



PROJECT DESCRIPTION LETTER:

PROJECT: The Ralston Residence
648 College Avenue

Project No: 2604

To: City of Menlo Park
Planning Department

Date: 06/22/2026

Project Description:

Proposed new single family custom home as main residence with lower level, first and second floor.

Style of Exterior architecture is a contemporary transitional craftsman-cape cod with low pitched gable roof. Roof material composition shingle. Updated modern proportions with exterior wood shingle siding painted suited for an upscale suburban neighborhood in Menlo Park. Color palate to be between warm white to light greige undertones. Single hung windows will have simulated divided lite breakups.

Scope of work relative to each floor are the following:

- Lower Level - 1 bedroom, an office, Den with Game Nook and Mechanical Room
- First Floor –On the easterly corner of the first floor is two car Garage along with Mud room that brings the circulation into the Stair Hall. Leading to open concept layout plan of Family Room, Dining Nook, and Kitchen.
- Second Floor – 1 Primary Bedroom with Primary Bath and Closet. 2 Bedroom sharing a full Bath and Laundry Room.

At the front prominent gable end, continue exterior architectural feature with accented multi-arch (palladian-style) windows consist of flower window boxes with decorative shaped brackets under. It acts as a central focal point. Arched carriage-like Garage door with arch top divided lites above – wood painted panels below.

A recessed front entry supported by classic square white column, creating a defined and welcoming transition zone from the outdoors.

Exterior walls made of shingle siding material - painted. Wood window trim casing surround simple profile – painted.

Basis for Site Layout: To capture and maximize usage of the allowable square footage for the site.

PLANNING DATA

PROJECT ADDRESS: 648 COLLEGE AVENUE
MENLO PARK, CALIFORNIA

API: 071-411-300

ZONING DISTRICT: R-1U

LOT AREA: 7,813 SQ. FT.

FLOOR AREA LIMIT (FAL): 3,003 SQ. FT.
(2,800 + 25% OF 813)

MAXIMUM FLOOR AREA - 2ND FLR: 1,400 SQ. FT. (PER 16.16.030 (b))

MAXIMUM BUILDING COVERAGE: 2,734 SQ. FT.
(35% OF LOT FOR TWO STORIES)

PRIMARY DWELLING

HEIGHT LIMIT: 28'-0"

SETBACKS: 20' FRONT AND REAR
5'-0" SIDES (10% LOT WIDTH)

BASEMENTS: DOES NOT COUNT TOWARDS MFA IF AREA MEETS DEFINITION OF BASEMENT

DAYLIGHT PLANE: 19'-6" AT SIDE SETBACK LINE, THEN 45 DEGREES INWARD TO HEIGHT LIMIT GABLES & DORMERS CAN INTRUDE 10 FT. ON ONE SIDE ONLY.

PARKING: 2 SPACES. ONE MUST BE COVERED. SPACES CANNOT BE IN REQUIRED FRONT YARD SETBACKS OR TANDEM SPACES.

ACCESSORY DWELLING UNIT:

MAXIMUM FLOOR AREA: 1,000 SQ. FT.
(800 SQ. FT. EXCLUDED FROM FAL & LOT COVERAGE)

HEIGHT LIMIT: 16'-0"

SETBACKS: 4'-0" SIDE AND REAR

PARKING: ADDITIONAL PARKING SPACE NOT REQUIRED AS ADU IS WITHIN 0.5 MI OF PUBLIC TRANSIT.

PROPOSED AREA:

PROPOSED LOWER LEVEL AREA: 1,152 SQ. FT. (EXEMPT)

PROPOSE FIRST FLOOR AREA: 1,495 SQ. FT.

PROPOSE GARAGE: 438 SQ. FT.

PROPOSED SECOND FLOOR AREA: 1,572 SQ. FT.

TOTAL PROPOSED FLOOR AREA: 3,003 SQ. FT.

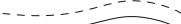
LAND COVERED BY STRUCTURES: 29%

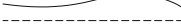
LANDSCAPING: 15%

PAVED SURFACES: 11%

PARKING SPACES: 2 COVERED

SITE LEGEND:

(E) CONTOUR: 

PROPOSED CONTOUR: 

SETBACK/EASEMENT LINE: 

PROPERTY LINE: 

(E) TREE TO REMAIN: 

(E) TREE TO BE REMOVED: 

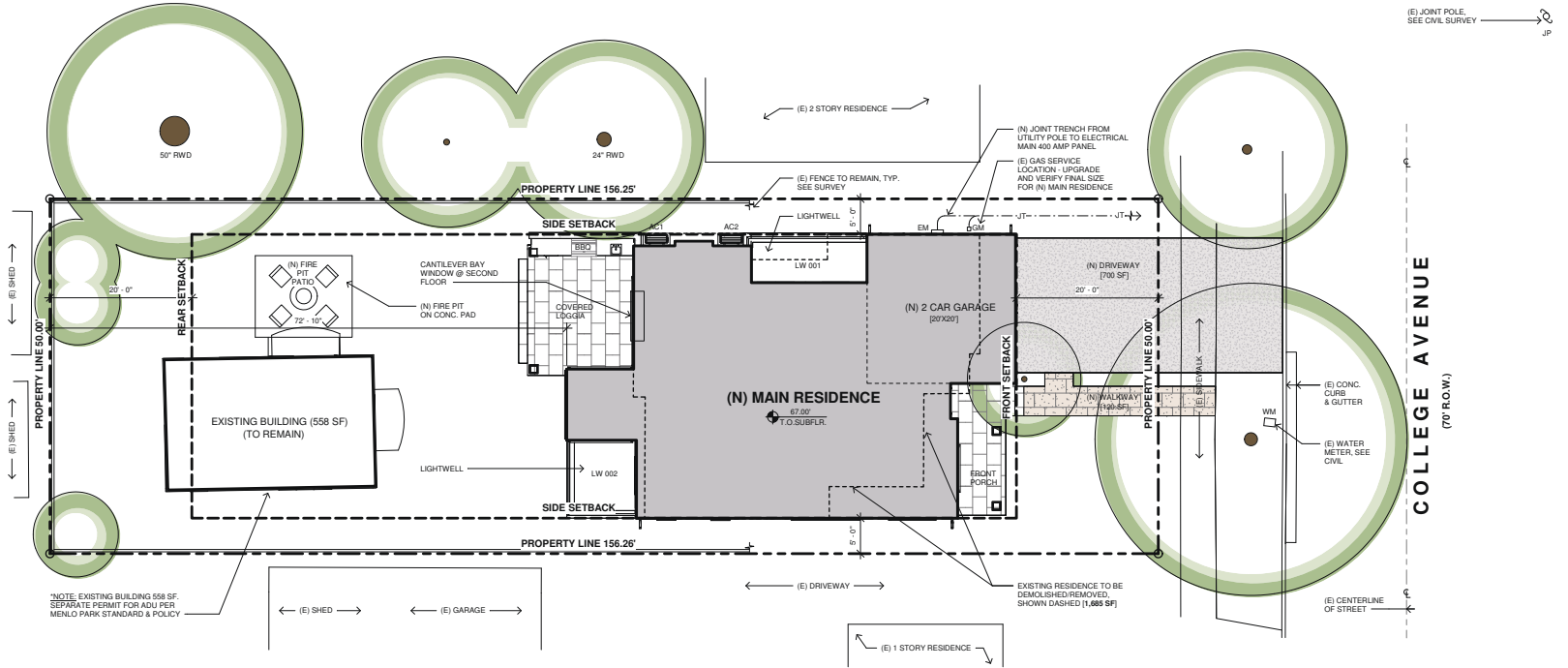
BUILDING OUTLINE: 

FLOOR ELEVATION: 

SPOT ELEVATION: 

EDGE OF PAVEMENT: 

PROPOSED UTILITY LINE: 



718 OAK GROVE AVENUE MENLO PARK, CA 94025
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THE RALSTON RESIDENCE

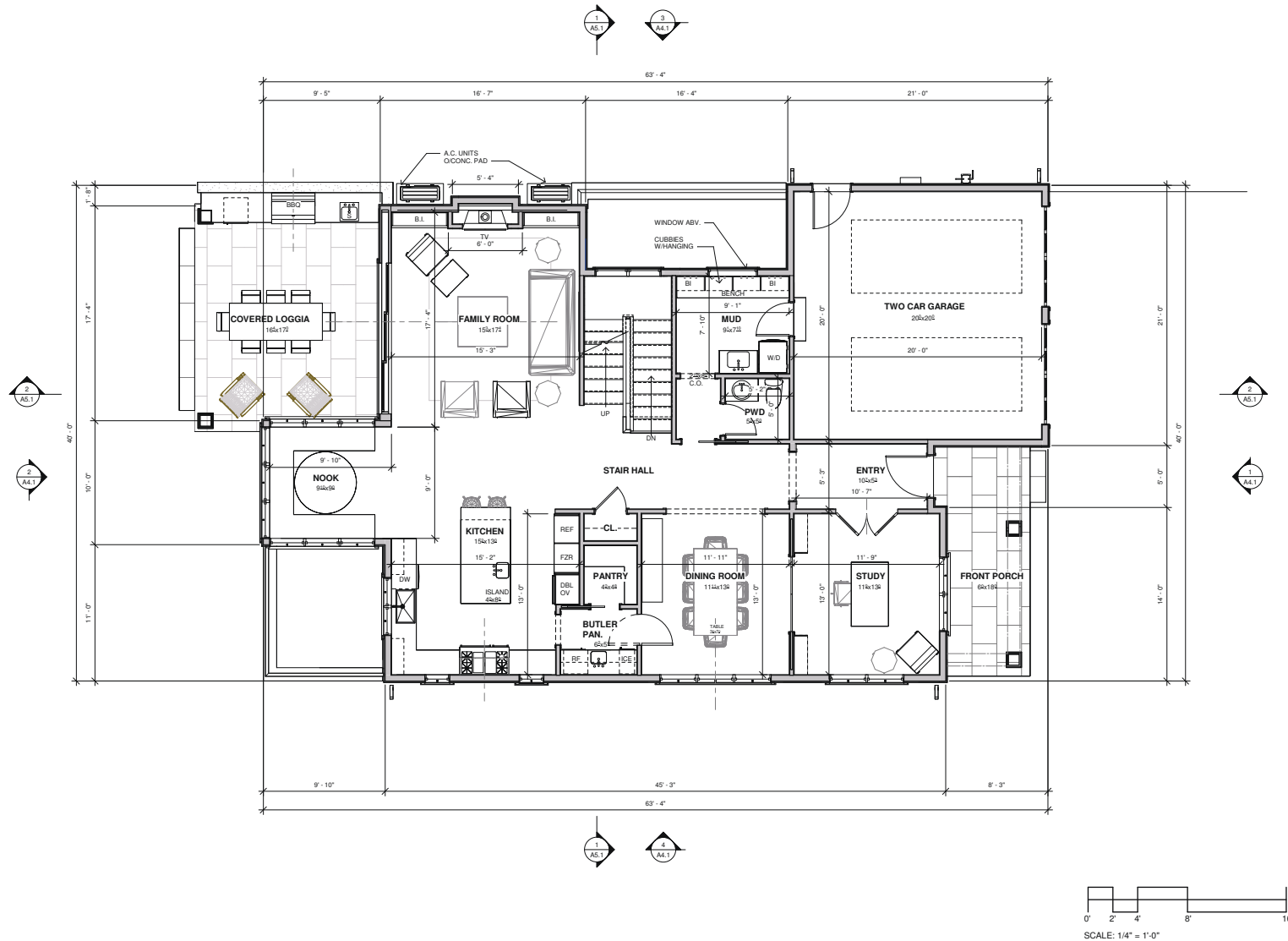
648 COLLEGE AVENUE, MENLO PARK, CALIFORNIA

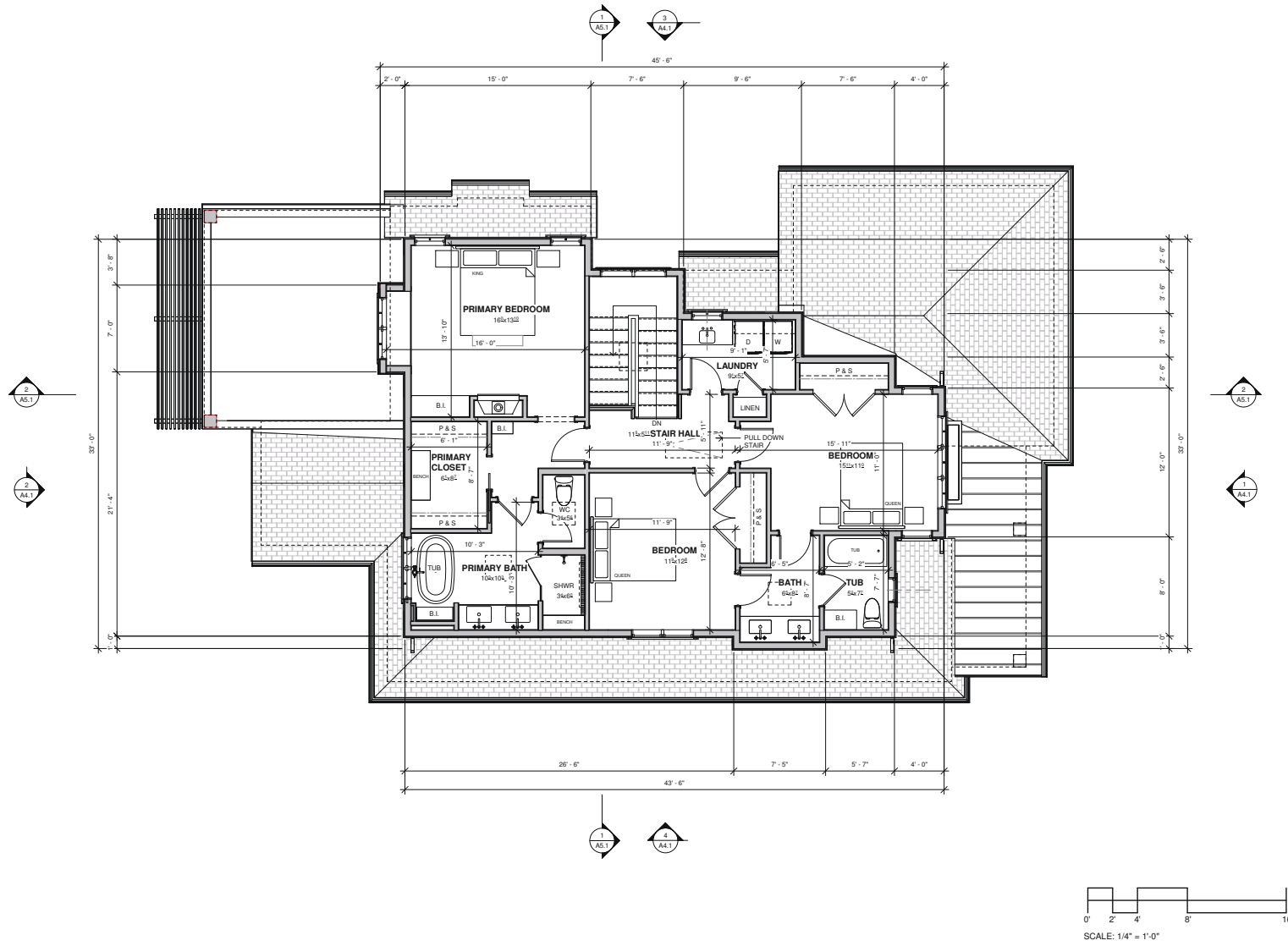
SITE PLAN

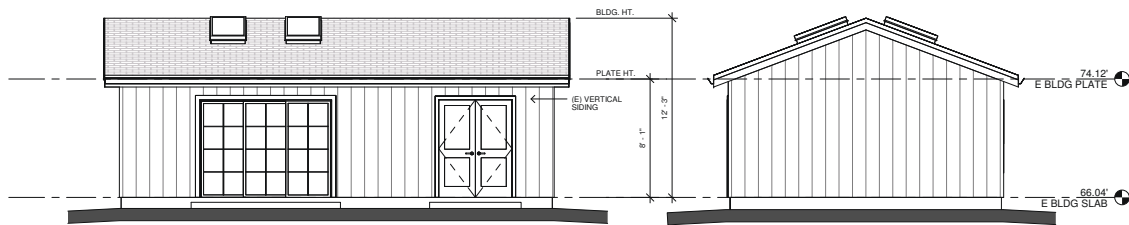
Date: 6-10-26
Scale: 1/8" = 1'-0"
Job: 2604

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6/15/2026 11:53:03 AM

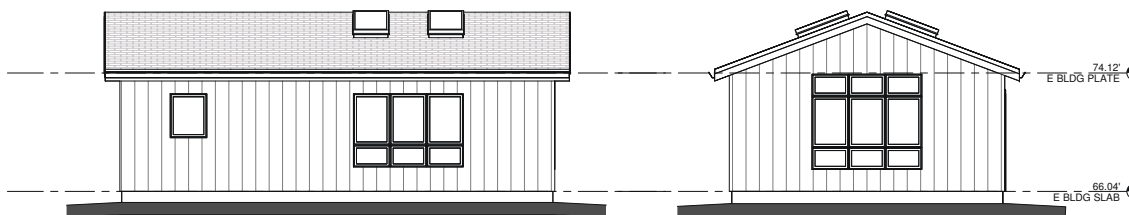






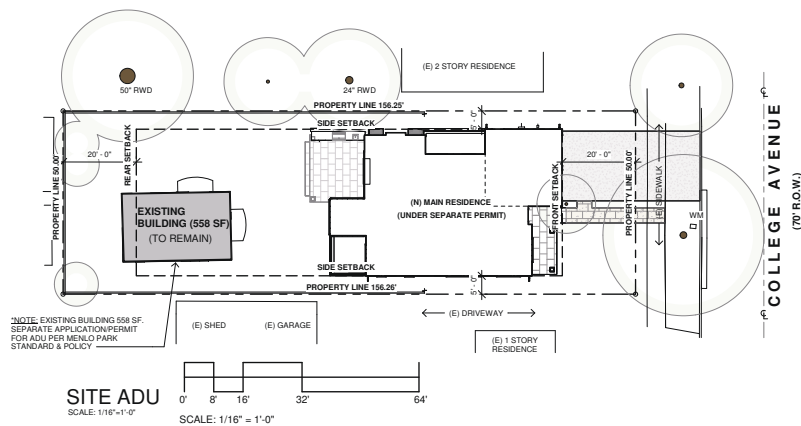
① FRONT ELEVATION

② RIGHT ELEVATION

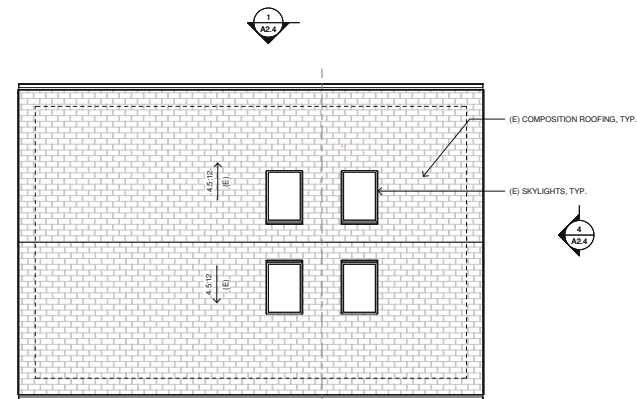
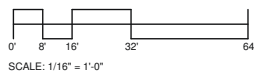


③ REAR ELEVATION

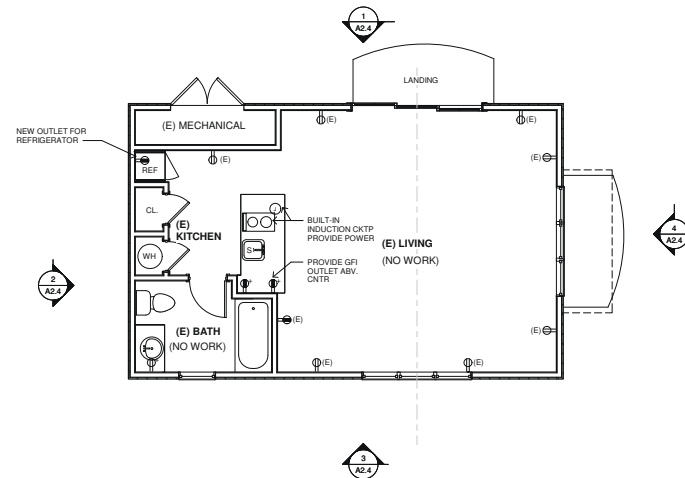
④ LEFT ELEVATION



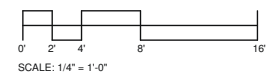
SITE ADU
SCALE: 1/16" = 1'-0"

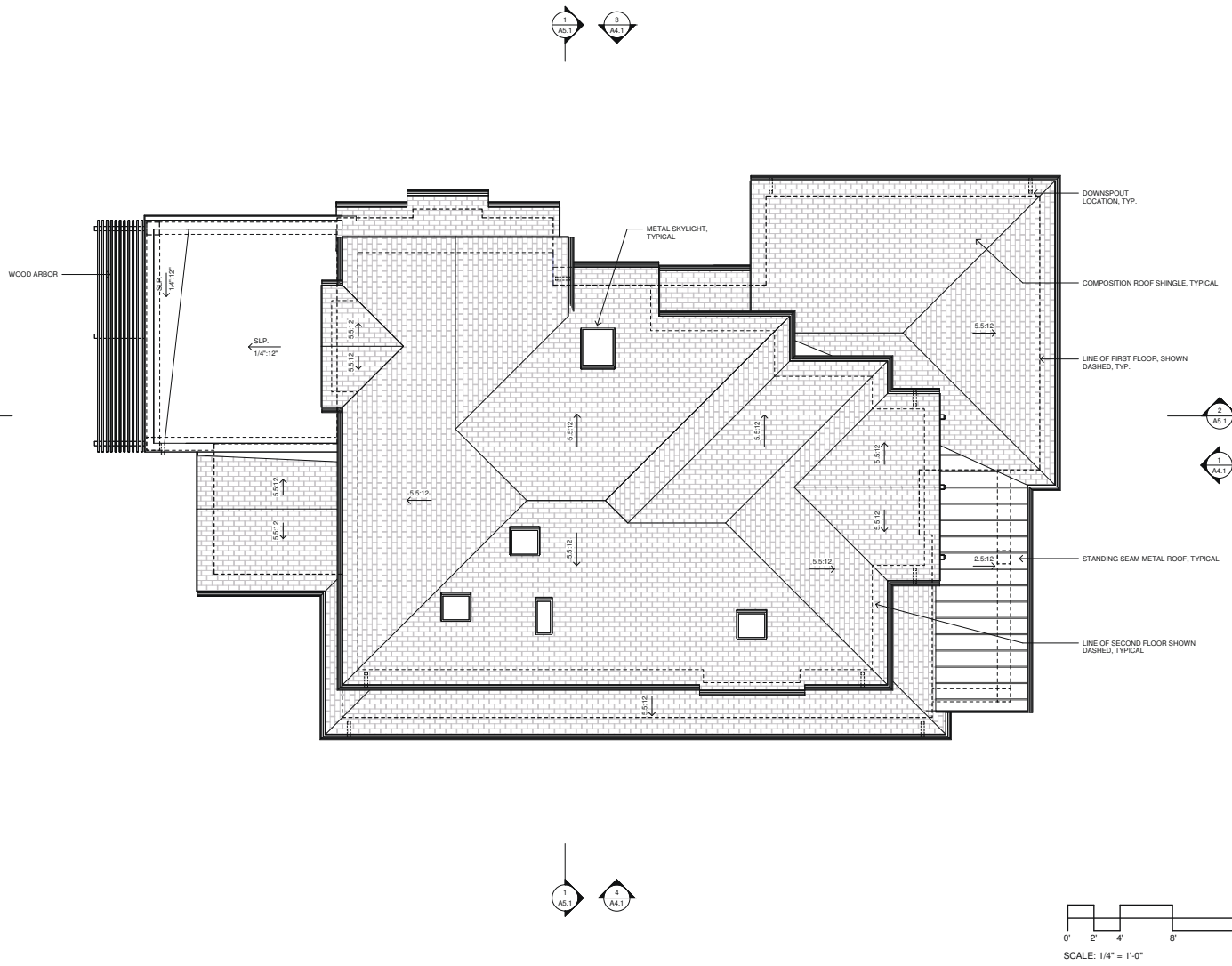


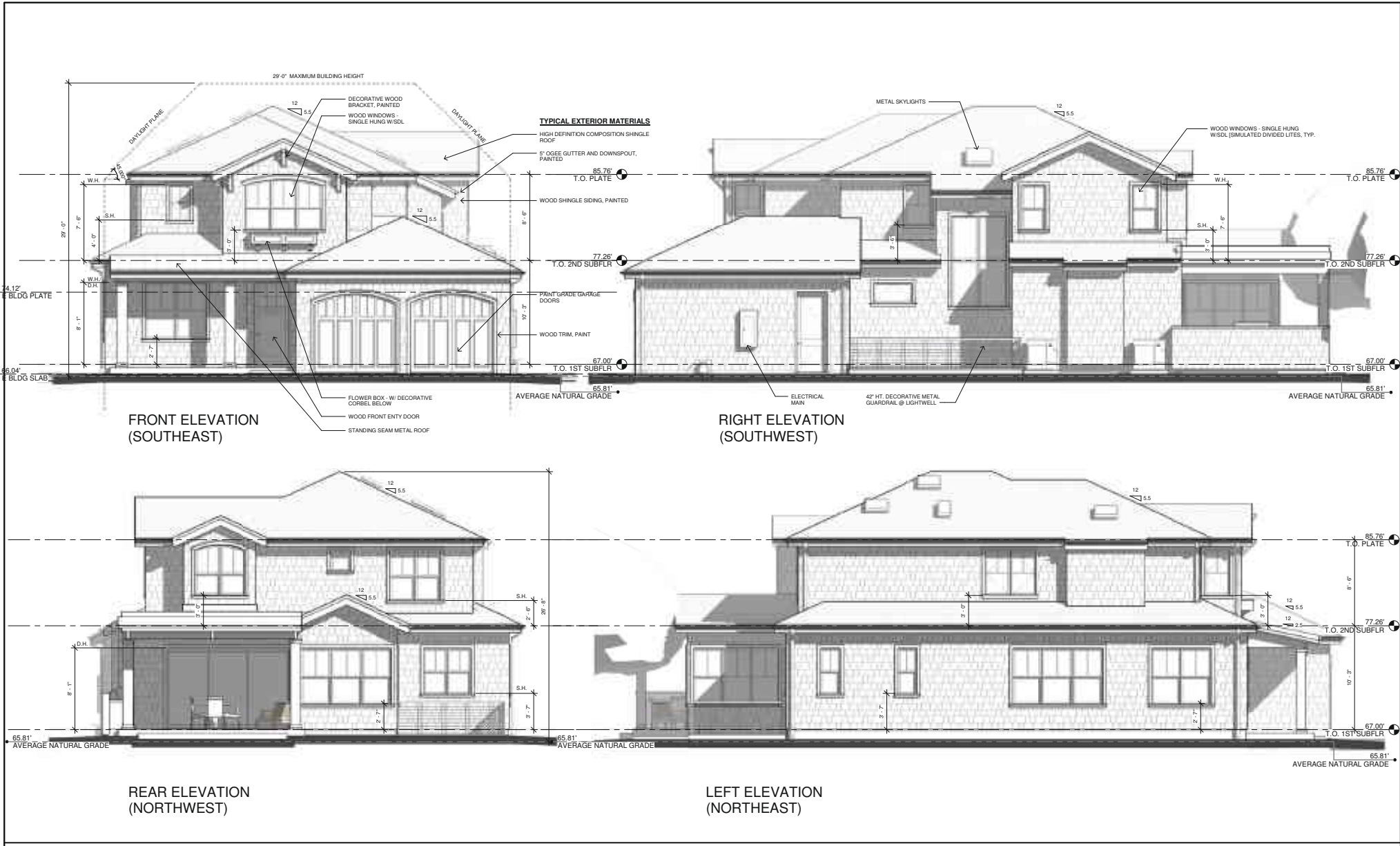
ROOF PLAN (EXISTING)

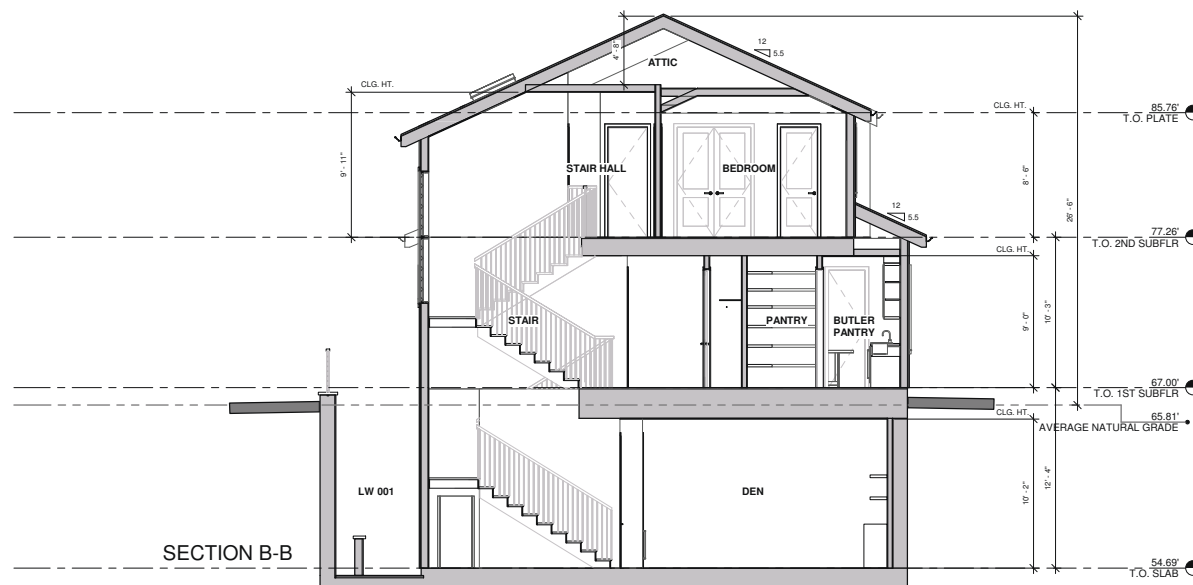
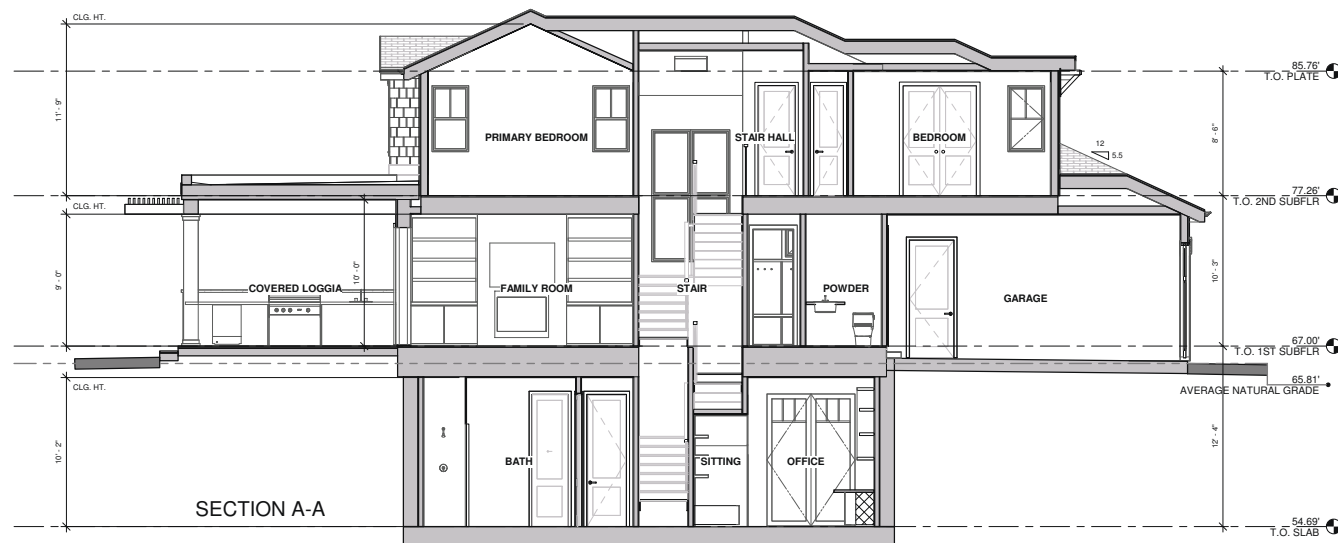


FLOOR PLAN (EXISTING)
558 SF









THE RALSTON RESIDENCE
648 COLLEGE AVENUE, MENLO PARK, CALIFORNIA

648 COLLEGE AVENUE, MENLO PARK, CALIFORNIA

SECTIONS

Date	6-10-26
Scale	1/4" = 1'-0"
Job	2604

A5.1

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