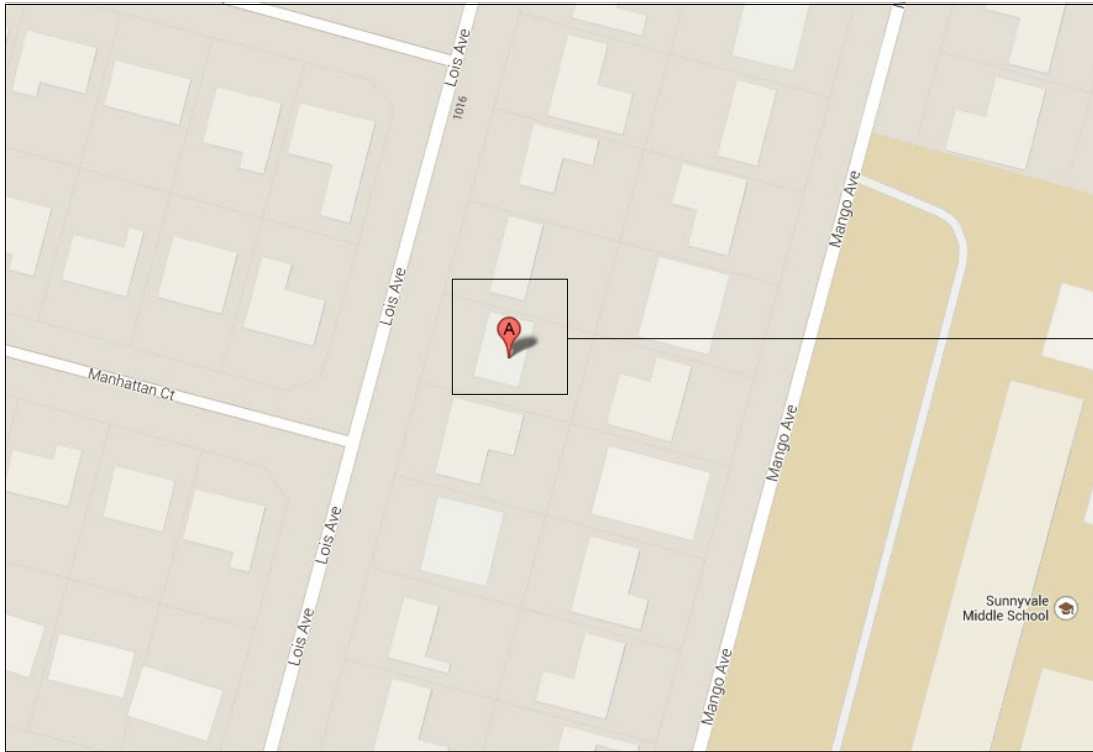


VICINITY MAP:



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

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

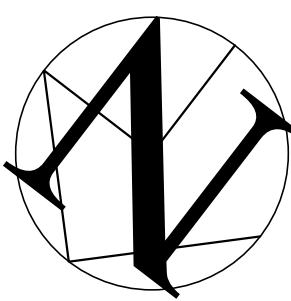
PROJECT CONTACT:

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

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

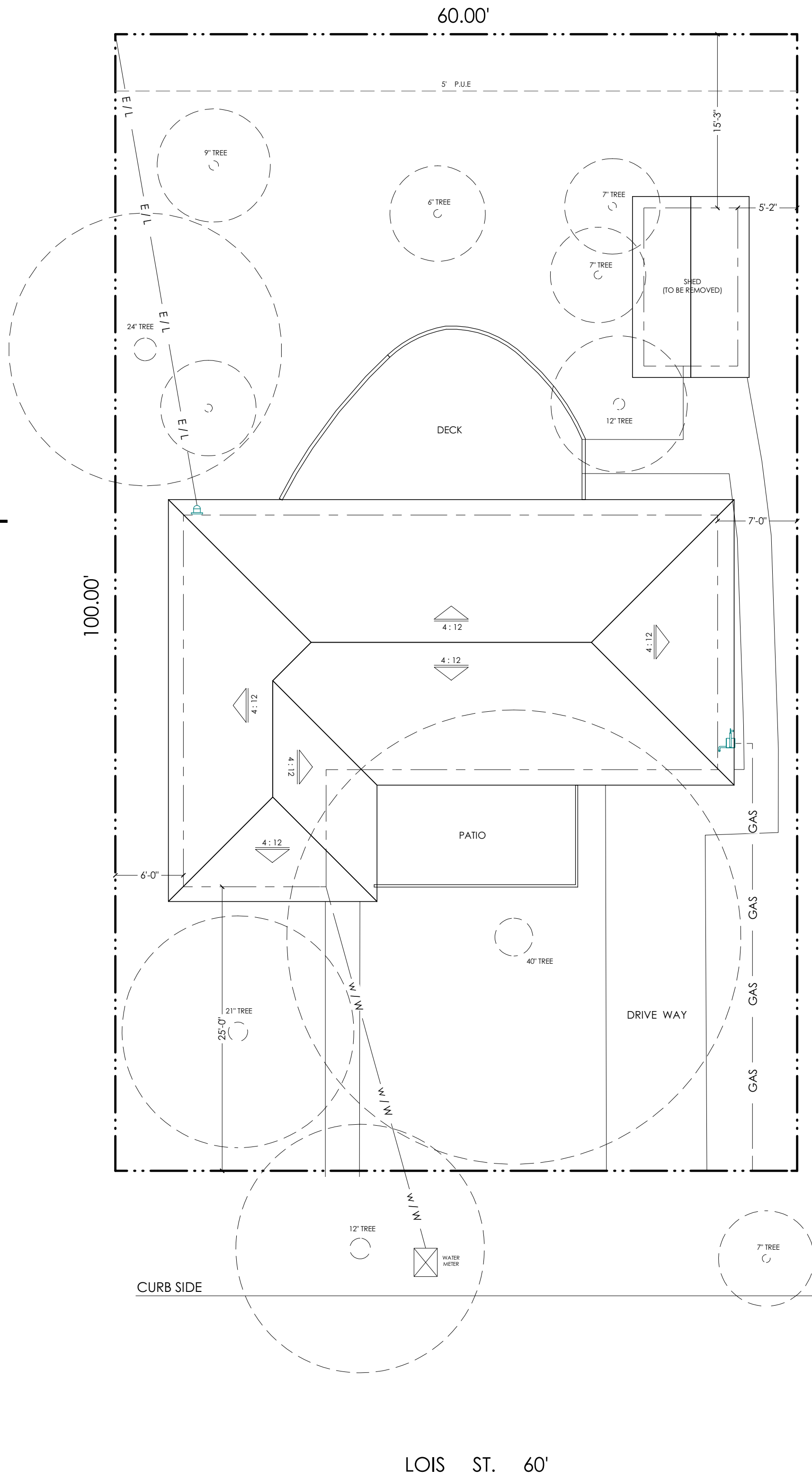
DRAWING INDEX:

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
A6: PROPOSED HOUSE & ADJACENT HOMES
GB.1: GREEN BUILDING

ATTACHMENT 12 - Page 1 of 10

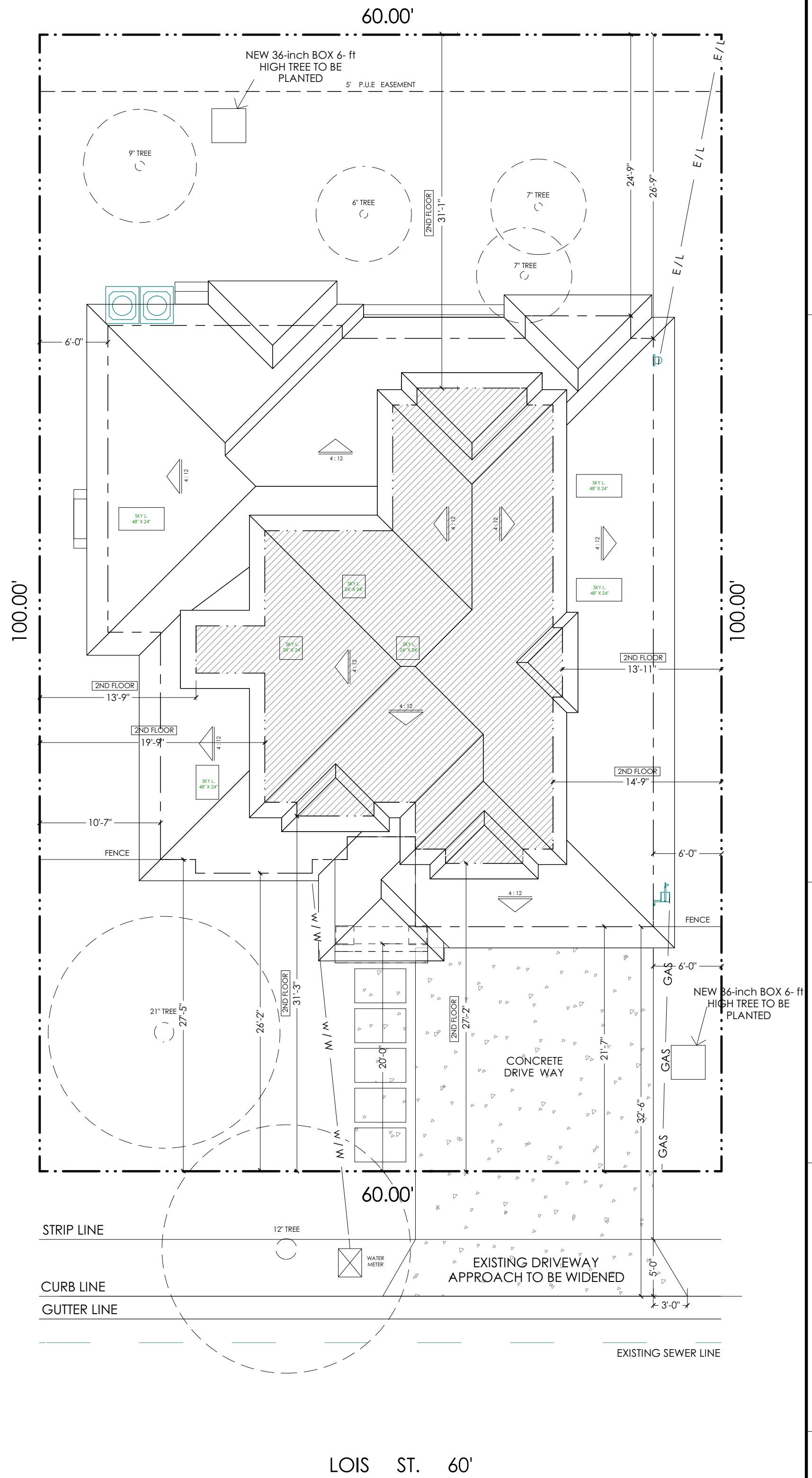
NOTE:

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.



EXISTING SITE PLAN

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



PROPOSED SITE PLAN

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

REVISIONS

BY

BOD esign

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CUPERTINO, CA 95014
Tell: (408) 771-5935
EMAIL: contact@bod-e.com

BUILDER:



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SHEET TITLE:

COVER SHEET SITE / ROOF PLAN

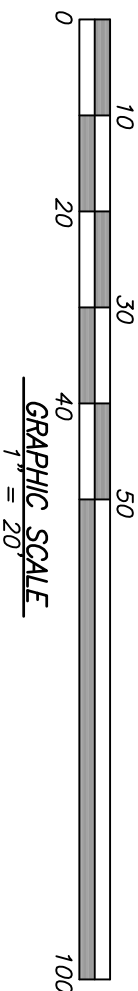
NEW CONSTRUCTION FOR:

FRANK & HELEN

1026 LOIS AVE.,
SUNNYVALE, CA

DATE: 5.20.2015
SCALE: 1/8" = 1'
DRAWN BY: BOD
JOB NO: D-1405-02
SHEET:

A-0



NOTES:


1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.

R1 TRACT NO. 1185 44-M-19
GREENWOOD MANOR
UNIT NO. 3

DESCRIPTION: ASSUMED BENCHMARK, DISK IN CITY MONUMENT WELL AT THE INTERSECTION OF LOS AVE. AND MANHATTAN CT. AS SHOWN ON MAP ASSUMED ELEV.: 100.00'

APN	ASSESSOR'S PARCEL NUMBER
BM	BENCH MARK
CAV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRAWY	DRAWING
DS	DOWNSLOUT
PS	PERMANENT
FL	FLOW LINE ELEVATION
LP	IRON PIPE
L	CURVE LENGTH
R#M	REFERENCE DOCUMENT
R-M	RECORD MAP
MON	MONUMENT TO MONUMENT
OW	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	ROADS
SD	SEWER DRAIN
SS	SANITARY SEWER
TOP	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT



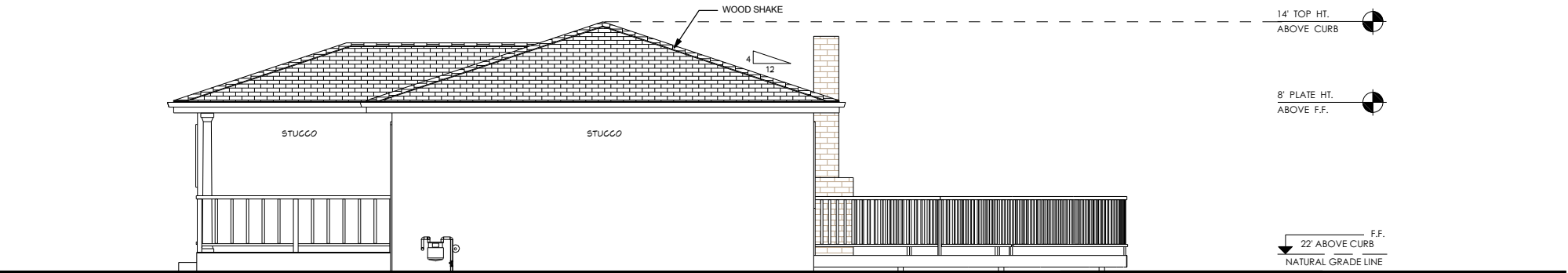
OF 1 SHEET 1	JOB NO. 1138	BOUNDARY AND TOPOGRAPHIC PLAN LANDS OF GAO AND GONG 1026 LOIS AVENUE SUNNYVALE, CALIFORNIA	SUPERVISED BY  PROFESSIONAL LAND SURVEYOR NO. 8921 EXPIRES 9/30/14	DATE 7-05-14	REVISIONS	DATE
				SCALE AS SHOWN		
				DRAWN BY 0.0SUNA		
				CHECKED BY 0.0.		



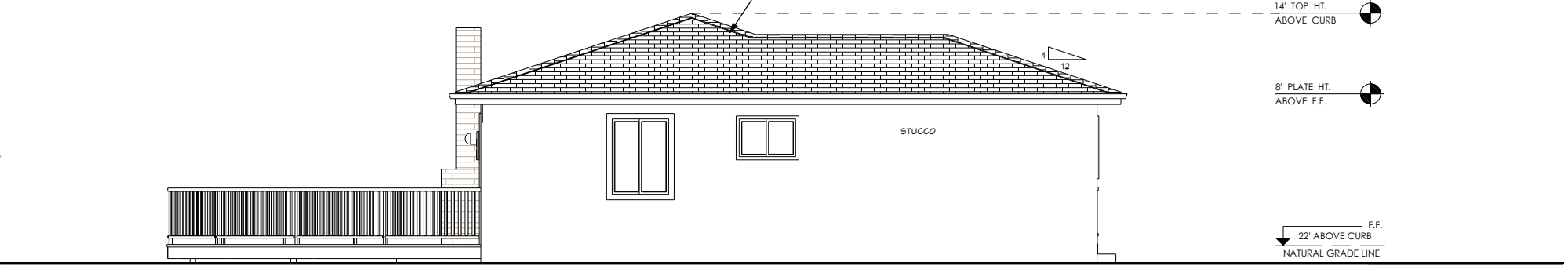
EXISTING FRONT ELEVATION
SC: 1/8" = 1'-0"



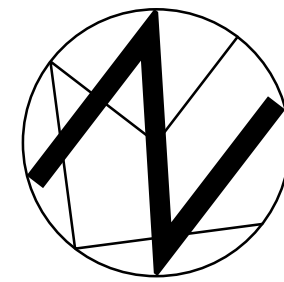
EXISTING REAR ELEVATION
SC: 1/8" = 1'-0"



EXISTING RIGHT ELEVATION
SC: 1/8" = 1'-0"

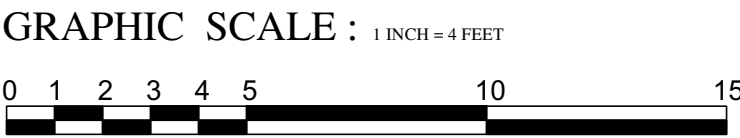


EXISTING LEFT ELEVATION
SC: 1/8" = 1'-0"



LEGEND:

- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED



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



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SHEET TITLE:

EXISTING FLOOR
PLAN
& ELEVATIONS

NEW CONSTRUCTION FOR:

FRANK & HELEN

1026 LOIS AVE.,
SUNNYVALE, CA

DATE : 5.20.2015
SCALE : AS NOTED
DRAWN BY : BOD
JOB NO : D-1405-02
SHEET :

A-1



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SHEET TITLE:

PROPOSED 1ST FLOOR PLAN

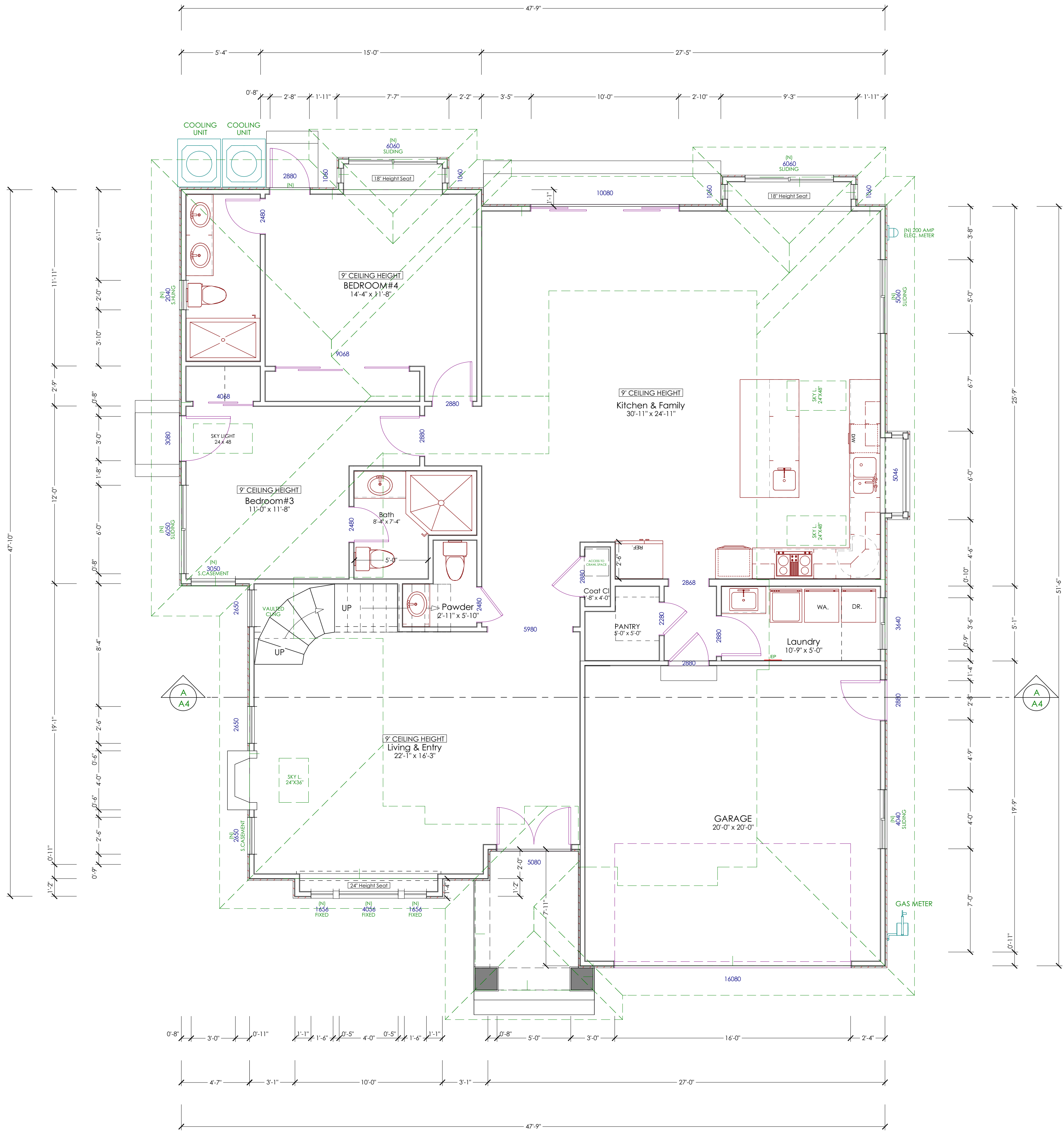
NEW CONSTRUCTION FOR:

FRANK & HELEN

1026 LOIS AVE.,
SUNNYVALE, CA

DATE : 5.20.2015
SCALE : 1/4" = 1'
DRAWN BY : BOD
JOB NO : D-1405-02
SHEET :

A-2

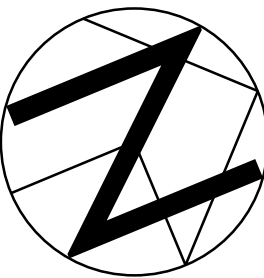


AC UNIT SPECS:

Cold Point
Model : CNC60
13.0 SEER
59 dba: SOUND RATING
5 Tons

PROPOSED 1ST FLOOR PLAN

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



LEGEND:

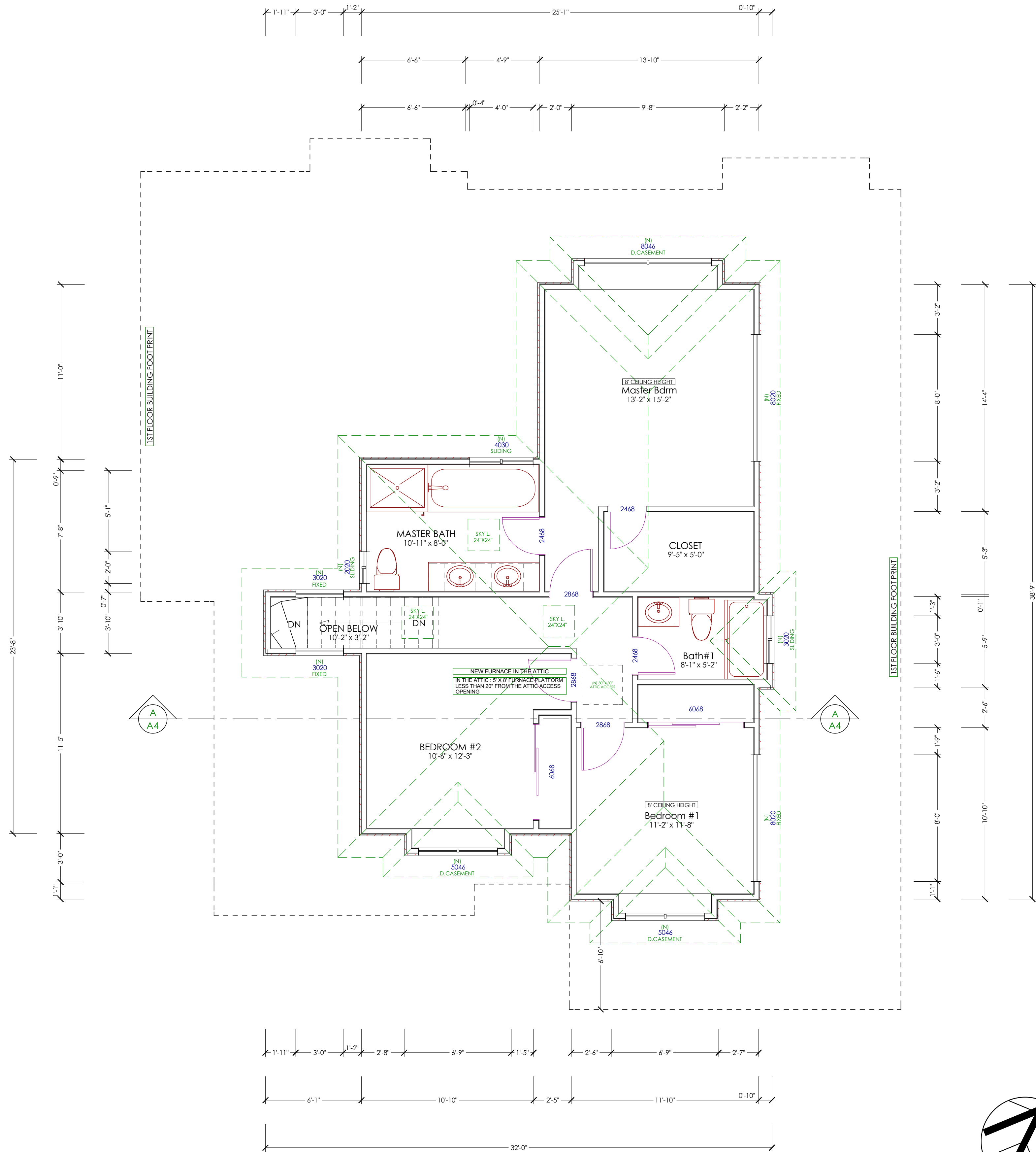
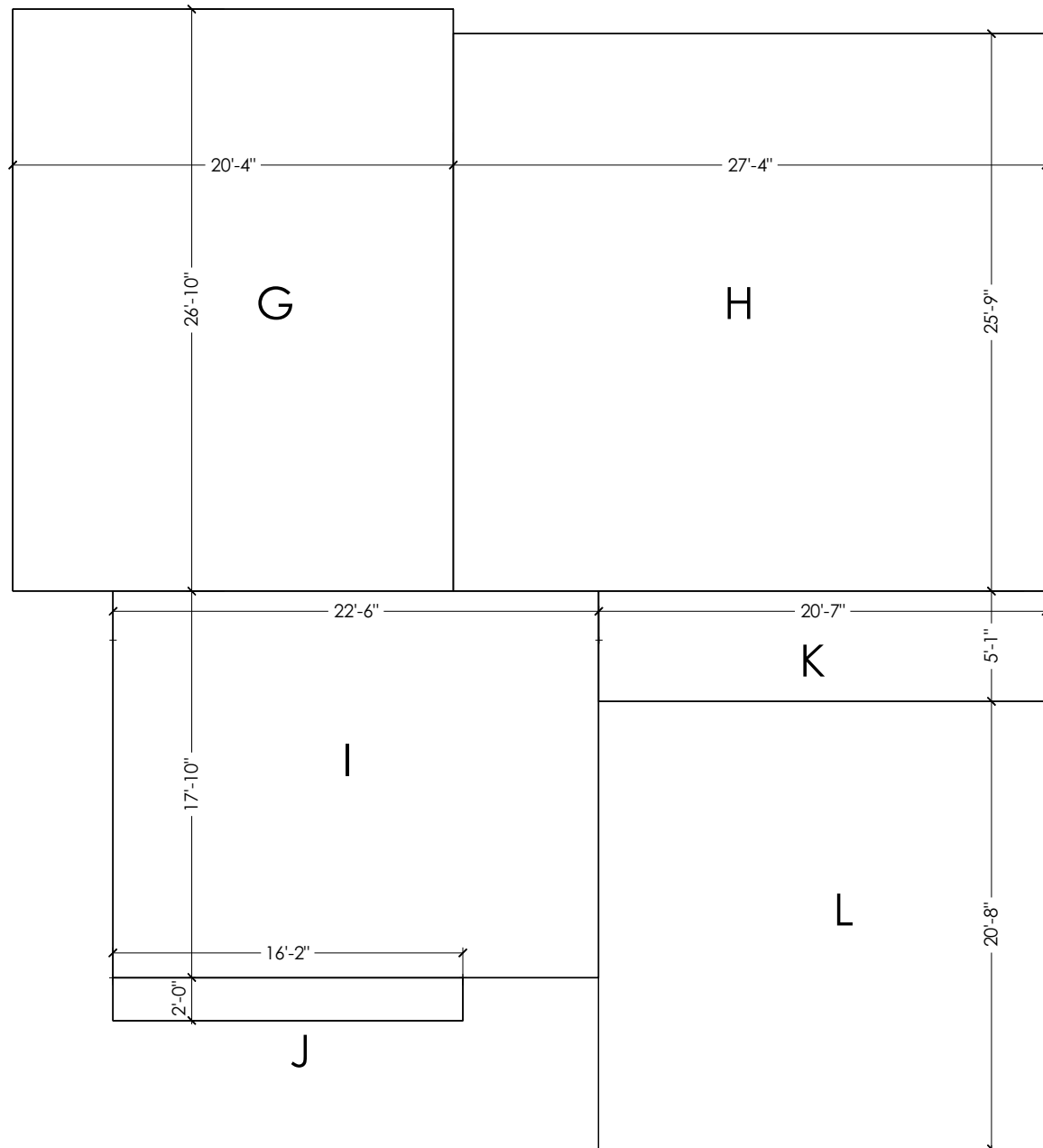
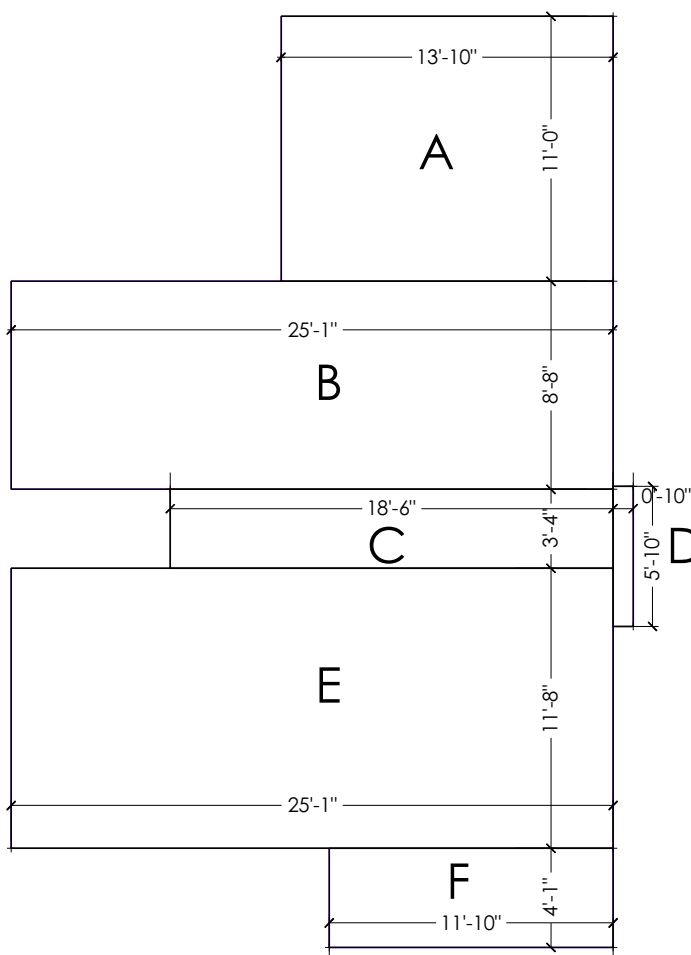
NEW CONSTRUCTION WALL

GRAPHIC SCALE : 1 INCH = 4 FEET

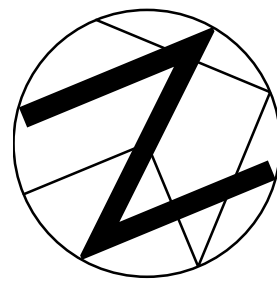


FLOOR AREA DIAGRAM(PROPOSED PLAN):
SCALE : 1/8" : 1'

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



REVISIONS

BY

BOD esign

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SHEET TITLE:

PROPOSED 2ND FLOOR PLAN

NEW CONSTRUCTION FOR:

FRANK & HELEN

1026 LOIS AVE.,
SUNNYVALE, CA

DATE : 5.20.2015

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 : 5.20.2015
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"

REVISIONS

BY

BOD esign

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SHEET TITLE:

PROPOSED ELEVATIONS

NEW CONSTRUCTION FOR:

FRANK & HELEN

1026 LOIS AVE.,
SUNNYVALE, CA

DATE : 5.20.2015
SCALE : 1/4" = 1'
DRAWN BY : BOD
JOB NO : D-1405-02
SHEET :

A-3.1



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CUPERTINO, CA 95014
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SHEET TITLE:

PROPOSED SECTION /
STREETSCAPE
ELEVATION

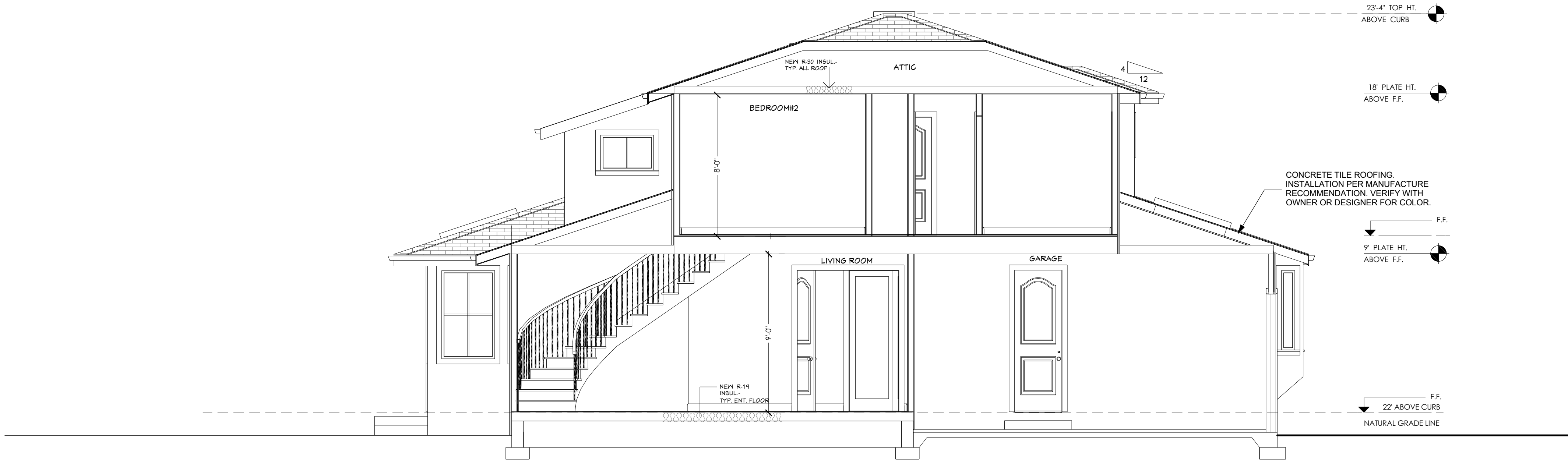
NEW CONSTRUCTION FOR:

FRANK & HELEN

1026 LOIS AVE.,
SUNNYVALE, CA

DATE : 5.20.2015
SCALE : AS NOTED
DRAWN BY : BOD
JOB NO : D-1405-02
SHEET :

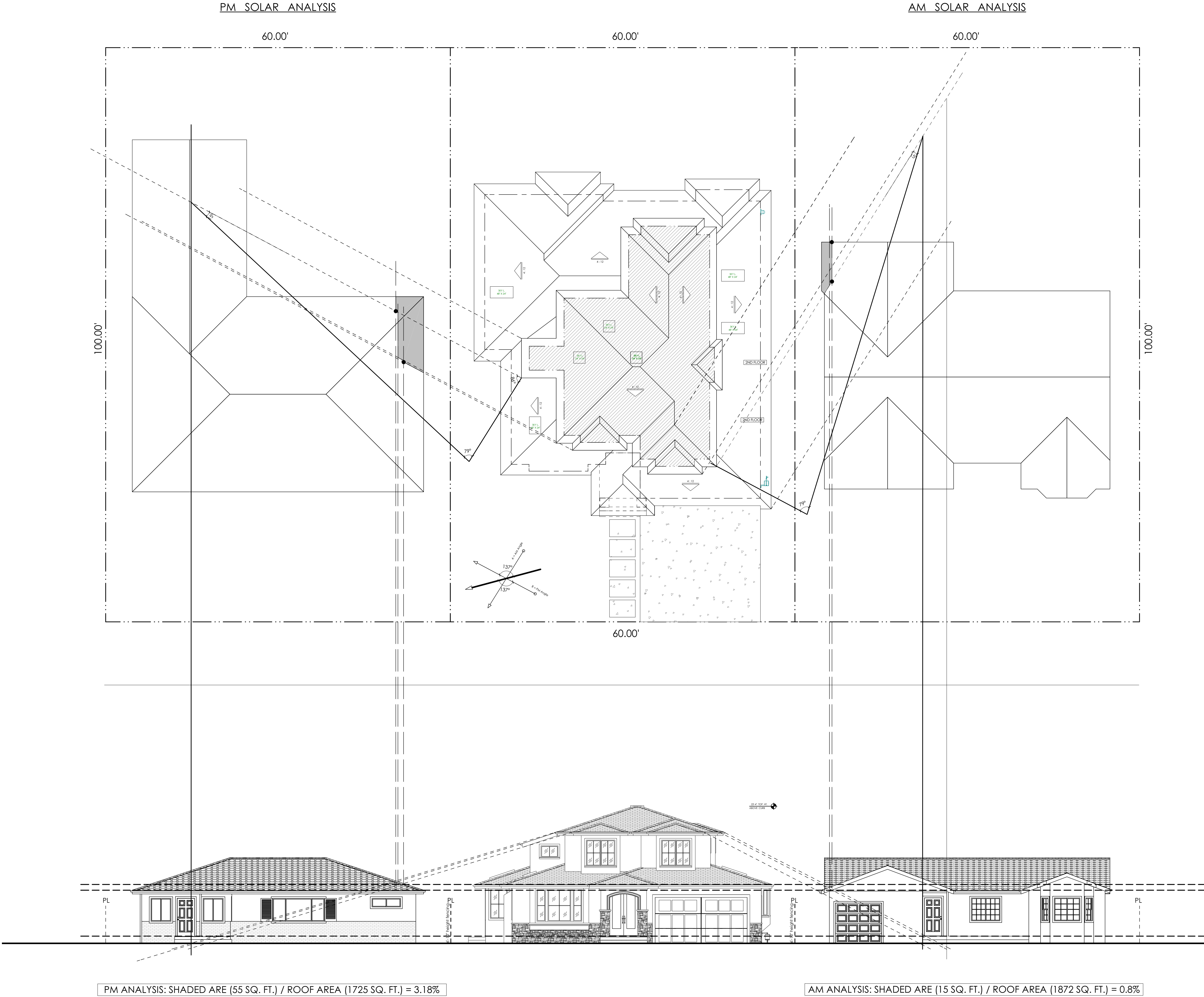
A-4



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



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



REVISIONS

BY

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SHEET TITLE:

Solar Study

NEW CONSTRUCTION FOR:

FRANK & HELEN

1026 LOIS AVE.,
SUNNYVALE, CA

DATE :5.20.2015

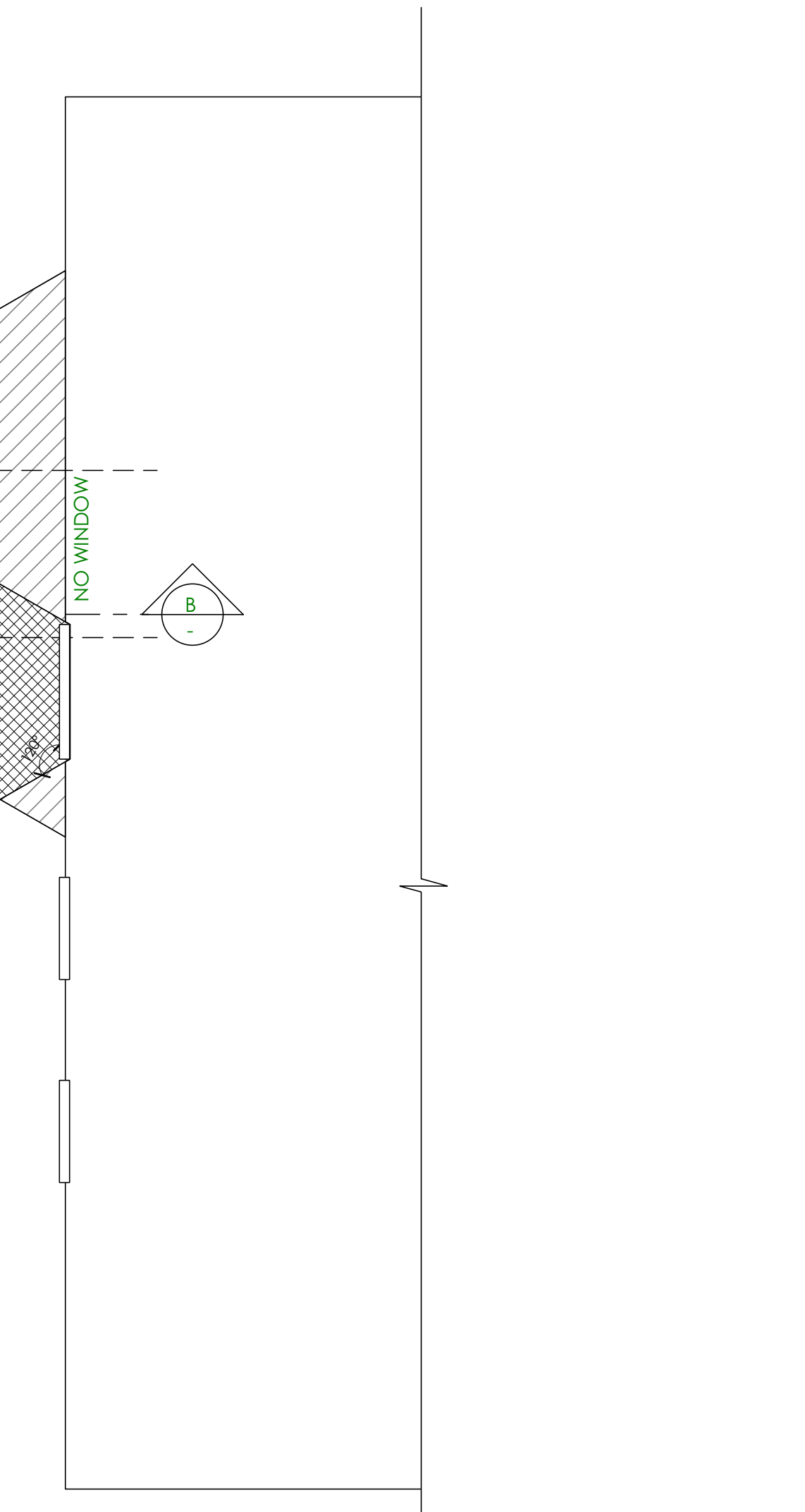
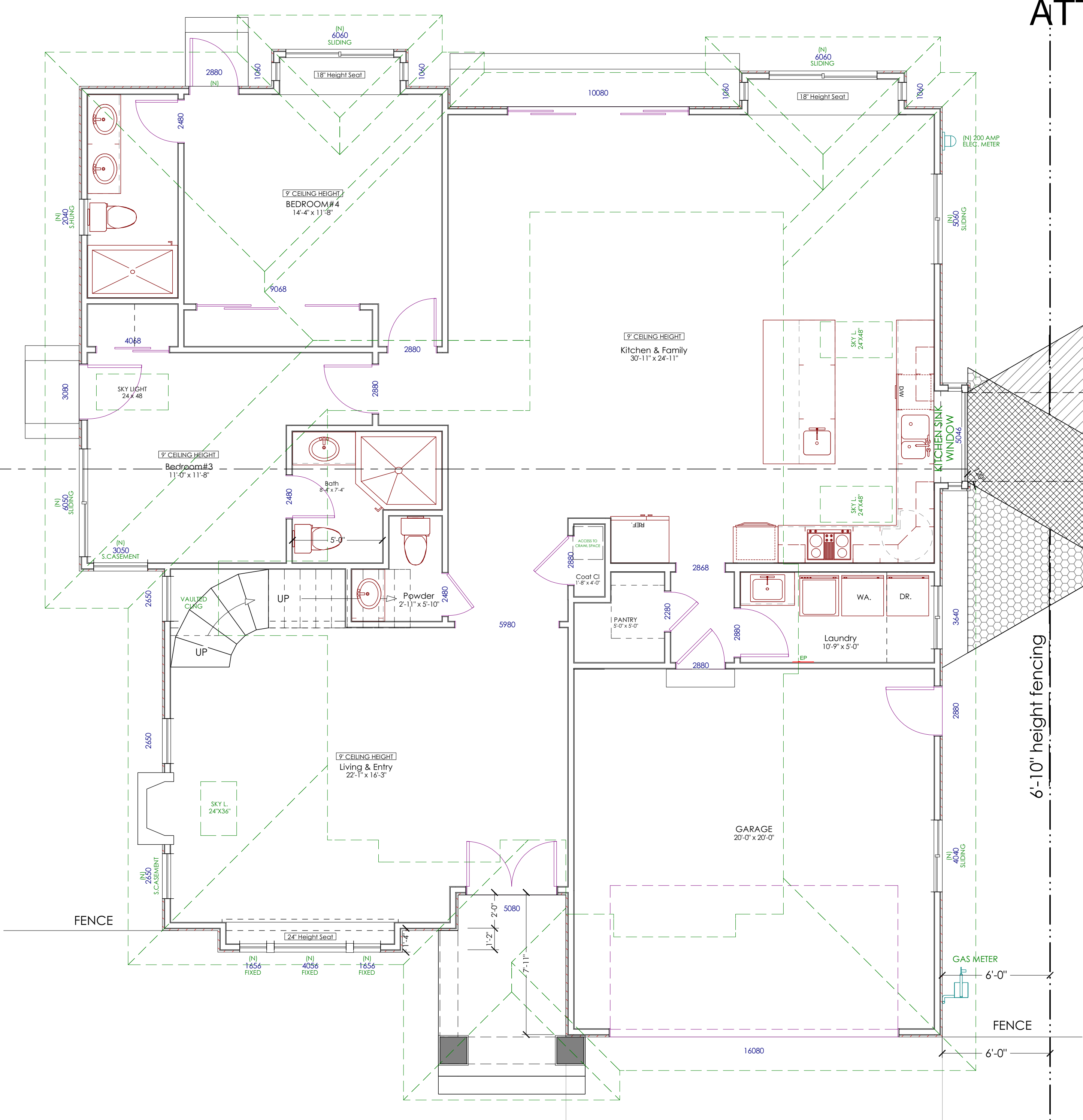
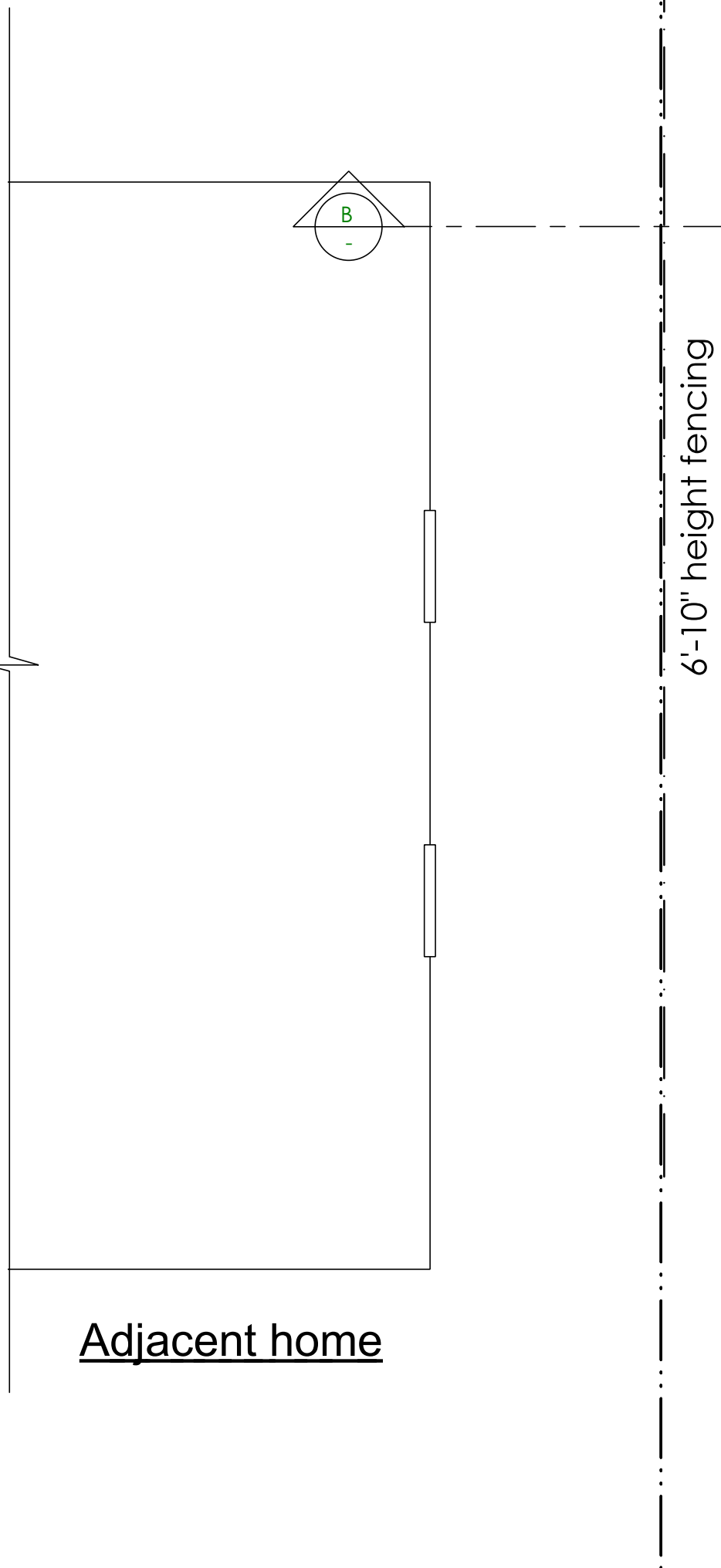
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DRAWN BY :BOD

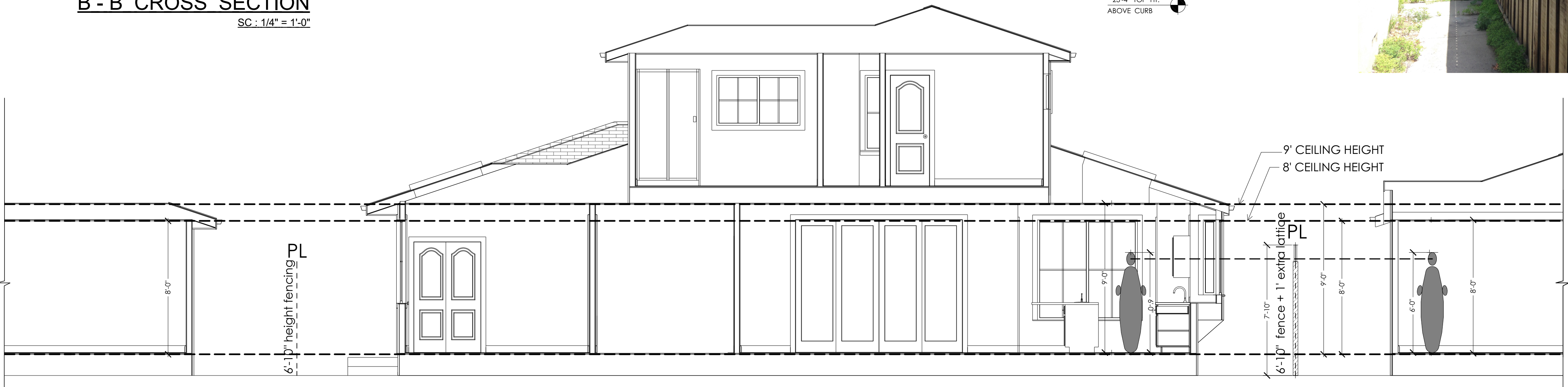
JOB NO :D-1405-02

SHEET :

A-5



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



REVISIONS BY

BOD esign

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CUPERTINO, CA 95014
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BUILDER:

PAB
Construction Inc.

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SHEET TITLE:

PROPOSED HOUSE & ADJACENT HOMES

NEW CONSTRUCTION FOR:

FRANK & HELEN

1026 LOIS AVE.,
SUNNYVALE, CA

DATE : 5.20.2015
SCALE : 1/4" = 1'
DRAWN BY : BOD
JOB NO : D-1405-02
SHEET :