

PROJECT DATA:

CHEN RESIDENCE
890 BRENT DRIVE,
CUPERTINO, CA 95014

SINGLE STORY, SINGLE FAMILY RESIDENCE
EXISTING: 3 BEDROOMS, 2 BATHROOMS
PROPOSED: 4 BEDROOMS, 3 BATHROOMS
CONSTRUCTION TYPE: VB - NON SPRINKLERED
OCCUPANCY GROUPS: R-3, U
ZONE: R1-6
APN: 369-24-027
LAND USE: LOW DENSITY (1-5 DU/AC.)
LOT SIZE: 6,089 SQ.FT.

TOTAL EXISTING LIVING AREA: 1,200 SQ.FT.
TOTAL PROPOSED LIVING AREA: 2,177 SQ.FT.
TOTAL LIVING AREA ADDED: 977 SQ.FT.

(E) GARAGE AREA: 444 SQ.FT. (NO CHANGE)

EXISTING FLOOR AREA: 1,644 SQ.FT.
PROPOSED FLOOR AREA: 2,621 SQ.FT.
TOTAL FLOOR AREA ADDED: 977 SQ.FT.
PROPOSED FRONT PORCH: 82 S.F.

MAXIMUM FLOOR AREA RATIO ALLOWED: 45%
EXISTING FLOOR AREA RATIO: 27%
PROPOSED FLOOR AREA RATIO: $(2,621 + 82) / 6,089 = 44\%$ Δ
HOUSE ADDITION PERCENTAGE TO EXISTING HOUSE: 89%

FIRST STORY MAX. HEIGHT ALLOWED: 28'
PROPOSED MAX. HEIGHT: 15'-8" (17'-8" ABOVE NATURAL GRADE)

PROJECT DATA
(sq.ft. unless otherwise noted)

Lot Size		6,089	
Floor Area			
	Existing		
	Living	1,200	
	Garage	444	
	Front Porch	84	
	Existing Floor Area	1,728	
	Proposed		
	Living	1,200	
	Addition	977	
	Garage	444	
	Front Porch	82	
	Proposed Floor Area	2,703	
Floor Area Ratio (%)			
	Existing		28%
	Proposed		44% Δ
Lot Coverage			
	Existing		
	Living Area	1,200	
	Garage	444	
	Front Porch	84	
	Eave Overhang	257	
	Existing Lot Coverage	1,728	
	Proposed		
	Living Area	1,200	
	Living Area Addition	977	
	Garage	444	
	Front Porch	82	
	Eave Overhang	323	
	Proposed Lot Coverage	3,026	
Lot Coverage (%)			
	Existing		28%
	Proposed		50% Δ

CITY STANDARD NOTES AND DETAILS

- ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION, AS AMENDED), AND STANDARD PLANS (LATEST EDITION, AS AMENDED), AND CITY OF CUPERTINO STANDARD DETAILS. THE CONTRACTOR SHALL PERFORM THE WORK DESCRIBED IN THE SPECIFICATION, AND AS SHOWN ON THE DRAWINGS, AND TO THE SATISFACTION OF THE CITY ENGINEER.
- APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTING IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF/OR A DEPARTURE FROM THE CITY OF CUPERTINO SPECIFICATION OR THESE IMPROVEMENT PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.
- CONTACT PUBLIC WORKS, (408) 777-3104, FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL LOCATE UNDERGROUND FACILITIES IN THE AREA OF WORK. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 TWO (2) WORKING DAYS IN ADVANCE OF ANY WORK FOR LOCATION OF THE UNDERGROUND FACILITIES.
- ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- CONTRACTOR SHALL REVIEW CITY DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
- UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.
- A WORK SCHEDULE OF GRADING AND EROSION & SEDIMENT CONTROL PLAN SHALL BE PROVIDED TO THE CITY ENGINEER BY AUGUST 15. NO HILLSIDE GRADING SHALL BE PERFORMED BETWEEN OCTOBER 1 TO APRIL 15.
- TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
- ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.
- PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

SCOPE OF WORK:

- TOTAL HOUSE ADDITION TO ADD 977 SQ.FT. (N) LIVING SPACE, INCLUDING 327 SQ.FT. ADDITION BETWEEN (E) LIVING ROOM AND (E) DETACHED GARAGE AND 650 SQ.FT. ADDITION AT THE HOUSE FRONT.
- IN ADDITION AREA BETWEEN (E) LIVING SPACE AND (E) GARAGE, CONSTRUCT (N) KITCHEN AND (N) DINING ROOM.
- RELOCATE (E) MASTER BATHROOM TO LEFT SIDE OF THE (E) MASTER BEDROOM; CONSTRUCT A WALK-IN CLOSET NEXT TO THE (N) MASTER BATHROOM.
- RELOCATE (E) BATHROOM 1 NEXT TO (N) W.I.C. RELOCATE (E) LAUNDRY ROOM NEXT TO THE (N) BATHROOM 1.
- RELOCATE (E) BEDROOM 2 TO THE RIGHT SIDE YARD DIRECTION AND NEXT TO (E) BEDROOM 1.
- CONSTRUCT (N) BEDROOM 3 AND (N) BATHROOM 2 FACING HOUSE FRONT YARD.
- CONSTRUCT (N) 82 SQ.FT. FRONT PORCH.
- UPGRADE MAIN ELECTRICAL PANEL TO 200 AMPS.
- REPLACE (E) FURNACE W/ (N) GAS FURNACE IN ATTIC.
- REPLACE (E) WATER HEATER W/ (N) GAS TANKLESS WATER HEATER.
- INSTALL (N) CONDENSER PER SPEC. ON PLANS FACING SIDE YARD.

NOTE:

- A. THERE ARE NO EXISTING TREES ON THIS PROPERTY.
- B. ENGINEER-OF-RECORD TO PERFORM SPECIAL INSPECTION FOR SHEAR WALL NAILING OF 4" O.C. OR LESS.
- C. THE CONSTRUCTION BEST MANAGEMENT PRACTICES SHEET (BMP SHEET) MUST BE PRINTED, DISCUSSED, AND KEPT WITH THE BUILDING PERMIT ON THE PROJECT SITE BY THE OWNER AND GENERAL CONTRACTOR. ALL SUBCONTRACTORS WORKING ON THE PROJECT MUST FOLLOW THE GUIDELINES AND PRACTICES AT ALL TIMES FOR THE DURATION OF THE PROJECT. THE BMP SHEET IS PROVIDED IN THIS PLAN SET, ALSO MAY BE DOWNLOADED AT WWW.CUPERTINO.ORG/GREENDEV.
- D. FIRE SPRINKLER SYSTEM INSTALLATION WILL REQUIRE DEFERRAL SUBMITTAL TO FIRE DEPARTMENT.
- E. NO NEW LANDSCAPE IS PROPOSED.
- F. WOOD FENCE IS EXISTING TO REMAIN. NO PROPOSED (N) FENCE.
- G. ADDITIONS, ALTERATIONS SHALL NOT CAUSE THE EXISTING STRUCTURE TO BECOME LESS COMPLIANT WITH THE PROVISIONS OF THE 2022 CRC THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ADDITION, ALTERATION PER R102.7.1
- H. ACCORDING TO THE 2022 ENERGY CODE SINGLE-FAMILY RESIDENTIAL COMPLIANCE MANUAL, A COPY OF THE COMPLETED, SIGNED, AND DATED CF2R MUST BE POSTED AT THE BUILDING SITE FOR REVIEW BY THE ENFORCEMENT AGENCY IN CONJUNCTION WITH REQUESTS FOR FINAL INSPECTION FOR THE BUILDING. COPIES OF THE REGISTERED CF2R FORMS SHALL BE PROVIDED TO THE HOMEOWNER.
- THE CERTIFICATE OF INSTALLATION (CF2R) IS SEPARATED INTO:
- ENVELOPE (CF2R-ENV).
 - LIGHTING (CF2R-LTG).
 - MECHANICAL (CF2R-MCH).
 - PLUMBING (CF2R-PLB).
- I. LIST OF REQUIRED SPECIAL INSPECTIONS:
- DURING INSTALLATION OF EPOXY AND/OR POST-INSTALLED CONCRETE ANCHORS.
 - ANCHOR BOLTS IN CONCRETE AND/OR MASONRY.
 - DURING INSTALLATION OF WOOD SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLDDOWNS, (REQUIRED AT WOOD FASTENERS ARE 4" O.C. OR LESS).
- J. THE USE OF COPPER METAL ROOFING, COPPER GRANULE CONTAINING ASPHALT SHINGLES, COPPER GUTTERS AND DOWNSPOUTS, AND/OR OTHER EXTERIOR ORNAMENTAL COPPER IS STRONGLY DISCOURAGED FOR ALL RESIDENTIAL BUILDING PROJECTS. THE AFOREMENTIONED COPPER APPLICATIONS ARE NOT PERMITTED FOR USE ON ANY COMMERCIAL OR INDUSTRIAL BUILDINGS DUE TO THE POTENTIAL FOR WATER POLLUTION FROM COPPER EXPOSED STORM WATER RUNOFF.

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
2022 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS
CUPERTINO MUNICIPAL CODE

PROJECT CONTACT INFO:

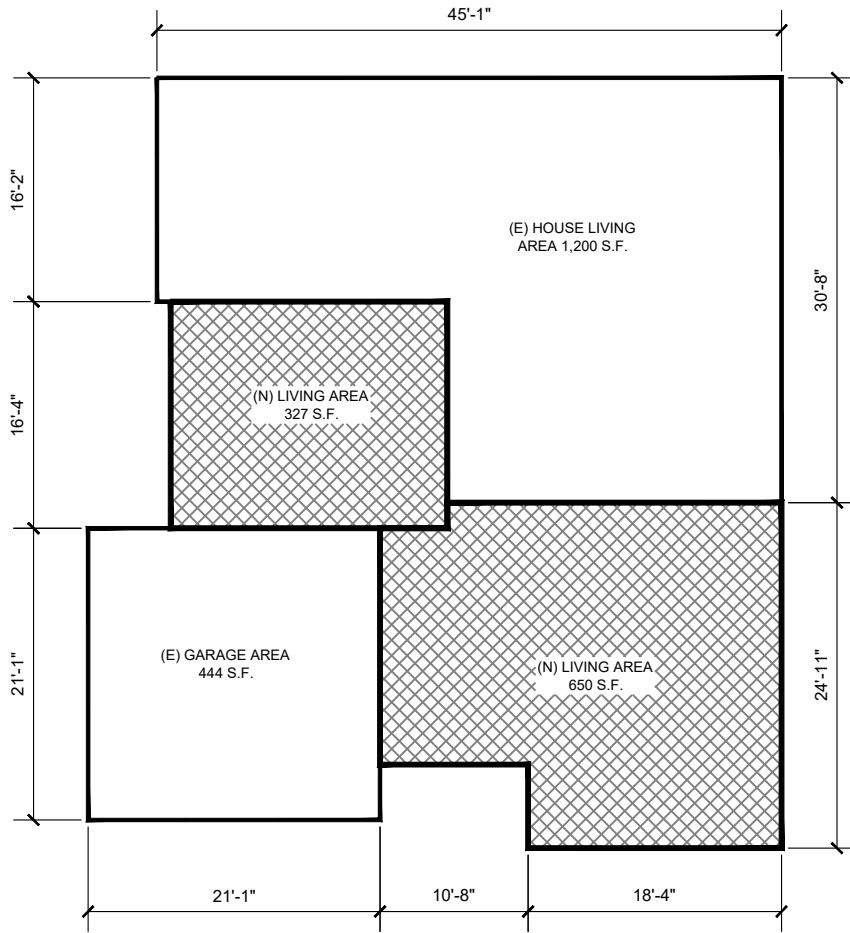
PROPERTY OWNER	DESIGNER
ZHEN CHEN 338-283-1878 890 BRENT DRIVE, CUPERTINO, CA 95014	LINDA LIN 408-627-1299 6525 CROWN BLVD. #41068 SAN JOSE, CA 95160

CONTRACTOR	STRUCTURAL ENGINEER
T.B.D. ADDRESS:	BO ZHANG BEAMABLE ENGINEERING INC. 408-752-2777 20111 STEVENS CREEK BLVD, STE 275, CUPERTINO, CA 95014

LICENSED LAND SURVEYOR

ZHEN WANG
ZHEN'S LAND SURVEYING CORP.
(415) 802-9945
1121 S GRANT ST.,
SAN MATEO, CA 94402

FLOOR AREA DIAGRAM:



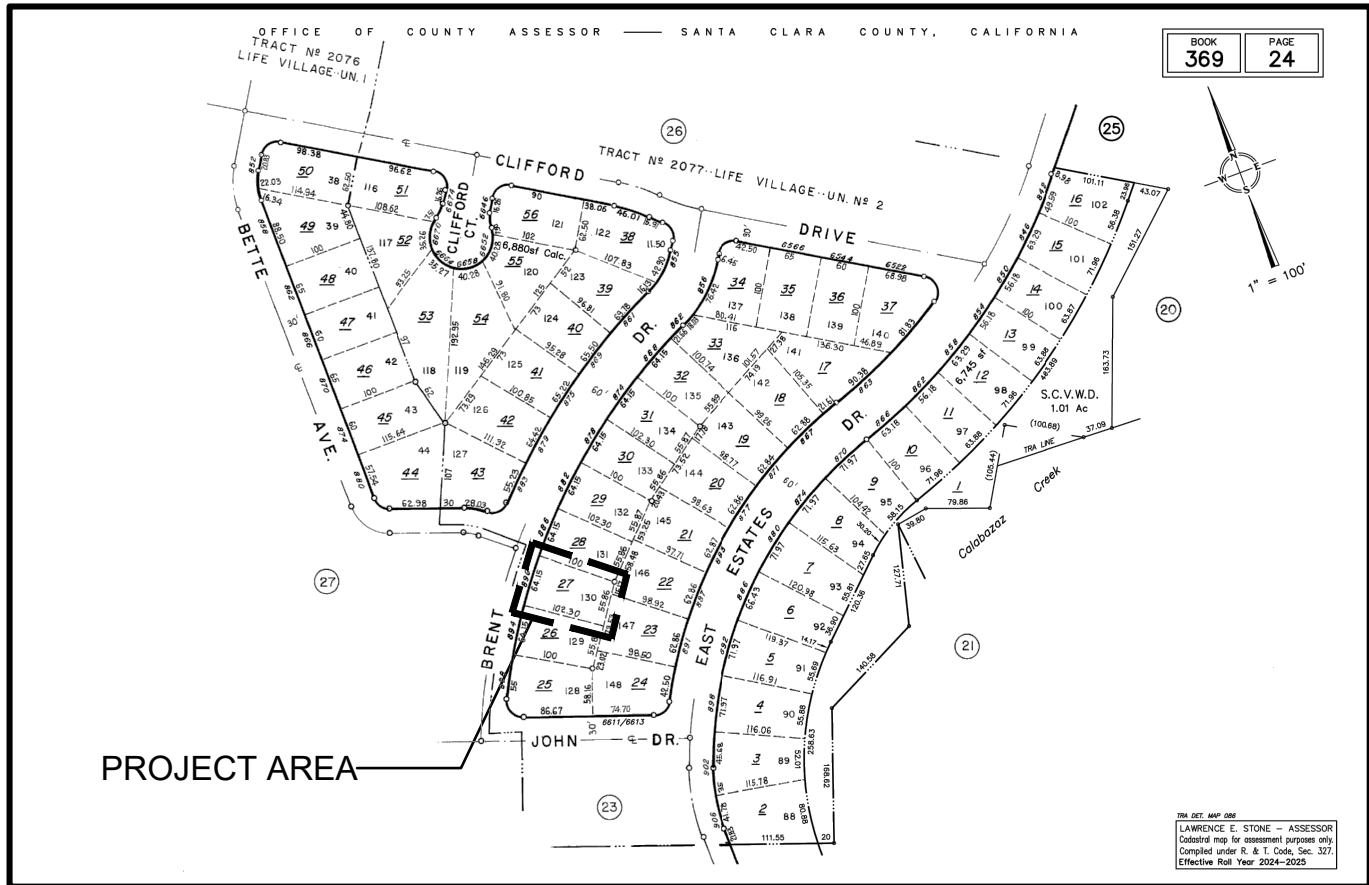
2 FLOOR AREA DIAGRAM

SCALE: 1/16" = 1'-0"



	EXISTING AREA	PROPOSED AREA	ADDED AREA
HOUSE LIVING AREA	1,200 S.F.	2,177 S.F.	977 S.F.
GARAGE AREA	444 S.F.	444 S.F.	0 S.F.
HOUSE FLOOR AREA	1,644 S.F.	2,621 S.F.	977 S.F.

VICINITY MAP:



SHEET NOTES

- ALL FENCES ARE EXISTING STANDARD 6' HT. RESIDENTIAL FENCES. NO PROPOSED FENCES.
- THERE ARE NO EXISTING TREES ON THIS PROPERTY.
- A MINIMUM 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. (R401.3) EXCEPTIONS:
 - IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE. INSTALL DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
 - IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- EXISTING AND PROPOSED DOWNSPOUTS FROM THE ROOF ARE INDICATED ON 1/A0. INSTALL SPLASH BLOCKS AT ALL DOWNSPOUTS TO ENSURE ROOF WATER IS DIRECTED AWAY FROM THE FOUNDATION. ANY EXISTING DOWNSPOUTS THAT CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM SHALL BE DISCONNECTED AND DIRECTED TOWARDS LANDSCAPED AREAS.
- IF THE PROJECT DAMAGES THE CITY'S SIDEWALK, DRIVEWAY, OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY BROKEN CONCRETE (EXISTING OR DAMAGES BY THE PROJECT) AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.
- THE USE OF COPPER METAL ROOFING, COPPER GRANULE CONTAINING ASPHALT SHINGLES, COPPER GUTTERS AND DOWNSPOUTS, AND/OR OTHER EXTERIOR ORNAMENTAL COPPER IS STRONGLY DISCOURAGED FOR ALL RESIDENTIAL BUILDING PROJECTS.
- WHERE POSSIBLE, DIRECT STORM DRAINAGE FROM REAR OF PROPERTY THROUGH GRASS SWALES TO THE PUBLIC RIGHT OF WAY.
- NO NEW LANDSCAPE IS PROPOSED.
- THE PROJECT IS SUBJECT TO THE STANDARDS AND REQUIREMENTS OF CITY CODE CHAPTER 17.04. THESE STANDARDS INCLUDE MEASURES TO PROTECT NESTING BIRDS SHOULD CONSTRUCTION TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. PROJECT CONSTRUCTION ACTIVITIES WILL CONFORM TO THE APPLICABLE REQUIREMENTS OF CITY CODE CHAPTER 17.04.

DRAWING INDEX:

- A0.1 TITLE SHEET/SITE PLAN
A0.2 TITLE 17 STANDARDS NOTES
A1 DEMOLITION FLOOR PLAN
A2 PROPOSED FLOOR PLAN
A3 EXISTING AND PROPOSED ROOF PLANS
A4 EXISTING AND PROPOSED ELEVATIONS
A5 EXISTING AND PROPOSED ELEVATIONS
A6 PROPOSED SECTIONS
A7 PROPOSED MEP PLAN
C1 BOUNDARY SURVEY
CALGREEN RESIDENTIAL CHECKLIST
CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN
T-24.1 ENERGY REPORT AND CALCULATIONS
T-24.2 ENERGY REPORT AND CALCULATIONS

- S-0 GENERAL STRUCTURAL NOTES
S-1 FOUNDATION PLAN AND NOTES
S-2 CEILING FRAMING PLAN AND NOTES
S-3 ROOF FRAMING PLAN AND NOTES
SD-1 STRUCTURAL CONSTRUCTION DETAILS
SD-2 STRUCTURAL CONSTRUCTION DETAILS
SD-3 STRUCTURAL CONSTRUCTION DETAILS
SD-4 STRUCTURAL CONSTRUCTION DETAILS
WSWH1 ANCHORAGE DETAILS ENGINEERED DESIGNS
WSWH2 FRAMING DETAILS ENGINEERED DESIGNS

STRUCTURAL CALCULATIONS

1 SITE PLAN

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



(N) HIGH EFFICACY EXTERIOR WATER PROOF WALL MOUNTED LIGHT FIXTURE. BEL AIR LIGHTING, "CALI" 1-LIGHT SMALL BRONZE CYLINDER OUTDOOR WALL LIGHT SCONCE (FIXTURE IS OPEN AT THE BOTTOM), OR SIMILAR. CONSTRUCTED OF WEATHER RESISTANT IRON. WATTAGE: LED 60 WATTS EQUIVALENT. HT.: 7'-3". REFER TO 4/A1 FOR DETAILS.

REFER TO SITE PLAN 1/A0:

FRONT YARD IMPERVIOUS AREA:
426 SQ.FT. DRIVEWAY + 82 SQ.FT. LANDING = 508 SQ.FT.
FRONT YARD PERVIOUS AREA:
211 SQ.FT. DIRT + 804 SQ.FT. LAWN = 1,015 SQ.FT.
TOTAL FRONT YARD AREA: 508 + 1,015 = 1,523 SQ.FT.
FRONT YARD IMPERVIOUS AREA RATIO:
 $508 / 1,523 = 33\% < 40\%$ OK Δ

Designer

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Project Name

HOUSE ADDITION
CHEN RESIDENCE
890 BRENT DRIVE
CUPERTINO, CA 95014

Revisions	By
Δ 04/08/25	L.L.

Drawn	L.L.
Check	
Date	12/26/24
Scale	Noted

Drawing Name

TITLE SHEET
/SITE PLAN

Sheet

A0.1