

LIU-HOFFMANN RESIDENCE

NEW SINGLE FAMILY RESIDENCE



626 TORWOOD LANE, LOS ALTOS



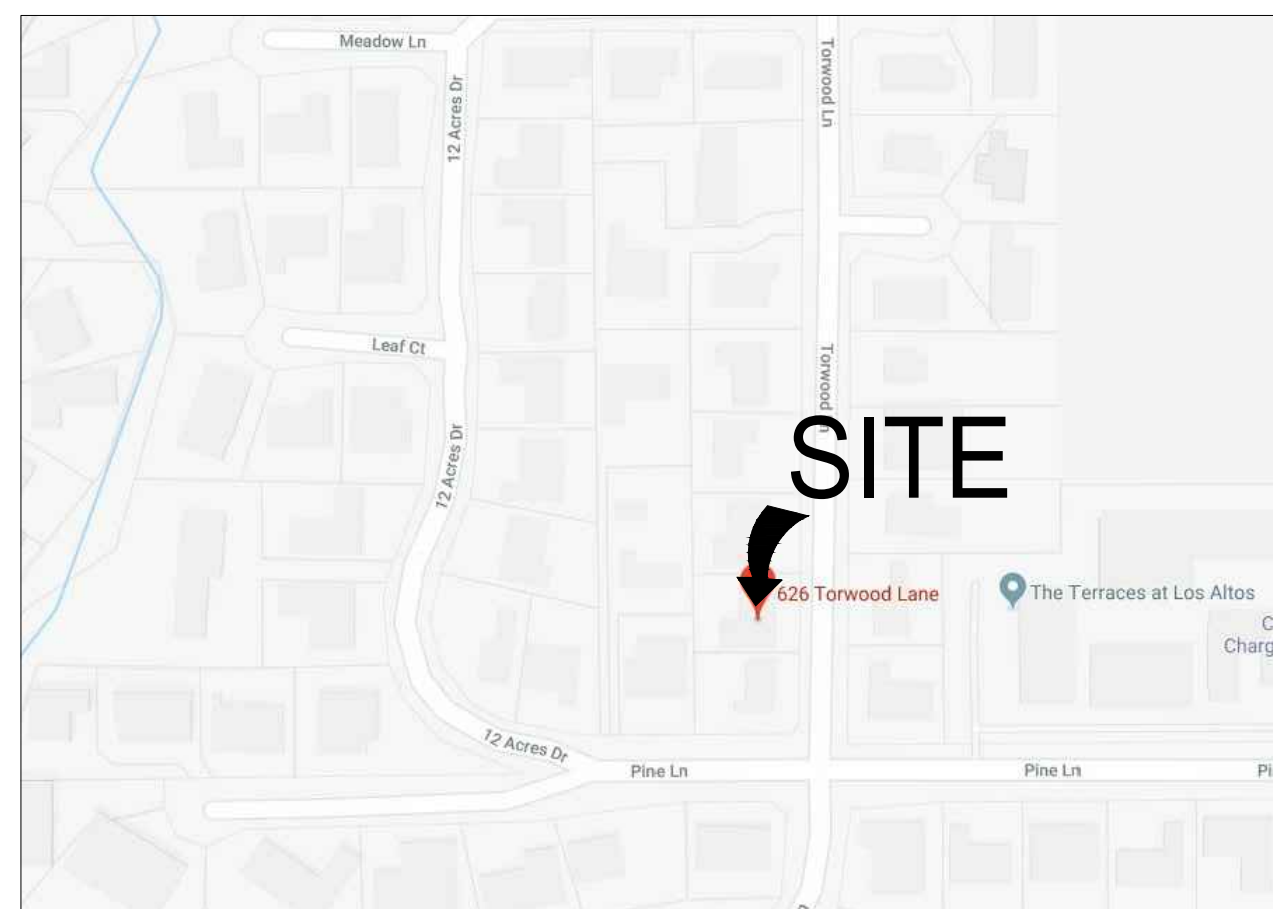
1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

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MICHELLE LIU AND RAPHAEL HOFFMANN

LOCATION MAP



SITE

SCOPE OF WORK

DEMOLITION OF EXISTING 2,479.1 S.F. HOUSE AND NEW CONSTRUCTION OF 4 BR 3.5 BA 2,850.2 S.F. SINGLE FAMILY RESIDENCE WITH A 401.6 S.F. GARAGE TOTALING 3,251.8 S.F. ON A 9,405 S.F. LOT.

PROJECT SUMMARY

ASSESSOR'S PARCEL NO.:	147-25-051
ZONING:	R-1-10
JURISDICTION:	City of Los Altos
TYPE OF CONSTRUCTION:	TYPE V-B, SPRINKLERED (NPPA 13D)
BUILDING OCC. GROUPS:	R-3/U (SINGLE FAMILY RESIDENTIAL)

LOT CALCULATIONS

NET LOT AREA:	9,405.0
FRONT YARD HARDSCAPE AREA:	792.4
TOTAL AREA AT FRONT YARD:	2,062.5
HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%:	35,425%
LANDSCAPING BREAKDOWN:	
TOTAL LANDSCAPE AREA (EXISTING AND PROPOSED):	5,355.0
EXISTING LANDSCAPE (UNDISTURBED) AREA:	0.0
NEW LANDSCAPE AREA:	3,547.0
SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA:	9,405.0

ZONING COMPLIANCE

	EXISTING (±)	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:		3,270.3	3,291.8
LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT:		34.77%	35.00%
FLOOR AREA:	2,479.1	3,251.3	3,291.8
MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS:	26%	34.57%	35.00%
SETBACKS:		25'-3/4"	25'-0"
FRONT (1ST/2ND):	23'-10"	25'-3 1/2"	25'-0"
REAR (1ST/2ND):	24'-11 1/4"	25'-3 1/2"	25'-0"
LEFT SIDE (1ST/2ND):	10'-1 1/2"	10'-3"	10'-0"
RIGHT SIDE (1ST/2ND):	7'-9 1/4"	10'-3"	10'-0"
HEIGHT:	14'-3 3/4"	16'-7"	27'-0"

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA:	2,096.8	752.9	2,849.8
INCLUDED HABITABLE BASEMENT AREAS:			
NON-HABITABLE AREA:	382.3	19.3	401.4
DOES NOT INCLUDE COVERED PORCHES:			

DEFERRED SUBMITTALS

- FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS--NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN"
- SOLAR PHOTOVOLTAIC SYSTEM TO BE UNDER A SEPARATE PERMIT
- ROOF TRUSSES--TRUSS DESIGN PACKAGE AND ENGINEER OF RECORD REVIEW LETTER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL

REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT

THE FOLLOWING ARE REQUIRED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL/REVIEW:

- WINDOW/DOOR PACKAGE
- CABINET SHOP DRAWINGS AND FINISH SAMPLES
- MECHANICAL DUCTING PLAN
- MISC. STEEL SHOP DRAWINGS

NOTE: SEE STRUCTURAL PLANS FOR ADDITIONAL REQUIRED SUBMITTALS FOR SHOP DRAWINGS, ETC.

REQ'D CONTRACTOR SUBMITTALS TO BUILDING DEPT. PRIOR TO PERMIT ISSUANCE

- LICENSE NUMBER
- INSURANCE AND WORKER'S COMP POLICIES
- CONSTRUCTION STAGING PLAN
- CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

APPLICABLE CODES

APPLICABLE CODES (with Los Altos Amendments)

- 2014 CALIFORNIA ADMINISTRATIVE CODE, CAC
- 2016 CALIFORNIA BUILDING CODE, CBC
- 2016 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC
- 2014 CALIFORNIA ELECTRICAL CODE, CEC
- 2016 CALIFORNIA MECHANICAL CODE, CMC
- 2016 CALIFORNIA PLUMBING CODE, CPC
- 2016 CALIFORNIA ENERGY CODE, CEC
- 2016 CALIFORNIA HISTORICAL CODE, CHC
- 2016 CALIFORNIA FIRE CODE, CFC
- 2016 CALIFORNIA EXISTING BUILDING CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS
- 2016 CALIFORNIA REFERENCED STANDARDS

SHEET INDEX

ARCHITECTURAL

A0.0 COVER SHEET

A0.2 FLOOR AREA CALCULATIONS

A0.3 STREETS CAPES

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A1.0b DEMO SITE PLAN

A2.1a 1ST FLOOR PLAN

A2.2a ROOF PLAN

A3.0a EXTERIOR ELEVATIONS

A3.0b EXTERIOR ELEVATIONS

A3.1 EXISTING ELEVATIONS

A3.2 DAYLIGHT PLANE

A3.3a EXTERIOR PERSPECTIVES

A3.3b EXTERIOR PERSPECTIVES

A5.0 SECTIONS

CIVIL

C.0 TOPO SURVEY

C.1 GRADING & DRAINAGE PLAN

C.2 EROSION CONTROL PLAN

C.3 DETAILS

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L-1 SCHEMATIC LANDSCAPE PLAN

L-2 IRRIGATION HYDROZONE PLAN

ARBORIST

AR-1 ARBORIST REPORT

PROJECT TEAM

OWNER
Michelle Liu and Raphael Hoffmann
626 Torwood Lane
Los Altos, CA 94022
email: raphael.hoffmann@gmail.com
jngmichelleliu@gmail.com

ARCHITECT/INTERIOR DESIGNER
Studio S Squared Architecture, Inc.
1000 S Winchester Blvd
San Jose, CA 95128
attn: Isabeau Guglielmo
ph: 408 998 0983 x10
email: isabeau@studio2arch.com

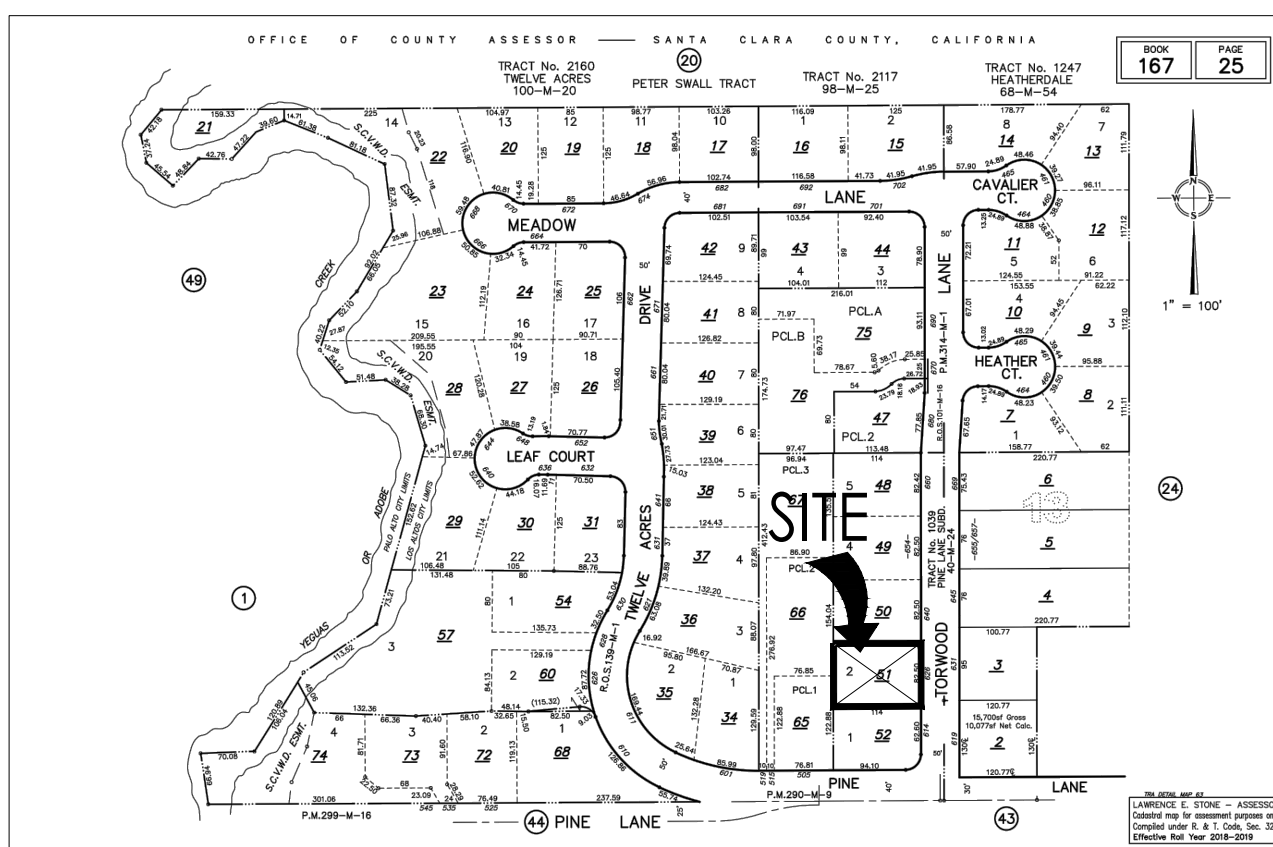
CIVIL ENGINEER
WEC & Associates
attn: Ed Wu
email: ed@weceng.com

LANDSCAPE
Taniguchi Landscape Architecture
attn: Dennis Taniguchi
ph: 650-638-9985
email: dennis@dtlandarch.com

ARBORIST
Kevin Kielty Certified Arborist
attn: Kevin Kielty
ph: 650-515-9783
email: kkarbor0476@yahoo.com

MECHANICAL
M + R Engineering Consultants Inc.
attn: Vishnu Vardhan Kumar Pajjuri
ph: 510 509 2362 x119
email: vishnu@mrengcon.com

ASSESSOR'S PARCEL MAP



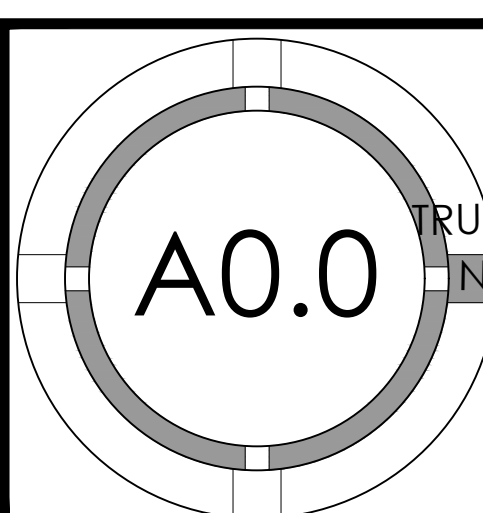
SITE

"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"



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COVER SHEET





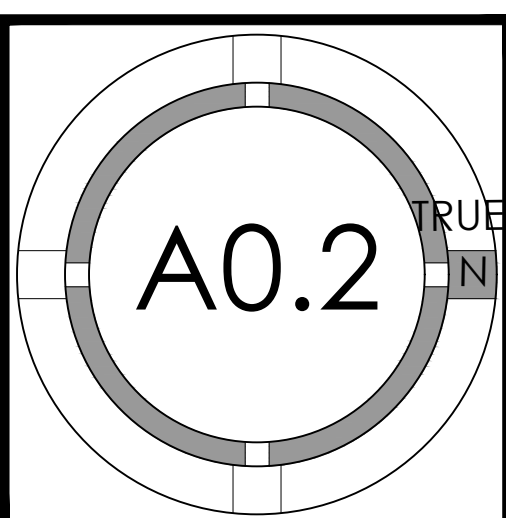
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FLOOR AREA CALCULATIONS



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New Living Area		
NL1	12'-4 1/2" X 5'-4"	66.1
NL2	12'-4 1/2" X 5'-4"	66.1
NL3	30'-6" X 41'-7"	1,268.1
NL4	20'-4 1/2" X 26'-6 1/2"	540.8
NL5	14'-6" X 14'-7"	240.8
NL6	12'-5" X 15'-9"	195.0
NL7	11'-1 1/2" X 42'-6 1/2"	473.0
NL Total		2,849.8

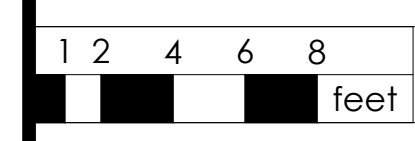
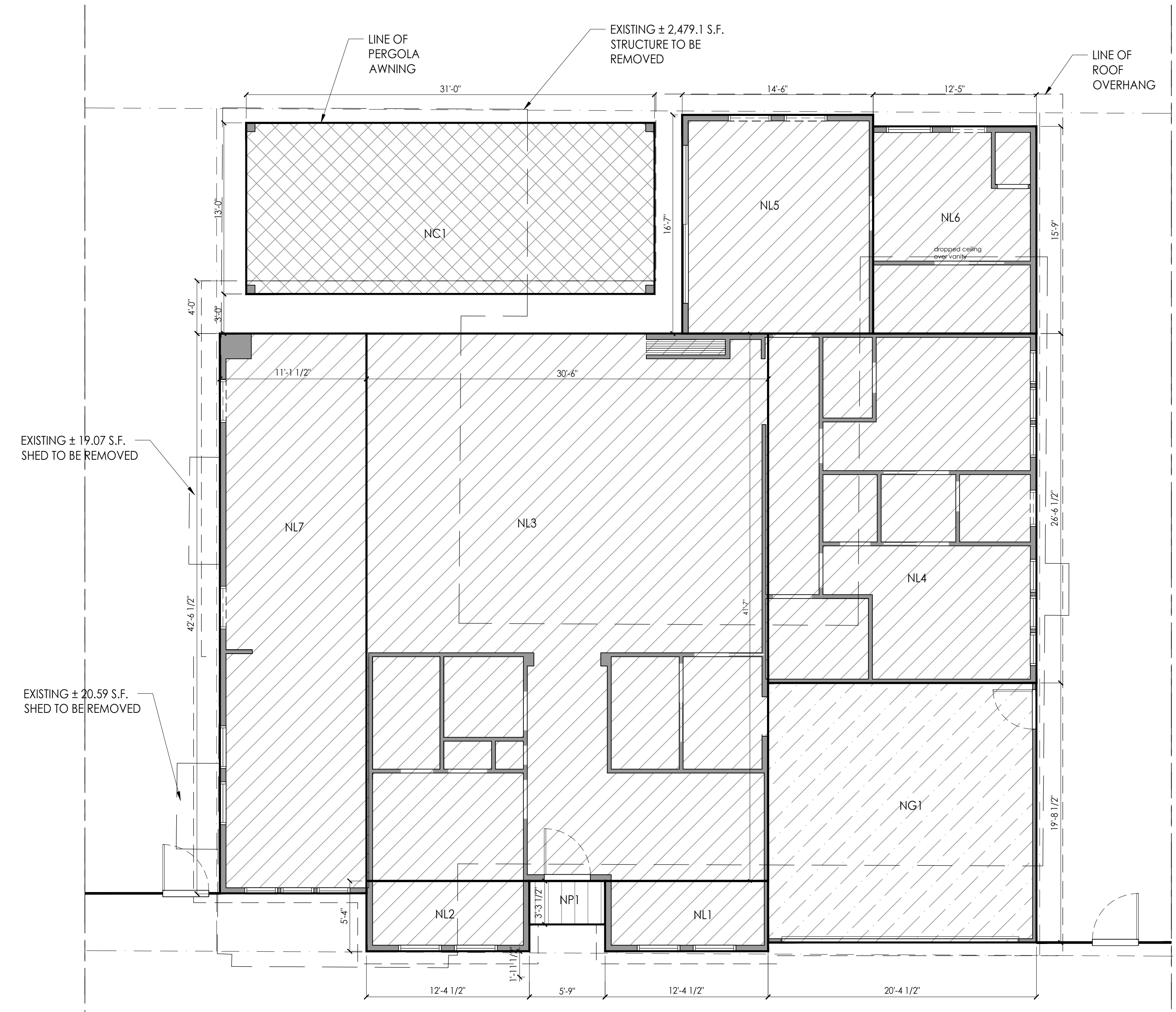
New Garage Area		
NG1	20'-4 1/2" X 19'-8 1/2"	401.6
NG Total		401.6

New Porch Area (Does not count as FAR, counts as lot coverage)		
NP1	5'-9" X 3'-3 1/2"	19.0
NP Total		19.0

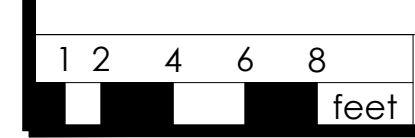
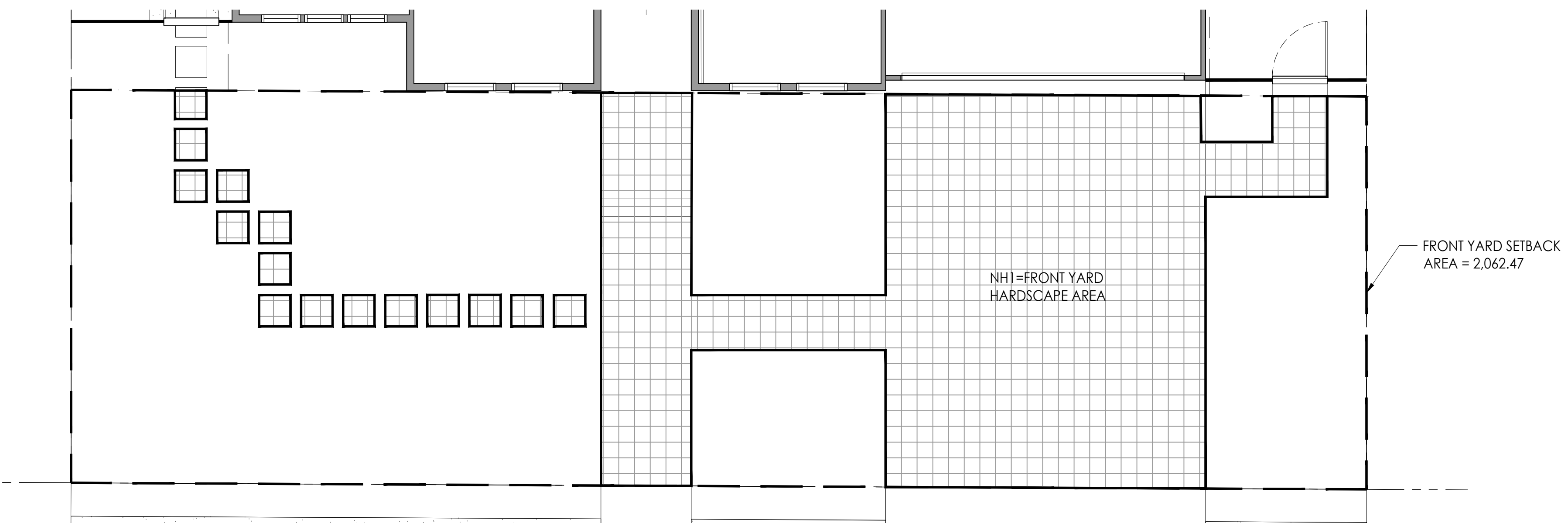
New Covered Area and Roof Overhangs > 4' (Does not count as FAR, counts as lot coverage)		
NC1	31'-0" X 13'-0"	403.0
NC Total		403.0

New Front Yard Hardscape Area		
NH1		792.4
NH Total		792.4

LA	Lot Area:	9,405.0	
NG	Total New Garage	401.6	
NL	Total New Living Area	2,849.8	
TNR+TL+NG	Total New Residence	3,251.3	Ok
FAR= .35*LA	FAR Max	3,291.75	
LC= .35*LA	Lot Coverage Max	3,291.75	
PLC=TNR+NP+NC	Proposed Lot Coverage	3,270.3	
PLC/LA	Lot Coverage Percentage	34.8%	<35% (OK)
LA* .05	LC exception for trellis structures max	470.25	
NC	Trellis Area	403.00	Ok
	LC exception percentage	4.3%	<5% (OK)
NH	New Front Yard Hardscape Area	792.4	
FS	Front Yard Setback Area	2,062.47	
SH+NH	Front Yard Hardscape Area	792.4	
R=SH/FS	Front Yard Hardscape Area Ratio	38.4%	<50% (OK)



FLOOR AREA CALCS 3/16" 1



FLOOR AREA CALCS -- FRONT YARD HARDSCAPE 3/16" 2

- NL# = NEW LIVING AREA
- NG# = NEW GARAGE AREA
- NP# = NEW PORCH AREA (DOES NOT COUNT AS FAR, COUNTS AS LOT COVERAGE)
- NC# = NEW COVERED AREA, INCLUDING ROOF OVERHANGS >4' (DOES NOT COUNT AS FAR, COUNTS AS LOT COVERAGE)
- NH# = NEW FRONT YARD HARDSCAPE AREA

FLOOR AREA LEGEND -



614 TORWOOD LANE



626 TORWOOD LANE



640 TORWOOD LANE



654 TORWOOD LANE



619 TORWOOD LANE



631 TORWOOD LANE



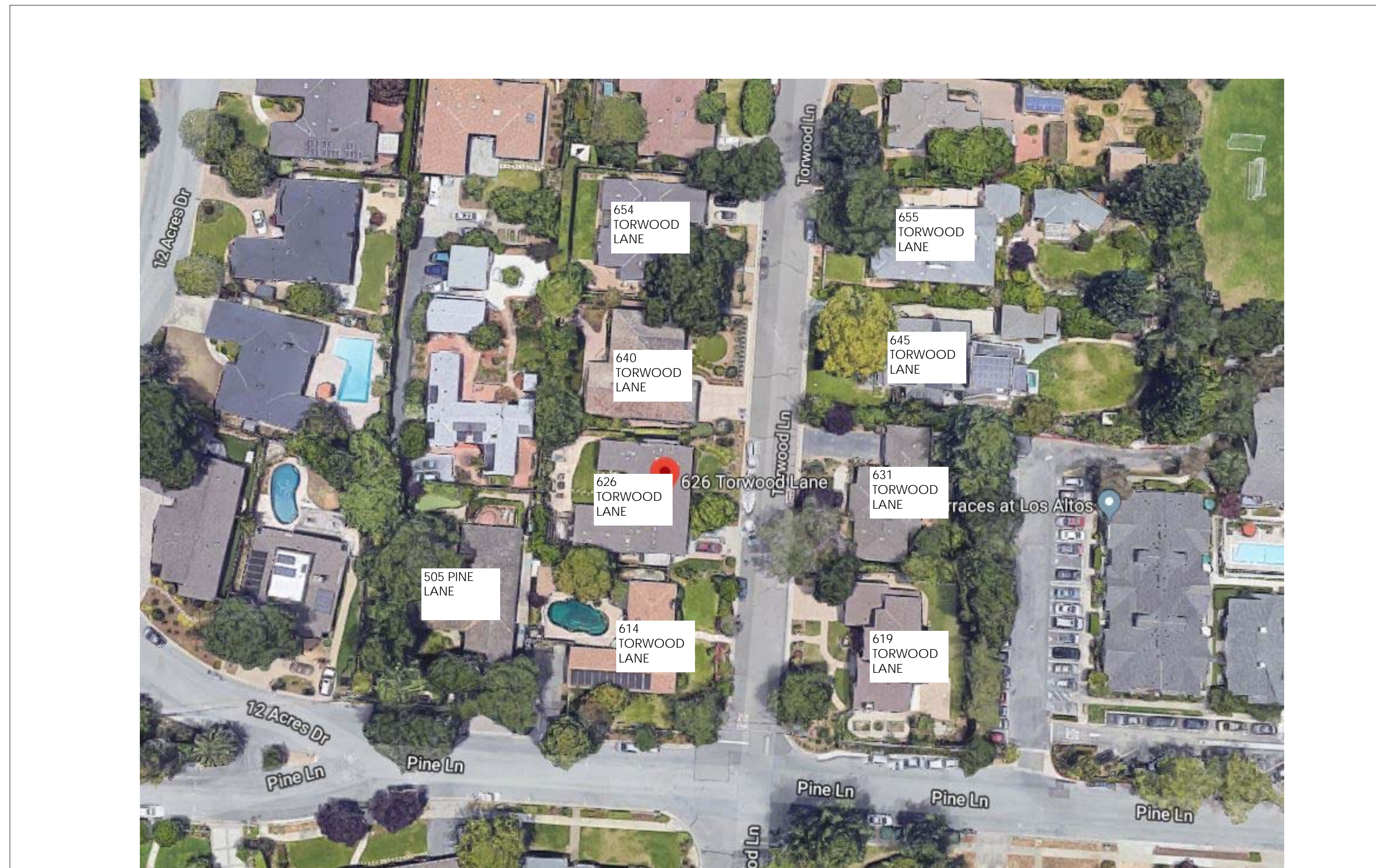
645 TORWOOD LANE



655 TORWOOD LANE



505 PINE LANE



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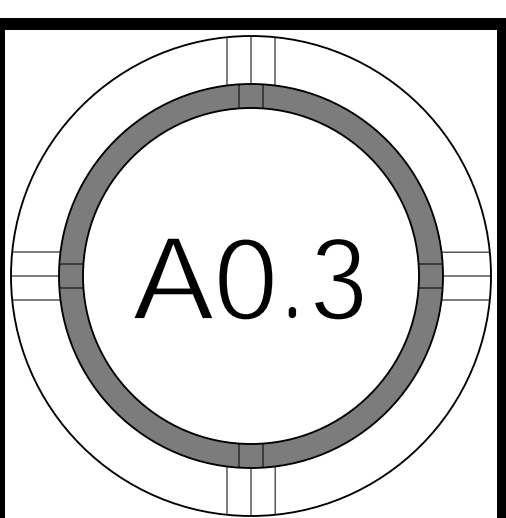
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STREETSCAPES





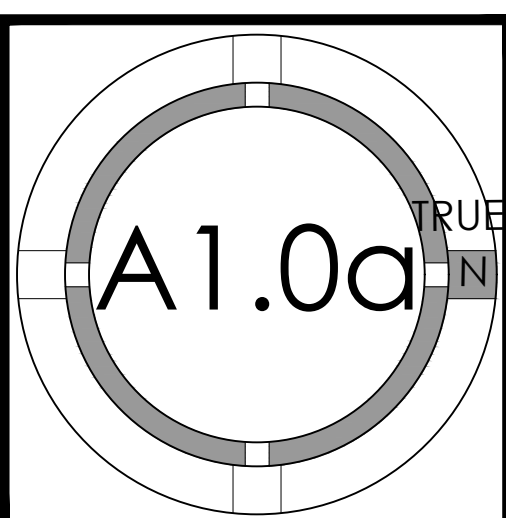
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SITE PLAN



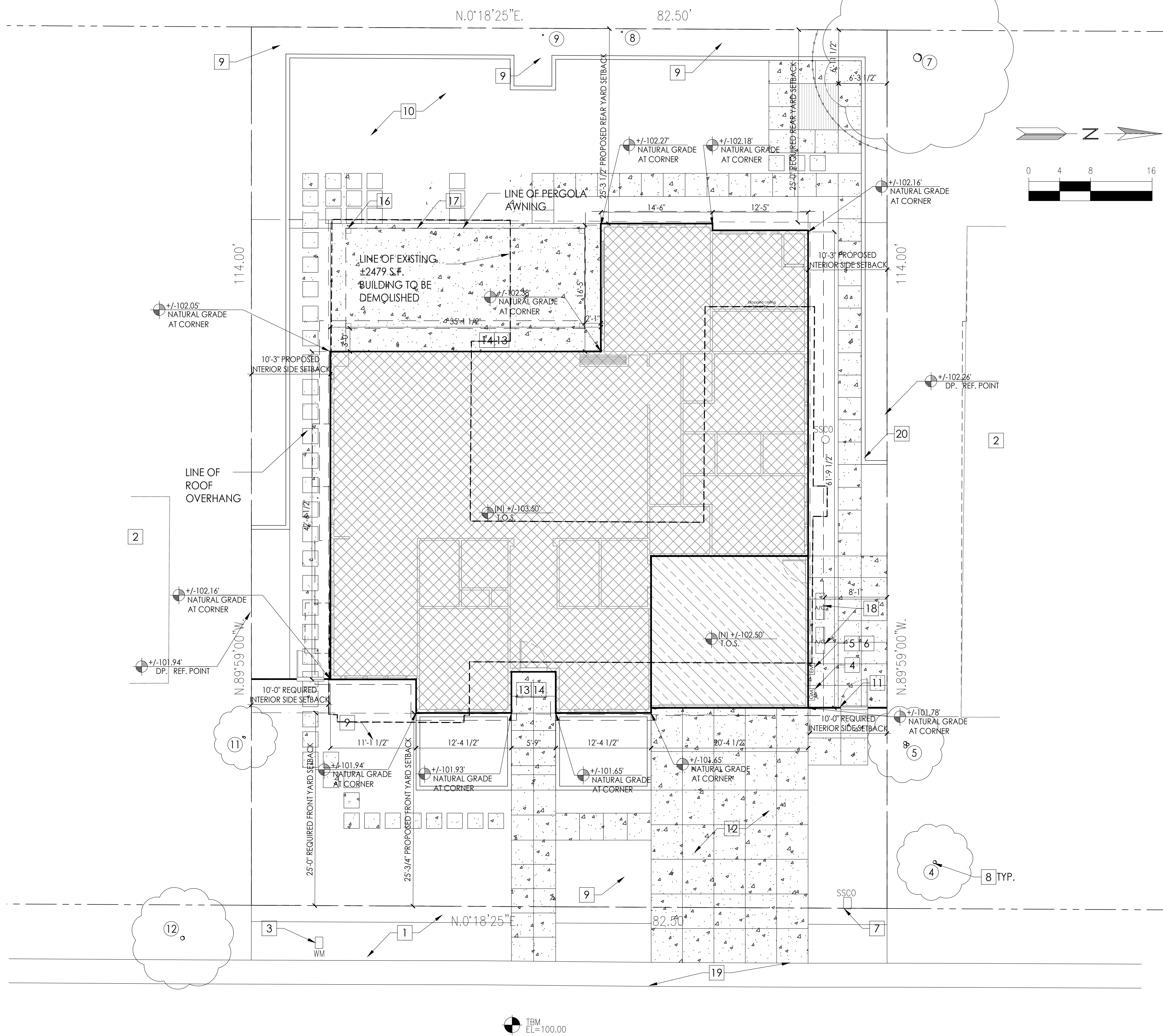
- # = NUMBER TO KEY NOTE BELOW
- EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
 - APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
 - (E) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
 - (N) GAS METER LOCATION
 - (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (200AMPS) TO (E) ELECTRICAL SERVICE--INSTALL UFER GROUND CONNECTION PER CEC 250-52
 - UFER GROUND CONNECTION PER CEC 250-52
 - (E) SANITARY SEWER CLEANOUT
 - (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION
 - (N) TREE LOCATION
 - (N) SOFTSCAPE--PROVIDE DRIP IRRIGATION
 - (N) FENCE AND GATE--VERIFY FINAL DESIGN AND FINISH WITH LANDSCAPE ARCHITECT--NEW FENCES TO CONFORM TO JURISDICTION'S FENCE REGULATIONS
 - (N) DRIVEWAY, CONCRETE OVER 8" BASE ROCK AND 2" SAND PER GEOTECH REPORT -- VERIFY PAVER DESIGN WITH LANDSCAPE ARCHITECT
 - (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN.
 - (N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
 - (N) SPA--SEE LANDSCAPE PLAN FOR MORE INFO
 - (N) PORCH OR TRELIS COLUMNS
 - NOT USED
 - (N) A/C UNIT CONDENSER PAD(S)--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED. VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. MITSUBISHI PUZ-A36NKA7 OR APPROVED EQUAL; 52-53 dBS. A/C UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE--SEE HVAC PLANS
 - (N) CURB CUT PER LOCAL JURISDICTION'S STANDARD DETAIL--SEE CIVIL PLANS
 - (N) CURBS TO REPLACE EXISTING--SEE LANDSCAPE PLAN FOR MORE INFO

SITE PLAN KEYNOTES

- PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO
- REQUIRED YARD SETBACK/EASEMENT
- TREE PROTECTION FENCING

- EXISTING BUILDING AREA
- NEW BUILDING AREA
- NEW HARDSCAPE--SEE LANDSCAPE PLAN FOR MORE INFO
- SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO
- TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

- NOTES:
- (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
 - (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.
 - TREE PROTECTION FENCING RECOMMENDED (NOT REQUIRED) FOR TREE #7; TO BE PLACED AT DRIPLINE AND EXTEND OFF OF PROPERTY LINE FENCE TO 15'. SMALLER NEIGHBORING TREES TO BE PROTECTED BY CONSTRUCTION SITE FENCING PLACED AT PROPERTY LINE. FENCING FOR TREE PROTECTION ZONES AT 6 TIMES TREE'S DIAMETER OR CANOPY SPREAD SHOULD BE 6' TALL. METAL CHAIN LINK SUPPORTED BY METAL 2" DIAMETER POLES. SEE ARBORIST REPORT FOR MORE INFO



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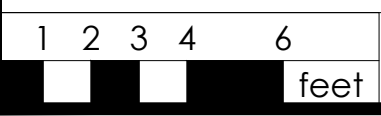
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FLOOR PLAN KEYNOTES

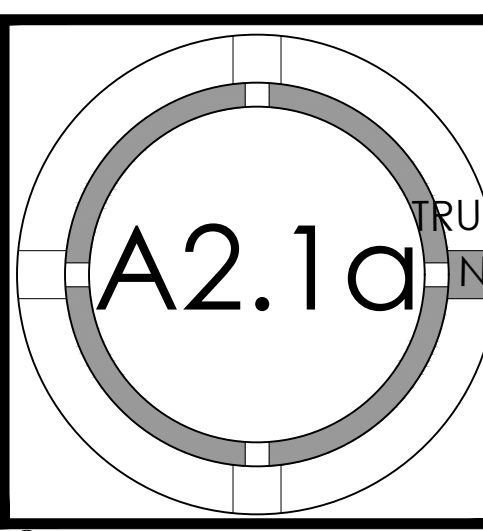
(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16" O.C.--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD



1ST FLOOR PLAN 1/4" 1

FLOOR PLAN LEGEND -

1ST FLOOR PLAN





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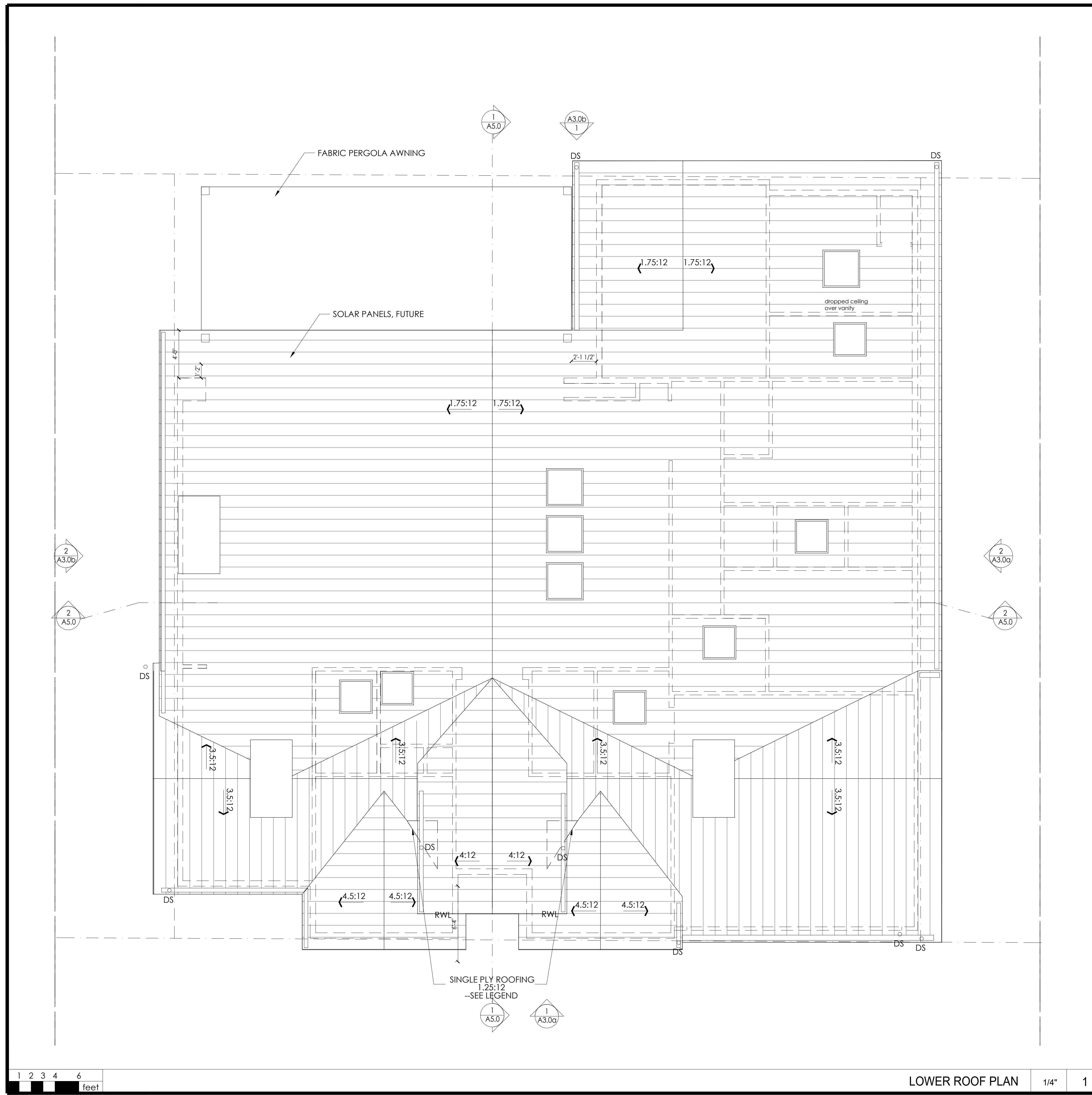
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1. INSTALL ALL NEW ROOFING MATERIALS--SEE LEGEND BELOW FOR MATERIALS--CONFIRM COLOR SELECTION W/ OWNER PRIOR TO PLACING ORDER
2. PAINT ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
3. RUN PLUMBING/HVAC VENTS TO FALSE CHIMNEY PROVIDED. NO ROOF PENETRATIONS THROUGH ROOF THAT ARE VISIBLE FROM THE STREET WILL BE ACCEPTED. PLUMBING VENTS TO BE MIN. 10' AWAY FROM, OR AT LEAST 3' ABOVE ANY OPERABLE WINDOW OR SKYLIGHT PER CPC 906.2.
4. ROUTE PLUMBING VENTS WITHIN ATTIC SPACE SO THAT ROOF PENETRATIONS ARE BEHIND MAIN ROOF RIDGE AND ARE NOT VISIBLE FROM THE STREET
5. ROOFING EYEBROW VENTS AND PLUMBING VENTS ARE PLACED CLEAR FROM FUTURE SOLAR PANELS PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH SIDE ORIENTATION).
6. SEE ROOF PLAN FOR SLOPE.
7. PROVIDE (N) GSM ROOF JACKS, TYP. CAULK ALL EXPOSED NAIL HEADS WITH SILICONE SEALANT.
8. PROVIDE (N) GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN--GUTTERS TO SLOPE AT 1:240 SIDE-TO-SIDE, BUT TO BE LEVEL FRONT-TO-BACK
9. INSTALL KICKOUT FLASHING PER 8/A8.0 WHEREVER GUTTERS TERMINATE AT A WALL
11. CONNECT ALL DOWNSPOUTS TO FLEXIBLE PLASTIC DRAINPIPE AND RUN TO A LOCATION SPECIFIED BY CIVIL PLANS

ATTIC VENTILATION CALCULATIONS AND NOTES

- STANDING SEAM METAL ROOF, MIN CLASS C--MANUF: AEP SPAN; STYLE: NARROW BATTEN; COVERAGE: 16"; GAUGE: 22; COLOR: COOL DARK BRONZE--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND UES EVALUATION REPORT #0309
- SINGLE PLY ROOFING, MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE 1.25:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.
- DS** DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - FIELD VERIFY COLOR W/ OWNER. INSTALL PER MFR. INSTRUCTIONS
- DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL
- LINE OF BLDG. BELOW

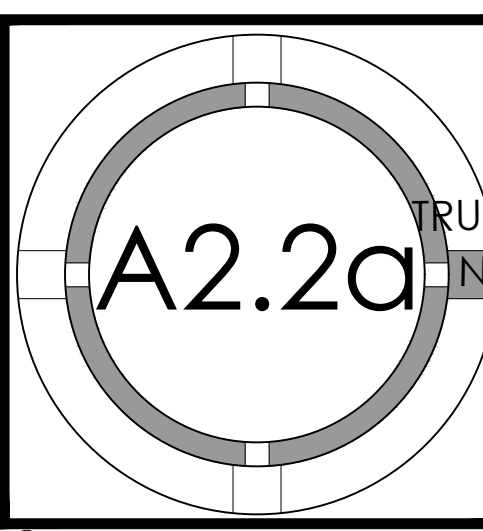


1 2 3 4 6 feet

LOWER ROOF PLAN 1/4" 1

ROOF PLAN LEGEND

ROOF PLAN





WEST ELEVATION (FRONT) 1/4" 1



SOUTH ELEVATION (RIGHT) 1/4" 2

- # = NUMBER OF KEYNOTE BELOW
- 1 DAYLIGHT PLANE AS DEFINED BY JURISDICTION
 - 2 STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
 - 3 SKYLIGHT
 - 4 WOOD FRAMED CHIMNEY WITH 6" TALL PRECAST STONE CORNICE CAP--www.chimneyking.com--SEE ROOF PLAN FOR LOCATION
 - 5 WOOD FRAMED "FALSE" CHIMNEY WITH 6" TALL PRECAST STONE CORNICE CAP--www.chimneyking.com--SEE ROOF PLAN FOR LOCATION--INTENT OF CHIMNEY IS TO SCREEN MULTIPLE PLUMBING/HVAC ROOF PENETRATIONS FROM VIEW
 - 6 YAKISUGI WOOD SIDING w/ 1 LAYER TYVEK HOUSE WRAP--NAKAMOTO FORESTRY OR EQUAL
 - 7 ADHERED LIGHTWEIGHT STONE VENEER (<15 LBS/SF)--MANUF.: EL Dorado STONE, STYLE: STACKED STONE, COLOR: NANTUCKET, INSTALLATION STYLE: DRYSTACK PREFERRED--www.eldoradostone.com--USE POLYMER-MODIFIED SETTING MORTAR AND GROUT, COLOR: LATICRETE TITANIUM--INSTALL PER MANUF. INSTRUCTIONS, ICC-ES EVALUATION REPORT ESR-1215, AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780.
 - 8 PAINTED FIBER CEMENT TRIM--5x8 FASCIA WITH HIDDEN GUTTER--SEE ROOF PLAN FOR MORE INFO
 - 9 FACTORY-FINISHED ALUMINUM GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS
 - 10 WINDOW OPENING--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--DOORS AND WINDOWS TO HAVE 2" PAINTED FIBER CEMENT TRIM TYPICAL, U.N.O.
 - 11 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: HINKLEY, STYLE: ATLANTIS 1644SW-LED, COLOR: BRONZE--www.hinkleylighting.com
 - 12 PIN MOUNTED LED ILLUMINATED ADDRESS SIGNAGE, CLEARLY VISIBLE FROM ADJACENT STREET--HEIGHT: 8"; STYLE: LUXELLO LED, MODERN NEUTRA HOUSE NUMBERS LED BACKLIT; FINISH: ANODIZED--www.sunrounding.com/products/luxello--PROVIDE PHOTOSENSOR CONNECTED LED BACKLIGHTING @ EACH NUMBER
 - 13 HARDSCAPE--SEE SITE PLAN AND LANDSCAPE PLAN FOR MORE INFO
 - 14 PAINTED SUN MOUNTAIN ENTRY DOOR--SQ 0003-F004
 - 15 FLEETWOOD ALUMINUM LIFT AND SLIDE POCKET DOORS
 - 16 HARDIEPANEL WITH HARDIETRIM BATTENS
 - 17 WOOD DECKING, TIMBERTECH OR EQUAL
 - 18 PERGOLA WITH OPERABLE AWNING--SUNAIR OR EQUAL
 - 19 CLOSED EAVES WITH VENTED HARDIESOFFIT

KEYNOTES	-	-

ELEVATION GRID LINE KEY

A	1ST FLOOR TOP OF STRUCTURE = 0' +/- 103.5'
B	1ST FLOOR CEILING HEIGHT (U.N.O.) = 9'-0" +/- 112.5"
C	MASTER BED ROOM CEILING HEIGHT = 10'-0" +/- 113.5"
D	PROPOSED BUILDING HEIGHT = 16'-7" +/- 118.66'; GRADE USED FOR ESTABLISHING HEIGHT = +/- 102.08'
	MAX BUILDING HEIGHT ALLOWED = 27'-0" +/- 129.08'

ELEVATION GRID LINE KEY - -



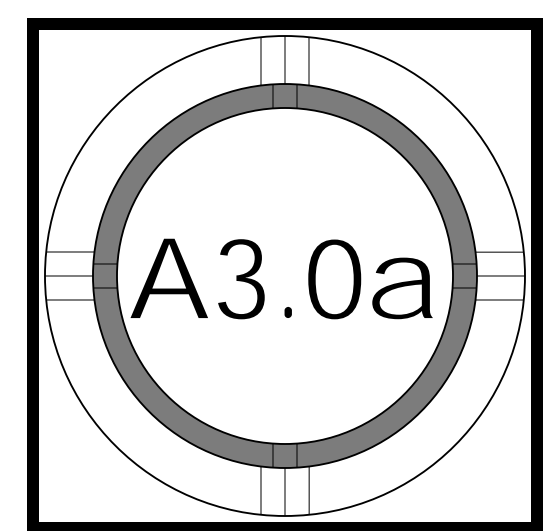
1000 S. Winchester Blvd
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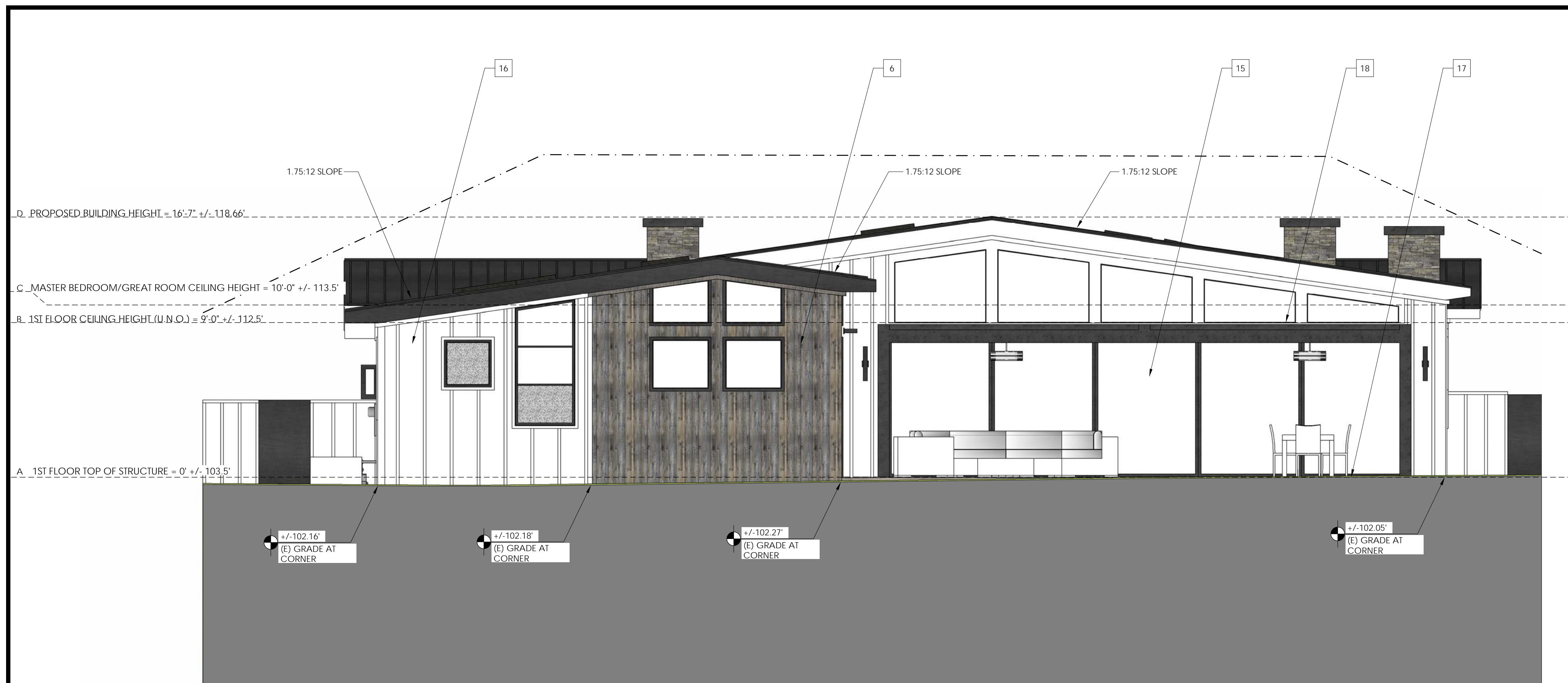
LIU-HOFFMANN RESIDENCE
NEW SINGLE FAMILY RESIDENCE
626 TORWOOD LANE, LOS ALTOS
MICHELLE LIU AND RAPHAEL HOFFMANN



REVISION	DATE	DESCRIPTION	DESIGNED BY	DRAWN BY
	01.10.2019	DESIGN REVIEW	IG	IG
	05.30.2019	DESIGN REVIEW RESUBMITTAL		

EXTERIOR ELEVATIONS





- # = NUMBER OF KEYNOTE BELOW
- 1 DAYLIGHT PLANE AS DEFINED BY JURISDICTION
 - 2 STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
 - 3 SKYLIGHT
 - 4 WOOD FRAMED CHIMNEY WITH 6' TALL PRECAST STONE CORNICE CAP--WWW.CHIMNEYKING.COM--SEE ROOF PLAN FOR LOCATION
 - 5 WOOD FRAMED "FALSE" CHIMNEY WITH 6' TALL PRECAST STONE CORNICE CAP--WWW.CHIMNEYKING.COM--SEE ROOF PLAN FOR LOCATION--INTENT OF CHIMNEY IS TO SCREEN MULTIPLE PLUMBING/HVAC ROOF PENETRATIONS FROM VIEW
 - 6 YAKISUGI WOOD SIDING w/ 1 LAYER TYVEK HOUSE WRAP--NAKAMOTO FORESTRY OR EQUAL
 - 7 ADHERED LIGHTWEIGHT STONE VENEER (<15 LBS/SF)--MANUF.: EL Dorado STONE, STYLE: STACKED STONE, COLOR: NANTUCKET, INSTALLATION STYLE: DRYSTACK PREFERRED--WWW.ELDORADOSTONE.COM--USE POLYMER-MODIFIED SETTING MORTAR AND GROUT, COLOR: LATICRETE TITANIUM--INSTALL PER MANUF. INSTRUCTIONS, ICC-ES EVALUATION REPORT ESR-1215, AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780.
 - 8 PAINTED FIBER CEMENT TRIM--5x8 FASCIA WITH HIDDEN GUTTER--SEE ROOF PLAN FOR MORE INFO
 - 9 FACTORY-FINISHED ALUMINUM GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS
 - 10 WINDOW OPENING--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--DOORS AND WINDOWS TO HAVE 2" PAINTED FIBER CEMENT TRIM TYPICAL, U.N.O.
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 - 13 HARDSCAPE--SEE SITE PLAN AND LANDSCAPE PLAN FOR MORE INFO
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 - 15 FLEETWOOD ALUMINUM LIFT AND SLIDE POCKET DOORS
 - 16 HARDIEPANEL WITH HARDIETRIM BATTENS
 - 17 WOOD DECKING, TIMBERTECH OR EQUAL
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KEYNOTES	-	-
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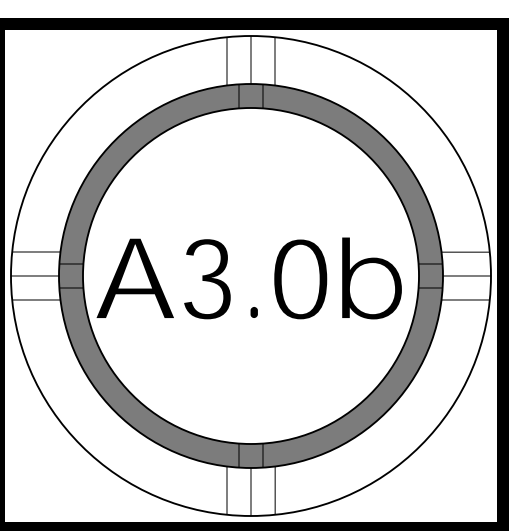
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LIU-HOFFMANN RESIDENCE
NEW SINGLE FAMILY RESIDENCE
626 TORWOOD LANE, LOS ALTOS
MICHELLE LIU AND RAPHAEL HOFFMANN



PROJECT NO.	REVISION	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
18-033	1	01.10.2019	DESIGN REVIEW	IG	IG
	2	05.30.2019	DESIGN REVIEW RESUBMITTAL	IG	IG

EXTERIOR ELEVATIONS





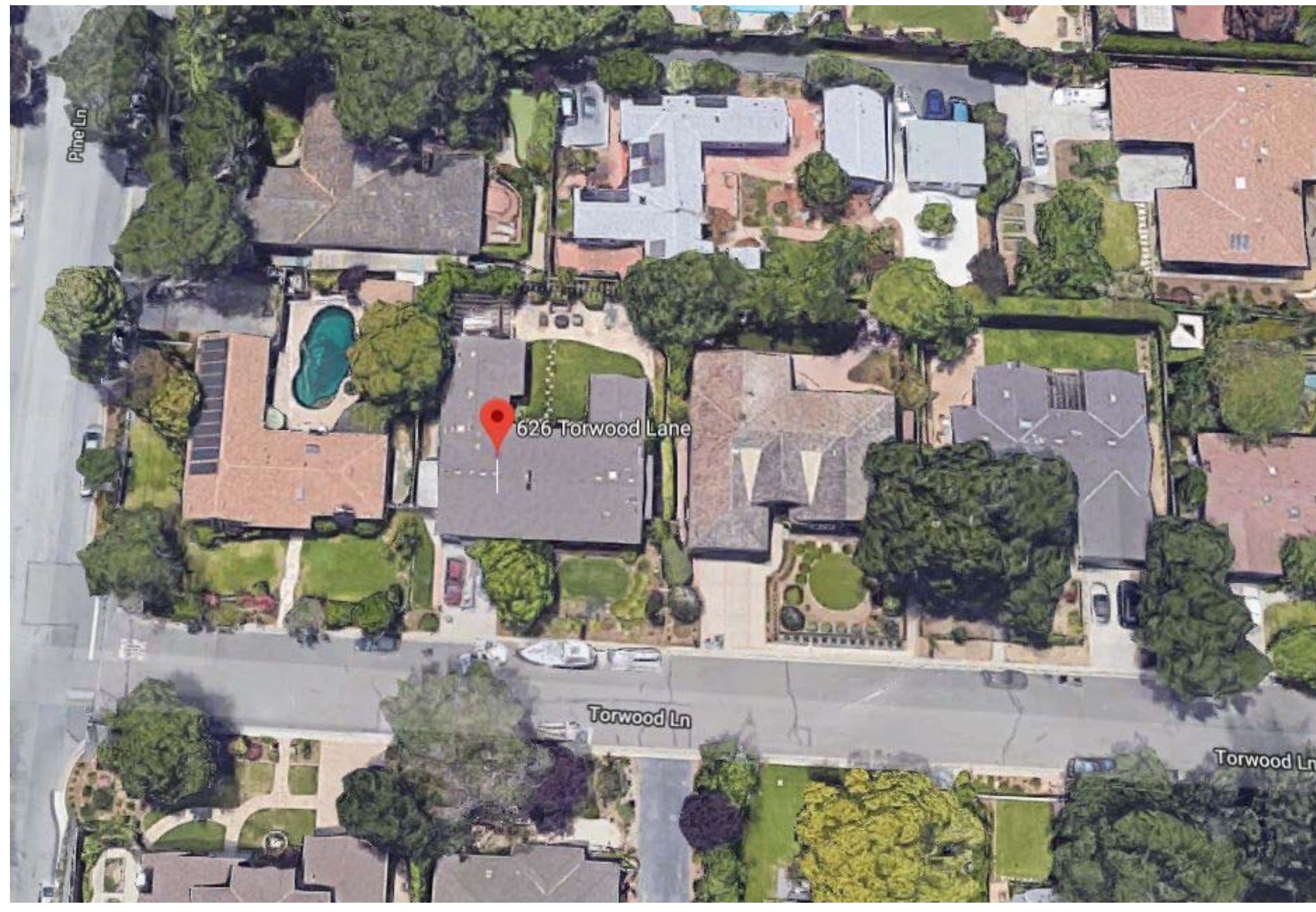
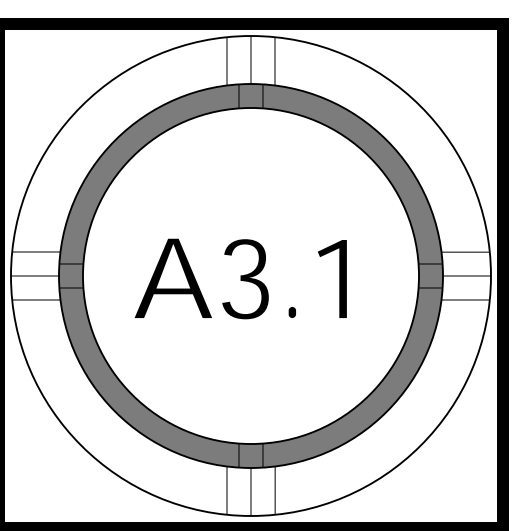
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LIU-HOFFMANN RESIDENCE
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REVISION	DATE	DESCRIPTION	DRAWN BY
	01.10.2019	DESIGN REVIEW	IG
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EXISTING ELEVATIONS





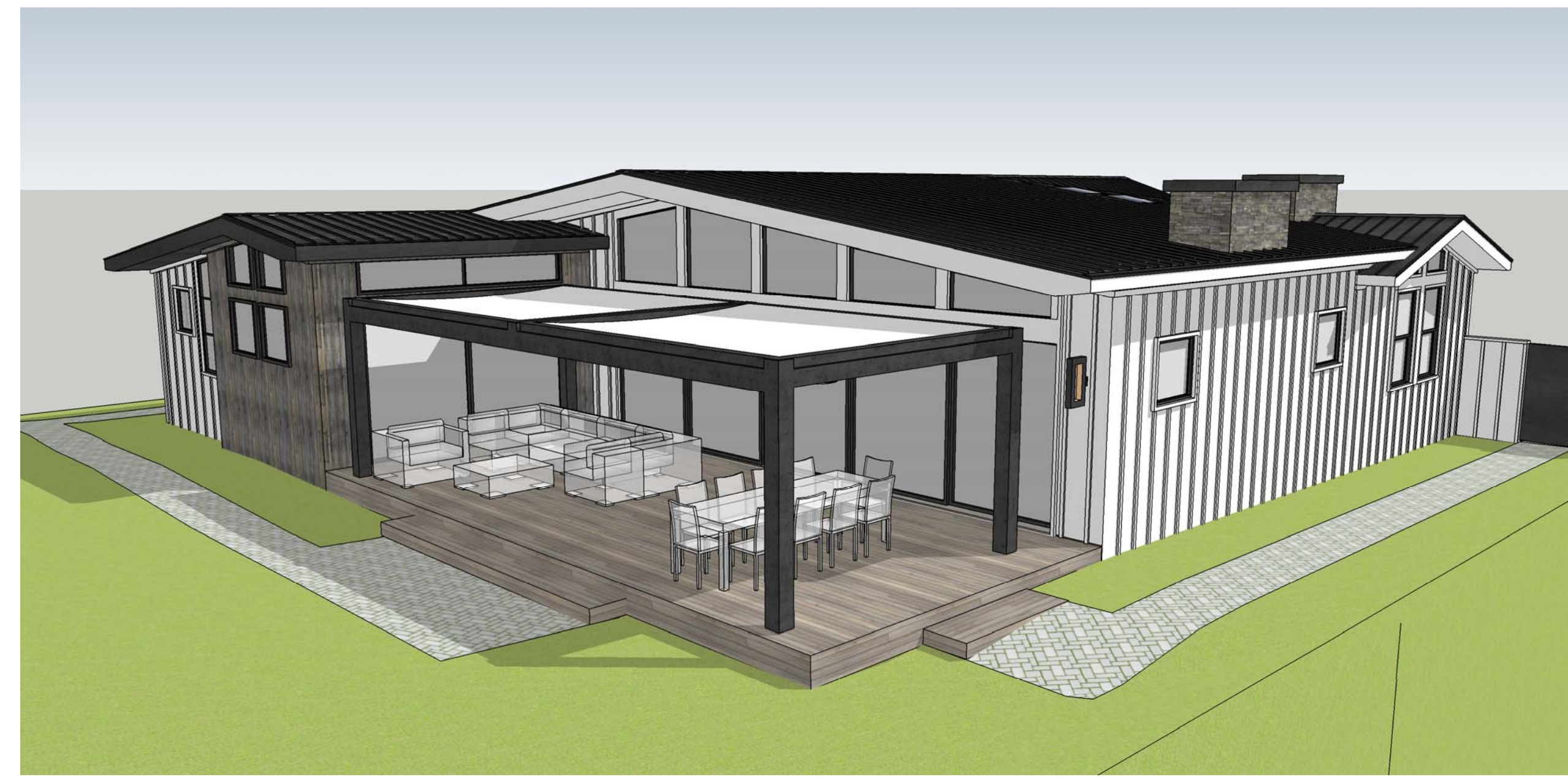
PERSPECTIVE EXTERIOR REAR - 4



PERSPECTIVE EXTERIOR REAR PATIO - 1



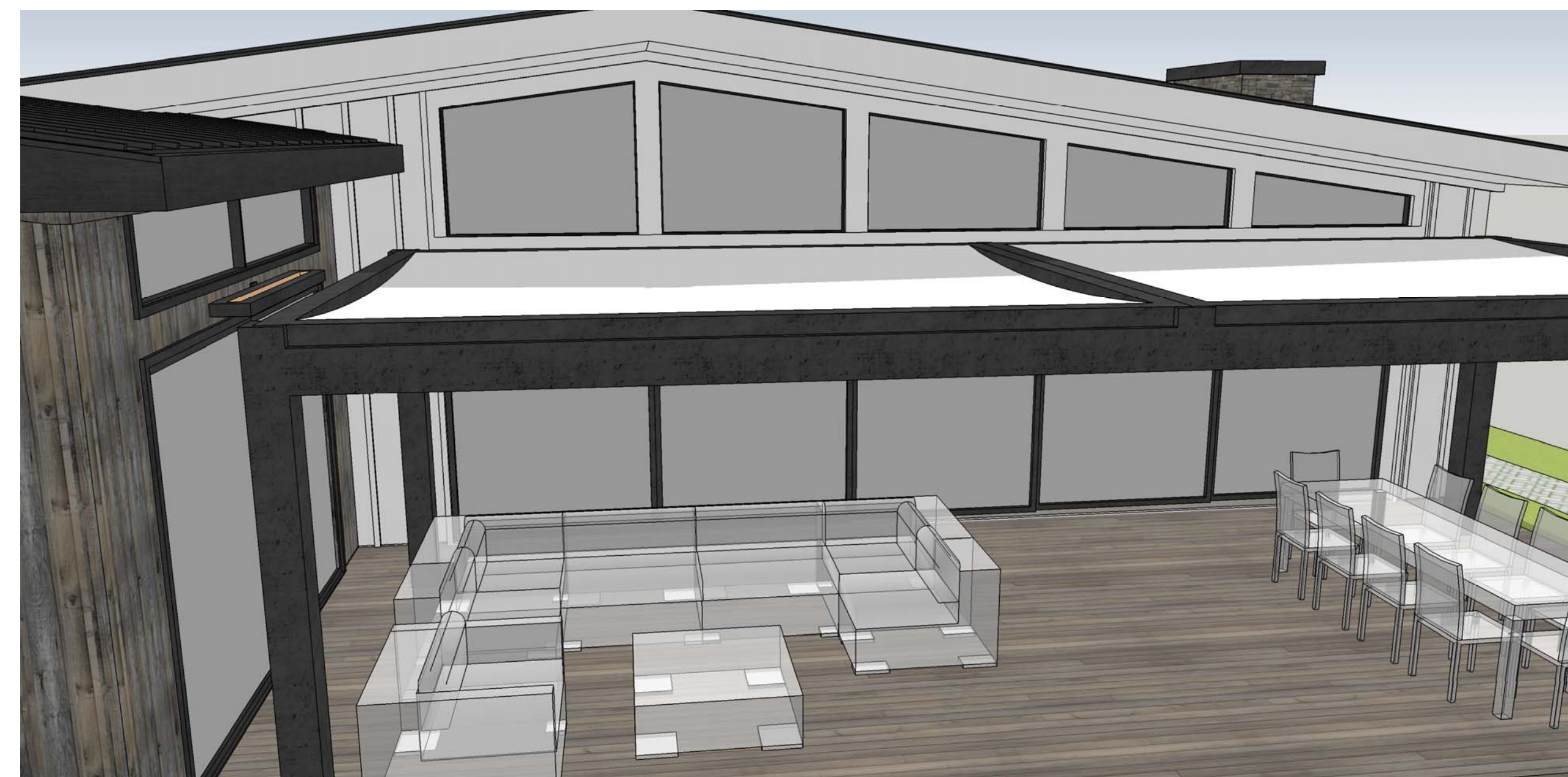
PERSPECTIVE EXTERIOR LEFT PATIO - 5



PERSPECTIVE EXTERIOR REAR LEFT - 2



PERSPECTIVE EXTERIOR FRONT ENTRY - 6



PERSPECTIVE EXTERIOR PERGOLA AWNING - 3



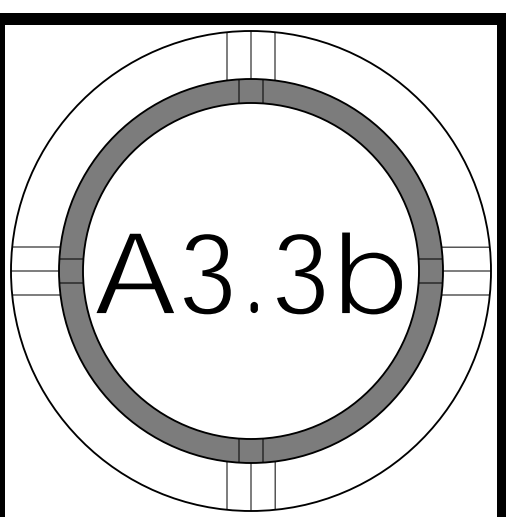
STUDIO 5 SQUARED
ARCHITECTURE
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San Jose, CA 95128
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LIU-HOFFMANN RESIDENCE
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PROJECT NO.	18-033
REVISION	
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DATE	05.30.2019
DESCRIPTION	DESIGN REVIEW RESUBMITTAL
DRAWN BY	IG
IC	IG

EXTERIOR
PERSPECTIVES



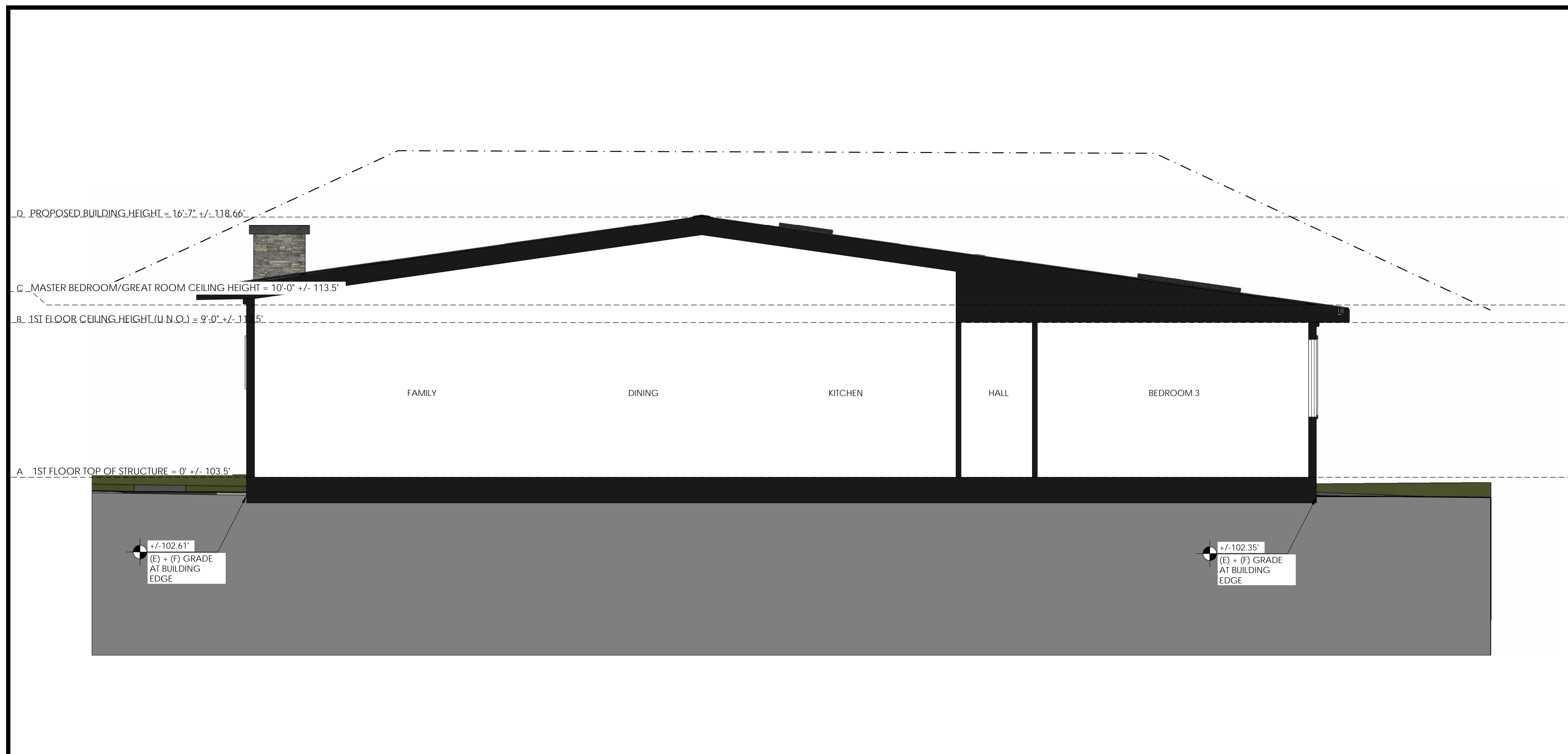


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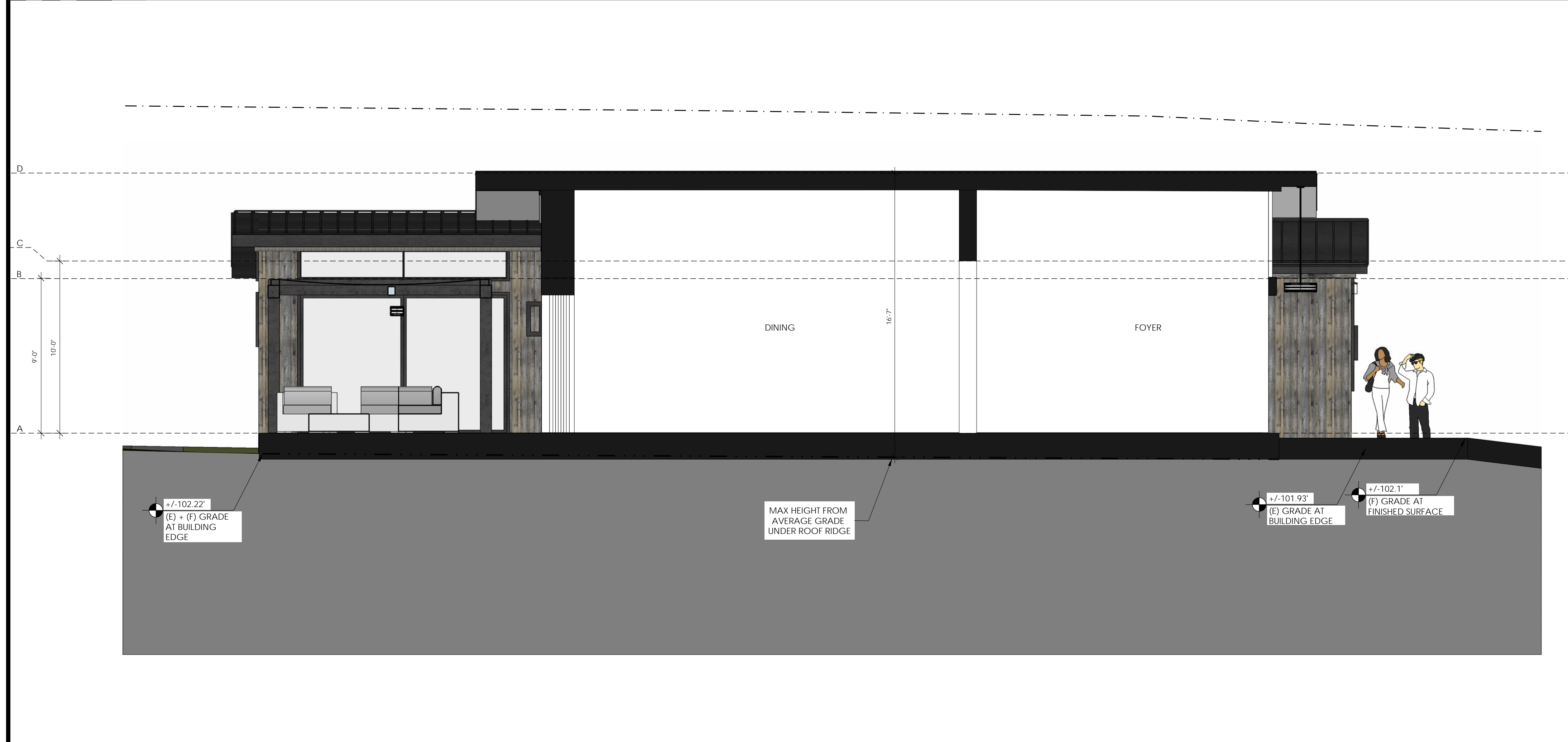
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SECTION 1 1/4" 1



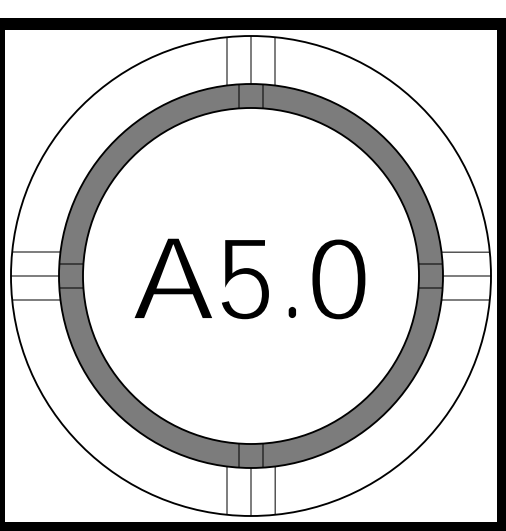
SECTION 2 1/4" 2

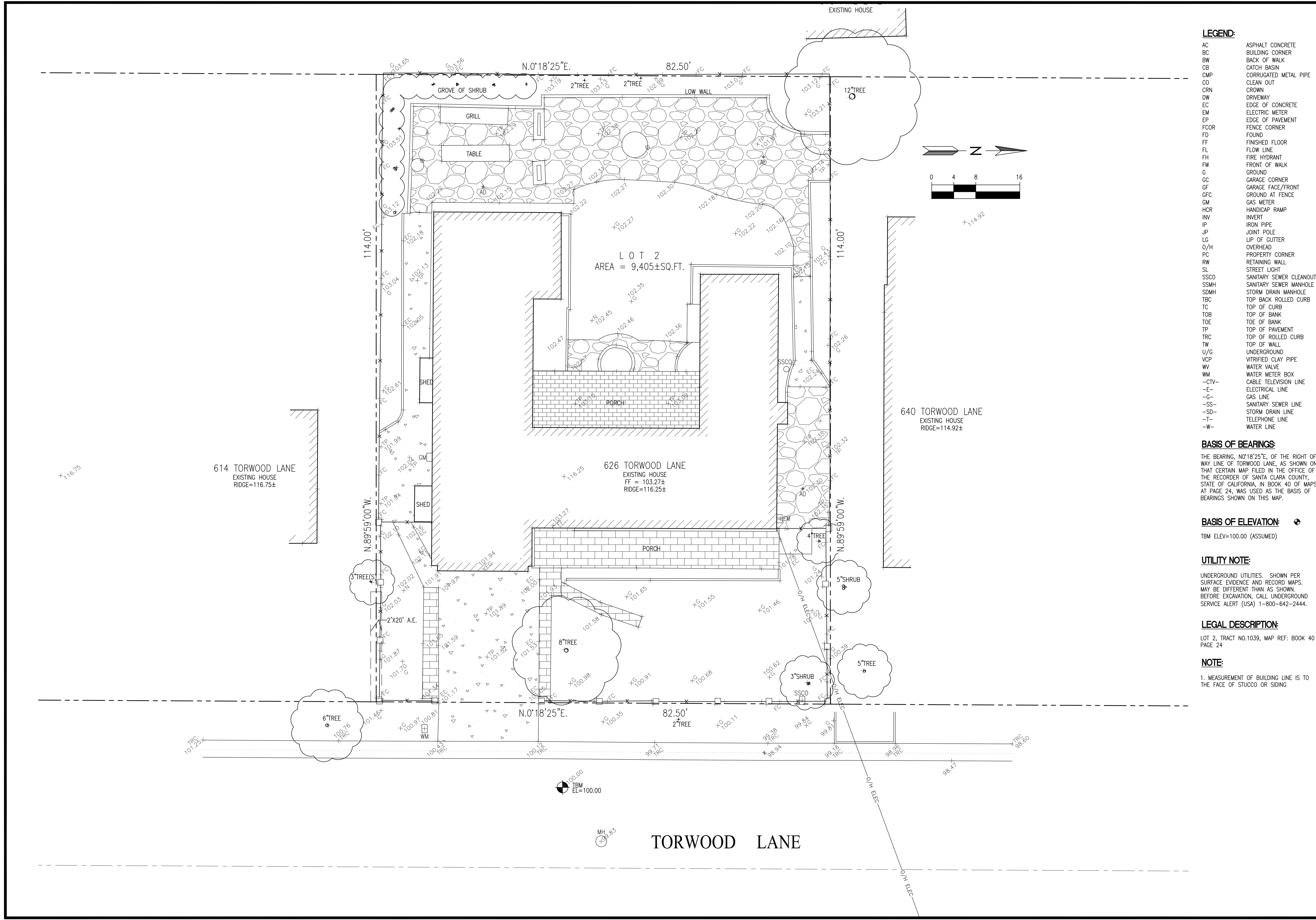
KEYNOTES	-	-

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ELEVATION GRID LINE KEY	-	-

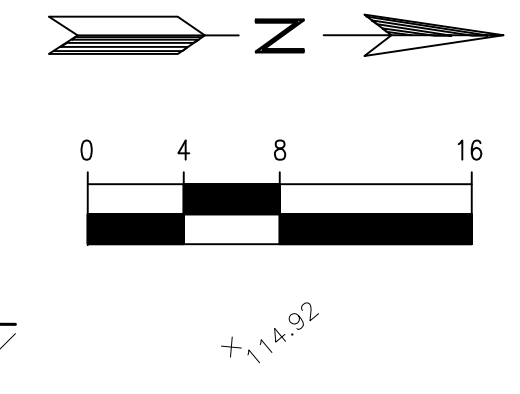
SECTIONS





LEGEND:

- AC ASPHALT CONCRETE
- BC BUILDING CORNER
- BW BACK OF WALK
- CB CATCH BASIN
- CMP CORRUGATED METAL PIPE
- CO CLEAN OUT
- CRN CROWN
- DW DRIVEWAY
- EC EDGE OF CONCRETE
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FCOR FENCE CORNER
- FD FOUND
- FF FINISHED FLOOR
- FL FLOW LINE
- FH FIRE HYDRANT
- FW FRONT OF WALK
- G GROUND
- GC GARAGE CORNER
- GF GARAGE FACE/FRONT
- GFC GROUND AT FENCE
- GM GAS METER
- HCR HANDICAP RAMP
- INV INVERT
- IP IRON PIPE
- JP JOINT POLE
- LG LIP OF GUTTER
- O/H OVERHEAD
- FC PROPERTY CORNER
- RW RETAINING WALL
- SL STREET LIGHT
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- TBC TOP BACK ROLLED CURB
- TC TOP OF CURB
- TOB TOP OF BANK
- TOE TOE OF BANK
- TP TOP OF PAVEMENT
- TRC TOP OF ROLLED CURB
- TW TOP OF WALL
- U/G UNDERGROUND
- VCP VITRIFIED CLAY PIPE
- WV WATER VALVE
- WM WATER METER BOX
- CTV- CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- SS- SANITARY SEWER LINE
- SD- STORM DRAIN LINE
- T- TELEPHONE LINE
- W- WATER LINE



BASIS OF BEARINGS:

THE BEARING, N0°18'25"E, OF THE RIGHT OF WAY LINE OF TORWOOD LANE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 40 OF MAPS AT PAGE 24, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

TBM ELEV=100.00 (ASSUMED)

UTILITY NOTE:

UNDERGROUND UTILITIES: SHOWN PER SURFACE EVIDENCE AND RECORD MAPS. MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.

LEGAL DESCRIPTION:

LOT 2, TRACT NO.1039, MAP REF: BOOK 40 PAGE 24

NOTE:

1. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING

HOFFMANN RESIDENCE

626 TORWOOD LANE
LOS ALTOS, CA
APN: 167-25-051



2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE:	SEPT 18, 2018
SCALE:	1/8"=1'-0"
DRAWN:	BG
JOB:	10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

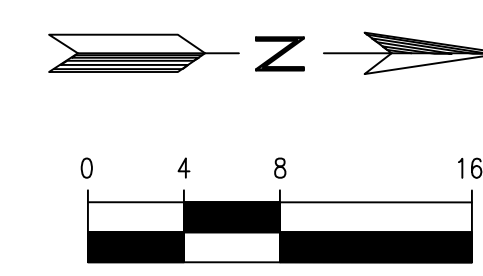
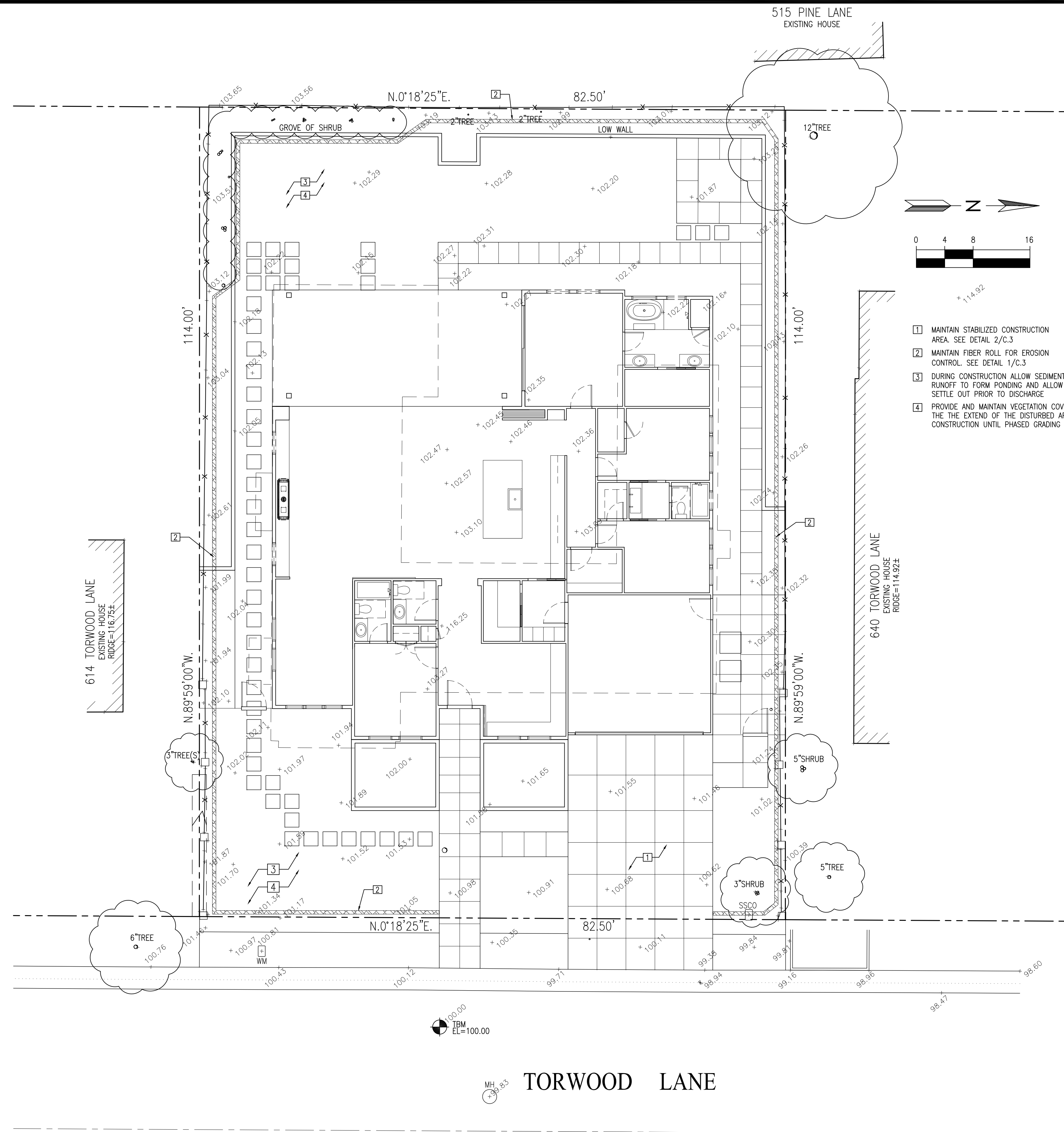
C.0

EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN/NOTES, IF PROVIDED, ARE MINIMUM REQUIREMENTS, THE FULL EXTENTS OF WHICH ARE TO BE DETERMINED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AS REQUIRED AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
3. THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS FOLLOWING EACH STORM AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
5. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTER, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
6. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE PUBLIC RIGHT-OF WAY IS PERMITTED.
7. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES. PROVIDE ROCKED DRIVEWAY FOR SITE ACCESS DURING CONSTRUCTION.

GENERAL NOTES

2



- 1 MAINTAIN STABILIZED CONSTRUCTION AREA. SEE DETAIL 2/C.3
- 2 MAINTAIN FIBER ROLL FOR EROSION CONTROL. SEE DETAIL 1/C.3
- 3 DURING CONSTRUCTION ALLOW SEDIMENT-LADEN RUNOFF TO FORM PONDING AND ALLOW SEDIMENTS TO SETTLE OUT PRIOR TO DISCHARGE
- 4 PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE THE EXTEND OF THE DISTURBED AREA DURING CONSTRUCTION UNTIL PHASED GRADING ACTIVITIES

HOFFMANN RESIDENCE

626 TORWOOD LANE
LOS ALTOS, CA
APN: 167-25-051



2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6406
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

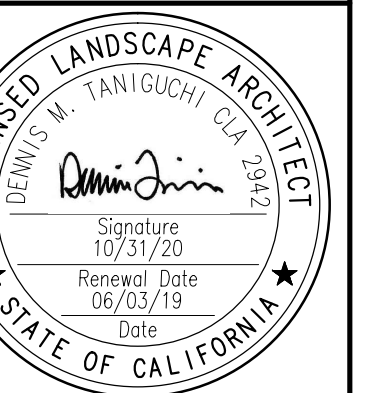
DATE: APRIL 7, 2019
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

EROSION CONTROL PLAN

SHEET NO.

C.2



ISSUE	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	04/10/19
2	PLANNING RESUBMITTAL	05/03/19
3	PLANNING RESUBMITTAL	06/03/19

SCALE: As Noted

PROJECT NUMBER: TLA# 19003.000

SHEET TITLE
**SCHEMATIC
LANDSCAPE
PLAN**

SHEET NO.

KEY NOTES: PROPOSED IMPROVEMENTS

- ① CONCRETE PAVING
- ② GRAVEL PAVING
- ③ CONCRETE STEP STONES
- ④ SHOULDER PARKING STRIP (5 FT WIDE)
- ⑤ WOOD FENCE (6 FT HIGH) AT PROPERTY LINE
- ⑥ WOOD GATE (6FT HIGH TO MATCH WOOD FENCING)
- ⑦ RAISED PLANTER WALLS
- ⑧ CURBS TO REPLACE EXISTING
- ⑨ DRIVEWAY
- ⑩ 2 STEPS AT PORCH
- ⑪ 1 STEP AT PORCH
- ⑫ SPA

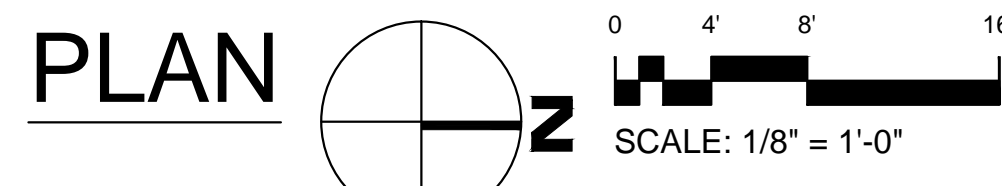
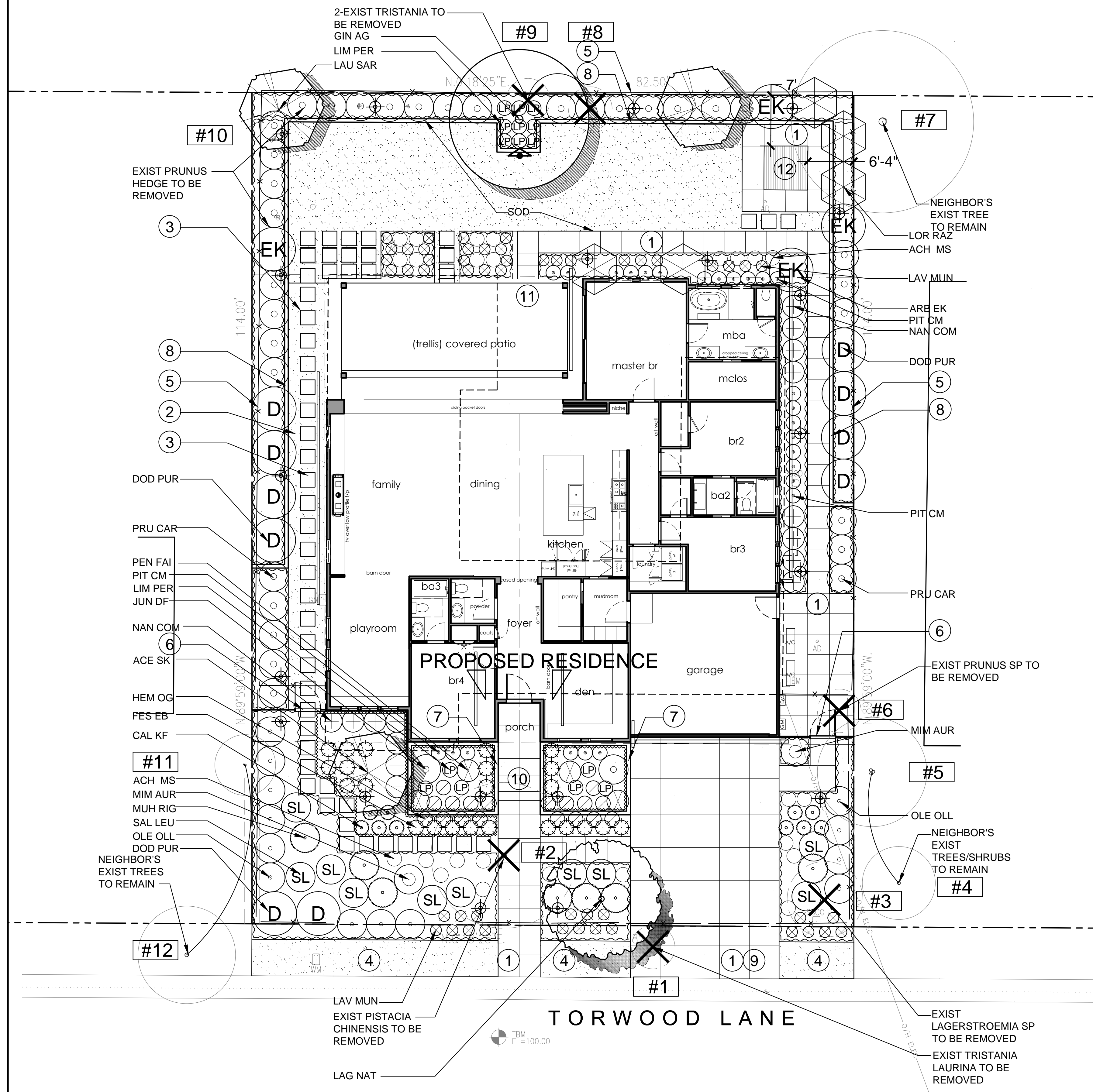
LEGEND

- PROPOSED TREES
- EXISTING TREES TO BE REMOVED
- TREE NUMBER
- EXISTING TREES TO REMAIN
- SHRUB AND GROUNDCOVER AREA
- UPLIGHT AT TREE
- PATHWAY LIGHT (LOW)

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	MISC. NOTES & REQUIREMENTS
TREES				
ACE SK	<i>Acer palmatum 'Sango Kaku'</i>	Coral Bark Maple	24" Box	Mult. St./N.V.S.-45/Stem up.
GIN AG	<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Maidenhair Tree	24" Box	Male forms only
LAG NAT	<i>Lagerstroemia l. 'Natchez'</i>	Crape Myrtle (White)	15 G.C.	Stds
LAU SAR	<i>Laurus n. 'Saratoga'</i>	Hybrid Laurel	15 G.C.	S.L./No. Whorl. Br./N. Dp. Br./Match
SHRUBS				
ARB EK	<i>Arbutus unedo 'Elfin King'</i>	Strawberry Tree	5 G.C.	Mult. St./Stem up.
DOD PUR	<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hopseed Bush	5 G.C.	
JUN SJ	<i>Juniperus chinensis 'Daub's Frosted'</i>	Daub's Frosted Juniper	1 G.C.	
LOR RAZ	<i>Loropetalum chinense 'Razzeleberi'</i>	N.C.N.	5 G.C.	
NAN COM	<i>Nandina domestica 'Compacta'</i>	Heavenly Bamboo	5 G.C.	F & B
OLE OLL	<i>Olea europaea 'Little Ollie'</i>	Dwarf Olive (fruitless)	5 G.C.	F & B
PIT CM	<i>Pittosporum tobira cream de mint 'Shima'</i>	Variegated Dwarf Tobira	1 G.C.	
PRU CAR	<i>Prunus caroliniana 'Compacta'</i>	Carolina Cherry Laurel	5 G.C.	
SAL LEU	<i>Salvia leucantha</i>	Mexican Bush Sage	1 G.C.	F & B/N. Dp. Br.
PERENNIALS/BULBS/ANNUALS				
ACH MS	<i>Achillea millefolium 'Moonshine'</i>	Common Yarrow	1 G.C.	
CAL KF	<i>Calamagrostis a. 'Karl Foerster'</i>	Reed Grass	1 G.C.	
FES EB	<i>Festuca ovina 'Elijah Blue'</i>	Blue Fescue	1 G.C.	
HEM OG	<i>Hemerocallis 'Our Gertrude'</i>	Evergreen, repeat bloom Daylily	B.R.	Double fan min., plant at 18" o.c. max.
LAV MUN	<i>Lavandula angustifolia 'Munstead'</i>	English Lavender	1 G.C.	
LIM PER	<i>Limonium perezii</i>	Sea Lavender	1 G.C.	
MIM AUR	<i>Mimulus aurantiacus</i>	Monkey Flower	5 G.C.	
MUH RIG	<i>Muhlenbergia rigens</i>	Deer Grass	1 G.C.	
PEN FAI	<i>Pennisetum 'Fairy Tales'</i>	Fountain Grass	1 G.C.	
LAWN (SOD)				
SOD	Sodded lawn shall be "Blue/Rye" mix 100% special blend of Trailblazer and Amigo fescue, available through Mello Turf Ranch, (800) 533-2428, or equal.			
1. See specifications for planting/timing for seasonal bulb and tuber installation.				
2. * <i>Hemerocallis</i> available only from Greenwood Daylilies, 8000 Balcom Canyon Road, Somis, CA 93066, (562) 494-8944, <www.greenwoodgarden.com>				
PLANT LIST ABBREVIATIONS:				
Note: This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s)				
SL	Single main, straight, dominant, leader			
Hi. Br.	High branched—lowest limbs held above rootball 5' min. for 15 gallon can 6' min. for 24" box trees			
F & B	Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old/woody plants.			
N.V.S.-45 deg.	Narrow upright vase shape 45 degrees or less spread in branch/trunk structure			
No. Whorl. Br.	No closely spaced whorled branches. Select even symmetrical branch distribution			
Match	Matched size, form, caliper, branching and cultivar. Select from one lot, one grower, for guaranteed consistency through life of plants.			
	In general plants within a group or area are to be matched, unless noted otherwise.			
B.R.	Bare Root			
Mult. St.	Multi stemmed			
Flat	Rooted cuttings from flats at on center distance specified in list. See groundcover/shrub o.c. planting detail for layout.			
G.C.	Gallon Can			
N.C.N.	No Common Name			
Stem up.	Stem up to expose trunk and lower branch pattern			
o.c.	On center			

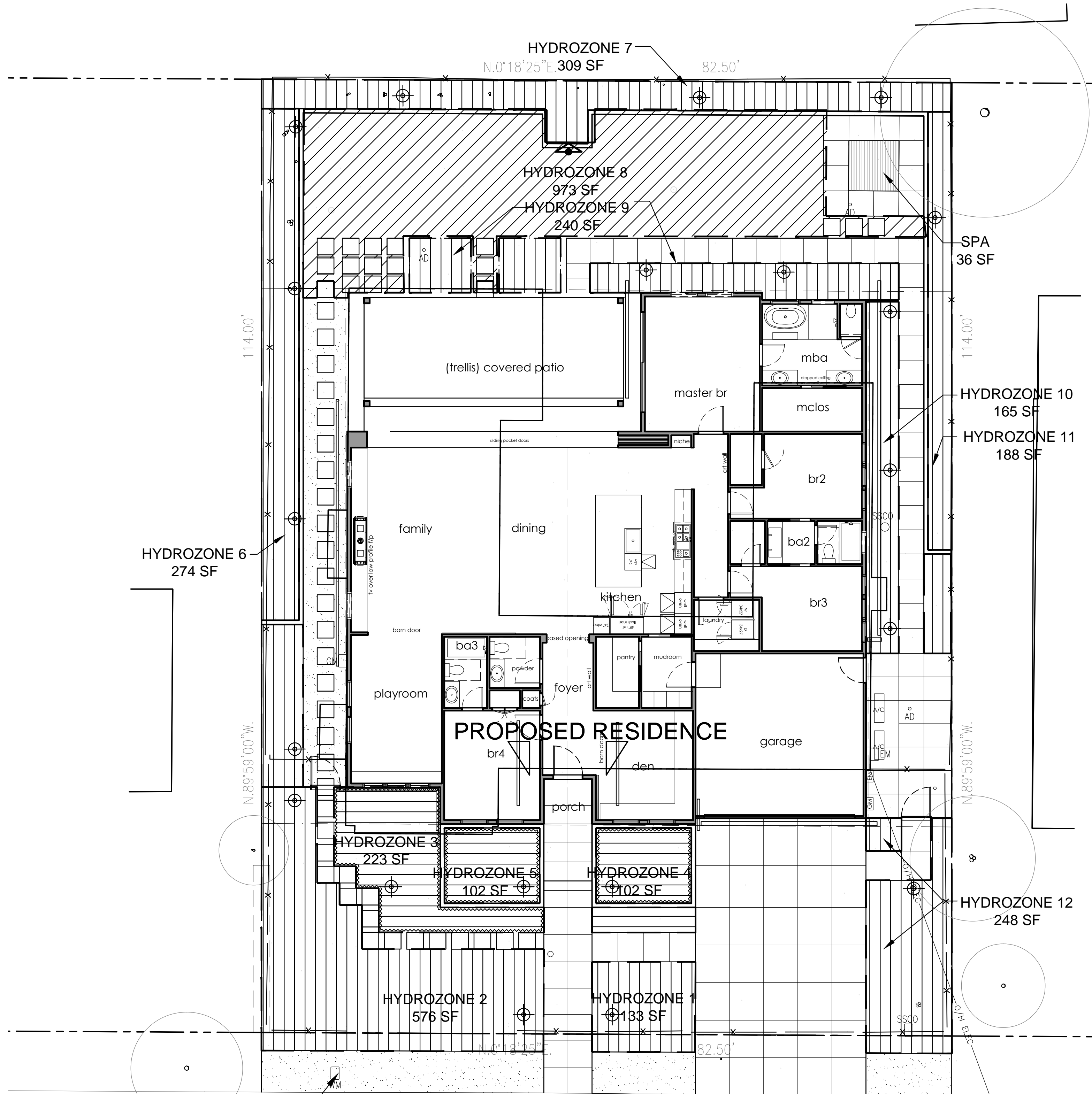
Number	Tree species/Common Name	Trunk Dia inch (DBH)	Height (feet)	Spread (feet)	Condition (A to F)	Arborist Recommendation	Project Disposition
1	Tristania laurina Swamp Myrtle	2.0	10	6	B: good vigor, good form, recent plant	Preserve (street tree)	Remove (driveway)
2	Pistachia chinensis Chinese Pistache	9.4	15	20	B: good vigor, good form	Remove	Remove
3	Lagerstroemia sp. Crape Myrtle	10.8	10	6	C: fair vigor, poor form, topped	Remove	Remove
4*	Betula pendula Weeping Birch	5 est	10	10	C: fair vigor, fair form, planted too low	Preserve (neighbor's tree)	Preserve
5*	Pittosporum tobira Pittosporum	5 est	6	15	B: good vigor, good form, hedge	Preserve (neighbor's tree)	Preserve
6	Prunus spp. Weeping Cherry	4.5	7	6	C: fair vigor, fair form, topped	Remove	Remove
7*	Ulmus parvifolia Chinese Elm	12 est	25	25	B: fair vigor, good form	Preserve (neighbor's tree)	Preserve
8	Tristania laurina Swamp Myrtle	2	10	6	B: good vigor, good form, young tree	Preserve	Remove
9	Tristania laurina Swamp Myrtle	2	10	6	B: good vigor, good form, young tree	Preserve	Remove
10	Prunus laurocerasus English Laurel	6 avg	12	30	B: good vigor, fair form, hedge	Preserve	Remove
11*	Magnolia soulangeana Saucer Magnolia	6 est	12	8	B: good vigor, good form, young tree	Preserve (neighbor's tree)	Preserve
12*	Lagerstroemia sp. Crape Myrtle	6	12	8	C: fair vigor, fair form, topped	Preserve (neighbor's tree)	Preserve

* Indicates neighbor's tree



I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

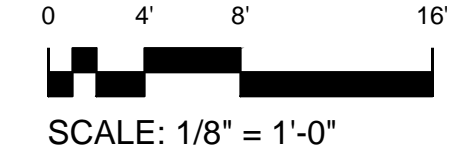
Dennis M. Taniguchi



PROPOSED IRRIGATION POINT OF CONNECTION--STUB OFF DOMESTIC WATER METER. USE REDUCED PRESSURE BACKFLOW

TORWOOD LANE

PLAN



I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

Dennis M Taniguchi

DENNIS M TANIGUCHI, CLA 2942

HYDROZONE LEGEND

- LOW WATER USE: 2130 SF (SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- MEDIUM WATER USE: 427 SF (SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- HIGH WATER USE: 1051 SF (OVERHEAD SPRAY FOR TURF)

CONCEPTUAL IRRIGATION STATEMENT

1. IRRIGATION DESIGN SHALL BE ZONED FOR 1) TURF AND ANNUALS AND OTHER MODERATE TO HIGHER WATER USE PLANT MATERIALS; 2) GROUNDCOVERS, AND 3) NATIVE AND WATER CONSERVING PLANT MATERIALS.
2. IRRIGATION DESIGN SHALL ALSO BE ZONED FOR MICRO CLIMATES INCLUDING COOL, SHADED AND PROTECTED AREAS, AS WELL AS HOT, SUNNY AND WINDY AREAS.
3. PART SHADE AREAS INCLUDE MODERATE WATER USE AREAS HAVING MORNING AND/OR AFTERNOON SHADE.
4. COOL AND FULL SHADY AREAS INCLUDE LOW WATER USE AREAS FOR PLANTS REQUIRING LITTLE OR NO IRRIGATION WATER AND/OR LOCATIONS THAT WILL PROVIDE MOIST CONDITIONS.
5. LAYOUT SHALL BE DESIGNED FOR MINIMUM RUNOFF AND OVERSPRAY ONTO NON-LANDSCAPED AREAS
6. LOW VOLUME SPRINKLERS SHALL BE USED WHEREVER POSSIBLE WITH HEAD TO HEAD COVERAGE.
7. DRIP EMITTER OR BUBBLER IRRIGATION SHALL BE UTILIZED AT TREES TO PROMOTE DEEP WATERING WHEREVER POSSIBLE.
8. DRIP IRRIGATION SHALL BE UTILIZED AT NON-TRAFFIC OR ISOLATED PLANTING AREAS TO DECREASE THE POSSIBILITY OF VANDALISM TO THE MICRO-TUBING.
9. THE IRRIGATION CONTROLLER SHALL HAVE AMPLE CAPACITY IN TERMS OF PROGRAMS AND CYCLES THAT WILL MATCH THE COMPLEXITY OF THE LANDSCAPE PLAN FOR MORE EFFICIENT WATERING. FOR EXAMPLE, THE CONTROLLER SHALL HAVE THE ABILITY TO HAVE MULTIPLE CYCLES TO PERMIT A NUMBER OF SHORT DURATION WATERINGS THAT WILL ALLOW WATER TO SOAK INTO THE SOIL RATHER THAN RUN OFF.
10. INDIVIDUAL BUBBLERS OR DRIP EMITTERS SHALL BE UTILIZED TO ISOLATE WATER FOR PLANT MATERIALS AND ELIMINATE WATERING OF "BARE GROUND."

NOTES:

1. A MINIMUM 3-INCH LAYER OF 1/2" TO 1" DIAMETER FIR OR PINE BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS.
2. I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.
3. IRRIGATED PLANTED AREA= 3647 SF TURF IS 29% OF THAT PLANTED AREA
4. PLANT MATERIAL SPECIES ARE DROUGHT TOLERANT NATIVE OR NON-INVASIVE PLANT SPECIES(AS DEFINED BY THE CALIFORNIA INVASIVE PLANT COUNCIL). DROUGHT TOLERANCE IS AS DEFINED IN "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" BY THE EAST BAY MUNICIPAL UTILITY DISTRICT.
5. UNLESS CONTRAINDICATED BY A SOILS TEST, COMPOST AT THE RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
6. AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
7. IRRIGATION CONTROLLER PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE
8. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
9. MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
10. AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

IRRIGATION WATER USE CALCULATIONS:

Water Efficient Landscape Worksheet: Liu-Hoffmann Residence 6/03/2019)

Reference Evapotranspiration (Eto)	43 (Los Altos)						Estimated Total Water Use (ETWU)
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	
Regular Landscape Areas							
#1 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	133	32.84	876
#2 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	576	142.22	3,792
#3 Mixed shrubs/groundcover	0.4	Drip	0.81	0.494	223	110.12	2,936
#4 Mixed shrubs/groundcover	0.4	Drip	0.81	0.494	102	50.37	1,343
#5 Mixed shrubs/groundcover	0.4	Drip	0.81	0.494	102	50.37	1,343
#6 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	274	67.65	1,804
#7 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	309	76.30	2,034
#8 Turf	0.8	Overhead Spray	0.81	0.988	1,051	1,038.02	27,674
#9 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	240	59.26	1,580
#10 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	240	59.26	1,580
#11 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	188	46.42	1,238
#12 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	248	61.23	1,633
Totals					3,686	1,794.07	47,830
Special Landscape Areas (SLA)							
1) Pool/Spa				1	36	36	960
2) Water Features				1	0	0	0
				0	0	0	0
Totals					36	36	960
Estimated Total Water Use (ETWU)							47,830
Maximum Allowed Water Allowance (MAWA)							55,008

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) [0.62] [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

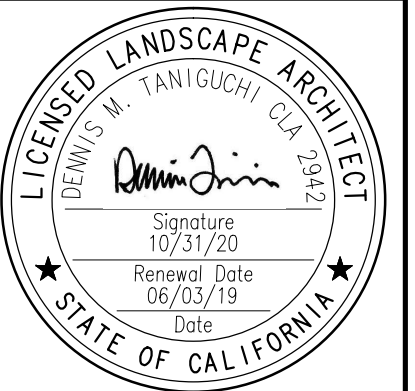
Regular Landscape Areas	
Total ETAF x Area	1,794
Total Area	3,686
Average ETAF	0.49

All Landscape Areas	
Total ETAF x Area	1,830
Total Area	3,722
Sitewide ETAF	0.49

HOFFMANN RESIDENCE

626 Torwood Lane
Los Altos, CA
94022

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942



ISSUE	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	04/10/19
2	PLANNING RESUBMITTAL	05/03/19
3	PLANNING RESUBMITTAL	06/03/19

SCALE: As Noted
PROJECT NUMBER: TLA# 19003.000

SHEET TITLE
IRRIGATION HYDROZONE PLAN

SHEET NO.
L-2

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

March 6, 2019

Raphael Hoffmann & Michelle Liu
 Raphael.hoffmann@gmail.com
 jingmichelletliu@gmail.com

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

Site: 626 Torwood Lane, Los Altos CA

Dear Raphael Hoffmann & Michelle Liu,

As requested on Friday, January 18, 2019, I visited the above site for the purpose of inspecting and commenting on the trees. A new home is proposed on this site, and your concern as to the future health and safety of existing trees has prompted this visit. The most recent preliminary site plans have been reviewed for writing this report.

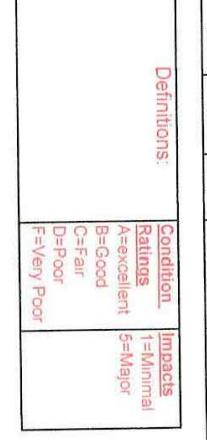
Method:

All of the trees on site were surveyed and inspected. All of the following information can be found in the tree survey on page 2 of this report. 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 48 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 traced off. Comments and recommendations for future maintenance are provided. An indication as to trees to be retained or removed has been given. Trees of "Heritage" size have been called out as a heritage tree on the provided survey. Impacts for each tree were given on a scale of 1 to 5 with 1 being minor impacts and 5 being major impacts. Hazardous trees have been called out as hazardous. A tree protection zone radius has been given for each tree. It is recommended to protect all trees to be retained, however only trees that are designated as heritage trees are required to be protected by tree protection fencing during construction.

Tree Species	DBH (inches)	Height (ft)	Remove or Preserve	Heritage	Impact	Tree Condition	Tree Comments
1 Tristiana	2	10/6	P	NO	0	B	Good vigor, good form, recently planted heritage tree
2 Chinese pistache	9.4	13/20	R	NO	0	B	Good vigor, good form, well maintained to 9.4" DBH
3 Crape myrtle	10.8	10/6	R	NO	0	C	Good vigor, good form, well maintained to 10.8" DBH
4* Weeping cherry	5.4	10/10	P	NO	0	C	Good vigor, good form, well maintained to 5.4" DBH
5* Weeping cherry	4.5	7/6	R	NO	0	C	Good vigor, good form, well maintained to 4.5" DBH
6* Weeping cherry	12.8	23/25	P	NO	0	C	Good vigor, good form, well maintained to 12.8" DBH
7* Tristiana	2	10/6	P	NO	0	B	Good vigor, good form, well maintained to 2" DBH
8 Tristiana	2	10/6	P	NO	0	B	Good vigor, good form, well maintained to 2" DBH
9 Tristiana	6.0	12/20	P	NO	0	B	Good vigor, good form, well maintained to 6.0" DBH
10 Sycamore	6.0	12/20	P	NO	0	B	Good vigor, good form, well maintained to 6.0" DBH
11* Crape myrtle	6.0	12/20	P	NO	0	B	Good vigor, good form, well maintained to 6.0" DBH
12* Crape myrtle	6.0	12/20	P	NO	0	B	Good vigor, good form, well maintained to 6.0" DBH



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(3)



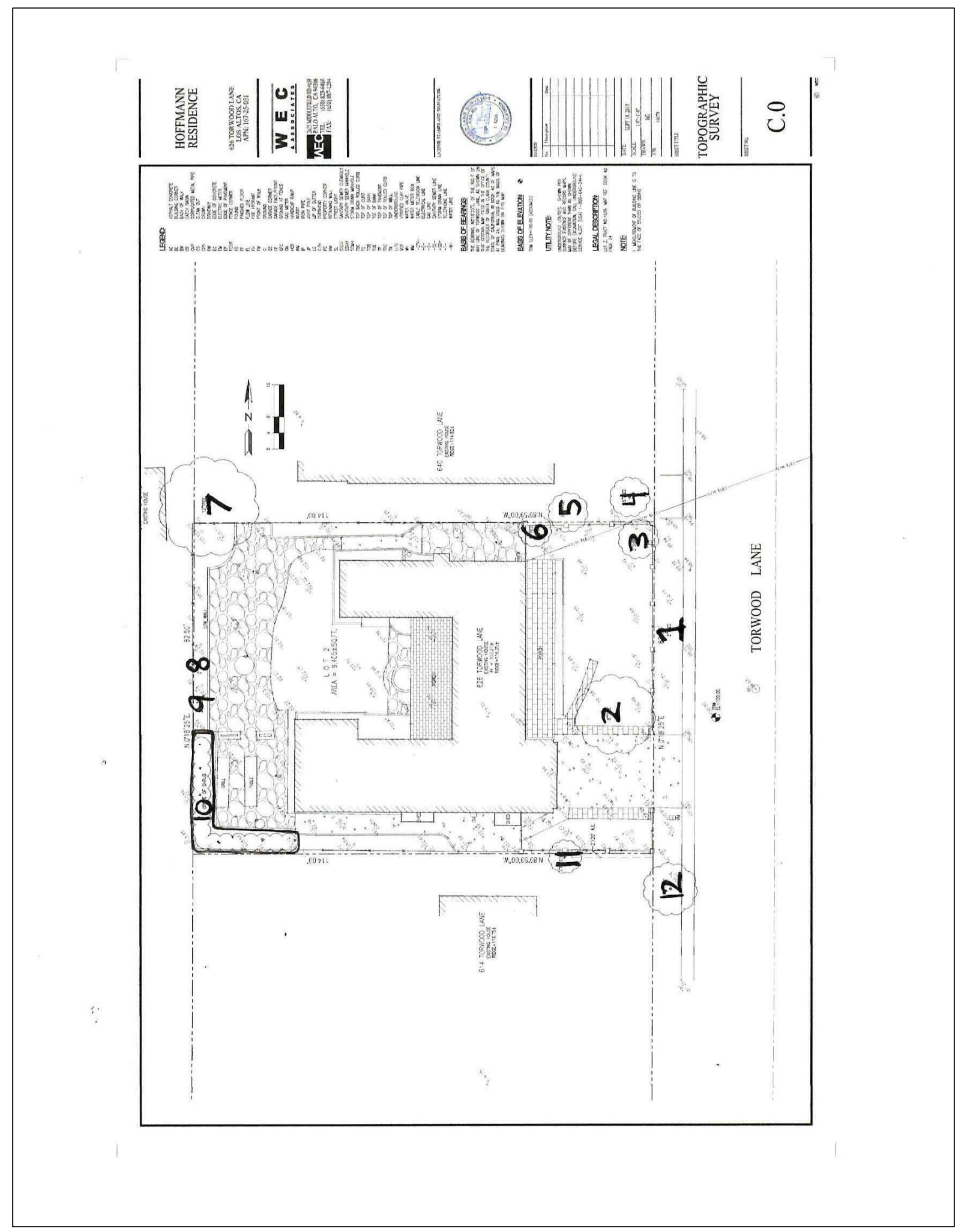
Site observations:
 The landscape at 626 Torwood Lane has been well maintained in the past. 12 trees were surveyed on the property or adjacent neighboring properties. No native trees were observed. The property is fairly well screened by screening trees at the property line and trees located on the neighboring properties. The only protected tree on site is Tristiana tree #1, that is located within the public right of way.

Showing recently planted Tristiana tree #1 located within the public right of way

Trees proposed for removal (No heritage size trees are to be removed)
 Chinese pistache tree #2 is proposed for removal to facilitate a walkway to the front door. This tree is in good condition. The tree's diameter measurement is 9.4 inches making it a non-heritage size tree.

Crape myrtle tree #3 is proposed for removal, as the tree is on top of the sewer line to the home. The tree is also in the foot print of the proposed driveway. The removal of this tree will prevent future utility line damage. The tree's diameter measurement is 10.8 inches below the tree's union, making it a non-heritage size tree.

Weeping cherry tree #6 is proposed for removal to facilitate the construction of a concrete pad off of the side of the garage. The tree's diameter measurement is 4.5 inches, making the tree a non-heritage size tree.



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(4)



Summary:
 All of the trees on site are in fair to good condition. No poor trees were observed on site. The trees to be retained are all a good distance away from the proposed construction. Tree protection fencing is recommended (not required) for neighboring Chinese elm tree #7. Fencing is recommended to be placed at the dripline of this tree. Fencing will need to extend off of the existing property line fence and out to a distance equal to the tree's canopy spread (15'). This will prevent construction equipment/storage within the tree's root zone. All of the smaller neighboring trees will be protected by construction site fencing placed at the property line. No impacts are expected to the retained trees and neighboring trees. The following tree protection plan will help to reduce impacts to the retained trees on site.

Showing neighbor's Chinese elm tree #7

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'. The recommended tree protection zones as seen in the survey portion of this report are located at 6 times the tree diameters, or at the tree canopy spread (whichever is greater). Fencing is required to be placed at 6 times the tree diameters or canopy spread (whichever is greater) by the city of Los Altos. 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. The only tree required to be protected on this site is Tristiana tree #1. Neighbor's Chinese elm tree #7 is recommended to be protected.

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(5)

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.

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. The Project Arborist must be on site during any excavation below a tree dripline.

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.

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(6)

Inspections
 It is the contractor's responsibility to contact the Project Arborist when work is to take place underneath the canopy or dripline of a protected tree on site. Kiely Arborist Services can be reached by email at kkarbor476@yahoo.com (preferred) 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 Kiely Certified Arborist WE#0476A