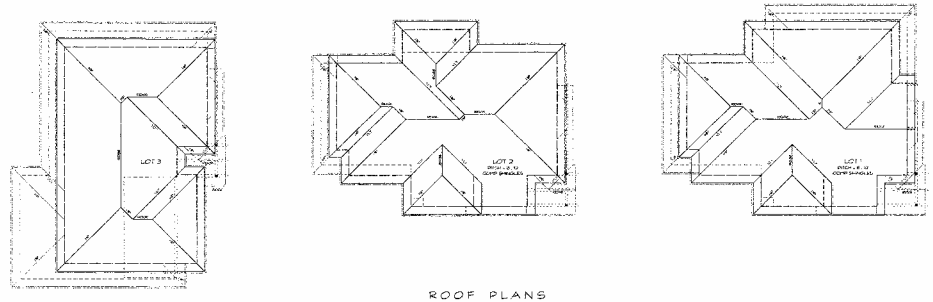
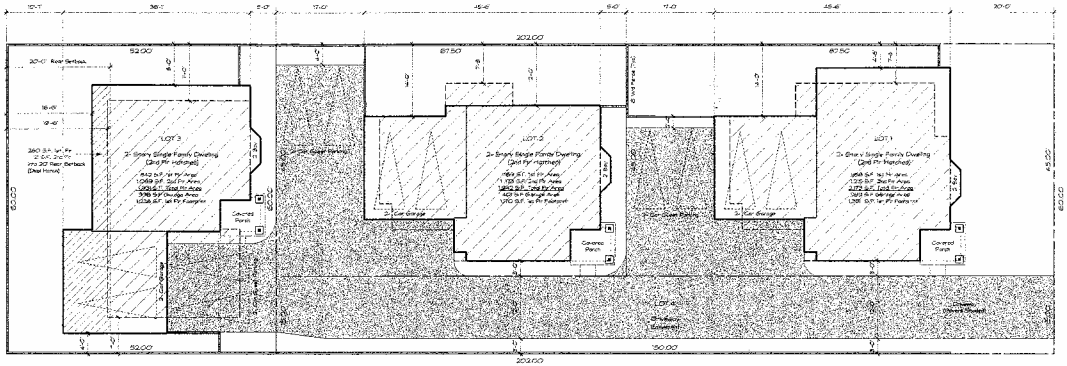


ROOF PLANS



SITE COVERAGE

Site Area	= 12120 S.F.	
Building Footprints (Includes 56 S.F. Porches)	= 3,933 S.F.	= 32 %
Paving	= 3,732 S.F.	= 31 %
Landscaping	= 4,455 S.F.	= 37 %

F.A.R.

		Living Area	Garage	Total Area
LOT #1	Bldg Area =	2,173 S.F.	+ 393 S.F.	= 2,566 S.F.
LOT #2	Bldg Area =	1,942 S.F.	+ 401 S.F.	= 2,343 S.F.
LOT #3	Bldg Area =	1,917 S.F.	+ 390 S.F.	= 2,307 S.F.
				7,236 S.F.

F.A.R. = $\frac{7,236}{12,120}$ = 60%

SITE PLAN

ATTACHMENT C

Page 1 of 3

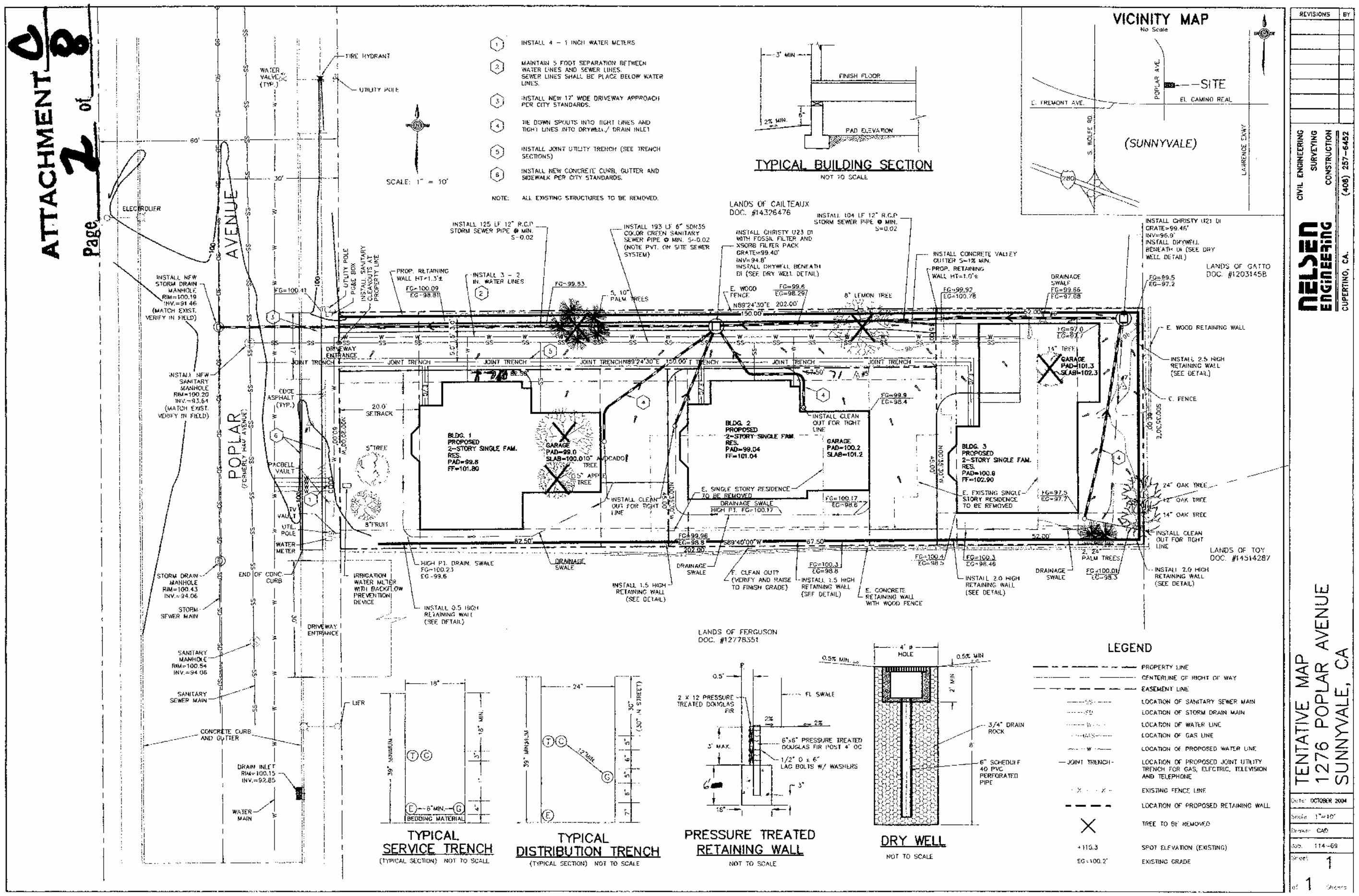
POPLAR AVE

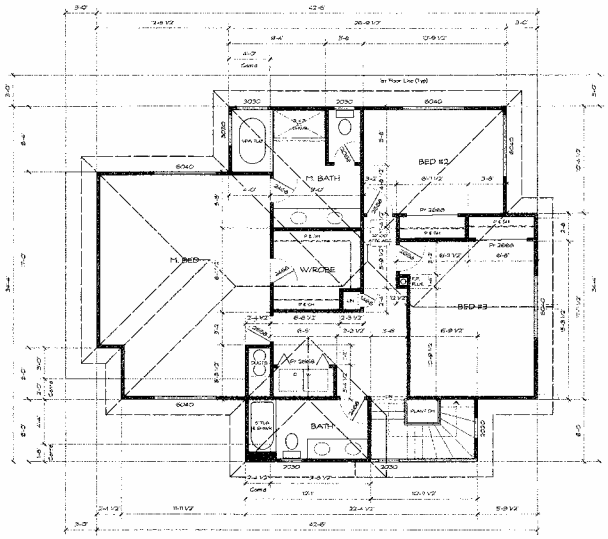
3 CUSTOM HOMES
FOR
1276 POPLAR AVE
SUNNYVALE CALIF

REVISIONS | BY

ROATEN HINSON ARCHITECT
ARCHITECTURAL ENGINEER
(408) 996-8814

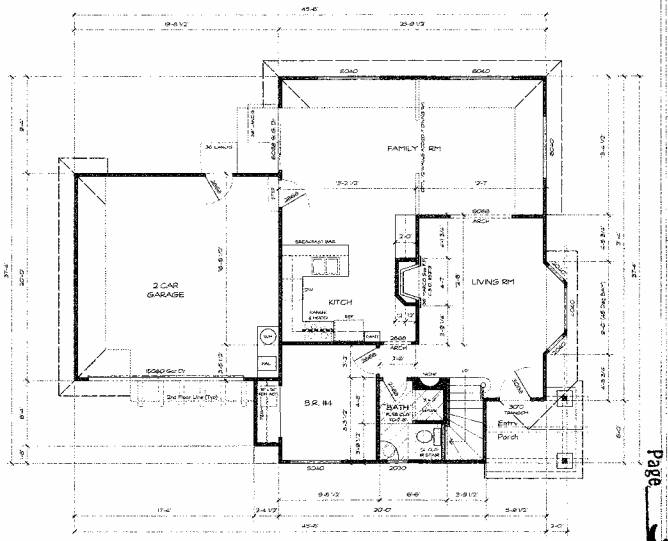
Date 6/8/04
Scale AS NOTED
Drawn ROUSH
Job
Sheet
Of
Sheets


ATTACHMENT C
Page 2 of 8
VICINITY MAP
No Scale
SITE
(SUNNYVALE)
POPLAR AVE.
EL CAMINO REAL
E. FREMONT AVE.
LAWRENCE EXWY
S. WOLFE RD.
POPLAR AVENUE
1. INSTALL 4 - 1 INCH WATER METERS.
2. MAINTAIN 5 FOOT SEPARATION BETWEEN WATER LINES AND SEWER LINES. SEWER LINES SHALL BE PLACE BELOW WATER LINES.
3. INSTALL NEW 17' WIDE DRIVEWAY APPROACH PER CITY STANDARDS.
4. TIE DOWN SPOUTS INTO TIGHT LINES AND TIGHT LINES INTO DRYWELL / DRAIN INLET
5. INSTALL JOINT UTILITY TRENCH (SEE TRENCH SECTIONS)
6. INSTALL NEW CONCRETE CURB, GUTTER AND SIDEWALK PER CITY STANDARDS.
NOTE: ALL EXISTING STRUCTURES TO BE REMOVED.
SCALE: 1" = 10'
TYPICAL BUILDING SECTION
NOT TO SCALE
FINISH FLOOR
PAD ELEVATION
LANDS OF CAILTEAUX
DOC. #14326476
LANDS OF GATTO
DOC. #12031458
LANDS OF TOY
DOC. #14514287
LANDS OF FERGUSON
DOC. #12778351
BLDG. 1
PROPOSED
2-STORY SINGLE FAM. RES.
PAD=99.8
FF=101.80
BLDG. 2
PROPOSED
2-STORY SINGLE FAM RES.
PAD=99.04
FF=101.04
BLDG. 3
PROPOSED
2-STORY SINGLE FAM. RES.
PAD=100.9
FF=102.90
E. SINGLE STORY RESIDENCE TO BE REMOVED
E. EXISTING SINGLE STORY RESIDENCE TO BE REMOVED
JOINT TRENCH
TYPICAL SERVICE TRENCH
(TYPICAL SECTION) NOT TO SCALE
TYPICAL DISTRIBUTION TRENCH
(TYPICAL SECTION) NOT TO SCALE
PRESSURE TREATED RETAINING WALL
NOT TO SCALE
DRY WELL
NOT TO SCALE
LEGEND
PROPERTY LINE
CENTERLINE OF RIGHT OF WAY
EASEMENT LINE
LOCATION OF SANITARY SEWER MAIN
LOCATION OF STORM DRAIN MAIN
LOCATION OF WATER LINE
LOCATION OF GAS LINE
LOCATION OF PROPOSED WATER LINE
LOCATION OF PROPOSED JOINT UTILITY TRENCH FOR GAS, ELECTRIC, TELEVISION AND TELEPHONE
EXISTING FENCE LINE
LOCATION OF PROPOSED RETAINING WALL
TREE TO BE REMOVED
SPOT ELEVATION (EXISTING)
EXISTING GRADE
NELSEN ENGINEERING
CUPERTINO, CA.
CIVIL ENGINEERING
SURVEYING
CONSTRUCTION
(408) 257-6452
TENTATIVE MAP
1276 POPLAR AVENUE
SUNNYVALE, CA
Date: OCTOBER 2004
Scale: 1"=10'
Drawn: CAD
Job: 114-09
Sheet 1 of 1 Sheets
REVISIONS
BY



2ND FLOOR PLAN

LIVING AREA 1,215 S.F.



1ST FLOOR PLAN

LIVING AREA 958 S.F.
GARAGE 393 S.F.

REVISIONS BY

3 CUSTOM HOMES
FOR
1276 POPLAR AVE
SUNNYVALE CALIF

ATTACHMENT C 8

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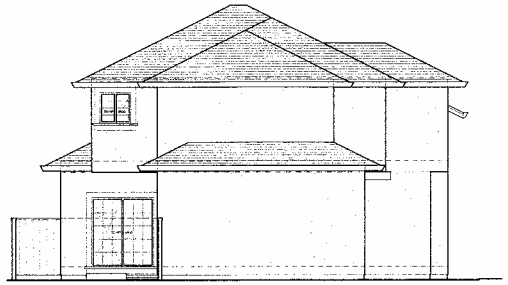
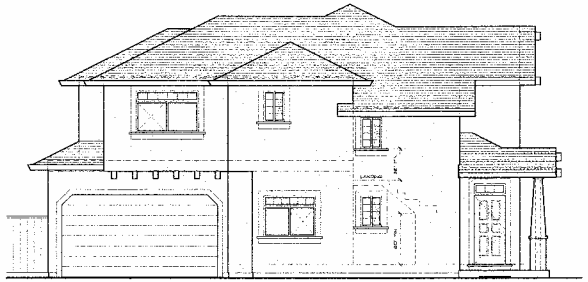
Date 8/01/06
Scale AS NOTED
Drawn ROUSH
Job
Sheet
Of Sheets

LOT #1 FLOOR PLANS

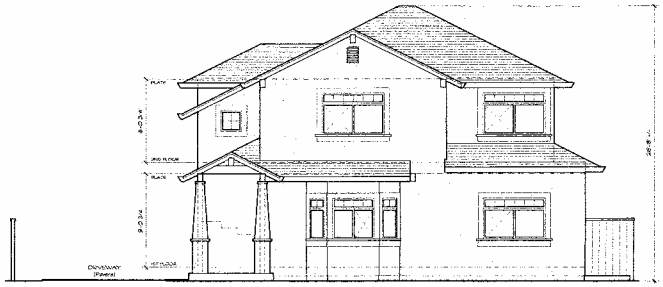
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

TYPICAL

ROOF PITCH = 6 : 12
COMPOSITION SHINGLE ROOFING
FULL FASCIA GUTTER
GI LOUVERED GABLE VENT
STUCCO WALL FINISH
STUCCO w/ FOAM TRIM
BULK-UP SQUARE COLUMNS
WOOD BRAKES/CORBELS
6' WOOD FENCE

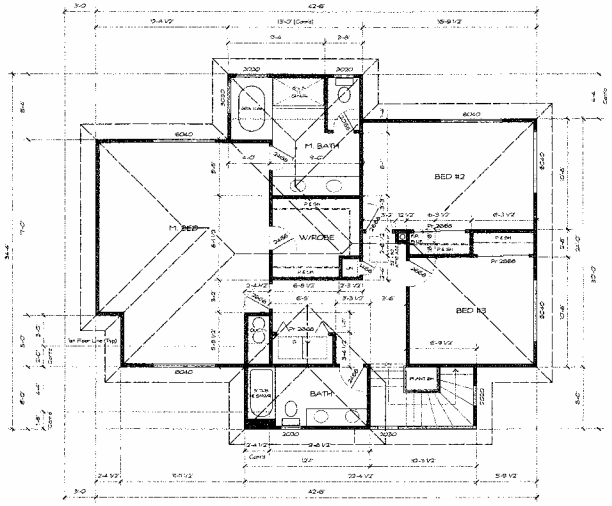
LOT # ELEVATIONS

REVISIONS	BY

3 CUSTOM HOMES
FOR
1276 POPLAR AVE
SANMARE CALIF

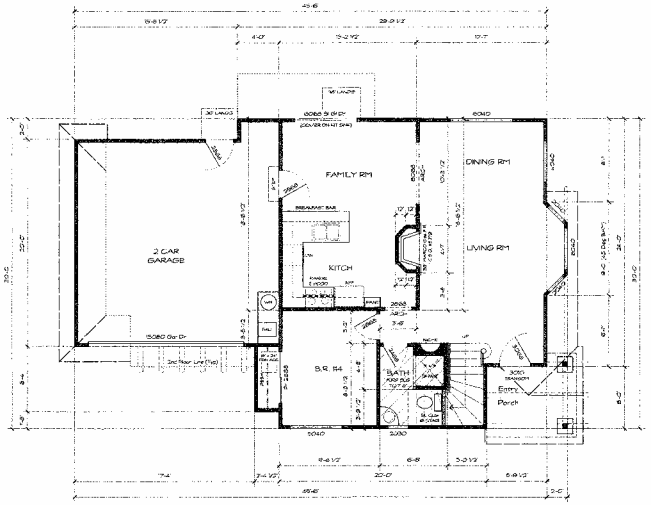
ATTACHMENT C
Page 4 of 8

Date 6/9/04
Scale AS NOTED
Drawn ROUSH
Job
Sheet
01 Sheets



2ND FLOOR PLAN

LIVING AREA 1173 S.F.



1ST FLOOR PLAN

LIVING AREA 1169 S.F.
GARAGE 401 S.F.

LOT #2 FLOOR PLANS

REVISIONS | BY

3 CUSTOM HOMES
FOR
1276 POPLAR AVE
SUNNYVALE CALIF

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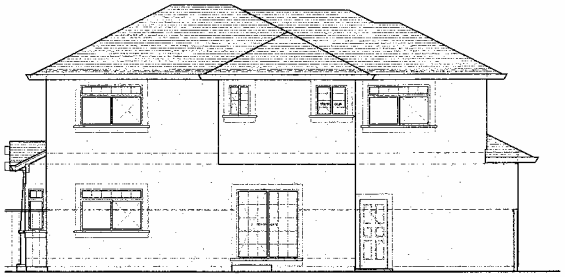
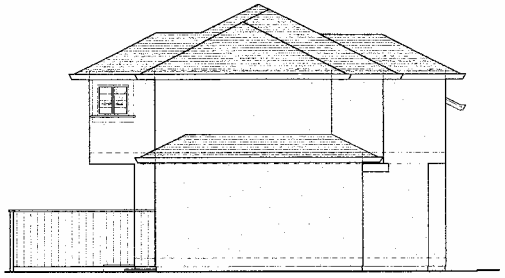
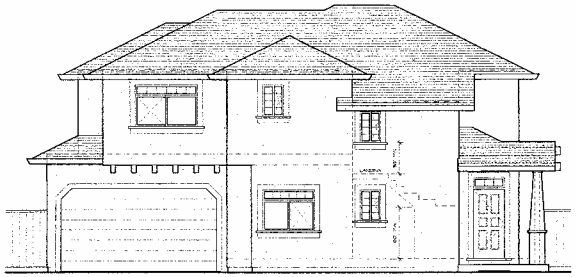
Date 8/31/04
Scale AS NOTED
Drawn ROUSH
Job
Sheet
Of Sheets



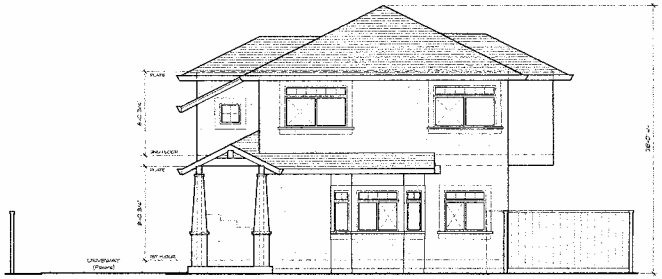
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

TYPICAL

ROOF PITCH = 4:12
COMPOSITION SHINGLE ROOFING
FULL FASCIA GUTTER
1" LOUVERED GABLE VENT
STUCCO WALL FINISH
STUCCO w/ FOAM TRIM
BUILT-UP SQUARE COLLIPING
WOOD BRAKES GABLES
& WOOD FENCE

LOT #2 ELEVATIONS

REVISIONS | BY

3 CUSTOM HOMES
FOR
1276 POPLAR E
SUNNYVALE CALIF

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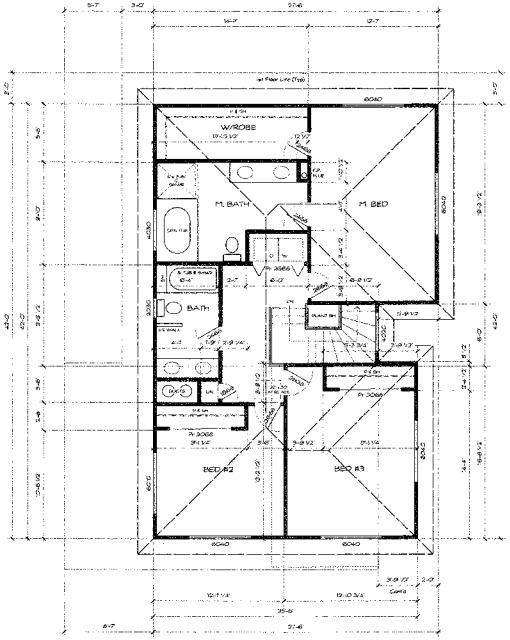
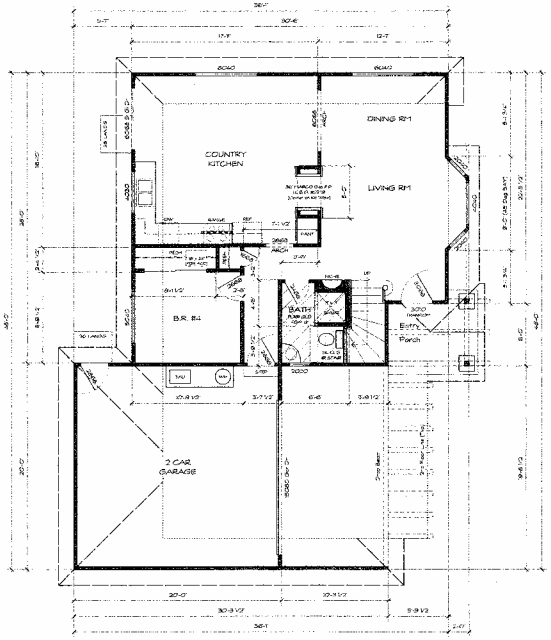
Date 8/31/04
Scale AS NOTED
Drawn ROUSH
Job
Sheet
Of Sheets



2ND FLOOR PLAN

LIVING AREA 1,059 S.F.



1ST FLOOR PLAN

LIVING AREA 842 S.F.
GARAGE 526 S.F.

LOT #3 FLOOR PLANS

REVISIONS | BY

3 CUSTOM HOMES
FOR
1276 POPLAR AVE
SUNNYVALE CALIF

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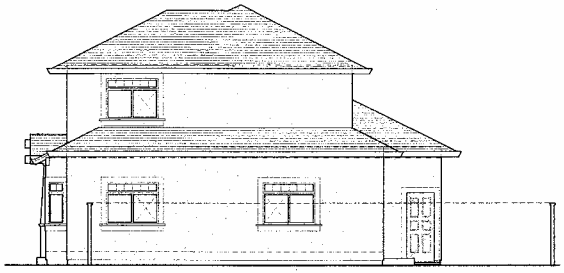
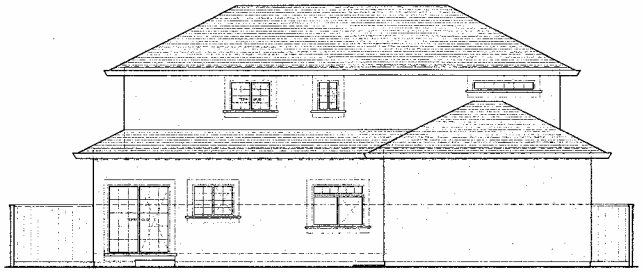
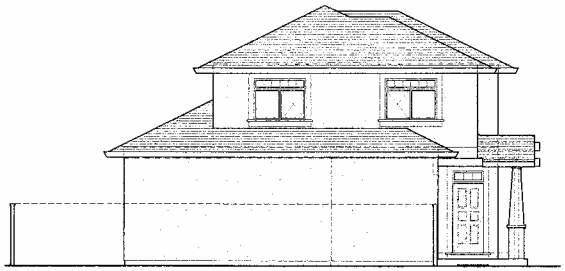
Date 8/31/04
Scale AS NOTED
Drawn ROUSH
Job
Sheet
Of Sheets



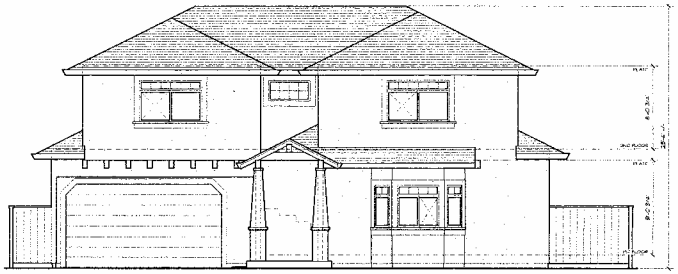
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

TYPICAL

ROOF PITCH = 3 : 12
COMPOSITION SHINGLE ROOFING
FULL FASCIA GUTTER
G.I. LOUVERED GABLE VENT
STUCCO WALL FINISH
STUCCO U FOAM TRIM
BUILT-UP SQUARE COLUMNS
WOOD BEAMS/CORBELS
S/WOOD FINICS

LOT #3 ELEVATIONS

REVISIONS	BY

3 CUSTOM HOMES
FOR
1276 POPLAR E
SUNNYVALE CALIF

ATTACHMENT C
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Date 8/3/04
Scale AS NOTED
Drawn ROUSH
Job
Sheet
Of Sheets