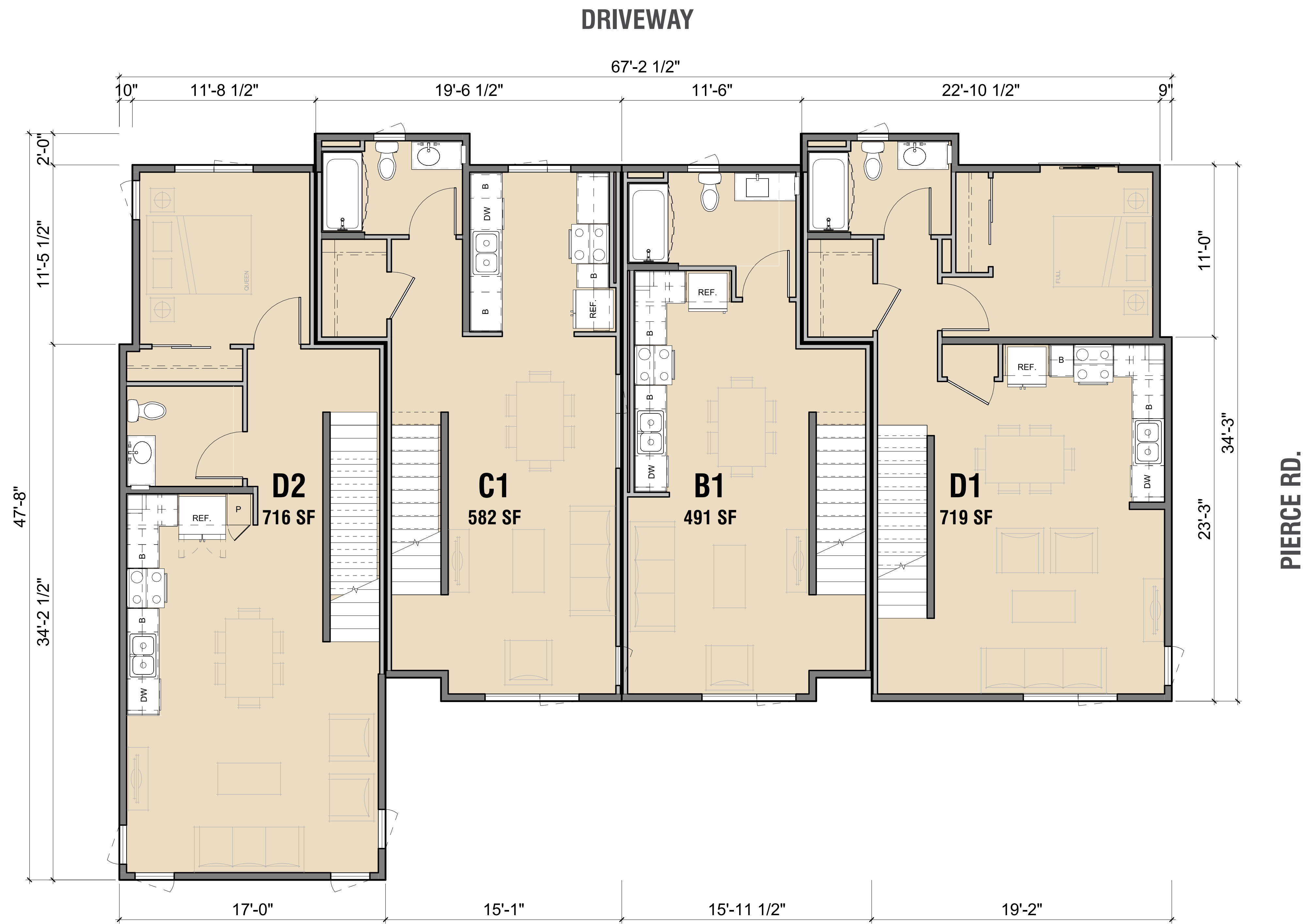
LEGEND

- UNITS
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- BOH
- PROPERTY LINE

KEY PLAN



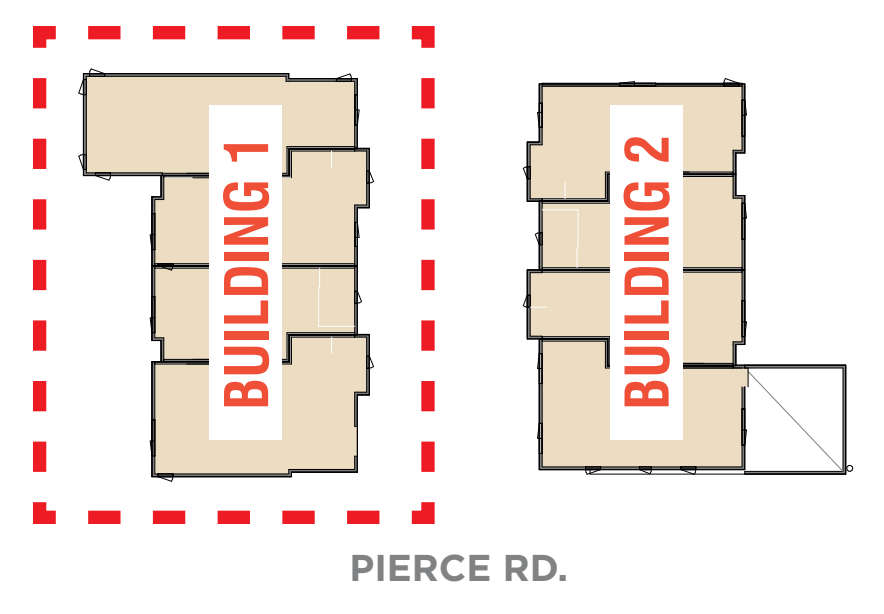
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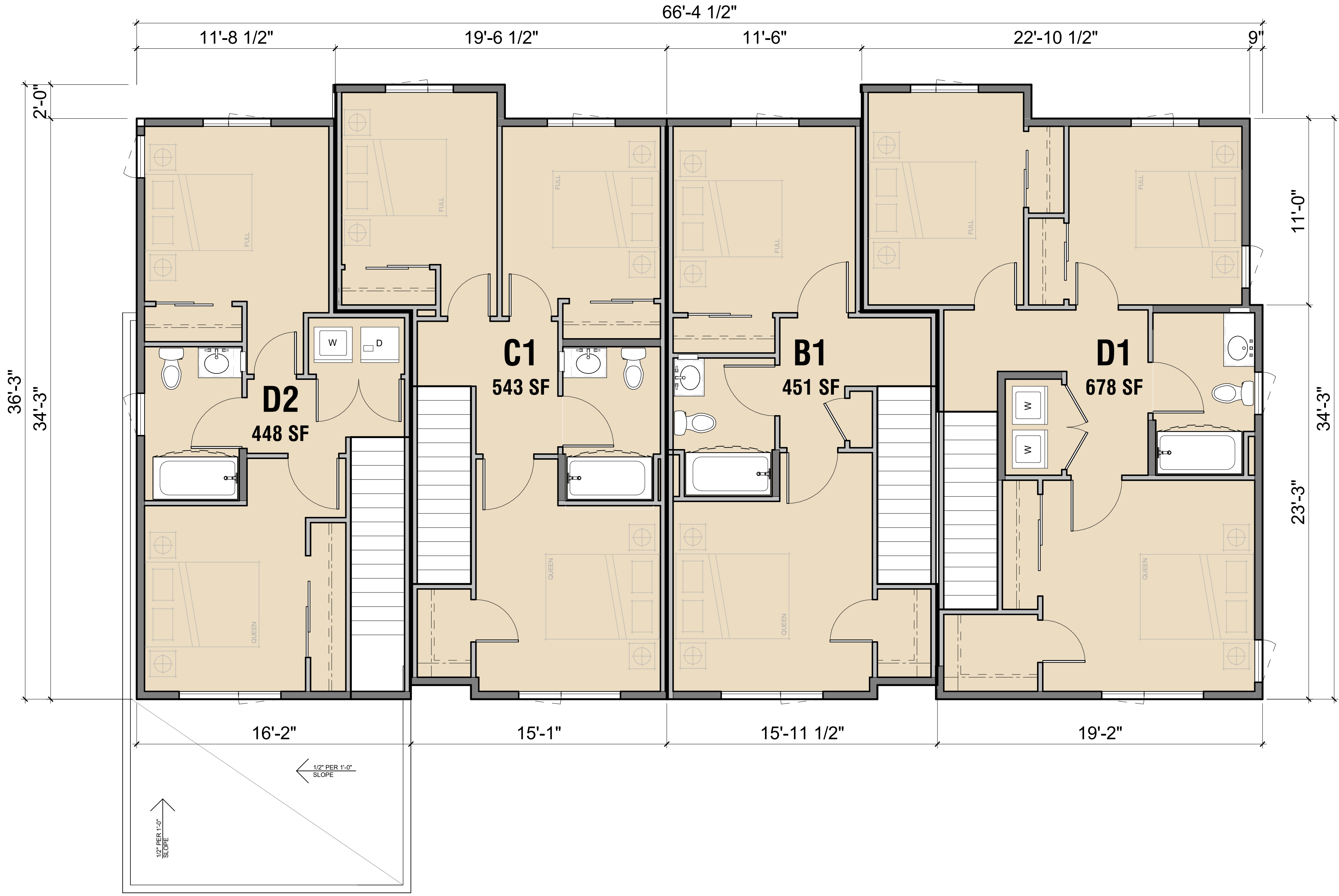
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- PARKING
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- PROPERTY LINE

KEY PLAN



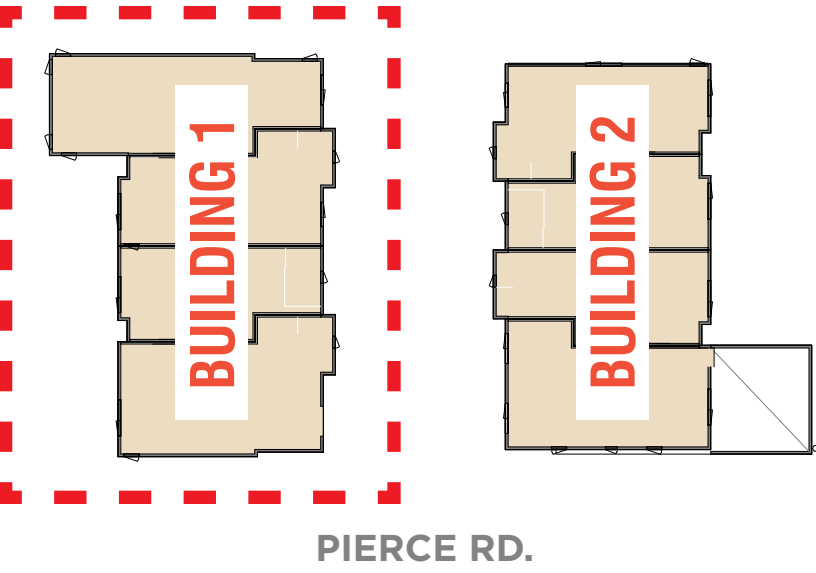
DRIVEWAY



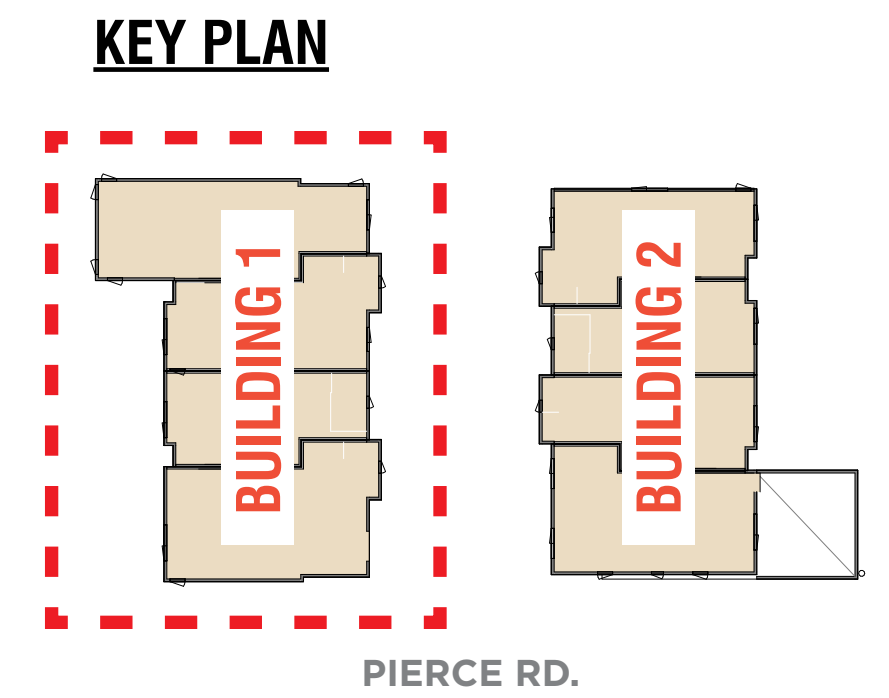
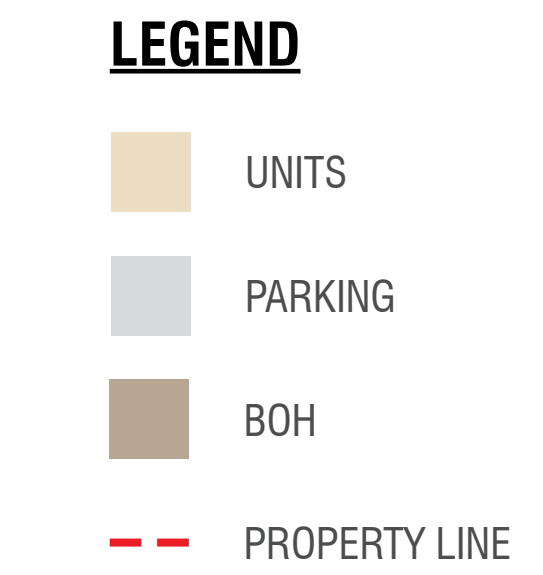
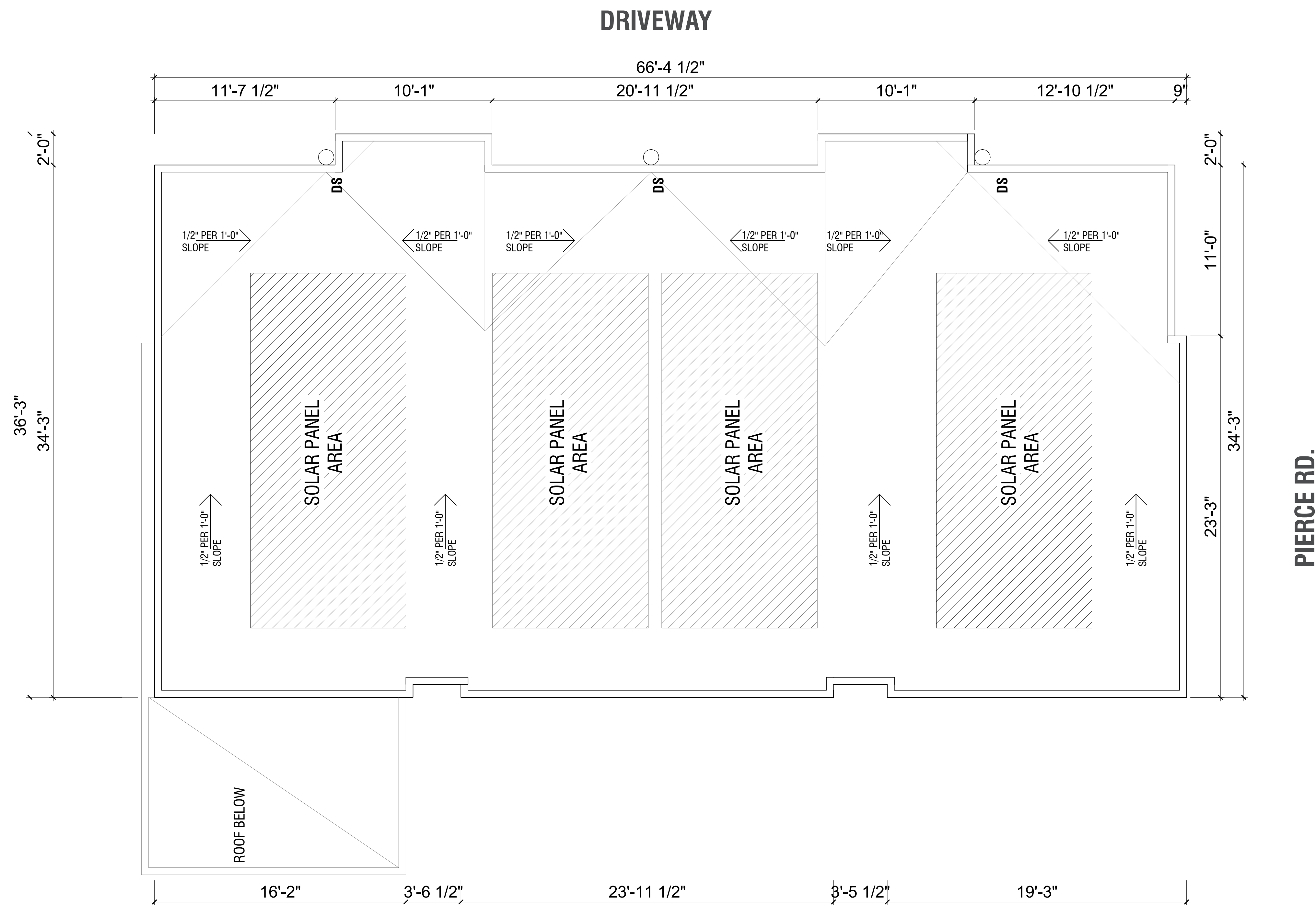
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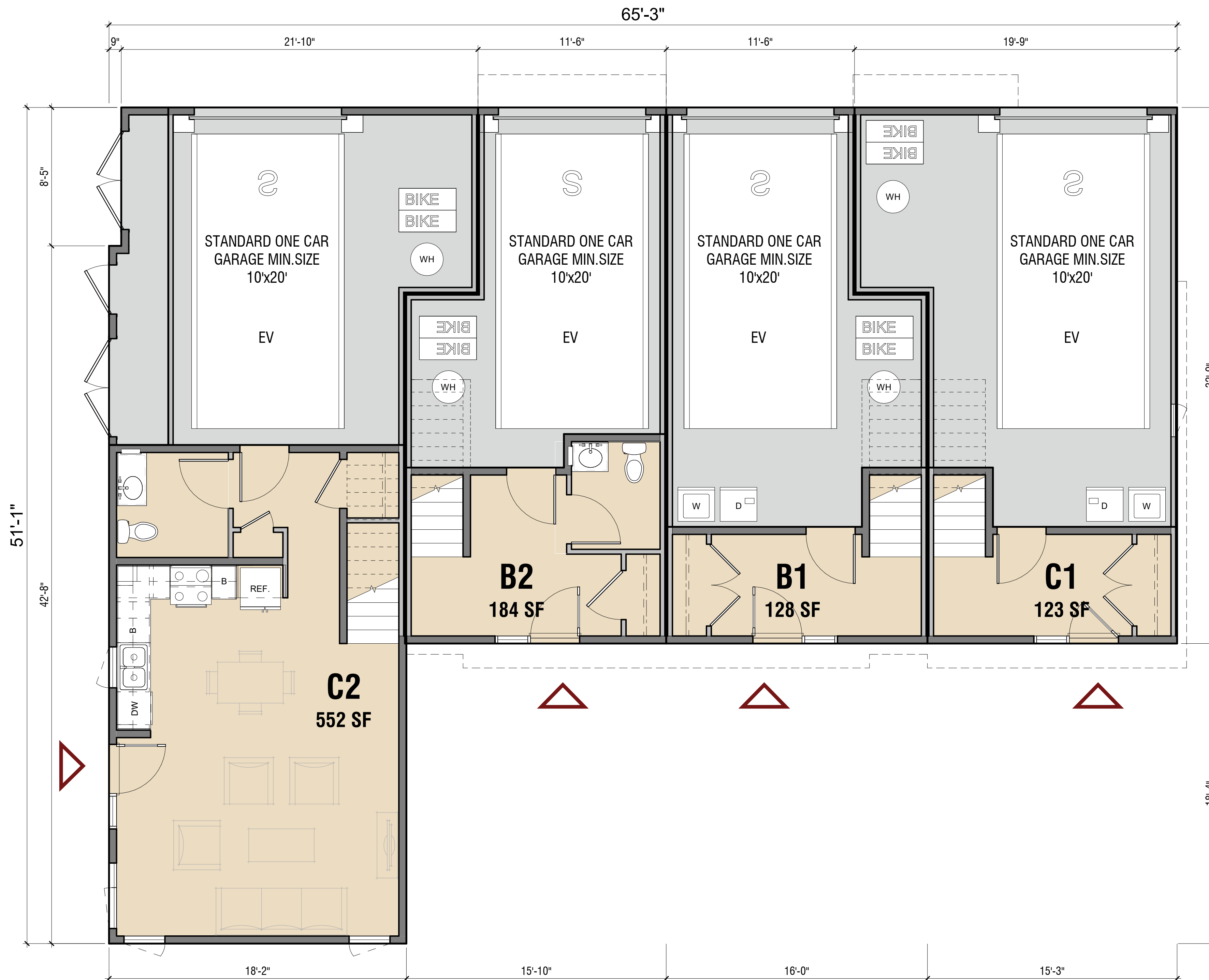
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PIERCE RD.



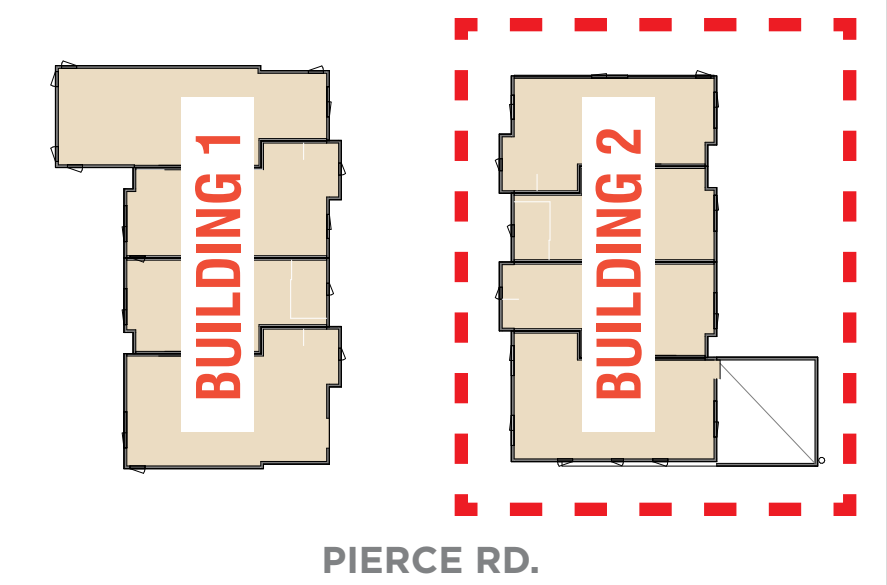
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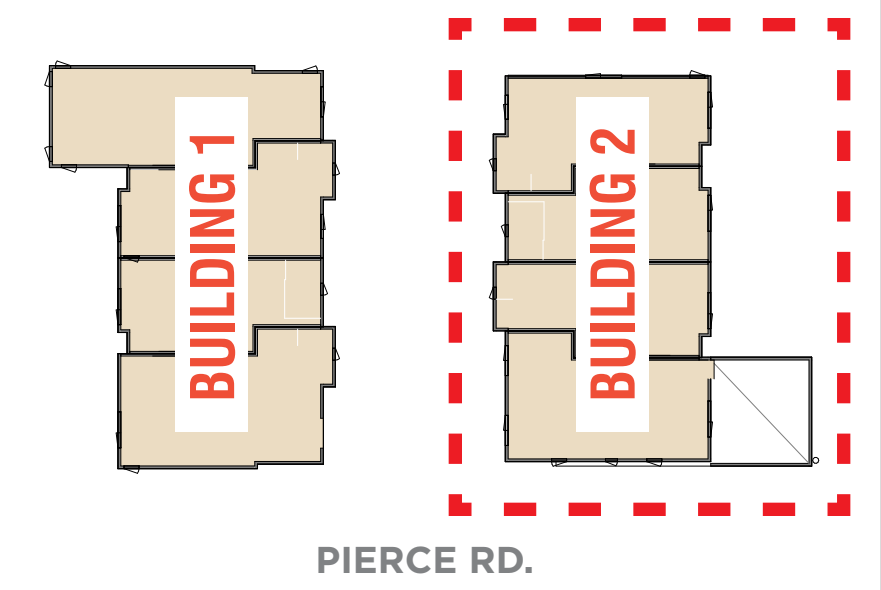
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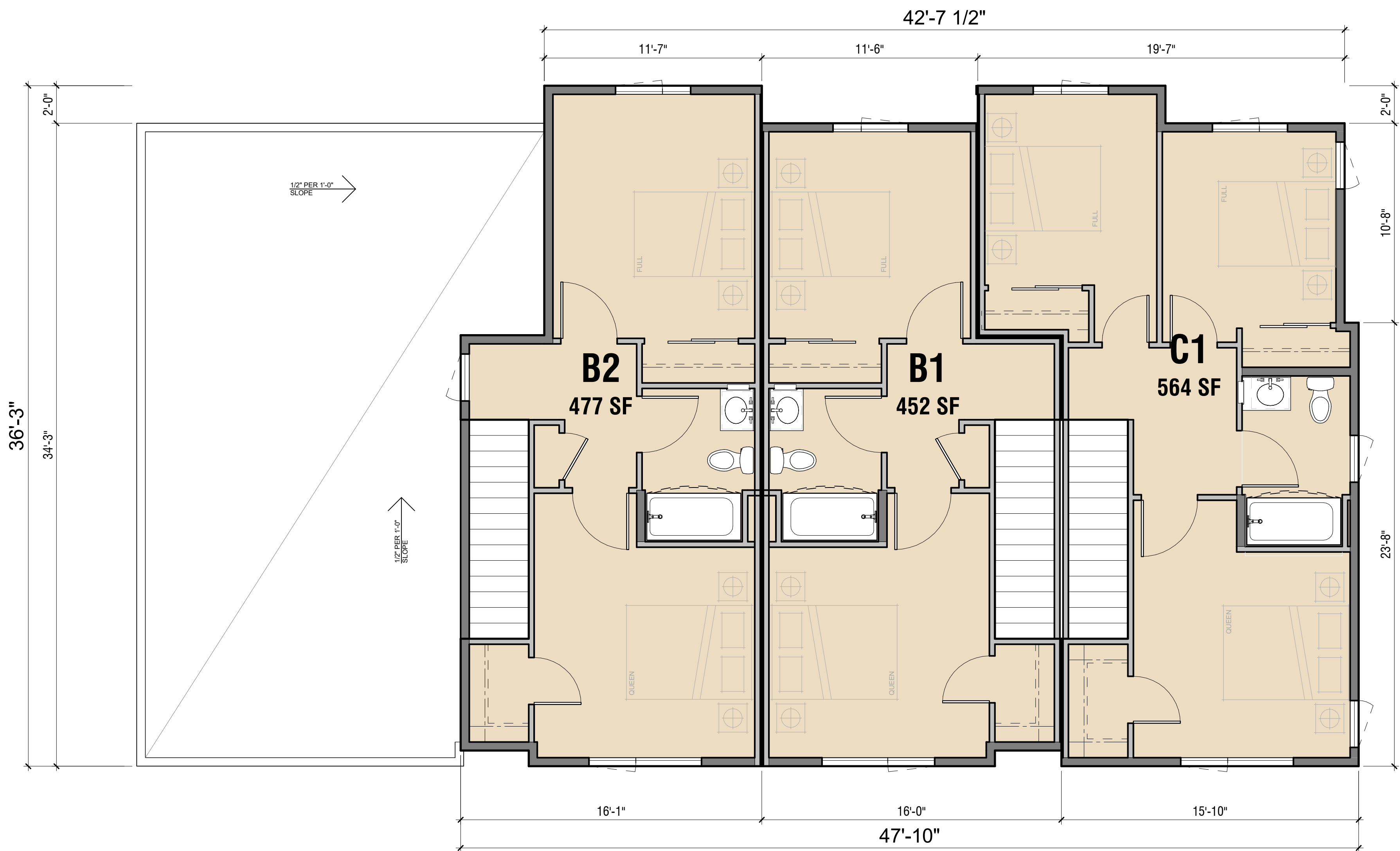
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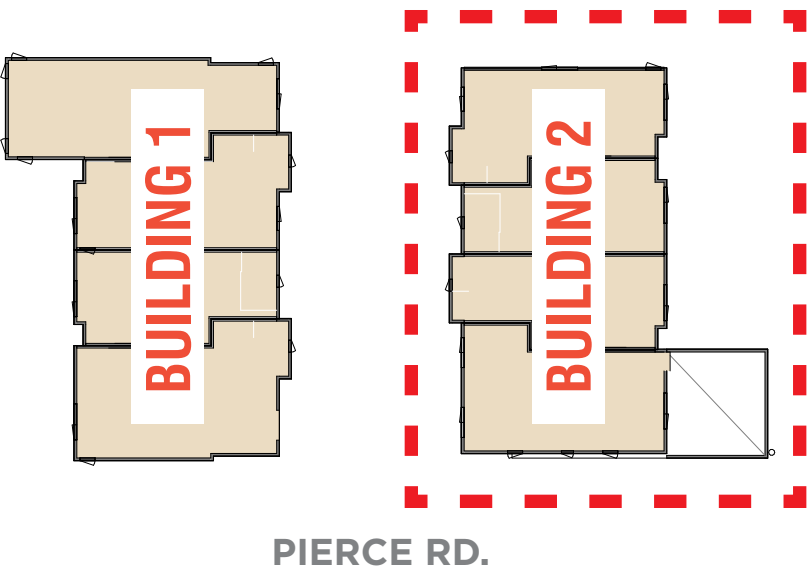
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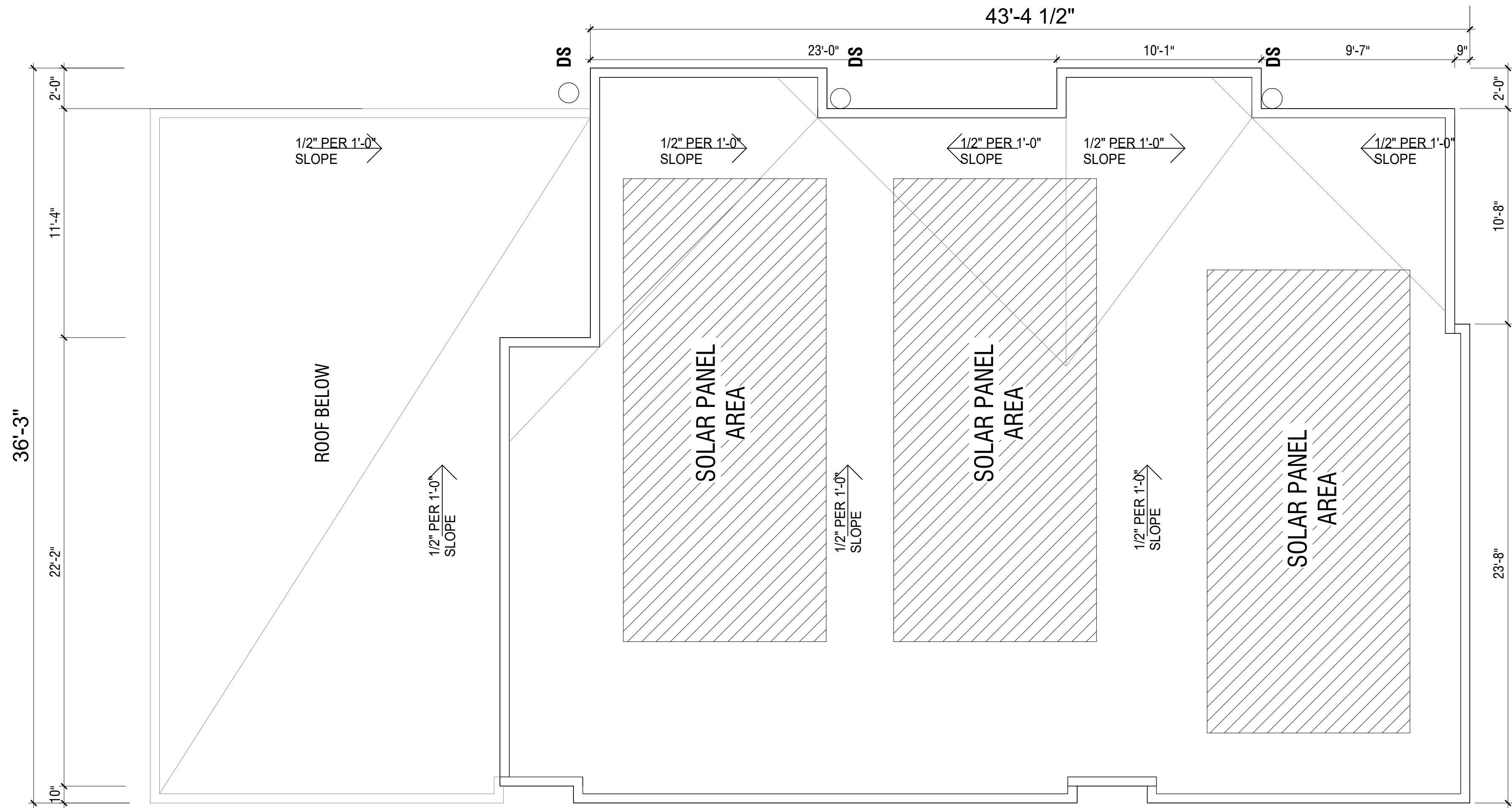
LEGEND

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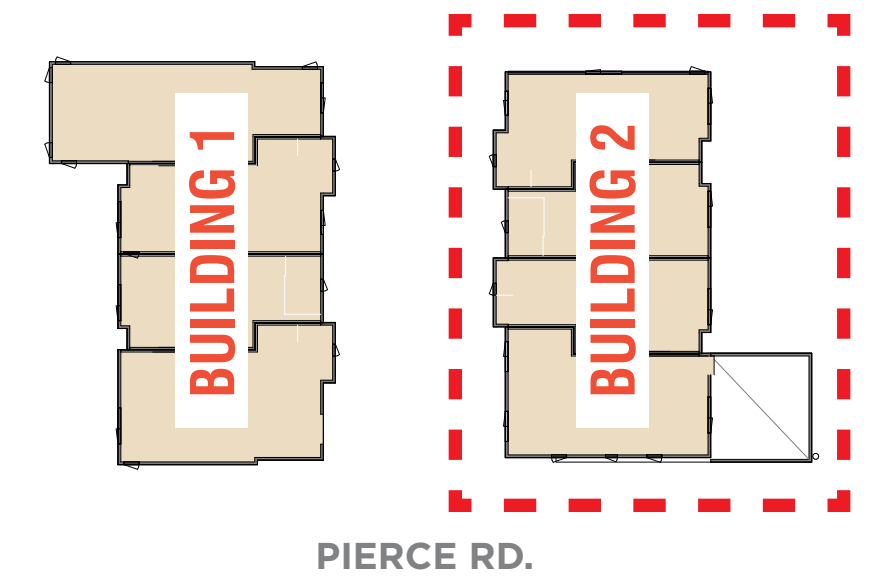
PIERCE RD.



LEGEND

- UNITS
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KEY PLAN





GD - GARAGE DOORS



CS1 - COMPOSITE SIDING



VW - VINYL WINDOW



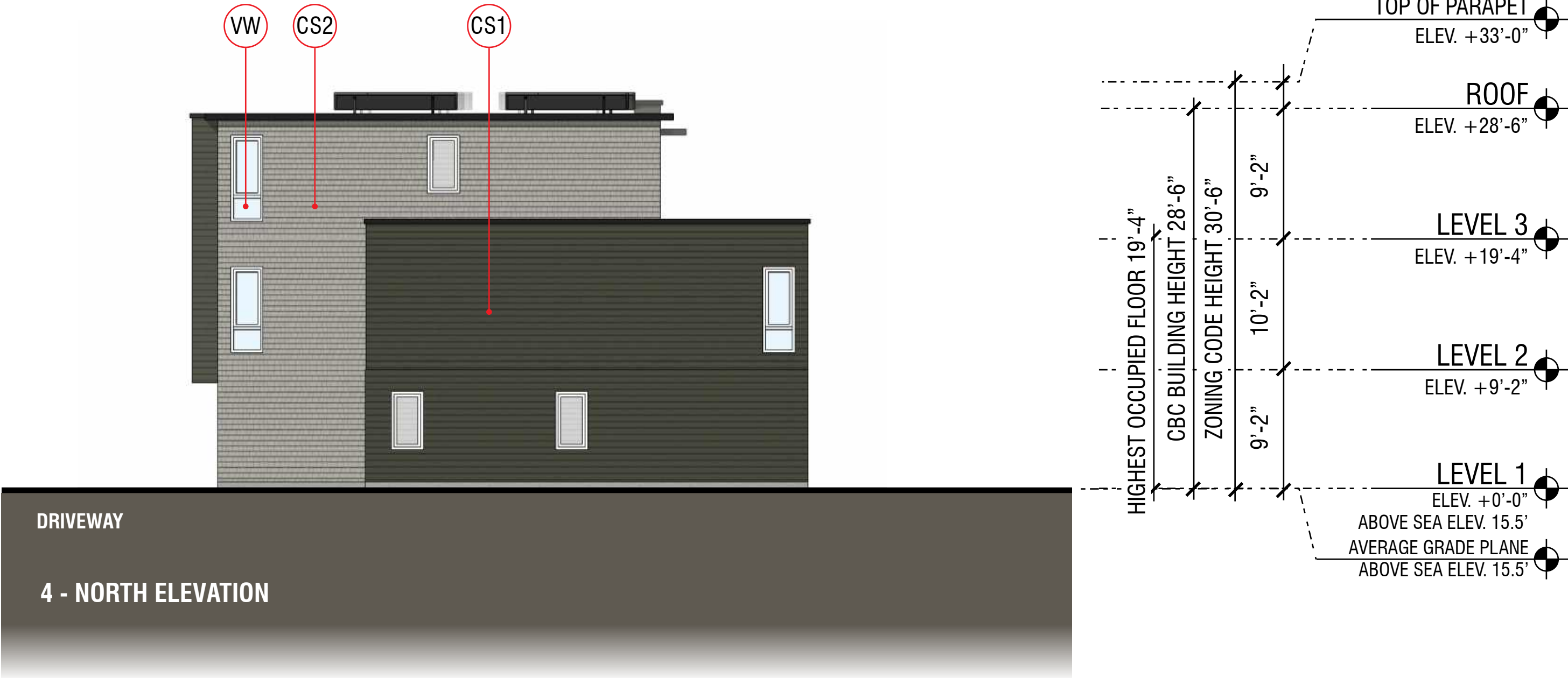
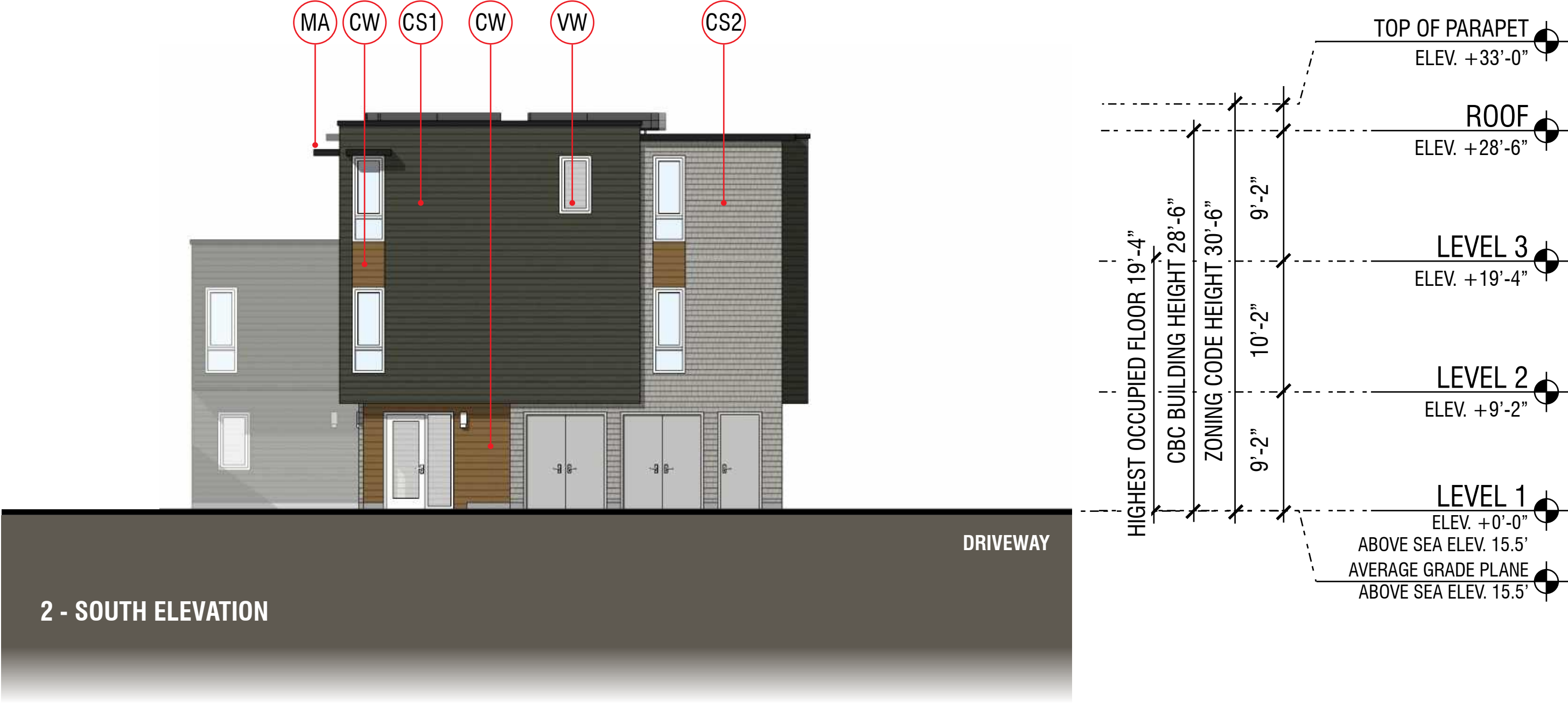
CS2 - COMPOSITE SIDING



MA - METAL AWNING



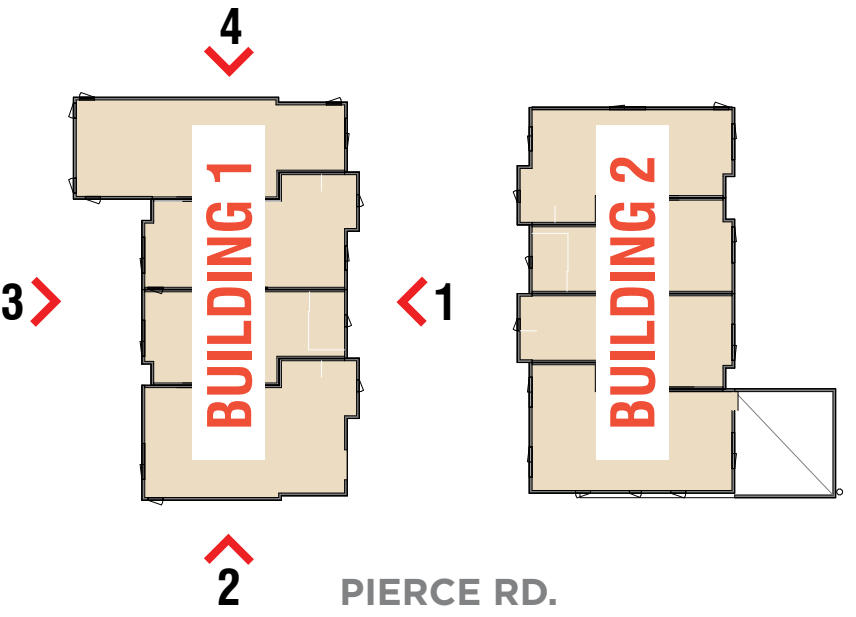
CW - COMPOSITE WOOD



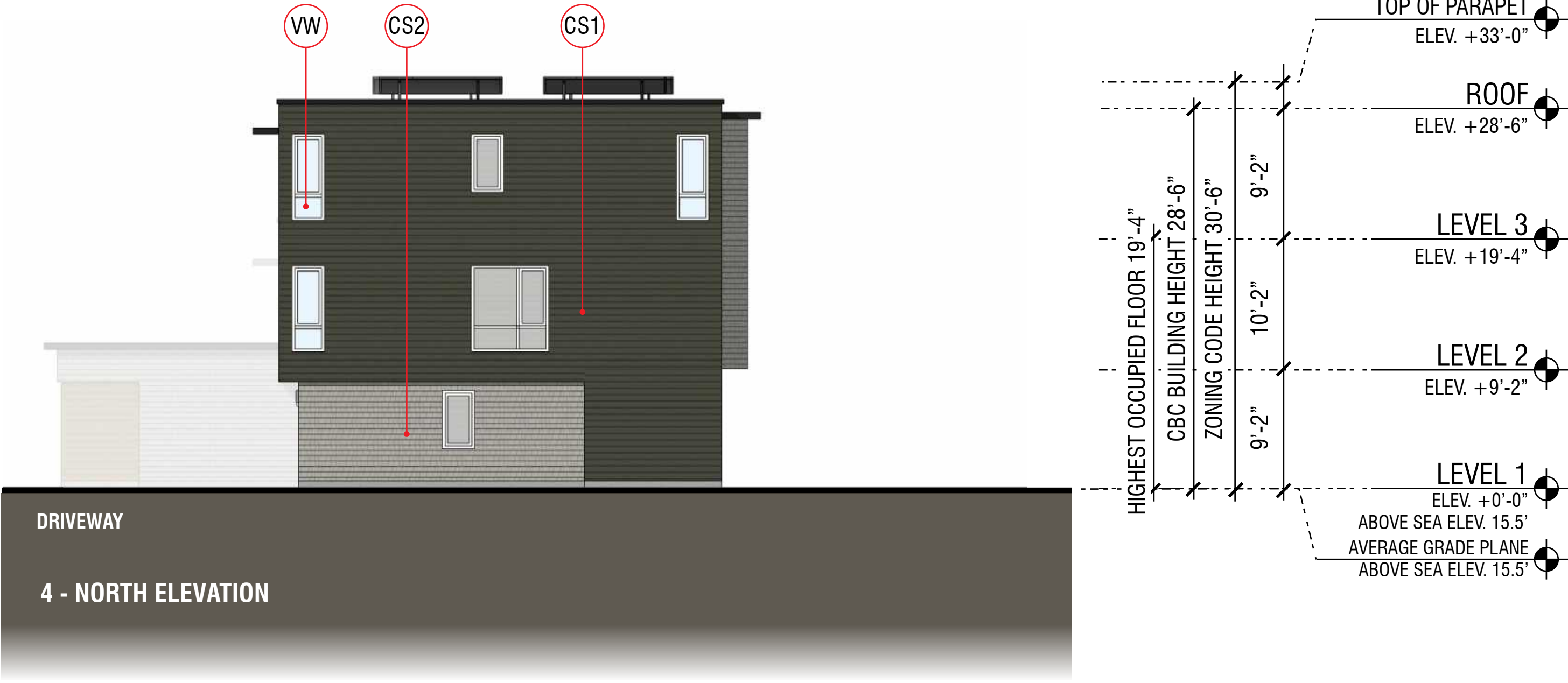
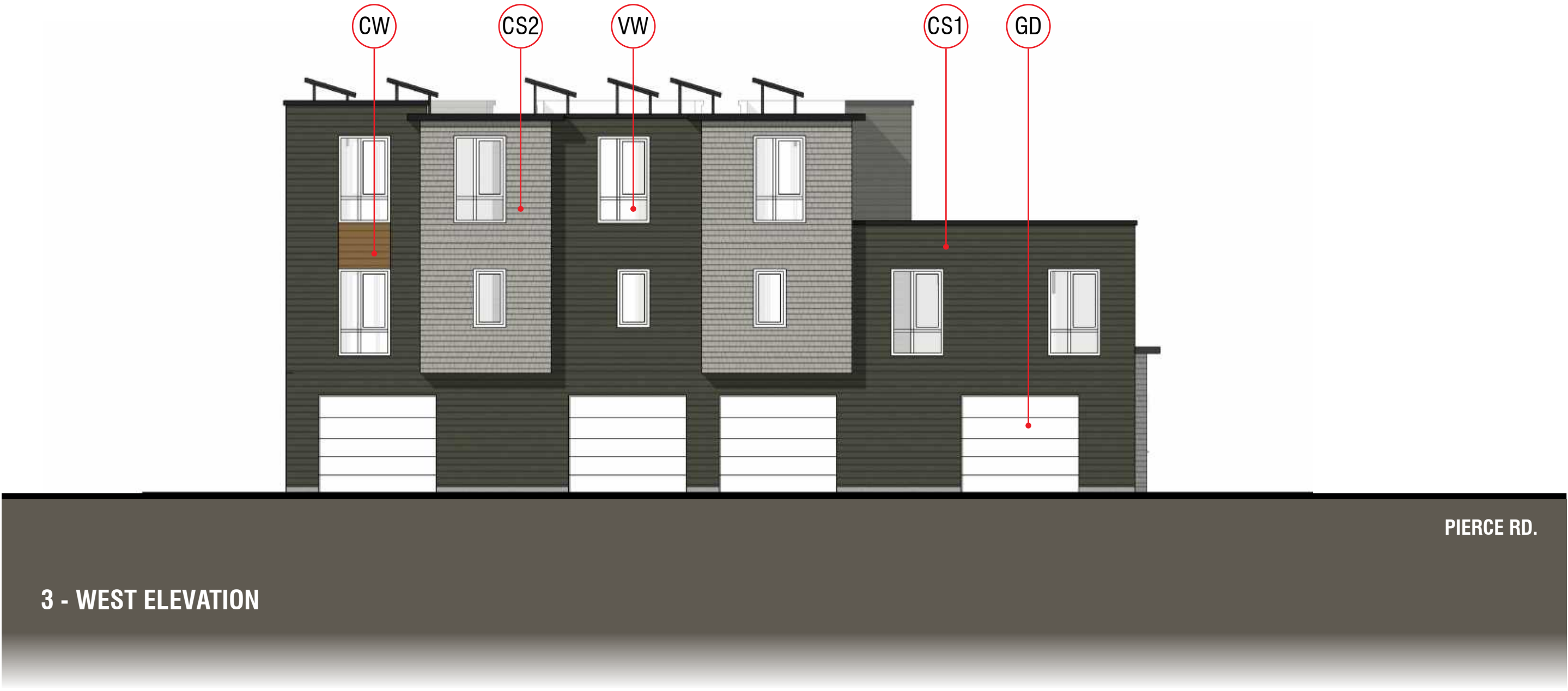
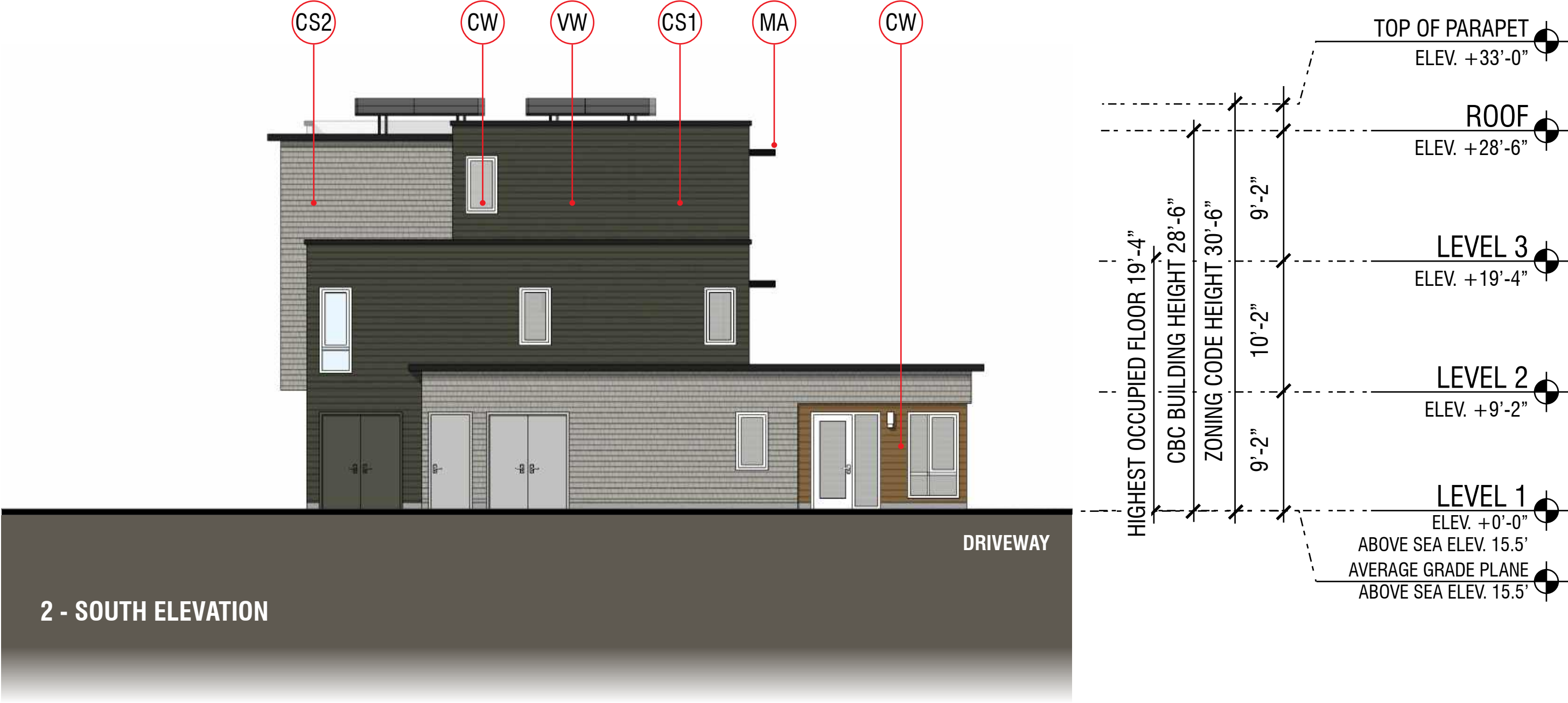
MATERIAL LEGEND

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

KEY PLAN



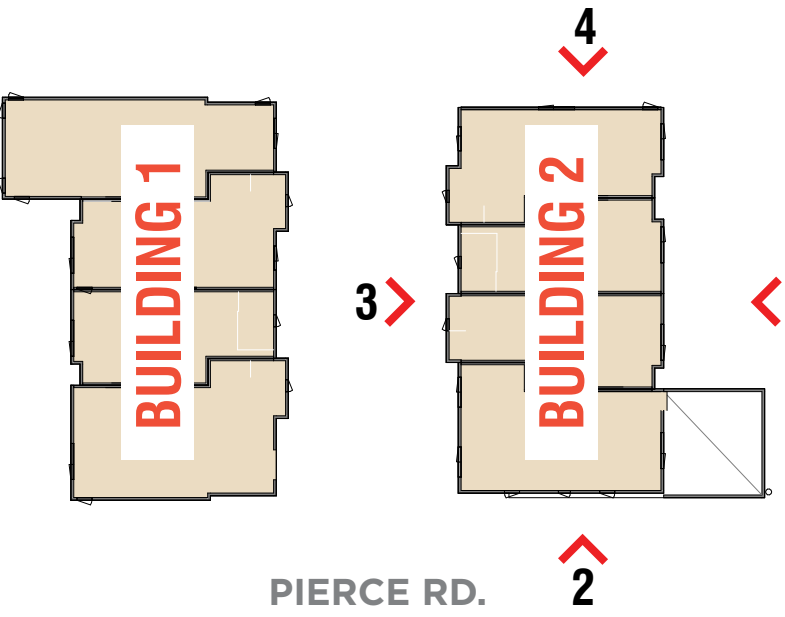
ELEVATIONS



MATERIAL LEGEND

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

KEY PLAN

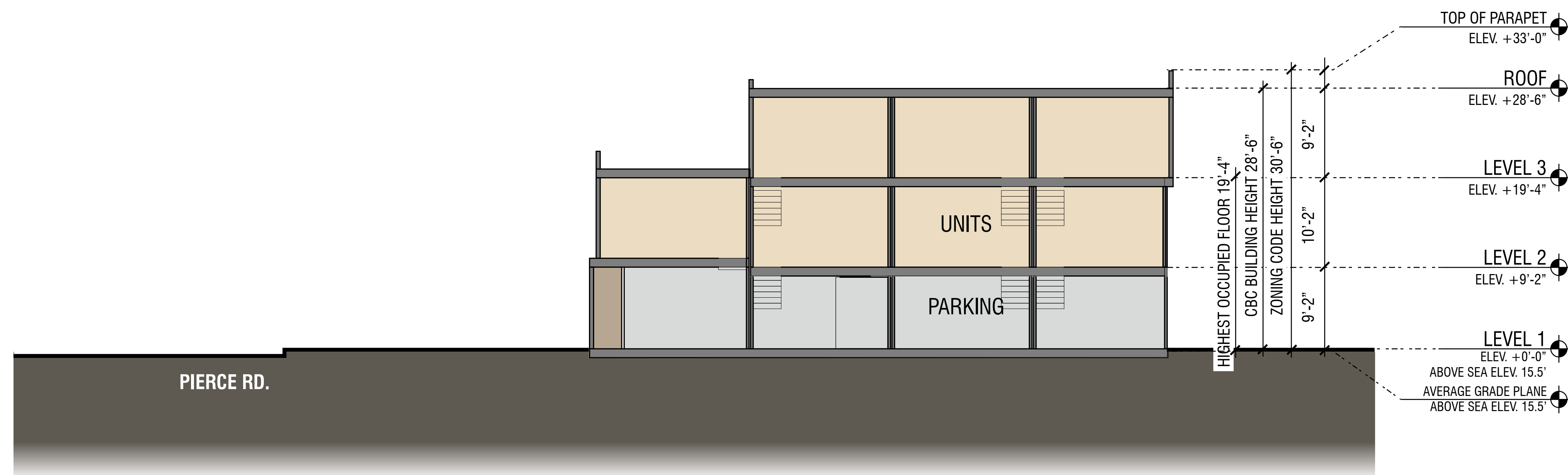
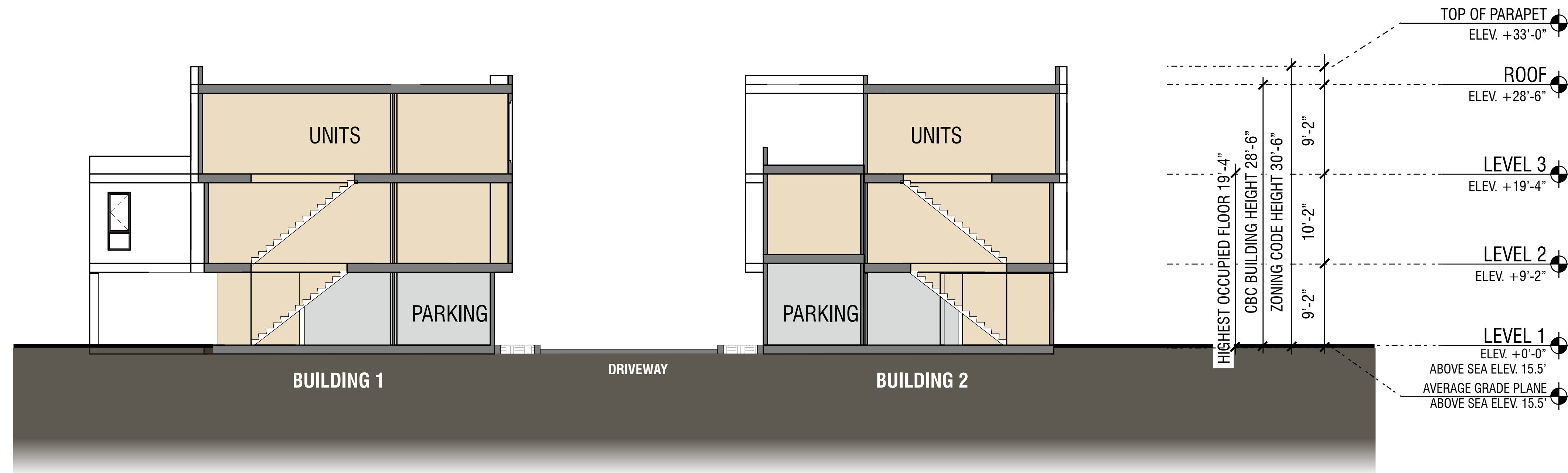


ELEVATIONS

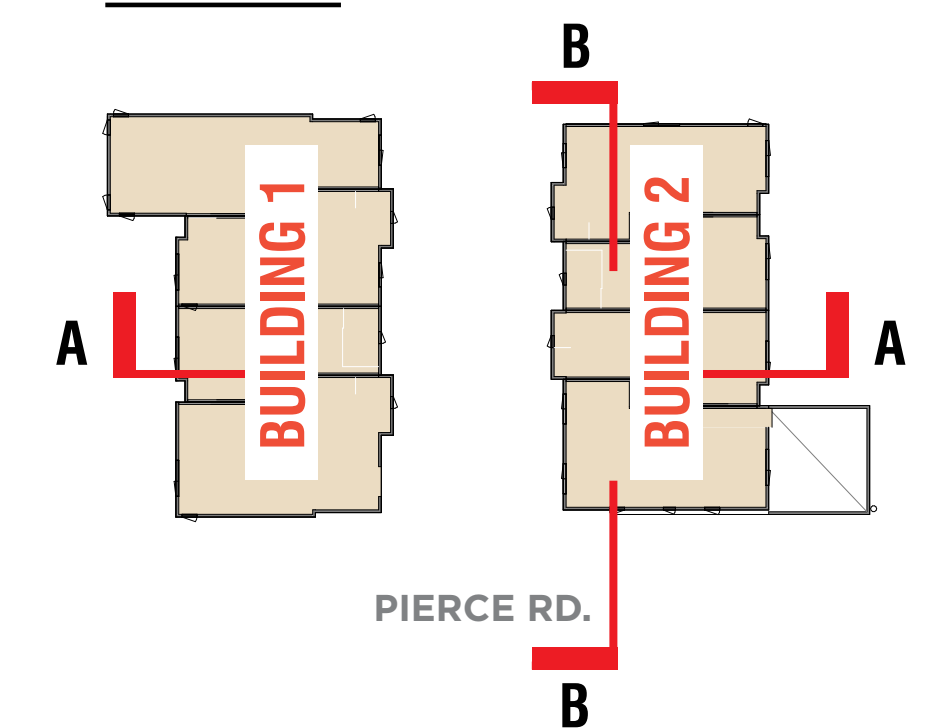


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MENLO PARK, CA
TCA # 2025-158

PLANNING SUBMITTAL
APRIL 22, 2025

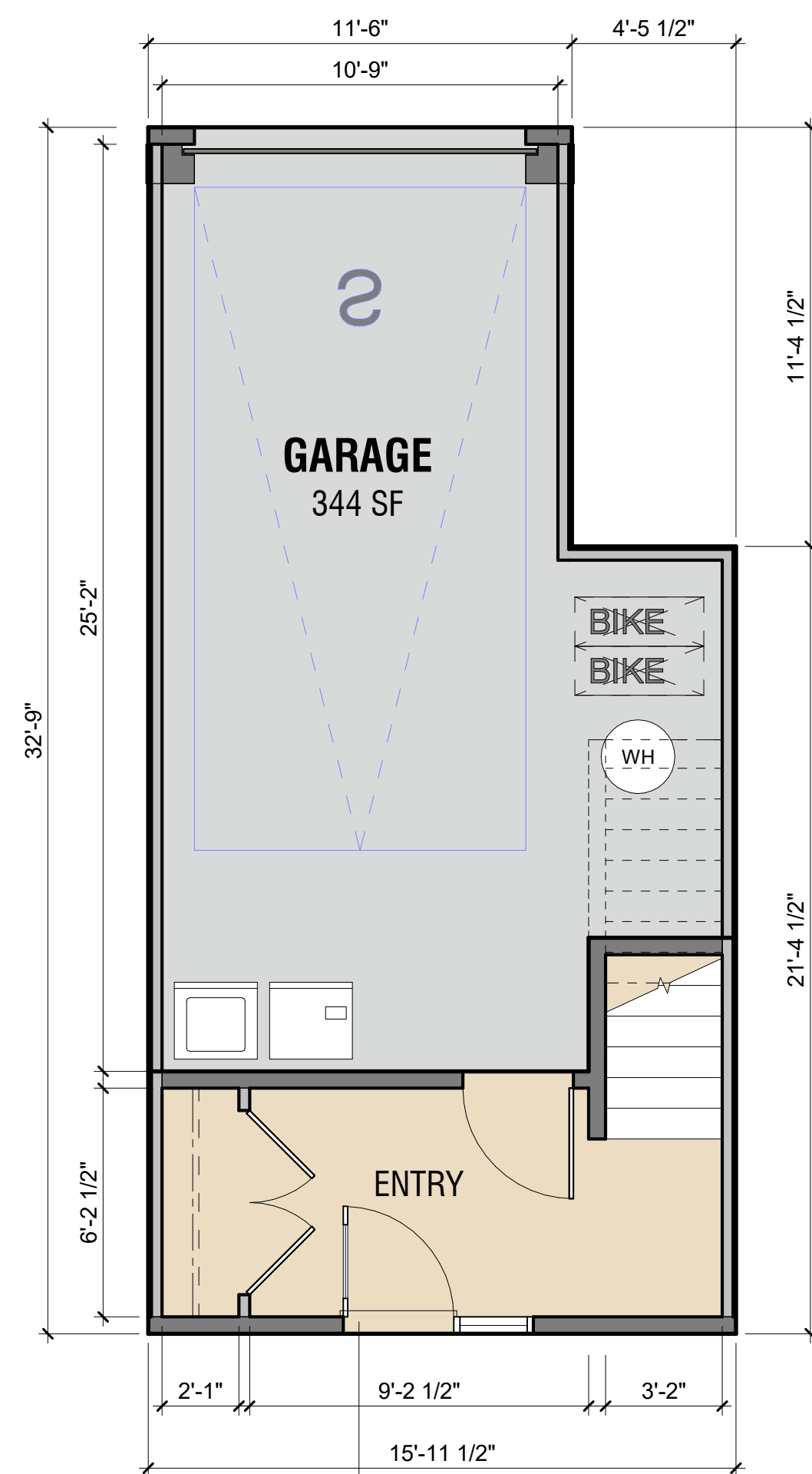


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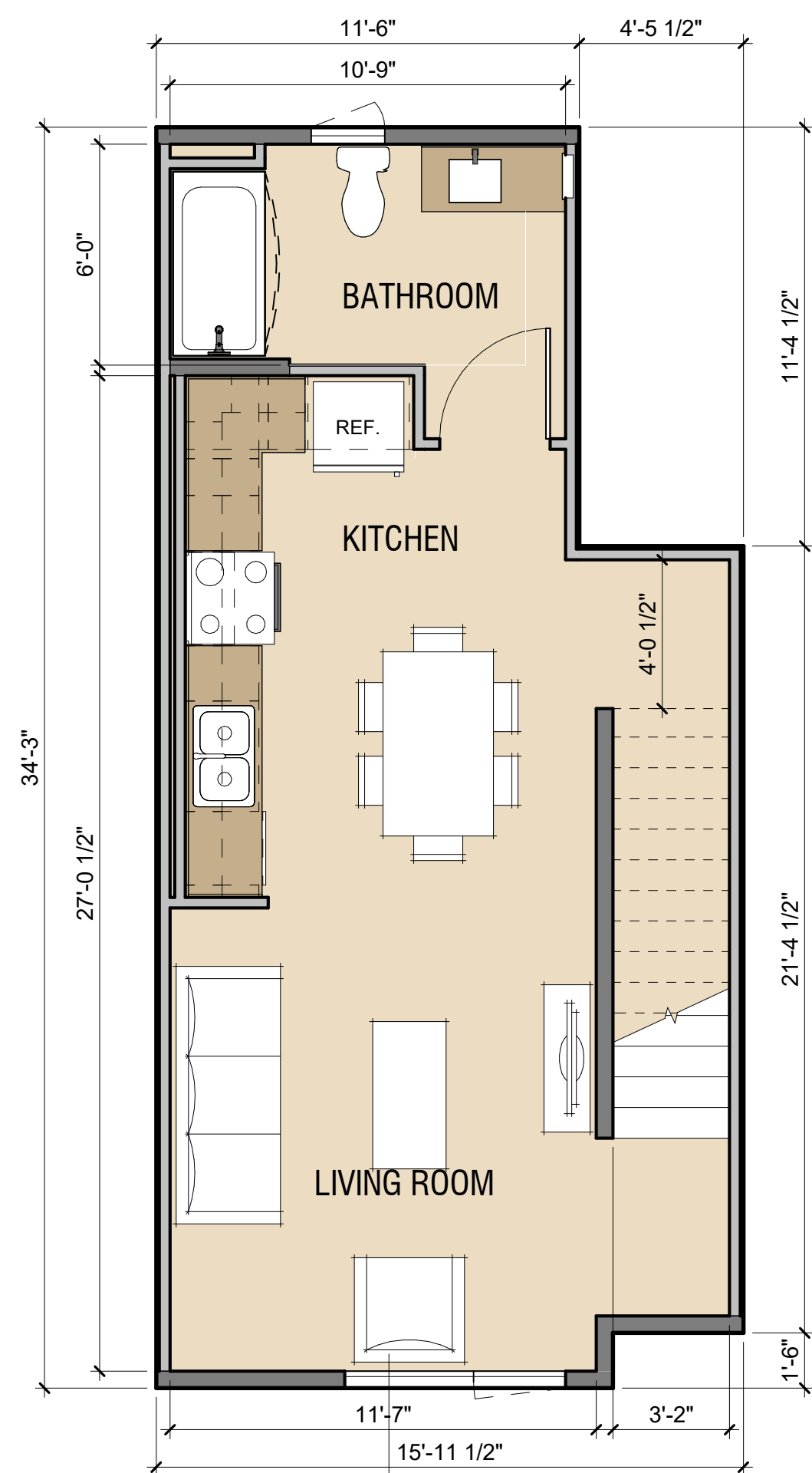


DEFINITIONS:

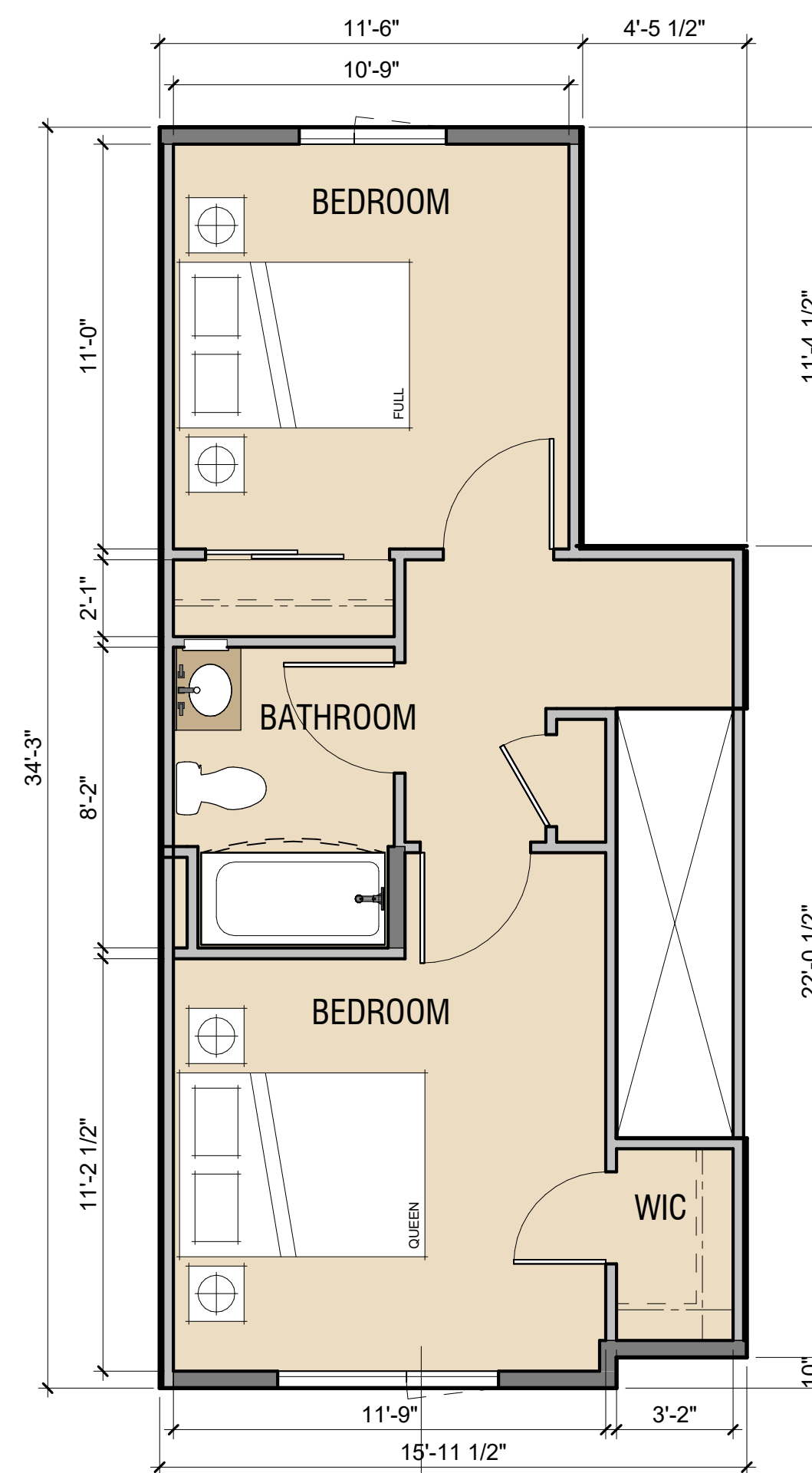
1. BUILDING HEIGHT PER CBC IS THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.
2. "HEIGHT OF STRUCTURE" (PER MENLO PARK ZONING CODE 16.04.330) MEANS THE VERTICAL DISTANCE FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINTS OF THE NATURAL GRADE OF THE PORTION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



B1
128 SF
LEVEL 1



B1
491 SF
LEVEL 2

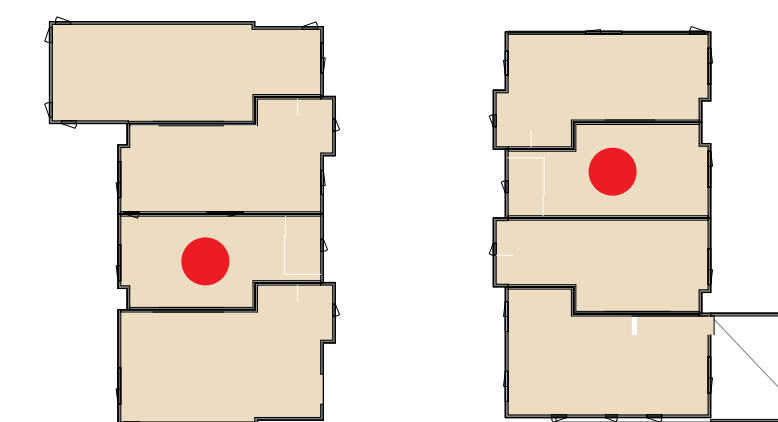


B1
452 SF
LEVEL 3

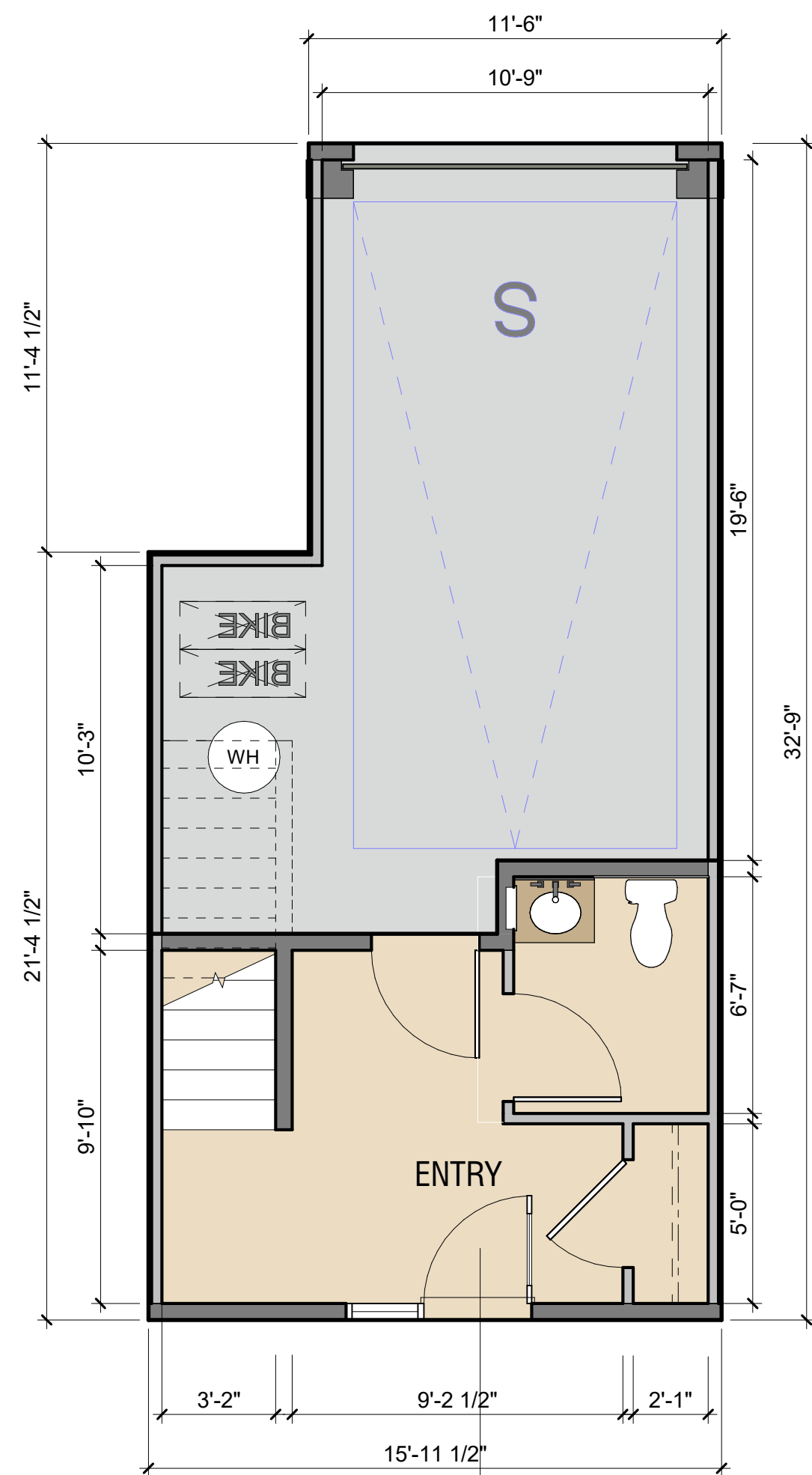
LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

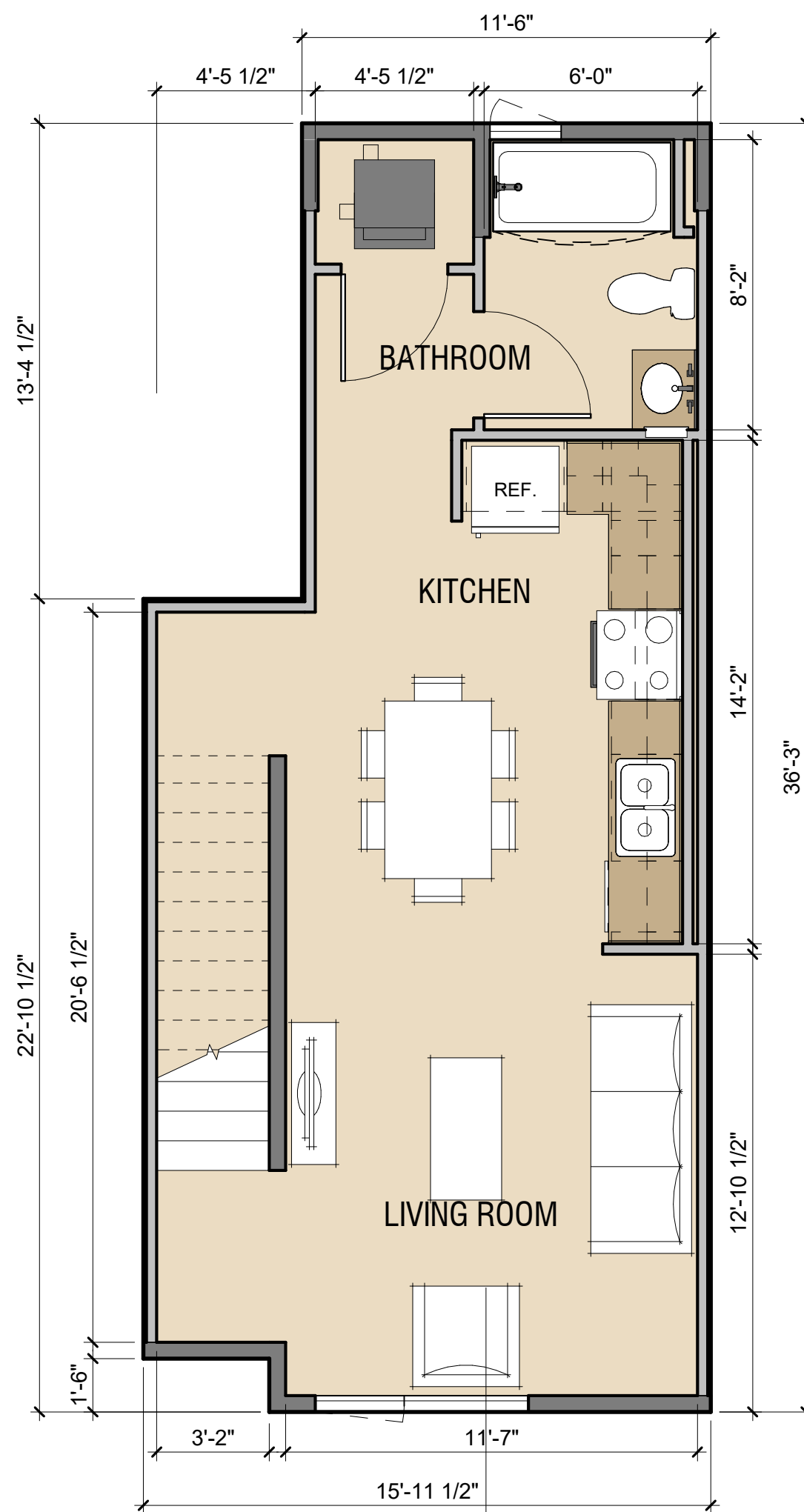
KEY PLAN



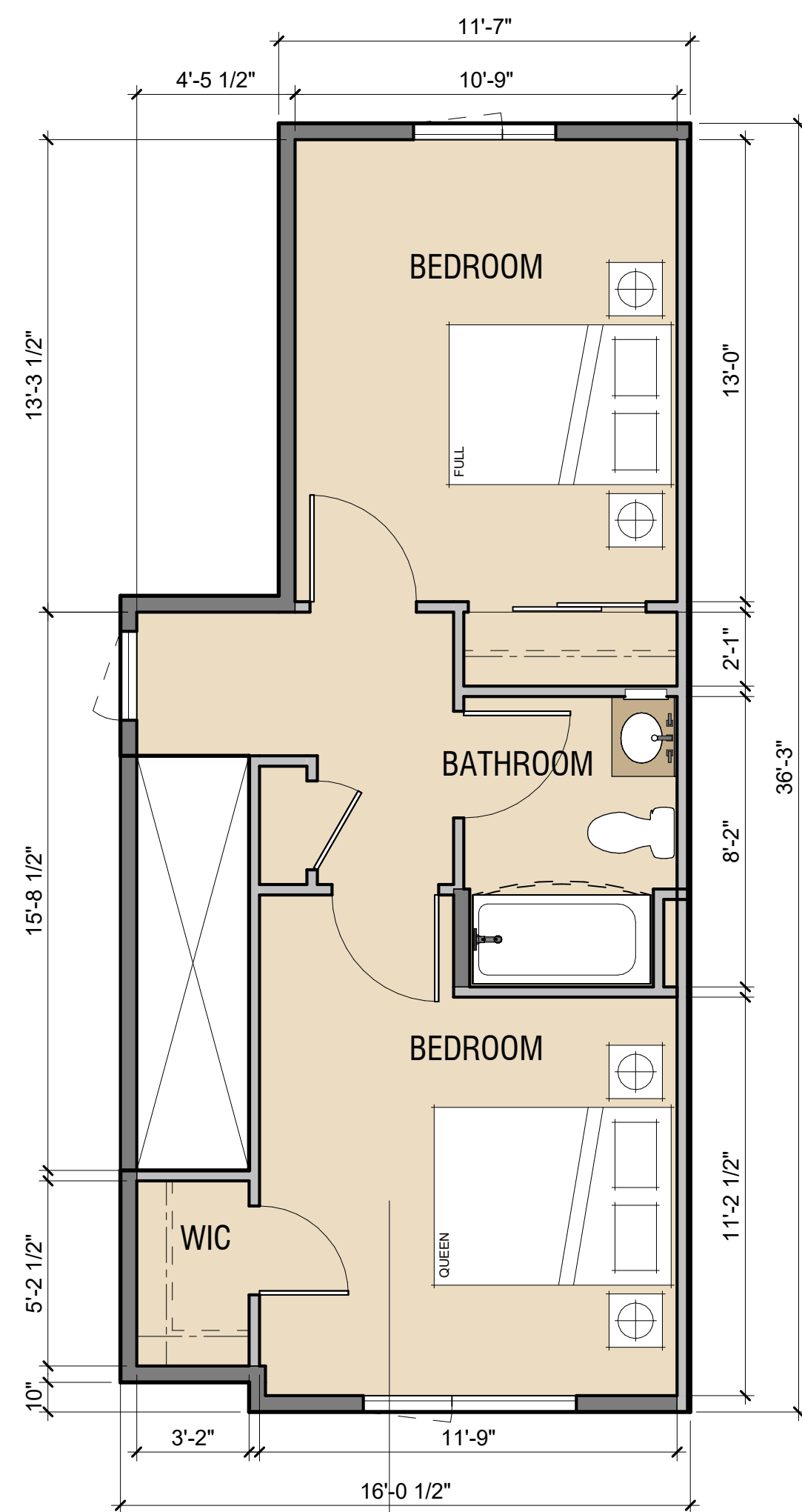
PIERCE RD.



B2
184 SF
LEVEL 1



B2
514 SF
LEVEL 2

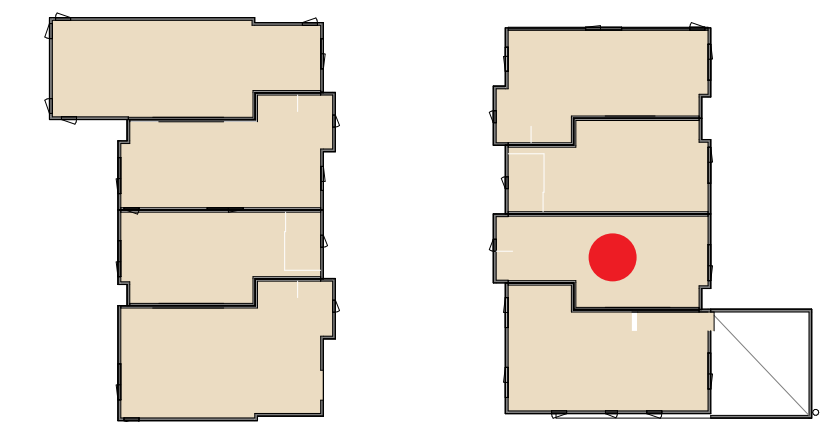


B2
477 SF
LEVEL 3

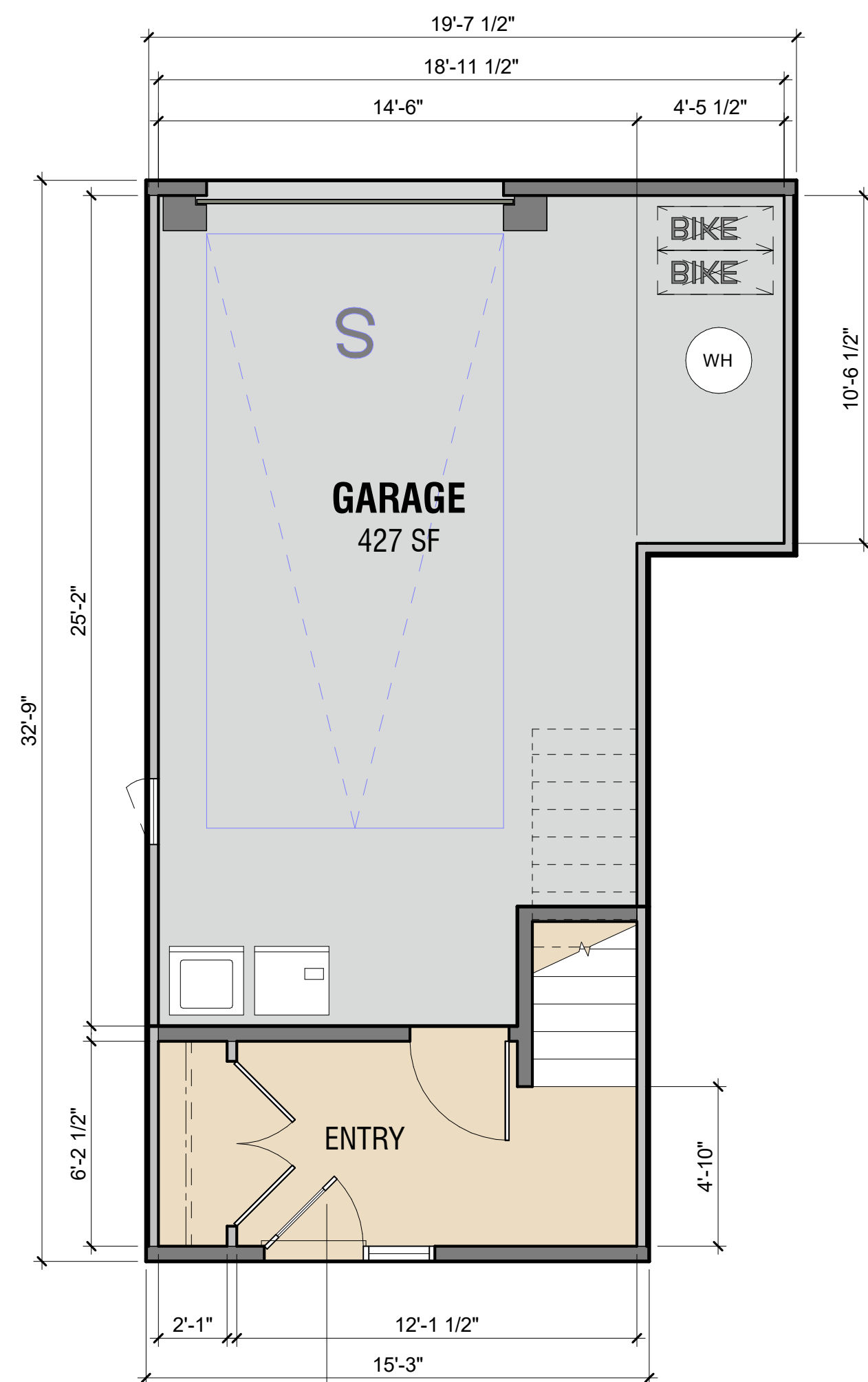
LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

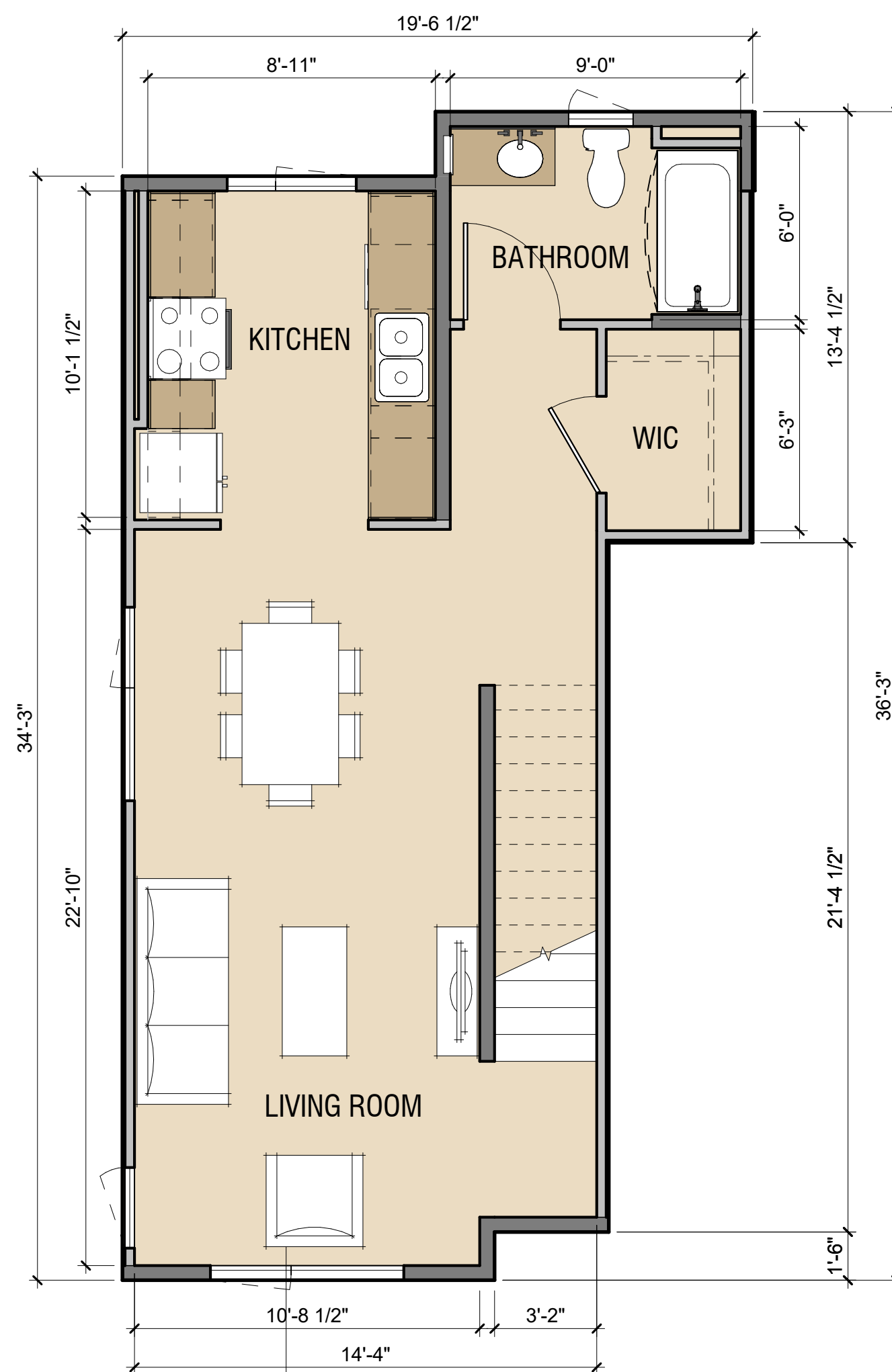
KEY PLAN



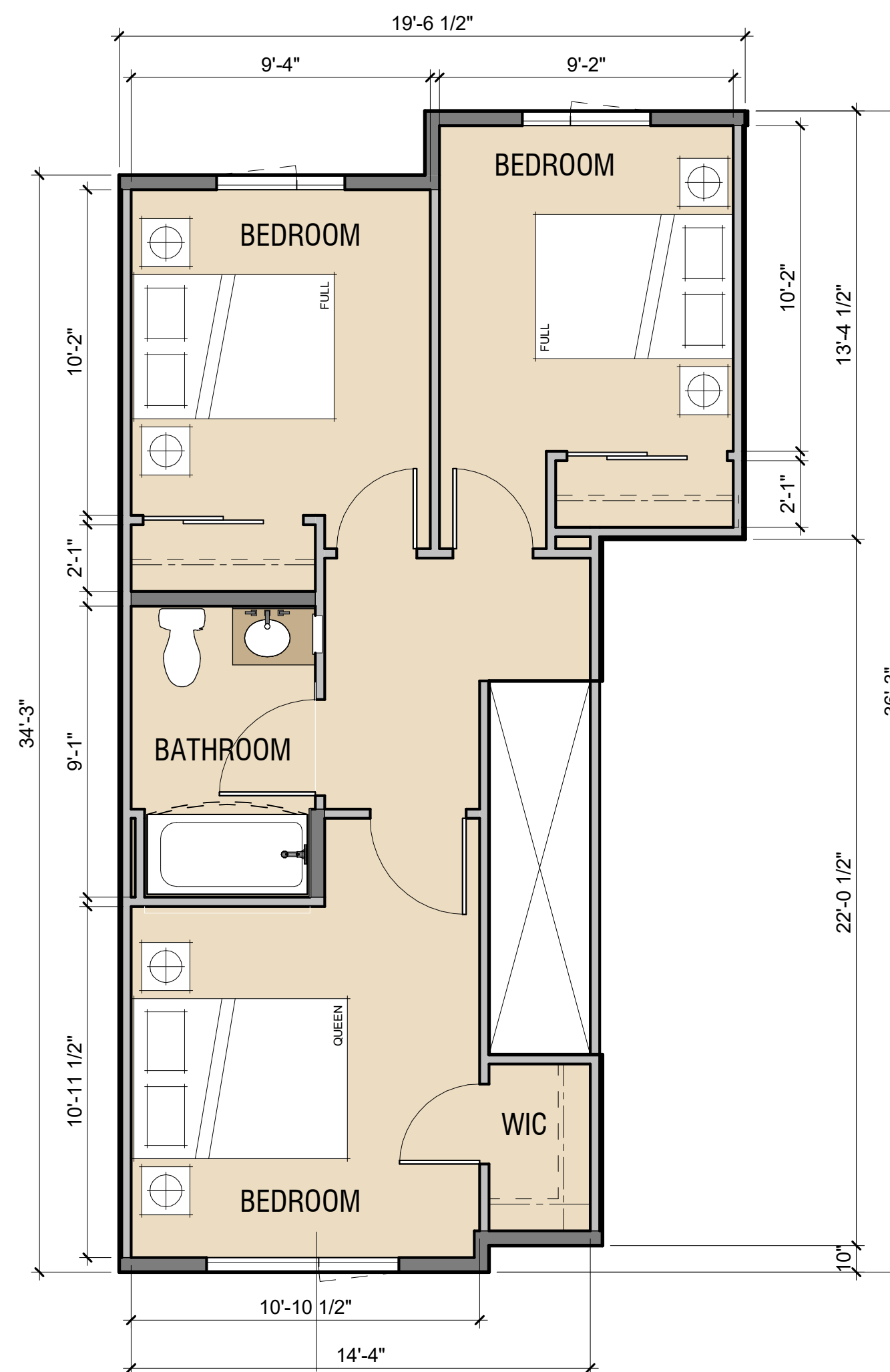
PIERCE RD.



C1
123 SF
LEVEL 1



C1
582 SF
LEVEL 2

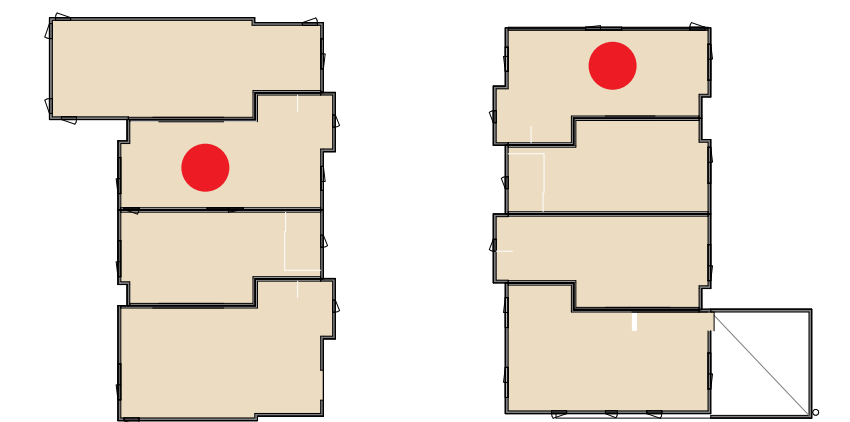


C1
543 SF
LEVEL 3

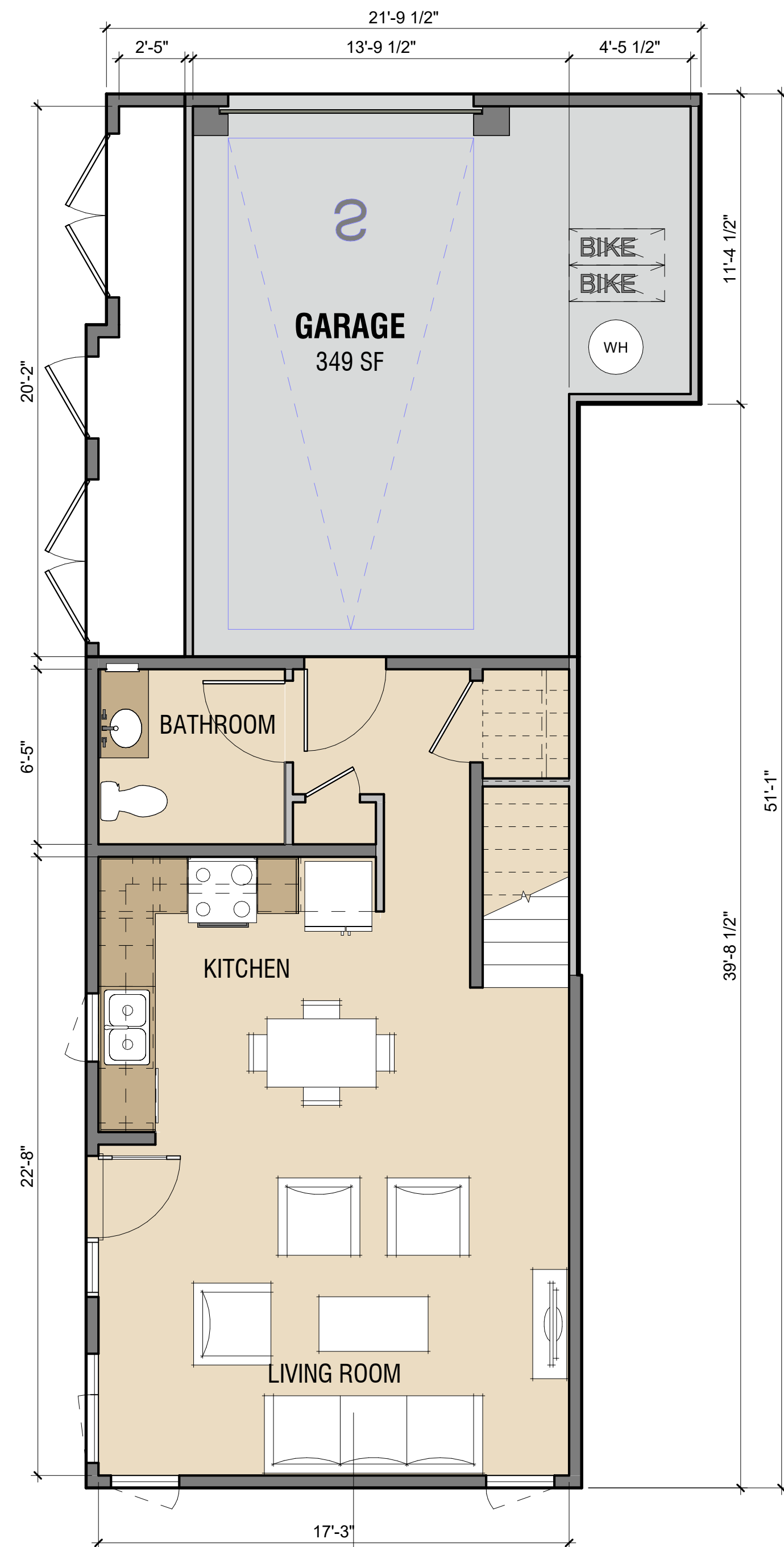
LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

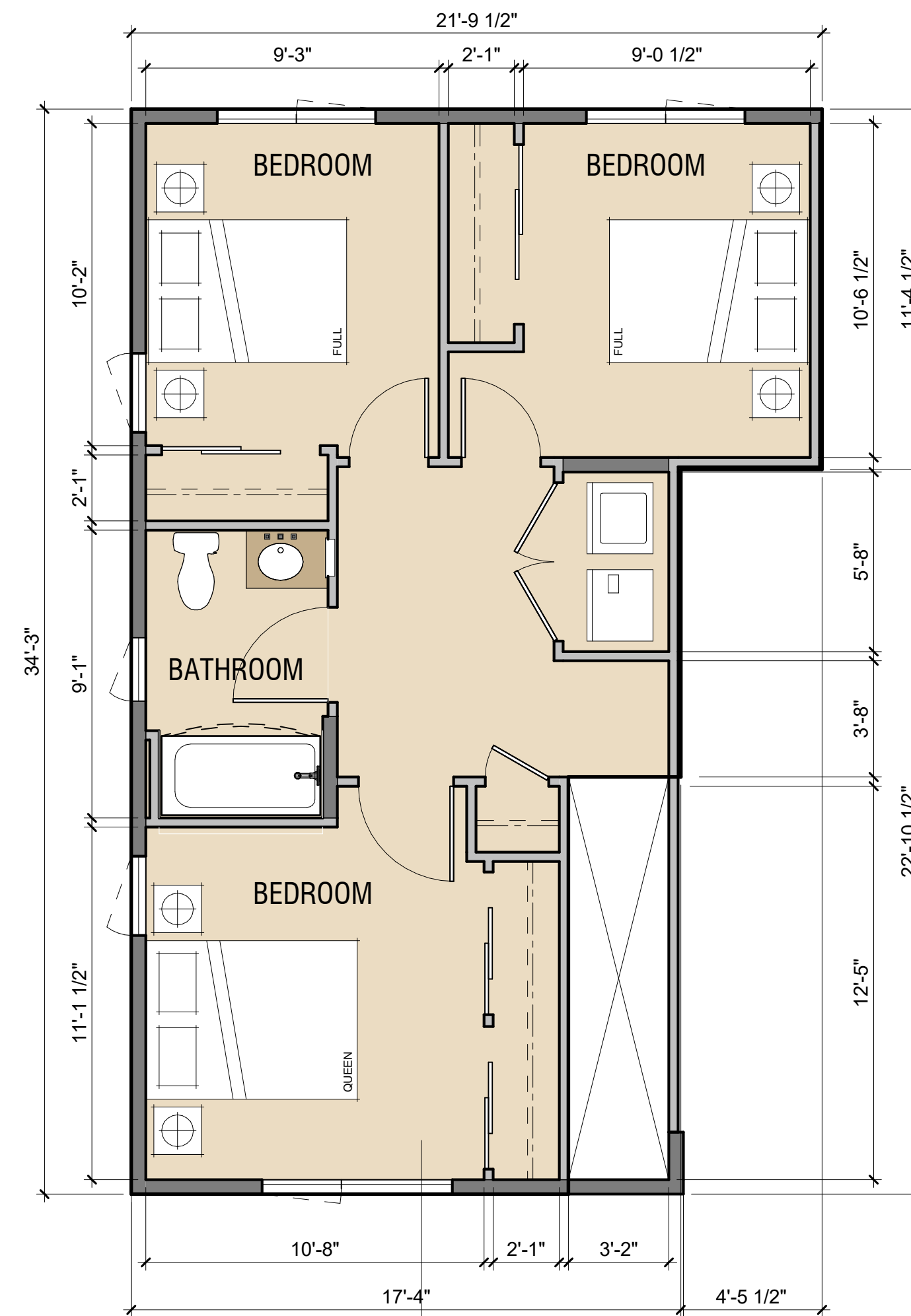
KEY PLAN



PIERCE RD.



C2
552 SF
LEVEL 1

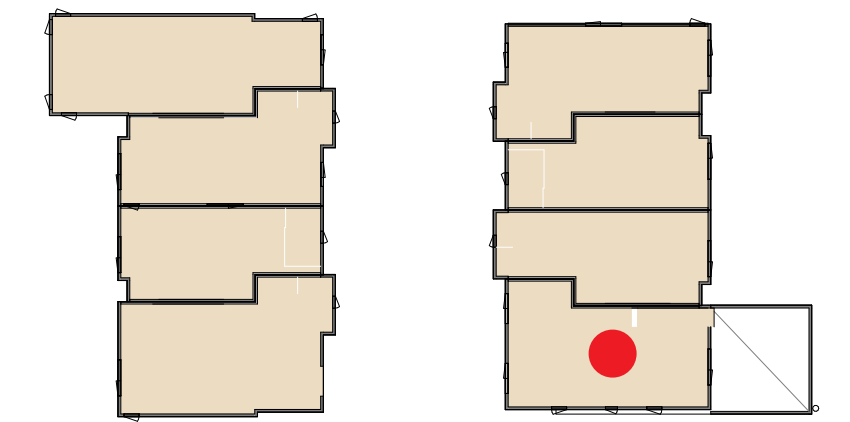


C2
598 SF
LEVEL 2

LEGEND

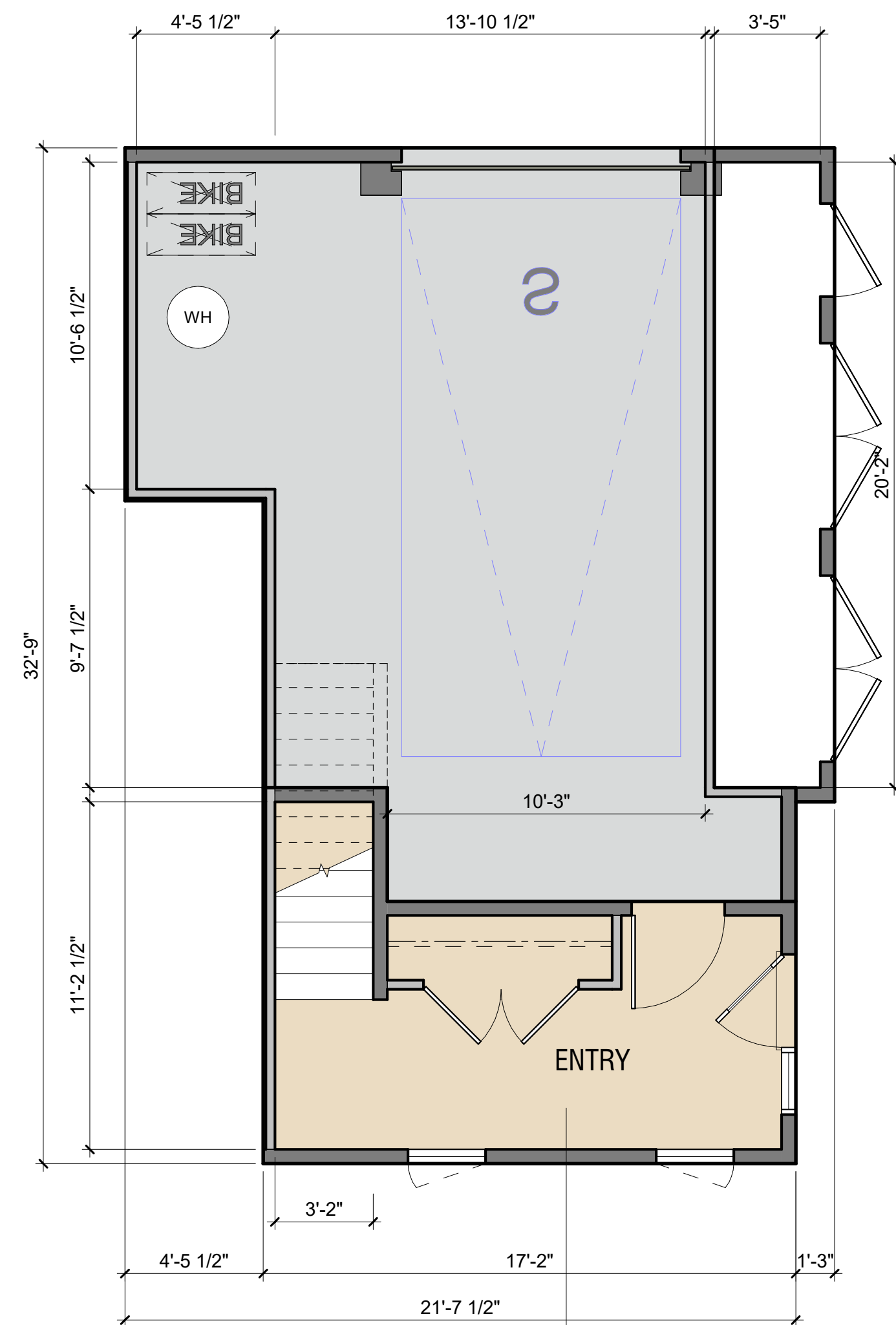
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

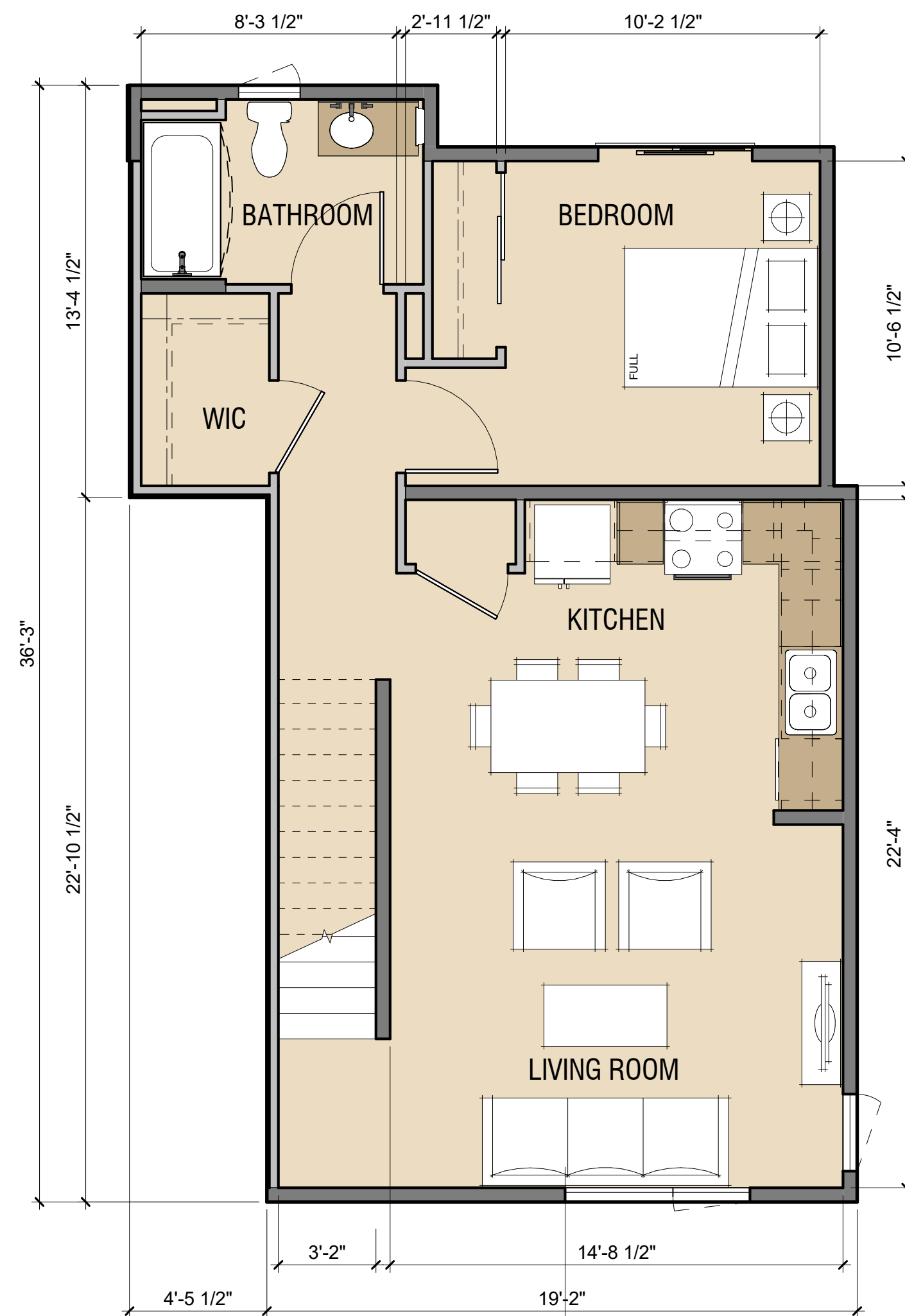


PIERCE RD.

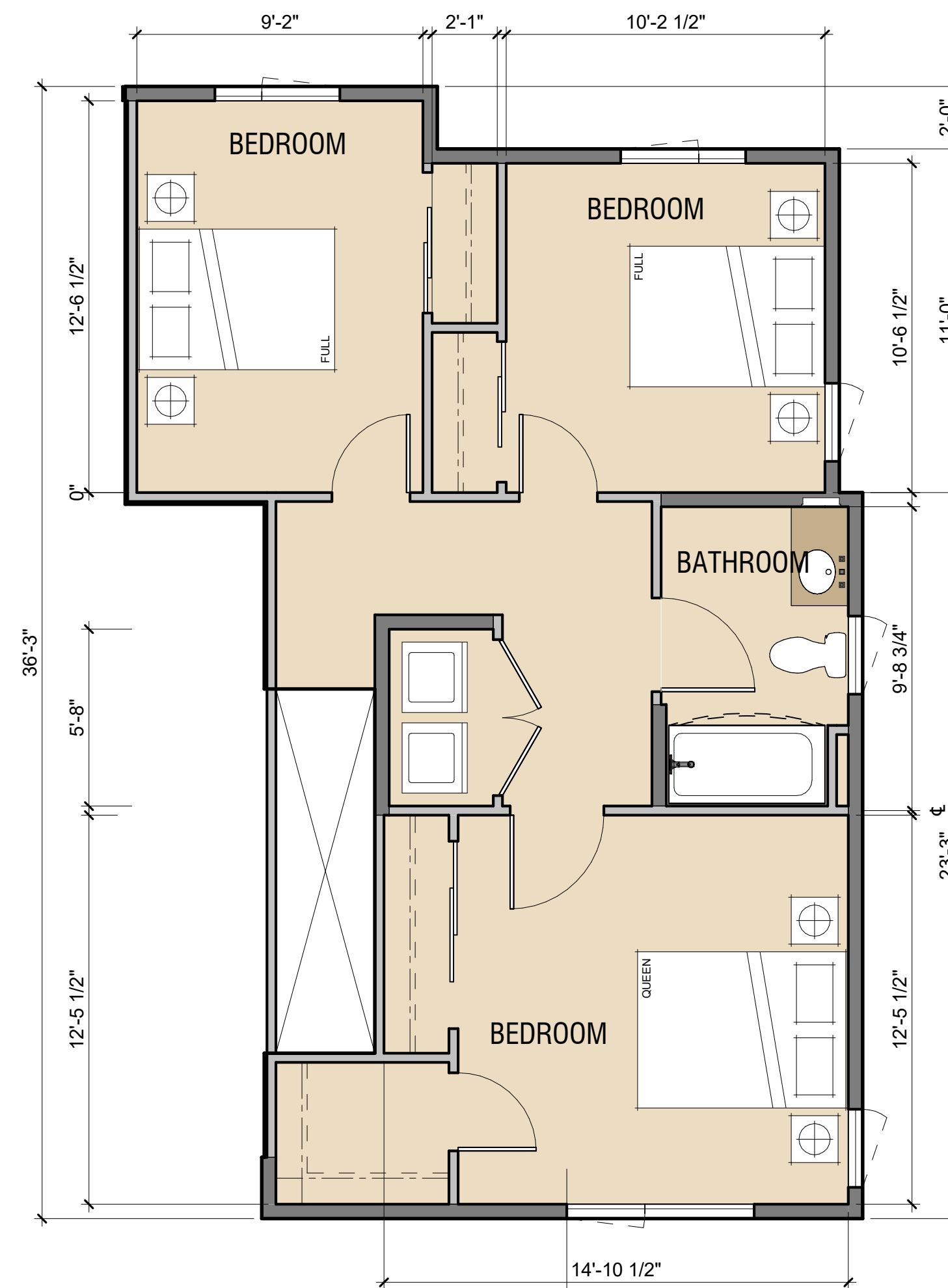




D1
160 SF
LEVEL 1



D1
719 SF
LEVEL 2

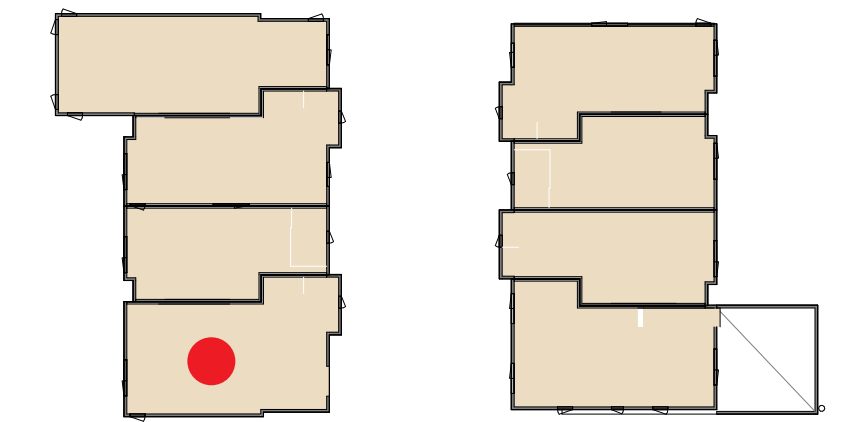


D1
678 SF
LEVEL 3

LEGEND

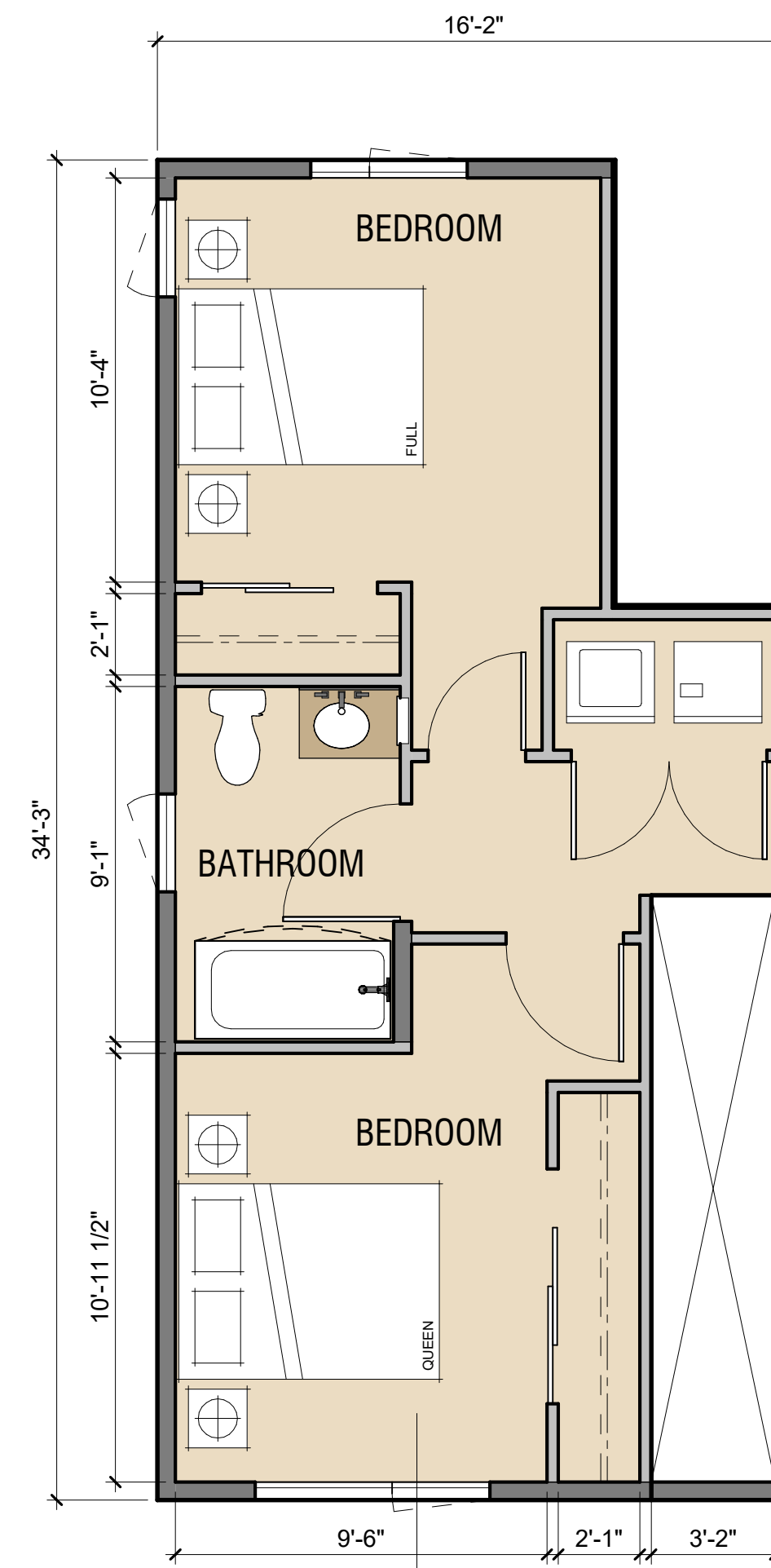
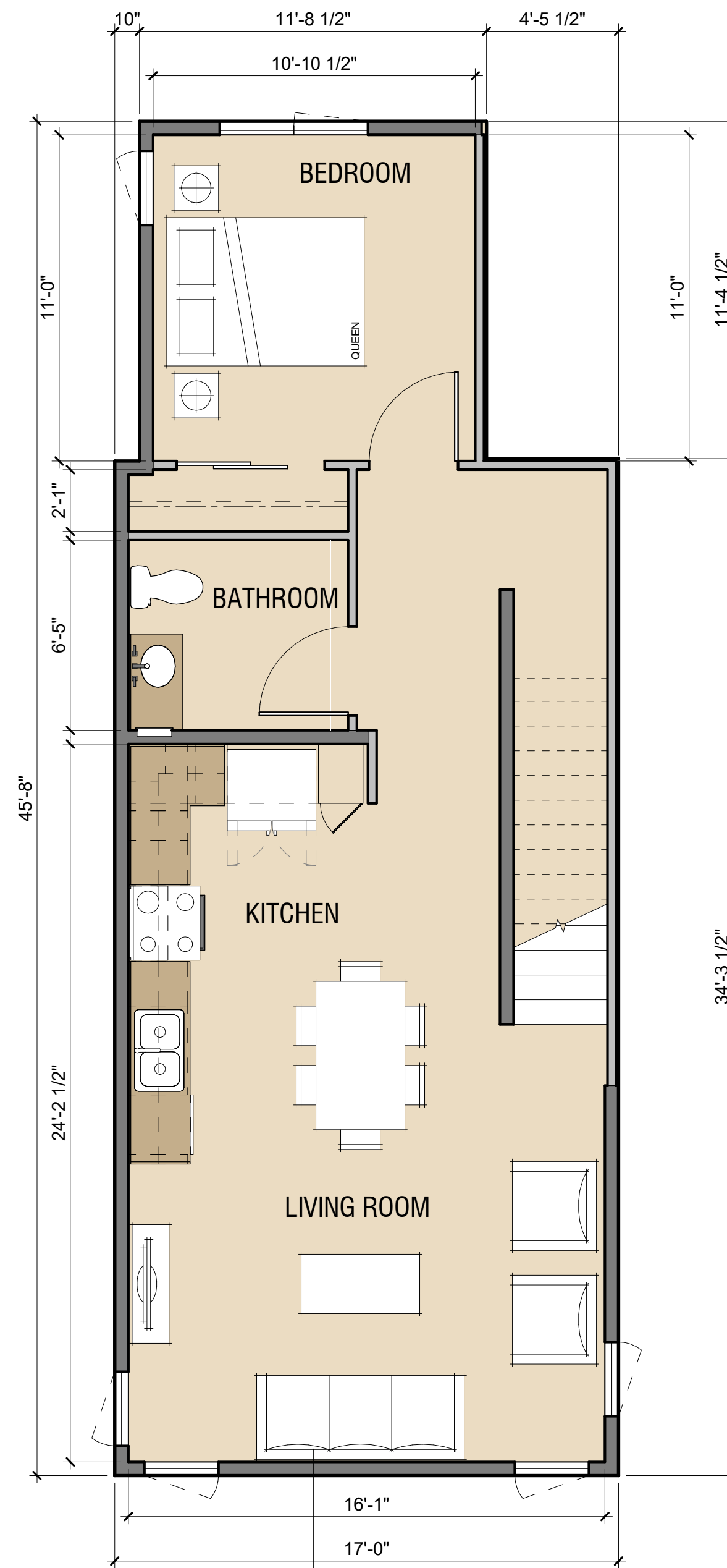
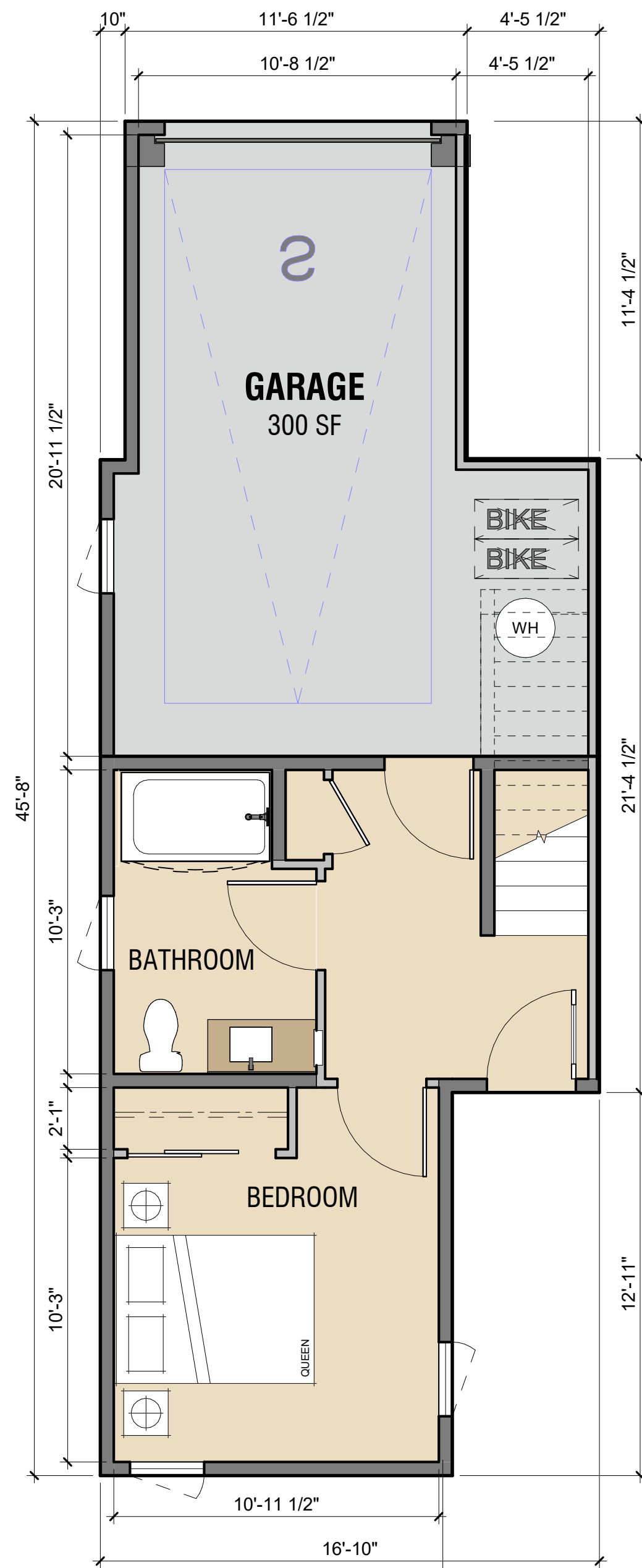
- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



PIERCE RD.

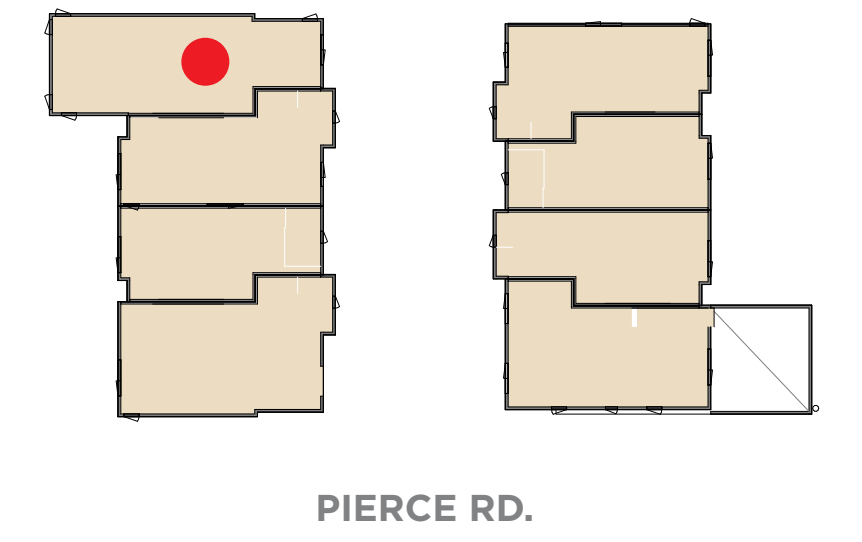




LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



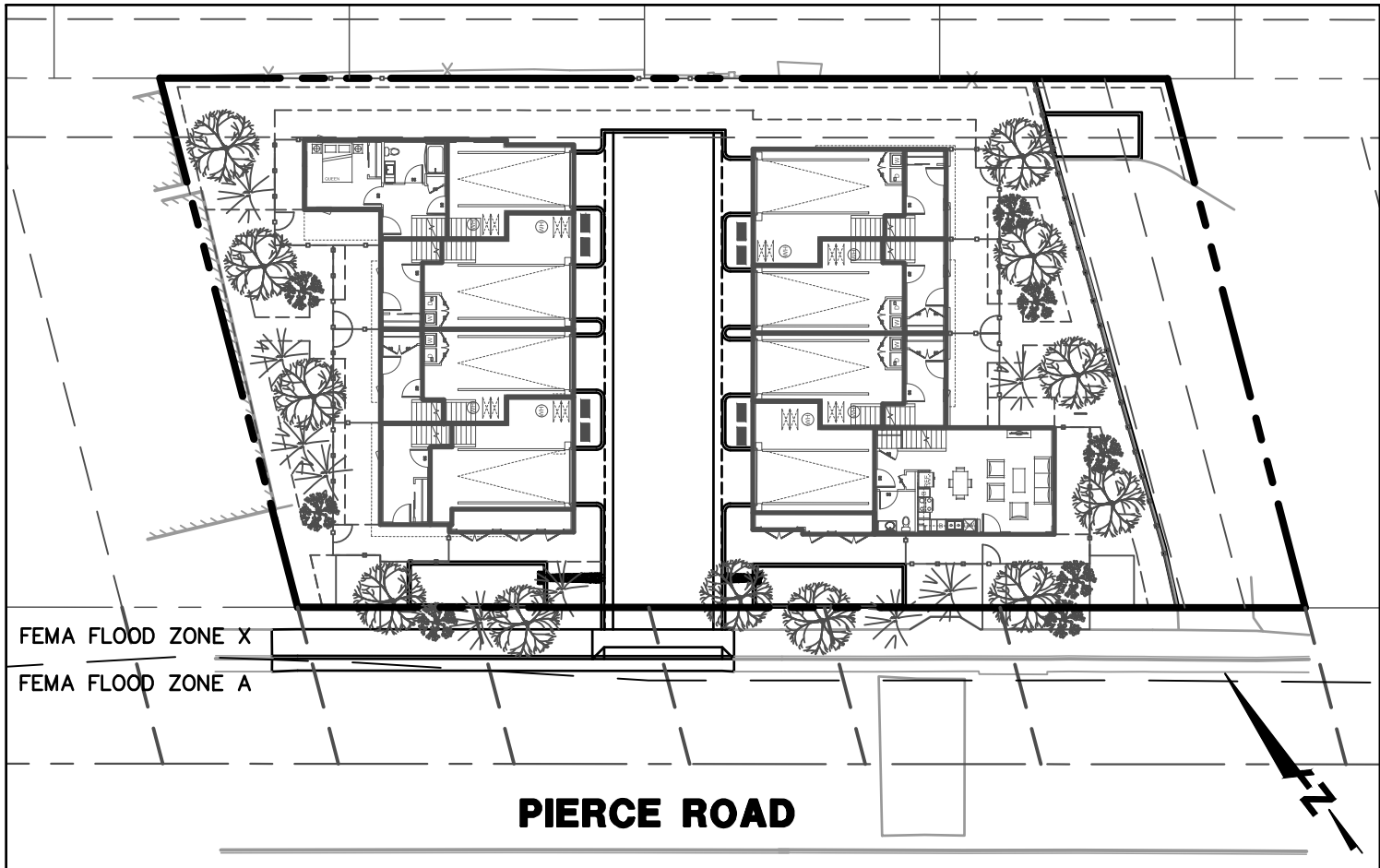
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
HABITAT FOR HUMANITY
RESIDENTIAL FOR SALE UNITS
335 PIERCE ROAD
CITY OF MENLO PARK, CALIFORNIA
COUNTY OF SAN MATEO

LEGEND

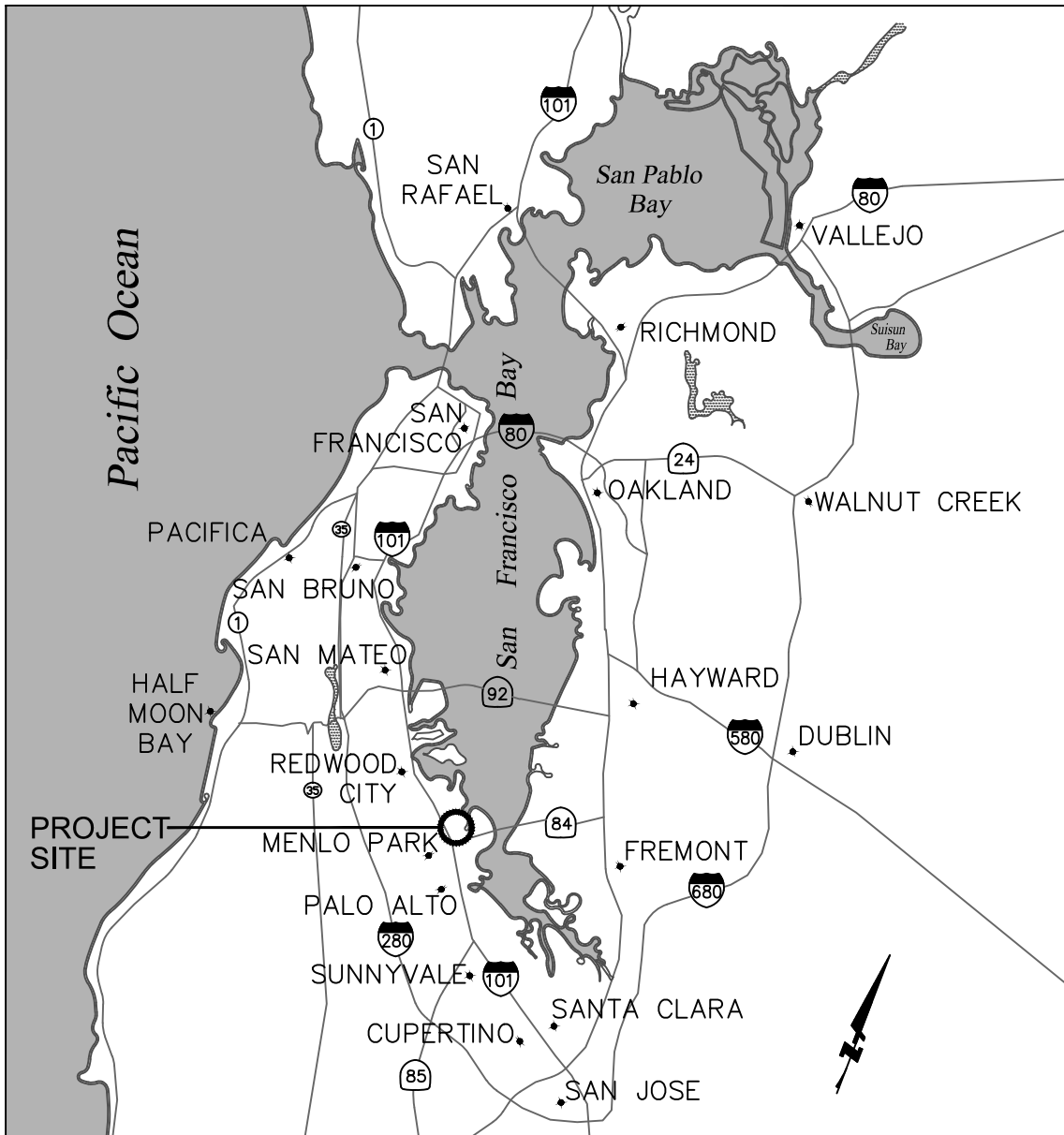
	FOUND STANDARD STREET MONUMENT
	PROPERTY BOUNDARY LINE
	ADJOINING PROPERTY LINE
	FENCE
	AREA DRAIN
	BUILDING SETBACK LINE per MAP (61-M-8)
	CATCH BASIN
	CLEAN OUT
	MANHOLE
	POINT OF BEGINNING
	PUBLIC UTILITY EASEMENT
	RIGHT-OF-WAY PARCEL
	STORM DRAINAGE EASEMENT
	WATER METER
	WATER VALVE

PROJECT DATA

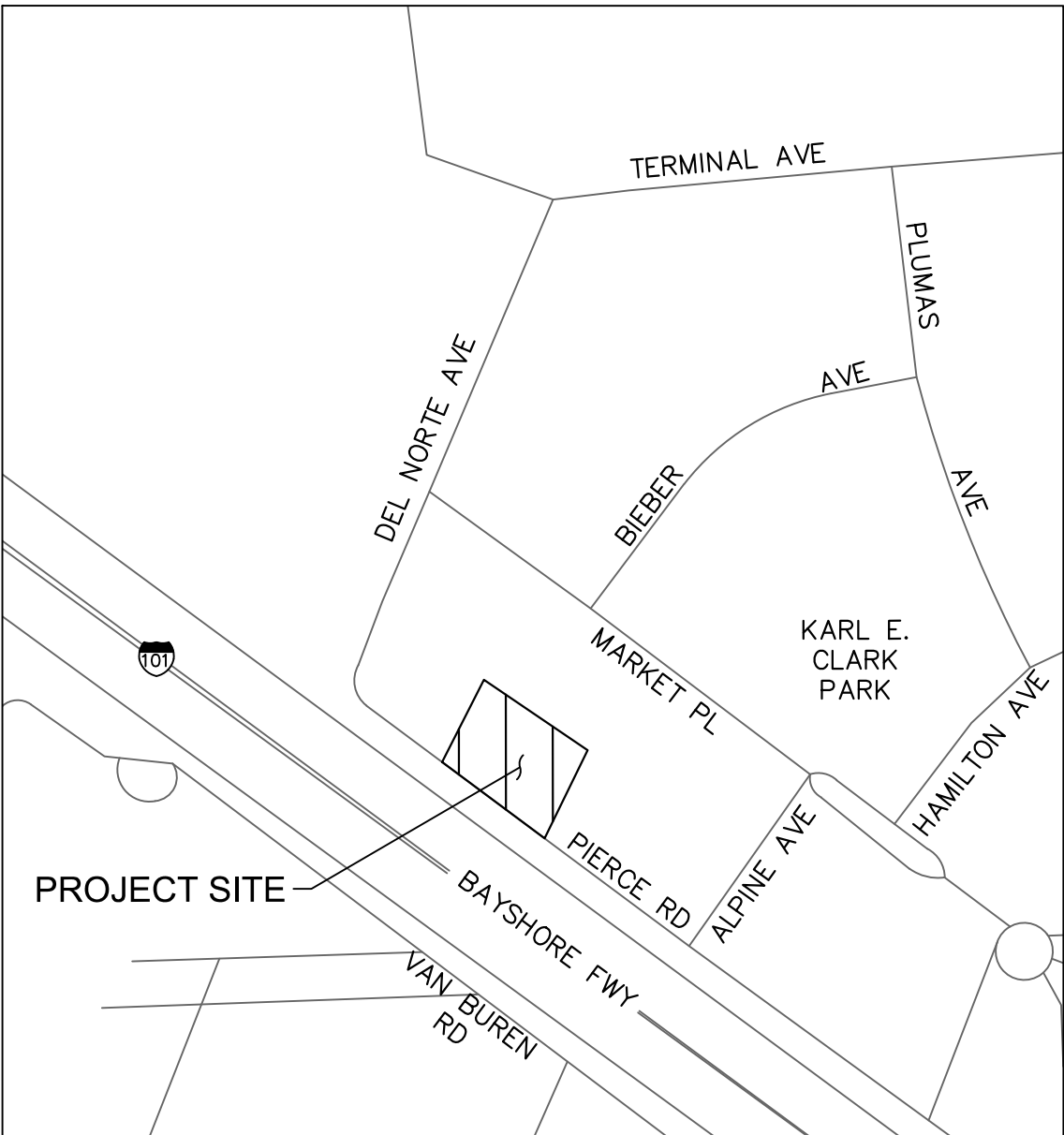
OWNER:	HABITAT FOR HUMANITY
APPLICANT:	HABITAT FOR HUMANITY GREATER SAN FRANCISCO 300 MONTGOMERY STREET, SUITE 450 SAN FRANCISCO, CA 94104 ROB SMITH (510) 701-3322
ARCHITECT:	TCA ARCHITECTS 1111 BROADWAY, SUITE 1320 OAKLAND, CA 94607 (510) 545-4222
LANDSCAPE ARCHITECT:	TS STUDIO 55 SUMNER STREET SAN FRANCISCO, CA 94103 (415) 420-8408
ENGINEER:	BKF ENGINEERS 150 CALIFORNIA STREET, SUITE 600 SAN FRANCISCO, CA 94111 (415) 930-7900
WATER SUPPLY:	MENLO PARK MUNICIPAL WATER
FIRE PROTECTION:	MENLO PARK FIRE PROTECTION DISTRICT
SEWAGE DISPOSAL:	WEST BAY SANITARY DISTRICT
STORM DRAIN:	CITY OF MENLO PARK
GAS & ELECTRIC:	PG&E
TELEPHONE:	VARIOUS PROVIDERS
CABLE:	VARIOUS PROVIDERS
FLOOD ZONE:	THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NO. 06081C0306F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 5, 2019. ZONE X IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. (AREAS WITH A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.)
FINISHED FLOOR:	ELEVATION=16.35
ZONING & USE:	EXISTING = R3, APARTMENT RESIDENTIAL PROPOSED = R3, INDIVIDUAL RESIDENTIAL UNITS



SITE PLAN
SCALE 1"=30'



VICINITY MAP
NTS



LOCATION MAP
NTS

SHEET INDEX		
SHEET COUNT	SHEET NUMBER	SHEET TITLE
1	C1.0	TITLE SHEET
2	C2.0	EXISTING CONDITIONS AND PRELIMINARY DEMOLITION PLAN
3	C2.1	EXISTING PARCELIZATION
4	C2.2	PRELIMINARY PARCELIZATION PLAN
5	C3.0	PRELIMINARY SITE PLAN
6	C3.1	PRELIMINARY FIRE ACCESS PLAN
7	C4.0	PRELIMINARY GRADING PLAN
8	C5.0	PRELIMINARY UTILITY PLAN
9	C6.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
10	C7.0	PRELIMINARY EROSION CONTROL PLAN
11	C7.1	EROSION CONTROL NOTES AND DETAILS
12	C7.2	SAN MATEO COUNTY CONSTRUCTION BMPs

PURPOSE
MERGE TWO PARCELS INTO ONE AND SUBDIVIDE SITE WITH EIGHT RESIDENTIAL CONDOMINIUM UNITS.

ELEVATION DATUM

CITY OF MENLO PARK BENCHMARK Q110

BRASS DISC SET IN CONCRETE POST POST STAMPED "Q110" IN THE CITY OF EAST PALO ALTO, 125' NORTHEAST OF INTERSECTION OF E. BAYSHORE RD. AND LAUREL AVENUE, NEAR THE NORTHEASTERLY CURB RETURN FOR A DRIVEWAY AT THE SOUTHERLY SIDE OF 1007 LAUREL AVENUE, 4' OFF THE BACK OF WALK.

ELEVATION = 20.56 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BASIS OF BEARINGS

THE BEARING NORTH 52°36'45" WEST, BETWEEN FOUND MONUMENTS ALONG THE MONUMENT LINE OF PIERCE ROAD, AS SAID MONUMENTS AND BEARING ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON AUGUST 8, 2011 IN VOLUME 36 OF LICENSED LAND SURVEY MAPS AT PAGES 25 THROUGH 20, RECORDS OF SAN MATEO COUNTY.

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

JANINE LAPP, P.E.
PROJECT MANAGER

4/25/25

DATE



335 PIERCE ROAD VESTING TENTATIVE MAP

APN 062-013-170 & 062-013-230
CITY OF MENLO PARK, SAN MATEO COUNTY

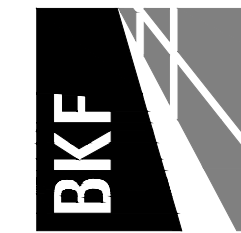
TITLE SHEET

No.	Revisions
1	4-25-2025
2	Scale: N/A
3	Design: JCL
4	Drawn: LAH
5	Approved: JCL
6	Job No: 20242424
Drawing Number:	
C1.0	
1	OF 12

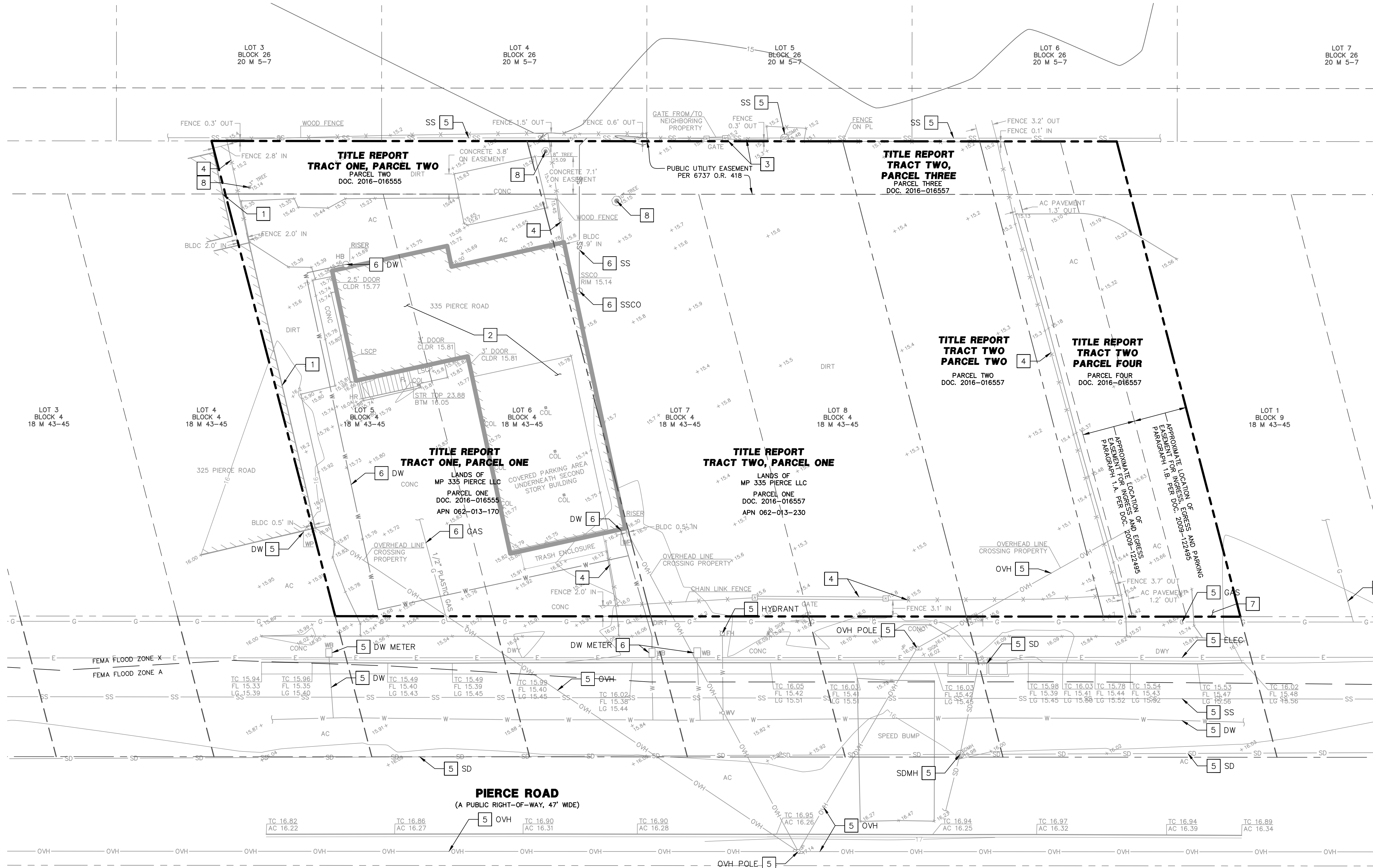
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:
04/22/2025

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SUITE 600
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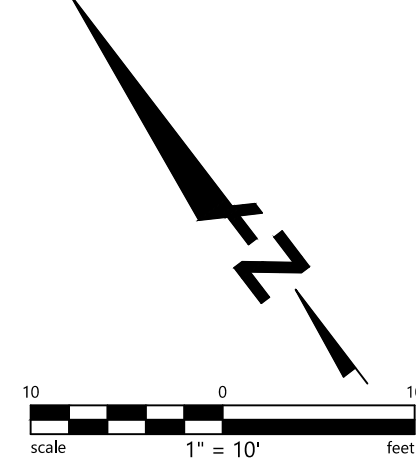


EXISTING PERVIOUS VS. IMPERVIOUS SITE CONDITIONS		
EX ROOF AREA (SF)	EX IMPERVIOUS PAVEMENT AREA (SF)	EX LANDSCAPE AREA (SF)
1741	4964	9685

NOTE:
1. SHOWN AREAS PERTAIN TO EXISTING CONDITIONS WITHIN APPROXIMATE PROJECT LIMITS.

DEMO 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 DEMOLISHED
- 7 EX TREE TO REMAIN
- 8 EX TREE TO BE REMOVED



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

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/22/2025

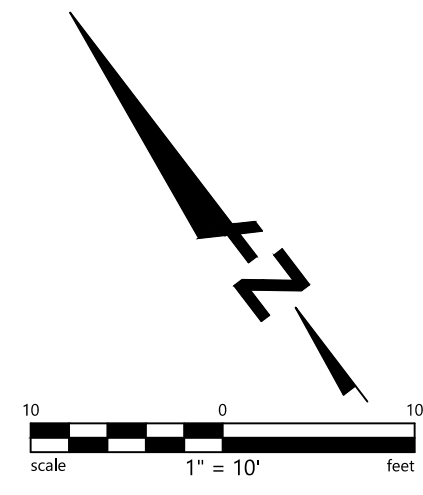
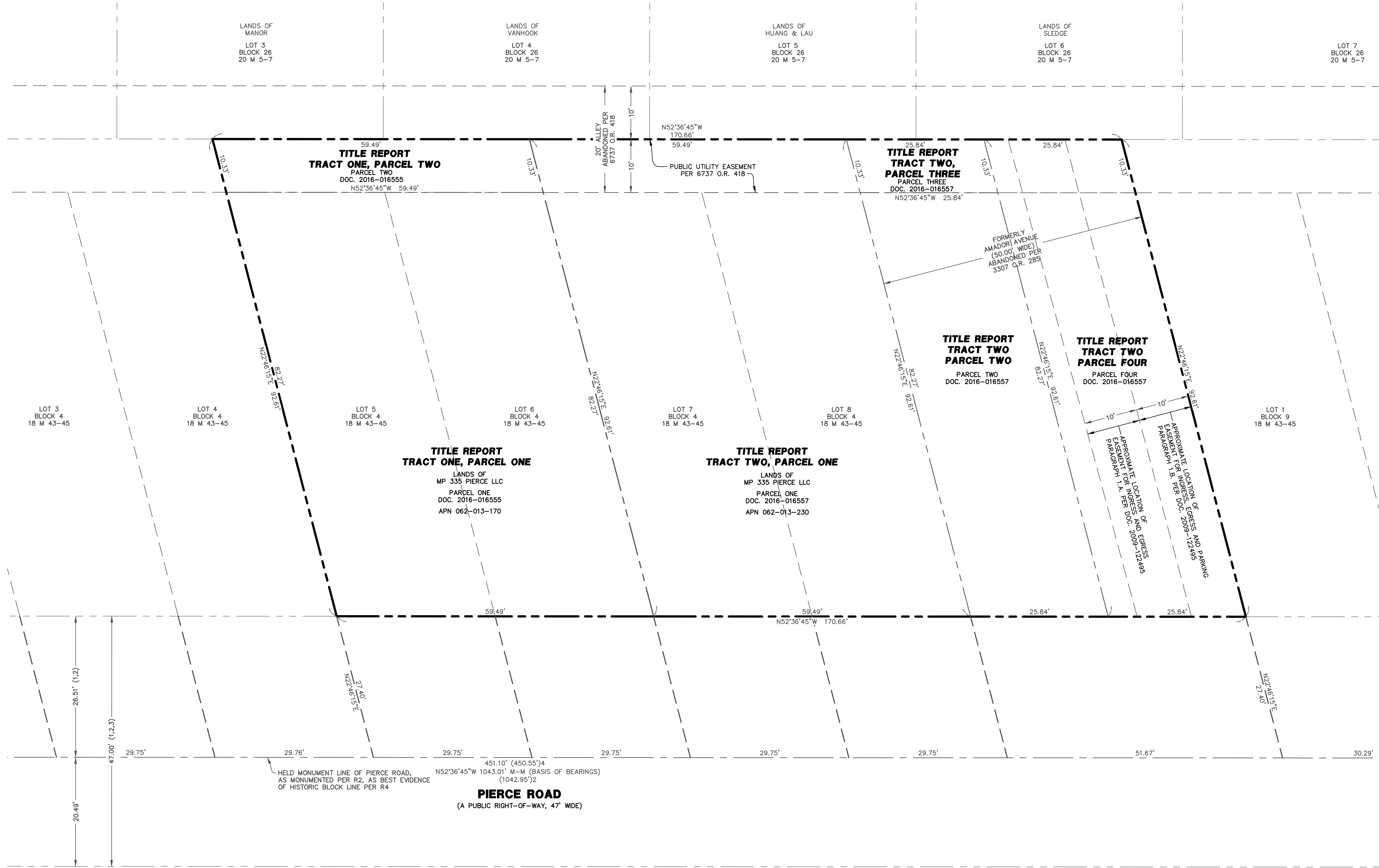
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No.	Revisions
1	DATE: 4-25-2025
2	SCALE: 1" = 10'
3	DESIGN:
4	DRAWN: LAH
5	APPROVED: JCL
6	JOB NO: 20242424
Drawing Number: C2.0	
2	OF 12

NOT FOR CONSTRUCTION

DRAWING NAME: \\BKF\proj\2024\2424_Pierce_Road_Parcelization.dwg
PLOT DATE: 04/22/25 PLOTTED BY: Brian

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Revisions	
No.	

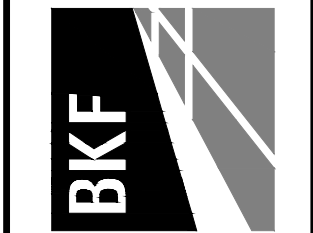
335 PIERCE ROAD VESTING TENTATIVE MAP
APN 062-013-170 & 062-013-230
CITY OF MENLO PARK, SAN MATEO COUNTY

EXISTING PARCELIZATION

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 04/22/2025

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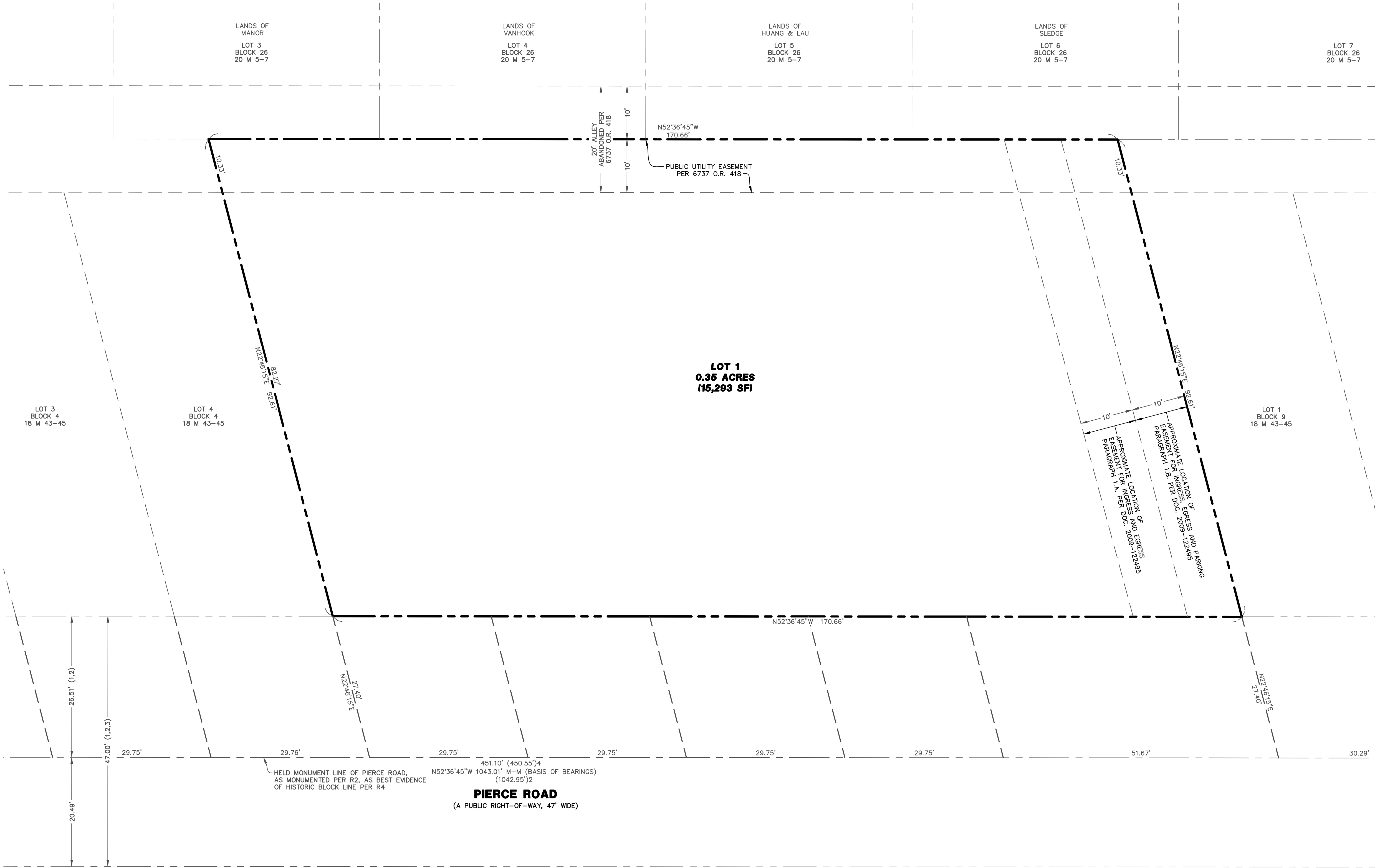


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Design:
Drawn: LAH
Approved: JCL
Job No: 20242424

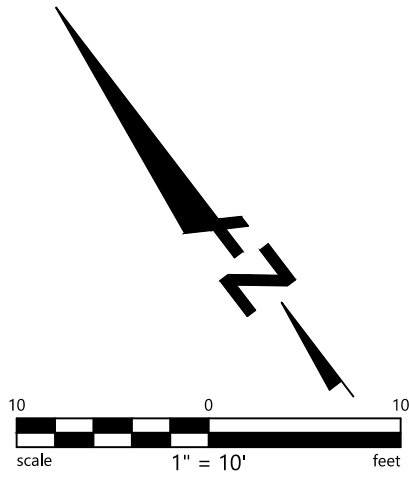
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3 OF 12

NOT FOR CONSTRUCTION



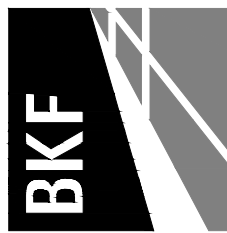
EXISTING BOUNDARY & EASEMENT DISPOSITION TABLE			
TYPE	DOCUMENT REFERENCE	DESCRIPTION	DISPOSITION
TRACT ONE, PARCEL ONE	2016-016555	PARCEL	MERGE INTO LOT 1
TRACT ONE, PARCEL TWO	2016-016555	UTILITY EASEMENT PARCEL	
TRACT TWO, PARCEL ONE	2016-016557	PARCEL	
TRACT TWO, PARCEL TWO	2016-016557	UTILITY EASEMENT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



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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

Revisions

No.

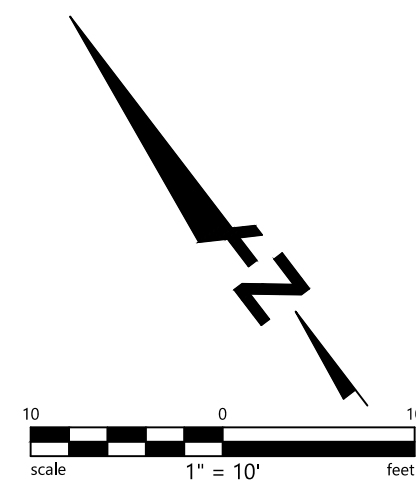
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Scale: 1" = 10'
Design:
Drawn: LAH
Approved: JCL
Job No: 20242424

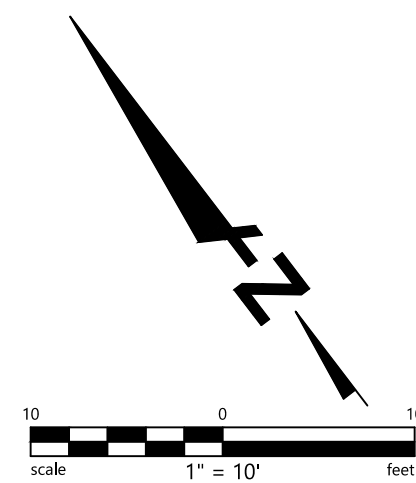
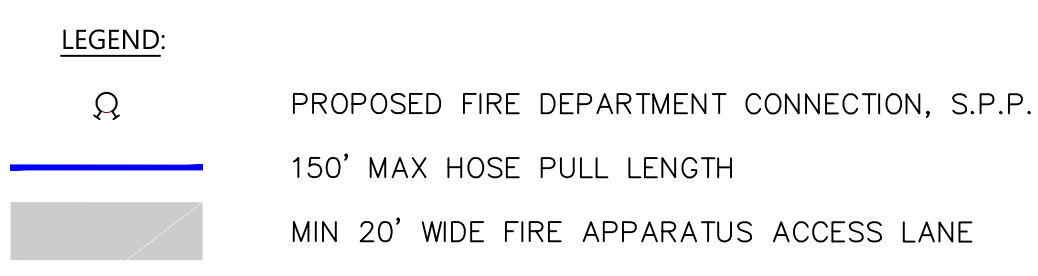
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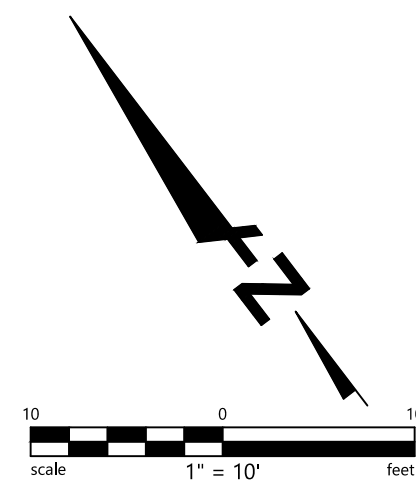
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4 OF 12

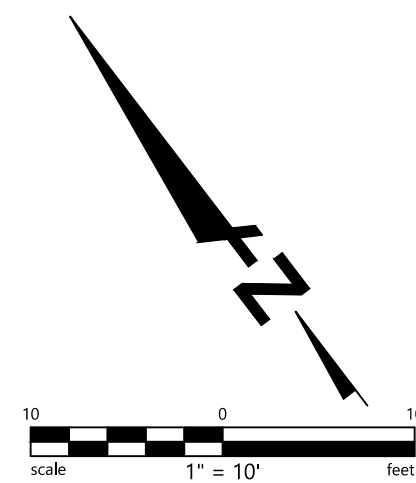
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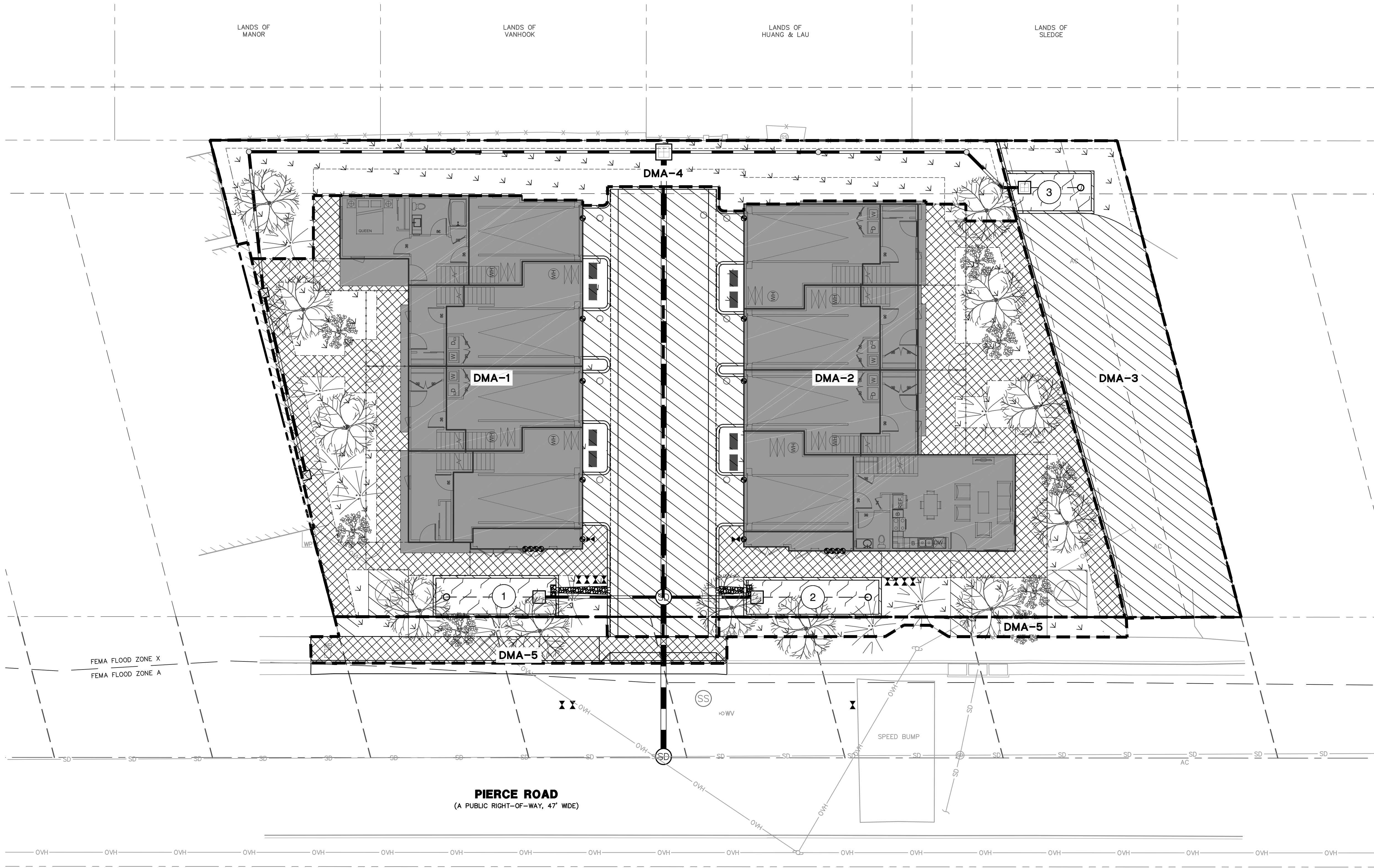






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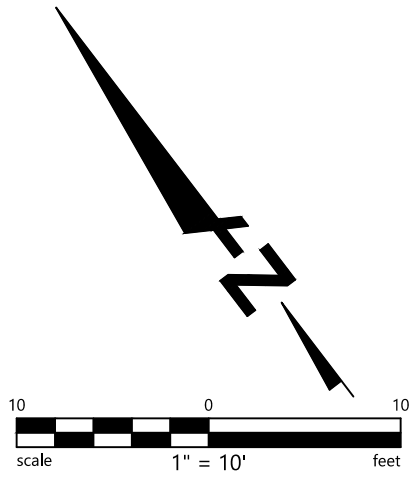


DMA NAME	ROOF AREA (SF)	IMPERVIOUS PAVEMENT AREA (SF)	LANDSCAPE AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	AT-GRADE BIO-RETENTION AREA (SF)	TOTAL DMA AREA (SF)	REQUIRED TREATMENT (SF)	PROVIDED TREATMENT (SF)	TREATMENT METHOD	DRAINS TO TREATMENT MEASURE (ID #)
DMA-1	2,468	1,189	723	983	153	5,516	146	153	BIO-RETENTION	1
DMA-2	2,544	1,224	785	1,276	160	5,989	151	160	BIO-RETENTION	2
DMA-3	0	1,693	199	0	104	1,997	68	104	BIO-RETENTION	3
DMA-4	0	0	1,801	0	0	1,801	0	0	N/A	N/A
DMA-5	0	47	409	391	0	847	2	0	N/A	N/A
TOTAL:	5,012	4,153	3,917	2,650	417	16,149	367	417	-	-

- NOTES:
- REQUIRED TREATMENT AREA IS BASED ON 4% OF THE IMPERVIOUS AREA.
 - PERVIOUS HARDSCAPE IS SELF TREATING.

LEGEND

- IMPERVIOUS AREA: ROOF
- IMPERVIOUS AREA: PAVEMENT
- PERVIOUS AREA: LANDSCAPE
- PERVIOUS HARDSCAPE AREA
- BIORETENTION/ FLOW-THROUGH PLANTER
- DRAINAGE MANAGEMENT AREA (DMA)
- TREATMENT MEASURE ID NUMBER



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

PRELIMINARY STORMWATER
MANAGEMENT PLAN

PRELIMINARY
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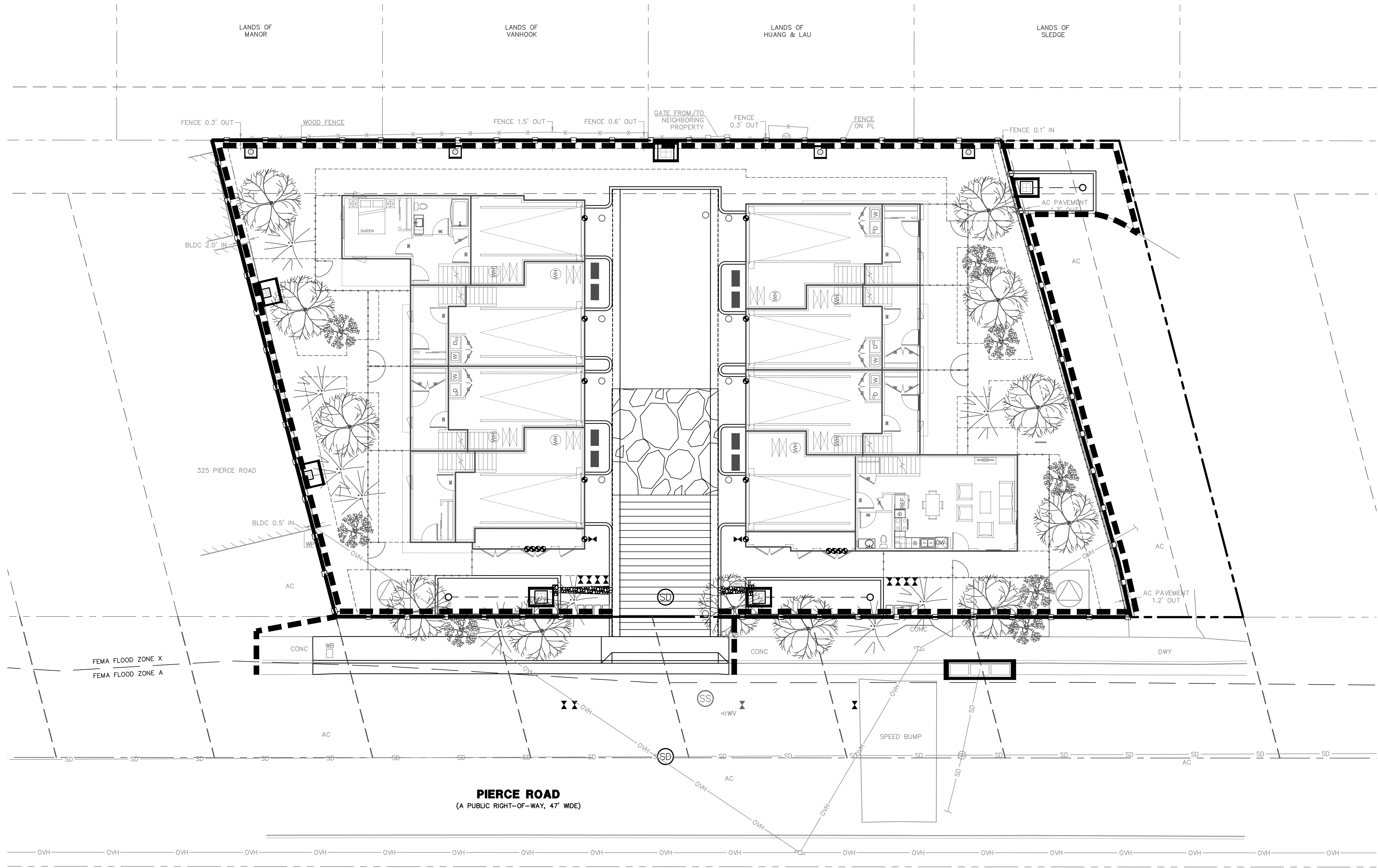
No.	Revisions

Date: 4-25-2025	Scale: 1" = 10'
Design:	Drawn: LAH
Approved: JCL	Job No: 20242424

Drawing Number:

C6.0
9 OF 12

NOT FOR CONSTRUCTION

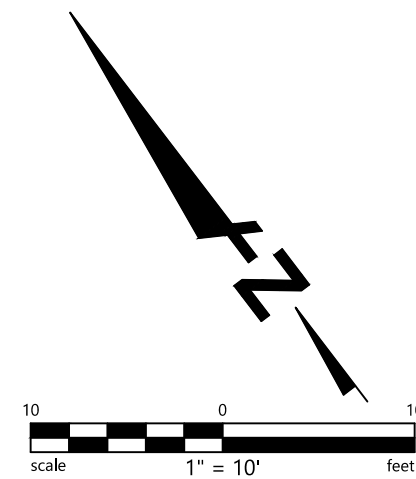


EROSION CONTROL LEGEND

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

NOTES:

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



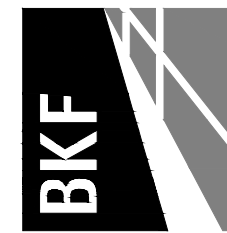
DRAWING NAME: 335 PIERCE ROAD VESTING TENTATIVE MAP 335_Pierce_Road_Vesting_Tentative_Map_Preliminary_Erosion_Control_Plan.dwg
PLOT DATE: 04/22/25 PLOTTED BY: Brian

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335 PIERCE ROAD VESTING TENTATIVE MAP

APN 062-013-170 & 062-013-230

CITY OF MENLO PARK - SAN MATEO COUNTY

PRELIMINARY EROSION CONTROL PLAN

Revisions

No.

Date: 4-25-2025

Scale: 1" = 10'

Design:

Drawn: LAH

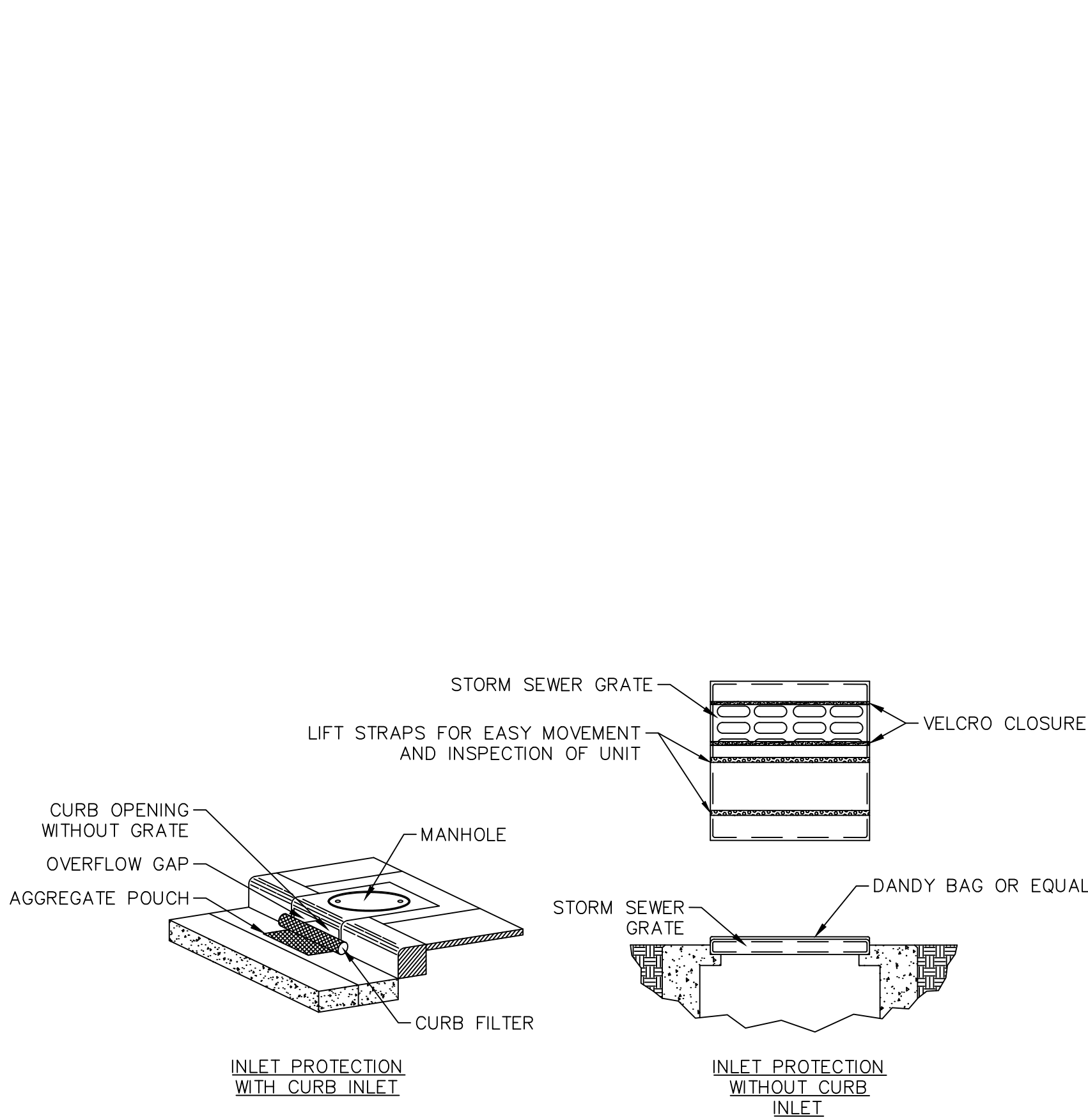
Approved: JCL

Job No: 20242424

Drawing Number:

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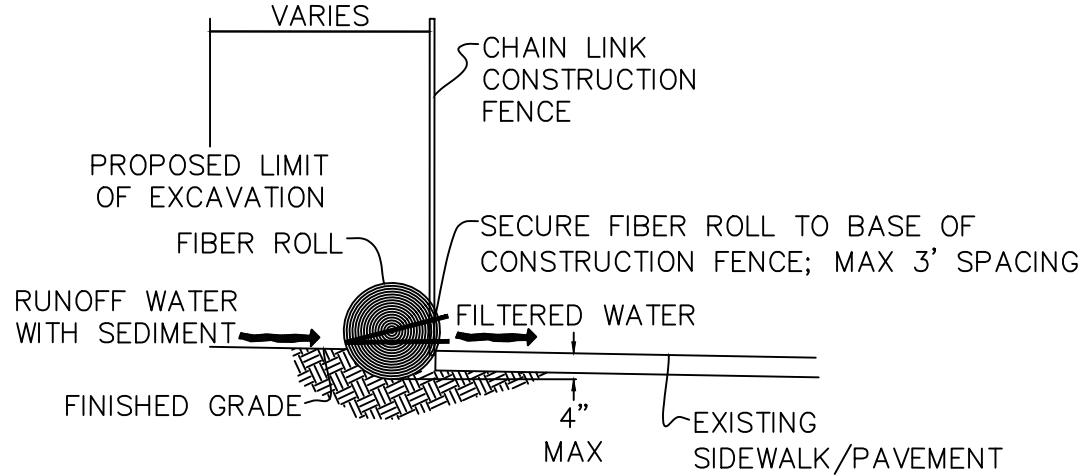
NOT FOR CONSTRUCTION



NOTES:

1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. PRIOR TO INSTALLATION, CLEAR THE AREA AROUND EACH INLET OF OBSTRUCTIONS, INCLUDING ROCKS, CLODS, AND DEBRIS GRATER THAN 1-IN DIAMETER.

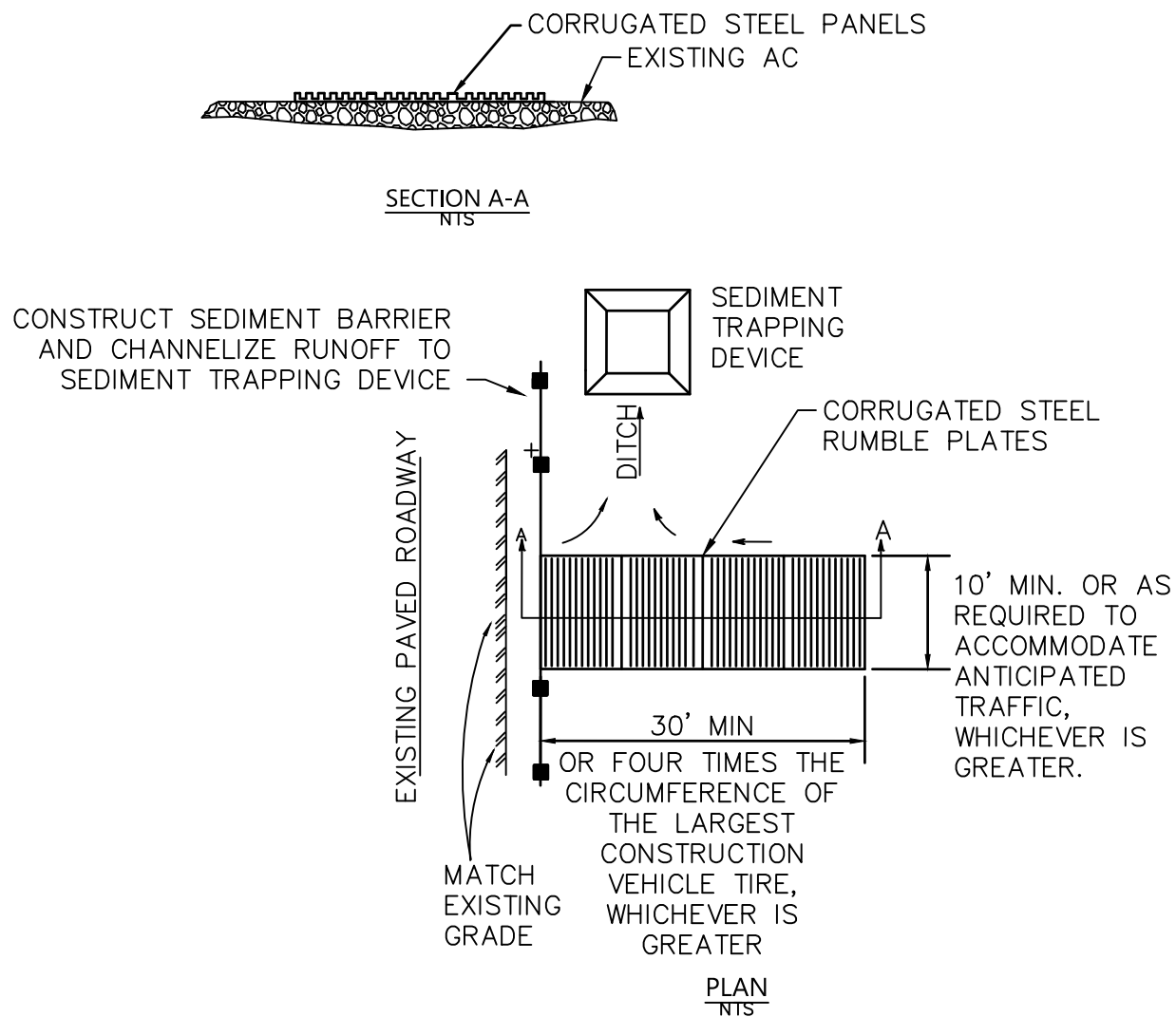
1 CURB INLET SEDIMENT FILTER BAG PROTECTION
NTS



NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE ANCHORING OF THE ROLL TO THE BASE OF THE CONSTRUCTION FENCE IN A TRENCH, 3" TO 4" DEEP, AND WEIGHTED WITH A SAND OR RACK BAG TO PREVENT FIBER ROLL FROM FLOATATION OR UP LIFT.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

3 FIBER ROLL
NTS



NOTES:

1. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
2. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
3. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12".
4. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 10', WHICHEVER IS LESS.

2 STABILIZED CONSTRUCTION ENTRANCE
NTS

EROSION AND SEDIMENT CONTROL NOTES:

1. OWNER'S CONTACT: SHELBY CAMPBELL
SENIOR PROJECT MANAGER
SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC)
525 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
415.652.9319
SCAMPBELL@SF.WATER.ORG

IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.

2. CIVIL ENGINEER: BKF ENGINEERS
150 CALIFORNIA STREET,
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900

3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

4. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING AND AFTER STORM EVENTS.
5. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR OTHER SUBSTANCE OVER A PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD THE HAUL MATERIAL BLOW, SPILL, OR TRACK OVER UPON SAID PUBLIC OR AND ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.

6. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING THE POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

8. EROSION CONTROL MEASURES SHALL FOLLOW THE RECOMMENDATIONS OF THE SOIL MANAGEMENT PLAN.

9. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

10. THE CONTRACTOR SHALL UPDATE THE PLANS TO REFLECT CHANGING SITE CONDITIONS. PLAN UPDATES SHALL BE BASED UPON GENERAL SURVEY DATA. EROSION CONTROL EFFECTIVENESS SHALL ALSO BE MONITORED AND THE PLANS UPGRADED AS REQUIRED TO PREVENT SIGNIFICANT QUANTITIES OF SEDIMENT FROM ENTERING THE DOWNSTEAM DRAINAGE SYSTEM.

11. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO PUBLICLY AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF MATERIAL SPILLED ON PUBLIC ROADS ON THE HAUL ROUTE, ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.

12. THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER AND THE CITY.

13. TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.

14. STOCKPILED MATERIAL
 - A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
 - B. EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY, UNLESS STOCKPILING IS NECESSARY.
 - C. SURROUND STOCKPILES WITH PERIMETER SILT FENCES, FIBER ROLLS, APPROPRIATELY SIZED SECONDARY CONTAINMENT, OR OTHER RUNOFF CONTROLS.
 - D. STABILIZE INACTIVE STOCKPILES WITH SOIL STABILIZER AND/OR MULCH, OR COVER WITH A TARPULIN.
 - E. COVER STOCKPILES OF CRUSHED AC OR PCC PAVEMENT WITH A TARPULIN OR PROVIDE CASE-SPECIFIC DESIGNED SECONDARY CONTAINMENT AND SURROUND WITH APPROPRIATE RUNOFF CONTROLS.
 - F. USE INLET PROTECTION FOR STORM DRAIN STRUCTURES ADJACENT TO THE MATERIAL.
 - G. THOROUGHLY SWEEP PAVED AREAS EXPOSED TO SOIL EXCAVATION PLACEMENT.

19. IF NO WORK HAS PROGRESSED FOR A PERIOD OF 6-WEEKS, FINAL DRAINAGE AND EROSION CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED WINTERIZATION PLAN.

20. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM TEMPORARY BASINS AND DRAIN INLETS AFTER EACH STORM. SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.

21. PADS SHALL BE GRADED TO MINIMIZE STANDING WATER. SPECIFIC LOCATIONS REQUIRING SUPPLEMENTAL GRADING TO ACHIEVE ACCEPTABLE DRAINAGE SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER.

22. STUBBED OUT ENDS OF PARTIALLY COMPLETED SUBDRAINS SHALL BE WRAPPED WITH AN APPROVED FABRIC TO PREVENT SOIL AND DEBRIS FROM ENTERING THE PIPE.

23. HAUL ROADS ARE CURRENTLY NOT SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE TAKEN TO MINIMIZE EROSION RELATED TO HAUL ROADS.

24. DISPOSAL AREAS FOR SEDIMENT TO BE DETERMINED IN FIELD. WHEN MATERIAL IS STOCKPILED, IT SHALL BE SURROUNDED BY FIBER ROLLS.

25. TEMPORARY AND PERMANENT SLOPES GREATER THAN 5 FEET SHALL BE SEEDED UNLESS OTHERWISE SHOWN ON THE PLAN.

26. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE OCTOBER 1 AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE ENGINEER.

27. SFPUC WASTEWATER ENTERPRISE COLLECTION SYSTEM DIVISION MUST BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, VIA AILEJAY@SF.WATER.ORG.

28. REVIEW AND/OR APPROVAL OF THE ESCP SHOULD NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION SITE RUNOFF CONTROL ORDINANCE, NOR SHOULD AN APPROVED ESCP RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.

29. IF THE APPROVED PLAN NEEDS TO BE MODIFIED ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE SFPUC.

STANDARD NOTES FOR EROSION CONTROL

1. THIS PLAN MAY NOT COVER ALL THE SITUATIONS OR PHASES THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUNOFF FROM LEAVING THE SITE. SEDIMENT ROLLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.

2. EROSION CONTROL FACILITIES SHALL BE MAINTAINED DAILY. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT FREE STORM WATER INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE ENGINEER (OCTOBER 1 TO APRIL 15).

3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT OR CITY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT OR CITY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS.

4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES & IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/ OR A PROJECT STOP ORDER.

5. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.

6. IF EXISTING DRIVEWAY IS REMOVED DURING CONSTRUCTION, THE CONTRACTOR SHALL PLACE DRAIN ROCK AS A GRAVEL ROADWAY (8" MINIMUM THICKNESS FOR THE FULL WIDTH AND LENGTH OF SITE EGRESS AREA AS DEFINED IN THESE PLANS) AT ENTRANCE TO THE SITE. LOCATION TO BE APPROVED BY CITY ENGINEER IN THE FIELD. CONSTRUCTION EGRESS SHALL BE EQUIPPED WITH A TRUCK WASHING STATION. ALL TRUCKS SHALL WASH TIRES AND UNDERSIDE OF VEHICLES AS APPROPRIATE WHEN LEAVING THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE CITY ENGINEER.

7. DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS O MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SYSTEM.

8. DURING PERIODS WHEN STORMS ARE FORECAST:
 - A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
 - B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
 - C. WHERE STOCKPILING IS NECESSARY, USE A TARPULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLLS, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.
 - D. USE INLET CONTROLS AS NEEDED (E.G. BLOCK & GRAVEL SEDIMENT BARRIER) FOR STORM DRAIN ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.

9. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.

10. STAND-BY CREWS SHALL BE ALERTED BY THE PERMIT APPLICANT OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.

11. AFTER OCTOBER 1ST TO APRIL 15TH, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. BREACHES IN DIKES AND TEMPORARY SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.

12. AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.

13. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.

14. SANDBAGS SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.

15. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULLY APPROVED. SANDBAG FILL MATERIALS ARE SAND, DECOMPOSED GRANITE AND /OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SAFETY OF VEHICLES OPERATING IN ROADWAY ADJACENT TO EROSION CONTROL FACILITIES.

17. AFTER RAINSTORMS CONTRACTOR SHALL CHECK FOR AND REMOVE SEDIMENT TRAPPED BY SAND BAGS AT STAGING AREA. REPLACE SAND BAGS IF DETERIORATION IS EVIDENT.

18. DUST CONTROL SHOULD BE PRACTICED ON ALL CONSTRUCTION SITES WITH EXPOSED SOILS AS NEEDED. IT IS IMPORTANT IN WINDY OR WIND-PRONE AREAS. DUST CONTROL IS CONSIDERED A TEMPORARY MEASURE AND AS AN INTERMEDIATE TREATMENT BETWEEN SITE DISTURBANCE AND CONSTRUCTION, PAVING, OR REVEGETATION. REFER TO EROSION CONTROL AND SEDIMENT CONTROL FIELD MANUAL, 3RD EDITION, PREPARED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.

2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.

3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.

4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS TO EXISTING PAVED STREETS. MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.

5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.

6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.

2. GRAVELBAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVELBAG.

335 PIERCE ROAD VESTING TENTATIVE MAP

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PRELIMINARY
NOT FOR CONSTRUCTION

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

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EROSION CONTROL NOTES AND DETAILS

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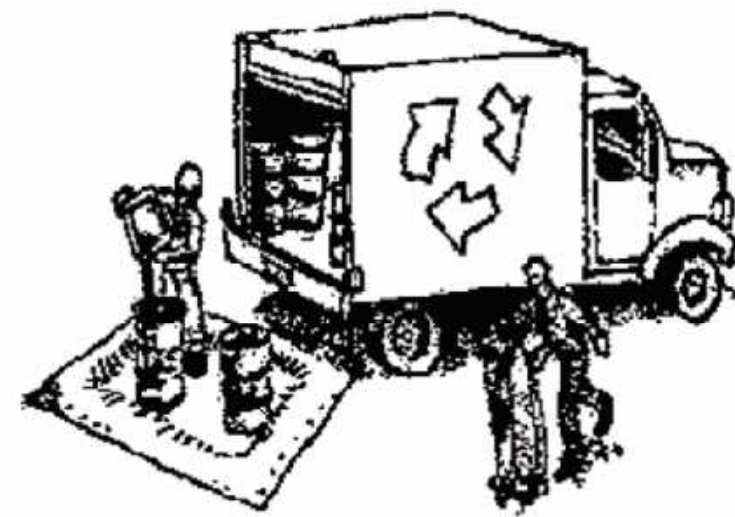
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NOT FOR CONSTRUCTION

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



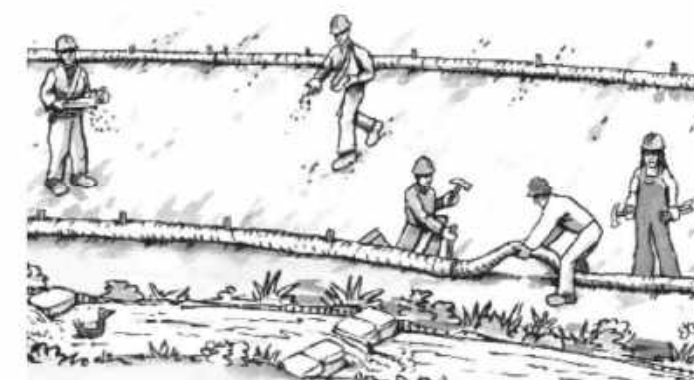
Maintenance and Parking

- ☐ 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



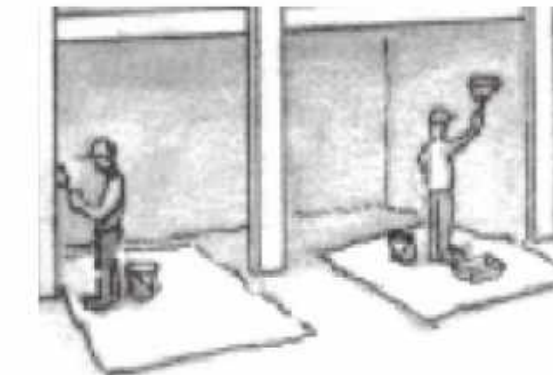
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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

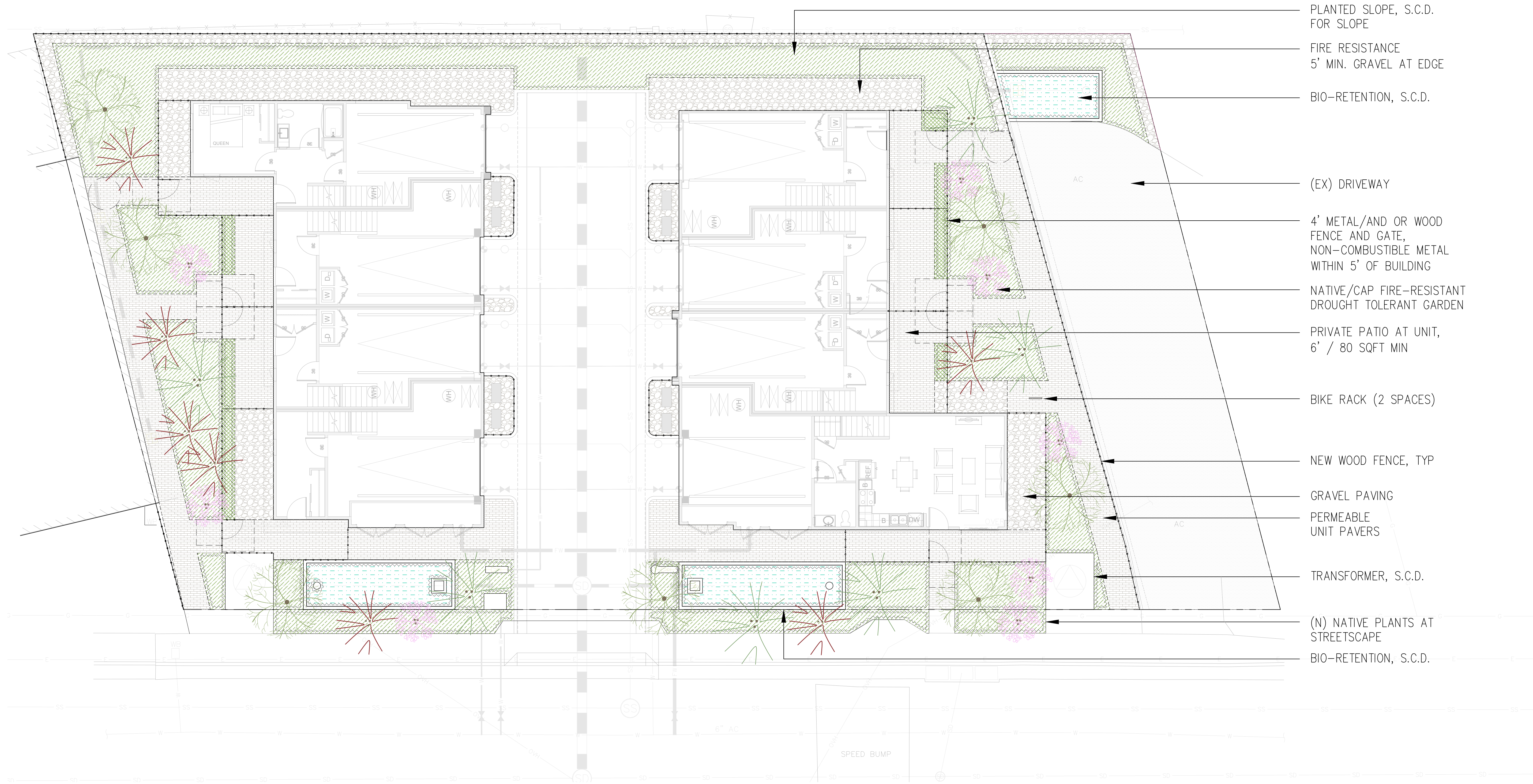
- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes 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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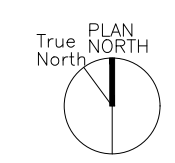
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Project:

**355
PIERCE
ROAD**
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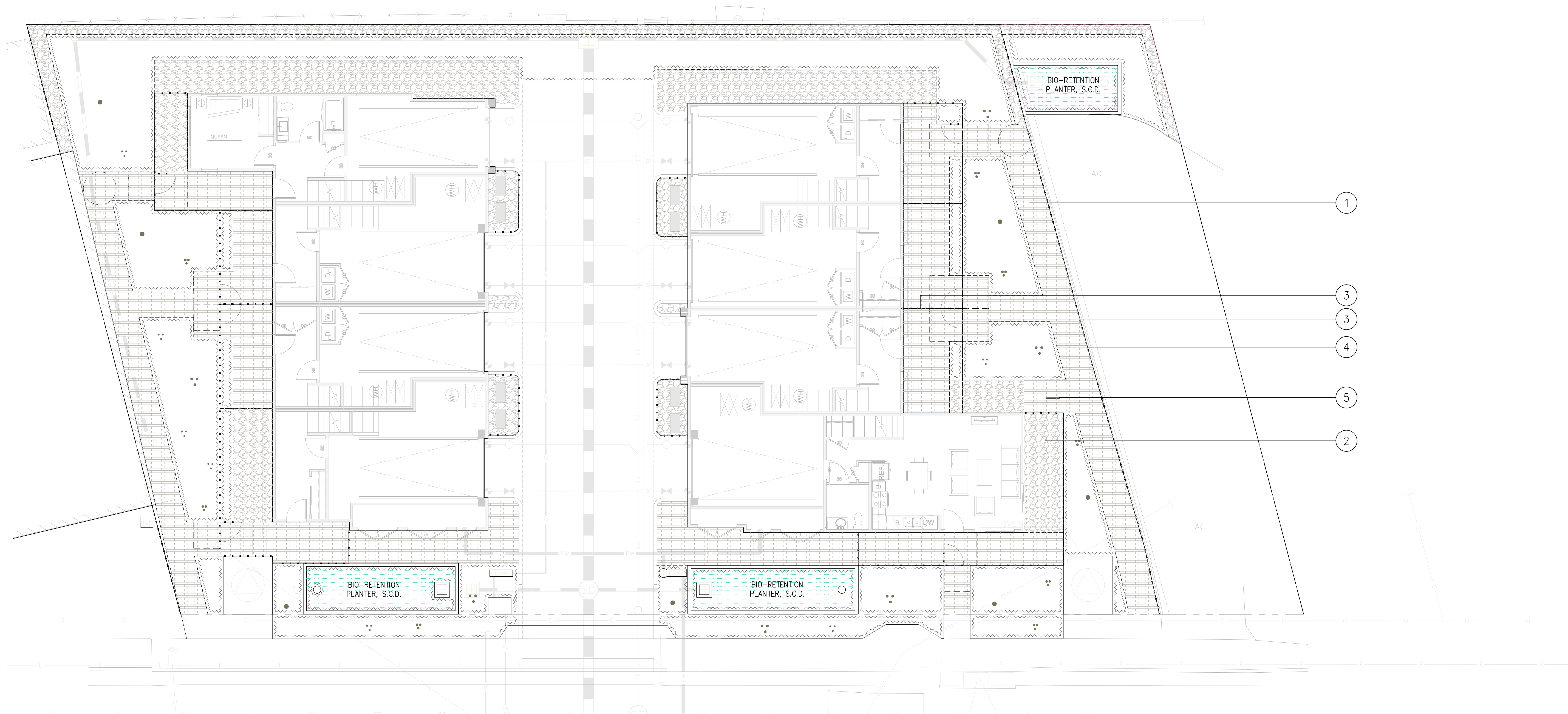
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SITE PLAN

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L1.0
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MATERIAL LEGEND



① PERMEABLE UNIT PAVERS



① ALT: GRANITCRETE 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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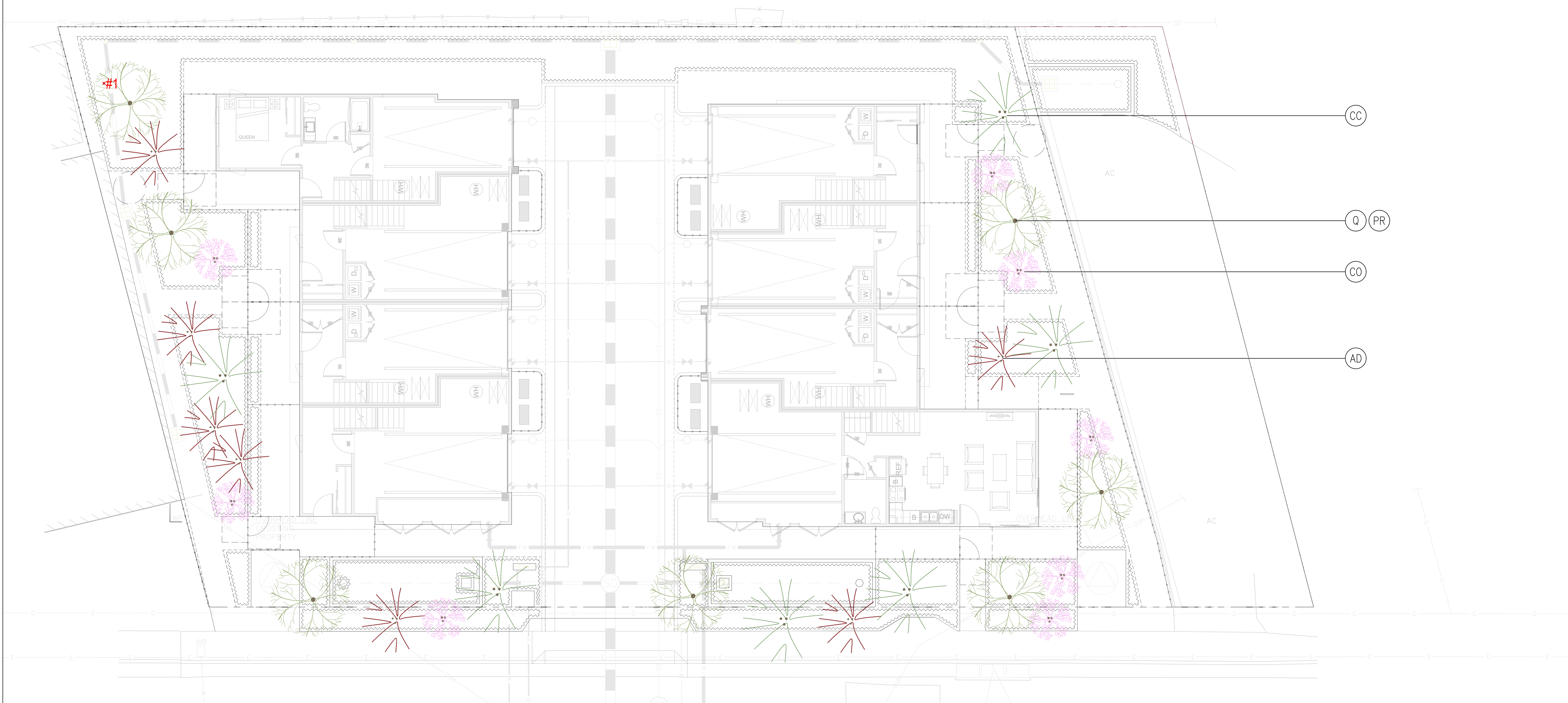
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MATERIAL PLAN

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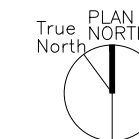
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PR

AD

× #1 EXISTING TREE TO BE REMOVED (1)



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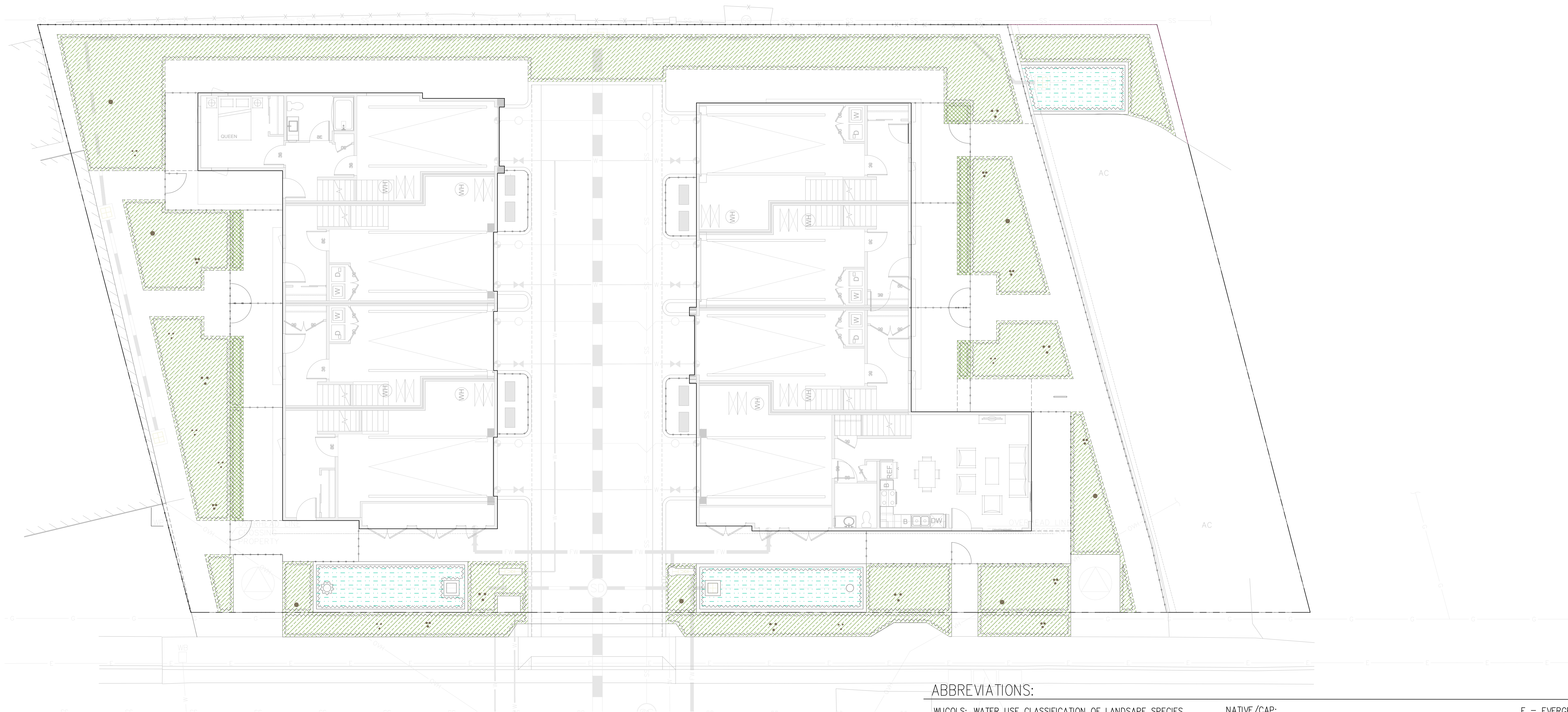
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LANDSCAPE
UNDERSTORY
PLAN

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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
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