

SCOPE OF WORK

DUPLEX RESIDENTIAL NEW CONSTRUCTION 3,099 SF

- 1ST PRIMARY UNIT 1,702 SF
 - 3 BED 2.5 BATH
 - KITCHEN & DINING
 - FAMILY ROOM
 - LAUNDRY
 - GARAGE 442 SF
- 2ND PRIMARY UNIT 1,397 SF
 - 3 BED 2.5 BATH
 - KITCHEN & DINING
 - LAUNDRY
 - GARAGE 228 SF

PROJECT DIRECTORY

OWNER:

CHI TAT LAW & WANCHI SO
22620 ALCALDE RD, CUPERTINO, CA 95014

ARCHITECT:

GKW ARCHITECTS INC. | 710 E. MCGLINCY LN. STE 109, CAMPBELL CA 95008
408-315-2125 | GORDONKWONG@GKWARCITECTS.COM

GEOTECHNICAL ENGINEERING:

GEOENGINEERING CONS. INC. | 2603 CAMINO RAMON, STE 200, SAN RAMON CA 945
925-321-5550 | KAMRAN@GEOENGINEERINGCONSULTANTS.COM

STRUCTURAL ENGINEER:

4X ENGINEERING, INC. | 1885 MERIDIAN AVE, SAN JOSE CA 95125
408-642-5464 | CONTACT@4XENGINEERING.COM

LAND SURVEYOR:

ROBERT C. LAND SURVEYOR | 966 ELISIE MAE DR., BOULDER CREEK CA 95006
831-359-1750 | ROBERTJAMESCRAIG@GMAIL.COM

T24 ENERGY REPORT:

CARSTAIRS ENERGY, INC. | 2238 BAYVIEW HEIGHTS DR, SUITE E, LOS OSOS, CA 9
805.904.9048 | WWW.CARSTAIRSENERGY.COM

JURISDICTION:

CITY OF CUPERTINO | 10300 TORRE AVENUE, CUPERTINO CA 95014
408-777-3228 | BUILDINGINSPECTORS@CUPERTINO.GOV

SANITATION:

CUPERTINO SANIT. DIST. | 20863 STEVENS CREEK BLD, STE 100, CUPERTINO CA 95
408-253-7071 | INFO@CUPERTINOSANITARYDISTRICT.ORG

PROJECT INFORMATION

PROJECT LOCATION:

22620-22630 ALCALDE RD, CUPERTINO, CA 95014

APN:

342-16-102

ZONING:

TWO FAMILY RESIDENTIAL: R2-4.25

LOT SIZE:

8,511 SF / 0.19 ACRES

OCCUPANCY TYPE:

R3

CONSTRUCTION TYPE:

V-B, SPRINKLERED

PRIMARY RESIDENCE SET BACKS:

MAX. LOT COVERAGE: 40% OF NET LOT AREA (EXCLUDE EASEMENT)
40% x 6,901 SF = 2,760.40

PROPOSED LOT COVERAGE: 39.97% = 2758 SF / 6,901 SF

MAX. STORIES/ HEIGHT: 2 STORIES / 30'-0"

MAX. RESIDENTIAL UNITS ALLOWED: 2

1ST FLOOR SETBACK:

PER CMC.TABLE 19.32.060

FRONT: 20'-0"

SIDE (INTERIOR): 17'-9.5"

(COMBINED)= 0.2 X 89 FT, 20% OF LOT WIDTH MEASURED AT FRONT SB LINE

REAR: 10'-0" (REQUIRED REAR-YARD SETBACK AREA IS NO LESS THAN 850 SF)

2ND STORY SETBACK

FRONT	20'-0"
SIDE	20'-9.5"(COMBINED), AT LEAST 3'-0" MORE THAN FIRST FLOOR SETBACK
REAR	15' 2 1/2" (20% OF LOT DEPTH = 76 FT x 0.2)

FLOOR AREA BREAKDOWN

(E) RESIDENCE:

1ST FLOOR	1,865	SF
DETACHED GARAGE:	422	SF
TOTAL, HABITABLE:	1,865	SF
TOTAL, GROSS:	2,287	SF

(P) RESIDENCE:

1ST UNIT		
LEVEL 1	527	SF
LEVEL 2	733	SF
GARAGE	442	SF
TOTAL HABITABLE	1,260	SF
TOTAL GROSS	1,702	SF
2ND UNIT		
LEVEL 1	479	SF
LEVEL 2	690	SF
GARAGE	228	SF
TOTAL HABITABLE	1,169	SF
TOTAL GROSS	1,397	SF

LOT COVERAGE: 1,740 SF / 6,901 SF = 25.21% < 40% {OKAY}

UNITS DIFFERENCE RATIO

1702 SF - 1397 SF = 305 SF
(1702 SF + 1397 SF) / 2 = 1,549.5 SF
305 / 1,549.5 = 19.68% < 20% {OKAY}

PARKING

REQUIRED
PROPOSED

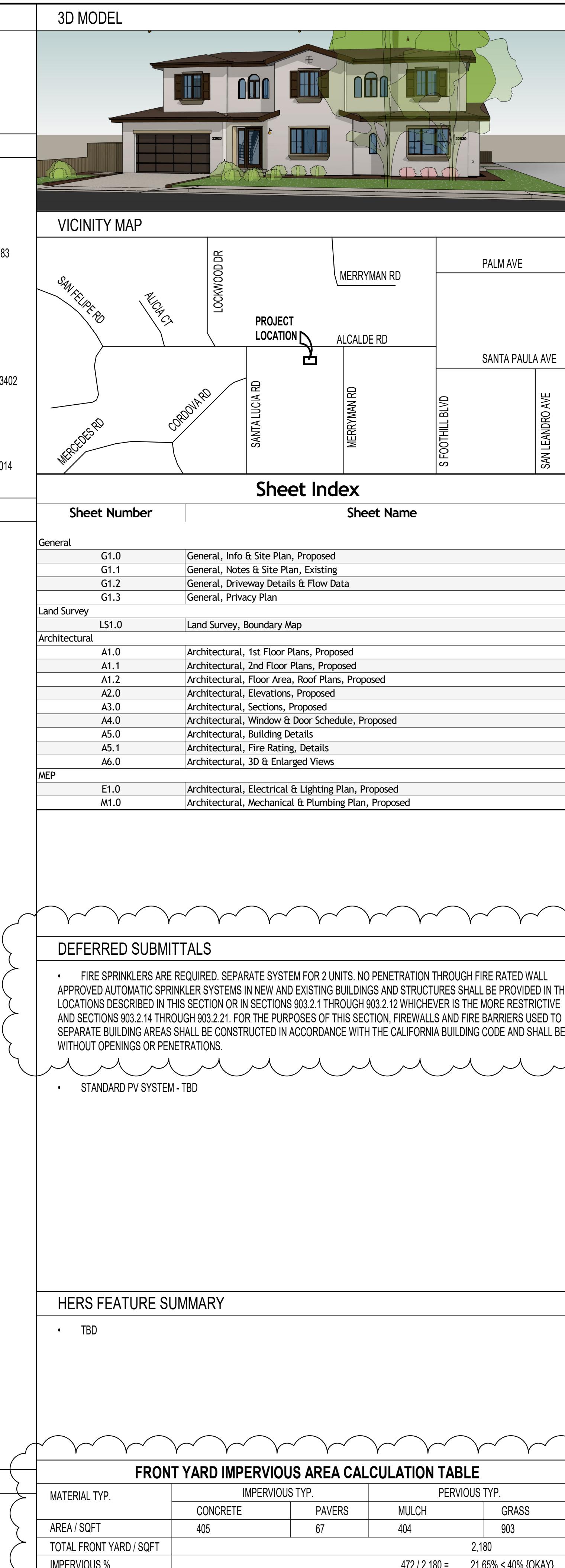
6 PARKING SPACES FOR 2 UNITS (1.5 ENCLOSED AND 1.5 OPEN FOR EACH UNIT)
6 PARKING (3 ENCLOSED + 3 OPEN)

JURISDICTION

CITY OF CUPERTINO DEPARTMENT OF PLANNING AND DEVELOPMENT

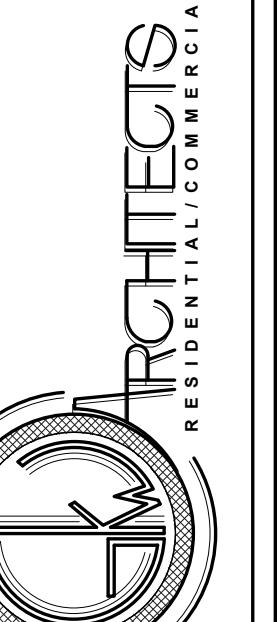
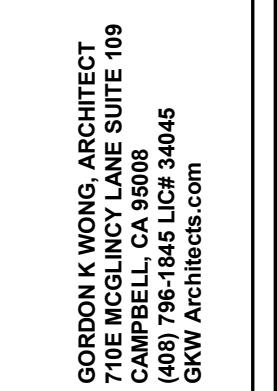
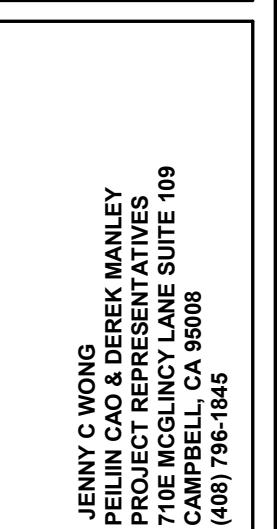
APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY OF CUPERTINO MUNICIPAL CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES & REG.



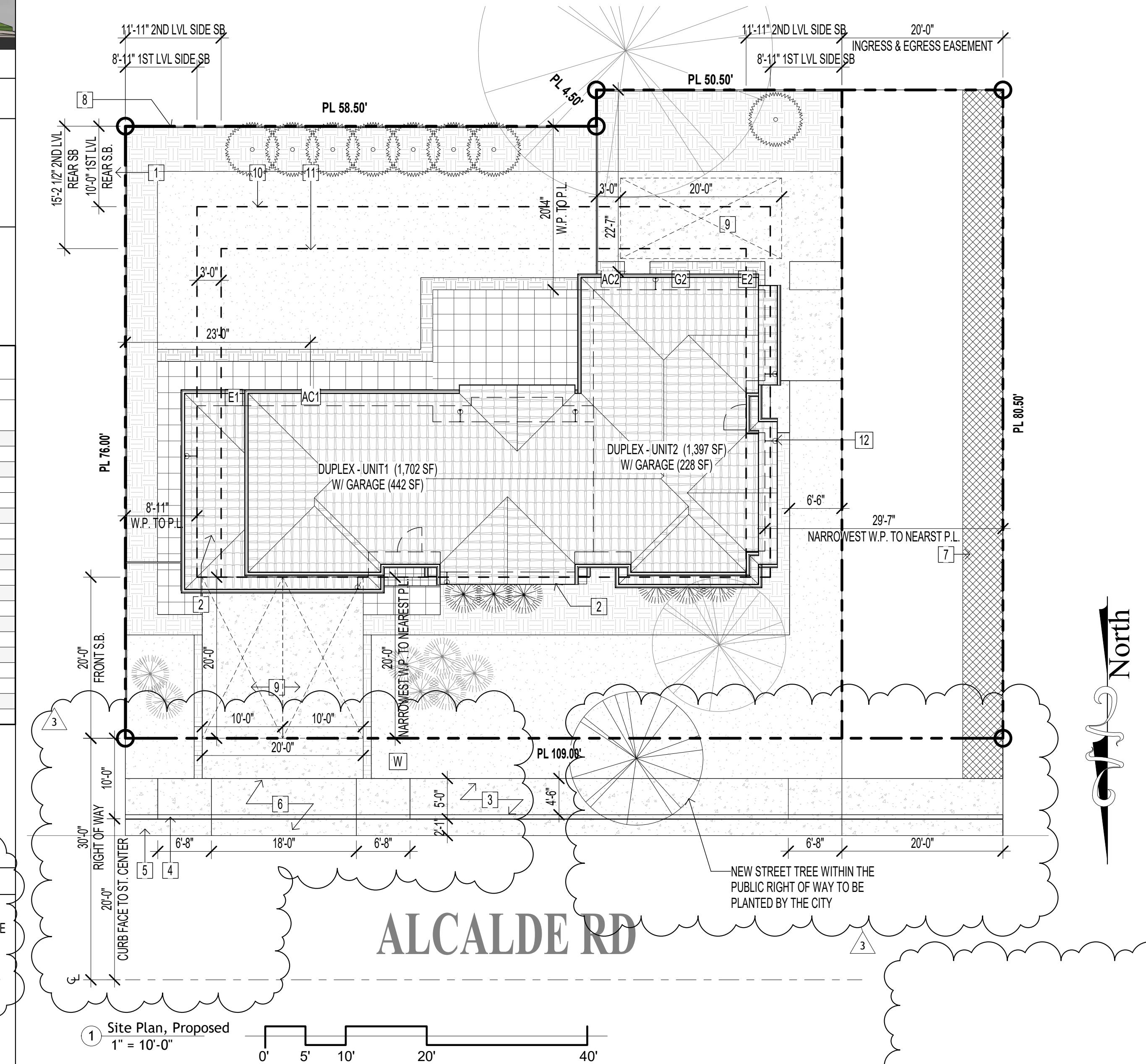
ALCALDE DUPLEX

C U P E R T I N O = = C A L I F O R N I A



General, Info & Site Plan, Proposed

**New Construction Duplex
22620-22630 Alcalde Road**



General, Info &
Site Plan,
Proposed

G1.0

