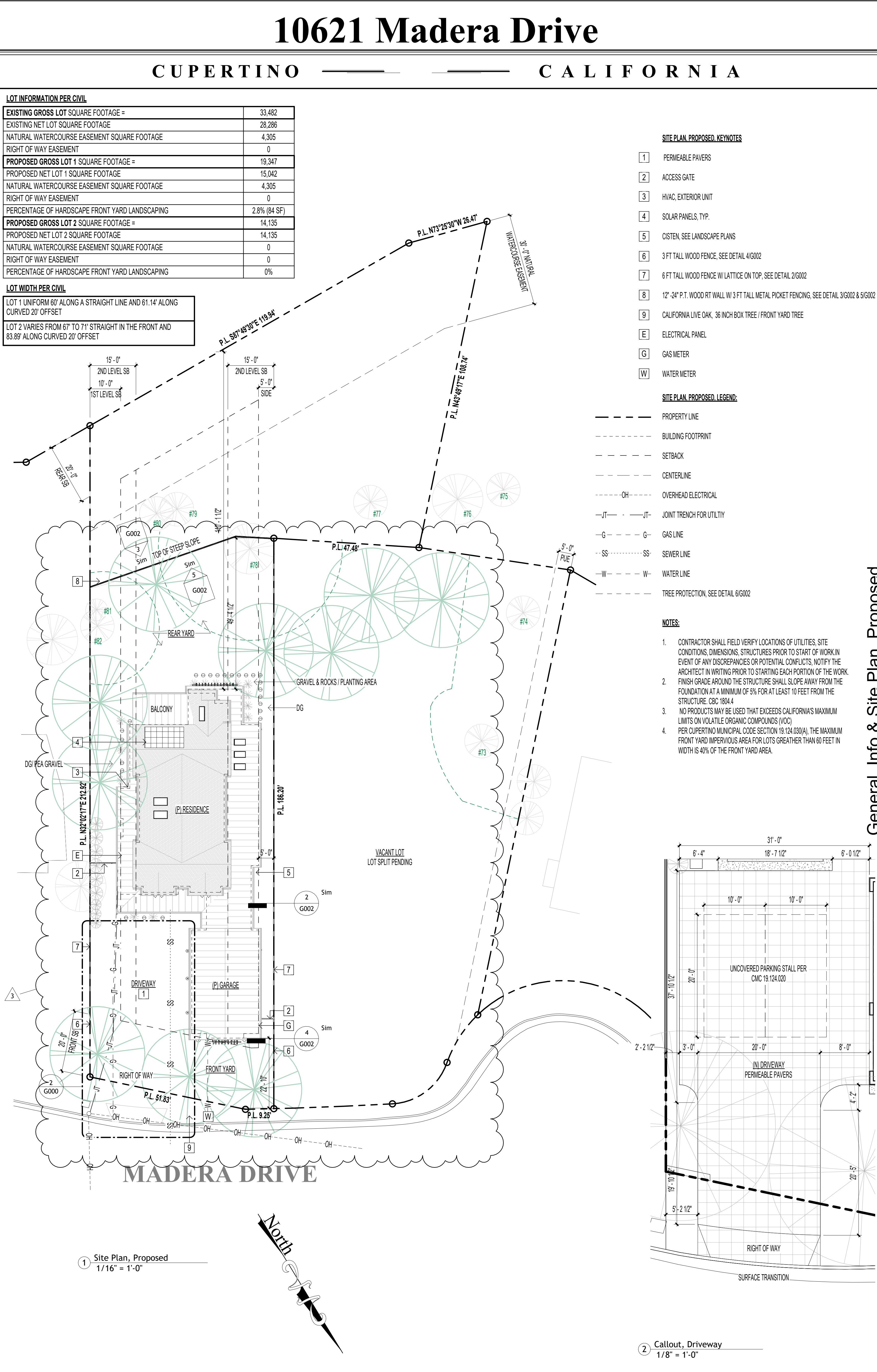


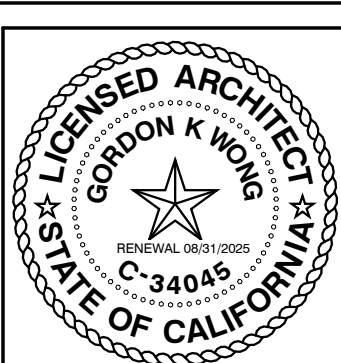
SCOPE OF WORK	BUILDING INFORMATION MODEL	
PLANNING APPROVAL: _____		
BUILDING APPROVAL: _____		
- DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE - SUBDIVISION - TM-2024-002 - PROTECTED TREE REMOVAL PER ARBORIST REPORT - NEW CONSTRUCTION SINGLE FAMILY RESIDENCE, ATTACHED 3-CAR GARAGE, AND ATTACHED JADU - PRIMARY RESIDENCE - 3,908 SF - ATTACHED JADU - 475 SF - ATTACHED 3-CAR GARAGE - 806 SF		
ADDITIONAL NOTES PER CITY OF CUPERTINO:		
- PROJECT IS SUBJECT TO THE STANDARDS AND REQUIREMENTS OF CITY CODE CHAPTER 17.04 - PROJECT CONSTRUCTION ACTIVITIES WILL CONFORM TO THE APPLICABLE REQUIREMENTS OF CITY CODE CHAPTER 17.04		
PROJECT DIRECTORY	VICINITY MAP	
OWNER:	MADERA DRIVE LLC, BEN ENGELMAN 11652 BRIDGE PARK COURT, CUPERTINO CA 95014 (408) 891-8386 LARONBENBEN@GMAIL.COM	
ARCHITECT:	GKNV ARCHITECTS INC. 710 E. MCCLINTOCK LN, STE 108, CAMPBELL, CA 95008 (408) 315-2125 GORDONKWONG@GKNVARCHITECTS.COM	
CIVIL ENGINEER:	UNDERWOOD & ROSENBLUM, INC., MATT KAMKAR 1690 OAKLAND RD, STE A144, SAN JOSE, CA 95131 (408) 453-1222 MATT@UANDR.COM	
LANDSCAPE ARCHITECT:	CSS DS, CHRISTOPHER SHERWIN 861 43RD STREET, OAKLAND CA 94608 (310) 490-0153 CSHERWIN@CSS-DS.COM	
STRUCTURAL ENGINEER:	WESLEY LIU ENGINEERING, INC. 7246 SHARON DRIVE #0, SAN JOSE, CA 95129 (408) 973-1839 WESLEYLIU@YAHOO.COM	
T24 ENERGY REPORT:	TBD	
PROJECT INFORMATION		
PROJECT LOCATION:	10621 MADERA DRIVE, CUPERTINO, CA 95014	
APH:	326-35-061	
PROJECT JURISDICTION:	CUPERTINO	
ZONING:	R1-10 (R1-X MINIMUM LOT AREA CORRESPONDS TO THE NUMBER (X), MULTIPLIED BY 1,000 SQUARE FEET)	
GENERAL PLAN USE:	LOW DENSITY (1-5 DU/ ACRE)	
OCCUPANCY:	R3	
CONSTRUCTION TYPE:	V-B, SPRINKLERED	
SETBACKS:		
FIRST LEVEL		
FRONT	20'-0"	
SIDE	15'-0" COMBINED (NO SIDE YARD SETBACK SHALL BE LESS THAN 5'-0")	
SIDE ENTERING GARAGE W/ CURVED DRIVEWAY	15'-0" (NOT MORE THAN (2) 15'-0" SETBACKS OCCUR SIDE BY SIDE)	
THREE-CAR GARAGE	2'-0" FROM WALL PLANE OF OTHER (2) SPACES	
REAR	20'-0" (MAY BE REDUCED TO 10'-0" WITH MINOR RESIDENTIAL PERMIT, REAR YARD NOT LESS THAN 20X LOT WIDTH FROM FRONT SETBACK LINE)	
SECOND LEVEL		
FRONT	25'-0"	
SIDE	30'-0" COMBINED (NO SIDE YARD SETBACK SHALL BE LESS THAN 10 FEET)	
REAR	25'-0"	
SECOND LEVEL DECKS, PATIO, OR BALCONY		
FRONT	20'-0" (MAY ENCR OACH UP TO 3'-0" INTO REQUIRED FRONT YARD SETBACK)	
SIDE	15'-0"	
REAR	20'-0"	
MAXIMUM HEIGHT		
TOTAL PRINCIPAL BLDG HEIGHT	28'-0", NO MORE THAN 2 STORIES	
FIRST FLOOR BLDG ENVELOPE	FIT IN BLDG ENVELOPE DEFINED BY 10'-0" HIGH VERTICAL LINE FROM NATURAL GRADE MEASURED AT PROPERTY LINE AND 25'-0" DEGREE ROOF LINE ANGLE PROJECTED INWARD AT 10'-0" HIGH LINE / (SEE SHEET G009)	
ENTRY FEATURE HEIGHT	14'-0" FROM NATURAL GRADE TO TOP OF PLATE / (SEE SHEET G005)	
LANDSCAPING	AT LEAST 50% OF THE FRONT YARD OF ANY PROJECT APPROVED PURSUANT TO CHAPTER 19.28.150 SHALL BE OCCUPIED BY NON-HARDSCAPE LANDSCAPING	
EASEMENT TYPE:	NONE	
FIRE SPRINKLERS:	YES, PROVIDED	
GROSS LOT AREA:	19,347 SF	
NET LOT AREA:	15,042 SF	
LOT COVERAGE:		
MAX LOT COVERAGE:	45.0% (ADD 5% FOR OVERHANGS, PATIO, PORCHES, OR SIMILAR FEATURES) / 7,521 SF	
(P) LOT COVERAGE:	4.220.30 SF / 15,042 SF (NET LOT AREA) X 100% = 28.69% , REFER TO SHEET G005 FOR CALC	
MAX FLOOR AREA RATIO:	45% OF NET LOT AREA (15,042 SF X 0.45) = 6,768.9 SF	
(P) FLOOR AREA:		
1ST LIV:	2,221	SF
JADU:	475	SF
2ND LIV:	1,687	SF
GARAGE:	806	SF
TOTAL (W/ JADU INCLUDED):	5,189	SF
(P) FLOOR AREA RATIO:	(4,714 SF (NOT INCLUDED JADU) / 15,042 (NET LOT AREA) X 100% = 31.3%	
2ND TO 1ST RATIO:		
MAX RATIO:	66%	
(P) RATIO:	55.7%	
(P) BUILDING HEIGHT:	28'-8" FROM (P) GRADE 27'-6 1/2" FROM NATURAL GRADE, REFER TO SHEET G005	
(P) LANDSCAPE:	4,448 SF (EXCLUDING CREEK HILLSIDE) REFER TO SHEET L6.02 FOR LANDSCAPE CALC. & TURF COMPLIANCE DIAGRAM	
FRONT YARD IMPERVIOUS AREA:	LOT > 80 FT IN WIDTH: 40% OF FRONT YARD AREA	
MAX IMPERVIOUS AREA PERMITTED:	94 SF 12.8% OF FRONT YARD AREA, REFER TO SHEET C2.0	
(P) IMPERVIOUS AREA:		
(P) LANDSCAPE AREA:	2,971 SF	

SHEET INDEX	
Sheet Number	Sheet Name
General	
G000	General, Info & Site Plan, Proposed
G001	General Notes, Abbreviations, & Site Plan, Existing
G001.1	Arborist Report
G002	Privacy Protection Plan
G003	Bird Safe Compliance Analysis
G004	Dark Sky Compliance Analysis
G005	Building Height & Lot Coverage Analysis
Civil	
C0.0	Title Sheet
C0.1	Topographic Survey
C1.0	Site Demolition Plan
C2.0	Lotting Plan
C3.0	Preliminary Grading & Drainage Plan
C4.0	Preliminary Utility Plan
C5.0	Stormwater Control Plan
C6.0	Detail, Section and Storm Water Calculations
C7.0	Erosion Control Plan
Landscape	
L5.00	Irrigation Notes
L5.01	Irrigation Plan
L5.02	Irrigation Schedule and MWEL0 Calculations
L5.03	Irrigation Details
L5.04	Irrigation Details
L6.00	Planting Notes
L6.01	Planting Schedule
L6.02	Planting Plan
L6.03	Landscape Planting Details
Architectural	
A101	Floor Plan, Lvl 1, Proposed
A102	Floor Plans, Lvl 2, Proposed
A103	Roof Plan, Proposed
A200	Elevations, Proposed
A300	Sections, Proposed
A700	Specifications
FLOOR AREA BREAKDOWN	
MAIN RESIDENCE:	
1ST FLOOR:	2221 SF
2ND FLOOR:	1687 SF
TOTAL:	3908 SF
JADU:	475 SF
ATTACHED GARAGE:	806 SF
2ND TO 1ST FLOOR %:	2221 (1ST FLOOR) + 806 (GARAGE) = 1687 (2ND FLOOR) / 3027 (TOTAL 1ST FLOOR) = 55.7% < 66 % (MAX)
BALCONY:	162 SF
REAR PATIO (COVERED):	162 SF
PORCH:	160 SF
APPLICABLE CODES	
2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA GREEN BUILDING CODE - CITY OF CUPERTINO MUNICIPAL CODE - ALL OTHER STATE AND LOCAL LAWS, ORDINANCES, AND REGULATIONS	

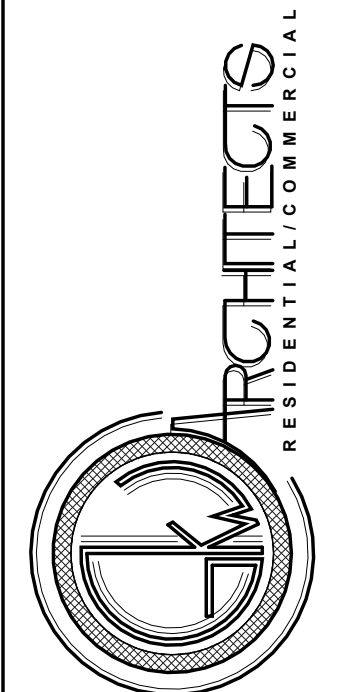




General, Info & Site Plan, Proposed



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GKNV ARCHITECTS
RESIDENTIAL / COMMERCIAL

10621 Madera Drive
Cupertino, CA, 95014

Revision Schedule		
Number	Description	Date
1	[PLNG]	2024.12.26
2	[PLNG]	2025.06.09
3	[PLNG]	2025.08.13

General, Info & Site Plan, Proposed

G000

SCALE As indicated

9/11/2025 9:35:28 AM