



Community Development Department
Planning Division – Cupertino

APPROVED

R-2018-20

Application Number(s)

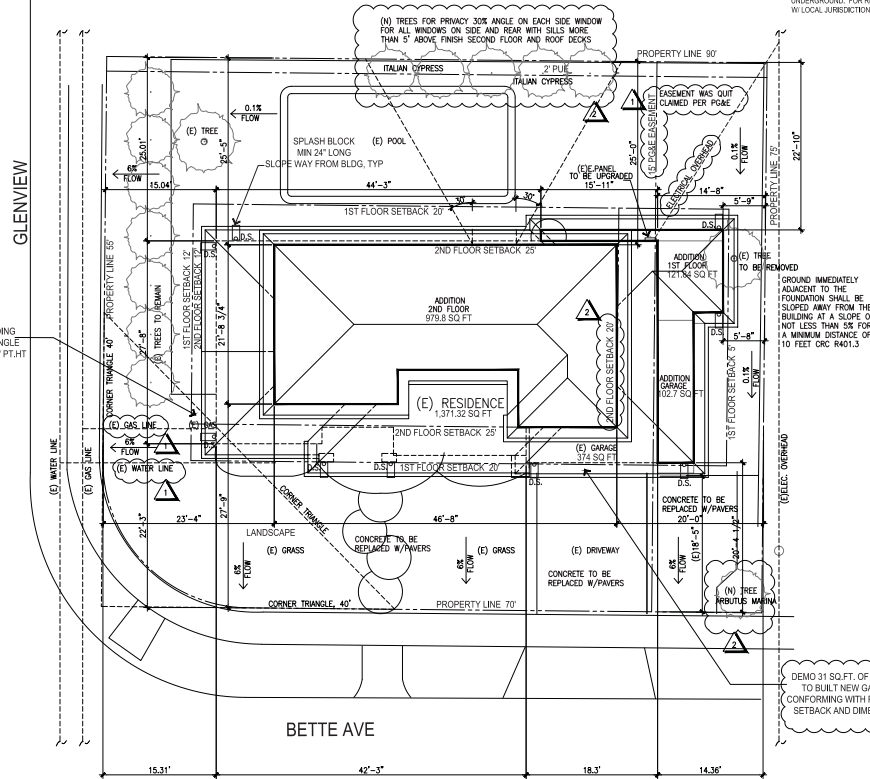
Approval Body: Admin Hearing

Approval Date: 08/13/18

Signature: Gian Paolo Martire
City Manager

GENERAL NOTES

- ALL TREE PROTECTIVE FENCING SHALL BE INSTALLED & INSPECTED BY LOCAL JURISDICTION AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
- NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIP LINE OF ANY ORNAMENTAL PROTECTED TREES ON THE SITE.
- APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- ALL UTILITIES FOR NEW CONSTRUCTION SHALL BE UNDERGROUND. FOR REMODELS AND RENOVATIONS, CHECK WITH LOCAL JURISDICTIONS.



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

BETTE AVE RESIDENCE ADDITION 10550 BETTE AVE CUPERTINO, CA 95014

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (TITLE 24) AND ALL OTHER LOCAL CODES AND ORDINANCES OF THE GOVERNING AUTHORITY HAVING JURISDICTION, AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THESE DOCUMENTS TO COMPLY THERETO.
- ALL DRAWINGS ARE TO BE USED IN CONCERT WITH EACH OTHER. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE DOCUMENTS, HE SHALL PROMPTLY REQUEST FROM THE DESIGNER CLARIFICATION OF GOVERNING CRITERIA. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT PLACEMENT, ORIENTATION AND COORDINATION OF WORK. INFORMATION SHOWN IN THE LARGEST GRAPHIC REFERENCE DRAWINGS.
- NOTATIONS MARKED "TYPICAL" (TYP) SHALL BE CONSISTENT THROUGHOUT ALL SUCH REFERENCE NOMENCLATURE, SYMBOLS AND DRAWING INDICATIONS OF LIKE OR SIMILAR KIND.
- DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION CONDITIONS AND DIMENSIONS PRIOR TO ORDERING, FABRICATING, AND INSTALLATION OF ANY ASSOCIATED WORK. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL PROMPTLY REQUEST FROM THE DESIGNER CLARIFICATION PRIOR TO COMMENCEMENT OF ASSOCIATED WORK.
- DIMENSIONS ARE RELATED SPECIFICALLY TO FACE OF CONCRETE, FACE OF MASONRY, FACE OF EXTERIOR STUDS, CENTERLINE OF STRUCTURAL COLUMNS AND BEAMS, OR CENTERLINE OF INTERIOR STUDS, UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS ARE INDICATED FROM FINISHED SURFACES OF MATERIALS OR ASSEMBLIES.
- BUILDING ELEVATION REFERENCES ARE FROM DIRECT APPLICATION OF FINISH FLOORING APPLIED TO THE STRUCTURAL FLOOR SUBSTRATE OF THE GROUND FLOOR (MAIN ENTRANCE). CONTRACTOR SHALL INCLUDE REQUIRED DEPRESSIONS AND/OR PROJECTIONS IN ACHIEVING REQUIRED ELEVATIONS. CEILING HEIGHTS ARE INDICATED TO FINISHED SURFACES UNLESS OTHERWISE NOTED.
- KEYNOTES USED ON THE DRAWINGS ARE FOR ASSEMBLIES, MATERIAL REFERENCES AND NOTES. REFER TO THE KEYNOTE LEGEND ON THE RESPECTIVE DRAWING FOR THE INFORMATION WHICH RELATES TO EACH KEYNOTE. NOT ALL KEYNOTES REFERENCED MAY BE APPLICABLE TO SIMILAR TYPE DRAWINGS.
- EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER AND CONTRACTOR DO NOT GUARANTEE EXISTING CONDITIONS INDICATED ON THESE DOCUMENTS.
- MATERIALS SUSPECTED OF CONTAINING ASBESTOS THAT ARE DISCOVERED DURING THE PROGRESS OF THE WORK SHALL BE REPORTED TO THE OWNER. WORK IN THAT PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER TESTS THE SUSPECT MATERIAL AND IT IS FOUND TO BE SAFE, OR UNTIL THE SUSPECT MATERIAL HAS BEEN PROPERLY ABATED.
- CONTRACTOR SHALL VERIFY, AT SITE, ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIDS. SITE VISITS DURING BIDDING SHALL BE COORDINATED WITH THE OWNER IN ACCORDANCE WITH PROVISIONS OF THE SPECIFICATIONS.
- CONTRACTOR SHALL PROTECT ALL EXISTING WORK. ANY DAMAGED WORK SHALL BE REPLACED WITH THE SAME MATERIALS, INCLUDING MATCHING THE EXISTING COLORS AND TEXTURES.
- CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH LOCAL ORDINANCES.

NOTES FOR REMODELING AND ADDITIONS:

- Existing construction shown on drawings as well as these drawings are based upon information obtained from existing drawings and/or field measurements.
- Contractor shall verify all existing field conditions prior to starting construction.
- If existing structural members are encountered during demolition which are not as to be removed, these shall be brought to the attention of the Contractor or Engineer immediately prior to any further demolition.
- Remove and relocate (a) mechanical, electrical, plumbing and other items not indicated on plans, as required for construction of remodeled area. All areas to be patched and repainted to match existing.

PROJECT INFORMATION

DESIGNER: D-SQUARE STUDIO
2193 SUMMERTON DR.
SAN JOSE, CA
(408) 625-9171
jward@d-squarestudio.com

STRUCTURAL: ACX ENGINEERING
6025 CROWN BLVD
SAN JOSE, CA
(408) 228-5017
cnyu@acx.com

ZONING: R-1-10 - SINGLE FAMILY
TYPE OF CONST: V-8 - 35-616
APR: 389-26-016

LOT SIZE:	EXISTING CONDITIONS	PROPOSED PROJECT
FIRST FLOOR AREA	5,657.1 SQ. FT.	5,657.1 SQ. FT.
SECOND FLOOR	1,371.32 SQ. FT.	1,465.1 SQ. FT.
TOTAL:	7,028.42 SQ. FT.	7,122.2 SQ. FT.
GARAGE:	373.3 SQ. FT.	417.6 SQ. FT.
TOTAL AREA	7,401.72 SQ. FT.	7,539.8 SQ. FT.
ENTRY	110 SQ. FT.	47.50 SQ. FT.

F.A.R. 28% 44%
NO. OF STORIES 1 4
NO. OF BEDROOMS 3 4
NO. OF BATHROOMS 2 3

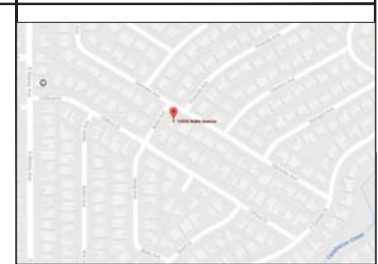
LOT COVERAGE	EXISTING CONDITIONS	PROPOSED PROJECT
area covered by all structures	1,854.62	1,990.1
coverings	373.34	388.81
TOTAL	2,227.96 / 6,657.1	2,378.91 / 6,657.1
	32%	36%

CODES

APPLICABLE CODES:

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2016 CALIFORNIA REFERENCE STANDARDS CODE (CRRS)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA MECHANICAL CODES (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC)

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

- A-0.0 TITLE SHEET - SITE PLAN
- A-0.1 CAL GREEN NOTES
- A-0.2 EXISTING/CONDO PLAN
- A-0.3 FLOOR PLANS
- A-0.4 ELEVATIONS
- A-0.5 SECTIONS
- A-0.6 ROOF PLAN

T-1.0 LAND SURVEY
BEST MANAGEMENT PRACTICES (CITY OF CUPERTINO)

PROJECT DESCRIPTION

REMODELING OF MAIN FLOOR 1,372 SQ. FT. INCLUDING: KITCHEN, LIVING ROOM, DINING, FAMILY ROOM, (N) LAUNDRY ROOM, (N) BATHROOM, ADDITION OF 123.5' (121.84'-02.71') TO (N) BEDROOM 4 AND 6.73 SQ. FT. TO LIVING ROOM

ADDITION OF NEW SECOND FLOOR 979.8 SQ. FT. (N) MASTER BEDROOM AND (N) MASTER BATHROOM, (N) 2 BEDROOMS AND (N) 2 BATHROOMS

DEMO AREA OF GARAGE CURRENTLY OVER FRONT SETBACK (1' SQ. FT.) ADDITION TO GARAGE AREA OF 102.7 SQ. FT. TO COMPLY WITH 2020 CLEAR PARKING AREA



D-SQUARE STUDIO
www.d-squarestudio.com
408-625-9171

BETTE AVE RESIDENCE ADDITION
10550 BETTE AVE CUPERTINO, CA 95014

REVISIONS:
PLANNING COMM. JUN 26, 2017
PLANNING COMM. FEB 16, 2018
PLANNING COMM. APR 4, 2018

SHEET TITLE SHEET & SITE PLAN

SCALE AS SHOWN

DATE 3.1.2017

PRJ.No. 2017-05

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A-0.0

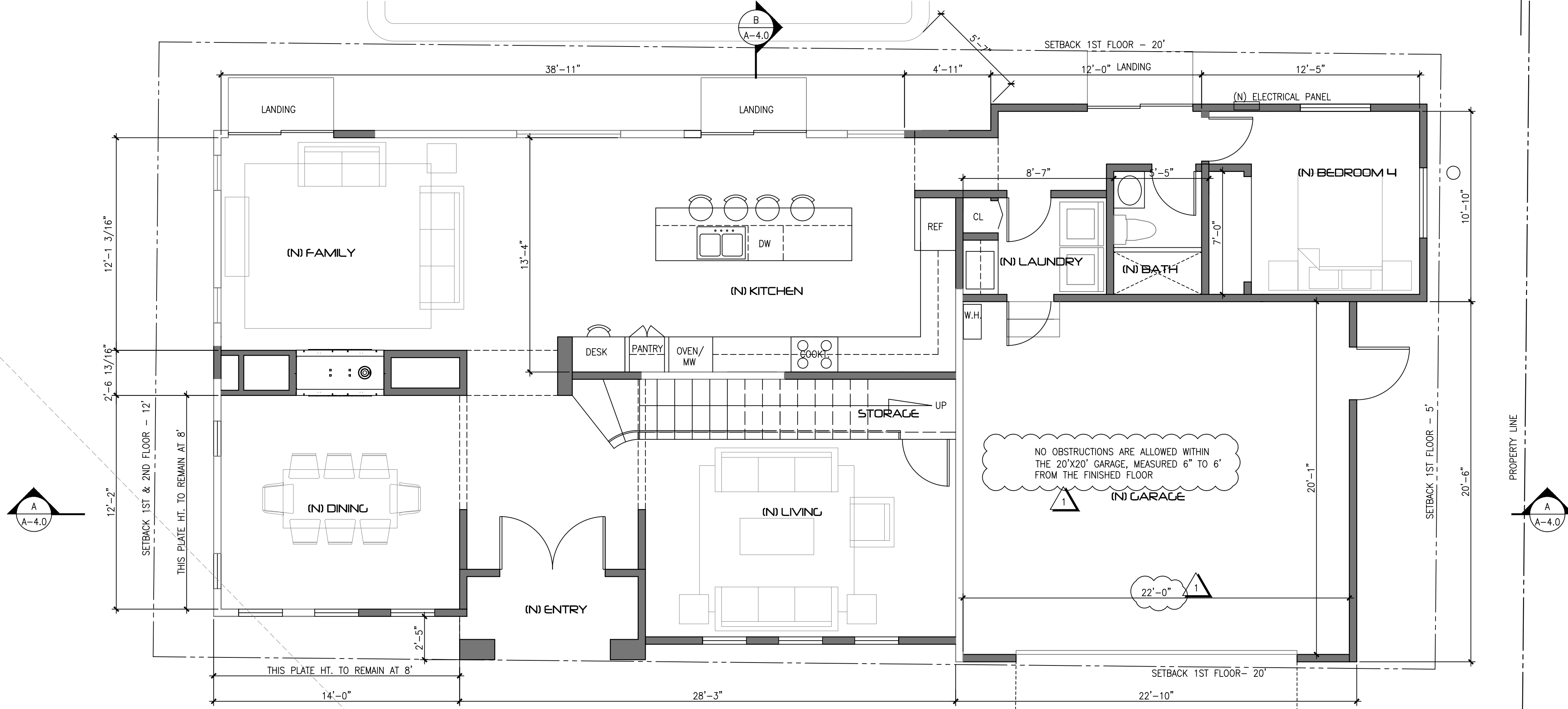
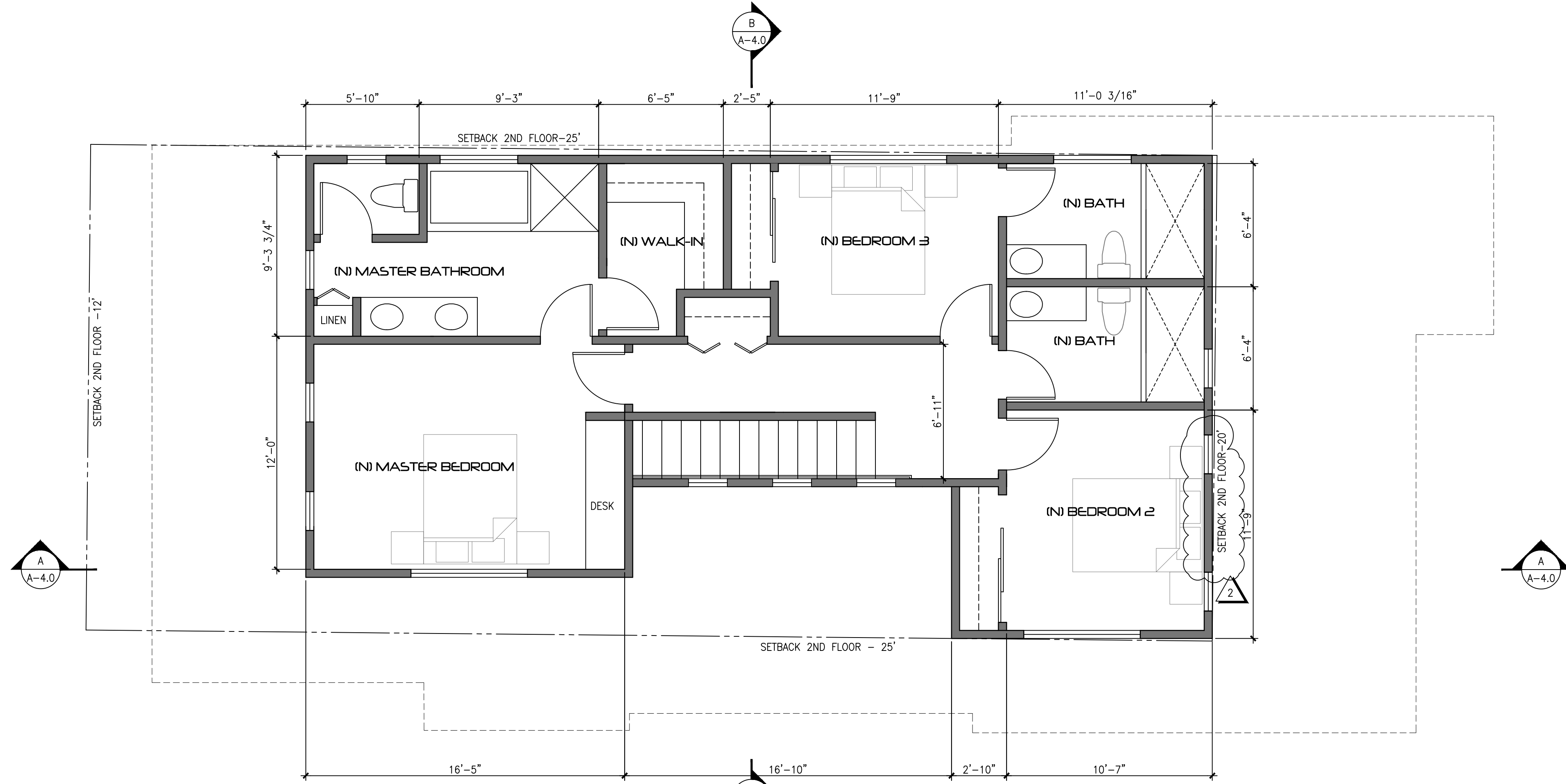
AREA NOT SET FOR CONSTRUCTION (BLUE)
APPROVED AND STAMPED BY BUILDING DEPARTMENT

1S FLOOR: 1,465 SQ.FT.
2ND FLOOR: 980 SQ.FT.
GARAGE: 477.6 SQ.FT.

2,922.6 TOTAL

2,922.6 / 6,657.1

FAR: 44%



D-SQUARE STUDIO

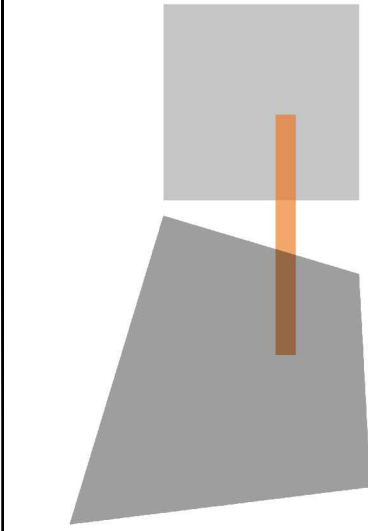
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10550 BETTE AVE CUPERTINO, CA 95014

REVISIONS:	
1	PLANNING COMM. JUN 26,2017
2	PLANNING COMM. FEB 16,2018
SHEET	FLOOR PLAN
SCALE	AS SHOWN
DATE	3.1.2017
PRJ.No.	2017-05
DRAWN BY: www.d-squarestudio.com 408-625-9171	
A-2.1	
PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT	



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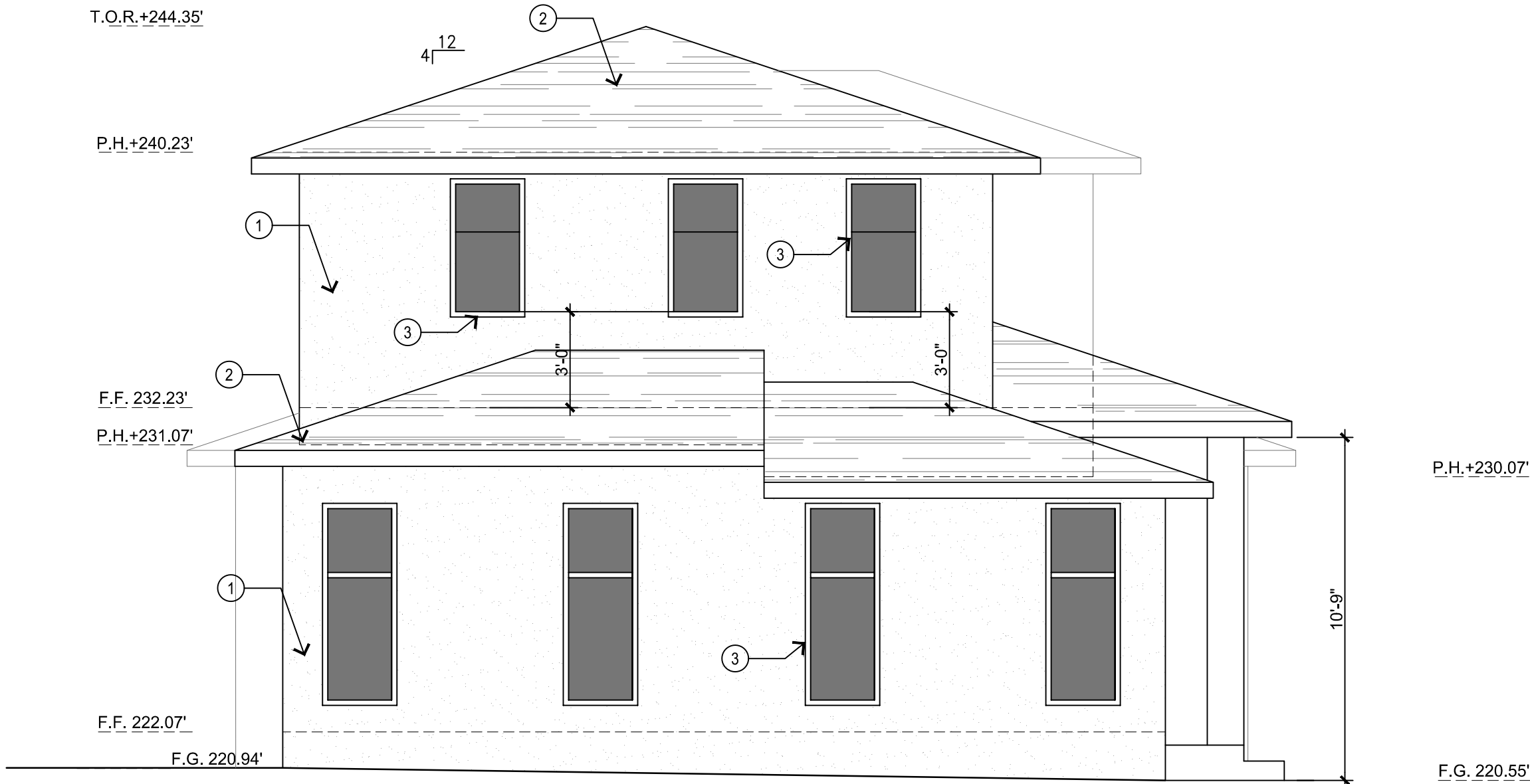
REVISIONS:
1 PLANNING COMM. JUN 26,2017

SHEET	ELEVATIONS
SCALE	1/4" = 1'-0"
DATE	3.1.2017
PRJ.No.	2017-05

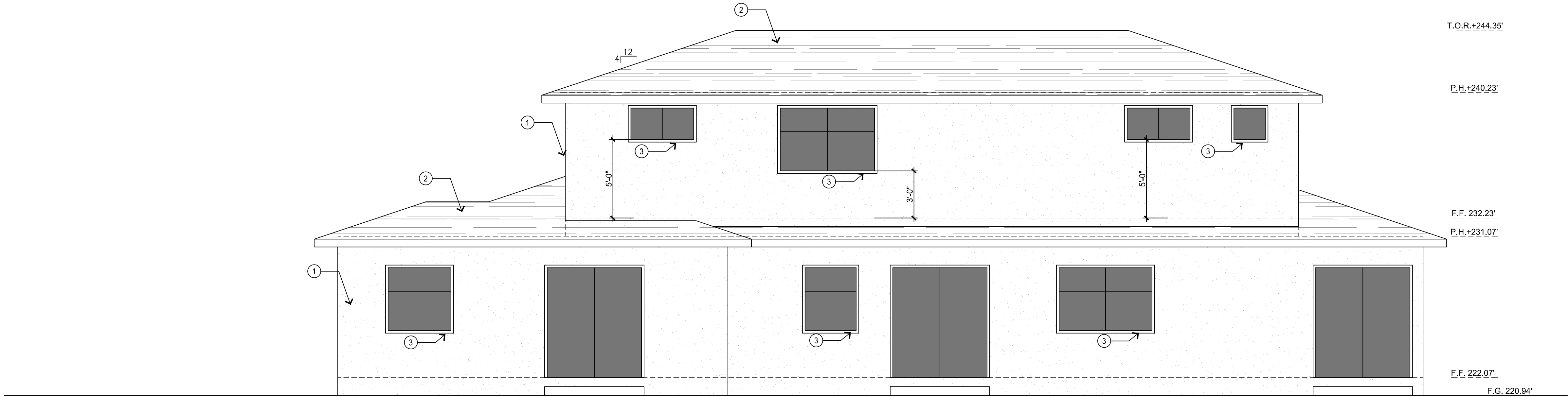
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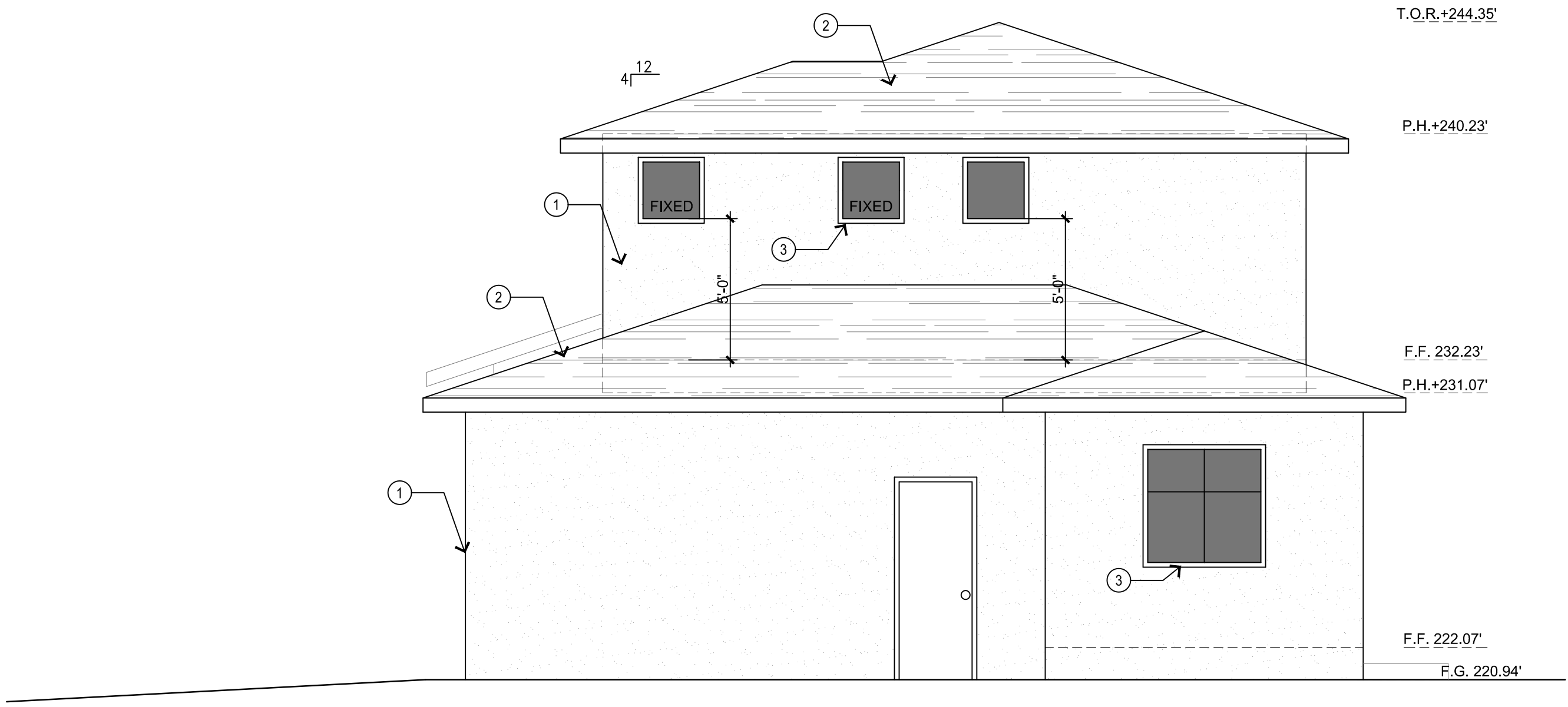
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(N) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



(N) EAST ELEVATION
SCALE: 1/4" = 1'-0"



(N) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

1

STUCCO , PAINTED SHERWIN WILLIAMS SW 6142 MACADAMIA

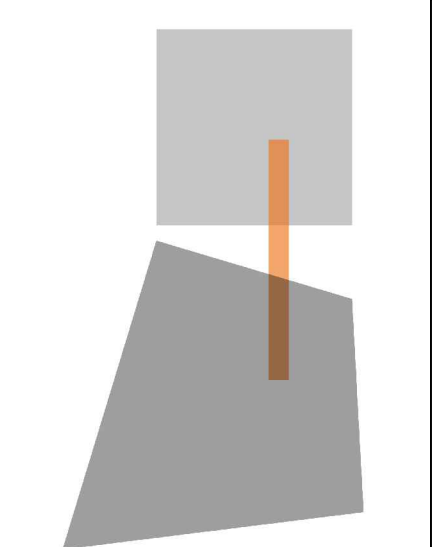
2

CLASS A,THREE PIECE LAMINATED FIBER GLASS LANDMARK TL ROOFING SHAKES

3

BRONZE ANONDIZED ALUMINUM WINDOWS BY MILGARD EXTERIOR TRIM PAINTED KELLY MOORE 417 OXFORD BROWN

1



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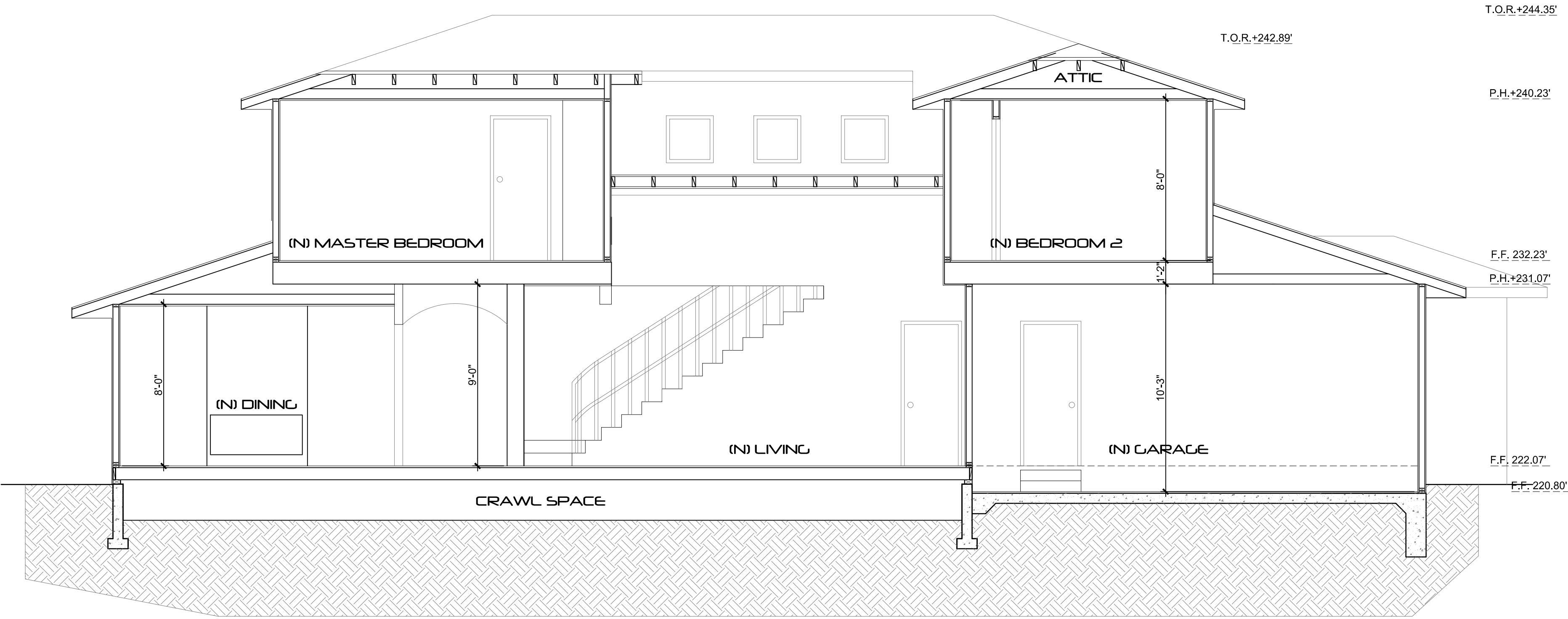
REVISIONS:

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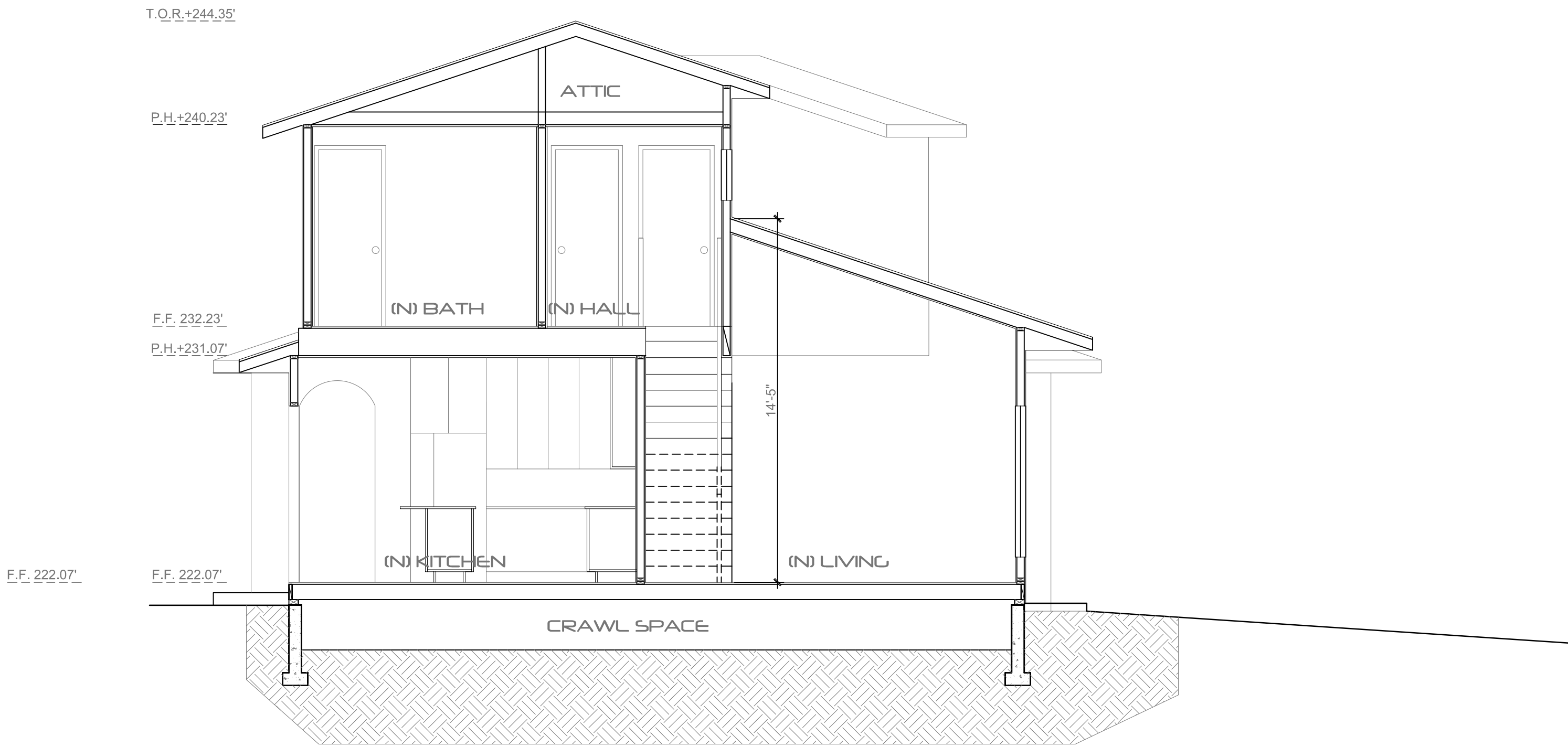
PLANNING COMM. JUN 26,2017

A-3.1

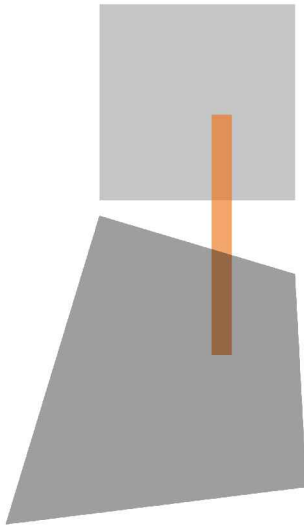
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SECTION A
SCALE: 1/4" = 1'-0"



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



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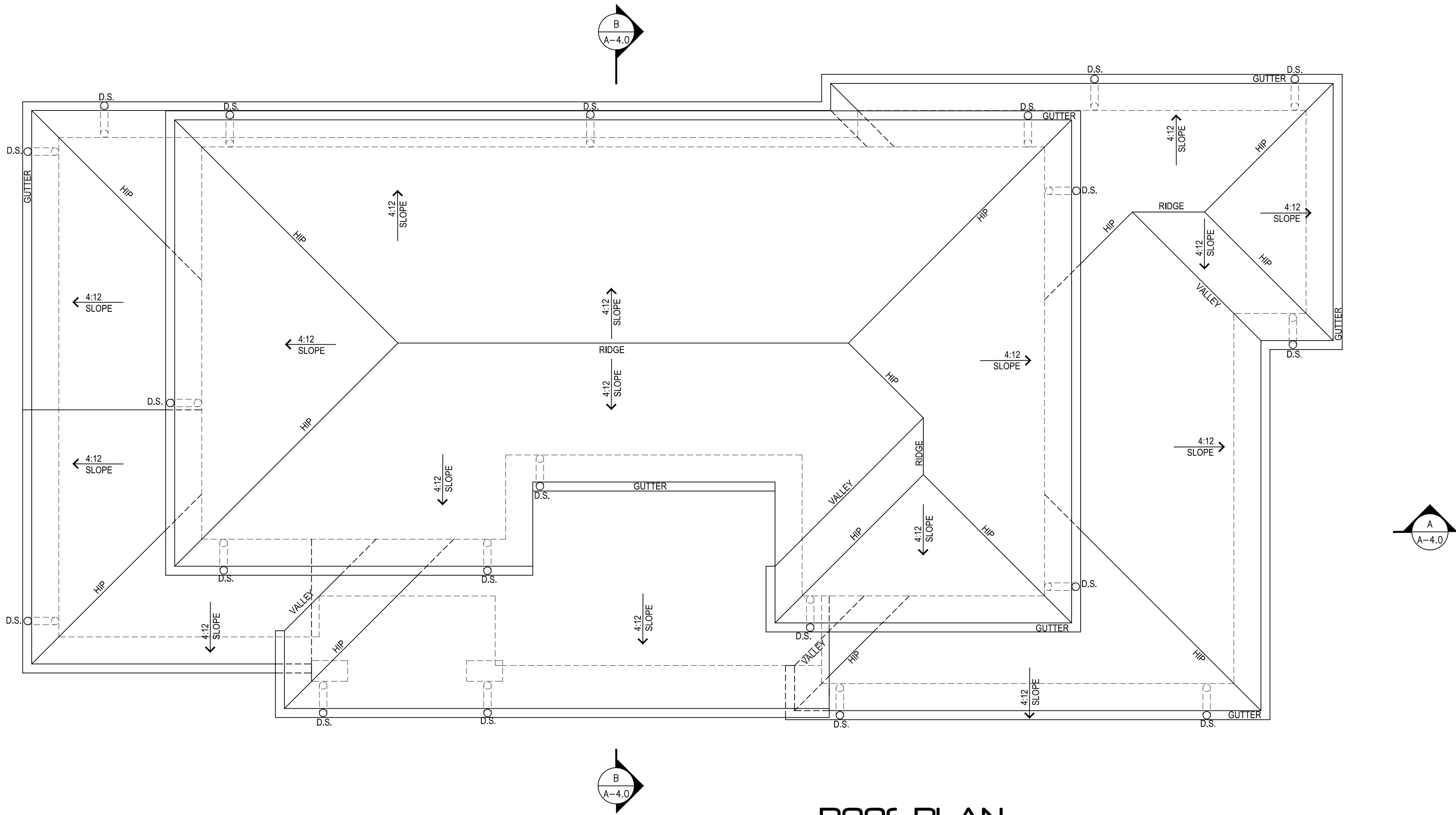
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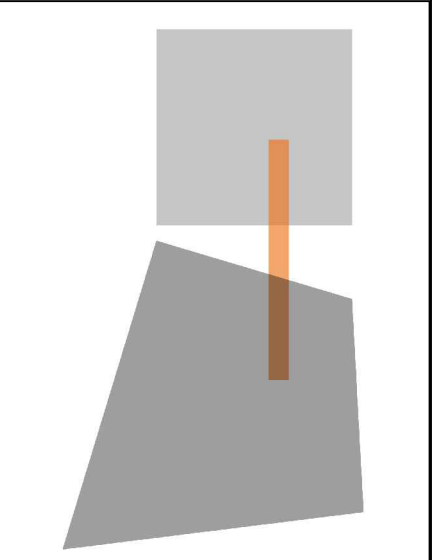
SHEET	SECTIONS
SCALE	1/4" = 1'-0"
DATE	3.1.2017
PRJ.No.	2017-05

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A-4.0



ROOF PLAN
SCALE 1/4" = 1'-0"



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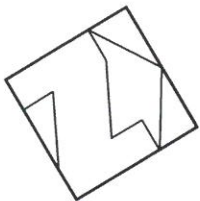
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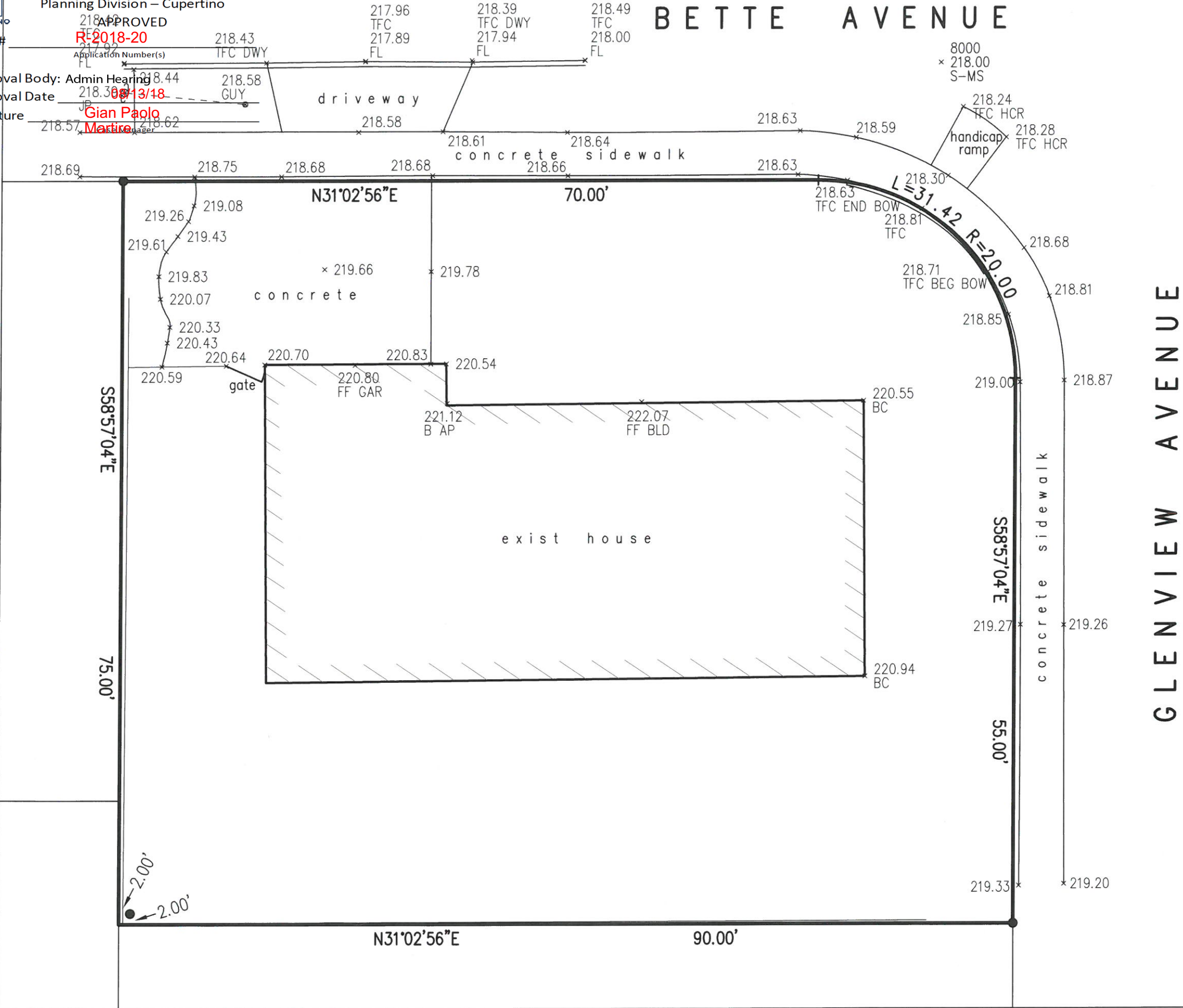


Case # **R-2018-20**
Approval Body: Admin Hearing
Approval Date: **08/13/18**
Signature: **Gian Paolo Martini**

BETTE AVENUE



Scale: 1"=10'



● DENOTES SET 3/4" IRON PIPE
TAGGED PLS 6809 PER
CORNER RECORD NO. 2910
(ON FILE WITH COUNTY SURVEYOR)



John K. King
4-19-18



Site Plan / Boundary Survey		
10550 Bette Avenue		
City of Cupertino, CA		
APN 369-26-016	Job No. 17083	Sht 1 of 1