

GDM CONSTRUCTION + DESIGN INC.  
5893 WINFIELD BLVD  
SAN JOSE, CA. 95123  
408.656.0551  
CA.LIC # 1027191  
EXP: 04/30/23

DANNY CHIU  
1612 VIREO AVE  
SUNNYVALE, CA, 94087  
408.674.5389

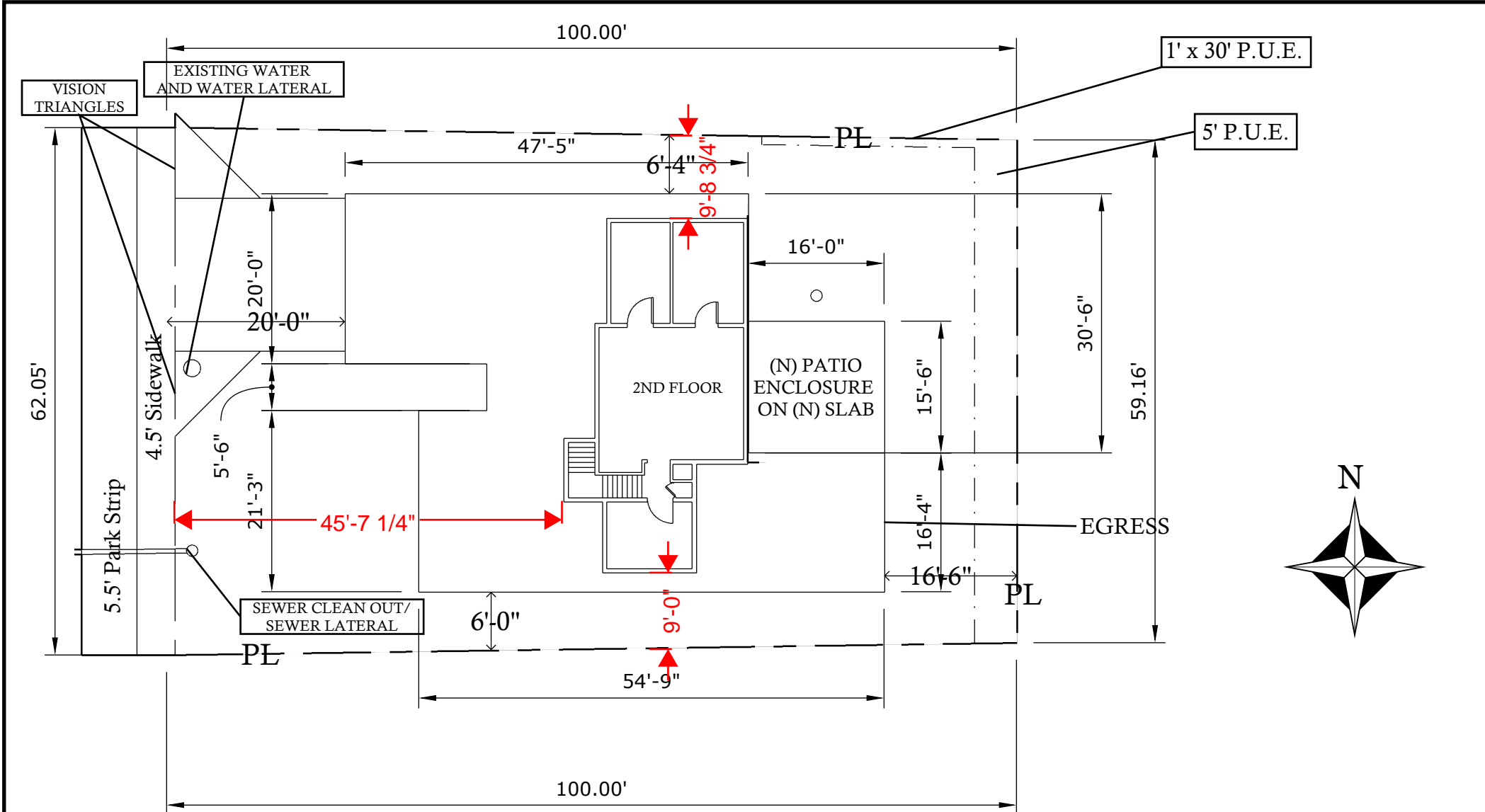
SCOPE OF WORK:  
INSTALL (N) PATIO ENCLOSURE  
ON (N) SLAB W/ FOOTING ( 245  
SF).  
INSTALL OUTLETS, SWITCHES  
AND LIGHTS. (N) PATIO  
ENCLOSURE TO BE  
UNCONDITIONED/NON-  
HABITABLE.

DATA TABLE:

LOT SIZE: 6,200 SF  
(E) GARAGE: 448 SF  
(E) LOT COVERAGE: 2,231 SF  
(E) TOTAL FLOOR AREA: 2,902 SF  
  
(P) NEW PATIO ENCLOSURE: 245 SF,  
3.95%  
(P) LOT COVERAGE: 2,476 SF, 39.93%  
(P) TOTAL FLOOR AREA: 3,147 SF, 50.75%

\*\*INFORMATION PROVIDED BY CITY  
RECORDS/PREVIOUSLY APPROVED  
PERMITS\*\*

**FOUR SEASONS®**  
SUNROOMS & WINDOWS.  
INDEPENDENTLY OWNED AND OPERATED



**REAR YARD ENCROACHMENT:**

ENCROACHMENT AVAILABLE:

20' x 59.16 = 1,183  
25% of 1,183 = 296

Encroachment must be less than 310 SF.

EXISTING ENCROACHMENT:

3'-6" X 16'-4" = 57.16 SF = 57 SF

NEW ENCROACHMENT:

3'-6" X 15'-6" = 54.25 SF = 54 SF

TOTAL ENCROACHMENT = 111 SF

Therefore, we have used 9.00% of the required rear yard

**NOTE:**

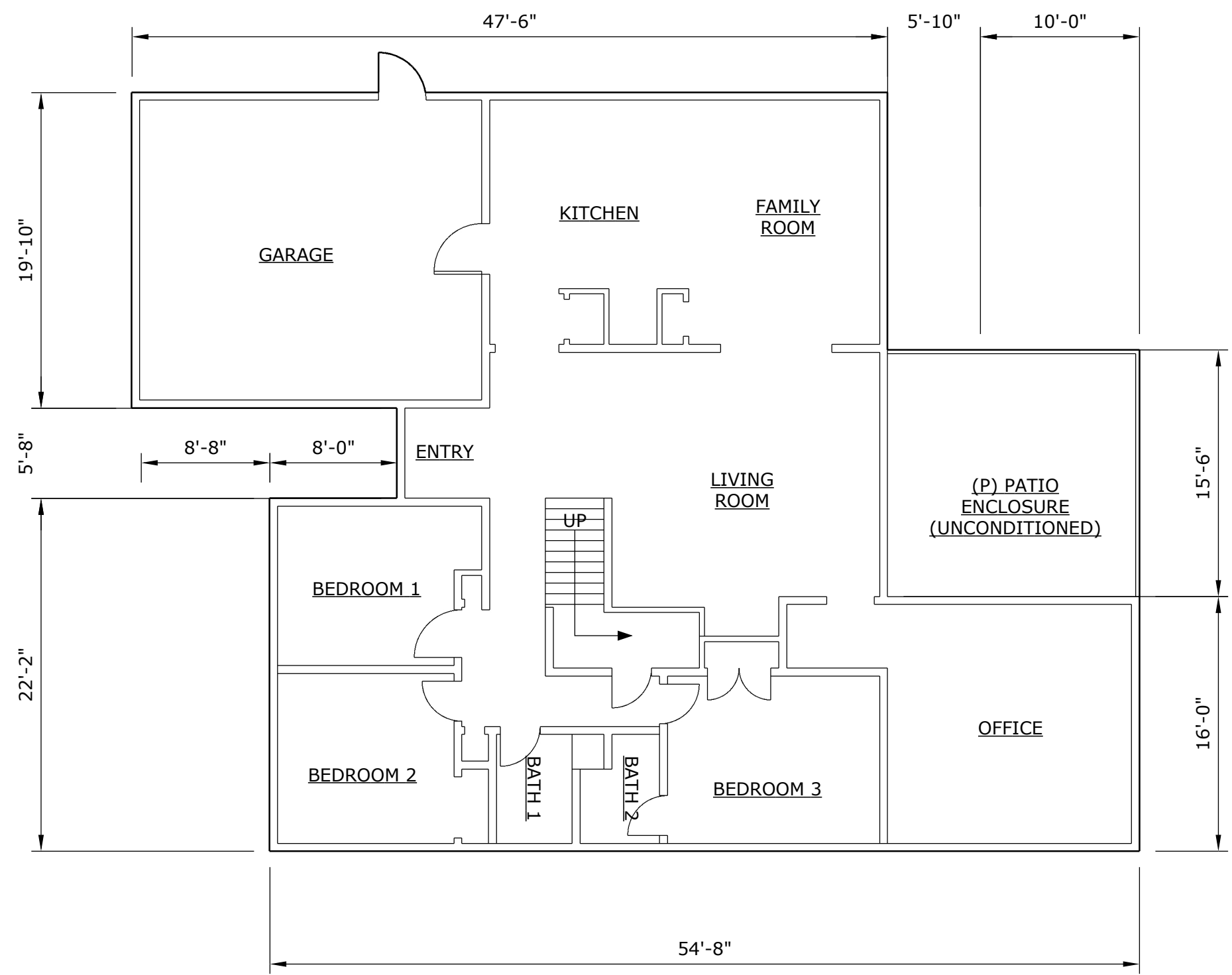
1. PROTECT CITY TREES  
THROUGHOUT CONSTRUCTION
2. THERE WILL BE NO WORK IN  
THE PUBLIC RIGHT-OF-WAY
3. ALL MATERIALS AND TOOLS  
WILL BE STORED IN THE BACKYARD  
OF THE PROJECT SITE

**SCALE:**  
1/16" = 1'-0"

**SITE PLAN**

**1/6**





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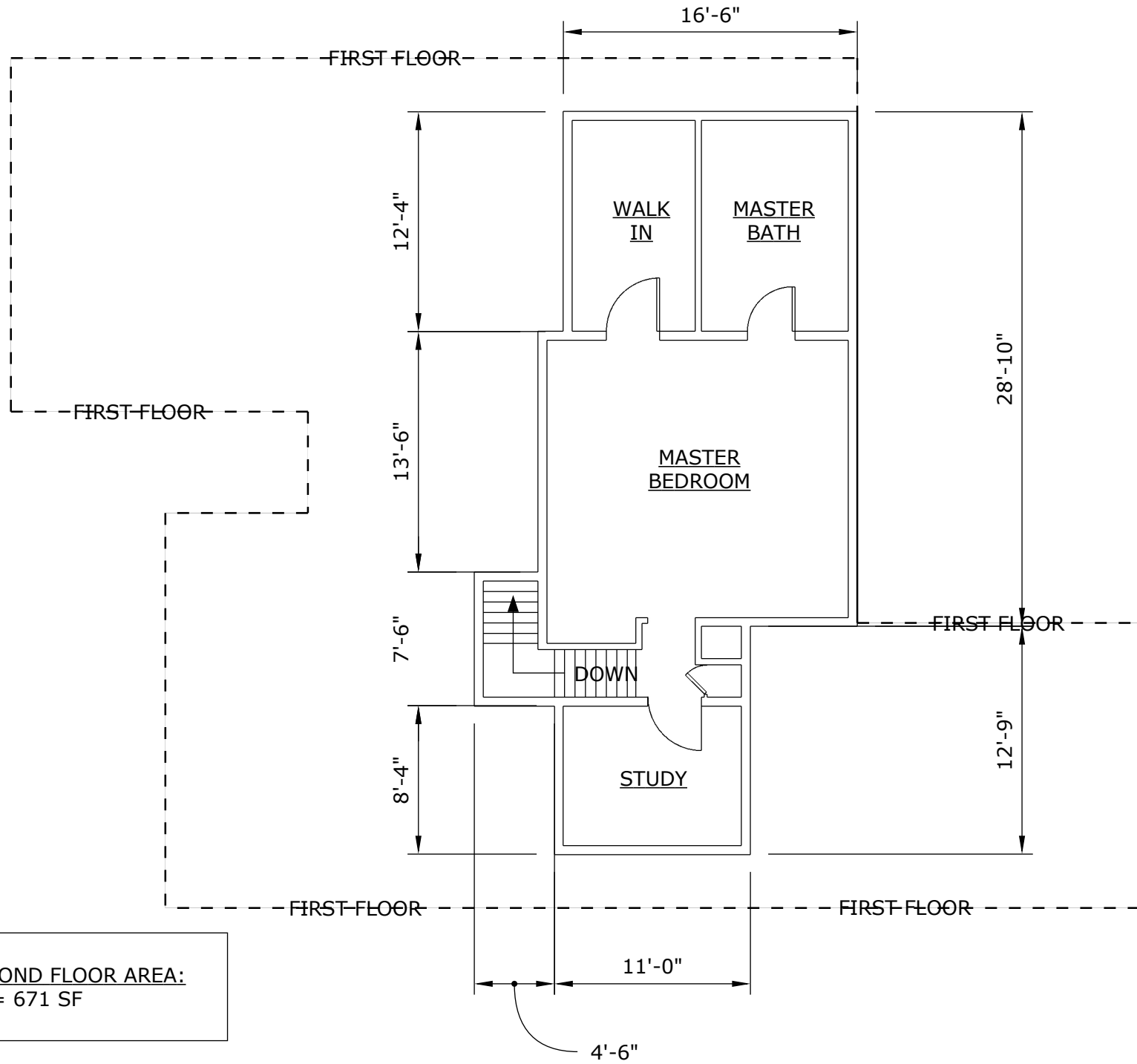
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FIRST FLOOR DIAGRAM  
SCALE: 1/8" = 1'-0"

TOTAL FIRST FLOOR AREA:  
CONDITIONED = 1,783 SF  
FLOOR AREA = 3,147 SF





TOTAL SECOND FLOOR AREA:  
= 671 SF

SECOND FLOOR  
DIAGRAM  
SCALE: 1/8" = 1'-0"

3/6

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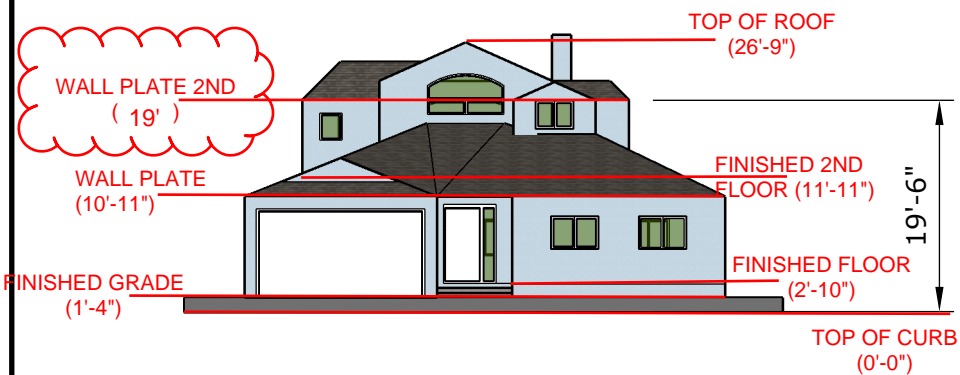
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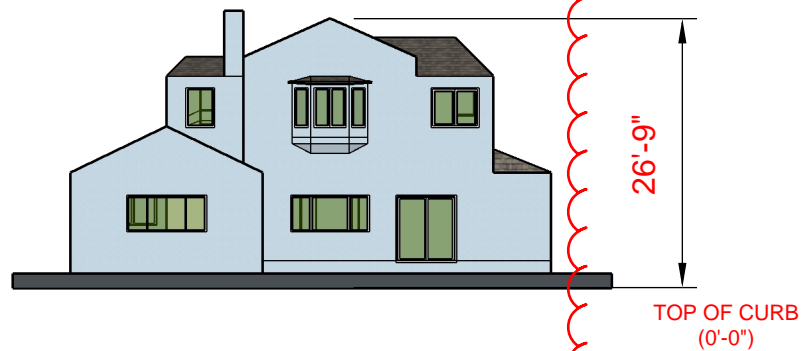
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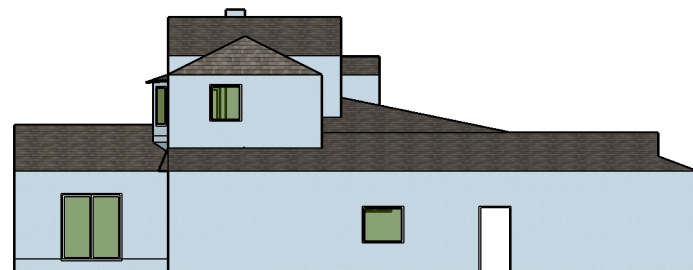
4A FRONT ELEVATIONS



4B REAR ELEVATIONS

ROOF PITCH:  
4" ON 12"

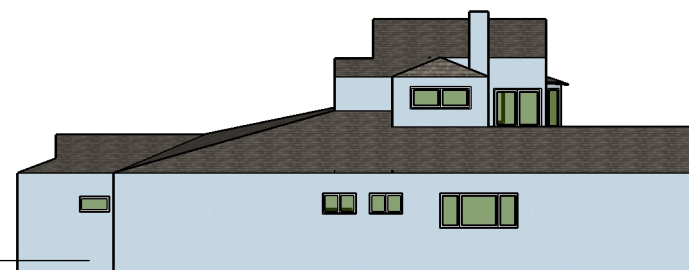
EXTERIOR FINISH:  
STUCCO / BLUE



4D LEFT SIDE ELEVATIONS

2'-10" FROM CURB  
TO FINISHED FLOOR

TOP OF CURB  
0'



4D RIGHT SIDE ELEVATIONS

(E)  
ARCHITECTURAL  
ELEVATIONS

4/6

SCALE : 1" = 20'-0"



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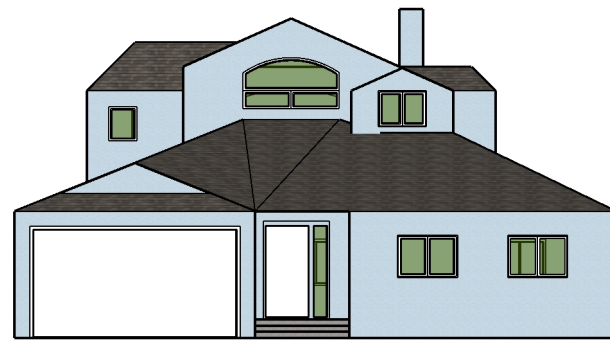
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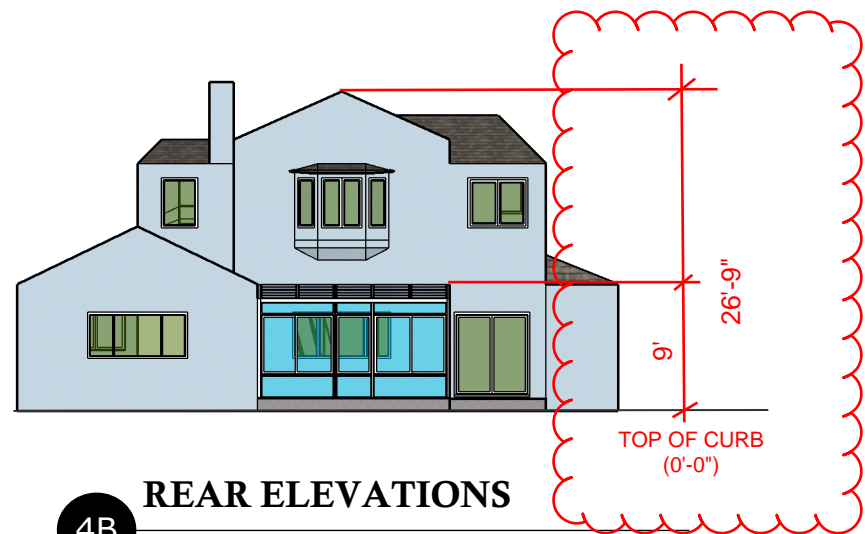
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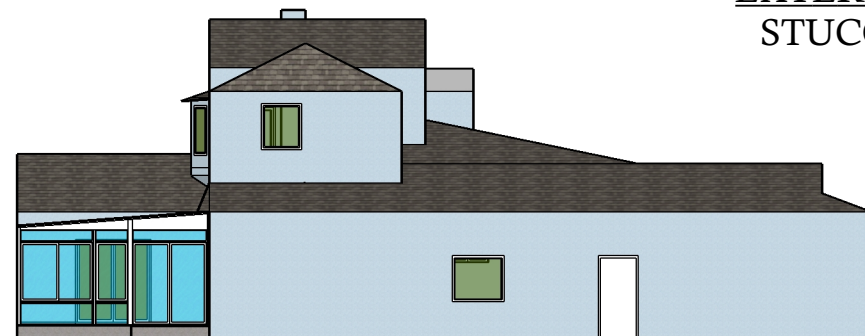
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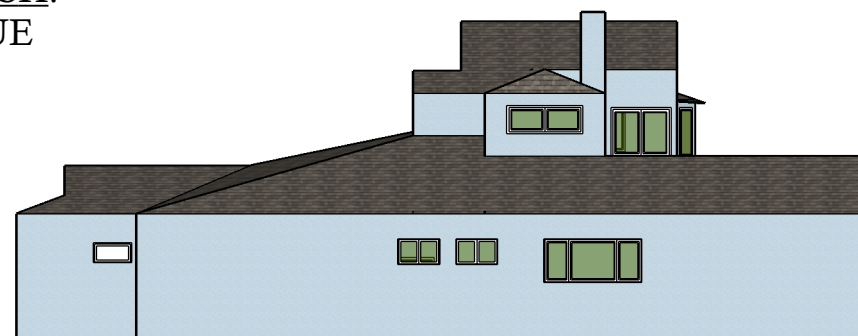
4B REAR ELEVATIONS

ROOF PITCH:  
4" ON 12"

EXTERIOR FINISH:  
STUCCO / BLUE



4D LEFT SIDE ELEVATIONS



4D RIGHT SIDE ELEVATIONS

(P)  
ARCHITECTURAL  
ELEVATIONS

5/6

SCALE : 1/16" = 1'-0"



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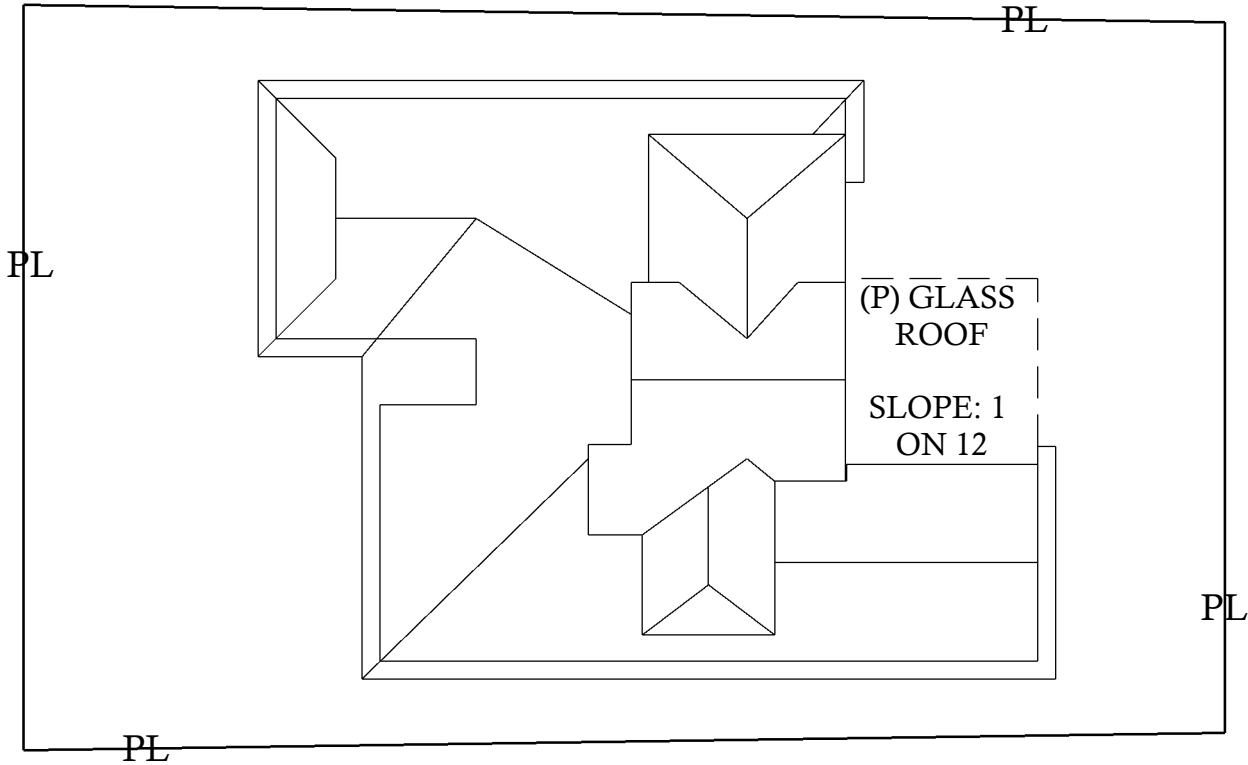
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EXISTING ROOFS:  
4 ON 12 SLOPE



ROOF  
PLAN

6/6

SCALE : 1/16" = 1'-0"

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