

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE: 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%)
FLOOR AREA: 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%)
SETBACKS: 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 ¹ 10 feet/ 17.5 feet
HEIGHT:	15 feet	20.9 feet	27 feet

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

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

LOT CALCULATIONS		
NET LOT AREA:	9,500 square feet	
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	1,020 square feet (42.9%)	
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): ²	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>	

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

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C-0	CIVIL PROJECT INFO & NOTES
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C-3	CIVIL SITE DRAINAGE PLAN
C-4	DRAINAGE DETAILS

PROJECT INFORMATION

PROJECT ADDRESS :	631 TORWOOD LN, LOS ALTOS, CA 94022
ZONING :	R1-10 SINGLE-FAMILY DISTRICT
PARCEL :	16725003
OCCUPANCY TYPE :	SINGLE-FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION :	V
STORIES :	2
LOT SIZE :	9,500 SQ. FT.
TOTAL PROPOSED LOT COVERAGE :	2,570 SQ. FT.
TOTAL PROPOSED INT SPACE:	3,022 SQ. FT.
TOTAL PROPOSED HARDSCAPE PATIOS:	1,045 SQ. FT.
TOTAL HEIGHT NEW CONSTRUCTION :	20.9 FT.
SEISMIC DESIGN CATEGORY:	E
WIND EXPOSURE CATEGORY:	B
CA ENERGY COMMISSION CLIMATE ZONE:	4

PROJECT DESCRIPTION : 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.

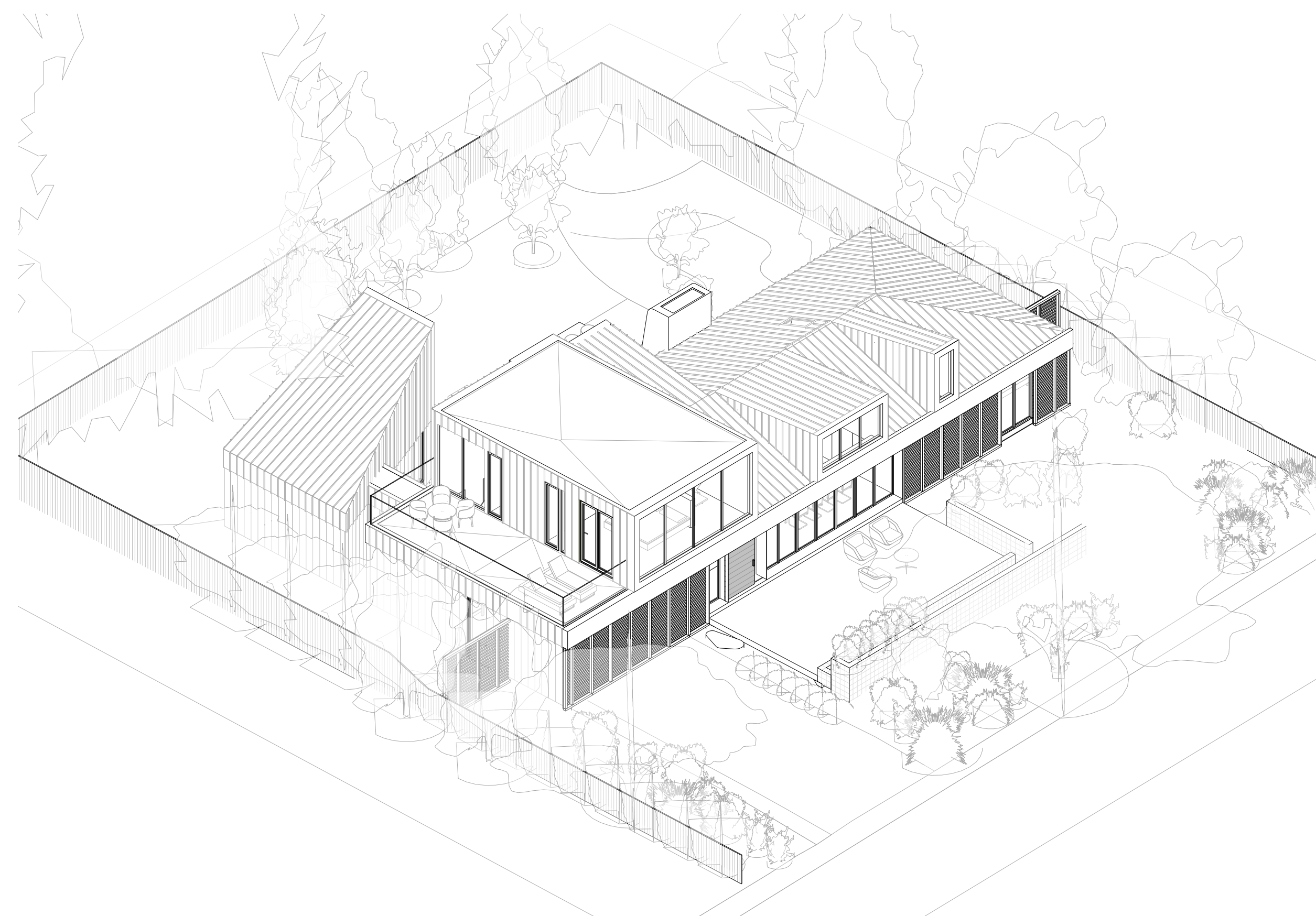
DEFERRED SUBMITTALS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, FIRE ALARM, AND SMOKE DETECTION SHALL BE UNDER SEPARATE PERMIT.

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

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



1 3D VIEW - FRONT

VICINITY MAP



LOCATION MAP



NOTES

DESCRIPTION	DATE	BY

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

ALL DESIGNS ARE THE SOLE PROPERTY OF AS_IS AND MAY NOT BE USED WITHOUT THEIR WRITTEN PERMISSION.

NOTES



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

DESCRIPTION	DATE	BY

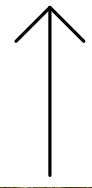
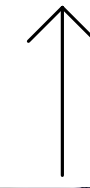
TORWOOD PATIO HOUSE

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



AS IS

1254 Mason St
San Francisco, CA
94108
+1 415 515 2517
office@as-is.us
as-is.us

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



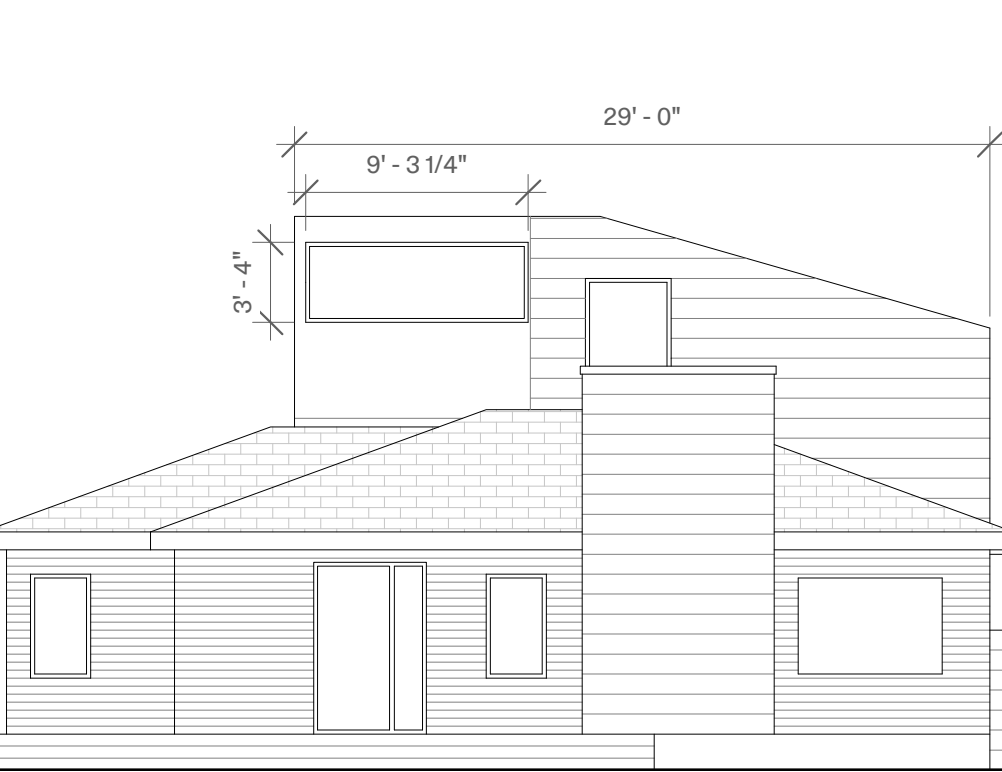
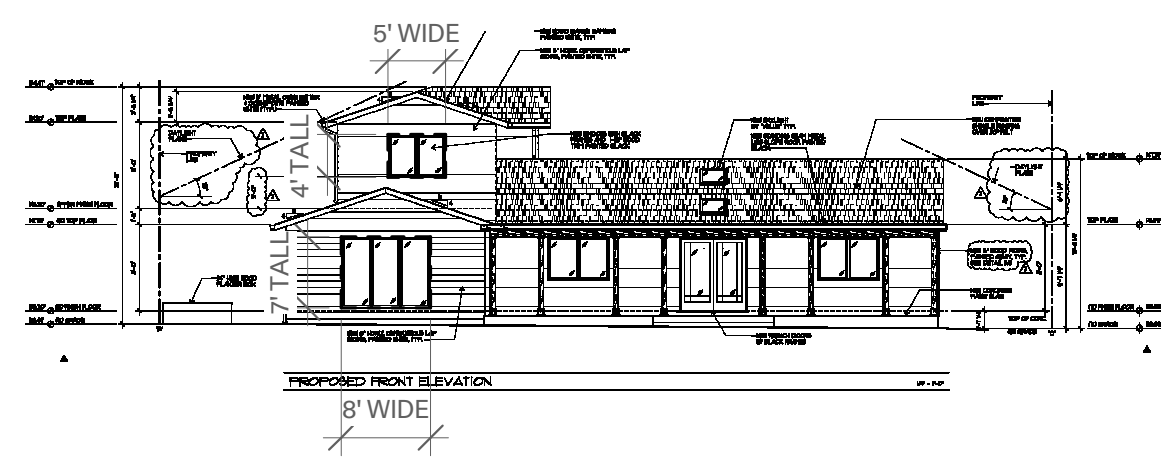
640 TORWOOD LN



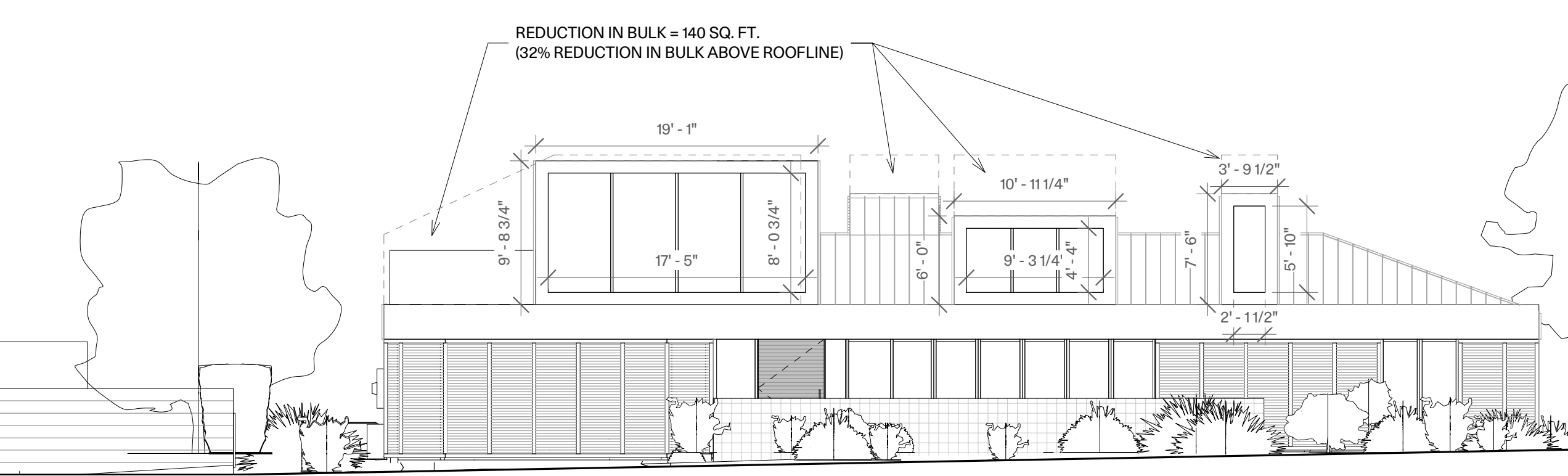
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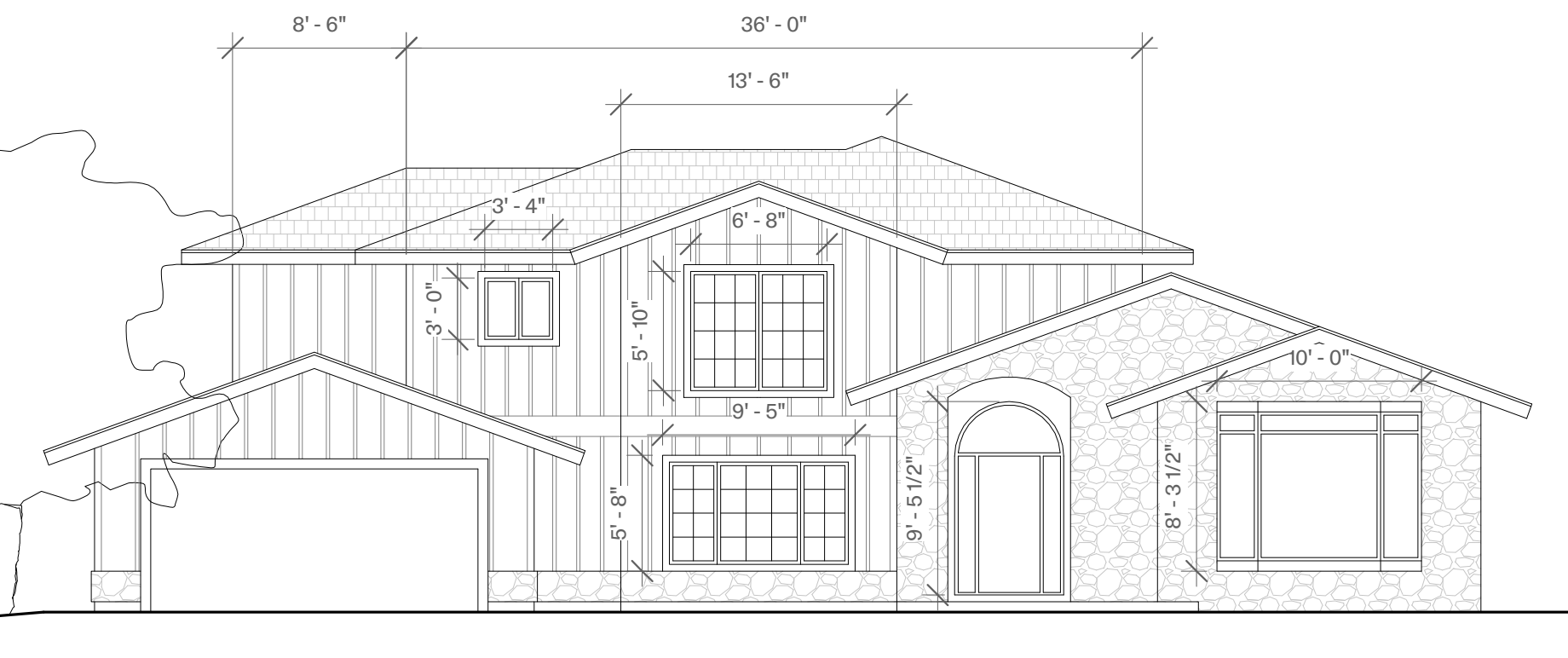
660 TORWOOD LN



645 TORWOOD LN



631 TORWOOD LN



619 TORWOOD LN

DESCRIPTION DATE BY

TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

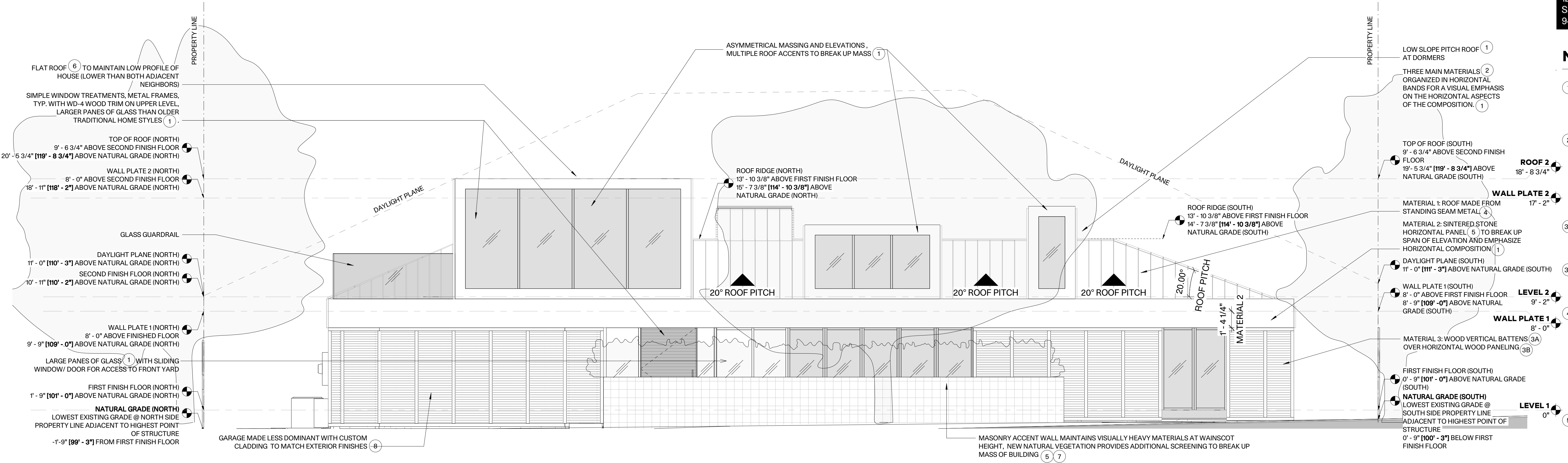
VISUAL REPRESENTATION OF NEIGHBORHOOD STREETScape

a0.2

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

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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

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NOTES

- RANCH HOUSE CHARACTERISTICS, PER CITY OF LOS ALTOS SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES
- 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.
- VERTICAL BATTEN CHARACTERISTIC OF NEIGHBORS AT 614 TORWOOD, 654 TORWOOD, 619 TORWOOD. SEE IMAGES. HORIZONTAL PANELING
- CHARACTERISTIC OF NEIGHBORS AT 626 TORWOOD, 660 TORWOOD
- 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.
- TECHNIQUES FOR REDUCING BULK, PER CITY OF LOS ALTOS SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES, SECTION 5.4.
- TECHNIQUES FOR INCREASING PRIVACY BETWEEN NEIGHBORING HOUSES, PER CITY OF LOS ALTOS SINGLE FAMILY RESIDENTIAL GUIDELINES, SECTION 5.3.
- 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.
- SITE WALL PLANTER CHARACTERISTIC OF NEIGHBOR AT 551 TORWOOD AND 540 GUADALUPE. SEE IMAGES.
- EXAMPLES OF MODERN CONTEMPORARY DESIGN STYLE WITHIN OUR DIVERSE CHARACTER NEIGHBORHOOD

DESCRIPTION	DATE	BY

TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94103

NEIGHBORHOOD COMPATIBILITY STUDY CONT.

a0.4

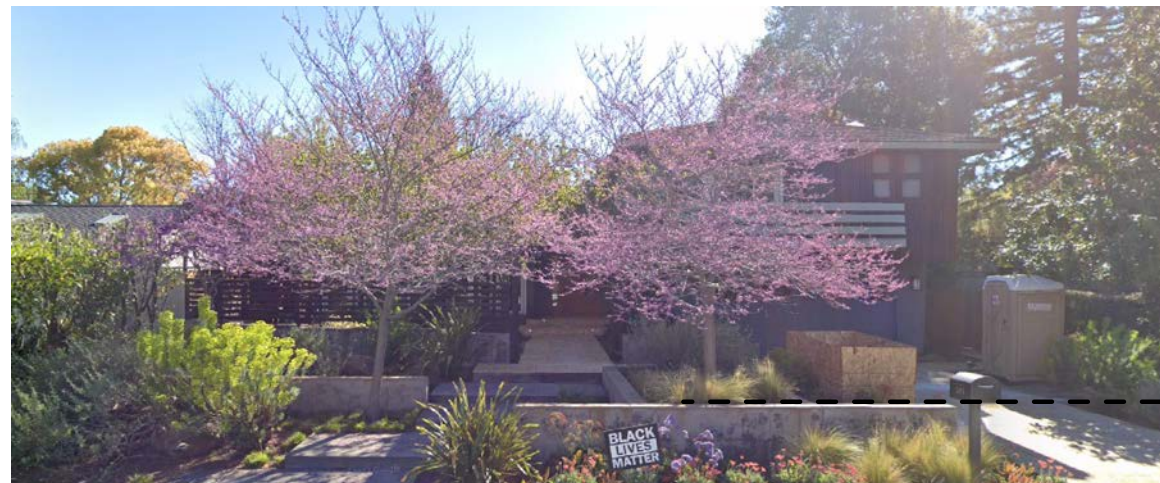
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DRAWN	Author CHECKED Author
SCALE	
TIME STAMP	6/30/2023 2:06:27 PM

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8 551 TORWOOD LN

SITE WALL WITH PLANTER



8 541 GUADALUPE DR

SITE WALL WITH PLANTER



9 840 LOS ALTOS AVE

MODERN STYLE



9 521 PATRICK WAY

MODERN STYLE



9 25 W PORTOLA AVE

MODERN STYLE



9 546 VAN BUREN ST

MODERN STYLE



7 645 TORWOOD LN

FLAT ROOF



7 6012 ACRES DR

FLAT ROOF



7 840 LOS ALTOS AVE

FLAT ROOF



7 521 PATRICK WAY

FLAT ROOF



7 450 SAN DOMINGO WAY

FLAT ROOF



7 733 SANTA RITA AVE

FLAT ROOF

FLAT ROOF



3B 626 TORWOOD LN

HORIZONTAL PANELING



3B 660 TORWOOD LN

HORIZONTAL PANELING



4 481 TORWOOD LN

METAL ROOF



4 546 VAN BUREN ST

METAL ROOF



4 11 YERBA BUENA AVE

METAL ROOF



5 619 TORWOOD LN

HIP ROOFS

GABLE ROOFS



5 645 TORWOOD LN

VERTICAL ACCENT

FLAT ROOF

HIP ROOFS



2 631 TORWOOD LN

MATERIAL 1

MATERIAL 2

MATERIAL 3



2 626 TORWOOD LN

MATERIAL 1

MATERIAL 2

MATERIAL 3



2 640 TORWOOD LN

MATERIAL 1

MATERIAL 2

MATERIAL 3

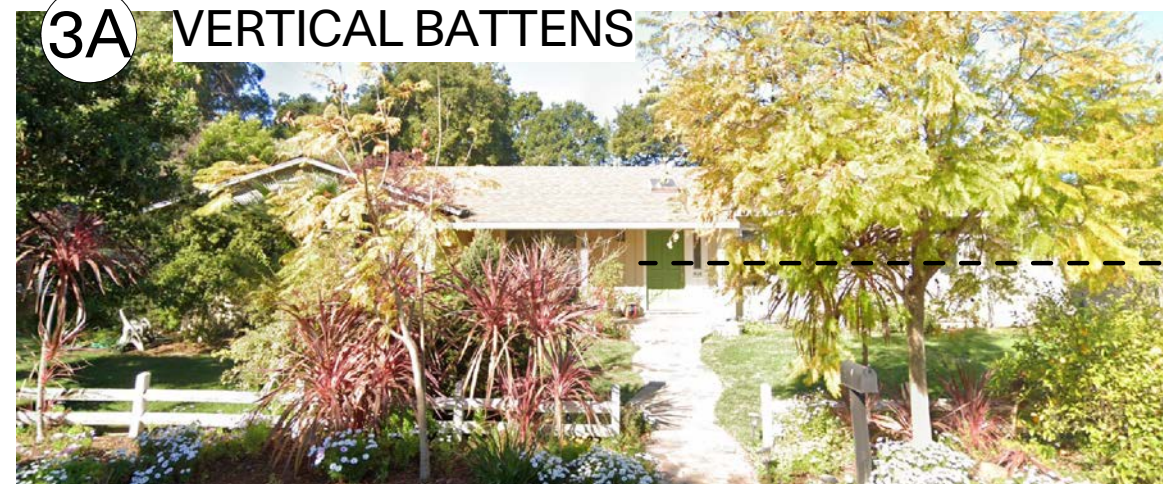


2 660 TORWOOD LN

MATERIAL 1

MATERIAL 2

MATERIAL 3



3A 614 TORWOOD LN

VERTICAL BATTEN



3A 619 TORWOOD LN

VERTICAL BATTEN



3A 654 TORWOOD LN

VERTICAL BATTEN

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

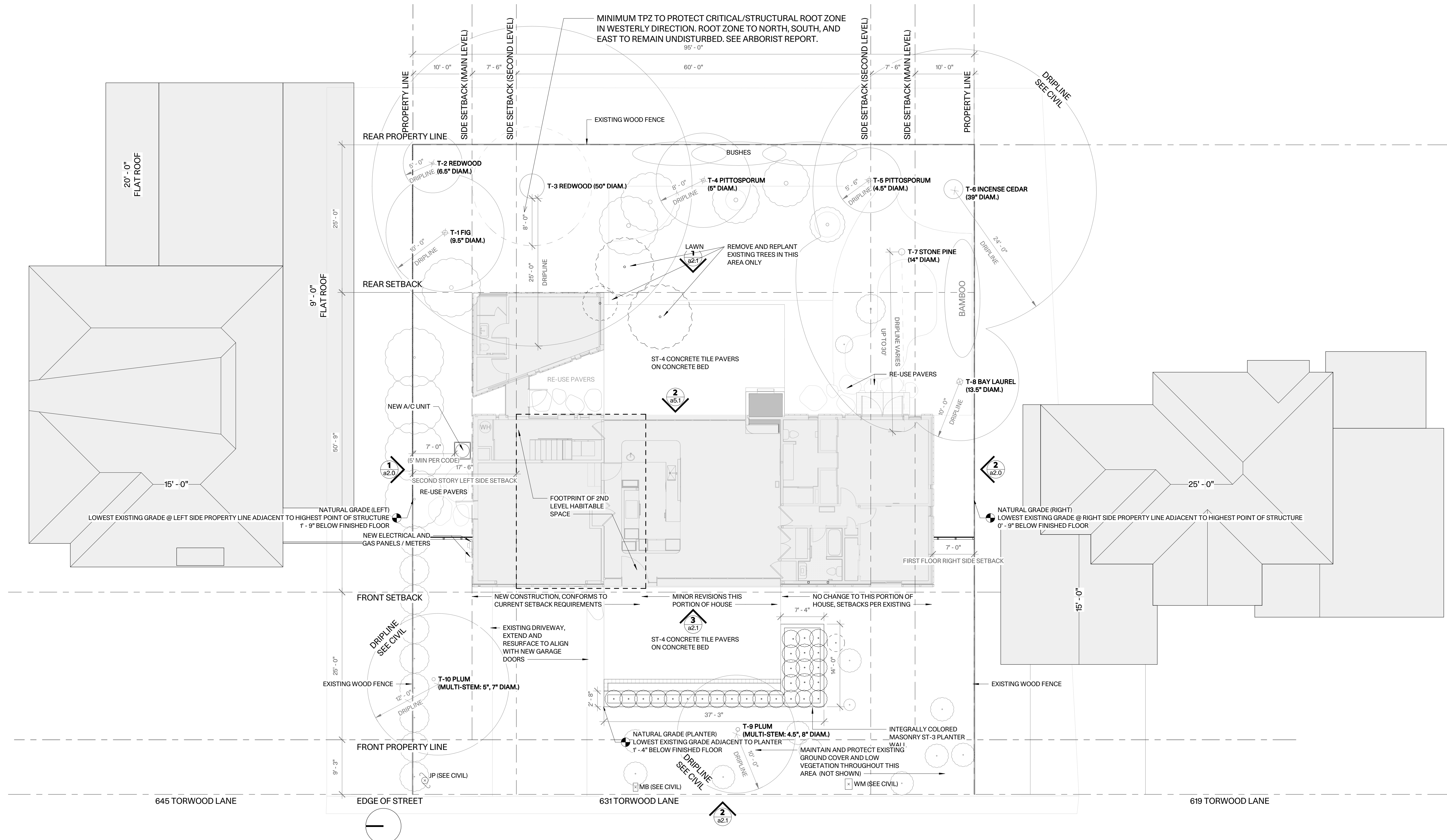
ALL VEGETATION EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

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

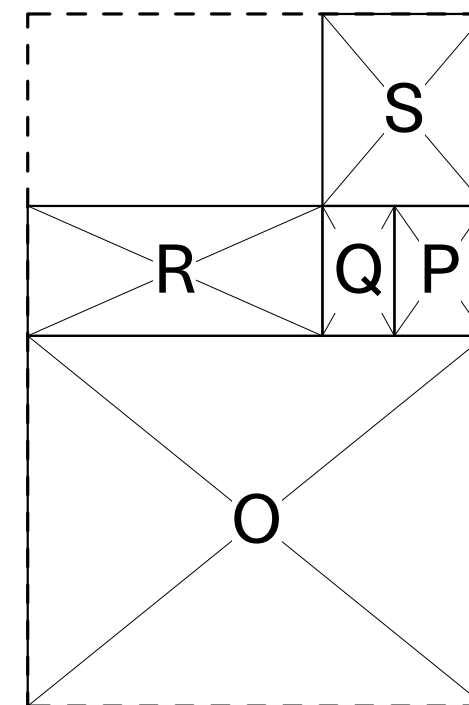
SITE PLAN

a0.5

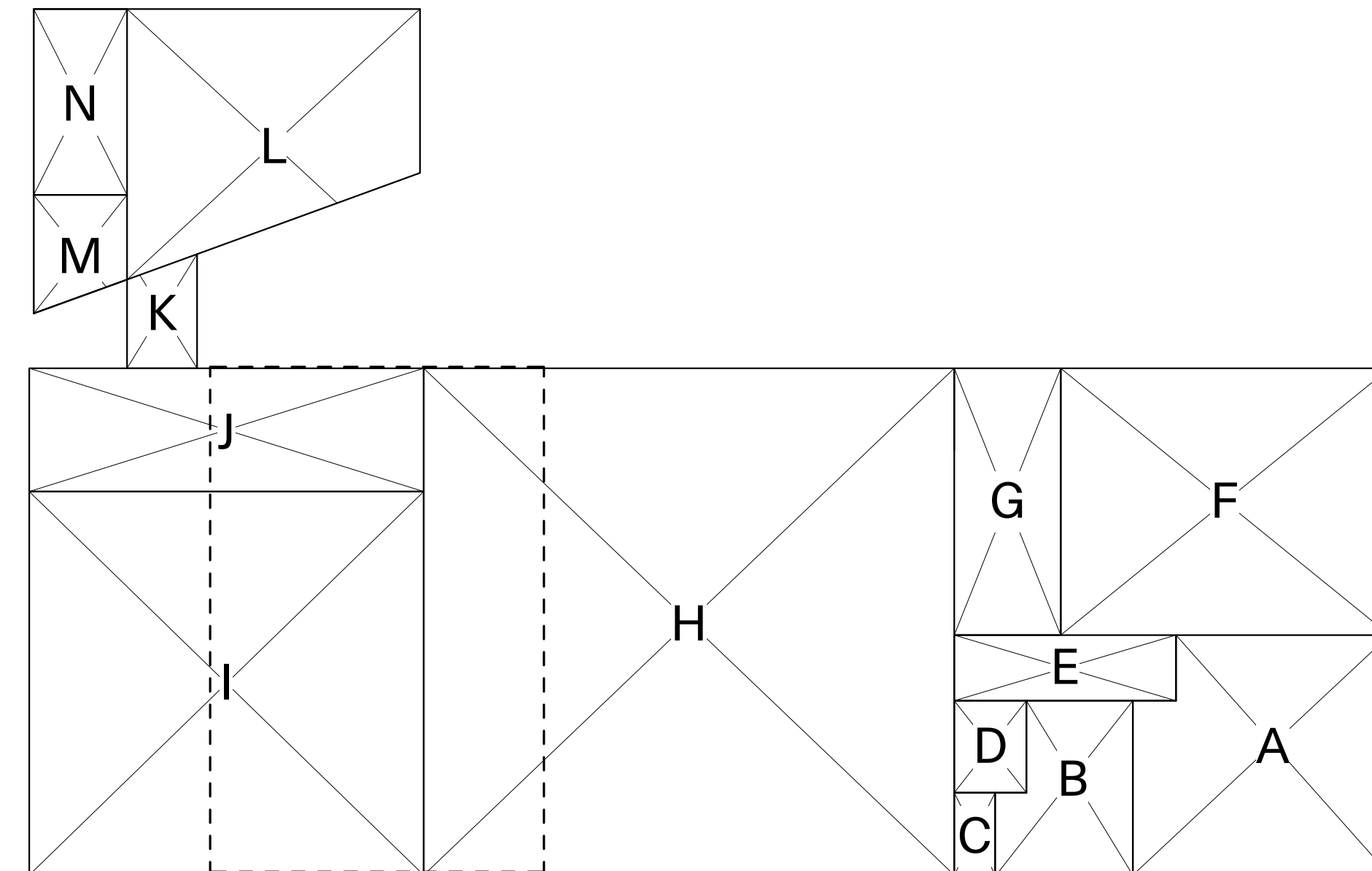
JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	1/8" = 1'-0"
TIME STAMP	6/30/2023 2:06:32 PM

1 SITE PLAN
1/8" = 1'-0"

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.
FIRST STORY SUBTOTAL =		2,570.29 sq. ft.

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.
SECOND STORY SUBTOTAL =		452.33 sq. ft.

TOTAL FLOOR AREA = 3,022.62 sq. ft.

TOTAL LOT COVERAGE = 2,570.29 sq. ft.

DESCRIPTION DATE BY

TORWOOD PATIO HOUSE

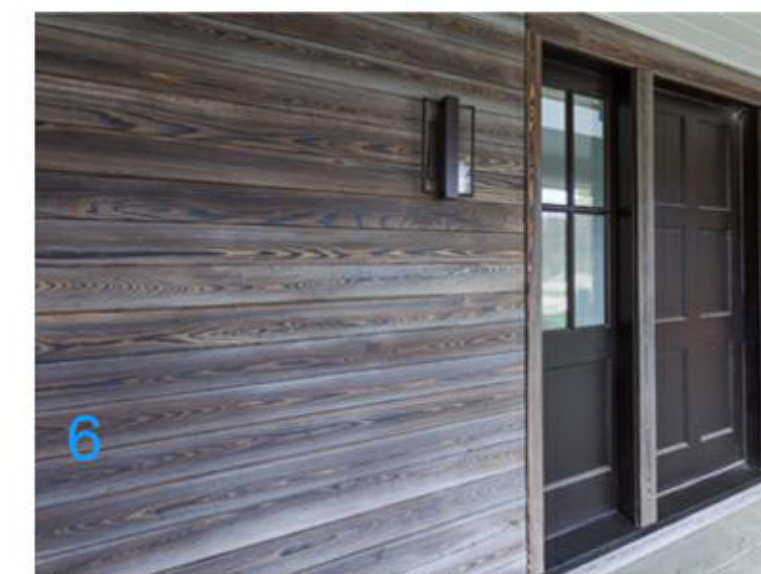
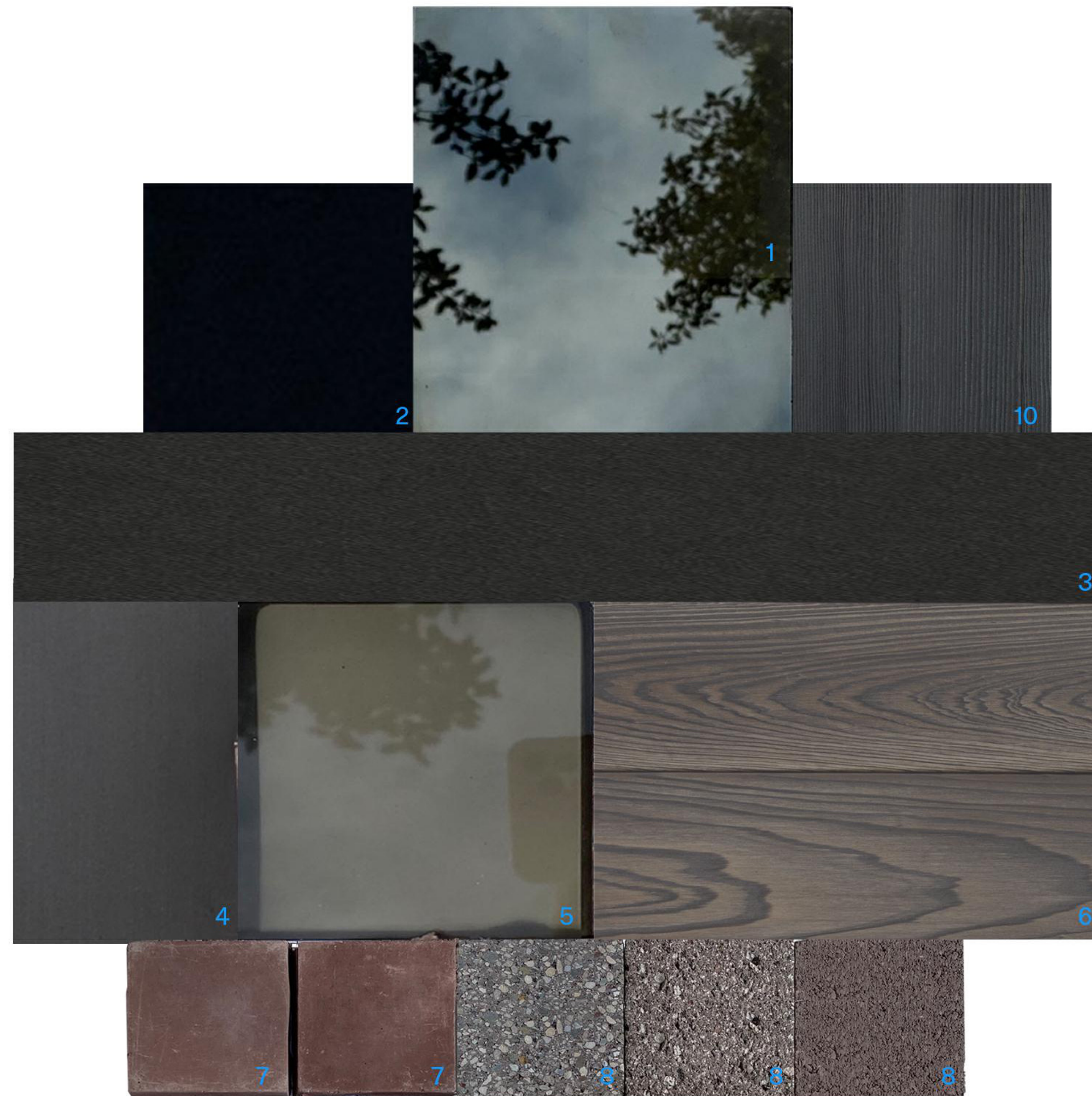
631 TORWOOD LN, LOS ALTOS, CA 94133

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

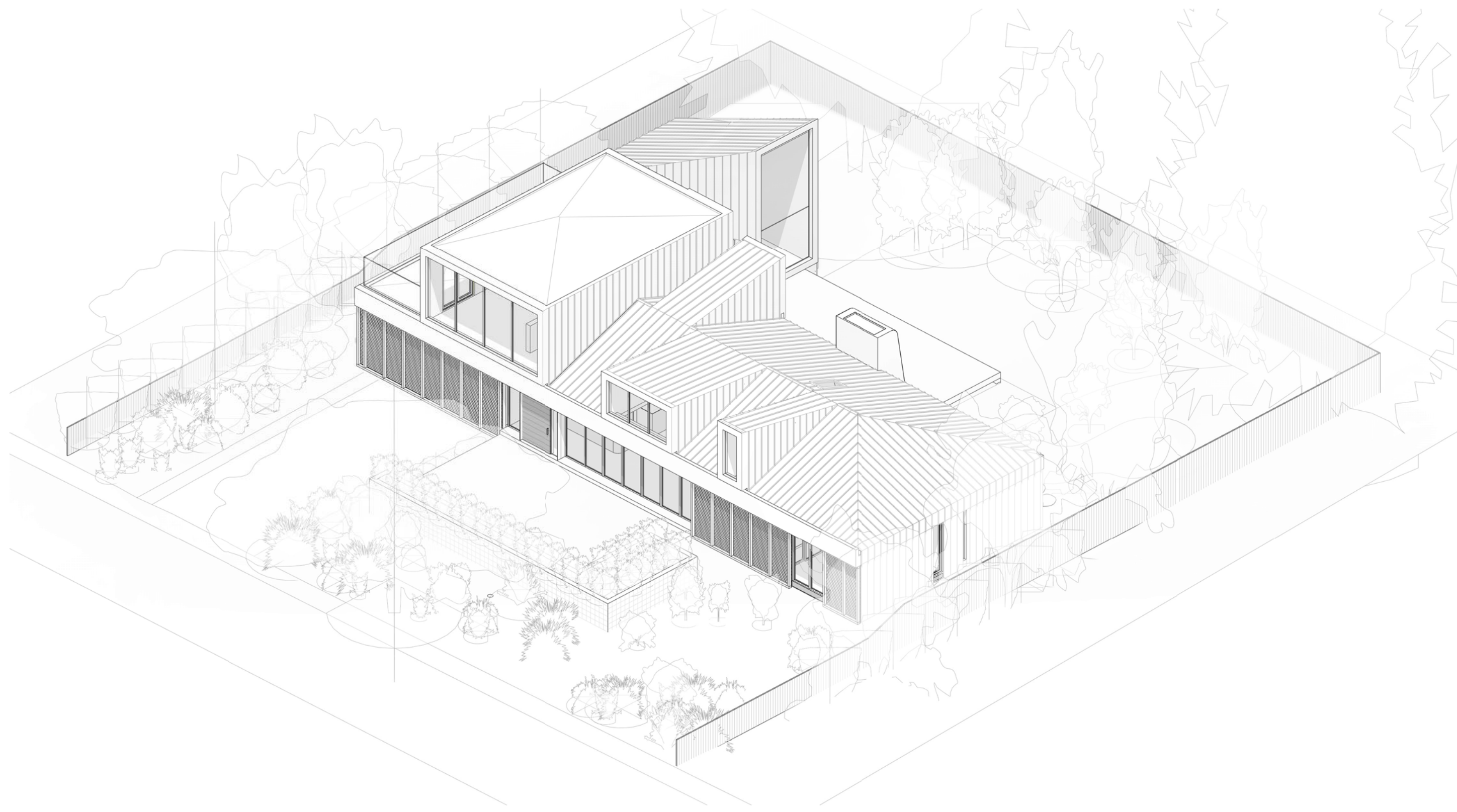
MATERIAL BOARD

a0.7

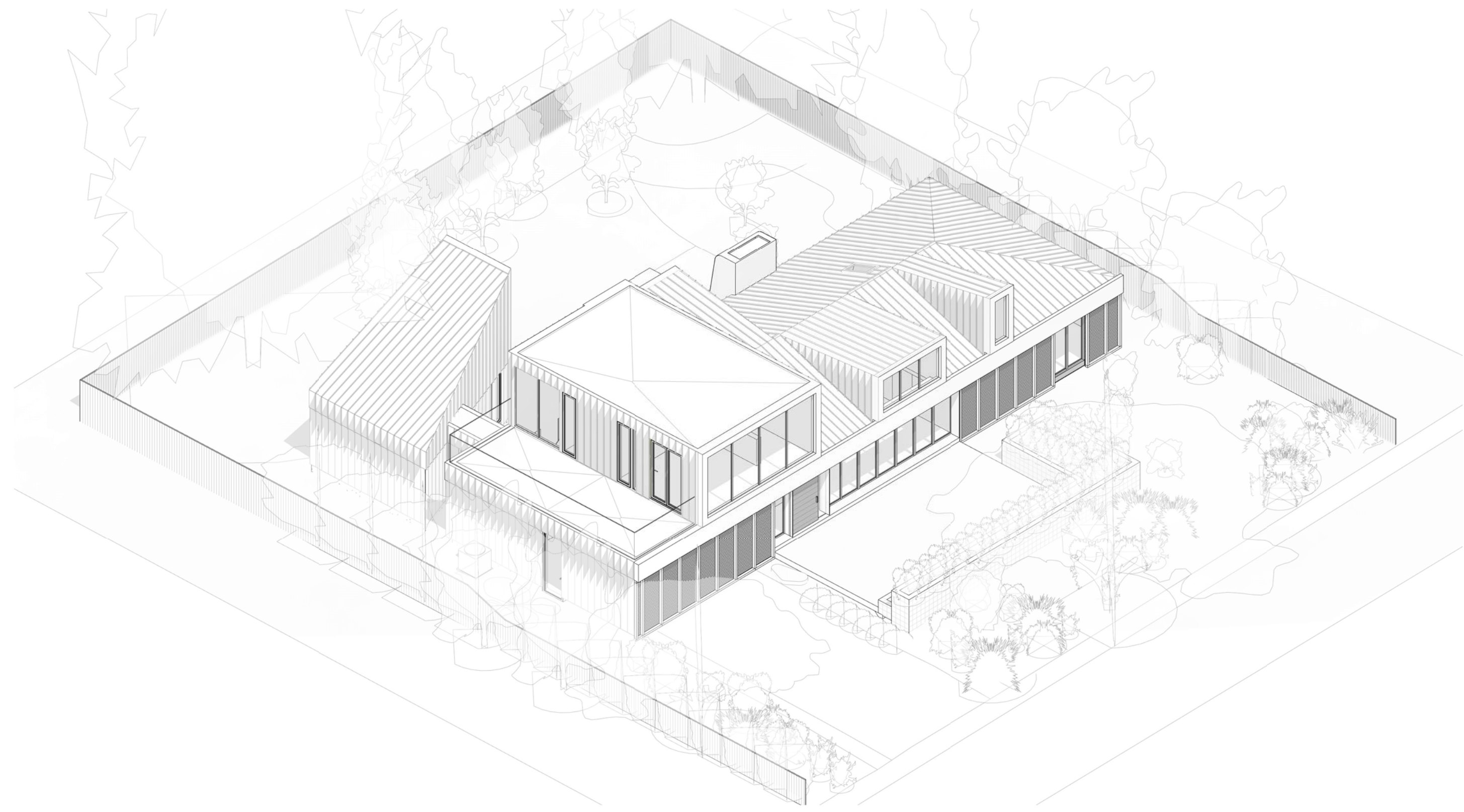
JOB	Project Number
DRAWN	Author CHECKED Author
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MATERIAL BOARD

NOTES



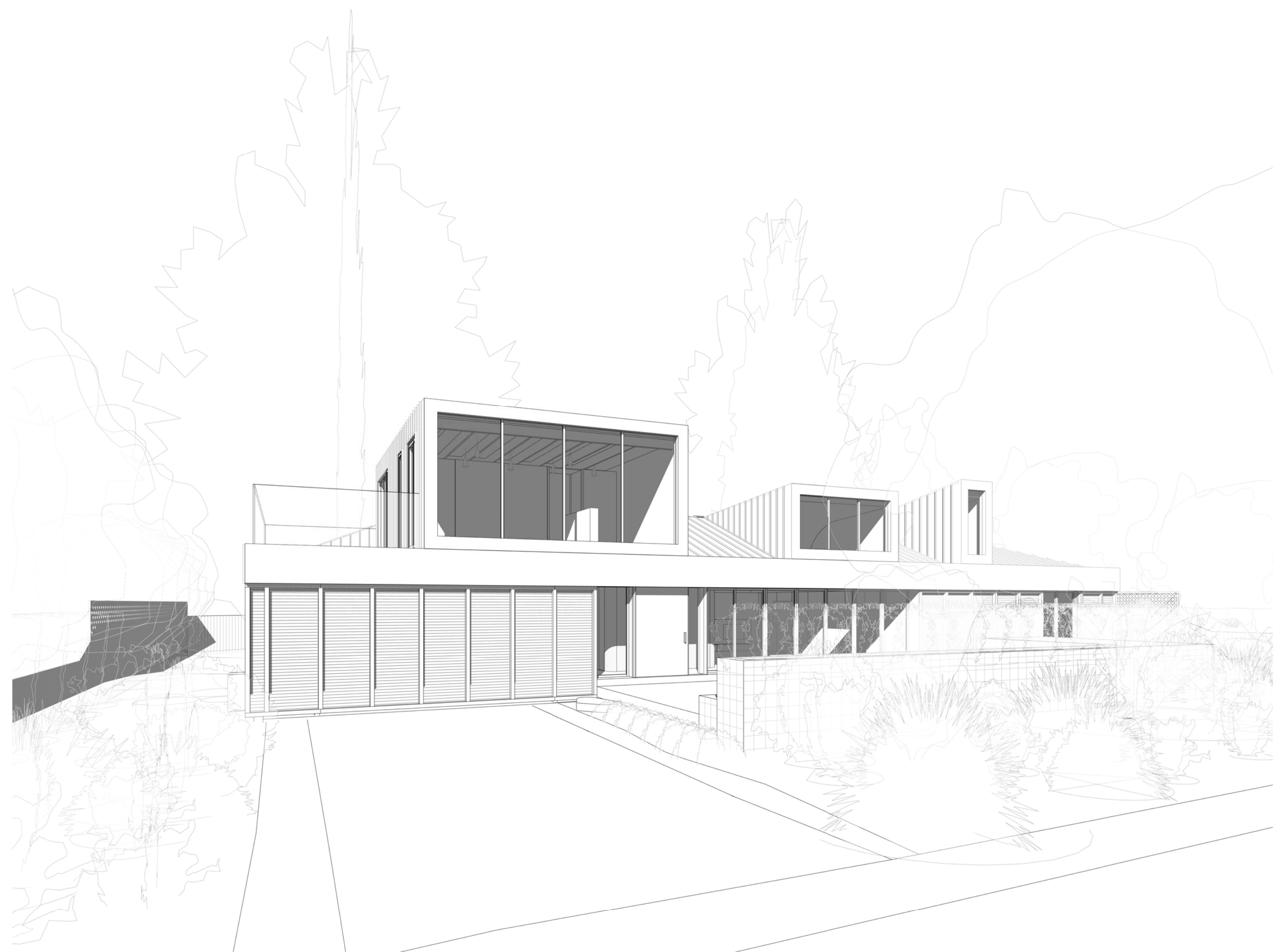
2 AXON - SW



1 AXON - NW



4 STREET VIEW - SW



3 STREET VIEW - NW

DESCRIPTION DATE BY

TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

RENDERINGS

a0.8

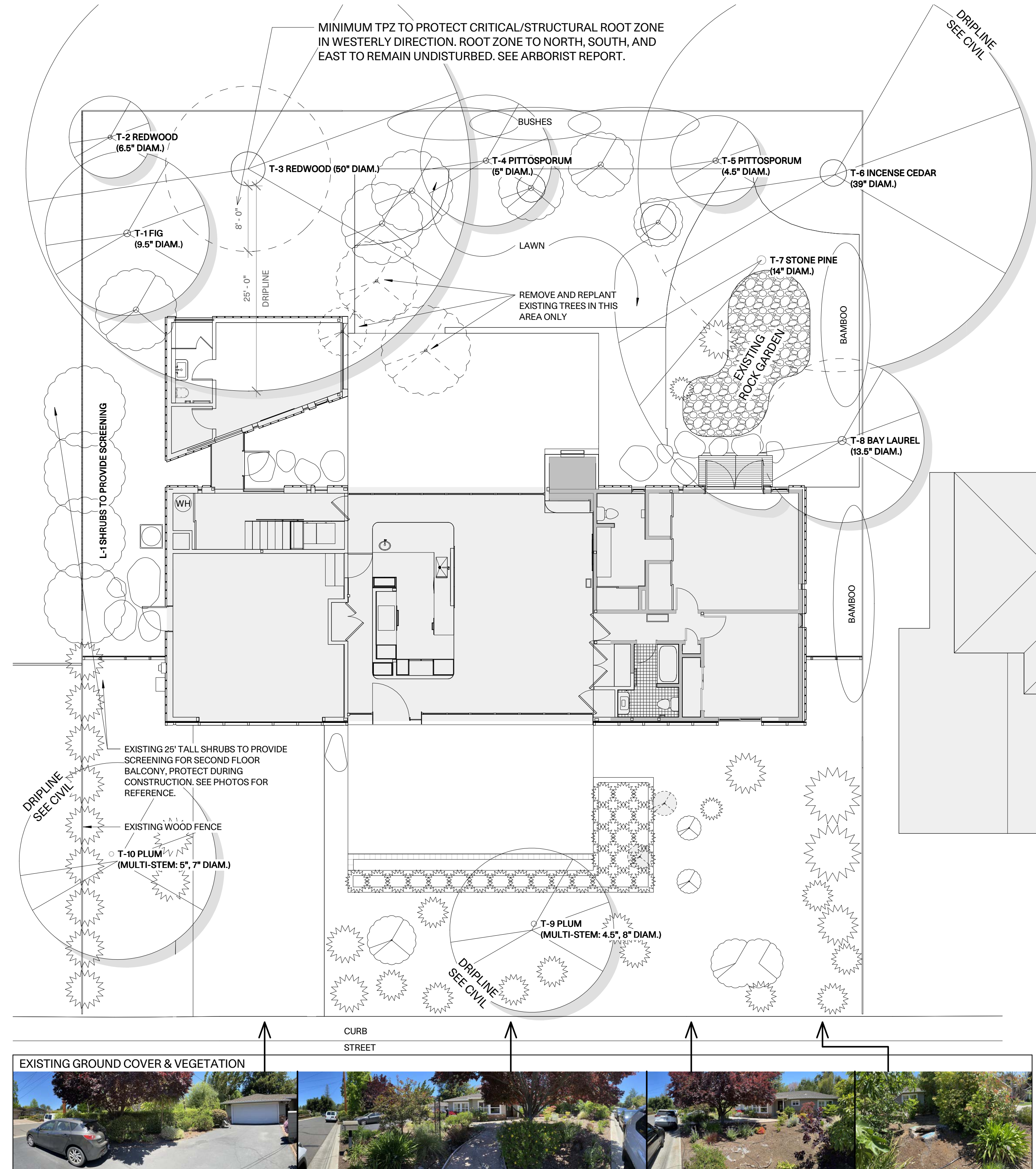
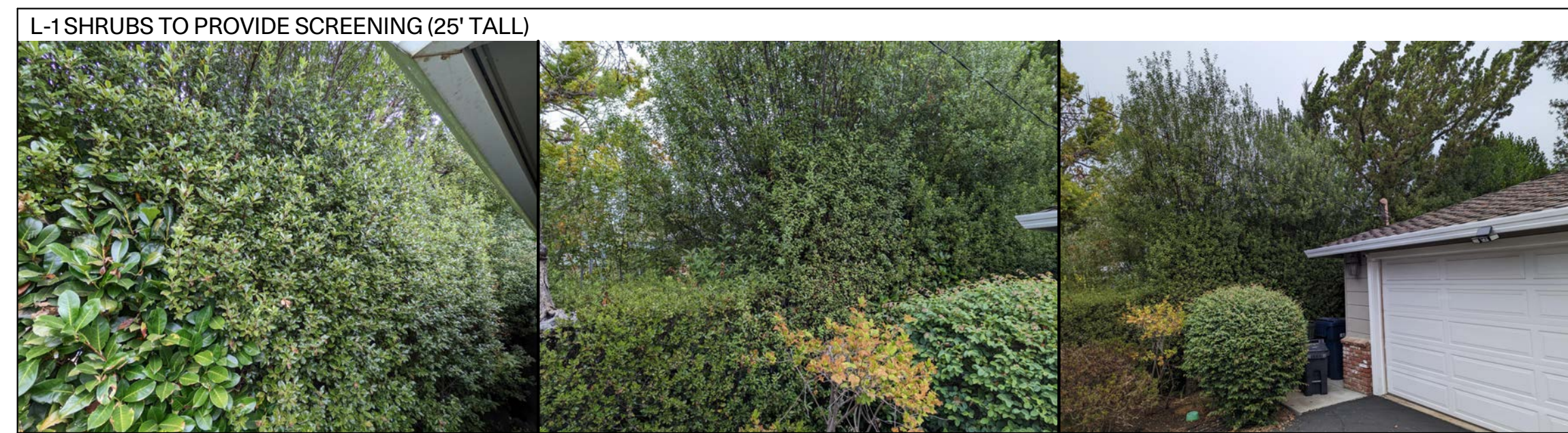
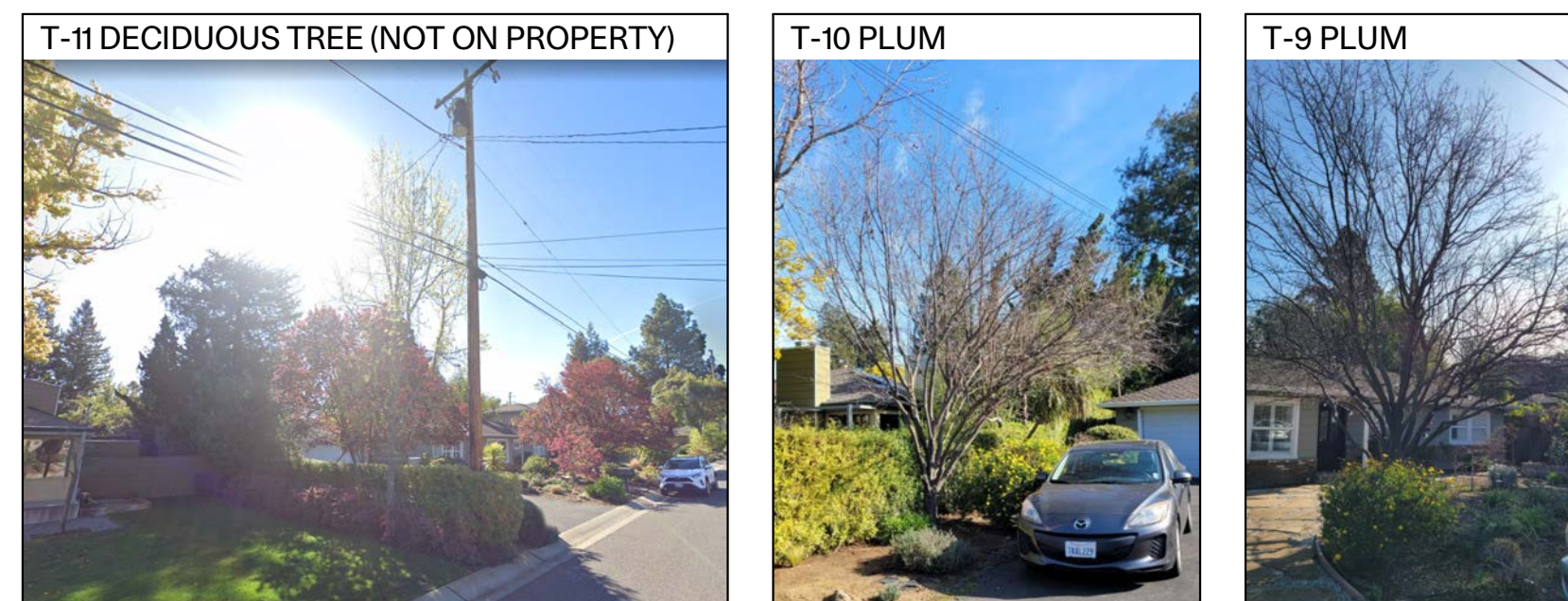
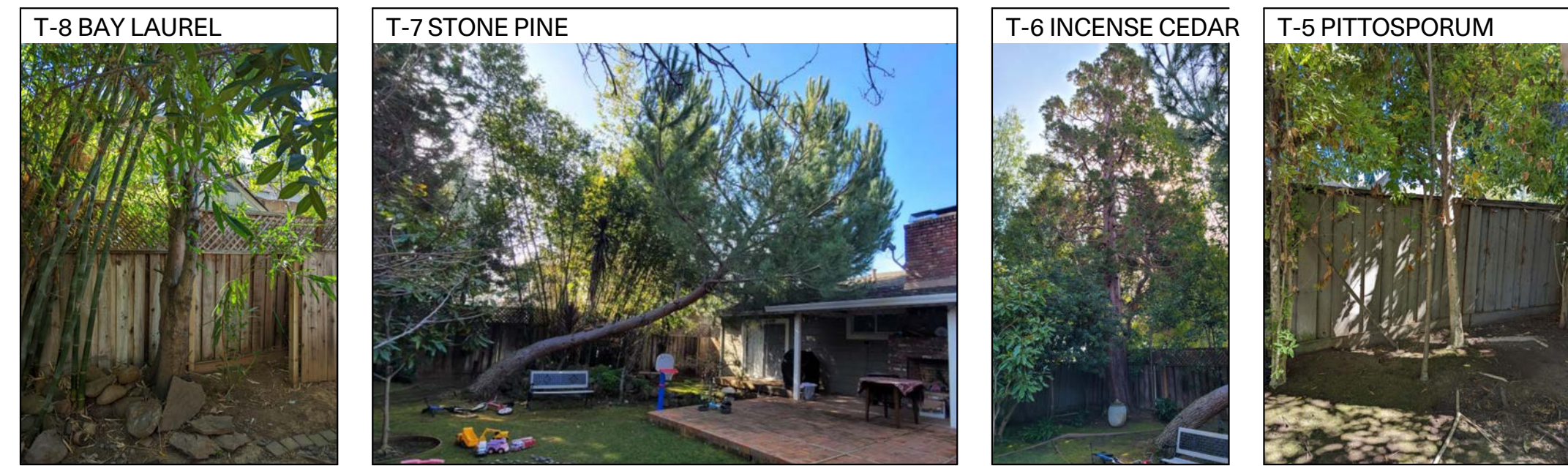
JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	
TIME STAMP	6/30/2023 2:06:45 PM

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



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

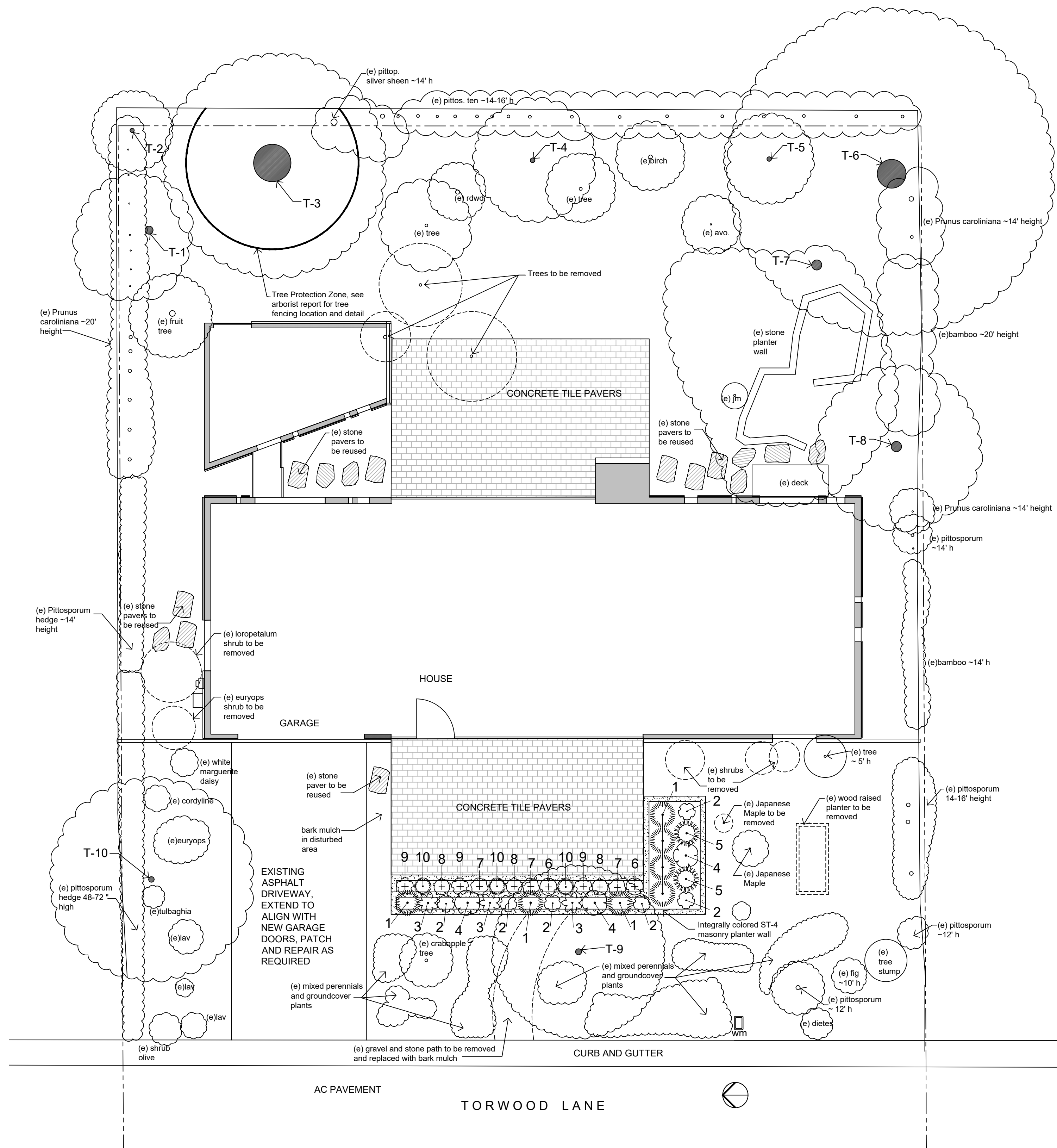
* see arborist report for detailed information about tree protection

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.



Client:
Afroza Ali + Murtaza Motiwala

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

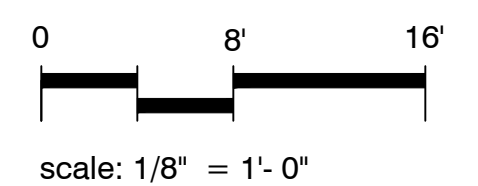
Parcel number:
167-25-003

Drawing Title:
Landscape Plan

Date:
2.28.2023

Revisions:

Scale:



Sheet number:

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

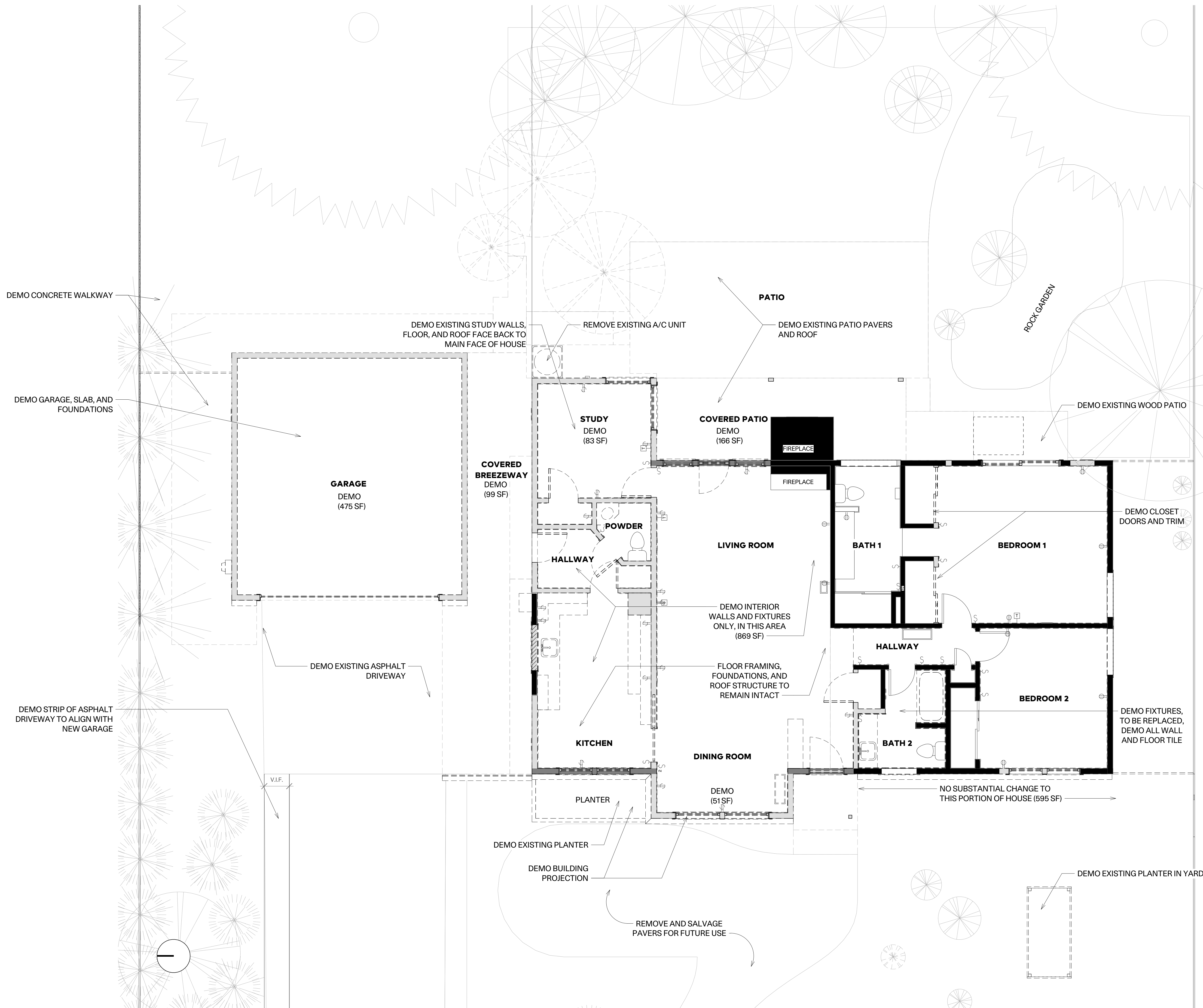
631 TORWOOD LN, LOS ALTOS, CA 94133

EXISTING & DEMOLITION PLAN

a1.0

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

ALL DESIGNS ARE THE SOLE PROPERTY OF AS-IS AND MAY NOT BE USED WITHOUT THEIR WRITTEN PERMISSION



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

TORWOOD PATIO HOUSE

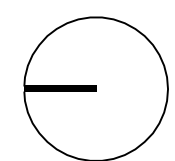
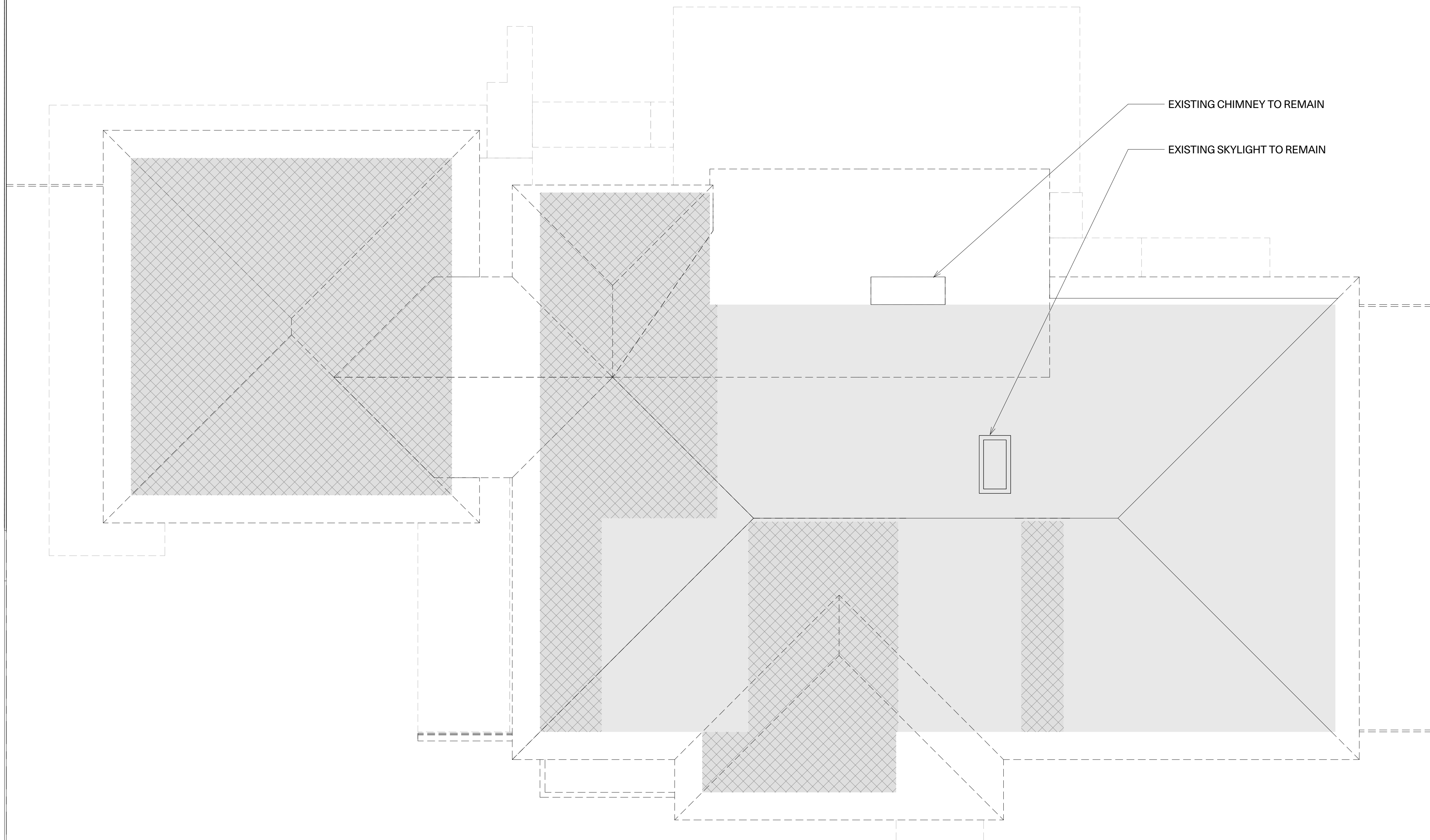
631 TORWOOD LN, LOS ALTOS, CA 94133

DEMOLITION ROOF PLAN

a1.1

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

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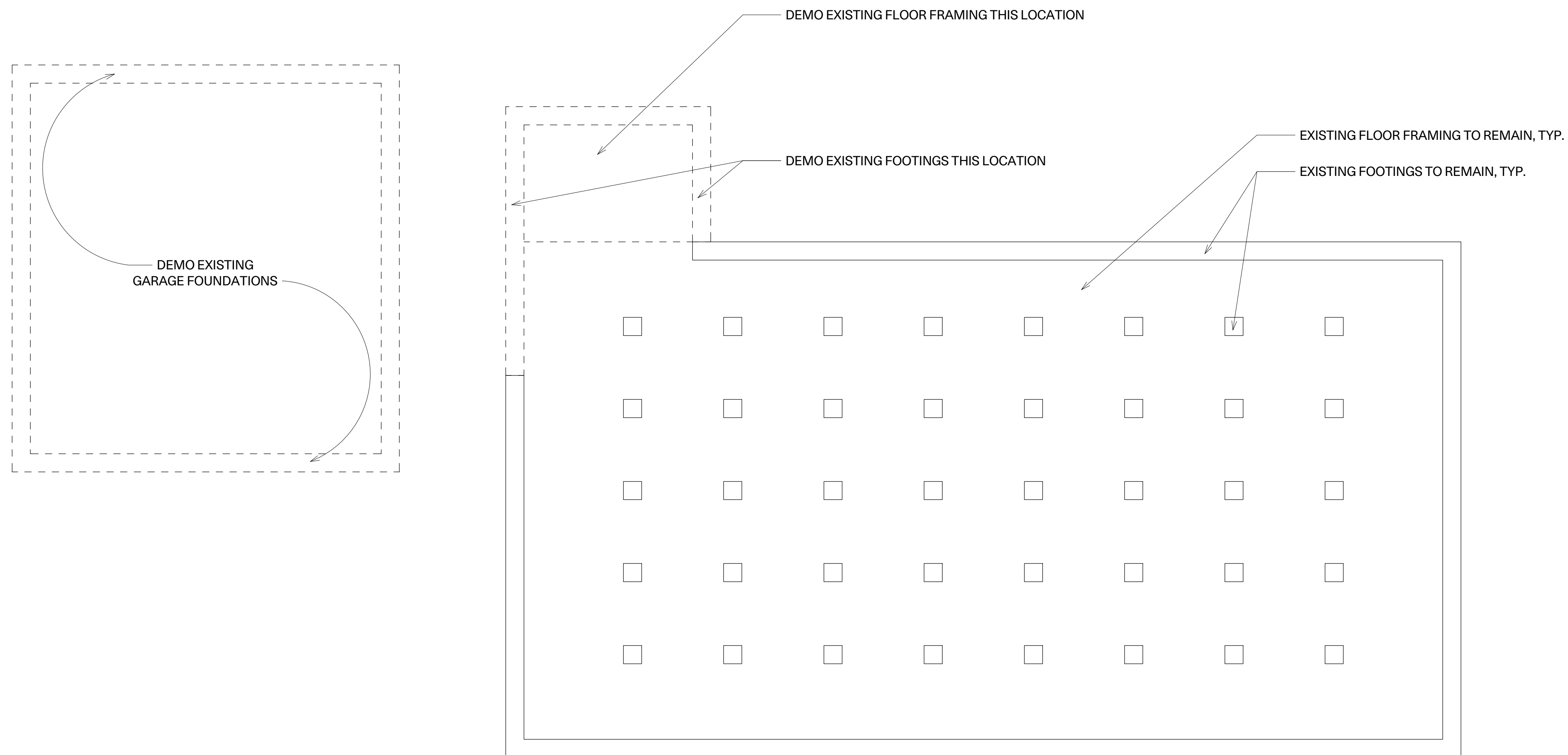


NOTES

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
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TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

DEMOLITION FOUNDATION PLAN

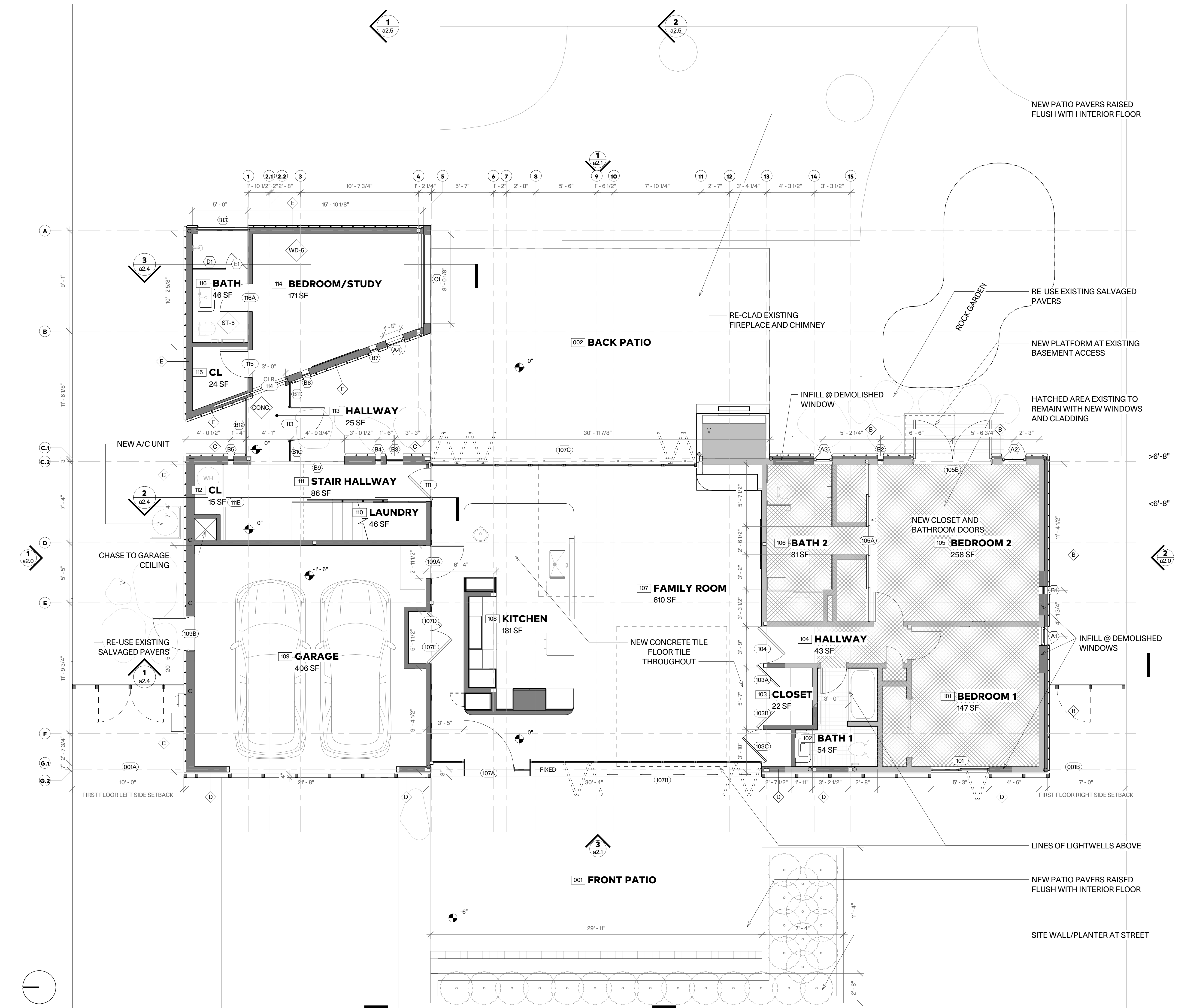
a1.1B

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

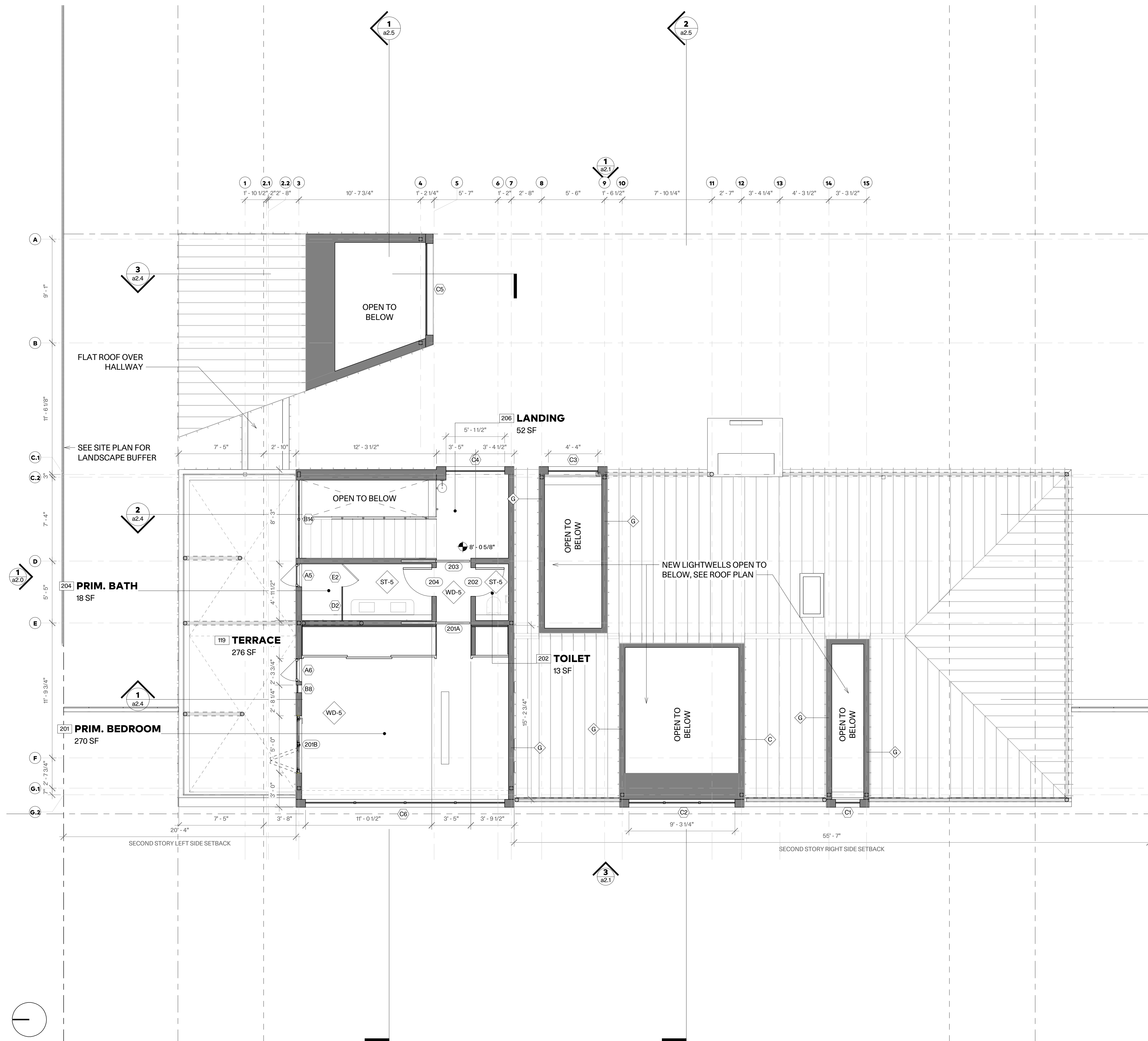
FLOOR PLAN - MAIN LEVEL

a1.2

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

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NOTES



DESCRIPTION	DATE	BY

TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

FLOOR PLAN - SECOND LEVEL

a1.3

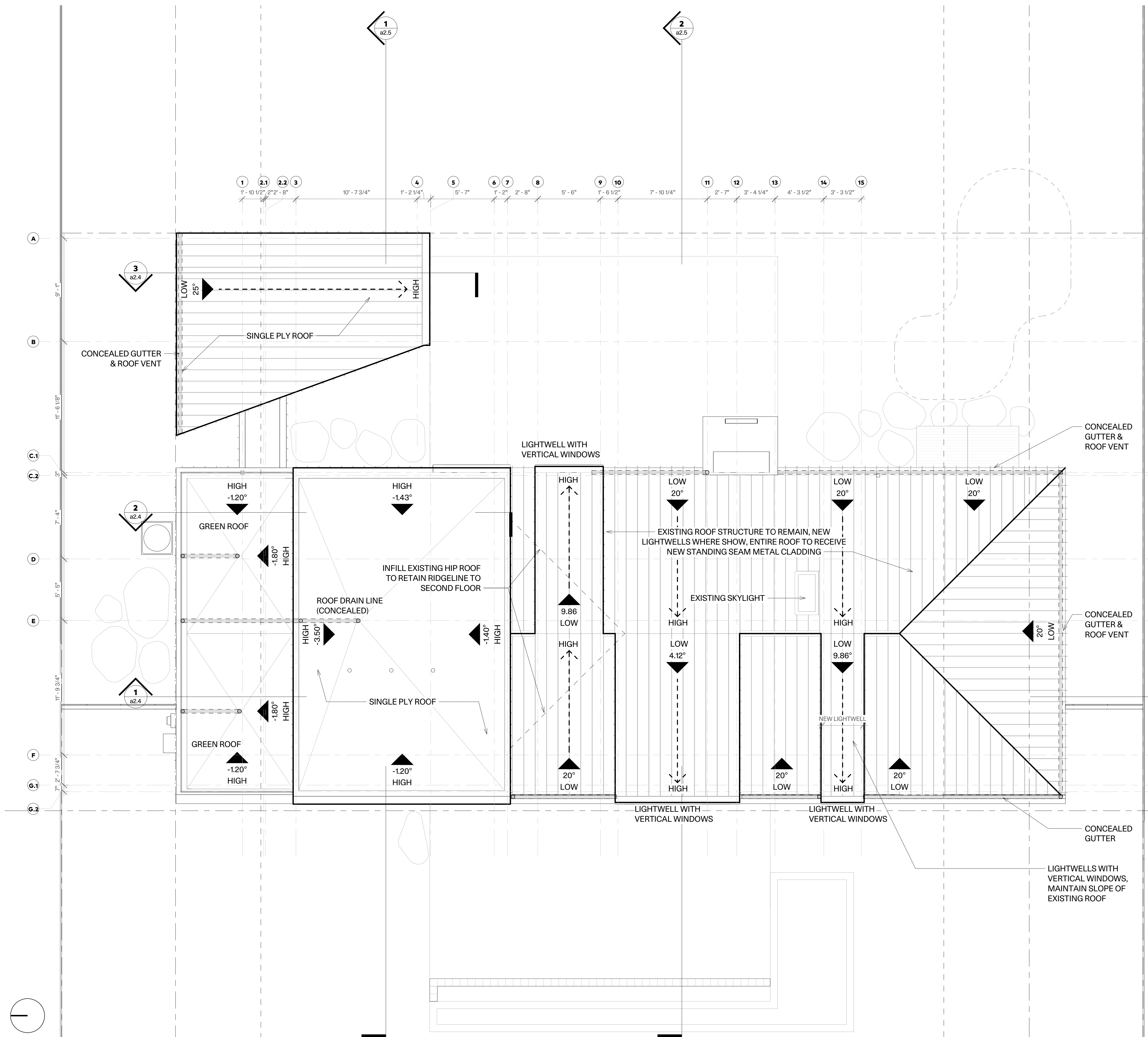
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TIME STAMP	6/30/2023 2:07:07 PM

ALL DESIGNS ARE THE SOLE PROPERTY OF AS-IS AND MAY NOT BE USED WITHOUT THEIR WRITTEN PERMISSION.

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

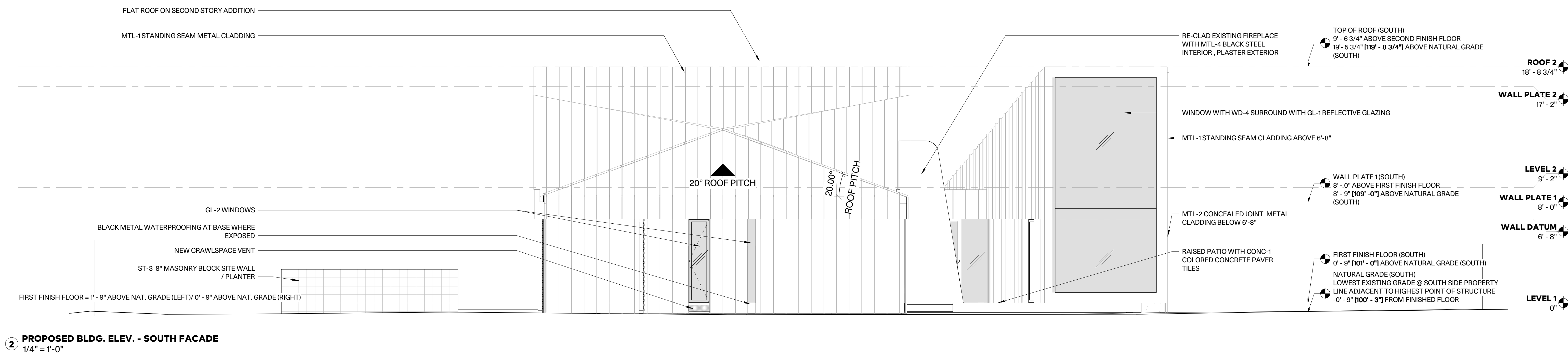
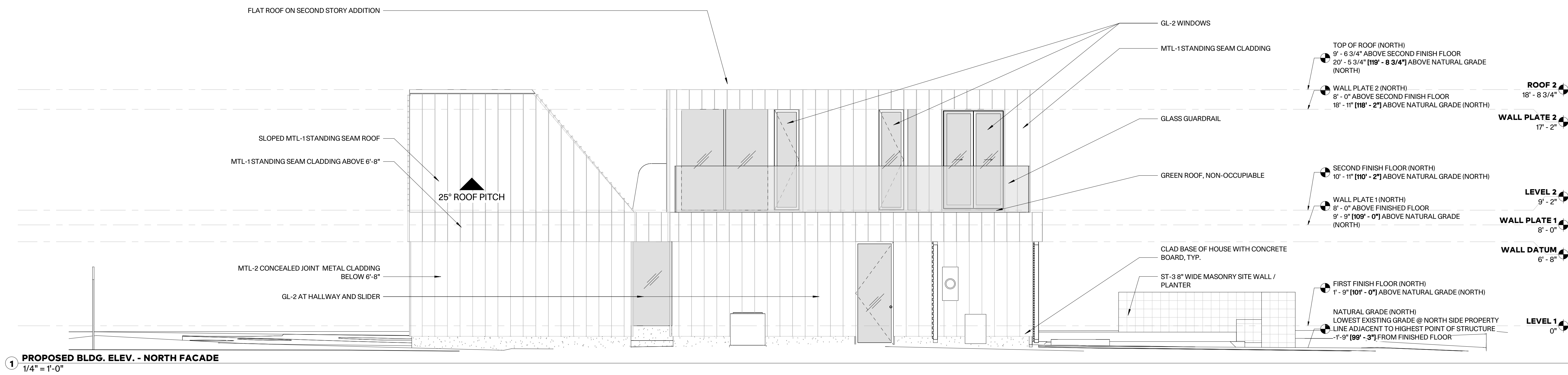
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CHECKED	Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:07:10 PM

ALL DESIGNS ARE THE SOLE PROPERTY OF AS IS AND MAY NOT BE USED WITHOUT THEIR WRITTEN PERMISSION.

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



DESCRIPTION	DATE	BY

TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

PROPOSED BUILDING ELEVATIONS - N/S

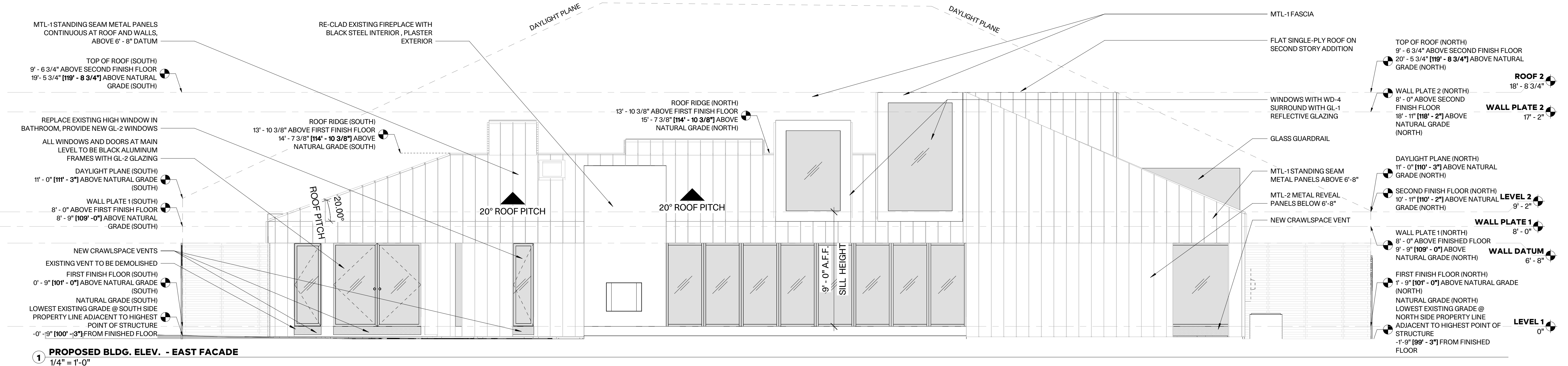
a2.0

JOB	Project Number
DRAWN	Author
CHECKED	Author
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TIME STAMP	6/30/2023 2:08:22 PM

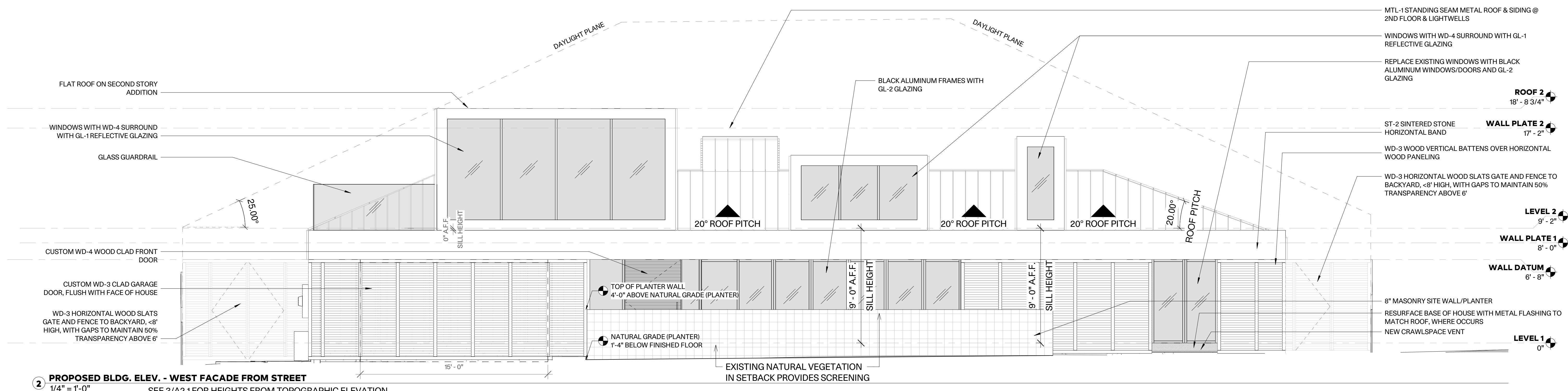
NOTES

- 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 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

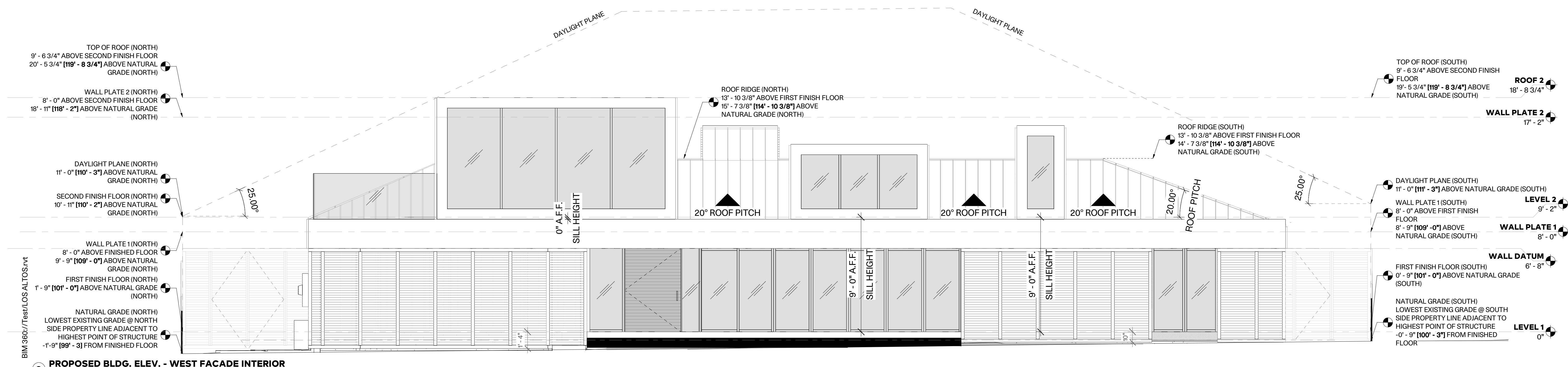
ALL SILL HEIGHTS FOR WINDOWS ARE AT FINISHED FLOOR, UNLESS NOTED OTHERWISE.



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

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NOTES



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



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

DESCRIPTION	DATE	BY

TORWOOD PATIO HOUSE

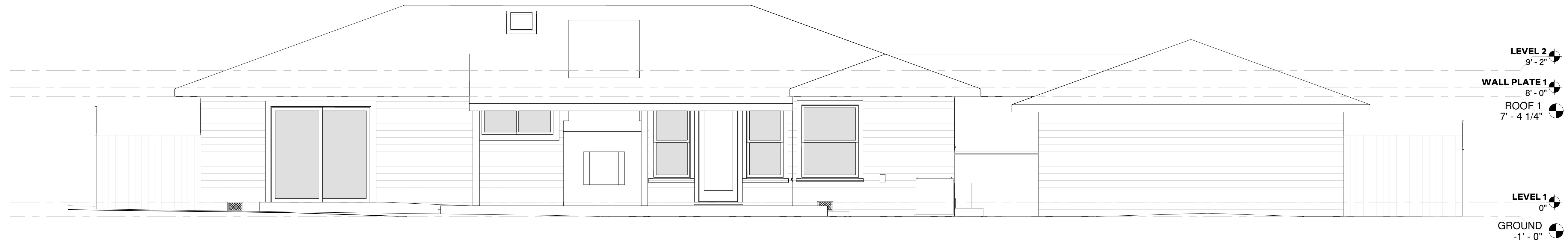
631 TORWOOD LN, LOS ALTOS, CA 94133

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

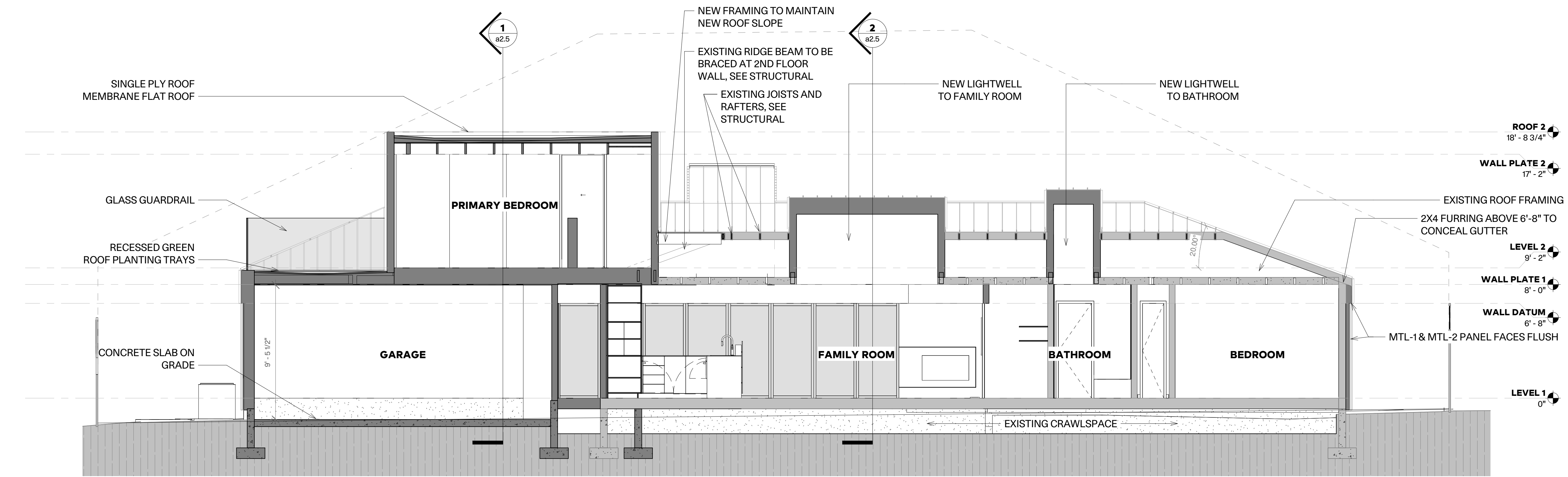
FOR REFERENCE ONLY -
EXISTING BUILDING
ELEVATIONS - E/W

a2.3

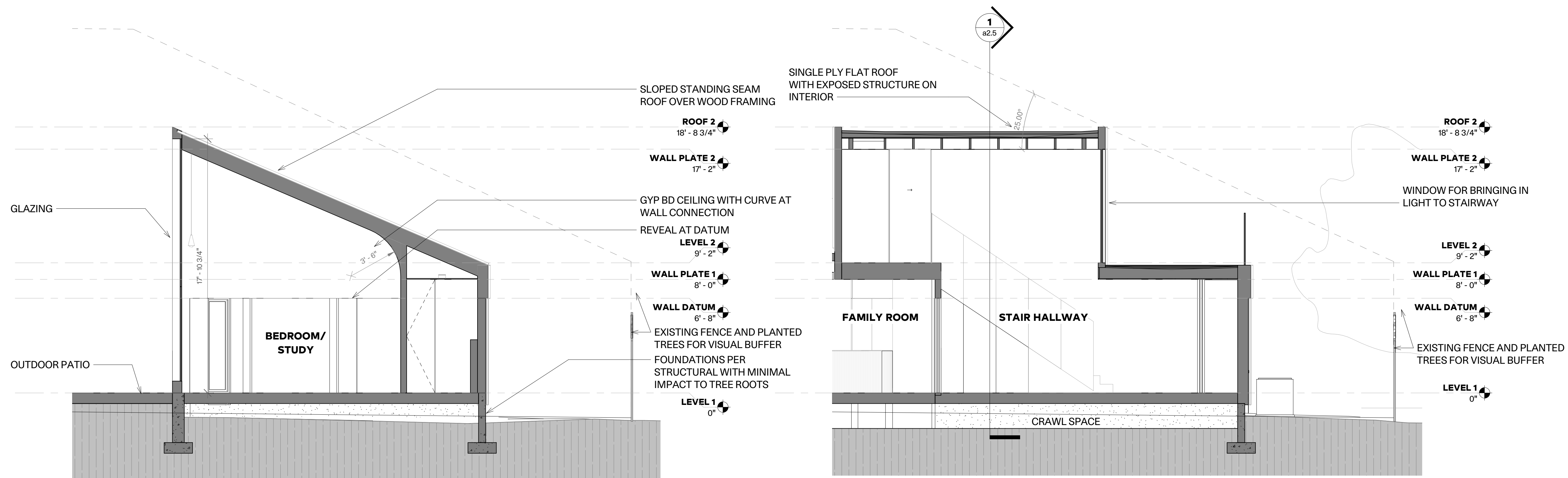
JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:08:37 PM

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

TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

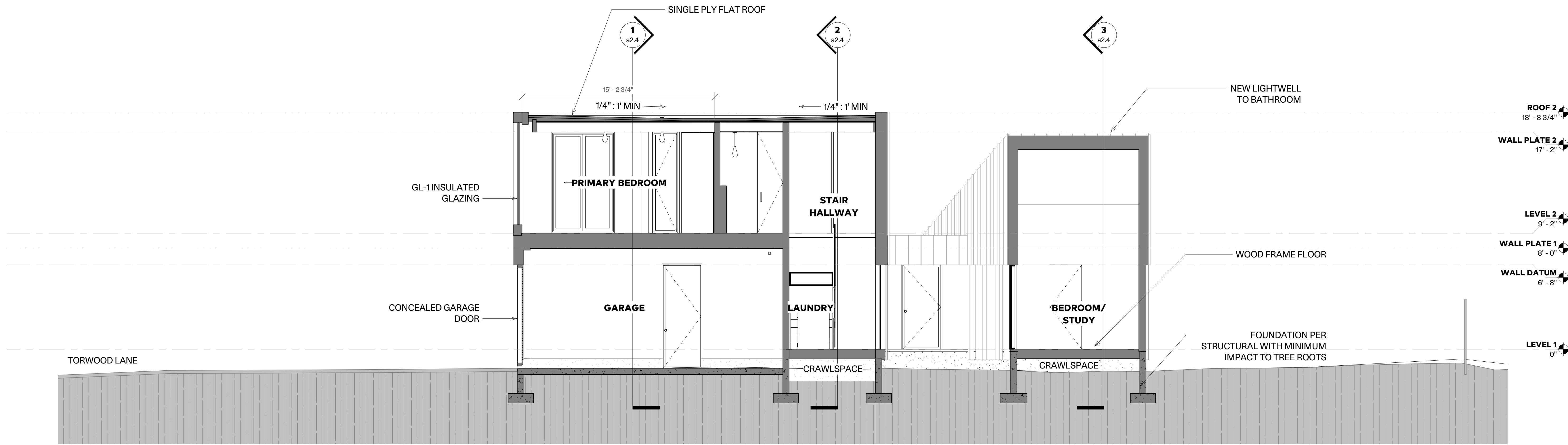
BUILDING SECTIONS - N/S

a2.4

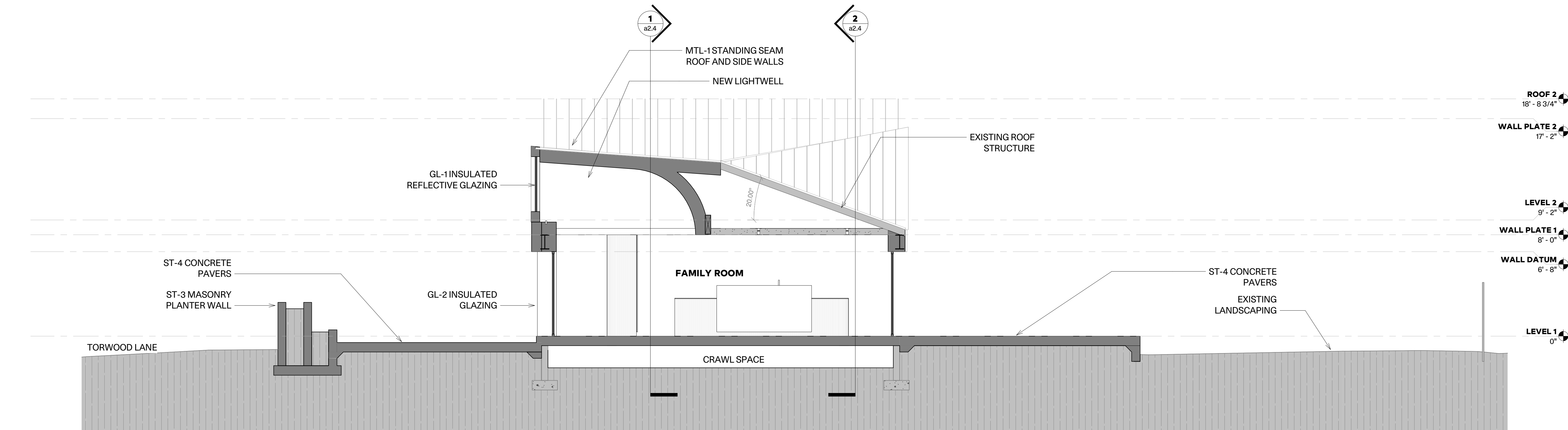
JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	1/4" = 1'-0"
TIME STAMP	6/30/2023 2:09:08 PM

NOTES

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



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



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

DESCRIPTION	DATE	BY
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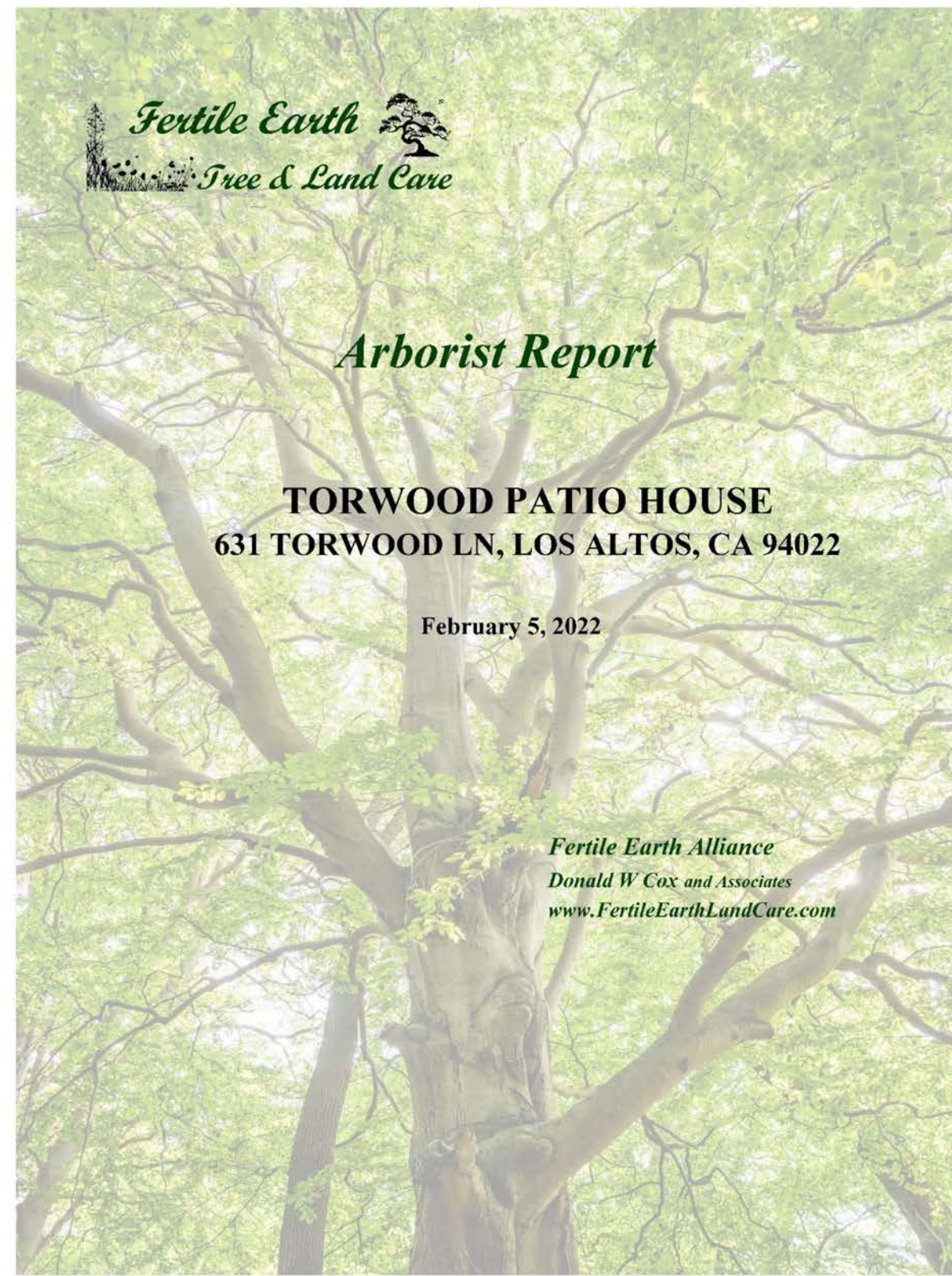
TORWOOD PATIO HOUSE

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

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Assignment..... 4
Protected trees 4
Tree Inventory and Tree Descriptions..... 5-8
Tree protection general guidelines 9
Tree health care 10
Project arborist duties 11
Site map with tree locations 12
TPZ fencing 13
Redwood tree pruning recommendations 14

NOTES

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.

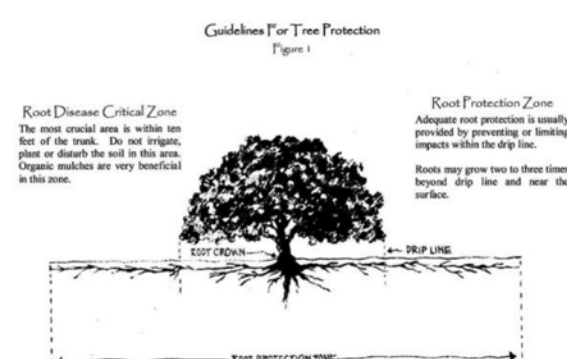
The report shall inventory all trees that are on site (or only trees of a designated size and species, as specified in the arborist assignment) including trees to be removed, relocated, and retained on the property. This includes trees on neighboring properties that overhang the project site and/or have 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.



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.

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.	

DESCRIPTION	DATE	BY
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TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

ARBORIST REPORT (0-5)

b.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

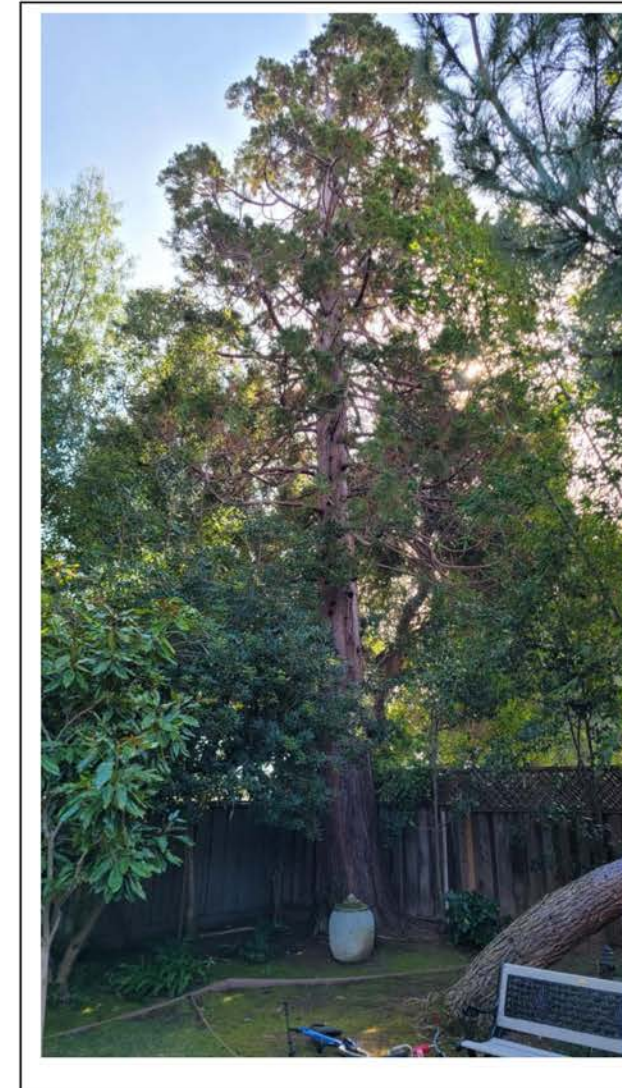
CODE-PROTECTED TREE DESCRIPTIONS - cont'd

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-foot 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.

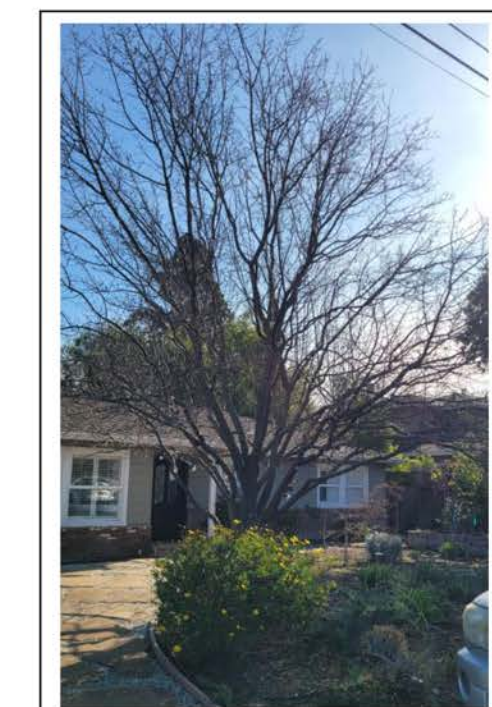


Fertile Earth Arborist Report: 631 Torwood Ln, Los Altos, CA February 5, 2022

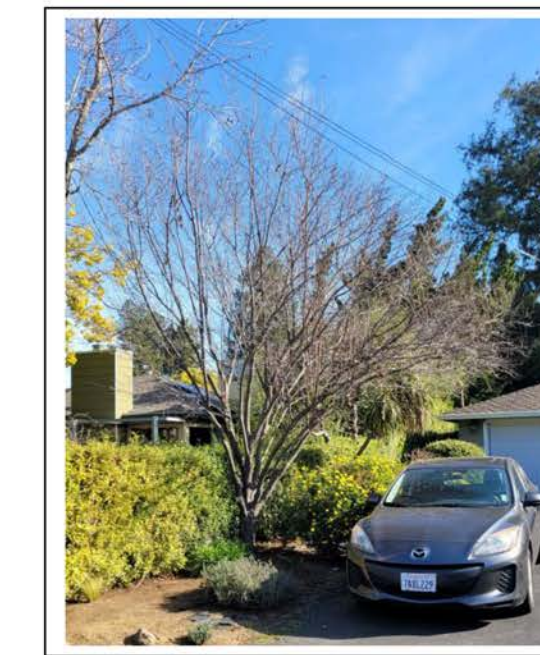
SOME OTHER SIGNIFICANT TREES OVER 4-inches



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.

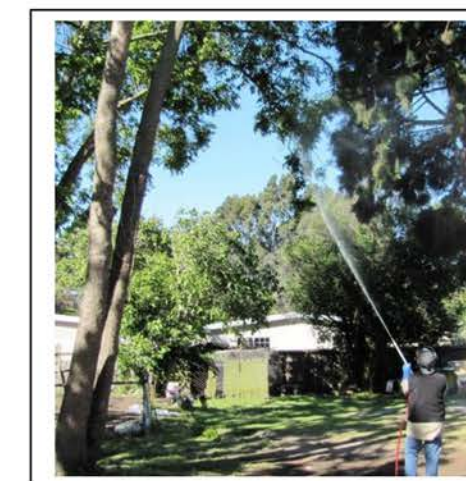
The project arborist should specify site-specific soil surface coverings (wood chip mulch or other) for prevention of soil compaction and loss of root aeration capacity.

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:

1. 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.

2. 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.

3. 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.

4. 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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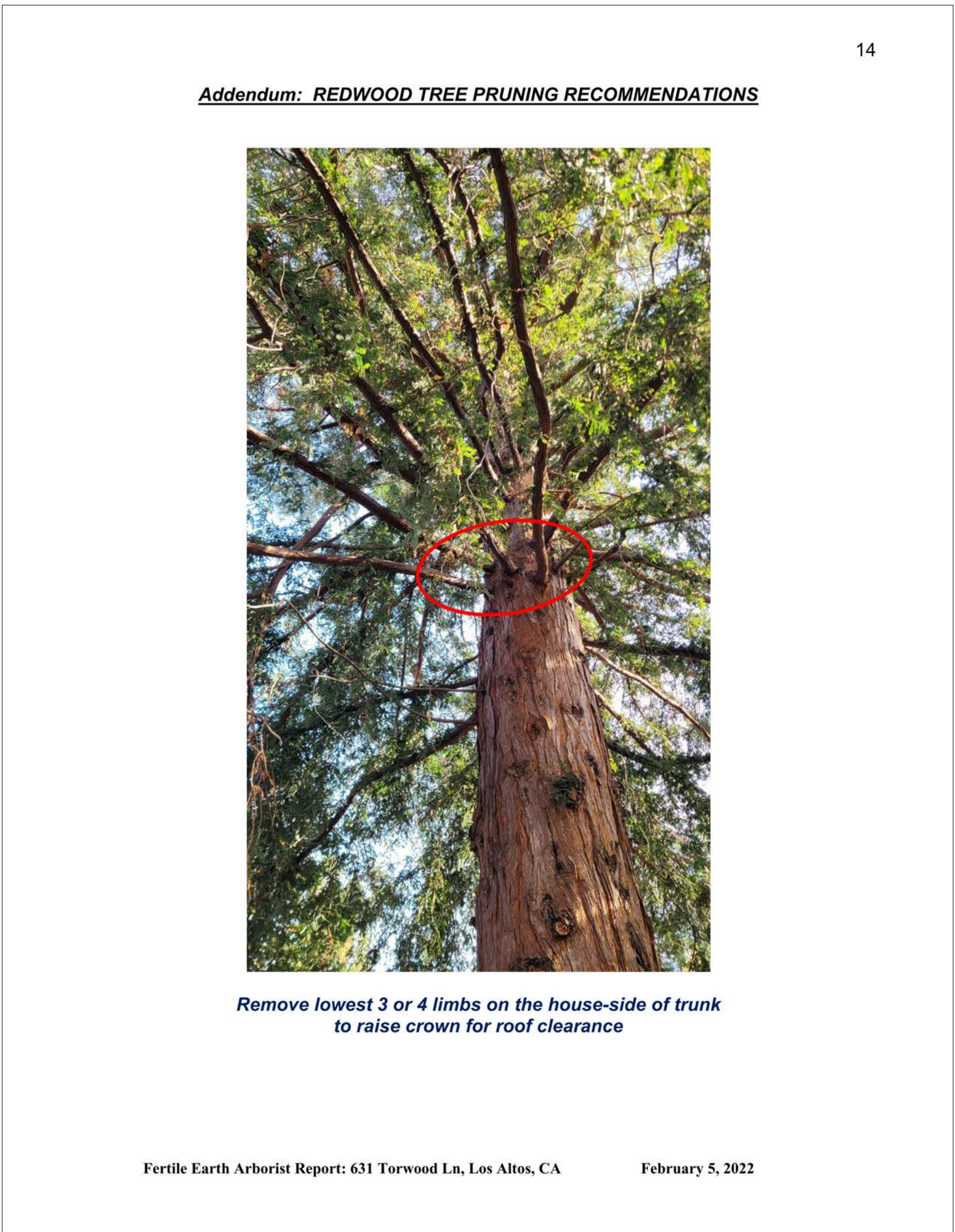
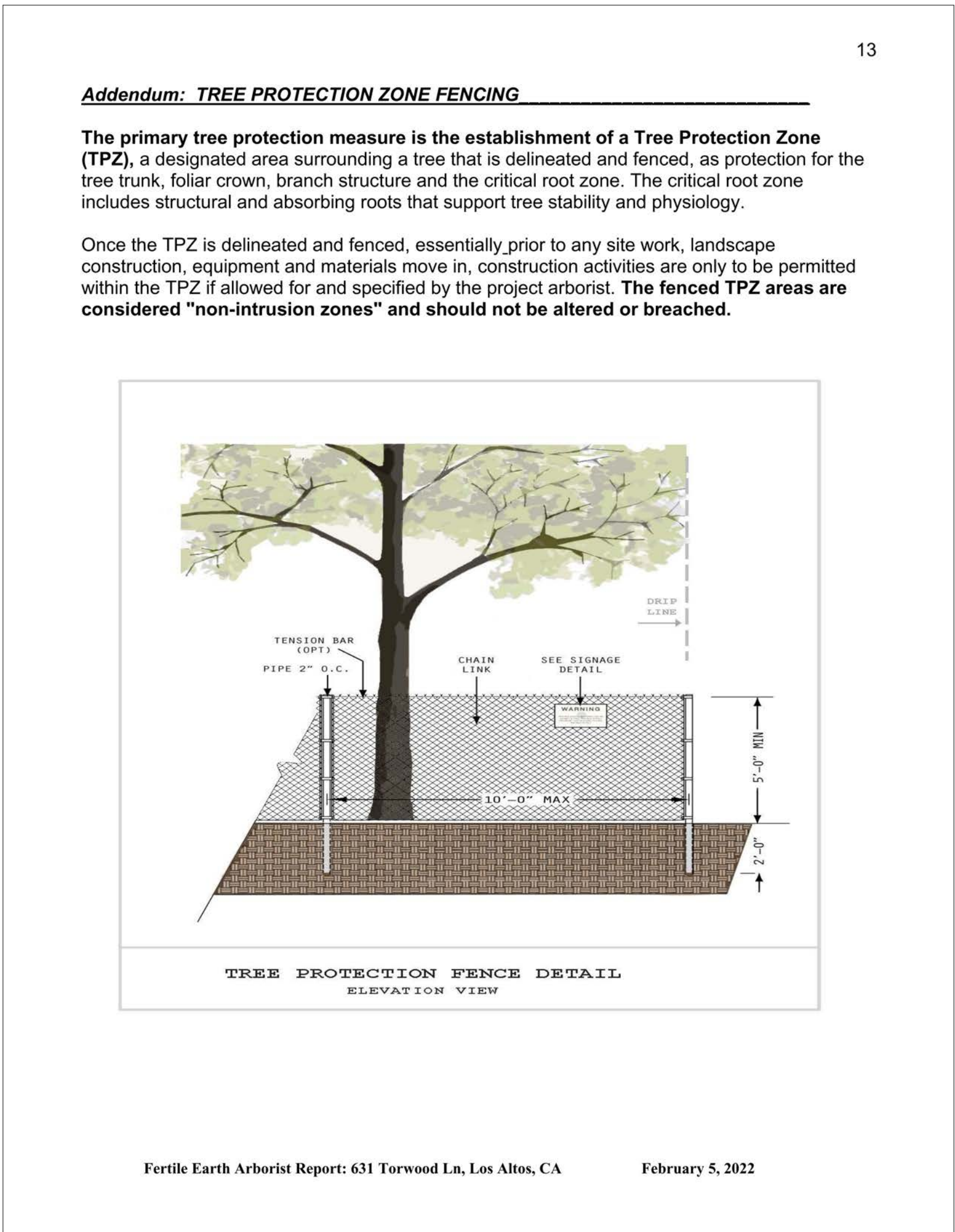
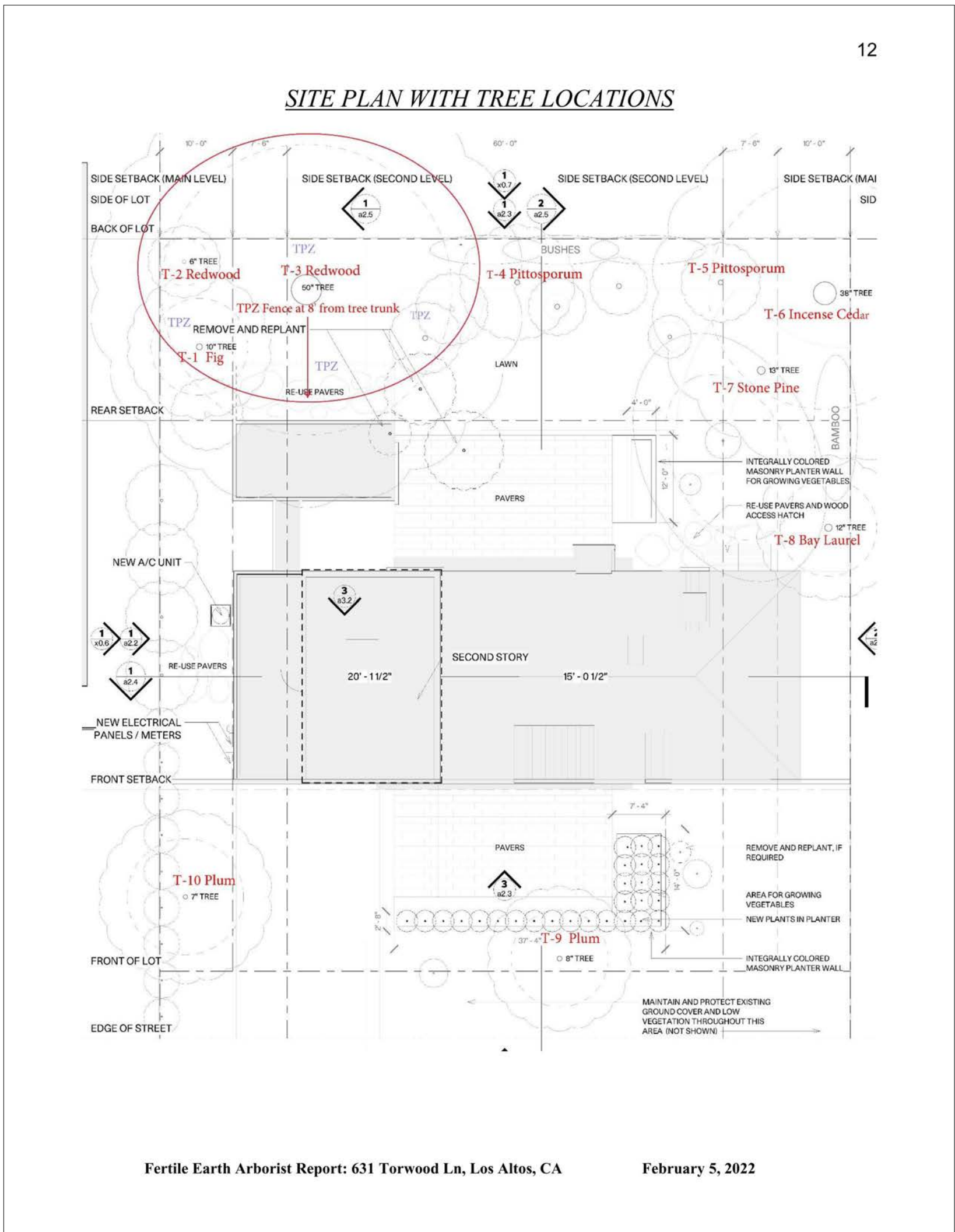
TORWOOD PATIO HOUSE

631 TORWOOD LN, LOS ALTOS, CA 94133

ARBORIST REPORT (6-12)

b0.1

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	
TIME STAMP	6/30/2023 2:09:15 PM



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

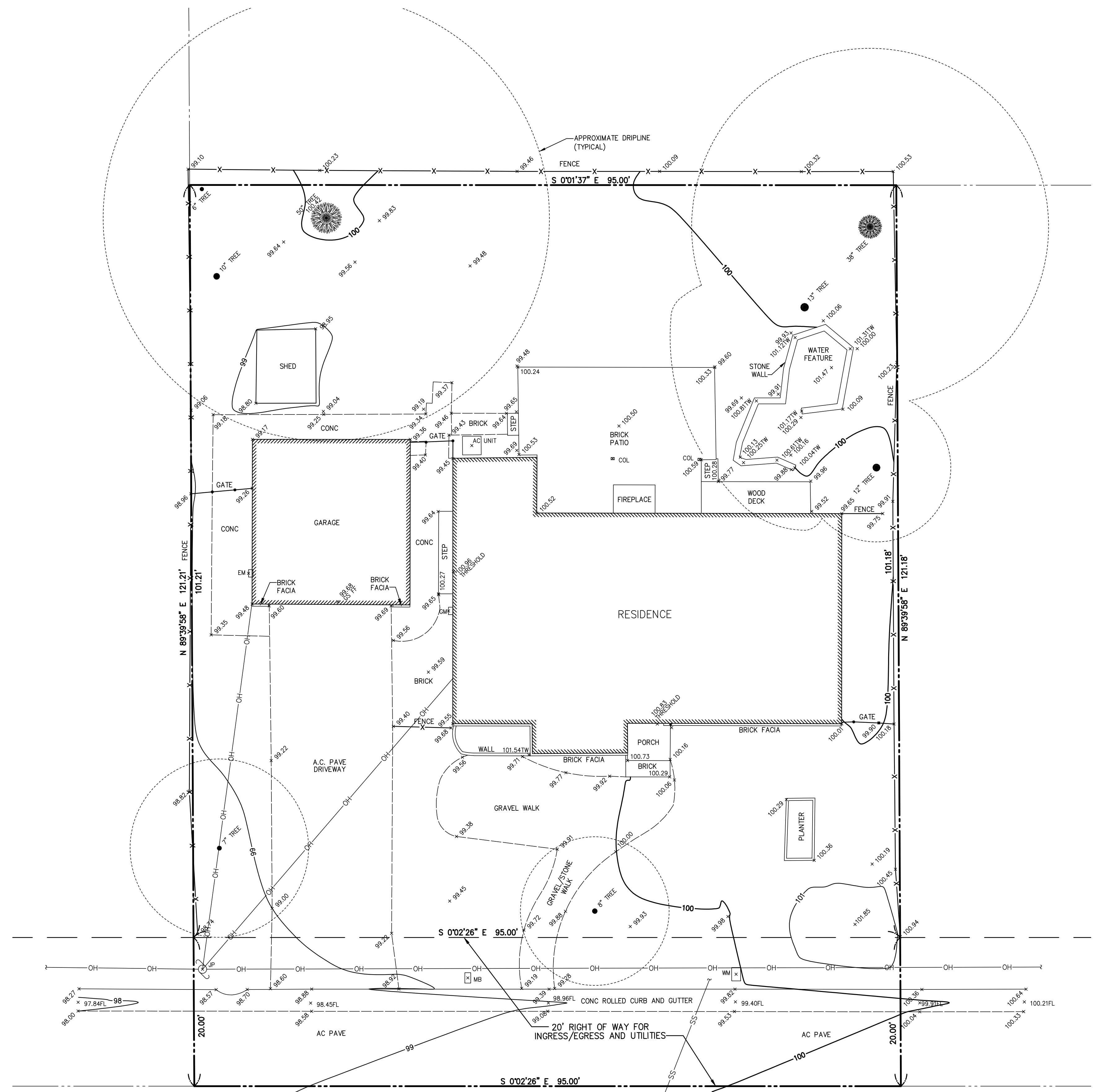
631 TORWOOD LN, LOS ALTOS, CA 94133

ARBORIST REPORT (13-15)

b0.2

JOB	Project Number
DRAWN	Author CHECKED Author
SCALE	
TIME STAMP	6/30/2023 2:09:16 PM

ALL DESIGNING ARE THE SOLE PROPERTY OF AS-IS AND MAY NOT BE USED WITHOUT THEIR WRITTEN PERMISSION.



LEGEND

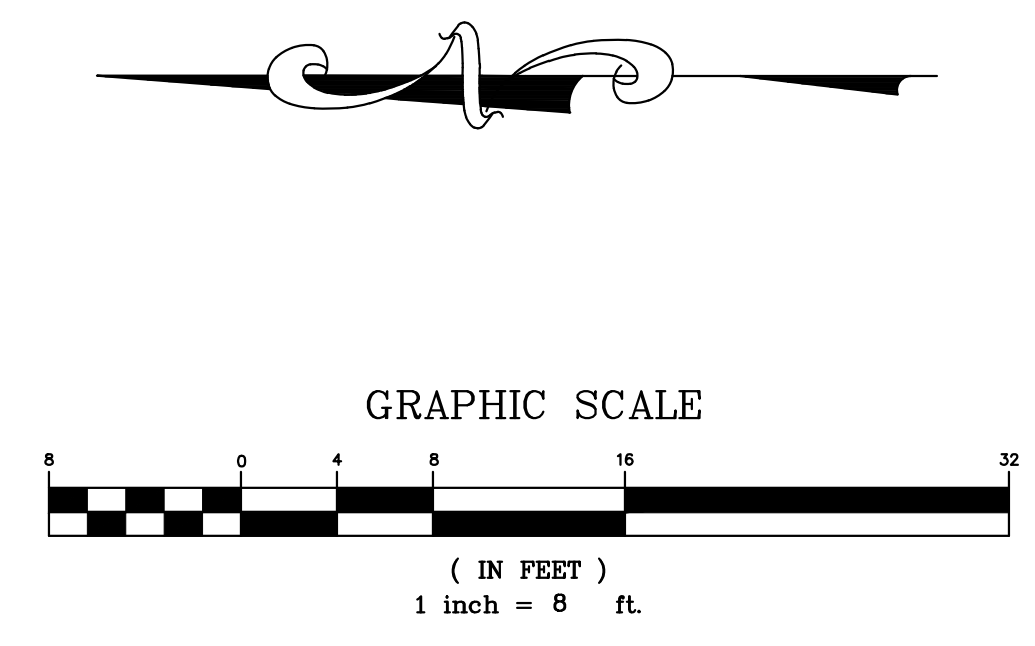
- | | |
|---------|---------------------------|
| — | PROPERTY LINE |
| AC PAVE | ASPHALT CONCRETE PAVEMENT |
| COL | COLUMN |
| CONC | CONCRETE |
| EM | ELECTRIC METER |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| GM | GAS METER |
| GS FF | GARAGE SLAB FINISH FLOOR |
| INV | INVERT |
| JP | JOINT UTILITY 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— | 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.



TORWOOD LANE
 (50' - R/W TOTAL)

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
 LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

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 indemnitee's 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 CONFER 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.

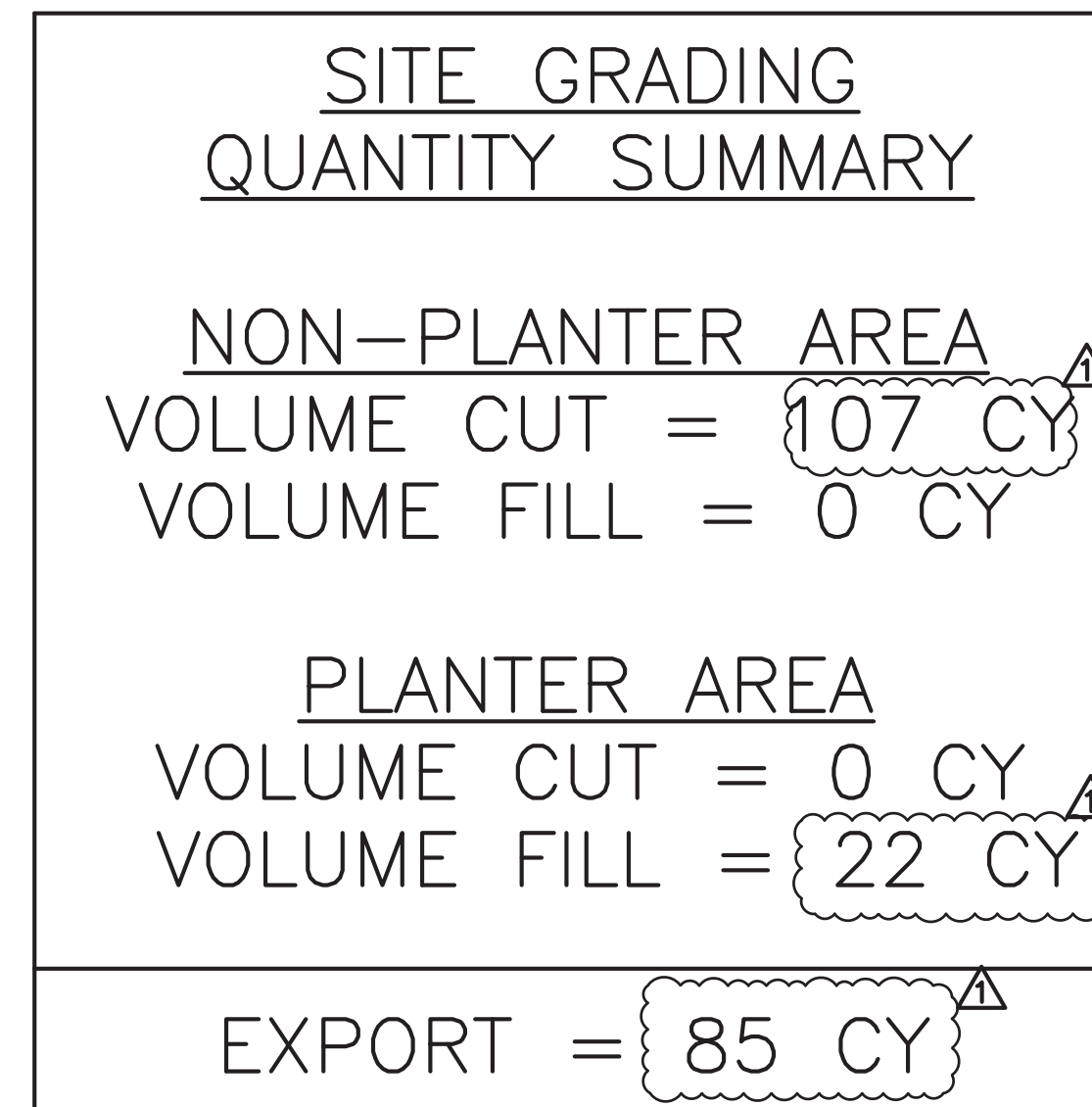
Visqueen: 10 Mil vapor barrier

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

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

30 Union Avenue, Suite 200
Campbell, Ca 95008

SILICON VALLEY CIVIL & STRUCTURAL ENGINEERS

T: (408) 583-0323
F: (408) 583-0828

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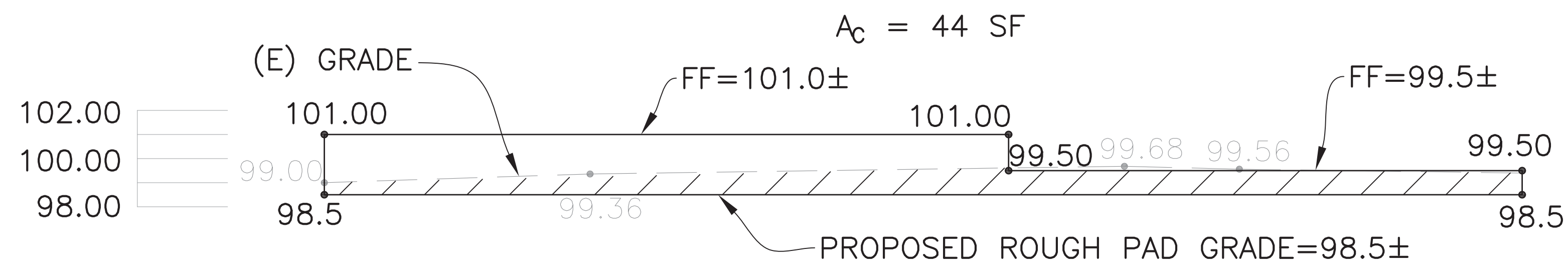
PROJECT INFO & NOTES
631 TORWOOD LANE
LOS ALTOS HILLS, CA 94022

SCALE 1/4" = 1'-0"

DATE 05/24/22

PROJECT NO. 220416

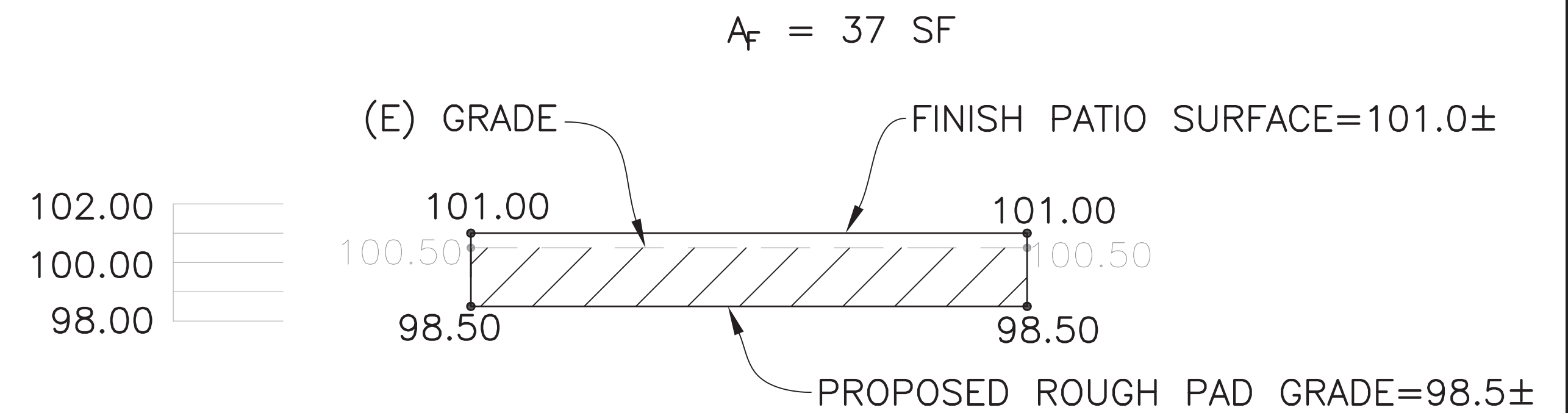
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SECTION A

L = 22 FT $A_F = 0$ SF $V_F = 0$ $CF = 0$ CY
 $A_C = 44$ SF $V_C = 968$ $CF = 36$ CY

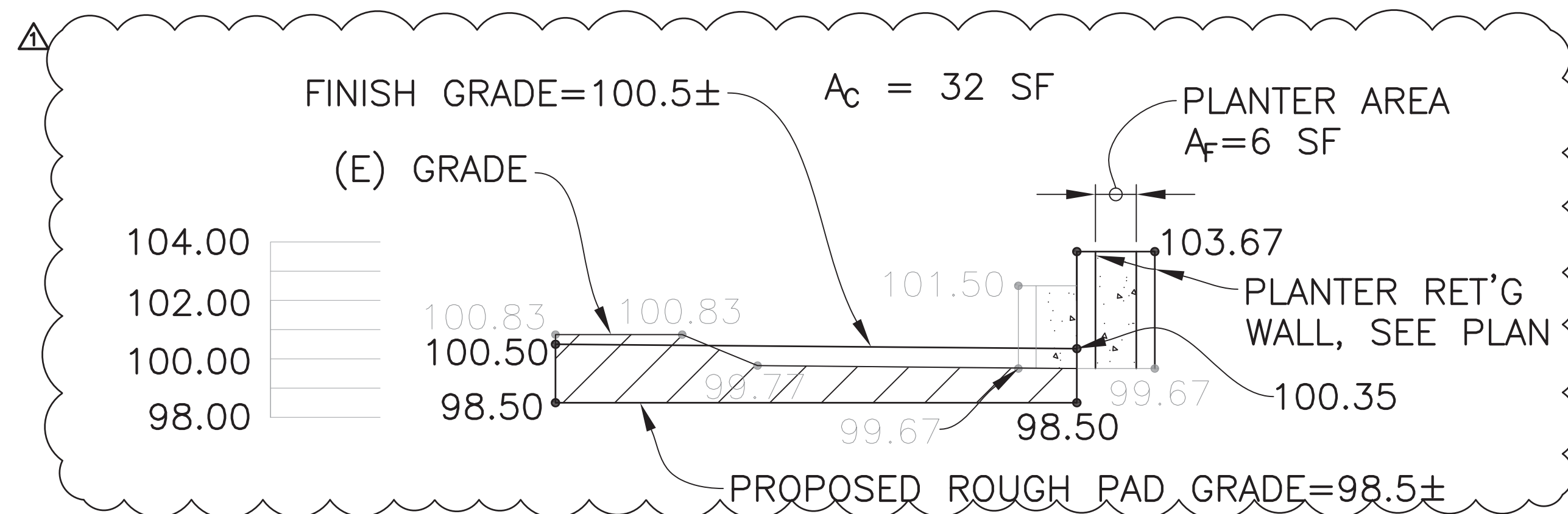
A
C2



SECTION B

L = 29 FT $A_F = 37$ SF $V_F = 0$ $CF = 0$ CY
 $A_C = 37$ SF $V_C = 1073$ $CF = 40$ CY

B
C2

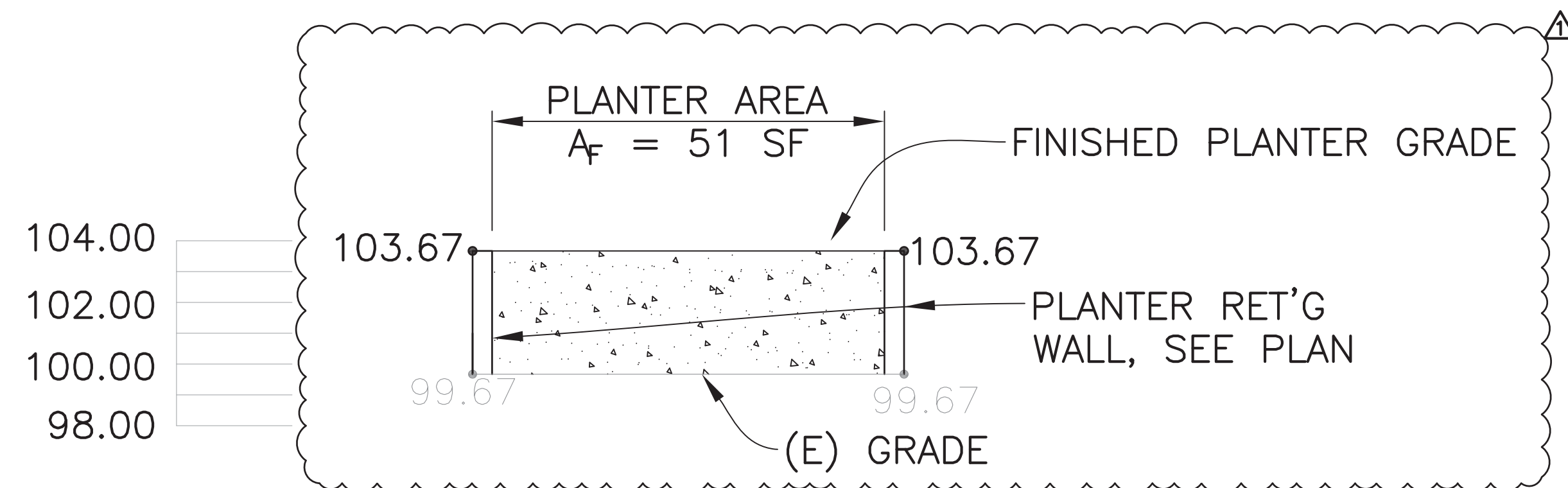


SECTION C

L = 30 FT

NON-PLANTER AREA				PLANTER AREA			
$A_F = 0$ SF	$V_F = 0$	$CF =$	CY	$A_F = 10$ SF	$V_F = 300$	$CF = 11$	CY
$A_C = 28$ SF	$V_C = 840$	$CF = 31$	CY	$A_C = 0$ SF	$V_C = 0$	$CF = 0$	CY

C
C2



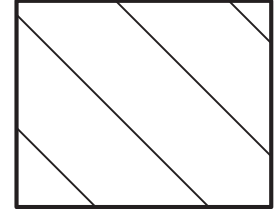
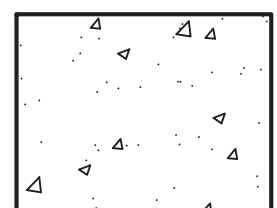
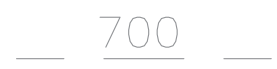
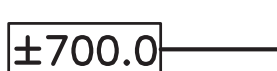
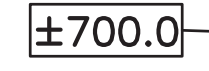

SECTION D

L = 6 FT

PLANTER AREA			
$A_F = 51$ SF	$V_F = 303$	$CF = 11$	CY
$A_C = 0$ SF	$V_C = 0$	$CF = 0$	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

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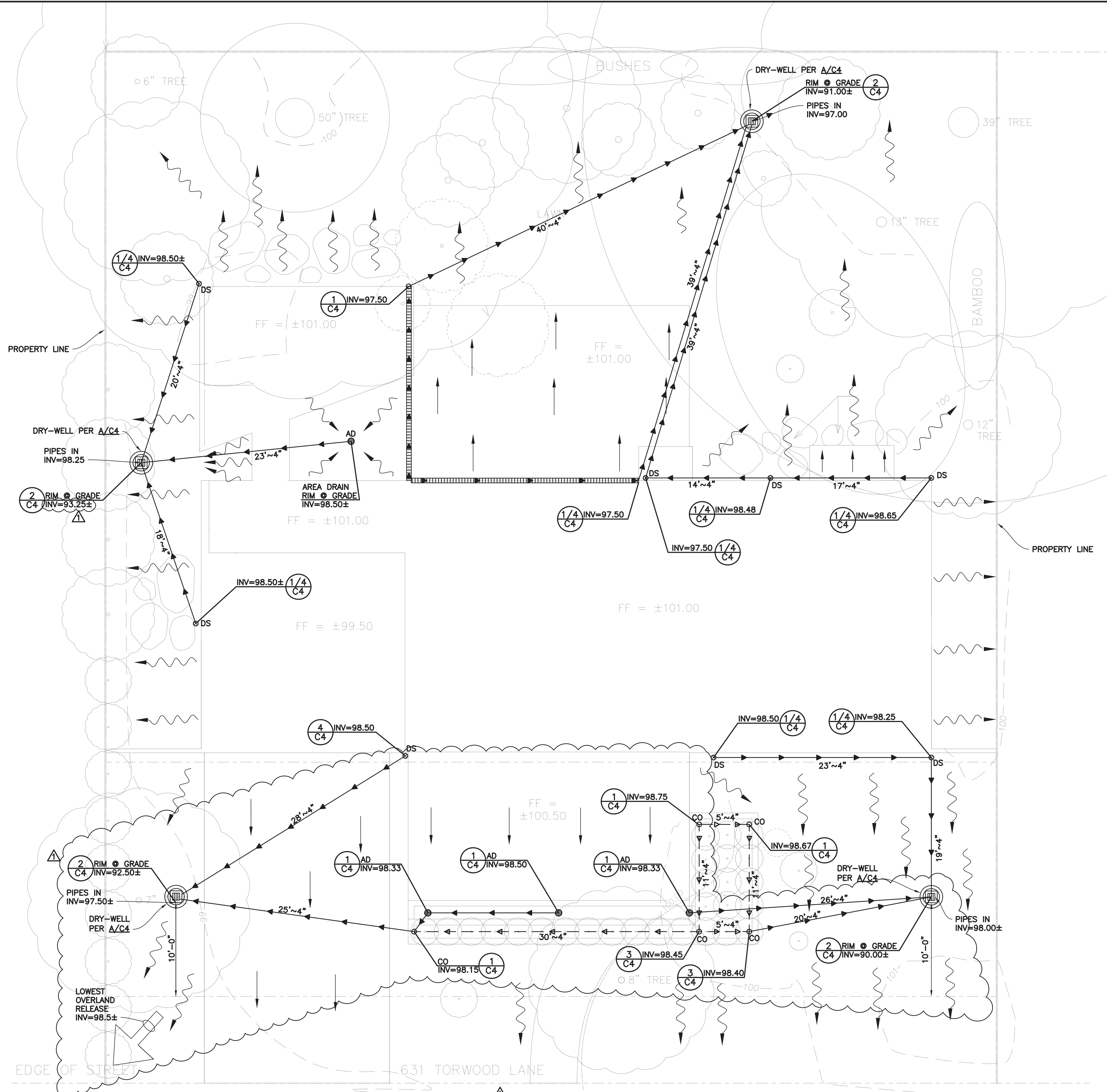
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SITE GRADING SECTIONS
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SITE DRAINAGE PLAN

- 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 DOWNSPOUT 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

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2	FOR APPROVAL	05/24/22

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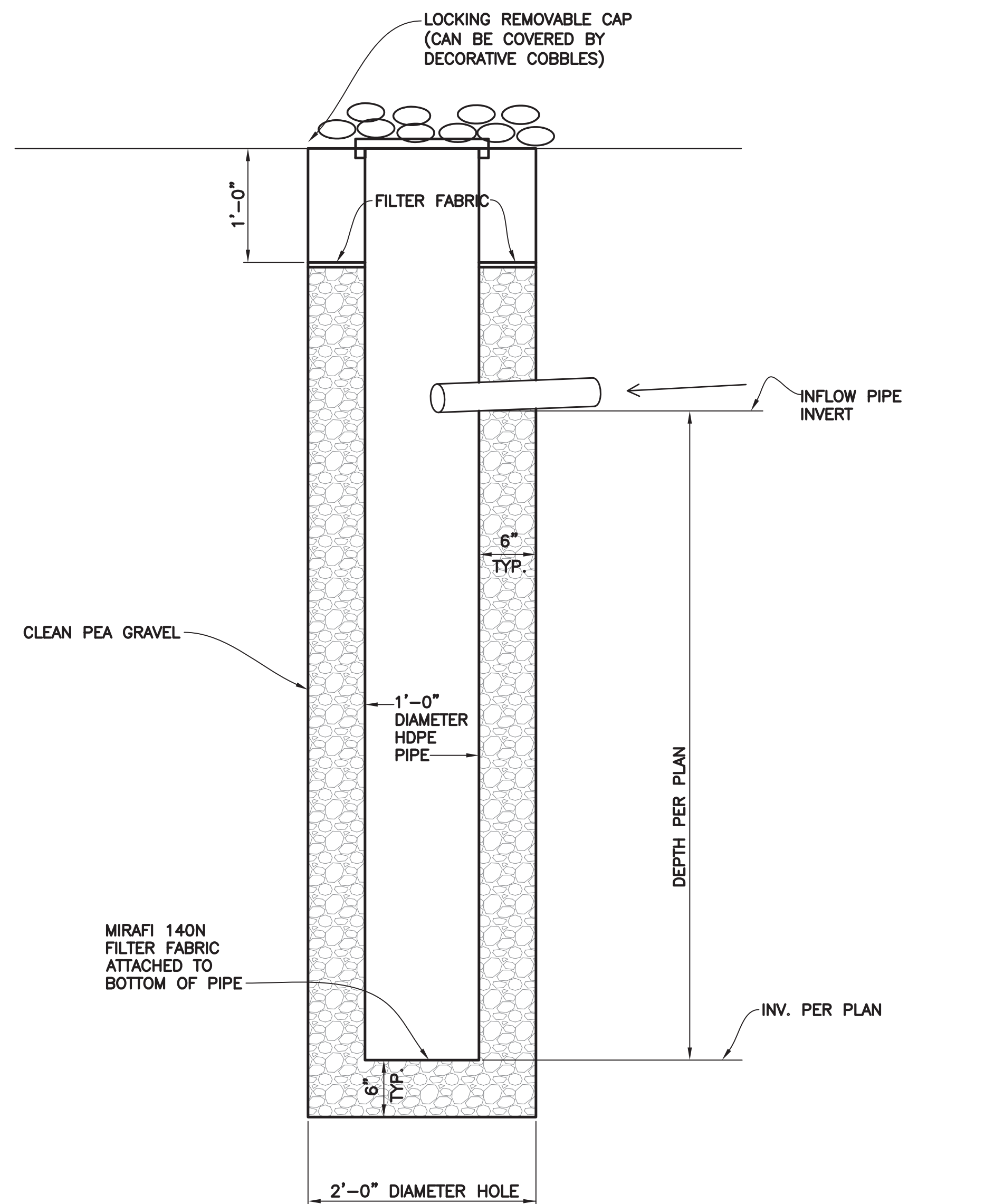
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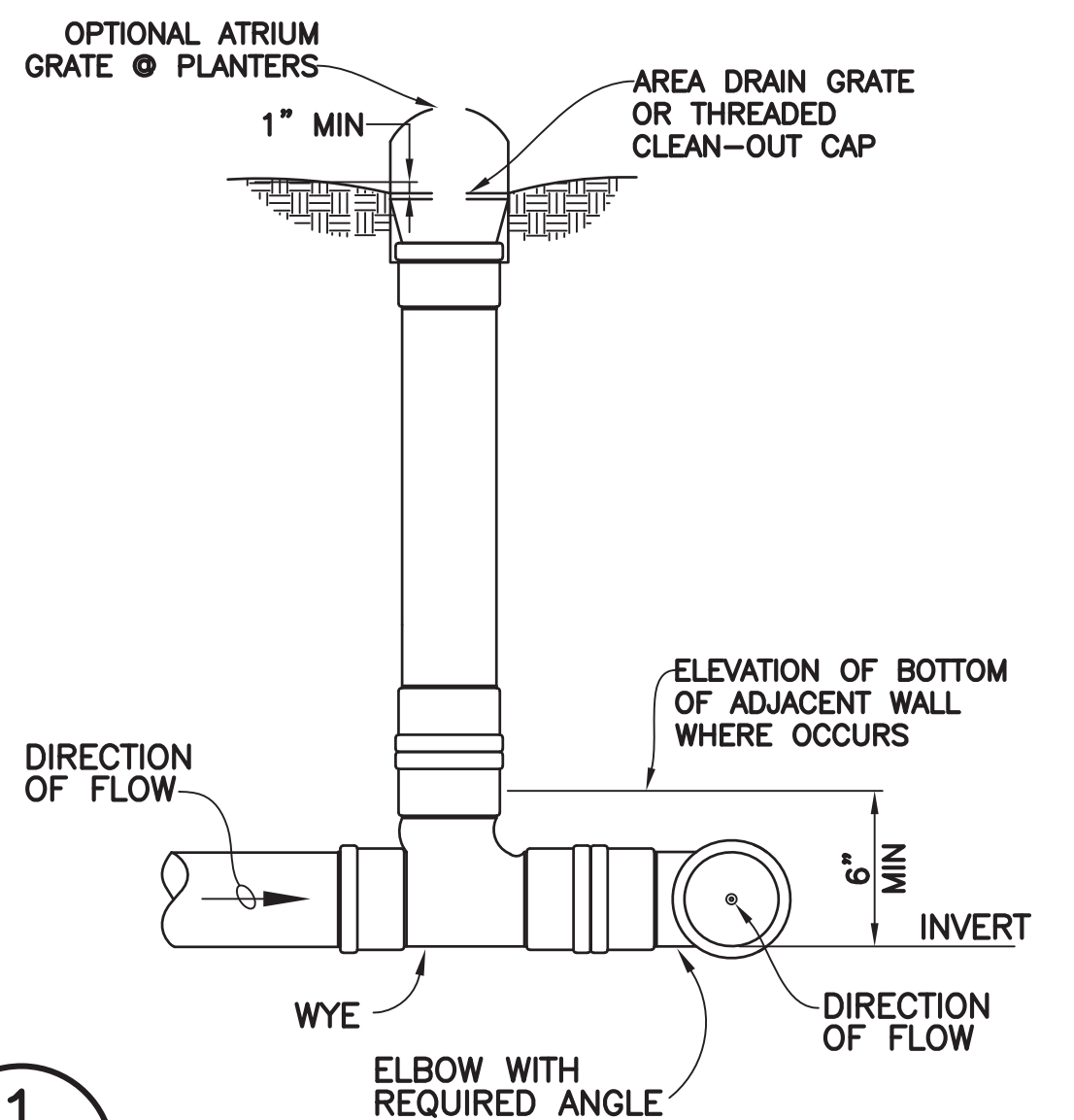
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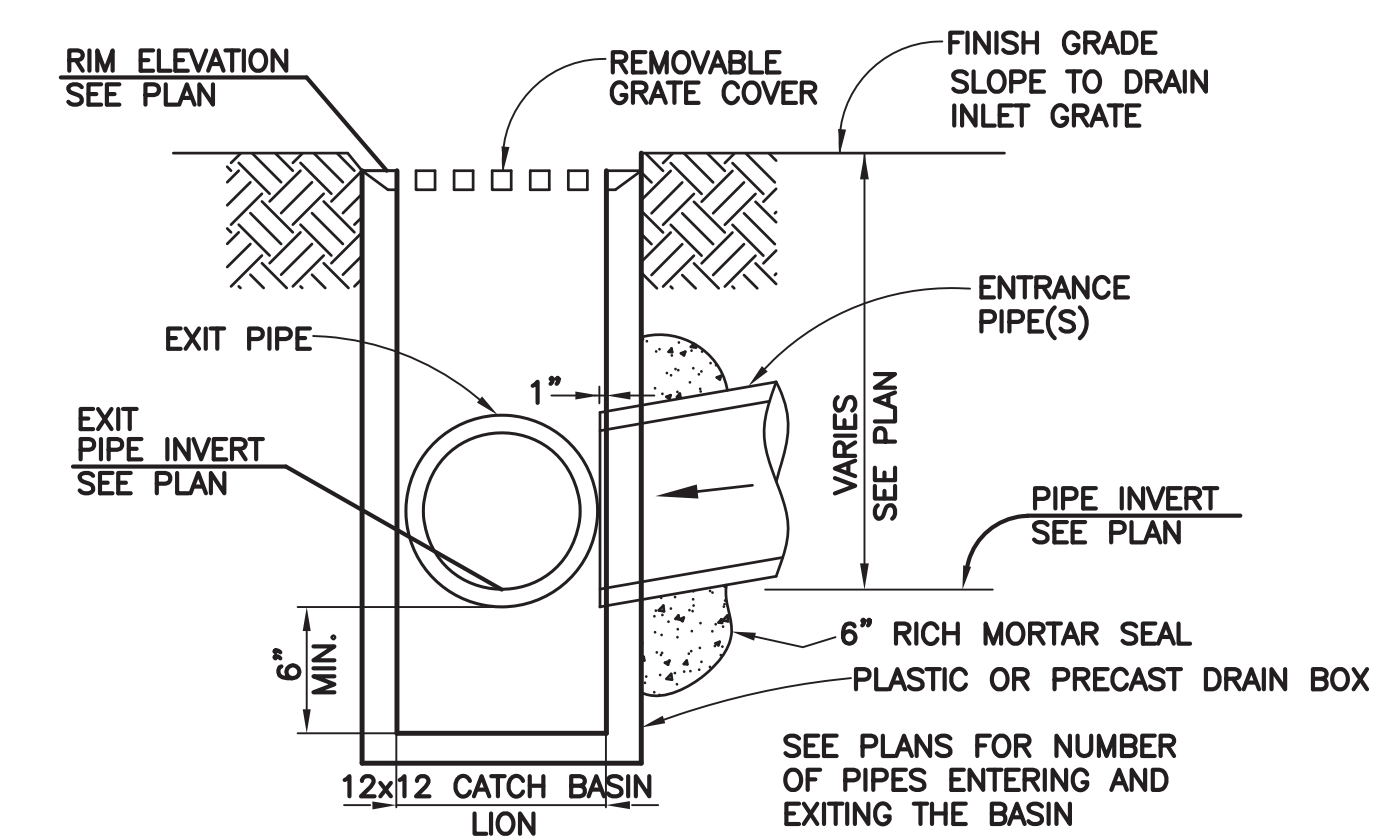
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DATE	05/24/22
PROJECT NO.	220416
SHEET NO.	C3
4 OF 5 SHEETS	



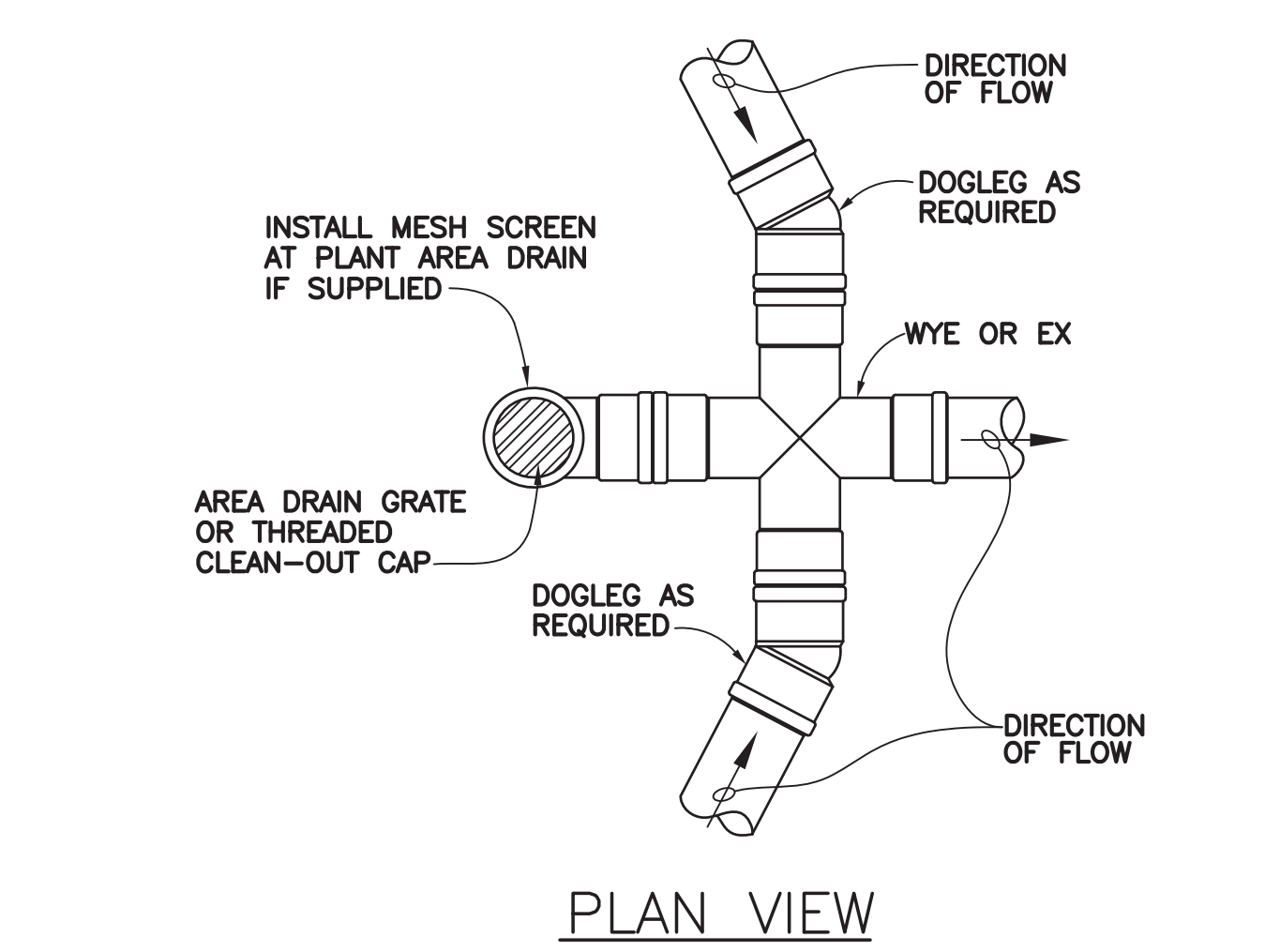
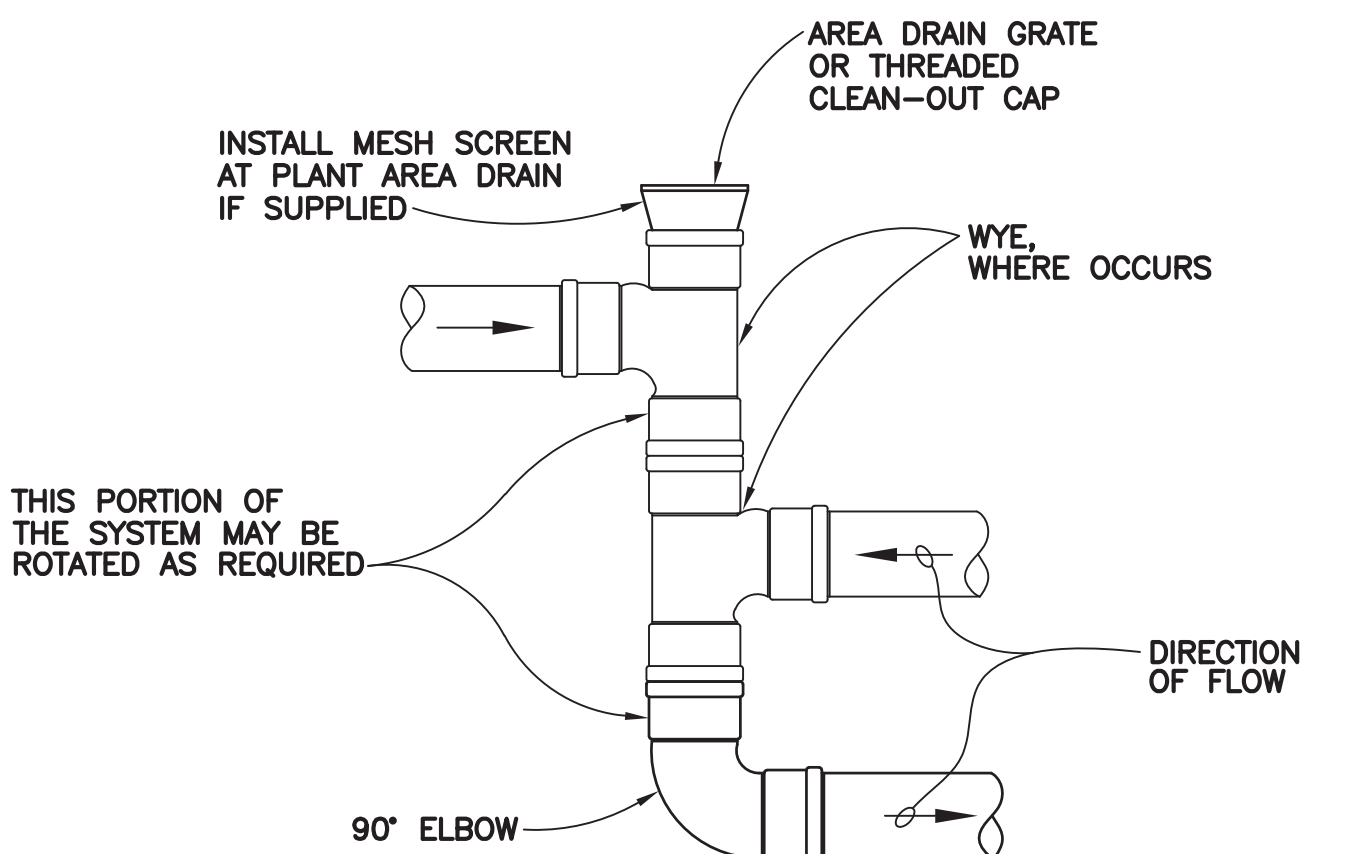
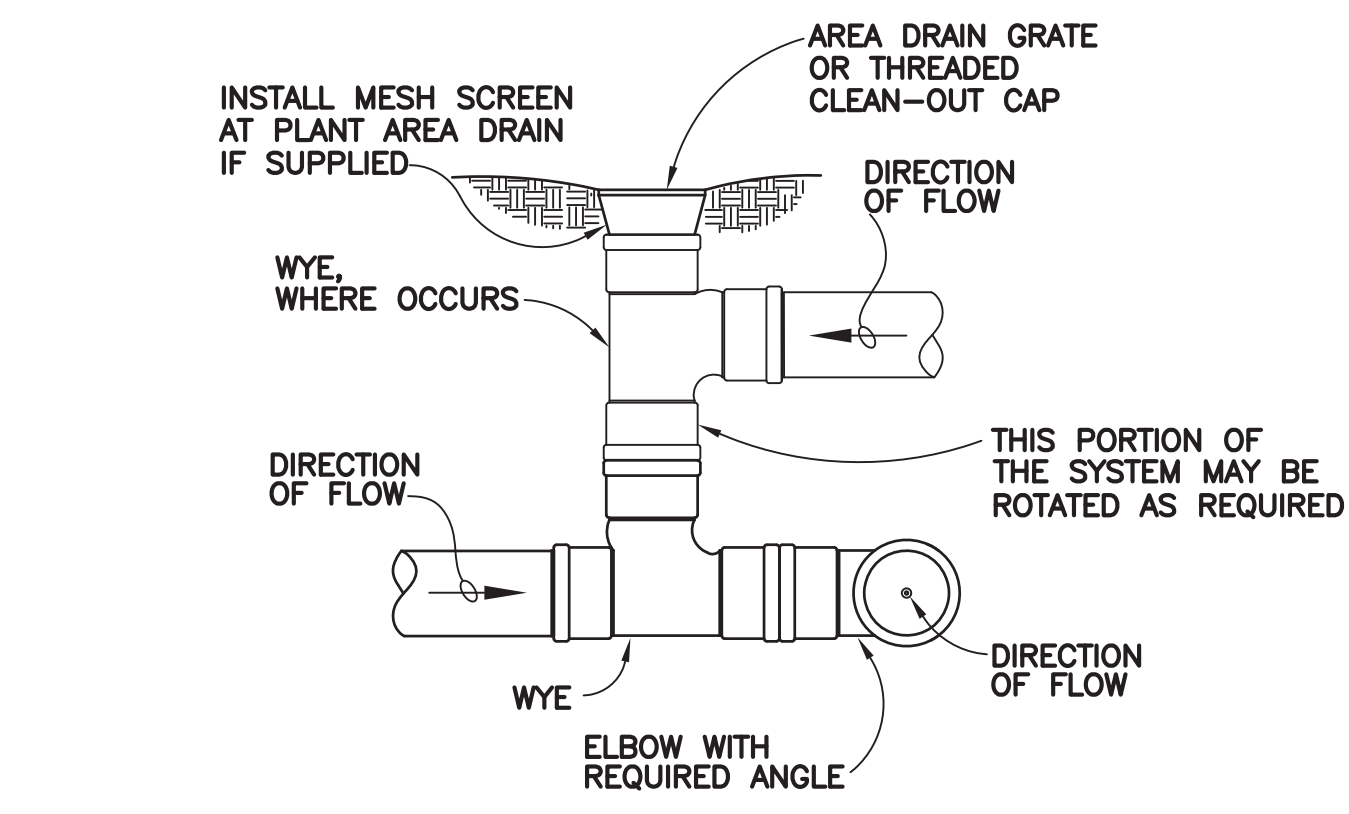
A
C4 DRY-WELL DETAIL N.T.S.



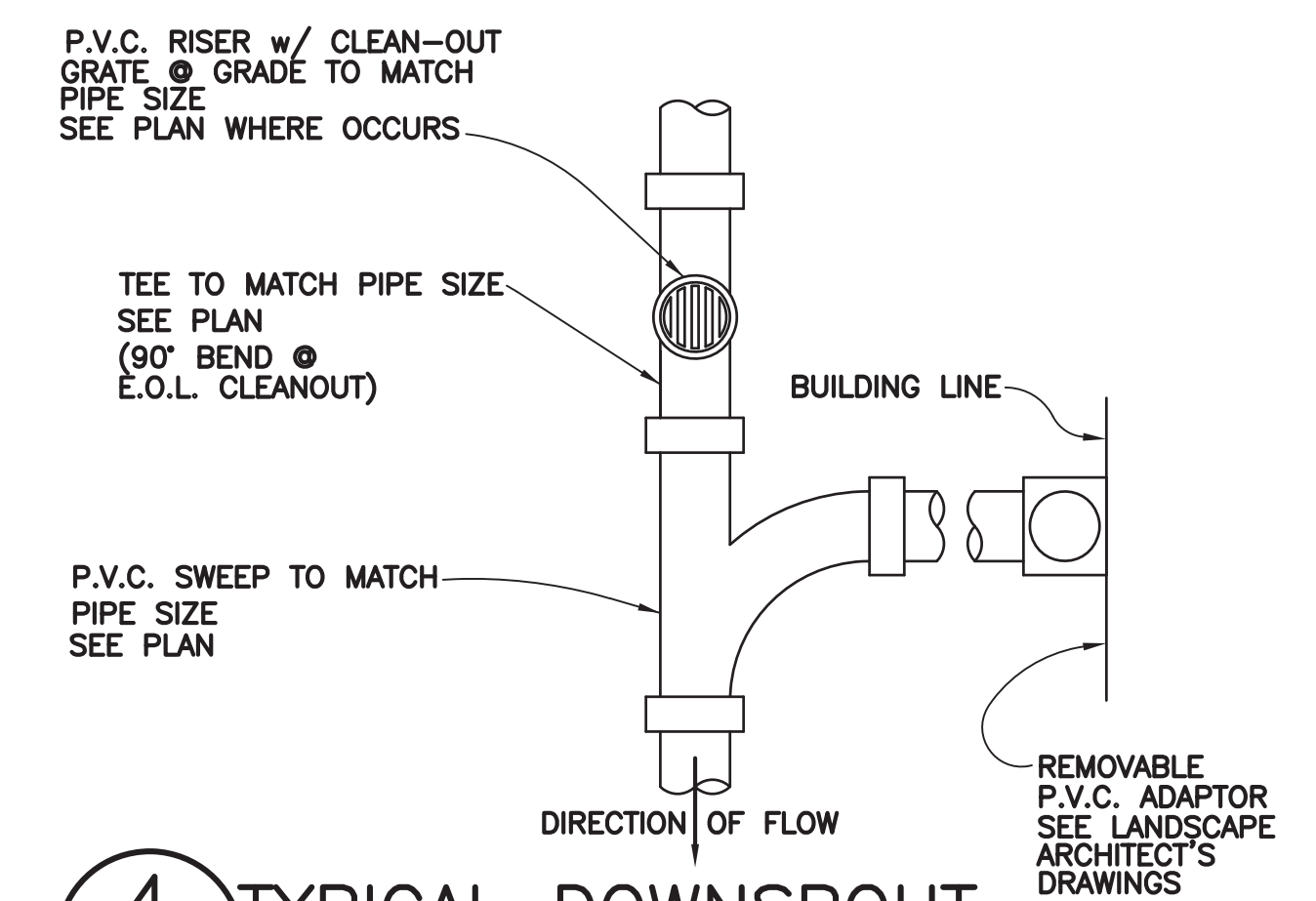
1
C4 N.T.S.



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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