335 PIERCE

PLANNING RESUBMITTAL

SEPTEMBER 19, 2025

TCA ARCHITECTS

*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 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 29'-10" 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 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
300 Montgomery Street, Suite 450
San Francisco, CA 94104
Contact: Robert Smith

P: 510.701.3322
www.habitatgsf.org
rsmith@habitatgsf.org

ARCHITECT:

TCA Architects
1111 Broadway, Suite 1320
Oakland, CA 94607
Contact: Douglas Oliver

P: 510.545.4222
www.tca-arch.com
doliver@tca-arch.com

LANDSCAPE ARCHITECT:

TS studio
55 Sumner St.
San Francico, CA 94103
Contact: J. Lee Stinckles

P: 415.420.8408
P: 415.596.2121
www.tsstudio.org
lstickles@tsstudio.org

CIVIL ENGINEER:

BKF Engineers
150 California St, Suite 600
San Francisco, CA 94111
Contact: Mike O'Connell

P: 408.467.9100
P: 415.660.6360
www.bkf.com
moconnell@bkf.com

INDEX

ARCHITECTURE:

CIVIL:

LANDSCAPE:

CODES AND REGULATIONS:

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

PROJECT SUMMARY:

ADDRESS:	355 PIERCE RD. MENLO PARK. CA 94025.
ASSESSOR'S PARCEL NUMBER (APN):	062-013-170 062-013-230
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
ZONING:	R-3 APARTMENT DISTRICT

	REQUIRED	PROVIDED
LOT AREA:	7,000 SF MIN.	15,293 SF | 0.35 AC
LOT WIDTH:	80' MIN.	170.66'
LOT DEPTH:	100' MIN.	89.61
LAND AREA PER DWELLING UNIT: (STATE DENSITY BONUS REQUESTED)	1 / 3,333 SF = 4 MAX.	1 / 1,912 SF
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"
GROSS FLOOR AREA:		10,022 SF
FLOOR AREA RATIO: (STATE DENSITY BONUS REQUESTED)	45% MAX.	66%
BUILDING COVERAGE:	55% MAX.	5,091 SF 33%
DRIVEWAYS AND OPEN PARKING AREAS: (STATE DENSITY BONUS REQUESTED)	20% MAX.	3,652 SF 24%
OPEN SPACE:		
PRIVATE:	80 SF/UNIT = 640 SF	1,072 SF
LANDSCAPING:	25% MIN.	6,597 SF (43%)
BUILDING HEIGHT:	35' MAX.	29'-10"
ALLOWABLE NUMBER OF STORIES:		
MENLO PARK ZONING CODE:	3	3
CALIFORNIA BUILDING CODE:	4	3
PARKING: (STATE DENSITY BONUS REQUESTED)	2 / UNIT = 16	8
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	1,688 SF	0 SF	0 SF	1,688 SF
2ND STORY	4,729 SF	0 SF	0 SF	4,729 SF
3RD STORY	3,605 SF	0 SF	0 SF	3,605 SF
BUILDING	**10,022 SF**	**0 SF**	**0 SF**	**10,022 SF**
GARAGE				
1ST STORY	0 SF	2,869 SF	159 SF	3,028 SF
GARAGE	**0 SF**	**2,869 SF**	**159 SF**	**3,028 SF**
TOTAL	**10,022 SF**	**2,869 SF**	**159 SF**	**13,050 SF**

UNIT MIX

UNIT TYPE	PERCENTAGE	COUNT	AVG. UNIT AREA	TOTAL
TWO BEDROOM	37%	3	1,107 SF	3,320 SF
THREE BEDROOM	38%	3	1,225 SF	3,675 SF
FOUR BEDROOM	25%	2	1,514 SF	3,027 SF
Grand total	**100%**	**8**		**10,022 SF**


2


SPEED BUMP
3


4


1


N
SITE
1
2
PIERCE RD
3
4
5
US
101
BAYSHORE FWY.


5

TCA ARCHITECTS

Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

3D VIEW

G-3.1

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335 PIERCE
MENLO PARK, CA
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PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

3D VIEW

G-3.2

TCA ARCHITECTS

Habitat for Humanity

335 PIERCE
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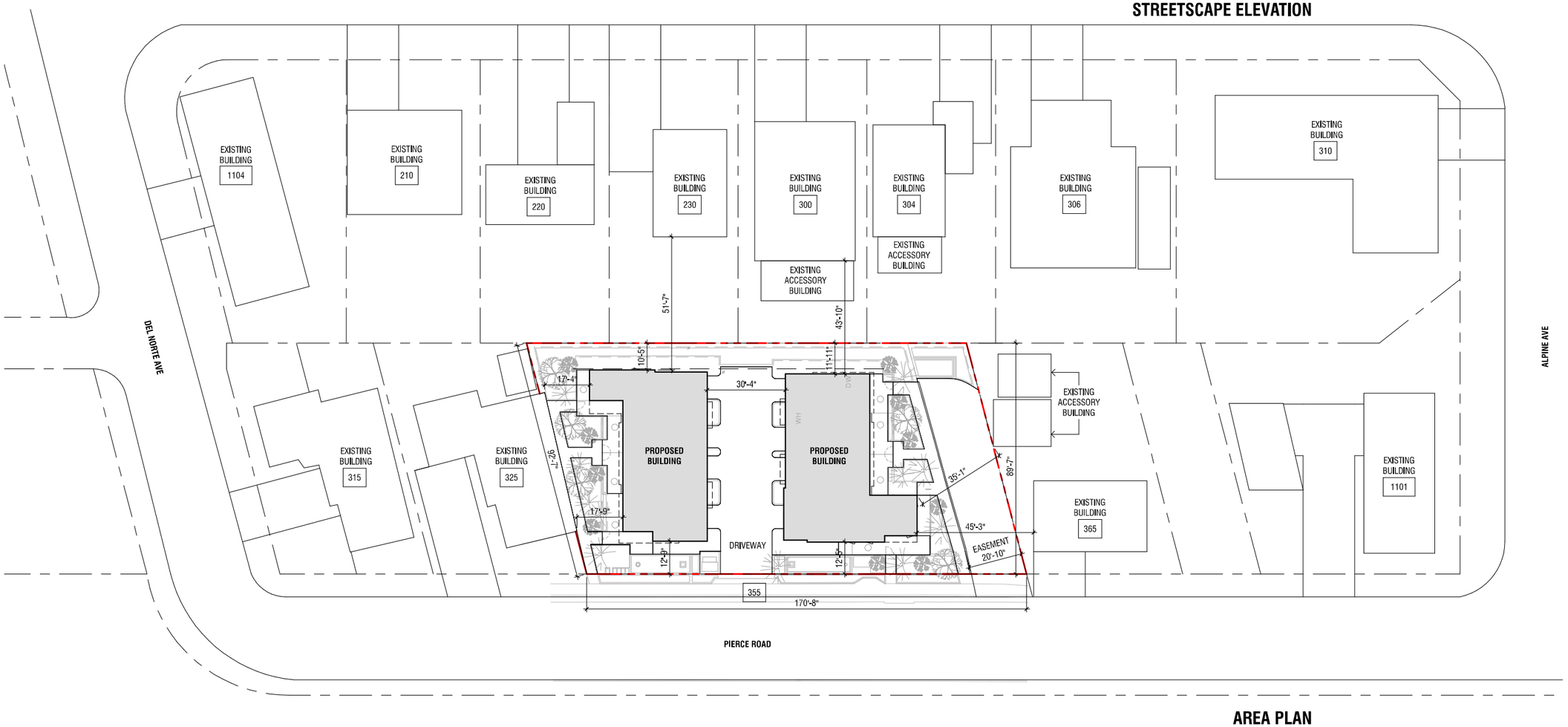
PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

3D VIEW

G-3.3

STREETSCAPE ELEVATION



AREA PLAN

TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
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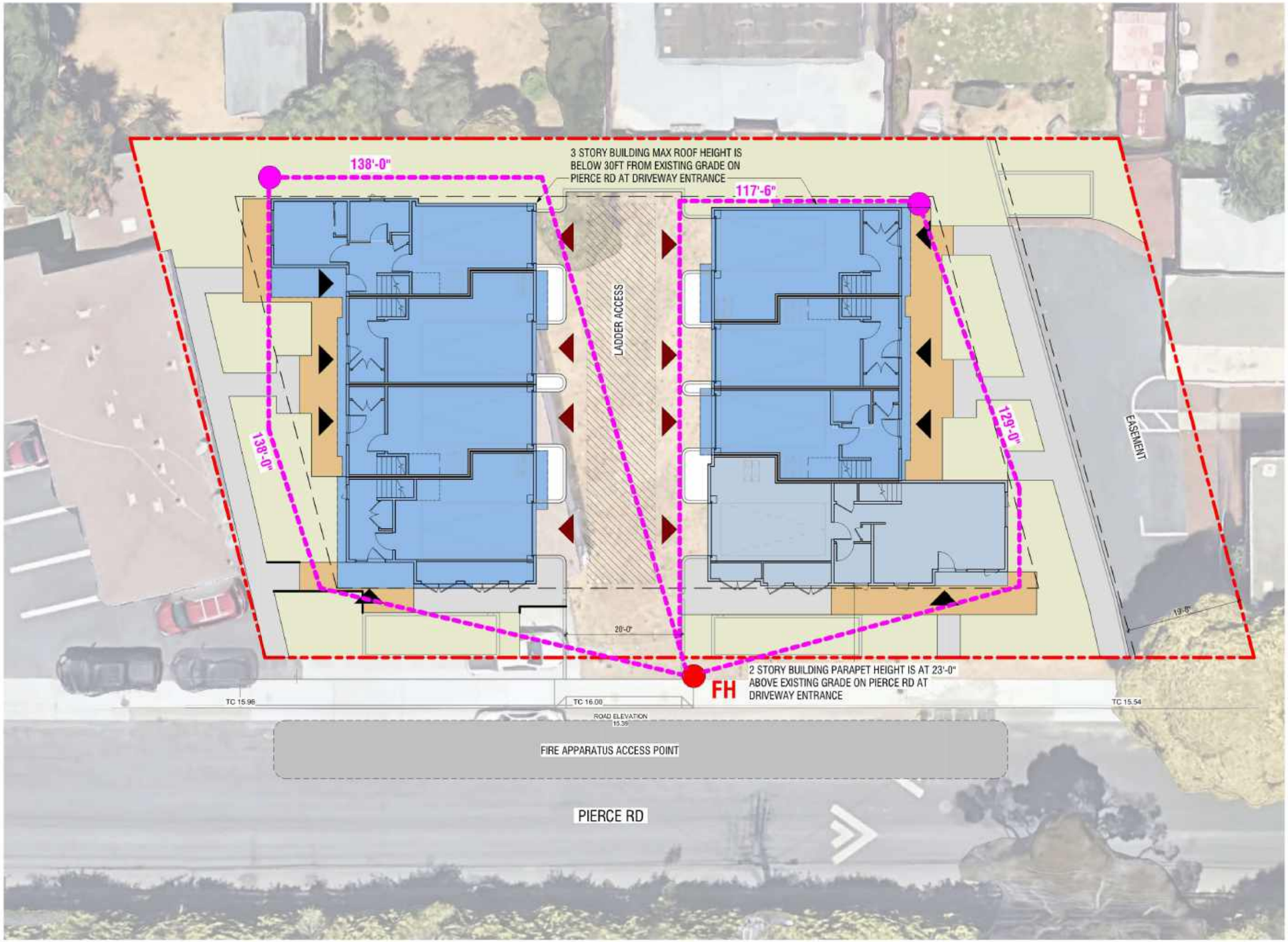
STREETSCAPE ELEVATION & AREA PLAN

G-3.4



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
- 23'-0" 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*

32'
16'
8'

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335 PIERCE
MENLO PARK, CA
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PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

FIRE ACCESS DIAGRAM

G-4.1

GROSS FLOOR AREA CALCULATION

NAME	AREA
1ST STORY	
BUILDING 1	
1-01	288 SF
1-02	60 SF
1-03	39 SF
1-04	165 SF
1-05	39 SF
1-06	53 SF
1-07	91 SF
	735 SF
BUILDING 2	
2-01	80 SF
2-02	86 SF
2-03	83 SF
2-04	81 SF
2-05	103 SF
2-06	325 SF
2-07	198 SF
	956 SF
	1,691 SF
2ND STORY	
BUILDING 1	
1-08	431 SF
1-09	143 SF
1-10	489 SF
1-11	20 SF
1-12	20 SF
1-13	682 SF
1-14	61 SF
1-15	72 SF
1-16	446 SF
1-17	142 SF
	2,506 SF
BUILDING 2	
2-08	462 SF
2-09	20 SF
2-10	10 SF
2-11	1,094 SF

NAME	AREA
2-12	21 SF
2-13	23 SF
2-14	225 SF
2-15	185 SF
2-16	182 SF
	2,222 SF
	4,728 SF
3RD STORY	
BUILDING 1	
1-18	185 SF
1-19	304 SF
1-20	20 SF
1-21	21 SF
1-22	442 SF
1-23	418 SF
1-24	21 SF
1-25	24 SF
1-26	131 SF
1-27	19 SF
1-28	20 SF
1-29	363 SF
1-30	142 SF
	2,110 SF
BUILDING 2	
2-17	196 SF
2-18	292 SF
2-19	20 SF
2-20	38 SF
2-21	24 SF
2-22	21 SF
2-23	271 SF
2-24	570 SF
2-25	23 SF
2-26	16 SF
2-27	22 SF
	1,493 SF
	3,603 SF
GRAND TOTAL	10,022 SF

GROSS FLOOR AREA BUILDING 1

LEVEL	AREA
1ST STORY	735 SF
2ND STORY	2,506 SF
3RD STORY	2,110 SF
Total	5,351 SF

GROSS FLOOR AREA BUILDING 2

LEVEL	AREA
1ST STORY	956 SF
2ND STORY	2,222 SF
3RD STORY	1,493 SF
Total	4,671 SF
GRAND TOTAL:	**10,022 SF**

F.A.R. CALCULATION

GROSS FLOOR AREA:	**10,022 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.

32'
16'
8'

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MENLO PARK, CA
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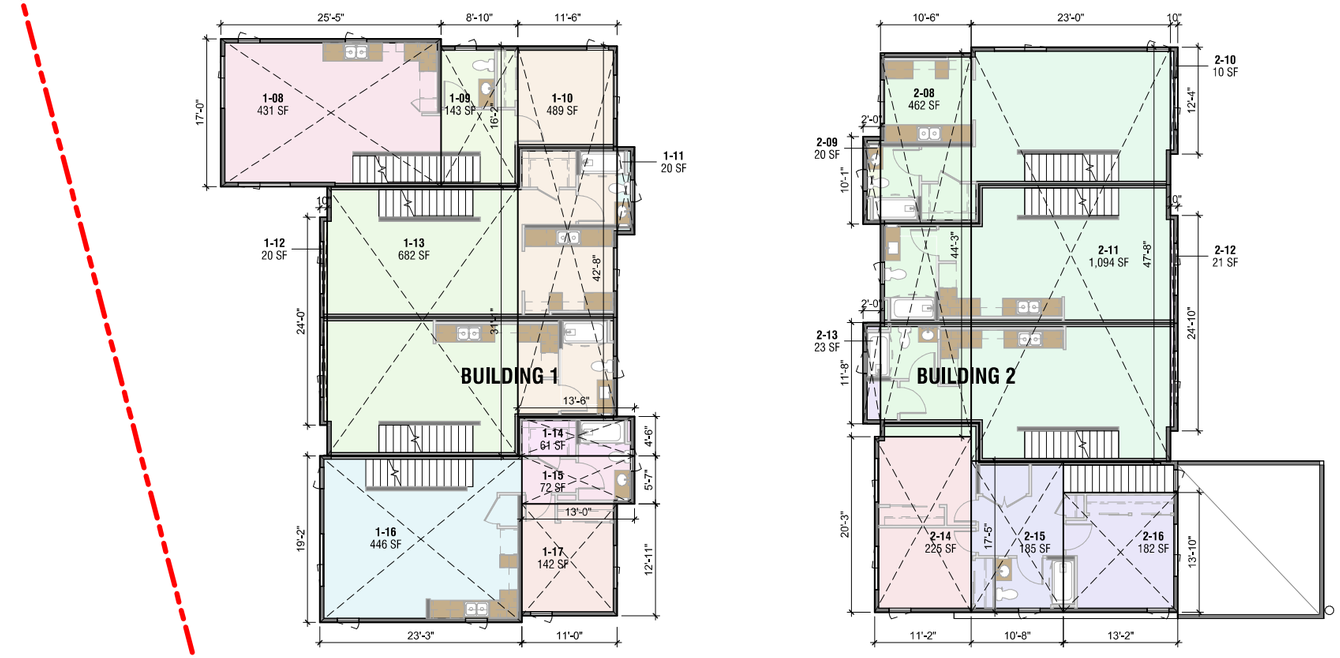
SEPTEMBER 19, 2025

F.A.R. DIAGRAM
1ST STORY

G-4.2



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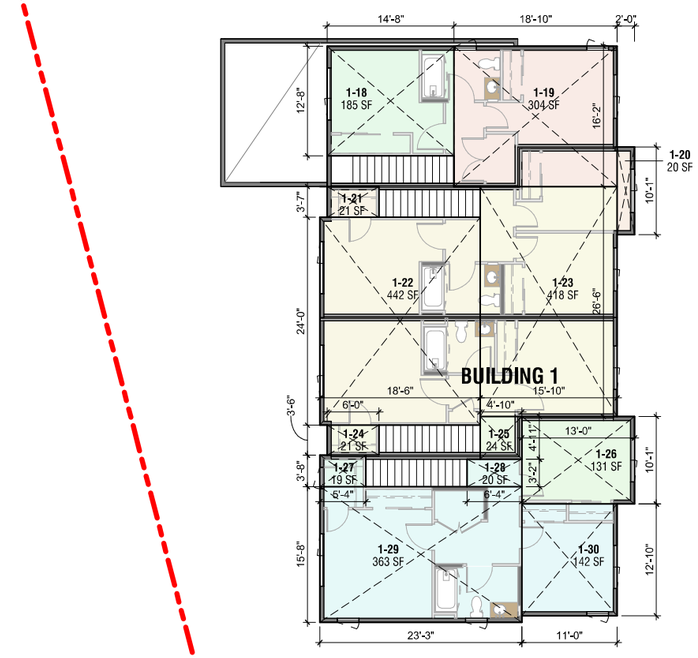
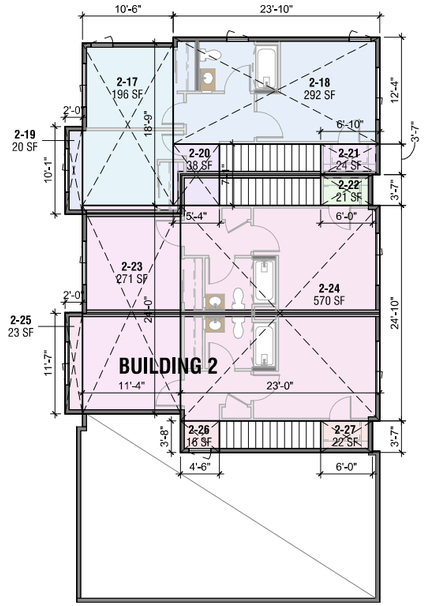
F.A.R. DIAGRAM
2ND STORY

G-4.3





GROSS FLOOR AREA CALCULATION

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32'
16'
8'

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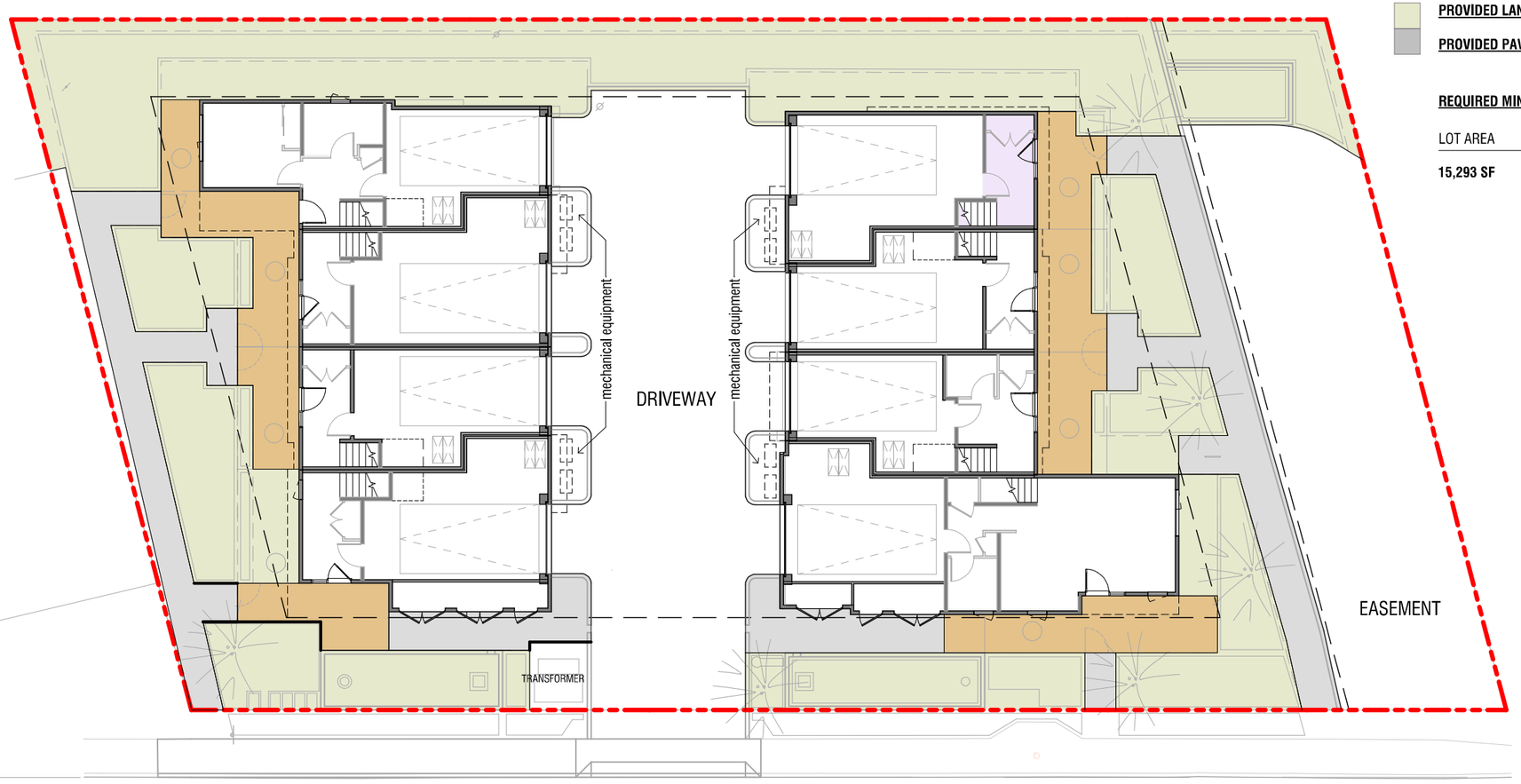
F.A.R. DIAGRAM
3RD STORY

G-4.4



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

UNIT COUNT	REQUIRED AREA	PROVIDED AREA
8	640 SF	1,072 SF

PROVIDED LANDSCAPED AREA 4,255 SF (28%)

PROVIDED PAVED AREA 1,270 SF (8%)

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

LOT AREA	REQUIRED AREA	PROVIDED AREA
15,293 SF	3,823 SF	6,597 SF (43%)

32'

16'

8'

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. 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.

TCA ARCHITECTS | Habitat for Humanity

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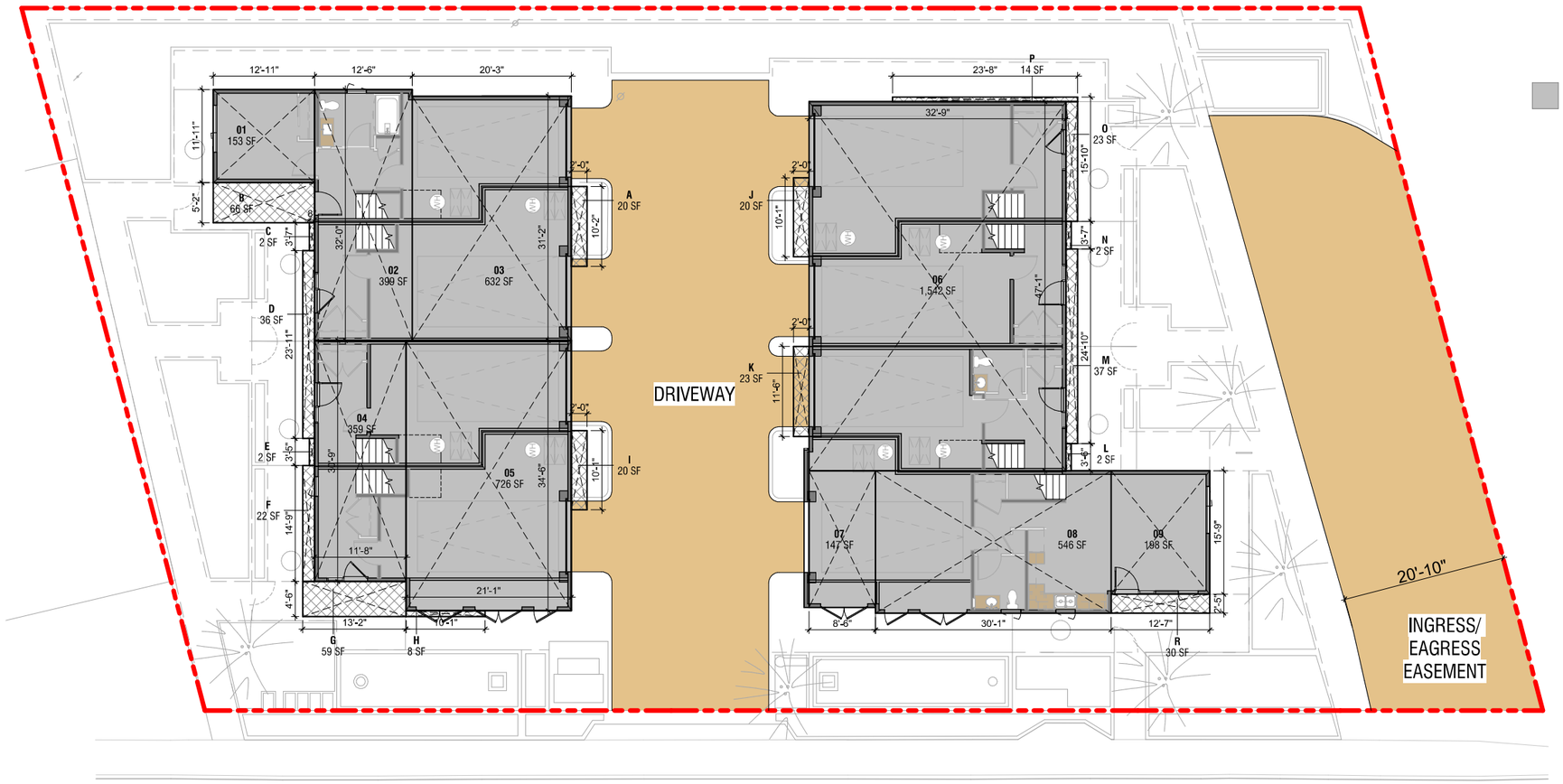
RESIDENTIAL OPEN SPACE/ MINIMUM LANDSCAPING AREA



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	5,091 SF (33%)

BUILDING COVERAGE CALCULATIONS

NAME	AREA
1ST STORY	
01	153 SF
02	399 SF
03	632 SF
04	359 SF
05	726 SF
06	1,542 SF
07	147 SF
08	546 SF
09	198 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	2 SF
M	37 SF
N	2 SF
O	23 SF
P	14 SF
R	30 SF
	5,091 SF

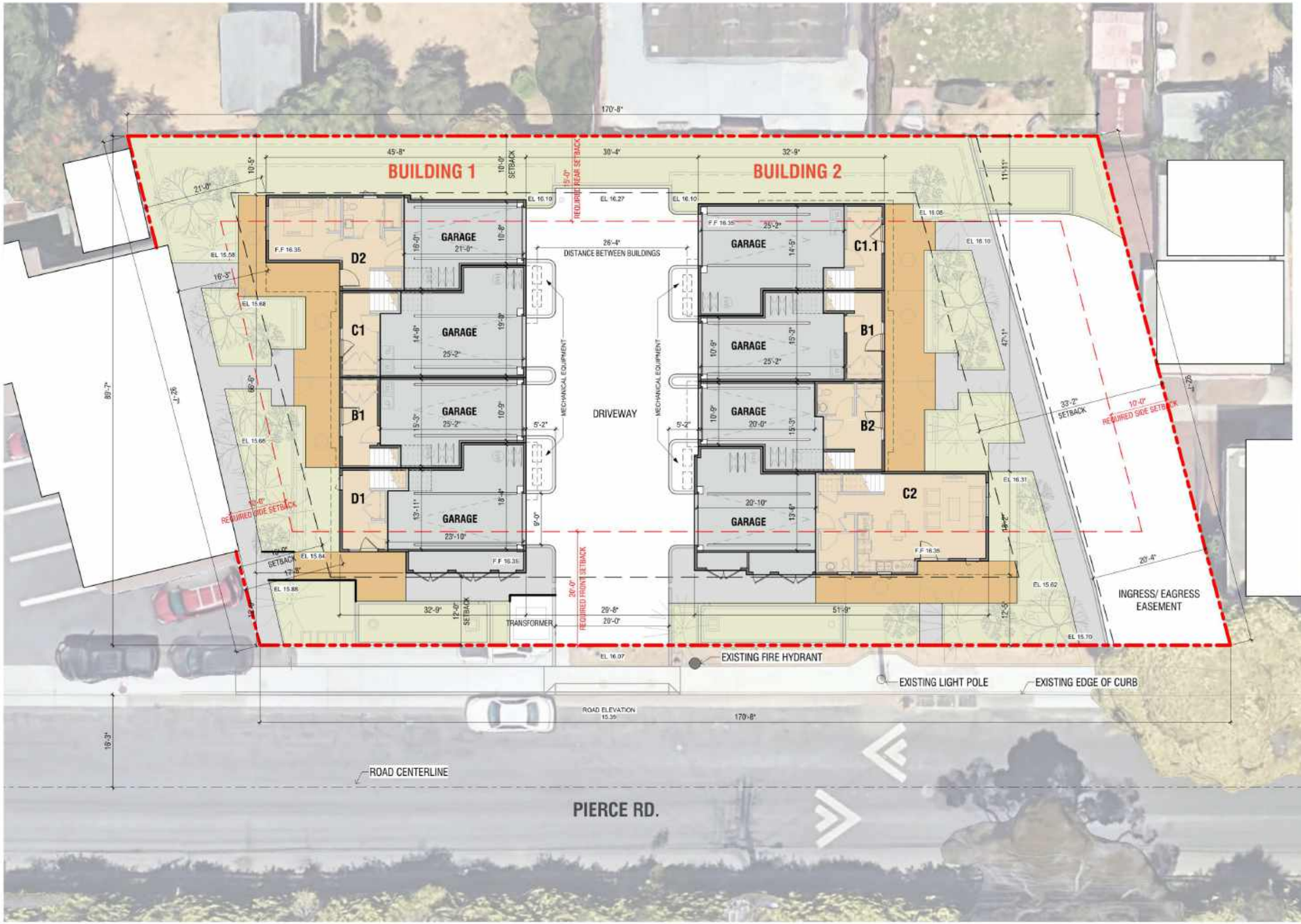
32'
16'
8'

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.

BUILDING COVERAGE / DRIVEWAY COVERAGE



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:

Level	AREA
1ST STORY	4,716 SF
2ND STORY	4,729 SF
3RD STORY	3,605 SF
Grand total	13,050 SF

BUILDING COVERAGE:	**5,091 SF (33%)**
LANDSCAPING:	**6,597 SF (43%)**
PAVED SURFACES:	**3,646 SF (24%)**
PARKING SPACES:	**8**

32'
16'
8'

TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

SITE PLAN
LEVEL 1

A-1.1

TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

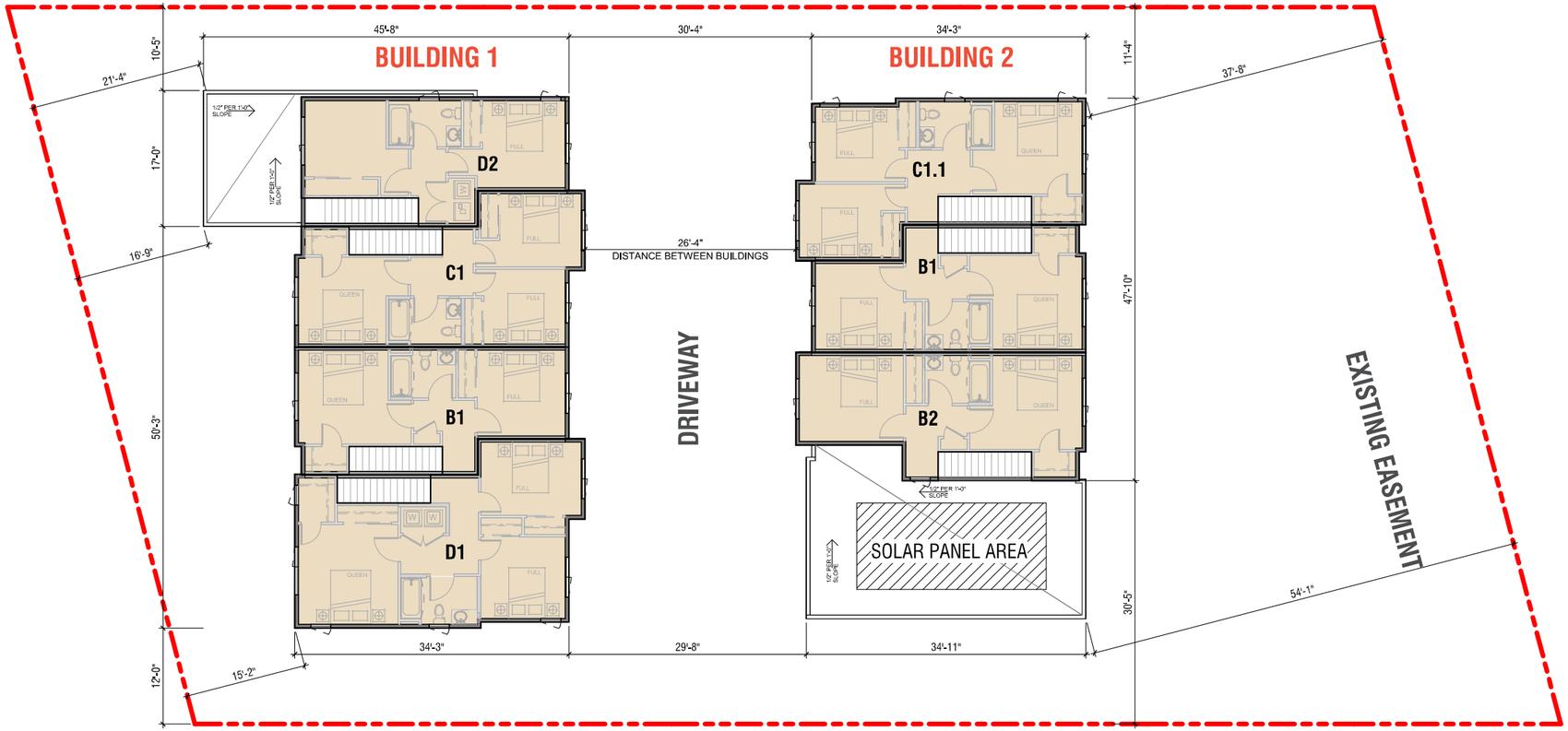
PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

SITE PLAN
LEVEL 2

A-1.2

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE



32'
16'
8'

TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

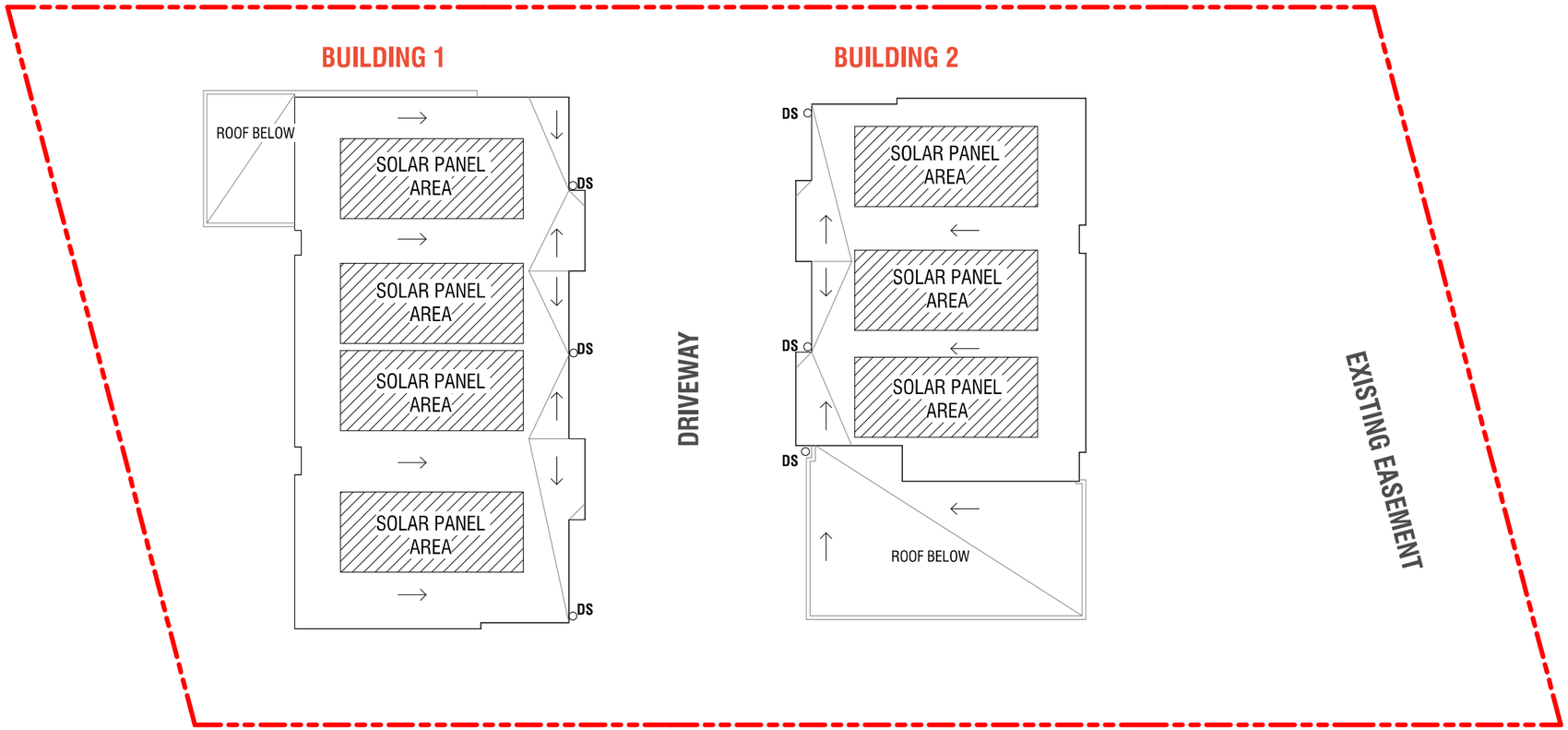
PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

SITE PLAN
LEVEL 3

A-1.3

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE



32'

16'

8'

TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

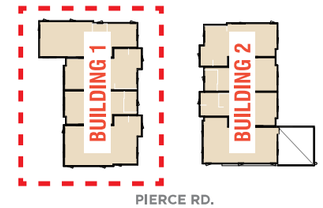
SITE PLAN
ROOF LEVEL

A-1.4

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



16'
8'
4'

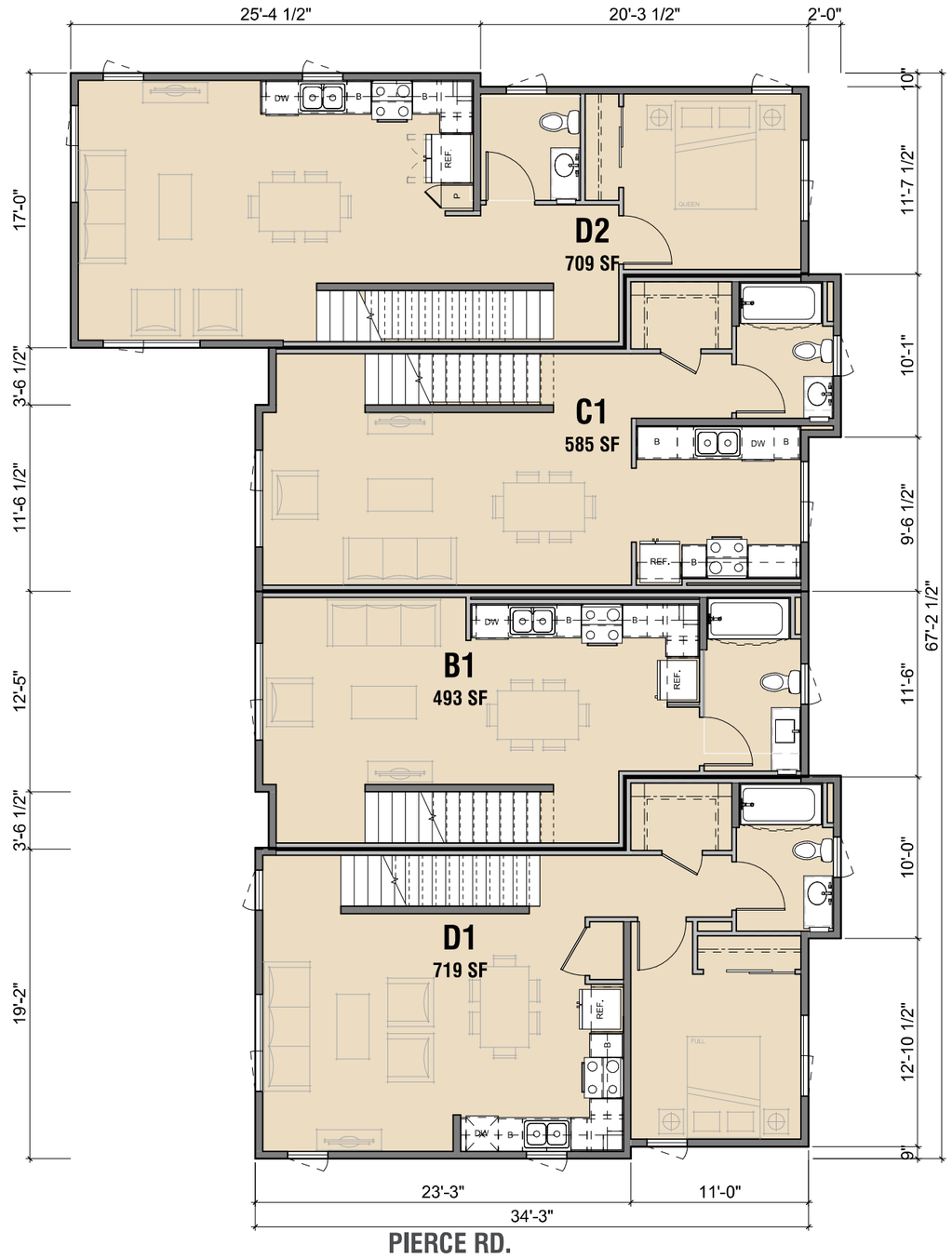
TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

BUILDING 1
LEVEL 1

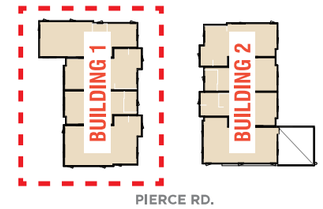
A-1.5



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



16'
8'
4'

ARCHITECTS

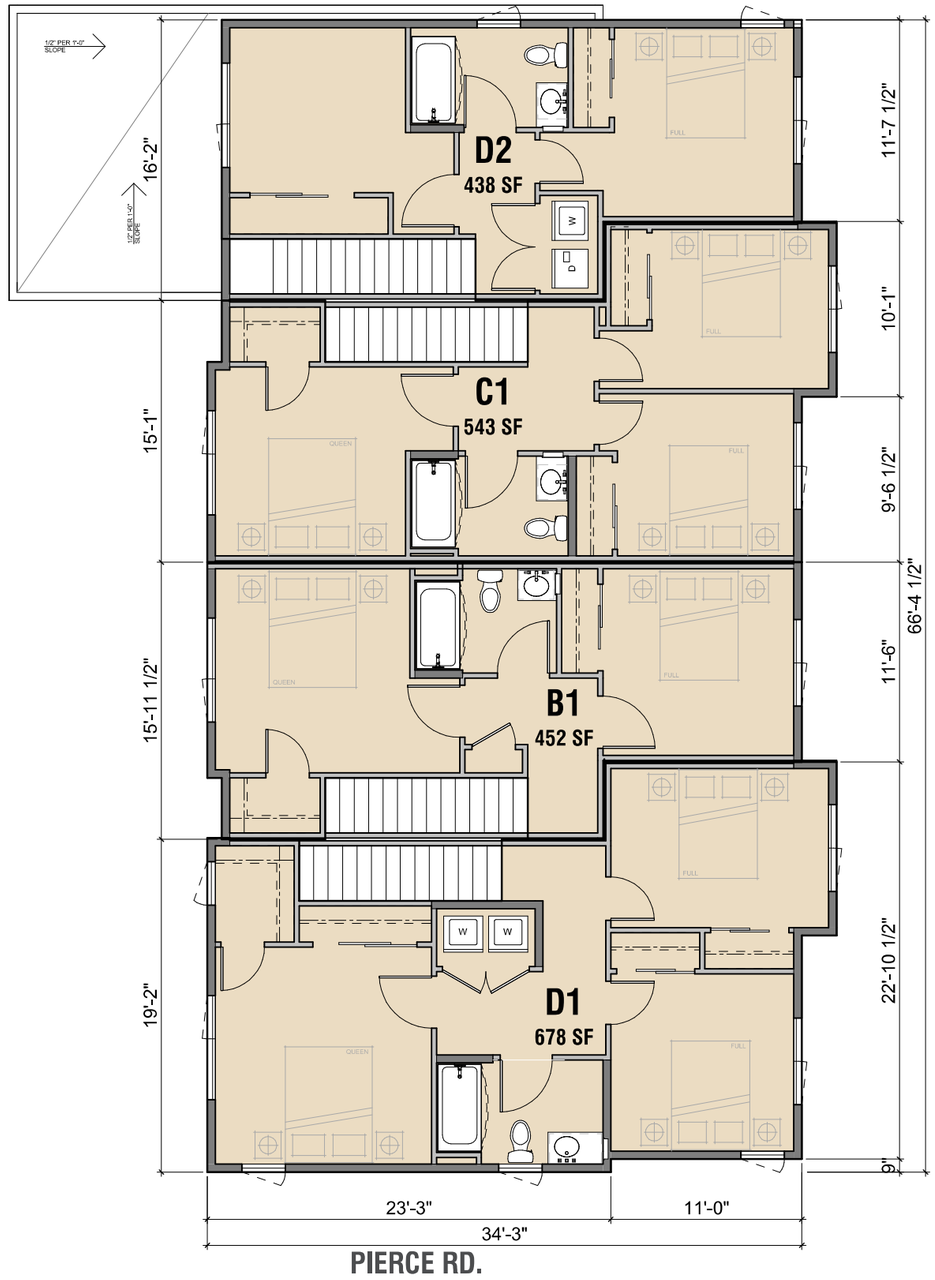
Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

BUILDING 1
LEVEL 2

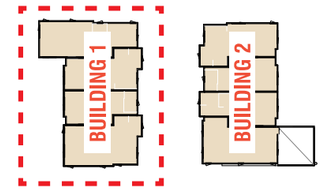
A-1.6



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



16'
8'
4'

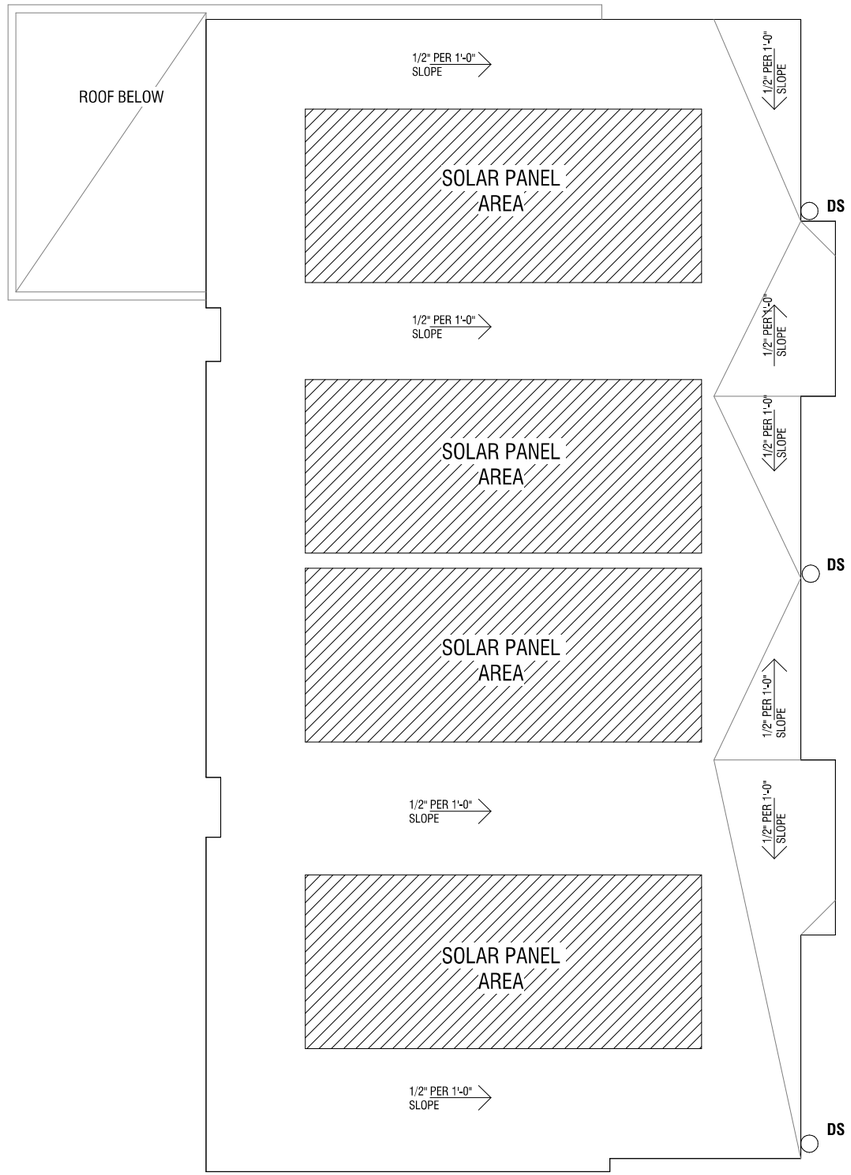
TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

BUILDING 1
LEVEL 3

A-1.7



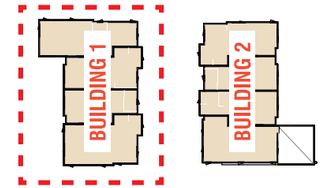
PIERCE RD.

DRIVEWAY

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN

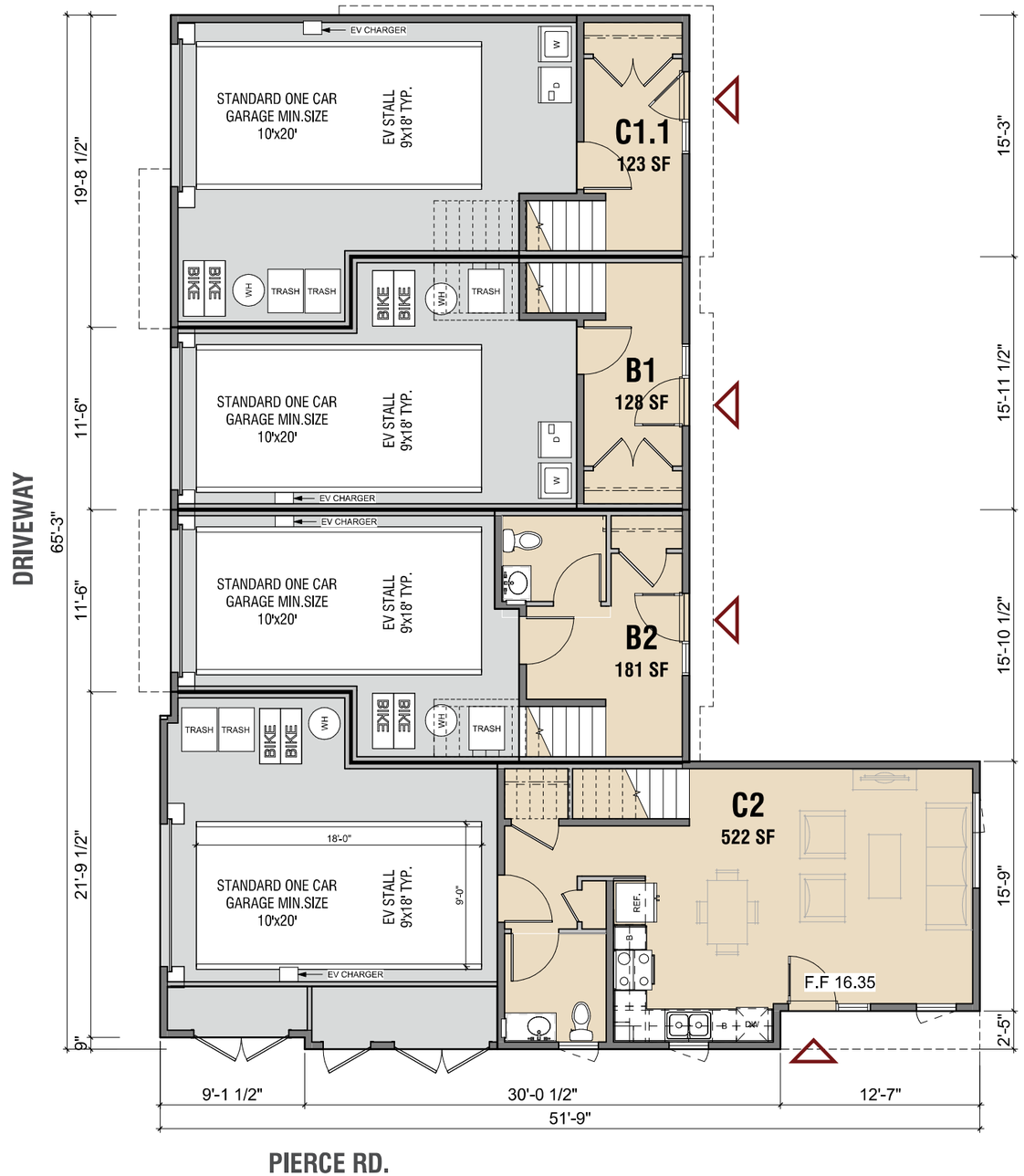


PIERCE RD.

16'

8'

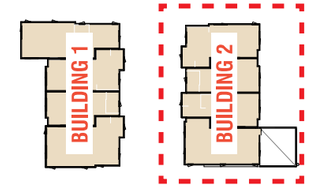
4'



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



16'
8'
4'

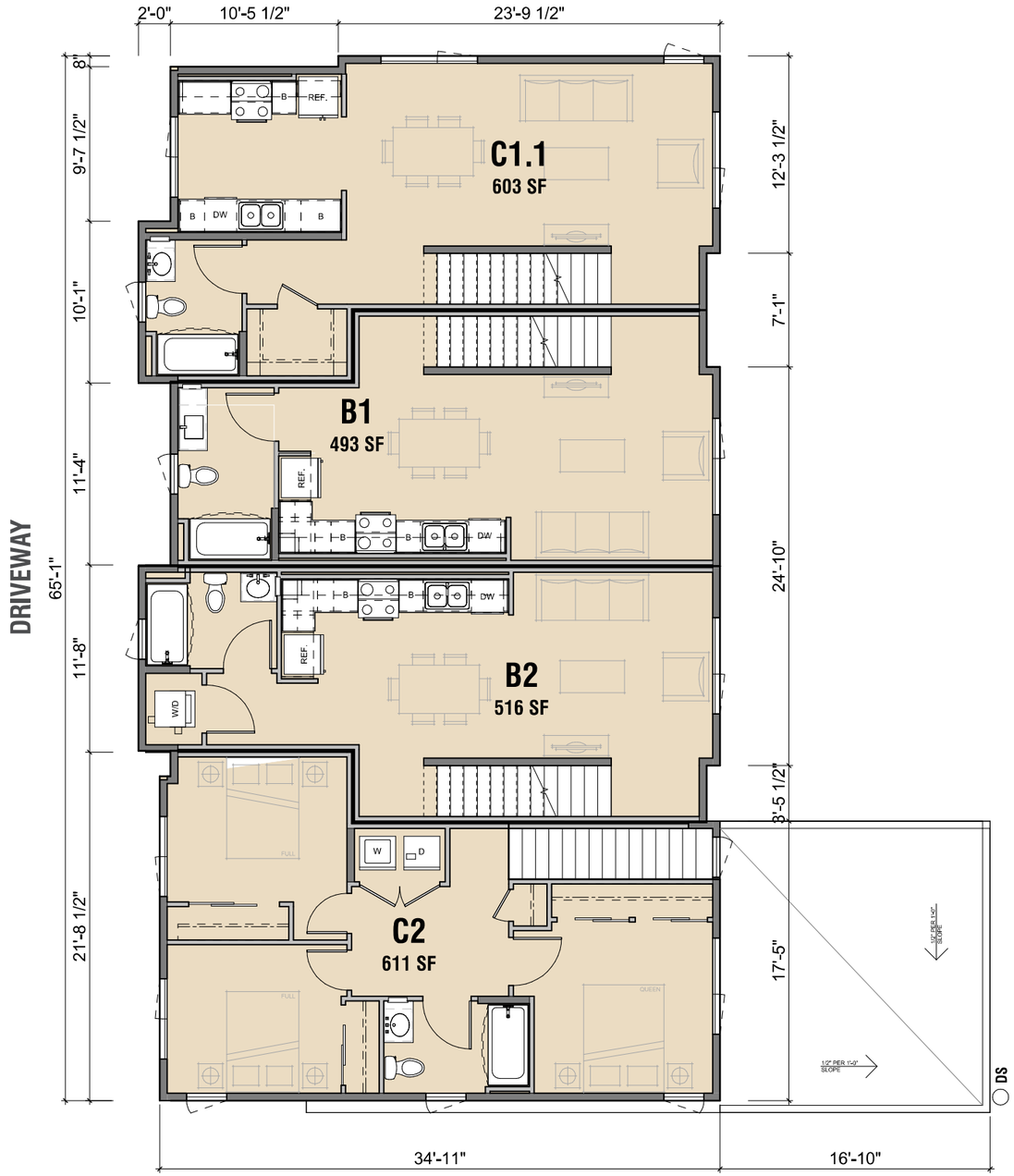
TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

BUILDING 2
LEVEL 1

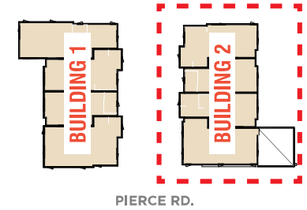
A-1.9



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



16'
8'
4'

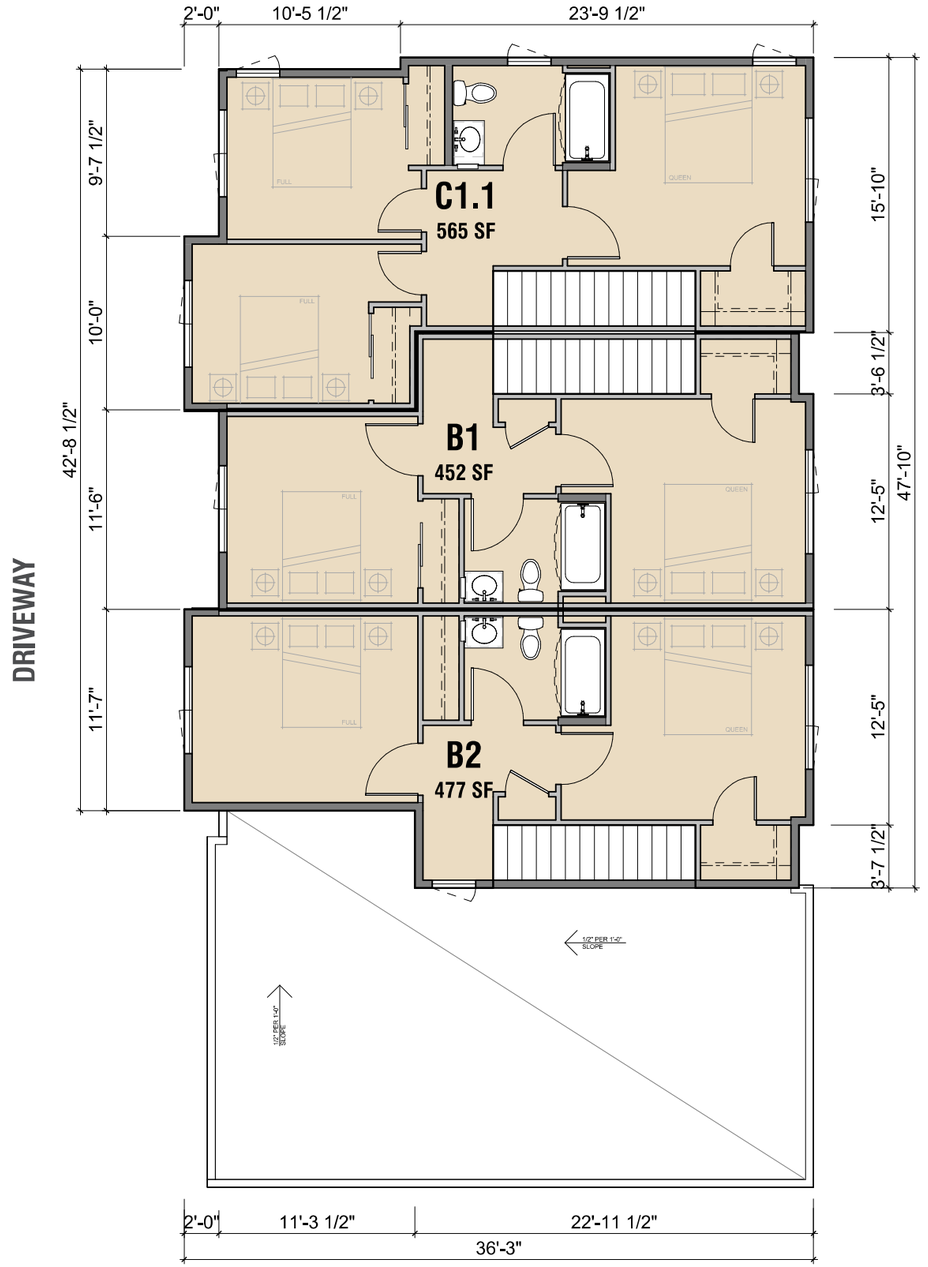
TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

BUILDING 2
LEVEL 2

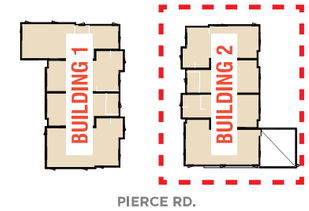
A-1.10



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



16'
8'
4'

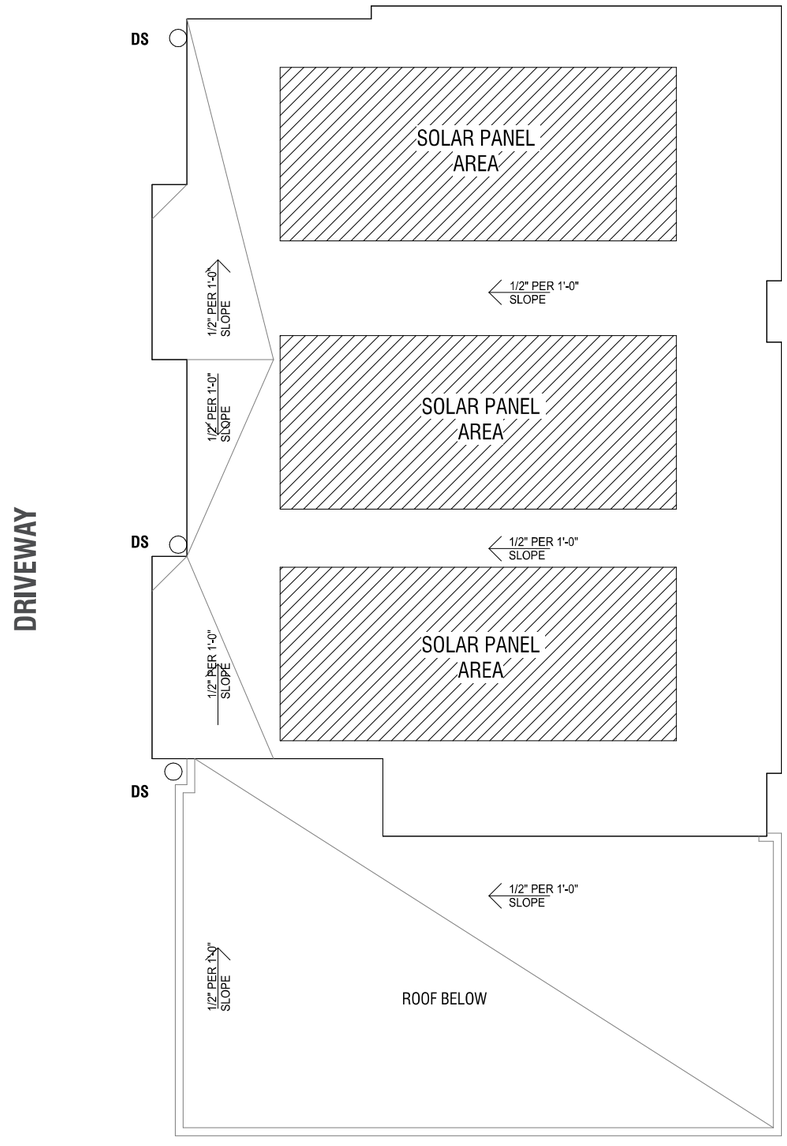
TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

BUILDING 2
LEVEL 3

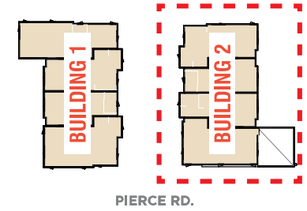
A-1.11



LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



16'
8'
4'

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

CS1 - COMPOSITE SIDING - WOODTONE, COLOR WHITE RAPIDS

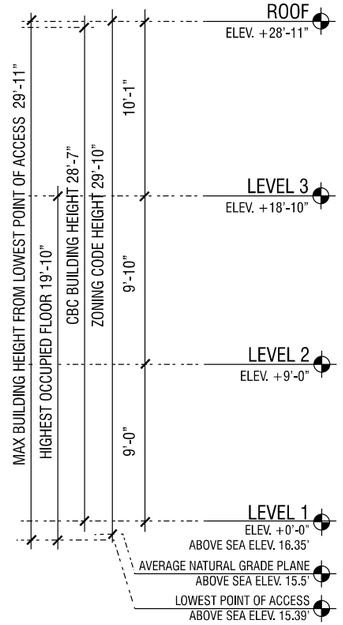
D - ENTRY DOORS - MASTERCRAFT FROSTED PRIMED STEEL DOOR OR EQ, COLOR WHITE

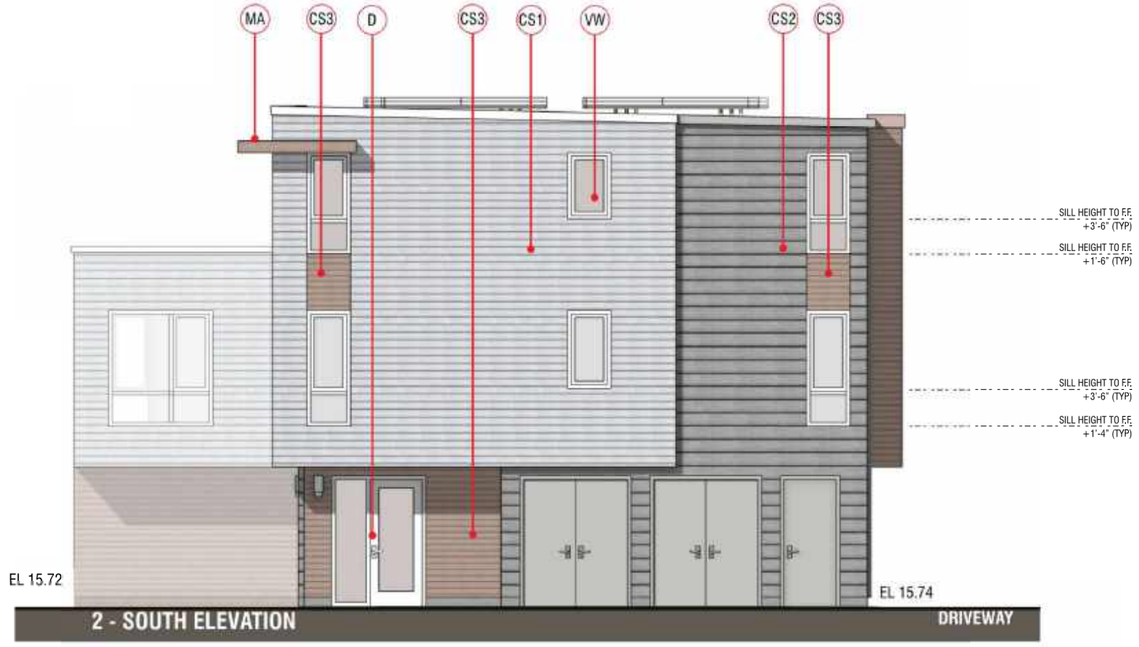
CS2 - COMPOSITE SIDING - WOODTONE, COLOR WHITE GRANITE

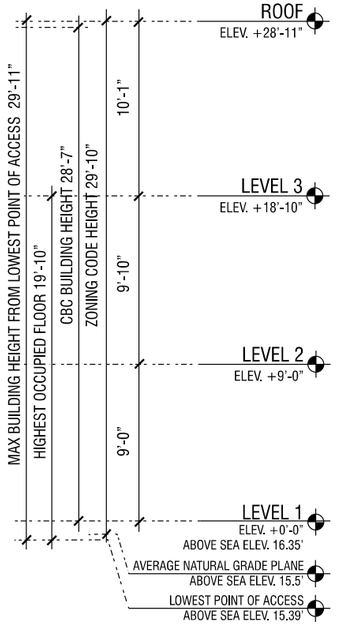
MA - METAL AWNING, COLOR SW7521 DORMER BROWN

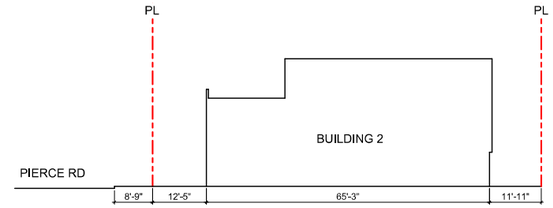
VW - VINYL WINDOW - VPI QUALITY WINDOWS, ENDURANCE SERIES, COLOR WHITE

CS3 - COMPOSITE SIDING - WOODTONE, COLOR SAND CASTLE





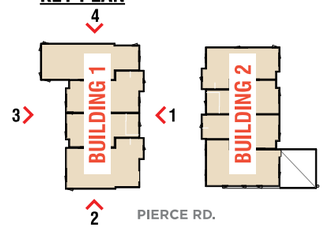




MATERIAL LEGEND

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.

16'
8'
4'

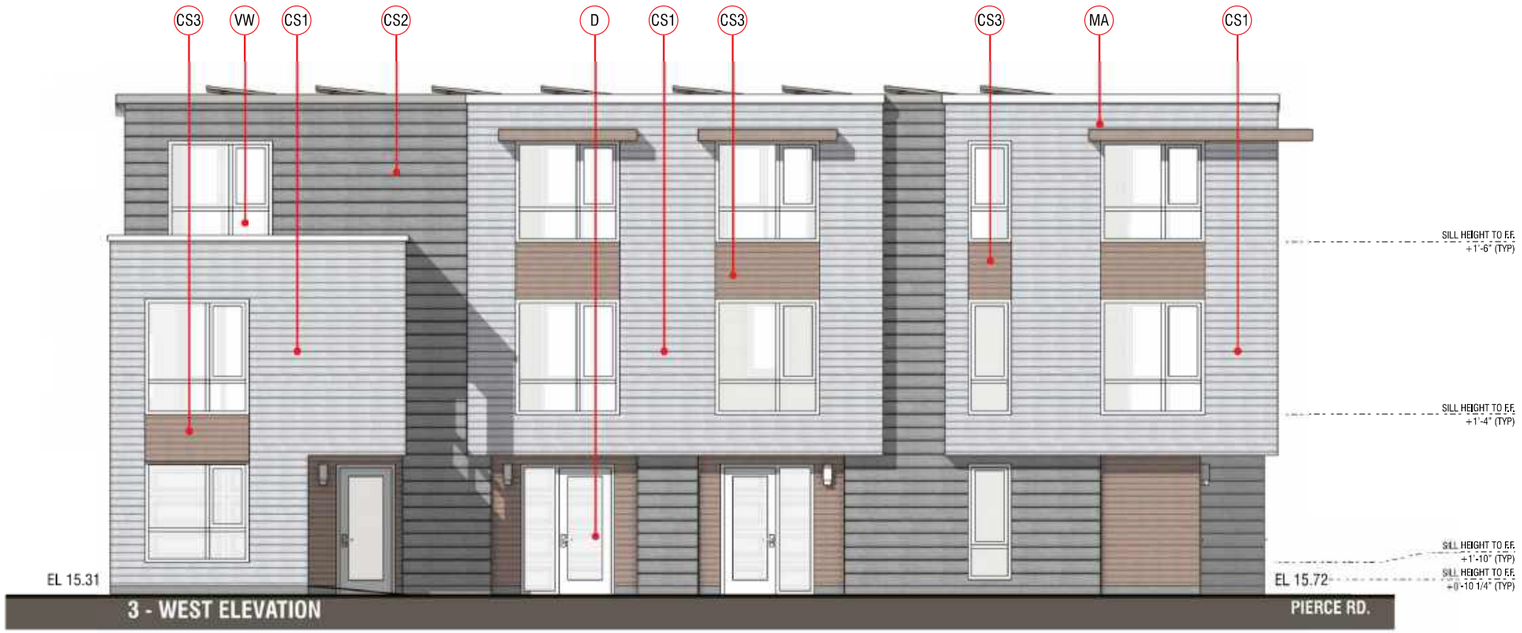
TCA ARCHITECTS | Habitat for Humanity

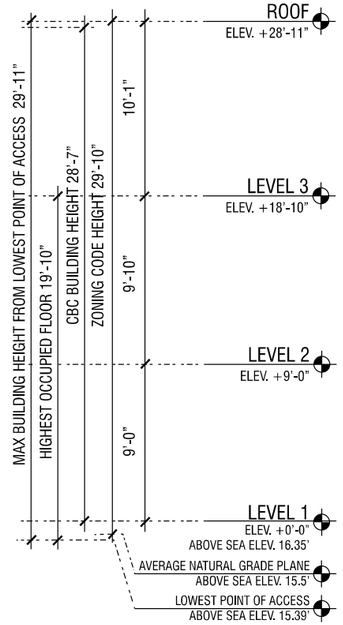
335 PIERCE
MENLO PARK, CA
TCA # 2025-158

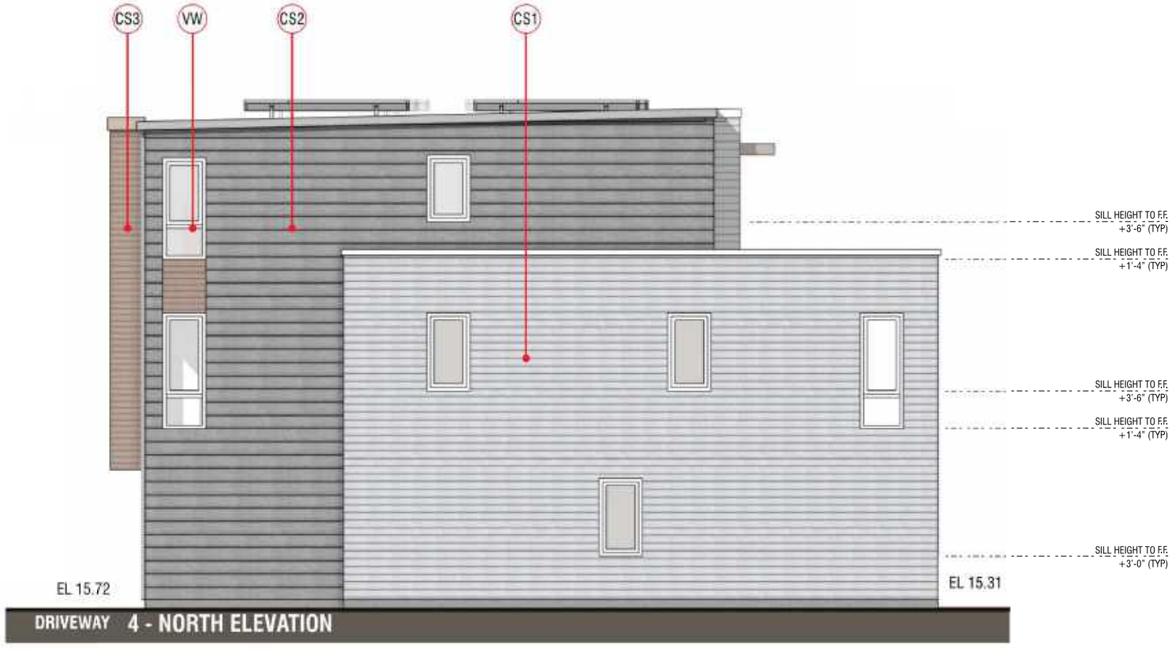
PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

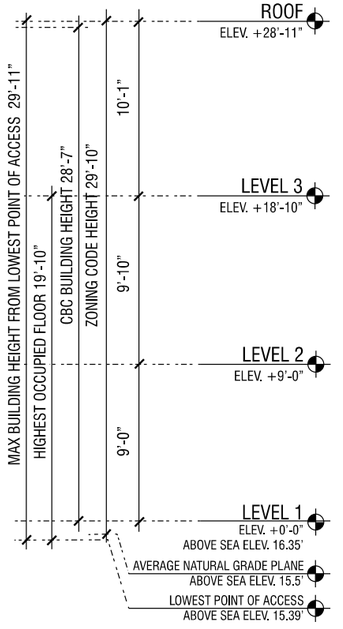
ELEVATIONS

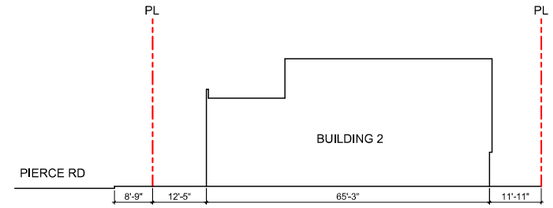
A-2.2







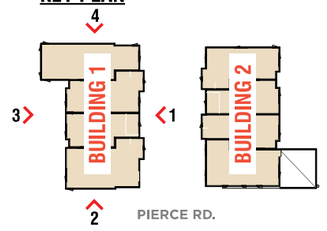




MATERIAL LEGEND

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.

16'
8'
4'

TCA ARCHITECTS | Habitat for Humanity

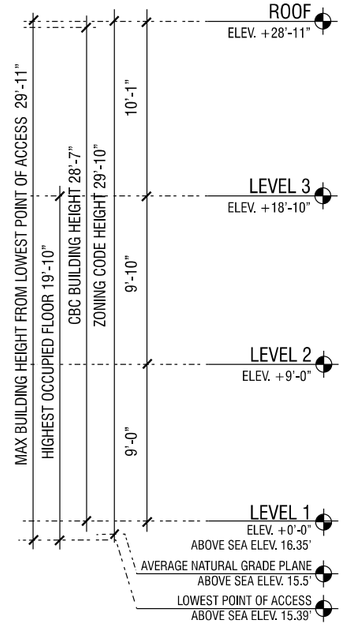
335 PIERCE
MENLO PARK, CA
TCA # 2025-158

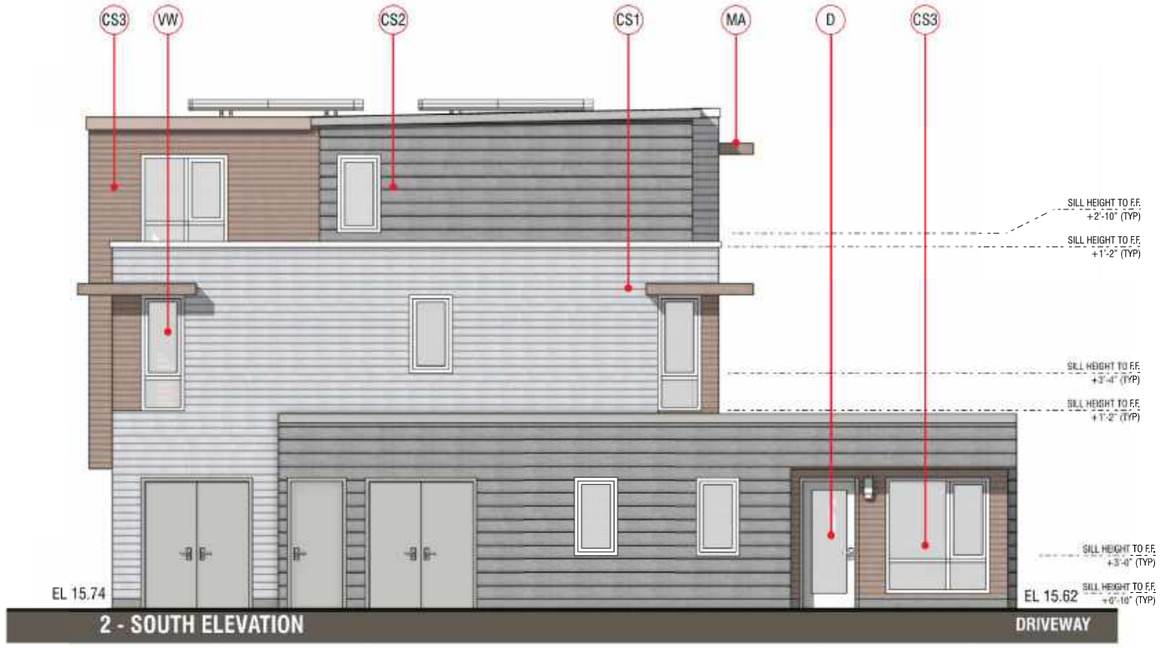
PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

ELEVATIONS

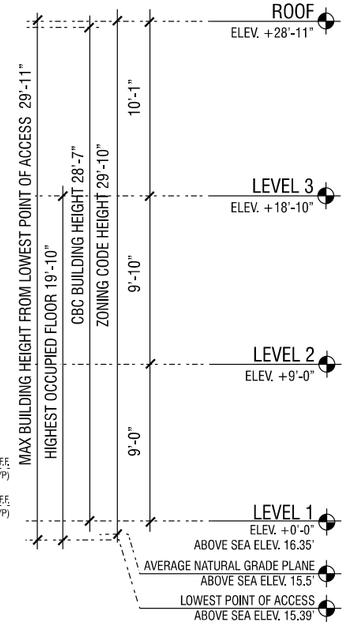
A-2.3

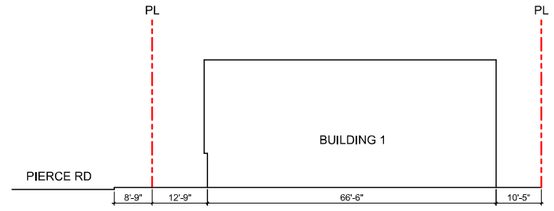
1 - EAST ELEVATION





2 - SOUTH ELEVATION

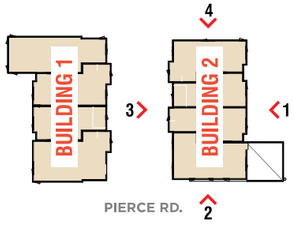




MATERIAL LEGEND

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.

16'
8'
4'

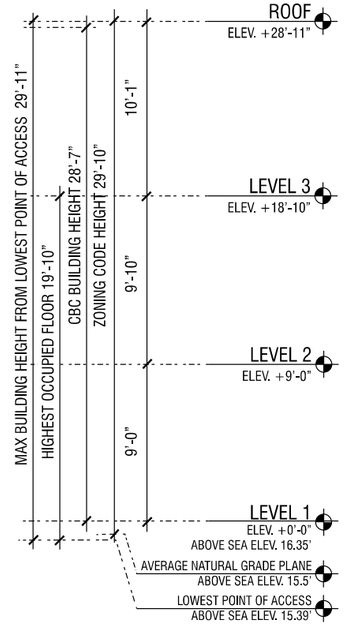
TCA ARCHITECTS | Habitat for Humanity

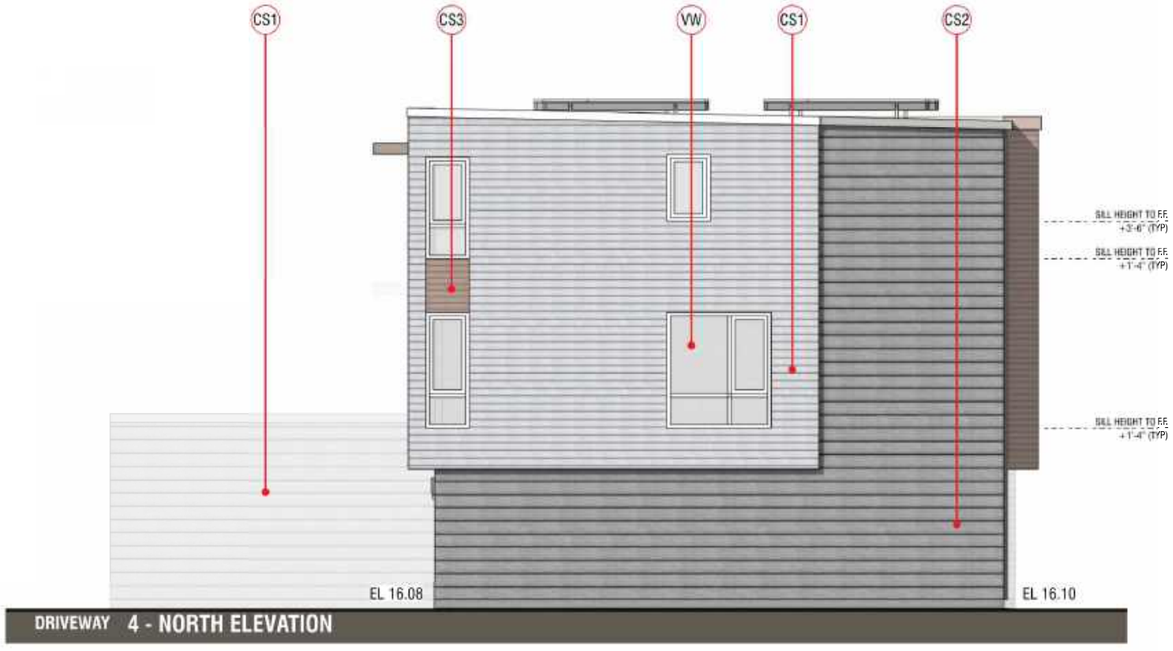
335 PIERCE
MENLO PARK, CA
TCA # 2025-158

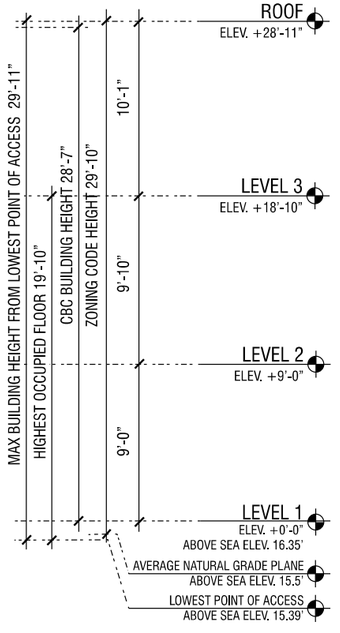
PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

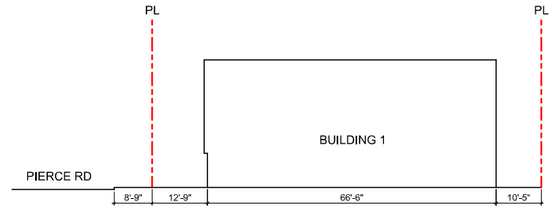
ELEVATIONS

A-2.4





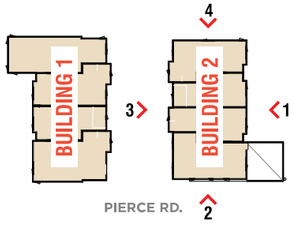




MATERIAL LEGEND

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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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.

16'
8'
4'

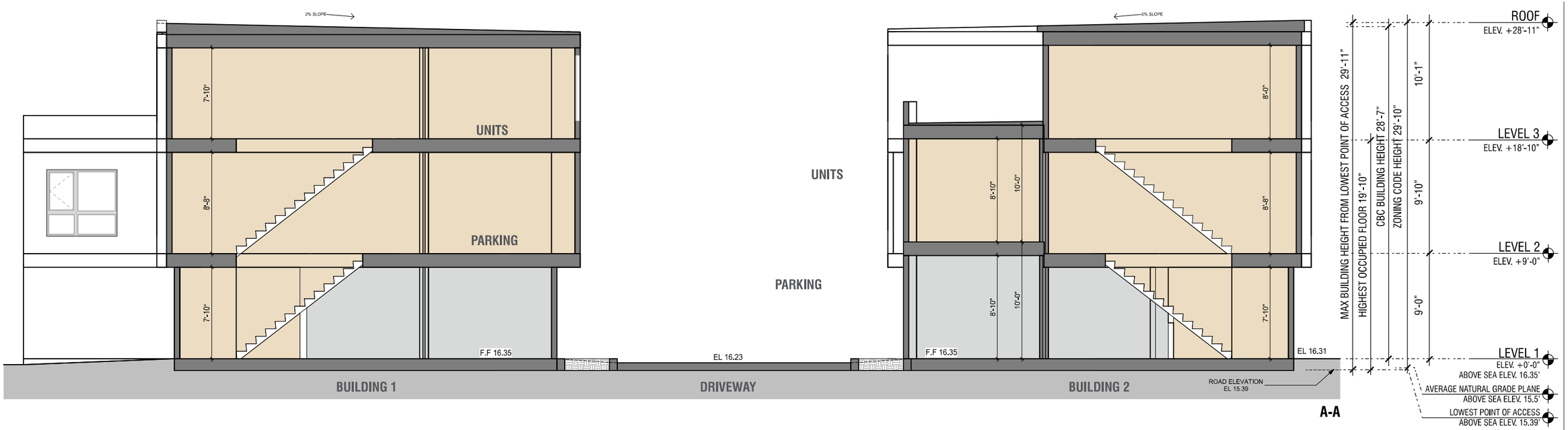
TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

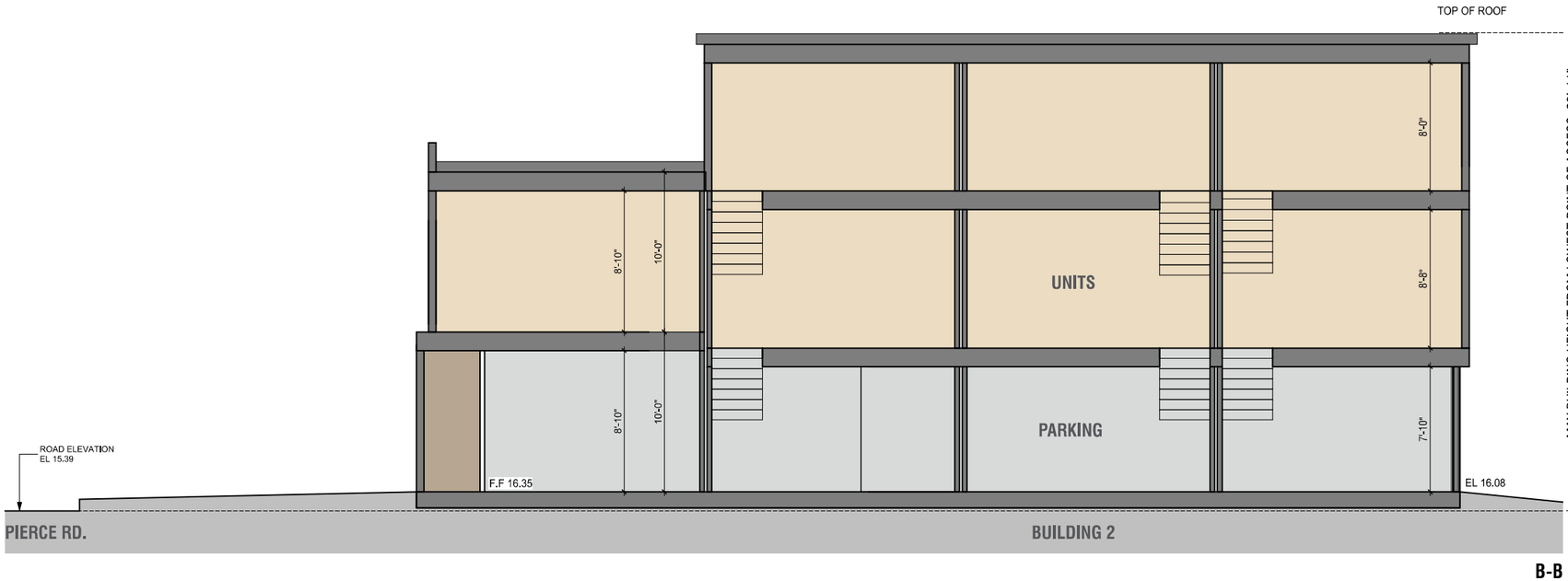
PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

ELEVATIONS

A-2.5

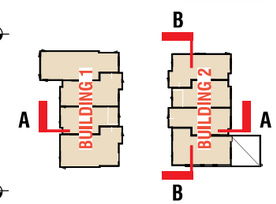


A-A



B-B

KEY PLAN



16'
8'
4'

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.

TCA ARCHITECTS

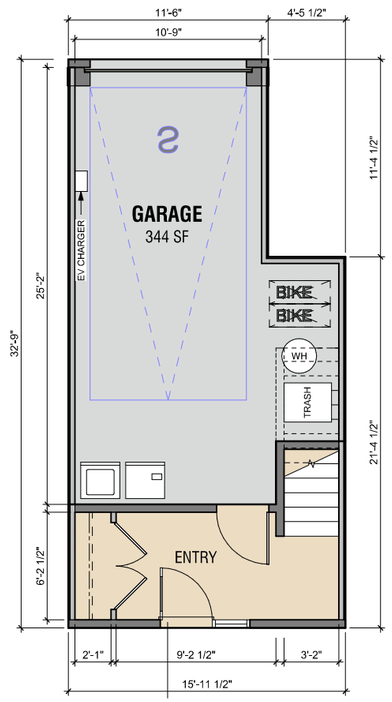
Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

SECTIONS

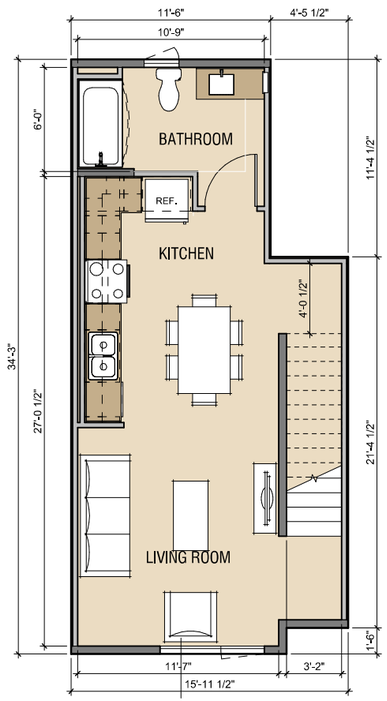
A-3.1



B1

128 SF

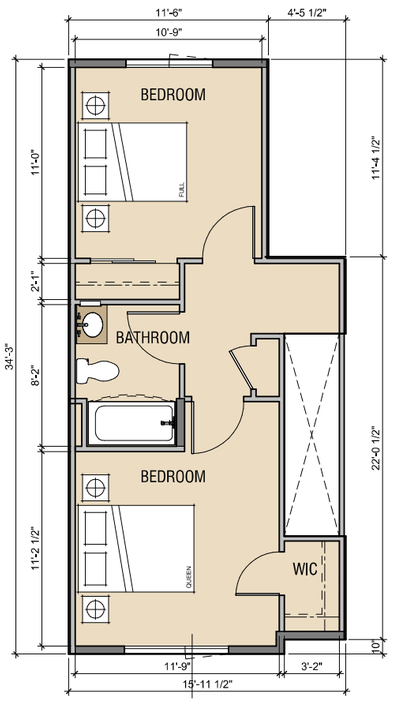
LEVEL 1



B1

491 SF

LEVEL 2



B1

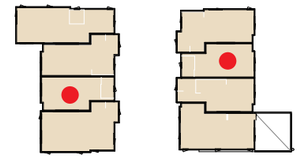
452 SF

LEVEL 3

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



PIERCE RD.

16'

8'

4'

TCA ARCHITECTS

Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

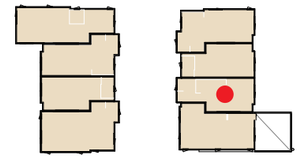
UNIT PLANS
UNIT B1

A-4.1

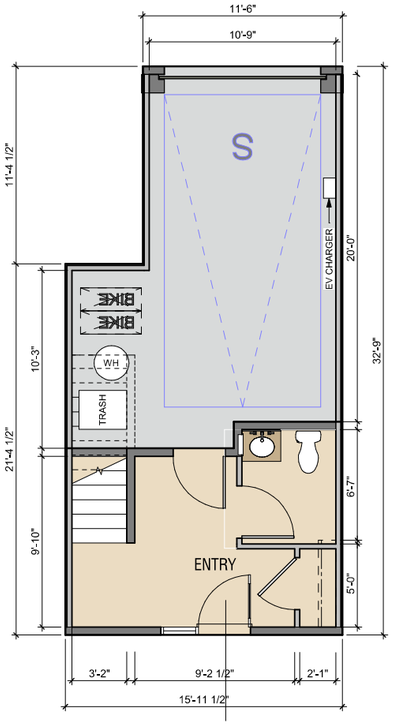
LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



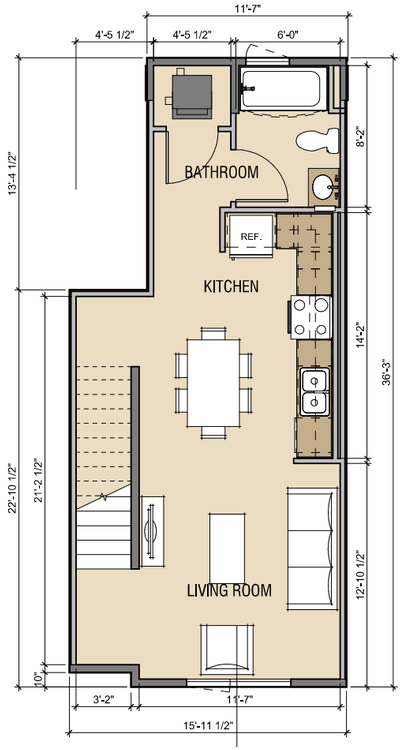
PIERCE RD.



B2

181 SF

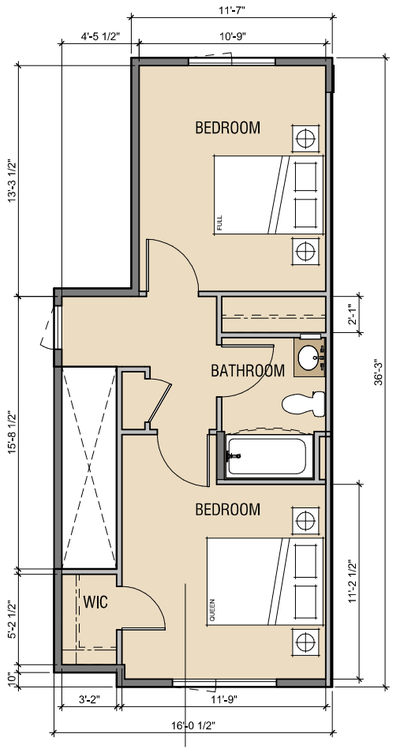
LEVEL 1



B2

516 SF

LEVEL 2



B2

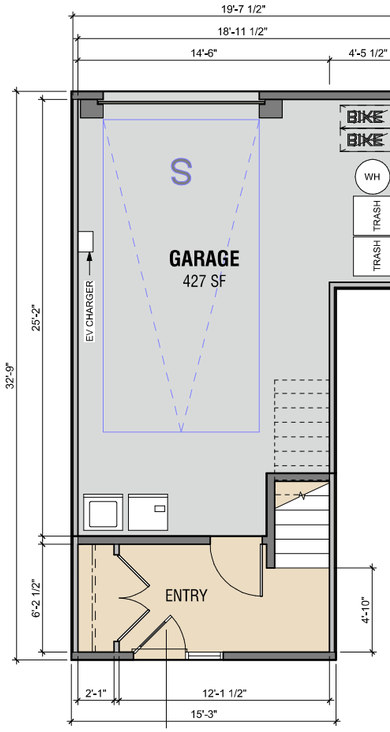
477 SF

LEVEL 3

16'

8'

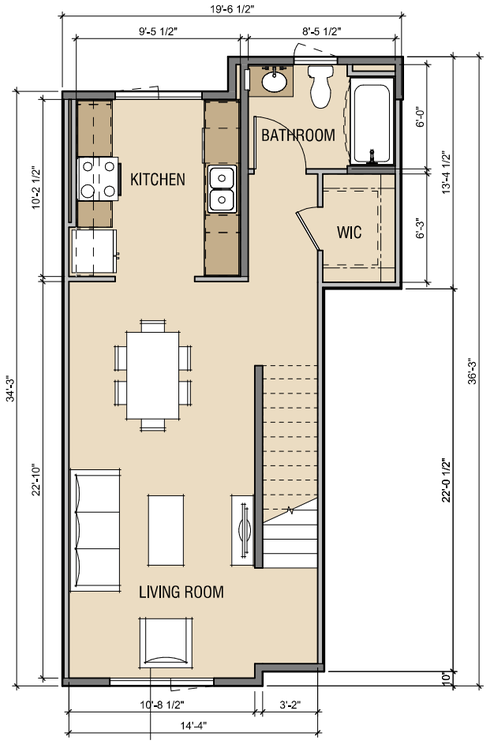
4'



C1

123 SF

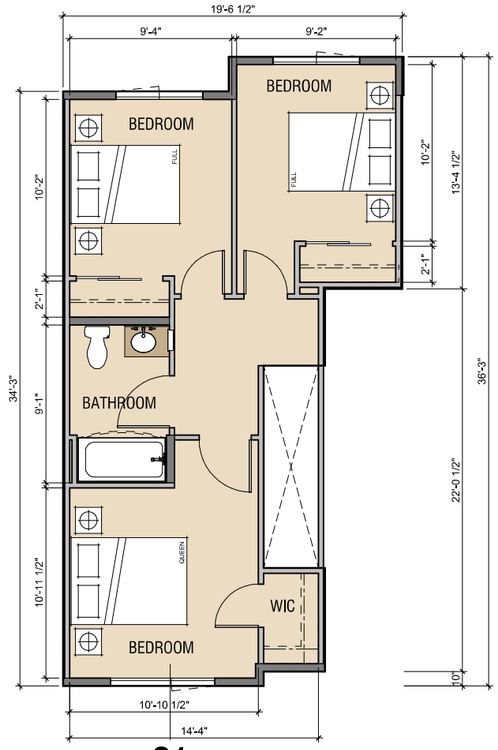
LEVEL 1



C1

585 SF

LEVEL 2



C1

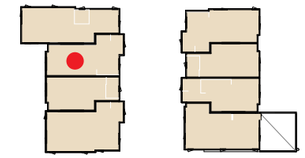
543 SF

LEVEL 3

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



PIERCE RD.

16'

8'

4'

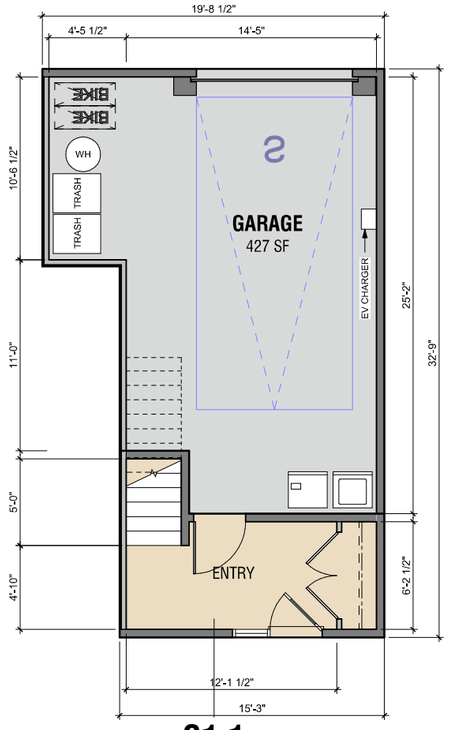
TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

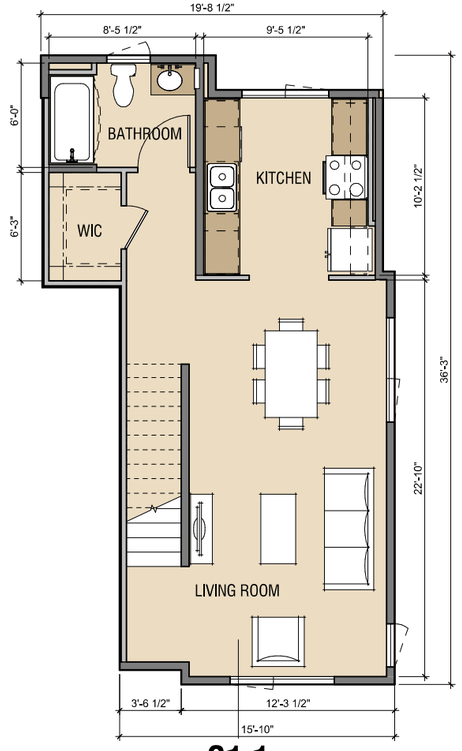
PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

UNIT PLANS
UNIT C1

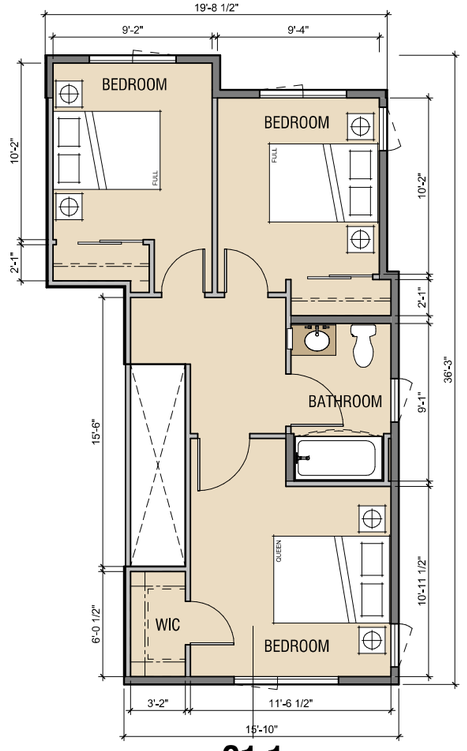
A-4.3



C1.1
123 SF
LEVEL 1



C1.1
603 SF
LEVEL 2

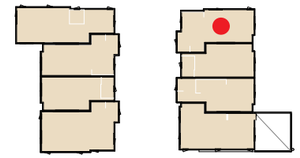


C1.1
565 SF
LEVEL 3

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



PIERCE RD.

16'
8'
4'

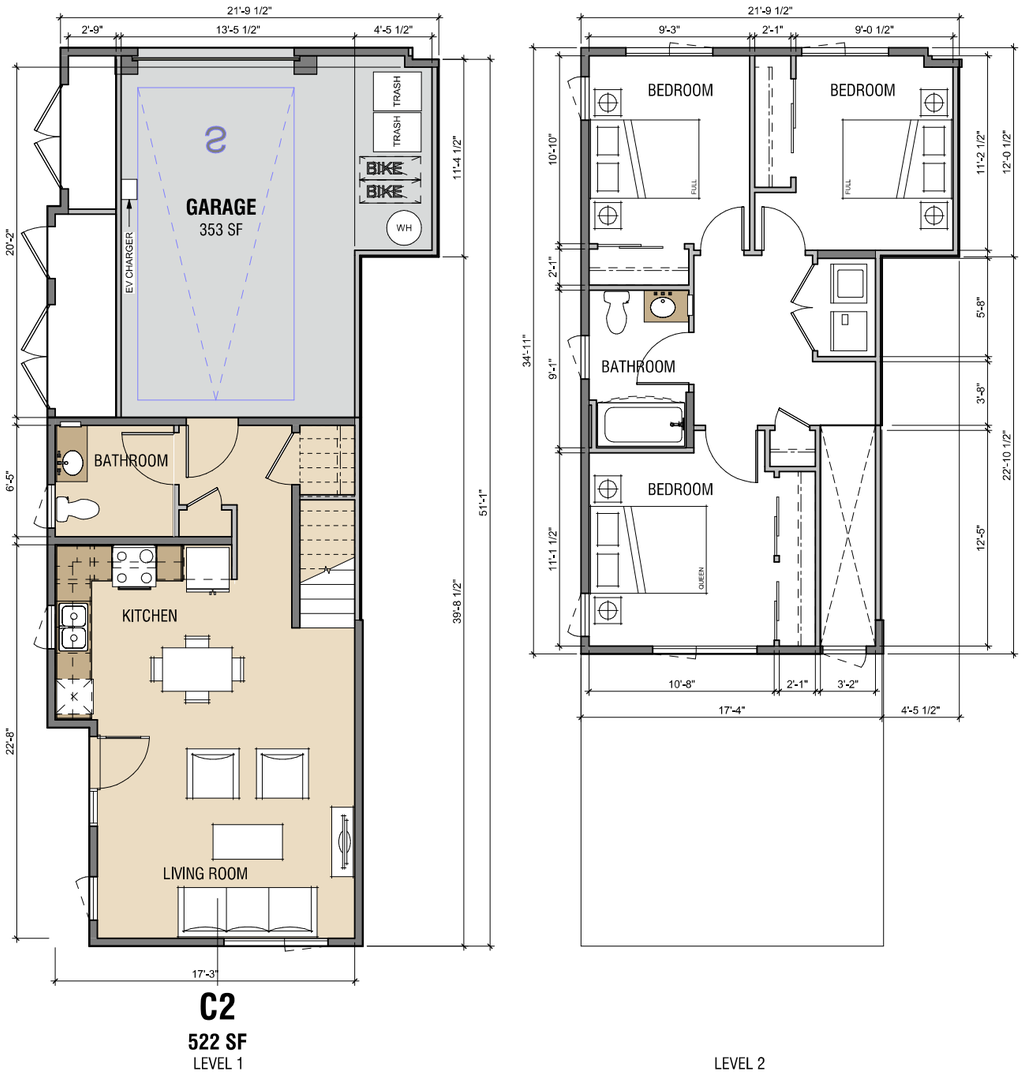
TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

UNIT PLANS
UNIT C1

A-4.4



C2

522 SF

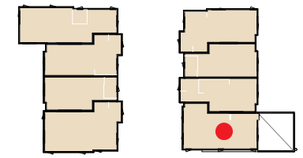
LEVEL 1

LEVEL 2

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



PIERCE RD.

16'

8'

4'

TCA ARCHITECTS

Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

UNIT PLANS

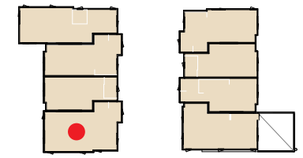
UNIT C2

A-4.5

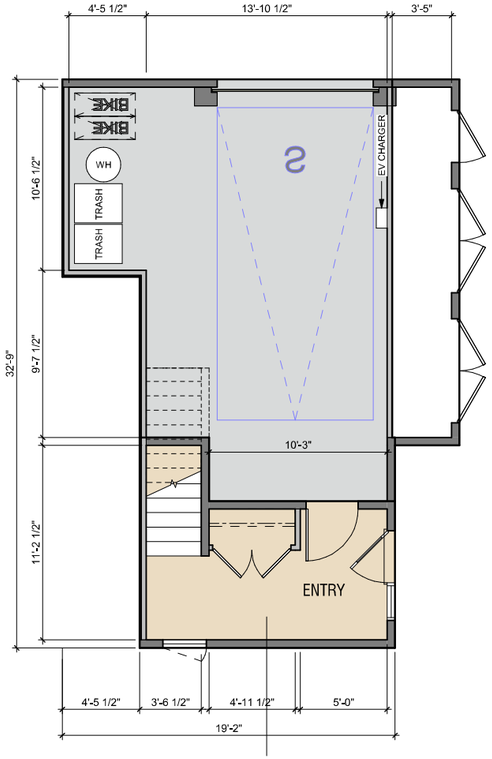
LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

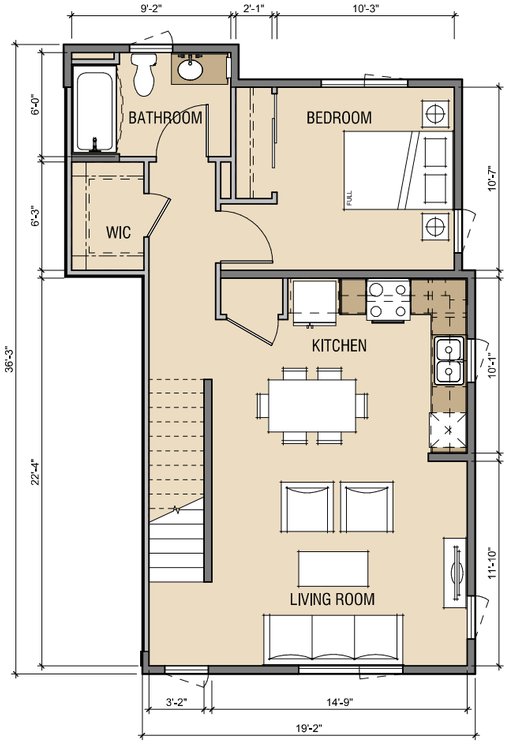
KEY PLAN



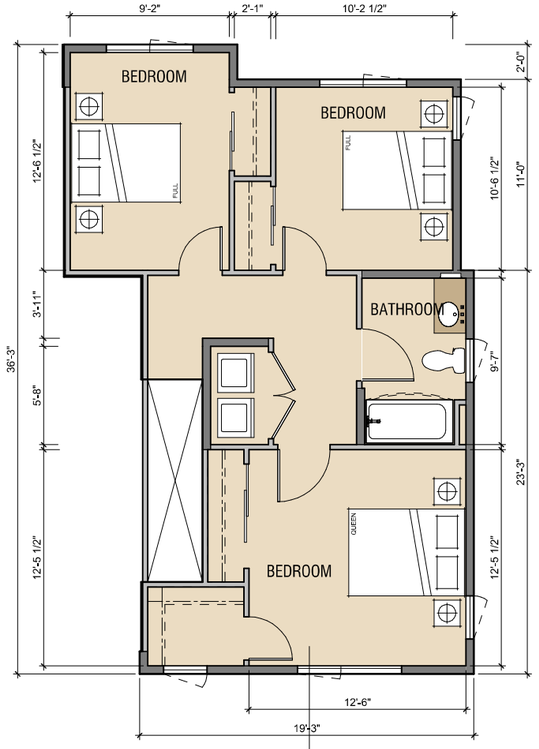
PIERCE RD.



D1
139 SF
LEVEL 1



LEVEL 2



D1
678 SF
LEVEL 3

16'
8'
4'

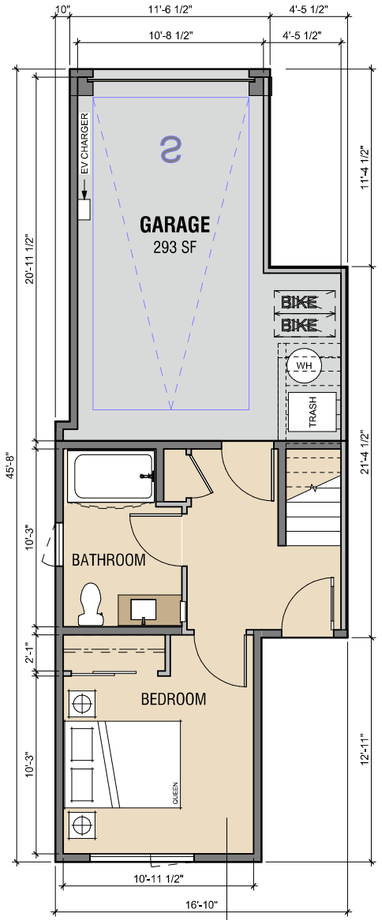
TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

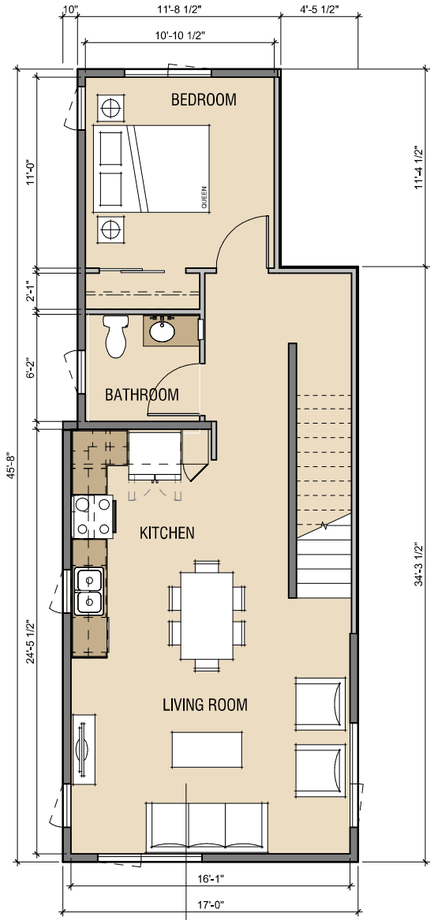
PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

UNIT PLANS
UNIT D1

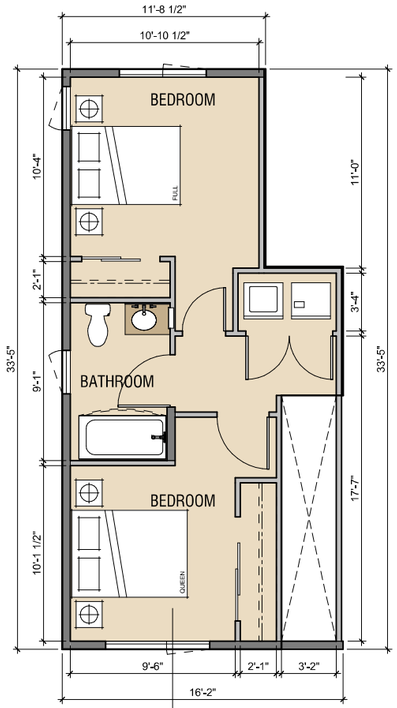
A-4.6



D2
344 SF
LEVEL 1



D2
708 SF
LEVEL 2

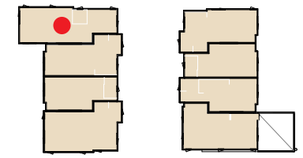


D2
438 SF
LEVEL 3

LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

KEY PLAN



16'
8'
4'

TCA ARCHITECTS | Habitat for Humanity

335 PIERCE
MENLO PARK, CA
TCA # 2025-158

PLANNING RESUBMITTAL
SEPTEMBER 19, 2025

UNIT PLANS
UNIT D2

A-4.7

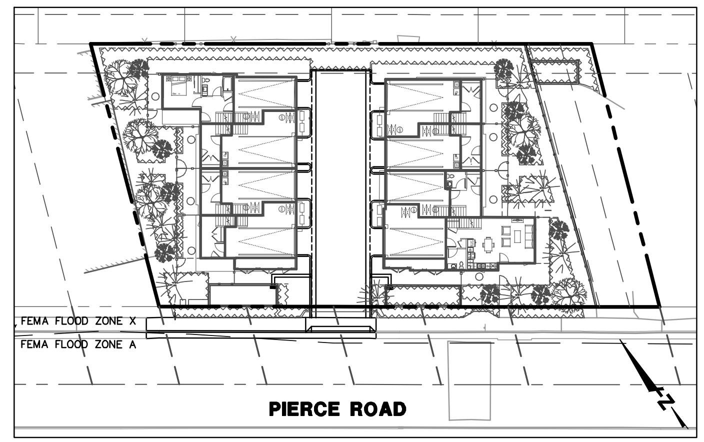
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
HABITAT FOR HUMANITY
RESIDENTIAL FOR SALE UNITS

335 PIERCE ROAD

CITY OF MENLO PARK, CALIFORNIA
COUNTY OF SAN MATEO

LEGEND

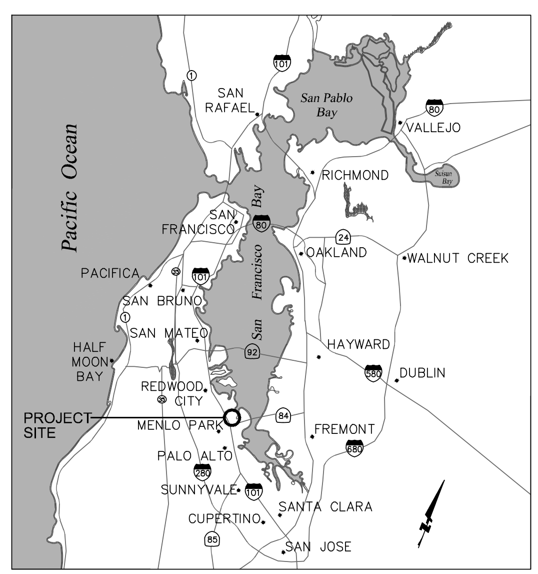
⊙	FOUND STANDARD STREET MONUMENT
—— — — ——	PROPERTY BOUNDARY LINE
—— — ——	ADJOINING PROPERTY LINE
—x—x—x—	FENCE
AD	AREA DRAIN
B.S.L.	BUILDING SETBACK LINE per MAP (61-M-8)
CB	CATCH BASIN
CO	CLEAN OUT
MH	MANHOLE
P.O.B.	POINT OF BEGINNING
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY PARCEL
SDE	STORM DRAINAGE EASEMENT
WM	WATER METER
WV	WATER VALVE



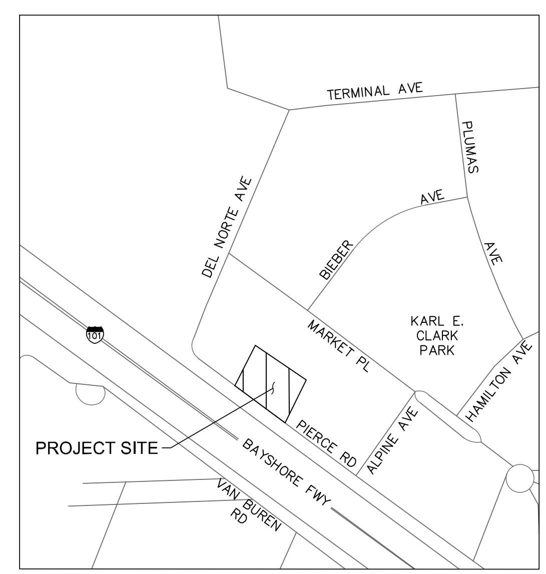
SITE PLAN
SCALE 1"=30'

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



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 PRELIMIANRY 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.

9/19/2025

JANINE LAPP, P.E. — DATE
PROJECT MANAGER

REGISTERED PROFESSIONAL ENGINEER
JANINE C. LAPP
No. 85762
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/19/2025

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

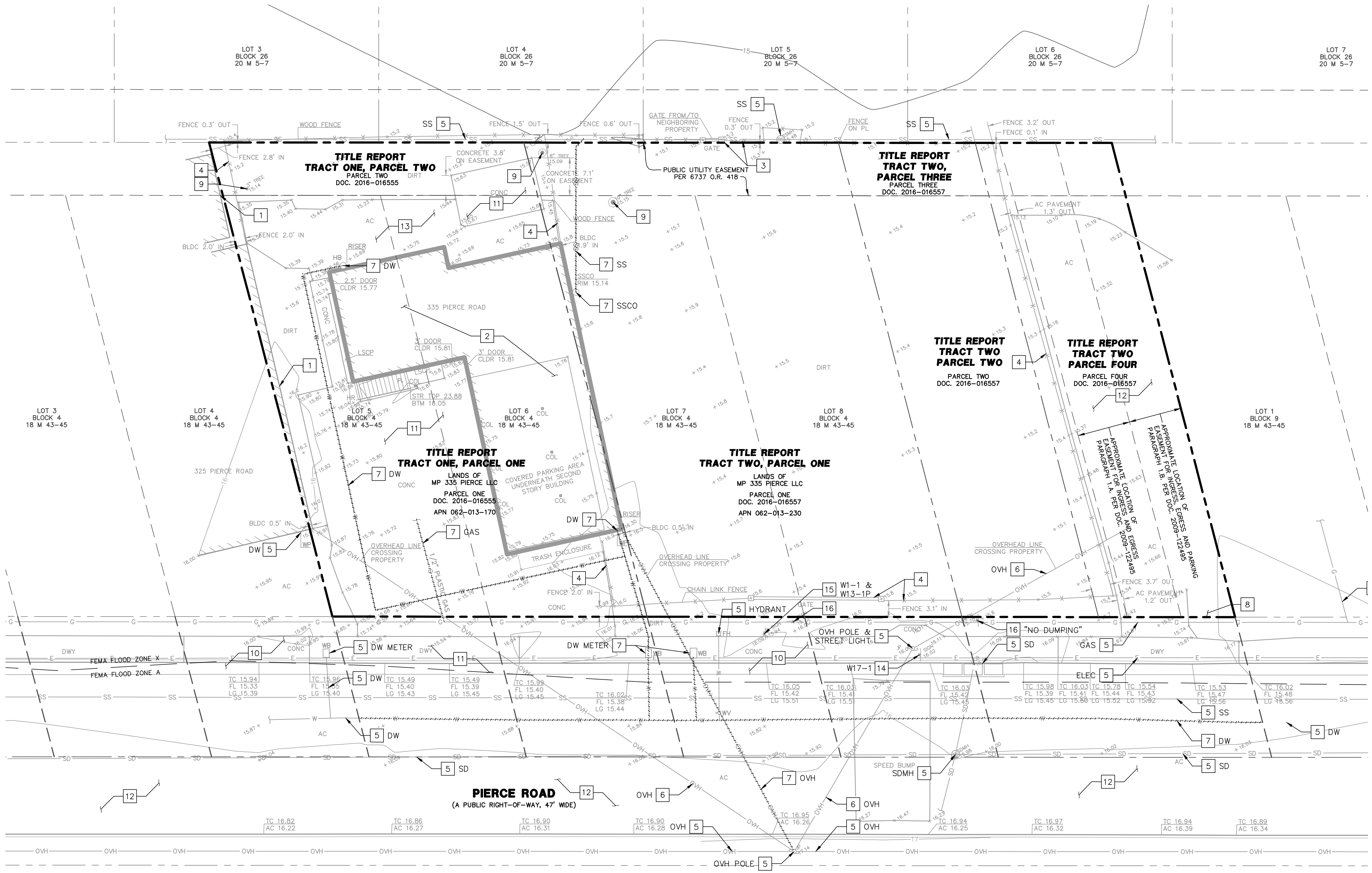
TITLE SHEET

Revisions
No.

Date: 9/19/2025
Scale: N/A
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424

Drawing Number:
C1.0
1 OF 12

NOT FOR CONSTRUCTION



EXISTING PERVIOUS VS. IMPERVIOUS SITE CONDITIONS			
	EX ROOF AREA	EX IMPERVIOUS PAVEMENT AREA	EX LANDSCAPE AREA
SQUARE FEET	1741	4964	9685
PERCENT OF TOTAL SITE	11%	30%	59%

NOTE:

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

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

scale 1" = 10'

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/19/2025

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

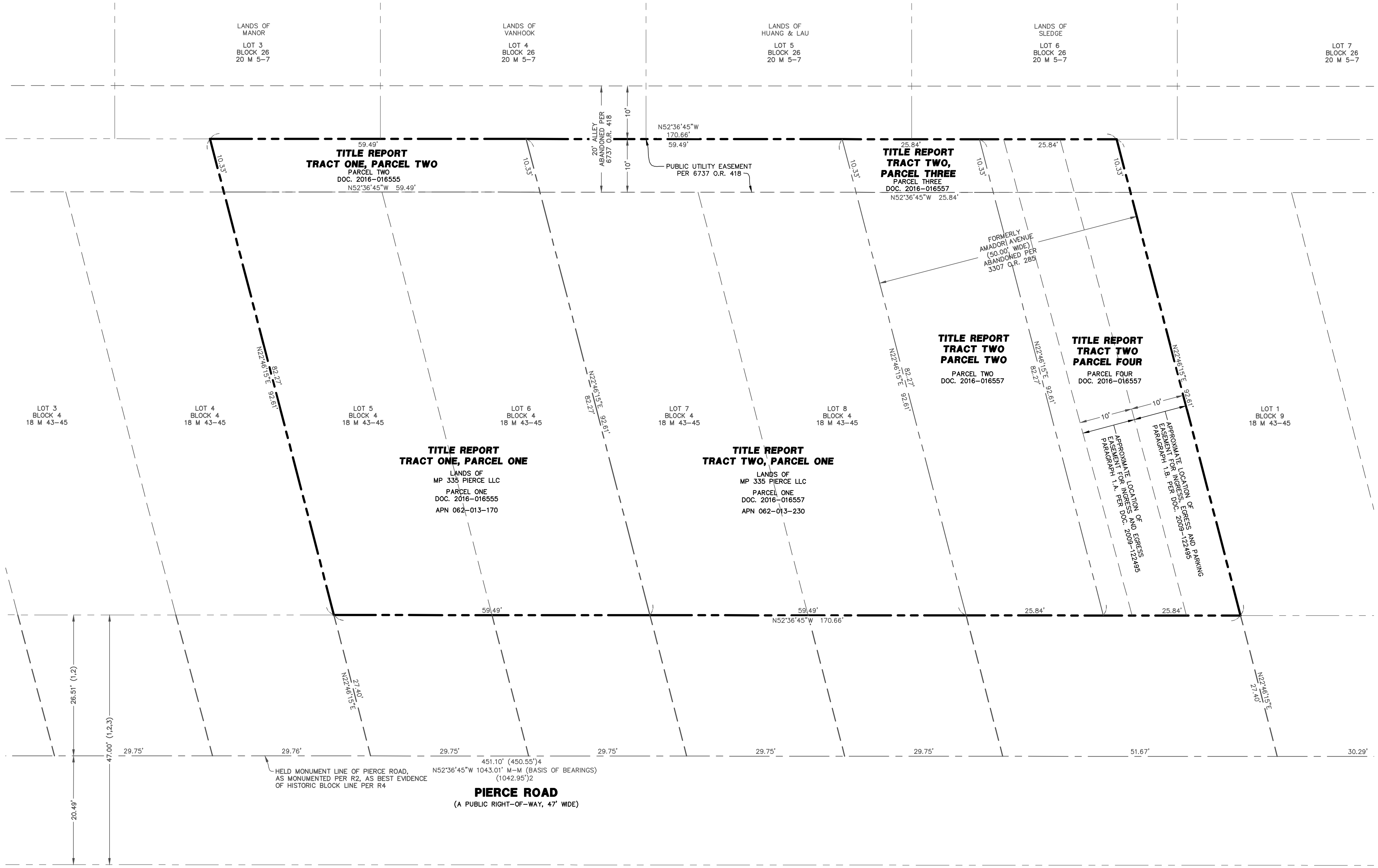
EXISTING CONDITIONS AND PRELIMIANRY DEMOLITION PLAN

No.	Revisions

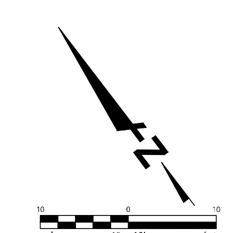
Date: 9/19/2025
Scale: 1" = 10'
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424

Drawing Number: C2.0

NOT FOR CONSTRUCTION



TOTAL SITE AREA WITHIN PROPERTY LINE:	15,293 SF (0.35 AC)
TOTAL AREA OF ACCESS EASEMENT:	3,362 SF (0.08 AC)
NET AREA (EXCLUSIVE OF ACCESS EASEMENTS:	11,930 SF (0.27 AC)



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/19/2025

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

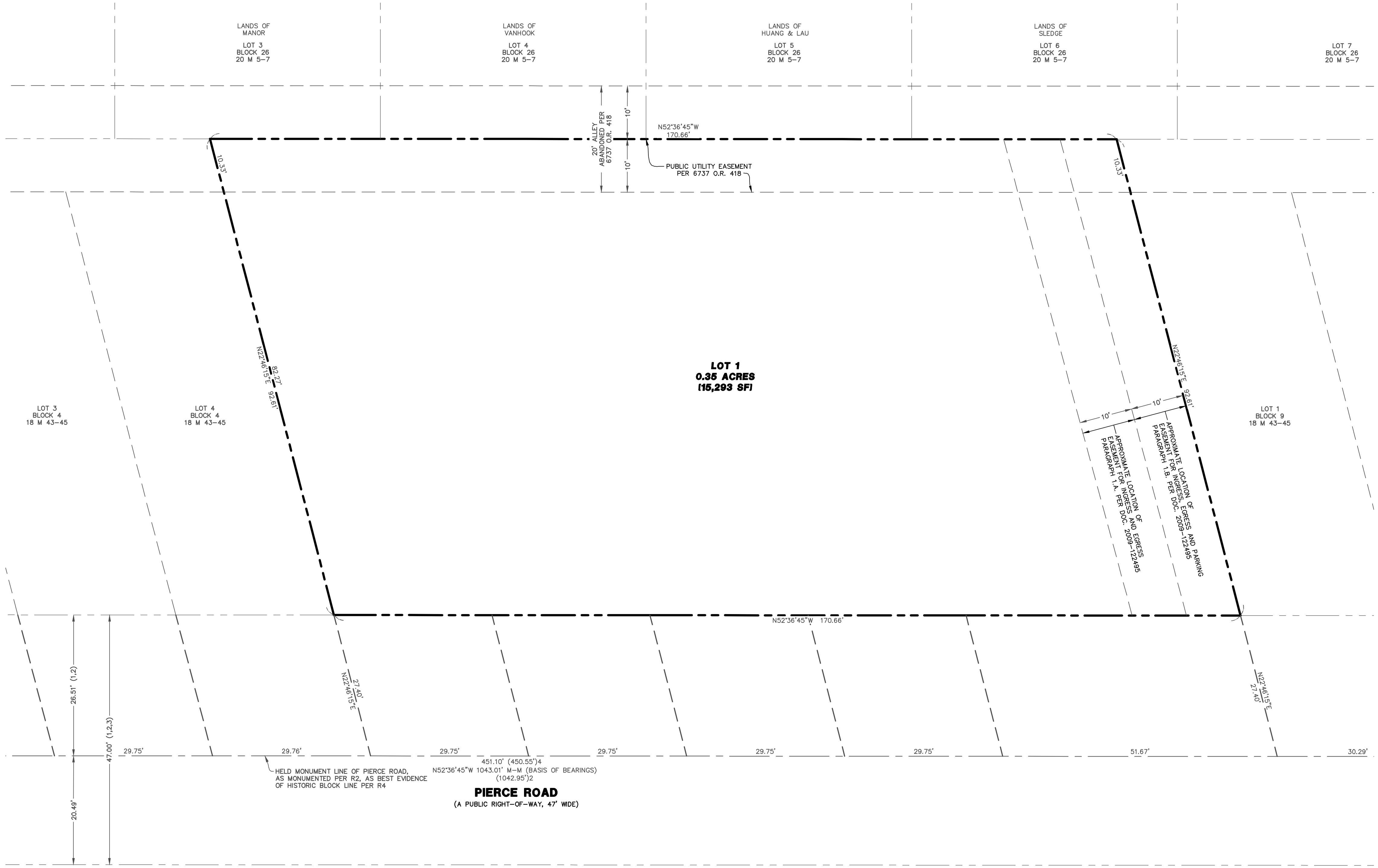
EXISTING PARCELIZATION

Revisions | No.

Date: 9/19/2025
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 ACCESS EASEMENT: 3,362 SF (0.08 AC)
NET AREA (EXCLUSIVE OF ACCESS EASEMENTS: 11,930 SF (0.27 AC)

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	
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

scale 1" = 10' feet

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/19/2025

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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.

Date: 9/19/2025
Scale: 1" = 10'
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424

Drawing Number:
C2.2

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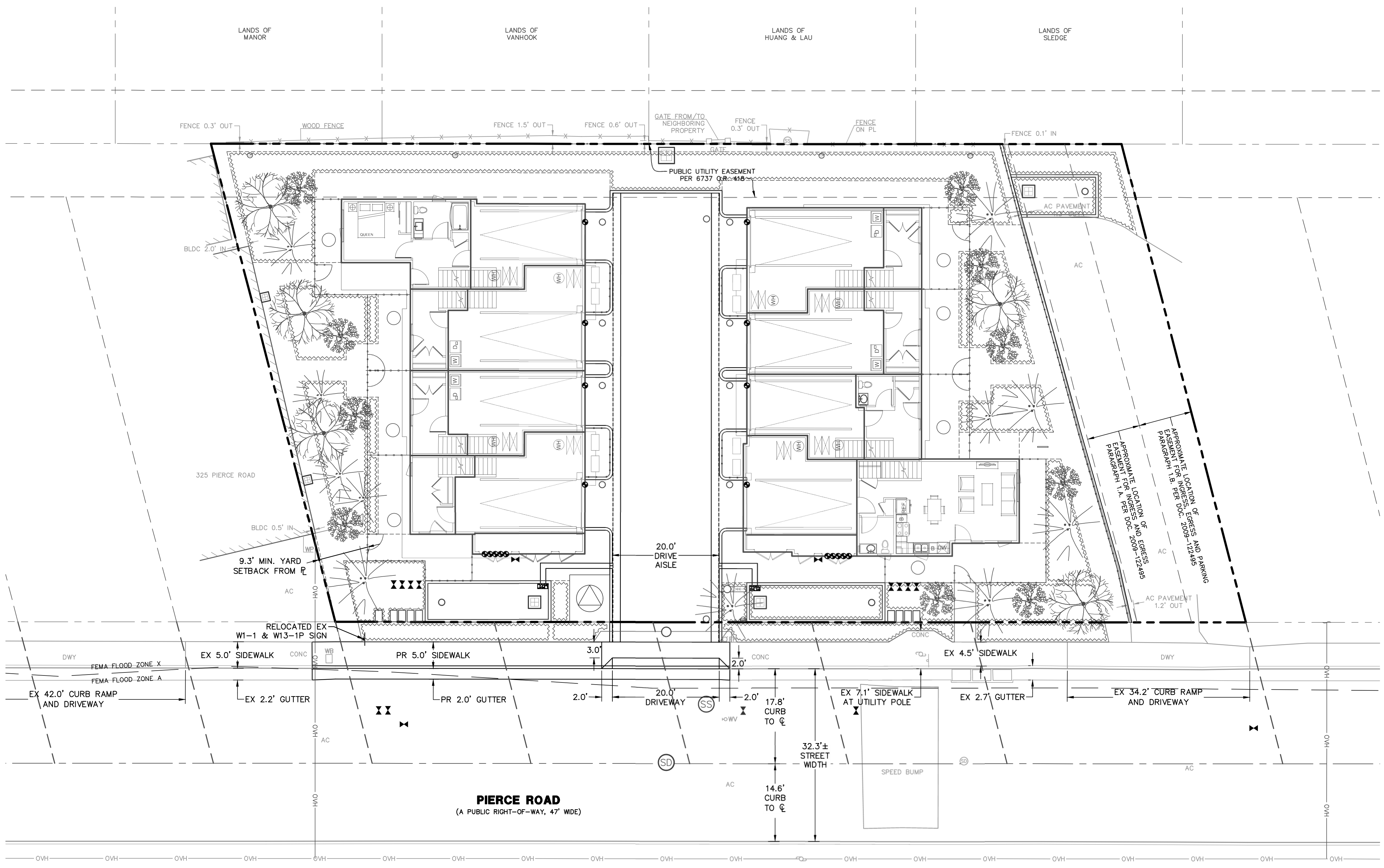

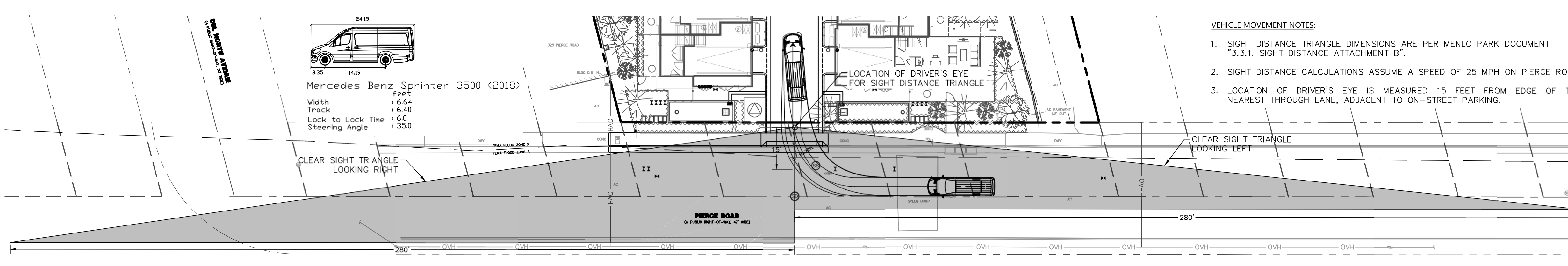

SIGHT TRIANGLE AND VEHICLE ACCESS
1" = 20'

VEHICLE MOVEMENT NOTES:

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

scale 1" = 10' feet

PRELIMINARY
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DATE: 09/19/2025

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335 PIERCE ROAD VESTING TENTATIVE MAP

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

PRELIMINARY SITE PLAN

No.	Revisions

Date: 9/19/2025
Scale: 1" = 10'
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424

Drawing Number: C3.0

NOT FOR CONSTRUCTION

LARGEST UNIT: D1 (FOUR BEDROOM)

BUILDING AREA BY CONSTRUCTION TYPE:

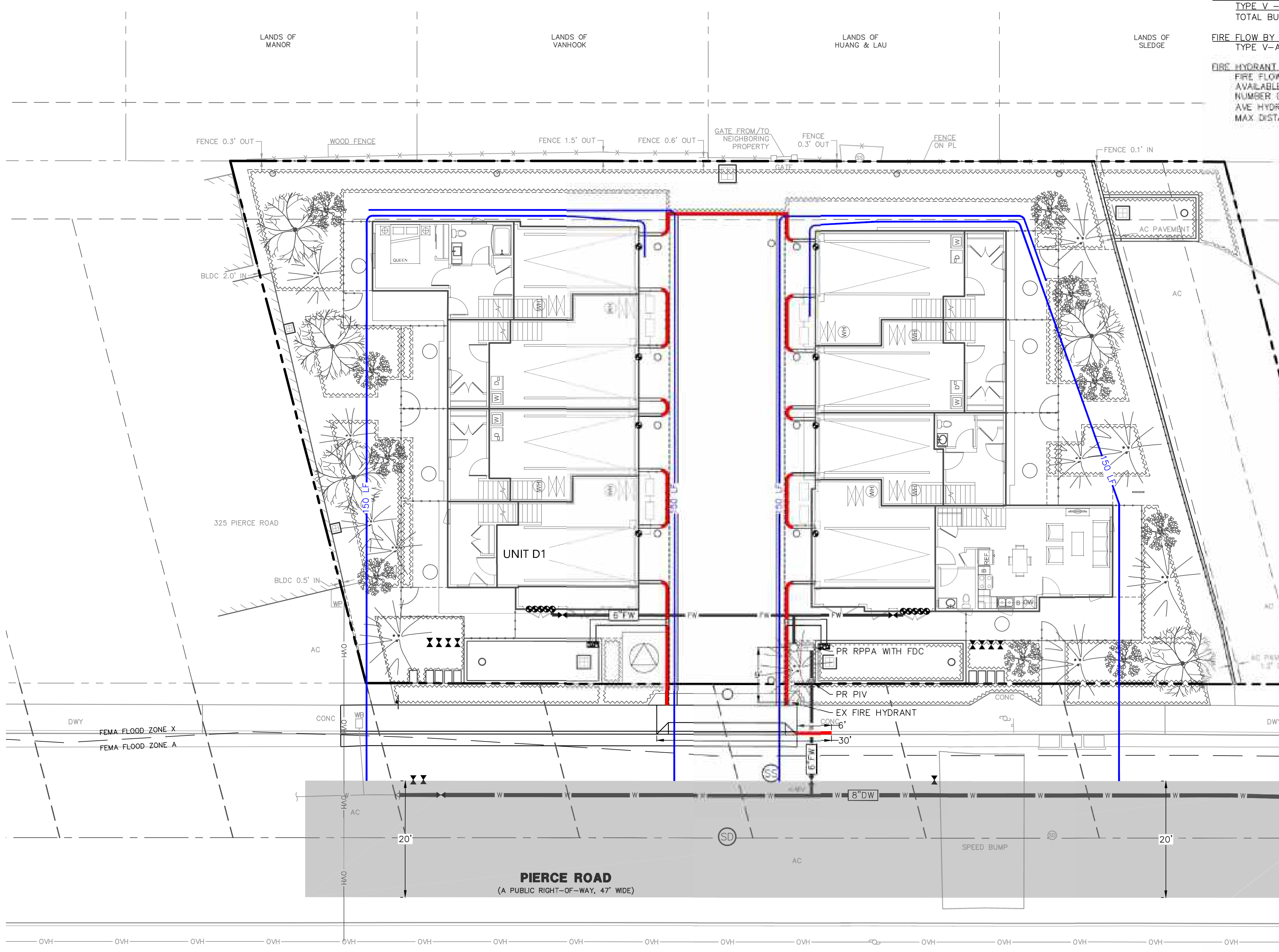
TYPE V – FLOORS 1 – 3	= 1,536 GSF
TOTAL BUILDING GROSS SF (BASIS OF FIRE FLOW)	= 1,536 GSF

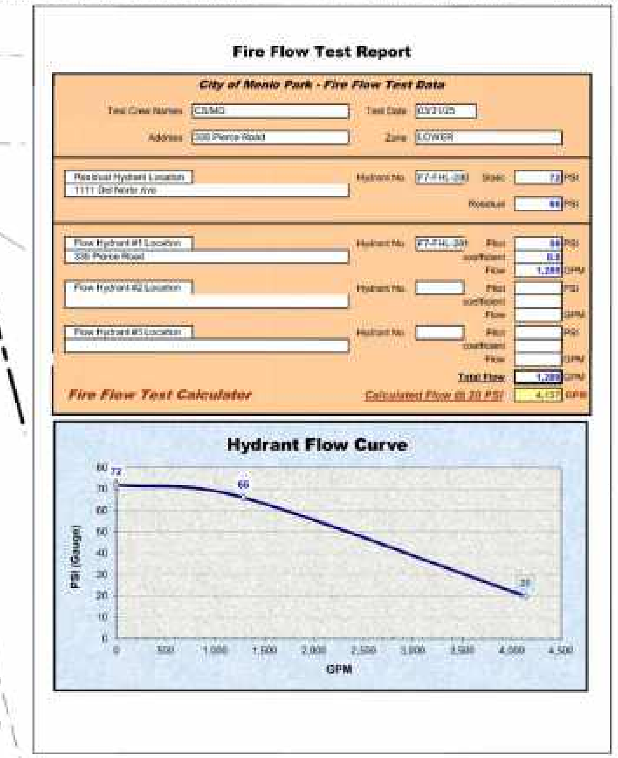
FIRE FLOW BY CONSTRUCTION TYPE– CFC SECTION B104.1, B104.2, B105.1, & TABLE B105.1(1):

TYPE V–A AT AREA 0 – 8,200 GSF	= 1,500 GPM

FIRE HYDRANT LOCATIONS & DISTRIBUTION – APPENDIX C – TABLE C102.1:

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





NOTES:

1. FIRE FLOW CALCULATIONS ARE BASED UPON PRELIMINARY BUILDING AREA SUMMARIES FROM ARCHITECT CAD DATED APRIL 10, 2025 AND THE CALIFORNIA FIRE CODE (2022 EDITION) – SECTION 507, APP. B & C.
2. CALCULATIONS ASSUME USE OF FIRE RESISTANT MATERIALS BETWEEN UNITS.
3. CALCULATIONS SHOWN ARE FOR LARGEST SINGLE UNIT AMONG BOTH BUILDINGS.
4. PER DISCUSSIONS WITH FIRE MARSHAL, LADDER ACCESS FOR THE SITE WILL BE PROVIDED VIA HAND–CARRIED LADDERS IN LIEU OF AERIAL APPARATUS VEHICLE ACCESS.
5. FIRE APPARATUS ROADWAYS, INCLUDING PUBLIC OR PRIVATE STREETS OR ROADS USED FOR VEHICLE ACCESS SHALL BE INSTALLED AND IN SERVICE PRIOR TO CONSTRUCTION.
6. FIRE PROTECTION WATER SERVING ALL HYDRANTS SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
7. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTRACTOR SHALL CONTACT THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS.

LEGEND:

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

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CITY OF MENLO PARK, SAN MATEO COUNTY

PRELIMINARY FIRE ACCESS PLAN

No.	Revisions

Date: 9/19/2025
Scale: 1" = 10'
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424

Drawing Number:
C3.1

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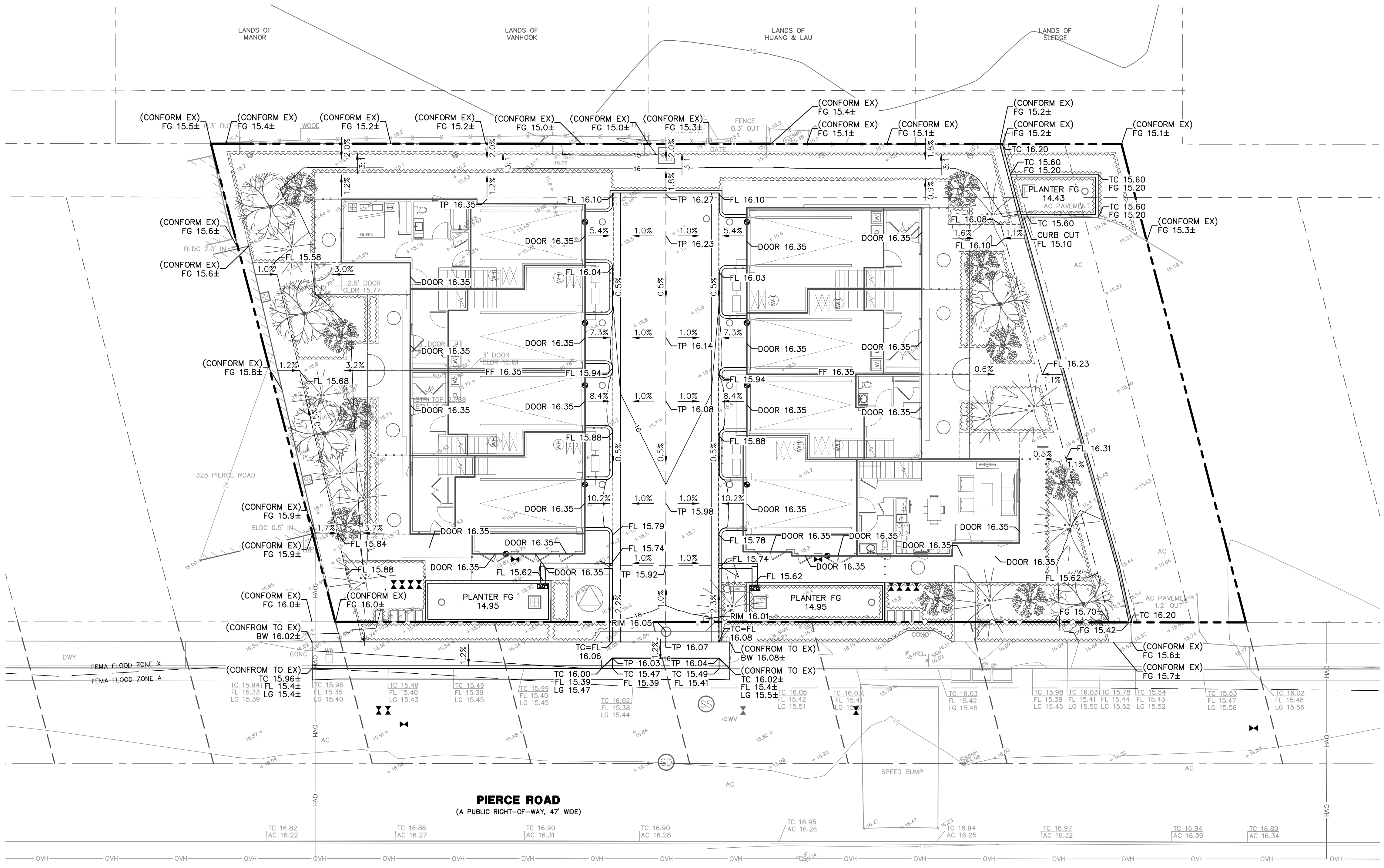

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DATE: 09/19/2025

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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: 9/19/2025
Scale: 1" = 10'
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424

Drawing Number: **C4.0**

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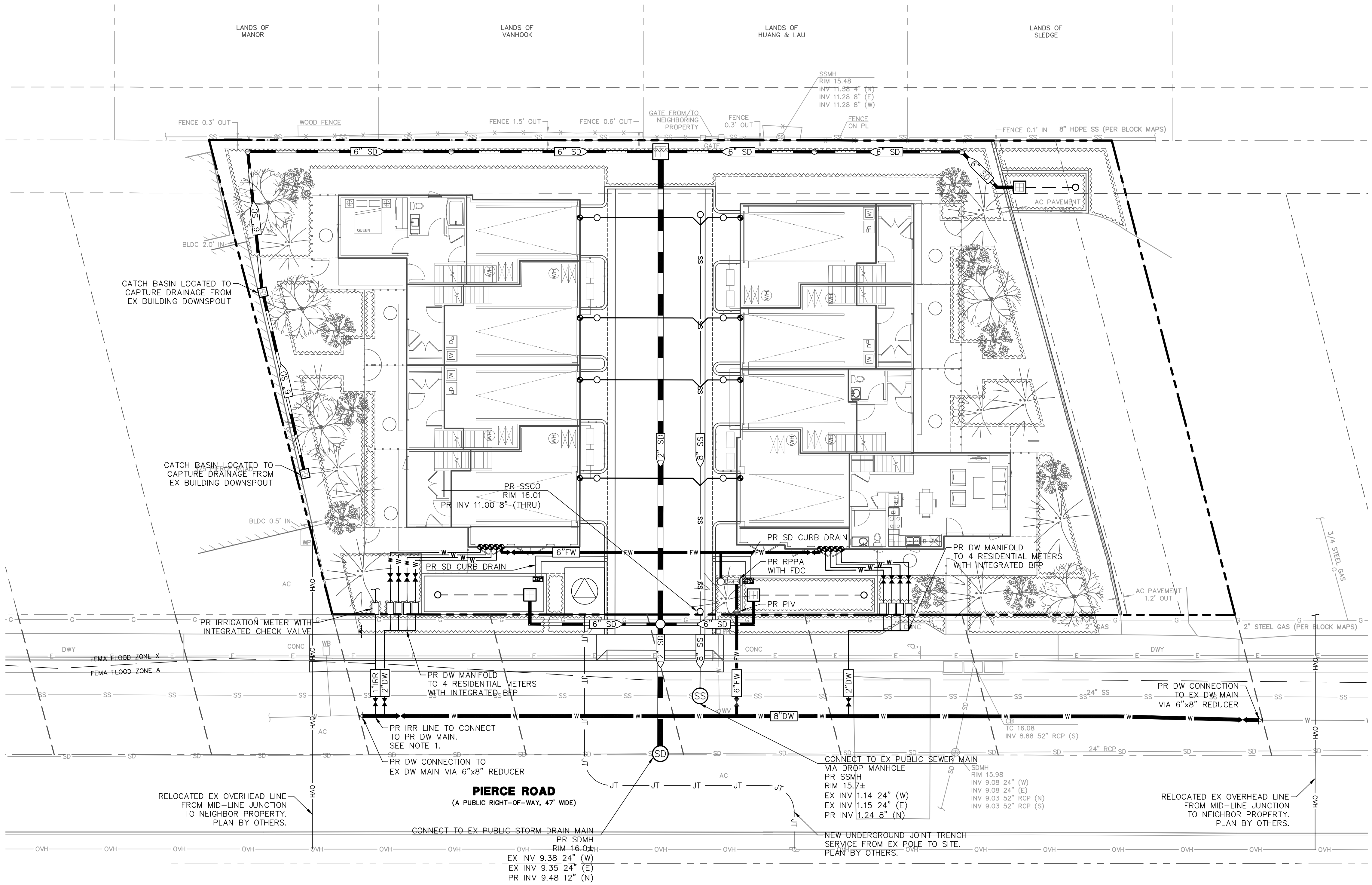

NOTE:

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.

1" = 10'

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/19/2025

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335 PIERCE ROAD VESTING TENTATIVE MAP

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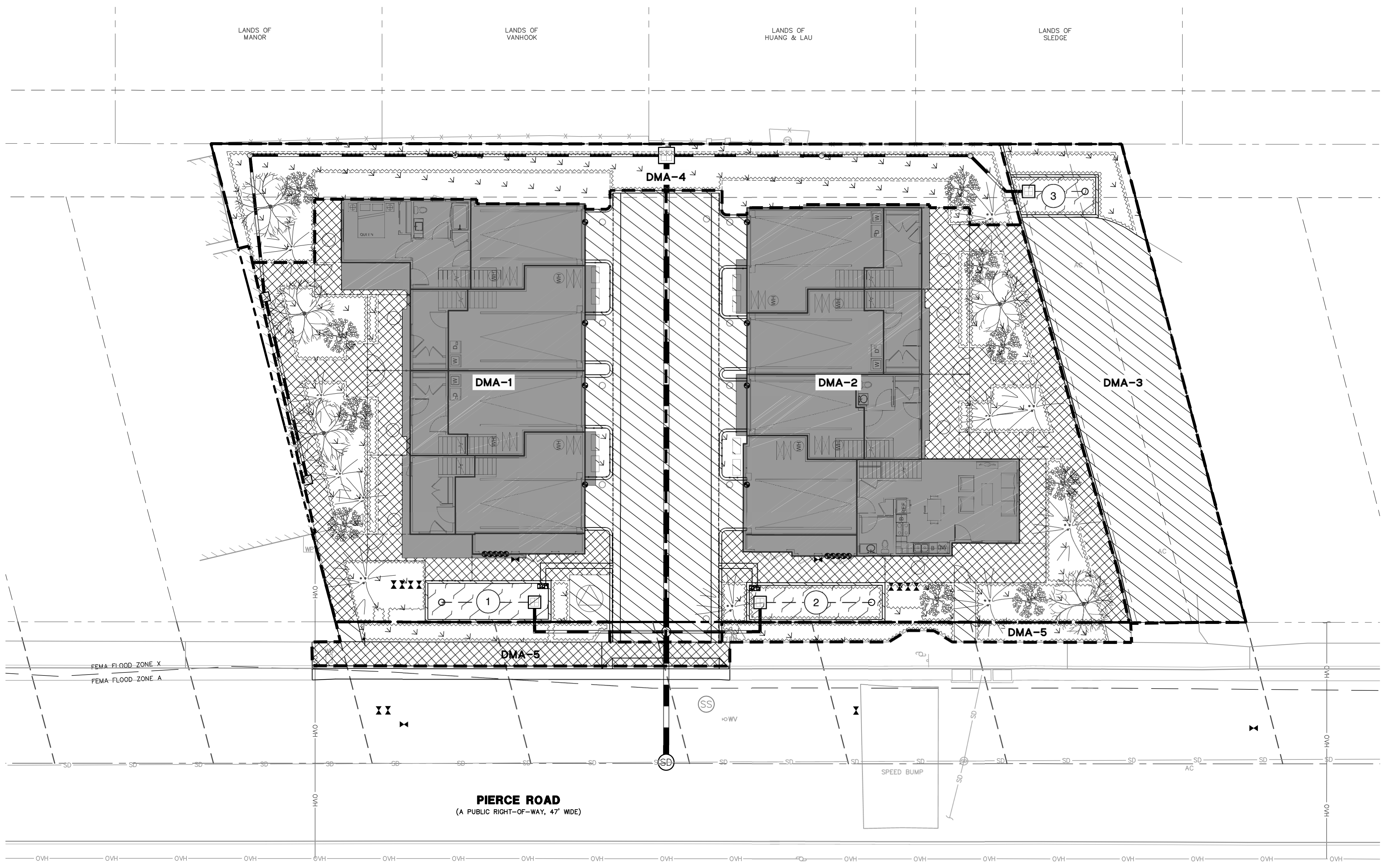
CITY OF MENLO PARK, SAN MATEO COUNTY

PRELIMINARY UTILITY PLAN

Date: 9/19/2025	No.
Scale: 1" = 10'	Revisions
Design: LAH	
Drawn: LAH	
Approved: JCL	
Job No: 20242424	

Drawing Number:
C5.0

NOT FOR CONSTRUCTION



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	1,173	732	950	153	5,513	147	153	BIO-RETENTION	1
DMA-2	2,569	1,123	856	1,283	160	5,990	148	160	BIO-RETENTION	2
DMA-3	0	1,693	197	0	104	1,995	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	352	0	809	2	0	N/A	N/A
TOTAL:	5,074	4,037	3,995	2,585	417	16,107	364	417	-	-

NOTES:

1. REQUIRED TREATMENT AREA IS BASED ON 4% OF THE IMPERVIOUS AREA.
2. 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

1" = 10'

PRELIMINARY
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DATE: 09/19/2025

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CITY OF MENLO PARK, SAN MATEO COUNTY

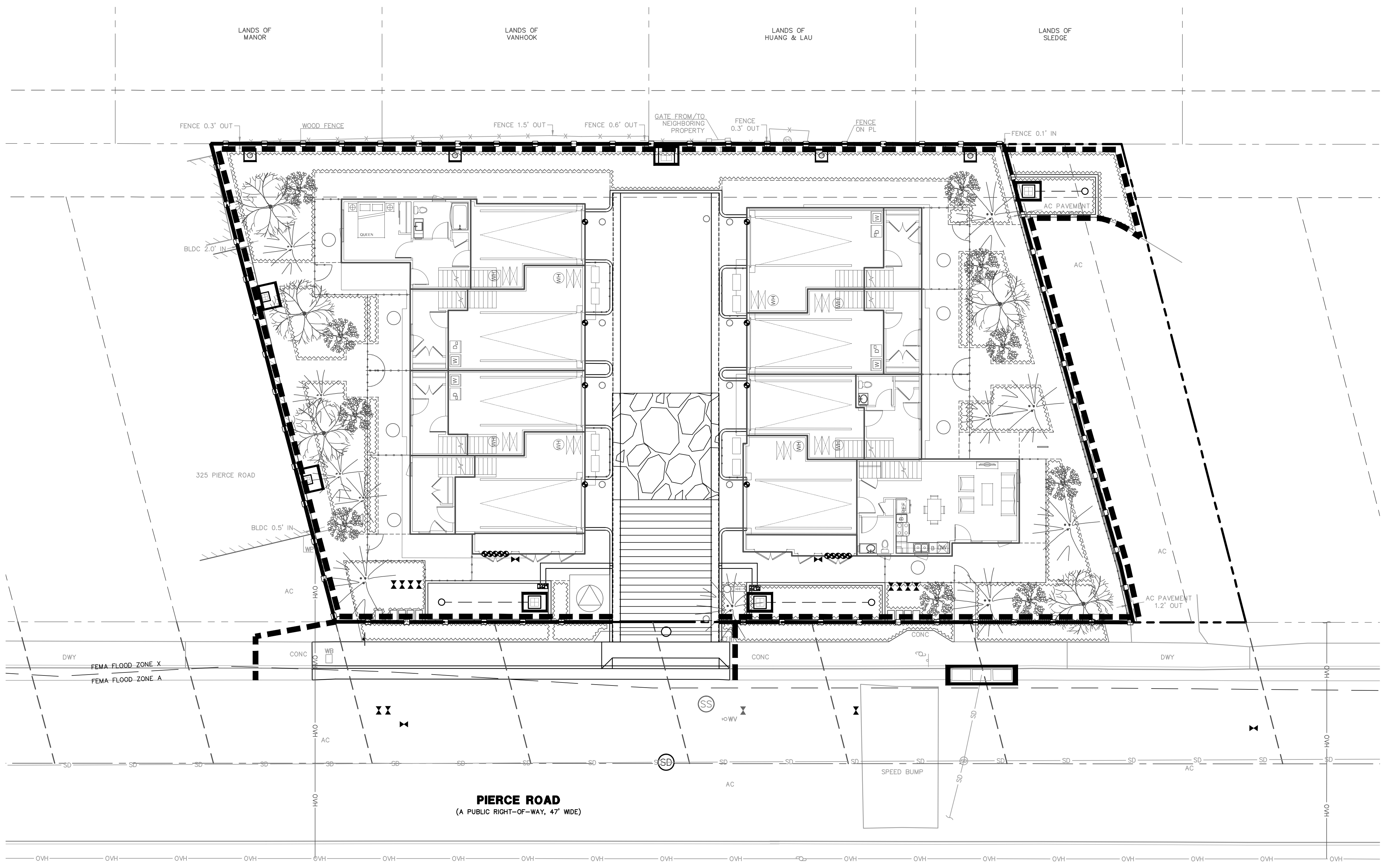
PRELIMINARY STORMWATER MANAGEMENT PLAN

No.	Revisions

Date: 9/19/2025
Scale: 1" = 10'
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424

Drawing Number: C6.0

NOT FOR CONSTRUCTION



EROSION CONTROL LEGEND

(symbol)	INLET PROTECTION 1/C7.1
(symbol)	STABILIZED CONSTRUCTION ENTRANCE/EXIT 2/C7.1
(symbol)	FIBER ROLL 3/C7.1
(symbol)	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.

1" = 10'

PRELIMINARY
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CITY OF MENLO PARK, SAN MATEO COUNTY

PRELIMINARY EROSION CONTROL PLAN

Revisions

No.

Date: 9/19/2025
Scale: 1" = 10'
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424

Drawing Number:
C7.0
10 OF 12

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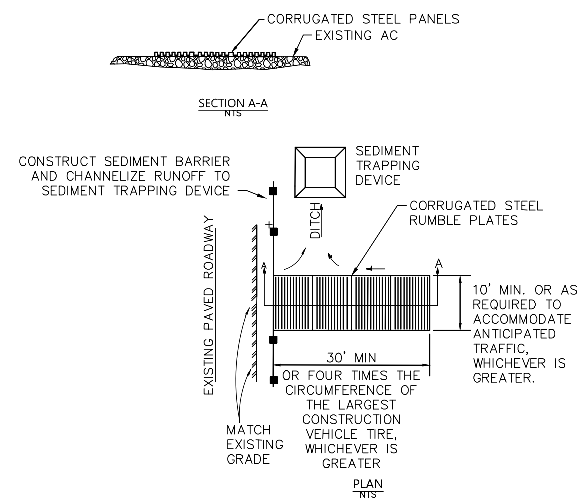
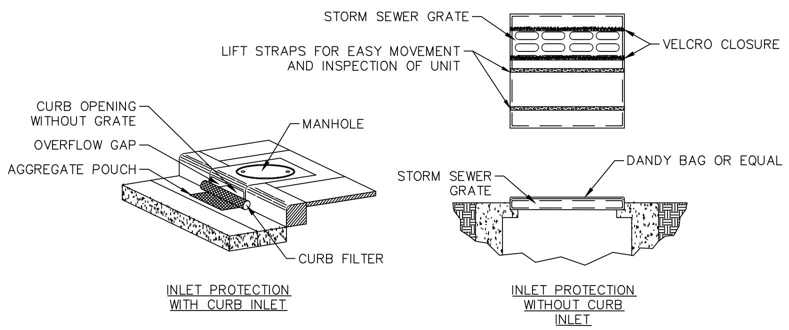


NOTES:

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.

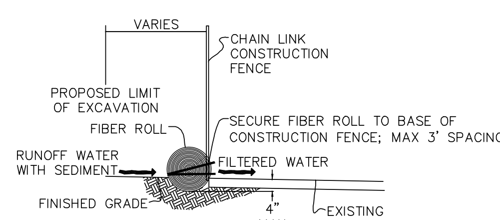
2 — STABILIZED CONSTRUCTION ENTRANCE
NTS



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

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@SFWATER.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 DOWNSTREAM 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 TARPAULIN.
   E. COVER STOCKPILES OF CRUSHED AC OR PCC PAVEMENT WITH A TARPAULIN 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@SFWATER.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 TARPAULIN 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 FULL. 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 ENTRANCE WAYS.
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.

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

EROSION CONTROL NOTES AND DETAILS

Revisions | No.

Date: 9/19/2025
Scale: AS SHOWN
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424

Drawing Number:
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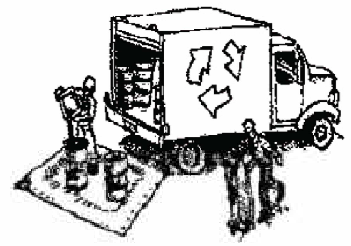
Construction Best Management Practices (BMPs)

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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

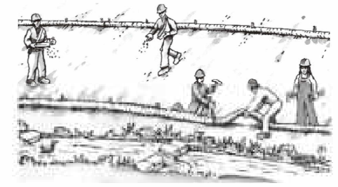
Maintenance and Parking

- ❑ 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.

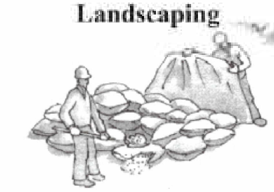
Sawcutting & Asphalt/Concrete Removal

- ❑ 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, abosorb, 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

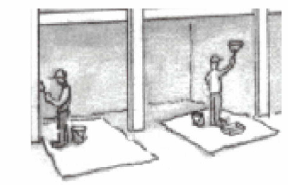
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

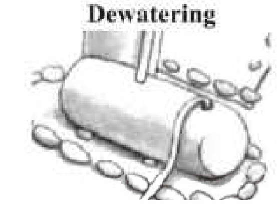
Painting & Paint Removal



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!

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

SAN MATEO COUNTY CONSTRUCTION BMPs

Revisions

No.

Date: 9/19/2025
Scale: 1" = 10'
Design: LAH
Drawn: LAH
Approved: JCL
Job No: 20242424

Drawing Number:
C7.2
12 OF 12

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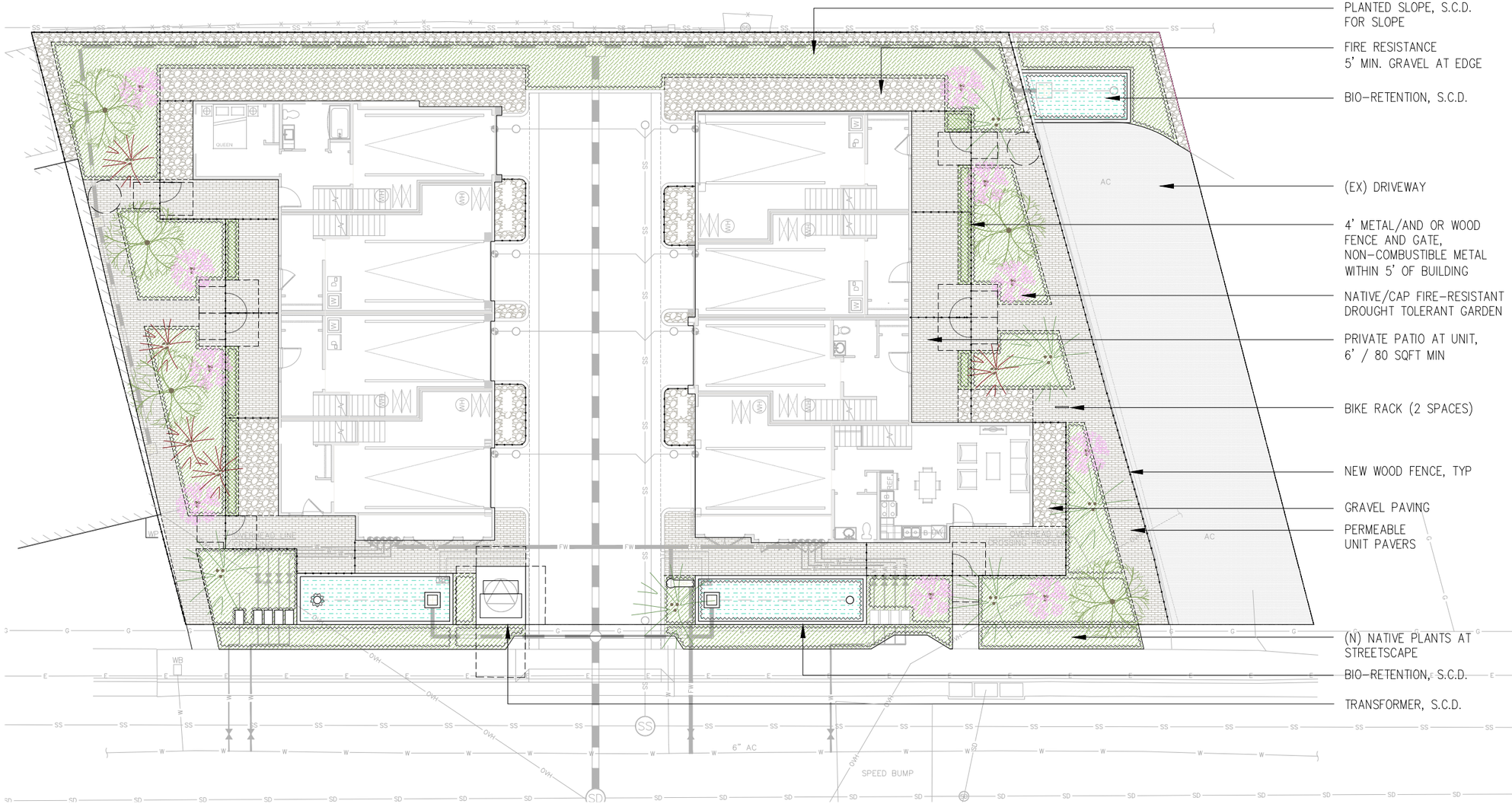

LANDSCAPE SHEET LIST

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

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PLAN True NORTH

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SITE PLAN

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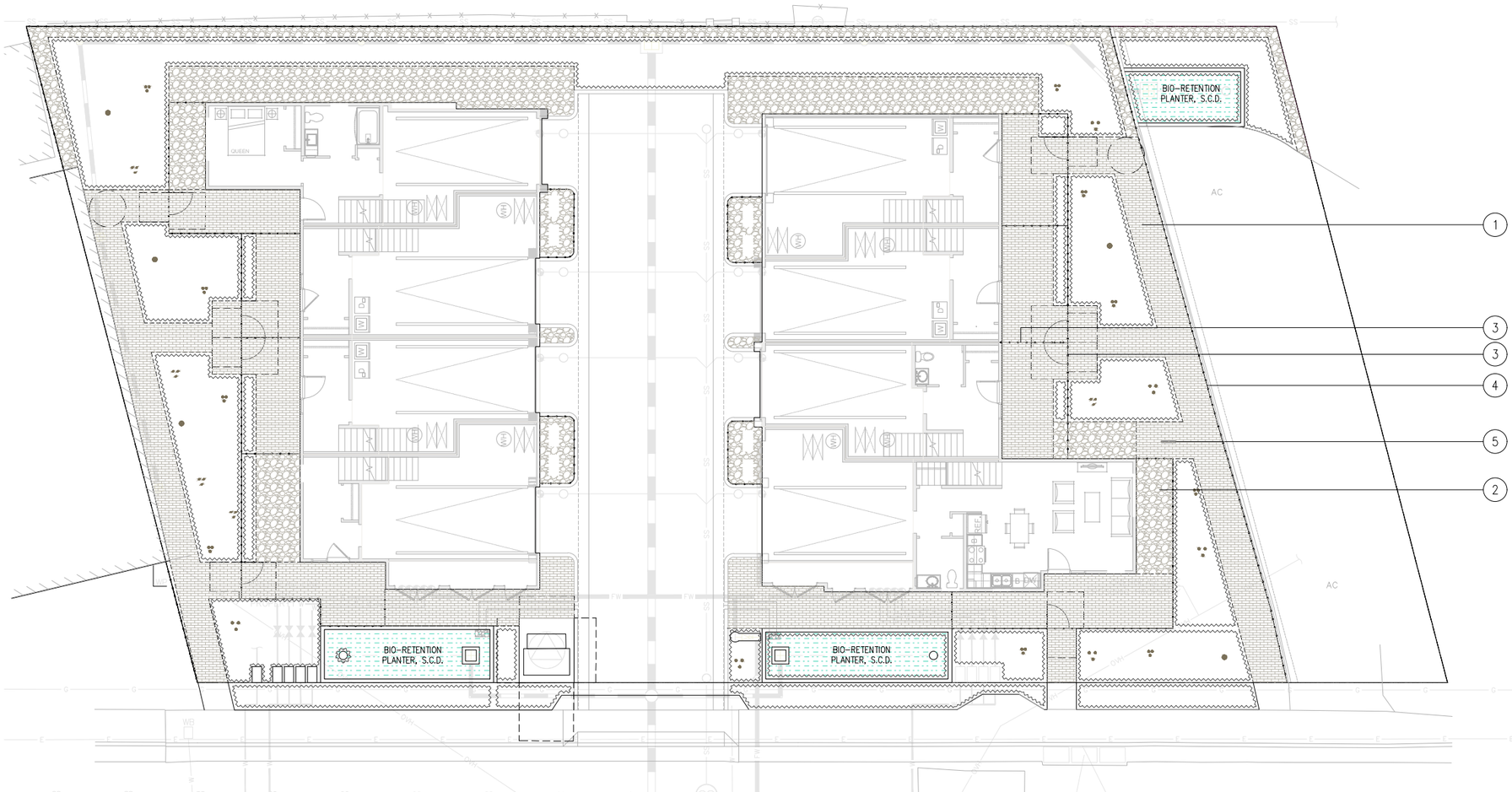
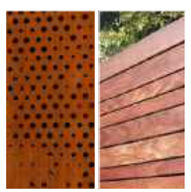


MATERIAL LEGEND

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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MATERIAL PLAN

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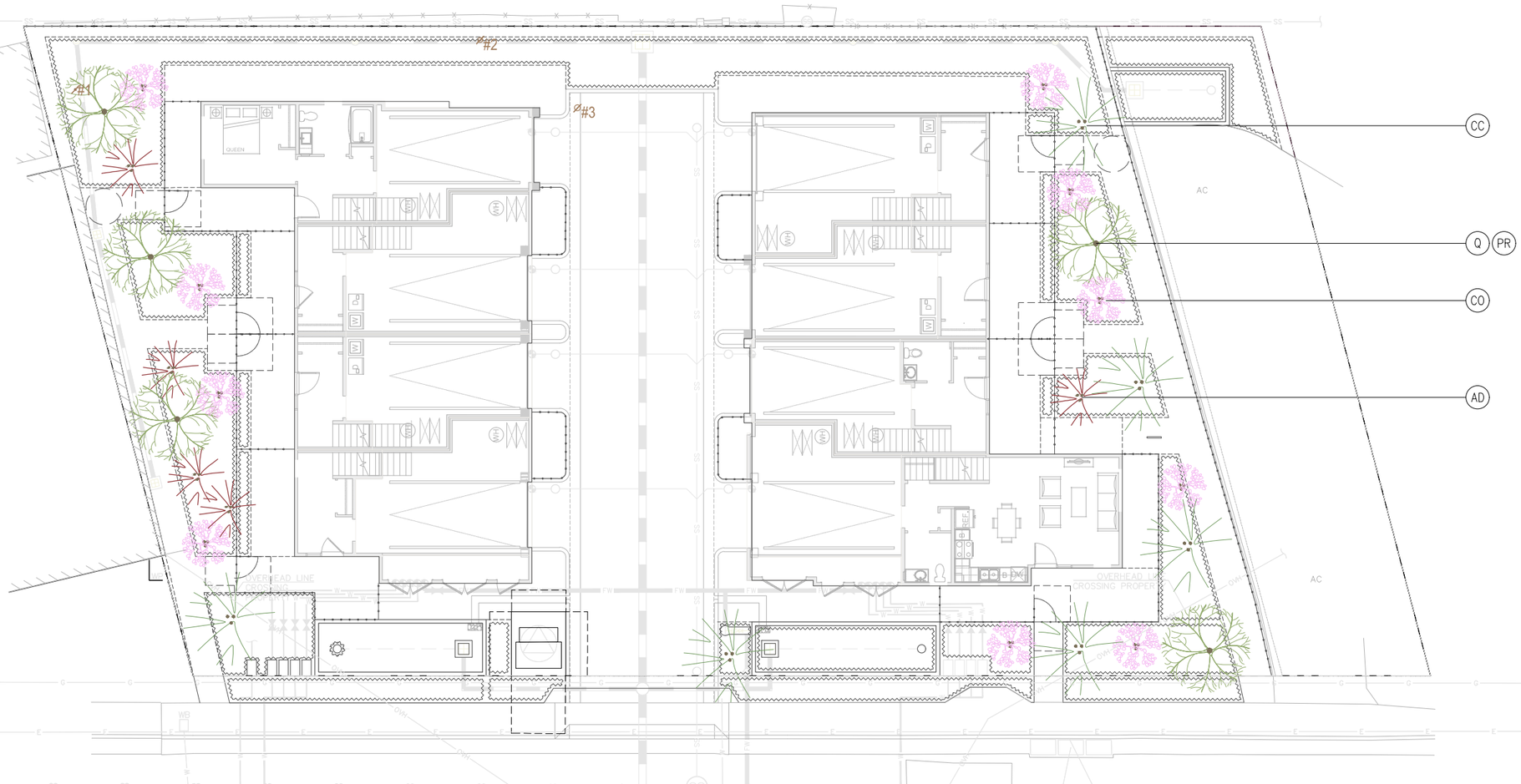

LARGE TREE LIST

	symbol	#	size	latin name	form	native	wucols	size
PR		5	36" box	Quercus species Native Oak	Multi Natural	NATIVE	LOW	H–50' 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		3	24" box	Cercis Canadensis 'Pink' Eastern Redbud	Multi Low Branch	CAP	MED	H–25' W–20'
		3	36" box					

SMALL UNDERSTORY TREE LIST

	symbol	#	size	latin name	form	native	wucols	size
AD		5	36" box	Arctostaphylos 'Dr Hurd' Dr. Hurd Manzanita	Multi	NATIVE	LOW	H–10'–15' W–8'–10'
CO		10	36" 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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LANDSCAPE TREE PLAN

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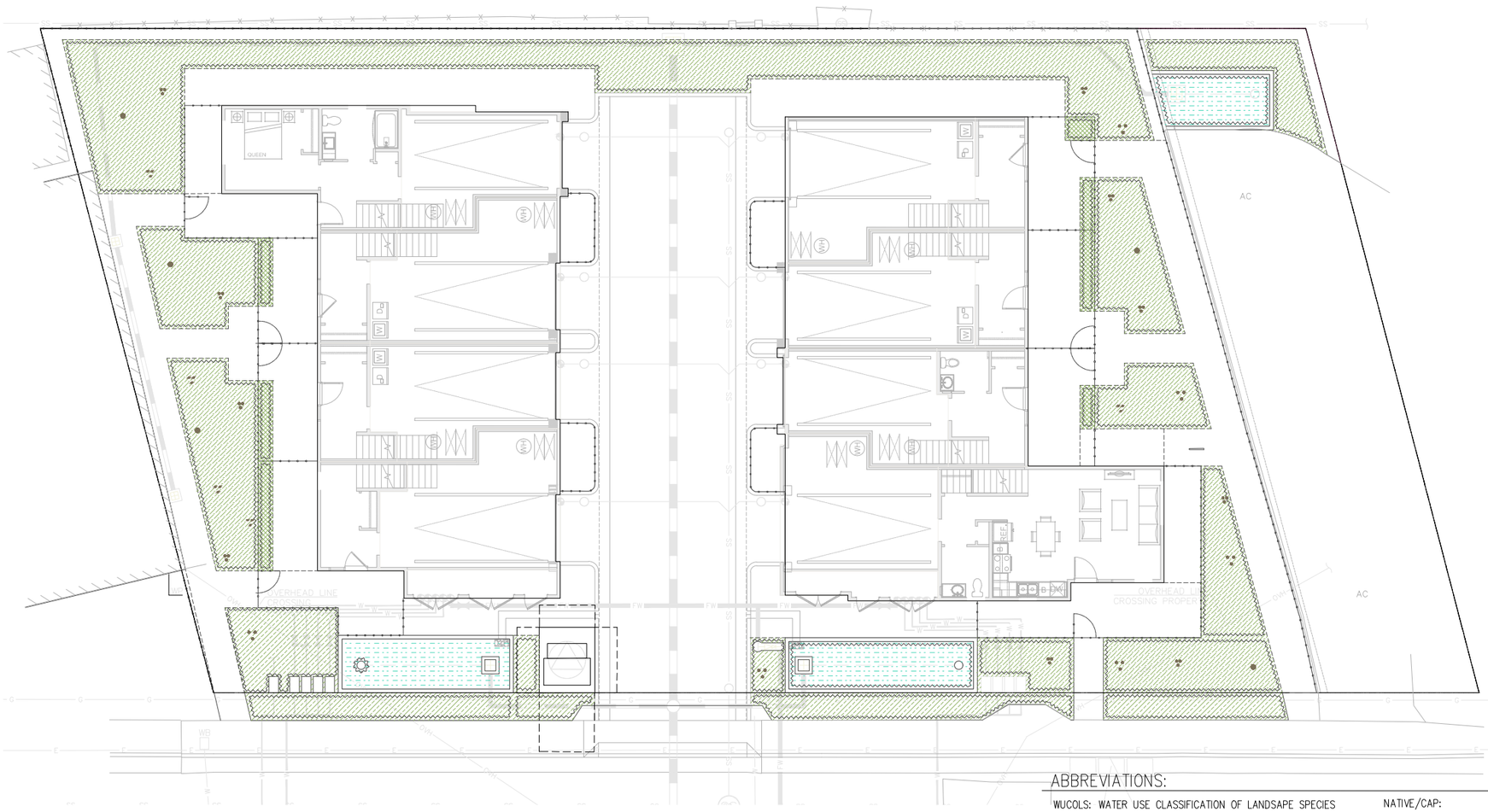

ABBREVIATIONS:

WUCOLS: WATER USE CLASSIFICATION OF LANDSAPE 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 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 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 VAR. '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
MONARDELLA VILLOSA FRANC '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

BIO-RETENTION/FIRE RESISTANT – INITIAL PLANT LIST

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

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LANDSCAPE UNDERSTORY PLAN

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