



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

670 Cambridge Ave

Project Description

August 15, 2024

PARCEL GENERAL INFORMATION

The **7356** square foot parcel located at **670 Cambridge Ave** is a substandard lot, which is the reason we are requesting a Use Permit for our proposed two-story residence. According to the **R-2** zoning ordinance, lots must be at least **7,000** square feet in area, **65** feet wide, and **100** feet deep. While the lot meets the area and depth requirements, its width is **60** feet, short of the required **65** feet prescribed in the ordinance.

A total of nine trees were evaluated, including eight on-site and one off-site tree (*refer to the Arborist Report and sheet L1.1*). None of these trees are historically significant, though three trees are Protected Heritage trees. We propose the removal of three on-site trees and one off-site tree, three of which are non-protected and one that is a Heritage tree. Additionally, we plan to plant a new 24-inch box tree at the right rear of the home. To safeguard the remaining trees during construction, protective fencing and careful construction methods will be employed.

EXISTING HOME TO BE DEMOLISHED

The existing single-story home, built in 1954, consists of approximately 1,909 square feet with a detached 327-square-foot garage located in the right rear yard. This home will be demolished to make way for the new residence.

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 Cambridge Ave. 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.

THE RIGHT HOME. RIGHT WHERE YOU WANT IT.

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



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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 an open floor plan. 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 1-car garage. A light earth-toned color palette proposes an off-white/cream exterior stucco, minimalist windows with white window frames that complement the darker accent color and a darker Spanish tile roof for contrast. A detached 1-car garage at the rear will be accessed from Cambridge Ave and up to 3-off street parking spaces are provided of which 2 will be behind the fence gate and 1 at the front towards Cambridge Ave.

NEIGHBOR RELATIONS

Thomas James Homes will engage with neighbors within 300 feet of the property, sharing the site plan, floor plan, and elevations along with a letter detailing the project. A virtual meeting will soon be held to gather feedback and address any concerns from the immediate neighbors. We are excited to welcome future homeowners and are open to any questions from the city as we progress through the Design Review Use Permit application process.

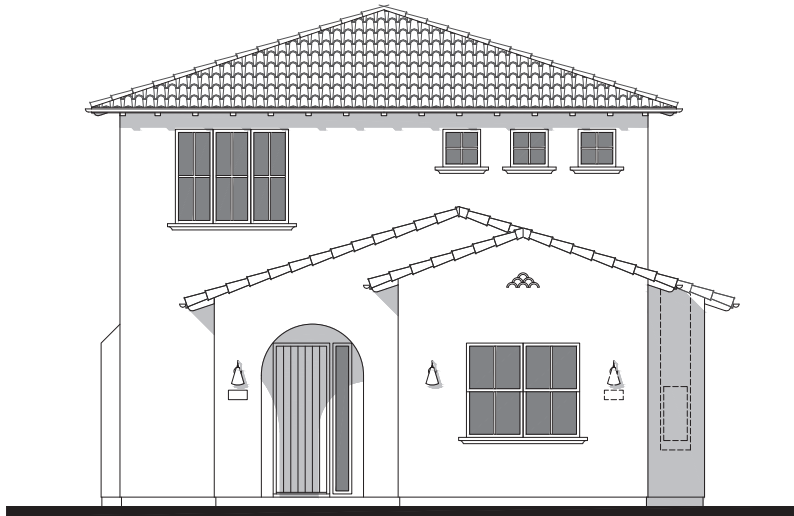
Sincerely,

Gagan Kang

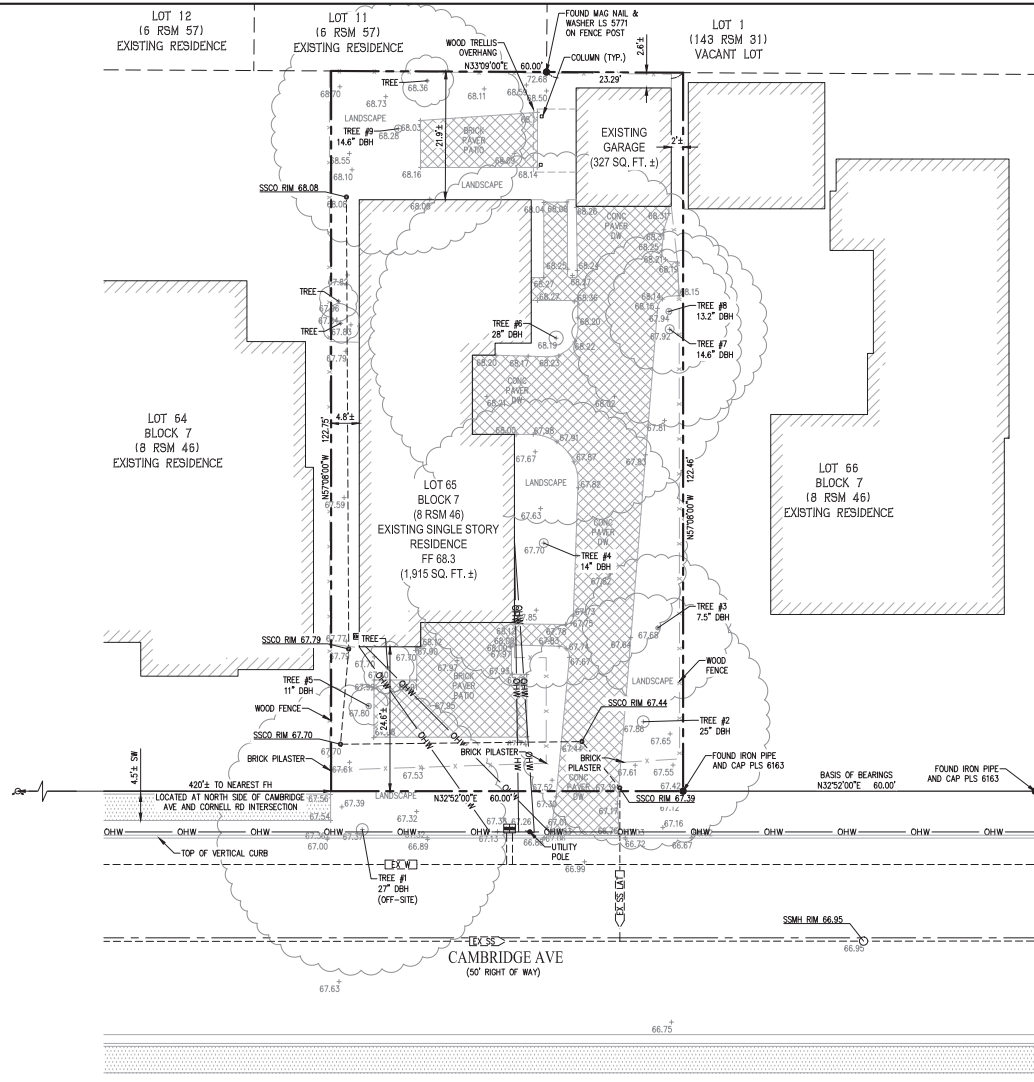
Gagan Kang
Senior Forward Planning Manager | Thomas James Homes
gkang@tjhusa.com | 650-272-3276

670 CAMBRIDGE AVENUE

MENLO PARK, CALIFORNIA



DIRECTORY	SHEET INDEX	PROJECT DATA
BUILDER: THOMAS JAMES HOMES 275 SHORELINE DRIVE, SUITE 400 REDWOOD CITY, CA 94065 CONTACT: GAGAN KANG PHONE: (650) 272-3276 EMAIL: GKANG@TJH.COM ARCHITECTS: BASSENAN LAGONI ARCHITECTS 2031 ORCHARD DRIVE NEWPORT BEACH, CA 92660 CONTACT: DAVE POCKETT PHONE: (949) 553-9106 EMAIL: DPCKETT@BASSENANLAGONI.COM CIVIL ENGINEER: CBO 2633 CAMINO RAMON #250 SAN RAMON, CA 94583 CONTACT: STEPHEN CHAN PHONE: (925) 896-4322 EMAIL: SCHAN@CBANDS.COM LANDSCAPE ARCHITECT: STUDIO 1515 1426 FOURTH STREET NAPA, CA 94559 CONTACT: SUSAN HEIKEN PHONE: (707) 252-6115 EMAIL: SHEIKEN@STUDIO1515NAPA.COM	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 L-1.0 LAYOUT PLAN L-2.0 CONSTRUCTION DETAILS L-3.0 PLANTING PLAN L-4.0 TREE PLAN	LEGAL DESCRIPTION: LOT 65 BLOCK 7 API: 017-413-260 PROJECT ADDRESS: 670 CAMBRIDGE AVENUE MENLO PARK, CA 94025 ZONING: R2 BUILDING CLASSIFICATION: SINGLE FAMILY DETACHED R2/1 FIRE SPRINKLER PER CBC R013.3 TYPE OF CONSTRUCTION: TYPE 9-B FIRE ZONE: NA LOT AREA: 1,261 SQ. FT. COVERED PARKING: 1 ALLOWABLE LOT COVERAGE: 26% (2,376 SQ. FT.) PROPOSED LOT COVERAGE: 26% (2,403 SQ. FT.) ALLOWABLE FAL: 2,342 SQ. FT. PROPOSED FAL: 2,723 SQ. FT. ALLOWABLE 2nd FLOOR FAL: 10% of LOT AREA 7,358 sq.ft. (1,183 SQ. FT.) PROPOSED 2nd FLOOR FAL: 1,183 SQ. FT. BUILDING HEIGHT: ~ 20'-0" SETBACKS: FRONT: PROPOSED 20'-0" SIDE: 10'-0" (LEFT) / 10'-0" (RIGHT) REAR: 37'-0" 20'-0" MIN. SQUARE FOOTAGE: FIRST FLOOR: 1,265 SQ. FT. (ADD NOT INCLUDED) SECOND FLOOR: 1,183 SQ. FT. TOTAL LIVABLE: 2,448 SQ. FT. DETACHED GARAGE: 285 SQ. FT. TOTAL FAL: 2,723 SQ. FT. ADD: 389 SQ. FT. (NOT INCLUDED IN FAL OR TOTAL LIVABLE) PORCH: 58 SQ. FT. CODES: 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE GOVERNING BODY: CITY OF MENLO PARK



TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY
TITLE NO. 981-3015137-002
DATED MARCH 7, 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 65, BLOCK 7, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP NO. 2 STANFORD PARK, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA," FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON APRIL 2ND, 1913 IN BOOK 8 OF MAPS, AT PAGE 48.

EXCEPTIONS AND EXCLUSIONS:

- (#) INDICATES TITLE REPORT ITEM NUMBER
ITEMS (1) THROUGH (5) RELATE TO TAXES, LIENS, COAR'S, TITLE DOCUMENTS, LAND RIGHTS, AN ALTA AND DEEDS OF TRUST, AND CANNOT BE PLOTTED.

BENCHMARK:

BENCHMARK ID: BM7 (CITY OF MENLO PARK)
DESCRIPTION: BRASS DISC SET IN TOP OF CURB, STAMPED "CITY BENCHMARK 7", AT THE SOUTHERLY END OF THE SOUTHEASTERLY CURB RETURN OF HARVARD AVENUE AND ALTO LANE INTERSECTION.
ELEVATION: 65.71' (NAVD 88)

BASIS OF BEARINGS:

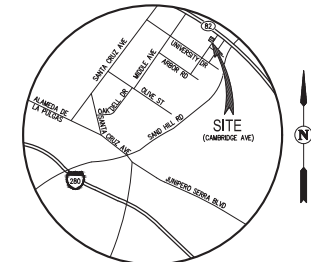
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY THE LINE BETWEEN FOUND IRON PIPES WITH PLASTIC PLUG "PLS 6163", AS SHOWN ON CORNER RECORD 1407, ALONG THE NORTHWESTERLY LINE OF CAMBRIDGE AVENUE, TAKEN AS NORTH 32°52'00" EAST, AS SHOWN ON MAP NO. 2 OF STANFORD PARK (8 RSM 46).

AREA:

LOT AREA: 7,356 SQ. FT. MORE OR LESS.

ASSESSOR'S PARCEL NUMBER:

071-413-260



VICINITY MAP
NOT TO SCALE

NOTES:

- RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT AND RECORDED MAPS IN SAN MATEO COUNTY LISTED HEREON.
- 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.
- ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
- ALL LINES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- THE SQUARE FOOTAGE NOTED FOR STRUCTURES ARE APPROXIMATE AND REPRESENTATIVE OF THE SURVEYED EXTERIOR FOOTPRINT.

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) 8 RSM 57
(2) 8 RSM 46
(3) 143 RSM 31

FLOOD ZONE:

ZONE X: AREA OF MINIMAL FLOOD HAZARD.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA),
FLOOD INSURANCE RATE MAP, MAP NUMBER 06081C0308E

DATED: OCTOBER 16, 2012

LEGEND

---	BOUNDARY LINE	CL	CENTERLINE
---	CENTERLINE	CONC	CONCRETE
---	EASEMENT LINE	DBH	DIAMETER BREADTH HEIGHT
---	ADJACENT LINE	EL	ELEVATION
---	EXISTING STRUCTURE	FH	FIRE HYDRANT
---	EXISTING STRUCTURE OVERHANG	PP	POWER POLE
---	OVERHEAD WIRES	OH	OVERHANG
---	FENCE LINE	SW	SIDEWALK
●	FOUND STANDARD STREET MONUMENT	SSCO	SANITARY SEWER CLEANOUT
■	EXISTING ELECTRIC METER	SSMH	SANITARY SEWER MANHOLE
■	EXISTING GAS METER	W	WATER
■	EXISTING WATER METER	WM	WATER METER
●	SANITARY SEWER CLEAN OUT	WS	WATER SERVICE
●	GROUND ELEVATION		
△	EXISTING FIRE HYDRANT		

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.

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

04/28/2024
DATE



670 CAMBRIDGE AVE TOPOGRAPHIC & BOUNDARY SURVEY

CITY OF MENLO PARK COUNTY OF SAN MATEO CALIFORNIA

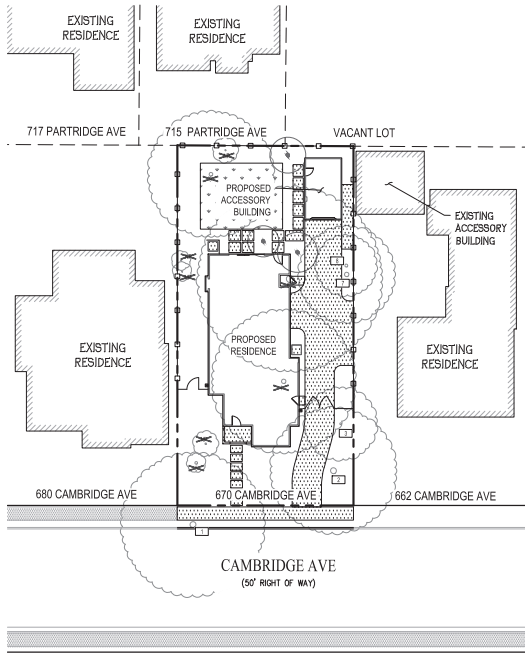
SCALE: 1" = 10' DATE: APRIL 28, 2024



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

CIVIL ENGINEERS SURVEYORS PLANNERS

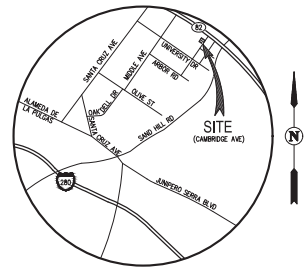
SHEET NO.
1
OF 1 SHEETS



EXISTING TREES TO BE REMOVED				
TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
4	MADENHAIR TREE	14	NO	NO
5	BOTTLEBRUSH	11	NO	NO
6	BLUE ATLAS CEDAR	28	YES	NO
9	ACACIA SP.	14.6	NO	NO
NP	UNKNOWN	NA	NA	NA
NP	UNKNOWN	NA	NA	NA
NP	UNKNOWN	NA	NA	NA
NP	UNKNOWN	NA	NA	NA

EXISTING TREES TO REMAIN				
TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
1	LONDON PLANE TREE	27	YES	YES
2	OLIVE	25	YES	NO
3	HOLLY	7.5	NO	NO
7	BOTTLEBRUSH	14.6	NO	NO
8	BOTTLEBRUSH	13.2	NO	NO

NOTES:
1. THE TABLES ABOVE CONTAIN A SUMMARY OF INFORMATION PRESENTED IN THE ARBORIST REPORT. PLEASE REFER TO THE ARBORIST REPORT DATED APRIL 3, 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 SANICUT
- PROPOSED CURB
- PROPOSED CONCRETE FLATWORK
- PROPOSED TURF GRASS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE



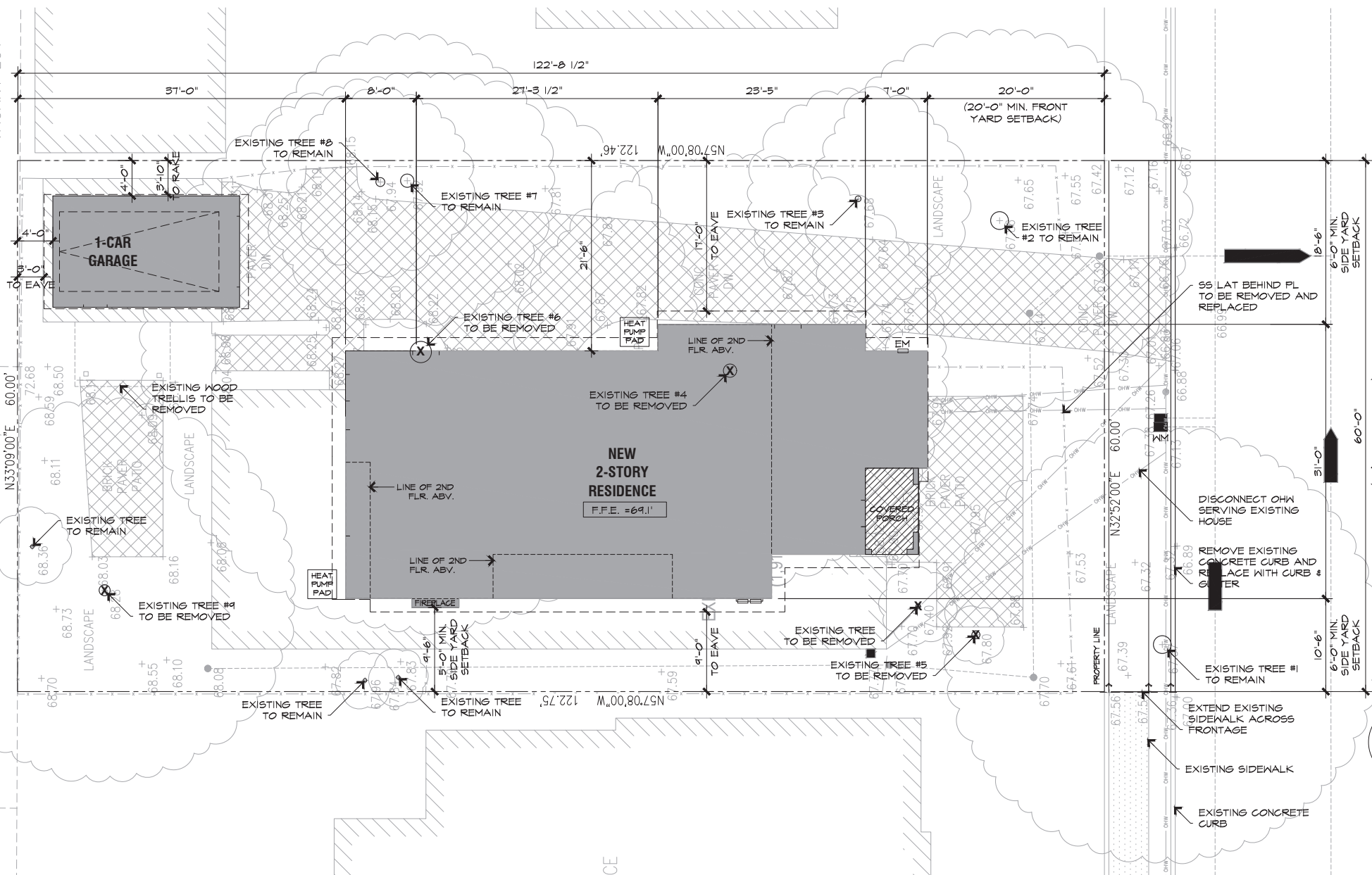
CAMBRIDGE AVENUE STREET SCAPE
SCALE: 3/16"=1'

670 CAMBRIDGE AVENUE
AREA PLAN
THOMAS JAMES HOMES
CITY OF MENLO PARK SAN MATEO COUNTY CALIFORNIA
SCALE: 1" = 20' DATE: AUGUST 14, 2024

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

SHEET NO. **AP-1**
OF 1 SHEETS

F:\080-400-MENLO PARK\080 CAMBRIDGE AVE\ACATED\WHITE\505 AREA PLAN_010 CAMBRIDGE AVE.DWG

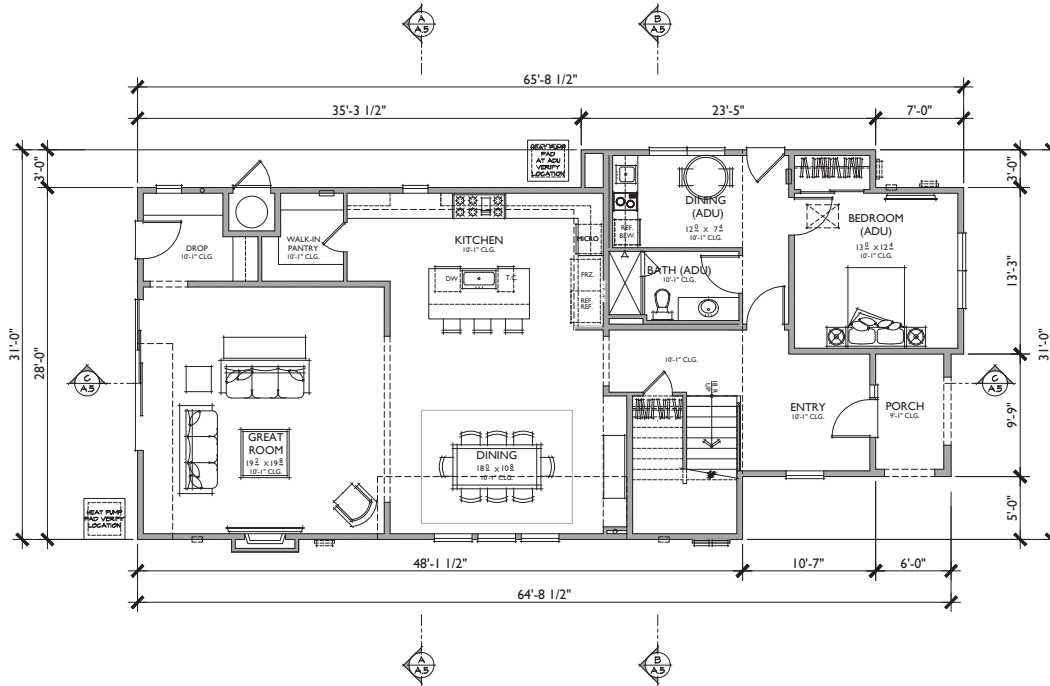
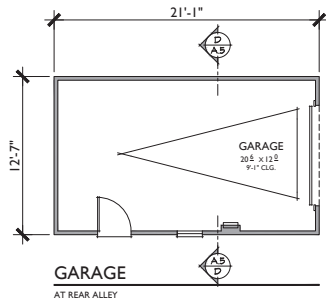


CAMBRIDGE AVENUE
(50' RIGHT OF WAY)



NORTH
1/8" = 1'-0"





FIRST FLOOR

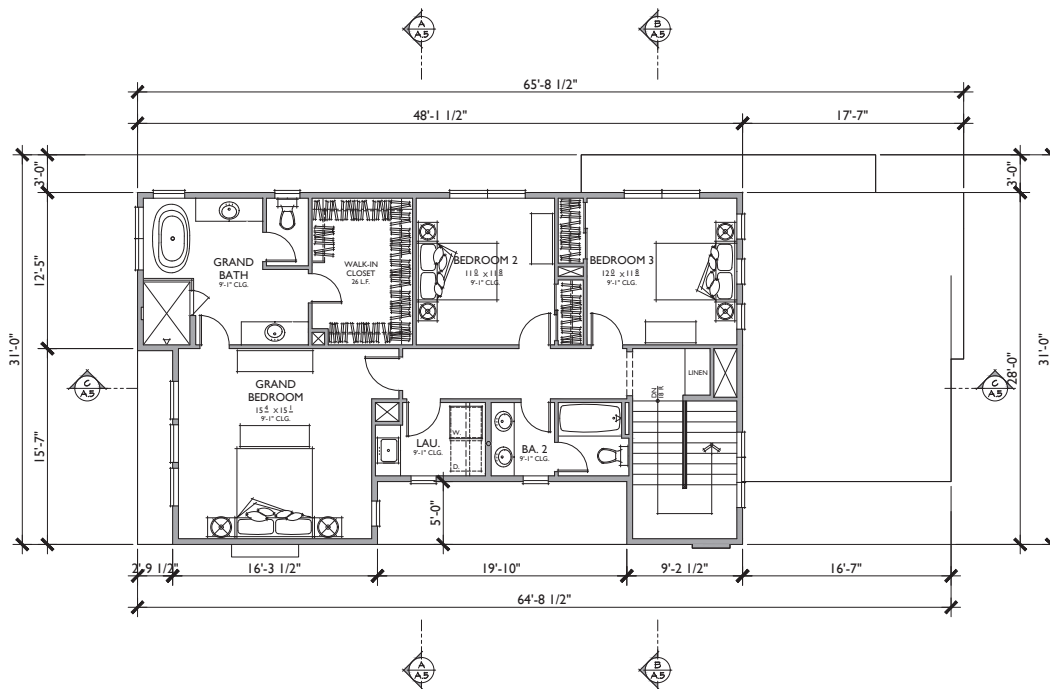
PLAN BLA-2848-31
3 BEDROOMS / 2 BATHS
1- CAR DETACHED GARAGE

FAL AREA TABLE	
1ST FLOOR	1,355 SQ. FT.
2ND FLOOR (INCLUDES VOID)	1,103 SQ. FT.
TOTAL LIVING	2,458 SQ. FT.
1- CAR DETACHED GARAGE	265 SQ. FT.
TOTAL FAL	2,723 SQ. FT.
ADU (NOT INCLUDED IN FAL)	399 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	
1ST FLOOR	1,355 SQ. FT.
2ND FLOOR	1,103 SQ. FT.
TOTAL LIVING	2,458 SQ. FT.
PORCH	58 SQ. FT.
1- CAR DETACHED GARAGE	265 SQ. FT.
ADU (NOT INCLUDED IN FAL)	399 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



SECOND FLOOR

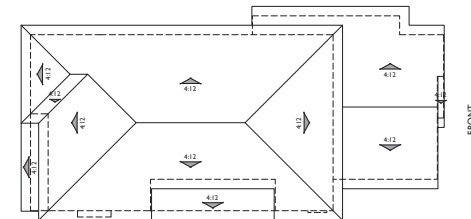
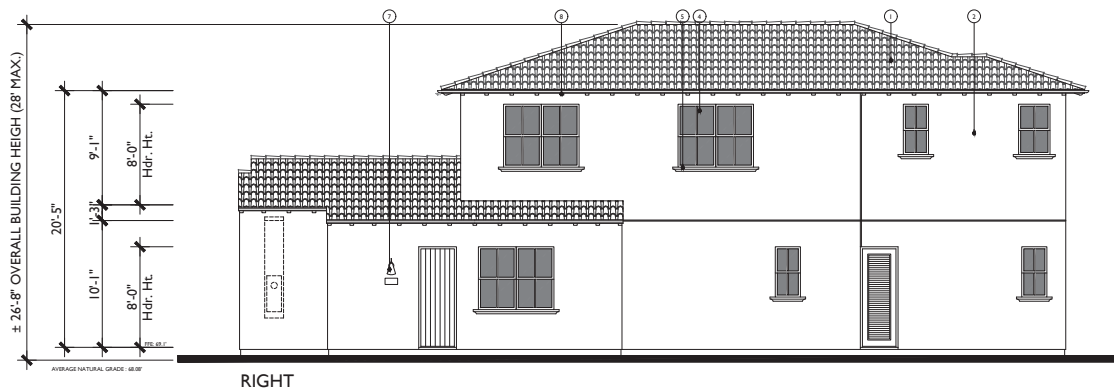
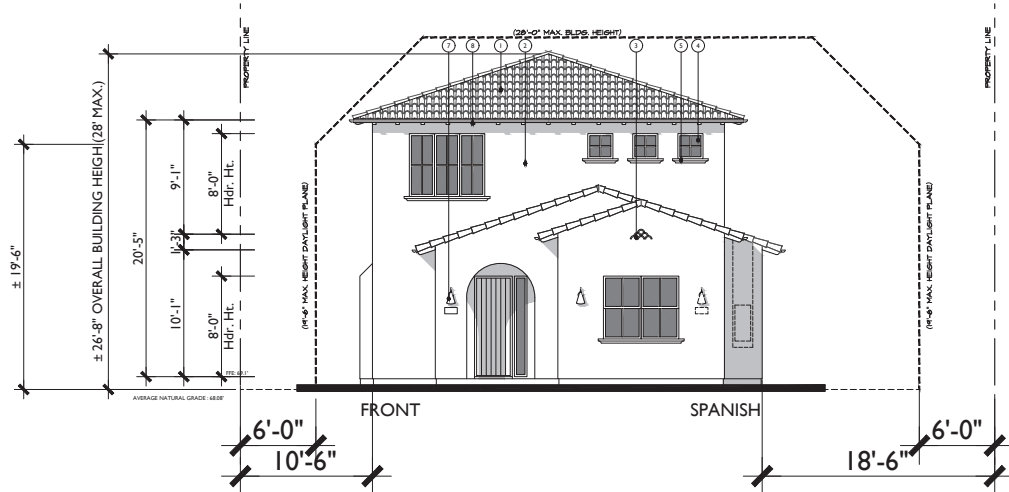
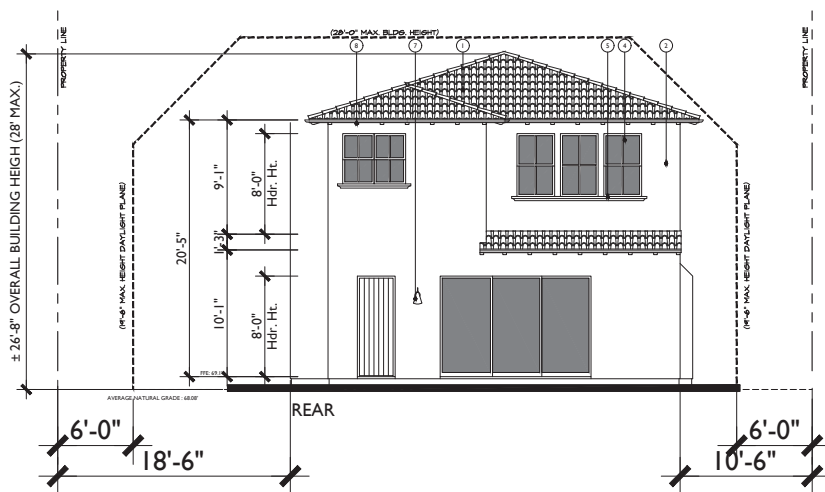
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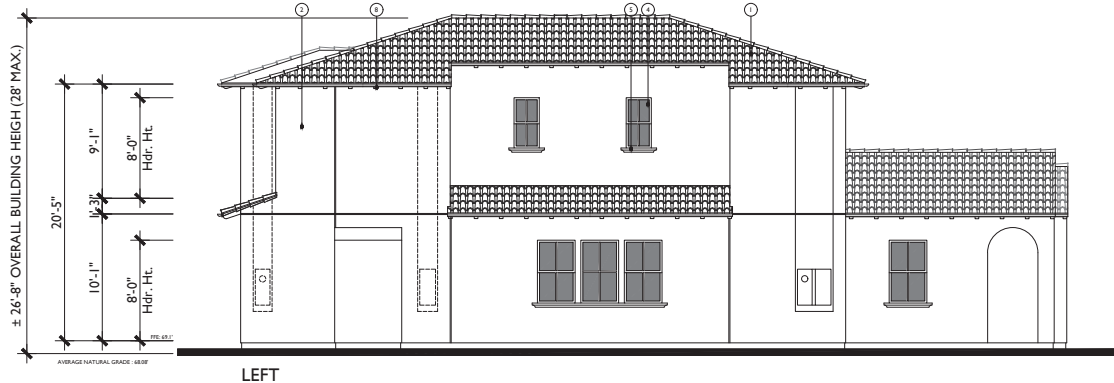
ROOF PLAN

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

SPANISH

MATERIALS LEGEND:

1. CONCRETE 'S' TILE
2. STUCCO
3. DECORATIVE GABLE DETAIL
4. FIBERGLASS WINDOW
5. FOAM TRIM
6. SECTIONAL GARAGE DOOR W/ WINDOWS
7. COACH LIGHT
8. RAFTER TAIL

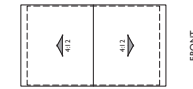
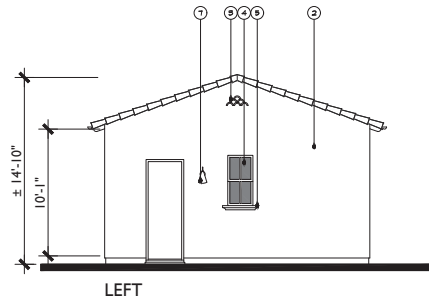
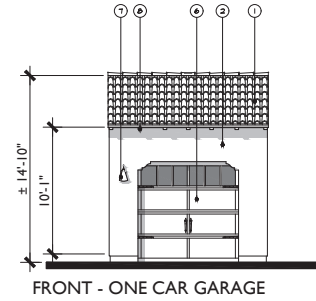
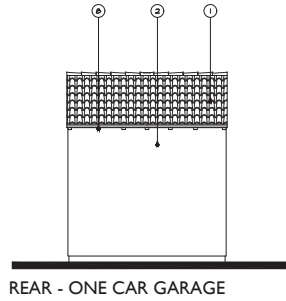


ELEVATIONS

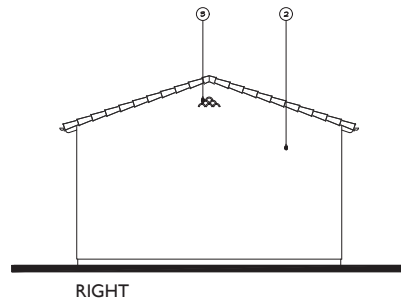
670 CAMBRIDGE AVENUE

Menlo Park, California

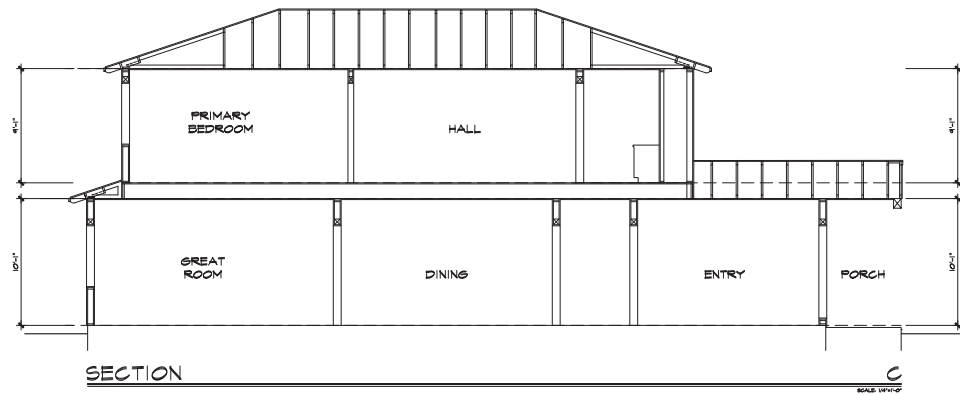
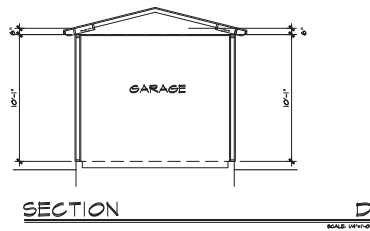
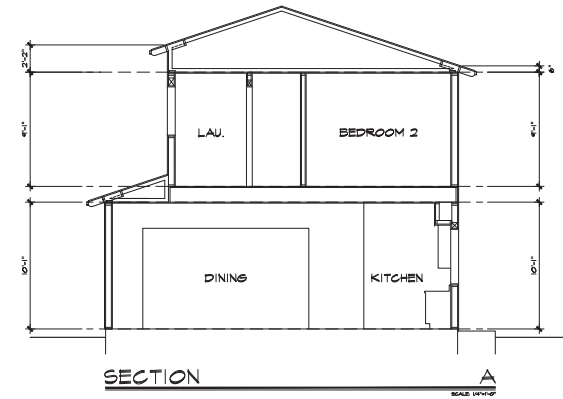
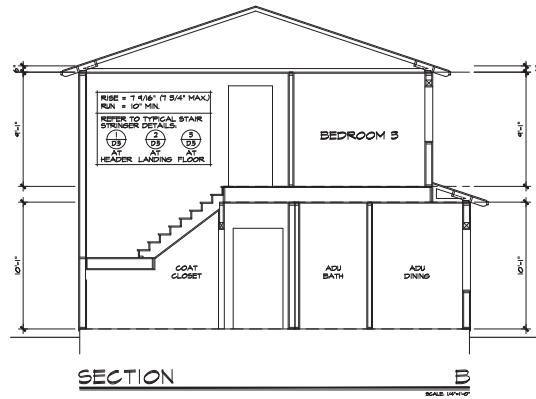
9 18.22396



I - CAR GARAGE
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 RAKE: TIGHT
 EAVE: 18"
 ROOF MATERIAL: 2-PIECE MISSION CLAY TILE



- MATERIALS LEGEND:**
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 4. FIBERGLASS WINDOW
 5. FOAM TRIM
 6. SECTIONAL GARAGE DOOR W/ WINDOWS
 7. COACH LIGHT
 8. RAFTER TAIL





4" HOUSE NUMBERS

REPRESENTS MATERIALS ONLY; NUMBERS TO REFLECT PROPERTY ADDRESS



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
COLOR: MOCHA BROWN

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
- FASCIA, EAVES, TAILS, AND GUTTERS
- GARAGE SIDE DOOR

URBANE BRONZE

SW 7048

- FRONT DOOR AND SIDELITE
- ADU 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 ITS SURROUNDINGS.
2. DOWNSPOUT COLOR TO FOLLOW TJH PRODUCT STANDARDS



Toyon BLA 2848-31
Spanish

670 Cambridge Avenue
Menlo Park, California 94025

This is an example of design specifications for this particular plan and elevation. Detailed specifications, finishes and features 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. ©2016 Thomas James Homes. All rights reserved. CA DBE license #C057567

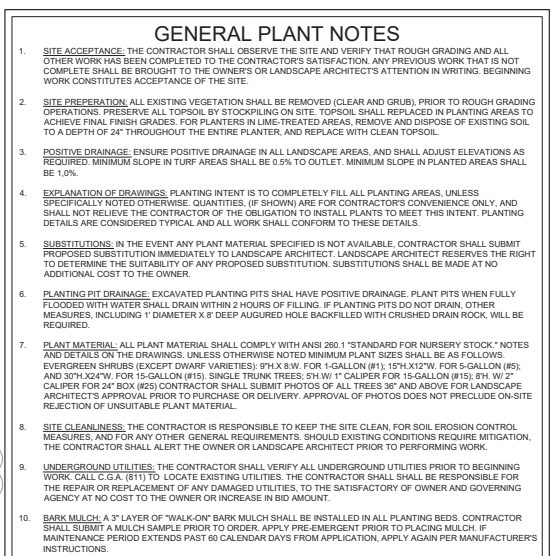
Date 08/15/24

Designer Kristin Lasky

Architect Bassenian Lagoni

COLOR BOARD

I-1.01



- PLANTING PITS, SHALL BE AMENDED FOR THE SOILS REPORT, AND PER LOCAL ORDINANCE, INCLUDING INCORPORATING COMPOST AT THE RATE OF A MINIMUM OF 4 CU. YDS. PER 1,000SF OF LANDSIDE AREA TO A DEPTH OF SIX INCHES. SOILS WITH GREATER THAN 6% ORGANIC WATER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING. BACKFILL FOR ALL SUCCESSIONS 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. **ESTABLISHMENT PERIOD:** SHALL BE A MINIMUM OF 60 CALENDAR DAYS, BEGINNING ON WRITTEN VERIFICATION OF SUBSTANTIAL COMPLETION BY THE LANDSCAPE ARCHITECT OR OTHER REPRESENTATIVE. ESTABLISHMENT PERIOD SHALL CONSIST OF REGULAR LANDSCAPE MAINTENANCE BY THE INSTALLING CONTRACTOR, ENSURING ALL PLANTING IS IN A VIGOROUS AND HEALTHY CONDITION, AND ALLOWING PLANTS TO GROW-IN AND ACCLIMATE TO THE SITE. ANY PLANTING THAT DOES NOT MEET THE QUALITY OF THE ESTABLISHMENT PERIOD SHALL BE SUBJECT TO AN ADDITIONAL ESTABLISHMENT PERIOD EQUAL TO THE ORIGINAL ESTABLISHMENT PERIOD, BEGINNING ON THE DATE OF THE RE-PLANTMENT. ALL PLANTING SHALL BE MAINTAINED THROUGHOUT THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COME TOWARD THE ESTABLISHMENT 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 POWER LINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING SHALL BE 3' CLEAR OF LOW-GROWING GROUND COVER SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 165.7.
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. **PILE INSTALLATION:** CONTRACTOR SHALL PLACE AND ESTABLISH SOD IN ALL AREAS AS DELINEATED ON THE PLANS AS FOLLOWS:
 - 17.1 REMOVE ALL ROCKS AND OTHER DELETERIOUS MATERIAL GREATER THAN 3/4" IN DIAMETER. ESTABLISH SMOOTH GRAD, WITH NO PONDING. ENSURE ADEQUATE SOIL COMPACTION TO AVOID SETTLEMENT, WITHOUT EXCEEDING 85% RELATIVE DENSITY. SUBSEQUENT SETTLEMENT SHALL BE CLEAR EVIDENCE OF INADEQUATE COMPACTION.
 - 17.2 INSTALL SOD TO A DEPTH OF 6" TO 8" TO BE SODDED TO A DEPTH OF AT LEAST 6", AND MAINTAIN MOISTURE UNTIL SODDING. DO NOT ALLOW SOD TO BECOME SATURATED.
 - 17.3 APPLY A STARTER FERTILIZER PRIOR TO LAYING SOD.
 - 17.4 INSTALL WATERING SYSTEM. DO NOT ALLOW SOD TO SIT IN DIRECT SUNLIGHT OR TO DRY OUT.
 - 17.5 STARTING AT A STRAIGHT EDGE, LAY SOD IN STAGGERED ROWS, OFFSETTING JOINTS A MINIMUM OF 2 FEET.
 - 17.6 AFTER LAYING, ROLL SOD WITH A LIGHT-WEIGHT WATER-DROP ROLLER (APPROXIMATELY 50 LBS.) AND ENSURE FULL CONTACT WITH THE UNDERLYING SOIL. IF ANY AIR IS POSSIBLE TO REMOVE, REMOVE IT.
18. **LANDSCAPE AREA:** MEANS ALL THE PLANTING AREAS, TURF AREAS, AND WATER FEATURES IN A LANDSCAPE INSTALLATION. THE LANDSCAPE AREA DOES NOT INCLUDE FOOTPRINTS OF BUILDINGS OR STRUCTURES, SIDEWALKS, DRIVEWAYS, PARKING LOTS, DECKS, PATIOS, GRAVEL OR STONE WALKS, OTHER PERVIOUS OR NON-PERVIOUS HARD SURFACES, OR OTHER NON-IRRIGATED AREAS NOT INTENDED FOR NON-DEVELOPMENT (E.G. OPEN SPACES IN EXISTING WILDLAND OR NATIVE VEGETATION).

8' 0 8' 16'

SCALE: 1/8"=1'-0"

