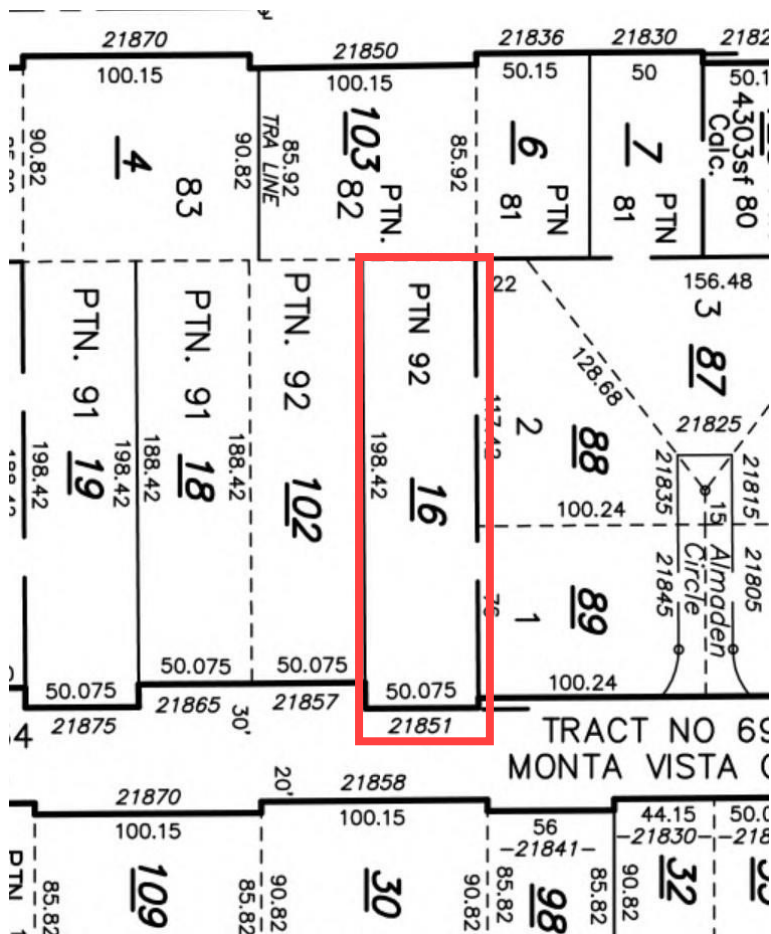


21851 Almaden Ave Cupertino Large SFR Examples

Lot is 50.075' x 198.42' = 9,935.88 sq. ft. gross



Now that we know our lot size let's see examples of very large SFR you can build on it (without consideration of lot split into two legal properties which I discuss in another button on the main page). If you want to build a large **two story house** then download the [Residential Design Review Permit Application\(PDF, 2MB\)](#) to get an idea.

The Cupertino main webpage is [Single Family Residential](#). SFR aka Single Family Residence.

If you want to get into weeds of all development codes Please see the Municipal Code Section [19.28.110](#).

Calculate maximum square feet of structure allowable for Single Family Residence in R-7.5 zoning :

$50.075' \times (198.42' - 10' \text{ sidewalk dedication}) = 9,435.13 \text{ sq. ft. net}$

Allowable FAR = $9,435.13 \times .45 = 4,245 \text{ sq. ft.}$ max principal residence(s) build out including garage, excluding ADU's.)

You may have more than one principal residence now. You could have two for a total of **4,245 sq. ft.** Cupertino allows up to three ADU's for this property. Click on "SB9" button on the main page.

The ADU(s) layout could be in front of the principal residence or at the rear fence or both locations. Or leave space for future ADU(s) before the garage, or between the garage and the principal residence now and perhaps build later. If your ADU's are no more than 800 sq. ft. they do not contribute to the permissible FAR. That is to say they are a bonus to the = **4,245 sq. ft.** They may be attached or detached, one or two stories. No additional parking is required. For our property you may have two free standing 2 story 800-1,200 sq. ft. (800 sq. ft or less does not impact allowable FAR) ADU's near the garage with the main house behind it as just ONE possible configuration. We are seeing nice ADU's about half this size for about \$4,000/ month advertised in Cupertino. Click on "Cupertino ADU" button for more detail.

21911 Dolores Ave. Not yet approved. Still in Planning early 2025. Huge 4,300 sq. ft build out and detached ADU in rear yard. [Click here for pdf](#). For sale now, call A.L. Homes. [21911-dolores-avenue](#).



21871 Lomita Ave. Cupertino, CA 95014 was completed and sold for \$3.95MM in Dec. of 2019. It is 3,900 sq. ft. with a deep rear yard. [Click Plans Lomita](#) and [Click Photos Lomita](#)



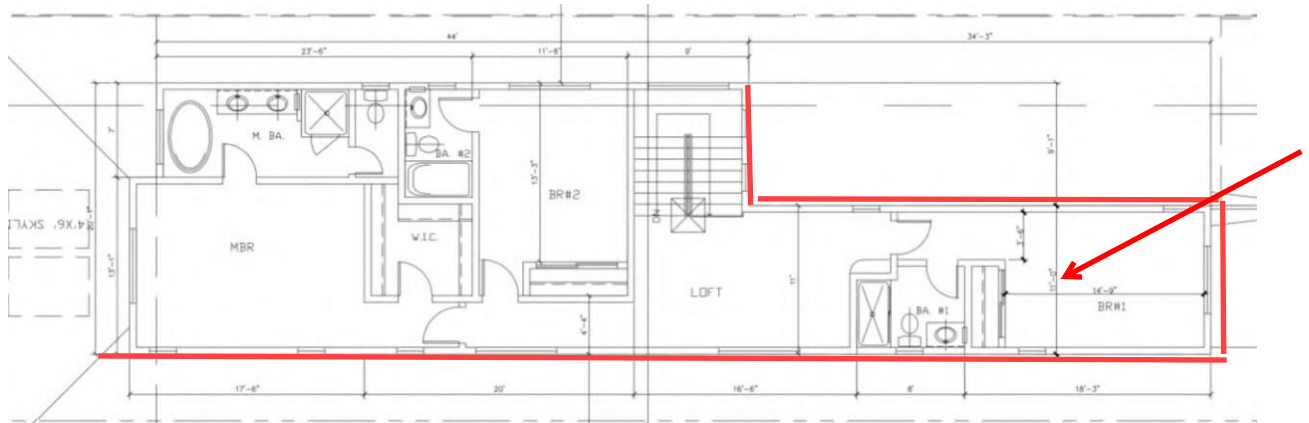
21841 Alcazar Ave. was recently constructed and sold last summer. Cupertino's full set approved drawing package is available here [Click Plans Alcazar](#) 4,360 sq. ft. approved May 2020. It was purchased for \$2.1MM in Feb of 2020. This sold for \$5 million August 2024.

Video. <https://www.youtube.com/watch?v=QoCJkr3ZOKI>



Builders elected narrow second floor thus forcing to split the bedrooms on first and second floors for families. There are only 3 small bedrooms on the second floor. The width of the

second floor facing the street is only 11' on a 50' wide lot. Does this make sense to you?



Your dream house on 21851 Almaden will be well designed. You may have a larger second floor, a smaller first floor and a desirable distribution of bedrooms so some of your kids don't have to sleep downstairs.

10291 Imperial Ave is (75' x 135' lot not same as us) 4,550 sq. ft. [Click Plans Imperial](#) approved in Nov. 2020. It was purchased for \$2.06MM in Dec. of 2017 and torn down.



It was recently completed. It's on a commercial zoned street with building supply next door. There is no greenery next door, only commercial trucks arriving with materials at 7:30 am. Their side fence is common with yours. 21851 Almaden will never have this problem.

21815 and 21825 Lomita Ave.



[21815 Lomita click here](#) 4,345 sq. ft. total

[21825 Lomita Click here](#) 4,343 sq. ft. total [photos click here](#)

Both these were built by same builder about the same time. Neither has an ADU. Both these properties have a second floor to first floor ratio of about .65 which is larger than Alcazar. You may even have a bigger second floor if you like. That ratio is no longer the effective. It has been abolished if you perform Design Review.

Thus this is how you know how big your house may be (in addition to reading the regulations). The same as our neighbours but bigger second floor and optional ADU's.

These last two enhancements are relatively new.

Examples are suggestive only. No entitlements are warranted for this property. Buyer shall be solely responsible to verify with Cupertino Planning. Owner's personal opinion is not warranted. Data may contain errors.