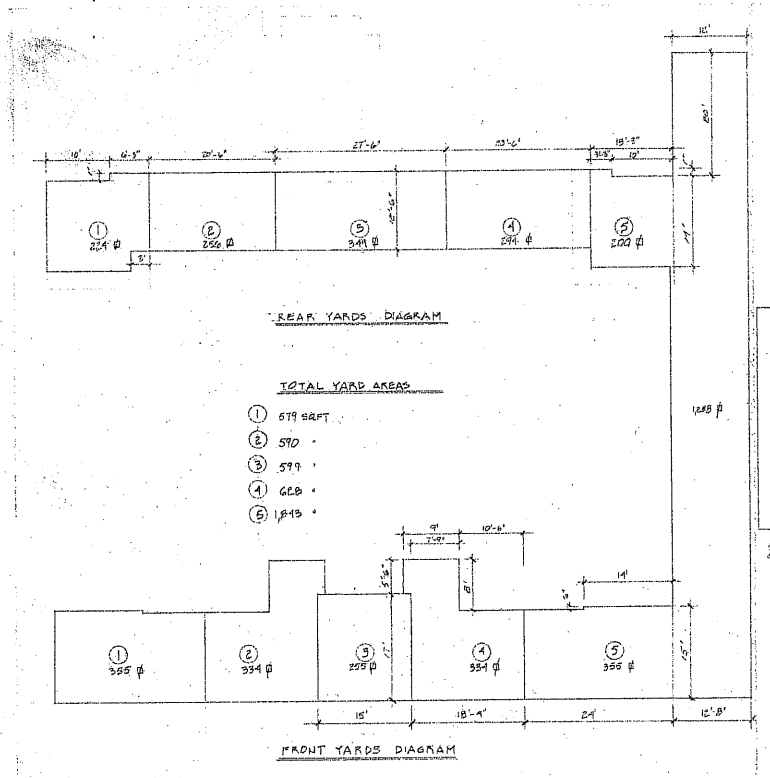
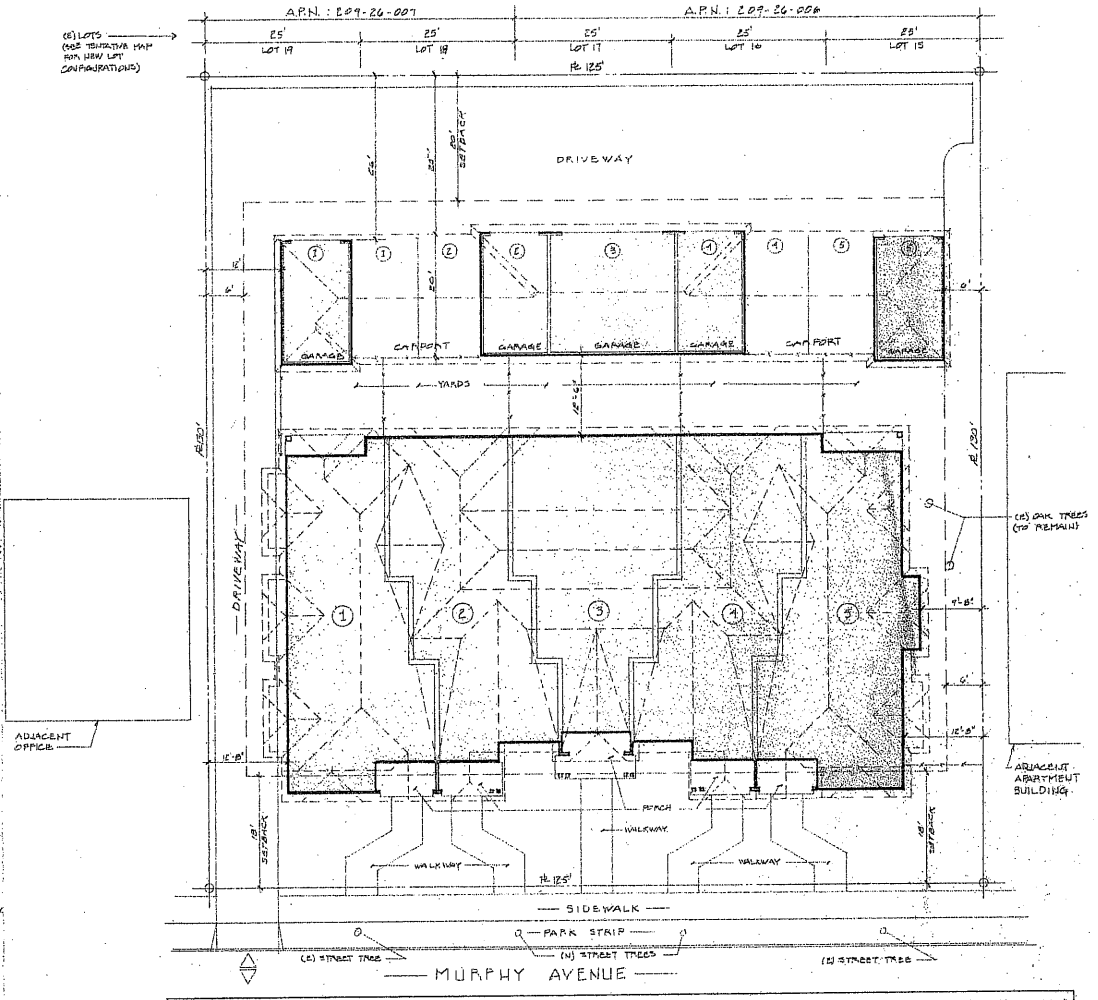
Attachment D

Site and Architectural Plans



OPEN SPACE PER LOT



SITE PLAN

NORTH

1" = 1'

PROJECT DATA

SITE	16,250 SQFT	UNIT 1	2,140 SQFT.	LOT 1	2,019 SQFT
RESIDENTIAL FOOTPRINT	5,240 "	" 2	2,123 "	" 2	2,042
GARAGES FOOTPRINT	1,240 "	" 3	2,059 "	" 3	2,008
COVERAGE	39%	" 4	2,123 "	" 4	2,080
		" 5	2,135 "	" 5	2,922
				" 6	5,179

(E) LEGAL DESCRIPTIONS

APN: 209-26-007
LOTS 18 & 19, BLOCK C, AS SHOWN ON MAP ENTITLED "MAP OF THE SPAULDING ADDITION TO THE TOWN OF SUNNYVALE", MAP FILED IN OFFICE OF THE RECORDER OF COUNTY OF SANTA CLARA, ON JUNE 12, 1906 IN BOOK "L" OF MAPS, AT PAGE 41.

APN: 209-26-006
LOTS 15, 16, 17, BLOCK C, AS SHOWN ON MAP ENTITLED "MAP OF THE SPAULDING ADDITION TO THE TOWN OF SUNNYVALE" MAP FILED IN OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, ON JUNE 12, 1906, IN BOOK "L" OF MAPS, AT PAGE 41.

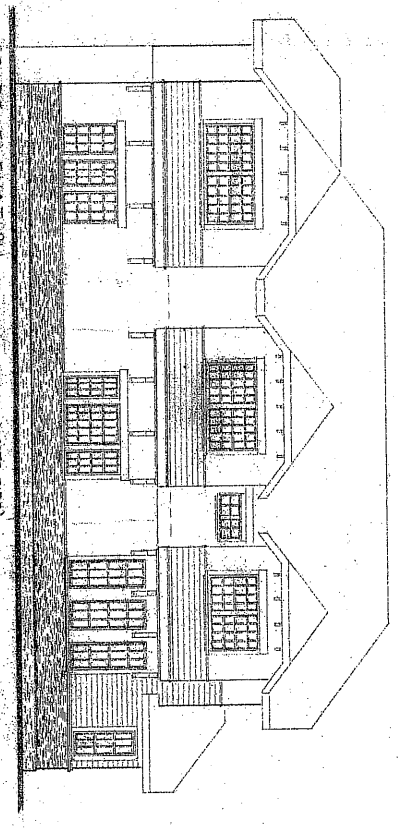
PROPOSED TOWNHOUSE DEVELOPMENT

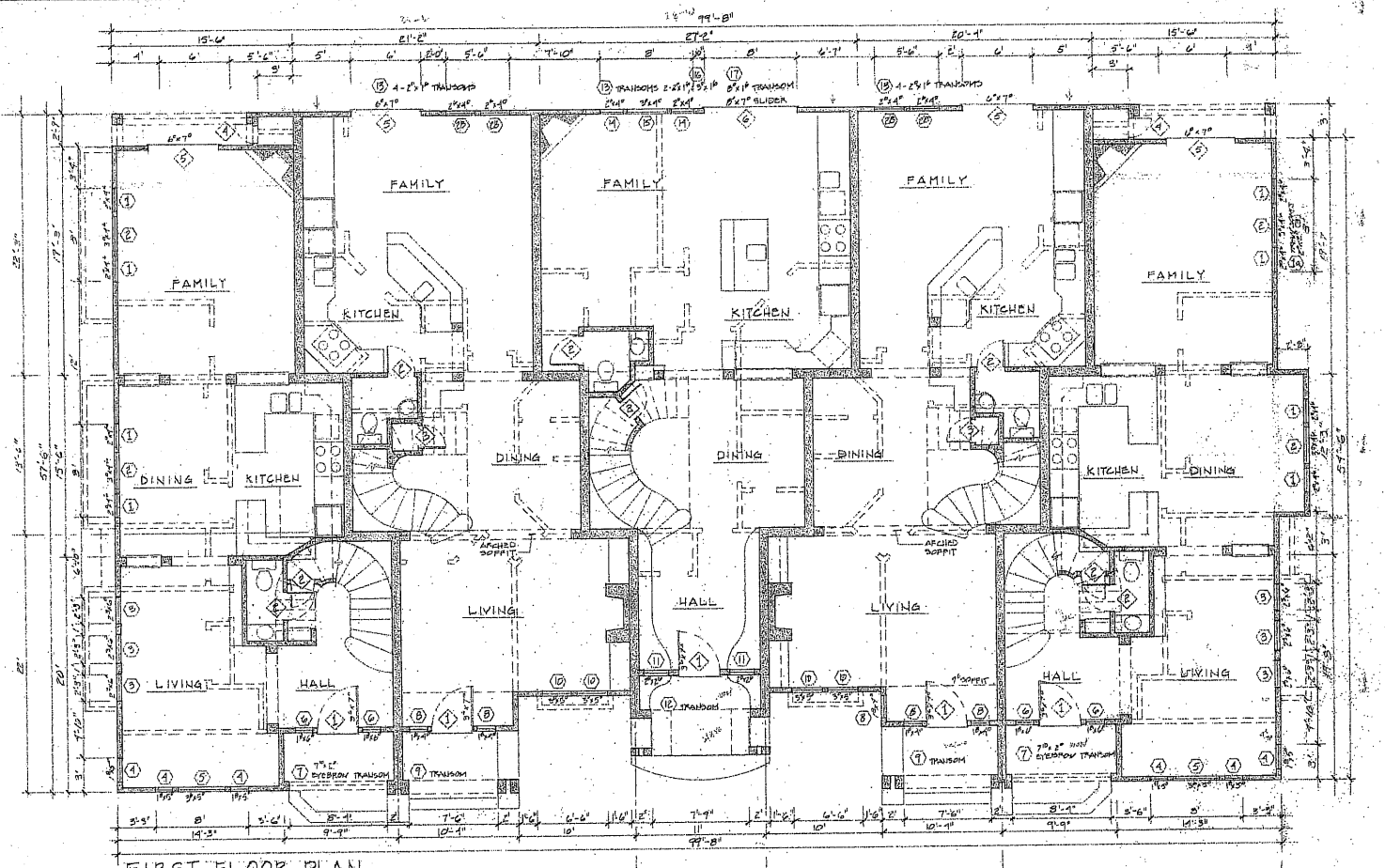
@ 461 & 471 MURPHY AVENUE (CURRENT ADDRESSES)

ATTACHMENT 2

Page 1 of 9

A-1





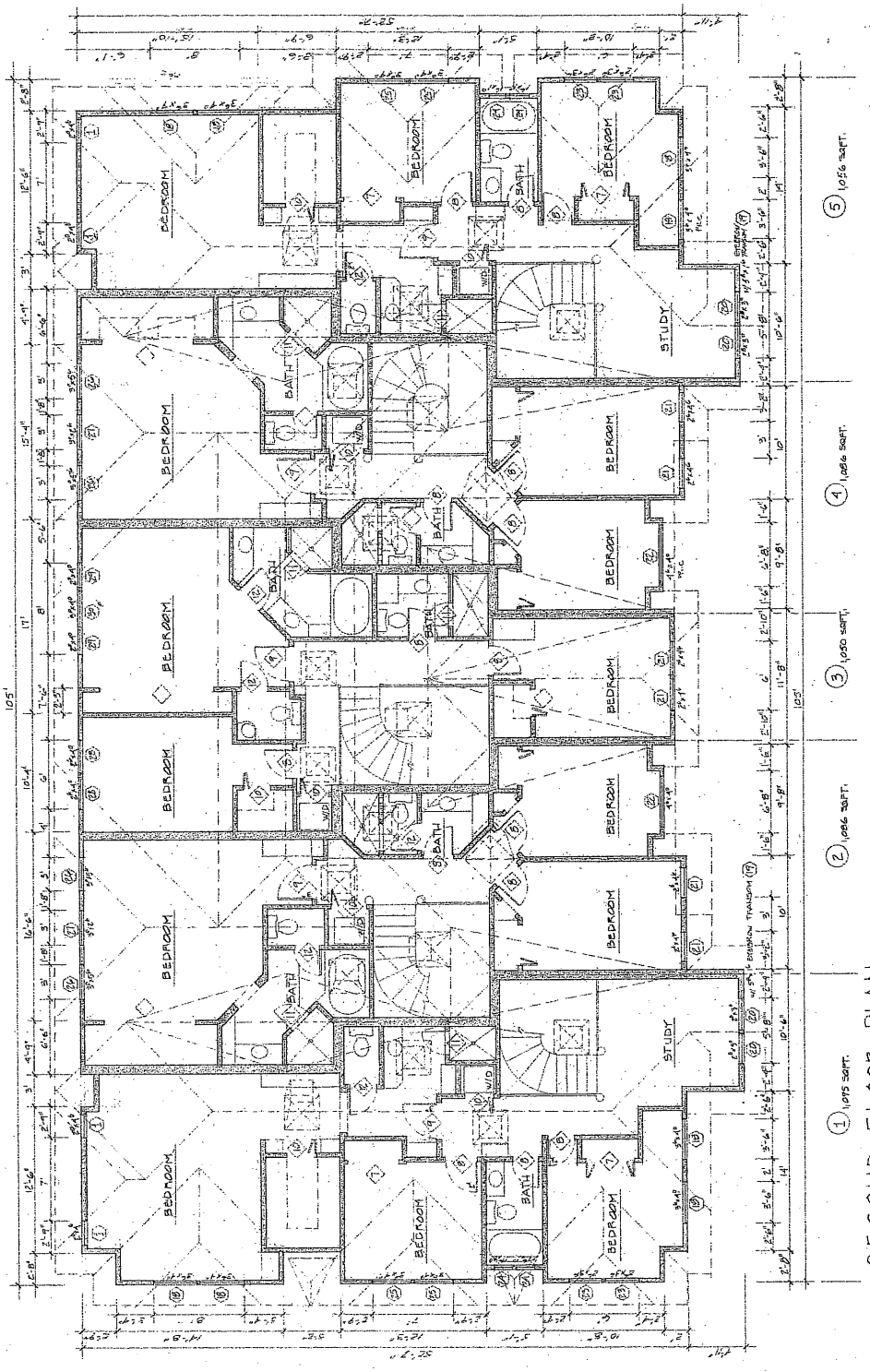
FIRST FLOOR PLAN

1/4" = 1'

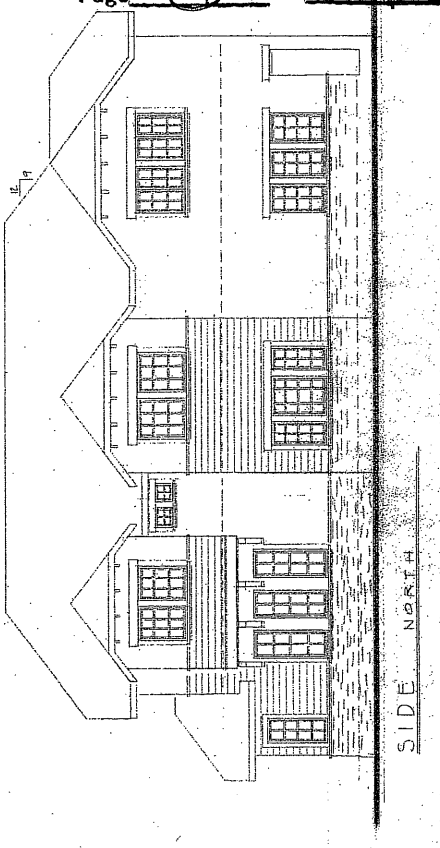
FRONT ELEVATION

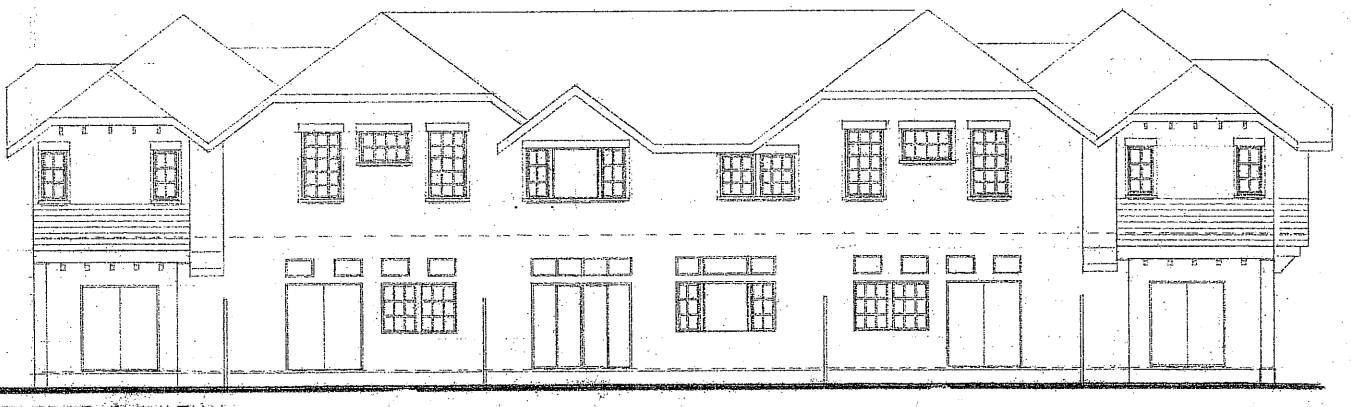
ATTACHMENT R

Page 2 of 4

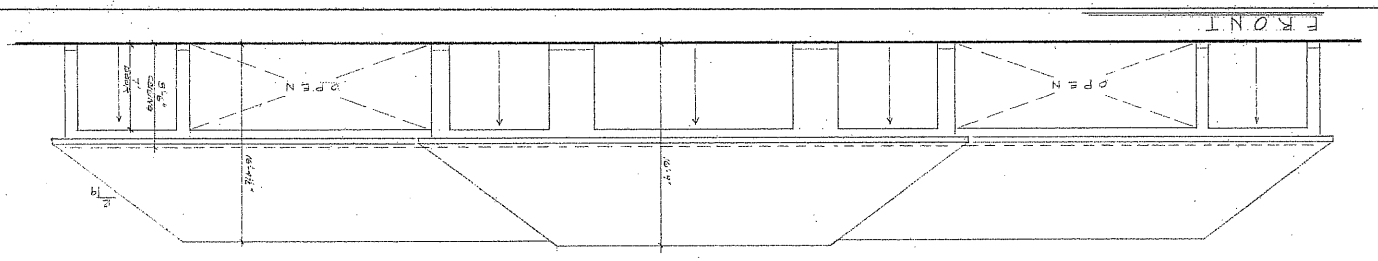


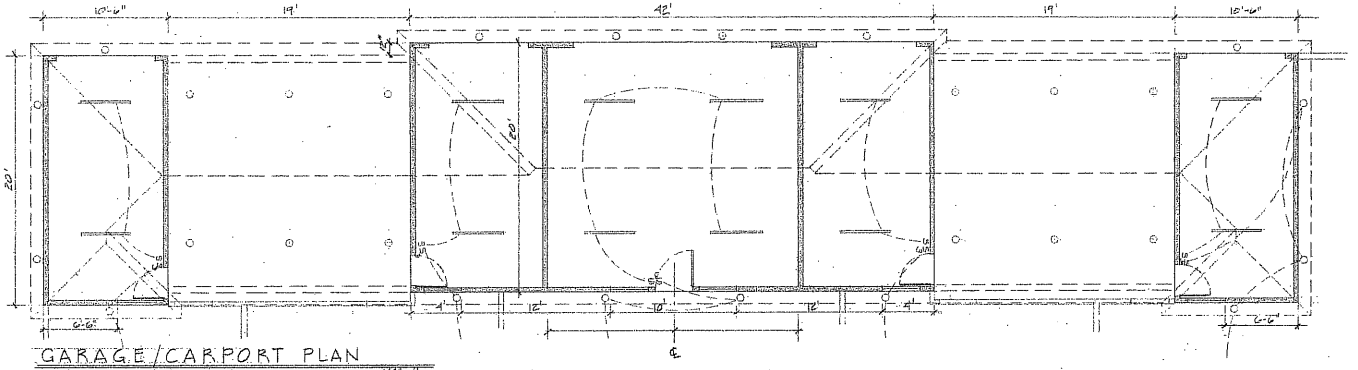
SECOND FLOOR PLAN
1/4"=1'





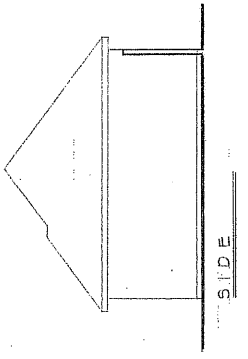
REAR ELEVATION

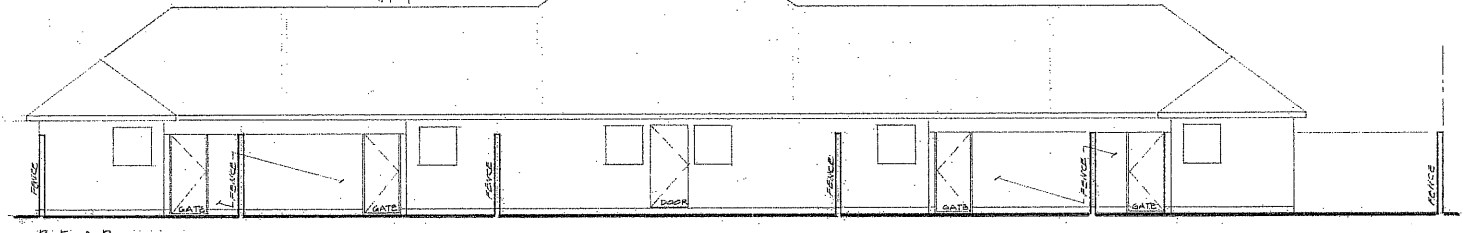




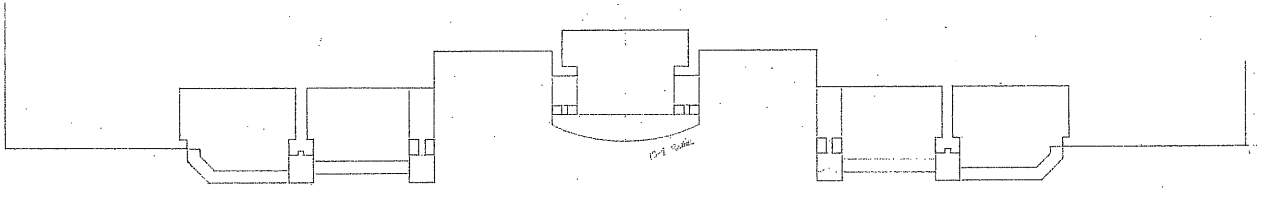
GARAGE/CARPORT PLAN

1/4"=1'





REAR

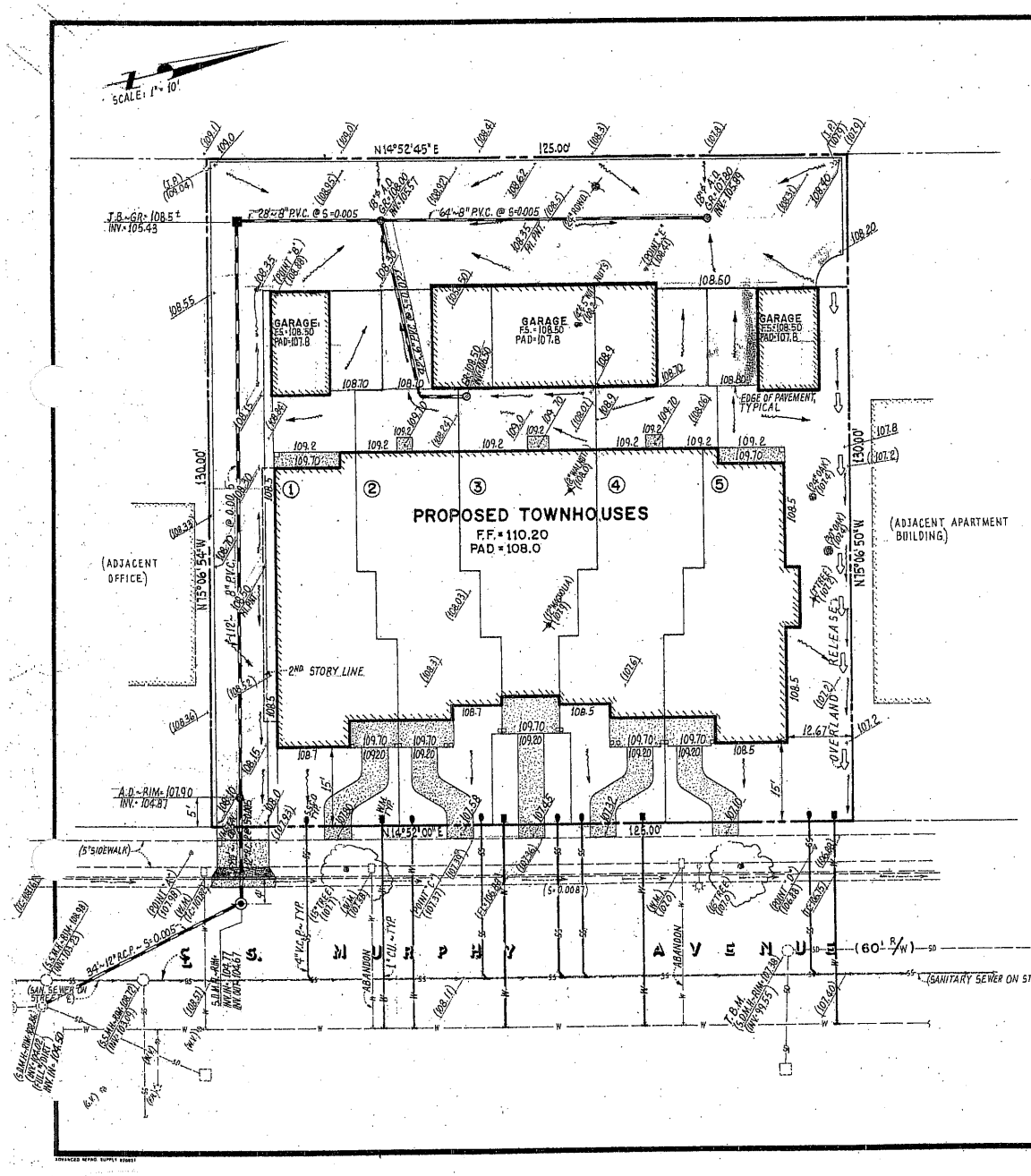


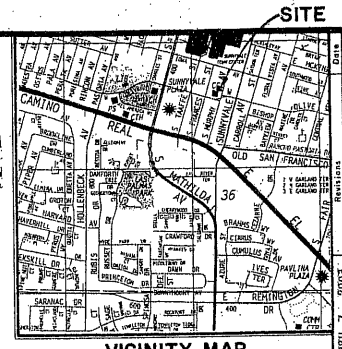
~~LANDSCAPE PLAN~~

ATTACHMENT D

Page 4 of 9

A-4





VICINITY MAP

NO SCALE

GENERAL REQUIREMENTS

1. CIVIL ENGINEER OR SOILS ENGINEER TO REVIEW ALL GRADING AND SUBMIT A FINAL REPORT TO THE CITY PRIOR TO OCCUPANCY.
2. COMPACTION REPORTS AND PAD ELEVATION CERTIFICATIONS ARE REQUIRED ON ALL BUILDING PAD WORK.
3. CONTACT CITY OF SUNNYVALE PUBLIC WORKS FOR DRAINAGE AND FINAL GRADE INSPECTION.
4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
5. THE CONTRACTOR SHALL REVIEW STANDARD DETAIL FOR TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
6. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY
7. ALL STORM LINE INSTALLATION WITH SLOPES LESS THAN 2% SHALL BE CERTIFIED BY THE CIVIL ENGINEER.
8. ALL ON-SITE SANITARY SEWER LINES AND WATER SERVICES SHALL BE SUBJECT TO BUILDING DEPARTMENTS APPROVAL PRIOR TO INSTALLATION.
9. UTILITIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR CONSTRUCTION ACTIVITY WHICH DISTURBS SOIL.

4/19/04

REGISTERED PROFESSIONAL ENGINEER
MARVIN D. KIRKEBY
No. 14001
Exp. 3/31/06
CIVIL
STATE OF CALIFORNIA

EXISTING	PROPOSED	LEGEND
		BOUNDARY
		CENTER LINE
B.S.L.		BUILDING SETBACK LINE
		EASEMENT LINE
		BUILDING OUTLINE
		BASEMENT OUTLINE
		FENCE
		RETAINING WALL
(103.76)	103.76	SPOT ELEVATION
		DRAINAGE DIRECTION
		CONCRETE SURFACE
		ASPHALT PAVING SURFACE
		EDGE OF PAVEMENT
		CURB
		CURB AND GUTTER
S.S.	S.S.	SANITARY SEWER AND MANHOLE
S.D.	S.D.	STORM SEWER AND MANHOLE
S.S.C.O.	S.S.C.O.	SANITARY SEWER CLEANOUT
W	W	WATER MAIN
W.V.	W.V.	WATER VALVE
W.M.	W.M.	WATER METER
G	G	GAS MAIN
G.M.	G.M.	GAS METER
		TREE
		TREE TO BE REMOVED
		CONTROL POINT
	A.D.	AREA DRAIN
		OVERLAND RELEASE

ATTACHMENT C of D

Date: APRIL 7, 2003
Scale: 1" = 10' OR AS NOTED
Drawn by: M. SCHOUTEN
Checked by: M.D. KIRKEBY

KIRKEBY ENGINEERING
3249 STEVENS CREEK BLVD., SUITE 101
SAN JOSE, CA 95117 (408) 984-0331

Designed under the supervision of MARVIN D. KIRKEBY
License expires 3/31/05

Registered Civil Engineer No. 14001

GRADING & DRAINAGE PLAN

TRACT No. 9491

SUNNYVALE CALIFORNIA

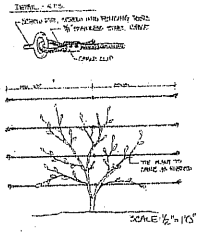
Job No. 21 031

SHEET 2 OF 2

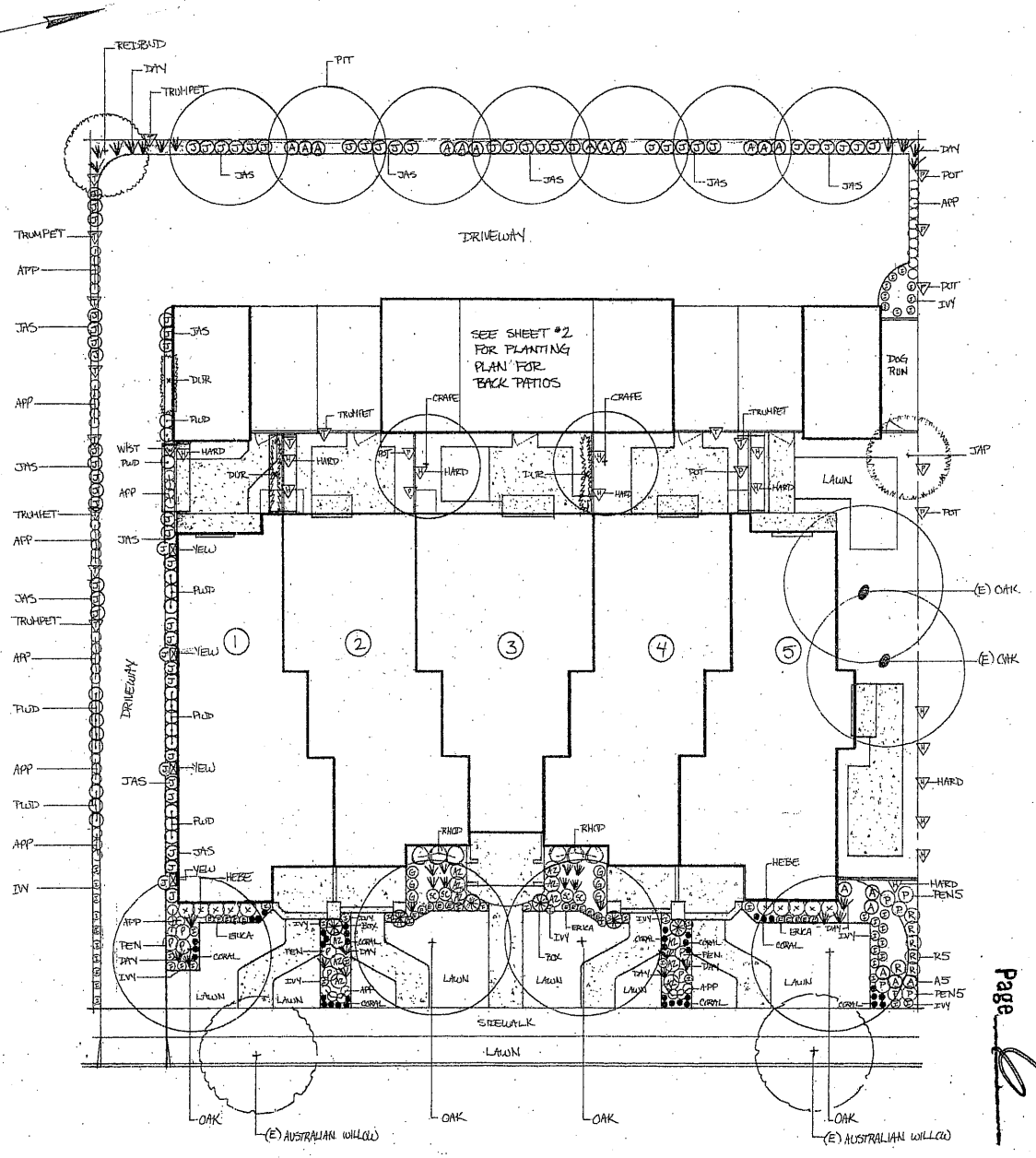
Townhouse Plant List

Code	Botanical Name	Common Name	Quantity	Size
Trees				
JAP	Acer palmatum 'Sangokaku'	Coral Bark Japanese Maple	1	15 gallon
REDBUD	Cercis canadensis	Eastern Redbud	1	15 gallon
CRAPE	Lagerstromia fauriei 'Muskogee'	Crape Myrtle	2	15 gallon
OAK	Quercus shumardii	Shumard Red Oak	4	24" box
PIT	Pittosporum undulatum	Victoria Box	7	15 gallon
Vines				
HARD	Hardenbergia violacea 'Happy Wanderer'	Hardenbergia	14	5 gallon
WIST	Wisteria sinensis 'Prolific'	Chinese Wisteria	1	5 gallon
TRUMPET	Distictis 'Rivers' (purple)	Royal Trumpet Vine	13	5 gallon
POT	Solanum jasminoides (white)	Potato Vine	8	5 gallon
Shrubs				
AZ	Azalea 'Formosa' (purple)	Formosa Azalea	17	5 gallon
BOX	Buxus x 'Green Mountain' - spiral	Boxwood - spiral	6	5 gallon
DUR	Duranta erecta 'Sweet n-lemon' - espalier	Duranta - espalier	3	5 gallon
E	Erica sinerea 'CD Eason'	Erica	34	1 gallon
G	Gardenia jasminoides 'Veitchii'	Everblooming Gardenia	6	5 gallon
HEBE	Hebe 'Veronica Lake' - variegated	Variegated Hebe	10	5 gallon
H	Helianthemum aglaonemum 'Black Beauty'	Helianthemum	2	1 gallon
M	Myrtus communis	True Myrtle	10	1 gallon
PWD	Pittosporum tobira 'Wheelers Dwarf'	Pittosporum Wheelers Dwarf	22	1 gallon
YEW	Podocarpus macrophyllus	Yew Podocarpus	4	5 gallon
ROSE	Rosa spp. (white, yellow, purple)	Rosa	4	bare root
RS	Rhapiolepis indica 'Enchantress'	Indian Hawthorne	6	5 gallon
RHOD	Rhododendron TBD	Rhododendron shrub	9	5 gallon
PRINCE	Tibouchina urvilleana	Princess Flower	2	5 gallon
Perennials				
A	Agapanthus orientalis	Lily of the Nile	13	1 gallon
A5	Agapanthus orientalis	Lily of the Nile	3	5 gallon
APP	Agapanthus orientalis 'Peter Pan'	Peter Pan Lily of the Nile	63	1 gallon
AN	Anemone 'Whirlwind'	Japanese White Anemone	13	1 gallon
A5	Amilbe x ardentii (white, lavender)	False Spirea / Astilbe	9	1 gallon
BH	Bergenia crassifolia	Winter Blooming Bergenia	8	1 gallon
DAY	Hemerocallis evergreen hybrid (yellow)	Daylily	53	1 gallon
CORAL	Heuchera sanguinea (white)	Coral Bells	68	1 gallon
HY	Hydrangea macrophylla 'Nikko Blue'	Garden Hydrangea	5	5 gallon
N	Nemesia fruticans (blue, white)	Nemesia	9	1 gallon
PEN	Penstemon (purple, pink, yellow)	Penstemon	25	1 gallon
PENN	Penstemon (purple, pink, yellow)	Penstemon	6	5 gallon
F	Polystichum munitum	Sword Fern	27	1 gallon
SC	Scaevola aemula 'Blue Wonder'	Scaevola	18	1 gallon
STAR	Trachelospermum jasminoides	Star Jasmine	63	1 gallon
Groundcover				
IVY	Hedera helix - miniature leaf form	English Ivy	73	1 gallon
B	Salvia cordata 'Lavender Showers'	Sage	15	1 gallon

Suggested Annuals:
Nicotiana, Cosmos, Salvia, Alyssum, Lobelia, Primula, Impatiens, Petunia, Stock



ESPALIER CABLING



inside out
interior decorator and landscape design
TARA SAUNDERS
CEL Inc. 72087
Los Gatos, CA 95030
phone: 408-356-6009

PLANTING PLAN

PROPOSED TOWNHOUSE DEVELOPMENT

461 & 471 MURPHY AVE, SUNNYVALE, CA 94086 (CURRENT ADDRESSES)

DATE: July 19 '04
SCALE: 1/8" = 1'0"
SHEET: 1 of 4 SHEETS

ATTACHMENT 2
Page 2 of 2

Irrigation Notes

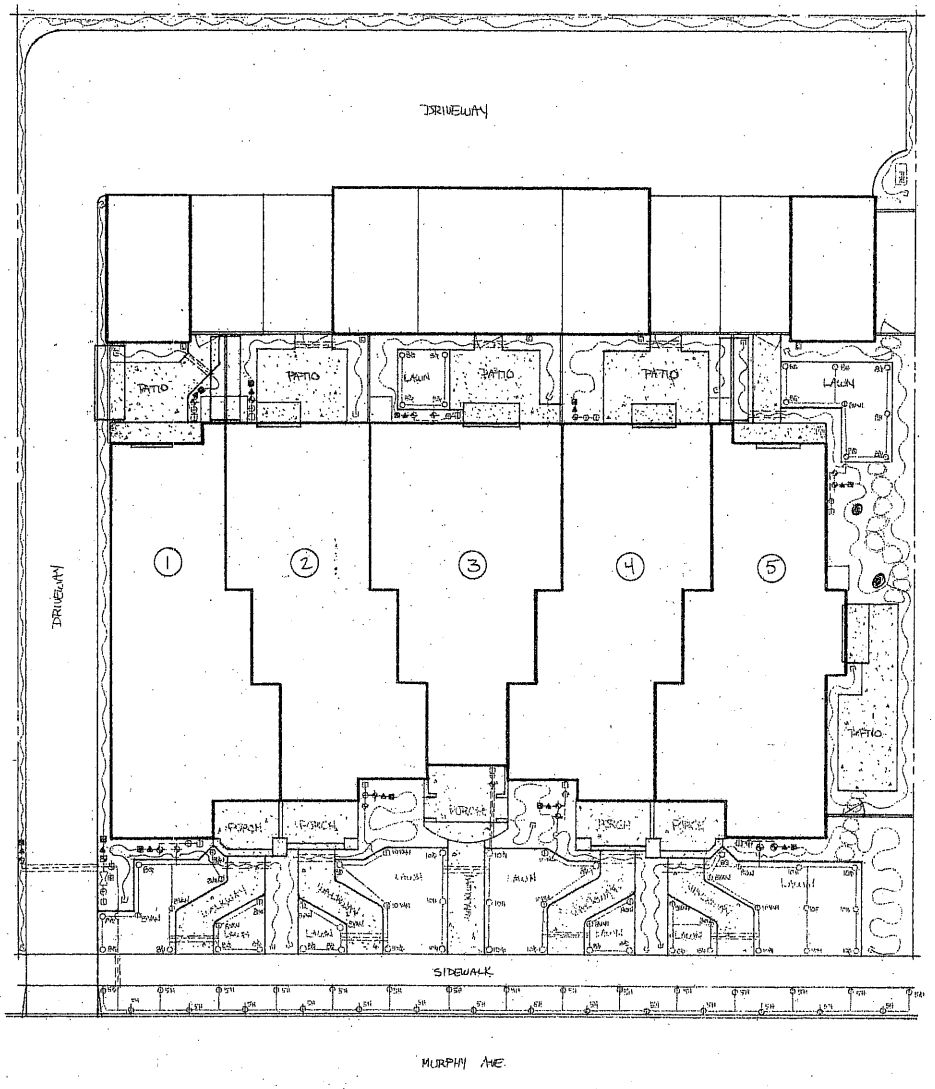
All materials are to be installed as directed by the manufacturer's specifications and state and local codes.
All irrigation main lines are to be installed at a minimum of 18" below grade.
All irrigation lateral lines are to be installed at a minimum of 12" below grade.
All anti-siphon valves are to be installed at east 12" above the highest sprinkler head.
Irrigation controller for the common areas is to be solar powered. Location of this controller is to be verified to have required amount of direct sunlight daily.
All irrigation circuits are to have total flow rates of no more than 10 GPM.

Planting to have drip emitters of the following quantities and sizes:

1 gal. plants – one Rain Bird PC-05 Pressure Compensating Emitter
5 gal. plants – two Rain Bird PC-05 Pressure Compensating Emitters
15 gal. trees– three Rain Bird PC-05 Pressure Compensating Emitters
24" box trees – three Rain Bird PC-05 Pressure Compensating Emitters

Irrigation Legend

- 1" Wilkins 950XLU Double check valve
- 1" Irritrol 100P2 Inline valve with OmniReg
- 3/4" Sch 40 PVC main line
- 3/4" Sch 40 PVC lateral line
- Rainbird 1804 sprinkler head with VAN nozzle (pattern as noted)
- Rainbird 1804 sprinkler head with MPR nozzle (pattern as noted)
- 1/2" Polyethylene drip hose lateral line
- 3/4" Irritrol 311A Anti-siphon valve
- Pressure regulator (30psi)
- 3/4" wye filter
- 3/4" gate valve
- Drip line flush cap
- 4" styrene sleeve under concrete
- Point of connection
- Irritrol IBOC – 4plus Solar Powered Irrigation Controlled
- Irritrol Rain Dial 6 station - outdoor mount controller



ATTACHMENT D
Page 2 of 9

inside and out
tara sanders landscape design
TARA SAUNDERS
phone: 408-376-0997

IRRIGATION PLAN

PROPOSED TOWNHOUSE DEVELOPMENT
461 & 471 MURPHY AVE, SUNNYVALE, CA 94086 (CURRENT ADDRESSES)

DATE: July 19/04
SCALE: 1/8" = 1'0"
SHEET: 4 OF 4 SHEETS

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE OWNERS OF OR HAVE SOME RIGHT TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE HEREIN MAP, THAT WE ARE THE ONLY PERSONS WHO CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE, EASEMENTS FOR ANY AND ALL PUBLIC UTILITY FACILITIES INCLUDING POLES, WIRES, STORM SEWERS, GAS, WATER AND HEAT MAINS AND ALL APPURTENANCES TO THE ABOVE, UNDER, ON OR OVER THOSE CERTAIN STRIPS OF LAND BETWEEN THE FRONT AND/OR SIDE LINES OF LOTS AND THE DASHED LINES AND THAT CERTAIN AREA SHOWN AS LOT 6, EACH AREA DESIGNATED AS "P.U..E." (PUBLIC UTILITY EASEMENT). THE ABOVE MENTIONED PUBLIC SERVICE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES, STORM SEWER STRUCTURES, PRIVATE SANITARY SEWERS AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENT OVER LOT 6 FOR EMERGENCY VEHICULAR ACCESS DESIGNATED ON THE MAP AS "E.V.A.E." TO BE USED FOR EMERGENCY VEHICLE INGRESS AND EGRESS ONLY.

AS OWNER:

_____

AS TRUSTEE:

_____ _____

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
S.S.
COUNTY OF SANTA CLARA)

ON_____,2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ _____, PERSONALLY KNOWN TO ME (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS /ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE:_____
PRINTED NOTARY'S NAME:_____
PRINCIPAL PLACE OF BUSINESS:_____
COMMISSION NUMBER:_____
MY COMMISSION EXPIRES:_____

ACKNOWLEDGEMENTS

STATE OF CALIFORNIA) S.S.
COUNTY OF SANTA CLARA)

ON_____, 2003, BEFORE ME,_____,
PERSONALLY APPEARED _____ AND _____, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAMES(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURES(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

_____
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINTED NOTARY'S NAME_____
MY COMMISSION EXPIRES_____

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SUNNYVALE AT ITS REGULAR MEETING HELD ON THE_____DAY OF _____,2003, DULY APPROVED THE HEREON FINAL MAP OF TRACT NO. 9491 AS SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC ALL EASEMENTS AS OFFERED FOR DEDICATION TO PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

THOMAS F. LEWCOCK, CITY CLERK
AND EX-OFFICIO CLERK OF THE CITY COUNCIL
OF THE CITY OF SUNNYVALE, CALIFORNIA

DATE:_____ _____
DEPUTY CITY CLERK

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT NO. 9142; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE:_____ _____
MARVIN A. ROSE, R.C.E. No. 30631
EXPIRES 3/31/2004

ENGINEER'S STATEMENT

I, MARVIN D. KIRKEBY, HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEEER OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF TWO SHEETS CORRECTLY REPRESENTS A SURVEY MAKE UNDER MY SUPERVISION IN JANUARY, 1999 AT THE REQUEST OF OMID SHAKERI; THAT THE SURVEY IS TRUE AND COMPETE AS SHOWN; THAT ALL MONUMENTS EXIST AS SHOWN OR WILL BE PLACED ON OR BEFORE JUNE 1, 2005; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE_____ _____
MARVIN D. KIRKEBY, R.C.E. No. 14001
EXPIRES 3/31/2005

REGISTERED PROFESSIONAL ENGINEER
MARVIN D. KIRKEBY
No. 14001
Exp. 3/31/05
CIVIL
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILE NO._____ FEE_____PAID

FILED THIS _____DAY OF_____
2003, AT____. M. IN BOOK_____OF MAPS AT PAGES _____ AND _____ AT THE REQUEST OF MARVIN D. KIRKEBY.

BRENDA DAVIS
COUNTY RECORDER

BY: _____
DEPUTY

TRACT NO. 9491

CONSISTING OF TWO (2) SHEETS
BEING LOTS 15, 16, 17, 18 AND 19 OF BLOCK "C" OF THE "SPALDING ADDITION TO THE TOWN OF SUNNYVALE", RECORDED IN BOOK "L" OF MAPS AT PAGE 41, SANTA CLARA COUNTY RECORDS AND LYING ENTIRELY WITHIN THE

CITY OF SUNNYVALE, CALIFORNIA

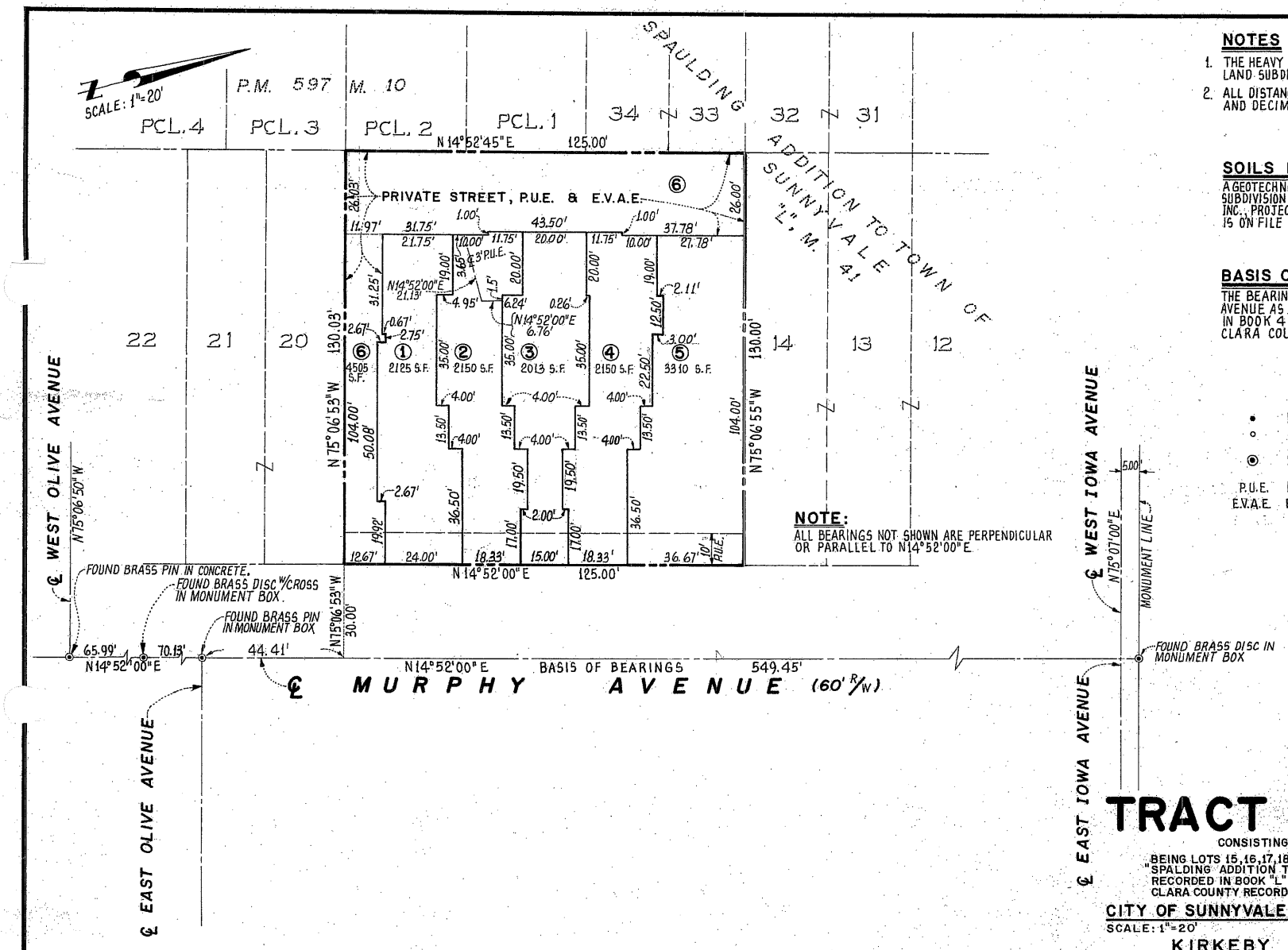
APRIL, 2003

KIRKEBY ENGINEERING
3249 STEVENS CREEK BLVD., SAN JOSE, CA. 95117

SHEET ONE OF TWO SHEETS

21031

ATTACHMENT 2 Page 2 of 2



NOTES

1. THE HEAVY BORDER INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP. AREA = 0.3731 ACRES.
2. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

SOILS NOTE

A GEOTECHNICAL INVESTIGATION WAS PREPARED FOR THIS SUBDIVISION BY: REDWOOD GEOTECHNICAL ENGINEERING, INC., PROJECT No. 1626 SCL, DATED: AUGUST 13, 2002 AND IS ON FILE WITH THE CITY OF SUNNYVALE.

BASIS OF BEARINGS

THE BEARING N14°52'00"E OF THE CENTERLINE OF MURPHY AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 414 OF MAPS, PAGES 8 AND 9, SANTA CLARA COUNTY RECORDS.

LEGEND

- • INDICATES FOUND 3/4" IRON PIPE.
- ○ INDICATES SET 3/4" IRON PIPE, TAGGED R.C.E. 14001.
- ⊙ INDICATES FOUND STANDARD CITY MONUMENT.

P.U.E. PUBLIC UTILITIES EASEMENT.
E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT.

TRACT No. 9491

CONSISTING OF TWO (2) SHEETS

BEING LOTS 15, 16, 17, 18 AND 19 OF BLOCK "C" OF THE "SPALDING ADDITION TO THE TOWN OF SUNNYVALE", RECORDED IN BOOK "L" OF MAPS AT PAGE 41, SANTA CLARA COUNTY RECORDS AND LYING ENTIRELY WITHIN THE

CITY OF SUNNYVALE CALIFORNIA

SCALE: 1"=20' MARCH, 2001

KIRKEBY ENGINEERING
3249 STEVENS CREEK BLVD., SUITE 101
SAN JOSE, CALIFORNIA, 95117

SHEET 2 OF 2 SHEETS

ATTACHMENT D
Page 9 of 9