



ANIK RESIDENCE LOS ALTOS, CA

ANIK RESIDENCE
 1229 WOODVIEW TERRACE
 LOS ALTOS, CA 94024

APN: 34239034
PRELIMINARY - NOT FOR CONSTRUCTION

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ZONING COMPLIANCE

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,466 square feet (.21 %)	2,861 square feet (.24 %)	3,508 square feet (.30 %)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2,235 sq ft 2nd Flr: 1,076 sq ft Total: 3,311 sq ft (.28 %)	1st Flr: 2,812 sq ft 2nd Flr: 1,041 sq ft Total: 3,853 sq ft (.33 %)	3,919 square feet (.34 %)
SETBACKS:			
Front	29.0 feet	25.5 feet	25 feet
Rear	42.2 feet	25.0 feet	25 feet
Right side (1 st /2 nd)	25.6 feet/ 47.9 feet	20 feet/ 47.9 feet	20 feet/ 20 feet
Left side (1 st /2 nd)	10.7 feet/ 25.9 feet	10.7 feet/ 24.4 feet	10 feet/ 17.5 feet
HEIGHT:	24 feet	24 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

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

LOT CALCULATIONS

NET LOT AREA:	11,694 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	190 square feet (.8%)
LANDSCAPING BREAKDOWN:	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>

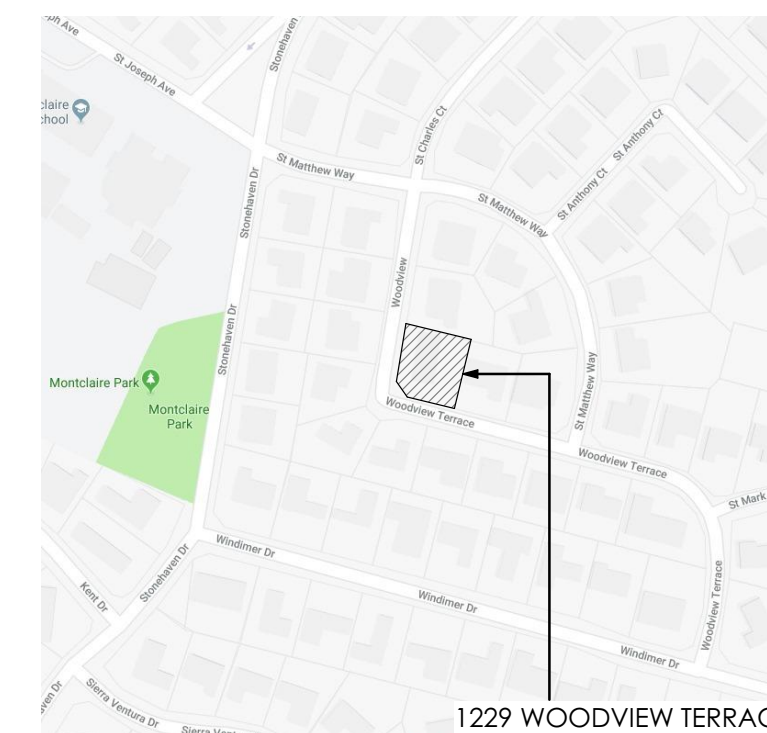
PROJECT SUMMARY

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)	INTERIOR 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

CLIENT:	ASHRAFA & SHABBIR ANIK 1229 WOODVIEW TERRACE LOS ALTOS, CA, 94024
ARCHITECT:	ANA WILLIAMSON ARCHITECT 885 SANTA CRUZ AVE MENLO PARK, CA 94025 T: (650) 329-0377 F: (650) 325-4781 W: awarchitect.com
CONTRACTOR:	
STRUCTURAL ENGINEER:	MIKE MAHMOUDI 851 BURLWAY RD. #519 BURLINGAME, CA 94010 T: (650) 348-3457
GEOTECHNICAL ENGINEER:	MURRAY ENGINEERS 935 FREMONT AVE LOS ALTOS, CA 94024 T: (650) 559-9980 F: (650) 559-9985 W: murrayengineers.com
SURVEYOR:	WADE HAMMOND PLS 36660 NEWARK BLVD, SUITE C NEWARK, CA 94560 T: (510) 579-6112 F: (510) 991-8054 W: wadehammondpls.com
ARBORIST:	KIELTY ARBORIST SERVICES P.O. BOX 6187 SAN MATEO, CA 94403 T: (650) 515-9783

ISSUE	DATE
DESIGN REVIEW SET	02/26/2019
DESIGN REVIEW REV.	04/09/2019
DESIGN REVIEW REV.	06/07/2019

DRAWN: PR
 DATE: 6/6/2019
 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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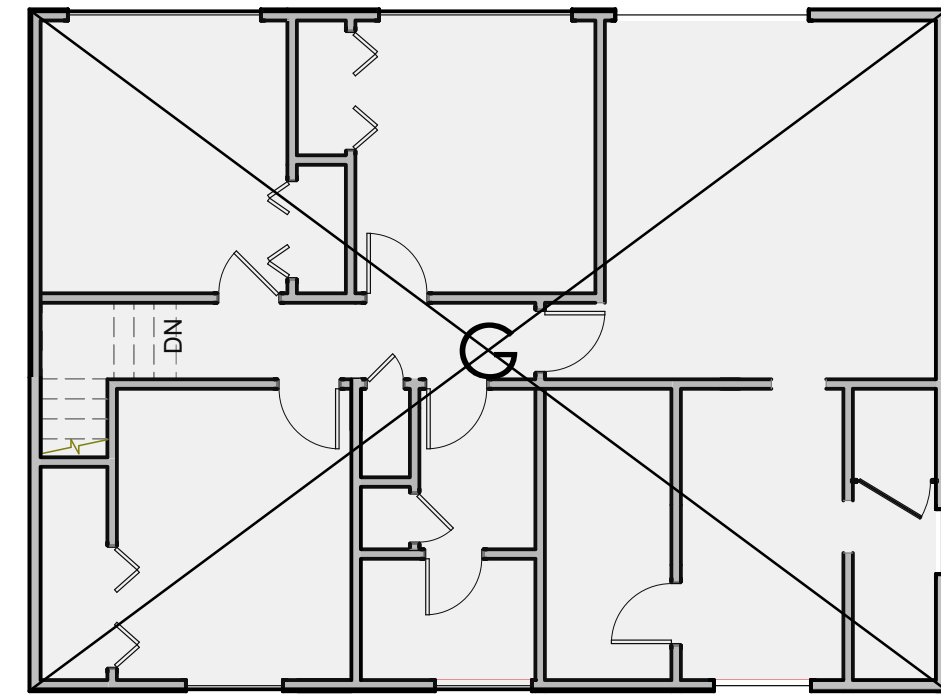
SECOND FLOOR SUBTOTAL = 1075.9 SF

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



4 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	6'-9" x 15'-7"	106 SF	HABITABLE SPACE ADDITION
R	15'-4" x 9'-1"	138 SF	HABITABLE SPACE ADDITION
S	10'-6" x 7'-2"	75 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
Z	4'-5" x 5'-6"	24 SF	STORAGE SPACE ADDITION

FIRST FLOOR SUBTOTAL = 2812.8 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'-1" x 6'-3"	87 SF	HABITABLE SPACE ADDITION

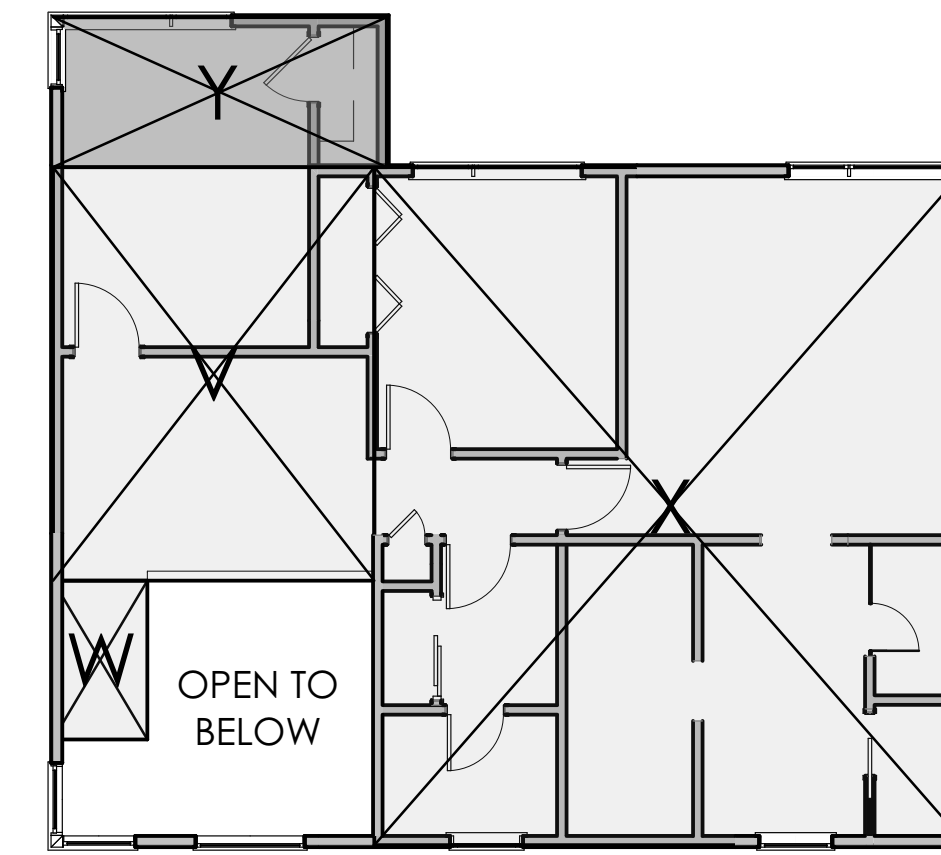
SECOND FLOOR SUBTOTAL = 1,041 SF

TOTAL PROPOSED FLOOR AREA = 3853.8 SF

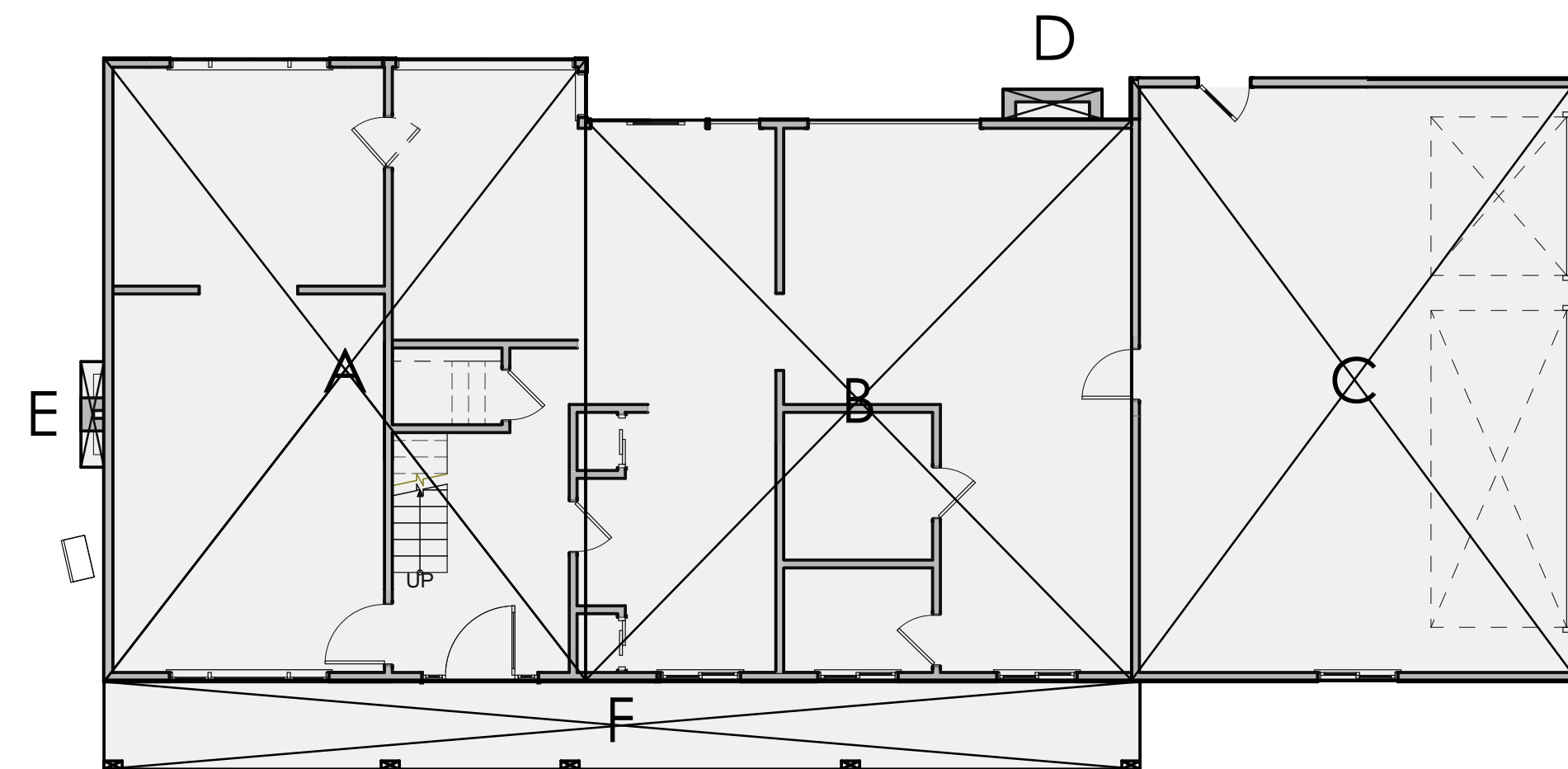
L	12'-0" x 4'-0"	48.0 SF	NEW COVERED PORCH
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FIRST FLOOR SUBTOTAL = 2812.8 SF

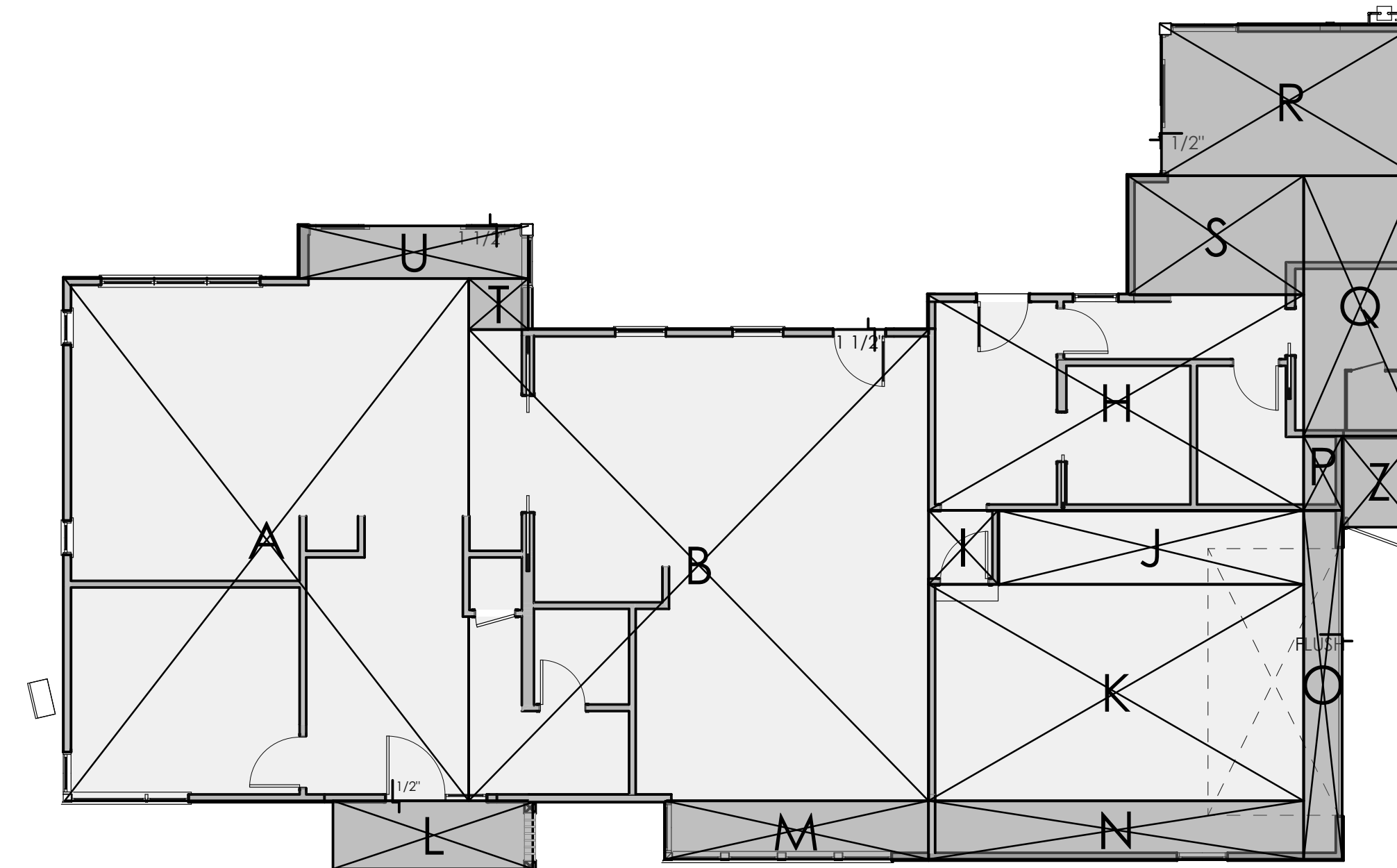
PROPOSED SITE COVERAGE = 2860.8 SF



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



3 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: 6/6/2019
JOB NO: 1806
DRAWING TITLE: FAR DIAGRAMS

SHEET:

Kielty 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)					
Survey:					
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, street tree , lifting driveway slab.
7P	Chinese tallow (<i>Triadica sabifera</i>)	9.9	B	25/15	Good vigor, good form, street tree .
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.

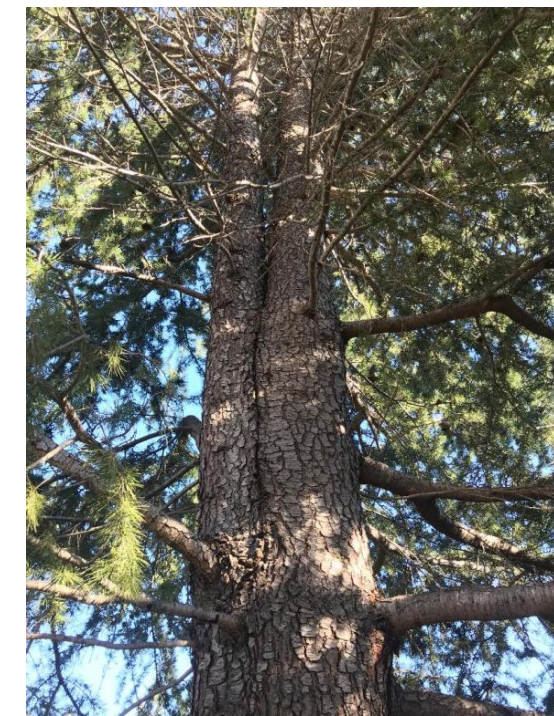
1229 Woodview Terrace 1/28/19 (5)

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)					
Survey:					
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)

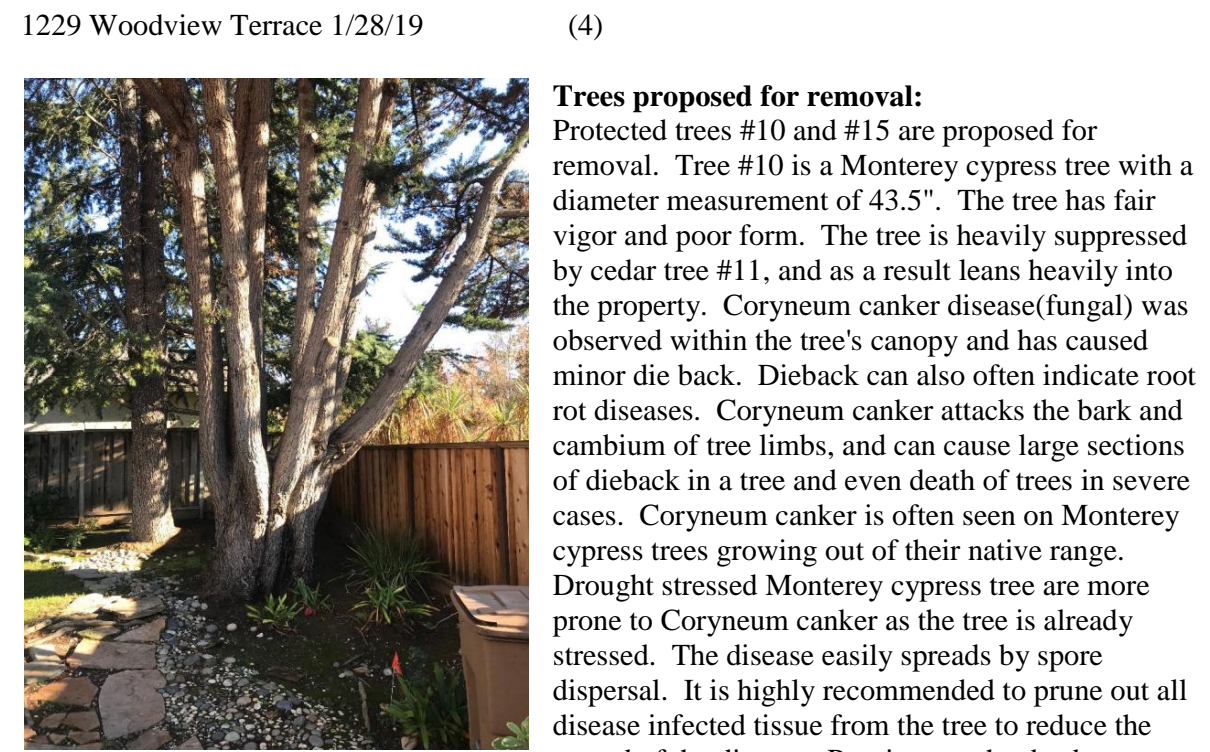
Redwood tree #14 is in poor condition. This tree is drought stressed and has lost apical dominance at the top of its canopy. Multiple new tops were observed. This can raise risk of a branch failure at the top of the canopy. The top of the tree can be removed to reduce risk, but will require more frequent 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.



Showing poor unions at 5'

1229 Woodview Terrace 1/28/19 (8)

Trees proposed for removal:
 Protected trees #10 and #15 are proposed for removal. Tree #10 is a Monterey cypress tree with a diameter measurement of 43.5". The tree has fair vigor and poor form. The tree is heavily suppressed by cedar tree #11, and as a result leans heavily into the property. Coryneum canker disease (fungal) was observed within the tree's canopy and has caused minor die back. Dieback can also often indicate root rot diseases. Coryneum canker attacks the bark and cambium of tree limbs, and can cause large sections of dieback in a tree and even death of trees in severe cases. Coryneum canker is often seen on Monterey cypress trees growing out of their native range. Drought stressed Monterey cypress tree are more prone to Coryneum canker as the tree is already stressed. The disease easily spreads by spore dispersal. It is highly recommended to prune out all disease infected tissue from the tree to reduce the spread of the disease. Pruning out the dead areas also reduces branch failure hazards. Often the disease can become unmanageable and tree removal is needed. 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.

1229 Woodview Terrace 1/28/19 (8)

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. Kielty Arborist Services can be reached by email at 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.

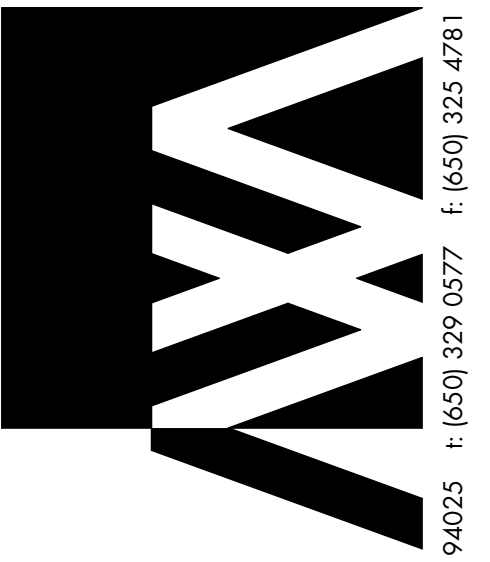
Sincerely,
 Kevin Kielty Certified Arborist WE#0476A

1229 Woodview Terrace 1/28/19 (5)

Redwood tree # 15 is proposed for removal. This tree is drought stressed, as the top of the canopy looks to be in poor health. The tree's top has died and re-sprouted. The tree now has at least 2 codominant tops at the last 10 feet of the tree's height. The codominant growth is prone to failure as it is not the natural form of the tree. Codominant unions tend to develop included bark and raise risk of failure, especially as the codominant limbs begin to grow in diameter and push against each other. This tree is out of its native range. Redwood trees require significant supplemental irrigation in an oak wood land habitat (Los Altos) to maintain a healthy canopy. Due to the existing hardscapes, home, and the slope the tree is located on, it would be impossible to provide the needed irrigation for the tree to maintain a healthy canopy. Redwood trees also have large surface roots than can generate a lot of force. Their insatiable appetite for water, particularly from fog drip, has resulted in redwoods developing a shallow and very extensive lateral root system which can extend 100 feet from the trunk of a mature specimen. The root system often causes problems with foundations of nearby building and underground utilities. For this reason redwood trees are generally recommended to be planted at least 50 feet from any existing structure, where their roots will eventually cause problems. The Soil Science and Management book by Edward J. Plaster states that roots can exert up to 150 pounds per square inch of pressure when growing into a crack in rock. In this same fashion roots can exert their pressure into home foundations and surrounding hardscapes causing significant damage to any home or hardscape in close proximity to large tree roots. This tree is hazardous and recommended for removal.



Showing redwoods with codominant leaders at top of canopy



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

SEAL:

ANIK RESIDENCE
 1229 WOODVIEW TERRACE
 LOS ALTOS, CA 94024

APN: 34239034

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DESIGN REVIEW REV.	04/09/2019
DESIGN REVIEW REV.	06/7/2019

DRAWN: PR

DATE: 6/6/2019

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



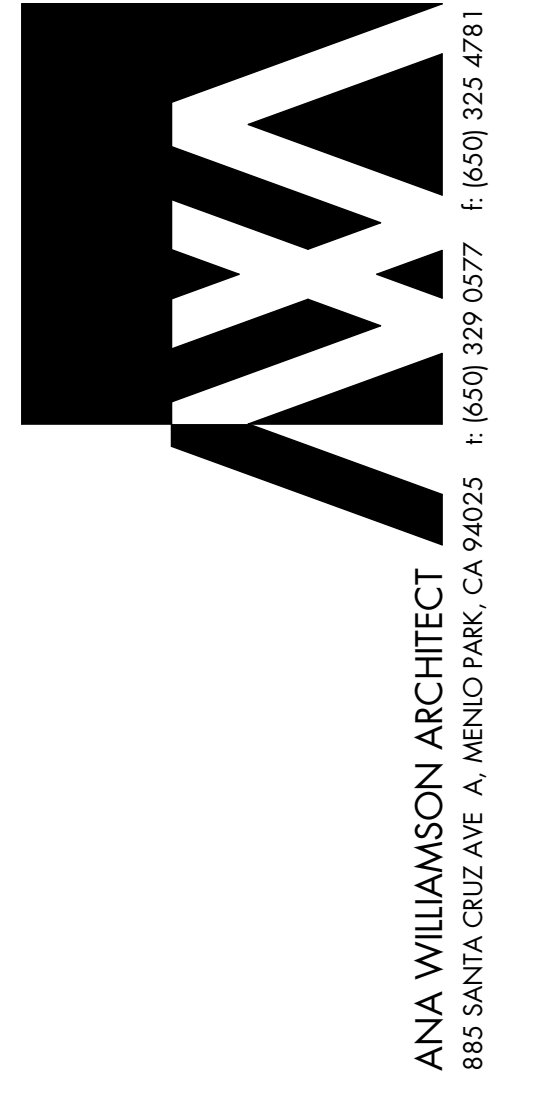
1245 WOODVIEW TERRACE



LEGEND

- PROPERTY LINE
- - - STREET CENTER
- BUILDING FOOTPRINT
- - - SETBACK
- 2ND STOREY FOOTPRINT

1 NEIGHBORHOOD CONTEXT MAP
1" = 40'



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SEAL:

ANIK RESIDENCE
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LOS ALTOS, CA 94024
APN: 34239034

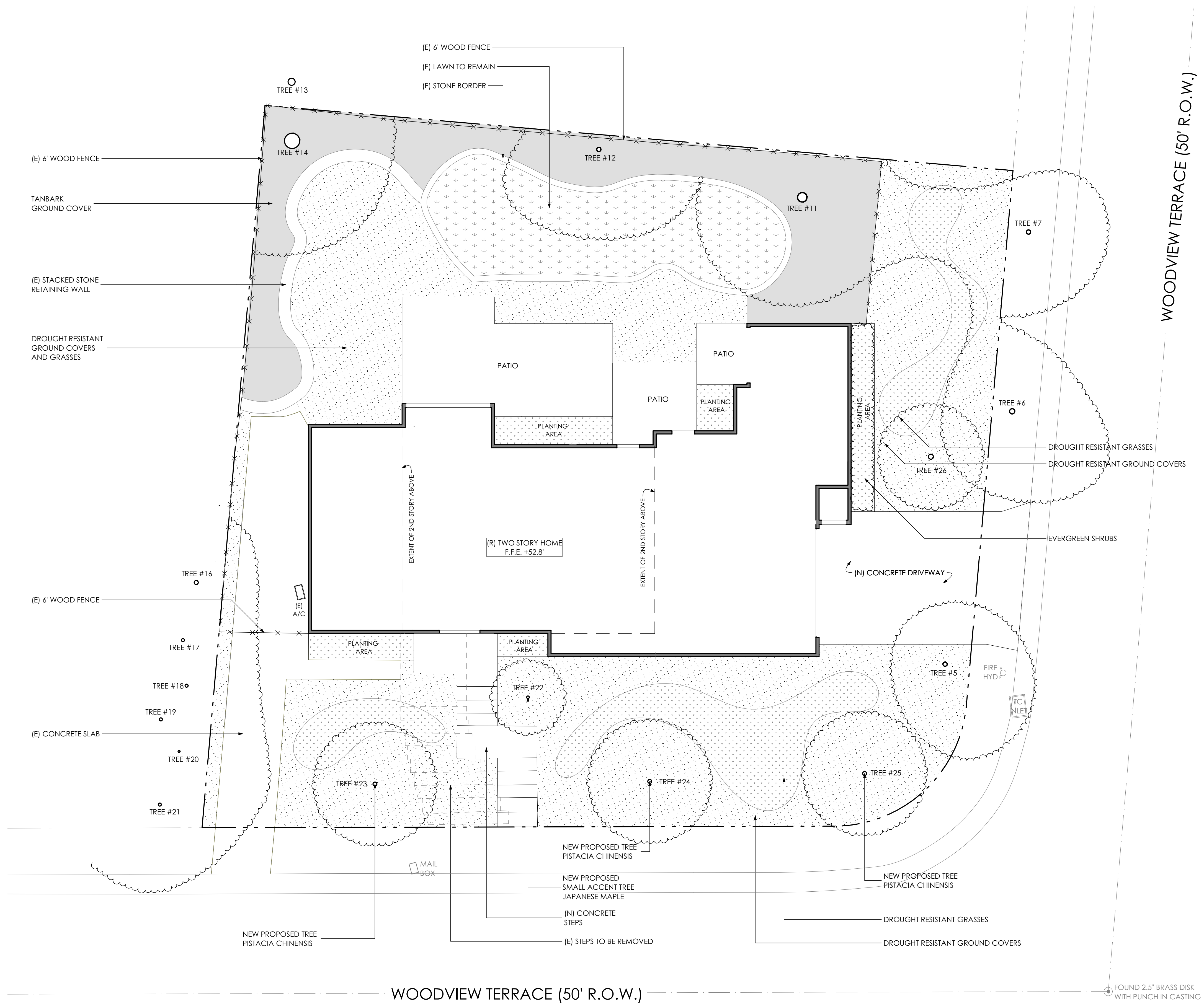
PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE	DATE
DESIGN REVIEW SET	02/26/2019
DESIGN REVIEW REV.	04/09/2019
DESIGN REVIEW REV.	06/7/2019

DRAWN: PR
DATE: 6/6/2019
JOB NO: 1806
DRAWING TITLE: NEIGHBORHOOD CONTEXT MAP

SHEET:

A0.3



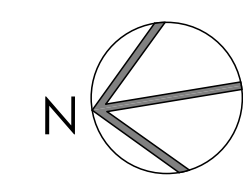
WOODVIEW TERRACE (50' R.O.W.)

WOODVIEW TERRACE (50' R.O.W.)

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
	26	JAPANESE MAPLE	10** PROPOSED

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

PROPOSED TREE IMAGES



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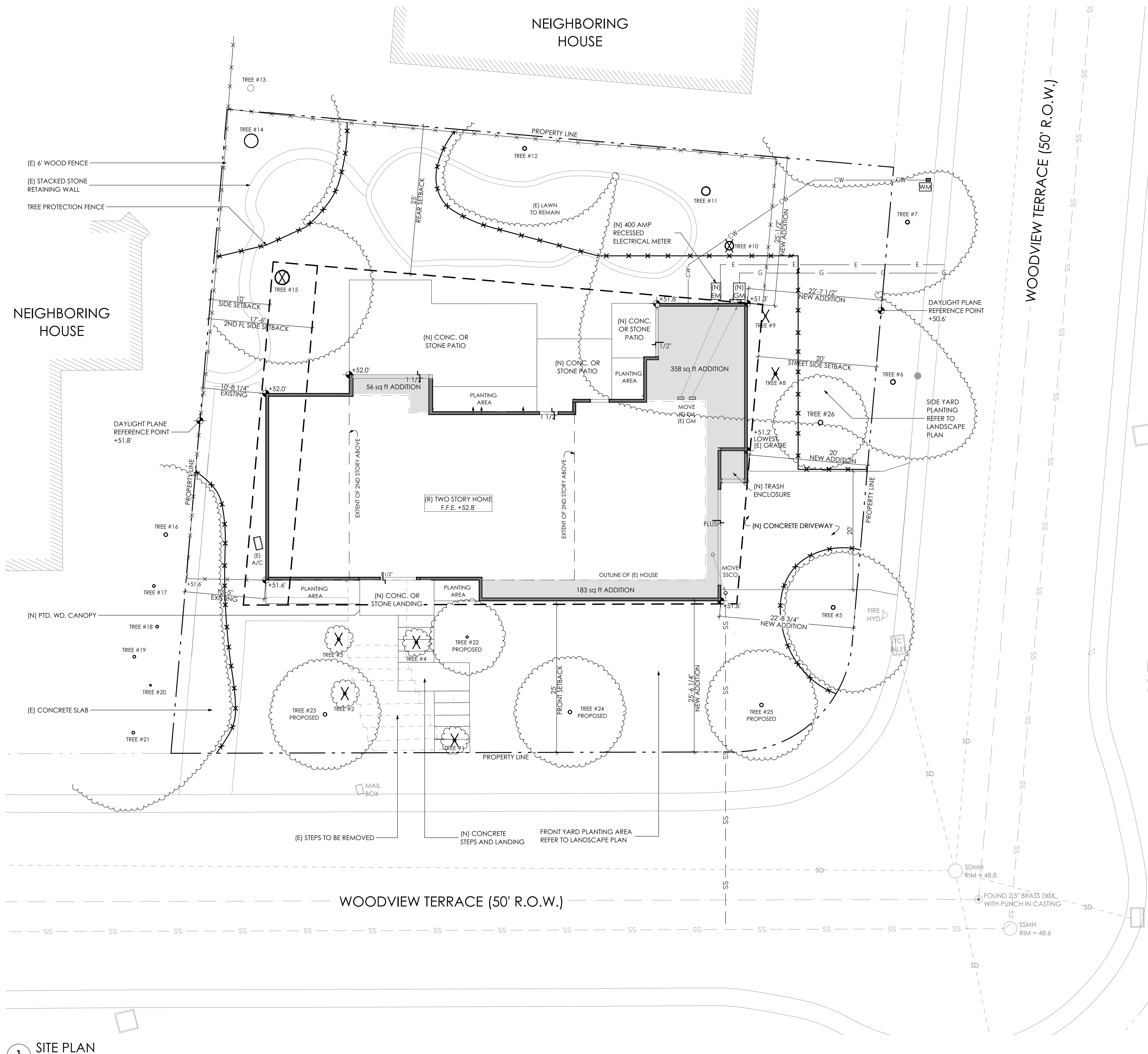
ANIK RESIDENCE
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LOS ALTOS, CA 94024
APN: 34239034

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ISSUE	DATE
DESIGN REVIEW SET	02/26/2019
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DESIGN REVIEW REV.	06/7/2019

DRAWN: PR
DATE: 6/6/2019
JOB NO: 1806
DRAWING TITLE: LANDSCAPE PLAN

SHEET: **L1.1**



SITE NOTES

- (N) RECESSED 400 AMP ELEC. METER
- (N) GAS METER
- (E) AC TO REMAIN
- (N) CONCRETE DRIVEWAY
- (N) CONCRETE OR STONE PATIOS IN THE REAR
- (N) CONCRETE OR STONE LANDING AT ENTRY
- (N) PTD. WD. CANOPY AT ENTRY
- REFER TO LANDSCAPE PLAN FOR (N) LANDSCAPING
- (N) TRASH ENCLOSURE W/ BORAL SIDING
- ADDITION OF 586 SF

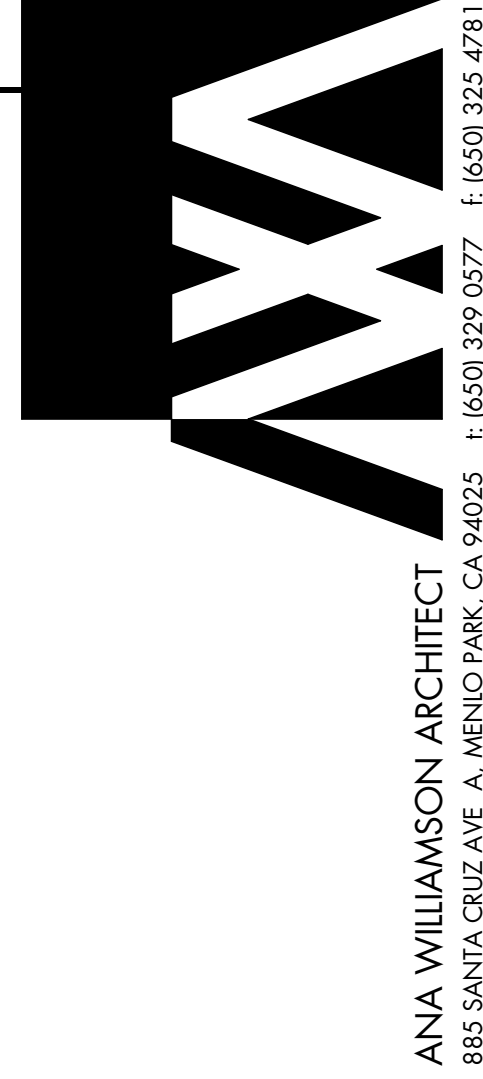
TREE PLAN

#	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
- x - x - FENCE
- x - x - TREE PROTECTION FENCE
- - - - - CW WATER LINE
- - - - - E ELECTRICAL/CABLE LINES
- - - - - G GAS LINE
- - - - - SS DRAINAGE LINE



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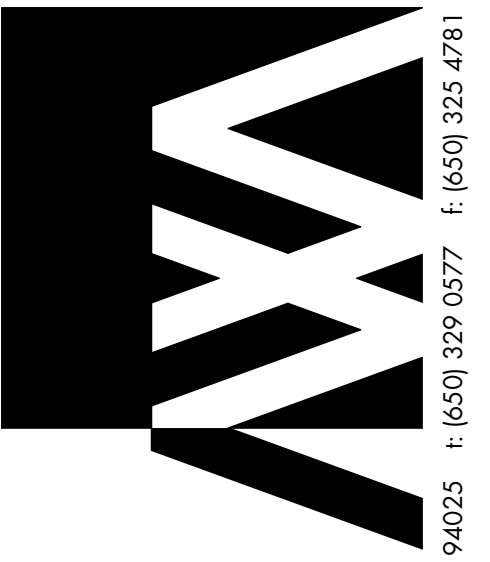
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DESIGN REVIEW SET	02/26/2019
DESIGN REVIEW REV.	04/09/2019
DESIGN REVIEW REV.	06/7/2019

DRAWN: PR
 DATE: 6/6/2019
 JOB NO: 1806
 DRAWING TITLE: PROPOSED SITE PLAN

SHEET: A1.0

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





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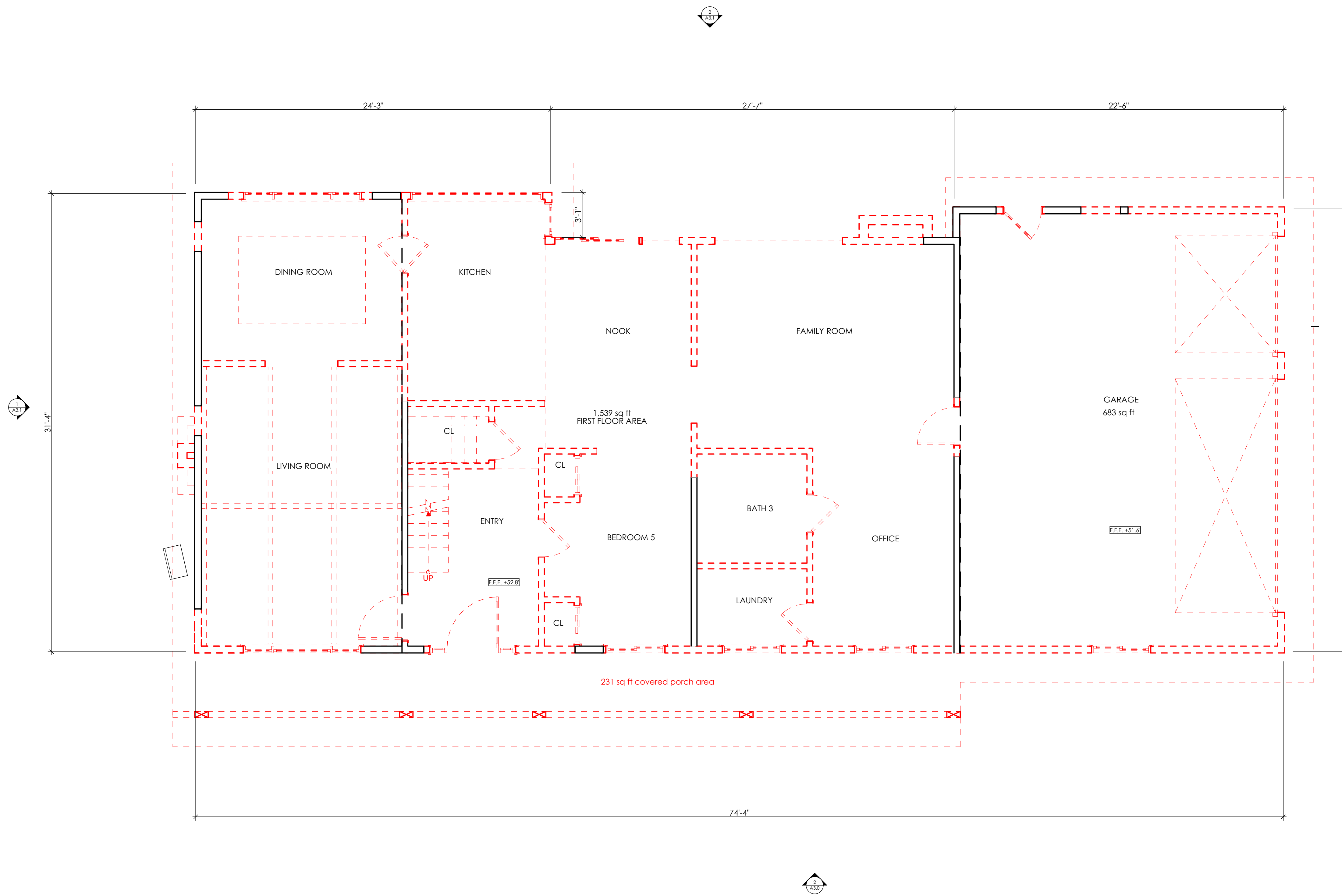
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ISSUE:	DATE:
DESIGN REVIEW SET	02/26/2019
DESIGN REVIEW REV.	04/09/2019
DESIGN REVIEW REV.	06/7/2019

DRAWN: PR
 DATE: 6/6/2019
 JOB NO: 1806
 DRAWING TITLE:
 EXISTING FIRST FLOOR PLAN

SHEET:
A2.0

CONSTRUCTION LEGEND	
	(E) WALL TO REMAIN
	WALL TO BE DEMOLISHED
	STRUCTURE ABOVE



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

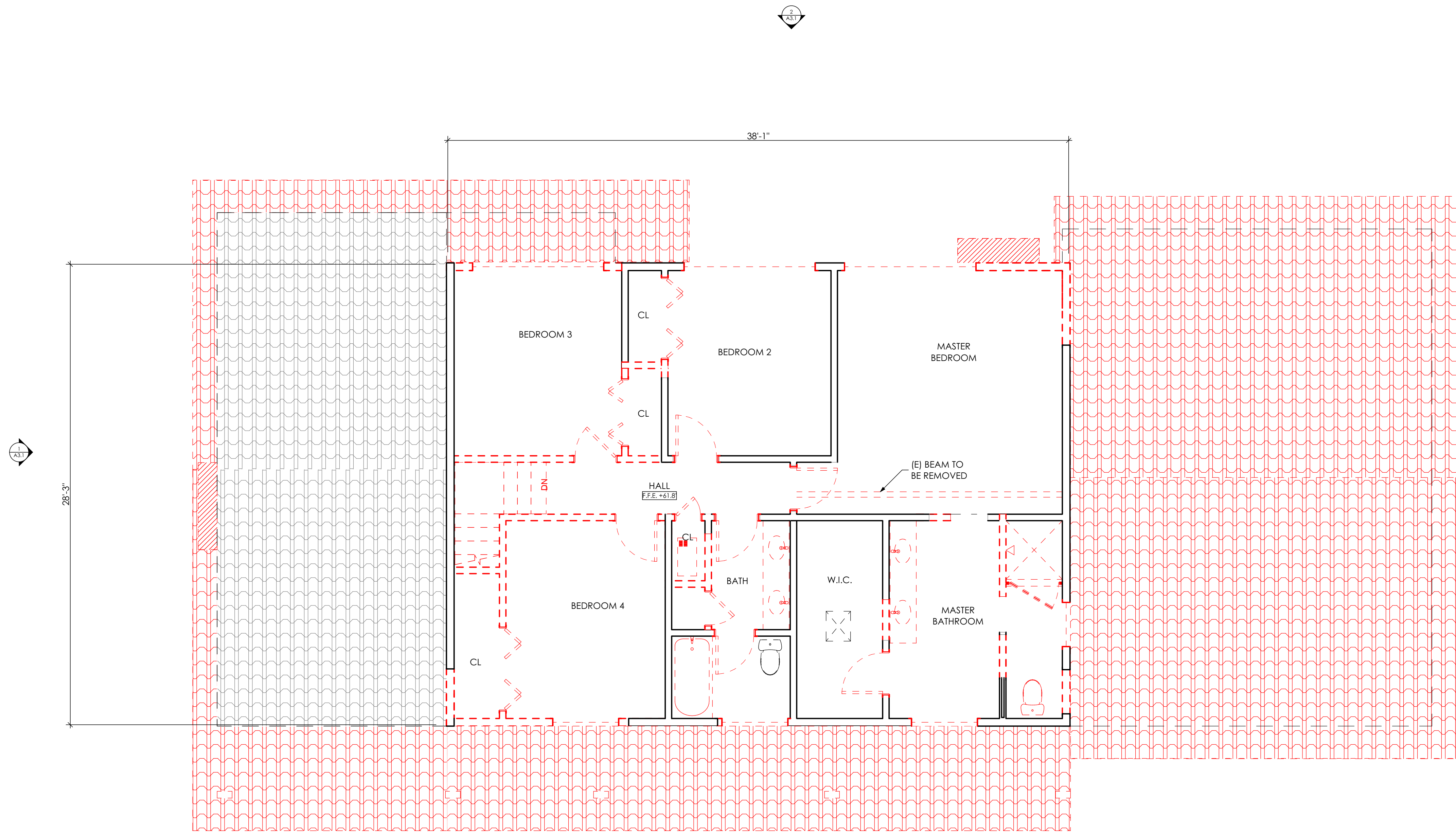
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DESIGN REVIEW SET	02/26/2019
DESIGN REVIEW REV.	04/09/2019
DESIGN REVIEW REV.	06/7/2019

DRAWN:	PR
DATE:	6/6/2019
JOB NO:	1806
DRAWING TITLE:	EXISTING AND DEMOLITION SECOND FLOOR PLAN

SHEET:

A2.1

CONSTRUCTION LEGEND	
	(E) WALL TO REMAIN
	WALL TO BE DEMOLISHED
	STRUCTURE BELOW
	(E) FLOOR AREA TO BE REMOVED
	(E) CLAY TILE ROOF TO BE REMOVED INCLUDING FRAMING
	(E) CLAY TILE ROOF TO BE REMOVED, PRESERVE (E) FRAMING OVER HOUSE





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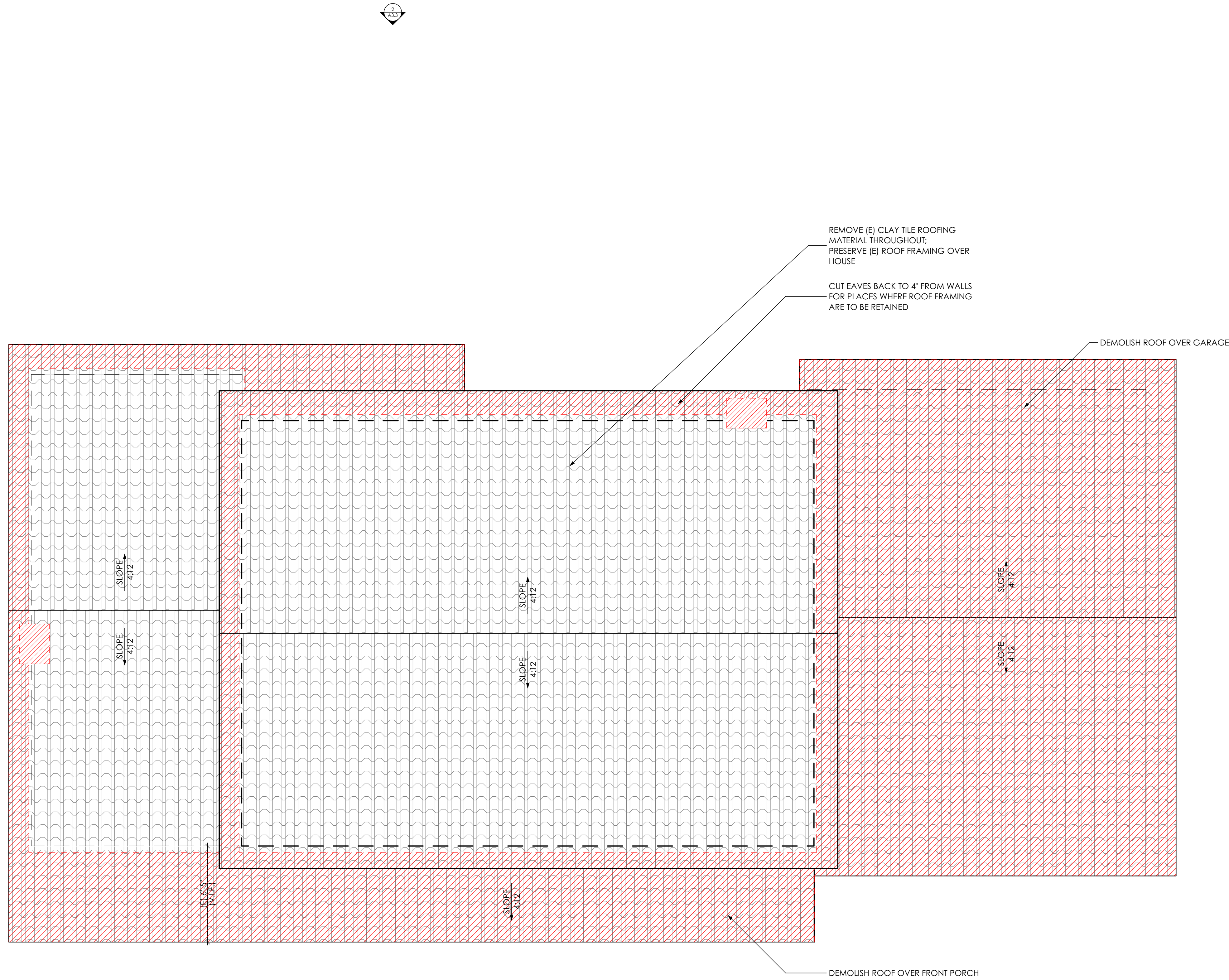
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DESIGN REVIEW REV.	06/7/2019

DRAWN: PR
DATE: 6/6/2019
JOB NO: 1806
DRAWING TITLE:
EXISTING AND DEMOLITION
ROOF PLAN

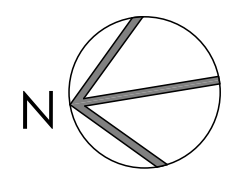
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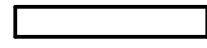


A2.2

CONSTRUCTION LEGEND	
	(E) CLAY TILE ROOF TO BE REMOVED INCLUDING FRAMING
	(E) CLAY TILE ROOF TO BE REMOVED, PRESERVE (E) FRAMING OVER HOUSE
	LINE OF WALL AT SECOND FLOOR
	LINE OF WALL AT FIRST FLOOR



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



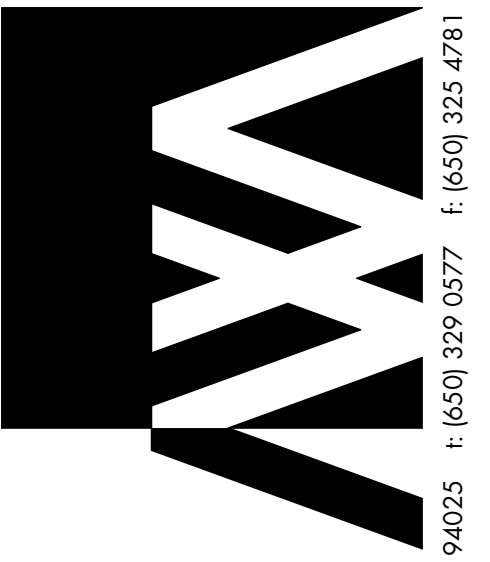
CONSTRUCTION LEGEND	
	(E) WALL TO REMAIN
	(N) WALL
	(N) FLOOR AREA



ISSUE:	DATE:
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DRAWN: PR
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 JOB NO: 1806
 DRAWING TITLE:
 PROPOSED SECOND FLOOR PLAN

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



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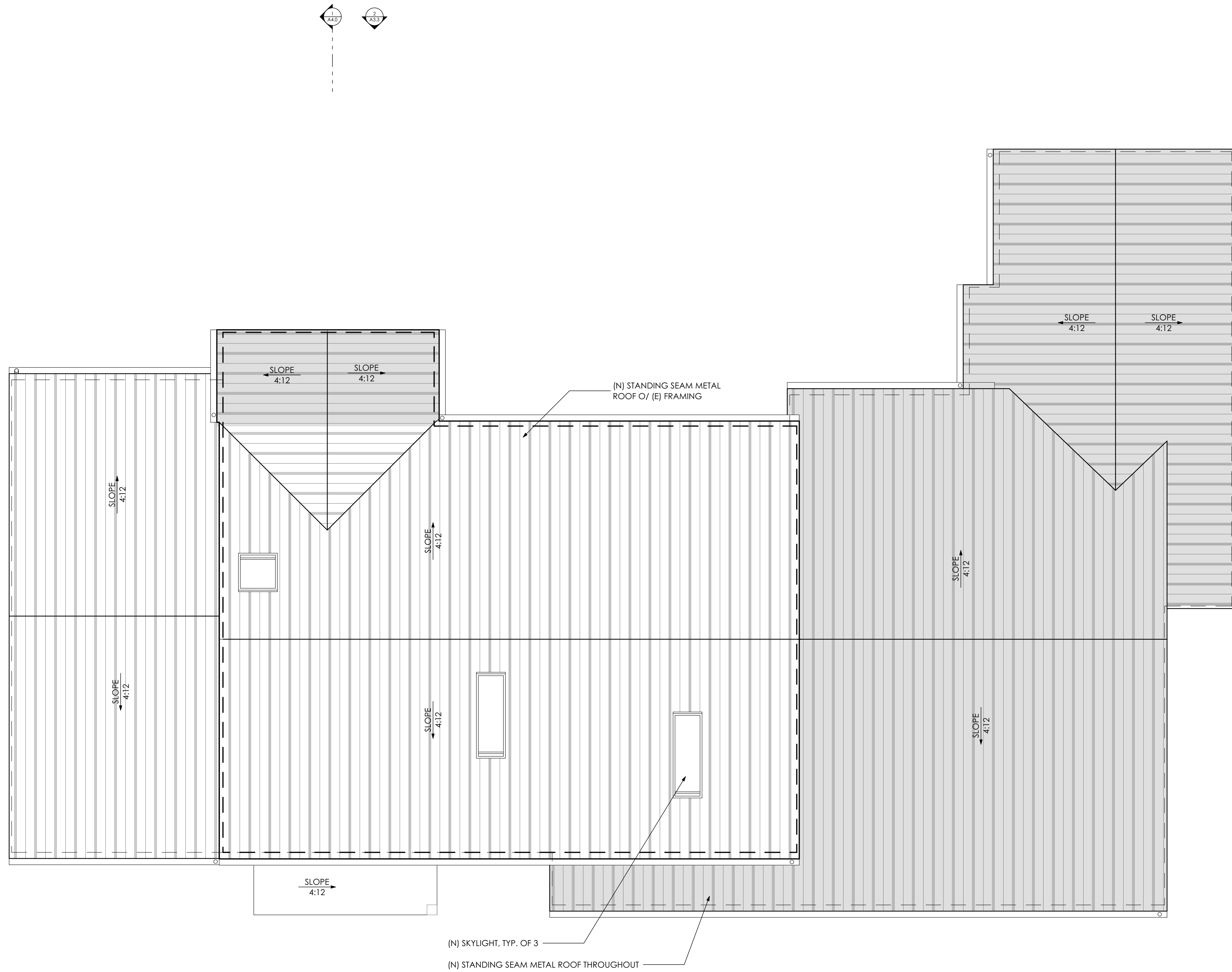
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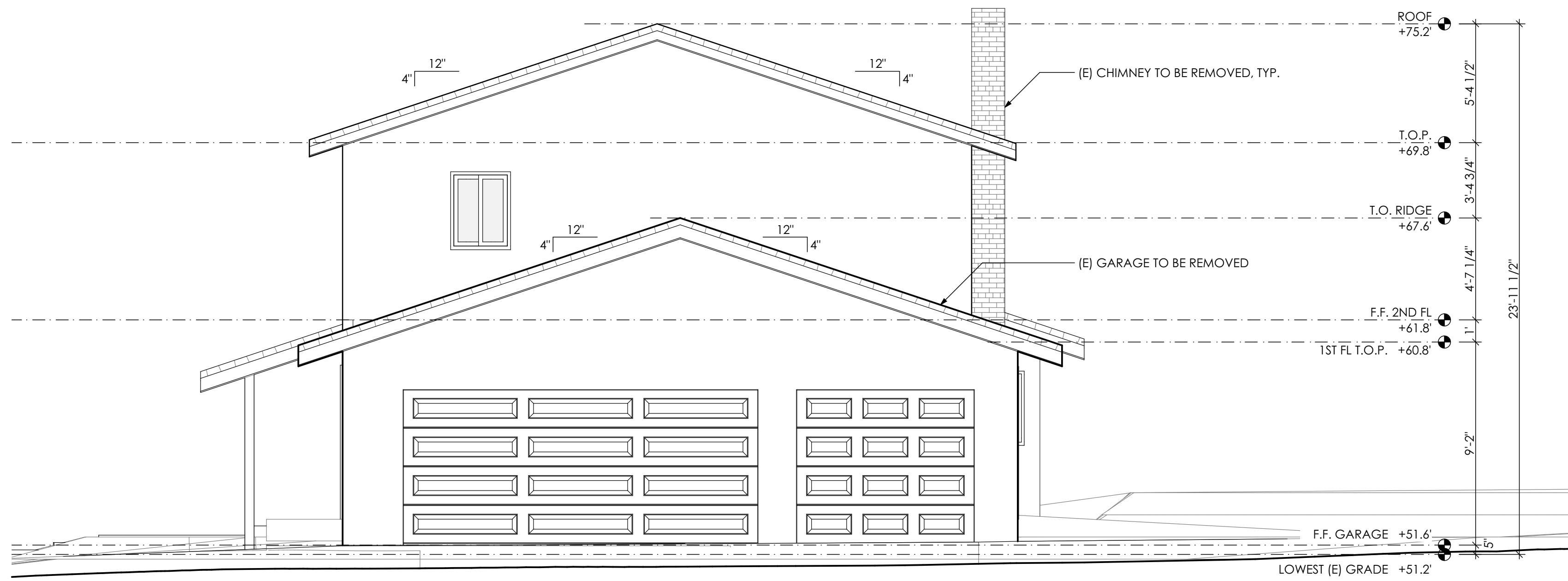
DRAWN: PR
DATE: 6/6/2019
JOB NO: 1806
DRAWING TITLE: PROPOSED ROOF PLAN

SHEET: **A2.5**

CONSTRUCTION LEGEND	
	(N) STANDING SEAM METAL ROOF O/ (E) FRAMING
	(N) STANDING SEAM METAL ROOF
	LINE OF WALL BELOW



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



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



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

SEAL:

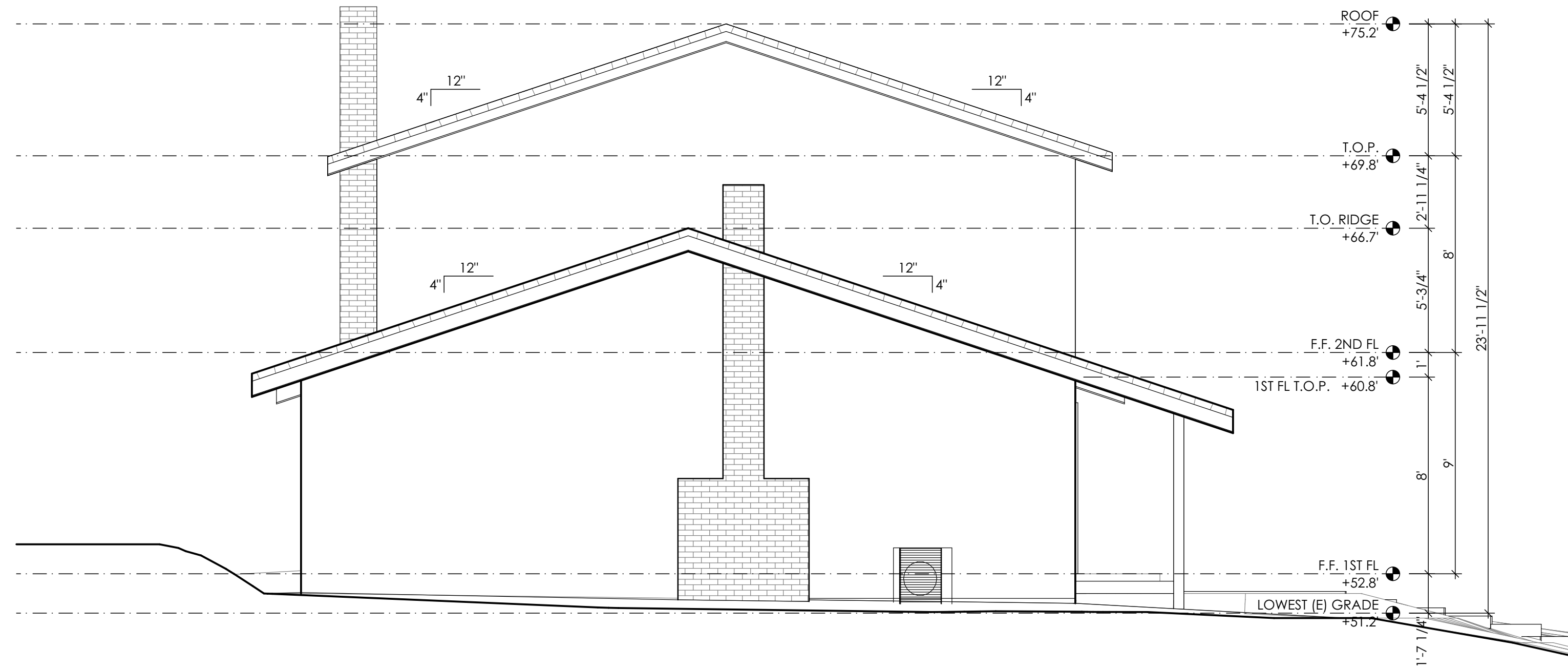
ANIK RESIDENCE
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LOS ALTOS, CA 94024
APN: 34239034

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JOB NO: 1806
DRAWING TITLE:
EXISTING SOUTH & WEST ELEVATIONS

SHEET:
A3.0



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



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

SEAL:

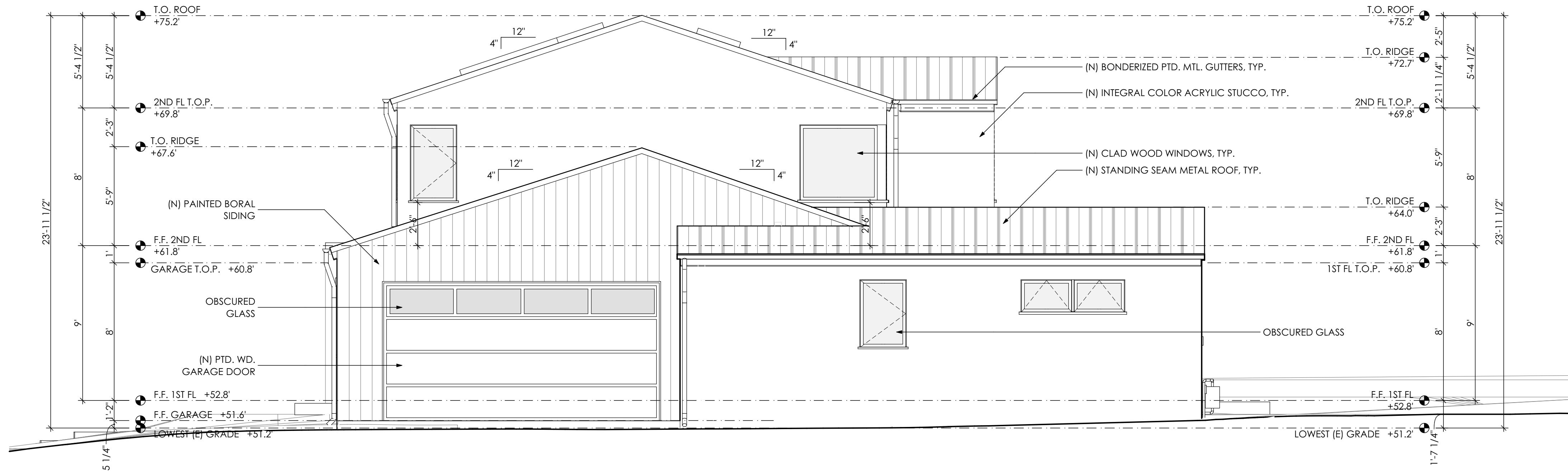
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DRAWING TITLE: EXISTING NORTH & EAST ELEVATIONS

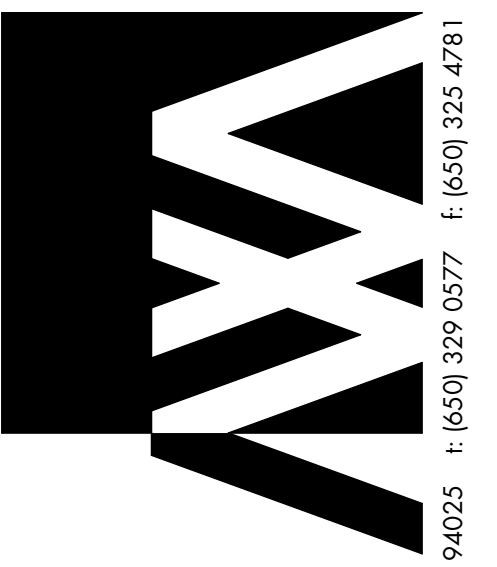
SHEET: A3.1



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



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



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APN: 34239034

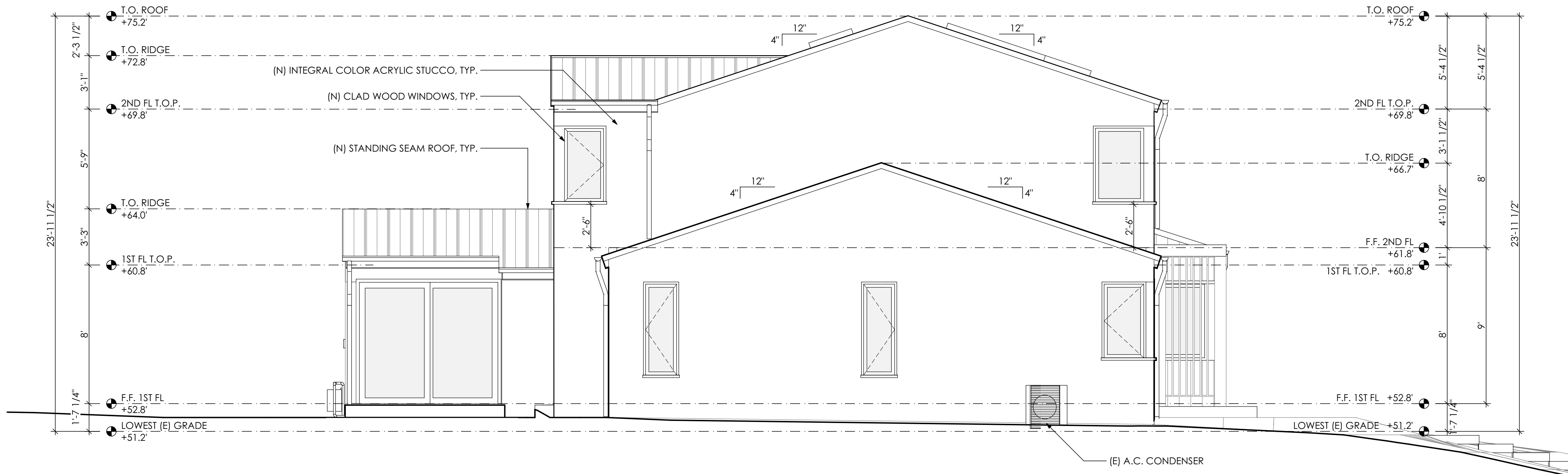
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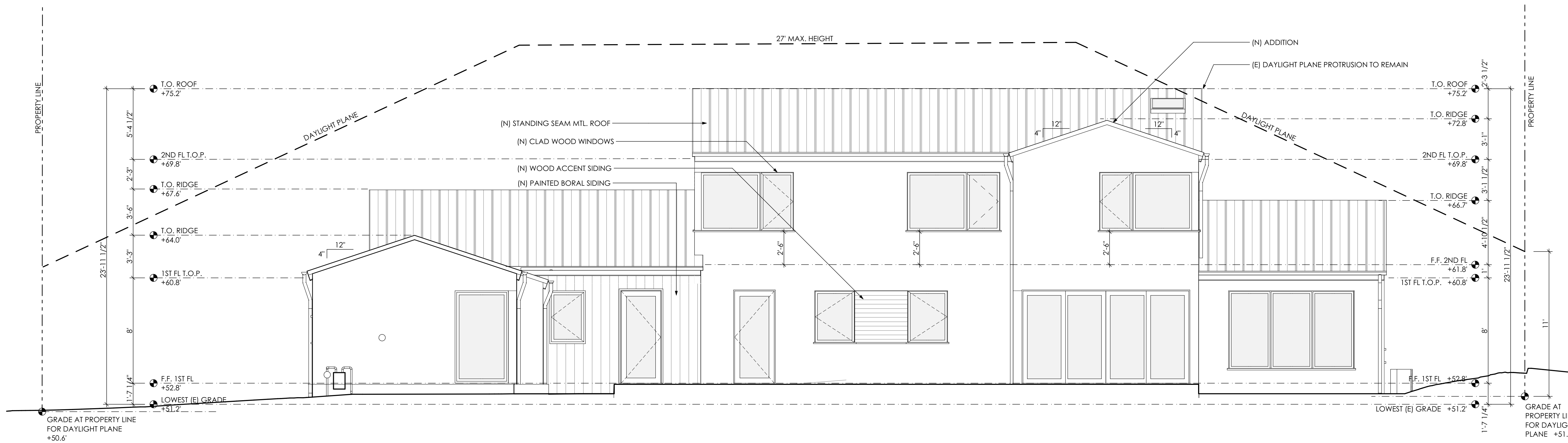
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DRAWING TITLE:
PROPOSED SOUTH & WEST ELEVATIONS

SHEET:

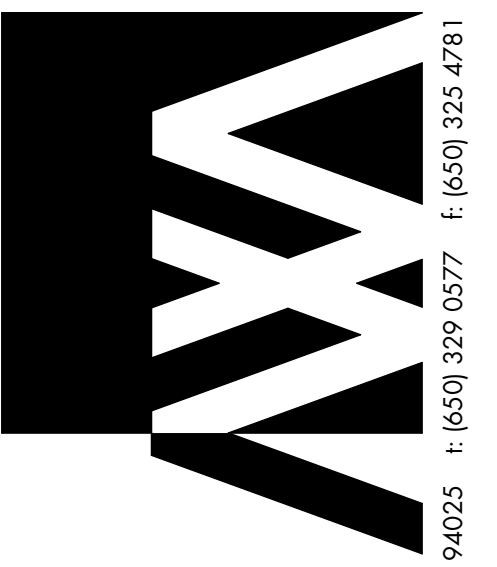
A3.2



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



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



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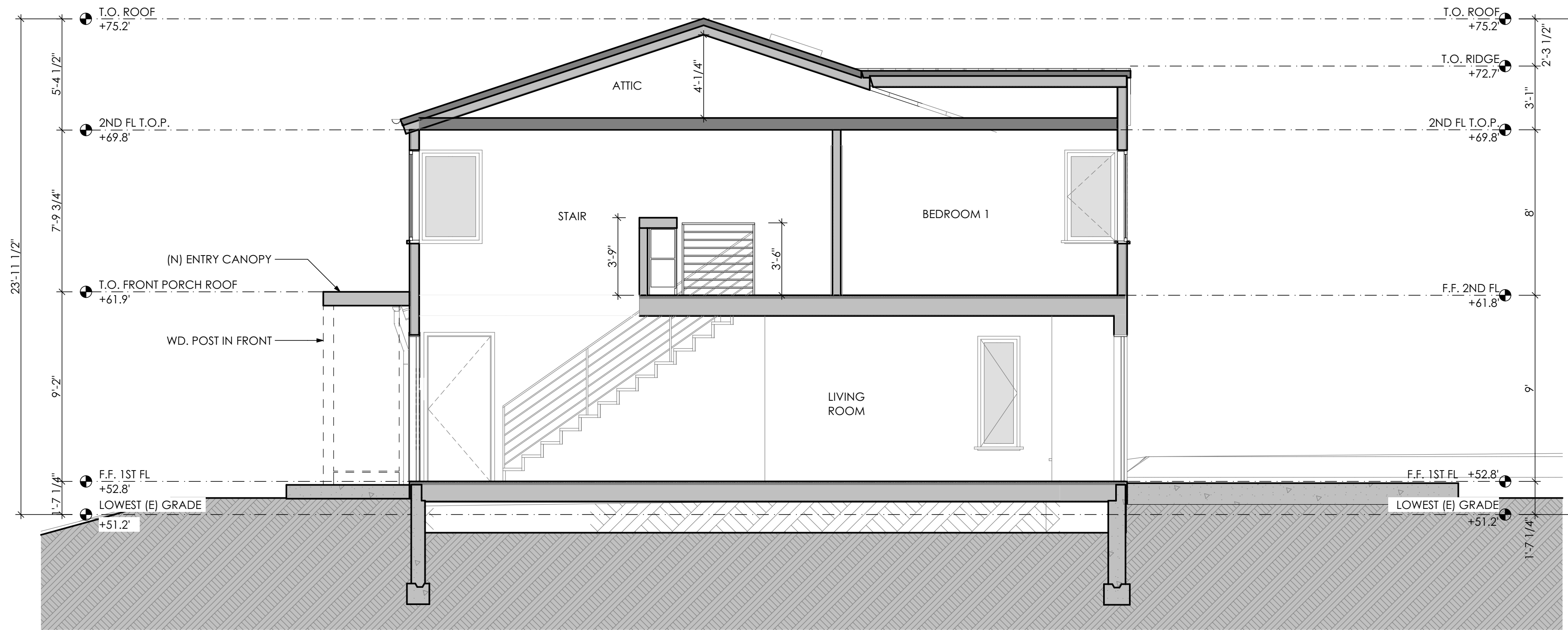
PRELIMINARY - NOT FOR CONSTRUCTION

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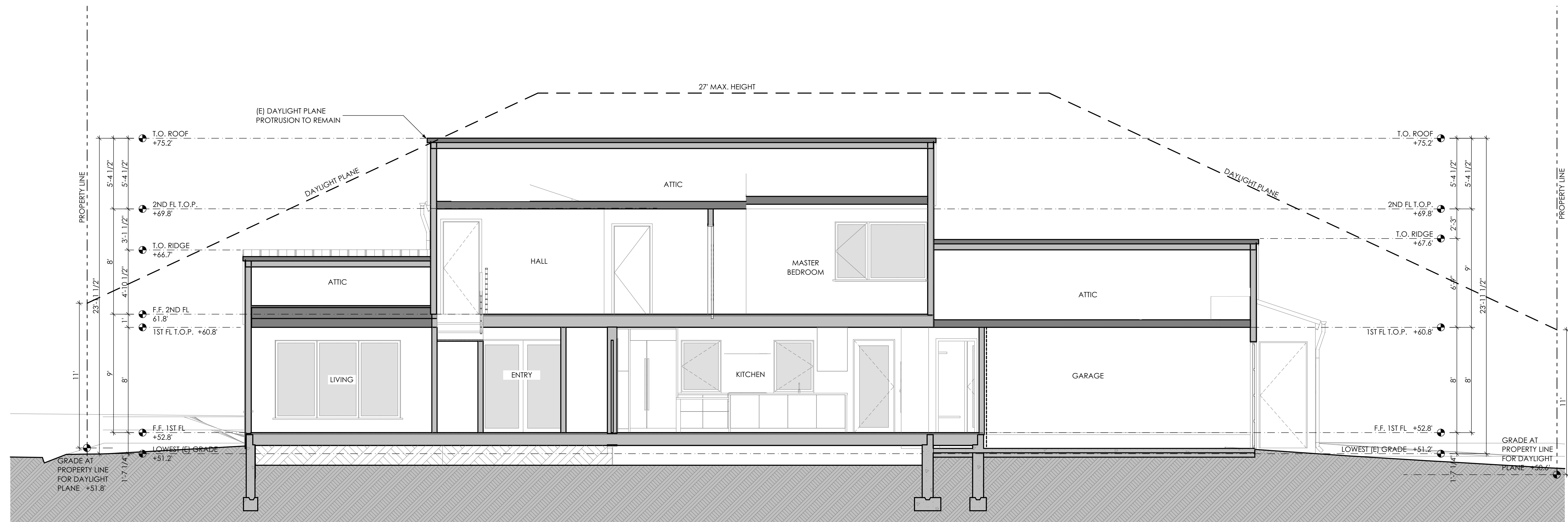
DRAWN: PR
DATE: 6/6/2019
JOB NO: 1806
DRAWING TITLE: PROPOSED NORTH & EAST ELEVATIONS

SHEET: A3.3

NOTES



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



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



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SEAL:

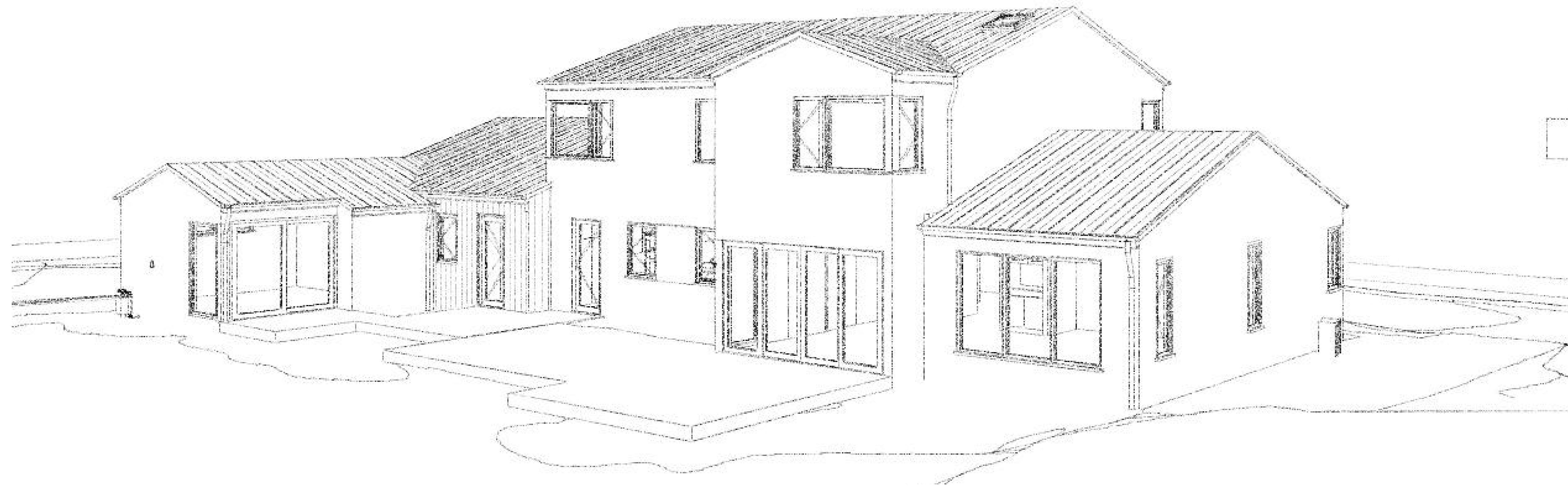
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LOS ALTOS, CA 94024
APN: 34239034

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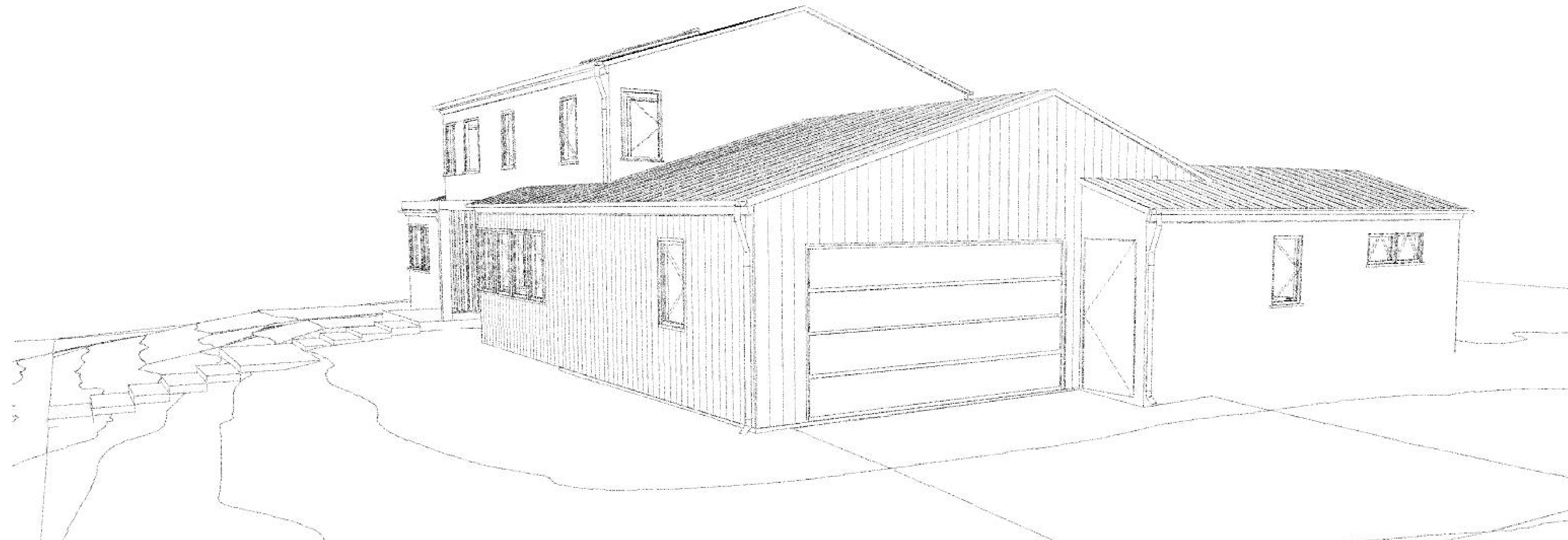
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DRAWN: PR
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JOB NO: 1806
DRAWING TITLE: PROPOSED SECTIONS

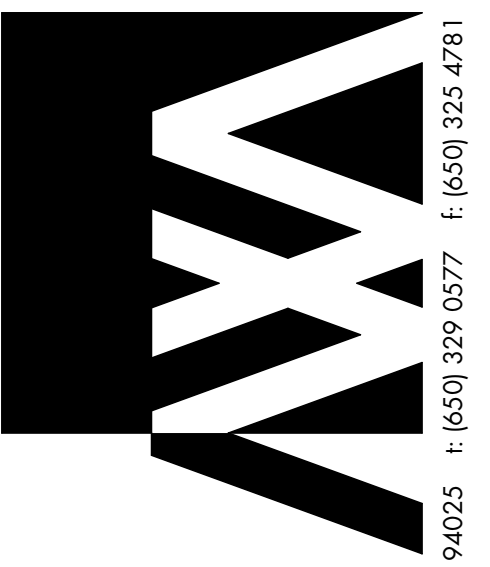
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1 REAR VIEW



2 CORNER VIEW



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DRAWN: PR
DATE: 6/6/2019
JOB NO: 1806
DRAWING TITLE: RENDERINGS

SHEET: A4.1