



Project: New 2-story single family residence  
752 College Avenue, Menlo Park, Calif.

## **PROJECT DESCRIPTION**

The 5,300 s.f. lot is a substandard size parcel located at 752 College Avenue. A Use Permit is required for the proposed two-story single family residence. The property is located in R-1-U zoning district in the neighborhood consists mainly of single family homes. The proposed development will reinforce the same neighborhood pattern and character.

The existing one-story single family residence to be demolished is a Ranch style home built in 1928. It has 1,156 of habitable area with a detached 1-car garage at the rear yard.

A new two-story single family home with attached two-car garage and attached accessory dwelling unit are being proposed. The proposed two-car garage will be located on the right side. The proposed new home will be located 20 feet from the front property line, and 20'-0" from the rear property line. The 2<sup>nd</sup> floor has further setbacks from the ground floor and the daylight planes. Along with the covered porch at the front, the overall mass of the new house will be minimized.

Besides, all the ground floor plate height is kept at 9'-0" and the 2<sup>nd</sup> floor is at 8'-6". The overall building height is 24'-0" which is significantly below the maximum height limit of 28'-0".

The new house style is a transitional contemporary with pitched roof and cement plaster finish, which are compatible with the general house style in the neighborhood.

### **Existing & Proposed Uses:**

The existing use is one-story single family residence. The proposed home will be a two-story single family residence with an attached accessory dwelling unit.

The existing landscaping screen trees in the front and rear yard will be mostly preserved to protect the neighbors' privacy.

### **Tree Preservation & Removal:**

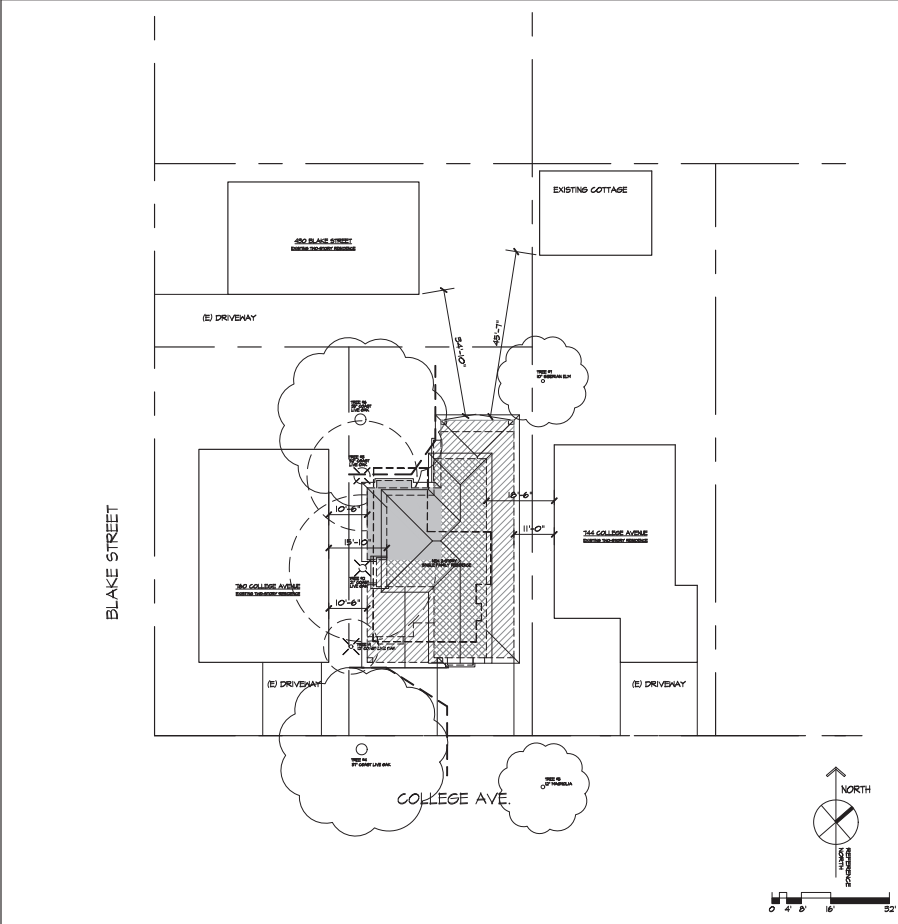
There are four trees on the property, one tree in the front (just outside the front property line), and another tree in the neighbor's rear yard (but overhanging to the subject property). An arborist has been retained with an arborist report. Three trees along the left side yard are proposed for removal.





① STREETScape

1/8"=1'-0"



- PROPERTY LINE
- - - TREE PROTECTION FENCE & TALL METAL GARDENS. TREE SEE KEYNOTES FOR ADDITIONAL INFO
- (E) TREE TO REMAIN
- ⊗ (E) TREE TO BE REMOVED SEE TREE TABLE & ARBORIST REPORT
- - - (E) RESIDENCE & DETACHED GARAGE TO BE REMOVED
- ▨ PROPOSED FIRST FLOOR OF NEW HOUSE
- ▩ PROPOSED SECOND FLOOR OF NEW HOUSE
- PROPOSED ATTACHED ADU

② AREA MAP

1/16"=1'-0" LEGEND



REVISIONS

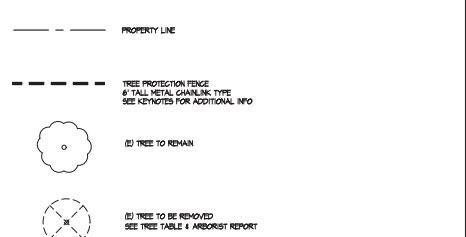
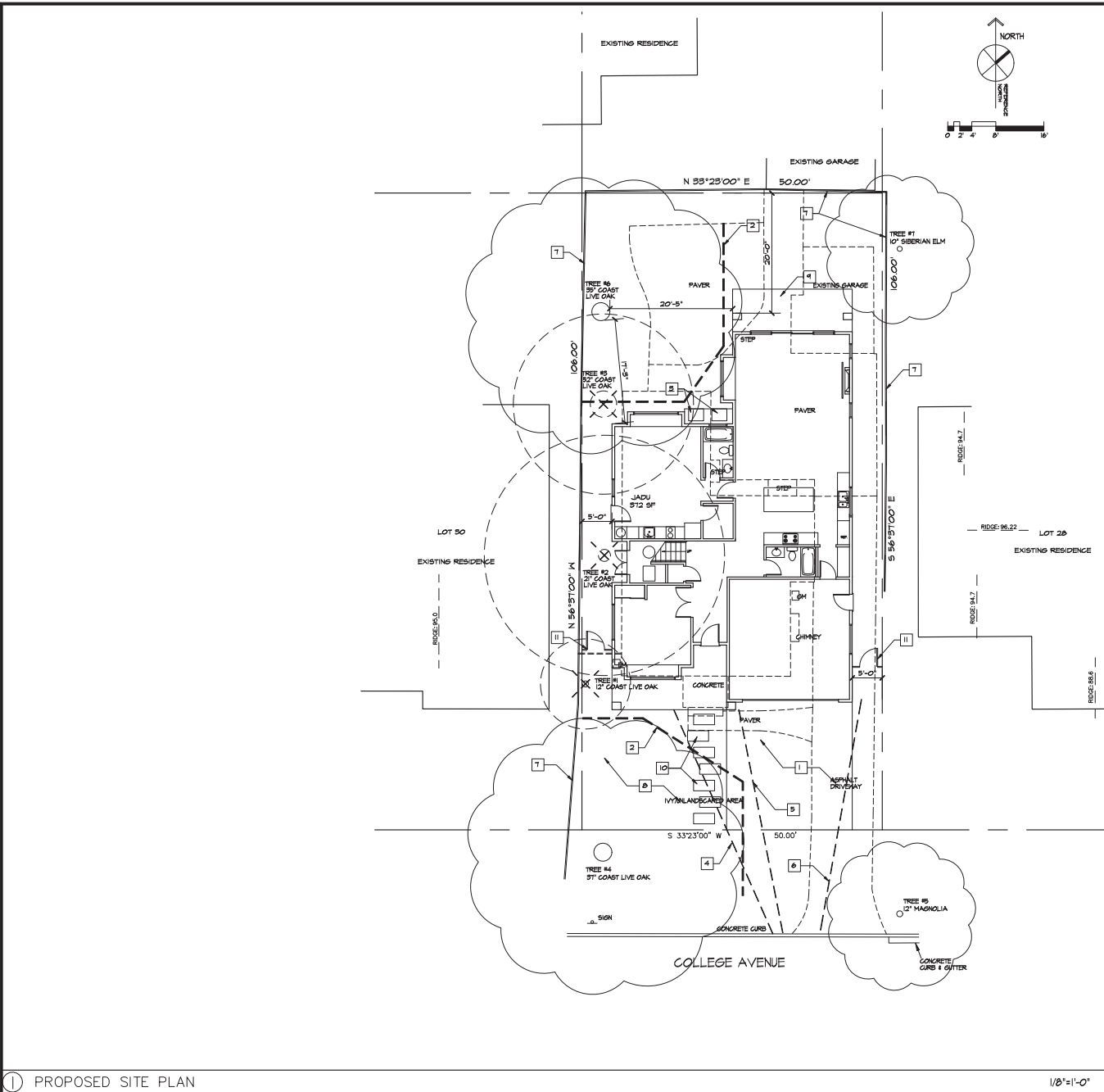

**NEW RESIDENCE  
NEW SINGLE FAMILY RESIDENCE + ADU**  
752 COLLEGE AVENUE  
MENLO PARK, CA 94025  
APN: 071-411-400

CLIENT

DATE	05/01/23
CHECKED	
DRAWN	
JOB NO.	

**AREA MAP  
STREETSCAPE &  
TREE PRESERVATION**

**A1.1**



- LEGEND**
- A. BUILDING SETBACK VERIFICATION: PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LLS OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS ARE PER THE APPROVED PLANS.
  - B. ALL REMAINING EXISTING LANDSCAPE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. TYPICAL.
  - C. REMOVE EXISTING LANDSCAPE WHERE NEW CONSTRUCTION OCCURRED. VERIFY WITH OWNER FOR ITEM TO BE SAVED AND REUSE.
  - D. REMOVE EXISTING FENCE WHERE NEW CONSTRUCTION OCCURRED.
  - E. SEE SOIL REPORT FOR SITE & FOUNDATION COMPACTON & GRADING REQUIREMENTS.
  - F. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF WORK. APPLY FOR THIS PERMIT AT THE PUBLIC WORKS ENGINEERING (PWE) DIVISION. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
  - G. REFER TO SHT. C-1 FOR DOWNDROUT/ SPLASH BLOCK LOCATIONS.
  - H. REMOVE ALL (E) ON-SITE SUBGRADE SEWER LINE & REPLACE WITH NEW.
  - I. FOR ALL SOURCES OF SOUND MEASURED FROM ANY RESIDENTIAL PROPERTY (i.e. HVAC, HEAT PUMP, ETC.), SOUNDS CANNOT EXCEED 50 dBA AT DURING NIGHT THE HOURS NOR 60dBA DURING DAYTIME HOURS.

- GENERAL NOTES**
- 1. NEW CONC. DRIVEWAY.
  - 2. TREE PROTECTION FENCE: 6" TALL METAL CHAINLINK TYPE SUPPORTED BY 2" METAL POLES DRIVEN INTO THE GROUND BY NO LESS THAN 2'. SEE TREE PROTECTION ON ARBORIST REPORT.
  - 3. HEAT PUMP ON NEW CONC. PAD. NEW HVAC EQUIPMENT SHALL NOT EXCEED 50dBA AT NIGHT AND 60 dBA DURING THE DAY AT THE NEAREST RESIDENTIAL PROPERTY LINE.
  - 4. APPROX. LOCATION OF NEW 4" SANITARY SEWER LINE.
  - 5. APPROX. LOCATION OF NEW 2" WATER LINE.
  - 6. APPROX. LOCATION OF NEW 400 AMP UNDERGROUND SERVICE.
  - 7. (E) NO. FENCE TO REMAIN. VERIFY WITH OWNER.
  - 8. (N) LANDSCAPING.
  - 9. (N) CONC. WALKWAY & PATIO.
  - 10. (N) CONC. STEPPING STONE.
  - 11. NEW 6" TALL NO. FENCE & GATE.

**KEYNOTES**

EXISTING	SPECIES	DBH	HEIGHT	RETAINED OR REMOVED
1	COAST LIVE OAK	18"	11'-20"	REMOVED
2	OLIVE	12"	11'-25"	RETAINED
3	COAST LIVE OAK	54"	11'-50"	RETAINED
4	COAST LIVE OAK	14"	11'-8"	RETAINED
5	DEODAR CEDAR	18"	11'-50"	RETAINED
6	ITALIAN STONE PINE	11"	11'-50"	RETAINED
7	BLUE OAK	22"	11'-20"	RETAINED

SEE ARBORIST REPORT FOR DETAILED INFORMATION.

TREE TABLE (EXISTING TREES)

1 PROPOSED SITE PLAN

1/8"=1'-0"



**REVISIONS**

NO.	DESCRIPTION

**NEW RESIDENCE**  
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 APN: 071-411-400

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DATE 05/01/23

CHECKED

DRAWN

JOB NO.

**PROPOSED SITE PLAN**

**A1.2**





ARCHITECTURE | INTERIOR | PLANNING  
 111 MAIN STREET, SUITE 215  
 LOS ALTOS, CA 94022  
 650.952.3607  
 info@march.design

REVISIONS

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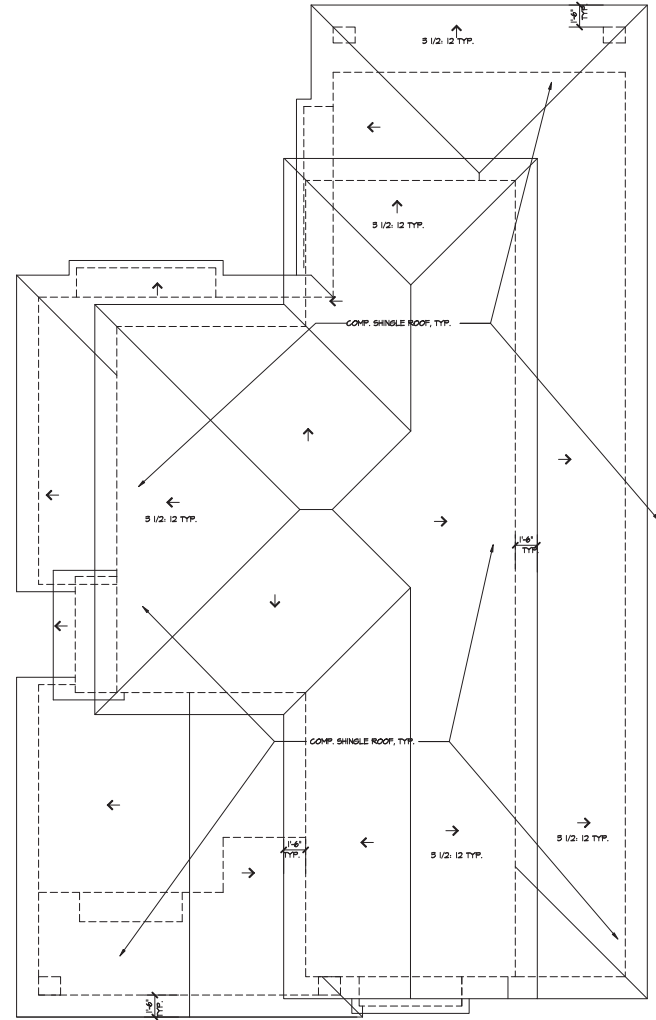
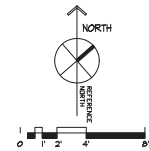
CHECKED

DRAWN MM

JOB NO.

**PROPOSED  
 ROOF PLAN**

**A2.2**



① PROPOSED ROOF PLAN

1/4" = 1'-0"



**MARCH DESIGN**  
 ARCHITECTURE | INTERIOR | PLANNING  
 111 MAIN STREET, SUITE 210  
 LOS ALTOS, CA 94022  
 650.362.3807  
 info@marchdesign.com

REVISIONS

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**FLOOR AREA & COVERAGE CALCULATIONS**

**A2.3**

**FLOOR AREA CALCULATION**

**FIRST FLOOR**

SECTION	DIMENSIONS	AREA
A	20'-11" X 20'-5 1/2"	421.9
B	15'-7" X 14'-2"	162.4
C	5'-6" X 10'-5"	57.3
D	16'-7" X 6'-10"	113.3
E	20'-11" X 6'-3 1/2"	131.6
F	14'-5 1/2" X 14'-7"	208.1
G	14'-5 1/2" X 15'-4"	225.4
<b>SUBTOTAL</b>		<b>1604.0</b>

**SECOND FLOOR**

SECTION	DIMENSIONS	AREA
H	14'-5 1/2" X 54'-5 1/2"	775.9
I	5'-11" X 7'-5 1/2"	44.1
J	12'-10 1/2" X 17'-0"	216.9
<b>SUBTOTAL</b>		<b>1036.9</b>

**TOTAL FLOOR AREA 2641.9 SF < 2650 SF**

**ATTACHED ADU**

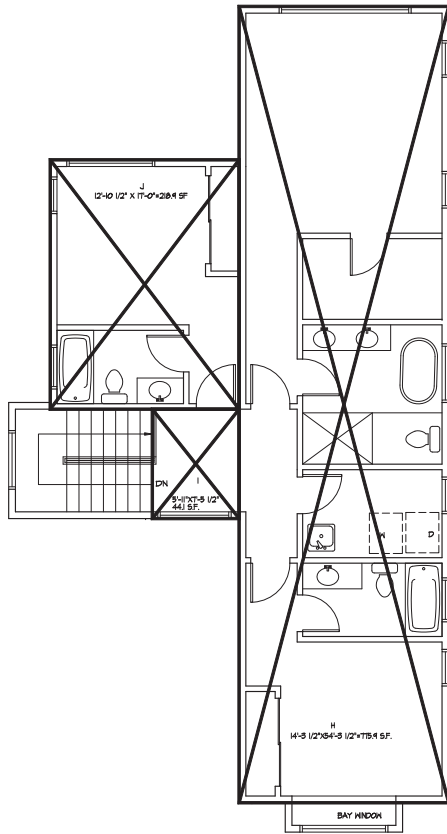
SECTION	DIMENSIONS	AREA
K	20'-6 1/2" X 14'-7"	402.3
<b>SUBTOTAL</b>		<b>402.3</b>

**FLOOR COVERAGE CALCULATION**

SECTION	DIMENSIONS	AREA
<b>FIRST FLOOR AREA</b>		
L	15'-7" X 7'-0"	109.1
M	5'-6" X 10'-4"	58.1
N	1'-6" X 1'-3"	1.9
O	14'-11" X 3'-11"	61.4
<b>TOTAL</b>		<b>1826.5</b>

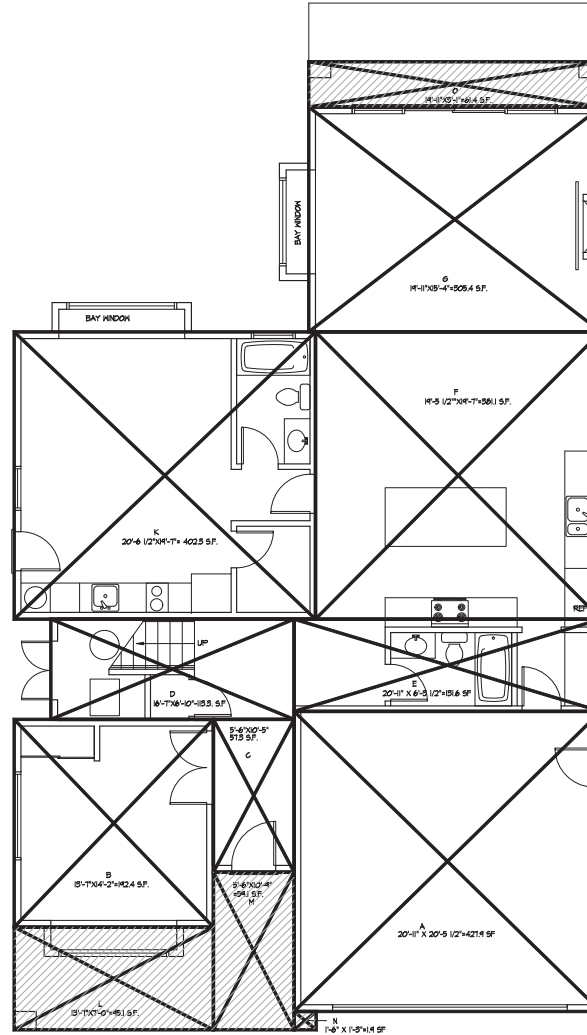


**TOTAL COVERAGE 1,826.5 SF < 1,855 SF**



② PROPOSED SECOND FLOOR AREA CALCULATION

1/4" = 1'-0"



① PROPOSED GROUND FLOOR AREA CALCULATION

1/4" = 1'-0"

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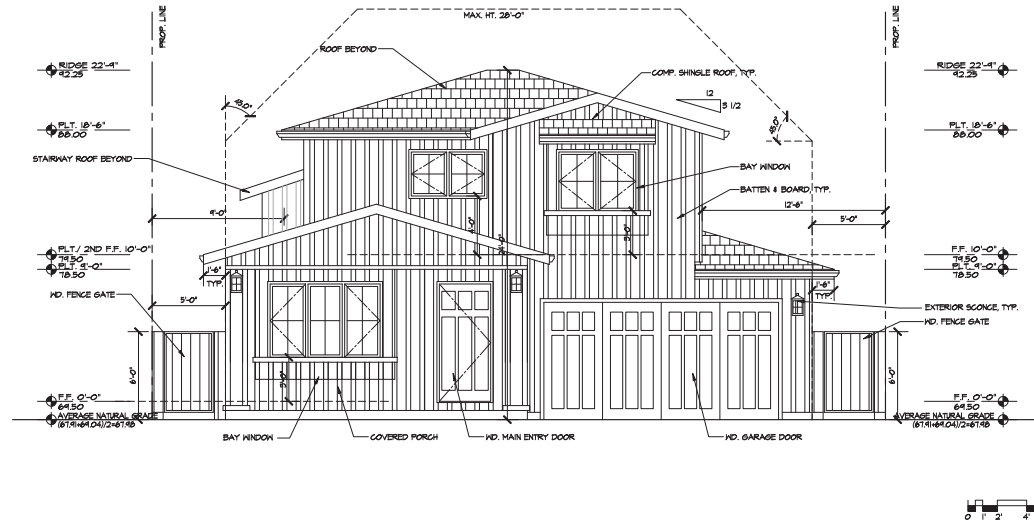
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JOB NO.

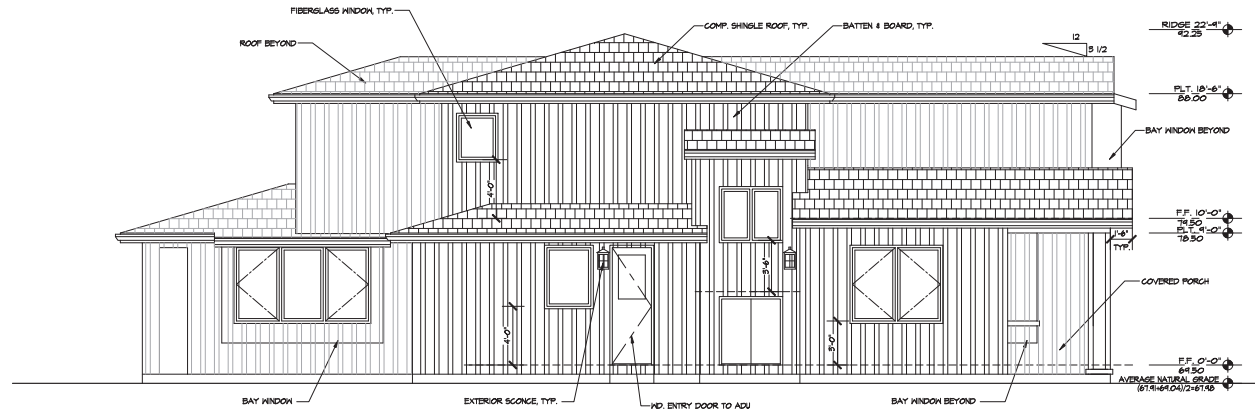
**PROPOSED  
 EXTERIOR  
 ELEVATIONS**

**A3.1**



① PROPOSED STREET ELEVATION (SOUTH)

1/4" = 1'-0"

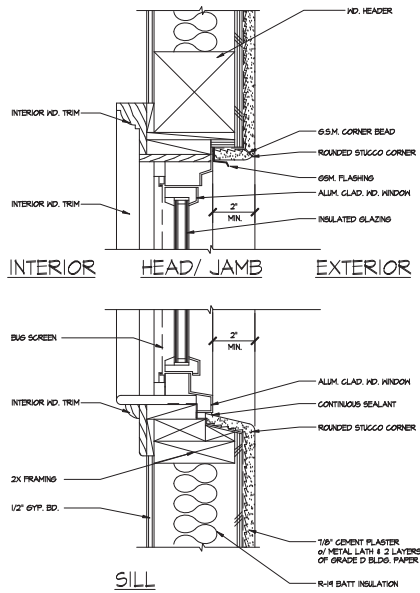


② PROPOSED LEFT SIDE ELEVATION (WEST)

1/4" = 1'-0"



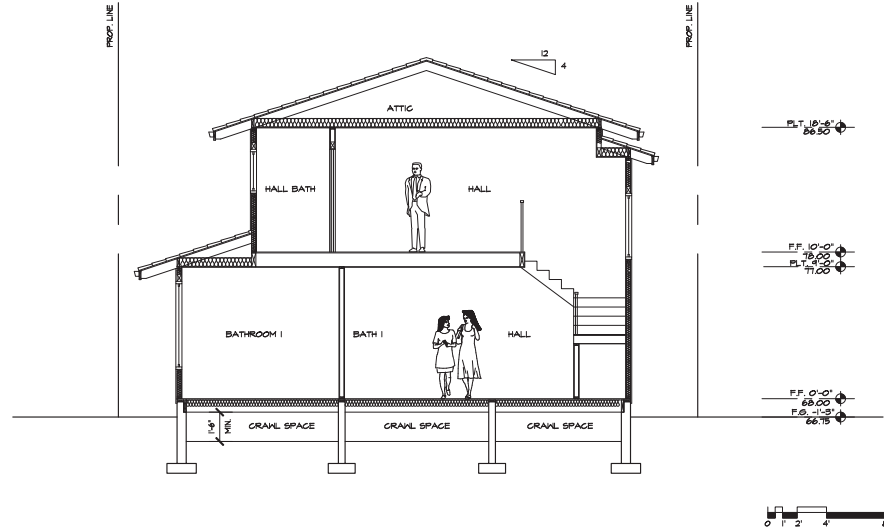




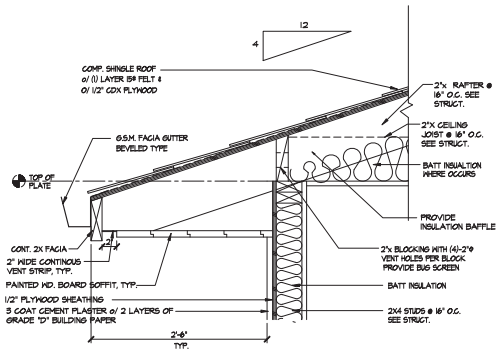
③ TYPICAL WINDOW DETAIL

3' = 1'-0"

① SECTION



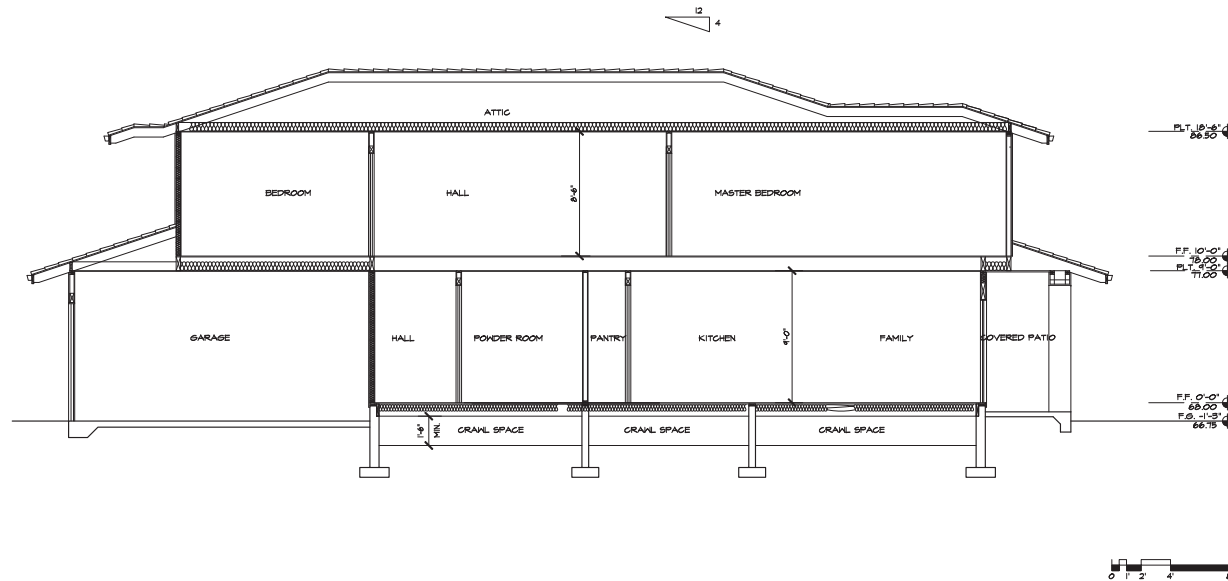
1/4" = 1'-0"



④ TYPICAL EAVE DETAIL

1 1/2" = 1'-0"

② SECTION



1/4" = 1'-0"

NO.	DESCRIPTION



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 PORTION OF LOT 29, BLOCK 1, "MAP NO. 2 STANFORD PARK" (BOOK 8 MAPS 46)  
 752 COLLEGE AVENUE  
 MENLO PARK, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:  
071-411-400

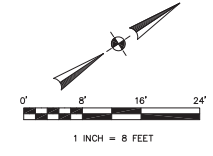
Prepared For:  
JONATHAN ASEL  
752 COLLEGE AVENUE  
MENLO PARK, CA 94025

Date: AUGUST 2022  
 Scale: 1" = 8'  
 Contour Interval: 1'  
 Drawn by: BGT  
 Revisions:

**SU-1**

Job No. 19-052

MAP NO. 2 STANFORD PARK  
 BOOK 8 MAPS 46  
 BLOCK 1



**NOTES:**

I CERTIFY THAT THE PARCEL BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED UPON A FIELD SURVEY AND I CERTIFY THAT MONUMENTS SHOWN ARE OF THE CHARACTER STATED AS OF THE DATE OF THE FIELD SURVEY SHOWN BELOW.

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY CONDITION OF TITLE NO. 5026900-8867882, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

THE LOCATION OF THE SEWER CLEANOUT WAS NOT FOUND BY THE FIELD CREW. THEREFORE, THE CLEANOUT(S), AND THE PROBABLE LOCATION OF THE SEWER LATERAL COULD NOT BE VERIFIED. VERIFICATION TO BE DONE BY OTHERS.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING  
 www.bgtlandsurveying.com

DATE OF FIELD SURVEY: MAY 12, 2022  
 JOB NUMBER: 19-052

**LEGEND**

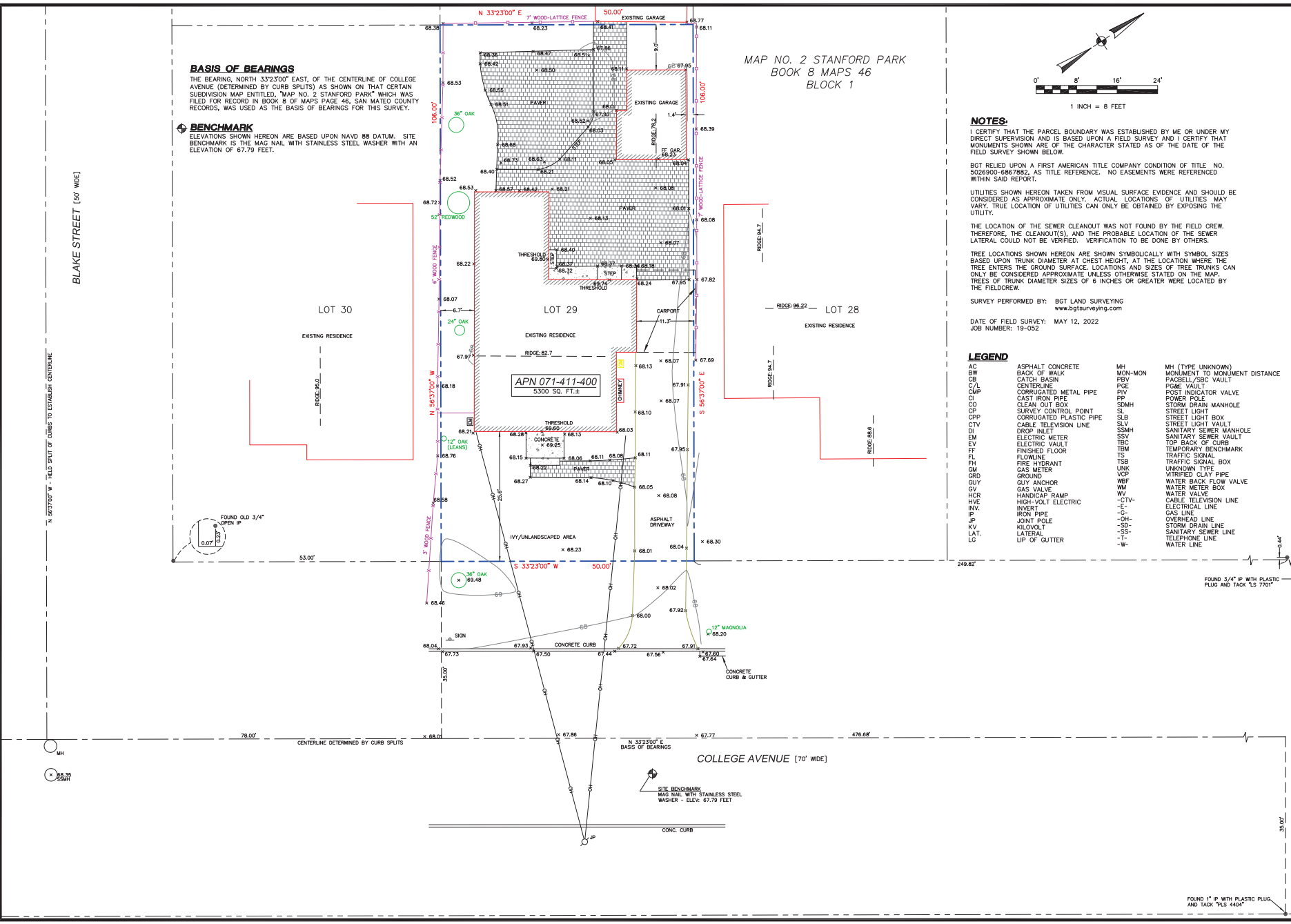
AC	ASPHALT CONCRETE	MH	MON-MON	MH	(TYPE UNKNOWN)
BW	BACK OF WALK	PBV	PACBEL/SBC VAULT		MONUMENT TO MONUMENT DISTANCE
CB	CATCH BASIN	PFE	POLE VAULT		
C/L	CENTERLINE	PIV	POST INDICATOR VALVE		
CMP	CORRUGATED METAL PIPE	PP	POWER POLE		
CD	CAST IRON PIPE	SDMH	STORM DRAIN MANHOLE		
CO	CLEAN OUT BOX	SL	STREET LIGHT		
COP	CORRUGATED PLASTIC PIPE	SLB	STREET LIGHT BOX		
CP	SURVEY CONTROL POINT	SLV	STREET LIGHT VAULT		
CTV	CABLE TELEVISION LINE	SSMH	SANITARY SEWER MANHOLE		
DI	DROP INLET	SSV	SANITARY SEWER VAULT		
EM	ELECTRIC METER	TBC	TOP BACK OF CURB		
EY	ELECTRIC VAULT	TFM	TEMPORARY BENCHMARK		
FF	FINISHED FLOOR	TS	TRAFFIC SIGNAL		
FL	FLOWLINE	TSS	TRAFFIC SIGNAL BOX		
FM	FIRE HYDRANT	UNK	UNKNOWN TYPE		
GM	GAS METER	VCP	VITRIFIED CLAY PIPE		
GRD	GROUND	WBF	WATER BACK FLOW VALVE		
GUY	GUY ANCHOR	WM	WATER METER BOX		
HCR	HANDICAP RAMP	WV	WATER VALVE		
HVE	HIGH-VOLT ELECTRIC	-CTV-	CABLE TELEVISION LINE		
INV.	INVERT	-E-	ELECTRICAL LINE		
IP	IRON PIPE	-G-	GAS LINE		
JP	JOINT POLE	-OH-	OVERHEAD LINE		
KV	KILOVOLT	-SD-	STORM DRAIN LINE		
LAT.	LATERAL	-SS-	SANITARY SEWER LINE		
LG	LIP OF CUTTER	-T-	TELEPHONE LINE		
		-W-	WATER LINE		

**BASIS OF BEARINGS**

THE BEARING, NORTH 33°23'00" EAST, OF THE CENTERLINE OF COLLEGE AVENUE (DETERMINED BY CURB SPLITS) AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "MAP NO. 2 STANFORD PARK" WHICH WAS FILED FOR RECORD IN BOOK 8 OF MAPS PAGE 46, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. SITE BENCHMARK IS THE MAG NAIL WITH STAINLESS STEEL WASHER WITH AN ELEVATION OF 67.79 FEET.



FOUND 1" IP WITH PLASTIC PLUG AND TACK T/S 4404

FOUND 3/4" # WITH PLASTIC PLUG AND TACK T/S 7701"

FOUND OLD 3/4" OPEN IP

APN 071-411-400  
 5300 SQ. FT. ±

BLAKE STREET [90' WIDE]

COLLEGE AVENUE [70' WIDE]

CENTERLINE DETERMINED BY CURB SPLITS

SITE BENCHMARK  
 MAG NAIL WITH STAINLESS STEEL  
 WASHER - ELEV. 67.79 FEET