

REVISION	BY



ARDEKON
DESIGN AND CONSTRUCTION
INCORPORATED
5339 PROSPECT ROAD, SUITE 101
SAN JOSE, CA 95129
PH. 408.256.6260
FX. 408.985.5757

CALIFORNIA LICENSE No. B958070

**EXISTING
FIRST FLOOR PLAN**

**SECOND FLOOR LEVEL INTERIOR
ADDITION AND REMODEL**
YILIN WANG AND YIQIN 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-02

**FRONT
(NORTHWEST)
ELEVATION
NO CHANGES**



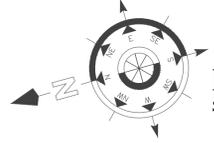
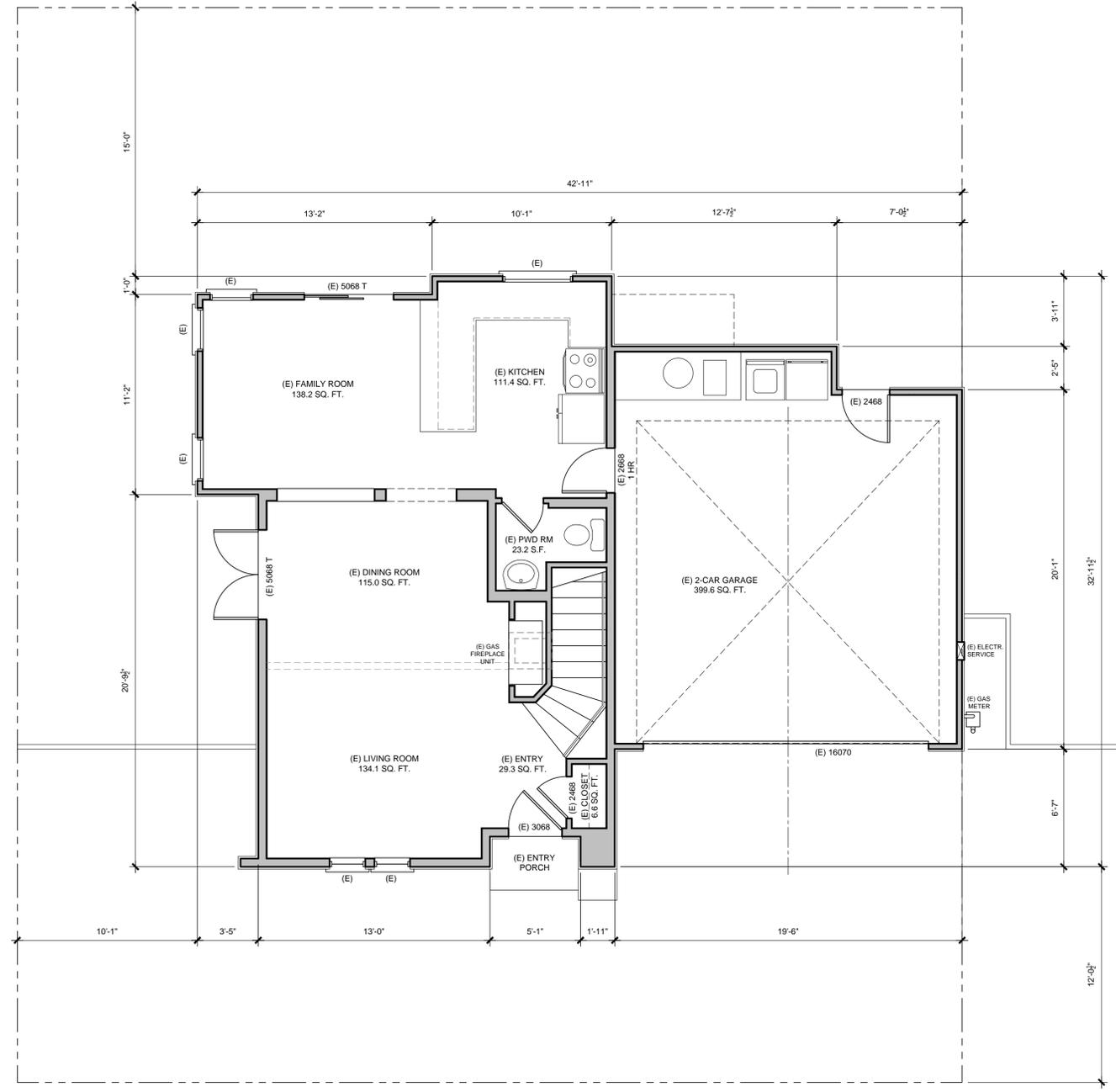
**RIGHT SIDE
(SOUTHWEST)
ELEVATION
NO CHANGES**



**LEFT SIDE
(NORTHEAST)
ELEVATION
NO CHANGES
(EXCEPT (E) WINDOW
REPLACEMENT)**



**REAR
(SOUTHEAST)
ELEVATION
NO CHANGES**



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



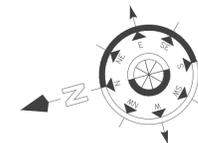
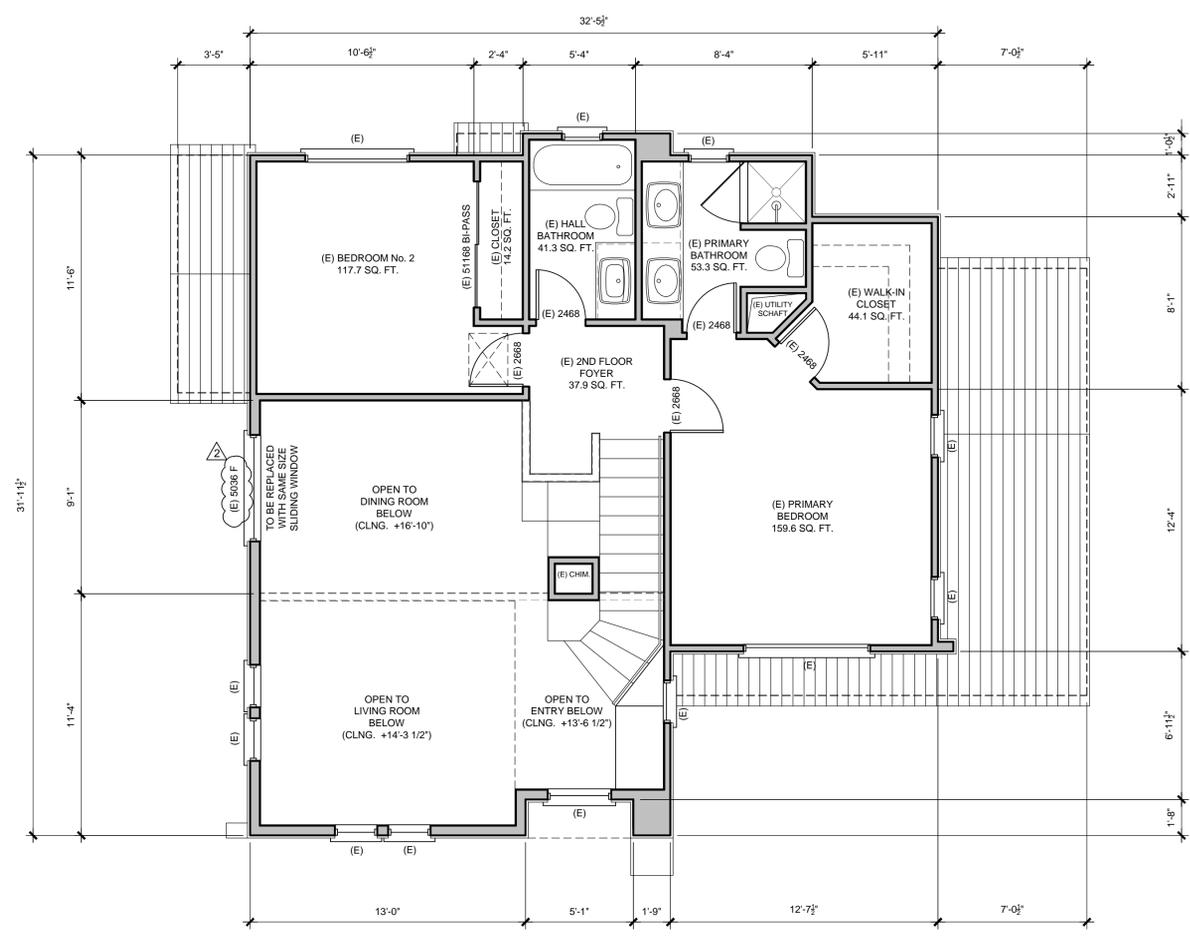
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EXISTING AND MODIFIED
 SECOND FLOOR PLAN;
 SCHEMATIC SECTION A-A

SECOND FLOOR LEVEL INTERIOR
 ADDITION AND REMODEL
 YILIN WANG AND YIQIN RESIDENCE
 370 PISMO TERRACE, SUNNYVALE, CA 94086
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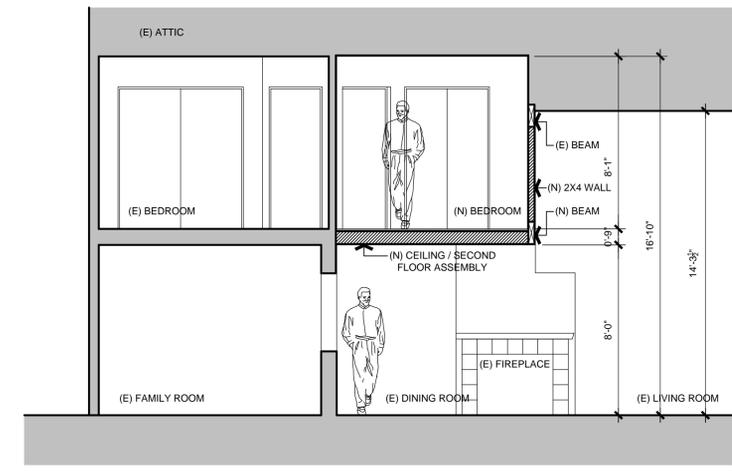
A-03



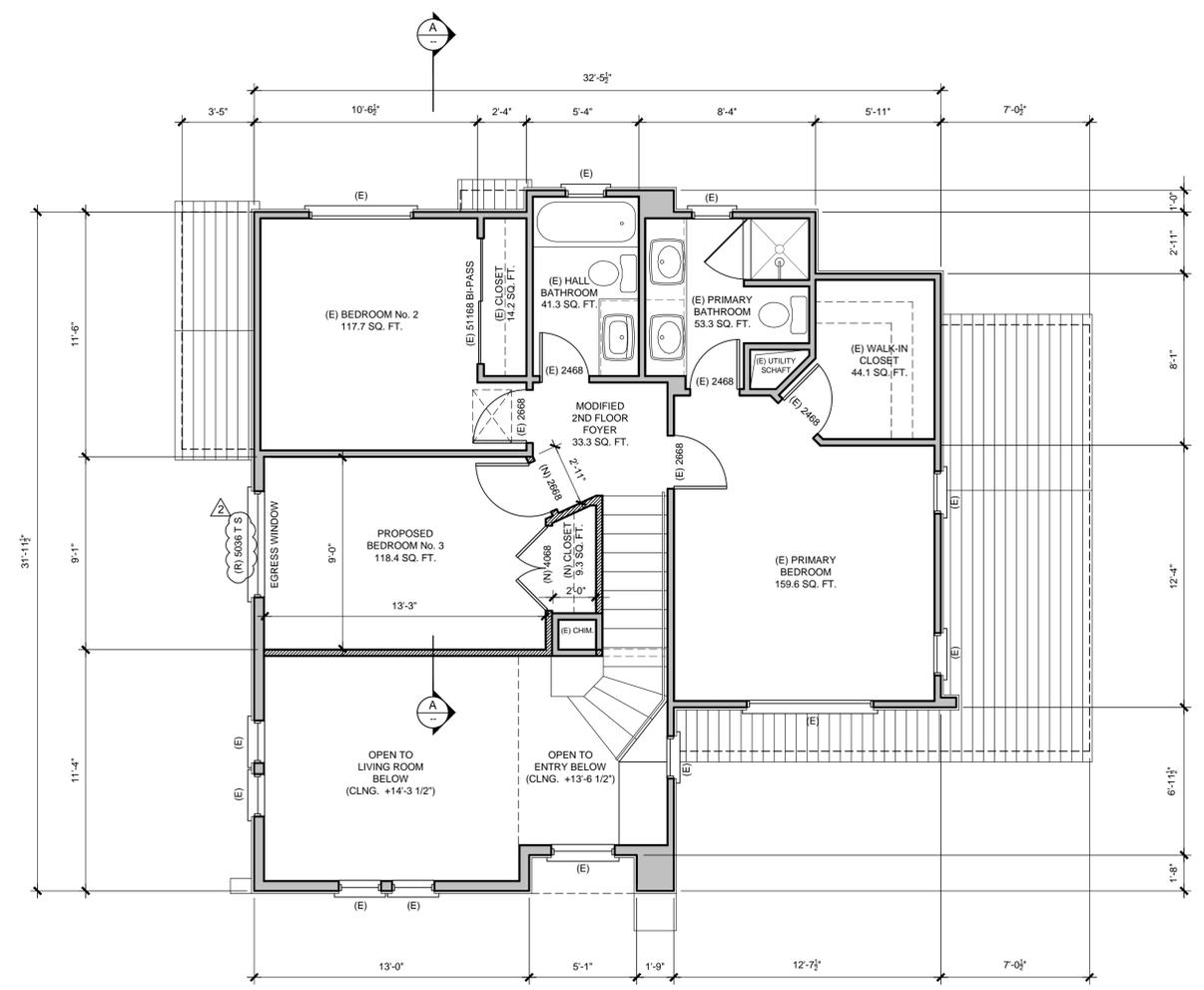
EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



AREA OF PROPOSED INTERIOR ADDITION -
 EXISTING DINING ROOM WITH CEILING
 HEIGHT 16'-10"



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



MODIFIED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- LEGEND:**
- EXISTING 2X4 STUD WALLS
 - PROPOSED 2X4 STUD WALLS

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



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FLOOR AREA, FLOOR AREA RATIO
AND LOT COVERAGE CALCULATIONS;
EXISTING WINDOW AND PROPOSED
REPLACEMENT SPECIFICATION;
(N) BEDROOM EGRESS SCHEME

SECOND FLOOR LEVEL INTERIOR
ADDITION AND REMODEL

YILIN AND YI QIN RESIDENCE
370 PISMO TERRACE, SUNNYVALE, CA 94086
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DATE:	05.23.2022
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FILE:	

A-04

**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":

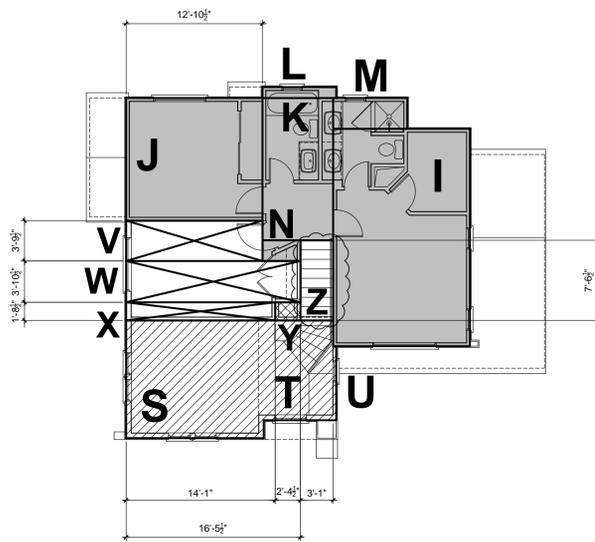
AREA "Y" = 1'-8 1/2" X 2'-4 1/2" = **4.1** SQ. FT.

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)



**MODIFIED SECOND FLOOR
LAYOUT SCHEME**

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

**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.

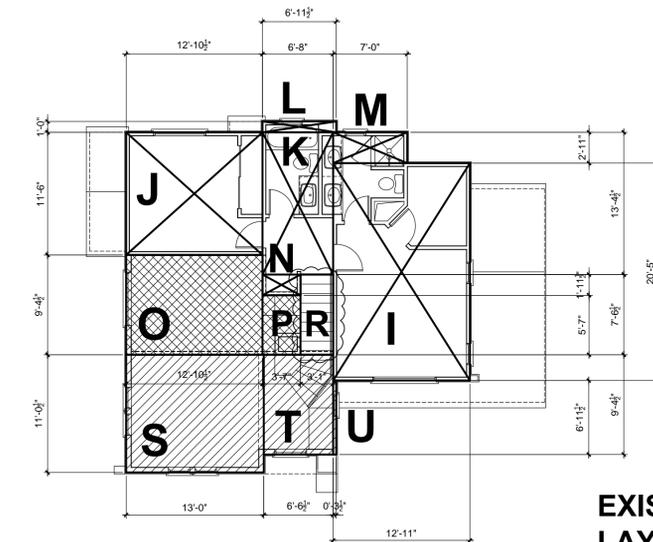
AREA "P" = 3'-7" X 5'-7" = **20.0** SQ. FT.

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)

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



**EXISTING SECOND FLOOR
LAYOUT SCHEME**

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

**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.

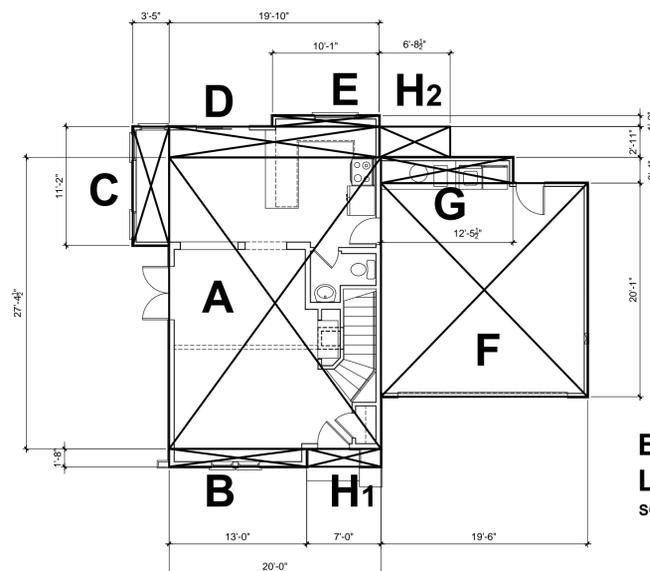
TOTAL = A + B + C + D + E = 674.9 SQ. FT.

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.



**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)

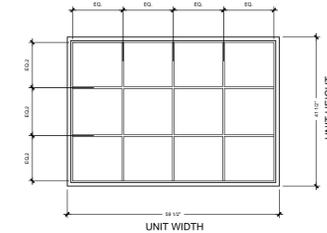
AREA "H2" = 2'-11" X 6'-8 1/2" = **19.6** SQ. FT.
(CANTILEVERED AREA OF SECOND FLOOR)

TOTAL = 1127.2 SQ. FT.
(1127.2 : 3180.0) **35%** (MAX 40%)

NO CHANGES TO EXISTING LOT COVERAGE PROPOSED

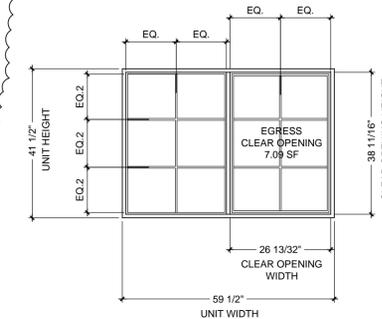
**EXISTING WINDOW
AND PROPOSED
REPLACEMENT**

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



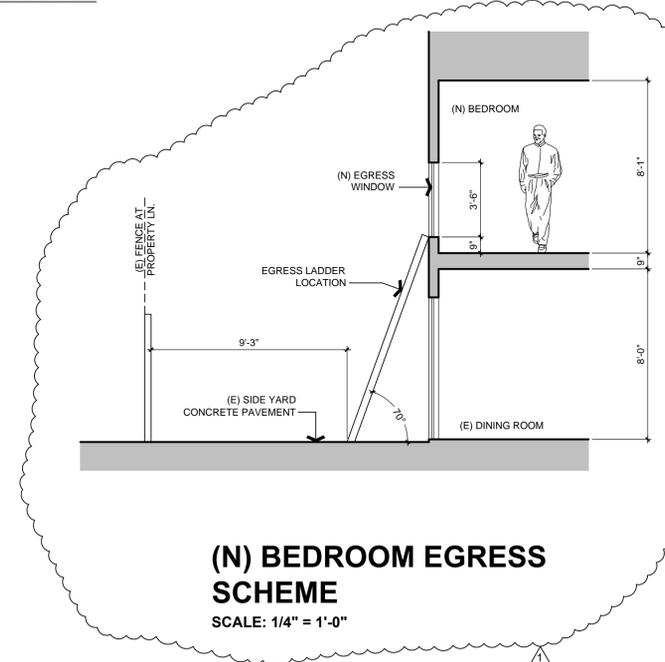
IDENTICAL TO JELD-WEN
VINYL PICTURE WINDOW UNIT 5036 F
WITH COLONIAL GRID PATTERN.

**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"