PLANNING DATA

PROJECT ADDRESS:	11691 PAR AVENUE LOS ALTOS, CALIFORNIA
APN:	331-02-010
ZONING DISTRICT:	R1E-1Ac-n1
LOT AREA :	6,932 SF
MAXIMUM FLOOR AREA (MFA):	2,426.20 SF (LOTSIZE X 0.35)

*CUMULATIVE ACCESSORY STRUCTURE AREA OF 500SF OR BELOW IS EXCLUDED FROM FLOOR AREA.

REAR YARD:	1,994 SF
ACCESSORY STRUCTURE COVERAGE LIMIT:	598.20 SF 30% OF REAR YARD
MAX HEIGHT - MAIN RESIDENCE:	2 STORIES / 27'-0"
MAX HEIGHT - ACC STRUCTURES:	1 STORY / 12'-0"
MAIN RESIDENCE SETBACKS:	
FRONT:	30'-0"
REAR	25'-0"
EXTERIOR SIDE:	10'-0"
INTERIOR SIDE:	6'-0"
ACC STRUCTURE SETBACKS:	
FRONT:	REAR HALF OR 75'-0" FROM FRONT P.L.
SIDES & REAR:	5'-0" PER CBC
REQUIRED PARKING:	2 PER UNIT (1 COVERED / 1 UNCOVERED)

FLOOR AREA CALCULATIONS:

FIRST FLOOR	1,221 SF
SECOND FLOOR	1,204 SF
SUBTOTAL	2,426 SF (+0 SF REMAINING)

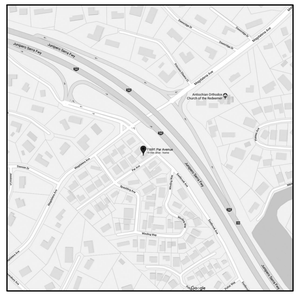
NOTE: SEE AREA CALCS ON SHEET A0.D FOR MORE INFORMATION

* EXISTING RESIDENCE	1,206 SF

AVERAGE SLOPE CALCUATION:

S = (I X L / A) X 100	(1 X 210'-0") X 100
AVG. LOT SLOPE:	3%

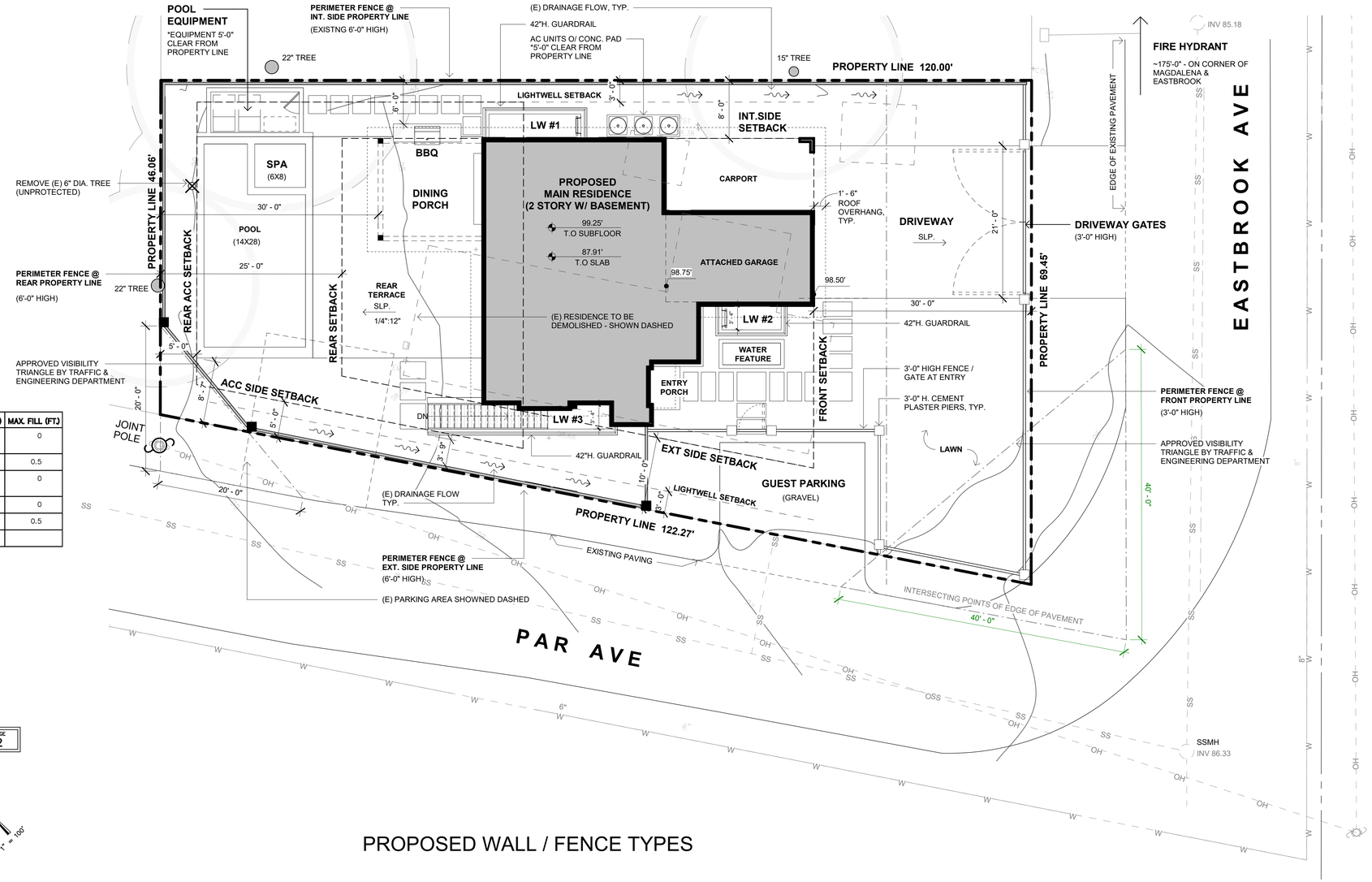
VICINITY MAP



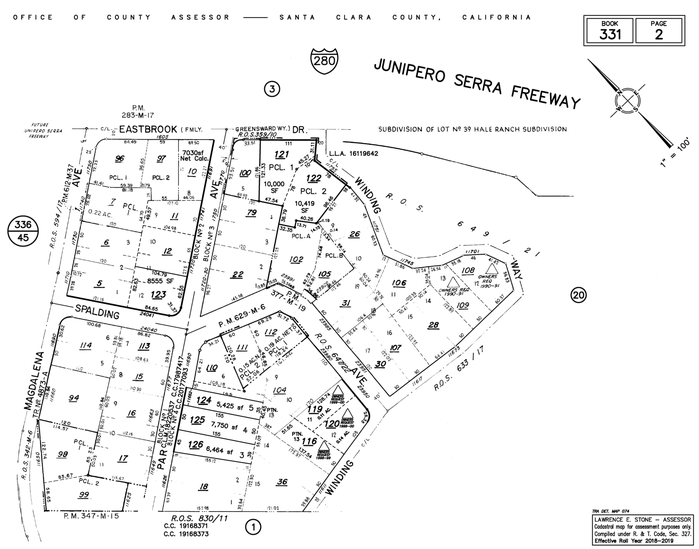
GRADING QUANITIES:

	CUT (C.Y.)	FILL (C.Y.)	MAX. CUT (FT.)	MAX. FILL (FT.)
MAIN HOUSE AND GARAGE (BASEMENT EXCAVATION)	610	0	12.5	0
CARPORT	5	5	0.5	0.5
POOL EXCAVATION (ASSUME 6' DEEP AVERAGE)	110	0	6	0
DRIVEWAY	20	0	1	0
YARD GRADING	10	15	0.4	0.5
TOTAL	755	20		

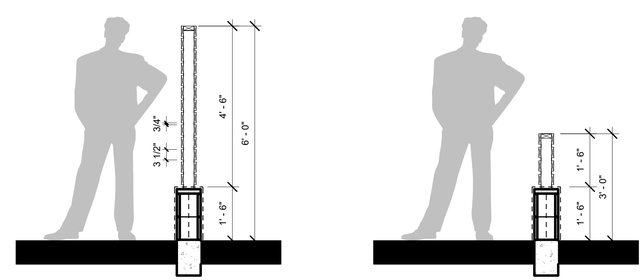
* SEE SHEET C-1 FOR MORE INFORMATION



ASSESSORS PARCEL MAP



PROPOSED WALL / FENCE TYPES



TYPE A

6'-0" HIGH HORIZONTAL WOOD FENCE W/ CMU PLASTER FINISH BASE

TYPE B

3'-0" HIGH HORIZONTAL WOOD FENCE W/ CMU PLASTER FINISH BASE

N

0' 4' 8' 16' 32'

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

PACIFIC PENINSULA ARCHITECTURE, inc.
718 OAK GROVE AVENUE MENLO PARK, CA 94025
650.323.7900 FAX: 650.323.0625
WWW.PACIFICPENINSULA.COM

YAZDI-KASHI RESIDENCE

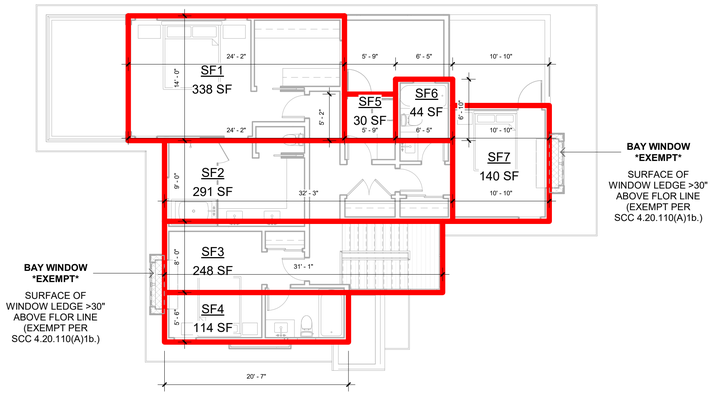
11691 PAR AVENUE
LOS ALTOS, CALIFORNIA

LICENSED ARCHITECT JUDE C. KIRAN C-19856 STATE OF CALIFORNIA

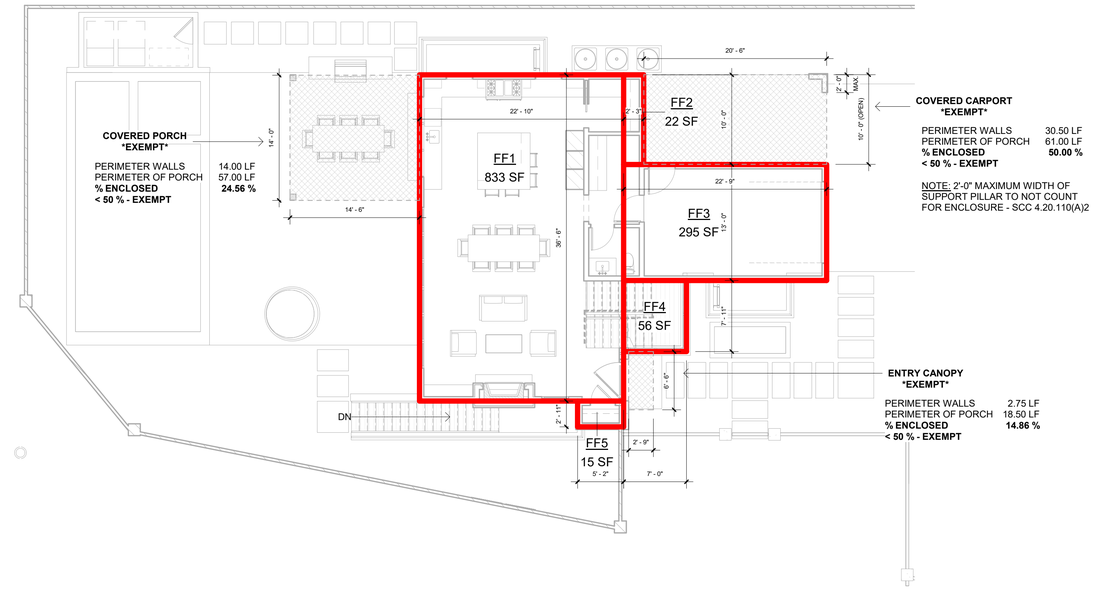
SITE PLAN

Date:	8/5/19
Job:	1902

BSA-1



SECOND FLOOR AREA CALCULATIONS



FIRST FLOOR AREA CALCULATIONS

FLOOR AREA RATIO CALCULATIONS

PROPOSED FIRST FLOOR

NAME	FEET	INCHES	FEET	INCHES	SF	
FF1	22	10	36	6	833	
FF2	2	3	10	0	22	
FF3	22	9	13	0	295	
FF4	7	11	7	0	56	
FF5	5	2	2	11	15	
FF6						
FF7						
FF8						
						1,221

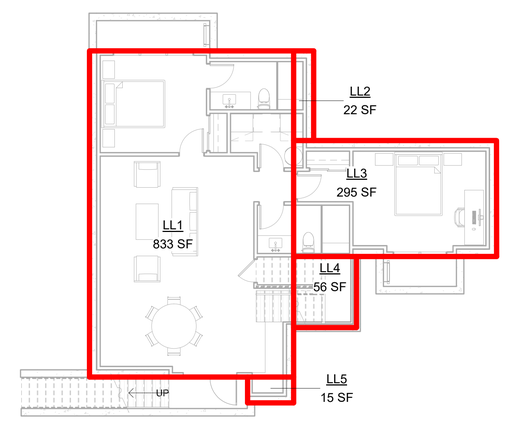
PROPOSED SECOND FLOOR

NAME	FEET	INCHES	FEET	INCHES	SF	
SF1	24	2	14	0	338	
SF2	32	3	9	0	290	
SF3	31	1	8	0	248	
SF4	20	7	5	6	114	
SF5	5	9	5	2	30	
SF6	6	5	6	10	44	
SF7	10	10	13	0	140	
						1,204
MAIN RESIDENCE SUBTOTAL						2,426
MAX FAR						2,426
						OK

PROPOSED LOWER LEVEL - EXEMPT

NAME	FEET	INCHES	FEET	INCHES	SF	
LL1	22	10	36	6	833	
LL2	2	3	10	0	22	
LL3	22	9	13	0	295	
LL4	7	11	7	0	56	
LL5	5	2	2	11	15	
						1,221

TOTAL MAIN RESIDENCE FLOOR AREA BUILDING VALUATION REFERNCE	**3,382**
TOTAL DETACHED GARAGE FLOOR AREA BUILDING VALUATION REFERNCE	**265**
TOTAL FLOOR AREA BUILDING VALUATION REFERNCE	**3,647**



LOWER LEVEL AREA CALCULATIONS - EXEMPT

N

0' 4' 8' 16' 32'

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

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YAZDI-KASHI RESIDENCE

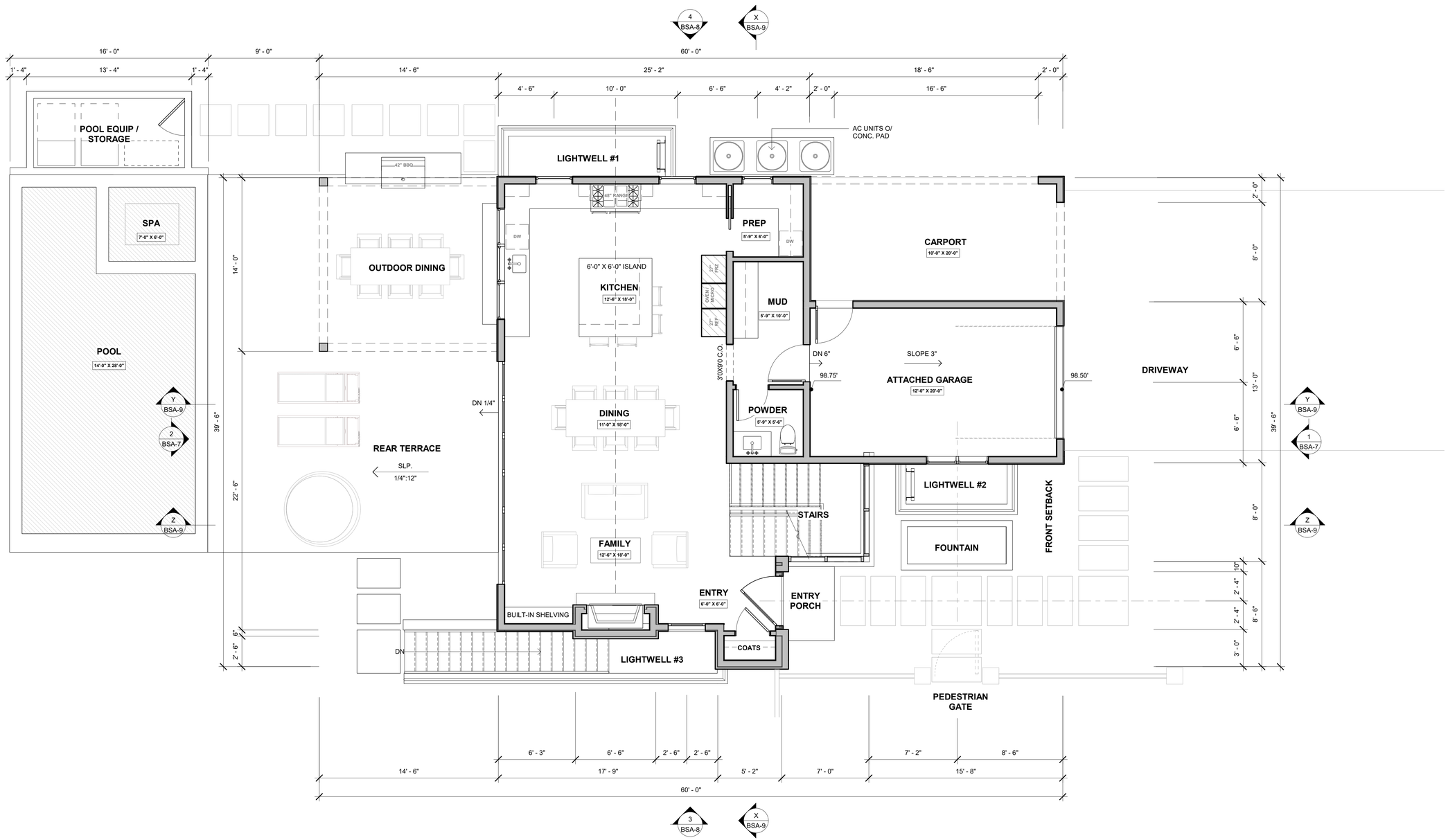
11691 PAR AVENUE
LOS ALTOS, CALIFORNIA

LICENSED ARCHITECT
JUDE C. KIRIK
C-19856
6/31/19
RENEWAL DATE
STATE OF CALIFORNIA

AREA DIAGRAMS / CALCS

Date: 8/5/19
Job: 1902

BSA-2



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YAZDI-KASHI RESIDENCE

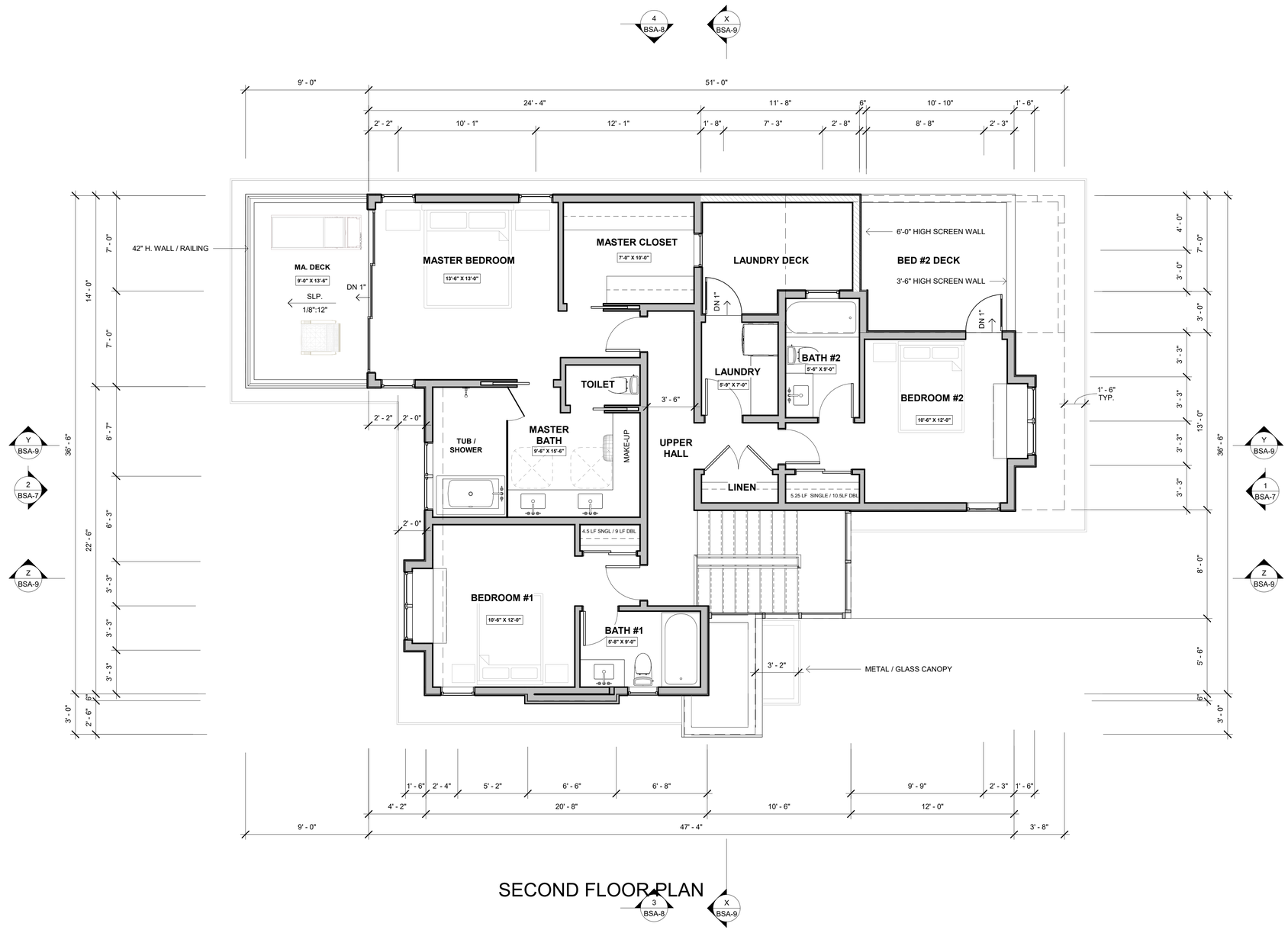
11691 PAR AVENUE
LOS ALTOS, CALIFORNIA

LICENSED ARCHITECT
JUDE C. KIRIK
C-19856
12/31/19
RENEWAL DATE
STATE OF CALIFORNIA

FIRST FLOOR PLAN

Date: 8/5/19
Job: 1902

BSA-3



SECOND FLOOR PLAN

N

0' 2' 4' 8' 16'

SCALE: 1/4" = 1'-0"

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YAZDI-KASHI RESIDENCE

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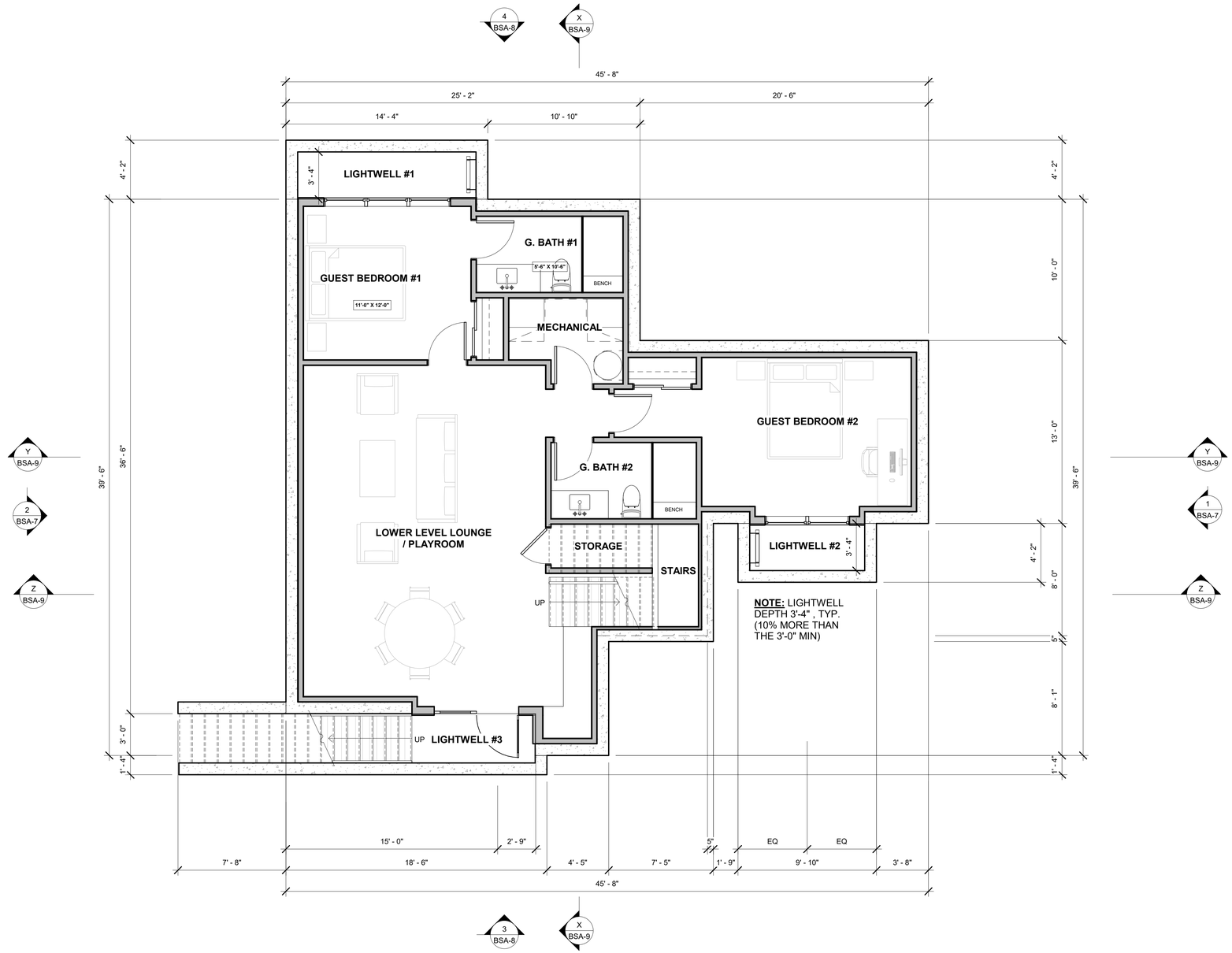
LOS ALTOS, CALIFORNIA

LICENSED ARCHITECT
JUDE C. KIRIK
C-19856
8/5/19
RENEWAL DATE
STATE OF CALIFORNIA

SECOND FLOOR PLAN

Date:	8/5/19
Job:	1902

BSA-4



N

0' 2' 4' 8' 16'

SCALE: 1/4" = 1'-0"

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YAZDI-KASHI RESIDENCE

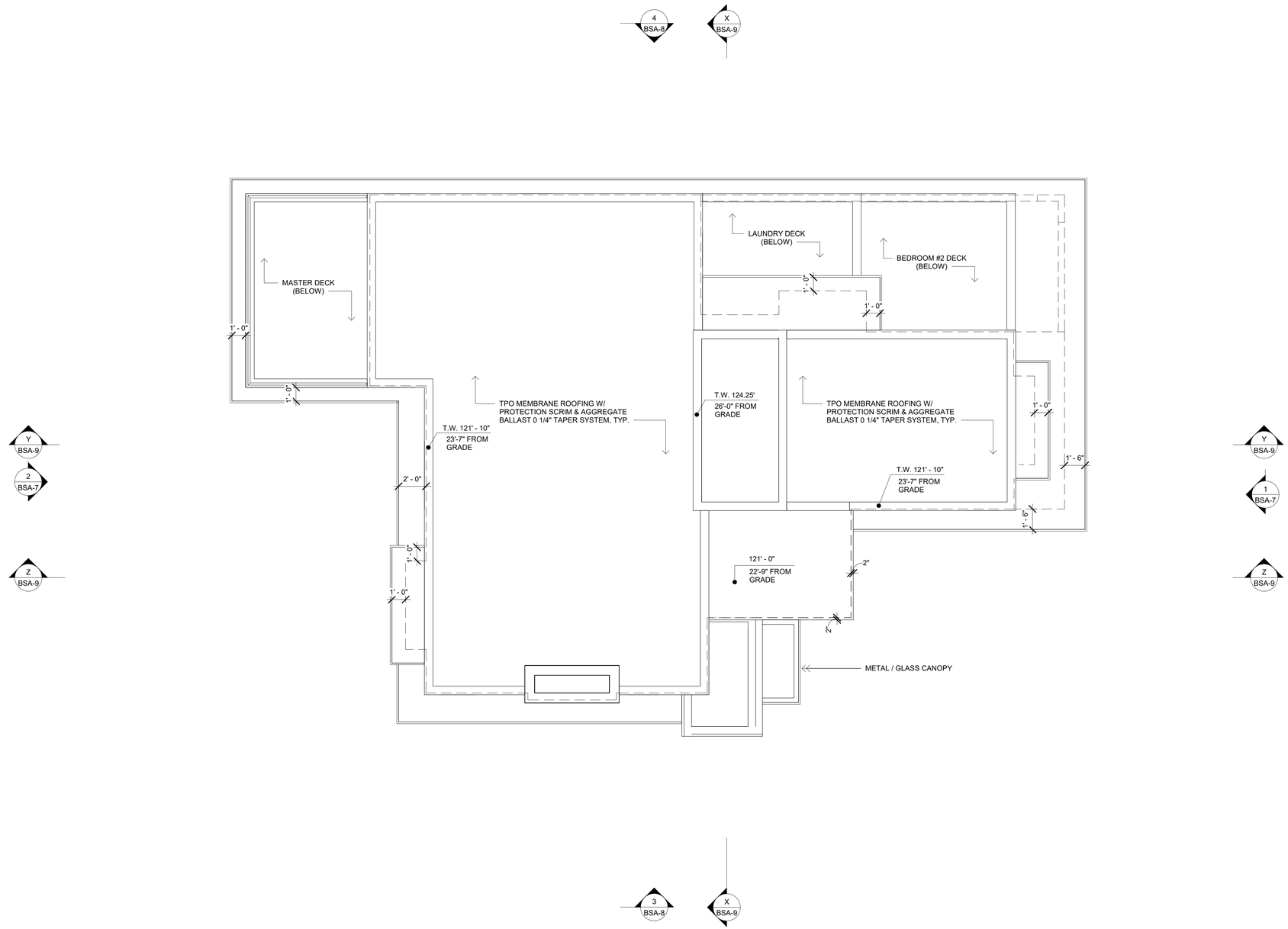
11691 PAR AVENUE
LOS ALTOS, CALIFORNIA

LICENSED ARCHITECT
JUDE C. KIRK
C-19856
5/31/19
RENEWAL DATE
STATE OF CALIFORNIA

LOWER LEVEL PLAN

Date:	8/5/19
Job:	1902

BSA-5



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YAZDI-KASHI RESIDENCE

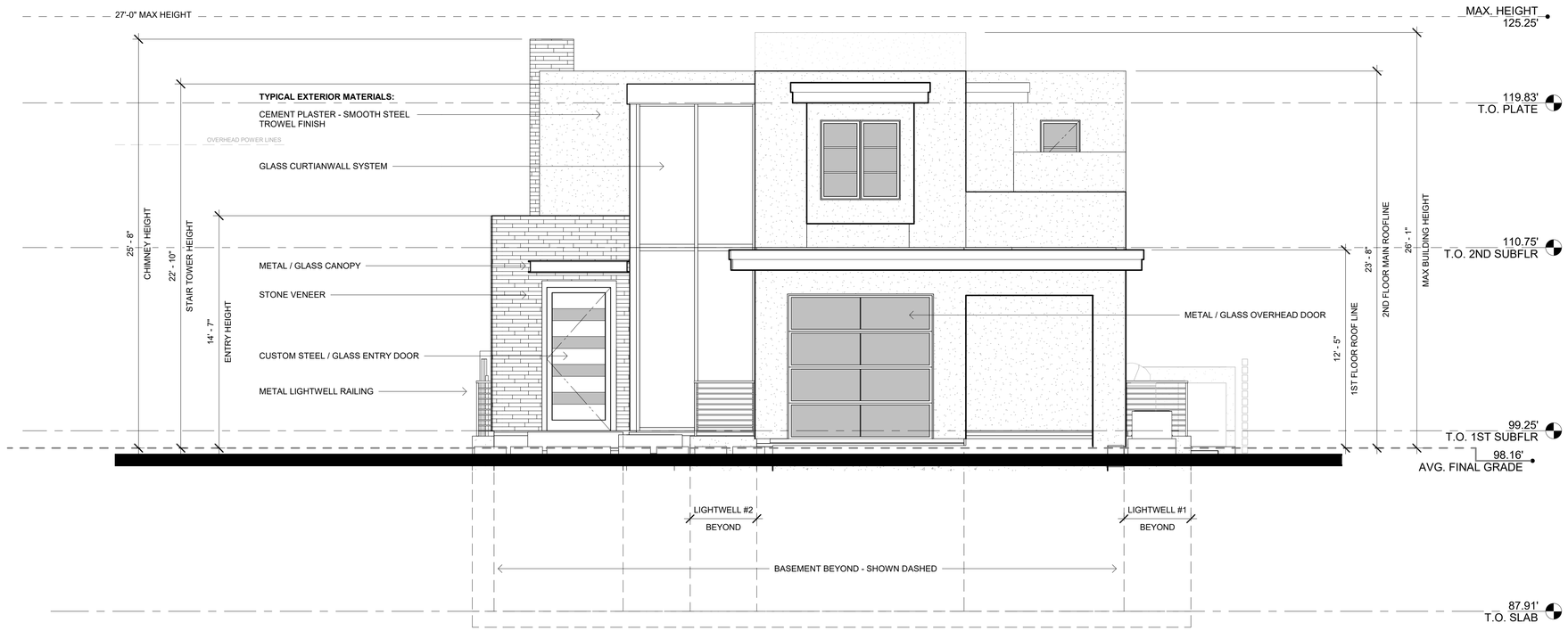
11691 PAR AVENUE
LOS ALTOS, CALIFORNIA

LICENSED ARCHITECT
JUDE C. KIRK
C-19856
5/31/19
RENEWAL
DATE
STATE OF CALIFORNIA

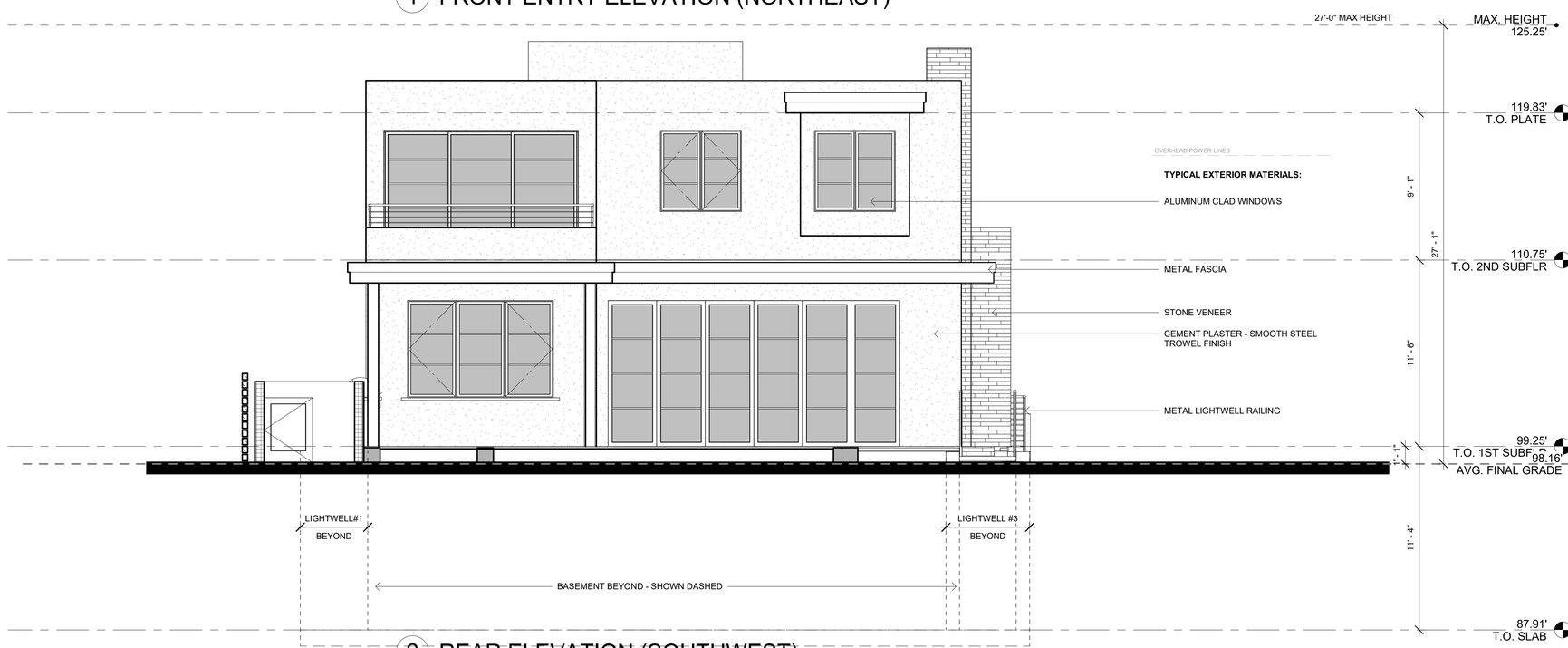
ROOF PLAN

Date:	8/5/19
Job:	1902

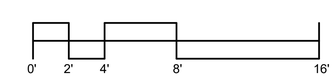
BSA-6



1 FRONT ENTRY ELEVATION (NORTHEAST)



2 REAR ELEVATION (SOUTHWEST)



SCALE: 1/4" = 1'-0"

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YAZDI-KASHI RESIDENCE

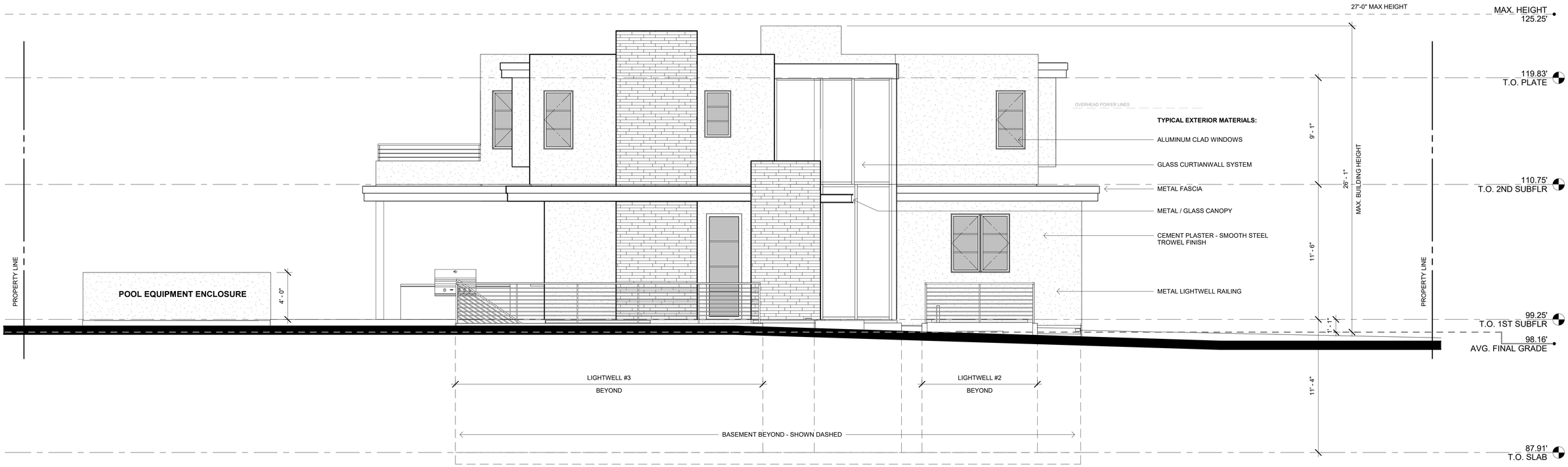
11691 PAR AVENUE
LOS ALTOS, CALIFORNIA

LICENSED ARCHITECT
JUDE C. KIRK
C-19856
6/31/19
RENEWAL DATE
STATE OF CALIFORNIA

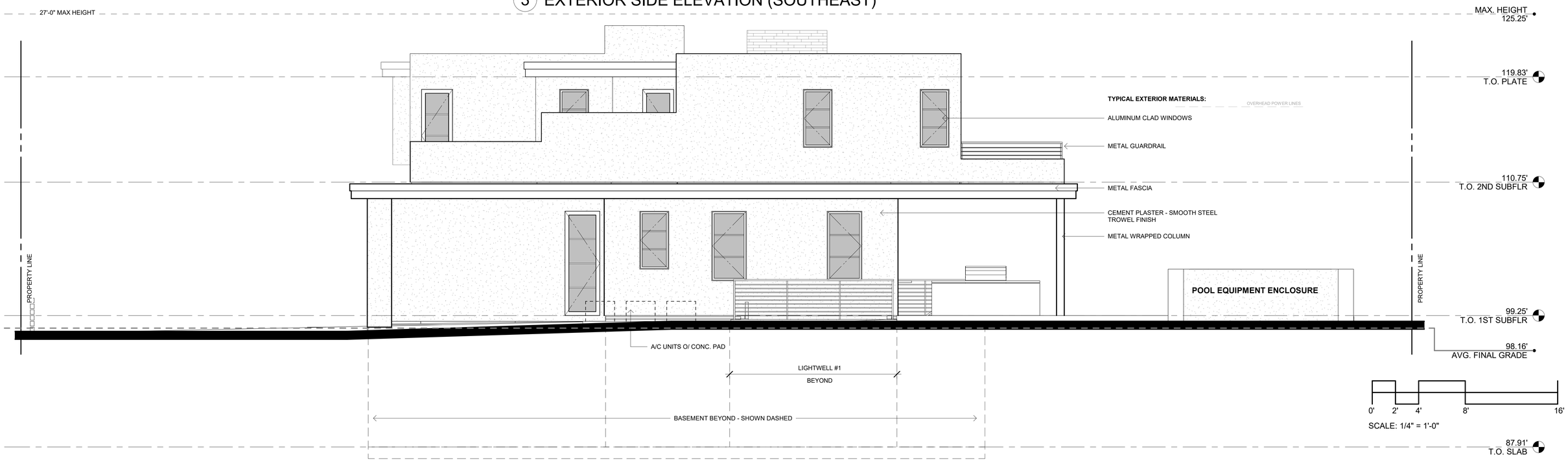
SCHEMATIC ELEVATIONS

Date:	8/5/19
Job:	1902

BSA-7



3 EXTERIOR SIDE ELEVATION (SOUTHEAST)



4 INTERIOR SIDE ELEVATION (NORTHWEST)

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YAZDI-KASHI RESIDENCE

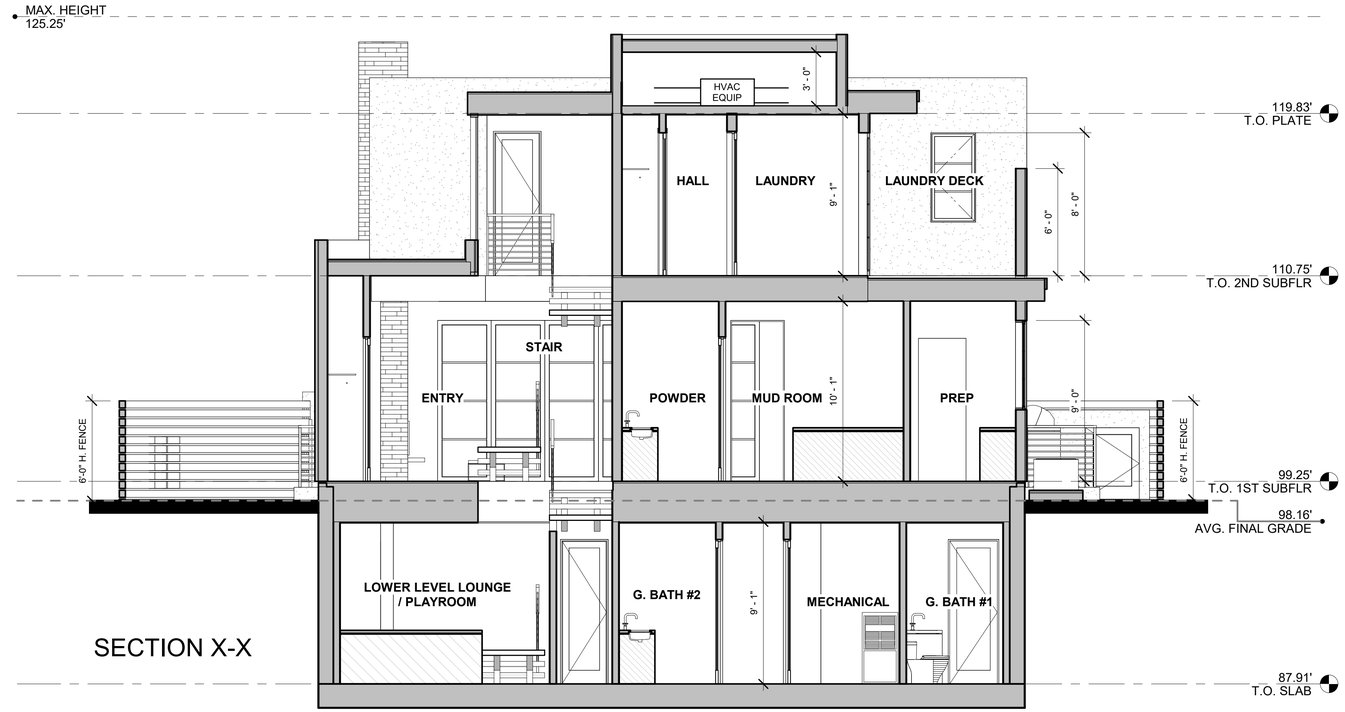
11691 PAR AVENUE
LOS ALTOS, CALIFORNIA

LICENSED ARCHITECT
JUDE C. KIRK
C-19856
5/31/19
RENEWAL DATE
STATE OF CALIFORNIA

SCHEMATIC ELEVATIONS

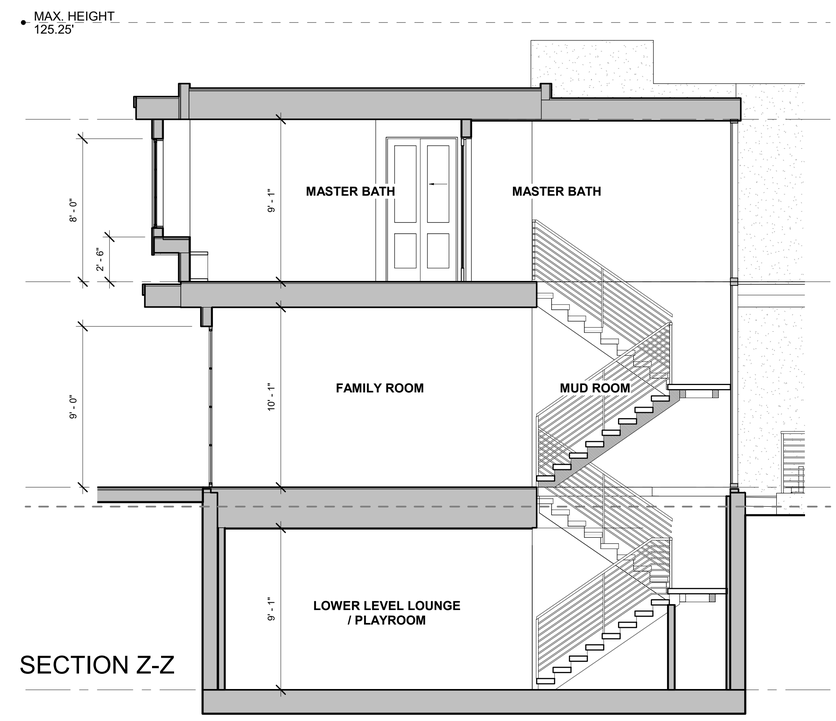
Date:	8/5/19
Job:	1902

BSA-8



SECTION X-X

SECTION Y-Y



SECTION Z-Z

PACIFIC PENINSULA
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YAZDI-KASHI RESIDENCE

11691 PAR AVENUE
LOS ALTOS, CALIFORNIA

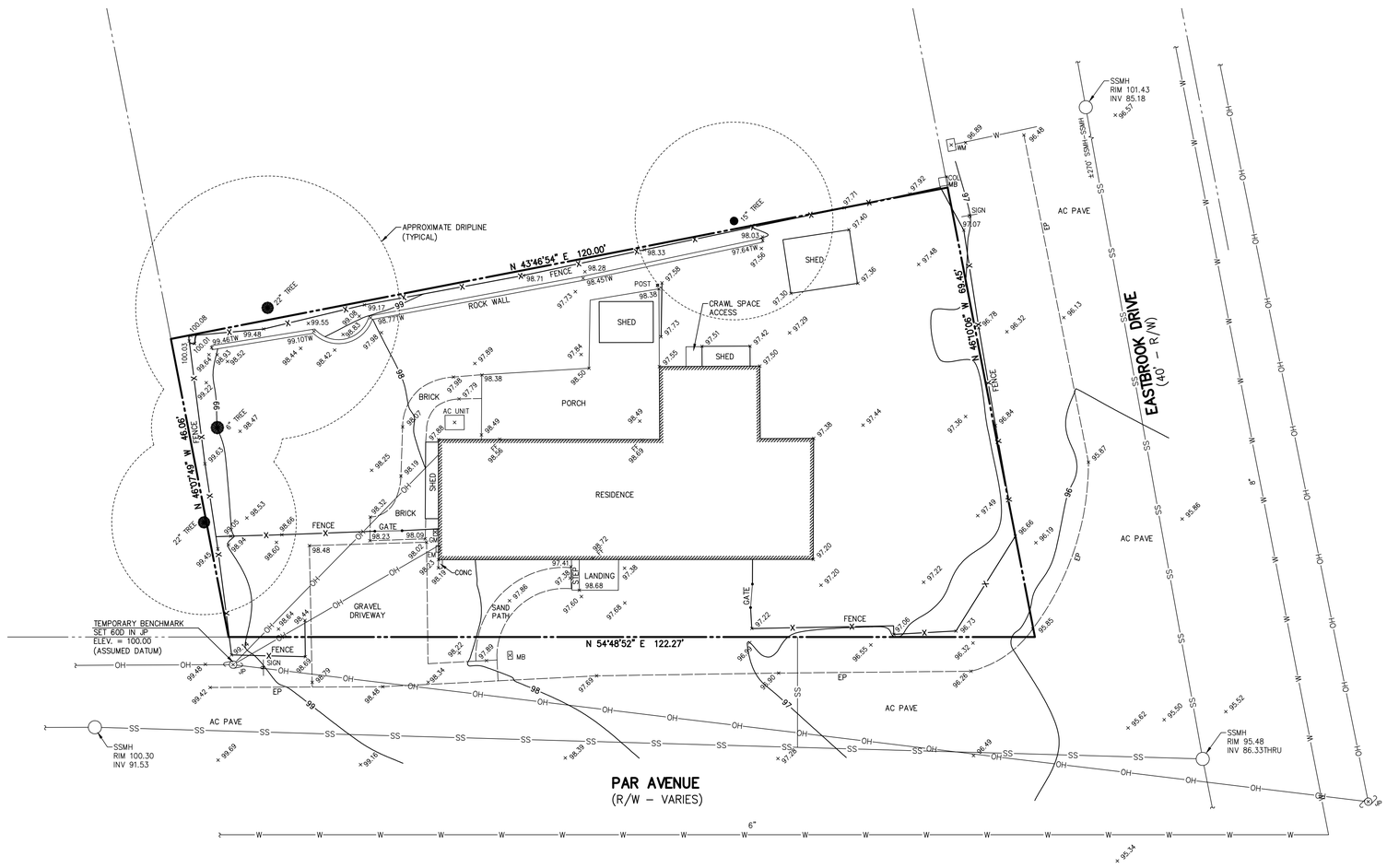
0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
JUDE C. KIRIK
C-19856
6/31/19
RENEWAL DATE
STATE OF CALIFORNIA

SECTIONS

Date:	8/5/19
Job:	1902

BSA-9



LEGEND

——— · · ———	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
COL	COLUMN
CONC	CONCRETE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
GM	GAS METER
INV	INVERT
JP	JOINT UTILITY POLE
MB	MAILBOX
SSMH	SANITARY SEWER MANHOLE
TW	TOP OF WALL
WM	WATER METER
● 12" TREE	TREE W/ SIZE
—X———X—	FENCE
———G———	GAS LINE
———OH———	OVERHEAD UTILITY LINE
———SS———	SANITARY SEWER LINE
———SD———	STORM DRAIN LINE
———W———	WATER LINE

LOT AREA:

= 6,932 SQ. FT. ±
= 0.159 ACRES ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE:

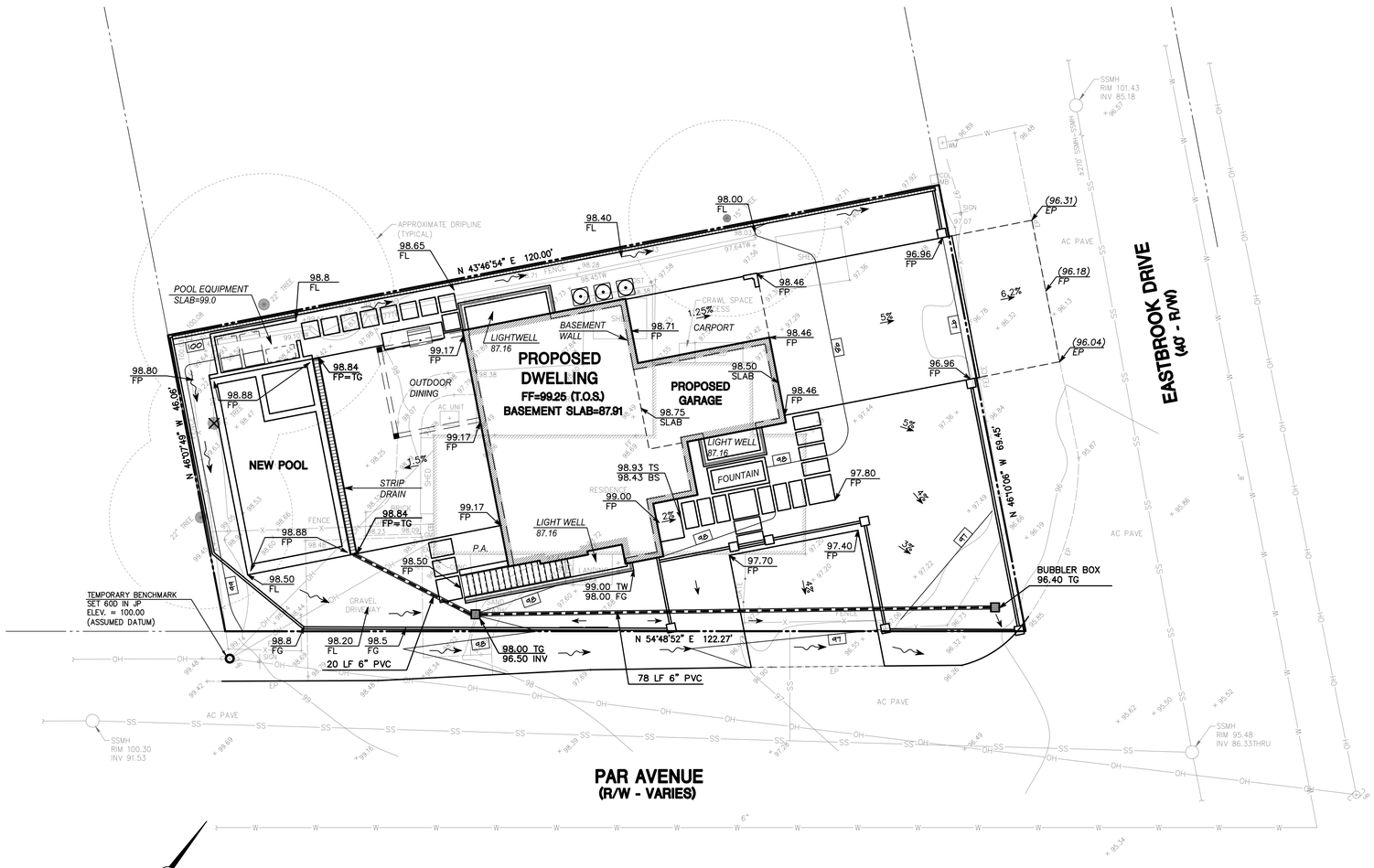
LICENSED LAND SURVEYOR
MANUEL G. MACLEOD
No. 5304
STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
DORSA YAZDI

BOUNDARY AND TOPOGRAPHIC SURVEY PLAN
11691 PAR AVENUE
A.P.N. 331-02-010
LOT 8, BLOCK 2, "U" MAPS 7-9
LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

DRAWN BY:	MDL
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	02-21-19
DRAWING NO.	4667-TOPO
SHEET	1 OF 1



LEGEND:

	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
COL	COLUMN
CONC	CONCRETE
EP	EDGE OF PAVEMENT
(E)	EXISTING
FF	FINISH FLOOR
FP	FINISHED PAVEMENT
FG	FINISHED GRADE
FL	FLOW LINE
GM	GAS METER
INV	INVERT
JP	JOINT UTILITY POLE
MB	MAILBOX
SSMH	SANITARY SEWER MANHOLE
TW	TOP OF WALL
TG	TOP OF GRATE
WM	WATER METER
12" TREE	TREE W/ SIZE
—X—X—	FENCE
—G—	GAS LINE
—OH—	OVERHEAD UTILITY LINE
—SS—	SANITARY SEWER LINE
—SD—	STORM DRAIN LINE
—W—	WATER LINE
	NEW STORM DRAIN LINE
	SWALE
	SHEET FLOW DIRECTION

LOT AREA:

= 6,932 SQ. FT. ±
= 0.159 ACRES ±

UTILITY NOTE:

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EASEMENT NOTE:

EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

GENERAL NOTES:

1. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE CITY OF LOS ALTOS, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 227–2600.
4. UNLESS OTHERWISE SPECIFIED, ALL ON–SITE AREA DRAINS SHALL BE CHRISTY–TYPE PRECAST CONCRETE OR APPROVED EQUAL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
6. 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.
7. 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.
8. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.
9. PROVIDE A MIN. 12" CLEAR SEPARATION FOR WATER AND SEWER CROSSING.

GRADING TABLE :

	CUT (C.Y.)	FILL (C.Y.)	MAX. CUT (FT.)	MAX. FILL (FT.)
MAIN HOUSE AND GARAGE (BASEMENT EXCAVATION)	610	0	12.5	0
CARPORT	5	5	0.5	0.5
POOL EXCAVATION (ASSUME 6' DEEP AVERAGE)	110	0	6	0
DRIVEWAY	20	0	1	0
YARD GRADING	10	15	0.4	0.5
TOTAL	755	20		

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

C-1

REV.	DESCRIPTION	BY:	DATE:

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. McCLEOD
No. 35048
CIVIL
STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593–8580

PREPARED FOR:
DORSA YAZDI

PRELIMINARY GRADING AND DRAINAGE PLAN
11691 PAR AVENUE
LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

DRAWN BY:	AAP
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	08/05/19
DRAWING NO.	4667–GRAD
SHEET	1 OF 1