

PROJECT DESCRIPTION

1. AN EXTERIOR ONE STORY ADDITION AT REAR OF HOUSE.
2. AN INTERIOR ADDITION OF 3RD BED ROOM AT 2ND FLOOR.
3. REPLACE DOUBLE SWING DOORS WITH WINDOW/WALL INFILL.

PROJECT DATA

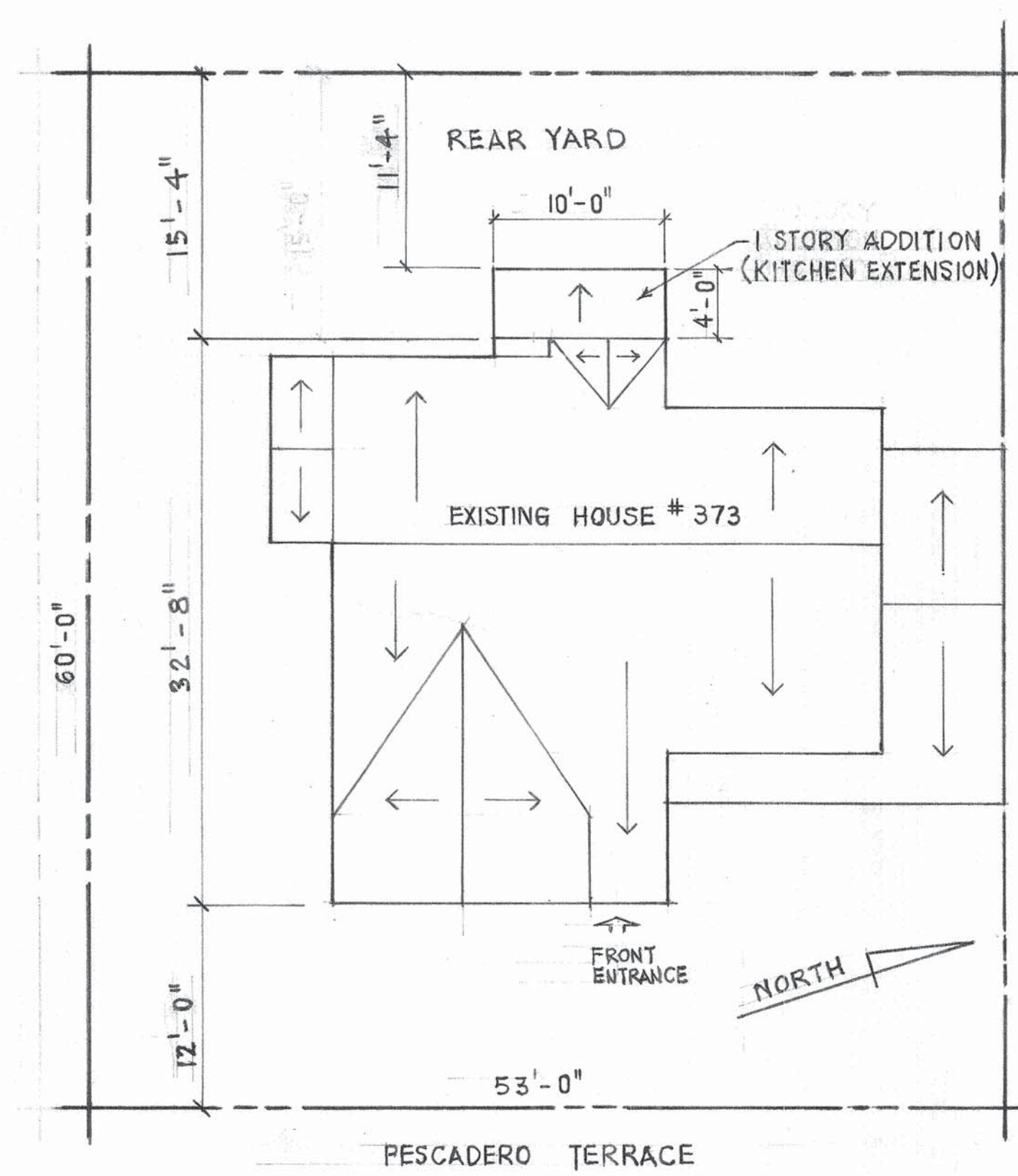
PARCEL: A.P.N. 16546085
ZONING: R1, 7/PD
OCCUPANCY: R1 (SINGLE FAMILY)
LOT AREA: 3180 S.F.



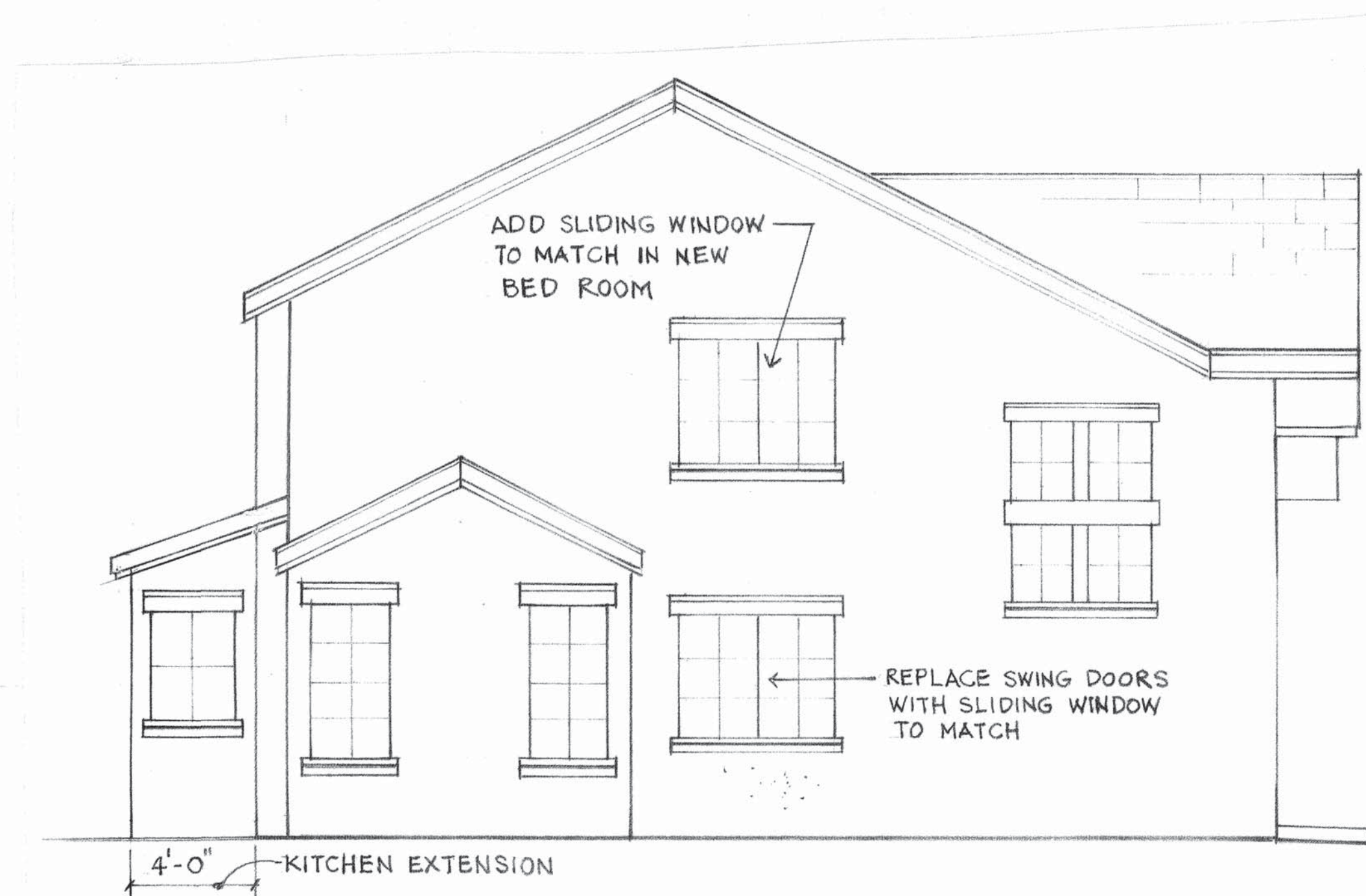
(N) REAR ELEVATION
1/4" = 1'-0"



(E) REAR ELEVATION
1/4" = 1'-0"



ROOF / PLOT PLAN
1/8" = 1'-0"
(ROOF PLAN INCLUDED)



(N) LEFT SIDE ELEVATION
1/4" = 1'-0"



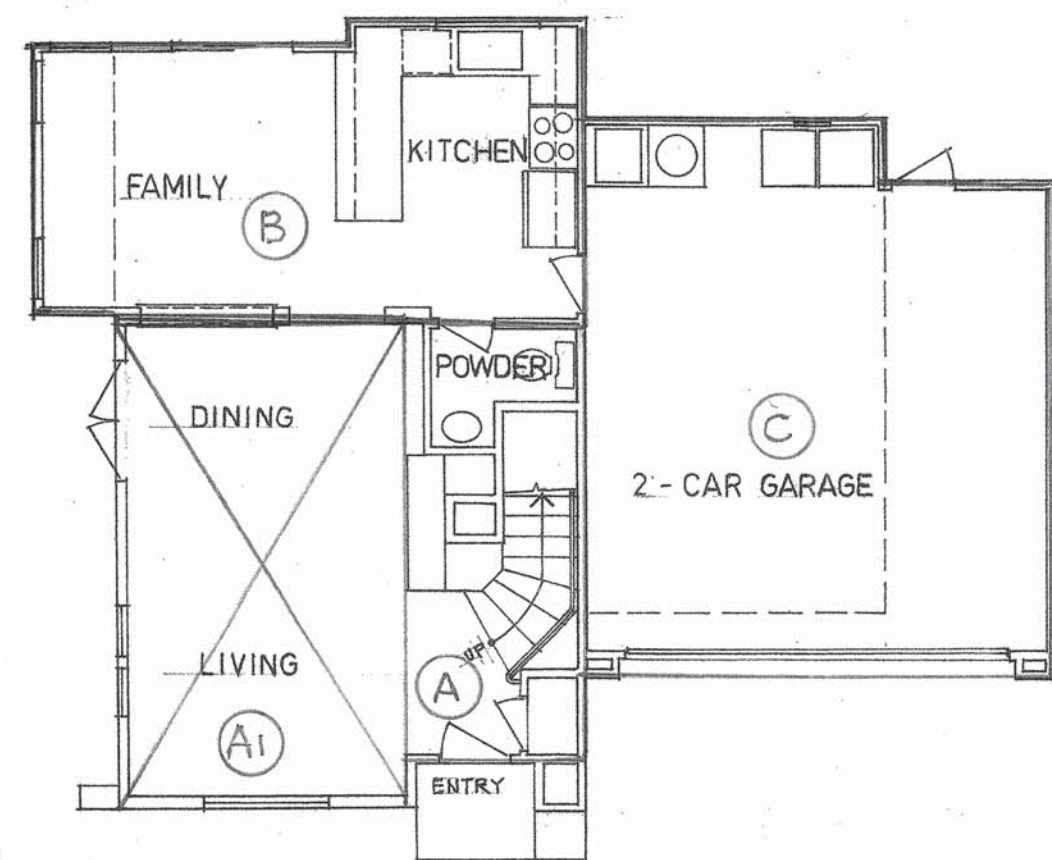
(E) LEFT SIDE ELEVATION
1/4" = 1'-0"

DESIGNED BY: DANIEL SUN
DESIGN-BUILD & MORE INC
173 FRANKFORT STREET, DALY CITY,
CA 94014 TEL: 415-900-8255

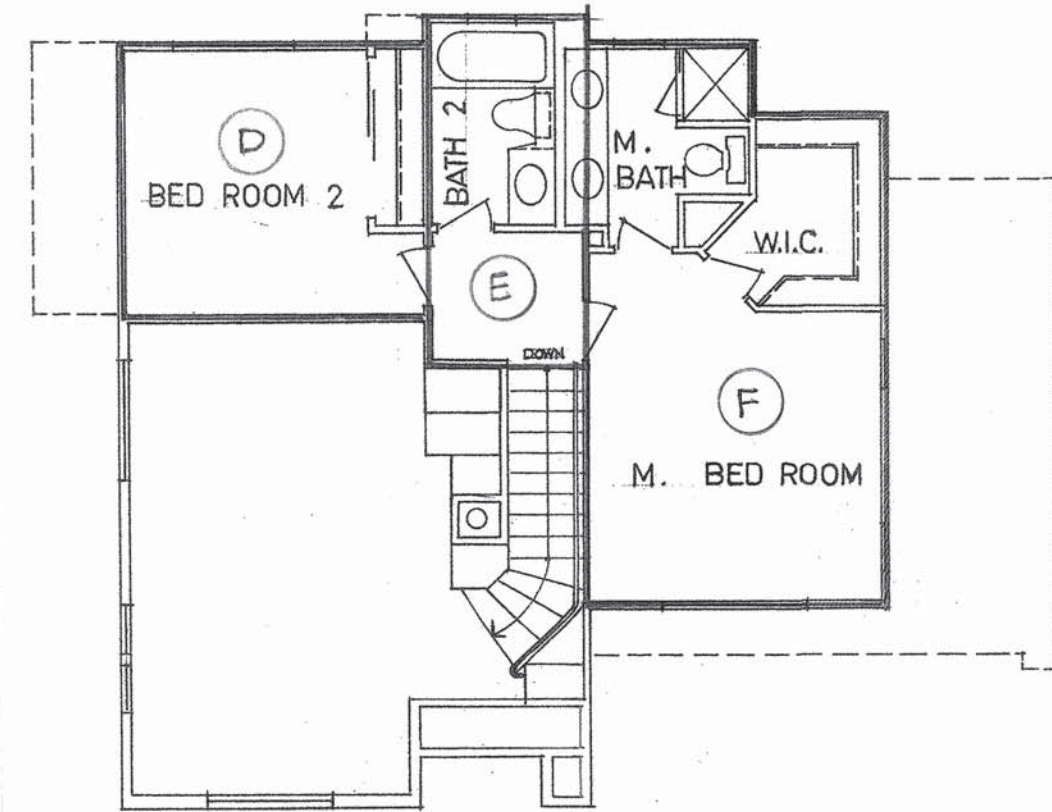
PLOT/ROOF PLAN, PROJECT DATA,
REAR ELEVATION,
LEFT SIDE ELEVATION

LEUNG RESIDENCE
373 PESCADERO TERRACE
SUNNYVALE, CA 94086

Date	4-2-2017
Scale	AS SHOWN
Drawn	DS
Job	
Sheet	1
Of	3 Sheets



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

EXISTING

A = 160 S.F.
A1 = 230 S.F. X 2 = 460 S.F.
B = 263 S.F.
C = 418 S.F.
1 ST FLOOR SUB TOTAL = 1301 S.F.
TOTAL AREA of BUILDING FOOTPRINTS = 1071 S.F.

D = 147 S.F.
E = 85 S.F.
F = 275 S.F.
2 ND FLOOR SUB TOTAL = 507 S.F.

LOT AREA = 3180 S.F.
% OF LOT COVERAGE = 1071 / 3180 = 33.68 %

TOTAL FLOOR AREA = 1301 + 507 = 1808 S.F.

FLOOR AREA RATIO = 1808 / 3180 = 56.86 %

REAR YARD SETBACK = 15' - 4"

PROPOSED

A = 160 S.F.
B = 263 S.F.
C = 418 S.F.
H = 104 S.F.
H1 = 126 S.F. X 2 = 252 S.F.
G = 40 S.F.
1 ST FLOOR SUB TOTAL = 1237 S.F.
TOTAL AREA OF BUILDING FOOTPRINTS = 1111 S.F.

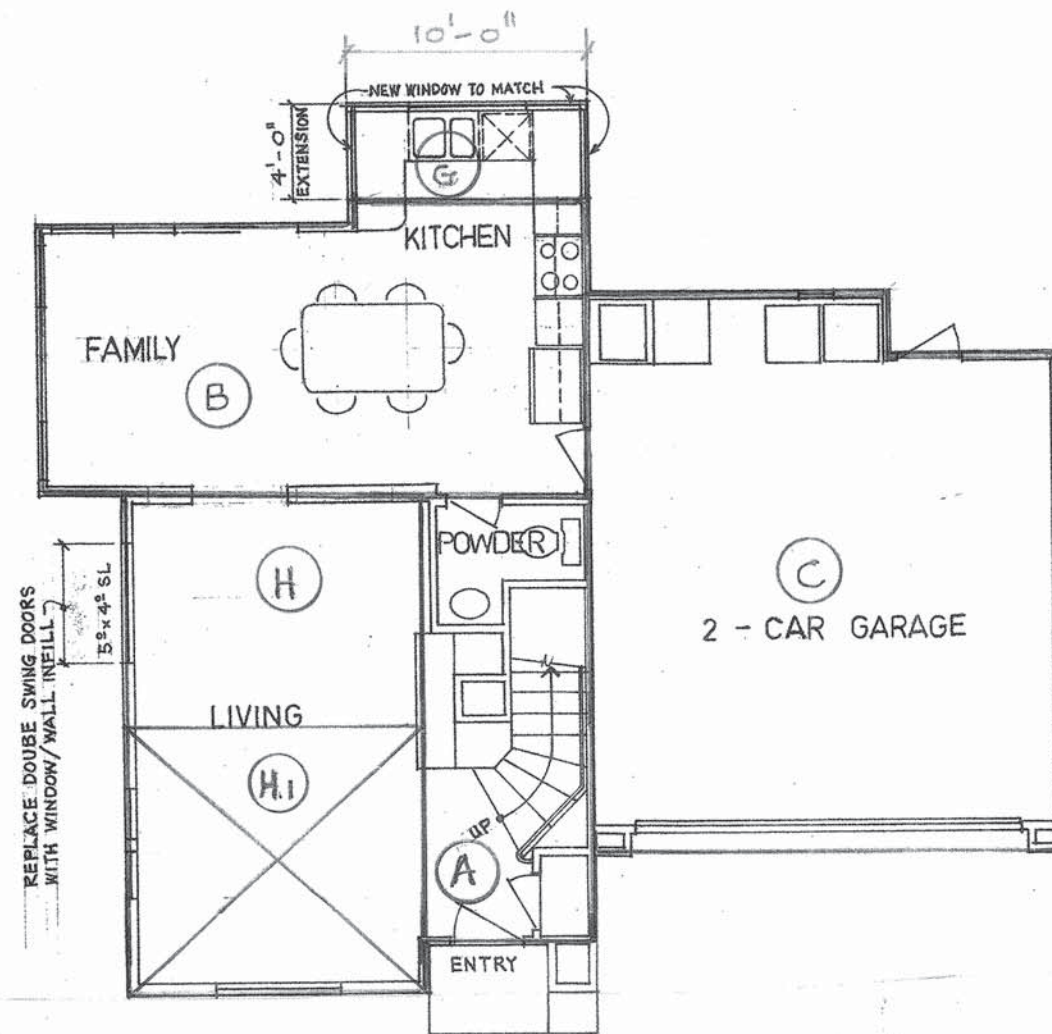
% OF LOT COVERAGE = 1111 / 3180 = 34.94%

D = 147 S.F.
E = 85 S.F.
F = 275 S.F.
J = 140 S.F.
2 ND FLOOR SUB TOTAL = 647 S.F.

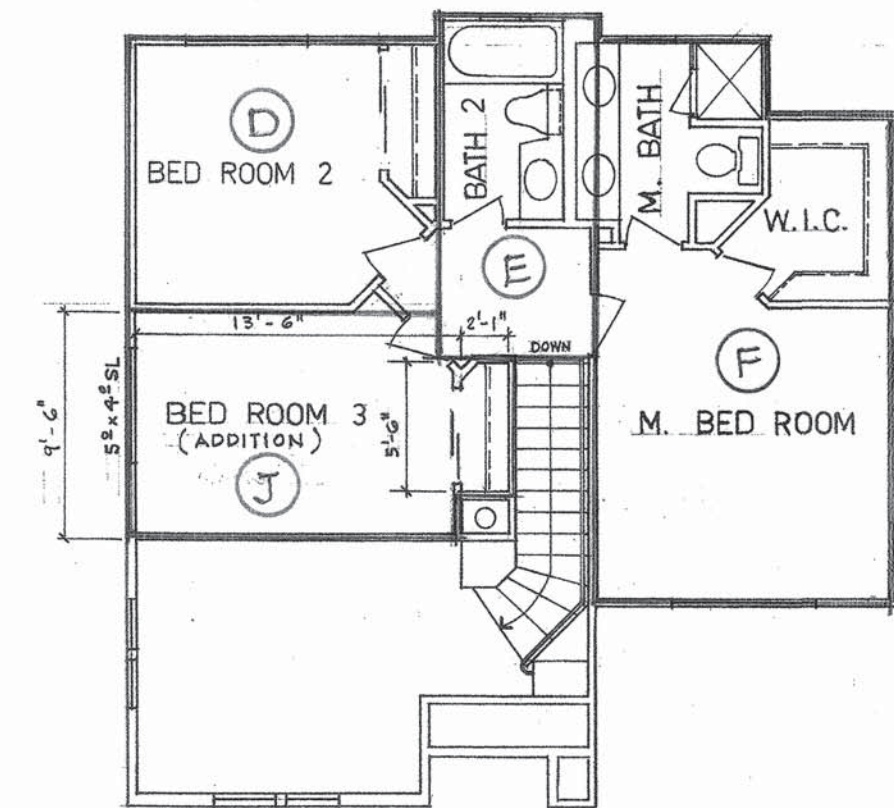
TOTAL FLOOR AREA = 1237 + 647 = 1884 S.F.

FLOOR AREA RATIO = 1884 / 3180 = 59.25 %

REAR YARD SETBACK = 11' - 4"

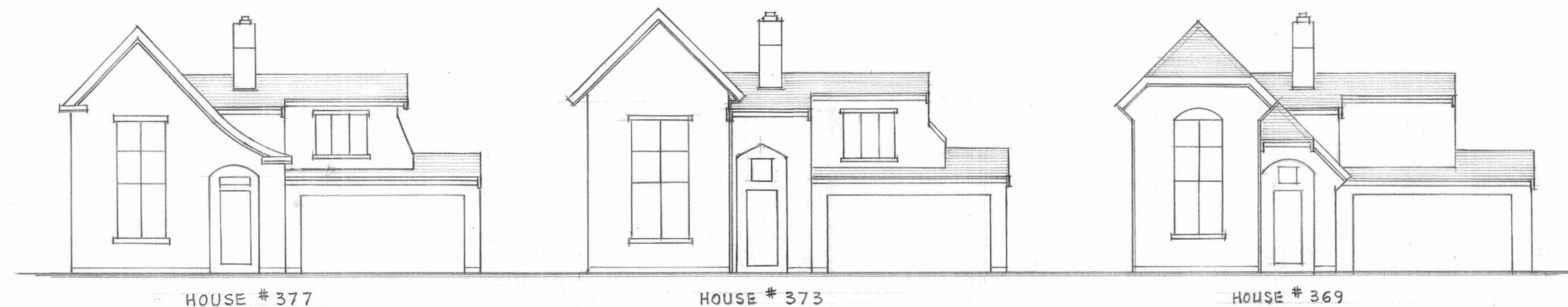


PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

PLAN AREA CALCULATION



STREETSCAPE ELEVATION

DESIGNED BY: DANIEL SUN
DESIGN-BUILD & MORE INC.
173 FRANKFORT STREET, DALY CITY,
CA 94014
TEL: 415-900-8255

STREETSCAPE ELEVATION
PLAN AREA CALCULATION

LEUNG RESIDENCE
373 PESCADERO TERRACE
SUNNYVALE, CA 94086

Date 5-17-2017

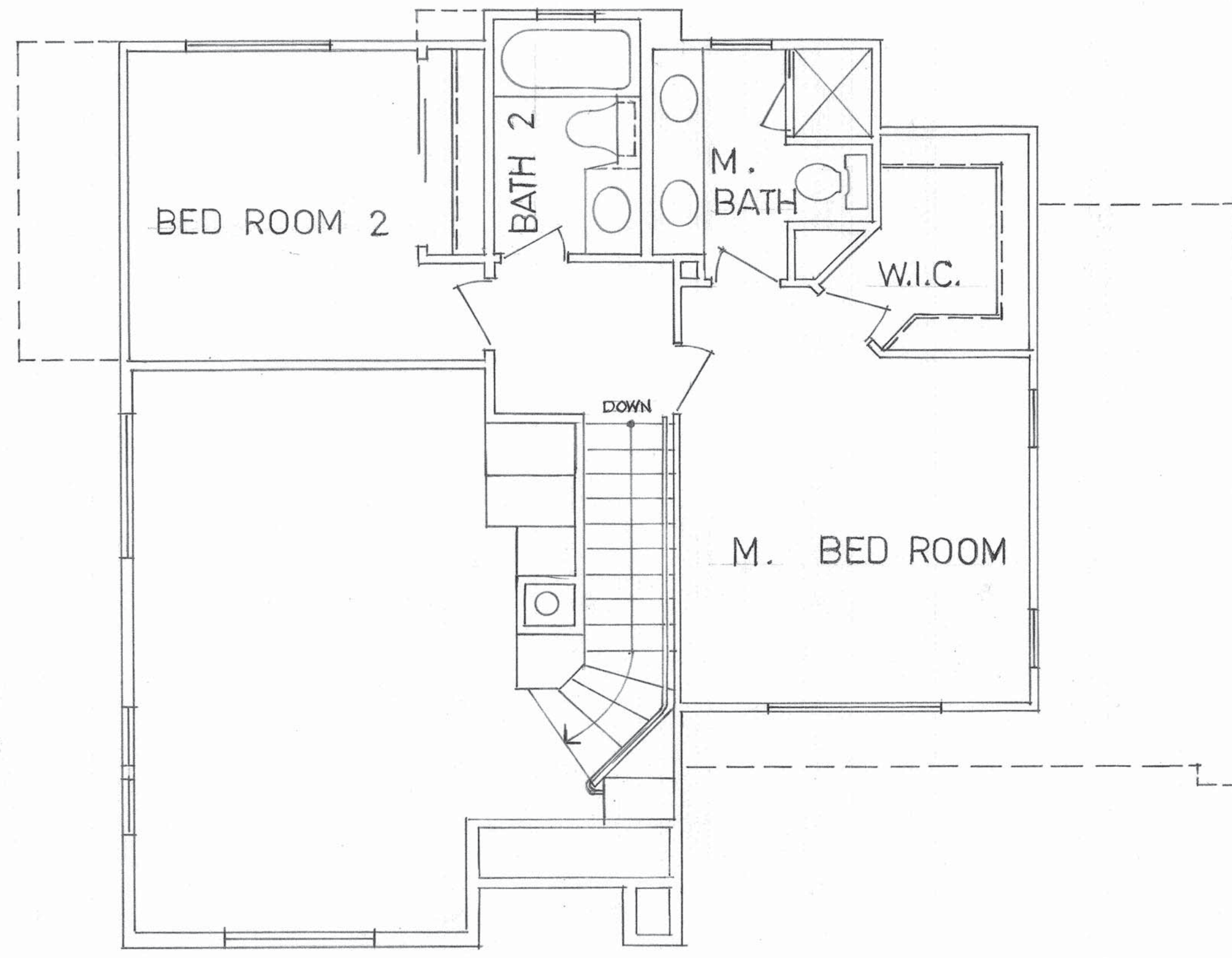
Scale NONE

Drawn DS

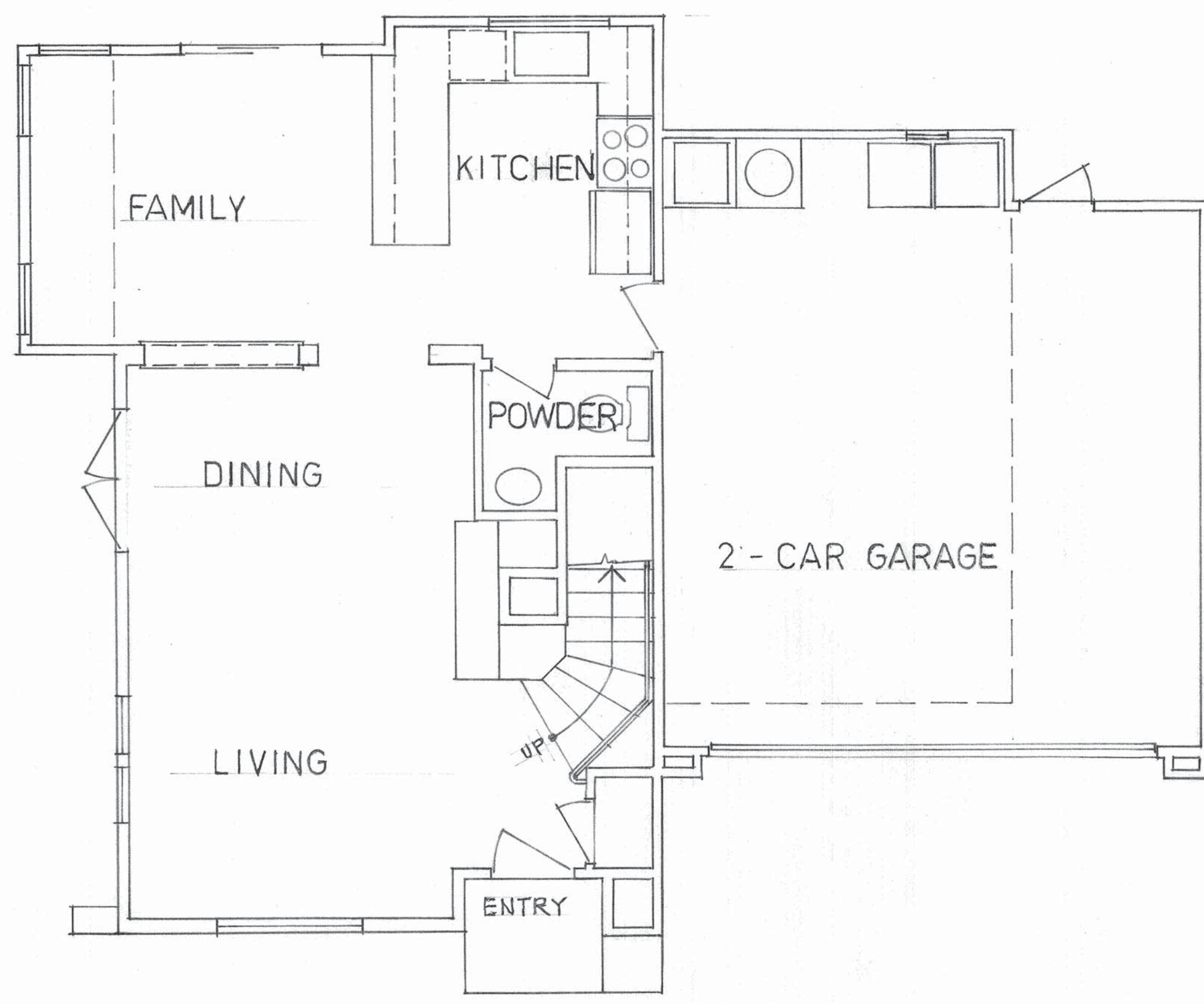
Job

Sheet 3

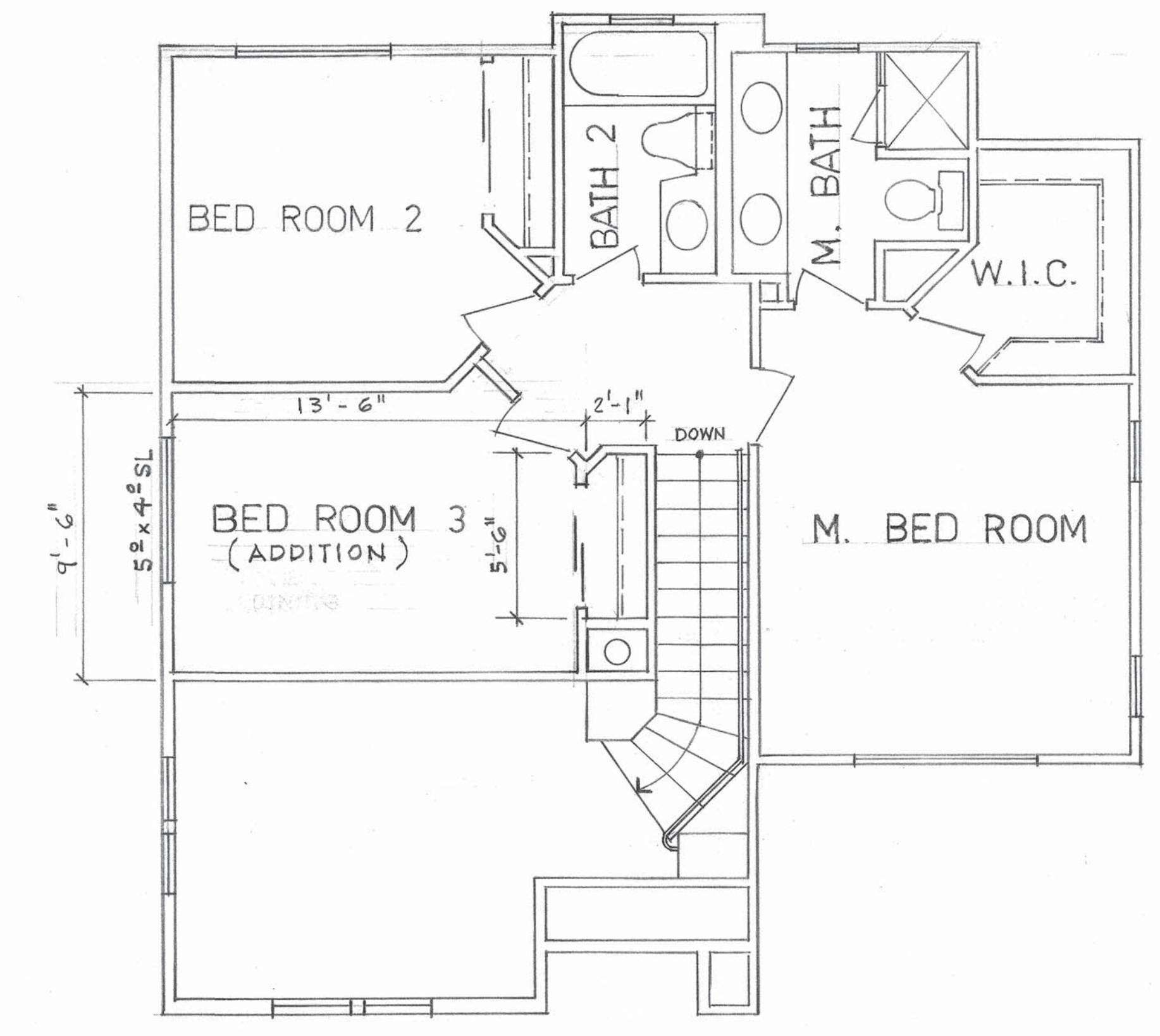
Of 3 Sheets



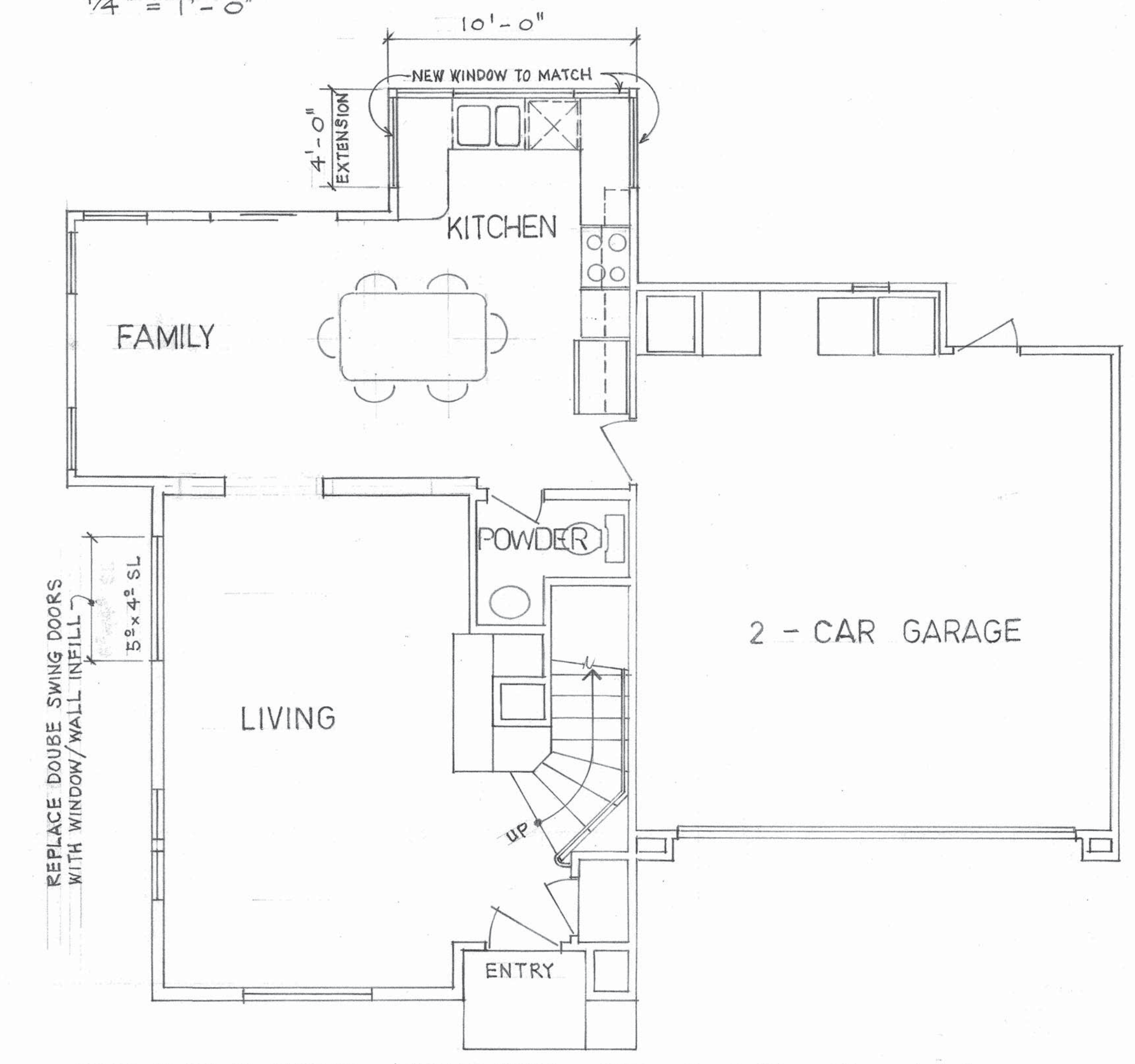
EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



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



PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

REVISIONS	BY
DESIGNED BY: DANIEL SUN DESIGN-BUILD & MORE INC 173 FRANKFORT STREET, DALY CITY, CA 94014 TEL: 415-900-8255	
EXISTING FLOOR PLANS PROPOSED FLOOR PLANS	
LEUNG RESIDENCE 373 PESCADERO TERRACE SUNNYVALE, CA 94086	
Date 4-2-2017	
Scale AS SHOWN	
Drawn DS	
Job	
Sheet 2	
Of 3 Sheets	