



## **ZONING ADMINISTRATOR MEETING AGENDA**

**4:00 PM - Wednesday, July 19, 2023**

*Community Meeting Chambers, Los Altos City Hall  
1 North San Antonio Road, Los Altos, CA*

Members of the Public may call (253) 215-8782 to participate in the conference call (Webinar ID: 861 8323 5195) or via the web at <https://tinyurl.com/ybsmxxpr> with Passcode: 701956). Members of the Public may only comment during times allotted for public comments and public testimony will be taken at the direction of the Zoning Administrator. Members of the public are also encouraged to submit written testimony prior to the meeting at [ZAPublicComment@losaltosca.gov](mailto:ZAPublicComment@losaltosca.gov). Emails received prior to the meeting will be included in the public record.

### **ESTABLISH QUORUM**

### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

### **ITEMS FOR CONSIDERATION/ACTION**

#### **CONSENT CALENDAR**

**These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Chair.**

**1. Zoning Administrator Meeting Minutes**

Approval of the FINAL minutes of the regular meeting of July 5, 2023.

### **PUBLIC HEARING**

**2. SC22-0020 - Dominique Price - 631 Torwood Lane**

Design Review for a 972 square-foot first story and 486 square-foot second story addition to an existing one-story house. This project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

### **POTENTIAL FUTURE AGENDA ITEMS**

### **ADJOURNMENT**

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City ADA Coordinator can be reached at (650) 947-2607 or by email: [ada@losaltosca.gov](mailto:ada@losaltosca.gov).

Agendas, Staff Reports and some associated documents for Design Review Commission items may be viewed on the Internet at <http://losaltosca.gov/meetings>.

If you wish to provide written materials, please provide the Commission Staff Liaison with 10 copies of any document that you would like to submit to the Commissioners in order for it to become part of the public record.

For other questions regarding the meeting proceedings, please contact the City Clerk at (650) 947-2720.



## ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, July 5, 2023

*Community Meeting Chambers, Los Altos City Hall  
1 North San Antonio Road, Los Altos, CA*

### CALL MEETING TO ORDER

At 4:00 p.m. the Zoning Administrator called the meeting to order.

### ESTABLISH QUORUM

PRESENT: Zoning Administrator Zornes

STAFF: Associate Planner Liu

### PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

### ITEMS FOR CONSIDERATION/ACTION

#### CONSENT CALENDAR.

1. **Zoning Administrator Meeting Minutes**

Approval of the FINAL minutes of the regular meeting of June 7, 2023.

Action: Zoning Administrator Zornes approved meeting minutes for regular meeting of June 7, 2023.

The motion was approved (1-0) by the following vote:

AYES: Zornes

NOES: None

### PUBLIC HEARING

2. **SC22-0034 – Han Ren and Yanhua Ren – 239 Marich Way**

Design Review for a new 3,896 square-foot two-story single-family residence. This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

### STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC22-0034 subject to the listed findings and conditions.

PUBLIC COMMENT

None.

Zoning Administrator Zornes closed the public comment period.

Action: Zoning Administrator Zornes approved design review application SC22-0034 per the staff report findings and conditions.

The motion was approved (1-0) by the following vote:

AYES: Zornes

NOES: None

**POTENTIAL FUTURE AGENDA ITEMS**

None.

**ADJOURNMENT**

Zoning Administrator Zornes adjourned the meeting at 4:05 PM.

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Nick Zornes  
Zoning Administrator



**TO:** Nick Zornes, Zoning Administrator  
**FROM:** Sean Gallegos, Senior Planner  
**SUBJECT:** SC22-0020 – 631 Torwood Lane

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## RECOMMENDATION

Approve design review application SC22-0020 for the construction of first and second-story additions to an existing one-story house subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (“Existing Facilities”).

## BACKGROUND

### Project Description

- Project Location: 631 Torwood Lane, on the east side of Torwood Lane, between Pine Lane and Meadow Lane
- Lot Size: 9,500 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes construction of a 972 square-foot first story and 486 square-foot second-story addition to an existing one-story house (see Attachment A – Project Plans). A portion of the front facade facing Torwood Lane is proposed to be removed, effectively eliminating the nonconforming front yard setback of the existing house, and the removal of a garage and breezeway. However, it maintains the current location and width of the driveway, which does not exceed 50% of the required front yard area consistent with the district regulations.

The proposed design of the residence features a neo-eclectic architectural style that blends a variety of decorative techniques from different house styles. The design incorporates elements of a ranch house, with its simplistic massing, practical aesthetic, and stripped-down details, along with modern contemporary architecture, featuring a flat roof, flush-set windows, and minimalistic accents.

The subject property has a total of 11 trees, including two classified as protected trees under the City's Tree Protection Regulations. The proposed project aims to preserve all existing trees, with a comprehensive arborist report confirming no anticipated negative impacts from the development. While specific tree protection guidelines and restrictions are recommended for the protected trees, their preservation aligns with the regulations and ensures a harmonious balance between the property's

landscape aesthetics and safety considerations. By adhering to these measures, the project demonstrates a commitment to complying with the City's Tree Protection Regulations.

**ANALYSIS**

**Design Review**

The proposed house complies with the R1-10 district development standards found in Los Altos Municipal Code (LAMC) Chapter 14.06, as demonstrated by the following table:

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,338 square feet	2,570 square feet	2,850 square feet
<b>FLOOR AREA:</b>			
1st Floor	2,100 square feet	2,570 square feet	
2nd Floor	-	452 square feet	
Total	2,100 square feet	3,022 square feet	3,325 square feet
<b>SETBACKS:</b>			
Front	22 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Right side(1 <sup>st</sup> /2 <sup>nd</sup> )	7.25 feet/-	7.25 feet/59.17 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	8.25 feet/-	10 feet/17.5 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	15 feet	20.9 feet	27 feet

As per Chapter 14.76 of the LAMC, two-story additions must comply with the Single-Family Residential Design Guidelines. The guidelines suggest that designs in a Diverse Character neighborhood should incorporate some design elements, materials, and scale that are present in the neighborhood while maintaining its own unique design integrity.

Sheet A0.1 of the plan set features a neighborhood context map, illustrating the physical characteristics of the surrounding area, including boundaries, streets, buildings, and natural features. This map provides a visual representation of the neighborhood's context in relation to the proposed project. Additionally, Sheet A0.2 presents streetscape elevations, showcasing the architectural style, size, and massing of the proposed residence in comparison to the neighboring houses. These elevations offer a clear understanding of the design's relationship within the existing streetscape and its relationship to the surrounding structures.

**Main House and Second Story Addition**

The existing residence is a ranch style with a simple form, low-pitched gable roof, eaves, and rustic materials. The addition uses a more contemporary modern style with a flat roof and rectangular forms. However, the contrast between these two architectural styles maintains the character of the house and neighborhood with simple forms and low roof lines. The proposed building materials include standing seam metal roof, metal cladding siding, wood vertical battens over horizontal wood paneling siding, fiber cement horizontal siding, as well as aluminum-framed windows and doors. The project's material

board is included on Sheet A12. Overall, the design incorporates simple and low-scale forms that produce an integrated appearance with the context of the area.

The front elevation includes expansive first story glass doors and windows opening onto a porch space that is enclosed with a four-foot-tall wall. To enhance the visual appeal, the front elevation features a thoughtful arrangement of simple forms, large windows, and one-story elements positioned on each side of the structure, effectively breaking up the massing. Additionally, the second story is located on the left side of the structure, employing design techniques to minimize its visual impact. This is achieved using a low plate height and prominent banding that accentuates a horizontal appearance. By implementing these strategies, the project effectively reduces the prominence of the second story while creating a visually pleasing emphasis on horizontal elements. This approach not only harmonizes with the overall design but also ensures a balanced integration within the neighborhood context.

With low wall plate heights of eight feet on both levels and an overall height of 20.9 feet, the design ensures the building does not stand out or detract from the overall character of the neighborhood. In a neighborhood with one-story houses that are 14 feet to 17 feet tall and two-story houses that are 22 feet to 26 feet tall, the proposed height of 20.9 feet is shorter than the maximum permitted 27-foot height.

The elevations of the proposed project showcase hipped roofs that wrap around the front, right side, and rear of the house. Additionally, a second-story addition features a flat roof along the left side of the house. The roof design incorporates three accent dormers with shed roof forms that extend from the first-story roof. Two of these dormers face the front, while one is situated towards the rear. This combination of hipped and flat roof forms, along with the shed roof elements, is compatible with the varying architectural styles in the surrounding area. This integration of hipped and flat roof forms with shed roof elements from the neighborhood exemplifies the project's ability to establish its own design integrity while maintaining a cohesive aesthetic within the area.

#### Bedroom/Study Addition

According to the Residential Design Guidelines, it is important for a house to be designed in a way that aligns with the lot and does not result in a home that stands out excessively within the neighborhood. However, it is worth noting that the bedroom/study addition in this proposed project deviates from the established architectural style, scale, and bulk of the main house. This deviation raises concerns about the compatibility of the addition with the existing house and the immediate neighborhood.

According to the Residential Design Guidelines, it is important to design a house that does not excessively stand out within the neighborhood. The first-floor wall height of 17.2 feet significantly exceeds the typical eight-foot to nine-foot plate heights commonly found in the neighborhood, resulting in a vertical and bulky emphasis that is incongruous with the low scale and massing of neighboring residences. As a result, staff finds the scale and bulk of this portion of the structure does not align with other houses in the immediate neighborhood context.

Additionally, the proposed bedroom/study addition introduces a shed roof form that contrasts with the existing hipped and flat roofs of the main house, raising concerns about its compatibility with the overall architectural style of the neighborhood. The inclusion of the shed roof form further

contributes to the excessive bulk, considering the overall plate height of the existing structure. In order to achieve a more cohesive design, it is recommended to reconsider the roof form of the bedroom/study addition or explore alternative options, such as reducing the overall plate height, to better align with the existing architectural style and bulk of the main house. By addressing these discrepancies, the project can achieve a more compatible and visually appealing aesthetic that conforms to the Residential Design Guidelines.

The Residential Design Guidelines include measures that can help reduce the perception of bulk, which include changing the size of the house, reducing the first story plate heights, avoiding designing from the inside-out, eliminating two-story tall walls, increasing setbacks, and providing large trees or other landscape materials for screening. The goal is to soften the differences between the new construction and the existing houses in the neighborhood structurally, with landscaping used as secondary mitigation to soften bulk and mass. In Diverse Character Neighborhoods a project should be designed to fit in and reflect the scale of the neighborhood. To meet the Design Guidelines and necessary findings or approval, staff recommends that the Zoning Administrator approve the project with the inclusion of Condition No. 3 as provided below:

- In order to minimize bulk, scale, and promote an appropriate relationship to the house and the immediate neighborhood, the project plans submitted as part of the building permit submittal shall be revised to reduce the first-floor plate height of the garage/den addition to a maximum of nine feet six inches.

New or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements should it exceed the 2,500 square-foot landscaping threshold for residential additions (Condition of Approval No. 7). Overall, the existing and proposed landscaping meets the intent of the City’s landscape regulations and street tree guidelines.

The proposed project meets the development standards in the R1-10 zoning district and complies with the Single-Family Residential Design Guidelines with the revisions that would be required in Condition No. 3 because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, and preserves existing trees to the extent possible.

**ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15301 (“Existing Facilities”) of the California Environmental Quality Act (CEQA) because it involves an addition to an existing single-family residence on an existing lot in an area zoned for residential uses.

**PUBLIC NOTIFICATION AND CORRESPONDENCE**

A public meeting notice was posted on the property, mailed to property owners within 300 feet of the subject site, and published in the Town Crier. The applicant also posted the public notice sign (24” x 36”) in conformance with the Planning Division posting requirements.

The applicant sent out letters to 5 neighbors in the immediate area by certified mail. No comments from neighbors have been received by staff as of the writing of this report.



Attachment:

A. Project Plans

Cc: Dominique Price, Applicant/Architect  
Motiwala Murtaza and Ali Afroza, Property Owner

## FINDINGS

SC22-0020 631 Torwood Lane

With regard to the addition to the existing one-story residence, the Zoning Administrator finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed residence complies with all provision of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed house maintains a similar finished floor elevation and orientation on the lot as the existing house and complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas because the trees on the property protected by city ordinance are proposed to remain and there will not be any substantial grade changes nor soil removal to construct the residence. The proposed landscaping including new trees, shrubs, and ground cover will be in keeping with the surrounding neighborhood.
- D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass because the proposed structure incorporates architectural design features such as low scale, horizontal eave lines, stone veneer and horizontal siding, building articulation, and roof forms that break up the massing and minimize excessive bulk.
- E. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings. The design incorporates durability, high-quality and architecturally integrated flat membrane and standing seam metal roof, metal cladding siding, wood vertical battens over horizontal wood paneling siding fiber cement horizontal siding, as well as aluminum-framed windows and doors. The size and scale of the building also fits well with the neighborhood, based on overall building height and height of each story.
- F. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the site is relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.

## CONDITIONS OF APPROVAL

SC22-0020 631 Torwood Lane

### **GENERAL**

#### **1. Expiration**

The Design Review Approval will expire on July 19, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

#### **2. Approved Plans**

The approval is based on the plans and materials received on June 30, 2023 except as may be modified by these conditions.

#### **3. Bedroom/Den Plate Height**

In order to minimize bulk, scale and promote an appropriate relationship to the house and the immediate neighborhood, the project plans submitted as part of the Building Permit submittal shall be revised to reduce the first-floor plate height of the garage/den addition to a maximum of nine feet six inches.

#### **4. Encroachment Permit**

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

#### **5. Protected Trees**

Tree Nos. T-3, and T-6 to T-10 as shown on Sheet A0.9 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. The tree protection plan outlined in the arborist report (Fertile Earth Tree & Land Care, dated 2/5/22) shall be incorporated into the building permit plans and implemented before and during construction.

#### **6. Encroachment Permit**

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

#### **7. Landscaping**

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

#### **8. Underground Utility and Fire Sprinkler Requirements**

New residences and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being

replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

**9. Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney’s fees, incurred by the City or held to be the liability of the City in connection with the City’s defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City’s action with respect to the applicant’s project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

**INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

**10. Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can found.

**11. Tree Protection Note**

On the grading plan and/or the site plan, show all tree/landscape protection fencing and add the following note: “All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.”

**12. Reach Codes**

Building Permit Applications submitted on or after January 1, 2023 shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

**13. California Water Service Upgrades**

You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

**14. Green Building Standards**

Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project’s Qualified Green Building Professional Designer/Architect and property owner.

**15. Underground Utility Location**

Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

**16. Air Conditioners**

The plans shall show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. The Applicant shall provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

**17. Storm Water Management**

The Plans shall show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

**18. California Water Service Upgrades**

The Applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

**19. Underground Utility Location**

The Plans shall show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.

**PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

**20. Tree Protection**

Tree protection fencing shall be installed around the driplines of trees Nos. T-3, and T-6 to T-10 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

**21. School Fee Payment**

In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

**PRIOR TO FINAL INSPECTION**

**22. Landscaping Installation**

All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection.

**23. Green Building Verification**

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).



ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/REQUIRED
<b>LOT COVERAGE:</b> Land area covered by all structures that are over 6 feet in height	2,338 square feet (25%)	2,570 square feet (27%)	2,850 square feet (30%)
<b>FLOOR AREA:</b> Measured to the outside surfaces of exterior walls	1st Flr: 2,100 sq ft 2nd Flr: 0 sq ft Total: 2,100 sq ft (22%)	1st Flr: 2,570 sq ft 2nd Flr: 452 sq ft Total: 3,022 sq ft (32%)	Total: 3,325 sq ft (35%)
<b>SETBACKS:</b> Front Rear Right side (1st/2nd) Left side (1st/2nd)	22 feet 25 feet 7.25 feet/ (N/A) 8.25 feet/ (N/A)	25 feet 25 feet 7.25 feet/ 59.17 feet 10 feet/ 17.5 feet	25 feet 25 feet 7.25 feet/ 17.5 feet! 10 feet/ 17.5 feet
<b>HEIGHT:</b>	15 feet	20.9 feet	27 feet

<sup>1</sup>existing non-conforming, allowable per 14.06.080 H <50% floor area modified

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
<b>HABITABLE AREA:</b> Includes habitable basement areas	1,625 square feet	903 square feet	2,528 square feet
<b>NON-HABITABLE AREA:</b> Does not include covered porches or open structures	475 square feet	19 square feet	494 square feet

LOT CALCULATIONS		
<b>NET LOT AREA:</b>	9,500 square feet	
<b>FRONT YARD HARDSCAPE AREA:</b> Hardscape area in the front yard setback shall not exceed 50%	1,020 square feet (42.9%)	
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing and proposed): <sup>2</sup>	4,809 sq ft
	Existing softscape (undisturbed) area:	4,567 sq ft
	New softscape (new or replaced landscaping area):	124 sq ft
	<i>Sum of all three should equal the site's net lot area</i>	

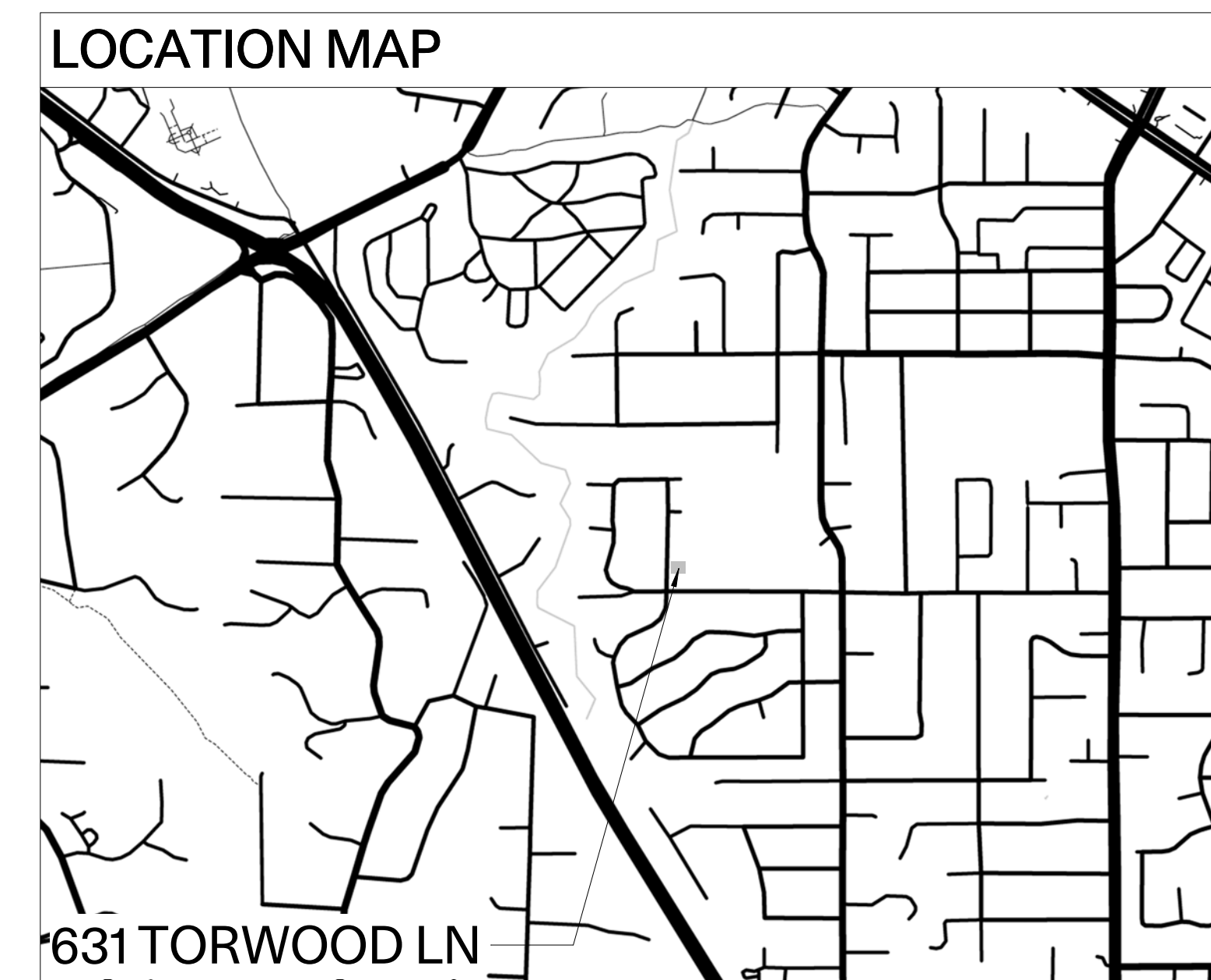
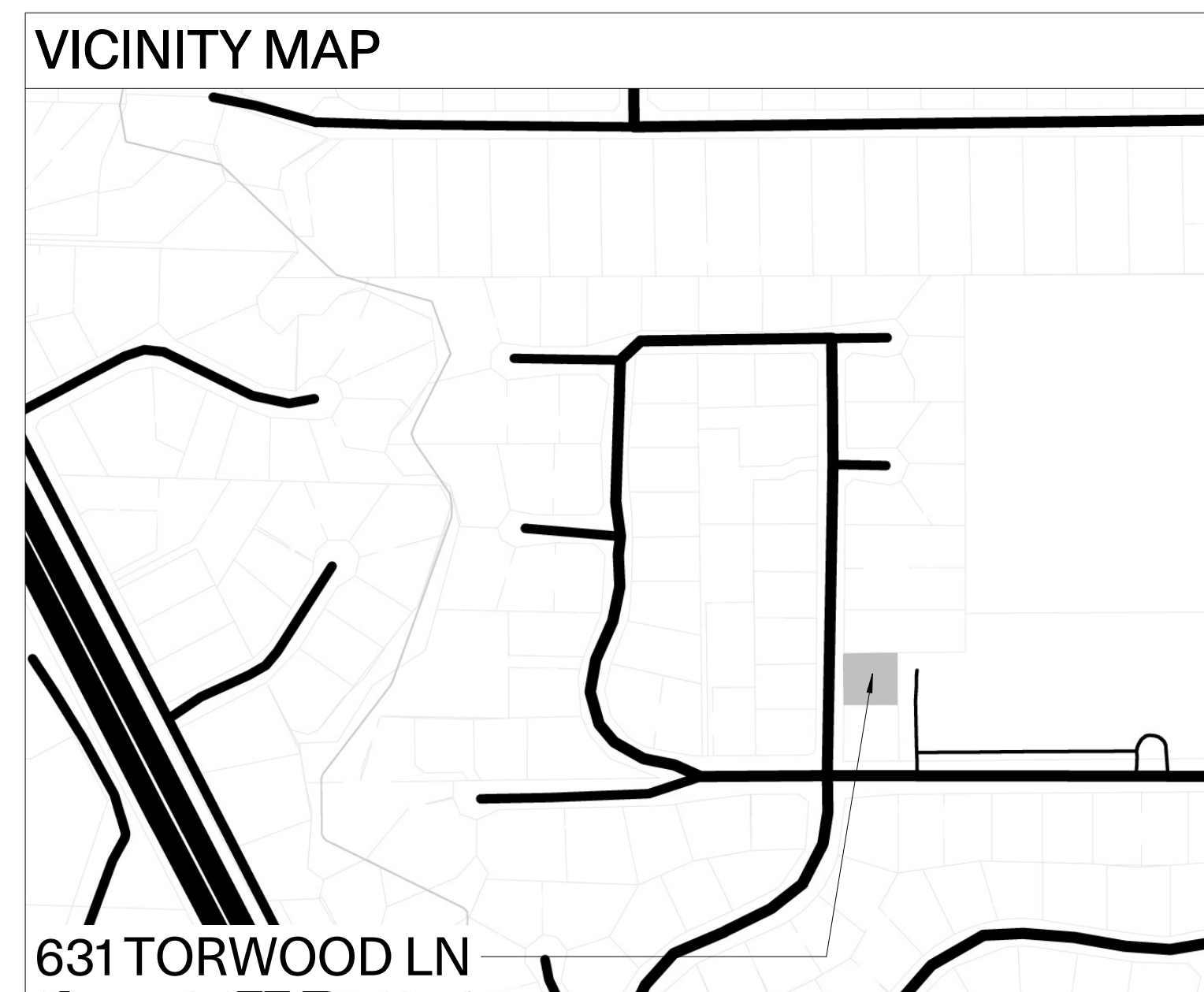
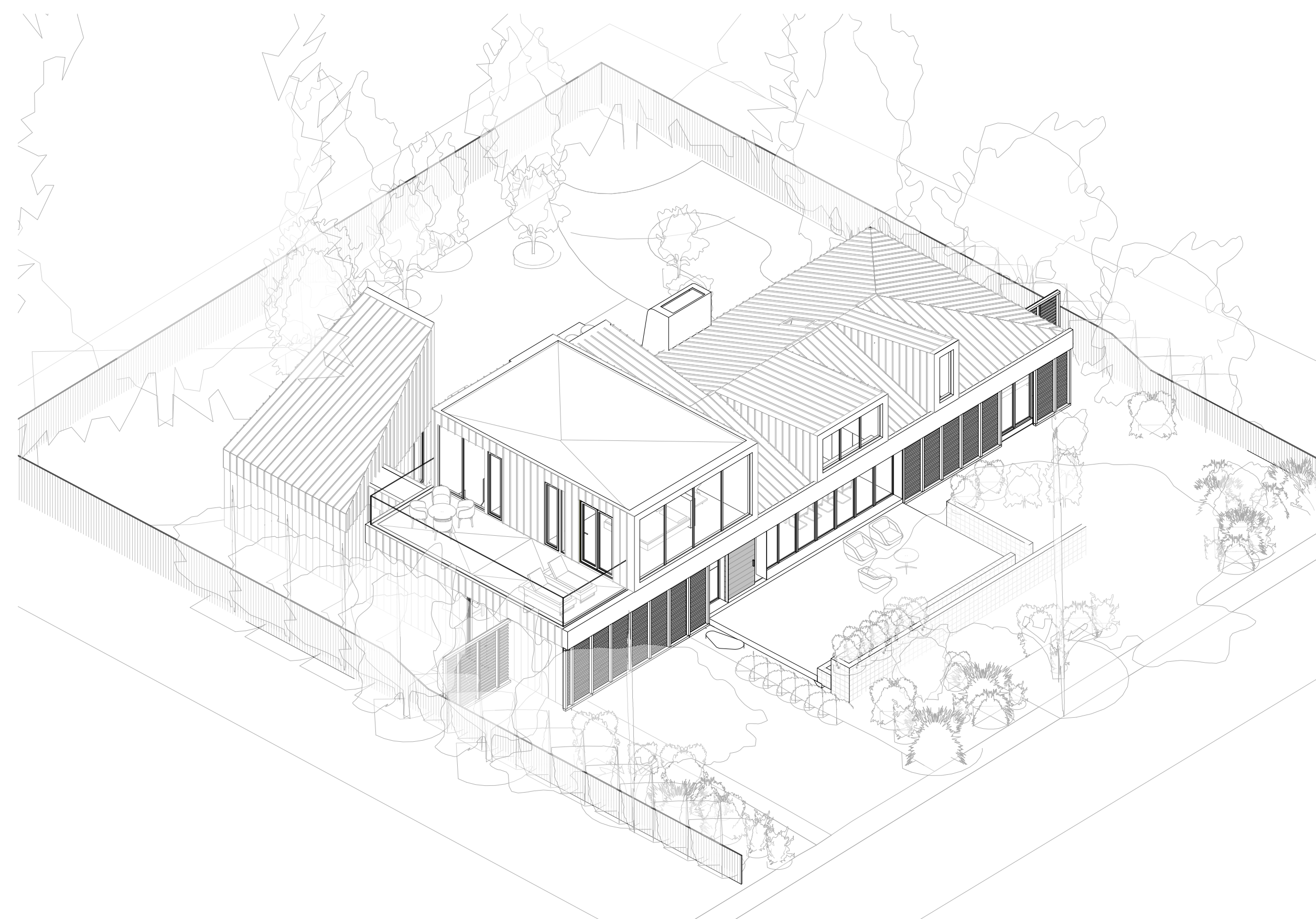
<sup>2</sup> house lot coverage = 2,850sf, front yard hardscape = 1,020sf, rear yard hardscape = 562 sf total = 4,809 sf

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
a0.0	TITLESHEET
a0.1	NEIGHBORHOOD CONTEXT MAP
a0.2	VISUAL REPRESENTATION OF NEIGHBORHOOD STREETSCAPE
a0.3	NEIGHBORHOOD COMPATIBILITY STUDY
a0.4	NEIGHBORHOOD COMPATIBILITY STUDY CONT.
a0.5	SITE PLAN
a0.6	FLOOR AREA & COVERAGE CALC. DIAG.
a0.7	MATERIAL BOARD
a0.8	RENDERINGS
a0.9	TREE PROTECTION PLAN
L1	LANDSCAPE PLAN
a1.0	EXISTING & DEMOLITION PLAN
a1.1	DEMOLITION ROOF PLAN
a1.1B	DEMOLITION FOUNDATION PLAN
a1.2	FLOOR PLAN - MAIN LEVEL
a1.3	FLOOR PLAN - SECOND LEVEL
a1.4	ROOF PLAN
a2.0	PROPOSED BUILDING ELEVATIONS - N/S
a2.1	PROPOSED BUILDING ELEVATIONS - E/W
a2.2	FOR REFERENCE ONLY - EXISTING BUILDING ELEVATIONS - N/S
a2.3	FOR REFERENCE ONLY - EXISTING BUILDING ELEVATIONS - E/W
a2.4	BUILDING SECTIONS - N/S
a2.5	BUILDING SECTIONS - E/W
b0.0	ARBORIST REPORT (0-5)
b0.1	ARBORIST REPORT (6-12)
b0.2	ARBORIST REPORT (13-15)
4997-TOPO	BOUNDARY AND TOPOGRAPHY SURVEY PLAN
C-0	CIVIL PROJECT INFO & NOTES
C-1	CIVIL SITE GRADING PLAN
C-2	CIVIL SITE GRADING SECTIONS
C-3	CIVIL SITE DRAINAGE PLAN
C-4	DRAINAGE DETAILS

PROJECT INFORMATION	
<b>PROJECT ADDRESS :</b>	631 TORWOOD LN, LOS ALTOS, CA 94022
<b>ZONING :</b>	R1-10 SINGLE-FAMILY DISTRICT
<b>PARCEL :</b>	16725003
<b>OCCUPANCY TYPE :</b>	SINGLE-FAMILY RESIDENTIAL
<b>TYPE OF CONSTRUCTION :</b>	V
<b>STORIES :</b>	2
<b>LOT SIZE :</b>	9,500 SQ. FT.
<b>TOTAL PROPOSED LOT COVERAGE :</b>	2,570 SQ. FT.
<b>TOTAL PROPOSED INT SPACE:</b>	3,022 SQ. FT.
<b>TOTAL PROPOSED HARDSCAPE PATIOS:</b>	1,045 SQ. FT.
<b>TOTAL HEIGHT NEW CONSTRUCTION :</b>	20.9 FT.
<b>SEISMIC DESIGN CATEGORY:</b>	E
<b>WIND EXPOSURE CATEGORY:</b>	B
<b>CA ENERGY COMMISSION CLIMATE ZONE:</b>	4
<b>PROJECT DESCRIPTION :</b>	REMODEL AND ADDITION OF EXISTING SINGLE STORY RESIDENCE TO INCLUDE ADDITION BEDROOM ON MAIN LEVEL, ADDITIONAL SECOND FLOOR BEDROOM, RENOVATION OF EXISTING KITCHEN, DINING, LIVING SPACE, NEW LIGHTWELLS, AND EXTERIOR CLADDING AND WINDOWS.
<b>DEFERRED SUBMITTALS:</b>	MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, FIRE ALARM, AND SMOKE DETECTION SHALL BE UNDER SEPARATE PERMIT.

APPLICABLE CODES
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 GREEN BUILDING CODE
2022 CALIFORNIA ENERGY CODE
2022 NFPA 72 (FIRE ALARMS)
2022 NFPA 13 (SPRINKLERS)

PROJECT TEAM
<b>CLIENT:</b> 631 TORWOOD LN LOS ALTOS, CA 94022 CONTACT : MURTAZA MOTIWALA & AFROZA ALI TEL : 1.404.324.0295
<b>ARCHITECT:</b> AS_IS 1254 MASON ST SAN FRANCISCO, CA 94108 CONTACT : DOMINIQUE PRICE TEL : 1.415.553.0412
<b>GENERAL CONTRACTOR:</b> TBD



**NOTES**

DESCRIPTION	DATE	BY
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**TORWOOD PATIO HOUSE**

631 TORWOOD LN, LOS ALTOS, CA 94133

**TITLESHEET**  
**a0.0**

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	12" = 1'-0"
TIME STAMP	6/30/2023 2:05:20 PM

## NOTES



1 NEIGHBORHOOD CONTEXT MAP  
1" = 40'-0"

DESCRIPTION	DATE	BY

## TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

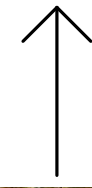
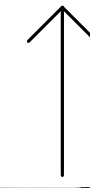
### NEIGHBORHOOD CONTEXT MAP

# a0.1

JOB	Project Number
DRAWN	Author
CHECKED	Author
SCALE	1" = 40'-0"
TIME STAMP	6/30/2023 2:05:21 PM

### NOTES

ALL DIMENSIONS OF NEIGHBORING PROPERTIES ARE APPROXIMATE BASED ON SCALED REPRESENTATIONS OF AVAILABLE PROPERTY INFORMATION.



669 TORWOOD LN



655 TORWOOD LN



645 TORWOOD LN



631 TORWOOD LN



619 TORWOOD LN

## EAST SIDE STREETScape TORWOOD STREET

### WEST SIDE STREETScape

614 TORWOOD LN



626 TORWOOD LN



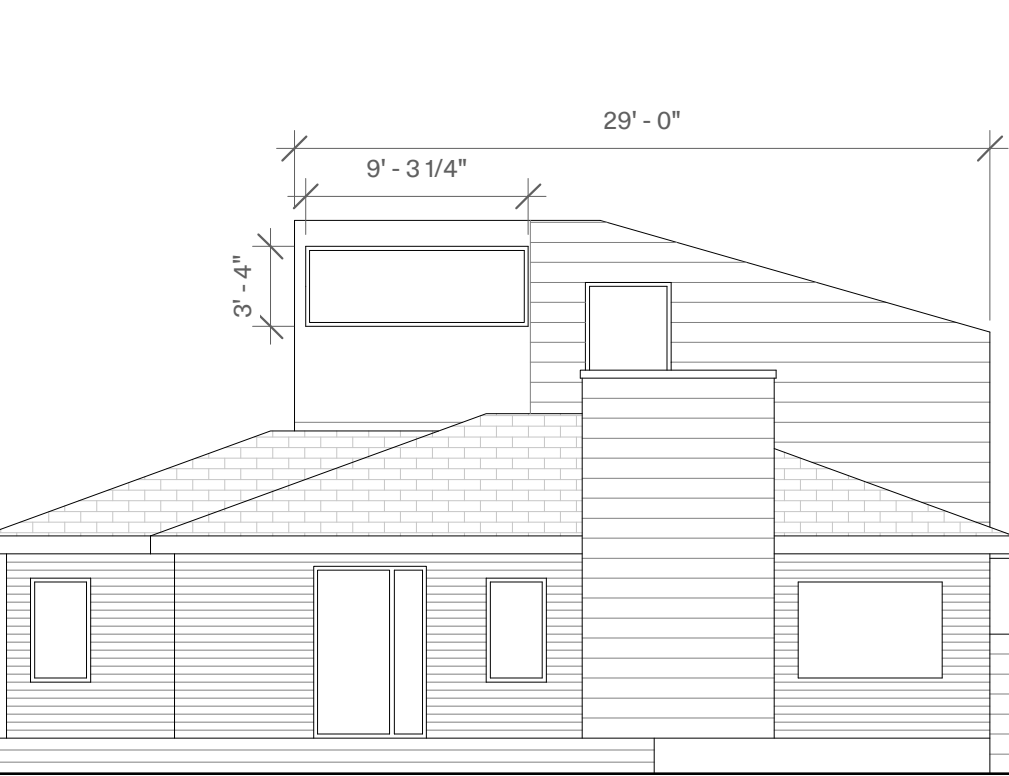
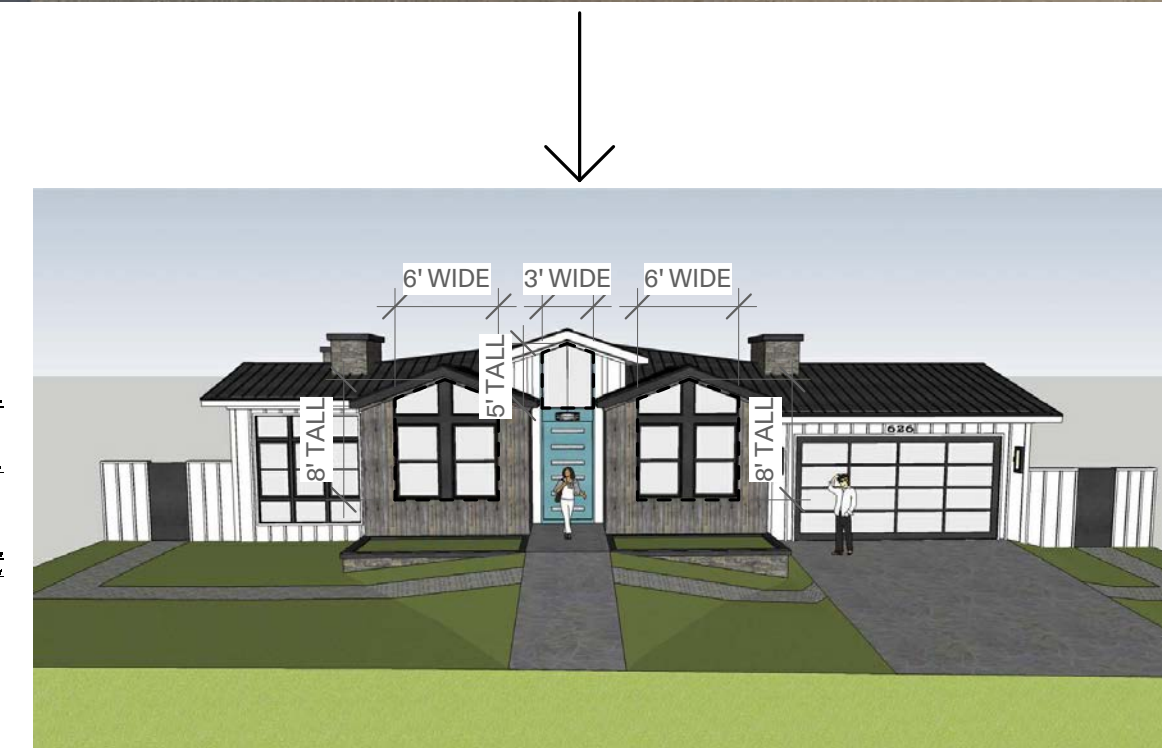
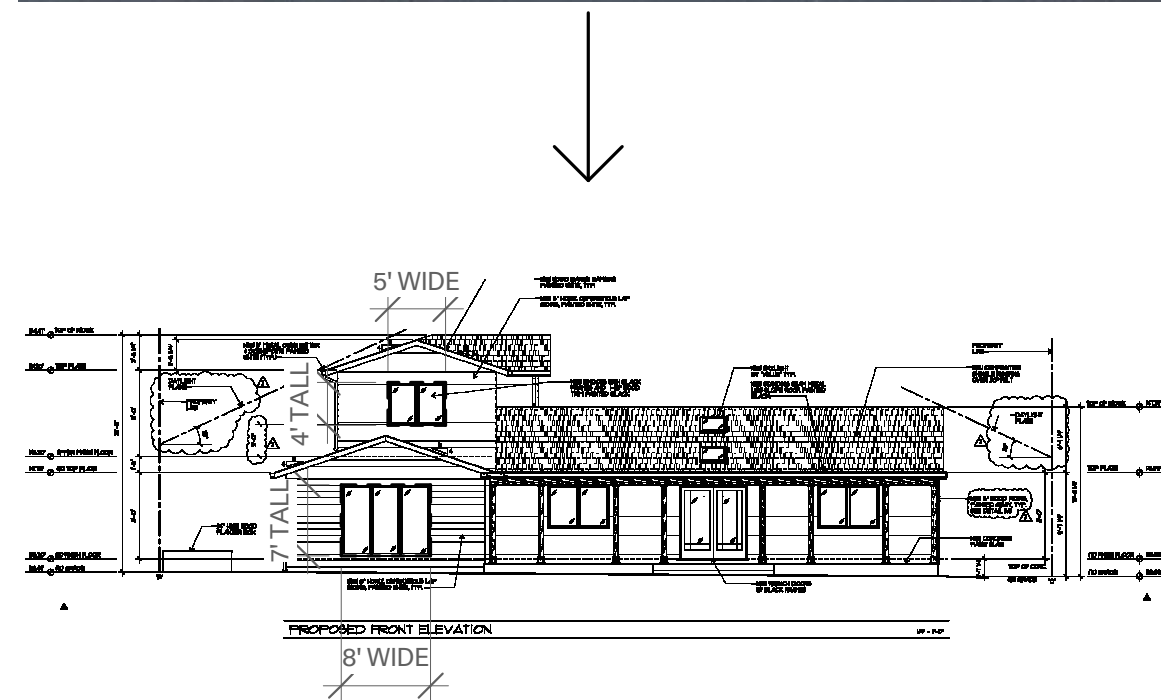
640 TORWOOD LN



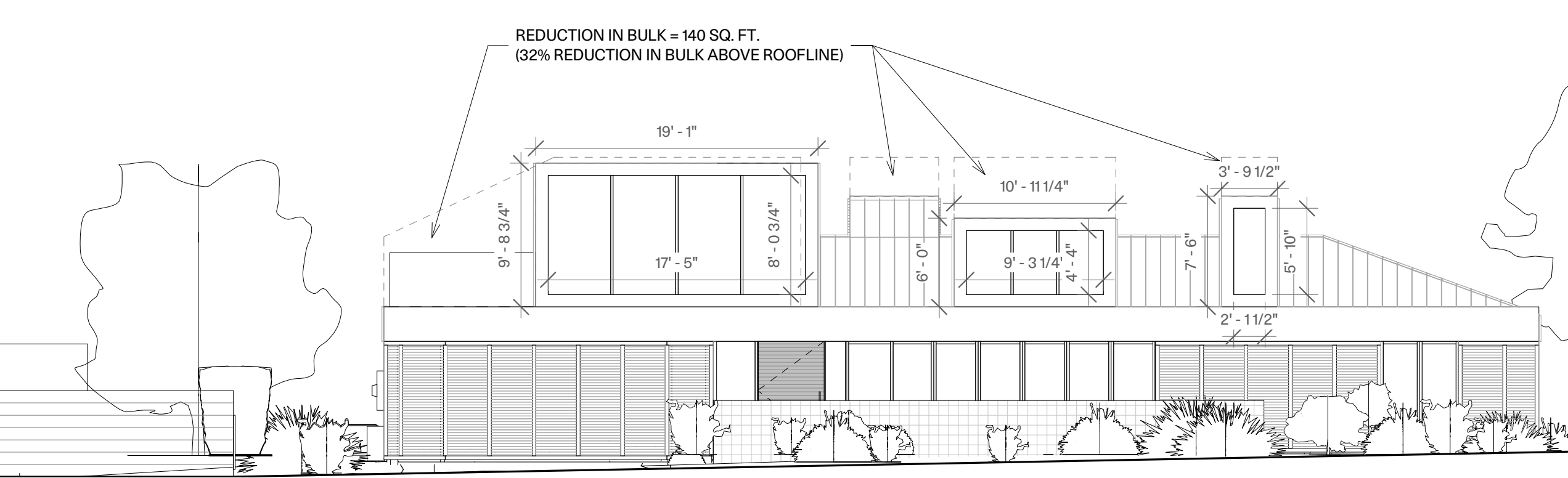
654 TORWOOD LN



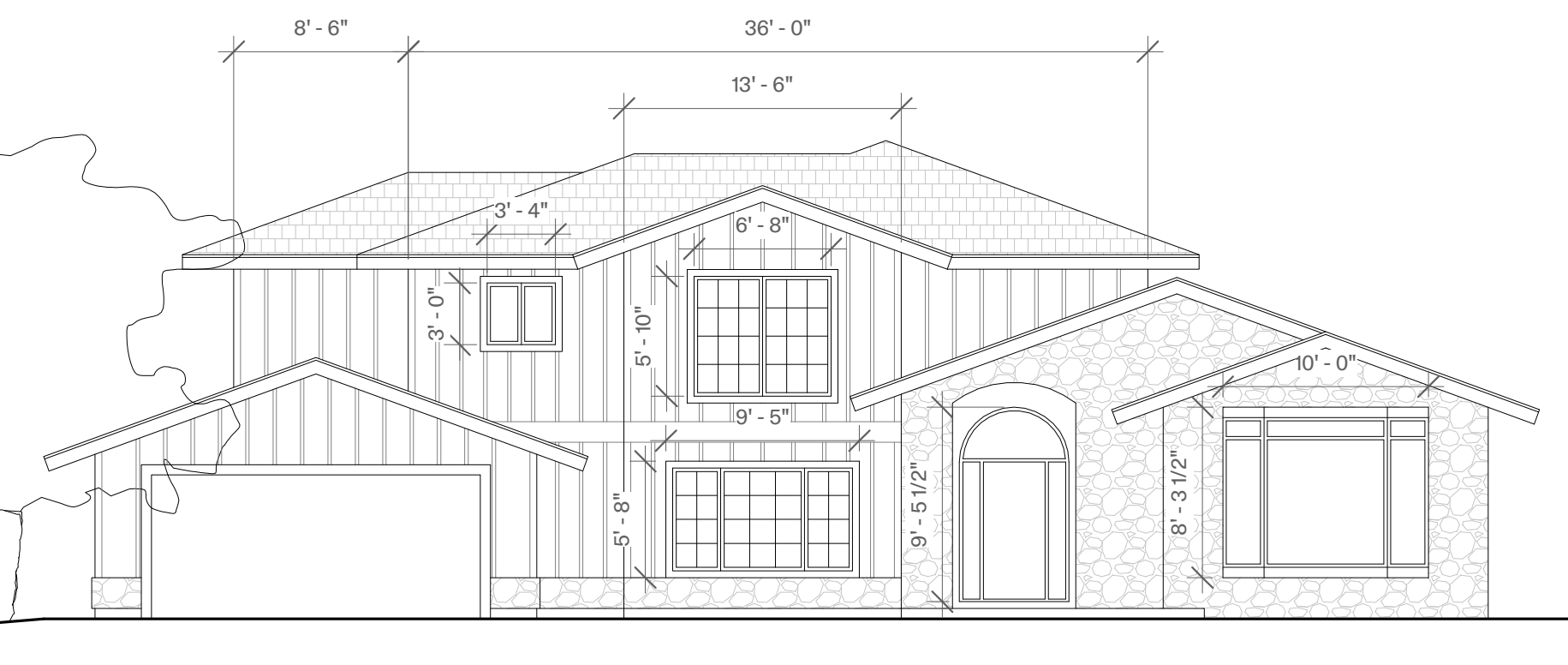
660 TORWOOD LN



645 TORWOOD LN



631 TORWOOD LN



619 TORWOOD LN

DESCRIPTION	DATE	BY

## TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

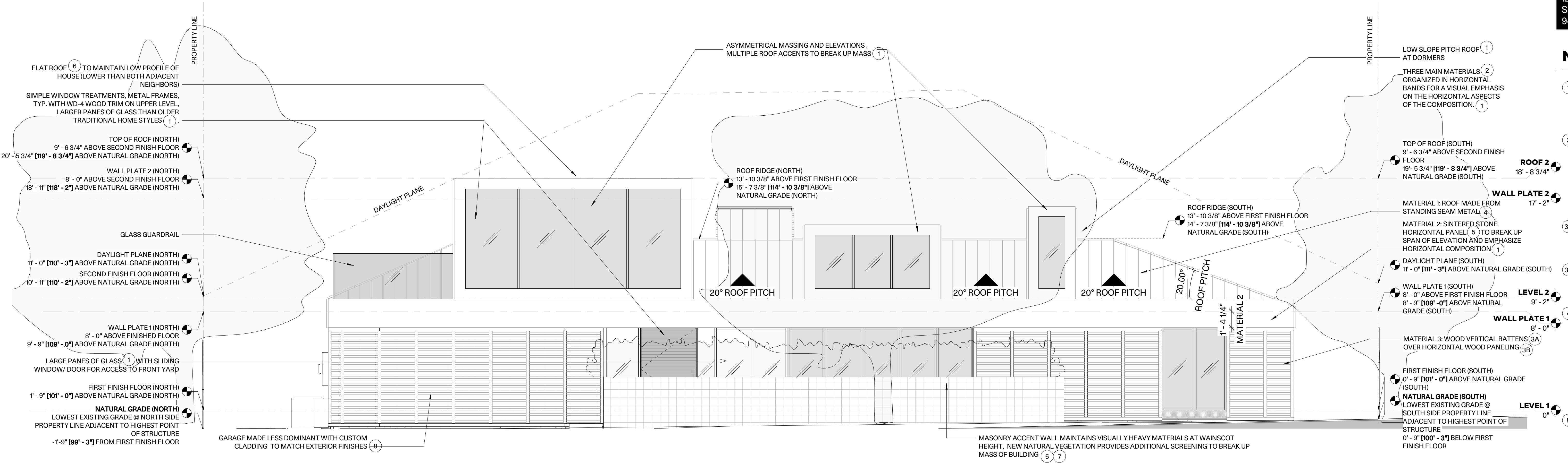
VISUAL REPRESENTATION OF NEIGHBORHOOD STREETScape

# a0.2

JOB	Project Number
DRAWN	Author
CHECKED	Author
SCALE	1/8" = 1'-0"
TIME STAMP	6/30/2023 2:05:38 PM



WITH A THOUGHTFUL STUDY OF THE ADJACENT PROPERTIES AND THE LOS ALTOS DESIGN GUIDELINES, WE ENDEAVORED TO CREATE A REMODEL FOR THIS PROPERTY THAT IS SENSITIVE TO THE COMMUNITY FABRIC FORMS AND MATERIALITY WHILE ALSO ADDRESSING REQUIREMENTS FOR CONTEMPORARY LIVING AND SUSTAINABILITY. THE HOME AND SITE CONDITIONS REFLECT THE STRONG HORIZONTALITY OF THE ADJACENT HOMES WITH A FACADE OF WOOD PANELING WITH WOOD BATTENS. WHERE SECOND LEVEL LIVING SPACE AND INCREASED CEILING HEIGHTS WERE REQUIRED, THEY WERE ADDED AS EXTENSIONS OF THE EXISTING SLOPED ROOFLINES OF THE HOME. THE COMPOSITION OF THESE ROOFLINES REFLECTS THE ASYMMETRICAL MASSING OF ROOFLINES OF THE IMMEDIATE NEIGHBORS AND THE SUGGESTIONS OF THE LOS ALTOS DESIGN GUIDELINES, WHILE MAINTAINING LOWER OVERALL HEIGHTS THAN THE NEIGHBORS. A HORIZONTAL BAND BETWEEN THE WOOD PANELING FACADE AND THE UPPER LEVEL ROOFLINE BREAKS DOWN THE MASS OF THE HOME. A LOW PLANTED SITE WALL, SIMILAR TO OTHERS IN THE NEIGHBORHOOD, PROVIDE PRIVACY AND ADDED VEGETATION TO THE STREETScape.



**NOTES**

- 1 RANCH HOUSE CHARACTERISTICS, PER CITY OF LOS ALTOS SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES
- 2 MATERIAL CHARACTERISTICS OF EXISTING HOUSE AND NEIGHBORS AT 631 TORWOOD, 626 TORWOOD, 640 TORWOOD, 660 TORWOOD. ALL USE THREE BANDS OF MATERIALS: ROOF, TOP OF WALL, LOWER WALL. SEE SHEET IMAGES.
- 3A VERTICAL BATTEN CHARACTERISTIC OF NEIGHBORS AT 614 TORWOOD, 654 TORWOOD, 619 TORWOOD. SEE IMAGES.
- 3B HORIZONTAL PANELING CHARACTERISTIC OF NEIGHBORS AT 626 TORWOOD, 660 TORWOOD
- 4 ROOF MATERIAL IN METAL SIMILAR TO 481 TORWOOD & 11 YERBA BUENA. NOTE, METAL ROOFING IS PROPOSED OVER ASPHALT SHINGLES TYPICAL OF THE NEIGHBORHOOD FOR SUSTAINABILITY REASONS: LONGER LIFESPAN, LOCAL FABRICATION, ABILITY TO BE RECYCLED.
- 5 TECHNIQUES FOR REDUCING BULK, PER CITY OF LOS ALTOS SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES, SECTION 5.4.
- 6 FLAT ROOF CHARACTERISTIC OF ADJACENT NEIGHBOR AT 645 TORWOOD, 450 SAN DOMINGO WAY, 601 ACRES DRIVE, AND 734 SANTA RITA AVENUE. SEE IMAGES.
- 7 SITE WALL PLANTER CHARACTERISTIC OF NEIGHBOR AT 551 TORWOOD AND 540 GUADALUPE. SEE IMAGES.
- 8 CONCEALED GARAGE SIMILAR TO 840 LOS ALTOS

1 ELEVATION - WEST FACADE STREETVIEW  
1/4" = 1'-0"

DESCRIPTION	DATE	BY
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**TORWOOD PATIO HOUSE**

631 TORWOOD LN, LOS ALTOS, CA 94133

NEIGHBORHOOD COMPATIBILITY STUDY

**a0.3**

JOB	Project Number
DRAWN	Author
CHECKED	Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:06:26 PM

### NOTES

- ① RANCH HOUSE CHARACTERISTICS, PER CITY OF LOS ALTOS SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES
- ② MATERIAL CHARACTERISTICS OF EXISTING HOUSE AND NEIGHBORS AT 631 TORWOOD, 626 TORWOOD, 640 TORWOOD, 660 TORWOOD. ALL USE THREE BANDS OF MATERIALS: ROOF, TOP OF WALL, LOWER WALL. SEE SHEET IMAGES.
- ③A VERTICAL BATTEN CHARACTERISTIC OF NEIGHBORS AT 614 TORWOOD, 654 TORWOOD, 619 TORWOOD. SEE IMAGES.
- ③B CHARACTERISTIC OF NEIGHBORS AT 626 TORWOOD, 660 TORWOOD
- ④ ROOF MATERIAL IN METAL SIMILAR TO 481 TORWOOD, 11 YERBA BUENA, 546 VAN BUREN. NOTE, METAL ROOFING IS PROPOSED OVER ASPHALT SHINGLES TYPICAL OF THE NEIGHBORHOOD FOR SUSTAINABILITY REASONS: LONGER LIFESPAN, LOCAL FABRICATION, ABILITY TO BE RECYCLED.
- ⑤ TECHNIQUES FOR REDUCING BULK, PER CITY OF LOS ALTOS SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES, SECTION 5.4.
- ⑥ TECHNIQUES FOR INCREASING PRIVACY BETWEEN NEIGHBORING HOUSES, PER CITY OF LOS ALTOS SINGLE FAMILY RESIDENTIAL GUIDELINES, SECTION 5.3.
- ⑦ FLAT ROOF CHARACTERISTIC OF ADJACENT NEIGHBOR AT 645 TORWOOD, 450 SAN DOMINGO, 601 12 ACRES, 450 SAN DOMINGO, 733 SANTA RITA, 521 PATRICK, 840 LOS ALTOS. SEE IMAGES.
- ⑧ SITE WALL PLANTER CHARACTERISTIC OF NEIGHBOR AT 551 TORWOOD AND 540 GUADALUPE. SEE IMAGES.
- ⑨ EXAMPLES OF MODERN CONTEMPORARY DESIGN STYLE WITHIN OUR DIVERSE CHARACTER NEIGHBORHOOD

DESCRIPTION	DATE	BY

## TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

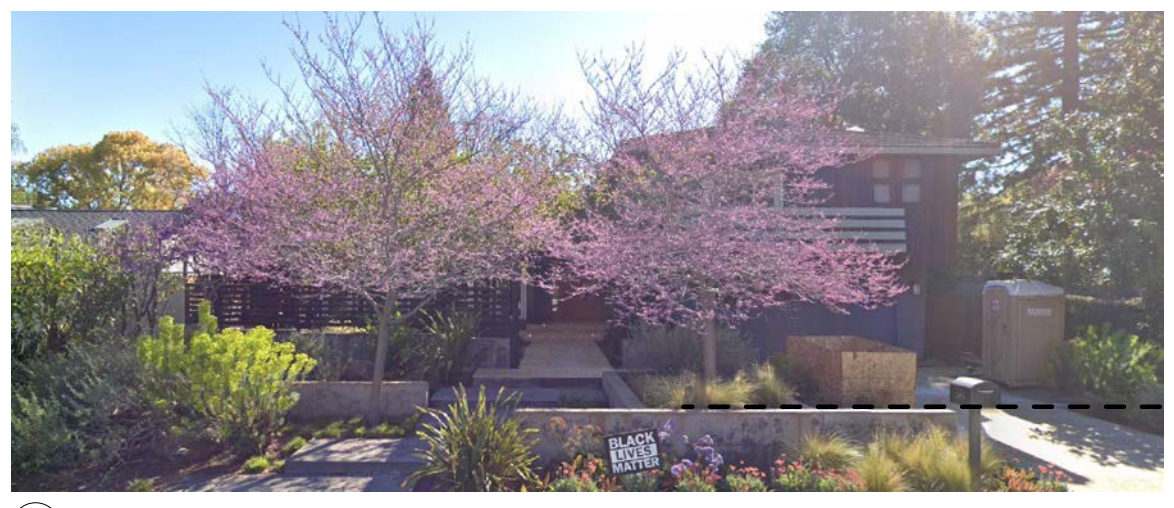
### NEIGHBORHOOD COMPATIBILITY STUDY CONT.

# a0.4

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	
TIME STAMP	6/30/2023 2:06:27 PM



8 551 TORWOOD LN



8 541 GUADALUPE DR



9 840 LOS ALTOS AVE



9 521 PATRICK WAY



9 25 W PORTOLA AVE



9 546 VAN BUREN ST



7 645 TORWOOD LN



7 6012 ACRES DR



7 840 LOS ALTOS AVE



7 521 PATRICK WAY



7 450 SAN DOMINGO WAY



7 733 SANTA RITA AVE



3B 626 TORWOOD LN



3B 660 TORWOOD LN



4 481 TORWOOD LN



4 546 VAN BUREN ST



4 11 YERBA BUENA AVE



5 619 TORWOOD LN



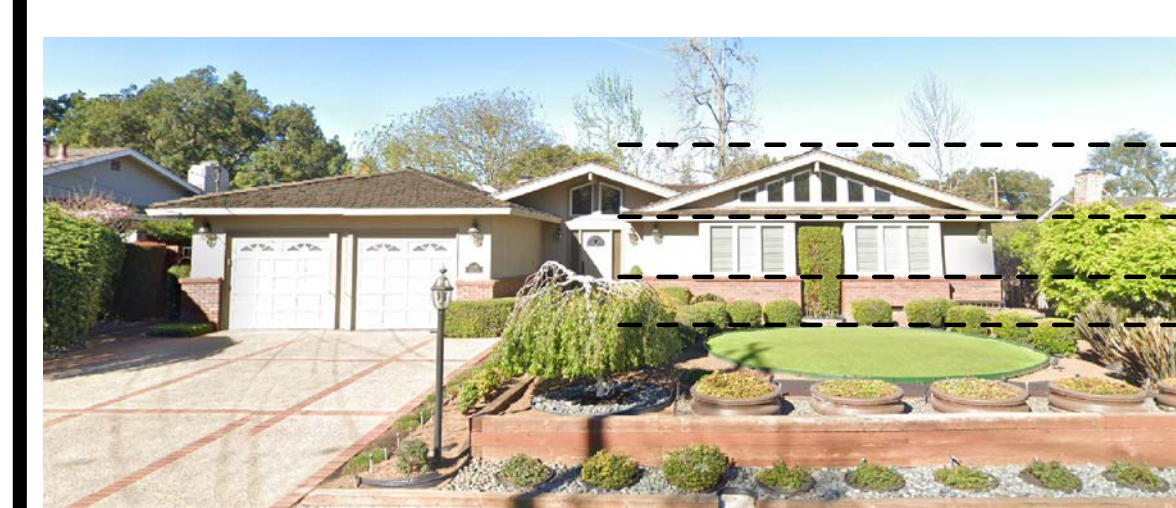
5 645 TORWOOD LN



2 631 TORWOOD LN



2 626 TORWOOD LN



2 640 TORWOOD LN



2 660 TORWOOD LN



3A 614 TORWOOD LN



3A 619 TORWOOD LN



3A 654 TORWOOD LN

## NOTES

DIMENSIONS AND HEIGHTS OF NEIGHBORING PROPERTIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH PUBLIC RECORD.

SEE SURVEY FOR LOCATION OF EXISTING UTILITY INFRASTRUCTURE

SEE DEMOLITION PLAN FOR EXISTING STRUCTURES TO BE REMOVED

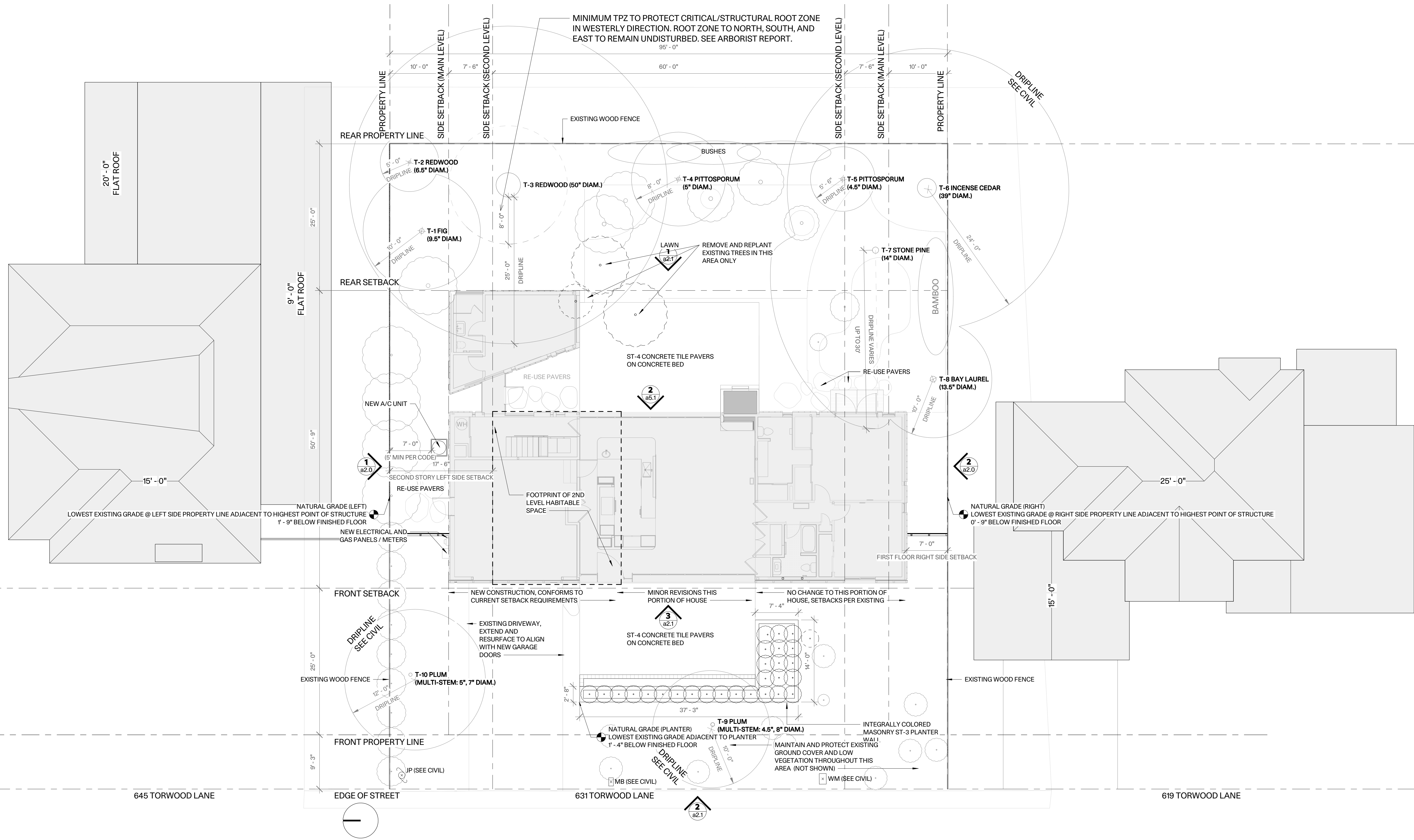
ALL VEGETATION EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

ALL TREES WITH TRUNK >4" INDICATED ON PLAN.

SOUTHERN SIDEYARD ADHERES TO EXISTING NON-CONFORMING SETBACKS, ACCORDING TO 14.060.080 SECTION H. ALL NEW CONSTRUCTION ADHERES TO CURRENT CODES FOR SETBACKS.

RODENT PROOFING TO BE PROVIDED ACCORDING TO SECTION 4.406.1 OF 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11.

NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE TO BE RECYCLED ACCORDING TO SECTION 4.408.1 OF 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11.



DESCRIPTION	DATE	BY
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## TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

### 1 SITE PLAN

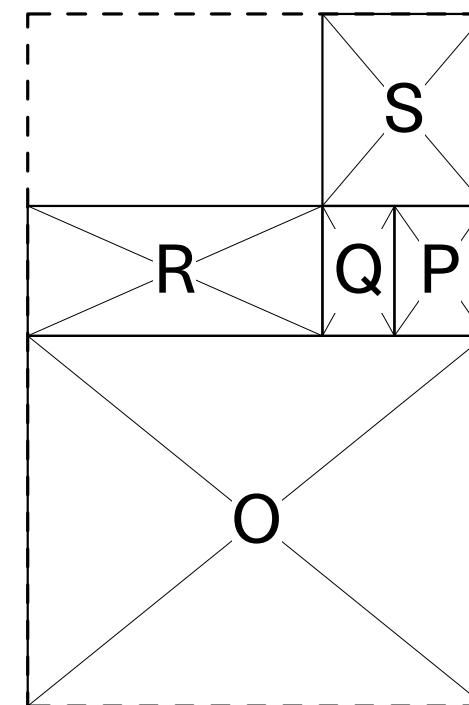
1/8" = 1'-0"

### SITE PLAN

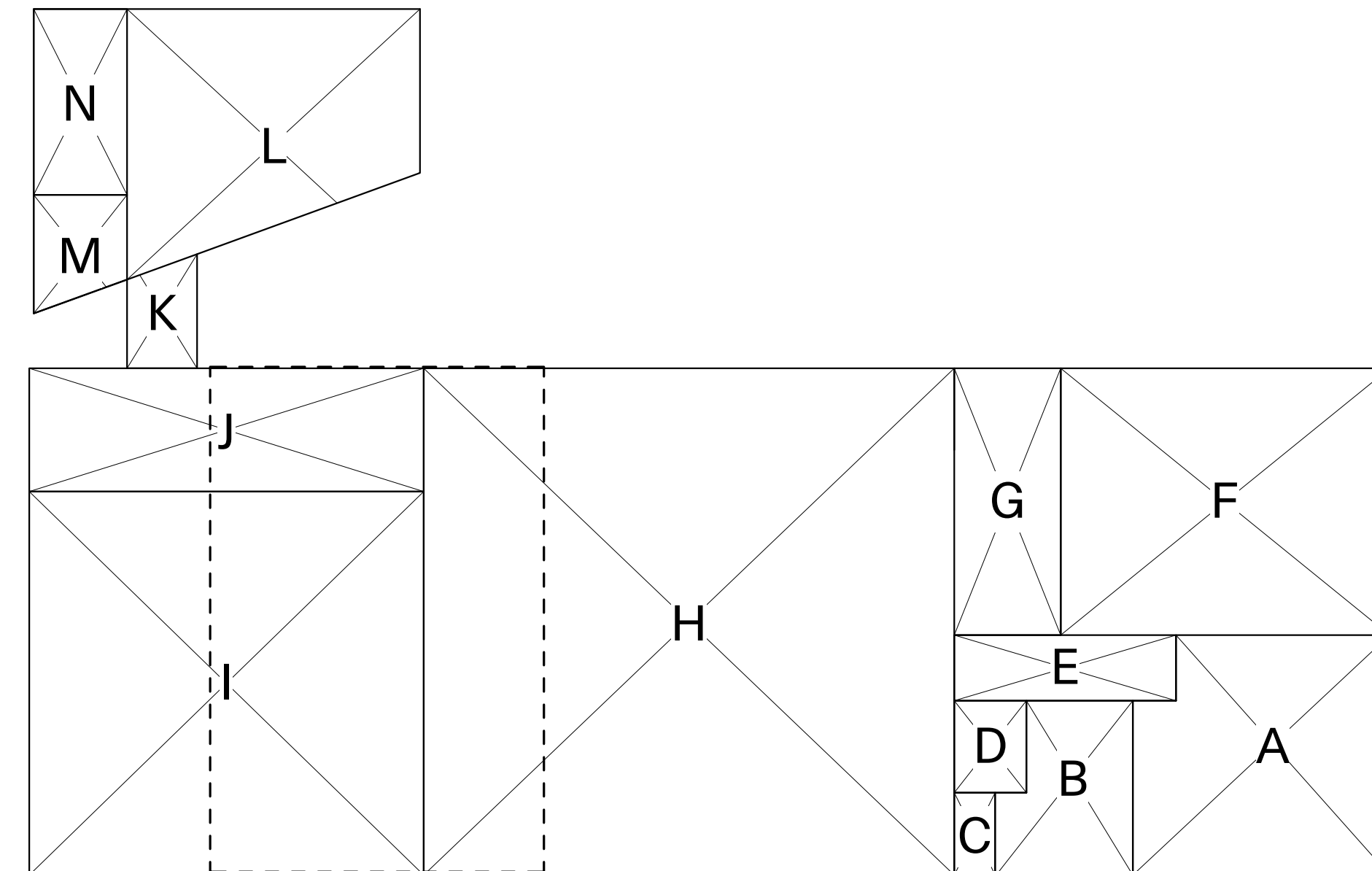
# a0.5

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	1/8" = 1'-0"
TIME STAMP	6/30/2023 2:06:32 PM

**NOTES**



2 FLOOR AREA/COVERAGE DIAGRAM - SECOND LEVEL  
1/8" = 1'-0"



1 FLOOR AREA/COVERAGE DIAGRAM - MAIN LEVEL  
1/8" = 1'-0"

**FLOOR AREA & COVERAGE CALCULATIONS**

MAIN LEVEL		
SECTION	DIMENSIONS	AREA
A	(12.21' x 13.71') + (2.46' x 9.96')	191.90 sq. ft.
B	(6.08' x 9.96') + (1.79' x 4.71')	68.99 sq. ft.
C	2.33' x 4.71'	10.97 sq. ft.
D	4.13' x 5.25'	21.68 sq. ft.
E	12.67' x 3.75'	47.51 sq. ft.
F	18.79' x 15.25'	286.55 sq. ft.
G	6.08' x 15.25'	92.72 sq. ft.
H	30.33' x 28.96'	878.36 sq. ft.
I	22.54' x 21.92'	494.08 sq. ft.
J	22.54' x 7.04'	158.68 sq. ft.
K	(4.00' x 5.08') + 1/2 x (4.00' x 1.46')	23.24 sq. ft.
L	(16.75' x 9.38') + 1/2 x (16.75' x 6.08')	208.04 sq. ft.
M	(5.33' x 4.83') + 1/2 x (5.33' x 1.94')	30.91 sq. ft.
N	5.33' x 10.63'	56.66 sq. ft.
<b>FIRST STORY SUBTOTAL =</b>		<b>2,570.29 sq. ft.</b>

SECOND LEVEL		
SECTION	DIMENSIONS	AREA
O	19.08' x 15.44'	294.60 sq. ft.
P	3.79' x 5.42'	20.54 sq. ft.
Q	3.00' x 5.42'	16.26 sq. ft.
R	12.29' x 5.42'	66.61 sq. ft.
S	6.79' x 8.00'	54.32 sq. ft.
<b>SECOND STORY SUBTOTAL =</b>		<b>452.33 sq. ft.</b>

**TOTAL FLOOR AREA = 3,022.62 sq. ft.**

**TOTAL LOT COVERAGE = 2,570.29 sq. ft.**

DESCRIPTION DATE BY

**TORWOOD PATIO HOUSE**

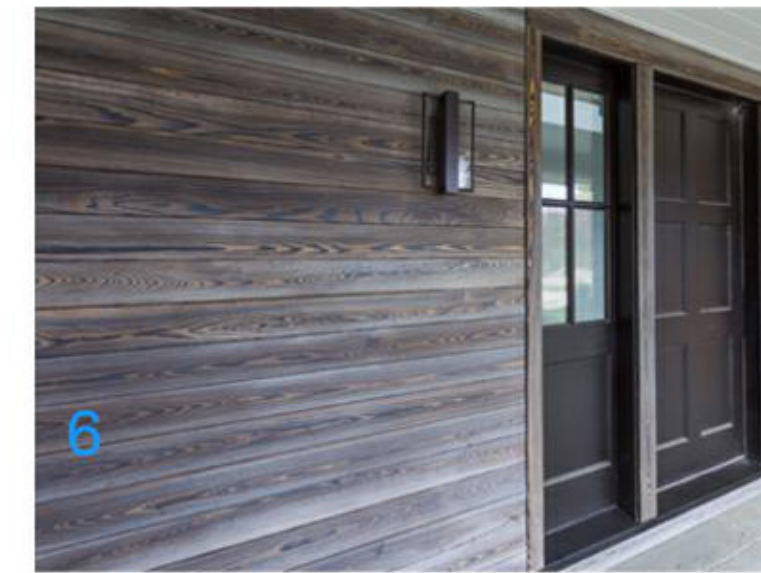
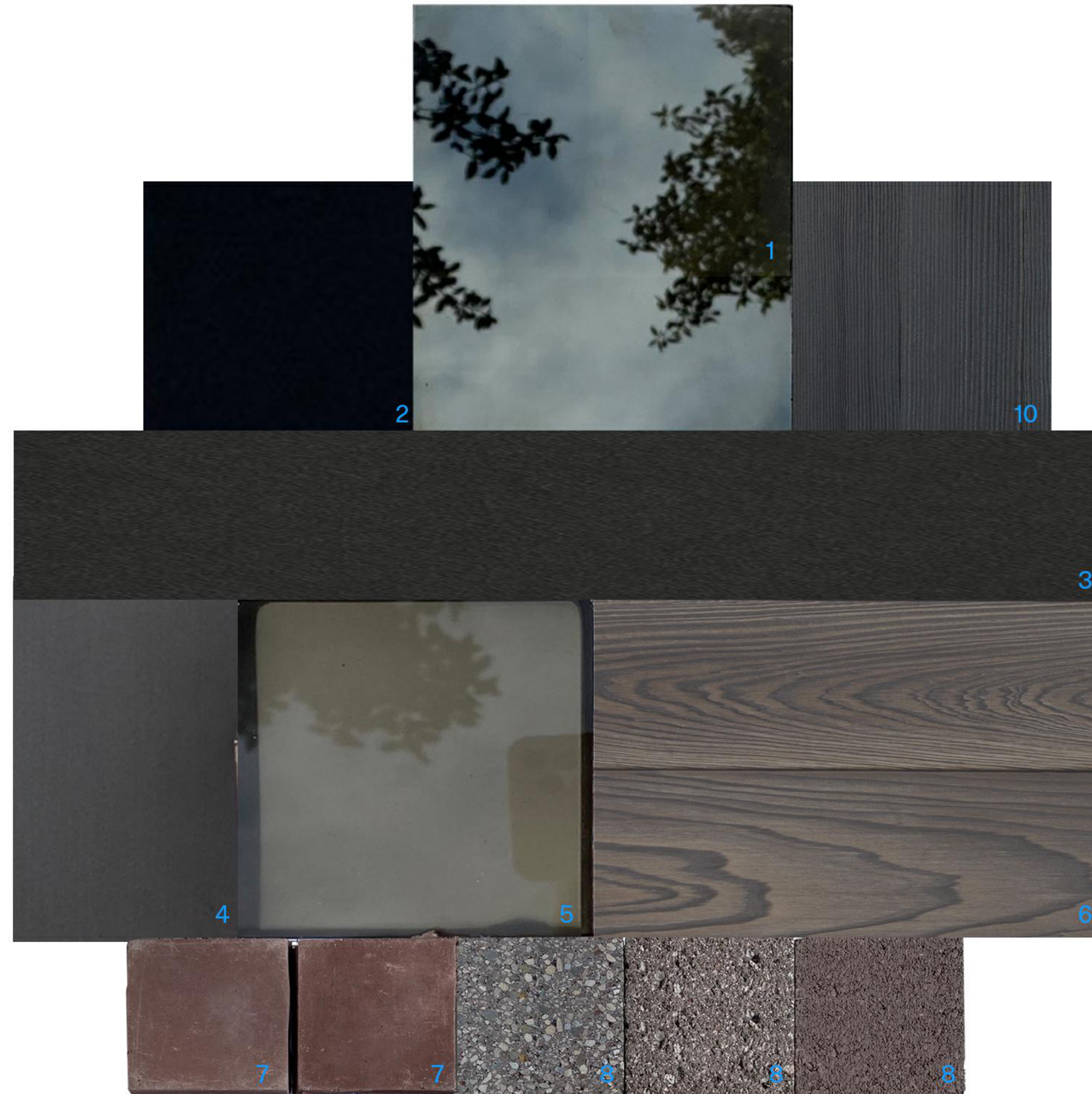
631 TORWOOD LN, LOS ALTOS, CA 94133

FLOOR AREA & COVERAGE CALC. DIAG.

**a0.6**

JOB \_\_\_\_\_ Project Number \_\_\_\_\_  
DRAWN \_\_\_\_\_ Author CHECKED \_\_\_\_\_ Author \_\_\_\_\_  
SCALE 1/8" = 1'-0"  
TIME STAMP 6/30/2023 2:06:33 PM

**NOTES**



- 1 Reflective Glazing, GL-1 Vitro Solarcool Solar Gray 1" insulated glazing unit in black aluminum frame
- 2 Metal Panel Roof & Walls, MTL-1 Morin 12" Standing Seam Panel in Brisol Black 438R724 Metal Wall Panels, MTL-2 Morin 12" F-12 Reveal Joint Panel
- 3 Sintered Stone Detail, ST-2 Neolith Nero Zimbabwe Riverwashed Panel
- 4 Window Mullions, for GL-1 and GL-2, LaCantina Multislide in Black, or approved equal
- 5 Insulated Glass, GL-2, Vitro Solarbronze insulated glazing unit in black aluminum frame
- 6 Wood Siding, WD-3 ReSAWN Timber co. Murasaki Cypress, Charred Collection
- 7 Concrete Tile, ST-4 Design Direct Source, Ellora, Color Sangria, Plumish
- 8 Masonry Planter, ST-3 Basalite 8" Block, Color 327, Shot Blast, Precision, Ground Face Finishes
- 9 Featured Landscaping
- 10 Wood Frames, WD-4 Pioneer Millworks, Fir, Black

DESCRIPTION	DATE	BY
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**TORWOOD PATIO HOUSE**

631 TORWOOD LN, LOS ALTOS, CA 94133

**TORWOOD PATIO HOUSE**

631 TORWOOD LN, LOS ALTOS, CA 94133

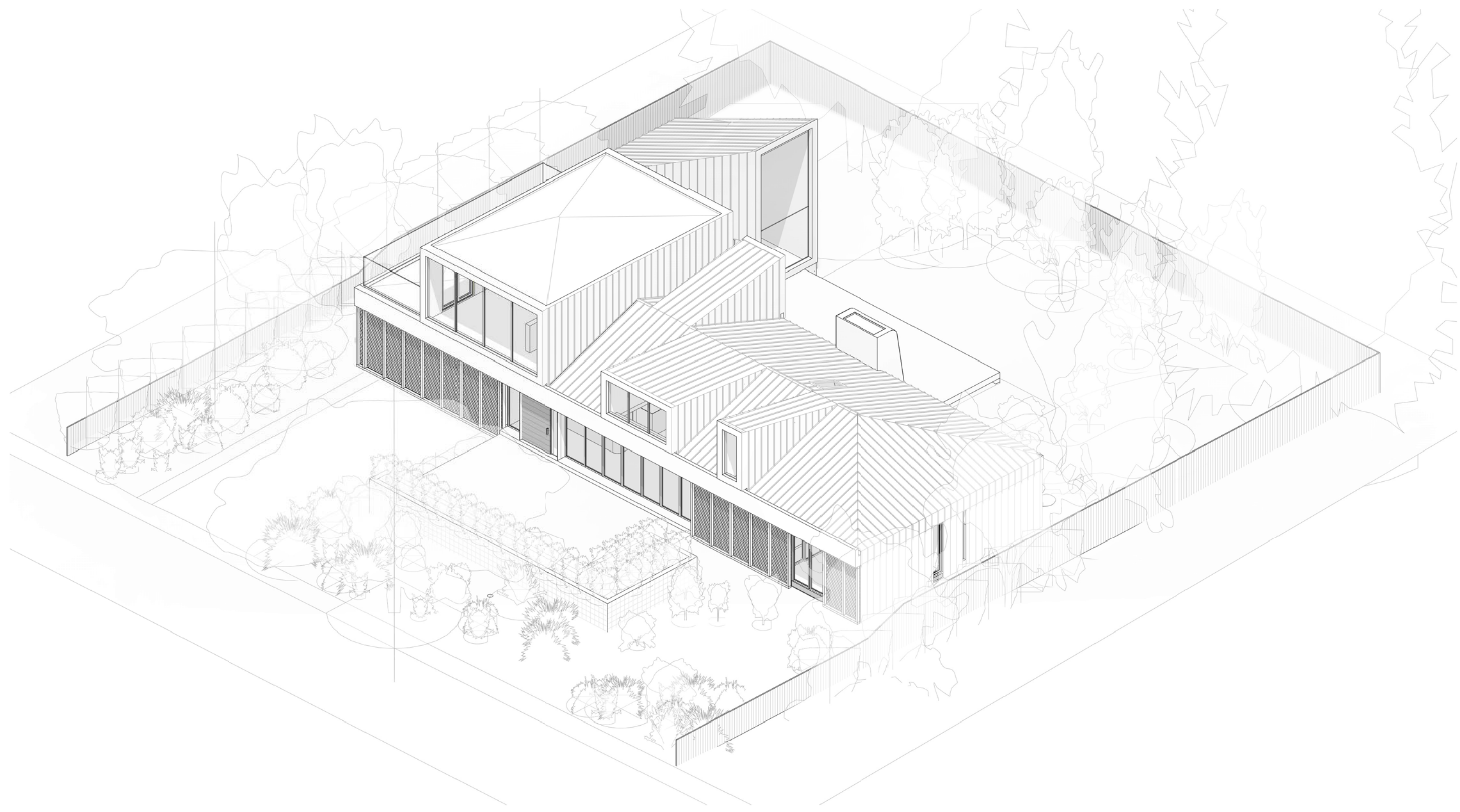
MATERIAL BOARD

**a0.7**

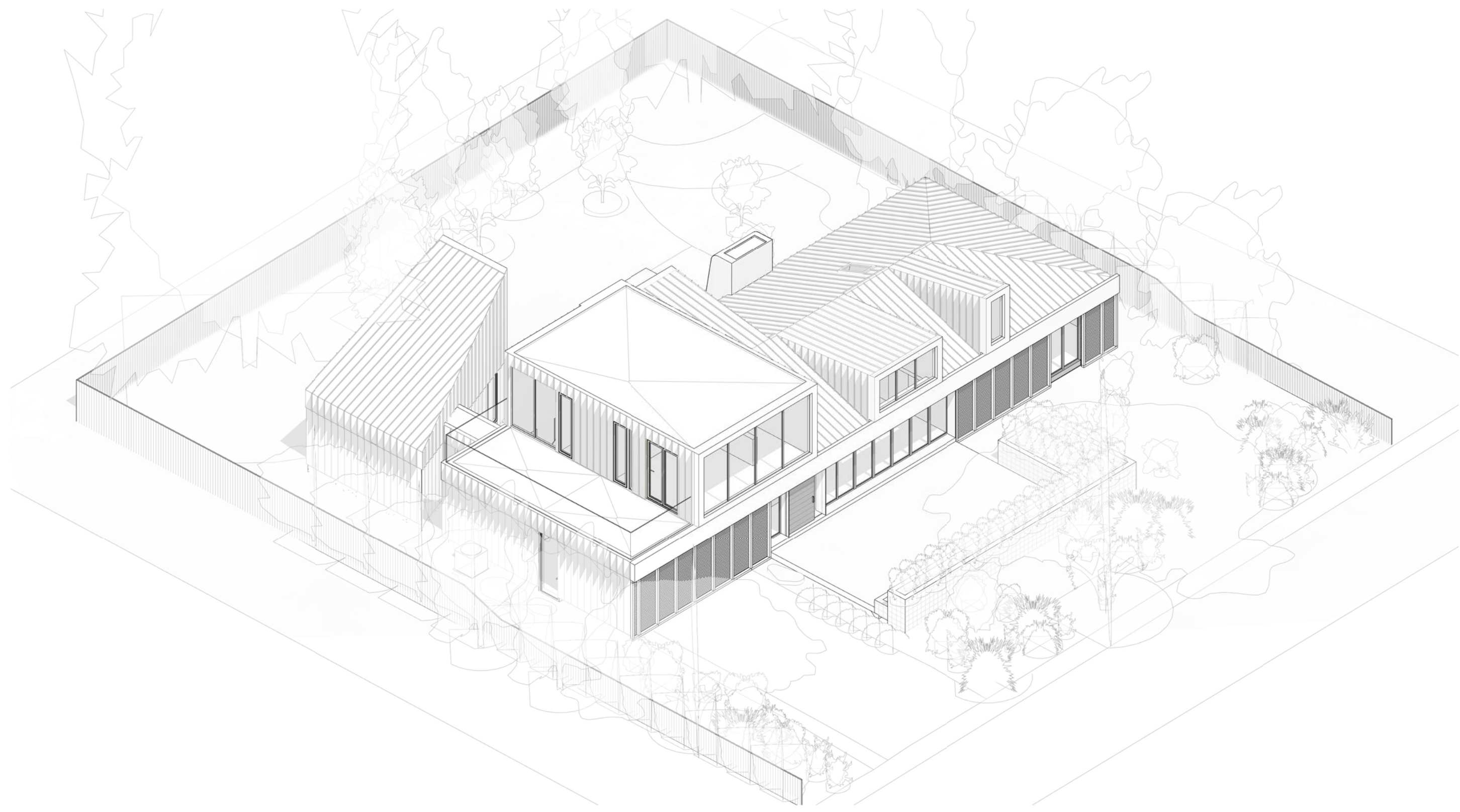
JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	
TIME STAMP	6/30/2023 2:06:34 PM

**MATERIAL BOARD**

## NOTES



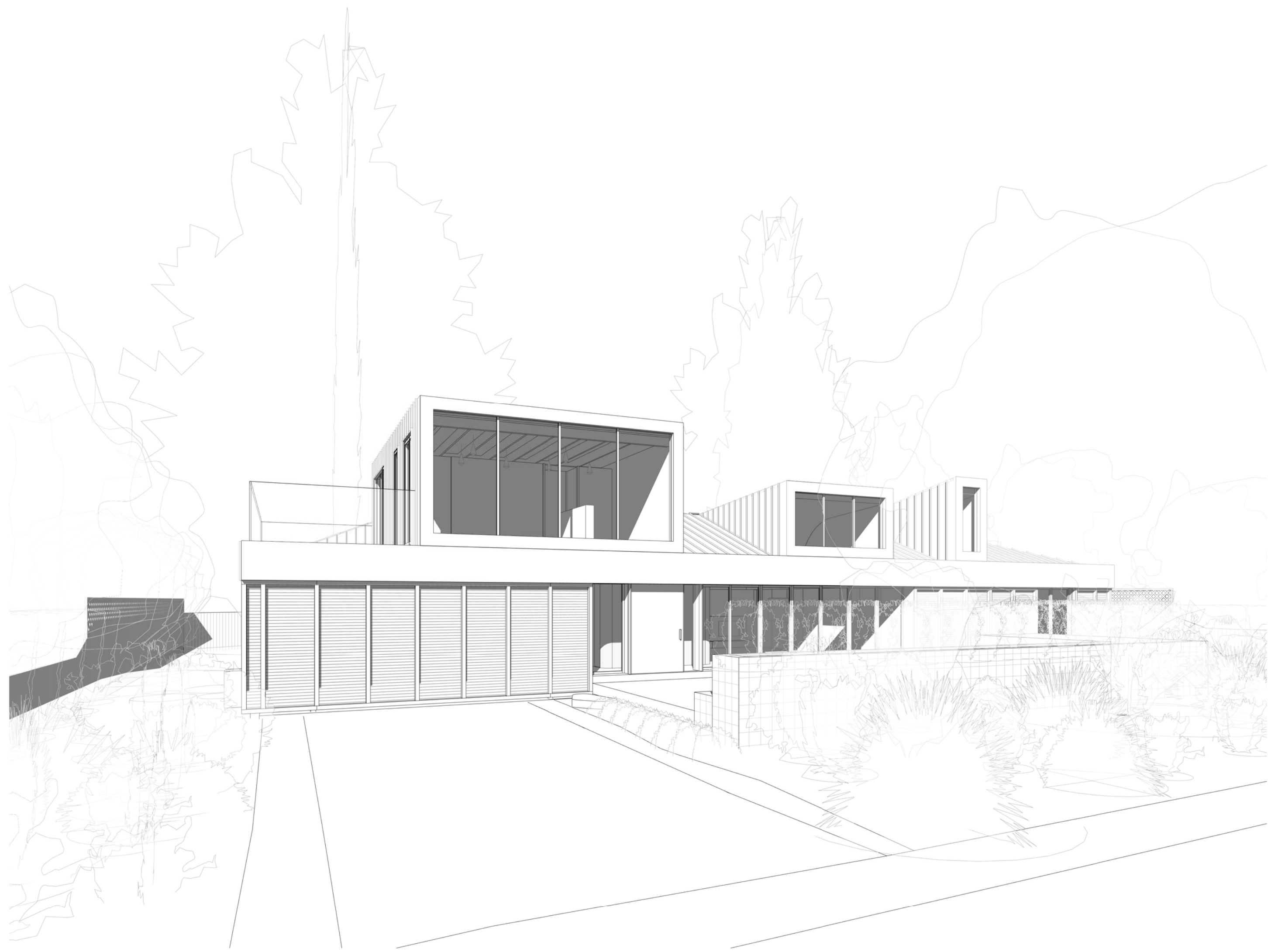
2 AXON - SW



1 AXON - NW



4 STREET VIEW - SW



3 STREET VIEW - NW

DESCRIPTION	DATE	BY
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## TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

### RENDERINGS

# a0.8

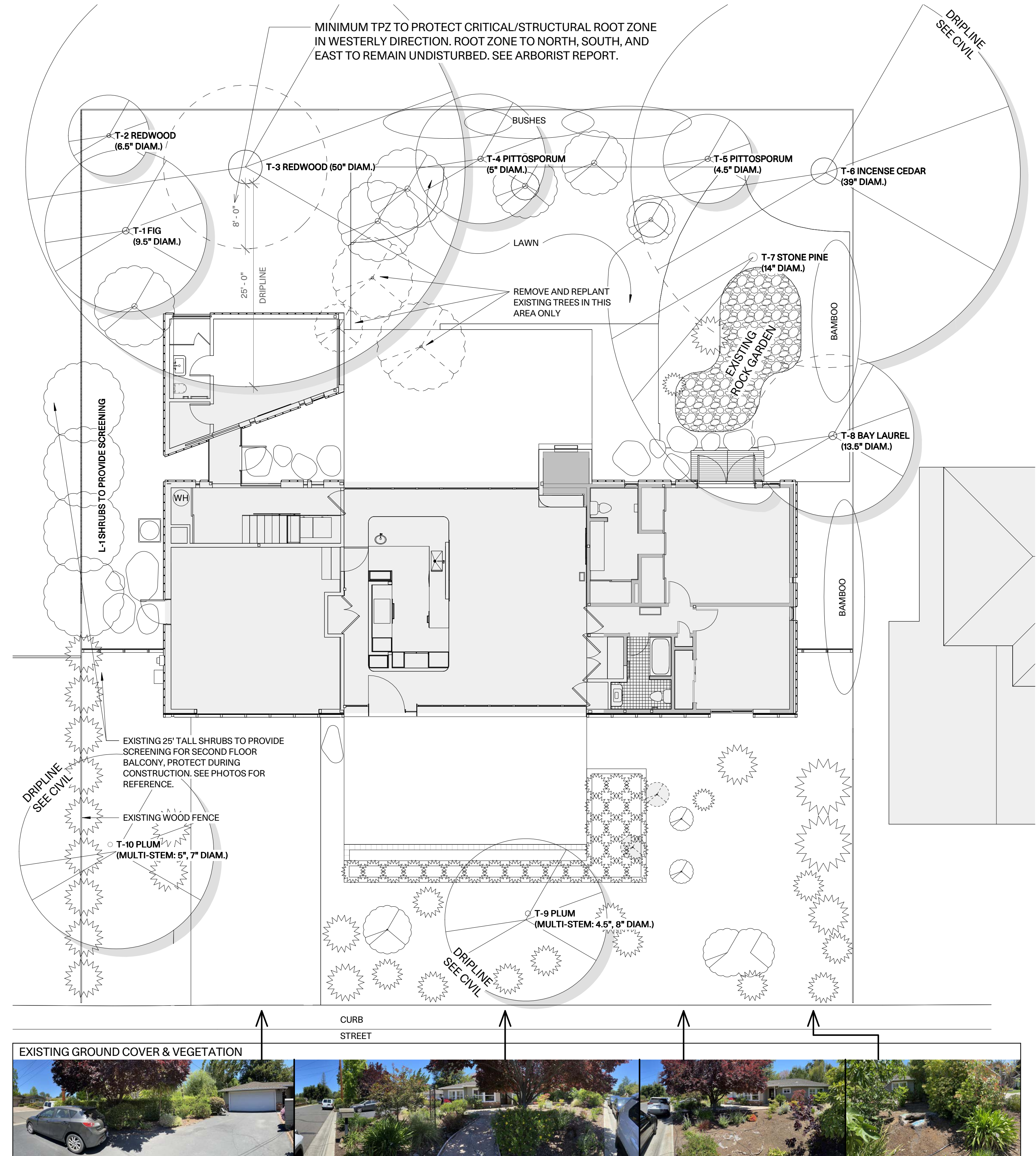
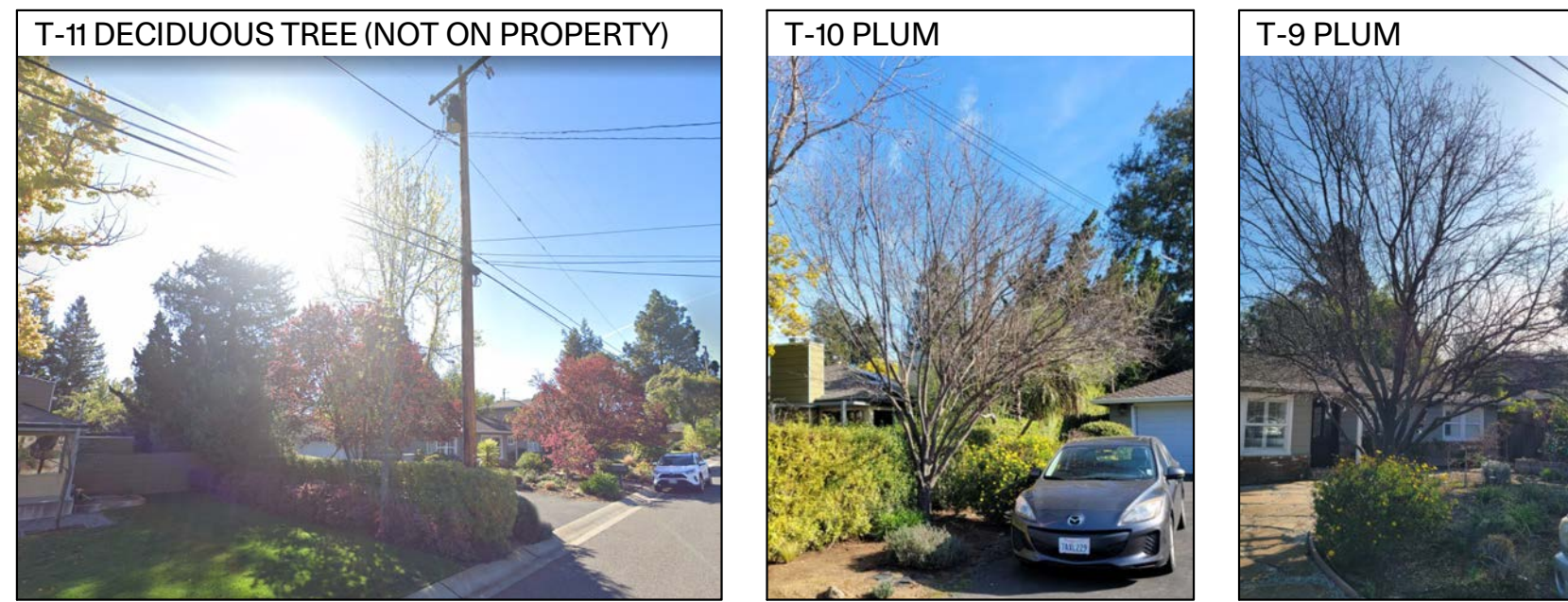
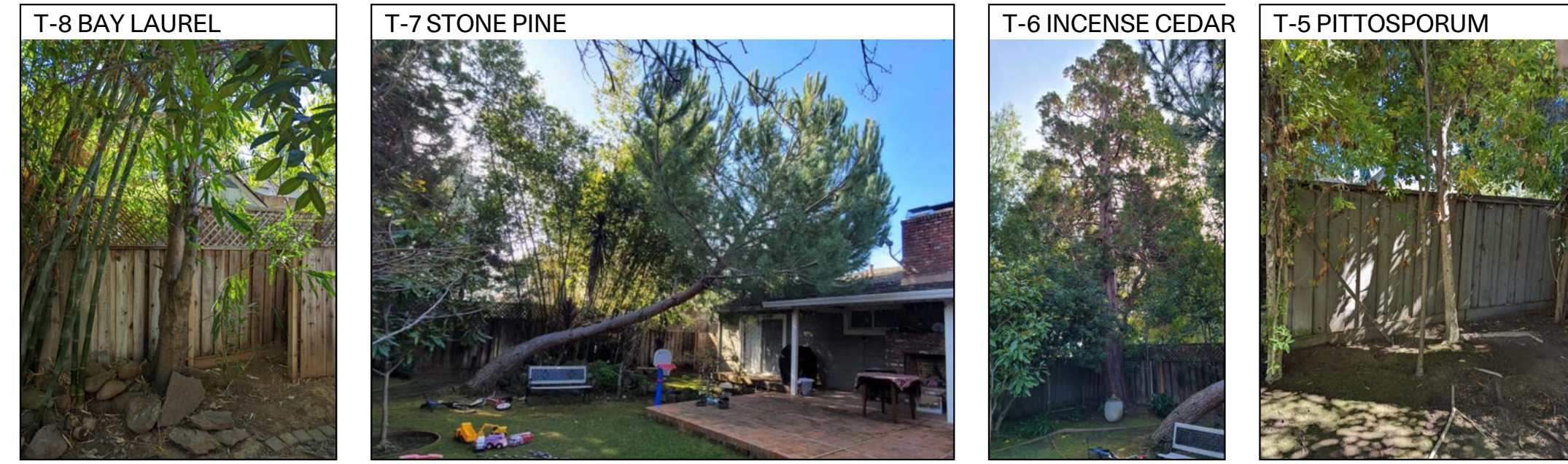
JOB	Project Number
DRAWN	Author
CHECKED	Author
SCALE	
TIME STAMP	6/30/2023 2:06:45 PM

**NOTES**

SEE FULL ARBORIST REPORT FOR ADDITIONAL DETAILS.

SEE LANDSCAPE PLAN L1 FOR EXISTING AND NEW PLANTS NOT INCLUDED IN TREE PROTECTION PLAN.

SEE SITE PLAN FOR HARDSCAPING AND PLANTER WALL INFORMATION.



1 LANDSCAPE PLAN W/ TREE PROTECTION  
1/8" = 1'-0"

**SUMMARY OF TREE INVENTORY**

TREE #	TREE SPECIES	DIAMETER	HEIGHT	LOCATION	PROTECTED STATUS	RETAIN / REMOVE	RECOMMEND
T-1	Ficus carica (common fig)	9.5"	20'	Left rear fence-line	Not protected	Retain	Maybe too close to construction for retention.
T-2	Sequoia sempervirens (coast redwood)	6.5"	25'	NE corner of rear yard	Not protected	Retain	May impact the fence structure.
T-3	Sequoia sempervirens (coast redwood)	50"	65' ht, 50' sprd	Rear fence-line behind garage and proposed studio	Protected	Retain	Prune to raise crown over bldg. Install TPZ fencing.
T-4	Pittosporum undulatum (Queensland box)	5"	25'	Rear yard, rear fence-line	Not protected	Retain	
T-5	Pittosporum undulatum (Queensland box)	4.5"	25'	Left rear fence-line near cedar	Not protected	Retain	
T-6	Calocedrus decurrens (incense cedar)	39"	60'	Rear yard, south-east corner	Protected	Retain	No protection needed. Distant from project zone.
T-7	Pinus pineda (stone pine)	14"	30'	Right rear center yard	Not protected	Retain	Install rigid support to avoid structural failure due to lean.
T-8	Umbellularia californica (Calif bay laurel)	13.5"	30'	Rear yard south fence-line	Not protected	Retain	Poor condition. Too large growing for the site.
T-9	Prunus ceracifera (cherry plum)	Multi-stem 4.5", 8"	25'	Center front yard	Not protected	Retain	
T-10	Prunus ceracifera (cherry plum)	Multi-stem 3.5", 5.5"	15'	Left of driveway	Not protected	Retain	Contractor to avoid damage and compaction.
T-11	Deciduous tree in dormancy, unidentified (Not on property)	Multi-stem 5", 7"	20'	Left of driveway (on adjacent property)	Not protected	Retain	
L-1	Shrubs	-	25'	Left of house	Not protected	Retain	Not a protected tree

DESCRIPTION	DATE	BY

**TORWOOD PATIO HOUSE**

631 TORWOOD LN, LOS ALTOS, CA 94133

**TREE PROTECTION PLAN**

**a0.9**

JOB	Project Number
DRAWN	Author
CHECKED	Author
SCALE	1/8" = 1'-0"
TIME STAMP	6/30/2023 2:06:52 PM



Jennifer Clark Colfer  
 jennifer@livinglandscapedesign.com  
 www.livinglandscapedesign.com  
 831.235.1886

California Landscape Architect license # 5784



**Client:**  
 Afroza Ali + Murtaza Motiwala

**Project Address:**  
 631 Torwood Ln, Los Altos, CA 94022

**Parcel number:**  
 167-25-003

**Drawing Title:**  
 Landscape Plan

**Date:**  
 2.28.2023

**Revisions:**

**Scale:**  
  
 scale: 1/8" = 1'-0"

**Sheet number:**

**L1**

**PLANT SCHEDULE**

key	Botanical Name/Common Name	Size	Quan.	Water use
1	Chondropetalum elephantinum   Large Cape Rush	5 G	7	low
2	Senecio 'Skyscraper'™   Skyscraper™ Senecio	5 G	6	low
3	Phormium 'Pink Stripe'   Pink Stripe Flax	5 G	3	low
4	Salvia chamaedryoides 'Marine Blue'   Marine Blue Germander Sage	5 G	3	low
5	Lomandra longifolia 'Platinum Beauty' / Variegated Mat Rush	5 G	2	low
6	Aeonium x 'Mint Saucer' / Mint Saucer Aeonium	1 G	2	low
7	Bulbine frutescens 'Hallmark'   Dwarf Orange Bulbine	1 G	3	low
8	Senecio mandraliscae 'Blue Chalk Sticks' / Senecio	1 G	3	low
9	Osteospermum fruticosum 'Serenity Purple'   Pink Freeway Daisy	1 G	3	low
10	Libertia peregrinans   Orange Libertia	1 G	3	low

Soil Specification for raised planters: Fill planters to 2-3" below top of planter wall with one part native garden soil, one part potting mix and one part coarse builders sand.

**EXISTING TREE INVENTORY**

TREE #	BOTANICAL NAME/Common NAME	DIAMETER (INCHES)	HEIGHT (FEET)
T-1	Ficus carica/Common Fig	9.5	20
T-2	Sequoia sempervirens/Coast Redwood	6.5	25
T-3	Sequoia sempervirens/Coast Redwood	50	65
T-4	Pittosporum undulatum/Queensland Box	5	25
T-5	Pittosporum undulatum/Queensland Box	4.5	25
T-6	Calocedrus decurrens/Incense Cedar	39	60
T-7	Pinus pineda/Stone Pine	14	30
T-8	Umbellularia californica/California Bay Laurel	13.5	30
T-9	Prunus ceracifera/Ornamental Plum	Multi-stem 4.5, 8	25
T-10	Prunus ceracifera/Ornamental Plum	Multi-stem 3.5,5.5	15

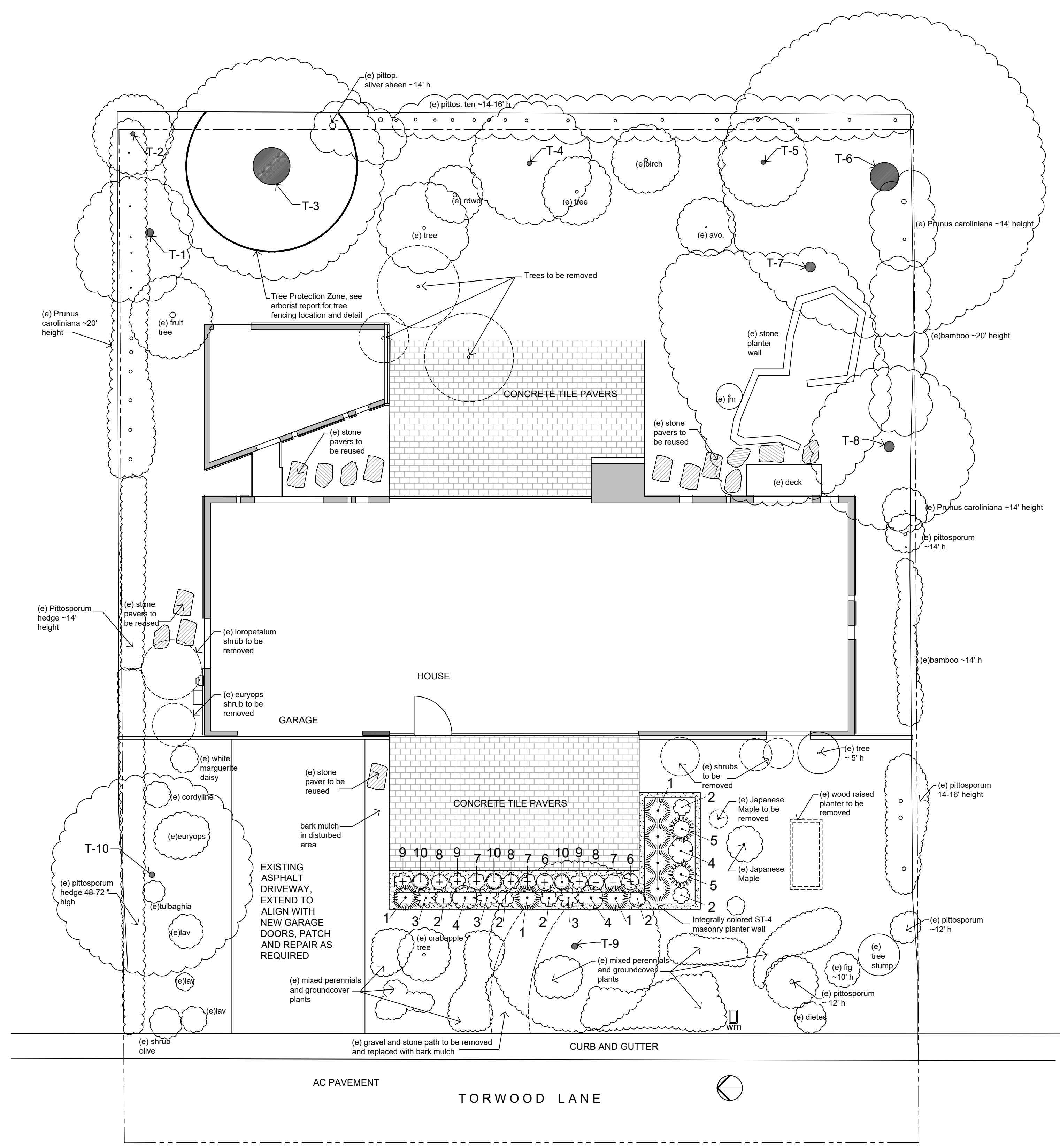
\* see arborist report for detailed information about tree protection

**EXISTING VEGETATION NOTE:**

- ALL EXISTING VEGETATION TO REMAIN UNLESS NOTED ON PLAN "TO BE REMOVED".
- EXISTING VEGETATION TO BE PROTECTED DURING CONSTRUCTION. CONSTRUCTION MATERIALS, TOOLS, DEBRIS , TRASH OR EXCAVATED SOIL SHALL NOT BE STORED ON, DISPOSED OF OR RINSED OFF ON ANY SOIL SURFACES.
- EXISTING TREES AND VEGETATION SHALL BE IRRIGATED DURING CONSTRUCTION. BATTERY OPERATED VALVES AND TEMPORARY IRRIGATION LINE TIED IN TO WATER LINE AT METER MAY BE REQUIRED.

**General Notes:**

- Location of proposed and existing elements are approximate.
- Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans.
- Existing site plan measurements have been provided by the owner. Living Landscape Design Inc. assumes no liability for the accuracy of said measurements.
- Contractor to provide high efficiency drip system to new planting areas.
- Contractor to provide sleeves in new paving as needed for irrigation and lighting cable and pipes.
- Contractor to provide gopher wire and gopher baskets if needed. Discuss with client prior to bid.





### NOTES

ALL VEGETATION OUTSIDE OF NEW CONSTRUCTION BOUNDARY TO REMAIN

ALL FOUNDATIONS TO REMAIN UNLESS OTHERWISE NOTED, SEE STRUCTURAL

**SQUARE FOOTAGE CALCULATIONS:**  
EXISTING TO REMAIN : 1,464 SF  
UNCHANGED : 595 SF  
INTERIOR CHANGES: 869 SF

**DEMOLISHED :** 874 SF  
STUDY : 83 SF  
DINING PROJECTION : 51 SF  
GARAGE : 475 SF  
COVERED PATIO : 166 SF  
COVERED BREEZEWAY : 99 SF

### KEY

EXISTING WALLS TO REMAIN, SEE STRUCTURAL (EXTERIOR 82' - 7" LINEAR FT TO REMAIN)

EXISTING WALLS AND WALL PLATE TO REMAIN, BELOW 6' - 8" ALLOW FOR NEW WINDOWS, SEE STRUCTURAL (EXTERIOR 26' - 5 1/2" LINEAR FT RETAINED)

EXISTING WALLS TO BE DEMOLISHED, SEE STRUCTURAL (EXTERIOR 75' - 2 1/2" LINEAR FT TO BE DEMOLISHED)

EXISTING HOUSE PERIMETER: 184' - 3" LF  
EXISTING PERIMETER TO REMAIN: 109' - 0 1/2" (59.2%)  
EXISTING PERIMETER TO BE DEMOLISHED: 75' - 2 1/2" (40.8%)

DESCRIPTION	DATE	BY

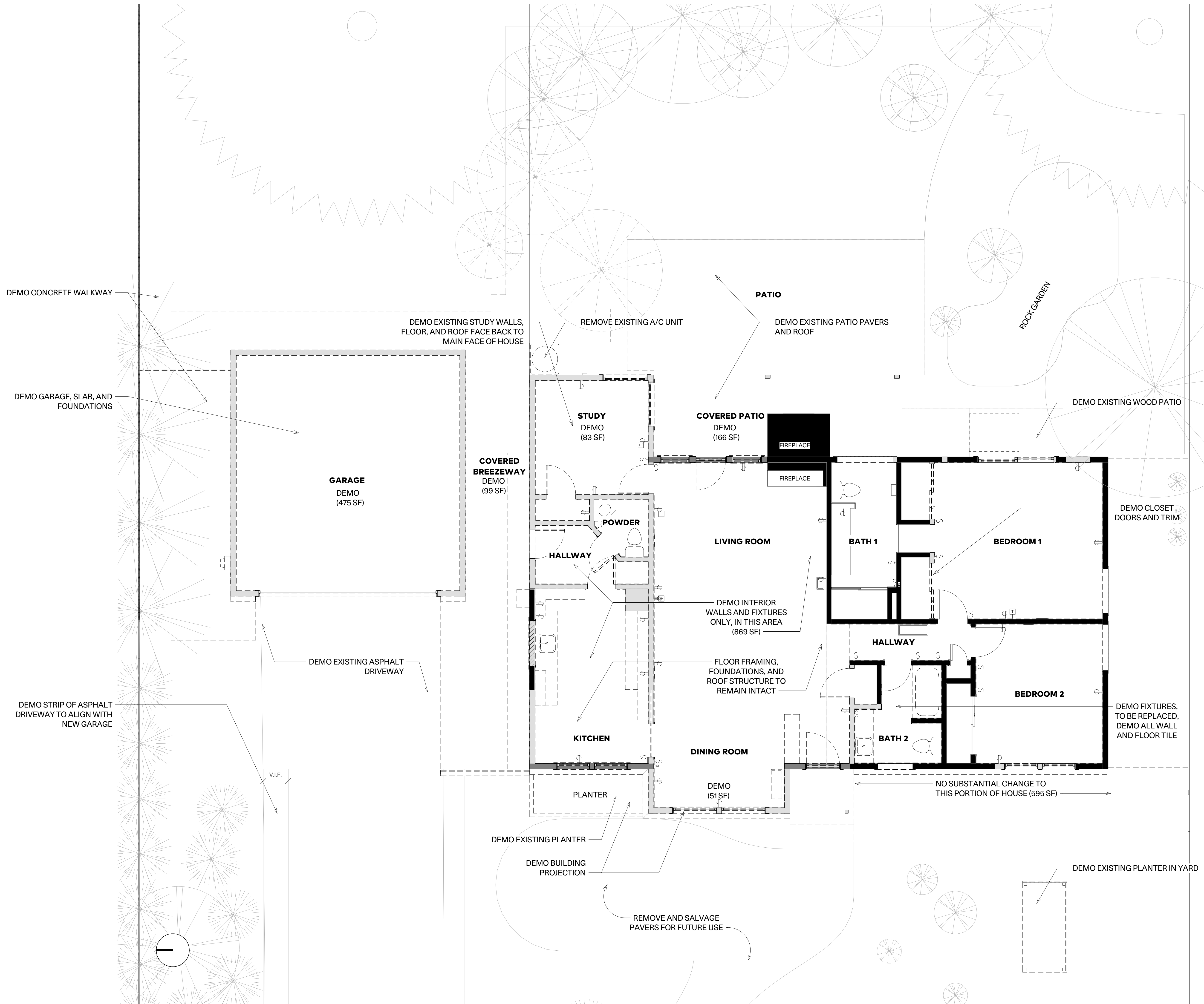
## TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

### EXISTING & DEMOLITION PLAN

# a1.0

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	As indicated
TIME STAMP	6/30/2023 2:06:57 PM



**1 DEMOLITION PLAN**  
1/4" = 1'-0"

### NOTES

DEMO ALL EAVES AND ROOF OVERHANG TO FACE OF EXISTING BUILDING, ALL SIDES

DUCTS TO BE COVERED AND MECHANICAL EQUIPMENT TO BE PROTECTED ACCORDING TO SECTION 4.504.1 OF 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11.

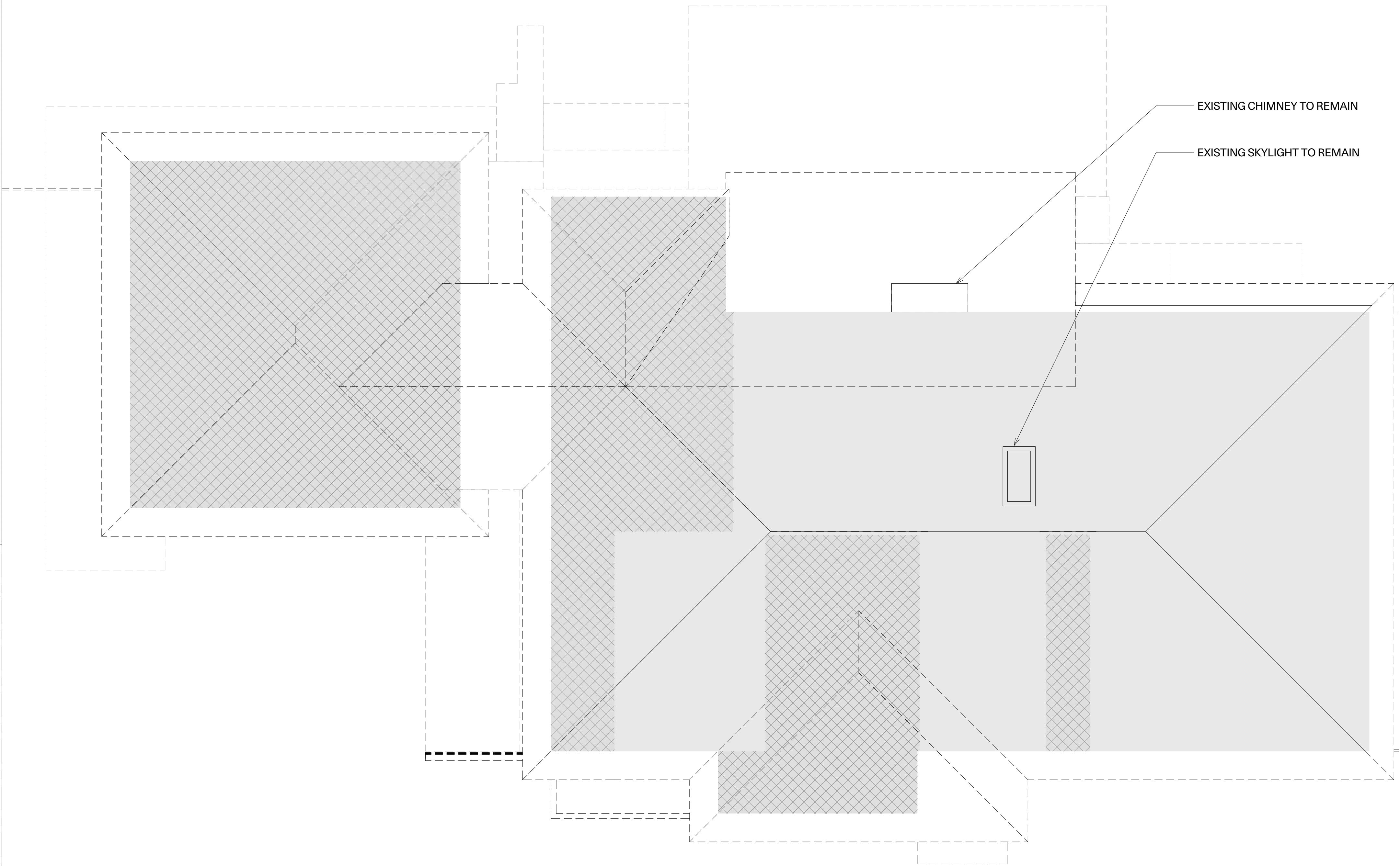
### KEY

- EXISTING RAFTERS, ROOF SHEATHING, CEILING JOISTS & RIDGE BOARDS TO REMAIN, PER STRUCTURAL (EXISTING FOUNDATIONS TO REMAIN, EXISTING EXTERIOR WALL PLATE TO REMAIN) (1,089 SF)
- DEMO ROOF THIS AREA ONLY, SEE STRUCTURAL (EXISTING FOUNDATIONS DEMO & REMAIN IN THIS AREA, EXISTING INTERIOR WALLS DEMO & REMAIN IN THIS AREA) (1,011 SF)

2,100 SF TOTAL ROOF (EAVES AND ROOF OVERHANG NOT INCLUDED IN TOTAL)

1,089 SF (51.9%) EXISTING TO REMAIN

1,011 SF (48.1%) TO BE DEMOLISHED



DESCRIPTION	DATE	BY
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## TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

### DEMOLITION ROOF PLAN

# a1.1

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	As indicated
TIME STAMP	6/30/2023 2:06:58 PM

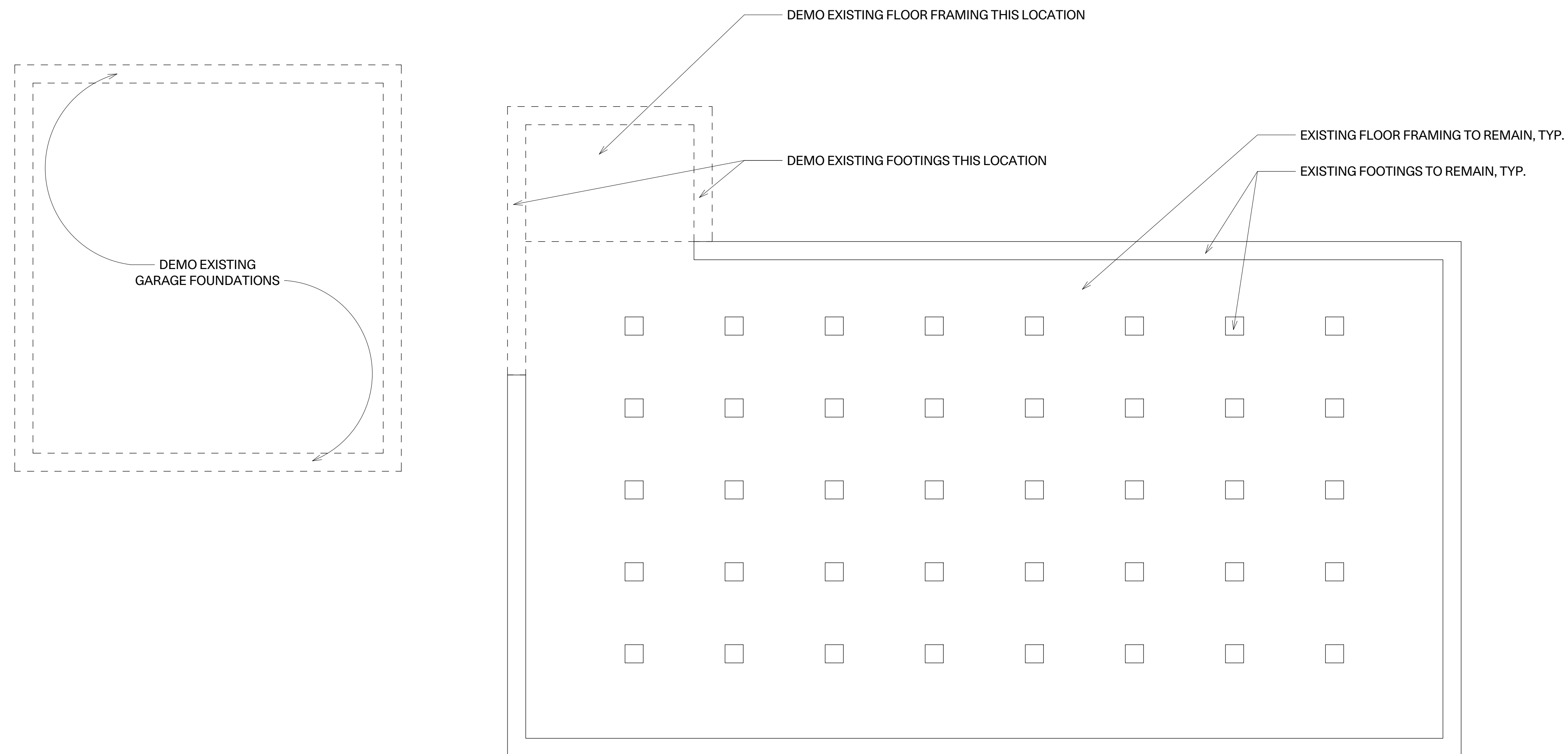
1 DEMOLITION ROOF PLAN  
1/4" = 1'-0"

## NOTES

TOTAL EXISTING FOUNDATION: 303' - 5" LF

EXISTING FOUNDATION TO REMAIN: 190' - 2"  
(62.7%)

EXISTING FOUNDATION TO BE DEMOLISHED:  
113' - 3" (37.3%)



DESCRIPTION	DATE	BY

## TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

### DEMOLITION FOUNDATION PLAN

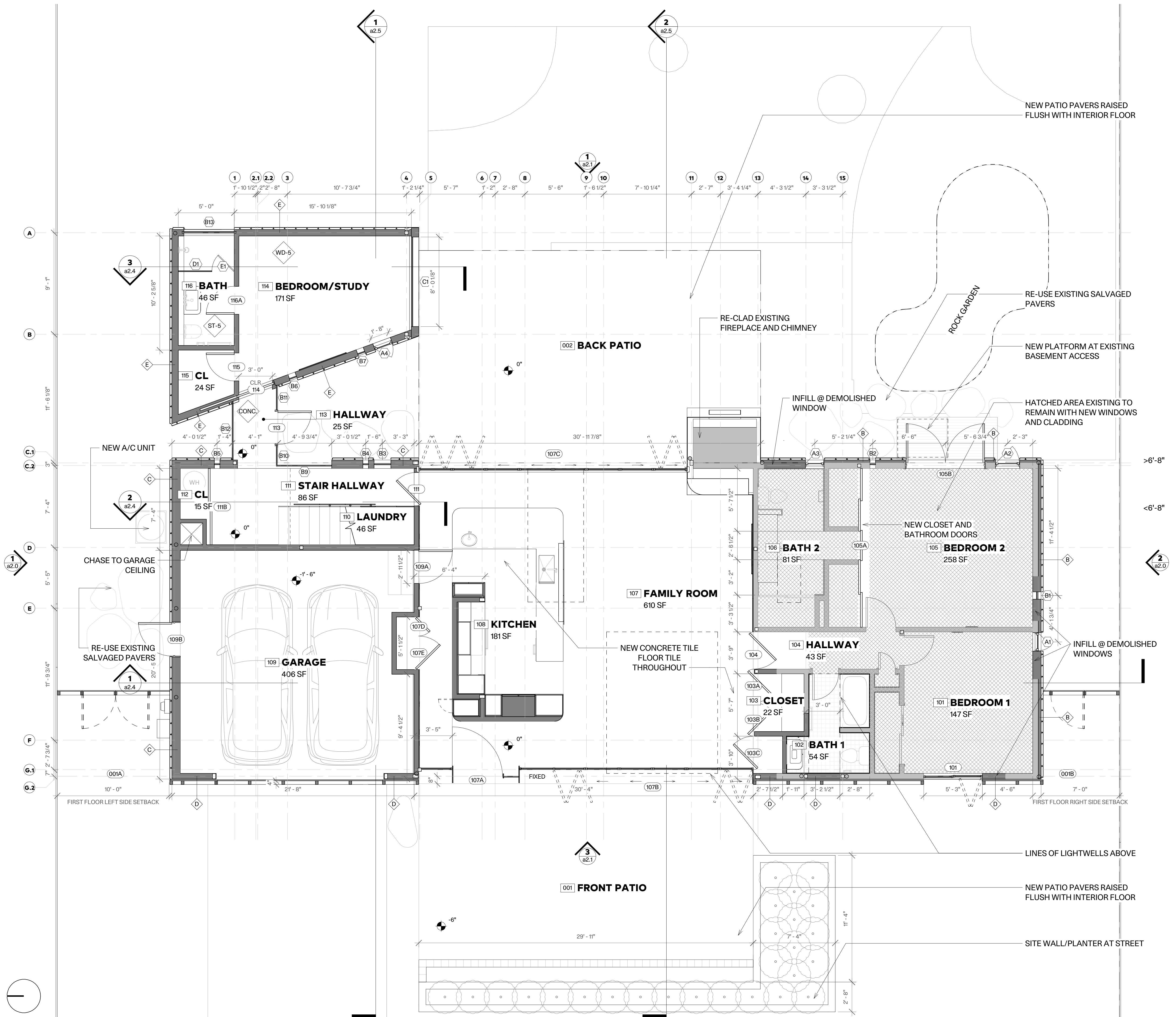
# a1.1B

JOB	Project Number
DRAWN	Author
CHECKED	Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:06:58 PM

**NOTES**

FOR SITE ELEVATIONS, SEE CIVIL DRAWINGS.

ALL WALLS TO BE TYPE A U.O.N.



**1 FLOOR PLAN - MAIN LEVEL**  
1/4" = 1'-0"

DESCRIPTION	DATE	BY

**TORWOOD PATIO HOUSE**

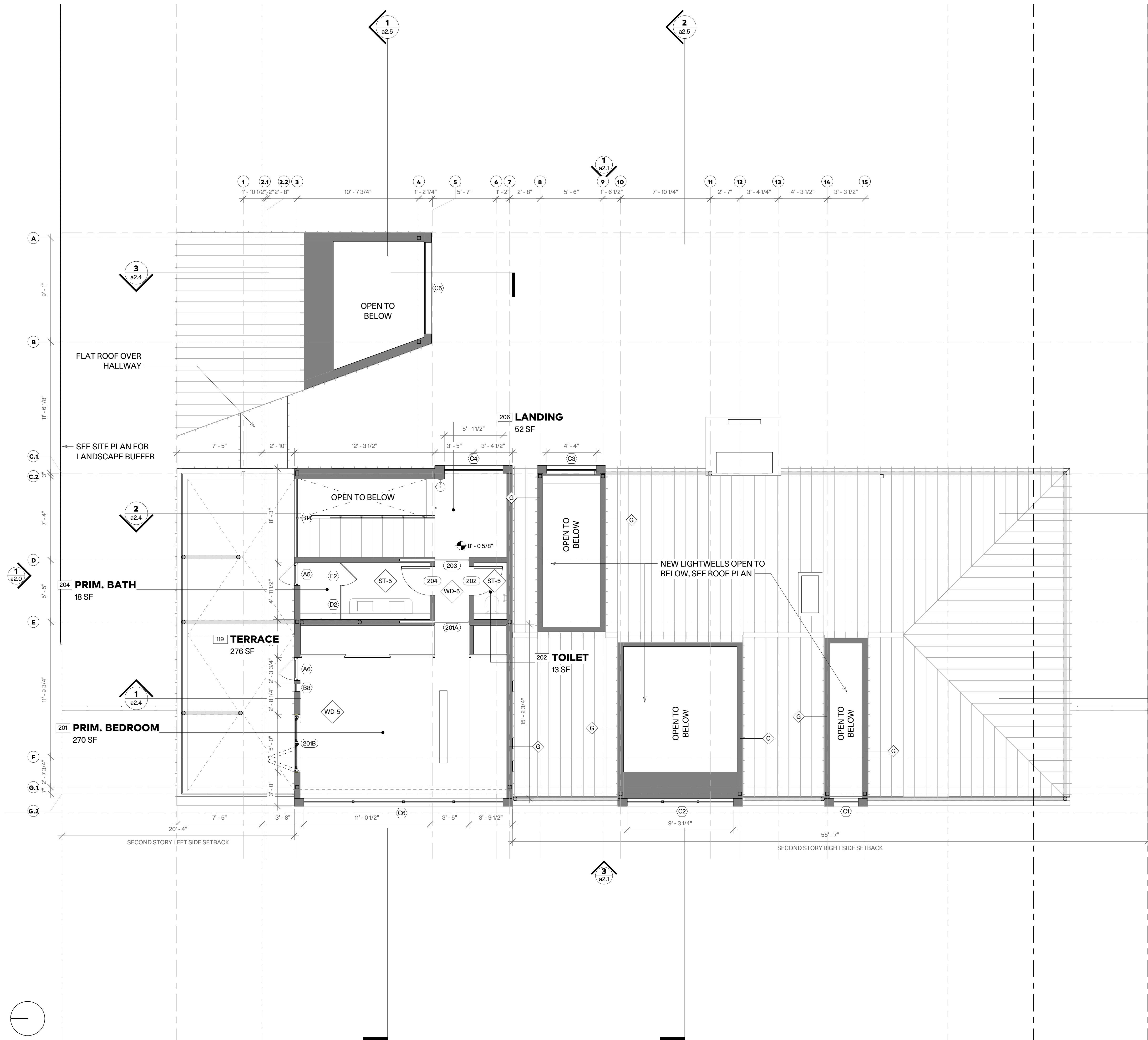
631 TORWOOD LN, LOS ALTOS, CA 94133

**FLOOR PLAN - MAIN LEVEL**

**a1.2**

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:07:02 PM

**NOTES**



DESCRIPTION	DATE	BY
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**TORWOOD PATIO HOUSE**

631 TORWOOD LN, LOS ALTOS, CA 94133

**FLOOR PLAN - SECOND LEVEL**

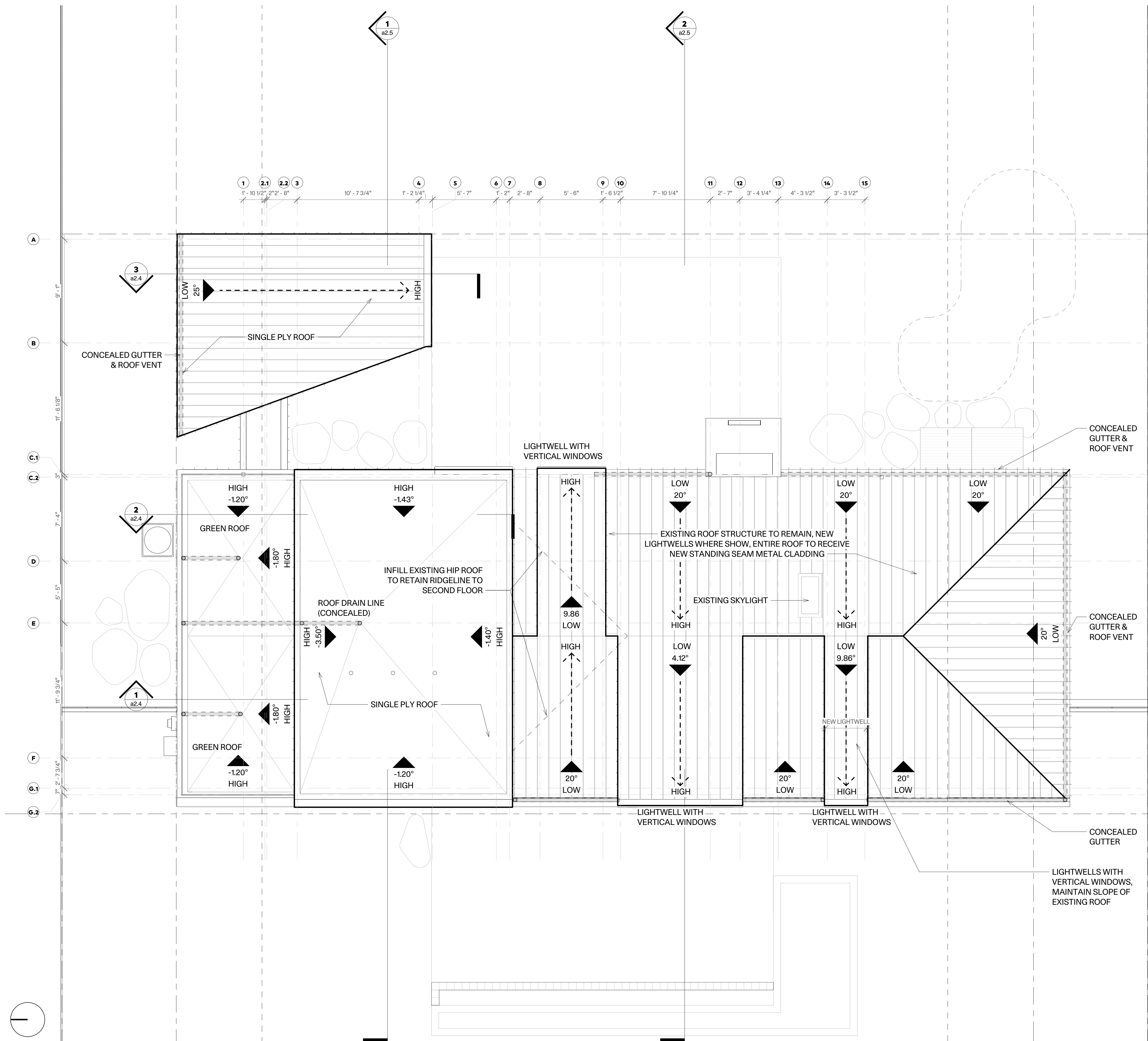
**a1.3**

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:07:07 PM

**1 FLOOR PLAN - SECOND LEVEL**  
 1/4" = 1'-0"

**NOTES**

FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.



DESCRIPTION	DATE	BY

**TORWOOD PATIO HOUSE**

631 TORWOOD LN, LOS ALTOS, CA 94133

**ROOF PLAN**

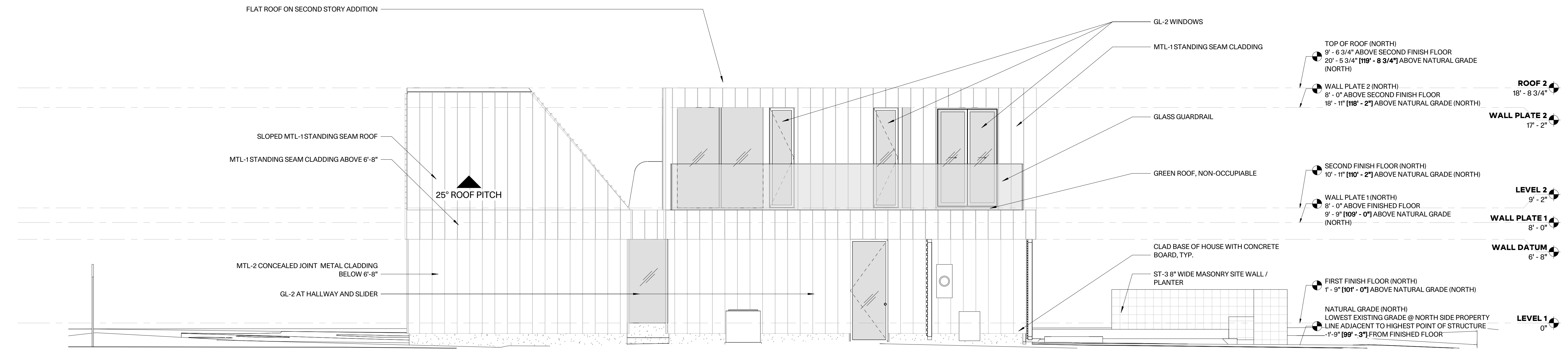
**a1.4**

JOB	Project Number
DRAWN	Author
CHECKED	Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:07:10 PM

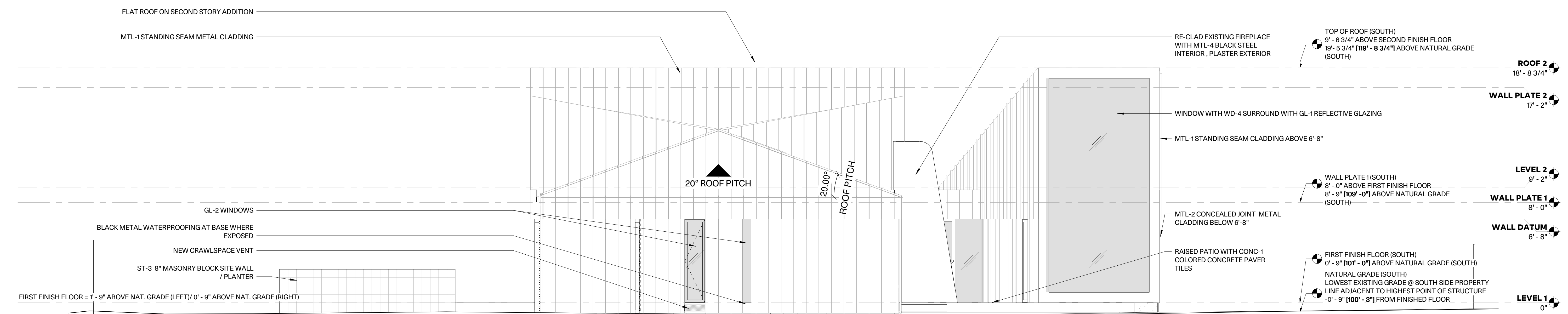
### NOTES

- MATERIALS:**
- GL-1 REFLECTIVE GLAZING:** VITRO SOLARCOOL SOLAR GRAY 1" INSULATED GLAZING UNIT IN BLACK ALUMINUM FRAME
  - GL-2 INSULATED GLASS:** VITRO SOLARBRONZE INSULATED GLAZING UNIT IN BLACK ALUMINUM FRAME
  - GL-1 AND GL-2 WINDOW MULLIONS:** LACANTINA MULTISLIDE IN BLACK, OR APPROVED EQUAL
  - MTL-1 METAL PANEL ROOF & WALLS:** MORIN 12" STANDING SEAM PANEL IN BRISOL BLACK 438R724
  - MTL-2 METAL WALL PANELS:** MORIN 12" F-12 REVEAL JOINT PANEL
  - MTL-3 PERFORATED METAL FENCE:** MORIN 12" STANDING SEAM PANEL IN BRISOL BLACK 438R724, PERFORATED
  - MTL-4 BLACKENED STEEL METAL PANEL:** CUSTOM FABRICATED
  - ST-2 SINTERED STONE DETAIL:** NEOLITH NERO ZIMBABWE RIVERWASHED PANEL
  - ST-3 MASONRY PLANTER:** BASALITE 8" BLOCK, COLOR 327, SHOT BLAST, PRECISION, GROUND FACE FINISHES
  - ST-4 CONCRETE TILE:** DESIGN DIRECT SOURCE, ELLORA, COLOR SANGRIA, PLUMISH
  - WD-3 WOOD SIDING:** RESAWN TIMBER CO. MURASAKI CUPRESS, CHARRED COLLECTION

ALL SILL HEIGHTS FOR WINDOWS ARE AT FINISHED FLOOR, UNLESS NOTED OTHERWISE



**1 PROPOSED BLDG. ELEV. - NORTH FACADE**  
1/4" = 1'-0"



**2 PROPOSED BLDG. ELEV. - SOUTH FACADE**  
1/4" = 1'-0"

DESCRIPTION	DATE	BY

## TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

### PROPOSED BUILDING ELEVATIONS - N/S

# a2.0

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:08:22 PM

**AS IS**

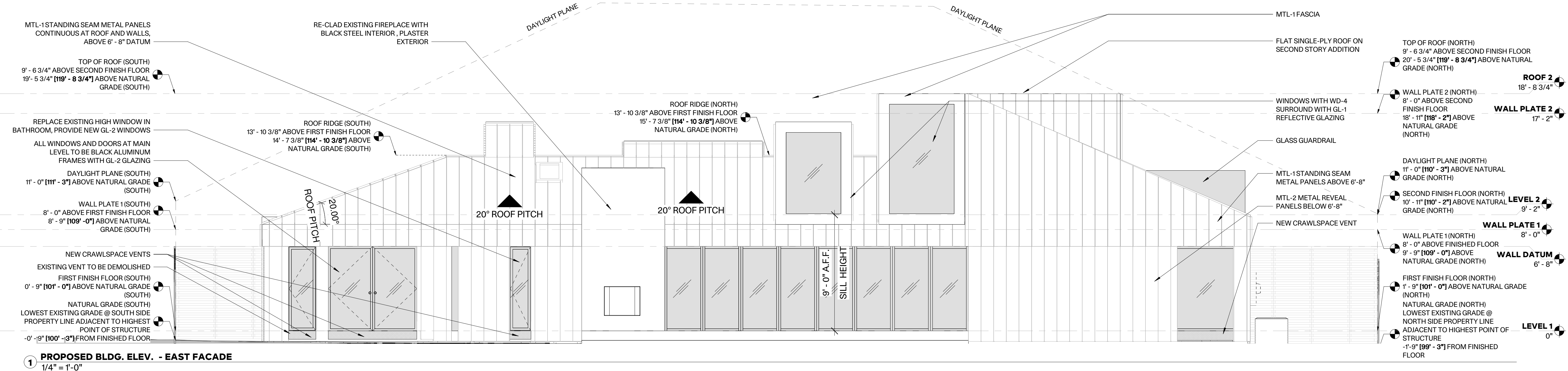
1254 Mason St  
San Francisco, CA 94108

+1 415 515 2517  
office@as-is.us  
as-is.us

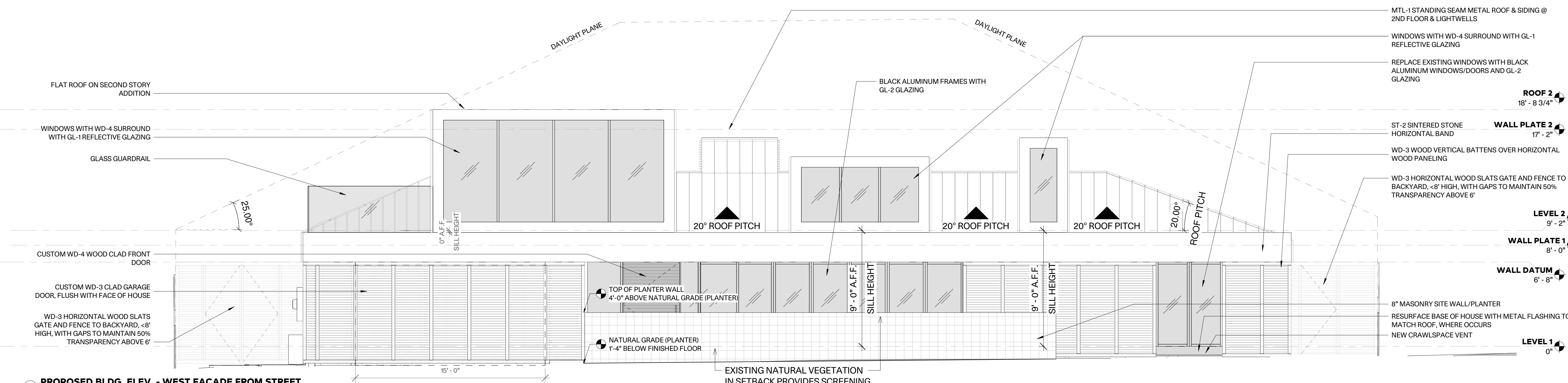
**NOTES**

- MATERIALS:**
- GL-1 REFLECTIVE GLAZING:** VITRO SOLARCOOL SOLAR GRAY 1" INSULATED GLAZING UNIT IN BLACK ALUMINUM FRAME
  - GL-2 INSULATED GLASS:** VITRO SOLARBRONZE INSULATED GLAZING UNIT IN BLACK ALUMINUM FRAME
  - GL-1 AND GL-2 WINDOW MULLIONS:** LACANTINA MULTISLIDE IN BLACK, OR APPROVED EQUAL
  - MTL-1 METAL PANEL ROOF & WALLS:** MORIN 12" STANDING SEAM PANEL IN BRISOL BLACK 438R724
  - MTL-2 METAL WALL PANELS:** MORIN 12" F-12 REVEAL JOINT PANEL
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  - MTL-4 BLACKENED STEEL METAL PANEL:** CUSTOM FABRICATED RIVERWASHED PANEL
  - ST-2 SINTERED STONE DETAIL:** NEOLITH NERO ZIMBABWE
  - ST-3 MASONRY PLANTER:** BASALITE 8" BLOCK, COLOR 327, SHOT BLAST, PRECISION, GROUND FACE FINISHES
  - ST-4 CONCRETE TILE:** DESIGN DIRECT SOURCE, ELLORA, COLOR SANGRIA, PLUMISH
  - WD-3 WOOD SIDING:** RESAWN TIMBER CO. MURASAKI CUPRESS, CHARRED COLLECTION

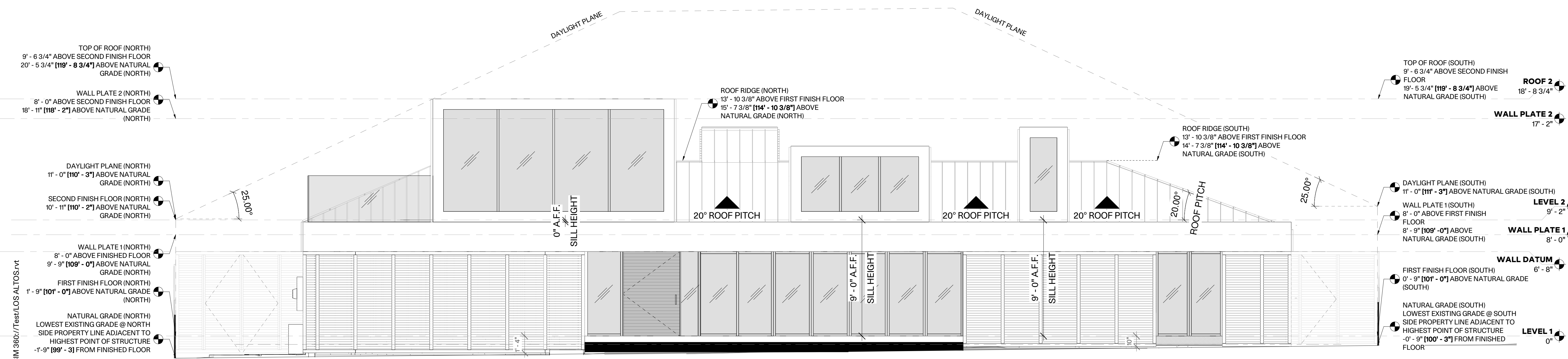
ALL SILL HEIGHTS FOR WINDOWS ARE AT FINISHED FLOOR, UNLESS NOTED OTHERWISE.



**1 PROPOSED BLDG. ELEV. - EAST FACADE**  
1/4" = 1'-0"



**2 PROPOSED BLDG. ELEV. - WEST FACADE FROM STREET**  
1/4" = 1'-0"  
SEE 3/A2.1 FOR HEIGHTS FROM TOPOGRAPHIC ELEVATION



**3 PROPOSED BLDG. ELEV. - WEST FACADE INTERIOR**  
1/4" = 1'-0"

DESCRIPTION	DATE	BY

**TORWOOD PATIO HOUSE**

631 TORWOOD LN, LOS ALTOS, CA 94133

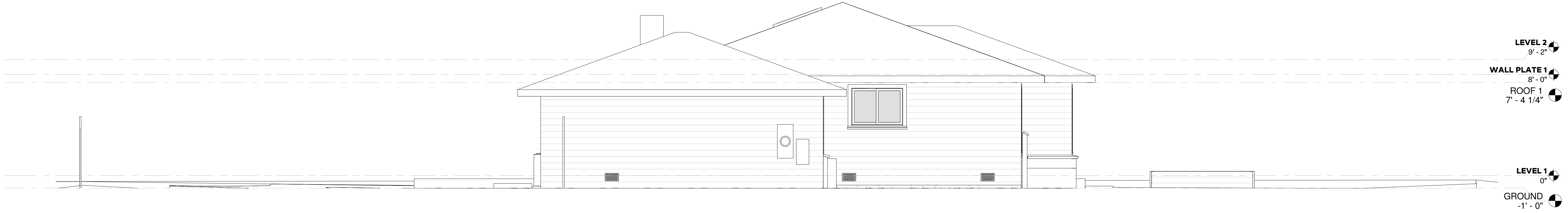
**PROPOSED BUILDING ELEVATIONS - E/W**

**a2.1**

JOB	Project Number
DRAWN	Author
CHECKED	Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:08:35 PM



### NOTES



1 EXISTING BLDG. ELEV. - NORTH FACADE  
1/4" = 1'-0"



2 EXISTING BLDG. ELEV. - SOUTH FACADE  
1/4" = 1'-0"

DESCRIPTION	DATE	BY
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## TORWOOD PATIO HOUSE

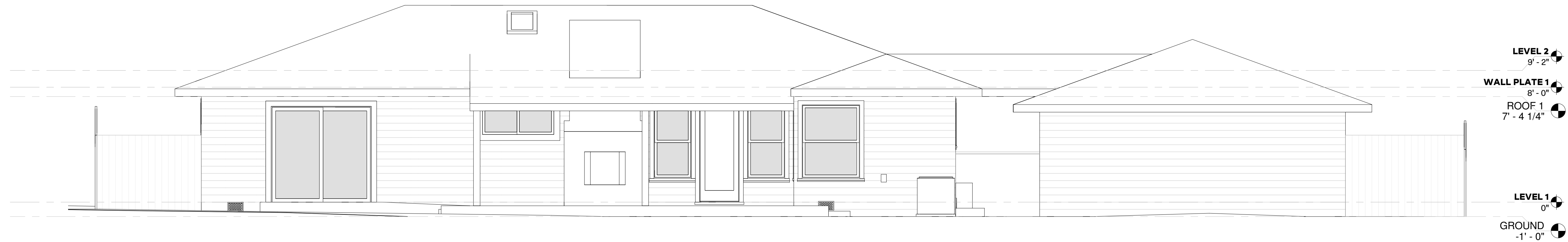
631 TORWOOD LN, LOS ALTOS, CA 94133

FOR REFERENCE ONLY -  
EXISTING BUILDING  
ELEVATIONS - N/S

# a2.2

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:08:36 PM

**NOTES**



① **EXISTING BLDG. ELEV. - EAST FACADE**  
 1/4" = 1'-0"



② **EXISTING BLDG. ELEV. - WEST FACADE**  
 1/4" = 1'-0"

DESCRIPTION	DATE	BY
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**TORWOOD PATIO HOUSE**

631 TORWOOD LN, LOS ALTOS, CA 94133

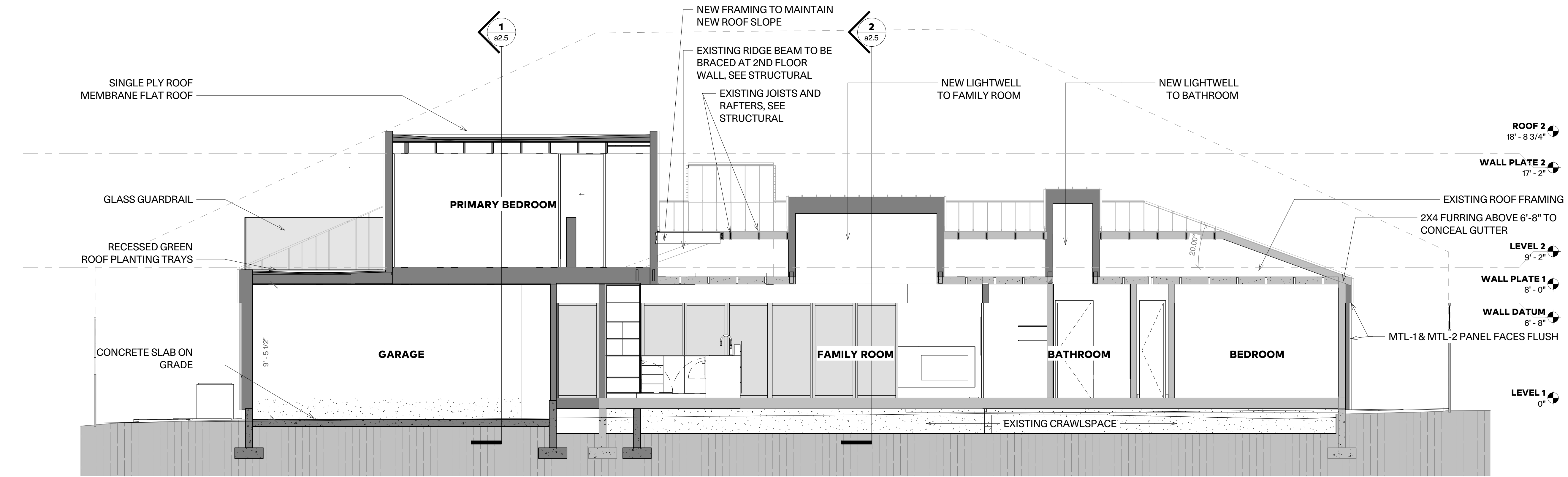
FOR REFERENCE ONLY -  
 EXISTING BUILDING  
 ELEVATIONS - E/W

**a2.3**

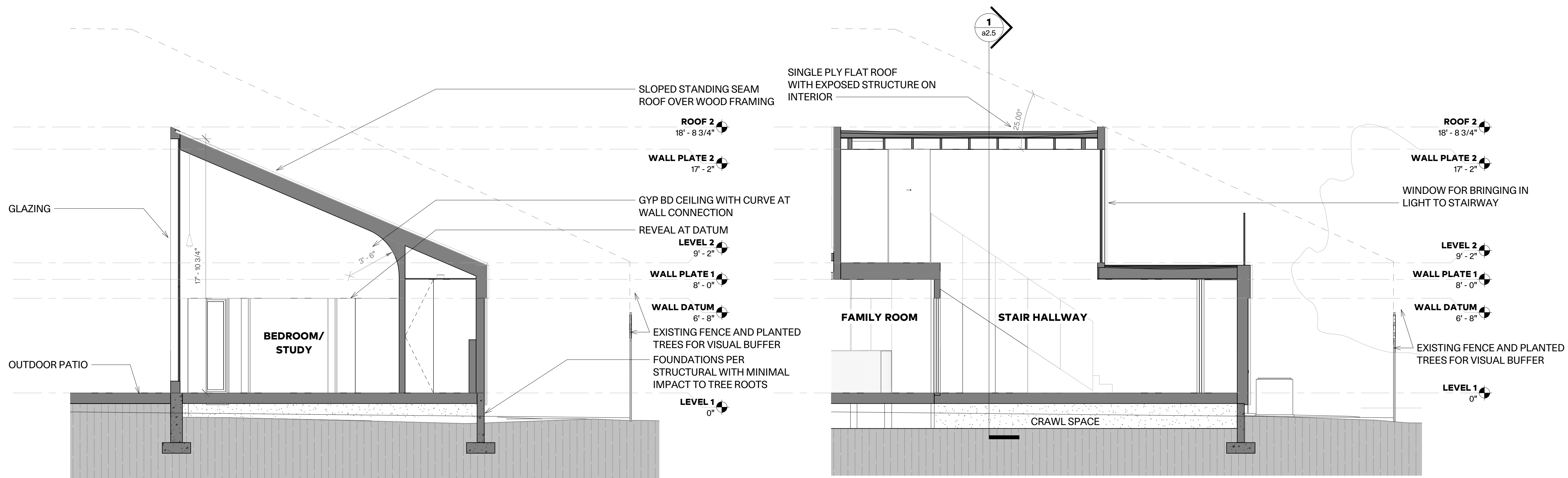
JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:08:37 PM

**NOTES**

ROOFS TO HAVE R-30 INSULATION, NEW EXTERIOR WALLS TO HAVE R-19 INSULATION.



1 BLDG. CROSS SECTION - MAIN ROOM N/S  
 1/4" = 1'-0"



3 BLDG. CROSS SECTION - STUDY / BEDROOM  
 1/4" = 1'-0"

2 BLDG. CROSS SECTION - MAIN ROOM THROUGH STAIR N/S  
 1/4" = 1'-0"

DESCRIPTION	DATE	BY
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**TORWOOD PATIO HOUSE**

631 TORWOOD LN, LOS ALTOS, CA 94133

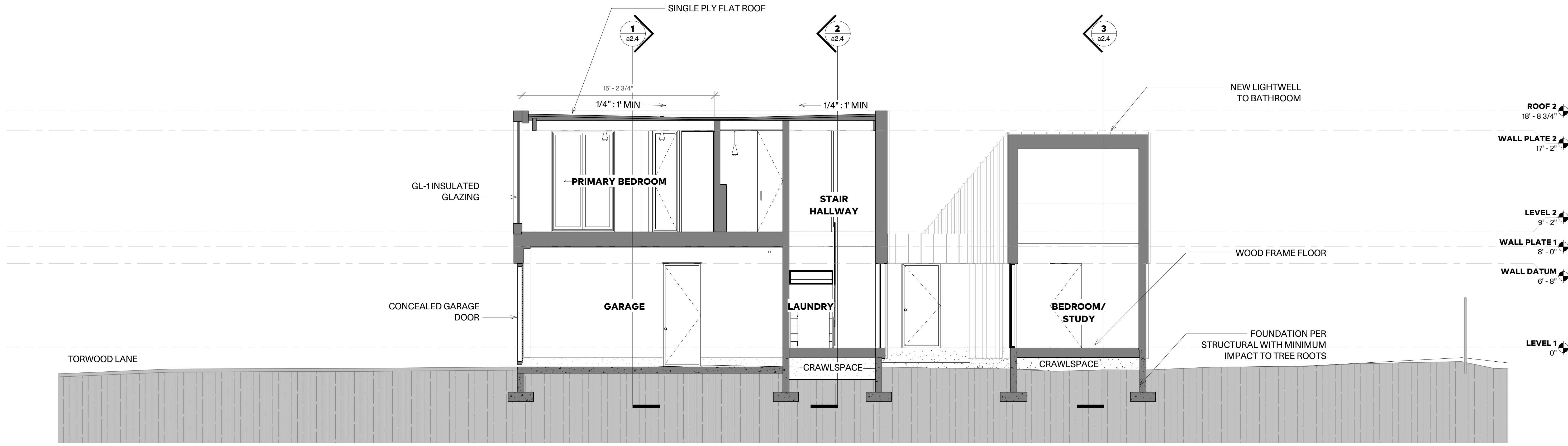
**BUILDING SECTIONS - N/S**

**a2.4**

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:09:08 PM

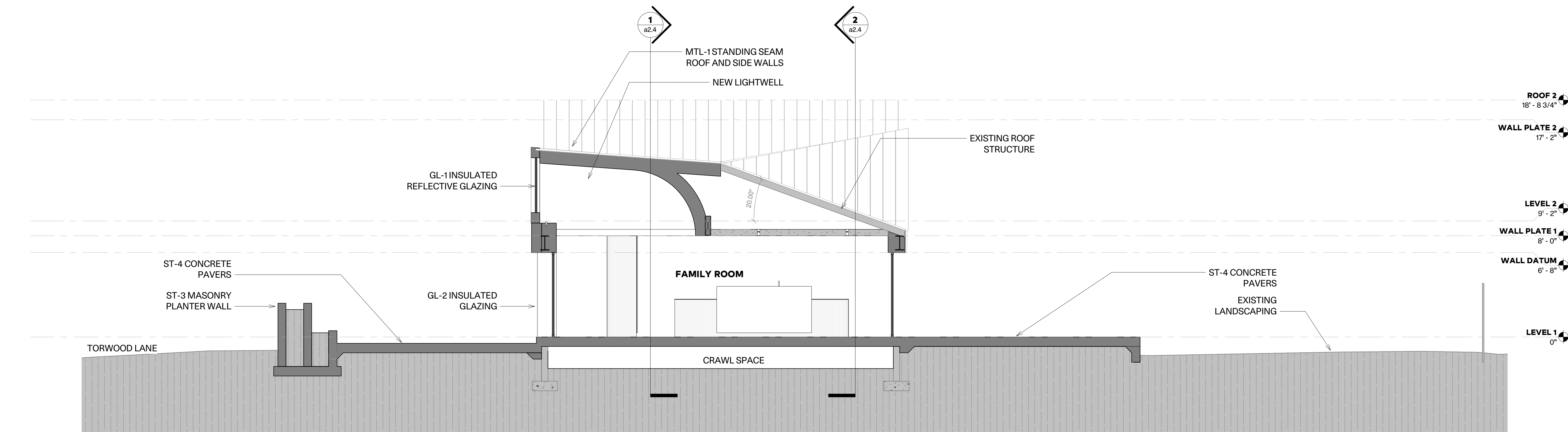
### NOTES

ROOFS TO HAVE R-30 INSULATION, NEW EXTERIOR WALLS TO HAVE R-19 INSULATION.



- ROOF 2  
18' - 8 3/4"
- WALL PLATE 2  
17' - 2"
- LEVEL 2  
9' - 2"
- WALL PLATE 1  
8' - 0"
- WALL DATUM  
6' - 8"
- LEVEL 1  
0"

1 BLDG. CROSS SECTION - GARAGE E/W  
1/4" = 1'-0"



- ROOF 2  
18' - 8 3/4"
- WALL PLATE 2  
17' - 2"
- LEVEL 2  
9' - 2"
- WALL PLATE 1  
8' - 0"
- WALL DATUM  
6' - 8"
- LEVEL 1  
0"

2 BLDG. CROSS SECTION - MAIN ROOM AT LIGHTWELL  
1/4" = 1'-0"

DESCRIPTION	DATE	BY

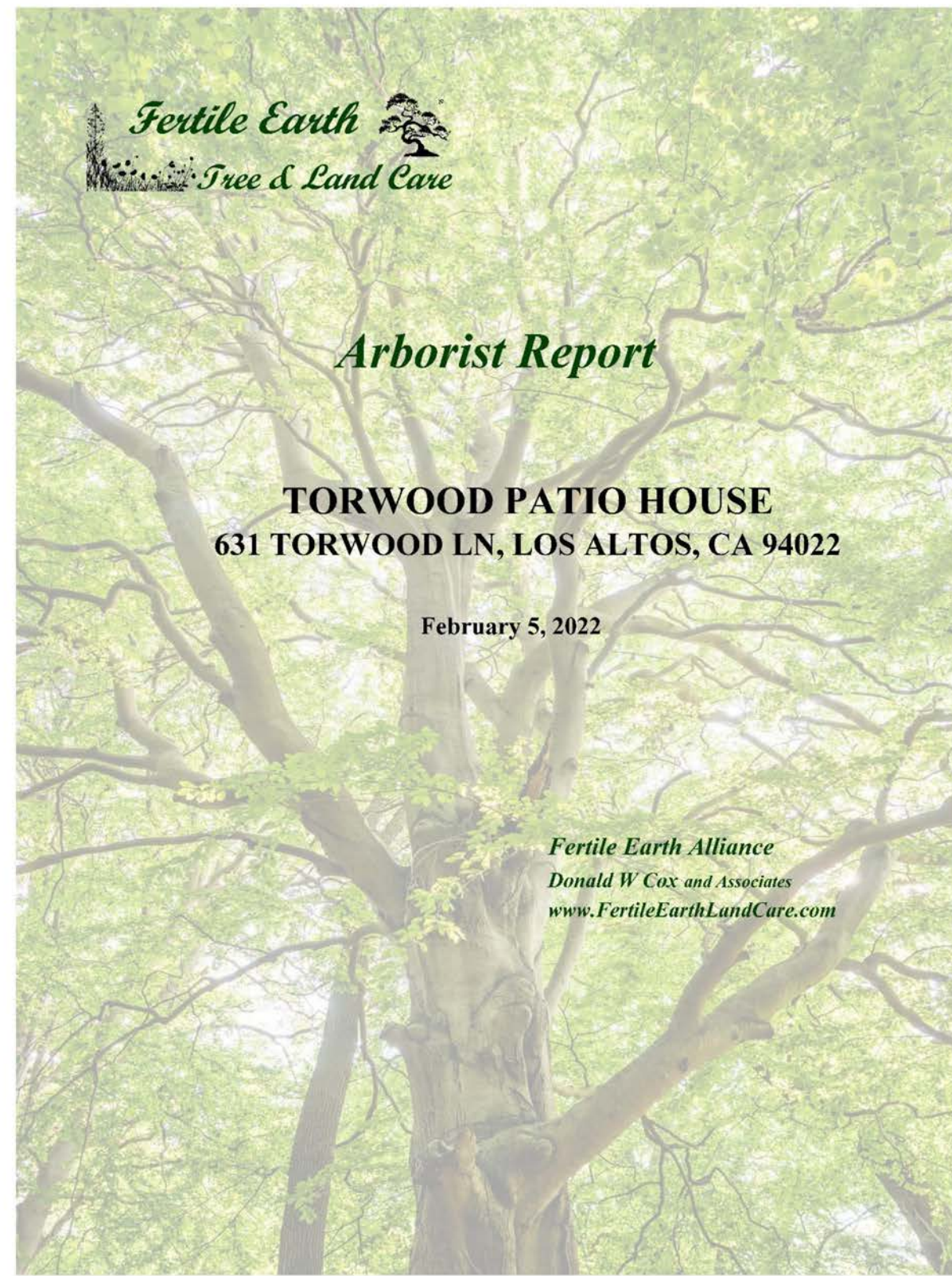
## TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

### BUILDING SECTIONS - E/W

# a2.5

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:09:11 PM



**Tree Inventory and Protection Plan  
Home Improvement Project**

631 Torwood Ln, Los Altos, CA 94022  
APN: 167-25-003  
Santa Clara County

February 5, 2022



Prepared for the homeowners:

**Murtaza Motiwala and Afrosa Ali**  
631 Torwood Lane  
Los Altos, CA 94022

Prepared by:

**Donald Cox**  
ISA Certified Arborist  
drtree@cox.com

and

**Kevin Pineda**  
ISA Certified Arborist  
pinedakevin1990@gmail.com  
(415) 806-7909

Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

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Site map with tree locations ..... 12  
TPZ fencing ..... 13  
Redwood tree pruning recommendations ..... 14

Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

INTRODUCTION

A tree inventory ("tree resource evaluation" or "tree survey report") is the first step in documenting the existing trees on a proposed development or building project site. This report is used to aid in planning and plan review, for the identification and location of trees on the site during the design of the project, placement of structures, driveways, utilities, and construction activities.

It is also used to identify trees of designated size and species that are protected under the municipal or county code that is applicable for the site location. And if required by the governing agency, or requested by the property owner, can be used to establish appraised monetary values and responsibility for potential loss of tree resources for the owner and the community.

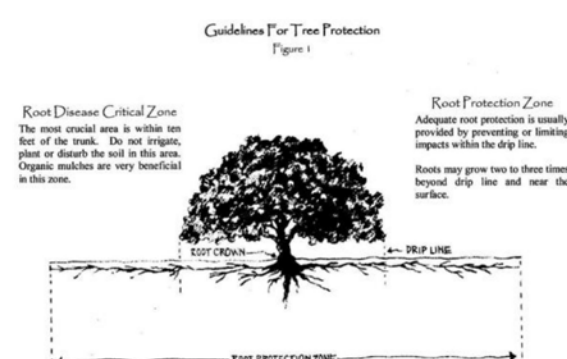
The report shall inventory all trees that are on site (or only trees of a designated size and species, as specified in the arborist assignment) including trees to be removed, relocated, and retained on the property. This includes trees on neighboring properties that overhang the project site and/or have root zones extending into the project property, and all street or park trees in the public right-of-way adjacent to the project site.

Suitability for preservation should be included in the evaluation, depending on tree condition assessment, risk assessment, and location in relation to planned development or improvements. Tree Protection Zones should be established for planning purposes.

A tree protection plan (or "tree preservation plan") is a set of recommendations and requirements provided by a qualified tree care professional, intended to minimize injuries and harmful impact to trees designated for preservation on a development site and adjacent properties.

Construction activities can cause injury to trees during site preparation and construction phases, from equipment move-in, clearing and grading, import and storage of materials, excavation for utilities installations and structural foundations, and other site activities.

Immediate damage or long-term negative impact can occur from mechanical injury to roots and root collar, tree trunks and scaffold limbs. Excavation, grade changes, soil compaction and pavement can affect tree health by altering drainage, soil moisture availability and aeration. Harmful effects on trees can be incurred from accumulation of soil or other materials in the root zone or against the base of the tree, from materials storage and chemical, paint or fuel spills. Tree roots and the foliar crown can be over-pruned, causing negative physiological stress and pre-disposition to pest and disease problems.



Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

ARBORIST ASSIGNMENT

Don Cox and Kevin Pineda, independent certified-arborist associates, have been contracted by the owners of the property at 631 Torwood Ln in Los Altos California, to provide a tree inventory as requested by the City of Los Altos Planning Department, and to make recommendations for protection of the trees on the property in the project zone. The assessment and tree protection recommendations are in consideration of a proposed building addition project. The arborist site visit and assessment took place on January 29, 2022.

Plans and standards used for site and tree assessment:

Boundary and Topographic Survey Plan by MacLeod and Associates, dated 7/15/2021

Torwood Patio House, Architectural Plan Set by AS-IS, dated 12/20/2021

City of Los Altos Tree Protection Ordinance (Los Altos Municipal Code - Chapter 11.08)

Best Management Practices: Managing Trees During Construction (2nd Edition 2016)  
(A publication of the International Society of Arboriculture)

REGULATED TREES IN THE CITY OF LOS ALTOS

Section 1.08.040 Los Altos Municipal Code - Protected trees.

A protected tree is any of the following:

- A. Any tree that is forty-eight (48) inches in circumference measured at forty-eight (48) inches above grade.
- B. Any tree designated by the historical commission as a heritage tree or any tree under official consideration by the historical commission for heritage tree designation.
- C. Any tree which was required by the city to be either saved or planted in conjunction with a development review application.

CODE-PROTECTED TREES ON THE MOTIWALA PROPERTY

Two existing trees are of a size that fits the description of "protected tree" in Los Altos:

One coast redwood (*Sequoia sempervirens*) is located in the rear yard. It measures 157-inches in circumference (50-inches in trunk diameter).

One incense cedar (*Calocedrus decurrens*) is also located in the rear yard. It measures 122-inches in circumference (39-inches in trunk diameter).

There are no designated "heritage trees", public trees, or trees required to be saved in conjunction with a development review application. No code-protected trees require removal.

Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

SUMMARY OF TREE INVENTORY

This suburban residential property has an existing home with established landscaping containing two code-protected trees (red type in the following table), and nine other trees that measure over four inches in trunk diameter, plus numerous smaller trees and shrubs.

TREE #	TREE SPECIES	TRUNK DIAMETER	HT	LOCATION	PROTECTED STATUS	SUITABILITY FOR PRESERVATION	RECOMMEND
T-1	<i>Ficus carica</i> (common fig)	9.5"	20'	Left rear fence-line	Not protected	Soil compaction and other impacts likely. Poor location.	May be too close to construction for retention.
T-2	<i>Sequoia sempervirens</i> (coast redwood)	6.5"	25'	NE corner of rear yard.	Not protected	Not a concern for construction impact. Too close to fence.	Retain in short term. Remove to avoid fence damage.
T-3	<i>Sequoia sempervirens</i> (coast redwood)	50"	65' h, 50' sprd	Rear fence-line behind garage and proposed studio.	Protected	Suitable for preservation.	Prune to raise crown over bldg. Install TPZ fencing.
T-4	<i>Pittosporum undulatum</i> (Queensland box)	5"	25'	Rear yard, rear fence-line	Not protected	Retain.	
T-5	<i>Pittosporum undulatum</i> (Queensland box)	4.5"	25'	Rear yard, rear fence-line near cedar.	Not protected	Retain.	
T-6	<i>Calocedrus decurrens</i> (incense cedar)	39"	60'	Rear yard, south-east corner.	Protected	Suitable for preservation.	No protection needed. Distant from project zone.
T-7	<i>Pinus pinea</i> (stone pine)	14"	30'	Right rear center yard.	Not protected	Not a concern for construction impact. Distant from construction zone.	Install rigid support to avoid structural failure due to lean.
T-8	<i>Umbellularia californica</i> (Calif bay laurel)	13.5"	30'	Rear yard south fence-line	Not protected	Not a concern for construction impact. Distant from construction zone.	Poor condition. Too large growing for the site.
T-9	<i>Prunus ceracifera</i> (cherry plum)	Multi-stem 8", 4.5"	25'	Center front yard.	Not protected	Suitable ornamental. Not in construction zone.	
T-10	<i>Prunus ceracifera</i> (cherry plum)	Multi-stem 5.5", 3.5"	20'	Left of driveway.	Not protected.	Suitable ornamental. Driveway location is of some concern.	Advise contractors to avoid damage and compaction.
T-11	Deciduous tree in dormancy, unidentified.	Multi-stem 7", 5"	15'	Left of driveway	Not protected.	Suitable at this time.	

Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

Agenda Item 2.

**AS IS**

1254 Mason St  
San Francisco, CA 94108

+1 415 515 2517  
office@as-is.us  
as-is.us

NOTES

DESCRIPTION	DATE	BY
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**TORWOOD PATIO HOUSE**

631 TORWOOD LN, LOS ALTOS, CA 94133

ARBORIST REPORT (0-5)

**b.o.o**

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	
TIME STAMP	6/30/2023 2:09:12 PM

## NOTES

### CODE-PROTECTED TREE DESCRIPTIONS

**Tree #3 – Coast redwood** (*Sequoia sempervirens*), located in rear yard.

**City Designation:** Protected tree.

**Size:** 50 inches trunk diameter, 65 feet height, 50 feet foliar canopy spread.

**Age and Condition:** Mature. Fair condition. Previous severe topping with poorly structured re-growth.

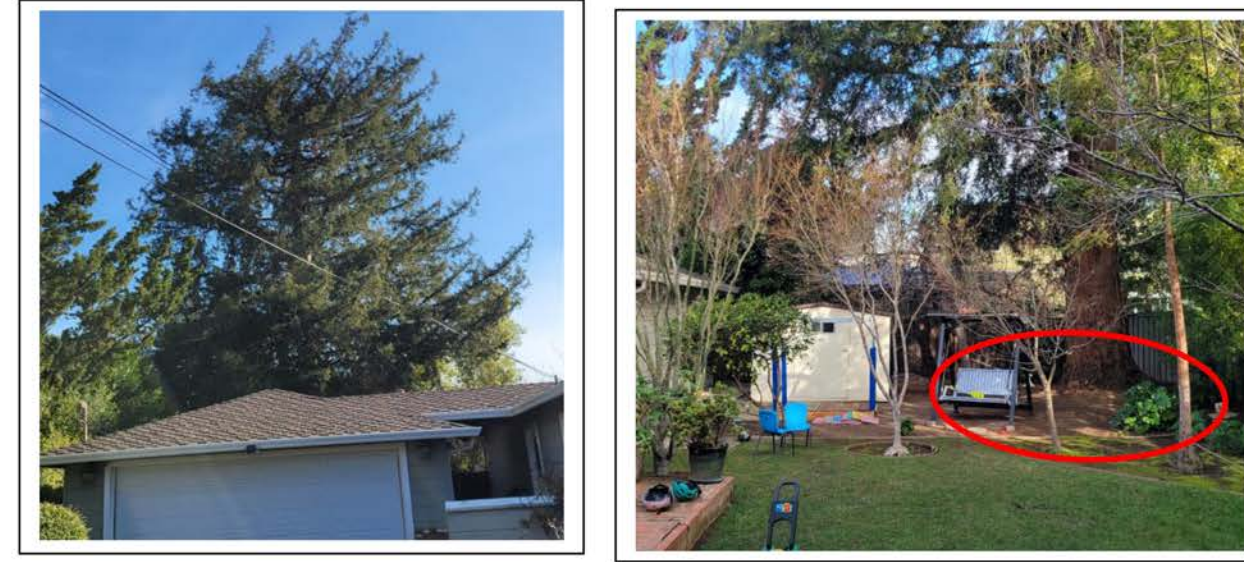
**Potential construction impacts if not adequately protected:** Root damage and soil compaction. Soil contamination. Trunk bark wounds if protective fencing not maintained.

**Recommendation:** Retain and protect. Avoid excessive root disturbance, soil compaction, chemical/paint spill. Use pier and beam foundation construction if possible, as alternative to linear trenching through the lateral root zone.

Prune to remove lower three limbs on west side (house side) of lower canopy, to provide vertical clearance for new roof.

The project arborist shall specify and delineate TPZ fencing and supervise all tree related activities for this protected tree. Contractors shall be advised and required to comply with tree protection measures.

**TPZ:** Ideal tree protection zone is at the dripline, **25 to 30 feet radius** from tree trunk. Absolute minimum TPZ to protect the Critical/Structural Root Zone, is **8 feet from the tree trunk** in the western direction only, between tree trunk and new building. The root zone to the north, south and east are to remain undisturbed.



*The circled area is the approximate root protection zone and is to be fenced as a non-intrusion zone; the soil and tree roots adjacent to the tree trunk and beneath the proposed building must receive special consideration to avoid excessive root damage.*

Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

### CODE-PROTECTED TREE DESCRIPTIONS - cont'd

**Tree # 6 - Incense cedar** (*Calocedrus decurrens*), located in south-east corner of rear yard.

**City Designation:** Protected tree.

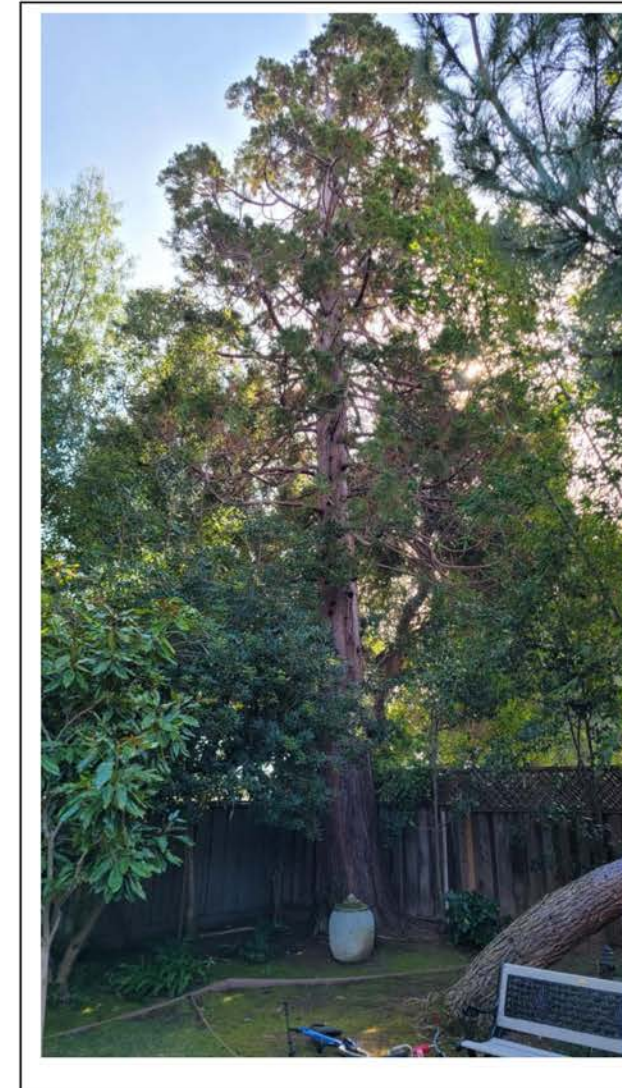
**Size:** 39-inches trunk diameter, 60-feet height, 20-feet foliar canopy spread.

**Age and Condition:** Mature. Fair condition.

**Potential construction impacts:** None foreseen, due to remote distance from project area.

**Recommendation:** Retain, deep water monthly through dry season.

**TPZ:** Ideal protection zone is 12:1, or **39 feet radius** from tree trunk.

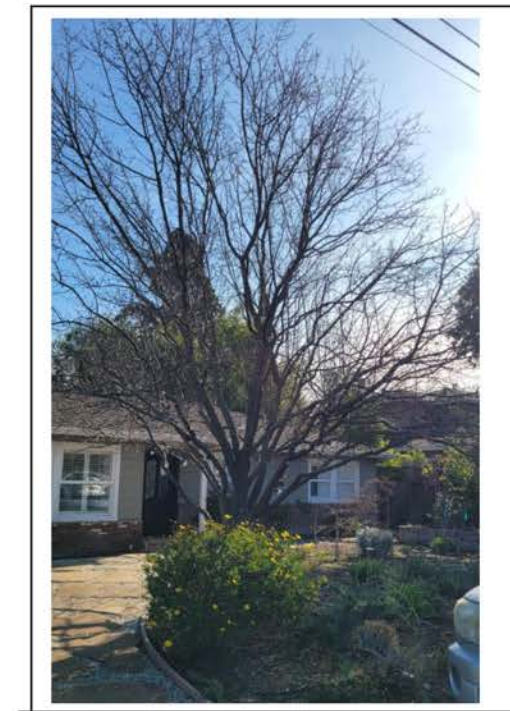


Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

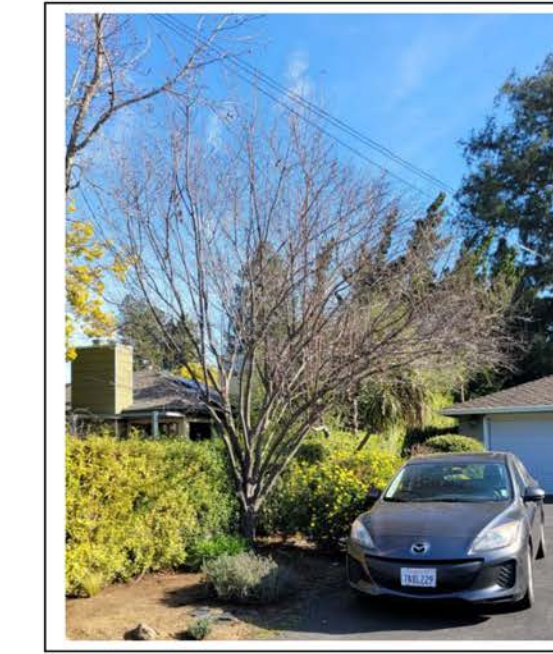
### SOME OTHER SIGNIFICANT TREES OVER 4-inches



T-1 Common Fig Tree



T-9 Flowering plum



T-10 Flowering Plum



T-7 Italian Stone Pine

Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

### TREE PROTECTION GUIDELINES AND RESTRICTIONS

The following restrictions and guidelines apply to the designated tree protection zones:

- Before the start of site work, equipment or materials move in, clearing, excavation, construction, or other work on the site, every tree to be retained shall be securely fenced-off as delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the development.
- If the proposed development, including any site work, will encroach upon the tree protection zone, special measures shall be utilized, as approved by the project arborist, to prevent root loss and allow the roots to obtain necessary oxygen, water, and nutrients.
- Underground trenching shall avoid the major support and absorbing tree roots of protected trees. Hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible. Boring/tunneling under roots should be considered as an alternative to trenching.
- Concrete, asphalt or pavers shall not be placed over the root zones of protected trees, unless otherwise permitted by the project arborist.
- Compaction of the soil within the tree protection zone shall be avoided.
- Any excavation, cutting, or filling of the existing ground surface within the tree protection zone shall be prohibited without approval of the project arborist. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on protected trees.
- Burning or use of equipment with an open flame near or within the tree protection zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the tree.
- Oil, gas, chemicals, paints, cement, stucco or other substances that may be harmful to trees shall not be stored or dumped within the tree protection zone, or at any other location on the site from which such substances might enter the root zone of a protected tree.
- Construction materials shall not be stored within the tree protection zone of a protected tree.
- Any new plantings within the tree protection zone should be designed to be compatible with the cultural requirements of the retained tree(s), especially regarding plant selection, irrigation and fertilizer application

Surface drainage should not be altered to direct water into or out of the tree protection zone unless specified by the project arborist as necessary to improve conditions for the tree.

- Site drainage improvements should be designed to maintain the natural water flow and levels within tree retention areas. If water must be diverted, permanent irrigation systems should be provided to replace natural water sources for the trees.



Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

### TREE HEALTH CARE

In addition to prevention of damaging practices, it is good tree protection strategy to provide the best possible growing conditions and reduction of stress through soil and water management.

The project arborist should specify site-specific soil surface coverings (wood chip mulch or other) for prevention of soil compaction and loss of root aeration capacity.

An irrigation plan is vital, before, during and after the site work and construction phase.

Soil, water and drainage management shall follow the *ISA BMP for "Managing Trees During Construction"* and the *ANSI Standard A300( Part 2)- 2011 Soil Management (a. Modification, b. Fertilization, c. Drainage.)*

Soil analysis, fertilizer, soil amendment products, amounts and method of application are to be specified by the project arborist.

Pest and disease management is important to consider. Some tree species in some geographical areas are susceptible to stress and root-loss-related invasions and disorders.



Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

### PROJECT ARBORIST DUTIES & INSPECTION SCHEDULE

The project arborist is the person(s) responsible for carrying out technical tree inspections, assessment of tree health, structure and risk, arborist report preparation, consultation with designers and municipal planners, specifying tree protection measures, monitoring, progress reports and final inspection. A qualified project arborist (or firm) should be designated and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

- Prior to equipment and materials move in, site work, demolition, landscape construction and tree removal:

The project arborist will meet with the general contractor, architect / engineer, and owner or their representative, to review tree preservation measures, designate tree removals, delineate the location of tree protection fencing, specify equipment access routes and materials storage areas, review the existing condition of trees, and provide any necessary recommendations.
- After installation of TPZ fencing: Inspect site for the adequate installation of tree preservation measures.
 

Review any requests by contractor for access, soil disturbance or excavation areas within root zones of protected trees. Assess any changes in the health of trees since last inspection.
- During excavation or any activities that could affect trees:

Inspect site during any activity within the Tree Protection Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.
- Final Inspection of Site:

Inspection of site following completion of construction. Inspect for tree health and make any necessary recommendations.

*Donald W. Cox*  
Donald W. Cox,  
ISA Board Certified Master Arborist WE-3023BUM

*Kevin Pineda*  
Kevin Pineda  
ISA Certified Arborist WE-12118A

Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

DESCRIPTION	DATE	BY
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## TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

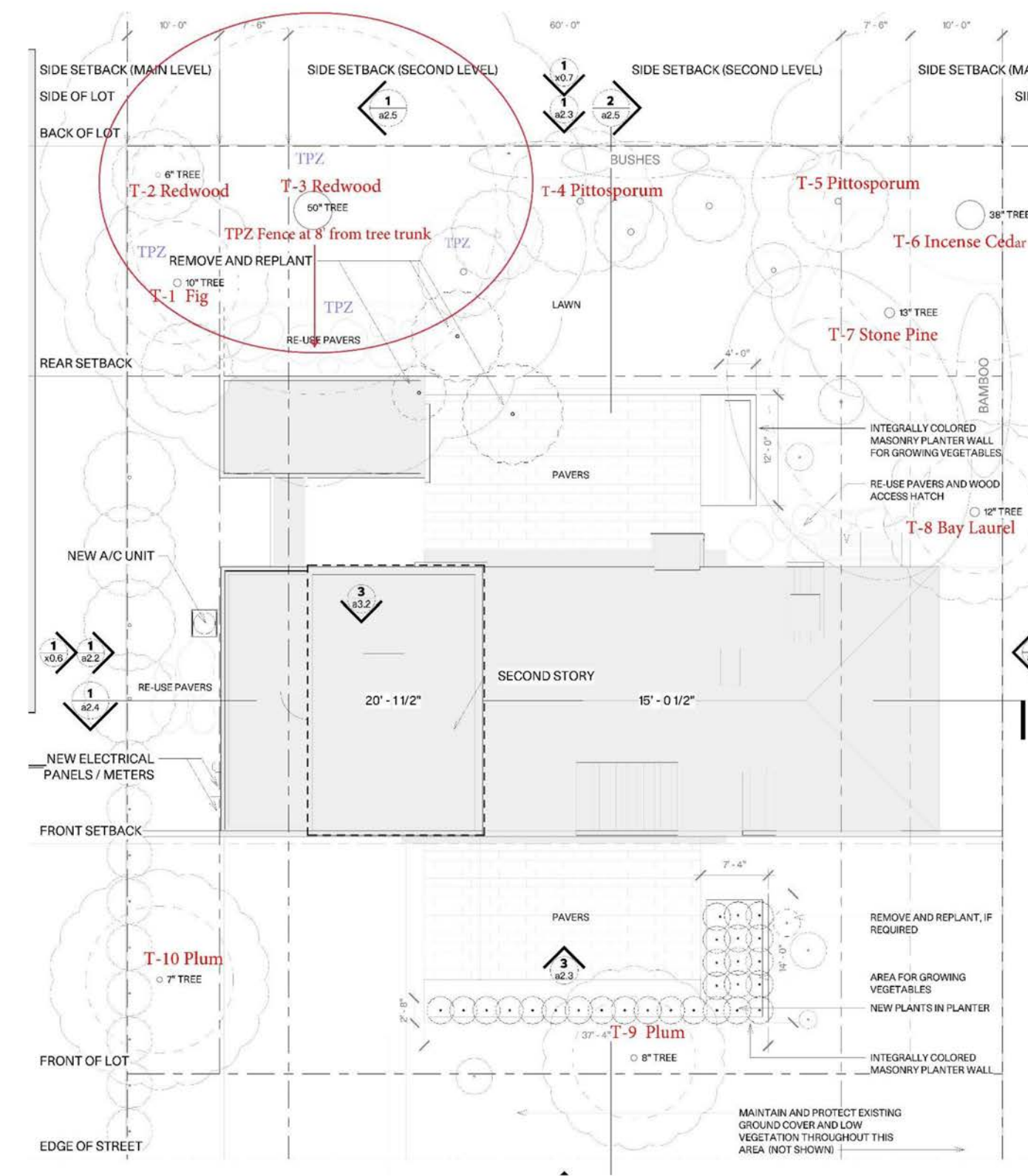
### ARBORIST REPORT (6-12)

# b0.1

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TIME STAMP	6/30/2023 2:09:15 PM

## NOTES

### SITE PLAN WITH TREE LOCATIONS

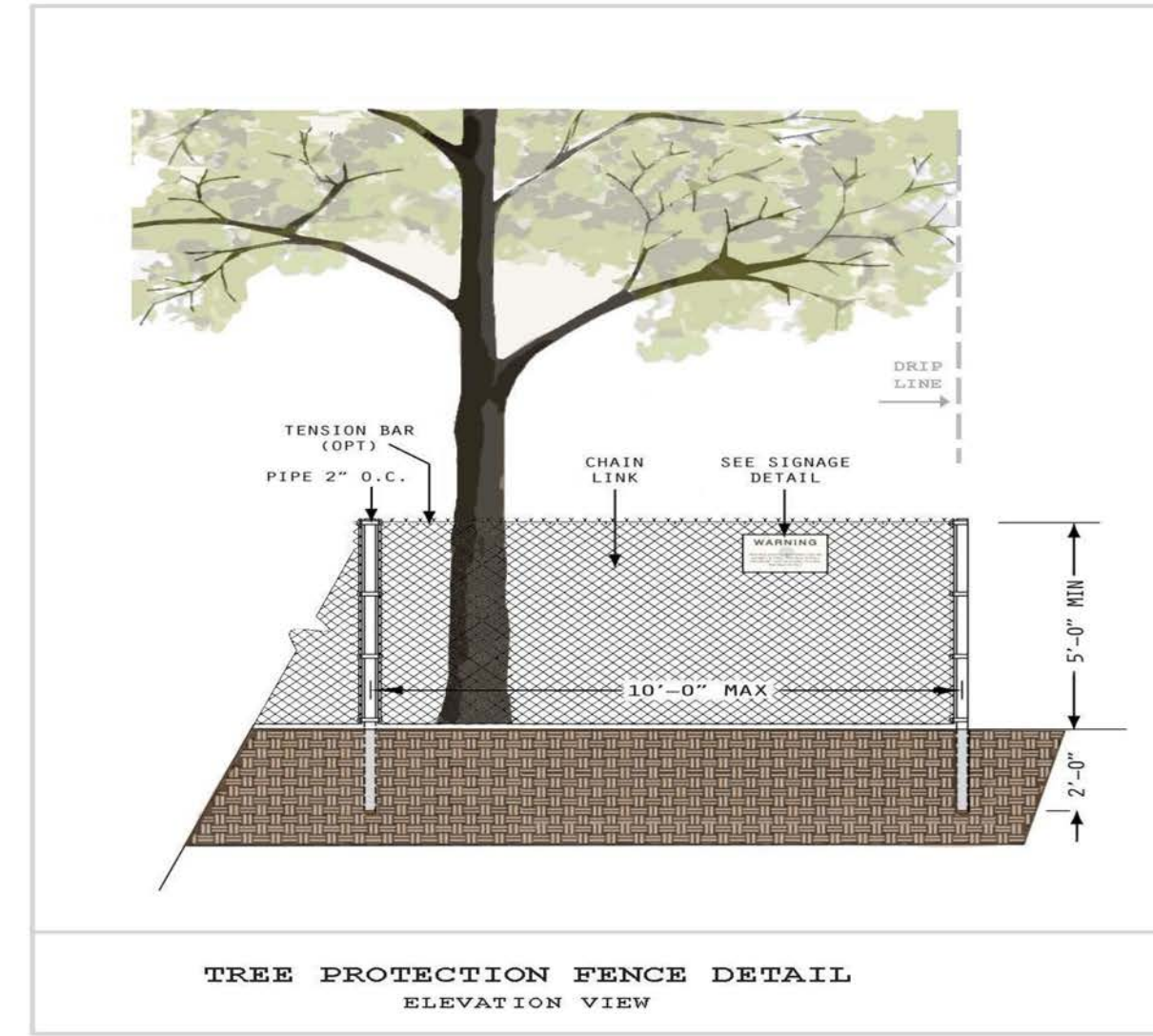


Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

### Addendum: TREE PROTECTION ZONE FENCING

The primary tree protection measure is the establishment of a Tree Protection Zone (TPZ), a designated area surrounding a tree that is delineated and fenced, as protection for the tree trunk, foliar crown, branch structure and the critical root zone. The critical root zone includes structural and absorbing roots that support tree stability and physiology.

Once the TPZ is delineated and fenced, essentially prior to any site work, landscape construction, equipment and materials move in, construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist. The fenced TPZ areas are considered "non-intrusion zones" and should not be altered or breached.



TREE PROTECTION FENCE DETAIL ELEVATION VIEW

Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

### Addendum: REDWOOD TREE PRUNING RECOMMENDATIONS



Remove lowest 3 or 4 limbs on the house-side of trunk to raise crown for roof clearance

Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

DESCRIPTION	DATE	BY
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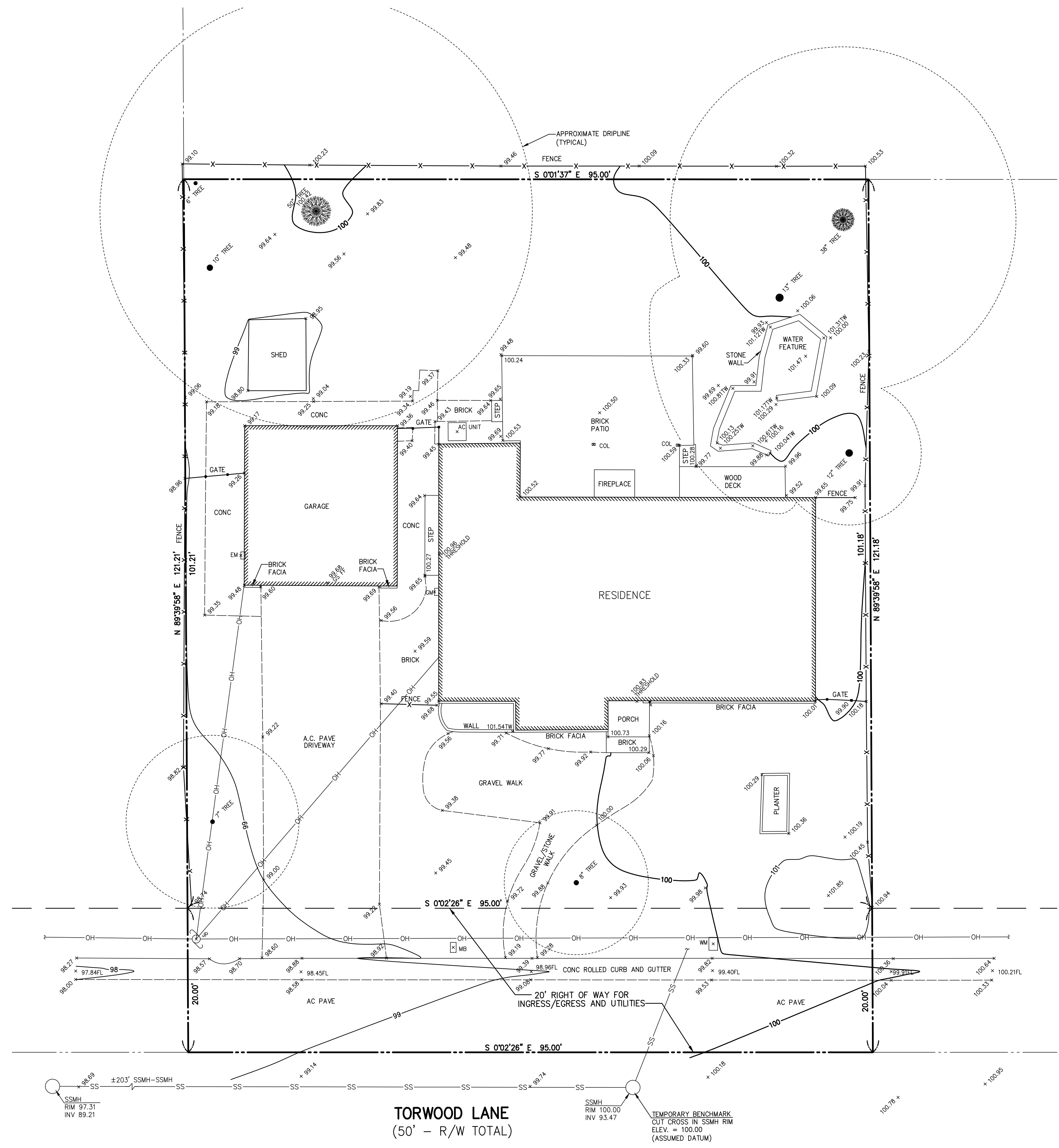
## TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

### ARBORIST REPORT (13-15)

# b0.2

JOB	Project Number
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TIME STAMP	6/30/2023 2:09:16 PM



**LEGEND**

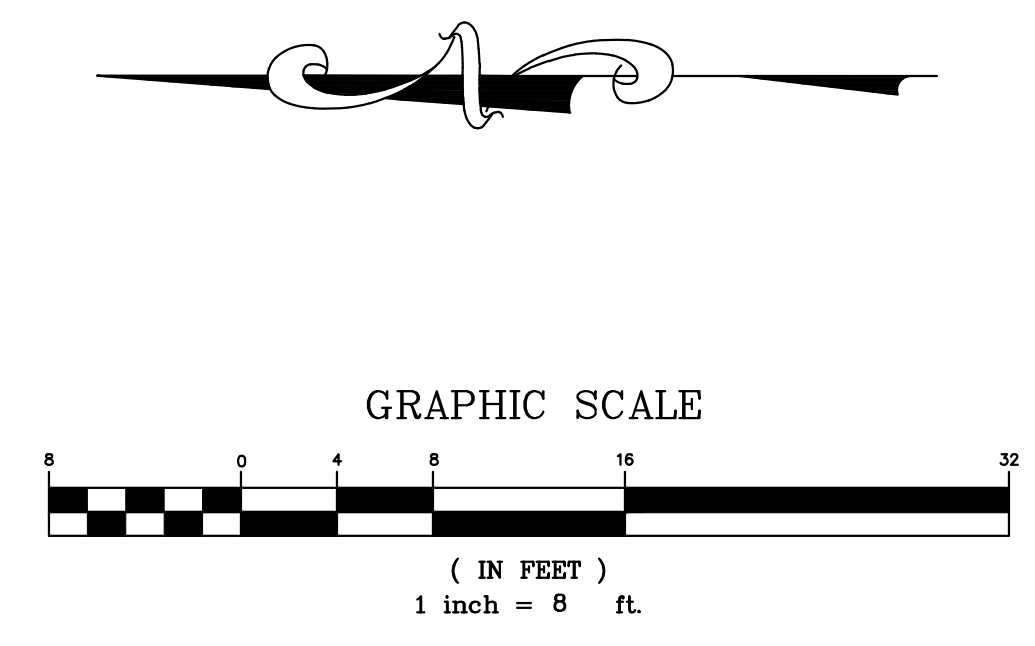
- |         |                           |
|---------|---------------------------|
| AC PAVE | PROPERTY LINE             |
| COL     | ASPHALT CONCRETE PAVEMENT |
| CONC    | COLUMN                    |
| EM      | ELECTRIC METER            |
| FH      | FIRE HYDRANT              |
| FL      | FLOWLINE                  |
| GM      | GAS METER                 |
| GS FF   | GARAGE SLAB FINISH FLOOR  |
| INV     | INVERT                    |
| JP      | JOINT UTILITY POLE        |
| MB      | MAILBOX                   |
| SSMH    | SANITARY SEWER MANHOLE    |
| TC      | TOP OF CURB               |
| TW      | TOP OF WALL               |
| WM      | WATER METER               |
| WV      | WATER VALVE               |
|         | TREE W/ SIZE              |
| -X-X-   | FENCE                     |
| -OH-    | OVERHEAD UTILITY LINE     |
| -SS-    | SANITARY SEWER LINE       |

**LOT AREA:**

GROSS LOT AREA = 11,513 SQ. FT. ±  
 NET LOT AREA = 9,613 SQ. FT. ±  
 = 0.264 ACRES ±      = 0.221 ACRES ±

**UTILITY NOTE:**

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



REV.	DESCRIPTION	BY:	DATE:

**MACLEOD AND ASSOCIATES**  
 CIVIL ENGINEERING • LAND SURVEYING  
 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560

PREPARED FOR:  
**MURTAZA MOTIWALA**

**BOUNDARY AND TOPOGRAPHIC SURVEY PLAN**  
 631 TORWOOD LANE  
 A.P.N. 167-25-003  
 DOC. NO. 23772294  
 SANTA CLARA COUNTY CALIFORNIA  
 LOS ALTOS

DRAWN BY: MDL  
 DESIGNED BY: ---  
 CHECKED BY: DGM  
 SCALE: 1"=8'  
 DATE: 07-15-21  
 DRAWING NO. 4997-TOPO  
 SHEET 1 OF 1



# NOTES:

## GENERAL NOTES:

These plans are intended for use by only knowledgeable licensed contractors familiar with all applicable building codes and other governmental requirements, and able and willing to provide workmanship and materials of high quality. They shall be interpreted so as to incorporate all applicable building codes and other governmental requirements. All ambiguities and doubts shall be resolved, unless the Engineer specifies otherwise in writing, in favor of the construction or material of the highest quality.

Written information and dimensions shall take precedence over graphic information. Do not scale drawings.

All dimensions are to take precedence over scale shown on plans, elevations, sections and details.

Any discrepancies on the plans or any deviations from the plans which are necessitated by field conditions or any condition different from those indicated on the plans, shall be called to the attention of Quilici Engineers Inc. prior to continuing construction. All work is to be coordinated so that cooperation between the trades, where required, is accomplished.

The Builder shall take full and final responsibility for constructing a final product of appropriate quality and serviceability consistent with the information and requirements contained in the construction documents or reasonably inferable therefrom, and/or contained in the requirements of any governmental entity with jurisdiction over the project; and in this regard the Builder shall take full responsibility for all construction means, methods, techniques, sequences or procedures including without limitation demolition, excavation and erection procedures; for safety precautions and programs in connection with the project; and for the timeliness or quality of all the work performed pursuant to this agreement. In this regard, the Builder shall indemnify to the fullest extent allowed by law the project's design team, and their respective officers, directors, principals and employees, of and from any and all claims, liability and/or losses which are caused or contributed to by the failure of the builder to honor these obligations, including even liability claims and/or losses involving any indemnitees' actual or alleged active negligence or design defects, and excluding only any indemnitees' sole negligence or willful misconduct.

## REFERENCE TO OTHER DRAWINGS

See Landscape Architect Drawings for kinds and sizes of finishes, and all other information

## OMISSIONS

In the event that certain features of the construction are not fully shown on the drawings or called for in the general notes, then their construction shall be of the same character as for similar conditions that are shown or called for.

## CODES

All materials and workmanship shall conform to the California Building Code 2019 Edition and all applicable local codes and ordinances.

## CONSTRUCTION LIABILITY

General contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the design professional.

## REQUESTS FOR INFORMATION

All questions, comments, alternate details, and requests for information, etc. are most expeditiously processed by submittal to the Engineer of Record in writing or via facsimile. Meeting, verbal, or telephone requests will be given lowest priority, as they require the most administration and time to properly document. Upon receipt of written requests for information, the Engineer of Record shall process the requests in writing and copy the response to the design team. Alternate details requiring the Engineer of Record's review and acceptance, supplemental calculations, drawing revisions, construction bulletins, or other approvals may result in time delay as the owner's authorization for additional engineering services will be required.

• ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2019 EDITION AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

• THE CONTRACTOR SHALL CHECK ALL DRAWINGS IMMEDIATELY UPON THE RECEIPT AND SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. QUILICI ENGINEERS INC. SHALL BE NOTIFIED OF ANY DISCREPANCIES.

• DIMENSIONS PROVIDED ARE FROM DRAWINGS BY OTHERS. FIELD CONDITIONS MAY VARY GREATLY. CONTRACTOR IS RESPONSIBLE FOR FIELD CHECKING ALL DIMENSIONS AND ANY FIELD CONDITIONS WHICH MAY AFFECT THE CONSTRUCTION PROCESS. ALL DEVIATIONS FROM PLANS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.

• BID TO BE BASED ON PRIMARY DETAIL, UNIT PRICE TO BE PROVIDED FOR ALTERNATE DETAIL. CONSTRUCTION MANAGER TO INDICATE APPROPRIATE DETAIL DURING CONSTRUCTION.

• CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND ORDINANCES.

• WHEN DETAILS LABELED "TYPICAL" OR "SIMILAR" ARE GIVEN ON DRAWINGS, THE CONTRACTOR SHALL APPLY THE INTENT OF THE DETAIL TO THAT SPECIFIC CONDITION.

• WRITTEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION. DO NOT SCALE DRAWINGS.

• ANY DISCREPANCIES ON THE PLANS OR ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITION DIFFERENT FROM THOSE INDICATED ON PLAN, SHALL BE CALLED TO THE ATTENTION OF QUILICI ENGINEERS INC. PRIOR TO CONTINUING CONSTRUCTION. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN THE TRADES WHERE REQUIRED IS ACCOMPLISHED.

• TRADE NAMES AND MANUFACTURES REFERRED TO ARE FOR QUALITY STANDARDS ONLY. EQUIVALENT SUBSTITUTIONS WILL BE PERMITTED AS APPROVED BY THE ENGINEER.

## GRADING NOTES:

• SEE DRAWINGS BY THE LANDSCAPE ARCHITECT FOR ADDITIONAL INFORMATION. COORDINATE DISCREPANCIES WITH ENGINEERS.

• ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE SHALL NOTIFY THE CITY AT LEAST 48 HOURS BEFORE START OF ANY GRADING.

• APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFIRMA ANY RIGHTS OR ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

• ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.

• THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE, USABLE CONDITION. ALL SPILLS OF SOIL, ROCK, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

• ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARD ESTABLISHED BY AIR QUALITY MAINTENANCE DISTRICT FOR ALL AIRBORNE PARTICLES (DUST).

• ALL KNOWN WELL LOCATIONS IN THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS. CONTRACTOR SHALL INDEPENDENTLY VERIFY SITE WELLS THAT MAY OR MAY NOT BE INCLUDED IN THESE DRAWINGS.

• EXISTING CONTOURS, ELEVATIONS, TREE LOCATIONS, AND PROPERTY LINES WERE TAKEN FROM A CURSORY, VISUAL SITE OBSERVATION, AND ARE APPROXIMATE. NO TOPOGRAPHIC INSTRUMENT SURVEY HAS BEEN DONE.

• EXISTING INFORMATION, DRAINAGE CHANNELS, SANITARY SEWER LOCATIONS, SEPTIC TANKS, RETAINING WALLS, FENCES, PATIOS, AND CATCH BASINS SHALL BE VERIFIED INDEPENDENTLY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORK. THERE IS NO KNOWN SEPTIC TANK OR LEACH FIELD.

• CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL FOUNDATION ON ADJACENT PROPERTIES DURING EXCAVATION, CONSTRUCTION AND BACKFILL OF RETAINING WALLS.

• SOIL ENGINEER TO REVIEW THESE DRAWINGS TO CONFIRM THAT RECOMMENDATIONS HAVE BEEN INCORPORATED IN THEM AND TO EVALUATE THE NEED FOR ADDITIONAL RECOMMENDATIONS. SOIL ENGINEER SHALL FIELD INSPECT GRADING, SUB-GRADE PREPARATION, FOOTING, AND PIER DRILLING. ALL FIELD OBSERVATIONS AND DOCUMENTATION TO BE SUBMITTED TO THE CITY BUILDING DEPARTMENT IN A TIMELY MANNER.

• ALL DIMENSIONS AND ADDITIONAL INFORMATION SHOULD BE TAKEN FROM THE LANDSCAPE ARCHITECT'S PLANS.

• ALL EXCAVATIONS SHOULD BE INSPECTED BY THE SOIL ENGINEER PRIOR TO REINFORCEMENT PLACEMENT.

• ALL TELEPHONE, TELEGRAPH, ELECTRIC WIRES, AND OTHER SUCH SERVICE FACILITIES TO NEWLY CONSTRUCTED DWELLINGS SHALL BE PLACED UNDERGROUND FROM THE POINT OF THE UTILITY COMPANY POLE.

• LANDSCAPING ADJACENT TO EXTERIOR FLAT-WORK AND EXTERIOR FOUNDATIONS SHOULD CONSIST OF PLANTS HAVING A LOW DEMAND FOR WATER: USE DRIP IRRIGATION.

• ALL GRADING SHALL CONFORM TO THE CITY MUNICIPAL CODE, ENTITLED "EXCAVATION, GRADING, EROSION AND SEDIMENT CONTROL REGULATIONS."

• A PREJOB MEETING SHALL BE HELD WITH THE SENIOR INSPECTOR FROM THE DEPARTMENT OF PARKS AND PUBLIC WORKS PRIOR TO ANY WORK BEING DONE.

• CALL THE SENIOR INSPECTOR AT LEAST 24 HOURS PRIOR TO GRADING.

• SLOPE ALL SURFACES TOWARD DRAIN INLETS.

• PROVIDE CLOSED DRAIN SYSTEM FOR ALL DOWNSPOUTS.

• PRIOR TO THE CONTRACTOR REQUESTING A FINAL INSPECTION, THE CIVIL ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT THE DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE CIVIL ENGINEER'S DESIGN.

• WALLS SHALL NOT BE BACKFILLED UNTIL ALL CONCRETE HAS REACHED DESIGN STRENGTH (7 DAYS MIN. AFTER FOOTING HAS BEEN PLACED).

• ALL CUT AND FILL SLOPES SHALL BE PLANTED, WATERED AND MAINTAINED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED TO THE SATISFACTION OF THE SENIOR INSPECTOR.

• EXCAVATED MATERIAL SHALL BE PLACED AND PROPERLY COMPACTED IN FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE.  
• ALL FILLS SHALL BE CONSTRUCTED IN LIFTS (6" TO 8") AND COMPACTED TO A MINIMUM 90% RELATIVE COMPACTION, UNLESS OTHERWISE DIRECTED BY SOILS ENGINEER.

• WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GRADE, IT SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO A DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5 TO 1, THE FILL SHALL BE LAYERED TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL, THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT TO EXCEED 6" IN COMPACTED THICKNESS. FOLLOW RECOMMENDATIONS OF GEOTECHNICAL ENGINEER.

• ALL EXCESS SOIL SHALL BE OFF-HAULED TO AN APPROVED SITE. NO EXCESS SOIL SHALL BE SPREAD ON THE SITE WITHOUT CLEARLY BEING SHOWN ON THE APPROVED GRADING PLAN.

• ALL DOWNSPOUTS, CATCH BASINS, AND BACKDRAINS IN THE WORK AREA SHALL BE CONNECTED TO A SMOOTH WALLED, TIGHTLINE UNLESS OTHERWISE NOTED, AND DISCHARGED TO AN APPROVED OUTFALL. WHERE REQUIRED, AN APPROVED OUTFALL SHALL BE LOCATED IN THE FIELD BY GEOTECHNICAL ENGINEER. NO WATER SHALL BE ALLOWED TO FLOW DIRECTLY FROM AN APPROVED OUTFALL TOWARD ANY STRUCTURE, FOUNDATION, UNSTABLE SLOPE OR PROPERTY LINE.  
• VERIFY POSITIVE DRAINAGE TO OUTFALL AT ALL DRAINS.

• ALL NEW ELEVATIONS AND CONTOURS ARE APPROXIMATE AND ARE BASED UPON THE ELEVATIONS PROVIDED BY THE LANDSCAPE ARCHITECT.

• ALL SITE WORK SHALL BE DONE IN STRICT CONFORMANCE WITH GEOTECHNICAL ENGINEER.

• NO SITE GRADING WILL BE ALLOWED DURING THE GRADING MORATORIUM.

• NO WORK IS ALLOWED ON NATURAL SLOPES OF 35% OR GREATER.

# MATERIALS:

Pipe: (4" & 6" dia. P.V.C.)

SDR 35 smooth, solid wall PVC pipe conforming to ASTM D3034, perforated or non-perforated, as required. Perforated pipe shall have holes at 4 and 8 o'clock that are 1/2" in Dia. (Max.) 6"o.c. (Max.). Smaller Dia. holes (1/4" Min.) on shorter spacing (3" Min.) are preferred. Pipe shall have integral bell joint gaskets, factory installed, conforming w/ ASTM F477. Pipe shall be made of PVC plastic having a cell classification of 12454B or 12364B as defined by ASTM D1784 and shall have SDR of 35 and minimum pipe stiffness of 46 psi according to ASTM D2412.

Fittings & Cleanouts: (4" & 6" Dia. P.V.C.)

SDR 35 smooth, solid wall pipe fittings conforming w/ ASTM D3034, w/ integral bell or bell & spigot joints, and bell joints having an integral factory-installed gasket conforming w/ ASTM F477- except for cleanouts and downspout adapters which may be ungasketed, but glued instead.

P.V.C. Cement:

Conform w/ ASTM 2564.

Base Rock:

Class II Permeable

Drain Rock (3/4"):

3/8" to 3/4" clean drain rock for subdrains and planting areas.

Or submit sieve analysis for engineer's review.

Drain Rock (1-1/2"):

1" to 1-1/2" coarse, clean drain rock for detention/absorption trenches.

Geotextile Fabric:

Mirafi 140N or engineer approved equal.

Visqueen:

10 Mil vapor barrier

Back-Fill:

Non-expansive on site soil or non-expansive imported soil, free and clean of organic material.

GEOTECHNICAL DRAINAGE MAT:

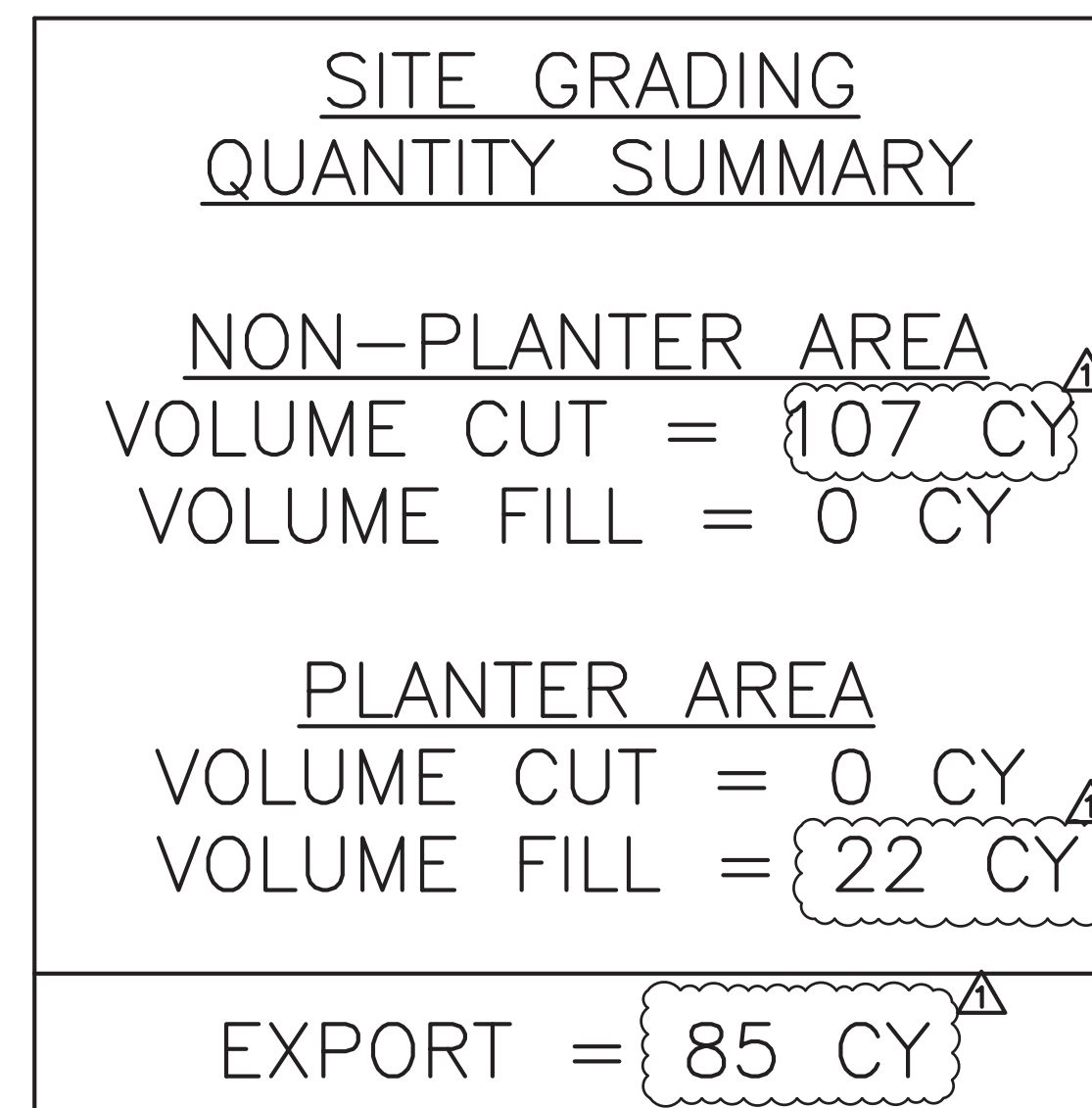
MIRAFI MIRADRAIN PER MANUFACTURER'S RECOMMENDATIONS

Pipe: (Greater than 4" & 6" dia. P.V.C. smooth wall)

SCHEDULE 80 WHERE VEHICLE LOAD OCCURS  
SCHEDULE 40 WHERE NO VEHICLE LOAD OCCURS

Trench Drain Grate:

ABT, INC. MODEL 410 POLY DRAIN HEEL-PROOF METAL GRATE OF APPROVED EQUAL. CONTACT KLIMAN SALES, INC. FOR MORE INFORMATION (408) 275-1784. TRENCH DRAIN MAY BE SET LEVEL.



DRAWING INDEX	
C0	PROJECT INFO & NOTES
C1	SITE GRADING PLAN
C2	SITE GRADING SECTIONS
C3	SITE DRAINAGE PLAN
C4	DRAINAGE DETAILS

Agenda Item 2.

NO.	REVISION	DATE
	FOR APPROVAL	05/24/22
	FOR PLAN CHECK	09/01/22

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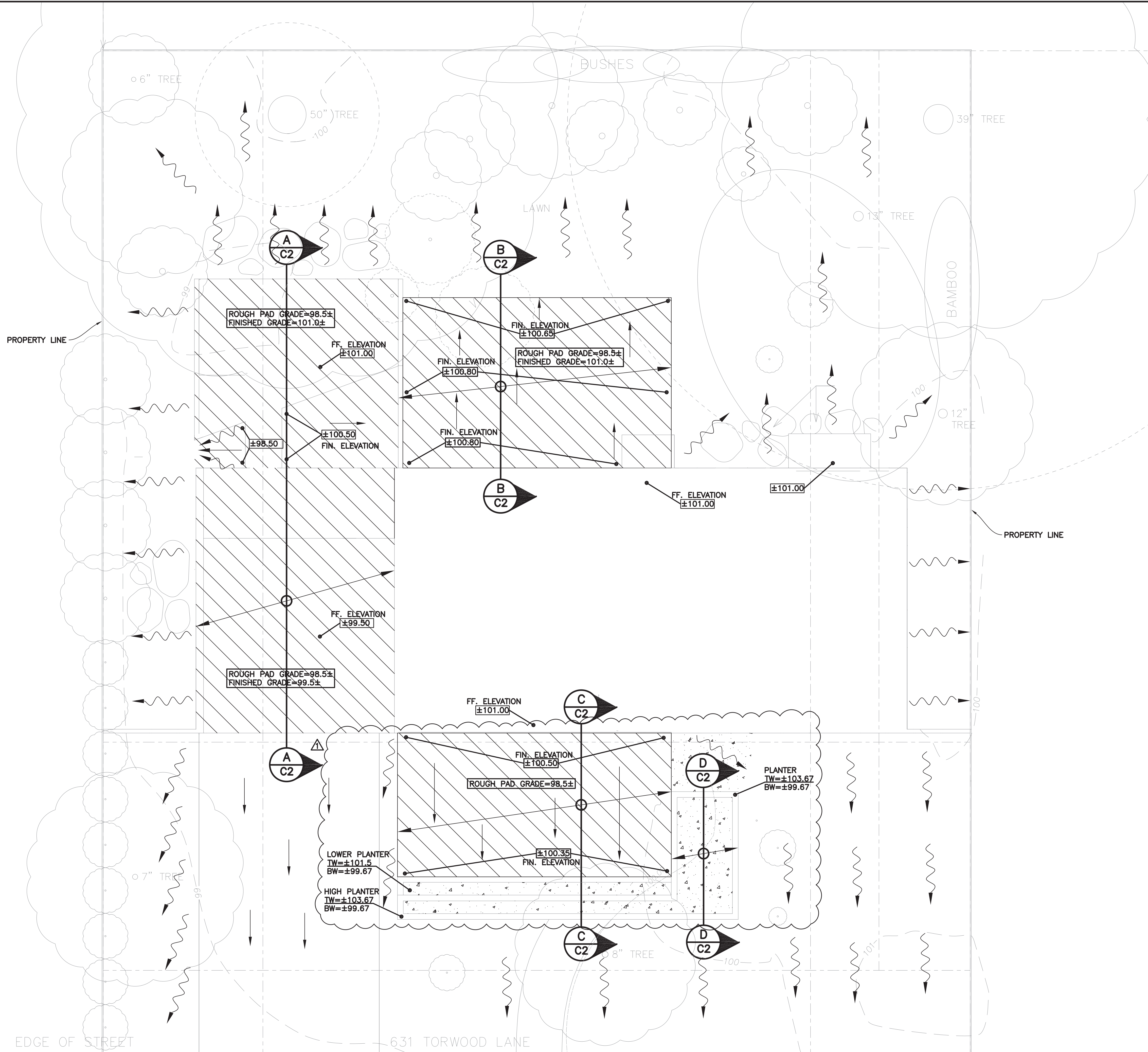


MURTAZA MOTIWALA  
631 TORWOOD LANE  
LOS ALTOS HILLS, CA 94022

PROJECT INFO & NOTES  
631 TORWOOD LANE  
LOS ALTOS HILLS, CA 94022

SCALE	1/4" = 1'-0"
DATE	05/24/22
PROJECT NO.	220416
SHEET NO.	C0

CALL 811 PRIOR TO ANY GRADING.  
HAVE ALL EXISTING UTILITIES MARKED  
PRIOR TO ANY GRADING OR DIGGING.



# SITE GRADING PLAN

- ### LEGEND
- CUT AREA
  - FILL AREA
  - (E) CONTOUR
  - (N) CONTOUR
  - APPROXIMATE SPOT ELEVATIONS. VERIFY WITH ARCHITECTURAL/LANDSCAPE DRAWINGS PROVIDED BY OTHERS.
  - INDICATES TOP OF RETAINING WALL ELEVATION
  - INDICATES BOTTOM OF RETAINING WALL ELEVATION
  - GRADING SECTION LOCATION
  - LENGTH OVER WHICH THE GRADING SECTION IS APPLIED
  - INDICATES 1% MIN. SLOPE OVER HARDSCAPE. SEE PLAN
  - INDICATES 5% MIN. SLOPE OVER LANDSCAPE

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2	FOR APPROVAL	05/24/22

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631 TORWOOD LANE  
LOS ALTOS HILLS, CA 94022

**SITE GRADING PLAN**  
631 TORWOOD LANE  
LOS ALTOS HILLS, CA 94022

SCALE	3/16" = 1'-0"
DATE	05/24/22
PROJECT NO.	220416
SHEET NO.	C1
2 OF 5 SHEETS	

NO.	REVISION	DATE
09/01/22	FOR PLAN CHECK	
05/24/22	FOR APPROVAL	

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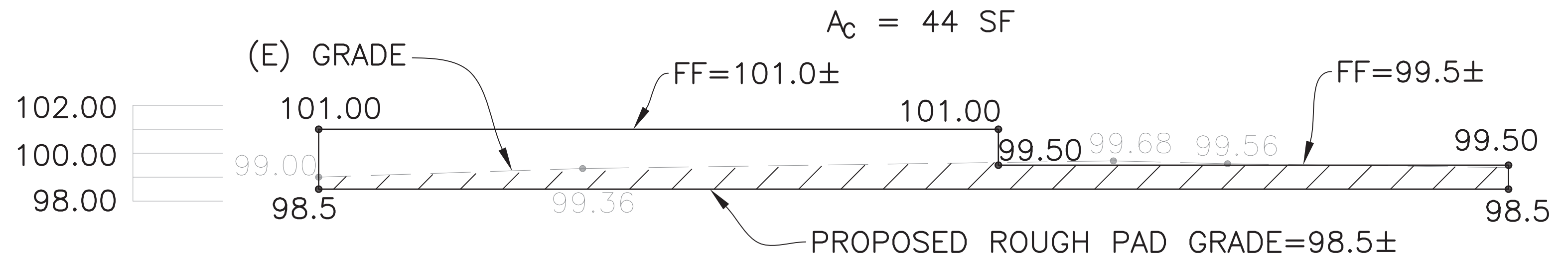
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SITE GRADING SECTIONS  
631 TORWOOD LANE  
LOS ALTOS HILLS, CA 94022

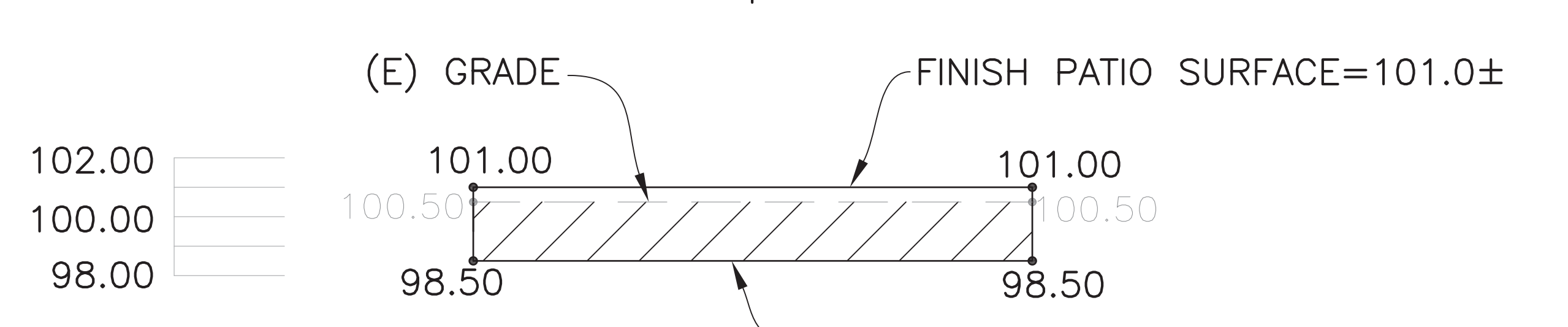
SCALE	1/4" = 1'-0"
DATE	05/24/22
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SHEET NO.	C2
3 OF 5 SHEETS	



**SECTION A**

L = 22 FT      A<sub>F</sub> = 0 SF      V<sub>F</sub> = 0      C<sub>F</sub> = 0 CY  
 A<sub>C</sub> = 44 SF      V<sub>C</sub> = 968      C<sub>F</sub> = 36 CY

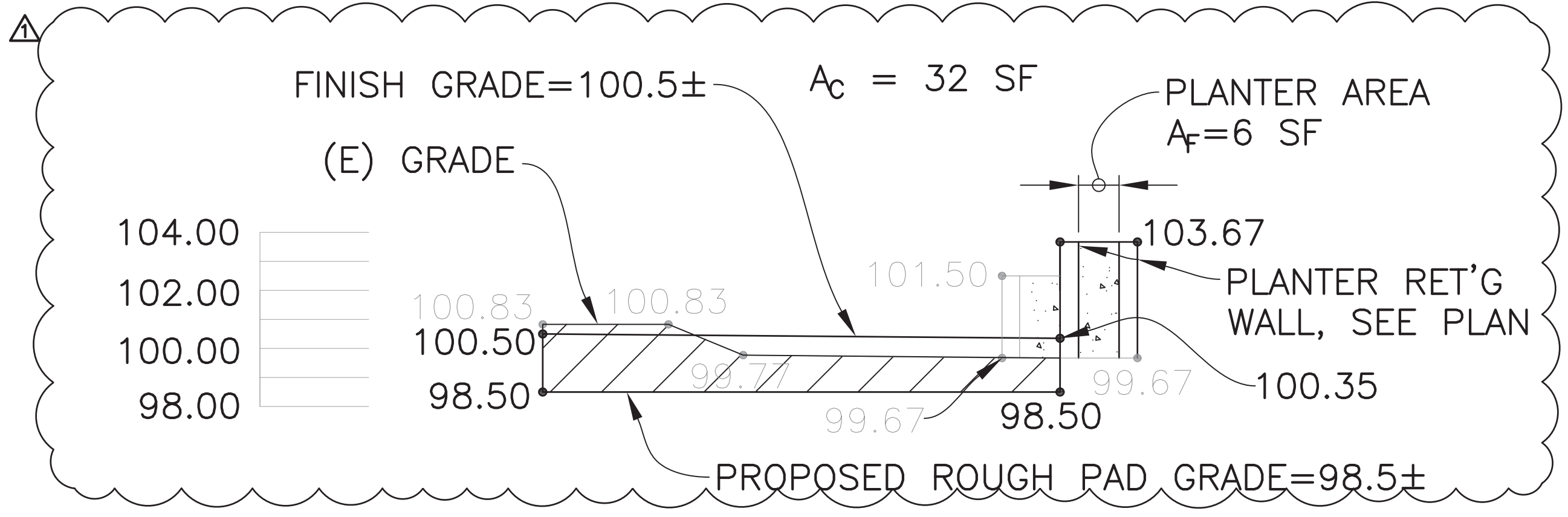
A  
C2



**SECTION B**

L = 29 FT      A<sub>F</sub> = 0 SF      V<sub>F</sub> = 0      C<sub>F</sub> = 0 CY  
 A<sub>C</sub> = 37 SF      V<sub>C</sub> = 1073      C<sub>F</sub> = 40 CY

B  
C2

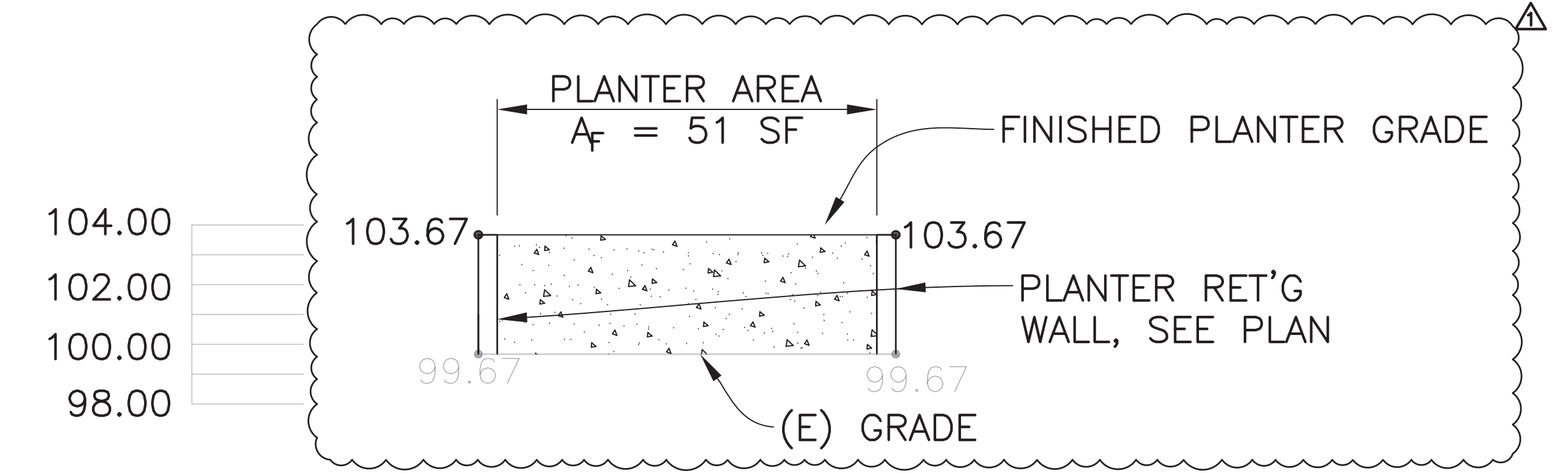


**SECTION C**

L = 30 FT

NON-PLANTER AREA			PLANTER AREA		
A <sub>F</sub> = 0 SF	V <sub>F</sub> = 0	C <sub>F</sub> = 0 CY	A <sub>F</sub> = 10 SF	V <sub>F</sub> = 300	C <sub>F</sub> = 11 CY
A <sub>C</sub> = 28 SF	V <sub>C</sub> = 840	C <sub>F</sub> = 31 CY	A <sub>C</sub> = 0 SF	V <sub>C</sub> = 0	C <sub>F</sub> = 0 CY

C  
C2



**SECTION D**

L = 6 FT

PLANTER AREA		
A <sub>F</sub> = 51 SF	V <sub>F</sub> = 303	C <sub>F</sub> = 11 CY
A <sub>C</sub> = 0 SF	V <sub>C</sub> = 0	C <sub>F</sub> = 0 CY

D  
C2

**LEGEND**

- CUT AREA
- FILL AREA
- (E) CONTOUR
- (N) CONTOUR
- ±700.0 APPROXIMATE SPOT ELEVATIONS. VERIFY WITH ARCHITECTURAL/LANDSCAPE DRAWINGS PROVIDED BY OTHERS.
- +700.0

DATE	9/1/22
NO. REVISION	05/24/22
PER PLAN CHECK	
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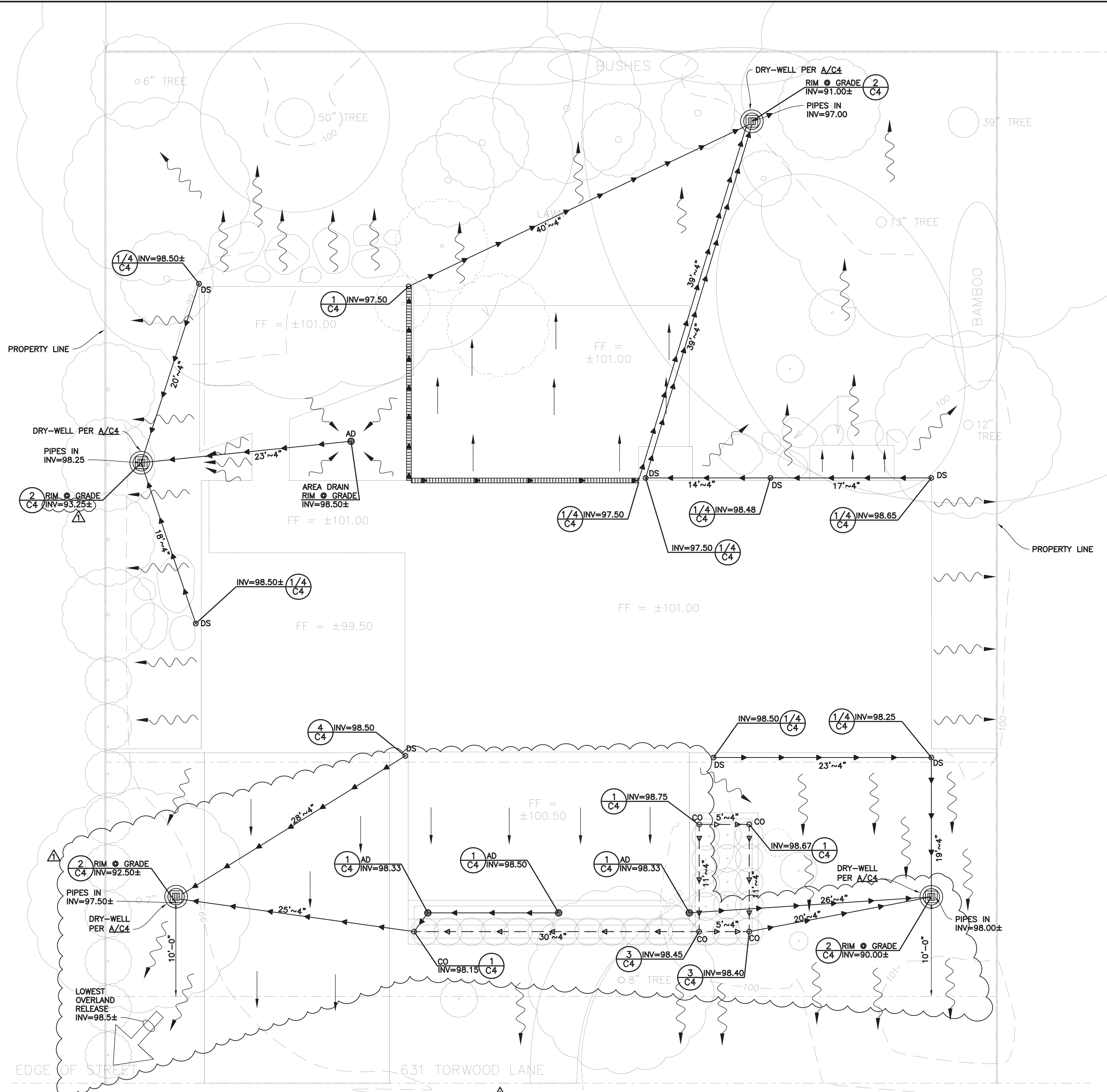
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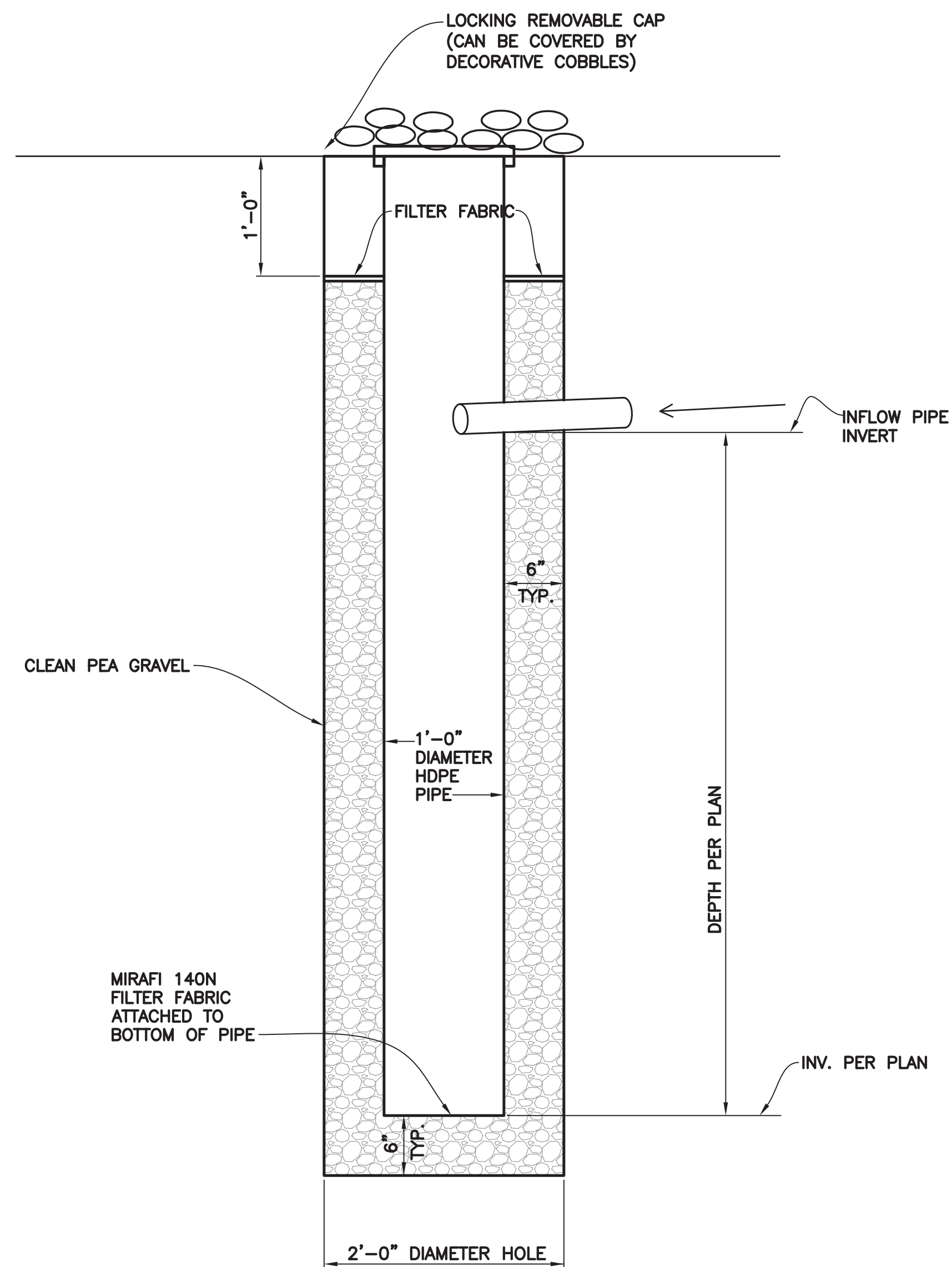
**PROJECT INFO & NOTES**  
631 TORWOOD LANE  
LOS ALTOS HILLS, CA 94022

SCALE	3/16" = 1'-0"
DATE	05/24/22
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SHEET NO.	C3
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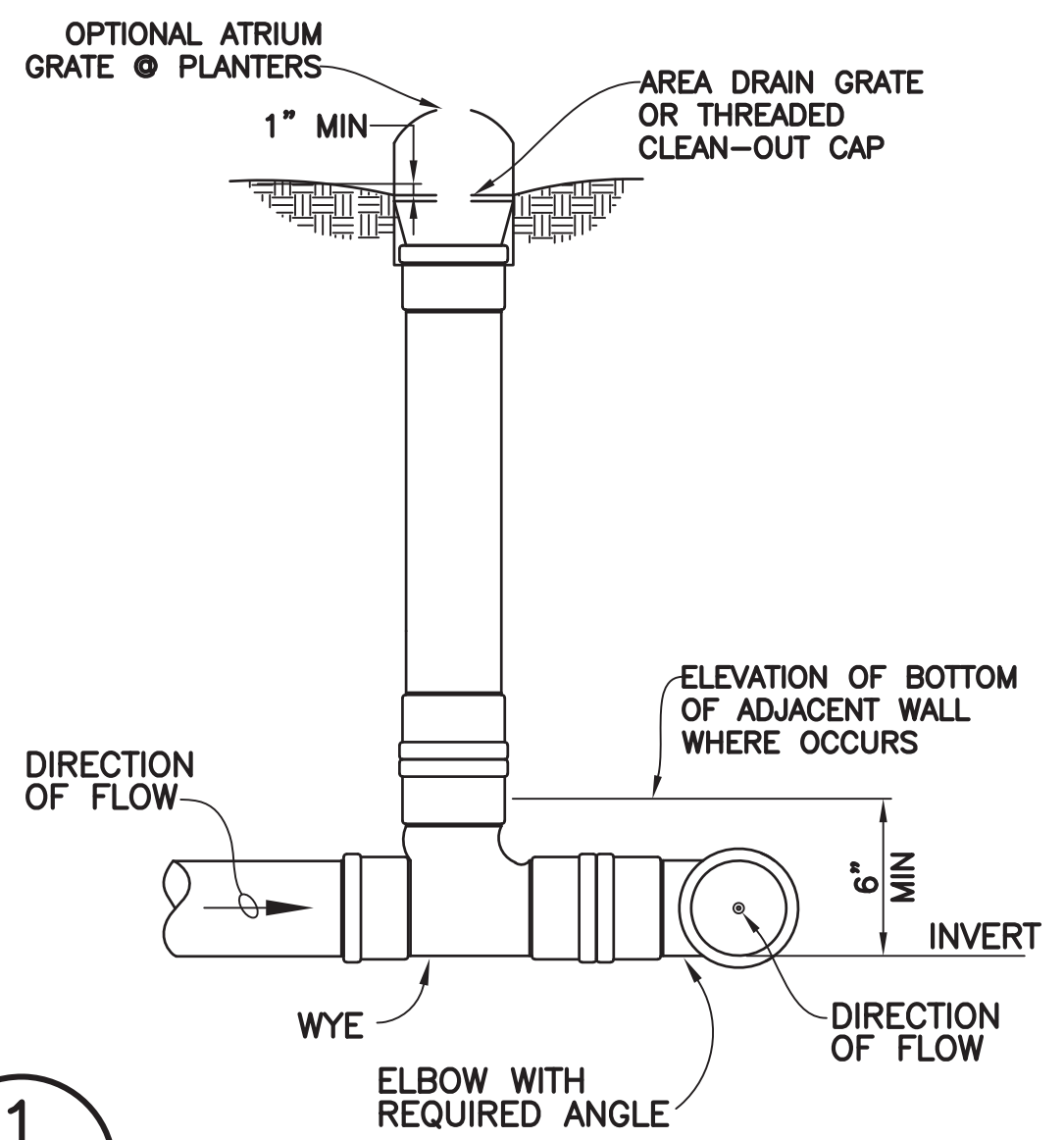
- LEGEND**
- 93 CONTOURS
  - 93.0 APPROXIMATE SPOT ELEVATION. VERIFY WITH ARCHITECTURAL/LANDSCAPE DRAWINGS PROVIDED BY OTHERS.
  - INDICATES PERFORATED PIPE w/ HOLES FACING DOWN PER RETAINING WALL DETAILS BY OTHERS & GEOTECHNICAL REPORT, SLOPE 1% MIN
  - INDICATES SMOOTH WALLED PIPE & DIRECTION OF FLOW, SLOPE 1% MIN
  - INDICATES DIRECTION OF FLOW
  - CO INDICATES PIPE CLEAN-OUT. w/ RIM @ GRADE SEE DETAIL 1/C4
  - AD INDICATES 6"x6" PVC AREA DRAIN INLET. SEE DETAIL 1/C4
  - DS INDICATES DOWNPOUT DRAIN INLET w/ RIM @ GRADE SEE 4/C4
  - CB INDICATES CATCH BASIN 2/C4
  - RIM = RIM ELEVATION
  - INV = PIPE INVERT ELEVATION
  - INDICATES 1% MIN. SLOPE OVER HARDSCAPE. SEE PLAN
  - INDICATES 5% MIN. SLOPE OVER LANDSCAPE
  - INDICATES STRIP DRAIN INLET FLUSH W/ FINISH, BOTTOM SLOPING IN DIRECTION OF ARROWS
  - INDICATES APPROXIMATE LENGTH OF DRAINAGE PIPE
  - INDICATES DIAMETER OF DRAINAGE PIPE

**SITE DRAINAGE PLAN**



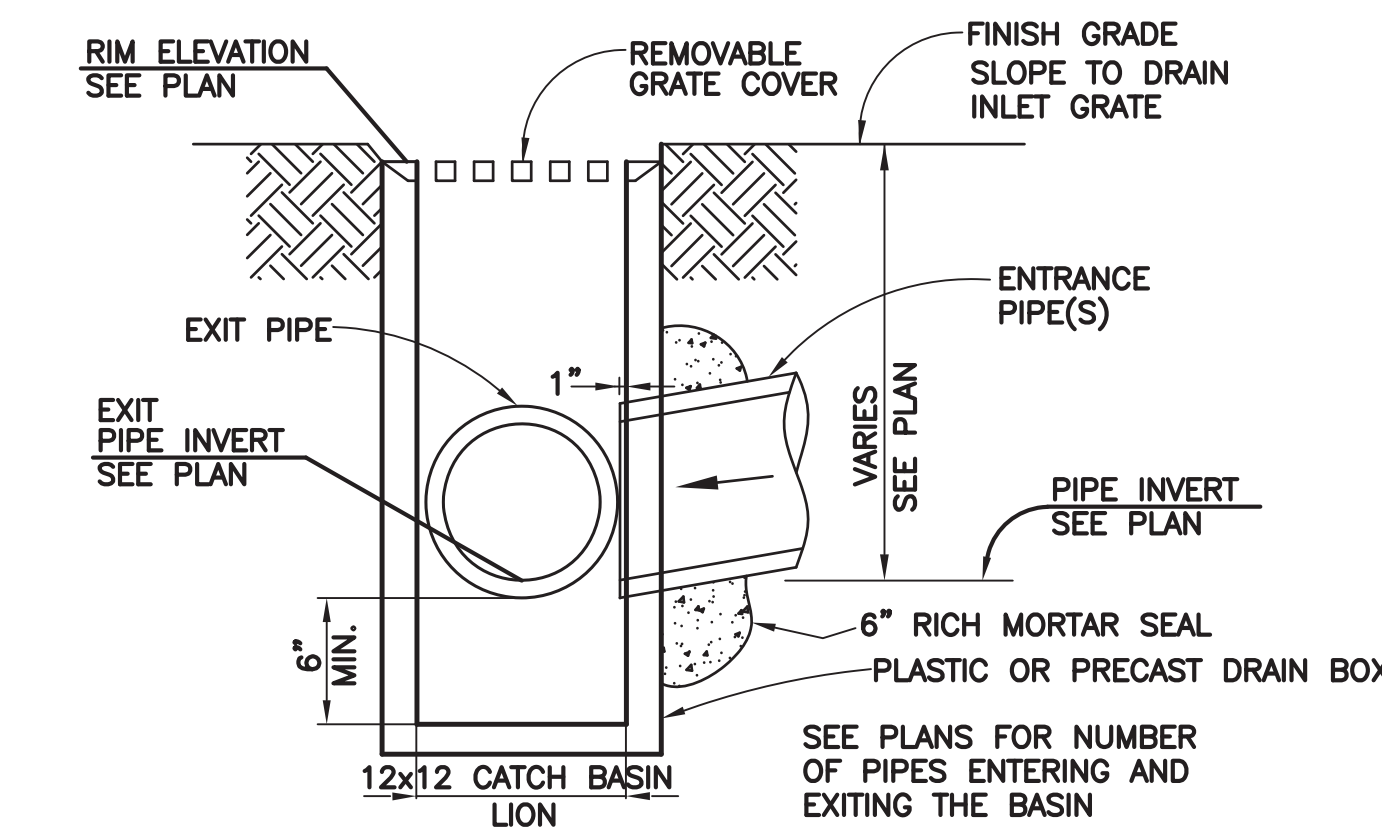
**A**  
**C4** DRY-WELL DETAIL

N.T.S.



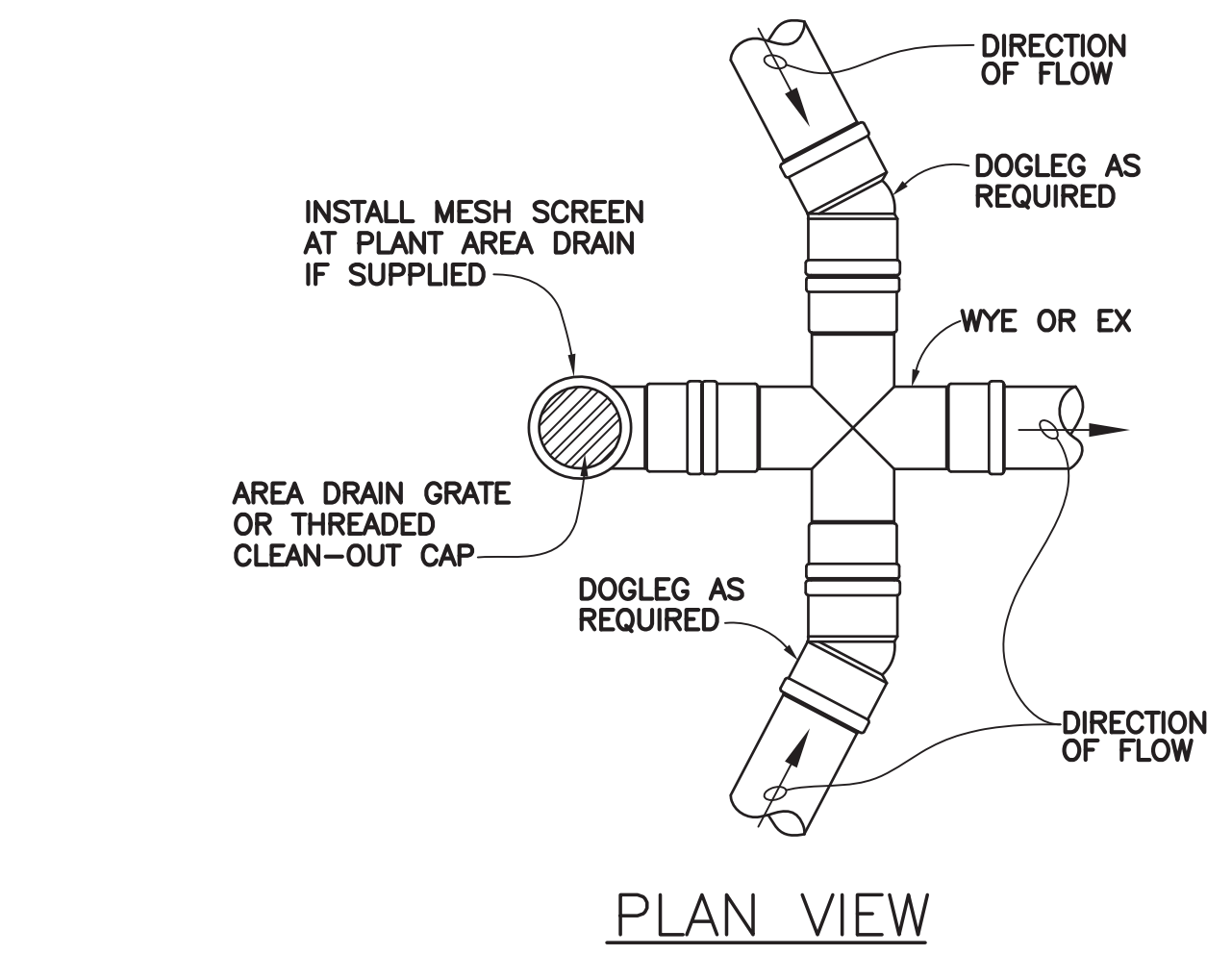
**1**  
**C4**

N.T.S.



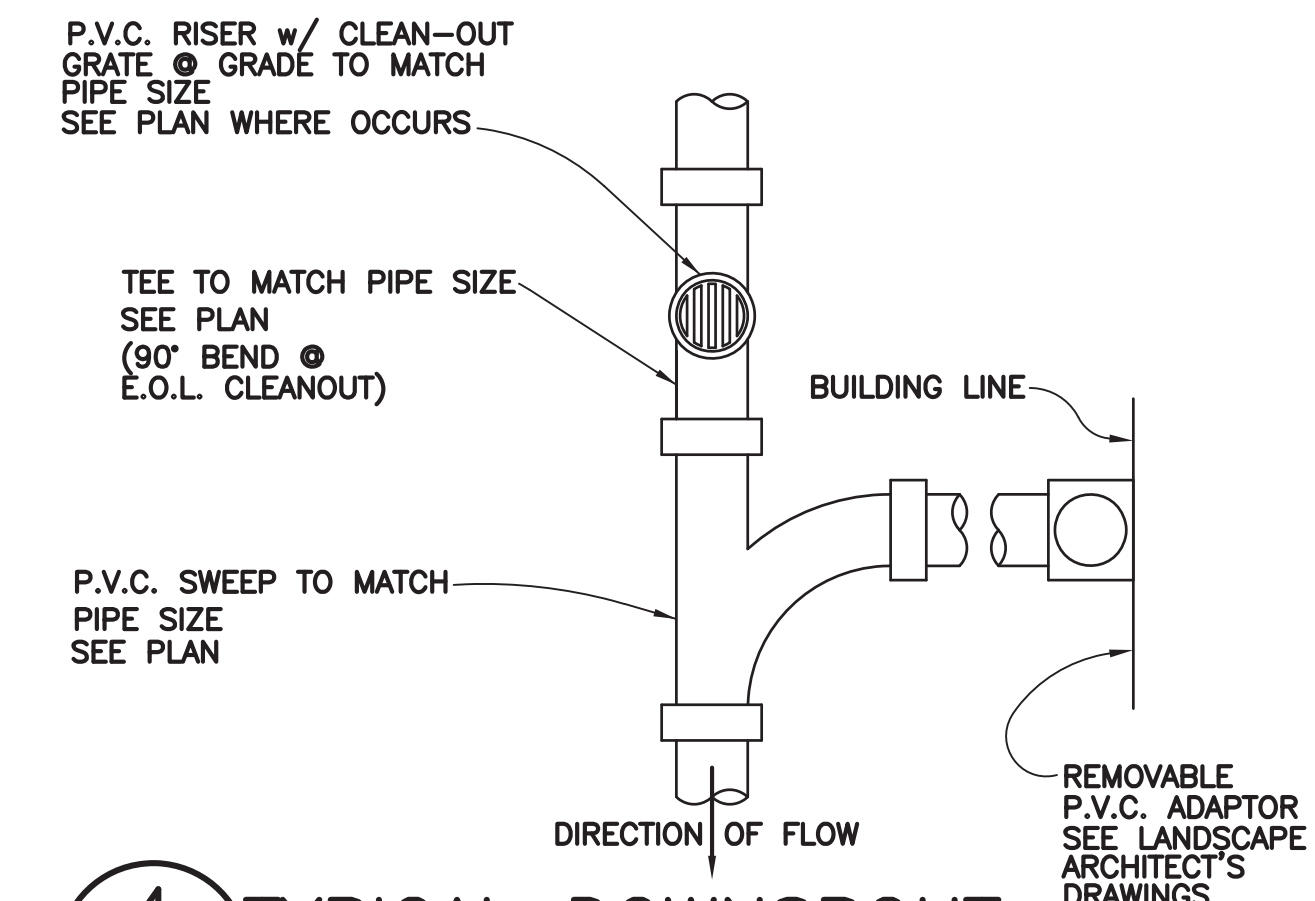
**2**  
**C4** MULTIPLE PIPE CATCH BASIN

N.T.S.



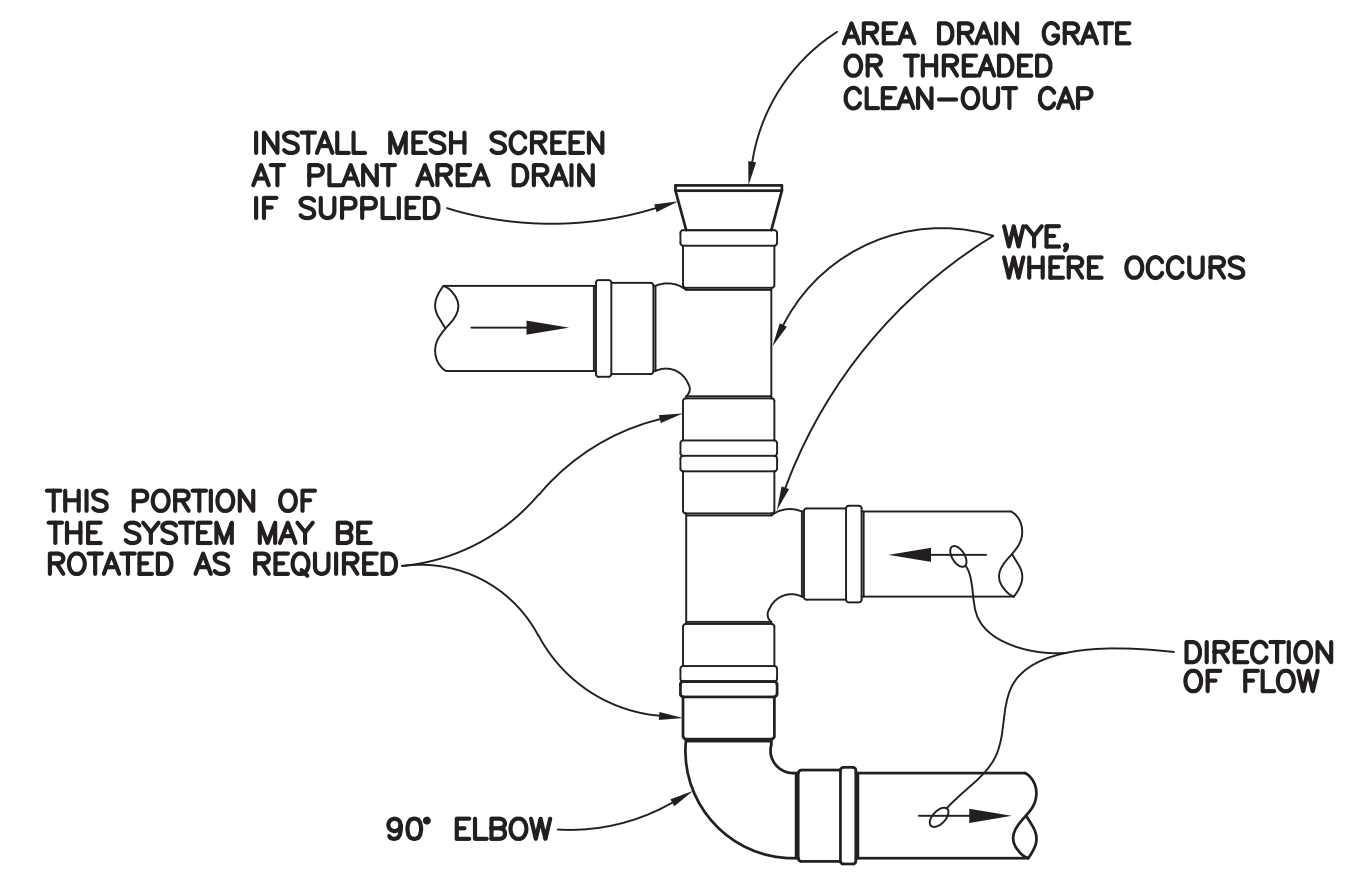
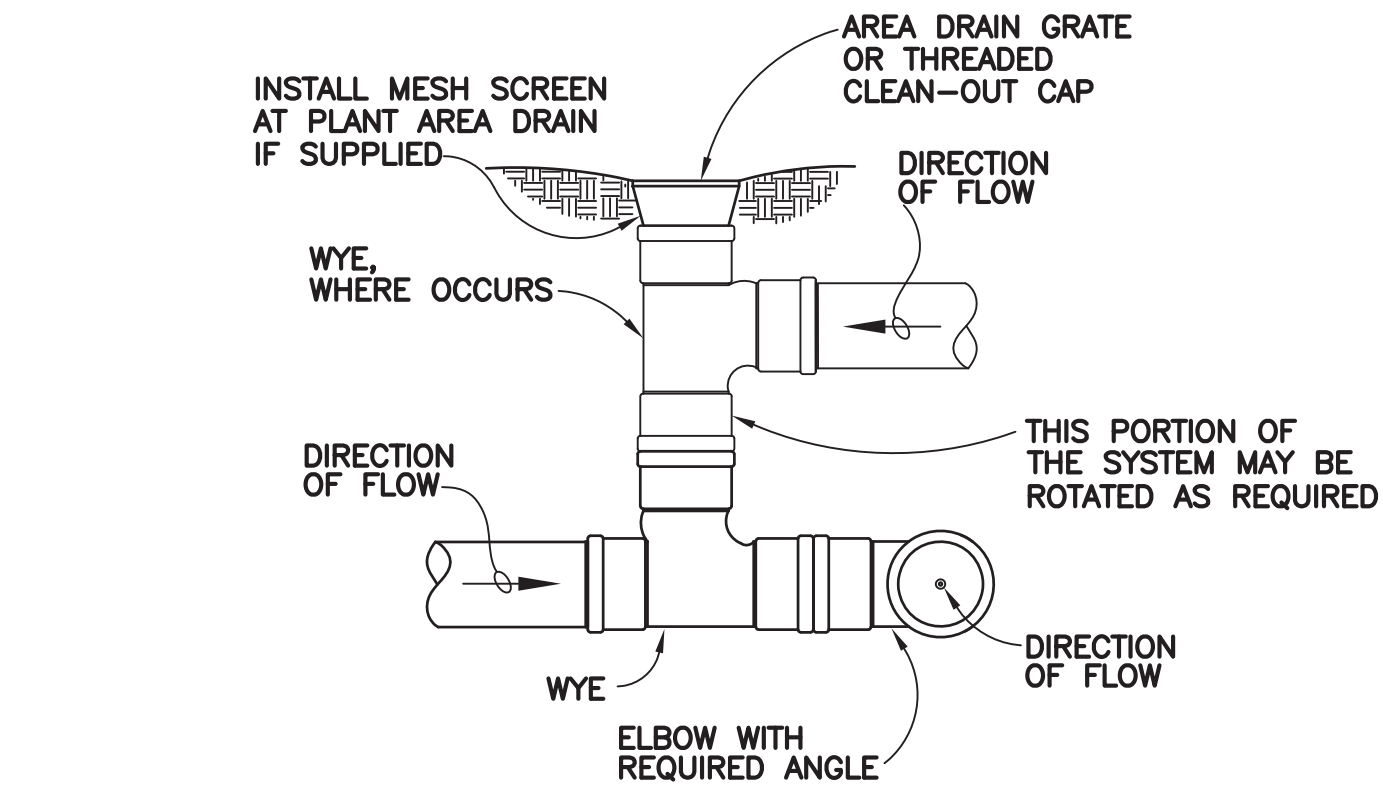
**3**  
**C4** TYPICAL DRAIN PIPE FITTINGS

N.T.S.



**4**  
**C4** TYPICAL DOWNSPOUT CONNECTION PLAN

N.T.S.



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**DRAINAGE DETAILS**  
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