

1026 LOIS AVE.  
SUNNYVALE, CA

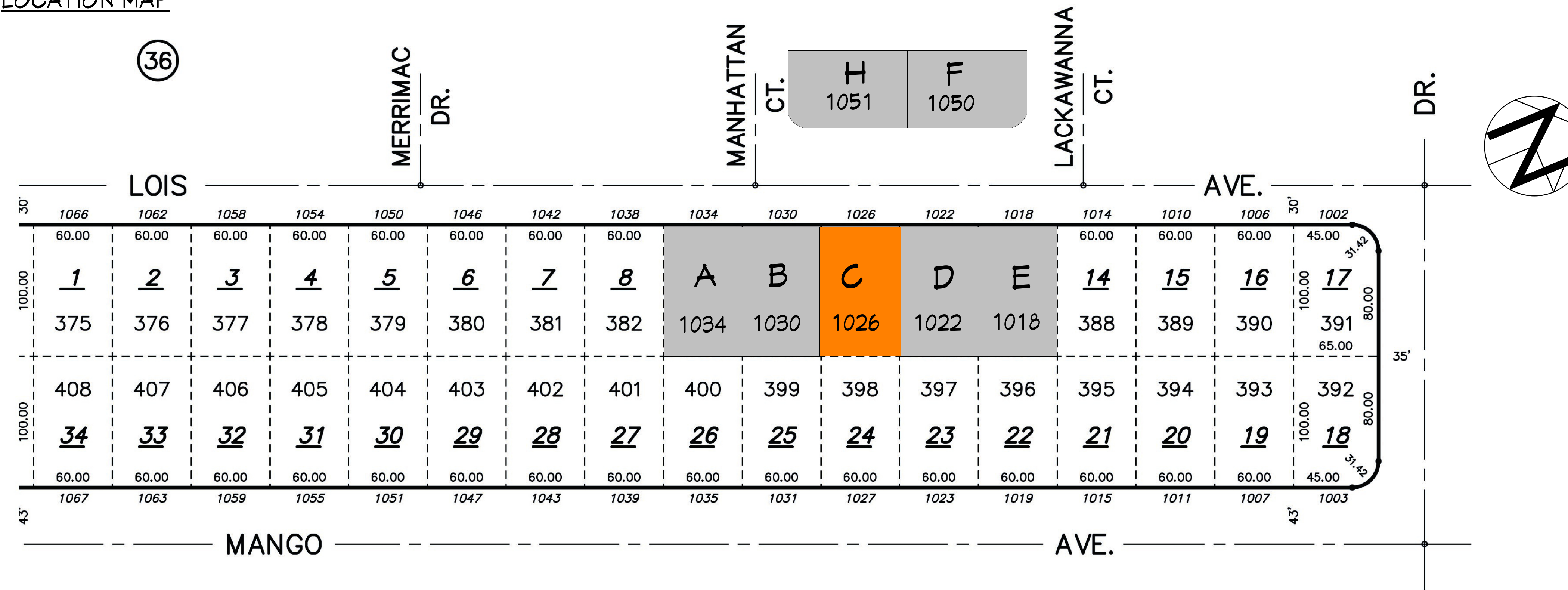


1051 MANHATTAN CT.  
H



1050 LACKAWANNA CT.  
F

LOCATION MAP



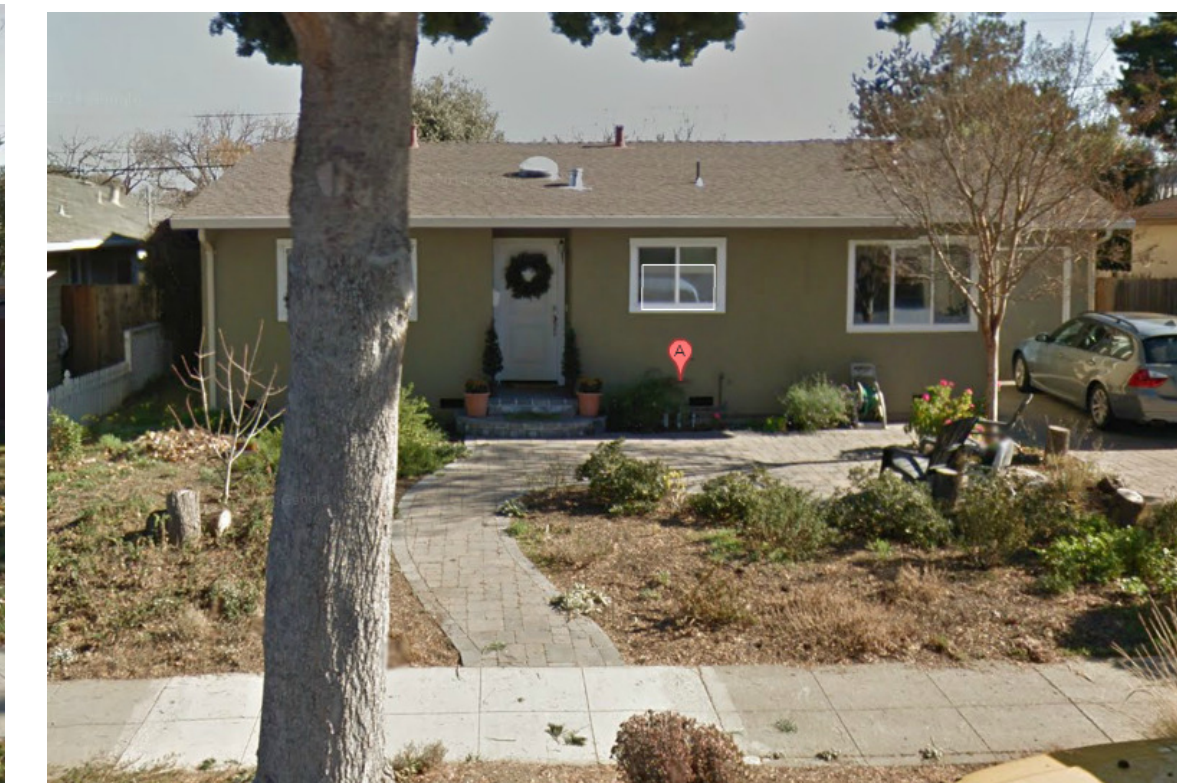
1034 LOIS AVE.  
A



1026 LOIS AVE.  
C



1022 LOIS AVE.  
D



1018 LOIS AVE.  
E

STREETSCAPE ELEVATION



21060 HOMESTEAD RD., SUITE 130  
CUPERTINO, CA 95014  
Tell: (408) 771-5935  
EMAIL: contact@bod-e.com

BUILDER:



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SHEET TITLE:

Streetscape Elevations

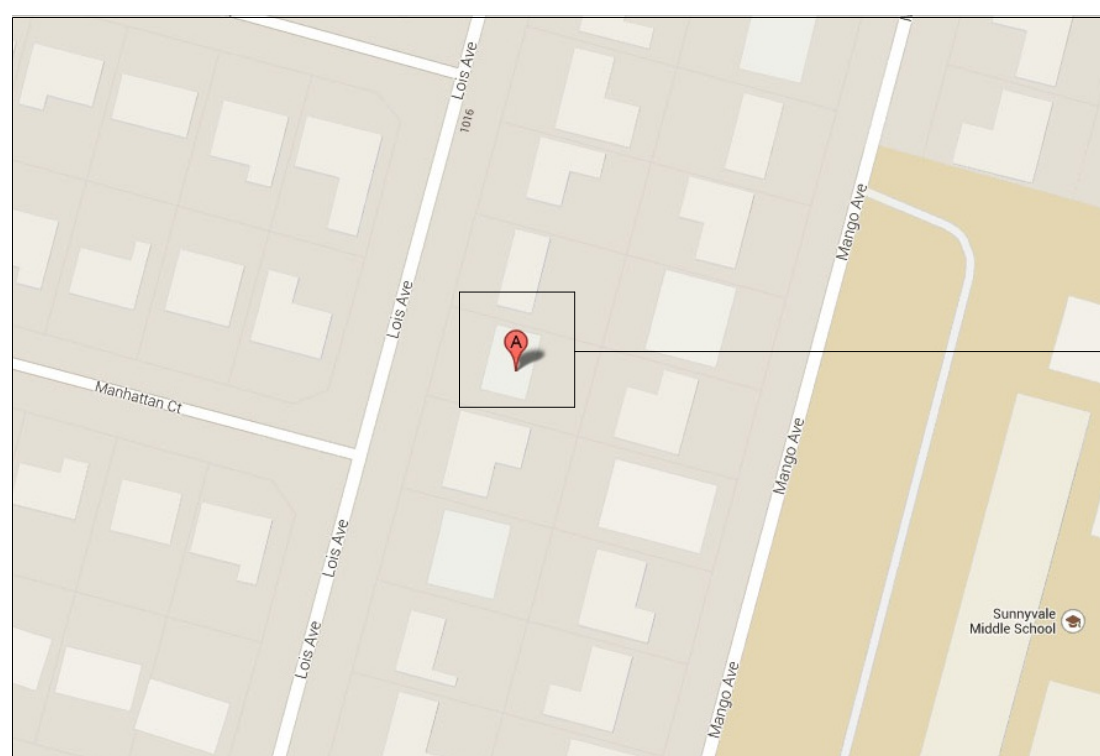
NEW CONSTRUCTION FOR:

FRANK & HELEN

1026 LOIS AVE.,  
SUNNYVALE, CA

DATE: 1.23.2015  
SCALE: -- E --  
DRAWN BY: BOD  
JOB NO: D-1405-02  
SHEET:

**VICINITY MAP:**



PROPERTY LOCATION / NTS

**SCOPE OF WORK:**

NEW 2 STORY COSTUME HOME  
2993 SQ BUILDING AREA INCLUDING 5 BEDS, 4.5 BATHS, 1 LAUNDRY  
AND A 2 CAR GARAGE

**PROJECT DATA:**

ASSESSOR'S PARCEL NUMBER: 198-34-011  
PROJECT TYPE: NEW COSTUME HOUSE  
PROJECT LOCATION: 1026 LOIS AVE., SUNNYVALE, CA 94087  
ZONING: R0  
OCCUPANCY GROUP: R-3 / U  
CONSTRUCTION TYPE: V-B  
NUMBER OF FLOORS: TWO (2) STORY  
FIRE PROTECTION: SPRINKLERED

**CODE EDITIONS:**

- A. CALIFORNIA RESIDENTIAL 2013 EDITION
- B. CALIFORNIA BUILDING 2013 EDITION
- C. CALIFORNIA MECHANICAL 2013 EDITION
- D. CALIFORNIA PLUMBING 2013 EDITION
- E. CALIFORNIA ELECTRICAL 2013 EDITION
- F. CALIFORNIA ENERGY 2013 EDITION
- G. CALIFORNIA FIRE 2013 EDITION
- H. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

**AREA CALCULATION:**

TOTAL "E" BLDG TO BE REMOVED:	1182	SQF
"N" 1st FLOOR LIVING AREA:	1789	SQF
"N" 2nd FLOOR LIVING AREA:	777	SQF
"N" TOTAL LIVING:	2566	SQF
"N" GARAGE:	427	SQF
"N" TOTAL BUILDING:	2993	SQF
LOT AREA:	6000	SQF

FLOOR AREA RATIO (FAR) = (2993/6000) X 100 = 49.88%  
2NDFLOOR TO 1ST FLOOR RATIO = (777/(1789+427)) X 100 = 35.06%  
1ST FLOOR ROOF EAVE = 212 X 1.5 = 318

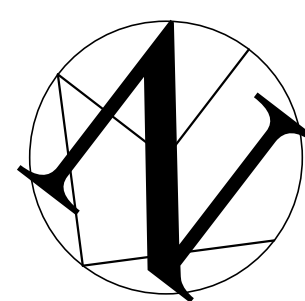
LOT COVERAGE:	1st FLOOR BLDG AREA	(1789+427)	SQF
	COVERED AREA	71	SQF
	TOTAL %	2287/6000 = 38.1 %	

**PROJECT CONTACT:**

OWNER: ZHENG GAO & HAIYAN GONG  
(408)772-9721  
2630 HERITAGE PARK CIRCLE, SAN JOSE, CA 95132  
DESIGNER: BOD esign  
(408) 771-5935  
21060 HOMESTEAD RD., CUPERTINO, CA 95014  
SUITE 130  
CONTACT@BOD-E.COM

STRUCTURAL: ---  
MECHANICAL: ---  
T24 & ENERGY: ---  
SOIL ENGINEER: ---

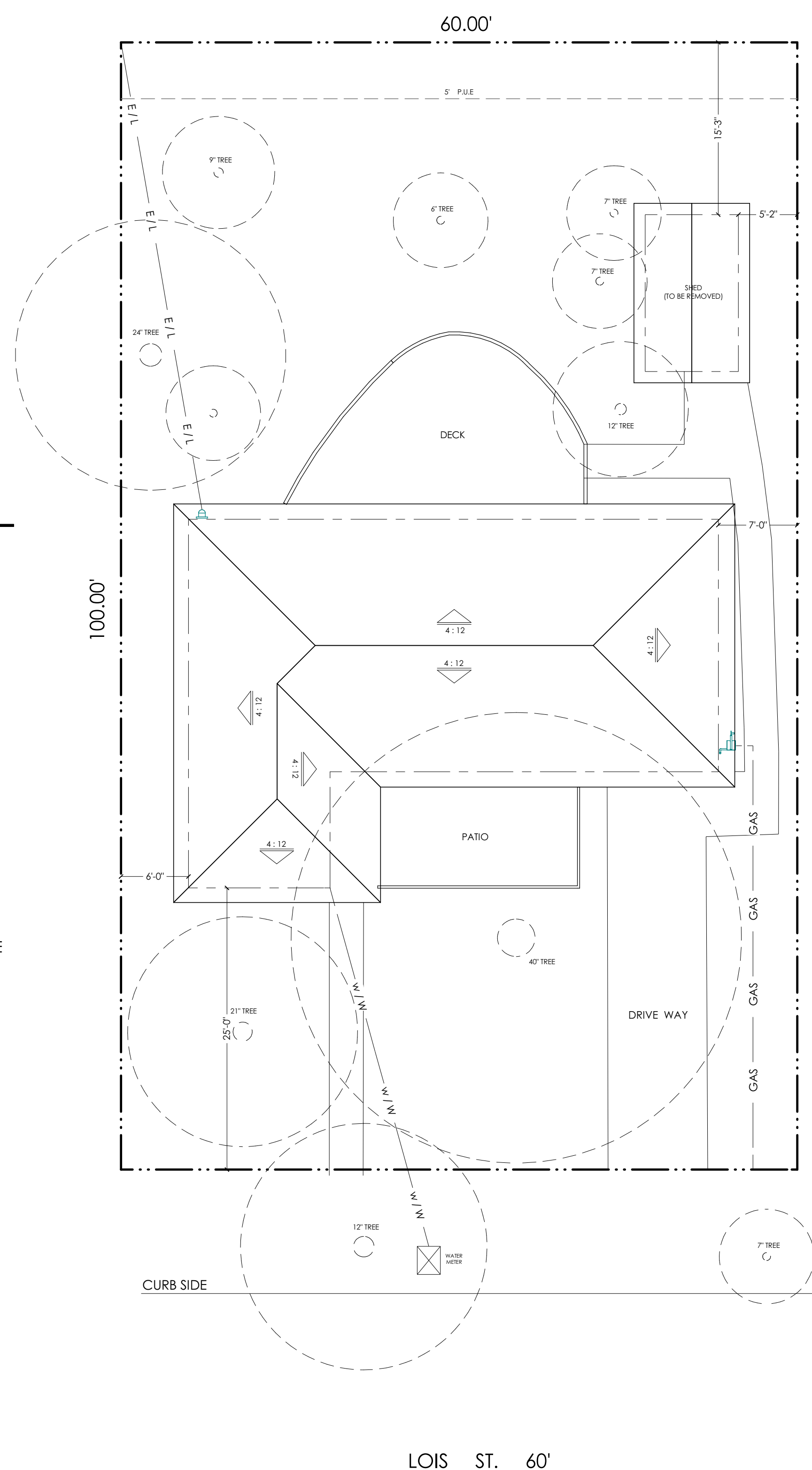
**LEGEND:**



- 2nd FLOOR
- PROPERTY LINE
- BLDG 1st FLOOR FOOTPRINT LINE
- BLDG 2nd FLOOR FOOTPRINT LINE

**DRAWING INDEX:**

- A0: COVER SHEET & SITE PLAN
- T0: BOUNDARY AND TOPOGRAPHIC PLAN
- A1: EXISTING FLOOR PLAN AND ELEVATIONS
- A2: PROPOSED 1st FLOOR PLAN
- A2.1: PROPOSED 2nd FLOOR PLAN
- A3: PROPOSED ELEVATIONS
- A3.1: PROPOSED ELEVATIONS
- A4: PROPOSED SECTION & STREETSCAPE
- A5: SOLAR STUDY
- GB.1: GREEN BUILDING

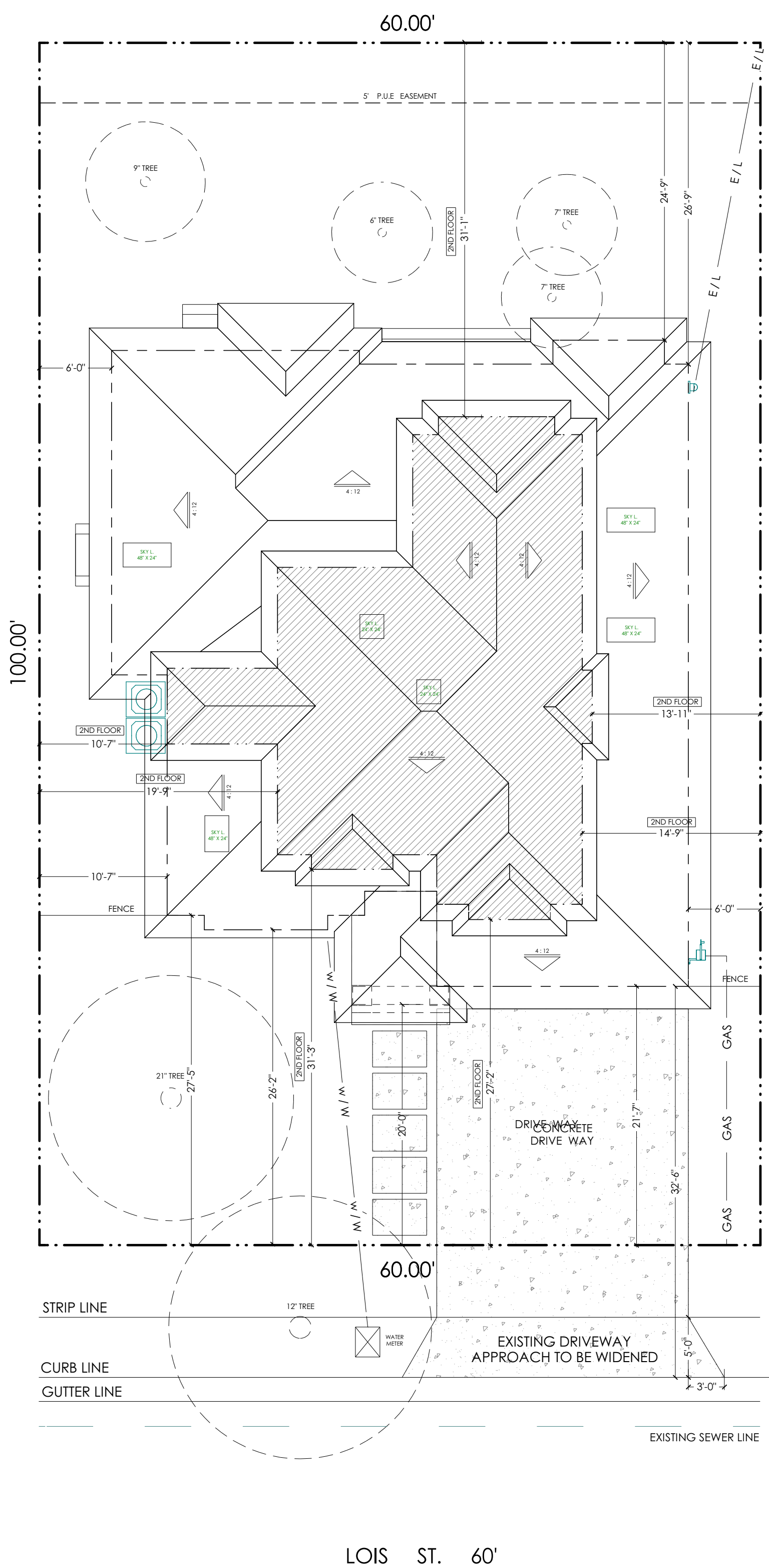


**EXISTING SITE PLAN**

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

**NOTE:**

1. THE EXISTING WATER METER SHALL BE UPGRADED TO NEW ONE-INCH MINIMUM RADIO-READ WATER METER PER SUNNYVALE CITY STANDARD DETAIL 4B, WITH ADEQUATE SIZE IN ACCORDING WITH CITY-APPROVED FIRE SPRINKLER DESIGN PLAN.
2. WATER METER SHALL NOT BE LOCATED IN SIDEWALK OR DRIVEWAY APPROACH.
3. NEW SANITARY SEWER CLEANOUT SHALL BE INSTALLED PER SUNNYVALE CITY STANDARD 15A.



**PROPOSED SITE PLAN**

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



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SHEET TITLE:

**COVER SHEET**  
**SITE / ROOF PLAN**

NEW CONSTRUCTION FOR:

**FRANK & HELEN**

1026 LOIS AVE.,  
SUNNYVALE, CA

DATE: 1.23.2015  
SCALE:  
DRAWN BY: BOD  
JOB NO: D-1405-02  
SHEET:

**A-0**



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**SHEET TITLE:**

**EXISTING FLOOR PLAN & ELEVATIONS**

NEW CONSTRUCTION FOR:

**FRANK & HELEN**

1026 LOIS AVE.,  
SUNNYVALE, CA

**DATE:** 1.23.2015

**SCALE:**

**DRAWN BY:** BOD

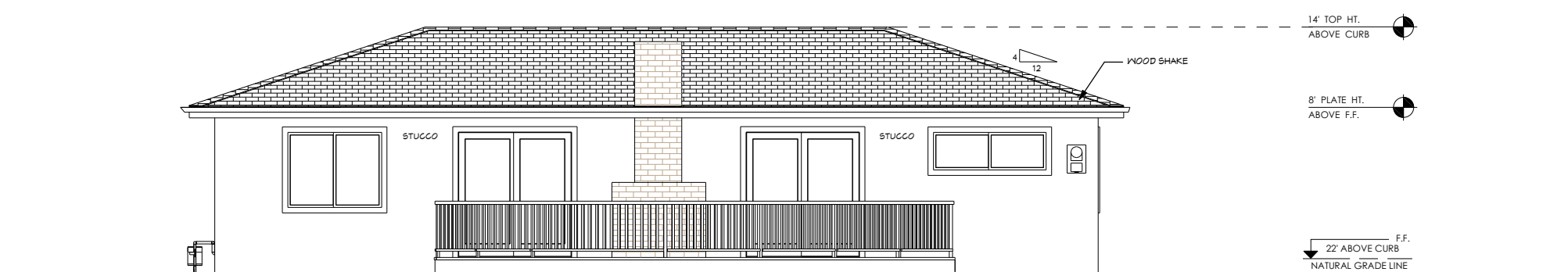
**JOB NO:** D-1405-02

**SHEET:**

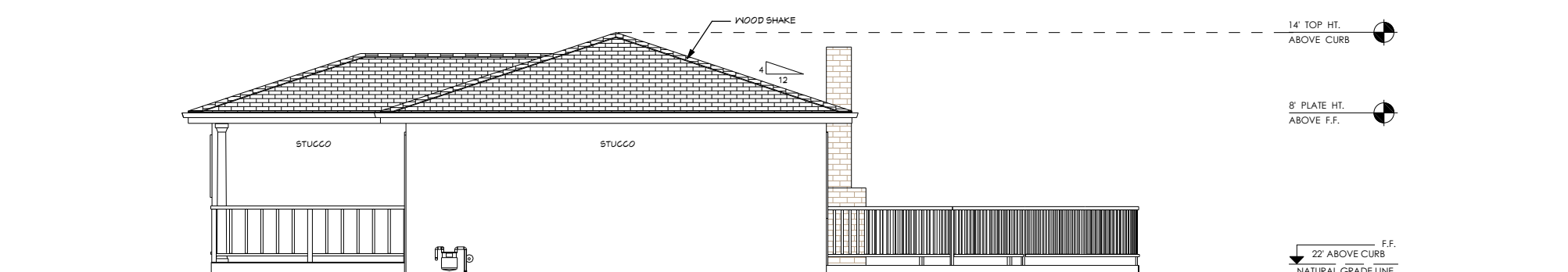
**A-1**



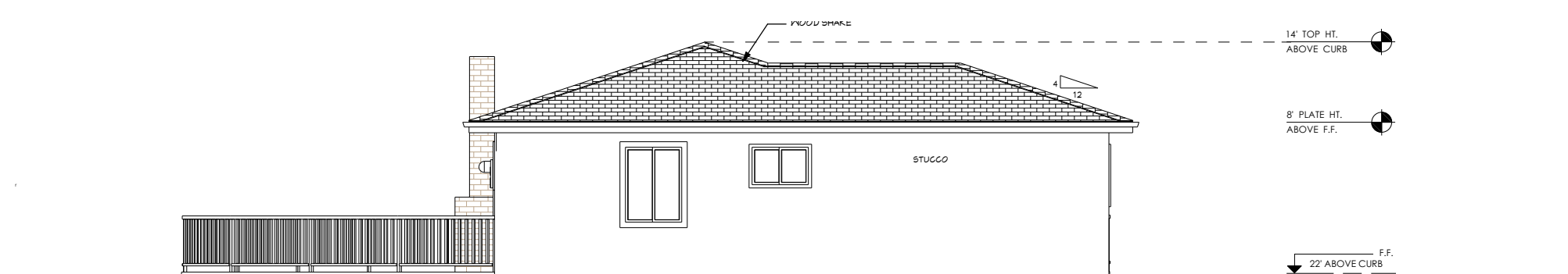
**EXISTING FRONT ELEVATION**  
S.C.: 1/8" = 1'-0"



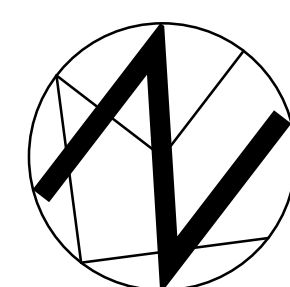
**EXISTING REAR ELEVATION**  
S.C.: 1/8" = 1'-0"



**EXISTING RIGHT ELEVATION**  
S.C.: 1/8" = 1'-0"



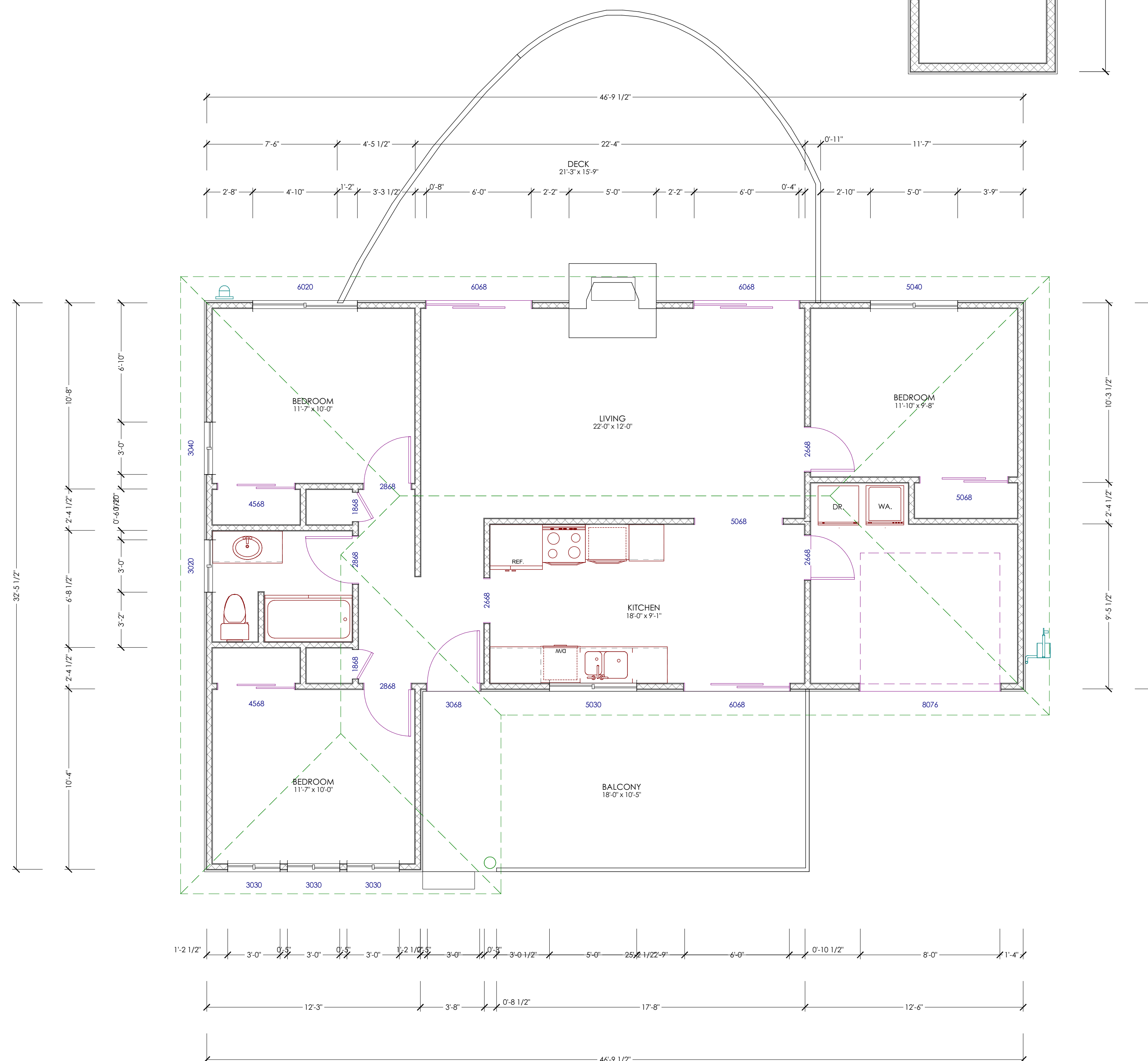
**EXISTING LEFT ELEVATION**  
S.C.: 1/8" = 1'-0"



**LEGEND:**

- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED

GRAPHIC SCALE : 1 INCH = 4 FEET



**EXISTING FLOOR PLAN**  
S.C.: 1/4" = 1'-0"



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**SHEET TITLE:**

**PROPOSED 1ST FLOOR PLAN**

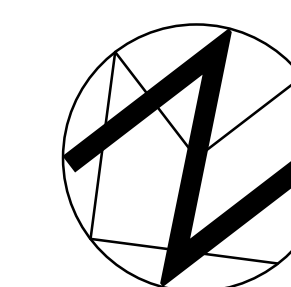
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**PROPOSED 1ST FLOOR PLAN**

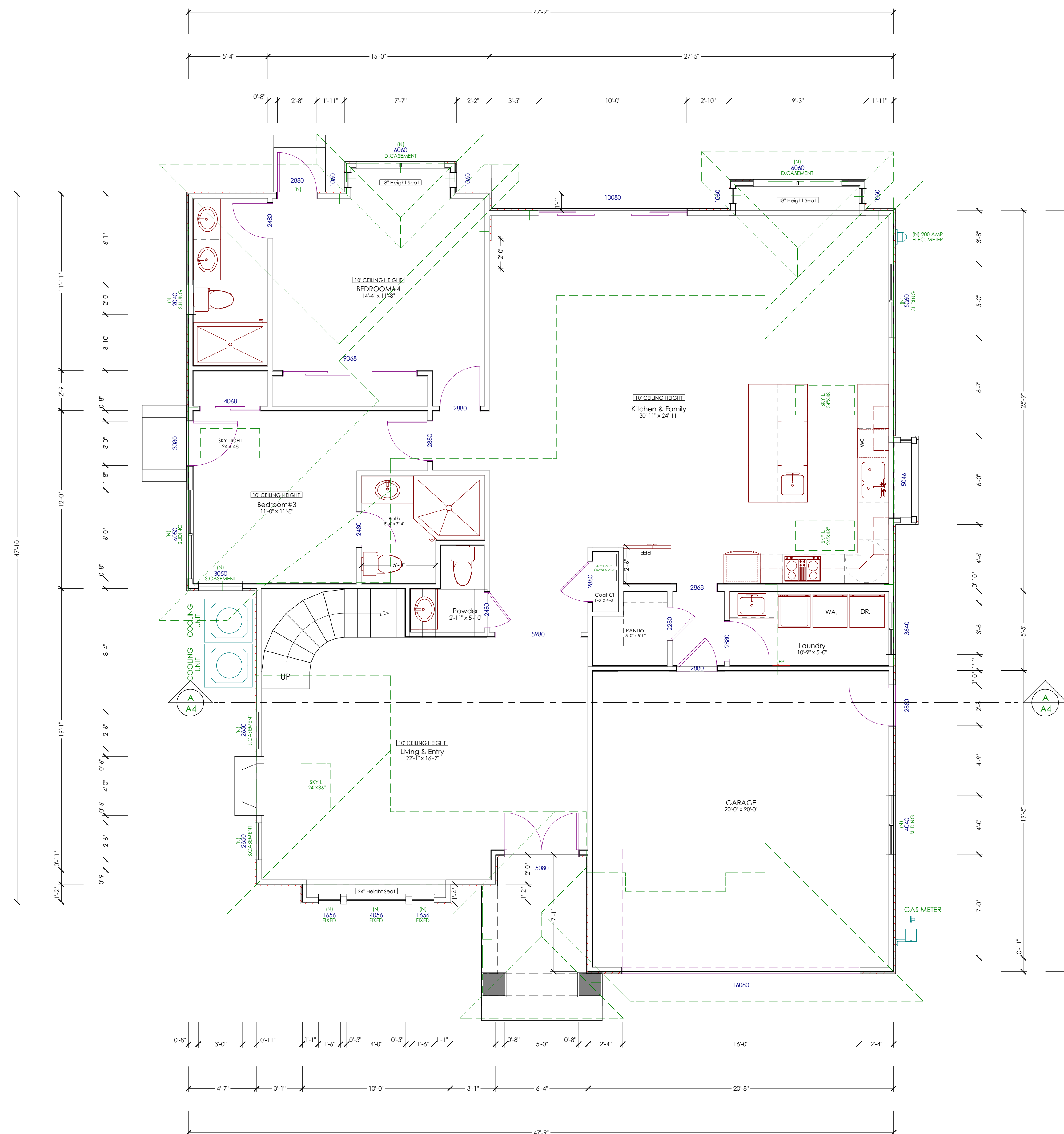
SC: 1/4" = 1'-0"



**LEGEND:**

— NEW CONSTRUCTION WALL

GRAPHIC SCALE: 1 INCH = 4 FEET



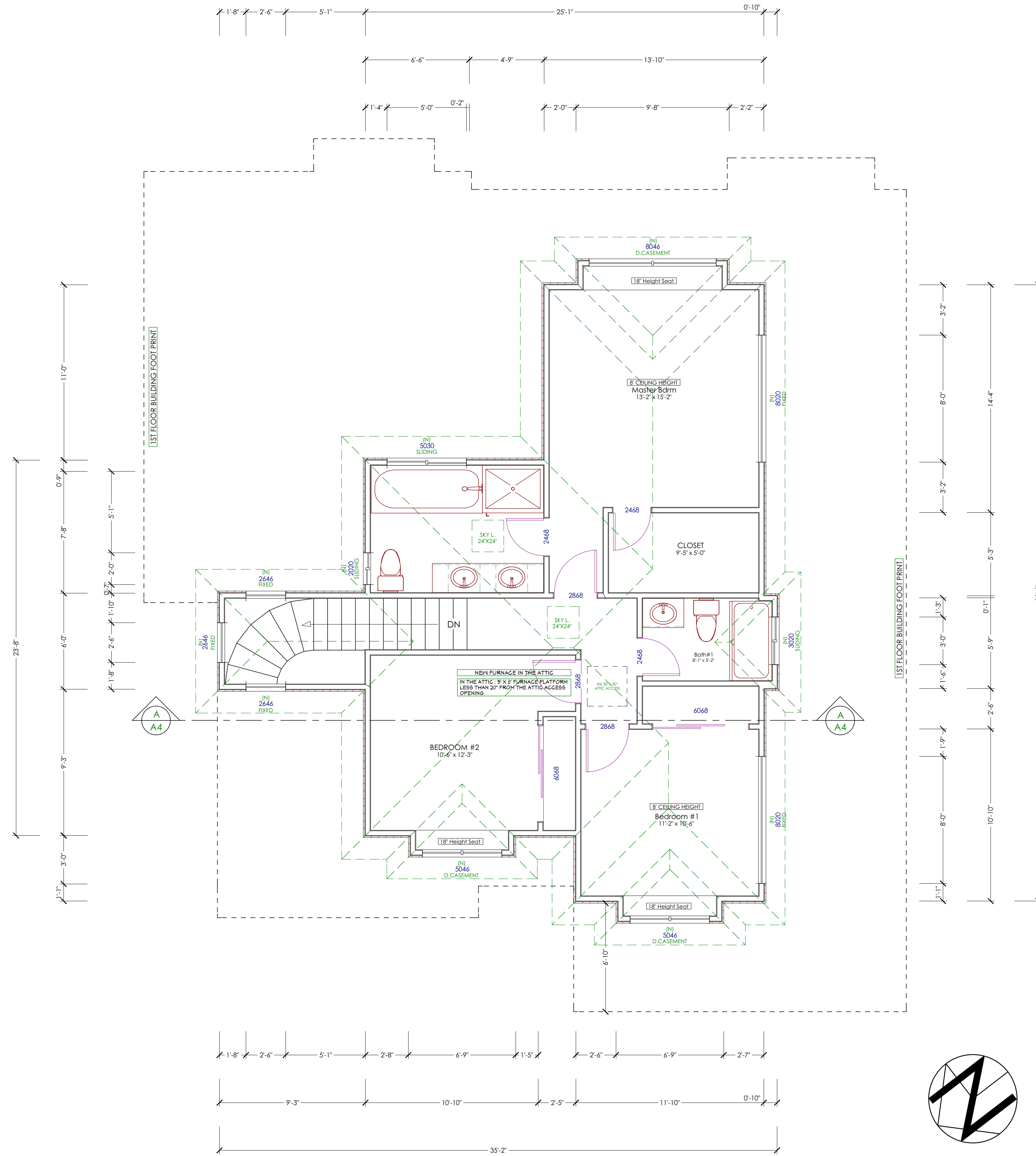
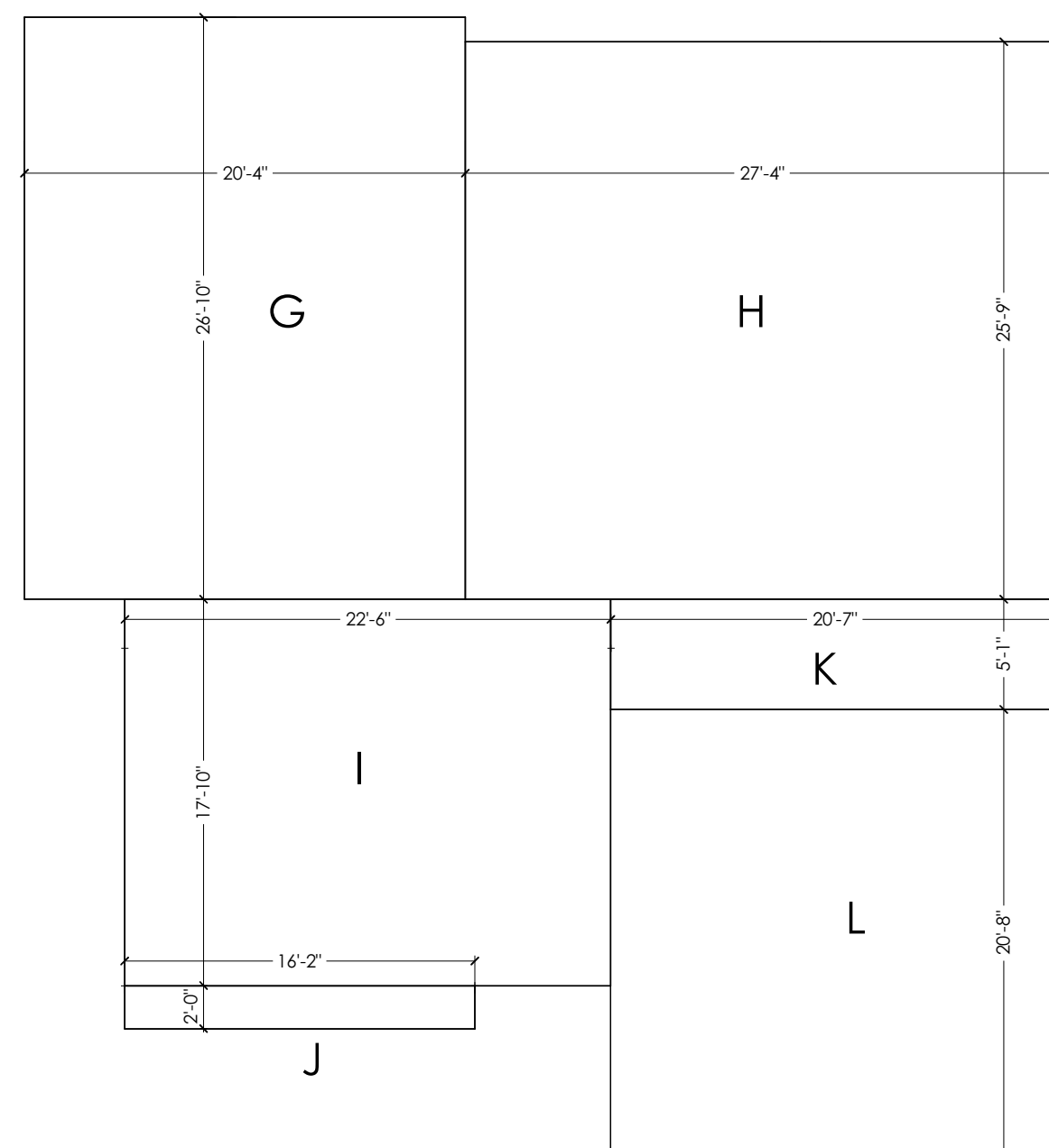
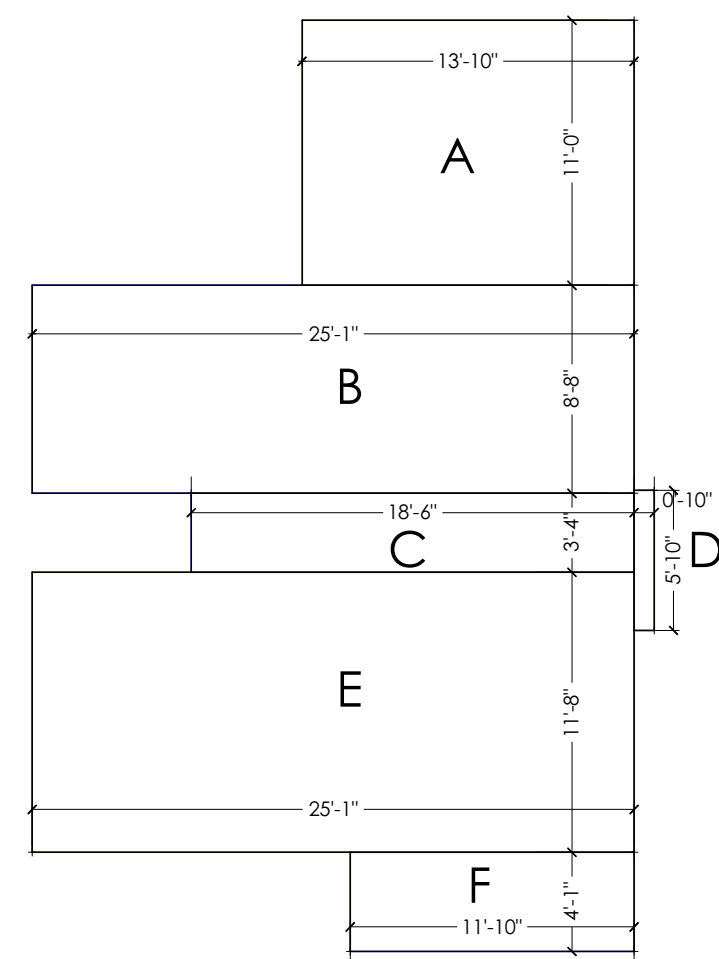
**DATE:** 1.23.2015  
**SCALE:** 1/4" = 1'  
**DRAWN BY:** BOD  
**JOB NO:** D-1405-02  
**SHEET:**

**A-2**

**FLOOR AREA DIAGRAM(PROPOSED PLAN):**

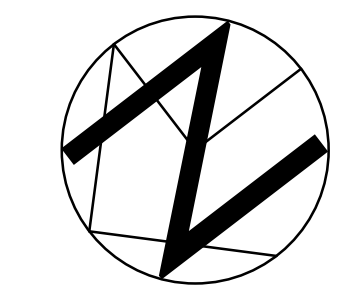
SCALE : 1/8" : 1'

FLOORS	SPACES	SIZE	AREAS (SQF)	TOTAL
2ND FLOOR	A	13'-10" X 11'-0"	153	777
	B	25'-1" X 8'-8"	217	
	C	18'-6" X 3'-4"	61	
	D	0'-10" X 5'-10"	5	
	E	25'-1" X 11'-8"	292	
	F	11'-10" X 4'-1"	49	
1ST FLOOR	G	20'-4" X 26'-10"	547	1789
	H	27'-4" X 25'-9"	705	
	I	22'-6" X 17'-10"	400	
	J	16'-2" X 2'-0"	32	
	K	20'-7" X 5'-1"	105	
GARAGE	L	20'-7" X 20'-8"	427	427
<b>TOTAL BUILDING</b>				<b>2993</b>



**PROPOSED 2ND FLOOR PLAN**

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



**LEGEND:**

NEW CONSTRUCTION WALL

GRAPHIC SCALE : 1 INCH = 4 FEET



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**SHEET TITLE:**

**PROPOSED 2ND FLOOR PLAN**

**NEW CONSTRUCTION FOR:**

**FRANK & HELEN**

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SUNNYVALE, CA

**DATE:** 1.23.2015  
**SCALE:** 1/4" = 1'  
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**JOB NO:** D-1405-02  
**SHEET:**

**A-2.1**



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**SHEET TITLE:**

**PROPOSED ELEVATIONS**

**NEW CONSTRUCTION FOR:**

**FRANK & HELEN**

1026 LOIS AVE.,  
SUNNYVALE, CA

**DATE :** 1.23.2015  
**SCALE :** 1/4" = 1'  
**DRAWN BY :** BOD  
**JOB NO :** D-1405-02  
**SHEET :**

**A-3**



**PROPOSED FRONT ELEVATION**  
SC : 1/4" = 1'-0"



**PROPOSED REAR ELEVATION**  
SC : 1/4" = 1'-0"



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**SHEET TITLE:**

**PROPOSED ELEVATIONS**

**NEW CONSTRUCTION FOR:**

**FRANK & HELEN**

1026 LOIS AVE.,  
SUNNYVALE, CA

**DATE :** 1.23.2015  
**SCALE :** 1/4" = 1'  
**DRAWN BY :** BOD  
**JOB NO :** D-1405-02  
**SHEET :**

**A-3.1**



**PROPOSED RIGHT ELEVATION**  
SC : 1/4" = 1'-0"



**PROPOSED LEFT ELEVATION**  
SC : 1/4" = 1'-0"



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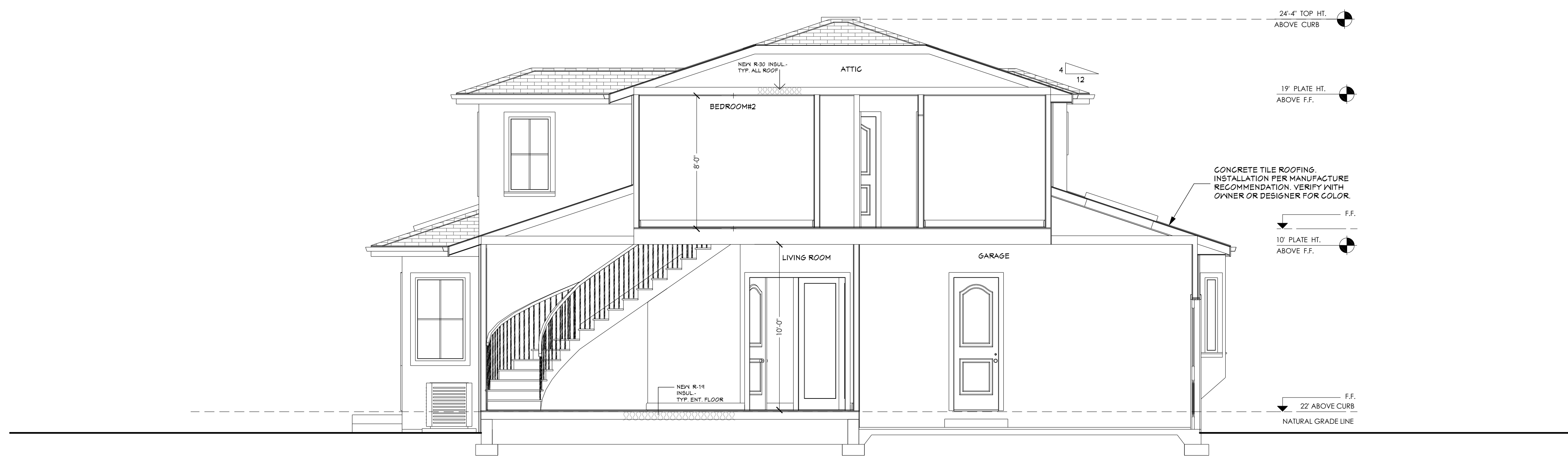
**PROPOSED SECTION /**  
**STREETSCAPE**  
**ELEVATION**

NEW CONSTRUCTION FOR:

**FRANK & HELEN**

1026 LOIS AVE.,  
SUNNYVALE, CA

**DATE :** 1.23.2015  
**SCALE :** AS NOTED  
**DRAWN BY :** BOD  
**JOB NO :** D-1405-02  
**SHEET :**



**A - A CROSS SECTION**  
S.C. : 1/4" = 1'-0"



**STREETSCAPE ELEVATION**  
S.C. : 1/8" = 1'-0"





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SHEET TITLE:

SOLAR STUDY

NEW CONSTRUCTION FOR:

**FRANK & HELEN**

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DATE: 1.23.2015

SCALE: 1/8" = 1'

DRAWN BY: BOD

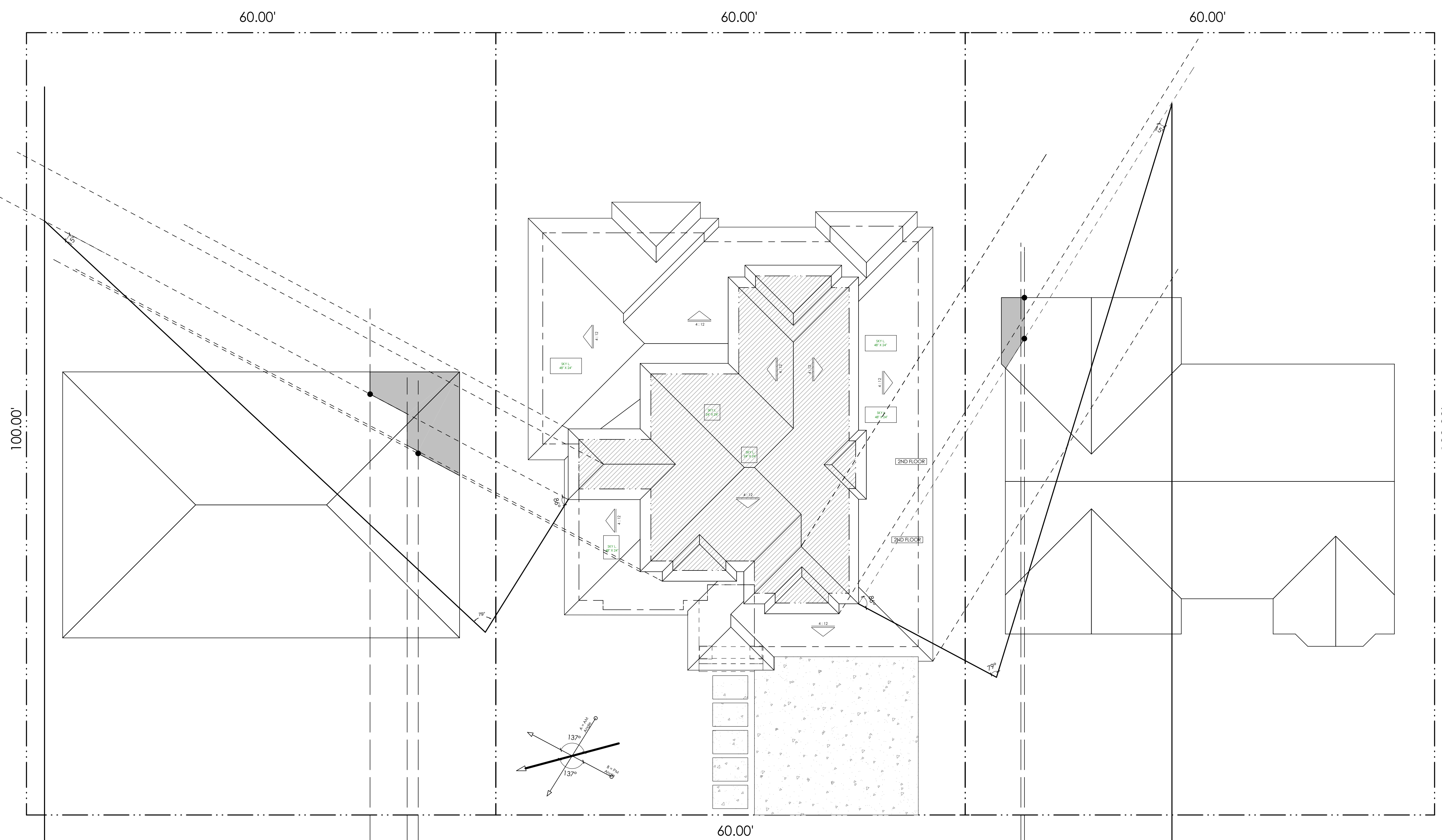
JOB NO: D-1405-02

SHEET:

A-5

PM SOLAR ANALYSIS

AM SOLAR ANALYSIS



PM ANALYSIS: SHADED ARE (96 SQ. FT.) / ROOF AREA (1725 SQ. FT.) = 5.56%

AM ANALYSIS: SHADED ARE (22 SQ. FT.) / ROOF AREA (1872 SQ. FT.) = 1.18%