

# YILIN WANG AND YI QIN RESIDENCE

## SECOND FLOOR LEVEL INTERIOR ADDITION AND REMODEL

### 370 PISMO TERRACE, SUNNYVALE, CA 94086

#### DRAWING INDEX

- A-01 TITLE SHEET; EXISTING SITE PLAN
- A-02 EXISTING FIRST FLOOR PLAN
- A-03 EXISTING AND MODIFIED SECOND FLOOR PLAN; SCHEMATIC SECTION A-A
- A-04 FLOOR AREA, FLOOR AREA RATIO AND LOT COVERAGE CALCULATIONS; EXISTING WINDOW AND PROPOSED REPLACEMENT SPECIFICATION; (N) BEDROOM EGRESS SCHEME

#### SCOPE OF WORK

1. SECOND FLOOR LEVEL INTERIOR ADDITION OF THIRD BEDROOM (118.4 SF) WITH CLOSET (9.3 SF), LOCATED OVER EXISTING DINING AREA WITH 16'-10" CEILING HEIGHT;
2. INTERIOR MODIFICATION OF EXISTING SECOND FLOOR LANDING / HALLWAY AREA TO PROVIDE ACCESS TO NEW BEDROOM.
- NOTES:**
1. NO CHANGES TO EXISTING FLOOR AREA RATIO;
2. NO CHANGES TO EXISTING LOT COVERAGE;
3. NO CHANGES TO EXISTING EXTERIOR ELEVATIONS, EXCEPT EXISTING FIXED WINDOW UNIT REPLACEMENT WITH SAME SIZE HORIZONTAL SLIDER FOR EGRESS AND VENTILATION FOR NEW BEDROOM.

#### SITE INFORMATION

ASSESSORS PARCEL NO.:..... **165-46-079**

ZONING DISTRICT:.....R1.7 / PD

FLOOD ZONE:.....X

YEAR BUILT:.....1994

SITE AREA:.....3,180.0 SQ. FT.

EXISTING HOUSE HABITABLE FLOOR AREA:.....1,210.0 SQ. FT.

EXISTING DETACHED GARAGE:.....421.0 SQ. FT.

EXISTING GROSS FLOOR AREA:.....1,771.7 SQ. FT.  
(SEE CALCULATIONS ON SHEET A-04)

EXISTING FLOOR AREA RATIO:.....56%  
(1,771.7 / 3,180.0)

EXISTING LOT COVERAGE:.....1,127.2 SQ. FT.  
(SEE CALCULATIONS ON SHEET A-04)

TOTAL PROPOSED ADDITION TO FLOOR AREA:.....136.6 SQ. FT.

TOTAL MODIFIED HOUSE FLOOR AREA:.....1,346.6 SQ. FT.

MODIFIED HOUSE GROSS FLOOR AREA:.....1,771.7 SQ. FT.

MODIFIED HOUSE FLOOR AREA RATIO:.....56%  
(1,771.7 / 3,180.0)

MODIFIED HOUSE LOT COVERAGE:.....1,127.2 SQ. FT.  
(NO CHANGES TO EXISTING) (35%)

NUMBER OF STORIES:.....2  
(NO CHANGES TO EXISTING)

HEIGHT OF HOUSE:.....24'-0"  
(NO CHANGES TO EXISTING)

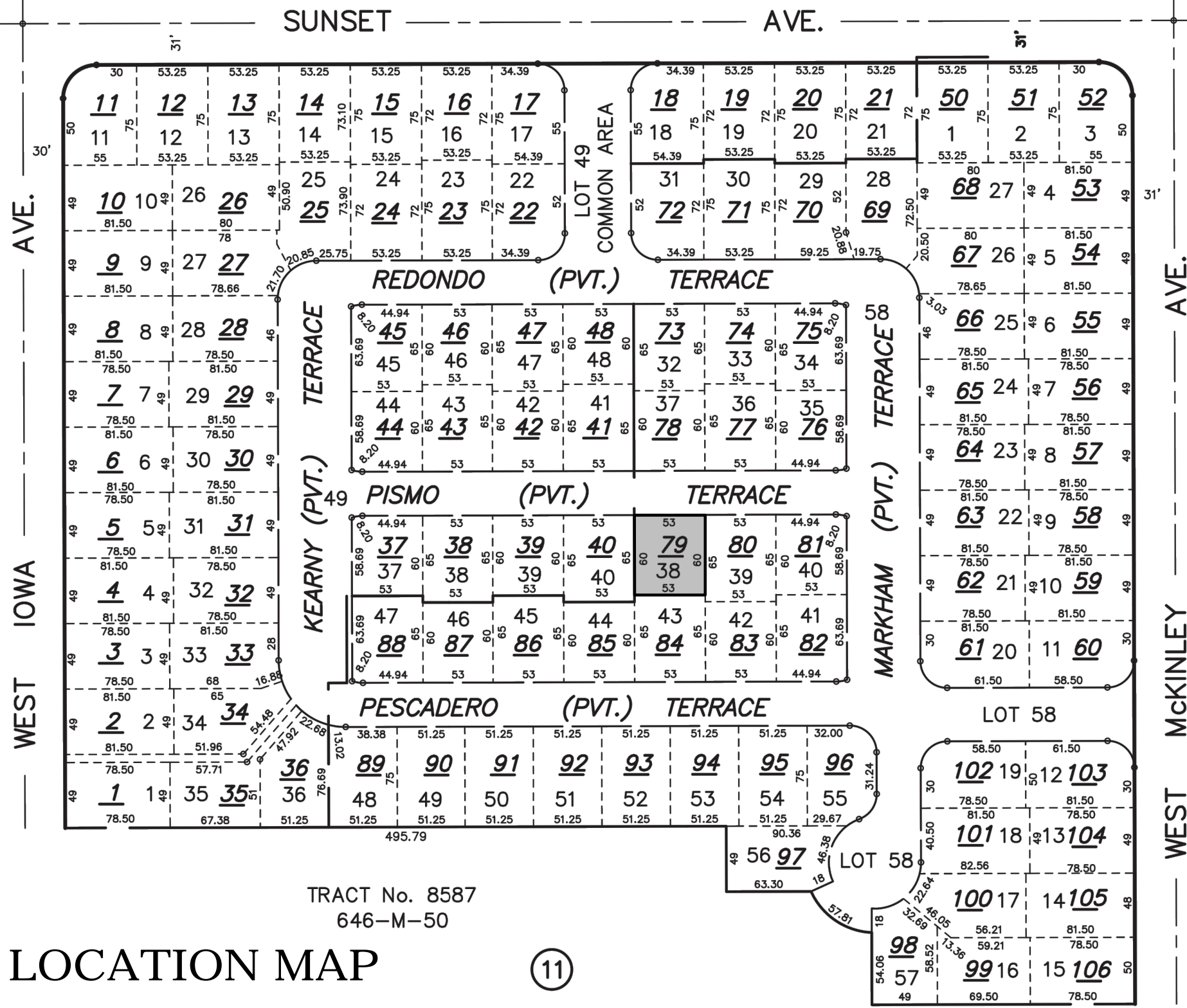
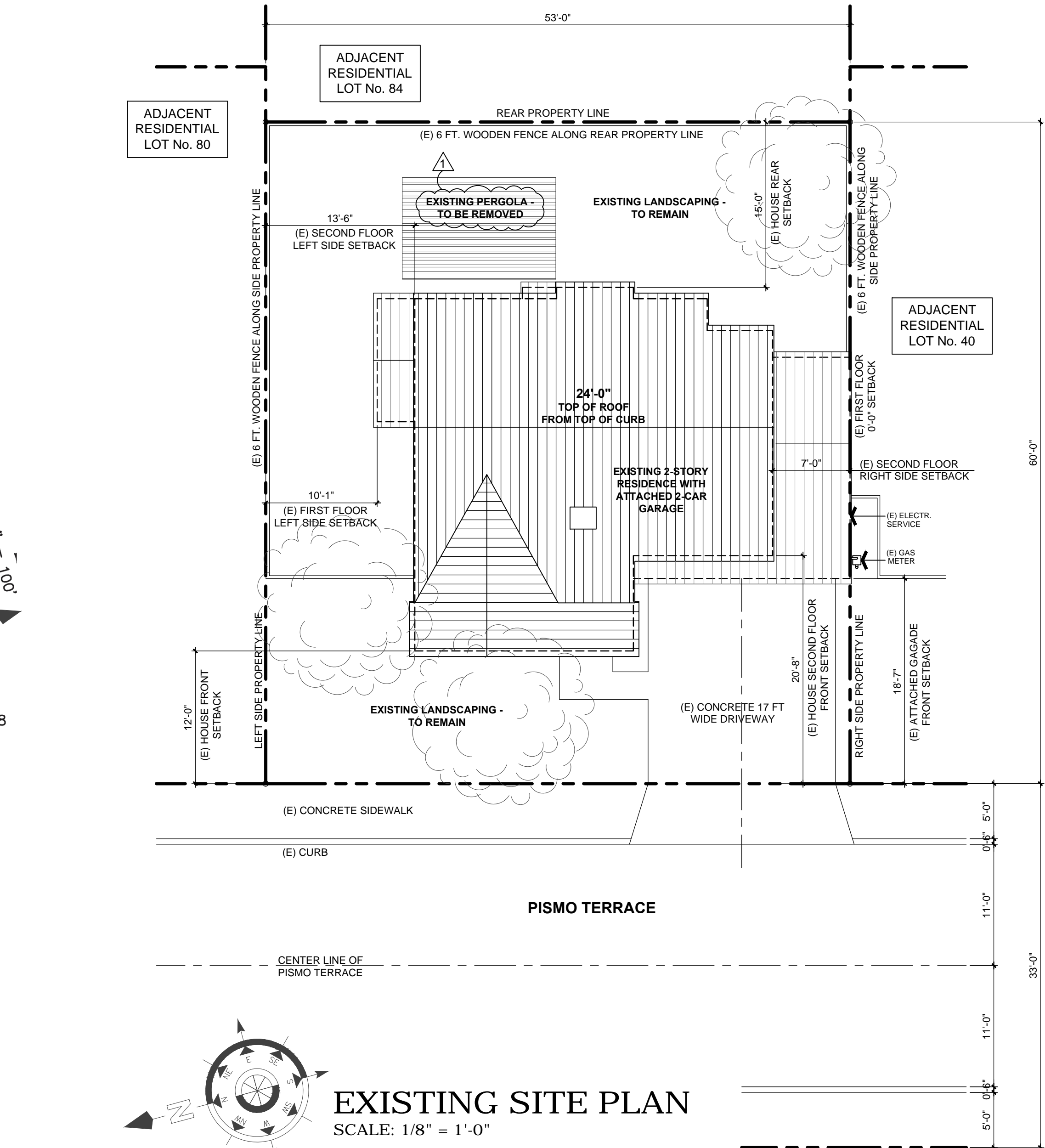
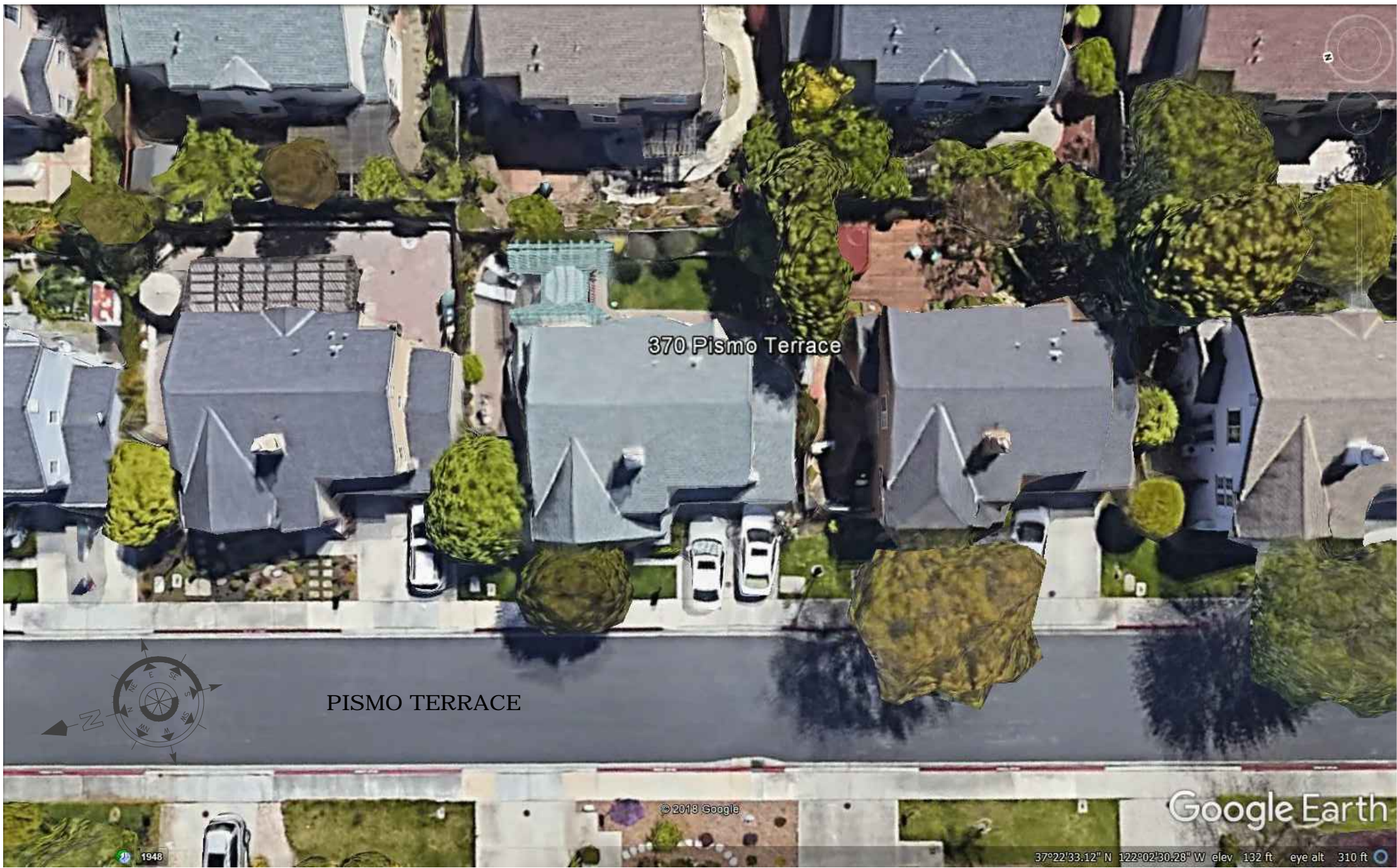
#### PROJECT INFORMATION

OWNER / CLIENT: YILIN WANG AND YI QIN  
370 PISMO TERRACE  
SUNNYVALE, CA 94086  
PHONE: (480) 295-6894  
WANGYILIN930@GMAIL.COM

DESIGNER: ALEXANDER MOORE, ASSOCIATE AIA  
ARDEKON DESIGN AND CONSTRUCTION INCORPORATED  
5339 PROSPECT ROAD, SUITE 101  
SAN JOSE, CA 95129  
PHONE: (408) 256-6260  
FAX: (408) 985-5757  
AMOORE@ARDEKON.COM

APPLICABLE CODES: 2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

LOCAL AMENDMENTS, CURRENT LOCAL ZONING AND OTHER ORDINANCES



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

Attachment 7

REVISION	BY
PLANNING COMMENTS	AM
07-15-2022	AM
CHANGE BY DESIGNER	AM
07-15-2022	AM

ardēkon

DESIGN AND CONSTRUCTION INCORPORATED

CALIFORNIA LICENSE No. B958070

TITLE SHEET:  
EXISTING SITE PLAN

SECOND FLOOR LEVEL INTERIOR  
ADDITION AND REMODEL

YILIN WANG AND YI QIN RESIDENCE  
370 PISMO TERRACE, SUNNYVALE, CA 94086  
TEL. (480) 295-6894

DATE: 05.23.2022

JOB No: 2021-10-001

SCALE: AS NOTED

DRAWN BY: AM

FILE:

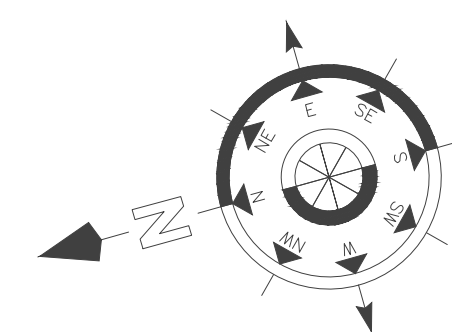
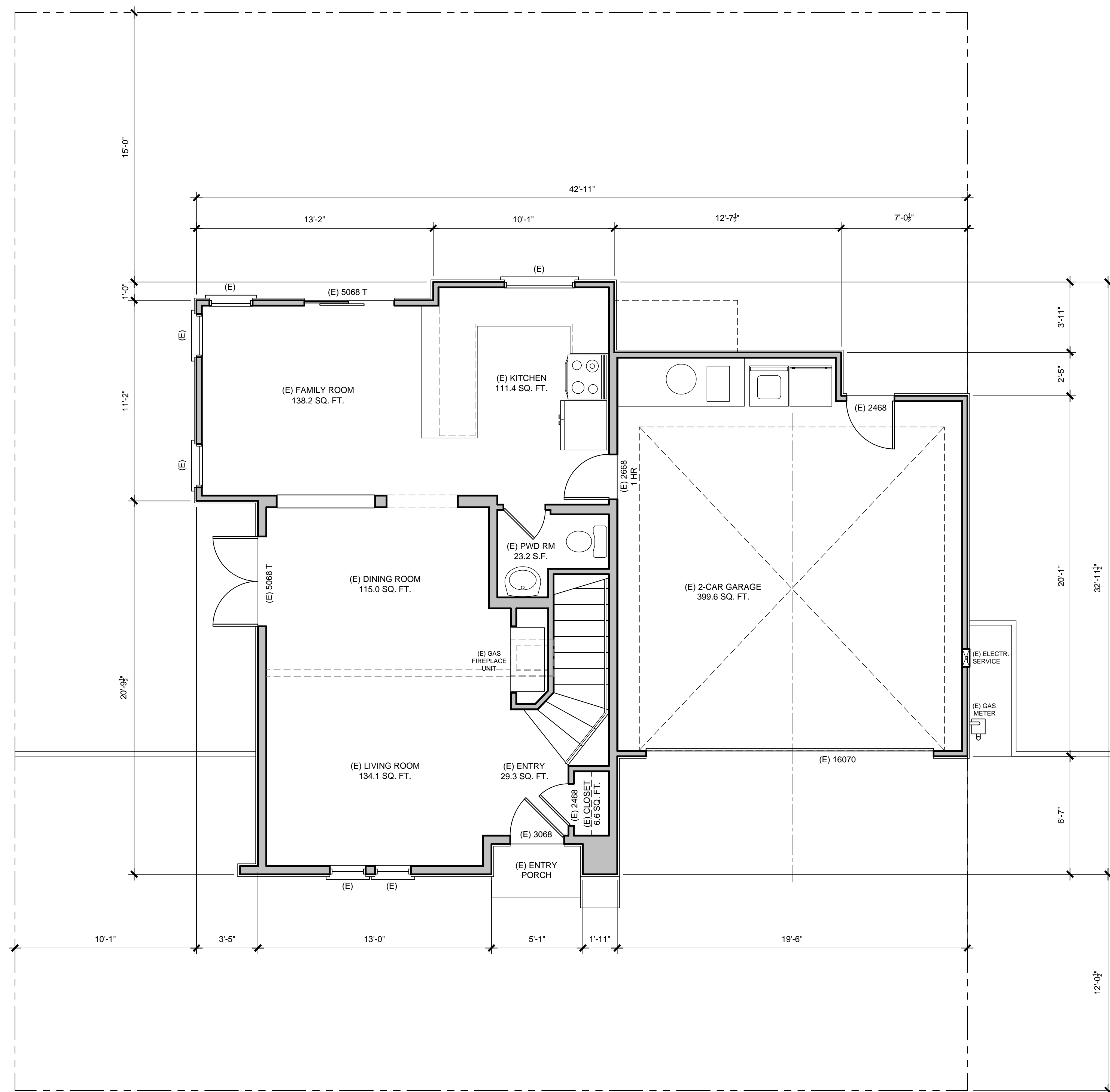
A-01



A large, light-colored house with a garage, a chimney, and a large tree in the front yard. The house has a white exterior with light blue accents on the roofline and window shutters. A large tree is on the left, and an American flag is on the right. A black sign in the front yard reads '210'.

A photograph of a two-story house with light-colored stucco siding and a green metal roof. A black arrow points to a fixed, multi-paned window on the second floor, with the text "(E) FIXED WINDOW TO BE REPLACED WITH SAME SIZE HORIZONTAL SLIDER" overlaid. The house has a front door with glass panels and two windows on the ground floor. A green trash bin is visible in the foreground on the left, and a large green tree is on the right.

A photograph of a two-story, light-colored building with a covered entrance area. The building has a textured facade and several windows. A wooden cabinet and various items are placed on the ground in front of the building. A bicycle rack is visible near the entrance, and a bicycle is parked nearby. The sky is blue with some clouds.



## EXISTING FIRST FLOOR PLAN

## SECOND FLOOR LEVEL INTERIOR ADDITION AND REMODEL

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TEL. (480) 295-6894

EXISTING  
FIRST FLOOR PLAN

**ARDEKON**  
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5339 PROSPECT ROAD, SUITE 101  
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**ardékön**  
DESIGN AND CONSTRUCTION

CALIFORNIA LICENSE No. B958070

DATE:	05.23.2022
JOB No:	2021-10-001
SCALE:	AS NOTED
DRAWN BY:	AM
FILE:	

**A-02**





## MODIFIED SECOND FLOOR AREA CALCULATION:

### MODIFIED SECOND FLOOR AREA:

EXISTING SECOND FLOOR AREA = **535.1** SQ. FT.  
J + I + K + L + M + N

INTERIOR ADDITION TO FLOOR AREA:

AREA "V" = 3'-9 1/2" X 12'-10 1/2" = **48.8** SQ. FT.

AREA "W" = 3'-10 1/2" X 16'-5 1/2" = **63.7** SQ. FT.

AREA "X" = 1'-8 1/2" X 14'-1" = **24.1** SQ. FT.

**TOTAL ADDITION** = V + W + X = **136.6** SQ. FT.

**TOTAL** = 535.1 + 136.6 = **671.7** SQ. FT.

### AREA WITH CEILING HEIGHT 16'-10":

AREA "Y" = 1'-8 1/2" X 2'-4 1/2" = **4.1** SQ. FT.

AREA "Z" = 3'-1" X 7'-6 1/2" = **23.2** SQ. FT.  
(AREA OF STAIRS - EXEMPT  
FROM SECOND FLOOR AREA)

**TOTAL** = Y = **4.1** SQ. FT.

△ **AREA WITH CEILING HEIGHT BELOW 15 FT.**  
(NOT COUNTED AS SECOND FLOOR AREA)

**TOTAL** = S + T + U = **206.8** SQ. FT.  
(NO CHANGES TO EXISTING)

## EXISTING SECOND FLOOR AREA CALCULATION:

### EXISTING SECOND FLOOR AREA:

AREA "J" = 11'-6" X 12'-10 1/2" = **148.0** SQ. FT.

AREA "I" = 12'-11" X 20'-5" = **263.6** SQ. FT.

AREA "K" = 13'-4 1/2" X 6'-8" = **89.1** SQ. FT.

AREA "L" = 6'-11 1/2" X 1'-0" = **7.0** SQ. FT.

AREA "M" = 7'-0" X 2'-11" = **20.4** SQ. FT.

AREA "N" = 3'-7" X 1'-11 1/2" = **7.0** SQ. FT.

**TOTAL** = J + I + K + L + M + N = **535.1** SQ. FT.

### AREA WITH CEILING HEIGHT 16'-10":

AREA "O" = 9'-4 1/2" X 12'-10 1/2" = **120.7** SQ. FT.

AREA "P" = 3'-7" X 5'-7" = **20.0** SQ. FT.

AREA "R" = 3'-1" X 7'-6 1/2" = **23.2** SQ. FT.  
(AREA OF STAIRS - EXEMPT  
FROM SECOND FLOOR AREA)

**TOTAL** = O + P = **140.7** SQ. FT.

△ **AREA WITH CEILING HEIGHT BELOW 15 FT.**  
(NOT COUNTED AS SECOND FLOOR AREA)

AREA "S" = 11'-0 1/2" X 13'-0" = **143.5** SQ. FT.

AREA "T" = 6'-6 1/2" X 9'-4 1/2" = **61.3** SQ. FT.

AREA "U" = 0'-3 1/2" X 6'-11 1/2" = **2.0** SQ. FT.

**TOTAL** = S + T + U = **206.8** SQ. FT.

## EXISTING FIRST FLOOR AREA CALCULATION:

### EXISTING FIRST FLOOR AREA:

AREA "A" = 27'-4 1/2" X 20'-0" = **547.5** SQ. FT.

AREA "B" = 1'-8" X 13'-0" = **21.6** SQ. FT.

AREA "C" = 11'-2" X 3'-5" = **38.1** SQ. FT.

AREA "D" = 19'-10" X 2'-11" = **57.7** SQ. FT.

AREA "E" = 10'-1" X 1'-0" = **10.0** SQ. FT.

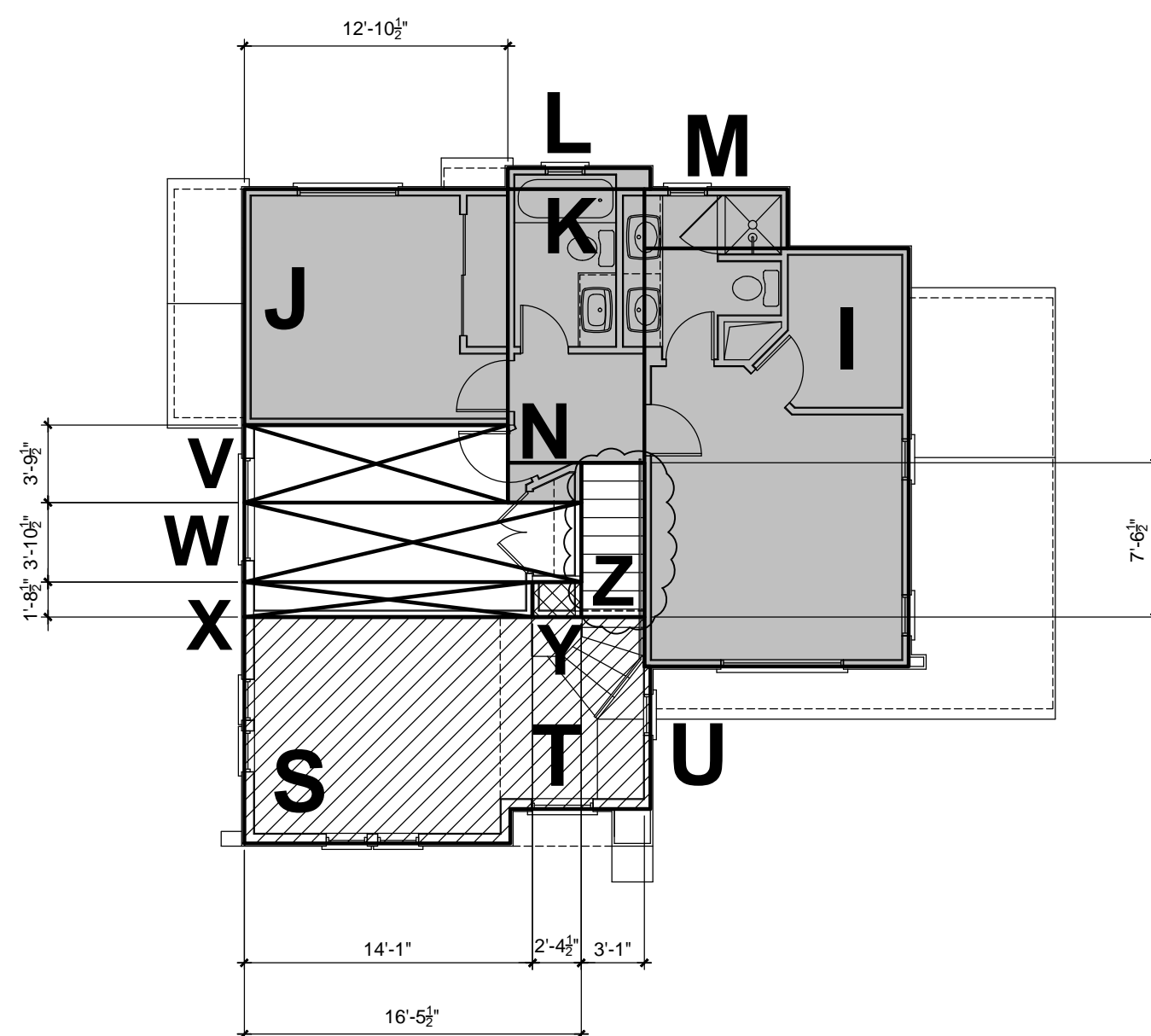
**TOTAL** = A + B + C + D + E = **674.9** SQ. FT.

### EXISTING GARAGE:

AREA "F" = 19'-6" X 20'-1" = **392.0** SQ. FT.

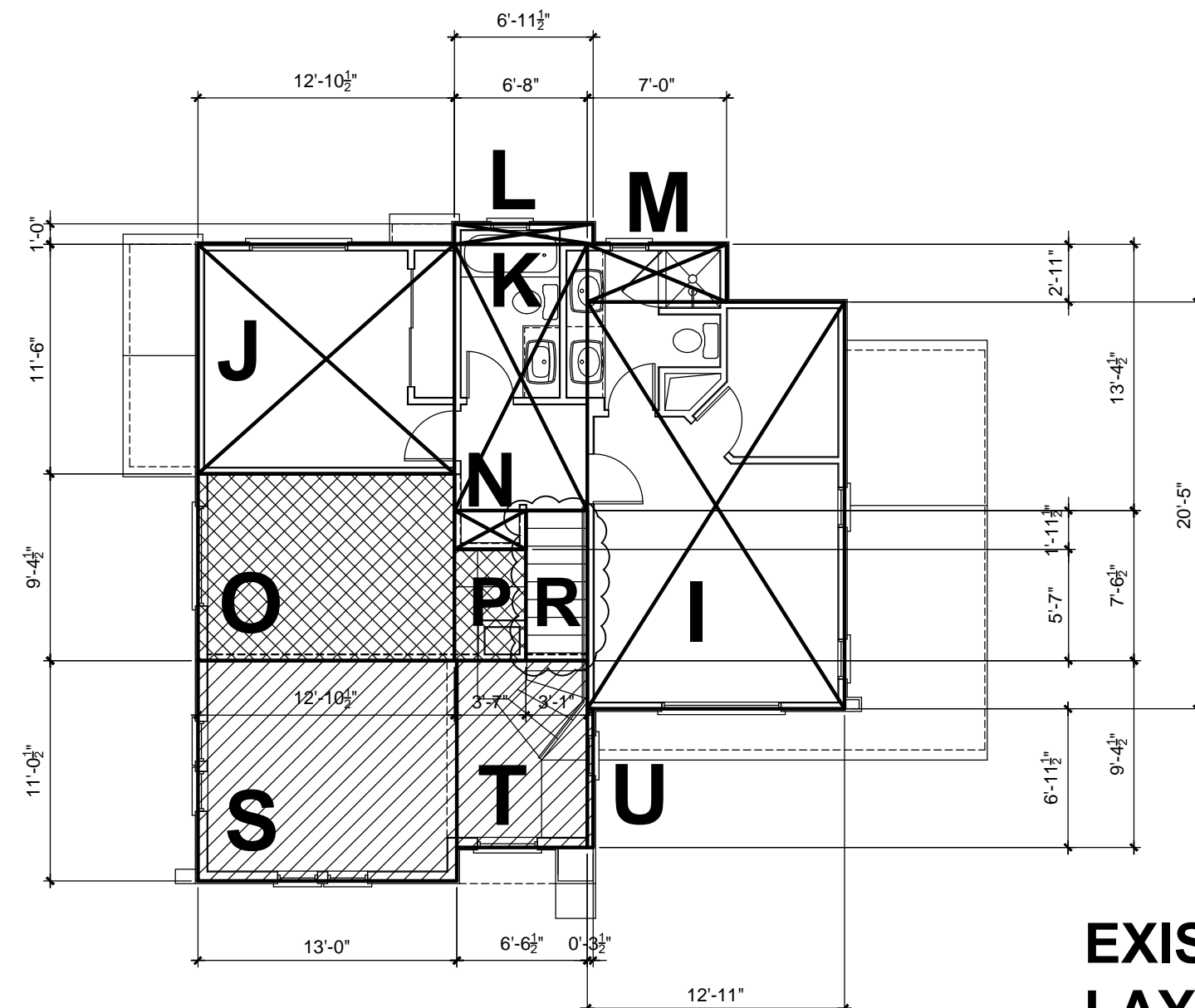
AREA "G" = 12'-5 1/2" X 2'-4" = **29.0** SQ. FT.

**TOTAL** = F + G = **421.0** SQ. FT.



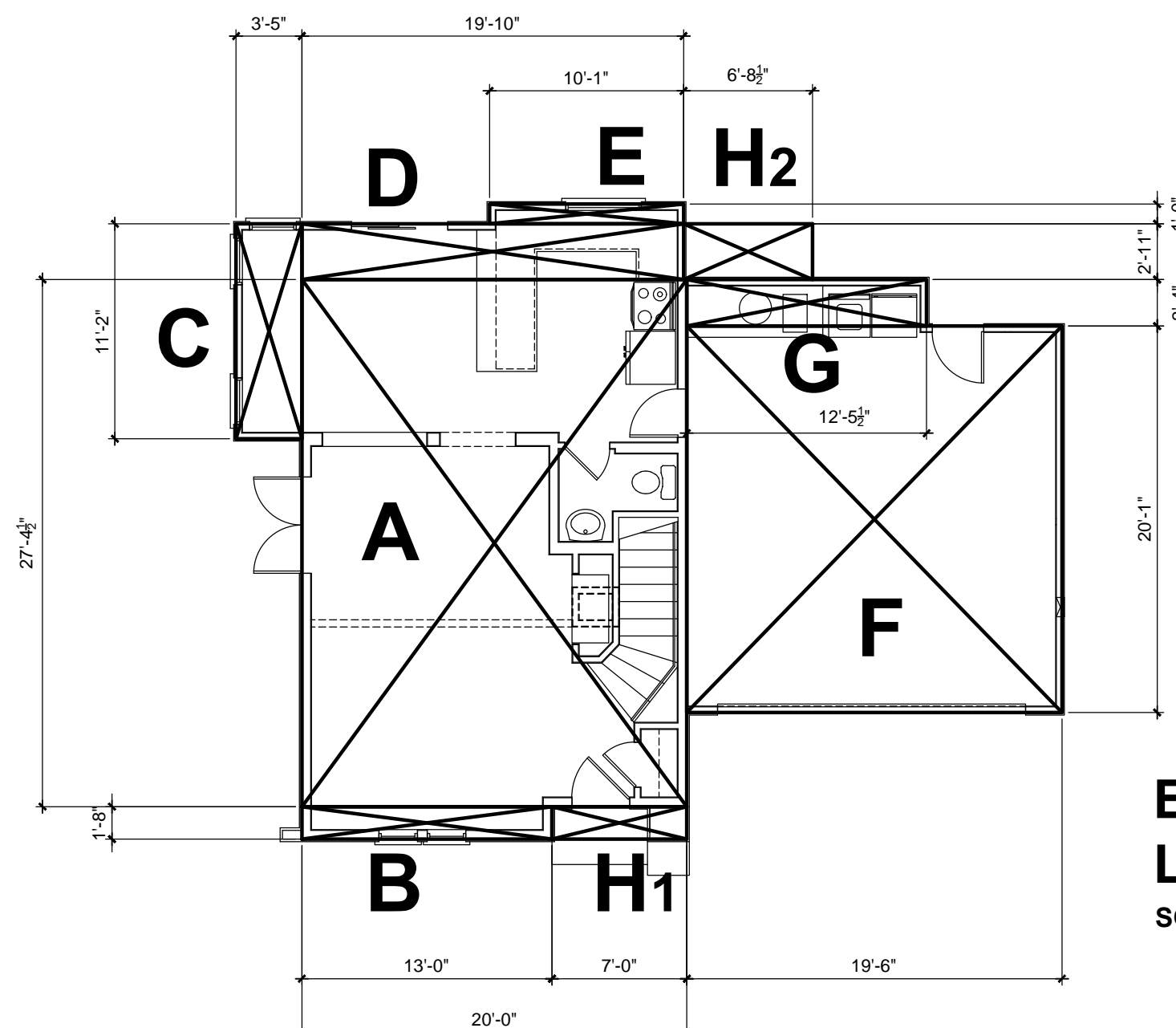
## MODIFIED SECOND FLOOR LAYOUT SCHEME

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



## EXISTING SECOND FLOOR LAYOUT SCHEME

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



## EXISTING FIRST FLOOR LAYOUT SCHEME

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

## FLOOR AREA RATIO AND LOT COVERAGE CALCULATION:

### EXISTING HOUSE FLOOR AREA:

(E) FIRST FLOOR = **674.9** SQ. FT.

(E) SECOND FLOOR = **535.1** SQ. FT.

**TOTAL** = **1210.0** SQ. FT.

### EXISTING HOUSE GROSS FLOOR AREA:

(E) FLOOR AREA = **1210.0** SQ. FT.

(E) GARAGE = **421.0** SQ. FT.

(E) AREA WITH CEILING  
HEIGHT OVER 15 FT = **140.7** SQ. FT.

**TOTAL** = **1771.7** SQ. FT.

LOT AREA (53' X 60') = **3180.0** SQ. FT.

**EXISTING F.A.R.** (1771.7 : 3180.0) = **0.557 = 56%**

### MODIFIED HOUSE FLOOR AREA:

(E) HOUSE FLOOR AREA = **1210.0** SQ. FT.

PROPOSED INTERIOR ADDITION = **136.6** SQ. FT.

**TOTAL** = **1346.6** SQ. FT.

### MODIFIED HOUSE GROSS FLOOR AREA:

MODIFIED FLOOR AREA = **1346.6** SQ. FT.

(E) GARAGE = **421.0** SQ. FT.

REMAINING AREA WITH  
CEILING HEIGHT OVER 15 FT = **4.1** SQ. FT.

**TOTAL** = **1771.7** SQ. FT.

LOT AREA (53' X 60') = **3180.0** SQ. FT.

**NEW F.A.R.** (1771.7 : 3180.0) = **0.557 = 56%**

**NO CHANGES TO FLOOR AREA RATIO  
PROPOSED**

### EXISTING HOUSE LOT COVERAGE:

FIRST FLOOR AREA = **674.9** SQ. FT.

GARAGE = **421.0** SQ. FT.

AREA "H1" = 7'-0" X 1'-8" = **11.7** SQ. FT.  
(FRONT ENTRY PORCH)

AREA "H2" = 2'-11" X 6'-8 1/2" = **19.6** SQ. FT.  
(CANTILEVERED AREA OF  
SECOND FLOOR)

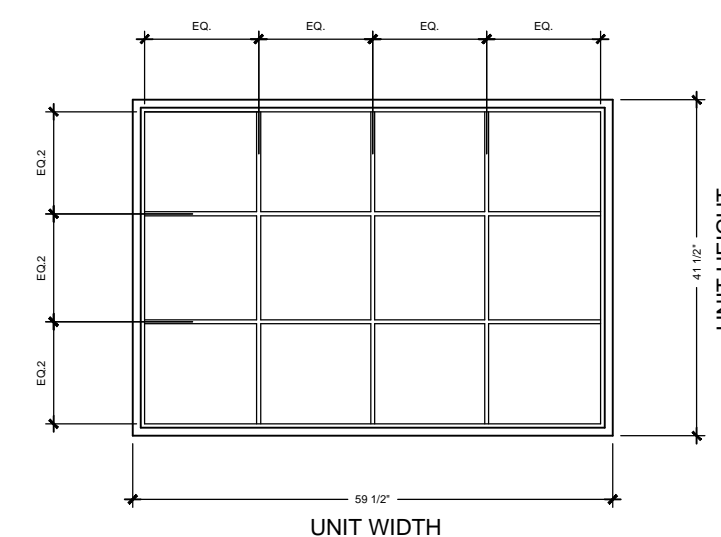
**TOTAL** = **1127.2** SQ. FT.

(1127.2 : 3180.0) **35%** (MAX 40%)

**NO CHANGES TO EXISTING LOT  
COVERAGE PROPOSED**

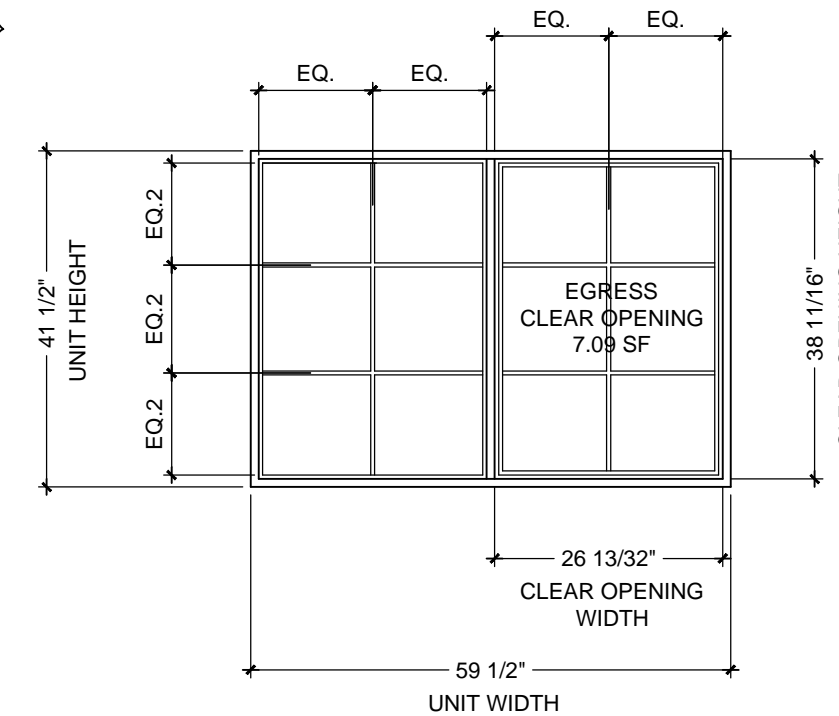
## EXISTING WINDOW AND PROPOSED REPLACEMENT

### EXISTING FIXED WINDOW UNIT 50" (W) X 36" (H)



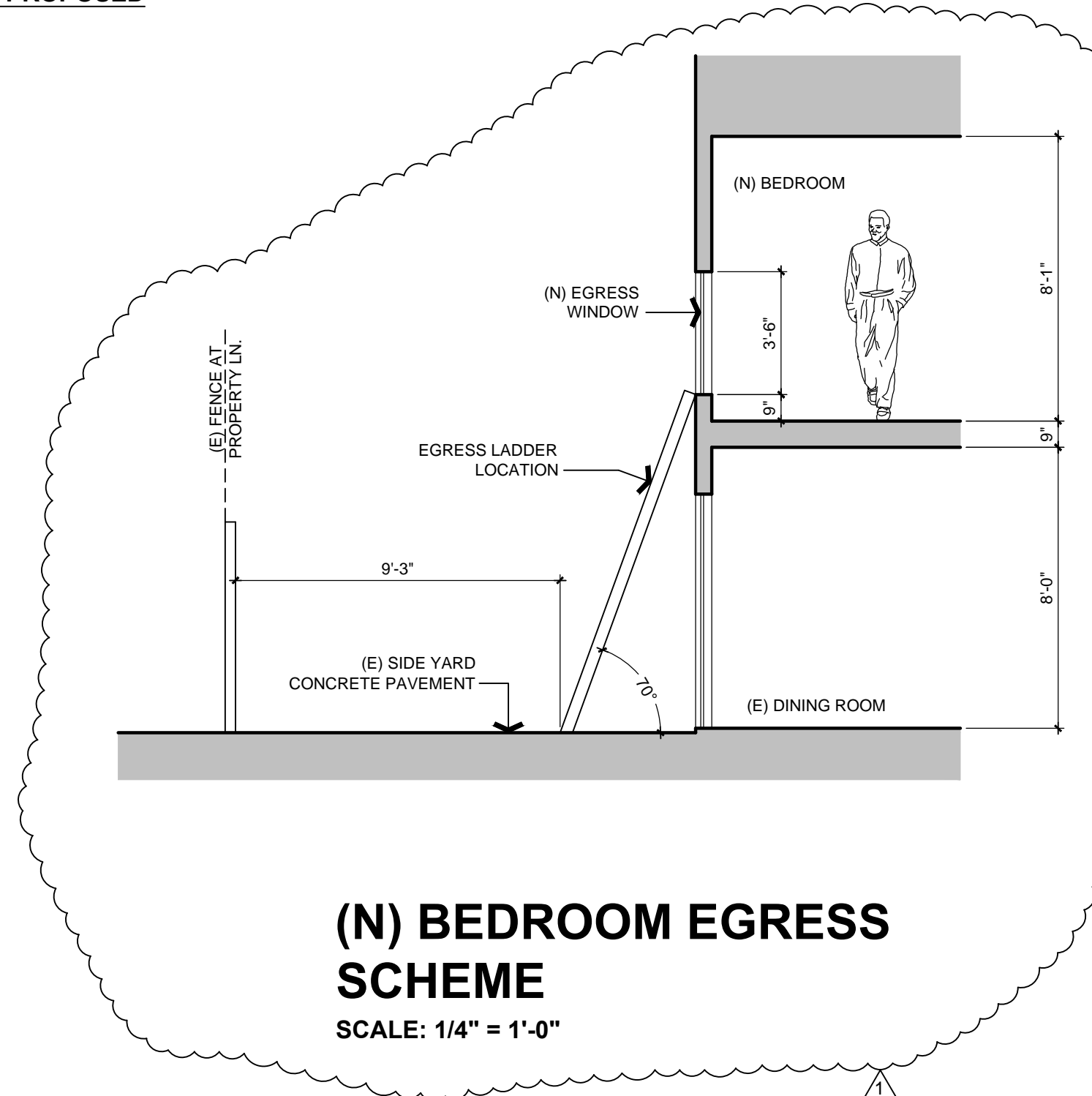
IDENTICAL TO JELD-WEN  
VINYL PICTURE WINDOW UNIT 5036 F  
WITH COLONIAL GRID PATTERN.

### PROPOSED REPLACEMENT: HORIZONTAL SLIDING WINDOW UNIT 50" (W) X 36" (H)



AS MANUFACTURED BY JELD-WEN -  
VINYL PICTURE WINDOW UNIT 5036 S  
WITH TEMPERED GLAZING AND  
COLONIAL GRID PATTERN.

SCALE: 1/2" = 1'-0"



## (N) BEDROOM EGRESS SCHEME

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