







1153

1147

LINCOLN DRIVE

1141

906 Leonello Avenue

Los Altos, CA 94024

NEW 2-STORY RESIDENCE W/ SERVICE BASEMENT (NEW CONSTRUCTION)

Tom & Suzanne Werner  
OWNERS

Architect:

Derek Wee Architecture

533 Airport Blvd.  
Suite 400  
Burlingame, CA 94010  
650-340-1329 t  
dw@derekwee.com

Structural Engineer:

BKG Structural Engineers  
1155 Broadway, Suite 205  
Redwood City, CA 94063  
tel: 650.489.9224  
ryan@bkgse.com

Civil Engineer:

Travis Lutz  
Precision Engineering & Construction, Inc.  
901 Wallerhime Street  
Belmont, CA 94002  
650-226-8640 t  
www.precision-ec.com

Geotechnical Engineering:

Glenn A. Romig, PE.  
Romig Engineers, Inc.  
1390 El Camino Real  
second floor  
San Carlos, CA 94070  
650-591-5224 t  
650-591-5251 f

Surveyor:

WEC & Assocs.  
2625 Middlefield Road, # 658  
Palo Alto, CA 94306  
650-823-6466 t  
ed@weceng.com

Landscape Architect:

Sally Stoik, ca rla #4258  
295 Enos Lane  
Corralitos, CA 95076  
831.761.1200 t  
sallystoik@sbcglobal.net

Issued:

032116 PLANNING REVIEW  
051316 PLANNING COMMENTS

Revision:

905

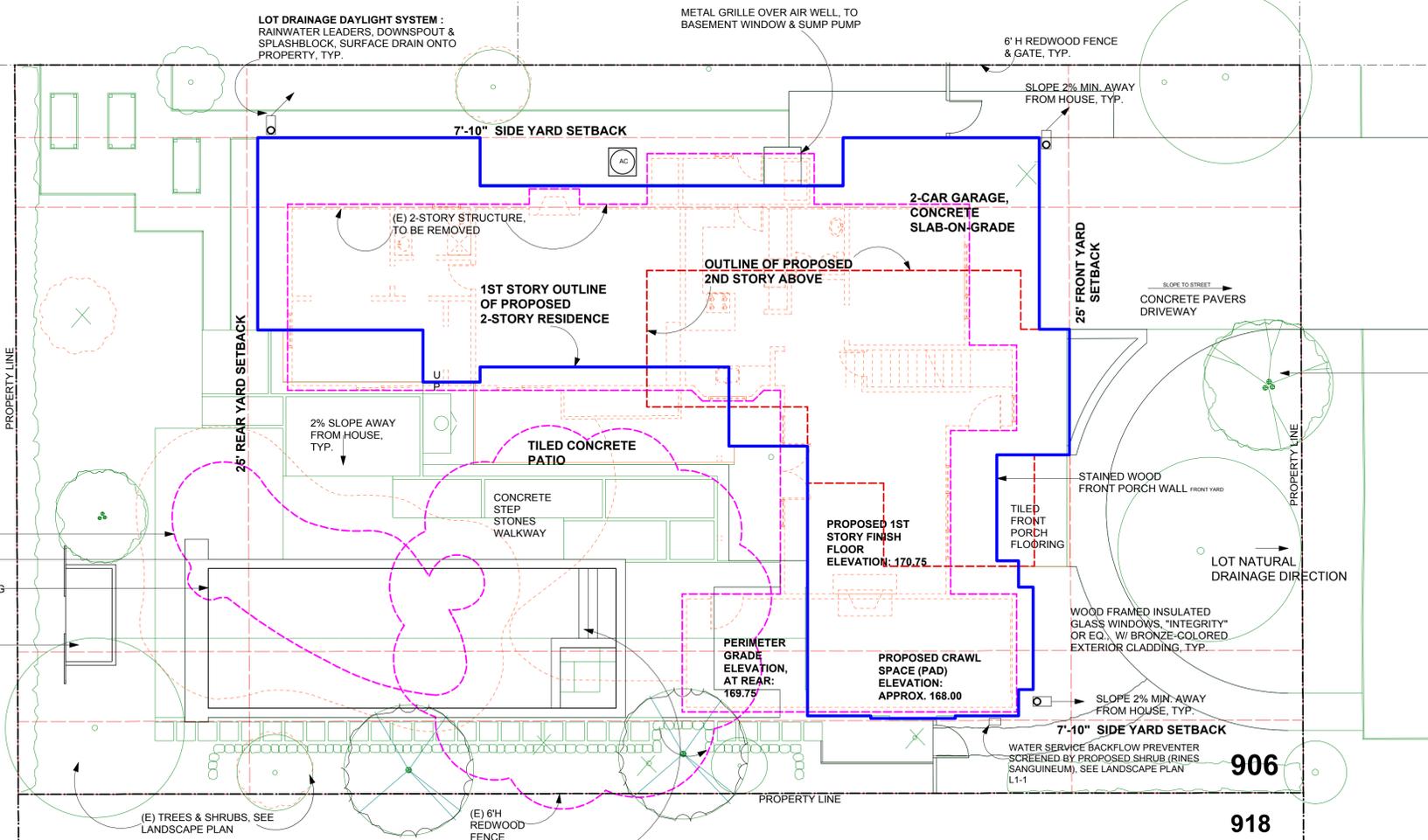
921

Sheet Title:

Proposed Site Plan

Sheet Number:

A1.1



CITY OF MOUNTAIN VIEW  
CITY OF LOS ALTOS

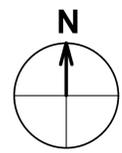
REPLACEMENT TREE, SEE  
LANDSCAPE PLAN

EDGE OF PAVEMENT

906

918

LEONELLO AVENUE



# Proposed Site Plan

1/8" = 1'-0"

1

LOT SIZE: 10,860 SF.









**906 LEONELLO AVENUE**  
Los Altos, CA 94024

New 2-story residence  
w/ service basement  
(New Construction)

Tom & Suzanne Werner  
**OWNERS**

Architect:

**Derek Wee Architecture**  
533 Airport Blvd.  
Suite 400  
Burlingame, CA 94010  
650-340-1329 T  
dw@derekwee.com

Consultants:

Contractor:

Drawn by: SM

Issued

Date	Description
03/21/2016	Planning Review

Revision:

Sheet Title:

**EXISTING ELEVATIONS**

Sheet Number:

**A3.0**



① (E) EAST ELEVATION  
1/4" = 1'-0"



② (E) WEST ELEVATION  
1/4" = 1'-0"

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Issued

Date	Description
03/21/2016	Planning Review

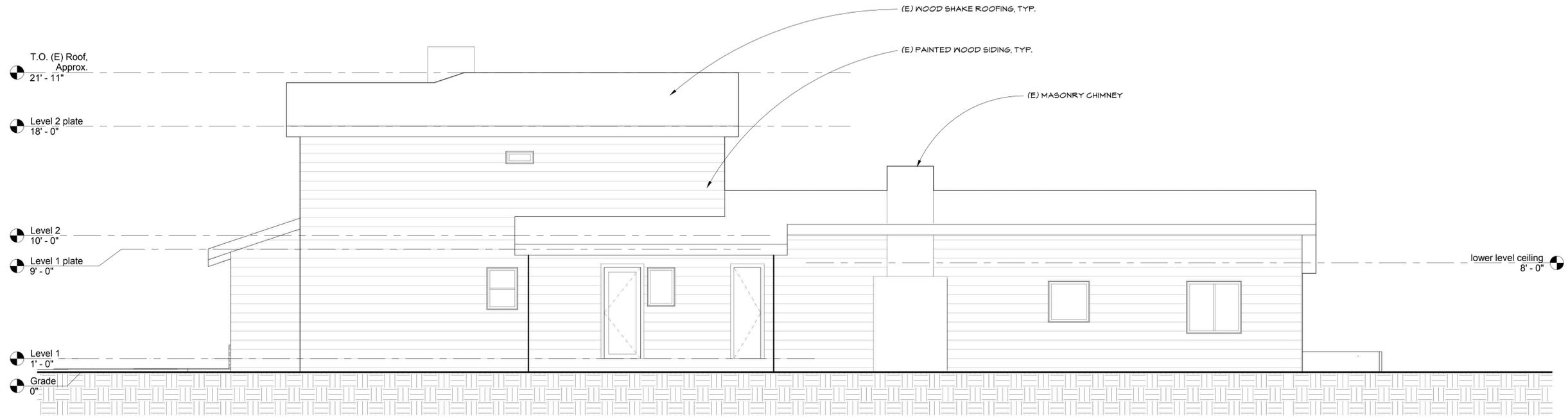
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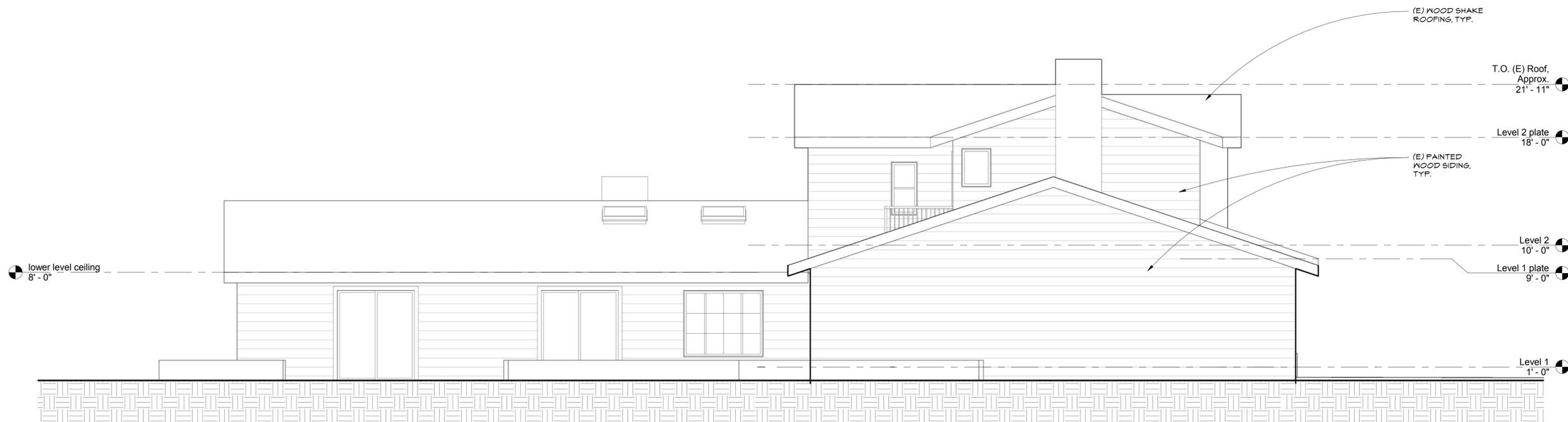
**EXISTING ELEVATIONS**

Sheet Number:

**A3.1**



① (E) NORTH ELEVATION  
1/4" = 1'-0"



② (E) SOUTH ELEVATION  
1/4" = 1'-0"









# RESIDENCE REMODELING

906 LEONELLO AVENUE  
LOS ALTOS, CA  
APN: 189-20-015

## W E C & ASSOCIATES

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

LICENSE STAMPS AND SIGNATURE



ISSUED	No.	Description	Date

DATE: MAY 12, 2015

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

DRAWN: BG

JOB: 10078

SHEET TITLE:

# TOPOGRAPHIC SURVEY

SHEET NO.

# C.0

### LEGEND:

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

### BASIS OF BEARINGS:

THE BEARING, N0°03'30"E, OF THE CENTER LINE OF LEONELLO AVENUE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE COUNTY CLERK OF SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, IN BOOK 12 OF MAPS AT PAGE 16, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

### BASIS OF ELEVATION:

TBM=169.00 (ASSUMED)

### UTILITY NOTE:

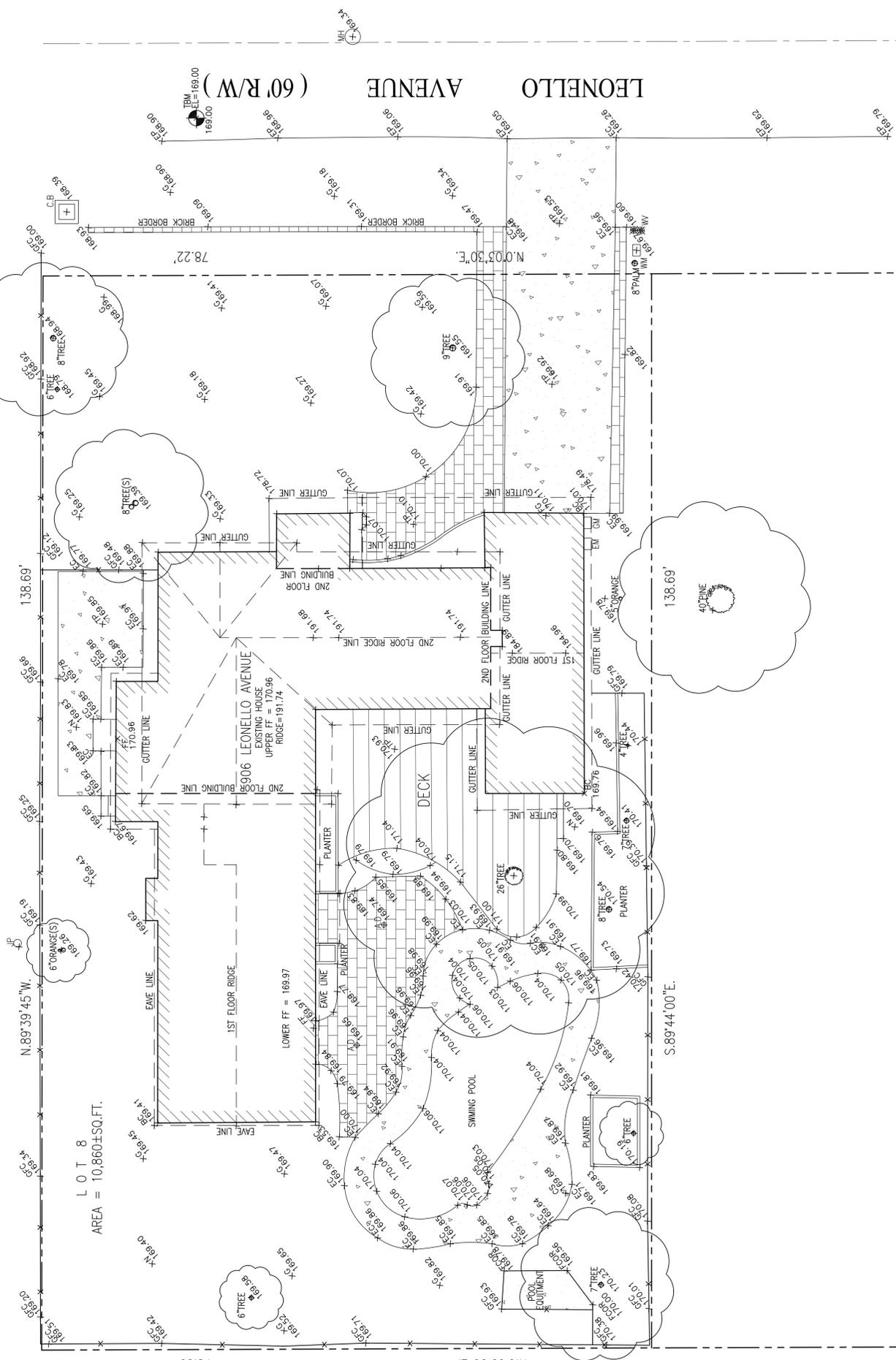
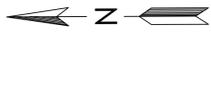
UNDERGROUND UTILITIES: SHOWN PER RECORD MAPS AND RECORD MAPS. MAKE SURE TO VERIFY ALL UTILITIES BEFORE EXCAVATION. CALL UNDERGROUND SERVICE ALERT (USA) 1-800-442-2444.

### LEGAL DESCRIPTION:

LOT 8, TRACT NO.384, MAP REF. BOOK 12 PAGE 16

### NOTE:

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



LOT 8  
AREA = 10,860±SQ.FT.

906 LEONELLO AVENUE  
EXISTING HOUSE  
UPPER FF = 170.96  
RIDGE = 191.74

LOWER FF = 169.97

DECK

SWIMMING POOL

PLANTER

PLANTER

PLANTER

PLANTER

PLANTER

PLANTER

PLANTER

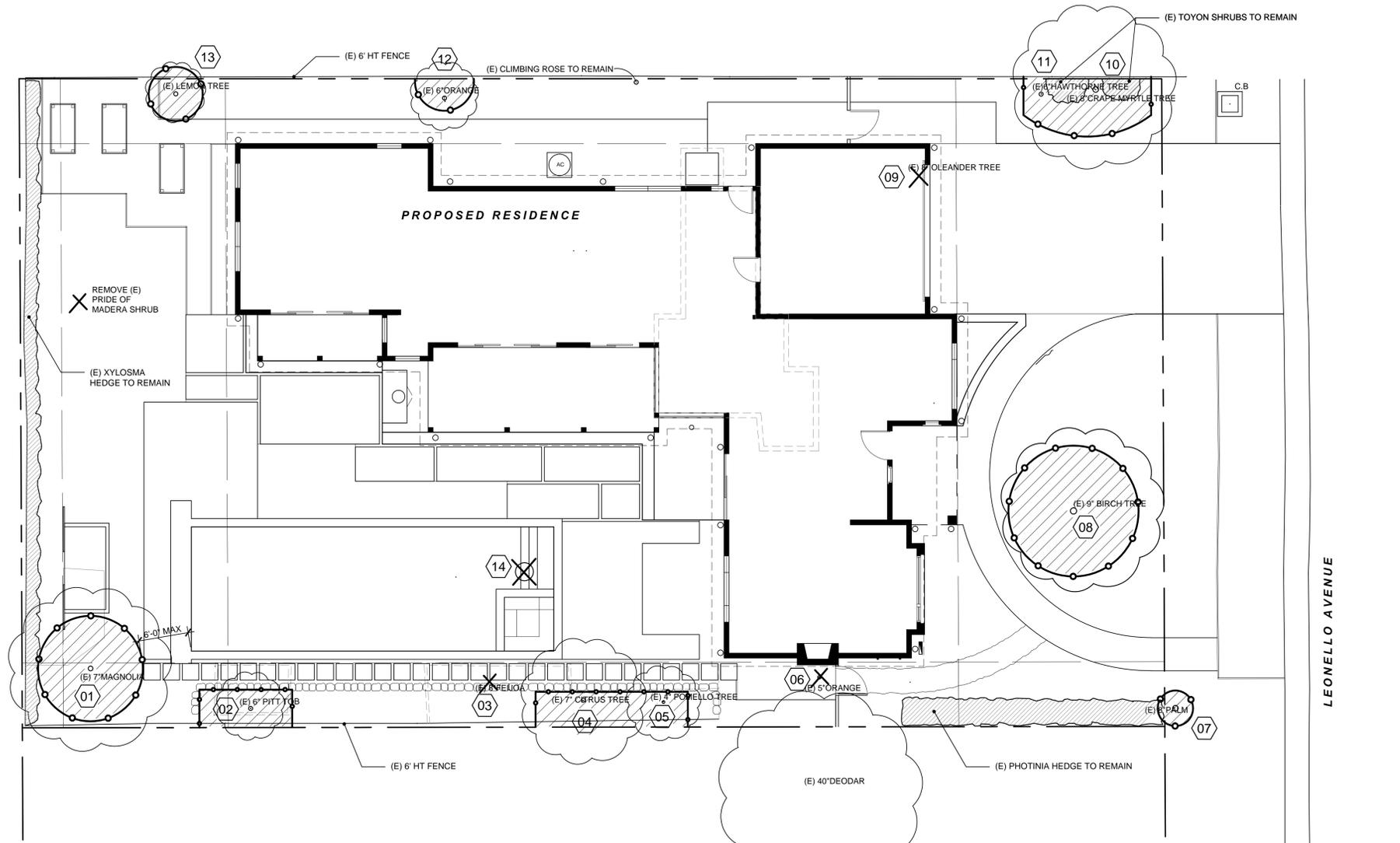
BRICK BORDER





**TREE PROTECTION PLAN**

**NEW RESIDENCE**  
906 LEONELLO AVENUE  
LOS ALTOS, CALIFORNIA 94022  
APN 189-20-015



SYMBOL	SIZE (diameter at 4' trunk height)	NAME	STATUS
1	7"	MAGNOLIA SP.	TO REMAIN
2	6"	PITTOSPORUM TOBIRA	TO REMAIN
3	8"	FELICIA SELLOWIANA	TO BE REMOVED FOR (N) POOL PROJECT
4	7"	CITRUS SP.	TO REMAIN
5	4"	POMELLO CITRUS SP.	TO REMAIN
6	5"	ORANGE CITRUS SP.	TO BE REMOVED
7	8"	YUCCA SP.	TO REMAIN
8	9"	BETULA SP.	TO REMAIN
9	8"	NERIUM OLEANDER	TO BE REMOVED
10	8"	LAGERSTROEMIA SP.	TO REMAIN
11	6"	CRATAEGUS SP.	TO REMAIN
12	6"	ORANGE CITRUS SP.	TO REMAIN
13	4"	LEMON CITRUS SP.	TO REMAIN
14	31"	FRAXINUS VELUTINA - MODESTO ASH	TO BE REMOVED PER TREE REMOVAL PERMIT ISSUED MARCH 2016

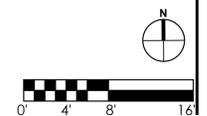
KEY LEGEND	
	TREE NUMBER
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCING: 6' CHAINLINK FENCING TO BE MOUNTED ON TWO-INCH DIAMETER GALVANIZED FENCE POSTS, DRIVEN INTO GROUND TO A DEPTH OF AT LEAST 2-FEET AT NO MORE THAN 10-FOOT SPACING.
	TREE PROTECTION ZONE: RESTRICTED AREA AROUND BASE OF TREE ENCLOSED BY TREE PROTECTION FENCING

- NOTES:**
- TREE PROTECTION FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL FINAL INSPECTION OF PROJECT.
  - NO STORAGE OF MATERIALS, TOPSOIL, VEHICLES OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION ZONE.
  - TREES AND SHRUBS TO REMAIN SHALL BE MAINTAINED AS NECESSARY TO ENSURE SURVIVAL DURING COURSE OF CONSTRUCTION.
  - CARE SHALL BE PRACTICED DURING CONSTRUCTION AROUND (E) TREES IDENTIFIED TO REMAIN. HAND TRENCH IN TREE PROTECTION ZONES MINIMIZING DESTRUCTION TO SMALL AND LARGE ROOTS.

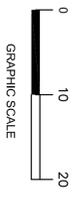
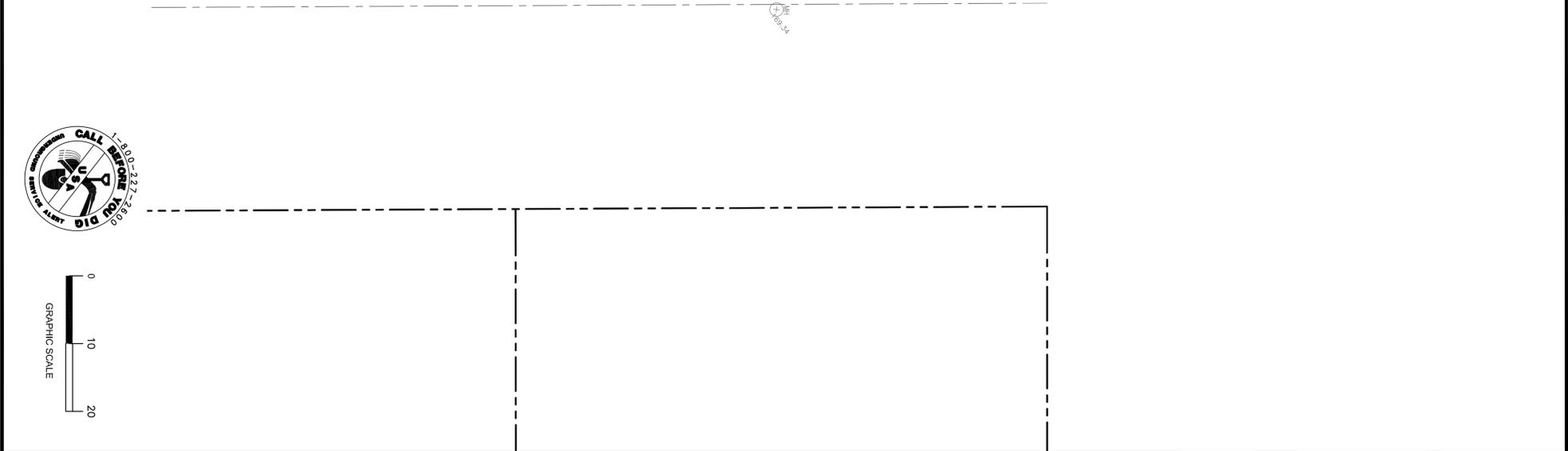
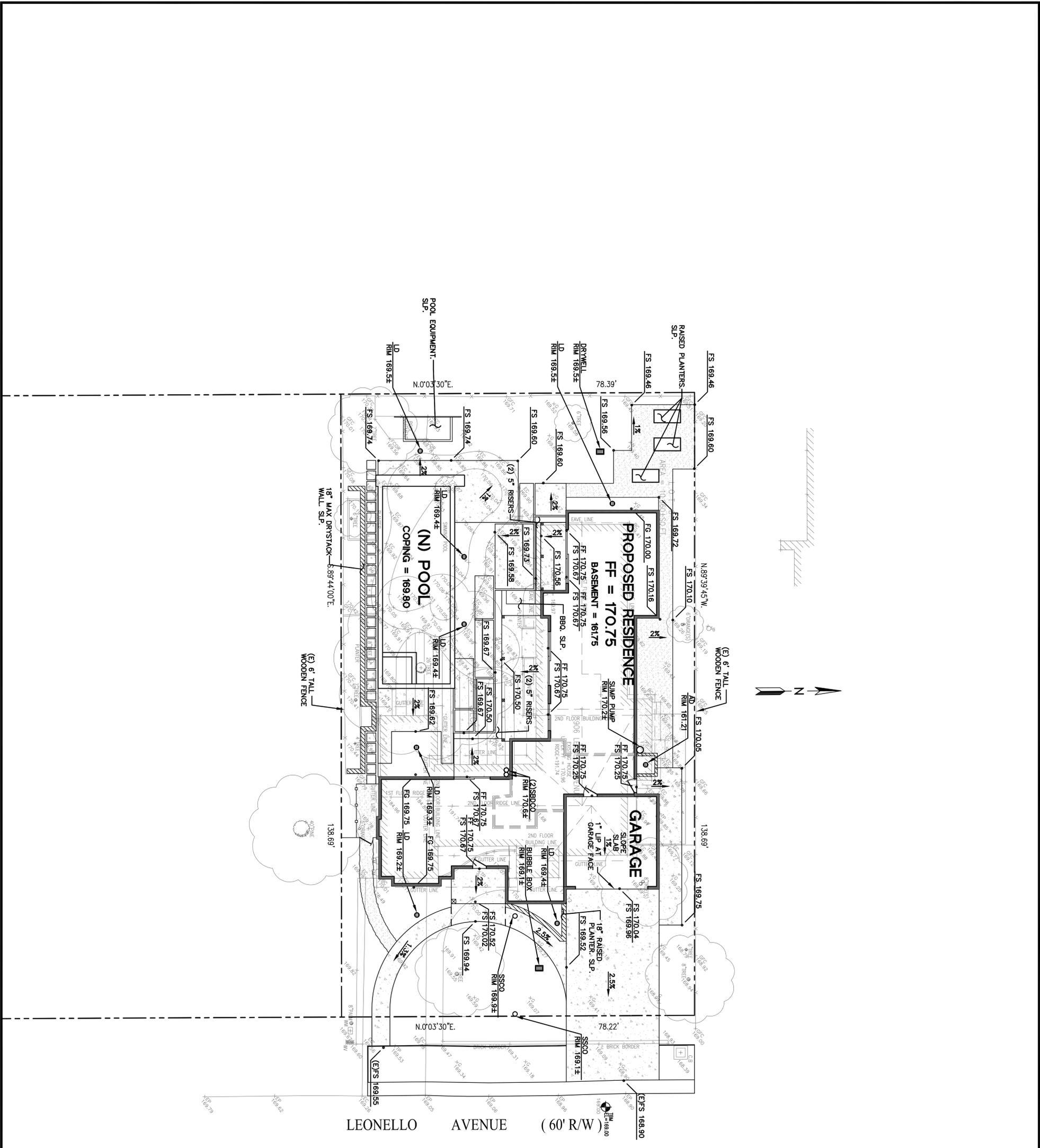
REVISIONS		
no.	date	description
01	04-27-16	PLANNING REVIEW COMMENTS
02	05-13-16	PLANNING REVIEW COMMENTS

**TREE PROTECTION PLAN**

MARCH 17, 2016  
SCALE: 1" = 8'-0"



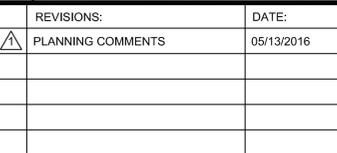




**GRADING PLAN**  
**NEW RESIDENCE**  
**906 LEONELLO AVENUE**  
**LOS ALTOS, CA 94024**

Date: 03/15/2016  
 Scale: 1" = 10'  
 Design: AJP  
 Check: TRL  
 Drawing Number: C-2  
 PEC Job No.: PEC 16-022

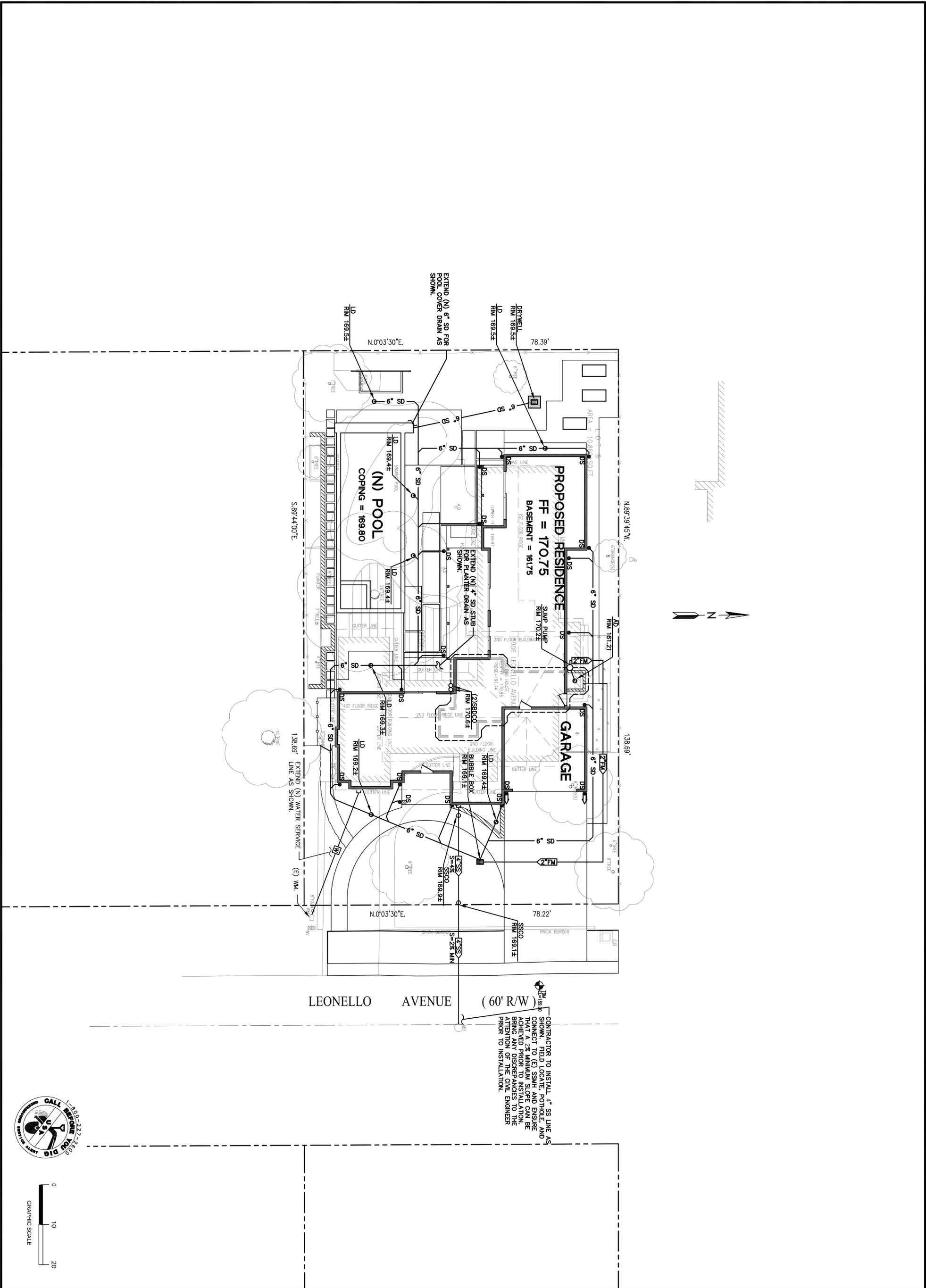
REVISIONS:	DATE:
△ PLANNING COMMENTS	05/13/2016



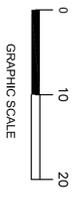
**PRECISION ENGINEERING AND CONSTRUCTION, INC.**

901 Wattermire Street  
 Belmont, CA 94002

T: 650.226.8640  
 F: 650.637.1059  
 Travis@precision-ec.com



CONTRACTOR TO INSTALL 4" SS LINE AS SHOWN. FIELD LOCATE, POT-HOLE, AND CONNECT TO (E) SSM. AND ENSURE THAT A 2% MINIMUM SLOPE CAN BE ACHIEVED PRIOR TO INSTALLATION. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.



**UTILITY PLAN**  
**NEW RESIDENCE**  
**906 LEONELLO AVENUE**  
**LOS ALTOS, CA 94024**

Date: 03/15/2016  
 Scale: 1" = 10'  
 Check: AJP  
 Design: TRL  
 Drawing Number: C-3  
 PEC Job No.: PEC 16-022



REVISIONS:	DATE:
PLANNING COMMENTS	05/13/2016

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 Belmont, CA 94002

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