

# GUO RESIDENCE

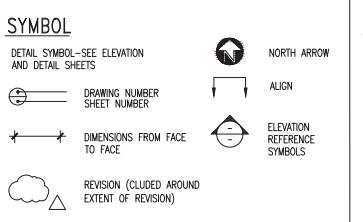
## ACCESSORY DWELLING UNIT



DENG DESIGN  
P.O. Box 1834  
Dawville, CA 94526-6834  
Tel: 510.331.6059

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| ABBREVIATIONS |                   |          |                        |
|---------------|-------------------|----------|------------------------|
| A.F.F.        | Above Finished    | I.D.     | Inside Diameter        |
| APPROX.       | Approximate       | IN.      | Interior               |
| BLDG.         | Building          | LAM.     | Laminated              |
| CAB.          | Cabinet           | MAX.     | Maximum                |
| C.E.          | Ceiling           | MFR.     | Manufacturer           |
| CLR.          | Clear             | MIN.     | Minimum                |
| COL.          | Column            | MISC.    | Miscellaneous          |
| CONC.         | Concrete          | MTD.     | Mounted                |
| CONT.         | Continuous        | (N)      | New                    |
| CTR.          | Center            | N.I.C.   | Not in Contract        |
| DTL.          | Detail            | NO. or # | Number                 |
| DTM.          | Dimension         | N.T.S.   | Not to Scale           |
| DN.           | Down              | O.C.     | On Center              |
| DWG.          | Drawing           | OPP.     | Opposite               |
| (E)           | Existing          | REQ'D.   | Required               |
| EA.           | Each              | RM.      | Room                   |
| EP.           | Electrical panel  | SSD.     | See structural drawing |
| EQ.           | Equal             | STD.     | Standard               |
| EXT.          | Exterior          | SUSP.    | Suspended              |
| EXT.          | Exterior          | TYP.     | Typical                |
| F.E.C.        | Fire Extinguisher | U.O.N.   | Unless Otherwise       |
| FLUOR.        | Cabinet           | V.I.F.   | Noted                  |
| F.O.S.        | Fluorescent       | W.       | Verify in Field        |
| FURR.         | Face of Studs     |          | Width                  |
| GA.           | Furring           |          |                        |
| GYP.          | Gauge             |          |                        |
| HPWR.         | Gypsum            |          |                        |
|               | Hardware          |          |                        |



### SCOPE OF WORK

- CONSTRUCTION OF A NEW 616 SQFT. 1-STORY ATTACHED ADU, INCLUDING (1) BATHROOM, KITCHEN AND LIVING/SLEEPING AREA
- CONSTRUCTION OF A 18 SQFT. COVERED ADU FRONT PORCH
- UPGRADE (E) ELECTRICAL PANEL TO 200-AMP
- M.E.P. WORKS PER NEW CONSTRUCTION

### PROJECT DATA

PROJECT ADDRESS: 3278 FOWLER AVE., SANTA CLARA, CA 95051

ZONE DISTRICT: R1-6L

ASSESSORS PARCEL #: 220-07-081

LOT AREA: 5,164 S.F.

NO. OF STORIES: 1

ADU SIDE SETBACK: 4'  
ADU STREET SIDE SETBACK: 15'  
ADU REAR SETBACK: 4'  
HEIGHT LIMIT: 16'

PROPOSED ADU FLOOR AREA: 616 SF  
PROPOSED COVERED ADU ENTRY PORCH: 18 SF

EXISTING PRIMARY HOUSE LIVING AREA: 1,100 SF  
EXISTING GARAGE: 397 SF  
EXISTING COVERED FRONT PORCH: 11 SF

### PROJECT DIRECTORY

OWNER:  
HELEN GUO  
3278 FOWLER AVE.  
SANTA CLARA, CA 95051  
T: 408-892-5728  
CONTACT: HELEN GUO

ARCHITECTURAL:  
DENG DESIGN STUDIO  
P.O.BOX 1834  
DANVILLE, CA 94526-6834  
T: 510-331-6059  
CONTACT: JEREMY DENG  
dengdesignstudio@gmail.com



### DESIGN CRITERIA

APPLICABLE CODE: 2019 CALIFORNIA RESIDENTIAL CODE

#### LOADS:

| ROOF:                 | FLOOR:              |
|-----------------------|---------------------|
| ROOFING 3.0 PSF       | FLOORING 1.0 PSF    |
| PLYWOOD 1.5 PSF       | PLYWOOD 2.0 PSF     |
| RAFTER 1.5 PSF        | FLOOR JOIST 3.0 PSF |
| CEILING JOIST 1.5 PSF | INSULATION 1.0 PSF  |
| INSULATION 0.5 PSF    | GYP. BOARD 2.5 PSF  |
| GYP. BOARD 2.5 PSF    | MISC. 0.5 PSF       |
| MISC. 1.5 PSF         |                     |
| DEAD LOAD 12.0 PSF    | DEAD LOAD 10.0 PSF  |
| LIVE LOAD 20.0 PSF    | LIVE LOAD 40.0 PSF  |

| EXTERIOR WALL:     | INTERIOR WALL:    |
|--------------------|-------------------|
| DEAD LOAD 16.0 PSF | DEAD LOAD 8.0 PSF |

### HERS VERIFICATION REQUIRING LIST

(FILED-VERIFIED BY A CERTIFIED HERS RATER)

### BUILDING CODE ANALYSIS

ALL WORKS SHALL CONFORM TO FOLLOWING CODES:

2019 C.R.C.; 2019 C.B.C; 2019 CMC; 2019 CPC; 2019 CEC; 2019 CFC; AND 2019 CALIFORNIA ENERGY CODE; 2019 CALGREEN STANDARD CODE; AS AMENDED BY THE STATE OF CALIFORNIA AND THE LOCAL GOVERNMENT ARE APPLICABLE TO THIS PROJECT.

CONSTRUCTION TYPE: V-B

OCCUPANCY: R-3 & U

FIRE PROTECTION: NONE

OFF-STREET PARKING: 2-CAR GARAGE (FOR PRIMARY DWELLING)

### DRAWING INDEX

#### ARCHITECTURAL

|       |                              |
|-------|------------------------------|
| A-0.0 | TITLE SHEET                  |
| C-0   | LAND SURVEY MAP              |
| A-0.1 | SITE PLAN                    |
| A-0.2 | EXISTING/DEMOLITION PLAN     |
| A-100 | FLOOR PLAN                   |
| A-300 | ROOF PLAN                    |
| A-500 | BUILDING EXTERIOR ELEVATIONS |
| A-600 | BUILDING CROSS SECTIONS      |

| Issue & Revision:          | Date:    |
|----------------------------|----------|
| ISSUED FOR PLANNING REVIEW | 10/29/21 |
| FOR PLANNING COMMENTS      | 12/11/21 |

Jeremy Deng

Sheet Name **TITLE SHEET**

Project No. 300721

By: JD

Reviewed: MC

Scale:

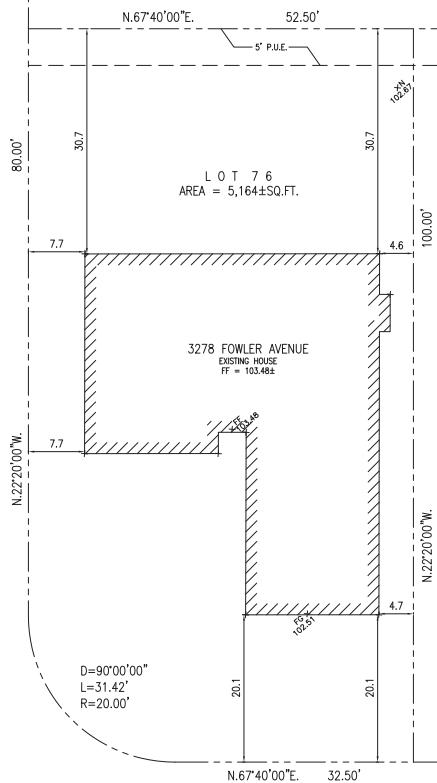
**A-0.0**

Project Name

GUO RESIDENCE ADU

3278 FOWLER AVENUE  
SANTA CLARA, CA

POMEROY AVENUE (50' R/W)



FOWLER AVENUE (50' R/W)

EL=100.00

| LEGEND: |                         |
|---------|-------------------------|
| AC      | ASPHALT CONCRETE        |
| BC      | BUILDING CORNER         |
| BW      | BAG WALK                |
| CB      | CATCH BASIN             |
| CMP     | CORRUGATED METAL PIPE   |
| CO      | CLEAN OUT               |
| CRN     | CRN                     |
| DW      | DRIVEWAY                |
| EC      | EDGE OF CONCRETE        |
| EP      | EDGE OF PAVEMENT        |
| FOOT    | FOOT                    |
| FLD     | FIELD                   |
| FL      | FINISHED FLOOR          |
| FW      | FLOW LINE               |
| G       | GROUND                  |
| GC      | GARAGE CORNER           |
| GD      | GARAGE DOOR/FRONT       |
| GFC     | GROUND AT FENCE         |
| GM      | GAS METER               |
| HCR     | HANDICAP RAMP           |
| INR     | INLET                   |
| IP      | IRON PIPE               |
| JP      | JOINT PLATE             |
| LG      | LIP OF GUTTER           |
| O/H     | OVERHEAD                |
| PC      | PROPERTY CORNER         |
| RW      | RETAINING WALL          |
| SL      | STREET LIGHT            |
| SSG     | SANITARY SEWER CLEAUNUT |
| SSMH    | SANITARY SEWER MANHOLE  |
| TBC     | TOP BACK ROLLED CURB    |
| TC      | TOP OF CURB             |
| TBC     | TOP OF BACK             |
| TOE     | TOP OF BANK             |
| TP      | TOP OF PAVEMENT         |
| TRC     | TOP OF ROLLED CURB      |
| TW      | TOP OF WALL             |
| U/G     | UNDERGROUND             |
| VCP     | VITRIFIED CLAY PIPE     |
| W       | WATER LINE              |
| WM      | WATER METER BOX         |
| -CTV-   | CABLE TELEVISION LINE   |
| -EL-    | ELECTRICAL LINE         |
| -G-     | GAS LINE                |
| -SS-    | SANITARY SEWER LINE     |
| -SD-    | STORM DRAIN LINE        |
| -W-     | TELEPHONE LINE          |
|         | WATER LINE              |

RESIDENCE ADDITION

3278 FOWLER AVENUE  
SANTA CLARA, CA  
APN: 220-07-081

W E C  
& ASSOCIATES

AEC  
262 MIDDLEFIELD RD #658  
PALO ALTO, CA 94306  
TEL: (650) 823-6466  
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



BASIS OF BEARINGS:

THE BEARING, N67°40'00"E, OF THE CENTER LINE OF FOWLER AVENUE, AS SHOWN ON THIS SURVEY, IS FROM THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 46 OF MAPS, AT PAGE 26, WHICH IS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

BM ELEV=100.00 (ASSUMED)

UTILITY NOTE:

UNDERGROUND UTILITIES, SHOWN PER SURFACE EVIDENCE AND RECORD MAPS, MAY BE LOCATED AS SHOWN. BEFORE EXCAVATION, CALL THE UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.

LEGAL DESCRIPTION:

LOT 76, TRACT NO. 917, MAP REF: BOOK 46 PAGE 26 AND 27

NOTE:

1. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING

2. THIS IS NOT A TOPO SURVEY. THE PURPOSE IS TO DEFINE THE BUILDING FOOTPRINT RELATIVE TO THE PROPERTY LINE.

ISSUED

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

DATE: JUNE 23, 2021

SCALE: 1/8"=10'

DRAWN: BG

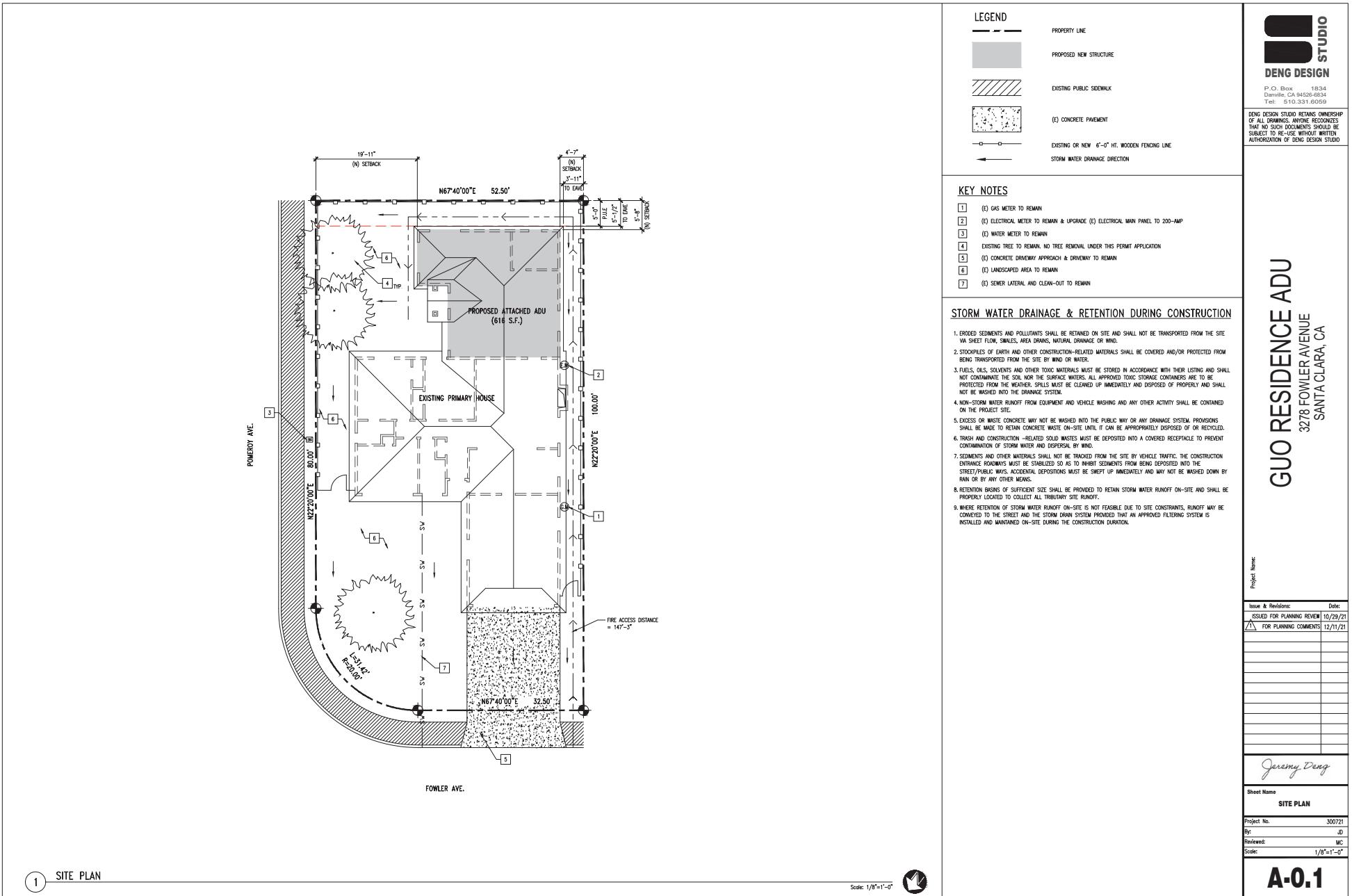
JOB: 10078

SHEET TITLE:

PARTIAL SURVEY

SHEET NO.

C.0





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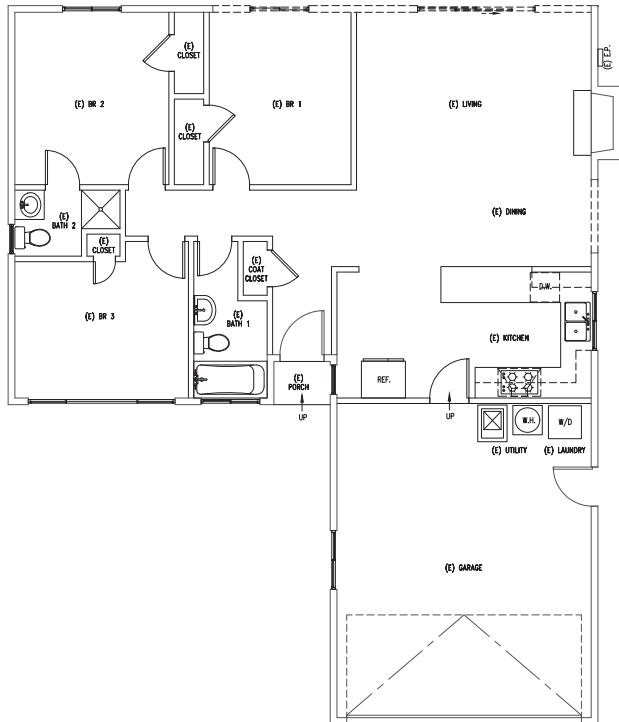
*Jeremy Deng*

Sheet Name:

## (E) FLOOR/DEMOLITION PLAN

Project No. 300721  
By: JD  
Reviewed: MC  
Scale: 1/4"=1'-0"

**A-0.2**



1 EXISTING FLOOR/DEMOLITION PLAN

Scale: 1/4"=1'-0"



