

REVISIONS	BY

BUILDING CRITERIA
 2013 CALIFORNIA BUILDING CODE (2012 IBC WITH STATE AMENDMENTS)
 2013 CALIFORNIA MECHANICAL CODE (2012 UMC WITH STATE AMENDMENTS)
 2013 CALIFORNIA PLUMBING CODE (2012 UPC WITH STATE AMENDMENTS)
 2013 CALIFORNIA ELECTRIC CODE (2012 NEC WITH STATE AMENDMENTS)
 CALIFORNIA ENERGY CODE, 2013
 CALGREEN CHECKLIST 2013
 CITY OF SUNNYVALE CONSTRUCTION ORDINANCE

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FIRST FLOOR:	EXISTING	PROPOSED	
LIVING ROOM AND CORRIDOR:	382 SQ. FT.	382 SQ. FT.	
E MASTER BEDROOM:	264 SQ. FT.	264 SQ. FT.	
KITCHEN/DINING	241 SQ. FT.	241 SQ. FT.	
ENTRANCE HALL	56 SQ. FT.	56 SQ. FT.	
STAIRS:	0	16 SQ. FT.	+ 16 SQ. FT.
CLOSET IN FRONT OF BEDROOM:	28 SQ. FT.	28 SQ. FT.	
MASTER BATHROOM:	92 SQ. FT.	92 SQ. FT.	
BATHROOM:	57 SQ. FT.	57 SQ. FT.	
TOTALS	*1,120 SQ. FT.	1,136 SQ. FT.	+ 16 SQ. FT.
GARAGE:	380 SQ. FT.	*460 SQ. FT.	+ 80 SQ. FT.

SECOND FLOOR:	EXISTING	PROPOSED	
REAR BEDROOM:	0 SQ. FT.	164 SQ. FT.	+ 164 SQ. FT.
BATHROOM:	0 SQ. FT.	48 SQ. FT.	+ 48 SQ. FT.
STAIRS AND HALL:	0 SQ. FT.	44 SQ. FT.	+ 44 SQ. FT.
FRONT BEDROOM:	0 SQ. FT.	209 SQ. FT.	+ 209 SQ. FT.
CLOSET:	0 SQ. FT.	18 SQ. FT.	+ 18 SQ. FT.
TOTALS	0 SQ. FT.	483 SQ. FT.	+ 483 SQ. FT.
LIVING SPACE:	1,120 SQ. FT.	1,619 SQ. FT.	+ 499 SQ. FT.
STORAGE TO BE REMOVED:	*109 SQ. FT.		

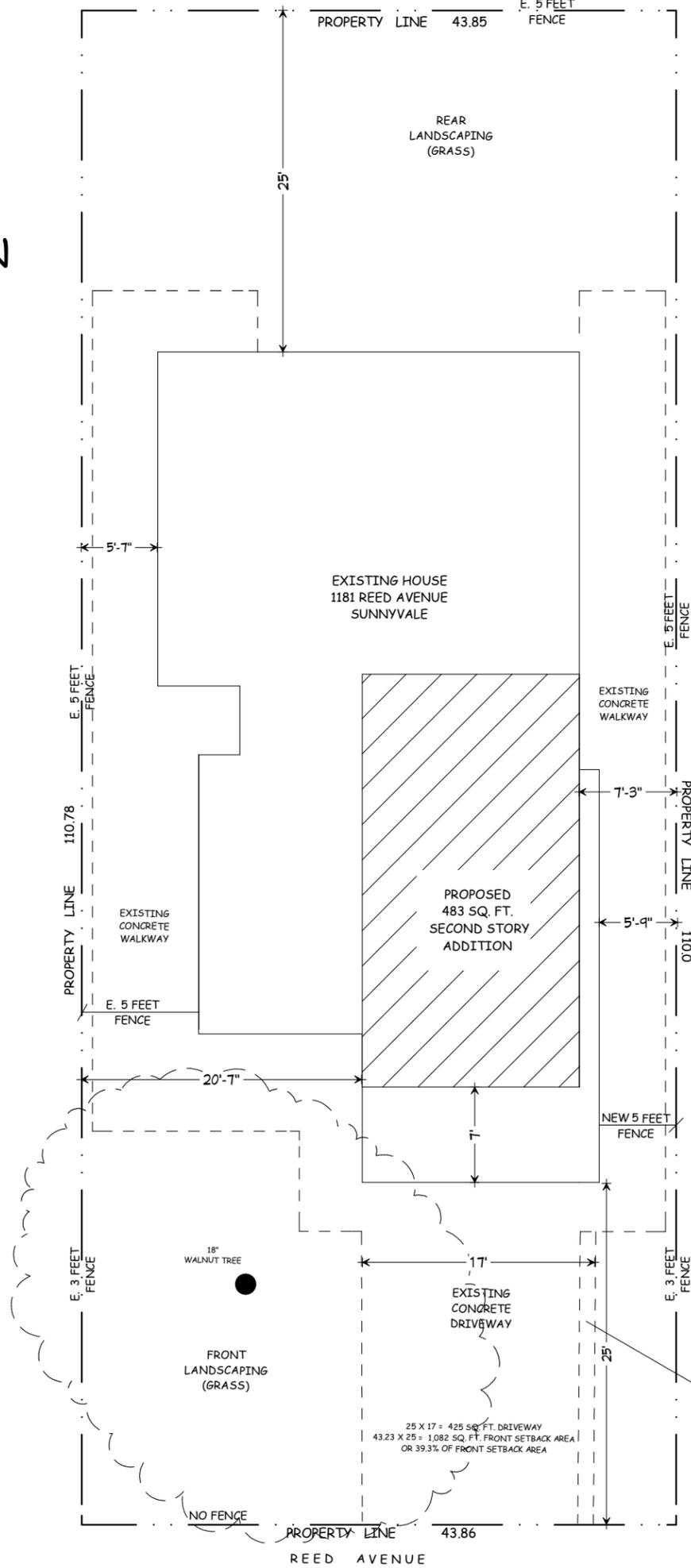
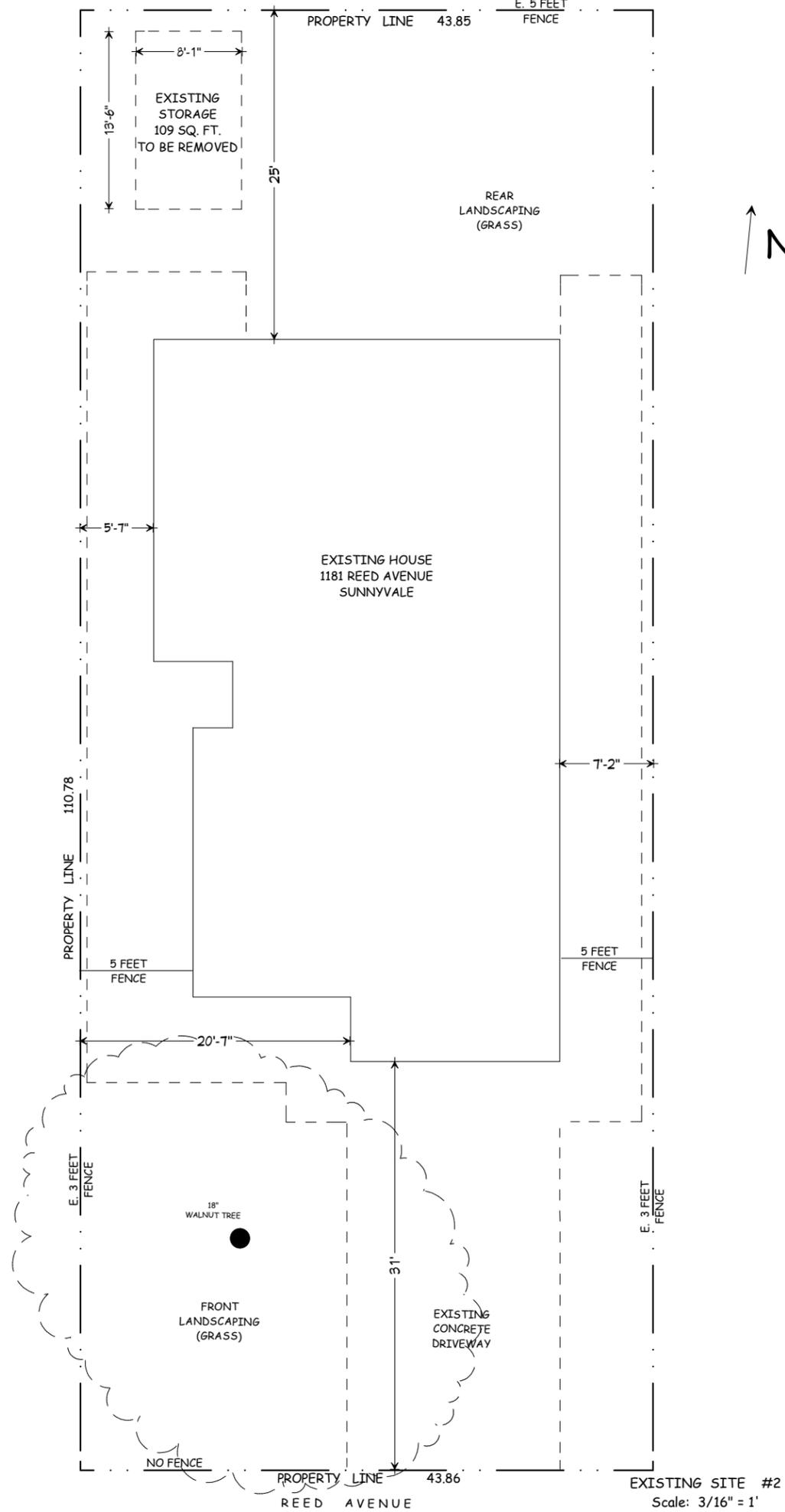
NUMBER OF STORIES: 2
 TYPE OF CONSTRUCT V-B

* LOT COVERAGE F. A. R.
 LOT SIZE: 4,792 SQ. FT. LOT SIZE: 4,792 SQ. FT.
 LOT COVERAGE 1,596 SQ. FT. OR LIVING SPACE 2,079 SQ. FT. OR
 33% OF TOTAL LOT. 43.38% OF TOTAL LOT.

SECOND FLOOR RATIO TO FIRST FLOOR: 30%
 (483 / 1596 = 30%)

SCOPE OF WORK:

- NEW NET 80 SQ. FT. FIRST FLOOR GARAGE ENLARGEMENT.
- NEW 483 SQ. FT. SECOND STORY ADDITION, TWO NEW BEDROOMS ONE NEW BATH.



PREPARED BY: SIGFRIDO O OROZCO
 ADDRESS: PO BOX 680
 EL VERANO, CA 95433
 TEL. 707-343-5557 FAX 707-940-4170
 BLUEPRINTS1949@GMAIL.COM

APN: 213-08-064

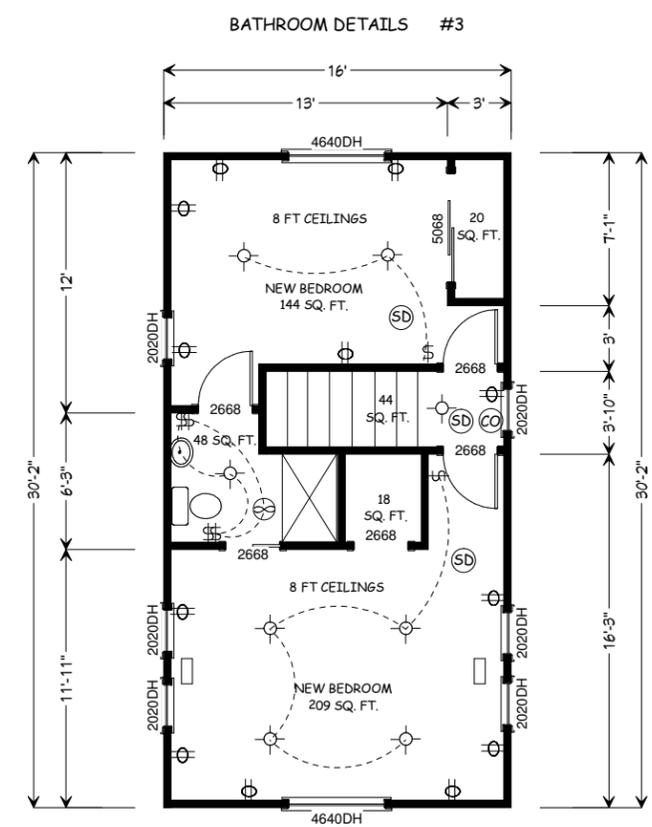
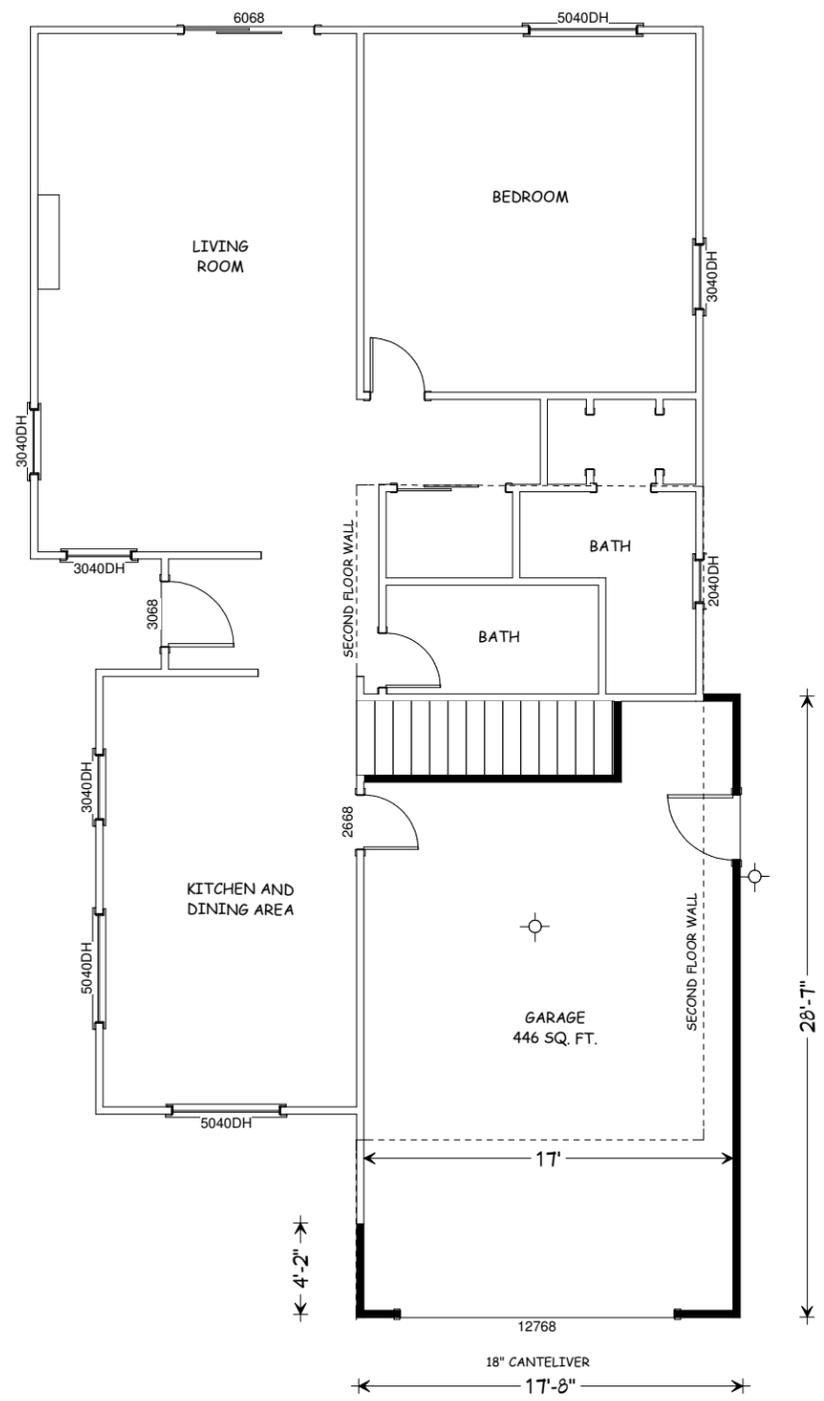
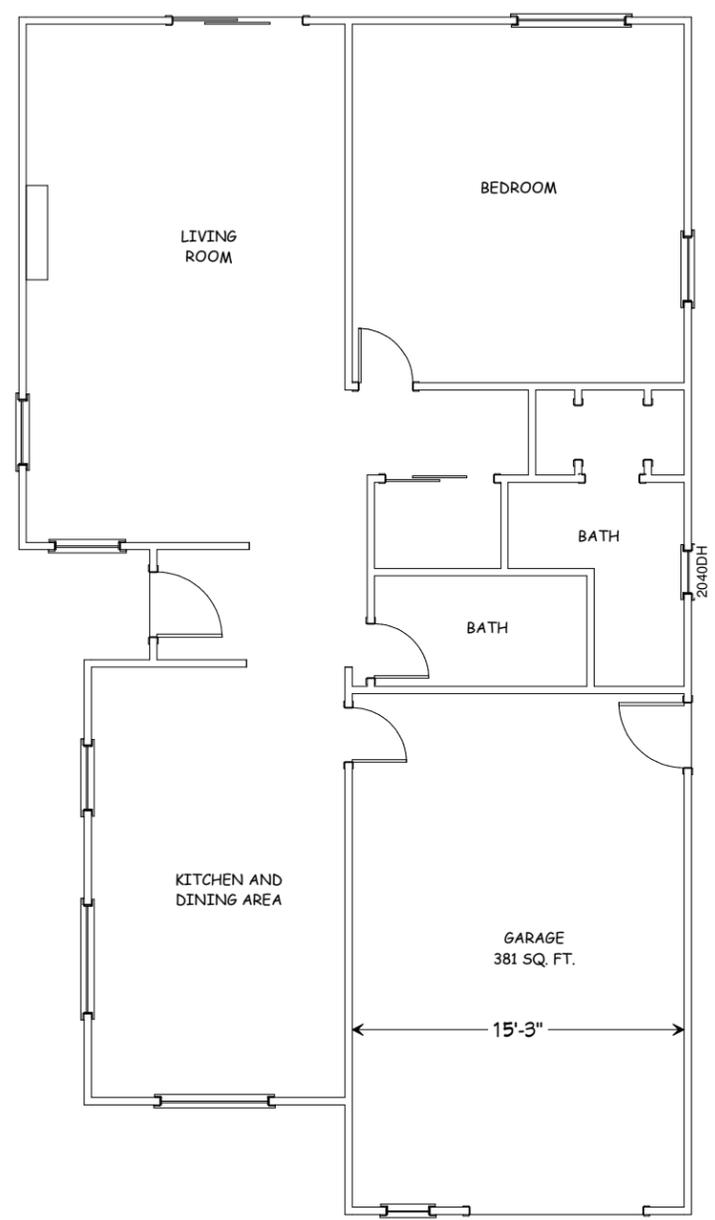
OWNER: 1013 REED AVENUE
 SUNNYVALE CA 94086
 TEL 818-588-2563 EMAIL: YANIBEN@GMAIL.COM

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ALL FLOUROCENT LIGHTS
ALL ELECTRICAL OUTLETS SHALL BE TEMPER RESISTANT.

- NEW BATHROOMS:**
- NEW 20 AMP DEDICATED CIRCUIT FOR BATHROOM.
 - FLOURECENTS LIGHTS (SUITABLE FOR DAMP LOCATIONS) HIGH EFFICIENCY
 - 6FCI OUTLETS
 - ELECTRICAL AIR VENT (EXHAUST), 50 CUBIC FEET MIN. DIRECTLY VENTED TO OUTSIDE. (SUITABLE FOR DAMP LOCATIONS.)
 - 1.28 g TOILETS, 24" CLEAR IN FRONT AND 15" FROM ITS CENTER TO THE SIDE WALL/FIXTURE.
 - TEMPER GLASS AT BATH ENCLOSURES
 - SHOWER AND BATH TUBS. WALLS TO BE HARD, NON-ABSORBENT, SURFACE OVER MOISTURE RESITANT UNDERLAYMENT(CEMENT, FIBER CEMENT, GLASS MAT GYPSUM, TO A HEIGHT OF 72" ABOVE DRAIN INLET.
 - LINOLUEM OR TILE FLOORING
 - SHOWER HEAD TO HAVE A MAX FLOW OF 2.0 GPM, AND FAUCETS TO HAVE A MAX FLOW OF 1.5 GPM.
 - SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.



PROPOSED NEW SECOND FLOOR #1
483 SQ. FT. ADDITION
Scale: 1/4" = 1'

PREPARED BY: SIEFRIDO O ORCZO
ADDRESS: PO BOX 480
EL VERANO, CA 95433-0480
TEL: 707-343-9557 OR 408-908-9020
EMAIL: BLUEPRINTS195@YAHOO.COM

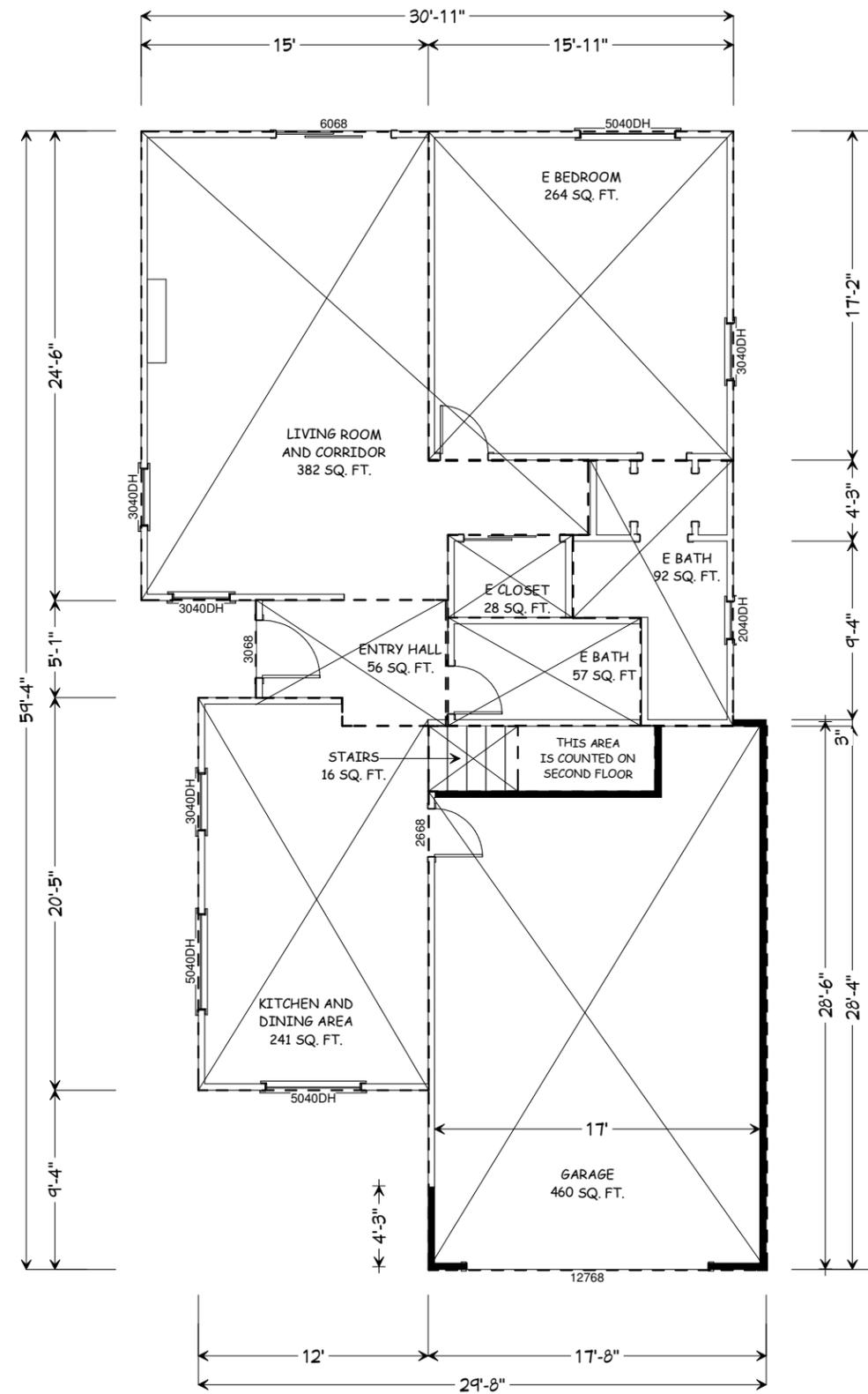
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OWNER: 1013 REED AVENUE
SUNNYVALE, CA 94086
TEL 818-988-2563 EMAIL: YANIBEN@GMAIL.COM

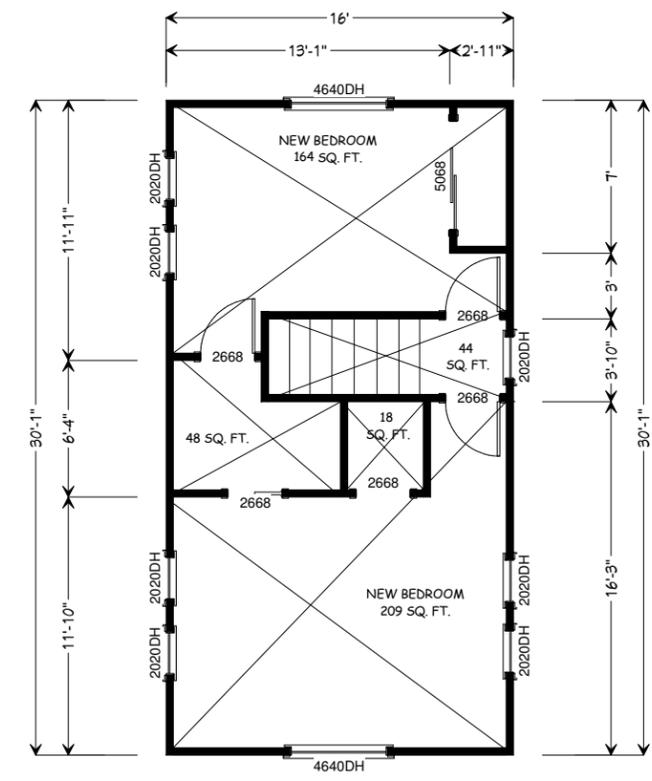
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FLOOR:	EXISTING	PROPOSED	
FIRST FLOOR:			
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E MASTER BEDROOM:	264 SQ. FT.	264 SQ. FT.	
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FRONT BEDROOM:	0 SQ. FT.	209 SQ. FT.	+ 209 SQ. FT.
CLOSET:	0 SQ. FT.	18 SQ. FT.	+ 18 SQ. FT.
TOTALS	0 SQ. FT.	483 SQ. FT.	+ 483 SQ. FT.



PROPOSED FIRST FLOOR #2
Scale: 1/4" = 1'



PROPOSED SECOND FLOOR #1
Scale: 1/4" = 1'

PREPARED BY: STEFANO O. CROZZO
ADDRESS: PO BOX 488
EL VERANO, CA 94533-0488
TEL: 707.343.5557 OR 408.908.9020
EMAIL: BLUEPRINTS@YAHOO.COM

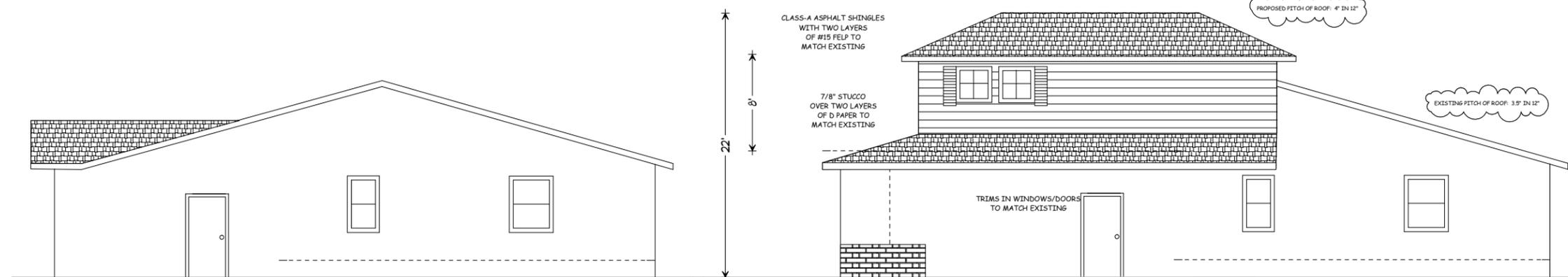
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SUNNYVALE, CA 94086
TEL: 818-888-2563 EMAIL: YANIBEN@GMAIL.COM

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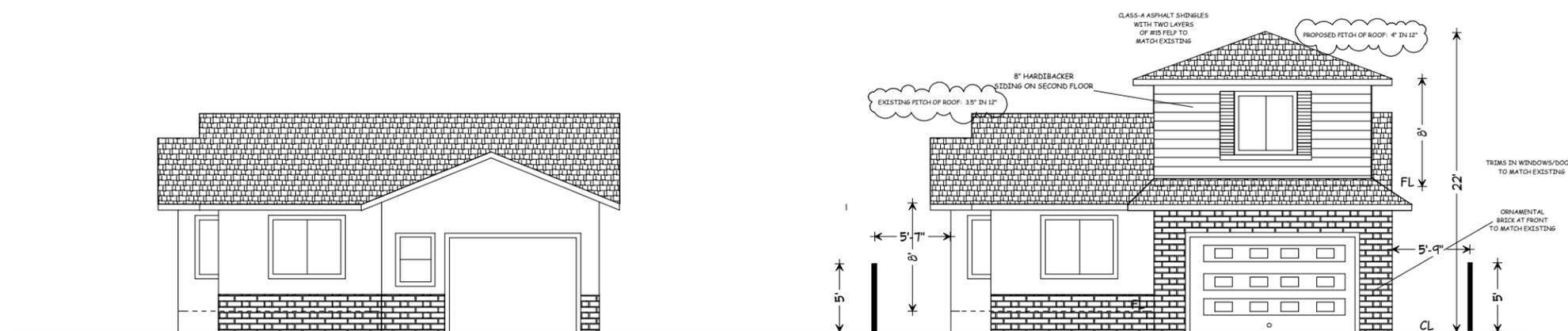
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EXISTING SOUTH ELEVATION #4
Scale: 3/16" = 1'

PROPOSED SOUTH ELEVATION #3
Scale: 3/16" = 1'



EXISTING WEST ELEVATION (FRONT) #2
Scale: 3/16" = 1'

PROPOSED WEST ELEVATION (FRONT) #1
Scale: 3/16" = 1'

PREPARED BY: SIGFRIDO C. ORZCO
ADDRESS: PO BOX 660
CL VERANO, CA 94033-0660
TEL: 707-343-3537 OR 408-908-9020
EMAIL: BLUEPRINTS1995@YAHOO.COM

APN: 213-08-064

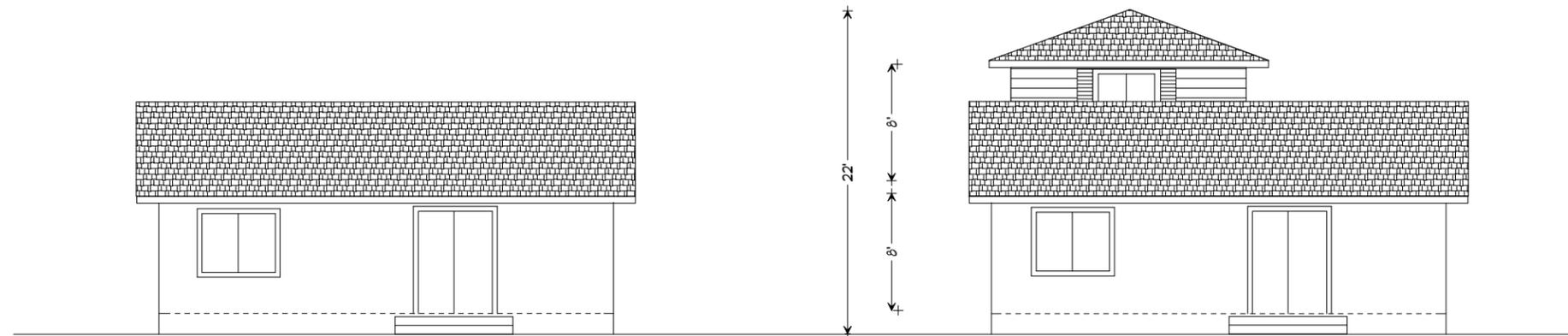
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TEL 818-588-2563 EMAIL: YANIBEN@GMAIL.COM

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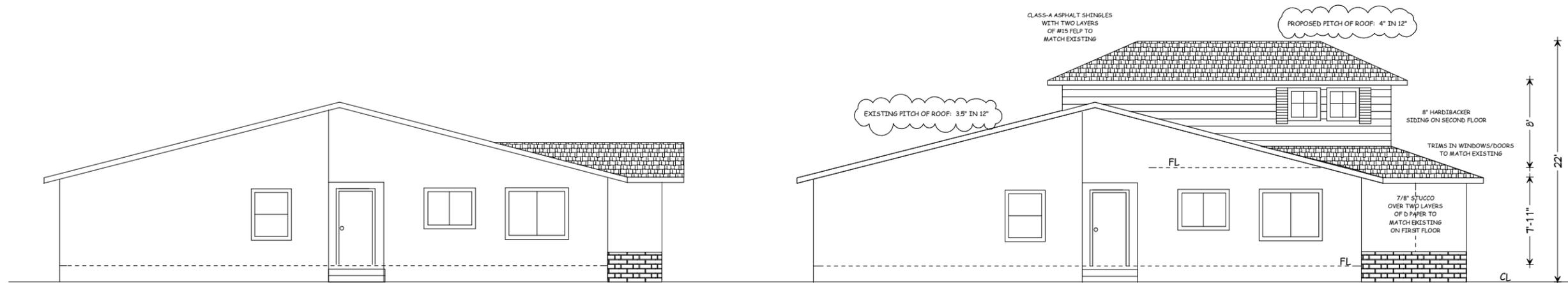
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EXISTING EAST ELEVATION (BACK) #4
Scale: 3/16" = 1'

PROPOSED EAST ELEVATION (BACK) #3
Scale: 3/16" = 1'



EXISTING NORTH ELEVATION #2
Scale: 3/16" = 1'

PROPOSED NORTH ELEVATION #1
Scale: 3/16" = 1'

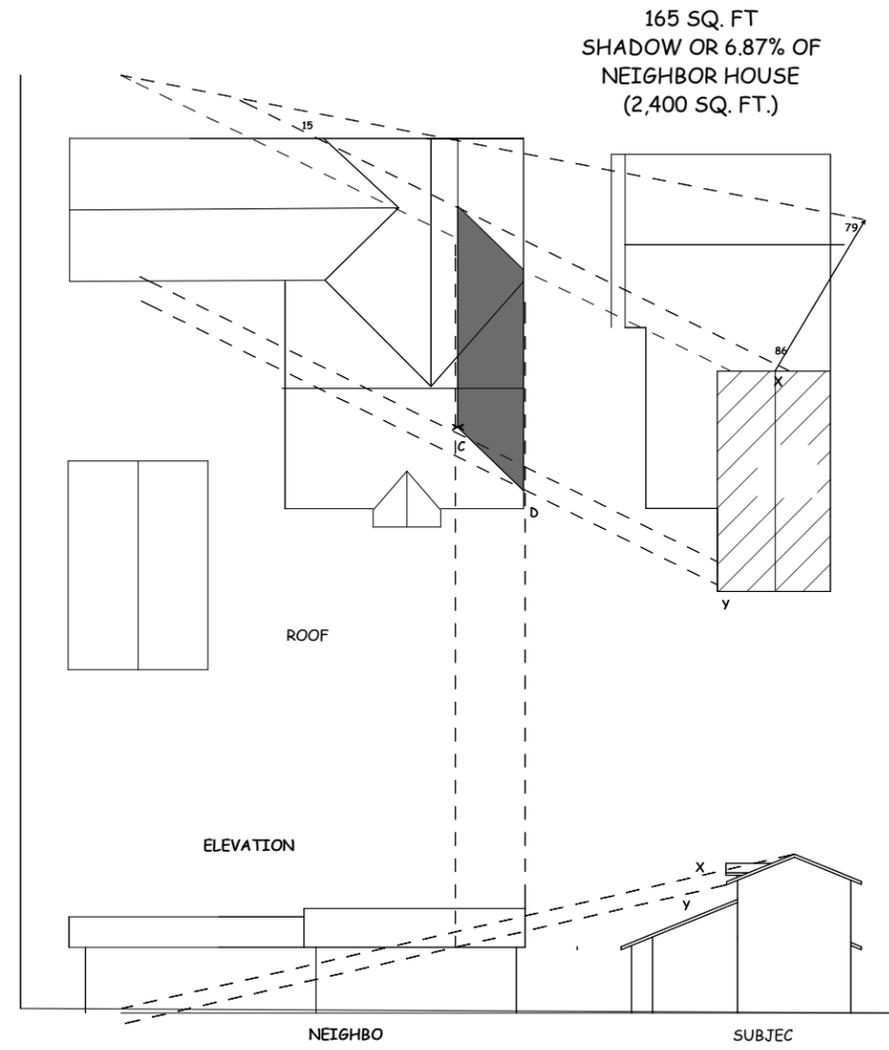
PREPARED BY: SIGFRIDO O OROZZO
ADDRESS: PO BOX 680
EL VERANO, CA 95433-0680
TEL: 707-343-5957 OR 408-908-9020
EMAIL: BLUEPRINTS195@YAHOO.COM

APN: 213-08-064

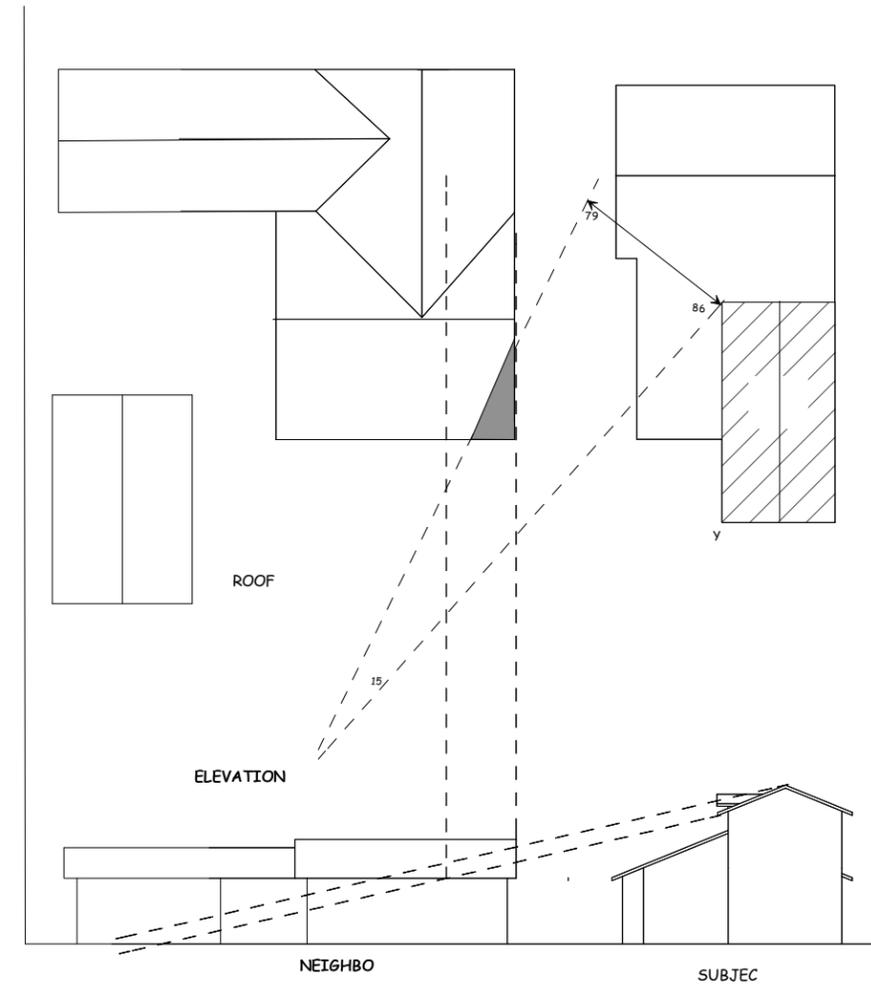
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AM ANALYSIS
Scale: 1/8" = 1'



PM ANALYSIS
Scale: 1/8" = 1'

PREPARED BY: STEFANO O. OROZZO
ADDRESS: PO BOX 680
EL VERANO, CA 95433-0680
TEL: 707-343-9557 OR 408-908-9020
EMAIL: BLUEPRINTS1995@YAHOO.COM

APN: 213-08-064

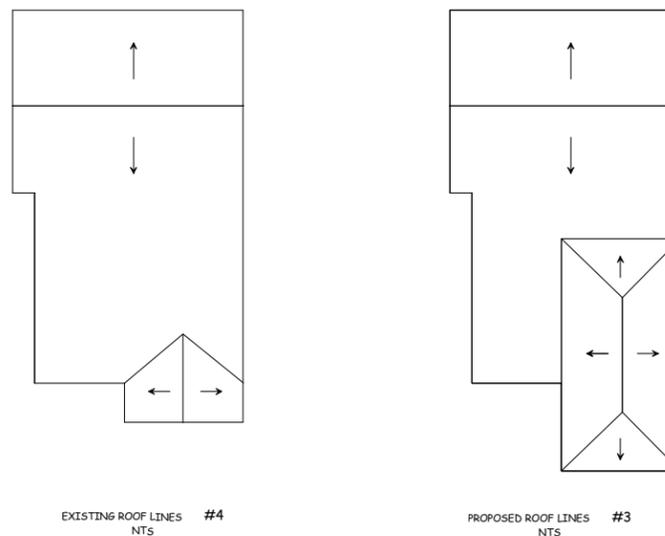
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EXISTING STREET ELEVATION #1
Scale: 1/8" = 1'



EXISTING STREET ELEVATION #1
Scale: 1/8" = 1'

PREPARED BY: SIEGRIDO O. OROZCO
ADDRESS: PO BOX 680
EL VERANO, CA 95433-0680
TEL: 707-343-5957 OR 408-908-9020
EMAIL: BLUEPRINTS1995@YAHOO.COM

APN: 213-08-064

OWNER: 1013 REED AVENUE
ADDRESS: SUNNYVALE, CA 94086
TEL: 818-588-2563 EMAIL: YANIBENG@GMAIL.COM

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