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

420 Pope Street
Project Description
July 06, 2024

PARCEL GENERAL INFORMATION

The 8750 sq. ft. parcel located at **420 Pope Street** is a substandard lot, which is the reason we are requesting a Use Permit for the proposed two-story residence. The **R-1-U** zoning ordinance requires a minimum of 7000 sq ft in area, 65 ft in width and 100ft in depth. The lot area and depth comply with the zoning ordinance, however, the width (50) falls short of the 65 ft prescribed in the ordinance.

There were 12 trees analyzed including 9 trees on-site and 3 trees off-site *(see also Arborist Report & sheet L1.1).* No trees are Significant Trees, and 3 trees are Protected Heritage trees. 6 on-site trees are proposed for removal. Tree protection during construction to be provided for these trees through fencing as well as construction methods to save the trees from being impacted. We have proposed the installation of 8 new 24-inch box trees on the left side and rear of the home.

EXISTING HOME TO BE DEMOLISHED

The existing house is a single-story single-family home built in 1939. The main house is 1-story single-family house consisting of 1112 square feet with 377 square feet detached garage at the left rear yard and a 492 square foot accessory structure at the rear closer to the alley.

PROPOSED SINGLE FAMILY RESIDENCE

We have proposed a two-story single-family residence in a Spanish style elevation with a earth-tone color palette.

There is a good mix of older and newer homes in the neighborhood along Pope Street. Homes feature a variety of materials including covered porches, gable and hip roof forms, board/batten, horizontal, and shingle siding, wood and brick accents, light and dark window frames, stucco, comp shingle and standing seam roofing.

There are several newer 2-story homes down Pope Street with more Traditional style elevations using lap siding, stucco, hip/gable roofs, and light/dark accents similar to what we have proposed.

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

Given the eclectic style of the neighborhood, we believe the proposed home will blend well. The overall footprint of our home is designed to be open and contributes to the homeowners' healthy living. We kept the front yard setback of our home to the required minimum creating a usable private yard space in the rear. The step back at the second story of the front elevation offers a scaled back appearance from the street to minimize massing. The new home will have 3 bedrooms and 2 baths, an attached 1 bedroom 1-bathroom ADU, and a detached 2-car garage. A light earth-toned color palette proposes an off-white/cream exterior stucco, minimalist windows with black window frames that complement the dark accent color and a darker standing seam roof for contrast. A detached 2-car garage at the rear accessed from the rear alley and 3-off street parking spaces are provided of which 2 are at the rear and 1 at the front facing Pope Street.

NEIGHBOR RELATIONS

Thomas James Homes will reach out to neighbors within 300 feet of this property with a copy of the site plan, floor plan, elevations and a letter describing our project. A virtual neighbor meeting will soon be held to collect feedback and/or concerns from the immediate neighbors. We look forward to welcoming our future homeowners and welcome any questions the city may have as we go through the Design Review Use Permit application process.

Sincerely,

Gagan Kang

Gagan Kang
Senior Forward Planning Manager | Thomas James Homes
gkang@tjhusa.com | 650-272-3276

420 POPE STREET

MENLO PARK , CALIFORNIA



DIRECTORY

BUILDER:
THOMAS JAMES HOMES
275 SHORELINE DRIVE, SUITE 400
REDWOOD CITY, CA 94065
CONTACT: GAGAN KANG
PHONE: (650) 272-3276
EMAIL: GKANG@TJH.COM

CIVIL ENGINEER:
CBG
2633 CAMINO RAMON #350
SAN RAMON, CA 94583
CONTACT: STEPHEN CHAN
PHONE: (925) 866-0322
EMAIL: SCHAN@CBANDG.COM

ARCHITECTS:
BASSENIAN LAGONI ARCHITECTS
2031 ORCHARD DRIVE
NEWPORT BEACH, CA 92660
CONTACT: DAVE POCKETT
PHONE: (949) 553-9100
EMAIL: DPOCKETT@BASSENIANLAGONI.COM

LANDSCAPE ARCHITECT:
RIPLEY DESIGN GROUP
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 95825
CONTACT: ANNIKA CARPENTER
PHONE: (925) 938-7377
EMAIL: ACARPENTER@RIPLEYDESIGN.COM

VICINITY MAP



SHEET INDEX

1	TOPOGRAPHIC SURVEY & BOUNDARY SURVEY
AP-1	AREA PLAN
A1.0	PROPOSED SITE PLAN
A1.1	STREET SCENE
A2.0	FLOOR PLAN - FIRST FLOOR
A2.1	FLOOR PLAN - SECOND FLOOR
A2.2	SQUARE FOOTAGE CALCULATIONS
A3.0	ELEVATIONS
A3.1	ELEVATIONS - GARAGE
A4.0	SECTIONS
I-1.01	COLOR BOARD
1-5	EXISTING RESIDENCE - COVER PAGE
2-5	EXISTING RESIDENCE - FLOOR PLAN
3-5	EXISTING RESIDENCE - ROOF PLAN
4-5	EXISTING RESIDENCE - EXTERIOR ELEVATIONS
5-5	EXISTING RESIDENCE - EXTERIOR ELEVATIONS
L1.1	LAYOUT AND MATERIALS PLAN
L1.2	CONSTRUCTION DETAILS
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION DETAILS
L2.3	IRRIGATION DETAILS
L2.4	IRRIGATION CALCULATIONS
L3.1	PLANTING PLAN
L3.2	PLANTING DETAILS
L3.3	TREE PROTECTION PLAN

PROJECT DATA

LEGAL DESCRIPTION :	LOT 5 BLOCK 7
APN :	062-364-050
PROJECT ADDRESS :	420 POPE STREET MENLO PARK, CA 94025
ZONING :	R-1-U
BUILDING CLASSIFICATION:	SINGLE FAMILY DETACHED R3/U FIRE SPRINKLERS PER CRC R313.3
TYPE OF CONSTRUCTION :	TYPE V-B
FIRE ZONE :	N/A
LOT AREA :	8,750 SQ. FT.
COVERED PARKING :	1
ALLOWABLE LOT COVERAGE :	35% (3,062.5 SQ. FT.)
PROPOSED LOT COVERAGE :	27% (2,433 SQ FT.)
ALLOWABLE FAL :	3,237.5 SQ. FT.
PROPOSED FAL :	3,060 SQ. FT.
ALLOWABLE 2nd FLOOR FAL :	1,687.75 SQ. FT.
PROPOSED 2nd FLOOR FAL :	1,348 SQ. FT.
BUILDING HEIGHT:	± 27'-6"

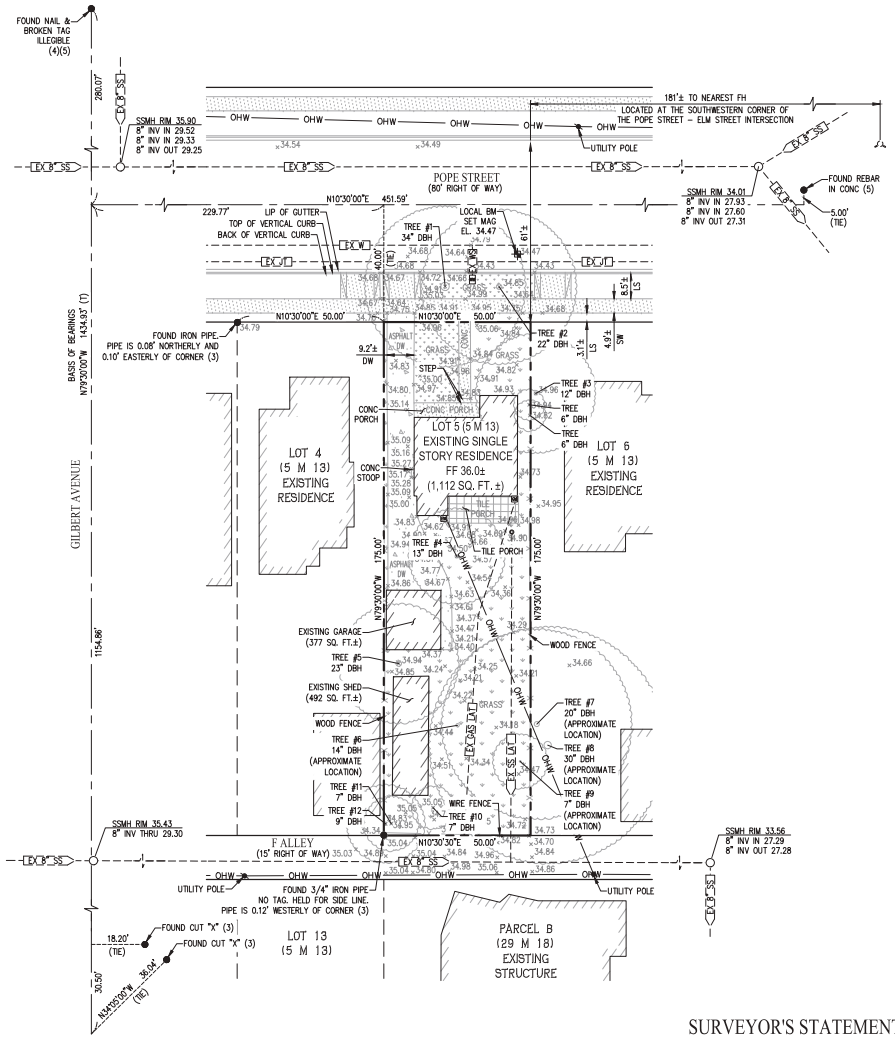
SETBACKS :

	PROPOSED	REQUIRED
FRONT :	20'-0"	20'-0" MIN.
SIDE :	9'-6 " (LEFT) / 9'-6 " (RIGHT)	5'-0" MIN.
REAR :	80'-3 1/2"	20'-0" MIN.

SQUARE FOOTAGE:

	PROPOSED
FIRST FLOOR :	1,299 SQ. FT.
SECOND FLOOR :	1,289 SQ. FT.
TOTAL LIVABLE :	2,588 SQ. FT.
DETACHED GARAGE :	413 SQ. FT.
VOLUME/VOIDS :	99 SQ. FT.
FAL :	3,060 SQ. FT.
ADU :	395 SQ. FT. (NOT INCLUDED IN FAL)
COVERED OUTDOOR LIVING :	267 SQ. FT.
PORCH :	58 SQ. FT.

CODES :	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
GOVERNING BODY :	CITY OF MENLO PARK



TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY
ORDER NO. 991-30112971-OKC
DATED JANUARY 19, 2024

LEGAL DESCRIPTION:

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

LOT 5 IN BLOCK 7, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF COOPERATIVE LAND AND TRUST CO. TRACT, SUBDIVISION NUMBER ONE OF NORTH PALO ALTO SAN MATEO CO. CALIF.", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON JULY 1, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 13.

EXCEPTIONS AND EXCLUSIONS:

(#) INDICATES TITLE REPORT ITEM NUMBER

ITEMS (1) THROUGH (6) RELATE TO TAXES AND LIENS AND CANNOT BE PLOTTED.

ITEMS (7) AND (8) RELATE TO COVENANTS, CONDITIONS, AND RESTRICTIONS AND CANNOT BE PLOTTED.

ITEMS (9) THROUGH (12) RELATE TO TRUST REQUIREMENTS AND CANNOT BE PLOTTED.

BENCHMARK:

BENCHMARK ID: 4
DESCRIPTION: BRASS DISK SET IN TOP OF CURB AT REAR OF THE SOUTHEASTERLY CATCH BASIN AT THE INTERSECTION OF GILBERT AND LAUREL AVENUE. STAMPED "CITY BENCHMARK 4".
ELEVATION: 34.76' (NAVD 88)

BENCHMARK ID: LOCAL BENCHMARK
DESCRIPTION: SET MAG NAIL IN POPE STREET LOCATED 6.2'± FROM THE TOP OF CURB BETWEEN 420 POPE STREET AND 424 POPE STREET.
ELEVATION: 34.47' (NAVD 88)

BASIS OF BEARINGS:

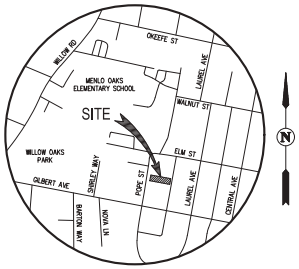
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF GILBERT AVENUE BEING N79°30'00"W SHOWN ON RECORD OF SURVEY NO. 1835 (30 LLS 85).

ASSESSOR'S PARCEL NUMBER:

062-364-050

AREA:

LOT AREA: 8,748 SQ. FT. MORE OR LESS



VICINITY MAP

NOT TO SCALE

NOTES:

1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT AND RECORDED MAPS IN SAN MATEO COUNTY 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) ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

5) STRUCTURES, IMPROVEMENTS, AND TREES ON ADJACENT PROPERTIES HAVE NOT BEEN SURVEYED. LOCATIONS DEPICTED HEREIN ARE APPROXIMATE.

6) THE SQUARE FOOTAGE NOTED FOR STRUCTURES ARE APPROXIMATE AND REPRESENTATIVE OF THE SURVEYED EXTERIOR FOOTPRINT.

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) 5 M 13
(2) 29 M 18
(3) 30 LLS 85
(4) 36 LLS 20
(5) 47 LLS 77

FLOOD ZONE:

ZONE AE: AREAS WITH A BASE FLOOD ELEVATION. (35' BFE – 36' BFE)

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

DATED: APRIL 5, 2019

LEGEND & ABBREVIATIONS

	BOUNDARY LINE
	EXISTING RIGHT OF WAY
	ADJACENT PROPERTY LINE
	EXISTING STRUCTURE
	EXISTING UTILITY PIPE
OHW	OVERHEAD WIRES
x x	FENCE LINE
	EXISTING ELECTRIC METER
	EXISTING GAS METER
x103.30	EXISTING GROUND ELEVATION
	EXISTING FIRE HYDRANT
	LOCAL BENCHMARK
	FOUND MONUMENT AS NOTED
(M-M)	MONUMENT TO MONUMENT

AC	ASPHALT CONCRETE
APN	ASSESSORS PARCEL NUMBER
BM	BENCHMARK
CONC	CONCRETE
DBH	DIAMETER BREAST HEIGHT
DW	DRIVEWAY
EL	ELEVATION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
INV	INVERT
LAT	LATERAL
OHW	OVERHEAD WIRES
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE

SURVEYOR'S STATEMENT:

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

03/06/2024
DATE

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

LICENSED LAND SURVEYOR MARK H. WEHBER 7960 STATE OF CALIFORNIA

420 POPE STREET
TOPOGRAPHIC & BOUNDARY SURVEY

CITY OF MENLO PARK COUNTY OF SAN MATEO CALIFORNIA

SCALE: 1" = 20' DATE: MARCH 6, 2024

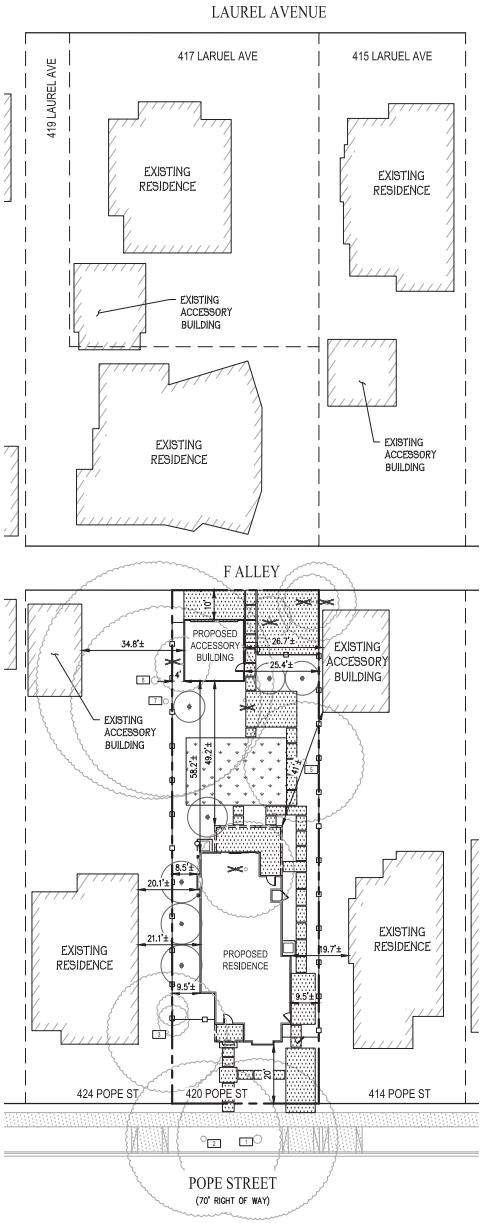
0 20 40 60

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SHEET NO. 1 OF 1 SHEETS

F:\3065-000\MENLO PARK\420 POPE ST\ACAD\EXHIBITS\XB-LOT SURVEY_420 POPE ST.DWG

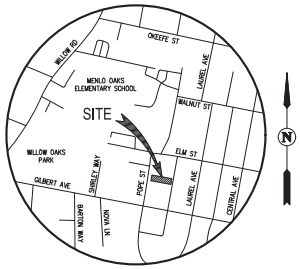


EXISTING TREES TO BE REMOVED				
TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
4	SAUCER MAGNOLIA	13	NO	NO
6	UNKNOWN	44	NO	NO
9	COMMON FIG	7	NO	NO
10	PRIVET	7	NO	NO
11	PRIVET	7	NO	NO
12	PRIVET	5,7	NO	NO

EXISTING TREES TO REMAIN				
TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
1	SOUTHERN MAGNOLIA	34	YES	YES
2	SOUTHERN MAGNOLIA	22	YES	YES
3	CORK OAK	12	YES	YES
5	COAST REDWOOD	23	NO	NO
7	COAST LIVE OAK	20	NO	YES
8	COAST LIVE OAK	3	YES	YES

NOTES:

1. THE TABLES ABOVE CONTAIN A SUMMARY OF INFORMATION PRESENTED IN THE ARBORIST REPORT. PLEASE REFER TO THE ARBORIST REPORT DATED FEBRUARY 20, 2024 AND PREPARED BY CALIFORNIA TREE AND LANDSCAPING CONSULTING, INC. FOR MORE INFORMATION.



VICINITY MAP

NOT TO SCALE

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- ADJOINER PROPERTY LINE
- EXISTING STRUCTURE ON ADJOINING LOT
- EXISTING CONCRETE FLATWORK
- PROPOSED NEW RESIDENCE
- PROPOSED SAWCUT
- PROPOSED CURB
- PROPOSED CONCRETE FLATWORK
- PROPOSED TURF GRASS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE



POPE STREET STREET SCAPE

SCALE: 1/16"=1'

420 POPE STREET
AREA PLAN
THOMAS JAMES HOMES

CITY OF MENLO PARK SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JUNE 10, 2024

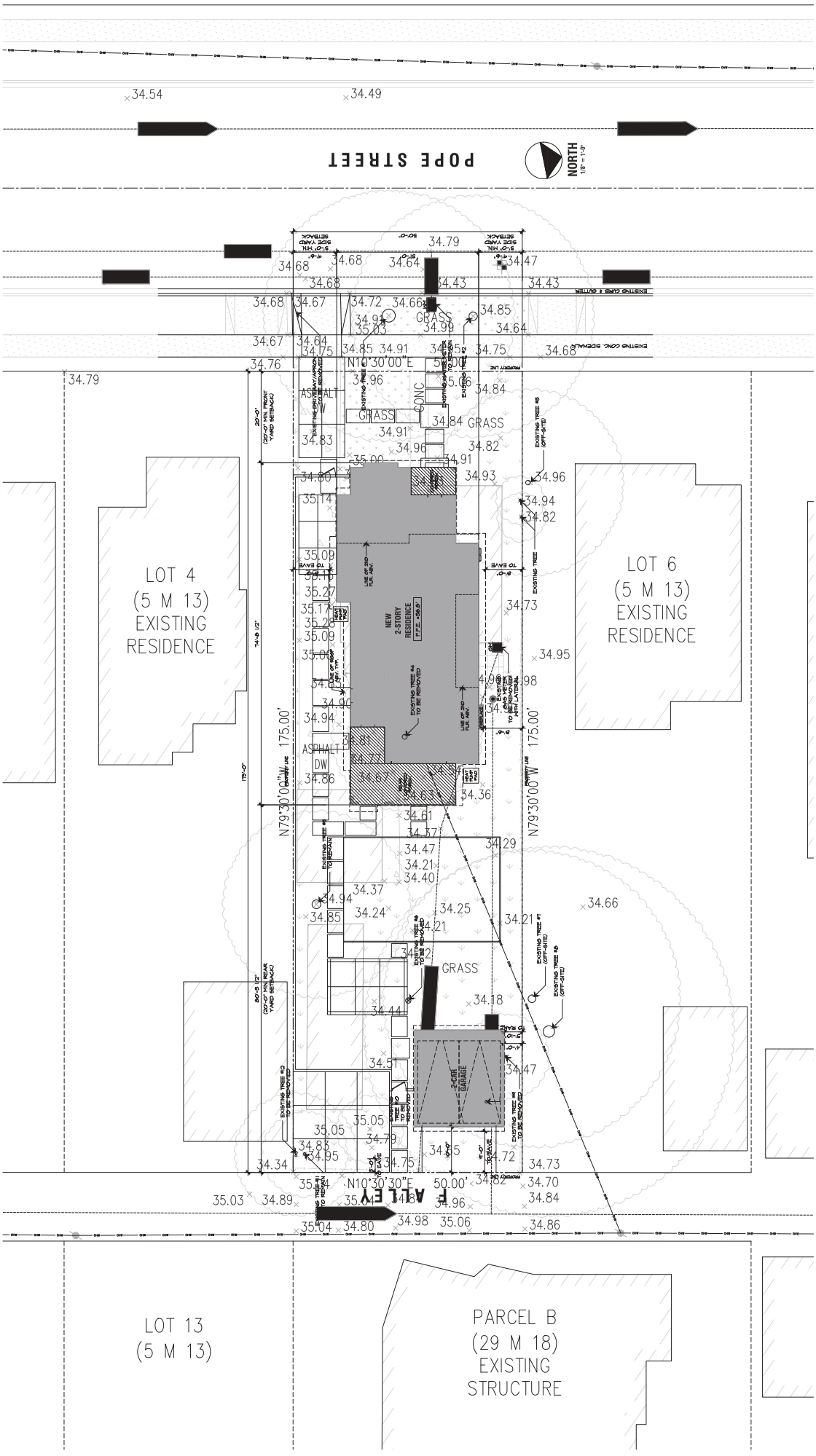
0 20 40 60

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 375-1877
WWW.CBANDG.COM

SHEET NO. AP-1 OF 1 SHEETS

F:\2065-000\MENLO PARK\420 POPE ST\ACAD\EXHIBITS\XB-AREA PLAN_420 POPE ST.DWG

5/17/2024 1:41 PM



PROPOSED SITE PLAN

420 POPE STREET

Menlo Park, California

0 4 8 16

918.22396

A1.0

05.30.24

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2331 Circuit Drive, Suite 100
Newport Beach, CA 92660
tel +1 949.553.1313
fax +1 949.553.1548

Copyright 2024 Bassenian | Lagoni Architects



Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 0100
fax +1 949 553 0548

STREET SCENE

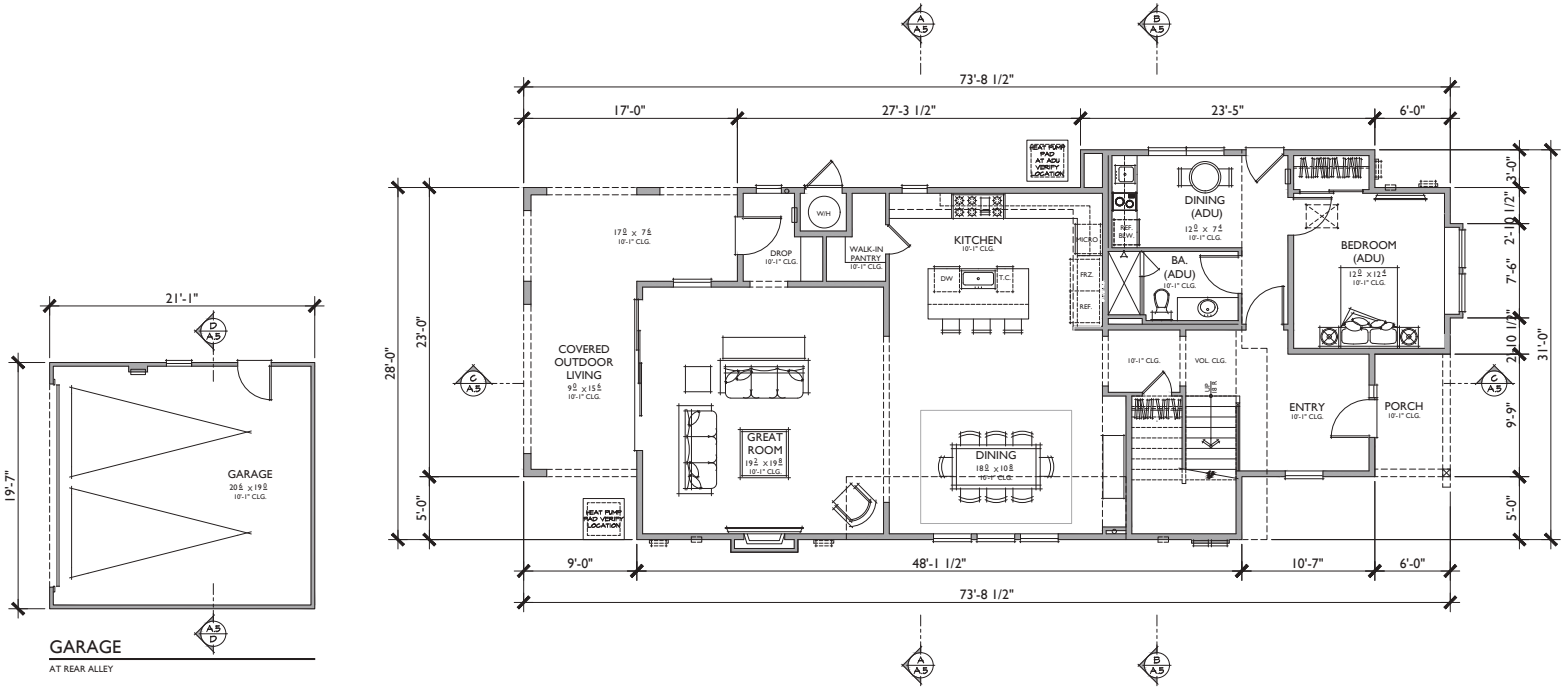
420 POPE STREET

Menlo Park , California

0 2 4 8

918.22396

AI.1
06.11.24



FIRST FLOOR

GARAGE

AT REAR ALLEY

PLAN B28v3

3 BEDROOMS / 2 BATHS

2 - CAR DETACHED GARAGE

FAL AREA TABLE	
1ST FLOOR	1,299 SQ. FT.
2ND FLOOR (INCLUDES VOLUME & VOIDS)	1,348 SQ. FT.
TOTAL LIVING	**2,647 SQ. FT.**
2 - CAR DETACHED GARAGE	413 SQ. FT.
TOTAL FAL	**3,060 SQ. FT.**
ADU (NOT INCLUDED IN FAL)	395 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	
1ST FLOOR	1,299 SQ. FT.
2ND FLOOR	1,289 SQ. FT.
TOTAL LIVING	**2,588 SQ. FT.**
PORCH	58 SQ. FT.
COVERED OUTDOOR LIVING	267 SQ. FT.
2 - CAR DETACHED GARAGE	413 SQ. FT.
ADU (NOT INCLUDED IN FAL)	395 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2024 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0548

FLOOR PLAN

420 POPE STREET

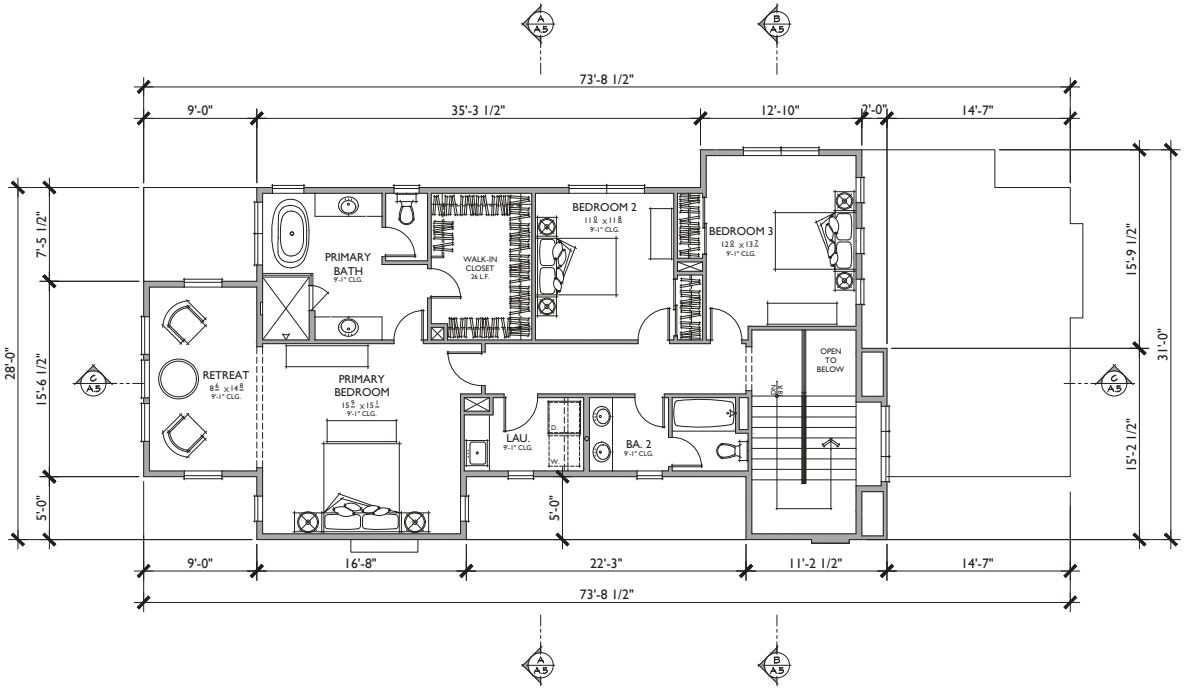
Menlo Park , California

0 2 4 8

918.22396

A2.0

06.11.24



SECOND FLOOR

PLAN B28v3

3 BEDROOMS / 2 BATHS

2 - CAR DETACHED GARAGE

FAL AREA TABLE	
1ST FLOOR	1,299 SQ. FT.
2ND FLOOR (INCLUDES VOLUME & VOIDS)	1,348 SQ. FT.
TOTAL LIVING	**2,647 SQ. FT.**
2 - CAR DETACHED GARAGE	413 SQ. FT.
TOTAL FAL	**3,060 SQ. FT.**
ADU (NOT INCLUDED IN FAL)	395 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	
1ST FLOOR	1,299 SQ. FT.
2ND FLOOR	1,289 SQ. FT.
TOTAL LIVING	**2,588 SQ. FT.**
PORCH	58 SQ. FT.
COVERED OUTDOOR LIVING	267 SQ. FT.
2 - CAR DETACHED GARAGE	413 SQ. FT.
ADU (NOT INCLUDED IN FAL)	395 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0548

FLOOR PLAN

420 POPE STREET

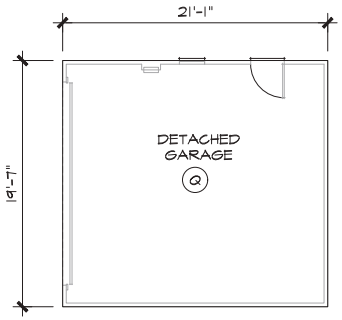
Menlo Park , California

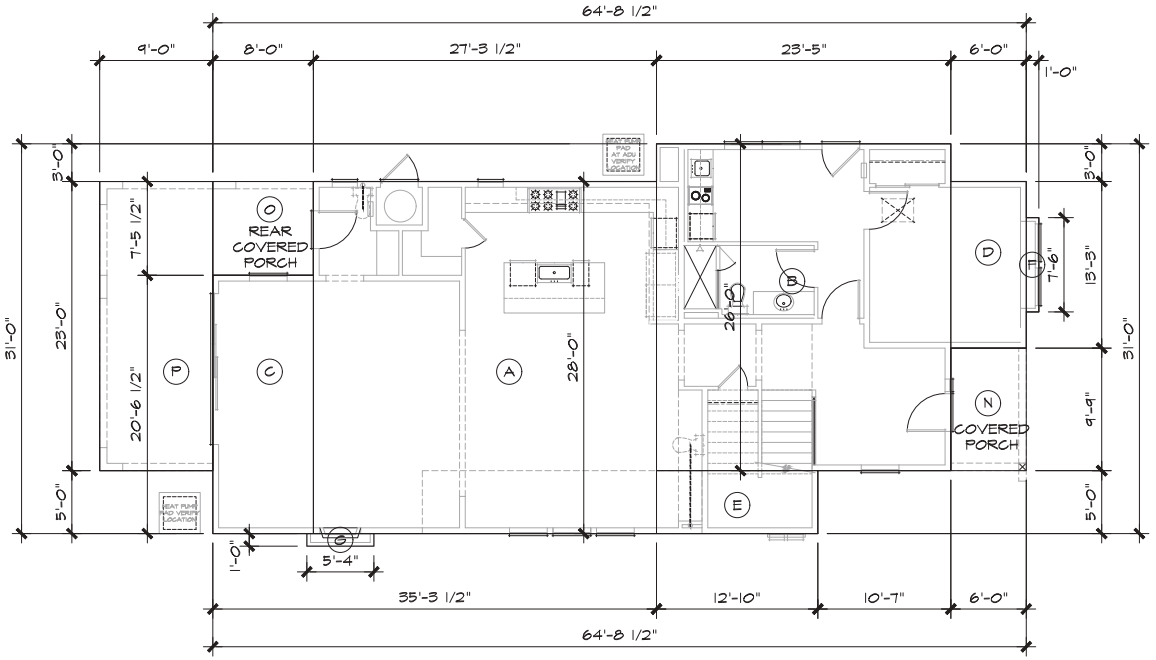
0 2 4 8

918.22396

A2.1

06.11.24





FIRST FLOOR PLAN SP

SCALE: 1/4"=1'-0"

AREA CALCULATION

LABEL	DIMENSIONS	AREA
A	27'-3 1/2" X 28'-0"	764 SQ. FT.
B	23'-5" X 26'-0"	609 SQ. FT.
C	8'-0" X 20'-6 1/2"	164 SQ. FT.
D	6'-0" X 13'-3"	80 SQ. FT.
E	12'-10" X 5'-0"	64 SQ. FT.
F	1'-0" X 7'-6"	7 SQ. FT.
G	5'-4" X 1'-0"	5 SQ. FT.
H	9'-0" X 15'-6 1/2"	140 SQ. FT.
I	16'-8" X 28'-0"	467 SQ. FT.
J	22'-3" X 23'-0"	512 SQ. FT.
K	11'-2 1/2" X 13'-2 1/2"	170 SQ. FT.
L	9'-2 1/2" X 12'-9 1/2"	118 SQ. FT.
M	12'-10" X 3'-0"	38 SQ. FT.
N	6'-0" X 9'-9"	59 SQ. FT.
O	8'-0" X 7'-5 1/2"	60 SQ. FT.
P	9'-0" X 23'-0"	207 SQ. FT.
Q	21'-1" X 12'-7"	413 SQ. FT.

BUILDING ENVELOPE AREA

FIRST FLOOR (A-F)	1,688 SQ. FT.
SECOND FLOOR (H-M)	1,445 SQ. FT.
TOTAL	3,133 SQ. FT.

F.A.L.

LOT SIZE	8,750 SQ. FT.
ALLOWABLE	3,237.5 SQ. FT.
PROPOSED	3,060 SQ. FT.

LOT COVERAGE

FIRST FLOOR (A-F)	1,688 SQ. FT.
DETACHED GARAGE (Q)	413 SQ. FT.
COVERED PORCH (N)	59 SQ. FT.
REAR COVERED PORCH (O-P)	267 SQ. FT.
FIREPLACE (G)	5 SQ. FT.
TOTAL	2,433 SQ. FT.
MAX. ALLOWABLE (35%)	3,062.5 SQ. FT.

SQUARE FOOTAGE CALCULATIONS

420 POPE STREET

Menlo Park , California

918.22396

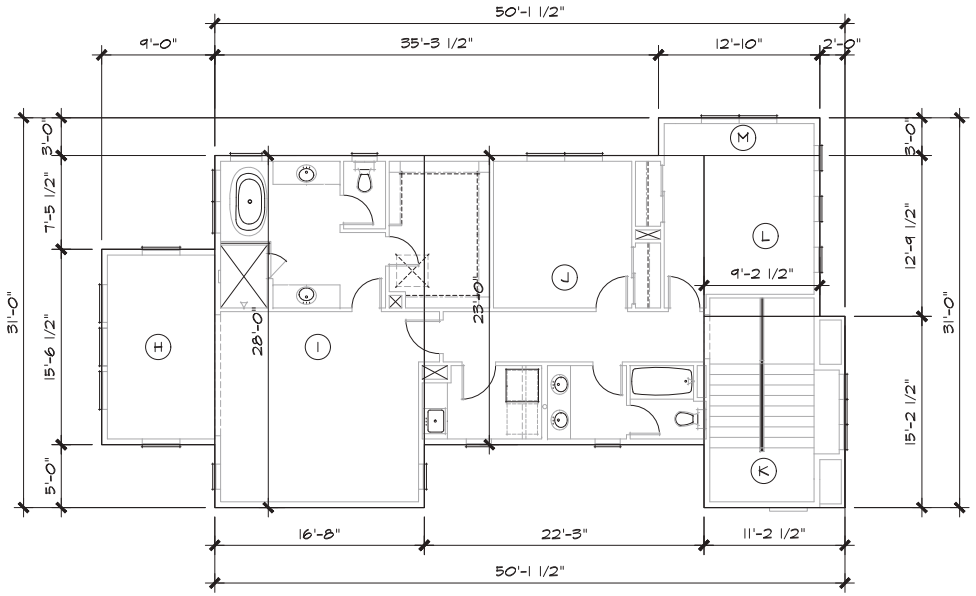
A2.2

06.11.24

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2024 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0548



SECOND FLOOR PLAN — SP

SCALE: 1/4"=1'-0"

AREA CALCULATION

LABEL	DIMENSIONS	AREA
A	27'-3 1/2" X 28'-0"	764 SQ. FT.
B	23'-5" X 26'-0"	609 SQ. FT.
C	8'-0" X 20'-6 1/2"	164 SQ. FT.
D	6'-0" X 13'-3"	80 SQ. FT.
E	12'-10" X 5'-0"	64 SQ. FT.
F	1'-0" X 7'-6"	7 SQ. FT.
G	5'-4" X 1'-0"	5 SQ. FT.
H	9'-0" X 15'-6 1/2"	140 SQ. FT.
I	16'-8" X 28'-0"	467 SQ. FT.
J	22'-3" X 23'-0"	512 SQ. FT.
K	11'-2 1/2" X 13'-2 1/2"	170 SQ. FT.
L	9'-2 1/2" X 12'-9 1/2"	118 SQ. FT.
M	12'-10" X 3'-0"	38 SQ. FT.
N	6'-0" X 9'-9"	59 SQ. FT.
O	8'-0" X 7'-5 1/2"	60 SQ. FT.
P	9'-0" X 23'-0"	207 SQ. FT.
Q	21'-1" X 12'-7"	413 SQ. FT.

BUILDING ENVELOPE AREA

FIRST FLOOR (A-F)	1,688 SQ. FT.
SECOND FLOOR (H-M)	1,445 SQ. FT.
TOTAL	3,133 SQ. FT.

F.A.L.

LOT SIZE	8,750 SQ. FT.
ALLOWABLE	3,237.5 SQ. FT.
PROPOSED	3,060 SQ. FT.

LOT COVERAGE

FIRST FLOOR (A-F)	1,688 SQ. FT.
DETACHED GARAGE (Q)	413 SQ. FT.
COVERED PORCH (N)	59 SQ. FT.
REAR COVERED PORCH (O-P)	267 SQ. FT.
FIREPLACE (G)	5 SQ. FT.
TOTAL	2,433 SQ. FT.
MAX. ALLOWABLE (35%)	3,062.5 SQ. FT.

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0548

SQUARE FOOTAGE CALCULATIONS

420 POPE STREET

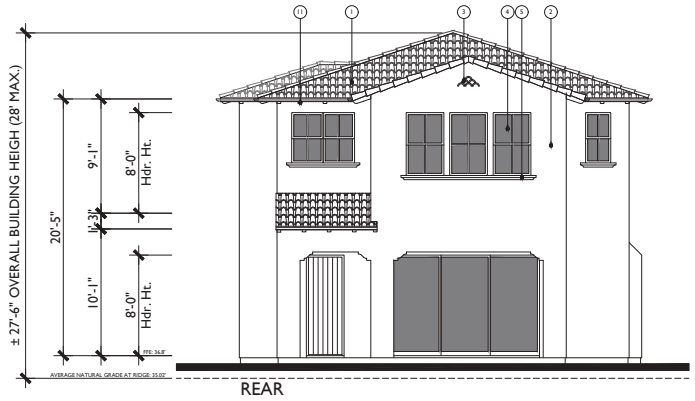
Menlo Park , California

0 2 4 8 16

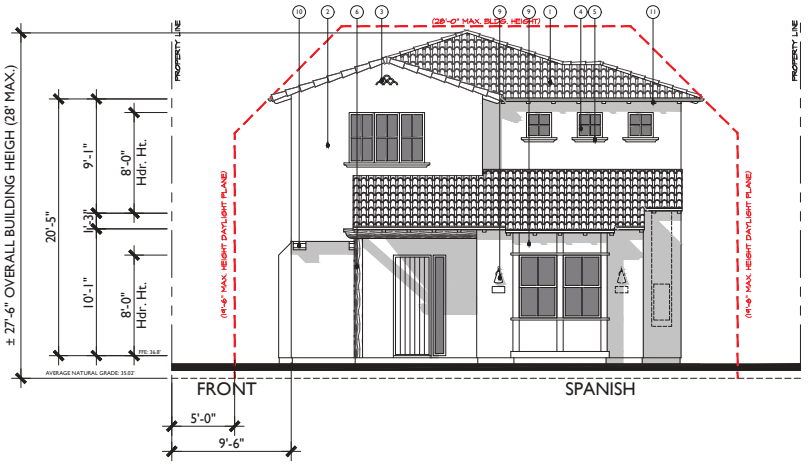
918.22396

A2.3

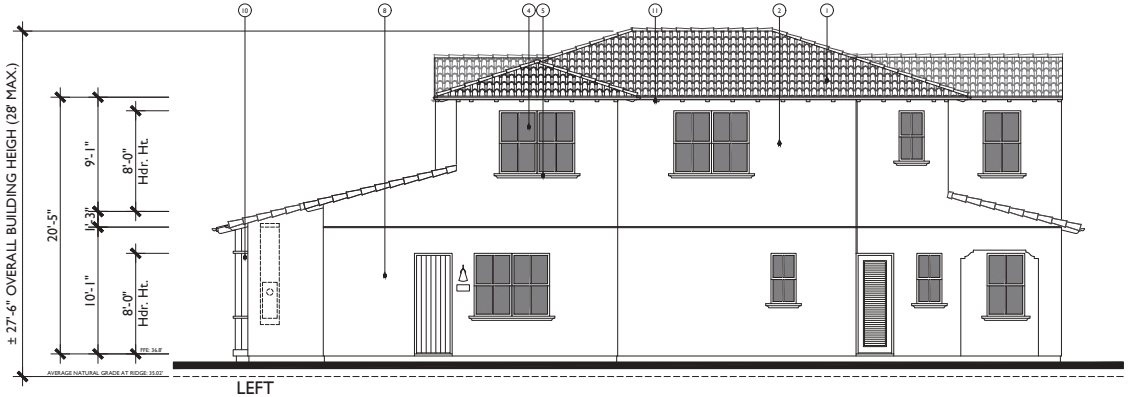
06.11.24



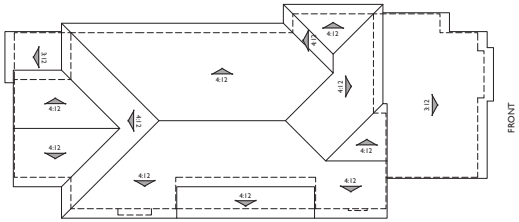
REAR



FRONT SPANISH

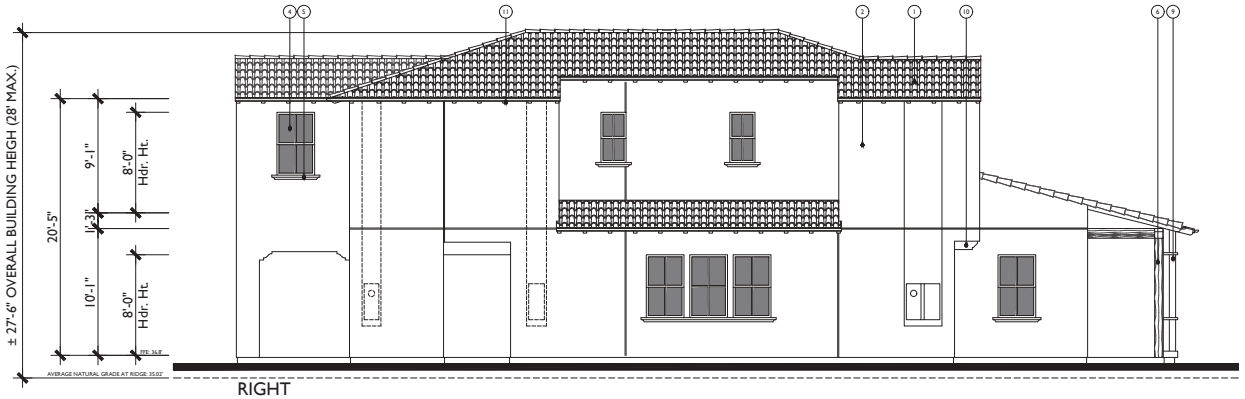


LEFT



ROOF PLAN — SPANISH

PITCH: 4:12 U.N.O.
RAKE: TIGHT
EAVE: 18"
ROOF MATERIAL: 2-PIECE MISSION CLAY TILE



RIGHT

MATERIALS LEGEND:

1. CONCRETE 'S' TILE
2. STUCCO
3. DECORATIVE GABLE DETAIL
4. FIBERGLASS WINDOW
5. FOAM TRIM
6. WOOD POST
7. SECTIONAL GARAGE DOOR W/ WINDOWS
8. COACH LIGHT
9. BOX BAY
10. CORBEL
11. RAFTER TAIL

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2024 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0548

ELEVATIONS

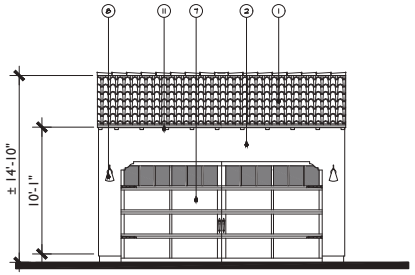
420 POPE STREET

Menlo Park , California

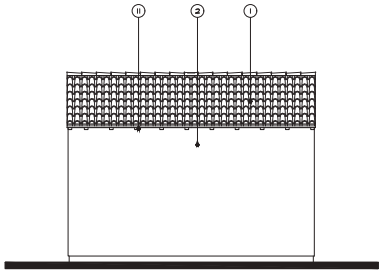
0 2 4 8

918.22396

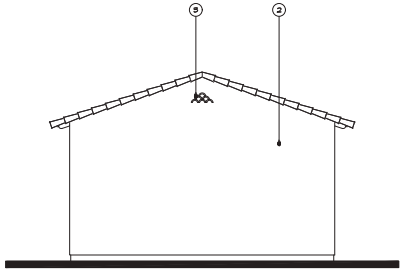
A3.0
06.11.24



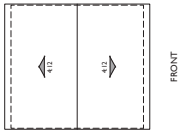
REAR



FRONT

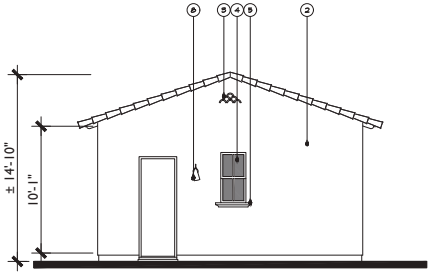


LEFT



1 - CAR GARAGE

PITCH: 4:12 U.N.O.
RAKE: TIGHT



RIGHT

MATERIALS LEGEND:

1. CONCRETE 'S' TILE
2. STUCCO
3. DECORATIVE GABLE DETAIL
4. FIBERGLASS WINDOW
5. FOAM TRIM
6. WOOD POST
7. SECTIONAL GARAGE DOOR W/ WINDOWS
8. COACH LIGHT
9. BOX BAY
10. CORBEL
11. RAFTER TAIL

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0548

ELEVATIONS

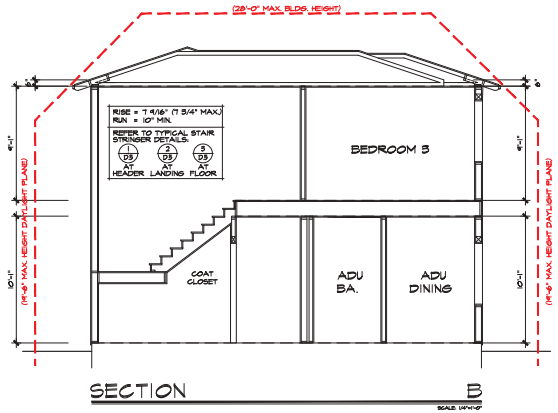
420 POPE STREET

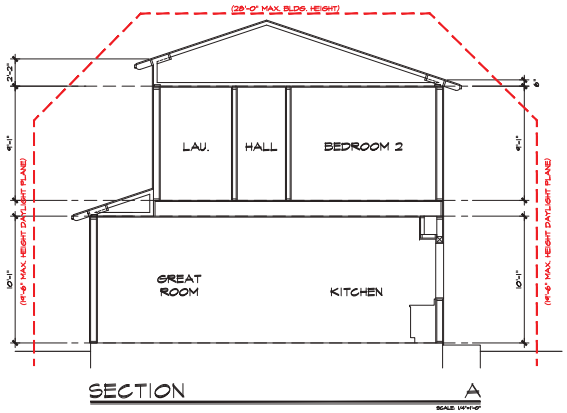
Menlo Park , California

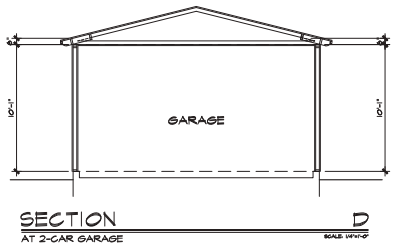
0 2 4 8

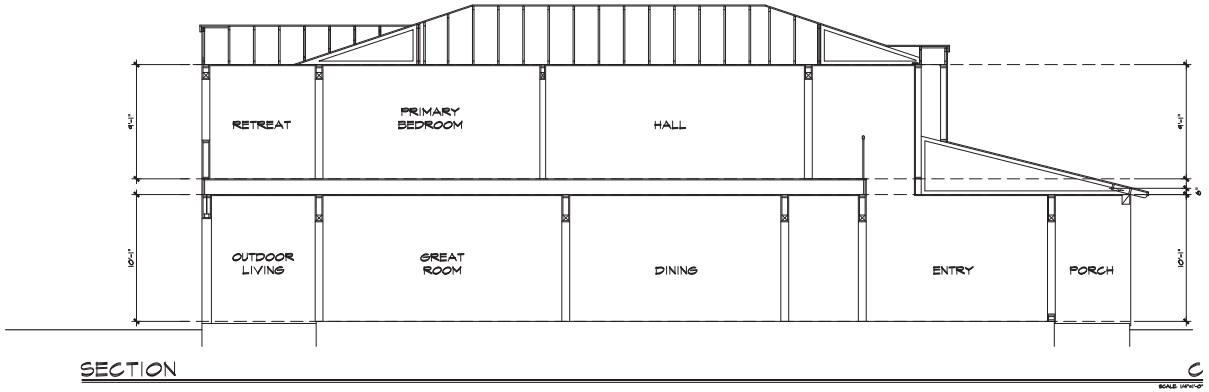
918.22396

A3.1
06.11.24









Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax +1 949 553 0548

SECTIONS

420 POPE STREET

Menlo Park , California

0 2 4 8

918.22396

A4.0

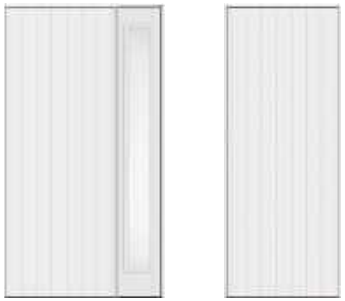
06.11.24



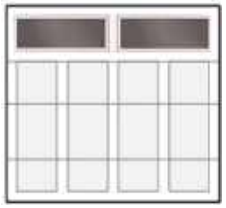
4" HOUSE NUMBERS



EXTERIOR LIGHT FIXTURE
DARK SKY COMPLIANT



FRONT DOOR & ADU DOOR
FULL PLANK FIBERGLASS DOOR
FULL LITE FIBERGLASS SIDELITE
WITH SATIN ETCH GLASS



GARAGE DOOR
OVERHEAD GARAGE DOOR
WITH FROSTED GLASS WINDOWS

WINDOW FRAMES: WHITE





EXTERIOR RENDERINGS

COLOR SCHEME 1

WHITE HERON
SW 7627
- STUCCO
- DOOR AND WINDOW TRIMS
- UTILITY DOOR

INTELLECTUAL GRAY
SW 7045
- WINDOW SILLS
- PORCH BEAMS AND POSTS
- WINDOW PANELING
- FASCIA, EAVES, TAILS, AND GUTTERS
- GARAGE SIDE DOOR

URBANE BRONZE
SW 7048
- FRONT DOOR AND SIDELITE
- GARAGE DOOR



S-TILES
BROWN-GRAY

FENCE STAIN
SEMI-SOLID
PEPPERWOOD

NOTES:
1. RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE HOME OR IT'S SURROUNDINGS.
2. DOWNSPOUT COLOR TO FOLLOW TJH PRODUCT STANDARDS

THOMAS JAMES HOMES™

Toyon BLA 2848-31
Spanish

420 Pope Street
Menlo Park, California 94025

This is an example of design specifications for this particular plan and elevation. Detailed specifications, finishes and fixtures are subject to change, on homes prior to sale, at any time without notice or obligation. Square footages and lot dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Room size, walls, windows, doors, porches and balconies vary per home elevation and location. Not an offer or solicitation to sell real property. Thomas James Homes is a registered trademark of Thomas James Homes, LLC. ©2018 Thomas James Homes. All rights reserved. CA DRE license #02057367

Date *03/27/24*

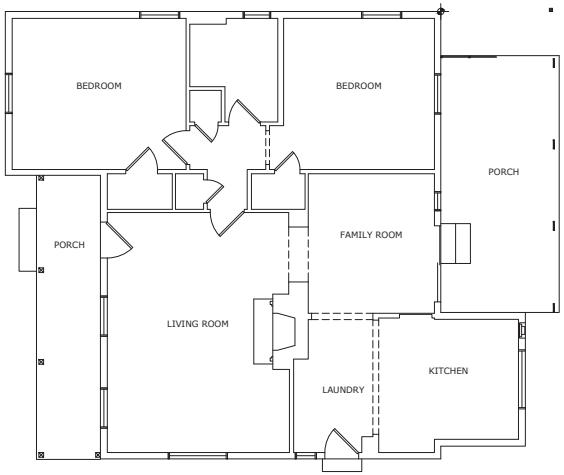
Designer *TJH NorCal*

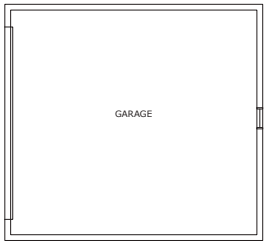
COLOR BOARD
I-1.01

SINGLE-FAMILY RESIDENCE

420 POPE STREET
MENLO PARK,CA 94025

AS-BUILT DOCUMENTATION





PROJECT LINKS

CLICK HERE TO VIEW YOUR PLANS USING PPM'S WEB VIEWER POWERED BY AUTODESK

VICINITY MAP



AERIAL VIEW



PPM PROJECT CONTACTS

BAY AREA REGIONAL OFFICE

MICHAEL LI
REGIONAL DIRECTOR
MLI@PPMCO.NET
(510) 479-7109 EXT. 221

LINDSEY GREENE
PROJECT MANAGER
LGREENE@PPMCO.NET
(510) 479-7109 EXT. 222

CORPORATE OFFICE

OFFICE@PPMCO.NET
(855) 272-8458 EXT. 100
HTTPS://PPMCO.NET/CONTACT/

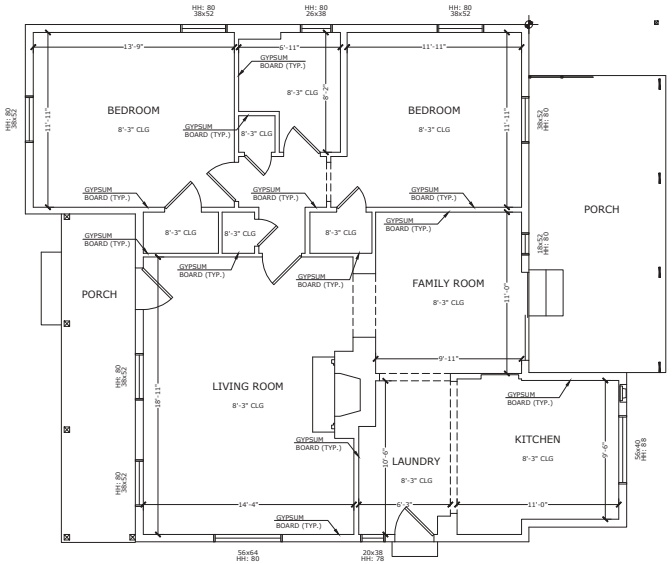
SHEET INDEX

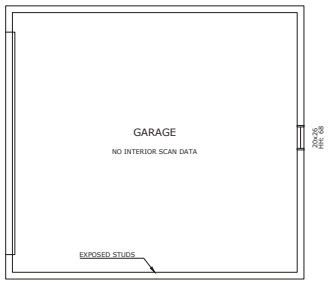
SHEET	NAME
1	COVER PAGE
2	FLOOR PLAN
3	ROOF PLAN
4	EXTERIOR ELEVATIONS
5	EXTERIOR ELEVATIONS

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6702-6704), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.

LEGEND

LOW CASEWORK
UPPER CASEWORK
FULL HEIGHT CASEWORK
W/D = WASHER/DRYER COMBO
W = WASHER
D = DRYER
R = RANGE
REF = REFRIGERATOR
O = OVEN
DW = DISH WASHER
TC = TRASH COMPACTOR
FUR = FURNACE
TWH = TANKLESS WATER HEATER
WH = WATER HEATER
WS = WATER SOFTNER
FD = FLOOR DRAIN
GM = GAS METER
EM = ELECTRIC METER
PV = SOLAR COMPONENTS
= ELECTRICAL PANEL
= WALL HEATER
= DATUM POINT
CLG = CEILING HEIGHT
HH = HEADER HEIGHT





PRECISION PROPERTY MEASUREMENTS
WWW.PPMCO.NET
855-AS-BUILT

PREPARED FOR
THOMAS JAMES HOMES

PROJECT NAME
420 POPE STREET PROJECT
MENLO PARK, CA

PLAN TYPE
FLOOR PLAN

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6702-6704), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.

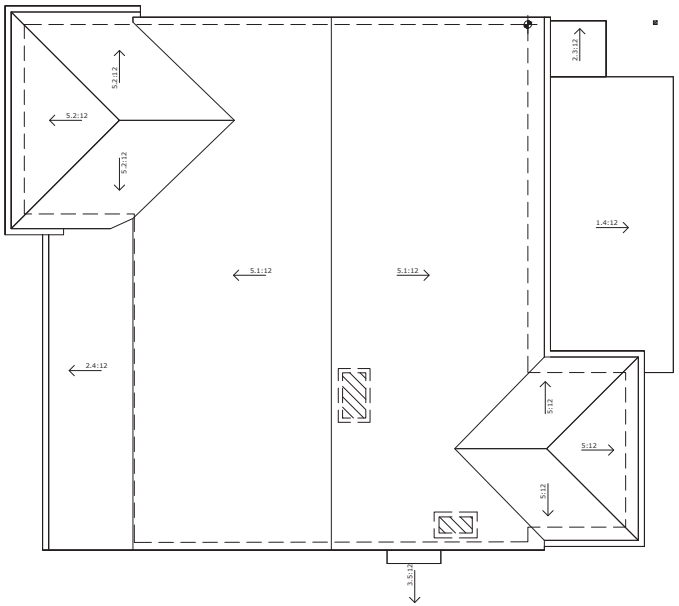
PROJECT NUMBER
5409_BA
DATE
04/15/2024

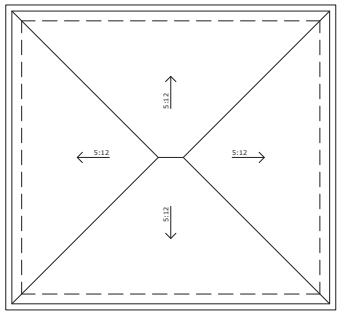
SCALE
1/4" = 1'-0"

LEGEND

CHIMNEY OUTLINE
BUILDING FOOTPRINT

AIR CONDITIONER
ROOF DRAIN
DOWNSPOUT
RTU ROOF TOP UNIT
ROOF TOP HATCH
UTILITY BOX
ROOF VENT
DATUM POINT





PPM
PRECISION PROPERTY MEASUREMENTS
WWW.PPMCO.NET
855-AS-BUILT

PREPARED FOR
THOMAS JAMES HOMES

PROJECT NAME
420 POPE STREET PROJECT
MENLO PARK, CA

PLAN TYPE
ROOF PLAN

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6702-6704), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.

PROJECT NUMBER
5409_BA

DATE
04/15/2024

SCALE
1/4" = 1'-0"

LEGEND

FINISHED GRADE LINE

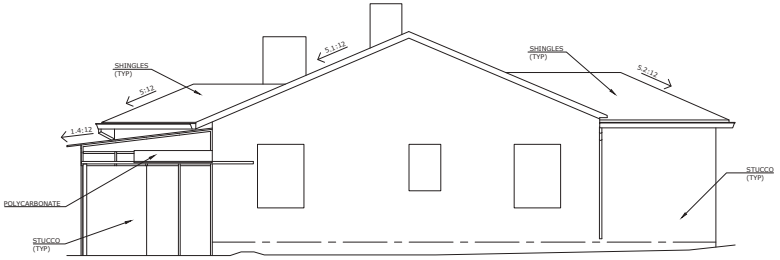
FINISHED FLOOR LINE

F.F.E= FINISHED FLOOR ELEVATION

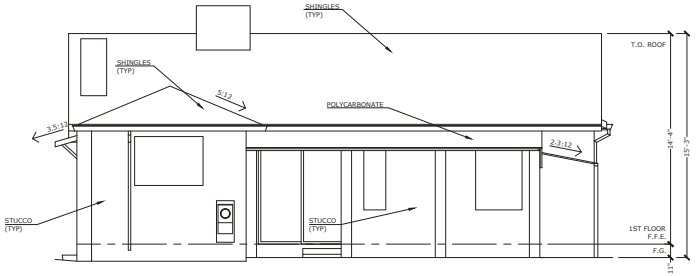
T.O.= TOP OF

ROOF PITCH LABEL (RISE:RUN) X:12

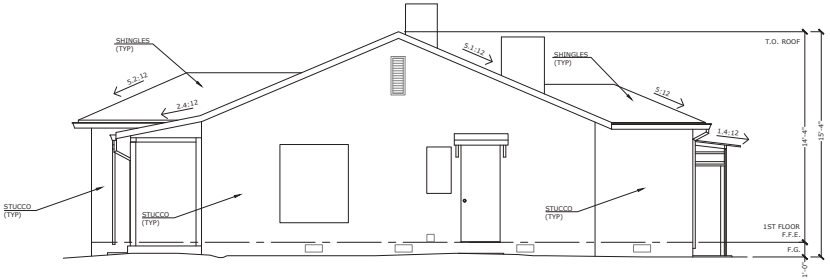
F.G.= FINISHED GRADE



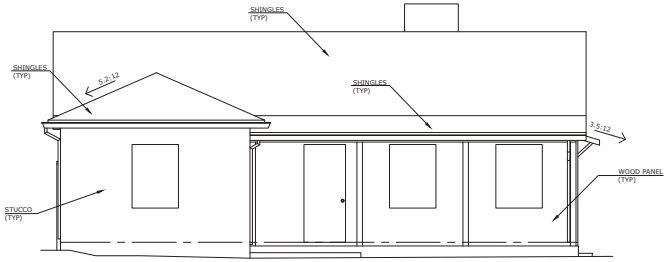
NORTH



EAST



SOUTH



WEST

PRECISION PROPERTY MEASUREMENTS
WWW.PPMCO.NET
855-AS-BUILT

PREPARED FOR: THOMAS JAMES HOMES

PROJECT NAME: 420 POPE STREET PROJECT
MENLO PARK, CA

PLAN TYPE: EXTERIOR ELEVATIONS

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6702-6704), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.

PROJECT NUMBER: 5409_BA

DATE: 04/15/2024

SCALE: 1/4" = 1'-0"

LEGEND

FINISHED GRADE LINE

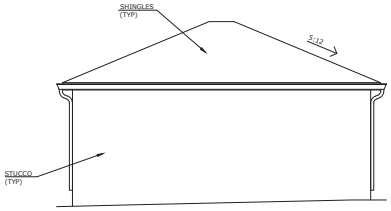
FINISHED FLOOR LINE

F.F.E= FINISHED FLOOR ELEVATION

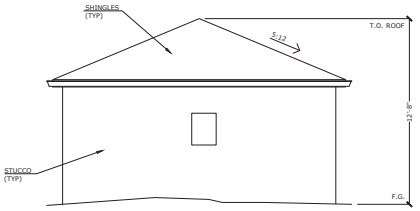
T.O.= TOP OF

ROOF PITCH LABEL (RISE:RUN) X:12

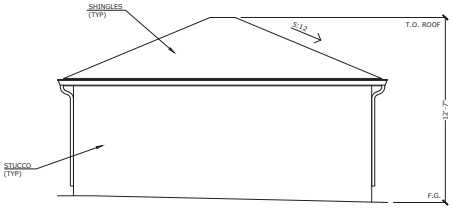
F.G.= FINISHED GRADE



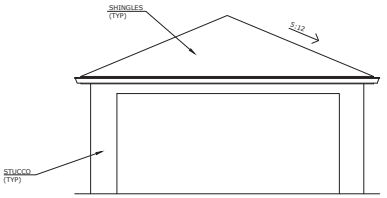
NORTH



EAST



SOUTH



WEST

PRECISION PROPERTY MEASUREMENTS
WWW.PPMCO.NET
855-AS-BUILT

PREPARED FOR: THOMAS JAMES HOMES

PROJECT NAME: 420 POPE STREET PROJECT
MENLO PARK, CA

PLAN TYPE: EXTERIOR ELEVATIONS

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6702-6704), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.

PROJECT NUMBER: 5409_BA

DATE: 04/15/2024

SCALE: 1/4" = 1'-0"

SHEET: 5 OF 5

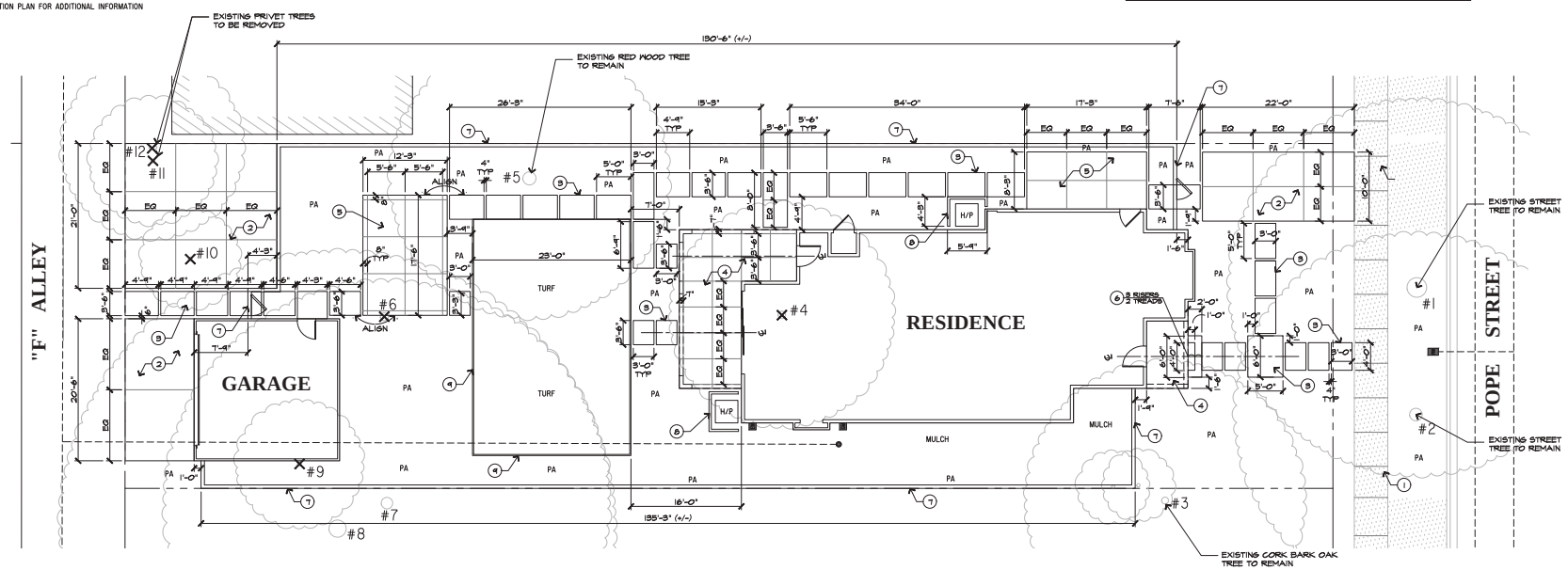
TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DIAMETER@4.5'	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	34	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
2	NO	YES	22	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
3	NO	YES	12	QUERCUS SUBER	CORK OAK	RETAIN AND PROTECT
4	YES	NO	13	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	REMOVE
5	YES	YES	23	SEQUOIA SEMPERVIRENS	COAST REDWOOD	RETAIN AND PROTECT
6	YES	NO	14	UNKNOWN (DEAD)	UNKNOWN (DEAD)	REMOVE
7	NO	YES	20	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
8	NO	YES	30	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
9	YES	NO	7.0	FICUS SPP.	FIG	REMOVE
10	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
11	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
12	YES	NO	5.0//7.0	LIGUSTRUM SPP.	PRIVET	REMOVE

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

SITE CALCULATIONS:

AREA	TOTAL SF	% OF LOT AREA
EXISTING		
TOTAL LOT AREA	8,750 SF	100%
PERMEABLE AREAS	4,126 SF	47%
PROPOSED PLANTING AREA (IRRIGATED)	4,126 SF	
MULCH AREA (NON-IRRIGATED)	225 SF	
IMPERVIOUS AREAS	4,357 SF	53%
BUILDING FOOTPRINT	2,149 SF	
CONCRETE PORCH (FRONT)	59 SF	
CONCRETE PORCH (REAR)	287 SF	
CONCRETE DRIVEWAY	868 SF	
CONCRETE WALKS	639 SF	
CONCRETE PATIO	358 SF	



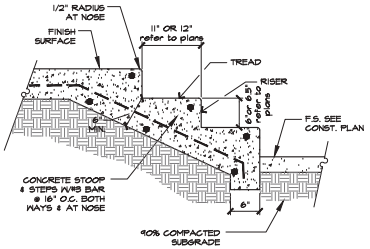
CONSTRUCTION LEGEND

1. EXISTING CONCRETE SIDEWALK.
2. CONCRETE DRIVEWAY: REFER TO DETAIL C, SHEET L1.2. STANDARD CONCRETE WITH "SAND BLAST" FINISH WITH TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. INSTALL TOOLED SCORE JOINTS AS SHOWN ON PLANS.
3. CONCRETE PAVERS: REFER TO DETAIL A, SHEET L1.2. STANDARD CONCRETE WITH "ACID ETCH" FINISH WITH TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. INSTALL TOOLED SCORE JOINTS AS SHOWN ON PLANS.
4. CONCRETE PORCH TO BE POURED WITH ARCHITECTURE. REFER TO STRUCTURAL ENGINEER'S DRAWINGS.
5. CONCRETE UTILITY PATIO: REFER TO DETAIL B, SHEET L1.2. STANDARD CONCRETE WITH "SAND BLAST" FINISH WITH TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. INSTALL TOOLED SCORE JOINTS AS SHOWN ON PLANS.
6. CONCRETE STEPS. INSTALL PER DETAIL A THIS SHEET.
7. WOOD PRODUCTION FENCE W/ GATE, 45I L.F. (CONTRACTOR TO VERIFY): INSTALL PER DETAIL F, SHEET L1.2.
8. AC SCREEN & MAINTENANCE GATE 25.75 L.F. (CONTRACTOR TO VERIFY): INSTALL PER DETAIL D, SHEET L1.2. LANDSCAPE CONTRACTOR, SEE MEP DRAWINGS FOR CONDENSATE DISCHARGE METHOD. ADD DRYWELL PER MEP PLANS IF REQUIRED. CONFIRM DRYWELL LOCATION WITH TJH PRIOR TO INSTALLATION.
9. METAL HEADER AT TURF PERIMETER: INSTALL PER DETAIL E, SHEET L1.2.

PA = PLANTING AREA
CL = CENTERLINE
EQ = EQUAL

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 DISTRICT'S 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 DISTRICT'S 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 COURSING 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, ORDER MATERIAL, AND ENSURE DELIVERY TO THE JOB SITE TO ALLOW TIMELY PROGRESSION OF WORK.
8. EXISTING WORK: WHERE NEW CONSTRUCTION ABUTS 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, COLOR, AND FINISH.
9. FENCING: FENCE LOCATIONS SHOWN ARE DIAGRAMMATIC. FINAL LOCATIONS ARE TO BE COORDINATED IN THE FIELD BY THE LANDSCAPE CONTRACTOR.



A **CONCRETE STEPS** SCALE: 1" = 1'-0"

NOTES:

WATER SUPPLY IS DOMESTIC, PROVIDER IS CITY OF MENLO PARK WATER DISTRICT.

SEE SHEET L1.2 FOR CONSTRUCTION DETAILS.

NOTE:
AC UNIT SCREEN, LANDSCAPE CONTRACTOR. SEE MEP DRAWINGS FOR CONDENSATE DISCHARGE METHOD. ADD DRYWELL PER MEP PLANS IF REQUIRED. CONFIRM DRYWELL LOCATION WITH TJH PRIOR TO INSTALLATION.

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH.#3684

0 4 8 16
(IN FEET)
1/8" = 1'-0"

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377

DEVELOPER:

THOMAS JAMES HOMES

255 SHORELINE
SUITE 428
REDWOOD CITY, CA
94065

TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK, CALIFORNIA

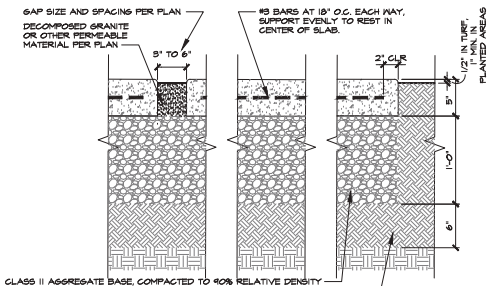
LAYOUT & MATERIALS PLAN

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
RENEWAL 08-31-2025
5-25-2024
STATE OF CALIFORNIA

PROJECT #:
DATE: MAY 29, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

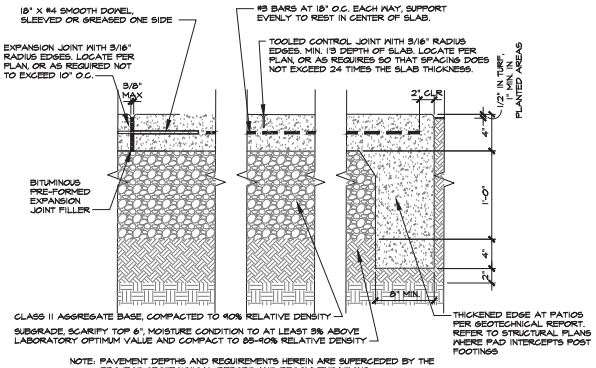
SHEET
LI.1
1 OF 9 SHEETS



NOTE: PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

A **CONCRETE PAVERS** NOT TO SCALE

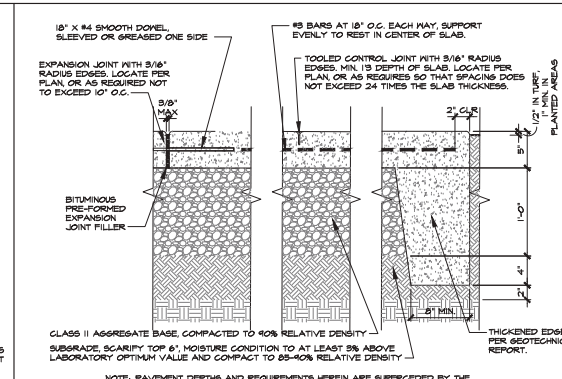
016 - ConcPavers-TJH



NOTE: PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

B **CONCRETE PAVING (PEDESTRIAN)** NOT TO SCALE

016 - ConcPaving-Ped

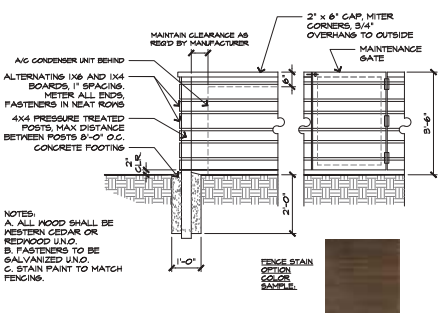


NOTE: PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

C **CONCRETE PAVING (VEHICULAR)** NOT TO SCALE

016 - ConcPaving-Veh

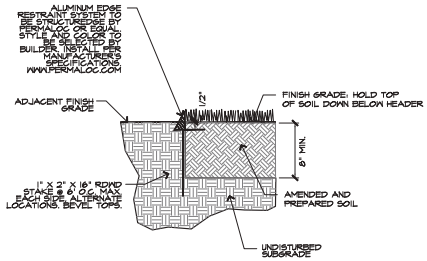
SECTION



NOTES:
A. ALL WOOD SHALL BE WESTERN CEDAR OR REDWOOD U.N.O.
B. FASTENERS TO BE GALVANIZED U.N.O.
C. STAIN PAINT TO MATCH FENCING.

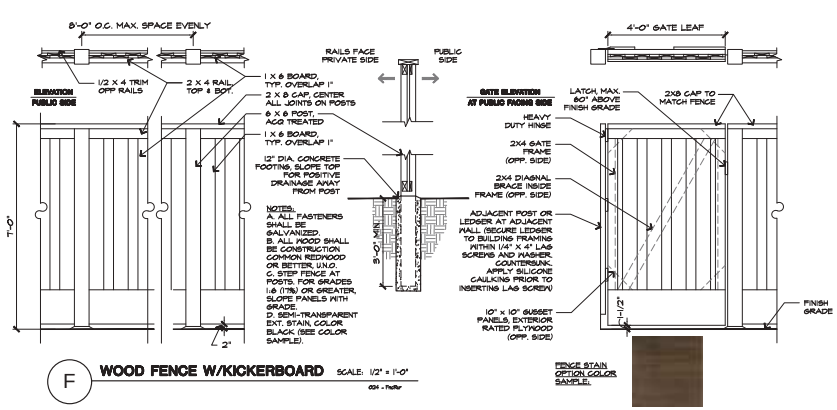
D **AC SCREEN W/ MAINTENANCE GATE** SCALE: 1/2" = 1'-0"

024 -



E **SODDED TURF HEADER** SCALE : 3/4"=1'-0"

016 - HeaderBrd



F **WOOD FENCE W/KICKERBOARD** SCALE: 1/2" = 1'-0"

024 - FncBrd

THOMAS JAMES HOMES

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377

DEVELOPER:

THOMAS JAMES HOMES

255 SHORELINE
SUITE 428
REDWOOD CITY, CA
94065

TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK,
CALIFORNIA

CONSTRUCTION DETAILS

LICENSED LANDSCAPE ARCHITECT
CYNTHIA M. CARPENTER
3684
5-25-2025
State of California

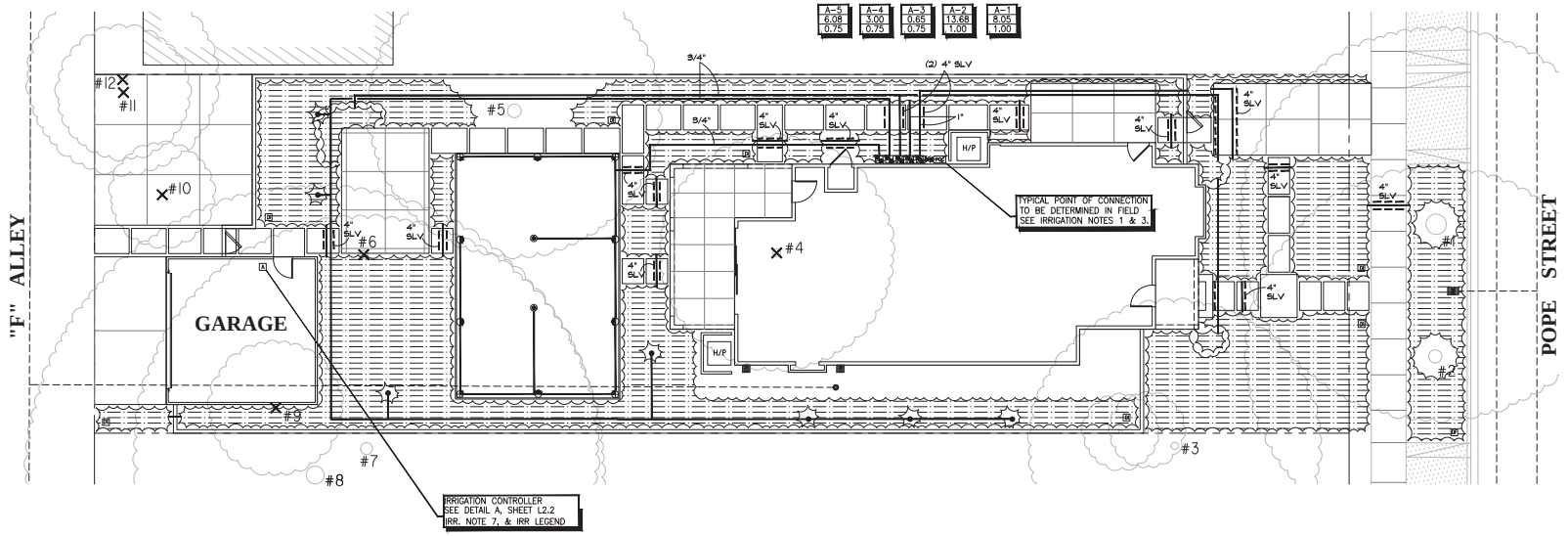
PROJECT #:
DATE: MAY 29, 2024
SCALE: AS SHOWN
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

SHEET

LI.2

2 OF 9 SHEETS



TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	34	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
2	NO	YES	22	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
3	NO	YES	12	QUERCUS SUBER	CORK OAK	RETAIN AND PROTECT
4	YES	NO	13	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	REMOVE
5	YES	YES	23	SEQUOIA SEMPERVIRENS	COAST REDWOOD	RETAIN AND PROTECT
6	YES	NO	14	UNKNOWN (DEAD)	UNKNOWN (DEAD)	REMOVE
7	NO	YES	20	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
8	NO	YES	30	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
9	YES	NO	7,0	FICUS SPP.	FIG	REMOVE
10	YES	NO	7,0	LIGUSTRUM SPP.	PRIVET	REMOVE
11	YES	NO	7,0	LIGUSTRUM SPP.	PRIVET	REMOVE
12	YES	NO	5,0/7,0	LIGUSTRUM SPP.	PRIVET	REMOVE

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

LANDSCAPE DOCUMENT PACKAGE CHECKLIST:

- ☒ PROJECT INFORMATION:
  - DATE (see titleblock)
  - APPLICANT = Thomas James Homes
  - ADDRESS = 420 Pope Street, Menlo Park
  - TOTAL LANDSCAPE AREA = 4,169 sf
  - PROJECT TYPE = single family residential detached
  - WATER SUPPLY TYPE = potable
  - CHECKLIST (here)
  - CONTACT INFORMATION (see titleblock)
  - SIGNED COMPLIANCE STATEMENT (see L1.1, L2.1, L3.1)
- ☒ WATER EFFICIENT LANDSCAPE WORKSHEET
  - HYDROZONE INFORMATION TABLE (see sheet L2.4)
  - WATER BUDGET CALCULATION (see sheet L2.4)
- ☒ MAXIMUM APPLIED WATER ALLOWANCE = 64,996 gal/yr
- ☒ ESTIMATED TOTAL WATER USE = 59,466 gal/yr
- ☒ ESTIMATED TOTAL ADJUSTMENT FACTOR = 0.45
- ☒ SOIL MANAGEMENT REPORT
  - BUILDER TO PROVIDE TO CITY
- ☒ LANDSCAPE DESIGN PLAN (see sheet L1.1 & L3.1)
- ☒ IRRIGATION DESIGN PLAN (see sheet L2.1)
- ☒ GRADING DESIGN PLAN (see sheet GP2)

IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
M	DOMESTIC WATER METER	-BY OTHER SECTION OF CONTRACT		
POC	POINT OF CONNECTION	-REFER TO IRRIGATION NOTE 7, DETAIL B, SHEET L2.2 -WITH HUNTER HC-100 FLOW METER		
C	ELECTRIC CONTROLLER	-HUNTER HC-6 6 STATION CONTROLLER (ET-BASED)		
M	IRRIGATION METER	-HUNTER HC FLOW METER		
DF	DRIP FLUSH	-TORO FTH		
DI	DRIP INDICATOR	-HUNTER ECO-INDICATOR		
RCV	REMOTE CONTROL VALVES	-IRRITROL-271.3APR		
RCV	REMOTE CONTROL VALVES	-IRRITROL-271.3APR W/REGULATOR & FILTER		
BV	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
●	LOW FLOW BUBBLER	-TORO-DB-09-PC-BUBBLER (.07 GPM)		
	SUB-SURFACE EMITTER TUBING CIRCUIT (REPRESENTS COVERAGE AREA)	-HUNTER HDL SUB-SURFACE DRIPLINE OR EQUAL (0.9 GPH, 18" SPACING BOTH WAYS, COVER W/ 3" MULCH)		
	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-ORANGE-90-8'R,10'R,12'R	0.16,0.23,0.28	30
	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-ORANGE-180-8'R,10'R,12'R	0.32,0.42,0.50	30
	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-ORANGE-210-8'R,10'R,12'R	0.37,0.49,0.58	30
	6" POP-UP TURF SPRAY HEADS	-HUNTER-MP800SR-GREEN-360-8'R,10'R,12'R,	0.63,0.78,0.98	30
	IRRIGATION SUPPLYLINE	-1120/SCHEDULE 40 PVC PIPE -18" COVER		
	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE -12" COVER		
	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE -24" COVER		
	SLEEVING	-1120/SCHEDULE 40 PVC PIPE -24" COVER		
STA GPM SIZE	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE			

HYDROZONES

NAME	TYPE	WATER USE	DESCRIPTION
A-1	DRIP	LOW	SHRUBS - EAST EXPOSURE FRONT YARD
A-2	DRIP	LOW	SHRUBS - WEST EXPOSURE REAR YARD
A-3	DRIP	MED	SHRUBS - EAST FRONT YARD & WEST REAR YARD
A-4	BUBBLER	MED	TREES - REAR & SIDE YARDS
A-5	SPRAY	HIGH	TURF - WEST EXPOSURE REAR YARD

NOTE:

SEE SHEET L2.2 & L2.3 FOR IRRIGATION DETAILS.
SEE SHEET L2.4 FOR IRRIGATION NOTES & W.E.L.O. CALCULATIONS

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH.#3684

0 4 8 16
(IN FEET)
1/8" = 1'-0"

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377

DEVELOPER:

THOMAS JAMES HOMES

255 SHORELINE
SUITE 428
REDWOOD CITY, CA
94065

TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK,
CALIFORNIA

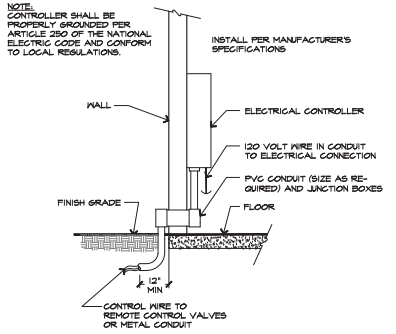
IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
STATE OF CALIFORNIA

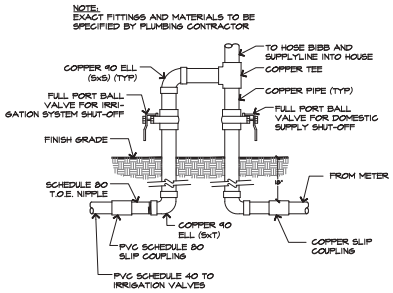
PROJECT #:
DATE: MAY 29, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

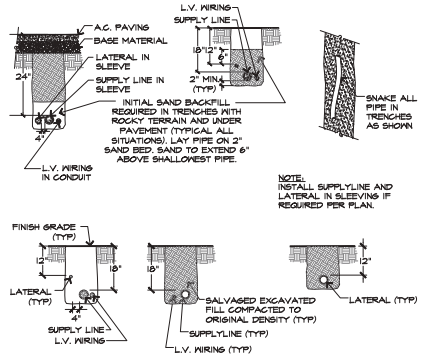
SHEET
L2.1
3 OF 9 SHEETS



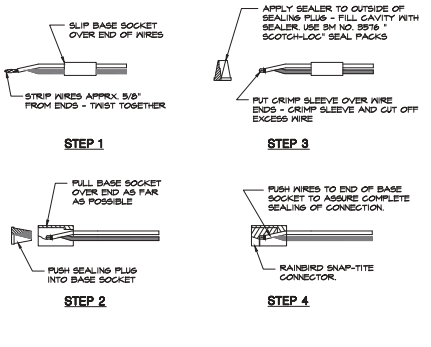
A **WALL MOUNT CONTROLLER INSTALLATION** SCALE: Not To Scale



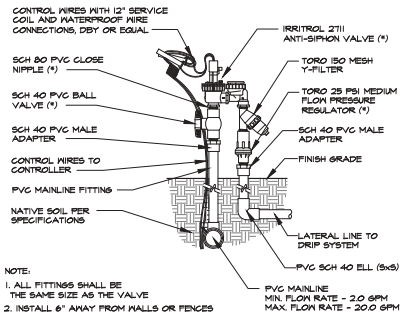
B **DOMESTIC SUPPLYLINE CONNECTION DETAIL** SCALE: Not To Scale



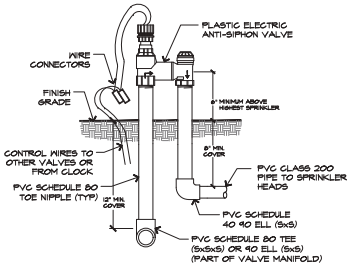
C **TRENCHING DETAILS** SCALE: 1/2" = 1'-0"



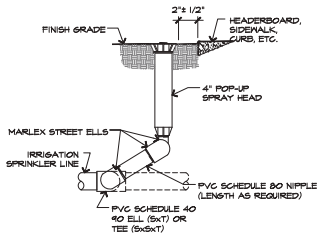
D **WIRE CONNECTION** SCALE: 3/4" = 1'-0"



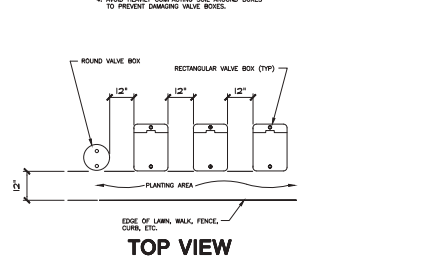
E **ANTI-SIPHON VALVE DRIP** SCALE: NOT TO SCALE



F **ELECTRIC ANTI-SIPHON VALVE INSTALLATION** SCALE: Not To Scale



G **4" POP-UP SPRAY HEAD RISER ASSEMBLY DETAIL** SCALE: 3/4" = 1'-0"



TOP VIEW

H **VALVE BOX INSTALATION DETAIL** SCALE: NTS

THOMAS JAMES HOMES

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377

DEVELOPER:

THOMAS JAMES HOMES

255 SHORELINE
SUITE 428
REDWOOD CITY, CA
94065

TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK,
CALIFORNIA

IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
CYNTHIA M. CARPENTER
3684
EXPIRES: 07-31-2025
5-29-2024
State of California

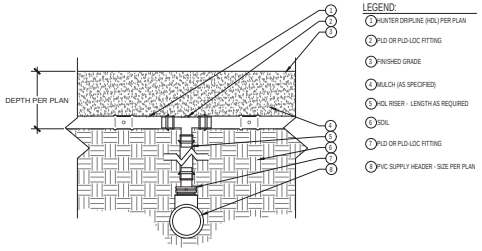
PROJECT #:
DATE: MAY 29, 2024
SCALE: AS SHOWN
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

SHEET

L2.2

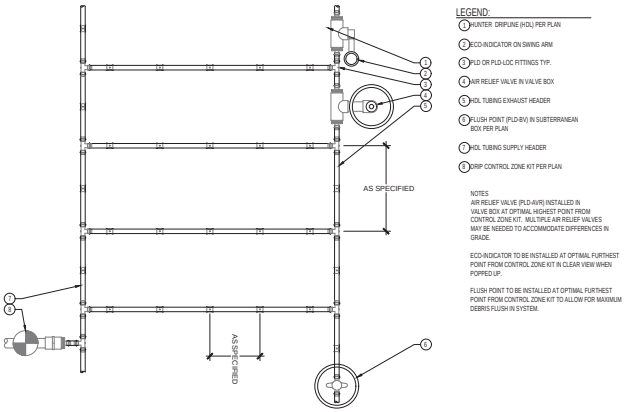
4 OF 9 SHEETS



HUNTER DRIPLINE - CONNECTION WITH DRIPLINE AND TEE

HM.HDL.06

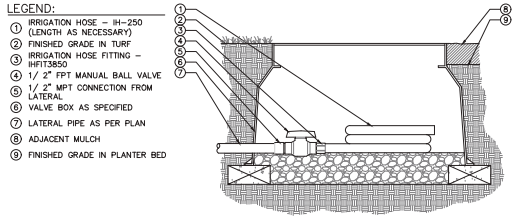
NOT TO SCALE



HUNTER DRIPLINE - PLANTING BED

HM.HDL.01

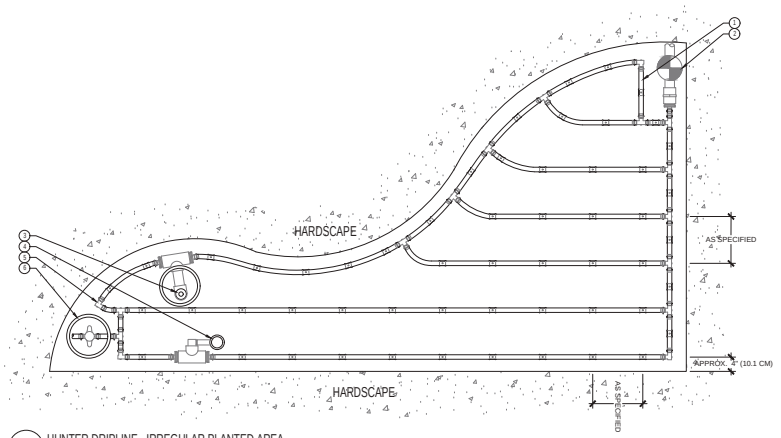
NOT TO SCALE



FLUSH POINT WITH BALL VALVE

HM.FP.01

NOT TO SCALE



HUNTER DRIPLINE - IRREGULAR PLANTED AREA

HM.HDL.02

NOT TO SCALE

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377

DEVELOPER:

THOMAS JAMES HOMES

255 SHORELINE
SUITE 428
REDWOOD CITY, CA
94065

TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK,
CALIFORNIA

IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
AMANDA M. CARPENTER
3684
SIGNED: 05-29-2024
EXPIRES: 08-31-2025
STATE OF CALIFORNIA

PROJECT #:
DATE: MAY 29, 2024
SCALE: AS SHOWN
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

SHEET

L2.3

5 OF 9 SHEETS

LANDSCAPE MAINTENANCE GUIDELINES & SCHEDULE

A. WEEDING AND PEST CONTROL:
WEEDING SHALL BE DONE ON A WEEKLY BASIS, PEST CONTROL AS NEEDED. KEEP BASINS AND AREAS BETWEEN PLANTS FREE OF WEEDS. IF ANY PLANTS SHOW SIGNS OF PEST INFESTATION OR DISEASE, PRUNE OFF A SMALL PORTION OF THE INFECTED AREA FOR ANALYSIS BY A QUALIFIED NURSERY. APPLY THE APPROPRIATE TREATMENT TO CORRECT THE PROBLEM AS RECOMMENDED BY THE NURSERY.

B. LITTER, LEAF AND TRASH REMOVAL:
ALL LITTER, LEAVES, DEBRIS AND TRASH SHALL BE PICKED UP WEEKLY AND THE SITE SHALL BE LEFT IN A NEAT AND CLEAN CONDITION.

C. TREE, SHRUB, VINE AND GROUND COVER CARE:

1. FERTILIZATION: APPLY FERTILIZER AND PRE-EMERGENT TO ALL AREAS IN SEPTEMBER AND MARCH, WATERING ALL MATERIALS IN THOROUGHLY ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. RATES AND EXACT FREQUENCY OF FERTILIZATION SHALL BE OBTAINED FROM LANDSCAPE SPECIFICATIONS AND SOILS ANALYSIS REPORT, ON A YEARLY BASIS, OBTAIN THREE SOIL SAMPLES FROM DIFFERENT PARTS OF THE PROJECT AND SEND TO A CERTIFIED SOIL AND PLANT LABORATORY FOR FERTILITY TESTING. REQUEST TEST REPORT SHALL CONTAIN FERTILIZATION AND CONDITIONING RECOMMENDATIONS FOR THE EXISTING LANDSCAPING AND FOLLOW ALL REPORT RECOMMENDATIONS FOR THE NEXT YEAR'S MAINTENANCE PROGRAM.
2. WATERING: WATER THOROUGHLY AND DEEPLY AS DESCRIBED IN ITEM E- WATERING.
3. EDGING: EDGE GROUND COVER TO KEEP IN BOUNDS AND TRIM TOP GROWTH AS NECESSARY TO ACHIEVE AN OVERALL EVEN APPEARANCE. KEEP AN 18" TO 24" DIAMETER CIRCLE AROUND THE BASE OF TREES CLEAR OF GROUND COVER TO REDUCE COMPETITION FOR NUTRIENTS BETWEEN. MAINTAIN BARK MULCH IN CLEAR ZONE.
4. PRUNING: TREES & SHRUBS: SEE ITEM G - PRUNING BELOW FOR GUIDELINES. GROUND COVERS: WOODY GROUND COVERS SHOULD BE PRUNED TO MAINTAIN DENSITY AND HEIGHT AND MINIMIZE BUILD-UP OF DEAD, WOODY BRANCHES BELOW THE SURFACE THROUGH ANNUAL OR EVERY OTHER YEAR PRUNING AND THINNING. CUT BACK PERENNIALS YEARLY OR AS NEEDED TO REMOVE DEAD GROWTH, RETAIN SHAPE AND REVITALIZE PLANT. DIVIDE TUBEROUS PLANTS IN FALL OR WINTER BUT ONLY WHEN PLANTS BECOME OVERCROWDED OR TOO LARGE.
5. REPLACEMENT PLANTS: DEAD AND MISSING PLANTS SHALL BE REPLACED IMMEDIATELY. REPLACEMENT PLANTS SHALL BE OF SAME SIZE AND PLANTED AT SAME SPACING AS ORIGINALLY CALLED OUT ON PLANTING PLANS.
6. VINES: AS VINES GROW, ADD ADDITIONAL VINE TIES TO SPREAD VINE OUT AND TRAIN TO THEIR SUPPORT. IF VINES GET TANGLED OR HEAVY, THIN AND PRUNE TO SHAPE AND RE-ATTACH TO SUPPORT SURFACE AS NEEDED.

D. LAWN CARE:

1. MOWING AND EDGING: MOW GRASS TO A MINIMUM HEIGHT OF TWO INCHES IN WARM WEATHER AND ONE AND ONE HALF INCHES DURING THE RAINY SEASON. MOWING SHALL BE DONE AS NEEDED IN ORDER TO MAINTAIN SPECIFIED HEIGHTS. ALL TREES PLANTED IN LAWN AREAS SHALL HAVE A 12" DIAMETER CIRCLE AROUND TRUNK OF TREE FREE OF LAWN. THIS CIRCULAR AREA SHALL RECEIVE 2" DEPTH OF BARK MULCH. THIS WILL REDUCE DAMAGE TO TRUNKS AND ROOTS BY MACHINERY.
2. WATERING: LAWNS SHALL BE WATERED AT SUCH FREQUENCY AS WEATHER CONDITIONS REQUIRE, TO REPLENISH SOIL MOISTURE BELOW ROOT ZONE. SEE ITEM E - WATERING FOR MORE DETAILED INFORMATION.
3. FERTILIZATION: LAWNS SHOULD BE FERTILIZED APPROXIMATELY EVERY 6 TO 8 WEEKS OR AS NEEDED TO MAINTAIN HEALTHY VIGOROUS GROWTH. SEE C ABOVE FOR FERTILIZER.
4. WEED CONTROL: CONTROL BROAD-LEAFED WEEDS WITH SELECTIVE HERBICIDES. FOR CRABGRASS, APPLY A SELECTIVE POST-EMERGENT HERBICIDE IN THE SPRING. PRE-EMERGENT HERBICIDES CAN BE APPLIED PRIOR TO CRABGRASS GERMINATION. ALL HERBICIDES SHALL BE APPLIED ONLY AS NECESSARY AND PER MANUFACTURER RECOMMENDATIONS.
5. INSECT & DISEASE CONTROL: IF NECESSARY, APPLY APPROVED INSECTICIDES AND FUNGICIDES WHEN NEEDED. THIS SHALL BE DONE ON AN AS NEEDED BASIS ONLY, AND PER MANUFACTURER RECOMMENDATIONS.
6. RENOVATING: TO PROMOTE HEALTHY GROWTH, LAWNS SHOULD BE DE-THATCHED AND AERATED PERIODICALLY. DE-THATCHING REMOVES THE THICK LAYER OF DEAD GRASS STEMS THAT ACCUMULATE OVER TIME AT THE SOIL LEVEL. HEAVY THATCH CAN REDUCE A LAWNS VIGOR AND GROWTH. DE-THATCHING SHOULD BE DONE IN FALL OR EARLY SPRING. AERATION IS DONE WITH EITHER HAND OR GAS POWERED TOLLS THAT REMOVE SMALL CORES OF GRASS AND SOIL FROM THE LAWN AREA. THIS INCREASES WATER PENETRATION AND AIR CIRCULATION AND IMPROVES PLANT GROWTH. THIS SHOULD BE DONE ANNUALLY, OR CAN BE DONE IN SPECIFIC AREAS ANY TIME AS NEEDED. SECTIONS OF LAWN THAT ARE IN POOR HEALTH, DISEASED OR DEAD CAN BE CUT OUT AND REPLACED WITH NEW SOD OR RE-SEEDED AS NECESSARY. BE SURE YOUR REPLACEMENT SOD OR SEED IS THE SAME SPECIES.

E. WATERING :

1. LAWNS. WAIT TO WATER A LAWN UNTIL YOU NOTICE ITS COLOR CHANGE FROM BRIGHT GREEN TO A DULL BLUE-GREEN. ALSO WHEN WALKING ON THE LAWN AND LOOKING BACK, YOU WILL NOTICE YOUR FOOTPRINTS. THESE ARE ALL SIGNS OF WATER STRESS, INDICATING IT'S TIME TO WATER. CAREFULLY MONITOR LAWN APPEARANCE TO DEVELOP THE PROPER WATERING SCHEDULE AT EACH SEASON.
2. SHRUBS AND GROUND COVERS : REGULAR WATERING ENCOURAGES DEEP ROOTING. TREES AND SHRUBS WITH DEEP ROOTS CAN GO LONGER BETWEEN WATERING AND WITHSTAND DROUGHT BETTER. PLANTS WITH DEEP ROOTS HAVE A GREATER SOIL RESERVOIR OF MOISTURE. A SIMPLE TEST TO SEE IF SHRUBS AND GROUND COVERS NEED WATER IS TO STICK A PENCIL 4 TO 6 INCHES INTO THE GROUND. IF THE TIP IS DAMP OR WET, THEY DONT NEED WATER. REMEMBER TO CHECK SEVERAL AREAS IN THE LANDSCAPE; AS SUNNY AREAS WILL TEND TO DRY-OUT MORE FREQUENTLY THAN SHADY AREAS. CAREFULLY MONITOR SHRUB AREAS IN THIS WAY TO DETERMINE THE PROPER WATERING SCHEDULE AT EACH SEASON.
3. GENERAL TIPS: DON'T OVER WATER. OVER WATERING WILL DAMAGE OR KILL PLANTS. DON'T CONTINUE TO WATER AN AREA IF RUN-OFF OCCURS, INSTEAD, WATER THE AREA SEVERAL TIMES WITH SHORTER DURATIONS, ALLOWING AN HOUR OR SO BETWEEN WATERINGS. THIS GIVES THE WATER A CHANCE TO PENETRATE INTO THE SOIL. THE IRRIGATION CONTROLLER CAN BE PROGRAMMED WITH REPEAT CYCLES TO ALLOW THIS TYPE OF WATERING. CAREFULLY MONITOR THE SOIL TO DEVELOP PROPER IRRIGATION SCHEDULES. THE SOIL IN THIS AREA TENDS TO RETAIN MOISTURE, SO IT IS IMPORTANT TO ALLOW THE SOIL TO DRY OUT BETWEEN WATERING CYCLES.
4. WATERING TIMES: WATERING SHALL BE DONE AT NIGHT OR APPLY WATER EARLY IN THE MORNING

F. IRRIGATION SYSTEM CARE:
THE IRRIGATION SYSTEM SHALL BE CHECKED AND ADJUSTED AS FOLLOWS:

1. WEEKLY: THE IRRIGATION SYSTEM SHALL BE VISUALLY INSPECTED BY RUNNING ALL VALVE STATIONS FROM THE IRRIGATION CONTROLLER AND LOOKING FOR LEAKS, BROKEN PIPES, MISSING SPRAY HEADS, SPRAY HEADS OUT OF ADJUSTMENT, OVER SPRAYING, MISTING OR CLOGGED, OR OTHER DAMAGE. REPAIR ANY DAMAGE, LEAKS, ETC., AND ADJUST SPRAY HEADS SO THAT IRRIGATION SYSTEM HAS OPTIMUM HEAD TO HEAD SPRAY COVERAGE WITHOUT OVER SPRAYING PLANTING AREA. ALL REPAIRS AND ADJUSTMENTS SHALL BE COMPLETED BEFORE THE NEXT SCHEDULED WATERING PERIOD, AND IN NO CASE SHALL DOWN TIME EXCEED ONE WEEK.
2. WEEKLY: AS PART OF VISUAL INSPECTION NOTED ABOVE, CHECK FOR LOW HEAD DRAINAGE. REPAIR AND/OR ADD CHECK VALVES AS NECESSARY TO ELIMINATE LOW HEAD DRAINAGE.
3. MONTHLY: CHECK VALVE BOXES TO SEE THAT THEY DRAIN PROPERLY AND CLEAN OUT DEBRIS, MUD OR PLANT GROWTH.
4. MONTHLY: IRRIGATION CONTROLLERS SHALL BE ADJUSTED MONTHLY TO PROVIDE OPTIMUM WATERING TIMES FOR THE LANDSCAPE PLANT MATERIALS. MAKE WEEKLY INSPECTIONS OF LANDSCAPE PLANT MATERIALS AND CHECK SOIL MOISTURE LEVELS (SEE ITEM E- WATERING) AND ADJUST WATERING TIMES AS NECESSARY TO PROVIDE OPTIMUM PLANT GROWTH AND WATER CONSERVATION. UNUSUAL VARIATIONS IN WEATHER MAY REQUIRE THE CONTROLLER WATERING TIMES BE ADJUSTED MORE OR LESS FREQUENTLY.
5. TWICE YEARLY: CHECK ALL QUICK COUPLERS AND MAKE ALL REPAIRS NECESSARY, AND REPAIR VALVE BOXES AS NECESSARY.
6. IN WINTER: COVER OR PROTECT ALL BACKFLOW DEVICES DURING FREEZING WEATHER.
7. DRIP MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE (MORE FREQUENTLY FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS OR OUTLETS ON A REGULAR BASIS, DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP VALVES SHOULD BE RUN TWICE MONTHLY FOR A 2-4 MINIMUM MINUTE PERIOD (EXCEPT IN FREEZING AREAS).

G. PRUNING:
PRUNE SHRUBS AND TREES TO ENHANCE THEIR NATURAL SHAPE. DEVELOP PROPER LIMB AND BRANCH STRUCTURES, KEEP CLEAR OF TRAFFIC AND REMOVE DISEASED, INJURED, AND DEAD WOOD IN THE FALL. IN PRUNING OR EDGING, DO NOT SHEAR OR CREATE VERTICAL EDGES. PRUNE AND REMOVE DEAD FLOWERS FROM PERENNIALS, SUCH AS AGAPANTHUS AND HEMEROCALLIS, AS NEEDED TO KEEP THEM LOOKING GOOD. PRUNE TREES FOR PROPER FORM AND TO ELIMINATE DEAD, CROSSING OR BROKEN BRANCHES. DO NOT ALLOW TREES TO BECOME TOP HEAVY. PRUNE AS NEEDED TO ALLOW WIND PENETRATION THROUGH CANOPY. ALL TREE PRUNING SHALL BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST FOLLOWING NURSERYMAN ASSOCIATION APPROVED PRUNING STANDARDS.

H. BARK MULCH:
TWICE YEARLY ALL TREE AND SHRUB AREAS WITH BARK MULCH SHALL BE CHECKED AND MULCH ADDED AS NECESSARY TO RETAIN A MINIMUM 3" MULCH DEPTH.

I. STAKING:
ADJUST OR REMOVE STAKES AS NECESSARY TO PROVIDE THE BEST GROWING ENVIRONMENT FOR THE TREES. DO NOT ALLOW ANY STAKES TO LEAN OR BECOME LOOSE SO AS NOT TO PROVIDE NECESSARY SUPPORT FOR THE TREES. REPLACE RUBBER TIES WHICH ARE BROKEN OR DAMAGED; DO NOT USE WIRE TYPE TIES. LOOSEN TIED AS NEEDED TO ALLOW FOR PROPER TRUNK GROWTH. TRIM TREE STAKES AS NECESSARY TO ELIMINATE RUBBING AGAINST TREE BRANCHES. REMOVE STAKES FROM TREES ONCE A STRONG TRUNK HAS DEVELOPED IN APPROXIMATELY 2 TO 3 YEARS AFTER INSTALLATION.

J. REPLACEMENT OF PLANTS:
DEAD PLANTS AND THOSE IN A STATE OF DECLINE SHALL BE REPLACED. REPLACEMENT PLANTS SHALL BE OF SAME SIZE, CONDITION AND VARIETY AS ORIGINALLY CALLED OUT ON PLANTING PLANS.

IRRIGATION SYSTEM NOTES

1. IRRIGATION SYSTEMS ARE DESIGNED FOR A MAXIMUM OF 13.68 G.P.M. AT AN OPERATING PRESSURE OF 50 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 50 P.S.I. AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE IF MEASURED PRESSURE IS MORE THAN 70 P.S.I. OR LESS THAN 45 P.S.I.
2. NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION TO SCHEDULE ANY REQUIRED PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.
3. DOMESTIC WATER STUBOUT IS PROVIDED FOR IN IMMEDIATE VICINITY BY PLUMBING SECTION OF CONTRACT. CONNECT TO DISCHARGE SIDE OF STUBOUT.
4. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE PLANS SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. QUANTITIES ARE SHOWN FOR CONTRACTORS CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM, WITH EVEN AND HEAD TO HEAD COVERAGE OF ALL IRRIGATED AREAS. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LOCAL CODES, MANUFACTURERS INSTRUCTIONS AND AS INDICATED ON THE PLANS. AVOID ANY CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING OR OTHER ARCHITECTURAL FEATURES. NOTIFY IRRIGATION CONSULTANT, PRIOR TO INSTALLATION, OF ANY AREA OR GRADE DIFFERENCES OR OBSTRUCTIONS NOT INDICATED ON THE PLANS.
5. ALL MATERIALS AND PIPING SHALL BE NEW. CONFORM TO ALL MANUFACTURERS' HANDLING AND INSTALLATION REQUIREMENTS.
6. PRIOR TO COMMENCING WORK, CONTRACTOR TO LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE MADE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS OWN EXPENSE.
7. INSTALL WALL MOUNT CONTROLLER IN GARAGE, APPROXIMATELY WHERE INDICATED. EXACT LOCATION OF WALL MOUNT CONTROLLERS TO BE DETERMINED AT JOBSITE BY ARCHITECT. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLER. USE THIN WALL METAL CONDUIT ABOVE GRADE. PROGRAM CONTROLLERS TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONTROLLERS SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLERS PER MANUFACTURERS SPECIFICATIONS.
8. USE APPROPRIATE SOLVENT AND APPLICATOR, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATIONS. APPLY PER MANUFACTURERS RECOMMENDATIONS. PIPE JOINT COMPOUND FOR THREADED JOINTS SHALL BE WHITLAM BLUE MAGIC INDUSTRIAL GRADE THREAD SEALING COMPOUND. APPLY PER MANUFACTURERS RECOMMENDATIONS.
9. INSTALL ALL EQUIPMENT AS DETAILED.
10. ALL HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED. INSTALL CHECK VALVES AS SHOWN ON BUBBLER RISER ASSEMBLY DETAIL WHERE LOW HEAD DRAINAGE OCCURS. NOTE ESPECIALLY TO AVOID DRAINAGE AT SIDEWALKS AND OTHER POINTS WHERE PUDDLING WILL CAUSE DAMAGE OR HAZARD. LEAD SPRINKLER HEADS IN SLOPES (ANGLE VARIES DEPENDING UPON TRAJECTORY OF SPRAY AND DEGREE OF SLOPE) TO MAXIMIZE UPHILL THROW. INSTALL FLOOD BUBBLERS ON UP HILL SIDE OF TREES.
11. ADJUST ALL SPRINKLER HEADS FOR COMPLETE COVERAGE WITH MINIMUM SPRAY ON BUILDINGS, ASPHALT, SIDEWALKS, ROADWAYS, ETC., AND THROTTLE FLOW CONTROL AT VALVES FOR OPTIMUM OPERATION. WHEN THROTTLING IS NOT USED TO CONTROL MISTING OR OVERSPRAY, BACK-OFF MANUAL FLOW CONTROL 1/2 TO 1 1/2 TURNS FROM POINT WHERE CLOSING EFFECTS SPRINKLER COVERAGE. ADJUST ALL BUBBLERS AT TREES AS REQUIRED FOR DEEP ROOT WATERING. OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00PM AND 10:00AM UNLESS WEATHER CONDITIONS PREVENT.
12. ALL PIPE UNDER PAVEMENT SHALL BE SCHEDULE 40 PVC. ALL WIRING UNDER PAVEMENT TO BE INSTALLED IN PVC SCHEDULE 40 ELECTRICAL CONDUIT AT A TWENTY FOUR INCH (24") DEPTH BELOW GRADE. SURROUND PIPES WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
13. ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES USING 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. TAPE WIRES IN BUNDLES EVERY TEN FEET (10').
14. MULTI-OUTLET EMITTERS SHOWN ARE DIAGRAMMATIC ONLY. INSTALL EMITTER IN GROUPS OF PLANTS AND RUN DISTRIBUTION TUBING TO PLANTS. INSTALL OUTLETS AS FOLLOWS:
    - 1 PCC-2 GPH EMITTER AT EACH 1-GALLON LOW WATER USE PLANT
    - 1 PCC-6 GPH EMITTER AT EACH 1-GALLON MEDIUM WATER USE PLANT
    - 1 PCC-6 GPH EMITTER AT EACH 5-GALLON LOW WATER USE PLANT
    - 1 PCC-10 GPH EMITTER AT EACH 5-GALLON MEDIUM WATER USE PLANT
    - INSTALL EMITTERS ON UP GRADE SIDE OF PLANTS ABOVE ROOTBALL
15. PROVIDE LITERATURE OF ALL DRIP SYSTEM COMPONENTS INCLUDING ANY PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING GUIDES TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING:
    - CLEANING FILTER IN WYE STRAINER(S)
    - REPAIRING BREAKS IN PIPE(S)
    - ADDING EMITTERS AND TUBING FOR EXPANSION/INSTALLING PLUGS
    - INSPECTION OF EMITTERS AND OUTLETS
16. MAINTENANCE CONSIDERATIONS: FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE(MORE FREQUENT FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE DRIP SYSTEM(S) SHOULD BE RUN ABOUT EVERY 2 WEEKS FOR 2-4 MINUTE MINIMUM RUNTIME.
17. ALL SUPPLYLINE PIPES SHALL BE TESTED HYDRAULICALLY AT 125% OF DESIGN PRESSURE AND SPRINKLER LINE PIPES SHALL BE TESTED AT LINE PRESSURE. THERE SHALL BE NO LEAKS FOR A PERIOD OF TWO (2) HOURS. CENTER LOAD PIPING (BUT DO NOT COVER FITTINGS) TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE.
18. ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.
19. AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR CONTROLLER.
20. OBTAIN CLEAN SET OF IRRIGATION PLANS FROM ARCHITECT AND ACCURATELY AND NEATLY MARK ALL CHANGES MADE DURING CONSTRUCTION. ALL DRAFTING TO BE DONE BY A COMPETENT DRAFTSPERSON. SUBMIT TO OWNER FOR ACCEPTANCE.
21. GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. CONTRACTOR TO PROVIDE A GUARANTEE STATING THE PROJECT NAME, PROJECT LOCATIONS, DATE OS SUBSTANTIAL COMPLETION, INSTALLING CONTRACTOR'S NAME, CONTACT INFORMATION (PHONE, ADDRESS, EMAIL) AND LICENSE NUMBER ON COMPANY LETTERHEAD.
22. THE IRRIGATION SCHEDULES ARE BASED ON THE IRRIGATION SYSTEM'S ATTRIBUTES AND ARE ONLY GUIDELINES FOR PROGRAMMING CONTROLLERS. THESE SCHEDULES TAKE INTO ACCOUNT HISTORICAL WEATHER DATA AND ESTIMATES OF SOIL COMPOSITION, PLANT TRANSPIRATION CHARACTERISTICS AND IRRIGATION SYSTEM UNIFORMITY. SINCE RUN TIMES ARE BASED ON AVERAGE HISTORICAL WEATHER DATA FOR A PARTICULAR REGION, THE PROGRAMS SHOULD BE ADJUSTED TO REFLECT ACTUAL VARIATIONS IN THE WEATHER. IDEALLY ADJUSTMENTS SHOULD BE MAKE FOR EACH WATERING CYCLE; HOWEVER, WEEKLY ADJUSTMENTS ARE ACCEPTABLE, MONTHLY ADJUSTMENTS BEING THE MINIMUM REQUIREMENT, IN ORDER TO AFFECT SIGNIFICANT WATER SAVINGS. IN ADDITION TO MAKING THESE ADJUSTMENTS, THE GROUNDS SHOULD BE MONITORED REGULARLY TO ASSESS THE ESTIMATED SCHEDULE AND THE CONTROLLER PROGRAMS SHOULD BE 'TUNED' TO ADJUST TO SITE CONDITIONS.
23. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
24. AFTER INSTALLATION CONTRACTOR SHALL ARRANGE AN IRRIGATION WATER USE ANALYSIS/WATER AUDIT TO BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR. CONTACT THE LANDSCAPE ARCHITECT TO COMPLETE THE CERTIFICATE OF COMPLETION FOR SUBMITTAL TO CITY FOR OCCUPANCY PERMIT.
25. LOCAL WATER PURVEYOR:
CITY OF MENLO PARK WATER DISTRICT
701 LAUREL STREET
MENLO PARK, CALIFORNIA 95110
PH. (844) 463-6567

WATER EFFICIENT LANDSCAPE CALCULATIONS

420 POPE STREET

420 Pope Street
PAGE 1 of 3
Water Efficient Landscape Worksheet for projects in Menlo Park, CA

This worksheet is filled out for each Point of Connection.
This form determines the specific water budget
This form demonstrates that the Estimated Total Water Use is less than the Maximum Applied Water Allowance.

MAWA=(Eto)(0.62)[(0.55xLA) +(0.45xSLA)]
ETWU=(Eto)(0.62)[(PFxHA/IE)+SLA]

Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
0.62 = Conversion Factor (to gallons)
0.55 = ET Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)
ETWU = Estimated Total Water Use (gallons per year)
PF = Plant Factor from WUCOLS
HA = Hydrozone Area [high, medium and low water use areas] (square feet)
IE = Irrigation Efficiency (minimum 0.71)

Net Evapotranspiration (inches per year)

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total Annual Eto
Net Eto	1.5	1.8	3.1	4.1	5.5	5.8	6.5	5.9	5.2	3.3	1.8	1.0	**45.5**

Maximum Applied Water Allowance Calculation
MAWA=(Eto)(0.62)[(0.55xLA) +(0.45xSLA)]

Total Landscaped Area				
4,168	x	0.55	=	2,292

Special Landscaped Area				
0	x	0.45	=	0

MAWA =	**45.5**	**x**	**0.62**	**x**	**2,292**	**= 64,669 gallons per year**

PAGE 2 of 3
Water Efficient Landscape Worksheet

Estimated Total Water Use Calculation
ETWU=(Eto)(0.62)[(PFxHA/IE)+SLA]

HYDROZONE INFORMATION TABLE

Hydrozone	Plant Water Use Type (low, medium or high)	Plant Factor(PF) (0-1.0, see below)	Hydrozone Area(HA) (sq ft)	% of Total Area	Type of Irrigation (rotors, spray, drip, bubblers, etc.)	Irrigation Efficiency (IE) (71-100%, see below)	PFxHA/IE
A-1	low	0.25	1,207	29%	drip	81%	373
A-2	low	0.25	2,052	49%	drip	81%	633
A-3	Medium	0.40	96	2%	drip	81%	47
A-4	Medium	0.40	42	1%	drip	81%	21
A-5	High	0.80	771	18%	spray	79%	822
----------	----------	SLA	4,168	100%	----------	----------	1,896

ETWU=	**45.5**	**x**	**0.62**	**x**	**1,896**	**=**	**53,498 gallons per year**

Estimated Total Adjustment Factor Calculations

Total ETAF(PF/IE) x Area	1896
Total Area	4168
Average ETAF*	**0.45**

*Average ETAF must be less than 0.55 for residential
*Average ETAF must be less than 0.45 for non-residential

Plant Factor Typical Ranges (PF)
To calculate plant factor see "Guide to Estimating Irrigation Water Needs of Landscape Plantings in California and WUCOLS" www.owue.water.ca.gov/docs/wucols00.pdf

Low Water Use	0.0-0.3
Medium Water Use	0.4-0.6
High Water Use	0.7-1.0

Plant Factor Formula - Plants With a factor over 1.0 are prohibited.
Plant Factor (PF) = $K_L \times K_S \times K_{MC}$
K_L = Species Factor (range 0.1-0.9, see WUCOLS list)
K_S = Density Factor (range 0.5-1.3, see WUCOLS list)
K_{MC} = Microclimate Factor (range 0.5-1.4, see WUCOLS list)

Irrigation Efficiency Ranges (IE)
Irrigation efficiency will vary by soil type, weather conditions, design, head type, construction quality, maintenance, etc.
Please estimate irrigation efficiency somewhere in the ranges listed below.

Stream Rotor Heads	75%
Spray Heads	75%
Bubblers	81%
Drip Emitters	81%
Subsurface Irrigation	81%

PAGE 3 of 3
Monthly Water Use Calculation
This spreadsheet determines the run times for each valve on a monthly basis.
Calculations are based on information inputted on Water Efficient Worksheet - Pages 1 and 2.

		Run Times in Minutes Per Month												
Hydrozone	Precipitation Rate from Manufacturer (inches/hour)	January	February	March	April	May	June	July	August	September	October	November	December	Annual Irrigation Run Time Needed
A-1	0.7	40.2	48.2	83.0	109.8	147.3	155.4	174.1	158.0	139.3	88.4	48.2	26.8	1,219
A-2	0.7	37.8	45.4	78.2	103.4	138.7	146.2	163.9	148.7	131.1	83.2	45.4	25.2	1,147
A-3	1	42.4	50.8	87.5	115.8	155.3	163.8	183.5	166.6	146.8	93.2	50.8	28.2	1,285
A-4	1	42.4	50.8	87.5	115.8	155.3	163.8	183.5	166.6	146.8	93.2	50.8	28.2	1,285
A-5	3	32.0	38.4	66.1	87.5	117.3	123.7	138.7	125.9	110.9	70.4	38.4	21.3	971
Total Combined Run Time Per Month (in hours)		3.2	3.9	6.7	8.9	11.9	12.5	14.1	12.8	11.2	7.1	3.9	2.2	

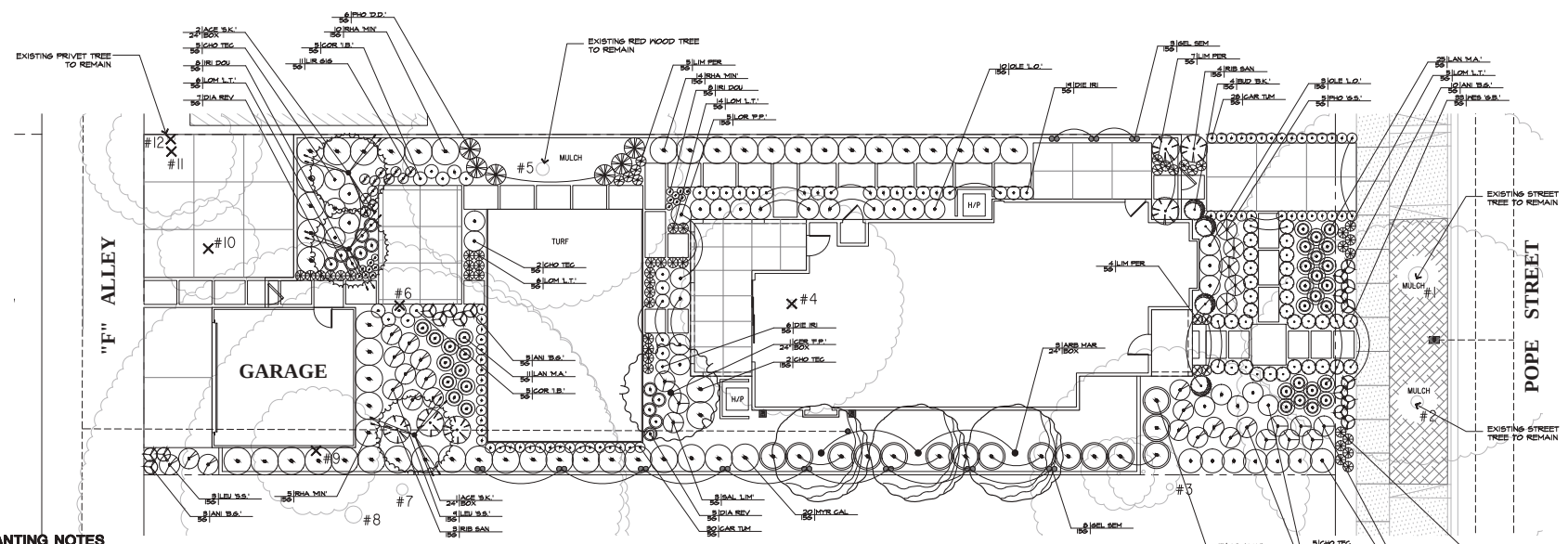
SCHEDULE - CONTROLLER A (ESTABLISHMENT PERIOD)

STA	RUN TIME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL RUN TIME
A-1	40	2	2	4	6	7	9	10	9	8	4	2	1	2,560
A-2	36	2	2	4	6	7	9	10	9	8	4	2	1	2,304
A-3	42	2	2	4	6	7	9	10	9	8	4	2	1	2,688
A-4	42	2	2	4	6	7	9	10	9	8	4	2	1	2,688
A-5	32	2	2	4	6	7	9	10	9	8	4	2	1	2,048
TOTAL MINUTES														12,288

NOTE: RUN TIME EQUALS TOTAL MINUTES PER DAY OF IRRIGATION. STATIONS MAY HAVE MULTIPLE CYCLES
NOTE: THE NUMBER IN THE MONTH COLUMN EQUALS TOTAL DAYS OF IRRIGATION PER MONTH

SCHEDULE - CONTROLLER A (ESTABLISHED SHRUBS)

STA	RUN TIME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL RUN TIME
A-1	20	2	2	4	6	7	9	10	9	8	4	2	1	1,280
A-2	18	2	2	4	6	7	9	10	9	8	4	2	1	1,152
A-3	21	2	2	4	6	7	9	10	9	8	4	2	1	1,344



PLANTING NOTES

1. SITE ACCEPTANCE: THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFIED 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 OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
2. 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 INCHES THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
3. POSITIVE DRAINAGE: ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET. MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1%.
4. EXPLANATION OF DRAWINGS: PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE, QUANTITIES, (IF SHOWN) ARE FOR CONTRACTOR'S 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 SHELL CONFORM TO THESE DETAILS.
5. 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. SUBSTITUTION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTING PIT DRAINAGE: EXCAVATED PLANTING PITCH SHALL HAVE POSITIVE DRAINAGE. PLANT PITS FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 8 HOURS OF FILLING. IF PLANTING TIPS DO NOT DRAIN, OTHER MEASURES, INCLUDING A 1" DIAMETER X 8" DEEP AUGURED HOLE BACK FILLED WITH CRUSHED DRAIN ROCK, WILL BE REQUIRED.
7. 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): 9' H, X 8' W, FOR 1-GALLON (#1): 15" H, X 12" W, FOR 5-GALLON (#5): AND 30" H, X 24" W, FOR 15-GALLON (#15). SINGLE TRUNKED TREES: 5'H, W/ 1" CALIPER FOR 15-GALLON (#15); 8'H, W/ 2" CALIPER FOR 24" BOX (#25). CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR T PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.
8. 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.
9. UNDERGROUND UTILITIES: THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (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.
10. 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.
11. SOIL FERTILITY ANALYSIS AND AMENDMENT: THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL SAMPLE AND LABORATORY SOIL FERTILITY ANALYSIS FOR EACH 10,000 SF OF PLANTED AREA, AND FOR ALL SOURCES OF IMPORT (IF APPLICABLE). SUBMIT ANLYSIS 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 FOR ADDING COMPOST AND TILLING. BACKFILL FOR ALL SUCCULENTS SHALL BE 50% CLEAN, WASHED SAND.
12. 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.
13. MAINTENANCE PERIOD: SHALL BE A MINIMUM OF 60 CALENDAR DAYS. ANY PLANT THAT HAS BEEN REPLACED DURING THE MAINTENCNANCE PERIOD SHALL BE SUBJECT TO AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICATION, SHALL NOT COUNT TOWARD THE MAINTENANCE PERIOD.
14. 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.
15. 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.
16. 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.
17. TURF INSTALLATION: CONTRACTOR SHALL PLACE AND ESTABLISH SOD IN ALL AREAS AS DELINEATED ON THE PLANS AS FOLLOWS:
    a. REMOVE ALL ROCKS AND OTHER DELETERIOUS MATERIAL GREATER THAN ½" 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.
    b. WITHIN 24 TO 48 HOURS OF SODDING, DO NOT ALLOW SOIL TO BECOME SATURATED.
    c. APPLY A STARTER FERTILIZER PRIOR TO LAYING SOD.
    d. INSTALL SOD WITHIN 12 HOURS OF DELIVERY. DO NOT ALLOW SOD TO SIT IN DIRECT SUNLIGHT OR TO DRY OUT.
    e. STARTING AT A STRAIGHT EDGE, LAY SOD IN STAGGERED ROWS, OFFSETTING JOINTS A MINIMUM OF 2 FEET.
    f. AFTER LAYING, ROLL SOD WITH A LIGHT-WEIGHT, WATER-DRUM ROLLER (APPROXIMATELY 50 LBS), AND ENSURE FULL CONTACT WITH SOIL. WATER AS SOON AS POSSIBLE, AND IN ALL CASES, WITHIN 1 HOUR AFTER LAYING.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE (MUCOLS)	SIZE (W X H)	QTY./CONT.
TREES					
ACE 'S.K.'	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	MEDIUM	10-15' X 18-20'	3 / 24"
ARB 'MAR'	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	LOW	20-30' X 20-30'	4 / 24"
CER 'F.P.'	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	MEDIUM	20' X 25'	1 / 24"
SHRUBS & VINES					
ANI 'B.G.'	ANIGOZANTHOS 'BUSH GOLD'	YELLOW KANGAROO PAW	LOW	1-2' X 1-2'	18 / 5G
BUD 'B.K.'	BUDDLEJA DAVIDII 'BLACK KNIGHT'	BUTTERFLY BUSH	LOW	4-6' X 6-8'	4 / 15G
CAR 'TUM'	CAREX TUMULICOLA	BERKELEY SEDGE	LOW	2' X 2'	58 / 5G
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW	2-3' X 2-3'	14 / 5G
COR 'I.B.'	CORREA PULCHELLA 'IVORY BELLS'	AUSTRALIAN FUSCHIA	LOW	3-5 X 3-4'	10 / 5G
DIA REV	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	LOW	2' X 2'	12 / 5G
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	LOW	2-3' X 3-4'	25 / 5G
GEL SEM	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	LOW	(VINE)	11 / 15G
IRI DOU	IRIS DOUGLASIANA	DOUGLAS IRIS	LOW	2' X 2'	16 / 5G
LAN 'M.A.'	LANTANA CAMARA 'MARY ANN'	MARY ANN LANTANA	LOW	2.5' X 2.5'	36 / 5G
LEU 'S.S.'	LEUCODENDRON 'SAFARI SUNSET'	SAFARI SUNSET CONEBUSH	LOW	6-8' X 8-10'	19 / 15G
LIM PER	LIMONIUM PEREZII	STATTICE	LOW	2' X 2-3'	16 / 5G
LIR GIG	LIRIOPE GIGANTEA	GIANT LILY TURF	MED	1-2' X 1-2'	11 / 1G
LOM L.T.	LOMANDRA LIME TUFF	DWARF MAT RUSH	LOW	2-3' X 2-3'	37 / 5G
LOR 'P.P.'	LOROPETALUM C. 'PURPLE MAJESTY'	RED FRINGE FLOWER	LOW	3-4' X 4-6'	5 / 5G
MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	4-6' X 5-6'	20 / 15G
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW	5-6' X 5-6'	13 / 15G
PHO 'D.D.'	PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	LOW	5' X 4'	6 / 15G
PHO 'G.S.'	PHORMIUM TENAX 'GOLD SWORD'	NEW ZEALAND FLAX	LOW	4-5' X 5-6'	5 / 5G
RHA 'MIN'	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	LOW	5-6' X 6-8'	36 / 15G
RIB SAN	RIBES SANGUINEUM	RED FLOWERING CURRANT	LOW	5-8' X 5-8'	7 / 15G
SAL 'LIM'	SALVIA MEXICANA 'LIMELIGHT'	MEXICAN SAGE	LOW	2-3' X 4-6'	9 / 5G
WES 'G.B.'	WESTRINGEA FRUTICOSA 'GREY BOX'	GREY BOX WESTRINGEA	LOW	2-3' X 2-3'	33 / 5G
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	4-5' X 4-5'	15 / 15G
GROUNDCOVERS					
	MYOPORUM PARVIFOLIUM 1 GALLON @ 48" O.C.	MYOPORUM	LOW		
TURF	BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH		

TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	34	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
2	NO	YES	22	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
3	NO	YES	12	QUERCUS SUBER	CORK OAK	RETAIN AND PROTECT
4	YES	NO	13	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	REMOVE
5	YES	YES	23	SEQUOIA SEMPERVIRENS	COAST REDWOOD	RETAIN AND PROTECT
6	YES	NO	14	UNKNOWN (DEAD)	UNKNOWN (DEAD)	REMOVE
7	NO	YES	20	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
8	NO	YES	30	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
9	YES	NO	7.0	FICUS SPP.	FIG	REMOVE
10	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
11	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
12	YES	NO	5.0/7.0	LIGUSTRUM SPP.	PRIVET	REMOVE

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

NOTE:

SEE SHEET L3.2 FOR PLANTING DETAILS

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH.#3684

0 4 8 16
(IN FEET)
1/8" = 1'-0"

N

THOMAS JAMES HOMES

RIPLEY DESIGN

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377

DEVELOPER:

THOMAS JAMES HOMES

255 SHORELINE
SUITE 428
REDWOOD CITY, CA
94065

TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK, CALIFORNIA

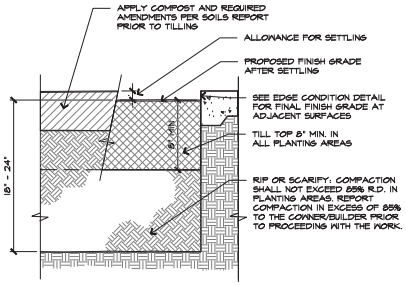
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
EXPIRATION DATE OF 08-2025
07-25-2025
CALIFORNIA
State of California

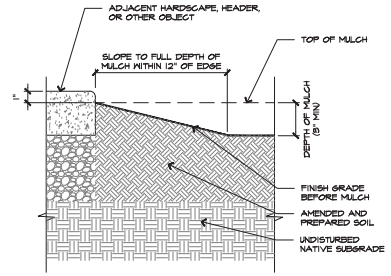
PROJECT #:
DATE: MAY 29, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

SHEET
L3.1
7 OF 9 SHEETS

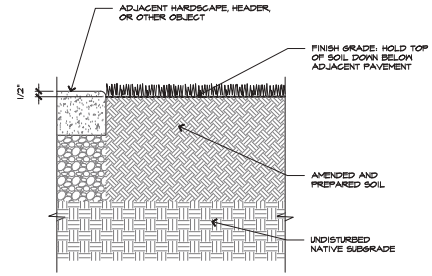


A **PLANTING AREA SOIL PREPARATION** NOT TO SCALE



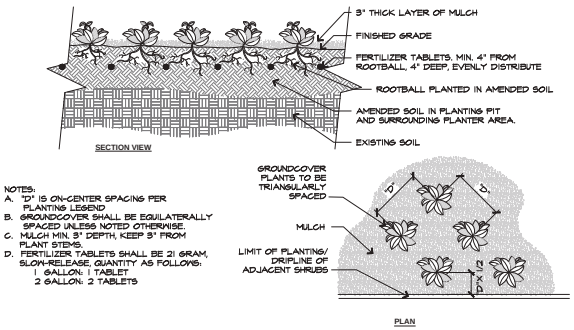
NOTE: PROVIDE POSITIVE DRAINAGE TO OUTLET IN ALL PLANTED AREAS. DO NOT ALLOW SURFACE DRAINAGE ONTO WALKWAYS, DRIVEWAYS, OR OTHER HARDSCAPE, OR ALLOW SURFACE DRAINAGE TOWARD OR AGAINST STRUCTURES

B **PLANTED AREAS - EDGE CONDITION** NOT TO SCALE



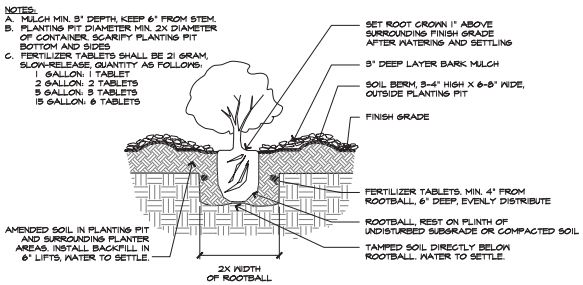
NOTE: PROVIDE POSITIVE DRAINAGE TO OUTLET IN ALL PLANTED AREAS. DO NOT ALLOW SURFACE DRAINAGE ONTO WALKWAYS, DRIVEWAYS, OR OTHER HARDSCAPE, OR ALLOW SURFACE DRAINAGE TOWARD OR AGAINST STRUCTURES

C **SODDED AREAS - EDGE CONDITION** NOT TO SCALE



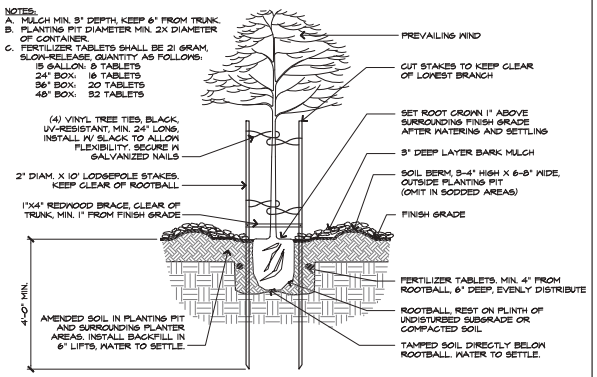
NOTES:
A. "D" IS ON-CENTER SPACING PER PLANTING LEGEND
B. GROUNDCOVER SHALL BE EQUILATERALLY SPACED UNLESS NOTED OTHERWISE.
C. MULCH MIN. 3" DEPTH, KEEP 3" FROM PLANT STEMS.
D. FERTILIZER TABLETS SHALL BE 21 GRAM, SLOW-RELEASE, QUANTITY AS FOLLOWS:
1 GALLON: 1 TABLET
2 GALLON: 2 TABLETS

D **GROUNDCOVER PLANTING DETAIL** SCALE : 3/4" = 1'-0"



NOTES:
A. MULCH MIN. 3" DEPTH, KEEP 6" FROM STEM.
B. PLANTING PIT DIAMETER MIN. 2X DIAMETER OF CONTAINER. SCARIFY PLANTING PIT BOTTOM AND SIDES
C. FERTILIZER TABLETS SHALL BE 21 GRAM, SLOW-RELEASE, QUANTITY AS FOLLOWS:
1 GALLON: 1 TABLET
2 GALLON: 2 TABLETS
5 GALLON: 5 TABLETS
15 GALLON: 8 TABLETS

E **SHRUB PLANTING DETAIL** SCALE : 3/4" = 1'-0"



NOTES:
A. MULCH MIN. 3" DEPTH, KEEP 6" FROM TRUNK.
B. PLANTING PIT DIAMETER MIN. 2X DIAMETER OF CONTAINER.
C. FERTILIZER TABLETS SHALL BE 21 GRAM, SLOW-RELEASE, QUANTITY AS FOLLOWS:
15 GALLON: 8 TABLETS
24" BOX: 16 TABLETS
36" BOX: 20 TABLETS
48" BOX: 32 TABLETS

F **TREE PLANTING DETAIL** SCALE : 3/4" = 1'-0"

NOTE:
CONTRACTOR SHALL OBTAIN A SOILS TEST AFTER ROUGH GRADING IS COMPLETE, SEE PLANTING NOTE #11, SHEET L3.1

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377

DEVELOPER:

THOMAS JAMES HOMES

255 SHORELINE SUITE 428
REDWOOD CITY, CA 94065

TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK, CALIFORNIA

PLANTING DETAILS

LICENSED LANDSCAPE ARCHITECT
CYNTHIA M. CARPENTER
3684
RENEWAL 08-31-2025
5-25-2023
State of California

PROJECT #:
DATE: MAY 29, 2024
SCALE: AS SHOWN
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

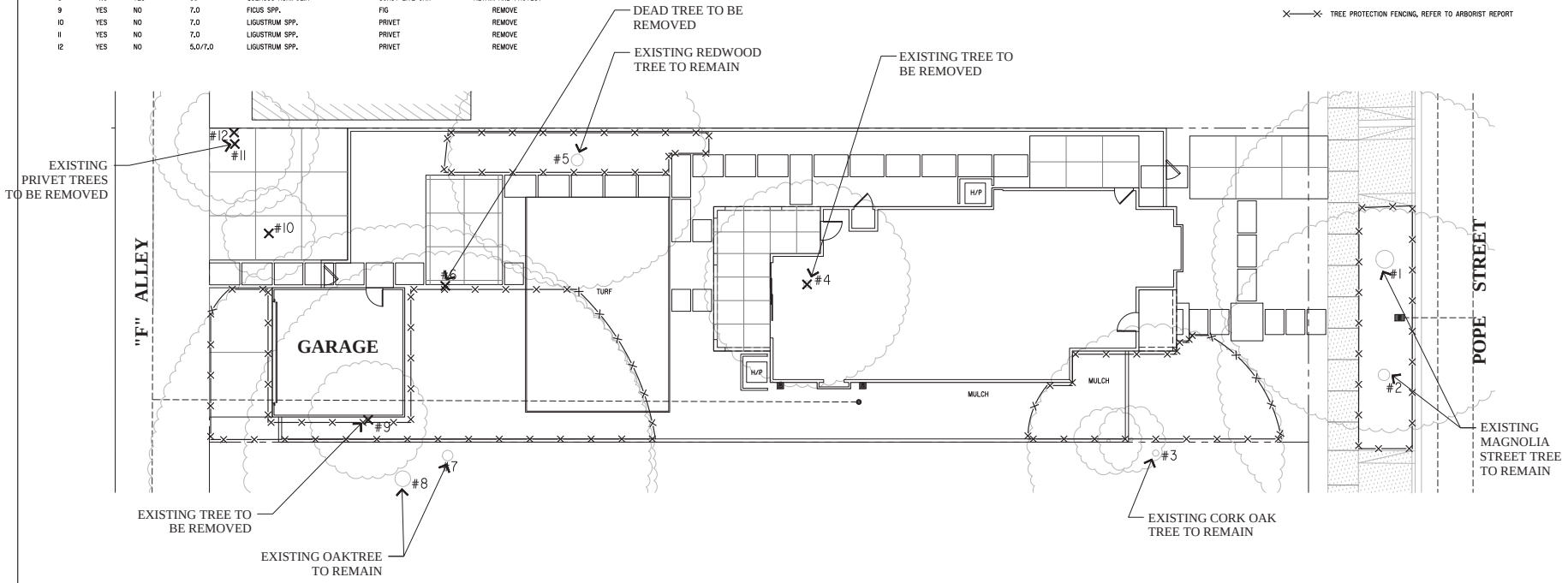
SHEET
L3.2
8 OF 9 SHEETS

TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
1	NO	YES	34	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
2	NO	YES	22	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	RETAIN AND PROTECT
3	NO	YES	12	QUERCUS SUBER	CORK OAK	RETAIN AND PROTECT
4	YES	NO	13	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	REMOVE
5	YES	YES	23	SEQUOIA SEMPERVIRENS	COAST REDWOOD	RETAIN AND PROTECT
6	YES	NO	14	UNKNOWN (DEAD)	UNKNOWN (DEAD)	REMOVE
7	NO	YES	20	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
8	NO	YES	30	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT
9	YES	NO	7.0	FICUS SPP.	FIG	REMOVE
10	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
11	YES	NO	7.0	LIGUSTRUM SPP.	PRIVET	REMOVE
12	YES	NO	5.0/7.0	LIGUSTRUM SPP.	PRIVET	REMOVE

LEGEND

- # EXISTING TREE TO REMAIN, TYPICAL.
- X TREES TO BE REMOVED, TYPICAL.
- TREE PROTECTION FENCING, REFER TO ARBORIST REPORT



TREE PROTECTION NOTES:

1. REFER TO THE ARBORIST REPORT FOR 420 POPE STREET, MENLO PARK, CA", PREPARED BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC. DATED APRIL 24, 2024, FOR FULL DETAILS AND TREE PROTECTION MEASURES.
2. TREES AND SHRUBS NOT IDENTIFIED WITHIN THE REPORT, BUT AS PART OF THE TOPOGRAPHICAL SURVEY, ARE INCLUDED FOR REFERENCE ONLY.
3. PROTECT ALL EXISTING ITEMS NOTED TO REMAIN OR OTHERWISE UN-LABLED.
4. EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIPLINES OF EXISTING TREES, EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
5. USE HAND TOOLS ONLY FOR SOIL CULTIVATION UNDER DRIPLINES OF EXISTING TREES TO REMAIN.
6. 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.
7. 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.
8. CALL COMMON GROUND ALLIANCE (811) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE TO PROTECT FOR ALL EXISTING UTILITIES. SEE CONSTRUCTION NOTES, SHEET L1.1 FOR MORE INFORMATION.

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

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH.#3684

0 4 8 16
(IN FEET)
1/8" = 1'-0"

N

THOMAS JAMES HOMES

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377

DEVELOPER:

THOMAS JAMES HOMES

255 SHORELINE
SUITE 428
REDWOOD CITY, CA
94065

TEL. (916) 869-6639

PROJECT:

420 POPE STREET

MENLO PARK,
CALIFORNIA

TREE PROTECTION PLAN

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
5-31-2025
State of California

PROJECT #:
DATE: MAY 29, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: LC
CHECKED BY: AMC

REVISIONS:

SHEET
L3.3
9 OF 9 SHEETS