PROJECT DATA

PROJECT LOCATION:	TORWOOD LANE, LOS ALTOS
JURISDICTION:	CITY OF LOS ALTOS
APN:	167-25-76
SITE AREA:	15,211 SQ. FT. (SPECIAL FLAG LOT)
ZONING:	R1 -10
GARAGE:	2 CARPORT
MAX. SIZE OF MAIN DWELLING:	4,271 SQ. FT.
EXISTING MAIN DWELLING:	4,662 SQ. FT.
NEW ADDITION:	0 SQ. FT.
MAX. FAR:	35% + 10% (15211-11000) = 4,271 SQ.FT.
MAX. LOT COVERAGE:	4,563 SQ. FT. (FOR 2 STORY)
OCCUPANY GROUP:	R3/U
TYPE OF CONSTRUCTION:	VB

SETBACK:

	EXISTING	PROPOSED	REQ.D
FRONT YARD	31'-0" +/-	NO CHANGE	25'-0"
SIDE YARD (LEFT)	10'-0" +/-	NO CHANGE	10'-0" (17'-6")
SIDE YARD (RIGHT)	22'-6" +/-	NO CHANGE	10'-0" (17'-6")
BACK YARD	65'-0" +/-	NO CHANGE	20'-0"

	(E) FL. AREA	(E) FLOOR AREA TO BE REMOVED	NEW	SUBTOTAL
1ST FLOOR	3,317 SQ. FT.	96 SQ. FT.	—	3,225 SQ. FT.
2ND FLOOR	1,345 SQ. FT.	—	94 SQ.FT.	1,434 SQ. FT.
TOTAL	4,662 SQ. FT.	96 SQ. FT.	94 SQ. FT.	4,660 SQ. FT. - 2 SQ.FT. REDUCTION FROM EXISTING
FAR				4,660 SQ. FT. > 4,271 SQ. FT. ALLOWED
PORCH + PAVILION	549 SQ. FT.	---	96 SF (PORCH)	238 SQ. FT.
TOTAL LOT COVERAGE	(3,866-96) SQ. FT.	---	96 SQ. FT.	3,866 SQ. FT. - NO CHANGE FROM EXISTING
LOT COVERAGE				3,866 SQ. FT. < 4,563 SF ALLOWED
TOTAL SIZE OF MAIN LIVING:				4,660 SQ. FT. - 2 SQ.FT. REDUCTION FROM EXISTING

SCOPE OF WORK

RESIDENTIAL REMODEL – ENHANCING A NEW ENTRY FACADE BY REDUCING EXISTING FIRST FLOOR AREA OF 96 SQ.FT. FOR NEW EXTERIOR PORCH AND ADDING BACK 94 SQ.FT. SECOND FLOOR AREA AT EXISTING SECOND FLOOR MASTER BEDROOM. RESULTING 2 SQ.FT. LIVING AREA REDUCTION FROM EXISTING HOME.

PROJECT TEAM

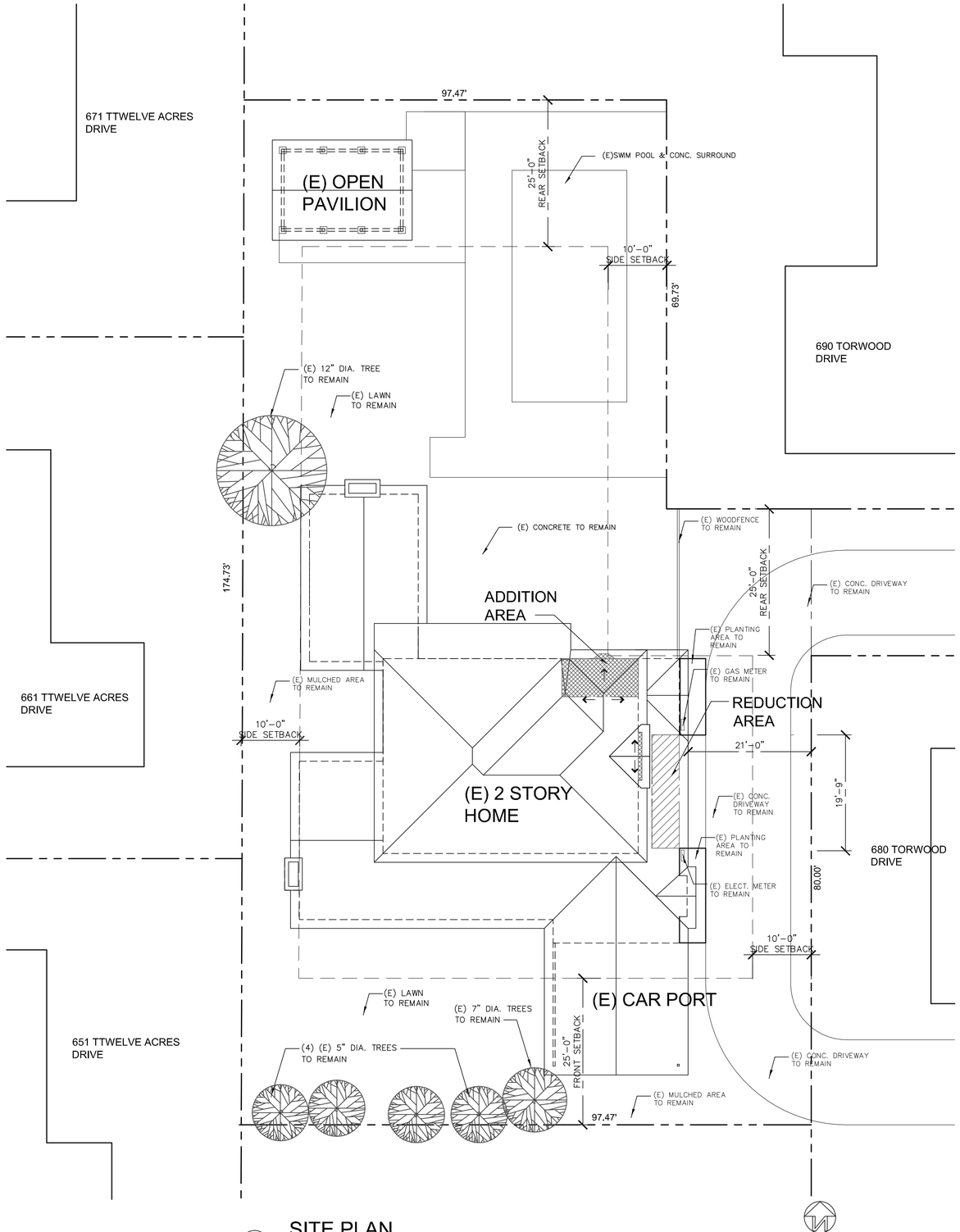
OWNERS:
JULIE DESAI AND KAVIN DESAI
670 TORWOOD DRIVE
LOS ALTOS, CA

ARCHITECT:
GLOBE ARCHITECTURE
96 ELEANOR AVE.
LOS ALTOS, CA 94022
650-796-4328
CONTACT: LEI YUAN

PROJECT INDEX

ARCHITECTURAL:

A0.1 SITE PLAN & DATA
A1.1 EXISTING FIRST FLOOR PLAN
A1.2 EXISTING SECOND FLOOR PLAN
A1.3 EXISTING EXTERIOR ELEVATIONS
A2.1 FIRST FLOOR PLAN & AREA CALC.
A2.2 SECOND FLOOR PLAN & AREA CALC.
A2.3 BUILDING ROOF PLAN
A3.1 ELEVATIONS WITH NEW FACADE SIDE WINDOWS
A4.1 BUILDING SECTION



1 SITE PLAN
SCALE: 1/10" = 1'-0"

ISSUE LOG	
5.09.13/PLANNING	
9.03.13/PLANNING REV.	

Architect:
GLOBE ARCHITECTURE
96 ELEANOR AVENUE
LOS ALTOS, CA 94022
650-796-4328
EMAIL: LEI.YUAN88@GMAIL.COM

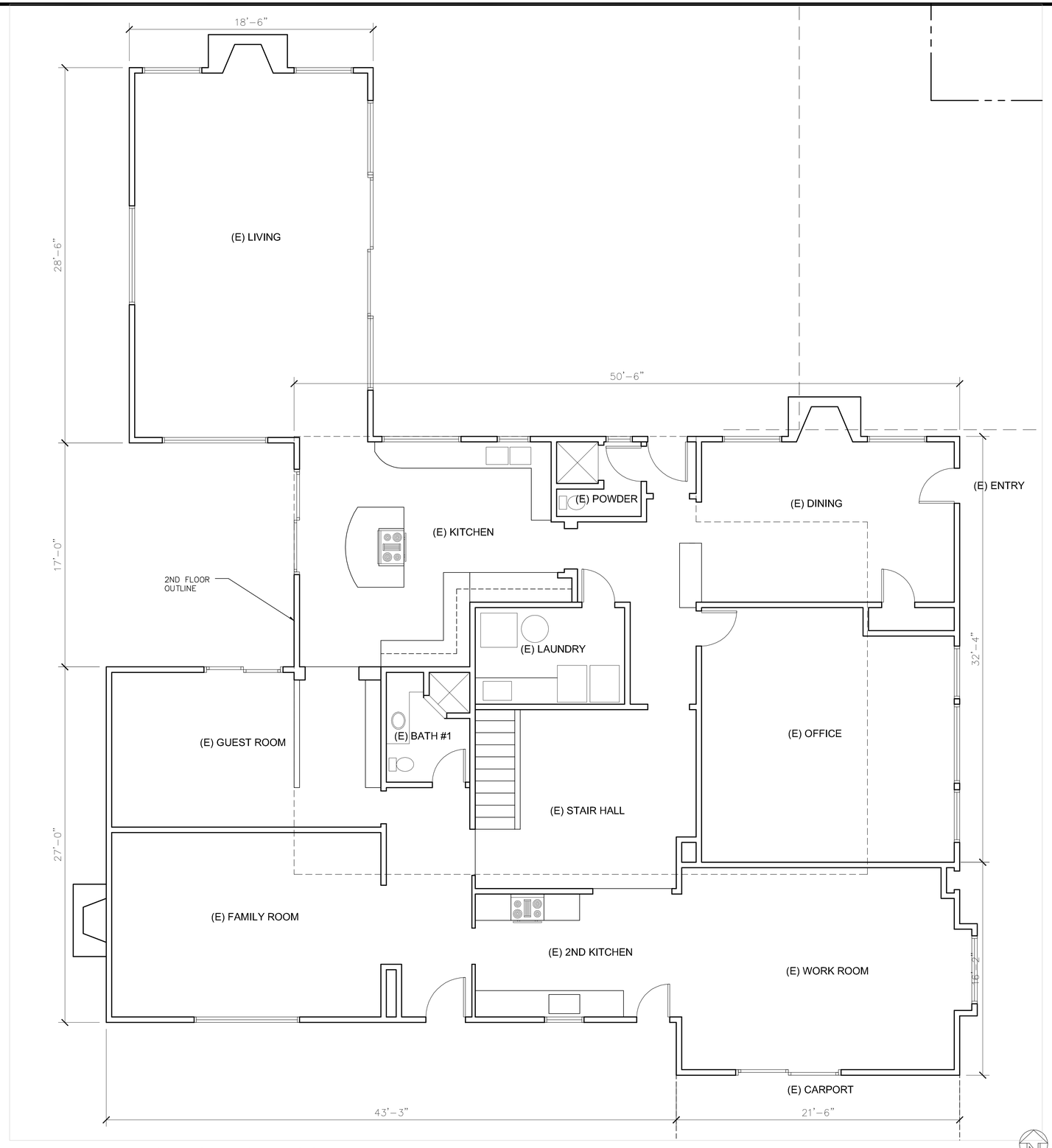
LICENSED ARCHITECT LEI YUAN C-28073 RENEWAL DATE 3.31.2013 STATE OF CALIFORNIA

RESIDENTIAL REMODEL
670 TORWOOD DRIVE
LOS ALTOS, CA

TITLE
SITE PLAN & DATA

DATE	2.12.13
SCALE	
DRAWN	
PROJECT NO.	13670

SHEET
A0.1



1 EXISTING FIRST FLOOR PLAN

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

ISSUE LOG	
5.9.13/PLANNING SUBMIT	

Architect:

GLOBE ARCHITECTURE

96 ELEANOR AVENUE
LOS ALTOS, CA 94022
650-796-4328
EMAIL: LEI.YUAN88@GMAIL.COM

LICENSED ARCHITECT
LEI YUAN
C-28073
3/31/2013
RENEWAL DATE
STATE OF CALIFORNIA

RESIDENTIAL REMODEL

670 TORWOOD DRIVE
LOS ALTOS, CA

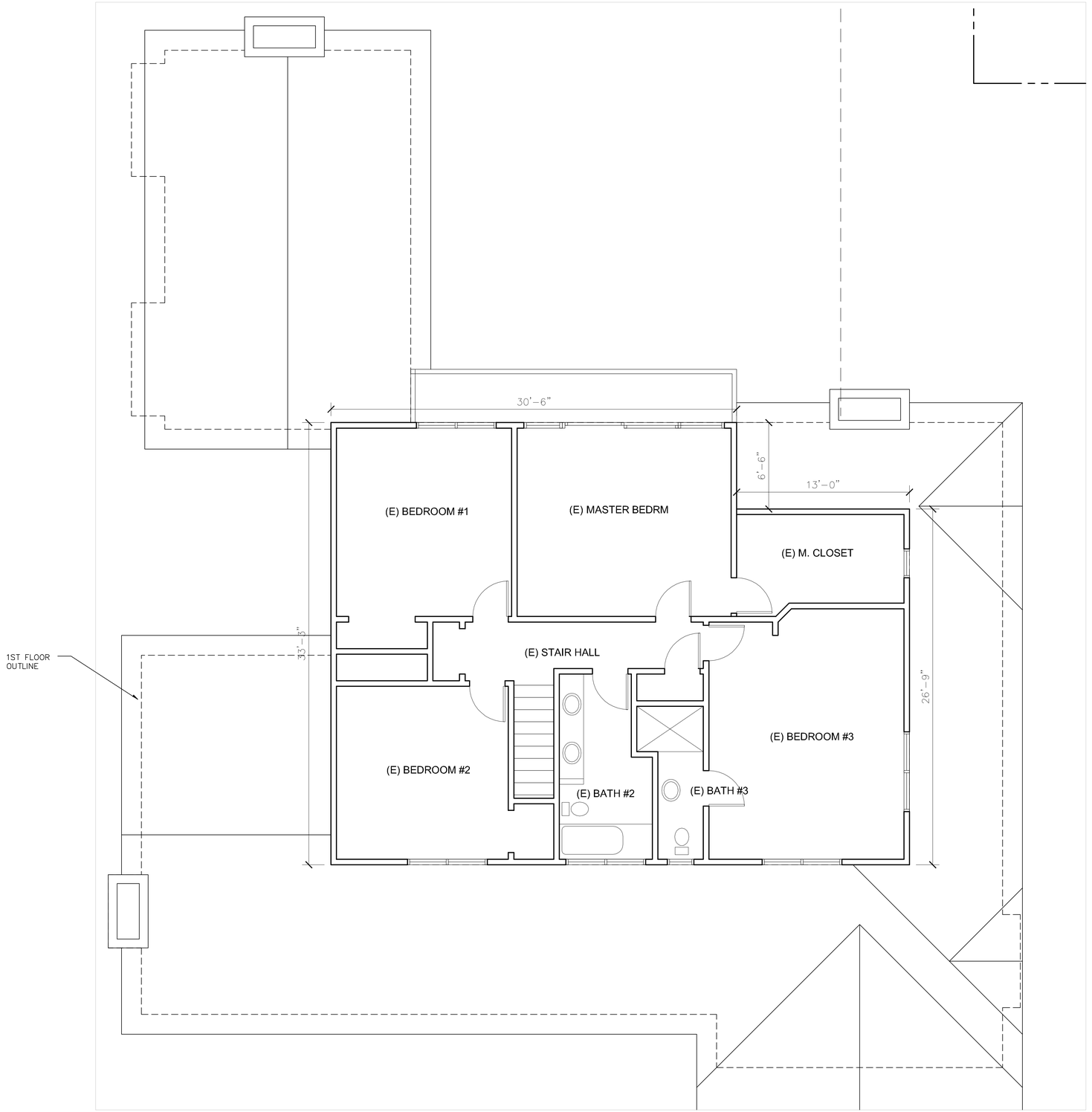
TITLE

EXISTING
FIRST
FLOOR PLAN

DATE	2.12.13
SCALE	
DRAWN	
PROJECT NO.	13670

SHEET

A1.1



LEGEND:

- (2) KEY NOTES
- (E) FOR EXISTING
- EXISTING WALL/ITEM TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL

1 EXISTING SECOND FLOOR PLAN

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

ISSUE LOG	
5.9.13/PLANNING SUBMIT	

Architect:

GLOBE ARCHITECTURE

96 ELEANOR AVENUE
LOS ALTOS, CA 94022
650-796-4328
EMAIL: LEI.YUAN88@GMAIL.COM

LICENSED ARCHITECT
LEI YUAN
C-28073
3/31/2013
RENEWAL DATE
STATE OF CALIFORNIA

RESIDENTIAL REMODEL

670 TORWOOD DRIVE
LOS ALTOS, CA

TITLE

EXISTING SECOND FLOOR PLAN

DATE	2.12.13
SCALE	
DRAWN	
PROJECT NO.	13670

SHEET

A1.2

1 (E) EAST ELEVATION - FRONT

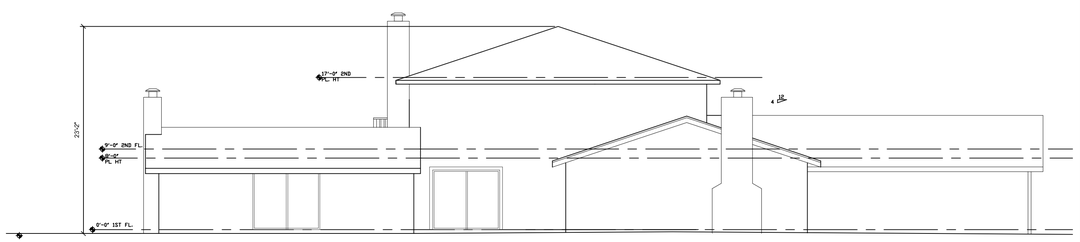
SCALE: 1/4" = 1'-0"

1 (E) NORTH ELEVATION

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

3 (E) SOUTH ELEVATION

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



4 (E) WEST ELEVATION

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

ISSUE LOG	
5.09.13/PLANNING	

Architect:

GLOBE ARCHITECTURE

96 ELEANOR AVENUE
LOS ALTOS, CA 94022
650-796-4328
EMAIL: LEI.YUAN88@GMAIL.COM

LICENSED ARCHITECT
LEI YUAN
C-28073
3.31.2013
RENEWAL DATE
STATE OF CALIFORNIA

RESIDENTIAL REMODEL

670 TORWOOD DRIVE
LOS ALTOS, CA

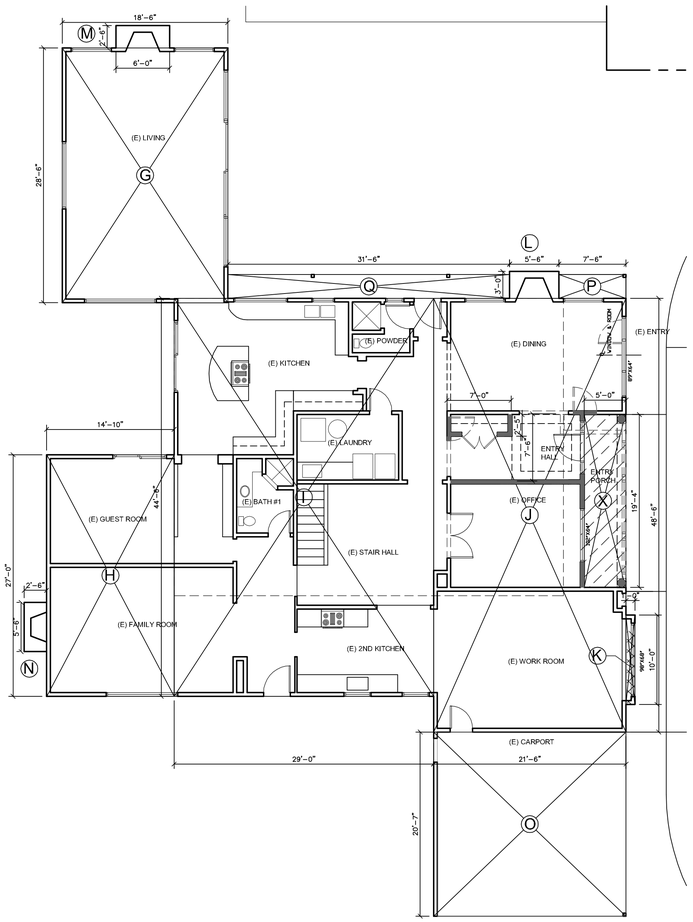
TITLE

EXISTING ELEVATIONS

DATE	2.12.13
SCALE	
DRAWN	
PROJECT NO.	13670

SHEET

A1.3



EXISTING FLOOR AREA (1ST FL.):

Section	Dimensions	Area
G	28'-6" X 18'-6"	527 SQ. FT.
H	27'-0" X 14'-10"	400 SQ. FT.
I	44'-6" X 29'-0"	1291 SQ. FT.
J	48'-6" X 21'-6"	1043 SQ. FT.
K	10'-0" X 1'-0"	10 SQ. FT.
L	5'-6" X 3'-0"	17 SQ. FT.
M	6'-0: X 2'-6"	15 SQ. FT.
N	5'-6" X 2'-6"	14 SQ. FT.
TOTAL =		3317 SQ. FT.

EXISTING PORCH AND GARAGE AREA (1ST FL.):

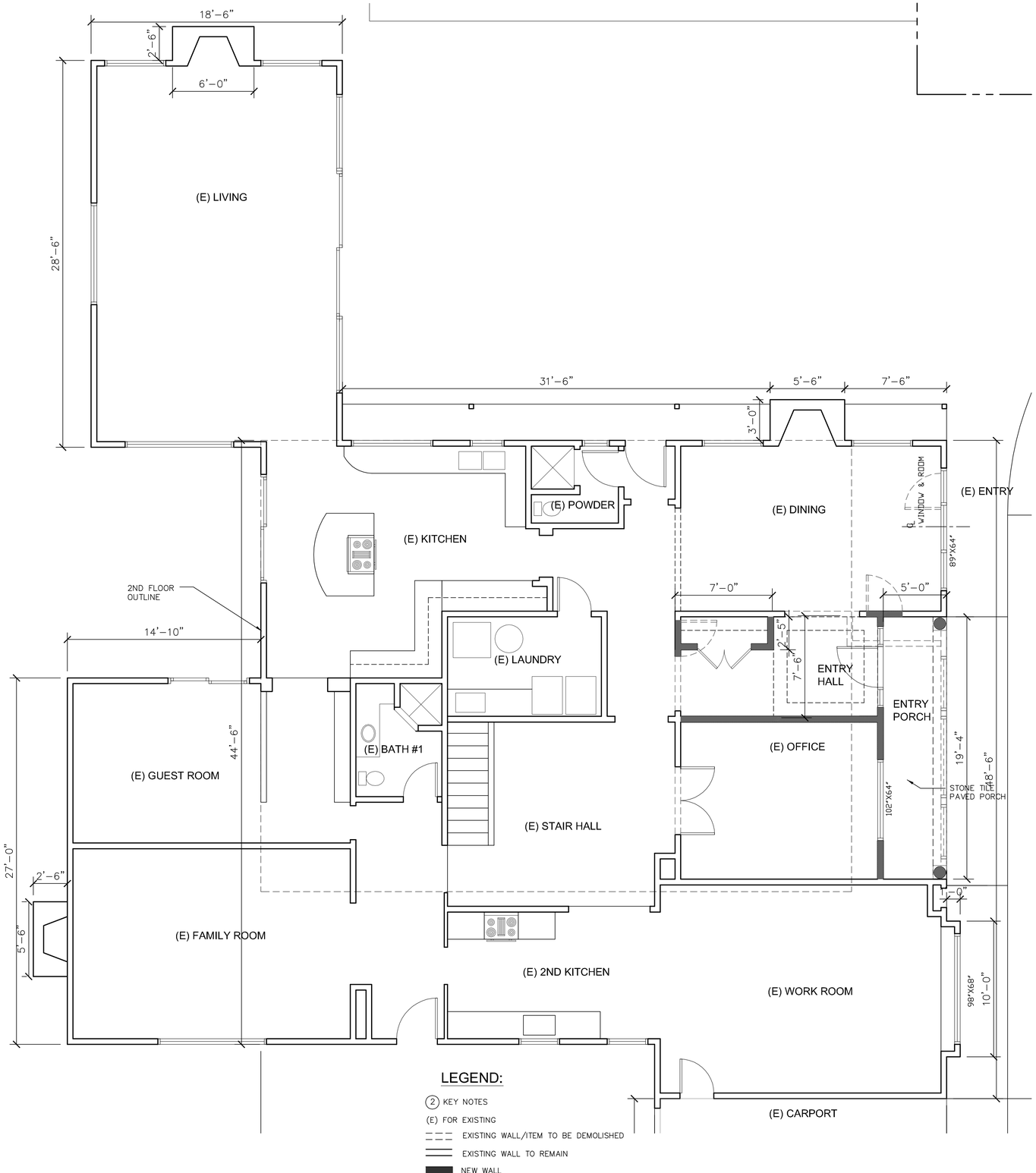
Section	Dimensions	Area
O	20'-7 X 21'-6"	442 SQ. FT.
P	31'-6" X 2'-8"	86
Q	7'-6" X 2'-8"	21 SQ. FT.
TOTAL =		549 SQ. FT.

REDUCTION IN FLOOR AREA (1ST FL.):

Section	Dimensions	Area
X	5'-0" X 19'-4"	96 SQ. FT.
TOTAL =		96 SQ. FT.

TOTAL BALANCE = 2 SQ. FT. REDUCTION FROM EXISTING FLOOR AREA.

② AREA CALCULATIONS
SCALE: 1/8" = 1'-0"



① FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUE LOG	
5.09.13/PLANNING	
9.03.13/PLANNING REV.	

Architect:

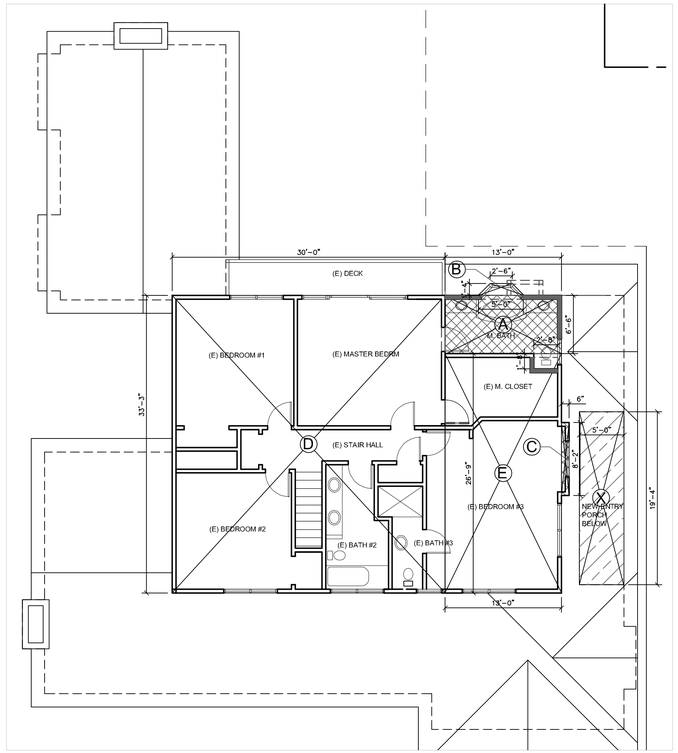
GLOBE ARCHITECTURE
96 ELEANOR AVENUE
LOS ALTOS, CA 94022
650-796-4328
EMAIL: LEI.YUAN88@GMAIL.COM

LICENSED ARCHITECT
LEI YUAN
C-28073
3/31/2017
RENEWAL DATE
STATE OF CALIFORNIA

RESIDENTIAL REMODEL
670 TORWOOD DRIVE
LOS ALTOS, CA

TITLE
FIRST FLOOR PLAN & AREA CALC.

DATE	2.12.13
SCALE	
DRAWN	
PROJECT NO.	13670
SHEET	A2.1



ADDITION IN FLOOR AREA (2ND FL.):

Section	Dimensions	Area
A	13'-0" X 6'-6"	85 SQ. FT.
B	(2'-6" + 5'-0")1/2 X 1'-4"	5 SQ. FT.
C	0'-6" X 8'-2"	4 SQ. FT.
TOTAL =		94 SQ. FT.

EXISTING FLOOR AREA (2ND FL.):

Section	Dimensions	Area
D	33'-3" X 30'-0"	997 SQ. FT.
E	26'-9" X 13'-0"	348 SQ. FT.
TOTAL =		1345 SQ. FT.

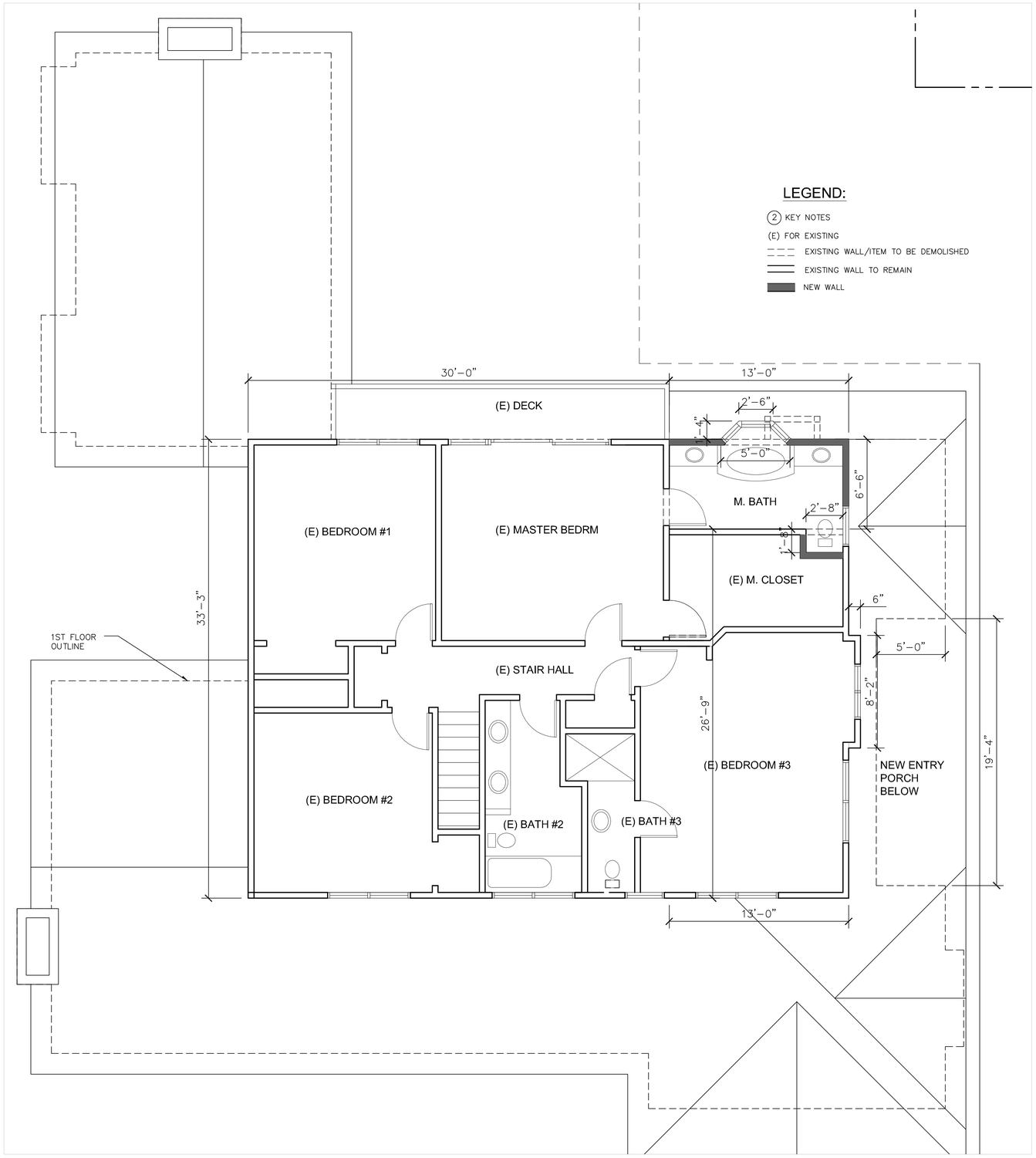
REDUCTION IN FLOOR AREA (1ST FL.):

Section	Dimensions	Area
X	5'-0" X 19'-4"	96 SQ. FT.
TOTAL =		96 SQ. FT.

TOTAL BALANCE = 2 SQ. FT. REDUCTION FROM EXISTING FLOOR AREA.

2 AREA CALCULATIONS

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



1 SECOND FLOOR PLAN

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

ISSUE LOG	
5.09.13/PLANNING	
9.18.13/PUB. HEARING	

Architect:

GLOBE ARCHITECTURE
96 ELEANOR AVENUE
LOS ALTOS, CA 94022
650-796-4328
EMAIL: LEI.YUAN88@GMAIL.COM

LICENSED ARCHITECT
LEI YUAN
C-28073
3/31/2013
RENEWAL DATE
STATE OF CALIFORNIA

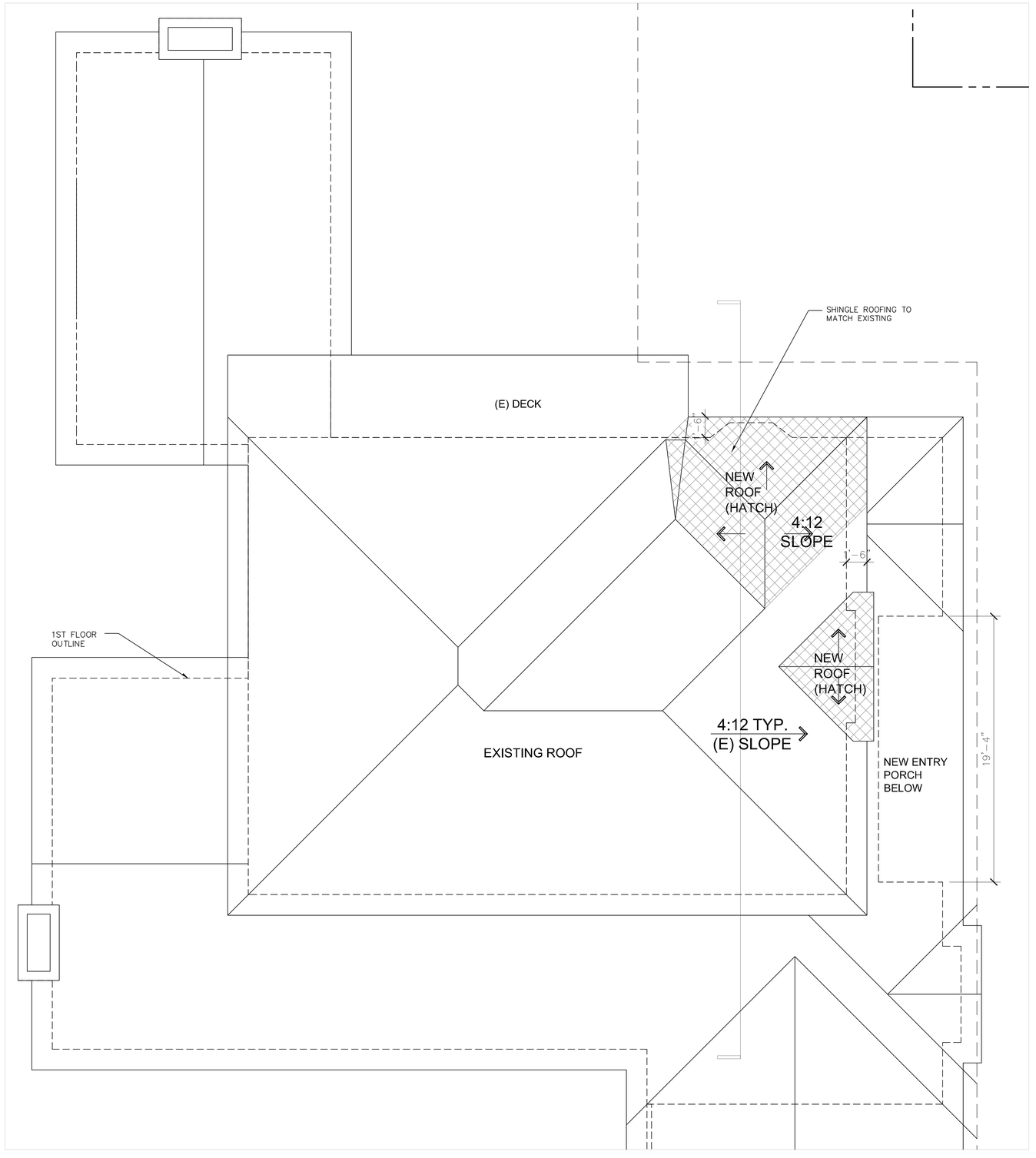
RESIDENTIAL REMODEL

670 TORWOOD DRIVE
LOS ALTOS, CA

TITLE

SECOND FLOOR PLAN

DATE	2.12.13
SCALE	
DRAWN	
PROJECT NO.	13670
SHEET	A2.2



1 ROOF PLAN

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

ISSUE LOG	
5.09.13/PLANNING	

Architect:

GLOBE ARCHITECTURE

96 ELEANOR AVENUE
LOS ALTOS, CA 94022
650-796-4328
EMAIL: LEI.YUAN88@GMAIL.COM

LICENSED ARCHITECT
LEI YUAN
C-28073
3/31/2013
REN.
STATE OF CALIFORNIA

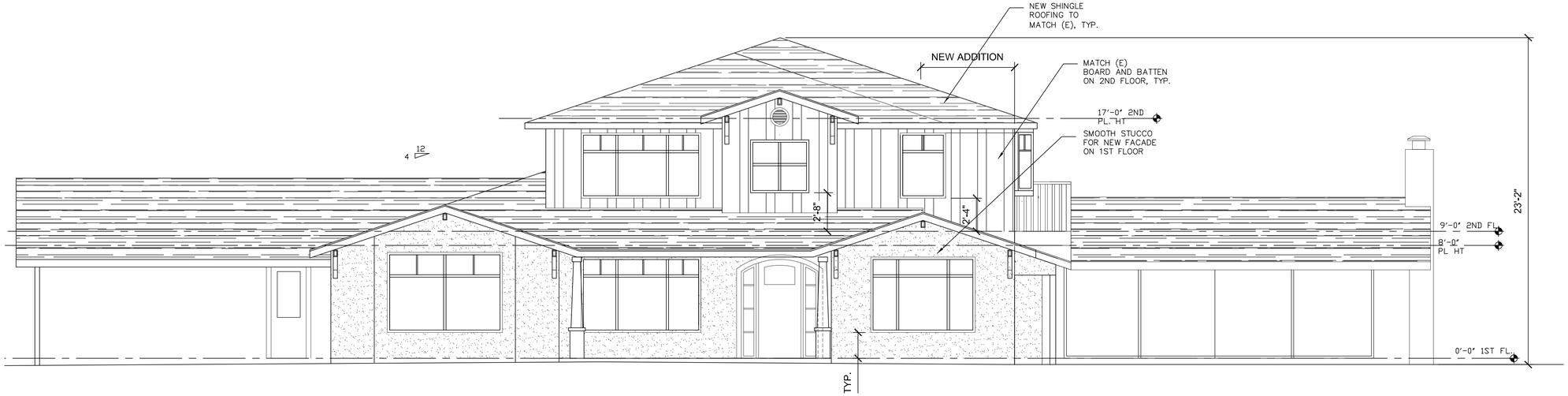
RESIDENTIAL REMODEL

670 TORWOOD DRIVE
LOS ALTOS, CA

TITLE

ROOF PLAN

DATE	2.12.13
SCALE	
DRAWN	
PROJECT NO.	13670
SHEET	A2.3

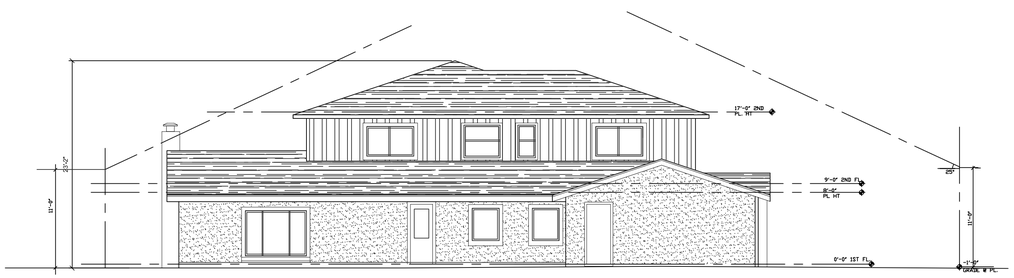


1 EAST ELEVATION - A

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

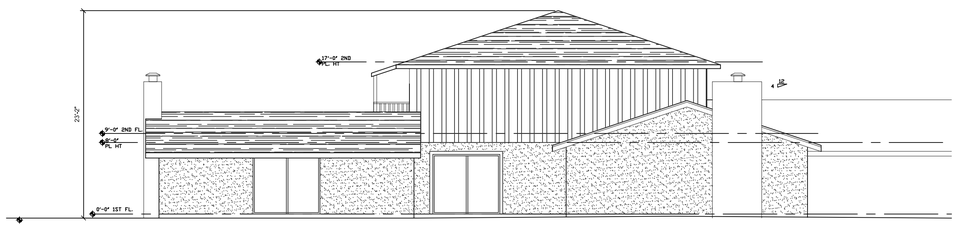
2 EAST ELEVATION - A

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



3 EAST ELEVATION

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



4 NORTH ELEVATION

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

ISSUE LOG	
5.09.13/PLANNING	
9.03.13/PLANNING REV.	

Architect:

GLOBE ARCHITECTURE
96 ELEANOR AVENUE
LOS ALTOS, CA 94022
650-796-4328
EMAIL: LEI.YUAN88@GMAIL.COM

LICENSED ARCHITECT
LEI YUAN
C-28073
3/31/2013
RENEWAL DATE
STATE OF CALIFORNIA

RESIDENTIAL REMODEL

670 TORWOOD DRIVE
LOS ALTOS, CA

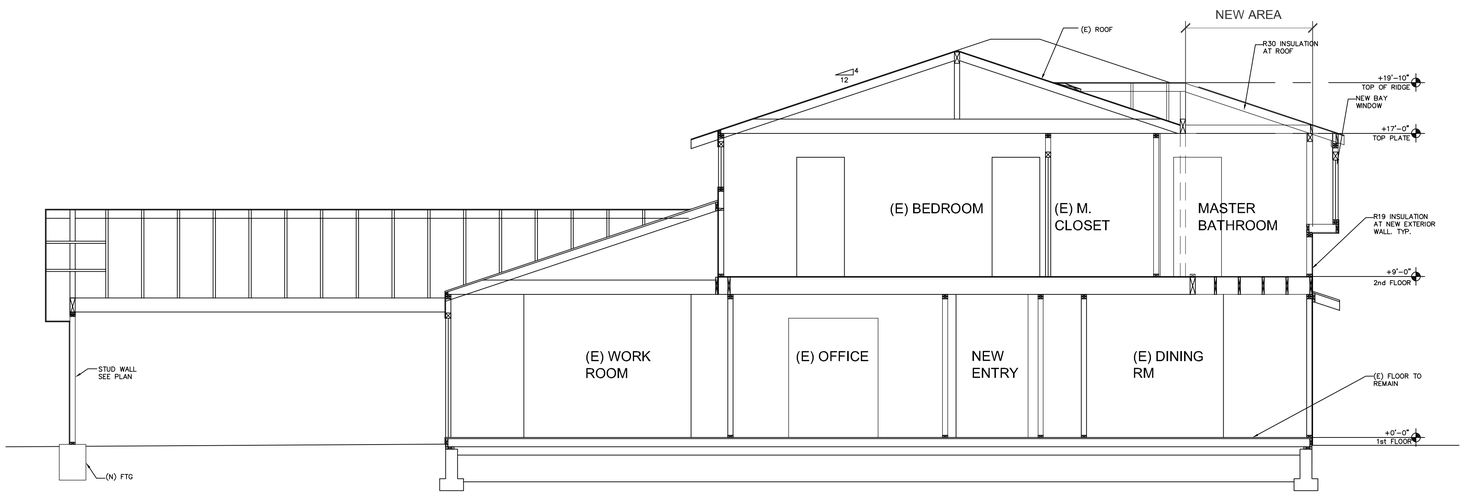
TITLE

ELEVATIONS

DATE	2.12.13
SCALE	
DRAWN	
PROJECT NO.	13670

SHEET

A3.1



1 BUILDING SECTION - AA

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

ISSUE LOG	
5.09.13/PLANNING	

Architect:

GLOBE ARCHITECTURE

96 ELEANOR AVENUE
LOS ALTOS, CA 94022
650-796-4328
EMAIL: LEI.YUAN88@GMAIL.COM

LICENSED ARCHITECT
LEI YUAN
C-28073
3/31/2013
RENEWAL DATE
STATE OF CALIFORNIA

RESIDENTIAL REMODEL

670 TORWOOD DRIVE
LOS ALTOS, CA

TITLE

BUILDING SECTION

DATE	2.12.13
SCALE	
DRAWN	
PROJECT NO.	13670
SHEET	A4.1