



REGULAR MEETING AGENDA

Date: 6/27/2022
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 871 4022 8110

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: In accordance with Government Code section 54953(e), and in light of the declared state of emergency, all members of the Planning Commission, city staff, applicants, and members of the public will be participating by teleconference.

How to participate in the meeting

- Submit a written comment online up to 1-hour before the meeting start time:
PlanningDept@menlopark.org *
- Access the meeting real-time online at:
zoom.us/join – Meeting ID# 871 4022 8110
- Access the meeting real-time via telephone (listen only mode) at:
(669) 900-6833
Regular Meeting ID # 871 4022 8110
Press *9 to raise hand to speak

*Written and recorded public comments and call-back requests are accepted up to 1 hour before the meeting start time. Written and recorded messages are provided to the Planning Commission at the appropriate time in their meeting. Recorded messages may be transcribed using a voice-to-text tool.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

None

F. Public Hearing

F1. Use Permit/Larry Kahle/176 E Creek Drive:

Request for a use permit to construct first and second story additions and interior alterations to an existing nonconforming one-story, single-family residence in the R-1-S (Single Family Suburban Residential) zoning district. The value of the proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period and therefore requires approval of a use permit. *Continued to a future meeting*

F2. Use Permit/Thomas James Homes/1220 N Lemon Avenue:

Request for a use permit to demolish an existing two-story, single-family residence and accessory building, and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district. The proposal includes an attached ADU which is a permitted use and exempt from discretionary review. ([Staff Report #22-033-PC](#))

G. Informational Items

G1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: July 11, 2022
- Regular Meeting: July 25, 2022

H. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.org. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at menlopark.org/agenda and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 06/22/2022)



STAFF REPORT

Planning Commission

Meeting Date:

6/27/2022

Staff Report Number:

22-033-PC

Public Hearing:

**Use Permit/Thomas James Homes/1220 North
Lemon Avenue**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing two-story, single-family residence and accessory building, and construct a new two-story, single-family residence with an attached accessory dwelling unit (ADU) on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposal.

Background

Site location

The project site is located at 1220 North Lemon Avenue in the West Menlo Neighborhood. The property is located near the end of a shared private driveway which is accessed off of the northern side of North Lemon Avenue between Santa Cruz Avenue and Valparaiso Avenue. All properties immediately adjacent to the subject property are also located in the R-1-S zoning district, however there are properties in the R-1-U (Single Family Suburban Residential) zoning district along North Lemon Avenue and Valparaiso Avenue to the west. All residences along the private drive are two-story homes with varying architectural styles. The greater surrounding neighborhood features a mixture of older and newer one- and two-story residences. A location map is included as Attachment B.

Analysis

Project description

The applicant is proposing to demolish the existing two-story, single-family residence and accessory building, and construct a new two-story, single-family residence with an attached ADU. A data table summarizing parcel and project characteristics is included as Attachment C. The project plans and project description letter are included as Attachments D and E, respectively.

The proposed residence would be a four-bedroom, three and one half-bathroom home. The first floor

would be shared living space, including the kitchen, dining room, great room, media room and office. The four bedrooms, along with additional shared loft space, would be located on the second floor. The required parking for the primary dwelling would be provided by an attached, front-loading, two-car garage which is accessed from the private drive. Since the proposed residence is located on a private drive with no direct street frontage (i.e. a flag lot), the project is required to provide on-site guest parking, which is proposed to be located in the driveway. The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note, the project would have the following characteristics with regard to the Zoning Ordinance:

- The proposed floor area would be at the maximum with 4,792.2 square feet proposed where 4,505 square feet is the maximum. The proposed floor area includes approximately 82.5 square feet in the entryway that is greater than 12 feet in height and is counted at 200 percent towards the floor area limit. The attached ADU would be 545.4 square feet and would exceed the maximum floor area limit, however the maximum FAL is permitted to be exceeded by up to 800 square feet in order to accommodate the ADU;
- The proposed residence would be well below the maximum building coverage with 23.5 percent proposed where 35 percent is the maximum;
- The proposed second floor would be at the second floor limit with 1,627 square feet proposed where the maximum allowable second-story floor area is 1,627 square feet;
- The height of the proposed residence would be approximately 26 feet where 28 feet is the maximum permitted height.

The proposed residence would have a front setback of 24 feet, and a rear setback of approximately 88 feet, three inches, where 20 feet is required in either case. The residence is proposed to have a left side setback of 10 feet, four inches, and a right side setback of 11 feet, seven inches, where 10 feet is required on either side. The proposed second story would be stepped back from the first story on all sides. On the second story, the front would be stepped back to approximately 38 feet, four inches from the front property line, the right side would be stepped back to 12 feet, three inches from the right property line, the left side would be stepped back to 13 feet, six inches from the left property line, and the rear would be stepped back to 104 feet, six inches from the rear property line. A balcony in the rear would be set back 24 feet, five inches from the left side, approximately 26 feet, nine inches from the right side, and approximately 128 feet, four inches from the rear, where 20 feet is required from the sides and 30 feet is required in the rear. The ADU would be located on the first story on the front left side of the house.

Design and materials

The applicant states that the proposed residence would be constructed in a coastal cottage style. The exterior materials would consist of board and batten on the first story and cedar shingle siding on the second floor. Roofing material would primarily be composition shingle roofing with wood roof trim, with a standing seam metal roof accent above a bay window in the front of the residence. The residence would include wood elements including wood porch posts, and a wood trellis in the front entryway. The windows would be wood windows without gridding.

All second-story windows would have a minimum sill height of three feet. As stated previously, the second-story is proposed to be stepped back from the first floor on all sides, and due to a particularly deep shape of the lot, the proposed residence is located far from the rear property line. Staff believes the increased

second-story setbacks are sufficient to alleviate potential privacy concerns.

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The coastal cottage architectural style would be generally attractive and add to the mix of architectural styles in the area.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the trees on and near the subject property. There are a total of five trees on and around the subject property. There are three heritage trees (Trees #2, #3, and #4) located on the neighboring property to the right. A fourth tree (Tree #5) is also located on the property to the right and is not heritage in size. There is one heritage Japanese Maple tree (Tree #1) located on the subject property and it is proposed to be removed for the development. The City Arborist reviewed and approved a heritage tree removal permit (HTR) for this tree. Additionally, the previous owners were granted heritage tree removal permits for two heritage redwood trees in the front of the property prior to sale of the lot and submittal of the use permit application. The replacement trees required as a condition of that heritage tree removal permit were not planted at the time. The applicant will be required to include the replacement trees from the previous HTR permit in addition to the replacement requirements for the maple tree.

The applicant has proposed three 36-inch box “October glory” red maple trees, one 36-inch box redpointe red maple tree, one 48-inch box London plane tree, six 24-inch box Wilson Holly trees, and eight 24-inch box olive trees as replacements. The majority of the trees would be located in the rear of the property, with the larger London plane tree located at the left side of the front of the property. The olive trees are proposed to be planted in a line near the middle of the property. The remainder of the property would be landscaped with a variety of native shrubs and plants, with the holly trees proposed along each side to provide additional screening for the neighboring properties.

The arborist report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist. Implementation of all recommendations to mitigate impacts to existing heritage trees identified in the arborist report would be ensured as part of condition 3.h.

Correspondence

During the early stages of the project, staff received several phone calls and emails stating general concerns regarding construction impacts, drainage at the property, and maintenance of the private driveway. The plans would be reviewed at the building permit stage to ensure that the project will meet city standards with regard to construction best practices, drainage, and other development standards.

The applicant indicates that they reached out to neighbors in the vicinity of the project and held a virtual meeting to gain feedback, and indicated that they followed up to address concerns. The applicant includes a list of concerns and mitigation measures they discussed with neighbors as part of the project description letter. As of the publication of this report, staff has not received any additional items of written correspondence on the project.

Conclusion

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The coastal cottage architectural style would be generally attractive and add to the mix of architectural styles in the area. Staff believes the placement and design of second-story windows, in addition to increased setbacks and screening trees, would address potential privacy concerns. Staff recommends the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

- A. Draft Planning Commission Resolution Adopting Findings for project Use Permit, including project Conditions of Approval
 - Exhibits to Attachment A
 - A. Project Plans (See Attachment D to this (June 27, 2022) Planning Commission Staff Report)
 - B. Conditions of approval
- B. Location Map
- C. Data Table
- D. Project Plans
- E. Project Description Letter
- F. Arborist Report

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City

Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Chris Turner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT FOR THE DEMOLITION OF AN EXISTING TWO-STORY, SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH IN THE R-1-S (SINGLE FAMILY SUBURBAN RESIDENTIAL) ZONING DISTRICT

WHEREAS, the City of Menlo Park (“City”) received an application requesting to demolish an existing two-story, single-family residence, and construct a new two-story residence on a substandard lot with regard to minimum lot width in the Single Family Suburban Residential (R-1-S) zoning district (collectively, the “Project”) from Thomas James Homes (“Applicant”), located at 1220 N Lemon Avenue (APN 071-022-160) (“Property”). The Project use permit is depicted in and subject to the development plans and documents which are attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Suburban Residential (R-1-S) district. The R-1-S district supports single-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-S district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by CalTLC, Inc. which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on June 27, 2022, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project Revisions.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of new two-story residence on a substandard lot is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
 - a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.
 - b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum, and two covered parking spaces are provided in addition to two guest parking spaces.

- c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood and designed such that privacy concerns would be addressed through second story setbacks and balcony setbacks greater than the minimum required setbacks in the R-1-S district.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2021-00048, which use permit is depicted in and subject to the development plans and documents which are attached hereto and incorporated herein by this reference as Exhibit A. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit B.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

- A. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Acting Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on June 27, 2022, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

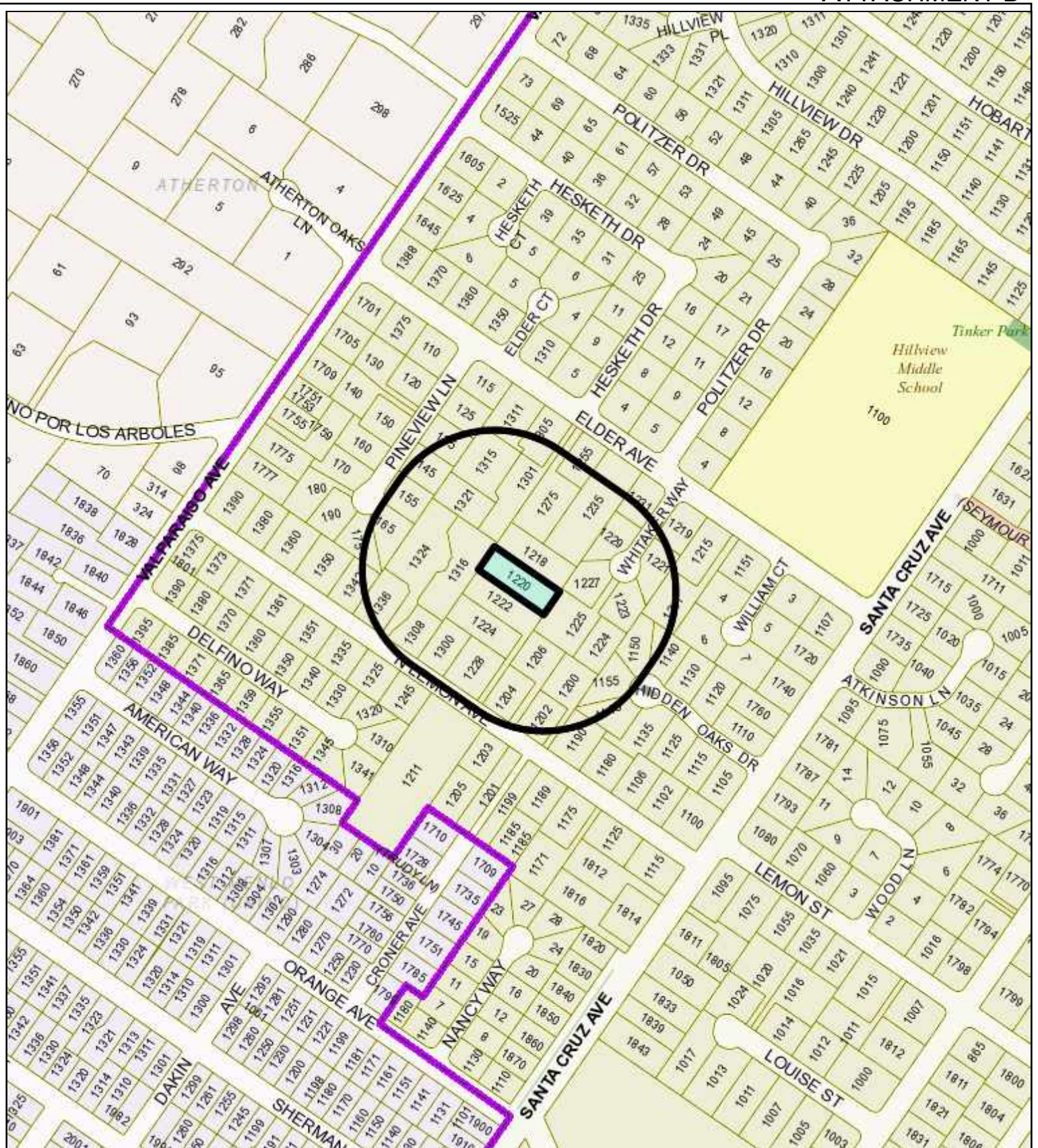
IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 27th day of June, 2022

Corinna Sandmeier
Acting Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

- A. Project Plans and Documents
- B. Conditions of Approval

LOCATION: 1220 N Lemon Avenue	PROJECT NUMBER: PLN2021-00048	APPLICANT: Thomas James Homes	OWNER: Thomas James Homes
<p>CONDITIONS OF APPROVAL:</p> <p>1. Approve the use permit subject to the following standard conditions:</p> <ul style="list-style-type: none"> a. The applicant shall be required to apply for a building permit within one year from the date of approval (by June 27, 2023) for the use permit to remain in effect. b. Development of the project shall be substantially in conformance with the plans prepared by Dahlin Group consisting of 28 plan sheets, dated received June 15, 2022 and approved by the Planning Commission on June 27, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division. c. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. d. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes. f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division. g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits. h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by CalTLC, Inc., dated September 1, 2021. i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application. 			



City of Menlo Park
Location Map
1220 N LEMON AVENUE



	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	14,997 sf	14,997 sf	10,000 sf min.
Lot width	73.6 ft.	73.6 ft.	80 ft. min.
Lot depth	203.7 ft.	203.7 ft.	100 ft. min.
Setbacks			
Front	24 ft.	18 ft.	20 ft. min.
Rear	88.3 ft.	112.3 ft.	20 ft. min.
Side (left)	10.3 ft.	2.8 ft.	10 ft. min.
Side (right)	11.6 ft.	8.3 ft.	10 ft. min.
Building coverage	3,518.4 sf	3,149 sf	5,248 sf max.
	23.5 %	21 %	35 % max.
FAL (Floor Area Limit)*	4,792.2* sf	3,149 sf	4,505 sf max.
Square footage by floor	2,178 sf/1st 1,544.5 sf/2 nd 82.5 sf/ >12 feet in height 441.8 sf/garage 545.4 sf/ADU 353.2 sf/porches	1,040 sf/1st 467 sf/2nd 600 sf/garage 1,042 sf/accessory building	
Square footage of buildings	5,145.4 sf	3,149 sf	
Building height	26 ft.	30 ft.	28 ft. max.
Parking	2 covered/2 guest	2 covered	1 covered/1 uncovered/2 guest
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees	Heritage trees	4**	Non-Heritage trees	0	New trees	19
	Heritage trees proposed for removal	1	Non-Heritage trees proposed for removal	0	Total Number of trees	22

*Floor Area Limit is calculated excluding the area of the driveway easement. The attached ADU would exceed the maximum floor area limit, however the maximum FAL is permitted to be exceeded by up to 800 square feet in order to accommodate the ADU

**Of these trees, three are located on neighboring properties and one is located on the subject property.

PLANNING SUBMITTAL FOR:

1220 N. LEMON AVE.

MENLO PARK, CA



VICINITY MAP:



PROJECT LOCATION

NOT TO SCALE

PROJECT TEAM INFO:

Developer
Thomas James Homes
255 Shoreline Dr. Suite 428
Redwood City, CA 94065
Tel: (408) 402-3024

Architect
Dahlin Group
5865 Owens Drive
Pleasanton, CA 94588
Tel: (925) 251-7200
Contact: Jaime Matheron
jaime.matheron@dahlingroup.com

Landscape
Roach & Campbell
111 Scripps Drive
Sacramento, CA 95825
Tel: (916) 945-8003
Contact: Aimee Hendrie
aimee@roachcampbell.com

DEVELOPMENT SUMMARY

LOCATION	1220 N. LEMON AVE.	
ASSESSOR'S PARCEL NUMBER	071-022-160	
PARCEL AREA - GROSS	14,997 SQ. FT.	0.34 AC
RIGHT-OF-WAY EASEMENT AREA:	1,178 SQ. FT.	
PARCEL AREA - NET	13,819 SQ. FT.	0.32 AC
ZONING DESIGNATION	R1-S	
OCCUPANCY GROUP	R-3	
CONSTRUCTION TYPE	V-8	
MAX. FLOOR AREA LIMIT	4,505.00 SQ. FT.	PROPOSED FLOOR AREA LIMIT 4,246.79 SQ. FT.
2,800. + (13,819-7,000)(.25)		
MAX. BUILDING COVERAGE	5,248.00 SQ. FT.	PROPOSED BUILDING COVERAGE 3,518.34 SQ. FT.
(14,997)(.35)		
MAX. BUILDING HEIGHT	28'	PROPOSED BUILDING HEIGHT 25'-11 1/2" FROM ANG
REQUIRED SETBACKS		
FRONT - STREET (FT)	20'	
SIDE (FT)	10'	
REAR (FT)	20'	
PROPOSED SETBACKS		
FRONT - STREET (FT)	24'-0"	
FRONT - STREET- AT GARAGE (FT)	25'-0"	
SIDE - RIGHT (FT)	11'-7"	
SIDE - LEFT (FT)	10'-4"	
REAR (FT)	88'-3"	
PARKING REQUIRED:		
3 TOTAL SPACES (2 MUST BE IN A GARAGE AND 1 GUEST PARKING ON DRIVEWAY)		
MIN. GARAGE DIMENSIONS: 10' X 20' PER SPACE		

EXISTING USE: ONE SINGLE FAMILY DETACHED RESIDENCE OF APPROX. 1,222 SF TO BE DEMOLISHED.
PROPOSED USE: ONE NEW SINGLE FAMILY DETACHED RESIDENCE OF 4,246.79 SF.
CODES AND REGULATIONS GOVERNING THE PROJECT: CURRENT 2019 CALIFORNIA CODES

SHEET INDEX:

- ARCHITECTURAL:**
A.0 TITLE SHEET
A.1 SITE AERIAL & PHOTOS
AP-1 AREA PLAN
A.3 SITE PLAN
A.4 FIRST FLOOR PLAN
A.5 SECOND FLOOR PLAN
A.6 ROOF PLAN
A.7 FLOOR AREA DIAGRAMS
A.8 ELEVATIONS
A.9 ELEVATIONS
A.10 SECTIONS
A.11 VIEWS- COURTYARD & OUTDOOR LIVING SPACE
RENDERING & COLOR BOARD
EXISTING ELEVATIONS

CIVIL:
1 TOPOGRAPHIC & BOUNDARY SURVEY

- LANDSCAPE:**
L1.1 LAYOUT PLAN
L1.2 CONSTRUCTION DETAILS
L2.1 IRRIGATION PLAN
L2.2 IRRIGATION PLAN
L2.3 IRRIGATION DETAILS
L3.1 PLANTING PLAN
L3.2 PLANTING LEGEND AND NOTES
L3.3 PLANTING DETAILS
L3.4 TREE PROTECTION PLAN

FRONTAGE IMPROVEMENTS

ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ADDITIONALLY, ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

ANY ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.

4 BEDROOMS / 3.5 BATH +
1 BEDROOMS / 1 BATH ADU

1220 N. LEMON

FIRST FLOOR	2178.04 SQ. FT.
SECOND FLOOR	1544.53 SQ. FT.
2ND FLOOR VOL. CLG. (NEAR STAIR)	82.47 SQ. FT.
SECOND FLOOR MAX. FAR	1627.00 SQ. FT.
TOTAL LIVING	3722.57 SQ. FT.
ADU	545.38 SQ. FT.
GARAGE	441.75 SQ. FT.

TOTAL LIVING + GARAGE	4164.32 SQ. FT.
FALC (DRIVE + GARAGE + STAIR VOL. CLG.)	4246.79 SQ. FT.
MAX FALC:	4505.00 SQ. FT.
THOMAS JAMES HOMES STANDARD SJL (LIVING + ADU + 20'x10' P)	4295.95 SQ. FT.

BUILDING COVERAGE

FIRST FLOOR	2178.04 SQ. FT.
GARAGE	441.75 SQ. FT.
ADU	545.38 SQ. FT.
PORCH	50.50 SQ. FT.
PORTAL	63.12 SQ. FT.
OUTDOOR LIVING SPACE	239.55 SQ. FT.
TOTAL:	3518.34 SQ. FT.
MAX. BLDG COVERAGE	5248.00 SQ. FT.

COVER SHEET

1220 N. LEMON AVE., MENLO PARK
D42V2A-CC

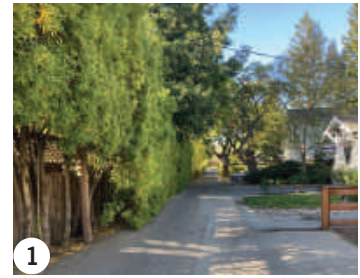
THOMAS JAMES HOMES



DATE 06-14-2022
JOB NO. 1641.010

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.0



NOT TO SCALE

SITE AERIAL & PHOTOS

1220 N. LEMON AVE., MENLO PARK
D42V2A-CC

THOMAS JAMES HOMES

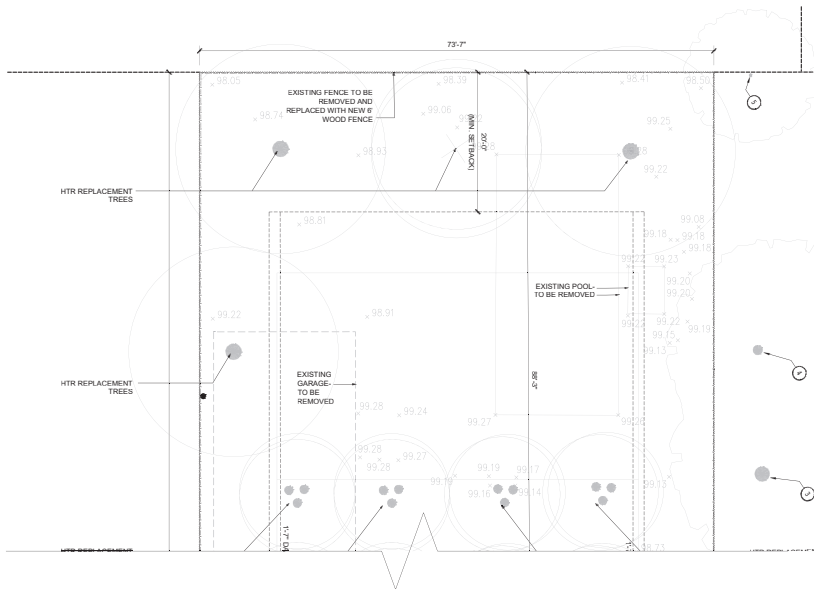


DATE 06-14-2022
JOB NO. 1641.010

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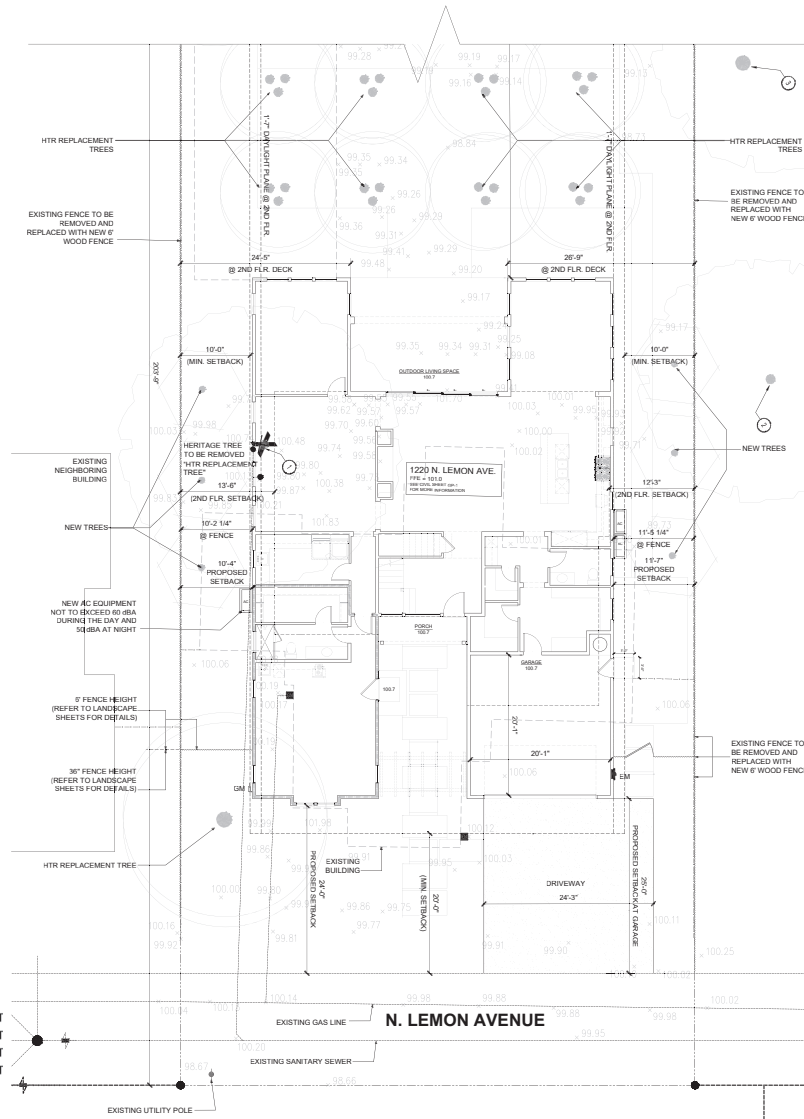


A.1



TREE PROTECTION CHART

KEYNOTE	TAG#	PROTECTED TREE	OFFSITE	COMMON NAME	SCIENTIFIC NAME	DBH	STATUS
1	9595	YES	NO	JAPANESE MAPLE	<i>ACER PALMATUM</i>	17"	REMOVE
2	9596	YES	YES	CALIFORNIA BUCKEYE	<i>AESCULUS CALIFORNICUM</i>	16"	RETAIN AND PROTECT
3	9597	YES	YES	COAST REDWOOD	<i>SEQUOIA SEMPERVIRENS</i>	22"	RETAIN AND PROTECT
4	9598	YES	YES	COAST REDWOOD	<i>SEQUOIA SEMPERVIRENS</i>	15"	RETAIN AND PROTECT
5	9599	NO	YES	PITTSOPORUM	<i>PITTSOPORUM SP.</i>	5	RETAIN AND PROTECT



1220 N. LEMON	
FIRST FLOOR	2178.04 SQ. FT.
SECOND FLOOR	1544.53 SQ. FT.
2ND FLOOR VOL. CUG. (NEAR STAIR)	82.47 SQ. FT.
SECOND FLOOR MAX. FAR	1627.00 SQ. FT.
TOTAL LIVING	3722.57 SQ. FT.
ADU	545.38 SQ. FT.
GARAGE	441.75 SQ. FT.
TOTAL LIVING + GARAGE	4164.32 SQ. FT.
FAL: LIVING + GARAGE + PORCH VOL. CUG.	4246.79 SQ. FT.
MAX FAL:	4505.00 SQ. FT.
THOMAS JAMES HOMES STANDARD S.F. (LIVING + ADU + 28 SQ. FT.)	4295.95 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	2178.04 SQ. FT.
GARAGE	441.75 SQ. FT.
ADU	545.38 SQ. FT.
PORCH	50.50 SQ. FT.
PORTAL	63.12 SQ. FT.
OUTDOOR LIVING SPACE	239.55 SQ. FT.
TOTAL:	3518.34 SQ. FT.
MAX. BLDG. COVERAGE	5248.00 SQ. FT.

SITE PLAN

1220 N. LEMON AVE., MENLO PARK
D42V2A-CC

THOMAS JAMES HOMES

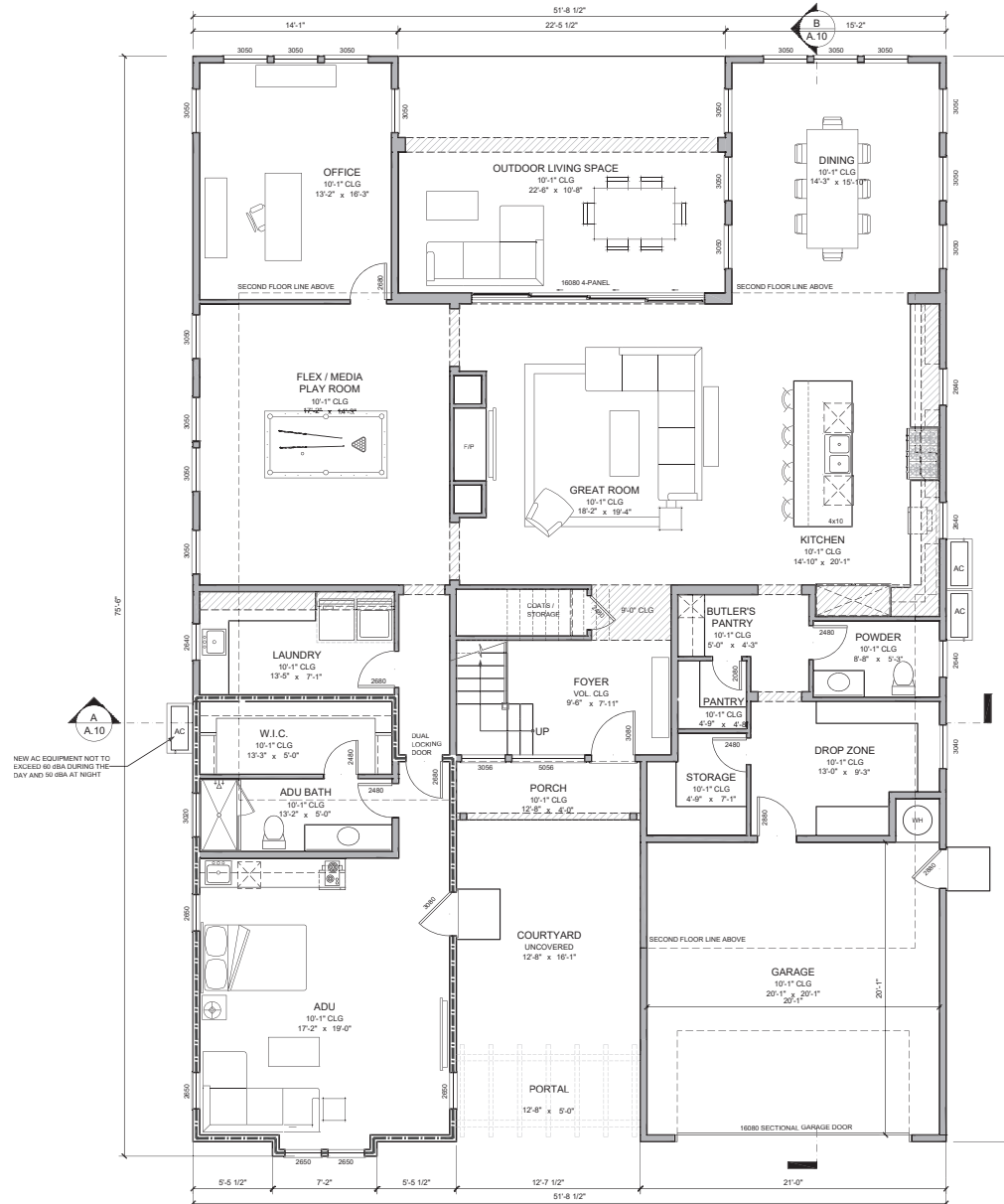


DATE 06-14-2022
JOB NO. 1641.010

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A.3



1220 N. LEMON	
FIRST FLOOR	2178.04 SQ. FT.
SECOND FLOOR	1544.53 SQ. FT.
2ND FLOOR VOL. CLG. (NEAR STAIR)	82.47 SQ. FT.
SECOND FLOOR MAX. FAR	1622.00 SQ. FT.
TOTAL LIVING	3722.57 SQ. FT.
ADU	545.38 SQ. FT.
GARAGE	441.75 SQ. FT.
TOTAL LIVING + GARAGE	4164.32 SQ. FT.
FAL: LIVING + GARAGE + 2ND FLOOR VOL. CLG.	4246.79 SQ. FT.
MAX FAL:	4505.00 SQ. FT.
THOMAS JAMES HOMES STANDARD S.F. (LIVING + ADU + 28 SQ. FT.)	4295.95 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	2178.04 SQ. FT.
GARAGE	441.75 SQ. FT.
ADU	545.38 SQ. FT.
PORCH	50.50 SQ. FT.
PORTAL	63.12 SQ. FT.
OUTDOOR LIVING SPACE	239.55 SQ. FT.
TOTAL:	3518.34 SQ. FT.
MAX. BLDG. COVERAGE	5248.00 SQ. FT.

FIRST FLOOR PLAN

1220 N. LEMON AVE., MENLO PARK
D42V2A-CC

THOMAS JAMES HOMES

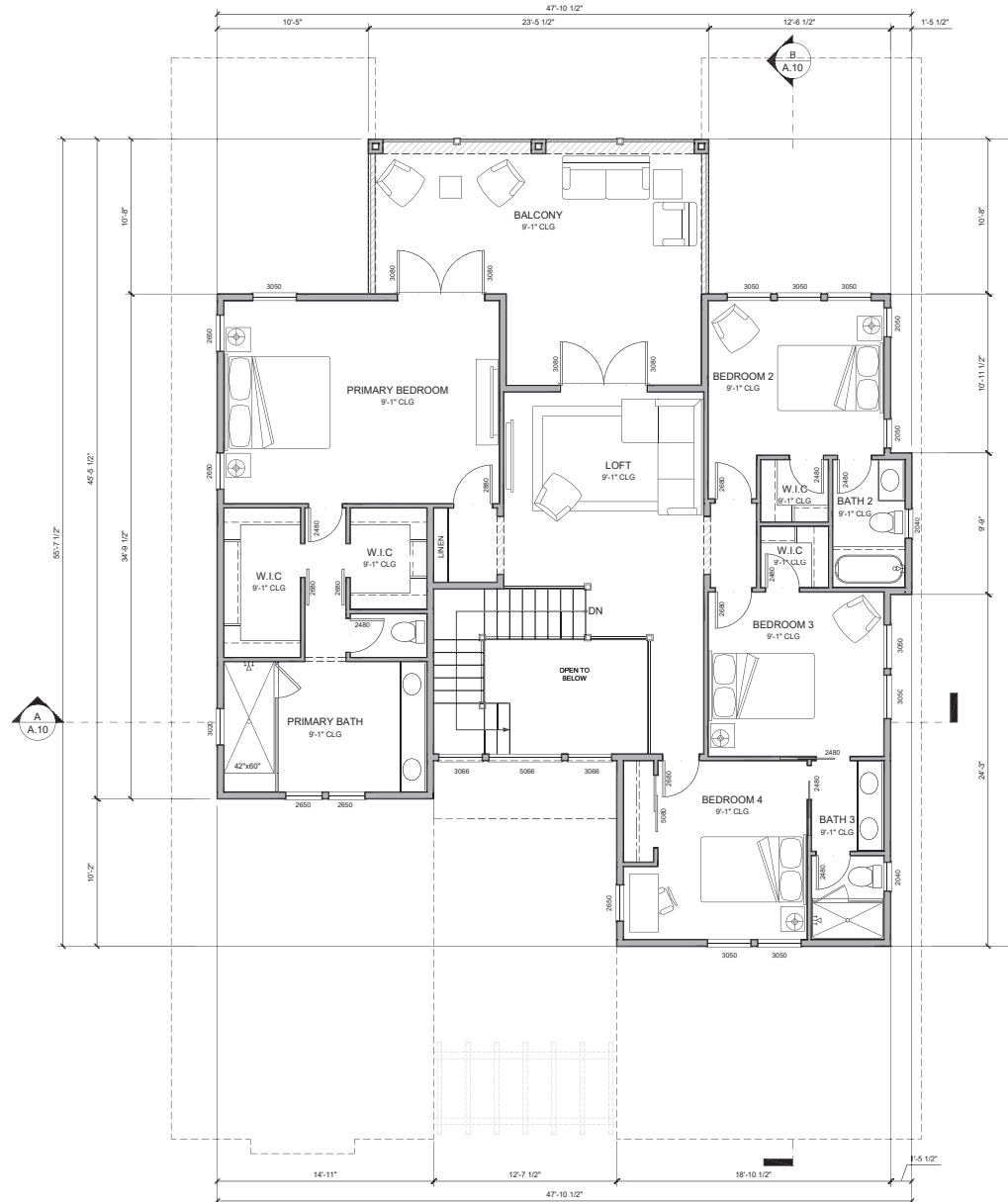


DATE 06-14-2022
JOB NO. 1641.010

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A.4



1220 N. LEMON	
FIRST FLOOR	2178.04 SQ. FT.
SECOND FLOOR	1544.53 SQ. FT.
2ND FLOOR VOL. CLG. (NEAR STAIR)	82.47 SQ. FT.
SECOND FLOOR MAX. FAR	1627.00 SQ. FT.
TOTAL LIVING	3722.57 SQ. FT.
ADU	545.38 SQ. FT.
GARAGE	441.75 SQ. FT.
TOTAL LIVING + GARAGE	4164.32 SQ. FT.
FAL: LIVING + GARAGE + 2ND FLOOR	4246.79 SQ. FT.
MAX FAL:	4505.00 SQ. FT.
THOMAS JAMES HOMES STANDARD S.F. (LIVING + ADU + 2B SQ. FT.)	4295.95 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	2178.04 SQ. FT.
GARAGE	441.75 SQ. FT.
ADU	545.38 SQ. FT.
PORCH	50.50 SQ. FT.
PORTAL	63.12 SQ. FT.
OUTDOOR LIVING SPACE	239.55 SQ. FT.
TOTAL:	3518.34 SQ. FT.
MAX. BLDG COVERAGE	5248.00 SQ. FT.

SECOND FLOOR PLAN

1220 N. LEMON AVE., MENLO PARK
D42V2A-CC

THOMAS JAMES HOMES

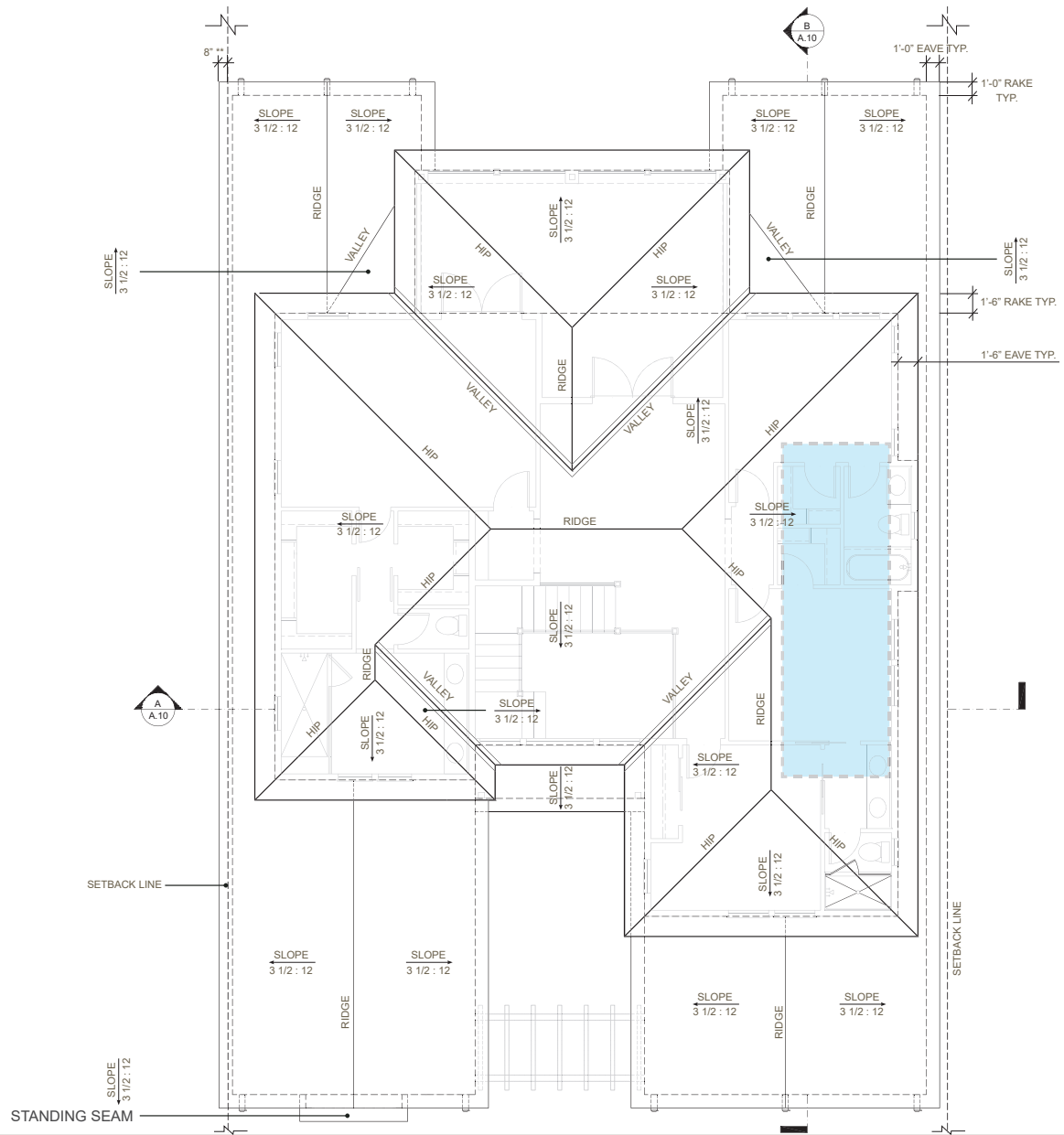


DATE 06-14-2022
JOB NO. 1641.010

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A.5



** AS PER MENLO PARK GUIDELINES,
3' INTRUSION OF ARCHITECTURAL
FEATURES, SUCH AS EAVES, IS
ALLOWABLE INTO ANY YARD WHERE
SETBACK IS 10'

 POTENTIAL SOLAR ZONE

ALL ROOFING MATERIAL IS COMPOSITION
SHINGLE UNLESS OTHERWISE NOTED.

0 4 8 16
DATE 06-14-2022
JOB NO. 1641.010
NORTH

ROOF PLAN

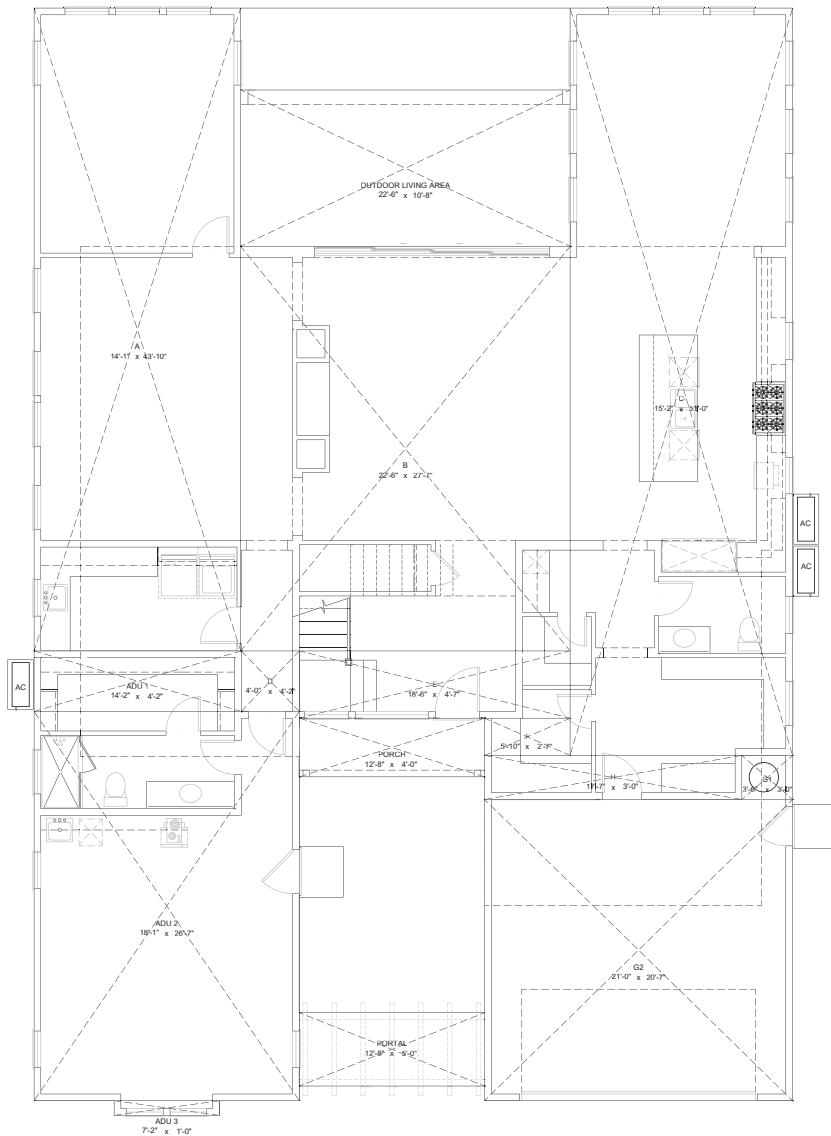
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D42V2A-CC

THOMAS JAMES HOMES

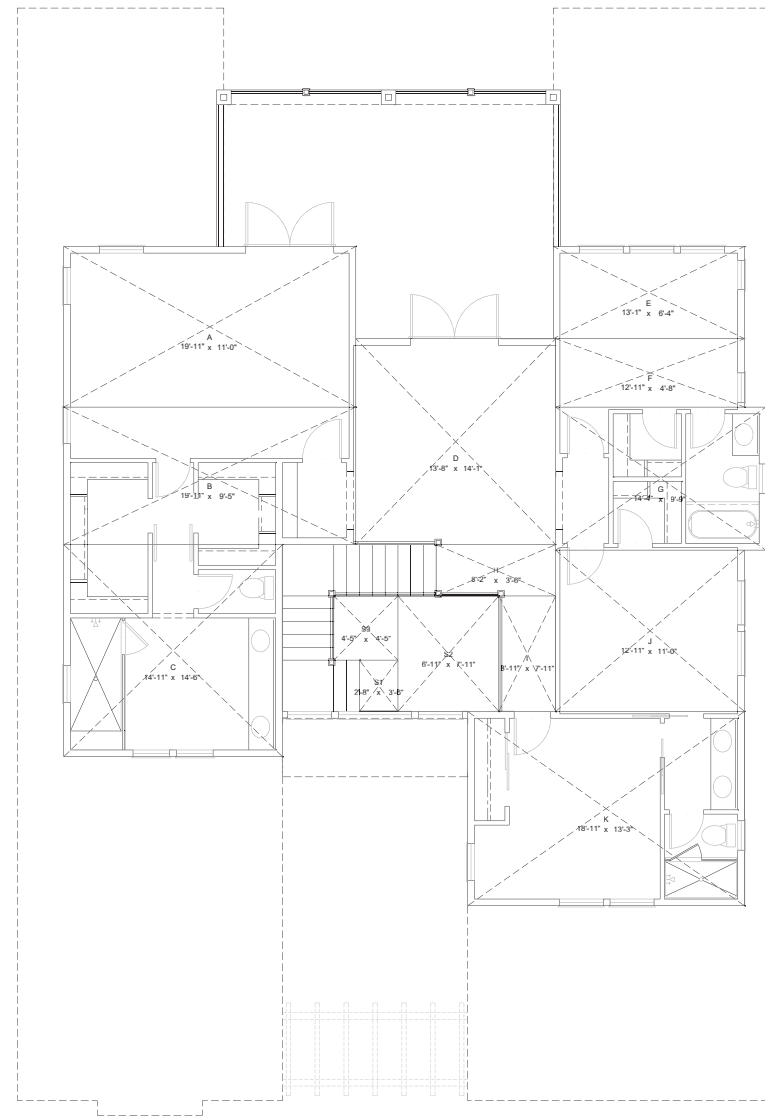


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A.6



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR AREA	
A	617.31 SQ. FT.
B	619.47 SQ. FT.
C	772.87 SQ. FT.
D	16.33 SQ. FT.
E	84.60 SQ. FT.
F	14.83 SQ. FT.
H	52.63 SQ. FT.
TOTAL	2178.04 SQ. FT.
GARAGE	
G1	10.38 SQ. FT.
G2	431.38 SQ. FT.
TOTAL	441.75 SQ. FT.
ADU	
ADU 1	58.26 SQ. FT.
ADU 2	479.95 SQ. FT.
ADU 3	7.17 SQ. FT.
TOTAL	545.38 SQ. FT.
SECOND FLOOR AREA	
A	218.25 SQ. FT.
B	186.72 SQ. FT.
C	215.67 SQ. FT.
D	191.32 SQ. FT.
E	82.00 SQ. FT.
F	60.08 SQ. FT.
G	139.75 SQ. FT.
H	28.50 SQ. FT.
I	30.52 SQ. FT.
J	141.62 SQ. FT.
K	250.09 SQ. FT.
TOTAL (LIVING + STAIR AREA)	1544.53 SQ. FT.
STAIR VOL. CLG.	
S1	9.19 SQ. FT.
S2	54.14 SQ. FT.
S3	19.14 SQ. FT.
TOTAL	82.47 SQ. FT.
FLOOR AREA LIMIT	
FIRST FLOOR	2178.04 SQ. FT.
SECOND FLOOR	1544.53 SQ. FT.
STAIR VOL. CLG.	82.47 SQ. FT.
GARAGE	441.75 SQ. FT.
TOTAL	4246.79 SQ. FT.
MAX. F.A.L.	4505.00 SQ. FT.
BUILDING COVERAGE	
FIRST FLOOR	2178.04 SQ. FT.
OUTDOOR LIVING AREA	239.55 SQ. FT.
PORCH	50.50 SQ. FT.
PORTAL	63.12 SQ. FT.
GARAGE	441.75 SQ. FT.
ADU	545.38 SQ. FT.
TOTAL	3518.34 SQ. FT.
MAX. BUILDING COVERAGE	5248.00 SQ. FT.

FLOOR AREA DIAGRAMS

1220 N. LEMON AVE., MENLO PARK
D42V2A-CC

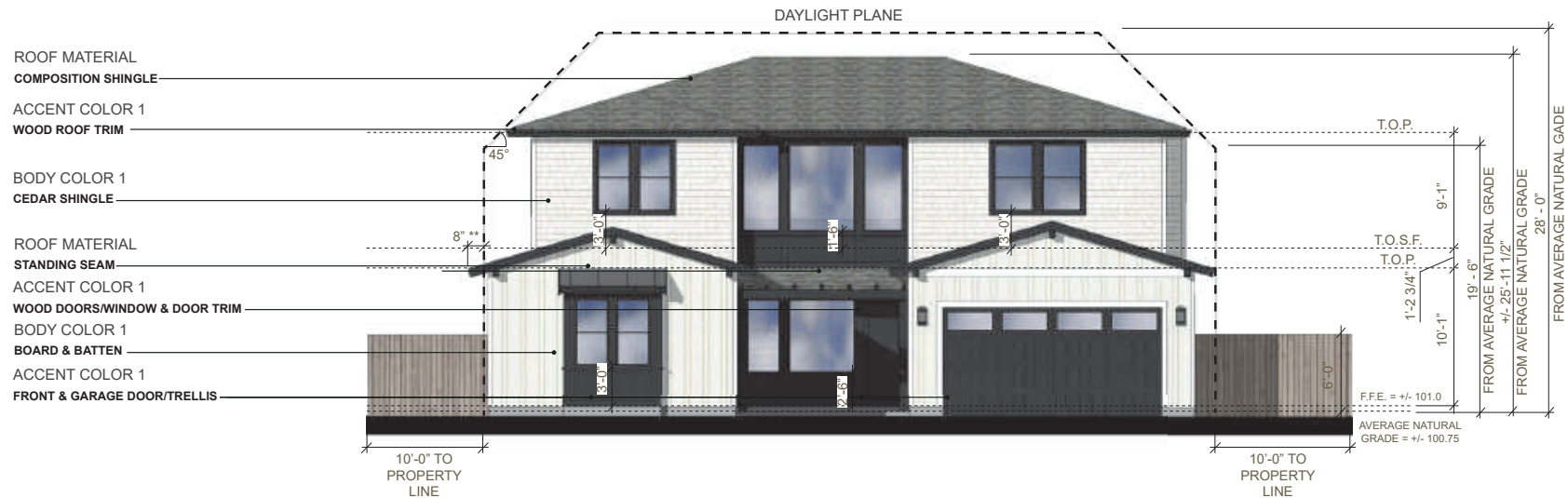
THOMAS JAMES HOMES



DATE 06-14-2022
JOB NO. 1641.010

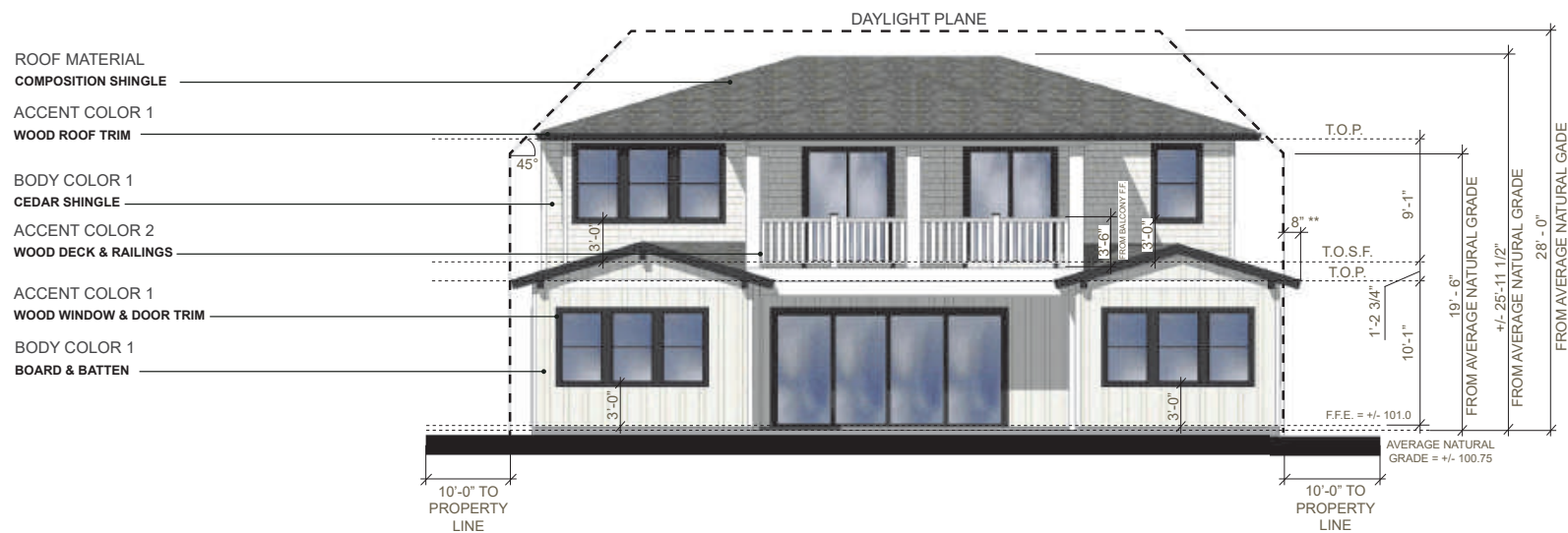
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925-251-7200

A.7



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

** AS PER MENLO PARK GUIDELINES,
3' INTRUSION OF ARCHITECTURAL
FEATURES, SUCH AS EAVES, IS
ALLOWABLE INTO ANY YARD WHERE
SETBACK IS 10'

WINDOWS
MARVIN ESSENTIAL ALL ULTREX
WINDOWS TYP. - NO SIMULATED
DIVIDED LITE

ELEVATIONS

1220 N. LEMON AVE., MENLO PARK
D42V2A-CC

THOMAS JAMES HOMES



0 4 8 16

DATE 06-14-2022
JOB NO. 1641.010

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925-251-7200

A.8



WINDOWS
 MARVIN ESSENTIAL ALL ULTREX
 WINDOWS TYP. - NO SIMULATED
 DIVIDED LITE

ELEVATIONS

1220 N. LEMON AVE., MENLO PARK
 D42V2A-CC

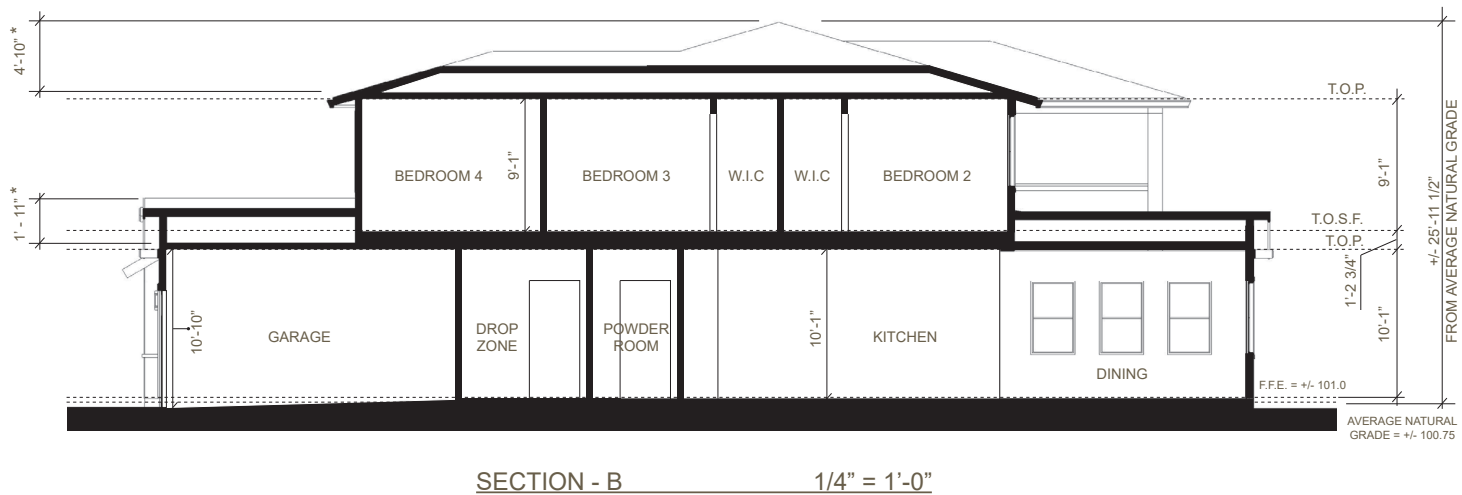
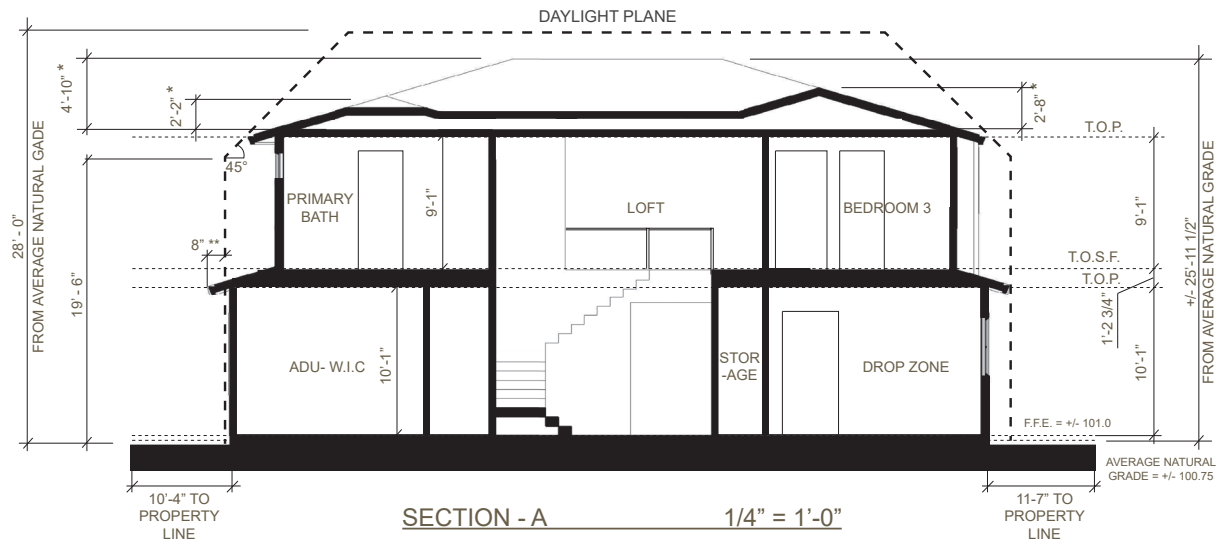
THOMAS JAMES HOMES



DATE 06-14-2022
 JOB NO. 1641.010

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 Pleasanton, CA 94588
 925-251-7200

A.9



* AS PER THE MENLO PARK MUNICIPAL CODE (SECTION 18.04.313 FLOOR AREA) ATTIC SPACE WHERE THE DISTANCE BETWEEN THE TOP OF THE CEILING JOIST AND THE BOTTOM OF THE ROOF SHEATHING MEASURES LESS THAN FIVE FEET (5') IS EXCLUDED FROM THE FLOOR AREA.

** AS PER MENLO PARK GUIDELINES, 3' INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD WHERE SETBACK IS 10'

SECTIONS

1220 N. LEMON AVE., MENLO PARK
D42V2A-CC

THOMAS JAMES HOMES



DATE 06-14-2022
JOB NO. 1641.010

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Pleasanton, CA 94588
925-251-7200

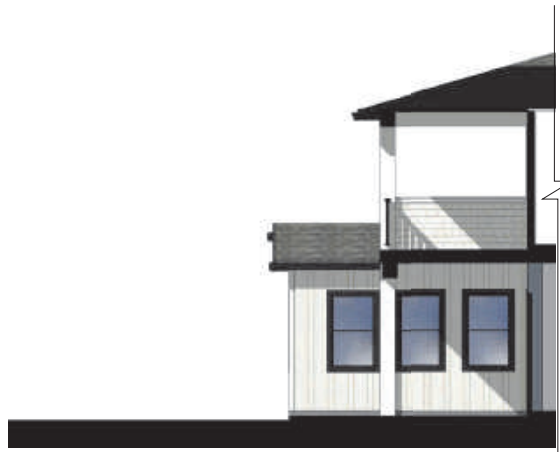
A.10



LEFT ELEVATION @ COURTYARD 1/4" = 1'-0"



RIGHT ELEVATION @ COURTYARD 1/4" = 1'-0"



LEFT ELEVATION @ OUTDOOR LIVING SPACE 1/4" = 1'-0"



RIGHT ELEVATION @ OUTDOOR LIVING SPACE 1/4" = 1'-0"

WINDOWS
MARVIN ESSENTIAL ALL ULTREX
WINDOWS TYP. - NO SIMULATED
DIVIDED LITE

VIEWS- COURTYARD & OUTDOOR LIVING SPACE

1220 N. LEMON AVE., MENLO PARK
D42V2A-CC

THOMAS JAMES HOMES



DATE 06-14-2022
JOB NO. 1641.010

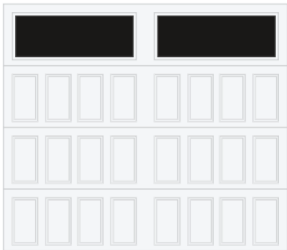
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.11

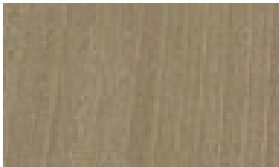
WINDOW FRAMES: WHITE



FRONT DOOR
MASONITE - HERITAGE
LINCOLN PARK
FIBERGLASS
FULL PANEL



GARAGE DOOR
CLOPAY BRIDGEPORT STEEL
DESIGN: BD1NU
WINDOW: PLAIN LONG IN CLEAR



FENCE STAIN
PEPPERWOOD



EXTERIOR RENDERINGS
(NOT TO SCALE)

1220

HOUSE NUMBERS



EXTERIOR WALL SCONCE
8"W X 15.25"H

- o SHINGLE SIDING
- o BOARD AND BATTEN

- o FRONT DOOR
- o GARAGE DOOR
- o DOOR AND WINDOW TRIM
- o ROOF TRIM
- o TRELLIS
- o BUMP OUT

GAF ROOF SHINGLES
PEWTER GRAY

STANDING SEAM
ZINC GREY



1220 N LEMON AVENUE
MENLO PARK, CALIFORNIA 94025

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 RANGEN TO NOTIFY
DESIGNER OF DIMENSIONS AND FIELD
CONDITIONS THAT DIFFER FROM THE DESIGN
PACKAGE AND ARCHITECTURAL PLANS.

DATE: 06.14.22
DESIGNER: SAMIA SUHA RASHED
ARCHITECT: DAHLIN

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

D42 V2 A
CAPE COD




















This is a detailed architectural floor plan for a single-story house. The layout includes a large garage (10'-10" x 10'-0" LW) at the rear. To the left of the garage is a dining room (8'-4" x 10'-0" CLG) with a fireplace and a staircase. Adjacent to the dining room is a kitchen (8'-4" x 10'-0" CLG) featuring a fireplace and a nook (8'-2" x 10'-0" CLG). The living room (9'-0" x 10'-0" CLG) is located in the center, with a fireplace and a staircase. To the left of the living room is a bath (8'-2" x 10'-0" CLG) and a hall (8'-2" x 10'-0" CLG). An office (8'-2" x 10'-0" CLG) is situated at the front left. The entry (8'-2" x 10'-0" CLG) is located at the front right, leading into the living room. The plan includes numerous dimensions, room names, and annotations such as 'CLG' for closet and 'LW' for linen closet. The overall footprint is approximately 30 feet wide by 40 feet deep.

LEGEND

LOW CASEWORK

UPPER CASEWORK

FULL HEIGHT CASEWORK

	WASHER/DRYER COMBO
	WASHER
	DRYER
	RANGE
	REFRIGERATOR
	OVEN
	DISH WASHER
	TRASH COMPACTOR
	FURNACE
	WALL HEATER
	GAS METER
	ELECTRIC METER
	SOLAR COMPONENTS
	ELECTRICAL PANEL
	TANKLESS WATER HEATER
	WATER HEATER
	FLOOR DRAIN
	CEILING HEIGHT
	HEADER HEIGHT

3626 E. PACIFIC COAST
HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET



WORRY FREE
RENOVATIONS

PREPARED FOR:

MARK SHERLOCK

PROJECT TYPE

FLOOR PLAN

PROJECT NAME

LEMON AVENUE
RESIDENCE

PROJECT ADDRESS

1220 N LEMON AVE
MENLO PARK, CA 94025

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for line engineering (CEN, 8th 6th Edn) [367727]. All new plants created by PPS do not include the characteristics of any previously line, and are not a new contribution and hence are not patentable (CEN, 8th 6th Edn) [367728, 367729]. In the case of a new plant created by PPS, the plant is not engineering (CEN, 8th 6th Edn) [367730, 367731] and there should not be used for any reasons or activities that are not engineering (CEN, 8th 6th Edn) [367732, 367733]. All new plants created by PPS are considered to be a reference line already and contribution to the line and not a new contribution. The creation of a botanical derivative engineer or botanical derivative, PPS states only materials added to ensure the accuracy of the line and not a new contribution. The line is not a new contribution, because some of the line is already contained within some of the line. It is the ability of the architect, contractor, engineer or other person to create a new plant that is the property owner, to determine the viability of the line. PPS plants prior to contribution, to determine the viability of the line, should be considered. Some examples should be taken into account. The line is not a new contribution that the owner is found in a plant. PPS's liability is limited to the owner of the line.



SCALE
1" = 1'-0"

PROJECT
524_BA

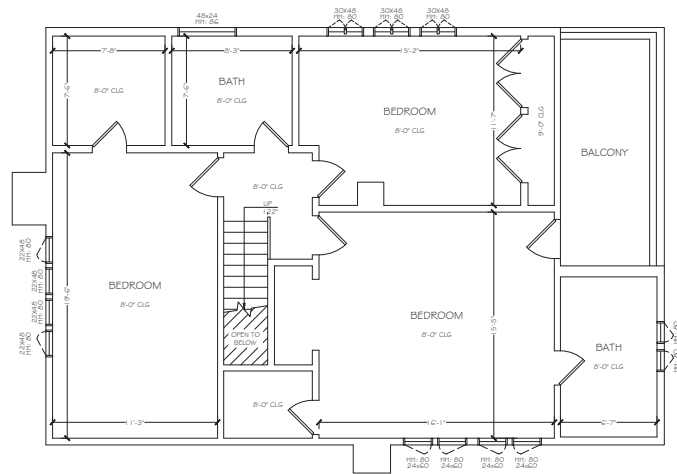
APPROVED BY
IS

DATE

Sheet

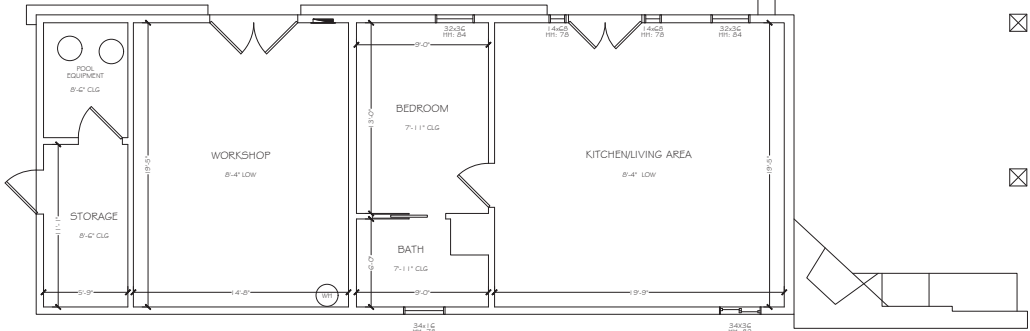
of 8

1st FLOOR





ADU



LEGEND

LOW CASEWORK

UPPER CASEWORK

FULL HEIGHT CASEWORK

WASH/DRYER COMBO

WASHHER

DRYER

RANGE

REFRIGERATOR

OVEN

DISH WASHER

TRASH COMPACTOR

FURNACE

WALL HEATER

GAS METER

ELECTRIC METER

SOLAR COMPONENTS

ELECTRICAL PANEL

TANKLESS WATER HEATER

WATER HEATER

FLOOR DRAIN

CLG - CEILING HEIGHT

HH - HEADER HEIGHT

3626 E. PACIFIC COAST
HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
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F 888.698.2966
WWW.PPMCO.NET

PREPARED FOR:

MARK SHERLOCK

PROJECT TYPE

FLOOR PLAN

PROJECT NAME

LEMON AVENUE
RESIDENCE

PROJECT ADDRESS

1220 N LEMON AVE
MENLO PARK, CA 94025

[illegible]

SCALE

PROJECT

Approved by

33

0/05/21

2 1 0

**WORRY FREE
RENOVATIONS**

PREPARED FOR:

MARK SHERLOCK

PROJECT TYPE

ROOF PLAN

PROJECT NAME

LEMON AVENUE
RESIDENCE

PROJECT ADDRESS

1220 N LEMON AVE
MENLO PARK, CA 94025

All plans created by TruGreen Property



SCALE
1/4" = 1'-0"

PROJECT
2524 BA

APPROVED BY

JS

DATE
10/05/21

SHEET

4 of 8

[illegible]

MAIN HOUSE



NORTHEAST



SOUTHEAST



PPM
PRECISION PROPERTY
MEASUREMENTS
3626 E. PACIFIC COAST
HIGHWAY | 2ND FLOOR
LONG BEACH, CA | 90804
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F. 888.698.2966
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PREPARED FOR:

MARK SHERLOCK

PROJECT TYPE

EXTERIOR
ELEVATIONS

PROJECT NAME

LEMON AVENUE
RESIDENCE

PROJECT ADDRESS

1220 N LEMON AVE
MIDLO PARK, CA 94025

PPM is not responsible for any errors or omissions in this drawing. It is the responsibility of the client to verify all information and dimensions. PPM is not responsible for any errors or omissions in this drawing. It is the responsibility of the client to verify all information and dimensions. PPM is not responsible for any errors or omissions in this drawing. It is the responsibility of the client to verify all information and dimensions.

SCALE
1/4" = 1'-0"

PROJECT
2524_BA

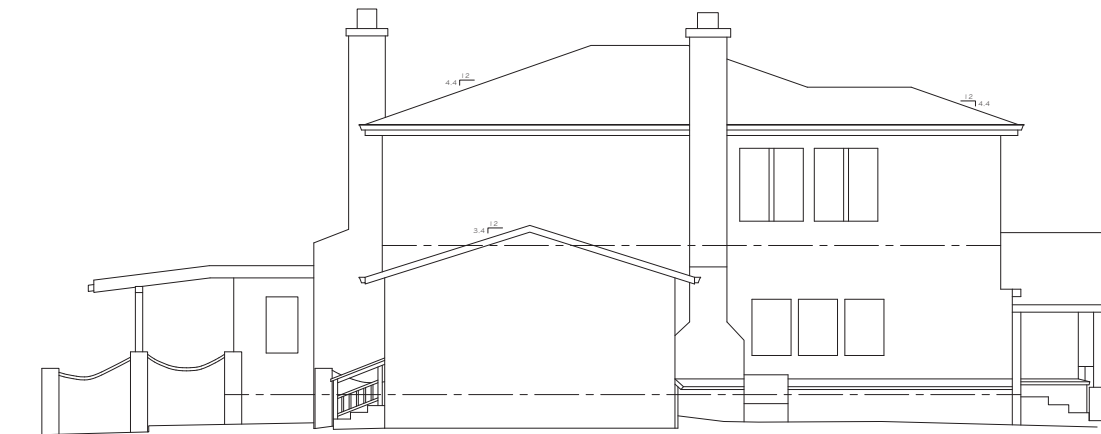
APPROVED BY
JS

DATE
10/05/21

SHEET
6 of 8



MAIN HOUSE



SOUTHWEST



NORTHWEST



PPM
PRECISION PROPERTY
MEASUREMENTS
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HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
T. 562.621.9100
F. 888.698.2966
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PREPARED FOR

MARK SHERLOCK

PROJECT TYPE

EXTERIOR
ELEVATIONS

PROJECT NAME

LEMON AVENUE
RESIDENCE

PROJECT ADDRESS

1220 N LEMON AVE
MIDLO PARK, CA 94025

PPM is not responsible for structural alterations or modifications to the existing structure. The client is responsible for obtaining all necessary permits and approvals from the local building department. The client is also responsible for ensuring that the existing structure is in good condition and suitable for the proposed alterations. The client is also responsible for ensuring that the existing structure is in good condition and suitable for the proposed alterations. The client is also responsible for ensuring that the existing structure is in good condition and suitable for the proposed alterations.

SCALE
1/4" = 1'-0"

PROJECT
2524_BA

APPROVED BY
JS

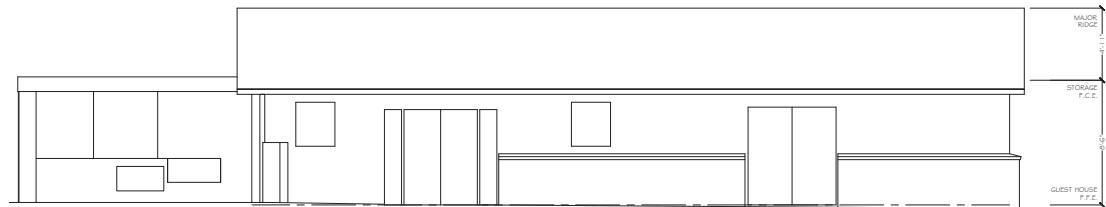
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SHEET

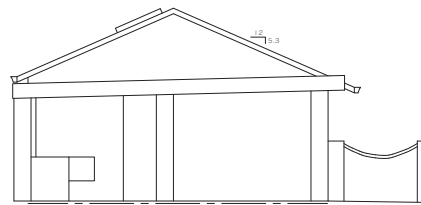
7 of 8



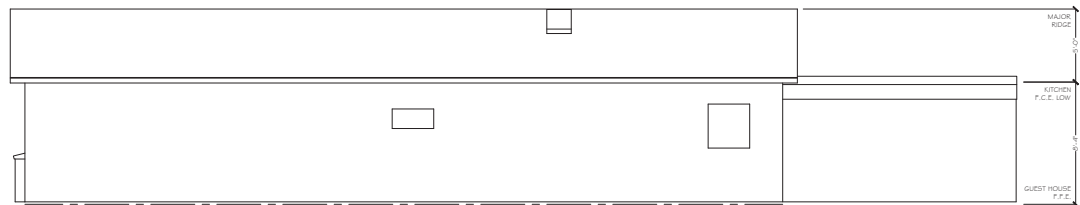
ADU



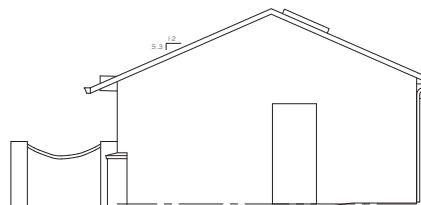
NORTHEAST



SOUTHEAST



SOUTHWEST



NORTHWEST



PREPARED FOR

MARK SHERLOCK

PROJECT TYPE

EXTERIOR ELEVATIONS

PROJECT NAME

LEMON AVENUE RESIDENCE

PROJECT ADDRESS

1220 N LEMON AVE
MIDLO PARK, CA 94025

NOTES:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the wall unless otherwise noted.
3. All dimensions are to the finished surface unless otherwise noted.
4. All dimensions are to the center of the wall unless otherwise noted.
5. All dimensions are to the center of the wall unless otherwise noted.
6. All dimensions are to the center of the wall unless otherwise noted.
7. All dimensions are to the center of the wall unless otherwise noted.
8. All dimensions are to the center of the wall unless otherwise noted.
9. All dimensions are to the center of the wall unless otherwise noted.
10. All dimensions are to the center of the wall unless otherwise noted.

SCALE
1/4" = 1'-0"

PROJECT
2524_BA

APPROVED BY
JS

DATE
10/05/21

SHEET
8 of 8

DOC. 2012-190677

N33°29'25"E 73.61'

DOC. 2017-050866
EXISTING RESIDENCE

EXISTING BUILDING
(1,042 SQ. FT. ±)

DOC. 2001-105196
EXISTING RESIDENCE

PARCEL 1
DOC. 2013-091524
EXISTING TWO
STORY RESIDENCE
FF 102.2
(2,107 SQ. FT. ±)

DOC. 2019-065175

TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY
TITLE NO. F240-105100792-80
DATED MARCH 9, 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:

PARCEL 1: BEGINNING AT A POINT WHICH BEARS NORTH 56° 30' 30" WEST 703.92 FEET NORTH 33° 30' 30" EAST 303.61 FEET FROM THE INTERSECTION OF THE CENTERLINE OF NORTH LEMON AVENUE WITH THE CENTERLINE OF SANTA CRUZ AVENUE; THENCE RUNNING NORTH 56° 30' 30" WEST 203.92 FEET TO THE SOUTHEASTLY LINE OF LAND CONVEYED BY DEED TO JOHN JULIUS SHUTT AND WIFE, DATED MAY 1923 AND RECORDED JUNE 7, 1923 IN BOOK 77 AT PAGE 231, OFFICIAL RECORDS; THENCE ALONG SAID LINE OF LAND SO CONVEYED NORTH 33° 30' 30" EAST 73.61 FEET TO THE MOST NORTHERLY CORNER OF LAND CONVEYED TO DEED TO WILLIAM L. MONINGER AND WIFE, DATED APRIL 13, 1923 AND RECORDED MAY 8, 1923 IN BOOK 75 AT PAGE 190, OFFICIAL RECORDS; THENCE SOUTH 56° 30' 30" EAST 203.92 FEET TO THE MOST EASTERLY CORNER OF SAID LAND; THENCE SOUTH 33° 30' 30" WEST 73.61 FEET TO THE POINT OF BEGINNING.

BEGING PORTION OF THE MARTIN TRACT, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON SEPTEMBER 6, 1887 IN BOOK "D" OF MAPS AT PAGE 34 AND COPIED INTO BOOK 2 OF MAPS AT PAGE 1.

PARCEL 2: A RIGHT OF WAY OVER A 16 FOOT ALLEY, THE SOUTHEASTERLY LINE OF WHICH BEARS AT THE MOST EASTERLY CORNER OF THE ABOVE DESCRIBED PARCEL 1 AND EXTENDING THENCE SOUTH 33° 30' 30" WEST 377.22 FEET TO THE CENTER OF NORTH LEMON AVENUE.

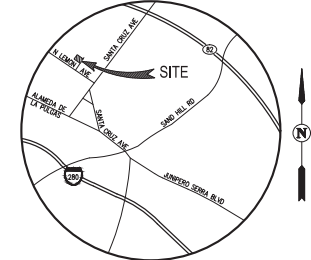
EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN SAID PARCEL 1, SAID EASEMENT IS APPURTENANT TO PARCEL 1 AND WAS CREATED BY THAT CERTAIN DEED RECORDED NOVEMBER 23, 1936 IN BOOK 715 AT PAGE 289. AS DOCUMENT NO. 93415-C, OF OFFICIAL RECORDS.

EXCEPTIONS AND EXCLUSIONS:

- ⑥ INDICATES TITLE REPORT ITEM NUMBER
- ITEMS ① THROUGH ③ RELATE TO TAXES AND LIENS AND CANNOT BE PLOTTED.
- ⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION
 - PURPOSE: ELECTRICAL FACILITIES
 - RECORDING DATE: JANUARY 16, 1928
 - RECORDING NO.: 144-B, BOOK 337, PAGE 130, OF OFFICIAL RECORDS
 - EASEMENT NOT LOCATED ON PROPERTY.
- ⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: MENLO PARK SANITARY DISTRICT
 - PURPOSE: SEWER PURPOSES
 - RECORDING DATE: JUNE 30, 1937
 - RECORDING NO.: 9087-D, BOOK 751, PAGE 151, OF OFFICIAL RECORDS
 - AFFECTS: SOUTHEASTERLY 16 FEET
- ⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SIDNEY LEVINE AND ROSLYN LEVINE
 - PURPOSE: RIGHT OF WAY
 - RECORDING DATE: APRIL 20, 1981
 - RECORDING NO.: 50921-T, BOOK 3970, PAGE 448, OF OFFICIAL RECORDS
 - AFFECTS: SOUTHEASTERLY 16 FEET
- ⑨ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
 - PURPOSE: ELECTRICAL FACILITIES
 - RECORDING DATE: OCTOBER 23, 1981
 - RECORDING NO.: 7328-U, BOOK 4078, PAGE 583, OF OFFICIAL RECORDS
 - AFFECTS: SOUTHEASTERLY 16 FEET
- ITEMS ⑩ THROUGH ⑪ RELATE TO COAR'S, A DEED OF TRUST, AND THE TITLE AND CANNOT BE PLOTTED.

LEGEND & ABBREVIATIONS

---	BOUNDARY LINE	AC	ASPHALT CONCRETE
---	EXISTING RIGHT OF WAY	BM	BENCHMARK
---	ADJACENT PROPERTY LINE	CONC	CONCRETE
---	EXISTING STRUCTURE	DW	DRIVEWAY
---	EXISTING UTILITY PIPE	EL	ELEVATION
---	OVERHEAD WIRES	FF	FINISHED FLOOR
---	FENCE LINE	FH	FIRE HYDRANT
---	EXISTING ELECTRIC METER	INV	INVERT
---	EXISTING GAS METER	LAT	LATERAL
---	EXISTING GROUND ELEVATION	OHW	OVERHEAD WIRES
---	EXISTING FIRE HYDRANT	SS	SANITARY SEWER
---	LOCAL BENCHMARK	SSE	SANITARY SEWER EASEMENT
---	FOUND MONUMENT AS NOTED	SSMH	SANITARY SEWER MANHOLE



VICINITY MAP
NOT TO SCALE

NOTES:

- 1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT AND MAPS LISTED HEREON.
- 2) 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.
- 3) ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
- 4) NO WATER METER WAS LOCATED ON-SITE DURING FIELD SURVEY.
- 5) ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- 6) SURVEY UPDATED 5/13/21 TO INCLUDE TREE TAG INFORMATION RELATED TO TREE INVENTORY IN THE PROJECT ARBORIST REPORT DATED 5/11/21 AND PREPARED BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC.

REFERENCES:

- ⑥ INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (49 LLS 55)
- (2) PARCEL MAP (66 PM 25)
- (3) PARCEL MAP (79 PM 42)

FLOOD ZONE:

ZONE X: AREAS OF MINIMAL FLOOD HAZARD.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 060810C0304E

DATED: OCTOBER 16, 2012

BENCHMARK:

BENCHMARK ID: LOCAL BENCHMARK
DESCRIPTION: SET MAG NAIL IN THE ASPHALT CONCRETE PARKING STRIP OF 1220 N LEMON AVENUE.
ELEVATION: 99.96' (ASSUMED)

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE MONUMENTED SOUTHEASTERN PROPERTY LINE OF THE SUBJECT PARCEL, BEING N33°30'00"E PER RECORD OF SURVEY (49 LLS 55).

ASSESSOR'S PARCEL NUMBER:

071-022-160

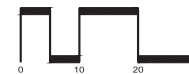
AREA:

GROSS LOT AREA: 14,997 SQ. FT. MORE OR LESS
RIGHT-OF-WAY EASEMENT AREA: 1,178 SQ. FT. MORE OR LESS
NET LOT AREA: 13,819 SQ. FT. MORE OR LESS

1220 N LEMON AVENUE TOPOGRAPHIC & BOUNDARY SURVEY

CITY OF MENLO PARK COUNTY OF SAN MATEO CALIFORNIA

SCALE: 1" = 10' DATE: APRIL 30, 2021



SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDCO.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1
OF 1 SHEETS

SURVEYOR'S STATEMENT:

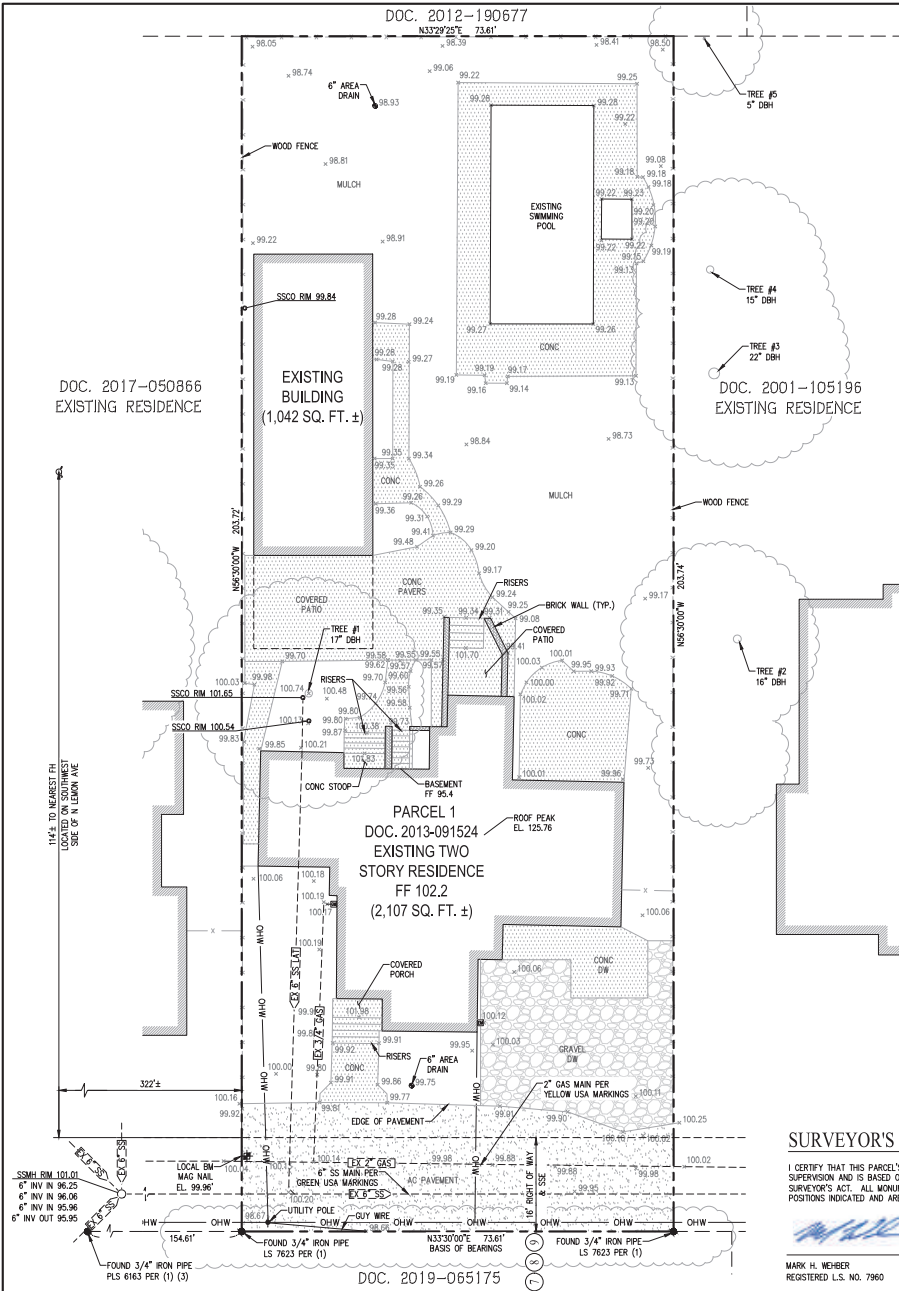
I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO CHARGE THE SURVEY TO BE RETRACED.

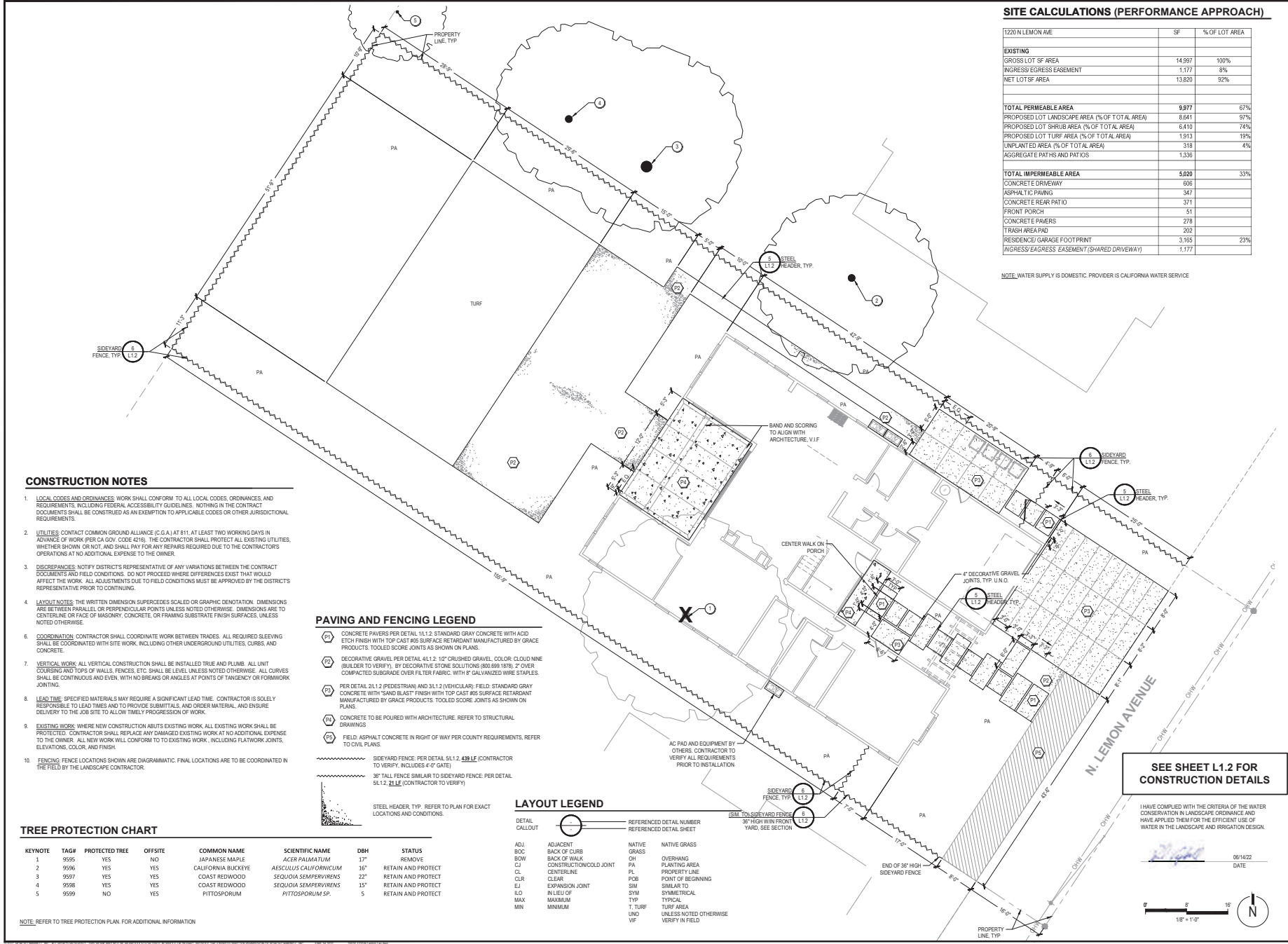
MARK H. WEIBER
REGISTERED L.S. NO. 7960

DATE
4/30/21



114.4' TO NEAREST FH
LOCATED ON SOUTHWEST
SIDE OF N LEMON AVE





SITE CALCULATIONS (PERFORMANCE APPROACH)

1220 N LEMON AVE	SF	% OF LOT AREA
EXISTING		
GROSS LOT SF AREA	14,997	100%
INGRESS/EGRESS EASEMENT	1,177	8%
NET LOT SF AREA	13,820	92%
TOTAL PERMEABLE AREA	9,977	67%
PROPOSED LOT LANDSCAPE AREA (% OF TOTAL AREA)	8,641	97%
PROPOSED LOT SHRUB AREA (% OF TOTAL AREA)	6,410	74%
PROPOSED LOT TURF AREA (% OF TOTAL AREA)	1,913	19%
UNPLANTED AREA (% OF TOTAL AREA)	318	4%
AGGREGATE PATHS AND PATIOS	1,336	
TOTAL IMPERMEABLE AREA	5,020	33%
CONCRETE DRIVEWAY	606	
ASPHALTIC PAVING	347	
CONCRETE REAR PATIO	371	
FRONT PORCH	51	
CONCRETE PAVERS	278	
TRASH AREA PAD	202	
RESIDENCE/GARAGE FOOTPRINT	3,165	23%
INGRESS/EGRESS EASEMENT (SHARED DRIVEWAY)	1,177	

NOTE: WATER SUPPLY IS DOMESTIC. PROVIDER IS CALIFORNIA WATER SERVICE

CONSTRUCTION NOTES

1. LOCAL CODES AND ORDINANCES: WORK SHALL CONFORM TO ALL LOCAL CODES, ORDINANCES, AND REQUIREMENTS, INCLUDING FEDERAL ACCESSIBILITY GUIDELINES. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS AN EXEMPTION TO APPLICABLE CODES OR OTHER JURISDICTIONAL REQUIREMENTS.
2. UTILITIES: CONTACT COMMON GROUND ALLIANCE (C.G.A.) AT 811, AT LEAST TWO WORKING DAYS IN ADVANCE OF WORK PER CA GOV. CODE 4216. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, AND SHALL PAY FOR ANY REPAIRS REQUIRED DUE TO THE CONTRACTOR'S OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. DISCREPANCIES: NOTIFY DISTRICTS REPRESENTATIVE OF ANY VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. DO NOT PROCEED WHERE DIFFERENCES EXIST THAT WOULD AFFECT THE WORK. ALL ADJUSTMENTS DUE TO FIELD CONDITIONS MUST BE APPROVED BY THE DISTRICTS REPRESENTATIVE PRIOR TO CONTINUING.
4. LAYOUT NOTES: THE WRITTEN DIMENSION SUPERCEDES SCALED OR GRAPHIC DENOTATION. DIMENSIONS ARE BETWEEN PARALLEL OR PERPENDICULAR POINTS UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO CENTERLINE OR FACE OF MASONRY, CONCRETE, OR FRAMING SUBSTRATE FINISH SURFACES, UNLESS NOTED OTHERWISE.
5. COORDINATION: CONTRACTOR SHALL COORDINATE WORK BETWEEN TRADES. ALL REQUIRED SLEEVING SHALL BE COORDINATED WITH SITE WORK, INCLUDING OTHER UNDERGROUND UTILITIES, CURBS, AND CONCRETE.
6. VERTICAL WORK: ALL VERTICAL CONSTRUCTION SHALL BE INSTALLED TRUE AND PLUMB. ALL UNIT CORNERING AND TOPS OF WALLS, FENCES, ETC. SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL CURVES SHALL BE CONTINUOUS AND EVEN, WITH NO BREAKS OR ANGLES AT POINTS OF TANGENCY OR FORMWORK JOINTING.
7. LEAD TIME: SPECIFIED MATERIALS MAY REQUIRE A SIGNIFICANT LEAD TIME. CONTRACTOR IS SOLELY RESPONSIBLE TO LEAD TIMES AND TO PROVIDE SUBMITTALS, AND ORDER MATERIAL, AND ENSURE DELIVERY TO THE JOB SITE TO ALLOW TIMELY PROGRESSION OF WORK.
8. EXISTING WORK: WHERE NEW CONSTRUCTION ADJUTS EXISTING WORK, ALL EXISTING WORK SHALL BE PROTECTED. CONTRACTOR SHALL REPLACE ANY DAMAGED EXISTING WORK AT NO ADDITIONAL EXPENSE TO THE OWNER. ALL NEW WORK WILL CONFORM TO EXISTING WORK, INCLUDING FLATWORK JOINTS, ELEVATIONS, COLORS, AND FINISH.
9. FENCING: FENCE LOCATIONS SHOWN ARE DIAGNRAMATIC. FINAL LOCATIONS ARE TO BE COORDINATED IN THE FIELD BY THE LANDSCAPE CONTRACTOR.

PAVING AND FENCING LEGEND

- CONCRETE PAVERS PER DETAIL 11.1.2: STANDARD GRAY CONCRETE WITH ACID ETCH FINISH WITH TOP CAST R/S SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- DECORATIVE GRAVEL PER DETAIL 41.1.2: 1/2" CRUSHED GRAVEL, COLOR: CLOUD NINE (BUILDER TO VERIFY). BY DECORATIVE STONE SOLUTIONS (800.899.1878). 2" OVER COMPACTED SUBGRADE OVER FILTER FABRIC WITH 8" GALVANIZED WIRE STAPLES.
- PER DETAIL 21.1.2 (PEDESTRIAN) AND 31.1.2 (VEHICULAR): FIELD: STANDARD GRAY CONCRETE WITH "SAND-BLAST" FINISH WITH TOP CAST R/S SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- CONCRETE TO BE POURED WITH ARCHITECTURE. REFER TO STRUCTURAL DRAWINGS.
- FIELD: ASPHALT CONCRETE IN RIGHT OF WAY PER COUNTY REQUIREMENTS, REFER TO CIVIL PLANS.
- SIDEYARD FENCE: PER DETAIL 51.1.2, 43B L.F. CONTRACTOR TO VERIFY, INCLUDES 4" GATE
- 36" TALL FENCE SIMILAR TO SIDEYARD FENCE: PER DETAIL 51.1.2, 81 L.F. (CONTRACTOR TO VERIFY)
- STEEL HEADER, TYP. REFER TO PLAN FOR EXACT LOCATIONS AND CONDITIONS.

LAYOUT LEGEND

- | DETAIL CALLOUT | REFERENCED DETAIL NUMBER | REFERENCED DETAIL SHEET |
|------------------------|--------------------------|-------------------------|
| ADJ. | ADJACENT | |
| BOC | BACK OF CURB | |
| BOW | BACK OF WALK | |
| CJ | CONSTRUCTION/COLD JOINT | |
| CL | CENTERLINE | |
| CLR | CLEAR | |
| EJ | EXPANSION JOINT | |
| IL | IN LIEU OF | |
| MAX | MAXIMUM | |
| MIN | MINIMUM | |
| NATIVE GRASS | | |
| OH | OVERHANG | |
| PA | PLANTING AREA | |
| PL | PROPERTY LINE | |
| POB | POINT OF BEGINNING | |
| SM | SIMILAR TO | |
| SYN | SYMMETRICAL | |
| TYP | TYPICAL | |
| TURF AREA | | |
| UNLESS NOTED OTHERWISE | | |
| VERIFY IN FIELD | | |

TREE PROTECTION CHART

KEYNOTE	TAG#	PROTECTED TREE	OFFSITE	COMMON NAME	SCIENTIFIC NAME	DBH	STATUS
1	9595	YES	NO	JAPANESE MAPLE	ACER PALMATICUM	17"	REMOVE
2	9596	YES	YES	CALIFORNIA BUCKEYE	AESCULOA CALIFORNICUM	16"	RETAIN AND PROTECT
3	9597	YES	YES	COAST REDWOOD	SEQUOIA SEMPERVIRENS	22"	RETAIN AND PROTECT
4	9598	YES	YES	COAST REDWOOD	SEQUOIA SEMPERVIRENS	15"	RETAIN AND PROTECT
5	9599	NO	YES	PITTSPORIUM	PITTSPORIUM SP.	5	RETAIN AND PROTECT

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

SEE SHEET L1.2 FOR CONSTRUCTION DETAILS

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

DATE: 06/14/22



111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4000 cns.004

LANDSCAPE IMPROVEMENT PLANS FOR

1220 N LEMON AVENUE
MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

LAYOUT PLAN

DRAWN BY:

STAFF:

CHECKED BY:

DWC

JOB NO.

20035

DATE

JUNE 14, 2022

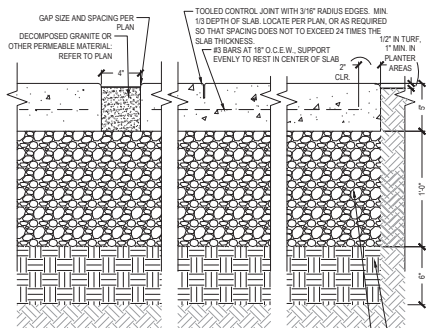
REVISIONS:



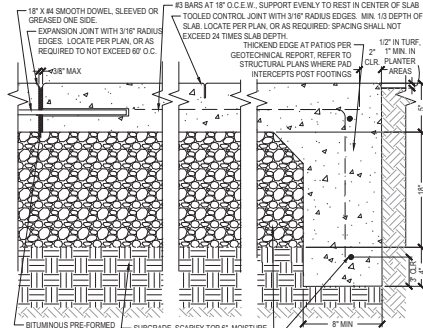
L1.1

DRAWINGS IN SET:

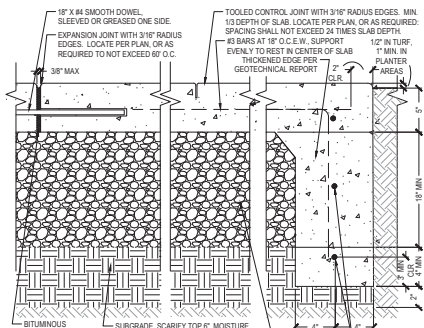
BUILDING SUBMITTAL- NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ).



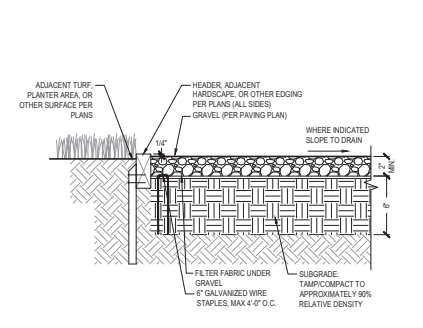
1 CONCRETE PAVERS
1" = 0'-6"



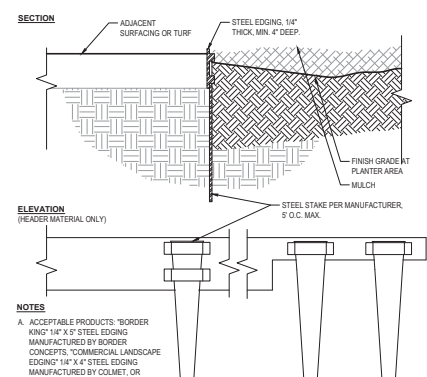
2 CONCRETE PAVING (PEDESTRIAN)
1" = 0'-6"



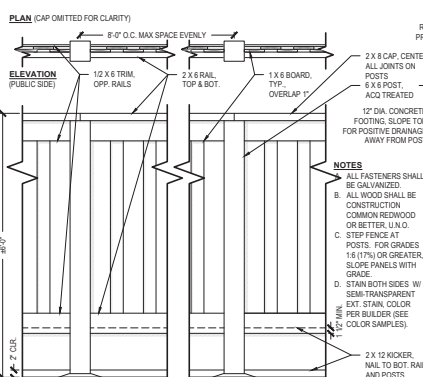
3 CONCRETE PAVING (VEHICULAR)
1" = 0'-6"



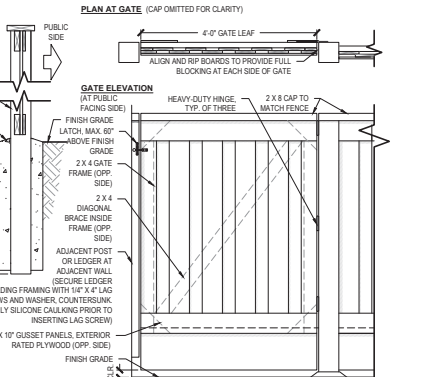
4 CRUSHED GRAVEL (PEDESTRIAN)
1" = 0'-6"



5 STEEL HEADER
1" = 0'-6"



6 SIDYARD FENCE WITH GATE
3/4" = 1'-0"



7 GATE ELEVATION
3/4" = 1'-0"



REPRESENTATIVE STAIN COLORS



8 GATE ELEVATION (PLAN)
3/4" = 1'-0"

Roach & Campbell

111 Scripps Drive
Sacramento, California 95825
916.945.8003 | 916.342.7119
4000 rch.004

LANDSCAPE IMPROVEMENT PLANS FOR

1220 N LEMON AVENUE MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

CONSTRUCTION DETAILS

DRAWN BY:

STAFF:

CHECKED BY:

DWC

JOB NO.

20035

DATE

JUNE 14, 2022























REVISIONS:

DATE SIGNED: 06/14/22

L1.2

DRAWINGS IN SET: 9

PLANTING LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	ACE AUC	ACER RUBRUM 'OCTOBER GLORY' / RED MAPLE WUCOLS (M)	36" BOX	3
	ACE FR	ACER RUBRUM 'FRANK JR.' TM / REDPOINTER RED MAPLE WUCOLS (M)	36" BOX	1
	ILE WL	ILEX X ALTA CLARENSIS 'WILSON' / WILSON ALTA CLARA HOLLY (STANDARD) WUCOLS (M), 6" MIN CALIPER 10' MIN HEIGHT AT PLANTING	24" BOX	6
	OLE M/L	OLEA EUROPAEA / OLIVE MULTI-TRUNK WUCOLS (L)	24" BOX	8
	PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE WUCOLS (L)	48" BOX	1
	SHRUBS			
	AGA BLF	AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE WUCOLS (L), (HW) 2-3	5 GAL	14
	AGA BL2	AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE WUCOLS (L), (H) 2' X (W) 3'	5 GAL	17
	CHO TEC	CHONDROPTALUM TECTORUM / CAPE RUSH WUCOLS (L), 2-3' (H) X 2-4' (W)	5 GAL	23
	CHO ELC	CHONDROPTALUM TECTORUM 'EL CAMPO' / EL CAMPO SMALL CAPE RUSH WUCOLS (L), (HW) 2-3'	5 GAL	16
	FES MAR	FESTUCA MARIEI / ATLAS FESCUE WUCOLS (L), .3' (HW)	1 GAL	94
	JUN BLUE	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER WUCOLS (L), (H) 12'-16' X (W) 2'	15 GAL	1
	LAV PRO	LAVANDULA X INTERMEDIA 'PROVENCE' / PROVENCE LAVENDER WUCOLS (L), 2' (HW)	1 GAL	7
	LEU GOL	LEUCADENDRON X 'SAFARI GOLD STRIKE' / YELLOW CONEBUSH WUCOLS (M)	5 GAL	6
	LEU SAF	LEUCADENDRON X 'SAFARI SUNSET' / CONEBUSH WUCOLS (L), (H) 8'-10' X (W) 6'-8'	5 GAL	6
	MUH DUB	MUHLENBERGIA DUBIA / PINE MUHLY WUCOLS (L), (HW) 3'	1 GAL	51
	OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE WUCOLS (V/L), (H) 4' X (W) 6'	5 GAL	16
	PRU BRI	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL WUCOLS (L)	15 GAL	64
	GROUND COVERS			
	DYM MAR	DYMONDIA MARGARETAE / SILVER CARPET DYMONDIA WUCOLS (V/L), (H) 1' X (W) 10'-15'	4" POT	12" o.c. 155
	MYO PUC	MYOPORUM X 'PUTAH CREEK' / PUTAH CREEK MYOPORUM WUCOLS (L), (H) 1' X (W) 10'-15'	5 GAL	48" o.c. 33
	TUR SOD	TURF / 80% DWARF FESCUE / 10% KENTUCKY BLUE WUCOLS (H)	SOD	1,525 SF

PLANTING NOTES

- SITE ACCEPTANCE:** THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNERS OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
- SITE PREPARATION:** ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB). PRIOR TO ROUGH GRADING OPERATIONS, PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL BE REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LIME-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24" THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
- POSITIVE DRAINAGE:** ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND SHALL ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET. MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1.0%.
- EXPLANATION OF DRAWINGS:** PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTORS CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
- SUBSTITUTIONS:** IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- PLANTING PIT DRAINAGE:** EXCAVATED PLANTING PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. IF PLANTING PITS DO NOT DRAIN, OTHER MEASURES, INCLUDING A 1" DIAMETER X 8" DEEP AUGURED HOLE BACKFILLED WITH CRUSHED DRAIN ROCK, WILL BE REQUIRED.
- PLANT MATERIAL:** ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 "STANDARD FOR NURSERY STOCK" NOTES AND DETAILS ON THE DRAWINGS. UNLESS OTHERWISE NOTED MINIMUM PLANT SIZES SHALL BE AS FOLLOWS: EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 5' H X 8" W FOR 1-GALLON (H); 15" H X 12" W FOR 5-GALLON (H); 30" H X 24" W FOR 15-GALLON (H); 36" H X 24" W FOR 15-GALLON (H); 48" H X 36" W FOR 24" BOX (#2). CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.
- SITE CLEANLINESS:** THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SOIL EROSION CONTROL MEASURES, AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.
- UNDERGROUND UTILITIES:** THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL 811 TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTION OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
- BARK MULCH:** A 3" LAYER OF WALK-ON BARK MULCH SHALL BE INSTALLED IN ALL PLANTING BEDS. CONTRACTOR SHALL SUBMIT A MULCH SAMPLE PRIOR TO ORDER. APPLY PRE-EMERGENT PRIOR TO PLACING MULCH. IF MAINTENANCE PERIOD EXTENDS PAST 60 CALENDAR DAYS FROM APPLICATION, APPLY AGAIN PER MANUFACTURER'S INSTRUCTIONS.
- SOIL FERTILITY ANALYSIS AND AMENDMENT:** THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL SAMPLE AND LABORATORY SOIL FERTILITY ANALYSIS FOR EACH 10,000SF OF PLANTED AREA, AND FOR ALL SOURCES OF IMPORT (IF APPLICABLE). SUBMIT ANALYSIS TO LANDSCAPE ARCHITECT FOR REVIEW, AND DOCUMENTATION OF AMENDMENT FOR COMPLIANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE. ALL PLANTING AREAS, INCLUDING PLANTING PITS, SHALL BE AMENDED PER THE SOILS REPORT, AND PER LOCAL ORDINANCE, INCLUDING INCORPORATING COMPOST AT THE RATE OF A MINIMUM OF 4 CU YD PER 1,000 SF OF LANDSCAPE AREA TO A DEPTH OF SIX INCHES. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING BACKFILL FOR ALL SUCCELUENTS SHALL BE 95% CLEAN WASHED SAND.
- CERTIFICATE OF COMPLETION:** A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT AT THE COMPLETION OF THE PROJECT AND SUBMITTED WITH THE SOIL ANALYSIS REPORT TO THE AUTHORITY HAVING JURISDICTION.
- ESTABLISHMENT PERIOD:** SHALL BE A MINIMUM OF 60 CALENDAR DAYS, BEGINNING UPON WRITTEN VERIFICATION OF SUBSTANTIAL COMPLETION BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. ESTABLISHMENT PERIOD SHALL CONSIST OF REGULAR LANDSCAPE MAINTENANCE BY THE INSTALLING CONTRACTOR, ENSURING ALL PLANTING IS IN A VIGOROUS AND HEALTHY CONDITION, AND ALLOWING PLANTS TO GROW IN AND ACCLIMATE TO THE SITE. ANY PLANT THAT HAS BEEN REPLACED DURING THE ESTABLISHMENT PERIOD SHALL BE SUBJECT TO AN ADDITIONAL ESTABLISHMENT PERIOD EQUAL TO THE ORIGINAL ESTABLISHMENT PERIOD, BEGINNING ON THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE ESTABLISHMENT PERIOD. ROOT CONTROL BARRIERS.
- WHERE STREET TREES ARE WITHIN 3 FEET OF THE SIDEWALK OR CURB:** PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF SIDEWALK/CURB. PANELS SHALL BE 12" DEEP ALONG SIDEWALKS, AND 18" DEEP ALONG CURBS. CENTER PANELS AT EACH TREE AND EXTEND 10' IN EACH DIRECTION.
- UTILITY CLEARANCE:** NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING EXCEPT LOW-GROWING GROUNDCOVER SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 18.5.7.
- WORK IN RIGHT-OF-WAY:** ALL WORK WITHIN THE RIGHT OF WAY OR TO BE MAINTAINED BY THE LOCAL AGENCY SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.
- TURF INSTALLATION:** CONTRACTOR SHALL PLACE AND ESTABLISH SOD IN ALL AREAS AS DELINEATED ON THE PLANS AS FOLLOWS:
 - REMOVE ALL ROCKS AND OTHER DELETERIOUS MATERIAL GREATER THAN 3/4" IN DIAMETER. ESTABLISH SMOOTH GRADES, WITH NO PONDING. ENSURE ADEQUATE SOIL COMPACTION TO AVOID SETTLEMENT WITHOUT EXCEEDING 85% RELATIVE DENSITY. SUBSEQUENT SETTLEMENT SHALL BE CLEAR EVIDENCE OF INADEQUATE COMPACTION.
 - WITHIN 24 TO 48 HOURS OF SODDING, MOISTEN AREA TO BE SODDED TO A DEPTH OF AT LEAST 6", AND MAINTAIN MOISTURE UNTIL SODDING. DO NOT ALLOW SOIL TO BE COME SATURATED.
 - APPLY A STARTER FERTILIZER PRIOR TO LAYING SOD.
 - INSTALL SOD WITHIN 12 HOURS OF DELIVERY. DO NOT ALLOW SOD TO SIT IN DIRECT SUNLIGHT OR TO DRY OUT.
 - STARTING AT A STRAIGHT EDGE, LAY SOD IN STAGGERED ROWS, OFFSETTING JOINTS A MINIMUM OF 2 FEET.
 - AFTER LAYING, ROLL SOD WITH A LIGHT WEIGHT WATER ROLLER (APPROXIMATELY 50 LBS), AND ENSURE FULL CONTACT WITH SOIL. WATER AS SOON AS POSSIBLE, AND IN ALL CASES, WITHIN 1 HOUR AFTER LAYING.



111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4000 cns.004

LANDSCAPE
IMPROVEMENT
PLANS FOR

1220 N LEMON
AVENUE
MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

PLANTING LEGEND AND
NOTES

DRAWN BY:

STAFF:

CHECKED BY:

DWC

JOB NO.

DATE

JUNE 14, 2022

REVISIONS:

SEE SHEET L3.2 FOR
PLANTING NOTES AND
LEGEND, SHEET L3.3 FOR
DETAILS, AND SHEET L3.4
FOR TREE PROTECTION PLAN



DATE SIGNED: 06/14/22

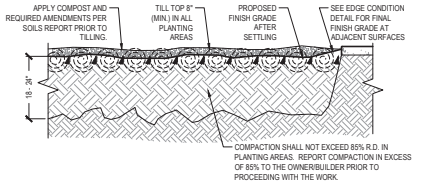
L3.2

DRAWINGS IN SET:

BUILDING SUBMITTAL- NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ).

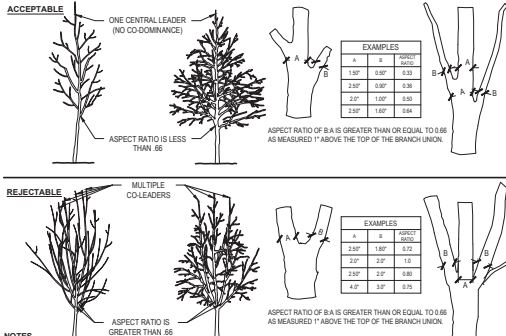
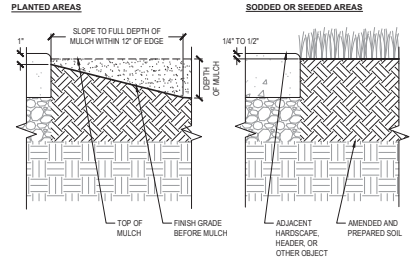
1 | PLANTING AREA SOIL PREPARATION

NO SCALE SECTION



2 | PLANTED AREA EDGE CONDITION AT HARDSCAPE

NO SCALE SECTION



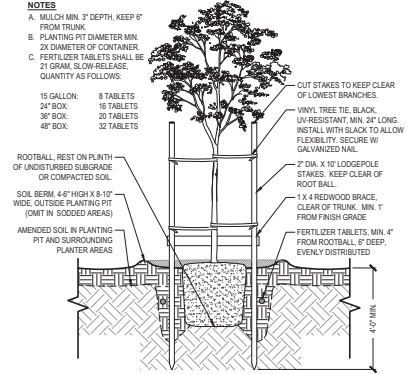
NOTES
A. ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1' ABOVE THE TOP OF THE BRANCH UNION.
B. ANY TREE NOT MEETING THESE REQUIREMENTS MAY BE REJECTED, EXCEPTING THOSE NOTED AS "MULTI-TRUNKED"

4 | TREE BRANCHING STRUCTURE

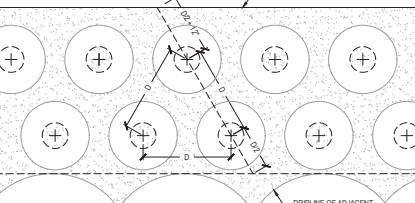
NO SCALE AS NOTED

5 | TREE PLANTING: STANDARD UP TO 36" BOX

NO SCALE SECTION



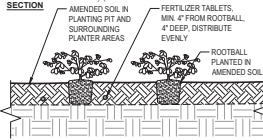
PLAN



NOTES

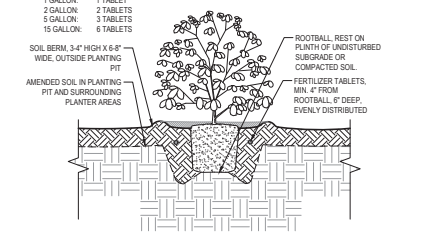
A. 10" IS ON-CENTER SPACING PER PLANTING LEGEND.
B. GROUND COVER SHALL BE EQUILATERALLY SPACED UNLESS NOTED OTHERWISE.
C. MULCH MIN. 3" DEPTH, KEEP 3" FROM TRUNK.
D. FERTILIZER TABLETS SHALL BE 21 GRAM SLOW-RELEASE, QUANTITY:
1 GALLON: 1 TABLET
2 GALLON: 2 TABLETS

SECTION



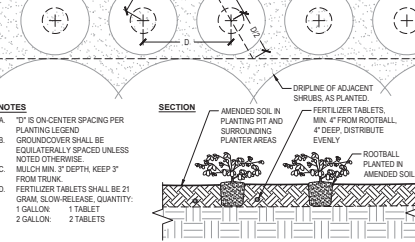
6 | SHRUB PLANTING

NO SCALE SECTION

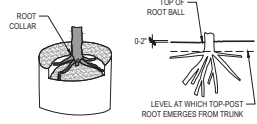


7 | GROUND COVER PLANTING

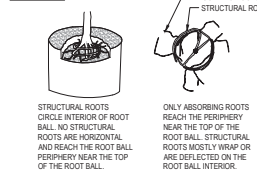
NO SCALE SECTION



ACCEPTABLE

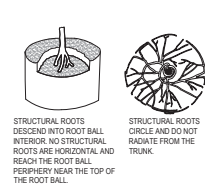
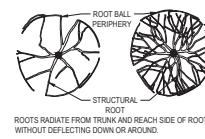


REJECTABLE



3 | ROOT STRUCTURE: CONTAINERIZED PLANTS

NO SCALE AS NOTED



NOTES

A. OBSERVATIONS OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS. SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.
B. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE, HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY MAY BE REMOVED AT THE TIME OF PLANTING.
C. SEE SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

SOIL FERTILITY ANALYSIS: NOTE: CONTRACTOR SHALL OBTAIN A SOILS TEST AFTER ROUGH GRADING IS COMPLETE, SEE PLANTING NOTE #11.

CERTIFICATE OF COMPLETION: NOTE: SEE PLANTING NOTE #12.

SEE SHEET L3.2 FOR PLANTING NOTES AND LEGEND, SHEET L3.3 FOR DETAILS, AND SHEET L3.4 FOR TREE PROTECTION PLAN



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California 95825
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4000 rch.004

LANDSCAPE IMPROVEMENT PLANS FOR

1220 N LEMON AVENUE
MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

PLANTING DETAILS

DRAWN BY:

STAFF:

CHECKED BY:

DWC

JOB NO.

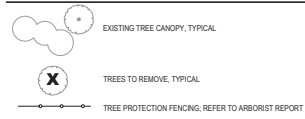
20035

DATE

JUNE 14, 2022

REVISIONS:

LEGEND



NOTE: CONTRACTOR TO REFER TO FINAL ARBORIST REPORT FOR TREE PROTECTION FENCING LOCATIONS

TREE PROTECTION CHART

KEYNOTE	TAG#	PROTECTED TREE	OFFSITE	COMMON NAME	SCIENTIFIC NAME	DBH	STATUS
1	9595	YES	NO	JAPANESE MAPLE	ACER PALMATUM	17"	REMOVE
2	9596	YES	YES	CALIFORNIA BUCKEYE	AESCHULUS CALIFORNICUM	16"	RETAIN AND PROTECT
3	9597	YES	YES	COAST REDWOOD	SEQUOIA SEMPERVIRENS	22"	RETAIN AND PROTECT
4	9598	YES	YES	COAST REDWOOD	SEQUOIA SEMPERVIRENS	15"	RETAIN AND PROTECT
5	9599	NO	YES	PITTSOPORIUM	PITTSOPORIUM SP.	5"	RETAIN AND PROTECT

NOTES:

- REFER TO THE ARBORIST REPORT TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN 1220 N LEMON AVE, MENLO PARK, CALIFORNIA * PREPARED BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC. DATED MAY 11, 2021 FOR FULL DETAILS.
- TREES AND DRIP LINES NOT IDENTIFIED WITHIN THE REPORT, BUT AS PART OF THE TOPOGRAPHICAL SURVEY, ARE INCLUDED FOR REFERENCE ONLY.
- PROTECT ALL EXISTING ITEMS NOTED TO REMAIN OR OTHERWISE UN-LABELED.
- EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIP LINES OF EXISTING TREES, EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
- USE HAND TOOLS ONLY FOR SOIL CULTIVATION UNDER DRIP LINES OF EXISTING TREES TO REMAIN.
- TREES NOTED TO BE REMOVED SHALL BE COMPLETELY REMOVED, INCLUDING STUMP AND ROOT MASS. REFER TO ARBORIST REPORT FOR INSTRUCTIONS ON REMOVING TREE STUMPS WITHIN PROTECTED TREE ROOT ZONES.
- NO ROOTS OVER 2" IN DIAMETER SHALL BE CUT EXCEPT UNDER THE DIRECTION OF AN ARBORIST. ALL CUT ROOTS SHALL BE COVERED WITH BURLAP OR STRAW AND SHALL REMAIN MOIST UNTIL RE-BURIED IN SOIL.
- CALL COMMON GROUND ALLIANCE (811) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE TO PROTECT FOR ALL EXISTING UTILITIES. SEE GENERAL NOTES, SHEET L1.1, FOR MORE INFORMATION.

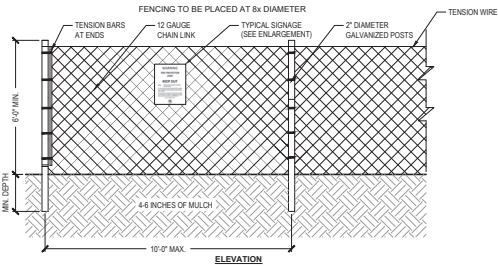
NOTE: REQUIRED TREE PROTECTION FENCING PER THE TOWN OF ATHERTON. REFER ANY QUESTIONS TO THE CITY ARBORIST.

SIZE AND TYPE OF FENCE

ALL TREES TO BE PRESERVED SHALL BE PROTECTED WITH 6 FOOT HIGH MINIMUM 12 GAUGE CHAIN LINK FENCE. FENCES ARE TO BE MOUNTED ON A 2 INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND AT A DEPTH OF AT LEAST 2 FEET AT NO MORE THAN 16 FOOT SPACING. THIS DETAIL SHALL APPEAR ON GRADING, DEMOLITION AND BUILDING PERMIT PLANS.

DURATION

TREE FENCING SHALL BE ERECTED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL THE TOWN ARBORIST APPROVES THE REMOVAL.



WARNING SIGN

A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE. THE SIGN AREA AVAILABLE AT THE BUILDING DEPARTMENT

ACTIVITIES PROHIBITED WITHIN THE TPZ INCLUDE:

STORAGE OR PARKING VEHICLES, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POISONOUS MATERIALS, CUTTING OF TREE ROOTS BY UTILITY, TRENCHING, FOUNDATION DIGGING, PLACEMENT OF CURBS AND TRENCHES, SOIL DISTURBANCE, SOIL COMPACTION, GRADE CHANGES, AND DRAINAGE CHANGES.

1' 6" CHAIN LINK TREE PROTECTION FENCE (TOWN OF ATHERTON)
NO SCALE AS NOTED



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California 95825
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LANDSCAPE IMPROVEMENT PLANS FOR

**1220 N LEMON AVENUE
MENLO PARK, CA**

**BY
THOMAS JAMES HOMES**

KEYMAP:

TREE PROTECTION PLAN

DRAWN BY:

STAFF:

CHECKED BY:

DWC

JOB NO.

20035

DATE

JUNE 14, 2022

REVISIONS:



DATE SIGNED: 06/14/22

L3.4

DRAWINGS IN SET:

BUILDING SUBMITTAL- NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AGENCY HAVING JURISDICTION (AHJ).



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

1220 N Lemon Avenue
Project Description
May 25, 2022

PARCEL GENERAL INFORMATION

The 14,997 sq. ft. parcel located at 1220 N Lemon Avenue is a substandard lot, which is the reason a Use Permit is required for the proposed two-story residence. The R-1-S zoning ordinance requires a minimum of 10,000 sq ft in area, 80 ft in width and 100ft in depth. The lot area and depth comply with the zoning ordinance; however, the width is at 73ft 7in.

There are 5 trees analyzed including 1 tree onsite and 4 trees offsite. Onsite: (1) Japanese Maple tree is Heritage and is being proposed again for removal due to development. A Previous HTR permit (HTR2018-00198) has been received for this tree as well as 3 additional redwood trees; however, removal of the Japanese Maple was not executed and replacement trees for the redwood trees were not added. TJH proposes to provide replacement trees for all 4 trees to include (8) 24" box trees (*Olea Europea*), (4) 36" Box Trees (October Glory and Frank Jr), (1) 46" box Columbia tree. Offsite: (3) trees are Heritage trees proposed to be retained and protected. Tree protection to be provided for the trees to remain during construction through fencing as well as construction methods to save the trees from being impacted.

EXISTING HOME TO BE DEMOLISHED

The existing house is a two story single-family craftsman home built in 1922. It has undergone additions in 2001 to expand the first floor. The home is 2107sf with a 1042sf detached structure.

PROPOSED SINGLE FAMILY RESIDENCE

The proposed home is a two-story single-family residence in a Coastal Cottage style. This style traditionally is seen in Cape Code or the Hamptons, combines cedar shingles with white wood paneling and trim. Materials proposed are a combination of board and batten on the first floor and shingle siding on the second floor. A central trim-paneled element ties the two floors together, while the wood shingles on the second-floor help to emphasize the stepping back and reduction in mass of the second floor. A composition shed roof is proposed for the first floor and shingle hip roof on the second floor to reduce the massing and provide balanced proportions. Given the neighborhood style including 2-story Traditional and Craftsman style homes, we believe that the home will blend well with the neighborhood context.

The new home has an 'H' shape/form for articulation and private outdoor patios. The centralized second story is significantly setback from the front and the rear to reduce visual massing and allow the first story elements to be predominant and more inviting from the street. The new floor plan will have 4 bedrooms and 3.5 baths with a 1 bedroom/ 1 bath attached ADU and an attached 2-car garage. An open floor plan is designed to appeal to families.

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



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

NEIGHBOR RELATIONS

We have reached out to neighbors within 300-ft. of this property with a copy of the site plan, floor plan, elevations and a letter addressing our project on October 14, 2021. We held a virtual neighbor meeting on November 3, 2021 to collect neighbor feedback. After revisions were made to address both city and neighbor comments, we reached out to the neighborhood with a revised copy of plans on March 7, 2022. Please refer to the attached notice.

In addition to mailing notices, we have coordinated with a few neighbors who have reached out with concerns. Please see the attached neighbor letter with concerns and responses to the neighbors who share the private road the project is located on. Also, please see below for a summary of responses to neighbor concerns:

Neighbors at 1324 N Lemon (own vacant lot at the rear)

Concerns: Distance from rear fence to new house, square footage of house and dimensions of footprint, fencing between properties, vegetation, redwood tree replacement trees, existing structure in the rear yard to be the ADU or removed, project scope, lower level.

Response: Thomas James Homes has responded to the neighbors via email multiple times. See the attached thread for emails sent starting on 3/2/22.

Neighbors at 1228 N Lemon (not adjacent)

Concerns: Private road management – plans for construction and impacts

Response: Thomas James Homes has responded with letter (attached) on 3/4/22.

Neighbors at 1222 N Lemon (adjacent)

Concerns: Damage to foundation, removal of maple tree for privacy, redwood replacement trees, private road management – plans for construction and impacts

Response: Thomas James Homes has responded with letter on 3/4/22.

Neighbors at 1218 N Lemon (adjacent)

Concerns: Private road management – plans for construction, safety, exiting, damage of the road, Damage to foundation, overhead power wires, private road drainage, ADU, AC unit

Response: Thomas James Homes has responded with letter on 3/4/22.

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,

Anna Felver, Planning Manager at Thomas James Homes

afelver@tjhusa.com | 650. 402.3024

THE RIGHT HOME. RIGHT WHERE YOU WANT IT.

255 Shoreline Drive, Suite 428, Redwood City, CA 94065



March 4, 2022

Dear Neighbor of 1220 N Lemon Avenue,

Thank you for waiting patiently for us to respond to all your concerns. We have been working with the city during this first review of design and collecting neighborhood feedback. During this time, we want to be able to answer all your concerns that have been expressed thus far and update you on the revisions that have been made to the home. We understand this project will impact all of you so our goal is to make sure we can mitigate impacts as much as practicable. Please see our responses below. If there is anything I missed or if you have more concerns, please let me know so we can continue the conversation.

1. PRIVATE ROAD MANAGEMENT CONCERNS

There is concern about the trucks on this road with impact it will have as far as being able to exit and enter, the wear on the lane and the children present. This is important to us at TJH to make sure we minimize the impact you will face during demolition and construction. We will have vendors needing to access this home and days where we will need larger trucks to be on the private road. We have built many homes in the city of Menlo Park and have dealt with limited on-street parking situations in neighborhoods with families so this home construction will follow a similar process. We will have a parking plan in place prior to construction for offsite parking to be used to reduce the number of cars on the road blocking access. Of course, our vendors and team will need drop off tools and equipment and thus take a truck onto the road to do so. There will be days where larger trucks will limit access for a portion of the day (delivery of heavy equipment, pouring the foundation, lumber deliveries, etc.) On these days we will notify you ahead of time to plan for the road to be blocked for certain amount of time and of course for noise and safety on the road.

This shared private road is an easement that crosses over everyone's parcel to access 1218 N Lemon. In order to address private road liability and damage that could be incurred, we will document, prior to construction, the current condition of the road and repair or pay our fair share to return the road to its existing condition. Should all neighbors want to participate in sealing the road, Thomas James Homes can assist in the management of this effort with all neighbors paying their fair share.

2. NEIGHBOR PROPERTY DAMAGE CONCERNS

There is a concern regarding potential property damage. While there will be phases of work that cause dust, noise, and vibration that could theoretically damage your property, as a practical matter, our methods of demolition and construction for the proposed residence are typical of a new single-family home in this area and is unlikely to cause any damage to your residence.

Neighbors at 1218 and 1222, we would appreciate the opportunity to document the condition of your home prior to the start of our construction, which we would share with you. If you would like to discuss the demolition process in more detail, let us know.

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As mentioned by the City planner, the Planning Department will be reviewing the drawings to make sure the new home is compliant with the zoning regulations. After planning approval is given, the Building Division at the city will review the demo permit application and methods to ensure issues are avoided. In addition, the building department will require and review a construction staging plan.

3. LOW OVERHEAD POWER AND COMMUNICATION WIRES

Thank you for pointing this out! The team has been notified. Please note that the overhead lines serving the 1220 property will be disconnected for demolition and reconnected for temp power.

4. PRIVATE ROAD DRAINAGE

There is concern of water puddling on the private lane which has been speculated as runoff from the drain on the cross street at the top of the private lane across from the address 1204 N Lemon Avenue. Though we cannot control water from the neighboring properties along that crossroad, we can avoid adding to the problem that is on our lane by having proper drainage in place to mitigate flooding. In order to receive permit and as part of our building practice, we make sure to have a soils report and drainage drawings for our lot and we make sure to mitigate any potential flooding. As mentioned by the City planner, the engineering department reviews the plans at the building permit phase.

5. ACCESSORY DWELLING UNIT (ADU)

The 5th bedroom previously shown on the first floor is actually proposed to be an ADU. The ADU is allowed by state law and not subject to design review. The main house is proposed to have 4 bedroom / 3.5 baths and the ADU has 1 bedroom / 1bath. There are 2 covered and 2 uncovered parking spaces on the site as well as 1-2 spaces retained by the improved parking strip next to the private road on our site. The parking provided will be appropriate to the bedroom count.

6. TREE REMOVALS AND REPLACEMENTS

There is a Japanese Maple onsite that is proposed to be removed and will be replaced per city code and review. The previous owners also removed 3 redwood trees with no replacement trees. We are proposing to provide the appropriate replacement trees for the 1 maple as well as for the 3 redwood trees. Replacement trees include: (4) 24" box London Plan trees, (3) 24" box Olive trees. In addition, we are planting (6) 15 gal. Sawleaf Zelkova trees – 3 on the left and 3 on the right for privacy. We want to create a better landscape plan for the new homeowners and for the neighbors.

7. AC UNIT

There is a concern about location of AC units on the property to be away from other homes and to follow the city specified noise level. Our proposed AC unit is located on the left side of the plan at the furthest location away from the property line- over 10ft - and at the furthest location from



the neighboring home - over 20ft. Low dba units are used for all our homes. We will mitigate noise impacts to the neighbor with dba levels below max allowable as measured at the shared property line closest to the unit.

8. FENCE DAMAGE

Unfortunately, we had a truck hit a neighbor fence at the end of December. The fence has been fixed and paid for by Thomas James and we hope to show that we take responsibility for the accidents that happen.

9. PRIVACY

At the neighbor presentation, there was a concern about privacy for the children's bedroom at 1222 N Lemon. As mentioned in our neighbor meeting, we are proposing 3 trees along this edge which will replace the canopy of the maple tree. In addition, we have revised our plan to raise the window sill at the primary bathroom to further provide privacy along that edge.

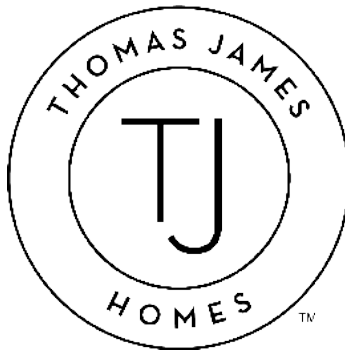
10. DRIVEWAY CHANGE

Per a city comment, the home is being setback 25ft back from the private road instead of 20ft to accommodate a more suitable driveway length for the lane.

We hope this provides more clarification and expectations of our process and the site-specific elements. The TJH team is here throughout the whole process and will strive to answer your concerns thoughtfully.

Sincerely,

Anna Felver
Planning Manager | Thomas James Homes
afelver@tjhusa.com 650-402-3024



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March 4, 2022

Dear Neighbor,

Thomas James Homes would like to notify you of the design modifications to the property 1220 N Lemon. After receiving comments from the neighborhood as well as from the City of Menlo Park Planning staff, we have improved our design. Significant changes to note: the home is setback 5ft more to locate the garage 25ft instead of 20ft from the private road, tree replacements have been noted, an ADU has replaced the 5th bedroom on the first floor, primary bath window sill on left side has been raised for privacy, the existing parking strip has been maintained for extra parking adjacent to the private road. There are slight changes made to the plans within the original footprint of the home and to the front elevation. Those changes can be found on the following pages in this letter including a side by side comparison of the updated front elevation and the previous. The city will be reviewing the revisions to make sure we have met code and regulations before being deemed complete. Please note that the enclosed plans may vary due to any further requests by the applicant or by the City of Menlo Park. Please do not hesitate to contact me at the contact information below if you have any questions or concerns about the proposed design.

Sincerely,

Anna Felver

Planning Manager at **Thomas James Homes**

phone 650.402.3024 | email afelver@tjhusa.com

1220 N Lemon Avenue

PROJECT SCOPE

Demolishing the existing 2-story, single family home with attached 2-car garage to construct a new 2-story, single family home with 4 bed/3.5 baths, attached 1 bed/1bath ADU and attached 2-car garage.

PERSPECTIVE

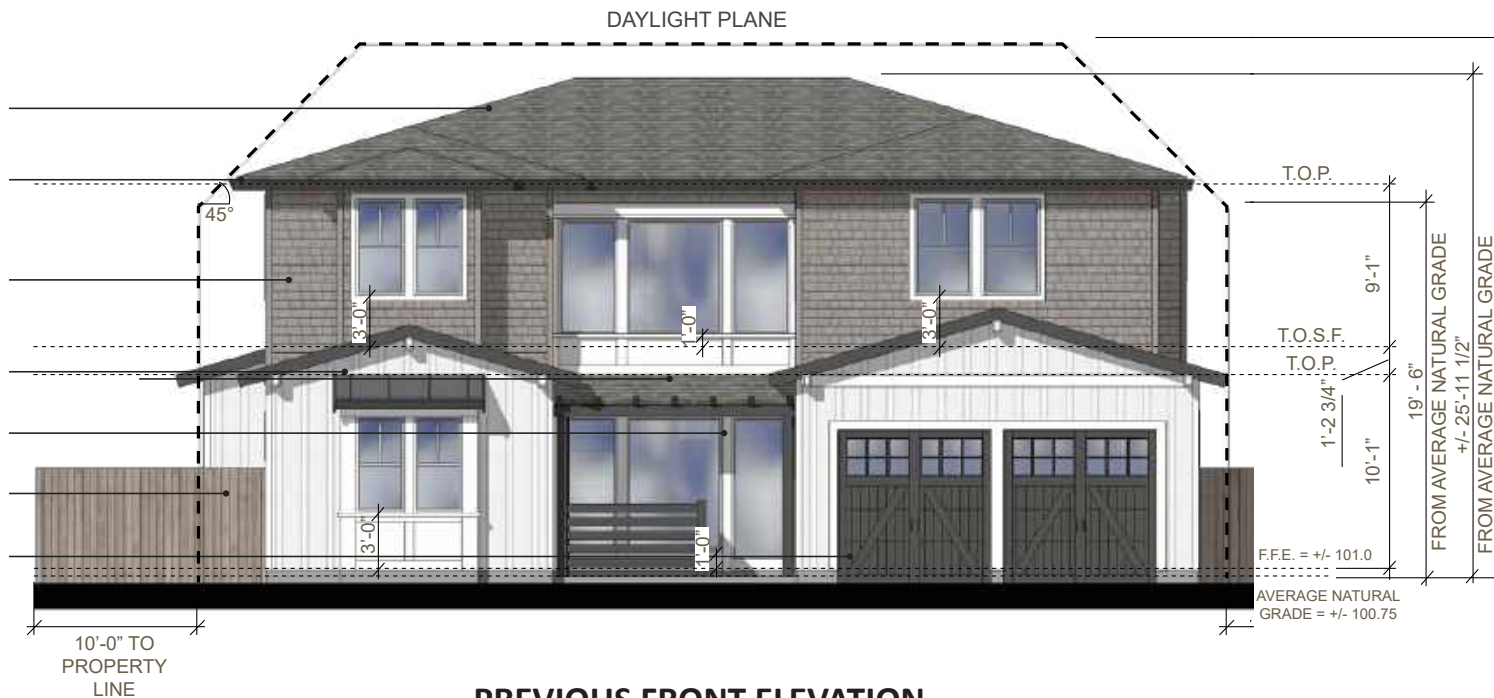


PROPOSED ELEVATIONS



FRONT ELEVATION

NOT TO SCALE



PREVIOUS FRONT ELEVATION

NOT TO SCALE

PROPOSED ELEVATIONS

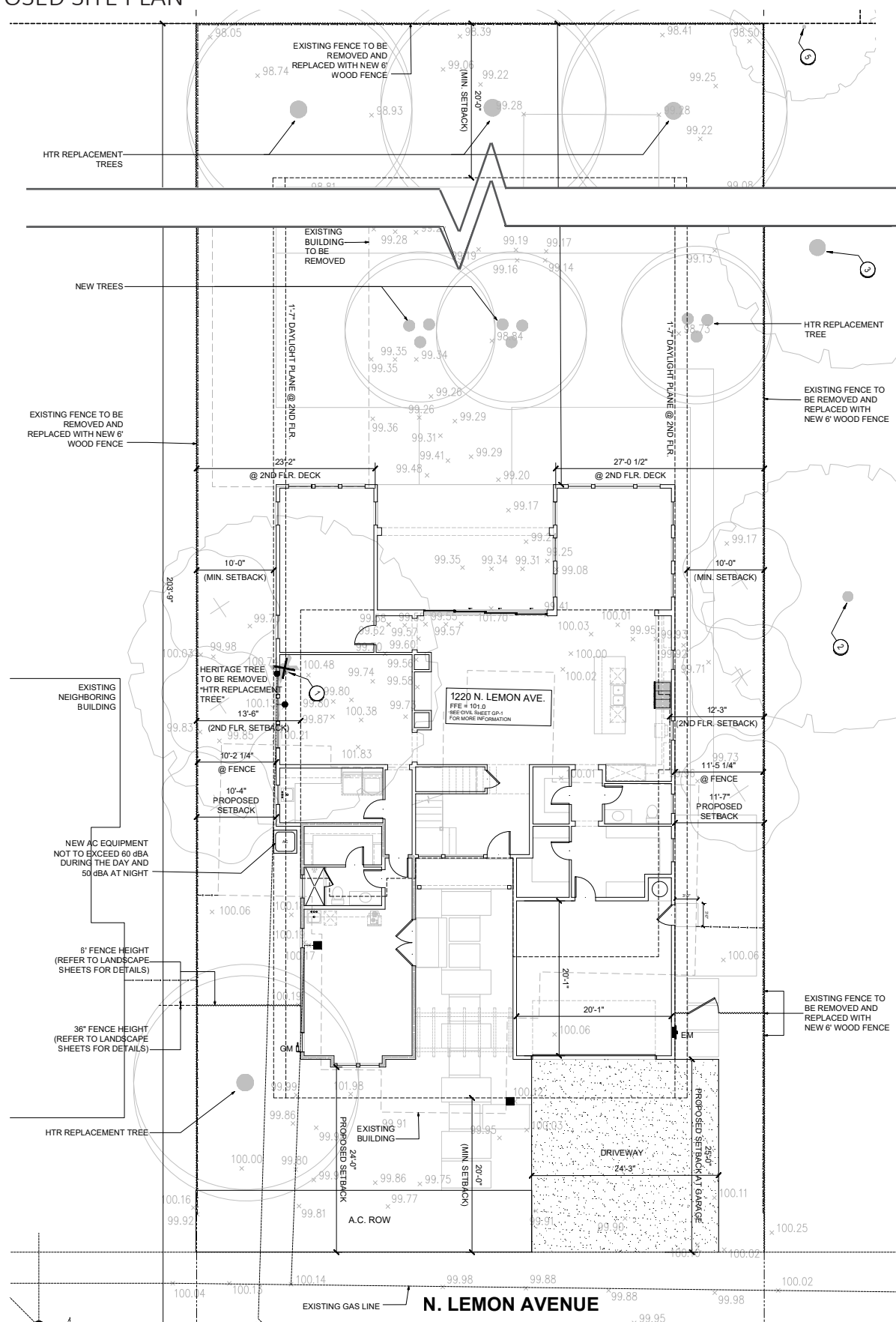


FRONT ELEVATION
NOT TO SCALE

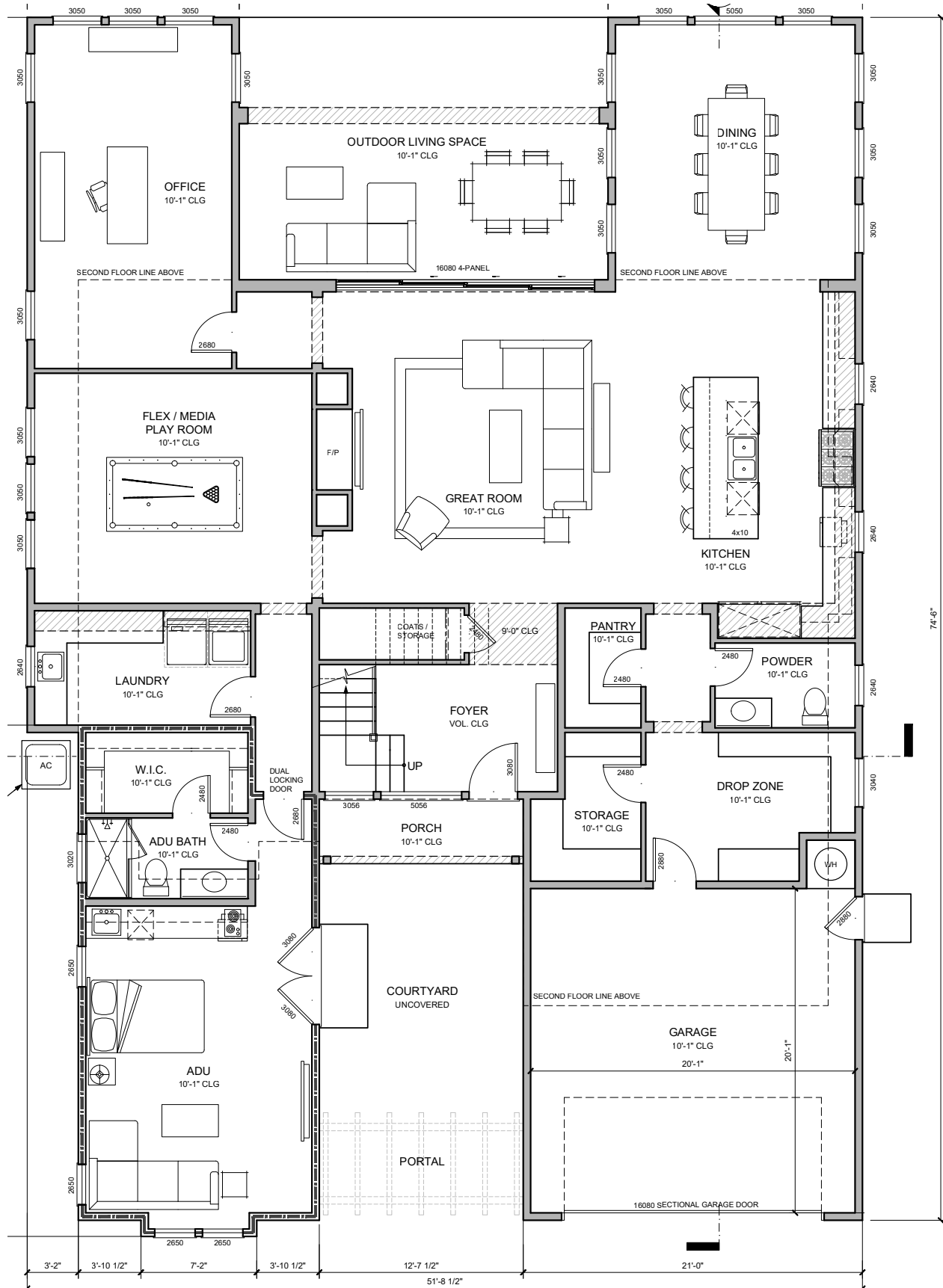


RIGHT ELEVATION
NOT TO SCALE

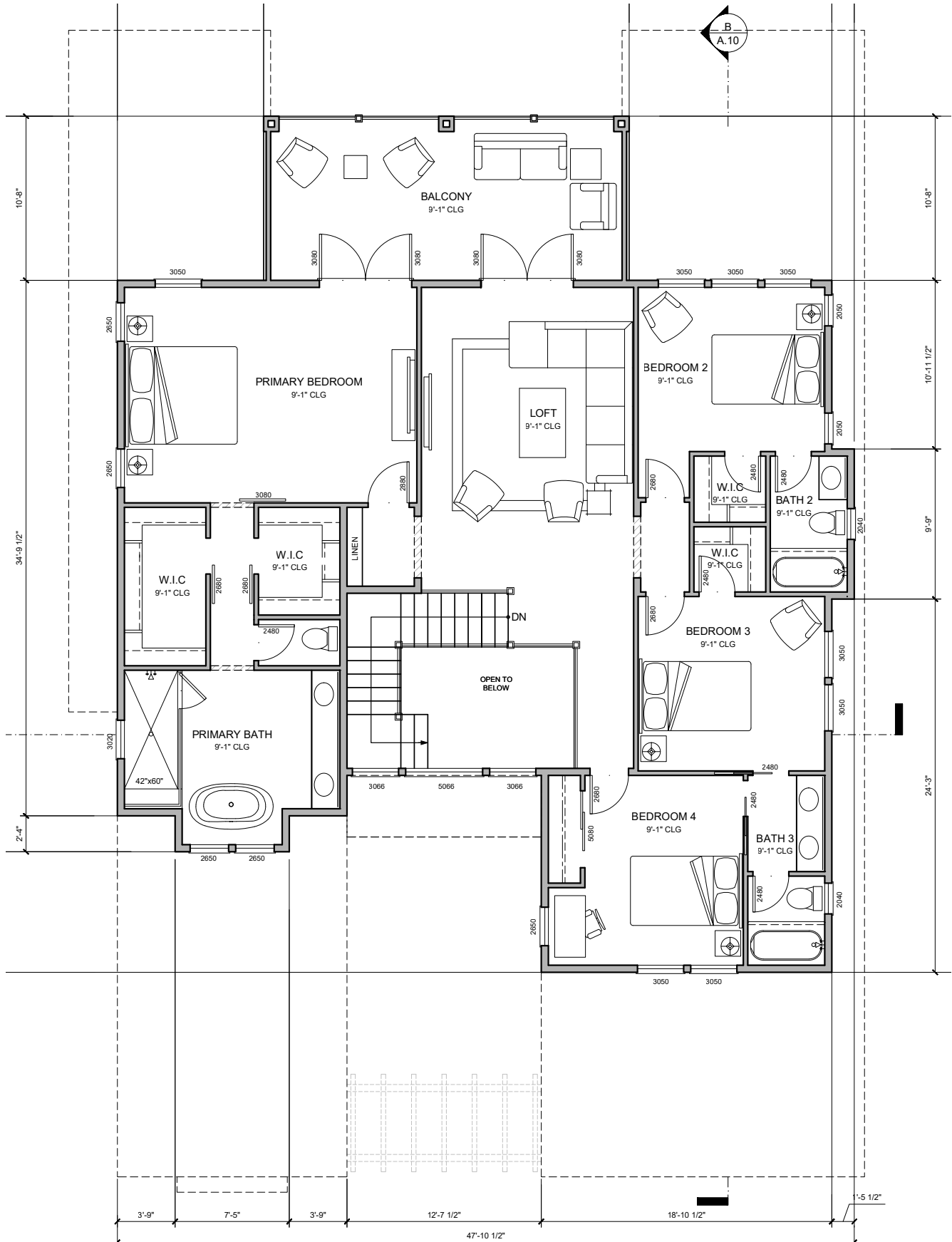
PROPOSED SITE PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



Re: 1220 N Lemon Avenue

Anna Felver <afelver@tjhusa.com>

Wed 6/8/2022 3:33 PM

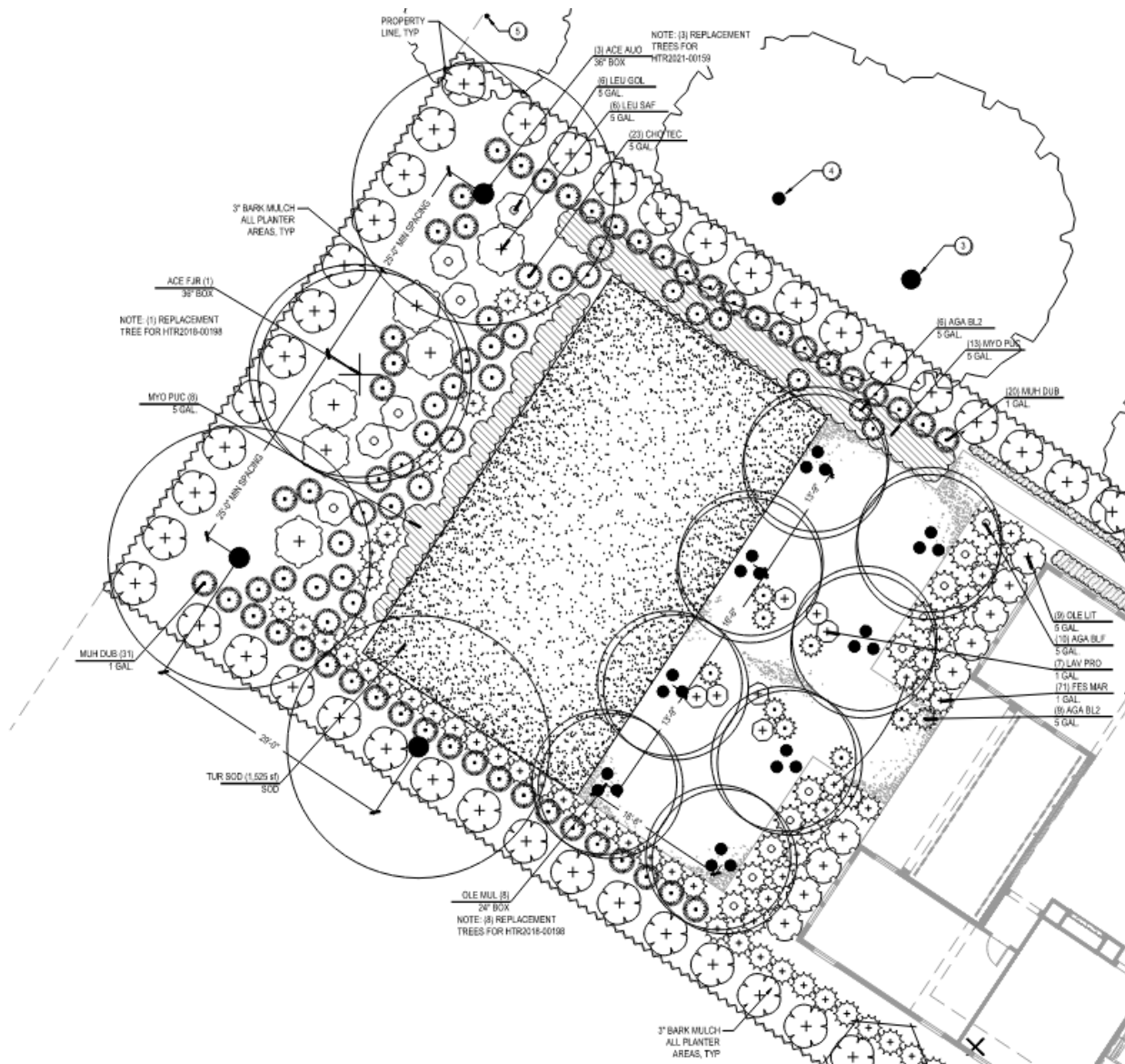
To: Michele Boyle Turchi <pmeturchi@comcast.net>

Hi Michele and Patrice,

We have been working with the City Arborist on our new replacement tree plan. The new trees and plants selected for the rear property area are:

- (3) 36" Box ACE AUO/ October Glory Red Maples
- (1) 36" box ACE FJR/ Frank Jr. Redpointe Red Maples
- (12) 15 gal PRU BRI/ Carolina Laurels

Our landscape team recommended these for low maintenance and to meet city specifications. Please see part of the landscape plan below for reference.



Best,

Anna Felver
Senior Planning Manager

Thomas James Homes
1255 Treat Blvd, Suite 800, Walnut Creek, CA 94597
(650) 402-3024 | TJH.com

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From: Anna Felver <afelver@tjhusa.com>

Sent: Wednesday, April 13, 2022 3:50 PM

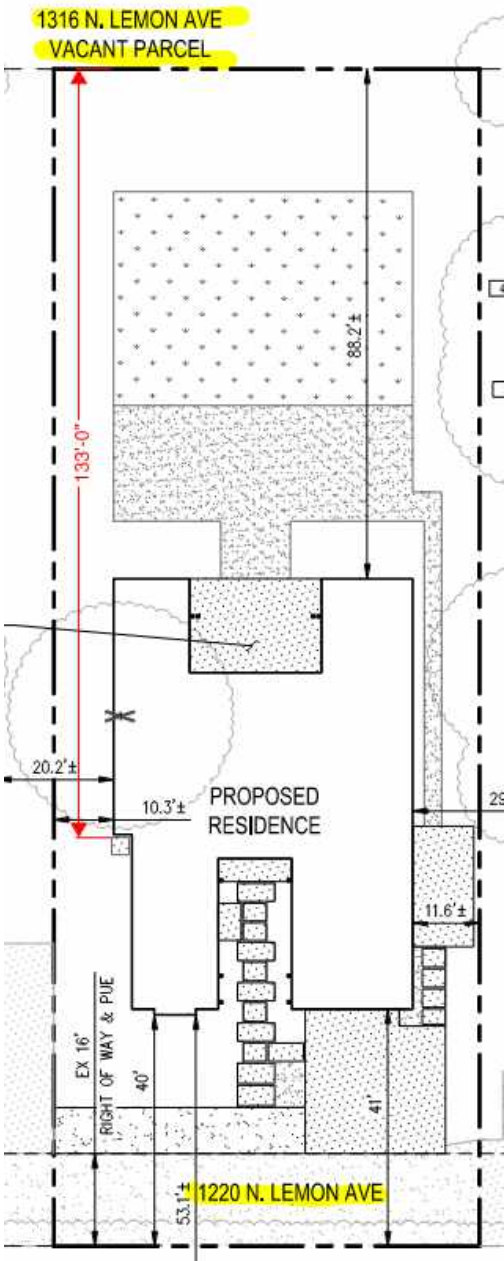
To: Michele Boyle Turchi <pmeturchi@comcast.net>

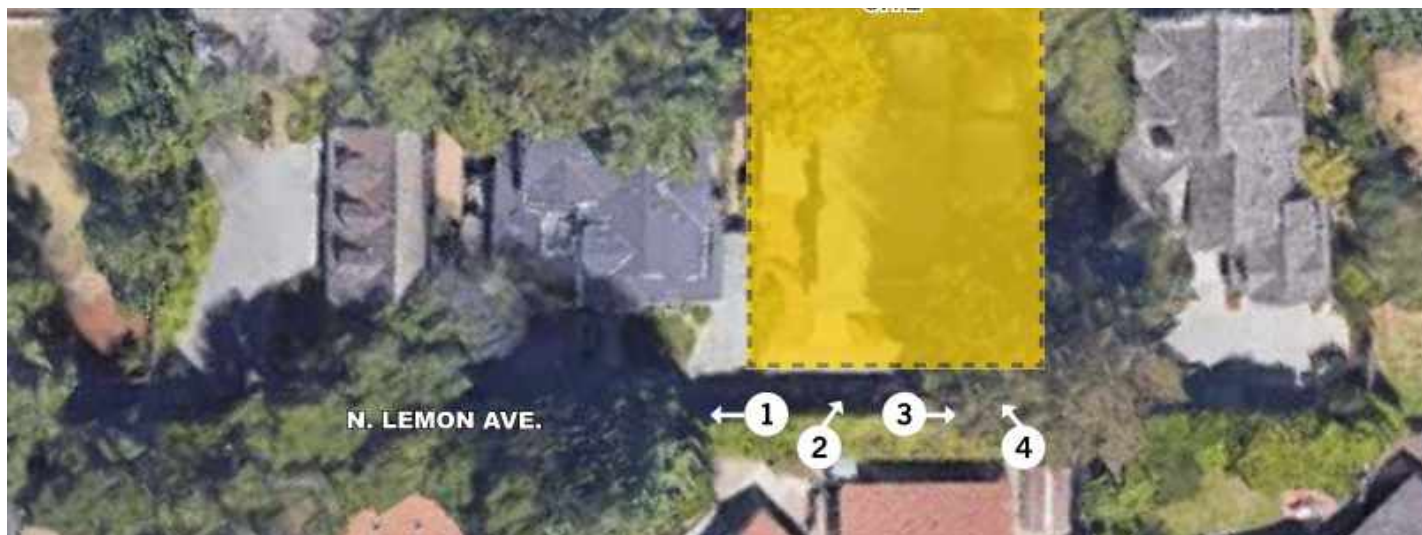
Subject: Re: 1220 N Lemon Avenue

Michele and Patrice,

Just touching base. Great to know you have both properties and where to send the neighbor notice. Please see an update below:

1. It is noted about trucks and parking. We will not be parking in front of driveways with our large trucks. We will be working with the neighbors who live along the private road to address when these trucks are coming through so we can work with their schedules to gain access.
2. We are working on the replacement tree plan still. I have requested new trees in the rear to be chosen to address your concerns. As soon as I have the revised plans, I will be reaching out again to let you know the new species proposed.
3. Yes the home is 5ft closet to your property. So instead of being over 93ft away from your property line, it is now over 88ft away.
4. The AC unit is 133ft away from the rear property line. See the image below for a better understanding of distance. (This is just the footprint outline and doesn't include landscaping.)





Anna Felver
Senior Planning Manager

Thomas James Homes
1255 Treat Blvd, Suite 800, Walnut Creek, CA 94597
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From: Michele Boyle Turchi <pmeturchi@comcast.net>

Sent: Thursday, March 17, 2022 5:57 PM

To: Anna Felver <afelver@tjhusa.com>

Subject: Re: 1220 N Lemon Avenue

This message was sent from outside the company by someone with a display name matching a user in your organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Anna,

Regarding the address issue, our home is at 1324 N. Lemon, the space between 1324 N. Lemon and 1220 N. Lemon is our lot 1316 N. Lemon, so our property is directly behind 1220. Thanks for sending the March 4 notice to the neighborhood and including us on future neighborhood letters. We request that trucks from the project do not exclusively park in front of our property as we had originally had the frontage graded and covered with gravel that is disturbed/destroyed with each mega truck that parks in front, not mention noise and pollution. We also have several access gates that we don't want blocked by construction equipment.

Re your-

#3 below: yes please note that mail to us regarding 1316 be sent to 1324 N. Lemon.

Regarding the fence we definitely want to be sure that it will remain on the surveyed property line. Again, we do not agree that it needs to be replaced.

#4 we request that your Landscape Architect take our concerns about the London plane trees into account for the reasons listed in our prior email.

In your Neighborhood Notice of March 4, you reference the "significant change" of the home being set back 5 additional feet from the road, so does it follow that the home will be 5 feet closer to our property?

Please also let us know the distance from the AC unit to the back fence.

Sincerely,

E17

Michele and Patrice

On 3/10/22 5:04 PM, Anna Felver wrote:

Michele and Patrice,

In a previous email you signed with the address 1324 N Lemon. In the email statement below, you note that you also are at 1316. I am assuming you live at 1324 and own 1316? Please confirm. If so, this clears up some confusion on my end as I thought you were not directly adjacent to the property. Yes, we sent an additional letter regarding the private road issues mainly. I can attach for reference. Yes, the notice dated March 4th is the most current notice mailed to the neighborhood.

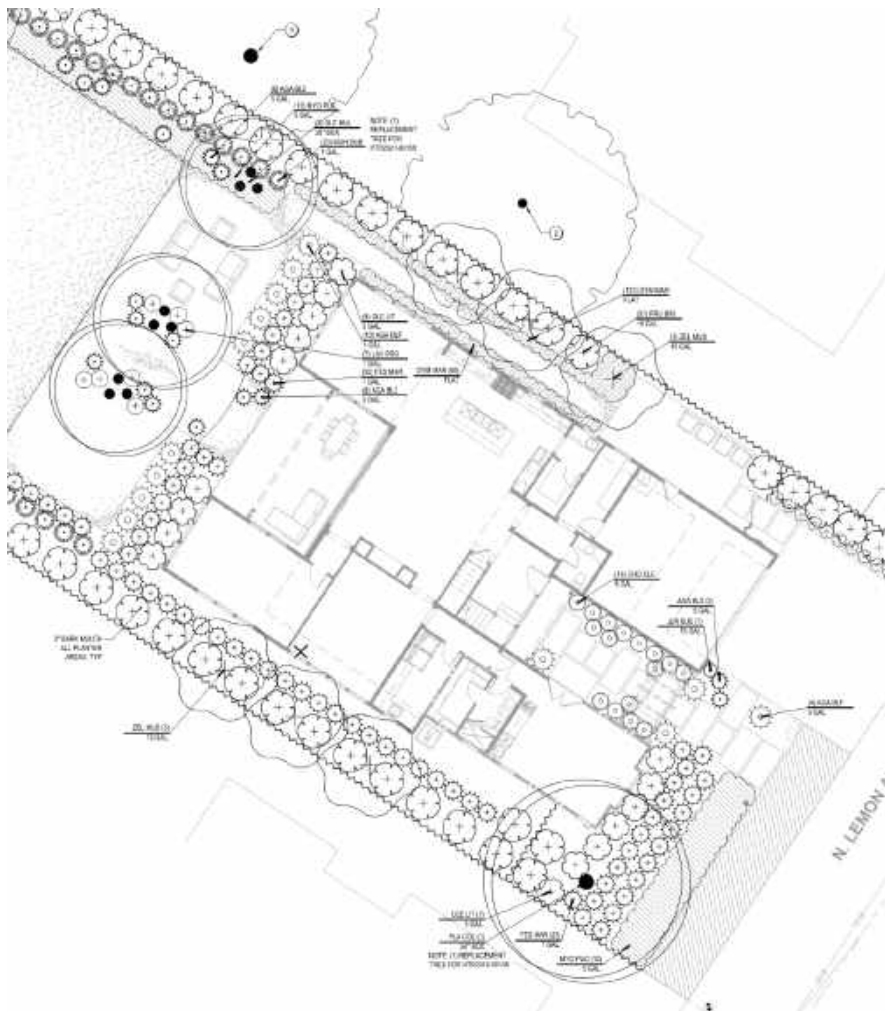
"Thank you for sending us the 2 page pdf of Landscape Plans for 1220 N Lemon and Notice of Application Submittal to the City of MP. Was there an additional letter? We would like to be included on correspondence to neighbors as our property at 1316 is directly behind 1220 and therefore we will be impacted by activity at 1220, though not necessarily by the private road issues."

3) to follow up on item #3: We typically add new fences at the property line of our projects. However, we understand that every site is different. We will be reaching out closer to construction to coordinate on this item and all the details with you. So yes, we want you involved and will be respecting this shared property line. Again, In order to correctly note your address for coordination - should I note that 1316 owners are at 1324 N Lemon address?

4) I am noting the London plane Tree concerns to see what our Landscape Architect recommends. This type of tree is selected from the City's tree species list.

As for replacement trees for the redwood trees, this is per the city requirements. From an initial email with the city, 24" box trees were recommended to meet the Value of the redwood trees. Quantity, size and species are all taken into account for replacements. We will be working close with the city for an approved replacement plan to achieve the correct value. If we change the type of tree, we will need to make sure the quantity and size meet the value required as well for approval.

5) Correct. We have a 4th London Plane tree at the front yard of the home.



I have added your contact to our neighbor contact list.
Best,



Anna Felver
Senior Planning Manager

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428, Redwood City, CA 94065
(650) 402-3024 | TJH.com

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From: Michele Boyle Turchi <pmeturchi@comcast.net>

Sent: Thursday, March 10, 2022 11:33 AM

To: Anna Felver <afelver@tjhusa.com>

Subject: Re: 1220 N Lemon Avenue

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Hello Anna,

Thanks for your reply. Below are additional questions regarding your numbered responses:

#3. The fence between 1220 and 1316 was completed in December 2019 and the cost shared by ourselves and the former owners. Therefore we don't think there is a need to replace it after such a short time. The site was surveyed at our expense to ensure that the fence was placed correctly on the property line so we request that this line be respected and we would like to be involved to verify that this is respected.

#4. We believe there are a number of negative aspects to London Plane Trees that are proposed for the fence line between our properties and request that you consider another type of tree that is not deciduous. And very importantly, since the redwood trees removed by the prior owners were Heritage trees and were to be replaced per Menlo Park regulations, to plant trees that are larger than 24" box.

London Plane trees:

- are deciduous, however their leaves turn brown and don't really fall off completely and look unattractive for several months (this is the view we would have)
- fruit balls are spiky and messy (these presumably would litter our property as well)
- are considered a high maintenance tree with twig, leaves, bark and fruiting body litter (again would impact our property at 1316).
- have large aggressive roots (could impact 1316 also)

#5. You mention a 4th London Plane tree - is that to be at the front of 1220?

Your last para: is the notice you sent us on Mar 4, the one you reference?

Yes, we would like to be added to the email list of neighbors and look forward to hearing from you again.

Best regards,

Michele and Patrice Turchi

On 3/2/22 6:13 PM, Anna Felver wrote:

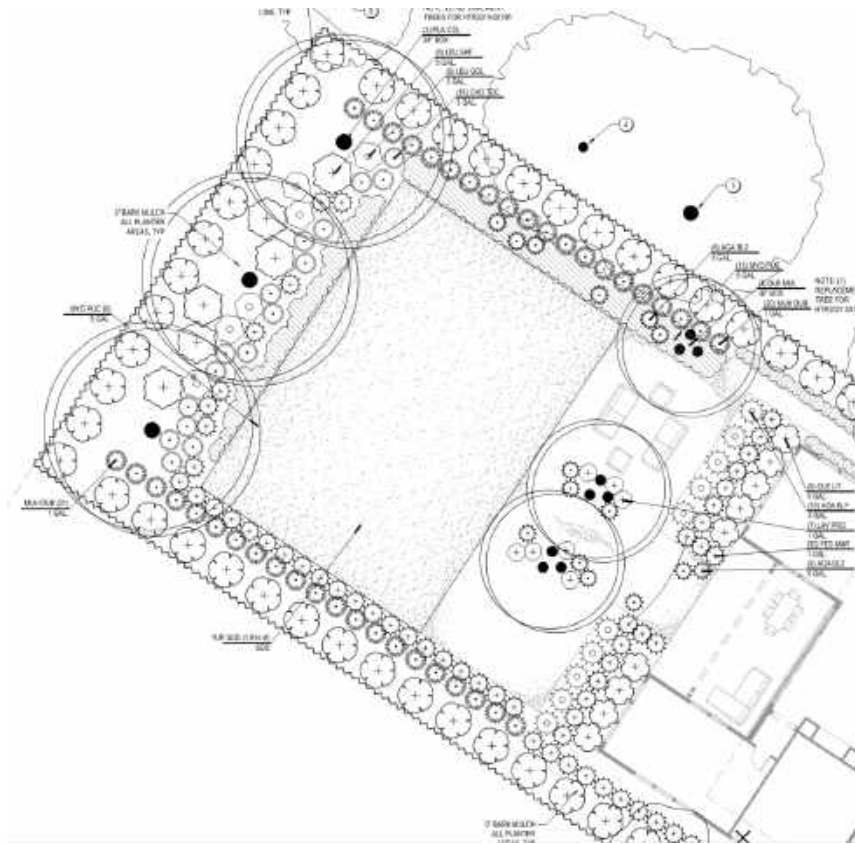
Hi Michele,

Thank you for being patient as we work through the design on this project. We have made revisions to the project based on neighbor feedback and city comments.

We had some delays but I am in the process this week of getting responses together for all the neighbors to reconnect and get concerns addressed.

Please see the responses below and let me know if you have any other concerns or need more clarification:

1. The house is 88.2ft from the proposed home to the rear fence line/ shared fence line with 1316 N Lemon.
2. The house is 4268sf plus a 442sf garage
3. We are proposing a new fence around the property. Prior to construction, our land team/site managers will reach out the adjacent neighbors to coordinate location and fence replacement details. Our adjacent neighbors are 1222, 1218 and 1316. Let me know what you would like to coordinate on.
4. We are proposing to plant (3) 24" box London Plane Trees set in from the property line. We also are proposing 15gal. Carolina Laurels shrubs along the rear edge.



5. Yes. The Japanese maple will be replaced per city code and review. The previous owners removed 3 redwood trees with no replacement trees. In addition to providing a replacement for the maple, we have proposed replacement trees for the redwoods as well. Replacement trees include (4) London Plane trees and (3) Olive trees per the city regulations.
6. See response to item #5
7. The existing home and accessory building in the back will undergo demolition prior to new construction. The notes have been corrected to say building rather than garage. (The garage is attached to the existing home in the front yard).
Yes, we have an ADU included on the first floor. It is a bedroom/ bathroom at the front of the house. See the highlighted area below. It is exempt from discretionary review if it follows design standards and zoning. This means the ADU is allowed by state law and not subject to design review.



8. That 5th bedroom is actually the ADU. It has been corrected. Our scope is 4 bedrooms/3.5 bath for the main house and 1 bedroom/1 bath for the ADU.
9. Lower level meaning basement - no we are not proposing a basement.

I hope this helps. We will send out a notice with the updated plans for reference. I also will be reaching out to the neighbors on the private road with answers to their concerns if you would like to be added to that email list, let me know.

Best,



Anna Felver
Senior Planning Manager

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428, Redwood City, CA 94065
(650) 402-3024 | TJH.com

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From: Michele Boyle Turchi <pmeturchi@comcast.net>

Sent: Thursday, December 9, 2021 4:33 PM

To: Anna Felver <afelver@tjhusa.com>

Subject: 1220 N Lemon Avenue

[You don't often get email from pmeturchi@comcast.net. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

This message was sent from outside the company by someone with a display name matching a user in your organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Dear Ms. Felver,

We live at the rear of 1220 N Lemon and were unable to attend the virtual meeting last month. We have several questions that we hope you can answer.

- 1) what is the distance from the rear fence to the new house?
- 2) what is the square footage of house and dimensions of the foot print?
- 3) Lyle King, Site Manager, had contacted us in July about the fence between our properties, what is the status?
- 4) what type of vegetation, if any, will be planted along the rear fence?
- 5) will you be replacing the tree to be removed indicated on the plan?
- 6) will you be replacing any of the multiple heritage trees (redwoods) removed by the prior owner? These were to be replaced according to the City regulations.
- 7) will the existing accessory building remain? On your plan there is reference to an existing garage in the back, is that the existing accessory building. Is it considered an ADU? The notice from the City said your proposal includes an attached ADU which is exempt from discretionary review. Can you explain please?
- 8) the project scope's describes a 4 bedroom, 3 bath home, but the plan shows 4 bedrooms/3 baths upstairs and a 5th bedroom and 4th bath down and powder room - is that correct?

6/8/22, 3:34 PM

Mail - Anna Felver - Outlook

9) will there be a lower level?

Thank you,

Michele and Patrice Turchi

1324 N Lemon Ave



California Tree and Landscape Consulting, Inc.

September 1, 2021

Cynthia Thiebaut, Director of Development
 Thomas James Homes
 255 Shoreline Drive, Suite 428
 Redwood City, California 94065
 Via Email: cthiebaut@tjhusa.com

ARBORIST REPORT, TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN

RE: 1220 N. Lemon Avenue, Menlo Park, California [APN 071-022-160]

EXECUTIVE SUMMARY:

Thomas James Homes contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. Thomas James Homes requested an Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan suitable for submittal to the City of Menlo Park. This is a Final Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan for the initial filing of plans to develop the property.

Thomas M. Stein, ISA Certified Arborist WE-12854A, visited the property on April 22, 2021, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. A total of 5 trees were evaluated on this property, 4 of which are protected trees according to the City of Menlo Park Municipal Code.¹ Four trees are located off the parcel but were included in the inventory because they may be impacted by development of the parcel.

TABLE 1

Tree Species	Total Trees Inventoried	Trees on this Site ²	Protected Heritage Oak Trees	Protected Heritage Other Trees	Trees Proposed for Removal for Development	Total Proposed for Retention ³
California Buckeye	1	0	0	1	0	1
Coast Redwood	2	0	0	2	0	2
Japanese Maple	1	1	0	1	1	0
Pittosporum	1	0	0	0	0	1
TOTAL	5	1	0	4	1	4

¹Any tree protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction. In addition, any time development-related work is recommended to be supervised by a Project Arborist, it must be written in the report to describe the work plan and mitigation work. The Project Arborist shall provide a follow-up letter documenting the mitigation has been completed to specification.

² CalTLC, Inc. is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

³ Trees in close proximity to development may require special protection measures. See Appendix/Recommendations for specific details.

ASSIGNMENT

Perform an examination of the site to document the presence and condition of trees protected by the City of Menlo Park. The study area for this effort includes the deeded parcel as delineated in the field by the property fences and any significant or protected trees overhanging from adjacent parcels.

Prepare a report of findings. All trees protected by the City of Menlo Park are included in the inventory.

METHODS

Appendix 2 and Tables 1 and 2 in this report are the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

The appraisal included in this report (see Appendix 4) is based on the 10th Edition of the *Guide for Plant Appraisal*.⁴ The trunk formula technique of appraisal provides a basic cost to replace a tree, determined by its species and size. The tree costs are extrapolated from that of the most commonly available and used tree for landscaping, which at this time in Northern California has been determined to be a 24" box specimen.⁵ Based on the size and value of the tree as a 24" box, the species are valued at \$36.60 to \$82.82 per square inch of trunk area.

The basic value is depreciated by the tree's condition, which is considered a function of its health, structure and form and expressed as a percentage of the basic value. The result is termed the deterioration of the tree.

The trees are further depreciated by the functional and external limitations that may impact their ability to grow to their normal size, shape and function. Functional limitations include limited soil volume, adequate growing space, poor soil quality, etc. External limitations include easements, government regulations and ownership issues beyond the control of the tree's owner.

The final value is rounded to the nearest \$100 to obtain the assignment result. If the tree is not a complete loss, the value of loss is determined as a percentage of the original value.

TERMS

Species of trees is listed by our local common name and botanical name by genus and species.

DBH (diameter breast high) is normally measured at 4'6" (54" above the average ground height, but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

⁴ 2018. Council of Tree and Landscape Appraisers. *Guide for Plant Appraisal*, 10th Edition, 2nd Printing. International Society of Arboriculture, Atlanta, GA

⁵ 2004. *Western Chapter Species Classification and Group Assignment*. Western Chapter, International Society of Arboriculture. Porterville, CA

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a steel tape. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

Actions listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5	excellent
No apparent problem(s)	4	good
Minor problem(s)	3	fair
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy

Yes S – Tree is structurally unsound

OBSERVATIONS AND CONCLUSIONS

The site is located in an existing subdivision with single-family residences, and the vegetation is comprised of ornamental landscape plants. Refer to Appendix 2 – Tree Data for details. There are 4 offsite trees overhanging the project site, 3 of which are protected. The existing structure is a single-family home, with a reported area of 2,107 sq. ft. There is an additional existing building, with a reported area of 1,042 sq. ft. There is an existing swimming pool. The utilities supplied to the home include electrical, water and gas, and the home is connected to the municipal waste system. The development work will be demolition of the existing home, additional building and swimming pool. The new home will have a reported area of 4249 sq. ft. (living area only) and be connected to the water, electrical, gas, communication and municipal waste infrastructure.

RECOMMENDED REMOVALS OF HAZARDOUS, DEFECTIVE OR UNHEALTHY TREES

At this time, no trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts.

CONSTRUCTION IMPACT ASSESSMENT

This Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan is intended to provide to Thomas James Homes, the City of Menlo Park, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. At this time, we have reviewed the Landscape Improvement Plans drafted by Roach & Campbell dated August 20, 2021. The Planning Submittal was drafted by Dahlin, dated August 25, 2021. The perceived impacts are summarized below. **Refer to Appendix 2 for protective measures to be taken for trees that will remain.**

Tree # 1 (Tag # 9595): This tree will be removed for development, due to building encroachment.

Tree # 2 (Tag # 9596): Slight impact to the CRZ is expected due to landscape installation and irrigation system for the landscape. Slight impact to the tree's canopy is expected due to building encroachment.

Tree # 3 (Tag # 9597): Slight impact to the CRZ is expected due to demolition of the swimming pool. Slight impact to the CRZ is expected due to landscape installation and irrigation system for the landscape.

Tree # 4 (Tag # 9598): Slight impact to the CRZ is expected due to demolition of the swimming pool. Slight impact to the CRZ is expected due to landscape installation and irrigation system for the landscape.

Tree # 5 (Tag # 9599): Slight impact to the CRZ is expected due to demolition of the swimming pool. Slight impact to the CRZ is expected due to landscape installation and irrigation system for the landscape.

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and City ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document

that all contractors will follow. *The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.*

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.**
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:
 1. Irrigate (if needed) and place a 3" layer of chip mulch over the protected root zone of all trees that will be impacted.
 2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.
 3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving, and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

Report Prepared by:



Thomas M. Stein
International Society of Arboriculture
Certified Arborist WE-12854A
Tree Risk Assessment Qualified

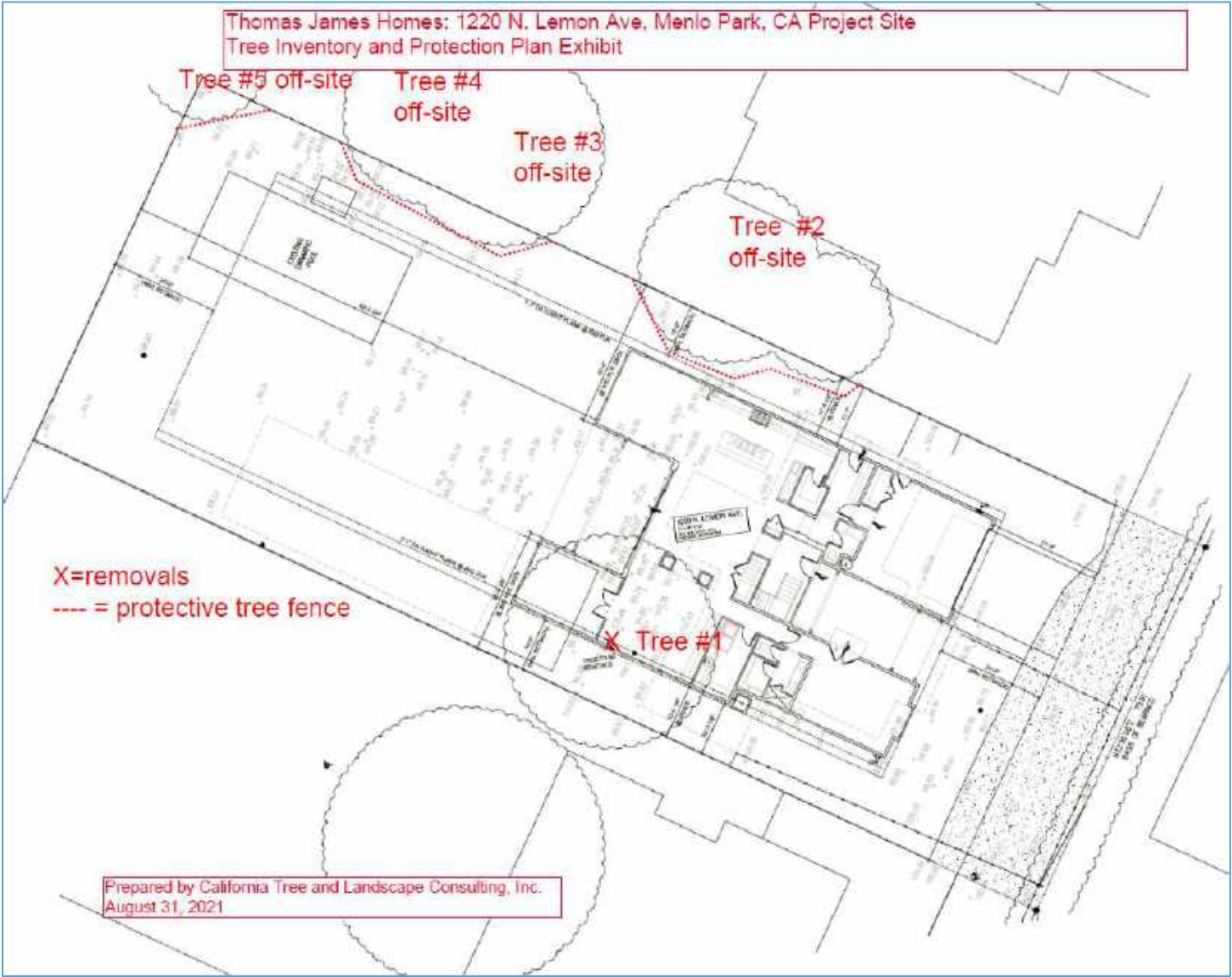
Report Reviewed by:



Gordon Mann
Consulting Arborist and Urban Forester
Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor

Enc.: Appendix 1 – Tree Inventory and Protection Plan Exhibit
Appendix 2 – Tree Data
Appendix 3 – General Practices for Tree Protection
Appendix 4 – Appraisal Value Table

APPENDIX 1 – TREE INVENTORY AND PROTECTION PLAN EXHIBIT



APPENDIX 2 – TREE DATA

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Offsite	Common Name	Botanical Name	Condition	Multi-Stems	Total DBH	Circ.	Diameter Measured At (ft.)	Crown Spread	Field Notes	Recommendations	Construction Impact Assessment	Protective Measures to be Taken	Suitability for Preservation	Appraised Value (\$)**	Justification for Removal
1	9595	No	Yes	No	Japanese Maple	<i>Acer palmatum</i>	4 Good - No apparent problems		17	53	1	21	Growing ~10' N of existing home. Branches 3' above grade. Codominant branching with included bark in large seam at junction. Growing adjacent to possible sewer clean out. Upper scaffolds are all codominant stems with included bark.	None at this time.	To be removed for development.	N/A	Good	\$9,800.00	Building encroachment
2	9596	No	Yes	Yes	California Buckeye	<i>Aesculus californicum</i>	3 Fair - Minor Problems		16	50	4.5	19	Offsite tree, located ~12' NE of property boundary. Overhanging site ~10'. Cavities with minor decay. Codominant stems. Lower trunk and root crown obscured by fence. Tag on fence. DLR/DBH estimated.	None at this time.	Slight impact to canopy due to building encroachment.	Install protective tree fence for portion of canopy overhanging parcel. Perform any irrigation trenching within CRZ by hand.	Good	\$3,300.00	N/A
3	9597	No	Yes	Yes	Coast Redwood	<i>Sequoia sempervirens</i>	3 Fair - Minor Problems		22	69	4.5	12	Offsite tree, located ~6' from property line. Lower trunk and root crown obscured by fence. Tag on fence. DLR/DBH estimated. Overhangs project site 6'.	None at this time.	Slight impact to CRZ due to swimming pool demo and landscape installation.	Perform demo within CRZ by hand. Do not plant landscape within CRZ. Install protective tree fence for portion of canopy overhanging parcel.	Good	\$5,600.00	N/A
4	9598	No	Yes	Yes	Coast Redwood	<i>Sequoia sempervirens</i>	3 Fair - Minor Problems		15	47	4.5	13	Offsite tree, growing just NE of property line ~5' off property line. Overhangs parcel ~7'. Lower trunk and root collar obscured by fence. Tag on fence. DLR/DBH estimated.	None at this time.	Slight impact to CRZ due to swimming pool demo and landscape installation.	Perform demo within CRZ by hand. Do not plant landscape within CRZ. Install protective tree fence for portion of canopy overhanging parcel.	Good	\$2,300.00	N/A

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Offsite	Common Name	Botanical Name	Condition	Multi-Stems	Total DBH	Circ.	Diameter Measured At (ft.)	Crown Spread	Field Notes	Recommendations	Construction Impact Assessment	Protective Measures to be Taken	Suitability for Preservation	Appraised Value (\$)**	Justification for Removal
5	9599	No	No	Yes	Pittosporum	<i>Pittosporum sp.</i>	2 Poor - Major Structure or Health Problems	3,4*	5	16	4.5		Growing offsite, ~5' NE of property line. Overhangs project site ~3'. Poor crown density. Tag on fence. DBH/DLR estimated.	None at this time.	Slight impact to CRZ due to swimming pool demo and landscape installation.	Perform demo within CRZ by hand. Do not plant landscape within CRZ. Install protective tree fence for portion of canopy overhanging parcel.	Good	\$300.00	N/A

TOTAL INVENTORIED TREES = 5 trees (236 aggregate circumference inches)
TOTAL RECOMMENDED REMOVALS = None
TOTAL RECOMMENDED REMOVALS FOR DEVELOPMENT = 1 tree (53 aggregate circumference inches)
Rating (0-5, where 0 is dead) = 2=1 tree; 3=3 trees; 4=1 tree
Total Protected Oak Trees 31.4"+ = None
Total Protected Other Trees 47.1"+ = 4 trees (219 aggregate circumference inches)
TOTAL PROTECTED TREES = 4 trees (219 aggregate circ. inches)

*Multi-stem diameter calculated using plant appraisal method.

**Appraised Value rounded to nearest \$100.

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions:

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 1'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.⁶

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

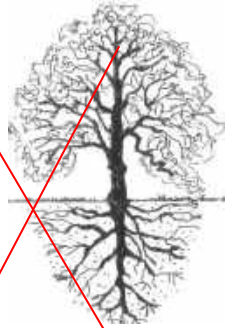
Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is

⁶ International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

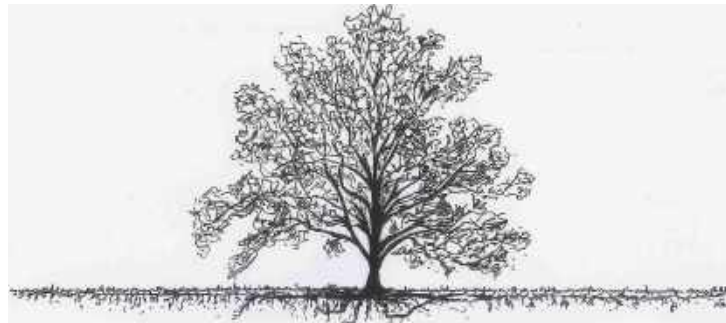
Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



Drawing A

Common misconception of where tree roots are assumed to be located



Drawing B

The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally

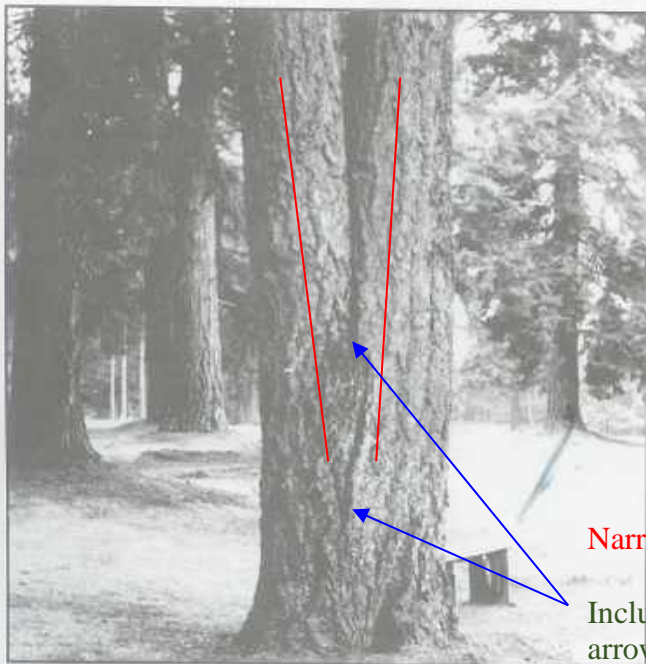


Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.



The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.



Photo of another tree – not at this site.

Normal limb structure

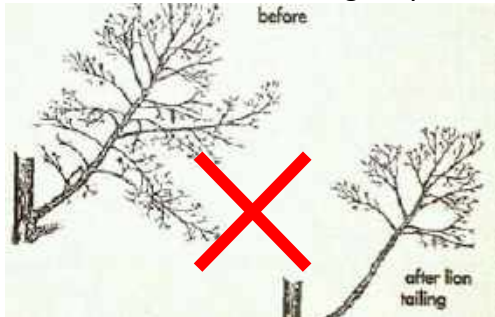
Over weight, reaching limb with main stem diameter small compared with amount of foliage present



Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of “an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice” ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.



Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: <https://www.asca-consultants.org/>

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.



According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.



additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of while a tree may be able to limit pruning cuts, in the event that there located vertically along the main

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

APPENDIX 4 – APPRAISAL VALUE TABLE

Client: Thomas James Homes: Tree Appraisal at 1220 N. Lemon Avenue, Menlo Park CA

Tree #	DBH	Species	Tree Sq In	Unit Cost Per Sq In	Basic Price	Physical Deterioration	Functional Limitations	External Limitations	Total Depreciation	Depreciated Cost	Rounded Cost	% Loss	Assignment Result
1	17	Japanese Maple	226.9806	77.04	\$17,486.59	0.7	0.8	1	0.56	\$9,792.49	\$9,800	TBD	\$9,800
2	16	California Buckeye	201.0624	45.46	\$9,140.30	0.5	0.8	0.9	0.36	\$3,290.51	\$3,300	TBD	\$3,300
3	22	Coast Redwood	380.1336	36.36	\$13,821.66	0.5	0.9	0.9	0.405	\$5,597.77	\$5,600	TBD	\$5,600
4	15	Coast Redwood	176.715	36.36	\$6,425.36	0.5	0.8	0.9	0.36	\$2,313.13	\$2,300	TBD	\$2,300
5	5	Pittosporum	19.635	77.04	\$1,512.68	0.3	0.8	0.9	0.216	\$326.74	\$300	TBD	\$300
											Additional Costs	TBD	\$0
											Assignment Result (Rounded):		\$21,300

*The value of the trees was determined using the Trunk Formula Method, described in the *Guide for Plant Appraisal*⁷, and on the *Species Classification and Group Assignment* published by the Western Chapter, International Society of Arboriculture (ISA).

⁷ Council of Tree and Landscape Appraisers, 2018. *Guide for Plant Appraisal*, 10th Edition. International Society of Arboriculture, Champaign, IL.