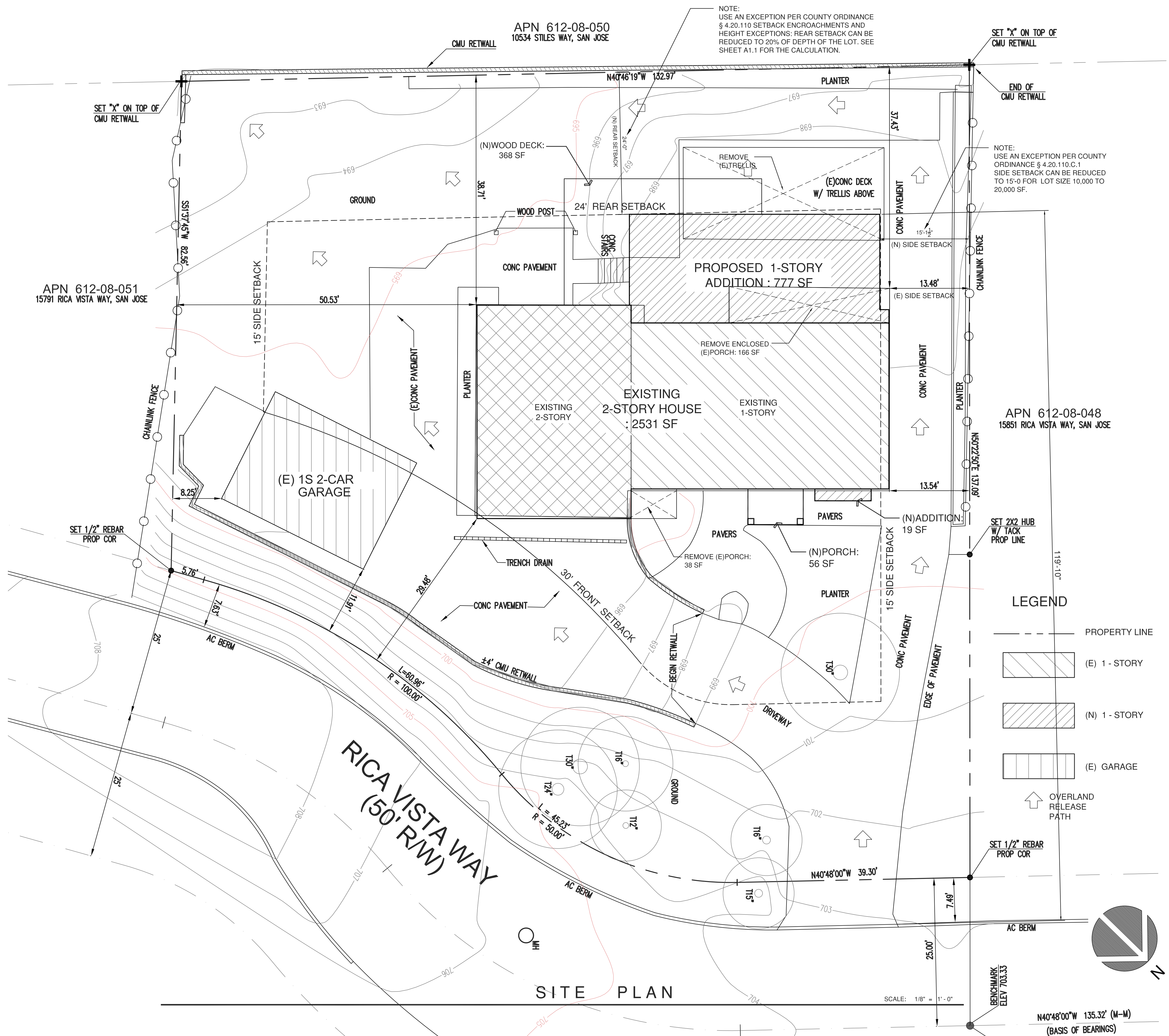


D
E
3
4
Y
3
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E
F
3
1



SITE PLAN

NOTE:
USE AN EXCEPTION PER COUNTY ORDINANCE
§ 4.20.110 SETBACK ENCROACHMENTS AND
HEIGHT EXCEPTIONS: REAR SETBACK CAN BE
REDUCED TO 20% OF DEPTH OF THE LOT. SEE
SHEET A1.1 FOR THE CALCULATION.

NOTE:
USE AN EXCEPTION PER COUNTY
ORDINANCE § 4.20.110.C.1
SIDE SETBACK CAN BE REDUCED
TO 15'-0\"/>

SCOPE OF WORKS

1. ADDITION OF 796 SF IN THE BACKYARD FOR (N) LIVING ROOM AND (N) MASTER SUITE
2. REMODELING (E) FLOOR OF 1218 SF ON 1st FLOOR
3. ADD FRONT PORCH OF 56 SF
4. (N)WOOD DECK OF 368 SF

PROJECT INFORMATION

A.P.N. : 612-08-050
 ZONING DISTRICT : RR-d1
 TYPE OF CONSTRUCTION : V-B
 OCCUPANCY : R-3, U
 FIRE SPRINKLER SYSTEM : NONE
 SIZE OF LOT : 14375 SQ FT (RECORDED SIZE)
 : 15782 (COMPUTED SIZE ON GIS)
 BUILT : 1962

APPLICABLE CODES:
 2022 CBC CALIFORNIA BUILDING CODE
 2022 CRC CALIFORNIA RESIDENTIAL CODE
 2022 CPC CALIFORNIA PLUMBING CODE
 2022 CMC CALIFORNIA MECHANICAL CODE
 2022 CEC CALIFORNIA ELECTRICAL CODE
 2022 CFC CALIFORNIA FIRE CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CAL Green CODE
 COUNTY OF SANTA CLARA ORDINANCES

TABULATIONS

LOT AREA		6420 SF (60' x 107')				
		Existing	Existing Removed	New	Total	
LIVING AREA	1st FL	1595 SF	-	796 SF	2391 SF	Total Floor 3327 SF
	2nd FL	936 SF	-	-	936 SF	
GARAGE		533 SF	-	-	533 SF	
GARAGE (DET)		537 SF	-	-	533 SF	
PORCH		204 SF	(204 SF)	56 SF	56 SF	

SHEET INDEX

A1 SITE PLAN & PROJECT DATA
 A1.1 AVERAGE LOT WIDTH CALCULATION & THE CLOSEST FIRE HYDRANT

LEGEND

- PROPERTY LINE
- [Hatched Box] (E) 1 - STORY
- [Hatched Box] (N) 1 - STORY
- [Hatched Box] (E) GARAGE
- ↑ OVERLAND RELEASE PATH

FIRE PROTECTION INFO

1. SEE THE TABULATION ABOVE FOR THE TOTAL SQUARE FOOTAGE
2. TYPE OF CONSTRUCTION OF ALL BUILDINGS IS V-B
3. NO SPRINKLERS ARE PROVIDED.
4. WATER SERVICE IS PROVIDED BY SAN JOSE WATER COMPANY.
5. SEE SHEET A1.1 FOR INFO OF THE CLOSEST FIRE HYDRANT.

THE PARCEL IS WITHIN " WILDLAND URBAN INTERFACE".

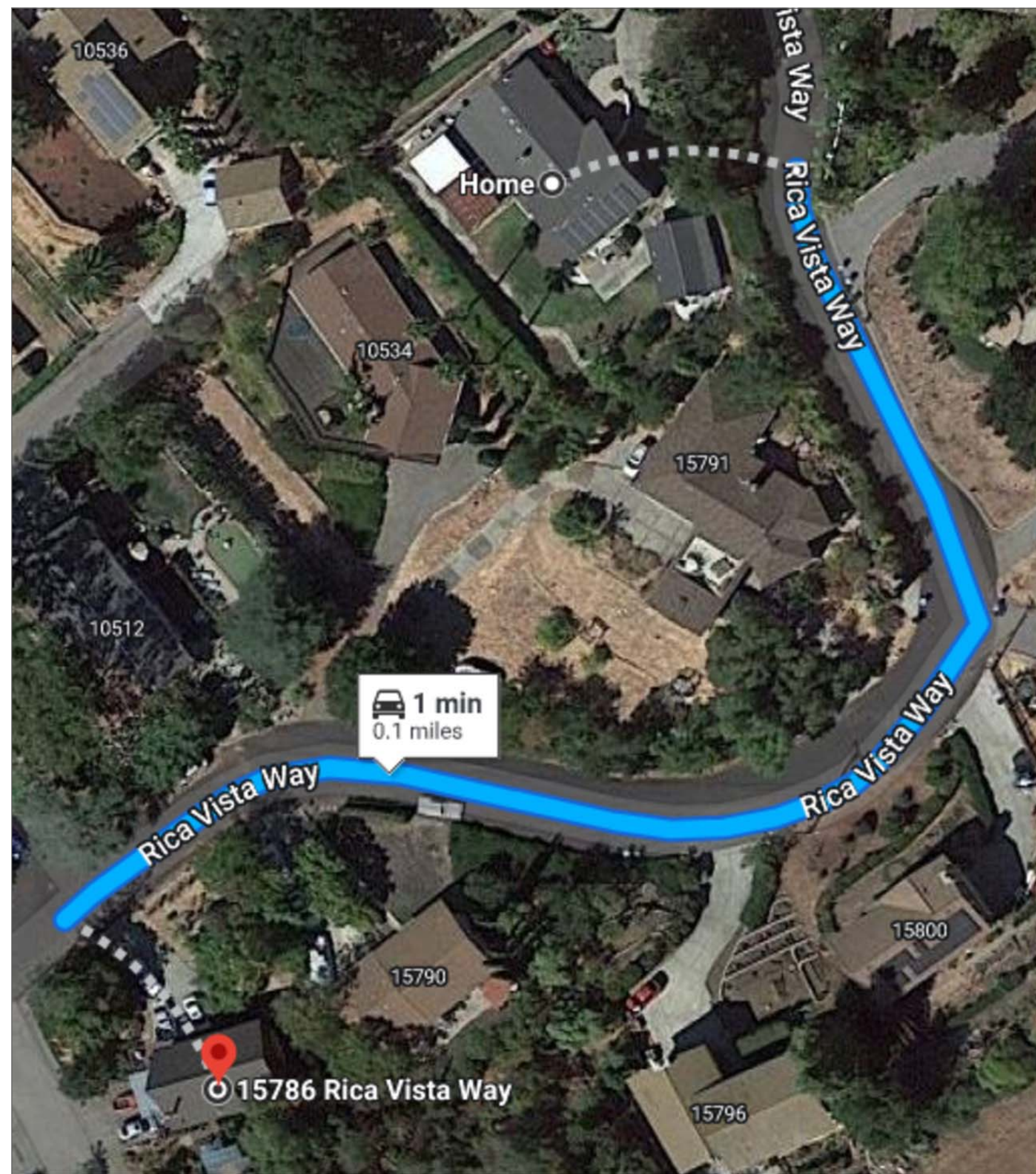
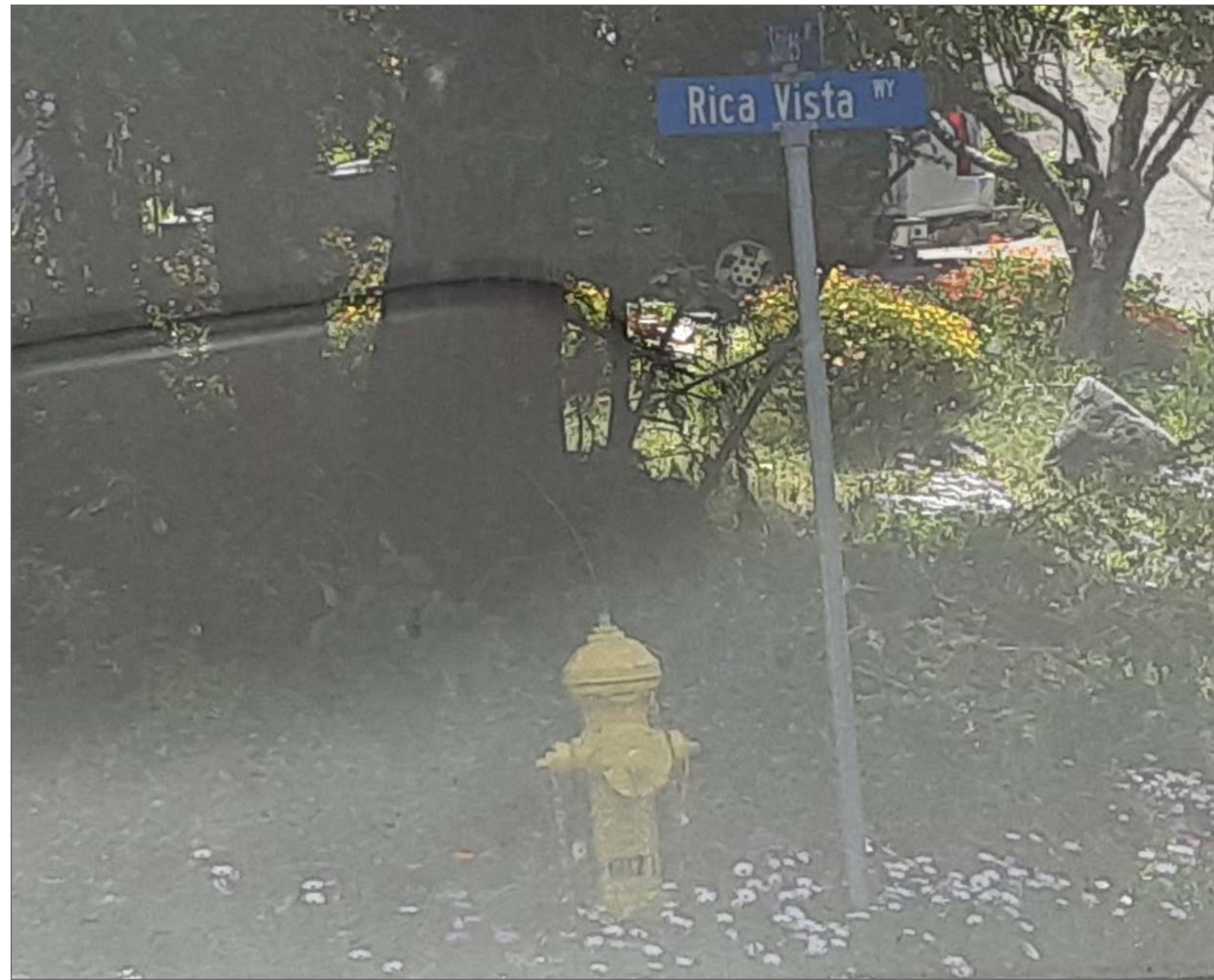
REVISIONS	BY

SR DESIGN STUDIO
 Residential Building Design
 632 ADAIR COURT, MORGAN HILL, CA 95037
 TELL: (408) 602-0127 FAX: (408) 778-6362
 email: seheery@gmail.com

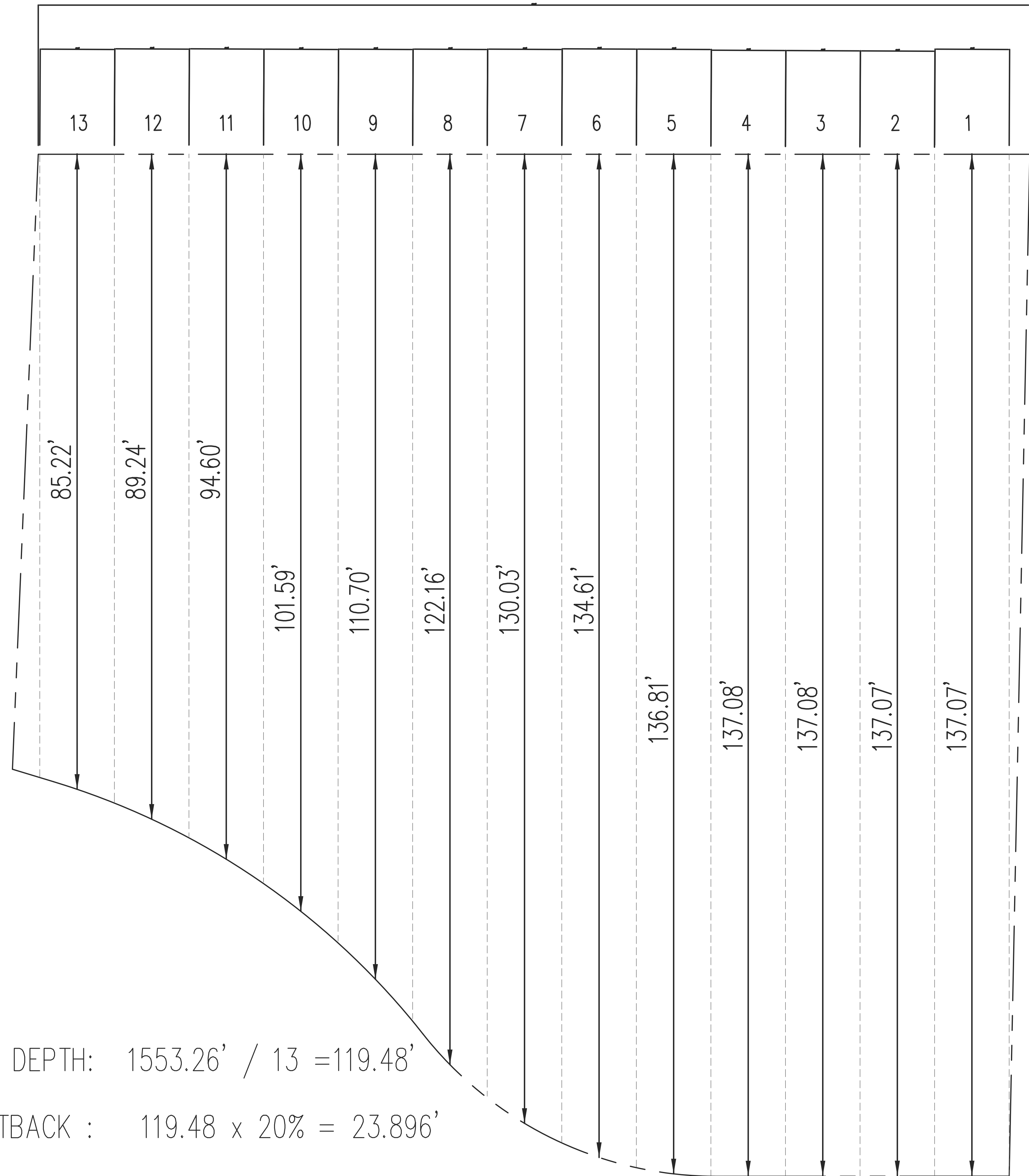


BSA FOR ROY RESIDENCE ADDITION
 15821 RICA VISTA WAY
 FREMONT, CA 94538

DRAWN: SR
 CHECKED:
 DATE: 4-24-2023
 PROJECT NO.: 2202



THE LOCATION OF THE CLOSEST FIRE HYDRANT AT 15786 RICA VISTA WAY, SAN JOSE; 0.1 MILE FROM THE PROPERTY



AVERAGE DEPTH: $1553.26' / 13 = 119.48'$

REAR SETBACK : $119.48 \times 20\% = 23.896'$

USE 24' R.S.

REVISIONS	BY

SR DESIGN STUDIO
Residential Building Design
632 ADAIR COURT, MORGAN HILL, CA 95037
TEL: (408) 602-0127 FAX: (408) 778-6382
email: seheery@gmail.com



BSA FOR ROY RESIDENCE ADDITION

15821 RICA VISTA WAY
FREMONT, CA94538

DRAWN	SR
CHECKED	
DATE	4-24-2023
PROJECT NO.	2202