

1026 LOIS AVE.  
SUNNYVALE, CA

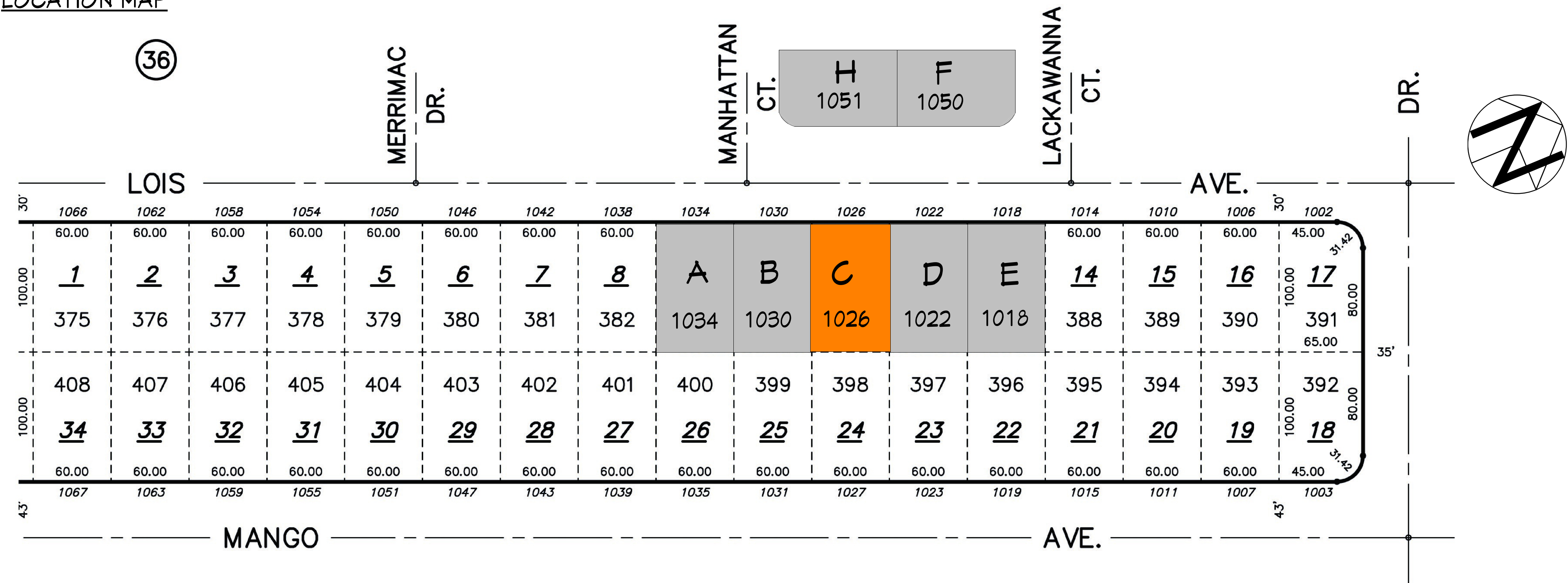


1051 MANHATTAN CT.  
H



1050 LACKAWANNA CT.  
F

LOCATION MAP



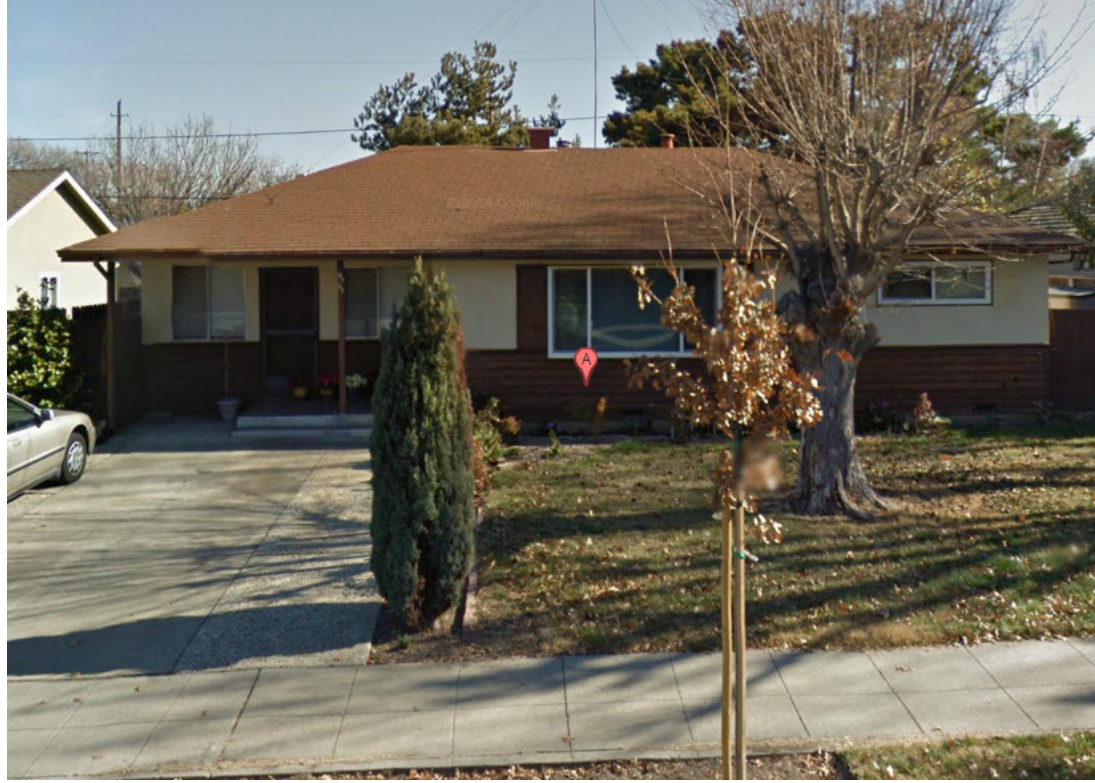
1034 LOIS AVE.  
A



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:

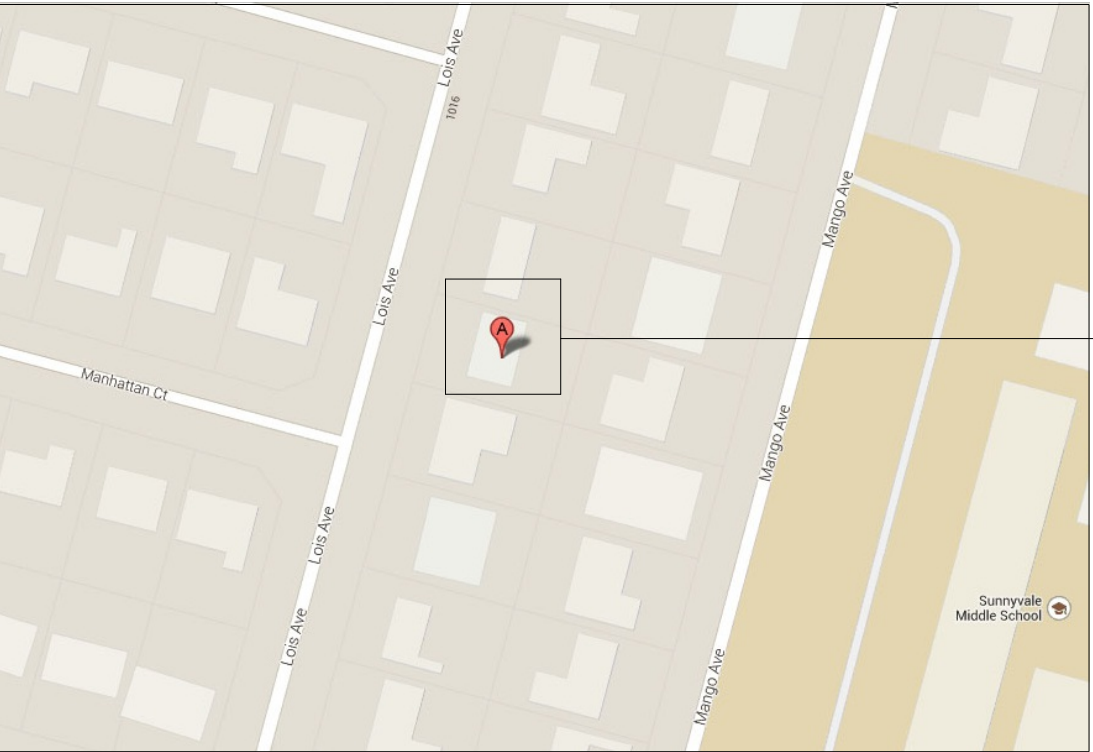
FRANK & HELEN

1026 LOIS AVE.,  
SUNNYVALE, CA

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



VICINITY MAP:



PROPERTY LOCATION / NTS

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:

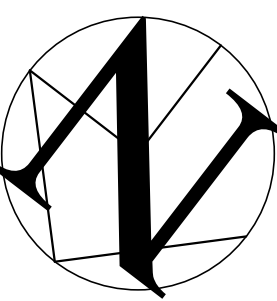
OWNER: ZHENG GAO & HAIYAN GONG  
(408)772-9721  
2630 HERITAGE PARK CIRCLE,SAN JOSE,CA 95132  
DESIGNER: BOD esign  
(408) 771-5935  
21060 HOMESTEAD RD., CUPERTINO, CA 95014  
SUITE 130  
CONTACT@BOD-E.COM

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

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

LEGEND:

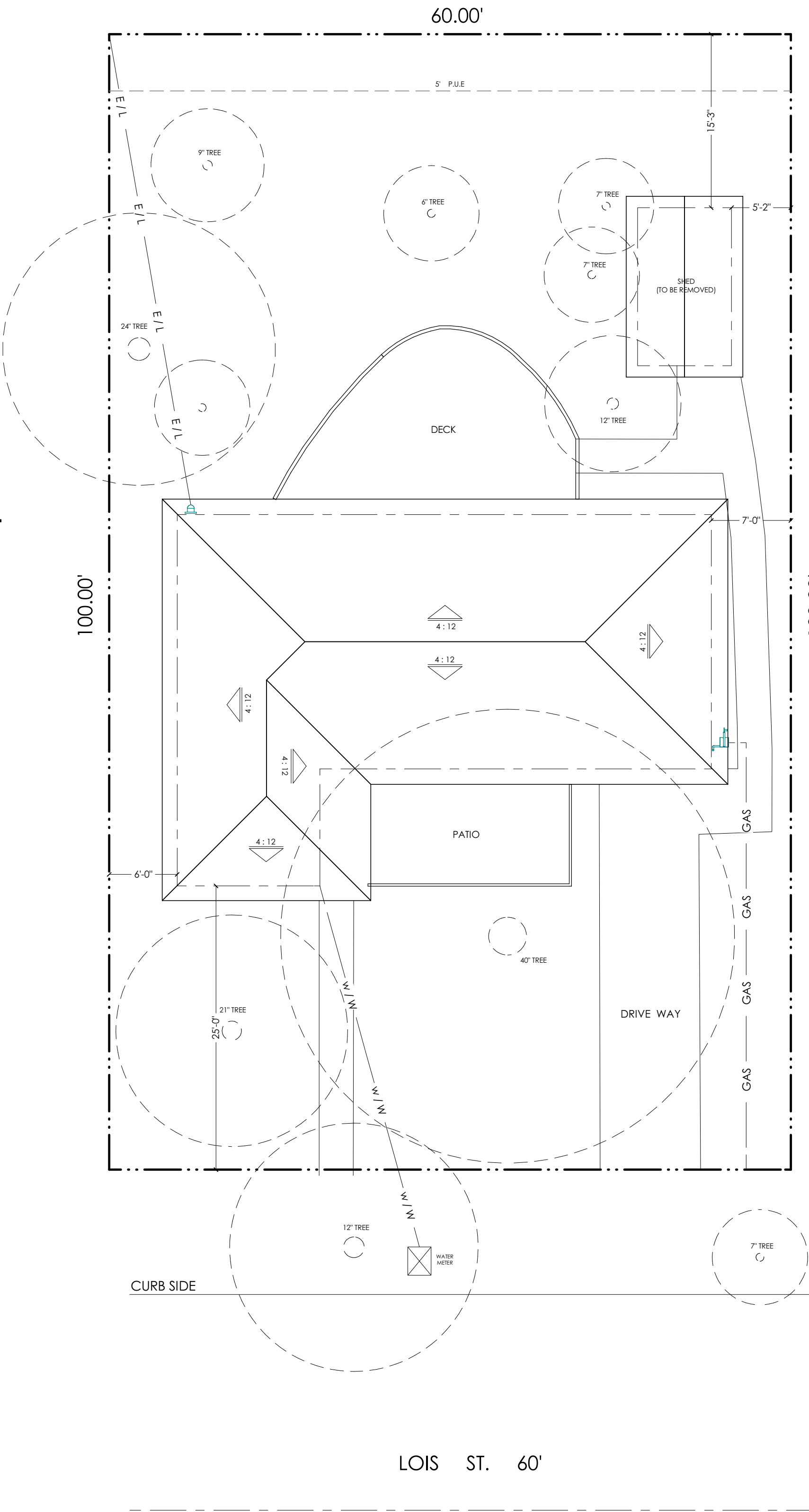


GRAPHIC SCALE : 1 INCH = 4 FEET  
0 1 2 3 4 5 10 15  
2nd FLOOR  
PROPERTY LINE  
BLDG 1st FLOOR FOOTPRINT LINE  
BLDG 2nd FLOOR FOOTPRINT LINE

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

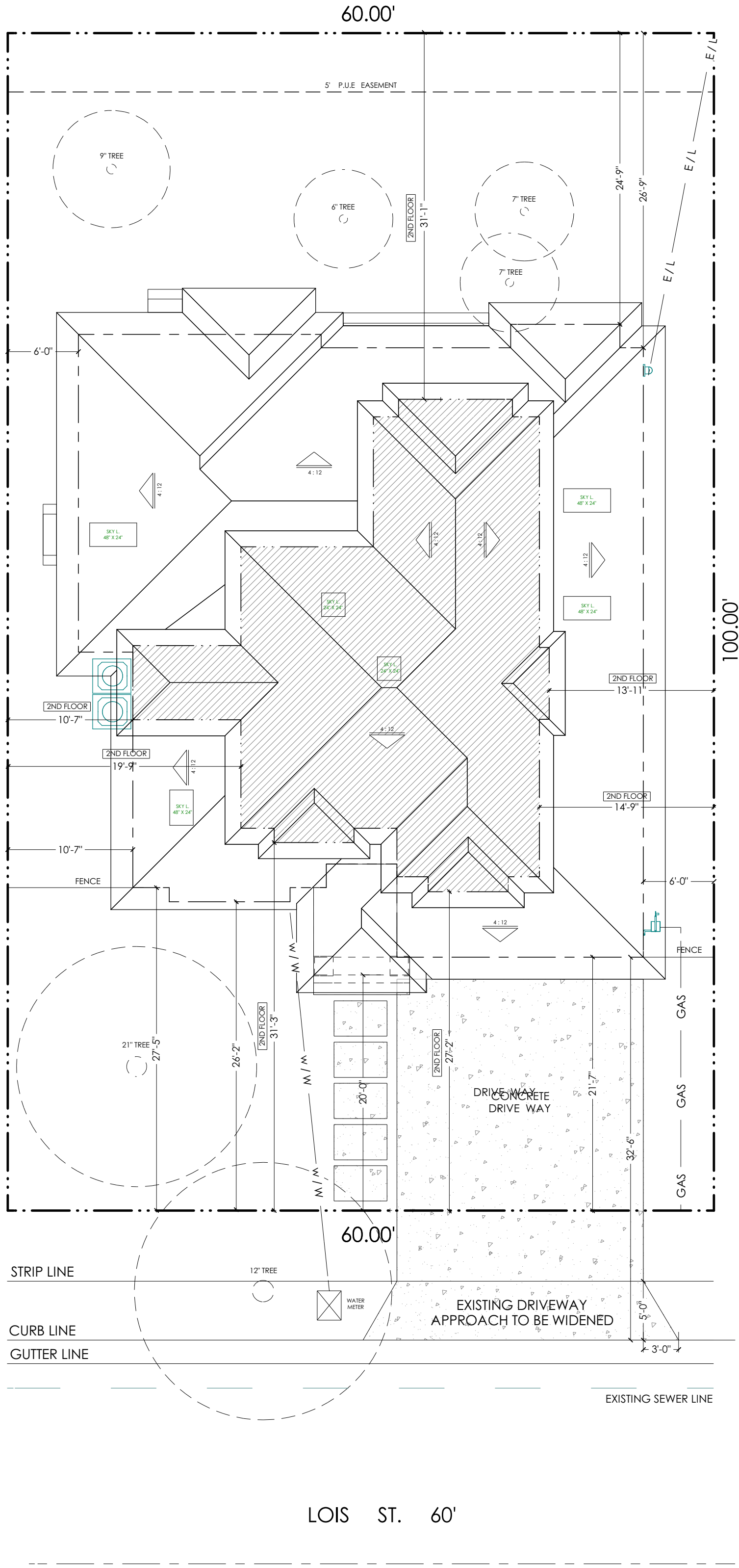
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EXISTING SITE PLAN

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"

REVISIONS BY

ATTACHMENT 6  
PAGE 2 OF 9

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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 :

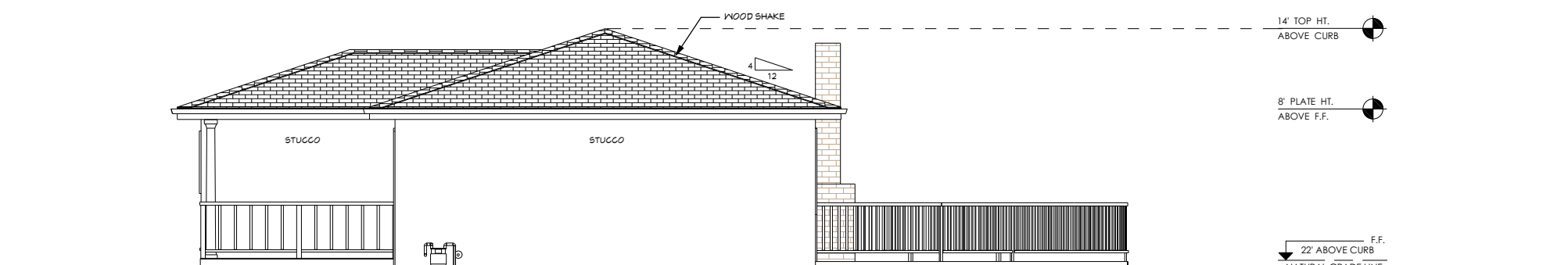
A-1



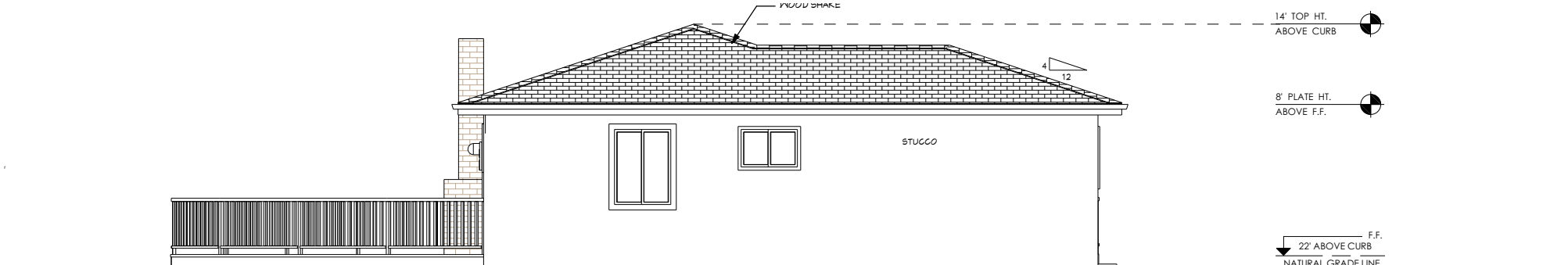
EXISTING FRONT ELEVATION  
S.C. : 1/8" = 1'-0"



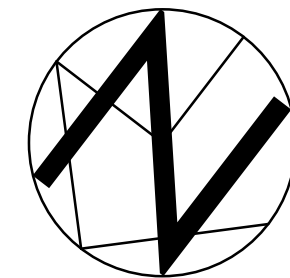
EXISTING REAR ELEVATION  
S.C. : 1/8" = 1'-0"



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



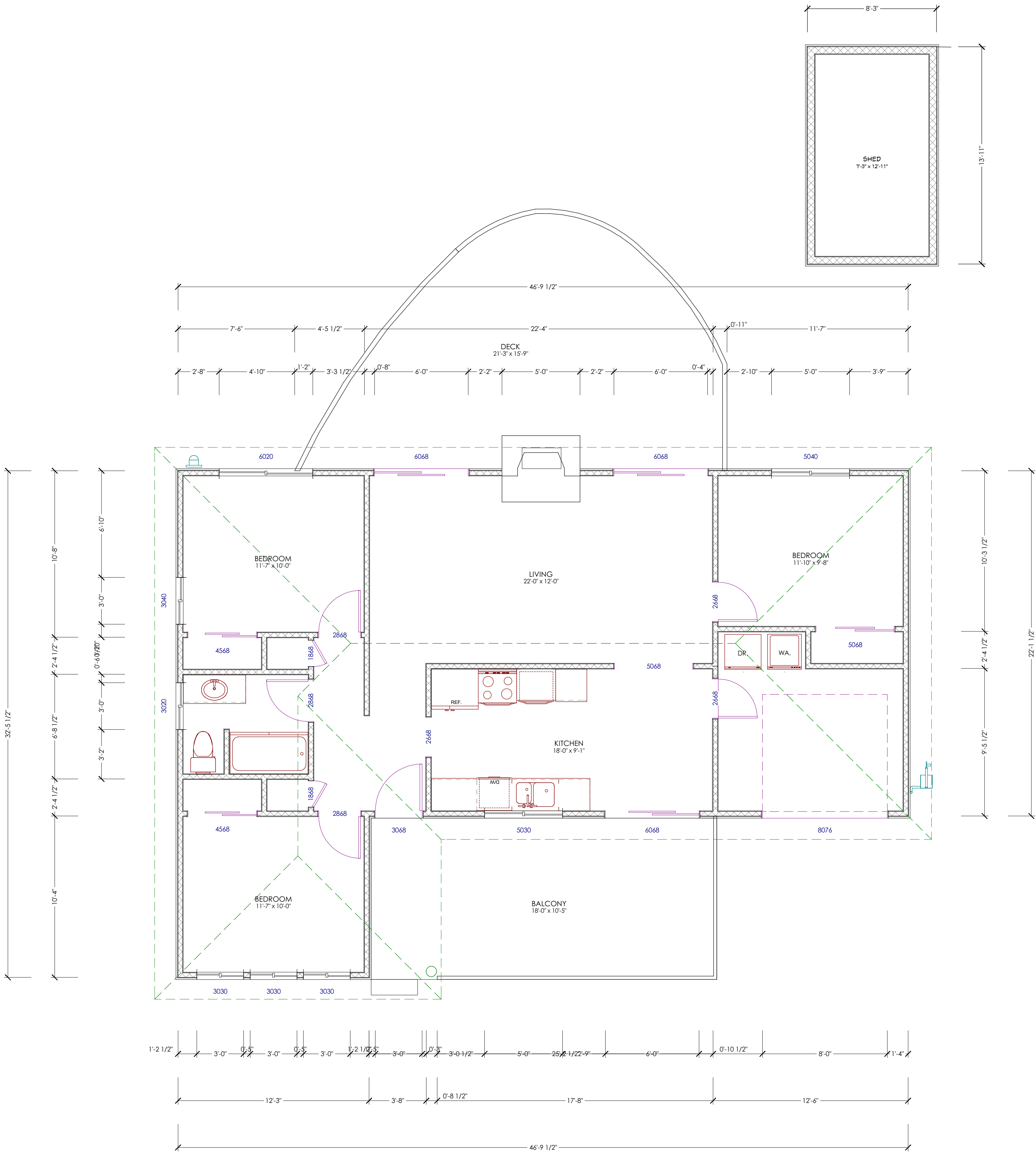
EXISTING LEFT ELEVATION  
S.C. : 1/8" = 1'-0"



LEGEND:

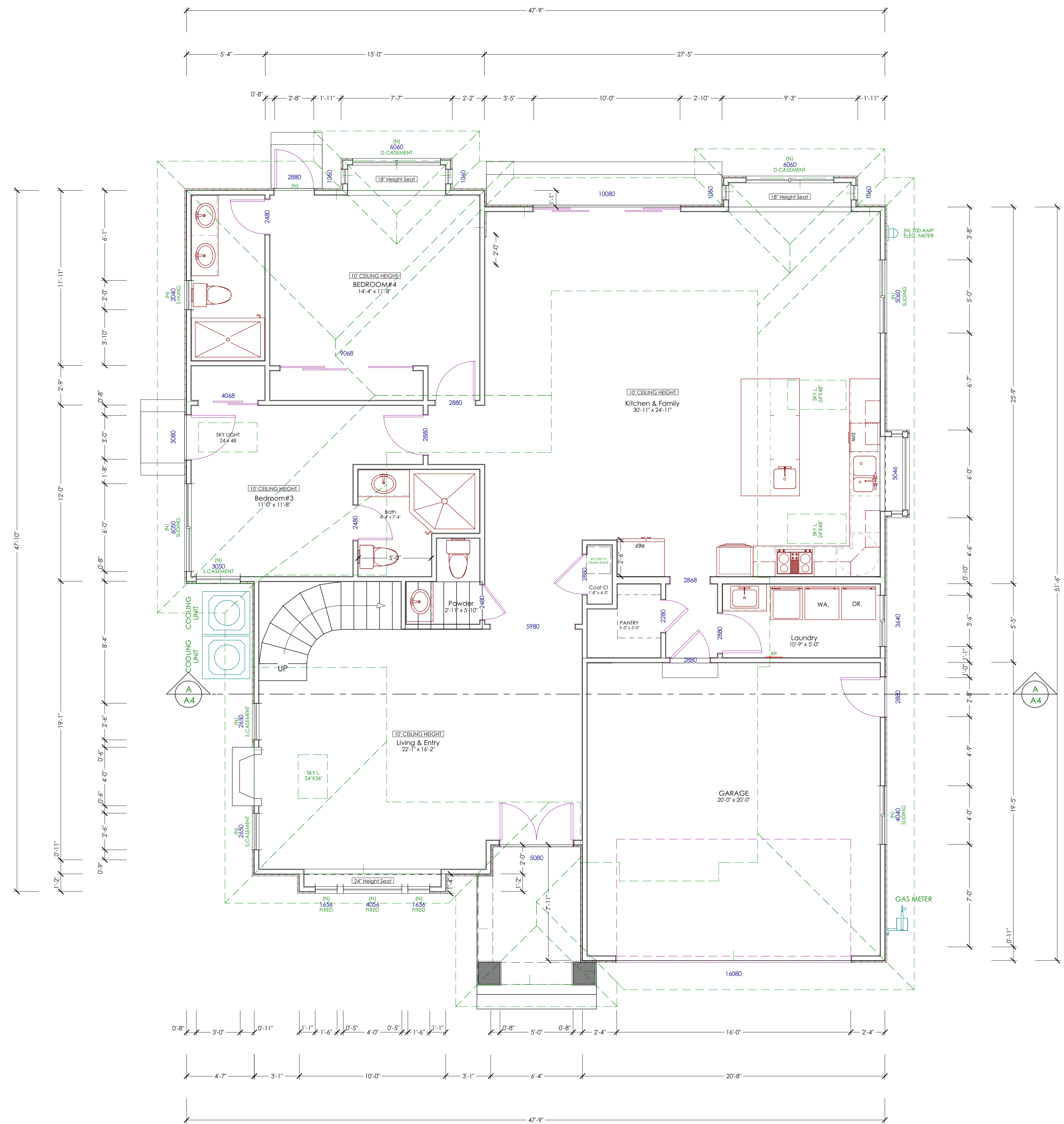
- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED

GRAPHIC SCALE : 1 INCH = 4 FEET

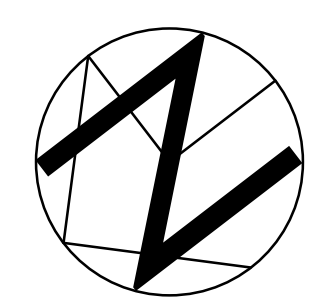


EXISTING FLOOR PLAN  
S.C. : 1/4" = 1'-0"





PROPOSED 1ST FLOOR PLAN  
SC : 1/4" = 1'-0"



**LEGEND:**

NEW CONSTRUCTION WALL

GRAPHIC SCALE : 1 INCH = 4 FEET

0 1 2 3 4 5 10 15

REVISIONS  
BY

ATTACHMENT 6  
PAGE 4 OF 9

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PABConstruction Inc.

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SHEET TITLE:

PROPOSED 1ST FLOOR PLAN

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 :

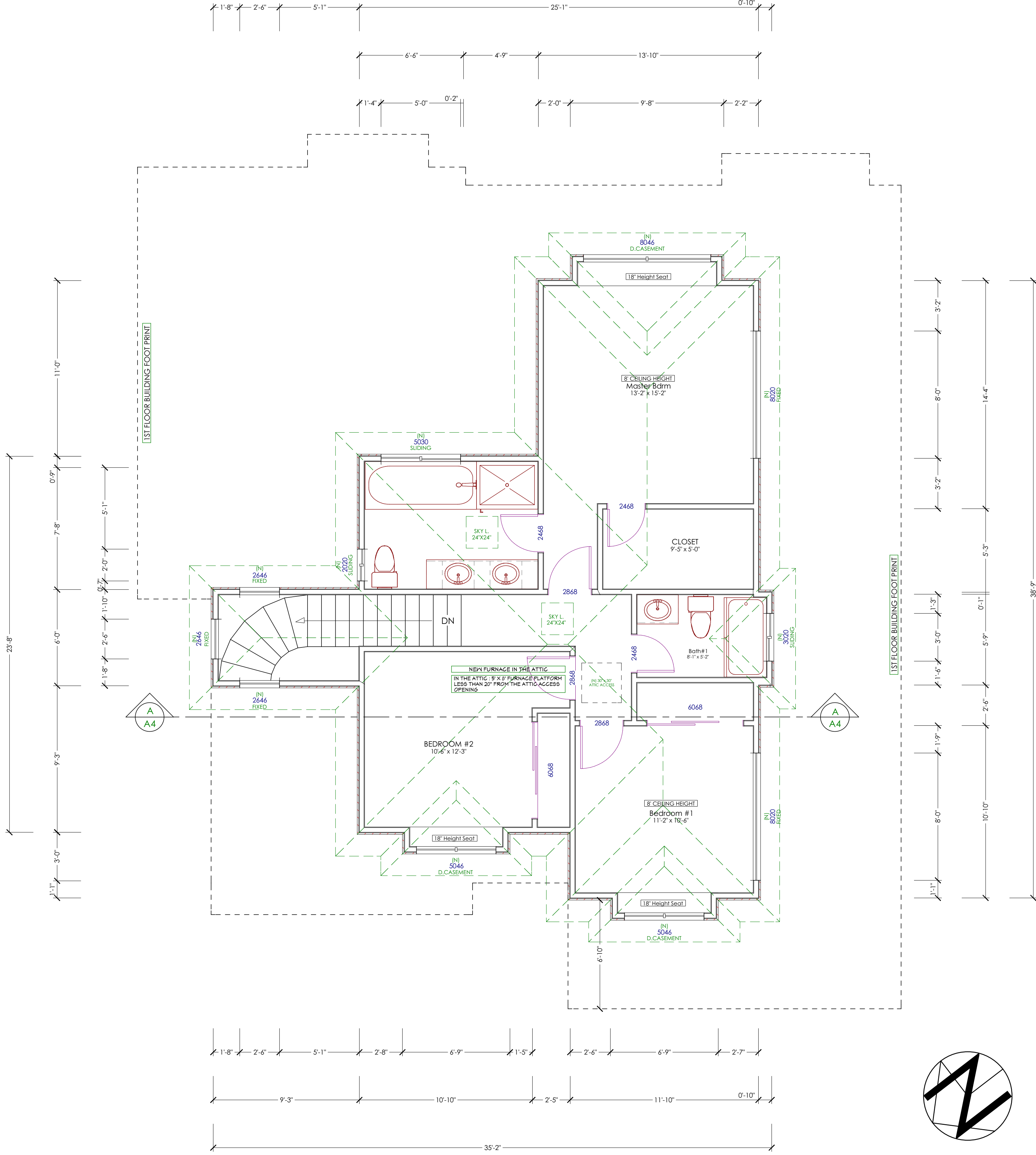
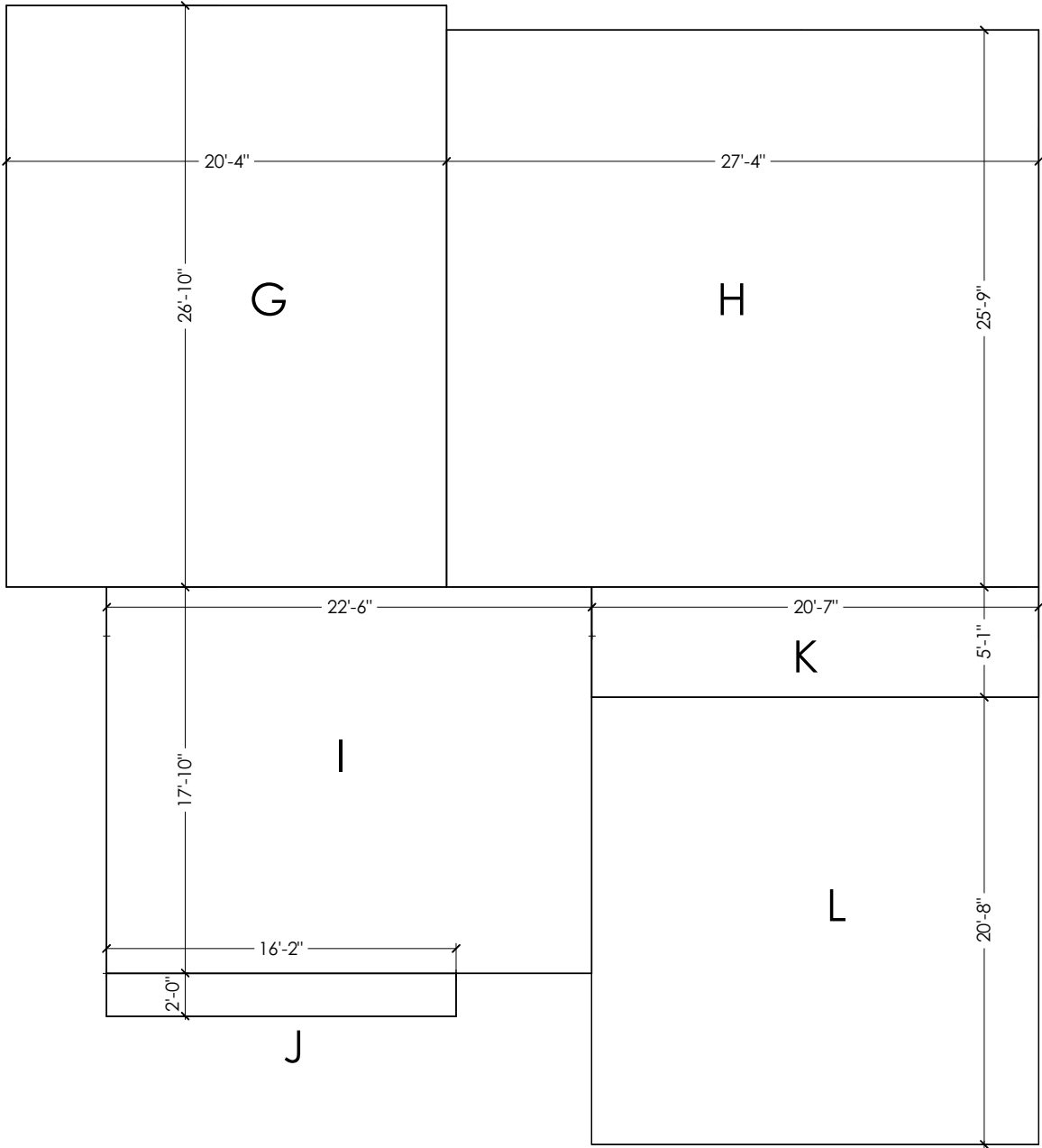
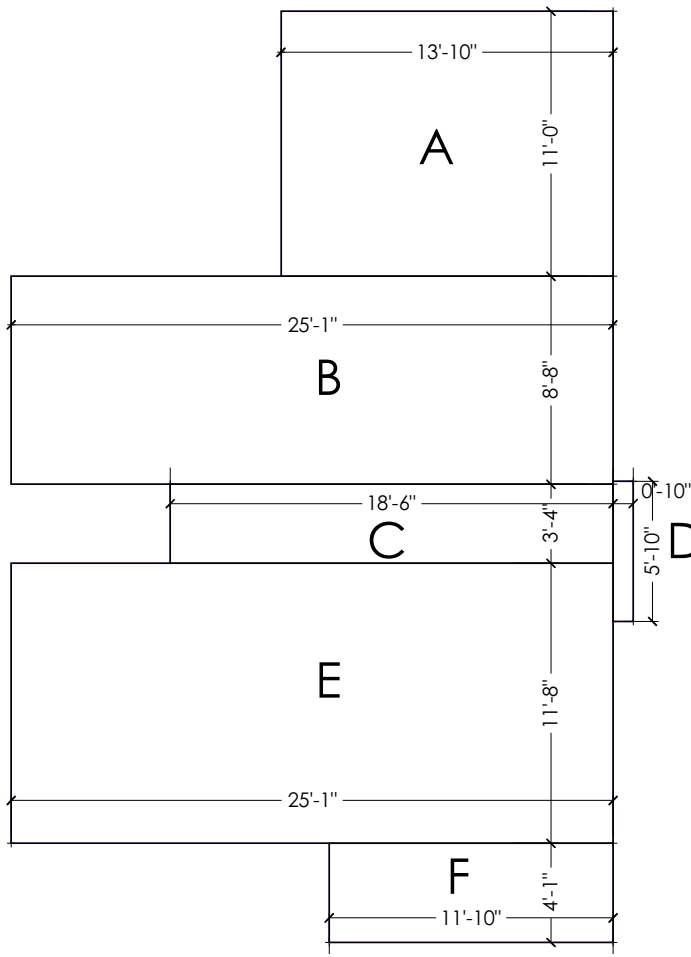
A-2



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
TOTAL BUILDING				2993



### PROPOSED 2ND FLOOR PLAN

SC : 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

1026 LOIS AVE..  
SUNNYVALE, CA

**DATE :** 1.23.2015

**SCALE :**  $1/4" = 1'$

DRAWN BY : BOD

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 :	



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



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





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



PROPOSED LEFT 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'
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SHEET TITLE:

PROPOSED SECTION /  
STREETSCAPE  
ELEVATION

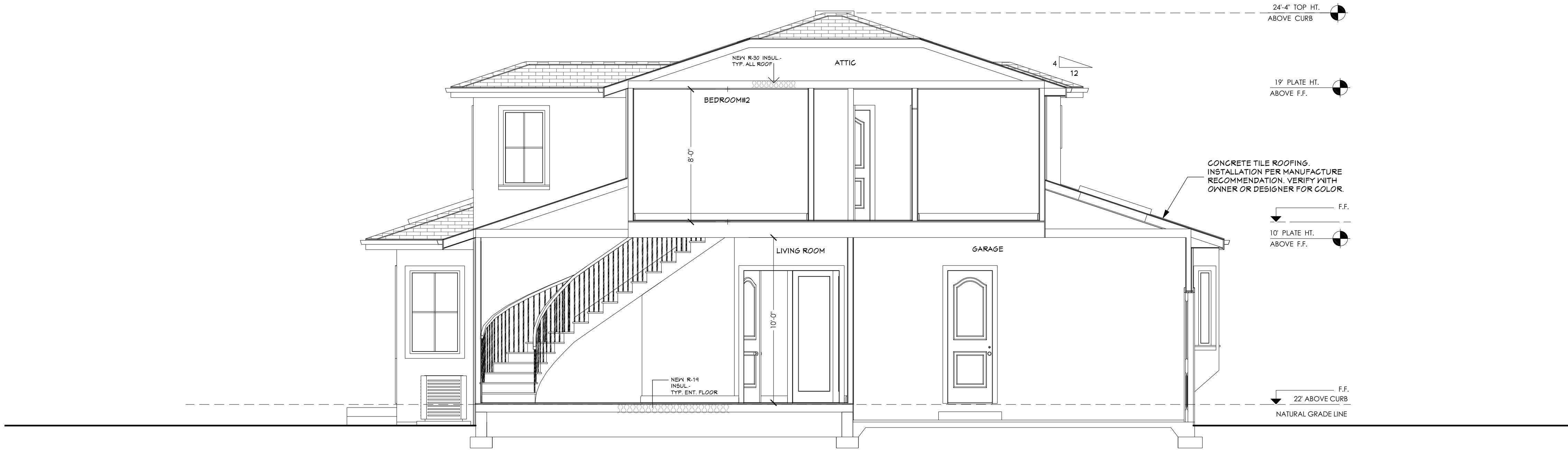
NEW CONSTRUCTION FOR:

FRANK & HELEN

1026 LOIS AVE..  
SUNNYVALE, CA

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

A-4



A - A CROSS SECTION  
SC : 1/4" = 1'-0"



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





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SHEET TITLE:

SOLAR STUDY

NEW CONSTRUCTION FOR:

FRANK & HELEN

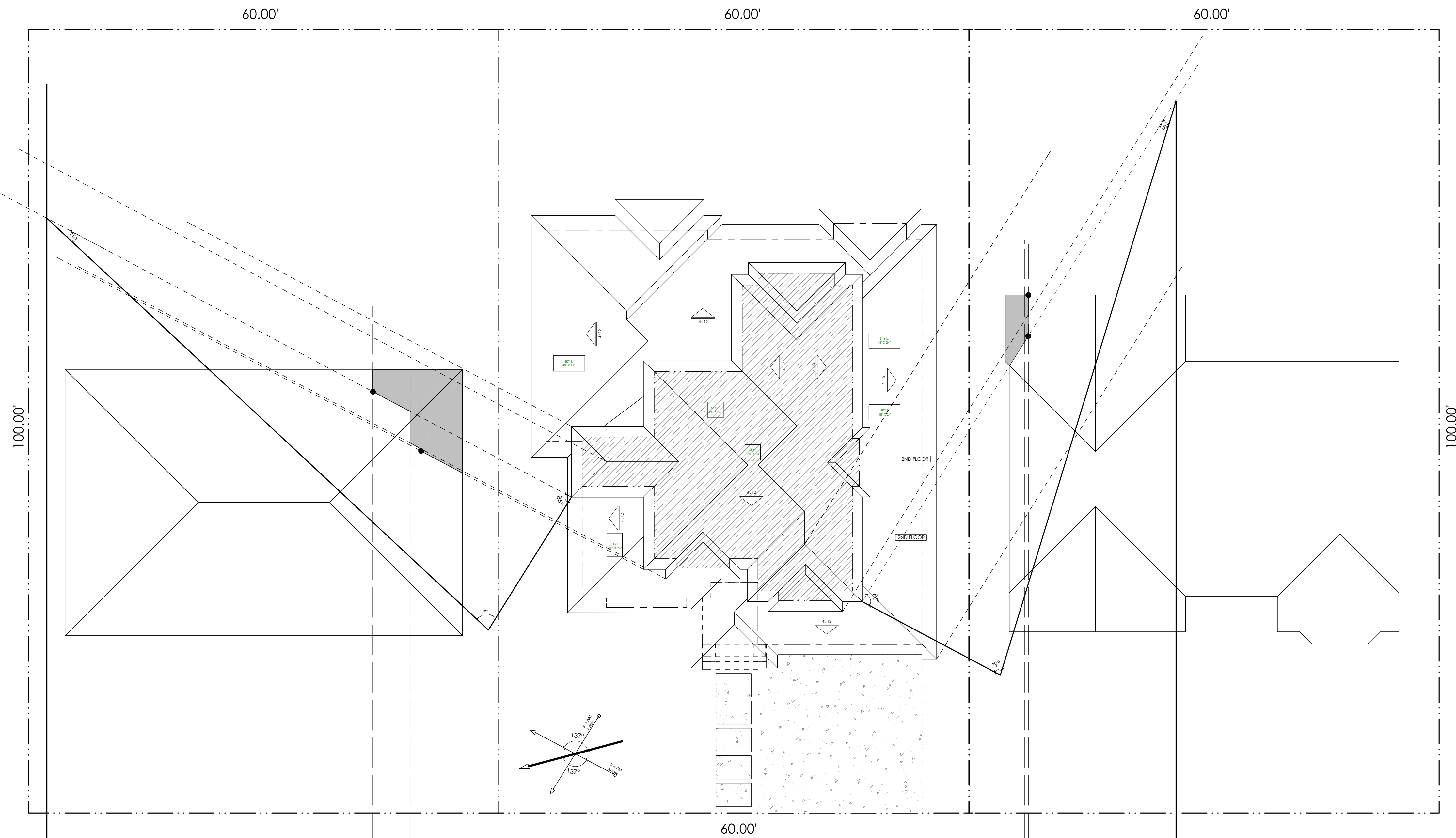
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SHEET :

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%