ATTACHMENT C
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DAHLIN GROUP

Perspective

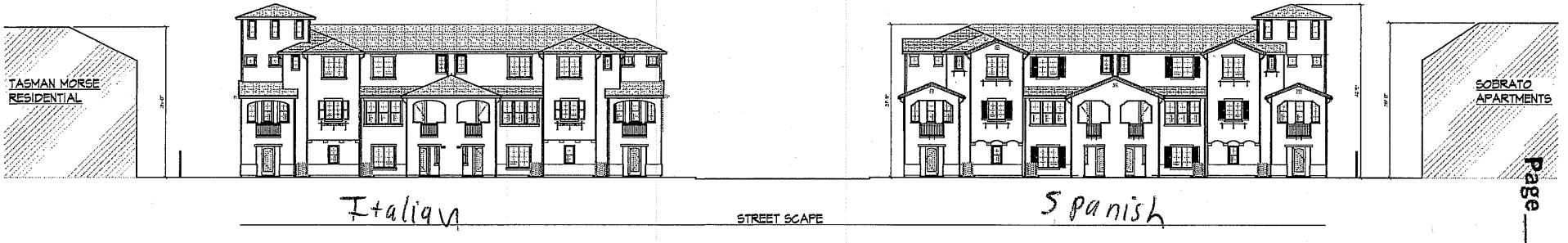
PROJECT NO: 363.010
April, 2006

MORSE AVENUE for:
Standard Pacific - Northern California - South Bay

Sunnyvale, California

5865 Owens Drive.
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

TO.1



ATTACHMENT C
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Street Scape
Scale: 1/8"=1'-0"

PROJECT NO: 363.010
April, 2006

MORSE AVENUE for:
Standard Pacific - Northern California - South Bay

Sunnyvale, California

5865 Owens Drive,
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

A.03

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

ATTACHMENT C
Page 3 of 17

Spanish

MORSE AVENUE for:
Standard Pacific - Northern California - South Bay

Sunnyvale, California

DAHLIN GROUP

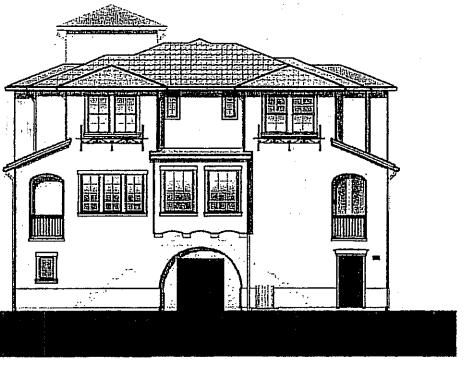
Elevation
Spanish

PROJECT NO: 363.010
April, 2006

5865 Owens Drive,
Pleasanton, CA 94588
925.251.7200
925.251.7201 fax

A0.2

FRONT ELEVATION



SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

ATTACHMENT C
Page 4 of 17

Italian Alt. 1

MORSE AVENUE for:
Standard Pacific - Northern California - South Bay

Sunnyvale, California

DAHLIN GROUP

Elevation
Italian

PROJECT NO: 363.010
April, 2006

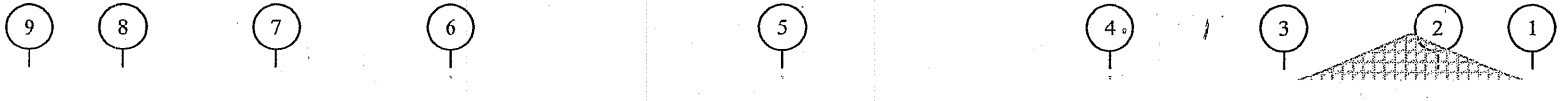
5865 Owens Drive.
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

A0.1

6-UNIT BUILDING
ELEVATION - ITALIAN, FRONT ELEVATION

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

Option 2



ATTACHMENT C
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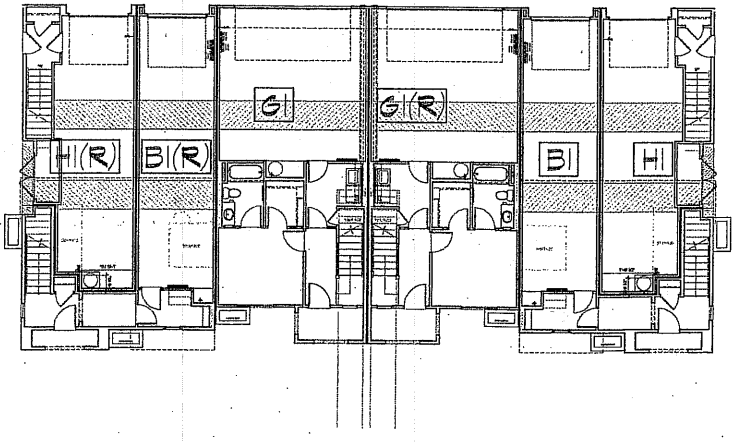


6-UNIT BUILDING FIRST FLOOR PLAN - SPANISH & ITALIAN ELEVATION

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

ATTACHMENT C
Page 6 of 17

DAHLIN GROUP
ARCHITECTURE
PLANNING

6 Unit Building
First Floor Plan

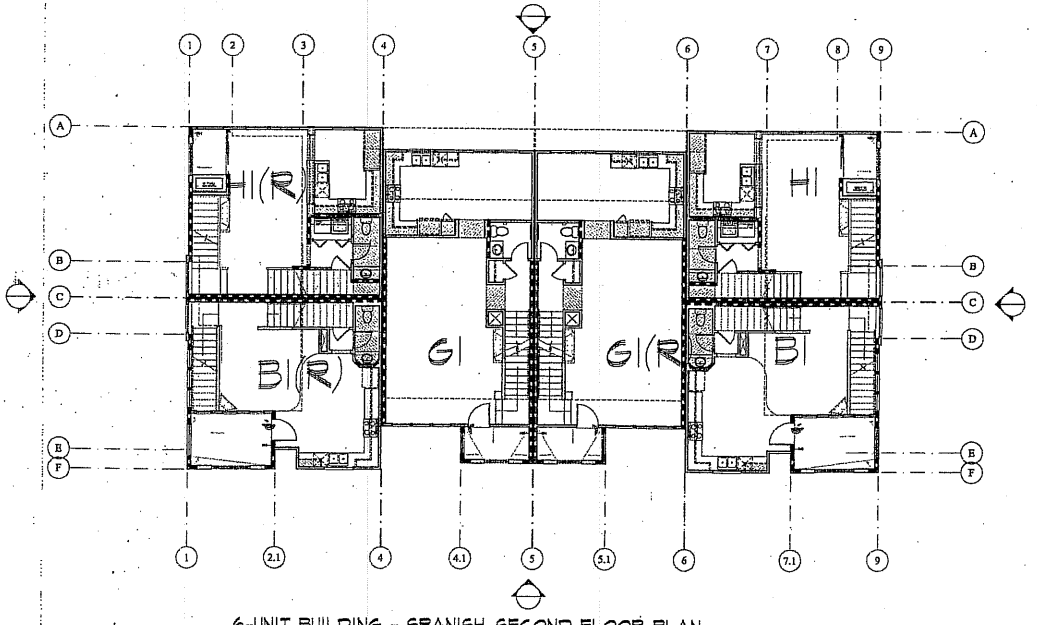
PROJECT NO: 363.010
April, 2006

5865 Owens Drive,
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

A1.1

MORSE AVENUE for:
Standard Pacific - Northern California - South Bay

Sunnyvale, California



6-UNIT BUILDING - SPANISH, SECOND FLOOR PLAN

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

ATTACHMENT C

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DAHLIN GROUP ARCHITECTURE PLANNING

MORSE AVENUE for:

Standard Pacific - Northern California - South Bay

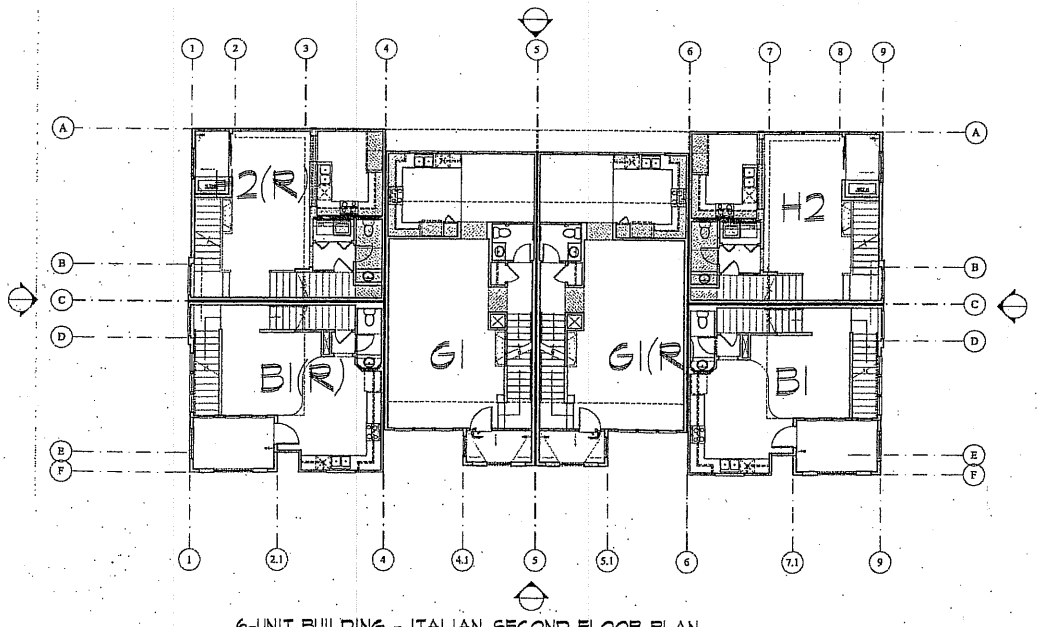
Sunnyvale, California

6 Unit Building
Elevation Spanish
Second Floor Plan

PROJECT NO: 363.010
April, 2006

5865 Owens Drive,
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

A1.2



6-UNIT BUILDING - ITALIAN, SECOND FLOOR PLAN

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

ATTACHMENT C

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DAHLIN GROUP
ARCHITECTURE
PLANNING

MORSE AVENUE for:
Standard Pacific - Northern California - South Bay

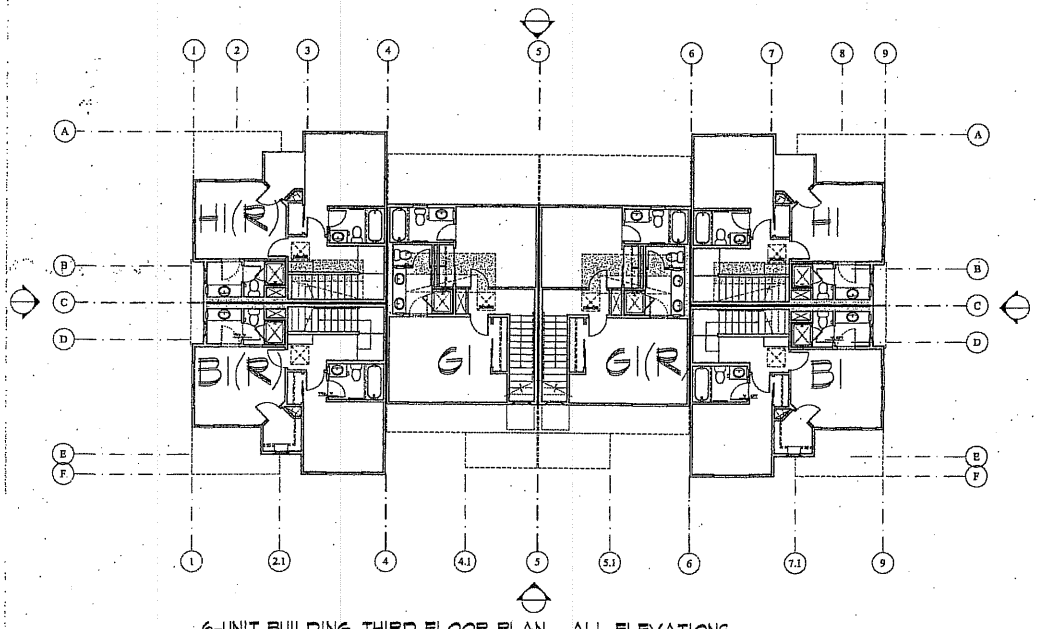
Sunnyvale, California

6 Unit Building
Elevation Italian
Second Floor Plan

PROJECT NO: 363.010
April, 2006

5865 Owens Drive.
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

A1.2a



6-UNIT BUILDING, THIRD FLOOR PLAN - ALL ELEVATIONS

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

ATTACHMENT C
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DAHLIN GROUP
ARCHITECTURE
PLANNING

6 Unit Building
Third Floor Plan

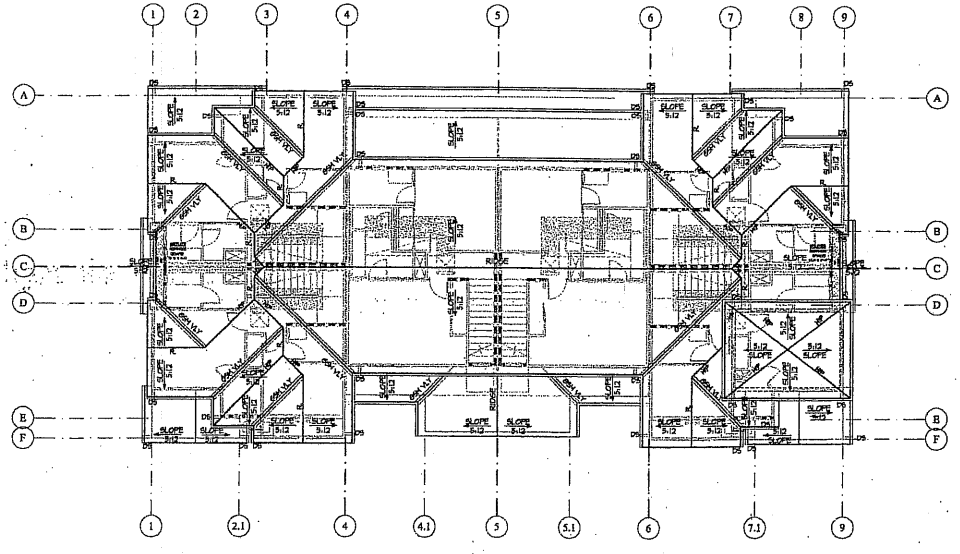
PROJECT NO: 363.010
April, 2006

5865 Owens Drive.
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

A1.3

MORSE AVENUE for:
Standard Pacific - Northern California - South Bay

Sunnyvale, California



6 UNIT BUILDING,
ELEVATION - SPANISH, ROOF PLAN
SCALE: 1/8" = 1'-0"

ATTACHMENT C
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DAHLIN GROUP
ARCHITECTURE PLANNING

MORSE AVENUE for:
Standard Pacific - Northern California - South Bay

Sunnyvale, California

6 Unit Building
Elevation Spanish
Roof Plan

PROJECT NO: 363.010
April, 2006

5865 Owens Drive.
Pleasanton, CA 94588
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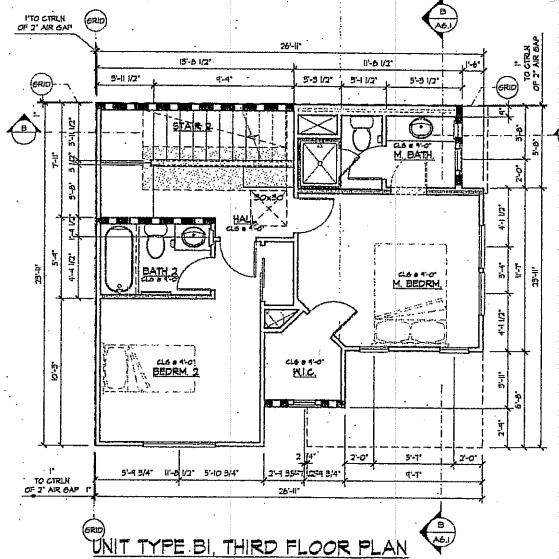
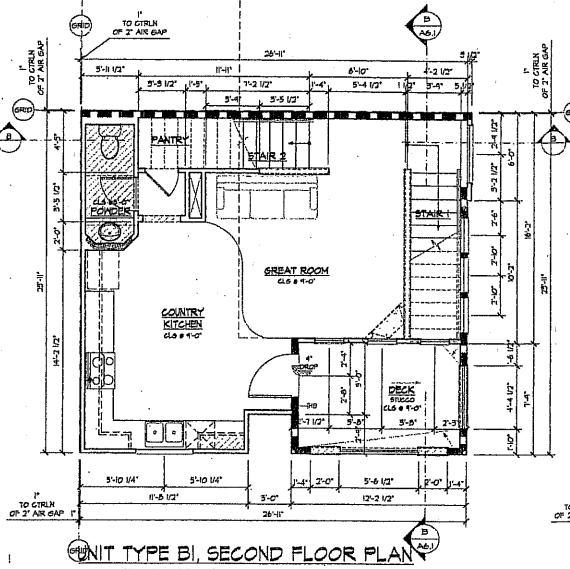
925.251.7201 Fax

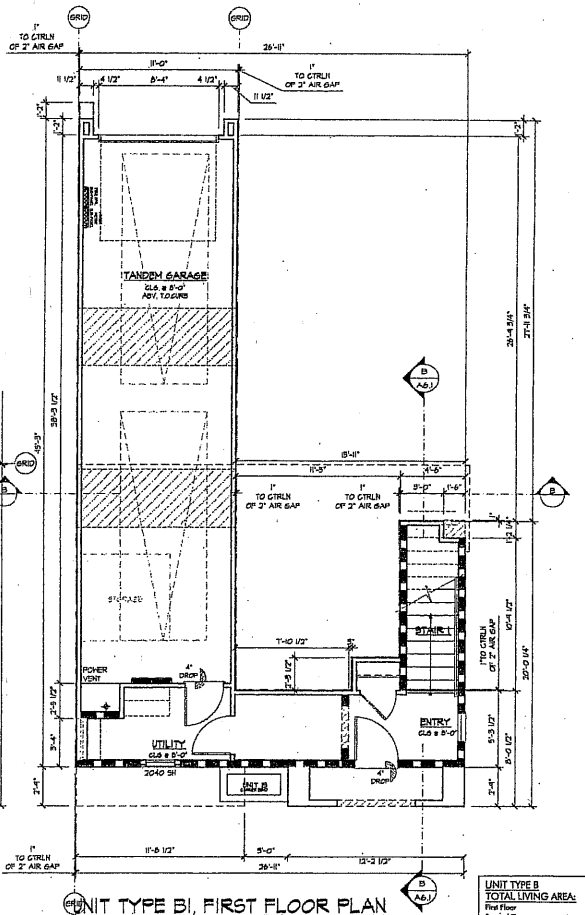
A1.4



UNIT TYPE BI, THIRD FLOOR PLAN
SPANISH AND ITALIAN ELEVATION
SCALE: 1/4" = 1'-0"



UNIT TYPE BI, SECOND FLOOR PLAN
SPANISH AND ITALIAN ELEVATION
SCALE: 1/4" = 1'-0"



UNIT TYPE BI, FIRST FLOOR PLAN
SPANISH AND ITALIAN ELEVATION
SCALE: 1/4" = 1'-0"

UNIT TYPE B	
TOTAL LIVING AREA:	1166 sq. ft.
First Floor	216 sq. ft.
Second Floor	475 sq. ft.
Third Floor	475 sq. ft.
Garage:	420 sq. ft.
Deck:	90 sq. ft.
2 BR, 2 1/2 BA	

DAHLIN GROUP
ARCHITECTURE
PLANNING

Unit Type B
Floor Plans

PROJECT NO: 363.010
April, 2006

MORSE AVENUE for:
Standard Pacific - Northern California - South Bay

Sunnyvale, California

5865 Owens Drive.
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

A5.1

ATTACHMENT C
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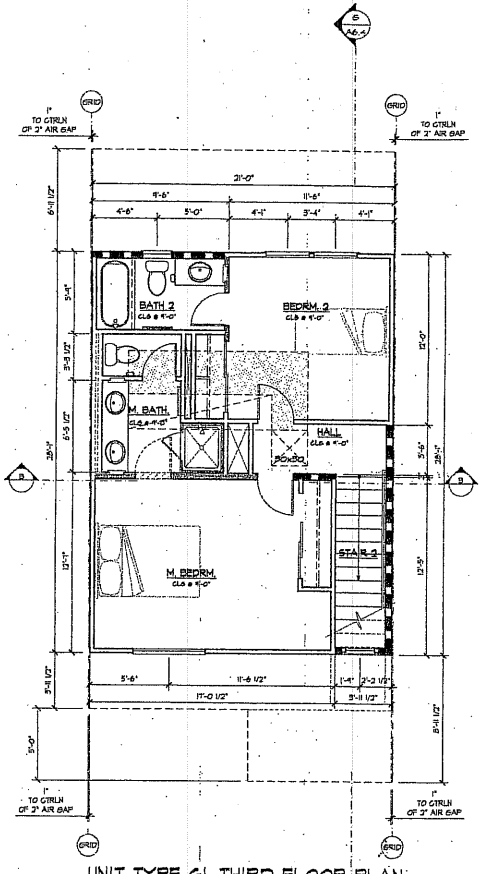
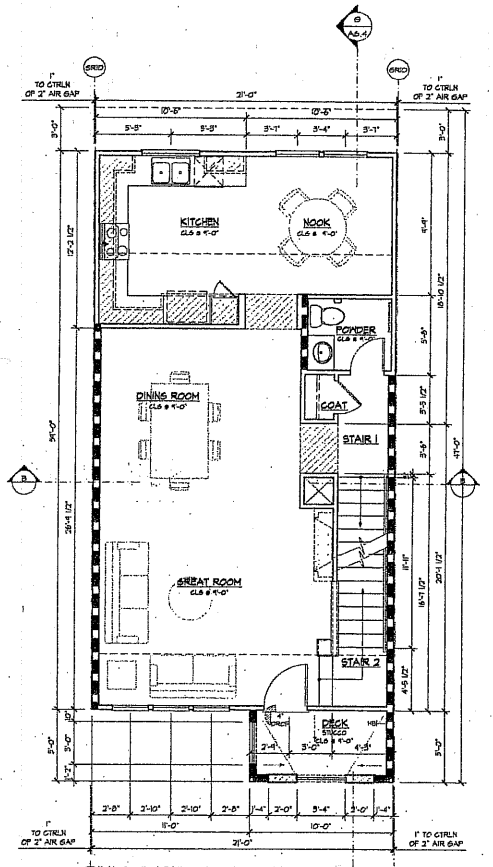
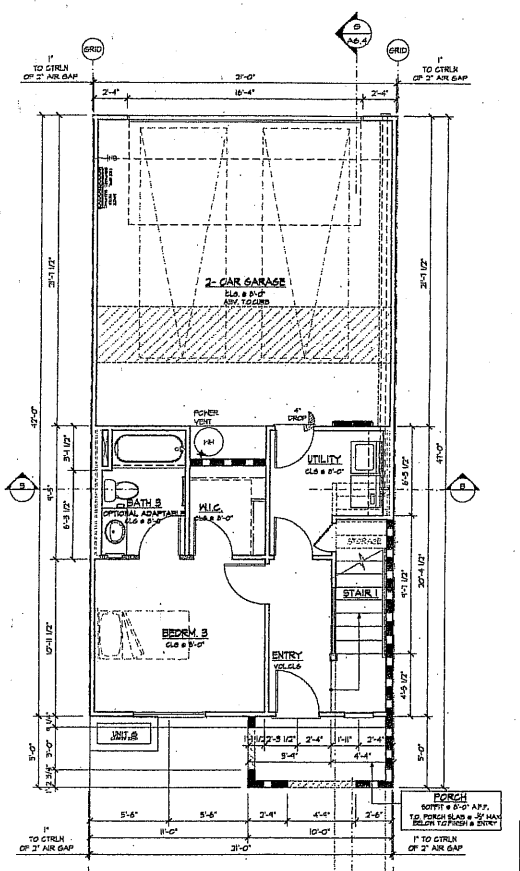


UNIT TYPE GI, THIRD FLOOR PLAN
ALL ELEVATIONS
SCALE: 1/4" = 1'-0"



UNIT TYPE GI, SECOND FLOOR PLAN
ALL ELEVATIONS
SCALE: 1/4" = 1'-0"



UNIT TYPE GI, FIRST FLOOR PLAN
ALL ELEVATIONS
SCALE: 1/4" = 1'-0"

UNIT TYPE G	
TOTAL LIVING AREA:	1729 sq. ft.
First Floor	414 sq. ft.
Second Floor	819 sq. ft.
Third Floor	496 sq. ft.
Garage:	468 sq. ft.
Deck / Covered Porch:	50 /50 sq. ft.
3 BR, 3 1/2 BA	

DAHLIN GROUP ARCHITECTURE PLANNING

Unit Type G
Floor Plans

PROJECT NO: 363.010
April, 2006

MORSE AVENUE for:
Standard Pacific - Northern California - South Bay
Sunnyvale, California

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Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

A5.2

ATTACHMENT C
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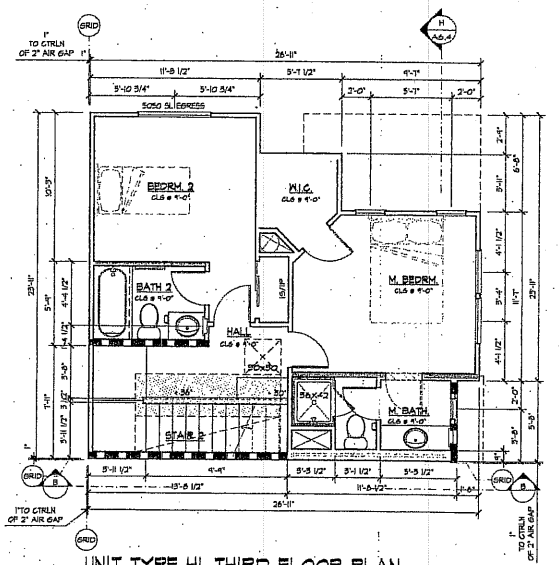
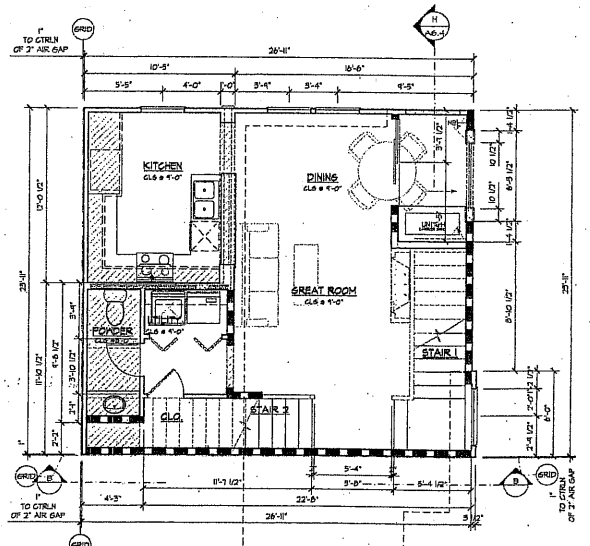
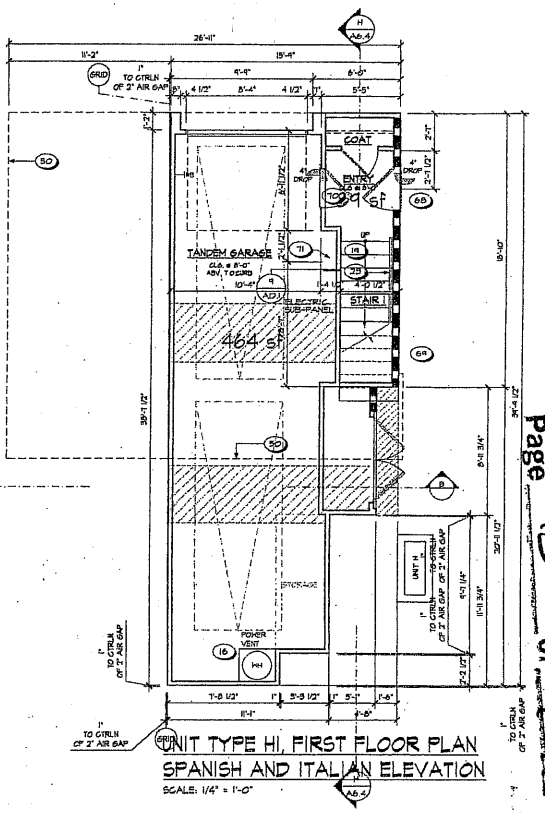


UNIT TYPE H1, THIRD FLOOR PLAN
ALL ELEVATIONS
SCALE: 1/4" = 1'-0"



UNIT TYPE H1, SECOND FLOOR PLAN
SPANISH ELEVATION
SCALE: 1/4" = 1'-0"



UNIT TYPE H1, FIRST FLOOR PLAN
SPANISH AND ITALIAN ELEVATION
SCALE: 1/4" = 1'-0"

UNIT TYPE H	
TOTAL LIVING AREA:	1147 sq. ft.
First Floor	89 sq. ft.
Second Floor	580 sq. ft.
Third Floor	478 sq. ft.
Garage:	464 sq. ft.
Deck:	67 / 67 sq. ft.
2 BR, 2 1/2 BA with Den/Library	

DAHLIN GROUP ARCHITECTURE PLANNING

Unit Type H
Floor Plans

PROJECT NO: 363.010
April, 2006

5865 Owens Drive.
Pleasanton, CA 94588
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A5.3

ATTACHMENT C
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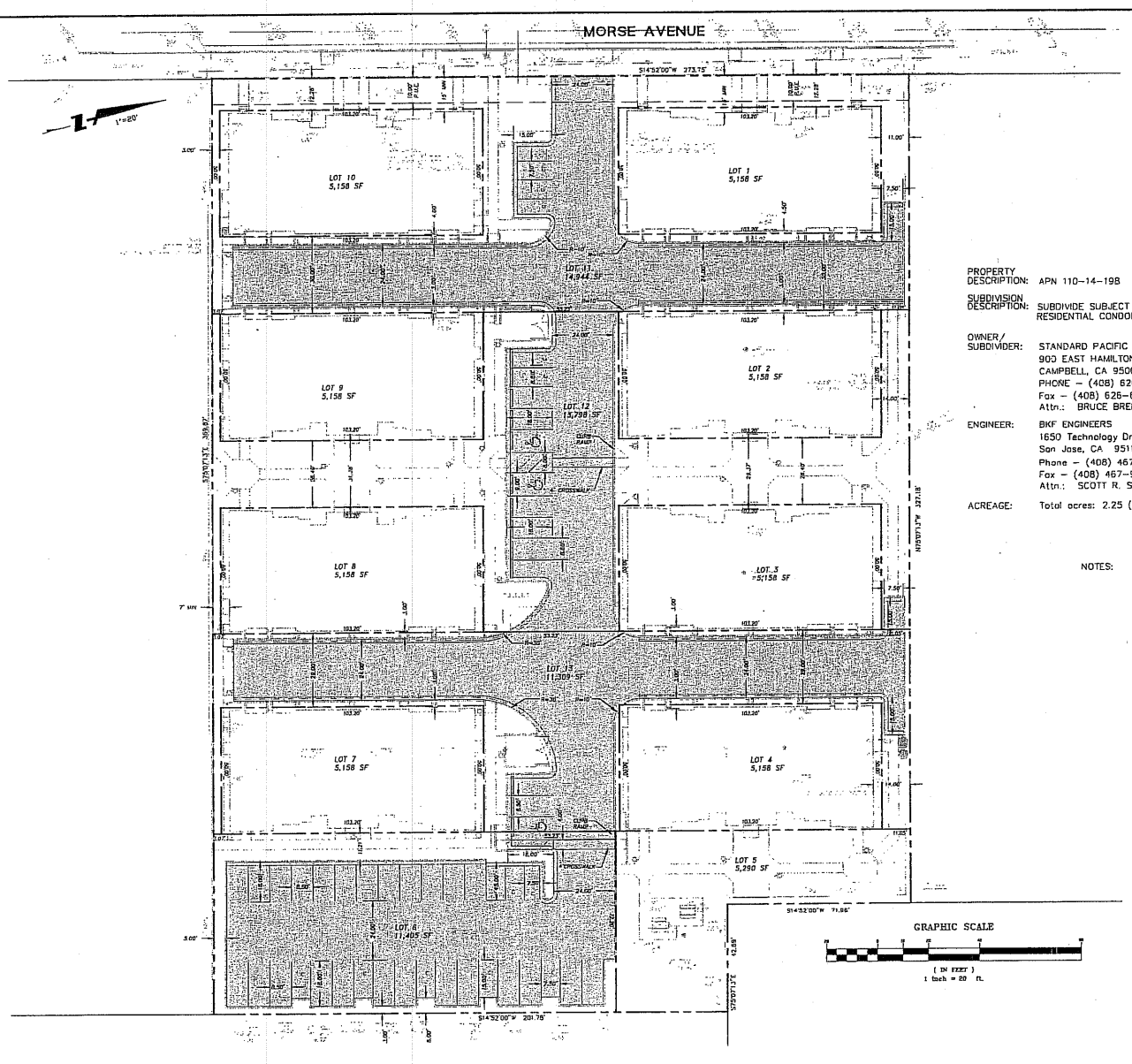
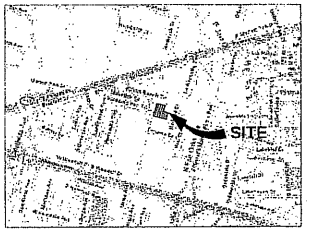
MORSE AVENUE for:
Standard Pacific - Northern California - South Bay

Sunnyvale, California

© BKF ENGINEERS





VICINITY MAP

NOT TO SCALE

LEGEND

	COMMON AREA (P.U.E., I.E.E., AND E.V.A.E.)
	PUE LIMITS
PUE	PUBLIC UTILITY EASEMENT (INCLUDES ROOF OVERHANG AND SECOND AND THIRD FLOOR PROJECTIONS)
	PROPERTY LINE
I.E.E	INGRESS EGRESS EASEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT

PROPERTY DESCRIPTION: APN 110-14-198

SUBDIVISION DESCRIPTION: SUBDIVIDE SUBJECT SITE WITH 48 RESIDENTIAL CONDOMINIUMS

OWNER/ SUBDIVIDER: STANDARD PACIFIC HOMES
900 EAST HAMILTON AVE, SUITE 200
CAMPBELL, CA 95008
PHONE – (408) 626-6900
Fax – (408) 626-6912
Attn.: BRUCE BRENNAN

ENGINEER: BKF ENGINEERS
1650 Technology Drive – Suite 650
San Jose, CA 95110
Phone – (408) 467-9100
Fax – (408) 467-9199
Attn.: SCOTT R. SCHORK, R.C.E. 47813

ACREAGE: Total acres: 2.25 (Net)

NOTES:

Water Supply	Private line – City of Sunnyvale
Sewage Disposal	Private Line to City Of Sunnyvale
Gas & Electric	Public utility – PG&E
Telephone	Pacbell
Existing Land Use	COMMERCIAL
Existing Zoning	MS/ITRR3
Proposed Land Use	Residential
Proposed Zoning	R-3/ PD
Proposed Public Areas	None (all roads private)
Proposed Private Areas	Private Roads
Storm Drainage	Closed conduit into private system
Areas Subject to Inundation	None
FEMA Insurance Rate Map	ZONE AE
	Map 060352-0001D 12/19/97
Land Use Plan Designation	Per Approved Master Plan
Proposed Tree Plantings	As required by City
Proposed Street Lighting	As required by City

BENCHMARK:

CITY OF SUNNYVALE BM 42
FD 2" BRASS DISK IN TOP OF CURB AT THE NORTHWESTCURB RETURN, INTERSECTION OF NORTH FAIR OAKS AVENUE AND EAST WEDDELL AVENUE
ELEV = 16.875

THIS SITE IS IN FLOOD ZONE "AE"; AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.WHERE THE BASE FLOOD ELEVATION IS 16.00 PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06035200D1D, DATED DEC. 19, 1997.

BKF
ENGINEERS / SURVEYORS / PLANNERS
1650 TECHNOLOGY DRIVE
SUITE 650
SAN JOSE, CA 95110
408-467-9100
408-467-9199 (FAX)

VESTING TENTATIVE SUBDIVISION MAP
MORSE AVENUE
TITLE SHEET

SUNNYVALE — SANTA CLARA COUNTY — CALIFORNIA

Scale: 1"=20'
Drawn: VM
Checked:
Approved: SRS
Job No: 20030143-10

Drawing Number: VTM-01

1 OF 4

ATTACHMENT C

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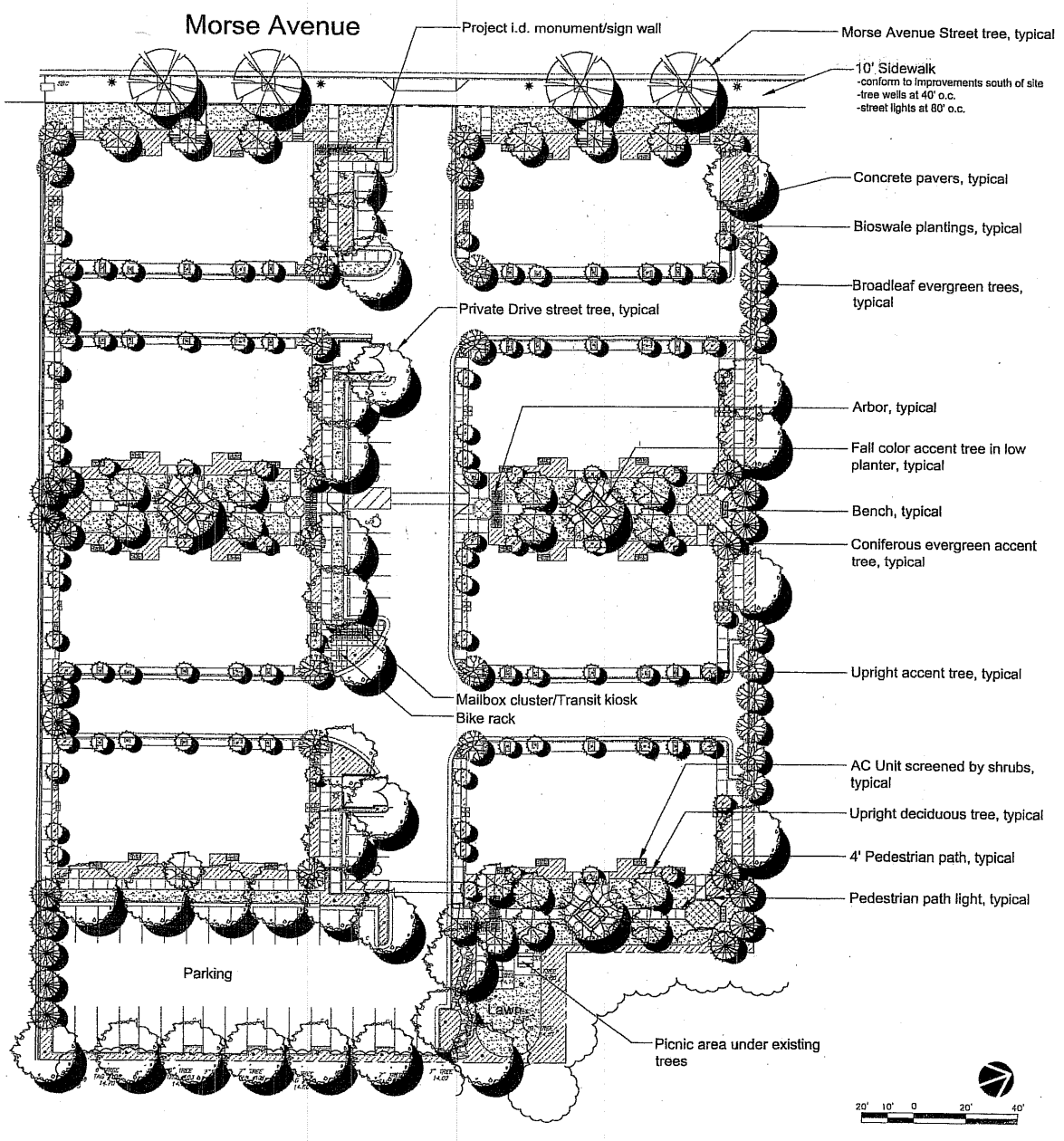

PLANT LEGEND

Symbol	Botanical name	Common name
	Morse Avenue Street Tree	
	Platanus acerifolia 'Yarwood'	Yarwood Sycamore
	Private Drive Street Tree	
	Celtis australis	European Hackberry
	Zelkova serrata	Sawleaf Zelkova
	Fall Color Accent Tree	
	Pistacia chinensis	Chinese Pistache
	Coniferous Evergreen Tree	
	Sequoia s. 'Aptos Blue'	Coast Redwood
	Broadleaf Evergreen Tree	
	Laurus nobilis 'Saratoga'	Sweet Bay
	Rhaphiolepis 'Majestic Beauty'	Indian Hawthorn Standard
	Rhus lancea	African Sumac
	Tristania conferta	Brisbane Box
	Upright Deciduous Tree	
	Pyrus c. 'Chanticleer',	Flowering Pear
	Betula alba	Birch
	Upright Evergreen Tree	
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
	Podocarpus gracilior "Maki'	Fern Pine
	Shrubs/Groundcovers/Perennial Accents	
	Arbutus unedo 'Compacta'	Compact Strawberry Tree
	Arctostaphylos d. 'Howard McMinn'	Manzanita
	Ceanothus g. h. 'Yankee Point'	Yankee Point Ceanothus
	Chaenomeles 'Texas Scarlet'	Flowering Quince
	Choisya ternata	Mexican Orange
	Cistus ladanifer	Crimson-Spot Rockrose
	Chondropetalum tectorum	Cape Rush
	Dietis bicolor	Compact Fortnight Lily
	Heteromeles arbutifolia	California Holly
	Kniphofia uvaria	Red-Hot Poker
	Muhlenbergia lindheimeri	Muhlenbergia
	Myrtus communis 'Compactum'	Dwarf Myrtle
	Myoporum p. 'Putah Creek'	Myoporum
	Rhaphiolepis indica 'Clara'	Indian Hawthorn
	Rhamnus californica 'Eve Case'	Coffeeberry
	Rosmarinus o. 'Tuscan Blue'	Rosemary
	Tulbaghia violacea	Society Garlic
	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum
	Vines	
	Clematis montana	Anemone Clematis
	Jasminum polyanthum	Pink Jasmine
	Hardenbergia v. 'Happy Wanderer'	Lilac Vine

Notes:

1. All landscaping and irrigation shall comply with agency water conservation requirements, including 25% maximum turf, drought tolerant landscaping and water conserving irrigation technology.

2. Tree species conform to City of Sunnyvale recommended tree selections.

ATTACHMENT C
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DATE	REVISIONS	BY

JOHN NICOL & ASSOCIATES INC.
1299 NEWELL HILL PLACE, SUITE 301
WALNUT CREEK, CA 94596-5231
TEL (925) 934-7140 FAX (925) 934-7143

PRELIMINARY LANDSCAPE PLAN

MORSE AVENUE TOWNHOMES
SUNNYVALE, CALIFORNIA
STANDARD PACIFIC HOMES CAMPBELL, CA

DRAWN: M.B.
CHECKED: J.N.
DATE: 4-19-06
SCALE: 1"=20'-0"
JOB #: 864

L-1
1 OF 2 SHEETS

Morse

ATTACHMENT C

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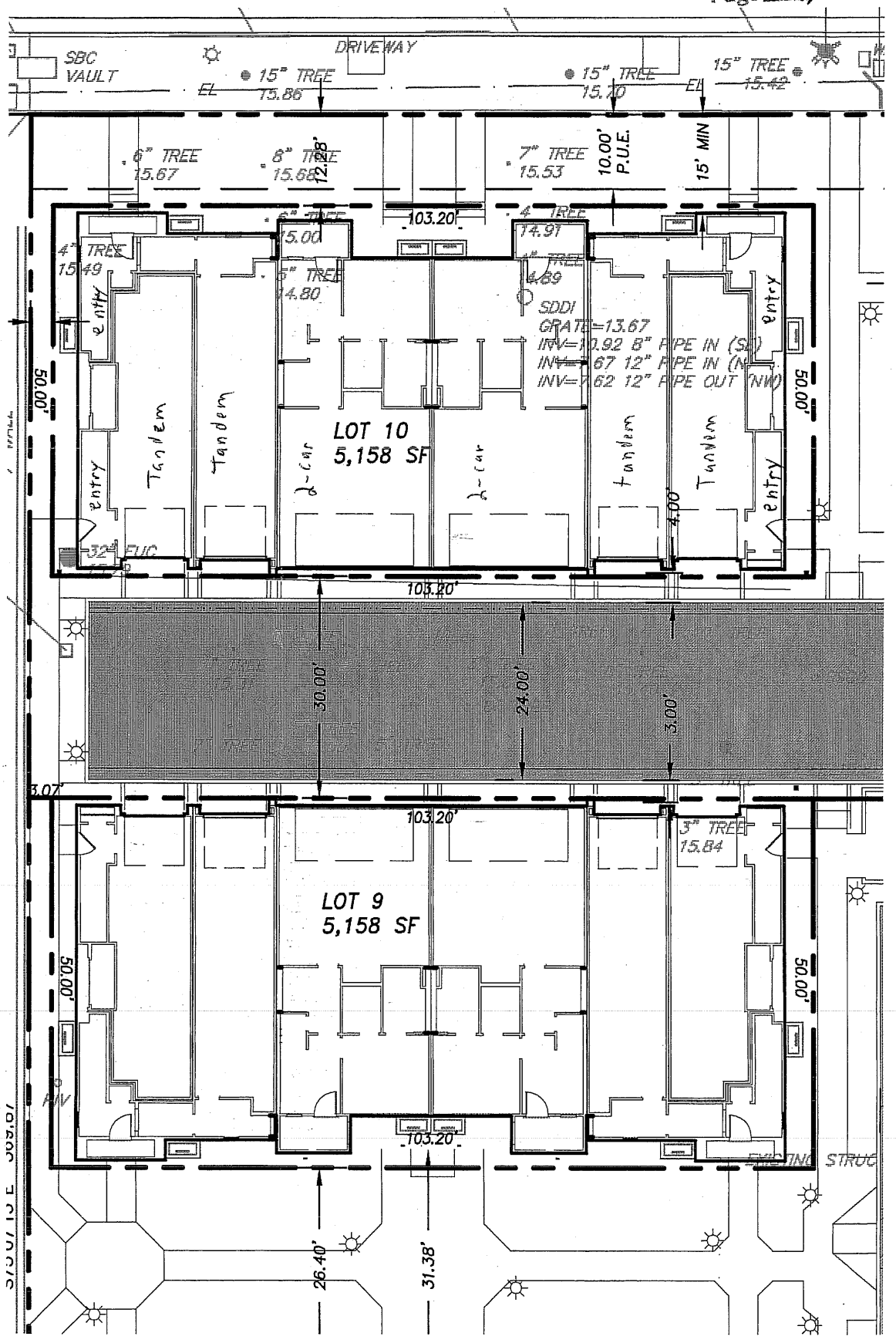
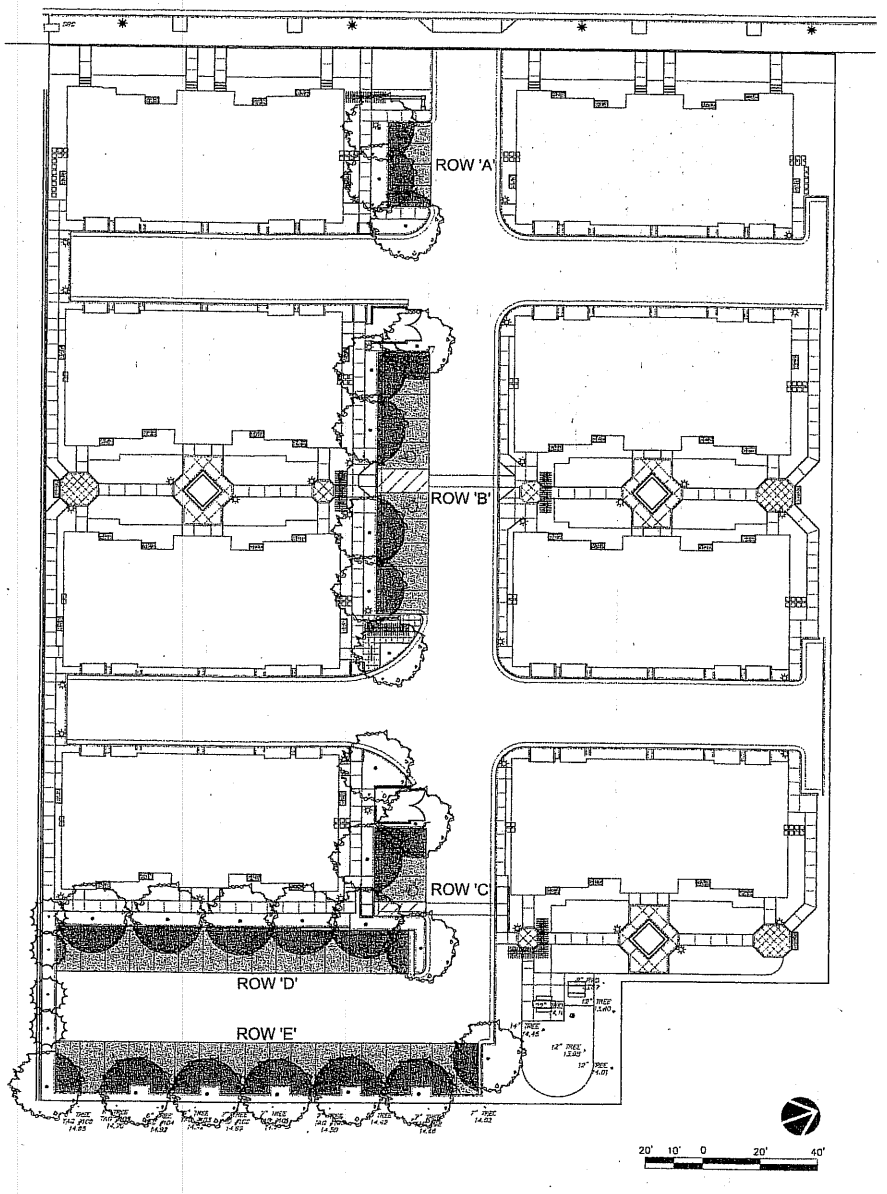


Ground Level Blow up

Morse Avenue



PARKING STALL SHADE CALCULATIONS

Location	Total Area	Shaded Area (%)	Unshaded Area (%)
Row 'A'	448 SF	268 SF (59%)	180 SF (40%)
Row 'B'	1513 SF	713 SF (47%)	800 SF (53%)
Row 'C'	468 SF	289 SF (62%)	179 SF (38%)
Row 'D'	1923 SF	963 SF (50%)	960 SF (50%)
Row 'E'	2539 SF	1305 SF (51%)	1234 SF (47%)
Total	6891 SF	3538 SF (51%)	3353 SF (49%)

Broad Canopy Deciduous Shade Tree
-European Hackberry
-70'-80' tall x 30-35' wide at maturity
-30'-40' tall x 25' wide at 15 yrs*
-Sawleaf Zelkova
-60'-70' tall x 50-60' wide at maturity
-25'-35' tall x 25' wide at 15 yrs*

*Shade pattern shown is based on estimated canopy width at 15 years.

ATTACHMENT C
Page 17 of

DATE	REVISIONS	BY

JOHN NICOL & ASSOCIATES INC.
1299 NEWELL HILL PLACE, SUITE 301
WALNUT CREEK, CA 94596-5231
TEL (925) 934-7140 FAX (925) 934-7143

TREE SHADING DIAGRAM

MORSE AVENUE TOWNHOMES
SUNNYVALE, CALIFORNIA
STANDARD PACIFIC HOMES CAMPBELL, CA

DRAWN: M.B.
CHECKED: J.N.
DATE: 4-19-06
SCALE: 1"=20'-0"
JOB #: 864

L-2
2 OF 2 SHEETS