127 North Sunnyvale Avenue

TEN NEW TOWN HOMES

OWNERS:

Brad KING & Keith JACKSON

2140 Forty First Street Capitola, California 95010

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PROJECT DATA

127 North Sunnyvale Avenue

A.P.N.: 264-49-13

GENERAL PLAN: Residential Low to Medium Density (9 min. to 12max. units per acre)
VHD19: 7.5min. to 19max. UNITS
VHD12: At most, 1 unit per 3,633.7 sq.ft.

ZONING: R-3 *(Need to Re-Zone to R-2PD)*

SETBACKS: 4 min 20'/25'/30feet min. 4'''' Total 12' 18' x Rear 30'(unless indicated otherwise)

HEIGHT LIMIT: 30' (two half stories)

F.A.R.: (including Garages) 35% VHD 19: 19,985 sq.ft.

LOT COVERAGE: 40% VHD 19: 14,534 sq.ft.

LOT SIZE: +36,337 sq.ft.

PARKING REQUIRED: for 10 units x 2.5=25 parking spaces required (20 covered/ 5 guest)

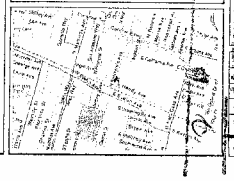
PROPOSING:

R-2PD ZONING with Ten Town Homes

Unit A: 1,676 sq.ft. (3 BDRM / 2.5 BATH) with 420 sq.ft. Garage
TWO UNITS

Unit B: 1,895 sq.ft. (4 BDRM / 2.5 BATH) with 435 sq.ft. Garage
EIGHT UNITS

VICINITY MAP



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127 North Sunnyvale Avenu.
TEN NEW TOWN HOMES

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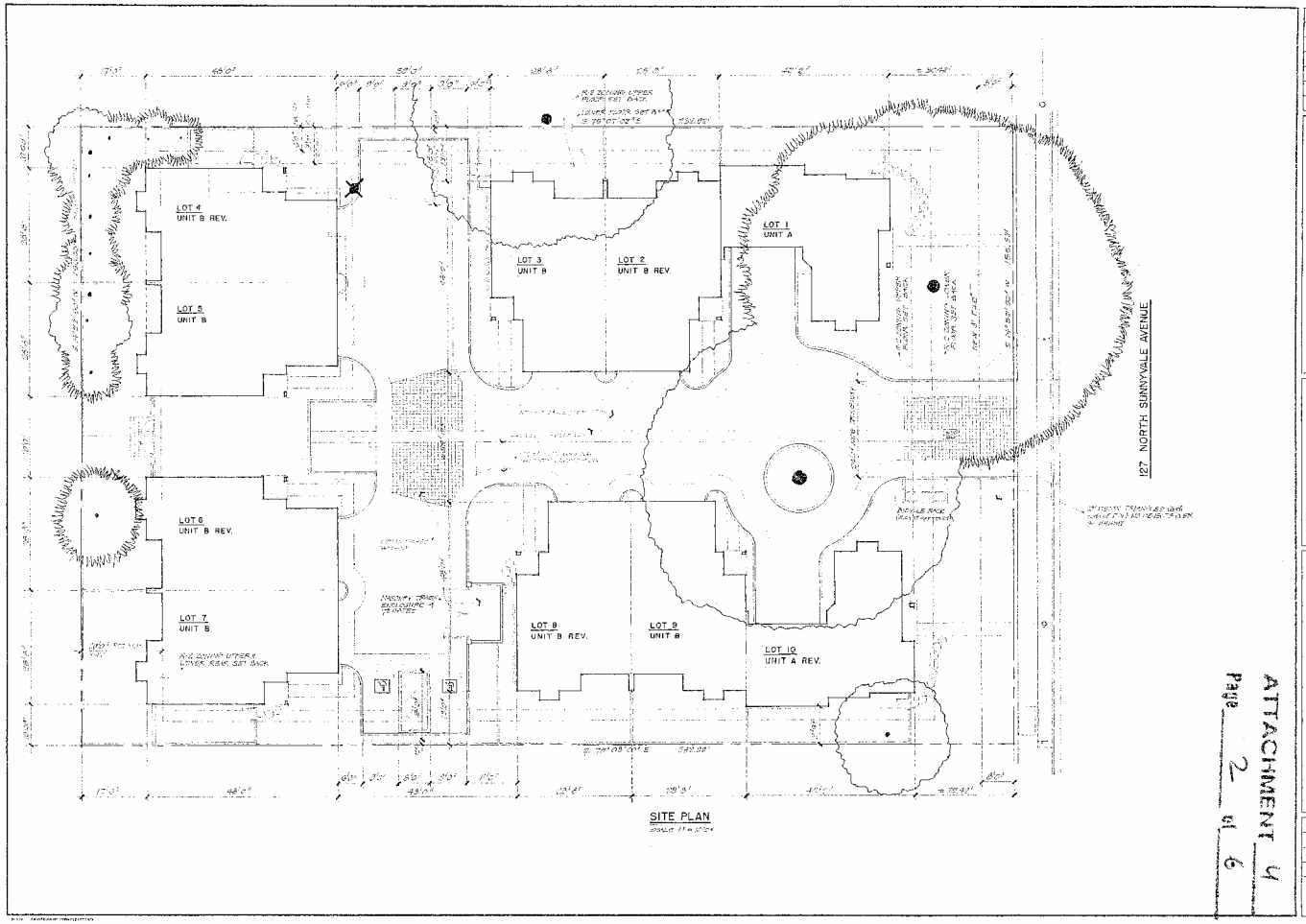

SITE PLAN

ATTACHMENT 4

Page 2 of 6

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127 North Sunnyvale Avenu

TEN NEW TOWN HOMES

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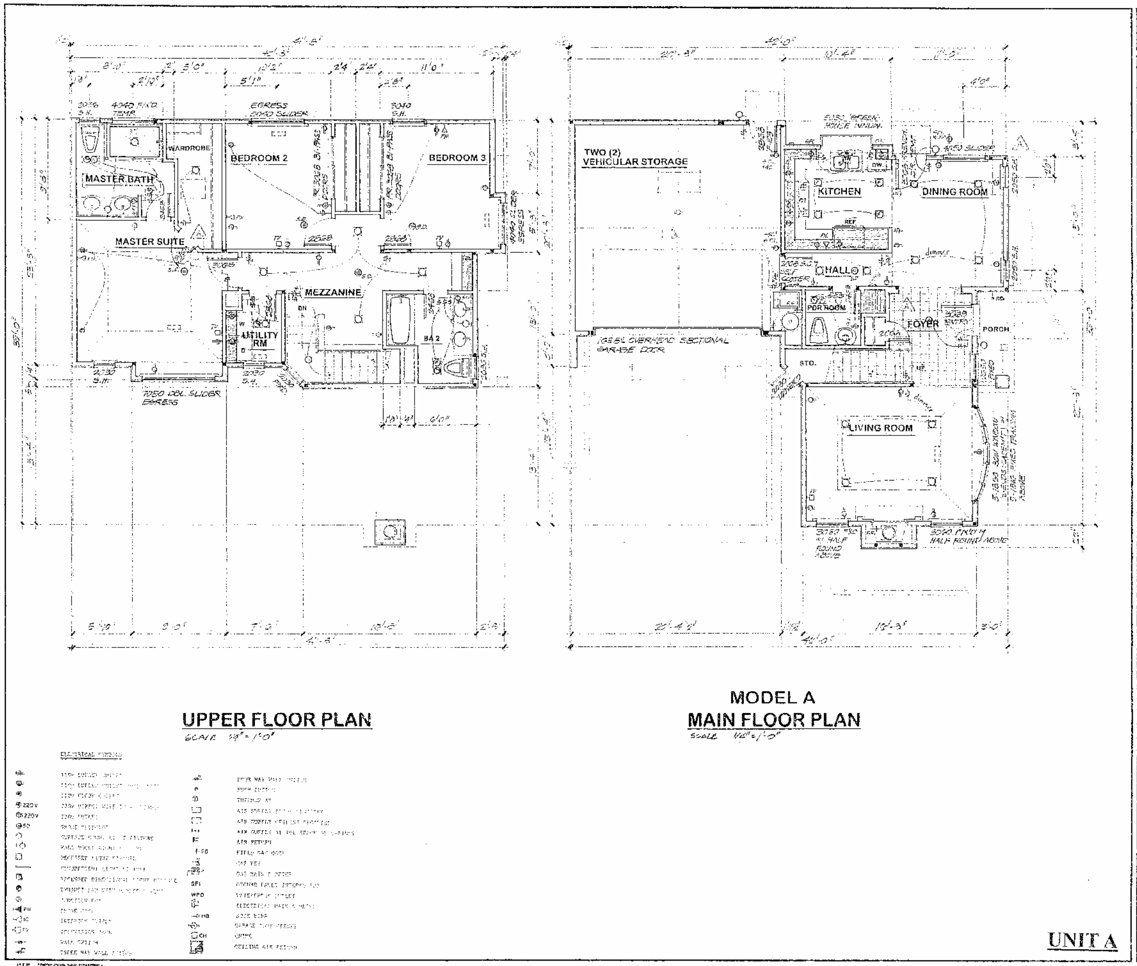

MODEL A

LOWER FLOOR	=	679.00	sq. ft.
UPPER FLOOR	=	997.00	sq. ft.
TOTAL FLOOR AREA	=	1,676.00	sq. ft.
GARAGE (two car)	=	420.00	sq. ft.
TOTAL	=	2,096.00	sq. ft.

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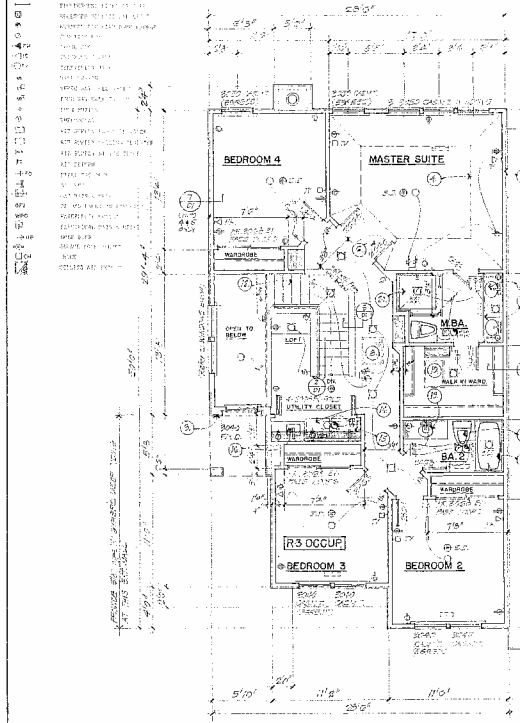
TEN NEW TOWN HOMES

Sheet 2

PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ALL WALLS AND CEILINGS THROUGH-OUT, TWO LAYERS AT UPPER FLOOR CEILING.

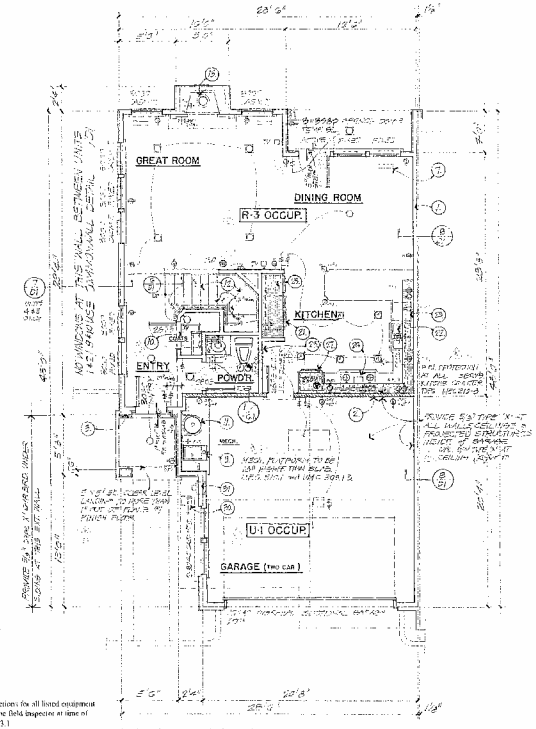
THERE SHALL BE NO PENETRATIONS ABSOLUTELY THROUGH ANY PROPERTY LINE EXTERIOR COMMON WALLS.

PROVIDE UNDER FLOOR VENTILATION: ONE sq.ft. PER EACH 150 sq.ft. OF UNDERFLOOR AREA. USE 5 12"x14 12" FOUNDATIONS VENTS. 741sq.ft./150= 4.94sq.ft.REQ. 4.94/.55 (size of vents)= 8.98 VENTS REQ. 10 INDICATED ON FLOOR PLAN FOR LOTS # 3 & 6.
PROVIDE MECHANICAL VENTILATION FOR LOTS # 4 & 5 PER CBC Sect. 2306.7



UPPER FLOOR PLAN

SCALE 1/4"=1'0"



LOWER FLOOR PLAN

SCALE 1/4"=1'0"

PLUMB. PENETRATIONS IN ARCHITECTURAL PARTY WALL ASSEMBLIES ARE PROHIBITED

All installation instructions for all listed equipment shall be provided to the field inspector at time of inspections. UMC 303.1

Two "small appliance" branch circuits for the Kitchen and for limited to supplying wall and counter space outlet only cannot serve the Dining Room, outside plugs, range hood, disposal, dishwasher or microwave - only the required countertop wall outlets including the refrigerator. CEC Sect.210.52b

A dedicated 20-amp circuit to serve the required bathroom outlets. This circuit cannot supply any other receptacles, lights, fans...ect. NFC Sect 210.52

UNIT B

Page

LOWER FLOOR AREA	741sq.ft.
UPPER FLOOR AREA	1854sq.ft.
TOTAL LIVING AREA	2595sq.ft.
GARAGE AREA	439sq.ft.
TOTAL STRUCTURE	2770sq.ft.

These Revisions shall conform to the Town of Los Gatos Ordinances, Policies & Standards in effect at the time of approval of the Tract or Parcel Map.

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127 North Sunnyvale Avenue

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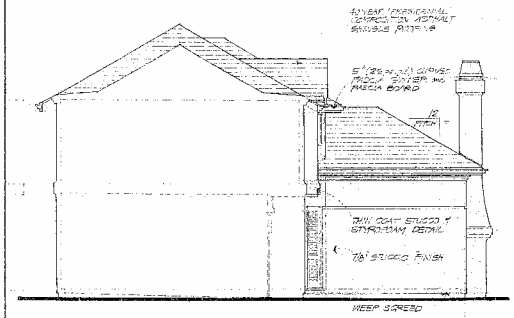
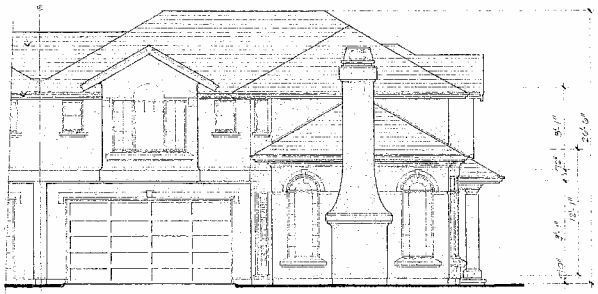
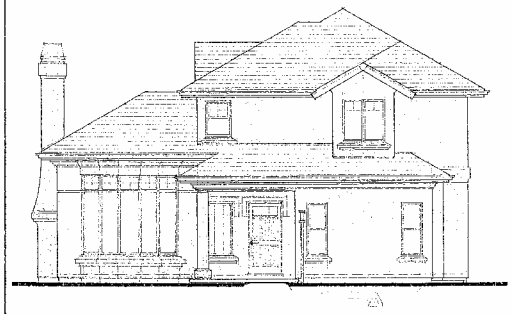


LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



MODEL A
FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
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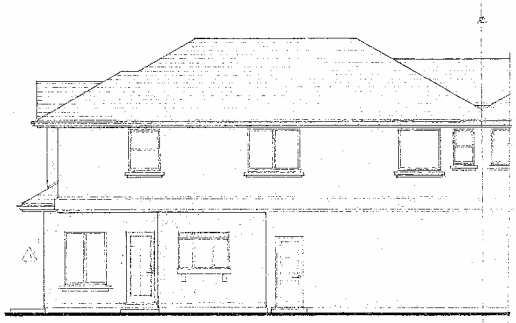

REAR ELEVATION
SCALE 1/4" = 1'-0"

UNIT A

ATTACHMENT 4
Page 5 of 6

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127 North Sunnyvale Aver
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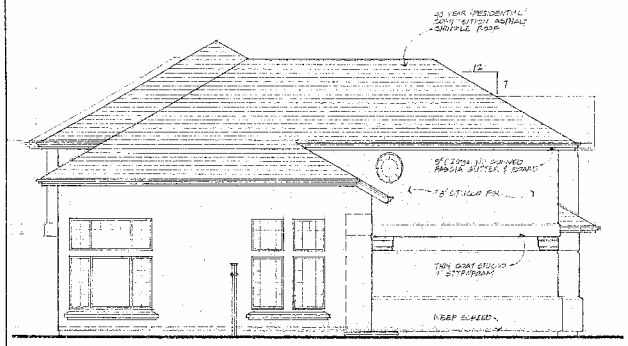
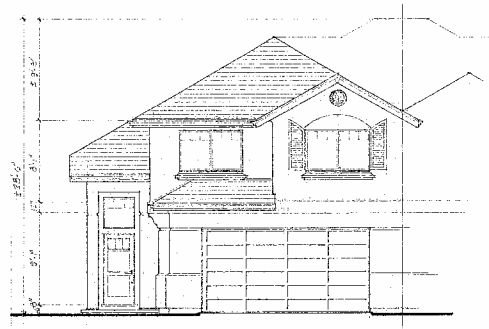


LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
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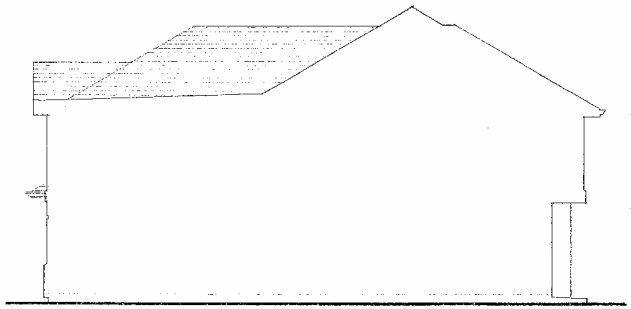

RIGHT SIDE ELEVATION
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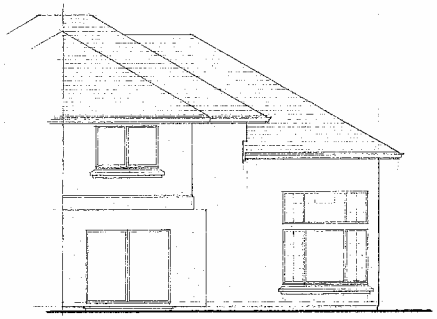

MODEL B
REAR ELEVATION
SCALE 1/4" = 1'-0"

ATTACHMENT 4
Page 6 of 6

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