

# 355 PIERCE

## PLANNING SUBMITTAL

APRIL 22, 2025



\*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 35 feet to the highest point of the roof parapet. Each building will have four units for a total of eight, offering a mix of two-bedroom, three-bedroom and four-bedroom town homes for sale. Each townhome will provide an attached garage with one EV parking space and room for bicycles and trash bins.

Architecturally, the proposed building will feature a timeless contemporary design. The massing of the buildings is modulated into smaller volumes expressing each unit. A two-story volume is oriented towards Pierce Road reducing the scale of the project along its street façade. The primary exterior materials will be painted lap and shingle siding. The landscape design will feature a fire smart and drought tolerant landscaping. Private open space will be provided at grade next to each town home.

VICINITY MAP



PROJECT TEAM

DEVELOPER:



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355 PIERCE  
MENLO PARK, CA  
TCA # 2025-158

PLANNING SUBMITTAL  
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CODES AND REGULATIONS:

|                                                           |                                                                                                                                                                               |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CODE:                                                     | PROJECT SHALL BE DESIGNED TO MEET THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODE THAT IS IN EFFECT AT THE MOMENT OF THE BUILDING PERMIT APPLICATION. (CBC 1.1.9)           |
| TYPE OF CONSTRUCTION:                                     | TYPE VA                                                                                                                                                                       |
| STORIES:                                                  | 3 STORIES                                                                                                                                                                     |
| OCCUPANCY GROUP:                                          | R-2, S-2                                                                                                                                                                      |
| OCCUPANCY SEPARATION:                                     | PER CBC 508.4<br>REQUIRED SEPARATION OF OCCUPANCIES BETWEEN: R-2 AND S-2: 1HR                                                                                                 |
| FIRE SPRINKLES:                                           | 2022 CBC 903.3.1<br>R-2 OCCUPANCY: NFPA 13<br>S-2 OCCUPANCY: NFPA 13                                                                                                          |
| EXIT ACCESS TRAVEL DISTANCE:                              | PER CBC TABLE 1016.1<br>R-2 OCCUPANCY WITH SPRINKLER SYSTEM: 250’;<br>COMMON PATH OF TRAVEL: 100’<br>S-2 OCCUPANY WITH SPRINKLER SYSTEM: 400’;<br>COMMON PATH OF TRAVEL: 125’ |
| FIRE SEPARATION DISTANCE:                                 | ALLOWABLE AREA UNPROTECTED OPENINGS (CBC 705.8.1)<br>5’ TO LESS THAN 10’: 25%<br>10’ TO LESS THAN 15’: 45%<br>15’ TO LESS THAN 20’: 75%<br>MORE THAN 20’: 100%                |
| FIRE RESISTANCE RATING REQUIREMENTS: TYPE VA CONSTRUCTION | EXTERIOR BEARING WALLS: 1HR (CBC 601)<br>EXTERIOR NON-BEARING WALL: 1HR (CBC 705.5)                                                                                           |

PROJECT SUMMARY:

|                                                                                 |                                                     |                       |
|---------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------|
| ADDRESS:                                                                        | 355 PIERCE RD. MENLO PARK. CA 94025.                |                       |
| ASSESSOR'S PARCEL NUMBER (APN):                                                 | 062-013-170<br>062-013-230                          |                       |
| PROPOSED USE:                                                                   | MULTI-FAMILY RESIDENTIAL                            |                       |
| ZONING:                                                                         | R-3 APARTMENT DISTRICT                              |                       |
|                                                                                 | REQUIRED                                            | PROVIDED              |
| LOT AREA:                                                                       | 7,000 SF MIN.                                       | 15,293 SF   0.35 AC   |
| LOT WIDTH:                                                                      | 80' MIN.                                            | 170.66'               |
| LOT DEPTH:                                                                      | 100' MIN.                                           | 89.61                 |
| LAND AREA PER DWELLING UNIT:                                                    | 1 / 3,333 SF = 4 MAX.                               | 1 / 1,912 SF          |
| (STATE DENSITY BONUS REQUESTED)                                                 |                                                     |                       |
| MINIMUM YARDS:                                                                  |                                                     |                       |
| FRONT:                                                                          | 15% OF LOT WIDTH; MIN.20FT.                         | 12’-0”                |
| INTERIOR SIDE:                                                                  | 10 FT                                               | 15’-0”                |
| REAR:                                                                           | 15% OF LOT WIDTH; MIN.15FT.                         | 10’-0”                |
| DISTANCE BETWEEN MAIN BUILDINGS ON THE SAME LOT:                                | 1/2 SUM OF THE HEIGHT OF THE BUILDINGS, 20 FT. MIN. | 26’-4”                |
| DISTANCE BETWEEN MAIN BUILDINGS LOCATED ON THE PROPERTY AND ADJACENT PROPERTY : | 20 FT.                                              | 16’-3”                |
| (STATE DENSITY BONUS REQUESTED)                                                 |                                                     |                       |
| GROSS FLOOR AREA:                                                               |                                                     | 10,048 SF             |
| FLOOR AREA RATIO:                                                               | 45% MAX.                                            | 66%                   |
| (STATE DENSITY BONUS REQUESTED)                                                 |                                                     |                       |
| BUILDING COVERAGE:                                                              | 55% MAX.                                            | 5,098 SF<br>33%       |
| DRIVEWAYS AND OPEN PARKING AREAS:                                               | 20% MAX.                                            | 3,652 SF<br>24%       |
| {STATE DENSITY BONUS REQUESTED}                                                 |                                                     |                       |
| OPEN SPACE:                                                                     |                                                     |                       |
| PRIVATE:                                                                        | 80 SF/UNIT = 640 SF                                 | 991 SF                |
| LANDSCAPING:                                                                    | 25% MIN.                                            | 5,481 SF (36%)        |
| BUILDING HEIGHT:                                                                | 35’ MAX.                                            | 33’-0”                |
| ALLOWABLE NUMBER OF STORIES:                                                    |                                                     |                       |
| MENLO PARK ZONING CODE:                                                         | 3                                                   | 3                     |
| CALIFORNIA BUILDING CODE:                                                       | 4                                                   | 3                     |
| PARKING:                                                                        | 2 / UNIT = 16                                       | 8                     |
| (STATE DENSITY BONUS REQUESTED)                                                 |                                                     |                       |
| PARKING RATIO:                                                                  | 2                                                   | 1                     |
| BIKE PARKING:                                                                   |                                                     |                       |
| LONG TERM:                                                                      | 1.5 / UNIT = 12                                     | 2 PER UNIT = 16 TOTAL |
| SHORT TERM:                                                                     | ADDITIONAL 10% = 2                                  |                       |

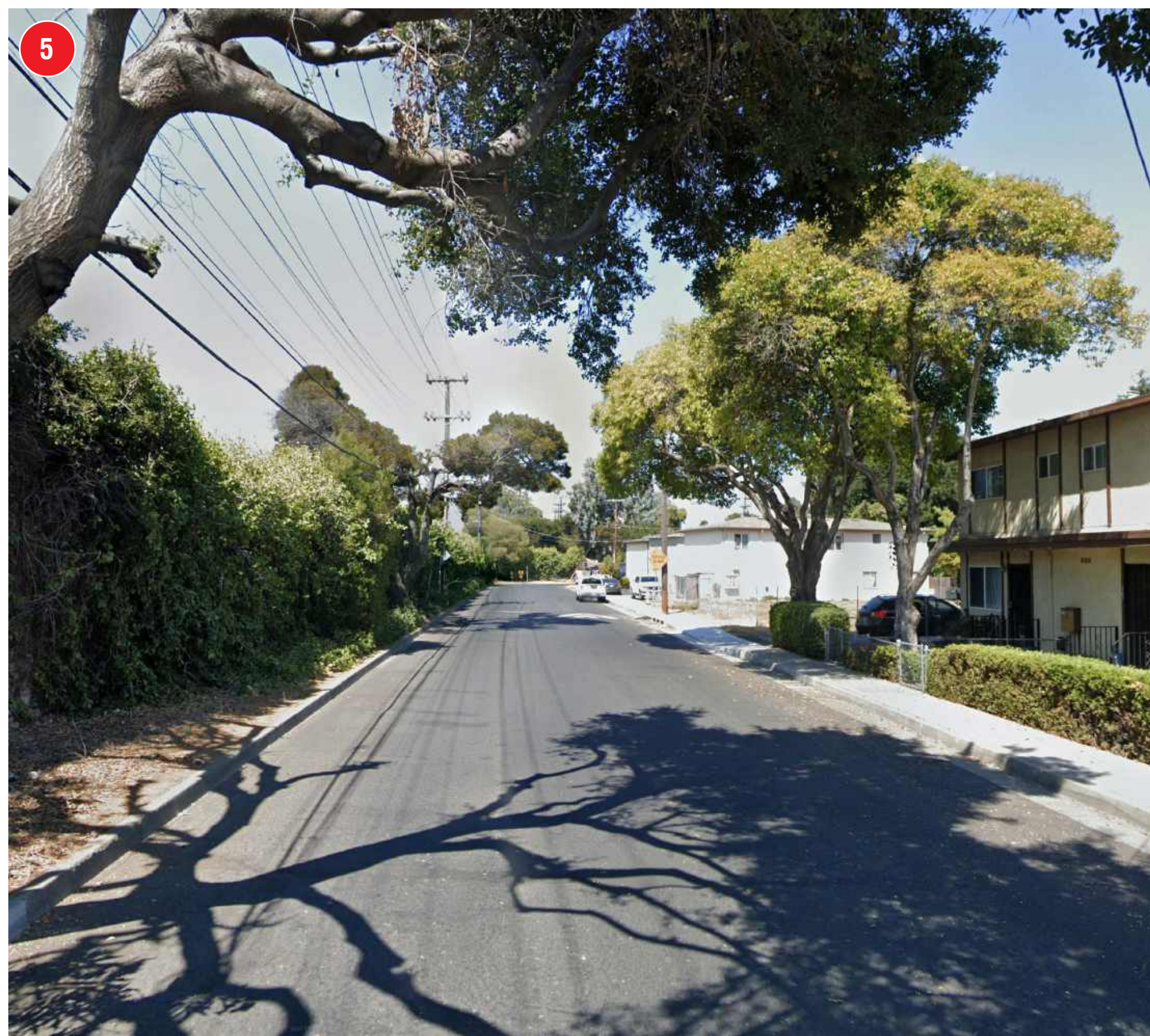
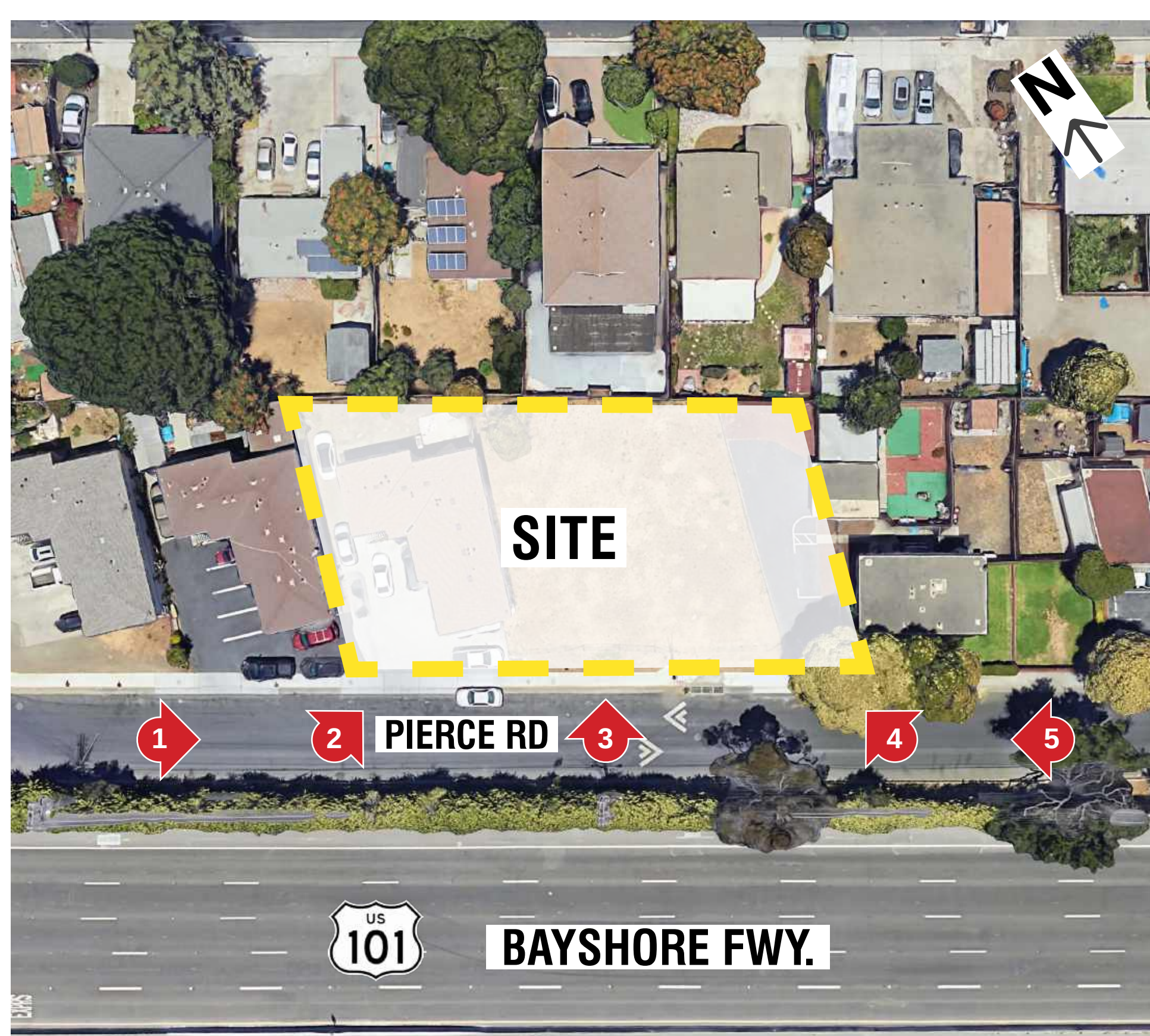
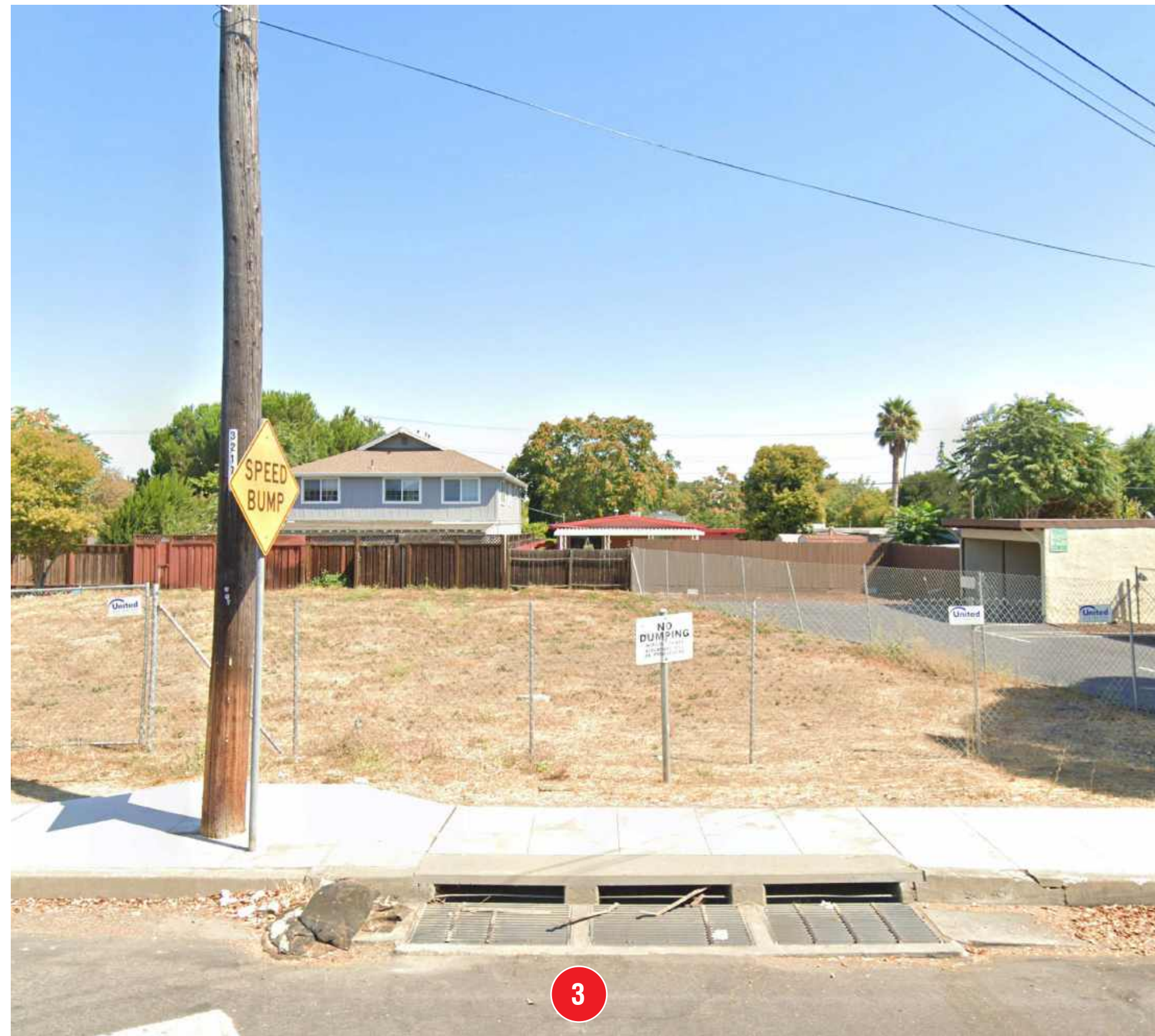
PROJECT AREA SUMMARY BY USE

|           |             |          |        |           |
|-----------|-------------|----------|--------|-----------|
| LEVEL     | RESIDENTIAL | GARAGE   | B.O.H. | TOTAL     |
| BUILDING  |             |          |        |           |
| 1ST STORY | 1,742 SF    | 0 SF     | 0 SF   | 1,742 SF  |
| 2ND STORY | 4,693 SF    | 0 SF     | 0 SF   | 4,693 SF  |
| 3RD STORY | 3,613 SF    | 0 SF     | 0 SF   | 3,613 SF  |
| BUILDING  | 10,048 SF   | 0 SF     | 0 SF   | 10,048 SF |
| GARAGE    |             |          |        |           |
| 1ST STORY | 0 SF        | 2,878 SF | 148 SF | 3,026 SF  |
| GARAGE    | 0 SF        | 2,878 SF | 148 SF | 3,026 SF  |
| TOTAL     | 10,048 SF   | 2,878 SF | 148 SF | 13,074 SF |

UNIT MIX

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









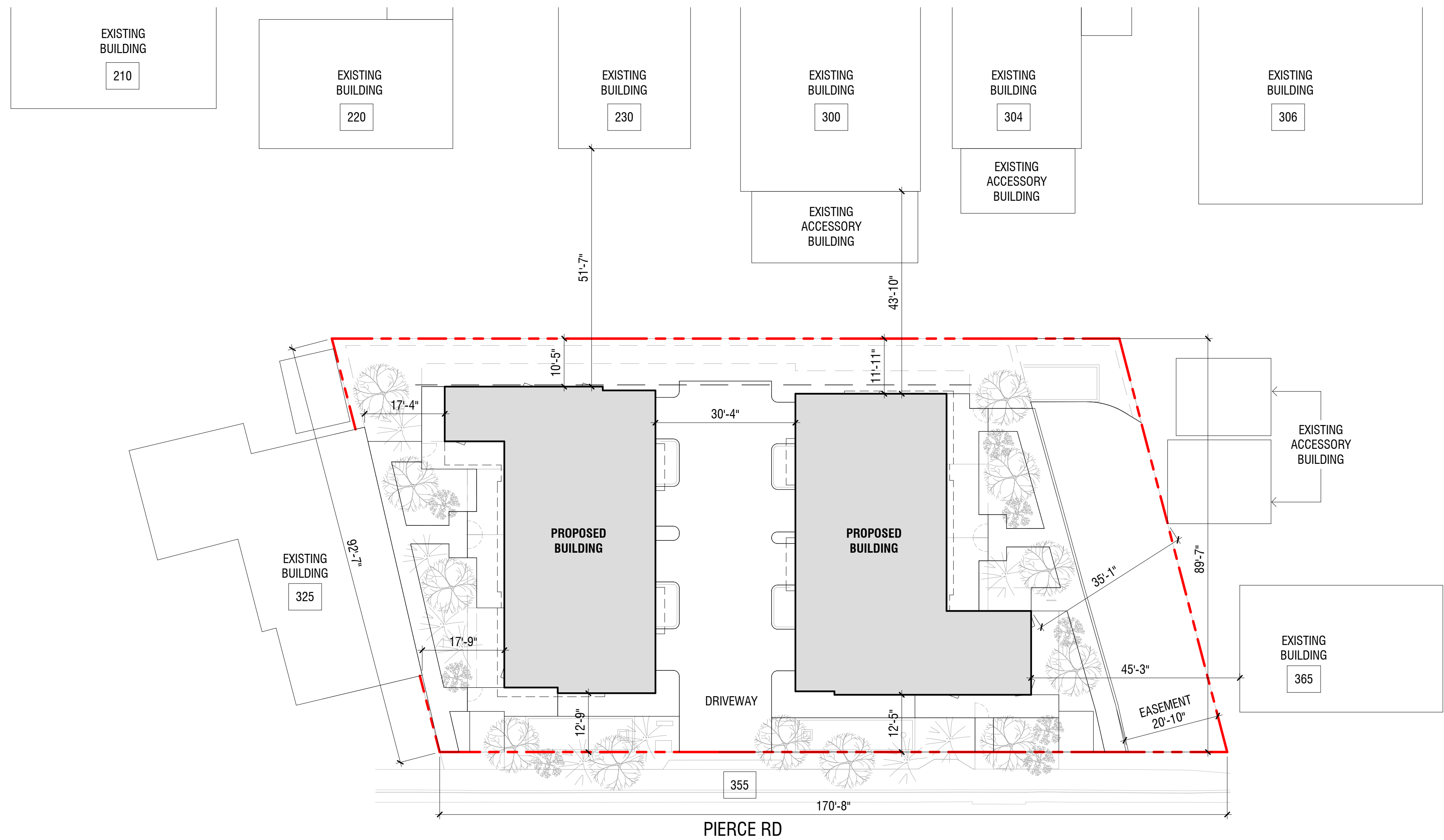






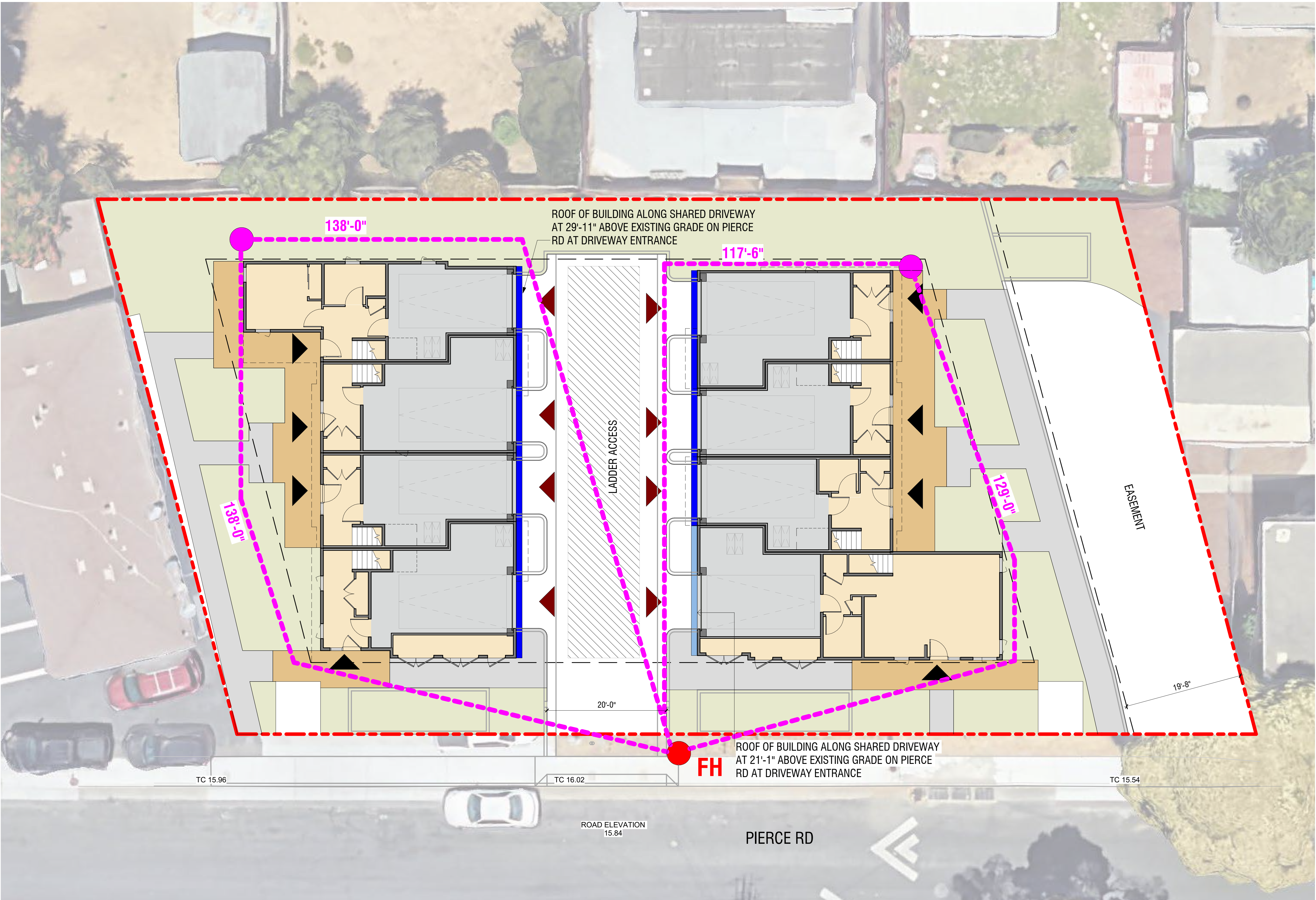


STREETSCAPE ELEVATION



AREA PLAN

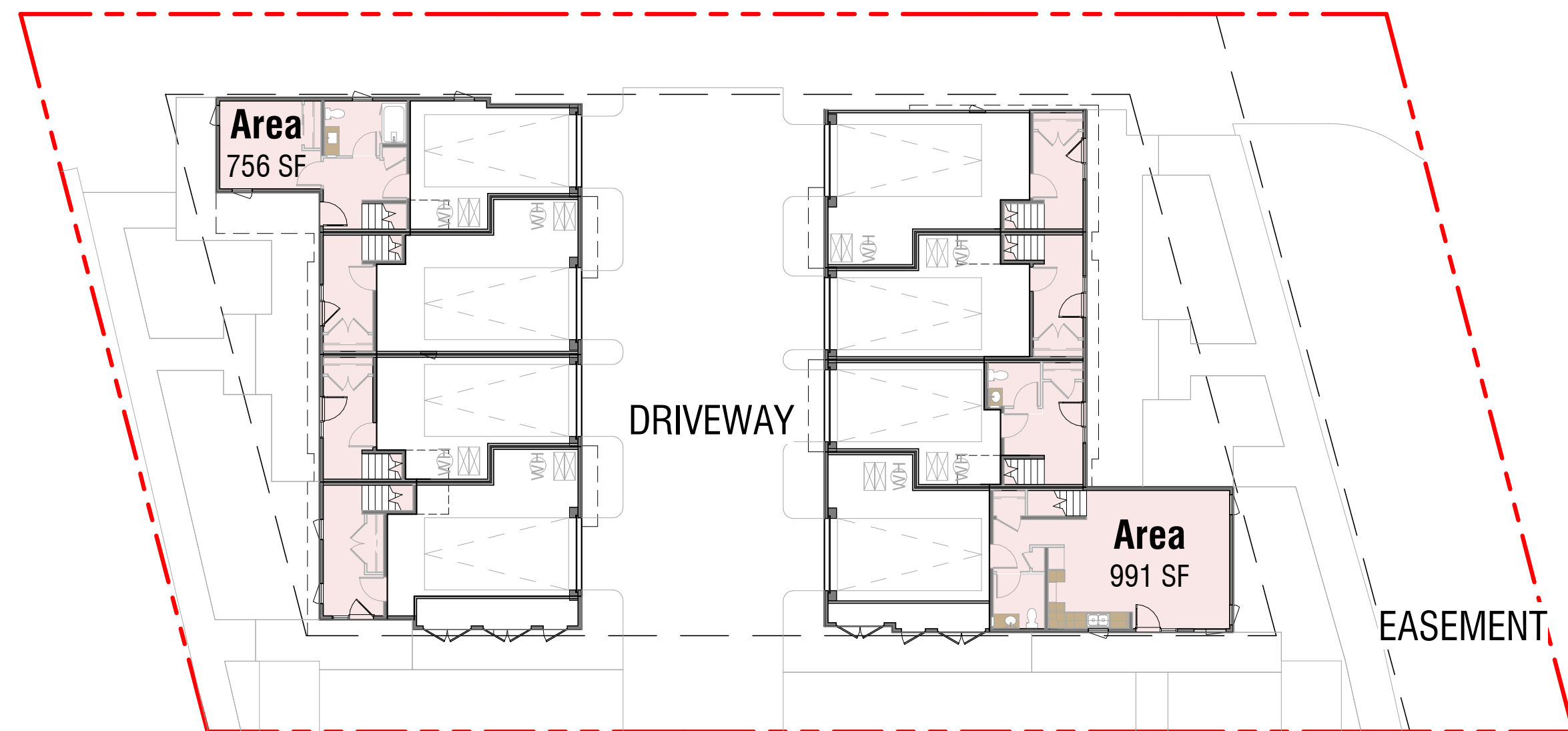




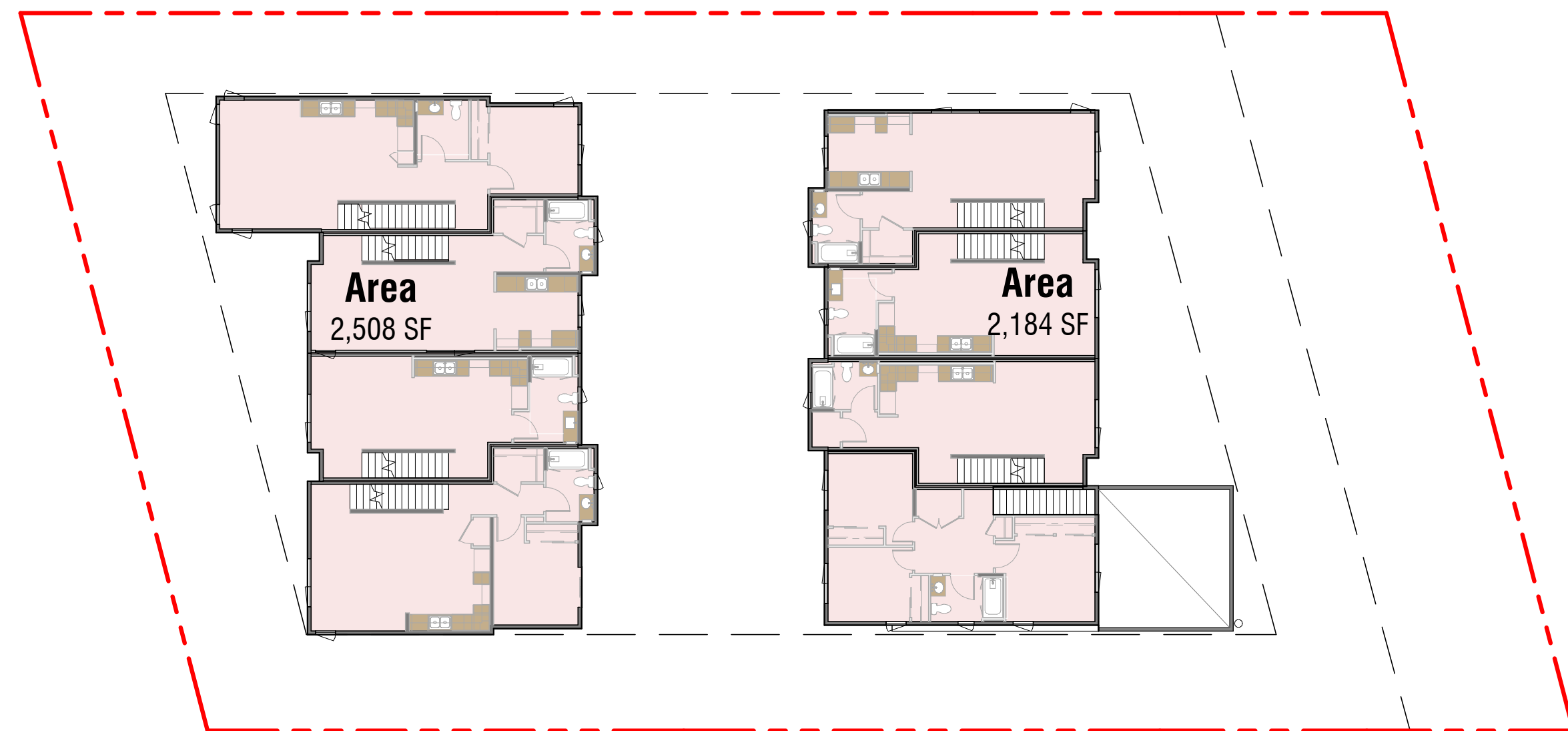
**LEGEND:**

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

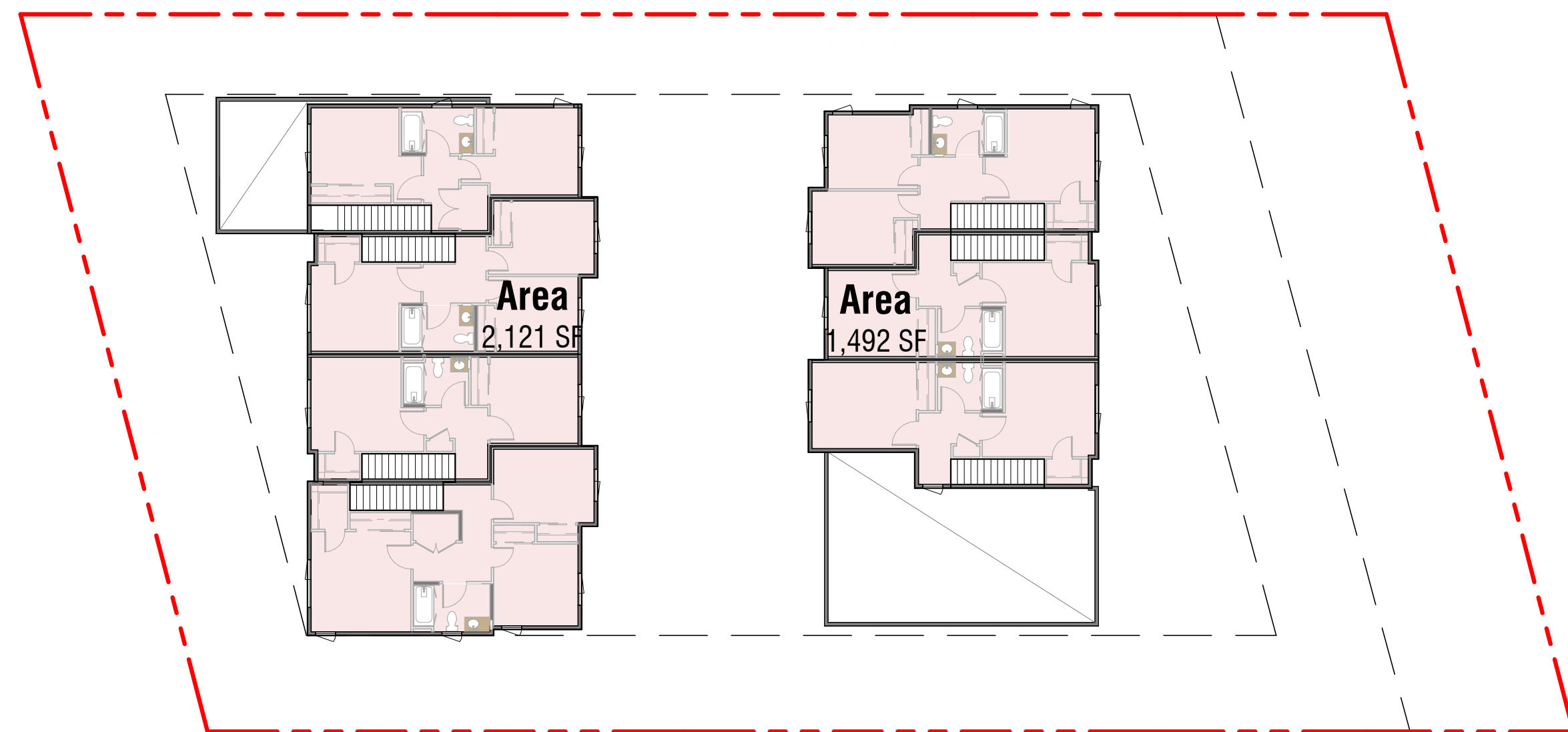




1 1ST STORY  
1/16" = 1'-0"



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



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

## GROSS FLOOR AREA

| LEVEL       | AREA             |
|-------------|------------------|
| 1ST STORY   | 1,742 SF         |
| 2ND STORY   | 4,693 SF         |
| 3RD STORY   | 3,613 SF         |
| Grand total | <b>10,048 SF</b> |

## F.A.R. CALCULATION

|                     |                  |
|---------------------|------------------|
| GROSS FLOOR AREA:   | <b>10,048 SF</b> |
| BUILDABLE LOT AREA: | <b>15,293 SF</b> |
| F.A.R.:             | <b>66%</b>       |

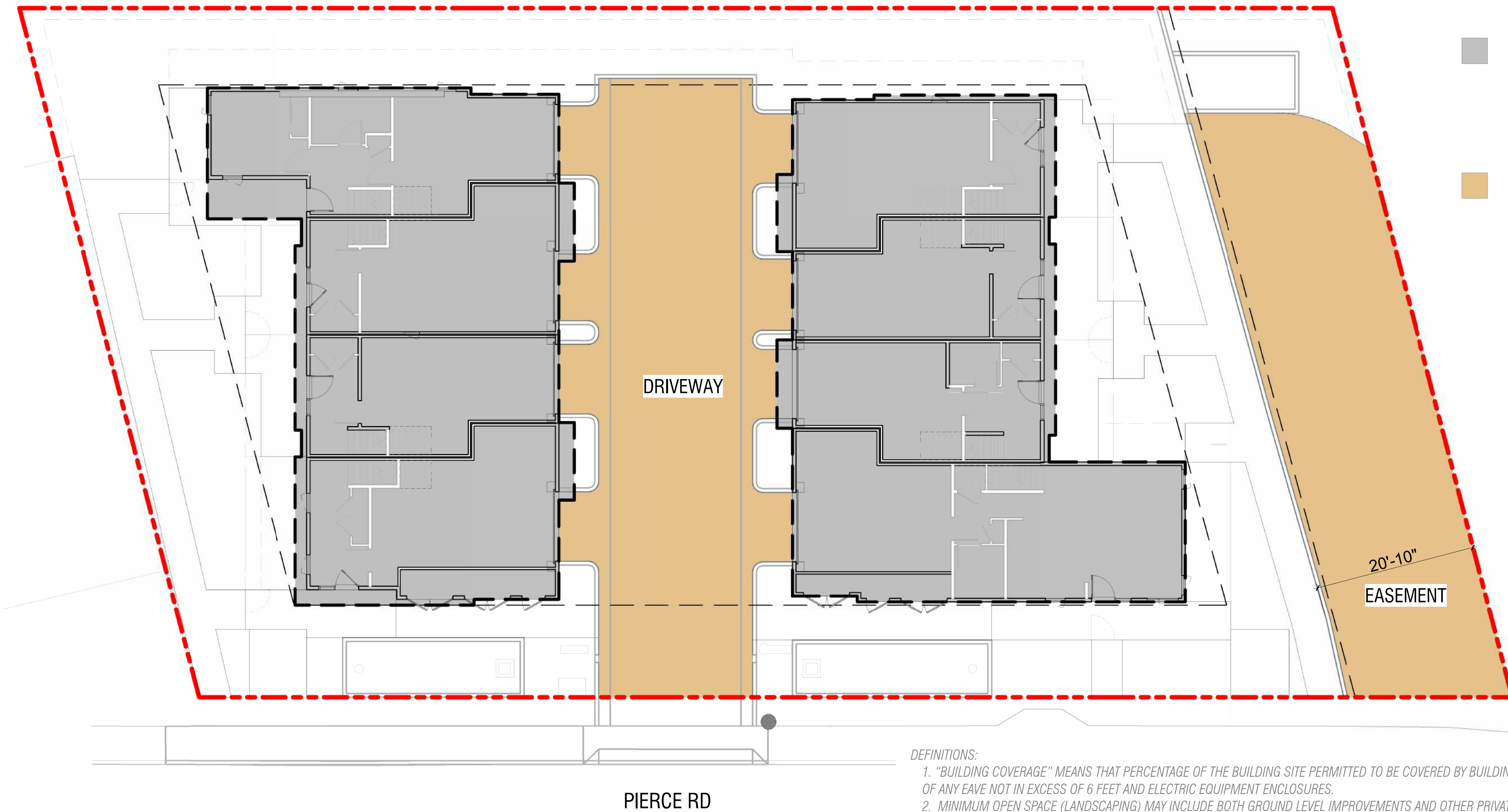
### DEFINITIONS:

1. "FLOOR AREA RATIO" (PER MENLO PARK ZONING CODE 16.04.315) IS THE MAXIMUM PERMITTED RATIO OF THE TOTAL SQUARE FOOTAGE OF THE GROSS FLOOR AREA OF ALL BUILDINGS ON A LOT TO THE SQUARE FOOTAGE OF THE LOT.
2. "GROSS FLOOR AREA" (PER MENLO PARK ZONING CODE 16.04.325) IS THE SUM OF THE HORIZONTAL AREAS OF ALL FLOORS WITHIN THE SURROUNDING SOLID WALLS OF A BUILDING COVERED BY A ROOF MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, EXCLUDING GARAGES AND BUILDING EQUIPMENT ENCLOSURES.









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

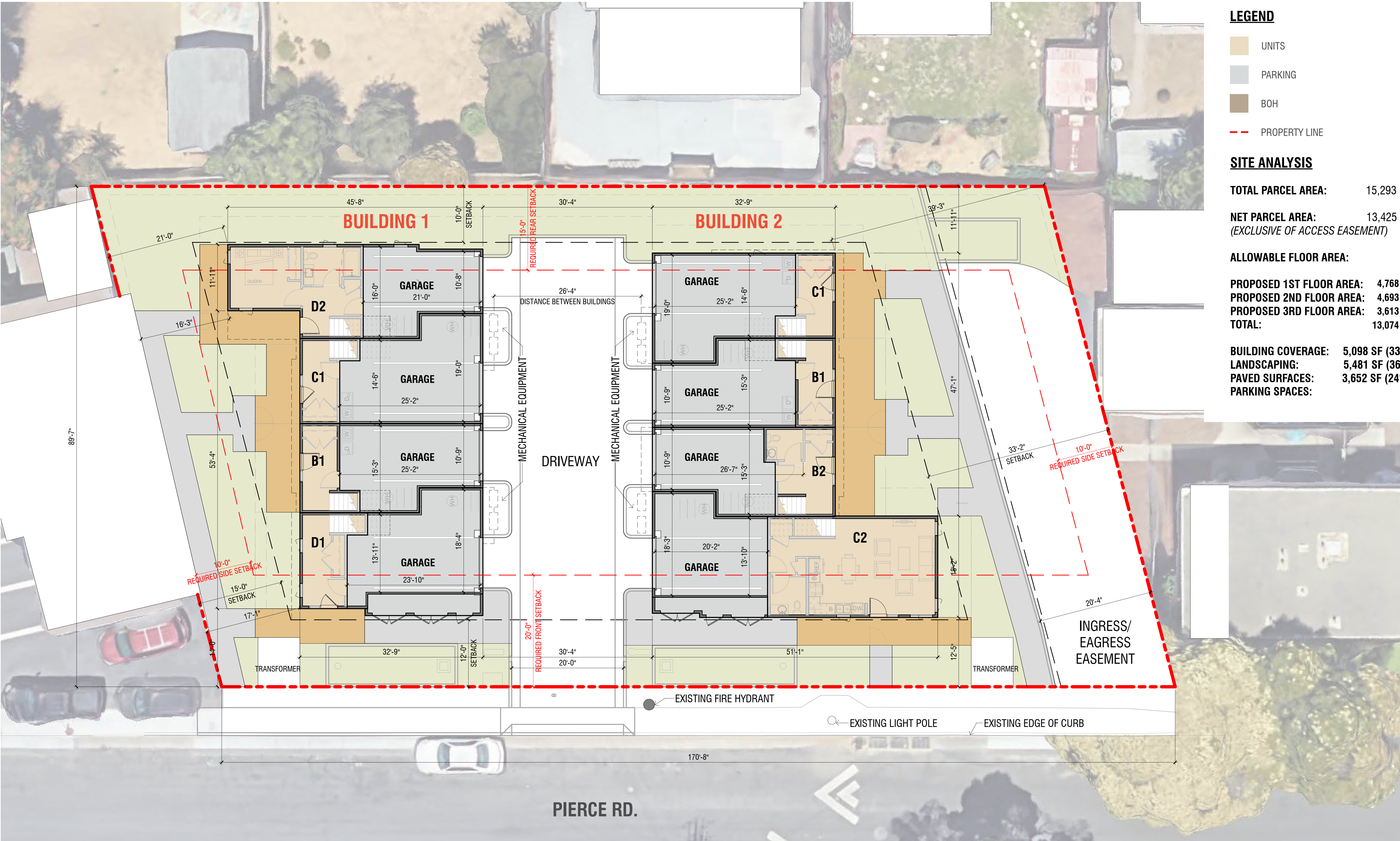
  

| MAXIMUM DRIVEWAYS AND OPEN PARKING AREAS (20% OF LOT AREA) |              |                |
|------------------------------------------------------------|--------------|----------------|
| LOT AREA                                                   | ALLOWED AREA | PROVIDED AREA  |
| 15,293 SF    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

DEFINITIONS:

1. "BUILDING COVERAGE" MEANS THAT PERCENTAGE OF THE BUILDING SITE PERMITTED TO BE COVERED BY BUILDINGS, AS MEASURED FROM THE GROUND UPWARD, EXCLUSIVE OF ANY EAVE NOT IN EXCESS OF 6 FEET AND ELECTRIC EQUIPMENT ENCLOSURES.
2. MINIMUM OPEN SPACE (LANDSCAPING) MAY INCLUDE BOTH GROUND LEVEL IMPROVEMENTS AND OTHER PRIVATE OR SHARED OPEN SPACE FEATURES (E.G., PRIVATE DECKS AND BALCONIES, SHARED ROOFTOP) WHICH MAY SATISFY UP TO 12.5 PERCENT OF THE OVERALL MINIMUM OPEN SPACE (LANDSCAPING) REQUIREMENT.SURROUNDING SOLID WALLS OF A BUILDING COVERED BY A ROOF MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS.
3. RESIDENTIAL DEVELOPMENTS SHALL HAVE A MINIMUM OF 100 SQ.FT. OF OPEN SPACE PER UNIT CREATED AS COMMON OPEN SPACE OR A MINIMUM OF 80 SQ.FT. OF OPEN SPACE PER UNIT CREATED AS PRIVATE OPEN SPACE, WHERE PRIVATE OPEN SPACE SHALL HAVE A MINIMUM DIMENSION OF 6 FEET BY 6 FEET. IN CASE OF A MIX OF PRIVATE AND COMMON OPEN SPACE, SUCH COMMON OPEN SPACE SHALL BE PROVIDED AT A RATIO EQUAL TO 1.25 SQ.FT. FOR EACH 1 SQ.FT. OF PRIVATE OPEN SPACE THAT IS NOT PROVIDED.





**LEGEND**

- UNITS
- PARKING
- BOH
- PROPERTY LINE

**SITE ANALYSIS**

TOTAL PARCEL AREA: 15,293 SF

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

ALLOWABLE FLOOR AREA:

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

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



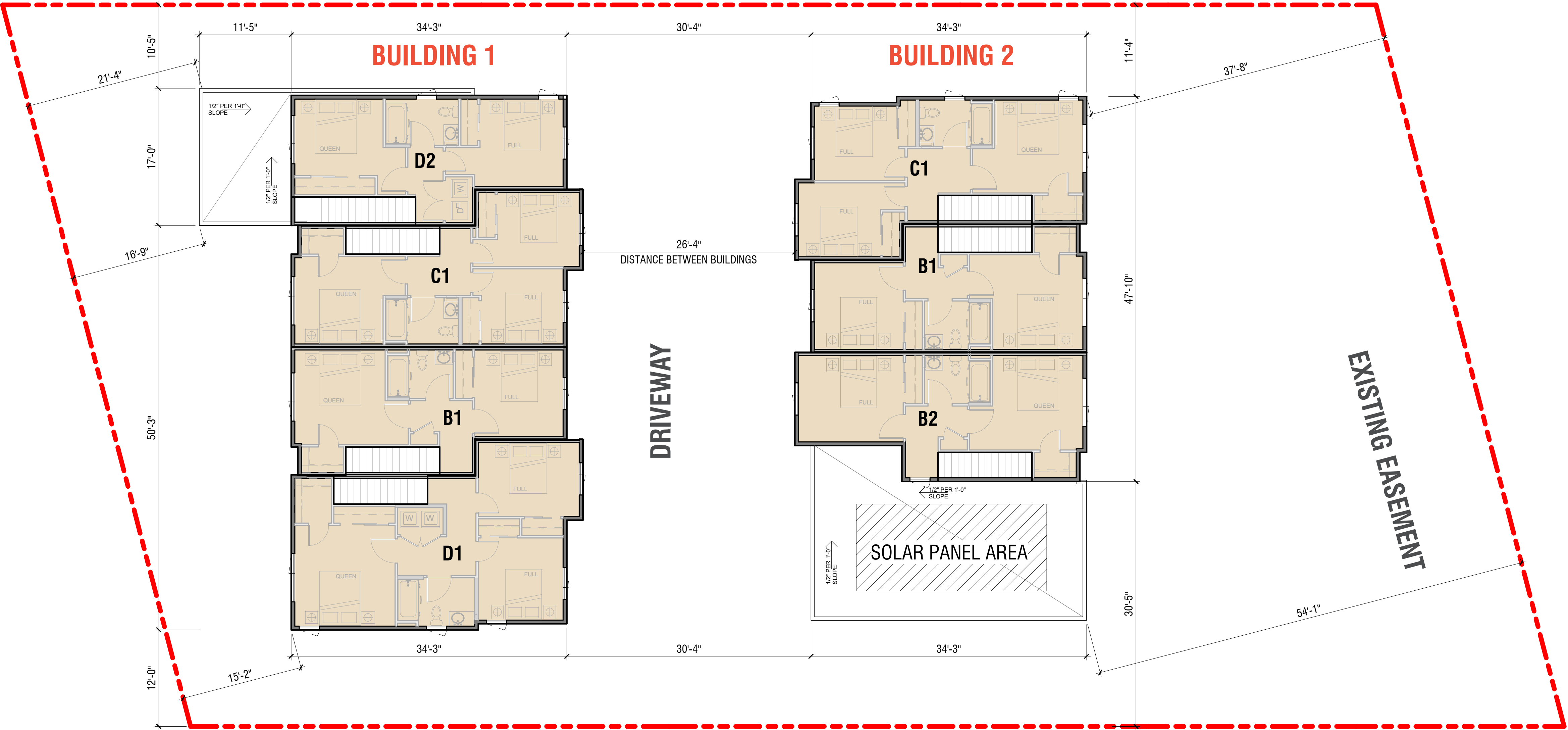


**LEGEND**

- UNITS
- PARKING
- BOH
- PROPERTY LINE



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





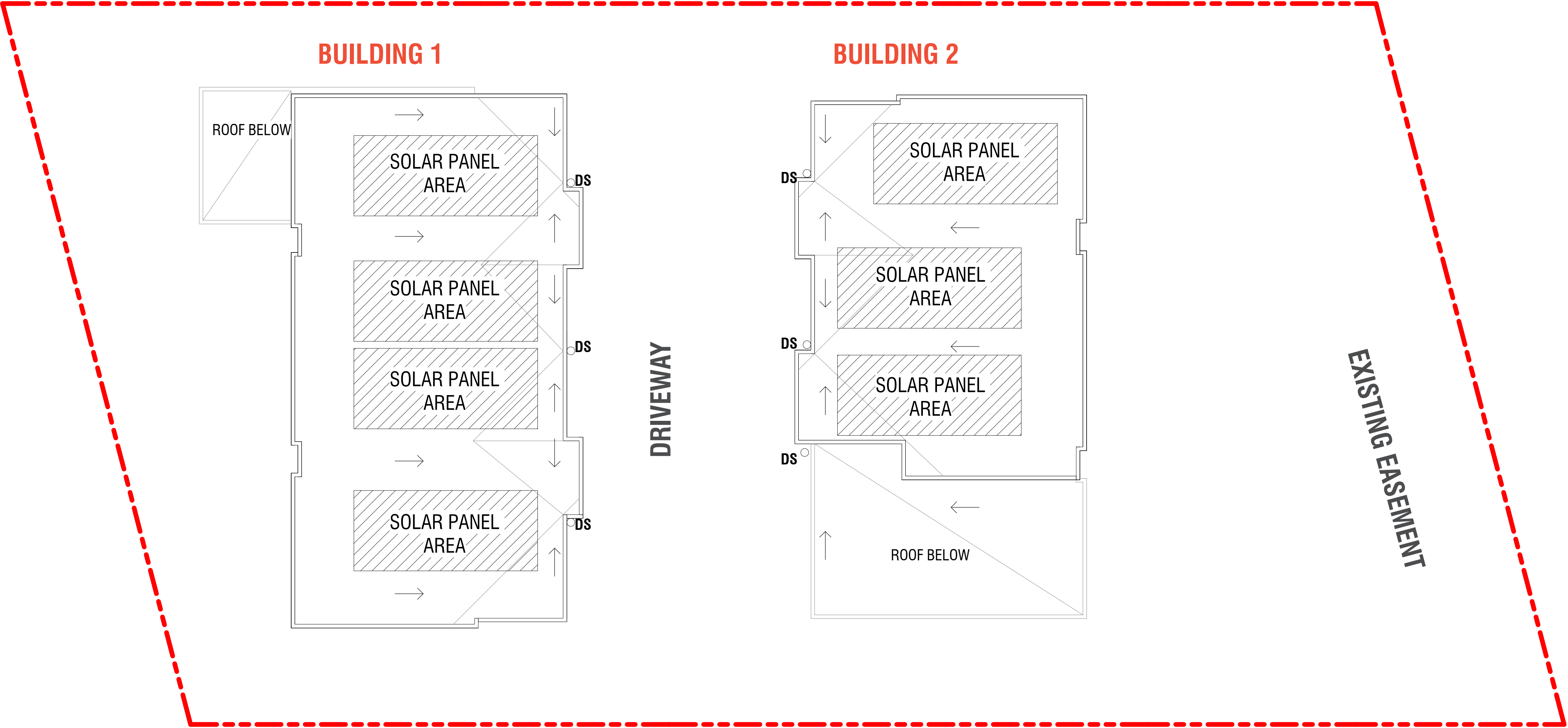
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UNITS

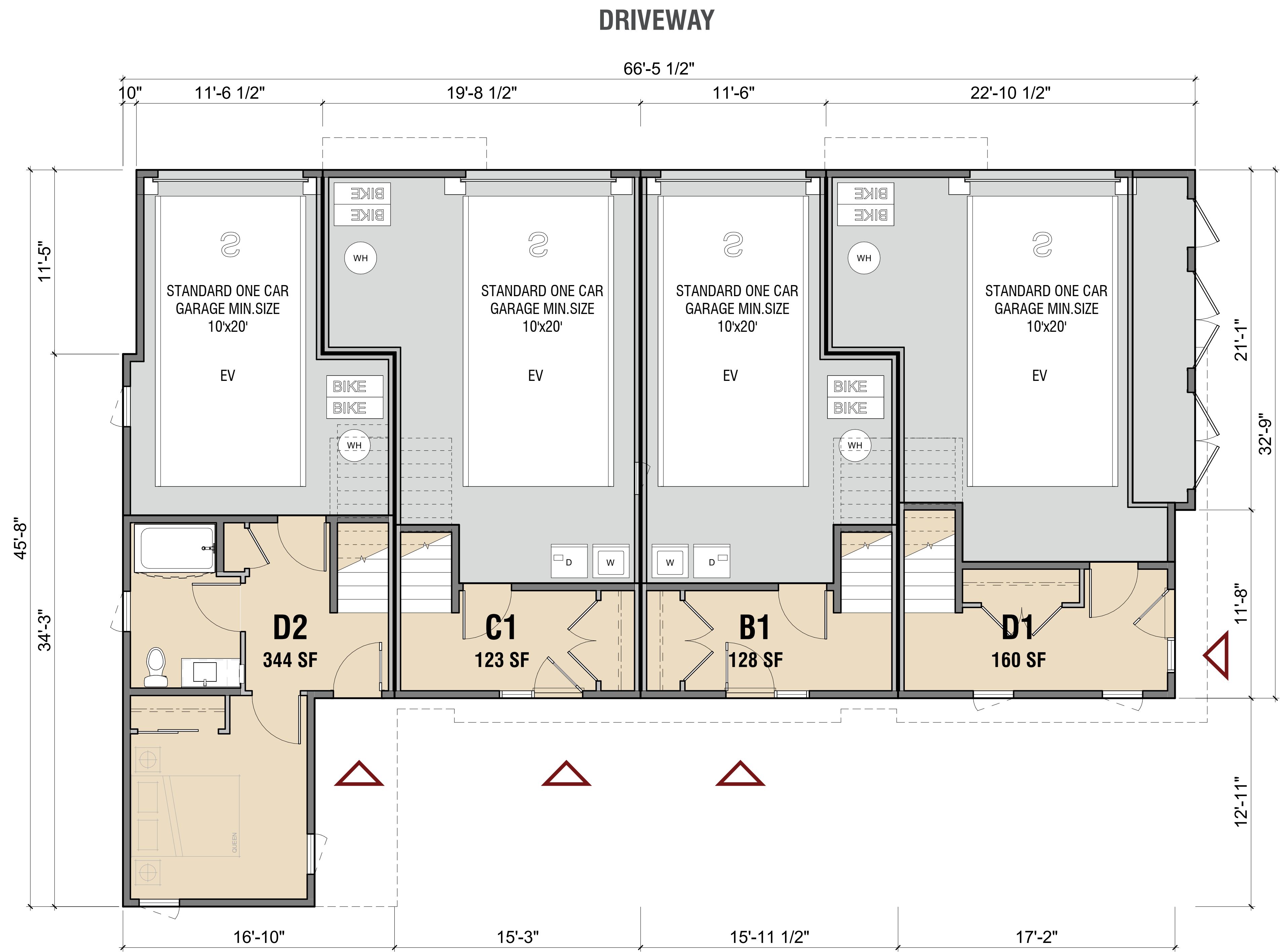
PARKING

BOH

PROPERTY LINE

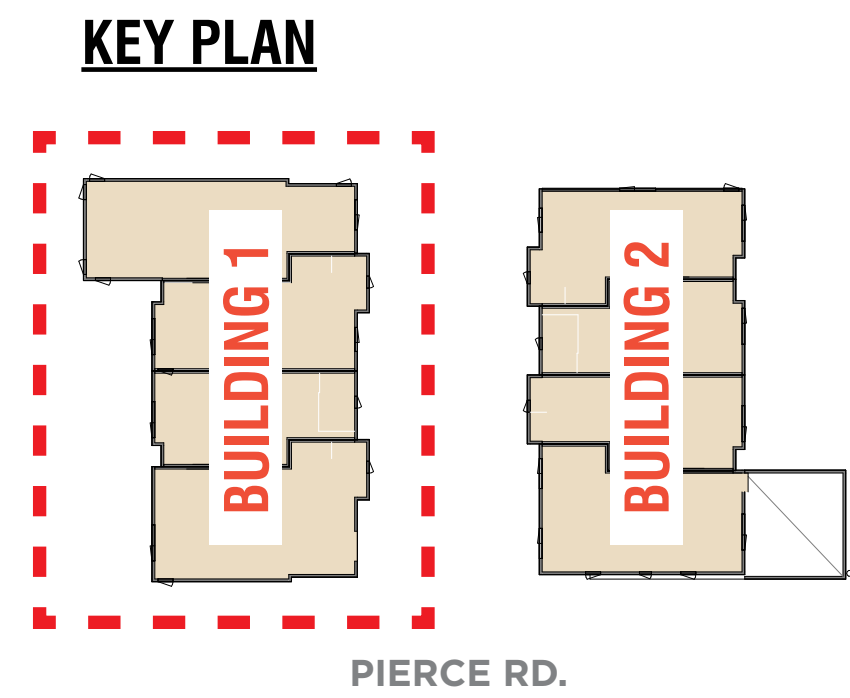




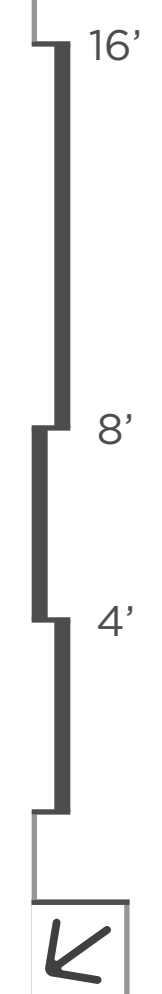


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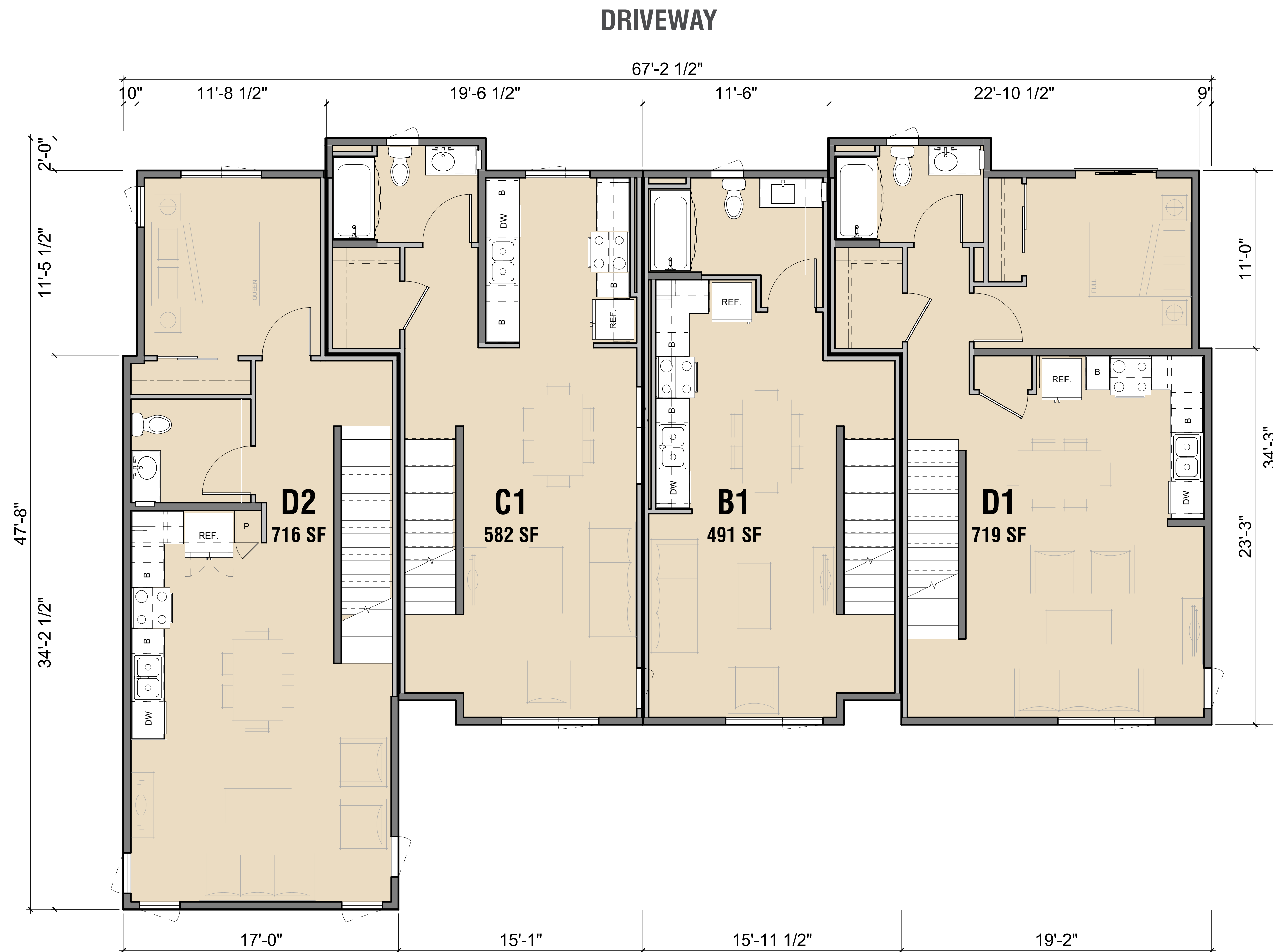
- UNITS
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- PROPERTY LINE



PIERCE RD.



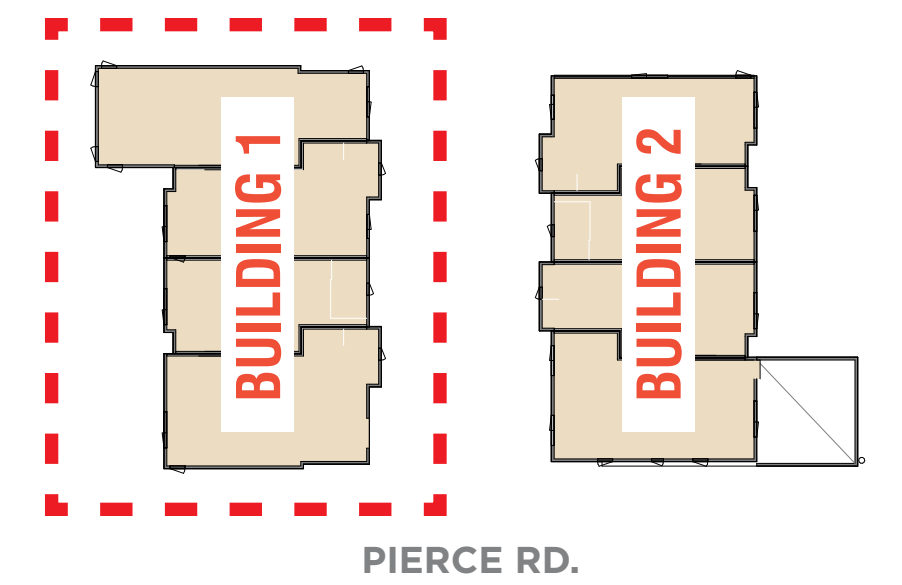




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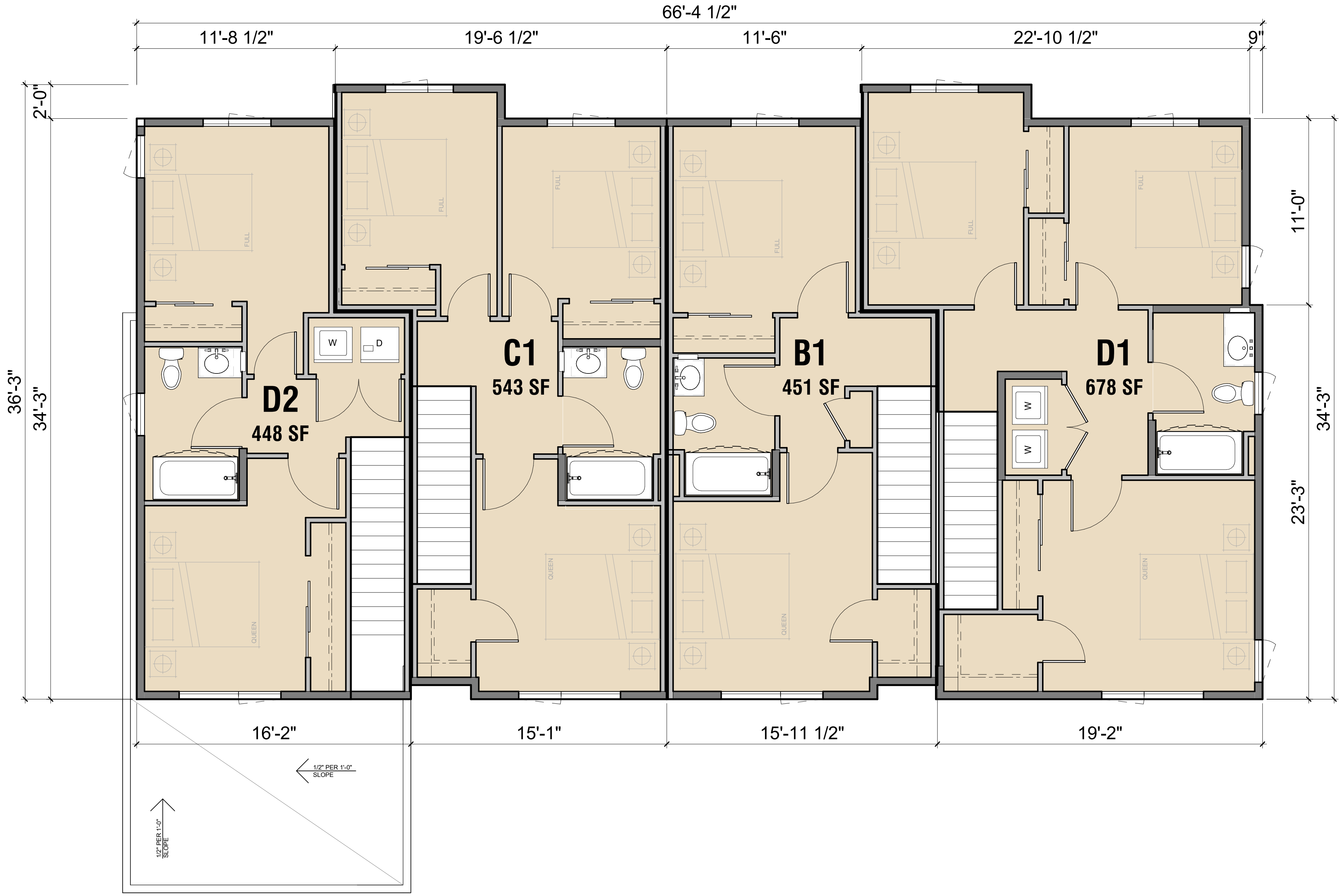
- UNITS
- PARKING
- BOH
- PROPERTY LINE

**KEY PLAN**





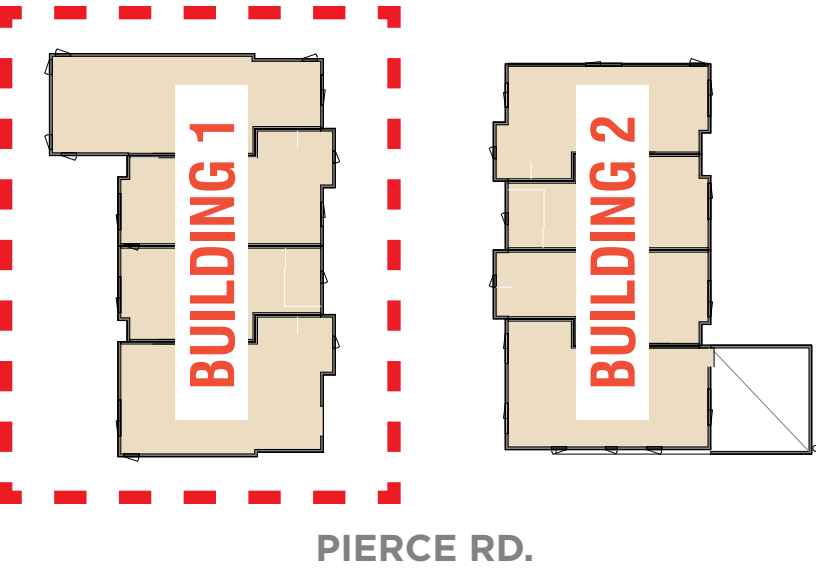
DRIVEWAY



LEGEND

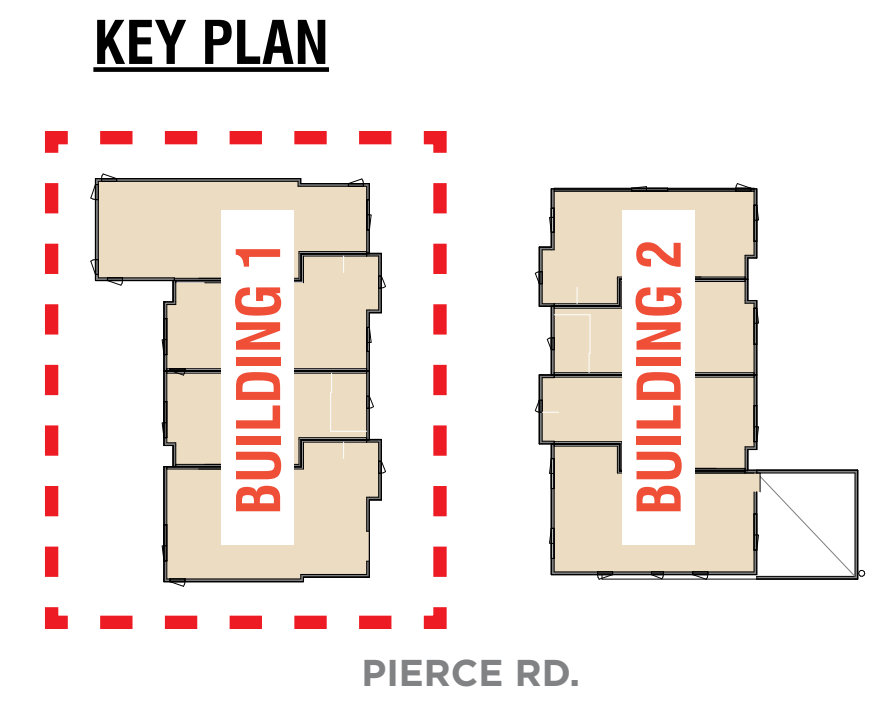
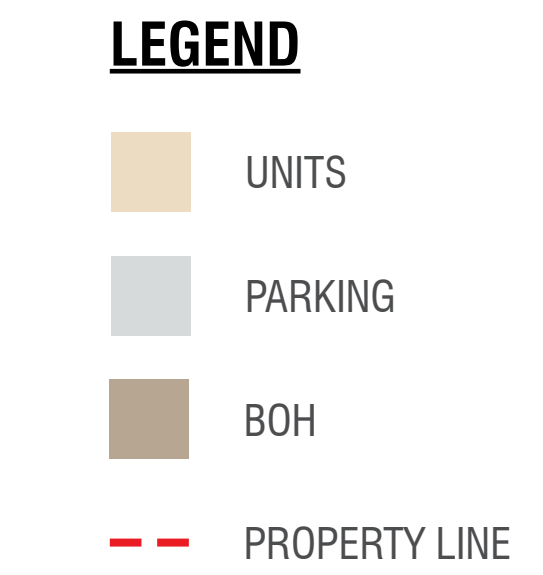
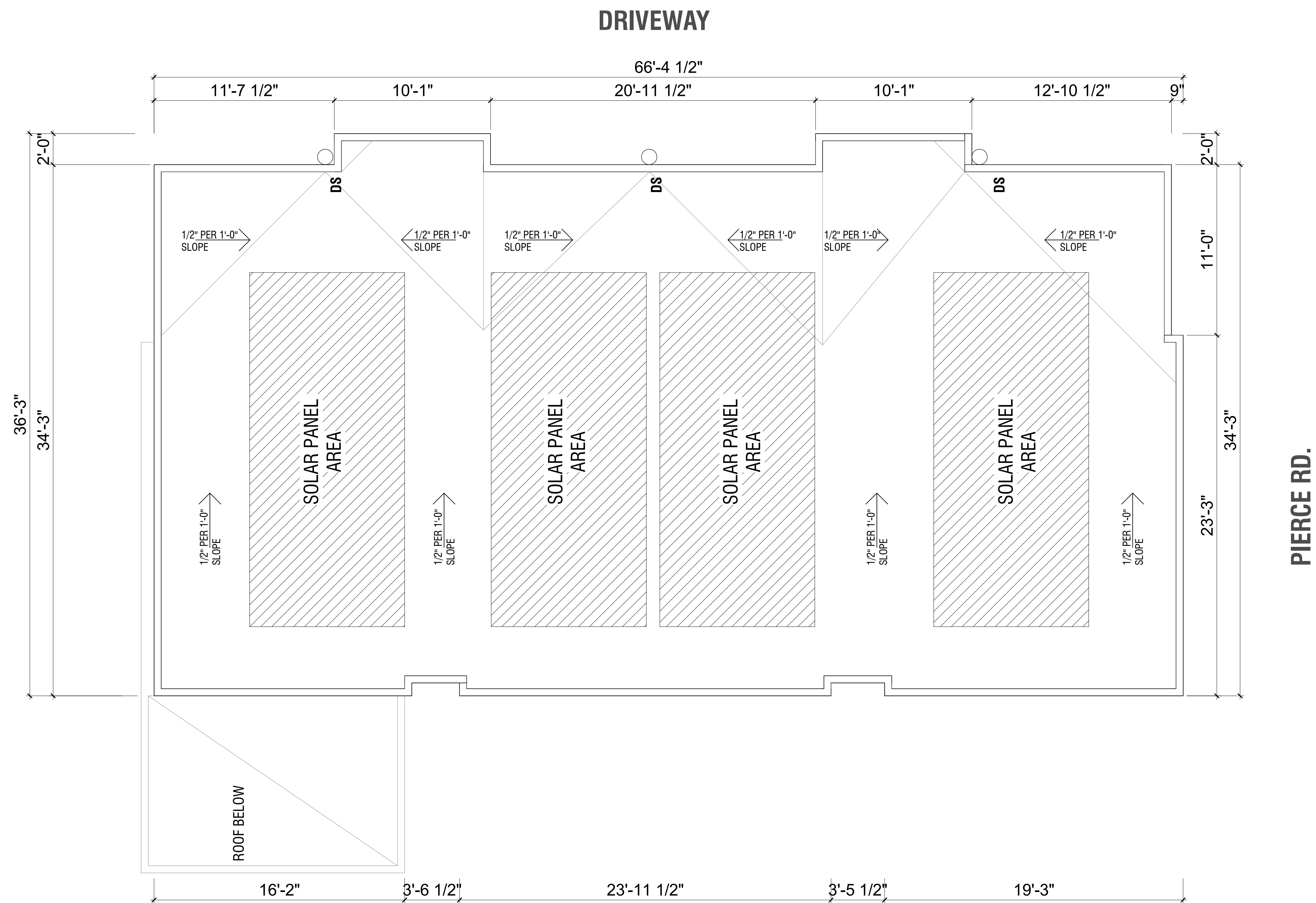
- UNITS
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KEY PLAN



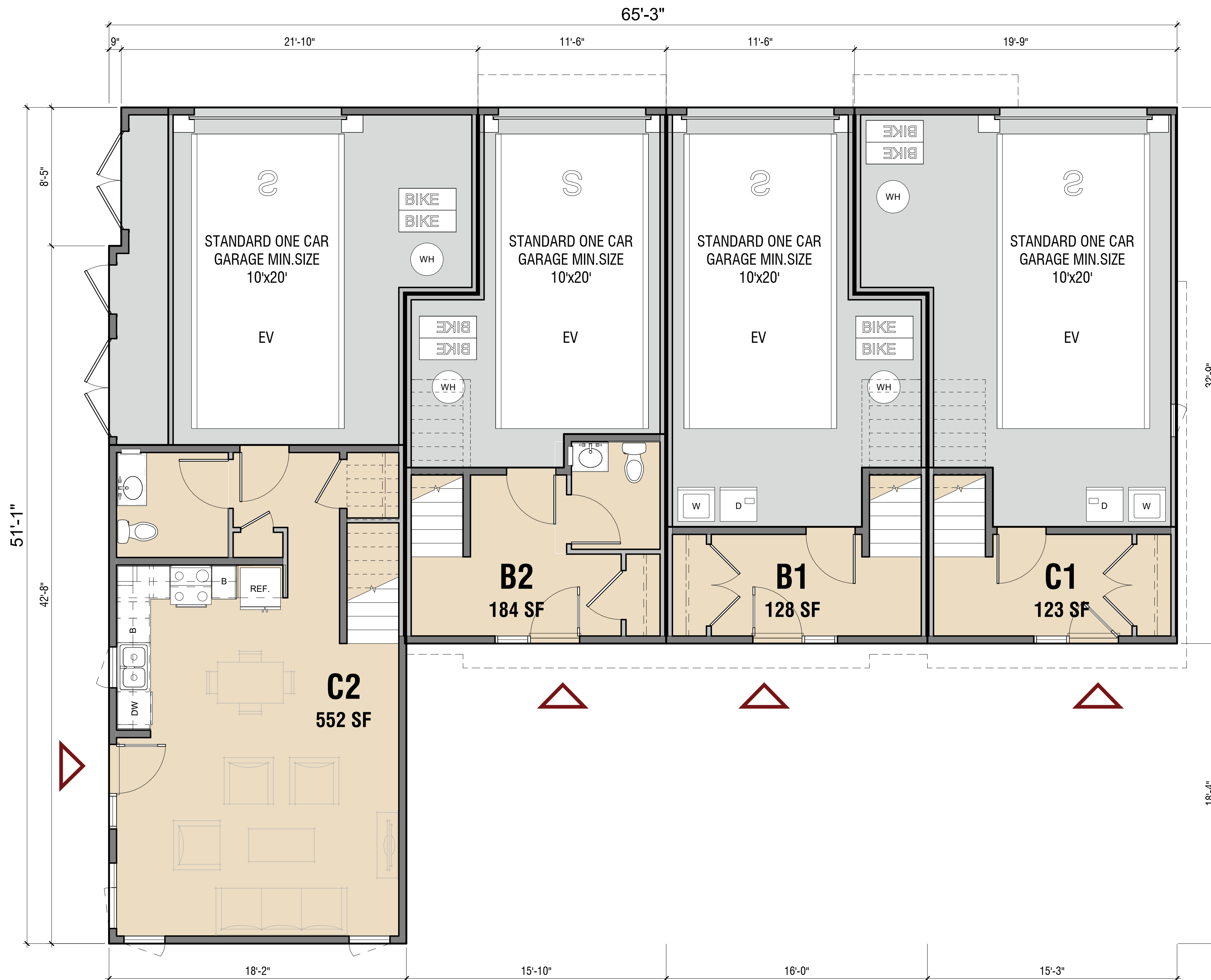
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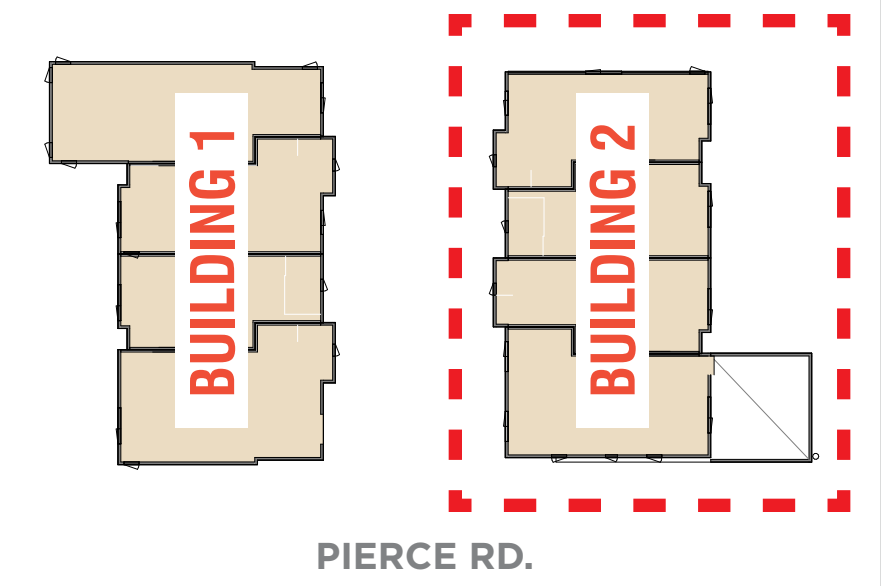
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**LEGEND**

- UNITS
- PARKING
- BOH
- PROPERTY LINE

**KEY PLAN**



**BUILDING 2**  
LEVEL 1





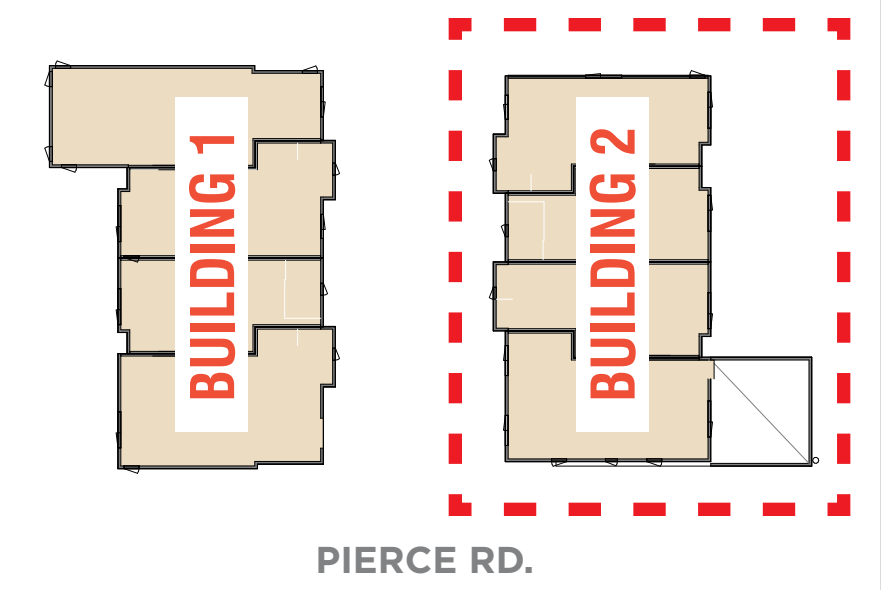
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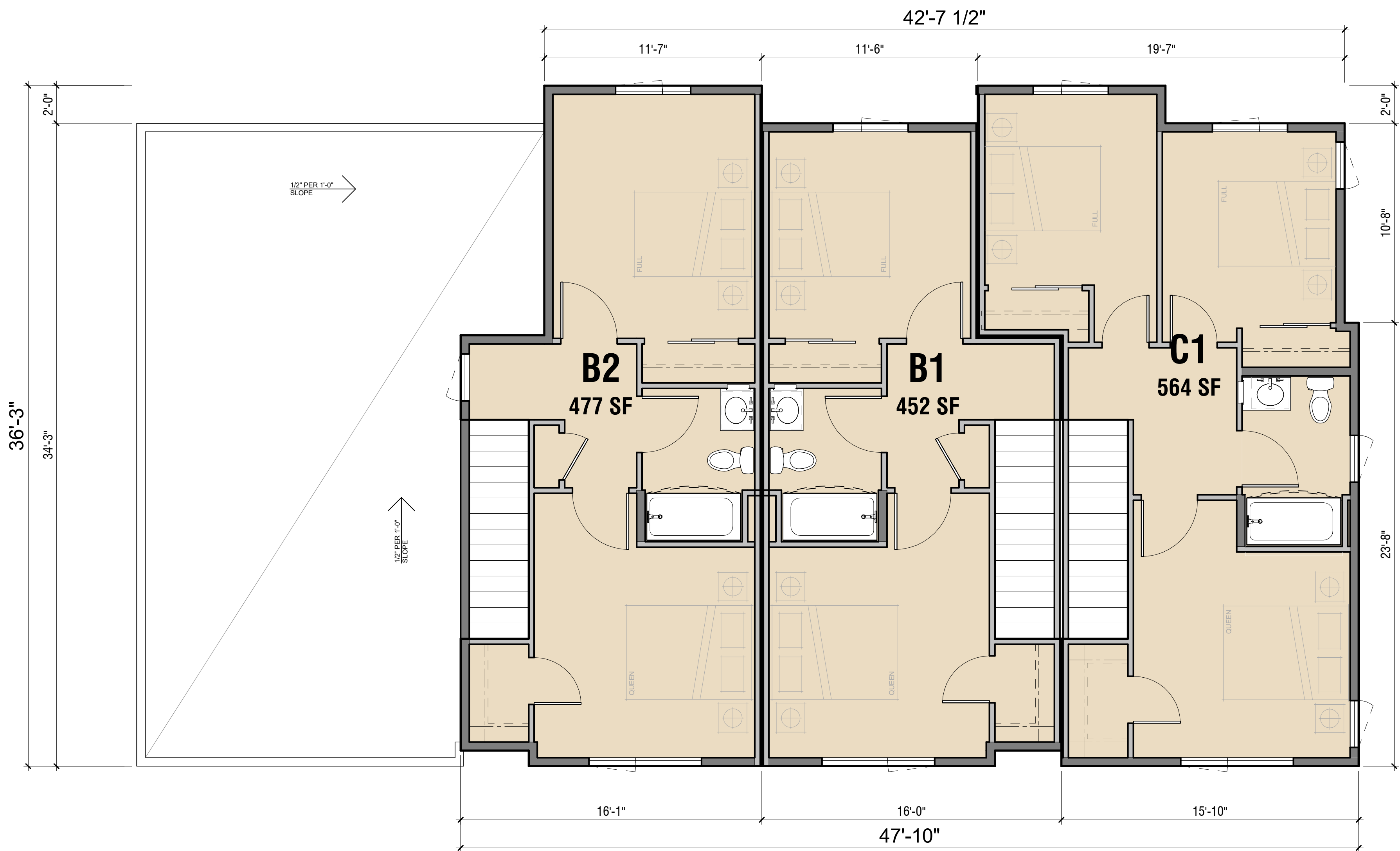
- UNITS
- PARKING
- BOH
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**KEY PLAN**





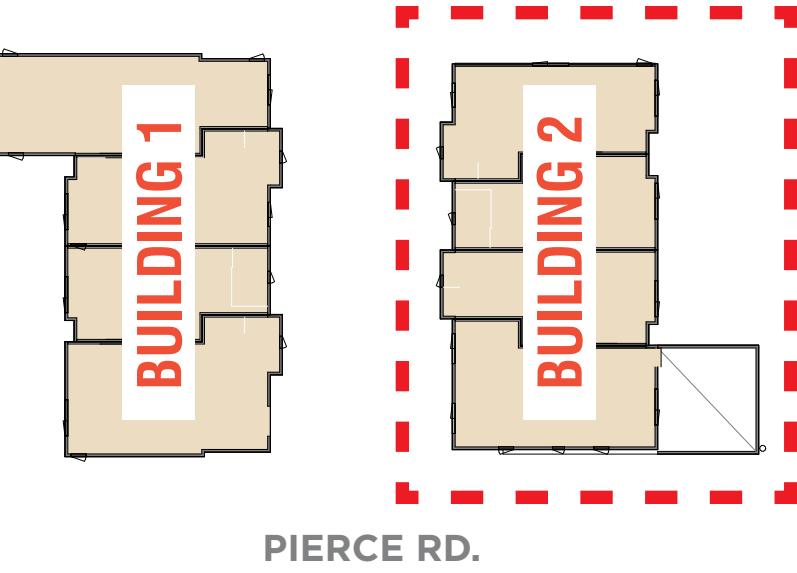
DRIVEWAY



LEGEND

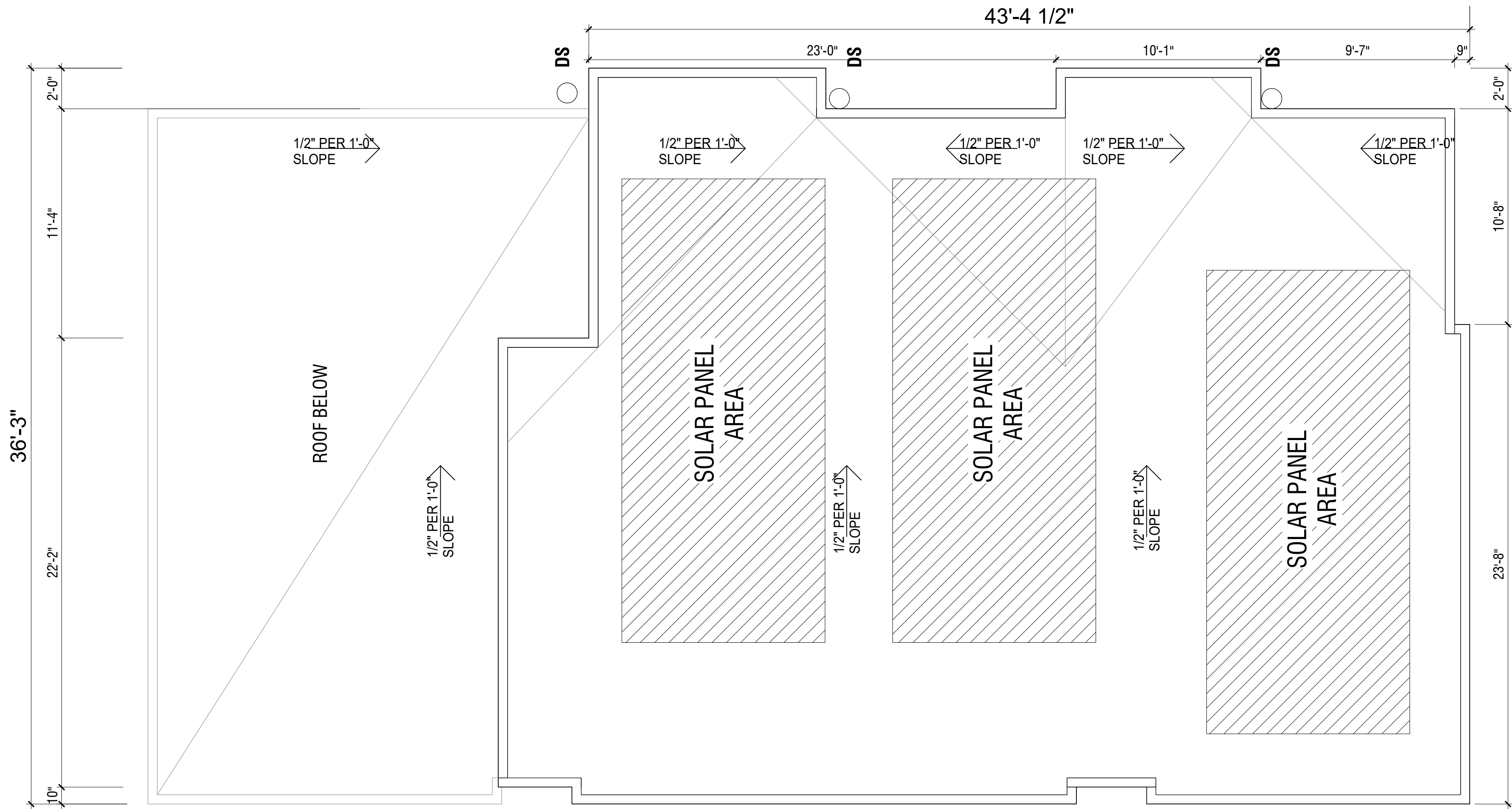
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KEY PLAN





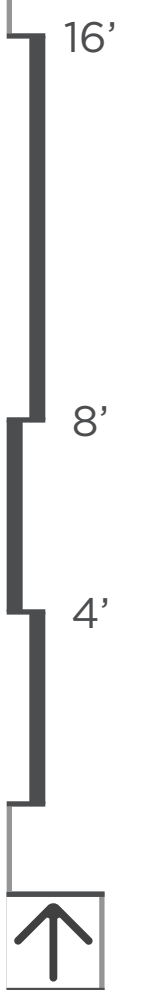
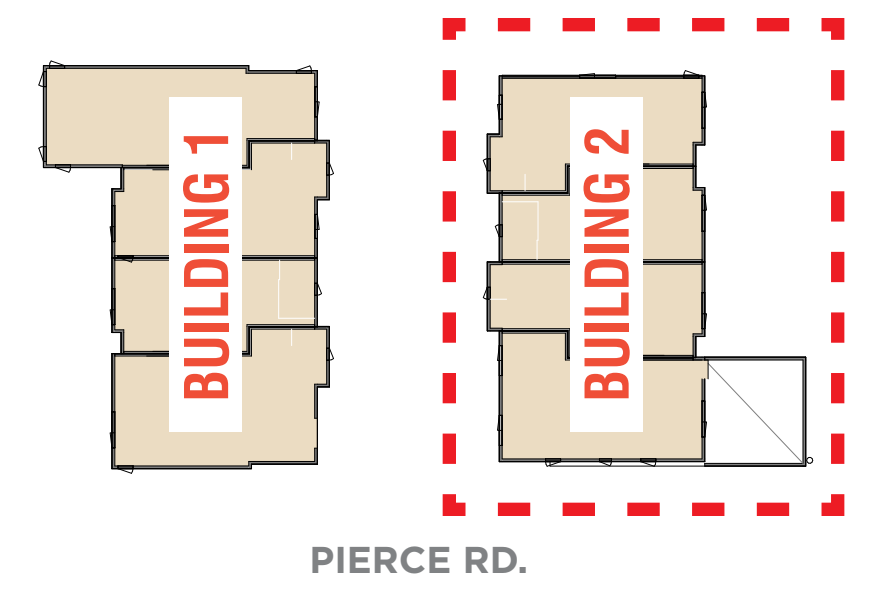
PIERCE RD.



**LEGEND**

- UNITS
- PARKING
- BOH
- PROPERTY LINE

**KEY PLAN**







**GD - GARAGE DOORS**



**CS1 - COMPOSITE SIDING**



**VW - VINYL WINDOW**



**CS2 - COMPOSITE SIDING**

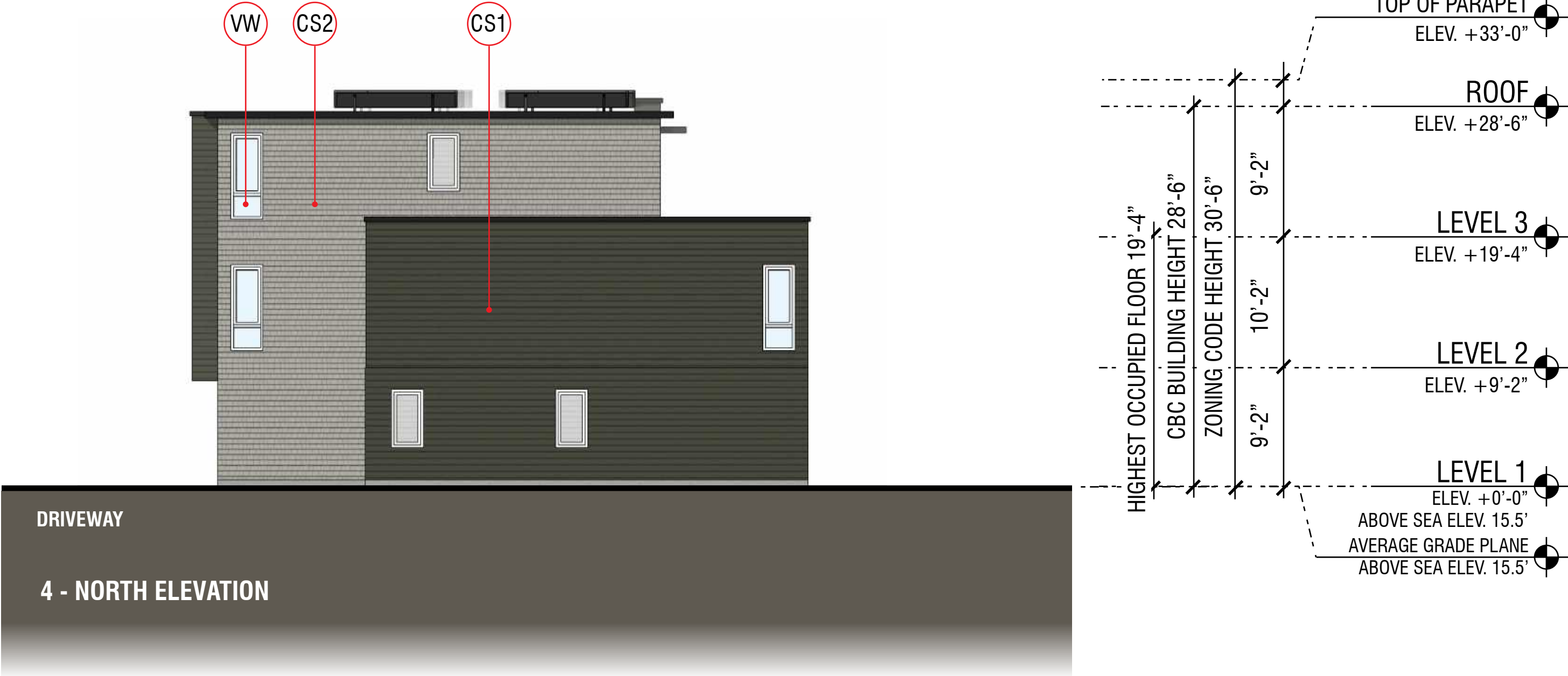
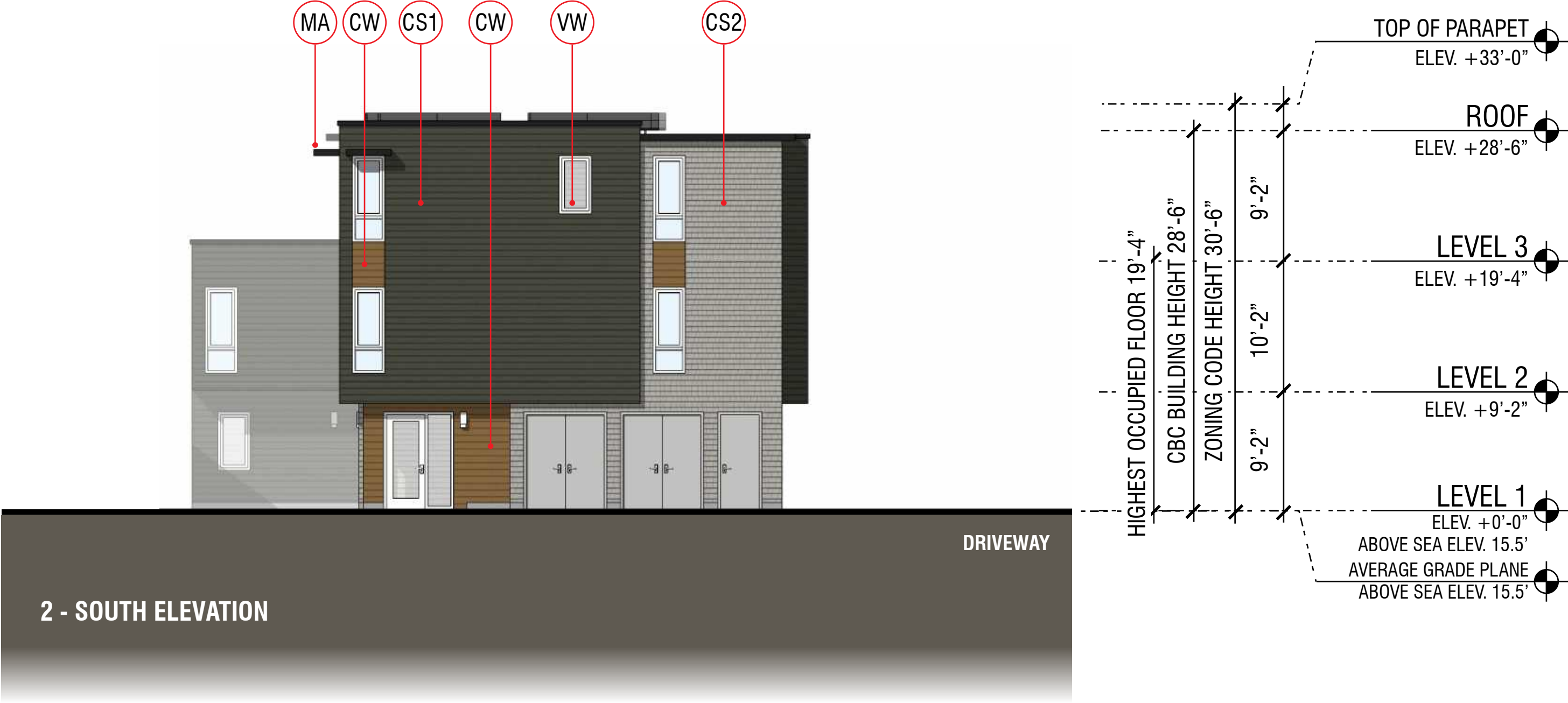


**MA - METAL AWNING**



**CW - COMPOSITE WOOD**

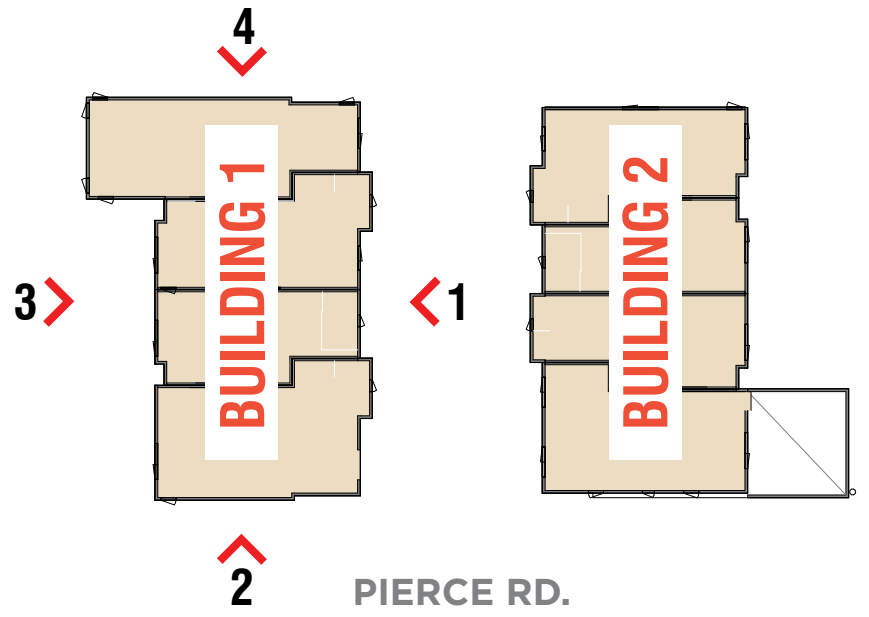




MATERIAL LEGEND

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

KEY PLAN



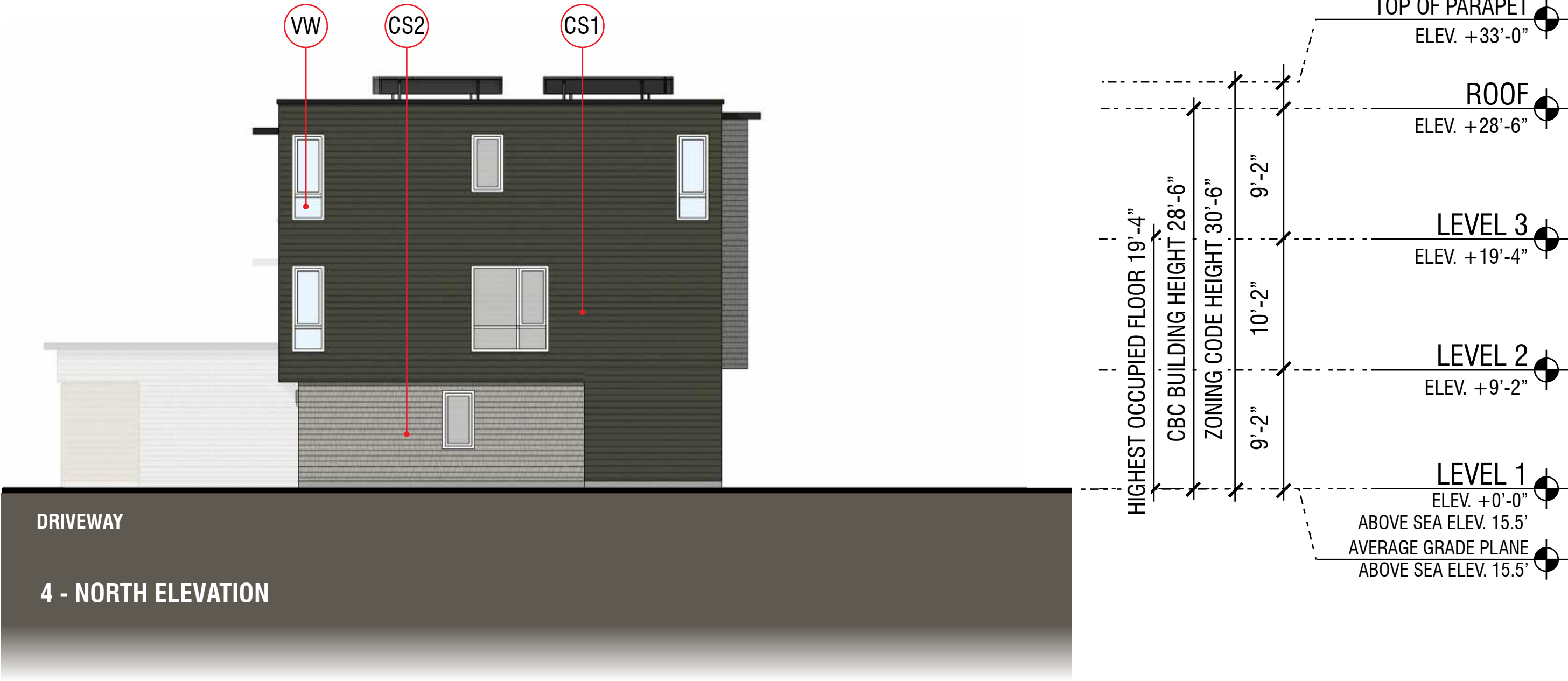
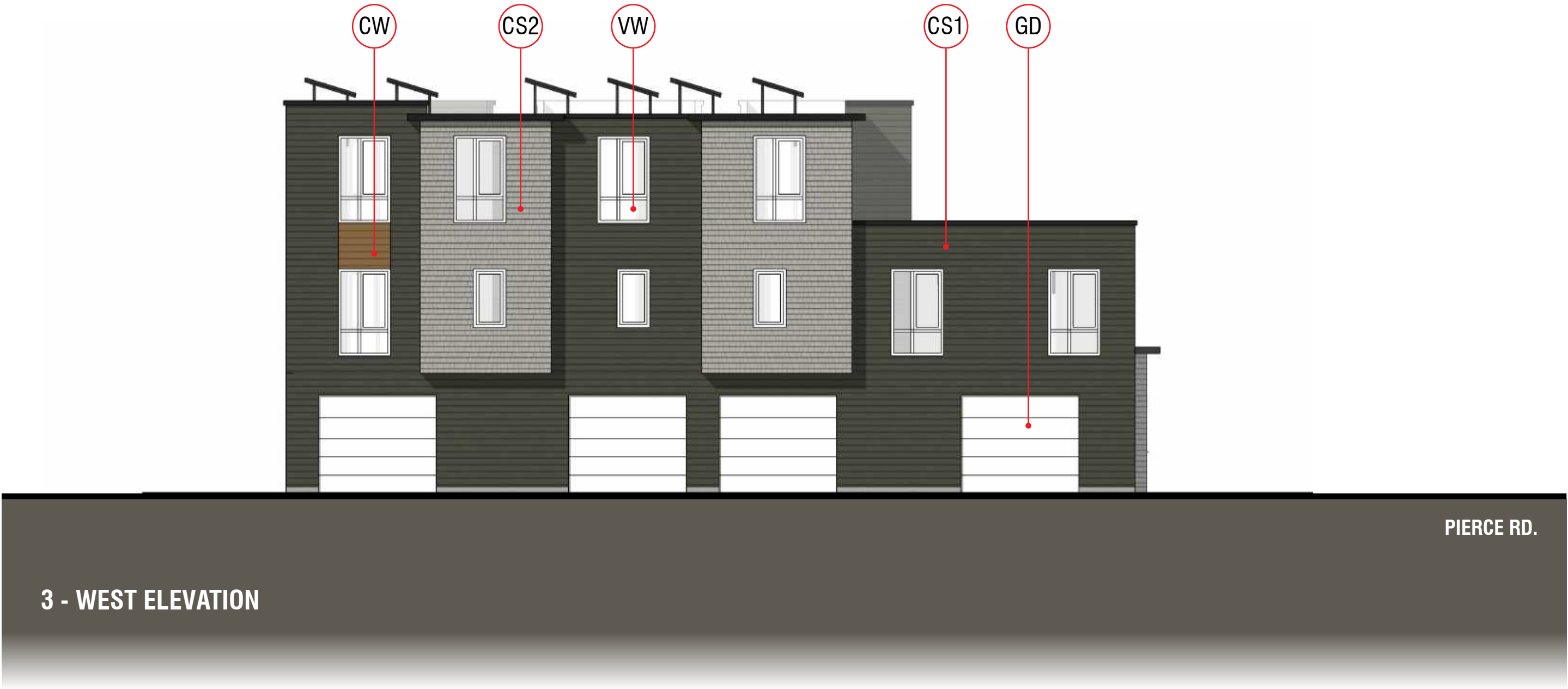
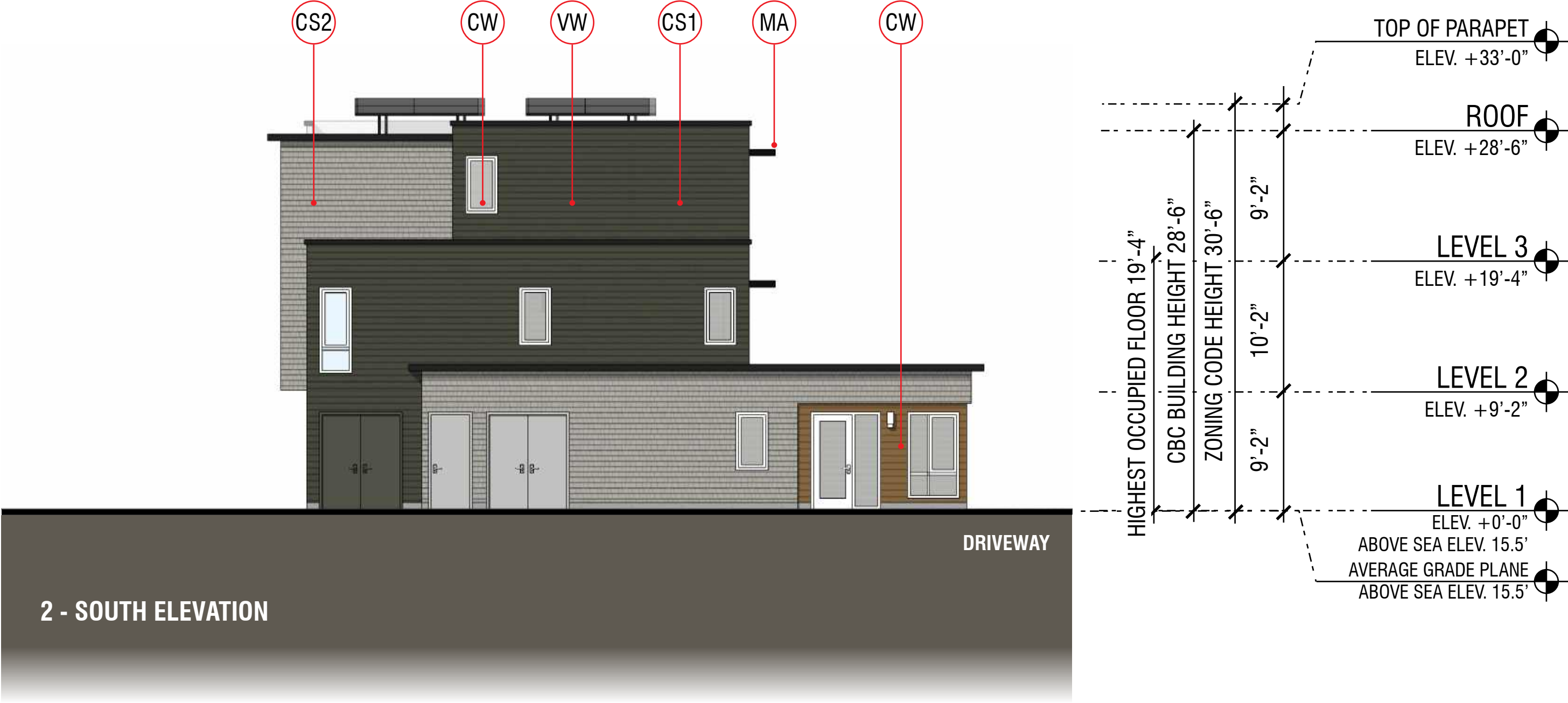
ELEVATIONS



355 PIERCE  
MENLO PARK, CA  
TCA # 2025-158

PLANNING SUBMITTAL  
APRIL 22, 2025

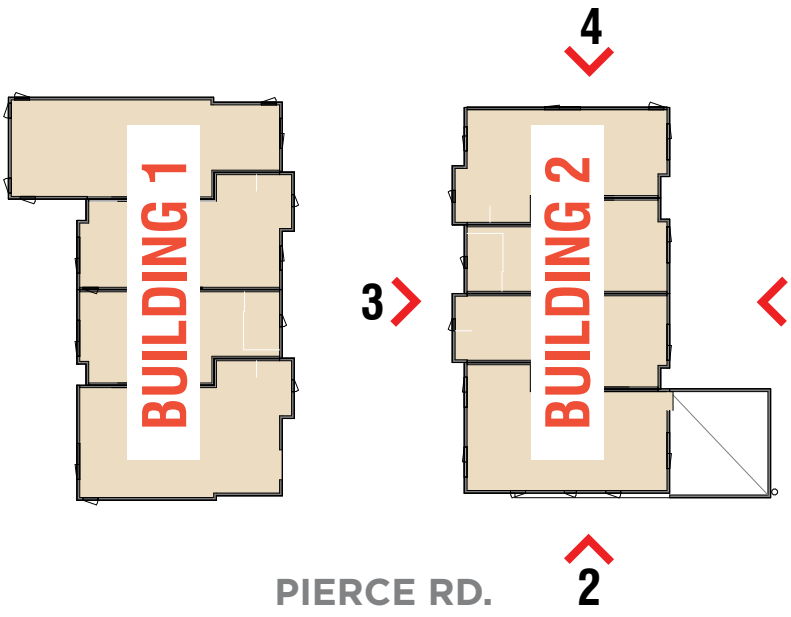




**MATERIAL LEGEND**

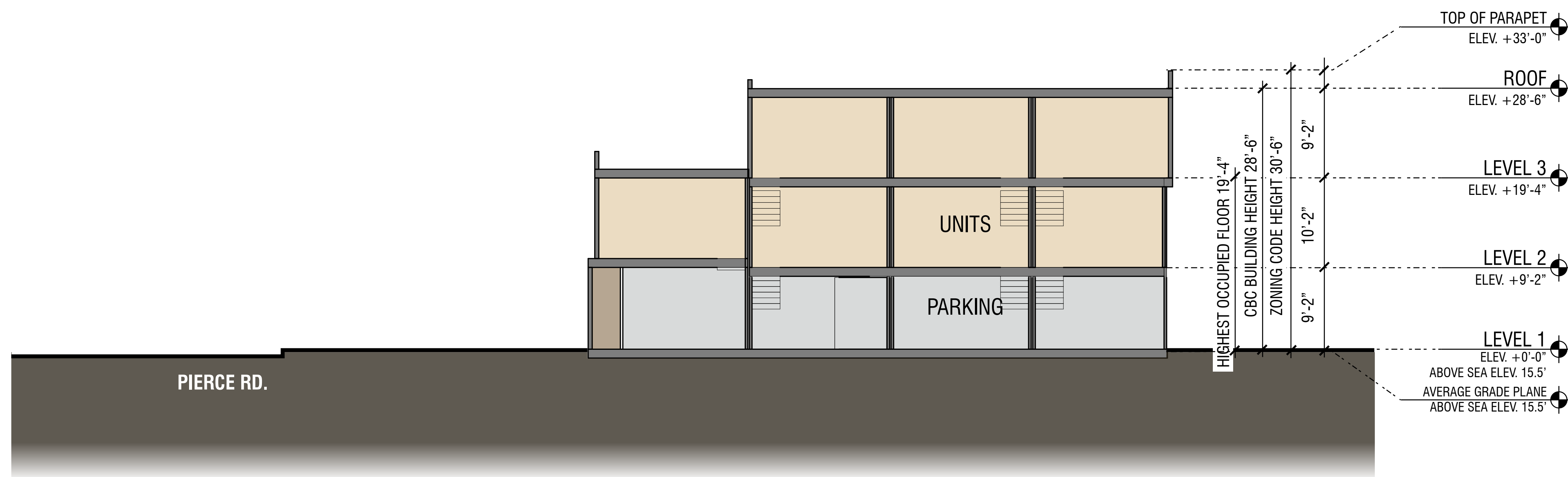
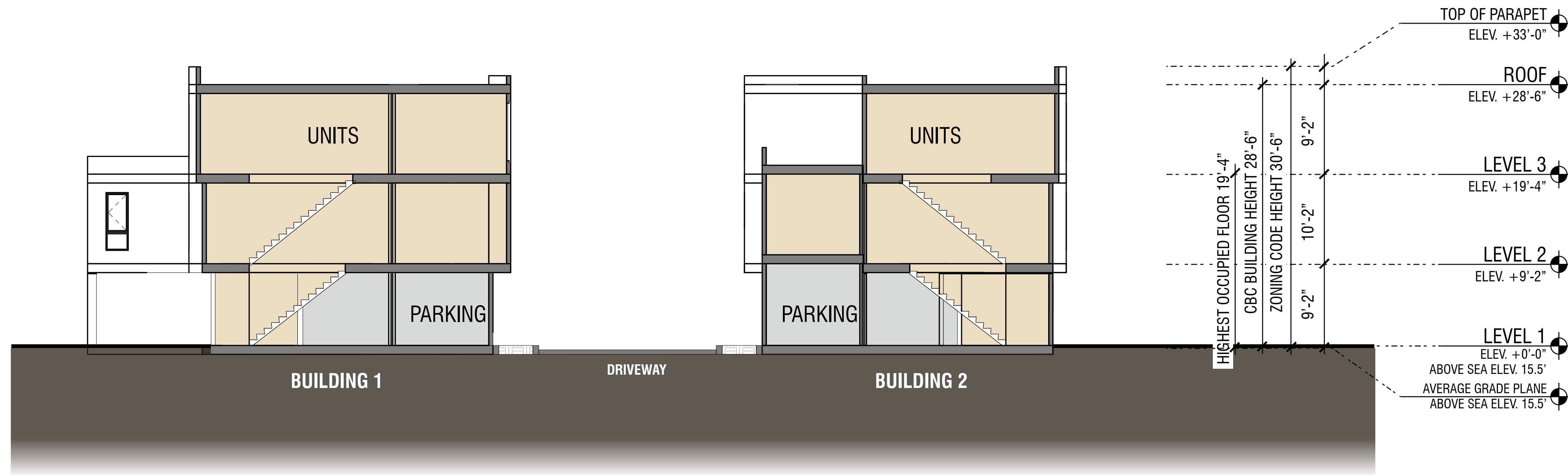
- CS1 - COMPOSITE SIDING
- CS2 - COMPOSITE SIDING
- CW - COMPOSITE WOOD
- VW - VINYL WINDOW
- GD - GARAGE DOORS
- MA - METAL AWNING

**KEY PLAN**

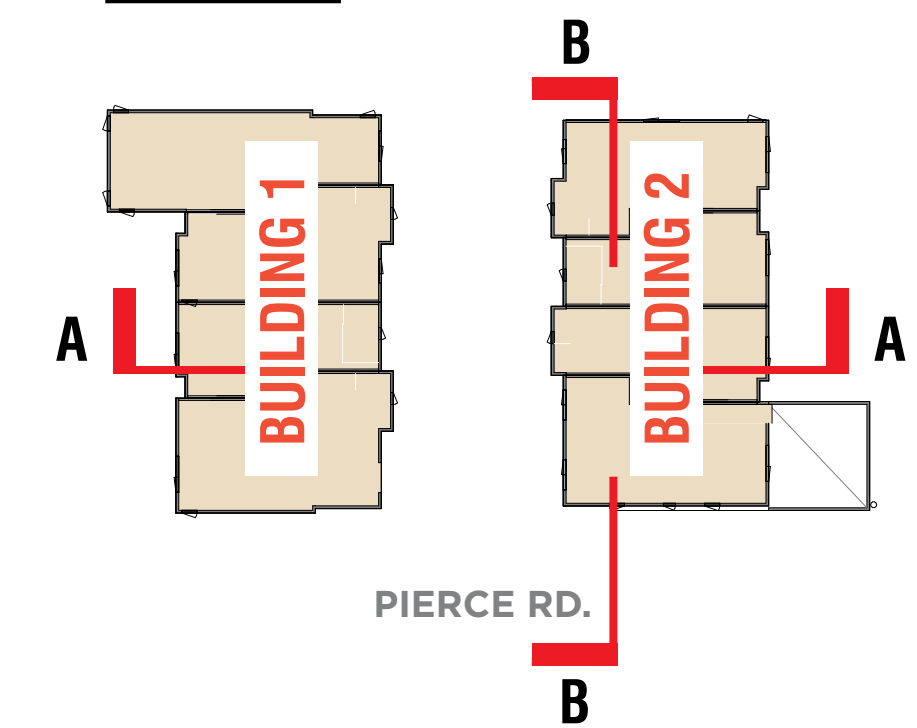


**ELEVATIONS**





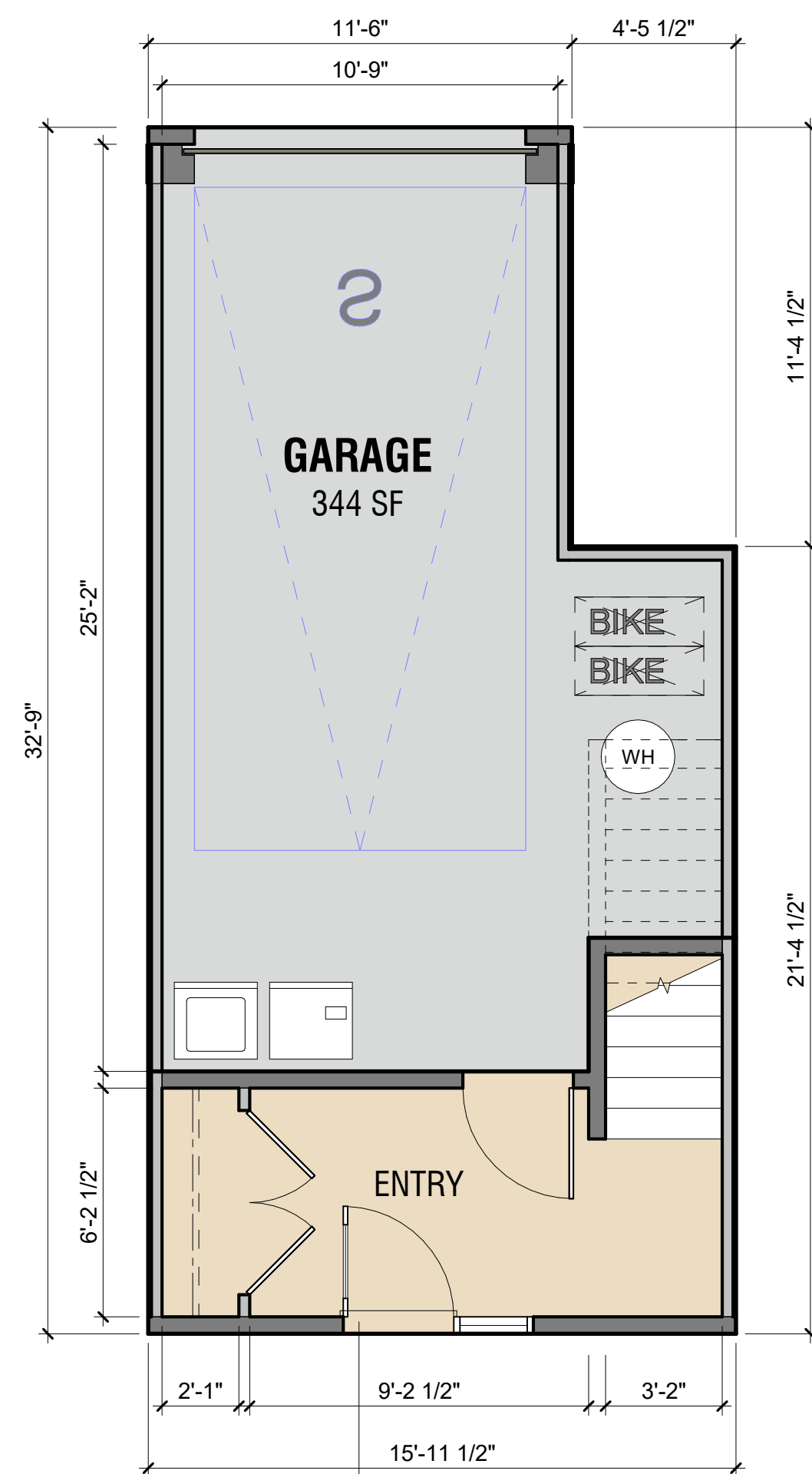
#### KEY PLAN



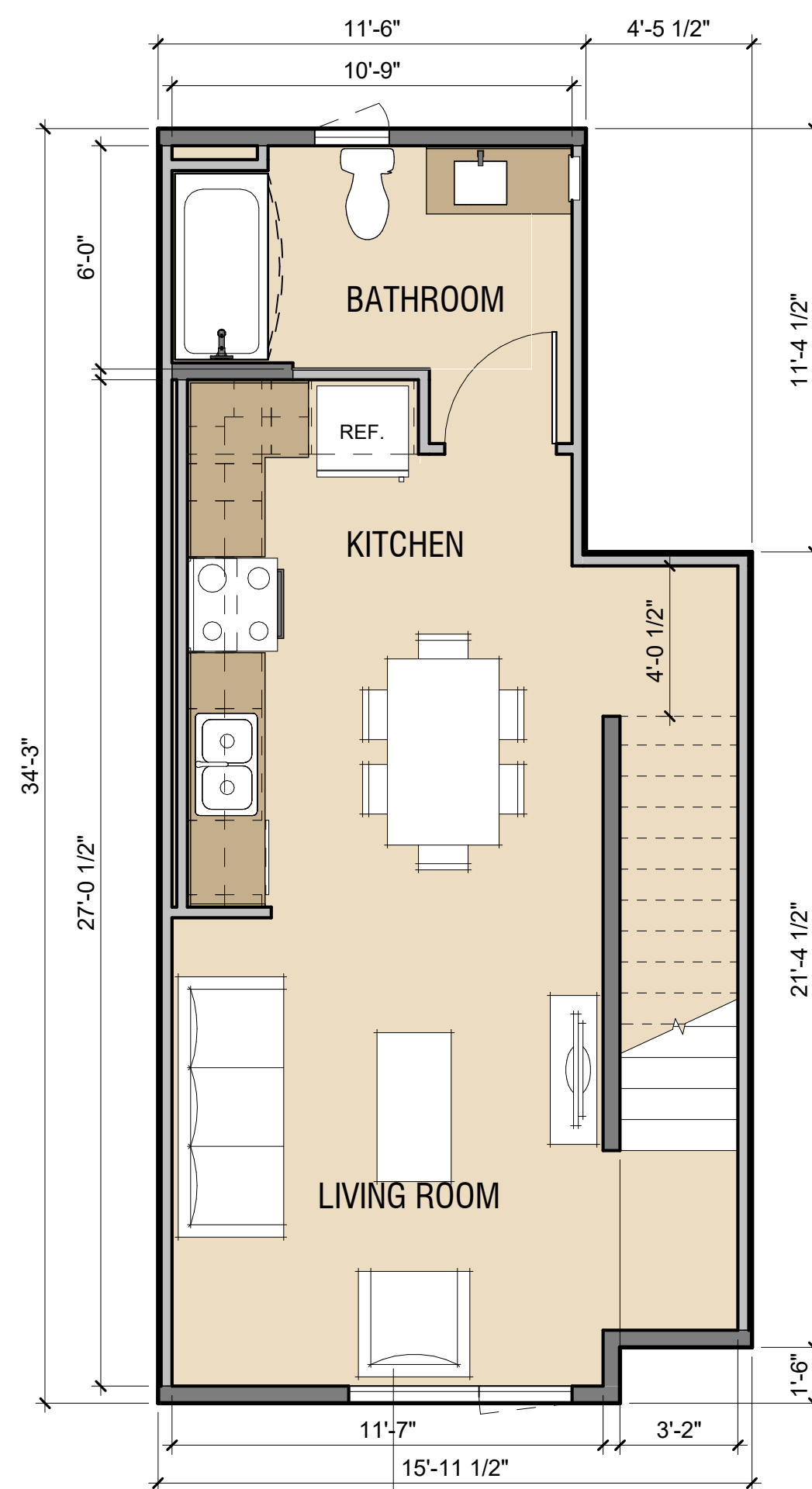
#### DEFINITIONS:

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.

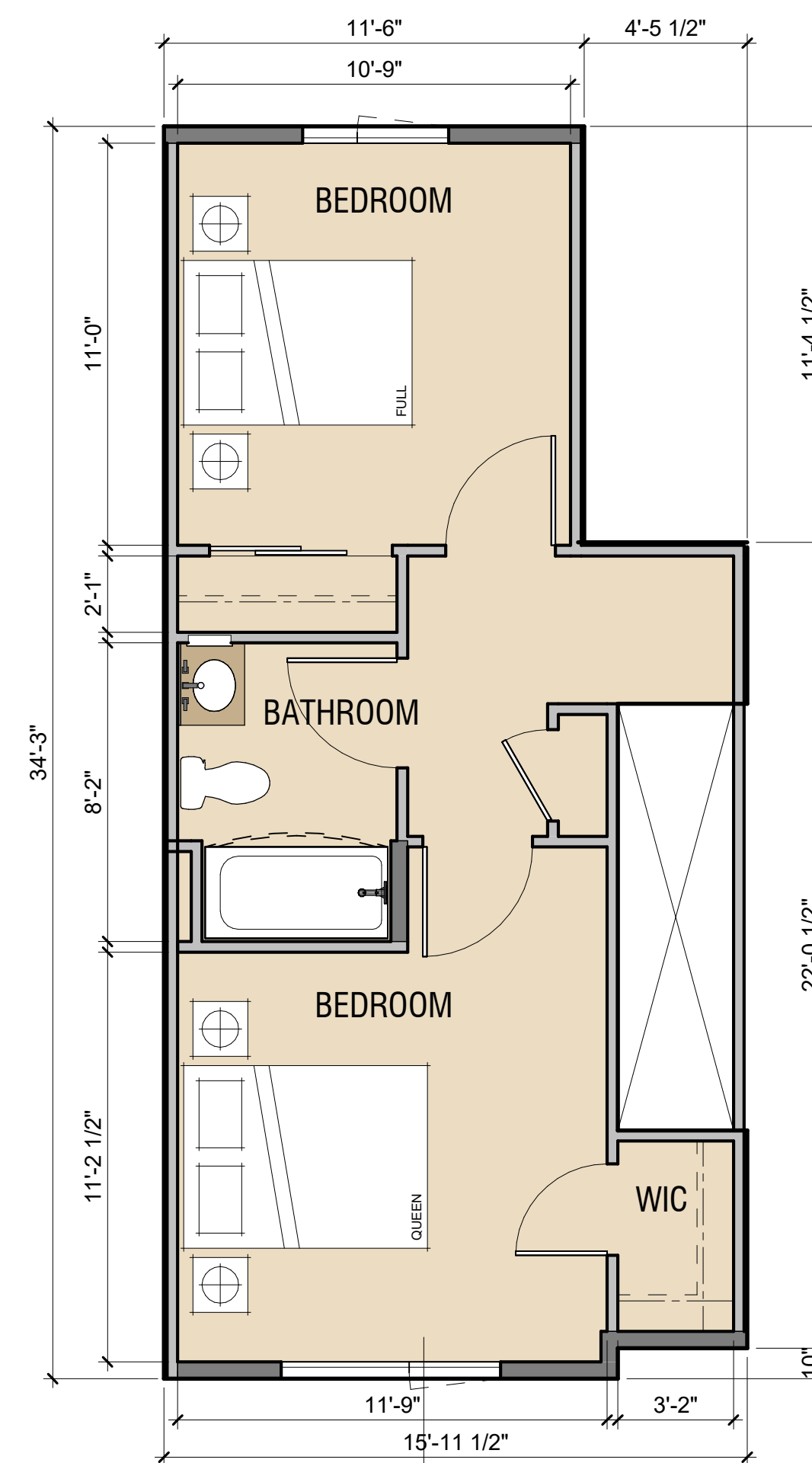




**B1**  
**128 SF**  
LEVEL 1



**B1**  
**491 SF**  
LEVEL 2

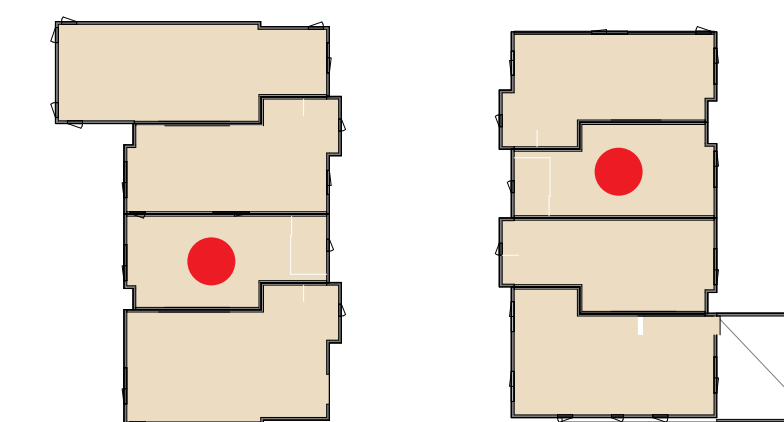


**B1**  
**452 SF**  
LEVEL 3

**LEGEND**

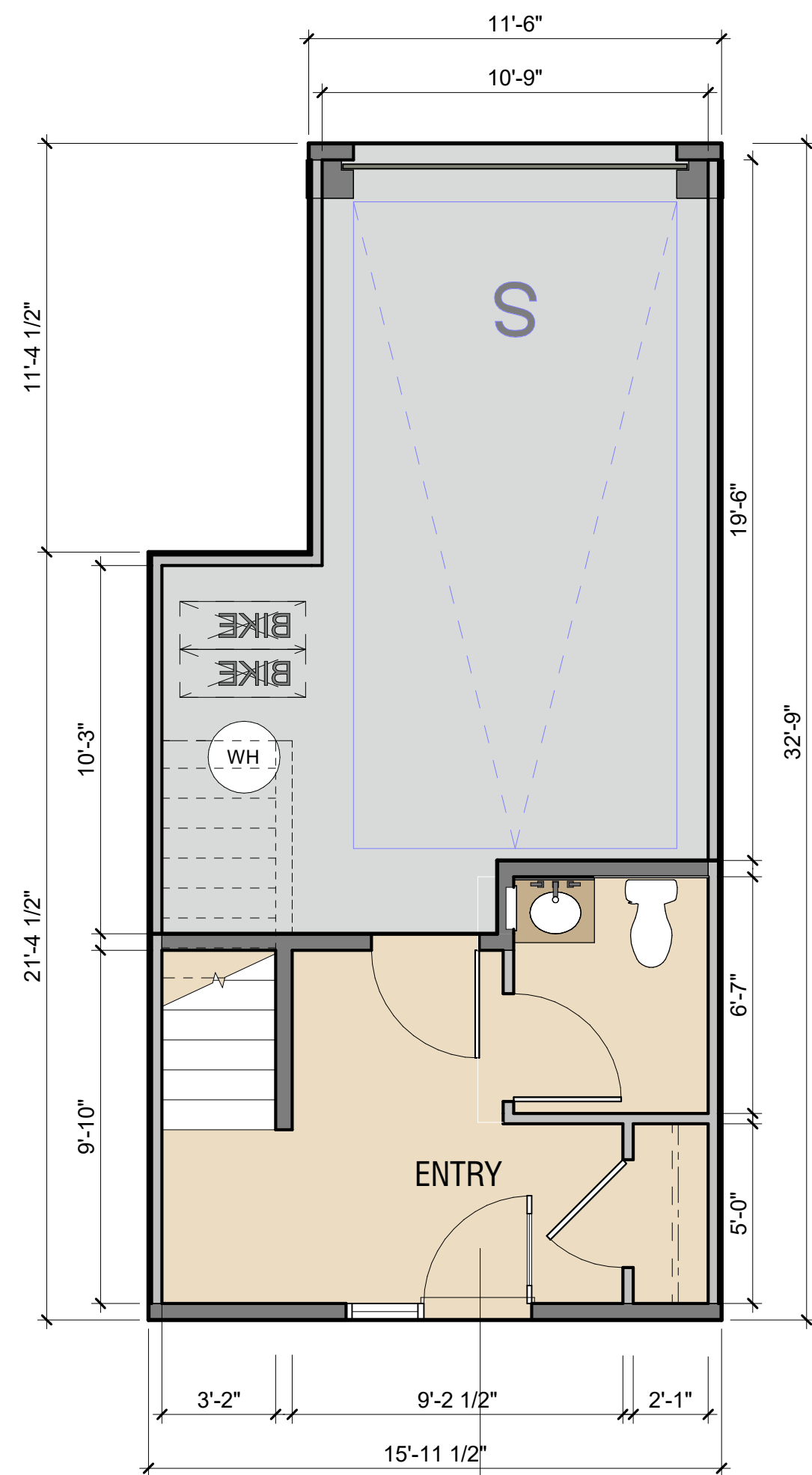
- UNITS
- PARKING
- BOH
- PROPERTY LINE

**KEY PLAN**

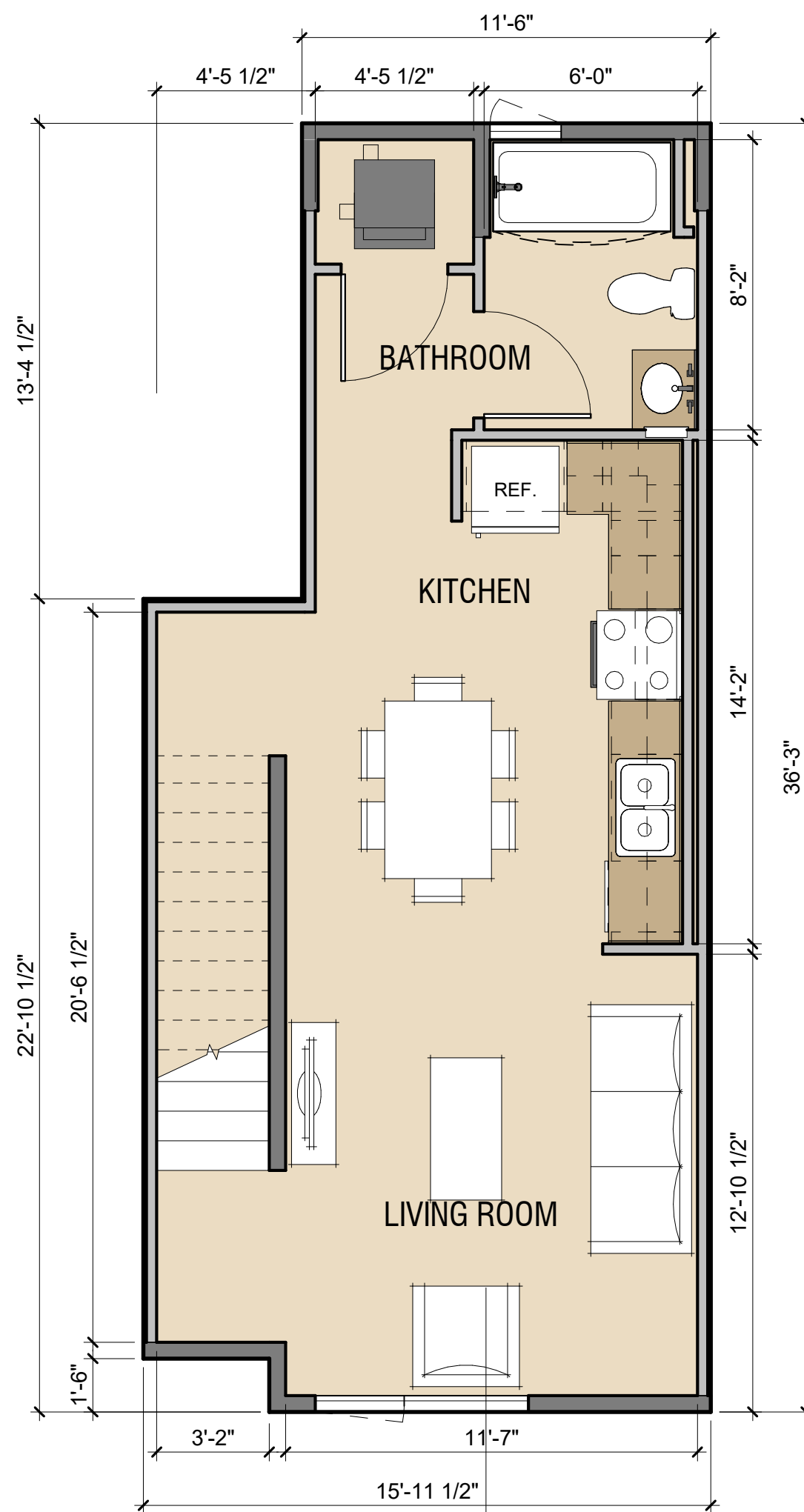


PIERCE RD.

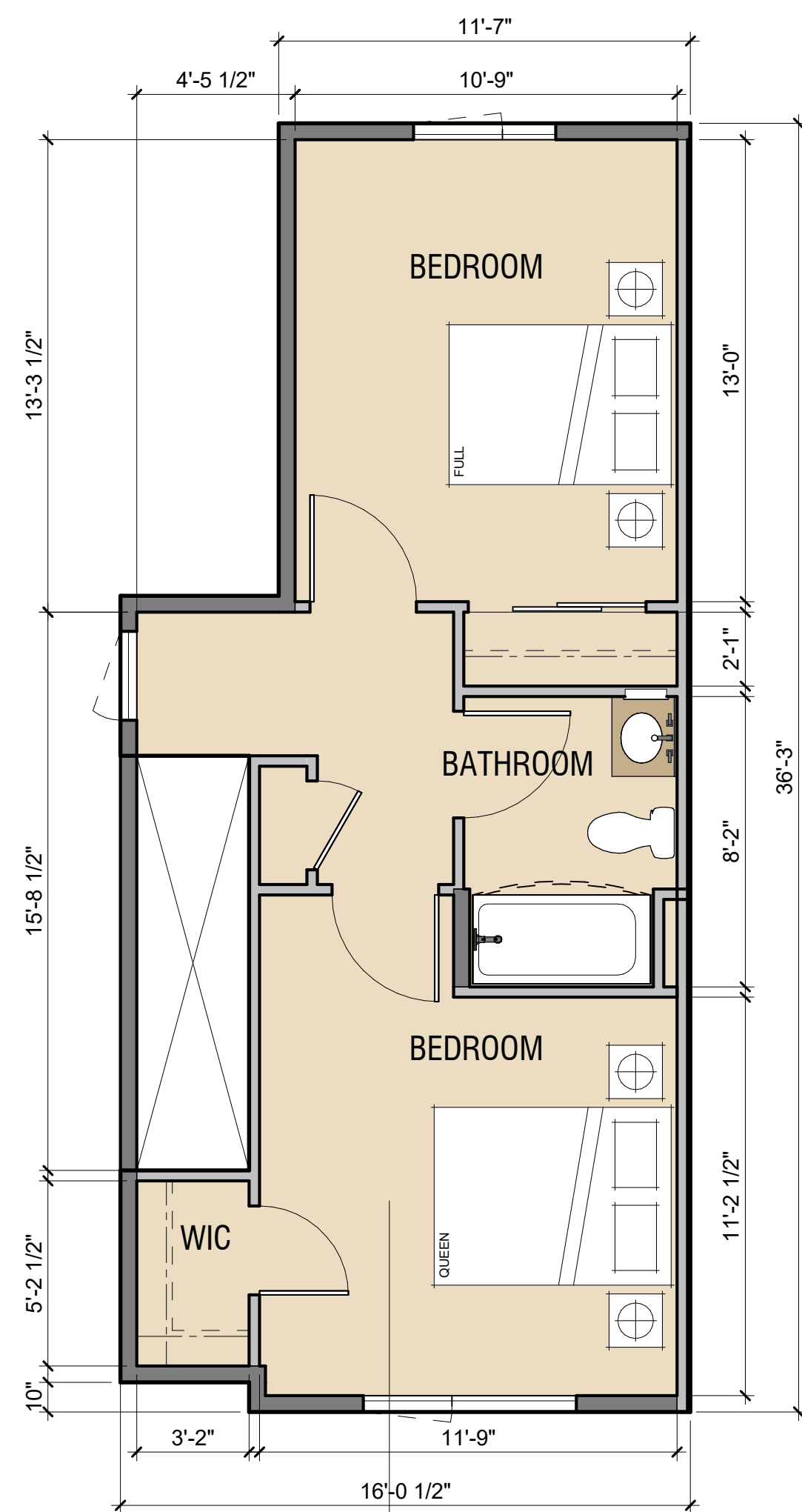




**B2**  
**184 SF**  
LEVEL 1



**B2**  
**514 SF**  
LEVEL 2

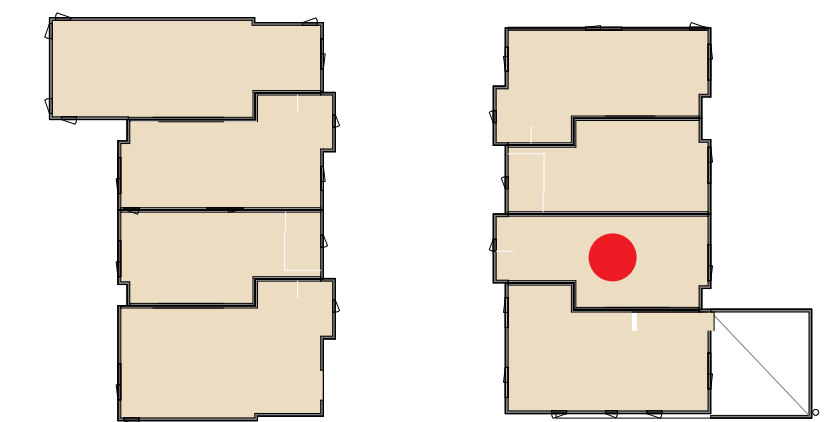


**B2**  
**477 SF**  
LEVEL 3

**LEGEND**

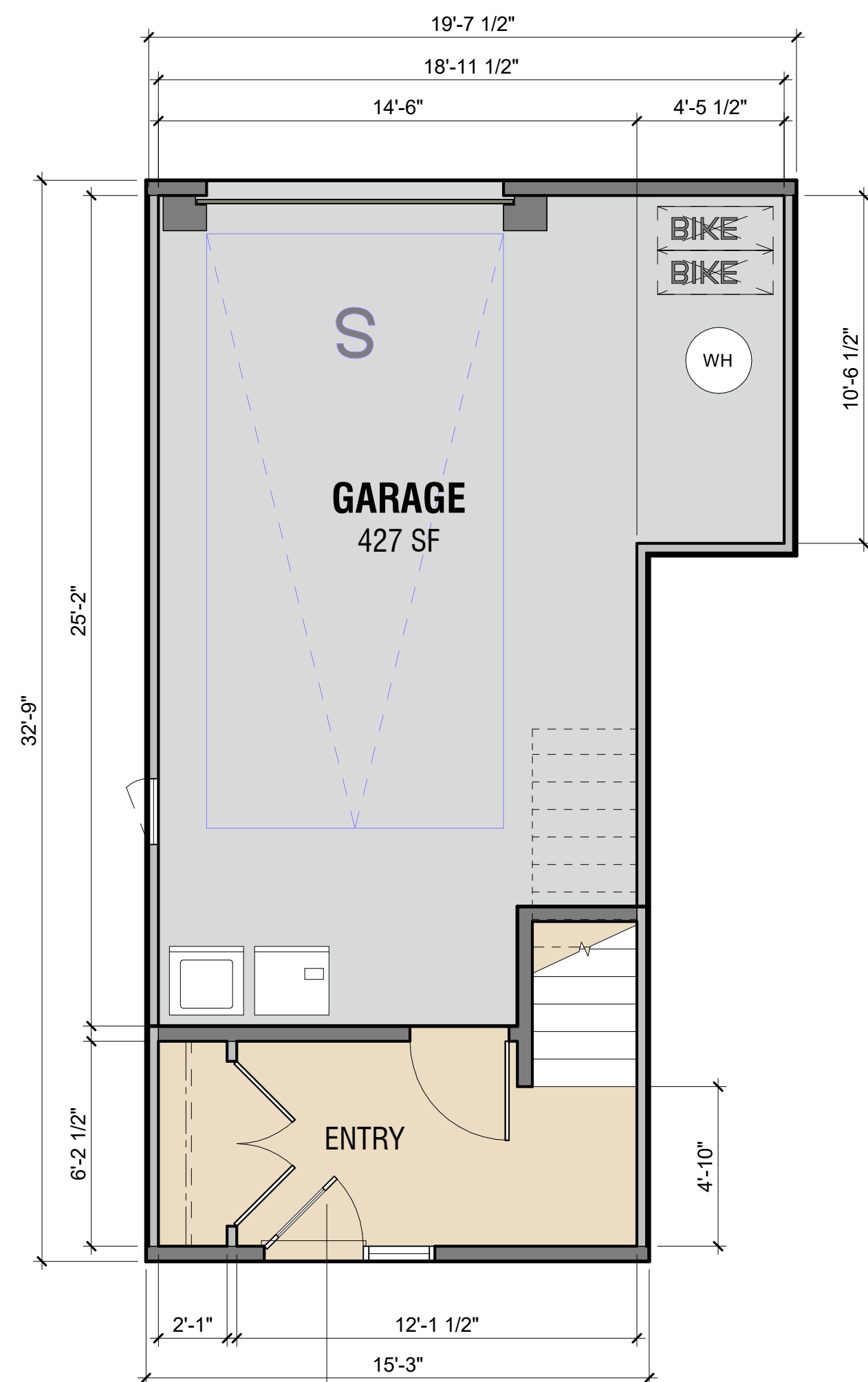
- UNITS
- PARKING
- BOH
- PROPERTY LINE

**KEY PLAN**

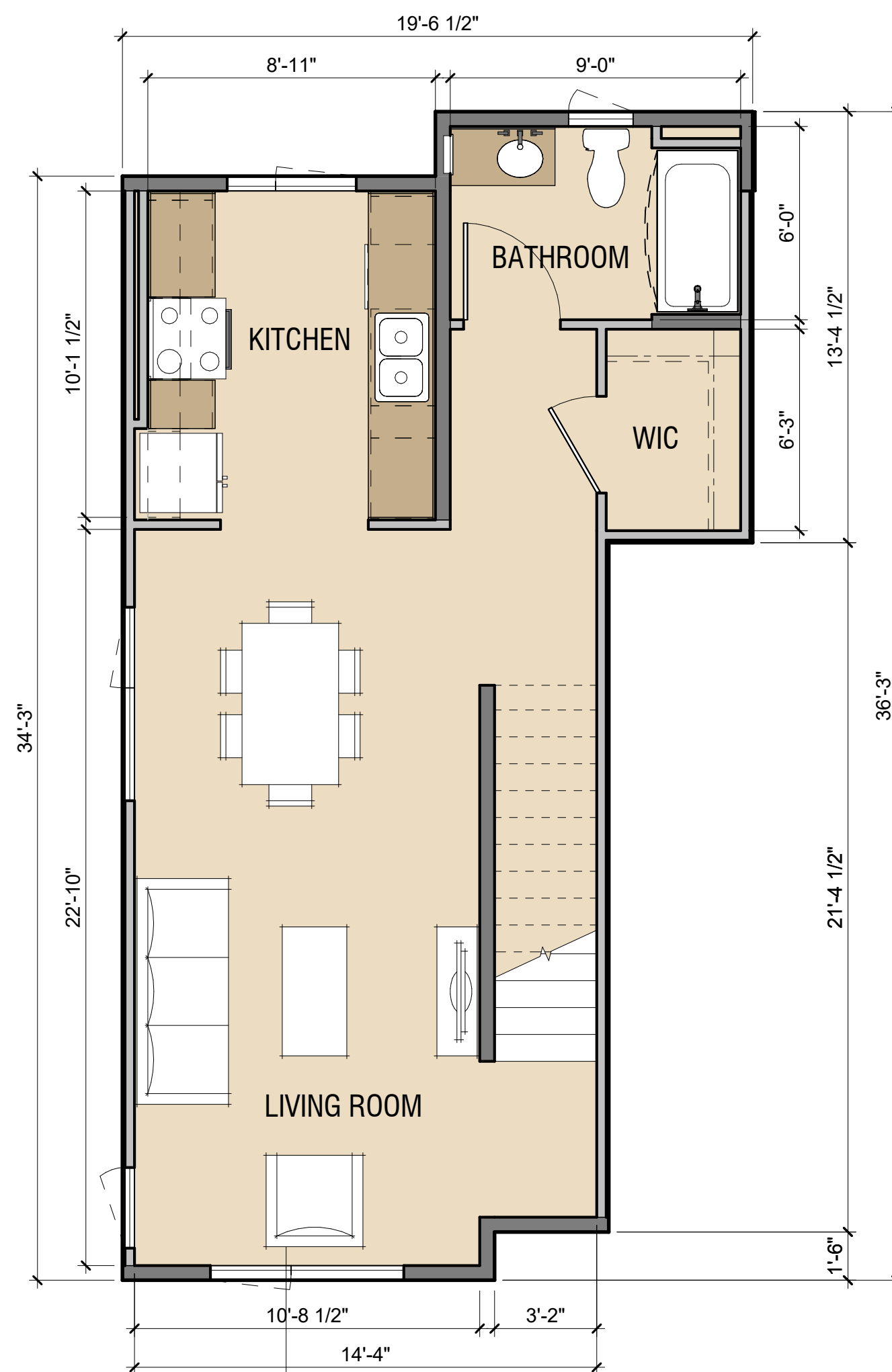


PIERCE RD.

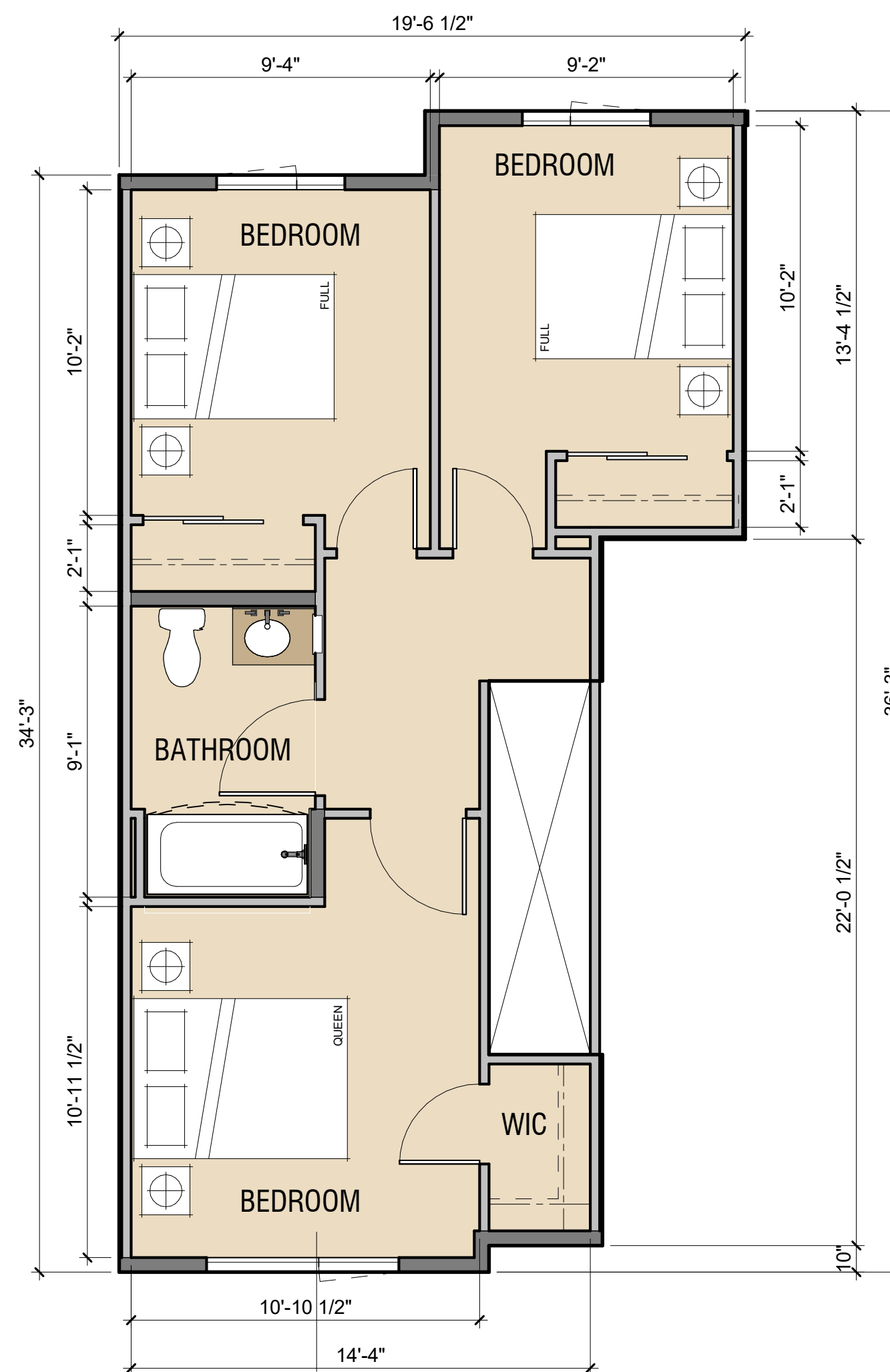




**C1**  
123 SF  
LEVEL 1



**C1**  
582 SF  
LEVEL 2

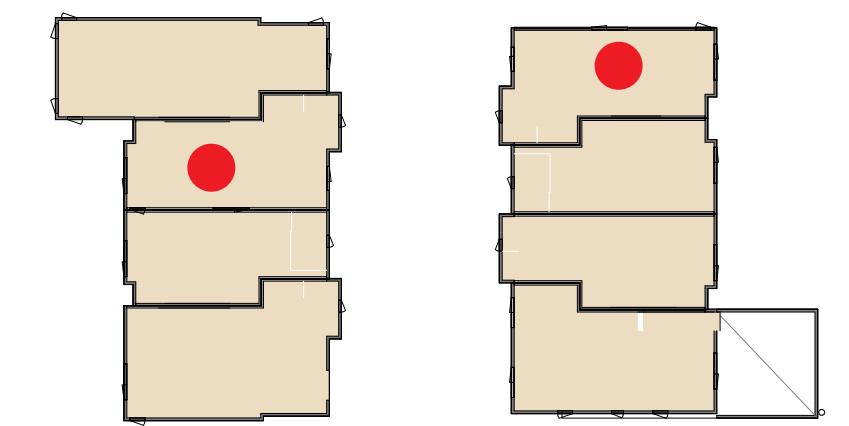


**C1**  
543 SF  
LEVEL 3

## LEGEND

- UNITS
- PARKING
- BOH
- PROPERTY LINE

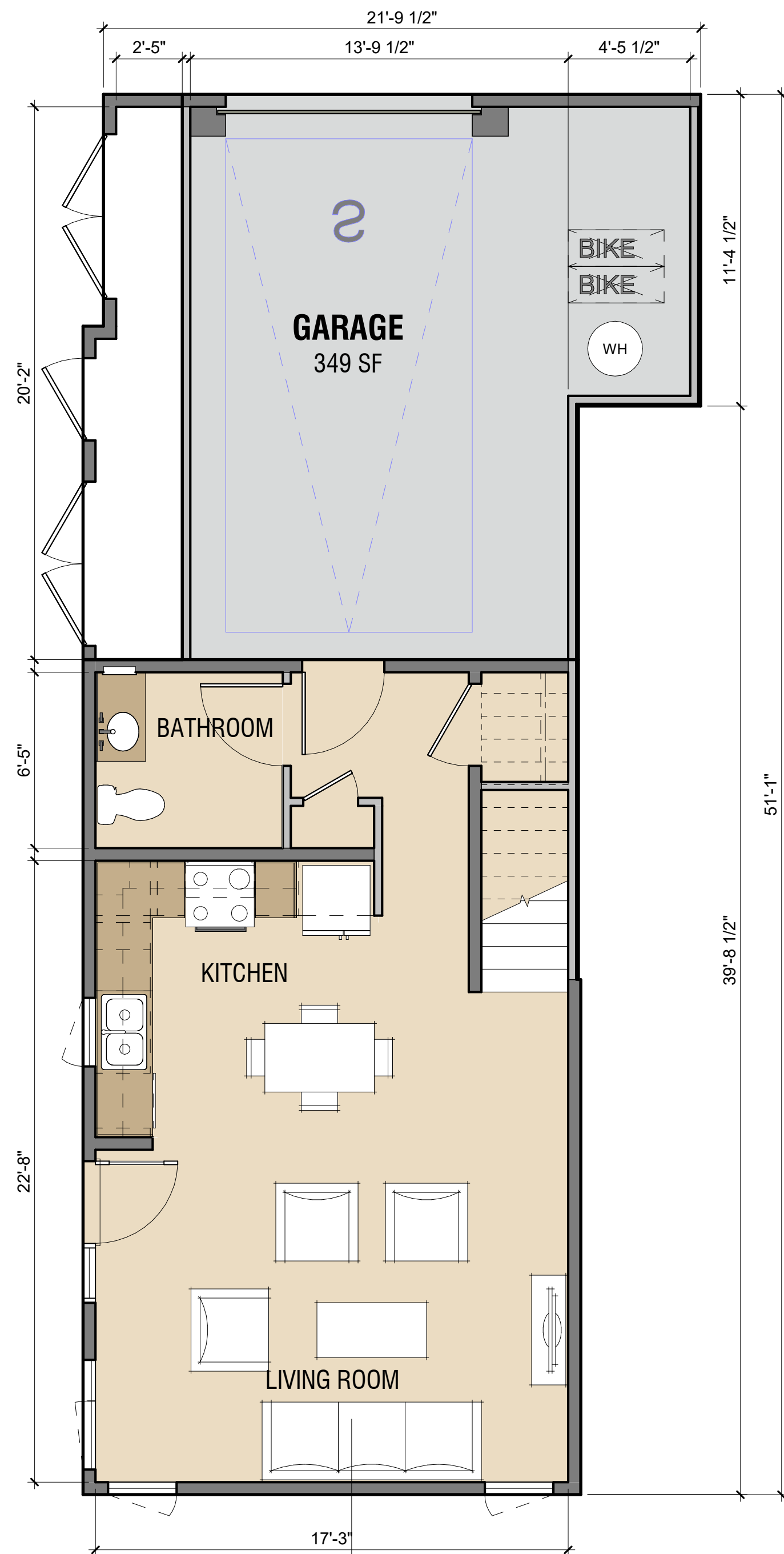
## KEY PLAN



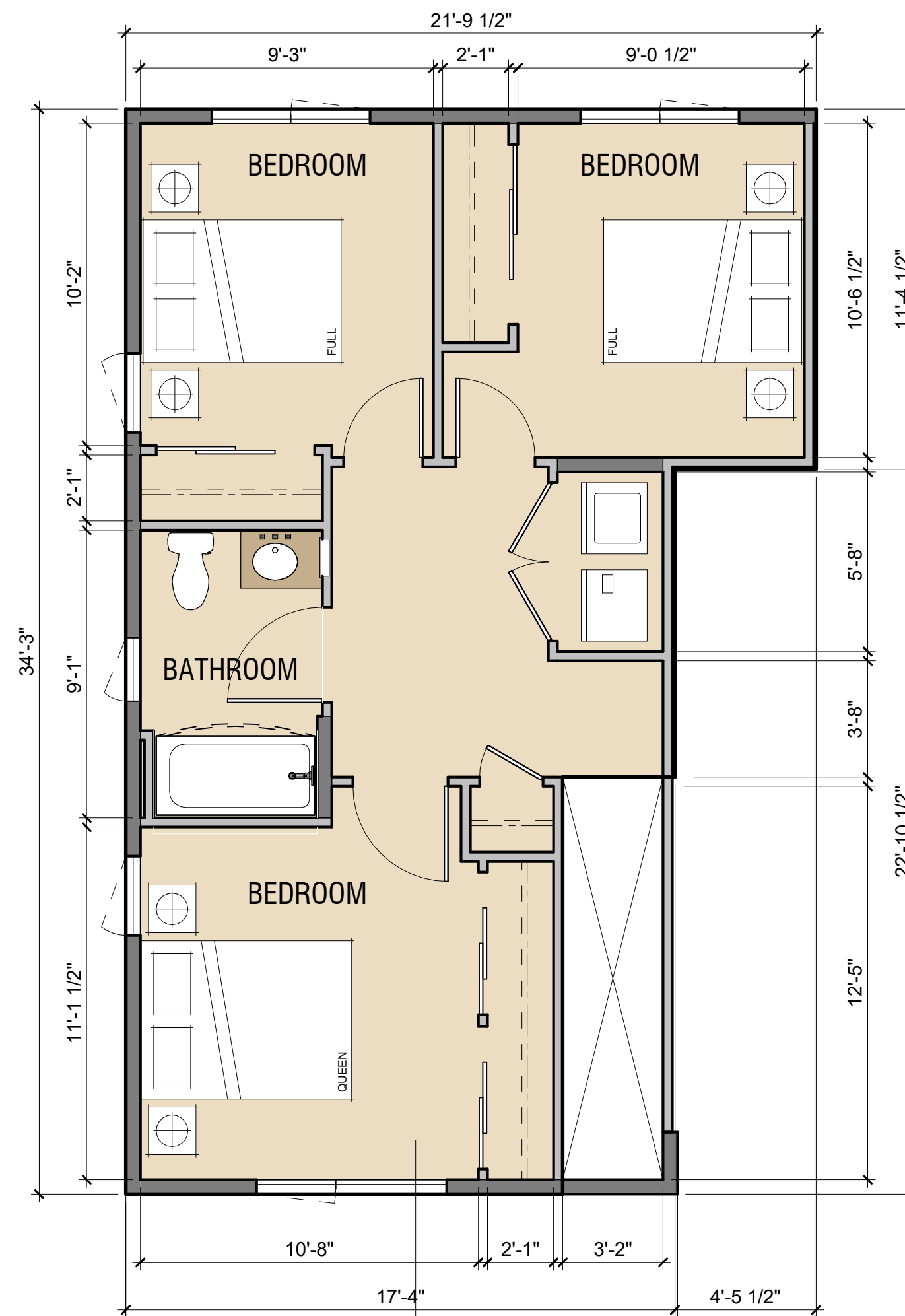
PIERCE RD.







**C2**  
552 SF  
LEVEL 1

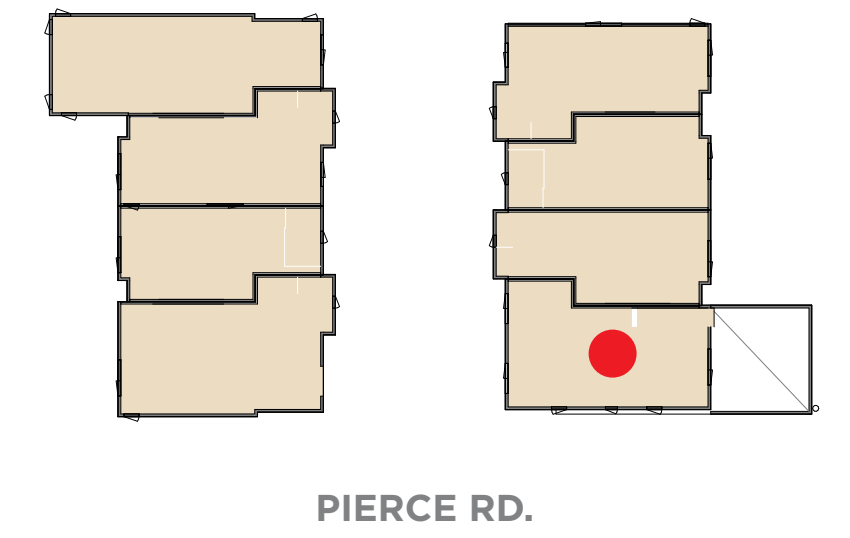


**C2**  
598 SF  
LEVEL 2

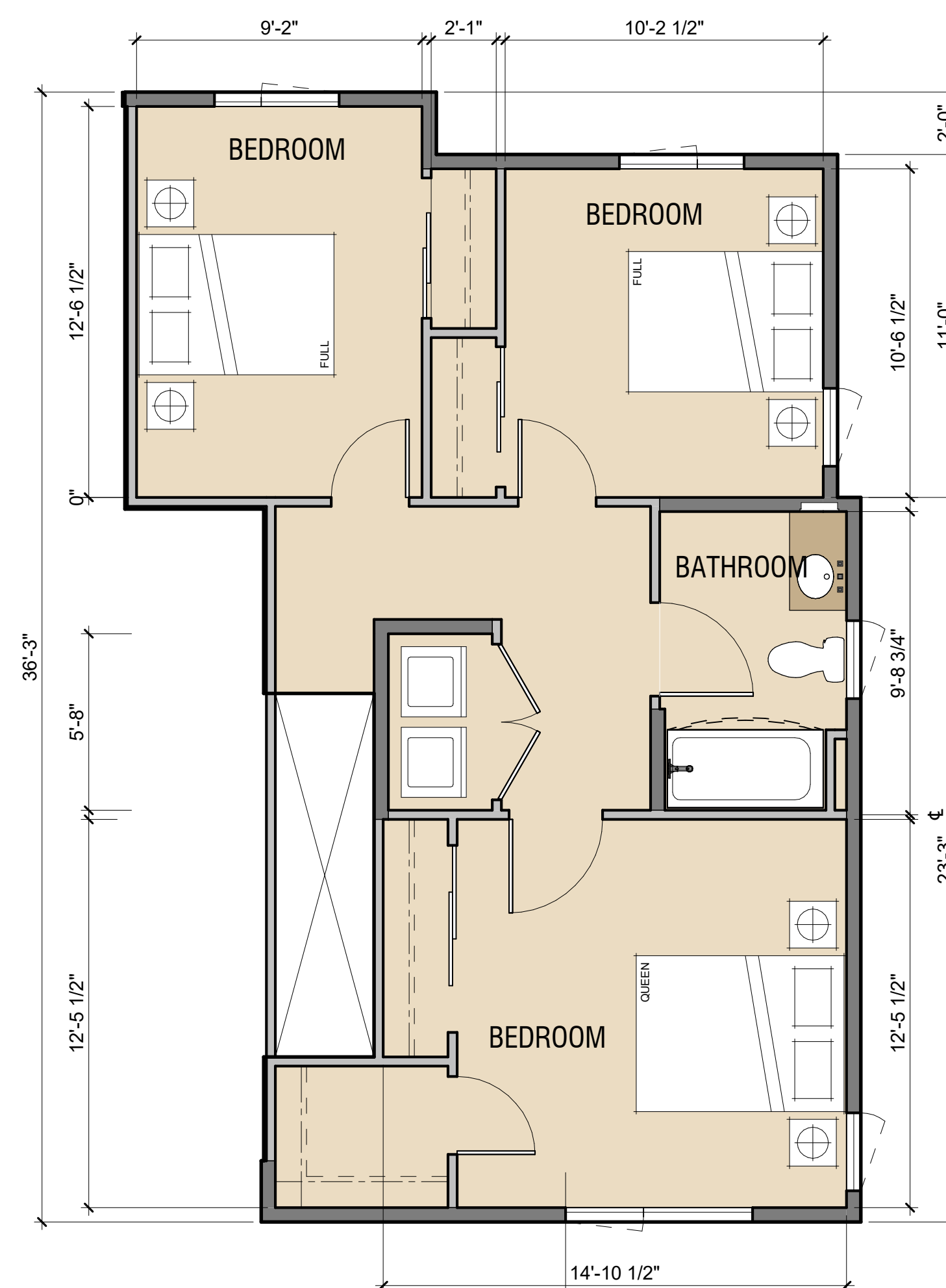
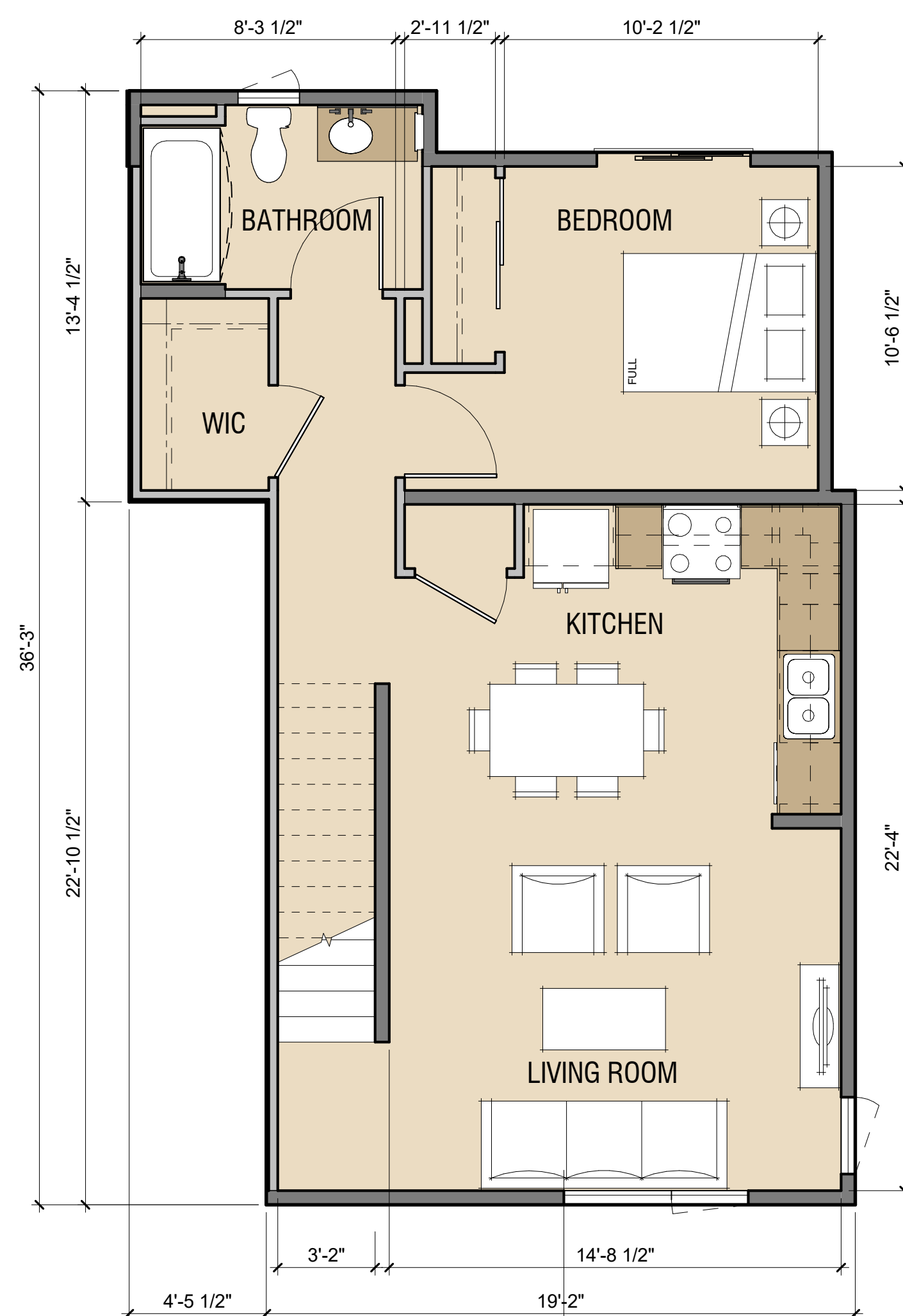
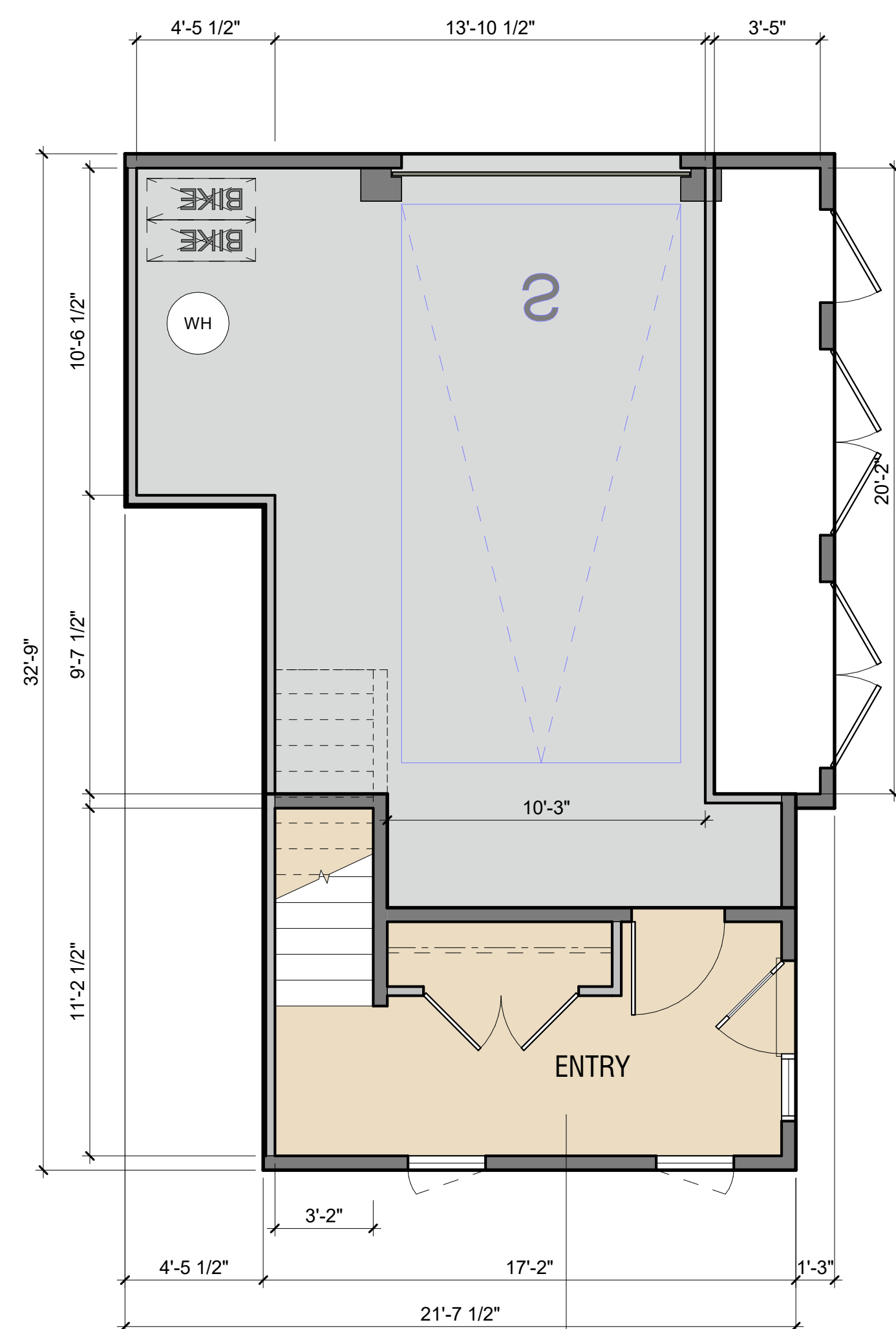
**LEGEND**

- UNITS
- PARKING
- BOH
- PROPERTY LINE

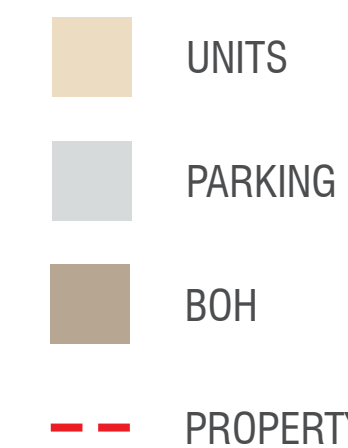
**KEY PLAN**



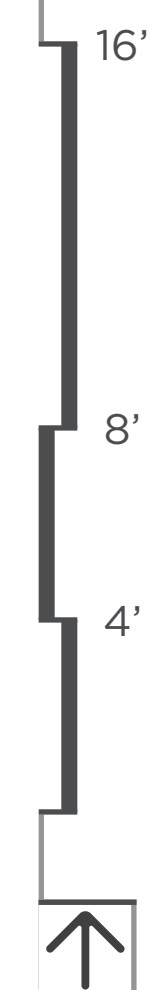
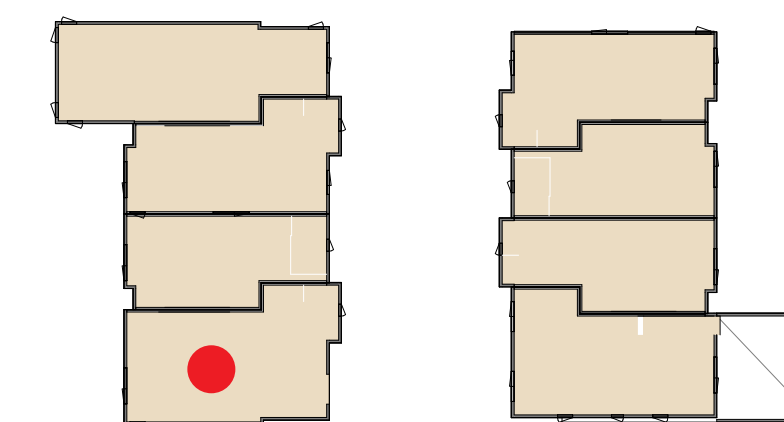




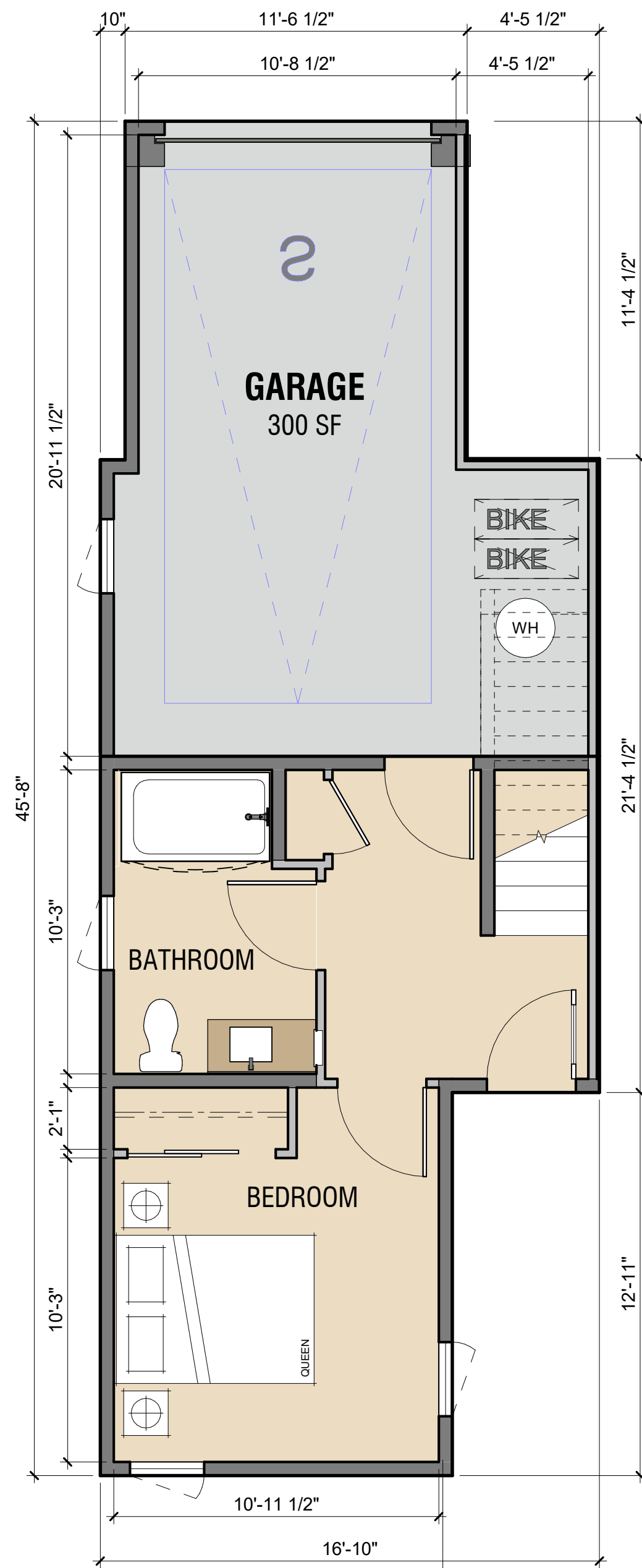
### LEGEND



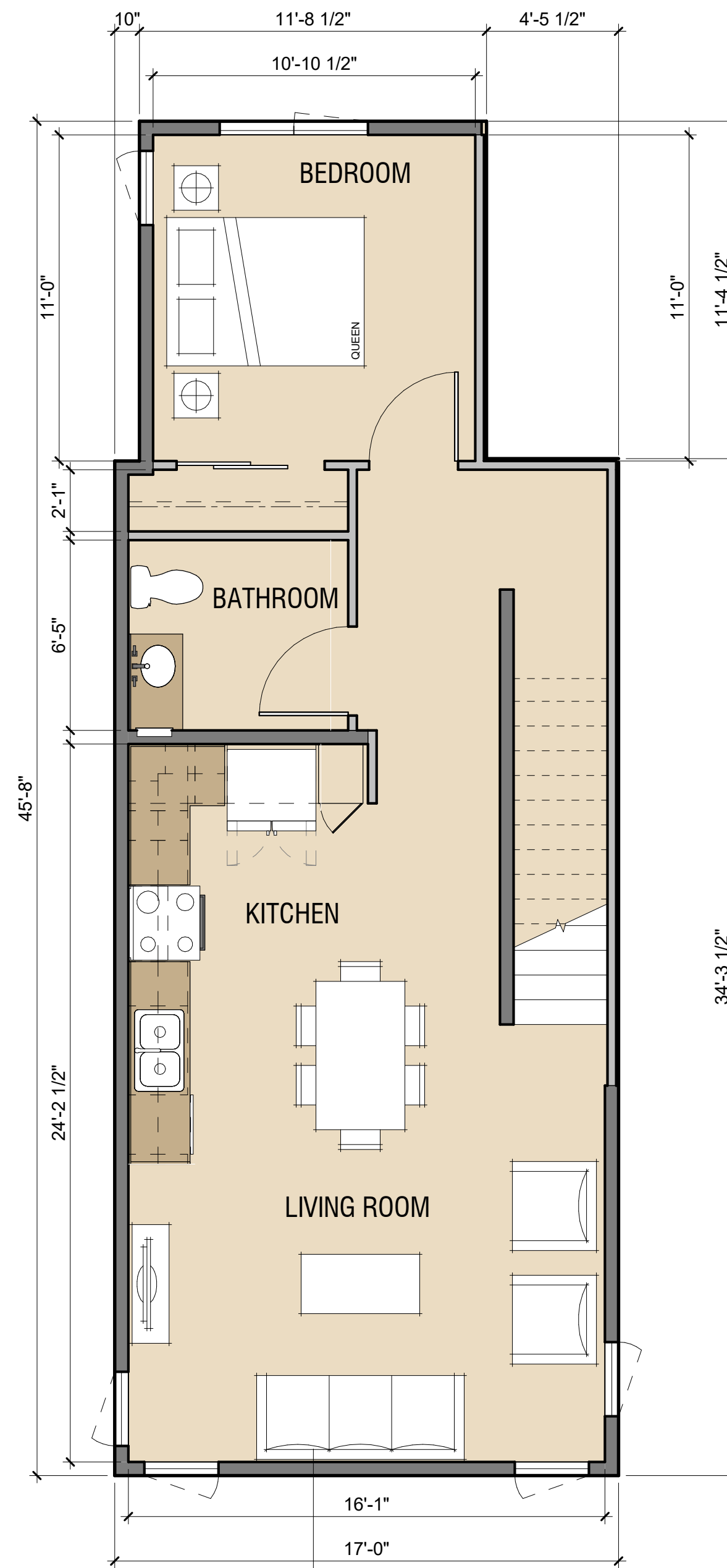
## KEY PLAN



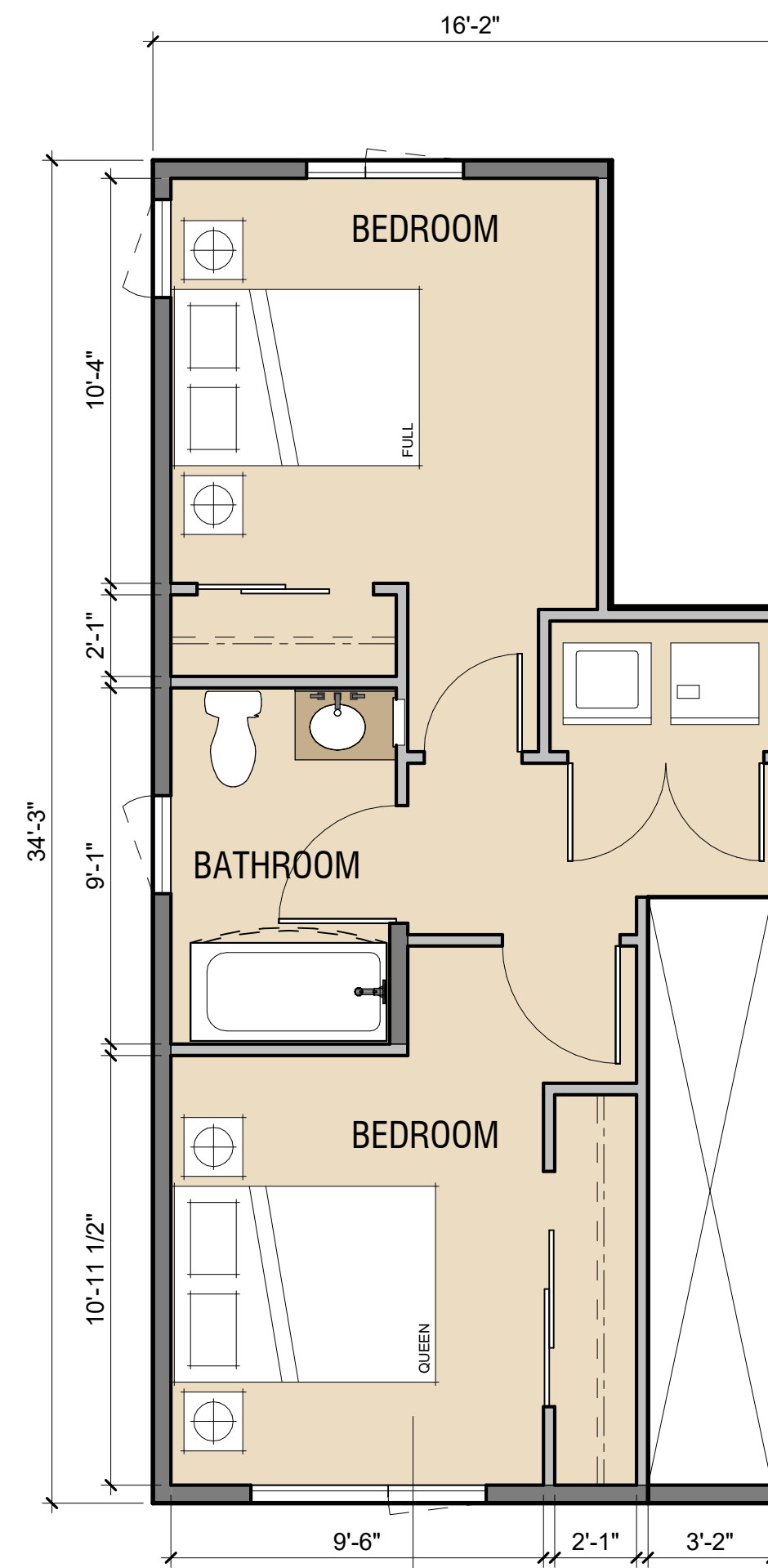




**D2**  
344 SF  
LEVEL 1



**D2**  
716 SF  
LEVEL 2

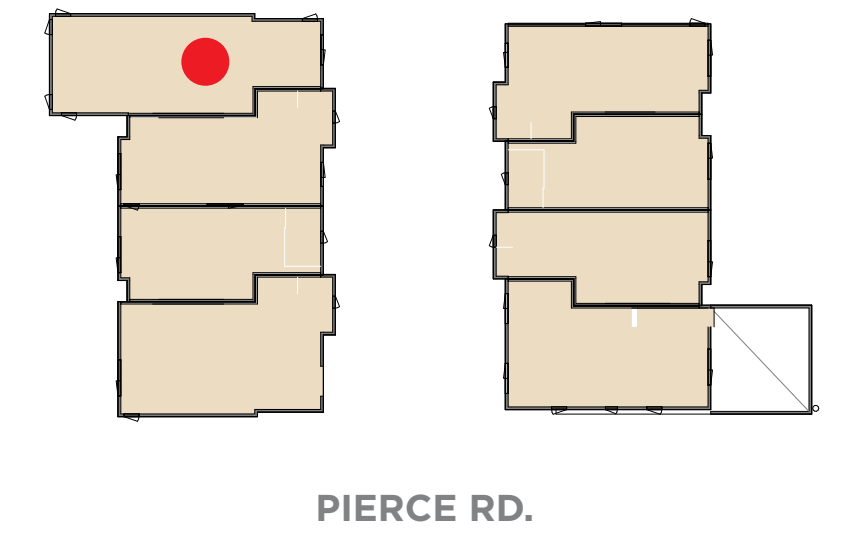


**D2**  
448 SF  
LEVEL 2

**LEGEND**

- UNITS
- PARKING
- BOH
- PROPERTY LINE

**KEY PLAN**





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No.: Description: Date:

Project No.:

Drawn By:

Checked By:

Scale: AS NOTED

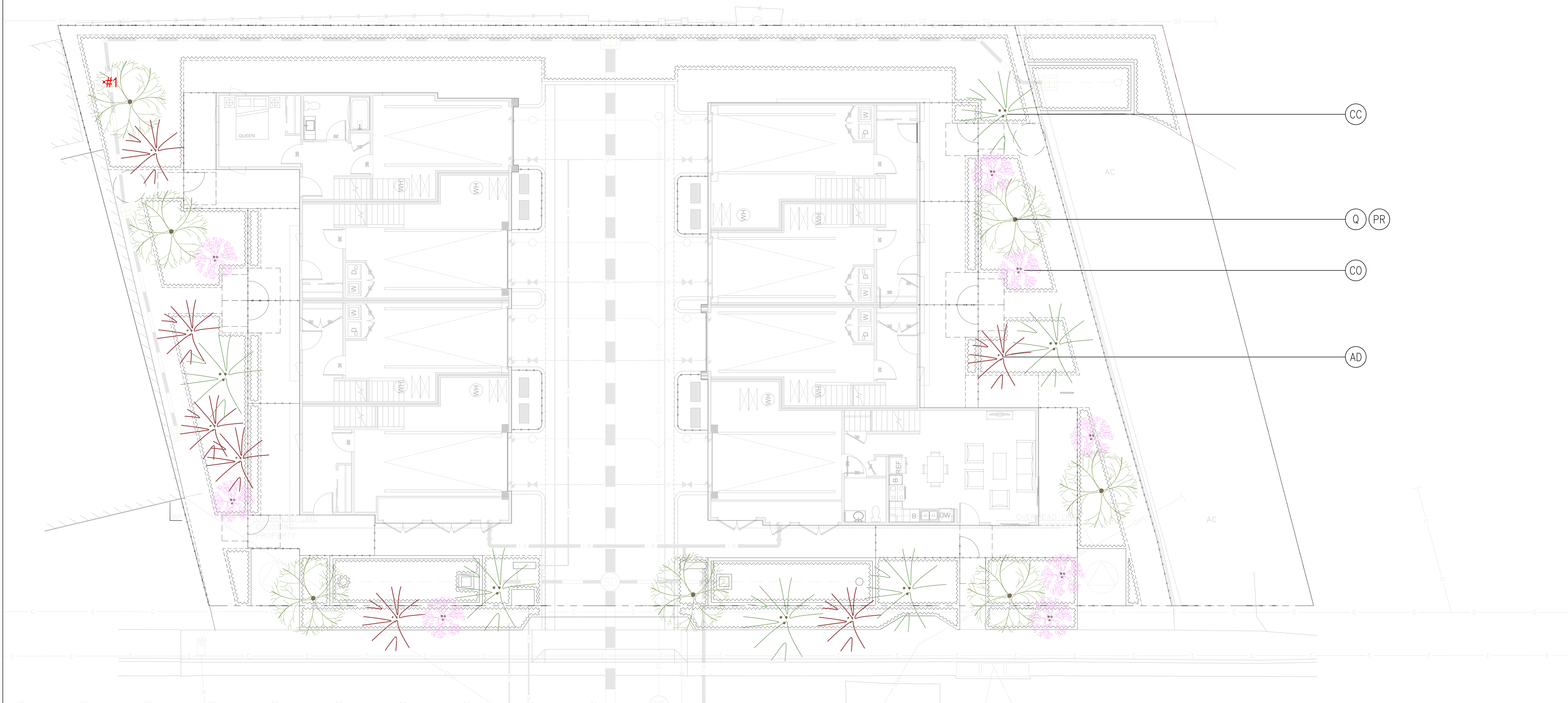
Sheet Name:

LANDSCAPE  
TREE PLAN

Sheet No.:

L4.1

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#### LARGE TREE LIST

|    | symbol | # | size    | latin name                  | form          | native | wucols | size                |
|----|--------|---|---------|-----------------------------|---------------|--------|--------|---------------------|
| PR |        | 7 | 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 |        | 6 | 36" box | Cercis Canadensis 'Pink' Eastern Redbud | Multi Low Branch | CAP    | MED    | H-25' W-20' |

#### SMALL UNDERSTORY TREE LIST

|    | symbol | # | size    | latin name                                  | form  | native | wucols | size               |
|----|--------|---|---------|---------------------------------------------|-------|--------|--------|--------------------|
| AD |        | 7 | 36" box | Arctostaphylos 'Dr Hurd' Dr. Hurd Manzanita | Multi | NATIVE | LOW    | H-10'-15' W-8'-10' |
| CO |        | 8 | 36" box | Cercis Occidentalis Western Redbud          | Multi | NATIVE | V. LOW | H-10'-20' W-8'-15' |

#### EXISTING TREE LEGEND

× #1 EXISTING TREE TO BE REMOVED (1)



PR



Q



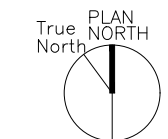
CC



AD



CO





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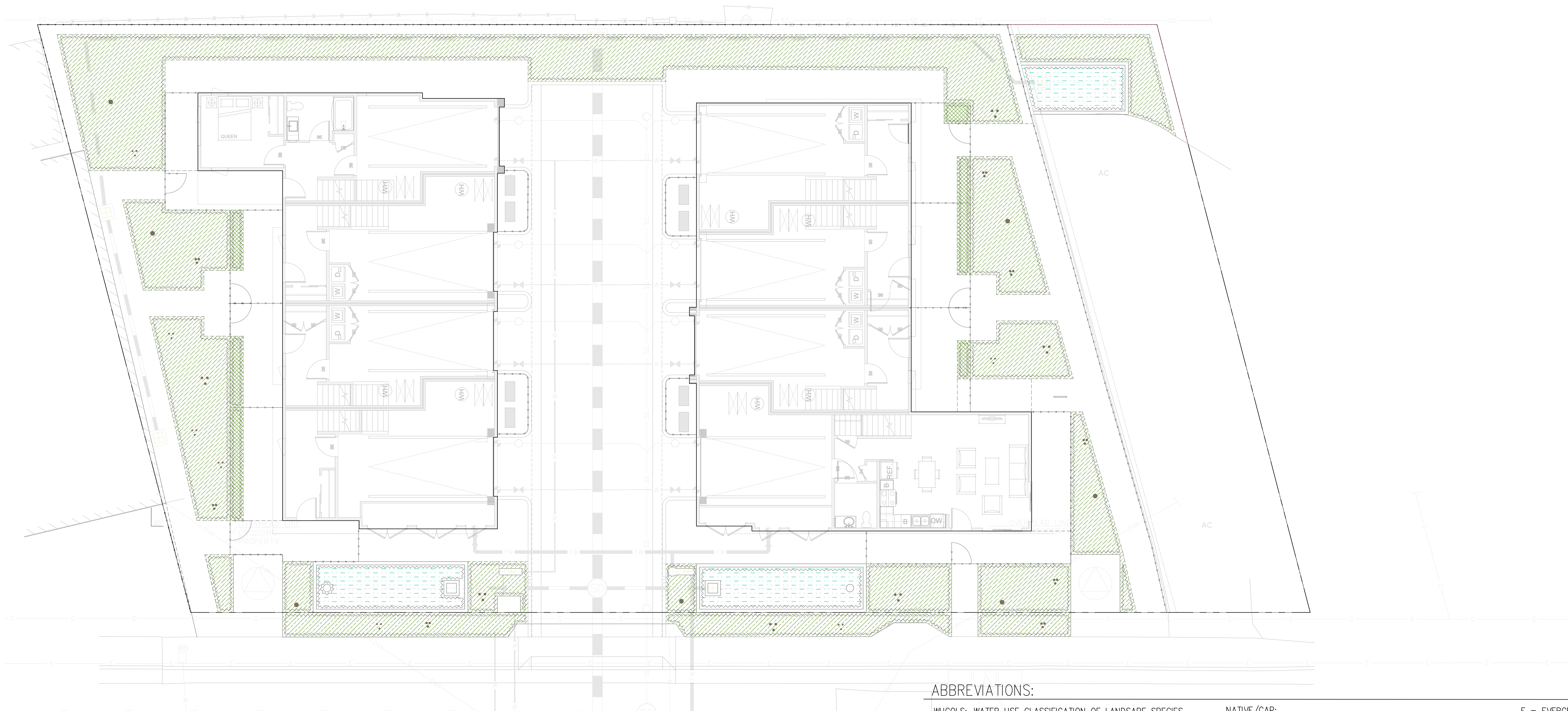
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LANDSCAPE  
UNDERSTORY  
PLAN

Sheet No.:

L4.2

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#### ABBREVIATIONS:

WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES  
L = LOW WATER USE  
M = MEDIUM WATER USE  
H = HIGH WATER USE

NATIVE/CAP:

N = CALIFORNIA NATIVE PLANT  
CAP = CLIMATE ADAPTIVE PLANT

NTS:

CALIFORNIA NATIVE PLANT NATIVE TO SPECIFIC SITE

E = EVERGREEN

D = DECIDUOUS

FS = FULL SUN

PS = PART SUN

SH = SHADE

#### UNDERSTORY LEGEND



FIRE RESISTANT - INITIAL SHRUB PLANT LIST

| BOTANICAL              | COMMON              | WATER USE | NATIVE/<br>CAP | EVERGREEN/<br>DECIDUOUS | FULL SUN<br>PART SHADE |
|------------------------|---------------------|-----------|----------------|-------------------------|------------------------|
| ARCTOSTAPHYLOS SPECIES | MANZANITA           | L         | NATIVE         | E                       | FS/PS                  |
| BACCHARIS PILULARIS    | COYOTE BRUSH        | L         | NATIVE         | E                       | FS/PS                  |
| CEANOTHUS SPP          | CALIFORNIA LILAC    | L         | NATIVE         | E                       | FS/PS                  |
| PRUNUS ILICIFOLIA      | HOLLY-LEAFED CHERRY | L         | NATIVE         | E                       | FS/PS                  |
| RHAMNUS CALIFORNICA    | COFFEEBERRY         | L         | NATIVE         | E                       | FS/PS                  |
| RIBES SPP              | EVERGREEN CURRANT   | L         | NATIVE         | E                       | FS/PS                  |
| ROSA CALIFORNICA       | CALIFORNIA ROSE     | L         | NATIVE         | E                       | FS/PS                  |
| SYMPHORICARPOS MOLLIS  | SNOWBERRY           | L         | NATIVE         | E                       | FS/PS                  |
| SYMPHORICARPOS ALBUS   | CREEPING SNOWBERRY  | L         | NATIVE         | E                       | FS/PS                  |



FIRE RESISTANT - INITIAL PERENNIAL / GRASSES LIST

| BOTANICAL                                          | COMMON            | WATER USE | NATIVE/<br>CAP | EVERGREEN/<br>DECIDUOUS | FULL SUN<br>PART SHADE |
|----------------------------------------------------|-------------------|-----------|----------------|-------------------------|------------------------|
| CAREX TUMULICOLA                                   | FOOTHILL SEDGE    | L         | NATIVE         | E                       | FS/PS                  |
| CERCOCARPUS BETULOIDES                             | MOUNTAIN MAHOGANY | L         | NATIVE         | E                       | FS/PS                  |
| ERIOGONUM GRANDE RUBESCENS                         | RED BUCKWHEAT     | L         | NATIVE         | E                       | FS/PS                  |
| ESCHSCHOLZIA CALIFORNICA                           | CALIFORNIA POPPY  | L         | NATIVE         | E                       | FS/PS                  |
| ESCHSCHOLZIA CALIFORNICA 'MARITIMA' 'COASTAL FORM' | CALIFORNIA POPPY  | L         | NATIVE         | E                       | FS/PS                  |
| FESTUCA CALIFORNICA                                | CALIFORNIA FESCUE | L         | NATIVE         | E                       | FS/PS                  |
| IRIS DOUGLASIANA                                   | DOUGLAS IRIS      | L         | NATIVE         | E                       | FS/PS                  |
| JUNCUS PATENS                                      | NATIVE RUSH       | L         | NATIVE         | E                       | FS/PS                  |
| MIMULUS                                            | MONKEYFLOWER      | L         | NATIVE         | E                       | FS/PS                  |



BIO-RETENTION/FIRE RESISTANT - INITIAL PLANT LIST

| BOTANICAL                    | COMMON           | WATER USE | NATIVE/<br>CAP | EVERGREEN/<br>DECIDUOUS | FULL SUN<br>PART SHADE |
|------------------------------|------------------|-----------|----------------|-------------------------|------------------------|
| CERCIS OCCIDENTALIS          | WESTERN REDBUD   | L         | NATIVE         | E                       | FS/PS                  |
| CEANOTHUS SPP                | CALIFORNIA LILAC | L         | NATIVE         | E                       | FS/PS                  |
| CAREX TUMULICOLA             | FOOTHILL SEDGE   | L         | NATIVE         | E                       | FS/PS                  |
| IRIS DOUGLASIANA             | DOUGLAS IRIS     | L         | NATIVE         | E                       | FS/PS                  |
| JUNCUS PATENS                | NATIVE RUSH      | L         | NATIVE         | E                       | FS/PS                  |
| MIMULUS                      | MONKEYFLOWER     | L         | NATIVE         | E                       | FS/PS                  |
| MONARDELLA VILLOSA FRANCISCO | COYOTE MINT      | L         | NATIVE         | E                       | FS/PS                  |
| MUHLENBERGIA RIGENS          | DOUGLAS IRIS     | L         | NATIVE         | E                       | FS/PS                  |