



# **ZONING ADMINISTRATOR REGULAR MEETING AGENDA**

**November 5, 2025 - 4:00 PM  
Community Meeting Chambers,  
Los Altos City Hall  
1 North San Antonio Road, Los Altos, CA**

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**PARTICIPATION:** Members of the public may participate by being present at the Los Altos Community Meeting Chambers at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to [ZAPublicComment@losaltosca.gov](mailto:ZAPublicComment@losaltosca.gov).

**REMOTE MEETING OBSERVATION:** Members of the public may view the meeting via the link below, but will not be permitted to provide public comment via Zoom or telephone. Public comment will be taken in-person, and members of the public may provide written public comment by following the instructions below.

<https://tinyurl.com/3v6b7dk9>

**Telephone: 1-669-900-9128 / Webinar ID: 962 6389 4289 / Passcode: 701956**

**SUBMIT WRITTEN COMMENTS:** Verbal comments can be made in-person at the public hearing or submitted in writing prior to the meeting. Written comments can be mailed or delivered in person to the Development Services Department or emailed to [ZAPublicComment@losaltosca.gov](mailto:ZAPublicComment@losaltosca.gov).

Correspondence must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided after 2:00 p.m. will be distributed the following day and included with public comment in the Zoning Administrator packet.

## **AGENDA**

### **CALL MEETING TO ORDER**

### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

### **ITEMS FOR CONSIDERATION/ACTION**

### **CONSENT CALENDAR**

1. **Zoning Administrator Meeting Minutes**  
Approval of the DRAFT minutes of the regular meeting of October 15, 2025.

### **PUBLIC HEARING**

2. **SC25-0006 – Nasir Khan – 299 Langton Avenue**

Request to approve design review application SC25-0006 for the construction of a new 2,933 square foot, two-story house subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). *Project Planner: Gallegos*

3. **SC25-0001 - Mike Ma - 260 Hawthorne Avenue**

Request for Design Review for the construction of a new 3,449 square-foot two-story residence subject to the listed findings and conditions of approval. This project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). *Project Planner: Whitehill*

4. **SC25-0015 - Le Tang - 682 Panchita Way**

Request for Design Review for the construction of a new 3,554 square-foot two-story residence subject to the listed findings and conditions of approval. This project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). *Project Planner: Whitehill*

## **ADJOURNMENT**

### **SPECIAL NOTICES TO THE PUBLIC**

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff.

Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Agendas, Staff Reports and some associated documents for the Zoning Administrator items may be viewed on the Internet at <https://ca-losaltos.civicplus.com/527/Zoning-Administrator>.

Decisions of the Zoning Administrator are final unless appealed by filing an appeal with the City Clerk within 14 calendar days of the decision. No building permits shall be issued during this 14-day period.





## **ZONING ADMINISTRATOR MEETING MINUTES**

**4:00 PM – Wednesday, October 15, 2025**

***Community Meeting Chambers, Los Altos City Hall  
1 North San Antonio Road, Los Altos, CA***

### **CALL MEETING TO ORDER**

At 4:00 p.m. the Zoning Administrator called the meeting to order.

### **ESTABLISH QUORUM**

PRESENT: Zoning Administrator Williams

STAFF: Senior Planner Whitehill

### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

### **ITEMS FOR CONSIDERATION/ACTION**

#### **CONSENT CALENDAR.**

**1. Zoning Administrator Meeting Minutes**

Approval of the DRAFT minutes of the regular meeting of September 3, 2025.

Action: Zoning Administrator Zornes approved the meeting minutes for the regular meeting of September 3, 2025.

The motion was approved (1-0) by the following vote:

AYES: Williams

NOES: None

### **PUBLIC HEARING**

**2. SC25-0019 - Thomas James Homes - 131 Pepper Court**

Request for Design Review for the construction of a new 3,803 square-foot two-story residence subject to the listed findings and conditions of approval. The project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). *Project Planner: Whitehill*

### **STAFF PRESENTATION**

Senior Planner Whitehill presented the staff report recommending approval of design review application SC25-0019 subject to the listed findings and conditions of approval.

**PUBLIC COMMENT**

Residents Jude Kirik, Sheila Jaques, John Clark, and Katie McCormick provided public comments.

Action: Zoning Administrator Williams approved design review application SC25-0019 per the staff report findings and conditions of approval.

The motion was approved (1-0) by the following vote:

AYES: Williams

NOES: None

**ADJOURNMENT**

Zoning Administrator Williams adjourned the meeting at 4:26 PM.

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Stephanie Williams  
Zoning Administrator



## **ZONING ADMINISTRATOR STAFF REPORT**

**TO:** Stephanie Williams, Zoning Administrator

**FROM:** Sean Gallegos, Senior Planner

**SUBJECT:** SC25-0006 – 299 Langton Avenue

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### **RECOMMENDATION**

Approve design review application SC25-0006 for the construction of a new 2,933 square foot, two-story house subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

### **BACKGROUND**

#### **Project Description**

- Project Location: 299 Langton Avenue, located on the north side of Langton Avenue, between Laureles Drive and Los Altos Avenue
- Lot Size: 8,400 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes demolition of the existing single-story house and construction of a new 2,933 square-foot two-story house (see Attachment 1 – Project Plans). A new driveway provides vehicle access from the front of the property to a new two car garage. The plans include an attached accessory dwelling unit (ADU) which will be reviewed ministerially with a building permit submittal.

The arborist report identifies 13 protected trees on or near the property. Of these, 13 trees are proposed for removal to accommodate the new house and site improvements. The trees proposed for removal include the following: Hollywood Juniper (No. 363), Deodar Cedar (Nos. 364, 365, 369, 371, and 374), Glossy Privet (Nos. 366, 367, and 373), Coast Live Oak (No. 368), and Douglas Fir (No. 370). These trees are located primarily along the rear and side portions of the site and conflict with the proposed building footprint, courtyard, and hardscape improvements. The Canary Island Date Palm (No. 362) is proposed for retention. Overall, the project proposes to retain one and remove twelve protected trees.

## ANALYSIS

### Design Review

The proposed house complies with the R1-10 district development standards found in Los Altos Municipal Code (LAMC) Chapter 14.06, as demonstrated by the following table:

|                                                | Existing           | Proposed          | Allowed/Required   |
|------------------------------------------------|--------------------|-------------------|--------------------|
| <b>COVERAGE:</b>                               | 1,080 square feet  | 2,494 square feet | 2,520 square feet  |
| <b>FLOOR AREA:</b>                             |                    |                   |                    |
| 1st Floor                                      | 1,080 square feet  | 2,183 square feet |                    |
| 2nd Floor                                      | -                  | 750 square feet   |                    |
| Total                                          | 1,080 square feet  | 2,933 square feet | 2,940 square feet  |
| <b>SETBACKS:</b>                               |                    |                   |                    |
| Front (Los Ninos)                              | 25 feet            | 25 feet           | 25 feet            |
| Rear                                           | 25 feet            | 61 feet           | 25 feet            |
| Right side (1 <sup>st</sup> /2 <sup>nd</sup> ) | 5.6 feet/13.2 feet | 6 feet/16 feet    | 5.6 feet/13.1 feet |
| Left side (1 <sup>st</sup> /2 <sup>nd</sup> )  | 5.6 feet/13.2 feet | 6 feet/14 feet    | 5.6 feet/13.1 feet |
| <b>HEIGHT:</b>                                 | 15 feet            | 19.9 feet         | 27 feet            |

Two story residences are permitted in the R1-10 District when they comply with the development standards for the district including setbacks, height, and daylight plane. These requirements limit development and ensure compatibility with surrounding homes, while the Single-Family Residential Design Guidelines address bulk, massing, and neighborhood character.

The subject property is in a Diverse Character Neighborhood that includes a mix of one- and two-story homes in varied architectural styles, roof forms, and materials. The streetscape features irregular tree spacing, mature vegetation, and a range of front yard treatments without a consistent pattern. Roof forms and materials differ among properties, creating a streetscape consistent with the Residential Design Guidelines description of a Diverse Character Neighborhood, where compatibility is achieved through scale, massing, and proportion rather than uniform design. The proposed residence maintains the established neighborhood pattern through similar setbacks, roof forms, and overall proportions. With plate heights of eight feet six inches at the first story and eight feet at the second story, the structure's height is comparable to or lower than nearby homes. The design further reduces mass through a stepped-back second story, articulated façades, and horizontal elements that limit continuous wall planes. These features are consistent with Guideline 2.3.1 (Scale and Massing in Diverse Character Neighborhoods), Guideline 2.3.2 (Wall Planes and Articulation), and Guideline 2.3.3 (Upper Story Design). Overall, the project maintains its contemporary design while fitting cohesively within the neighborhood and providing a balanced transition between one- and two-story homes.

The new residence is designed in a contemporary-transitional architectural style that blends traditional forms with modern detailing, featuring smooth stucco walls, composition shingle roofing, and dark-trimmed windows. The front and garage doors are fiberglass with a simulated

cedar finish. The proposed materials support both durability and neighborhood compatibility. Windows and doors will have dark bronze aluminum frames, and gutters and downspouts will be painted sheet metal. These materials establish a cohesive and contemporary appearance that complement the surrounding residential setting. The landscape plan integrates the structure into the site consistent with Guideline 3.2.1 (Site and Landscape Design).

The landscape plan complements the proposed residence and provides an attractive setting consistent with City requirements. It includes new trees, shrubs, and groundcover with low water demand, irrigated by a drip system. The front yard features synthetic turf, permeable paver walkways, and a new Chinese Pistache tree and Strawberry tree near the driveway. Low plantings along the porch and entry walkway soften building edges and create a defined transition from the street to the residence.

Screening and privacy are addressed through extensive planting along all property lines. The plan proposes new trees including Arbutus (Strawberry Tree), Western Redbud, Chinese Pistache, and Coast Live Oak, supported by a mix of drought-tolerant species such as Purple Hopseed, Loropetalum, Dwarf Mat Rush, and Mexican Bush Sage. These trees and shrubs provide year-round greenery and establish a cohesive landscape around the house and courtyard.

Staff noted, however, that screening is incomplete along the right property line. As a result, Condition No. 6 (a) requires additional evergreen screening, with 24-inch box evergreen trees to be installed along the right property line to diminish views from second story windows. The project also complies with the Water Efficient Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaped areas over 500 square feet.

The proposed project meets the R1-10 zoning district development standards and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, preserves healthy existing trees, and enhances onsite landscaping. Therefore, staff recommends the Zoning Administrator approve the Design Review application, subject to the attached findings and conditions of approval.

### **Housing Accountability Act**

The Housing Accountability Act (HAA) (Government Code Section 65589.5), establishes the state's overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects (projects resulting in more than two (2) housing units that are consistent with objective local development standards unless the City makes specified written findings based upon a preponderance of the evidence that a specific, adverse health or safety impact exists. Legislative intent language indicates that the conditions that would give rise to such a specific, adverse impact upon the public health and safety would occur infrequently. The proposed project is protected under the HAA as it creates additional housing stock within the City of Los Altos. Additionally, the proposed project meets all applicable objective development and design standards.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

## **PUBLIC NOTIFICATION AND CORRESPONDENCE**

A public meeting notice was mailed to property owners within a 300-foot radius and published in the newspaper. The applicant also posted the public notice sign on the property in conformance with the Planning Division posting requirements.

The applicant reached out to eight (8) neighbors in the immediate area either in person, with a letter, or by email for the community outreach. At the time of compiling this report, staff has not received any public comments.

### **Attachment:**

1. Project Plans

Cc: Nasir Khan, Applicant  
Uique 3 Dallas LLC, Owner

## **FINDINGS**

SC25-0006 – 299 Langton Avenue

With regard to the proposed new two-story residence, the Zoning Administrator makes the following findings in accordance with Section 14.77.070 of the Los Altos Municipal Code:

- A. The proposal meets the goals, policies and objectives of the general plan and any objective design guidelines or standards and ordinance(s) adopted for the specific district or area because the project complies with all R1-10 zoning standards, including height, lot coverage, floor area, and daylight plane. The design is consistent with the Residential Design Guidelines for Diverse Character Neighborhoods by incorporating rooflines, articulation, and landscaping that respect surrounding character while maintaining a contemporary style. The project achieves neighborhood compatibility through modest plate heights, articulated massing, and landscaping consistent with the neighborhood.
- B. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the site is relatively flat and requires no significant grading. Impervious surfaces are minimized and balanced with permeable paving and landscaped areas, and the drainage plan directs stormwater to onsite infiltration areas, preventing runoff or erosion.
- C. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies because the two-story design incorporates horizontal and vertical articulation that provides human scale and visual variety. The upper story is stepped back, and varied rooflines, recessed entries, and window groupings create depth and reduce mass consistent with the Design Guidelines for neighborhood compatibility.
- D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass because the proposed materials include a composition shingle roof, smooth stucco exterior walls, dark bronze aluminum-framed windows and doors, and fiberglass entry and garage doors with a simulated cedar finish. These materials are applied consistently to define building elements and reduce the perceived scale and massing of the structure.
- E. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because the site plan provides a standard two-car garage with a functional driveway design consistent with neighborhood patterns. Pedestrian access is direct from the street to the entry walkway, reinforcing the residential character.

- F. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program because the landscape plan includes synthetic turf, a new Crape Myrtle near the driveway, and a mix of drought-tolerant trees, shrubs, and groundcovers that complement the architecture. New trees, including Western Redbud, Strawberry, Chinese Pistache, and Coast Live Oak, provide shade and screening, while additional evergreen planting required by condition will enhance privacy. The project complies with the Water Efficient Landscape Ordinance and creates an attractive, water-efficient setting.
- G. Signage when proposed or required is designed to complement the building architecture in terms of style, materials, colors, proportions, and serves as identification of the building or business(es) only because there is no new signage proposed as part of this project.
- H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because the proposed mechanical equipment will be screened from public view and will comply with all applicable setback requirements.
- I. Service and trash areas are fully screened from public view or are enclosed in structure(s) that are consistent with the building architecture in materials and detailing because trash and service areas will be screened behind a side gate which is designed to complement the building architecture.
- J. Street improvements which are identified in Chapter 11.20 of the Los Altos Municipal Code because the project will install a driveway apron and construct any necessary improvements to the existing rolled curb and gutter along the property frontage. All street improvements will be required to comply with the City of Los Altos Shoulder Paving Policy and be subject to review and approval by the City Engineer.
- K. Offsite improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code, and/or the Subdivision Map Act because no subdivision is proposed.
- L. The approval of the design review complies with the California Environmental Quality Act (CEQA) because the project is exempt under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) as it involves the construction of a single-family residence in a residential zone.



## **CONDITIONS OF APPROVAL**

SC25-0006 299 Langton Avenue

### **PLANNING DIVISION**

1. **Expiration:** The Design Review Approval will expire on November 5, 2027, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials received on October 23, 2025, except as modified by these conditions as specified below.
3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approval may be approved by the Development Services Director.
4. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.
5. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions
6. **Building Design/Plan Modifications:** The following modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details and shall be shown on building permit drawings:
  - a. The landscaping plan shall be revised to include additional evergreen screening. 24-inch box evergreen trees shall be added along the right property line, as determined necessary by staff to ensure continuous screening. The final landscape plan shall demonstrate compliance with the Water Efficient Landscape Ordinance.

7. **ADU Not Reviewed:** The proposed ADU included in the plan set is not part of this design review application. Prior to commencement of the ADU construction, a building permit issued by the Building Division shall be obtained.
8. **Protected Trees:** Trees No. 362 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
9. **Tree Removal Approved:** Trees Nos. 363 to 374 shown to be removed on plan Sheet T1 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.
10. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of trees Nos. 362. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.
11. **Removal of Tree in the Public Right-of-Way:** Prior to issuance of the demolition or building permit (which occurs first), the applicant shall obtain a permit from the Parks Maintenance Division for the removal of tree No. 361. Located within the public right-of-way. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.
12. **Replacement Trees:** The applicant shall offset the loss of each protected/street tree with one replacement tree, for a total of 12 replacement trees. Each replacement tree shall be no smaller than a 24-inch box and shall be noted on the landscape plan as a replacement tree.
13. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.
14. **Landscaping Installation and Verification:** All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package prior to final inspection.

15. **Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, footcandle readings, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours and footcandle readings extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.
16. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

### **BUILDING DIVISION**

17. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
18. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can found.
19. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.
20. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
21. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.
22. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the

installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

23. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.
24. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).
25. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.
26. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

## **ENGINEERING DIVISION**

27. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.
28. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
29. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.
30. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.
31. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations,

building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.

32. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.
33. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.
34. **Pollution Prevention:** The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.
35. **Public Infrastructure Repairs:** Prior to final occupancy the applicant shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and/or sidewalks and City's storm drain inlet shall be removed and replaced as directed by the City Engineer or their designee.
36. **Street Shoulder Improvement:** Street Shoulder Improvement Policy applies, see City of Los Altos Standard Details SU-20A, B, C detail for requirements.
37. **Americans with Disabilities Act:** All improvements shall comply with the latest version of Americans with Disabilities Act (ADA). The latest edition of Caltrans ADA requirements apply to all improvements in public right-of-way.

## **FIRE DEPARTMENT**

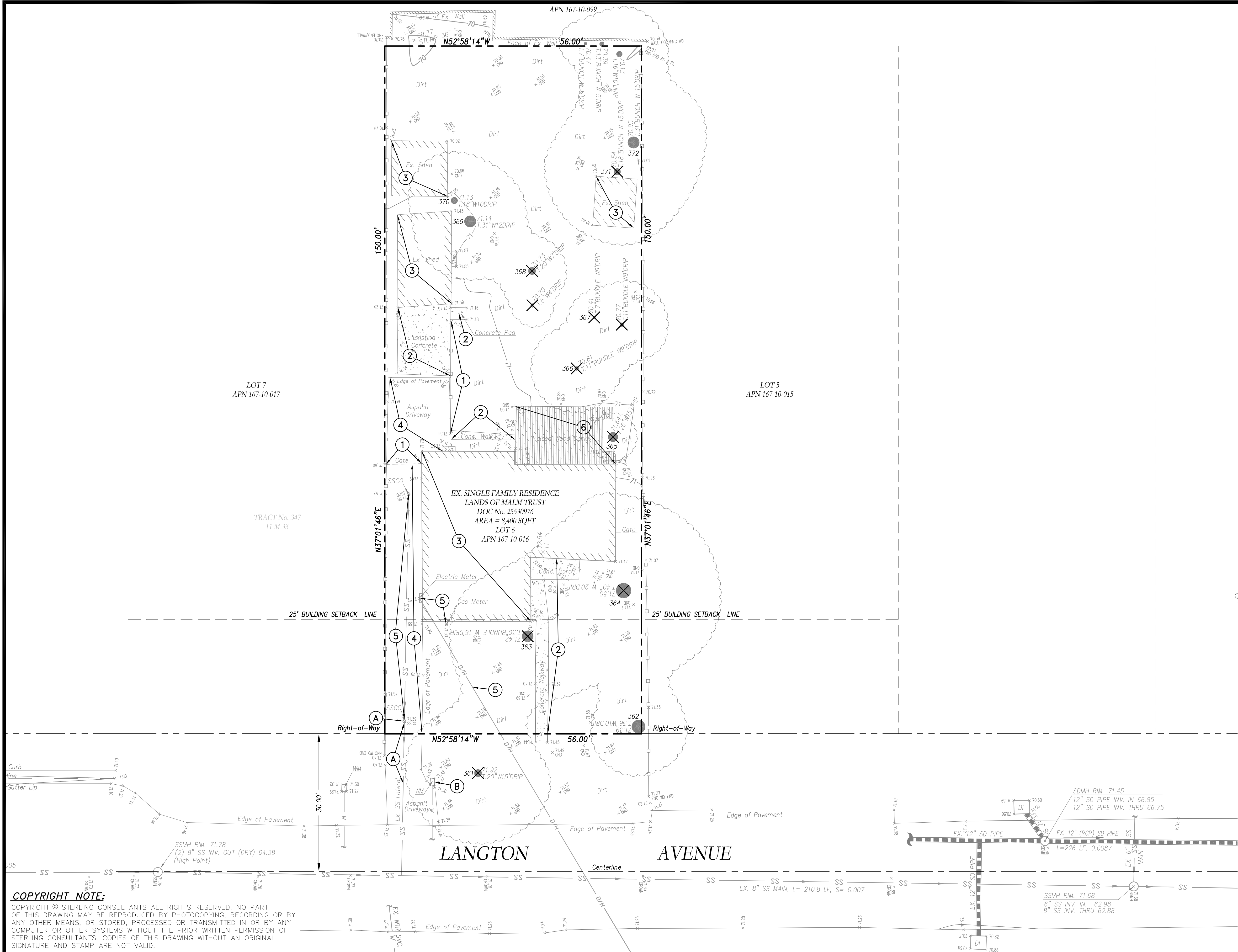
38. **Applicable Codes and Review:** The project shall comply with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code Review of this developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make an application to, and receive from, the Building Department all applicable construction permits.

39. **Violations:** This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].
40. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.
41. **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 13D in all new one and two-family dwellings. Sprinklers noted on sheet A1.
42. **Required Fire Flow:** The minimum required fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corners of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.
43. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
44. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.









DEMOLITION LEGEND

- PROPERTY LINE
- SAWCUT LINE
- EX. TREE WITH GROUND ELEV., DBH,
- REMOVE EXISTING TREE
- REMOVE EXISTING AC/CONC./BUILDING

REMOVAL NOTES

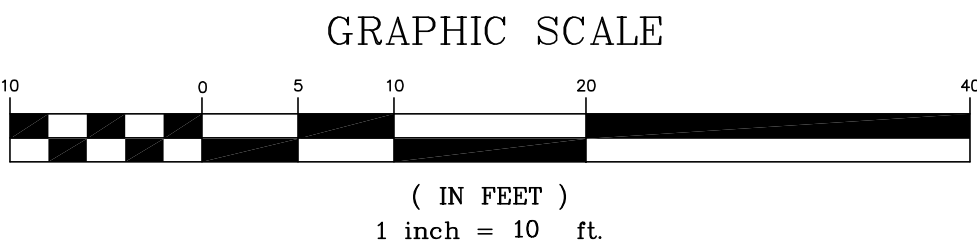
- 1 REMOVE EXISTING FENCE
- 2 REMOVE EXISTING CONCRETE
- 3 REMOVE EXISTING BUILDING
- 4 REMOVE EXISTING ASPHALT
- 5 REMOVE EXISTING UTILITY
- 6 REMOVE EXISTING DECK

PROTECTION NOTES

- A PROTECT EXISTING UTILITY
- B RELOCATE EXISTING UTILITY

DEMOLITION NOTES

- DEVELOPER'S CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM CITY OF LOS ALTOS' BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
- THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT.
- CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
- UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS OF THE PROJECT SOILS REPORT.



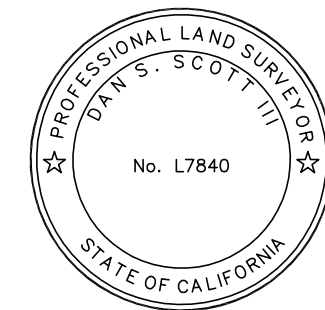
GROSS LOT AREA = 8,400 SQ.FT. (0.1928 ACRES)

BASIS OF BEARINGS: THE BEARINGS SHOWN ARE BASED THE CENTERLINE OF LANGTON AVENUE AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 280 OF MAPS AT PAGE 1, SANTA CLARA COUNTY RECORDS, TAKEN AS NORTH 52°58'14" WEST.

VERTICAL DATUM: ELEVATIONS ARE BASED ON AN ASSUMED VERTICAL DATUM DERIVED FROM GPS OBSERVATION. THE BENCHMARK OF 72.54 IS THE FINISHED FLOOR OF THE RESIDENCE.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.



DAN S. SCOTT III, PLS 7840 DATE

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|                      |    |      |           |           |  |
|----------------------|----|------|-----------|-----------|--|
| DATE: MARCH 31, 2025 |    |      |           |           |  |
| SCALE: AS NOTED      |    |      |           |           |  |
| DRAWN: DSK, MTM      |    |      |           |           |  |
| DESIGNED: DSK, MTM   |    |      |           |           |  |
| ENGINEER: DSK        |    |      |           |           |  |
| MANAGER: DSK         |    |      |           |           |  |
| NO.                  | BY | DATE | REVISIONS | CITY APPR |  |

PREPARED BY, OR UNDER THE DIRECTION OF:  
NOT APPROVED FOR CONSTRUCTION



PREPARED BY:  
**STERLING CONSULTANTS**  
46560 FREMONT BOULEVARD, SUITE NO. 205  
FREMONT, CA 94538  
Isterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:  
CHRISTOPHER MALM  
299 LANGTON AVENUE  
LOS ALTOS, CA 94022

APN: 167-10-016

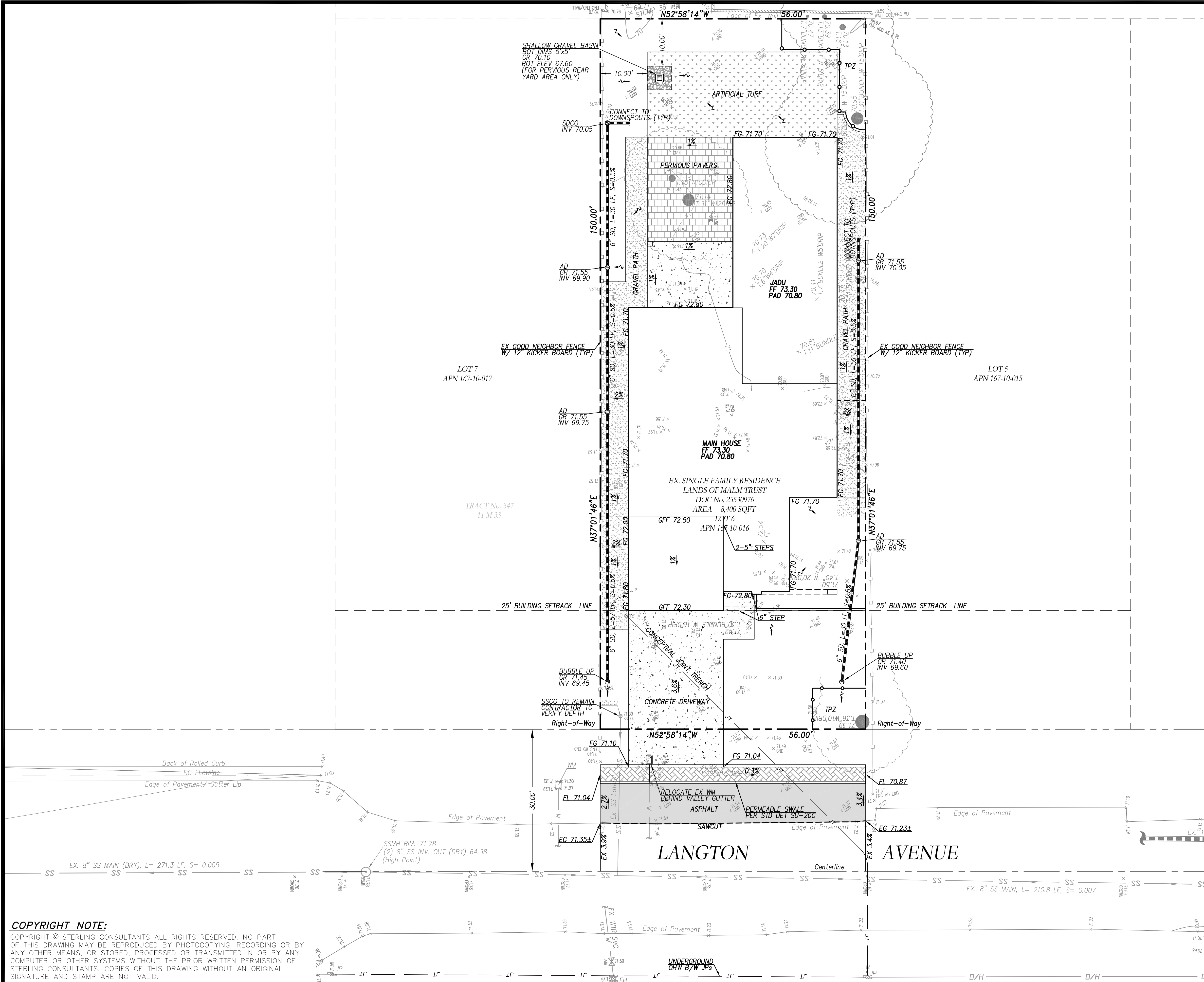
EXISTING CONDITON & DEMOLITION PLAN

CITY OF LOS ALTOS COUNTY OF SANTA CLARA CALIFORNIA

299 LANGTON AVENUE

|               |          |
|---------------|----------|
| SHEET NO.     | C1       |
| 1 OF 3 SHEETS |          |
| JOB NO.       | 2024-337 |





GRADING NOTES:

- 1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
- 2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
- 3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
- 4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- 5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEPED PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
- 7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
- 8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEPED.
- 9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
- 10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
- 11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
- 12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF LOS ALTOS' INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
- 13. ALL NEW/UPGRADED UTILITIES SHALL BE INSTALLED UNDERGROUND.

EARTHWORK SUMMARY

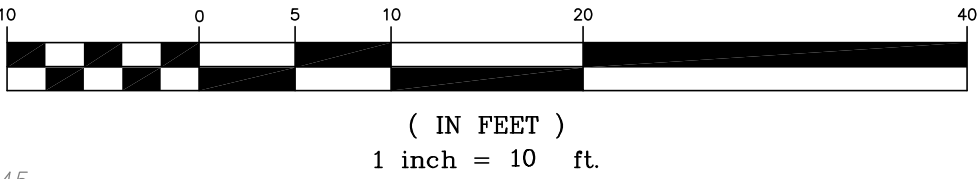
MEASURED RAW CUT: 7 CY  
(UNDER FOOTPRINT & OUTSIDE)  
MEASURED RAW FILL: 27 CY  
(UNDER FOOTPRINT & OUTSIDE)  
ESTIMATED IMPORT: 20 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.  
NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

IMPERVIOUS AREAS

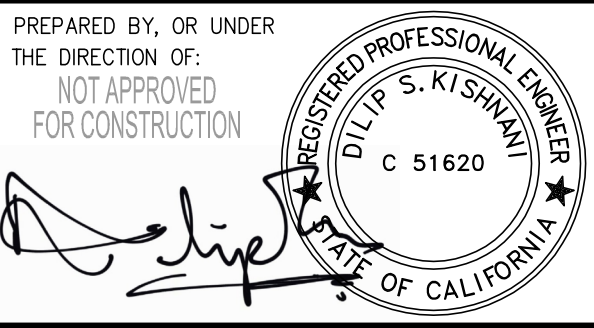
REPLACED AREA 2,991 SF  
NEW AREA 1,792 SF  
TOTAL IMPERVIOUS AREA 4,783 SF

GRAPHIC SCALE



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|                      |    |      |           |           |  |
|----------------------|----|------|-----------|-----------|--|
| DATE: MARCH 31, 2025 |    |      |           |           |  |
| SCALE: AS NOTED      |    |      |           |           |  |
| DRAWN: DSK, MTM      |    |      |           |           |  |
| DESIGNED: DSK, MTM   |    |      |           |           |  |
| ENGINEER: DSK        |    |      |           |           |  |
| MANAGER: DSK         |    |      |           |           |  |
| NO.                  | BY | DATE | REVISIONS | CITY APPR |  |



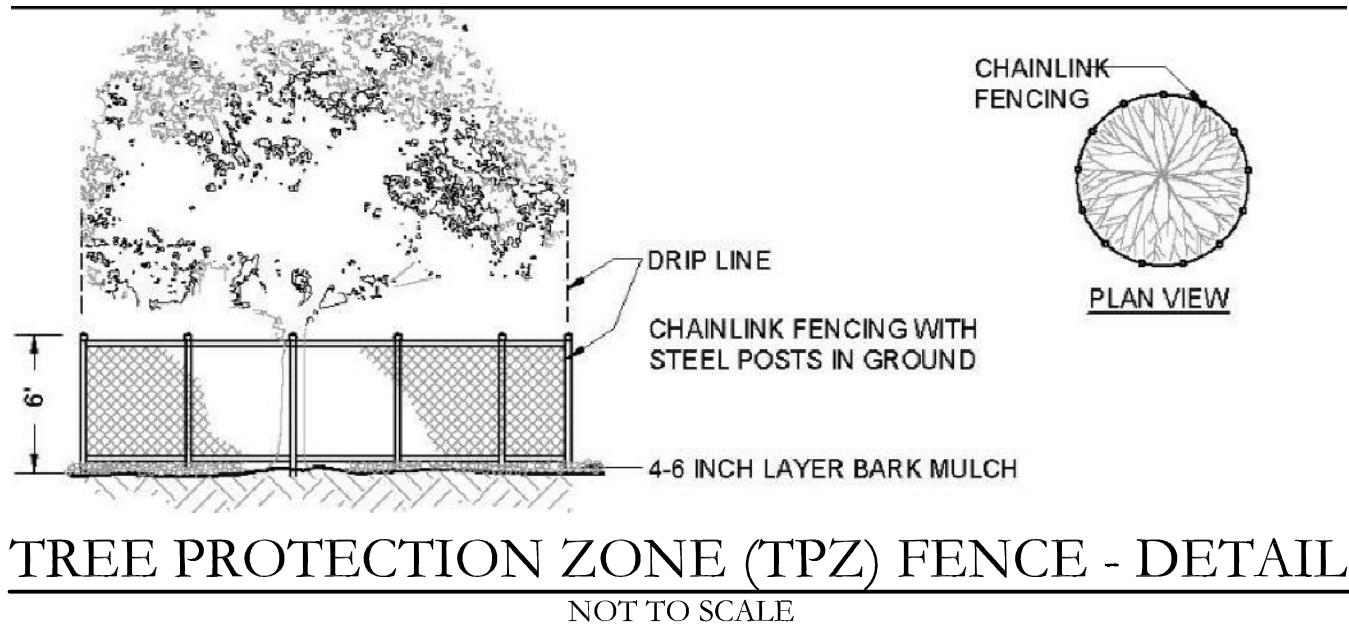
PREPARED BY:  
STERLING CONSULTANTS  
46560 FREMONT BOULEVARD, SUITE NO. 205  
FREMONT, CA 94538  
sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:  
CHRISTOPHER MALM  
299 LANGTON AVENUE  
LOS ALTOS, CA 94022

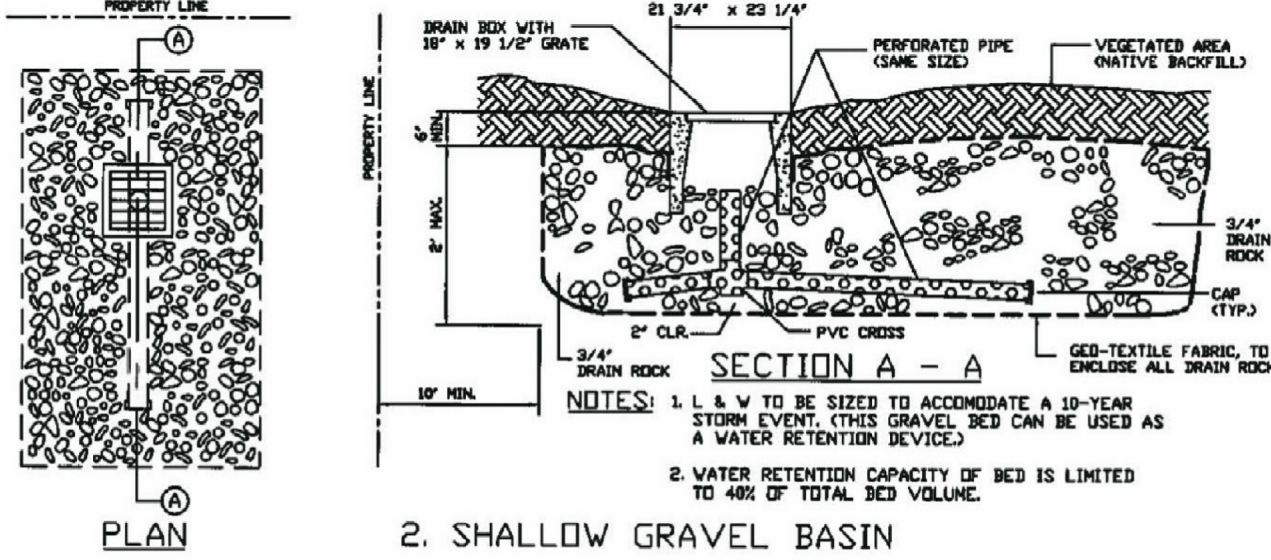
APN: 167-10-016  
299 LANGTON AVENUE  
**GRADING, DRAINAGE & UTILITY PLAN**  
CITY OF LOS ALTOS  
COUNTY OF SANTA CLARA  
CALIFORNIA

SHEET NO.  
**C2**  
2 OF 3 SHEETS  
JOB NO.  
2024-337

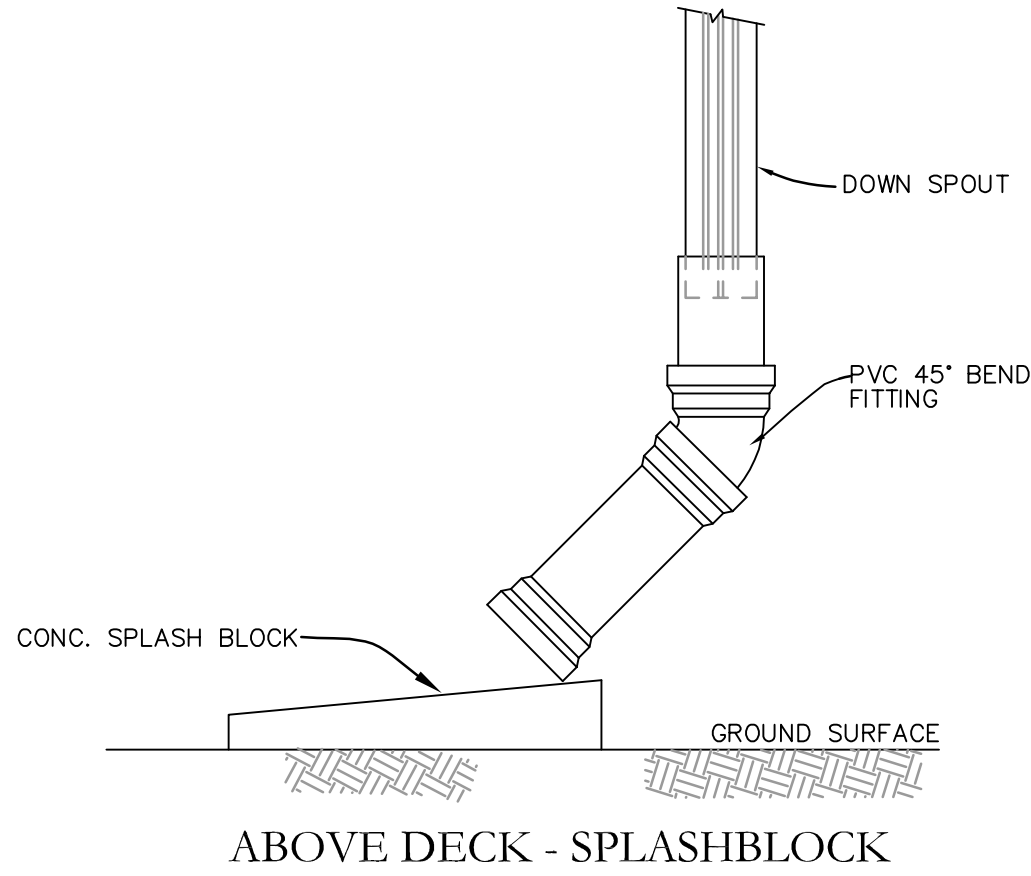




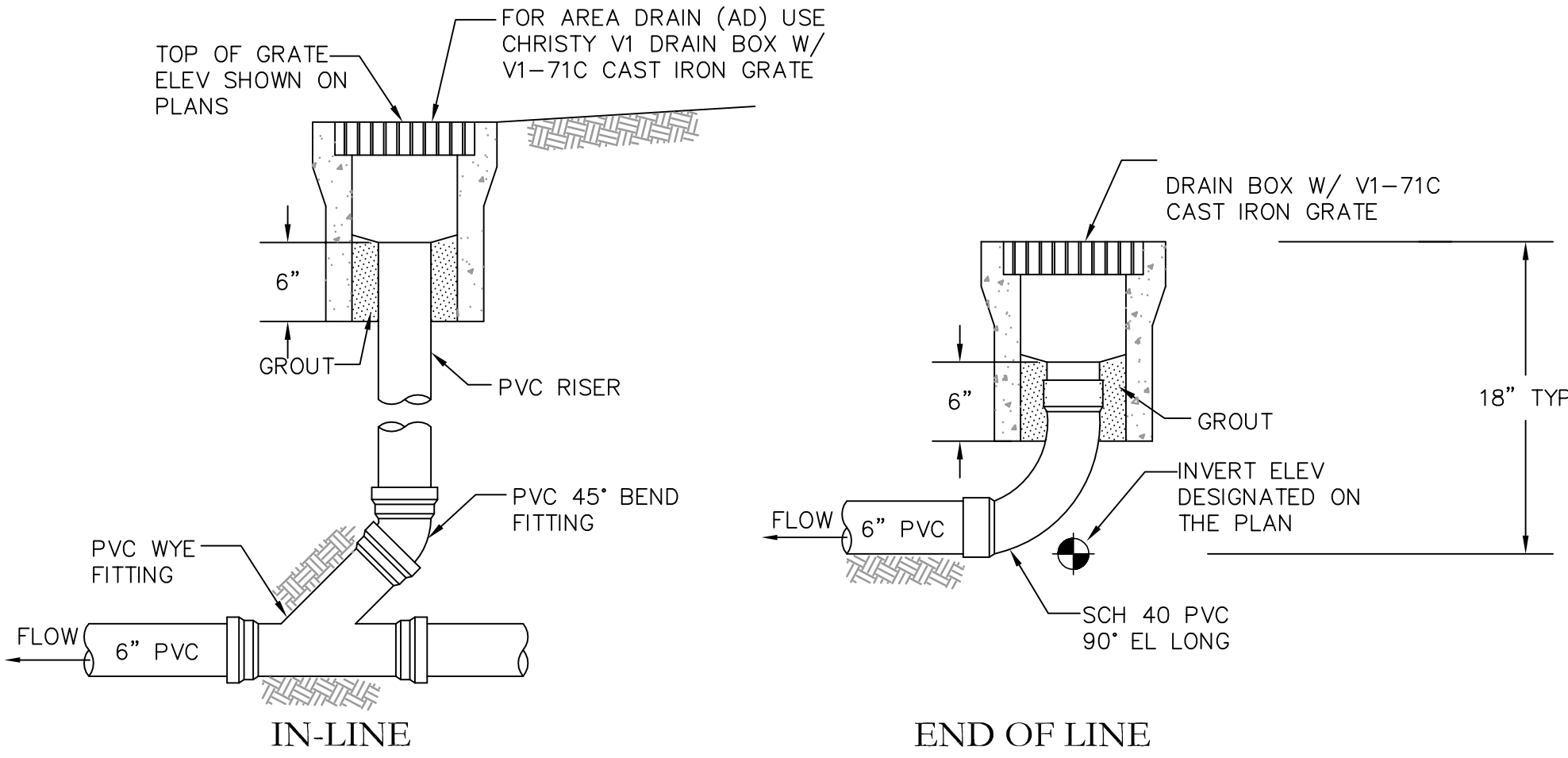
NOTE: ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND.



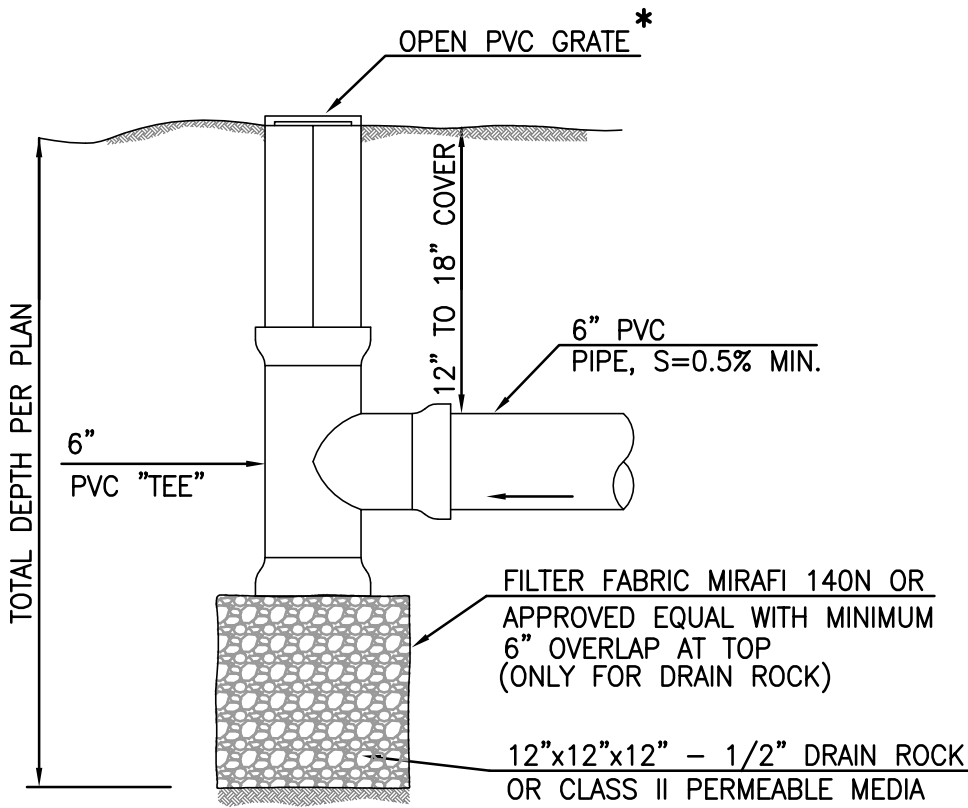
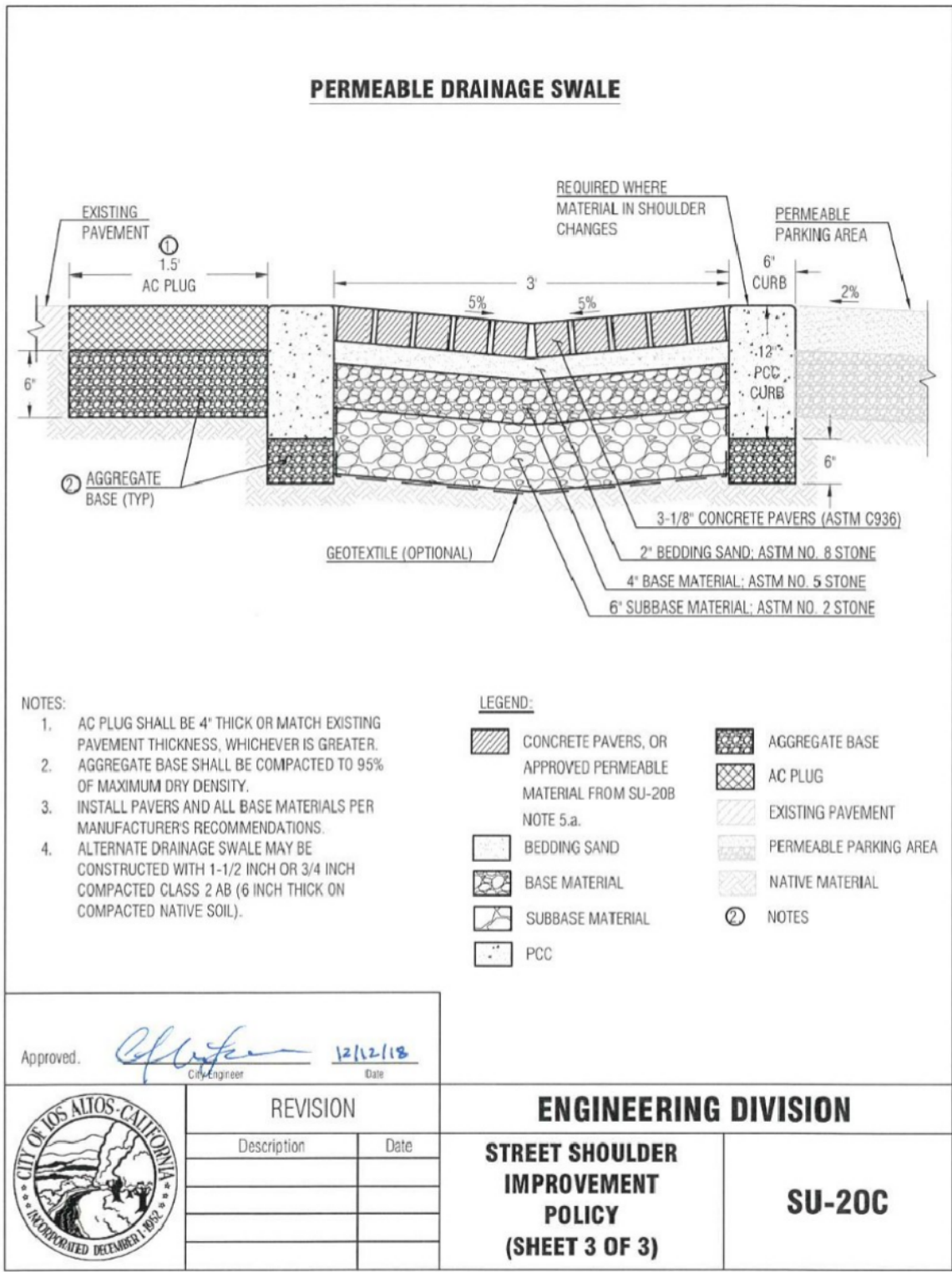
INFILTRATION DEVICE  
NOT TO SCALE



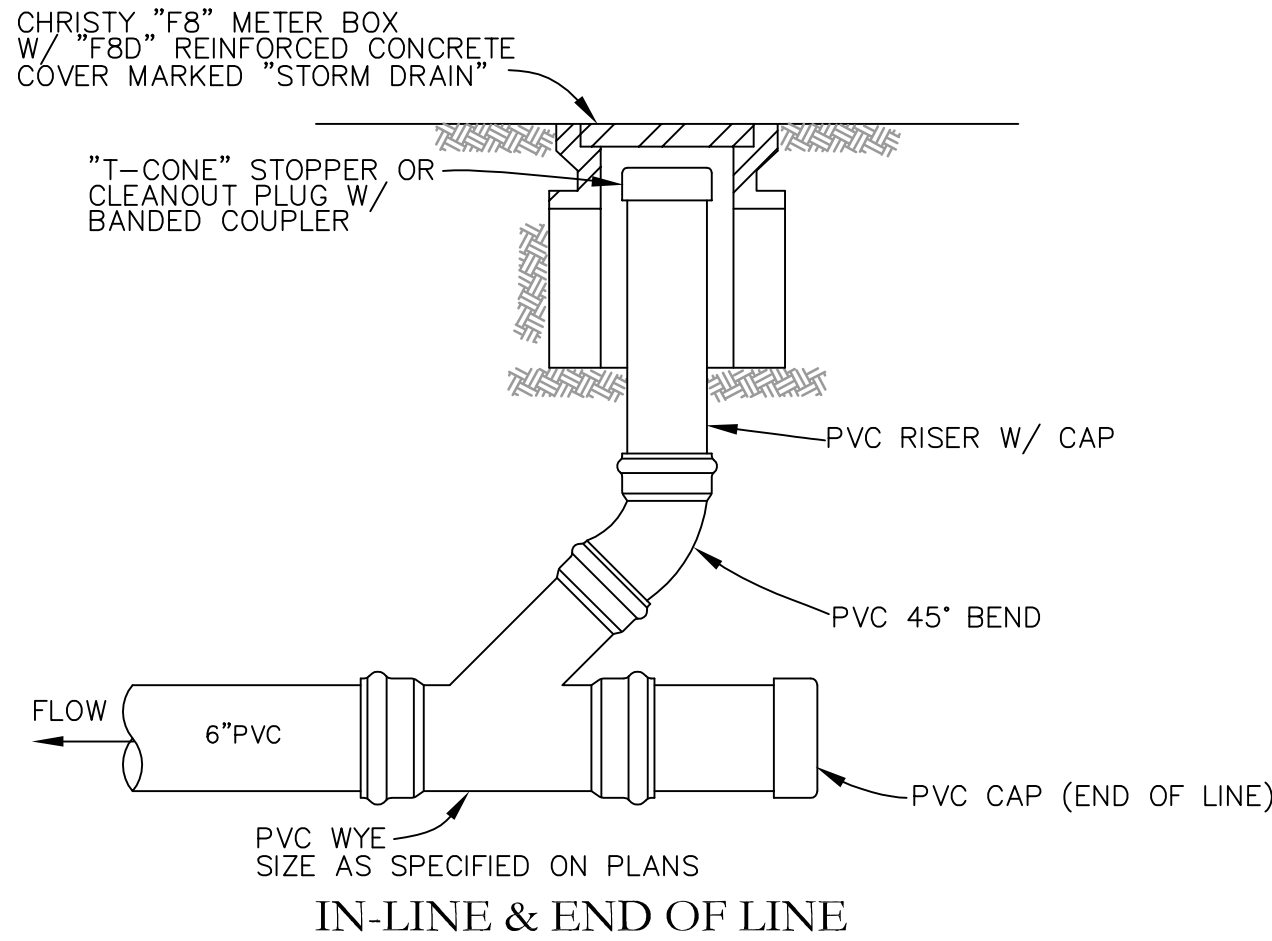
DOWN SPOUT DETAIL  
NOT TO SCALE



AREA DRAIN - DETAIL  
NOT TO SCALE



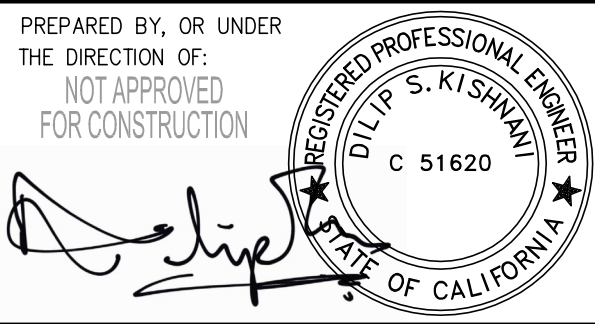
BUBBLE UP  
NOT TO SCALE



STORM DRAIN CLEANOUT  
NOT TO SCALE

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|                      |     |    |      |           |           |
|----------------------|-----|----|------|-----------|-----------|
| DATE: MARCH 31, 2025 |     |    |      |           |           |
| SCALE: AS NOTED      |     |    |      |           |           |
| DRAWN: DSK, MTM      |     |    |      |           |           |
| DESIGNED: DSK, MTM   |     |    |      |           |           |
| ENGINEER: DSK        |     |    |      |           |           |
| MANAGER: DSK         | NO. | BY | DATE | REVISIONS | CITY APPR |



PREPARED BY:  
**STERLING CONSULTANTS**  
46560 FREMONT BOULEVARD, SUITE NO. 205  
FREMONT, CA 94538  
lsterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:  
CHRISTOPHER MALM  
299 LANGTON AVENUE  
LOS ALTOS, CA 94022

APN: 167-10-016

299 LANGTON AVENUE

**TYPICAL DETAILS**

CITY OF LOS ALTOS

COUNTY OF SANTA CLARA

CALIFORNIA

|               |           |
|---------------|-----------|
| SHEET NO.     | <b>C3</b> |
| 3 OF 3 SHEETS |           |
| JOB NO.       | 2024-337  |



UNIQUE 3  
DALLAS LLC

299 LANGTON AVE.  
LOS ALTOS  
CALIFORNIA 94022

EXISTING / DEMO  
SITE PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION  
NOT FOR BID

|         |            |
|---------|------------|
| APN     | 167-10-016 |
| TRACT # | ###        |
| LOT #   | 6          |
| PLN #   | ###        |
| BLDG #  | 25-0643    |

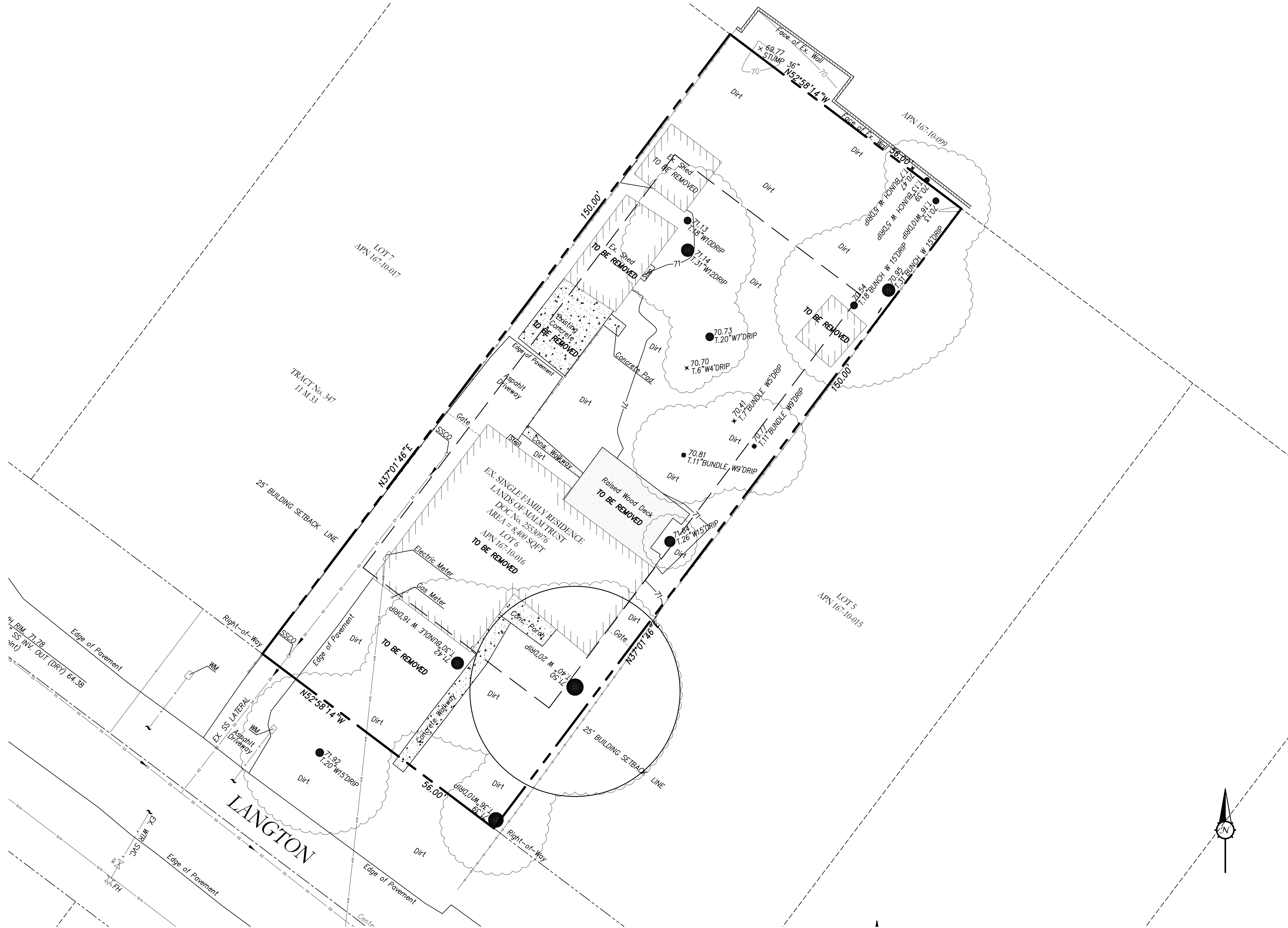
| SUB | DATE      | SUBMITTAL |
|-----|-----------|-----------|
| 1.  | 1/25/2025 | PLN-1     |
| 2.  | 4/2/2025  | PLN-2     |
| 3.  | 7/7/2025  | PLN-3     |
| 4.  | 8/18/2025 | PLN-4     |

|     |  |  |
|-----|--|--|
| 5.  |  |  |
| 6.  |  |  |
| 7.  |  |  |
| 8.  |  |  |
| 9.  |  |  |
| 10. |  |  |

| REV | DATE      | REVISION |
|-----|-----------|----------|
| 1.  | 4/2/2025  | PLN PC-1 |
| 2.  | 7/7/2025  | PLN PC-2 |
| 3.  | 8/18/2025 | PLN PC-3 |
| 4.  |           |          |
| 5.  |           |          |

|               |           |
|---------------|-----------|
| CONTRACT DATE | 11/8/2024 |
| ISSUE DATE    | 8/18/2025 |
| SCALE         | 1/8" = 1' |
| DRAWN         | AM/JPS    |
| JOB #         | 2024-735  |
| SHEET         |           |

A1.1





UNIQUE 3  
DALLAS LLC

299 LANGTON AVE.  
LOS ALTOS  
CALIFORNIA 94022

NEW  
SITE PLAN

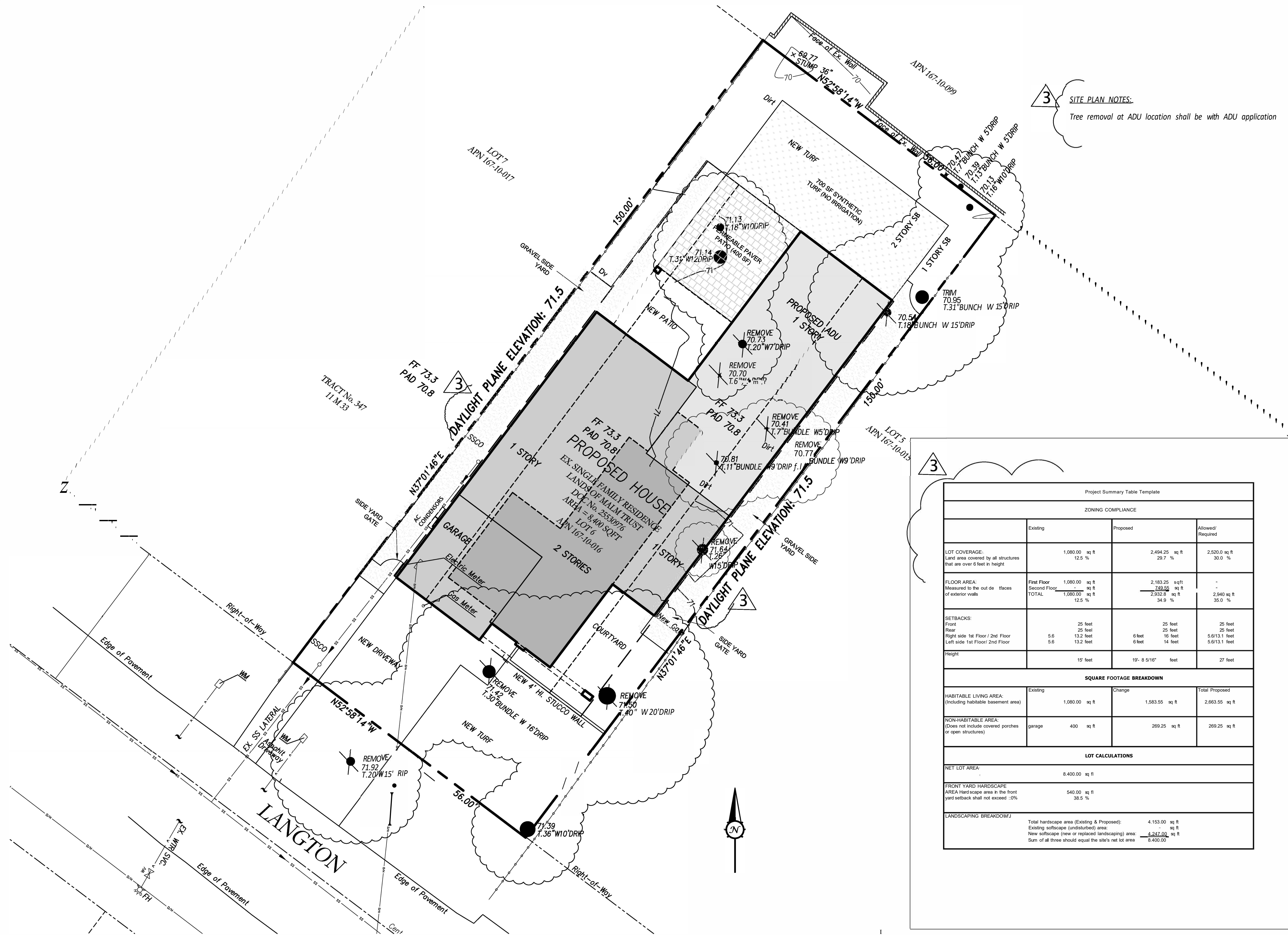
|    |           |       |
|----|-----------|-------|
| 1. | 1/25/2025 | PLN-1 |
| 2. | 4/2/2025  | PLN-2 |
| 3. | 7/7/2025  | PLN-3 |
| 4. | 8/18/2025 | PLN-4 |

- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

| REV | DATE      | REVISION |
|-----|-----------|----------|
| 1.  | 4/2/2025  | PLN PC-1 |
| 2   | 7/7/2025  | PLN PC-2 |
| 3.  | 8/18/2025 | PLN PC-3 |

|            |           |
|------------|-----------|
| 4.         |           |
| 5.         |           |
| COMINT D&M | 11/8/2024 |
| MON D&M    | 8/18/2025 |
| 9CMB       | 1/8" - 1  |
| MON        | AM/JPS    |
| IOH        | 2024-735  |

## A 1.2







UNIQUE 3  
DALLAS LLC

299 LANGTON AVE.  
LOS ALTOS  
CALIFORNIA 94022

BUILDING SET BACK  
SITE PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION  
NOT FOR BID

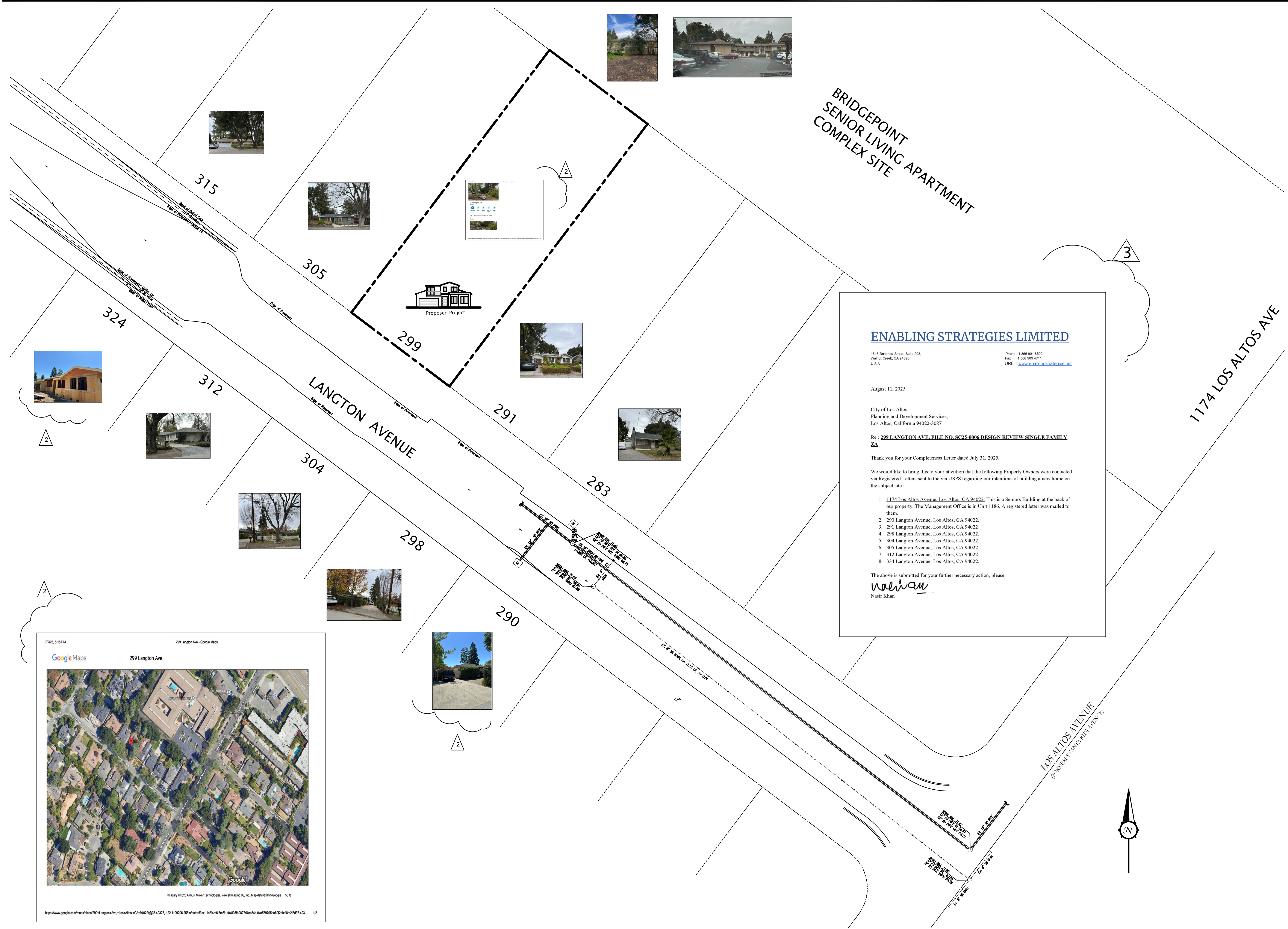
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|---------|------------|
| APN     | 167-10-016 |
| TRACT # | ###        |
| LOT #   | 6          |
| PLN #   | ###        |
| BLDG #  | 25-0643    |

| SUB | DATE      | SUBMITTAL |
|-----|-----------|-----------|
| 1.  | 1/25/2025 | PLN-1     |
| 2.  | 4/2/2025  | PLN-2     |
| 3.  | 7/7/2025  | PLN-3     |
| 4.  | 8/18/2025 | PLN-4     |
| 5.  |           |           |
| 6.  |           |           |
| 7.  |           |           |
| 8.  |           |           |
| 9.  |           |           |
| 10. |           |           |

| REV | DATE      | REVISION |
|-----|-----------|----------|
| 1.  | 4/2/2025  | PLN PC-1 |
| 2.  | 7/7/2025  | PLN PC-2 |
| 3.  | 8/18/2025 | PLN PC-3 |
| 4.  |           |          |
| 5.  |           |          |

|               |           |
|---------------|-----------|
| CONTRACT DATE | 11/8/2024 |
| ISSUE DATE    | 8/18/2025 |
| SCALE         | 1/8" = 1' |
| DRAWN         | AM/JPS    |
| JOB #         | 2024-735  |
| SHEET         |           |





UNIQUE 3  
DALLAS LLC

299 LANGTON AVE.  
LOS ALTOS  
CALIFORNIA 94022

NEIGHBORHOOD  
CONTEXT SITE PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION  
NOT FOR BID

|         |            |
|---------|------------|
| APN     | 167-10-016 |
| TRACT # | ###        |
| LOT #   | 6          |
| PLN #   | ###        |
| BLDG #  | 25-0643    |

| SUB | DATE      | SUBMITTAL |
|-----|-----------|-----------|
| 1.  | 1/25/2025 | PLN-1     |
| 2.  | 4/2/2025  | PLN-2     |
| 3.  | 7/7/2025  | PLN-3     |
| 4.  | 8/18/2025 | PLN-4     |
| 5.  |           |           |
| 6.  |           |           |
| 7.  |           |           |
| 8.  |           |           |
| 9.  |           |           |
| 10. |           |           |

| REV | DATE      | REVISION |
|-----|-----------|----------|
| 1.  | 4/2/2025  | PLN PC-1 |
| 2.  | 7/7/2025  | PLN PC-2 |
| 3.  | 8/18/2025 | PLN PC-3 |
| 4.  |           |          |
| 5.  |           |          |

|               |           |
|---------------|-----------|
| CONTRACT DATE | 11/8/2024 |
| ISSUE DATE    | 8/18/2025 |
| SCALE         | NTS       |
| DRAWN         | AM/JPS    |
| JOB #         | 2024-735  |
| SHEET         |           |



UNIQUE 3  
DALLAS LLC

299 LANGTON AVE.

LOS ALTOS

CALIFORNIA 94022

FIRST  
FLOOR PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION  
NOT FOR BID

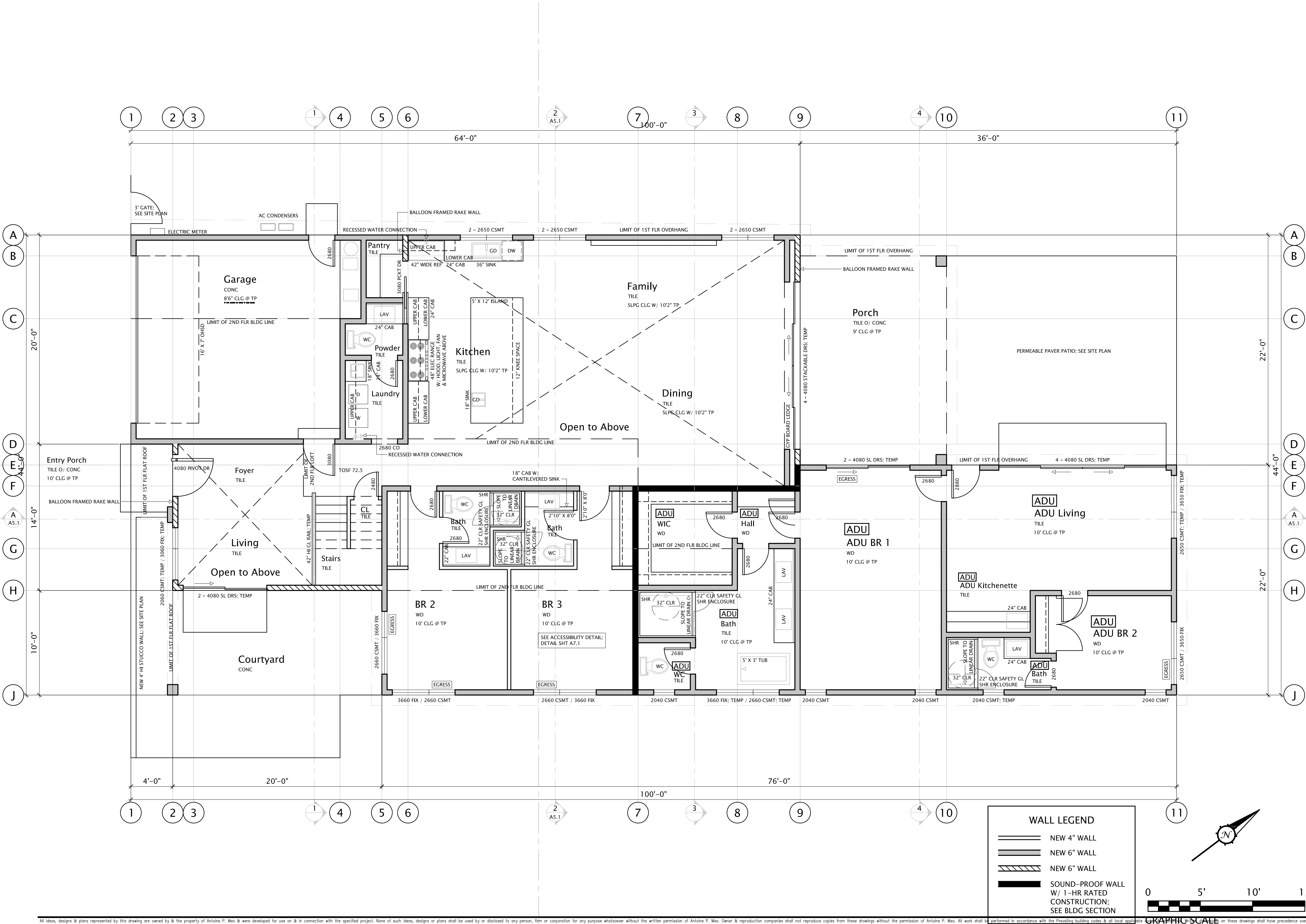
APN 167-10-016  
TRACT # ###  
LOT # 6  
PLN # ###  
BLDG # 25-0643

| SUB | DATE      | SUBMITTAL |
|-----|-----------|-----------|
| 1.  | 1/25/2025 | PLN-1     |
| 2.  | 4/2/2025  | PLN-2     |
| 3.  | 7/7/2025  | PLN-3     |
| 4.  | 8/18/2025 | PLN-4     |
| 5.  |           |           |
| 6.  |           |           |
| 7.  |           |           |
| 8.  |           |           |
| 9.  |           |           |
| 10. |           |           |

| REV | DATE      | REVISION |
|-----|-----------|----------|
| 1.  | 4/2/2025  | PLN PC-1 |
| 2.  | 7/7/2025  | PLN PC-2 |
| 3.  | 8/18/2025 | PLN PC-3 |
| 4.  |           |          |
| 5.  |           |          |

CONTRACT DATE 11/8/2024  
ISSUE DATE 8/18/2025  
SCALE 1/4" = 1'  
DRAWN AM/JPS  
JOB # 2024-735  
SHEET

A2.1





UNIQUE 3  
DALLAS LLC

299 LANGTON AVE.

LOS ALTOS

CALIFORNIA 94022

SECOND  
FLOOR PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION  
NOT FOR BID

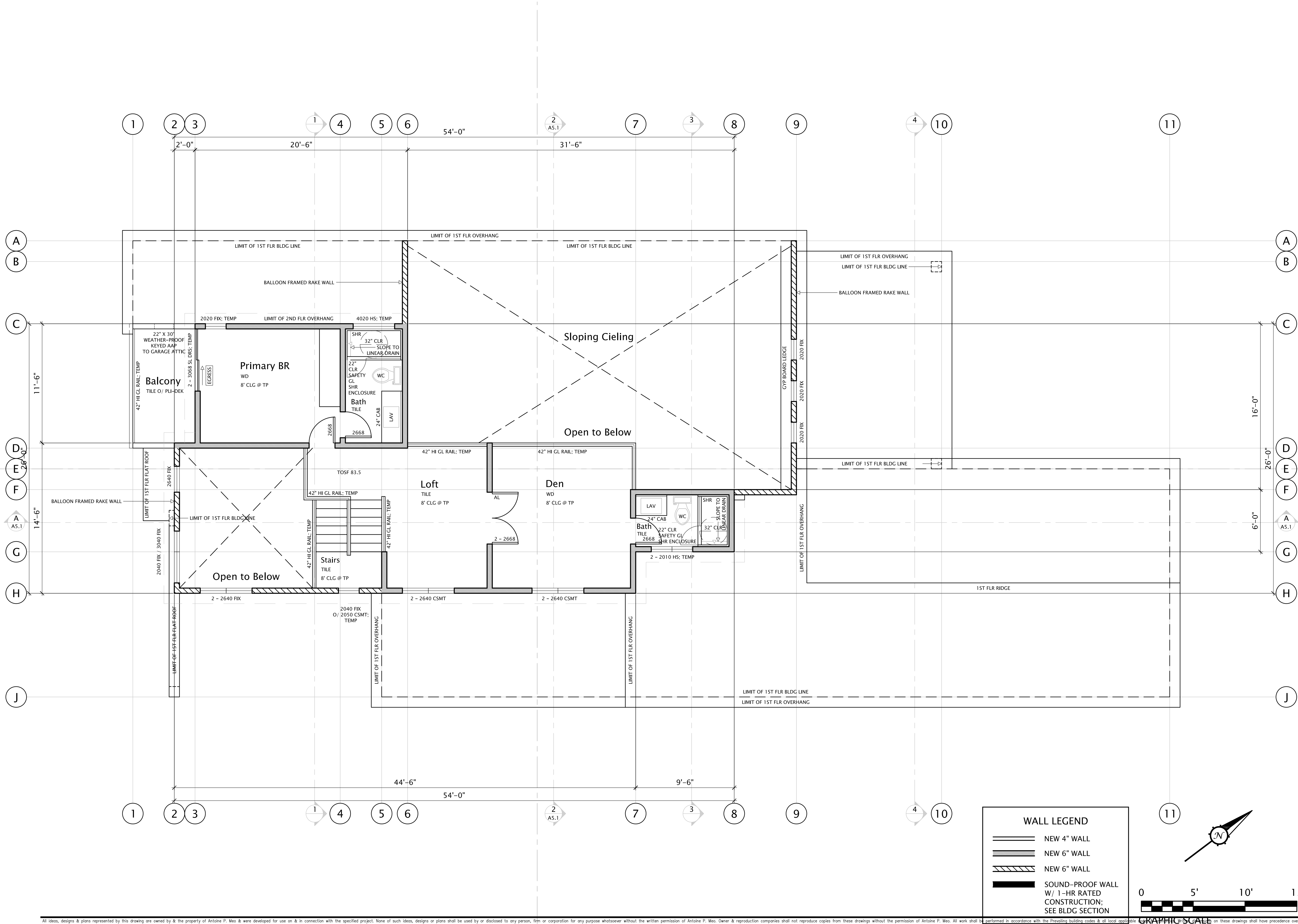
APN 167-10-016  
TRACT # ###  
LOT # 6  
PLN # ###  
BLDG # 25-0643

| SUB | DATE      | SUBMITTAL |
|-----|-----------|-----------|
| 1.  | 1/25/2025 | PLN-1     |
| 2.  | 4/2/2025  | PLN-2     |
| 3.  | 7/7/2025  | PLN-3     |
| 4.  | 8/18/2025 | PLN-4     |
| 5.  |           |           |
| 6.  |           |           |
| 7.  |           |           |
| 8.  |           |           |
| 9.  |           |           |
| 10. |           |           |

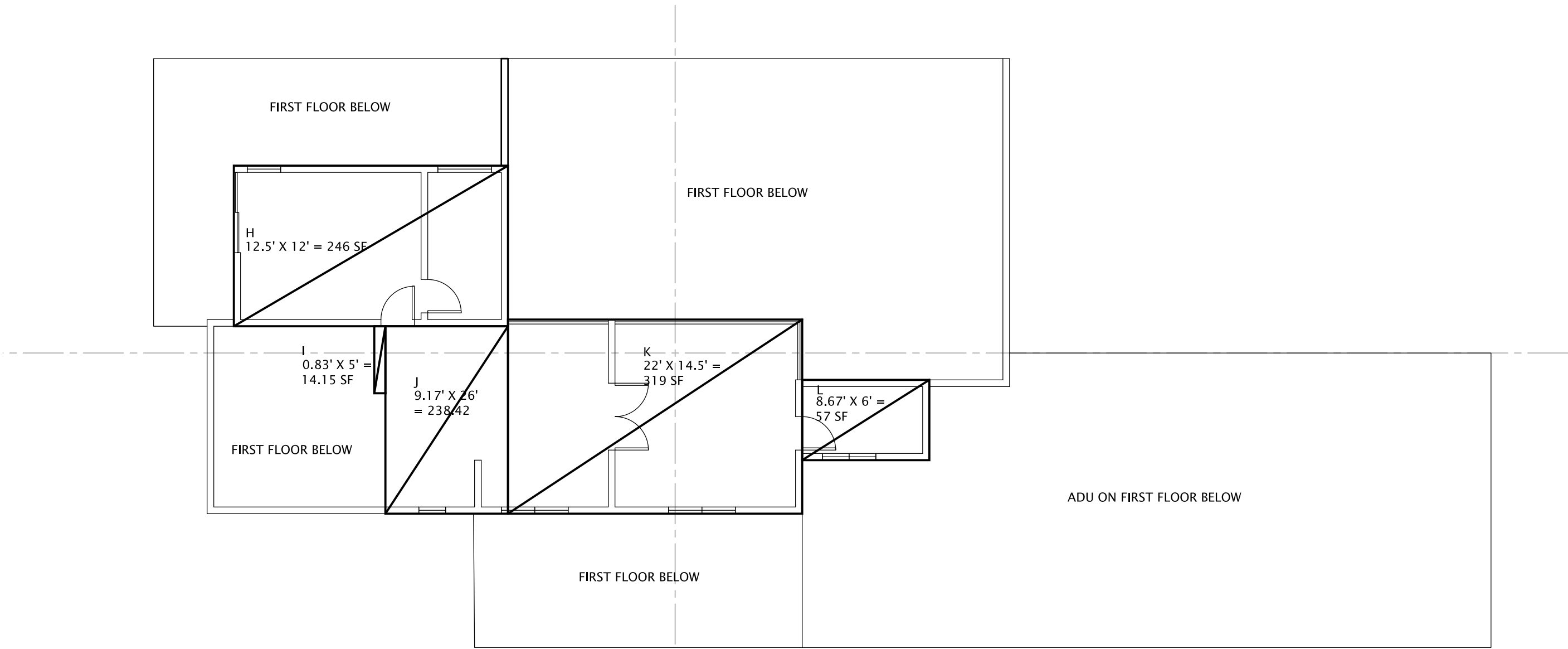
| REV | DATE      | REVISION |
|-----|-----------|----------|
| 1.  | 4/2/2025  | PLN PC-1 |
| 2.  | 7/7/2025  | PLN PC-2 |
| 3.  | 8/18/2025 | PLN PC-3 |
| 4.  |           |          |
| 5.  |           |          |

CONTRACT DATE 11/8/2024  
ISSUE DATE 8/18/2025  
SCALE 1/4" = 1'  
DRAWN AM/JPS  
JOB # 2024-735  
SHEET

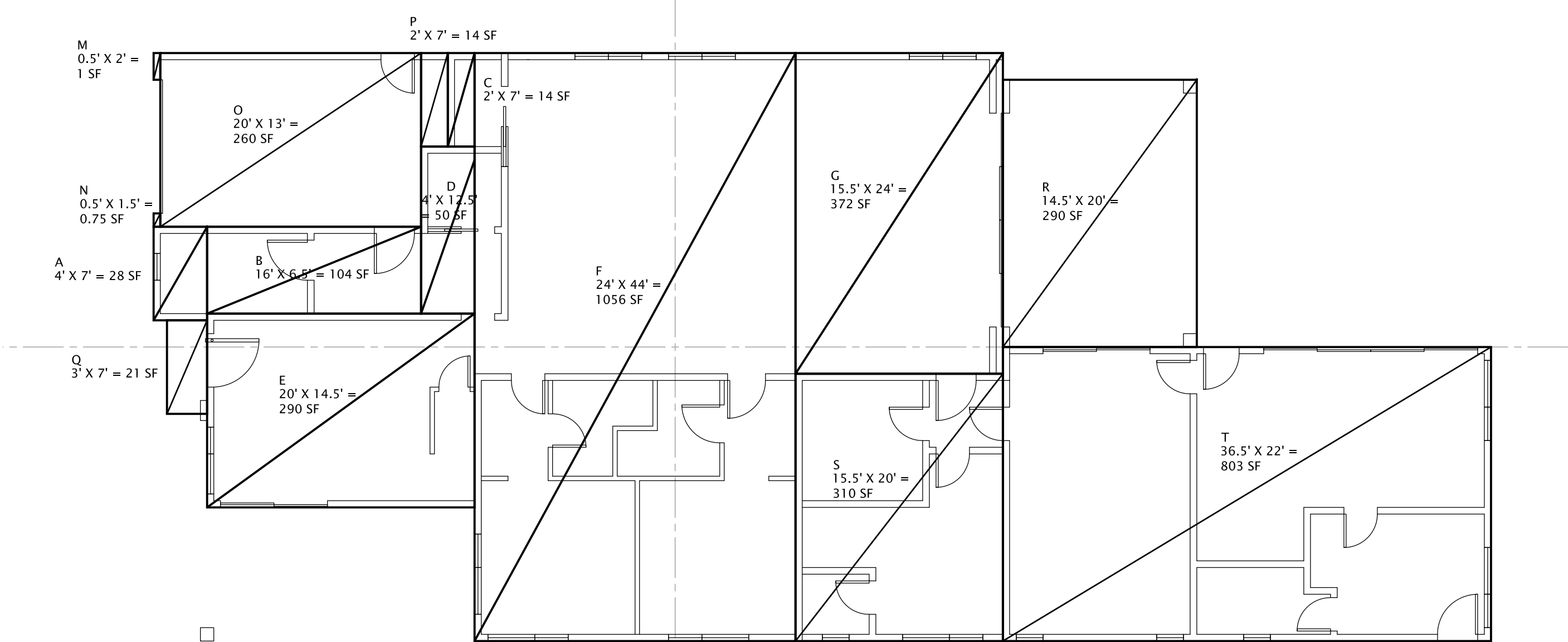
A2.2







SECOND FLOOR



FIRST FLOOR

| 289 LANGTON |                     | HOUSE AREA ANALYSIS |   |                |                     |  | 10/27/2025 |
|-------------|---------------------|---------------------|---|----------------|---------------------|--|------------|
|             |                     | WIDTH<br>feet       | X | LENGTH<br>feet | AREA<br>Square Feet |  | Sub-Total  |
| A           | House: First Floor  | 4                   | X | 7              | 28                  |  |            |
| B           | House: First Floor  | 16                  | X | 6.5            | 104                 |  |            |
| C           | House: First Floor  | 2                   | X | 7              | 14                  |  |            |
| D           | House: First Floor  | 4                   | X | 12.5           | 50                  |  |            |
| E           | House: First Floor  | 20                  | X | 14.5           | 290                 |  |            |
| F           | House: First Floor  | 24                  | X | 44             | 1056                |  |            |
| G           | House: First Floor  | 15.5                | X | 24             | 372                 |  | 1,914.00   |
| H           | House: Second Floor | 12                  | X | 20.5           | 246                 |  |            |
| I           | House: Second Floor | 0.83                | X | 5              | 4.15                |  |            |
| J           | House: Second Floor | 9.17                | X | 14             | 128.38              |  |            |
| K           | House: Second Floor | 22                  | X | 14.5           | 319                 |  |            |
| L           | House: Second Floor | 8.67                | X | 6              | 52.02               |  | 749.55     |
| M           | Garage              | 0.5                 | X | 2              | 1                   |  |            |
| N           | Garage              | 0.5                 | X | 1.5            | 0.75                |  |            |
| O           | Garage              | 19.5                | X | 13             | 253.5               |  |            |
| P           | Garage              | 2                   | X | 7              | 14                  |  | 269.25     |
| Q           | Porch               | 3                   | X | 7              | 21                  |  |            |
| R           | Porch               | 14.5                | X | 20             | 290                 |  | 311.00     |
| S           | ADU                 | 15.5                | X | 20             | 310                 |  |            |
| T           | ADU                 | 36.5                | X | 22             | 803                 |  | 1,113.00   |
| TOTAL AREA  |                     |                     |   |                |                     |  | 4,356.80   |

UNIQUE 3  
DALLAS LLC

299 LANGTON AVE.

LOS ALTOS

CALIFORNIA 94022

FIRST &

SECOND FLOOR

AREA ANALYSIS

PRELIMINARY  
NOT FOR CONSTRUCTION  
NOT FOR BID  
APN 167-10-016  
TRACT # ###  
LOT # 6  
PLN # ###  
BLDG # 25-0643

| SUB | DATE      | SUBMITTAL |
|-----|-----------|-----------|
| 1.  | 1/25/2025 | PLN-1     |
| 2.  | 4/2/2025  | PLN-2     |
| 3.  | 7/7/2025  | PLN-3     |
| 4.  | 8/18/2025 | PLN-4     |

| 5.  |           |          |
|-----|-----------|----------|
| 6.  |           |          |
| 7.  |           |          |
| 8.  |           |          |
| 9.  |           |          |
| 10. |           |          |
| REV | DATE      | REVISION |
| 1.  | 4/2/2025  | PLN PC-1 |
| 2.  | 7/7/2025  | PLN PC-2 |
| 3.  | 8/18/2025 | PLN PC-3 |
| 4.  |           |          |
| 5.  |           |          |

CONTRACT DATE 11/8/2024  
ISSUE DATE 9/17/2025  
SCALE 1/8" = 1'  
DRAWN AM/JPS  
JOB # 2024-735  
SHEET



UNIQUE 3  
DALLAS LLC

299 LANGTON AVE.

LOS ALTOS

CALIFORNIA 94022

ROOF PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION  
NOT FOR BID

APN 167-10-016  
TRACT # ###  
LOT # 6  
PLN # ###  
BLDG # 25-0643

| SUB | DATE      | SUBMITTAL |
|-----|-----------|-----------|
| 1.  | 1/25/2025 | PLN-1     |
| 2.  | 4/2/2025  | PLN-2     |
| 3.  | 7/7/2025  | PLN-3     |
| 4.  | 8/18/2025 | PLN-4     |
| 5.  |           |           |
| 6.  |           |           |
| 7.  |           |           |
| 8.  |           |           |
| 9.  |           |           |
| 10. |           |           |

| REV | DATE      | REVISION |
|-----|-----------|----------|
| 1.  | 4/2/2025  | PLN PC-1 |
| 2.  | 7/7/2025  | PLN PC-2 |
| 3.  | 8/18/2025 | PLN PC-3 |
| 4.  |           |          |
| 5.  |           |          |

CONTRACT DATE 11/8/2024  
ISSUE DATE 8/18/2025  
SCALE 1/4" = 1'  
DRAWN AM/JPS  
JOB # 2024-735  
SHEET



|                    |                                                                                                                                                                                                                                                          |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. ROOF MATERIAL:  | CLASS "A" COMPOSITION SHINGLES<br>COLOR: BLACK                                                                                                                                                                                                           |
| 2. ROOF PITCH:     | COMBINATION FLAT & 4:12                                                                                                                                                                                                                                  |
| 3. FASCIA:         | 2X SMOOTH SPRUCE FASCIA; SEE EAVE DETAIL TYP.<br>COLOR: BLACK                                                                                                                                                                                            |
| 4. GUTTERS         | 26 GAUGE G.S.M. GUTTERS: TYP.<br>G.C. SHALL PROVIDE SAMPLE TO OWNER FOR APPROVAL.<br>COLOR: TO MATCH FASCIA                                                                                                                                              |
| 5. DOWNSPOUTS:     | 26 GAUGE G.S.M. DOWNSPOUTS; PRIME & PAINT TO MATCH ADJACENT COLOR                                                                                                                                                                                        |
| 6. FLASHING:       | 26 GAUGE FLASHING & COUNTER FLASH ALL PENETRATION @<br>ROOF 4' MIN. LAP. 6' MIN. SIDE LAP.<br>PAINT TO MATCH ADJACENT COLOR, WHERE EXPOSED WITH =<br>1ST COAT #1722 KEL GUARD GALVANIZED IRON PRIMER;<br>2ND COAT #1240 ACRY SHIELD ACRYLIC FLAT FINISH. |
| 7. CEMENT PLASTER: | 3 COATS, 1" CEMENT PLASTER O/ PAPER BACKED WIRE MESH O/ BUILDING PAPER,<br>(TOTAL 2 LAYERS "D" PAPER), O/ FULL PLYWD. SHEATHING, SEE STRUCT. DWGS.<br>CEMENT PLASTER SHALL HAVE A SMOOTH FINISH.<br>BUILDING BASE COLOR: SWISS COFFEE                    |
| 8. SOFFITS:        | CEMENT PLASTER, MATCH BUILDING BASE COLOR.                                                                                                                                                                                                               |
| 9. WINDOWS:        | ALUM WINDOWS<br>COLOR: BRONZE                                                                                                                                                                                                                            |
| 10. DOORS:         | (A) FRONT DOOR: CEDAR, NATURAL STAIN<br>(B) GARAGE DOORS: FIBERGLASS OR METAL O.H.S.D., SEE DOOR & WINDOW SPECS.<br>COLOR: MATCH ENTRY DOOR                                                                                                              |
| 11. EXTERIOR RAIL: | PLEX-GLASS RAIL AS PER ELEVATIONS; RAIL CONTRACTOR SHALL PROVIDE OWNER<br>W/ DESIGN SHOP DRAWINGS FOR REVIEW & APPROVAL PRIOR TO MANUFACTURING<br>COLOR: BRONZE.                                                                                         |
| NOTE:              | PAINTING CONTRACTOR SHALL APPLY A SAMPLE OF THE COLORS AS SELECTED ON<br>A 3X3' WALL AREA, OR AS APPROPRIATE, FOR OWNER'S OR DESIGNER'S APPROVAL                                                                                                         |

 $\mathcal{M}_{+JPS}$ 

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*Antoine Meo*

UNIQUE 3  
DALLAS LLC

299 LANGTON AVE.

LOS ALTOS

CALIFORNIA 94022

## ELEVATIONS

PRELIMINARY  
NOT FOR CONSTRUCTION  
NOT FOR BID

APN 167-10-018

TRACT #  
LOT #  
EIN #  
ELDG #

25-0633

| SUB | DATE      | SUBMITTAL |
|-----|-----------|-----------|
| 1   | 1/25/2025 | PLN-1     |
| 2   | 4/2/2025  | PLN-2     |
| 3   | 7/7/2025  | PLN-3     |
| 4   | 8/18/2025 | PLN-4     |

| REV | DATE      | REVISION |
|-----|-----------|----------|
| 1   | 6/2/2025  | PLN PC-1 |
| 2   | 7/7/2025  | PLN PC-2 |
| 3   | 8/18/2025 | PLN PC-3 |

**CONTRACT DATE** 11/8/2024

ISSUE DATE 8/18/2023

SCALE  $1/4" = 1'$

DRAWN AM/JPS

IOB # 2024-735

**SHEET**

## A4.1



## ELEVATIONS

| PREFLIMINARY         |            |           |
|----------------------|------------|-----------|
| NOT FOR CONSTRUCTION |            |           |
| NOT FOR BID          |            |           |
| KEY                  | 167-10-00  |           |
| TRACT #              | A4         |           |
| LOT #                | C          |           |
| PLAN #               | 44         |           |
| BLDG #               | 25-0600    |           |
| SUB                  | DATE       | SUBMITTAL |
| C                    | 12/25/2025 | PLAN C    |
| E                    | 4/2/2025   | PLAN E    |
| E                    | 7/7/2025   | PLAN E    |
| E                    | 8/18/2025  | PLAN E    |
| E                    |            |           |
| E                    |            |           |
| E                    |            |           |
| E                    |            |           |
| E                    |            |           |
| E                    |            |           |
| REV                  | DATE       | REVISION  |
| C                    | 12/2/2025  | PLAN PC-1 |
| E                    | 7/7/2025   | PLAN PC-2 |
| E                    | 8/18/2025  | PLAN PC-3 |
| E                    |            |           |
| E                    |            |           |
| CONTRACT DATE        | 11/8/2022  |           |
| ISSUE DATE           | 8/18/2025  |           |
| SCALE                | 1/4" = 1'  |           |
| DRAWN                | AM/JPS     |           |
| DES #                | 2024-7.32  |           |
| SECRET               |            |           |

## A4.2











299 Langton Ave

COLOR BOARD

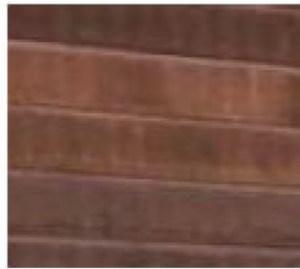
ANTOINE MEO

Tony Meo Design

39795 Paseo Padre Pkwy  
Fremont, CA 94538

Phone 925-963-8646  
tony@tonymedesign.com

299 Langton Ave, Los Altos, CA  
Jan 25, 2025



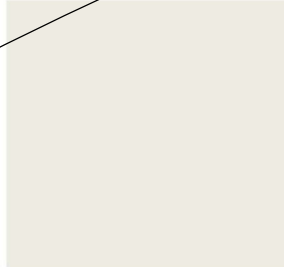
CEDAR SIDING-  
STAIN COLOR : NATURAL



ASPHALT SHINGLE ROOFING-  
COLOR : BLACK

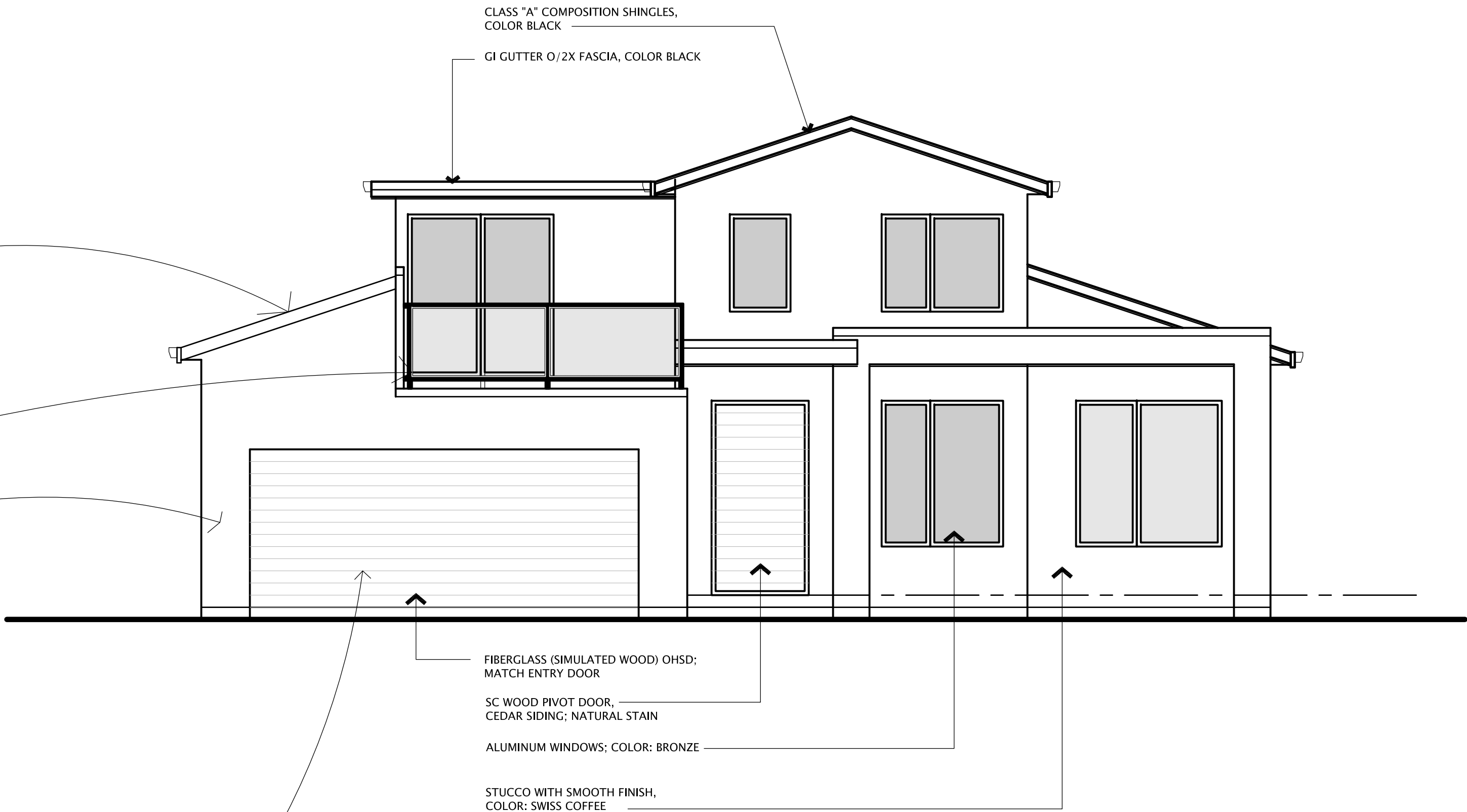


WINDOW/DOOR FRAMES  
& GUTTERS-  
COLOR : DARK BRONZE



STUCCO & SOFFITS-  
COLOR : SWISS COFFEE

1



FRONT ELEVATION

UNIQUE 3  
DALLAS LLC

299 LANGTON AVE.

LOS ALTOS

CALIFORNIA 94022

COLOR & MATERIAL  
BOARD

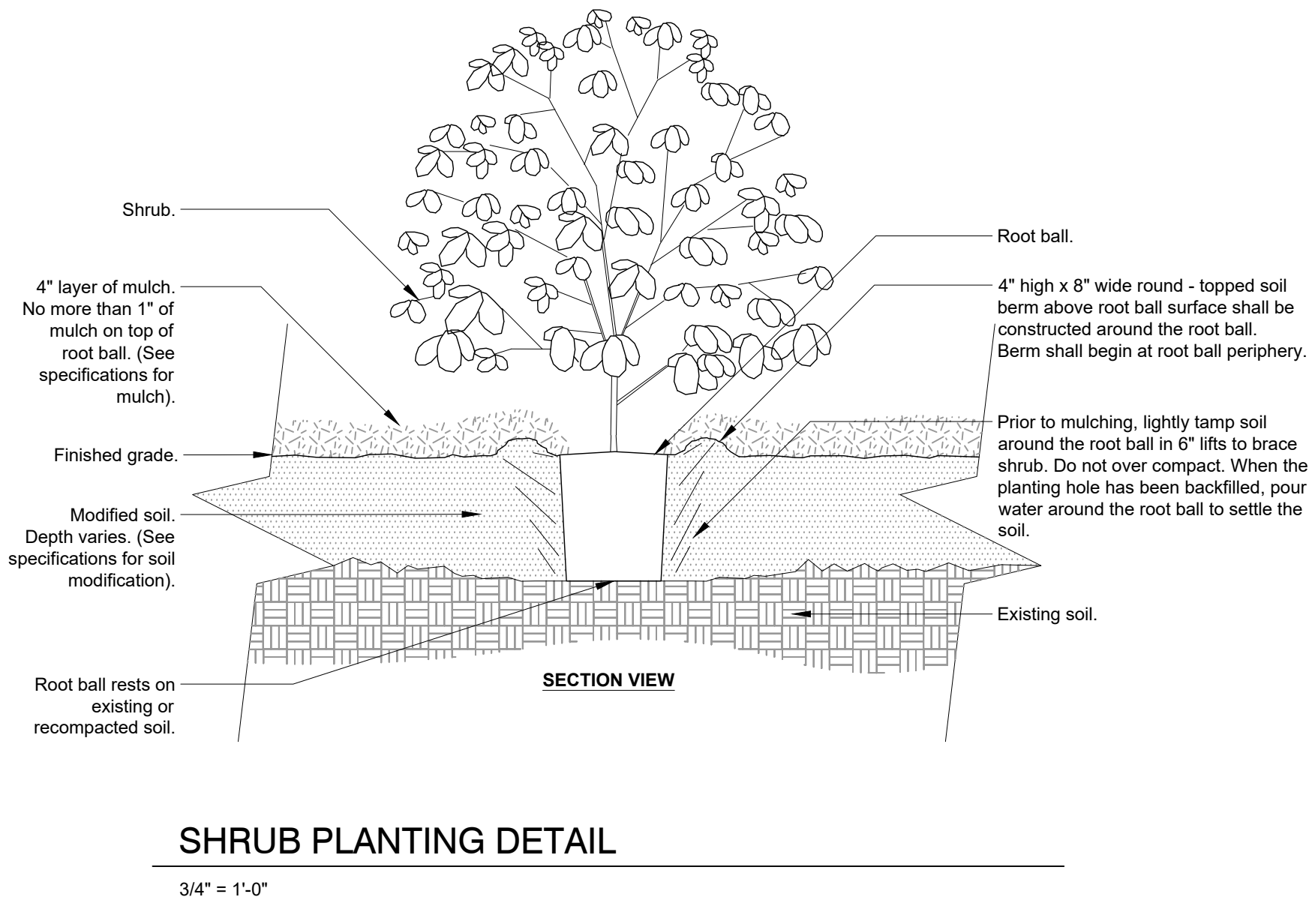
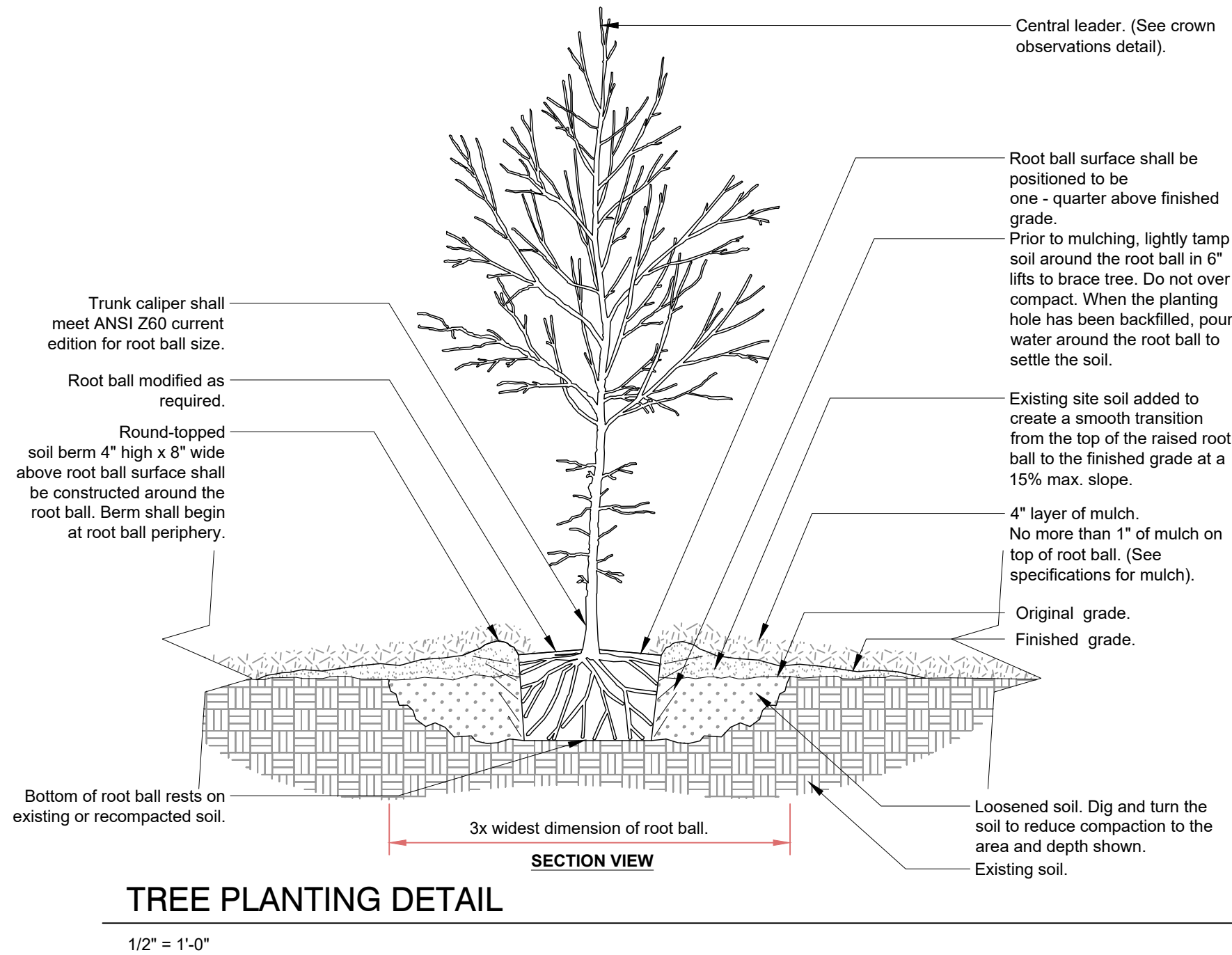
|                                                    |            |  |
|----------------------------------------------------|------------|--|
| PRELIMINARY<br>NOT FOR CONSTRUCTION<br>NOT FOR BID |            |  |
| REN                                                | 167-10-000 |  |
| DEACT #                                            | ##         |  |
| EDT #                                              |            |  |
| EDN #                                              | ##         |  |
| EDG #                                              | 25-0600    |  |

| SUB | DATE       | SUBMITTAL |
|-----|------------|-----------|
| C   | 12/25/2025 | PLN-1     |
| C   | 4/2/2025   | PLN-2     |
| C   | 7/7/2025   | PLN-3     |
| E   | 8/18/2025  | PLN-4     |
| E   |            |           |
| E   |            |           |
| E   |            |           |
| E   |            |           |
| E   |            |           |

| REV | DATE      | REVISION |
|-----|-----------|----------|
| C   | 12/2/2025 | PLN PC-1 |
| C   | 7/7/2025  | PLN PC-2 |
| E   | 8/18/2025 | PLN PC-3 |
| E   |           |          |
| E   |           |          |

|               |           |
|---------------|-----------|
| CONTRACT DATE | 11/8/2023 |
| ISSUE DATE    | 8/18/2023 |
| SCALE         | 1/8" = 1' |
| DRAWN         | AM/JPS    |
| DOB #         | 2024-7-33 |
| SHEET         |           |





### Planting Legend

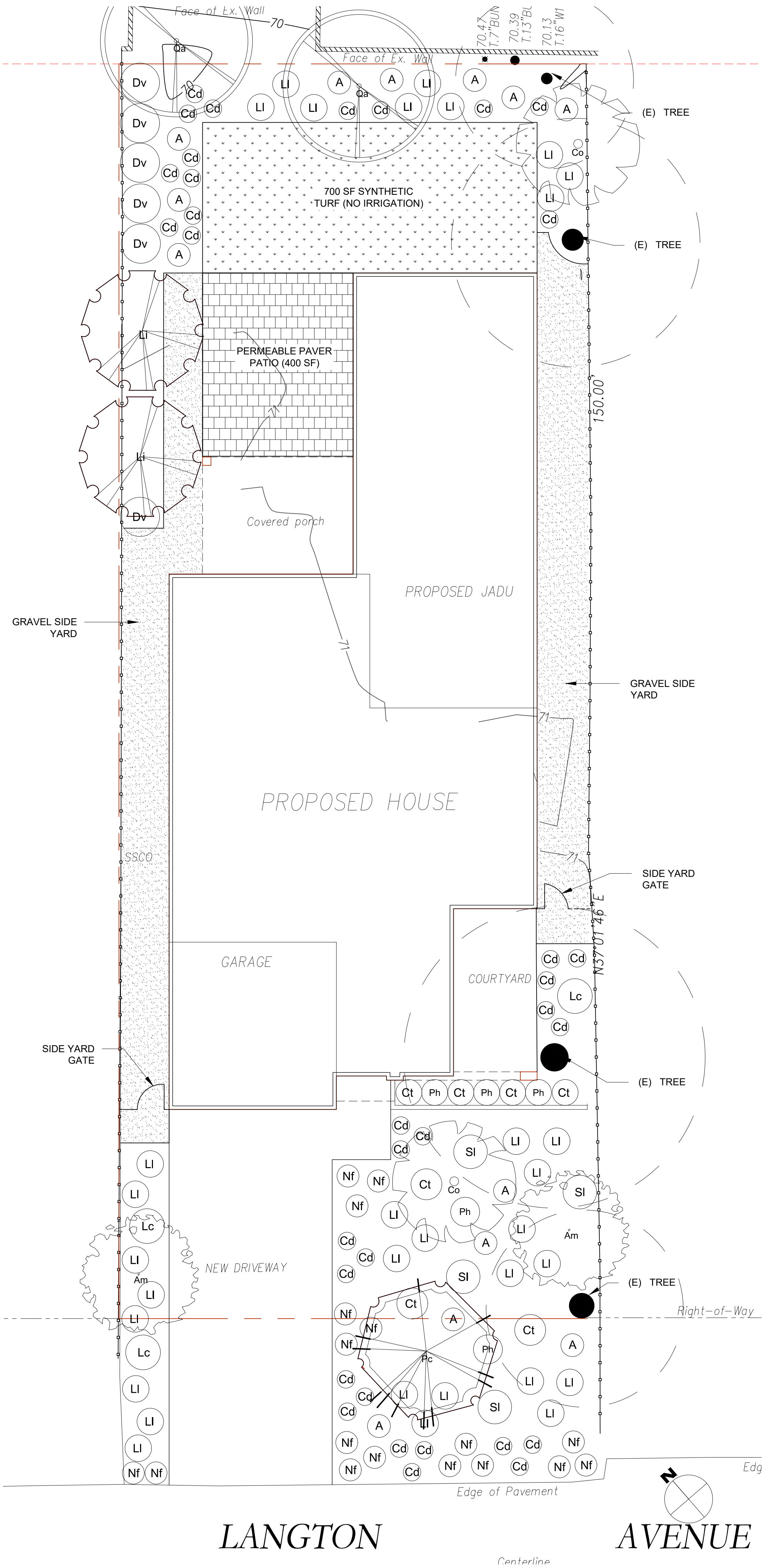
#### Soil and Planting Notes:

- A minimum of 8" of non-mechanical compacted soil shall be available for water absorption and root growth in planting areas.
- Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet or per specific amendment recommendations from a soils laboratory report.
- A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications.

| SYMBOLS | BOTANTICAL NAME                      | COMMON NAME              | SIZE    | QUANTITY | WELO |
|---------|--------------------------------------|--------------------------|---------|----------|------|
| A       | Anigozanthus flavidus 'Bush Ranger'  | Bush Ranger Kangaroo Paw | 1 gal   | 13       | L    |
| Cd      | Carex divulsa                        | Berkeley Sedge           | 1 gal   | 29       | L    |
| Ct      | Chondropetalum tectorum              | Dwarf Cape Rush          | 5 gal   | 6        | L    |
| Dv      | Dodonea viscosa 'purpurea'           | Purple Hopseed Bush      | 15 gal  | 6        | L    |
| Lc      | Loropetalum chinensis 'Rubrum'       | Chinese Fringe Flower    | 5 gal   | 3        | L    |
| LI      | Lomandra longifolia 'Breeze'         | Dwarf Mat Rush           | 1 gal   | 32       | L    |
| Nf      | Nepeta faassennii 'Walker's Low'     | Catmint                  | 1 gal   | 17       | L    |
| Pt      | Phormium tenax 'Maori Queen'         | New Zealand Flax         | 5 gal   | 6        | L    |
| SI      | Salvia leucantha                     | Mexican Bush Sage        | 5 gal   | 4        | L    |
| TREES   |                                      |                          |         |          |      |
| Am      | Arbutus marina (Std)                 | Strawberry Tree          | 24" Box | 2        | L    |
| Co      | Cercis occidentalis                  | Western Redbud           | 24" Box | 2        | L    |
| LI      | Lagerstroemia indica 'Natchez' (Std) | Natchez Crape Myrtle     | 24" Box | 2        | L    |
| Pc      | Pistachia chinensis (Std)            | Chinese Pistache         | 24" Box | 1        | L    |
| Qa      | Quercus agrifolia (Std)              | Coast Live Oak           | 24" Box | 2        | L    |

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the planting design"

*[Signature]*



David Fowler Designs

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landscape architecture | site mapping | construction



RESIDENCE

APN# 167-10-016  
299 LANGTON AVE  
LOS ALTOS, CA 94022

PLANTING PLAN

REVISIONS:  
DATE BY DESCRIPTION

SCALE  
1/8"=1'-0"  
DATE  
07/09/25

L1



Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name  
ET<sub>o</sub> of City from Appendix A

San Jose

Name of City

45.30

ET<sub>o</sub> (inches/year)

0

Overhead Landscape Area (ft<sup>2</sup>)

1775

Drip Landscape Area (ft<sup>2</sup>)

0

SLA (ft<sup>2</sup>)

1,775.00

Total Landscape Area

Results:

(ET<sub>o</sub>) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) X SLA]]

MAWA calculation incorporating Effective Precipitation (Optional)

Precipitation (Optional)

ET<sub>o</sub> of City from Appendix A

Total Landscape Area

Special Landscape Area

45.30

ET<sub>o</sub> (inches/year)

1,775.00

LA (ft<sup>2</sup>)

0.00

SLA (ft<sup>2</sup>)

24

Total annual precipitation (inches/year)

6.00

Eppt (in/yr)(25% of total annual precipitation)

Results:

MAWA = [(ET<sub>o</sub> - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]

23,791.21

Gallons

3,180.43

Cubic Feet

31.80

HCF

0.07

Acre-feet

0.02

Millions of Gallons

Estimated Total Water Use

uation: ETWU = ET<sub>o</sub> x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SL

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type

Plant Factor

Very Low

0 - 0.1

Low

0.2 - 0.3

Medium

0.4 - 0.6

High

0.7 - 1.0

SLA

1

Hydrozone

Select System From the Dropdown List click on cell below

Plant Water Use Type (s) (low, medium, high)

Plant Factor (PF)

Hydrozone Area (HA) (ft<sup>2</sup>) Without SLA

Irrigation Efficiency (IE)

(PF x HA (ft<sup>2</sup>))/IE

Zone 1

Drip

Low

0.20

985

0.81

243

Zone 2

Drip

Low

0.20

25

0.81

6

Zone 3

Drip

Low

0.20

715

0.81

177

Zone 4

Drip

Low

0.20

50

0.81

12

SLA

0

0

Sum

1,775

Results

MAWA = 23,791

ETWU= 10,681 Gallons

1,428 Cubic Feet

14 HCF

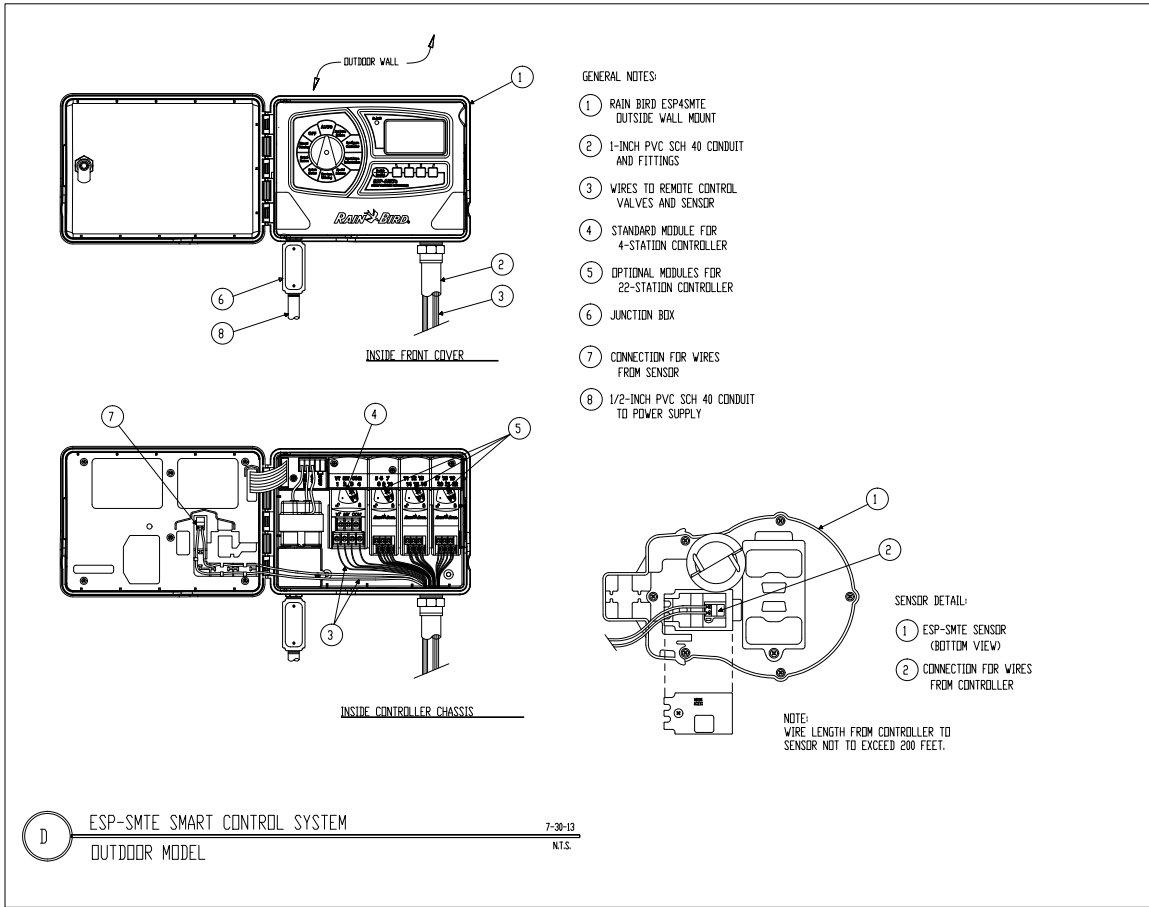
0 Acre-feet

0 Millions of Gallons

ETWU complies with MAWA

| ZONE #   | FLOW RATE (GPM) | PLANT DESCRIPTION  | HYDROZONE TYPE | IRRIGATION METHOD | AREA (SQ.FT) |
|----------|-----------------|--------------------|----------------|-------------------|--------------|
| 1        | 1.3             | SHRUBS/GROUNDCOVER | LOW            | POINT SOURCE DRIP | 885          |
| 2        | 0.16            | TREES              | LOW            | DRIP RING         | 100          |
| 3        | 0.75            | SHRUBS/GROUNDCOVER | LOW            | POINT SOURCE DRIP | 665          |
| 4        | 0.33            | TREES              | LOW            | DRIP RING         | 125          |
| TOTAL SF |                 |                    |                |                   | 1775         |

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the irrigation design"



### Irrigation Notes

- USE BELOW GROUND VALVES AND LOCATE IN AREAS HIDDEN FROM VIEW IF POSSIBLE.
- USE RAINBIRD SMART CONTROLLER WITH RAINSENSOR AND SEASONAL ADJUSTMENT
- ALL PLANTINGS TO USE DRIP IRRIGATION UNLESS OTHERWISE NOTED
- LAWN TO USE SUBSURFACE DRIP IRRIGATION SUCH AS NETAFIM TECHLINE
- BERM AROUND ALL TREES. PLACE MULTIPLE EMITTERS AT LEAST 6-12" AWAY FROM TRUNK OF TREE. TREES TO BE ON SEPARATE VALVE FROM LANDSCAPE PLANTS
- SEE PLANTING PLAN FOR EXACT NUMBER OF EMITTITERS NECESSARY
- NO SPRINKLERS OR OVERHEAD SPRAY DEVICES ARE TO BE USED ON THIS PROJECT

### Project Notes:

- Total landscaped area 1775 sf
- 100% of landscaped area on drip irrigation (no spray heads)
- Low and moderate water use plants on separate valves
- Trees on separate valves
- Dedicated irrigation meter not required because landscaped area is less than 5000 sf
- Certificate of completion: applicant shall submit a landscape audit report verifying installation and irrigation efficiency per design on a form provided by the East Bay Municipal Utility District

### Hydrozone Legend

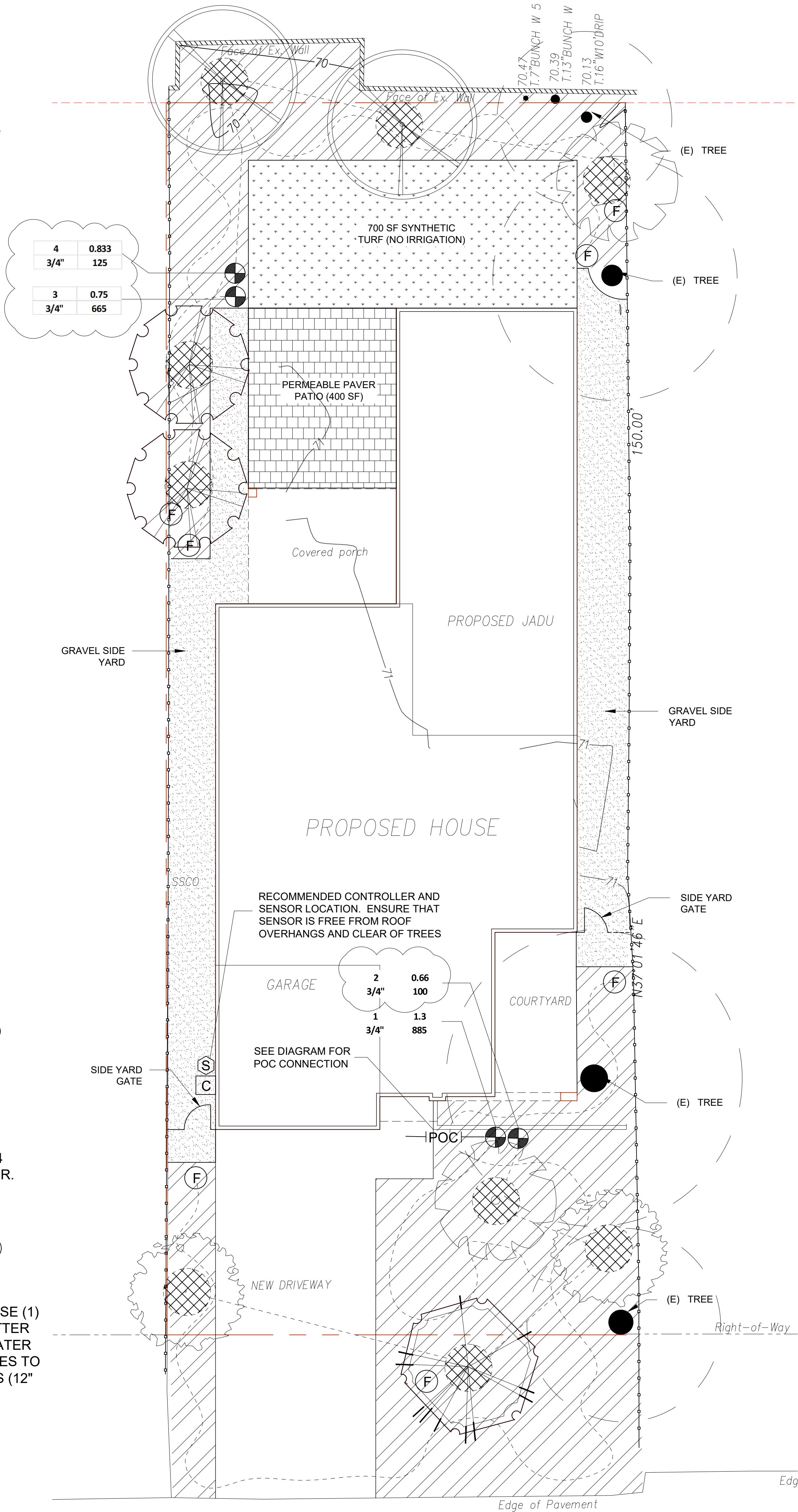
- LOW WATER USE - HYDROZONE SHRUBS & GRASSES
- LOW WATER USE - HYDROZONE TREES

### Irrigation Legend

- C RAINBIRD SMART IRRIGATION CONTROLLER- SEE SPECS ON THIS SHEET
- P PRESSURE REGULATOR
- S RECOMMENDED RAIN SENSOR LOCATION
- NEW VALVE LOCATION. ALL IRRIGATION VALVES FOR DRIP AND INLINE EMITTERS TO HAVE 30 PSI PRESSURE REDUCER
- F FLUSH VALVE LOCATION
- POC POINT OF CONNECTION
- SM PRIVATE IRRIGATION SUBMETER (ONLY AS REQUIRED FOR LANDSCAPES OVER 5000 SF)
- MV MASTER VALVE
- FS PRESSURE REGULATOR: WATTS LFN45B PRESSURE REDUCING VALVE MODEL #LFN45BM1-U ¾ OR EQUIVALENT
- BACKFLOW PREVENTION DEVICE AND MANUAL SHUTOFF LOCATION: WATTS 800M4 BRONZE FNPT PRESSURE VACUUM BREAKER. Model #800M4-QT OR EQUIVALENT

### IRRIGATION POINT OF CONNECTION DIAGRAM

- POC
- MAIN LINE
- 5/8" POLY IRRIGATION LINE FROM VALVE. USE (1) RAINBIRD XB20PC 1.0 GPH XERI-BUG EMITTER AT BASE OF EACH PLANT. MODERATE WATER USE PLANTS TO HAVE (2) EMITTERS. TREES TO HAVE RING OF NETAFIM IN LINE EMITTERS (12" SPACING) 16" AWAY FROM TRUNK.
- VALVE/ZONE NUMBER
- FLOW RATE (GALLONS PER MINUTE)
- ZONE AREA IN SQUARE FEET
- VALVE SIZE



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landscape architecture | site mapping | construction



RESIDENCE

APN# 167-10-016  
289 LANGTON AVE  
LOS ALTOS, CA 94022

IRRIGATION PLAN/  
WELO

REVISIONS:  
DATE BY DESCRIPTION

SCALE  
1/8"=1'-0"  
DATE  
07/09/25

L2



UNIQUE 3  
DALLAS LLC

299 LANGTON AVE.

LOS ALTOS

CALIFORNIA 94022

TREE PLANTING  
PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION  
NOT FOR BID

APN 167-10-016

TRACT # ###

LOT # 6

PLN # ###

SUB DATE SUBMITTAL

1. 1/25/2025 PLN-1

2. 4/2/2025 PLN-2

3. 7/7/2025 PLN-3

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10.

REV DATE REVISION

1. 4/2/2025 PLN-PC-1

2. 7/7/2025 PLN-PC-2

3.

4.

5.

CONTRACT DATE 11/8/2024

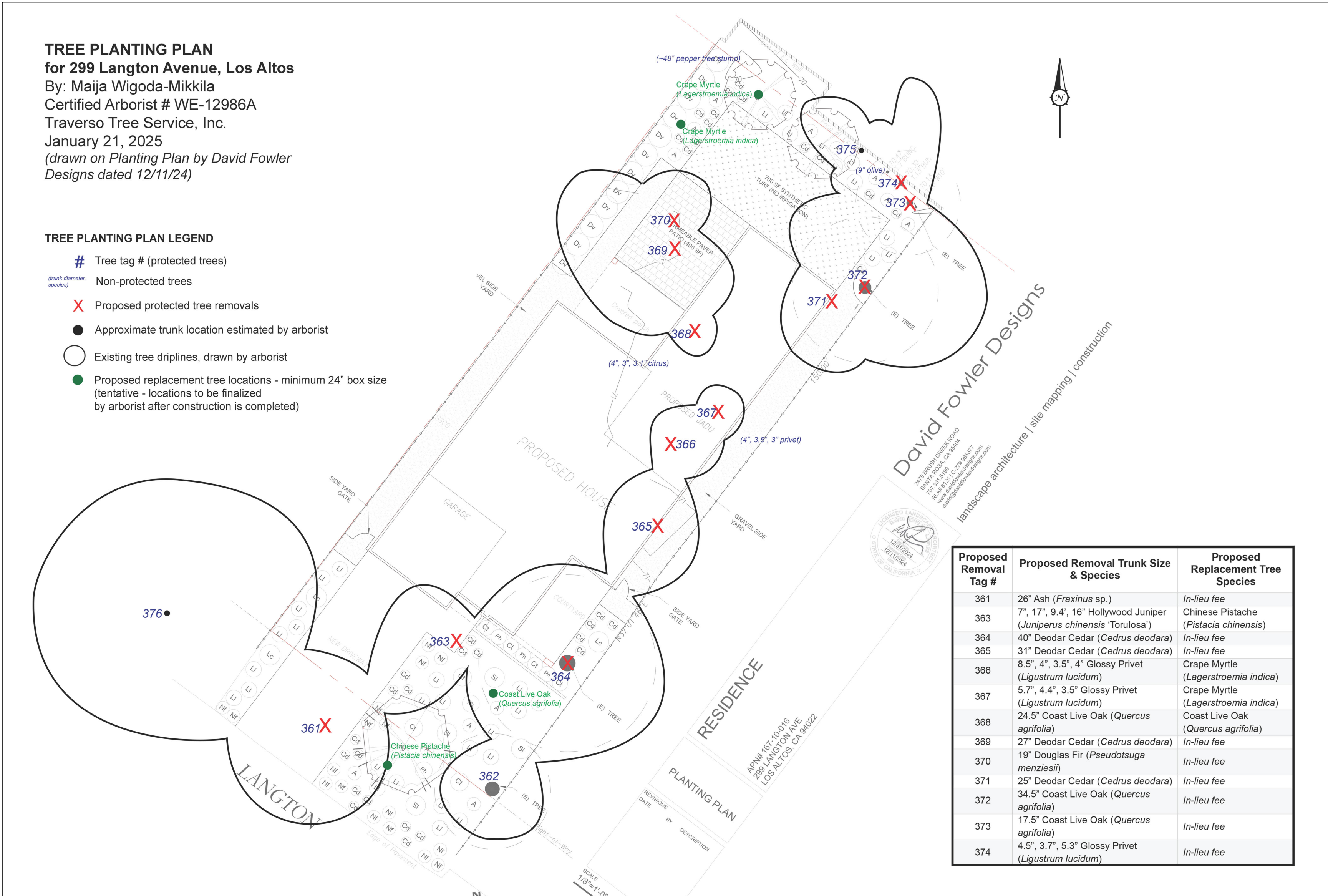
ISSUE DATE 7/7/2025

SCALE 1/8" = 1'

DRAWN AM/JPS

JOB # 2024-735

SHEET





UNIQUE 3  
DALLAS LLC

299 LANGTON AVE.

LOS ALTOS

CALIFORNIA 94022

TREE PROTECTION  
PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION  
NOT FOR BID

|         |            |
|---------|------------|
| APN     | 167-10-016 |
| TRACT # | ###        |
| LOT #   | 6          |
| PLN #   | ###        |
| BLDG #  | 25-0643    |

| SUB | DATE      | SUBMITTAL |
|-----|-----------|-----------|
| 1.  | 1/25/2025 | PLN-1     |
| 2.  | 4/2/2025  | PLN-2     |
| 3.  | 7/7/2025  | PLN-3     |

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| REV | DATE     | REVISION |
|-----|----------|----------|
| 1.  | 4/2/2025 | PLN PC-1 |
| 2.  | 7/7/2025 | PLN PC-2 |

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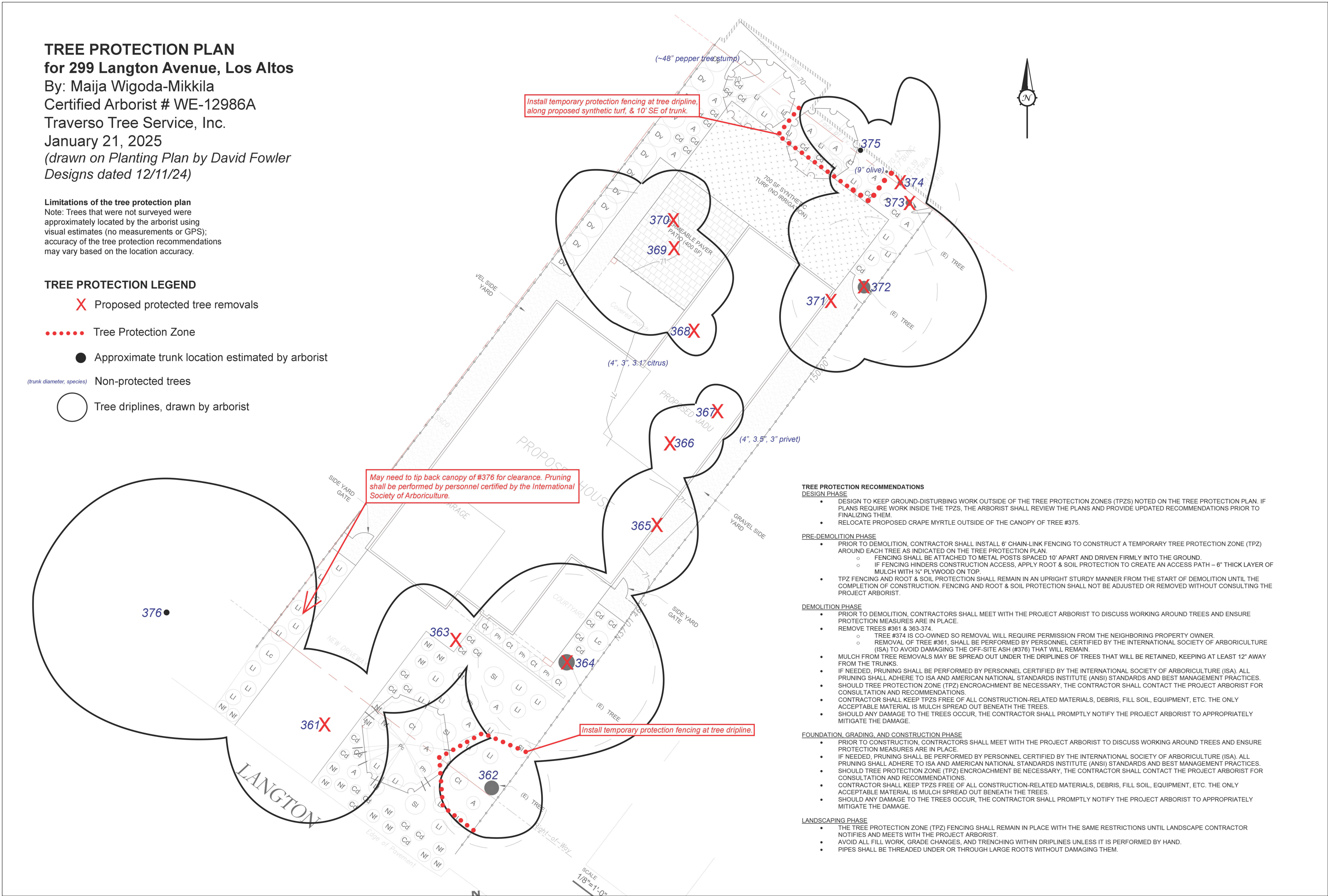
|               |           |
|---------------|-----------|
| CONTRACT DATE | 11/8/2024 |
| ISSUE DATE    | 7/7/2025  |
| SCALE         | 1/8" = 1' |
| DRAWN         | AM/JPS    |
| JOB #         | 2024-735  |
| SHEET         |           |

**TREE PROTECTION PLAN**  
**for 299 Langton Avenue, Los Altos**  
By: Maija Wigoda-Mikkila  
Certified Arborist # WE-12986A  
Traverso Tree Service, Inc.  
January 21, 2025  
(drawn on Planting Plan by David Fowler  
Designs dated 12/11/24)

**Limitations of the tree protection plan**  
Note: Trees that were not surveyed were approximately located by the arborist using visual estimates (no measurements or GPS); accuracy of the tree protection recommendations may vary based on the location accuracy.

**TREE PROTECTION LEGEND**

- X Proposed protected tree removals
- ..... Tree Protection Zone
- Approximate trunk location estimated by arborist
- (trunk diameter, species) Non-protected trees
- Tree driplines, drawn by arborist







## **ZONING ADMINISTRATOR AGENDA REPORT**

**TO:** Stephanie Williams, Zoning Administrator

**FROM:** Brittany Whitehill, Senior Planner

**SUBJECT:** SC25-0001 – 260 Hawthorne Avenue

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### **RECOMMENDATION**

Approve design review application SC25-0001 for the construction of a new 3,449 square-foot two-story residence subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

### **BACKGROUND**

#### **Project Description**

- Project Location: 260 Hawthorne Avenue, located on the southwest corner of Hawthorne Avenue and Waverly Lane
- Lot Size: 9,856 square feet
- General Plan Designation: Single-Family (4 dwelling units/net acre)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes demolition of the existing one-story house and construction of a new 3,449 square foot, two-story house with an attached garage (see Attachment 1 – Project Plans). The garage will be accessed via a new driveway from Waverly Lane. Additionally, the site will be improved with a pedestrian walkway from Hawthorne Avenue and ample landscaping throughout the site, including various trees and shrubs. The plans include an attached accessory dwelling unit (ADU) which will be reviewed ministerially with a building permit submittal.



## ANALYSIS

### Design Review

The proposed home complies with the R1-10 district development standards found in LAMC Chapter 14.06, as demonstrated by the following table:

|                                                | Existing                 | Proposed               | Allowed/Required       |
|------------------------------------------------|--------------------------|------------------------|------------------------|
| <b>COVERAGE:</b>                               | 22.2%                    | 25.9%                  | 30%                    |
| <b>FLOOR AREA:</b>                             |                          |                        |                        |
| First floor                                    | 2,139 sq. ft.            | 2,158 sq. ft.          | -                      |
| Second floor                                   | -                        | 1,291 sq. ft.          | -                      |
| Total                                          | 2,139 sq. ft.<br>(21.9%) | 3,449 sq. ft.<br>(35%) | 3,449 sq. ft.<br>(35%) |
| <b>SETBACKS:</b>                               |                          |                        |                        |
| Front                                          | 36'-9"                   | 25'                    | 25'                    |
| Rear                                           | 25'-2"                   | 28'-2.5"               | 25'                    |
| Right Side (1 <sup>st</sup> /2 <sup>nd</sup> ) | 7'-9"                    | 10'/ 18'-1.5"          | 10'/ 17'-6"            |
| Left Side (1 <sup>st</sup> /2 <sup>nd</sup> )  | 12'-3"                   | 20'/23'-1.5"           | 20'/17'-6"             |
| <b>HEIGHT:</b>                                 | 14'-11"                  | 26'-9"                 | 27'                    |

Two story residences are permitted in the R1-10 District when they comply with the development standards for the district including setbacks, height, and daylight plane. These requirements limit development and ensure compatibility with surrounding homes, while the Single-Family Residential Design Guidelines address bulk, massing, and neighborhood character. The immediate neighborhood is a transitional character neighborhood, comprised of a combination of one and two-story homes featuring a variety of architectural styles.

The proposed house has a relatively simple gable and hip roof form which is compatible with the neighborhood character. The home features modest plate heights (10' at the first floor, and 8'-6" at the second floor) and second-story step backs reduce the perceived massing, creating a design that is of appropriate scale when compared to neighboring homes. The proposed house meets all R1-10 standards and follows the Design Guidelines through articulated massing, roof forms, and landscaping that reduce bulk and integrate the design into the neighborhood.

The project proposes to remove a total of eight protected trees. Four of the protected trees proposed for removal are within the project site. These include:

- Tree No. 6 – A Canary Island date palm, which is considered to undesirable tree species per Los Altos Municipal Code Section 11.08.110.
- Tree No. 11 – A Sweet gum tree in poor health and condition with pockets of decay and cavities throughout the trunk.
- Tree No. 15 – A Dracaena palm in very poor health and condition.
- Tree No. 17 – A California bay with poor health and condition with an accumulation of dead wood and dieback.

Additionally, four protected trees proposed for removal are located in the public right-of-way, along Hawthorne Avenue. These include:

- Tree No. 1 – A multi-trunked Yucca palm in poor condition.
- Tree No. 2 – A Coast redwood in fair health and poor condition that interferes with overhead utility lines and has been previously pruned by utility providers.
- Tree No. 3 – A Coulter pine in fair health and poor condition that interferes with overhead utility lines, has been previously topped by utility providers, and leans significantly over the street.
- Tree No. 4 – A Privet tree in poor health and condition that is considered to undesirable tree species per Los Altos Municipal Code Section 11.08.110.

Additionally, the project proposes removal of two Hollywood juniper trees in the public right-of-way that are not considered to be protected trees. A condition of approval is included that will require the applicants to obtain a permit from the Parks Maintenance Division prior to issuance of the building permit for the proposed removal of six trees in the public right-of-way.

The landscape plan proposes six new trees, including two 24” box Strawberry trees, two 24” box Hedge maple trees, one 24” box Red horse chestnut tree, and one 24” box Burgandy lace Japanese maple tree. A condition of approval is included that will require the landscape plan to be revised to include at least two additional trees to mitigate the loss of the eight protected trees proposed for removal. In addition to the replacement trees, the landscape plan features a variety of shrubs and groundcover which will provide privacy screening and result in a varied and abundant landscape design. The proposed landscaping complies with the Water Efficient Landscape Ordinance (WELO).

The proposed project meets the R1-10 zoning district development standards and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, and enhances onsite landscaping. Therefore, staff recommends the Zoning Administrator approve the Design Review application, subject to the attached findings and conditions of approval.

### **Housing Accountability Act**

The Housing Accountability Act (HAA) (Government Code Section 65589.5), establishes the state’s overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects (projects resulting in more than two (2) housing units) that are consistent with objective local development standards unless the City makes specified written findings based upon a preponderance of the evidence that a specific, adverse health or safety impact exists. Legislative intent language indicates that the conditions that would give rise to such a specific, adverse impact upon the public health and safety would occur infrequently. The proposed project is protected under the HAA, as it creates additional housing stock within the City of Los Altos. Additionally, the proposed project meets all applicable objective development and design standards.

### **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.



## **PUBLIC NOTIFICATION AND COMMUNITY OUTREACH**

A public meeting notice was mailed to property owners within a 300-foot radius and published in the newspaper. The applicant also posted the public notice sign on the property in conformance with the Planning Division posting requirements.

The project applicants conducted neighborhood outreach to solicit project feedback. No comments from the public have been received by staff as of the writing of this report.

Attachment:

1. Project Plans

Cc: Mike Ma (Project Applicant)  
Cheng Kuo Huang and Karen Chiang (Property Owners)

## **FINDINGS**

SC25-0001– 260 Hawthorne Avenue

With regard to the proposed new two-story residence, the Zoning Administrator finds the following in accordance with Section 14.77.070 of the Municipal Code:

- A. The proposal meets the goals, policies and objectives of the general plan and any objective design guidelines or standards and ordinance(s) adopted for the specific district or area because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the building is on a relatively flat lot and does not include a basement, so minimal grading is required, and the site includes ample softscape and landscape areas to minimize impervious surfaces.
- C. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies. The building design features modest wall plate heights, second-story step backs and gabled roof forms, all of which serve to visually break up the vertical massing of the building. Additionally, each side of the building includes horizontal breaks in massing to avoid large blank wall surfaces.
- D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass. The design incorporates high-quality materials including a metal roof and smooth stucco siding with wood siding accents; all of which convey high quality, integrity, permanence and durability.
- E. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because the home features a two-car garage and driveway, which will provide compliant parking for the proposed single-family home, as well as adequate backout distance for vehicle maneuvering.
- F. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program because the plan features robust and varied landscaping, including the protection of an existing protected tree and installation of new ground cover, shrubs, and trees of varying heights. The landscape plan complies with the Water Efficient Landscape Ordinance (WELo).
- G. Signage when proposed or required is designed to complement the building architecture in



terms of style, materials, colors, proportions, and serves as identification of the building or business(es) only. This finding is not applicable as no signage is proposed.

- H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because the proposed mechanical equipment will be screened from public view and will comply with all applicable setback requirements.
- I. Service and trash areas are fully screened from public view or are enclosed in structure(s) that are consistent with the building architecture in materials and detailing. Because the project consists of a single-family home, it does not require a designated trash or service area; however, the design of the site can accommodate trash storage that is not readily visible from the public right of way.
- J. Street improvements which are identified in Chapter 11.20 of the Los Altos Municipal Code will be constructed because the project will install a driveway apron and construct any necessary improvements to the existing rolled curb and gutter along the property frontage. All street improvements will be required to comply with the City of Los Altos Shoulder Paving Policy and be subject to review and approval by the City Engineer.
- K. Offsite improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code, and/or the Subdivision Map Act. This finding is not applicable as no subdivision of land is proposed.
- L. The approval of the Design Review complies with the California Environmental Quality Act (CEQA) because the project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

## **CONDITIONS OF APPROVAL**

SC25-0001 – 260 Hawthorne Avenue

### **PLANNING DIVISION**

1. **Expiration:** The Design Review Approval will expire on November 5, 2027, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials received on October 9, 2025, except as modified by these conditions as specified below.
3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approval may be approved by the Development Services Director.
4. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.
5. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.
6. **Building Design/Plan Modifications:** The following modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details and shall be shown on building permit drawings:
  - a. The site plan (A1.1) and landscape plan (L1.0) shall both be revised to show the 15' driveway visibility triangles as outlined in Los Altos Municipal; Code Section 14.72.020. The fence shall be modified to not exceed four feet in height within the driveway visibility triangles.
  - b. The site plan (A1.1) and landscape plan (L1.0) shall both be revised to show the 25' corner visibility triangle as outlined in Los Altos Municipal; Code Section 14.72.020. The fence shall be modified to not exceed three feet in height within the corner visibility triangle.



7. **ADU Not Reviewed:** The proposed ADU included in the plan set is not part of this design review application. Prior to commencement of the ADU construction, a separate building permit issued by the Building Division shall be obtained.
8. **Protected Trees:** Trees Nos. 12 and 16 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
9. **Tree Removal Approved:** Trees Nos. 1, 2, 3, 4, 6, 11, 15 and 17 shown to be removed on plan Sheet A1.1 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.
10. **Removal of Tree in the Public Right-of-Way:** Prior to issuance of the demolition or building permit (whichever occurs first), the applicant shall obtain a permit from the Parks Maintenance Division for the removal of Trees Nos. 1, 2, 3, 4, 7, and 8 located within the public right-of-way. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.
11. **Replacement Trees:** The applicant shall offset the loss of each protected/street tree with one replacement tree, for a total of eight replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.
12. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of Trees Nos. 12 and 16. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.
13. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.
14. **Landscaping Installation and Verification:** All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package prior to final inspection.

15. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.
16. **Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, footcandle estimates, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.

### **BUILDING DIVISION**

17. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
18. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.
19. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.
20. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
21. **Change of Address:** A "Request for Address Assignment or Change" form must be submitted to the Building Division to correlate with the addition of a new dwelling unit on the existing property or reorientation of the front of the home to a different street.
22. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.
23. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire

hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

24. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.
25. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).
26. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.
27. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

#### **ENGINEERING DIVISION**

28. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.
29. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
30. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main. Lot to utilize the existing tap via the easement provided by 2040 Longden Cir.
31. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.
32. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.
33. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP)



*National Pollutant Discharge Elimination System (NPDES) Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.*

34. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.
35. **Americans with Disabilities Act:** All improvements shall comply with the latest version of Americans with Disabilities Act (ADA). The latest edition of Caltrans ADA requirements apply to all improvements in public right-of-way.

### **FIRE DEPARTMENT**

36. **Applicable Codes and Review:** The project shall comply with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code Review of this developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make an application to, and receive from, the Building Department all applicable construction permits.
37. **Violations:** This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].
38. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.
39. **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in all new one- and two-family dwellings.
40. **Required Fire Flow:** The minimum required fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corners of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.

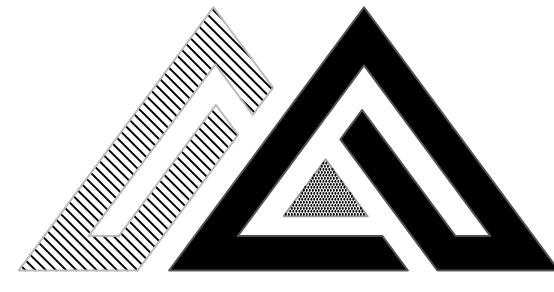
41. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
42. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
43. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.



# NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU

260 HAWTHORNE AVENUE  
LOS ALTOS, CA 94022

APN: 170-27-018



**MARCH**  
DESIGN

ARCHITECTURE | INTERIOR | PLANNING

569 CLYDE AVENUE, UNIT 520  
MOUNTAIN VIEW, CA 94043  
650.302.1987  
mike@march.design

| REVISIONS |
|-----------|
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|           |

HUANG RESIDENCE  
NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU  
260 HAWTHORNE AVENUE  
LOS ALTOS, CA 94022  
APN: 170-27-018

|         |          |
|---------|----------|
| DATE    | 09/23/25 |
| CHECKED |          |
| DRAWN   | MM       |
| JOB NO. |          |

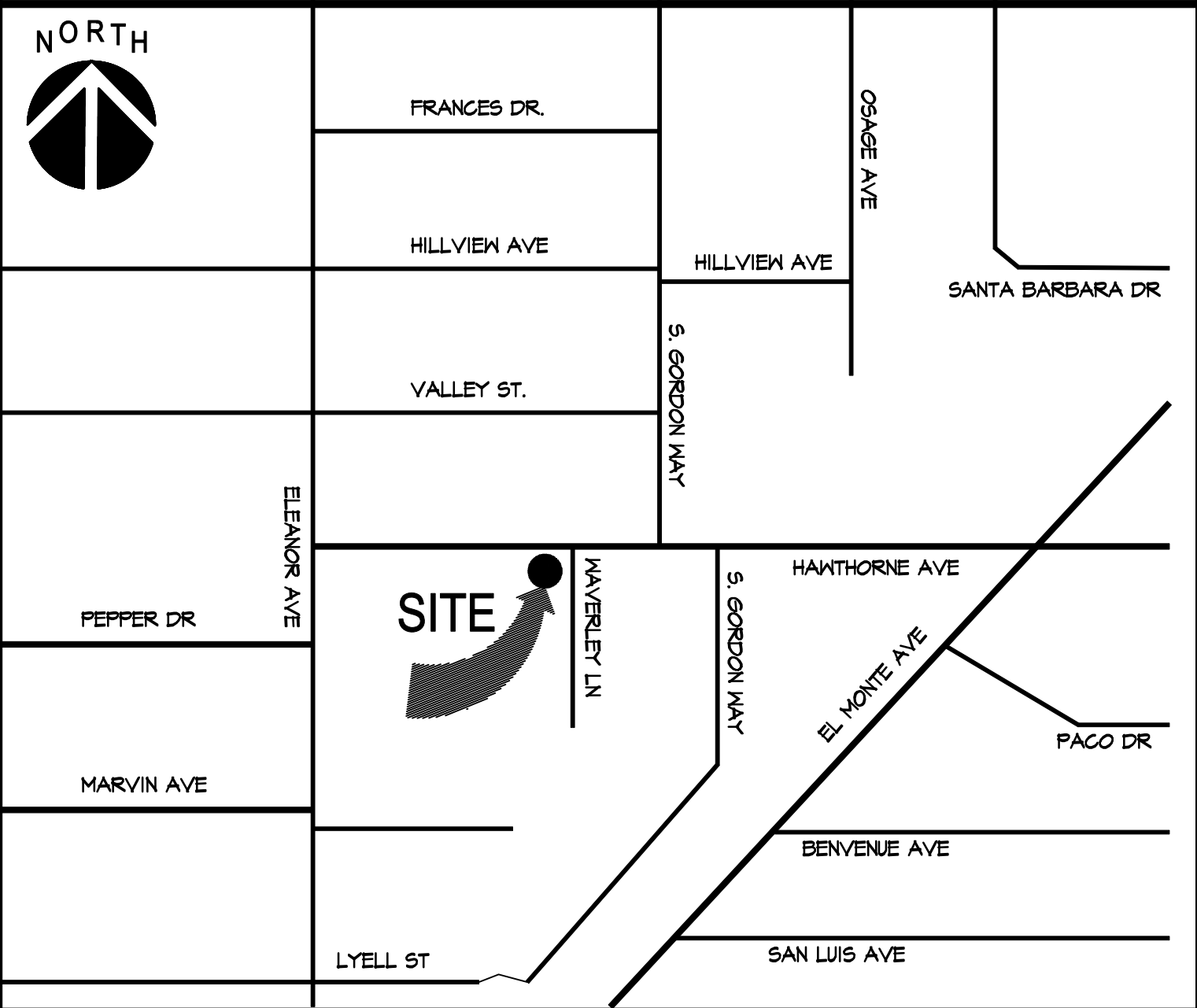
TITLE SHEET

A1.0

## FIRE DEPT. NOTES

1. AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE NEW HOUSE & ATTACHED GARAGE & ADU. A PERMIT WILL BE APPLIED AS A DEFERRED ITEM. THE OWNER(S) AND CONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION & APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING OF WORK.
2. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR SOTRAGE CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT.
3. PROVIDE AN APPROVED ADDRESS NUMBER PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.  
  
WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBER SHALL BE MAINTAINED.
4. ALL CONSTRUCTION SITE MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7.

## LOCATION MAP



## PROJECT CONTACT

**PROPERTY OWNER**  
CHENG KUO HUANG & KAREN CHIANG  
260 HAWTHORNE AVENUE  
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**CIVIL ENGINEER**  
WEC & ASSOCIATES  
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1875 MISSION STREET, APT. 103  
CA 94103  
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**ARBORIST**  
RAY MORNEAU  
550 SHORELINE BLVD.  
MOUNTAIN VIEW, CA 94041  
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**GREEN BUILDING CONSULTANT**  
JERCY LLC  
P.O. BOX 60712  
PALO ALTO, CA 94306  
(408) 677-6588  
EMAIL: richardyyang@yahoo.com

## PROJECT SUMMARY TABLE

| ZONING COMPLIANCE                                                                                         |                                                                                                                                                                                                            |                                                                                          |                                                                              |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|                                                                                                           | EXISTING                                                                                                                                                                                                   | PROPOSED                                                                                 | ALLOWED/ REQUIRED                                                            |
| LOT COVERAGE:<br><small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT</small>        | 2,191 S.F.<br>(22.2%)                                                                                                                                                                                      | 2,556 S.F.<br>(25.9%)                                                                    | 2,956 S.F.<br>(30.0%)                                                        |
| FLOOR AREA:<br><small>MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS</small>                          | 2,154 S.F.<br>(21.9%)                                                                                                                                                                                      | 3,444 S.F.<br>(35.0%)                                                                    | 3,450 S.F.<br>(35.0% <del>34,856</del> )                                     |
| SETBACKS:<br>FRONT<br>REAR<br>RIGHT SIDE<br>LEFT SIDE                                                     | 36'-4"<br>25'-0"<br>7'-4"<br>12'-3"                                                                                                                                                                        | GRD. FLR./2ND FLR.<br>25'-0"<br>28'-2 1/2"<br>10'-0" / 18'-1 1/2"<br>20'-0" / 23'-1 1/2" | GRD. FLR./2ND FLR.<br>25'-0"<br>25'-0"<br>10'-0" / 17'-6"<br>20'-0" / 17'-6" |
| HEIGHT:                                                                                                   | 14'-11"                                                                                                                                                                                                    | 26'-4"                                                                                   | 27'-0"                                                                       |
| SQUARE FOOTAGE BREAKDOWN                                                                                  |                                                                                                                                                                                                            |                                                                                          |                                                                              |
|                                                                                                           | EXISTING                                                                                                                                                                                                   | CHANGE IN                                                                                | TOTAL PROPOSED                                                               |
| HABITABLE LIVING AREA:<br><small>INCLUDES HABITABLE BASEMENT AREAS</small>                                | 1,653 S.F.                                                                                                                                                                                                 | 1,357.2 S.F.                                                                             | 3,010.2 S.F.                                                                 |
| NON-HABITABLE AREA:<br><small>(DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES)</small>               | 506 S.F.                                                                                                                                                                                                   | -67.4 S.F.                                                                               | 438.6 S.F.                                                                   |
| LOT CALCULATION                                                                                           |                                                                                                                                                                                                            |                                                                                          |                                                                              |
| NET LOT AREA                                                                                              | 9,856 S.F.                                                                                                                                                                                                 |                                                                                          |                                                                              |
| FRONT YARD HARDSCAPE AREA<br><small>HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%</small> | 414.0 S.F. (17.7%)                                                                                                                                                                                         |                                                                                          |                                                                              |
| LANDSCAPING BREAKDOWN                                                                                     | TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 570.3 S.F.<br>EXISTING SOFTSCAPE (UNDISTURBED) AREA: 2906.3 S.F.<br>NEW SOFTSCAPE AREA: 1251.4 S.F.<br>SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA |                                                                                          |                                                                              |

## DRAWING INDEX

| ARCHITECTURAL  |                                        |
|----------------|----------------------------------------|
| A1.0           | TITLE SHEET                            |
| A1.1           | PROPOSED SITE PLAN                     |
| A1.2           | SITE CONTEXT                           |
| A1.3           | 3D RENDERINGS & STREETScape            |
| A2.1           | PROPOSED GROUND FLOOR PLAN             |
| A2.2           | PROPOSED UPPER FLOOR PLAN              |
| A2.3           | PROPOSED ROOF PLAN                     |
| A2.4           | FLOOR & COVERAGE AREA CALCULATIONS     |
| A3.0           | EXISTING & PROPOSED STREET ELEVATIONS  |
| A3.1           | PROPOSED EXTERIOR ELEVATIONS & DETAILS |
| A3.2           | PROPOSED EXTERIOR ELEVATIONS & DETAILS |
| A3.3           | BUILDING SECTIONS                      |
| GREEN BUILDING |                                        |
| G6             | 2022 RESIDENTIAL CALGREEN NOTE         |
| G6.1           | 2022 CALGREEN CHECKLIST                |
| CIVIL          |                                        |
| C.0            | TOPOGRAPHIC SURVEY                     |
| C.1            | GRADING AND DRAINAGE PLAN              |
| C.2            | EROSION CONTROL PLAN                   |
| C.3            | DETAILS                                |
| LANDSCAPE      |                                        |
| L0.0           | LANDSCAPE DOCUMENTATION                |
| L1.0           | LAYOUT AND MATERIAL PLAN               |
| L2.0           | PLANTING PLAN                          |
| L2.1           | PLANTING LEGEND                        |
| L4.0           | IRRIGATION PLAN                        |
| L4.1           | IRRIGATION NOTES AND LEGEND            |
| L4.2           | IRRIGATION DETAILS                     |
| L4.3           | IRRIGATION AND LANDSCAPE DETAILS       |
| L4.4           | LANDSCAPE NOTES                        |
| L5.0           | HYDROZONE PLAN                         |

## PROJECT SUMMARY

|                                                  |                            |
|--------------------------------------------------|----------------------------|
| APN:                                             | 170-27-018                 |
| USE:                                             | SINGLE FAMILY RESIDENCE    |
| ZONING DISTRICT:                                 | R1-10                      |
| TYPE OF CONSTRUCTION:                            | V-B                        |
| OCCUPANCY GROUP:                                 | R3/ U                      |
| SIZE OF LOT:                                     | +/-9,856 S.F.              |
| ALLOWABLE LOT COVERAGE                           | 2,956 S.F.                 |
| PROPOSED LOT COVERAGE:                           | 2,511 S.F.                 |
| MAX. ALLOWABLE FLOOR AREA:<br>(9,856 S.F. X 33%) | 3,450 S.F.                 |
| FLOOR AREAS OF STRUCTURE                         |                            |
| ATTACHED GARAGE<br>GROUND FLOOR AREA             | 438.6 S.F.<br>1,714.1 S.F. |
| 2ND FLOOR AREA:                                  | 1,291.1 S.F.               |
| TOTAL FLOOR AREA:                                | 3,448.8 S.F.               |
| ATTACHED ADU:                                    | 1004.7 S.F.                |
| MAXIMUM BUILDING HEIGHT:                         | 27'-0"                     |
| PROPOSED BUILDING HEIGHT:                        | 26'-4"                     |
| REQUIRED PARKING:                                | 2                          |
| PARKING PROVIDED:                                | 2                          |

## APPLICABLE CODES

2022 CRC, CBC (FOR STRUCTURAL), CFC, CMC, CEC, CALIFORNIA ENERGY CODE AND CITY OF LOS ALTOS ORDINANCES

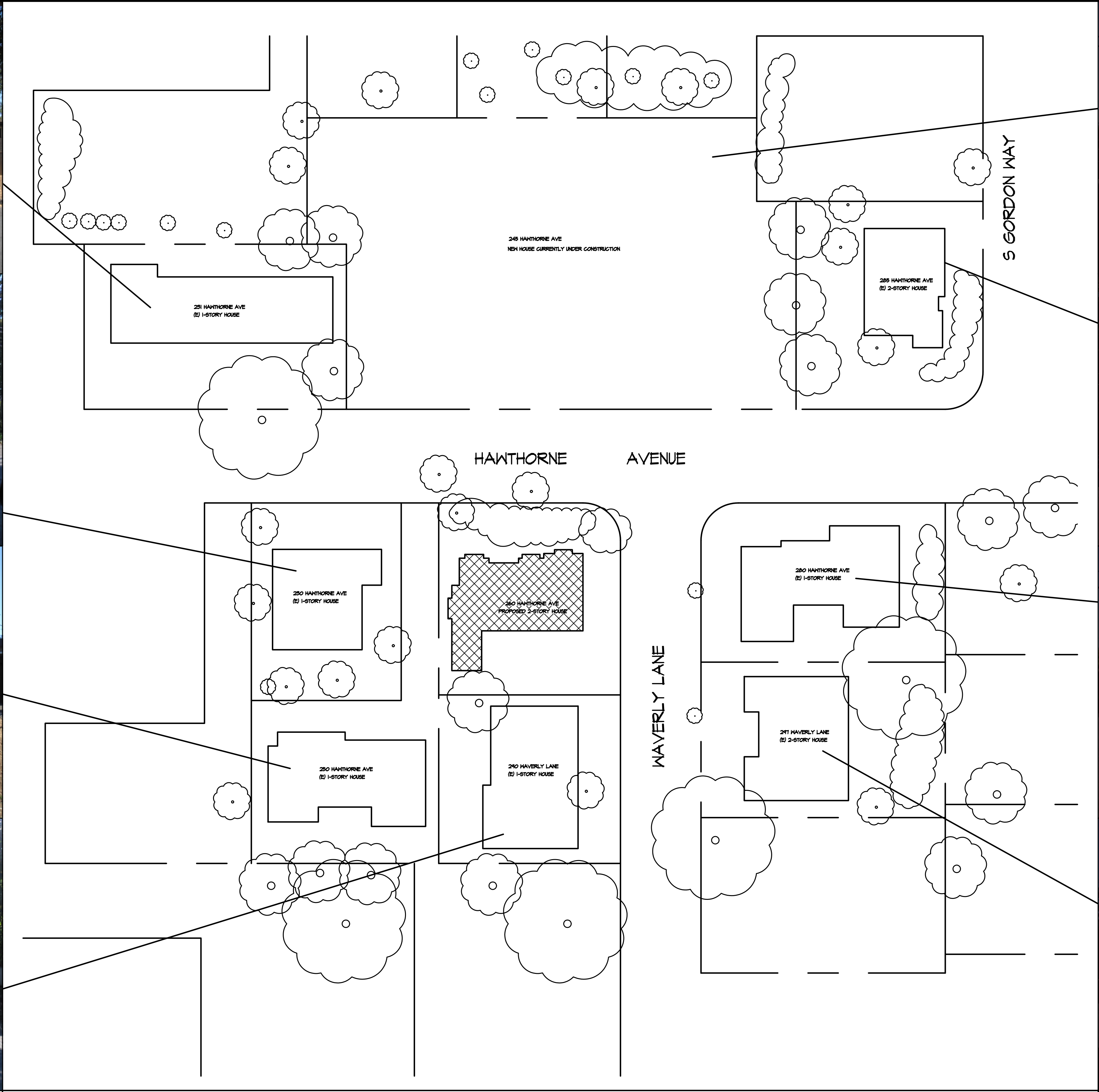
## PROJECT SCOPE

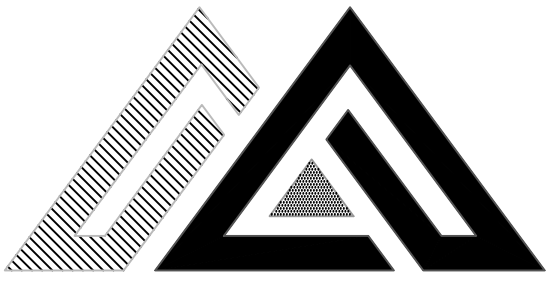
1. DEMOLISH EXISTING SINGLE STORY HOUSE W/ 1,653 S.F. OF HABITABLE AREA & 506 S.F. OF ATTACHED GARAGE.
2. NEW CONSTRUCTION OF A 3,448.8 S.F. SINGLE STORY HOUSE (INCLUDING AN ATTACHED 2-CAR GARAGE), AND AN ATTACHED 1004.7 S.F. ADU. MAIN EXTERIOR BUILDING MATERIALS ARE CEMENT PLASTER & WOOD SIDING FINISH, AND METAL ROOF.











**March**  
DESIGN

ARCHITECTURE | INTERIOR | PLANNING

569 CLYDE AVENUE, UNIT 520  
MOUNTAIN VIEW, CA 94043  
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mike@march.design

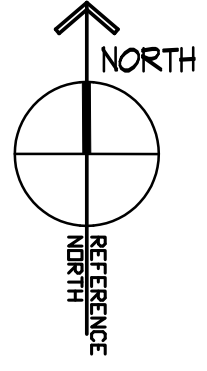
| REVISIONS |
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**HUANG RESIDENCE**  
**NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU**  
260 HAWTHORNE AVENUE  
LOS ALTOS, CA 94022  
APN: 170-27-018

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|---------|----------|
| DATE    | 09/23/25 |
| CHECKED |          |
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| JOB NO. |          |

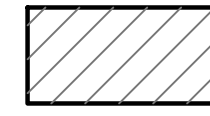
**SITE CONTEXT**

**A1.2**

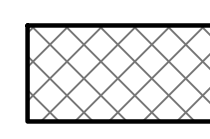




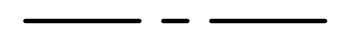
(E) 1-STORY HOUSE



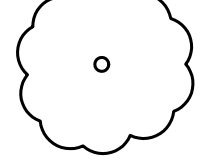
(E) 2-STORY HOUSE



PROPOSED 2-STORY HOUSE



PROPERTY LINE



(E) TREE TO REMAIN

LEGEND





③ STREETScape (HAWTHORNE)



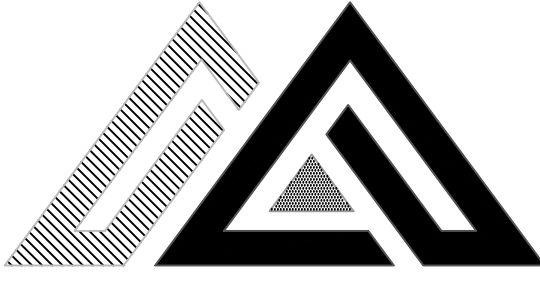
① FRONT VIEW (HAWTHORNE)



④ STREETScape (WAVERLY)



② VIEW FROM INTERSECTION



**March**  
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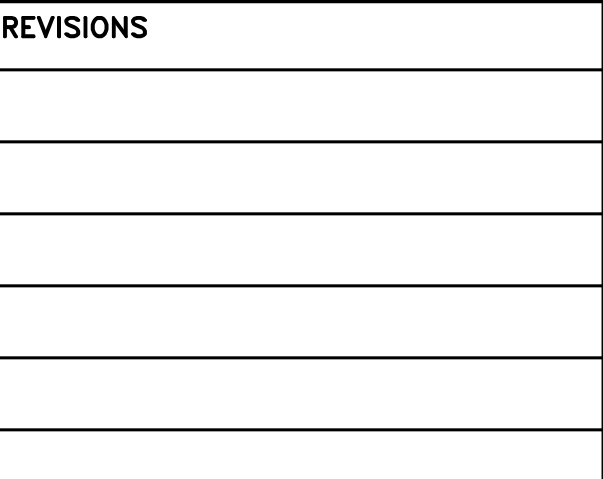
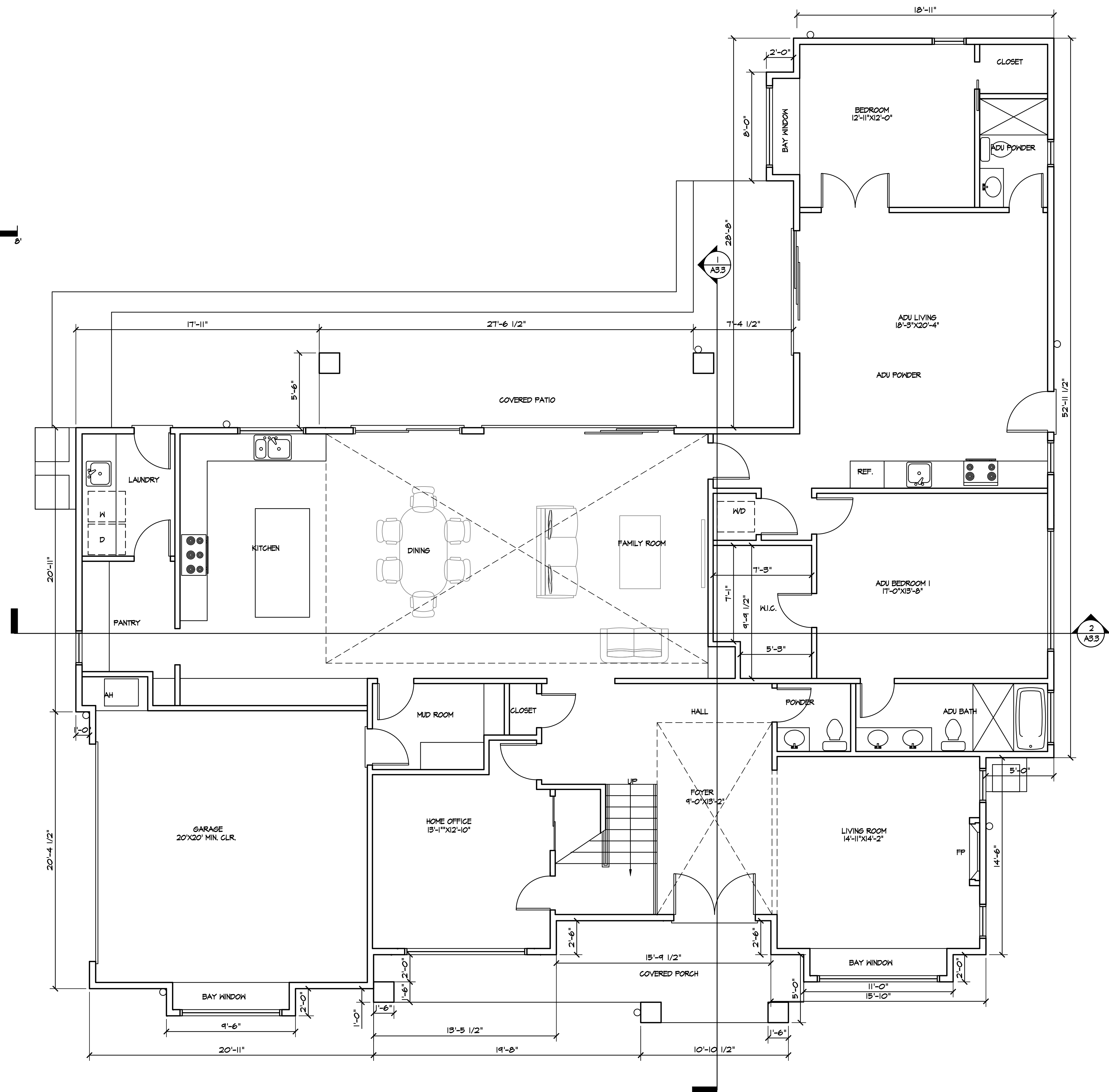
HUANG RESIDENCE  
NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU  
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3D RENDERINGS  
& STREETScape

A1.3

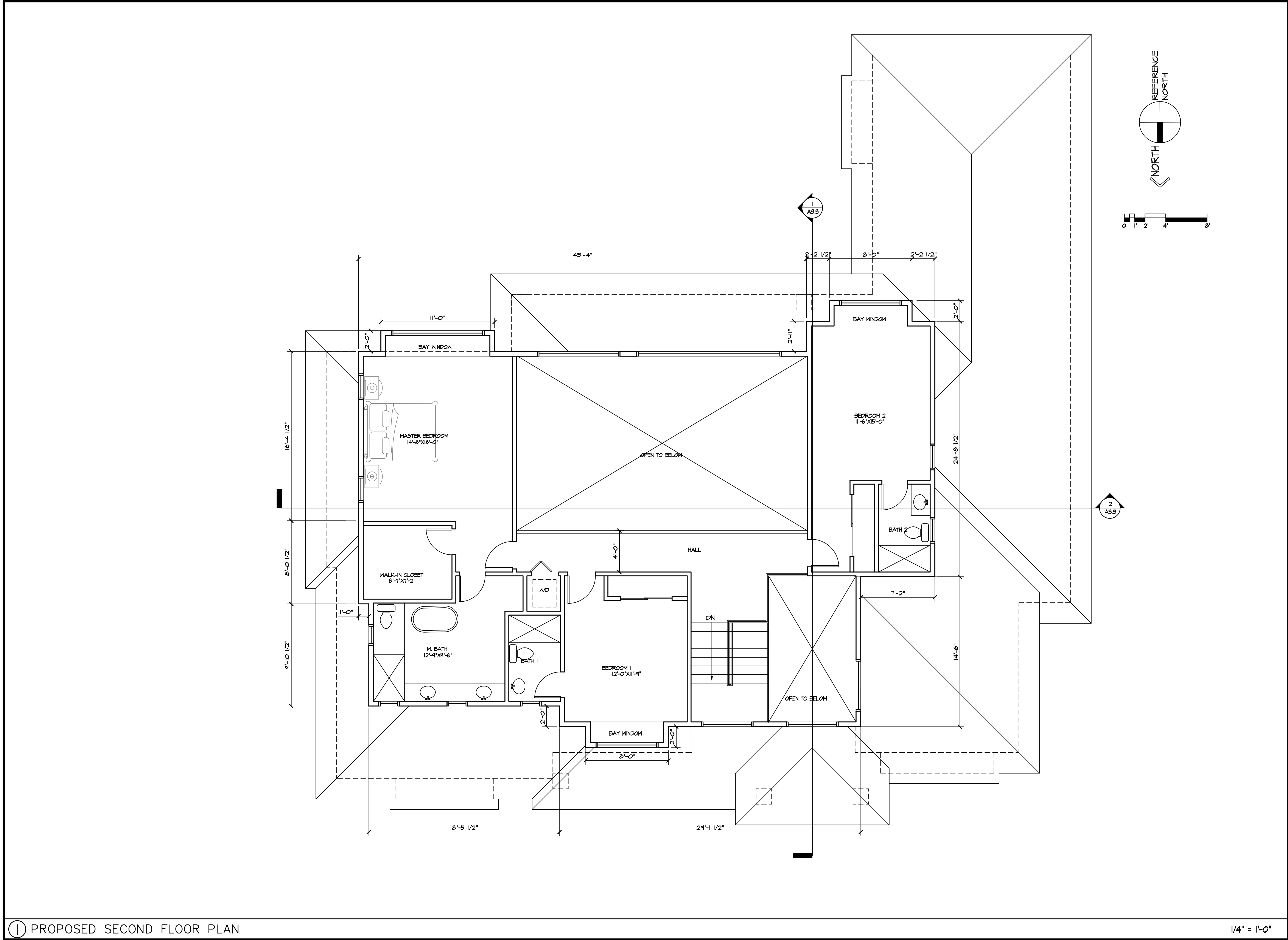




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## A2.1





1 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

REVISIONS

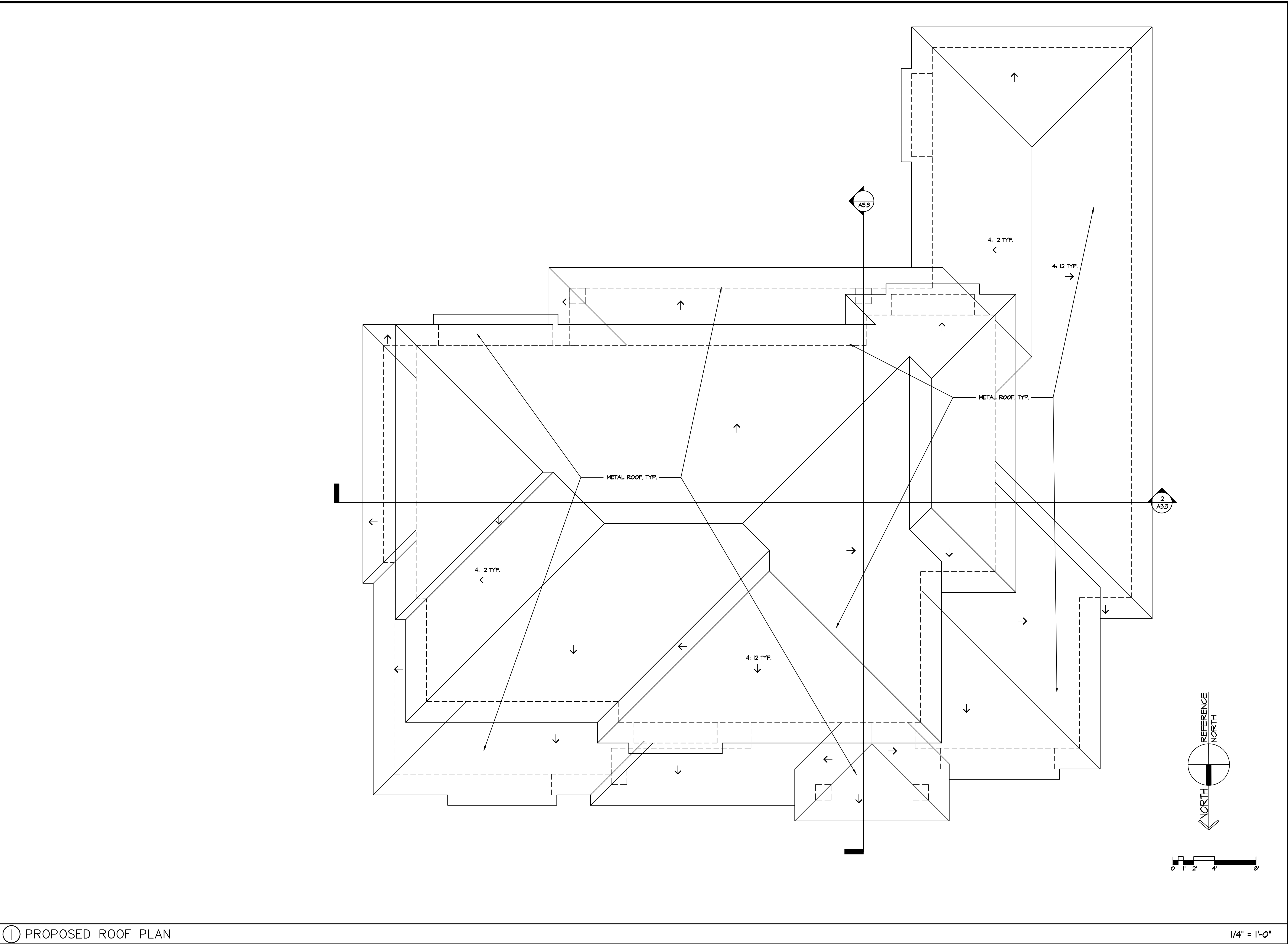
**HUANG RESIDENCE**  
**NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU**  
260 HAWTHORNE AVENUE  
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APN: 170-27-018

DATE 09/23/25  
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DRAWN MM  
JOB NO.

**PROPOSED**  
**2ND**  
**FLOOR PLAN**

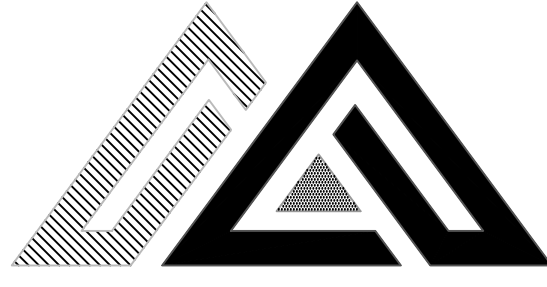
**A2.2**





1 PROPOSED ROOF PLAN

1/4" = 1'-0"



**March**  
DESIGN

ARCHITECTURE | INTERIOR | PLANNING

569 CLYDE AVENUE, UNIT 520  
MOUNTAIN VIEW, CA 94043  
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REVISIONS

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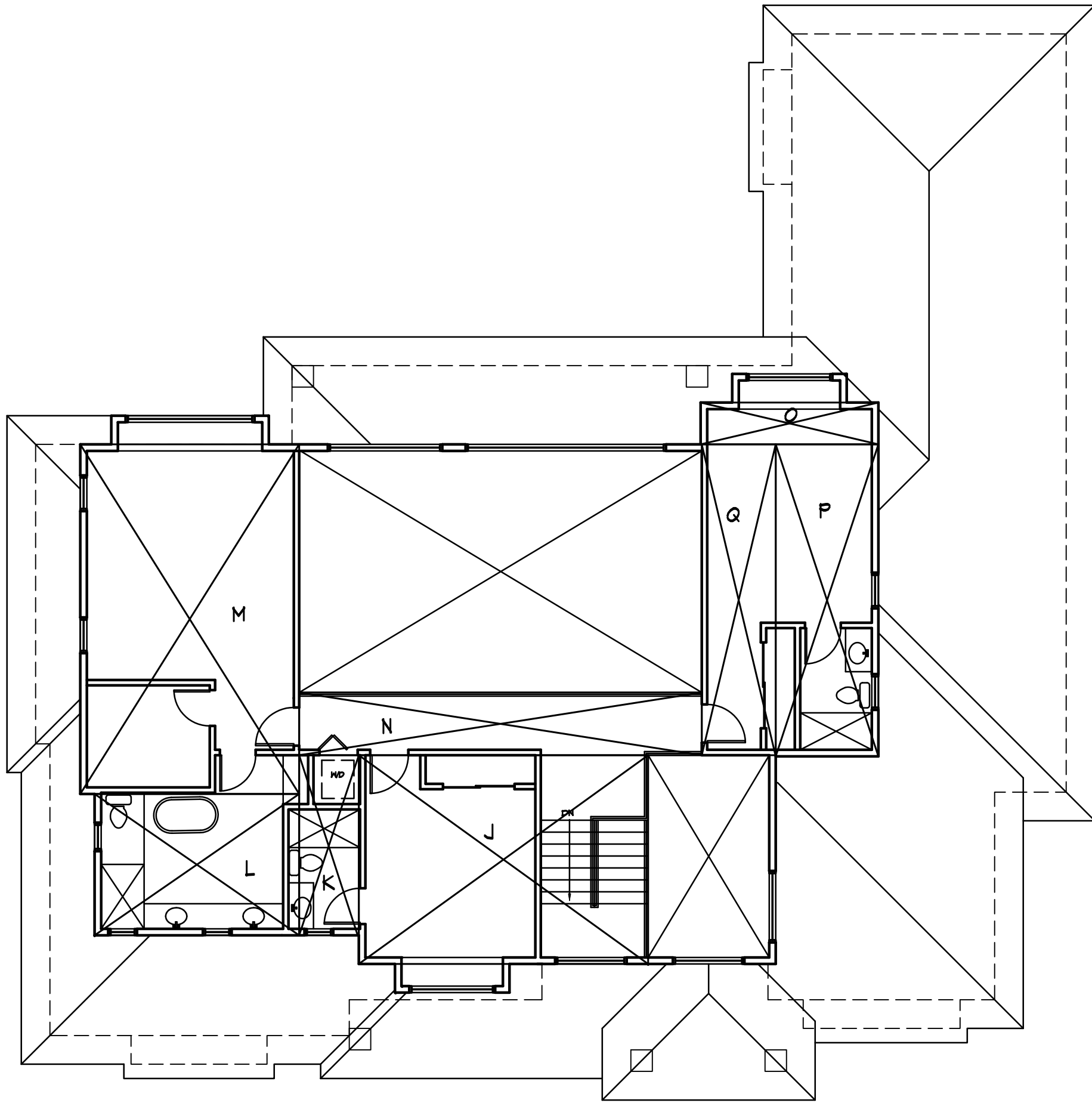
**HUANG RESIDENCE**  
**NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU**  
260 HAWTHORNE AVENUE  
LOS ALTOS, CA 94022  
APN: 170-27-018

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|---------|----------|
| DATE    | 09/23/25 |
| CHECKED |          |
| DRAWN   | MM       |
| JOB NO. |          |

**PROPOSED  
ROOF PLAN**

**A2.3**





FLOOR AREA CALCULATION

| FIRST FLOOR |                         |       |
|-------------|-------------------------|-------|
| SECTION     | DIMENSIONS              | AREA  |
| A1          | 20'-11" X 20'-5 1/2"    | 427.9 |
| A2          | 4'-3 1/2" X 2'-6"       | 10.7  |
| B           | 16'-7 1/2" X 4'-8 1/2"  | 70.3  |
| C           | 4'-3 1/2" X 2'-2 1/2"   | 9.5   |
| D           | 46'-6 1/2" X 16'-1 1/2" | 750.5 |
| E           | 27'-7 1/2" X 20'-2"     | 557.1 |
| F           | 13'-5 1/2" X 2'-6"      | 33.6  |
| G           | 1'-7 1/2" X 17'-5 1/2"  | 28.4  |
| H           | 5'-10 1/2" X 5'-5 1/2"  | 32.1  |
| I           | 15'-10" X 14'-6"        | 229.6 |

SUBTOTAL 2151.7

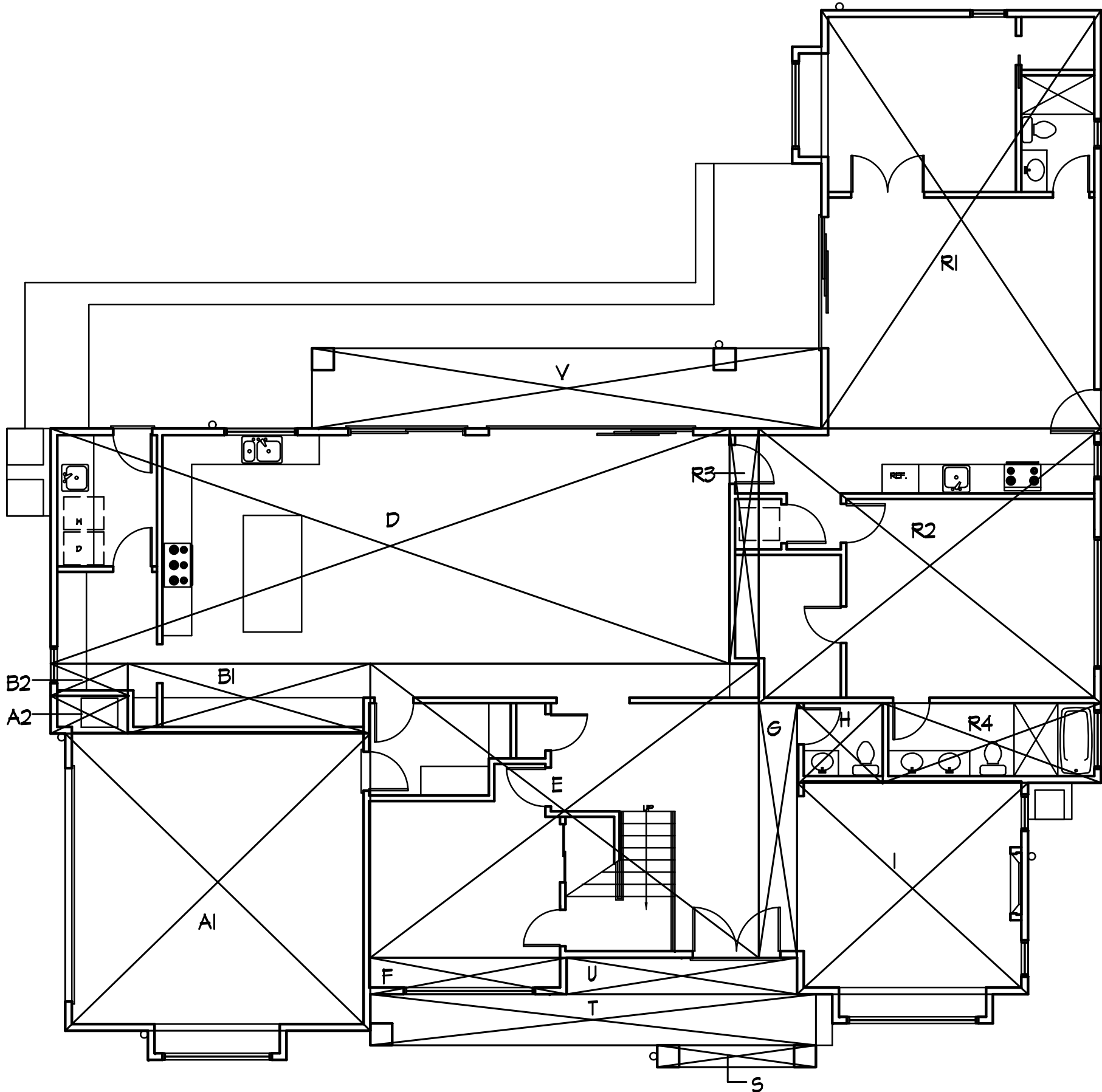
| SECOND FLOOR |                         |       |
|--------------|-------------------------|-------|
| SECTION      | DIMENSIONS              | AREA  |
| J            | 20'-2 1/2" X 14'-7"     | 294.7 |
| K            | 3'-2" X 12'-7"          | 39.8  |
| L            | 15'-3 1/2" X 34'-3 1/2" | 524.4 |
| M            | 1'-0" X 8'-0 1/2"       | 8.0   |
| N            | 28'-1 1/2" X 4'-3"      | 119.5 |
| O            | 12'-5" X 3'-4 1/2"      | 41.9  |
| P            | 8'-6" X 21'-4"          | 181.3 |
| Q            | 3'-10" X 21'-3"         | 81.5  |

SUBTOTAL 1291.1

TOTAL FLOOR AREA 3448.8 SF < 3449 SF

| ATTACHED ADU |                         |       |
|--------------|-------------------------|-------|
| SECTION      | DIMENSIONS              | AREA  |
| R1           | 17'-2" X 28'-8"         | 492.1 |
| R2           | 21'-5 1/2" X 18'-10"    | 404.1 |
| R3           | 2'-0" X 16'-1 1/2"      | 32.3  |
| R4           | 13'-11 1/2" X 5'-5 1/2" | 76.2  |

SUBTOTAL 1004.7



FLOOR COVERAGE CALCULATION

| SECTION           | DIMENSIONS         | AREA   |
|-------------------|--------------------|--------|
| GROUND FLOOR AREA |                    | 2151.7 |
| S                 | 10'-1" X 1'-6"     | 15.1   |
| T                 | 30'-6 1/2" X 3'-6" | 106.9  |
| U                 | 15'-9 1/2" X 2'-6" | 39.5   |
| V                 | 34'-11" X 5'-6"    | 192.0  |
| TOTAL             |                    | 2511.2 |

TOTAL COVERAGE 2511.2 SF < 2456 SF

1 SECOND FLOOR AREA CALCULATION

1/8"=1'-0"

2 GROUND FLOOR AREA CALCULATION

1/8"=1'-0"

REVISIONS

**HUANG RESIDENCE**  
**NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU**  
260 HAWTHORNE AVENUE  
LOS ALTOS, CA 94022  
APN: 170-27-018

DATE 09/23/25

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JOB NO.

**FLOOR &  
COVERAGE AREA  
CALCULATIONS**

**A2.4**



REVISIONS

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HUANG RESIDENCE

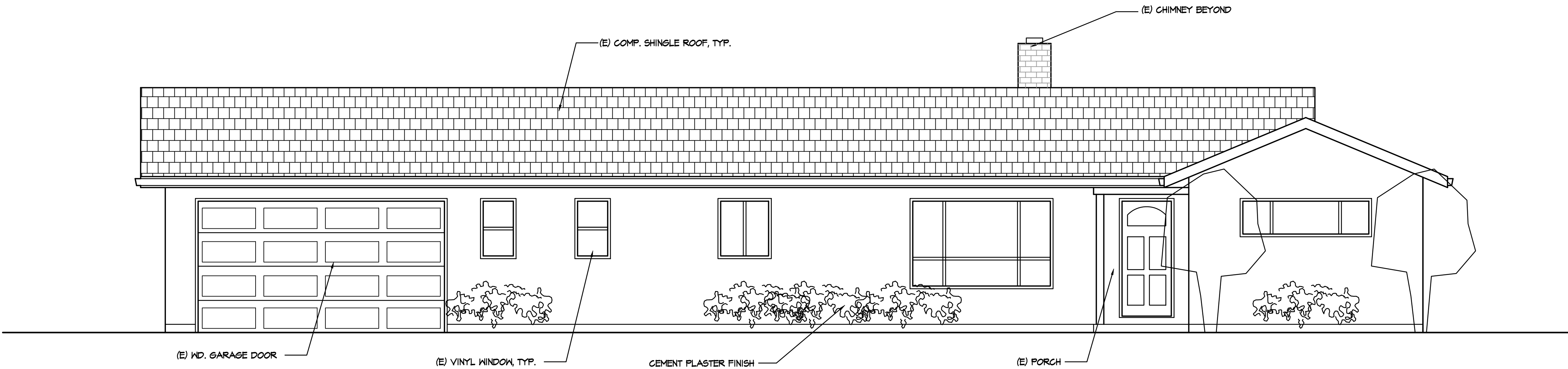
NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU

260 HAWTHORNE AVENUE  
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EXISTING  
STREET  
ELEVATION

A3.0



1/4" = 1'-0"

① EXISTING STREET ELEVATION (NORTH)



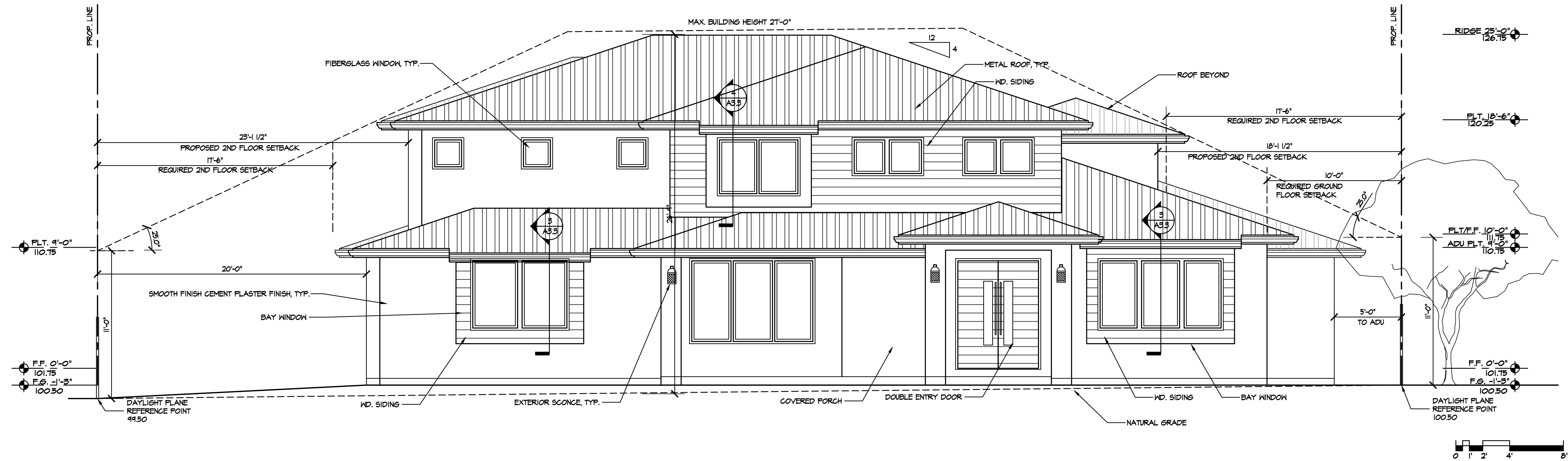
REVISIONS

**HUANG RESIDENCE**  
**NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU**  
260 HAWTHORNE AVENUE  
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APN: 170-27-018

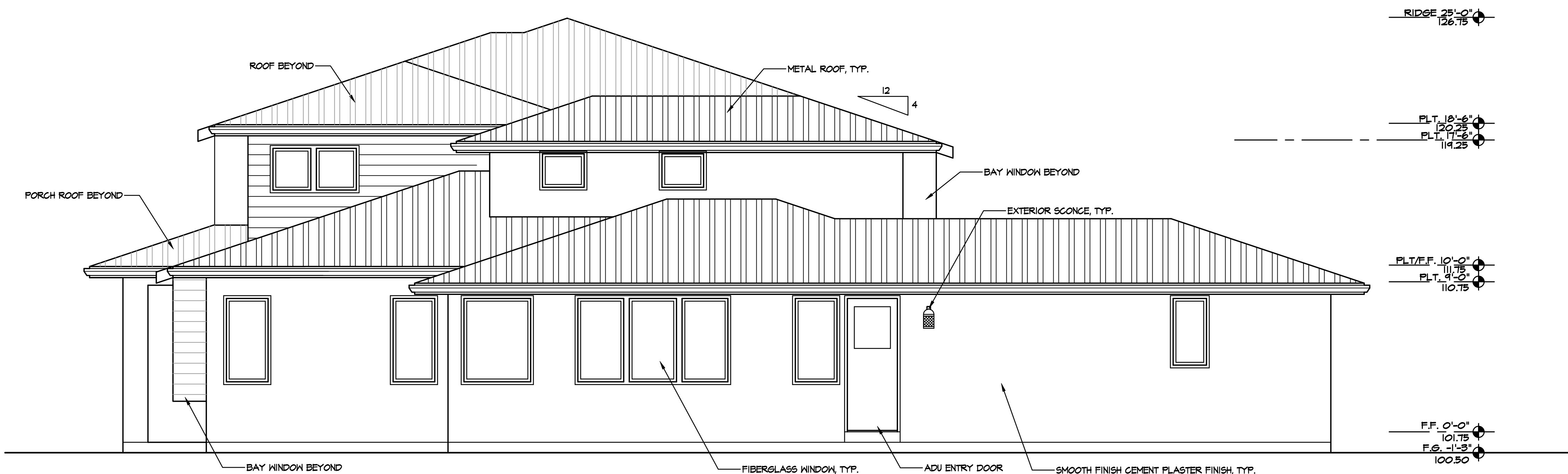
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**PROPOSED  
EXTERIOR  
ELEVATIONS**

**A3.1**

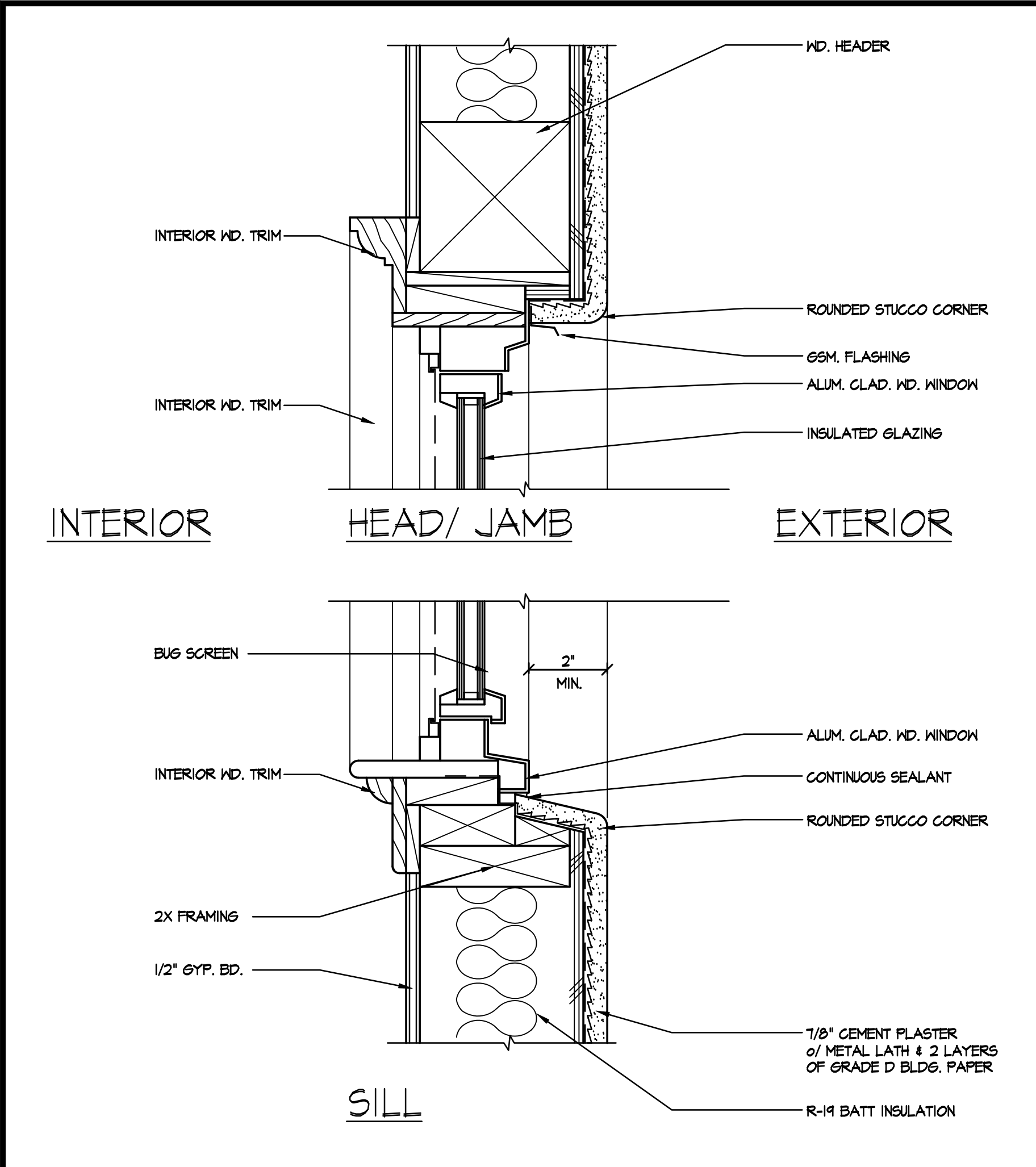


① PROPOSED STREET ELEVATION (NORTH)

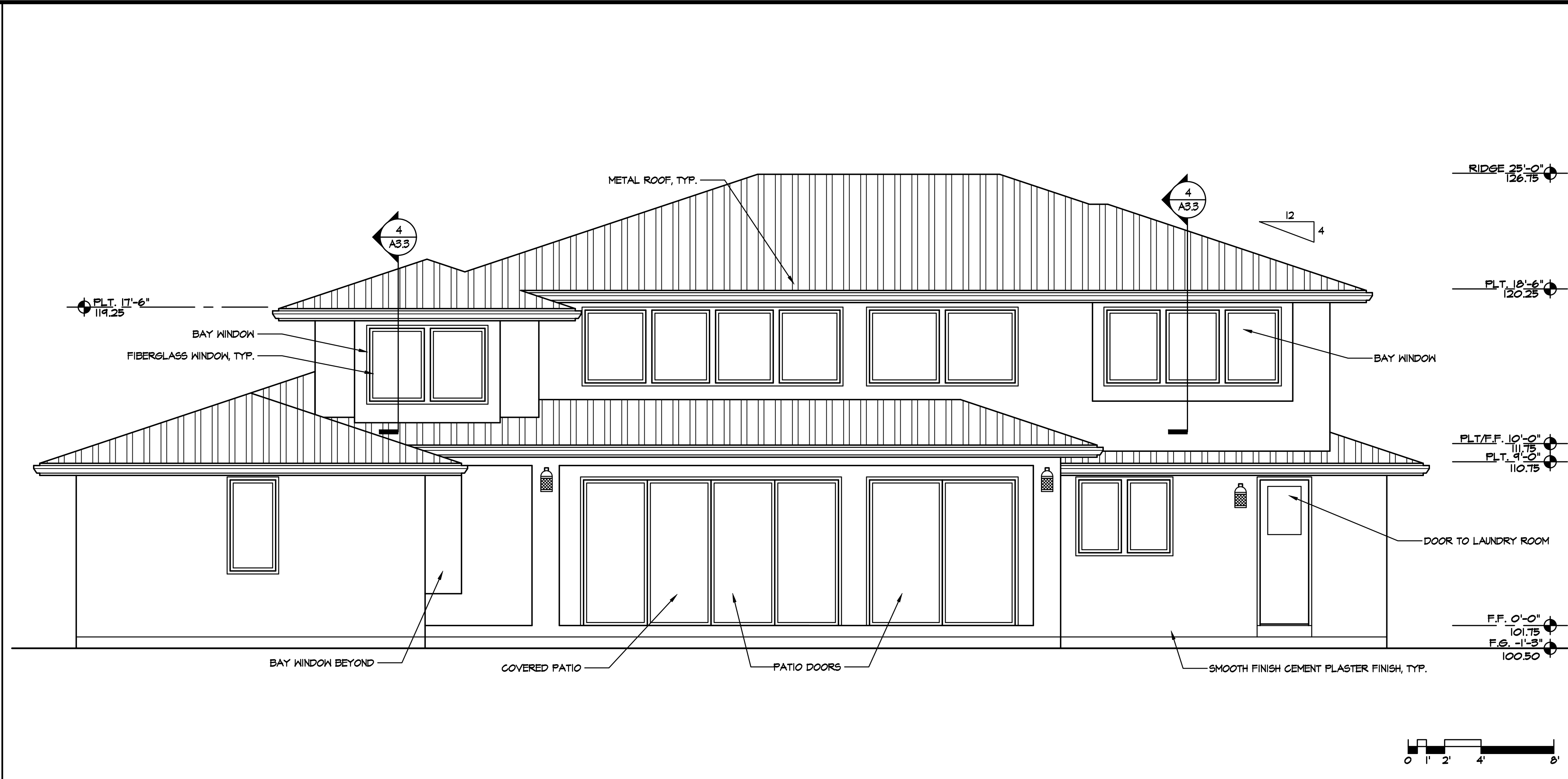


② PROPOSED RIGHT SIDE ELEVATION (WEST)

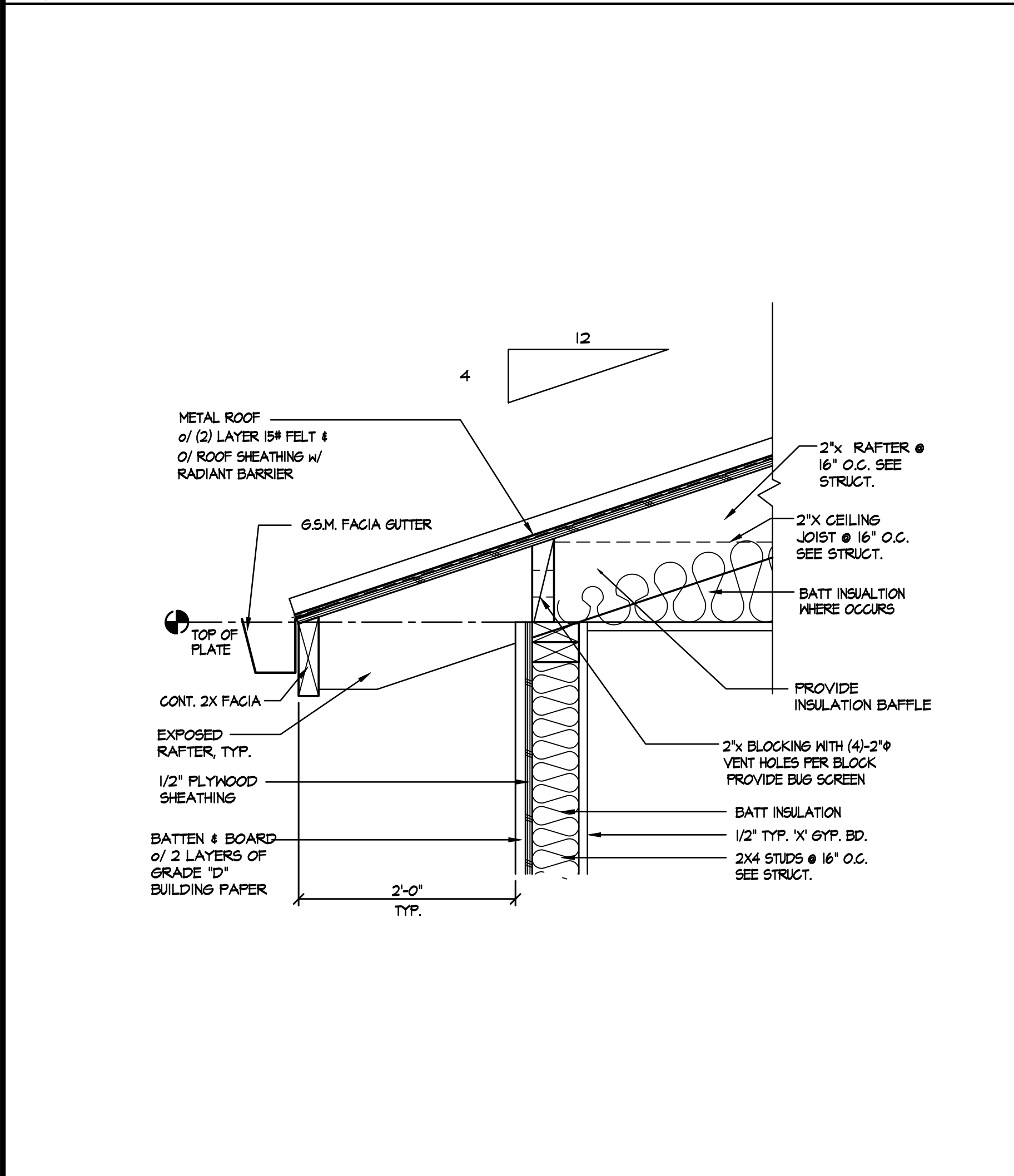




③ TYPICAL RECESSED WINDOW DETAIL 3" = 1'-0"



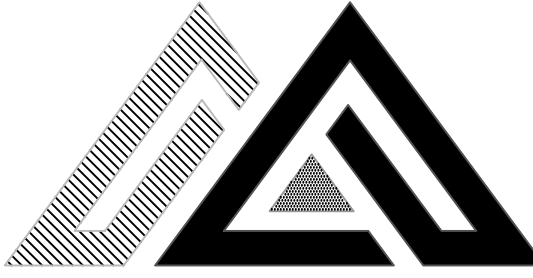
① PROPOSED REAR ELEVATION (SOUTH) 1/4" = 1'-0"



④ TYPICAL EAVE DETAIL 3" = 1'-0"



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



**March  
DESIGN**

ARCHITECTURE | INTERIOR | PLANNING

569 CLYDE AVENUE, UNIT 520  
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mike@march.design

| REVISIONS |  |
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**HUANG RESIDENCE**

**NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU**

260 HAWTHORNE AVENUE  
LOS ALTOS, CA 94022  
APN: 170-27-018

|         |          |
|---------|----------|
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**PROPOSED  
EXTERIOR  
ELEVATIONS**

**A3.2**



| REVISIONS |
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HUANG RESIDENCE

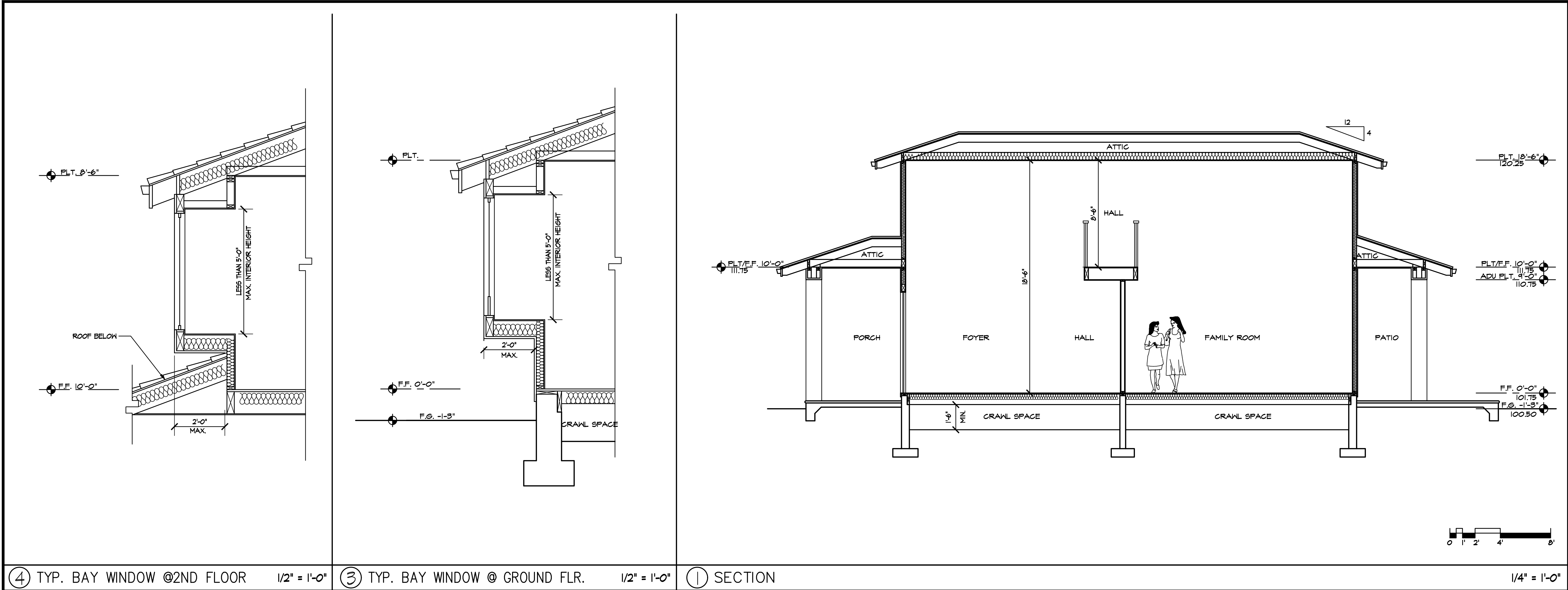
NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU

260 HAWTHORNE AVENUE  
LOS ALTOS, CA 94022  
APN: 170-27-018

|         |          |
|---------|----------|
| DATE    | 09/23/25 |
| CHECKED |          |
| DRAWN   |          |
| JOB NO. |          |

BUILDING  
SECTIONS

A3.3





2022 CALIFORNIA GREEN BUILDING RESIDENTIAL STANDARD CODE MADATORY MESURES

CALGREEN BUILDING NOTE

**4.106.2 Storm water drainage and retention during construction.** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.1.) Retention basins of sufficient size shall be utilized to retain storm water on the site. 2.) Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3.) Compliance with a lawfully enacted storm water management ordinance. **Note:** Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: [https://www.waterbaords.ca.gov/water\\_issues/programs/storwater/construction.html](https://www.waterbaords.ca.gov/water_issues/programs/storwater/construction.html))

**4.106.3. Grading and paving.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1.) Swales 2.) Water collection and disposal systems 3.) French drains 4.) Water retention gardens 5.) Other water measures which keep surface water away from buildings and aid in groundwater recharge. **Exception:** Additions and alterations not altering the drainage path.

**4.106.4.1 New one- and two-family dwellings and town- houses with attached private garages.** For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. **Exemption:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

**4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.**

**4.303.1 Water conserving plumbing fixtures and fittings.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

**Note:** All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a non compliant plumbing fixture, types of residential buildings affected and other important enactment dates.

**4.303.1.1 Water closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets. **Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

**4.303.1.2 Urinals.** The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

**4.303.1.3 Showerheads.**  
**4.303.1.3.1 Single showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

**4.303.1.3.2 Multiple showerheads serving one shower.** When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. **Note:** A hand-held shower shall be considered a showerhead.

**4.303.1.4.1 Residential lavatory faucets.** The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

**4.303.1.4.2 Lavatory faucets in common and public use areas.** The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

**4.303.1.4.3 Metering faucets.** Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

**4.303.1.4.4 Kitchen faucets.** The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. **Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

**4.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

**4.304.1 Outdoor potable water use in landscape areas.** Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. **Notes:** The Model Water Efficient Landscape Ordinance (MWELO) is located in California Code of Regulation, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including a water budget calculator, are available at: <https://www.water.ca.gov>

**4.406.1 Rodent proofing.** Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

**4.408.1 Construction waste management.** Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. **Exceptions:** 1.) Excavated soil and land-clearing debris. 2.) Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3.) The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

**4.408.2 Construction waste management plan.** Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1) Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2.) Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). 3.) Identify diversion facilities where the construction and demolition waste material will be taken. 4.) Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5.) Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

**4.408.3 Waste management company.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408. 1. **Note:** The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

**4.408.5 Documentation.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. **Note:** 1.) Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at <http://www.hcd.ca.gov/building-standard/calgreen/cal-green-form.html> may be used to assist in documentation compliance with this section. 2.) Mixed construction and demolition debris (C&D) processors can be located at California Department of Resources Recycling and Recovery (CalRecycle).

**4.410.1 Operation and maintenance manual.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1.) Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2) Operation and maintenance instructions for the following: a.) Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b.) Roof and yard drainage, including gutters and downspouts. c.) Space conditioning systems, including condensers and air filters. d.) Landscape irrigation systems. e.) Water reuse systems. 3.) Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4) Public transportation and/or carpool options available in the area. 5.) Educational material on the positive impacts of an interior relative humidity between 30–60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6) Information about water-conserving landscape and irrigation design and controllers which conserve water. 7) Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8.) Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9) Information about state solar energy and incentive programs available. 10.) A copy of all special inspection verifications required by the enforcing agency or this code. 11.) Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12.) Information and/or drawings identifying the location of grab bar reinforcements.

**4.410.2 Recycling by occupants.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

**4.503.1 Fireplace.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

**4.504.1 Covering of duct openings and protection of mechanical equipment during construction.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

**4.504.2 Finish material pollutant control.** Finish materials shall comply with this section.

| Table 4.504.2 Sealant VOC Limit<br>(Less Water and Less Exempt Compounds in Grams per Liter) |                   |
|----------------------------------------------------------------------------------------------|-------------------|
| SEALANTS                                                                                     | CURRENT VOC LIMIT |
| Architectural                                                                                | 250               |
| Marine Deck                                                                                  | 760               |
| Nonmembrane Roof                                                                             | 300               |
| Roadway                                                                                      | 250               |
| Single-Ply Roof Membrane                                                                     | 450               |
| Other                                                                                        | 420               |
| SEALANT PRIMERS                                                                              |                   |
| Architectural                                                                                |                   |
| Non Porous                                                                                   | 250               |
| Porous                                                                                       | 775               |
| Modified Bituminous                                                                          | 500               |
| Marine Deck                                                                                  | 760               |
| Other                                                                                        | 750               |

**4.504.2.1 Adhesives, sealants and caulks.** Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1.) Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2.) Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

| Table 4.504.1 Adhesive VOC Limit <sup>1,2</sup><br>(Less Water and Less Exempt Compounds in Grams per Liter) |                   |
|--------------------------------------------------------------------------------------------------------------|-------------------|
| ARCHITECTURAL APPLICATIONS                                                                                   | CURRENT VOC LIMIT |
| Indoor Carpet Adhesives                                                                                      | 50                |
| Carpet Pad Adhesives                                                                                         | 50                |
| Outdoor Carpet Adhesives                                                                                     | 150               |
| Wood Flooring Adhesive                                                                                       | 100               |
| Rubber Floor Adhesives                                                                                       | 60                |
| Subfloor Adhesives                                                                                           | 50                |
| Ceramic Tile Adhesives                                                                                       | 65                |
| VCT and Asphalt Tile Adhesives                                                                               | 50                |
| Drywall and Panel Adhesives                                                                                  | 50                |
| Cove Base Adhesives                                                                                          | 50                |
| Multipurpose Construction Adhesives                                                                          | 70                |
| Structural Glazing Adhesives                                                                                 | 100               |
| Single-Ply Roof Membrane Adhesives                                                                           | 250               |
| Other Adhesive not specifically listed                                                                       | 50                |
| SPECIALTY APPLICATIONS                                                                                       |                   |
| PVC Welding                                                                                                  | 510               |
| CPVC Welding                                                                                                 | 490               |
| ABS Welding                                                                                                  | 325               |
| Plastic Cement Welding                                                                                       | 250               |
| Adhesive Primer for Plastic                                                                                  | 550               |
| Contact Adhesive                                                                                             | 80                |
| Special Purpose Contact Adhesive                                                                             | 250               |
| Structural Wood Member Adhesive                                                                              | 140               |
| Top and Trim Adhesive                                                                                        | 250               |
| SUBSTRATE SPECIFIC APPLICATIONS                                                                              |                   |
| Metal to Metal                                                                                               | 50                |
| Plastic Foams                                                                                                | 50                |
| Porous Material (except wood)                                                                                | 50                |
| Wood                                                                                                         | 30                |
| Fiberglass                                                                                                   | 80                |

**4.504.2.2 Paints and coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

| Table 4.504.3 VOC Content Limits For Architectural Coatings <sup>1,3</sup><br>(Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds) |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| COATING CATEGORY                                                                                                                                        | G/L |
| Flat coatings                                                                                                                                           | 50  |
| Nonflat coatings                                                                                                                                        | 100 |
| Nonflat - high gloss coatings                                                                                                                           | 150 |
| Specialty Coatings                                                                                                                                      |     |
| Aluminum roof coatings                                                                                                                                  | 400 |
| Basement specialty coatings                                                                                                                             | 400 |
| Bituminous roof coatings                                                                                                                                | 50  |
| Bituminous roof primers                                                                                                                                 | 350 |
| Bond breakers                                                                                                                                           | 350 |
| Concrete curing compounds                                                                                                                               | 350 |
| Concrete/masonry sealers                                                                                                                                | 100 |
| Driveway sealers                                                                                                                                        | 50  |
| Dry log coatings                                                                                                                                        | 150 |
| Faux finishing coatings                                                                                                                                 | 350 |
| Fire resistive coatings                                                                                                                                 | 350 |
| Floor coatings                                                                                                                                          | 100 |
| Form-release compounds                                                                                                                                  | 250 |
| Graphic arts coatings (sign paints)                                                                                                                     | 500 |
| High temperature coatings                                                                                                                               | 420 |
| Industrial maintenance coatings                                                                                                                         | 250 |
| Low solids coatings <sup>1</sup>                                                                                                                        | 120 |
| Magnesium cement coatings                                                                                                                               | 450 |
| Multicoat coatings                                                                                                                                      | 250 |
| Pretreatment wash primers                                                                                                                               | 420 |
| Primers, sealers, and undercoaters                                                                                                                      | 100 |
| Reactive penetrating sealers                                                                                                                            | 350 |
| Recycled coatings                                                                                                                                       | 250 |
| Roof coatings                                                                                                                                           | 50  |
| Rust preventative coatings                                                                                                                              | 250 |
| Shellacs                                                                                                                                                |     |
| Clear                                                                                                                                                   | 730 |
| Opaque                                                                                                                                                  | 550 |
| Specialty primers, sealers, and undercoaters                                                                                                            | 100 |
| Stains                                                                                                                                                  | 250 |
| Stone consolidants                                                                                                                                      | 450 |
| Swimming pool coatings                                                                                                                                  | 340 |
| Traffic marking coatings                                                                                                                                | 100 |
| Tub and tile refinish coatings                                                                                                                          | 420 |
| Waterproofing membranes                                                                                                                                 | 250 |
| Wood coatings                                                                                                                                           | 275 |
| Wood preservatives                                                                                                                                      | 350 |
| Zinc-rich primers                                                                                                                                       | 340 |

**4.504.2.3 Aerosol paints and coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

**4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1.) Manufacturer's product specification. 2.) Field verification of on-site product containers.

**4.504.3 Carpet systems.** All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/ELHB/IAQ/Pages/VOC.aspx>.

**4.504.4 Resilient flooring systems.** Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/ELHB/IAQ/Pages/VOC.aspx>.

**4.504.5 Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

| Table 4.504.5 Formaldehyde Limits <sup>1</sup><br>Maximum Formaldehyde Emissions in Parts per Million |               |
|-------------------------------------------------------------------------------------------------------|---------------|
| PRODUCT                                                                                               | CURRENT LIMIT |
| Hardwood plywood veneer core                                                                          | 0.05          |
| Hardwood plywood composite core                                                                       | 0.05          |
| Particleboard                                                                                         | 0.09          |
| Medium density fiberboard                                                                             | 0.11          |
| Thin medium density fiberboard <sup>2</sup>                                                           | 0.13          |

**4.505.2 Concrete slab foundations.** Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code , Chapter 5, shall also comply with this section.

**4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following: 1.) A 4-inch (101.6 mm) thick base of ½ inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2.) Other equivalent methods approved by the enforcing agency. 3.) A slab design specified by a licensed design professional.

**4.505.3 Moisture content of building materials.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: 1.) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.2.) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified. 3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

**4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following: 1.) Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2.) Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a.) Humidity controls shall be capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment. b.)A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). **Notes:** 1.) For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. 2.) Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

**4.507.2 Heating and air-conditioning system design.** Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1.)The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J—2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2.)Duct systems are sized according to ANSI/ACCA 1 Manual D—2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.3.)Select heating and cooling equipment according to ANSI/ACCA 3 Manual S—2014 (Residential Equipment Selection) or other equivalent design software or methods. **Exception:** Use of alternate design temperatures necessary to ensure the systems function are acceptable.

**702.1 Installer training.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems, including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include, but are not limited to the following: 1.) State certified apprenticeship programs. 2.) Public utility training programs. 3.) Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4.) Programs sponsored by manufacturing organizations. 5.) Other programs acceptable to the enforcing agency.

**702.2 Special inspection.** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or the duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualification acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector. 1.) Certification by a national or regional green building program or standard publisher. 2) Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3) Successful completion of a third party apprentice training program in the appropriate trade. 4.) Other programs acceptable to the enforcing agency.

**703.1 Documentation.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified in the application checklist.



PROJECT: 260 Hawthorne Ave, Los Altos, CA 94022

APN: 170-27-018

SHEET NO.

CG

2022 RESIDENTIAL CALGREEN NOTES





CALGREEN SIGNATURE DECLARATIONS

Project Name: Huang Residence  
Project Address: 260 Hawthorne Av Los Altos  
Project Description: New 2-Story Single Family Home + attached ADU

SECTION 1 – DESIGN VERIFICATION

Complete all lines of Section 1 – “Design Verification” and **SUBMIT THE ENTIRE CHECKLIST (COLUMNS 2 AND 3) WITH THE PLANS AND BUILDING PERMIT APPLICATION TO THE BUILDING DEPARTMENT.**

The design professional responsible for compliance with Cal Green Standards has reviewed the plans and certifies that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the **2022 California Green Building Standards Code** as adopted by the City of Los Altos.

|                                                                                           |                         |
|-------------------------------------------------------------------------------------------|-------------------------|
|                                                                                           | 11/27/24                |
| Design Professional’s Signature                                                           | Date                    |
| Mike Ma                                                                                   |                         |
| Design Professional’s Name (Please Print)                                                 |                         |
|                                                                                           | 11/26/2024              |
| Signature of Green Point Rater/Certified ICC Cal Green Special Inspector/Consulting Group | Date                    |
| Richard Yang                                                                              | (408) 677-6588          |
| Name of Green Point Rater/Inspector (Please Print)                                        | Phone No.               |
| richard@jbrcyclc.com                                                                      | GPR2009-301, ICC8786778 |
| Email Address                                                                             | License No.             |

SECTION 2 – IMPLEMENTATION VERIFICATION

Complete, sign and submit the completed checklist, including column 3, together with all original signatures on Section 2 to the Building Department **PRIOR TO BUILDING DEPARTMENT FINAL INSPECTION**

I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements of the **2022 California Green Building Standards Code** as adopted by the City of Los Altos.

|                                                                                                    |             |
|----------------------------------------------------------------------------------------------------|-------------|
| Signature of Licensed Green Point Rater/Certified ICC CalGreen Special Inspector/ Consulting Group | Date        |
| Name of Green Point Rater/Inspector (Please Print)                                                 | Phone No.   |
| Email address                                                                                      | License No. |

| Environmental Quality                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--|
| Fireplaces                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |  |
| 4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.                                     | N/A |  |
| Pollutant Control                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |  |
| 4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.                                                                                                                                                                                                                                                                                                                                      | ✓   |  |
| 4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.                                                                                                                                                                                                                                                                                                                                                  | ✓   |  |
| 4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.                                                                                                                                                                                                                                                                                                                                                                        | ✓   |  |
| 4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.                                                                                                                                                                                                                                                                                                                           | N/A |  |
| 4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.                                                                                                                                                                                                                                                                                                                                          | ✓   |  |
| 4.504.3 Carpet and carpet systems shall be compliant with VOC limits.                                                                                                                                                                                                                                                                                                                                                                                  | N/A |  |
| 4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.                                                                                                                                                                                                                                                                                                                                                | ✓   |  |
| 4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.                                                                                                                                                                                                                                                                                     | ✓   |  |
| Interior Moisture Control                                                                                                                                                                                                                                                                                                                                                                                                                              |     |  |
| 4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.                                                                                                                                                                                                                                                                                                                                                                  | ✓   |  |
| 4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.                                                                                                                                                                                                                                                                                                                                             | ✓   |  |
| Indoor Air Quality and Exhaust                                                                                                                                                                                                                                                                                                                                                                                                                         |     |  |
| 4.506.1 Each bathroom shall be provided with the following:<br>1. ENERGY STAR fans ducted to terminate outside of the building.<br>2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system.<br>3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤50 percent to a maximum of 80 percent | ✓   |  |



2022 CALGREEN RESIDENTIAL MANDATORY MEASURES CHECKLIST Version 1\_12\_2023  
DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION  
VERONICA TINOCO, BUILDING OFFICIAL  
BLDPERMIT@LOSALTOSCA.GOV • WWW.LOSALTOSCA.GOV

PURPOSE:

The 2022 Cal Green Code applies to all newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing, and other types of dwellings with sleeping accommodations and new accessory buildings associated with such uses. This section also applies to additions and alterations where there is an increase in conditioned space and specifies that these requirements only apply to the specific area of the addition or alteration. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of Cal Green.

Project Name: Huang Residence  
Project Address: 260 Hawthorne Av Los Altos  
Project Description: New 2-Story Single Family Home + attached ADU

Instructions (for projects of 300 sq. ft. or more):

- The owner or owner’s agent shall employ a licensed qualified green-point rater ([www.builditgreen.org](http://www.builditgreen.org)) experienced with the 2022 California Green Building Standards Codes to verify and assure that all required work described herein is properly planned and implemented in the project.
- The green-point rater, in collaboration with the design professional shall review **Column 2** of this checklist, and initial all applicable measures, sign and date **Section 1 – Design Verification** at the end of this checklist., this form shall be incorporated into the plans.  
**PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT**, the Green-Point Rater shall complete Column 3 and sign and Date **Section 2 – Implementation Verification** at the end of this checklist and submit the completed form to the Building Department.

| MANDATORY FEATURE OR MEASURE                                                                                                                                                                                                     | COLUMN 2                                                                                        | COLUMN 3                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                  | Project Requirements<br>Rater to initial<br>applicable measures<br>prior to submitting<br>forms | Verification<br>Rater to verify during<br>construction as<br>applicable to project |
| Planning and Design                                                                                                                                                                                                              |                                                                                                 |                                                                                    |
| Site Development                                                                                                                                                                                                                 |                                                                                                 |                                                                                    |
| 4.106.2 A plan is developed and implemented to manage storm water drainage during construction                                                                                                                                   | ✓                                                                                               |                                                                                    |
| 4.106.3 Construction plans shall indicate how site grading, or a drainage system will manage all surface water flows to keep water from entering buildings.                                                                      | ✓                                                                                               |                                                                                    |
| 4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings; townhouses with attached private garages; multifamily dwellings; and hotels/motels in accordance with Section 4.106.4.1 or 4.106.4.2 | ✓                                                                                               |                                                                                    |

| Environmental Comfort                                                                                                                                                                                                                                                                                                                                                                |   |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--|
| 4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods:<br>1. Establish heat loss and heat gain values according to ANSI/ ACCA 2 Manual J-2016 or equivalent<br>2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent.<br>3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent. | ✓ |  |
| Installer and Special Inspector Qualifications                                                                                                                                                                                                                                                                                                                                       |   |  |
| 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.                                                                                                                                                                                                                                                                                   | ✓ |  |
| 702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.                                                                                                                                                                                                                                | ✓ |  |
| Verifications                                                                                                                                                                                                                                                                                                                                                                        |   |  |
| 703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.                                                                                                                            | ✓ |  |

- Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7
- Required prerequisite for this Tier.
- These measures are currently required elsewhere in statute or in regulation

| Energy Efficiency                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--|
| General                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |  |
| 4.201.1 Building meets or exceeds the requirements of the <i>California Building Energy Efficiency Standards</i> .                                                                                                                                                                                                                                                                                                                                                                 | ✓   |  |
| Water Efficiency and Conservation                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |  |
| Indoor Water Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |  |
| 4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.                                                                                                                                                                                                                                                         | ✓   |  |
| 4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the <i>California Plumbing Code</i> and shall meet the applicable referenced standards.                                                                                                                                                                                                                                                                                   | ✓   |  |
| 4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.                                                                                                                                                                                                                                                                                                                                                                           | N/A |  |
| Outdoor Water Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |  |
| 4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources’ Model Water Efficient Landscape Ordinance (MWEL0), whichever is more stringent.                                                                                                                                                                                                                                            | N/A |  |
| Material Conservation and Resource Efficiency                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |  |
| Enhanced Durability and Reduced Maintenance                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |  |
| 4.406.1 Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.                                                                                                                                                                                                | ✓   |  |
| Construction Waste Reduction, Disposal and Recycling                                                                                                                                                                                                                                                                                                                                                                                                                               |     |  |
| 4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following:<br>1. Comply with a more stringent local construction and demolition waste management ordinance; or<br>2. A construction waste management plan per Section 4.408.2; or<br>3. A waste management company per Section 4.408.3; or<br>4. The waste stream reduction alternative per Section 4.408.4.                  | ✓   |  |
| Building Maintenance and Operation                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |  |
| 4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.                                                                                                                                                                                                                                                                                                                                                                                   | ✓   |  |
| 4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions. | N/A |  |



REVISIONS

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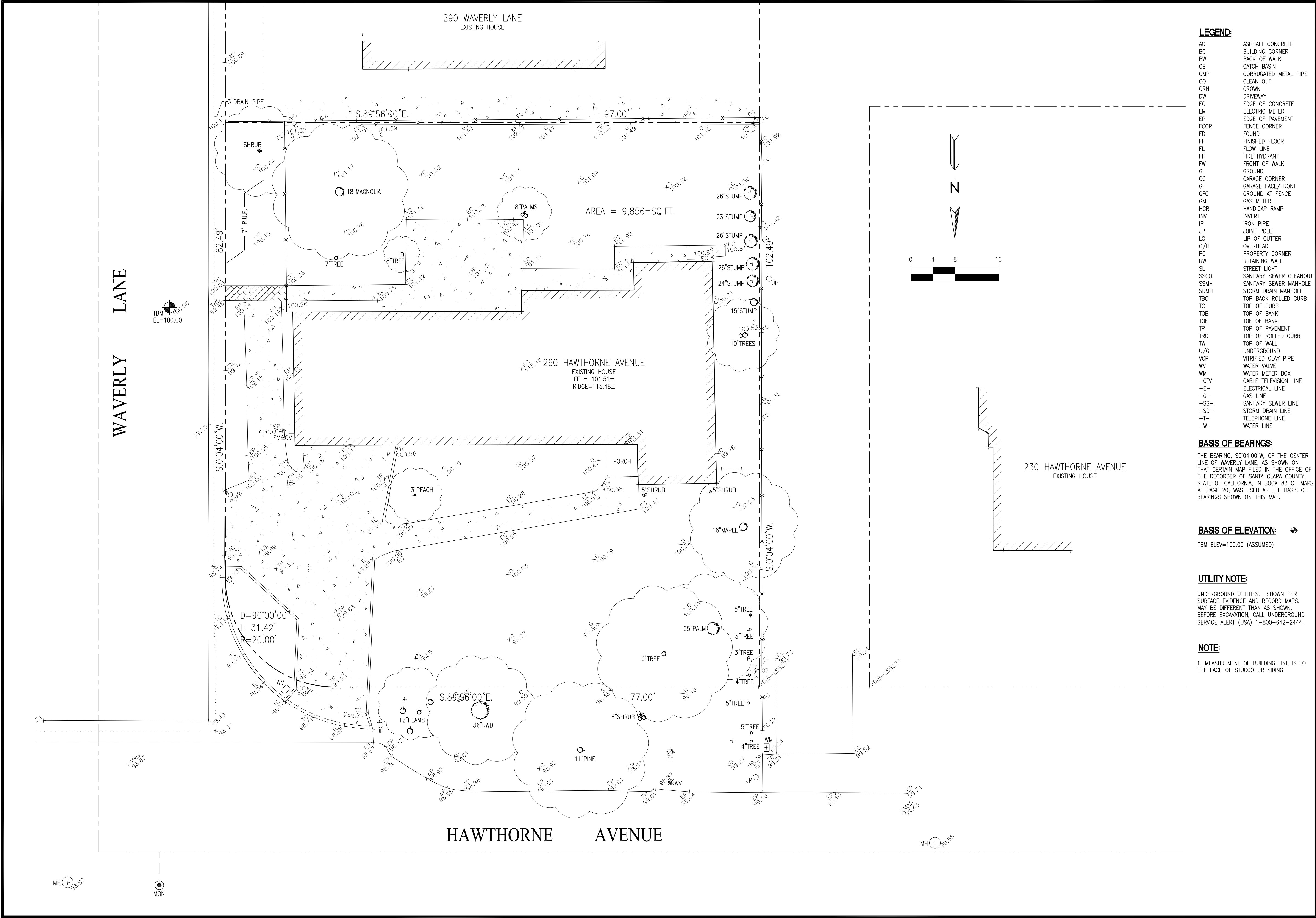
HUANG RESIDENCE  
NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU  
260 HAWTHORNE AVENUE  
LOS ALTOS, CA 94022  
APN: 170-27-018

|         |          |
|---------|----------|
| DATE    | 09/23/25 |
| CHECKED |          |
| DRAWN   | MM       |
| JOB NO. |          |

2022 CALGREEN MANDATORY CHECKLIST

CG.1





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 GAS METER
- GM HANDICAP RAMP
- HCR INVERT
- IP IRON PIPE
- JP JOINT POLE
- LG LIP OF GUTTER
- O/H OVERHEAD
- PC 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 TOP 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, S0°04'00"W, OF THE CENTER LINE OF WAVERLY LANE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 83 OF MAPS AT PAGE 20, 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.

NOTE:

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

CHIANG RESIDENCE

260 HAWTHORNE AVENUE  
LOS ALTOS, CA  
APN: 170-27-018

W E C  
& ASSOCIATES

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



ISSUED

| No. | Description | Date |
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DATE: JULY 10, 2020  
SCALE: 1/8"=1'-0"  
DRAWN: BG  
JOB: 10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0







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.

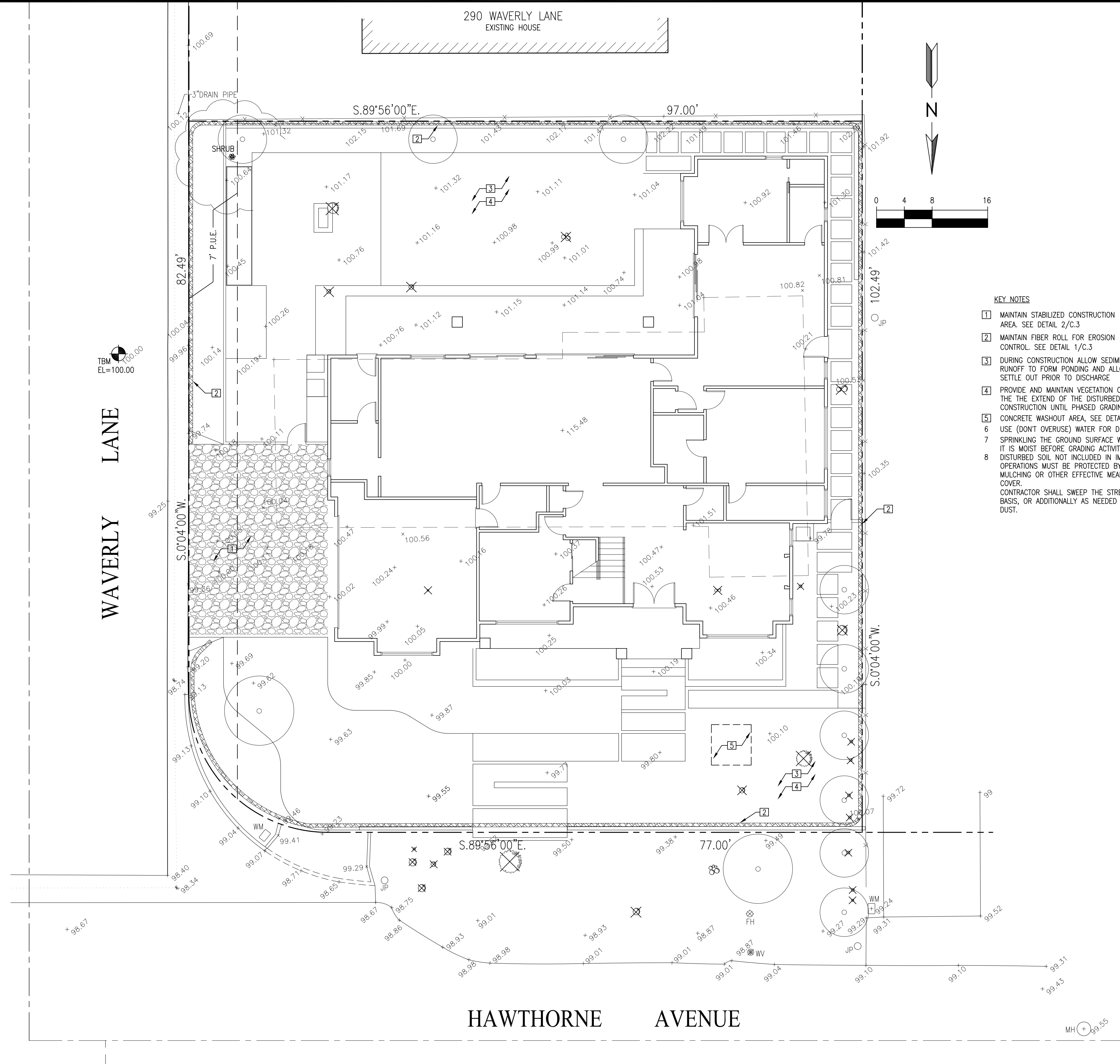
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.

5. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTER, DIKS, 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 ROCKY DRIVEWAY FOR SITE ACCESS DURING CONSTRUCTION.

## 2



- ## KEY NOTES

- 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-LOADED RUNOFF TO FORM PONDING AND ALLOW SEDIMENTS TO SETTLE OUT PRIOR TO DISCHARGE
  - 4 PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE EXTEND OF THE DISTURBED AREA DURING CONSTRUCTION UNTIL PHASED GRADING ACTIVITIES
  - 5 CONCRETE WASHOUT AREA. SEE DETAIL 3/C.3
  - 6 USE (DON'T OVERUSE) WATER FOR DUST CONTROL
  - 7 SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOIST BEFORE GRADING ACTIVITIES.
  - 8 DISTURBED SOIL NOT INCLUDED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY VEGETATION, MULCHING OR OTHER EFFECTIVE MEANS OF GROUND COVER
- CONTRACTOR SHALL SWEEP THE STREET ON A WEEKLY BASIS, OR ADDITIONALLY AS NEEDED TO CONTROL DUST.

260 HAWTHORNE, AVENUE  
LOS ALTOS, CA  
APN: 170-27-018

**W E C**  
**& ASSOCIATES**

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

LICENSE STAMPS AND SIGNATURE



## ISSUED

[illegible]

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| DATE:  | NOV 15, 2024 |
| SCALE: | AS SHOWN     |
| DRAWN: | J            |
| JOB:   | 10078        |

## SHEET TITLE:

# EROSION CONTROL PLAN

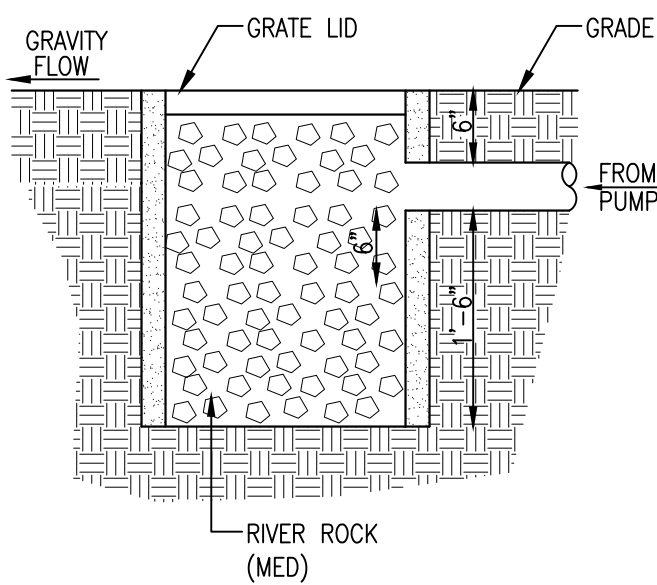
SHEET NO.

## C.2

EROSION CONTROL PLAN SCALE: 1/8"=1'-0"

1



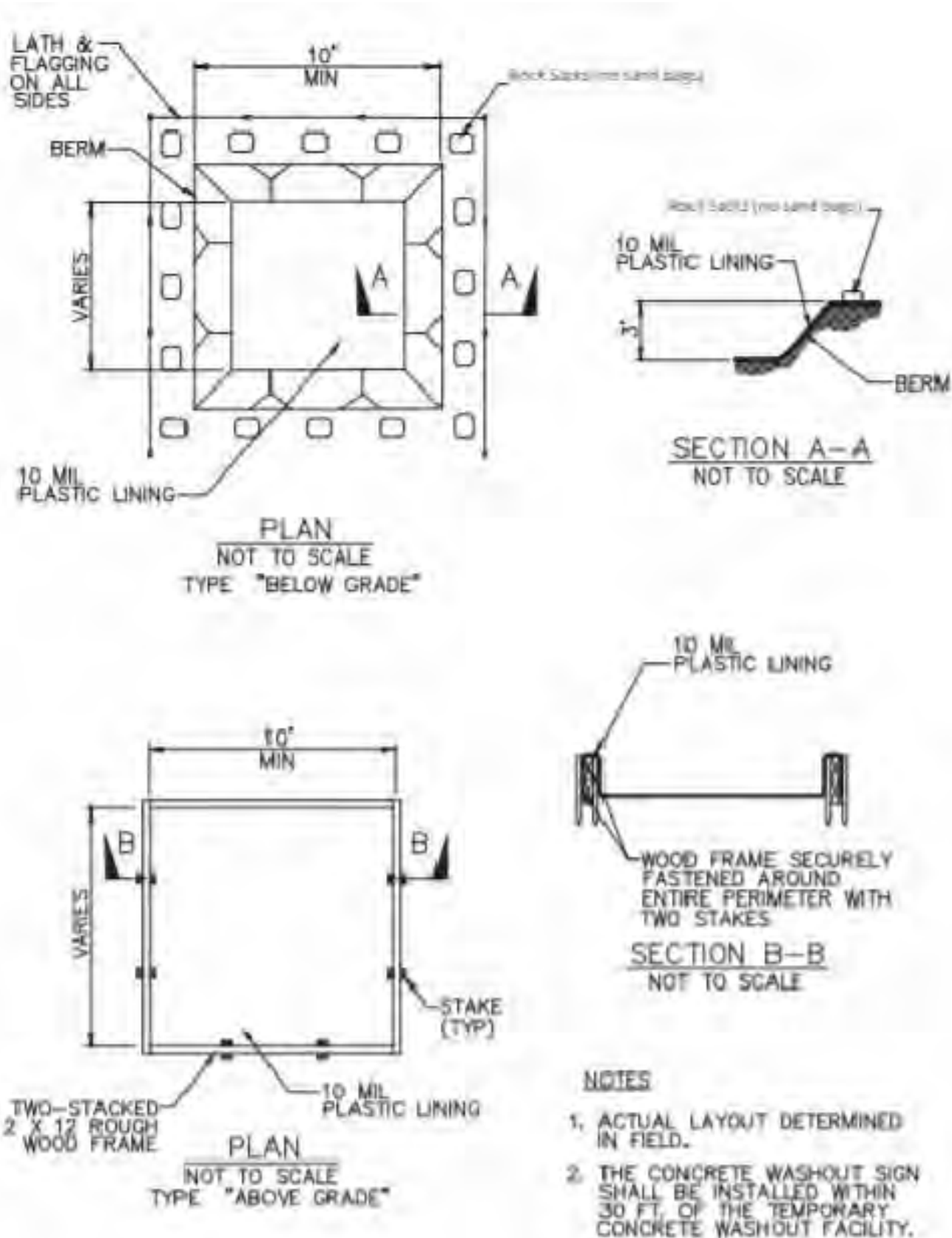


1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX
2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER AND LANDSCAPE WATER FROM ENTERING
3. BOX SHALL BE SET IN LANDSCAPED AREA TO FACILITATE PERCOLATION.
4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.
5. BOX MUST BE LOCATED AT LEAST 10' FROM BACK OF SIDEWALK AND 3' MIN AWAY FROM SIDE AND REAR PROPERTY LINES

FLOW REDUCTION BOX

N.T.S.

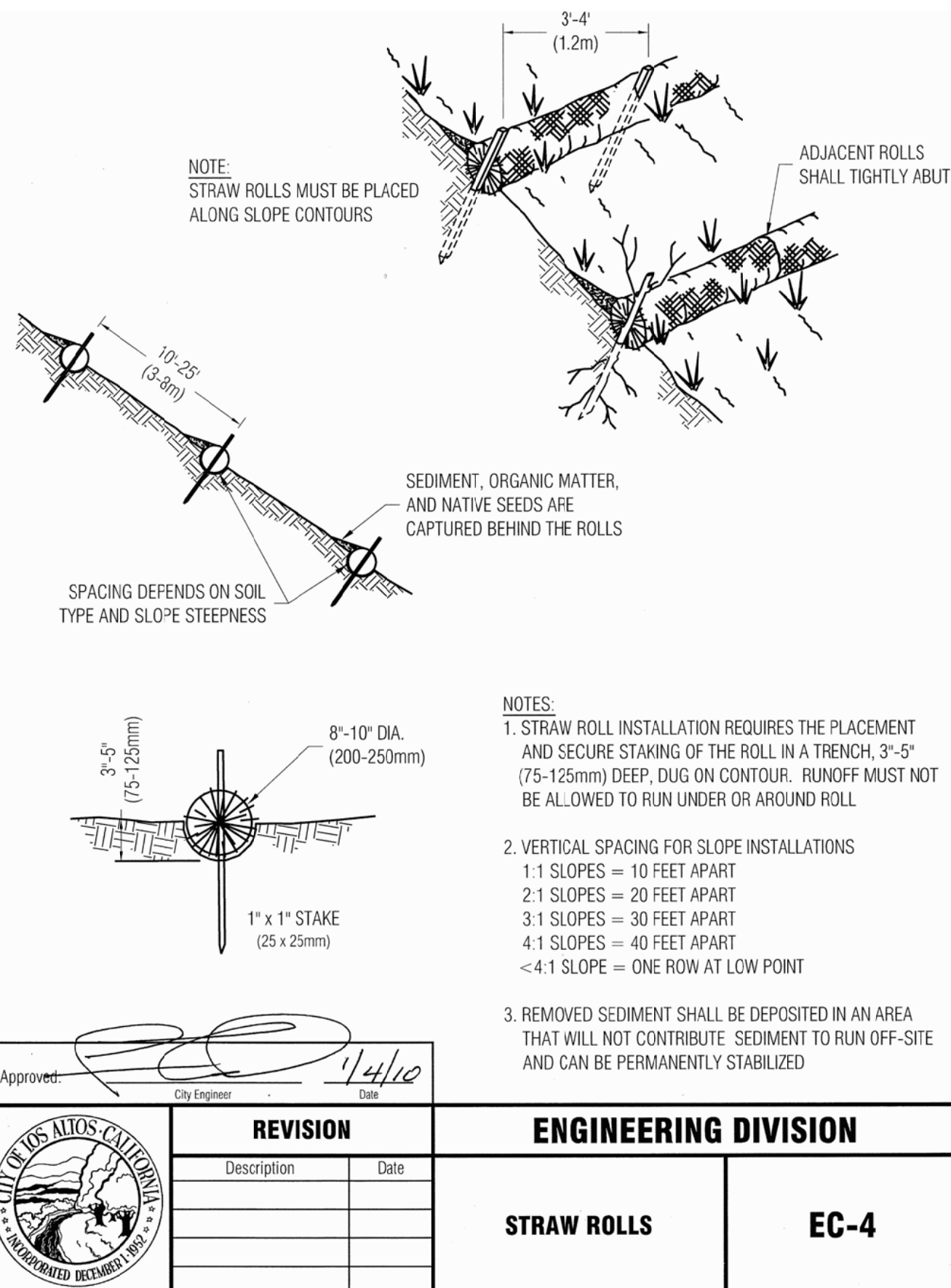
6



- NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
  2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT AREA

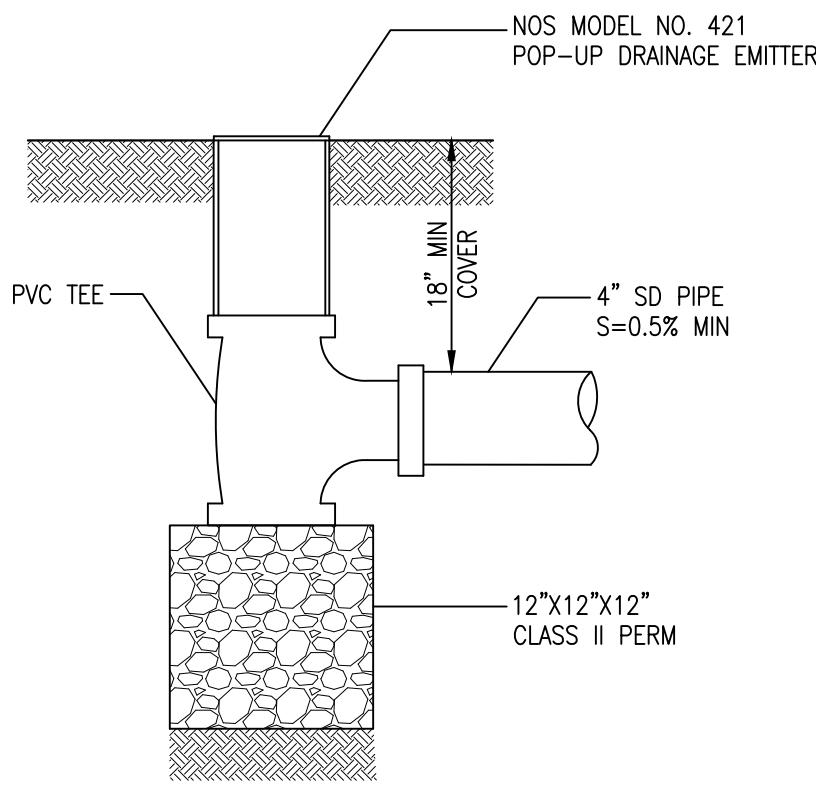
3



- NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
  2. VERTICAL SPACING FOR SLOPE INSTALLATIONS  
1:1 SLOPES = 10 FEET APART  
2:1 SLOPES = 20 FEET APART  
3:1 SLOPES = 30 FEET APART  
4:1 SLOPES = 40 FEET APART  
<4:1 SLOPE = ONE ROW AT LOW POINT
  3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

FIBER ROLL DETAIL

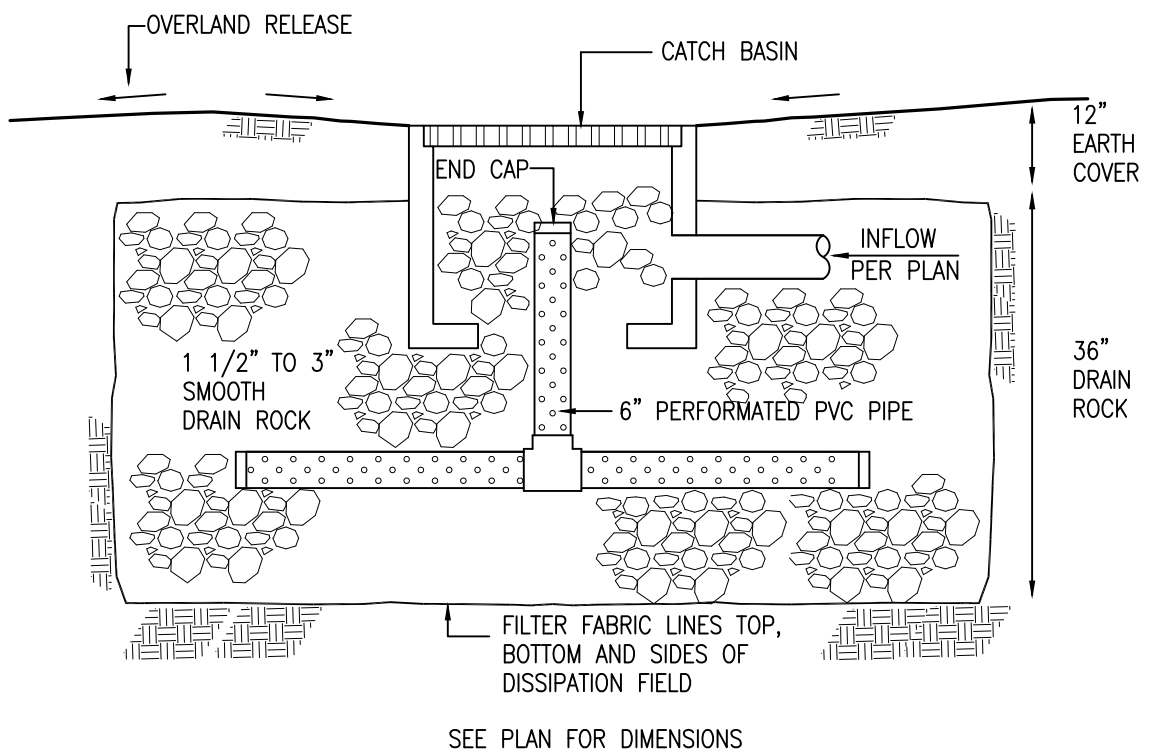
1



INFILTRATION DEVICE

N.T.S.

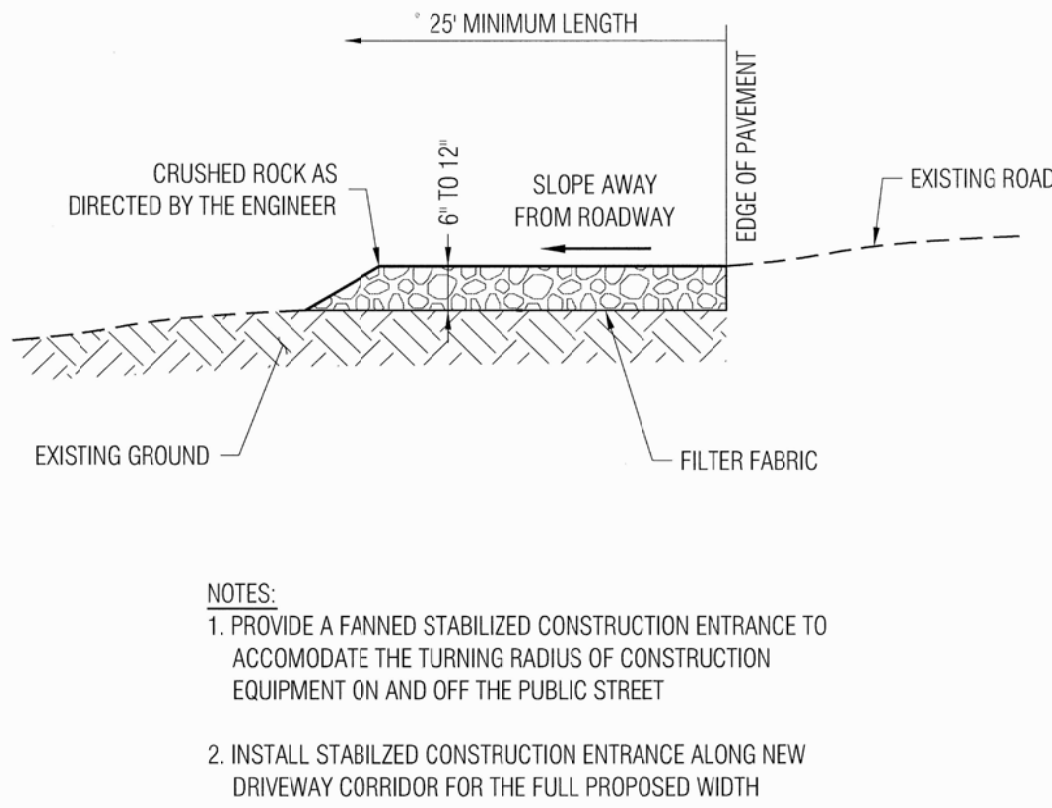
4



INFILTRATION DEVICE

N.T.S.

5



- NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
  2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

STABILIZED CONSTRUCTION ENTRANCE

2

## CHIANG RESIDENCE

260 HAWTHORNE, AVENUE  
LOS ALTOS, CA  
APN: 170-27-018

**W E C**  
& ASSOCIATES

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

LICENSE STAMPS AND SIGNATURE



ISSUED

| No. | Description | Date |
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DATE: NOV 15, 2024  
SCALE: AS SHOWN  
DRAWN: J  
JOB: 10078

SHEET TITLE:

## DETAILS

SHEET NO.

C.3





PROJECT:  
CHIANG RESIDENCE  
260 HAWTHORNE AVENUE  
LOS ALTOS, CA  
APN#: 170-27-018

| REVISIONS: |                                |
|------------|--------------------------------|
| NO.        | DESCRIPTION                    |
| 1.         | 12/24/2024 PERMIT RE-SUBMITTAL |
| 2.         | 04/29/2025 PERMIT RE-SUBMITTAL |
| 3.         | 08/08/2025 PERMIT RE-SUBMITTAL |
| 4.         | 09/19/2025 PERMIT RE-SUBMITTAL |

DRAWING TITLE:  
LANDSCAPE  
DOCUMENTATION

PROJECT NO.:  
009

SCALE:  
AS SHOWN

DRAWN BY:  
JZ/YC

REVIEWED BY:

ISSUE DATE:

DRAWING NO.:

L0.0

## WELO Water Budget and Water Use Calculator

### INSTRUCTIONS:

1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For Eto, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

|                        |                                                              |
|------------------------|--------------------------------------------------------------|
| Date:                  | 9/19/2025                                                    |
| Project Name:          | CHIANG RESIDENCE                                             |
| Project Contact:       | Jing Zhang                                                   |
| Project Contact Email: | <a href="mailto:jzhang307@gmail.com">jzhang307@gmail.com</a> |

| Maximum Applied Water Allowance (MAWA) | Project Type | ETo  | ETAF | Special Landscape Area (SLA) | Total Landscape Area including SLA | MAWA (gal/yr) |
|----------------------------------------|--------------|------|------|------------------------------|------------------------------------|---------------|
|                                        | Residential  | 43.0 | 0.55 | -                            | 1,421                              | 20,832        |

MAWA =(ETo) \* (0.62) \*[(ETAF\*LA) + ((1-ETAF) \* SLA)].

| Estimated Total Water Use (ETWU) | ETo  | (SF * PF) / IE | SLA | ETWU (gal/yr) |
|----------------------------------|------|----------------|-----|---------------|
|                                  | 43.0 | 663            | -   | 17,681        |

ETWU =(ETo) \* (0.62) \*[(PF\*SF/IE) + SLA]

Difference between MAWA and ETWU

3,151

Project meets water budget.

| ETWU Calculation (Regular landscape areas) | Zone #                             | Description     | Select Irrigation | Square Feet (SF) | Plant Factor (PF) | Irrigation Efficiency (IE) | (SF * PF) / IE |
|--------------------------------------------|------------------------------------|-----------------|-------------------|------------------|-------------------|----------------------------|----------------|
|                                            | 1                                  | LOW WATER SHRUB | Drip              | 707              | 0.30              | 0.81                       | 262            |
|                                            | 2                                  | MED WAREE TREE  | Drip              | 396              | 0.50              | 0.81                       | 244            |
|                                            | 3                                  | MED WATER SHRUB | Drip              | 318              | 0.40              | 0.81                       | 157            |
|                                            | 4                                  |                 |                   |                  |                   |                            | -              |
|                                            | Landscape area (not including SLA) |                 |                   | 1,421            |                   |                            | 663            |

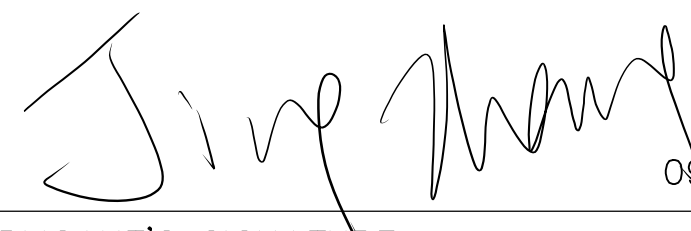
| ETWU Calculation Special Landscape Areas (SLA) | Description                          | Square Feet (SF) | Plant Factor / Irrigation Efficiency (PF/IE) | (SF * PF) / IE |
|------------------------------------------------|--------------------------------------|------------------|----------------------------------------------|----------------|
|                                                | Edible planting area                 | 0                | 1.0                                          | -              |
|                                                | Multi-use and sports field turf area | 0                | 1.0                                          | -              |
|                                                | Area irrigated with recycled water   | 0                | 1.0                                          | -              |
|                                                | Pool                                 | 0                | 1.0                                          | -              |
|                                                | Total SLA                            | 0                |                                              | 0              |

|                                                            |       |
|------------------------------------------------------------|-------|
| Total Landscape Area (including SLA) from ETWU Calculation | 1,421 |
|------------------------------------------------------------|-------|

### LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

#### LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

1. PROJECT INFORMATION
  - A. DATE – 09/19/2025
  - B. APPLICANT – JING ZHANG, LANDSCAPE ARCHITECT
  - C. PROJECT ADDRESS – 260 HAWTHORNE AVE, LOS ALTOS, CA 94024
  - D. TOTAL LANDSCAPE AREA – 1,421 SF
  - E. TYPE OF PROJECT – SINGLE FAMILY RESIDENCE
  - F. CHECKLIST OF ALL DOCUMENTS IN PACKAGE – SEE L0.0
  - G. CONTACTS OF APPLICANT – EMAIL: JINGZHANG307@GMAIL.COM  
PHONE: 760-960-8220
  - H. "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"

  
APPLICANT'S SIGNATURE  
09/19/2025  
DATE

2. APPENDIX B – WATER EFFICIENT LANDSCAPE WORKSHEET – SEE SHEET L0.0
3. APPENDIX C – LANDSCAPE PLAN – SEE SHEET L1.0, L2.0 AND L2.1  
IRRIGATION PLAN – SEE SHEET L4.0-L4.3  
GRADING PLAN – SEE CIVIL GRADING AND DRAINAGE PLANS BY CIVIL ENGINEER.

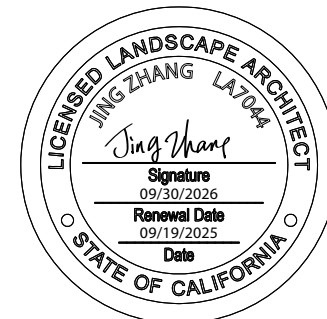
THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE DIRECTOR OF COMMUNITY DEVELOPMENT WHEN A LANDSCAPE PROJECT IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER, PRIOR TO FINAL INSPECTION.

- A. CERTIFICATE OF COMPLETION
- B. CERTIFICATE OF INSTALLATION, FOLLOWING INSTALLATION OF LANDSCAPING
- C. IRRIGATION SCHEDULE
- D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
- E. IRRIGATION AUDIT REPORT









CHIANG RESIDENCE  
260 HAWTHORNE AVENUE  
LOS ALTOS, CA  
APN#: 170-27-018

| REVISIONS: |                |
|------------|----------------|
| DATE       | DESCRIPTION    |
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| 04/29/2025 | PERMIT RE-SUBM |
| 08/08/2025 | PERMIT RE-SUBM |
| 09/15/2025 | PERMIT RE-SUBM |

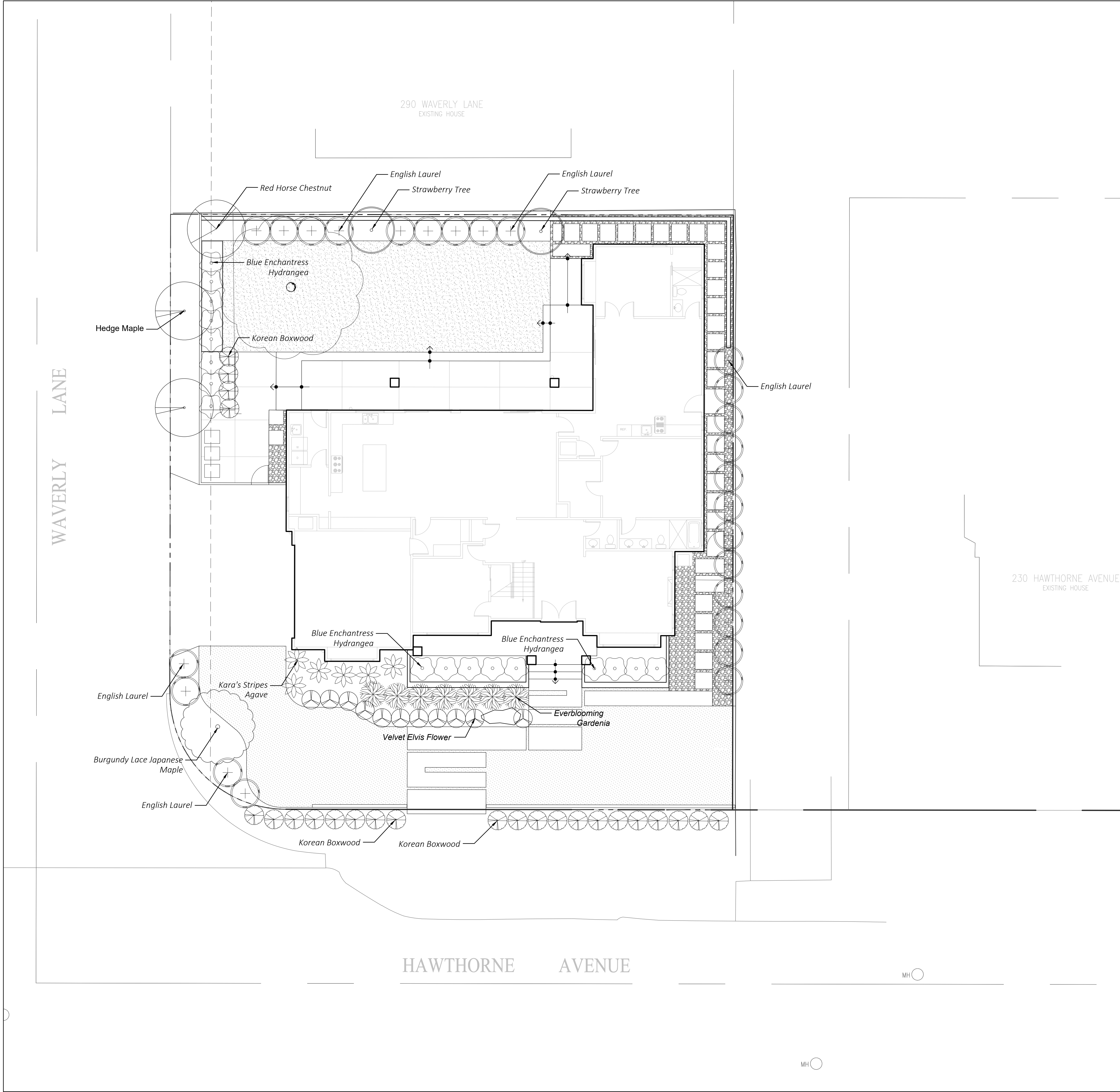
## PLANTING PLAN

PROJECT NO: 9  
SCALE: SHOWN  
DRAWN BY: YG  
REVIEWED BY:  
ISSUE DATE:

R A W I N G N C

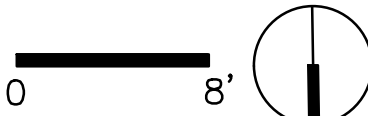
# L2.0

Page 69 of 70

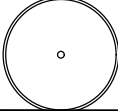
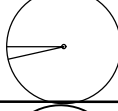
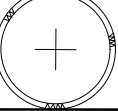
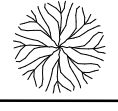
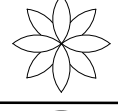
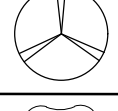
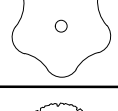
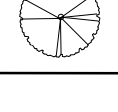


## PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. USE NO CHEMICALS.
2. ALL PLANT LOCATIONS SHALL BE CONFIRMED IN THE FIELD BY THE LANDSCAPE ARCHITECT. COORDINATE THE LOCATIONS OF ALL PLANTING WITH EXISTING AND PROPOSED SITE FEATURES, I.E., UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, LIGHT FIXTURES, ETC. ANY CONFLICTS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. ALL PLANT QUANTITIES AND SIZES OF PLANT AREAS TO BE CONFIRMED IN FIELD BY CONTRACTOR.
4. PLANTS SHALL BE SUFFICIENTLY ROOTED TO THE EDGE OF THE CONTAINER AND TO AN EXTENT SUFFICIENT TO HOLD THE ROOTBALL INTACT WHEN REMOVED FROM THE CONTAINER.
5. PLANTS SHALL BE FREE FROM ALL PESTS AND DISEASES. NO PLANTS SHALL BE ACCEPTABLE THAT SHOW SIGNS OF CIRCLING OR GIRDLING OF ROOTS, OR ANY OTHER ROOT-BOUND CONDITION. PLANTS SHALL BE UNDAMAGED AND HAVE PROPER BRANCH STRUCTURE.
6. ALL NEW LAWN AREAS AND PLANTING BEDS TO RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL. RIP SUBSOIL TO 8 INCH DEPTH PRIOR TO PLACING TOPSOIL. PLACE TOPSOIL IN 3 INCH MAXIMUM LIFTS AND ROTOTILL INTO UNDERLYING MATERIAL TO ELIMINATE INTERFACE.
7. ALL PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED. TO PREPARE PLANTING BEDS, CULTIVATE INTO TOP 8 INCHES OF SOIL, 6 CUBIC YARDS OF NITROLIZED REDWOOD SAWDUST PER 1000 SQUARE FEET, 10 LBS HIGH QUALITY COMPOST PER CUBIC YARD, AND SPREAD "PRE-PLANT PLUS 7-5-7" FERTILIZER AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET.
8. EXCAVATE PLANTING PITS AS FOLLOWS:  
TREES: BALL WIDTH + 24 INCHES, SHRUBS AND VINES: BALL WIDTH +12 INCH, 6 INCH GROUND COVER BEDS: AS REQUIRED
9. LOOSEN SUBGRADE IN PITS TO DEPTH OF BALL +3 INCHES AT PERIMETER OF PIT. PREPARE PLANTING PIT BACKFILL MATERIAL BY USING 3 PARTS EXISTING SOIL (OR APPROVED TOPSOIL) TO 1 PART NITROLIZED FIR SHAVINGS OR NITROLIZED 1/2 INCH MINUS FIR BARK. USE "PRE-PLANT PLUS 7-5-7" FERTILIZER, BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10-15 POUNDS PER CUBIC YARD, THOROUGHLY MIXING THIS COMBINATION BEFORE BACKFILLING.
10. FOR PLANTING, PLACE "SUPER N 1200", BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT BOTTOM OF PLANTING HOLE. BEFORE PLACING PLANT IN HOLE BACKFILL WITH SOIL MIX ALLOWING 2 INCH BUFFER BETWEEN FERTILIZER AND PLANT ROOT BALL. DO NOT PLACE ROOT BALL DIRECTLY ON FERTILIZER.  
APPLY AT FOLLOWING RATE: 1 GALLON CAN, 1/2-1 CUP PER HOLE; 5 GALLON CAN, 1-2 CUPS PER HOLE; 15 GALLON CAN, 3-4 CUPS PER HOLE. SET PLANT PLUMP IN PLANTING PIT AND BRACE RIGIDLY IN POSITION, TAMPING BACKFILL MIX SOLIDLY AROUND THE BALL AND ROOTS, UNTIL PITS ARE APPROXIMATELY 2/3 FULL. WATER THOROUGHLY, SATURATING ROOTBALL. ADD REMAINING BACKFILL MIX TO TOP OF HOLE, ELIMINATING ALL AIR POCKETS.
11. ALL PLANTS SENSITIVE TO WATER BORNE FUNGI SHALL BE PLACED 3 INCHES ABOVE FINISHED GRADE. ALL OTHER PLANTS SHALL BE PLANTED 1 INCH ABOVE FINISHED GRADE. MOUND UP SOIL TO KEEP ROOTS FROM DRYING OUT.
12. FORM WATERING BASINS AT ALL TREES AND SHRUBS AND WATER ALL NEW PLANTINGS DEEPLY AND THOROUGHLY.
13. ALL TREES TO BE GUYED AND STAKED AS REQUIRED.
14. AFTER PLANTING, APPLY "SUPER N 1200", BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10 POUNDS PER 1000 FEET TO ALL PLANTING AREAS. LIGHTLY RAKE IN FERTILIZER TO INCORPORATE INTO SOIL.
15. ALL PLANTING AREAS WITH GROUND COVER AND SHRUBS SHALL RECEIVE A 3 INCH LAYER OF RE-GROUND BARK MULCH OR GRAVEL. KEEP 3 INCHES AWAY FROM STEM OR TRUNK. A MULCH SAMPLES SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MULCH DELIVERY TO SITE.





| PLANTING SCHEDULE                                                                   |                                                     |                                 |         |             |        |        |                                     |        |
|-------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------|---------|-------------|--------|--------|-------------------------------------|--------|
| SYMBOL                                                                              | BOTANICAL NAME                                      | COMMON NAME                     | SIZE    | GROWTH RATE | SPREAD | HEIGHT | WATER<br>USE(based on<br>WUCOLS IV) | COUNTS |
| TREE                                                                                |                                                     |                                 |         |             |        |        |                                     |        |
|  | Arbutus unedo                                       | Strawberry tree                 | 24" BOX | 1-2'/YEAR   | 15-20' | 15-20' | MODERATE                            | 2      |
|  | Acer campestre                                      | Hedge Maple                     | 24" BOX | 1-2'/YEAR   | 20-35' | 20-35' | MODERATE                            | 2      |
|  | Aesculus x carnea                                   | Red Horse Chestnut              | 24" BOX | 1-2'/YEAR   | 30-40' | 30-40' | MODERATE                            | 1      |
|  | Acer palmatum var. atropurpureum<br>'Burgundy Lace' | Burgundy Lace<br>Japanese Maple | 24" BOX | 1-2'/YEAR   | 12-14' | 8-12'  | MODERATE                            | 1      |
| SHRUB AND GROUND COVER                                                              |                                                     |                                 |         |             |        |        |                                     |        |
|  | Prunus laurocerasus                                 | English Laurel                  | 15 GAL  | 2-3'/YEAR   | 5-10'  | 10-20' | MODERATE                            | 25     |
|  | Gardenia jasminoides 'Veitchii'                     | Everblooming<br>Gardenia        | 5 G     | 1-2'/YEAR   | 3'-0"  | 4'-0"  | LOW                                 | 7      |
|  | Agave attenuata 'Kara's Stripes' PP                 | Kara's Stripes<br>Agave         | 5 G     | 4-5"/YEAR   | 3-4'   | 2-4'   | LOW                                 | 6      |
|  | Plectranthus "Velvet Elvis"                         | Velvet Elvis Flower             | 5 G     | 1-2'/YEAR   | 2'-0"  | 2'-0"  | LOW                                 | 11     |
|  | Hydrangea macrophylla 'Monmar' PP                   | Blue Enchantress®<br>Hydrangea  | 5 G     | 4-5'/YEAR   | 3-5'   | 3-5'   | LOW                                 | 17     |
|  | Buxus sinica                                        | Koren Boxwood                   | 5 G     | 2-4"/YEAR   | 4'-0"  | 3'-0"  | LOW                                 | 24     |



STRAWBERRY TREE



HEDGE MAPLE



RED HORSE CHESTNUT



BURGUNDY LACE JAPANESE MAPLE



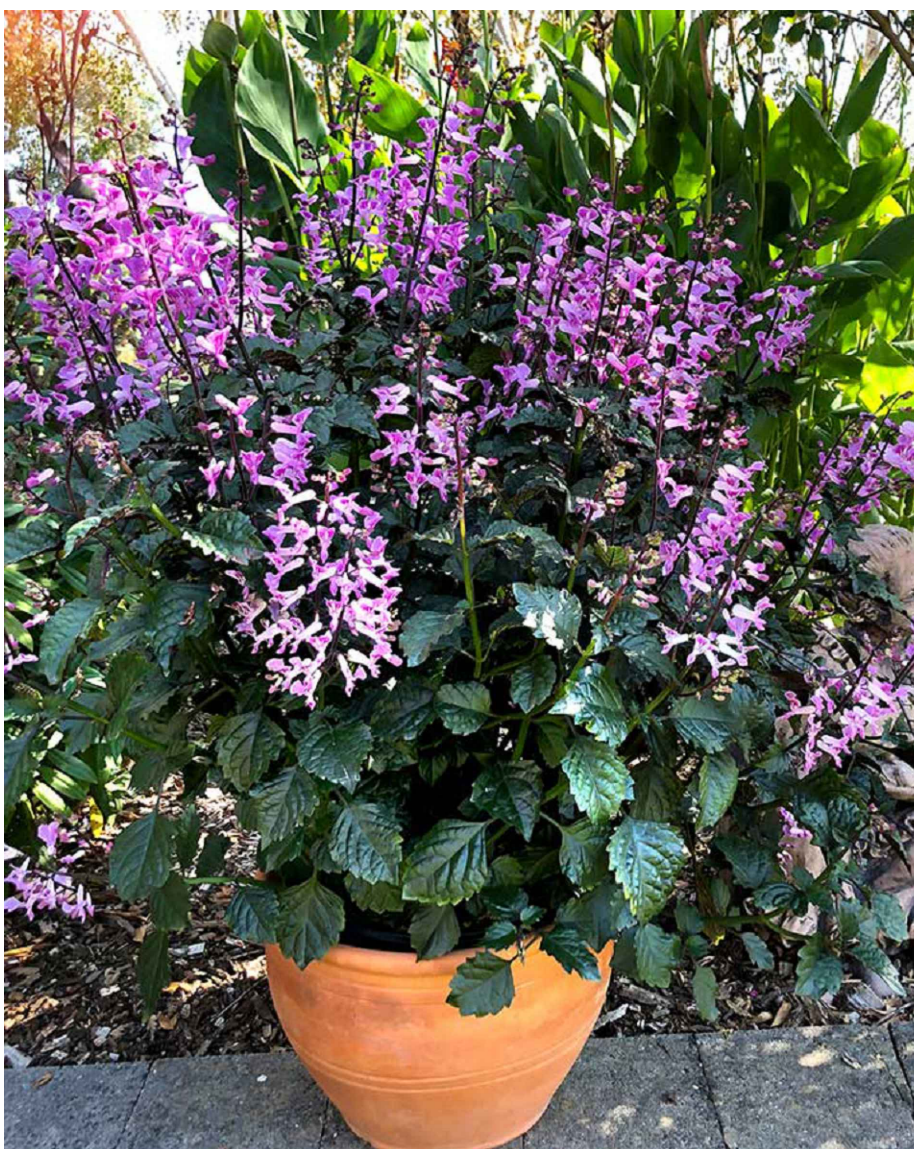
ENGLISH LAUREL



EVERBLOOMING GARDENIA



AGAVE CULTIVARS



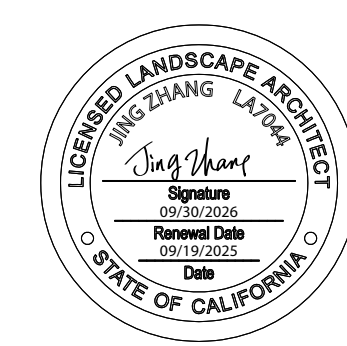
VELVET ELVIS FLOWER



KARA'S STRIPES AGAVE



KOREN BOXWOOD



PROJECT:

CHIANG RESIDENCE  
260 HAWTHORNE AVENUE  
LOS ALTOS, CA  
APN#: 170-27-018

REVISIONS:

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| 4.  | 09/15/2025 | PERMIT RE-SUBMITTAL |

DRAWING TITLE:

PLANTING  
LEGEND

PROJECT NO:

009

SCALE:

AS SHOWN

DRAWN BY:

JZ/YC

REVIEWED BY:

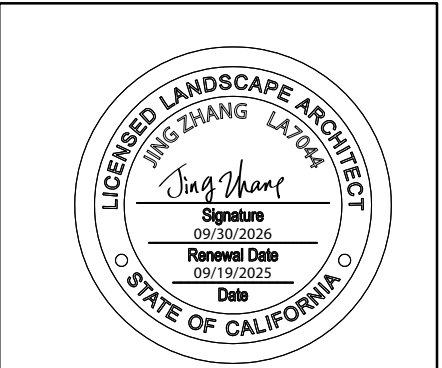
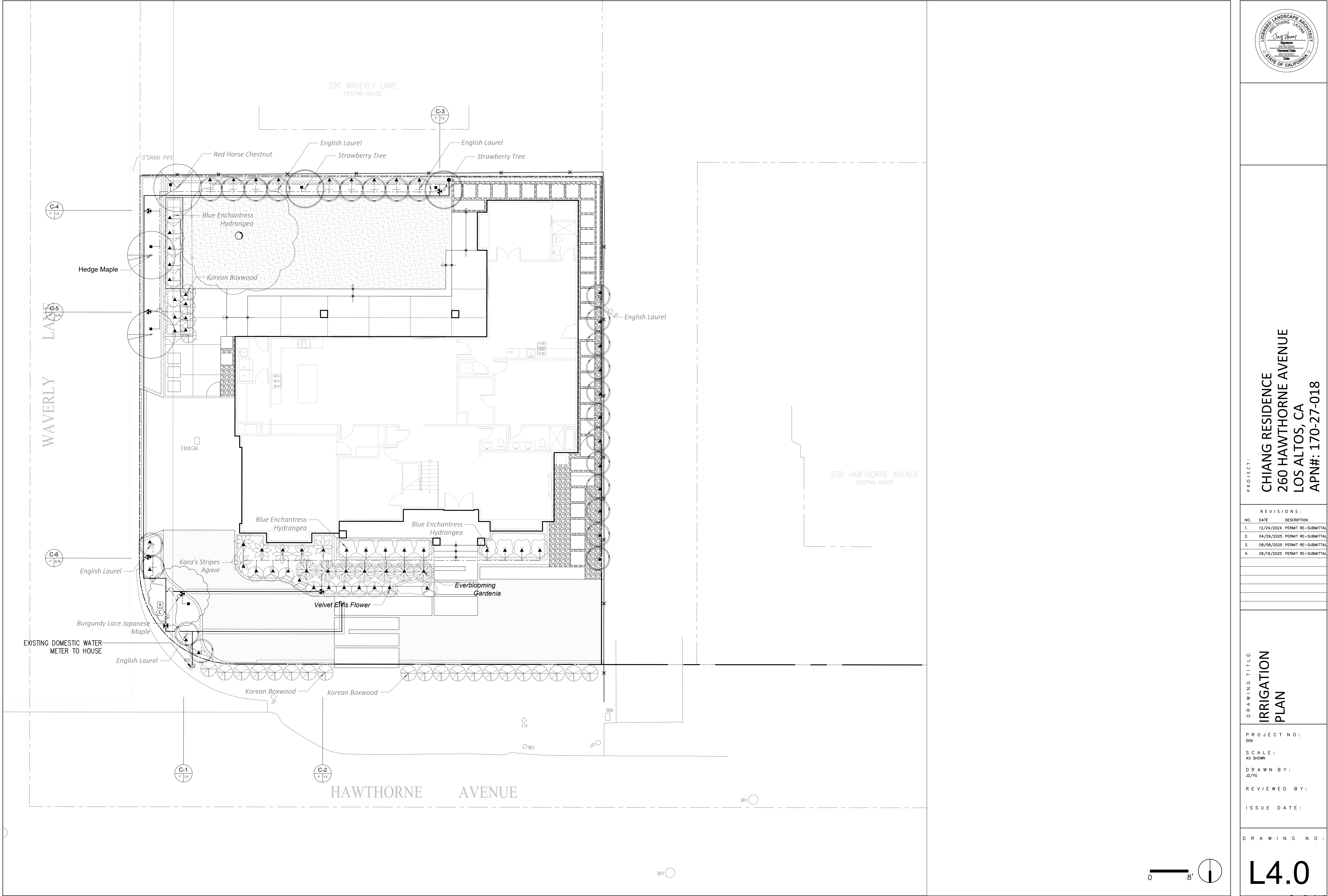
ISSUE DATE:

DRAWING NO:

L2.1

Page 70 of 110





PROJECT:  
**CHIANG RESIDENCE**  
**260 HAWTHORNE AVENUE**  
**LOS ALTOS, CA**  
**APN#: 170-27-018**

| REVISIONS: |            |                     |
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DRAWING TITLE:  
**IRRIGATION  
PLAN**

PROJECT NO:  
009

SCALE:  
AS SHOWN

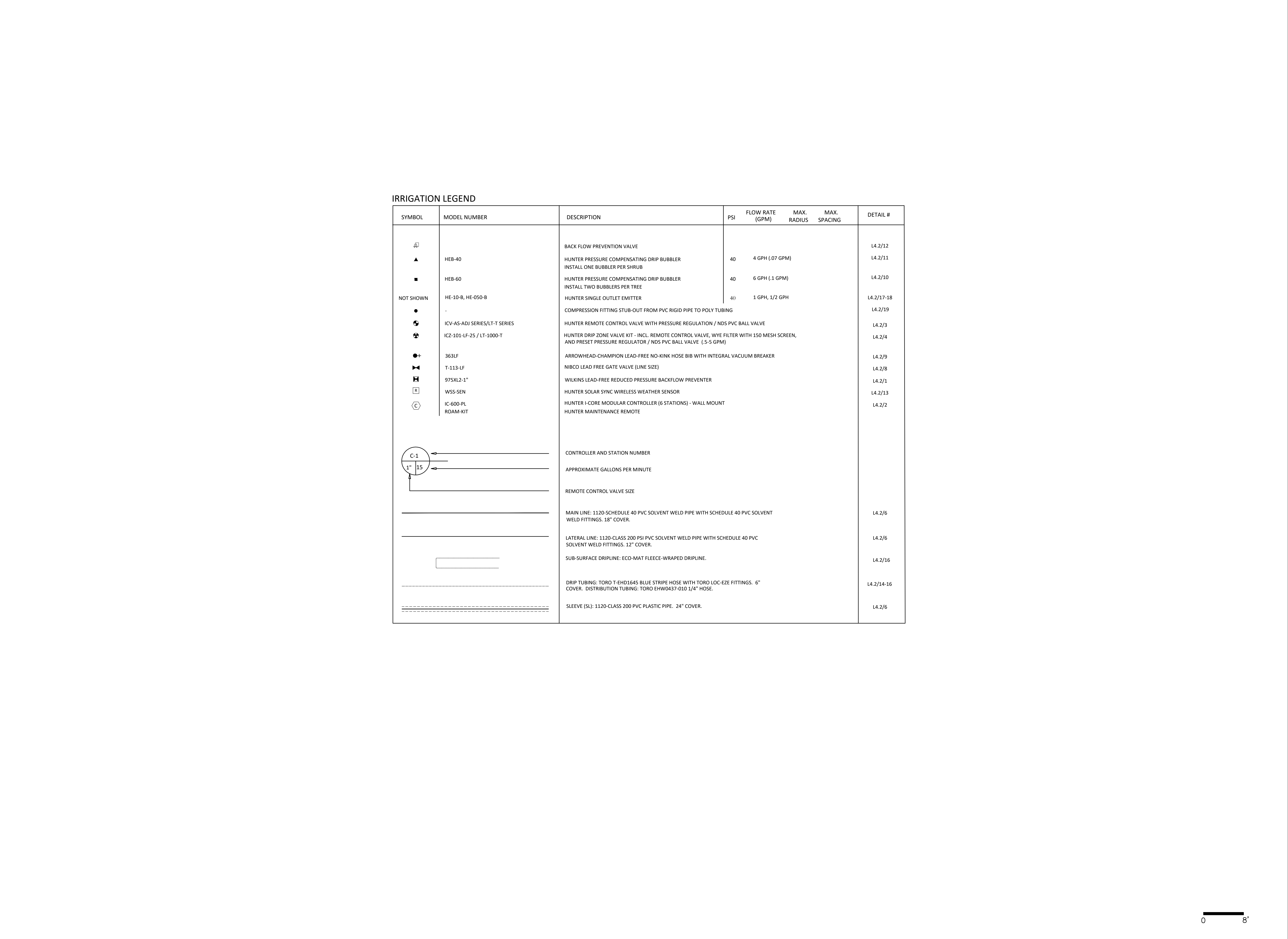
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REVIEWED BY:

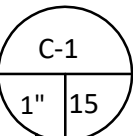
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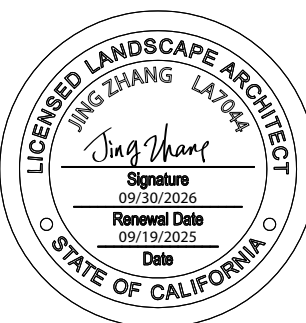
DRAWING NO:  
**L4.0**





IRRIGATION LEGEND

| SYMBOL                                                                             | MODEL NUMBER                  | DESCRIPTION                                                                                                                                             | PSI | FLOW RATE (GPM) | MAX. RADIUS | MAX. SPACING | DETAIL #   |
|------------------------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------|-------------|--------------|------------|
|   |                               | BACK FLOW PREVENTION VALVE                                                                                                                              |     |                 |             |              | L4.2/12    |
|   | HEB-40                        | HUNTER PRESSURE COMPENSATING DRIP BUBBLER<br>INSTALL ONE BUBBLER PER SHRUB                                                                              | 40  | 4 GPH (.07 GPM) |             |              | L4.2/11    |
|   | HEB-60                        | HUNTER PRESSURE COMPENSATING DRIP BUBBLER<br>INSTALL TWO BUBBLERS PER TREE                                                                              | 40  | 6 GPH (.1 GPM)  |             |              | L4.2/10    |
| NOT SHOWN                                                                          | HE-10-B, HE-050-B             | HUNTER SINGLE OUTLET EMITTER                                                                                                                            | 40  | 1 GPH, 1/2 GPH  |             |              | L4.2/17-18 |
|   | -                             | COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPE TO POLY TUBING                                                                                         |     |                 |             |              | L4.2/19    |
|   | ICV-AS-ADJ SERIES/LT-T SERIES | HUNTER REMOTE CONTROL VALVE WITH PRESSURE REGULATION / NDS PVC BALL VALVE                                                                               |     |                 |             |              | L4.2/3     |
|   | ICZ-101-LF-25 / LT-1000-T     | HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS PVC BALL VALVE (.5-5 GPM) |     |                 |             |              | L4.2/4     |
|   | 363LF                         | ARROWHEAD-CHAMPION LEAD-FREE NO-KINK HOSE BIB WITH INTEGRAL VACUUM BREAKER                                                                              |     |                 |             |              | L4.2/9     |
|   | T-113-LF                      | NIBCO LEAD FREE GATE VALVE (LINE SIZE)                                                                                                                  |     |                 |             |              | L4.2/8     |
|   | 975XL2-1"                     | WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER                                                                                                   |     |                 |             |              | L4.2/1     |
|   | WSS-SEN                       | HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR                                                                                                               |     |                 |             |              | L4.2/13    |
|   | IC-600-PL<br>ROAM-KIT         | HUNTER I-CORE MODULAR CONTROLLER (6 STATIONS) - WALL MOUNT<br>HUNTER MAINTENANCE REMOTE                                                                 |     |                 |             |              | L4.2/2     |
|  |                               | CONTROLLER AND STATION NUMBER                                                                                                                           |     |                 |             |              |            |
|                                                                                    |                               | APPROXIMATE GALLONS PER MINUTE                                                                                                                          |     |                 |             |              |            |
|                                                                                    |                               | REMOTE CONTROL VALVE SIZE                                                                                                                               |     |                 |             |              |            |
|                                                                                    |                               | MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.                                                |     |                 |             |              | L4.2/6     |
|                                                                                    |                               | LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.                                           |     |                 |             |              | L4.2/6     |
|                                                                                    |                               | SUB-SURFACE DRIPLINE: ECO-MAT FLEECE-WRAPED DRIPLINE.                                                                                                   |     |                 |             |              | L4.2/16    |
|                                                                                    |                               | DRIP TUBING: TORO T-EHD1645 BLUE STRIPE HOSE WITH TORO LOC-EZE FITTINGS. 6" COVER. DISTRIBUTION TUBING: TORO EHW0437-010 1/4" HOSE.                     |     |                 |             |              | L4.2/14-16 |
|                                                                                    |                               | SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.                                                                                                |     |                 |             |              | L4.2/6     |



PROJECT :

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DRAWING TITLE:

IRRIGATION  
NOTES AND  
LEGEND

PROJECT NO :  
009

SCALE :  
AS SHOWN

DRAWN BY :  
JZ/YC

REVIEWED BY :

ISSUE DATE :

DRAWING NO :

L4.1

08'

Page 72 of 110



1 GALV. IRON FITTINGS (AS REQUIRED)

1" GALV. IRON UNION

1" GALV. IRON FITTINGS (AS REQUIRED)

12" MIN.

CONCRETE PAD 6" MIN.

CONCRETE BLOCK SURROUNDING PIPE

SCH. 80 PVC COUPLER

MAINLINE FROM P.O.C.

REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY

FINISH GRADE

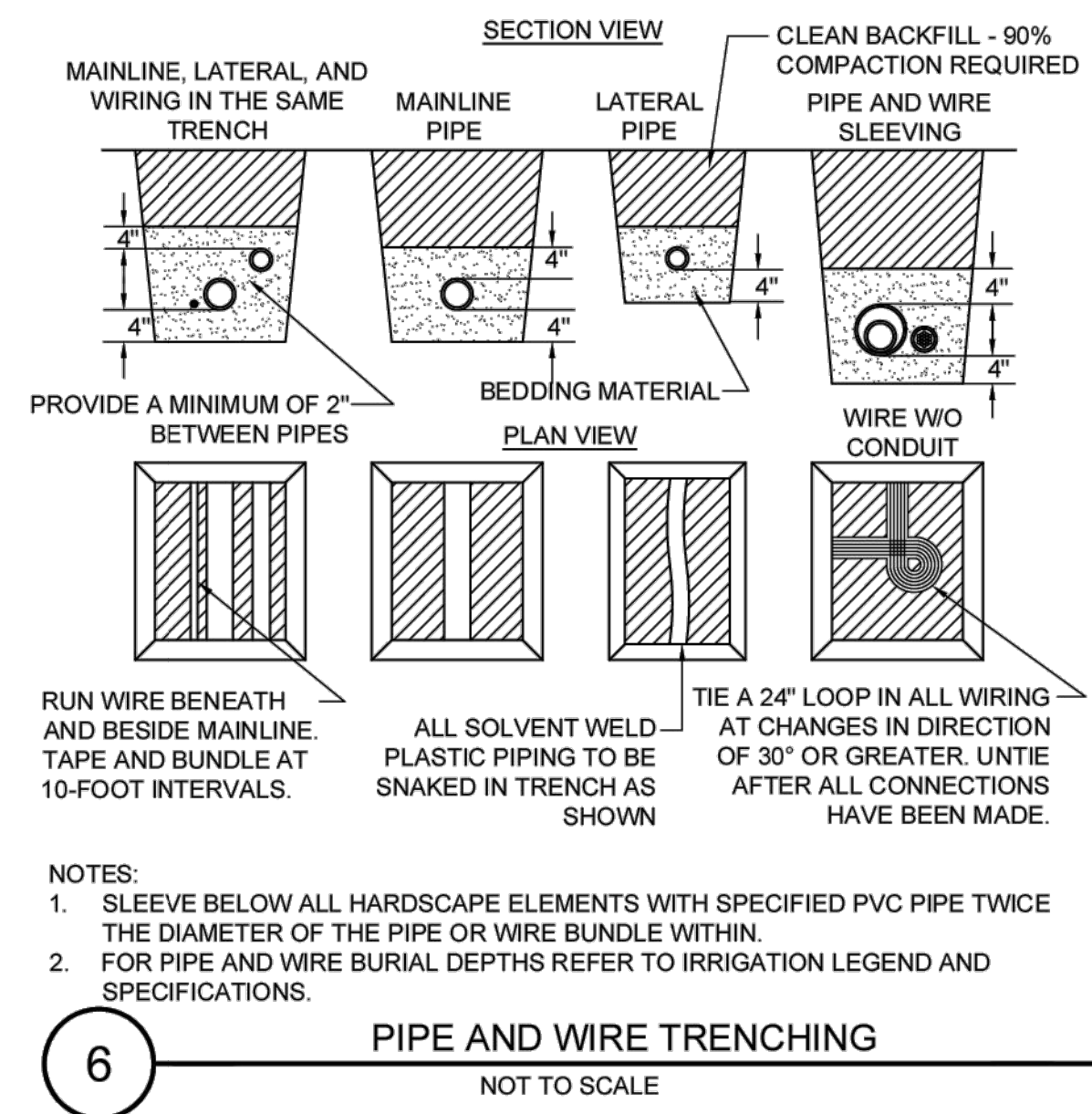
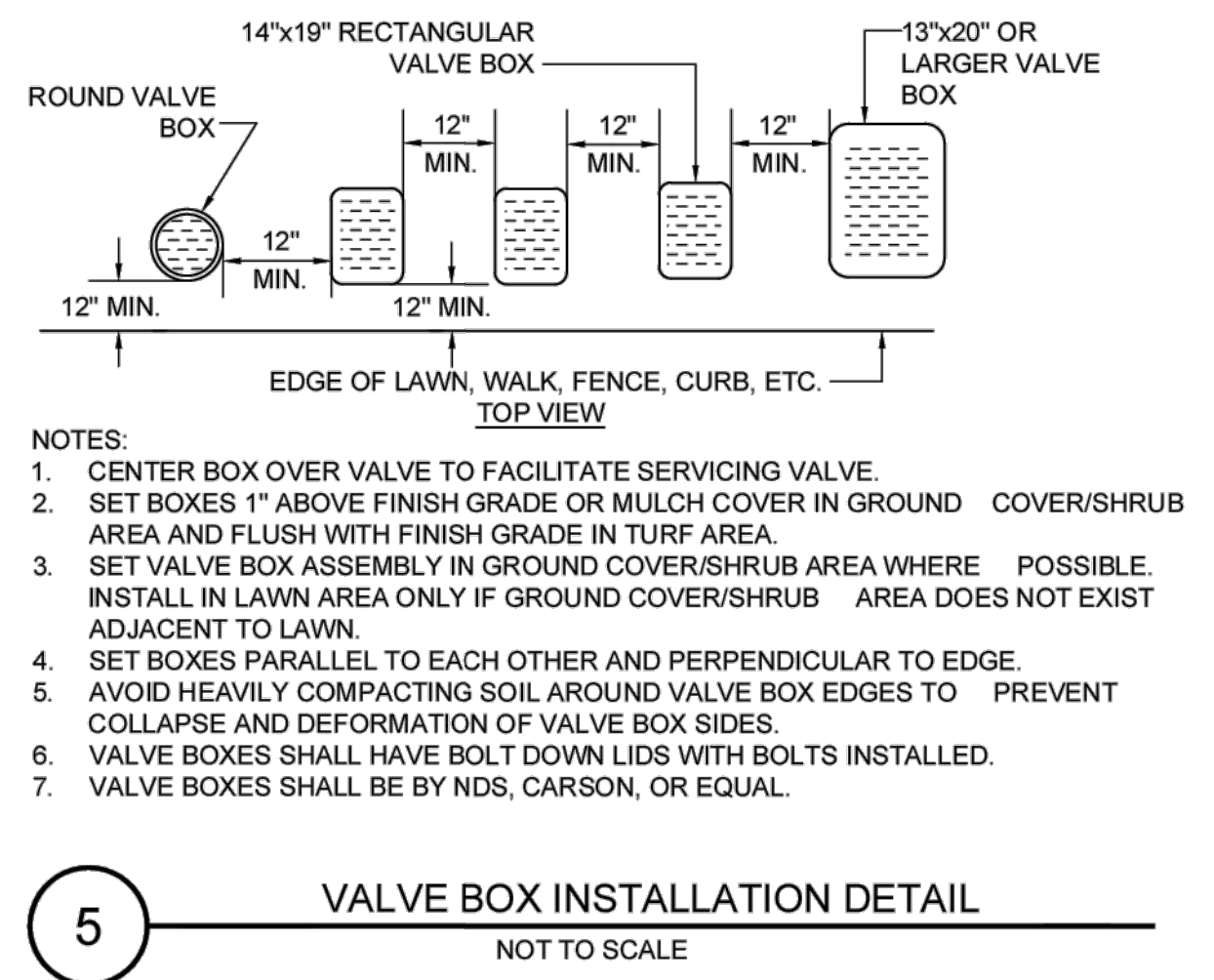
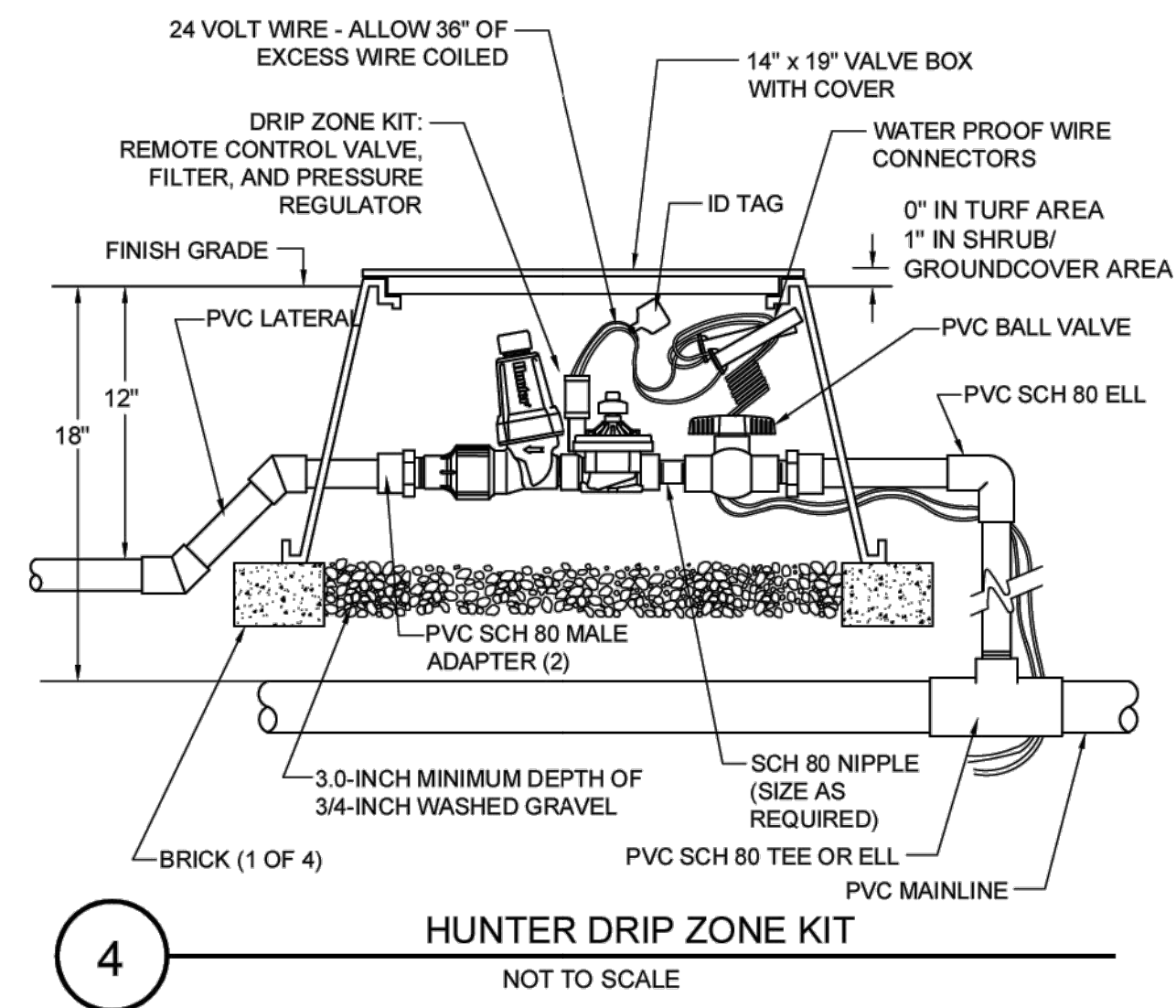
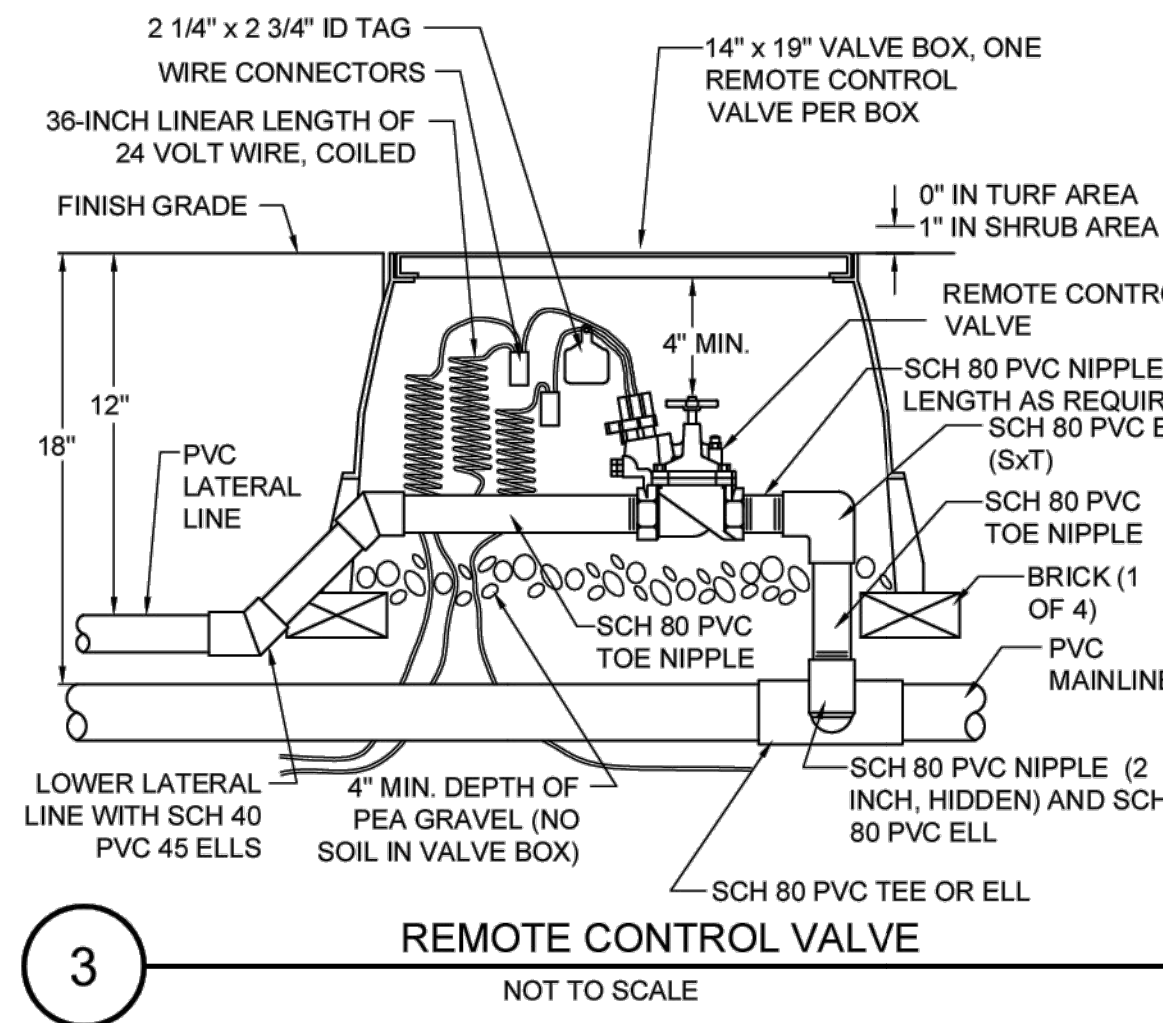
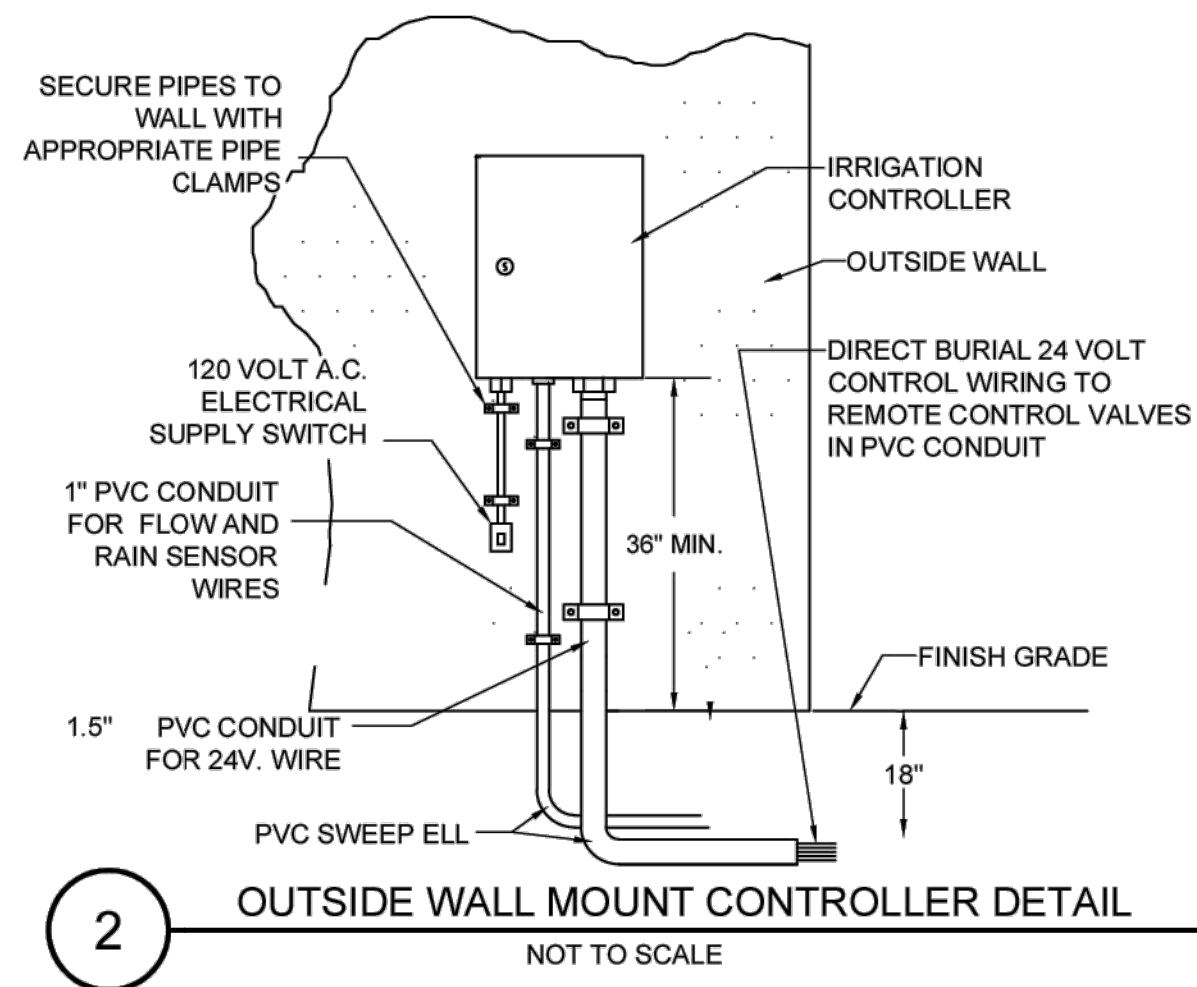
PVC MAINLINE TO VALVES

PVC SCH 80 TOE NIPPLE INLET/OUTLET

1

REDUCED PRESSURE BACKFLOW ASSEMBLY

NOT TO SCALE



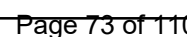
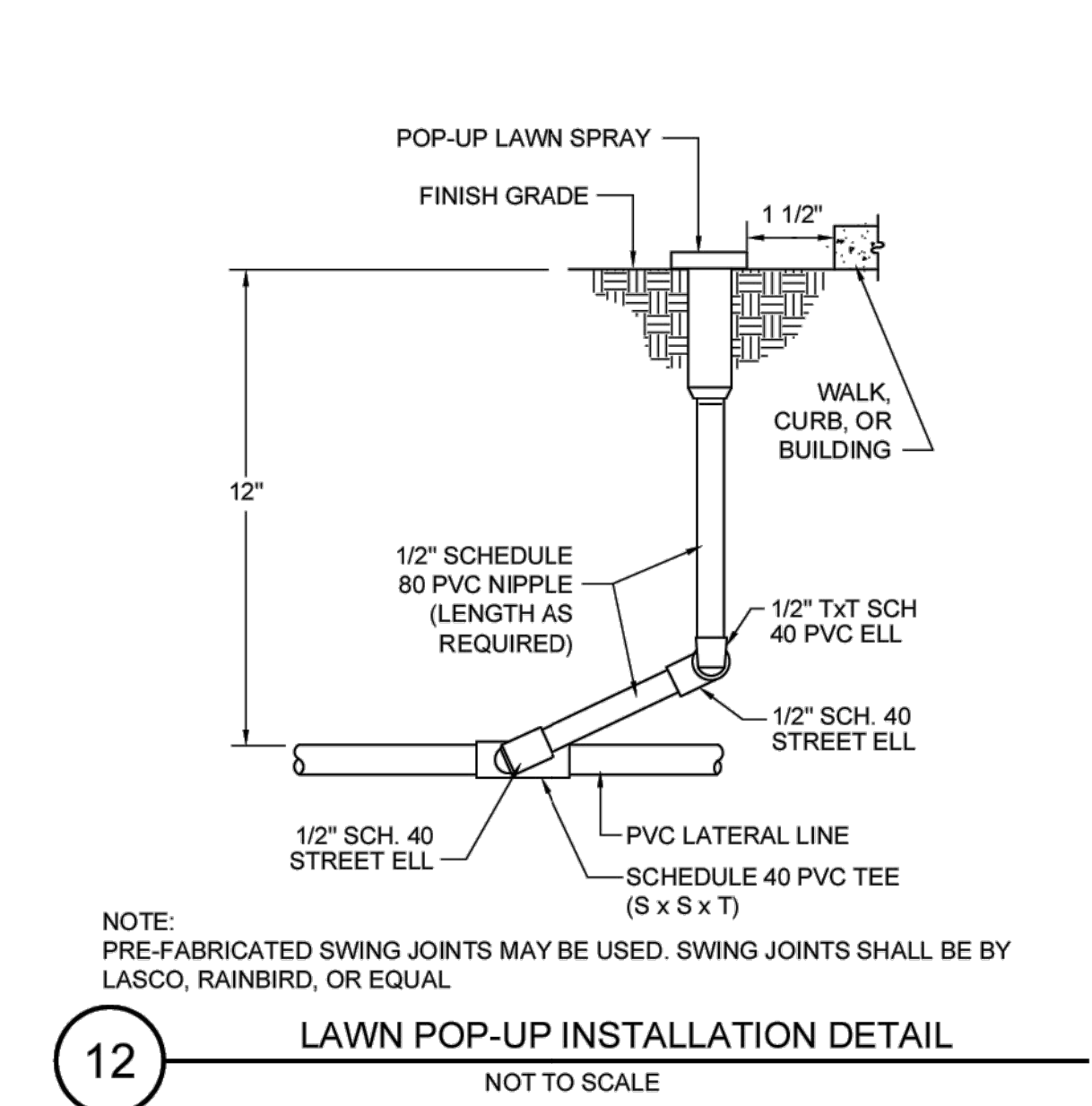
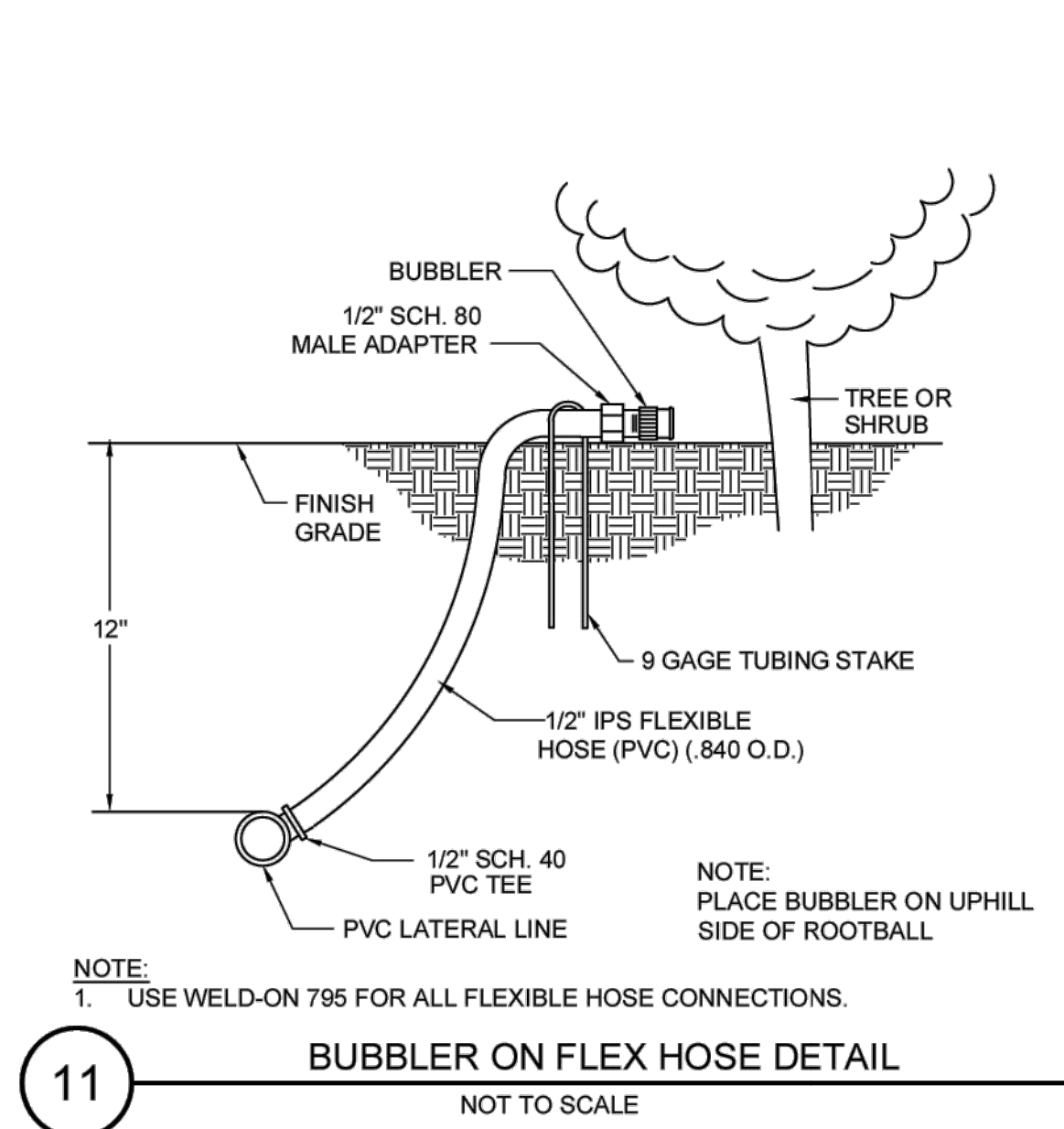
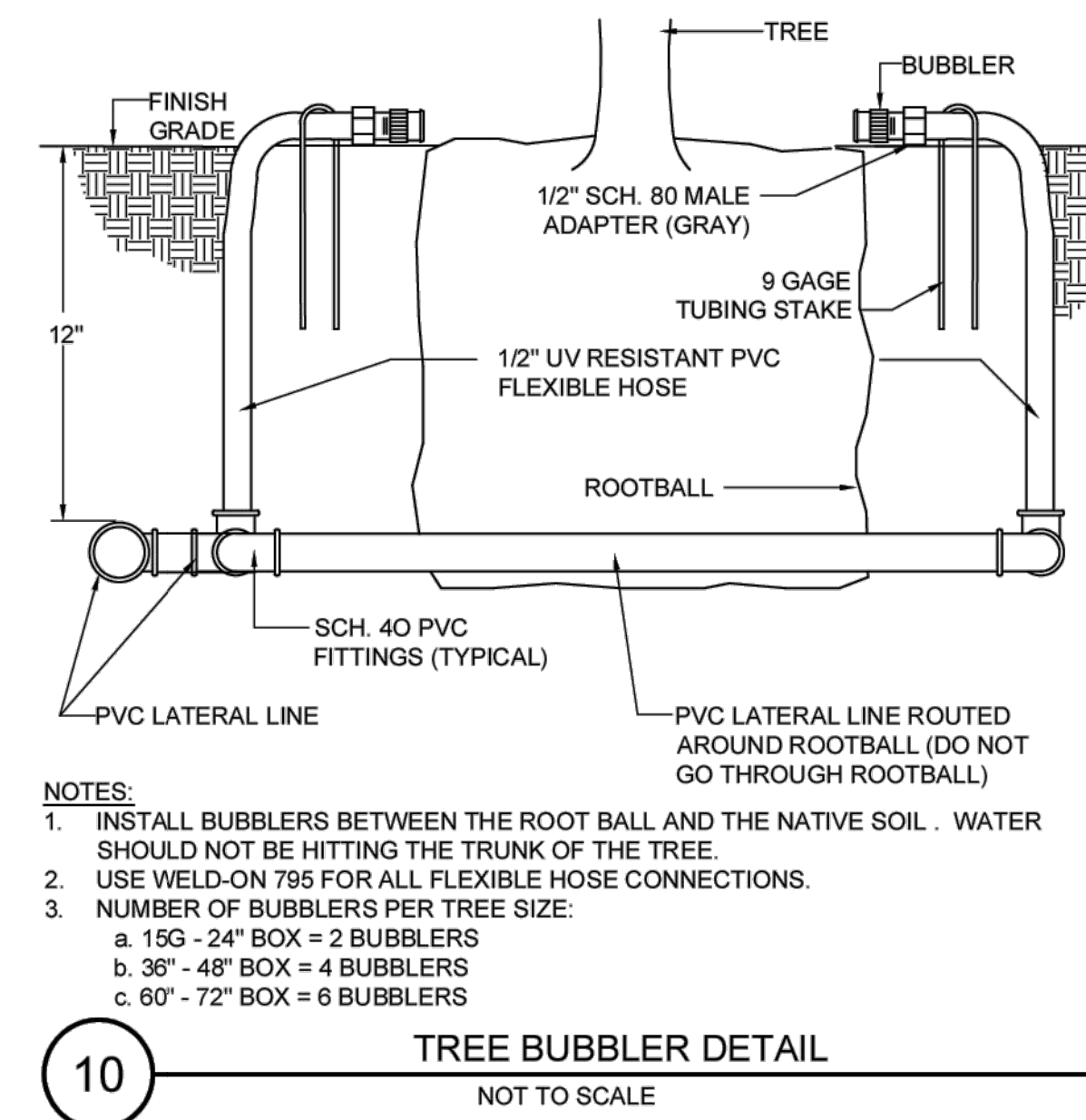
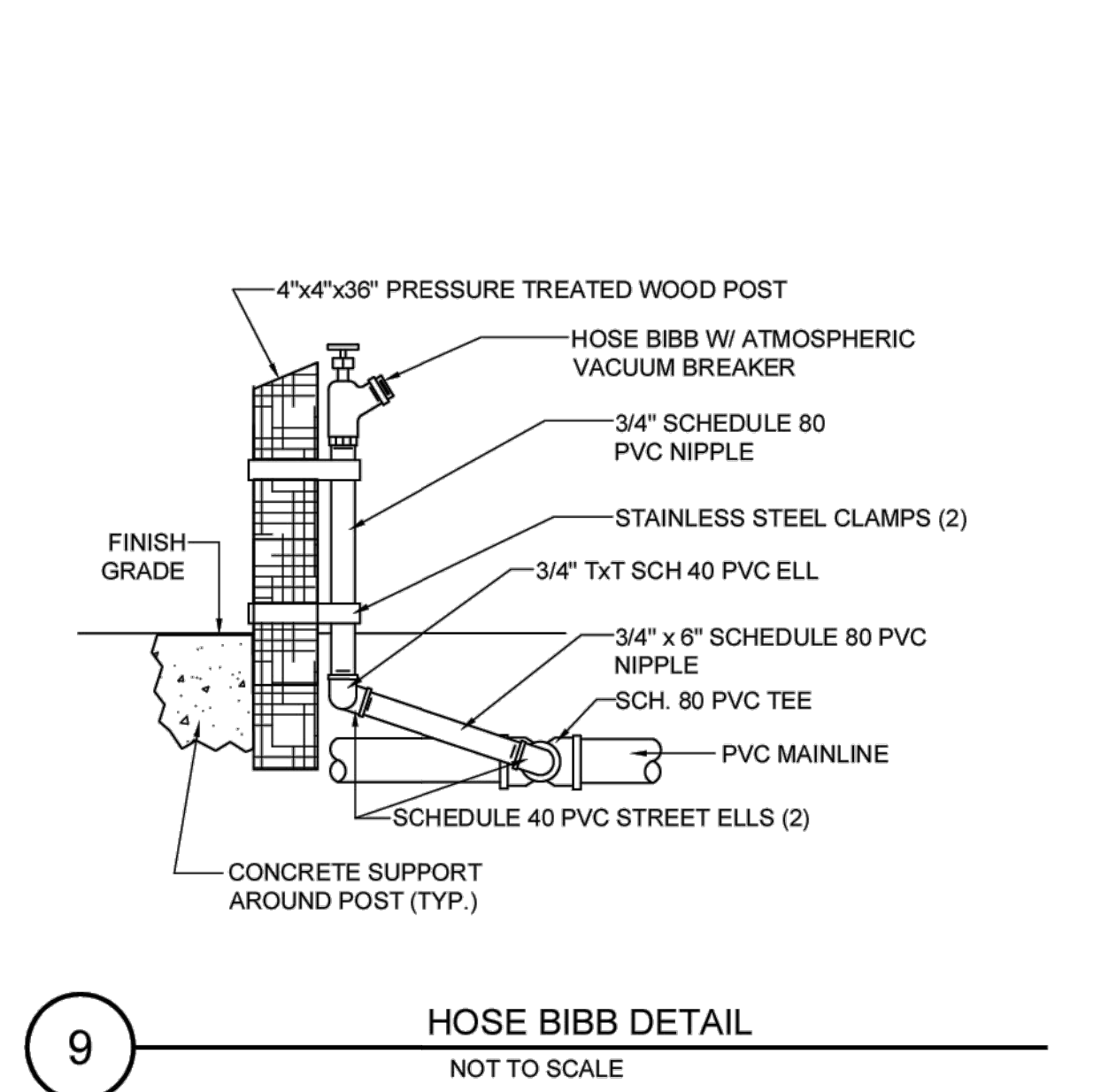
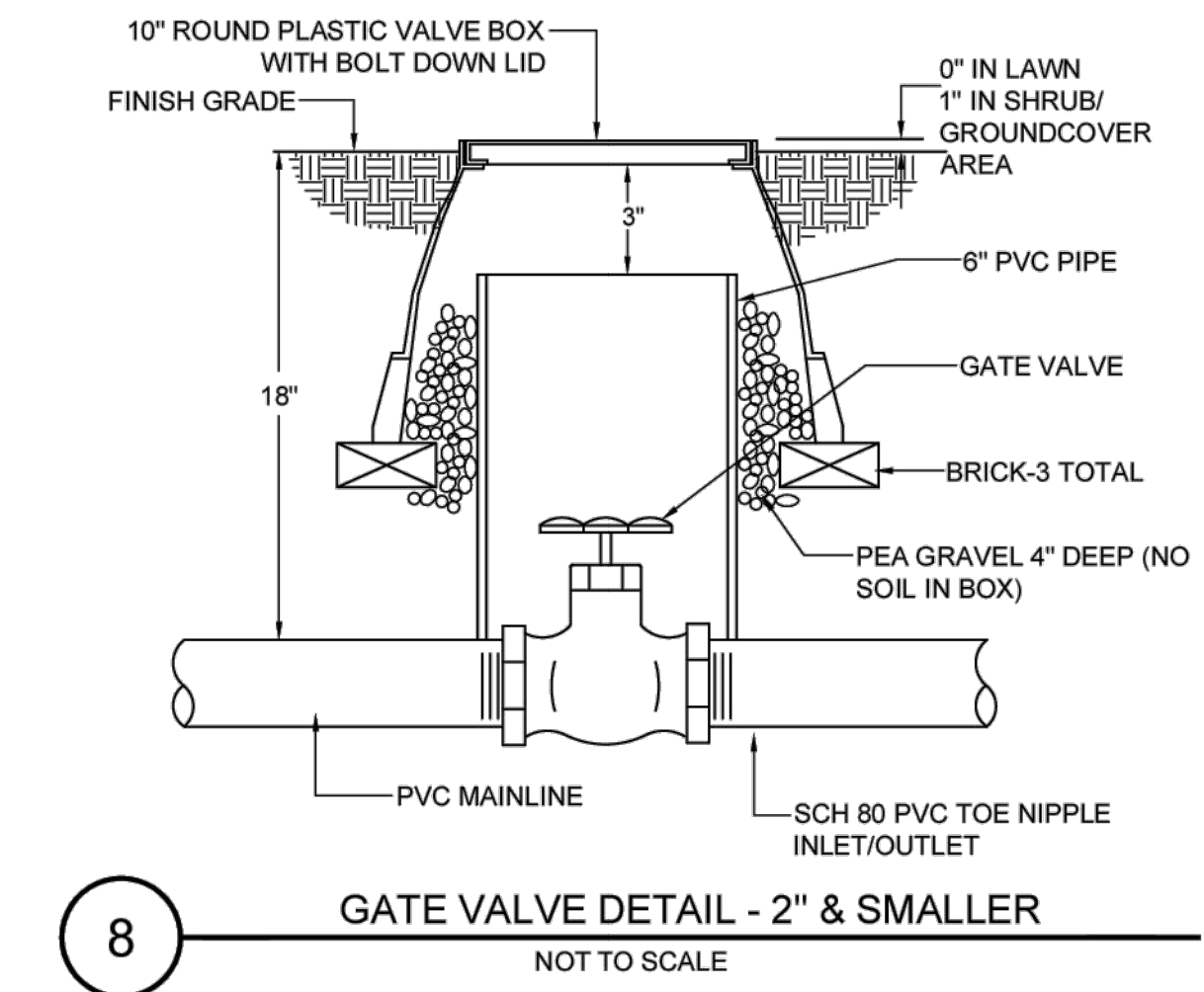
- STEP 1:** STRIP WIRES 1/2" FROM ENDS.

**STEP 2:** APPLY SCOTCHLOK® Y SPRING CONNECTOR IN A CLOCKWISE DIRECTION.

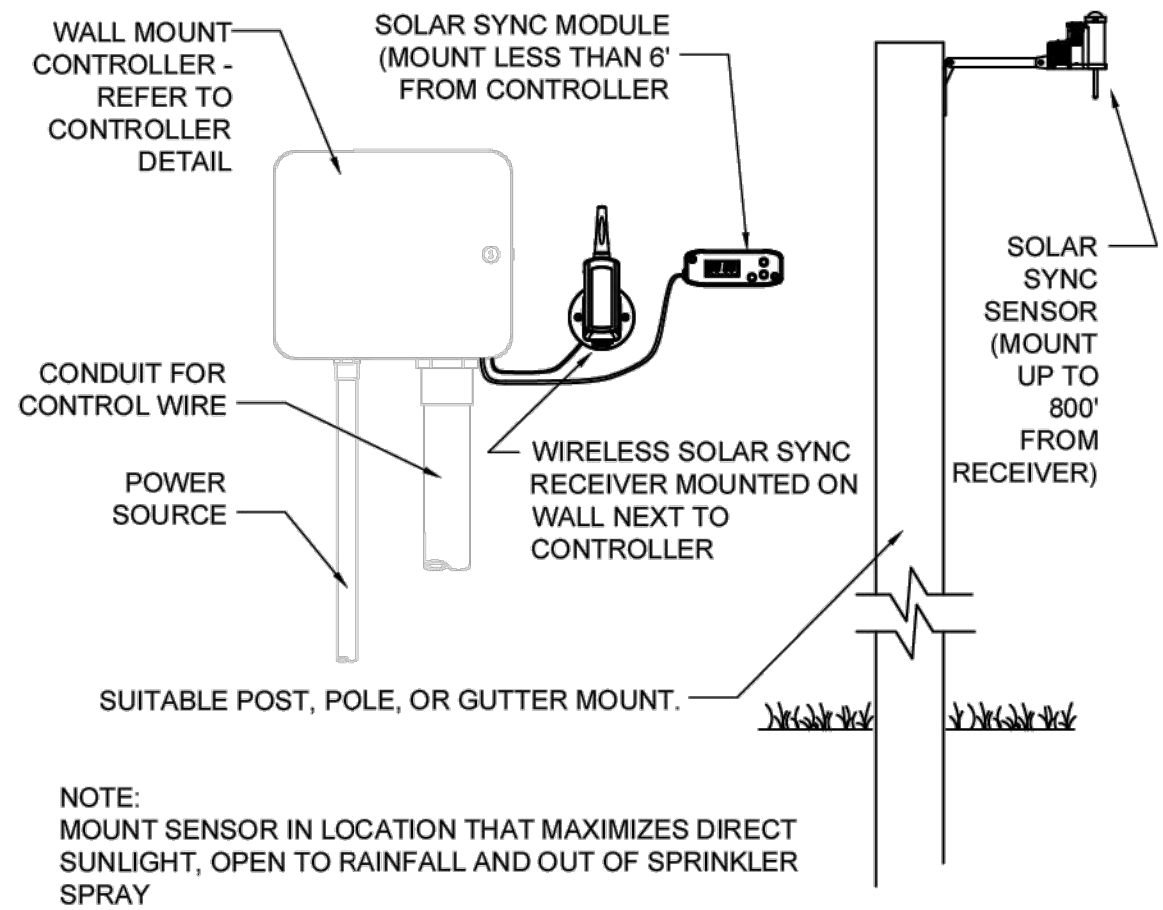
**STEP 3:** INSERT SPLICE TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT BOTTOM OF TUBE.

**STEP 4:** POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.

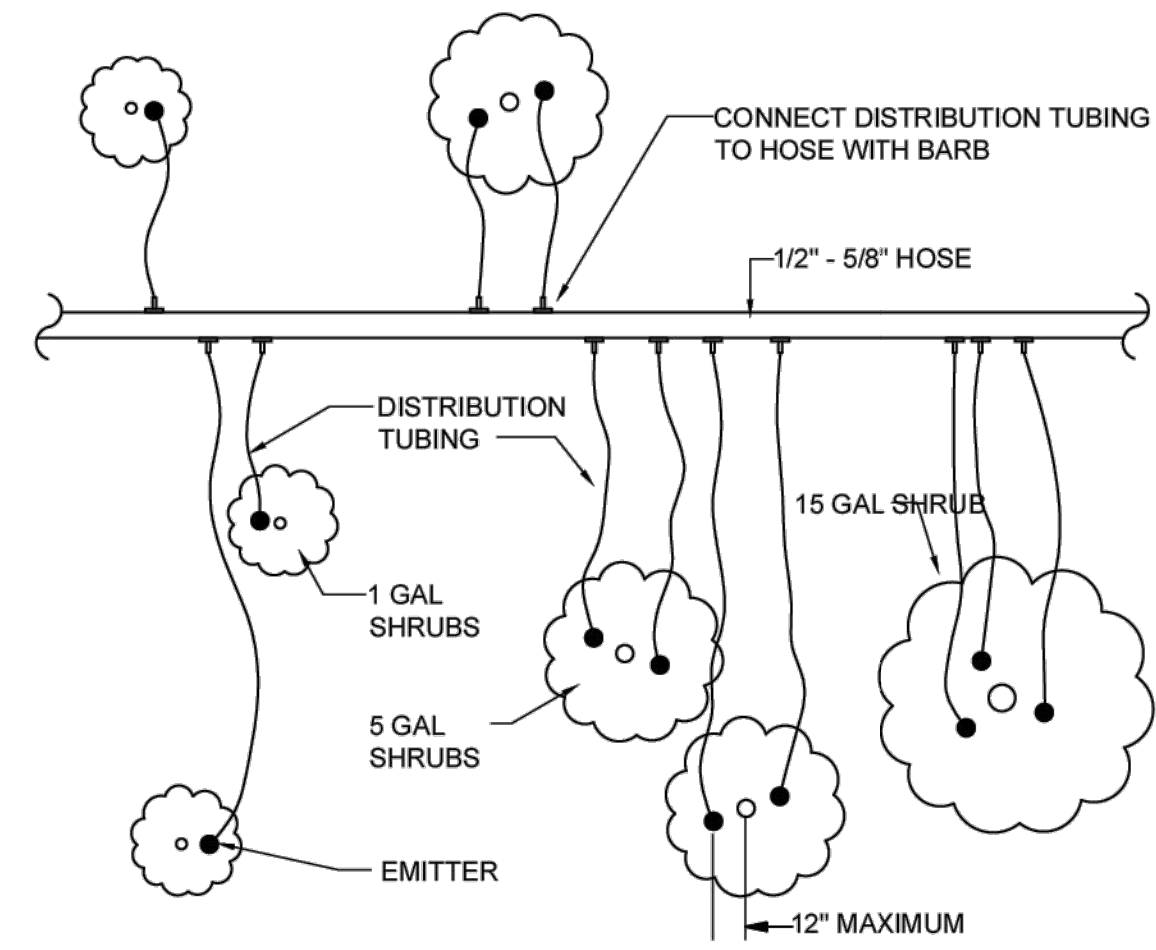
**NOTE:** MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE #14'S OR TWO #12'S.



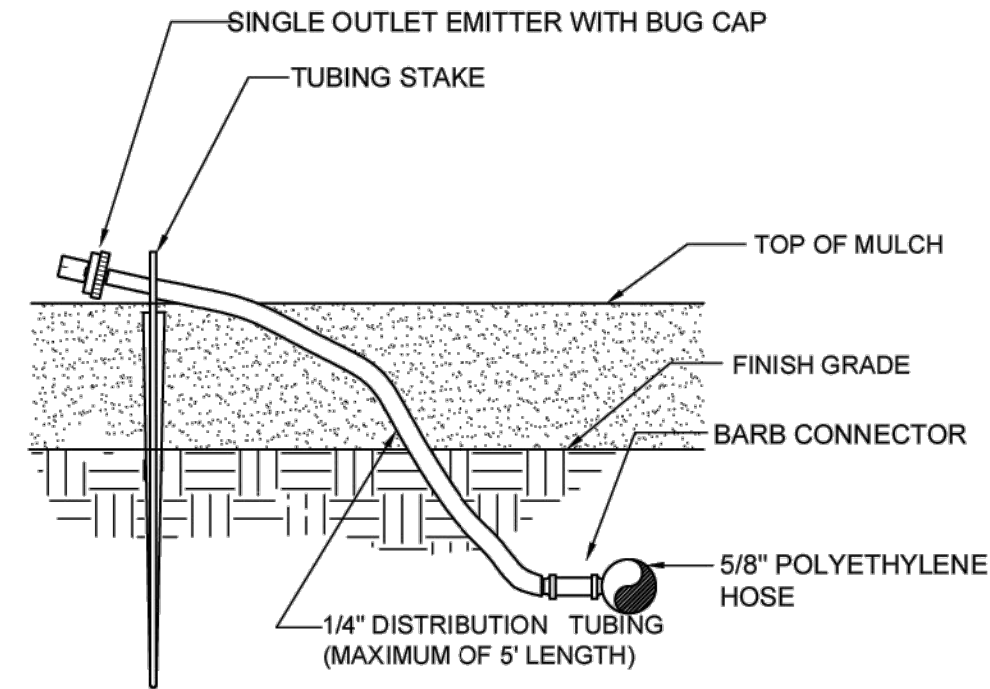




13 HUNTER SOLAR SYNC WEATHER SENSOR  
NOT TO SCALE

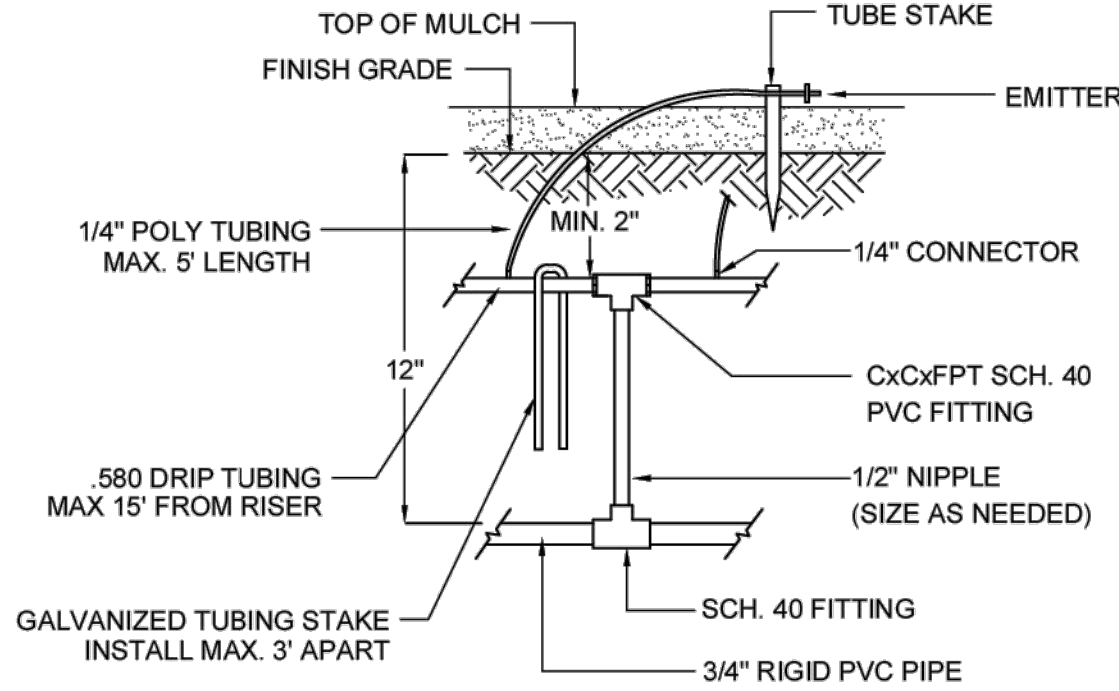


14 TYPICAL DRIP EMITTER LAYOUT  
NOT TO SCALE

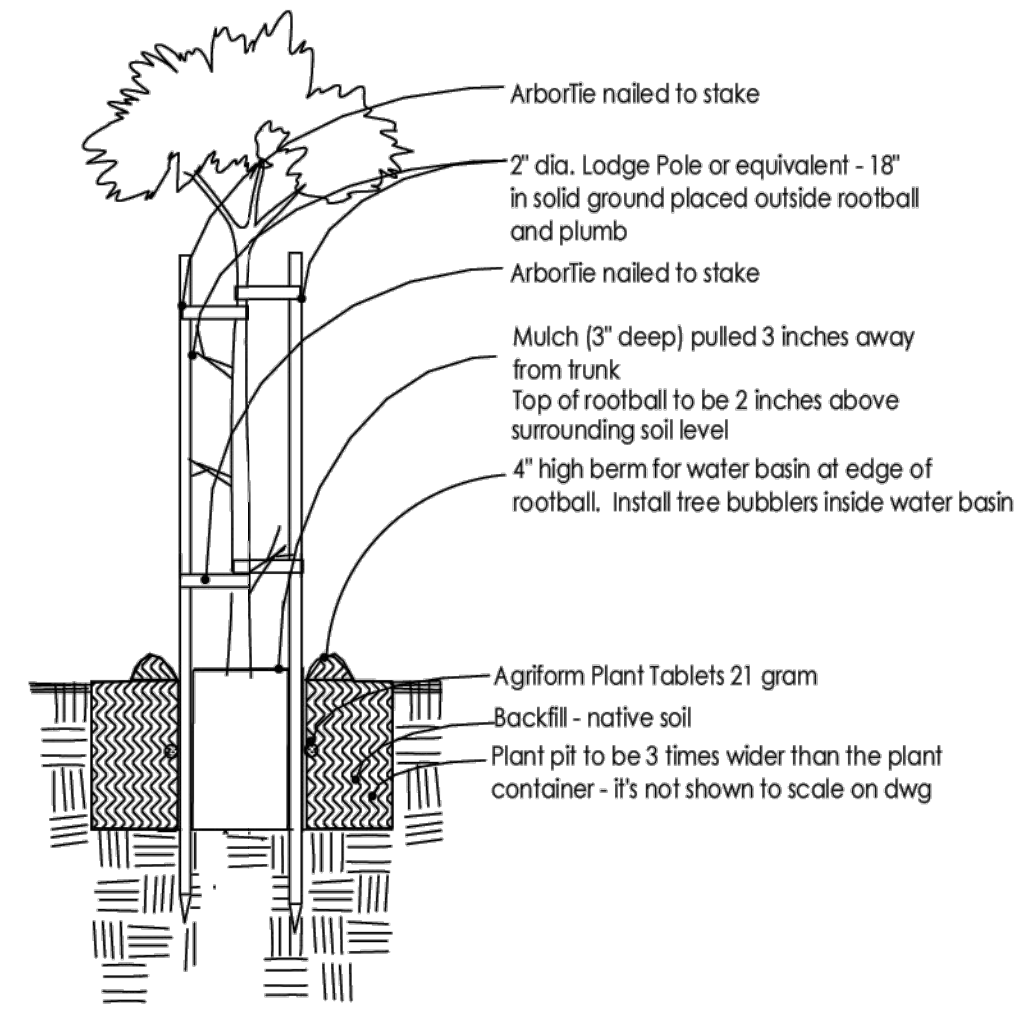


- NOTE:
1. CONNECT 5/8" TUBE TO PVC LATERAL LINE USING COMPRESSION FITTINGS.
  2. 5/8" HOSE SHALL NOT RUN LONGER THAN 20' FROM PVC LATERAL LINE.

15 SINGLE OUTLET EMITTER DETAIL  
NOT TO SCALE

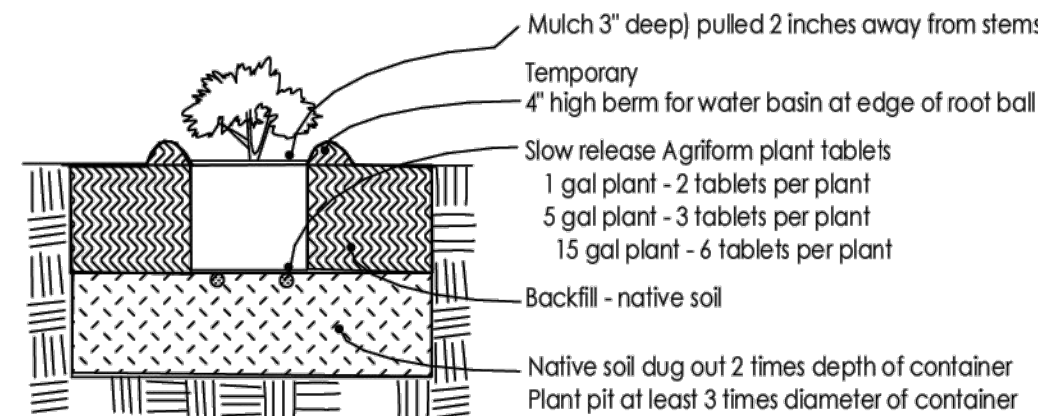


16 RISER TO DRIP TUBING DETAIL  
NOT TO SCALE



- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- 2) Dig hole at least 2" less deep than the container and 3 times wider than the diameter of the container the plants were delivered in.
- 3) Gauge holes in the side of the plant pit - 2 holes per sq. ft. of wall surface
- 4) Remove rootball carefully from container with support from below. Sever any circling roots (3/16" dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
- 5) Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball
- 6) Put Agriform Plant Tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 5 tablets per 1 inch of caliper width. Fill the remainder of the hole with backfill and pack it.
- 7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
- 8) Install stakes such that the stakes and the tree lies won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other

17 TREE PLANTING  
NOT TO SCALE



- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- 2) Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
- 3) Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water.
- 4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarify rootball walls in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
- 5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
- 6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
- 7) Make the water basin.
- 8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
- 9) Install mulch

18 SHRUB PLANTING  
NOT TO SCALE



PROJECT:  
CHIANG RESIDENCE  
260 HAWTHORNE AVENUE  
LOS ALTOS, CA  
APN#: 170-27-018

| REVISIONS: |            |                     |
|------------|------------|---------------------|
| NO.        | DATE       | DESCRIPTION         |
| 1.         | 12/24/2024 | PERMIT RE-SUBMITTAL |
| 2.         | 04/29/2025 | PERMIT RE-SUBMITTAL |
| 3.         | 08/08/2025 | PERMIT RE-SUBMITTAL |
| 4.         | 09/19/2025 | PERMIT RE-SUBMITTAL |

DRAWING TITLE:  
IRRIGATION  
AND  
LANDSCAPE  
DETAILS

PROJECT NO:  
009

SCALE:  
AS SHOWN

DRAWN BY:  
JZ/YC

REVIEWED BY:

ISSUE DATE:

DRAWING NO:

L4.3



GENERAL CONDITIONS – SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1 QUALITY ASSURANCE:

- A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.
- B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering products or commencing with the work.
- C. Check and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2 CONTRACTOR COORDINATION

- A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3 DIMENSIONS AND SCALE

- A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those at small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions at the site and shall be solely responsible for same or deviations from same.

1.4 LAWS AND REGULATIONS

- A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5 LICENSES AND PERMITS

- A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6 SUBMITTALS

- A. At the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all amendments, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS

- A. Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's

1.8 ERRORS AND OMISSIONS

- A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9 INSPECTIONS/REVIEWS DEFINITION

- A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL

1.1 WORK INCLUDED

- A. The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

- 1.2 GUARANTEE. The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3 REVIEWS

- A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4 WATER PRESSURE

- A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES

- A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6 ELECTRICAL CONNECTION

- A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

PART 2 – PRODUCTS

2.1 PIPE

- A. Plastic pipe is to be polyvinyl chloride, marked 1120–1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyvinyl chloride, type I–II fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the irrigation legend. For joining, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and code number.
- B. Galvanized steel pipe is to comply with ASTM A120 or ASTM A53, galvanized, Schedule 40, threaded, coupled, and hot–dip galvanized. Use 150 lb. rated galvanized malleable iron, banded pattern fittings. Wrap all galvanized pipe below grade with 2" wide, 10 mil. plastic wrapping tape (#50 Scotch wrap or equal).
- C. Drip tubing is to be as noted on plans. Use compression fittings.

2.2 CONTROL WIRE

- A. Use type UF direct burial wire minimum size #14, copper, U.L. approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY Direct Bury Wire Splice Kits or dry splice type wire connectors at splices. No underground splices will be allowed without a splice box.

2.3 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 EXCAVATION

- A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved.
- B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for mainline pressure piping. 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. 3. Twelve (12) inches for lateral distribution lines. 4. Twenty–four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire sleeve under A.C. paving.
- C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (most pipes and sleeves under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3 INSTALLATION OF PIPE

- A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturers of the pipe and equipment and exercising care to prevent damage to the materials or equipment.
- B. Metal pipe threads shall be sound, clean cut, and bored to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly placed on the male threads only throughout the system.
- C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste sealer products on plastic valves. Tighten plastic threaded connections with light wrench pressure only.
- D. Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas whenever possible.
- E. Thread male PVC connections into metal female connections rather than the opposite.
- F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Snake" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe.
- G. Place backfill in 6" layers such that there will be no settling. The top 6" of soil is to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4 INSTALLATION OF EQUIPMENT

- A. Flush lines clean prior to installation of valves, sprinkler heads, or hose bibs. Install valves, sprinkler heads, controllers, backflow preventors, hose bibs, and other equipment as per the Irrigation Plan and details.

3.5 ELECTRICAL WORK

- A. The line voltage work shall consist of connecting the controller to the nearest available 115 volt supply. The line voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outlets. The low voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided at each automatic valve. Appropriate expansion loops shall be provided throughout the system to assure that no wiring will be under stress.
- B. All splices and connections on the 24 volt system shall be made using 3M DBY Direct Bury Splice Kits, Rain Bird Pentite connector, or equal.
- C. Wiring, wherever possible, shall be placed in the same trench with, and alongside of, the irrigation main water line. Tape and bundle wire every ten feet. All wiring placed under paving shall be put in adequately sized Sch 40 PVC pipe sleeves prior to paving operations.
- D. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #14 UF direct burial wire. For wire runs over 1000 feet consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6 TESTING

- A. All testing shall be done in the presence of the Owner's Representative. Center–load all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 160 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Mains shall be tested at 100 P.S.I., and laterals at 65 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pump for tests. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve at water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to have minor seepage at multiple swing joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 65 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap risers or turn adjusting screws on nozzles to the "off" position, as appropriate. Repair any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7 SYSTEM ADJUSTMENT

- A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to assure proper coverage of planted areas. (2) Relocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto building, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to assure their proper function, both automatically and manually. (5) Installation of pop–up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop–ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head drainage from eroding landscape areas, wasting water, or creating soggy spots in the landscaping.

3.8 AS–BUILT DRAWINGS AND INSTRUCTION

- A. Regularly update a print of the system noting any changes which are made by dimensioning features below grade from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints marked to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs.
- B. After the system has been completed, inspected, and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the system. Give the Owner completed warranty cards for the irrigation equipment and keys to controllers and hose bibs.

SOIL PREPARATION AND PLANTING

PART 1 – GENERAL

1.1 DESCRIPTION

- A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2 QUALITY ASSURANCE

- A. Plant Identification and Quality
1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with standards of practice of the American Association of Nurserymen. In all cases, botanical names take precedence over common names.
2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, eggs, larvae, excessive abrasions, sun scalds, or other objectionable disfigurements, and shall conform to the standards as outlined by the California Association of Nurserymen. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well developed branch system, and vigorous, fibrous root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to these requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.
3. Sod shall have a well developed root system. Yellowing, brown, diseased, dried, or pest infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site.
4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

1.3 SUBMITTALS

- A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable soils lab (i.e., Perry Lab, Watsonville or Santa Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for:
1. Particle size distribution (clay, silt, sand).
2. Agricultural suitability including any excess problems; i.e., salinity (calcium, magnesium), boron, sodium, pH level.
3. Fertility – amounts of available nitrogen, potassium, phosphorous, iron, magnesium, copper, zinc, and boron.
4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any exist and the cost of testing for them is expensive and difficult. An interpretation of the test results and their effect on plant performance done by the lab staff or an approved horticultural consultant should be included in the report. The Owner is responsible for the cost of initial testing and for any additional chemicals and amendments that are required that are not already included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the results of the soil tests.
5. If bidding is done prior to soil fertility tests, bid 6 cu yds. of nitrized RWD sawdust and 16 lbs. of 12–12–12 fertilizer per 1000 sq.ft. tilled or dug into the top 6" to 8" of soil in all planting areas for bidding purposes only. Revise bid when results of soil fertility tests are obtained.

1.4 GUARANTEE

- A. Trees shall be guaranteed 1 year – all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants or trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5 PRODUCT HANDLING

- A. Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti–dessicant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6 REVIEWS

- A. Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 – PRODUCTS

2.1 TOPSOIL

- A. Native topsoil or import landscape soil

2.2 NATIVE TOPSOIL

- A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3 IMPORT LANDSCAPE SOIL

- A. Import landscape soil must be tested and meet the following specification:
1. TEXTURE: Sandy loam to loam
2. GRADING:
- | SEIVE SIZE           | PERCENT PASSING SIEVE |
|----------------------|-----------------------|
| 25.4 mm (1")         | 95 – 100              |
| 9.51 mm (3/8")       | 85 – 100              |
| 53 Micron (270 mesh) | 10 – 30               |
3. CHEMISTRY – SUITABILITY CONSIDERATIONS:
- a. Salinity: Saturation Extract Conductivity (ECe x 103 @ 25 degree C.) Less than 4.0
- b. Sodium: Sodium Adsorption Ration (SAR) Less than 9.0
- c. Boron: Saturation Extract Concentration Less than 1.0 PPM
- d. Reaction: pH of Saturated Paste: 5.5 – 7.5
- e. Lime: less than 3% by weight

4. PESTS:

- a. The population of any single species of plant pathogenic nematode: fewer than 500 per pint of soil.
5. ORGANIC MATTER
- a. Soil is to have 5% to 10% organic matter at below 18 inches in depth. Soil is to have less than 30% organic matter at 0 to 18 inches in depth Organic matter to be less than 1" dia. Do not use mushroom compost. No noxious weeds are allowed.
6. FERTILITY CONSIDERATIONS:
- a. Soil is to contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting.
7. COMPACTION
- a. Compact the soil enough so it doesn't settle more when walked on and not significantly over time where the flow of drainage will be affected or soil needs to be added. Don't over compact or work soil when it has too much moisture. Dig bottom layer of import soil into existing soil. Compact in 6 inch lifts.

2.4 ORGANIC SOIL AMENDMENT

- A. Redwood sawdust, 0–1/4" in diameter, that is nitrogen stabilized by the supplier, and contains a wetting agent. Also see note on planting plan

2.5 ORGANIC MULCH

- A. See Planting Plan

2.6 PLANTER SOIL MIX

- A. See Planting Plan and Details.

2.7 BACKFILL FOR PLANT PITS

- A. For native soils with 50% or more clay content – 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods this will require mixing the backfill in a stockpile at the site or at the supplier. For soils with less clay content amend only the top 8" of the plant pit backfill as per the soils lab recommendations.

2.8 FERTILIZER

- A. Fertilizer needs and amounts will be based on the results of the soil test
- B. Sod lawn areas (there is no lawn on the plan)

2.9 PLANT MATERIAL SUBSTITUTES

- A. Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.
- B. Weed and Debris Removal – All ground areas to be planted shall be cleaned of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site.

- C. Contaminated Soil – Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the Owner's Representative and do not proceed until the contaminated soil is removed and replaced.
- D. Moisture Content – Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2 ROUGH GRADING AND TOPSOIL PLACEMENT

- A. Request a review by the Owner's Representative to verify specified limits and grades of work completed to date before starting soil preparation work. Place topsoil as required to obtain an 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by ripping. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad compaction) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or rotohammers to break up and turn soil to a minimum depth of 12". If proposed planters are in areas of existing paving or base rock, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the mulch is installed, the grade will be +– 1" to finish grade.
- B. Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Moisten to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3 FINISH GRADING

- A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said Plans and as herein specified.
- B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by walks, paving, curbs, or catch basins. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required.
- C. All grades shall provide for natural runoff of water without low spots or pockets. Flowline grades shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. All finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.5 MULCHING

- A. Recultivate soils compacted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed onto paving or block drain swales or inlets.

3.6 WEED CONTROL

- A. The Contractor is responsible for pre–emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. Clay soils can increase the effect of certain pre–emergents. Adjust the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7 MAINTENANCE

- A. Maintenance shall begin immediately after each plant is installed.
- B. Maintenance will include:
1. Continuous operations of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to assure good normal growth.
2. Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period.
3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10–day intervals.
4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Moles, gophers, and other rodents shall be controlled by traps, approved pellets inserted by probe gun, or other approved means.
5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.
6. Replacements: Immediately replace any plant materials that die or are damaged. Replacements shall be made to the Specifications as required for original plantings.
7. Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the sawdust/sand root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will do best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8 PRELIMINARY INSPECTION

- A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9 FINAL INSPECTION

- A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.



PROJECT:  
**CHIANG RESIDENCE**  
**260 HAWTHORNE AVENUE**  
**LOS ALTOS, CA**  
**APN#: 170-27-018**

| REVISIONS: |                                |
|------------|--------------------------------|
| NO.        | DATE DESCRIPTION               |
| 1.         | 12/24/2024 PERMIT RE-SUBMITTAL |
| 2.         | 04/29/2025 PERMIT RE-SUBMITTAL |
| 3.         | 08/08/2025 PERMIT RE-SUBMITTAL |
| 4.         | 09/19/2025 PERMIT RE-SUBMITTAL |

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|  |

DRAWING TITLE:  
**LANDSCAPE**  
**NOTES**

PROJECT NO.:  
009

SCALE:  
AS SHOWN

DRAWN BY:  
JZ/YC

REVIEWED BY:

ISSUE DATE:

DRAWING NO.:

**L4.4**





PROJECT:  
CHIANG RESIDENCE  
260 HAWTHORNE AVENUE  
LOS ALTOS, CA  
APN#: 170-27-018

| R E V I S I O N S : |            |                    |
|---------------------|------------|--------------------|
| NO.                 | DATE       | DESCRIPTION        |
| 1.                  | 12/24/2024 | PERMIT RE-SUBMITT. |
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| 3.                  | 08/08/2025 | PERMIT RE-SUBMITT. |
| 4.                  | 09/19/2025 | PERMIT RE-SUBMITT. |

DRAWING TITLE:  
**HYDROZONE  
PLAN**

PROJECT NO:  
009

SCALE :  
AS SHOWN

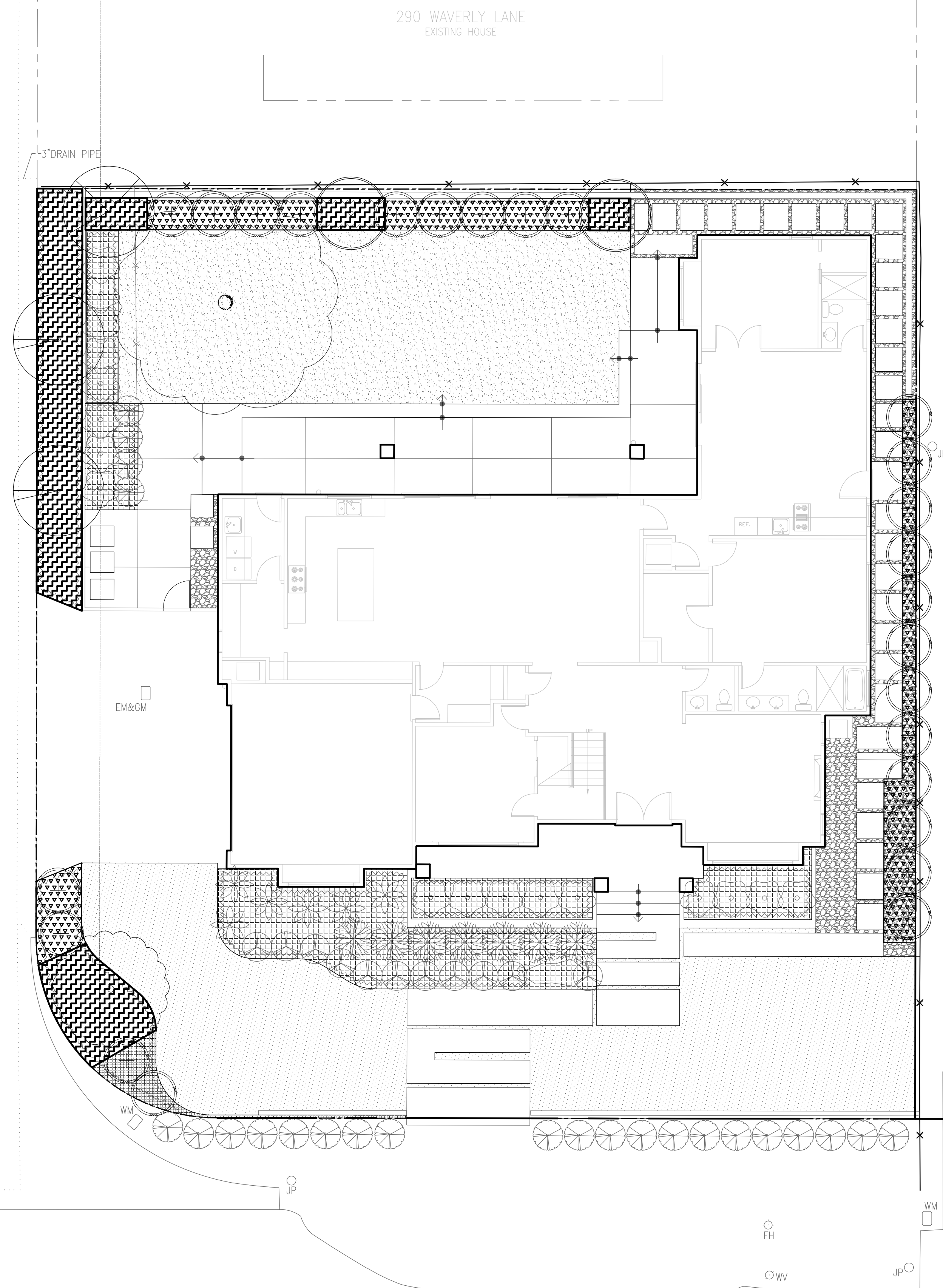
DRAWN BY:  
JZ/YG

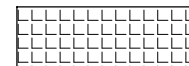
REVIEWED BY:

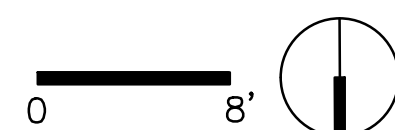
ISSUE DATE:

D R A W I N G   N O

## L5.0



| HYDROZONE-DESCRIPTION<br>VALVES                                                       |     |                       | SQ.FT. | % OF TOTAL |
|---------------------------------------------------------------------------------------|-----|-----------------------|--------|------------|
|  | 1,4 | DRIP, MED WATER TREE  | 396    | 27.9%      |
|  | 2,5 | DRIP, LOW WATER SHRUB | 706.8  | 49.8%      |
|  | 3,6 | DRIP, MED WATER SHRUB | 317.9  | 22.4%      |







## **ZONING ADMINISTRATOR AGENDA REPORT**

**TO:** Stephanie Williams, Zoning Administrator

**FROM:** Brittany Whitehill, Senior Planner

**SUBJECT:** SC25-0015 – 682 Panchita Way

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### **RECOMMENDATION**

Approve design review application SC25-0015 for the construction of a new 3,554 square-foot two-story residence subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

### **BACKGROUND**

#### **Project Description**

- Project Location: 682 Panchita Way, located on the west side of Panchita Way between Alvarado Avenue and Marich Way
- Lot Size: 10,154 square feet
- General Plan Designation: Single-Family (4 dwelling units/net acre)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes demolition of the existing one-story house and construction of a new 3,554 square foot, two-story house with an attached garage (see Attachment 1 – Project Plans). The garage will be accessed via a new driveway from Panchita Way. Additionally, the site will be improved with a pedestrian walkway from Panchita Way and new landscaping throughout the site, including various trees and shrubs. The plans include an attached accessory dwelling unit (ADU) which will be reviewed ministerially with a building permit submittal.

## ANALYSIS

### Design Review

The proposed home complies with the R1-10 district development standards found in LAMC Chapter 14.06, as demonstrated by the following table:

|                                                | Existing                 | Proposed               | Allowed/Required       |
|------------------------------------------------|--------------------------|------------------------|------------------------|
| <b>COVERAGE:</b>                               | 26.7%                    | 24.4%                  | 30%                    |
| <b>FLOOR AREA:</b>                             |                          |                        |                        |
| First floor                                    | 2,565 sq. ft.            | 2,286 sq. ft.          | -                      |
| Second floor                                   | -                        | 1,268 sq. ft.          | -                      |
| Total                                          | 2,565 sq. ft.<br>(25.2%) | 3,554 sq. ft.<br>(35%) | 3,554 sq. ft.<br>(35%) |
| <b>SETBACKS:</b>                               |                          |                        |                        |
| Front                                          | 25'                      | 25'                    | 25'                    |
| Rear                                           | 40'-9"                   | 28'-2.5"               | 25'                    |
| Right Side (1 <sup>st</sup> /2 <sup>nd</sup> ) | 10'-6"                   | 10'/ 20'-2"            | 10'/ 17'-6"            |
| Left Side (1 <sup>st</sup> /2 <sup>nd</sup> )  | 9'-10"                   | 10'/ 21'- 4.75"        | 20'/17'-6"             |
| <b>HEIGHT:</b>                                 | 14'-6"                   | 26'-9"                 | 27'                    |

Two story residences are permitted in the R1-10 District when they comply with the development standards for the district including setbacks, height, and daylight plane. These requirements limit development and ensure compatibility with surrounding homes, while the Single-Family Residential Design Guidelines address bulk, massing, and neighborhood character. The immediate neighborhood is a transitional character neighborhood, comprised of a combination of one and two-story homes featuring a variety of architectural styles.

The proposed house has a gable and hip roof form which is compatible with the neighborhood character. The home features modest plate heights (9'-7" at the first floor, and 8'-6" at the second floor) and substantial second-story step backs reduce the perceived massing, creating a design that is of appropriate scale when compared to neighboring homes. The proposed house meets all R1-10 standards and follows the Design Guidelines through articulated massing, roof forms, and landscaping that reduce bulk and integrate the design into the neighborhood.

The project site has six protected trees, one of which (Tree No. 1 – Western sycamore) is proposed to be removed due to its poor health and condition as well as interference with existing overhead utility lines. The plans propose to mitigate the loss of Tree No. 1 with a new 24" box Marina strawberry tree. Additionally, the landscape plan proposes five 15-gallon fern pine shrubs, twenty-two 15-gallon tawhiwhi shrubs, and two Little Ollie olive trees, all of which will provide landscape screening around the perimeter of the property. The landscape plan also includes a variety of smaller shrubs and groundcover plants and complies with the Water Efficient Landscape Ordinance (WEL0).

The proposed project meets the R1-10 zoning district development standards and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes



bulk, and enhances onsite landscaping. Therefore, staff recommends the Zoning Administrator approve the Design Review application, subject to the attached findings and conditions of approval.

### **Housing Accountability Act**

The Housing Accountability Act (HAA) (Government Code Section 65589.5), establishes the state's overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects (projects resulting in more than two (2) housing units) that are consistent with objective local development standards unless the City makes specified written findings based upon a preponderance of the evidence that a specific, adverse health or safety impact exists. Legislative intent language indicates that the conditions that would give rise to such a specific, adverse impact upon the public health and safety would occur infrequently. The proposed project is protected under the HAA, as it creates additional housing stock within the City of Los Altos. Additionally, the proposed project meets all applicable objective development and design standards.

### **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

### **PUBLIC NOTIFICATION AND COMMUNITY OUTREACH**

A public meeting notice was mailed to property owners within a 300-foot radius and published in the newspaper. The applicant also posted the public notice sign on the property in conformance with the Planning Division posting requirements.

The project applicants conducted neighborhood outreach to solicit project feedback. No comments from the public have been received by staff as of the writing of this report.

Attachment:

1. Project Plans

Cc: Le Tang (Project Applicant)  
Jingyao Lin and Xiangpeng Zhao (Property Owners)

## **FINDINGS**

### SC25-0015– 682 Panchita Way

With regard to the proposed new two-story residence, the Zoning Administrator finds the following in accordance with Section 14.77.070 of the Municipal Code:

- A. The proposal meets the goals, policies and objectives of the general plan and any objective design guidelines or standards and ordinance(s) adopted for the specific district or area because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the building is on a relatively flat lot and does not include a basement, so minimal grading is required, and the site includes ample softscape and landscape areas to minimize impervious surfaces.
- C. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies. The building design features modest wall plate heights, substantial second-story step backs and a combination of hip and gabled roof forms, all of which visually break up the vertical massing of the building. Additionally, each side of the building includes several horizontal breaks in massing.
- D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass. The design incorporates high-quality materials including a metal roof and smooth stucco siding with faux-wood composite panel accents, and aluminum windows; all of which convey high quality, integrity, permanence and durability.
- E. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because the home features a two-car garage and driveway, which will provide compliant parking for the proposed single-family home, as well as adequate backout distance for vehicle maneuvering.
- F. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program because the plan features robust and varied landscaping, including the protection of five existing protected trees, and the addition of several new trees, shrubs and groundcover. The landscaping will provide privacy screening complies with the Water Efficient Landscape Ordinance (WELo).



- G. Signage when proposed or required is designed to complement the building architecture in terms of style, materials, colors, proportions, and serves as identification of the building or business(es) only. This finding is not applicable as no signage is proposed.
- H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because the proposed mechanical equipment will be screened from public view and will comply with all applicable setback requirements.
- I. Service and trash areas are fully screened from public view or are enclosed in structure(s) that are consistent with the building architecture in materials and detailing. Because the project consists of a single-family home, it does not require a designated trash or service area; however, the design of the site can accommodate trash storage that is not readily visible from the public right of way.
- J. Street improvements which are identified in Chapter 11.20 of the Los Altos Municipal Code will be constructed because the project will install a driveway apron and construct any necessary improvements to the existing rolled curb and gutter along the property frontage. All street improvements will be required to comply with the City of Los Altos Shoulder Paving Policy and be subject to review and approval by the City Engineer.
- K. Offsite improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code, and/or the Subdivision Map Act. This finding is not applicable as no subdivision of land is proposed.
- L. The approval of the Design Review complies with the California Environmental Quality Act (CEQA) because the project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

## **CONDITIONS OF APPROVAL**

SC25-0015 – 682 Panchita Way

### **PLANNING DIVISION**

1. **Expiration:** The Design Review Approval will expire on November 5, 2027, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials received on October 14, 2025, except as modified by these conditions as specified below.
3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approval may be approved by the Development Services Director.
4. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.
5. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.
6. **ADU Not Reviewed:** The proposed ADU included in the plan set is not part of this design review application. Prior to commencement of the ADU construction, a separate building permit issued by the Building Division shall be obtained.
7. **Protected Trees:** Trees Nos. 2, 3, 4, 5, and 6 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
8. **Tree Removal Approved:** Trees Nos. 1 shown to be removed on plan Sheet L1.01 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building



permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.

9. **Replacement Trees:** The applicant shall offset the loss of each protected/street tree with one replacement tree, for a total of one replacement tree. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.
10. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of Trees No. 2, 3, 4, 5, and 6. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.
11. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.
12. **Landscaping Installation and Verification:** All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package prior to final inspection.
13. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.
14. **Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, footcandle estimates, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.

## **BUILDING DIVISION**

15. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

16. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.
17. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.
18. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
19. **Change of Address:** A “Request for Address Assignment or Change” form must be submitted to the Building Division to correlate with the addition of a new dwelling unit on the existing property or reorientation of the front of the home to a different street.
20. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.
21. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.
22. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project’s Qualified Green Building Professional Designer/Architect and property owner.
23. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City’s Green Building Ordinance (Chapter 12.26 of the Municipal Code).
24. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.
25. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise



subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

## **ENGINEERING DIVISION**

26. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.
27. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
28. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main. Lot to utilize the existing tap via the easement provided by 2040 Longden Cir.
29. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.
30. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.
31. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.
32. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.
33. **Americans with Disabilities Act:** All improvements shall comply with the latest version of Americans with Disabilities Act (ADA). The latest edition of Caltrans ADA requirements apply to all improvements in public right-of-way.

## **FIRE DEPARTMENT**

34. **Applicable Codes and Review:** The project shall comply with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code Review of this developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make an application to, and receive from, the Building Department all applicable construction permits.
35. **Violations:** This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].
36. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.
37. **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in all new one- and two-family dwellings.
38. **Required Fire Flow:** The minimum required fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corners of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.
39. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
40. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in



additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

41. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.



|        |                                        |        |                                       |
|--------|----------------------------------------|--------|---------------------------------------|
| A/C    | AIR CONDITIONING                       | LAT    | LATERAL                               |
| AD     | AREA DRAIN                             | LAV    | LAVATORY                              |
| ADA    | AMERICANS WITH DISABILITIES ACT        | LB     | POUND                                 |
| ADDL   | ADDITIONAL                             | LF     | LINEAR FOOT                           |
| ADJ    | ADJUSTABLE                             | LL     | LIVE LOAD                             |
| AFF    | ABOVE FINISH FLOOR                     | LLH    | LONG LEG HORIZONTAL                   |
| ALT    | ALTERNATE                              | LLV    | LONG LEG VERTICAL                     |
| ALUM   | ALUMINUM                               | LP     | LOW POINT                             |
| APPROX | APPROXIMATE                            | LT     | LIGHT                                 |
| ARCH   | ARCHITECTURAL                          | LV     | LOW VOLTAGE                           |
| AV     | AUDIO VISUAL                           | M      | METER                                 |
| B/     | BOTTOM OF (SEE OTHER WORD)             | MAINT  | MAINTENANCE                           |
| BLDG   | BUILDING                               | MAX    | MAXIMUM                               |
| CAB    | CABINET                                | MCC    | MOTOR CONTROL CENTER                  |
| CB     | CATCH BASIN                            | MDF    | MEDIUM DENSITY FIBERBOARD             |
| CJP    | CAST-IN-PLACE                          | MDO    | MEDIUM DENSITY OVERLAY                |
| CI     | CONTROL JOINT / CONSTRUCTION JOINT     | MECH   | MECHANICAL                            |
| CL     | CENTER LINE                            | MEP    | MECHANICAL, ELECTRICAL, PLUMBING      |
| CLG    | CEILING                                | MER    | MECHANICAL EQUIPMENT ROOM             |
| CLR    | CLEAR                                  | MEZZ   | MEZZANINE                             |
| CM     | CENTIMETER                             | MFR    | MANUFACTURER                          |
| CMB    | CEMENT BOARD                           | MH     | MANHOLE                               |
| CMU    | CONCRETE MASONRY UNIT                  | MIN    | MINIMUM                               |
| CO     | CLEANOUT                               | MISC   | MISCELLANEOUS                         |
| COL    | COLUMN                                 | MM     | MILLIMETER                            |
| CONC   | CONCRETE                               | MTD    | MOUNTED                               |
| CONT   | CONTINUOUS                             | MTL    | METAL                                 |
| COORD  | COORDINATE                             | N      | NEWTON                                |
| CS     | CONCRETE SEALER                        | NA     | NOT APPLICABLE                        |
| CTR    | CENTER                                 | NC     | NOISE CRITERIA                        |
| DEG    | DEGREE                                 | NIC    | NOT IN CONTRACT                       |
| DEMO   | DEMOLITION                             | NO     | NUMBER                                |
| DEPT   | DEPARTMENT                             | NOM    | NOMINAL                               |
| DET    | DETAIL                                 | NPS    | NOMINAL PIPE SIZE                     |
| DIA    | DIAMETER                               | NRC    | NOISE REDUCTION COEFFICIENT           |
| DIFF   | DIFFUSER                               | NTS    | NOT TO SCALE                          |
| DIM    | DIMENSION                              | OA     | OUTSIDE AIR                           |
| DL     | DEAD LOAD                              | OC     | ON CENTER                             |
| DN     | DOWN                                   | OCEW   | ON CENTER EACH WAY                    |
| DR     | DOOR                                   | OD     | OUTSIDE DIAMETER/DIMENSION            |
| DRN    | DRAIN                                  | OFCl   | OWNER FURNISHED, CONTRACTOR INSTALLED |
| DW     | DISHWASHER                             | OFCl   | OWNER FURNISHED, OWNER INSTALLED      |
| DWG    | DRAWING                                | OH     | OVER HEAD                             |
| EA     | EACH                                   | OPNG   | OPENING                               |
| EFS    | EXTERIOR FINISH SYSTEM                 | OPP    | OPPOSITE                              |
| EIFS   | EXTERIOR INSULATION AND FINISH SYSTEM  | OPP HD | OPPOSITE HAND                         |
| EL     | ELEVATION                              | OXY    | OXYGEN                                |
| ELEC   | ELECTRICAL                             | PAF    | POWER-ACTUATED FASTENER               |
| EMERG  | EMERGENCY                              | PBD    | PARTICLEBOARD                         |
| ENCL   | ENCLOSURE                              | PD     | PERIMETER DRAIN                       |
| EP     | ELECTRICAL PANELBOARD                  | PERF   | PERFORATED                            |
| EQ     | EQUAL                                  | PL     | PLATE                                 |
| EQUIP  | EQUIPMENT                              | PLBG   | PLUMBING                              |
| EWC    | ELECTRICAL WATER COOLER                | PLF    | POUNDS PER LINEAR FOOT                |
| EXH    | EXHAUST                                | PR     | PAIR                                  |
| EXIST  | EXISTING                               | PREFAB | PREFABRICATED                         |
| EXP    | EXPANSION                              | PSF    | POUNDS PER SQUARE FOOT                |
| EXT    | EXTERIOR                               | PSI    | POUNDS PER SQUARE INCH                |
| F/     | FACE OF (SEE OTHER WORD)               | PTD    | PAINTED                               |
| FA     | FIRE ALARM                             | PTN    | PARTITION                             |
| FD     | FLOOR DRAIN                            | QTY    | QUANTITY                              |
| FDC    | FIRE DEPARTMENT CONNECTION             | R      | RADIUS                                |
| FDN    | FOUNDATION                             | RA     | RETURN AIR                            |
| FE     | FIRE EXTINGUISHER                      | RCP    | REFLECTED CEILING PLAN                |
| FEC    | FIRE EXTINGUISHER CABINET              | RD     | ROOF DRAIN                            |
| FEQ    | FOOF EQUIPMENT                         | RECPT  | RECEPTACLE                            |
| FF     | FINISH FLOOR                           | REF    | REFERENCE                             |
| FF&E   | FURNITURE, FIXTURES & EQUIPMENT        | REFR   | REFRIGERATOR                          |
| FHC    | FIRE HOSE CABINET                      | REINF  | REINFORCED / REINFORCING              |
| FIN    | FINISH                                 | REQ    | REQUIRE / REQUIRED                    |
| FL     | FLOOR                                  | REV    | REVISION / REVISED                    |
| FLUOR  | FLUORESCENT                            | RM     | ROOM                                  |
| FO     | FINISHED OPENING                       | RO     | ROUGH OPENING                         |
| FRTW   | FIRE RETARDANT TREATED WOOD            | SA     | SUPPLY AIR                            |
| FST    | FIRE STOPPING                          | SAFB   | SOUND ATTENUATING FIRE BLANKET/BATT   |
| FT     | FEET/FOOT                              | SAN    | SANITARY                              |
| FTG    | FOOTING                                | SCHED  | SCHEDULE                              |
| FURN   | FURNITURE                              | SD     | STORM DRAIN                           |
| GA     | GAUGE / GAGE                           | SECT   | SECTION                               |
| GALV   | GALVANIZED                             | SF     | SQUARE FEET/FOOT                      |
| GC     | GENERAL CONTRACTOR, GENERAL CONTRACT   | SHR    | SHOWER                                |
| GFRC   | GLASS FIBER REINFORCED CONCRETE        | SHT    | SHEET                                 |
| GFRG   | GLASS FIBER REINFORCED GYPSUM          | SIM    | SIMILAR                               |
| GFRP   | GLASS FIBER REINFORCED PLASTIC         | SM     | SQUARE METER                          |
| GR     | GRADE                                  | SMS    | SHEET METAL SCREW                     |
| GWB    | GYPSUM WALLBOARD                       | SPEC   | SPECIFICATION                         |
| HB     | HOSE BIBB                              | SPKR   | SPEAKER                               |
| HC     | HANDICAPPED                            | SQ     | SQUARE                                |
| HM     | HOLLOW METAL                           | SST    | STAINLESS STEEL                       |
| HO     | HOLD-OPEN                              | STD    | STANDARD                              |
| HORIZ  | HORIZONTAL                             | STL    | STEEL                                 |
| HP     | HIGH POINT                             | STMS   | SELF-TAP SHEET METAL SCREW            |
| HR     | HOUR                                   | STRUL  | STRUCTURAL                            |
| HRC    | HOSE REEL CABINET                      | SUSP   | SUSPENDED                             |
| HSS    | HOLLOW STRUCTURAL SECTION              | SYMM   | SYMMETRICAL                           |
| HT     | HEIGHT                                 | T&G    | TONGUE AND GROOVE                     |
| HVAC   | HEATING, VENTILATING, AIR CONDITIONING | T/     | TOP OF (SEE OTHER WORD)               |
| HW     | HOT WATER                              | TEMP   | TEMPERATURE                           |
| ICB    | INTERIOR COVE BASE                     | TGB    | TOGGS BOLT                            |
| ICC    | INTERNATIONAL CODE COUNCIL             | THK    | THICKNESS                             |
| ID     | INSIDE DIAMETER / DIMENSION            | TV     | TELEVISION                            |
| IN     | INCH                                   | TYP    | TYPICAL                               |
| INFO   | INFORMATION                            | UL     | UNDERWRITERS LABORATORY               |
| INT    | INTERIOR                               | UON    | UNLESS OTHERWISE NOTED                |
| INV    | INVERT                                 | VERT   | VERTICAL                              |
| JC     | JANITOR'S CLOSET                       | VEST   | VESTIBULE                             |
| JST    | JOIST                                  | VIF    | VERIFY IN FIELD                       |
| JT     | JOINT                                  | W/     | WITH                                  |
| K      | KIP (1000 LB)                          | W/O    | WITHOUT                               |
| KG     | KILOGRAM                               | WC     | WATER CLOSET                          |
| KIT    | KITCHEN                                | WP     | WORK POINT                            |
| LAB    | LABORATORY                             |        |                                       |

**VIEW TITLE**

- TITLE
- 1/4" = 1'-0"
- VIEW NUMBER
- VIEW SCALE

**GRAPHIC SYMBOLS**

- N
- CALLED NORTH
- TRUE NORTH
- PROPERTY LINE
- SCOPE OF NEW WORK
- EXISTING WORK
- ALIGN
- INDICATES FINISHED SURFACES SHALL ALIGN

**SHEET REFERENCE SYMBOL**

- 1
- A201
- VIEW NUMBER
- SHEET NUMBER
- CATEGORY
- DISCIPLINE

**BUILDING / WALL SECTION REFERENCES**

- REFER TO THIS SHEET IDENTIFICATION
- 3 A701
- BUILDING SECTION
- 4 A702
- WALL SECTION

**ELEVATION REFERENCES**

- REFER TO THIS SHEET IDENTIFICATION
- 1 A501
- EXTERIOR ELEVATION
- 4 A501
- INTERIOR ELEVATION
- 2

**DETAIL REFERENCES**

- REFER TO THIS SHEET IDENTIFICATION
- 11 A301
- DETAIL CALLOUT
- 2 A941
- DETAIL SECTION

**ROOM NAME / NUMBER SYMBOL**

- ROOM NAME
- ROOM IDENTIFICATION
- 101
- ROOM NUMBER

**ELEVATION SYMBOLS**

- FL EL
- 0' - 0'
- ELEVATION DATUM
- DP
- DIMENSION POINT
- +12"
- INDICATES +/- FROM REF ELEVATION

**WELD SYMBOL**

- LENGTH & SPACING
- WELD THROAT SIZE
- WELDNOTE
- WELD TYPE: BELOW LINE = ARROW SIDE ABOVE LINE = OPP SIDE
- WELD ALL AROUND

**PARTITION TYPE, DOOR, AND MISC SYMBOLS**

- DOOR NUMBER
- PARTITION TYPE TAG
- FINISH TAG
- DOOR NUMBER / OPENING IDENTIFIER
- SHEET NOTE REVISED AREA
- REVISION CLOUD
- REVISION NUMBER

| SHEET # | SHEET NAME                                  |
|---------|---------------------------------------------|
| G0.0    | COVER SHEET                                 |
| G0.2    | BUILDING IMAGE AND MATERIALS                |
| G0.3    | SITE CONTEXT PHOTOS                         |
| G0.4    | BUILDING AREA DIAGRAMS                      |
| A1.0    | EXISTING SITE PLAN                          |
| A1.1    | PROPOSED SITE PLAN                          |
| A2.0    | EXISTING BUILDING PLAN                      |
| A2.1    | 1ST FLOOR BUILDING PLAN                     |
| A2.2    | 2ND FLOOR BUILDING PLAN                     |
| A2.3    | ROOF PLAN                                   |
| A3.0    | BUILDING ELEVATIONS                         |
| A3.1    | BUILDING ELEVATIONS                         |
| A4.0    | BUILDING SECTIONS                           |
| A4.1    | BUILDING SECTIONS                           |
| L1.01   | EXISTING LANDSCAPE AND TREE PROTECTION PLAN |
| L2.01   | MATERIALS PLAN                              |
| L4.01   | PLANTING AND HYDROZONE PLAN                 |
| L5.01   | IRRIGATION PLAN AND MWELO CALCULATION       |
| C-1     | TITLE SHEET                                 |
| C-2     | PRECISE GRADING PLAN                        |
| C-3     | SECTIONS AND DETAILS                        |
| C-4     | EROSION CONTROL PLAN                        |
| C.0     | TOPOGRAPHIC SURVEY                          |

DELPHI CIR

256 260 264 268 272 276 270

26.17 37.03 80.00 80.00 80.00 60.56 19.48 27.84 56.58 21.33 103.83 171.06

137.80 125.00 126.08 146.04

EXISTING 2 STORIES HOUSE

EXISTING 2 STORIES HOUSE

EXISTING 2 STORIES HOUSE

EXISTING 2 STORIES HOUSE

EXISTING 2 STORIES HOUSE

EXISTING 2 STORIES HOUSE

PROPOSED 2 STORIES HOUSE

EXISTING 2 STORIES HOUSE

119.89

88.72 84.65 84.65 84.65 84.65 84.65 84.65

646 658 670 682 694 704 722

PANCHITA WAY

647 659 671 683 695 703 709

85.02 85.02 85.02 85.02 85.02 85.02 85.02

120.00

|                          |                                       |
|--------------------------|---------------------------------------|
| PROJECT SITE             | 682 PANCHITA WAY, LOS ALTOS, CA 94022 |
| CROSS STREET             | MARICH WAY                            |
| NEIGHBORHOOD             | NORTH LOS ALTOS                       |
| PARCEL SIZE              | 10,154 SQ FT                          |
| ZONING DISTRICT          | SINGLE FAMILY R1-10                   |
| APN #                    | 170-11-058                            |
| SPRINKLED                | NO                                    |
| FEMA FLOOD HAZARD ZONE   | ZONE X                                |
| GENERAL PLAN DESIGNATION | SF-4                                  |

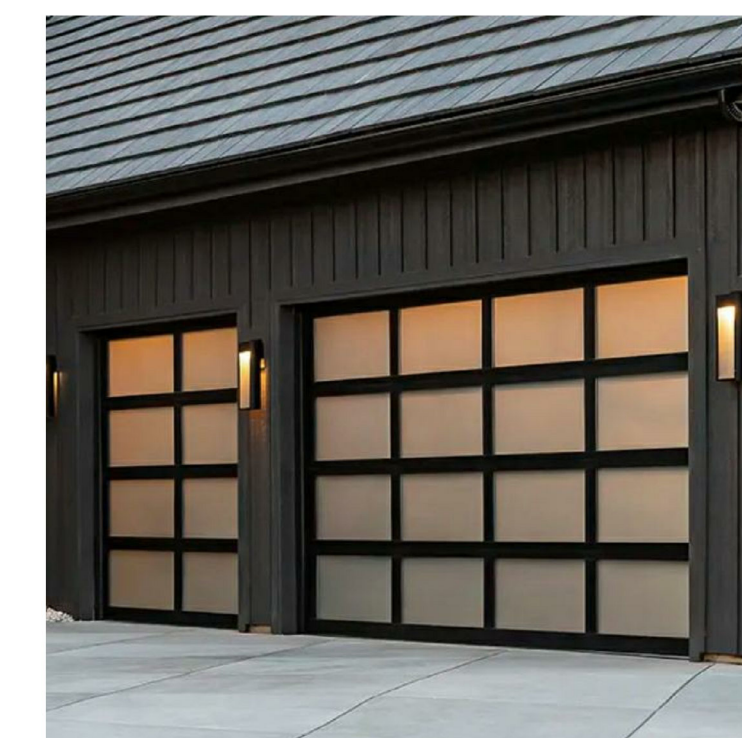
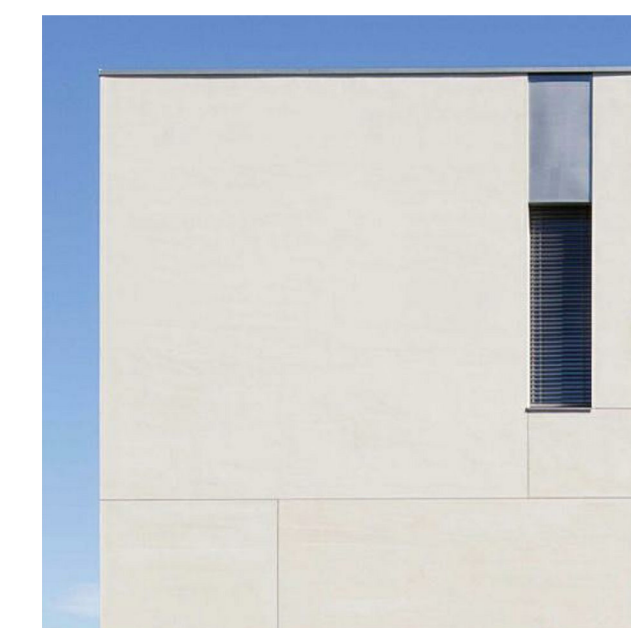
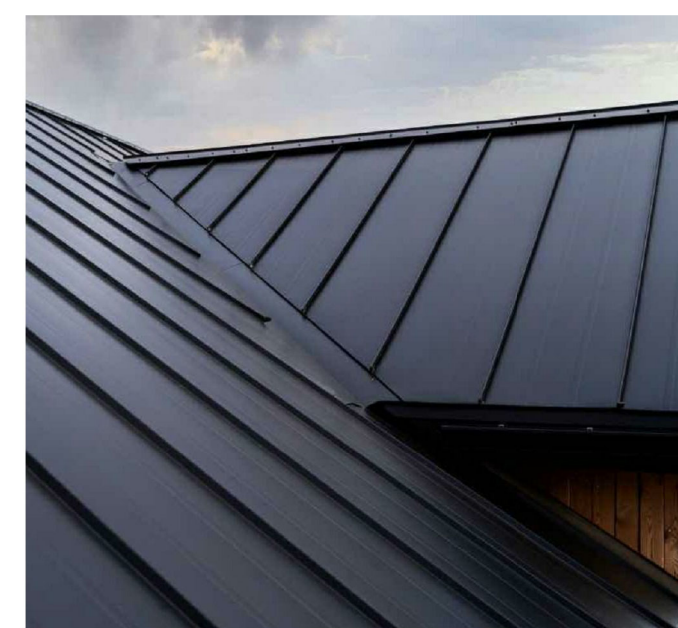
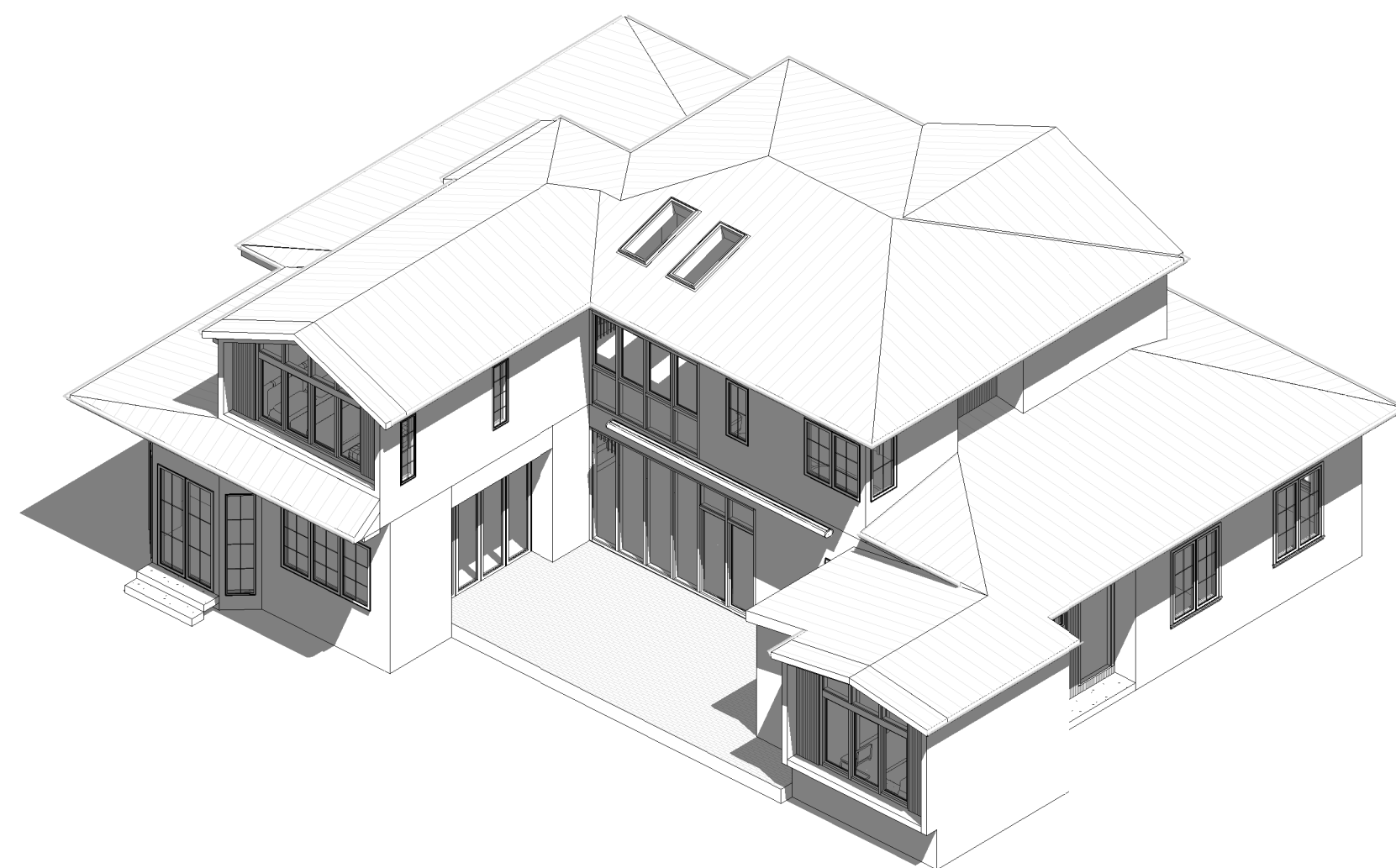
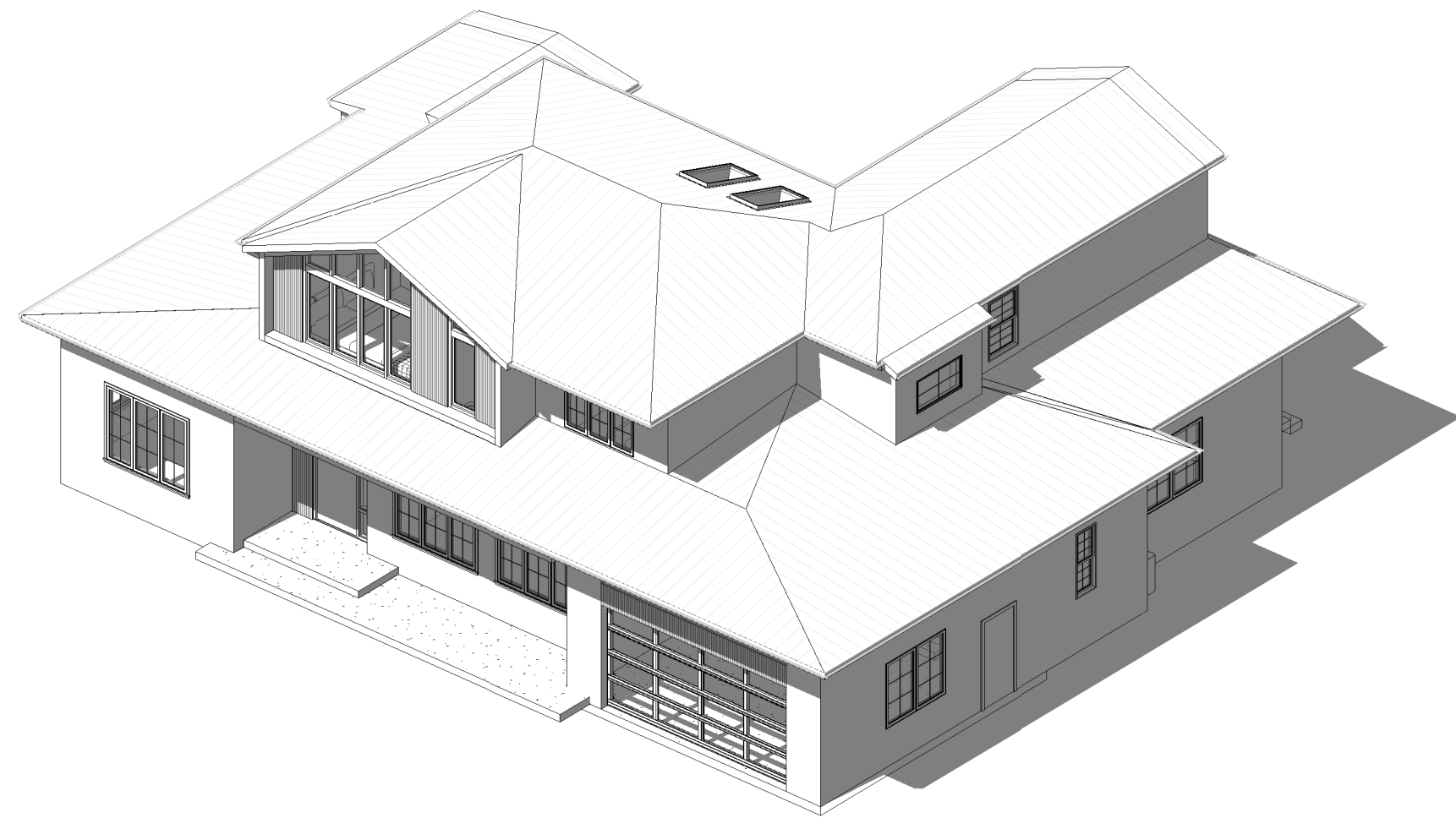
|                  | EXISTING      | PROPOSED      |
|------------------|---------------|---------------|
| USE              | SINGLE FAMILY | SINGLE FAMILY |
| OCCUPANCY        | R3            | R3            |
| NO. OF UNIT      | 1             | 1             |
| CONSTRUCTION     | TYPE V-B      | TYPE V-B      |
| HEIGHT           | 14' - 6" VIF  | 26' - 0"      |
| NO. OF STORIES   | 1             | 2             |
| BUILDING GFA     | 2,565 SQ FT   | 3,962 SQ FT   |
| ADU/JADU (GROSS) | N/A           | 409 SQ FT     |
| BASEMENT (GROSS) | 0             | 0             |
| PARKING          | 2             | 2             |
| OPEN SPACE       | 7,446 SQ FT   | 7,674 SQ FT   |

[illegible]

SHEET NO:

# G0.0



PROJECT:

PRIVATE  
RESIDENCE

682 PANCHITA WAY  
LOS ALTOS, CA 94022

OWNER:  
**JINGYAO LIN & XIANGPENG ZHAO**

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| ISSUE RECORD        | MARK | DATE       |
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| 1ST PLANNING SUBMIT |      | 05.15.2025 |
| 2ND PLANNING SUBMIT | 1    | 09.08.2025 |
| 3RD PLANNING SUBMIT | 2    | 10.13.2025 |



SHEET TITLE:

**BUILDING IMAGE  
AND MATERIALS**

|        |                          |
|--------|--------------------------|
| SET:   |                          |
| DATE:  | 10.13.2025               |
| DRAWN: | © ATELIER DIMENSIONS LLP |

SHEET NO:

# G0.2





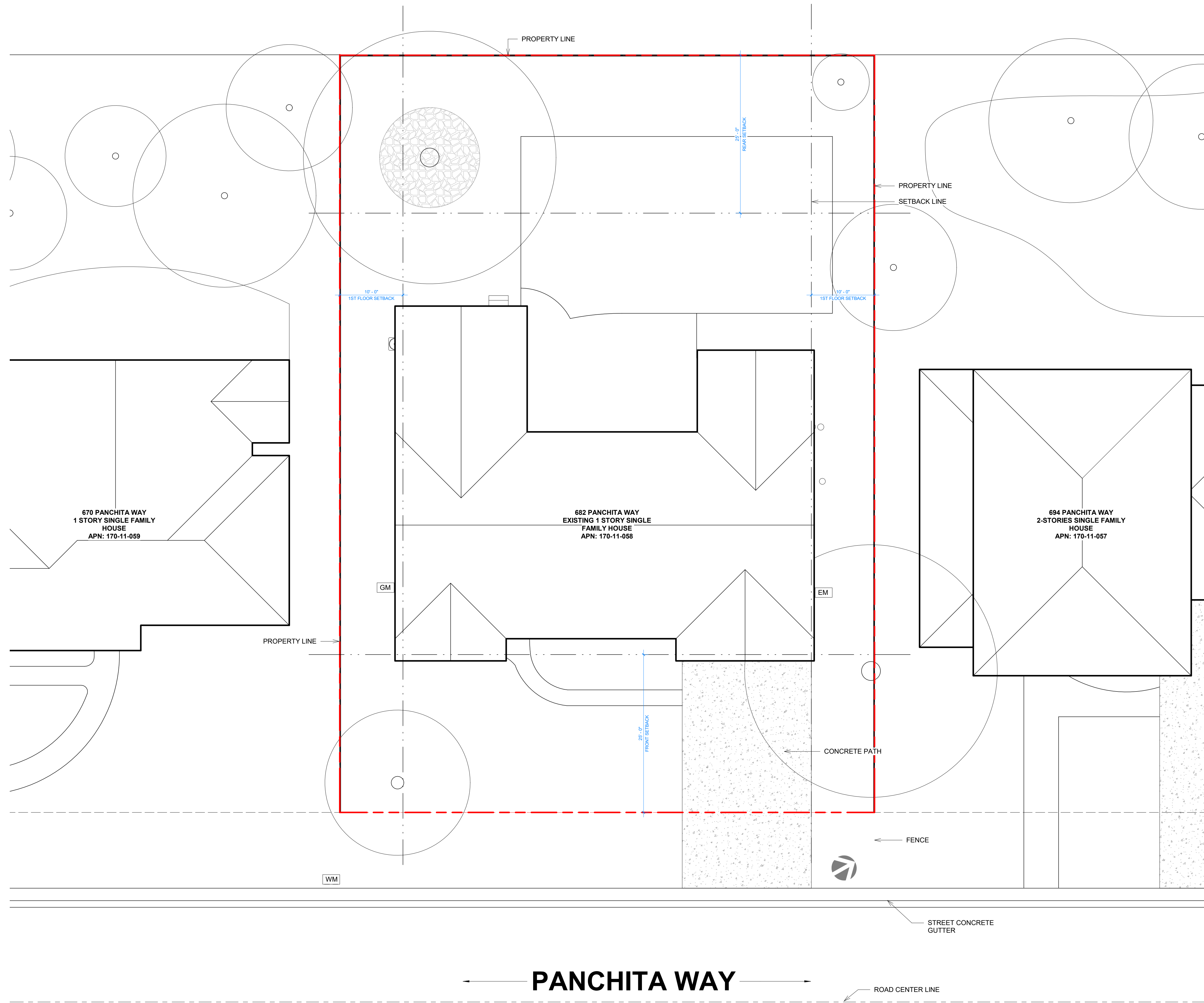
1







|                                                                                   |                    |
|-----------------------------------------------------------------------------------|--------------------|
|  | WATER METER        |
|  | ELECTRIC METER     |
|  | GAS METER          |
|  | CLEAN OUT          |
|  | UTILITY POLE       |
|  | GAS VALVE          |
|  | ELECTRIC VAULT     |
|  | STREET LIGHT BOX   |
|  | CABLE TV VAULT     |
|  | TRAFFIC SIGNAL BOX |



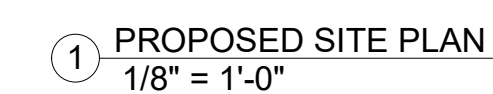
1 EXISTING SITE PLAN  
1/8" = 1'-0"

A circular professional engineer seal for the State of California. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. In the center, the text "LE TANG" is at the top, "C-36243" is in the middle, and "RENEWAL DATE" is at the bottom. A handwritten date "11/30/2013" is written over the "RENEWAL DATE" text.

# A1.0



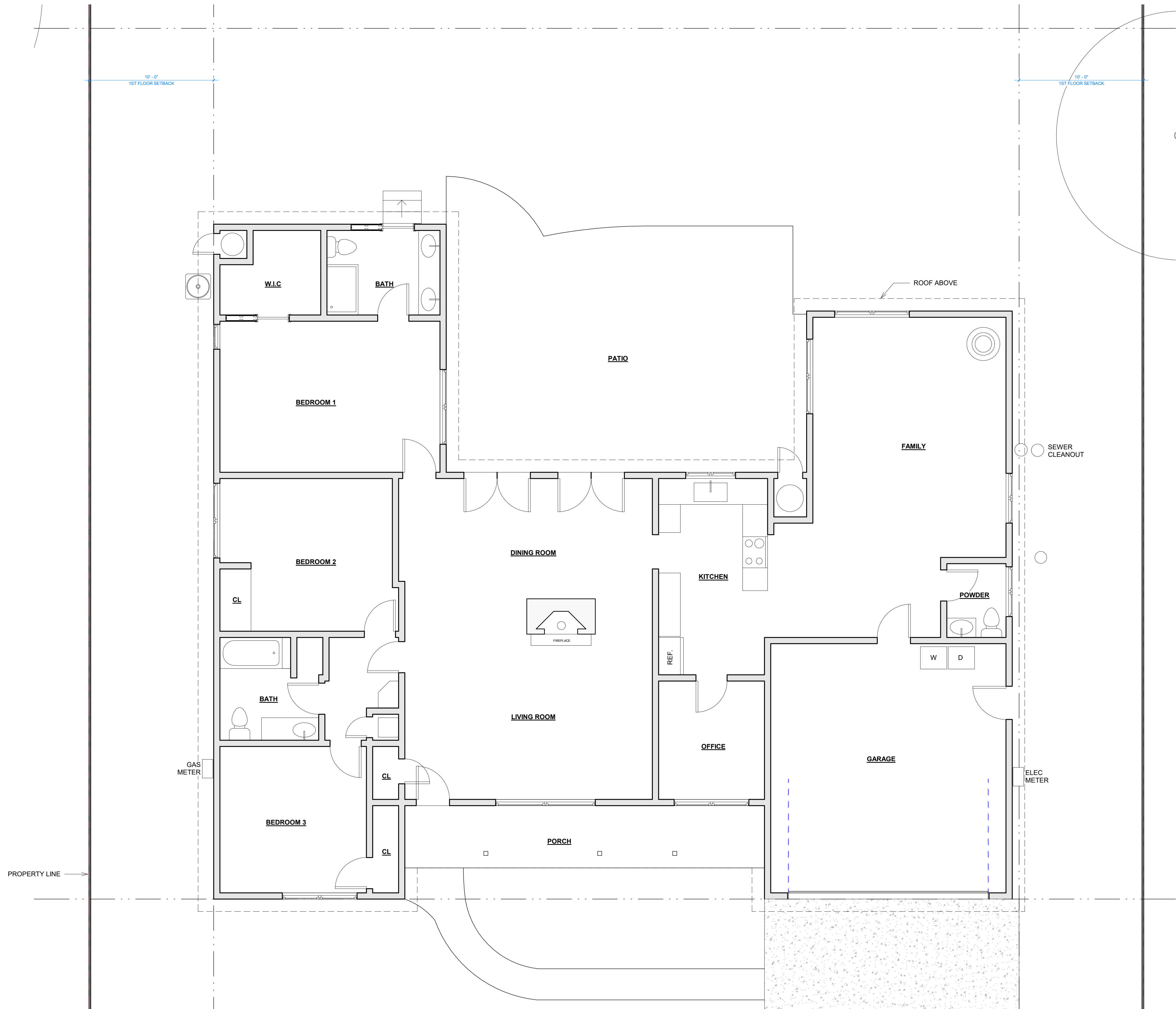
|                                                                                   |                    |
|-----------------------------------------------------------------------------------|--------------------|
|  | WATER METER        |
|  | ELECTRIC METER     |
|  | GAS METER          |
|  | CLEAN OUT          |
|  | UTILITY POLE       |
|  | GAS VALVE          |
|  | ELECTRIC VAULT     |
|  | STREET LIGHT BOX   |
|  | CABLE TV VAULT     |
|  | TRAFFIC SIGNAL BOX |



## A1.1



|                                                                                   |                                   |
|-----------------------------------------------------------------------------------|-----------------------------------|
|  | EXISTING WALL/ELEMENT TO REMAIN   |
|  | EXISTING WALL/ELEMENT TO REMOVE   |
|  | NEW/PROPOSED WALL/ELEMENT         |
|  | GAS METER                         |
|  | ELECTRIC METER                    |
|  | SWITCH WITH DIMMER                |
|  | THREE WAY SWITCH WITH DIMMER      |
|  | DUPLEX OUTLET                     |
|  | GFCI/AFCI COMBINE DUPLEX OUTLET   |
|  | EXHAUST FAN (PER 2013 CGC §4.506) |
|  | CARBON MONOXIDE & SMOKE ALARM     |
|  | RECESSED CEILING LIGHT            |
|  | PENDANT LIGHT                     |
|  | WALL MOUNTED LIGHT                |
|  | LED STRIP LIGHT                   |
|  | TRACK LIGHT                       |

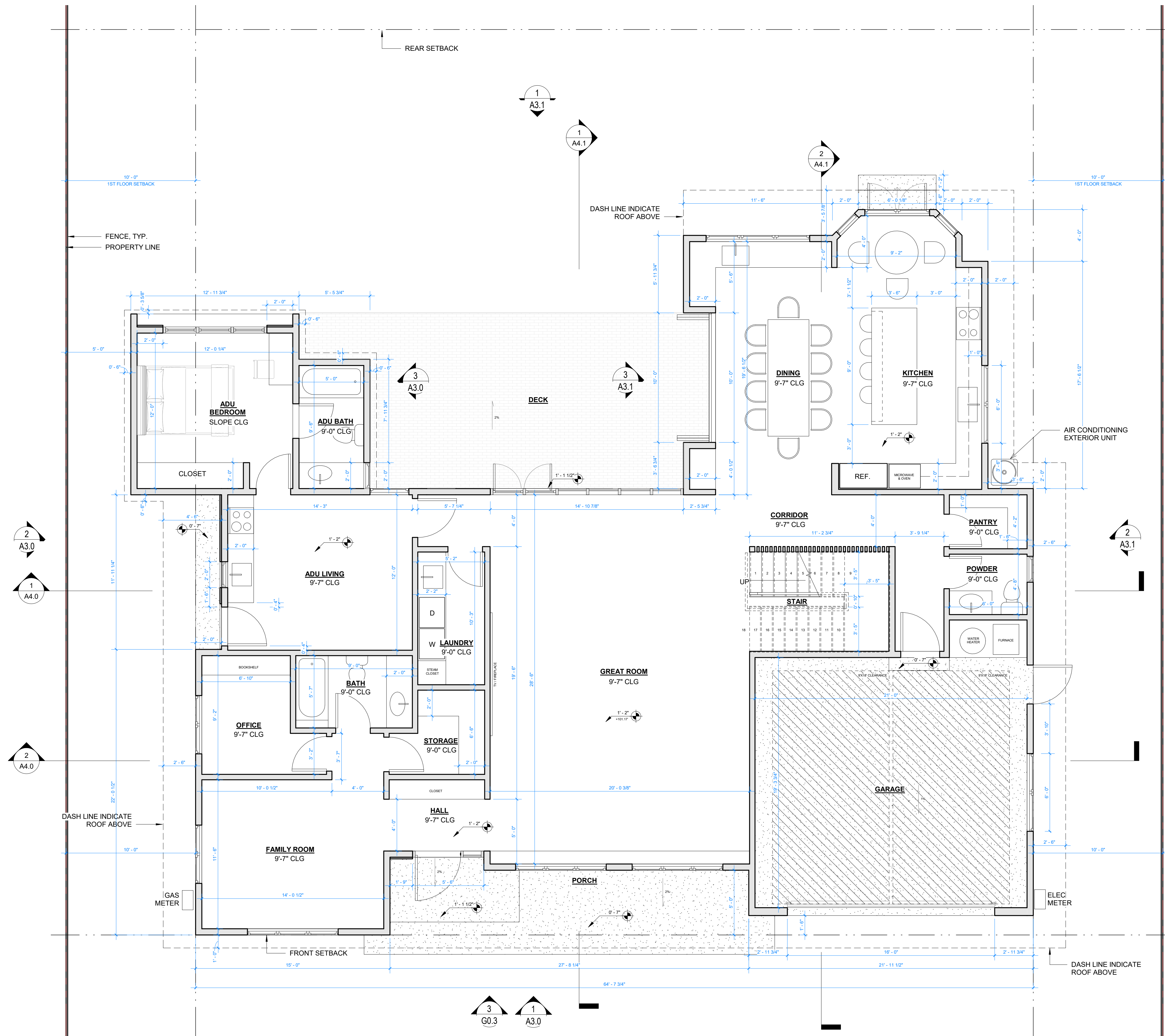


1 EXISTING BUILDING PLAN  
1/4" = 1'-0"

# A2.0



|                                                                                   |                                      |
|-----------------------------------------------------------------------------------|--------------------------------------|
|  | EXISTING WALL/ELEMENT<br>TO REMAIN   |
|  | EXISTING WALL/ELEMENT<br>TO REMOVE   |
|  | NEW/PROPOSED<br>WALL/ELEMENT         |
|  | GAS METER                            |
|  | ELECTRIC METER                       |
|  | SWITCH WITH DIMMER                   |
|  | THREE WAY SWITCH<br>WITH DIMMER      |
|  | DUPLEX OUTLET                        |
|  | GFCI/AFCI COMBINE<br>DUPLEX OUTLET   |
|  | EXHAUST FAN (PER 2013<br>CGC §4.506) |
|  | CARBON MONOXIDE &<br>SMOKE ALARM     |
|  | RECESSED CEILING LIGHT               |
|  | PENDANT LIGHT                        |
|  | WALL MOUNTED LIGHT                   |
|  | LED STRIP LIGHT                      |
|  | TRACK LIGHT                          |



② 1ST FLOOR PLAN  
1/4" = 1'-0"

## A2.1



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| 3RD PLANNING SUBMIT |  | 10.13.2022 |

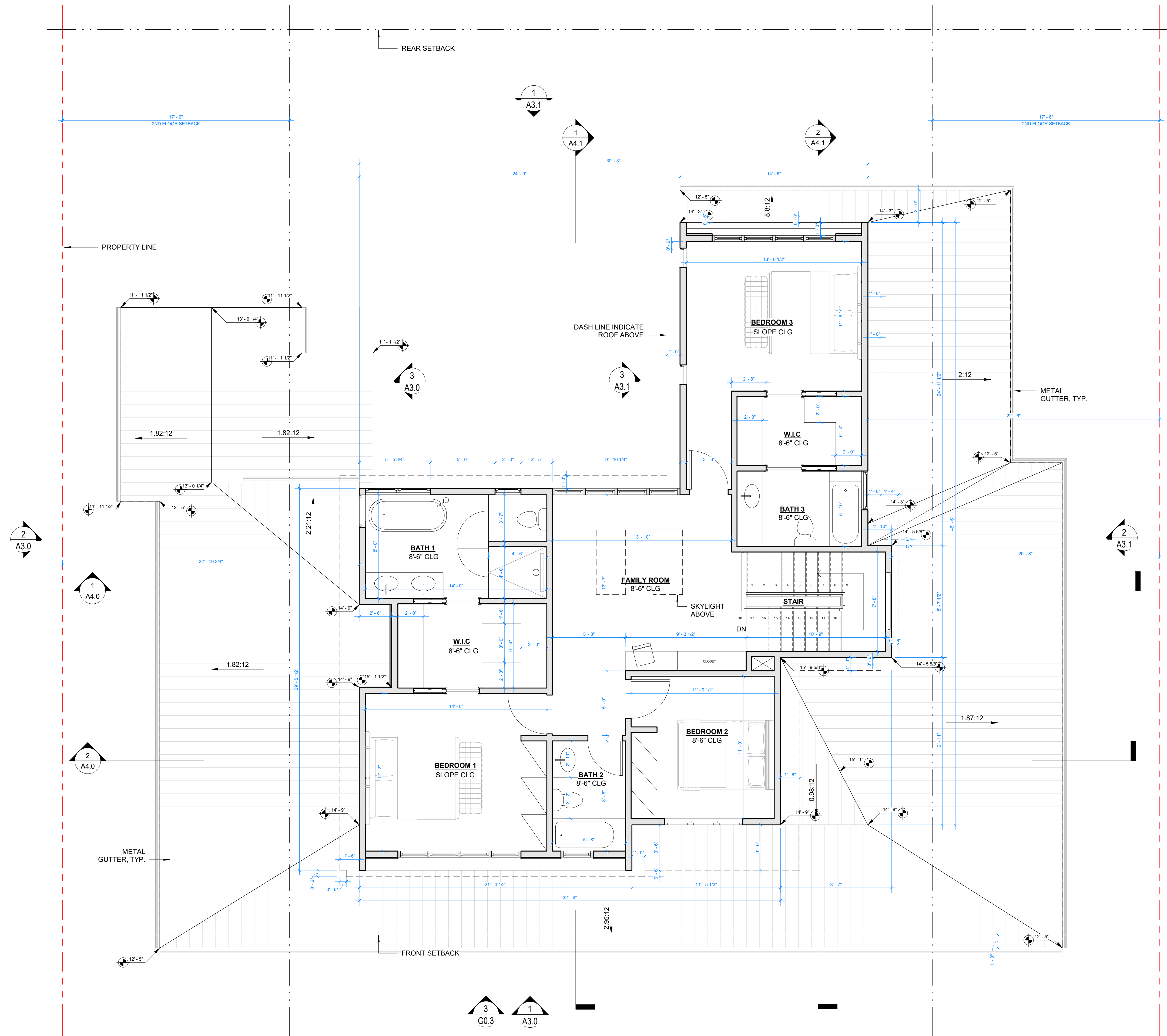


## 2ND FLOOR BUILDING PLAN

|       |            |
|-------|------------|
| DATE: | 10.13.2025 |
|-------|------------|

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## A2.2



② 2ND FLOOR PLAN  
1/4" = 1'-0"



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| 3RD PLANNING SUBMIT |  | 10.13.2022 |

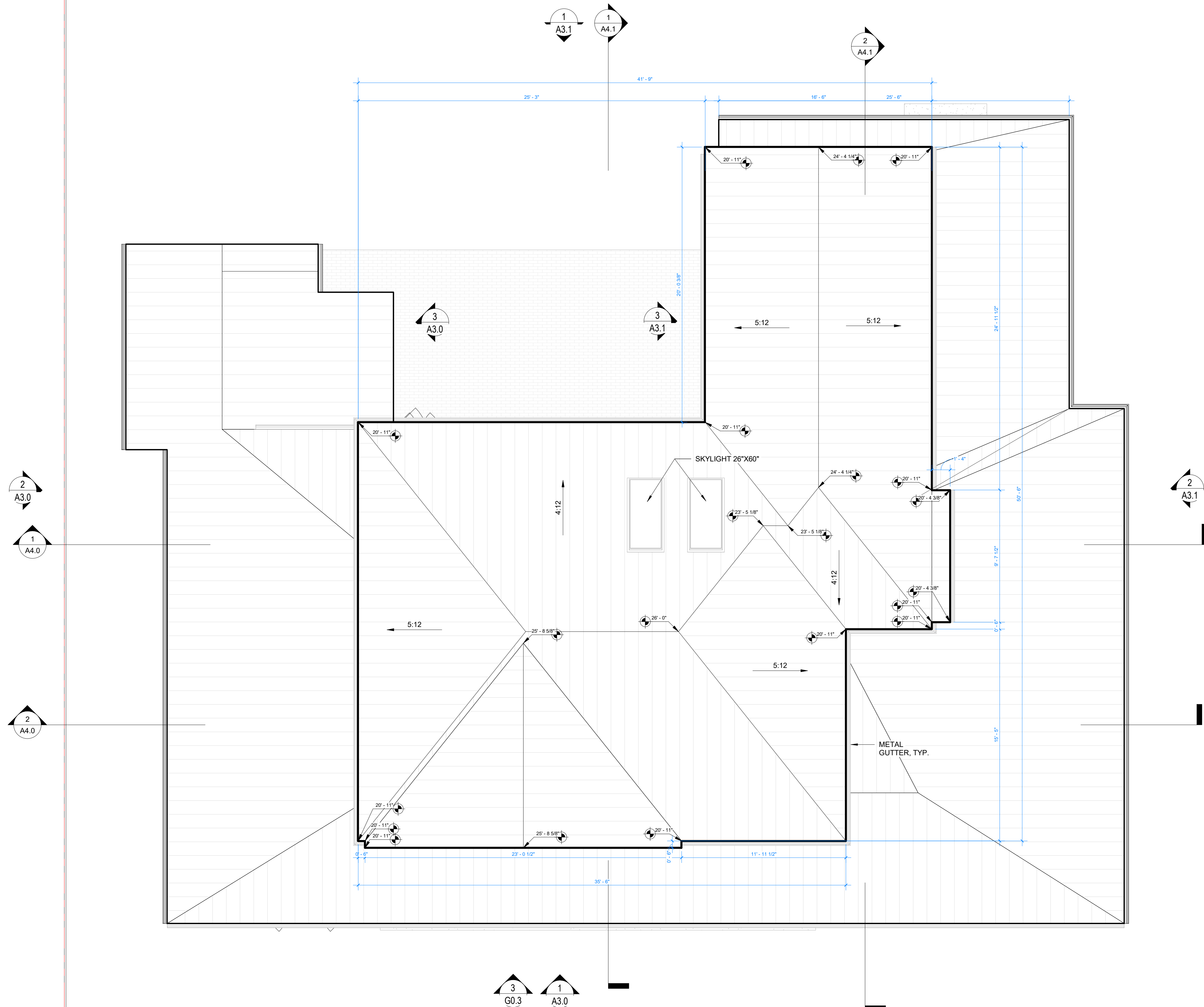


## ROOF PLAN

|       |            |
|-------|------------|
| DATE: | 10.13.2025 |
|-------|------------|

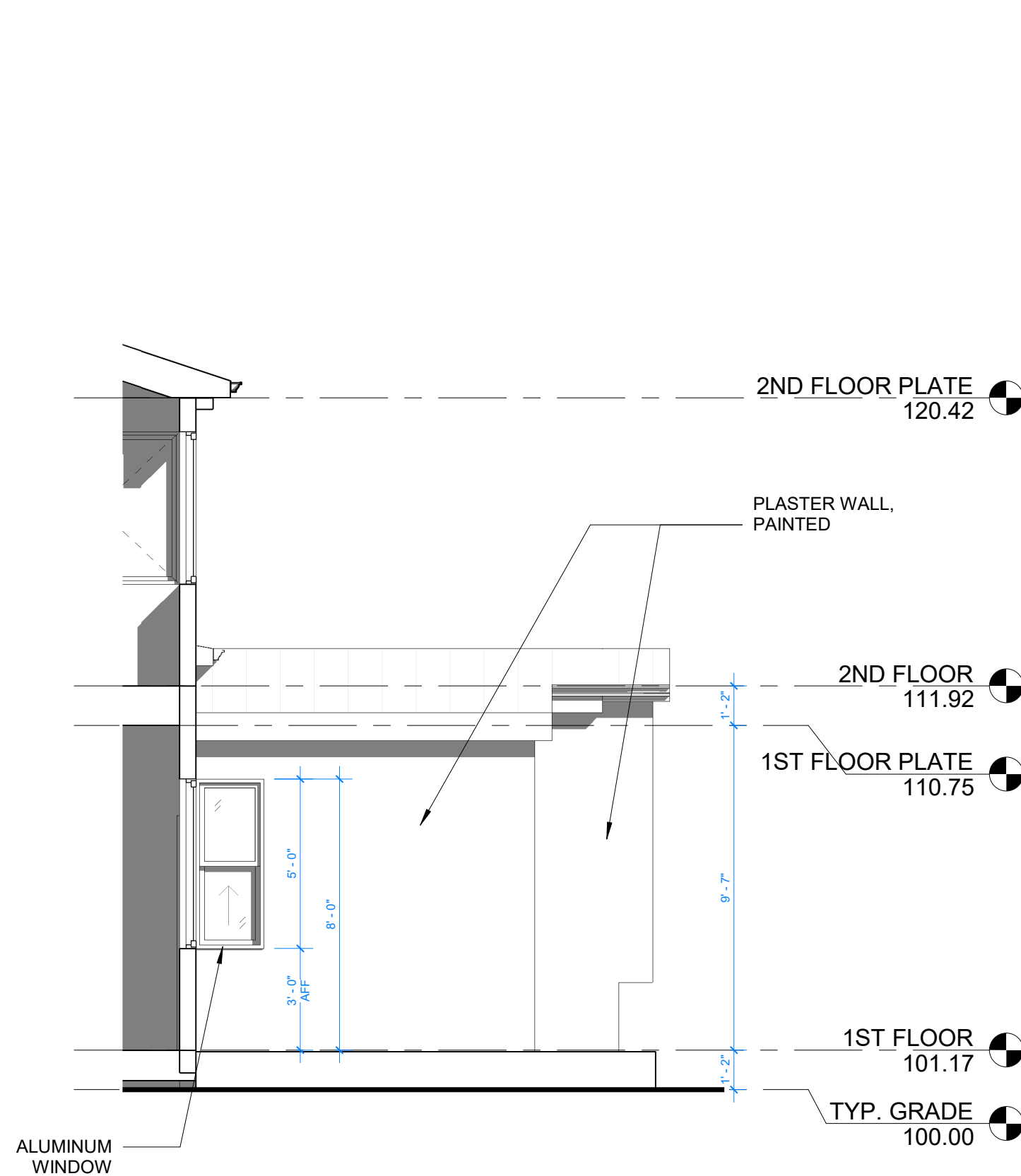
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## A2.3

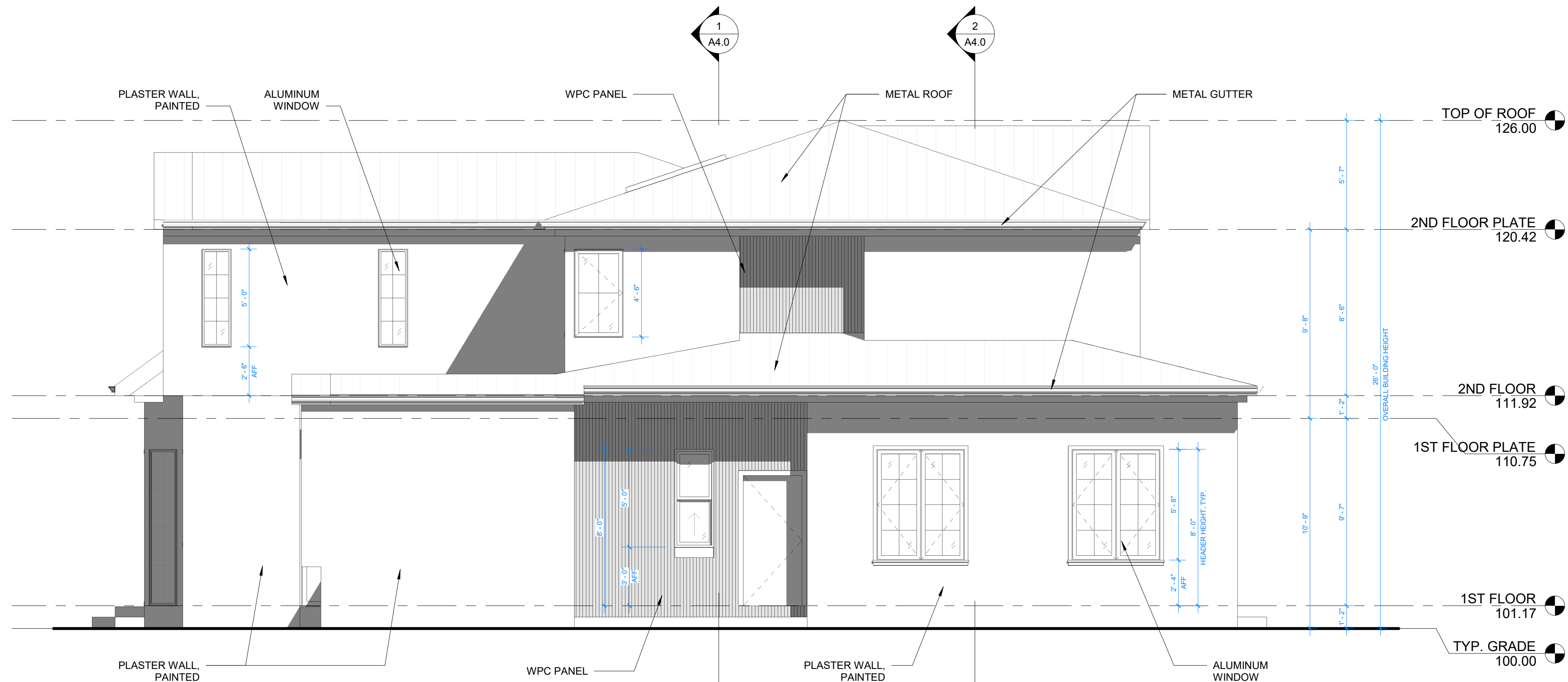


2 ROOF PLAN  
1/4" = 1'-0"

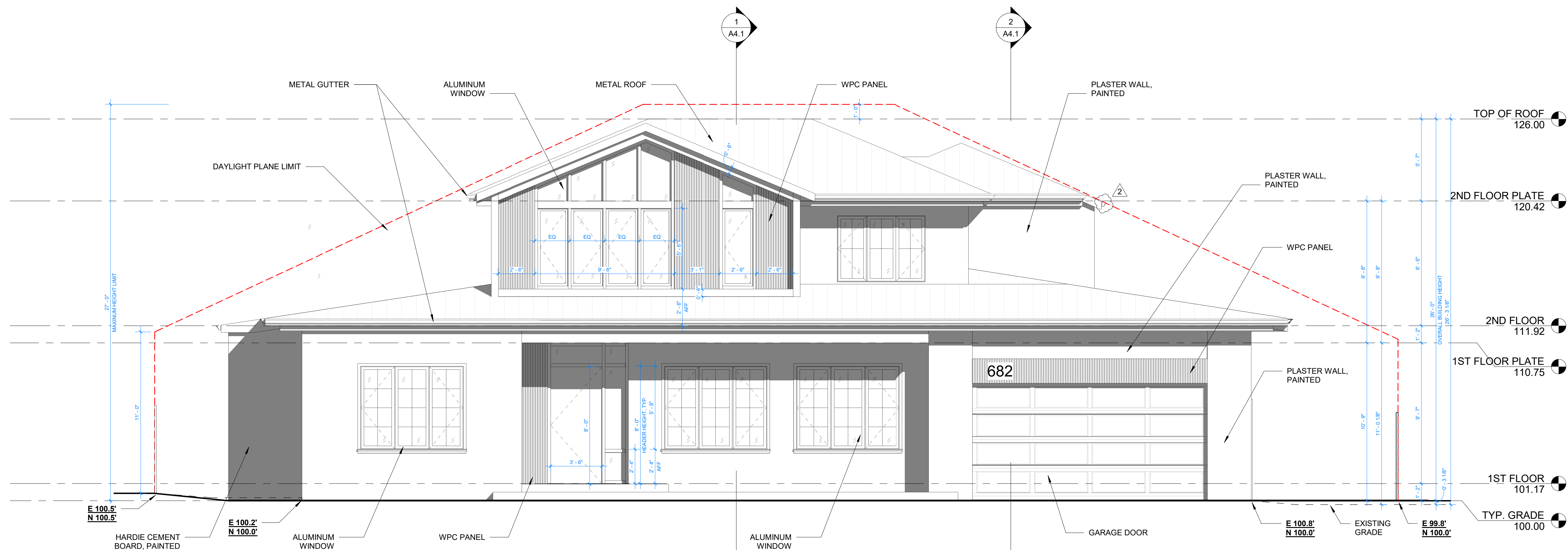




3 DECK SOUTH ELEVATION  
1/4" = 1'-0"



2 SOUTH ELEVATION  
1/4" = 1'-0"



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

PROJECT:

## PRIVATE RESIDENCE

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SHEET TITLE:

## BUILDING ELEVATIONS

SET:

DATE: 10.13.2025

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SHEET NO:

A3.0





PROJECT:

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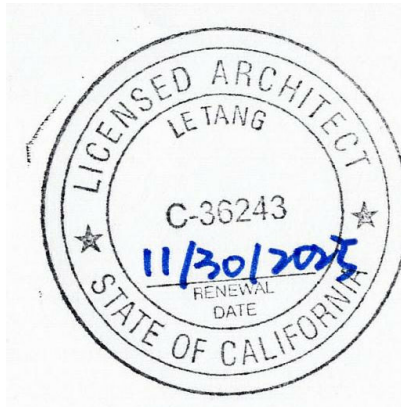
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STAMP:

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| 2ND PLANNING SUBMIT | 1    | 09.08.2025 |
| 3RD PLANNING SUBMIT | 2    | 10.13.2025 |



SHEET TITLE:

BUILDING  
ELEVATIONS

SET:

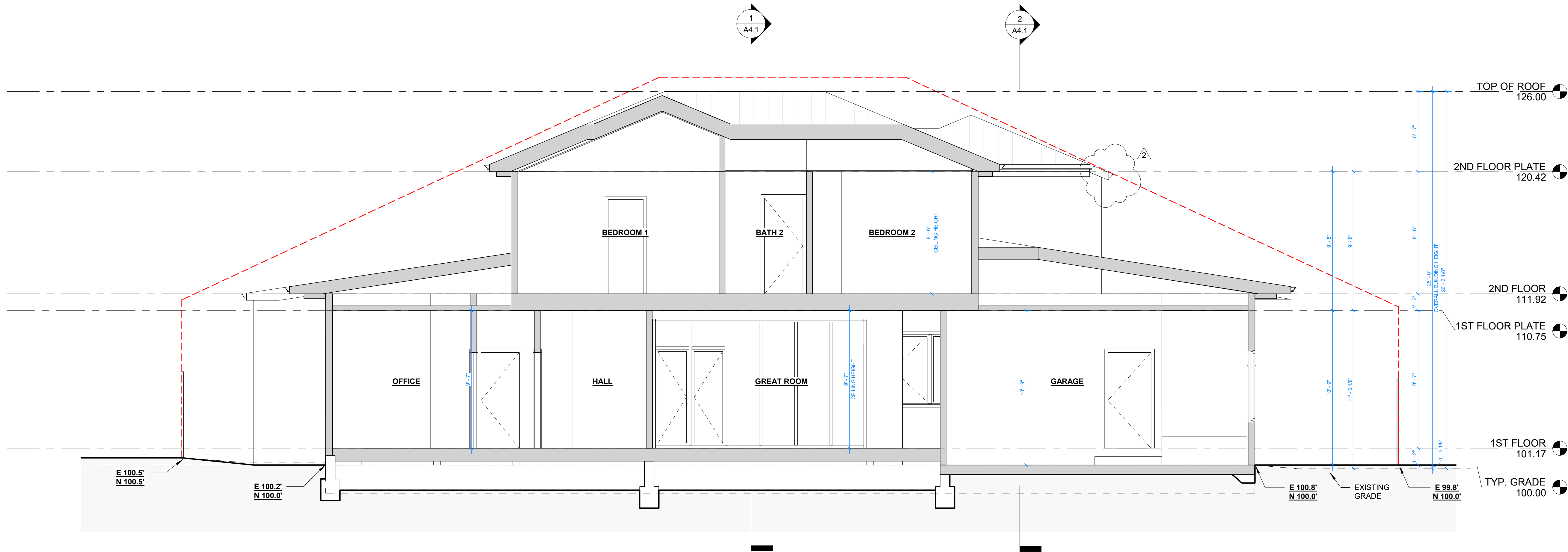
DATE: 10.13.2025

DRAWN: © ATELIER DIMENSIONS LLP

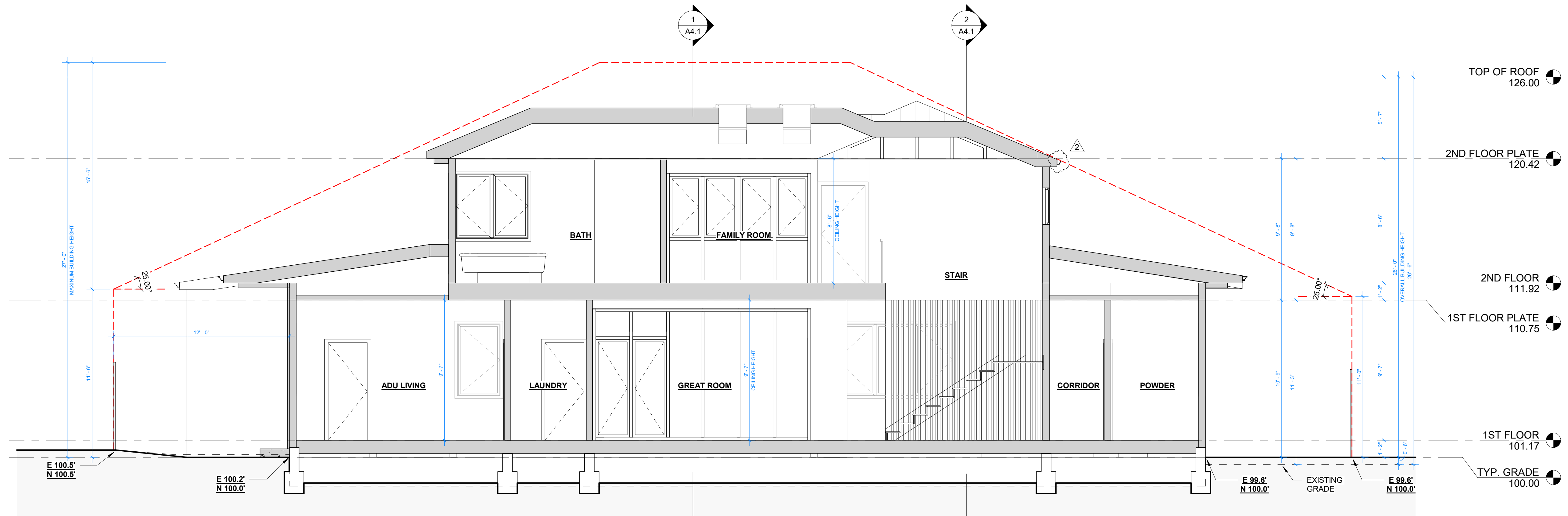
SHEET NO:

A3.1





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



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

PROJECT:

## PRIVATE RESIDENCE

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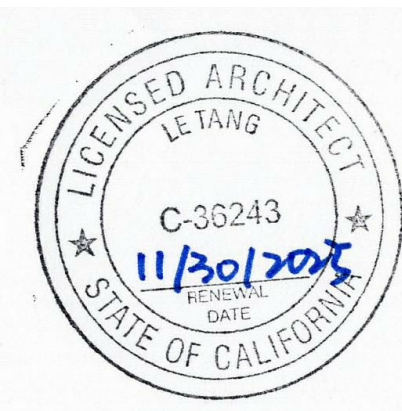
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| 2ND PLANNING SUBMIT | 1/   | 09.08.2025 |
| 3RD PLANNING SUBMIT | 2/   | 10.13.2025 |



SHEET TITLE:

## BUILDING SECTIONS

SET:

DATE: 10.13.2025

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SHEET NO:

**A4.0**



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RESIDENCE

OWNER:

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LE TANG  
940 DEWING AVE, LAFAYETTE, CA 94549  
E: [tanglearchitecture@gmail.com](mailto:tanglearchitecture@gmail.com) T: 213-999-6872

AMP:

A circular professional engineer seal for the State of California. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The center of the seal contains the license number "C-36243" and the renewal date "11/30/2015" in blue ink. The word "RENEWAL" is printed below the date, and "DATE" is printed below "RENEWAL". The word "LETANG" is printed above the license number.

## BUILDING SECTIONS

DRAWN: © ATELIER DIMENSIONS LLP

## A4.1



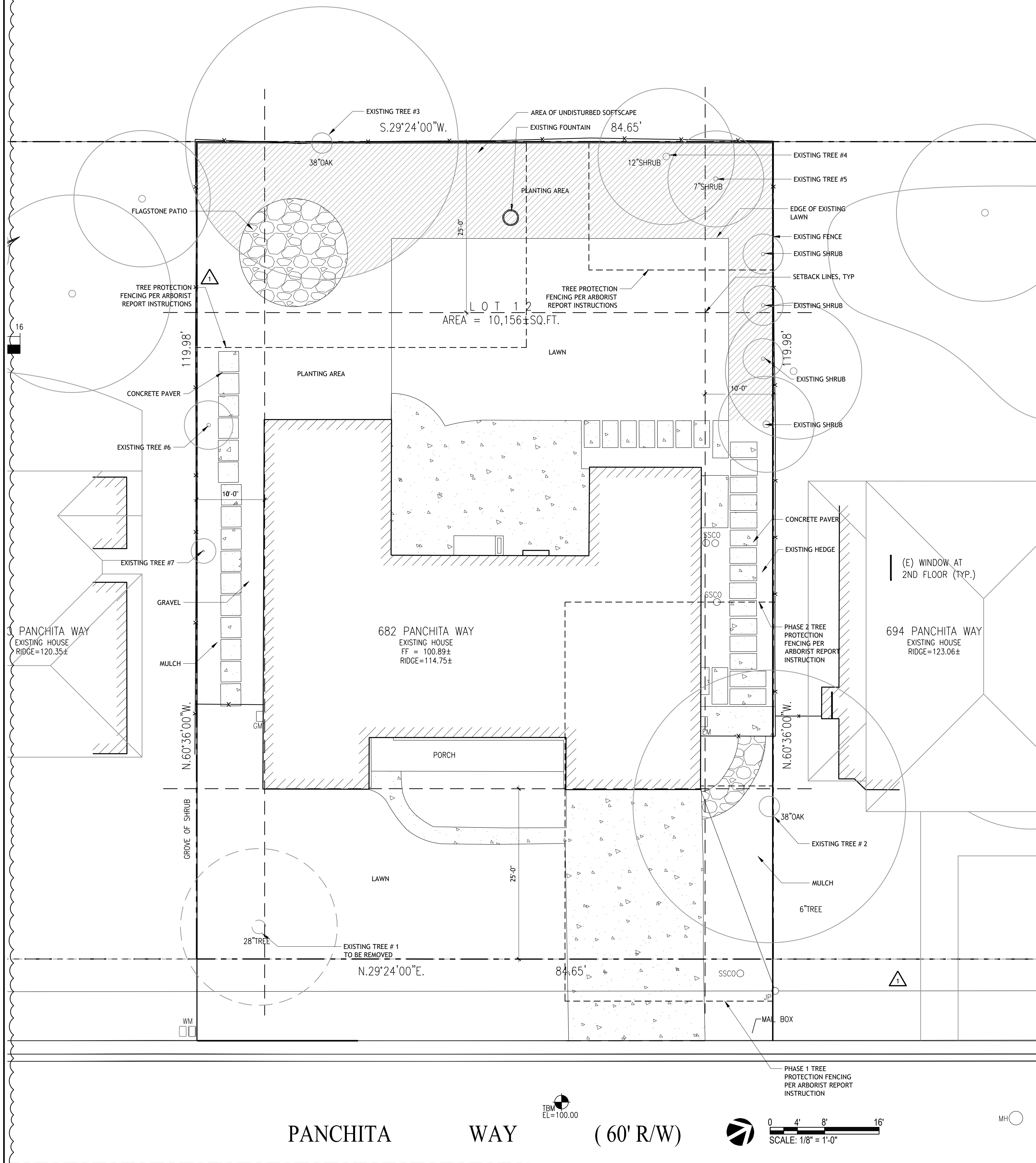


**PANCHITA RESIDENCE**  
682 PANCHITA WAY, LOS ALTOS, CA

| TREE INVENTORY |                     |                  |           |               |                                 |         |
|----------------|---------------------|------------------|-----------|---------------|---------------------------------|---------|
| NO.            | BOTANICAL NAME      | COMMON NAME      | DBH (IN.) | CANOPY SPREAD | PROTECTED PER CITY'S REGULATION | NOTES   |
| 1              | PLATANUS RACEMOSA   | WESTERN SYCAMORE | 28        | 40' X 30'     | YES                             | REMOVAL |
| 2              | QUERCUS AGRIFOLIA   | COASTAL LIVE OAK | 47        | 60' X 52'     | YES                             | PROTECT |
| 3              | QUERCUS AGRIFOLIA   | COASTAL LIVE OAK | 38        | 51' X 48'     | YES                             | PROTECT |
| 4              | LIGUSTRUM VULGARE   | EUROPEAN PRIVET  | 18        | 20' X 25'     | YES                             | PROTECT |
| 5              | LIGUSTRUM VULGARE   | EUROPEAN PRIVET  | 12        |               | YES                             | PROTECT |
| 6              | PUNICA GRANATUM     | POMEGRANATE      | -         | 6' X 5'       | NO                              | RETAIN  |
| 7              | ERIOBOTRYA JAPONICA | LOQUAT           | -         | 3' X 2'       | NO                              | RETAIN  |

GENERAL NOTES:

1. CONTRACTOR SHALL FOLLOW CITY'S TREE PROTECTION FENCING DETAILS & NOTES TO PROTECT TREES IDENTIFIED.
2. CONTRACTOR SHALL FOLLOW PROJECT ARBORIST'S RECOMMENDATIONS, TREE PROTECTION PLAN AND GUIDELINES TO PROTECT TREES IDENTIFIED.
3. POST "TREE PROTECTION ZONE - KEEP OUT" SIGNS ON ALL SIDES OF FENCING.
4. NO GRADING, EXCAVATION, STOCKPILING, STORAGE, WASHOUT, OR EQUIPMENT ACCESS WITHIN TPZ.
5. ROOTS ≥2" DIA. SHALL BE PRESERVED WHERE FEASIBLE. IF CUTTING IS UNAVOIDABLE, CLEAN CUTS WITH SHARP SAW UNDER ARBORIST SUPERVISION.
6. MULCH TPZ WITH 3-4" ORGANIC MULCH, KEEPING 6" CLEAR OF TRUNK; IRRIGATE AS NEEDED TO MAINTAIN TREE HEALTH.
7. NO ATTACHMENT OF SIGNS, WIRES, OR UTILITIES TO TREES.
8. ANY TREE REMOVAL REQUIRES CITY OF LOS ANGELOS APPROVAL AND PERMIT.
9. A CERTIFIED ARBORIST SHALL MONITOR WORK NEAR PROTECTED TREES AS REQUIRED BY THE CITY.
10. NO CONTRACTOR SHALL EXCAVATE OR PLACE CURB, CONCRETE OR ASPHALT WITHIN THE DRILLPIE OF EXISTING TREES. I. RATHER THAN DRAGGING PIECES OF PAVING, TOOLS FOR THIS ACTIVITY SHALL BE APPROVED BY THE CONSTRUCTION MANAGER.

[illegible]

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

**DATE**  
PLANNING SUBMITTAL: 05.11.25

**SHEET**

EXISTING LANDSCAPE &  
TREE PROTECTION PLAN

## L1.01



**PANCHITA RESIDENCE**  
682 PANCHITA WAY, LOS ALTOS, CA

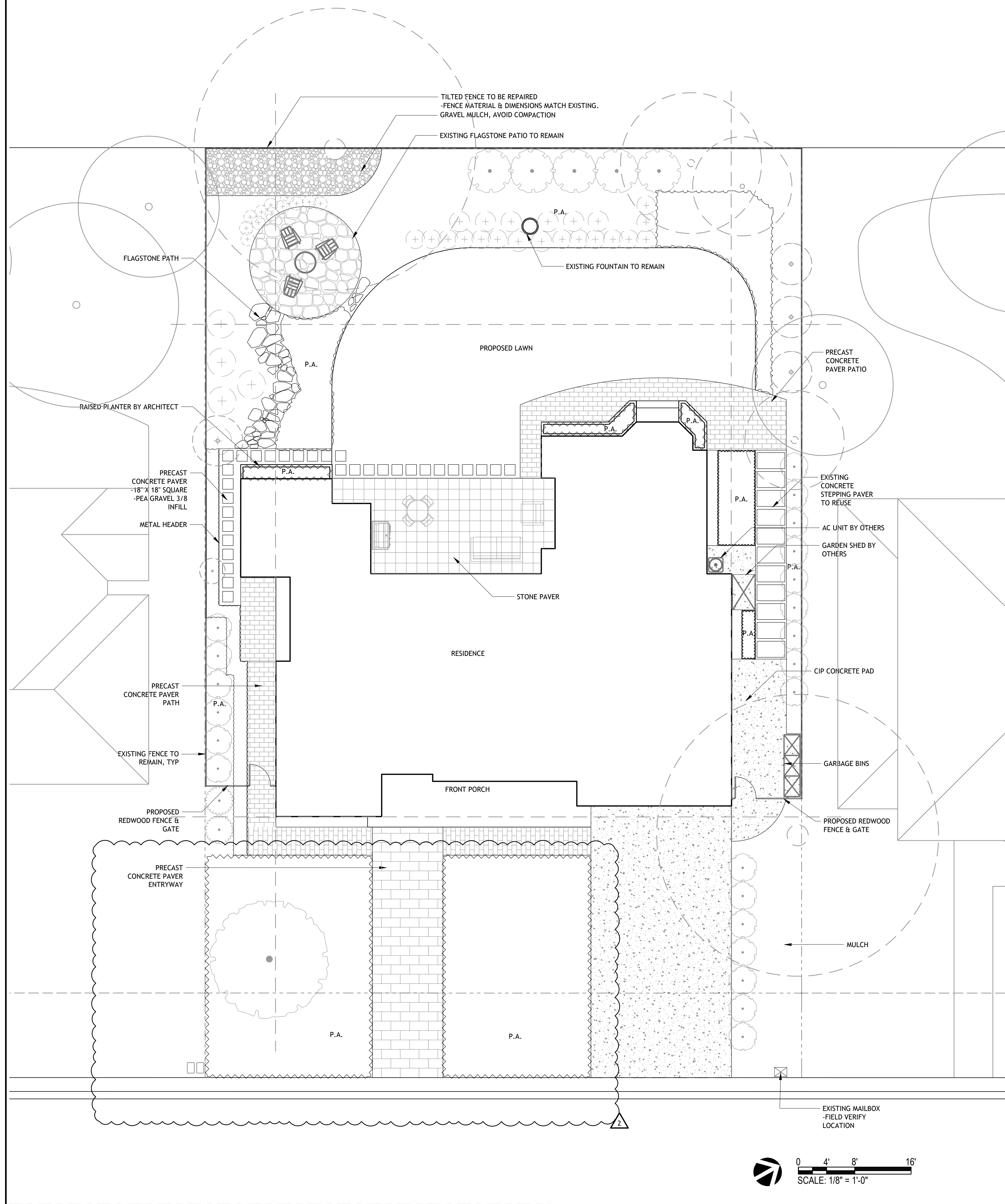
| ISSUE | DATE     | DESCRIPTION         |
|-------|----------|---------------------|
| 0     | 05.11.25 | 1ST PLANNING SUBMIT |
| 1     | 09.01.25 | 2ND PLANNING SUBMIT |
| 2     | 10.13.25 | 3RD PLANNING SUBMIT |

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

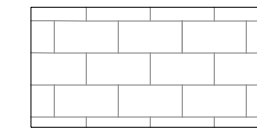
**DATE**  
PLANNING SUBMITTAL: 05.11.25

SHEET  
MATERIALS PLAN

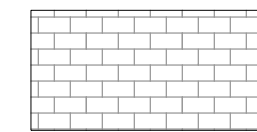
L2.01



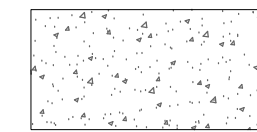
## LEGEND



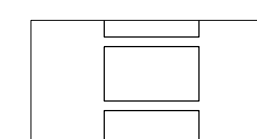
PRECAST CONCRETE PAVER AT ENTRYWAY  
-SIZE: TBD  
-COLOR: GRANADA WHITE



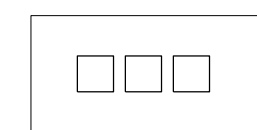
PRECAST CONCRETE PAVER AT PATHWAY  
-SIZE: TBD  
-COLOR: GRANADA WHITE



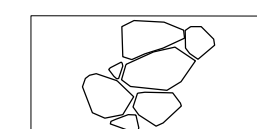
INTEGRAL COLOR CIP CONCRETE  
-COLOR: DAVIS "SILVERSMOKE"  
-FINISH: LIGHT BROOM



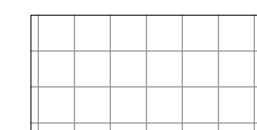
PRECAST CONCRETE STEP STONE  
-EXISTING TO REMAIN AND REUSE



PRECAST CONCRETE STEP STONE  
-SIZE: 18"X18"  
-COLOR: MATCH EXISTING PRECAST CONCRETE STEP STONE

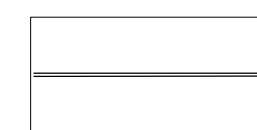


FLAGSTONE PATH

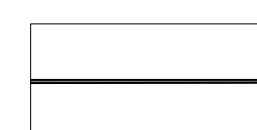


STONE PAVER  
-SIZE: 18"X18"  
-COLOR: CREAM, FLAMED FINISH

P.A. PLANTING AREA  
-REFER TO PLANTING PLAN FOR DETAILS



REDWOOD FENCE AND GATES  
-6" TALL  
-36" SINGLE SWING GATE  
-STYLE MATCH EXISTING FENCE



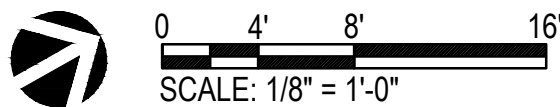
EXISTING FENCE TO REMAIN

## LOT CALCULATIONS

|                                                                                                     |                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NET LOT AREA:                                                                                       | 10,154 square feet                                                                                                                                                                                        |
| FRONT YARD HARDSCAPE AREA:<br><i>Hardscape area in the front yard setback shall not exceed 50%.</i> | 959 square feet (45.3%)                                                                                                                                                                                   |
| LANDSCAPE BREAKDOWN                                                                                 | Total hardscape area(existing and proposed):<br>Existing softscape (undisturbed) area:<br>New softscape (new or replaced landscape) area:<br><i>Sum of all three should equal the site's net lot area</i> |
|                                                                                                     | 5,572 sq ft<br>1,317 sq ft<br>3,265 sq ft                                                                                                                                                                 |

[illegible]





OLEA EUROPAEA 'MONTRAL  
LITTLE OLLIE OLIVE

| HYDROZONE | SQ. FT | WATER USE | DESCRIPTION             | EXPOSURE  | METHOD  |
|-----------|--------|-----------|-------------------------|-----------|---------|
| 1         | 16     | LOW       | FRONT YARD TREE         | SUN       | BUBBLER |
| 2         | 1,510  |           | FRONT YARD PLANTS       | SUN       | DRIP    |
| 3         | 400    | LOW       | SIDE YARD PLANTS        | SUN/SHADE | DRIP    |
| 4         | 52     | MODERATE  | BACKYARD PLANTER PLANTS | SUN       | DRIP    |
| 5         | 679    | LOW       | BACKYARD PLANTS         | SUN       | DRIP    |
| 6         | 713    | MODERATE  | BACKYARD SHRUB          | SUN       | DRIP    |
| 7         | 1391   | HIGH      | BACKYARD LAWN           | SUN       | DRIP    |

ARCHITECT:

**ATELIER DIMENSIONS LLC**

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LANDSCAPE DESIGNER:

KUAN GAO  
8 COMMODORE DR, EMERYVILLE, CA 94608  
E: groykuan@gmail.com  
T: 215-429-0641

## PANCHITA RESIDENCE

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

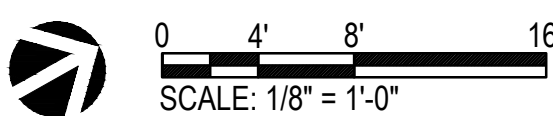
DATE: \_\_\_\_\_  
PLANNING SUBMITTAL: 05.11.25

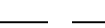
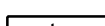
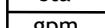
**SHEET**

**PLANTING & HYDROZONE PLAN**

## L4.01





| IRRIGATION LEGEND                                                                                                                                                                                                                                                                                                                        |                                  |                                  |            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------|------------|
|                                                                                                                                                                                                                                                      | DOMESTIC WATER STUBOUT-1"        | -BY PLUMBING SECTION OF CONTRACT |            |
|                                                                                                                                                                                                                                                     | IRRIGATION WATER METER-1"        | -RAINBIRD-FM100B-1"              |            |
|                                                                                                                                                                                                                                                     | BACKFLOW PREVENTION DEVICE       | -FEBCO-825Y-1"                   |            |
|                                                                                                                                                                                                                                                     | ELECTRIC CONTROLLER              | -IRRITROL-MC-42-E                |            |
|                                                                                                                                                                                                                                                     | MASTER CONTROL VALVE             | -SUPERIOR-3100-1"                |            |
|                                                                                                                                                                                                                                                     | FLOW SENSOR                      | -IRRITROL-FS-100                 |            |
|                                                                                                                                                                                                                                                     | WIRELESS WEATHER SENSOR          | -IRRITROL-CL-100 WIRELESS        |            |
|                                                                                                                                                                                                                                                     | REMOTE CONTROL VALVE             | -TORO-TPV-F-100-MM               |            |
|                                                                                                                                                                                                                                                     | GATE VALVE                       | -NIBCO-T113-IRR-LINE SIZE        |            |
|                                                                                                                                                                                                                                                     | DRIP ZONE KIT                    | -TORO-DZK-TPV-1-LF/MF            |            |
|                                                                                                                                                                                                                                                     | DRIP FLUSH VALVE                 | -SEE DETAIL                      |            |
|                                                                                                                                                                                                                                                     | TREE IRRIGATION                  | -RAINBIRD-1402                   |            |
|                                                                                                                                                                                                                                                     | SHRUB BUBBLER                    | -RAINBIRD-1401                   |            |
|                                                                                                                                                                                                                                                     | IRRIGATION SUPPLYLINE            | -1120/SCHEDULE 40 PVC PIPE       | -18" COVER |
|                                                                                                                                                                                                                                                     | IRRIGATION LATERAL LINE          | -1120/CLASS 200 PVC PIPE         | -12" COVER |
|                                                                                                                                                                                                                                                     | SLEEVEING                        | -1120/SCHEDULE 40 PVC PIPE       | -24" COVER |
|                                                                                                                                                                                                                                                     | SUBSURFACE DRIPLINE              | -NETAFIM-TLCV-6-12               | -3" COVER  |
|                                                                                                                                                                                                                                                     | CONTROLLER STATION NUMBER        |                                  |            |
|                                                                                                                                                                                                                                                     | GALLONS PER MINUTE THROUGH VALVE |                                  |            |
|                                                                                                                                                                                                                                                     | CONTROL VALVE SIZE               |                                  |            |
| IRRIGATION NOTES:                                                                                                                                                                                                                                                                                                                        |                                  |                                  |            |
| 1. REFER TO CIVIL PLANS FOR DEDICATED WATER METER LOCATION AND SIZE.                                                                                                                                                                                                                                                                     |                                  |                                  |            |
| 2. AUTOMATIC IRRIGATION SYSTEM IS REQUIRED TO HAVE THE FOLLOWING:                                                                                                                                                                                                                                                                        |                                  |                                  |            |
| (A) AUTOMATIC, SMART CONTROLLER                                                                                                                                                                                                                                                                                                          |                                  |                                  |            |
| (B) RAIN SENSOR                                                                                                                                                                                                                                                                                                                          |                                  |                                  |            |
| (C) PRESSURE REGULATING DEVICE                                                                                                                                                                                                                                                                                                           |                                  |                                  |            |
| (D) MANUAL SHUT-OFF VALVE                                                                                                                                                                                                                                                                                                                |                                  |                                  |            |
| (E) BACKFLOW PREVENTION DEVICE                                                                                                                                                                                                                                                                                                           |                                  |                                  |            |
| (F) FLOW SENSOR                                                                                                                                                                                                                                                                                                                          |                                  |                                  |            |
| (G) MASTER SHUT-OFF VALVE                                                                                                                                                                                                                                                                                                                |                                  |                                  |            |
| 3. STATIC WATER PRESSURE, DYNAMIC OR OPERATING PRESSURE, AND FLOW READING OF THE WATER SUPPLY SHALL BE MEASURED AT THE POINT OF CONNECTION. THESE PRESSURE AND FLOW MEASUREMENTS SHALL BE CONDUCTED AT THE DESIGN STAGE. IF THE MEASUREMENTS ARE NOT AVAILABLE AT THE DESIGN STAGE, THE MEASUREMENTS SHALL BE CONDUCTED AT INSTALLATION. |                                  |                                  |            |
| 4. THE IRRIGATION SYSTEM IS DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NON-TARGETED AREAS, SUCH AS ADJACENT PROPERTY, NON-IRRIGATED AREAS, HARDSCAPES, ROADWAYS, OR STRUCTURES.                                                                             |                                  |                                  |            |
| 5. THE DESIGN OF THE IRRIGATION SYSTEM CONFORMS TO THE HYDROZONES OF THE LANDSCAPE DESIGN PLAN.                                                                                                                                                                                                                                          |                                  |                                  |            |
| 6. THE IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED TO MEET THE IRRIGATION EFFICIENCY CRITERIA AS DESCRIBED IN SECTION 492.4 REGARDING THE MAXIMUM APPLIED WATER ALLOWANCE.                                                                                                                                                          |                                  |                                  |            |
| 7. SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES, UNLESS OTHERWISE DIRECTED BY THE MANUFACTURER'S RECOMMENDATIONS.                                                                                                                                                                                                              |                                  |                                  |            |
| 8. HEAD TO HEAD COVERAGE IS RECOMMENDED TO ACHIEVE DISTRIBUTION UNIFORMITY USING THE MANUFACTURER'S RECOMMENDATIONS.                                                                                                                                                                                                                     |                                  |                                  |            |
| 9. SWING JOINTS OR OTHER RISER-PROTECTION COMPONENTS ARE REQUIRED ON ALL RISERS SUBJECT TO DAMAGE THAT ARE ADJACENT TO HARDSCAPES OR IN HIGH TRAFFIC AREAS OF TURFGRASS.                                                                                                                                                                 |                                  |                                  |            |
| 10. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.                                                                                                                                                                                                                          |                                  |                                  |            |

[illegible]



PRECISE GRADING PLAN  
FOR  
LIN & ZHAO'S RESIDENCE  
682 PANCHITA WAY, LOS ALTOS, CA 94022

EROSION CONTROL

1. TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM UNTIL END OF PROJECT.
2. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE UNTIL END OF PROJECT.
3. UNTIL END OF PROJECT, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
4. TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

REQUIRED INSPECTIONS

1. A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
2. A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF THE SUB-GRADE PREPARATION FOR THE PAVING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, PAVING CONTRACTORS, DESIGN CIVIL ENGINEER, SOILS ENGINEER, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.

GRADING FILLS/CUTS

1. GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
2. FILL SLOPES SHALL BE COMPACTED PER SOIL REPORT.
3. ALL FILLS SHALL BE COMPACTED PER SOIL REPORT, AND APPROVED BY THE SOILS ENGINEER. COMPACTION TESTS SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUFFICIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION EFFORT APPLIED TO THE FILL AREAS.
4. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF THE FILL.
5. FILLS SHALL BE KEYED OR BENCHED INTO COMPETENT MATERIAL.
6. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
7. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
8. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND DETERMINE THE PRESENCE OF, OR POSSIBILITY OF FUTURE ACCUMULATION OF, SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
9. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
10. ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DEPARTMENT MAY REQUIRE CORING OF CONCRETE FLAT WORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
11. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING DEPARTMENT.
12. LANDSCAPING OF ALL SLOPES AND PADS SHALL BE PER SOIL REPORT.
13. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE BUILDING DEPARTMENT FOR APPROVAL.
14. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATION AND CALCULATIONS FROM THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
15. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTTRESS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
16. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
17. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING GRADING.
18. NOTIFICATION OF NONCOMPLIANCE: IF, IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENGINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH THE APPROVED GRADING PLANS, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERSON IN CHARGE OF THE GRADING WORK AND TO THE BUILDING INSPECTOR. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

OFFSITE IMPROVEMENT NOTICE

1. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
2. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLE/STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER. SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORK INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.
3. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
4. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR.
5. ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR.

DOCUMENTATION

1. A SOILS GRADING REPORT PREPARED BY THE SOILS ENGINEER, INCLUDING LOCATIONS AND ELEVATION OF FIELD DENSITY TESTS, SUMMARIES OF FIELD AND LABORATORY RESULTS AND OTHER SUBSTANTIATED DATA AND COMMENTS ON ANY CHANGES MADE DURING GRADING AND THEIR EFFECT ON THE RECOMMENDATIONS MADE IN THE SOILS ENGINEERING INVESTIGATION REPORT. HE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AND COMPLETION OF WORK IN ACCORDANCE WITH THE JOB SPECIFICATIONS.
2. A GEOLOGIC GRADING REPORT PREPARED BY THE ENGINEERING GEOLOGIST, INCLUDING A FINAL DESCRIPTION OF THE GEOLOGY OF THE SITE, INCLUDING ANY NEW INFORMATION DISCLOSED DURING THE GRADING AND THE EFFECT OF SAME ON RECOMMENDATIONS INCORPORATED IN THE APPROVED GRADING PLAN. HE/SHE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AS AFFECTED BY GEOLOGIC FACTORS.

ENGINEER'S NOTICE TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITIES OF RECORD OR NOT THE RECORD OR NOT SHOWN ON THESE PLANS.
2. RELOCATION OR REMOVAL OF ANY EXISTING UTILITIES SHALL BE PERFORMED BY THE RESPECTIVE UTILITY OWNERS, AT THE EXPENSE OF THE DEVELOPER.
3. THE GRADING CONTRACTOR SHALL SATISFY HIMSELF AS TO THE GRADING QUANTITY AS SHOWN ON THIS PLAN AS PART OF HIS BID.
4. IT IS REQUESTED THAT THE GRADING CONTRACTOR NOTIFY THIS PRIVATE ENGINEER BY CALLING AT LEAST 48 HOURS BEFORE COMPLETION OF THE GRADING OPERATION IN ORDER THAT THIS OFFICE MAY PERFORM A FINAL INSPECTION WITH OUR GRADE CERTIFICATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
6. UNAUTHORIZED CHANGES AND USES: THE ENGINEER PREPARING THESE PLAN WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PROJECT ENGINEER OF WORK.
7. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ADDITIONAL NOTE

1. SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSET BEFORE STARTING GRADING.
2. IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY THE SURVEY CREW UNDER HIS DIRECT SUPERVISION.

SHEET INDEX

|                                 |     |
|---------------------------------|-----|
| TITLE SHEET                     | C-1 |
| PRECISE GRADING & DRAINAGE PLAN | C-2 |
| SECTIONS & DETAILS              | C-3 |
| EROSION CONTROL PLAN            | C-4 |

EARTH WORK QUANTITY

|                                 |     |      |
|---------------------------------|-----|------|
| CUT                             | 0   | C.Y. |
| FILL                            | 30  | C.Y. |
| IMPORT                          | 30  | C.Y. |
| EXPORT                          | 0   | C.Y. |
| OVEREXCAVATION AND RECOMPACTION | 100 | C.Y. |

|                                       |        |       |
|---------------------------------------|--------|-------|
| LOT SIZE:                             | 10,156 | SQ-FT |
| PRE-DEVELOPMENT IMPERVIOUS AREA:      | 4,610  | SQ-FT |
| POST-DEVELOPMENT IMPERVIOUS AREA:     | 4,906  | SQ-FT |
| REMOVED AND REPLACED IMPERVIOUS AREA: | 4,906  | SQ-FT |

**NOTE:**  
QUANTITIES SHOWN HERE ON ARE FOR PERMIT AND/OR BONDING PURPOSE ONLY.

DESIGNER

ATELIER DIMENSIONS LLP.  
LE TANG  
940 DEWING AVE  
LAFAYETTE, CA 94549  
PHONE: 213-999-6872  
EMAIL: TANGLEARCHITECTURE@GMAIL.COM

CIVIL ENGINEER

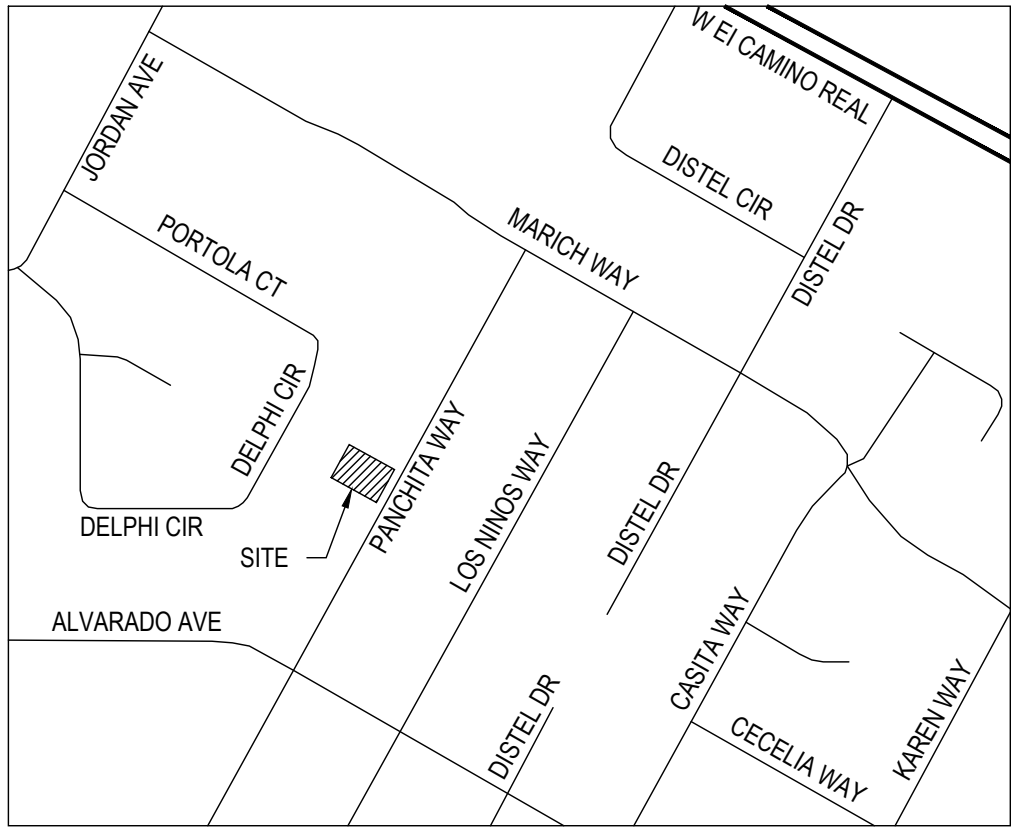
W.H. CIVIL INC.  
548 WALD  
IRVINE, CA 92618  
PHONE: 949-229-3357

LEGAL DESCRIPTION

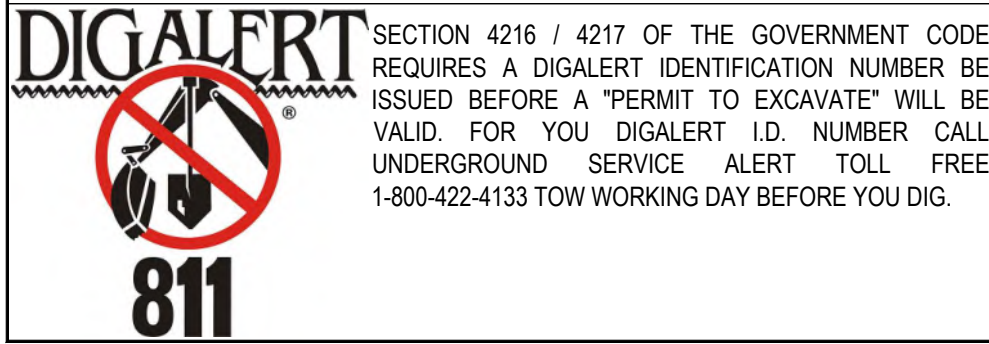
LOT 12, TRACT NO.676, MAP REF: BOOK 26 PAGE 27

BASIS OF BEARING

THE BEARING, N29°24'00"E, OF THE CENTER LINE OF PANCHITA WWAY, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 26 OF MAPS AT PAGE 27, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.



VICINITY MAP  
NOT TO SCALE



OWNER/SUBDIVIDER:  
JINGYAO LIN & XIANGPENG ZHAO  
682 PANCHITA WAY,  
LOS ALTOS, CA 94022

LIN & ZHAO'S RESIDENCE  
TITLE SHEET  
682 PANCHITA WAY,  
LOS ALTOS, CA 94022

PLANS PREPARED BY:  
W.H. ENGINEERING GROUP  
548 WALD IRVINE, CA 92618  
INFO@WHENGINEERINGGROUP.COM  
PHONE: 949-229-3357  
WALIN MAUNG CHEN  
R.C.E. C8487 EXP. 1/31/2027

9/8/2025  
DATE

DESIGNER

DESIGNED BY:

DRAFTED BY:

CHECKED BY:

APPROVED BY:

REVISIONS

DATE

NO.

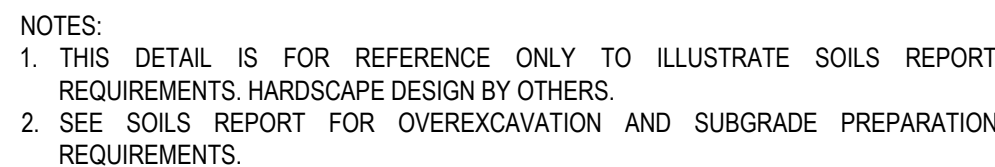
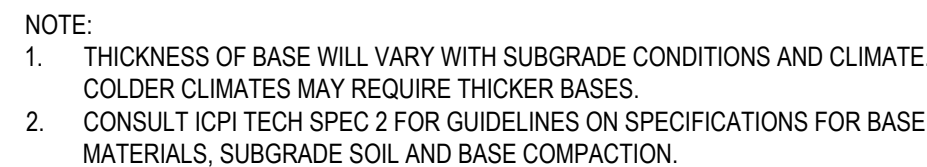
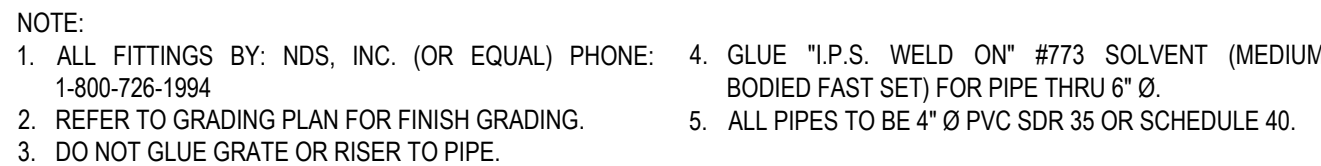
PROJECT NO.:  
G25036

SHEET NO.:  
C-1





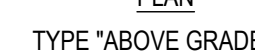
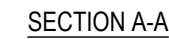
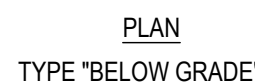




**DETAIL**  
TYPICAL DRIVEWAY / HARDSCAPE SECTION

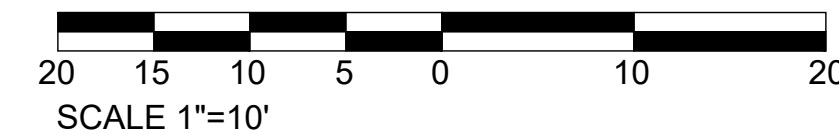
C-3





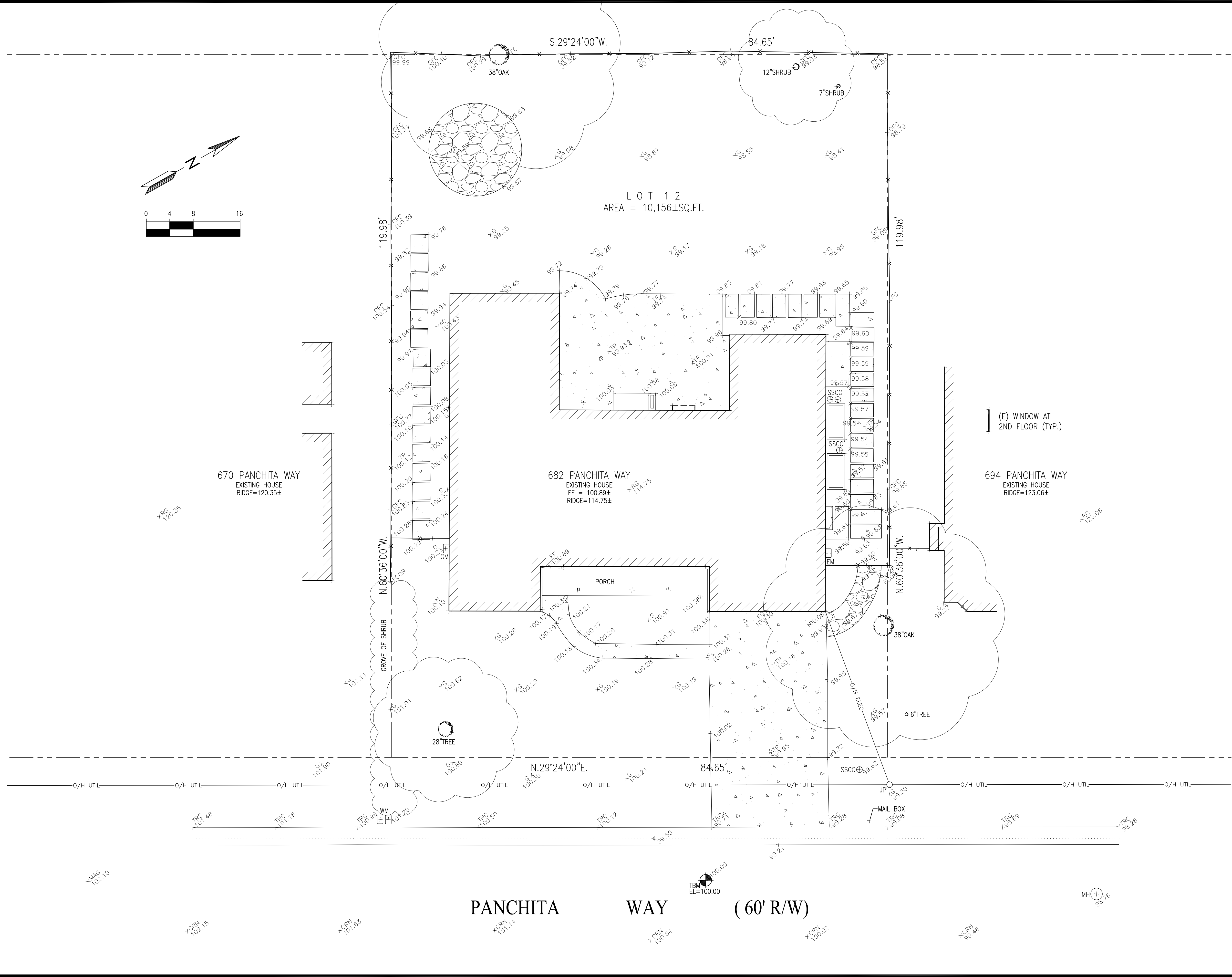
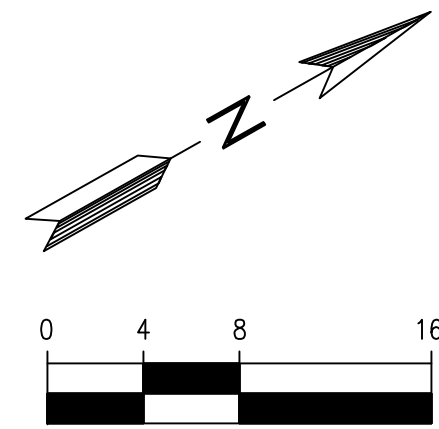
NOTES:

1. ACTUAL LAYOUT DETERMINES IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



|                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| OWNER/SUBDIVIDER:<br>JINGYAO LIN & XIANGPENG ZHAO<br>682 PANCHITA WAY,<br>LOS ALTOS, CA 94022                                                                                                           |  |  |  |  |  |  |  |  |  |
| LIN & ZHAO'S RESIDENCE<br>EROSION CONTROL PLAN<br>682 PANCHITA WAY,<br>LOS ALTOS, CA 94022                                                                                                              |  |  |  |  |  |  |  |  |  |
| PLANS PREPARED BY:<br>W.H. ENGINEERING GROUP<br>548 WALD AVENUE, CA 92618<br>INFO@WHENGINEERINGGROUP.COM<br>PHONE: 949-229-3357<br>9/8/2025<br>DATE<br>WALLIS MAUNG CHEN<br>R.C.E. CS487 EXP. 3/31/2027 |  |  |  |  |  |  |  |  |  |
|                                 |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
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|                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
| PROJECT NO.:<br>G25036                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
| SHEET NO.:<br>C-4                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |





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                |
| PC    | 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, N29°24'00"E, OF THE CENTER LINE OF PANCHITA WWAY, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 26 OF MAPS AT PAGE 27, 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 12, TRACT NO.676, MAP REF: BOOK 26 PAGE 27

NOTE:

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

LIN  
RESIDENCE

682 PANCHITA WAY  
LOS ALTOS, CA  
APN: 170-11-058

**W E C**  
& ASSOCIATES

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

LICENSE STAMPS AND SIGNATURE



ISSUED

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
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|     |             |      |
|     |             |      |

DATE: OCT 6, 2024

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

DRAWN: BG

JOB: 10078

SHEET TITLE:

TOPOGRAPHIC  
SURVEY

SHEET NO.

C.0