



ZONING ADMINISTRATOR REGULAR MEETING AGENDA

**June 3, 2026 - 4:00 PM
Community Meeting Chambers
Los Altos City Hall
1 North San Antonio Road, Los Altos, CA 94022**

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.

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/3jpzybj6>

Telephone: 1-669-900-9128 / Webinar ID: 860 4801 7993 / 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.

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 April 15, 2026.

PUBLIC HEARING

2. SC26-0001 - Siyue Wu - 1847 Fallen Leaf Lane

Request for Design Review to construct a new 3,253 square foot, two-story home. The project site is located on the east side of Fallen Leaf Lane, between Lantis Lane and Penny Way. The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Existing Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

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, May 20, 2026

***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: Associate Planner Liu

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 April 15, 2026.

Action: Zoning Administrator Williams approved the meeting minutes for the regular meeting of April 15, 2026.

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

AYES: Williams

NOES: None

PUBLIC HEARING

2. SC26-0002 – Steve Collom – 915 Saint Joseph Avenue

Request for Design Review to construct a new 3,258 square-foot, two-story home. The project site is located on the west side of Saint Joseph Avenue, north of Interstate 280. The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

Project Planner: Liu

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC26-0002 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

Applicant, Steve Collom, made himself available to answer any questions.

Action: Zoning Administrator Williams approved design review application SC26-0002 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 4:06 PM.

Stephanie Williams
Zoning Administrator



ZONING ADMINISTRATOR STAFF REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Sean Gallegos, Senior Planner

SUBJECT: SC26-0001 – 1847 Fallen Leaf Lane

RECOMMENDATION

Approve design review application SC26-0001 for the construction of a 3,253 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 Existing Structures).

BACKGROUND

Project Description

- Project Location: 1847 Fallen Leaf Lane, located on the east side of Fallen Leaf Lane, between Lantis Lane and Penny Way.
- Lot Size: 9,386 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 3,253 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 show an attached accessory dwelling unit and a junior accessory dwelling unit, which will be reviewed ministerially with a building permit submittal.

The project site contains three existing protected trees proposed to be retained, including two redwood trees and one coast live oak. In addition, the landscape plan proposes eight new trees, including a Japanese maple, Chinese pistache, fruitless olive trees, and a California pepper tree

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
COVERAGE:	2,343 square feet	2,663 square feet	2,816 square feet
FLOOR AREA:			
1st Floor	2,343 square feet	2,215 square feet	
2nd Floor	-	1,038 square feet	
Total	2,343 square feet	3,253 square feet	3,285 square feet
SETBACKS:			
Front	23.1 feet	26.6 feet	25 feet
Rear	28.2 feet	32.7 feet	25 feet
Right side (1 st /2 nd)	13.2 feet/-	8.1 feet/20.6 feet	7.6 feet/15.1 feet
Left side (1 st /2 nd)	17.2 feet/-	7.8 feet/15.4 feet	7.6 feet/15.1 feet
HEIGHT:	14.3 feet	23.5 feet	27 feet

Two-story residences are permitted in the R1-10 District if they comply with development standards, including setbacks, height, and daylight plane. These standards limit development and help 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 with a mix of one- and two-story homes in varied styles and sizes and no uniform landscaping or tree pattern.

The Residential Design Guidelines state that compatibility in diverse neighborhoods is achieved through design integrity, scale, massing, materials, landscaping, and the relationship of a residence to its site and surrounding properties. The proposed residence has a contemporary design with a restrained material palette, articulated elevations, varied roof planes, and horizontal elements that reduce perceived bulk and support neighborhood compatibility.

The proposed two-story residence has a maximum height of approximately 23 feet 6-7/16 inches, below the 27-foot height limit. Although taller and more contemporary than some nearby one-story homes, the second story is integrated into the overall roof and wall design rather than appearing as a separate volume above the first floor. The asymmetrical front roof, offset wall planes, and varied sloped roofs along the side and rear elevations reduce the building's perceived height and mass.

The front elevation features vertically oriented wood siding, dark trim, deep recessed windows, and a muted color palette that creates shadow, depth, and visual interest. Although the garage faces the street, its prominence is reduced by the overall composition, upper-story window placement,

front yard landscaping, and retention of mature tree canopy near the front of the site. Together, these elements soften the front facade and preserve the landscaped residential character encouraged by the Residential Design Guidelines.

The side and rear elevations use varied sloped roofs, offset wall planes, recessed windows, material changes, and roofline modulation to break up large wall surfaces. Wood siding, metal wall panels, dark window and door systems, concrete site walls, and non-reflective standing seam roofing create a cohesive contemporary design without excessive materials or unrelated elements. Together, these features reinforce a consistent contemporary character while reducing perceived scale.

Privacy impacts are minimized through window placement, orientation, elevated openings, and landscape screening, consistent with the Residential Design Guidelines. There are no second-story windows on the left, north side elevation. Upper-story windows on the right, south side elevation and rear, east elevation serve a high vaulted interior space and are set at elevated heights, limiting direct sightlines into adjacent properties and avoiding typical second-story privacy impacts. Existing and proposed screening along the side and rear property lines further reduces opportunities for direct views.

The landscape plan on Sheet L2.01 supports neighborhood compatibility through layered planting throughout the site, including shrubs, groundcover, and screening along the property lines. As shown on Sheet L2.02, the planting palette adds texture and softens the residence without relying solely on architectural features to reduce perceived bulk. The proposed landscaping helps integrate the residence into the streetscape, supports privacy screening along the side and rear property lines, and reinforces the landscaped residential character encouraged by the Residential Design Guidelines.

The proposed project complies with the R1-10 zoning district development standards and the Single-Family Residential Design Guidelines. Its relationship to adjacent structures, articulated massing, asymmetrical front roof form, varied sloped roof planes, deep recessed windows, and restrained material palette reduce perceived bulk and visual impacts and support compatibility with neighborhood character. The project also preserves mature tree canopy, incorporates layered landscaping throughout the site, and provides screening along the side and rear property lines to support privacy and soften the residence's appearance. Therefore, staff recommends that the Zoning Administrator approve the Design Review application, subject to the attached findings and conditions of approval.

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. The project was evaluated for potential applicability of the exceptions to categorical exemptions in CEQA Guidelines Section 15300.2, and none apply.

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 applicant's outreach materials indicate that neighborhood outreach was completed for the proposed project. On December 17, 2025, outreach packages were mailed by USPS to 10 nearby properties, including properties on Fallen Leaf Lane, Penny Way, and Lantis Lane. The outreach package included a neighbor letter, location map, site plan, building elevations, proposed materials, inspiration images, and a street view rendering of the proposed residence. USPS tracking information indicates that the packages were delivered on December 18, 2025. The applicant indicated that no responses or feedback had been received from the contacted neighbors. At the time of compiling this report, staff received no written public comments have been received by the City.

Attachment:

1. Project Plans

Cc: Siyue Wu, Applicant/Owner
Shuang Yan, Designer

FINDINGS

SC26-0001 - 1847 Fallen Leaf Lane

With regard to the proposed project, 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 project complies with the applicable R1-10 zoning district standards, including height, setbacks, lot coverage, floor area, and daylight plane. The design is consistent with the Single-Family Residential Design Guidelines for a diverse character neighborhood by incorporating articulated massing, varied roof forms, deep recessed windows, a restrained material palette, and layered landscaping that support neighborhood compatibility while maintaining a cohesive contemporary architectural expression. The project balances neighborhood compatibility with high-quality architectural expression, consistent with General Plan policies for maintaining livability and character in residential areas.
- 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 areas are minimized and balanced with landscaped areas, and a drainage plan is included to manage stormwater effectively and prevent off-site erosion or runoff.
- 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 because the proposed two-story residence incorporates articulated massing, an asymmetrical front roof form, varied sloped roof planes, offset wall planes, deep recessed windows, and material changes that break down the building scale. The elevations provide horizontal and vertical variation through roofline modulation, recessed glazing, outdoor living areas, and changes in wall plane depth, which avoid large blank wall surfaces and reduce the perceived height, bulk, and mass of the structure.
- 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 residence uses a coordinated material palette of vertical wood siding, metal wall panels, dark framed windows and doors, concrete site walls, and nonreflective standing seam metal roofing. These materials define the wall planes, recessed openings, roof forms, and site edges, while the restrained colors and material transitions create shadow, depth, and visual relief that reduce the perceived height, bulk, and mass 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 maintains driveway access from

Fallen Leaf Lane to the attached garage, with on-site parking provided in a functional location. Pedestrian access is provided through a defined walkway and entry route from the street to the residence. The vehicle and pedestrian circulation areas are integrated with the site layout and landscaping, providing safe and functional access without dominating the front yard or streetscape.

- 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 incorporates layered planting throughout the site, including shrubs, groundcover, and screening plantings along the property lines. The proposed landscaping softens the appearance of the residence, provides visual relief from building mass, supports privacy screening, and complements the contemporary architectural design while reinforcing the landscaped residential character of the neighborhood.
- 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 all mechanical equipment for the house will be located on the right property line behind a gate and comply with applicable setbacks.
- 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 will comply because the project will be required to construct or modify any necessary frontage improvements. 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 qualifies for a Class 3 Categorical Exemption under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), which applies to the construction of a single-family residence in an urbanized area. None of the exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

CONDITIONS OF APPROVAL

SC26-0001 1847 Fallen Leaf Lane

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on June 3, 2028, 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 April 21, 2026, 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 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/JADU Not Reviewed:** The proposed ADU and JADU included in the plan set is not part of this design review application. Prior to commencement of the ADU and JADU construction, a separate building permit issued by the Building Division shall be obtained.
7. **Protected Trees:** Trees Nos. T-1 to T-3 qualify as protected trees. These trees shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
8. **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 Tree No. T-1 to T-3. 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.

9. **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.
10. **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.
11. **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 that extend 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.
12. **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

13. **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.
14. **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.
15. **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.

16. **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.
17. **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 12.38 of the Municipal Code.
18. **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.
19. **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.
20. **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).
21. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.38 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.
22. **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

23. **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.

24. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
25. **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.
26. **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.
27. **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.
28. **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.
29. **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.
30. **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.
31. **Pollution Prevention:** The improvement plans shall include the “Blueprint for a Clean Bay” plan sheet approved by City in all plan submittals.

FIRE DEPARTMENT

32. **Fire Department Approval and Permits:** Review of this project by the Fire Department is limited to site access and water supply requirements and does not constitute approval of

compliance with all applicable codes. Prior to commencement of any work, the applicant shall obtain all required construction permits from the Building Department.

33. **Automatic Fire Sprinklers:** An approved automatic fire sprinkler system shall be installed throughout the existing structure where the addition exceeds fifty (50) percent of the existing floor area or seven hundred fifty (750) square feet, excluding basement areas, in accordance with applicable fire code requirements.
34. **Water Supply Protection:** Potable water supplies shall be protected from contamination caused by fire protection systems. The applicant shall coordinate with the applicable water purveyor and comply with all requirements. Documentation of compliance shall be provided prior to final approval of any fire protection or suppression system.
35. **Address Identification:** The project shall provide approved address numbers that are clearly visible from the street fronting the property. Address numbers shall contrast with the background, be a minimum of six (6) inches in height with a minimum stroke width of 0.5 inch and be installed in additional locations if required by the Fire Code Official. Where the structure is not visible from the public way, additional signage such as a monument or pole sign shall be provided.
36. **Construction Site Fire Safety:** The project shall comply with all applicable provisions of the California Fire Code, including Chapter 33 requirements for construction site fire safety, and applicable Fire Department standard details and specifications. Appropriate notes shall be included in the construction plans.

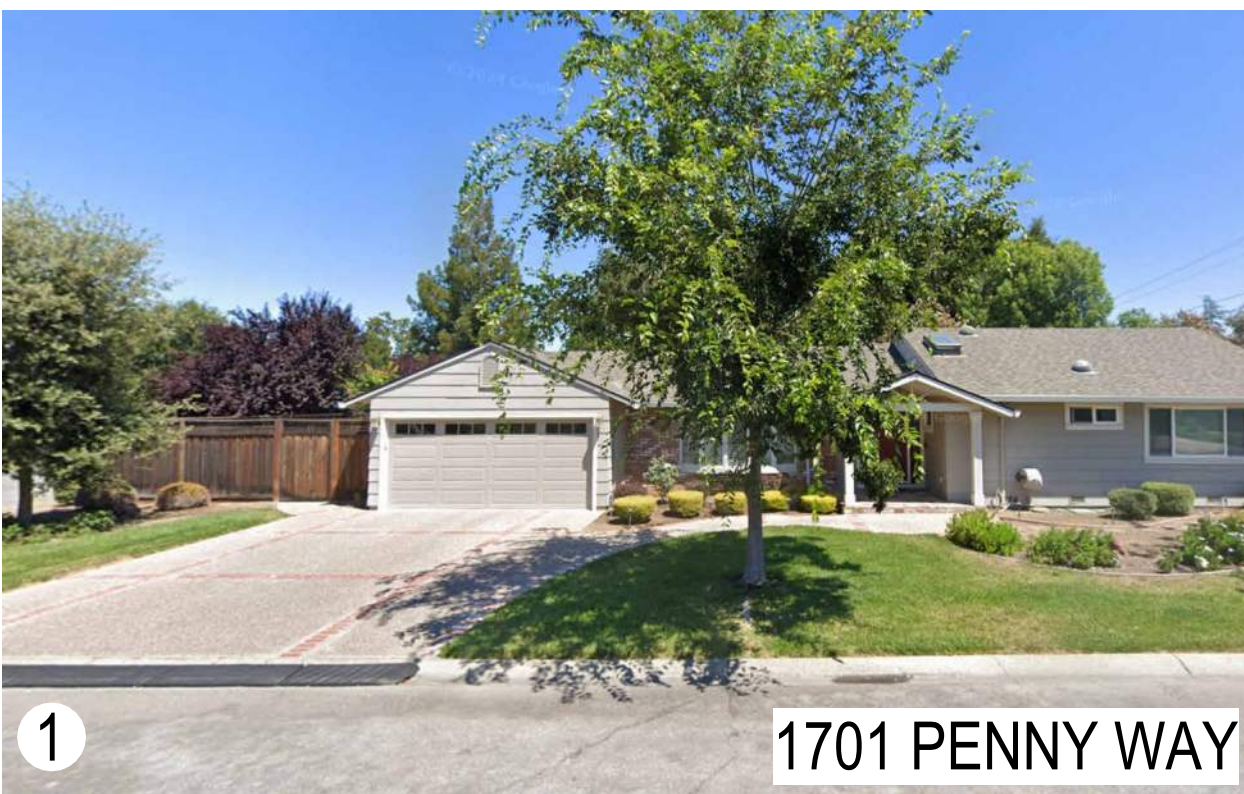
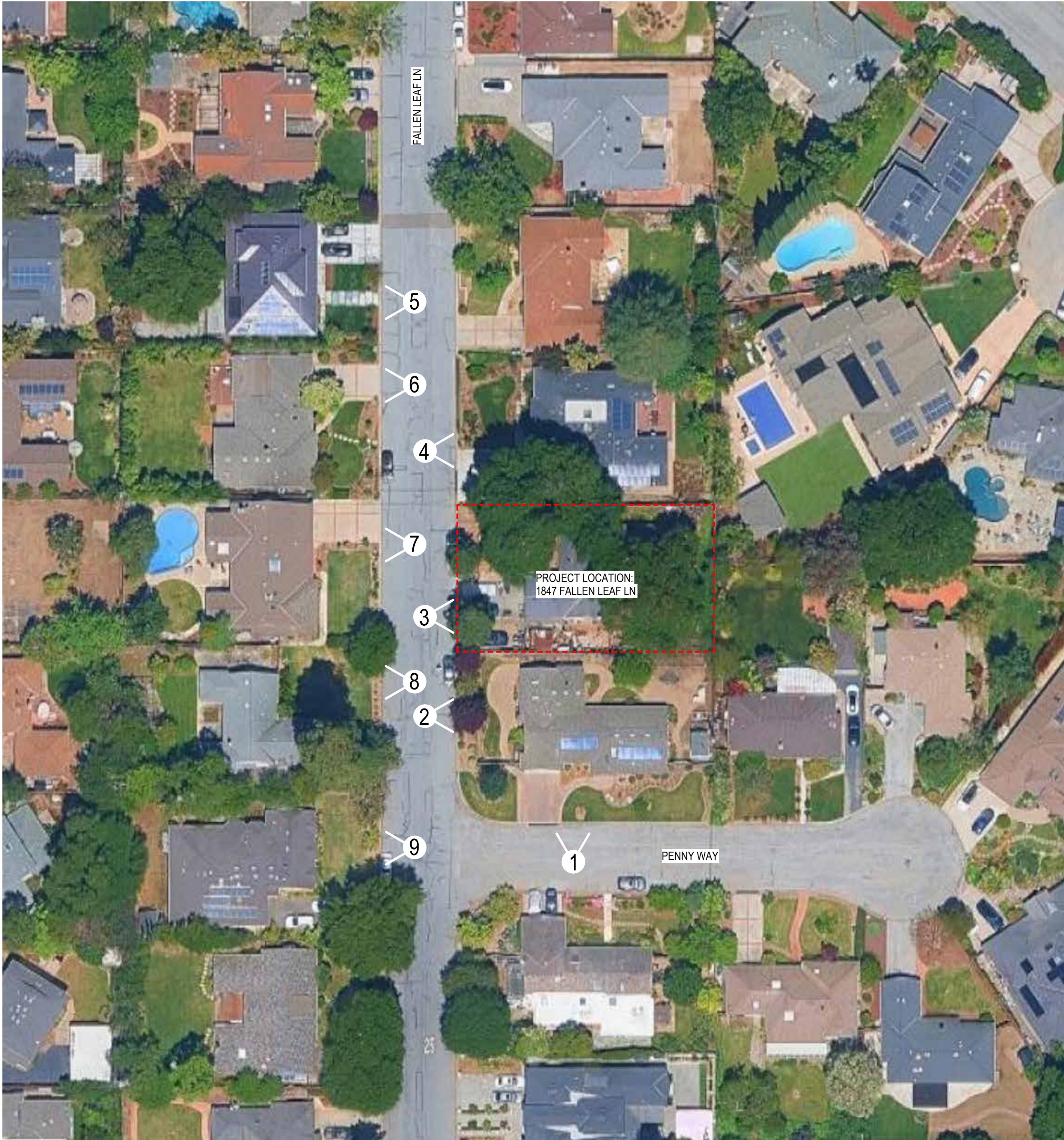


FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

⚠️ PLANNING DESIGN REVIEW SET REV.2
04/17/2026

DESIGNER SHUANG YAN SHUANGY522@GMAIL.COM	OWNER SIYUE WU WUSIYUE93@GMAIL.COM	INTERIOR DESIGN + FFE ZHUO TAN	LANDSCAPE ARCHITECT TBD	STRUCTURAL BENHANG SHI (713)416-8094 SHIBENHANG@GMAIL.COM	CIVIL RW ENGINEERING, INC. 505 ALTAMONT DRIVE, MILPITAS, CA 95035 ROBERT Y. WANG (408) 262-1899 RWENGINEERING@GMAIL.COM	GEOTECH CAPEX ENGINEERING, INC. P.O. BOX 14198, FREMONT, CA 94539 GARY HSU (408) 609-1115 CAPEXINC888@GMAIL.COM
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FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

DRAWN BY YL
CHECKED BY SY
PROJECT NO 25FALL
DATE 26/01/05
ISSUE PLANNING SET

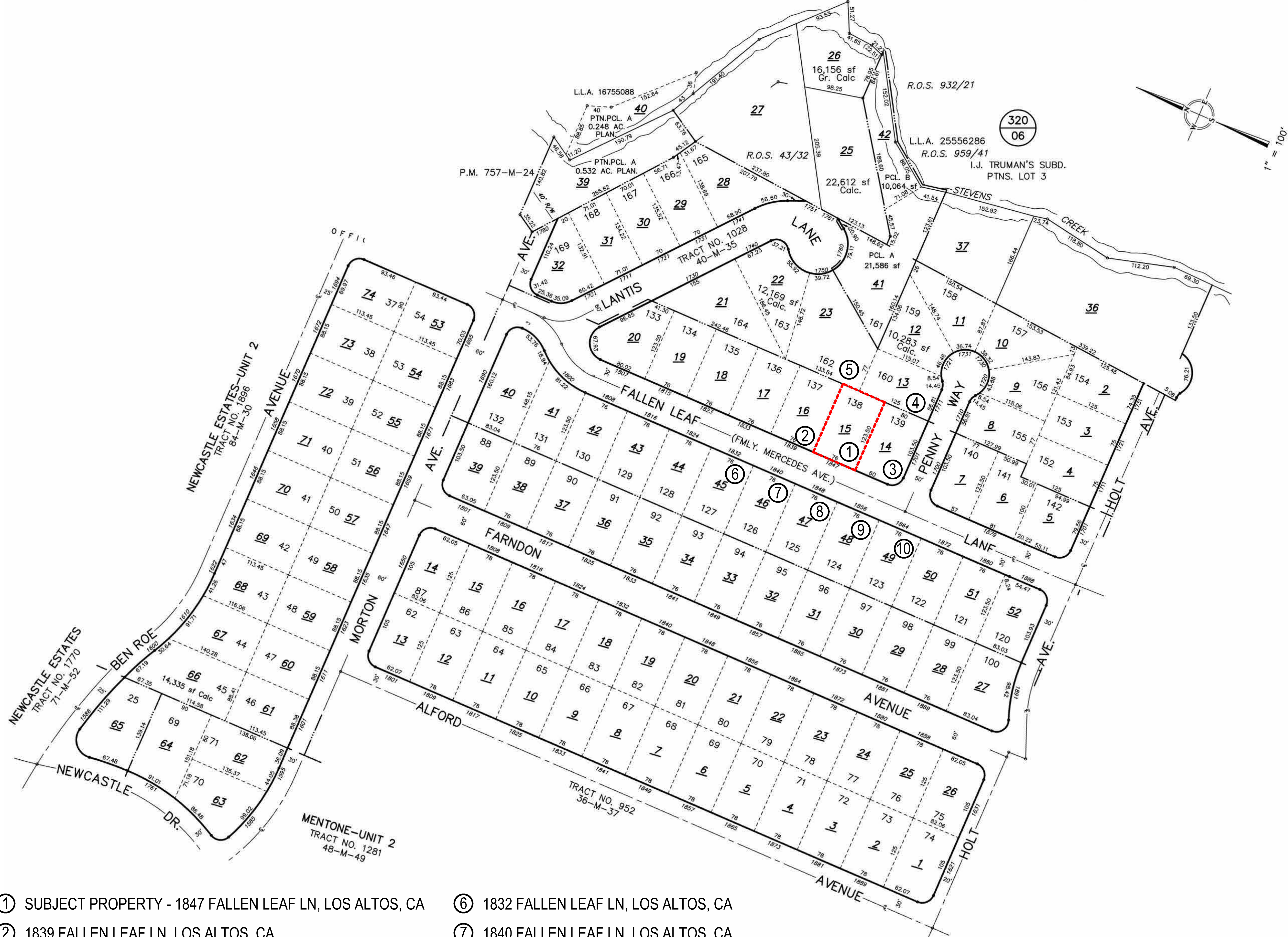
DESIGNER OF RECORD:
SHUANG YAN

Shuang Yan

SITE PHOTOGRAPHY

SCALE:
Project Status / Planning

G 1.01



- ① SUBJECT PROPERTY - 1847 FALLEN LEAF LN, LOS ALTOS, CA

② 1839 FALLEN LEAF LN, LOS ALTOS, CA

③ 1701 PENNY WAY, LOS ALTOS, CA

④ 1711 PENNY WAY, LOS ALTOS, CA

⑤ 1750 LANTIS LN, LOS ALTOS, CA
- ⑥ 1832 FALLEN LEAF LN, LOS ALTOS, CA

⑦ 1840 FALLEN LEAF LN, LOS ALTOS, CA

⑧ 1848 FALLEN LEAF LN, LOS ALTOS, CA

⑨ 1856 FALLEN LEAF LN, LOS ALTOS, CA

⑩ 1864 FALLEN LEAF LN, LOS ALTOS, CA

FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

DRAWN BY YL
CHECKED BY SY
PROJECT NO 25FALL
DATE 26/01/05
ISSUE PLANNING SET

DESIGNER OF RECORD:
SHUANG YAN

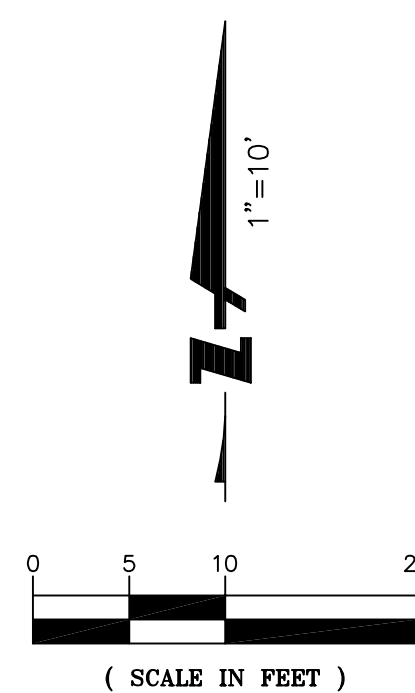
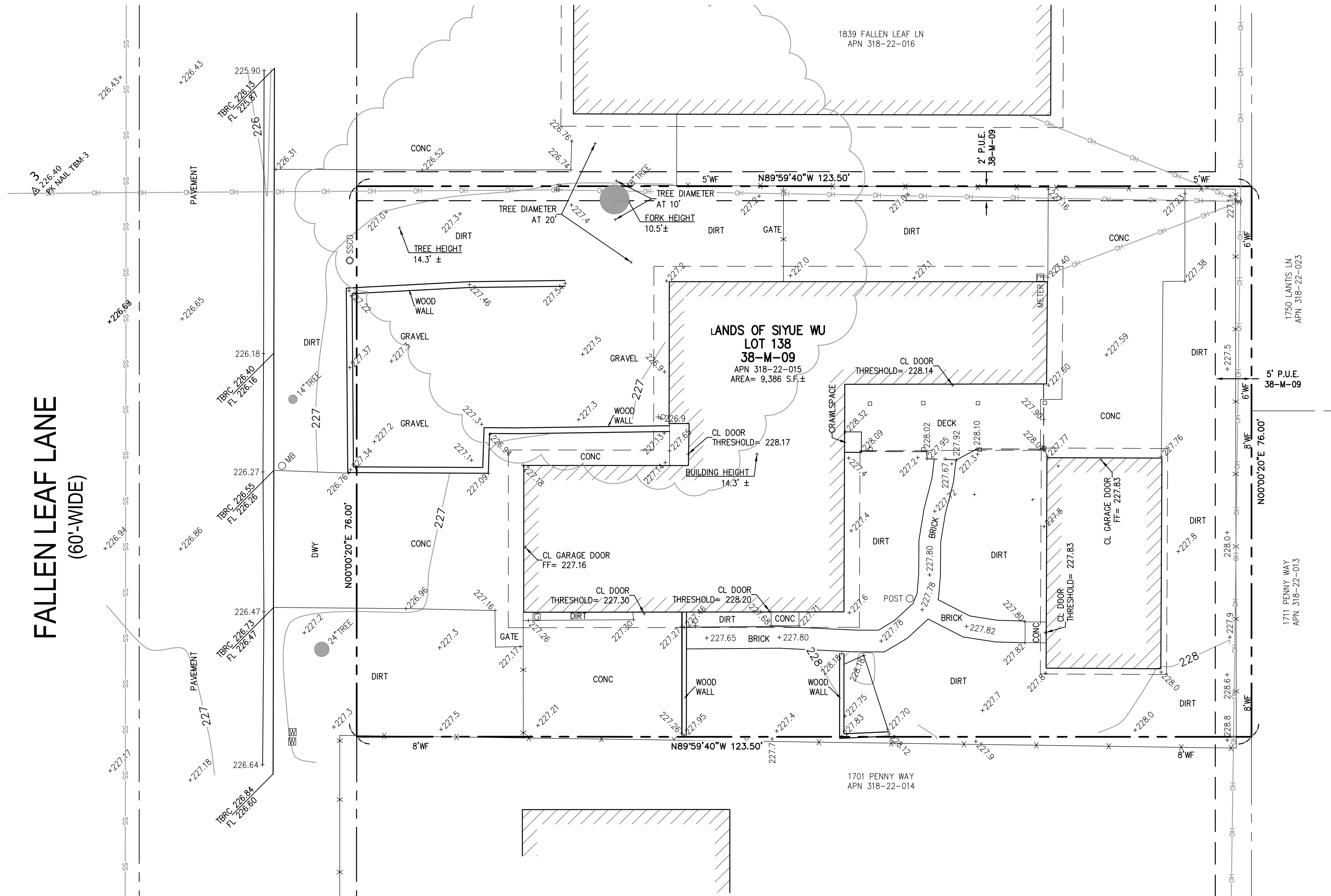
Shuang Yan

LOCATION MAP

SCALE:
Project Status / Planning

G 1.02

C:\Users\jason\OneDrive\Documents\1847 Fallen Leaf Ln.dwg
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LEGEND

---	BOUNDARY LINE/LOT LINE
---	CENTERLINE
---	EASEMENT LINE
---	BUILDING LINE
---	CURB LINE
---	FENCE LINE
---	DRAIN LINE
---	OVERHEAD ELECTRIC LINE
x	SPOT ELEVATION
1'-	1'-CONTOURS

SYMBOLS & ABBREVIATIONS

BTM	DRIVEWAY	STB BENCHMARK
EPB	ELECTRIC PULLBOX	ELECTRIC PULLBOX
FF	BUILDING FINISHED FLOOR	BUILDING FINISHED FLOOR
FL	FLOW LINE	FLOW LINE
FND-MON	FOUND STANDARD MONUMENT	FOUND STANDARD MONUMENT
GM	GAS METER	GAS METER
HB	HOSE BIBB	HOSE BIBB
JP	JOINT POLE	JOINT POLE
L/S	LANDSCAPE	LANDSCAPE
P.U.E.	PUBLIC UTILITY EASEMENT	PUBLIC UTILITY EASEMENT
SSCO	SANITARY CLEANOUT	SANITARY CLEANOUT
SSMH	SANITARY MANHOLE	SANITARY MANHOLE
TBRC	TOP BACK ROLLED CURB	TOP BACK ROLLED CURB
TR	TREE (SIZE, STEM, TYPE)	TREE (SIZE, STEM, TYPE)
WF	WOOD FENCE	WOOD FENCE
WM	WATER METER	WATER METER

MONUMENT PRESERVATION NOTICE

IF AT ANY TIME A SURVEY MONUMENT WILL BE DESTROYED OR COVERED DURING CONSTRUCTION PHASE OF THE PROJECT, IT MUST BE PERPETUATED IN ACCORDANCE WITH STATE LAW.

PURSUANT TO PROFESSIONAL LAND SURVEYOR'S ACT SECTION 8771(B), CONTROLLING MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR. UPON COMPLETION OF CONSTRUCTION, THESE MONUMENTS WILL HAVE TO BE RESET IN THE SURFACE OF THE NEW CONSTRUCTION IN ORDER TO PERPETUATE THEIR LOCATION. A CORNER RECORD OR A RECORD OF SURVEY SHALL BE FILED TO DOCUMENT THE REFERENCED MONUMENTS PRIOR TO CONSTRUCTION AND THEIR NEW POSITION AND CHARACTER AFTER THEY HAVE BEEN RESET.

FLOOD ZONE DESIGNATION

SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A "ZONE DESIGNATION D" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06085C0202H, WITH A DATE OF IDENTIFICATION OF MAY 18, 2009, FOR COMMUNITY NUMBER 060341, IN THE CITY OF LOS ALTOS, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED.

SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATE OF FIELD SURVEY: SEPTEMBER 2025
- BOUNDARY NOTE: THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
- INFORMATION REGARDING BOUNDARY AND EASEMENTS; NORTHSTAR SURVEY RELIED ON THE INFORMATION PROVIDED IN THE CONDITION OF TITLE GUARANTEE ISSUED BY CHICAGO TITLE COMPANY, TITLE NO. FWPS-2989250434-MA, DATED JULY 09, 2025.
- UTILITY NOTE: THE TYPES, LOCATIONS, AND SIZES OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON FIELD OBSERVATIONS ONLY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES.
- TREE LABELS: TREE LABELS REPRESENT THE DIAMETER OF THE TREE TRUNK IN INCHES AT BREAST HEIGHT.

BASIS OF BEARINGS

THE BEARING OF N00°00'20"E OF THE CENTERLINE OF FALLEN LEAF LANE, BETWEEN FOUND MONUMENTS, AS SAID MONUMENTS ARE SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO.1021" RECORDED ON MAY 29, 1952 IN BOOK 38 OF MAPS AT PAGE 09, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

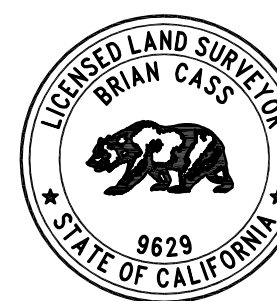
THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88, DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEM(GNSS) SURVEY METHODS UTILIZING THE CSDS REAL TIME GNSS NETWORK(RTN), TIED TO NGS CORS STATION PUBLISHED NAVD88 VALUES.

SITE BENCHMARK

- MAC-NAIL WITH PLASTIC WASHER, BTM-3, SET IN PAVEMENT. SHOWN HEREON.
- ELEV= 226.40 FEET (NAVD88 DATUM)

SURVEYOR'S STATEMENT

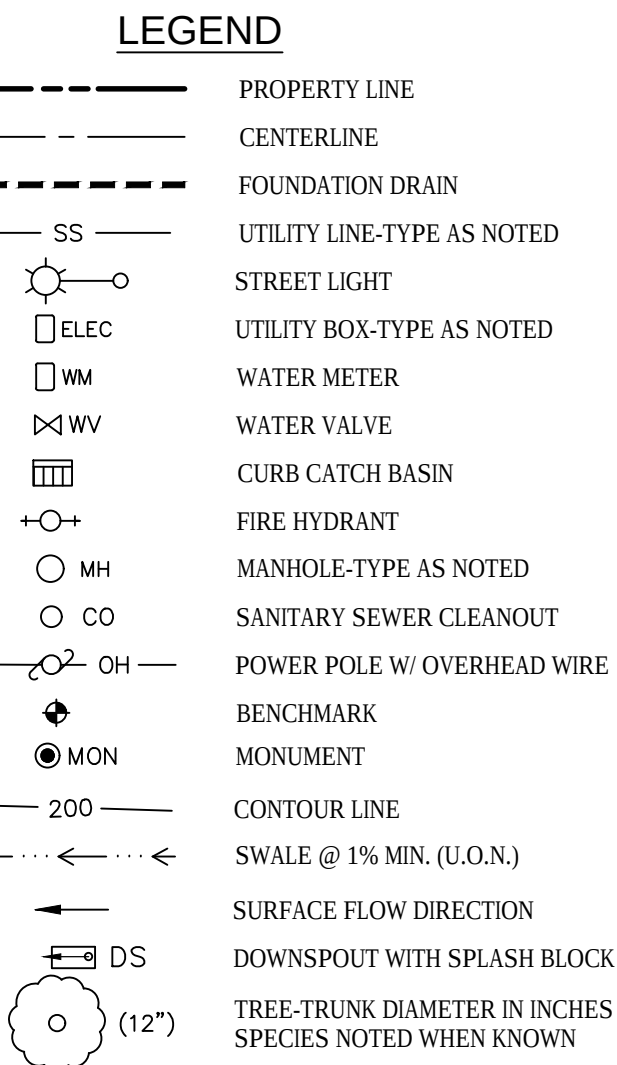
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF SIYUE WU, OCTOBER 03, 2025.



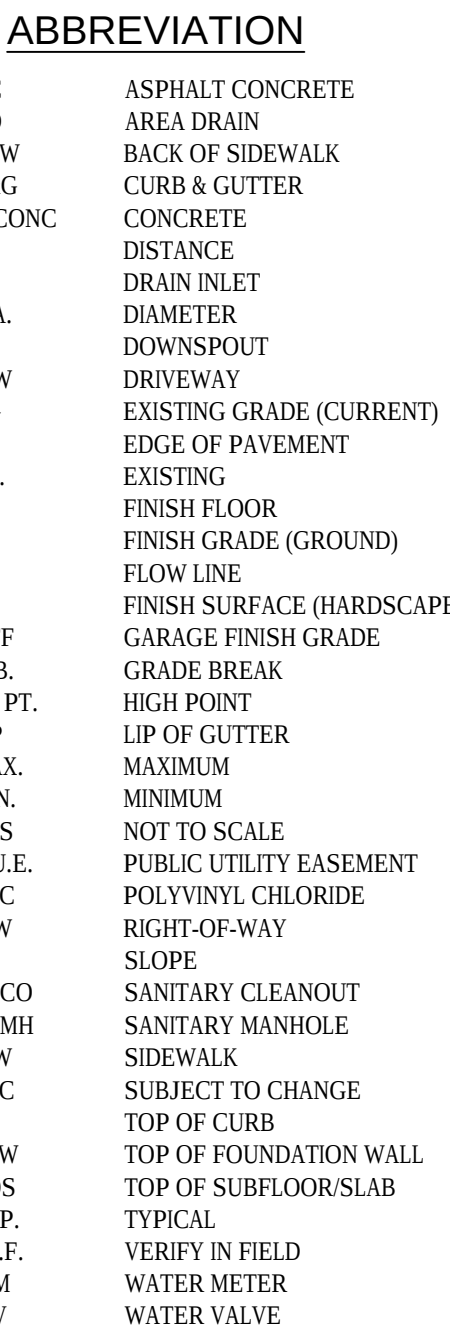
Brian Cass
P.L.S. NO. 9629
DATE: 10/03/2025

Revisions	No.	Date: 11-26-2025
		Scale: 1" = 10'
		Design: BC
		Drawn: BC
		Approved: BC
		Job No: 25090201
Drawing Number:		
25090201		
1 OF 1		

3. ALL MATERIAL AND WORKSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ANGELES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
3. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
4. CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
5. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
6. THE SOIL REPORTS PREPARED FOR THE PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
7. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
8. PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPOS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPOS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
9. FOR ALL UTILITY NOTES MARKED "VERIFY", CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, ETC, OF EXISTING UTILITIES, SUCH AS WATER, GAS SEWER, ETC., PRIOR TO STARTING CONSTRUCTION.



1. CONTRACTOR SHALL MANAGE AND CONTROL STORMWATER DURING CONSTRUCTION. INTERIM GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PROVIDED TO ENSURE NO STORMWATER WILL FLOW ONTO ADJACENT PROPERTIES AND TO RETAIN AS MUCH STORMWATER AS FEASIBLE ON-SITE UNTIL FINAL GRADING AND DRAINAGE IMPROVEMENTS ARE IN PLACE.
2. LOCATION OF DOWNSPOUTS TO BE VERIFIED IN THE FIELD.
3. CONTRACTOR SHALL VERIFY PAD ELEVATION WITH ARCHITECTURAL & STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ADJUST ELEVATIONS AS NECESSARY.



THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88,
DETERMINED BY GLOBAL NAVIGATION SATELLITE
SYSTEM(GNSS) SURVEY METHODS UTILIZING THE CSDS REAL
TIME GNSS NETWORK(RTN), TIED TO NGS CORS STATION
PUBLISHED NAVD88 VALUES.

MAG-NAIL WITH PLASTIC WASHER, TBM-3, SET IN PAVEMENT. SHOWN HEREON.

ELEV= 226.40 FEET (NAVD88 DATUM)

LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
SITE	5	5	
HOUSE	50	0	
TOTAL	55	5	50

NOTE: EARTHWORK QUANTITIES SHOWN ON THIS TABLE ARE APPROXIMATE AND FOR INFORMATION ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

505 ALTAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com



WU RESIDENCE
1847 FALLEN LEAF LANE
LOS ALTOS, CA
8-22-015
SANTA CLARA COUNTY

APN: 318-22-015

GRADING AND DRAINAGE PLAN

DATE: 4/16/2026

SCALE: AS NOTED

DRAWN BY: RW

SHEET NO.

C-1

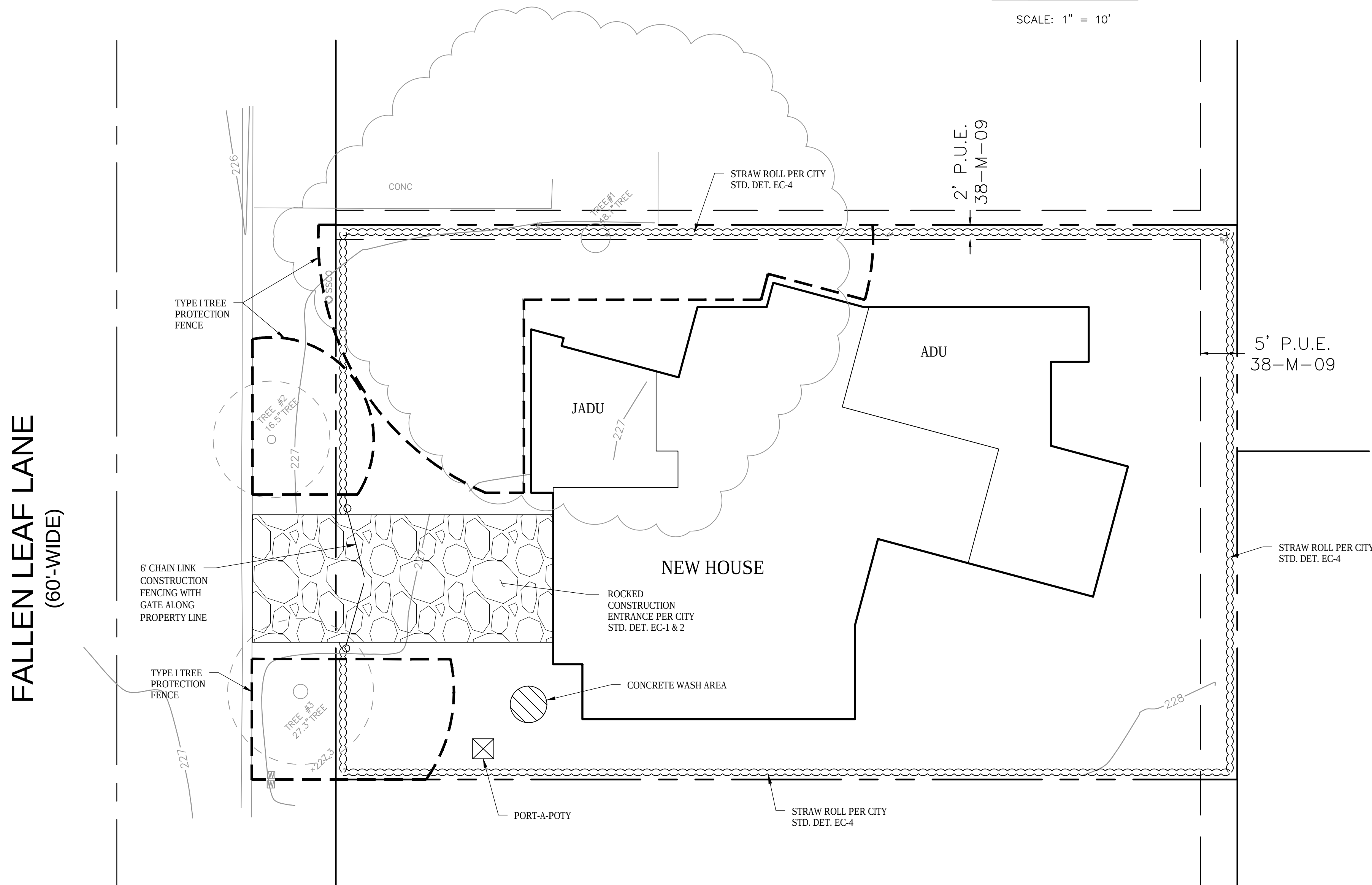
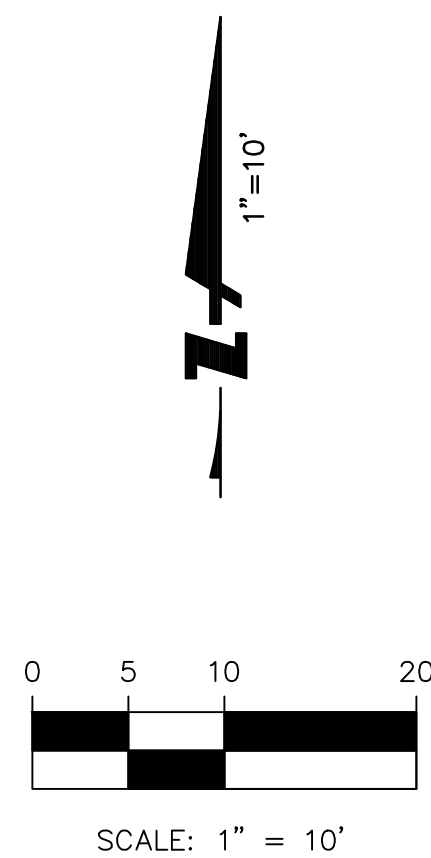
1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
3. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY AND COUNTY.
4. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SWALES SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. ROCK BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.

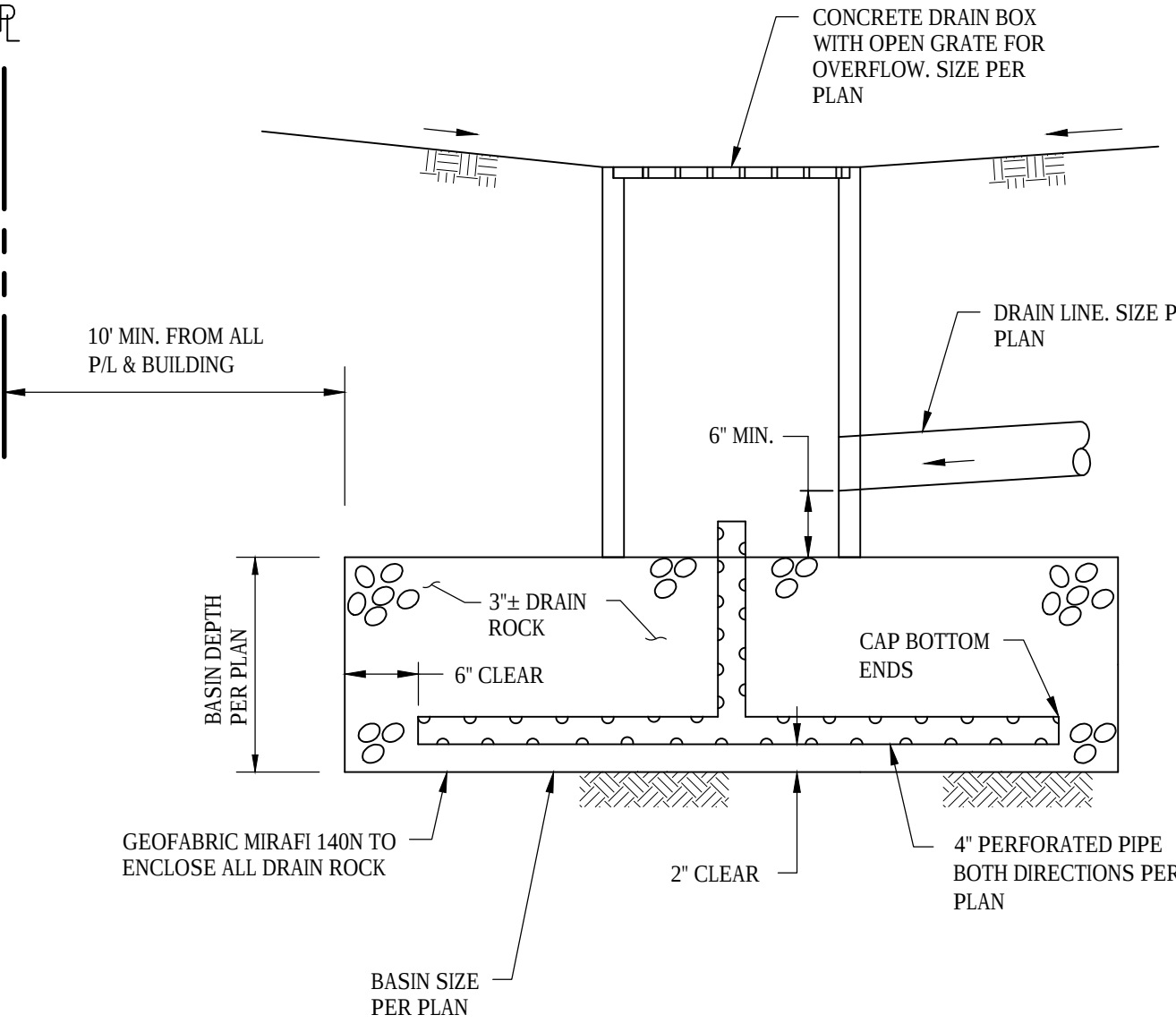
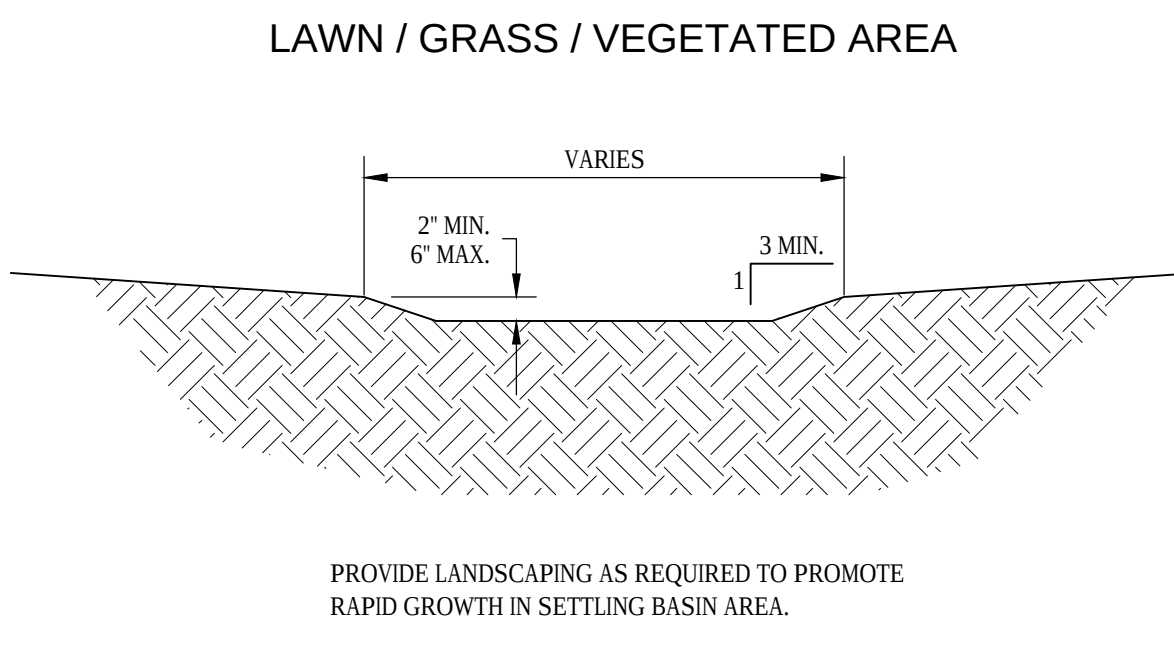
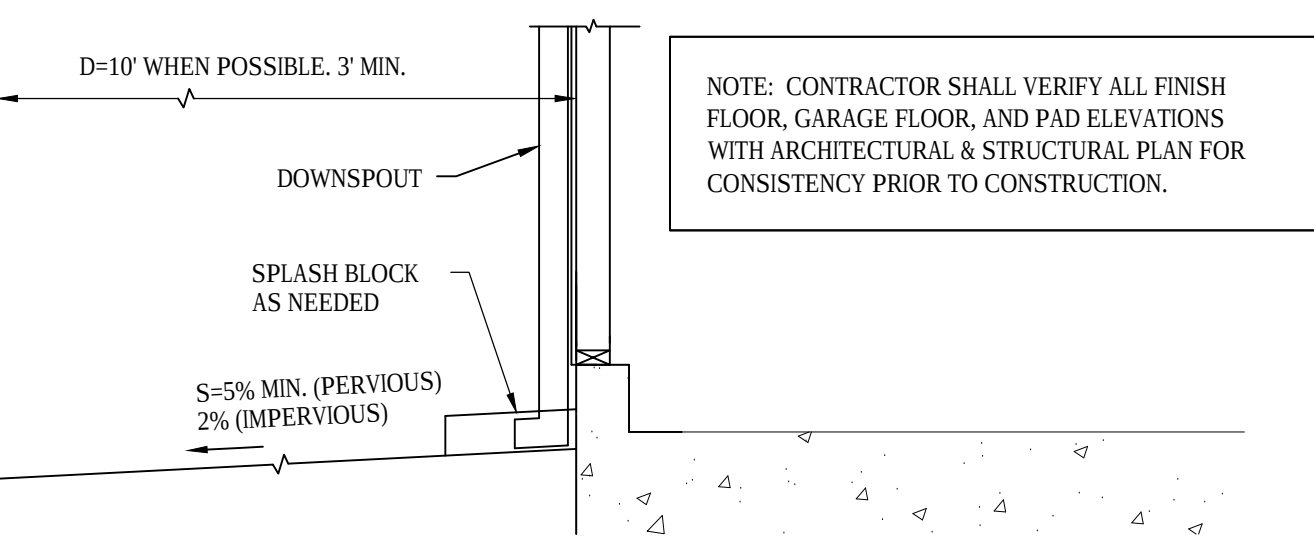
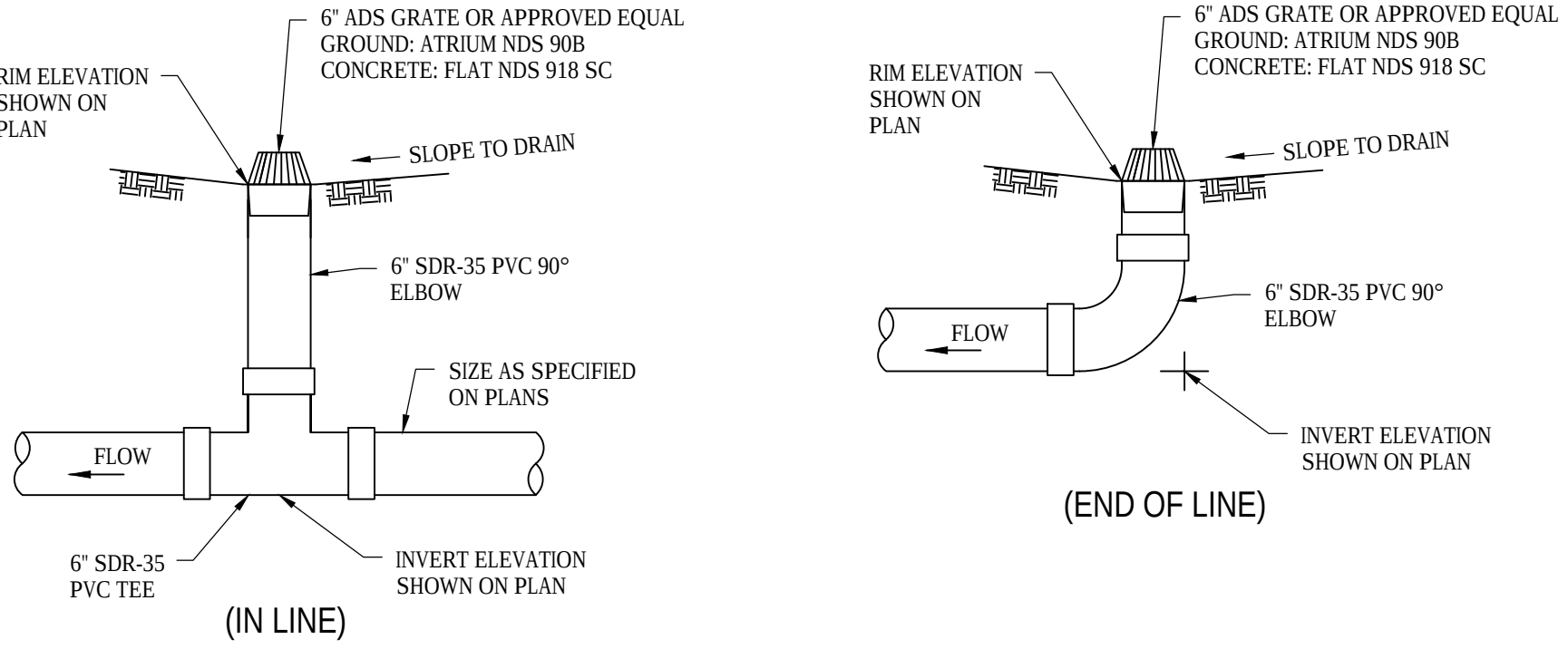
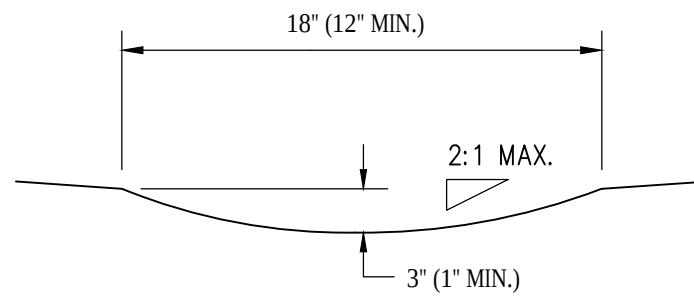
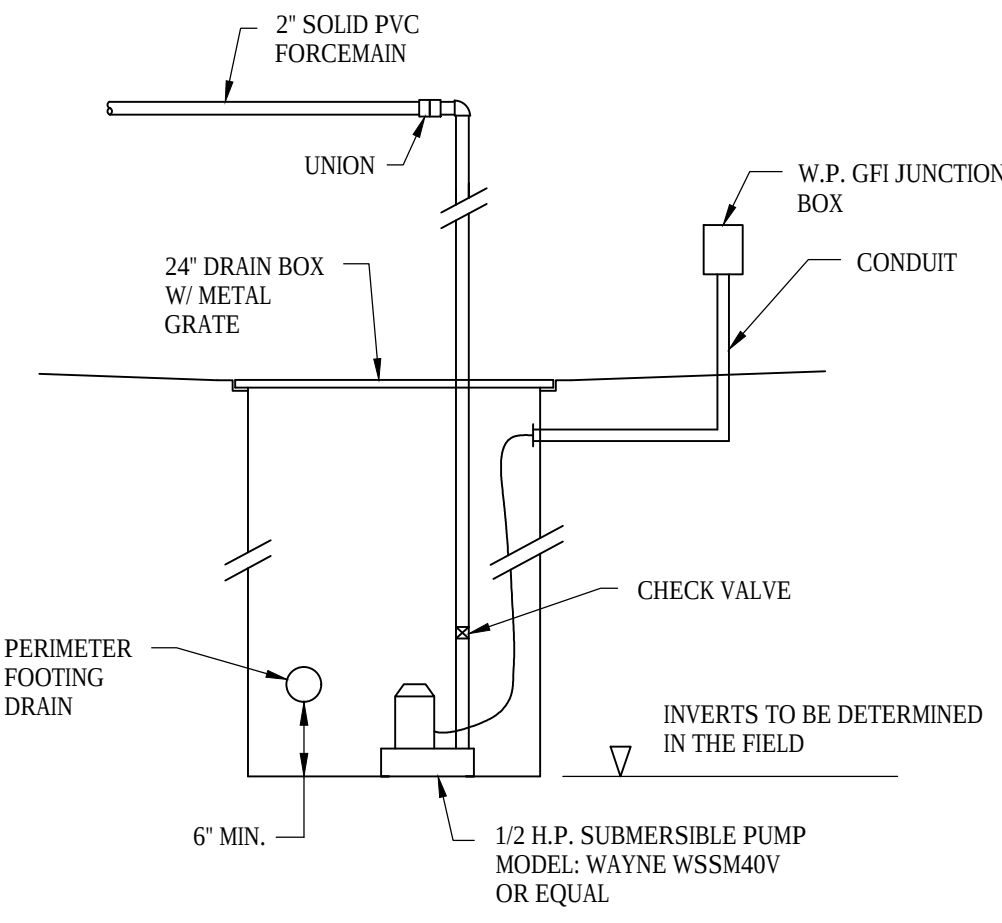
- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
2. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
3. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
4. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING, WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
5. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DETWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLE ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTING RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIAL OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS IS REQUIRED ON WEEKENDS AND DURING RAIN EVENTS:
 - A) CONSTRUCTION MATERIAL STORAGE AREA AS SHOWN ON C-2.
12. THE AREA DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
13. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
14. DUST CONTROL IS REQUIRED YEAR-ROUND.
15. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
16. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE. UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS COVERING THE BASE OF THE STOCKPILE.
17. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

	ROCKED CONSTRUCTION ENTRANCE
	FIBER ROLL
	PORT-A-POTY
	CONCRETE WASH AREA
	TREE PROTECTION FENCE



TREE PROTECTION FENCING NOTE:
ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

C-2 SHEET NO. DRAWN BY: RW DESIGNED BY: RW SCALE: AS NOTED DATE: 3/6/2026	EROSION CONTROL PLAN	WU RESIDENCE 1847 FALLEN LEAF LANE LOS ALTOS, CA APN: 318-22-015 SANTA CLARA COUNTY		RW RW ENGINEERING, INC. CIVIL ENGINEERS • LAND SURVEYORS 555 ALTA MOUNT DRIVE MOUNTAIN VIEW, CA 95035 (P) (408) 262-1889 (FAX) (408) 824-5556 rweengineering@gmail.com	NO.	REVISION	DATE	BY	

 10' MIN. FROM ALL P/L & BUILDING CONCRETE DRAIN BOX WITH OPEN GRATE FOR OVERFLOW. SIZE PER PLAN DRAIN LINE. SIZE PER PLAN 6' MIN. 3"± DRAIN ROCK 6' CLEAR BASIN DEPTH PER PLAN GEOFABRIC MIRAFI 140N TO ENCLOSE ALL DRAIN ROCK 2" CLEAR 4" PERFORATED PIPE BOTH DIRECTIONS PER PLAN CAP BOTTOM ENDS BASIN SIZE PER PLAN NOT TO SCALE		 LAWN / GRASS / VEGETATED AREA VARIES 2" MIN. 6" MAX. 3 MIN. 1 PROVIDE LANDSCAPING AS REQUIRED TO PROMOTE RAPID GROWTH IN SETTLING BASIN AREA. NOT TO SCALE		 D=10' WHEN POSSIBLE. 3' MIN. DOWNSPOUT SPLASH BLOCK AS NEEDED S=5% MIN. (PERVIOUS) 2% (IMPERVIOUS) NOTE: CONTRACTOR SHALL VERIFY ALL FINISH FLOOR, GARAGE FLOOR, AND PAD ELEVATIONS WITH ARCHITECTURAL & STRUCTURAL PLAN FOR CONSISTENCY PRIOR TO CONSTRUCTION. NOT TO SCALE		BY DATE 2/26/25 REVISION CITY COMMENTS 2/13/25 NO. 1	RW RW ENGINEERING, INC. CIVIL ENGINEERS • LAND SURVEYORS 505 ALTAMONT DRIVE MILPITAS, CA 95035 (P) (408) 262-1899 (FAX) (408) 824-5556 rweengineering@gmail.com
1	STORMWATER INFILTRATION DEVICE	2	STORMWATER RETENTION & INFILTRATION IN SELF-RETAINING AREA	3	TYPICAL GRADING AROUND FOUNDATION		
 RIM ELEVATION SHOWN ON PLAN 6" ADS GRATE OR APPROVED EQUAL GROUND: ATRIUM NDS 908 CONCRETE: FLAT NDS 918 SC SLOPE TO DRAIN 6" SDR-35 PVC 90° ELBOW SIZE AS SPECIFIED ON PLANS FLOW 6" SDR-35 PVC TEE INVERT ELEVATION SHOWN ON PLAN (IN LINE) NOT TO SCALE		 18" (12" MIN.) 2:1 MAX. 3" (1" MIN.) NOT TO SCALE		 2" SOLID PVC FORCEMAIN UNION 24" DRAIN BOX W/ METAL GRATE W.P. GFI JUNCTION BOX CONDUIT CHECK VALVE PERIMETER FOOTING DRAIN 6' MIN. 1/2 H.P. SUBMERSIBLE PUMP MODEL: WAYNE WSSM40V OR EQUAL INVERTS TO BE DETERMINED IN THE FIELD NOT TO SCALE			
4	AREA DRAIN	5	SWALE	5	SUMP WELL		

WU RESIDENCE
1847 FALLEN LEAF LANE
LOS ALTOS, CA
APN: 318-22-015
SANTA CLARA COUNTY

CONSTRUCTION
DETAILS

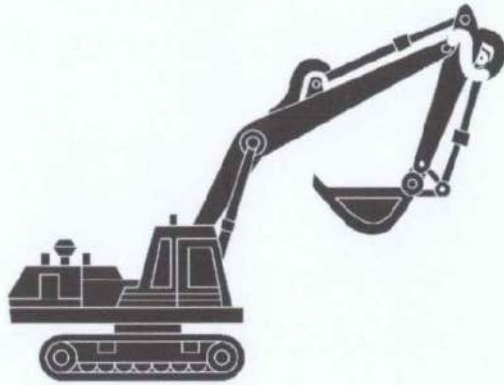
DATE: 3/6/2026
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.

C-3

Page 24 of 41

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ☐ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ☐ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Right Job

General Business Practices

- ☐ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ☐ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ☐ Schedule grading and excavation projects during dry weather.
- ☐ Use temporary check dams or ditches to divert runoff away from storm drains.
- ☐ Protect storm drains with sandbags or other sediment controls.
- ☐ Re-vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- ☐ Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- ☐ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- ☐ In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Spill Cleanup

- ☐ Clean up spills immediately when they happen.
- ☐ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills to the appropriate local spill response agencies immediately.
- ☐ If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

- Road crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ☐ Develop and implement erosion/sediment control plans for roadway embankments.
- ☐ Schedule excavation and grading work during dry weather.
- ☐ Check for and repair leaking equipment.
- ☐ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ☐ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ☐ Do not use diesel oil to lubricate equipment parts or clean equipment.
- ☐ Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- ☐ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

- ☐ Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ☐ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ☐ Park paving machines over drip pans or absorbent material (cat litter, rags, etc.) to catch drips when not in use.
- ☐ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ☐ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ☐ Avoid creating excess dust when breaking asphalt or concrete.
- ☐ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ☐ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ☐ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- ☐ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ☐ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ☐ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ☐ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- ☐ Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, cause serious problems, and is prohibited by law.

During Construction

- ☐ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ☐ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ☐ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ☐ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area, (2) drain onto a dirt area, not down the driveway or into the street or storm drain.
- ☐ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- ☐ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ☐ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors must comply with the practices described in this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): 800-852-7550

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principles

- ☐ Keep an orderly site and ensure good housekeeping practices are used.
- ☐ Maintain equipment properly.
- ☐ Cover materials when they are not in use.
- ☐ Keep materials away from streets, storm drains and drainage channels.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- ☐ Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ☐ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- ☐ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ☐ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ☐ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

- ☐ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- ☐ Practice Source Reduction – minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ☐ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleaned vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- ☐ In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm Water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ☐ Schedule excavation and grading work during dry weather.
- ☐ Perform major equipment repairs away from the job site.
- ☐ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ☐ Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, threaten aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff creating a site and divert the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxic (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

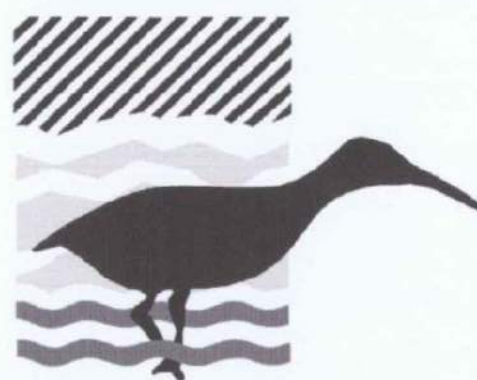
- ☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
- #### Dewatering Operations
- Check for Toxic Pollutants**
 - ☐ Check for odors, discoloration, or an oily sheen on groundwater.
 - ☐ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
 - ☐ If contamination is suspected, have the water tested by a certified laboratory.
 - ☐ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments or grasses), or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.
 - Check for Sediment Levels**
 - ☐ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
 - ☐ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
 - ☐ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
 - Pumping from a bucket placed below water level using a submersible pump;
 - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.

- ☐ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

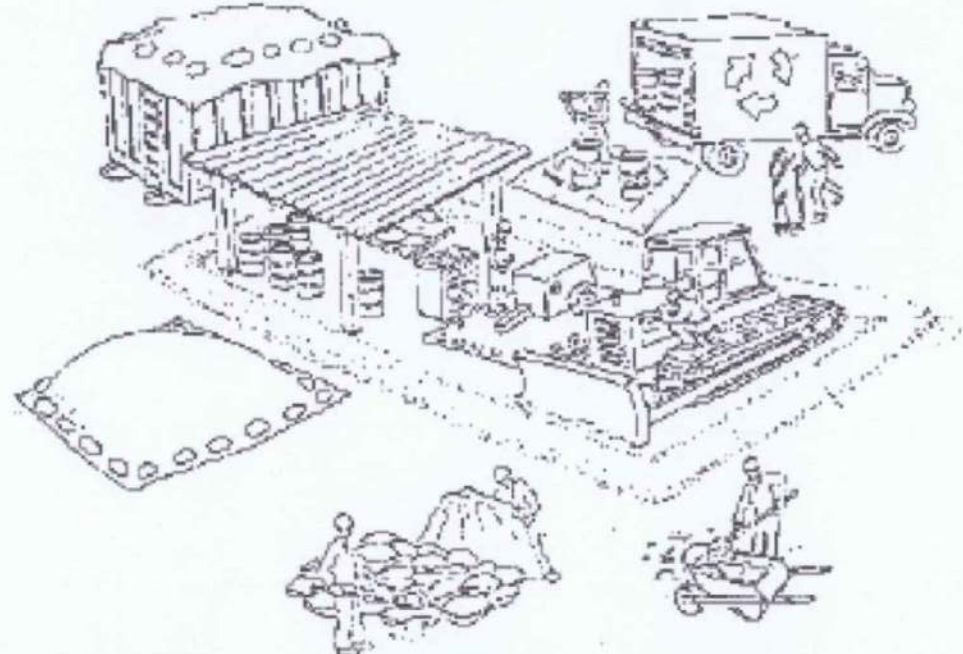
Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry

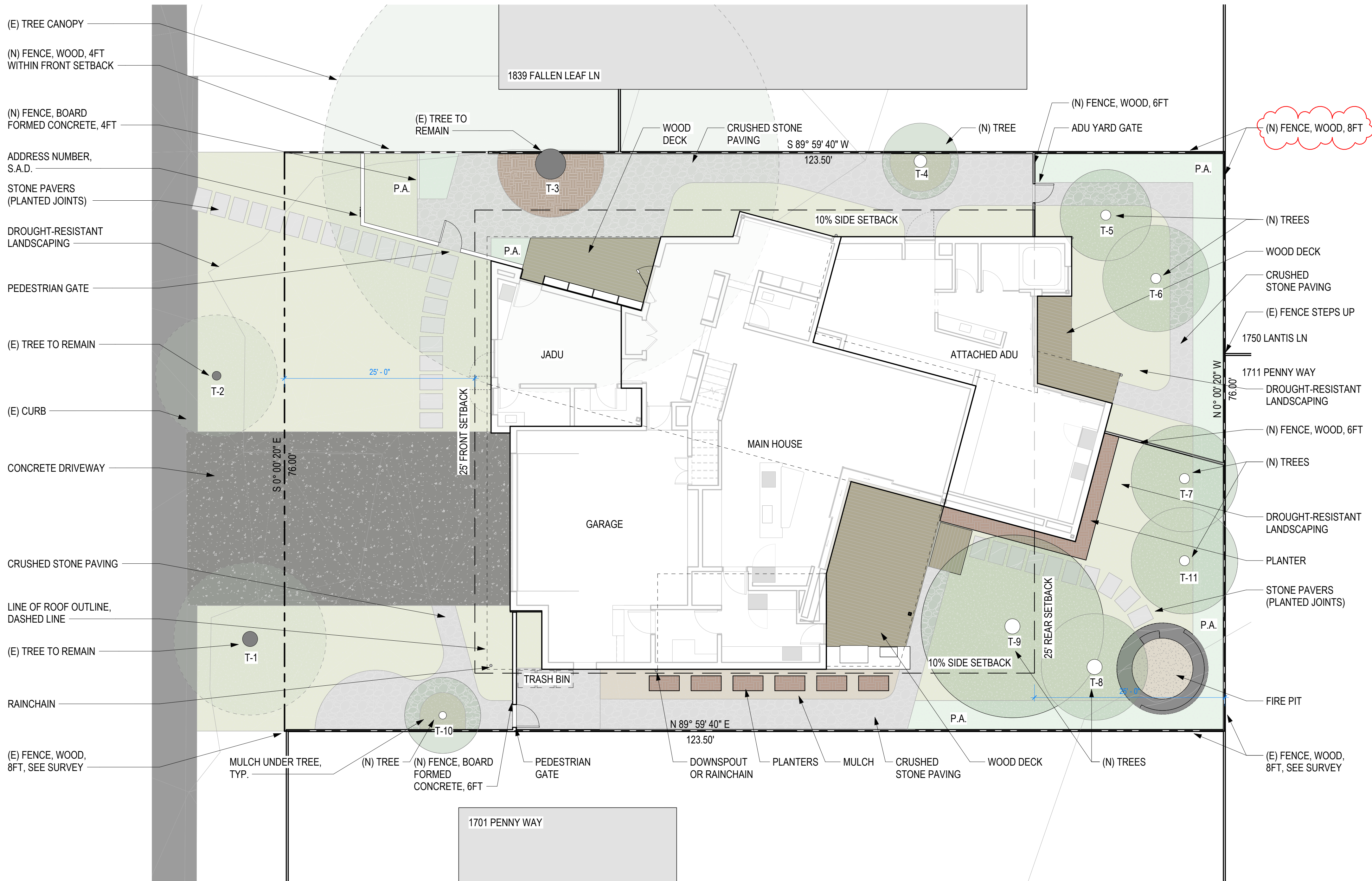


Santa Clara Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND	APPROVED BY: 	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET	OF	DRAWING NO.

FALLEN LEAF LANE (60' WIDE)



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

SHEET NOTES

- FINAL TREE SPECIES, SIZES, AND LOCATIONS MAY BE ADJUSTED SUBJECT TO CITY APPROVAL. SUBSTITUTIONS SHALL BE OF SIMILAR SIZE, SPECIES, AND CHARACTER (OR APPROVED EQUAL).
- SIZES SHOWN INDICATE TREE SIZE AT TIME OF PLANTING. GROWTH RATE AND MATURE DIMENSIONS ARE APPROXIMATE.
- TREE PROTECTION REQUIREMENTS APPLY ONLY TO TREES DETERMINED TO BE PROTECTED BY THE CITY ARBORIST. FINAL DETERMINATION OF TREE PROTECTION STATUS SHALL BE MADE BY THE CITY.
- INSTALL 5-FOOT TALL CHAIN-LINK FENCING AT THE FURTHEST EXTENT POSSIBLE FROM THE TRUNK TO PROTECT THE CRITICAL ROOT ZONE.
- NO GRADING, TRENCHING, OR COMPACTION SHALL OCCUR WITHIN THE FENCED AREA EXCEPT AS SPECIFICALLY NOTED ON THE APPROVED PLANS.
- WHERE THE BUILDING FOOTPRINT ENCLOSES INTO THE DRIPLINE, ALL EXCAVATION SHALL BE PERFORMED BY HAND OR WITH AIR-TOOLS TO PREVENT DAMAGE TO ROOTS 2 INCHES OR GREATER IN DIAMETER.
- STORAGE OF MATERIALS, CHEMICALS, OR EQUIPMENT IS STRICTLY PROHIBITED WITHIN THE DRIPLINE.
- THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF LOS ALTOS WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AND WILL SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE AT THE TIME OF BUILDING PERMIT SUBMITTAL.
- ALL NEW LANDSCAPING SHALL COMPLY WITH THE PRESCRIPTIVE COMPLIANCE OPTION (APPENDIX D) OR THE PERFORMANCE-BASED WATER BUDGET CALCULATION.
- TURF AREA SHALL NOT EXCEED 25% OF THE TOTAL LANDSCAPE AREA.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES.
- ALL EXISTING TREES ARE RETAINED. NO TREE REMOVAL IS PROPOSED.
- PROPOSED TREES AND SHRUBS PROVIDE PRIVACY SCREENING BETWEEN THE RESIDENCE AND ADJACENT PROPERTIES.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- (E) TREE
- (N) TREE

DRAWN BY	YL
CHECKED BY	SY
PROJECT NO	25FALL
DATE	ISSUE
26/01/05	PLANNING SET
26/03/09	A PLANNING SET REV 1
26/04/17	B PLANNING SET REV 2

DESIGNER OF RECORD:
SHUANG YAN

Shuang Yan

LANDSCAPE PLAN

SCALE: As indicated

Project Status / Planning

L 1.01

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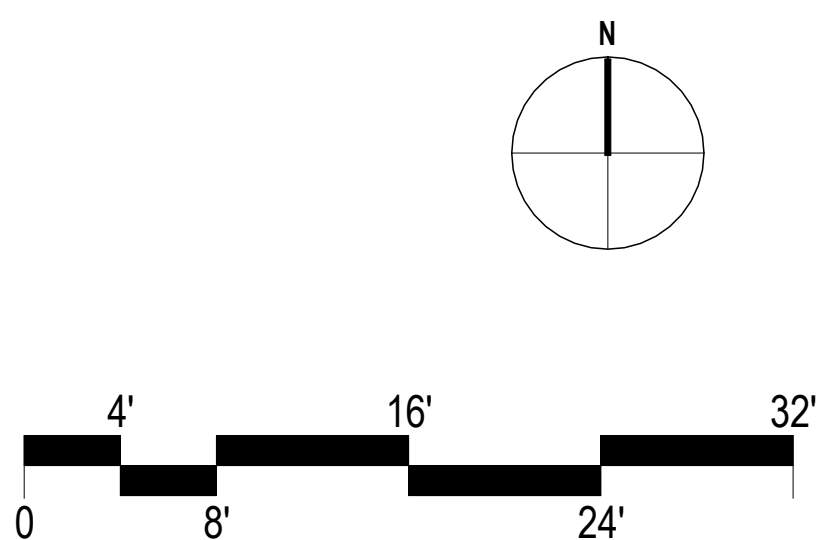
 PROPERTY LINE
 SETBACK LINE
 (E) TREE
 (N) TREE

DATE	ISSUE
26/01/05	PLANNING SET
26/03/09	A PLANNING SET REV 1

Shirley Tan

Project Status / Planning

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FALLEN LEAF LANE (60' WIDE)

1 LANDSCAPE PLANTING PLAN
L 2.01 1/8" = 1'-0"

PLANTING SCHEDULE - TREE									
NUMBER	STATUS	COMMON NAME	BOTANICAL NAME	SIZE	GROWTH RATE	MATURE HEIGHT	MATURE SPREAD	WATER USE (WUCOLS IV)	PROTECTED TREE
T-1	RETAINED	REDWOOD	SEQUOIA SEMPERVIRENS	24" DBH	FAST	80-120FT	30-40 FT	HIGH	YES
T-2	RETAINED	REDWOOD	SEQUOIA SEMPERVIRENS	14" DBH	FAST	80-120FT	30-40 FT	HIGH	YES
T-3	RETAINED	COAST LIVE OAK	QUERCUS AGRIFOLIA	48" DBH	SLOW - MODERATE	40-70 FT	40-60 FT	LOW	YES
T-4	PROPOSED	JAPANESE MAPLE	ACER PALMATUM	15 GAL	SLOW	15-25 FT	15-20 FT	MODERATE	NOT APPLICABLE (NEW)
T-5	PROPOSED	CHINESE PISTACHE	PISTACIA CHINENSIS	24" BOX	MODERATE	30-40 FT	25-35 FT	LOW	NOT APPLICABLE (NEW)
T-6	PROPOSED	OLIVE (FRUITLESS)	OLEA EUROPAEA	24" BOX	MODERATE	40-50 FT	25-35 FT	LOW	NOT APPLICABLE (NEW)
T-7	PROPOSED	OLIVE (FRUITLESS)	OLEA EUROPAEA	24" BOX	MODERATE	40-50 FT	25-35 FT	LOW	NOT APPLICABLE (NEW)
T-8	PROPOSED	CHINESE PISTACHE	PISTACIA CHINENSIS	24" BOX	MODERATE	30-40 FT	25-35 FT	LOW	NOT APPLICABLE (NEW)
T-9	PROPOSED	OLIVE (FRUITLESS)	OLEA EUROPAEA	24" BOX	MODERATE	40-50 FT	25-35 FT	LOW	NOT APPLICABLE (NEW)
T-10	PROPOSED	CALIFORNIA PEPPER TREE	SCHINUS MOLLE	15 GAL	SLOW	25-40 FT	15-20 FT	LOW	NOT APPLICABLE (NEW)
T-11	PROPOSED	CHINESE PISTACHE	PISTACIA CHINENSIS	24" BOX	MODERATE	30-40 FT	25-35 FT	LOW	NOT APPLICABLE (NEW)



REDWOOD (EXISTING)



COAST LIVE OAK (EXISTING)



JAPANESE MAPLE



CHINESE PISTACHE



OLIVE (FRUITLESS)



CALIFORNIA PEPPER TREE

PLANTING SCHEDULE - SHRUB AND GROUNDCOVER								
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	GROWTH RATE	HEIGHT	SPREAD	WATER USE (WUCOLS IV)	COUNTS

	JAPANESE CAMELLIA	CAMELLIA JAPONICA	15 GAL	MODERATE	6-10 FT	6-10 FT	LOW	11
	DWARF COYOTE BRUSH	BACCHARIS PILULARIS 'PIGEON POINT'	1 GAL	FAST	1-2 FT	5-10 FT	LOW	13
	BLUE GLOW AGAVE	AGAVE 'BLUE GLOW'	15 GAL	SLOW	1-2 FT	2-3 FT	LOW	39
	DEER GRASS	MUHLENBERGIA RIGENS	1 GAL	FAST	3-4 FT	3-4 FT	LOW	35
	ENGLISH LAUREL	PRUNUS LAUROCERASUS	24" BOX	FAST	15-30 FT	10-20 FT	MODERATE	32



JAPANESE CAMELLIA



ENGLISH LAUREL



DWARF COYOTE BRUSH



BLUE GLOW AGAVE



DEER GRASS

FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

DRAWN BY YL
CHECKED BY SY
PROJECT NO 25FALL

DATE 26/03/09
ISSUE A
PLANNING SET REV 1

DESIGNER OF RECORD:
SHUANG YAN

Shuang Yan

PLANTING LEGEND

SCALE:
Project Status / Planning

FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

DRAWN BY _____
CHECKED BY _____
PROJECT NO 25FALL
DATE ISSUE
26/03/09 A PLANNING SET REV 1

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IRRIGATION WATER CALCULATIONS

SCALE:

Project Status / Planning

L 3.01

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REFERENCE EVAPOTRANSPIRATION (ETO) 43.0

Water Efficient Landscape Worksheet								
Regular Landscape Areas								
Hydrozone	Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sqft)	ETAF x Area	Estimated Total Water Use (ETWU)
1	Low Water Tree	0.3	DRIP	0.81	0.37	2,262	836.94	22,313
2	Moderate Water Tree	0.5	DRIP	0.81	0.62	78	48.36	1,289
3	High Water Tree	0.8	DRIP	0.81	0.99	515	509.85	13,593
4	Low Water Shrub	0.3	DRIP	0.81	0.37	1,720	636.4	16,966
5	Moderate Water Shrub	0.5	DRIP	0.81	0.62	557	345.34	9,207
TOTAL						5,132 (A)	2,376.89 (B)	63,368
Special Landscape Areas								
Hydrozone	Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sqft)	ETAF x Area	Estimated Total Water Use (ETWU)
1	Edible Planting Area				1	0	0	
TOTAL						0 (C)	0 (D)	
						ETWU TOTAL	63,368	(ETO)/(0.62)/[(PFxSF/IE) + SLA]
						MAWA	75,394	(ETO)/(0.62)/[(ETAFxLA) + ((1-ETAF)xSLA)]

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS

$$\text{AVERAGE ETAF} = \text{TOTAL ETAF} \times \text{AREA} / \text{TOTAL AREA} = B/A = 0.46$$

ALL LANDSCAPE AREAS

SITewIDE ETAF = TOTAL ETAF X AREA / TOTAL AREA = (B+D) / (A+C) = 0.46

1. TOPOGRAPHIC CONTOUR INFORMATION AND SITE BOUNDARIES ARE BASED ON SURVEY BY NORTHSTAR SURVEY. ALL ELEVATIONS ARE BASED ON THE NAVD 88 DATUM.
2. NOT ALL UTILITY INFORMATION IS INDICATED. CONTRACTOR TO PROVIDE FIELD VERIFICATION AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WITH EXCAVATING OR GRADING OPERATIONS. LOCATE, IDENTIFY, DISCONNECT AND SEAL OR CAP OFF (E) UTILITY SERVICES NOT TO BE REUSED.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. ALL DIMENSIONS TO BE V.I.F. BY CONTRACTOR. ANY DEVIATIONS SHALL BE REPORTED TO ARCHITECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING AND COORDINATING ALL WORK UNDER THIS CONTRACT TO DETERMINE THE EXTENT OF HAZARDOUS MATERIALS RELATED WORK.
6. GRADING SHALL CONSIST OF MINIMUM TO PROVIDE (N) PADS AND WALKWAYS.
7. LANDSCAPING SHALL CONSIST OF NATIVE AND NON-INVASIVE DROUGHT TOLERANT PLANT SPECIES CONSISTENT WITH THE NATIVE VICINITY AND SOURCED FROM LOCALLY COLLECTED SEED.
8. OUTSIDE IRRIGATION SHALL BE DRIP OR MICROSPRAY IRRIGATION AND LIMITED TO THE ESTABLISHMENT PERIOD.
9. ALL OF SUBJECT PROPERTY LIES WITHIN FEMA FLOOD ZONE D

	PROPERTY LINE
	SETBACK LINE
	WATER SERVICE LINE, VIF
	OVERHEAD POWER LINE, VIF
	SANITARY LINE, VIF
	STORMWATER LINE, S.C.D.
	WATER METER
	ELECTRIC PULLBOX
	CONCRETE, NON-PERMEABLE
	GRAVEL, PERMEABLE
	DROUGHT-RESISTANT LAND
	EARTH/SOIL
	STONE/CONCRETE PAVER
	WOOD DECK, PERMEABLE
	(E) & (N) TREE, S.L.D.

1847 Fallen Leaf Ln, Los Altos, CA 94024

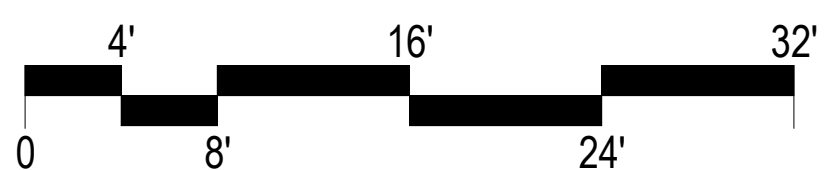
DESIGNER OF RECORD:
SHUANG YAN

SITE PLAN

SCALE: As indicated

Project Status / Planning

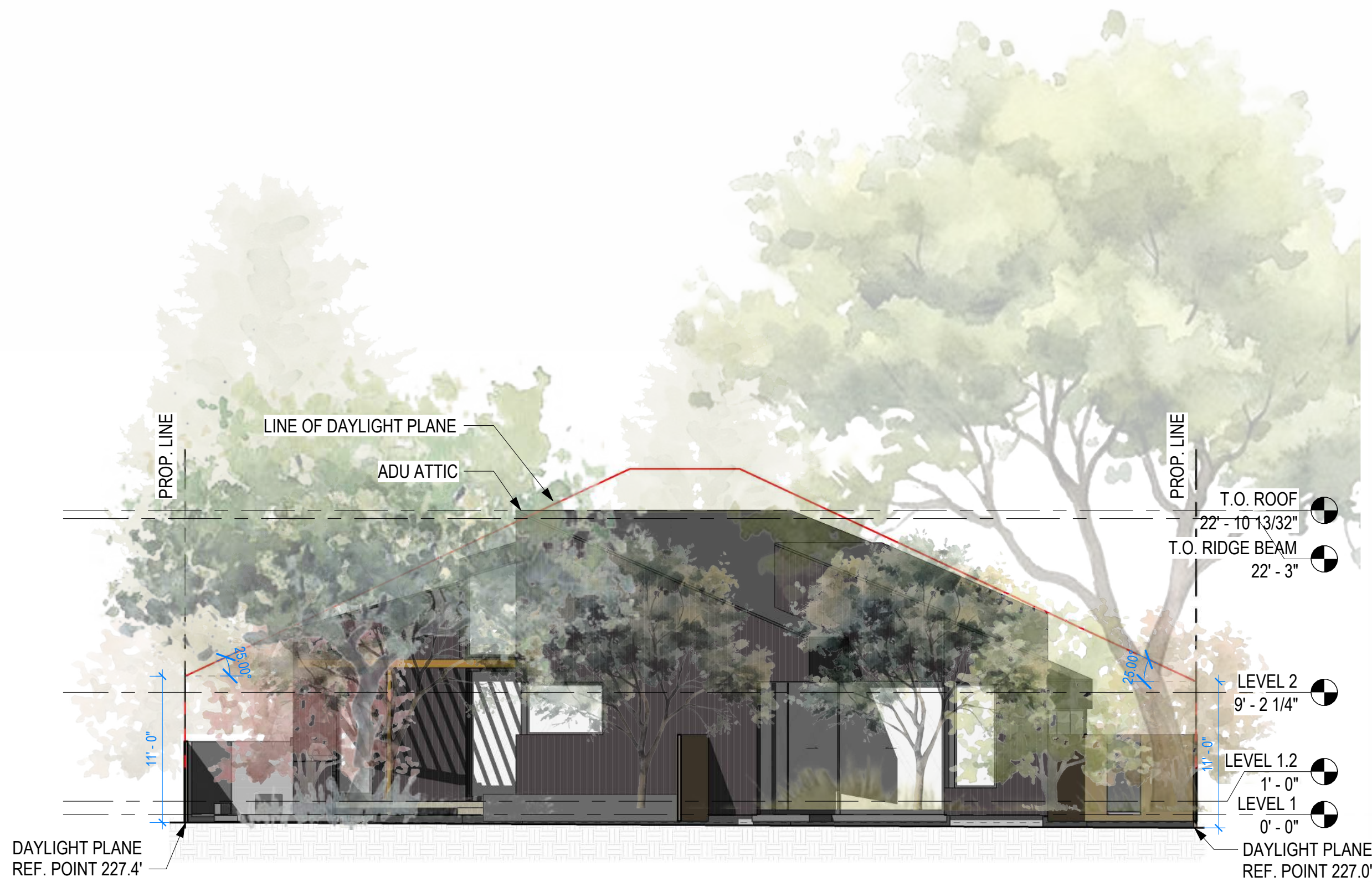
Page 30 of 41



1 SITE PLAN
A 1.01 1/8" = 1'-0"



4 SITE ELEVATION - SOUTH
A 1.11 1/8" = 1'-0"



2 SITE ELEVATION - EAST
A 1.11 1/8" = 1'-0"



3 SITE ELEVATION - NORTH
A 1.11 1/8" = 1'-0"



1 SITE ELEVATION - WEST
A 1.11 1/8" = 1'-0"

FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

DRAWN BY	YL
CHECKED BY	SY
PROJECT NO	25FALL
DATE	ISSUE
26/01/05	PLANNING SET
26/03/09	A PLANNING SET REV 1

DESIGNER OF RECORD:
SHUANG YAN

Shuang Yan

SITE ELEVATIONS

SCALE: 1/8" = 1'-0"
Project Status / Planning

A 1.11

FINISH LEGEND				
MARK	MATERIAL	DESCRIPTION	SUPPLIER	COMMENTS
WD 1	WOOD - EXTEROIR VERTICAL SIDING	VERTICAL SIDING, NATURALS COLLECTION, SMOKE SLATE	LP SMARTSIDE	
WD 2	WOOD - EXTEROIR TRIM	TRIM, NATURALS COLLECTION, SMOKE SLATE	LP SMARTSIDE	
MT 1	METAL - STANDING SEAM	STANDING SEAM, CHARCOAL GRAY	WESTERN STATES METAL ROOFING	
MT 2	METAL - WALL PANEL	T-GROOVE, ZINC METALLIC	WESTERN STATES METAL ROOFING	
MT 3	METAL - WINDOWS & DOORS	WINDOWS AND DOORS, ESSENTIAL, EBONY	MARVIN	
ST 1	STONE - OUTDOOR PAVING	SANDSTONE, LINTON	ECO STONE	
CN 1	CONCRETE	ON-SITE BOARD-FORMED FINISH	-	



NEIGHBORHOOD STREETSCAPE COLOR PERSPECTIVE

FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

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DESIGNER OF RECORD:
SHUANG YAN

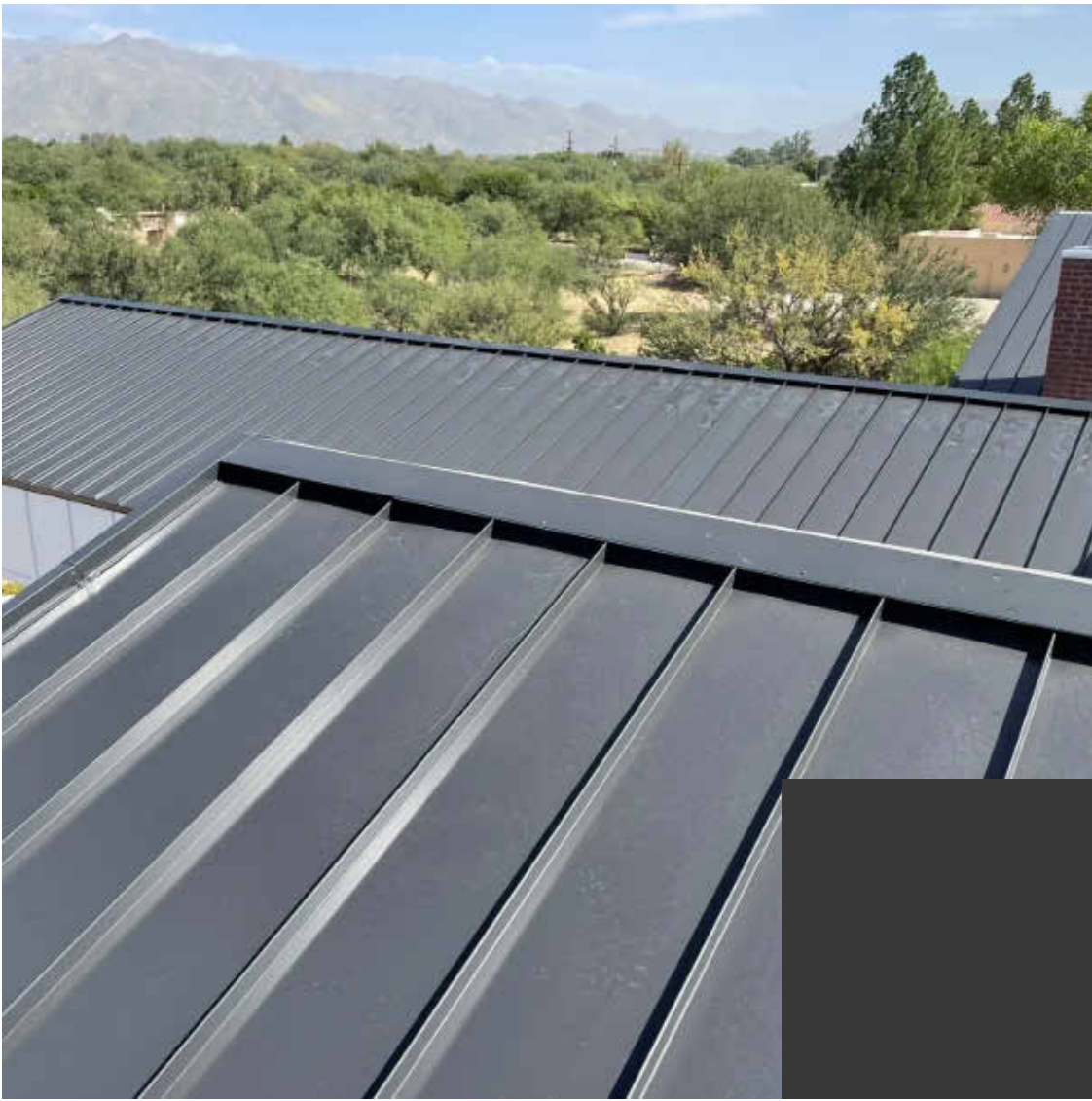
Shuang Yan

EXTERIOR MATERIALS &
RENDERING

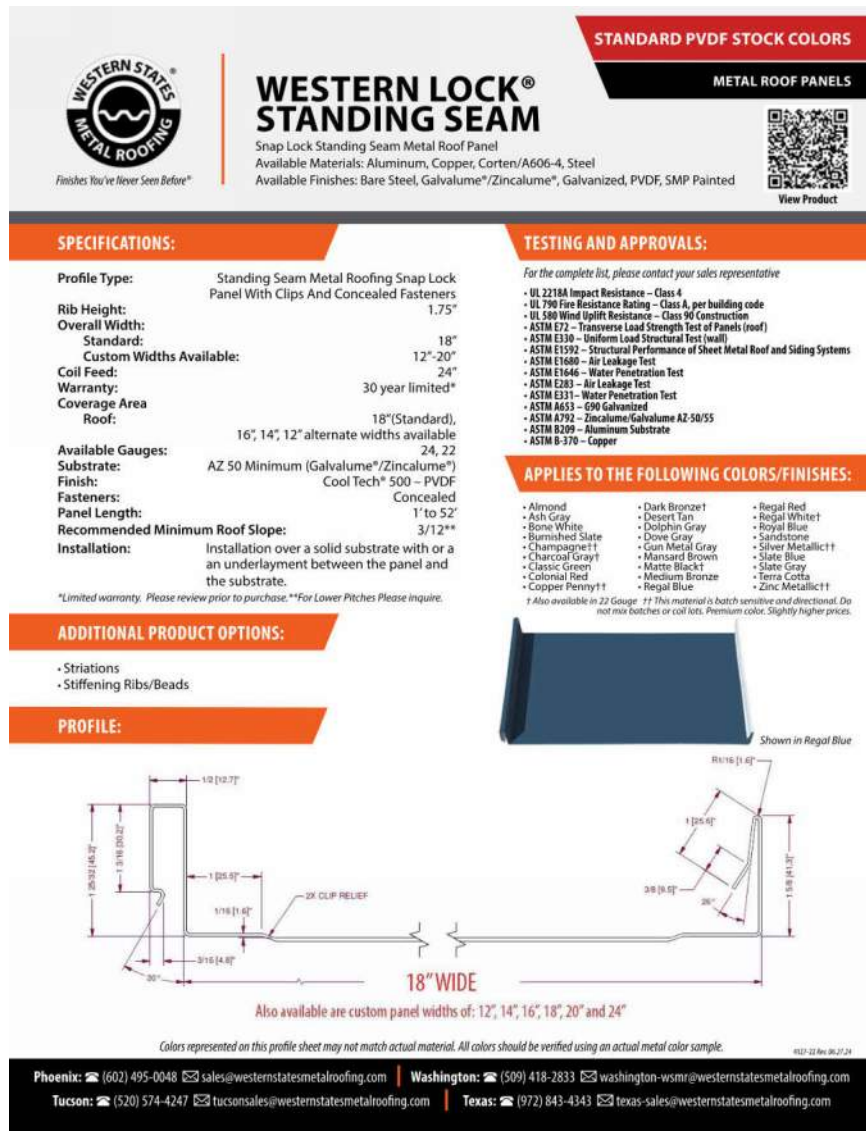
SCALE:
Project Status / Planning

A 1.21

* FINAL PRODUCT TO BE SIMILAR OR APPROVED EQUAL

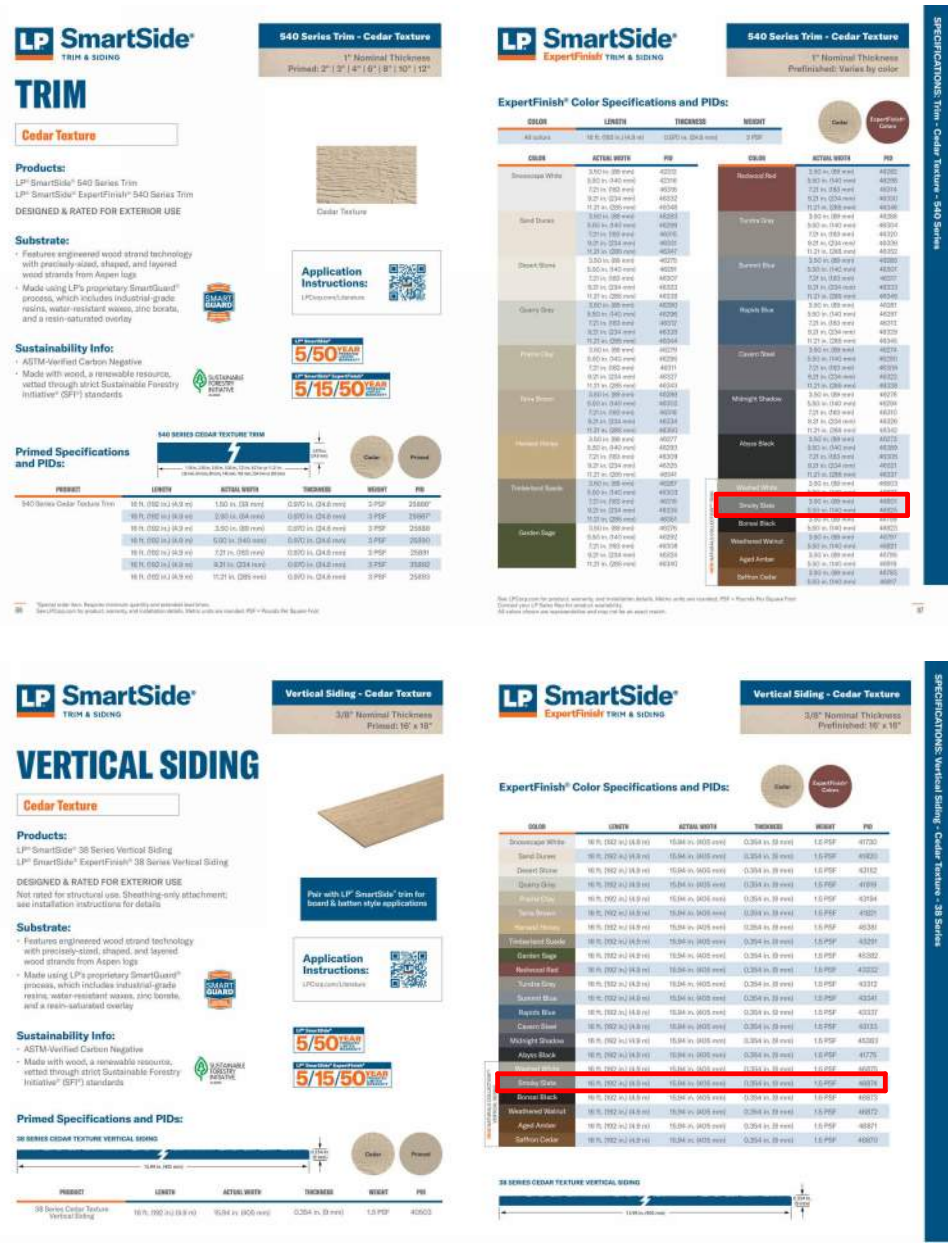


MT 1 - METAL ROOF / STANDING SEAM
WESTERN STATES METAL ROOFING - STANDING SEAM - CHARCOAL GRAY

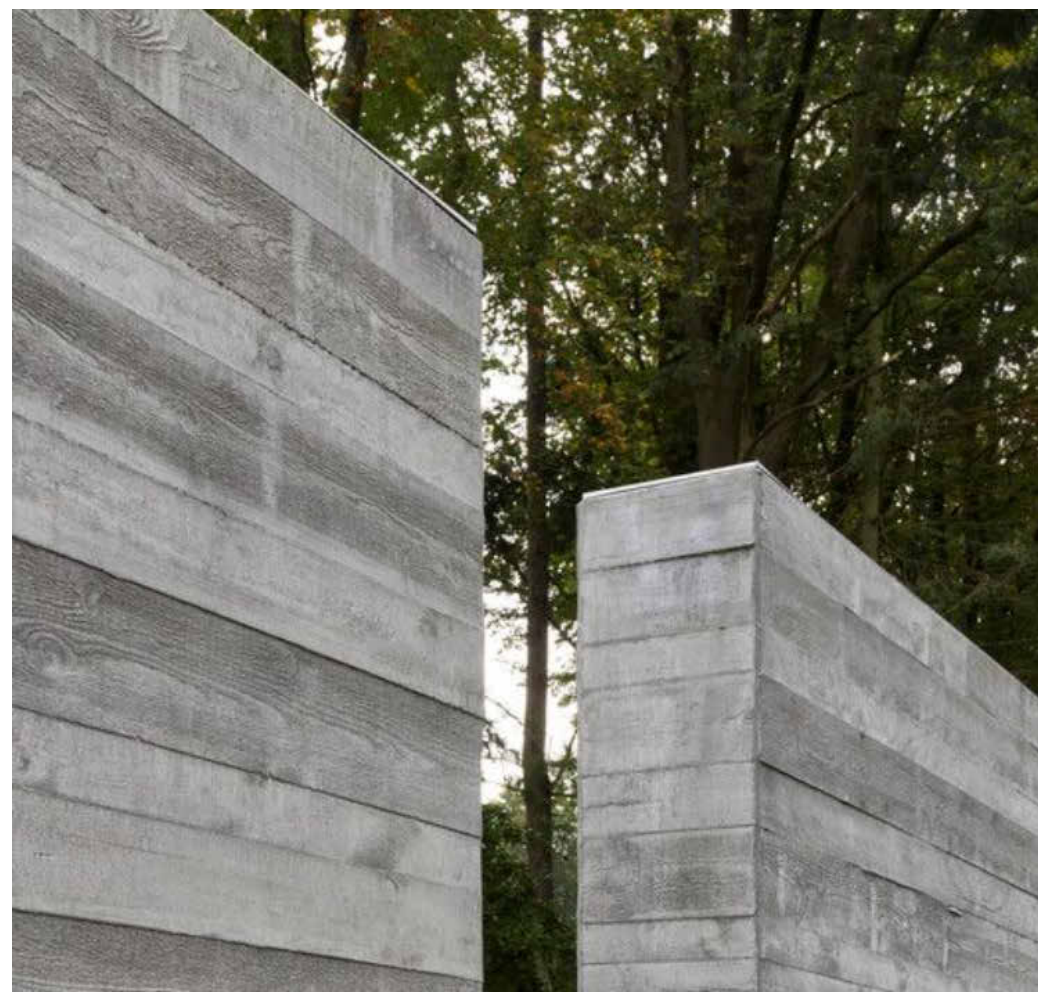
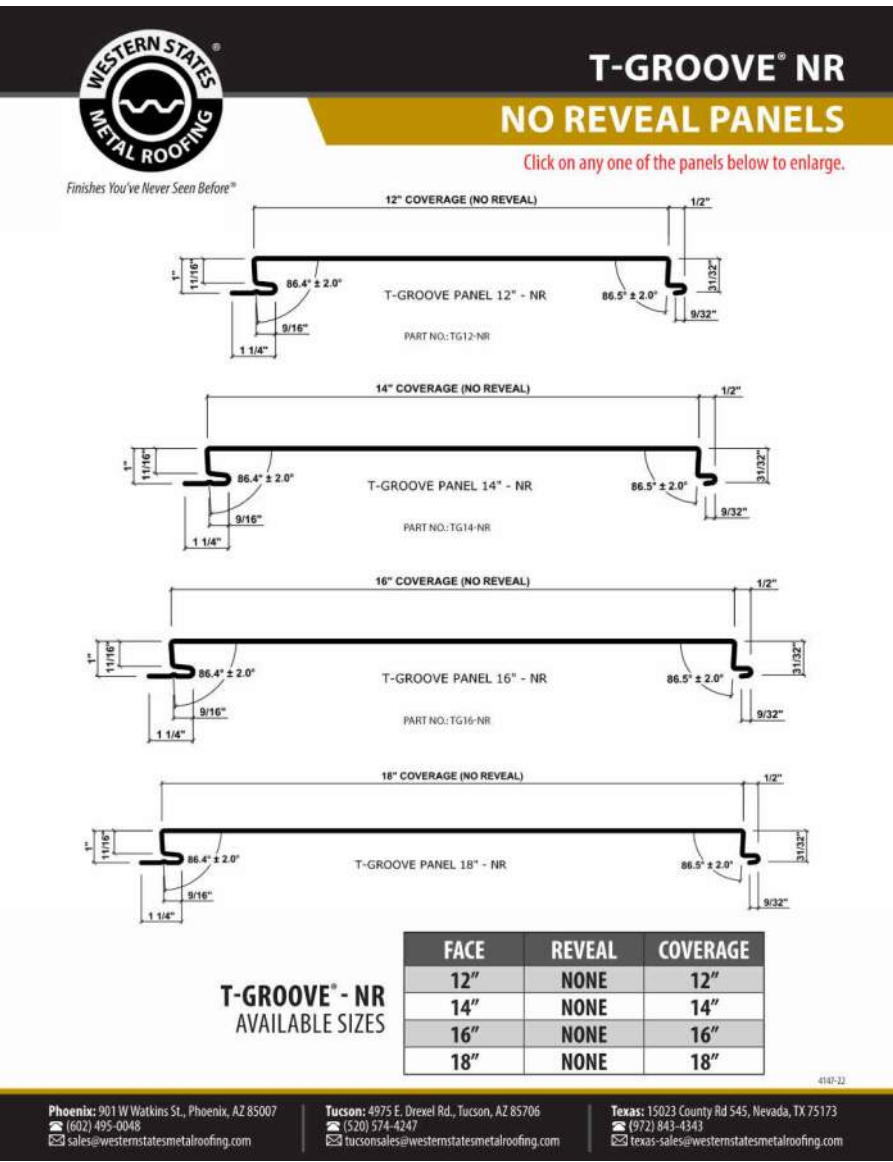


WD 1 - WOOD SIDING
LP SMARTSIDE - VERTICAL SIDING - NATURALS - SMOKE SLATE

WD 2 - WOOD TRIM
LP SMARTSIDE - TRIM - NATURALS - SMOKE SLATE



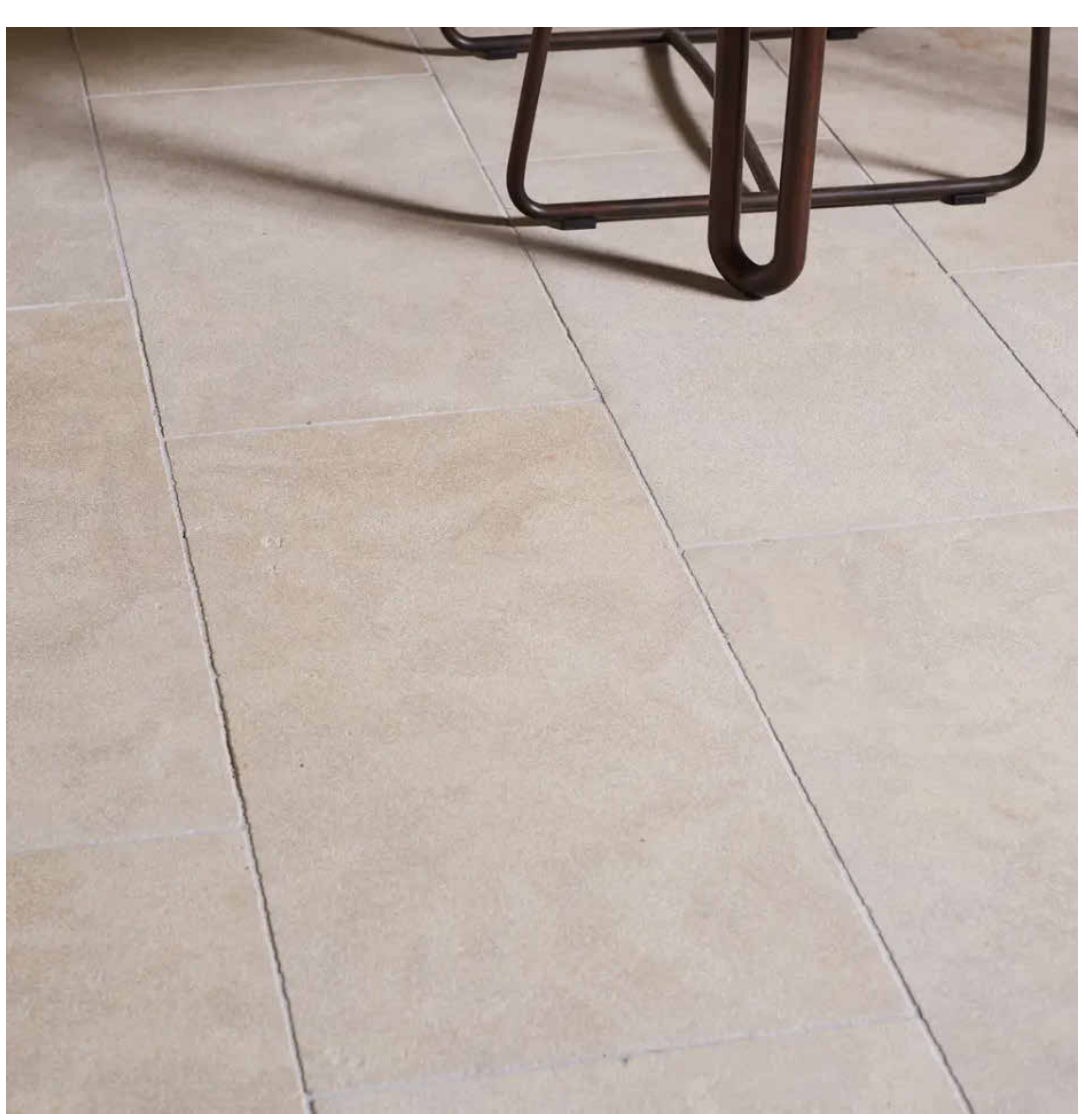
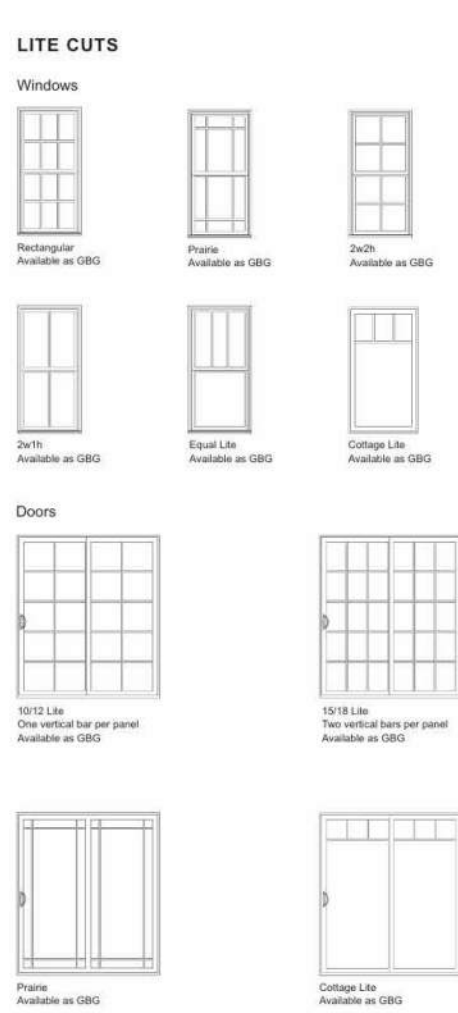
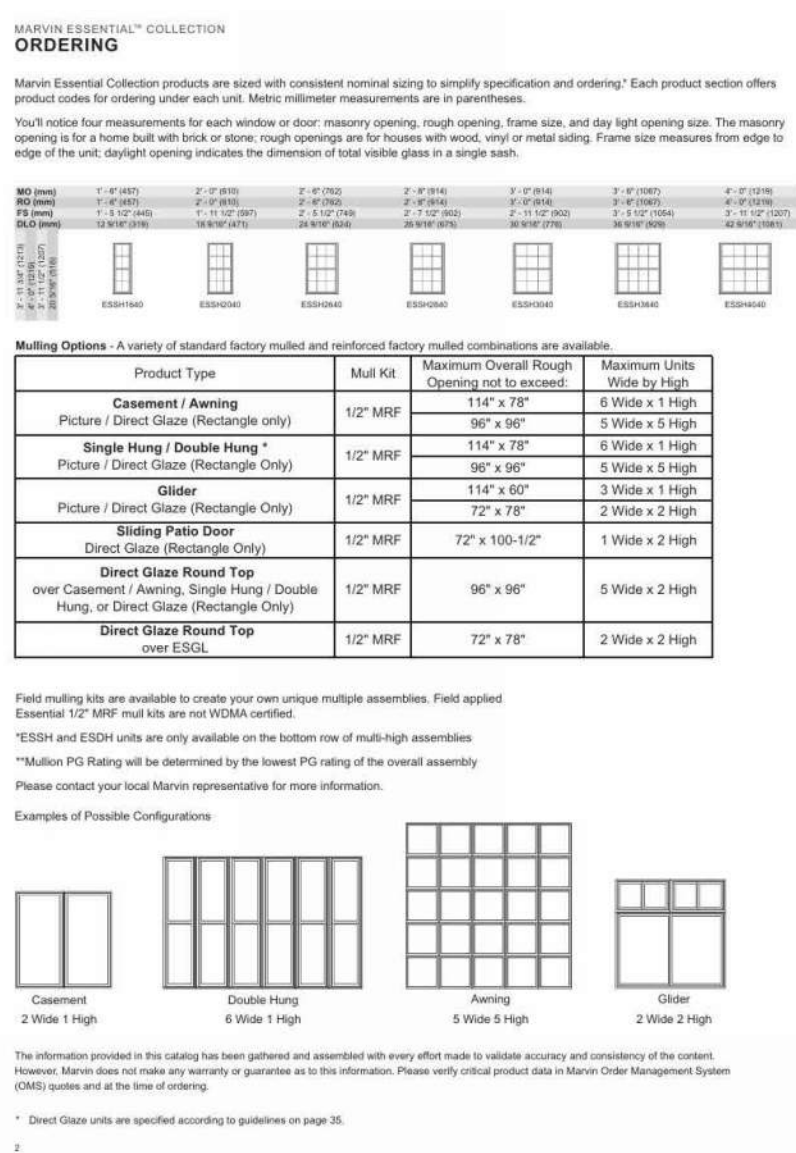
MT 2 - METAL WALL PANEL
WESTERN STATES METAL ROOFING - T-GROOVE - ZINC METALLIC



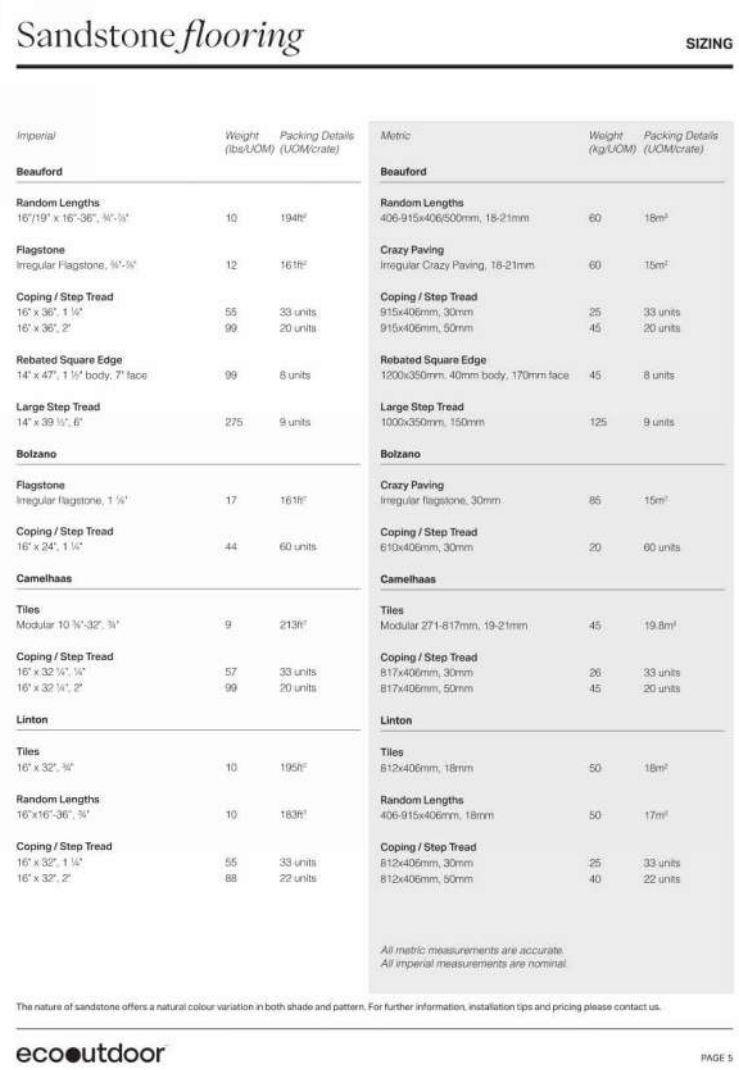
CN 1 - CONCRETE SITE WALL
ON-SITE BOARD-FORMED FINISH



MT 3 - WINDOWS & DOORS
MARVIN - ESSENTIAL - EBONY



ST 1 - OUTDOOR PAVING
ECO OUTDOOR - SANDSTONE - LINTON



FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

DRAWN BY YL
CHECKED BY SY
PROJECT NO 25FALL

DATE 26/03/09
ISSUE PLANNING SET REV 1

DESIGNER OF RECORD:
SHUANG YAN

Shuang Yan

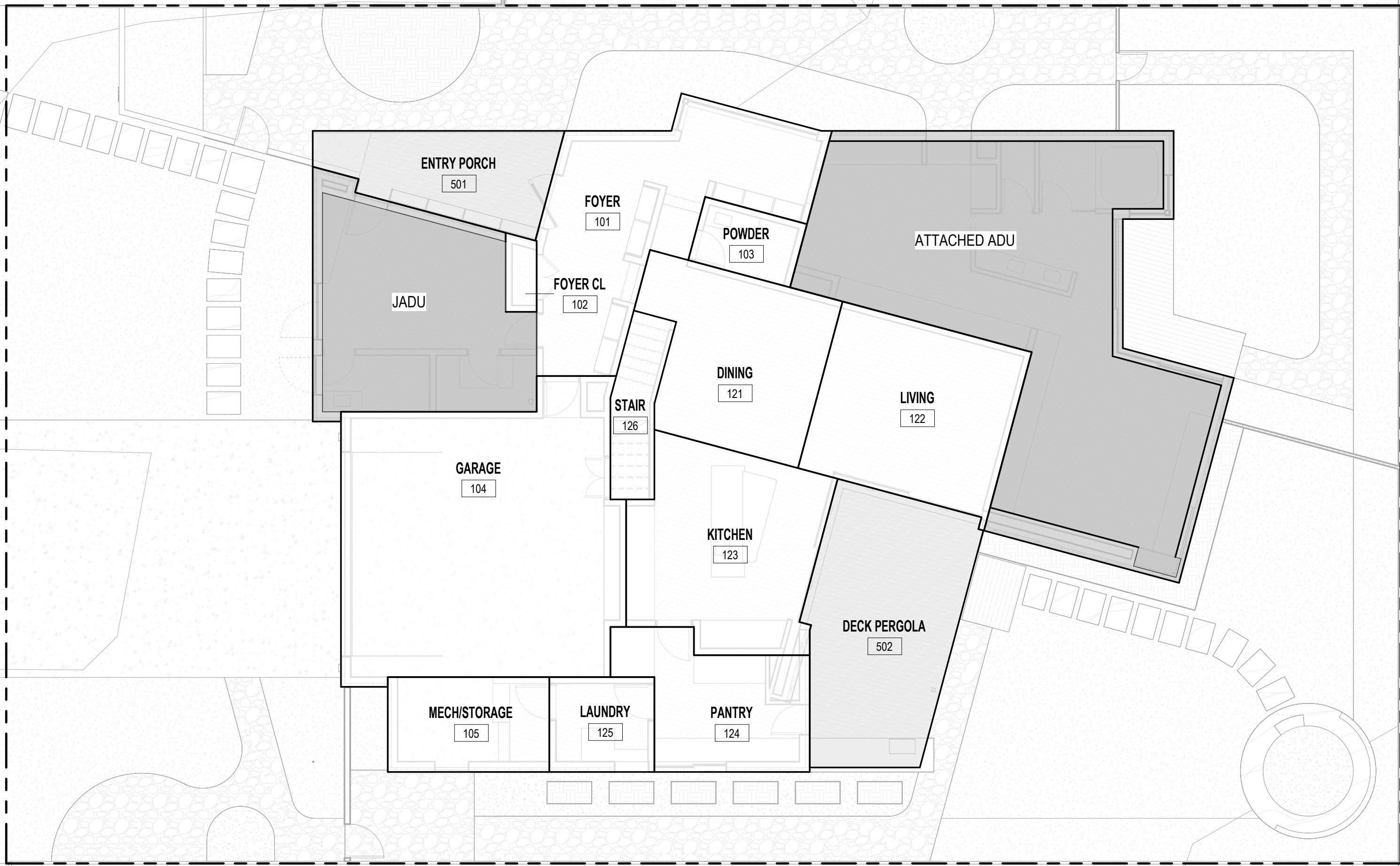
EXTERIOR MATERIALS &
RENDERING

SCALE:
Project Status / Planning

A 1.22



2
A 2.01
AREA PLAN - LEVEL 2
1/8" = 1'-0"



1
A 2.01
AREA PLAN - LEVEL 1
1/8" = 1'-0"

FLOOR AREA CALCULATIONS - MAIN HOUSE			
ROOM #	ROOM NAME	LEVEL	FLOOR AREA
MAIN HOUSE			
101	FOYER	LEVEL 1	335 SF
102	FOYER CL	LEVEL 1	18 SF
103	POWDER	LEVEL 1	54 SF
104	GARAGE	LEVEL 1	601 SF
105	MECH/STORAGE	LEVEL 1	120 SF
LEVEL 1			1128 SF
121	DINING	LEVEL 1.2	231 SF
122	LIVING	LEVEL 1.2	266 SF
123	KITCHEN	LEVEL 1.2	280 SF
124	PANTRY	LEVEL 1.2	168 SF
125	LAUNDRY	LEVEL 1.2	78 SF
126	STAIR	LEVEL 1.2	64 SF
LEVEL 1.2			1087 SF
201	FAMILY ROOM	LEVEL 2	279 SF
202	BATH 1	LEVEL 2	86 SF
203	BEDROOM 1	LEVEL 2	237 SF
204	CL 1	LEVEL 2	27 SF
205	BEDROOM 2	LEVEL 2	241 SF
206	CL 2	LEVEL 2	36 SF
207	BATH 2	LEVEL 2	68 SF
208	STAIR	LEVEL 2	64 SF
LEVEL 2			1038 SF
MAIN HOUSE: 19			3253 SF
MAIN HOUSE OUTDOOR			
501	ENTRY PORCH	LEVEL 1	147 SF
LEVEL 1			147 SF
502	DECK PERGOLA	LEVEL 1.2	302 SF
LEVEL 1.2			302 SF
MAIN HOUSE OUTDOOR: 2			449 SF

TOTAL FLOOR AREA = 3,253 SF
TOTAL LOT COVERAGE = 2,664 SF

FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

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26/03/09	A PLANNING SET REV 1
26/04/17	B PLANNING SET REV 2

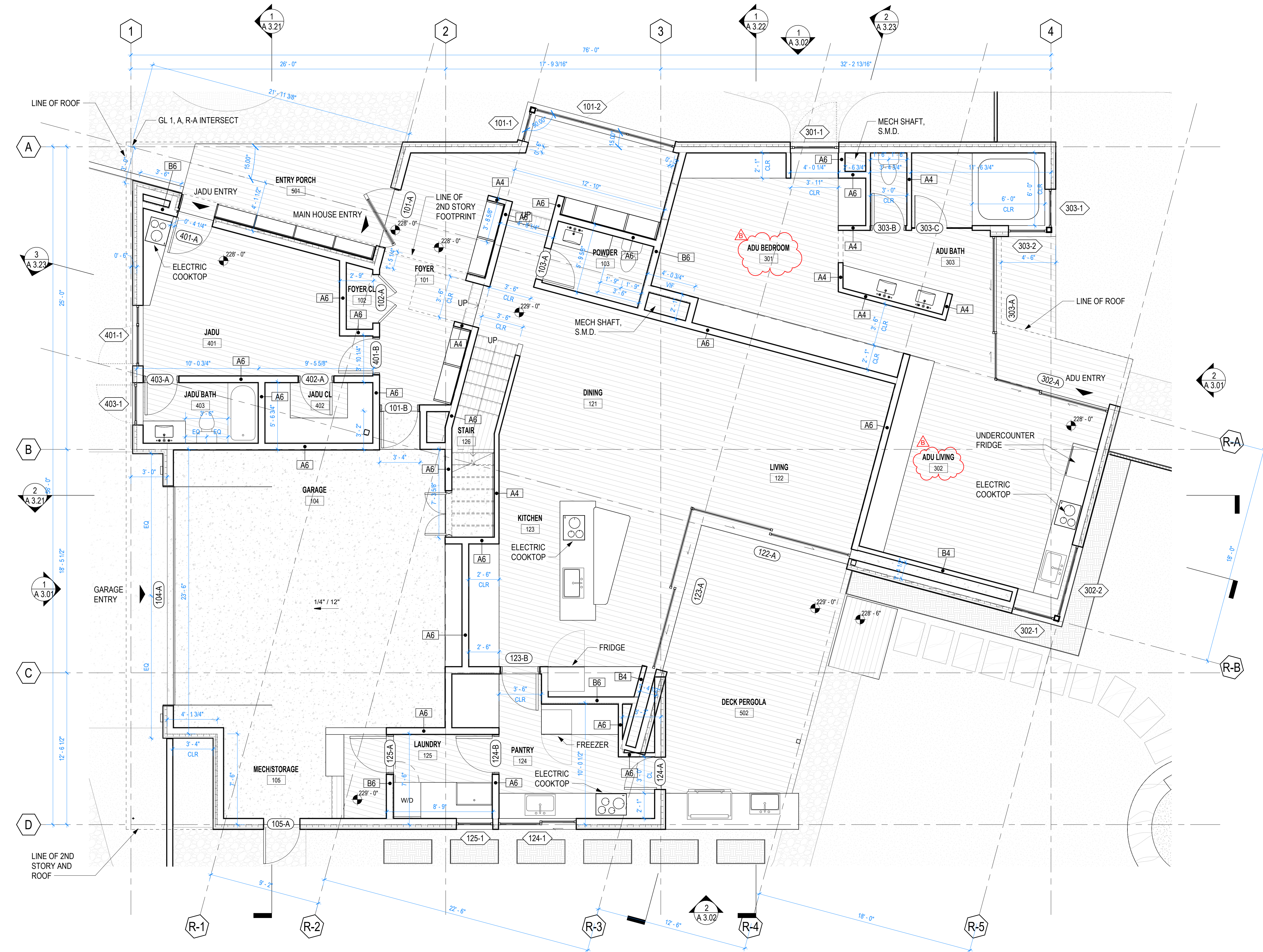
DESIGNER OF RECORD:
SHUANG YAN

Shuang Yan

FLOOR AREA & LOT
COVERAGE CACULATIONS

SCALE: 1/8" = 1'-0"
Project Status / Planning

A 2.01



1 FLOOR PLAN - LEVEL 1
A 2.11 1/4" = 1'-0"

SHEET NOTES

1. PLAN DIMENSIONS ARE TO FACE OF CONCRETE, EDGE OF SLAB, FACE OF STUD, CENTERLINE OF GRID, CENTER OF DOOR, CENTER OF WINDOW, AND CENTER OF PLUMBING, U.O.N.
2. DOORS AND WINDOWS ARE DIMENSIONED TO CENTER LINES, UNLESS OTHERWISE NOTED. WHERE LOCATIONS ARE NOT DIMENSIONED, CENTER DOORS AND WINDOWS IN THE WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.
3. PROVIDE FIREBLOCKING IN CONCEALED SPACES AS FOLLOWS:
 - VERTICALLY AT CEILING & FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT.
4. PROVIDE DRAFTSTOPPING IN CONCEALED SPACES (FOR INSTANCE, THE AIR GAP IN THE COLD ROOF) SUCH THAT THE AREA OF CONCEALED SPACE[S] ARE ROUGHLY EQUAL AND EACH DOES NOT EXCEED 1000 SQ.FT.
5. S.S.D. FOR PLYWD SHEATHING LOCATIONS, TYP.
6. S.M.D. FOR THERMAL VALUE REQUIREMENTS AT THE BUILDING ENVELOPE
7. PROVIDE MINIMUM 72" NON-ABSORBANT SURFACES IN ALL BATHROOMS AT TUB/SHOWER WALLS ABOVE THE DRAIN INLET.
8. FLOOR FINISHES AND FURNISHINGS ARE FOR REFERENCE ONLY, SEE FINISH PLAN AND FURNISHING PLAN FOR ADDITIONAL INFORMATION.
9. PROVIDE 5/8" TYPE 'X' GYP BD AT GARAGE SIDE OF WALL TO ALL WALLS SEPARATING THE GARAGE FROM THE RESIDENCE

LEGEND

FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

DRAWN BY	YL
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PROJECT NO	25FALL
DATE	ISSUE
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26/04/17	B PLANNING SET REV 2

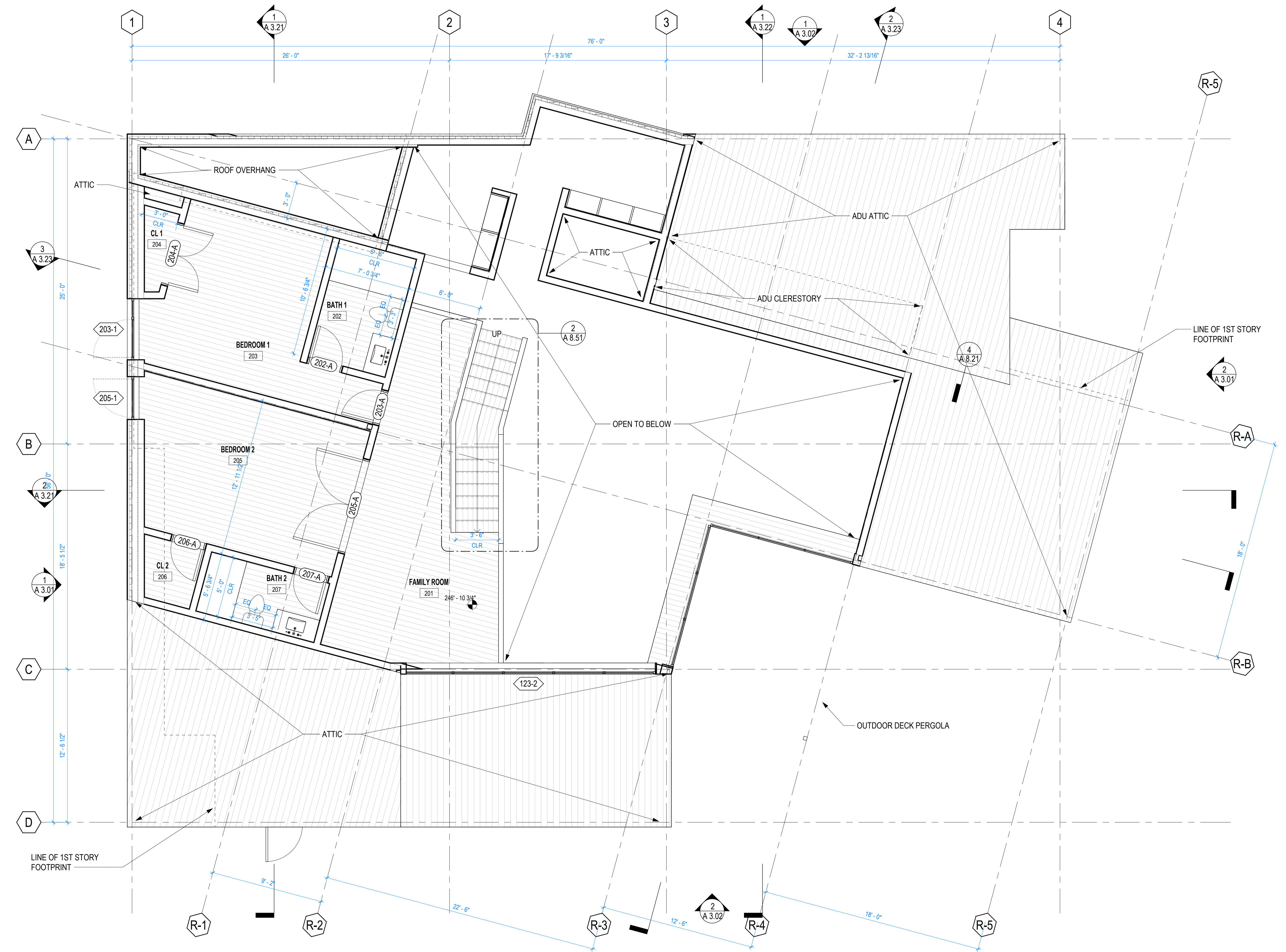
DESIGNER OF RECORD:
SHUANG YAN

Shuang Yan

FLOOR PLAN - LEVEL 1

SCALE: As indicated
Project Status / Planning

A 2.11



1 FLOOR PLAN - LEVEL 2

A 2.12 1/4" = 1'-0"

SHEET NOTES

1. PLAN DIMENSIONS ARE TO FACE OF CONCRETE, EDGE OF SLAB, FACE OF STUD, CENTERLINE OF GRID, CENTER OF DOOR, CENTER OF WINDOW, AND CENTER OF PLUMBING, U.O.N.
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LEGEND

FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

DRAWN BY YL
CHECKED BY SY
PROJECT NO 25FALL
DATE 26/01/05
26/03/09 A
ISSUE PLANNING SET
PLANNING SET REV 1

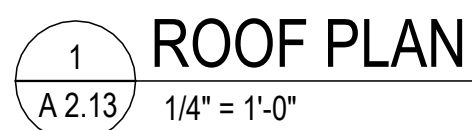
DESIGNER OF RECORD:
SHUANG YAN

Shuang Yan

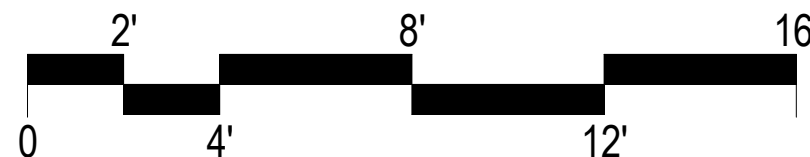
FLOOR PLAN - LEVEL 2

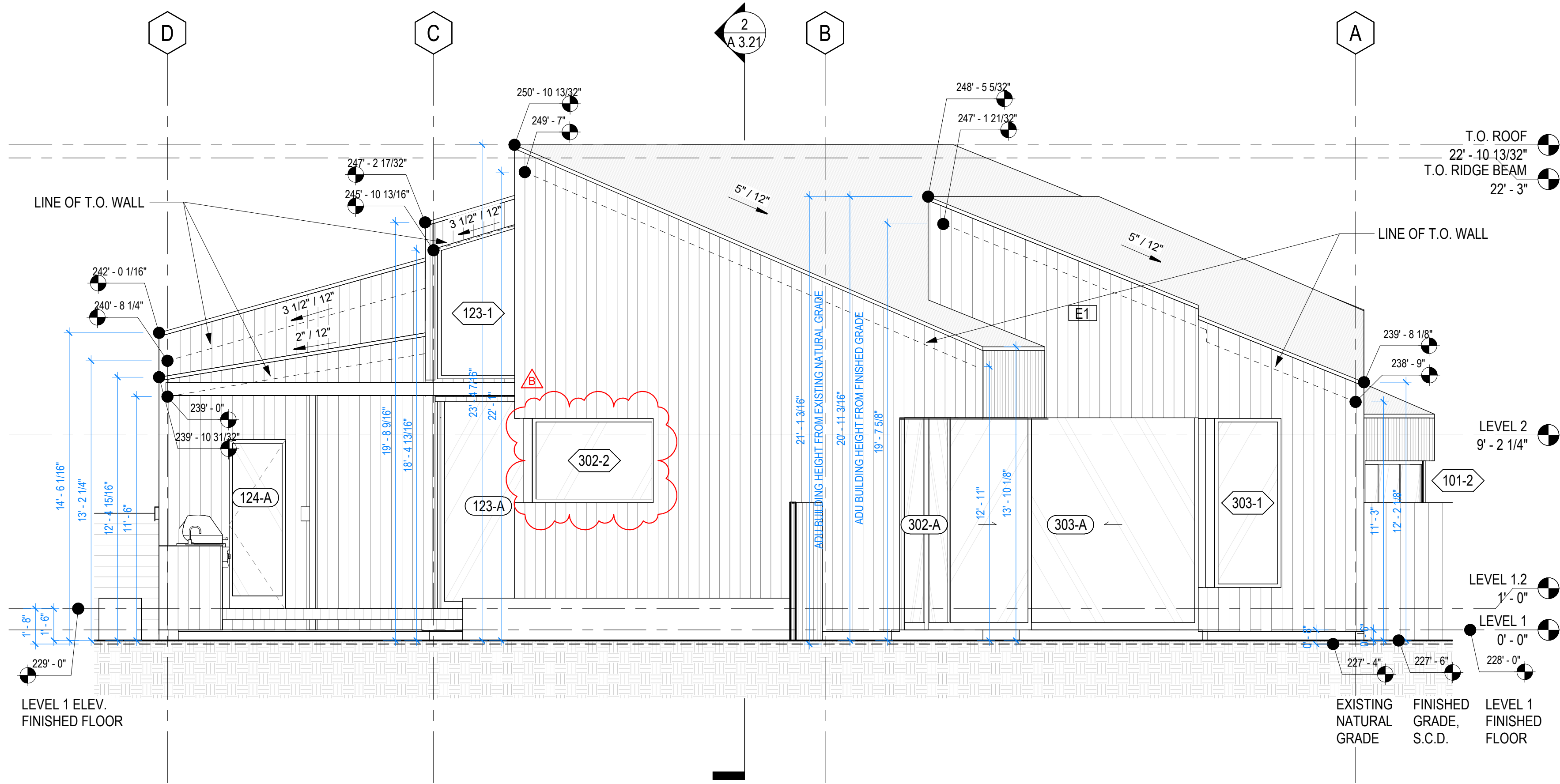
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Project Status / Planning

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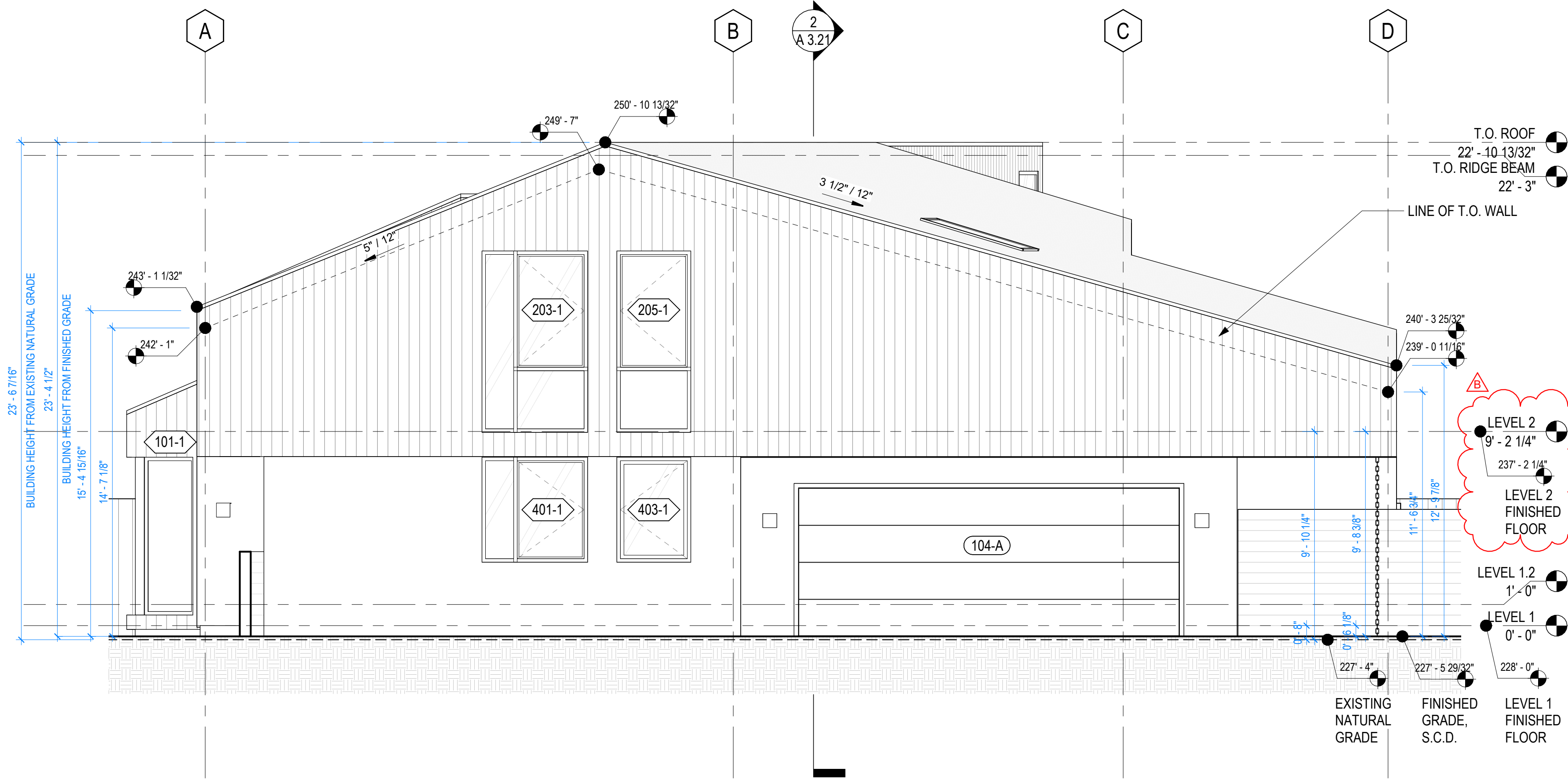


A 2.13





2 BUILDING ELEVATION - EAST
A 3.01 1/4" = 1'-0"



1 BUILDING ELEVATION - WEST
A 3.01 1/4" = 1'-0"

SHEET NOTES

- FOR SITE FEATURES SUCH AS EXTERIOR STAIRS, HANDRAILS, PAVING, TERRACES, ETC. SEE LANDSCAPE DRAWINGS.
- FOR EXTERIOR FINISHES SEE FINISHES SCHEDULE

FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

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26/03/09	A PLANNING SET REV 1
26/04/17	B PLANNING SET REV 2

DESIGNER OF RECORD:
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Shuang Yan

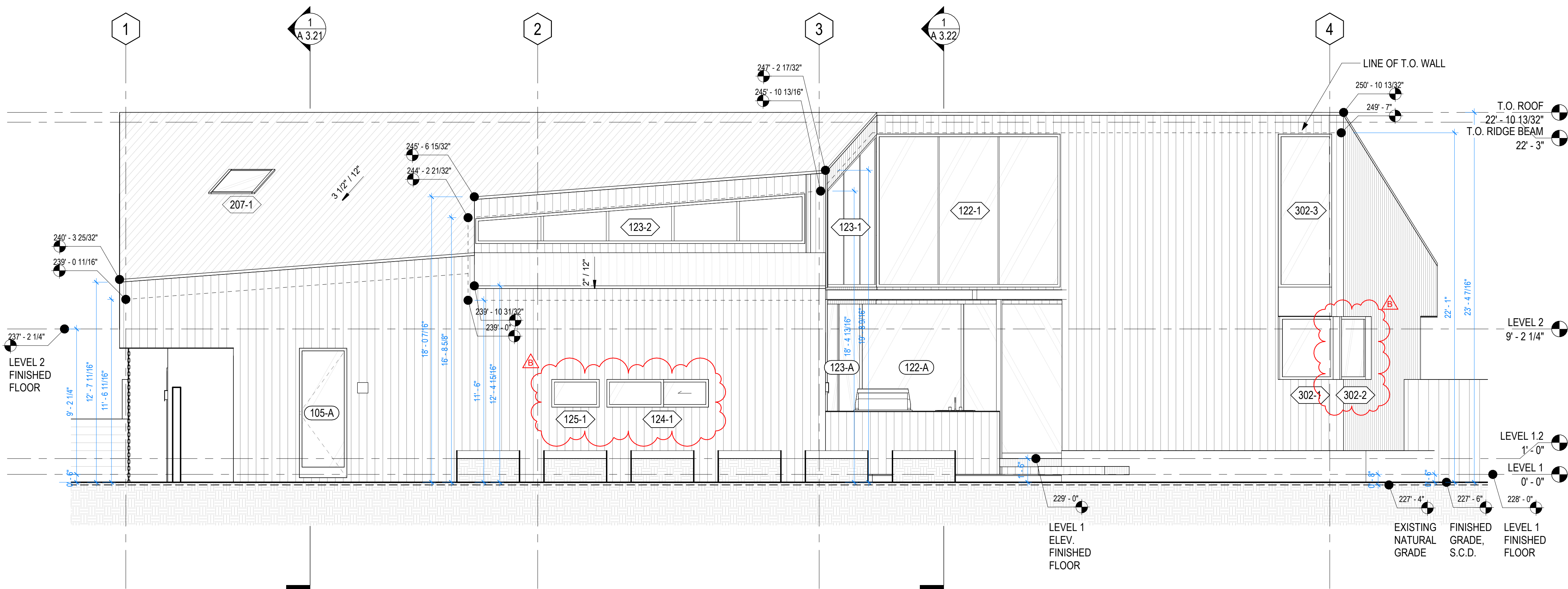
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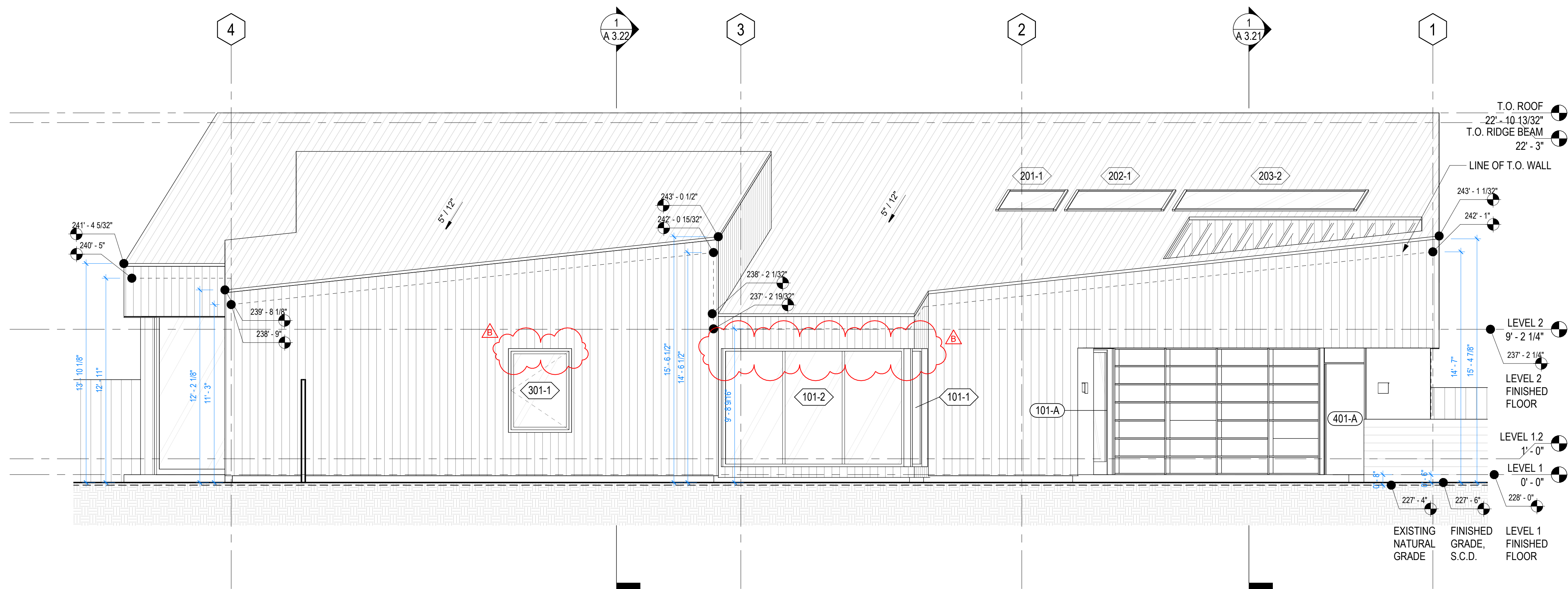
BUILDING ELEVATIONS

SCALE: As indicated
Project Status / Planning

A 3.01



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



1 BUILDING ELEVATION - NORTH
1/4" = 1'-0"

SHEET NOTES

- FOR SITE FEATURES SUCH AS EXTERIOR STAIRS, HANDRAILS, PAVING, TERRACES, ETC. SEE LANDSCAPE DRAWINGS.
- FOR EXTERIOR FINISHES SEE FINISHES SCHEDULE

FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

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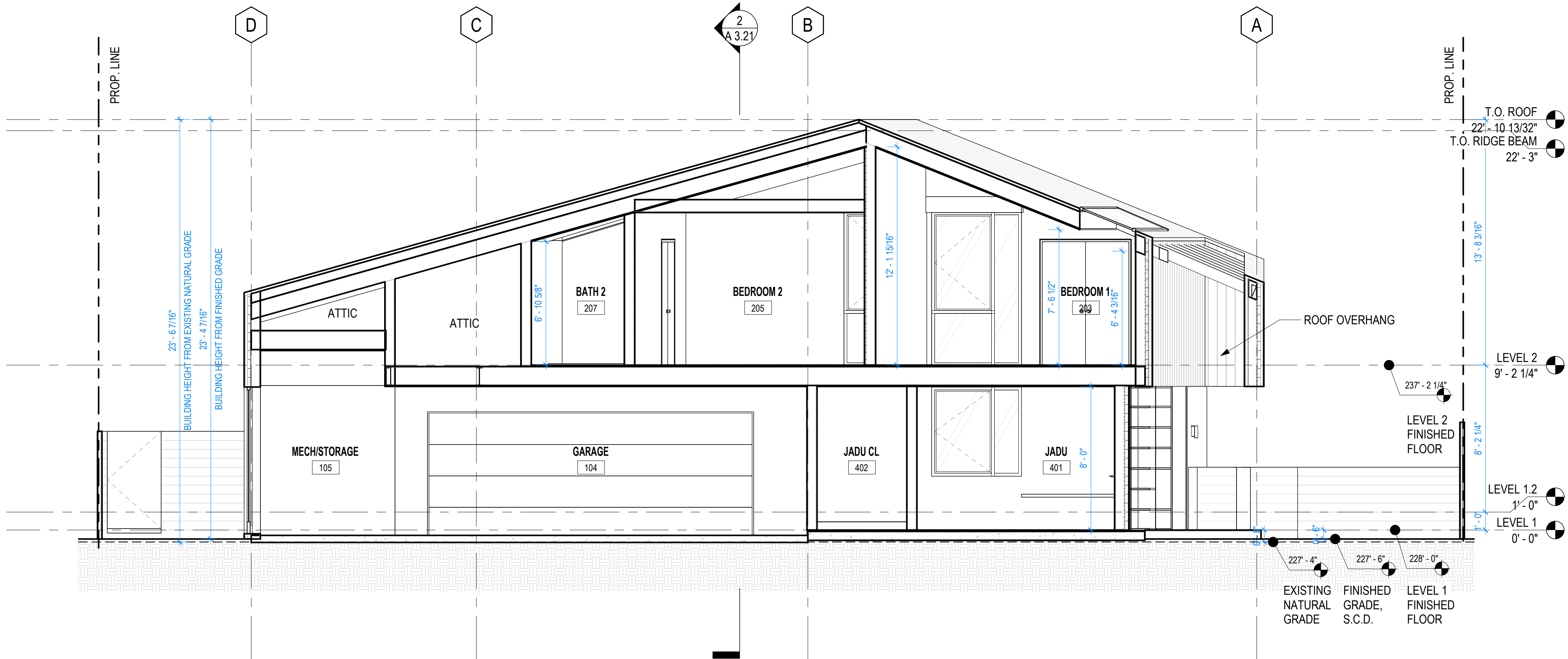
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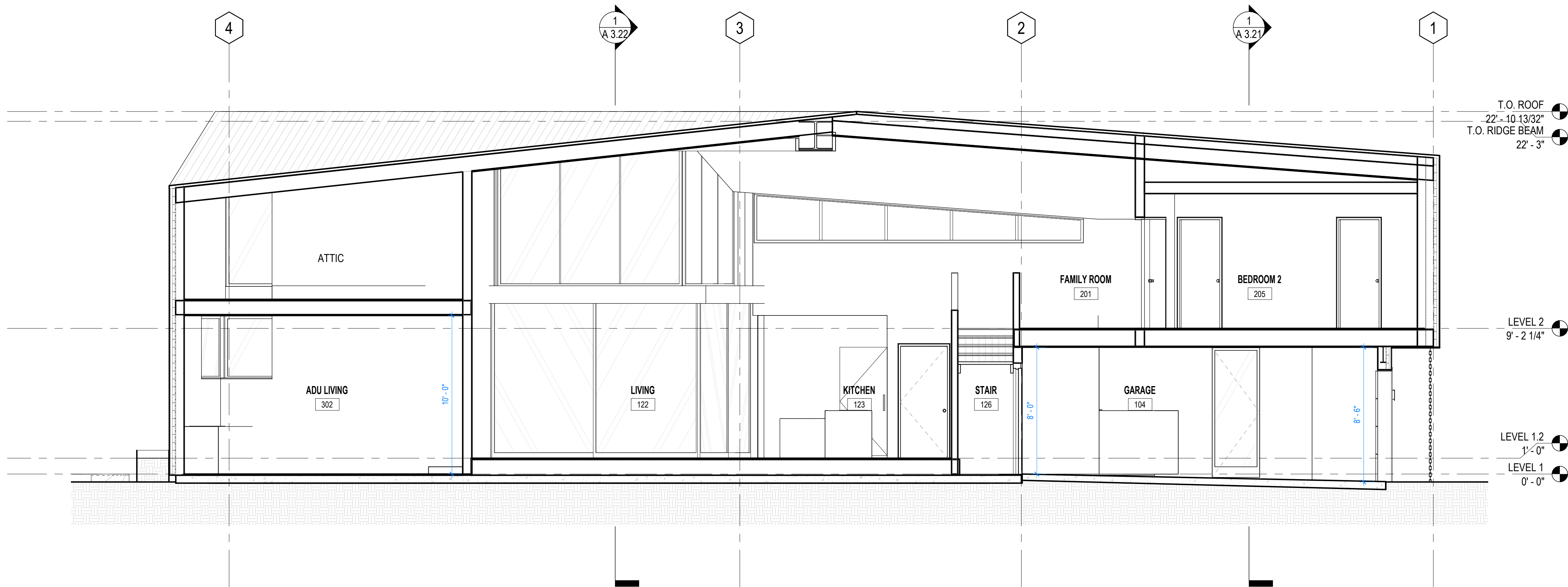
BUILDING ELEVATIONS

SCALE: As indicated
Project Status / Planning

A 3.02



1 BUILDING CROSS SECTION
A 3.21 1/4" = 1'-0"



2 BUILDING LONGITUDINAL SECTION
A 3.21 1/4" = 1'-0"

SHEET NOTES

1. PLAN DIMENSIONS ARE TO FACE OF CONCRETE, EDGE OF SLAB, FACE OF STUD, CENTERLINE OF GRID, CENTER OF DOOR, CENTER OF WINDOW, AND CENTER OF PLUMBING, U.O.N.
2. DOORS AND WINDOWS ARE DIMENSIONED TO CENTER LINES, UNLESS OTHERWISE NOTED. WHERE LOCATIONS ARE NOT DIMENSIONED, CENTER DOORS AND WINDOWS IN THE WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.
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8. PROVIDE 5/8" TYPE 'X' GYP BD AT GARAGE SIDE OF WALL TO ALL WALLS SEPARATING THE GARAGE FROM THE RESIDENCE

WALL TYPES

1. ALL WALLS ARE 2X6 FRAMING, U.O.N.
2. INSULATION AND 5/8" GYP. BD. EACH SIDE, U.O.N.

LEGEND

--- EXISTING GRADE

FALLEN LEAF RESIDENCE

1847 Fallen Leaf Ln, Los Altos, CA 94024

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PROJECT NO 25FALL

DATE 26/01/05
26/03/09
ISSUE PLANNING SET
A PLANNING SET REV 1

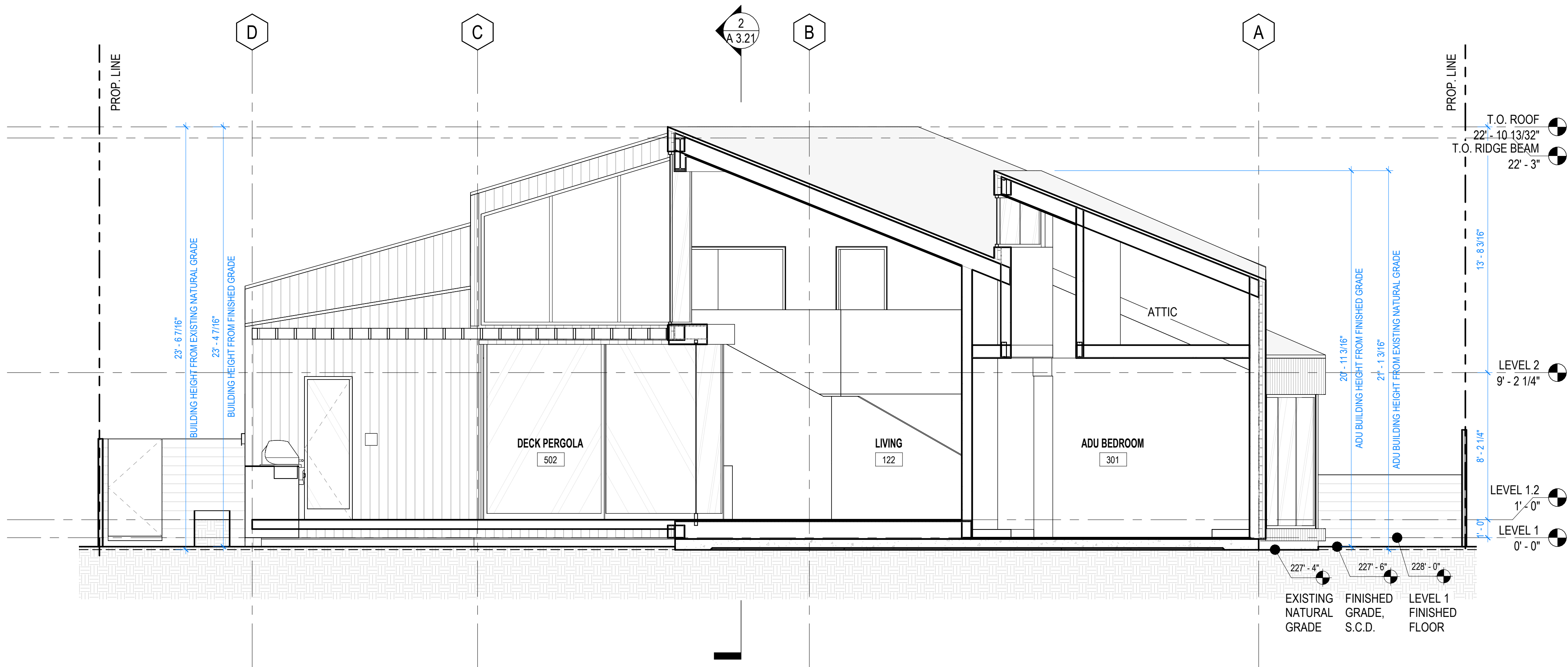
DESIGNER OF RECORD:
SHUANG YAN

Shuang Yan

BUILDING SECTIONS

SCALE: As indicated
Project Status / Planning

A 3.21



1
A 3.22

BUILDING CROSS SECTION THROUGH ADU

1/4" = 1'-0"

SHEET NOTES

1. PLAN DIMENSIONS ARE TO FACE OF CONCRETE, EDGE OF SLAB, FACE OF STUD, CENTERLINE OF GRID, CENTER OF DOOR, CENTER OF WINDOW, AND CENTER OF PLUMBING, U.O.N.
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2. INSULATION AND 5/8" GYP. BD. EACH SIDE, U.O.N.

LEGEND

--- EXISTING GRADE

FALLEN LEAF RESIDENCE

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DESIGNER OF RECORD:
SHUANG YAN

Shuang Yan

BUILDING SECTIONS

SCALE: As indicated

Project Status / Planning

A 3.22