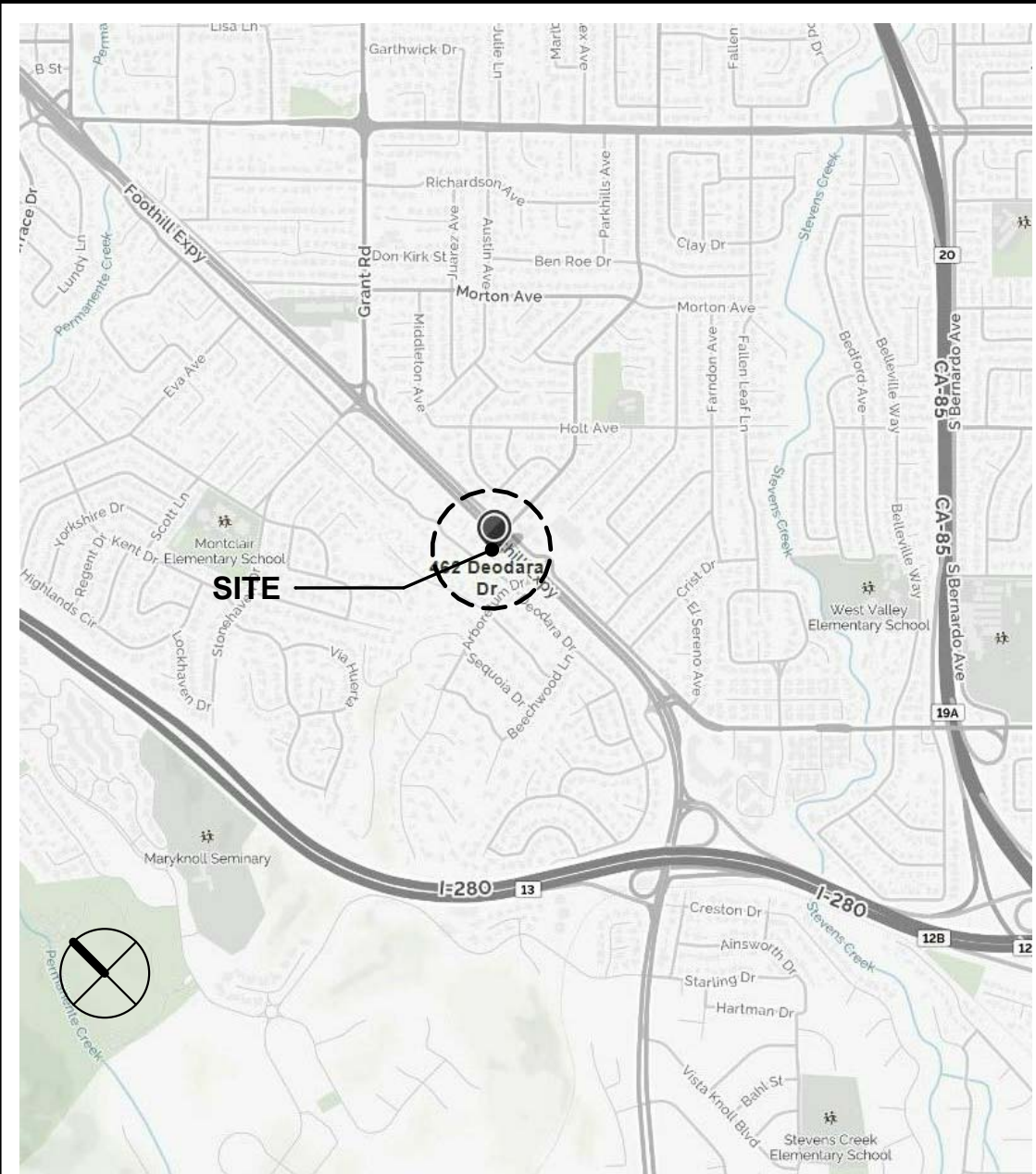


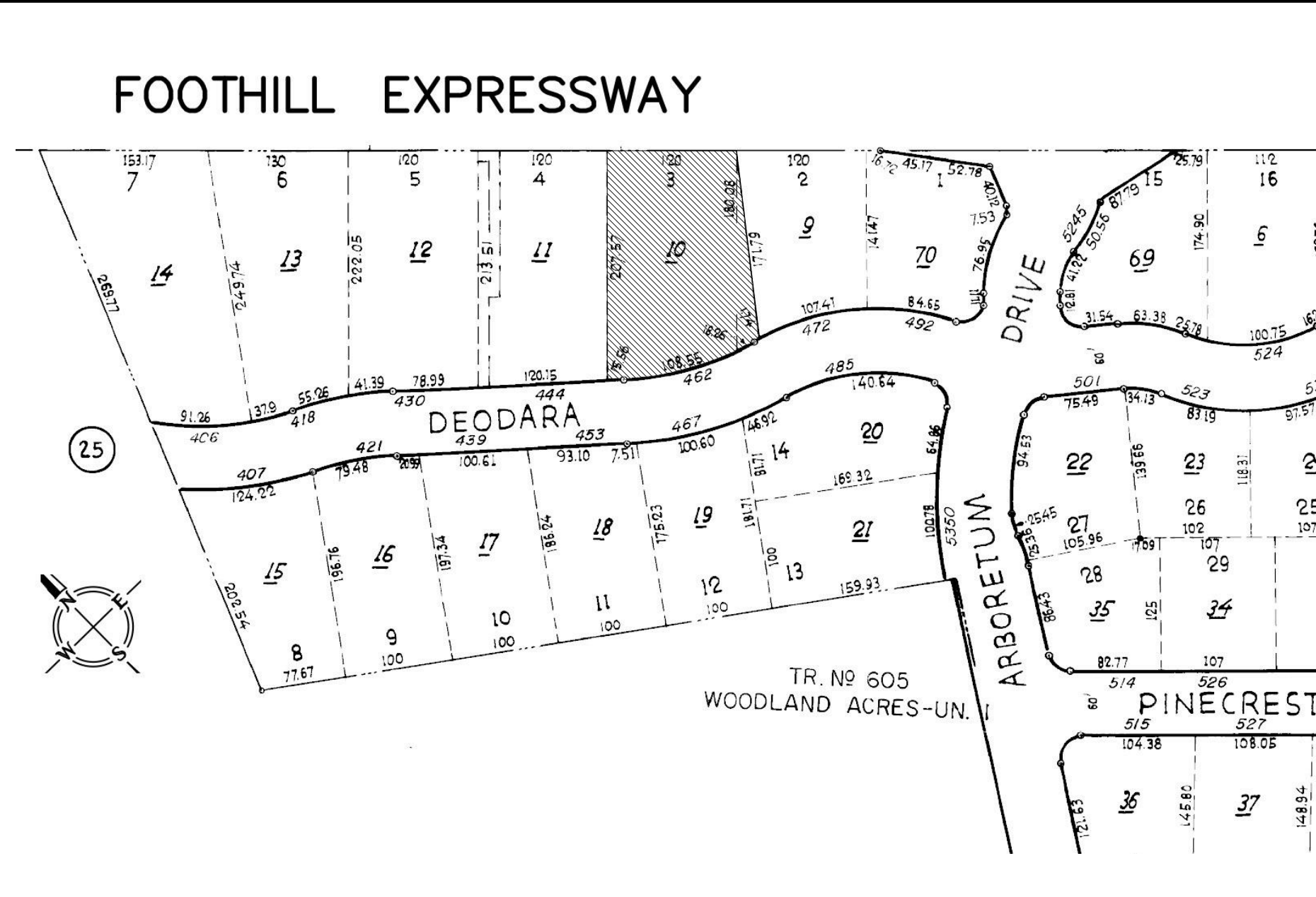


4-5-18

VICINITY MAP



PARCEL MAP



PLANNING DATA

PROJECT ADDRESS: 462 DEODARA DRIVE  
 APN: 342-03-10  
 ZONING DISTRICT: R1-10  
 OCCUPANCY: R-3/U  
 CONSTRUCTION: V-B  
 LOT AREA: 25,454 SQ. FT.  
 HISTORIC STATUS: NO  
 FLOOD ZONE: NO  
 STORIES: 2  
 FIRE SPRINKLERS: YES  
 LOT COVERAGE (2 STORIES): 7,636 SF (30%)  
 FLOOR AREA: 5,295 SQ. FT. (3,850 + 10% x (25,454 - 11,000))  
 HEIGHT LIMIT: 27'-0"  
 FRONT & REAR SETBACKS: 25'-0"  
 SIDE SETBACKS (1ST FL / 2ND FL): 10'-0" / 17'-6"  
 DAYLIGHT PLANE: 11 FT @ PROPERTY LINE, THEN SLOPE UPWARD AT 25 DEGREES  
 NOTE: SEE SHEET A3 FOR AREA CALCULATIONS BREAKDOWN

	ZONING COMPLIANCE		
	EXISTING	PROPOSED	ALLOWED/REQUIRED
<b>LOT COVERAGE</b> <i>Land area covered by all structures that are over 6 feet in height</i>	3,444.4 SQ. FT. (13.5%)	4,796.0 SQ. FT. (18.8%)	7,636.2 SQ. FT. (30.0%)
<b>FLOOR AREA</b> <i>Measured to the outside surfaces of exterior walls</i>	1ST FLR: 3,044.4 SQ. FT. 2ND FLR: N/A SQ. FT. <b>TOTAL: 3,444.4 SQ. FT. (13.5%)</b>	1ST FLR: 3,249.5 SQ. FT. 2ND FLR: 814.6 SQ. FT. <b>TOTAL: 5,292.2 SQ. FT. (30.8%)</b>	5,295.0 SQ. FT. (30.8%)
<b>SETBACKS:</b>			
Front	54 FEET	25 FEET	25 FEET
Rear	89 FEET	25 FEET	25 FEET
Right Side (1st/2nd)	10.7 FEET / N/A FEET	33 FEET / 33 FEET	10 FEET / 17.5 FEET
Left Side (1st/2nd)	24.3 FEET / N/A FEET	10 FEET / 45 FEET	10 FEET / 17.5 FEET
<b>HEIGHT:</b>	16 FEET	26.9 FEET	27 FEET
<b>SQUARE FOOTAGE BREAKDOWN</b>			
	EXISTING	PROPOSED	TOTAL PROPOSED
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	3,112.8 SQ. FT.	4,481.0 SQ. FT.	4,481.0 SQ. FT.
<b>NON - HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	331.6 SQ. FT.	810.5 SQ. FT.	810.5 SQ. FT.
<b>LOT CALCULATIONS</b>			
<b>NET LOT AREA:</b>	25,454 SQ. FT.		
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setbacks shall not exceed 50%</i>	971 SQ. FT. (27.2%)		
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing and proposed):	x,xxx SQ. FT.	
	Existing softscape (undisturbed) area:	0 SQ. FT.	
	New softscape area:	x,xxx x SQ. FT.	
	Bldg Footprint (House, Garage, Covered Porches)	4,796 SQ. FT.	

PROJECT TEAM

**ARCHITECT**  
 PACIFIC PENINSULA ARCHITECTURE, INC.  
 718 OAK GROVE AVENUE  
 MENLO PARK, CA 94025  
 650.323.7900

**SURVEYOR**  
 OSCAR OSUNA, PE  
 117 BERNAL ROAD  
 SAN JOSE, CA, 95117  
 408.772.4381

**LANDSCAPE ARCHITECT**  
 TBD

**CIVIL ENGINEER**  
 MacLEOD AND ASSOCIATES  
 965 CENTER STREET  
 SAN CARLOS, CA 94070  
 650.593.6580

SHEET INDEX

ARCHITECTURAL	
A0	TITLE SHEET, PROJECT SUMMARY, VICINITY MAP
A1	NEIGHBORHOOD STREETScape
A2	FLOOR AREA CALCULATIONS & TYPICAL DETAILS
A3	DEMOLITION PLAN
A4	PROPOSED LANDSCAPE & SITE PLAN
A5	PROPOSED FIRST FLOOR PLAN
A6	PROPOSED SECOND FLOOR PLAN
A7	PROPOSED ROOF PLAN
A8	PROPOSED EXTERIOR ELEVATIONS
A9	PROPOSED EXTERIOR ELEVATIONS
A10	PROPOSED BUILDING SECTIONS
A11	PROPOSED GARAGE FLOOR & ROOF PLAN
A12	PROPOSED GARAGE ELEVATIONS / SECTIONS
A13	PROPOSED GUEST HOUSE FLOOR & ROOF PLAN
A14	PROPOSED GUEST HOUSE ELEVATIONS / SECTIONS
A15	COLOR BOARD
A16	OPTIONAL : SPIRAL STAIR PLAN
A17	
CIVIL	
C-1	SURVEY
C-2	GRADING AND DRAINAGE W/ TREE PROTECTION



430 DEODARA DRIVE



444 DEODARA DRIVE



462 DEODARA DRIVE (PROPOSED)

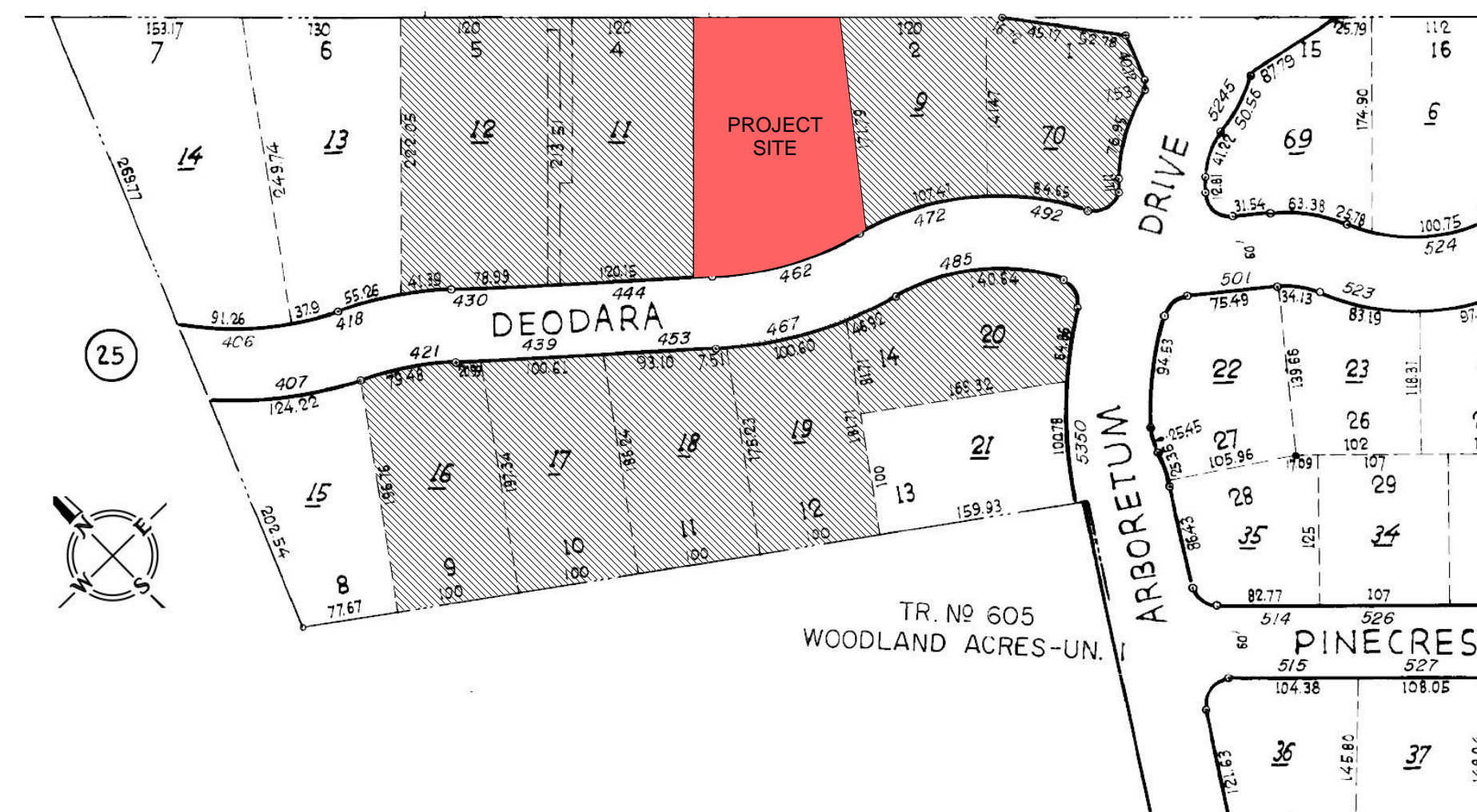


472 DEODARA DRIVE



492 DEODARA DRIVE

### FOOTHILL EXPRESSWAY



421 DEODARA DRIVE



439 DEODARA DRIVE



453 DEODARA DRIVE



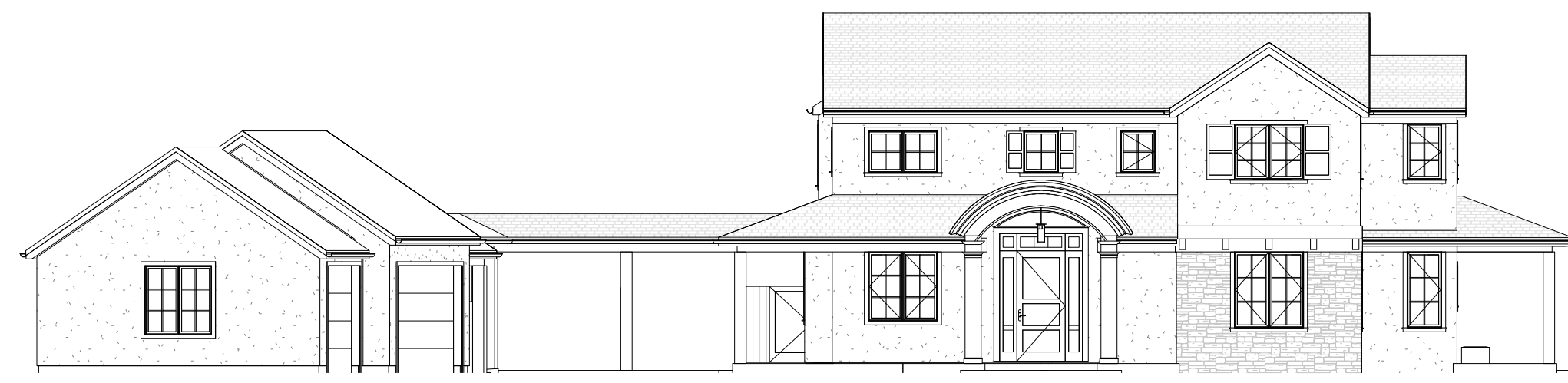
467 DEODARA DRIVE



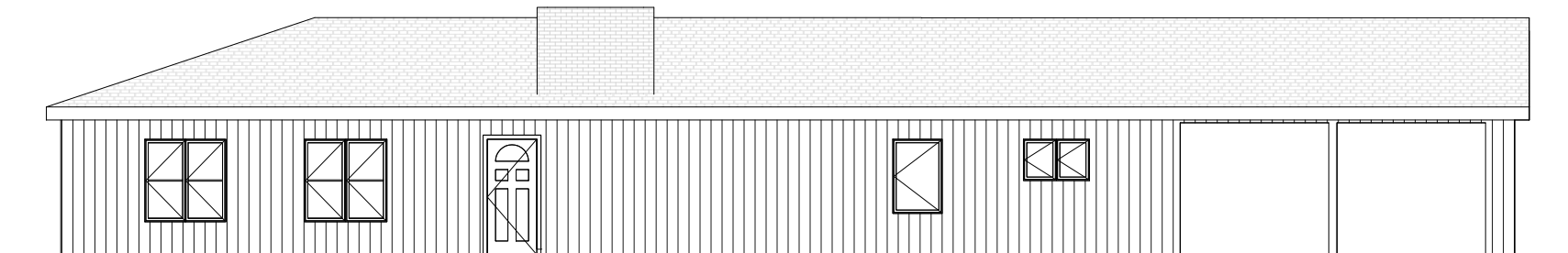
485 DEODARA DRIVE



444 DEODARA DRIVE

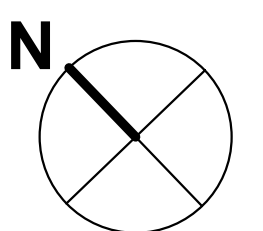
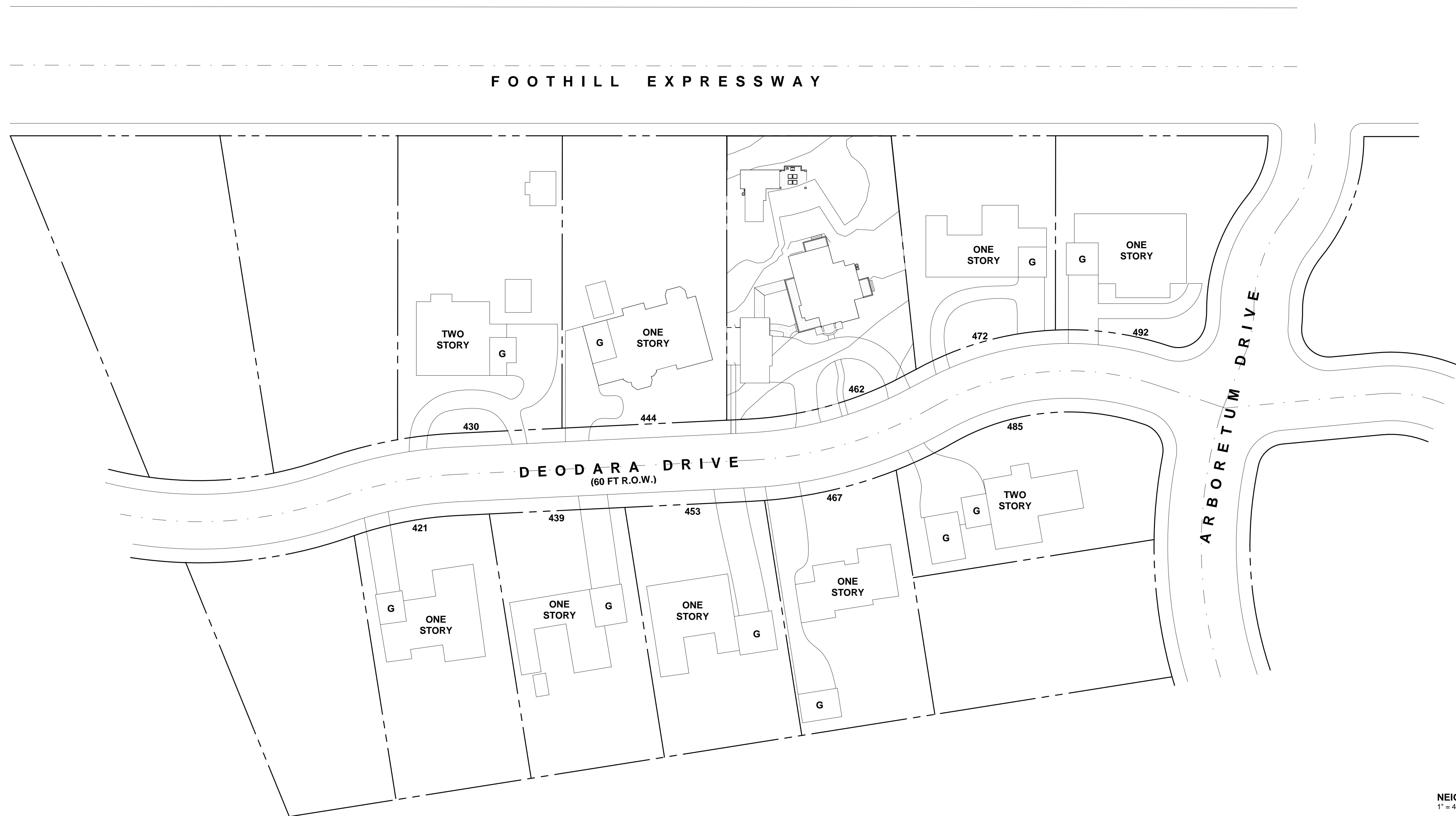


462 DEODARA DRIVE

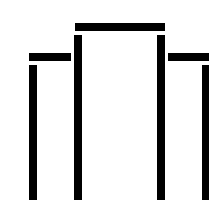


472 DEODARA DRIVE

STREETSCAPE ELEVATION  
1/8" = 1' - 0"



NEIGHBORHOOD CONTEXT SITE PLAN  
1" = 40' - 0"



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# YU-YANG RESIDENCE

462 DEODARA DRIVE  
LOS ALTOS, CALIFORNIA

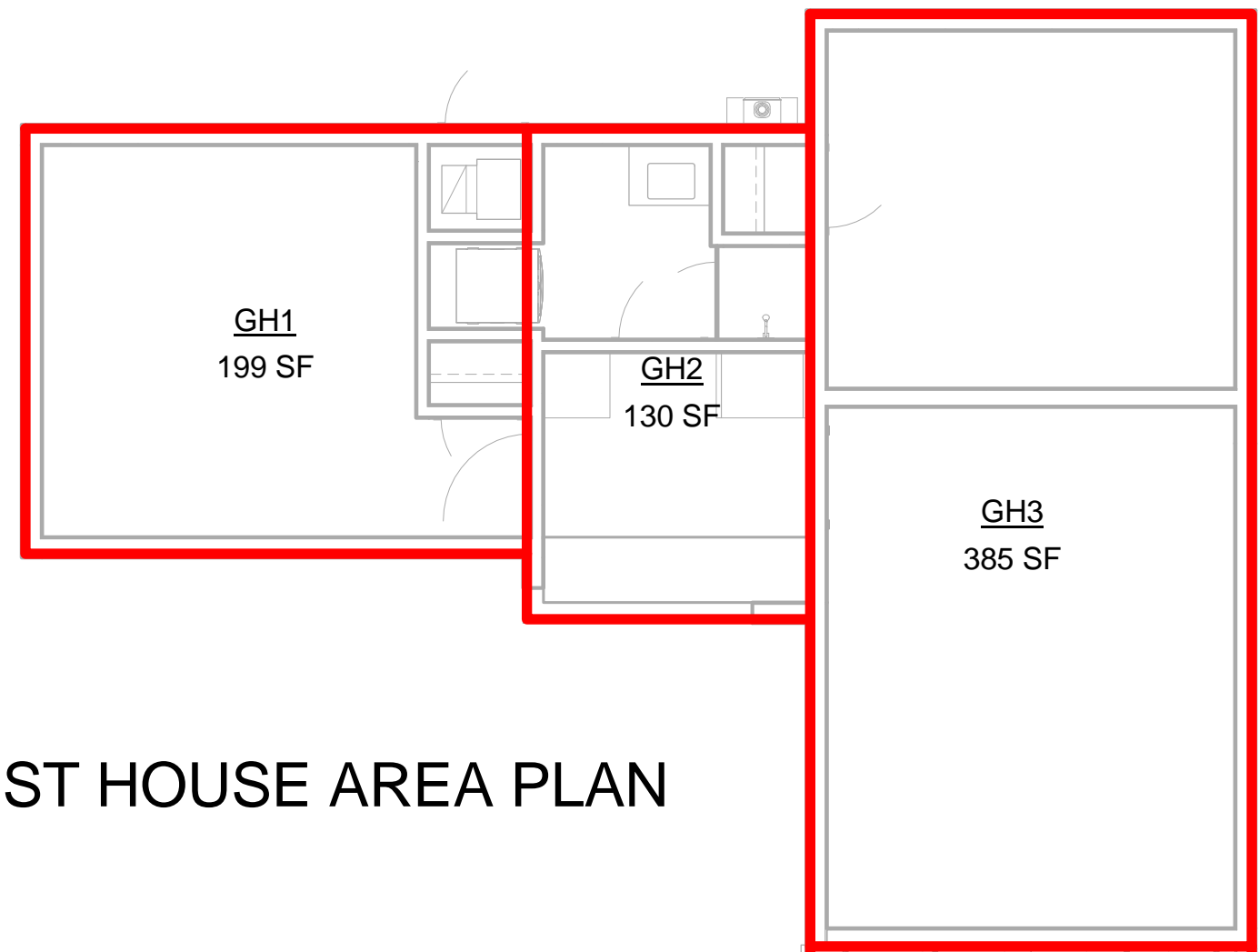
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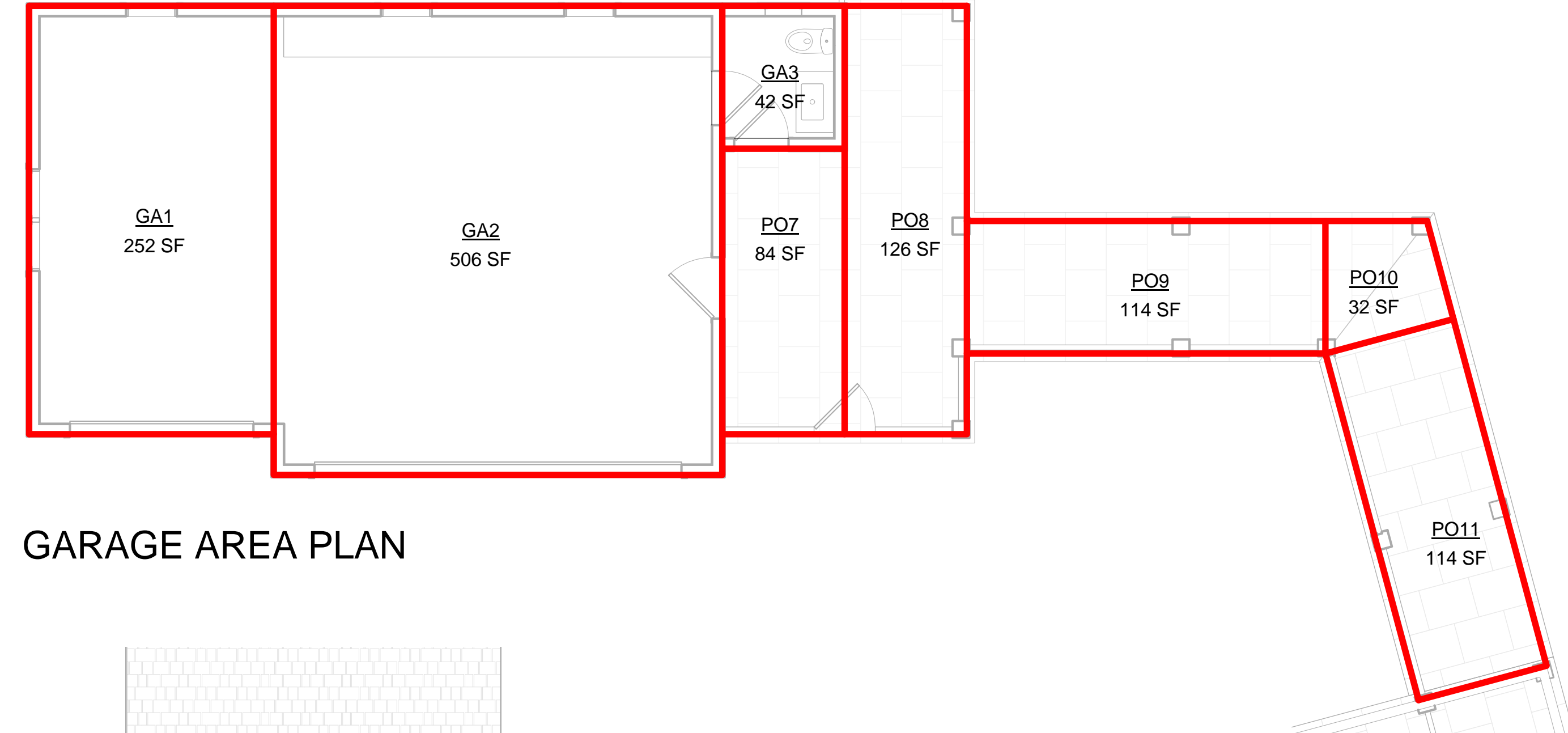
Job: 1710

A2

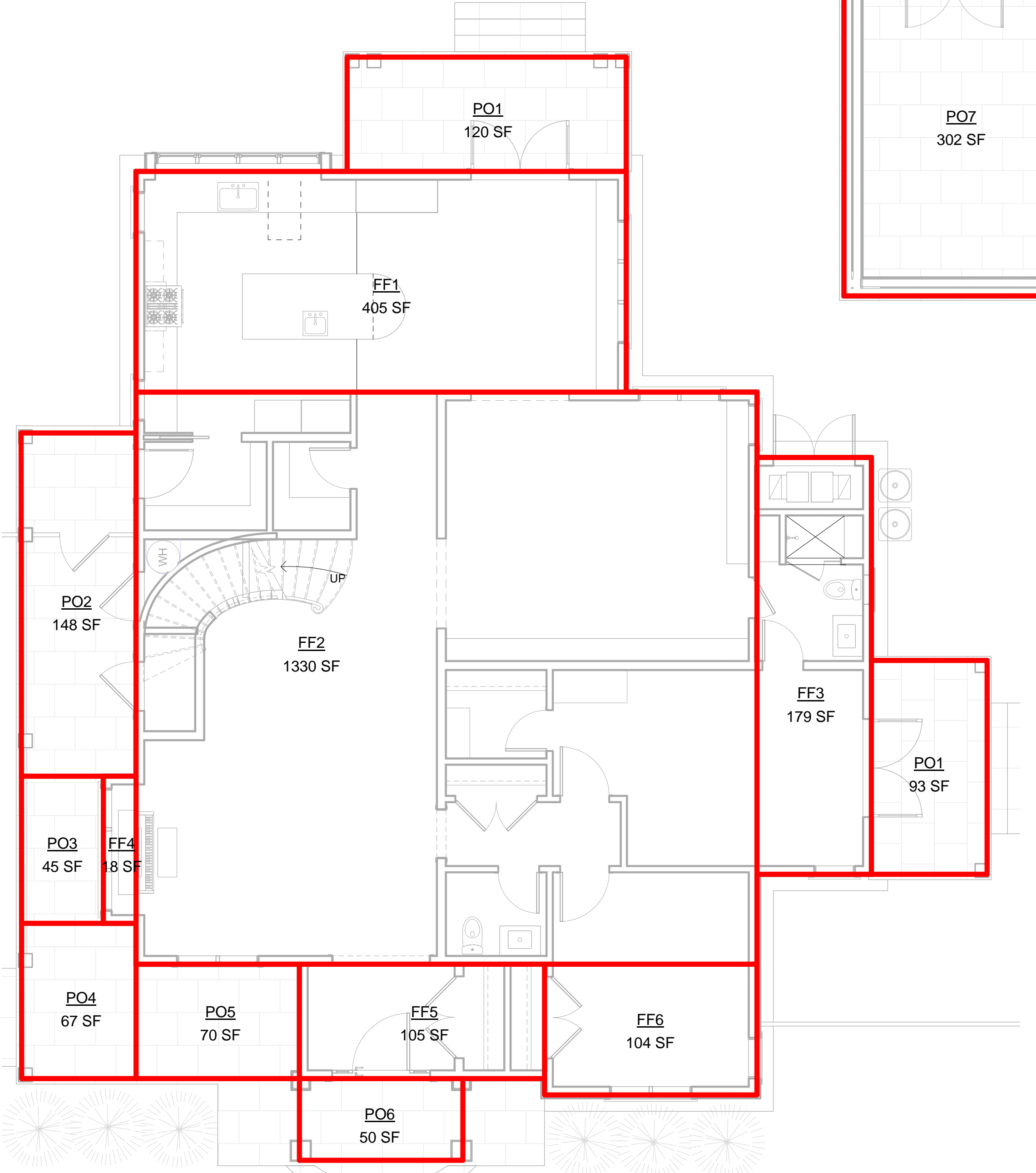
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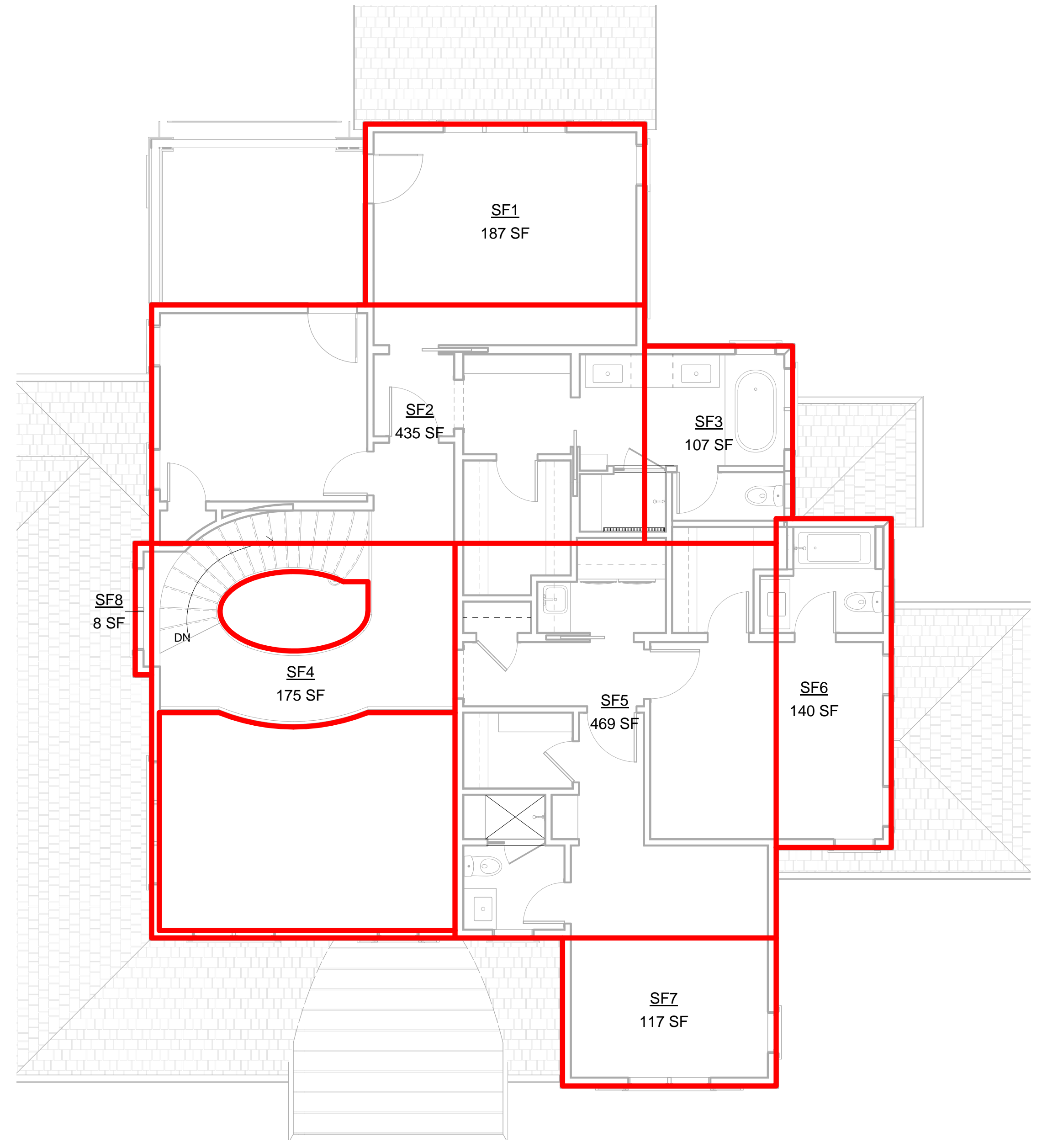
GUEST HOUSE AREA PLAN



GARAGE AREA PLAN



FIRST FLOOR AREA PLAN



SECOND FLOOR AREA PLAN

FIRST FLOOR AREA	
FF1	405 SF
FF2	1330 SF
FF3	179 SF
FF4	18 SF
FF5	105 SF
FF6	104 SF
2140 SF	

FIRST STORY SUBTOTAL	
3654.6 SF	

SECOND FLOOR AREA	
SF1	187 SF
SF2	435 SF
SF3	107 SF
SF4	175 SF
SF5	469 SF
SF6	140 SF
SF7	117 SF
SF8	8 SF
1637 SF	

SECOND STORY SUBTOTAL	
1637.4 SF	

TOTAL FLOOR AREA	
5292 SF	
ALLOWED	5295 SF

GARAGE AREA	
GA1	252.0 SF
GA2	506.0 SF
GA3	42.0 SF
800.0 SF	

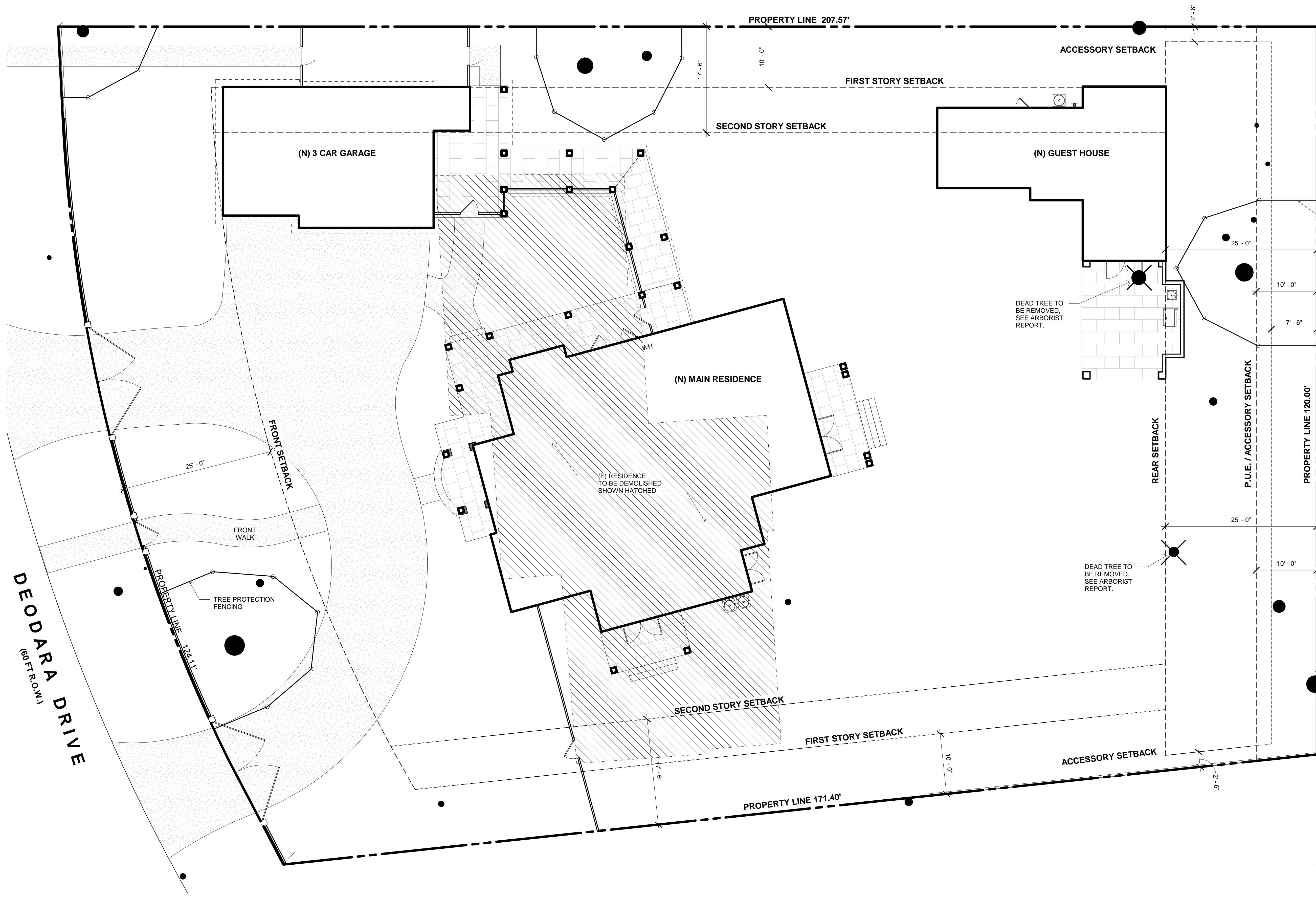
FIRST STORY SUBTOTAL	
3654.6 SF	

GUEST HOUSE AREA	
GH1	199 SF
GH2	130 SF
GH3	385 SF
714 SF	

PORCH AREA SUBTOTAL	
1364.7 SF	

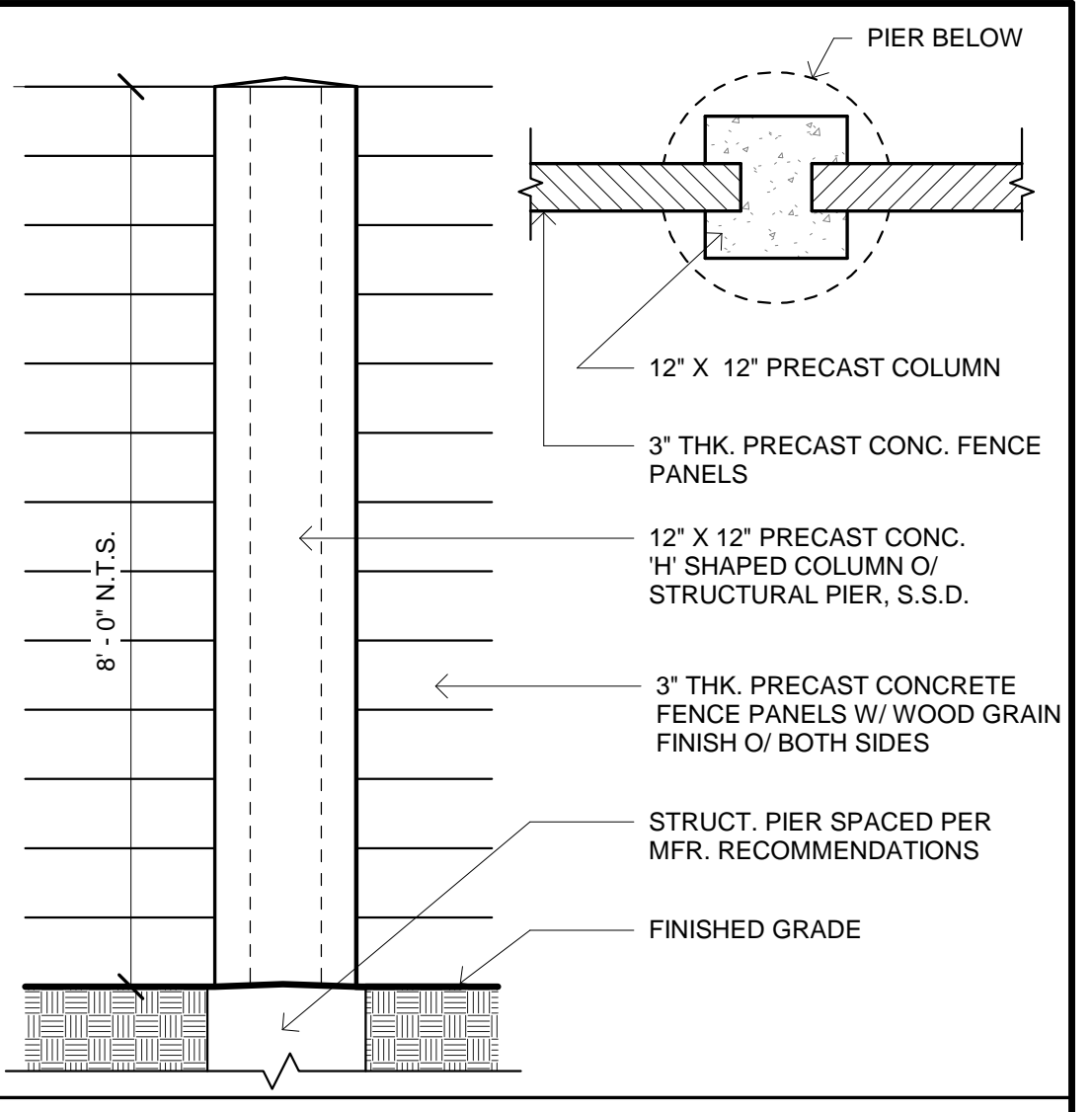
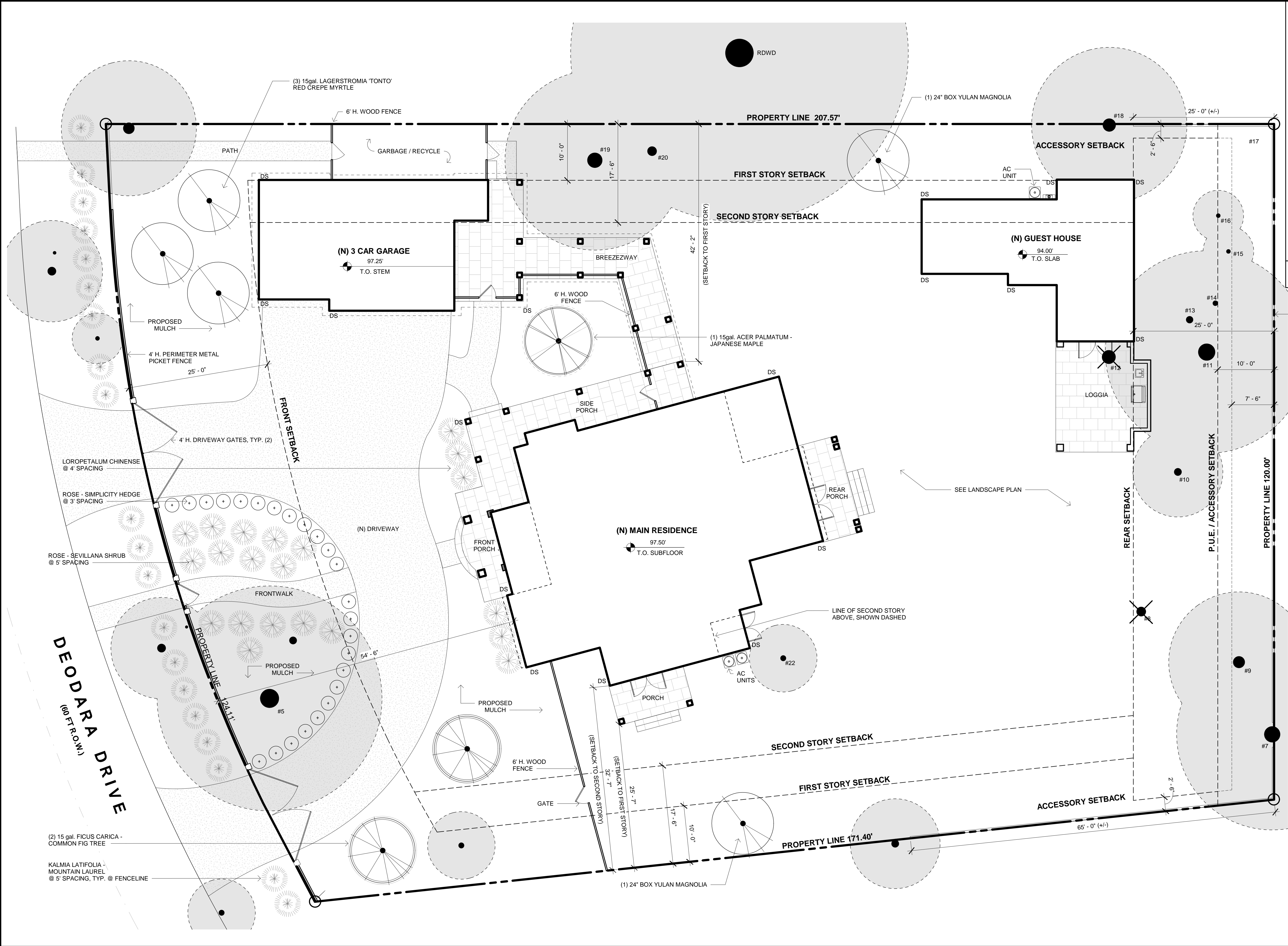
PORCH AREAS	
PO1	119.6 SF
PO1	92.7 SF
PO2	147.5 SF
PO3	45.1 SF
PO4	66.5 SF
PO5	70.0 SF
PO6	50.0 SF
PO7	302.3 SF
PO7	84.0 SF
PO8	126.0 SF
PO9	114.3 SF
PO10	32.4 SF
PO11	114.4 SF
1364.7 SF	

TOTAL LOT COVERAGE	
5019 SF	
ALLOWED	7636 SF



TREE PROTECTION FENCING, TYP.

THE TREE PROTECTION ZONE (TPZ) SHOULD BE DEFINED WITH PROTECTIVE FENCING. THIS SHOULD BE CYCLONE OR CHAIN LINK FENCING ON 1-1/2" OR 2" DIA. POSTS DRIVEN AT LEAST 2 FEET INTO THE GROUND STANDING AT LEAST 6 FEET TALL. THE TPZ SHOULD BE DEFINED BY THE DRIPLINE OF THE TREE. THIS MAY NOT BE PRACTICAL IN SOME CASES AND SO THE TPZ'S ARE AS FOLLOWS: TPZ SHOULD BE AT A RADIUS OF 10 FEET FROM THE TRUNK OF THE TREE IN ACCORDANCE WITH TYPE II TREE PROTECTION; TPZ SHOULD BE AT A RADIUS OF 15 FEET FROM THE TRUNK CLOSING ON THE FENCE LINE IN ACCORDANCE WITH TYPE I TREE PROTECTION

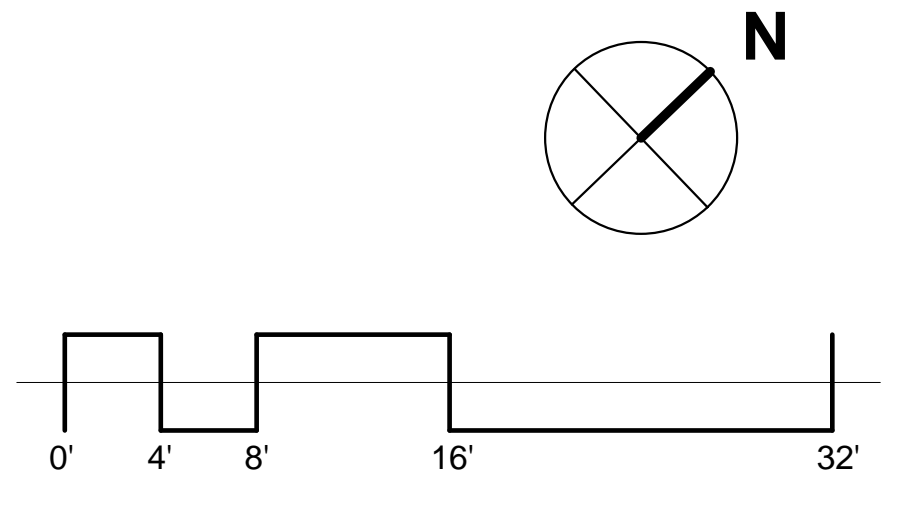


**8' CONCRETE SOUND WALL**  
 3/4" = 1'-0"

8' H. PRECAST CONC. SOUNDWALL @ REAR PROPERTY LINE & PARTIAL SIDE PROPERTY LINES, SEE DETAIL ABOVE

**FOOTHILL EXPRESSWAY**

**DEODARA DRIVE**  
(68 FT. R.O.W.)



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**YU-YANG RESIDENCE**  
 462 DEODARA DRIVE  
 LOS ALTOS, CALIFORNIA

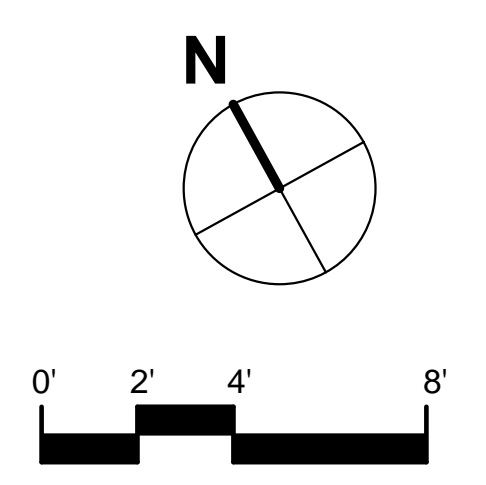
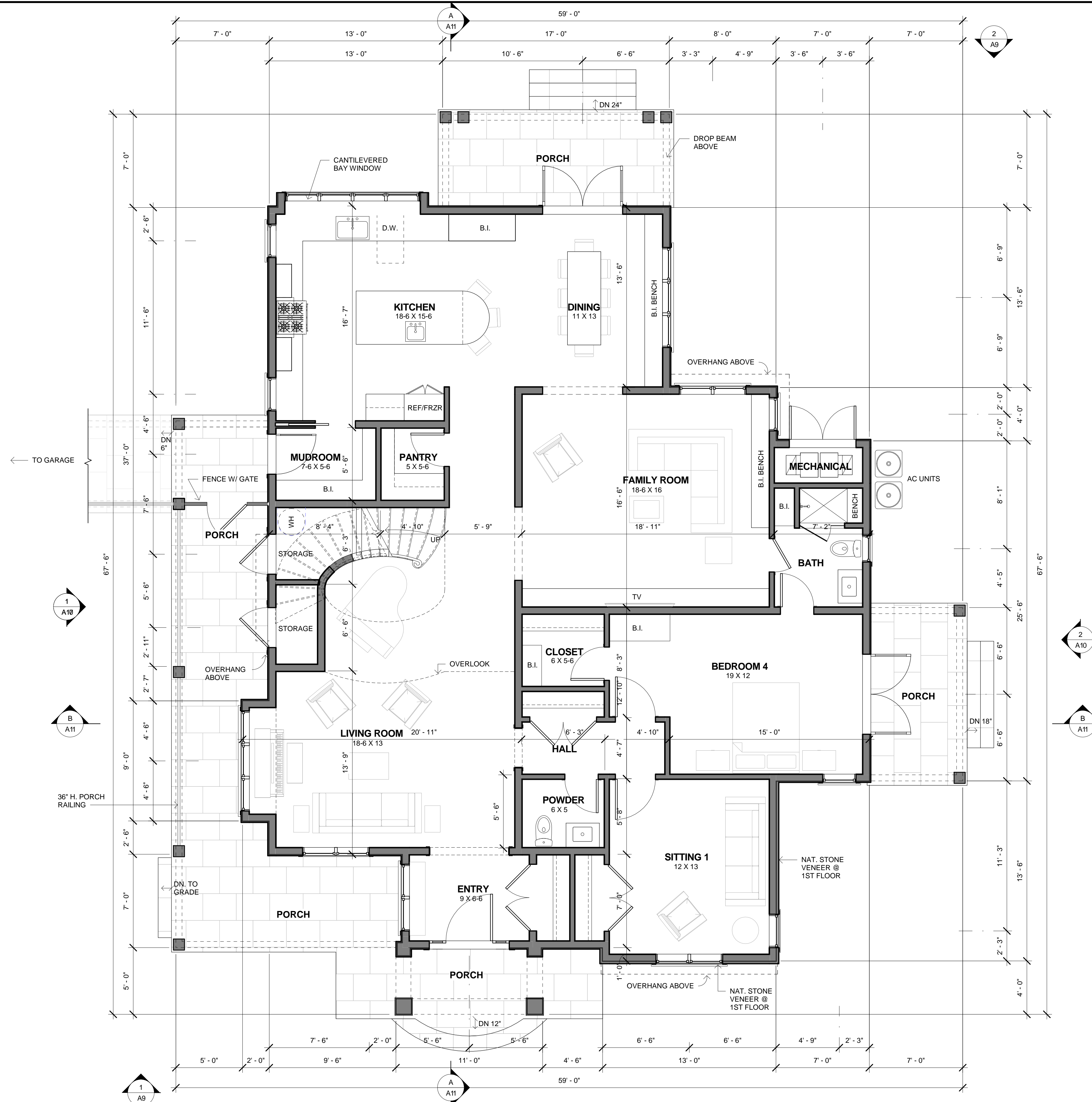
**LANDSCAPE & SITE PLAN**

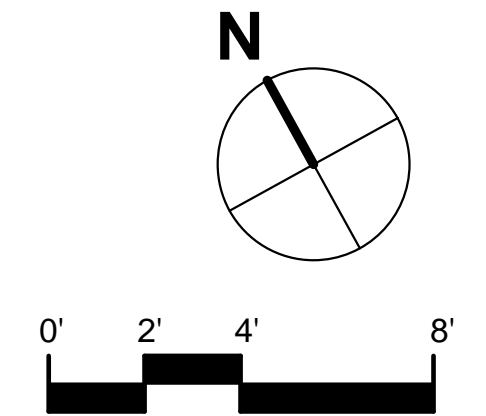
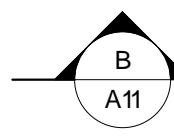
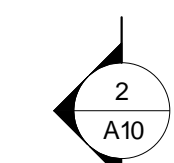
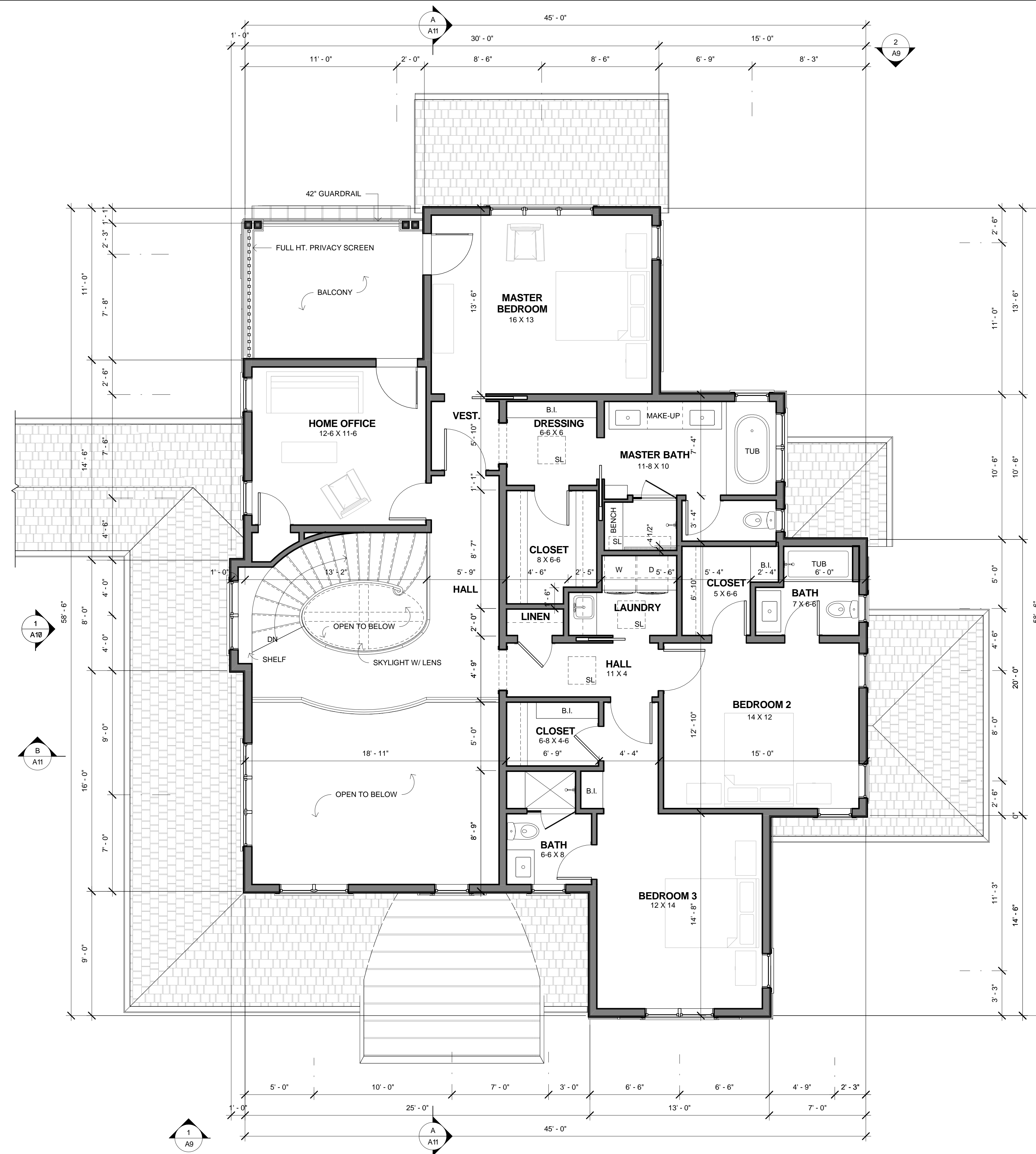
Date: 5/30/2018

Job: 1710

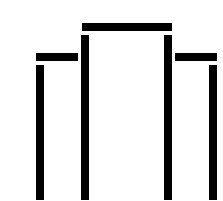
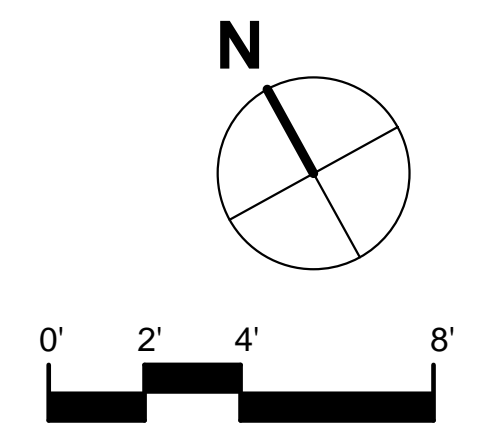
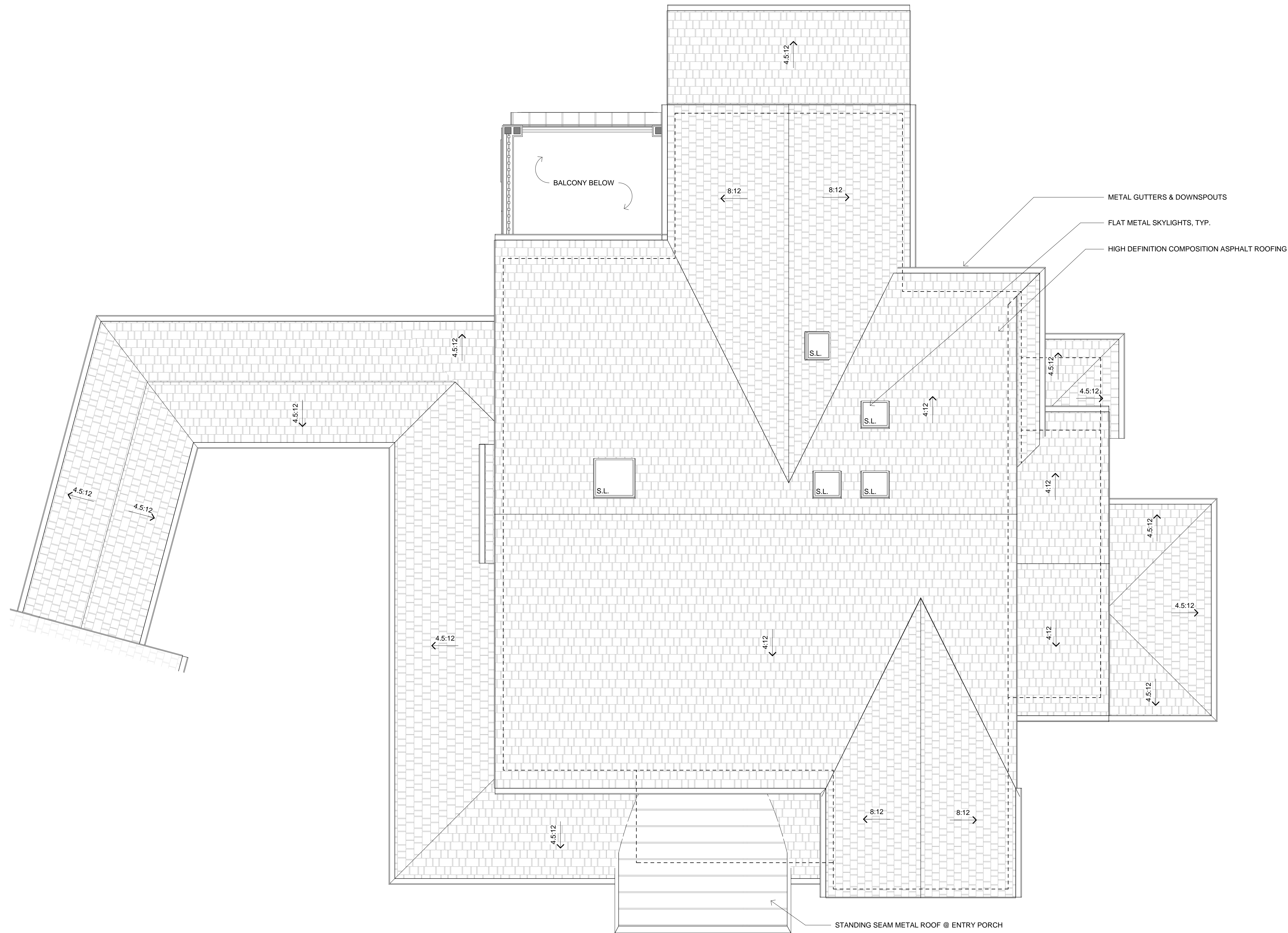
**A5**

8/7/2018 3:10:08 PM









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**YU-YANG RESIDENCE**  
462 DEODARA DRIVE  
LOS ALTOS, CALIFORNIA

**ROOF PLAN**

Date: 5/30/2018

Job: 1710

**A8**

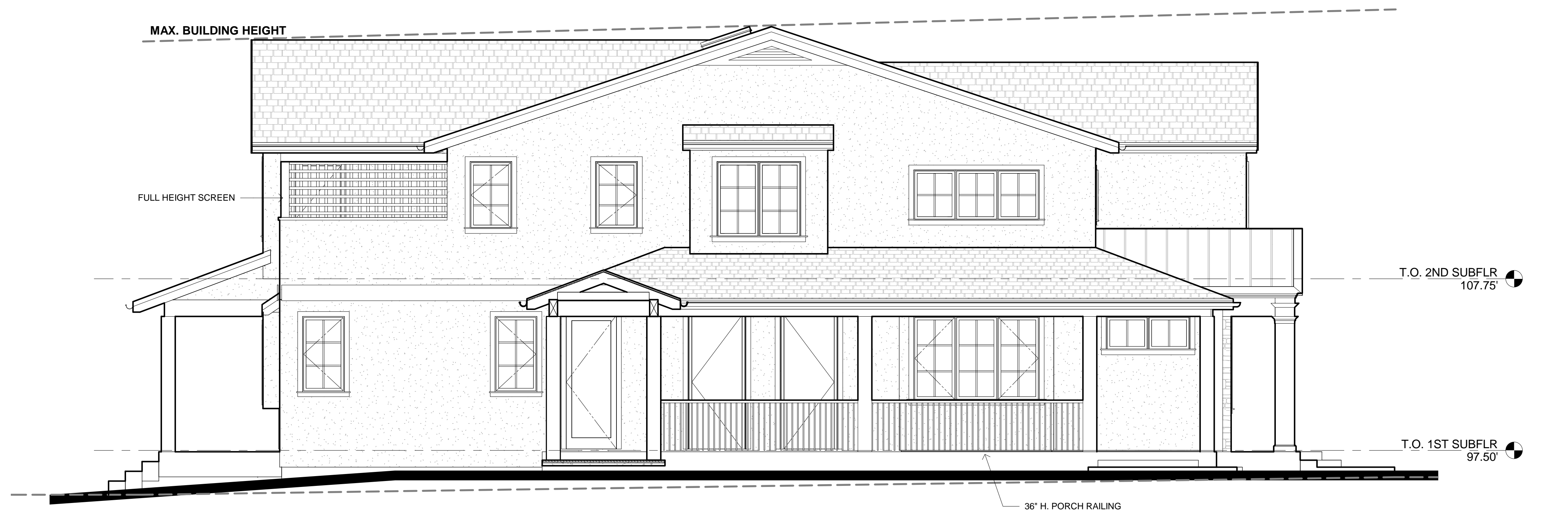
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1 FRONT ELEVATION



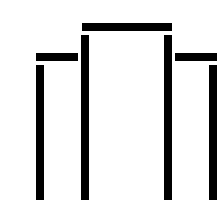
2 REAR ELEVATION



① LEFT ELEVATION



② RIGHT ELEVATION



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**YU-YANG RESIDENCE**  
462 DEODARA DRIVE  
LOS ALTOS, CALIFORNIA

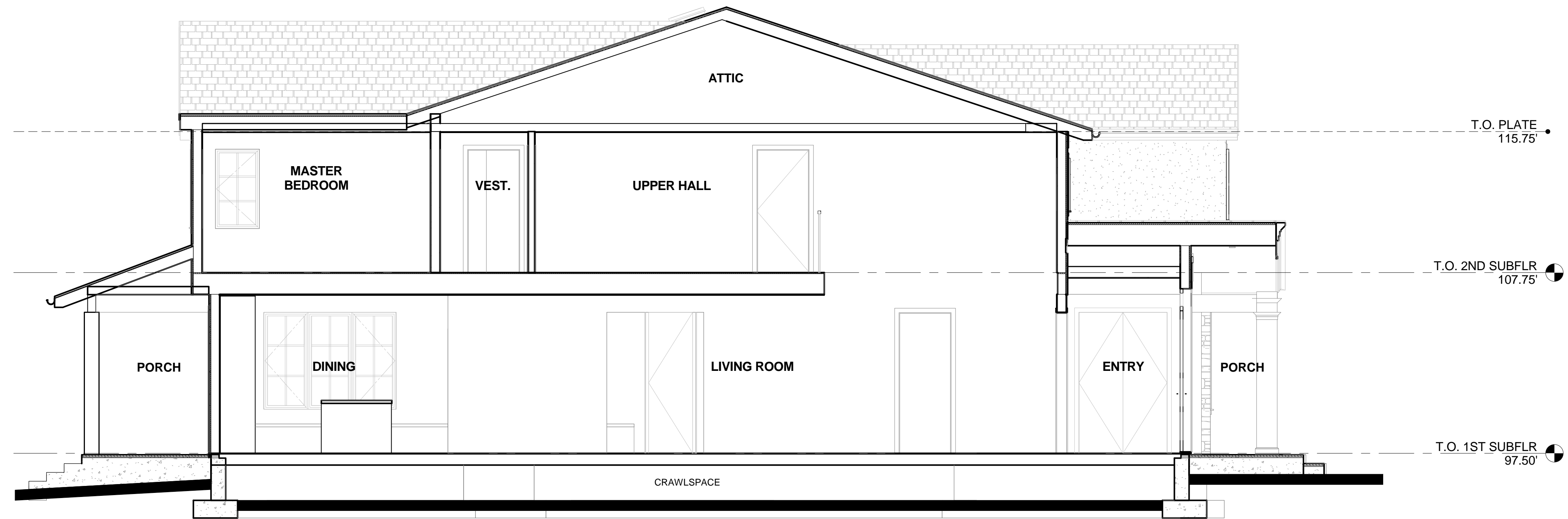
**ELEVATIONS**

Date: 5/30/2018

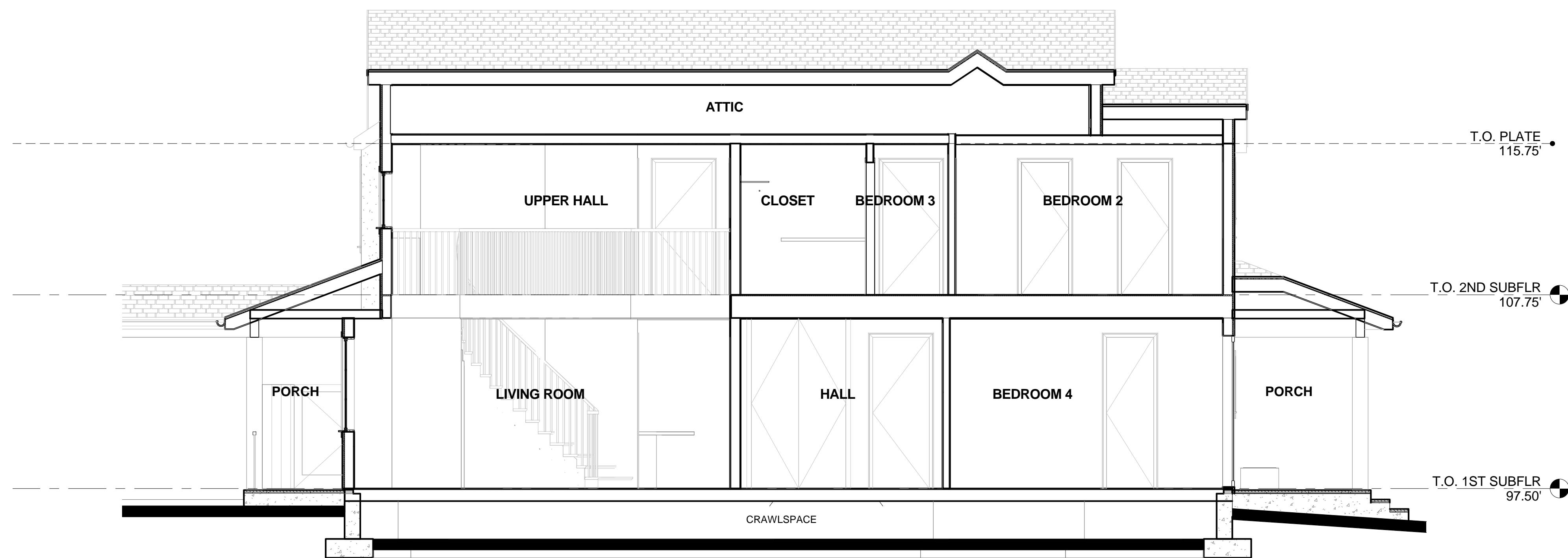
Job: 1710

**A10**

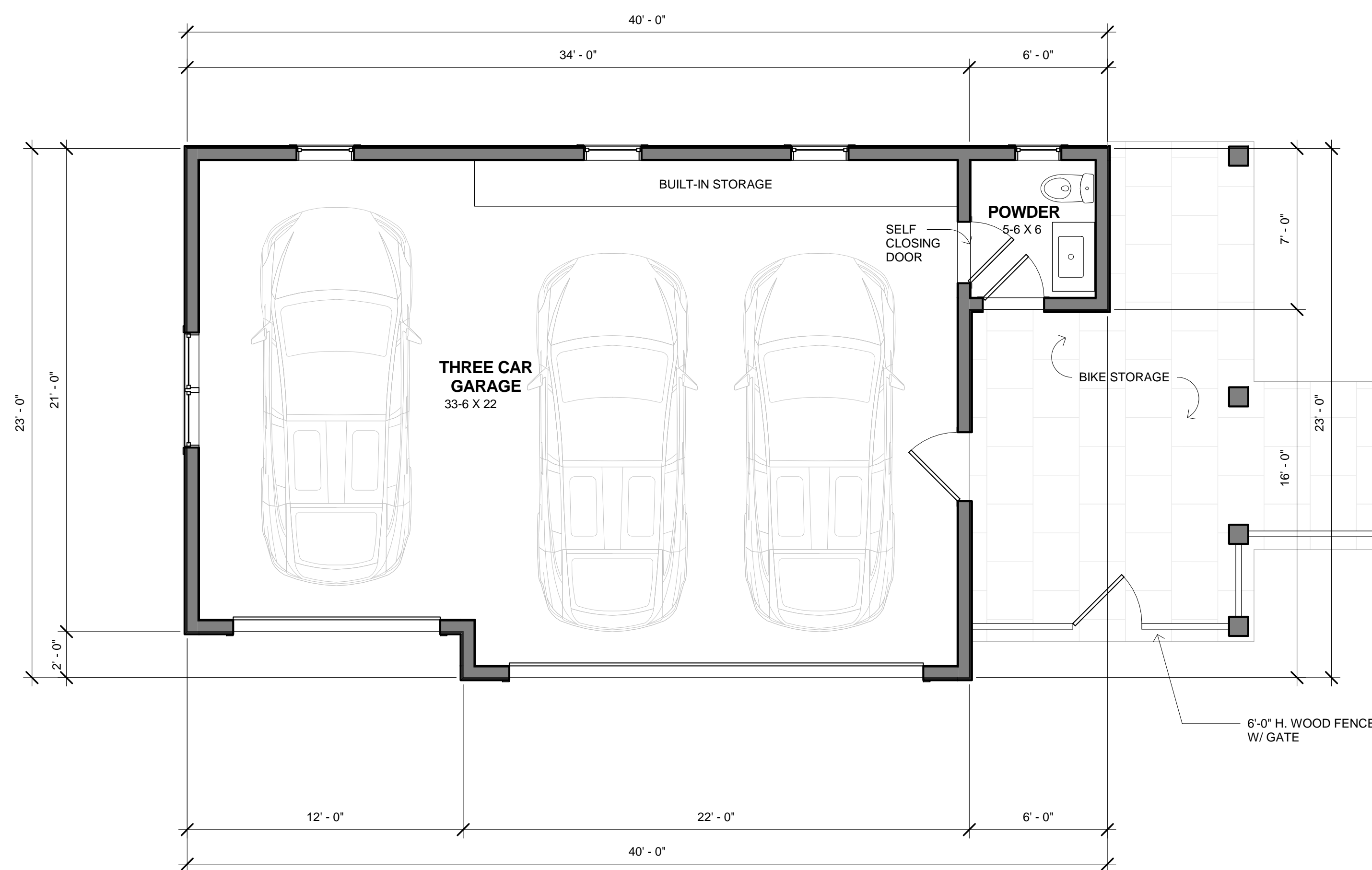
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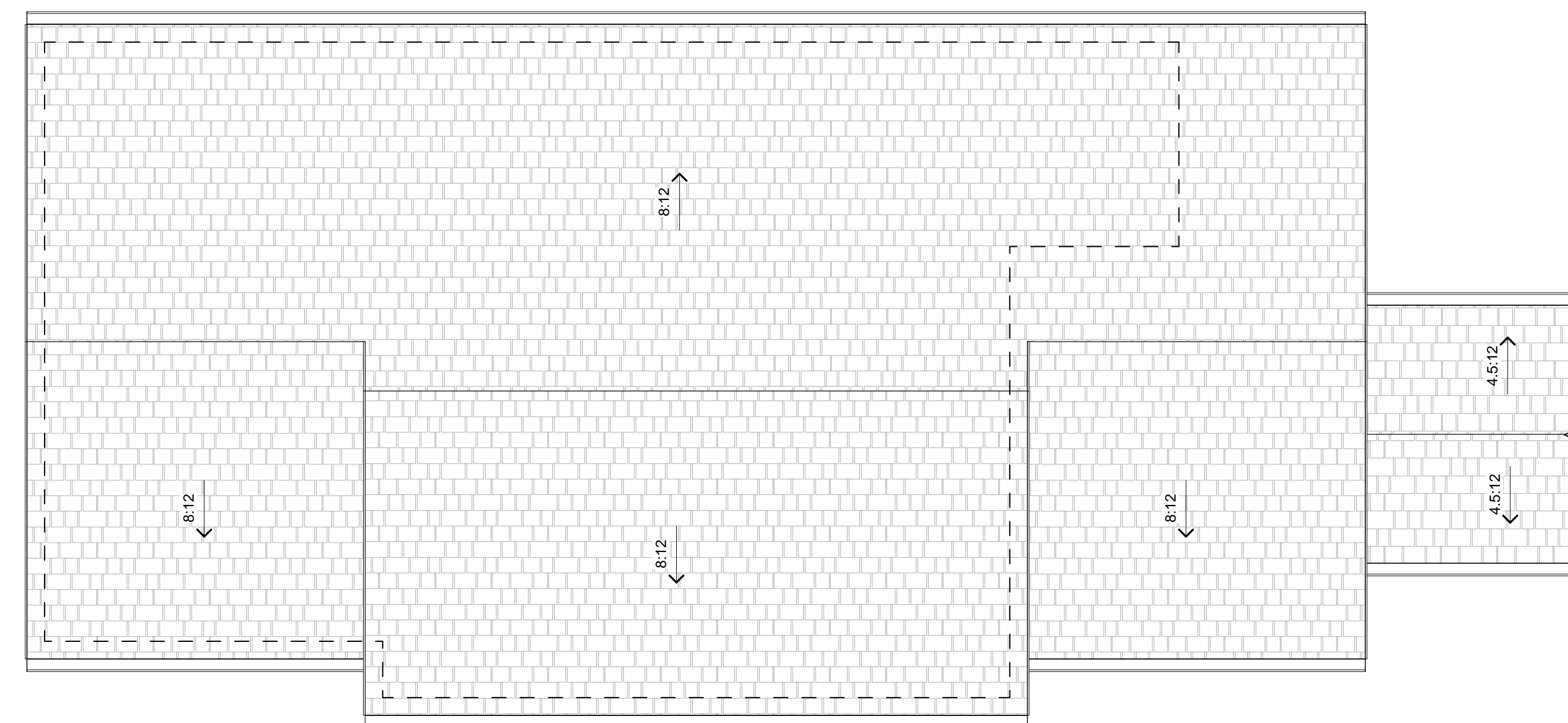
SECTION A-A



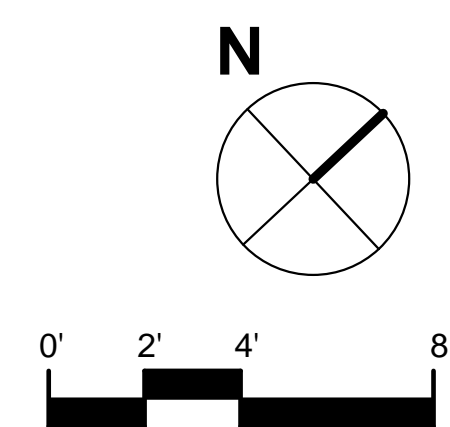
SECTION B-B

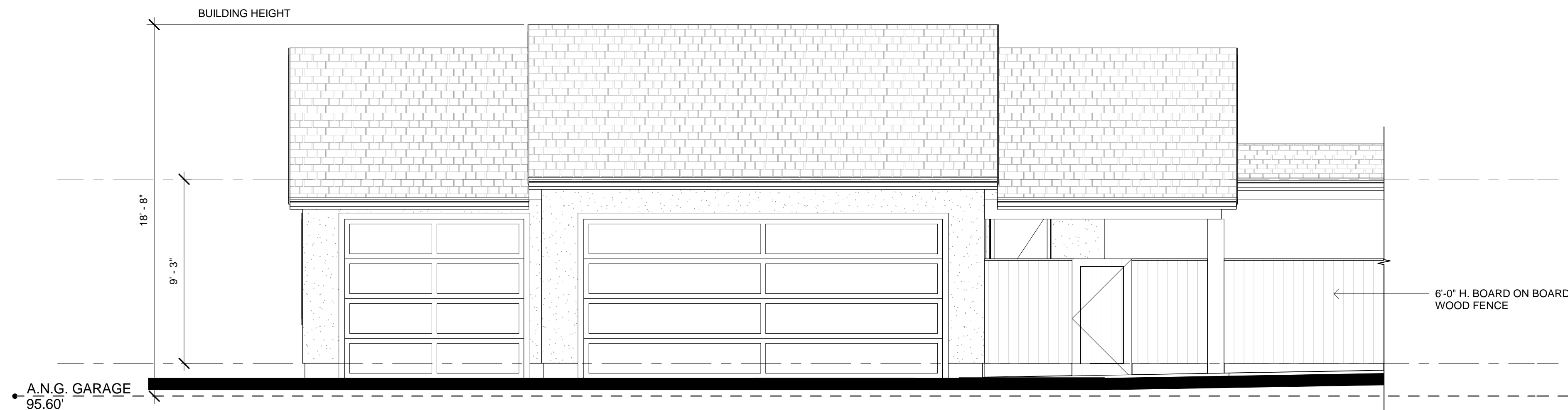


GARAGE

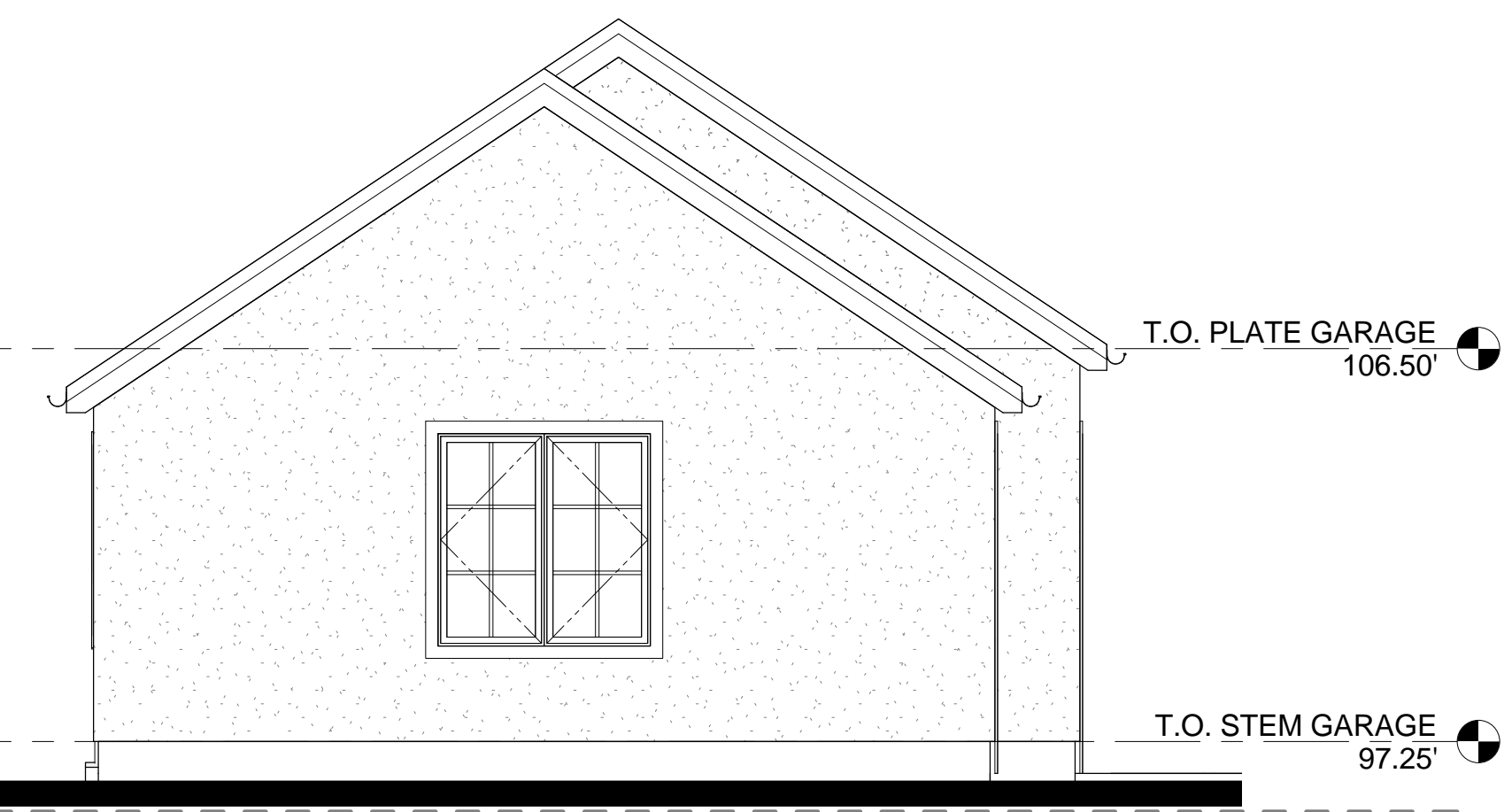


GARAGE ROOF

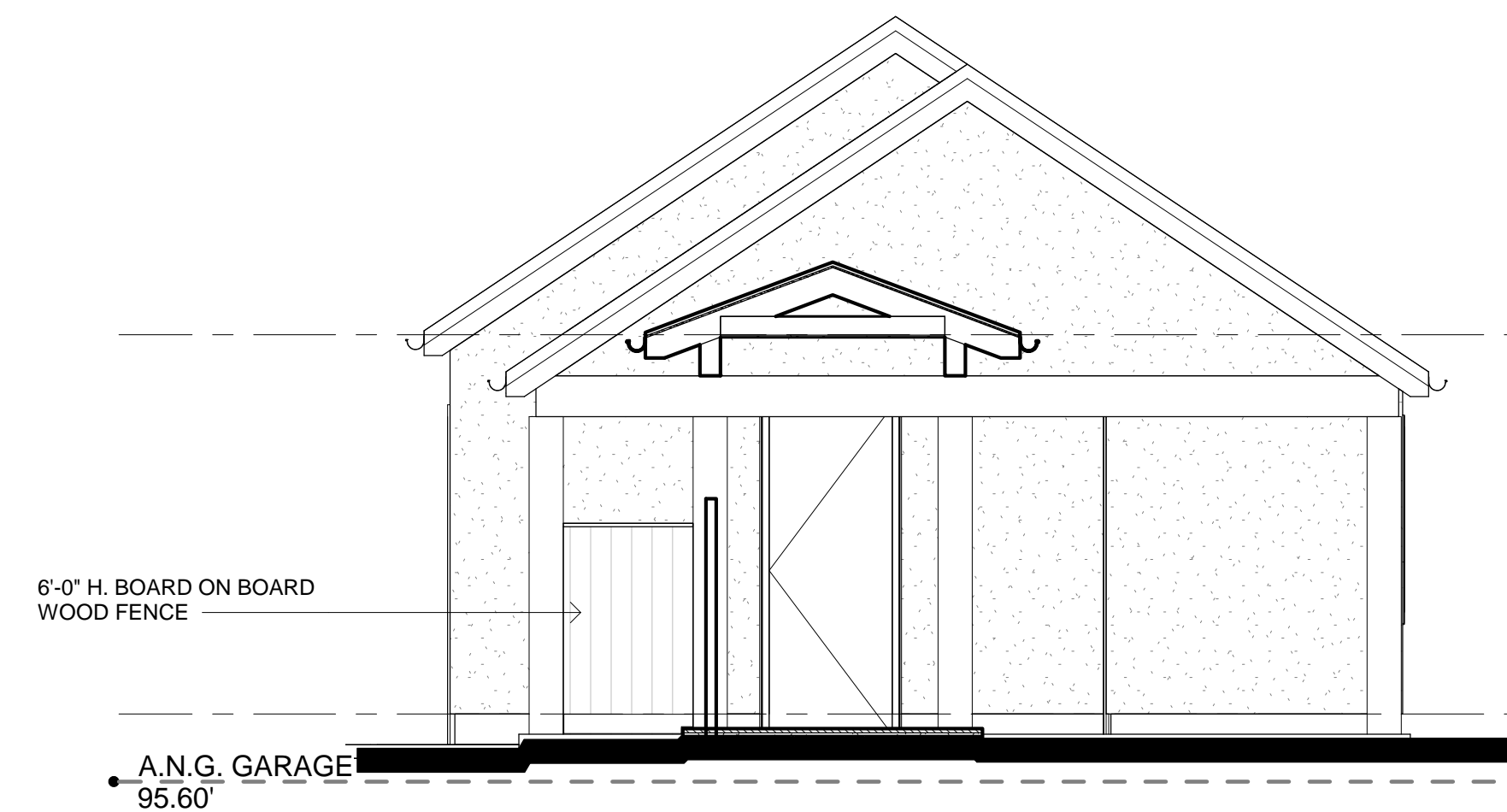




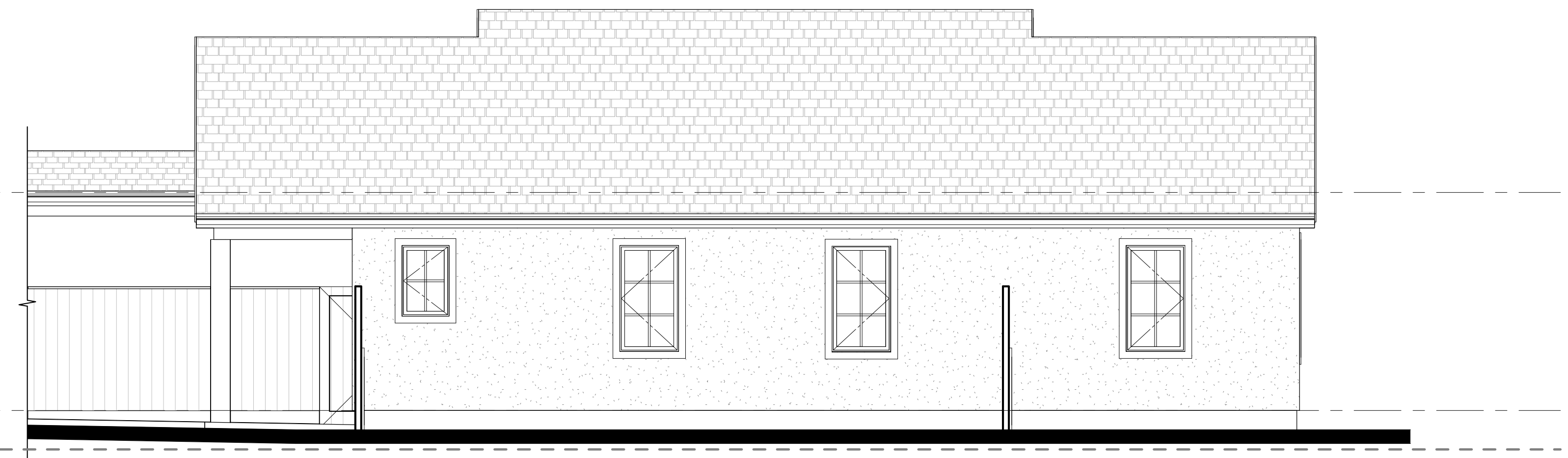
1 GARAGE - FRONT



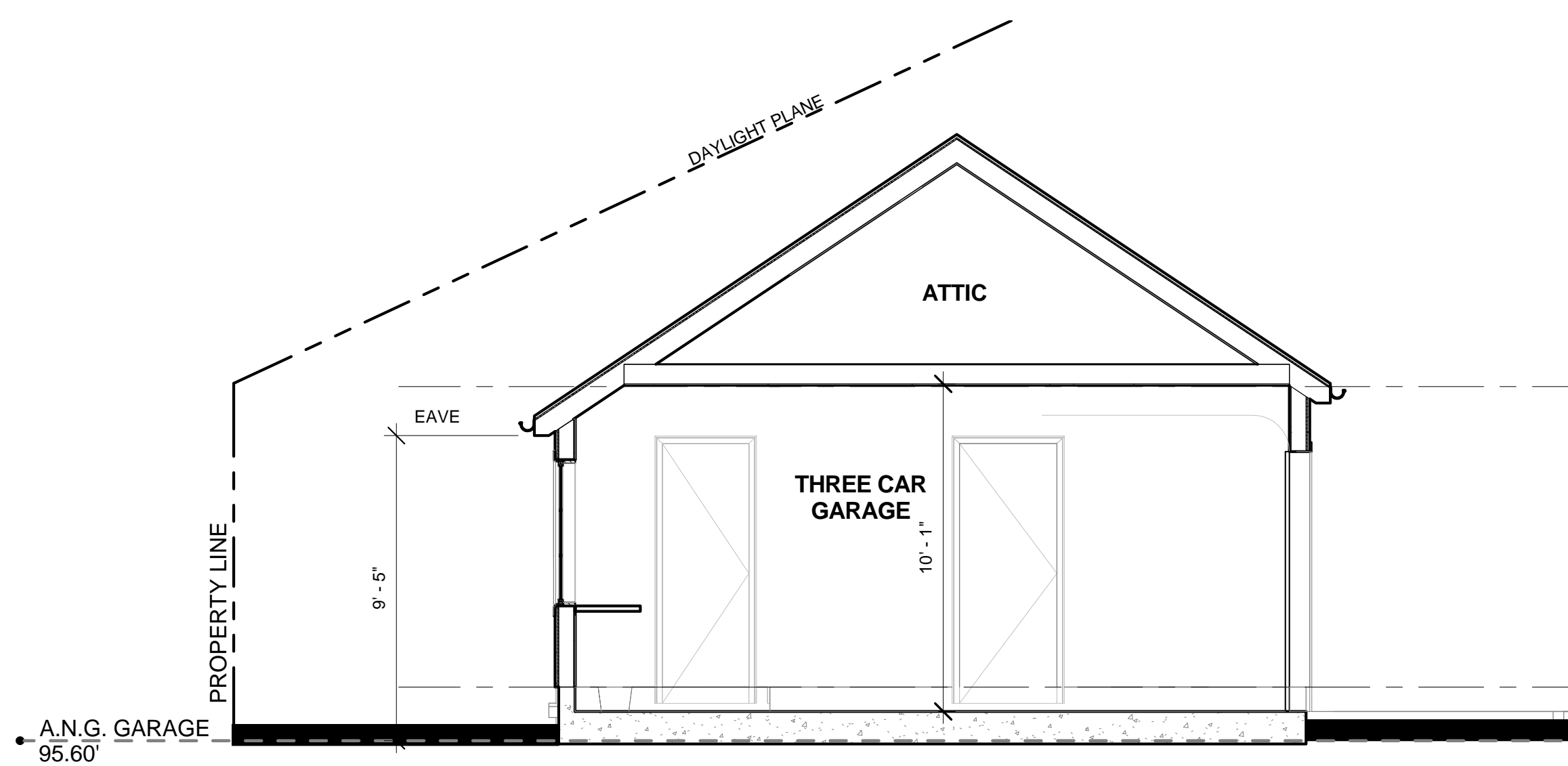
2 GARAGE - LEFT



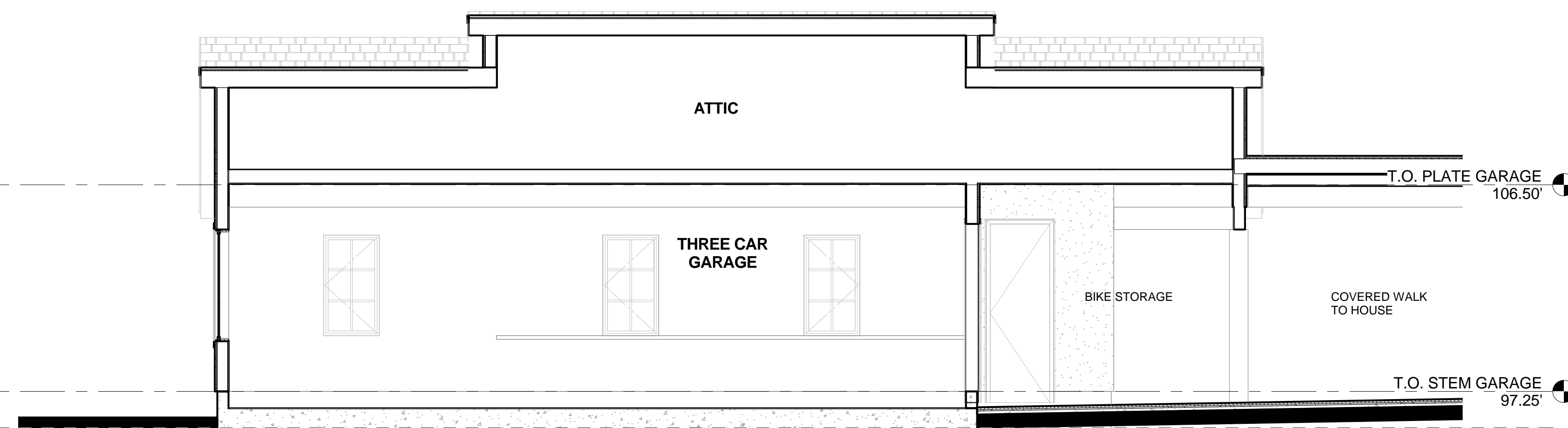
4 GARAGE - RIGHT



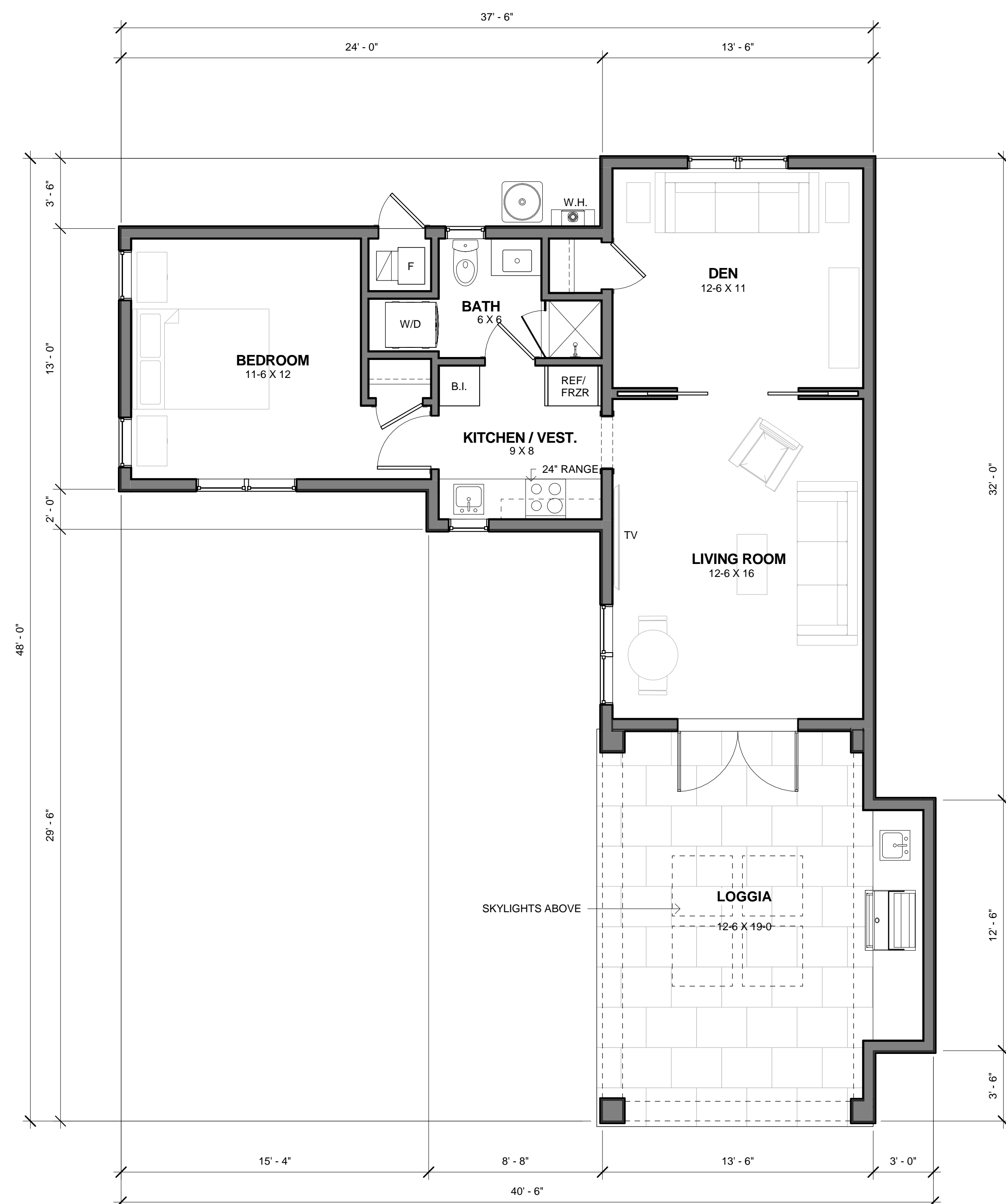
3 GARAGE - REAR



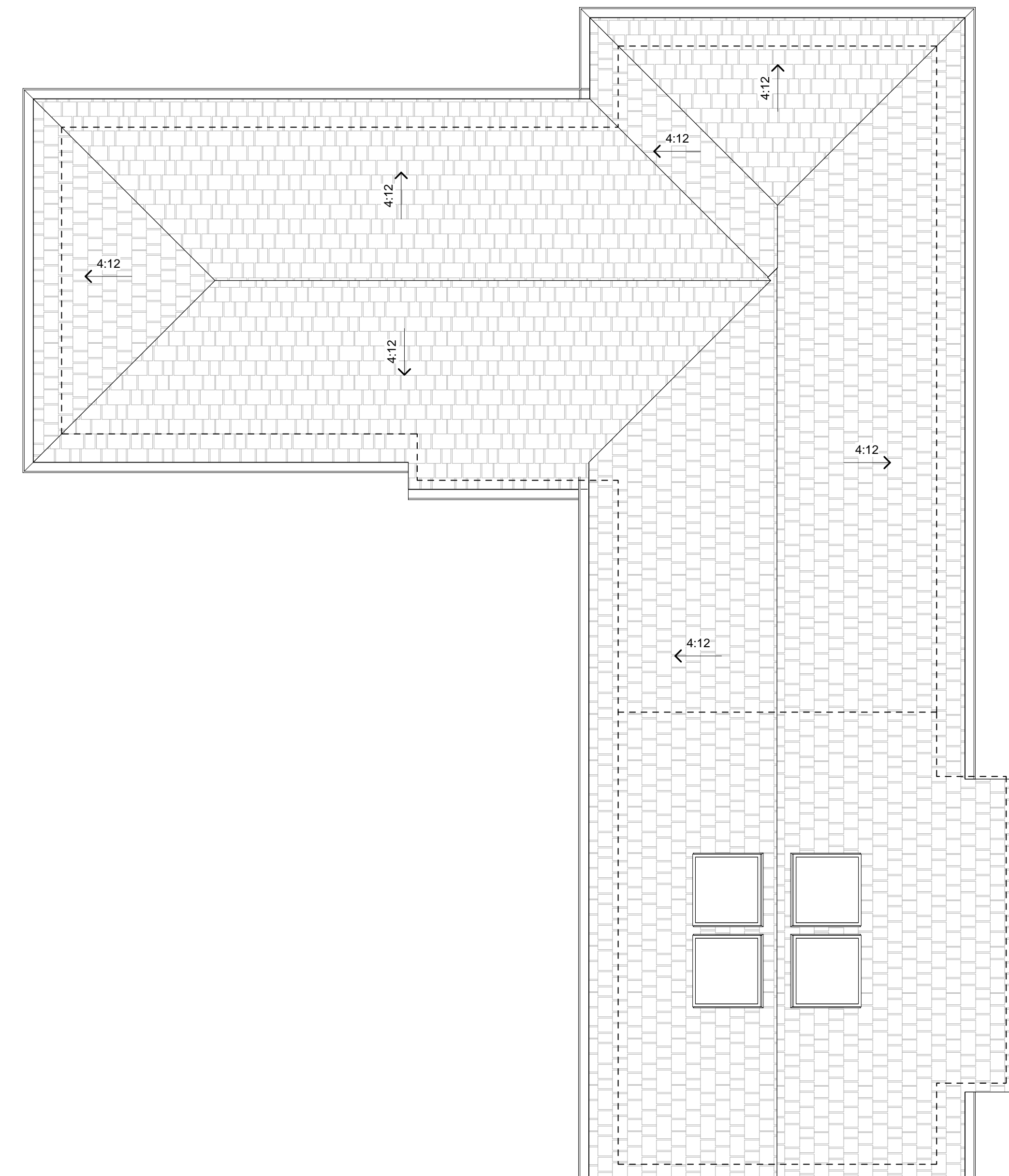
SECTION C-C



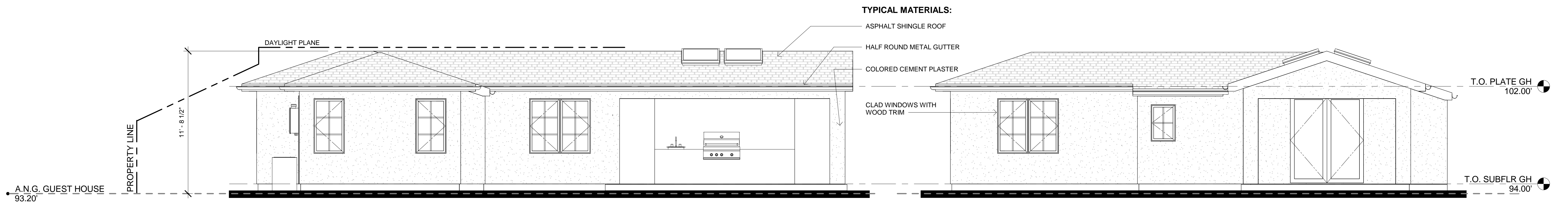
SECTION D-D



GUEST HOUSE

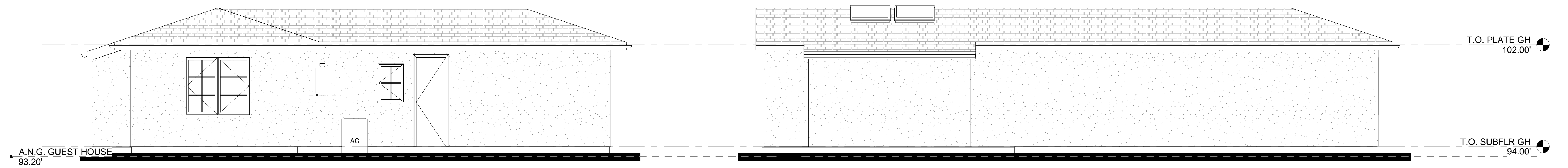


GUEST HOUSE ROOF PLAN



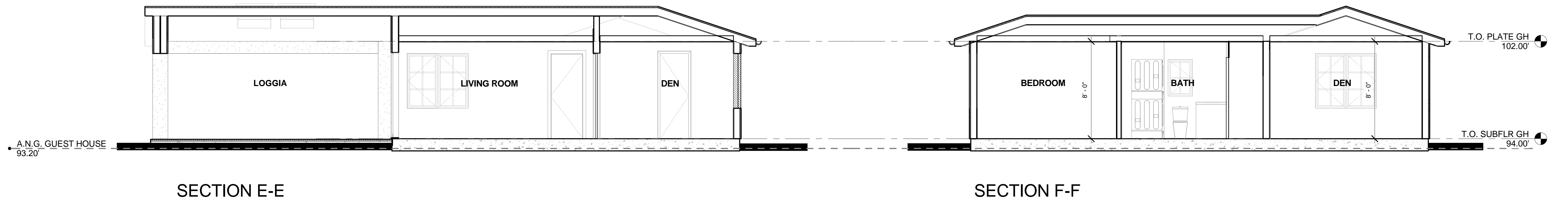
① GUEST HOUSE - FRONT

② GUEST HOUSE - RIGHT



③ GUEST HOUSE - LEFT

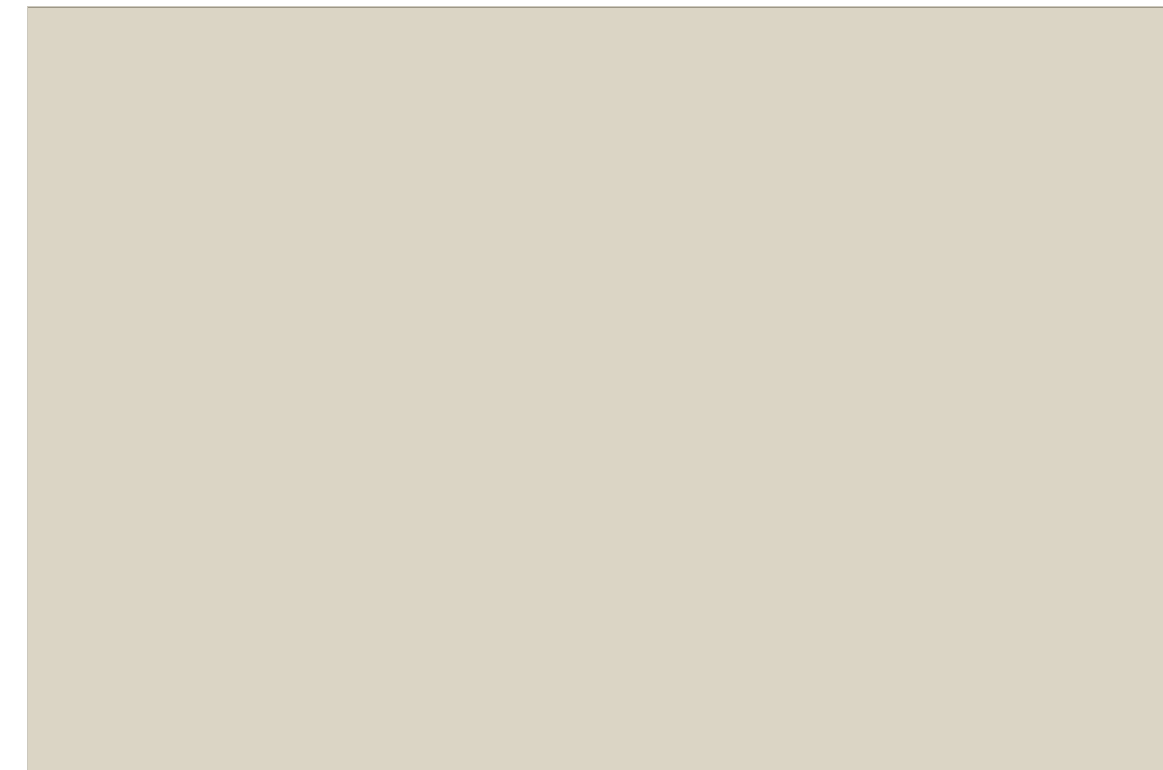
④ GUEST HOUSE - REAR



SECTION E-E

SECTION F-F

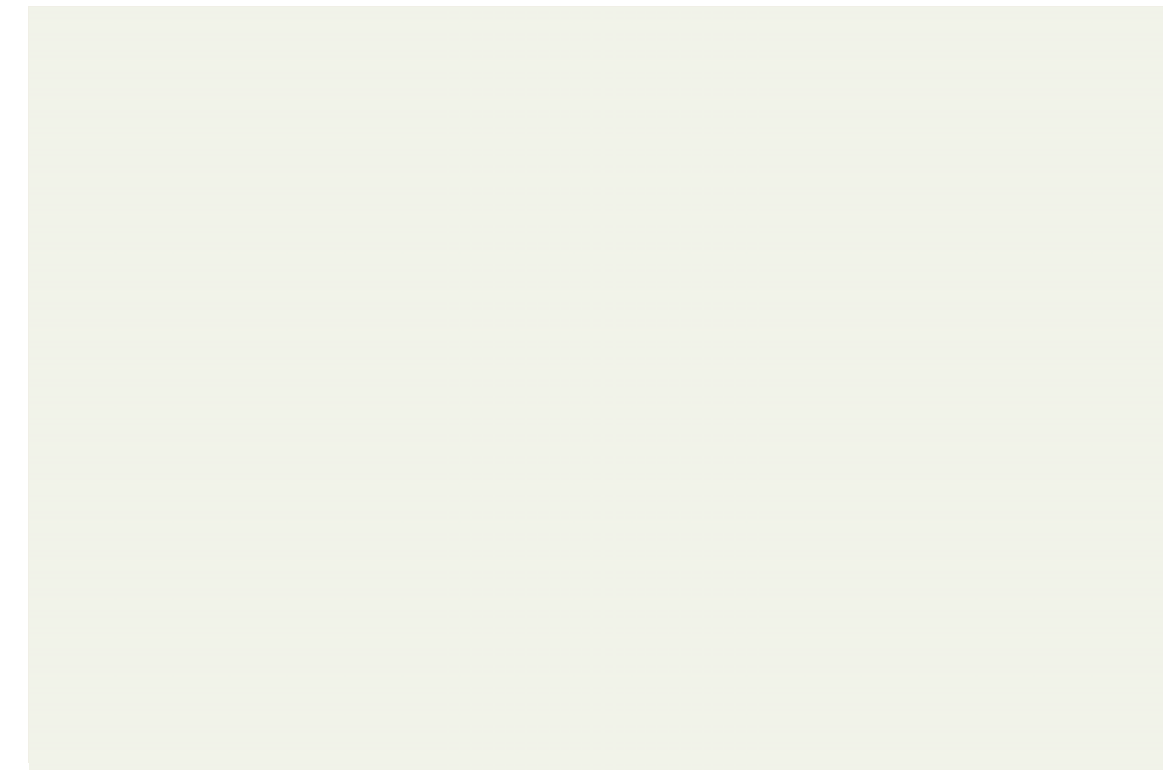




STUCCO & SIDING COLOR



ASPHALT SHINGLE ROOF



WINDOW & TRIM COLOR



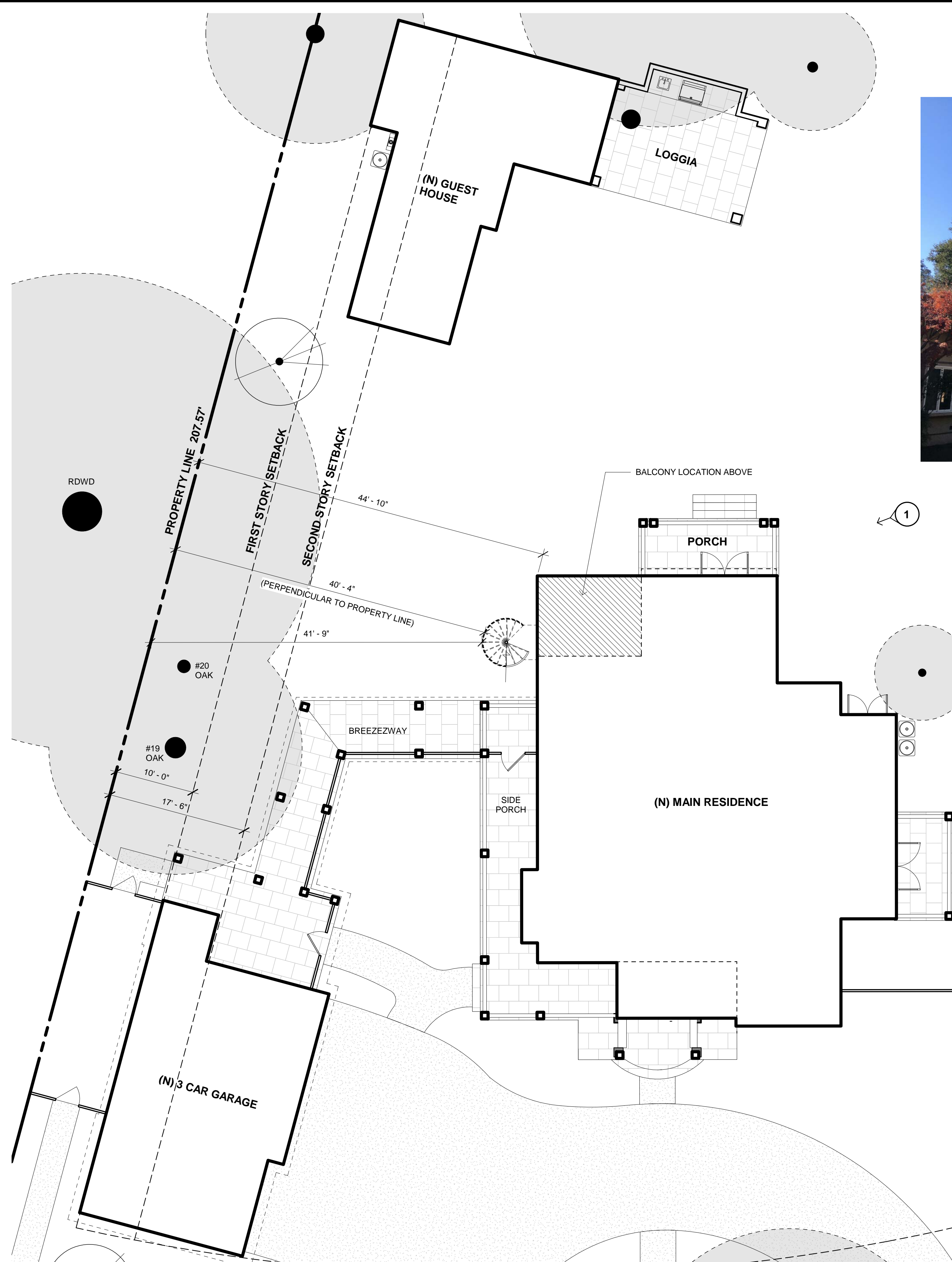
NATURAL STONE VENEER



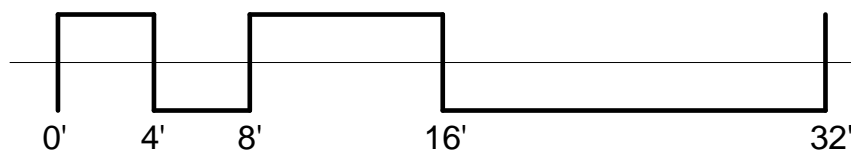
FRONT DOOR / SHUTTERS



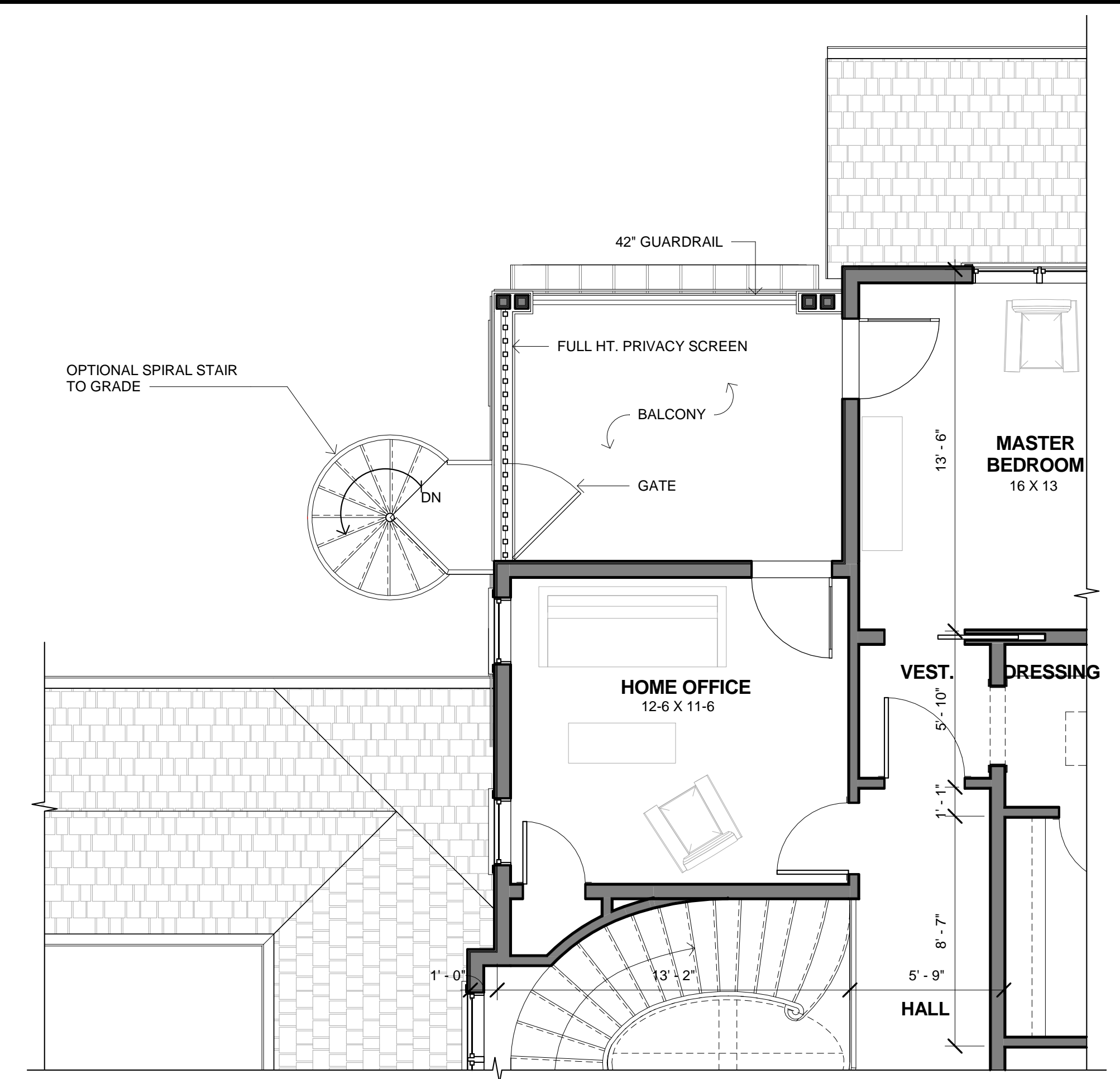
STANDING SEAM ROOF



PARTIAL SITE PLAN



SITE PHOTO 1



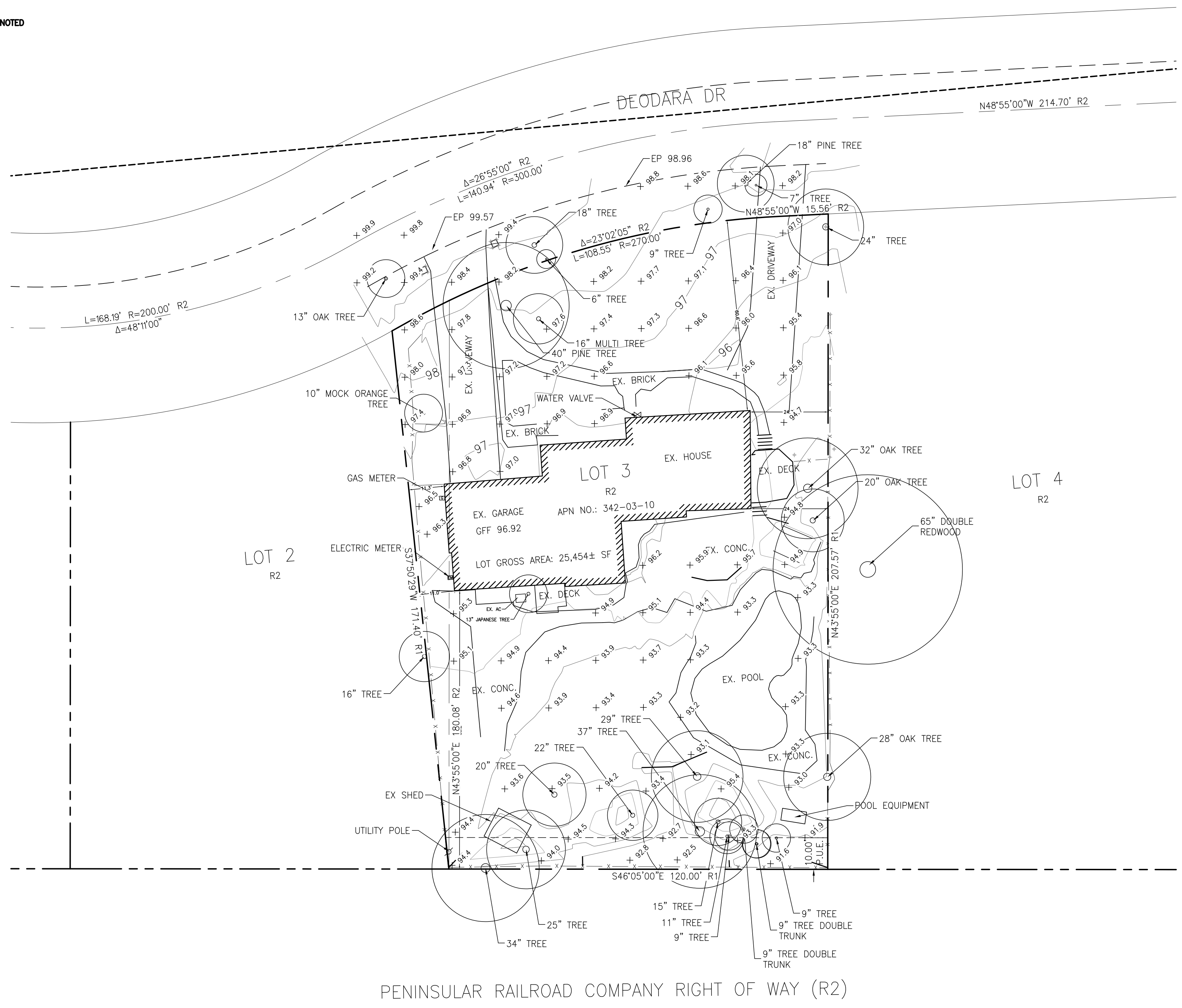
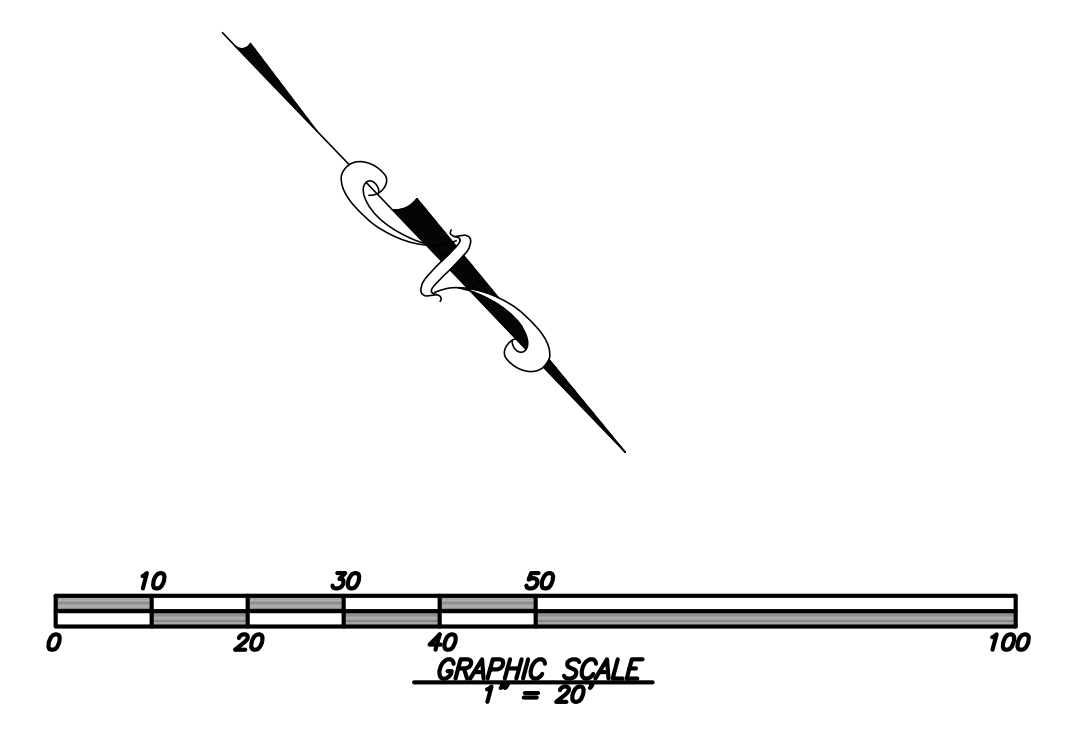
PARTIAL SECOND FLOOR PLAN



PARTIAL LEFT ELEVATION

**LEGEND**

---	EXISTING CONTOUR LINE
---	NATURAL GRADE CONTOUR LINE
⊙	FOUND CITY MONUMENT BOX, OR AS NOTED
---	BOUNDARY OF PROPERTY SURVEYED
( )	RECORD INFORMATION
---	CENTERLINE
△	CURB INLET
---	CURB LINE
---	DRIVEWAY APRON
○	ELECTROLIER
-x-x-x-	FENCE
⊕	FIRE HYDRANT
■	FLAT GRATE INLET
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
SS	SANITARY SEWER LINE
○	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
⊕	SIGN
SD	STORM DRAIN LINE
⊙	STORM DRAIN MANHOLE
□	UTILITY BOX
○	UTILITY POLE
W	WATER LINE
■	WATER METER
×	WATER VALVE
■	ELECTRIC METER
■	WATER HEATER
■	GAS



THE BEARING NORTH 51°22'22" WEST OF THE CENTER LINE OF DEODORA DRIVE AS SHOWN ON THAT MAP OF TRACT NO 605 FILED FOR RECORD IN BOOK 24 OF MAPS PAGES 4 THROUGH 5, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES:  
 R1 DEED # 23741657  
 R2 TRACT NO. 605 24-M-4&5

**BENCH MARK**  
 DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE NORTHERLY EASTERLY CORNER OF LOT AS SHOWN: ELEV.: 100.00'

**ABBREVIATIONS**

APN	ASSESSOR'S PARCEL NUMBER
BM	BENCH MARK
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FL	FLOW LINE ELEVATION
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT

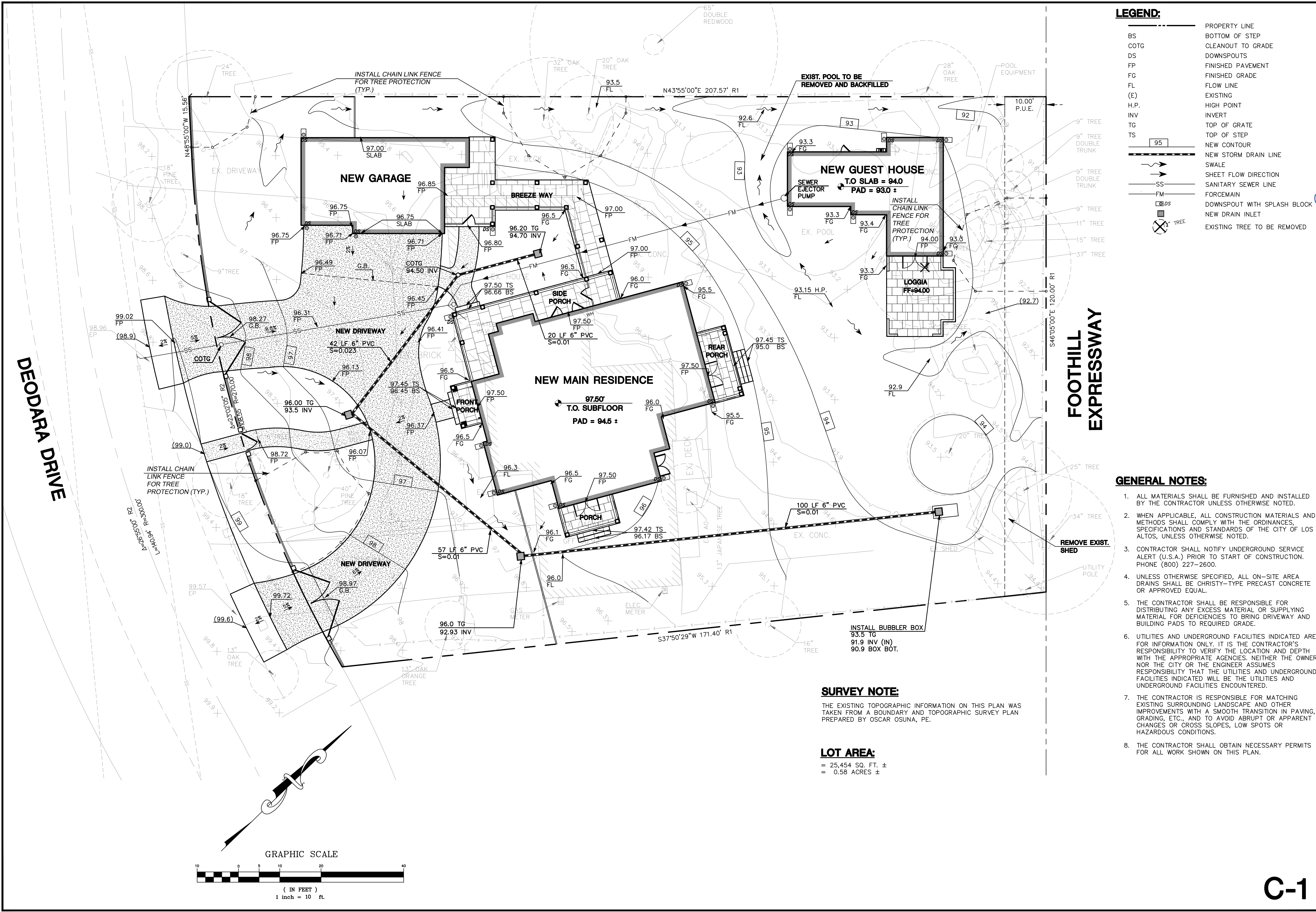


**NOTES:**

- DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
- TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
- THIS MAPS REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY.
- UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
- BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
- A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GREENBLUEARTH, INC.. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

GRANT COMPANY

DATE	
REVISIONS	
10-6-17	AS SHOWN
SCALE	O.OSUNA
DRAWN BY	O.O.
CHECKED BY	O.O.
SUPERVISED BY: [Signature] 8921	
PROFESSIONAL LAND SURVEYOR NO. 8921	
EXPIRES: 9/30/19	
BOUNDARY AND TOPOGRAPHIC MAP	
LANDS OF YANG & YU	
462 DEODARA DR	
LOS ALTOS, CALIFORNIA	
JOB NO.	1508
SHEET	2
OF	2



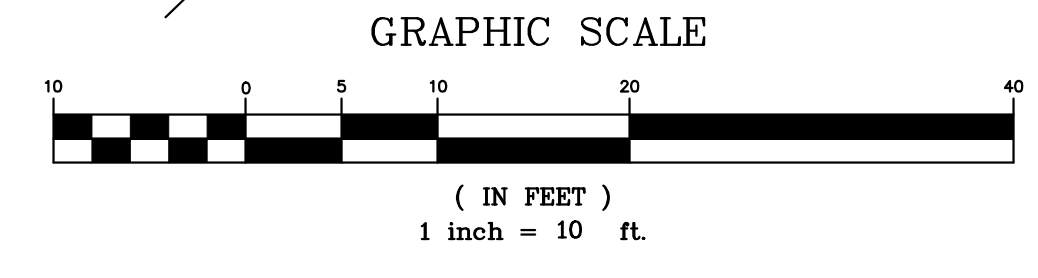
**LEGEND:**

BS	PROPERTY LINE
COTG	BOTTOM OF STEP
DS	CLEANOUT TO GRADE
FP	DOWNSPOUTS
FG	FINISHED PAVEMENT
FL	FINISHED GRADE
FL	FLOW LINE
(E)	EXISTING
H.P.	HIGH POINT
INV	INVERT
TG	TOP OF GRATE
TS	TOP OF STEP
95	NEW CONTOUR
---	NEW STORM DRAIN LINE
---	SWALE
---	SHEET FLOW DIRECTION
SS	SANITARY SEWER LINE
FM	FORCEMAIN
DS	DOWNSPOUT WITH SPLASH BLOCK
IN	NEW DRAIN INLET
⊗	EXISTING TREE TO BE REMOVED

- GENERAL NOTES:**
- ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
  - WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE CITY OF LOS ALTOS, UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 227-2600.
  - UNLESS OTHERWISE SPECIFIED, ALL ON-SITE AREA DRAINS SHALL BE CHRISTY-TYPE PRECAST CONCRETE OR APPROVED EQUAL.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
  - UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY OR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES INDICATED WILL BE THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.
  - THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
  - THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.

**SURVEY NOTE:**  
 THE EXISTING TOPOGRAPHIC INFORMATION ON THIS PLAN WAS TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED BY OSCAR OSUNA, PE.

**LOT AREA:**  
 = 25,454 SQ. FT. ±  
 = 0.58 ACRES ±



DATE:	
BY:	
DESCRIPTION:	
REV:	
<b>MACLEOD AND ASSOCIATES</b> CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560	
PREPARED FOR:	PACIFIC PENINSULA ARCHITECTURE
PRELIMINARY GRADING AND DRAINAGE PLAN	462 DEODORA DRIVE SANTA CLARA COUNTY LOS ALTOS CALIFORNIA
DRAWN BY:	AAP
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	05/29/18
DRAWING NO.	4592-GRAD
SHEET	1 OF 1

**C-1**