



# ANIK RESIDENCE LOS ALTOS, CA

**ANIK RESIDENCE**  
 1229 WOODVIEW TERRACE  
 LOS ALTOS, CA 94024  
 APN: 34239034

DESIGN REVIEW - NOT FOR CONSTRUCTION

## CONTENTS

- A0.0 COVER SHEET
- A0.1 FAR DIAGRAMS
- A0.2 ARBORIST REPORT
- A0.3 NEIGHBORHOOD CONTEXT MAP SURVEY
- L1.1 LANDSCAPE PLAN
- A1.0 PROPOSED SITE PLAN
- A2.0 EXISTING FIRST FLOOR PLAN
- A2.1 EXISTING AND DEMOLITION SECOND FLOOR PLAN
- A2.2 EXISTING AND DEMOLITION ROOF PLAN
- A2.3 PROPOSED FIRST FLOOR PLAN
- A2.4 PROPOSED SECOND FLOOR PLAN
- A2.5 PROPOSED ROOF PLAN
- A3.0 EXISTING SOUTH & WEST ELEVATIONS
- A3.1 EXISTING NORTH & EAST ELEVATIONS
- A3.2 PROPOSED SOUTH & WEST ELEVATIONS
- A3.3 PROPOSED NORTH & EAST ELEVATIONS
- A4.0 PROPOSED SECTIONS
- A4.1 RENDERINGS

## ZONING COMPLIANCE

### ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i>	2,466 square feet (-21.%)	2,842 square feet (-24.%)	3,508 square feet (-30.%)
<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2,235 sq ft 2nd Flr: 1,076 sq ft <b>Total: 3,311 sq ft (-28.%)</b>	1st Flr: 2,724 sq ft 2nd Flr: 1,040 sq ft <b>Total: 3,834 sq ft (-33.%)</b>	3,919 square feet (-34.%)
<b>SETBACKS:</b>			
Front	29.0 feet	25.5 feet	25 feet
Rear	42.2 feet	25.0 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	25.6 feet/47.6 feet	20.1 feet/47.6 feet	20 feet/20 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10.7 feet/25.9 feet	10.7 feet/24.6 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	24 feet	24 feet	27 feet

### SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	2,628 square feet	+705 square feet	3,333 square feet
<b>NON-HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	683 square feet	-182 square feet	501 square feet

### LOT CALCULATIONS

<b>NET LOT AREA:</b>	11,694 square feet
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	190 square feet (.8%)
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing and proposed): 4,925 sq ft Existing softscape (undisturbed) area: 6,362 sq ft New softscape (new or replaced landscaping) area: 400 sq ft <i>Sum of all three should equal the site's net lot area.</i>

## PROJECT SUMMARY

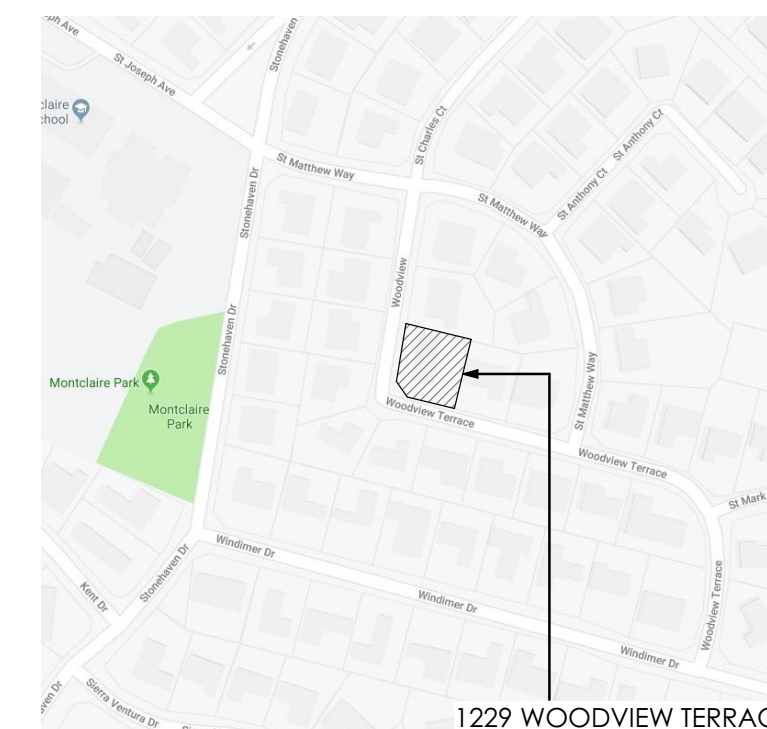
### SITE INFORMATION

JOB ADDRESS:	1229 WOODVIEW TERRACE LOS ALTOS, CA 94024	MAXIMUM HEIGHT:	27'
ASSESSOR'S PARCEL NUMBER:	342-39-034	DAYLIGHT PLANE:	11' UP & 25 DEGREES IN
ZONING DISTRICT:	R1-10	SETBACKS:	
PARCEL SIZE:	11,694 SF	FRONT	25'
OCCUPANCY GROUPS:	R3/U	REAR	25'
TYPE OF CONSTRUCTION:	V-B	STREET SIDE	20'
NUMBER OF STORIES:	2	INTERIOR SIDE	10'
FIRE SPRINKLERS:	YES (DEFERRED SUBMITTAL)	2nd FLOOR SIDE	17.5'
		PARKING:	2 COVERED (10' x 20')

## PROJECT DESCRIPTION

COMPLETE INTERIOR REMODEL AND RECONFIGURATION OF (E) 2-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE. ADDITIONS AT FIRST FLOOR AND REAR OF SECOND FLOOR. REPLACE ROOF MATERIAL AND ALL DOORS AND WINDOWS.

## VICINITY MAP



## CONTACTS

<b>CLIENT:</b>	ASHRAFA & SHABIR ANIK 1229 WOODVIEW TERRACE LOS ALTOS, CA, 94024
<b>ARCHITECT:</b>	ANA WILLIAMSON ARCHITECT 885 SANTA CRUZ AVE MENLO PARK, CA 94025 T: (650) 329-0377 F: (650) 325-4781 W: awarchitect.com
<b>SURVEYOR:</b>	WADE HAMMOND PLS 36660 NEWARK BLVD, SUITE C NEWARK, CA 94560 T: (510) 579-6112 F: (510) 991-8054 W: wadehammondpls.com
<b>GEOTECHNICAL ENGINEER:</b>	MURRAY ENGINEERS 935 FREMONT AVE LOS ALTOS, CA 94024 T: (650) 559-9980 F: (650) 559-9985 W: murrayengineers.com
<b>ARBORIST:</b>	KIELTY ARBORIST SERVICES P.O. BOX 6187 SAN MATEO, CA 94403 T: (650) 515-9783

ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWN: PR

DATE: 4/9/2019

JOB NO: 1806

DRAWING TITLE: COVER SHEET

SHEET: \_\_\_\_\_

A0.0

# FLOOR AREA CALCULATIONS

## ALLOWABLE FLOOR AREA

$$\begin{aligned} \text{MAX FLOOR AREA} &= 0.1(\text{PARCEL AREA} - 11,000) + 3,850 \\ &= 0.1(11,694 - 11,000) + 3,850 \\ &= 3,919 \text{ SF} \end{aligned}$$

## ALLOWABLE LOT COVERAGE

$$\begin{aligned} \text{MAX LOT COVERAGE} &= \text{PARCEL AREA} \times 30\% \\ &= 11,694 \times 0.3 \\ &= 3,508 \text{ SF} \end{aligned}$$

## EXISTING AREA CALCULATIONS

SECTION	DIMENSIONS	AREA	NOTES
A	24'-3" x 31'-4"	759.8 SF	HABITABLE SPACE TO REMAIN
B	27'-7" x 28'-3"	779.2 SF	HABITABLE SPACE TO REMAIN
C	22'-6" x 30'-4"	682.5 SF	GARAGE TO BE RESIZED
D	5'-0" x 1'-6"	7.5 SF	FIRE PLACE TO BE REMOVED
E	1'-2" x 5'-4"	6.2 SF	FIRE PLACE TO BE REMOVED

FIRST FLOOR SUBTOTAL = 2235.2 SF

G	38'-1" x 28'-3"	1075.9 SF	HABITABLE SPACE TO BE RESIZED
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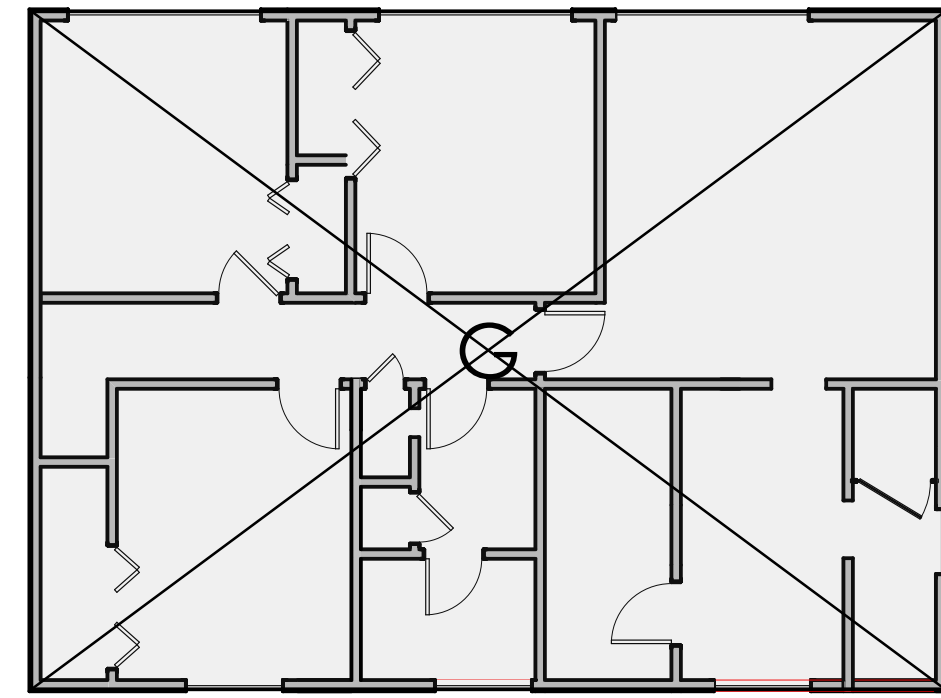
SECOND FLOOR SUBTOTAL = 1075.9 SF

**TOTAL EXISTING FLOOR AREA = 3311.1 SF**

F	52'-4" x 4'-5"	231.1 SF	COVERED PORCH TO BE REMOVED
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FIRST FLOOR SUBTOTAL = 2235.2 SF

**EXISTING SITE COVERAGE = 2466.3 SF**



1 EXISTING SECOND FLOOR FAR DIAGRAM  
1/8" = 1'-0"

## LEGEND

- EXISTING AREA
- ADDITIONAL AREA

## PROPOSED AREA CALCULATIONS

SECTION	DIMENSIONS	AREA	NOTES
A	24'-3" x 31'-4"	759.8 SF	HABITABLE SPACE TO REMAIN
B	27'-7" x 28'-3"	779.2 SF	HABITABLE SPACE TO REMAIN
H	22'-6" x 12'-11"	290.6 SF	GARAGE TO HABITABLE SPACE
I	4'-3" x 4'-5"	18.8 SF	GARAGE TO HABITABLE SPACE
J	18'-4" x 4'-5"	81.0 SF	GARAGE TO REMAIN
K	22'-6" x 13'-0"	292.5 SF	GARAGE TO REMAIN
M	15'-10" x 3'-6"	55.4 SF	HABITABLE SPACE ADDITION
N	22'-6" x 3'-6"	78.8 SF	GARAGE ADDITION
O	2'-4" x 20'-11"	48.8 SF	GARAGE ADDITION
P	2'-4" x 4'-5"	10.3 SF	HABITABLE SPACE ADDITION
Q	7'-1" x 15'-6"	109.8 SF	HABITABLE SPACE ADDITION
R	15'-6" x 9'-2"	142.1 SF	HABITABLE SPACE ADDITION
S	10'-4" x 7'-0"	72.3 SF	HABITABLE SPACE ADDITION
T	3'-7" x 3'-1"	11.1 SF	HABITABLE SPACE ADDITION
U	13'-9" x 3'-2"	43.5 SF	HABITABLE SPACE ADDITION

FIRST FLOOR SUBTOTAL = 2794.0 SF

SECTION	DIMENSIONS	AREA	NOTES
V	13'-5" x 17'-3"	231.4 SF	HABITABLE SPACE TO REMAIN
W	3'-11" x 6'-7"	25.8 SF	HABITABLE SPACE TO REMAIN
X	24'-8" x 28'-3"	696.8 SF	HABITABLE SPACE TO REMAIN
Y	13'-9" x 6'-3"	85.9 SF	HABITABLE SPACE ADDITION

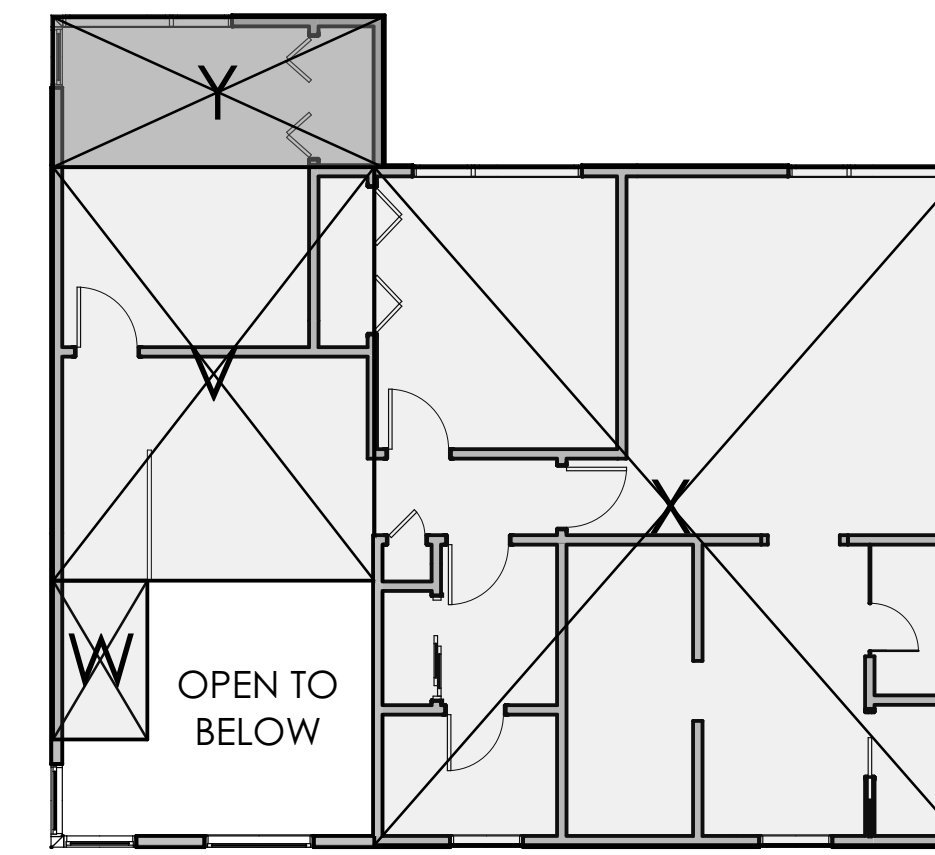
SECOND FLOOR SUBTOTAL = 1039.9 SF

**TOTAL PROPOSED FLOOR AREA = 3833.9 SF**

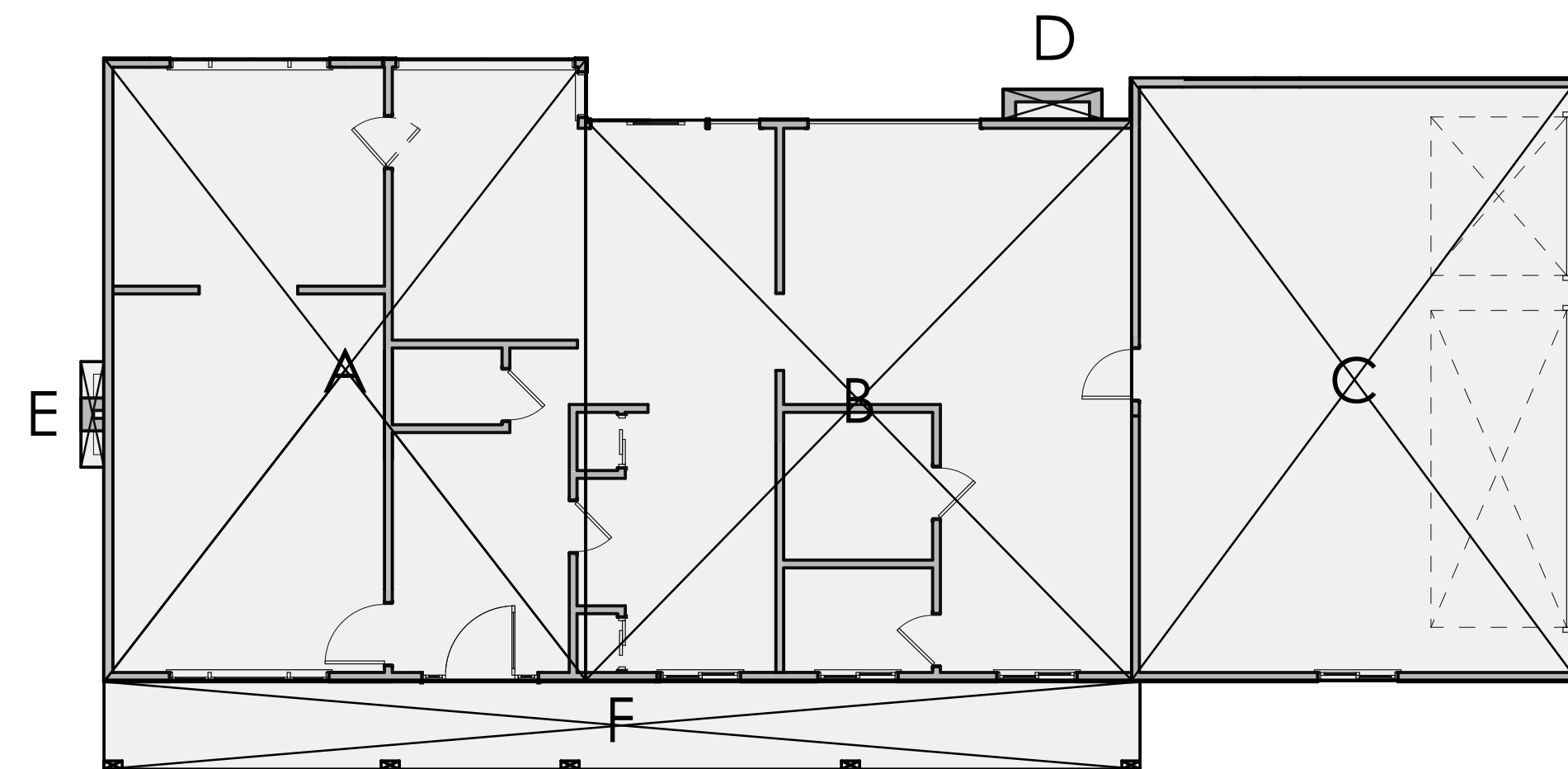
L	12'-0" x 4'-0"	48.0 SF	NEW COVERED PORCH
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FIRST FLOOR SUBTOTAL = 2794.0 SF

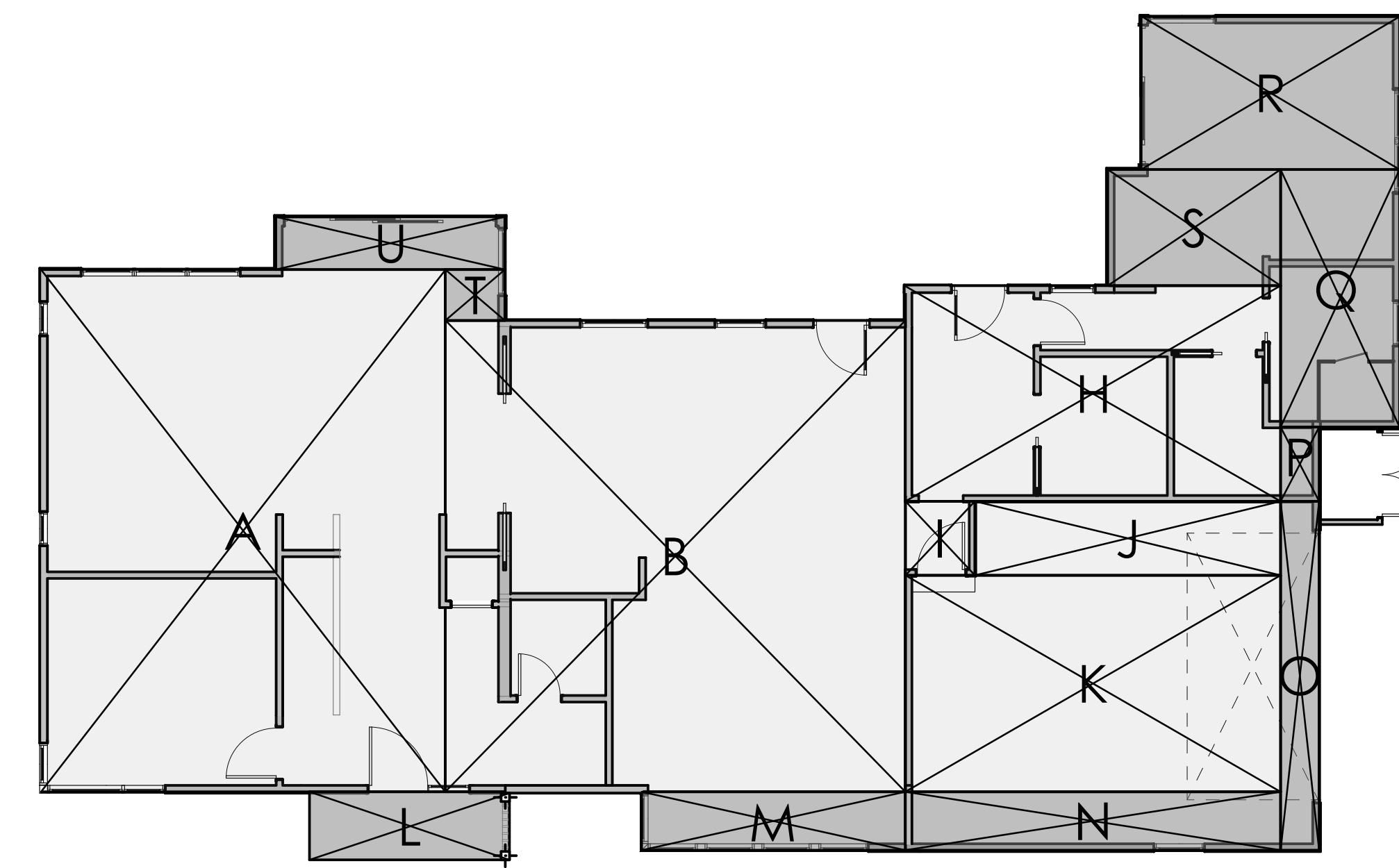
**PROPOSED SITE COVERAGE = 2842.0 SF**



2 PROPOSED SECOND FLOOR FAR DIAGRAM  
1/8" = 1'-0"



1 EXISTING FIRST FLOOR FAR DIAGRAM  
1/8" = 1'-0"



1 PROPOSED FIRST FLOOR FAR DIAGRAM  
1/8" = 1'-0"

SEAL:

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DRAWN: PR  
DATE: 4/9/2019  
JOB NO: 1806  
DRAWING TITLE: FAR DIAGRAMS

SHEET: \_\_\_\_\_

**Kieltly Arborist Services**  
 Certified Arborist WE#0476A  
 P.O. Box 6187  
 San Mateo, CA 94403  
 650-515-9783

January 28, 2019

Ashrafa & Shabbir Anik  
 1229 Woodview Terrace  
 Los Altos, CA 94022

To: City of Los Altos, Planning Department  
 1 N San Antonio Road  
 Los Altos, CA 94022

Site: 1229 Woodview Terrace, Los Altos CA

Dear Ashrafa & Shabbir Anik,

As requested on Friday, December 7, 2018, I visited the above site for the purpose of inspecting and commenting on the trees. A home addition is proposed on this site, and your concern as to the future health and safety of existing trees has prompted this visit. Site plan A1.0 dated 1/25/19 was reviewed for writing this report.

**Method:**

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. Each tree was put into a health class using the following rating system:

- F- Very Poor
- D- Poor
- C- Fair
- B- Good
- A- Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Tree#	Species	DBH	CON	HT/SP	Comments
1229 Woodview Terrace 1/28/19 (2)					
<b>Survey:</b>					
1R	Fan palm ( <i>Chamaerops humilis</i> )	9.3	B	10/3	Fair vigor, fair form.
2R	Fan palm ( <i>Chamaerops humilis</i> )	6.5	F	10/0	DEAD
3R	Fan palm ( <i>Chamaerops humilis</i> )	9.1	B	15/5	Fair vigor, fair form.
4R	Fan palm ( <i>Chamaerops humilis</i> )	7.2	B	8/4	Fair vigor, fair form.
5	Pink dawn chitalpa ( <i>Chitalpa tashkentensis</i> )	9.6	C	12/10	Fair vigor, poor form, sun scald on trunk has caused decay.
6P	Chinese tallow ( <i>Triadica sabifera</i> )	11.8	B	35/15	Good vigor, good form, <b>street tree</b> , lifting driveway slab.
7P	Chinese tallow ( <i>Triadica sabifera</i> )	9.9	B	25/15	Good vigor, good form, <b>street tree</b> .
8R	Yucca ( <i>Yucca gloriosa</i> )	6.0	F	10/0	DEAD.
9R	Yucca ( <i>Yucca gloriosa</i> )	3"x8	F	12/8	Poor vigor, poor form, decay, suppressed.
10P/R	Monterey cypress ( <i>Hesperocyparis macrocarpa</i> )	43.5	C	50/30	Fair vigor, poor form, multi leader at 5 feet with poor unions, suppressed by #11, leans towards home, canker in canopy.
11P	Deodar cedar ( <i>Cedrus deodara</i> )	23.0	B	60/25	Good vigor, poor form, codominant at 12 feet with large seam indicating included bark, recommended to cable and reduce one of the leaders.
12	Evergreen pear ( <i>Pyrus kawakamii</i> )	9.9	B	25/20	Fair vigor, fair form, minor fireblight.
13*	African fern pine ( <i>Afrocarpus falcatus</i> )	14est	B	35/15	Fair vigor, fair to poor form, suppressed by redwood, leans into property.

1229 Woodview Terrace 1/28/19 (6)

**Summary/ tree health recommendations:**  
 Fan palm trees #1-4 are located in front of the home on both sides of the existing walkway. These trees will need to be removed to facilitate the construction of a new walkway. None of these trees are of a protected size in the city of Los Altos. Fan palm tree #2 is dead, and should be removed regardless of the proposed construction.

Pink dawn chitalpa tree #5 is in fair condition. This tree is a small non protected tree. A large scar is visible on the tree trunk from a sun scald burn. The new driveway will encroach towards this tree. Impacts are expected to be minor. Roots should be cleanly cut when close to the tree. Significant irrigation should be provided for one year following root cutting. Every 2 weeks the tree should receive heavy flood type irrigation, until the top 6 to 12" of soil is saturated.

Chinese tallow trees #6 and #7 are protected street trees. The proposed driveway is moved further away from the tree than the existing. No impacts from driveway construction are expected. It is recommended to irrigate both street trees every 2 weeks during construction using flood type irrigation (hose).

Yucca trees #8 and #9 are not of a protected size. These trees are in decline due to an abundance of decay observed on the trunks. Both trees are recommended for removal as they are not expected to improve.



Deodar cedar tree #11 is in fair condition. The trees form is poor due being codominant at 12feet with a poor union. A seam is visible in the union and may indicate included bark. It is recommended to significantly reduce the smaller of the 2 codominant leaders as well as to cable the 2 leaders together. This will help to reduce risk of a codominant leader failure due to the tree's poor form. The tree is recommended to be assessed every 5 years following the pruning and cabling.

**Showing poor union**

Evergreen pear tree #12 is in good condition. The tree is far from any proposed construction and no impacts are expected. It is recommended to prune out all disease infected tissue (fire blight normal for species). African fern pine tree #13 is located on the neighbor's property to the east. No impacts are expected for this tree.

Tree#	Species	DBH	CON	HT/SP	Comments
1229 Woodview Terrace 1/28/19 (3)					
<b>Survey:</b>					
14P	Redwood ( <i>Sequoia sempervirens</i> )	39.5	D	80/25	Fair to poor vigor, poor form, codominant at last 20 feet of tree height, drought stressed.
15P/R	Redwood ( <i>Sequoia sempervirens</i> )	37.8	D	80/25	Fair vigor, poor form, codominant at last 10 feet, drought stressed.
16*	Loquat ( <i>Eriobotrya japonica</i> )	10est	C	12/12	Fair vigor, poor form, leans towards property, 8 feet from property line.
17*	Xylosma ( <i>Xylosma congesta</i> )	6.0est	C	15/10	Fair vigor, fair form, hedge material.
18*	Xylosma ( <i>Xylosma congesta</i> )	6.0est	C	15/10	Fair vigor, fair form, hedge material.
19*	Xylosma ( <i>Xylosma congesta</i> )	6.0est	C	15/10	Fair vigor, fair form, hedge material.
20*	Xylosma ( <i>Xylosma congesta</i> )	6.0est	C	15/10	Fair vigor, fair form, hedge material.
21*	Xylosma ( <i>Xylosma congesta</i> )	6.0est	C	15/10	Fair vigor, fair form, hedge material.

**P-Indicates protected tree by city ordinance**  
**R-Indicates proposed tree removal**  
**\*-Indicated tee on neighboring property**

**Site observations:**

The landscape at 1229 Woodview Terrace has been fairly well maintained in the past. The site and surrounding properties are heavily planted with 21 trees being surveyed. No native trees to this area of Los Altos were observed. 6 heritage trees were observed on site. 2 out of the 6 heritage trees are street trees #6-7.

1229 Woodview Terrace 1/28/19 (7)

Redwood tree #14 is in poor condition. This tree is drought stressed and has lost apical dominance at the top of its canopy. Multiple new tops were observed. This can raise risk of a branch failure at the top of the canopy. The top of the tree can be removed to reduce risk, but will require more frequent than necessary future pruning to remove new codominant leader growth. The vigor of the tree may be improved through heavy frequent irrigation.

Trees #16-21 are located on the neighbor's property to the north. These trees are all in fair condition and create a good screen between the property and neighboring property. No construction is proposed near these trees, therefore no impacts are expected.

**Impacts**

No impacts are expected on this site as the only trees in close proximity to the proposed construction are proposed for removal (#15 & #10). The following tree protection plan will help to protect the retained trees on site from any potential impacts such as compaction from heavy foot traffic or heavy machinery driving over root zones.

**Tree Protection Plan:**

**Tree Protection Zones**  
 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. Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6" tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. Tree protection fencing shall be placed just outside of the canopy spread for the retained trees. The location of the tree protection fencing may be modified by the planning director. When it is not possible to place tree protection fencing at the recommended tree protection zones because of the proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or existing hardscapes. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access (if needed), should be mulched with 6" of coarse wood chips with 1/2 inch plywood laid on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site. No signs, wires, or any other object shall be attached to the trees.

**Landscape Buffer**

Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

1229 Woodview Terrace 1/28/19 (4)



**Showing poor unions at 5'**

This tree has fair to poor form as the tree is codominant at 5 feet with poor unions observed. This species is prone to limb failure due to poorly formed unions (included bark). The proposed addition is located at 9 feet from the tree. At 9 feet the tree's critical root zone would be impacted. Roots within the tree's critical root zone are needed not only for health but most importantly structural stability. Tree critical root zones are generally defined as 3 times the diameter. Los Altos Municipal Code 11.08.090-Determination on permit, states the following about tree removal criteria:

1-The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services:  
 Coryneum canker disease was observed in the tree's canopy, and the tree is too close to the existing and proposed structure. The tree's lean towards the home could also be considered hazardous.

2-The necessity to remove the tree for economic or other enjoyment of the property.  
 The client would like to remove the tree for economic reasons and enjoyment of the property (addition area). Monterey cypress tree #1 is proposed for removal as it is not expected to survive impacts from the proposed construction. The tree is not a good tree to be preserved as it is heavy towards the home due to growing in suppressed conditions. Coryneum canker disease also has an impact on the tree's lifespan. Lost screening would be minimal due to retained cedar tree #11.

1229 Woodview Terrace 1/28/19 (8)

**Root Cutting**  
 Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

**Grading**

The existing grade level around the trees shall be maintained out to the dripline of the trees when possible. Anytime existing grades are to be changed underneath the dripline of a protected tree more than 3" special mitigation measures will need to be put into action to reduce impacts to the trees. Aeration will need to be provided to root zones of trees that are to experience fill soil being placed within the tree root zones. Grades shall not be lowered when within 3 times the diameter of a protected tree on site. Lowering grades will result in roots needing to be cut and is highly discouraged.

**Trenching and Excavation**

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

**Irrigation**

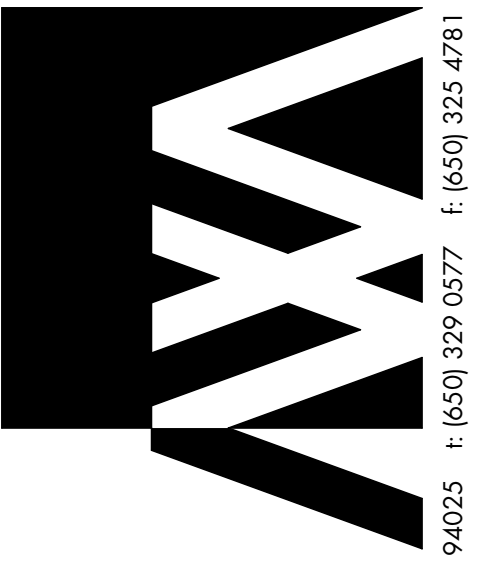
Imported trees- On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April - November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation.

**Inspections**

It is the contractor's responsibility to contact the site arborist when work is to take place underneath the canopy or dripline of a protected tree on site. Kieltly Arborist Services can be reached by email at [kkarbor0476@yahoo.com](mailto:kkarbor0476@yahoo.com) or by phone at (650) 515-9783 (Kevin).

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,  
 Kevin Kieltly Certified Arborist WE#0476A



ANA WILLIAMSON ARCHITECT  
 888 SANTA CRUZ AVE N, MENLO PARK, CA 94025  
 t: (650) 329 0377 f: (650) 325 4781

SEAL:

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APN: 342390034  
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DATE: 4/9/2019

JOB NO: 1806

DRAWING TITLE: ARBORIST REPORT

SHEET:

**A0.2**



1201 WOODVIEW TERRACE



1205 WOODVIEW TERRACE



1206 WOODVIEW TERRACE



1208 WOODVIEW TERRACE



1212 WOODVIEW TERRACE



1216 WOODVIEW TERRACE



1222 WOODVIEW TERRACE



1230 WOODVIEW TERRACE



1237 WOODVIEW TERRACE

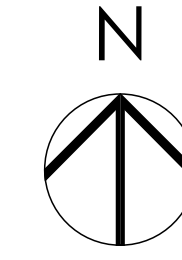


1245 WOODVIEW TERRACE

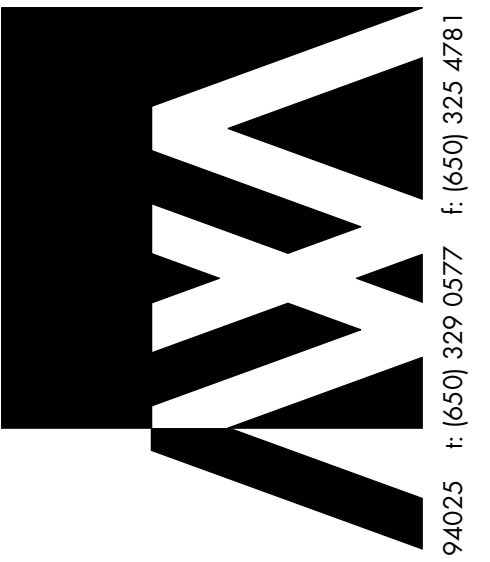


LEGEND

- PROPERTY LINE
- - - - - STREET CENTER
- \_\_\_\_\_ BUILDING FOOTPRINT
- - - - - SETBACK
- ▒ 2ND STOREY FOOTPRINT



1 NEIGHBORHOOD CONTEXT MAP  
1" = 40'



ANA WILLIAMSON ARCHITECT  
885 SANTA CRUZ AVE A, MENLO PARK, CA 94025 F: (650) 329 0377 E: (650) 325 4781

ANIK RESIDENCE  
1229 WOODVIEW TERRACE  
LOS ALTOS, CA 94024  
APN: 34239034

DESIGN REVIEW - NOT FOR CONSTRUCTION

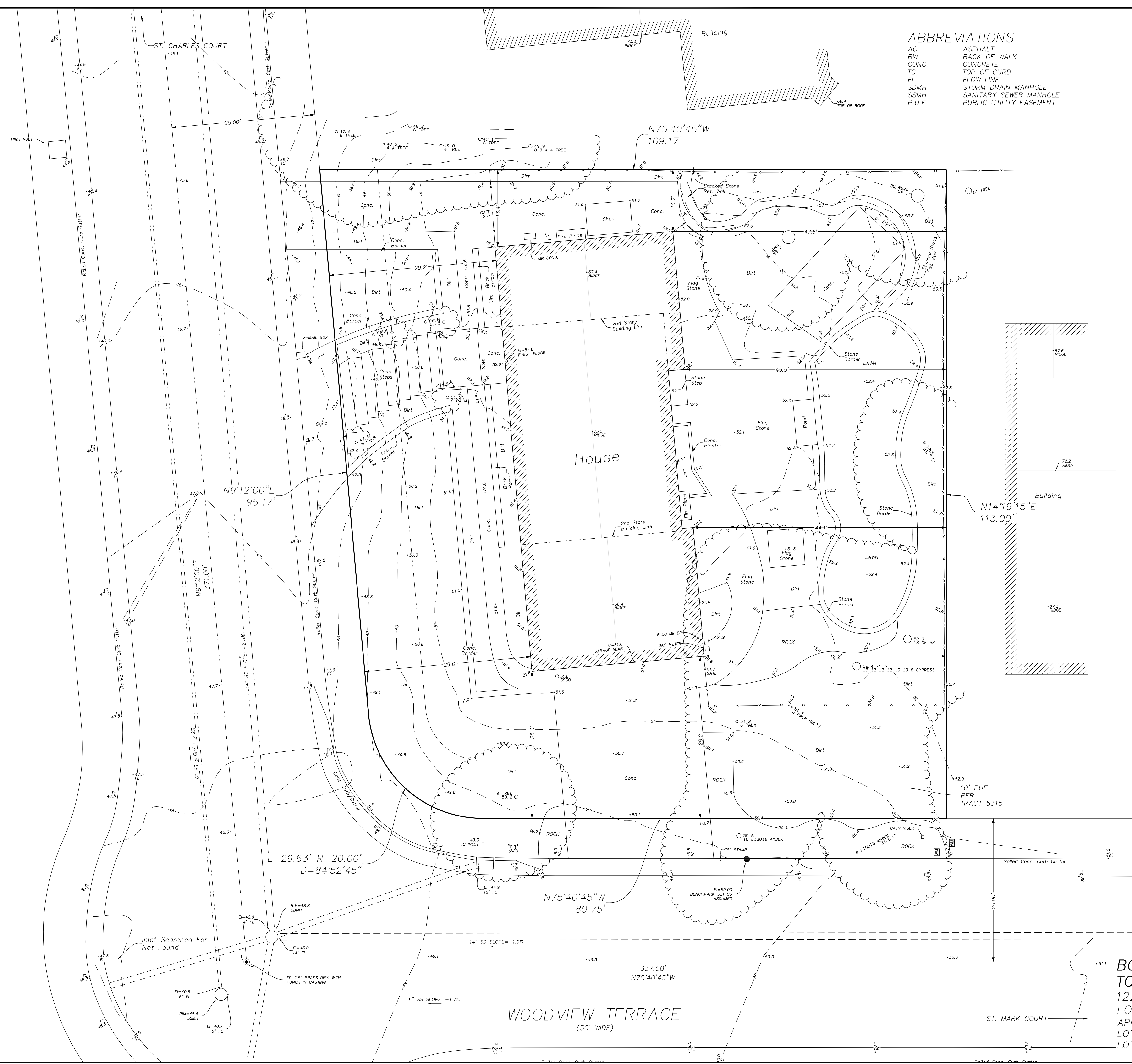
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DRAWN: \_\_\_\_\_ PR  
DATE: 4/9/2019  
JOB NO: 1806  
DRAWING TITLE: NEIGHBORHOOD CONTEXT MAP

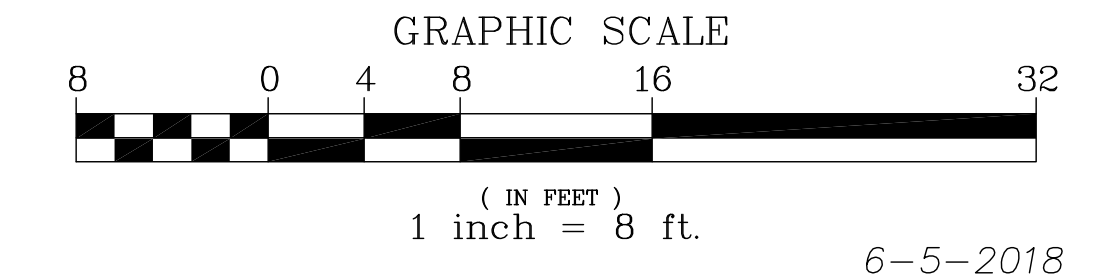
SHEET: \_\_\_\_\_

A0.3



**ABBREVIATIONS**

- AC ASPHALT
- BW BACK OF WALK
- CONC. CONCRETE
- TC TOP OF CURB
- FL FLOW LINE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- P.U.E PUBLIC UTILITY EASEMENT

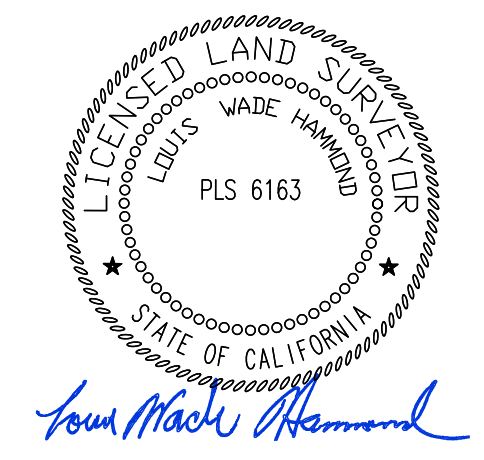


**NOTES**

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.
- DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. THE BUILDING EXTERIOR FINISHED SURFACE IS STUCCO AND VARIES APPROXIMATELY 0.06'-0.10' IN THICKNESS.
- FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
- BENCHMARK: ASSUMED DATUM, POINT AS SHOWN
- A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY L. WADE HAMMOND LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.
- TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

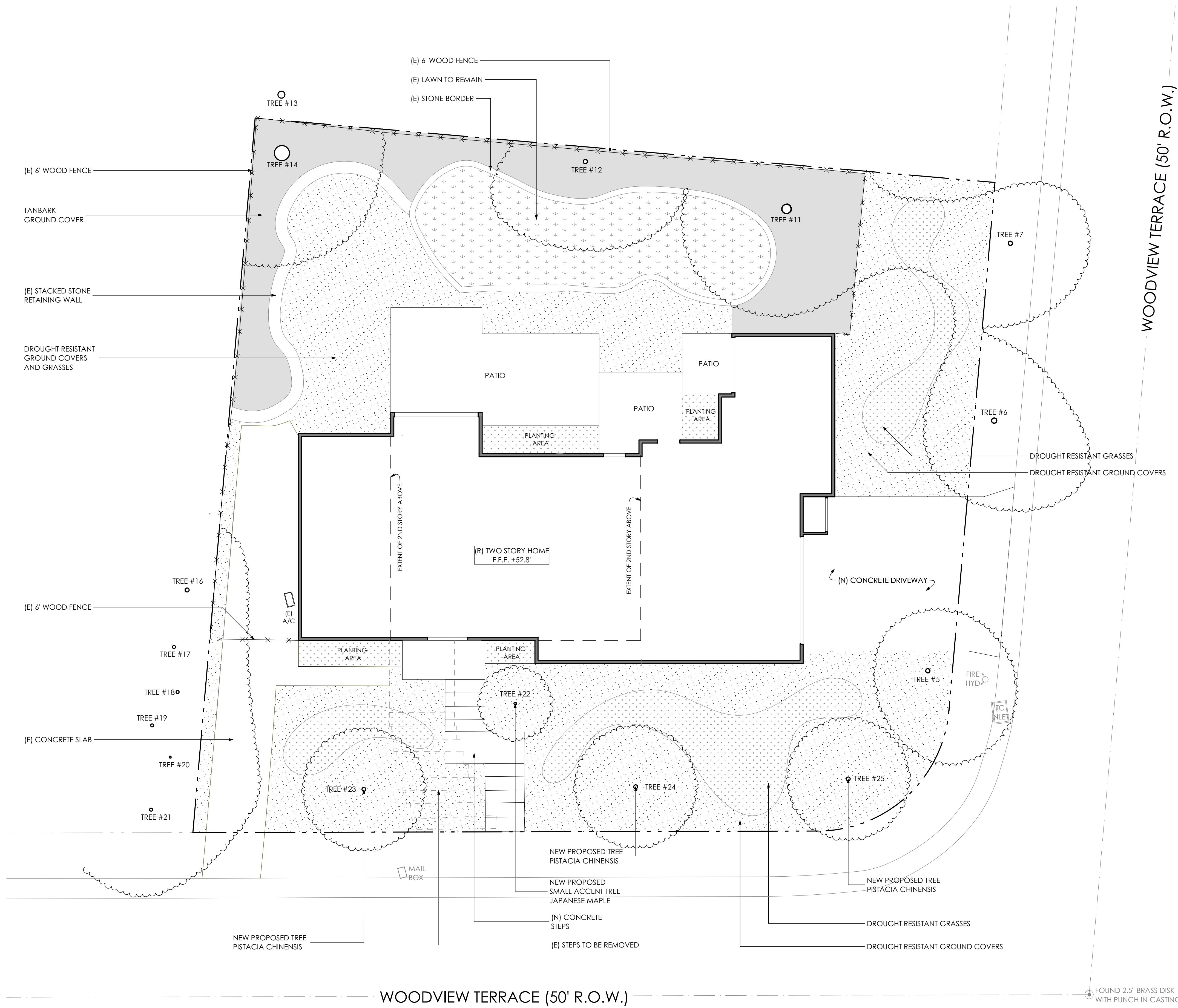
**LEGEND**

- FOUND POINT IN MONUMENT CASTING (AS NOTED)
- ( ) RECORD DATA / REFERENCE
- WM WATER METER OR WATER VALVE BOX
- ⊕ FIRE HYDRANT
- ⊕ 16 12 8 OAK TREE - TRUNK DIAMETER IN INCHES. TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
- ⊕ 16 12 8 OAK TREE WITH MULTIPLE TRUNKS
- TRUNK ↑ TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- +25.34 TC TOP OF CURB
- +12.34 FENCE
- +12.34 SPOT ELEVATION
- SSCO 8.14 SANITARY SEWER CLEAN OUT
- ELEC UTILITY BOX-TYPE AS NOTED SIZE AS DRAWN
- ⊕ IRRIGATION VALVE BOX
- TC=8.97 INLET FL=12.34 STORM DRAIN CURB INLET



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 1229 WOODVIEW TERRACE  
 LOS ALTOS  
 APN: 342-39-034  
 LOT 72, TR 5315  
 LOT AREA: 11,694 SQ. FT.

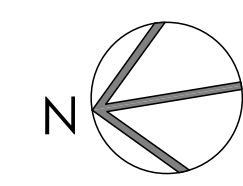
**L. Wade Hammond**  
 Licensed Land Surveyor  
 No. 6163  
 36660 Newark Blvd. Suite C  
 Newark, California 94560  
 Tel: (510) 579-6112 Fax: (510) 991-8054  
 wade@whlandsurveyor.com



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

LEGEND

- TANBARK
- (E) LAWN
- PLANTING AREA
- DROUGHT RESISTANT GROUND COVERS & GRASSES



TREE PLAN

RETAINED TREES	#	SPECIES	DIA."	RETAIN/NEW
	5	PINK DAWN CHITALPA	9.6	RETAIN
	6	CHINESE TALLOW	11.8	RETAIN
	7	CHINESE TALLOW	9.9	RETAIN
	11	DEODAR CEDAR	23.0	RETAIN
	12	EVERGREEN PEAR	9.9	RETAIN
	13	AFRICAN FERN PINE	14	RETAIN
	14	REDWOOD	39.5	RETAIN
	16	LOQUAT	10	RETAIN
	17	XYLOSMA	6	RETAIN
	18	XYLOSMA	6	RETAIN
	19	XYLOSMA	6	RETAIN
	20	XYLOSMA	6	RETAIN
	21	XYLOSMA	6	RETAIN

PROPOSED TREES	#	SPECIES	DIA."	RETAIN/NEW
	22	JAPANESE MAPLE	10**	PROPOSED
	23	PISTACIA CHINENSIS	24**	PROPOSED
	24	PISTACIA CHINENSIS	24**	PROPOSED
	25	PISTACIA CHINENSIS	24**	PROPOSED

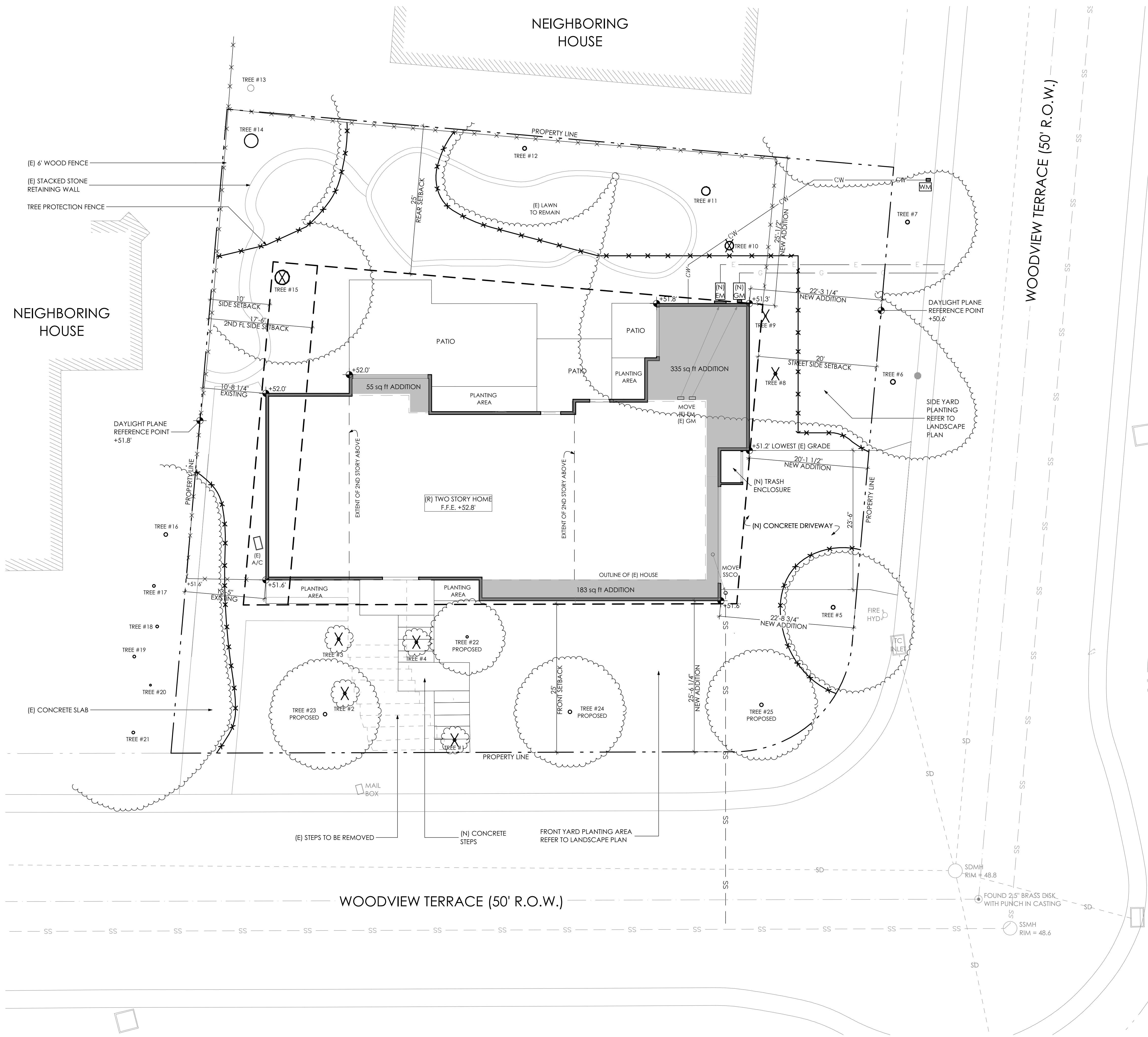
\* INDICATES NEIGHBOR'S TREE  
 \*\* ANTICIPATED TREE DIAMETER AT MATURITY

PROPOSED TREE IMAGES



ANIK RESIDENCE  
 1229 WOODVIEW TERRACE  
 LOS ALTOS, CA 94024  
 APN: 34239034  
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 DATE: 4/9/2019  
 JOB NO: 1806  
 DRAWING TITLE: LANDSCAPE PLAN



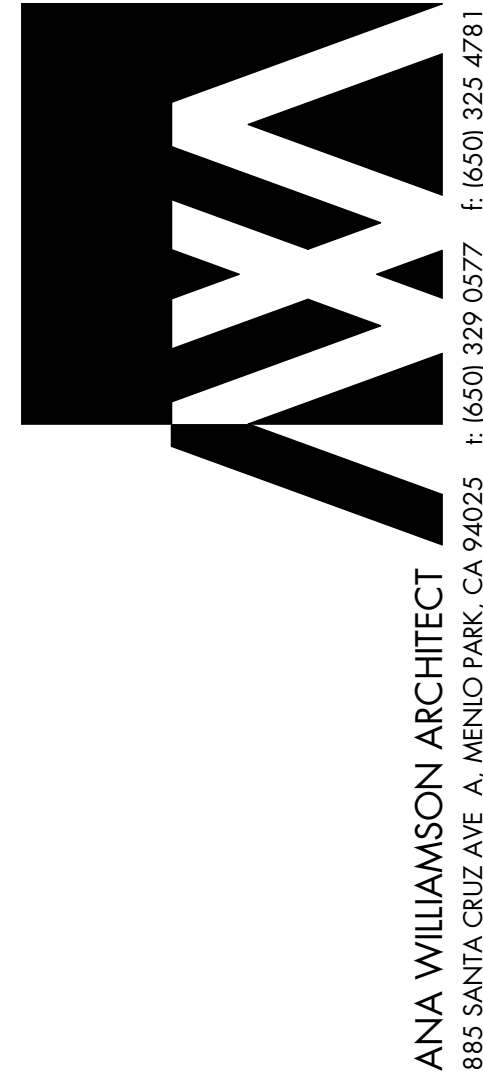
**TREE PLAN**

#	SPECIES	DIA.**	RETAIN/REMOVE/NEW
1	FAN PALM	9.3	REMOVE
2	FAN PALM	6.5	REMOVE
3	FAN PALM	9.1	REMOVE
4	FAN PALM	7.2	REMOVE
5	PINK DAWN CHITALPA	9.6	RETAIN
6	CHINESE TALLOW	11.8	RETAIN
7	CHINESE TALLOW	9.9	RETAIN
8	YUCCA	6.0	REMOVE
9	YUCCA	3	REMOVE
10	MONTEREY CYPRESS	43.5	REMOVE
11	DEODAR CEDAR	23.0	RETAIN
12	EVERGREEN PEAR	9.9	RETAIN
13*	AFRICAN FERN PINE	14	RETAIN
14	REDWOOD	39.5	RETAIN
15	REDWOOD	37.8	REMOVE
16*	LOQUAT	10	RETAIN
17*	XYLOSMA	6	RETAIN
18*	XYLOSMA	6	RETAIN
19*	XYLOSMA	6	RETAIN
20*	XYLOSMA	6	RETAIN
21*	XYLOSMA	6	RETAIN
22	JAPANESE MAPLE	8**	PROPOSED
23	PISTACIA CHINENSIS	24**	PROPOSED
24	PISTACIA CHINENSIS	24**	PROPOSED
25	PISTACIA CHINENSIS	24**	PROPOSED

\* INDICATES NEIGHBOR'S TREE  
 \*\* ANTICIPATED TREE DIAMETER AT MATURITY

**LEGEND**

- ADDITION TO EXISTING HOUSE
- PROPERTY LINE
- SETBACK LINE
- FENCE
- TREE PROTECTION FENCE
- WATER LINE
- ELECTRICAL/CABLE LINES
- GAS LINE
- DRAINAGE LINE



**ANIK RESIDENCE**  
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 LOS ALTOS, CA 94024  
 APN: 34239034

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DRAWN: \_\_\_\_\_ PR

DATE: 4/9/2019

JOB NO: 1806

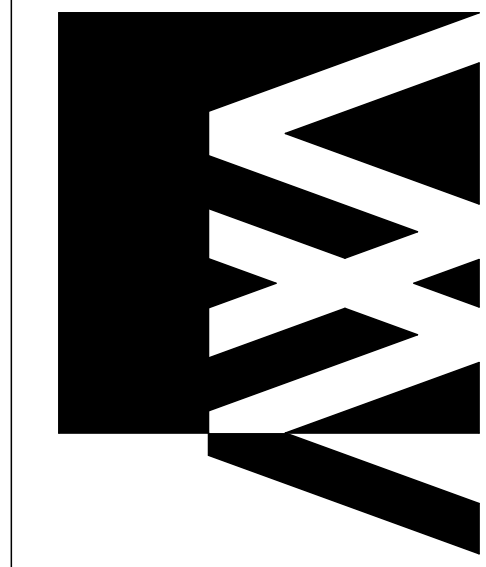
DRAWING TITLE: PROPOSED SITE PLAN

SHEET: \_\_\_\_\_

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



A1.0



SEAL:

**ANIK RESIDENCE**  
1229 WOODVIEW TERRACE  
LOS ALTOS, CA 94024  
APN: 34239034

DESIGN REVIEW - NOT FOR CONSTRUCTION

ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_

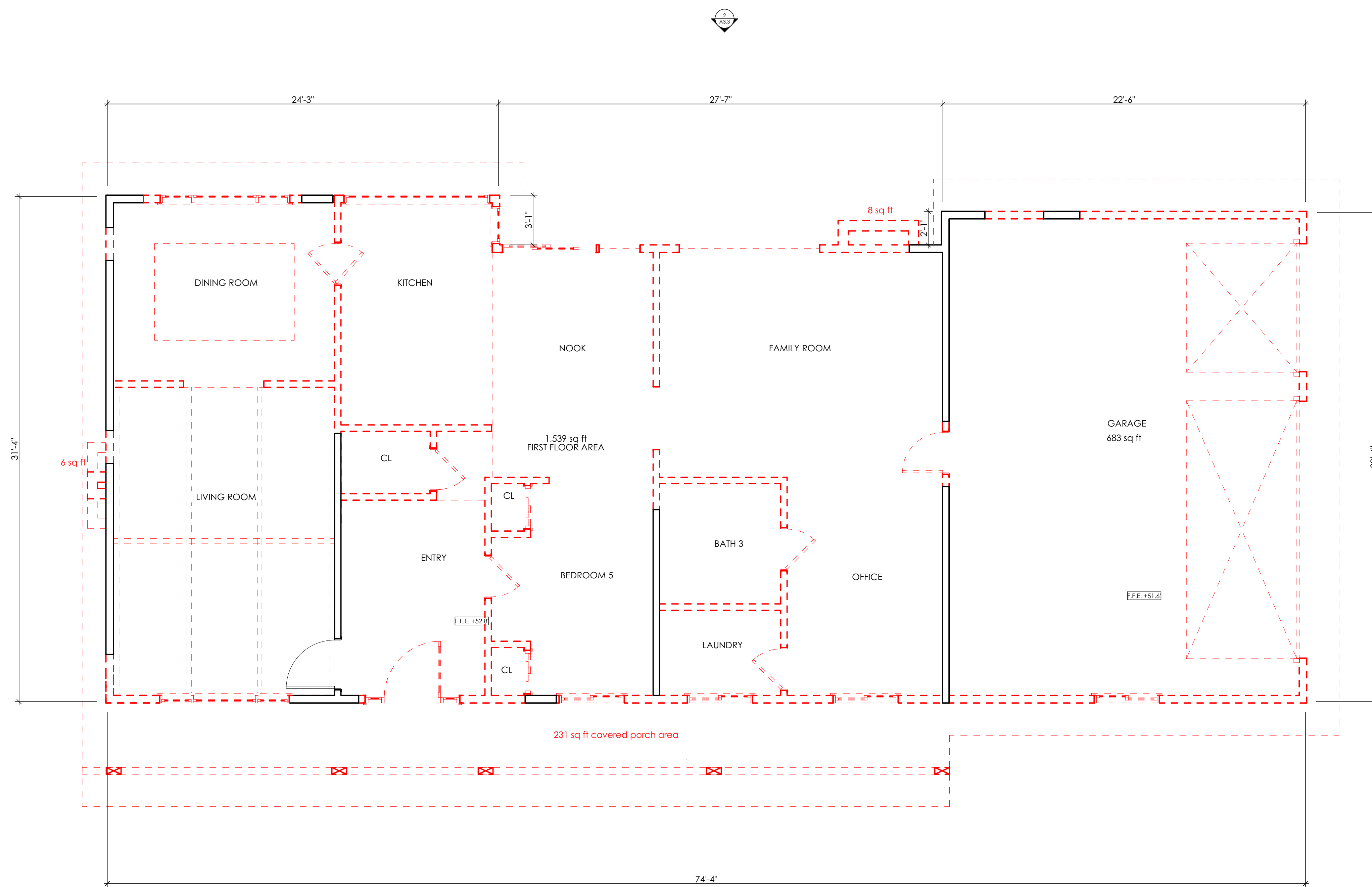
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DRAWN: \_\_\_\_\_ PR  
DATE: 4/9/2019  
JOB NO: 1806  
DRAWING TITLE:  
EXISTING FIRST FLOOR PLAN

SHEET:

A2.0

CONSTRUCTION LEGEND	
	(E) WALL TO REMAIN
	WALL TO BE DEMOLISHED
	(N) WALL
	(N) FLOOR AREA

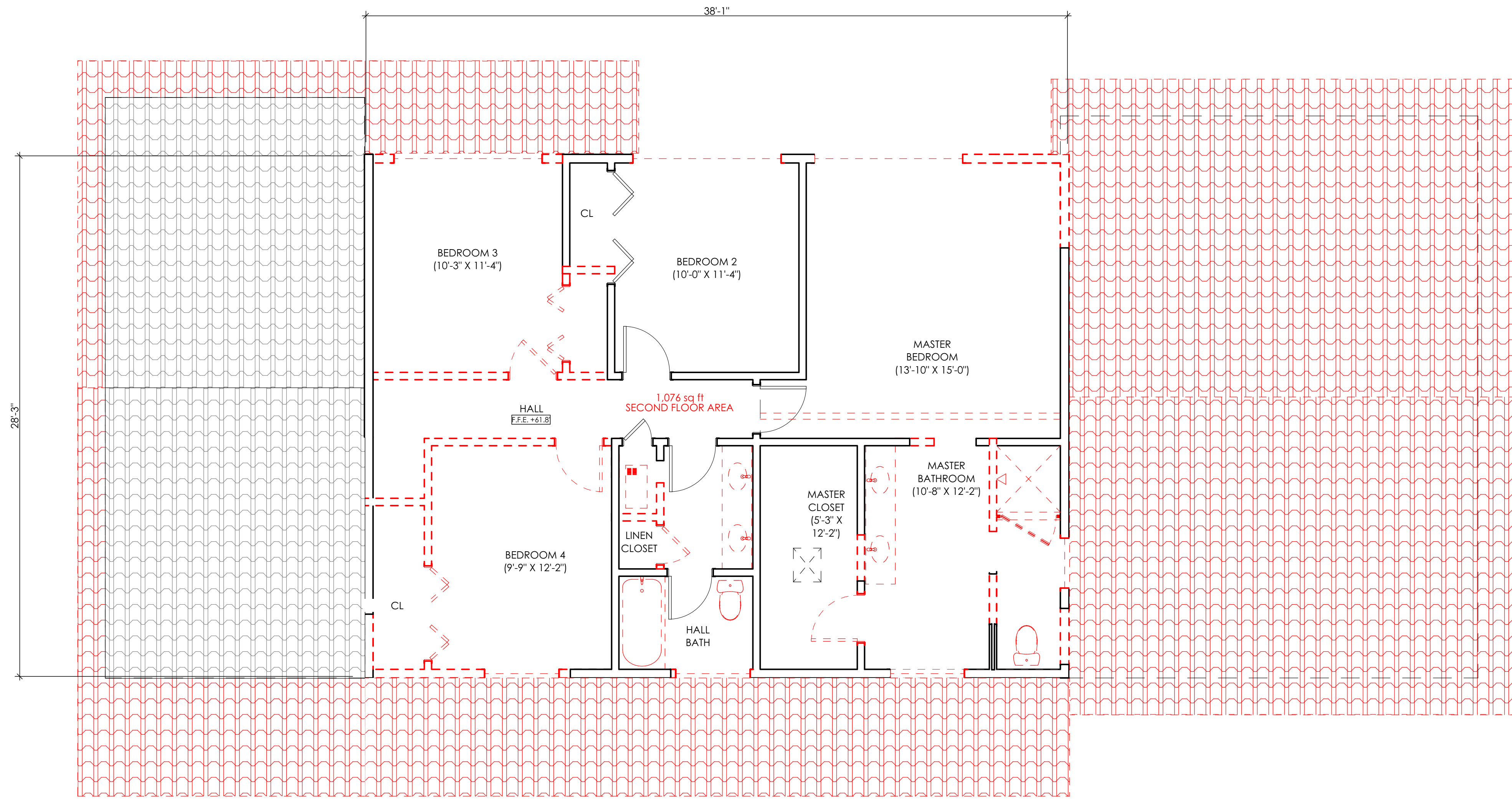


1 EXISTING AND DEMOLITION FIRST FLOOR PLAN  
1/4" = 1'-0"



NOTES

CONSTRUCTION LEGEND	
	(E) WALL TO REMAIN
	WALL TO BE DEMOLISHED
	(N) WALL
	(N) FLOOR AREA



1 EXISTING AND DEMOLITION SECOND FLOOR PLAN  
1/4" = 1'-0"

**ANIK RESIDENCE**  
1229 WOODVIEW TERRACE  
LOS ALTOS, CA 94024  
APN: 34239034

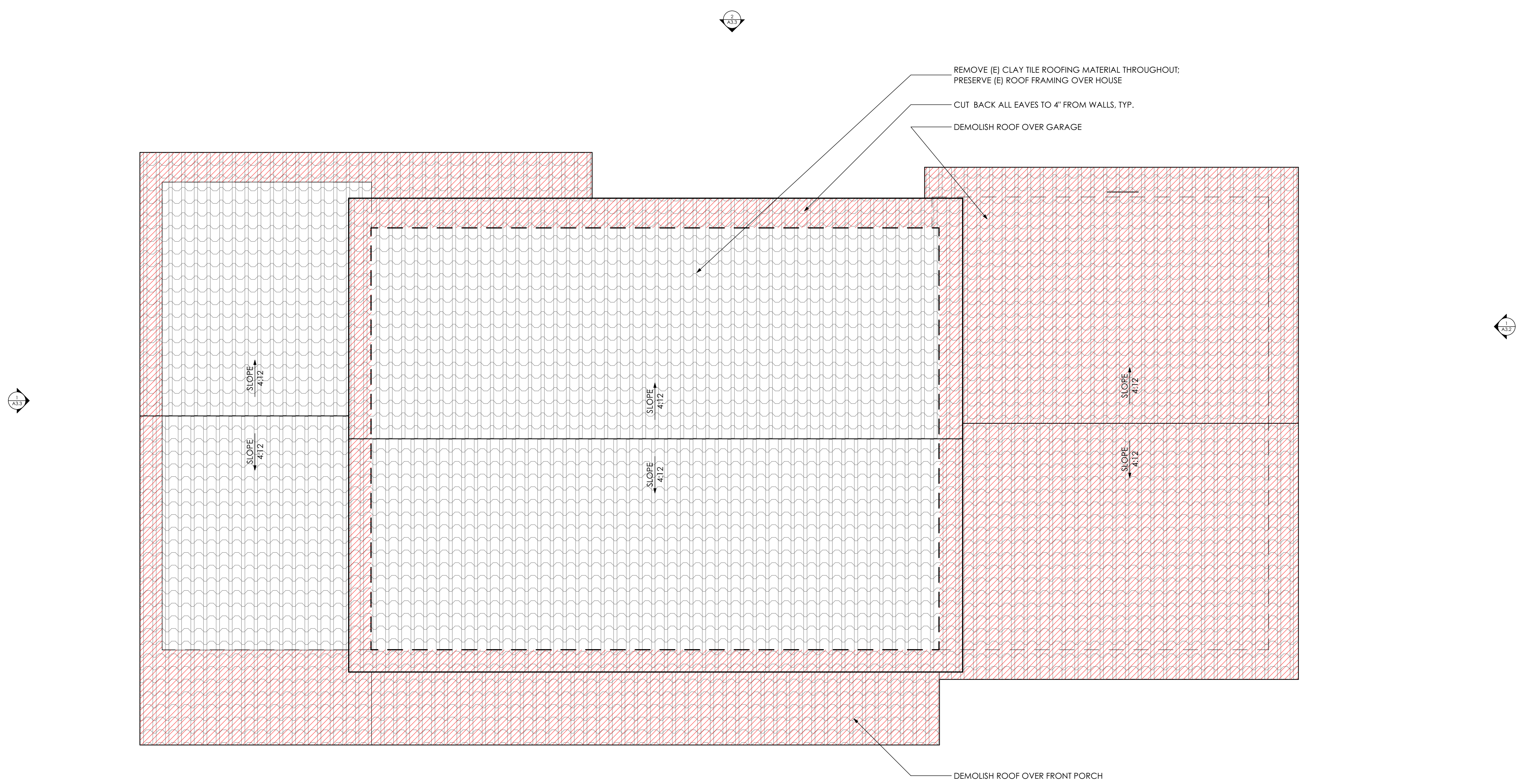
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ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_

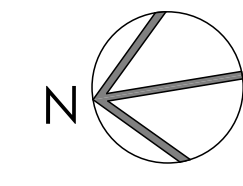

DRAWN: PR  
DATE: 4/9/2019  
JOB NO: 1806  
DRAWING TITLE:  
EXISTING AND DEMOLITION  
SECOND FLOOR PLAN

SHEET:





**1** EXISTING AND DEMOLITION ROOF PLAN  
1/4" = 1'-0"







**ANIK RESIDENCE**  
1229 WOODVIEW TERRACE  
LOS ALTOS, CA 94024  
APN: 34239034

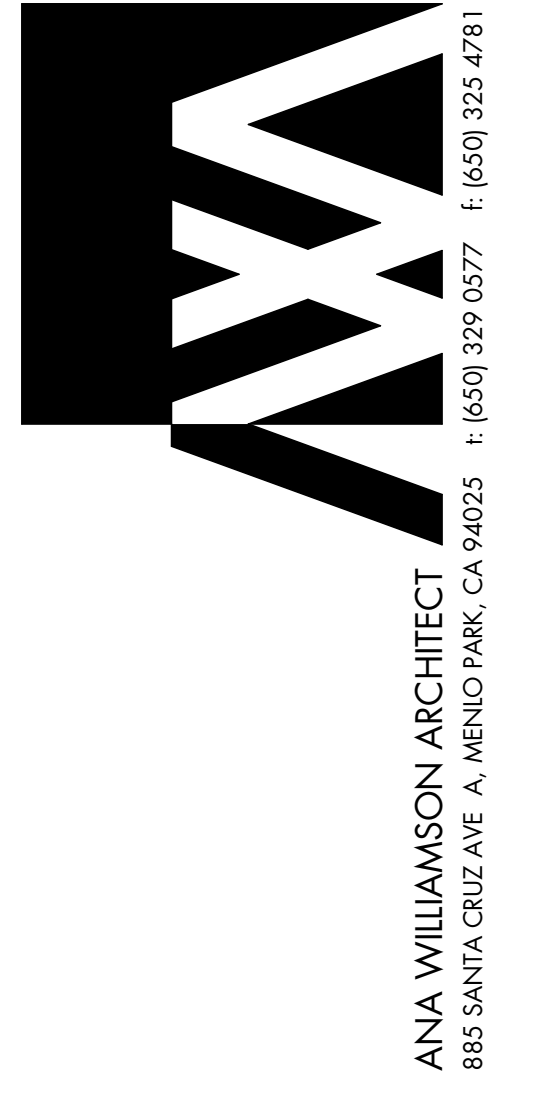
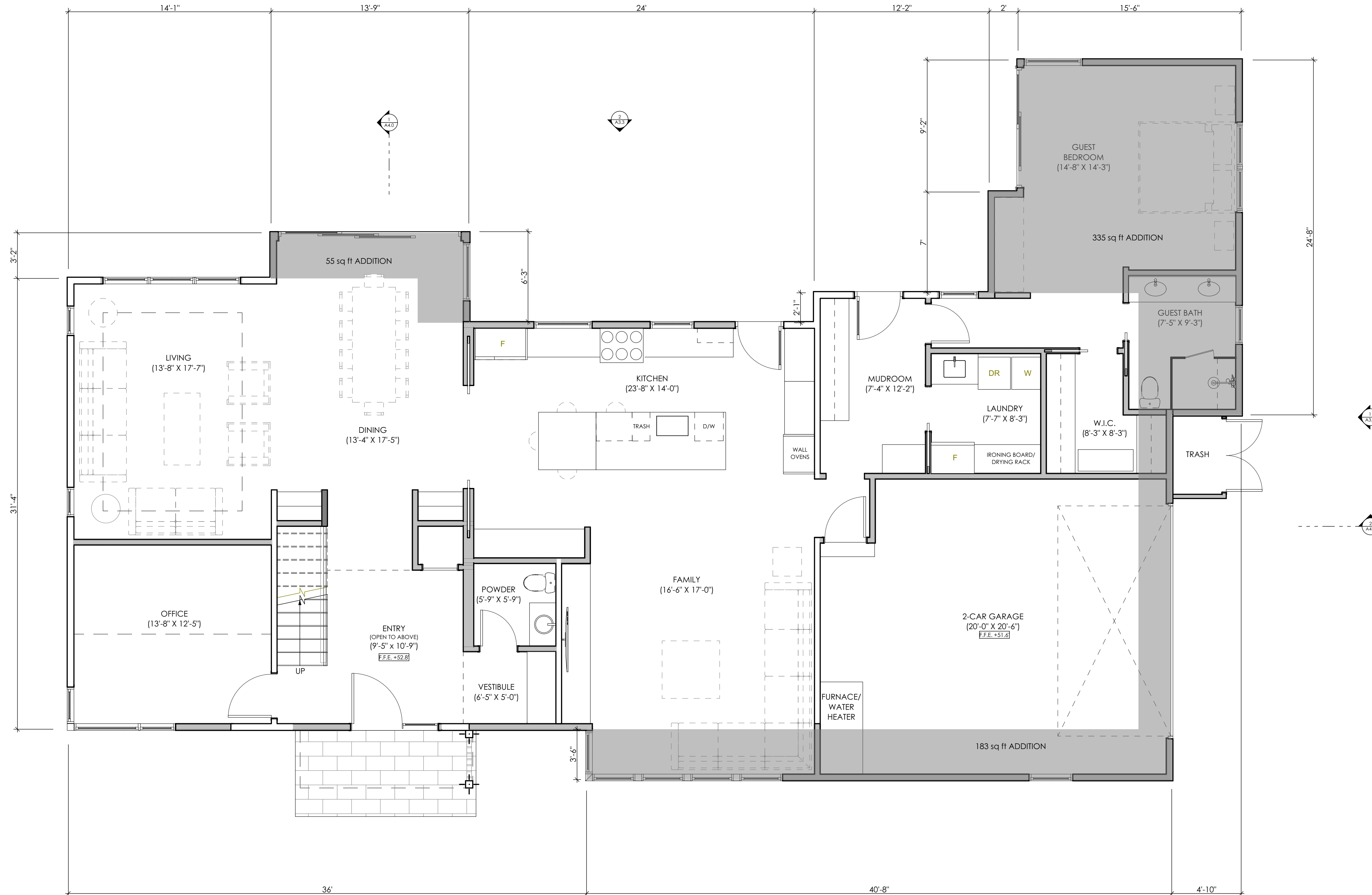
**DESIGN REVIEW - NOT FOR CONSTRUCTION**

ISSUE	DATE

DRAWN: PR  
DATE: 4/9/2019  
JOB NO: 1806  
DRAWING TITLE: EXISTING AND DEMOLITION ROOF PLAN

NOTES

CONSTRUCTION LEGEND	
	(E) WALL TO REMAIN
	WALL TO BE DEMOLISHED
	(N) WALL
	(N) FLOOR AREA



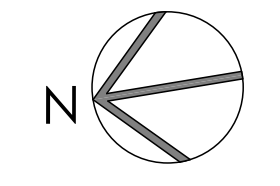
SEAL:

**ANIK RESIDENCE**  
 1229 WOODVIEW TERRACE  
 LOS ALTOS, CA 94024  
 APN: 34239034

**DESIGN REVIEW - NOT FOR CONSTRUCTION**

ISSUE	DATE

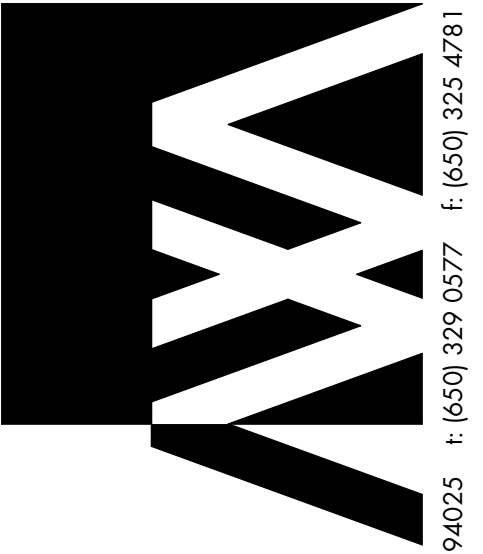
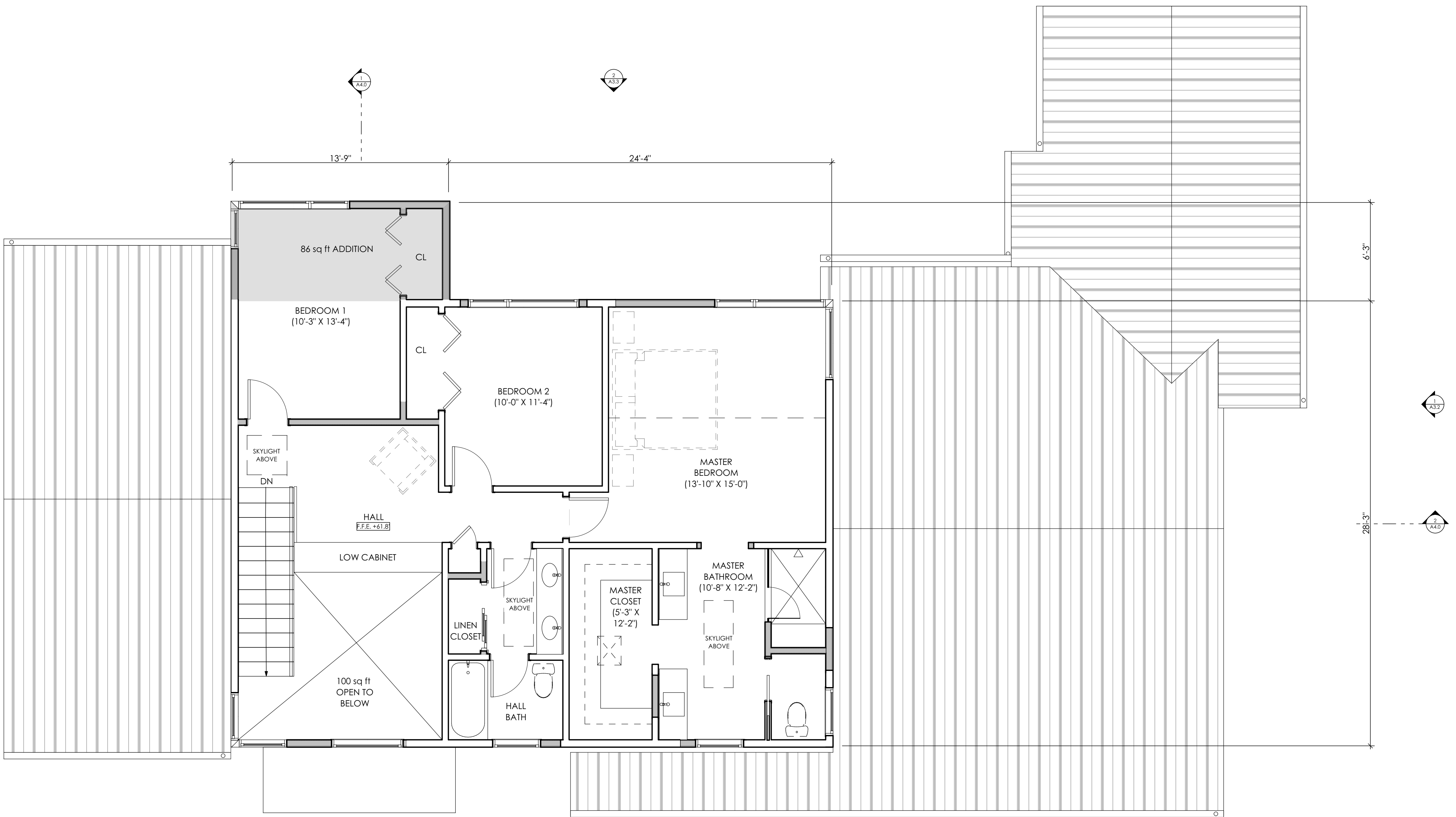
DRAWN: PR  
 DATE: 4/9/2019  
 JOB NO: 1806  
 DRAWING TITLE: PROPOSED FIRST FLOOR PLAN



**1** PROPOSED FIRST FLOOR PLAN  
 1/4" = 1'-0"

**CONSTRUCTION LEGEND**

[Solid Line]	(E) WALL TO REMAIN
[Dashed Line]	WALL TO BE DEMOLISHED
[Grey Fill]	(N) WALL
[Dark Grey Fill]	(N) FLOOR AREA



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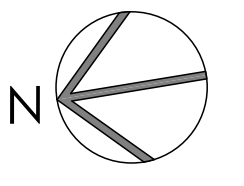
ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWN: \_\_\_\_\_ PR  
DATE: 4/9/2019  
JOB NO: 1806  
DRAWING TITLE: PROPOSED SECOND FLOOR PLAN

SHEET:

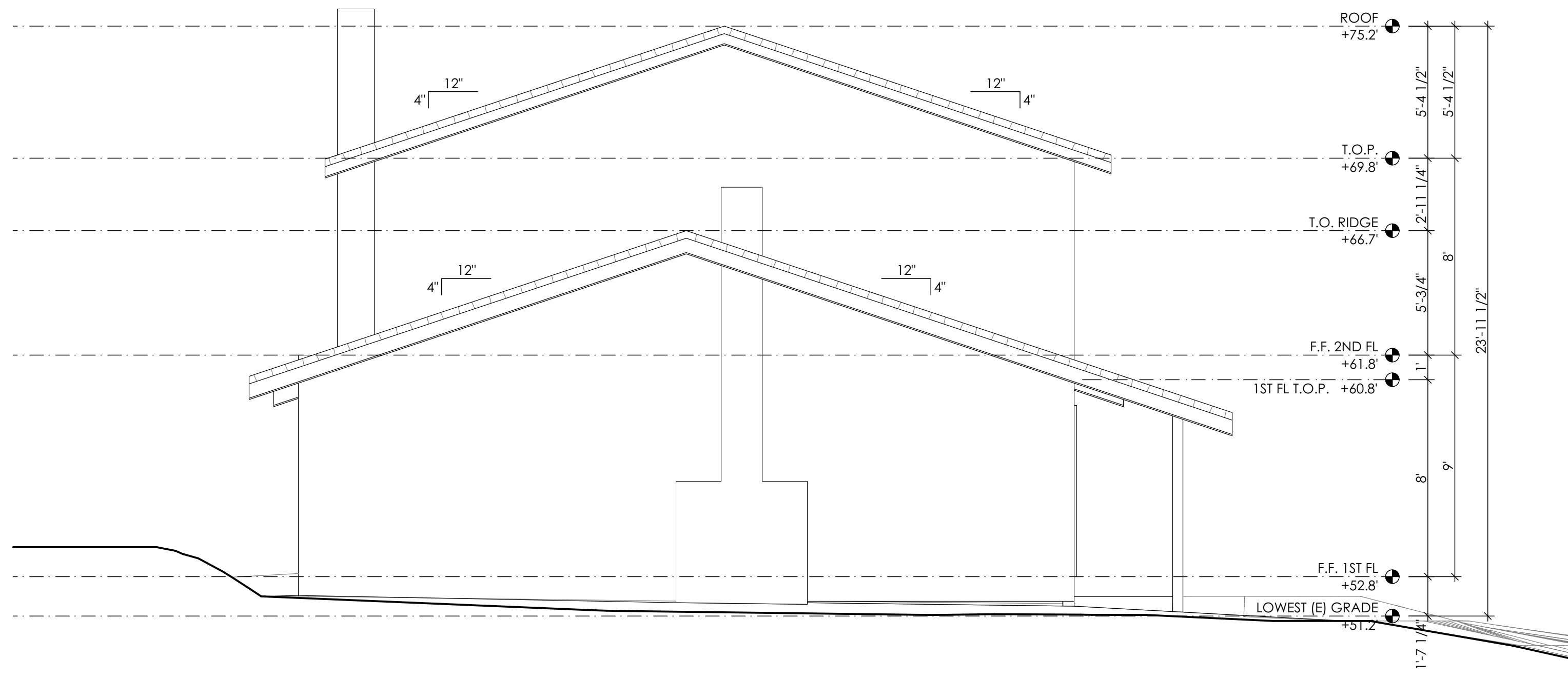
A2.4

1 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"

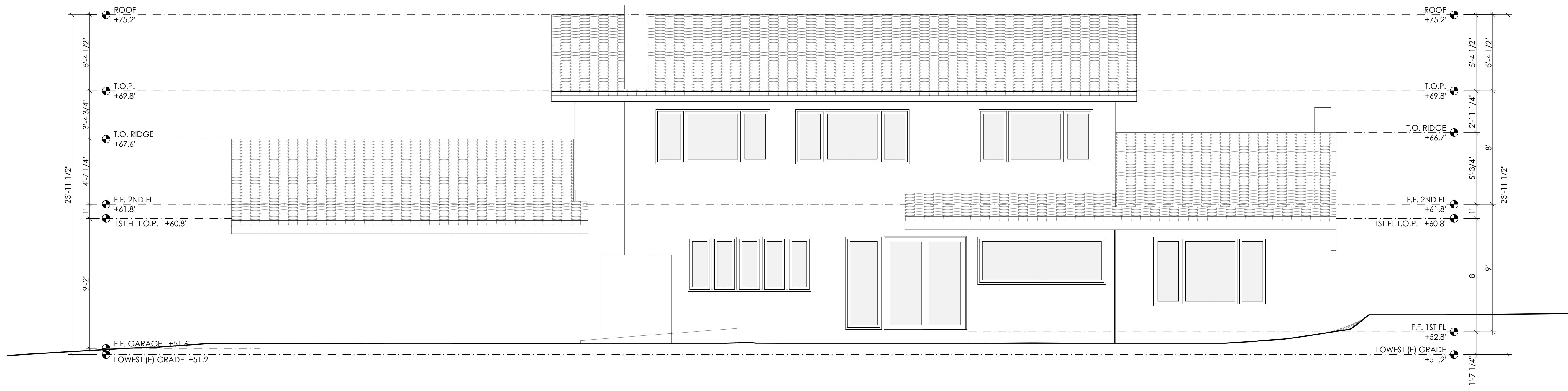








1 EXISTING NORTH (INTERIOR SIDE) ELEVATION  
1/4" = 1'-0"



2 EXISTING EAST (REAR) ELEVATION  
1/4" = 1'-0"

SEAL:

**ANIK RESIDENCE**  
1229 WOODVIEW TERRACE  
LOS ALTOS, CA 94024  
APN: 34239034

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DATE: 4/9/2019

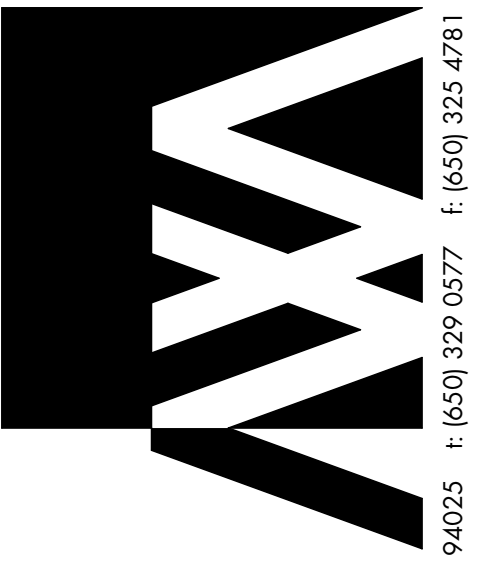
JOB NO: 1806

DRAWING TITLE:

EXISTING NORTH & EAST ELEVATIONS

SHEET:

A3.1



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SEAL:

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1229 WOODVIEW TERRACE  
LOS ALTOS, CA 94024

APN: 34239034  
**DESIGN REVIEW - NOT FOR CONSTRUCTION**

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DATE: 4/9/2019

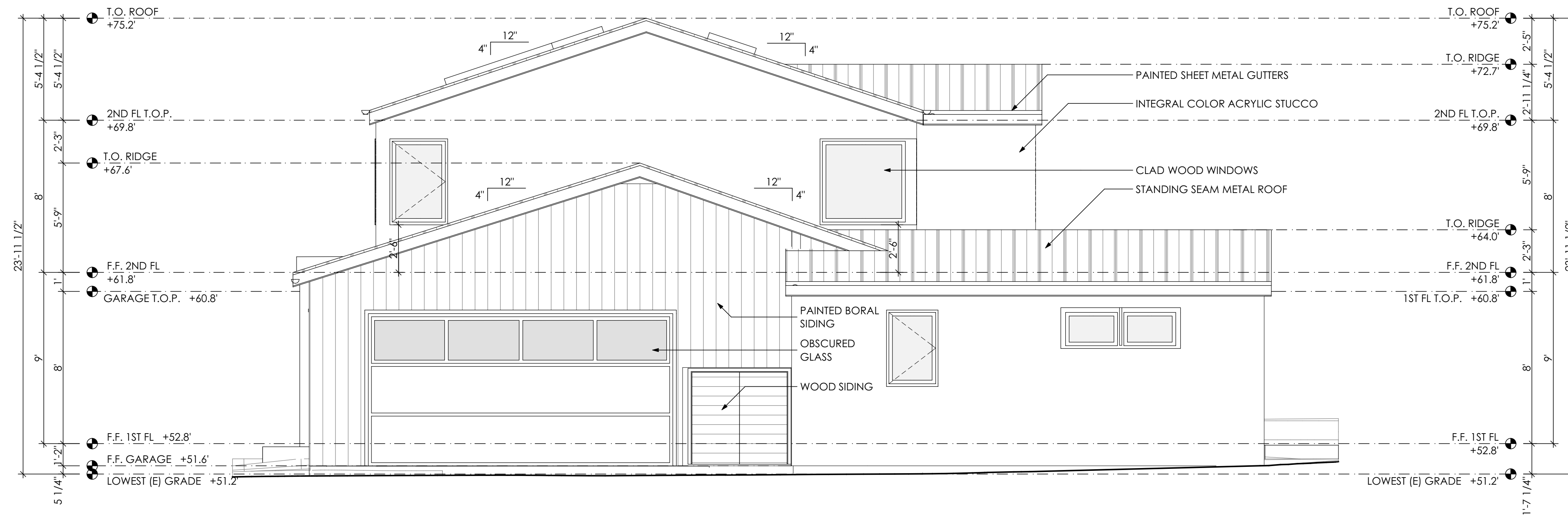
JOB NO: 1806

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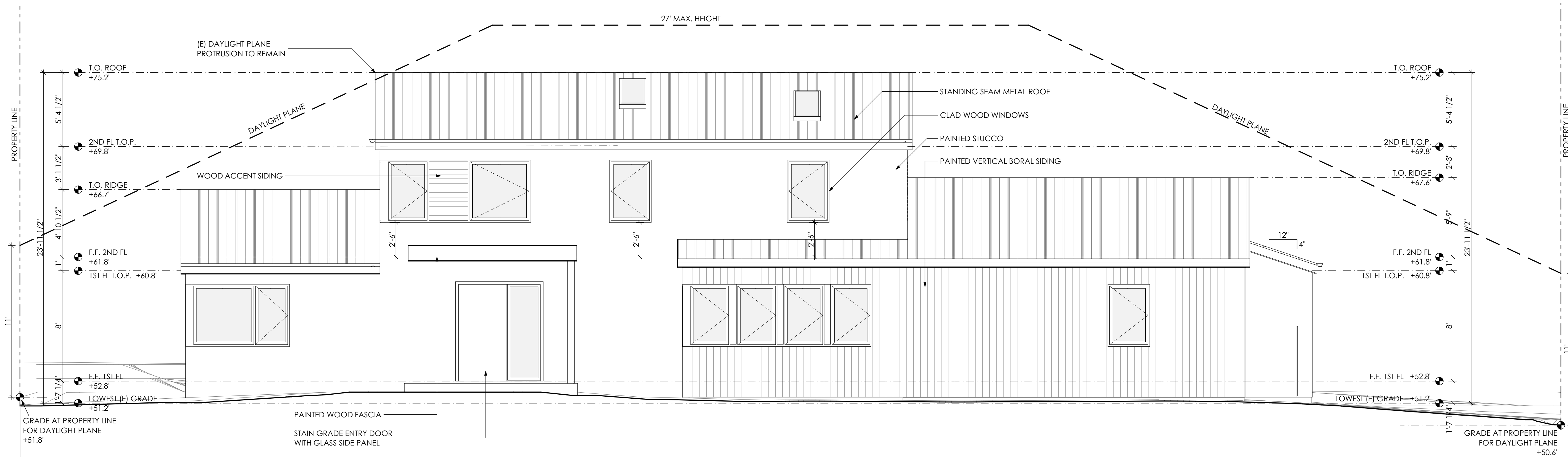
PROPOSED SOUTH & WEST ELEVATIONS

SHEET:

**A3.2**



**1** PROPOSED SOUTH (STREET SIDE) ELEVATION  
1/4" = 1'-0"



**2** PROPOSED WEST (FRONT) ELEVATION  
1/4" = 1'-0"





SEAL:

**ANIK RESIDENCE**  
1229 WOODVIEW TERRACE  
LOS ALTOS, CA 94024  
APN: 34239034

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ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_

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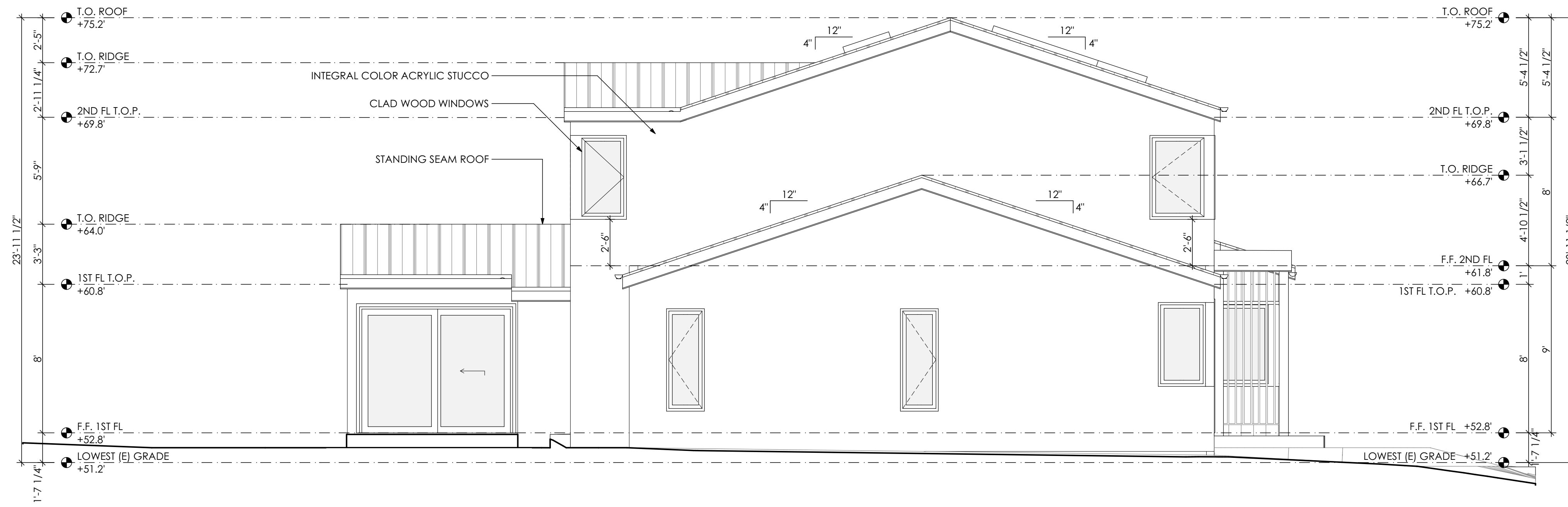
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JOB NO: 1806

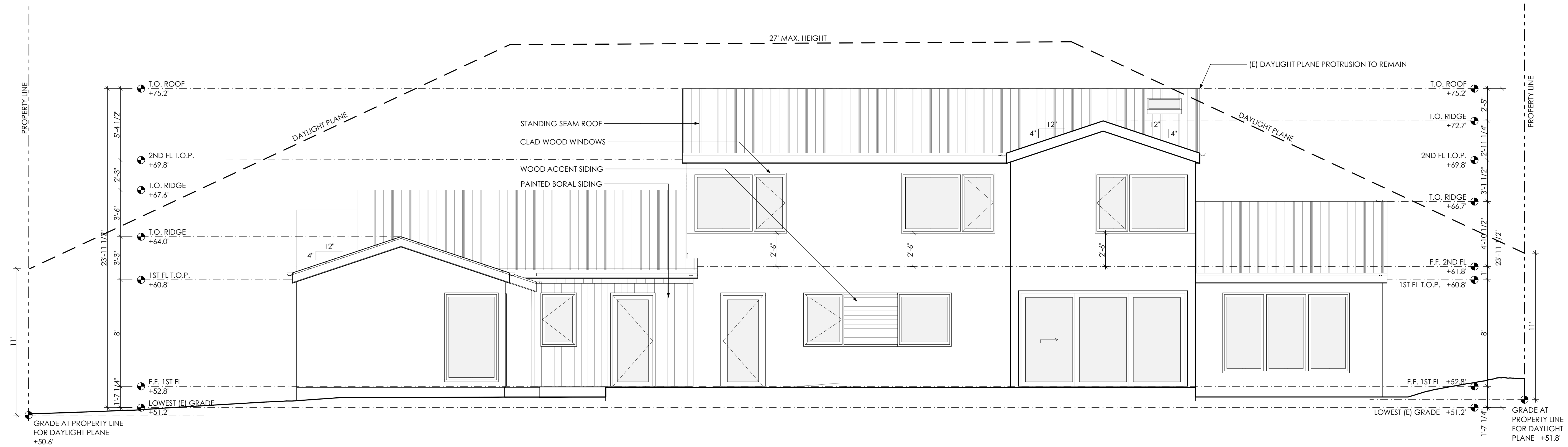
DRAWING TITLE:  
PROPOSED NORTH & EAST ELEVATIONS

SHEET:

A3.3



1 PROPOSED NORTH (INTERIOR SIDE) ELEVATION  
1/4" = 1'-0"



2 PROPOSED EAST (REAR) ELEVATION  
1/4" = 1'-0"

NOTES



SEAL:

**ANIK RESIDENCE**  
 1229 WOODVIEW TERRACE  
 LOS ALTOS, CA 94024  
 APN: 34239034

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ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_

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DATE: 4/9/2019

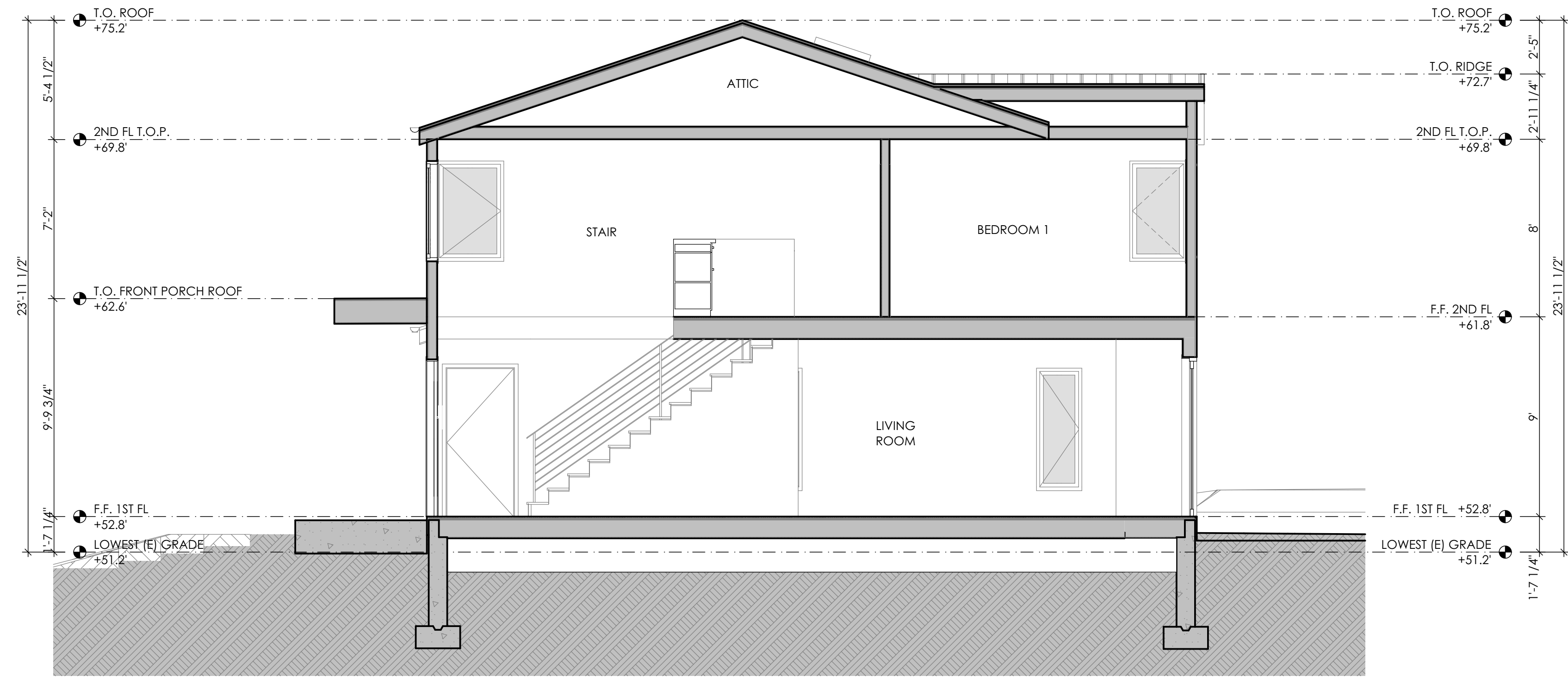
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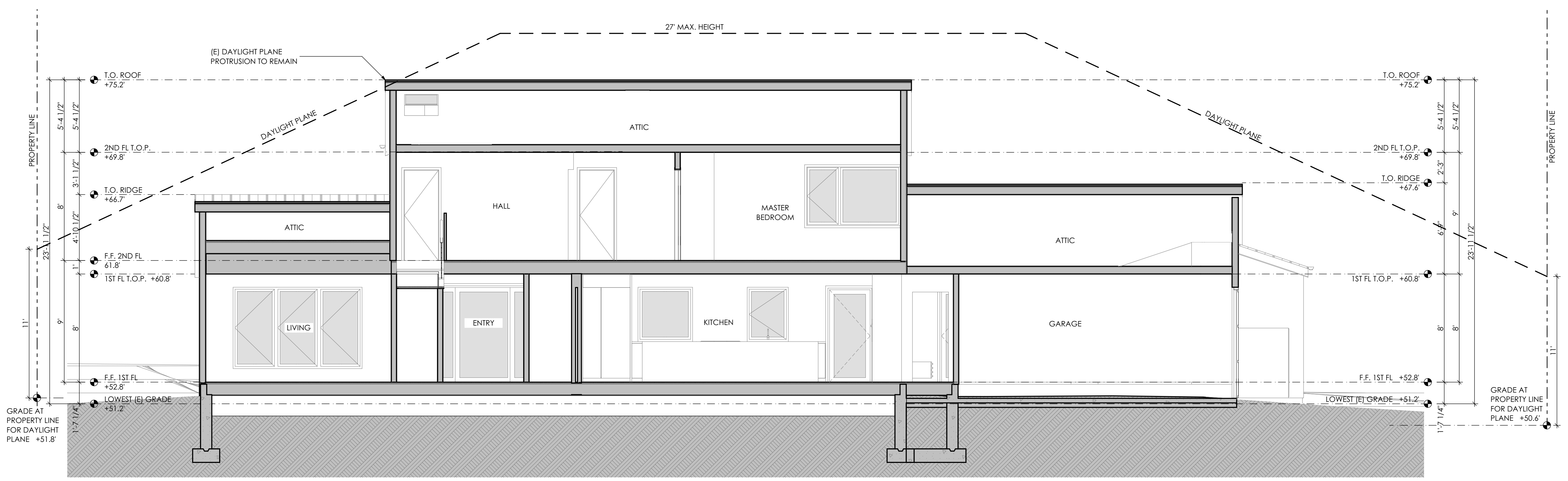
PROPOSED SECTIONS

SHEET:

**A4.0**



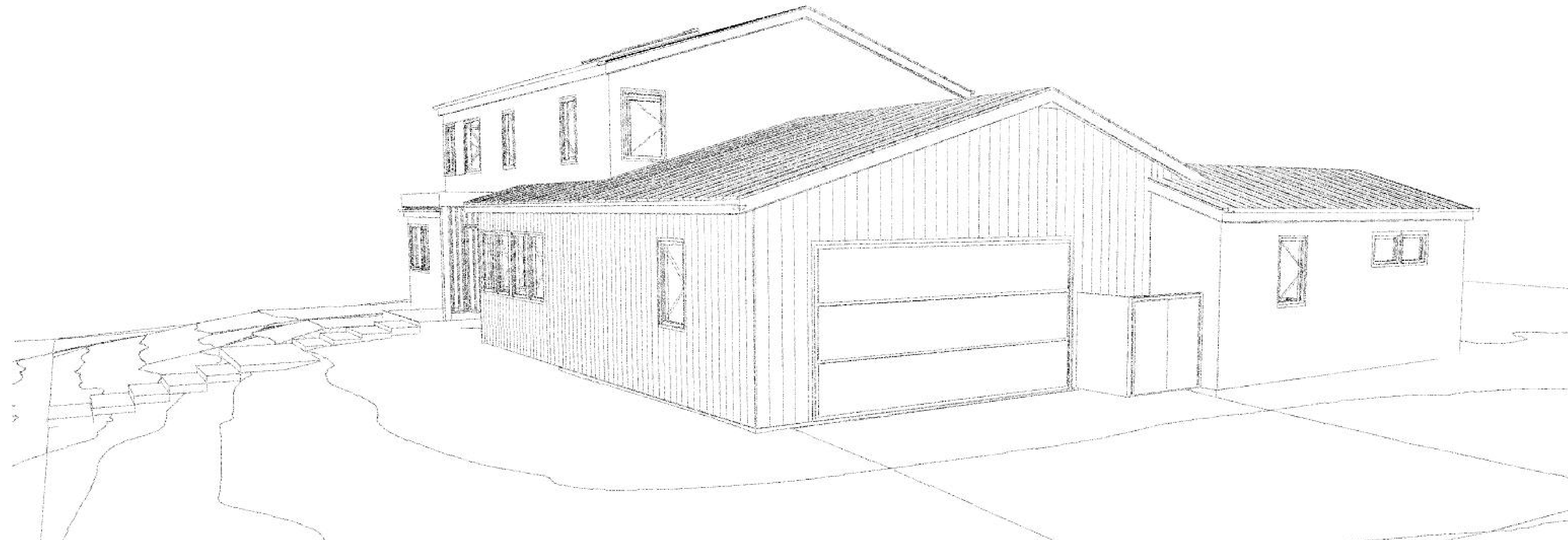
**1 EAST-WEST BUILDING SECTION**  
 1/4" = 1'-0"



**2 NORTH-SOUTH BUILDING SECTION**  
 1/4" = 1'-0"



① REAR VIEW



② CORNER VIEW



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SEAL:

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LOS ALTOS, CA 94024  
APN: 34239034

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DATE: 4/9/2019  
JOB NO: 1806  
DRAWING TITLE: RENDERINGS

SHEET: **A4.1**