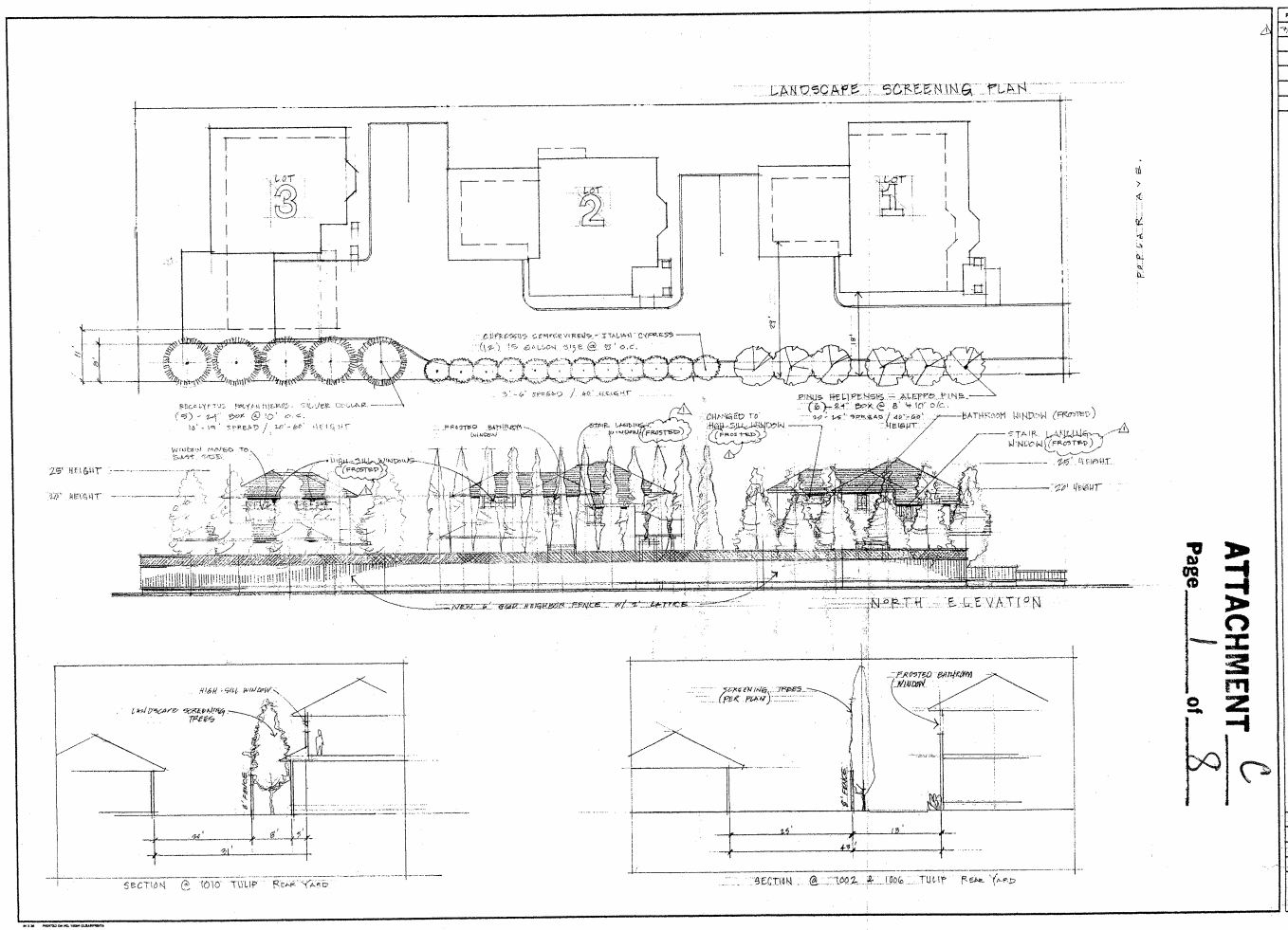


ATTACHMENT C

Page 1 of 8

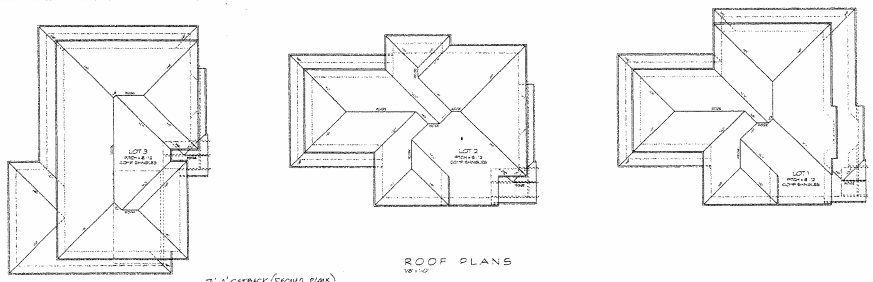
REVISIONS	BY
9/14/06	GHB

1244 POPLAR AVE.

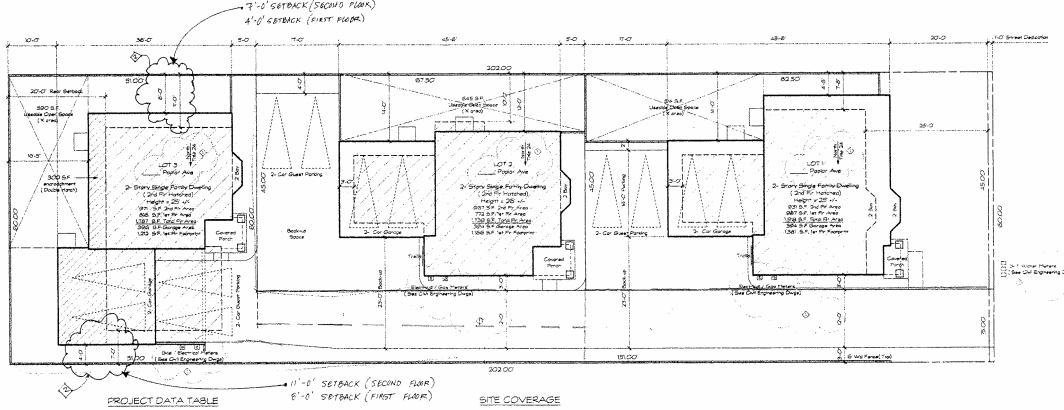
BRADLEY PLANNING GROUP

Date 9/7/06
Scale 1/8" = 1'-0"
Drawn GHB
Job POPLAR
Sheet 1 of 1 Sheets

ATTACHMENT C
Page 2 of 8



ROOF PLANS
1/8 = 1'-0"



PROJECT DATA TABLE

		LOT #1	LOT #2	LOT #3
Zoning District	2 RD			
Lot Size	12,120 Sq. Ft.	4847	3389	3707
Gross Floor Area	6,628 Sq. Ft. (6,666 max)			
No. of Units	3			
Density (Units / Acre)	10.78			
Lot Coverage	34%			
Floor Area Ratio (FAR)	55%			
No. of Buildings On Site	3			
Distance Between Buildings	20 Feet			
Building Height	----------	+/- 25 Feet	+/- 26 Feet	+/- 25 Feet
No. of Stories	----------	2	2	2
Front Setback	----------	20 Feet	8 Feet	5 Feet
Left Side Setback (facing property)	----------	13 Feet	5 Feet	4 Feet
Right Side Setback (facing property)	----------	4.5 Feet	13 Feet	8 Feet
Rear Setback	----------	17 Feet	17 Feet	10 Feet
Landscaping (Total)	4,523 Sq. Ft.			
Landscaping (/ Unit)	----------	1,171 Sq. Ft.	930 Sq. Ft.	1,422 Sq. Ft.
Usable Open Space (Total sq. ft.)	1,749 Sq. Ft.			
Usable Open Space (/ Unit)	----------	514 Sq. Ft.	645 Sq. Ft.	590 Sq. Ft.
Frontage Width	62 Feet			
Parking Lot Area Shading	30%			
Impervious Area	7,837 Sq. Ft.			
Total No. of Parking Spaces	12			
No. of Covered Spaces	6			

SITE COVERAGE

Site Area	= 12,120 S.F.	
Building Footprints (Plus Covered Porches and 2nd Floor cover)	= 4,155 S.F.	= 34%
Paving (Drive/Parking, Porches, Walks and buildings)	= 3,807 S.F.	= 31%
Landscaping	= 4,521 S.F.	= 35%

F.A.R.

	Floor Area	Garage	Total Area	BLDG 3	BLDG 2	BLDG 1
LOT #1 Bldg Area =	1,918 S.F.	+ 384 S.F.	= 2,302 S.F.	277 S.F. 2nd Flr	267 S.F. 2nd Flr	831 S.F. 2nd Flr
LOT #2 Bldg Area =	1,739 S.F.	+ 384 S.F.	= 2,123 S.F.	616 S.F. 1st Flr	772 S.F. 1st Flr	967 S.F. 1st Flr
LOT #3 Bldg Area =	1,787 S.F.	+ 396 S.F.	= 2,183 S.F.	1,187 S.F. Living	1,739 S.F. Living	1,918 S.F. Living
			6,628 S.F.	396 S.F. Garage	384 S.F. Garage	384 S.F. Garage
				2,183 S.F. Total	2,123 S.F. Total	2,302 S.F. Total

F.A.R. = 6,628 / 12,120 = 55%

SITE PLAN NOTES
1. Provide 3' slope away from buildings and transport impervious (See Civil Engineering Drawings).
2. See Civil Engineering Drawings for size and location of all utility laterals; Electrical, Water/High, Gas and Sewer).

SITE / ROOF PLANS
Scale 1/8 = 1'-0"

Special Development Permit Number 2004-0057

POPLAR AVE

REVISIONS	BY
2/28/05 REVISED DEVELOPMENT PLANS	DJR
3/23/05 REVISED DEVELOPMENT PLANS	DJR
04.06.05 ALL SHEETS REVISED	DJR
6.22.05 A.P. TREE NO.	RCJ
7/13/05 SETBACKS	DJR

3 CUSTOM HOMES
FOR
1214 POPLAR AVE
SUNNYVALE CALIF.

RICATEN HINSON ARCHITECT
ARCHITECT ARCHITECTURAL DESIGNER INC.
1.2 SOUTH MAIN STREET, SUITE 1600
SAN JOSE, CA 95113
(408) 998-0474

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Date	6/21/04
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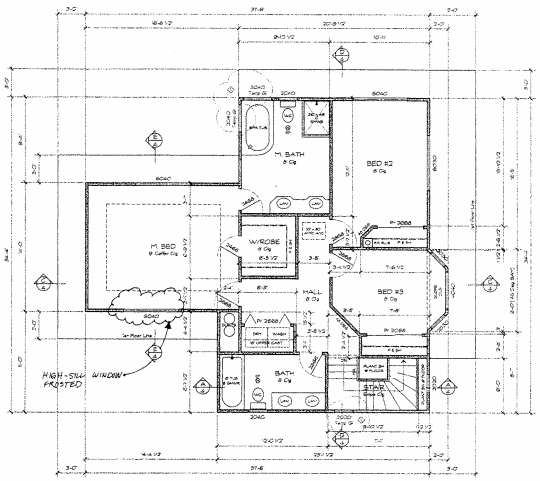
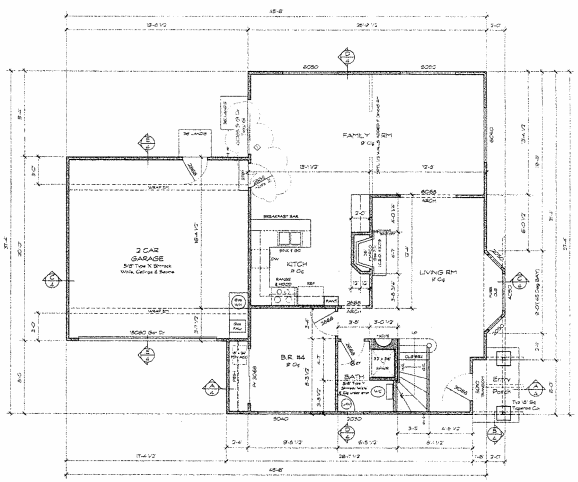
Sheet	1
of	7 Sheets



2ND FLOOR PLAN

LIVING AREA 931 S.F.



1ST FLOOR PLAN

LIVING AREA 987 S.F.
GARAGE 394 S.F.

FLOOR PLAN NOTES

1. TOP PLATE: (NE 1.5.5.1.4) STAGGER JOINTS ACCIL USE (2 100) PNLAT OVERLAP
2. SEE FRAMING PLANS FOR NAILING OF SUBFLOOR PLYWOOD (NE 9.8 Sec 9.23(9)), 2W FELDT LINO
3. SEE FRAMING PLANS FOR NAILING OF SUBFLOOR (NE 9.8 Sec 9.23(9))
4. V2 SHEETROCK WALLS AND CEILINGS (NE TYPE X IN GARAGE WALLS, CEILING AND BEAMS AND BATH WALLS AND CEILING UNDER STAIRS PER USC SECTIONS 25, 22.2.2 TABLE 25.2)
5. SHOWER AND TUB/SHOWER WALLS SHALL BE A SMOOTH, HARD, NONABSORBENT SURFACE (NE, CERAMIC TILE OVER A MOISTURE RESISTANT LUMBER/PLYWOOD (NE, W A SPOT TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN LINE
6. ALL SHOWER AND TUB ENCLOSURES SHALL BE AN APPROVED SHATTERPROOF MATERIAL
7. ALL PLUMBING, ELECTRICAL AND MECHANICAL INSTALLATIONS TO BE INSPECTED CONTINUOUS ADJACENT TO 1ST TERMINAL PLAN
8. WATER CLOSETS SHALL BE 1.6 GALLONS PER FLUSH (CPC 402.2)
9. INSTALL 50 GAL WATER HEATER OVER SHEET INSTALL FAN & FORCE AIR UNIT W/ SOURCE OF IGNITION 18" MIN. ABOVE THE GARAGE FLOOR
10. INSTALL WATER HEATER SEISMIC ANCHORAGE TO INCLUDE ANCHORS ON STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSION. THE LOWER ANCHORAGE SHALL BE LOCATED TO PROVIDE A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS
11. ALL WINDOWS SHALL BE SHOWN ON THE PLAN AS DOCUMENTS
12. ALL WINDOW OPENINGS TO THE EXTERIOR OF A CONDITIONED AREA SHALL BE FULLY WEATHERSTRIPPED, GASKETED, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION
13. PROVIDE EMERGENCY EXIT WINDOWS FROM SLEEPING ROOMS WITH A MINIMUM NET CLEAR OPENABLE AREA OF NOT LESS THAN 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENABLE HEIGHT SHALL BE 24 INCHES. THE FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR
14. VENTILATION OF ALL ENVIRONMENTAL AIR DUCTS (I.E. DRYERS, BATH AND UTILITY FANS, ETC. SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENING INTO THE BUILDING (I.E. DOORS, WINDOWS, OPENING DAMPERS OR ATTIC FANS) OR A MINIMUM OF 3 FEET FROM PROPERTY LINE
15. ALL SHAFT ENCLOSURES FOR OPENINGS EXTENDING VERTICALLY THROUGH FLOORS SHALL HAVE FIRE RESISTIVE CONSTRUCTION AS SET FORTH IN TABLE NO. 6A-A USC SECT 11
16. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED
17. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION
18. ALL SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS THEY CANNOT SERVE THE DINING ROOM OUTLETS. ALL OUTLETS NEAR WATER SOURCES MUST BE GFCI PROTECTED
19. PROVIDE A DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.
20. ALL SMOKE DETECTORS SHALL BE NON INTERCONNECTED WITH BATTERY BACKUP
21. PROVIDE 20 MINUTE RATED DOOR WITH 2 SPRING HINGES, RETURN CHANGE TO LIVING AREA
22. ENGINEER ALL UNDERFLOOR CLEANOUTS TO EXTERIOR OF BUILDING WITHIN THAN 50 FEET. NEAREST ACCESS
23. PROVIDE ALL TRANSITIONS IN DUCTWORK TO BE MADE WITH 45 DEGREE FITTINGS, NO 90 DEGREE FITTINGS ALLOWED
24. INSTALL ALL TRANSITIONS IN DUCTWORK A MINIMUM OF 7.5 DIAMETERS OF DUCT PRIOR TO ANY FITTING
25. EXHAUST DUCTS TO EXTERIOR OF BUILDING MAX LENGTH 14 FEET
26. PROVIDE FILTER CLEARANCE TO VENTILATE FULL SUPPLY ARRANGE PER OPENINGS VTD & LISTED
27. FOR BOILERS, SHALL BE INSTALLED IN GARAGE AND BE ENERGIZED AND SEALED BY LICENSED FIRE SPRINKLER CONTRACTOR
28. ALL TITLE 24 NONRESIDENTIAL MANDATORY LIGHTING REQUIREMENTS IN HIGH USE OR ENERGY HANDLING SHALL BE INSTALLED
29. FOR TITLE 24 JOINTS AND SEALING OF DUCT SYSTEMS SHALL BE SEALED WITH AN UL LISTED SUCT TAPE
30. FOR TITLE 24 ALL INSTALLATION OF A MANDATORY CLEAR OF DUCTS, PIPES, WATERCLOSE, ETC SHALL BE SALVED, SHAPE STEEL, LIGHTWEIGHT STEEL, OR DEALER TO LIMIT DUCT TRAVEL AND VIBRATION

REVISIONS BY

3 CUSTOM HOMES
FOR
1214 POPLAR AVE
SUNNYVALE CALIF

LOT 11 FLOOR PLANS

Date 8/29/04
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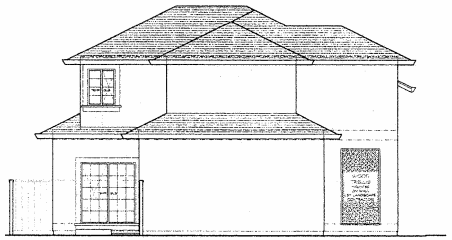
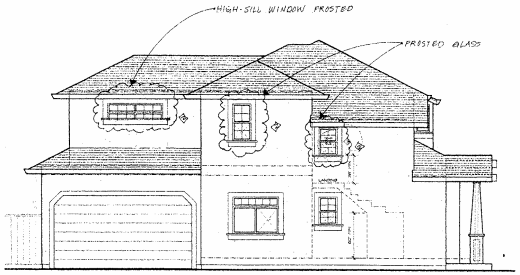
Drawn SOLISH
Job
Sheet 2 of 7 Sheets

ATTACHMENT C
Page 3 of 8

SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

TYPICAL
ROOF PITCH 4:12
FULL RANGE OF STYLE ROOFING
FULL RANGE OF STYLE
STUCCO WALL FINISH
3-Coat 7/8" Cement Plaster
5" Min cant w. 3" Lowers Gloss 'D' Roller
w. 5/8" CDX Ply w. 2X (to 8') Hoag Brace
(1'-0" Gable Roof w. 2' 7/8" Stone Wall Brace)
(Gable Roof w. 2' 7/8" Stone Wall Brace)
BUILT-UP BOLDER NOTCHED
BUILT-UP BOLDER NOTCHED TAPERED COLUMNS
WOOD BEAMS/CORBELS
WOOD TRIM AT FRONT WEST ELEVATION ONLY
6' WOOD FENCE

REVISIONS	BY
2/08/05 REVISED DEVELOPMENT PLANS	GS
3/30/05 REVISED DEVELOPMENT PLANS	GS
8/30/05 CONFIG REVISED	GS
9/22/05 PLANNING SUB	SJ
PIP 1/19/06 3/14/06	KS

3 CUSTOM HOMES
FOR
1241 POPLAR AVE
SUNNYVALE CALIF

LOT #1 ELEVATIONS

Date 8/31/04
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Drawn SCUSH
Job
Sheet 3
Of 7 Sheets

ATTACHMENT C
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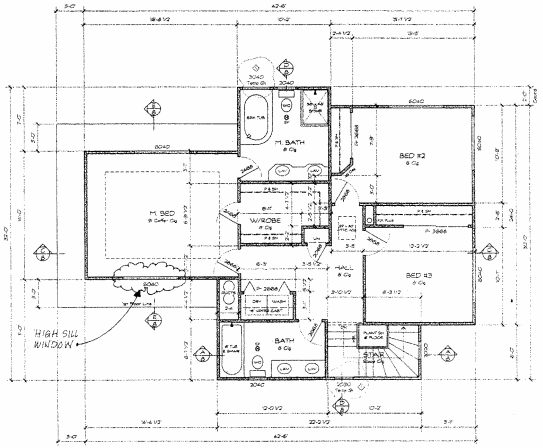
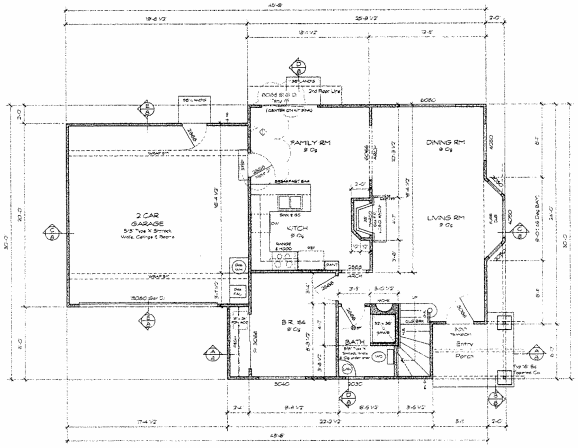


2ND FLOOR PLAN

LIVING AREA 867 S.F.



1ST FLOOR PLAN

LIVING AREA 772 S.F.
GARAGE 394 S.F.

FLOOR PLAN NOTES

1. TOP PLATE: USE DOUBLE 2X STAGGERED JOINTS AND NAIL USE 10-16d PER AT 24" SPLICE
2. SHEATH ALL EXTERIOR WALLS W. 3/8" CDX PLYWOOD - SH # 8d W. EDGE, 12d FIELD NAILS
3. SEE FRAMING PLANS FOR ROOF, DECK & FLOOR FRAMING LOCATIONS
4. 1-1/2 WIDE STRUCTURAL DECKING, 2x6 RAFTERS, 2x6 CEILING JOISTS, CEILING AND BEAMS AND BATH WALLS AND 2x4 WALLS UNLESS OTHERWISE NOTED ON DRAWINGS OR SEE 2x6 TABLE 2304.
5. SHOWER AND TUB/SHOWER WALLS SHALL BE A SMOOTH HARD NONABSORBENT SURFACE SUCH AS CERAMIC TILE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET
6. ALL SHOWER AND TUB ENCLOSURES SHALL BE AN APPROVED SHATTERPROOF MATERIAL
7. INSTALL PRESSURE BALANCED MIXING VALVE FOR SHOWERS & TUB/SHOWER COMBINATIONS ADJUSTED TO 120 DEGREES F MAX
8. WATER CLOSETS SHALL BE 1.6 GALLONS PER FLUSH MAXIMUM
9. INSTALL 30 GAL WATER HEATER OVER SMOOTH METAL PAN & FORCED AIR UNIT W/ SOURCE OF IGNITION 18" FROM AND IN THE SAME ROOM
10. INSTALL WATER HEATER SEISMIC ANCHORAGE TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSION. THE LOWER ANCHOR/STRAP SHALL BE LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS
11. INSULATION: PER SECTIONS AND TITLE 24 DOCUMENTS
12. ALL WINDOW OPENINGS TO THE EXTERIOR OF THE CONDITIONED AREA SHALL BE FULLY WEATHERSTRIPPED, GASKETED, OR OTHERWISE SEALED TO PREVENT AIR INFILTRATION
13. PROVIDE EMERGENCY EXIT WINDOWS FROM SLEEPING ROOMS WITH A MINIMUM NET CLEAR OPENABLE AREA OF NOT LESS THAN 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENABLE HEIGHT SHALL BE 24 INCHES. THE FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR
14. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (EXHAUST, DRYERS, BATH AND UTILITY FANS ETC.) SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES AND TO THE BUILDING (I.E. DOORS, WINDOWS, OPENING BELOW FLOOR OR ATTIC FANS) OR A MINIMUM OF 3 FEET FROM ANOTHER DUCT
15. ALL SHAFT ENCLOSURES FOR OPENINGS EXTENDING VERTICALLY THROUGH FLOORS SHALL HAVE FIRE-RESISTIVE CONSTRUCTION AS SET FORTH IN TABLE NO. 6-A, UBC SECT 71
16. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED
17. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION
18. ALL SMOKE DETECTORS SHALL APPLIANCES BRANCH CIRCUITS FOR THE KITCHEN ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS THAT CANNOT SERVE THE DINING ROOM, OUTDOOR PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR THERMAVIRES - ONLY THE REQUIRED DOUNTERTOP WALL OUTLETS INCLUDING THE REFRIGERATOR.
19. PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS ETC.
20. ALL SMOKE DETECTORS SHALL BE TOTALLY INTERCONNECTED WITH BATTERY BACKUP
21. PROVIDE 20 MINUTE RATED DOOR WITH 3 HINGES IN DOOR BETWEEN GARAGE AND LIVING AREA
22. SEPARATE ALL HOT WATER DRAIN LINE OUTLETS TO PROVIDE AT LEAST 18" OVER TOP OF BOTTOM HOOKED PIPE ESR
23. PROVIDE ATTIC ACCESS OPENING AND PULL DOWN STAIRS TO ATTIC SPACE WHERE ATTIC EXISTS PER ESR BUILDING SECTION R-311.7.5.2.1 PROPOSED
24. INSTALL DRAIN LINE WITH 1/4" PER FOOT MIN. SLOPE TO DRAIN OUTLETS TO DISCHARGE 10 FEET OR MORE FROM ANY SEPTIC TANK
25. EXHAUST DRYER TO EXTERIOR OF BUILDING - VENT FRONT MAXIMUM LENGTH
26. PROVIDE PROPER CLEARANCE TO MOVE OF FULL DURING APPLIANCES FROM OPENINGS INTO BUILDING
27. FIRE SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH PREVIOUSLY APPROVED FIRE SUPPRESSION CONTRACTOR
28. FOR TITLE 24 RECESSED INCANDESCENT LIGHTING FIXTURES INSTALLED IN INSULATED CEILINGS SHALL BE IC RATED
29. FOR TITLE 24 - DUCTS AND SEALED IN CLASS I AIR BARRIER (IC RATED) OR IN UNCONDITIONED SPACE
30. FOR TITLE 24 - ALL FENESTRATIONS AND UNCONDITIONED ATTIC (UNENCLOSED FENESTRATION) SHALL BE GASKETED, WEATHERSTRIPPED, OR SEALED TO LIMIT INFILTRATION AND EXFILTRATION

3 CUSTOM HOMES
FOR
1244 POPLAR AVE
SUNNYVALE CALIF

REVISIONS	BY
2/28/05 REVISED GRADING PLAN	BR
3/23/05 REVISED GRADING PLAN	SB
8/24/05 REVISED GRADING	SA
9/12/05 SITE PLAN REVISION	SA
12/7/05 SITE PLAN REVISION	SA

Date 8/30/04
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Job
Sheet 4
of 7 Sheets

LOT #2 FLOOR PLANS Sheet 1 of 7

ATTACHMENT C
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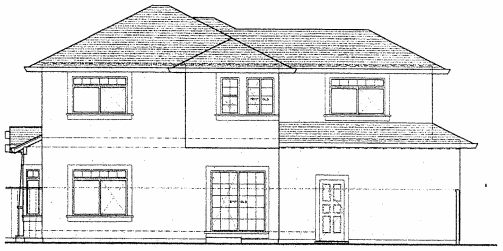
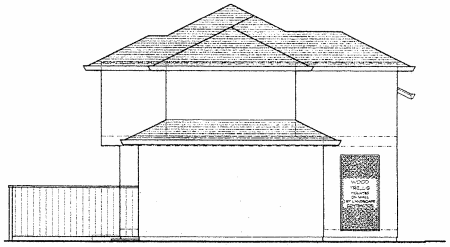


SOUTH ELEVATION



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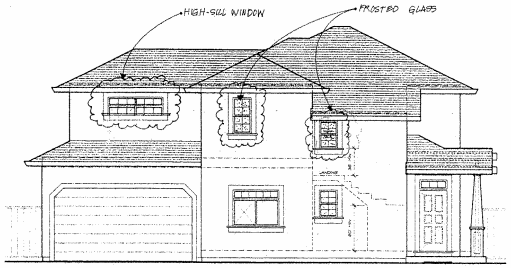

NORTH ELEVATION

WEST ELEVATION

TYPICAL

ROOF PITCH VENTS
CONTINUOUS RIDGE ROOFING
FULL FASCIA GUTTER
STUCCO WALL FINISH
3 Coat 7/8 Cement Plaster
w/ Wire Lath or 2 Layers Grade 2 Paper
w/ 3/8 COX Pk or 28 Gal Gl Wire Screen
(4 inch above sand or 2 inch above sand areas)
STUCCO w/ FOAM TRIM
BUILT-UP SQUARE TAPERED COLUMNS
WOOD BEAM & CORBELS
6 WOOD FENCE

LOT #2 ELEVATIONS

3 CUSTOM HOMES
FOR
1244 POPLAR AVE
SUNNYVALE CALIF

REVISIONS BY

Date 4/31/04
Scale AS NOTED
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Sheet 5 of 7 Sheets

ATTACHMENT C
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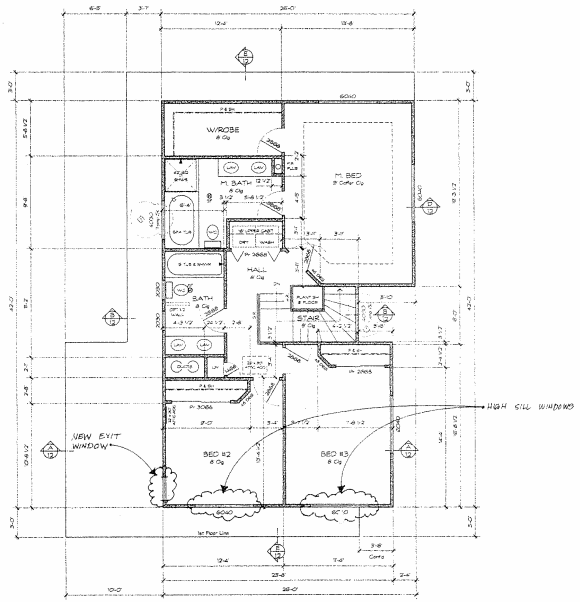
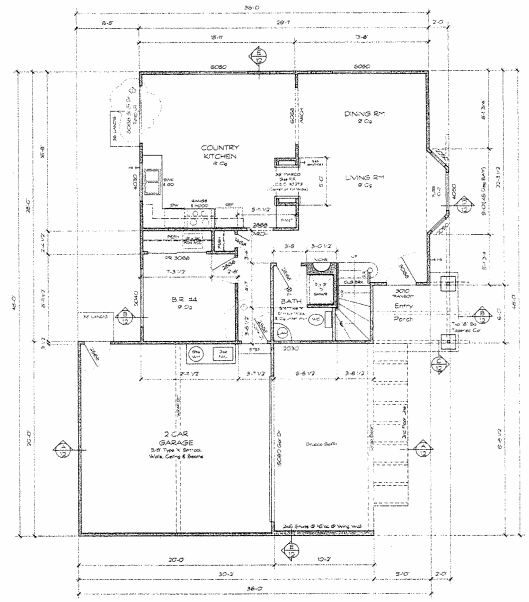


2ND FLOOR PLAN

LIVING AREA 971 S.F.



1ST FLOOR PLAN

LIVING AREA 816 S.F.
GARAGE 396 S.F.

FLOOR PLAN NOTES

1. TOP PLATE: USE DOUBLE 2x STAGGER JOINTS AVOID USE OF SPLICING AT OVERLAP
2. SHEATH ALL EXTERIOR WALLS w/ 3/8" CDX PLYWOOD w/ 8d @ 6in EDGES, 12in FIELD (MIN)
3. SEE FRAMING PLANS FOR POST SIZES & SHEAR WALL LOCATIONS
4. 1/2" SHEETROCK WALLS AND CEILINGS 5/8" TYPE X @ GARAGE WALLS CEILINGS AND BEAMS AND BATH WALLS AND CEILING UNDER STAIRS PER UBC SECTIONS 208, 209 & TABLE 35-G
5. SHOWER AND TUB/SHOWER WALLS SHALL BE A SMOOTH HARD NONABSORBENT SURFACE EXT CERAMIC TILE OVER A MOISTURE RESISTANT UNDERLAYMENT PER U.B.C. 419 (FRP TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET
6. ALL SHOWER AND TUB ENCLOSURES SHALL BE AN APPROVED SHATTERPROOF MATERIAL
7. INSTALL PRESSURE BALANCED MIXING VALVE FOR SHOWERS & TUB/SHOWER COMBINATIONS ADJUSTED TO 120 DEGREE F MAX
8. WATER CLOSETS SHALL BE 1.6 GALLONS PER FLUSH MINIMUM
9. INSTALL 30 GAL WATER HEATER OVER SHEET METAL PAN & FORCED AIR UNIT W/ SOURCE OR IGNITION 18" MIN. ABOVE THE HIGHEST SOURCE
10. INSTALL WATER HEATER SEISMIC ANCHORAGE TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERTICLE DIMENSION. THE LOWER ANCHOR/STRAP SHALL BE LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS
11. INSULATION PER SECTIONS AND TITLE 24 DOCUMENTS
12. ALL WINDOW OPENINGS TO THE EXTERIOR OF A CONDITIONED AREA SHALL BE FULLY WEATHERSTRIPPED, GASKETED, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION
13. PROVIDE EMERGENCY EXIT WINDOWS FROM SLEEPING ROOMS WITH A MINIMUM NET CLEAR OPENABLE AREA OF NOT LESS THAN 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENABLE HEIGHT SHALL BE 24 INCHES. THE FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR
14. TERMINATION OF ALL ENVIRONMENTAL AIR EXCTS (E.G. DRYERS, BATH AND UTILITY FANS, ETC.) SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (E.G. DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC FANS) OR MINIMUM OF 3 FEET FROM PROPERTY LINE
15. ALL SHAFT ENCLOSURES FOR OPENINGS EXTENDING VERTICALLY THROUGH FLOORS SHALL HAVE FIRE-RESISTIVE CONSTRUCTION AS SET FORTH IN TABLE NO. 6-A UBC SEC 711
16. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED
17. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION
18. THE TWO 20 AMP APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS THEY CANNOT SERVE THE DINING ROOM OUTSIDE PLUGS, RANGE HOOD, DISPOSAL, DISHWASHER OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP WALL OUTLETS INCLUDING THE REFRIGERATOR
19. PROVIDE A DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS ETC.)
20. ALL SMOKE DETECTORS SHALL BE NON INTERCONNECTED WITH BATTERY BACKUP
21. PROVIDE 30 MINUTE RATED DOOR WITH 3 SPEED AUTO CLOSER BETWEEN GARAGE AND LIVING AREA
22. SYSTEM ALL DOOR FLOOR CLEARANCES TO EXTERIOR OF BUILDING NO MORE THAN 20 FROM NEAREST ACCESS
23. PROVIDE PROPER CLEARANCES OF PLUMBING FIXTURES TO OPENINGS AND BUILDING PER CPC INTO D
24. PROVIDE PROPER CLEARANCES OF MECHANICAL EQUIPMENT TO OPENINGS AND BUILDING PER CMC INTO D
25. EXHAUST FANS TO EXTERIOR OF BUILDING MAX LENGTH 14 FT. MAX 2 90 DEGREE BENDS
26. PROVIDE PROPER CLEARANCE TO VENTS OF FUEL BURNING APPLIANCES FROM OPENINGS INTO BUILDING
27. FIRE SPRINKLERS SHALL BE INSTALLED IN GARAGE AND BE DESIGNED AND BUILT BY LICENSED FIRE SPRINKLER CONTRACTOR
28. FOR TITLE 24 IN RECESSED HIGH EFFICIENT LIGHTING FIXTURES INSTALLED IN INSULATED CEILINGS SHALL BE IC RATED
29. FOR TITLE 24 JOINTS AND SEAMS OF DUCT SYSTEMS SHALL BE MADE WITH UL LISTED DUCT TAPE
30. FOR TITLE 24 ALL PENETRATIONS INTO UNCONDITIONED SPACE INTO THE HYDROLOGIC BTU SHALL BE SEALED (SHAKES, CLEAT REPORTING) OR SEALED TO LIMIT FUNCTION AND INFILTRATION

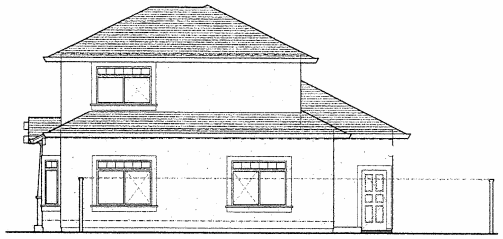
LOT #3 FLOOR PLANS Scale 1/4" = 1'-0"

REVISIONS | BY
2/28/05 per HBC plan check comments | BR
3/23/05 revised Development Plans | BR
6/24/05 authorized changes | BR
6/23/05 Revised per Planning Comments | BR
8/1/05 Revised per Planning Comments | BR

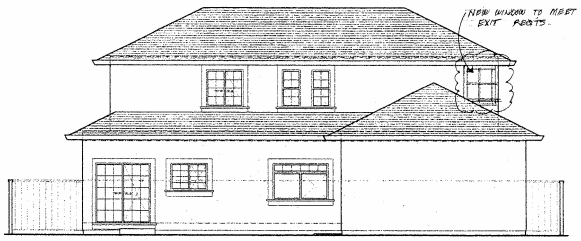
3 CUSTOM HOMES
1214 POPLAR AVE
SUNNYVALE CALIF

Date 6/3/04
Scale AS NOTED
Drawn ROUGH
Job
Sheet 6
of 7 Sheets

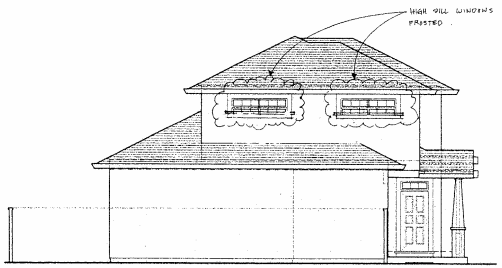
ATTACHMENT C
Page 7 of 8



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

TYPICAL
ROOF SLOPE 4:12
CONCRETE TILE ROOFING
FULL FABRICA GUTTER
STUCCO WALL FINISH
3-Cent. TILE Cement Plaster
1" Wire Lath or 2-Layer Grade D Paper
1" Sill COR Ph. or 28 Sq.Ft. Wire Screen
1" Wire Lath Tilt Wall Panel
STUCCO & ROAM TEXTURE BAND
BUILT UP SQUARE WOOD TAPERED COLUMNS
WOOD BEAMS/CORBELS
WOOD TRIM AT FRONT DOOR AND FRONT (WEST) ELEVATION ONLY
6' WOOD FENCE

LOT #3 ELEVATIONS

REVISIONS | BY

3 CUSTOM HOMES
FOR
1244 POPLAR AVE
SUNNYVALE CALIF

Date 8/31/04
Scale AS NOTED
Drawn ROUSH
Job
Sheet 7
Of 7 Sheets

ATTACHMENT C
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