



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

848 College Ave  
Project Description  
May 15, 2023

### **PARCEL GENERAL INFORMATION**

The 7811 sq. ft. parcel located at 848 College Ave 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 (50.03) falls short of the 65 ft prescribed in the ordinance.

There were 9 trees analyzed including 6 trees on-site and 3 trees off-site (*see also Arborist Report & sheet L1.1*). No trees are Significant Trees, and 6 trees are Protected Heritage trees. 3 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 5 new trees of which two 24-inch box trees will be at the front of the home and three 36-inch box trees will be at the rear of the home.

### **EXISTING HOME TO BE DEMOLISHED**

The existing house is a single-story single-family home built in 1914. The main house is 1-story single-family house consisting of 1883 square feet with a 761 square feet detached garage at the rear.

### **PROPOSED SINGLE FAMILY RESIDENCE**

We have proposed a two-story single-family residence in a Traditional style elevation.

There is a good mix of older and newer homes in the neighborhood along College 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 on College Ave with more Traditional style elevations using lap siding, hip/gable roofs, dark accents, and using 2-car garage configurations facing front along College Ave similar to what we have proposed.

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 setback of our home at the front to a 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

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



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to minimize massing. The new home will have 3 bedrooms and 2.5 baths, an attached 1 bedroom 1 bathroom ADU, and a basement similar in size to the 1<sup>st</sup> story of the home. A light color palette proposes an off-white lap siding, minimalist windows with black window frames that complement the dark accent color and a darker standing seam roof for contrast. A front facing 2-car garage and 2-off street parking spaces are provided aligning with the pattern found with newer homes in the neighborhood.

#### **NEIGHBOR RELATIONS**

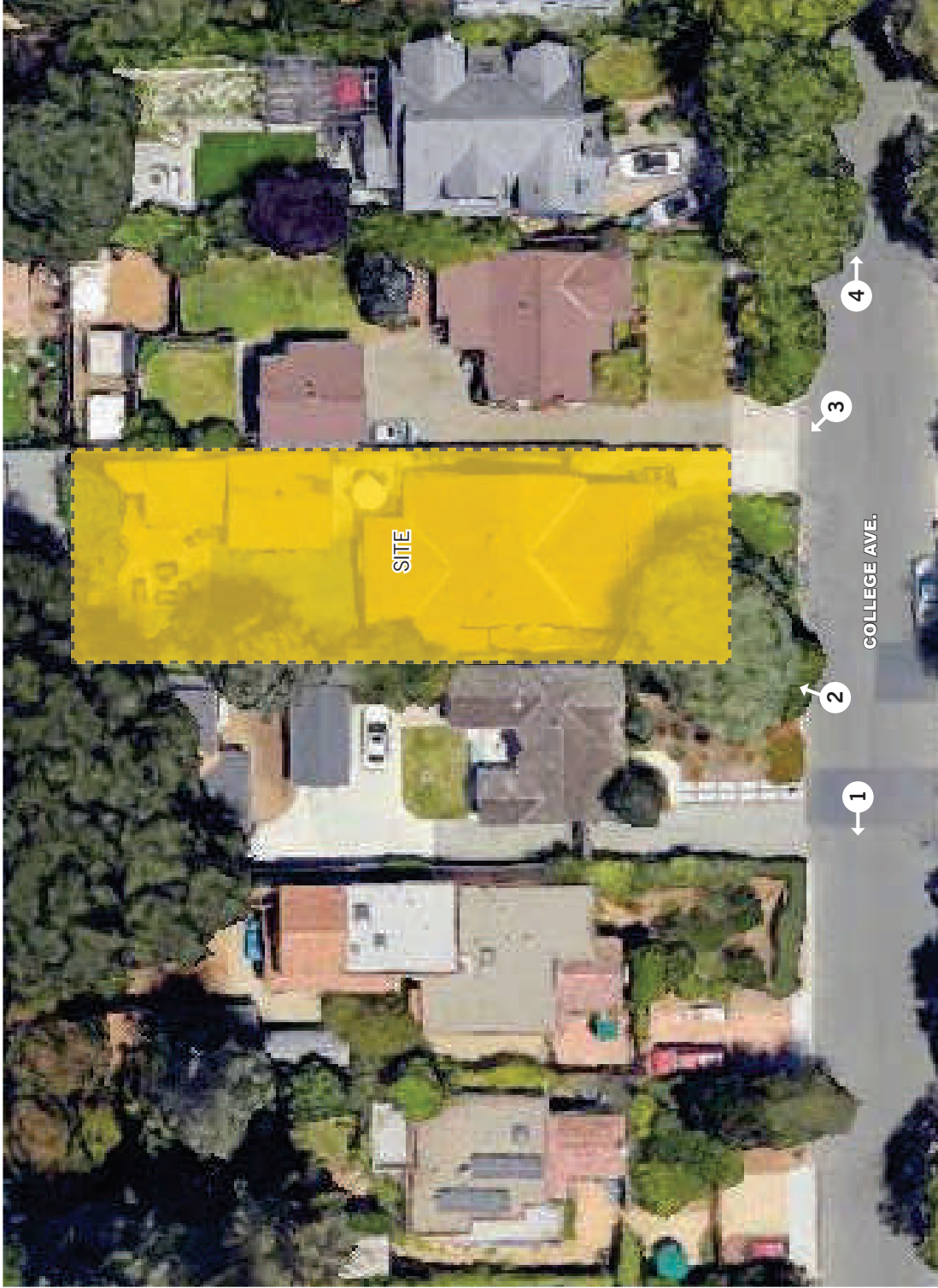
Thomas James Homes will reach out to neighbors within 300 feet of this property with a copy of the site plan, floor plan, elevations and a letter describing our project. A virtual neighbor meeting will soon be held to collect feedback and/or concerns from the immediate neighbors. We look forward to helping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

Sincerely,

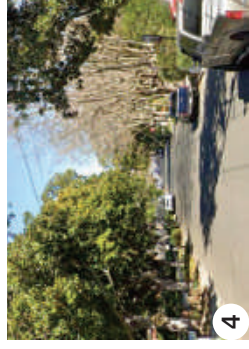
*Gagan Kang*

Gagan Kang  
Senior Development Manager | Thomas James Homes  
[gkang@tjhusa.com](mailto:gkang@tjhusa.com) | 650-272-3276





NOT TO SCALE



## SITE AERIAL & PHOTOS

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES



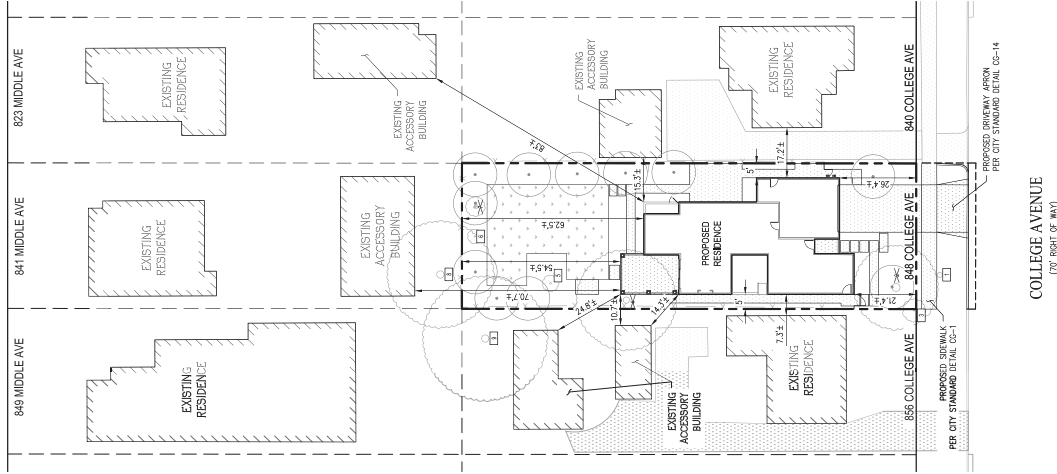
DATE 05-09-2023  
JOB NO. 1841.059



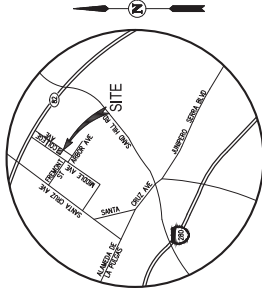
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

A.1

MIDDLE AVENUE



COLLEGE AVENUE  
(70' RIGHT OF WAY)



VICINITY MAP  
NOT TO SCALE

| EXISTING TREES TO BE REMOVED |                |               |                        |
|------------------------------|----------------|---------------|------------------------|
| TREE NUMBER                  | COMMON NAME    | DBH (IN)      | HERITAGE TREE OFF-SITE |
| 2                            | BIG LEAF CEDAR | 33            | YES NO                 |
| 4                            | COAST REDWOOD  | 26            | YES NO                 |
| 7                            | COMMON FIG     | 4.6, 6.7, 7.2 | NO NO                  |

| EXISTING TREES TO REMAIN |                     |          |                        |
|--------------------------|---------------------|----------|------------------------|
| TREE NUMBER              | COMMON NAME         | DBH (IN) | HERITAGE TREE OFF-SITE |
| 1                        | NORTHERN CALIFORNIA | 1.5      | NO YES                 |
| 3                        | CHINESE PRIVET      | 6        | NO YES                 |
| 5                        | LILAC               | 7        | NO NO                  |
| 6                        | JAPANESE MAPLE      | 6        | NO NO                  |
| 8                        | COAST LIVE OAK      | 30       | YES YES                |
| 9                        | COAST LIVE OAK      | 30       | YES YES                |

LEGEND

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

NOTES:  
1. THE TABLE ABOVE CONTAINS A SUMMARY OF INFORMATION PROVIDED IN THE ARBORIST REPORT. PLEASE REFER TO THE ARBORIST REPORT DATED SEPTEMBER 20, 2022 AND PREPARED BY HEARTWOOD CONSULTING ARBORISTS FOR MORE INFORMATION.



848 COLLEGE AVENUE  
AREA PLAN

THOMAS JAMES HOMES  
CITY OF MENLO PARK SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: APRIL 21, 2023



SAN RAMON  
ROSEVILLE  
WWW.CBG-CA.COM

PLANNERS

SURVEYORS

SHEET NO.  
AP-1  
OF 1 SHEETS

## TREE PROTECTION CHART

NOTE: SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION

| KEYNOTE | STATUS        | LOCATION | SCIENTIFIC NAME                     | COMMON NAME       | DBF (m)              | ACTION             |
|---------|---------------|----------|-------------------------------------|-------------------|----------------------|--------------------|
| 1       | Non-Protected | On-Site  | <i>Centropomus viridis</i>          | Centropomus       | 33                   | Retain and Protect |
| 2       | Hedge Type    | Off-Site | <i>Centrus testus</i>               | Orange Grouper    | 33                   | Remove             |
| 3       | Non-Protected | Off-Site | <i>Leptocottus armatus</i>          | Chromatic Pinfish | 6.3                  | Retain and Protect |
| 4       | Non-Protected | Off-Site | <i>Scorpaenopsis diabolus</i>       | Red Rockfish      | 7                    | Retain and Protect |
| 5       | Non-Protected | Off-Site | <i>Scorpaenopsis diabolus</i>       | Red Rockfish      | 7                    | Retain and Protect |
| 6       | Non-Protected | Off-Site | <i>Acanthaluteres spilargenteus</i> | Common Mole       | 7                    | Retain and Protect |
| 7       | Hedge Type    | Off-Site | <i>Fistularia plagiata</i>          | Japanese Mole     | 6.4, 4.2, 10.6, 6.18 | Remove             |
| 8       | Hedge Type    | Off-Site | <i>Scorpaenopsis diabolus</i>       | Red Rockfish      | 30                   | Retain and Protect |
| 9       | Hedge Type    | Off-Site | <i>Scorpaenopsis diabolus</i>       | Red Rockfish      | 30                   | Retain and Protect |

REFER TO LANDSCAPE  
SHEETS FOR TREE DETAILS

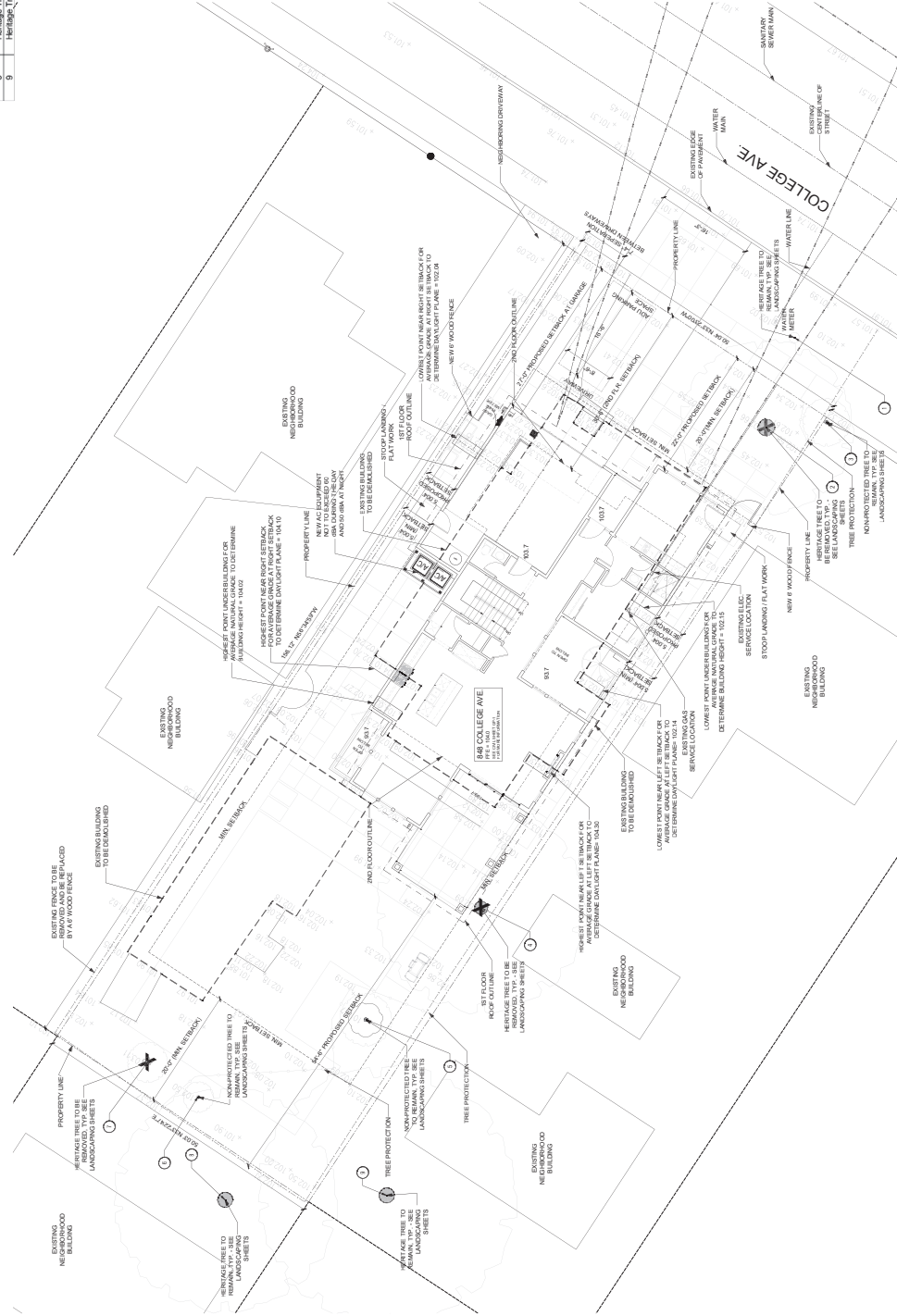
This Site Plan contains information beyond the scope of work of the Architect. Information provided by Civil Engineer, Landscape Architect, and Arborist shall be verified in their respective documents.

3 BEDROOMS / 3.5 BATH +  
1 BEDROOM / 1 BATH ADU  
100% BEDROOM & BASEMENT

| FLOOR AREA     |                 |
|----------------|-----------------|
| FIRST FLOOR    | 1118.04 SQ. FT. |
| SECOND FLOOR   | 1304.76 SQ. FT. |
| BASEMENT       | 1228.32 SQ. FT. |
| TOTAL LIVING   | 3651.12 SQ. FT. |
| GARAGE         | 401.76 SQ. FT.  |
| ADJ.           | 404.65 SQ. FT.  |
| PORCH          | 42.71 SQ. FT.   |
| OUTDOOR LIVING | 274.50 SQ. FT.  |
| FIRE PLACE     | 7.78 SQ. FT.    |
| FAL:           | 2914.56 SQ. FT. |
| MAX FAL:       | 3002.50 SQ. FT. |

| BUILDING COVERAGE      |                  |
|------------------------|------------------|
| FIRST FLOOR            | 1,118.04 SQ. FT. |
| GARAGE                 | 491.76 SQ. FT.   |
| PORCH                  | 42.71 SQ. FT.    |
| OUTDOOR LIVING         | 274.50 SQ. FT.   |
| COURTYARD              | 165.86 SQ. FT.   |
| LIGHTWELL              | 48.00 SQ. FT.    |
| FIRE PLACE             | 7.78 SQ. FT.     |
| TOTAL UNPAID:          | 2,149.65 SQ. FT. |
| PAID BUILDING COVERAGE | 3,007.24 SQ. FT. |

|                                |                 |
|--------------------------------|-----------------|
| THOMAS JAMES HOMES<br>STANDARD |                 |
| BASEMENT                       | 1228 SQ. FT.    |
| FIRST FLOOR                    | 1125 SQ. FT.    |
| SECOND FLOOR                   | 1304.76 SQ. FT. |
| TOTAL LIVING:                  | 3658.90 SQ. FT. |
| ADU                            | 404.65 SQ. FT.  |
| TOTAL                          | 4063.55 SQ. FT. |



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

## SITE PLAN

848 COLLEGE AVE., MENLO PARK



THOMAS JAMES HOMES

0 8 16

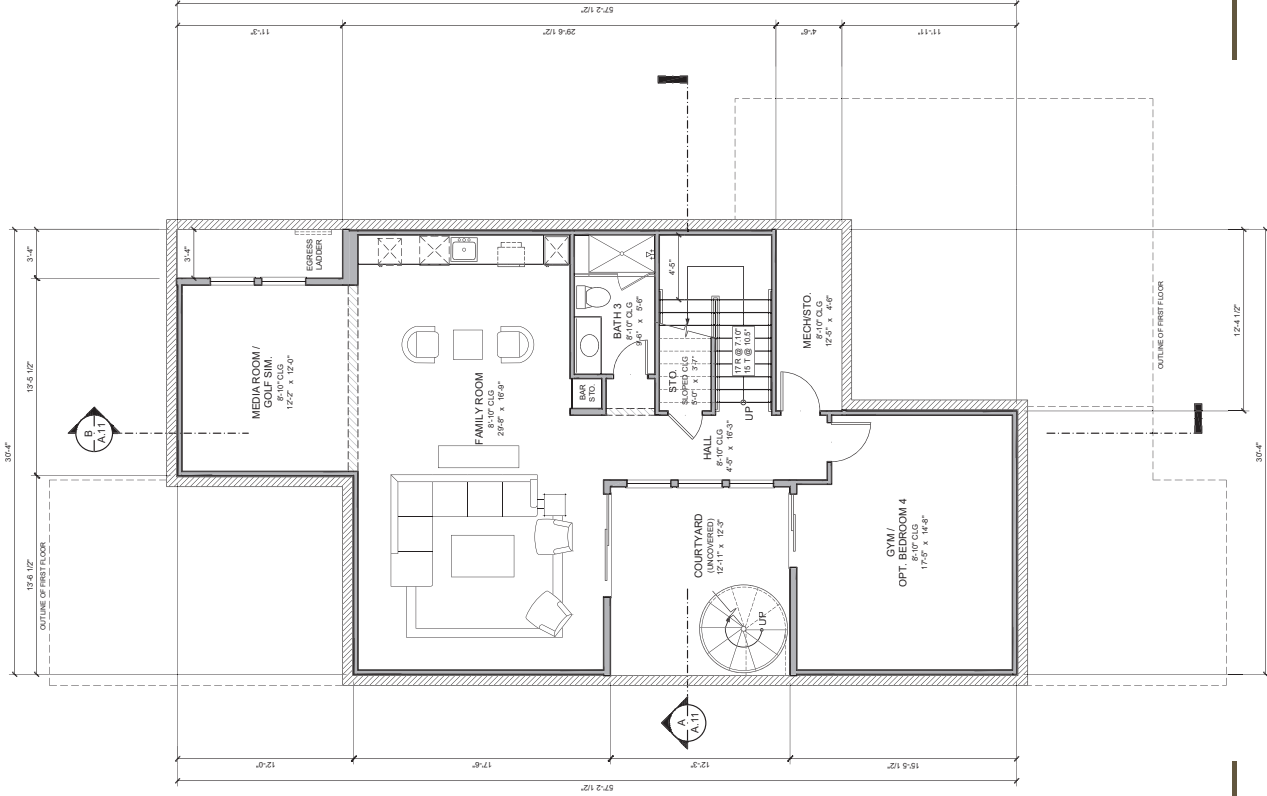
DATE 05-09-2023

JOB NO. 1641.059



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

### A.3



3 BEDROOMS / 3.5 BATH +  
1 BEDROOM / BATH ADU  
OPT BEDROOM @ BASEMENT

| FLOOR AREA     |                  |
|----------------|------------------|
| FIRST FLOOR    | 1,118.04 SQ. FT. |
| SECOND FLOOR   | 1,304.76 SQ. FT. |
| BASEMENT       | 1,228.32 SQ. FT. |
| TOTAL LIVING   | 3,651.12 SQ. FT. |
| GARAGE         | 601.76 SQ. FT.   |
| ADU            | 404.65 SQ. FT.   |
| PORCH          | 42.71 SQ. FT.    |
| OUTDOOR LIVING | 274.50 SQ. FT.   |
| PREPACE        | 7.78 SQ. FT.     |
| POOL           | 2,994.56 SQ. FT. |
| MAX FILL       | 3,022.75 SQ. FT. |

| BUILDING COVERAGE |                  |
|-------------------|------------------|
| FIRST FLOOR       | 1,118.04 SQ. FT. |
| GARAGE            | 601.76 SQ. FT.   |
| PORCH             | 42.71 SQ. FT.    |
| OUTDOOR LIVING    | 274.50 SQ. FT.   |
| COURTYARD         | 105.86 SQ. FT.   |
| LIGHTWELL         | 48.00 SQ. FT.    |
| PREPACE           | 7.78 SQ. FT.     |
| TOTAL LIVING      | 2,148.65 SQ. FT. |
| MAXIMUM COVERAGE  | 3,007.24 SQ. FT. |

| THOMAS JAMES HOMES<br>BUILDING FOOTPRINT<br>COVERED |                  |
|-----------------------------------------------------|------------------|
| BASEMENT                                            | 1,228.32 SQ. FT. |
| FIRST FLOOR                                         | 1,125.43 SQ. FT. |
| SECOND FLOOR                                        | 1,304.76 SQ. FT. |
| TOTAL LIVING                                        | 3,658.51 SQ. FT. |
| ADU                                                 | 404.65 SQ. FT.   |
| TOTAL                                               | 4,063.16 SQ. FT. |

BASEMENT FLOOR PLAN

848 COLLEGE AVE., MENLO PARK

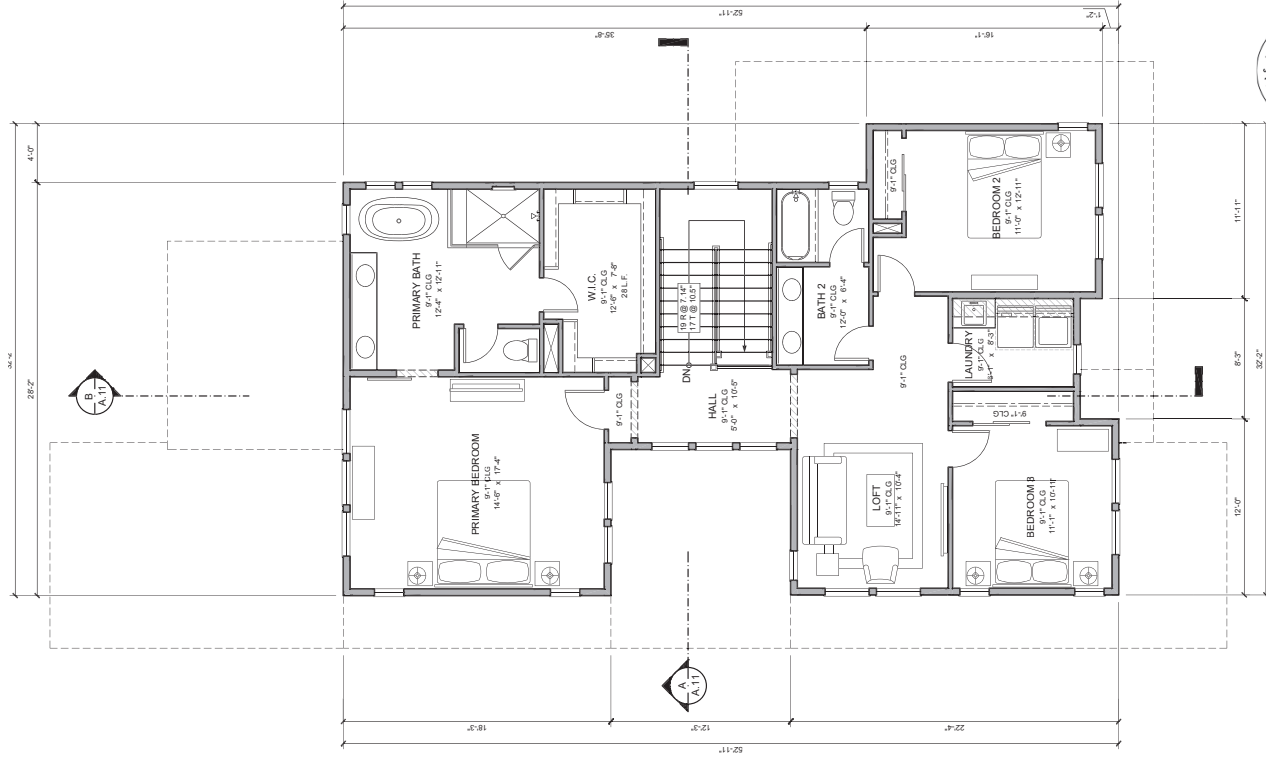
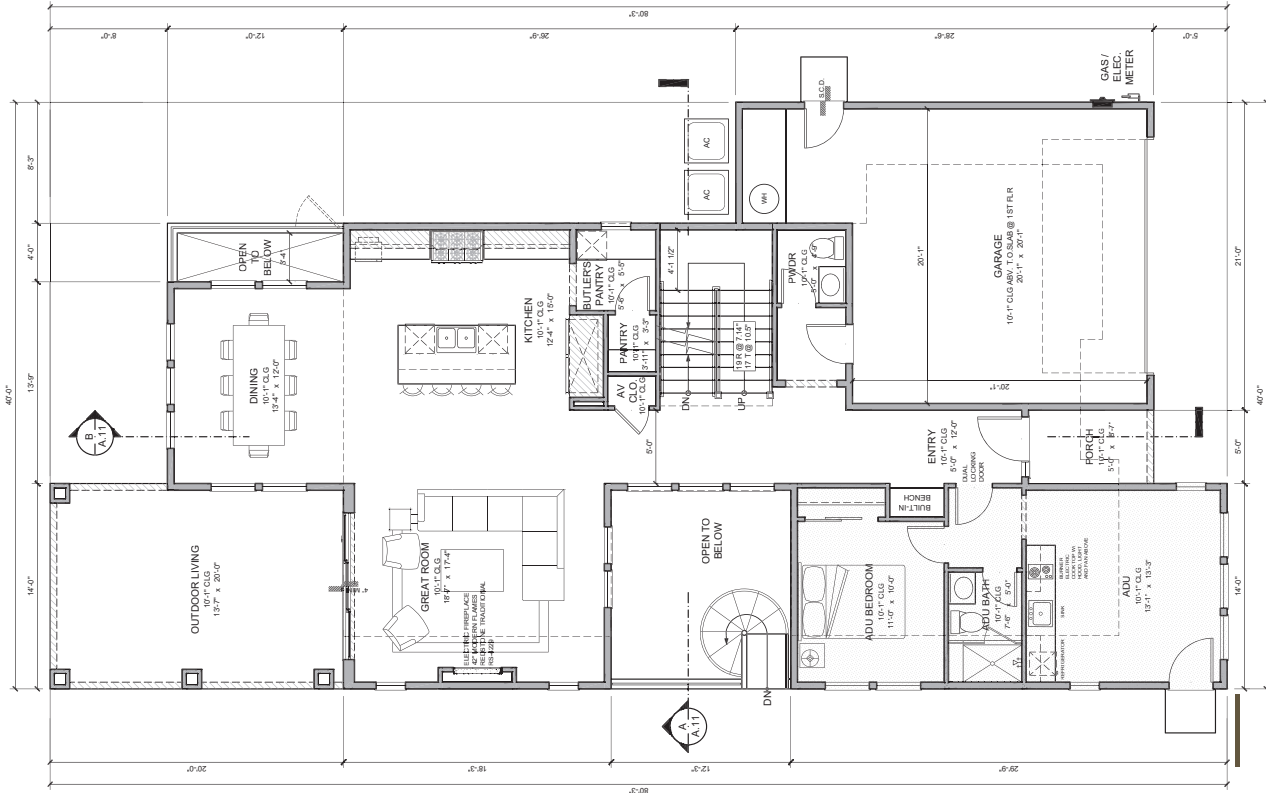


DATE 05-09-2023  
JOB NO. 1641.059

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

THOMAS JAMES HOMES

A.4



3 BEDROOMS / 3.5 BATH +  
ADU / 1 BEDROOM @ BASEMENT

| FLOOR AREA     |                  |
|----------------|------------------|
| FIRST FLOOR    | 1,118.04 SQ. FT. |
| SECOND FLOOR   | 1,304.76 SQ. FT. |
| BASEMENT       | 1,228.32 SQ. FT. |
| TOTAL LIVING   | 3,651.12 SQ. FT. |
| GARAGE         | 401.76 SQ. FT.   |
| ADU            | 400.65 SQ. FT.   |
| POURCH         | 42.71 SQ. FT.    |
| OUTDOOR LIVING | 274.50 SQ. FT.   |
| PORCH          | 7.78 SQ. FT.     |
| PRELACE        | 294.56 SQ. FT.   |
| MAX FILL       | 3,027.51 SQ. FT. |

BUILDING COVERAGE

|                 |                  |
|-----------------|------------------|
| FIRST FLOOR     | 1,118.04 SQ. FT. |
| GARAGE          | 401.76 SQ. FT.   |
| POURCH          | 42.71 SQ. FT.    |
| OUTDOOR LIVING  | 274.50 SQ. FT.   |
| COURTYARD       | 105.86 SQ. FT.   |
| LIGHTWELL       | 48.00 SQ. FT.    |
| PRELACE         | 7.78 SQ. FT.     |
| TOTAL LIVING    | 2,148.65 SQ. FT. |
| MAXIMUM COVERED | 3,007.51 SQ. FT. |

THOMAS JAMES HOMES  
STANDARD  
SCHEDULE

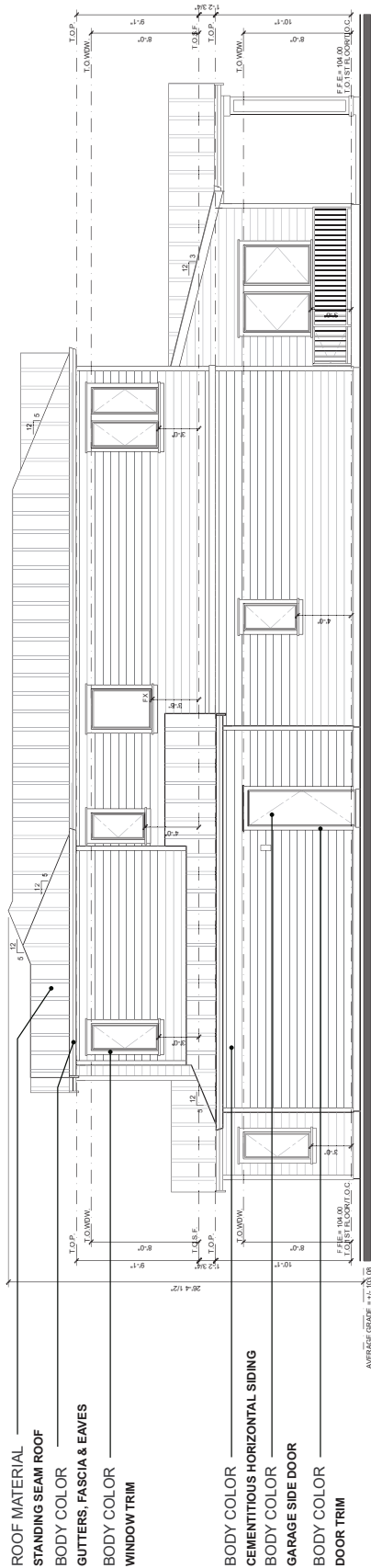
|              |                  |
|--------------|------------------|
| BASEMENT     | 1,228.32 SQ. FT. |
| FIRST FLOOR  | 1,118.04 SQ. FT. |
| SECOND FLOOR | 1,304.76 SQ. FT. |
| TOTAL LIVING | 3,651.12 SQ. FT. |
| ADU          | 400.65 SQ. FT.   |
| TOTAL        | 4,051.77 SQ. FT. |

DATE 05-09-2023  
JOB NO. 184.1059

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

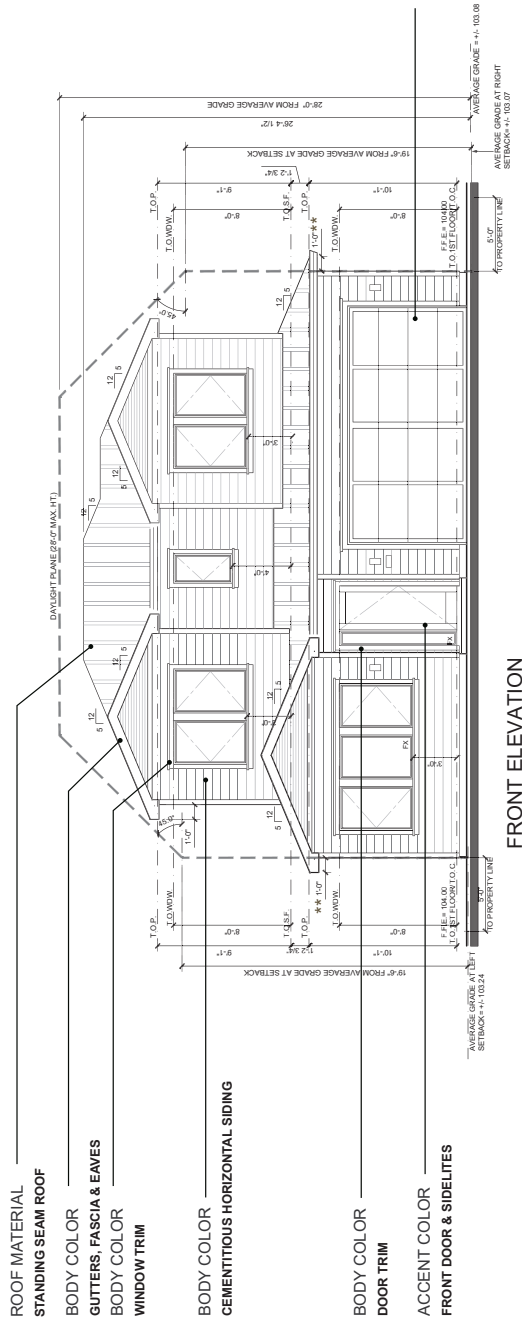
A.5





RIGHT ELEVATION

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



FRONT ELEVATION

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

ACCENT COLOR

FRONT DOOR AND SIDELITES

BODY COLOR

EXTERIOR GUTTERS, FASCIA, EAVES, GUTTER  
DOOR AND WINDOW TRIM  
GARAGE DOOR  
GARAGE SIDE DOOR AND DOOR

ROOF MATERIAL

STANDING SEAM  
MEDIUM BRONZE

FOR MORE INFORMATION  
SEE EXTERIOR RENDERERS  
& COLOR BOARD

\*\* AS PER MENLO PARK GUIDELINES,  
18" INTRUSION OF ARCHITECTURAL  
FEATURES, SUCH AS EAVES, IS  
ALLOWED. HOWEVER, NO  
FEATURES SHALL INTRUDE  
LESS THAN 10" INTRUSION OF  
ARCHITECTURAL FEATURES, SUCH  
AS EAVES, IS ALLOWABLE INTO ANY  
YARD OF 10' OR GREATER.

WINDOWS  
ANDERSEN 100 SERIES FOR ALL  
WINDOWS TYP. - NO SIMULATED  
DIVIDED LITE

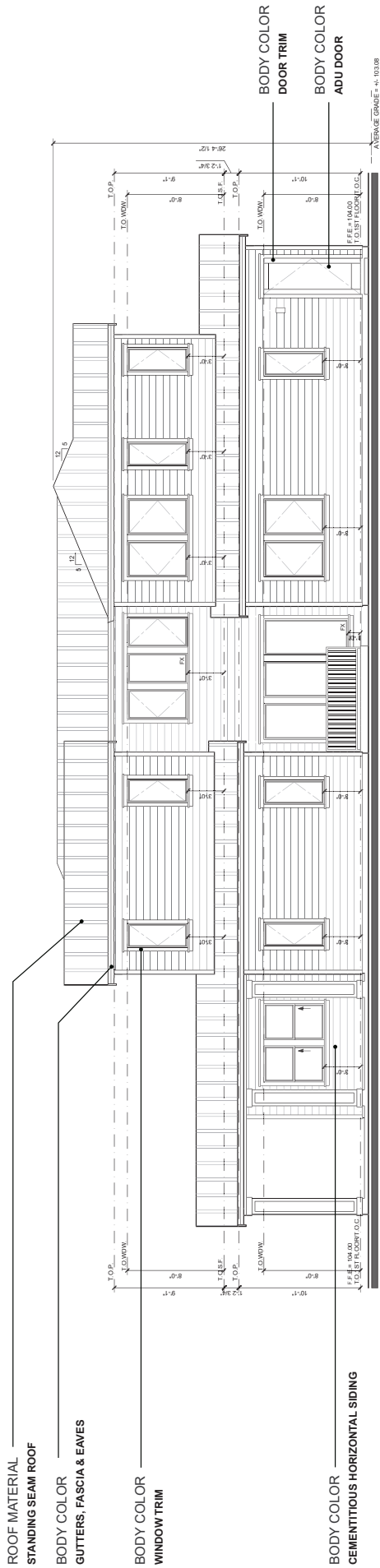


848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES

A.9

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



ACCENT COLOR

BODY COLOR

ROOF MATERIAL

STANDING SEAM  
METAL ROOF

FOR MORE INFORMATION  
SEE EXTERIOR RENDERERS  
& COLOR BOARD

\*\*AS PER MENLO PARK GUIDELINES,  
18" MINIMUM ARCHITECTURAL  
FEATURES, SUCH AS EAVES, IS  
ALLOWABLE INTO ANY YARD OF  
LESS THAN 10'. 3' INTRUSION OF  
ARCHITECTURAL FEATURES, SUCH  
AS EAVES, IS ALLOWABLE INTO ANY  
YARD OF 10' OR GREATER.

WINDOWS  
ANDERSEN 100 SERIES FOR ALL  
WINDOWS TYP. - NO SIMULATED  
DIVIDED LITE

DATE 05-09-2023  
JOB NO. 1641.059

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

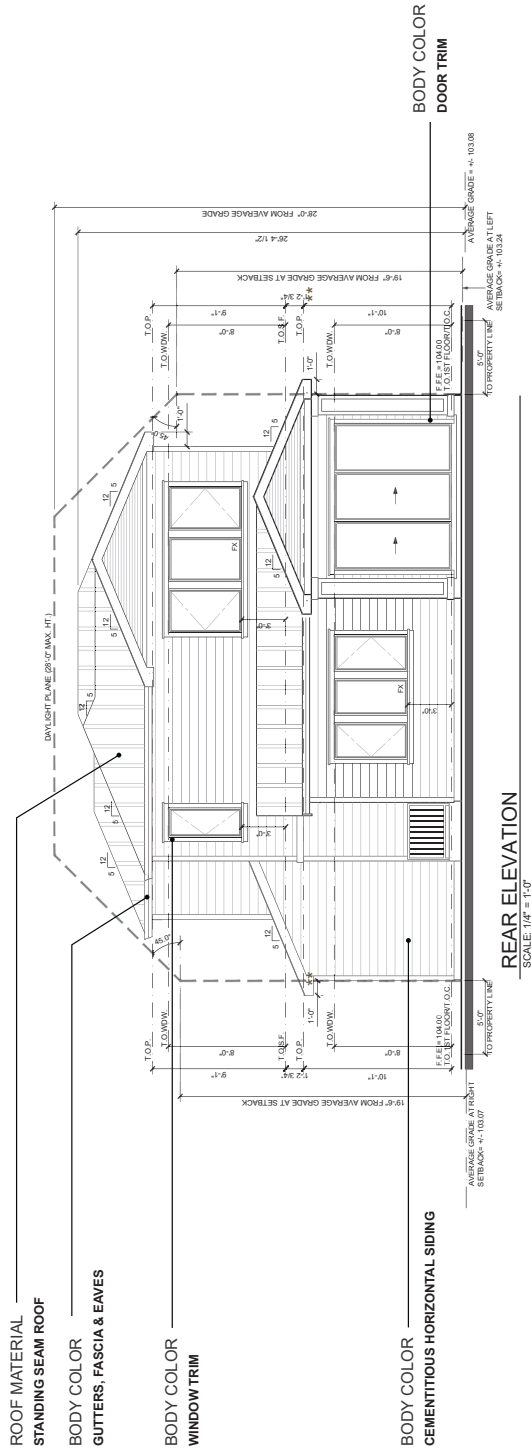


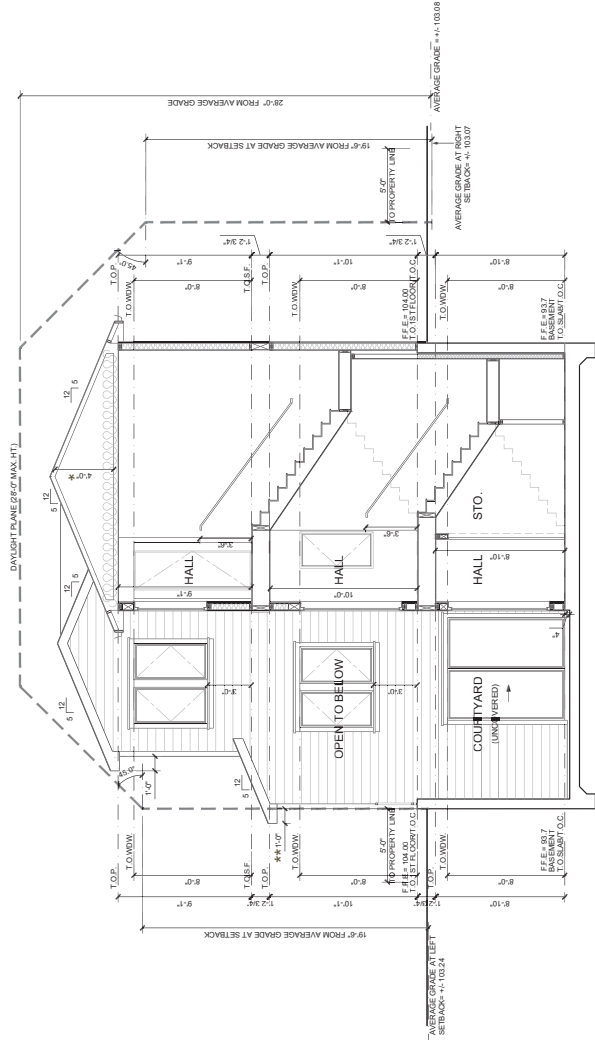
ELEVATIONS

848 COLLEGE AVE., MENLO PARK

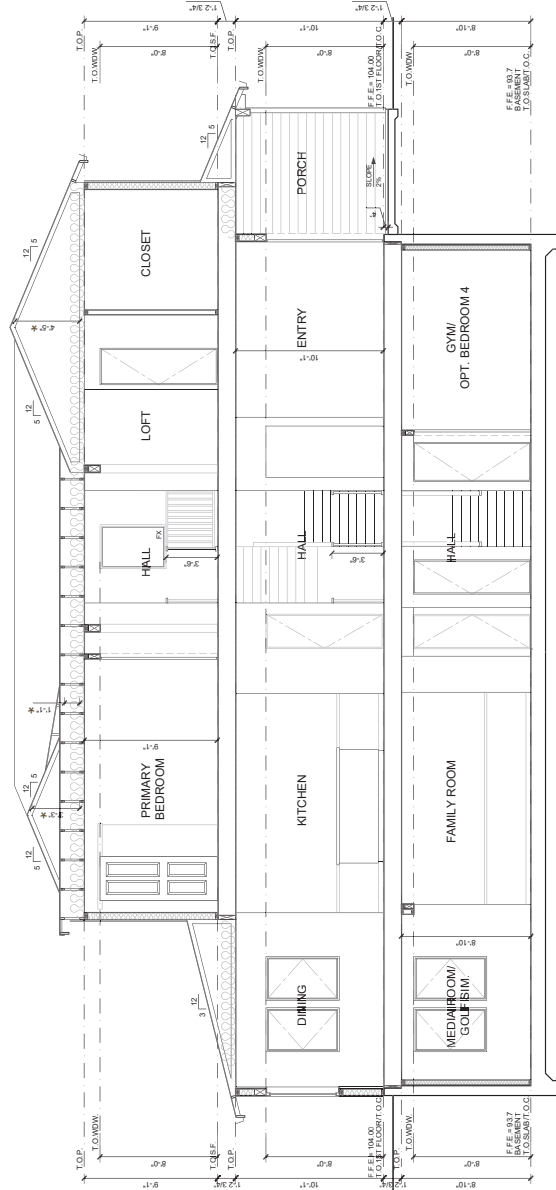
THOMAS JAMES HOMES

A.10





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



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

\* AS PER THE MENLO PARK MUNICIPAL CODE (SECTION 18.01.010 (A)) THE MINIMUM CLEARANCE BETWEEN THE TOP OF THE CEILING JOIST AND THE BOTTOM OF THE ROOF SHEATHING MEASURES LESS THAN FIVE FEET (5') IS EXCLUDED FROM THE FLOOR AREA.

\*\* AS PER MENLO PARK GUIDELINES, 18" INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWED INTO THE YARD OF LESS THAN 10'. 3' INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF 10' OR GREATER.



## SECTIONS

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES

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

A.11

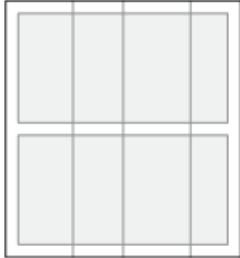
FIBERGLASS  
EXTERIOR: BLACK  
INTERIOR: BLACK



FRONT DOOR  
MASONITE - HERITAGE – LINCOLN PARK  
FIBERGLASS  
FULL PANEL DOOR  
FULL SIDELITE



ADU DOOR  
MASONITE - VISTAGRANDE  
FIBERGLASS  
FULL LITE



GARAGE DOOR  
CLOPAY GRAND HARBOR  
DESIGN: 41

WINDOWS: PLAIN SHORT, CLEAR GLASS



EXTERIOR ELEVATIONS  
(NOT TO SCALE)

848

HOUSE NUMBERS



EXTERIOR LIGHT FIXTURE  
5"W X 9"H

○ FRONT DOOR AND SIDELITES

- EXTERIOR SIDING, FASCIA, EAVES, GUTTER
- DOOR AND WINDOW TRIM
- GARAGE DOOR
- GARAGE SIDE DOOR AND ADU DOOR

STANDING SEAM  
MEDIUM BRONZE

FENCE STAIN  
SEMI-TRANSPARENT  
BLACK



848 COLLEGE AVE  
MENLO PARK, CALIFORNIA 94025

This is an example of design specifications for this particular plan and elevation. Detailed specifications, finishes and textures are subject to change, on homes prior to sale, at any time without notice or obligation. Figures, sketches and dimensions are approximate and may vary in construction and depending on the standard of measurement used. Designing and building a home is a complex process and many factors can affect the final result. Thomas James Homes, LLC ©2018 Thomas James Homes. All rights reserved. CA CBE License #02057367

NOTES:  
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

DATE: 5.1.2023  
DESIGNED BY: DAWN ADAMS  
ARCHITECT: DAHLIN

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

CUSTOM  
TRADITIONAL