



THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

316 GRAYSON COURT
Project Description
March 2, 2022

PARCEL GENERAL INFORMATION

The 6,500 sq. ft. parcel located at 316 Grayson Court is a substandard lot, which is the reason a Use Permit is required for the proposed two-story residence. The R-1-U zoning ordinance requires a minimum of 7000 sq ft in area, 65 ft in width and 100ft in depth. The lot width and depth comply with the zoning ordinance; however, the area falls short of the 7000 sq ft prescribed in the ordinance. There are 10 trees analyzed including 8 trees onsite and 2 trees offsite (see also Arborist Report & sheet L2.3). No trees are Significant Trees, and no trees are Protected Heritage trees. Eight onsite trees are proposed for removal, and two offsite trees in the front yard setback are to be retained. Tree protection during construction to be provided for these trees through fencing as well as construction methods to save the trees from being impacted. 1 new Paperbark Maple (acer griseum) proposed for installation onsite in the backyard.

EXISTING HOME TO BE DEMOLISHED

The existing house is a single-story single-family post-war minimal home built in 1949. It is 1,426 sf home with a detached 319 sf garage and 61 square foot detached shed.

PROPOSED SINGLE FAMILY RESIDENCE

The proposed home is a two-story single-family residence in a Modern Farmhouse style. Neighboring homes on Grayson Court feature covered porches and stoops with gabled roof forms, and horizontal siding with painted wood and brick accents. Given the eclectic neighborhood style, we believe that the proposed home will blend well with the neighborhood through its' palette of horizontal siding, board & batt siding, wood and brick accents, and composition shingle over gabled roof forms. The single-story front porch echoes the pattern of stoops and porches in the neighborhood, and the step back at the second story of the front elevation offers a human scaled appearance from the street. The new home will have 4 bedrooms and 3.5 baths with an open floor plan designed to appeal to families. A 1-car garage, and uncovered parking space are proposed, as well as a covered outdoor living space, which contributes to healthy living and home value.

NEIGHBOR RELATIONS

The home owners John and Katie have reached out to neighbors in the immediate vicinity, who have expressed support for the project (see Neighbor Support attachment). Thomas James Homes has also prepared a neighbor notice letter for distribution to neighbors within 300-ft of this property with a copy of the site plan, floor plan, elevations and a letter addressing our project. We look forward to adding to the charm and sense of community in Menlo Park, and welcome any questions the City may have as we go through the Use Permit Application process.

Best,
Steve Duncan, Senior Planning Manager at **Thomas James Homes**
sduncan@tjhusa.com | 650. 402.3024

THE RIGHT HOME. RIGHT WHERE YOU WANT IT.
255 Shoreline Drive, Suite 428, Redwood City, CA 94065

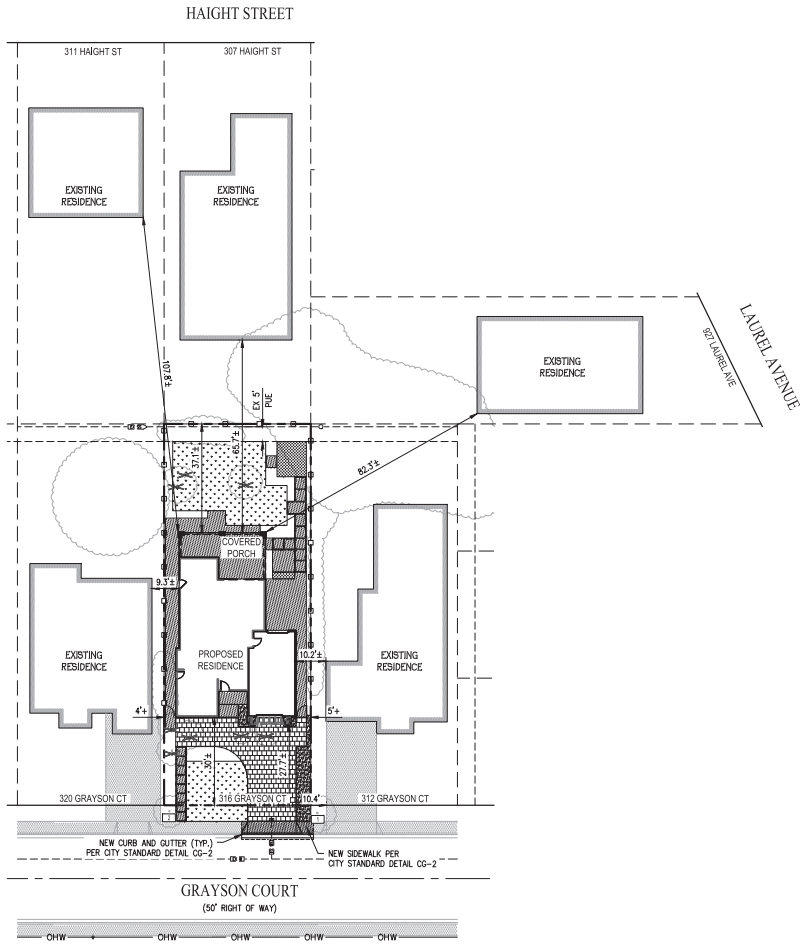
316 GRAYSON COURT MENLO PARK, CA 94025

March 2nd, 2022



PROJECT DATA		
LEGAL DESCRIPTION:	LOT 19, BLOCK 14	
APN:	062-215-150	
PROJECT ADDRESS:	316 GRAYSON COURT MENLO PARK, CA 94025	
ZONING:	R-1-U	
BUILDING CLASSIFICATION:	SINGLE FAMILY DETACHED R3(1) FIRE SPRINKLERS PER CRC 1813.3	
TYPE OF CONSTRUCTION:	TYPE V-B	
FIRE ZONE:	N/A	
SITE AREA:	6,500 SQ. FT.	
COVERED PARKING:	1	
ALLOWABLE LOT COVERAGE:	30%	
PROPOSED LOT COVERAGE:	28% (1,820 SQ.FT.)	
ALLOWABLE FAL:	2,800 SQ. FT.	
PROPOSED FAL:	2,800 SQ. FT.	
ALLOWABLE 2nd FLOOR FAL:	1,400 SQ. FT.	
PROPOSED 2nd FLOOR FAL:	1,296 SQ. FT.	
BUILDING HEIGHT:	± 28'-10"	
SETBACKS:	PROPOSED	REQUIRED
FRONT:	27'-4 3/4"	20'-0" MIN.
SIDE:	5'-2" (LEFT) / 5'-0" (RIGHT)	5'-0" MIN.
REAR:	37'-1"	20'-0" MIN.
SQUARE FOOTAGE:	PROPOSED	
FIRST FLOOR:	954 SQ. FT.	
SECOND FLOOR:	1,296 SQ. FT.	
TOTAL LIVABLE:	2,257 SQ. FT.	
GARAGE:	460 SQ. FT.	
ARCH. FEATURES (2ND FLR):	90 SQ. FT.	
FAL:	2,300 SQ. FT.	
PORCH:	34 SQ. FT. (NOT INCL. IN FAL)	
ADU:	323 SQ. FT. (NOT INCL. IN FAL)	
CODES:	2019 CALIFORNIA BUILDING CODE	
	2019 CALIFORNIA RESIDENTIAL CODE	
	2019 CALIFORNIA MECHANICAL CODE	
	2019 CALIFORNIA PLUMBING CODE	
	2019 CALIFORNIA FIRE CODE	
	2019 CALIFORNIA ELECTRICAL CODE	
	2019 CALIFORNIA ENERGY CODE	
	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE	
GOVERNING BODY:	CITY OF MENLO PARK	

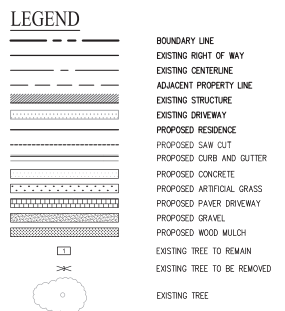
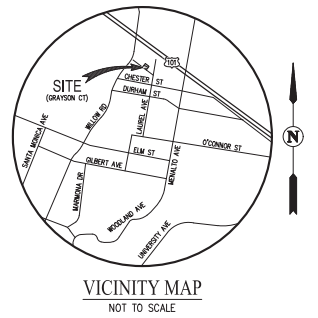
DIRECTORY	FLOOD ZONE NOTES
<p>OWNER: THOMAS JAMES HOMES 255 SHORELINE DRIVE, SUITE 428 REDWOOD CITY, CA 94065 CONTACT: CYNTHIA THIEBAUT PHONE: (650) 382-0648 EMAIL: CTHEBAUT@TJ.HUSA.COM</p> <p>CIVIL ENGINEER: CRG 2633 CAMINO RAMON #350 SAN RAMON, CA 94583 PHONE: (925) 866-8322</p> <p>ARCHITECTS: BASSENIAN LAGONI ARCHITECTS 2031 ORCHARD DRIVE NEWPORT BEACH, CA 92660 CONTACT: TERESSA OHRLEIN PHONE: (949) 553-9100 EMAIL: TERESSA@BASSENIANLAGONI.COM</p>	<p>THIS PROJECT IS IN A DESIGNATED FLOOD ZONE ZONE: AE DFE (BASE FLOOD ELEV.): 26.3 DFE (DESIGN FLOOD ELEV.): DFE + 12" = 27.3</p> <p>CITY OF MENLO PARK REQUIREMENTS:</p> <p>AN ELEVATION CERTIFICATE IS REQUIRED TO BE SUBMITTED FOR ALL EXISTING SUBSTANTIAL IMPROVEMENTS ON THE FLOOD ZONE. AN EXISTING ELEVATION CERTIFICATE IS NOT MANDATORY FOR NEW CONSTRUCTION BUT SITE ELEVATIONS SHOULD BE SHOWN CLEARLY ON THE TOPOGRAPHIC SURVEY. A POST-CONSTRUCTION ELEVATION CERTIFICATE WILL BE REQUIRED PRIOR TO FINAL INSPECTION FOR ALL APPLICABLE PROJECTS IN THE FLOOD ZONE.</p> <p>THE ELEVATION CERTIFICATE AND TOPOGRAPHIC SURVEY SHALL BE BASED ON THE NA83 (NORTH AMERICAN VERTICAL DATUM OF 1983). THIS IS THE DATUM USED IN THE CITY'S DIGITAL FLOOD INSURANCE RATE MAPS (FIRMS) AND REPRESENTS THE SEA LEVEL ELEVATION FROM WHICH ALL OTHER ELEVATIONS OR ALTITUDES ARE MEASURED. PRIOR TO OCT. 16, 2012, THE FIRMS WERE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). PLANS AND ELEVATIONS CERTIFICATES BASED ON THIS OLD DATUM WILL NOT BE ACCEPTED.</p> <p>THE ON-SITE DRAINAGE PLAN SHALL SHOW HOW FLOOD WATERS WILL BE DIRECTED AROUND THE STRUCTURE. SHOW THAT THE 1% ANNUAL FLOOD WILL HAVE NO ADVERSE IMPACT ON NEIGHBORING PROPERTIES.</p> <p>FLOOD NOTES:</p> <ol style="list-style-type: none"> 1. THE PROJECT IS BUILT IN COMPLIANCE WITH THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE, CHAPTER 12, SECT. 42. 2. ALL MATERIALS BELOW DFE SHALL BE RESISTANT TO FLOOD DAMAGE. (I.E. CONCRETE, REDWOOD OR PRESSURE TREATED DOUGLAS FIR.) 3. THE BOTTOM ELEVATION OF ALL APPLIANCES AND UTILITIES (METERS, AIR CONDITIONING UNITS, ETC.) SHALL BE AT OR ABOVE DFE. 4. STORM RUNOFF RESULTING FROM THE PROJECT'S GRADING AND DRAINAGE ACTIVITIES SHALL NOT ENCRUCH ONTO ANY NEIGHBORING LOT. RUN-OFF MUST BE CONTAINED ON-SITE. 5. NO BASEMENTS OR ANY HABITABLE ENCLOSURE BELOW THE DFE ARE ALLOWED FOR PROJECTS IN THE FLOOD ZONE. 6. FLOOD VENTS SHALL BE INSTALLED FOR ALL NON-HABITABLE ENCLOSURES BELOW THE DFE (I.E. CRAWLSPACE, GARAGE, ETC.) AT A RATE OF 1 S.F. OF NET OPENING TO 1 S.F. OF ENCLOSURE. REFER TO ENGINEERING PLANS HEREIN FOR VENT LOCATIONS AND CALCULATIONS. <p>GENERAL NOTES:</p> <p>ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.</p> <p>AN ENCRUCHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.</p>
SHEET INDEX	
<p>A0.0 COVER SHEET</p> <p>AP-1 AREA PLAN</p> <p>A1.0 PROPOSED SITE PLAN</p> <p>A2.0 PROPOSED FLOOR PLAN - FIRST FLOOR</p> <p>A2.1 PROPOSED FLOOR PLAN - SECOND FLOOR</p> <p>A2.2 SQUARE FOOTAGE CALCULATIONS</p> <p>A3.0 PROPOSED EXTERIOR ELEVATIONS: FRONT, REAR, AND ROOF PLAN</p> <p>A3.1 PROPOSED EXTERIOR ELEVATIONS: LEFT AND RIGHT</p> <p>A3.2 PROPOSED SECTIONS</p> <p>A4.0 COLOR AND MATERIAL BOARD</p> <p>A4.1 COLOR AND MATERIAL BOARD</p> <p>A5.0 EXISTING FLOOR PLAN</p> <p>A5.1 EXISTING ROOF PLAN</p> <p>A5.2 EXISTING EXTERIOR ELEVATIONS</p> <p>L1.1 LAYOUT AND MATERIALS</p> <p>L1.2 CONSTRUCTION AND DETAILS</p> <p>L2.1 PLANTING PLAN</p> <p>L2.2 PLANTING DETAILS</p> <p>L2.3 TREE PROTECTION PLAN</p> <p>C-1 BOUNDARY AND TOPOGRAPHIC SURVEY</p>	
VICINITY MAP	



EXISTING TREES TO BE REMOVED					
TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE	STREET TREE
3	FRUITLESS SWEETGUM	4	NO	NO	NO
4	FRUITLESS SWEETGUM	3	NO	NO	NO
5	FRUITLESS SWEETGUM	3	NO	NO	NO
6	CRAPE MYRTLE	4	NO	NO	NO
7	LEMON	4	NO	NO	NO
8	JAPANESE MAPLE	4	NO	NO	NO
9	JAPANESE MAPLE	2	NO	NO	NO
10	YEW PINE	9	NO	NO	NO

EXISTING TREES TO REMAIN					
TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE	STREET TREE
1	SAMLEAF ZELKOVA	7	NO	YES	YES
2	SAMLEAF ZELKOVA	4	NO	YES	YES

- NOTES:
- THE TABLES ABOVE CONTAIN A SUMMARY OF INFORMATION PRESENT IN THE ARBORIST REPORT. PLEASE REFER TO THE ARBORIST REPORT DATED SEPTEMBER 16, 2021 AND PREPARED BY HHM FOR MORE INFORMATION.
 - TREES SHOWN TO BE REMOVED ON PLAN WITHOUT A NUMBER ARE NON-PROTECTED TREES.
 - STRUCTURES, IMPROVEMENTS AND TREES ON ADJACENT PROPERTIES HAVE NOT BEEN SURVEYED. LOCATIONS DEPICTED HEREIN ARE APPROXIMATE.



316 GRAYSON COURT AREA PLAN

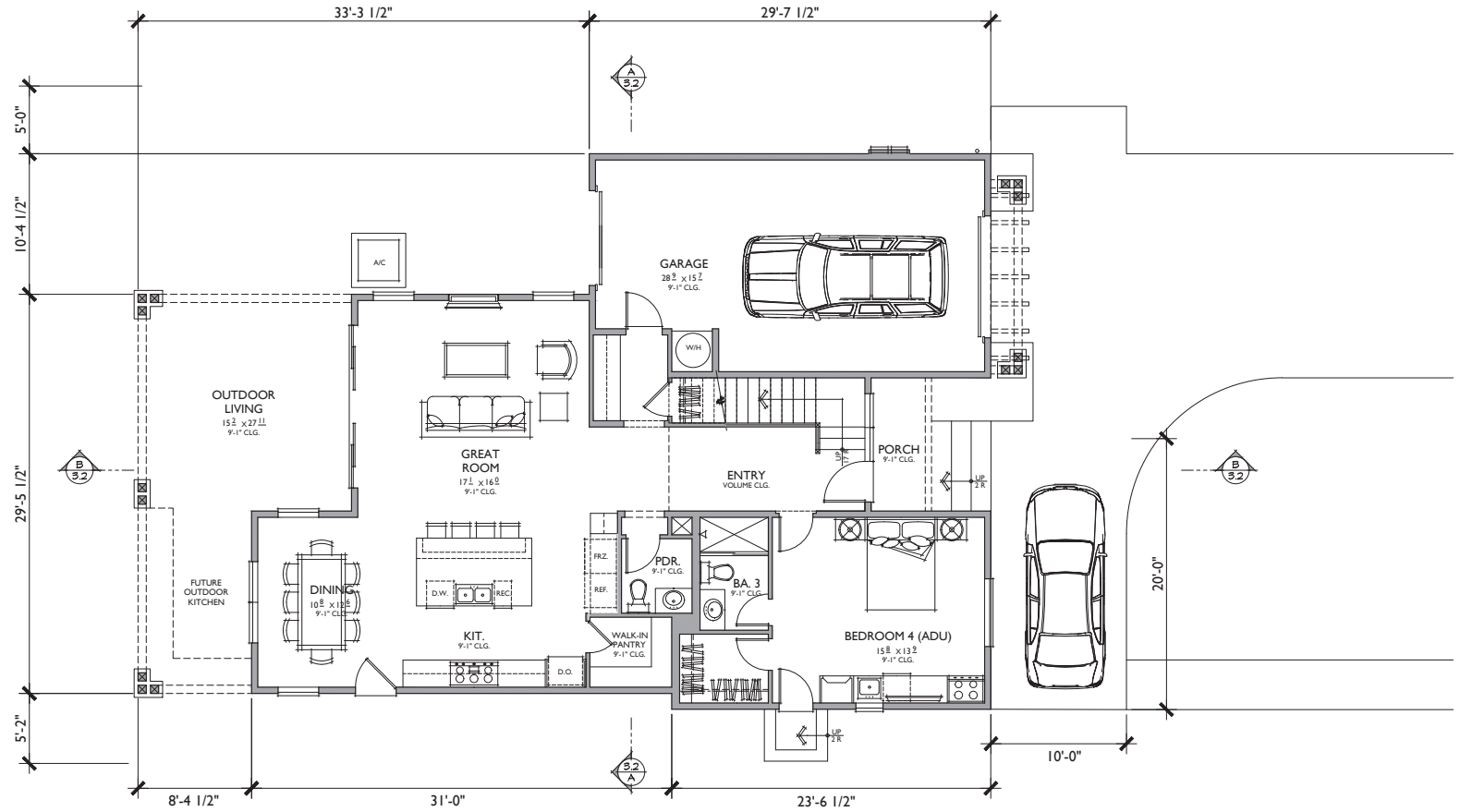
THOMAS JAMES HOMES

CITY OF MENLO PARK SAN MATEO COUNTY CALIFORNIA
SCALE: 1" = 20' DATE: FEBRUARY 24, 2022

cbg
CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON : (925) 866-0322
ROSEVILLE : (916) 375-1877
WWW.CBANDG.COM

SHEET NO.
AP-1
OF 1 SHEETS



4 BEDROOMS / 3.5 BATHS + LOFT
2 - CAR GARAGE

FAR TABLE

1ST FLOOR	954 SQ. FT.
2ND FLOOR	1,386 SQ. FT.
GARAGE	460 SQ. FT.
TOTAL FAR (2800 MAX)	2800 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE

1ST FLOOR	954 SQ. FT.
2ND FLOOR	1,296 SQ. FT.
ADU	323 SQ. FT.
TOTAL LIVING	2573 SQ. FT.
2 - CAR GARAGE	460 SQ. FT.
OUTDOOR LIVING	365 SQ. FT.
PORCH	39 SQ. FT.
LOT COVERAGE	28%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

CONCEPT FLOOR PLAN

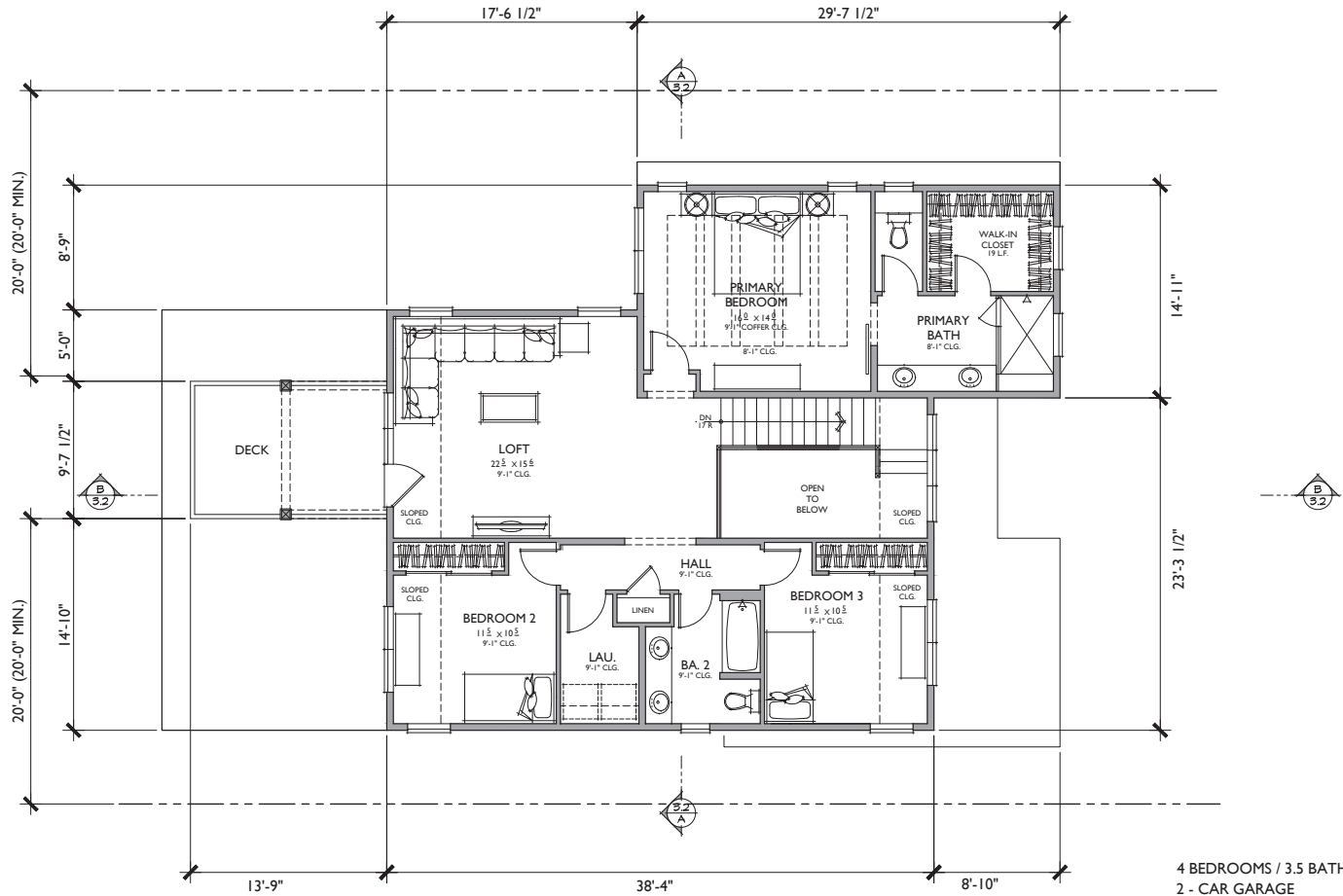
First Floor

316 GRAYSON COURT

Menlo Park, California

918.21284





4 BEDROOMS / 3.5 BATHS + LOFT
2 - CAR GARAGE

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CONCEPT FLOOR PLAN

Second Floor

316 GRAYSON COURT

Menlo Park, California

9 18.21284

AREA CALCULATION

LABEL	DIMENSIONS	AREA
FIRST FLOOR		
A	7'-4.5" X 13'-5.5"	100 SQ. FT.
B	18'-0" X 2'-6.5"	46 SQ. FT.
C	17'-6.5" X 26'-11"	473 SQ. FT.
D	6'-1" X 3'-2"	19 SQ. FT.
E	6'-4.5" X 23'-9"	151 SQ. FT.
F	14'-5" X 10'-9"	154 SQ. FT.
G	1'-4" X 7'-4.5"	11 SQ. FT.
SUBTOTAL		954 SQ. FT.

GARAGE		
H	29'-7.5" X 10'-4.5"	307 SQ. FT.
I	5'-7.5" X 2'-6.5"	14 SQ. FT.
J	14'-8.5" X 5'-8.5"	84 SQ. FT.
K	8'-10" X 6'-2"	54 SQ. FT.
SUBTOTAL		459 SQ. FT.

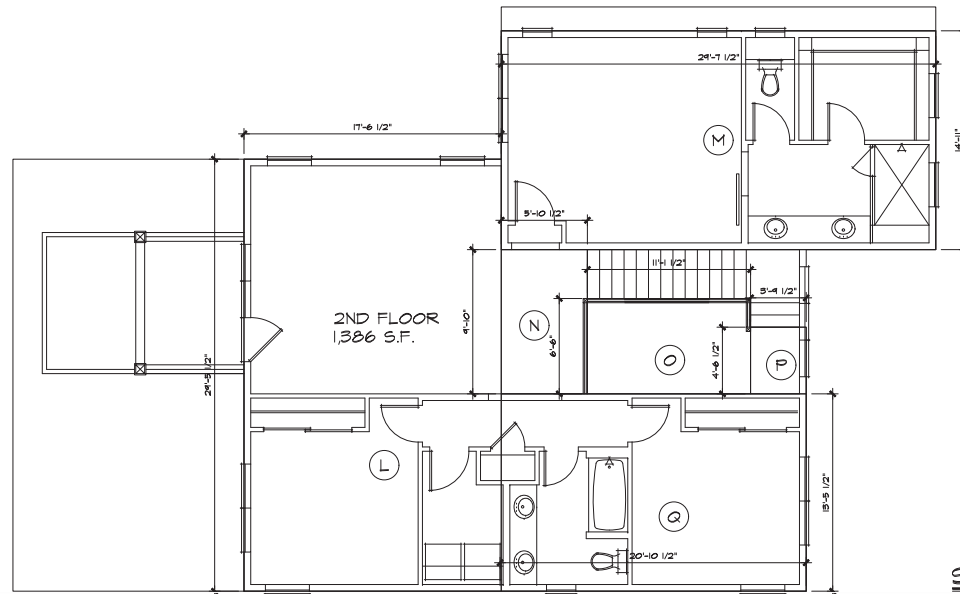
SECOND FLOOR		
L	17'-6.5" X 29'-5.5"	517 SQ. FT.
M	29'-7.5" X 14'-11"	442 SQ. FT.
N	5'-10.5" X 9'-10"	58 SQ. FT.
O	11'-1.5" X 6'-6"	72 SQ. FT.
P	3'-9.5" X 4'-6.5"	17 SQ. FT.
Q	20'-10.5" X 13'-5.5"	280 SQ. FT.
SUBTOTAL		1,386 SQ. FT.

OUTDOOR LIVING (FOR BUILDING COVERAGE ONLY)		
R	15'-9" X 16'-0"	252 SQ. FT.
S	8'-4.5" X 13'-5.5"	113 SQ. FT.
SUBTOTAL		365 SQ. FT.

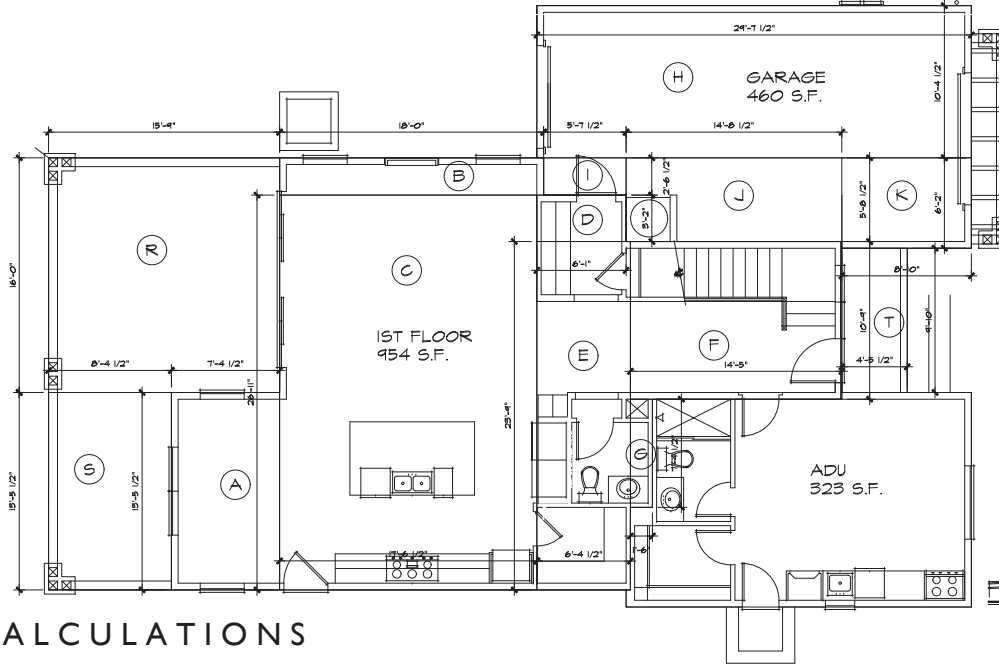
PORCH (FOR BUILDING COVERAGE ONLY)		
T	4'-5.5" X 9'-10"	44 SQ. FT.

BUILDING COVERAGE		
FIRST FLOOR (A-G)	954 SQ. FT.	
GARAGE (H-K)	460 SQ. FT.	
OUTDOOR LIVING (R-S)	365 SQ. FT.	
PORCH (T)	44 SQ. FT.	
TOTAL	1,823 SQ. FT.	

FLOOR AREA LIMIT		
FIRST FLOOR (A-G)	954 SQ. FT.	
SECOND FLOOR (L-N)	1,386 SQ. FT.	
GARAGE (H-K)	460 SQ. FT.	
TOTAL	2,800 SQ. FT.	



SECOND FLOOR PLAN



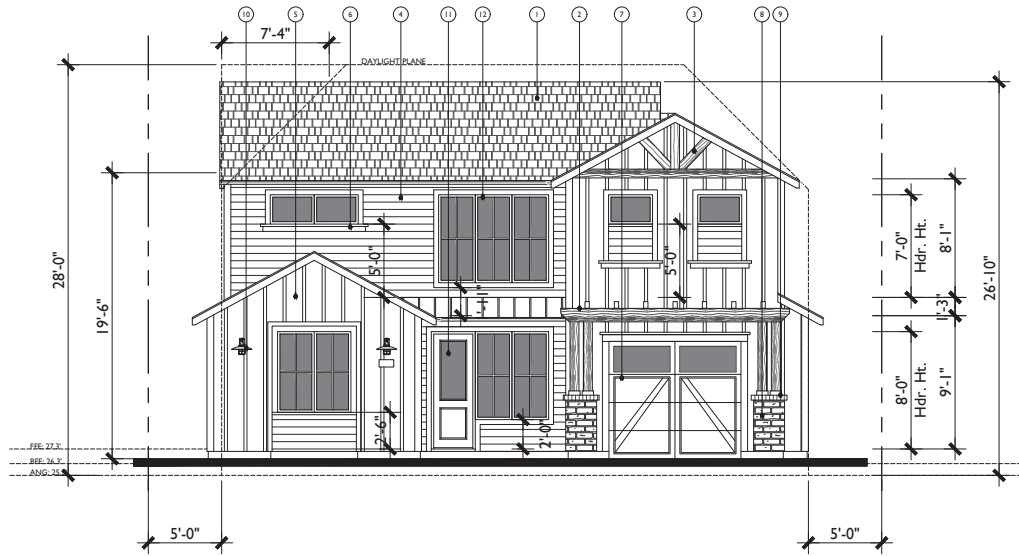
FIRST FLOOR PLAN

SQUARE FOOTAGE CALCULATIONS

316 GRAYSON COURT

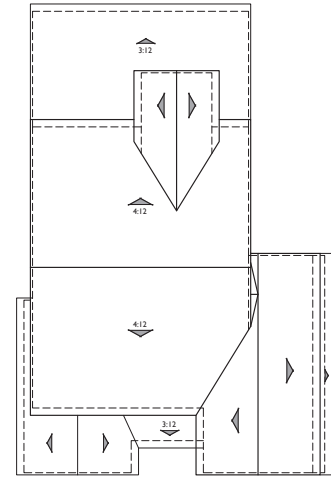
Menlo Park, California

918.21284



MATERIALS LEGEND:

1. COMPOSITION SHINGLE ROOF
2. WOOD TRELLIS
3. DECORATIVE WOOD GABLE END
4. CEMENTITIOUS SIDING
5. CEMENTITIOUS BOARD & BATT
6. CEMENTITIOUS TRIM
7. BRICK VENEER
8. BRICK VENEER
9. SECTIONAL GARAGE DOOR W/ WINDOWS
10. COACH LIGHT
11. FIBERGLASS ENTRY DOOR W/ WINDOW
12. FIBERGLASS WINDOW



ROOF PLAN

PITCH: 6.5:12 U.N.O.
 RAKE: 12"
 EAVE: 3.5"
 ROOF MATERIAL: COMP. SHINGLE



REAR

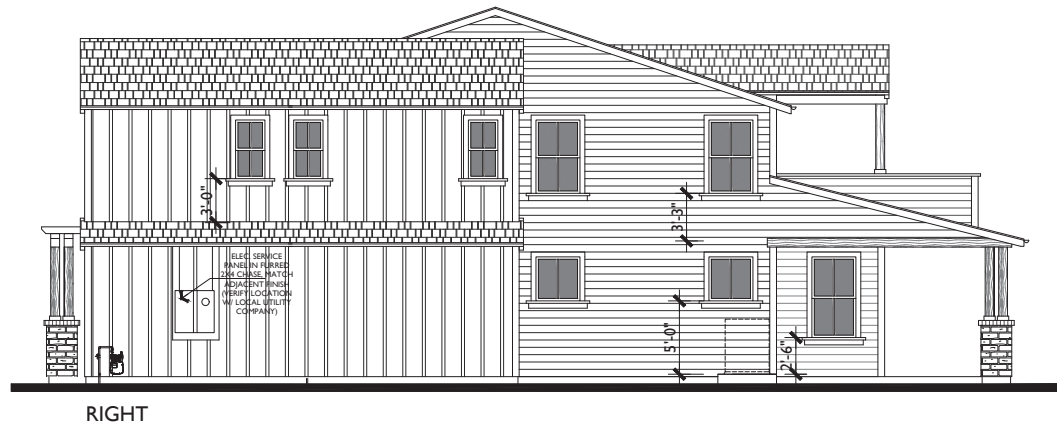
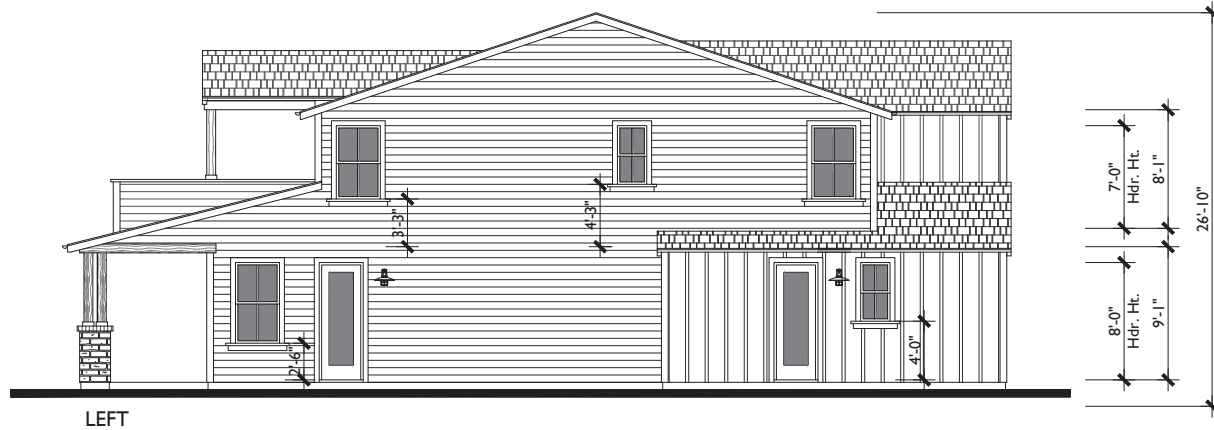
ELEVATIONS

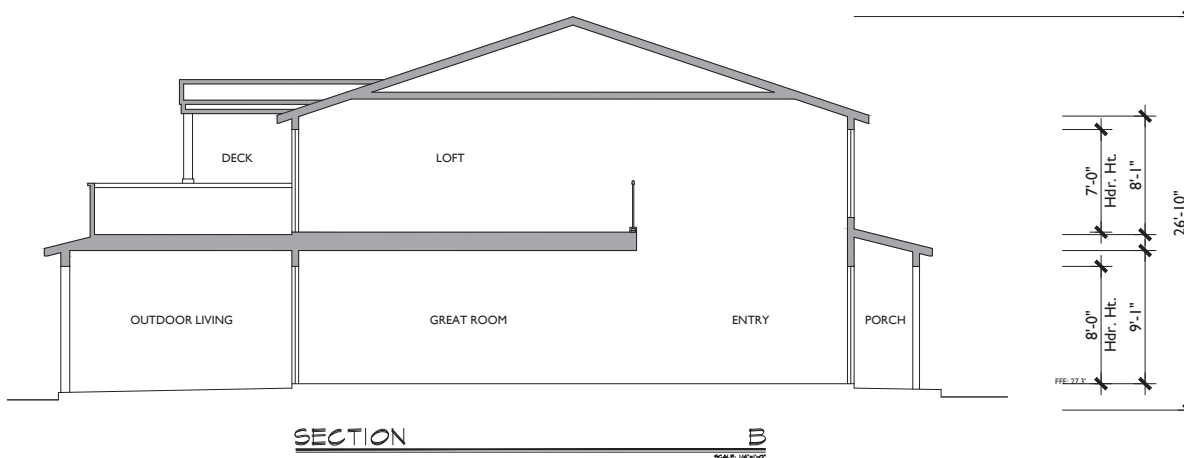
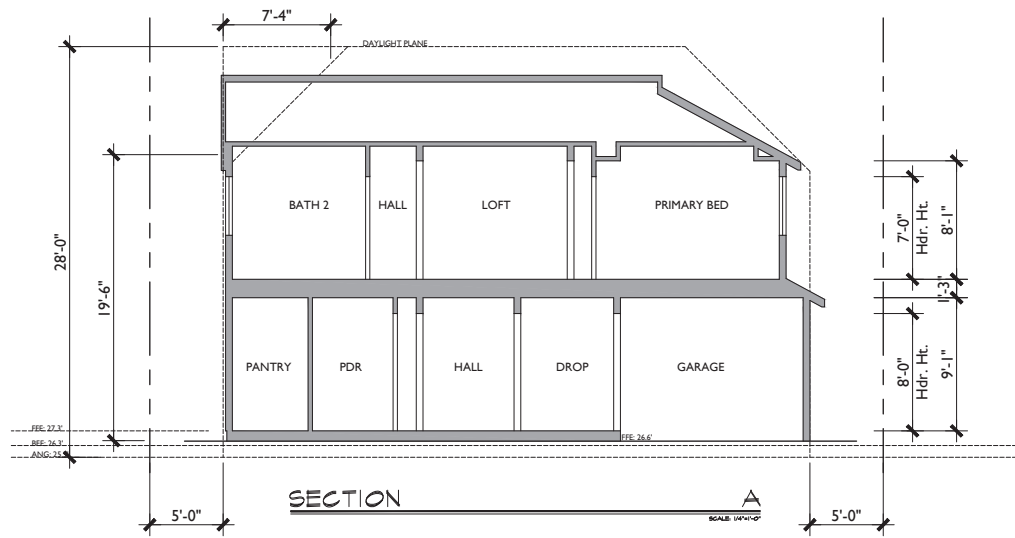
Front & Rear Elevations

316 GRAYSON COURT

Menlo Park, California

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PROPOSED SECTIONS

316 GRAYSON COURT

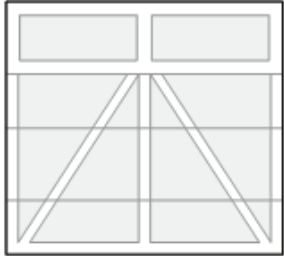
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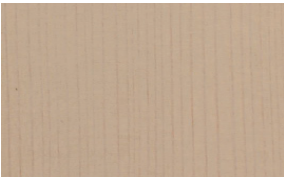
WINDOW FRAMES: BLACK



FRONT DOOR
MASONITE
HERITAGE - LOGAN
MATERIAL: FIBERGLASS
STYLE: 2 PANEL



GARAGE DOOR
CLOPAY GRANDE HARBOR
DESIGN 22
WINDOW: PLAIN LONG



FENCE STAIN
SEMI-SOLID
DUNE GRAY



EXTERIOR ELEVATIONS
(NOT TO SCALE)

316

HOUSE NUMBERS



EXTERIOR LIGHT FIXTURE
10"W x 11.93"H

PURE WHITE

SW 7005

- VERTICAL BOARD AND BATTEN
- HORIZONTAL SIDING (IF NOT UPDATED TO VERTICAL BOARD AND BATTEN)
- TRIM & RAFTER TRAILS
- GUTTERS & DOWNSPOUTS

MEDIUM WOOD FINISH

- FRONT DOOR
- GARAGE DOOR
- WOOD BEAMS AT GABLE
- TRELLIS

ELDORADO STONE

TUNDRA BRICK - CHALK DUST

STANDING SEAM
BLACK

GAF ROOF SHINGLES
CHARCOAL



316 GRAYSON COURT
MENLO PARK, CALIFORNIA 94025

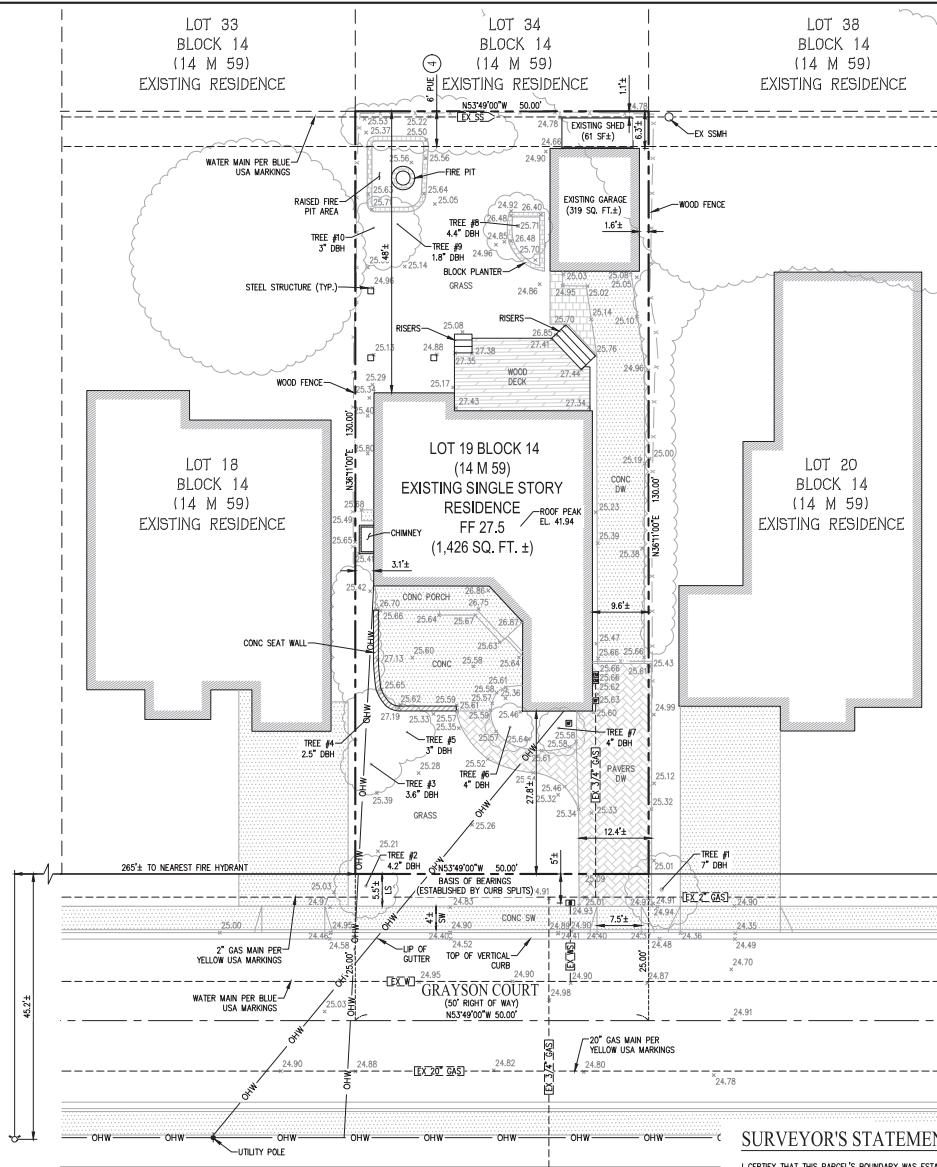
This is an example of design specifications for this particular plan and elevation. Detailed specifications, finishes and fixtures are subject to change, on homes prior to sale. All items are subject to availability. Square footage and floor dimensions are approximate and may vary in construction and depending on the standard of measurement used. All items are subject to change without notice or obligation. Square footage and floor dimensions are approximate and may vary in construction and depending on the standard of measurement used. All items are subject to change without notice or obligation. © 2018 Thomas James Homes, LLC. All rights reserved. CA, DRE# 01902727

NOTES:
DIMENSIONS PROVIDED IN THIS DOCUMENT ARE BASED OFF THE ARCHITECTURAL PLANS AND ARE TO BE VERIFIED IN FIELD. ACTUAL FIELD CONDITIONS MAY EFFECT THESE DIMENSIONS. PROJECT MANAGER TO NOTIFY DESIGNER OF DIMENSIONS AND FIELD CONDITIONS THAT DIFFER FROM THE DESIGN PACKAGE AND ARCHITECTURAL PLANS.

DATE: 03.01.22
DESIGNER: SAMIA S RASHED
ARCHITECT: BASSENIAN LAGONI

NOTE: RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE HOME OR IT'S SURROUNDINGS

PLAN B25 V2
FARMHOUSE



TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY
 TITLE NO. F3M0-1002101515-80
 DATED JULY 28, 2021

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 19, BLOCK 14, AS DESIGNATED ON THE MAP ENTITLED "MENALTO PARK MAP NO. 2, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON DECEMBER 21, 1926, IN BOOK 14 OF MAPS AT PAGE 59.

EXCEPTIONS AND EXCLUSIONS:

- (1) INDICATES TITLE REPORT ITEM NUMBER
- ITEMS (1) THROUGH (3) RELATE TO TAXES AND LIENS, AND CANNOT BE PLOTTED.
- (4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DEMONSTRATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; PURPOSE: SEWERS AND PUBLIC UTILITIES EASEMENT AS SHOWN ON SAID LAND
- ITEMS (5) THROUGH (7) RELATE TO CCAR'S, A DEED OF TRUST, AND A STATEMENT OF INFORMATION, AND CANNOT BE PLOTTED.

BENCHMARK:

BENCHMARK ID: 6
 DESCRIPTION: BRASS DISC SET IN TOP OF CURB, STAMPED "CITY BENCHMARK 6", AT THE INTERSECTION OF HILLOW ROAD AND DURHAM STREET, AT THE NORTHERLY END OF THE SOUTHWESTERLY CURB RETURN, ELEVATION: 31.14' (NAVD 88)

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS NORTHEAST RIGHT OF WAY LINE OF GRAYSON COURT (FORMERLY JAMES STREET) AS ESTABLISHED BY THE SPLITTING OF CURBS, THE BEARING BEING N53°49'00"W PER "MENALTO PARK MAP NO. 2, SAN MATEO COUNTY, CALIFORNIA" (14 M 59).

ASSESSOR'S PARCEL NUMBER:

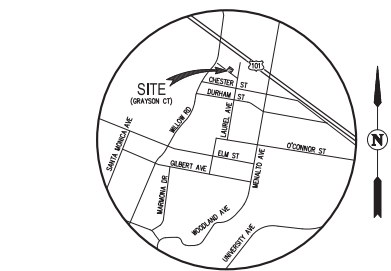
062-215-150

AREA:

6,500 SQ. FT.

LEGEND & ABBREVIATIONS

---	BOUNDARY LINE	CONC	CONCRETE
---	STREET CENTER LINE	DW	DRIVEWAY
---	EXISTING RIGHT OF WAY	EL	ELEVATION
---	ADJACENT PROPERTY LINE	EX	EXISTING
---	EXISTING STRUCTURE	FF	FINISHED FLOOR
---	EXISTING UTILITY AS NOTED	LAT	LATERAL
---	OVERHEAD WIRES	LS	LANDSCAPE
---	FENCE LINE	OWH	OVERHEAD WIRES
---	TIE LINE	PUE	PUBLIC UTILITY EASEMENT
⊠	EXISTING ELECTRIC METER	SS	SANITARY SEWER
⊠	EXISTING GAS METER	SSMH	SANITARY SEWER MANHOLE
⊠	EXISTING WATER FAUCET	SW	SIDEWALK
⊠	EXISTING WATER METER	W	WATER
⊠	EXISTING GROUND ELEVATION	WM	WATER METER
⊠	EXISTING FIRE HYDRANT	WS	WATER SERVICE
⊠	EXISTING MANHOLE		



VICINITY MAP
NOT TO SCALE

NOTES:

- 1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT LISTED HEREON.
- 2) THE BOUNDARY WAS ESTABLISHED USING CURB SPLITS, RECORDED TRACT MAP AND ADJOINING RECORD MAPS DO NOT HAVE ANY RECORDED SURVEY MONUMENTS.
- 3) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
- 4) ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
- 5) NO SANITARY SEWER CLEANOUT WAS LOCATED DURING FIELD SURVEY.
- 6) ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- 7) STRUCTURES, TREES, AND IMPROVEMENTS ON ADJACENT PROPERTIES HAVE NOT BEEN SURVEYED. LOCATIONS DEPICTED HEREIN ARE APPROXIMATE.
- 8) SURVEY UPDATED ON 9/29/21 TO REFERENCE TREE. INFORMATION CONTAINED IN TREE INVENTORY IN THE PROJECT ARBORIST REPORT DATED SEPTEMBER 16, 2021 AND PREPARED BY HMM.

REFERENCES:

- (1) "MENALTO PARK MAP NO. 2" (14 M 59)

FLOOD ZONE:

ZONE AE: AREAS DETERMINED TO BE INSIDE A REGULATORY FLOODWAY AREA (SPECIAL FLOOD HAZARD AREA), BASE FLOOD ELEVATION 26-27 FT; AS DETERMINED BY MAP LISTED HEREON.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06081C0309F

DATED: APRIL 5, 2019

316 GRAYSON COURT
TOPOGRAPHIC & BOUNDARY SURVEY

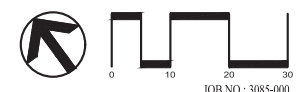
SURVEYOR'S STATEMENT:

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

(Signature)
 MARK H. WEISER
 REGISTERED L.S. NO. 7960
 DATE: 9/2/21



CITY OF MENLO PARK COUNTY OF SAN MATEO CALIFORNIA
 SCALE: 1" = 10' DATE: SEPTEMBER 2, 2021



cbg SAN RAMON (925) 866-0322
 SACRAMENTO (916) 375-1877
 WWW.CBAG.COM
 CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1
 OF 1 SHEETS