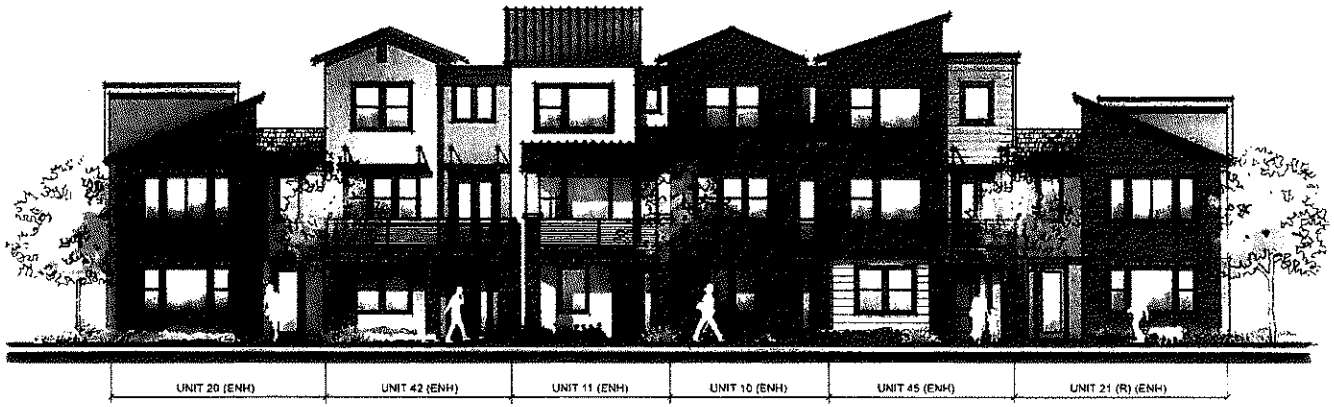
Attachment F

ENLARGED SITE PLANS
Planning Commission of 8/12/13
Agenda Item #3
2012-7272
Attachment F

EAST TAYLOR AVENUE

Planning Submittal
JUNE 27, 2013



BUILDING 600 - FRONT ELEVATION

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Architectural
Title Sheet

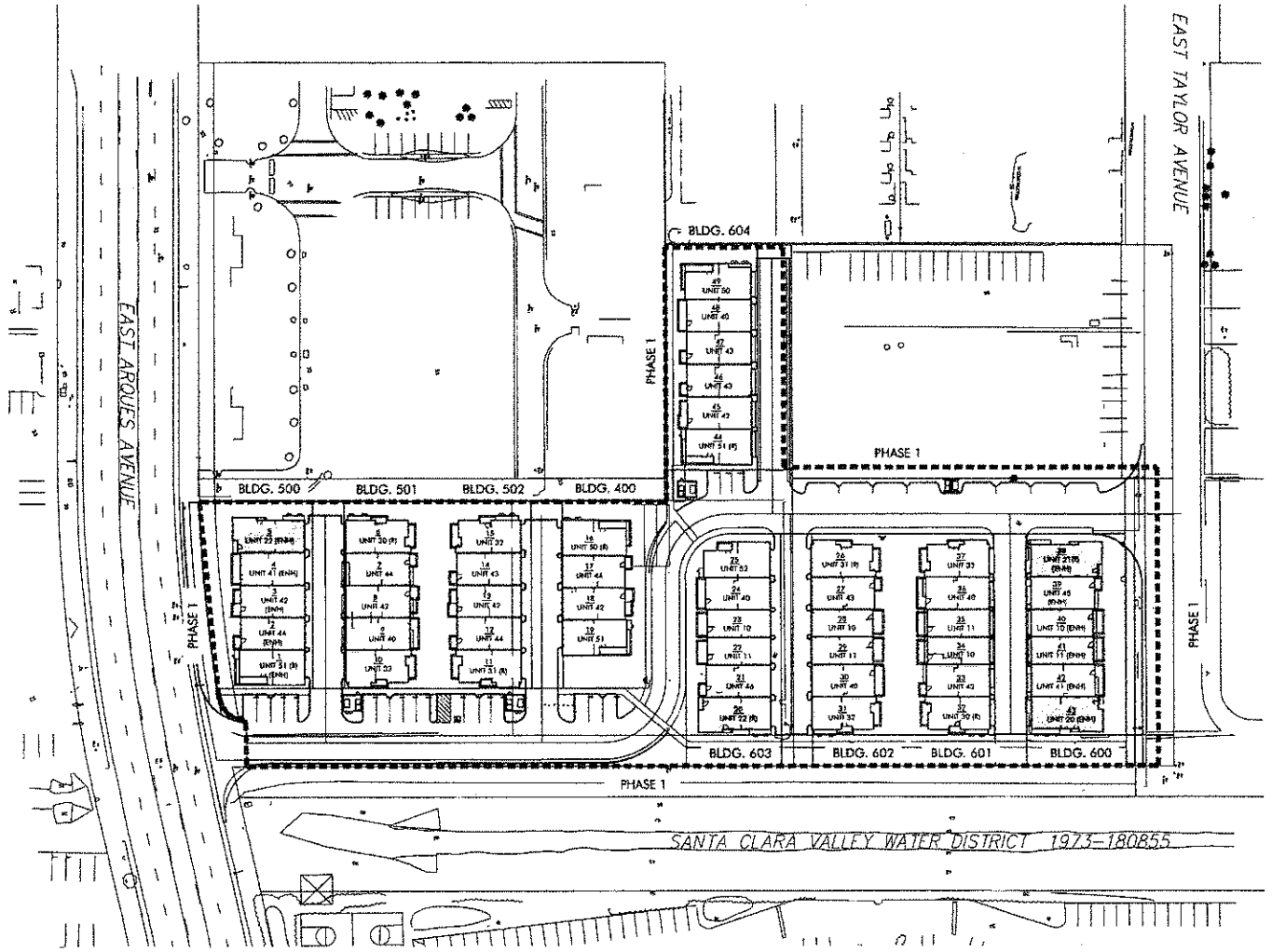
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

J:\400\010_East Arquez\Arch\Blocks\Images\VRR_logo_343.jpg

DAHLIN group
5665 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 400.010
DATE 8-06-2013

T.1



EAST TAYLOR AVENUE UNIT SUMMARY 06-20-13			
Row Name	Old Name	# OF UNITS	SQFT
Unit 18	UNIT 1A	4	1,487
Unit 19	UNIT 1B	4	1,482
Unit 20	UNIT 2A (Utility - 2 Story)	1	1,463
Unit 21	UNIT 2B (Fire Riser - 2 Story)	1	1,468
Unit 22	UNIT 2C (Utility - 2 Story)	2	1,461
Unit 30	UNIT 2E (Utility & Roof Access)	2	1,782
Unit 31	UNIT 2E (Fire Riser & Roof Access)	3	1,782
Unit 32	UNIT 2B (Utility)	2	
Unit 33	UNIT 2B (Fire Riser)	2	
Unit 40	UNIT 3A	5	1,656
Unit 41	UNIT 3A (Int Flr. Enhanced Lot)	2	1,656
Unit 42	UNIT 3B	5	1,656
Unit 43	UNIT 3C	5	1,656
Unit 44	UNIT 3C ACC (Accessible)	4	1,656
Unit 45	UNIT 3C (Int Flr. Enhanced Right)	1	1,656
Unit 46	UNIT 3C ACC (Int Flr. Enhanced Right)	1	1,656
Unit 50	UNIT 4X (Utility)	2	1,935
Unit 51	UNIT 4Y (Fire Riser)	3	1,935
Unit 52	UNIT 4Z (Fire Riser)	1	1,935
	TOTAL UNITS	49	

	PLOTS
ACCESSIBLE UNITS	2, 7, 12, 17, 21

NOTE: ACCESSIBLE UNITS NOTED IN UNIT SUMMARY AND ON SITE PLAN WITH "ACC"

BUILDING CODE ANALYSIS & CODE COMPLIANCE

OCCUPANCY GROUP: R-2 Townhomes & U Private Garages
CONSTRUCTION TYPE: V-B, Fully Sprinklered, NFPA-13 FIRE
ROOF COVERING: Class A Asphalt Composition Shingle

MAXIMUM LOT COVERAGE: 40%
MAXIMUM F.A.R.: None

HEIGHT LIMITATION (Townhomes): 35 ft. and 3 Stories
MINIMUM LOT AREA: 2,000 sq. ft.

REFERENCE CODES

BUILDING	2010 California Residential Code
MECHANICAL	2010 California Mechanical Code
PLUMBING	2010 California Plumbing Code
ELECTRICAL	2010 California Electrical Code
ENERGY	2010 California Energy Code 2010 California Energy Standards
FIRE	2010 California Fire Code (2010 California Energy Code (CENC), Part 9) NFPA 13D, NFPA Standard 13D

2010 CALIFORNIA ENERGY CODE (CENC) BUILDING ENERGY EFFICIENCY STANDARDS, CURRENT EDITION
2010 CALIFORNIA ENERGY CODE (CENC) ACCESSIBILITY STANDARDS, CURRENT EDITION

2-STORY END UNITS
ACCESSIBLE UNITS
PHASE 1 AREA OF WORK

THIS SITE PLAN IS SCHEMATIC ONLY AND IS INTENDED TO PROVIDE AN OVERVIEW OF THE SITE AND IT'S BASIC LAYOUT. SEE DRAWINGS BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR SPECIFIC DIMENSIONS AND SITE INFORMATION

REFERENCE SITE PLAN

NORTH

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

GRAPHIC SCALE

Warmington RESIDENTIAL

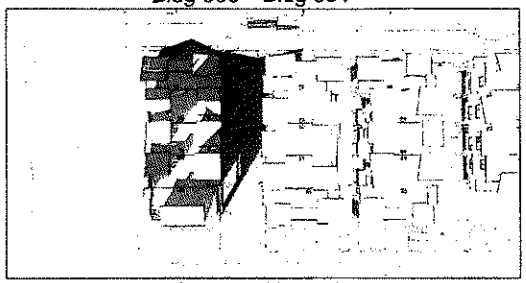
DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO 400.010

DATE 6-26-2013

AS.100

*Bldg 500 Bldg 501



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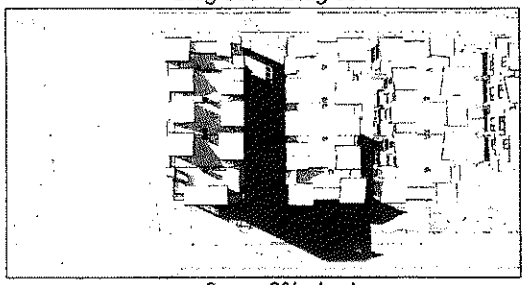

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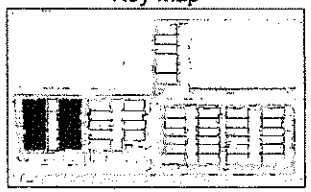

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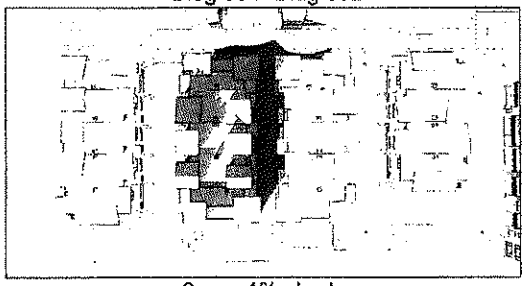

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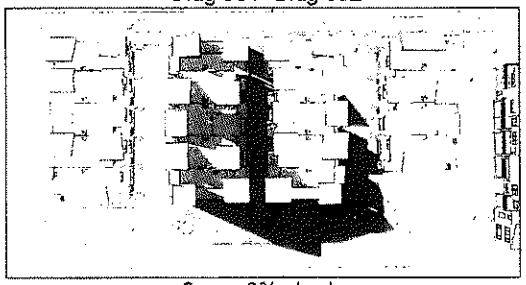

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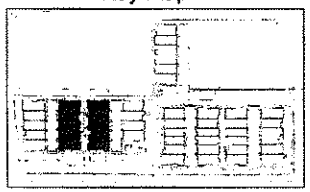

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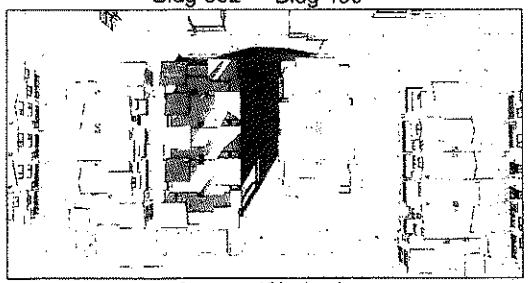

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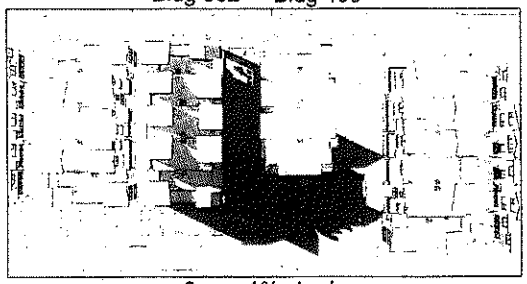

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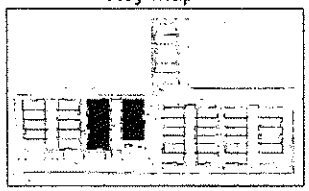


Shadow Study

(*Building casting shadows)

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

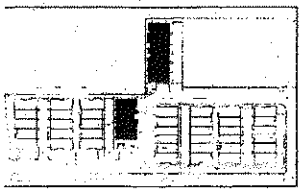
DAHLIN GROUP

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO 400.010
DATE 6-26-2013

AS.200

Key Map



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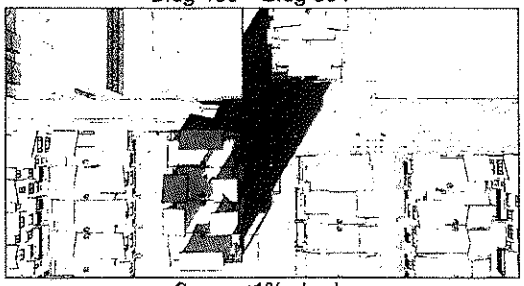

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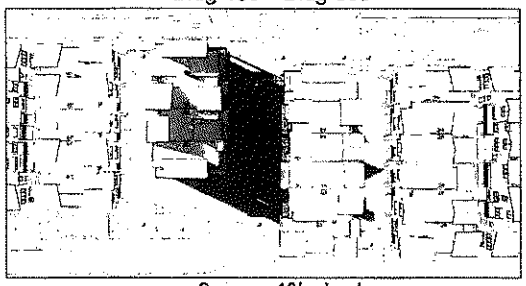

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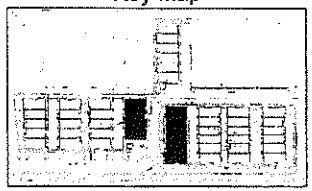

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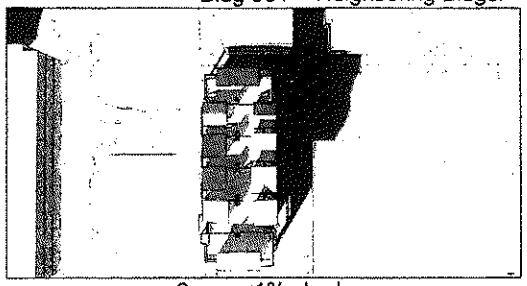

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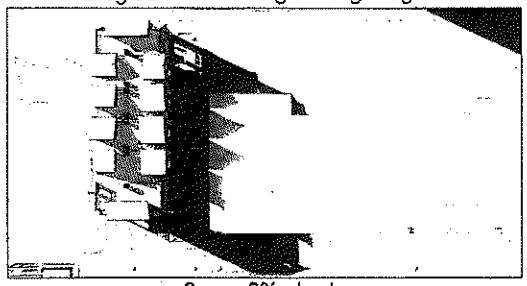

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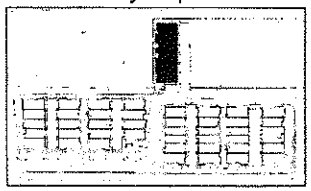

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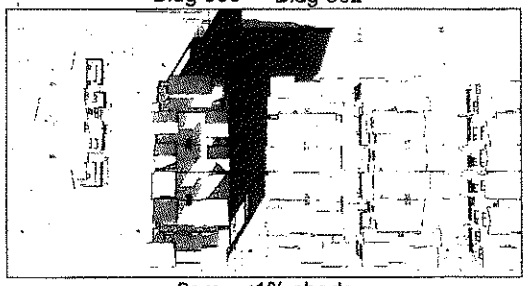

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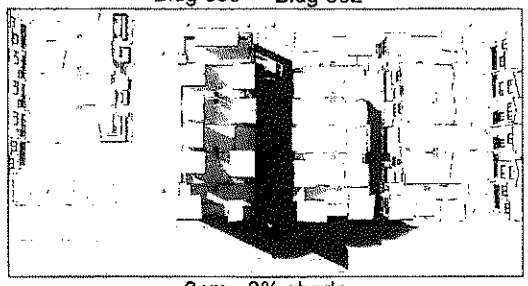

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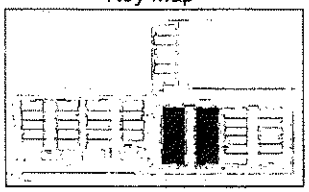


Shadow Study

(*Building casting shadows)

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

DAHLIN

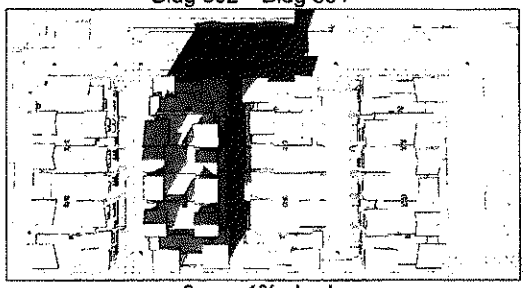
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO 400.010

DATE 6-24-2013

AS.201

*Bldg 602 Bldg 601



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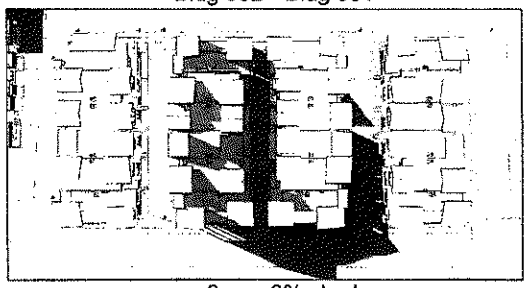

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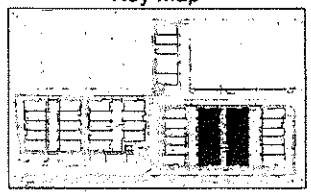

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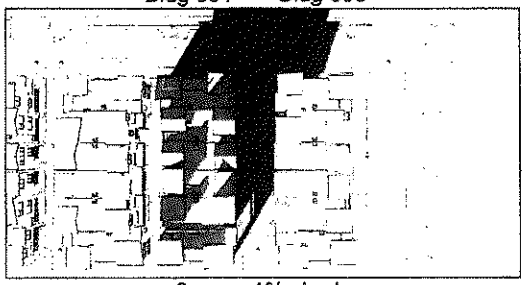

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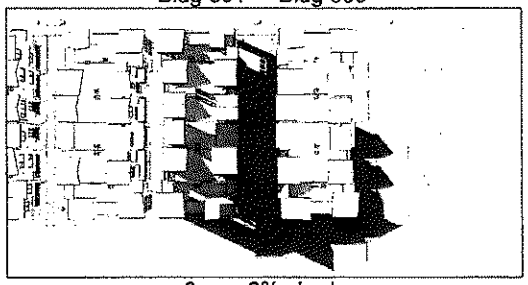

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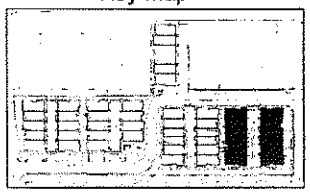

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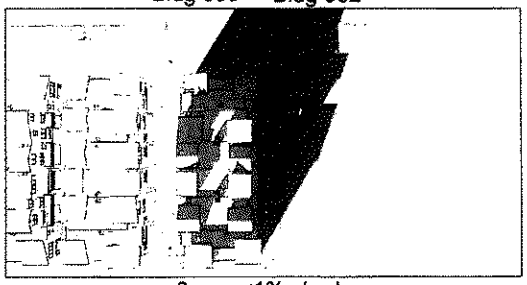

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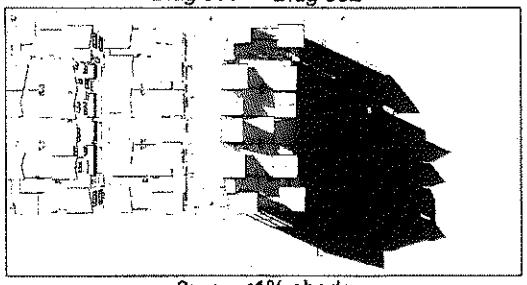

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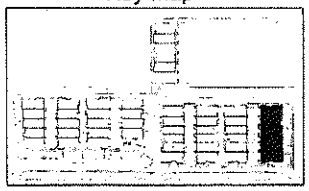


Shadow Study

(*Building casting shadows)

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

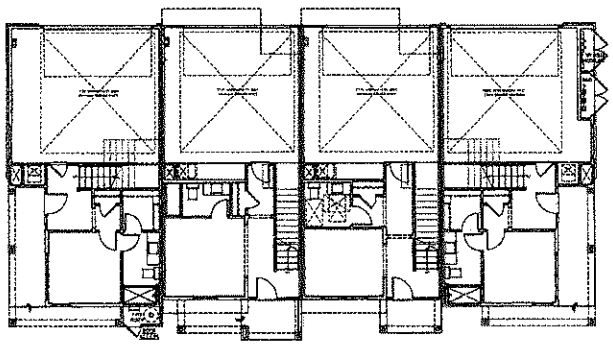
DAHLIN GROUP

3895 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO 400 010

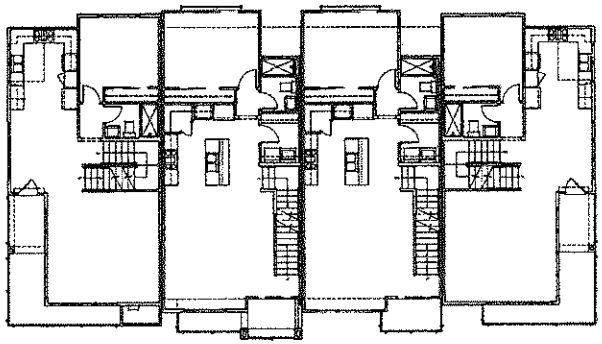
DATE 4-26-2013

AS.202



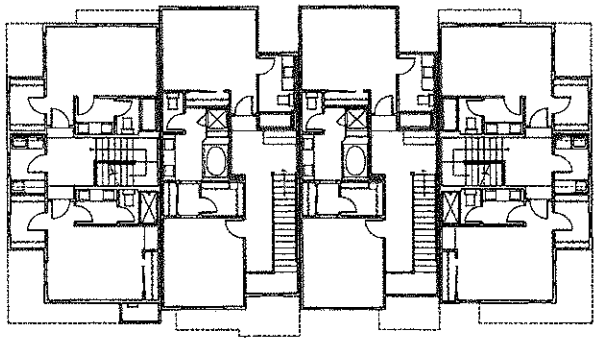
UNIT 51 UNIT 42 UNIT 44 - ACC UNIT 50 (R)

BUILDING 400 (4-UNIT BUILDING)
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 51 UNIT 42 UNIT 44 - ACC UNIT 50 (R)

BUILDING 400 (4-UNIT BUILDING)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 51 UNIT 42 UNIT 44 - ACC UNIT 50 (R)

BUILDING 400 (4-UNIT BUILDING)
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT 42		UNIT 44 & 46 (ACCESSIBLE)		UNIT 50/51/52	
NET TOTAL LIVING AREA	1856 sq. ft.	NET TOTAL LIVING AREA	1856 sq. ft.	NET TOTAL LIVING AREA	1935 sq. ft.
First Floor	318 sq. ft.	First Floor	318 sq. ft.	First Floor	345 sq. ft.
Second Floor	775 sq. ft.	Second Floor	775 sq. ft.	Second Floor	789 sq. ft.
Third Floor	762 sq. ft.	Third Floor	762 sq. ft.	Third Floor	801 sq. ft.
2 Car Garage	427 sq. ft.	2 Car Garage	427 sq. ft.	2 Car Garage	454 sq. ft.
Covered Entry Porch	107 sq. ft.	Covered Entry Porch	124 sq. ft.	Covered Entry Porch	148 sq. ft.
2nd Flr. Covered Deck	81 sq. ft.	2nd Flr. Covered Deck	96 sq. ft.	2nd Flr. Covered Deck	143 sq. ft.
3BR, 4 BA		3BR, 3.5 BA		4BR, 4 BA	
OPT. BEDRM 4		ACC'S BA			

Building 400
Floor Plans

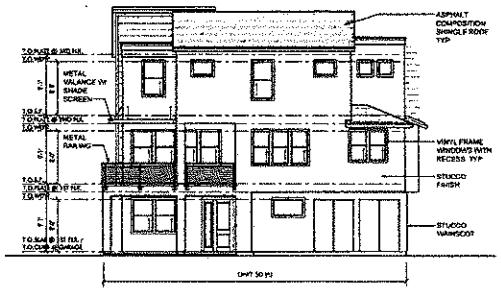
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL | DAHLIN GROUP

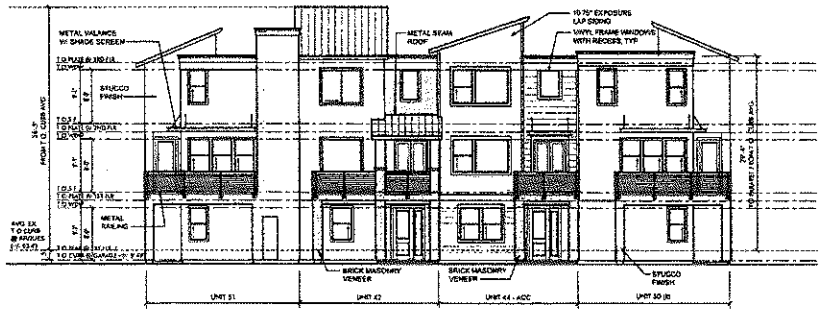
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 400.010
DATE 6-26-2013

A400



BUILDING 400
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 400 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Building 400
Elevations & Perspective

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

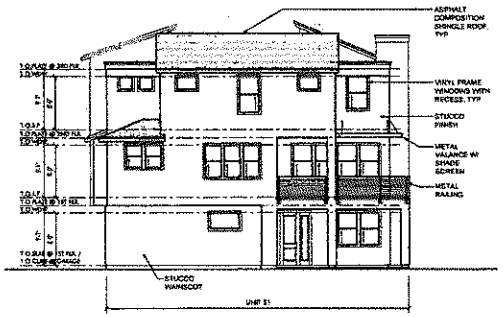
DAHLIN GROUP

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

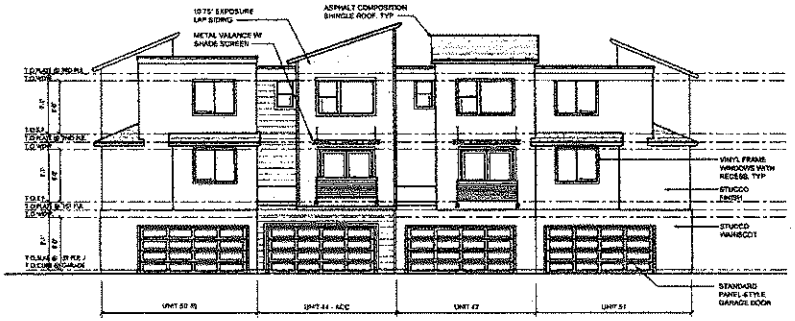
JOB NO 400.010

DATE 6-26-2013

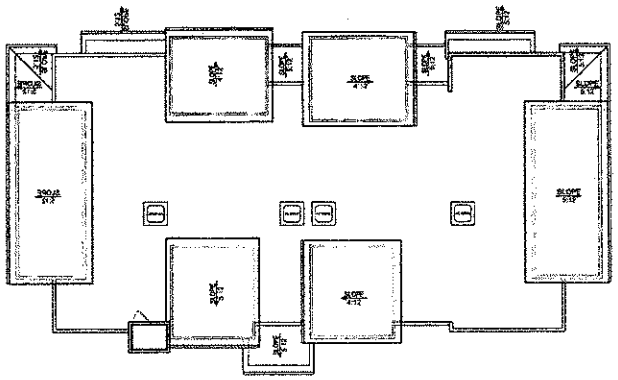
A401



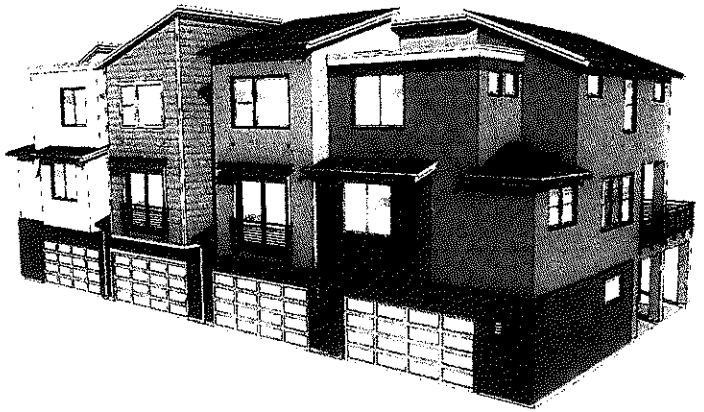
BUILDING 400
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 400 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 400 - ROOF PLAN
SCALE: 1/8" = 1'-0"



Building 400
Elevations & Perspective

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

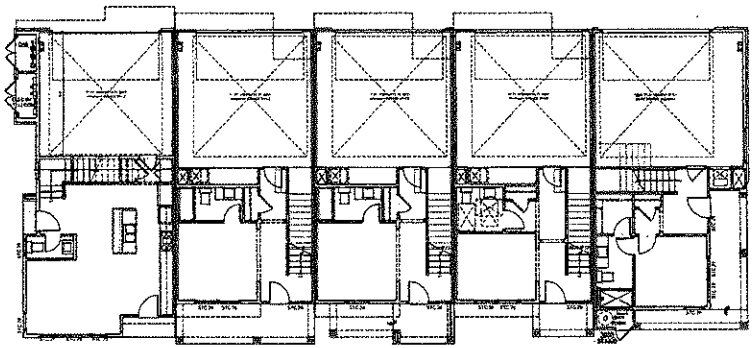
DAHLIN GROUP

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO 400.010

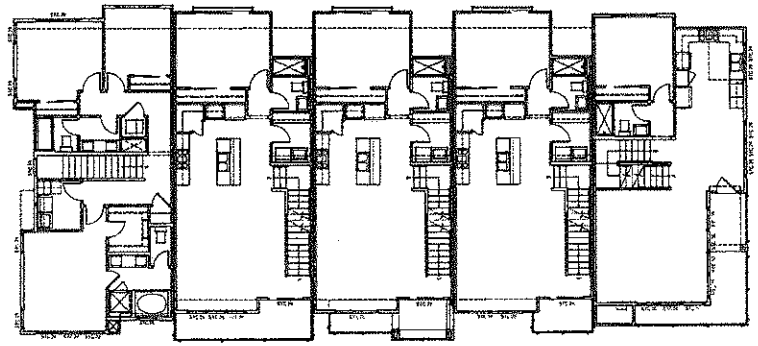
DATE 6-26-2013

A402



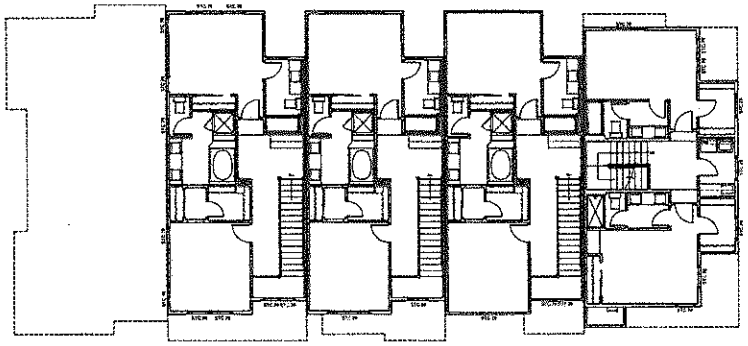
UNIT 22 (ENH) UNIT 41 (ENH) UNIT 42 (ENH) UNIT 44 ACC (ENH) UNIT 51 (R) (ENH)

BUILDING 500 (5-UNIT BUILDING)
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 22 (ENH) UNIT 41 (ENH) UNIT 42 (ENH) UNIT 44 ACC (ENH) UNIT 51 (R) (ENH)

BUILDING 500 (5-UNIT BUILDING)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 22 (ENH) UNIT 41 (ENH) UNIT 42 (ENH) UNIT 44 ACC (ENH) UNIT 51 (R) (ENH)

BUILDING 500 (5-UNIT BUILDING)
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT 20/21/22	
TOTAL LIVING AREA:	1469 sq. ft.
First Floor	506 sq. ft.
Second Floor	963 sq. ft.
2 Car Garage	400 sq. ft.
Covered Entry Porch	10 sq. ft.
1st Floor Porch	24 sq. ft.
3BR, 2.5 BA	
UNIT 40 & 41	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	776 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	124 sq. ft.
2nd Flr. Covered Deck	99 sq. ft.
3BR, 4 BA	
OPT. BEDRM 4	
UNIT 42	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	776 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	100 sq. ft.
2nd Flr. Covered Deck	81 sq. ft.
3BR, 4 BA	
OPT. BEDRM 4	

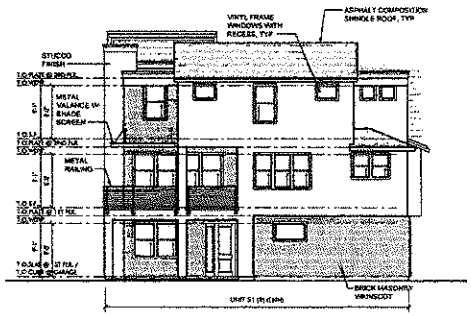
UNIT 44 & 46 (ACCESSIBLE)	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	776 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	124 sq. ft.
2nd Flr. Covered Deck	99 sq. ft.
3BR, 3.5 BA	
ACC.) BA	
UNIT 50/51/52	
NET TOTAL LIVING AREA:	1936 sq. ft.
First Floor	349 sq. ft.
Second Floor	769 sq. ft.
Third Floor	821 sq. ft.
2 Car Garage	454 sq. ft.
Covered Entry Porch	148 sq. ft.
2nd Flr. Covered Deck	143 sq. ft.
4BR, 4 BA	

Building 500
Floor Plans

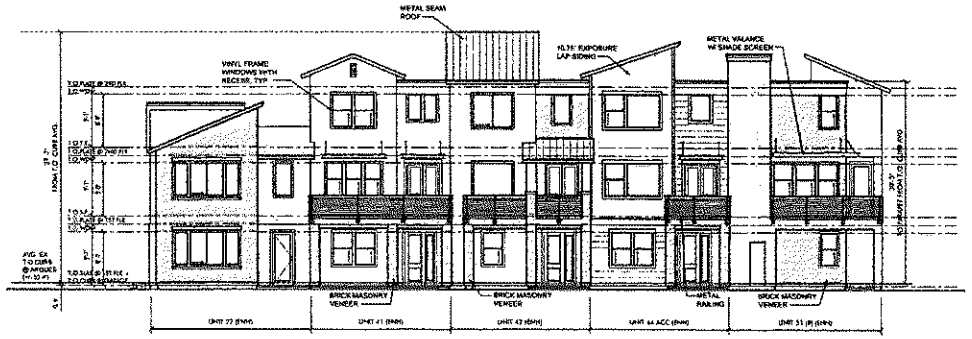
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 400.010
DATE 8-26-2013
A500



BUILDING 500
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 500 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Building 500
Elevations & Perspective

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

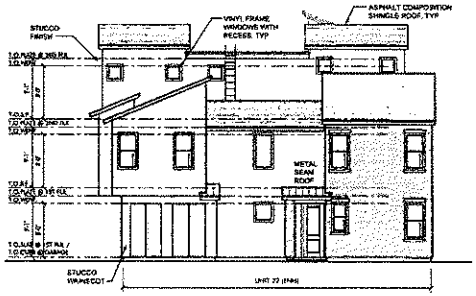
DAHLIN group

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

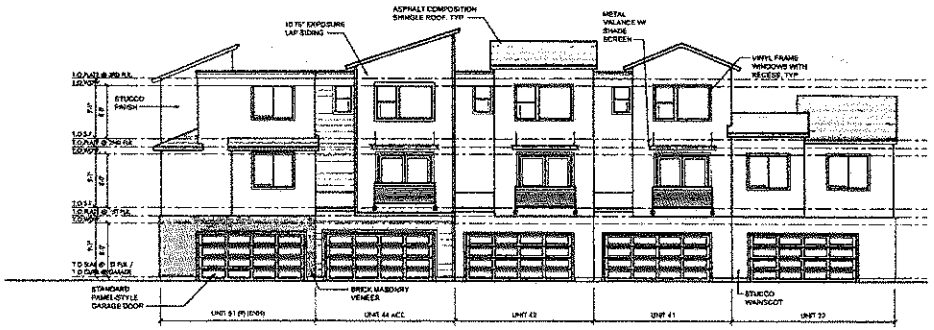
JOB NO 409.010

DATE 6-26-2013

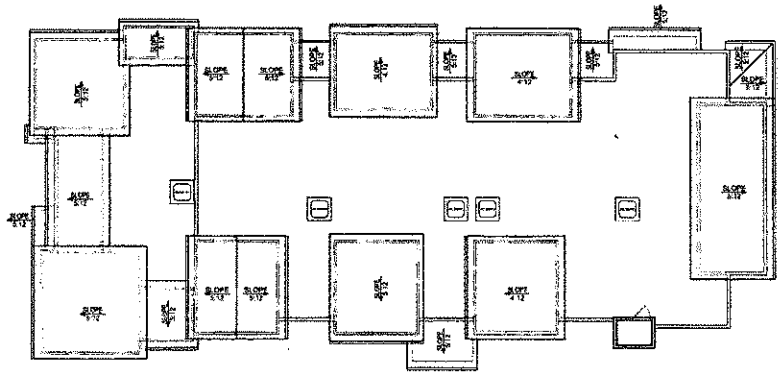
A501



BUILDING 500
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 500 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 500 - ROOF PLAN
SCALE: 1/8" = 1'-0"

Building 500
Elevations & Perspective

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

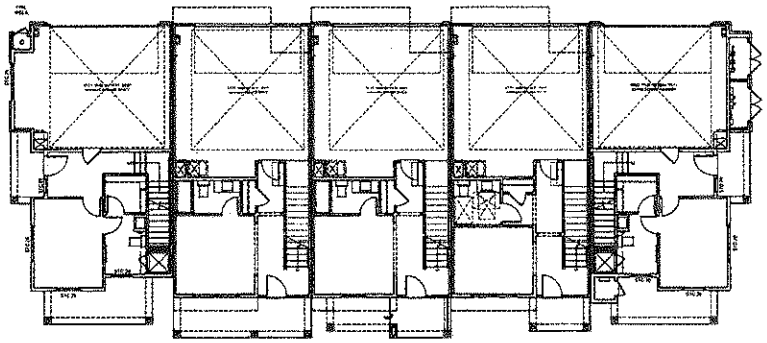
DAHLIN group

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO 400.010

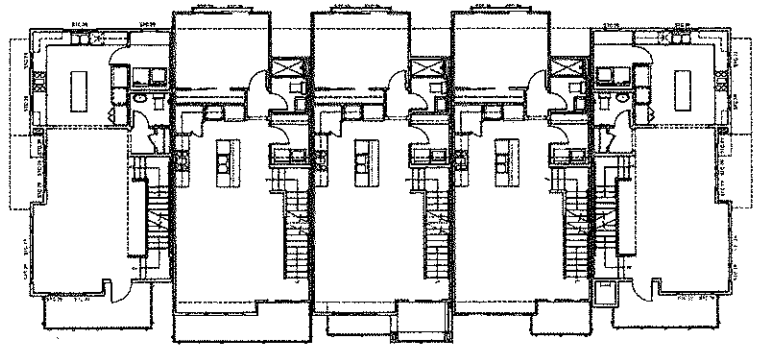
DATE 6-26-2013

A502



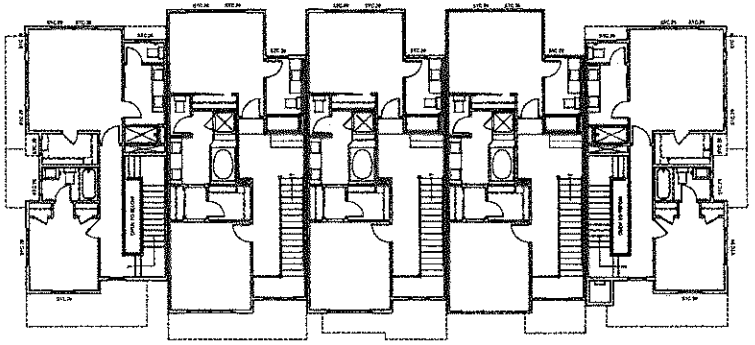
UNIT 33 UNIT 40 UNIT 42 UNIT 44 ACC UNIT 30 (R)

BUILDING 501 (5-UNIT BUILDING)
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 33 UNIT 40 UNIT 42 UNIT 44 ACC UNIT 30 (R)

BUILDING 501 (5-UNIT BUILDING)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 33 UNIT 40 UNIT 42 UNIT 44 ACC UNIT 30 (R)

BUILDING 501 (5-UNIT BUILDING)
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT 30/31/33	
TOTAL LIVING AREA:	1792 sq. ft
First Floor	377 sq ft
Second Floor	678 sq ft
Third Floor	737 sq ft
2 Car Garage	400 sq ft
Covered Entry Porch	47 sq ft
Deck	80 sq ft
3BR, 2.5 BA	

UNIT 40 & 41	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq ft
Second Floor	776 sq ft
Third Floor	762 sq ft
2 Car Garage	479 sq ft
Covered Entry Porch	124 sq ft
2nd Flr. Covered Deck	99 sq ft
3BR, 4 BA	
OPT. BEDRM 4	

UNIT 42	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq ft
Second Floor	776 sq ft
Third Floor	762 sq ft
2 Car Garage	479 sq ft
Covered Entry Porch	107 sq ft
2nd Flr. Covered Deck	97 sq ft
3BR, 4 BA	
OPT. BEDRM 4	

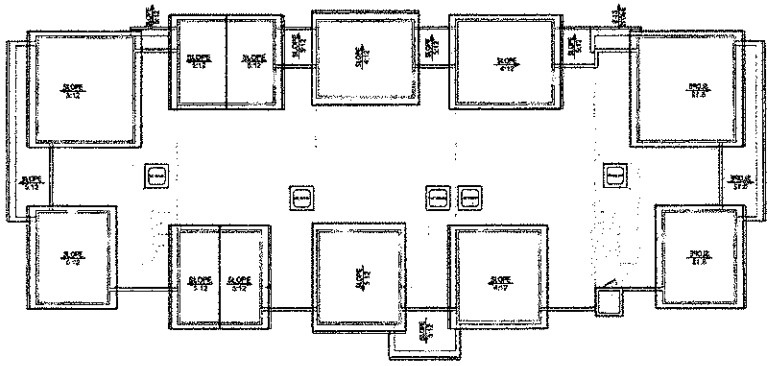
UNIT 44 & 45 (ACCESSIBLE)	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq ft
Second Floor	776 sq ft
Third Floor	762 sq ft
2 Car Garage	479 sq ft
Covered Entry Porch	124 sq ft
2nd Flr. Covered Deck	96 sq ft
3BR, 3.5 BA	
ACC. BA	

Building 501
Floor Plans

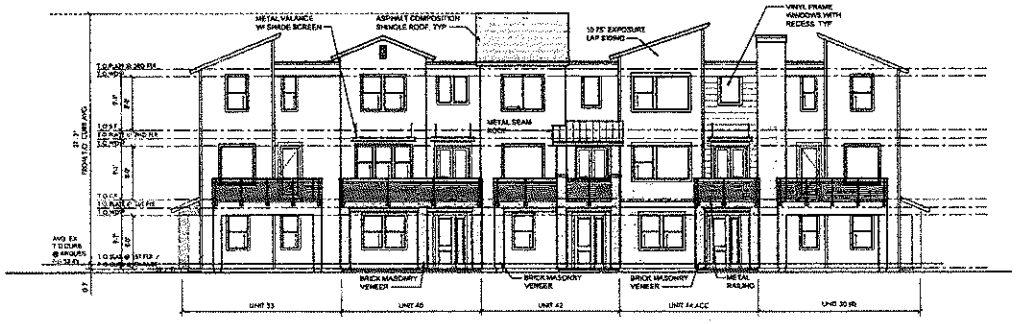
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN
5665 Owens Drive
Pleasanton, CA 94588
925-251-7200

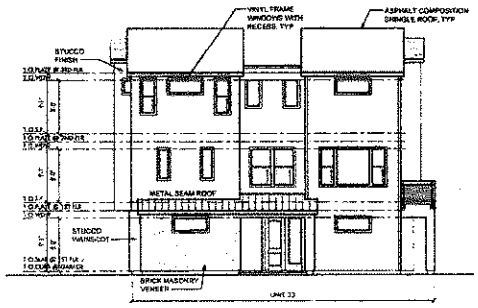
JOB NO 400.010
DATE 6-26-2013
A503



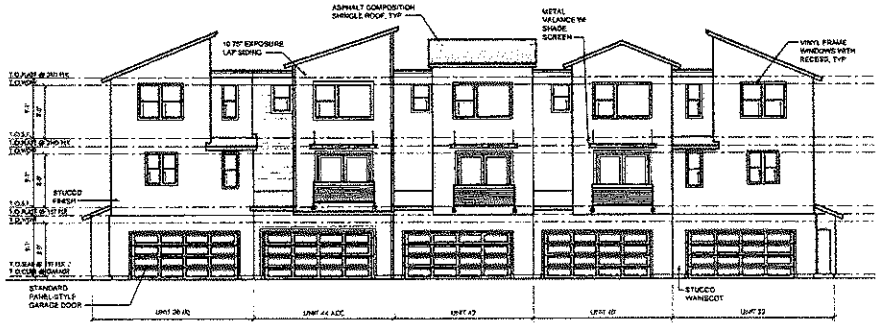
BUILDING 501 - ROOF PLAN
SCALE: 1/8" = 1'-0"



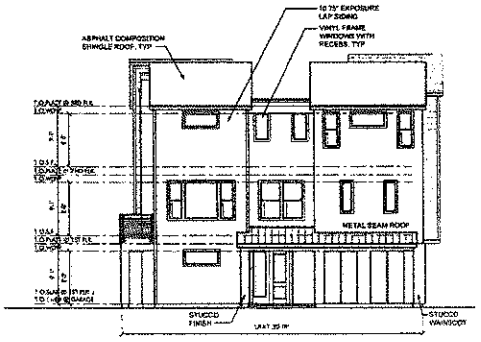
BUILDING 501 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 501
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 501 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 501
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

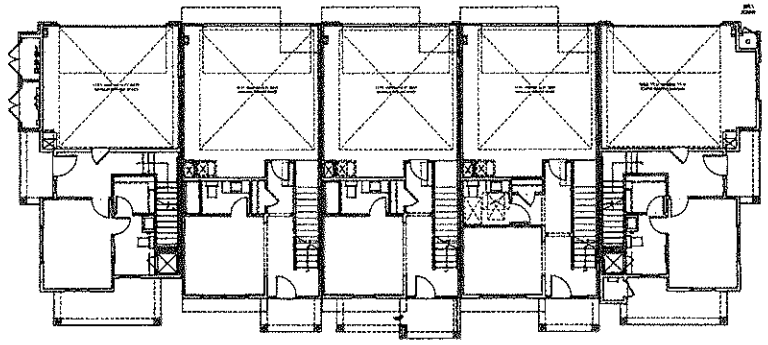
Building 501 Elevations

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

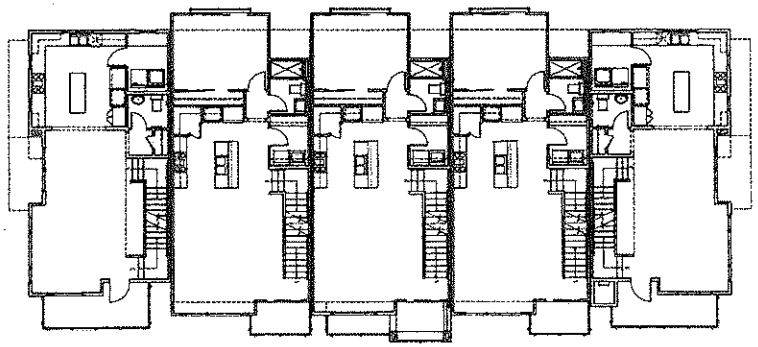
JOB NO. 400.010
DATE 6-26-2013

A504



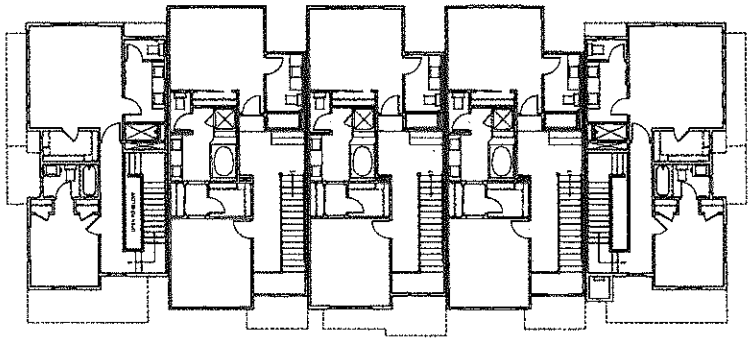
UNIT 32 UNIT 43 UNIT 42 UNIT 44 ACC UNIT 31 (R)

BUILDING 502 (5-UNIT BUILDING)
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 32 UNIT 43 UNIT 42 UNIT 44 ACC UNIT 31 (R)

BUILDING 502 (5-UNIT BUILDING)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 32 UNIT 43 UNIT 42 UNIT 44 ACC UNIT 31 (R)

BUILDING 502 (5-UNIT BUILDING)
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT 30/31/32/33	
TOTAL LIVING AREA:	1792 sq. ft.
First Floor	377 sq. ft.
Second Floor	678 sq. ft.
Third Floor	737 sq. ft.
2 Car Garage	400 sq. ft.
Covered Entry Porch	47 sq. ft.
Deck	93 sq. ft.
3BR, 2.5 BA	

UNIT 42	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	776 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	100 sq. ft.
2nd Flr. Covered Deck	81 sq. ft.
3BR, 4 BA	
OPT. BEDRM 4	

UNIT 43 & 45	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	776 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	65 sq. ft.
2nd Flr. Covered Deck	50 sq. ft.
3BR, 4 BA	
OPT. BEDRM 4	

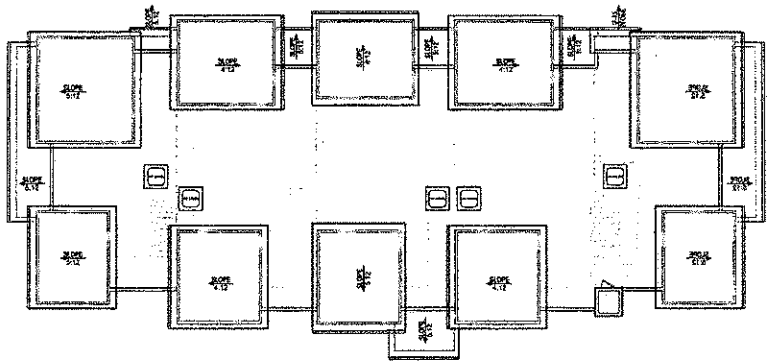
UNIT 44 & 45 (ACCESSIBLE)	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	776 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	124 sq. ft.
2nd Flr. Covered Deck	96 sq. ft.
3BR, 3.5 BA	
ACC 1 BA	

Building 502
Floor Plans

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

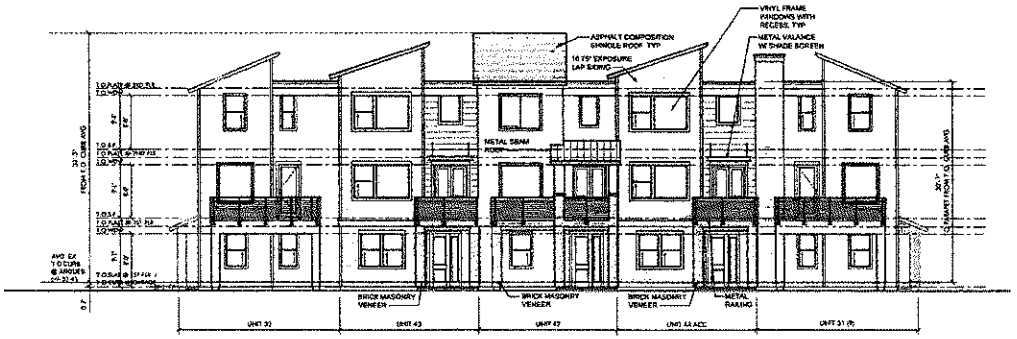
Warmington RESIDENTIAL
DAHLIN GROUP
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO 400.010
DATE 6-26-2013
A505



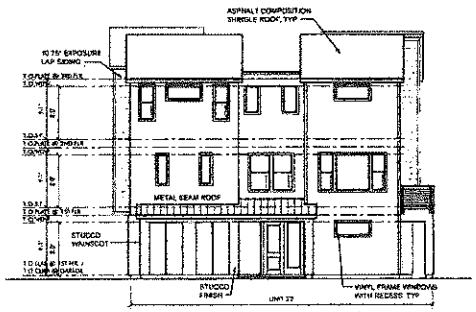
BUILDING 502 - ROOF PLAN

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



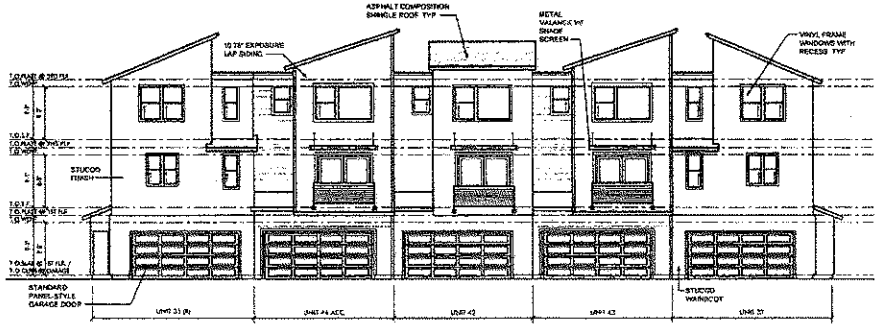
BUILDING 502 - FRONT ELEVATION

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



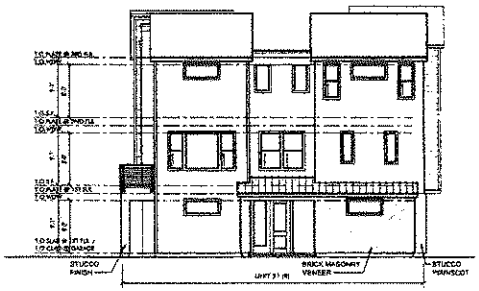
BUILDING 502
LEFT SIDE ELEVATION

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



BUILDING 502 - REAR ELEVATION

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



BUILDING 502
RIGHT SIDE ELEVATION

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

Building 502 Elevations

EAST TAYLOR AVENUE

SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

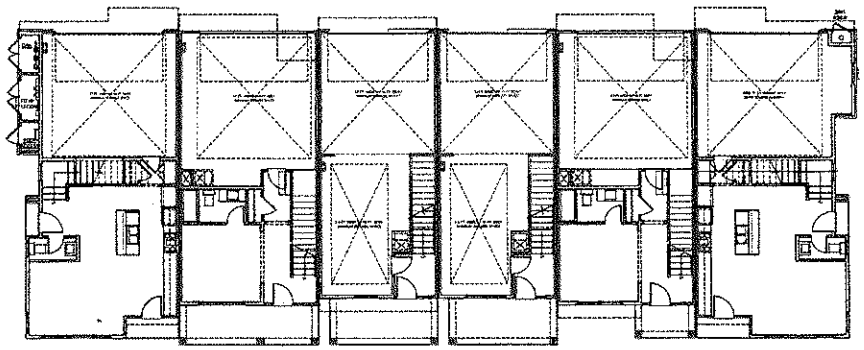
DAHLIN GROUP

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO 400.010

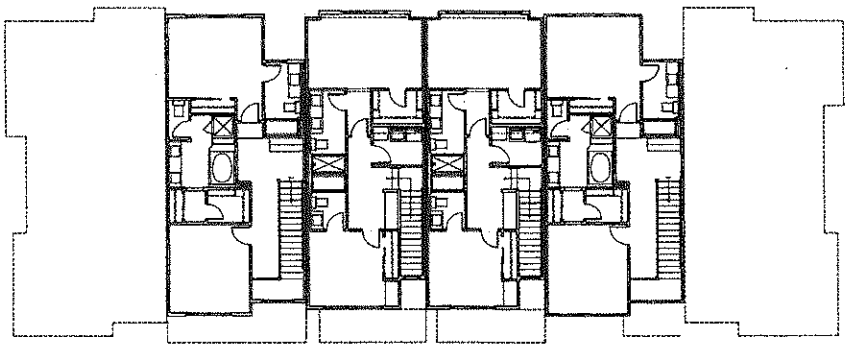
DATE 6-26-2013

A506



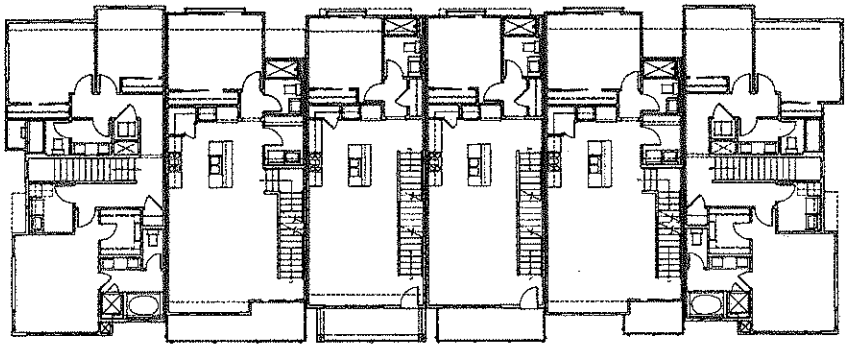
UNIT 30 (ENH) UNIT 41 (ENH) UNIT 11 (ENH) UNIT 10 (ENH) UNIT 45 (ENH) UNIT 21 (R) (ENH)

BUILDING 600 (6-UNIT BUILDING)
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 30 (ENH) UNIT 41 (ENH) UNIT 11 (ENH) UNIT 10 (ENH) UNIT 45 (ENH) UNIT 21 (R) (ENH)

BUILDING 600 (6-UNIT BUILDING)
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 30 (ENH) UNIT 41 (ENH) UNIT 11 (ENH) UNIT 10 (ENH) UNIT 45 (ENH) UNIT 21 (R) (ENH)

BUILDING 600 (6-UNIT BUILDING)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNITS 10 & 11	
NET TOTAL LIVING AREA:	1482 sq. ft.
First Floor	23 sq. ft.
Second Floor	672 sq. ft.
Third Floor	737 sq. ft.
2 Car Tandem Garage	638 sq. ft.
Covered Entry Porch	97 sq. ft.
2nd Flr. Covered Deck	81 sq. ft.
3BR, 3 BA	

UNIT 20/21/22	
TOTAL LIVING AREA:	1469 sq. ft.
First Floor	506 sq. ft.
Second Floor	963 sq. ft.
2 Car Garage	400 sq. ft.
Covered Entry Porch	10 sq. ft.
1st Floor Porch	24 sq. ft.
3BR, 2.5 BA	

UNIT 40 & 41	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	778 sq. ft.
Third Floor	760 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	124 sq. ft.
2nd Flr. Covered Deck	76 sq. ft.
3BR, 4 BA	
OPT. BEDRM 4	

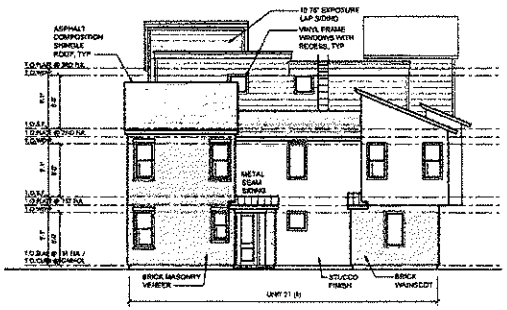
UNIT 43 & 45	
NET TOTAL LIVING AREA:	1854 sq. ft.
First Floor	318 sq. ft.
Second Floor	775 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	69 sq. ft.
2nd Flr. Covered Deck	50 sq. ft.
3BR, 4 BA	
OPT. BEDRM 4	

Building 600
Floor Plans

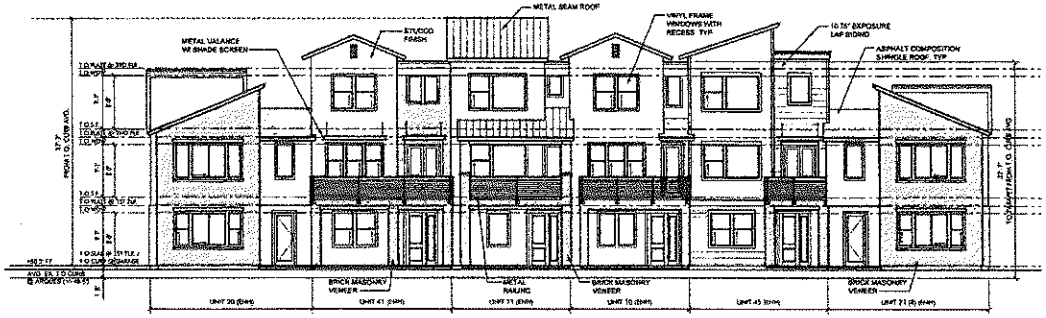
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
5665 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 400.010
DATE 4-26-2013
A600



BUILDING 600
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 600 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Building 600
Elevations & Perspective

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

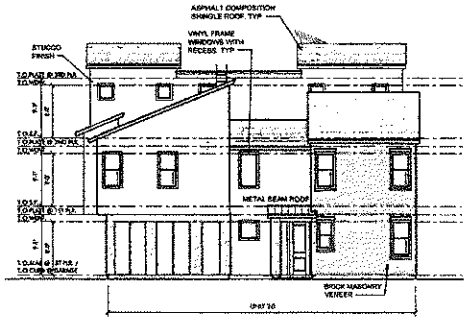
DAHLIN GROUP

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

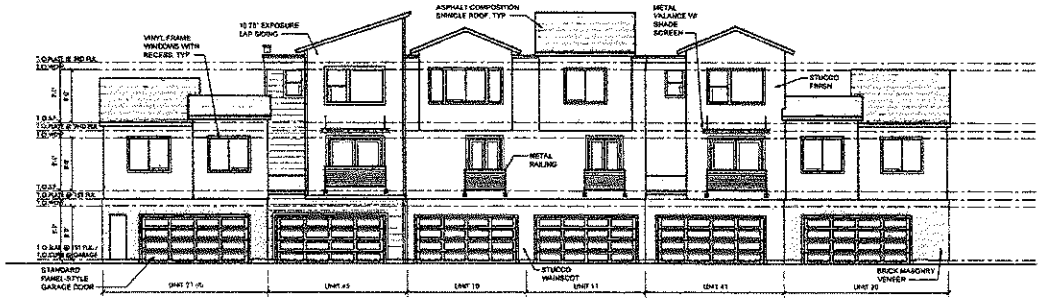
JOB NO 400.010

DATE 6-26-2013

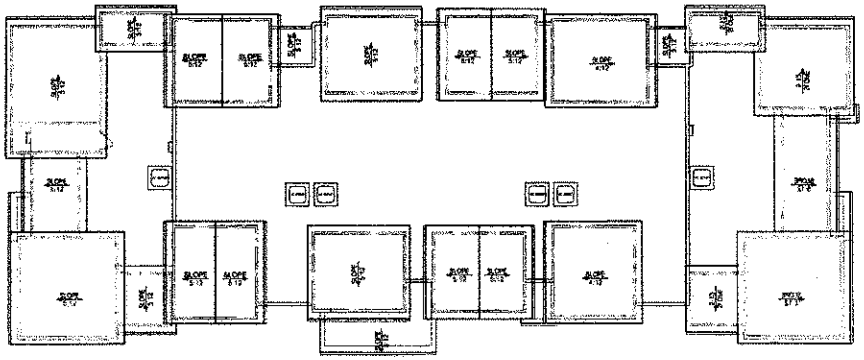
A601



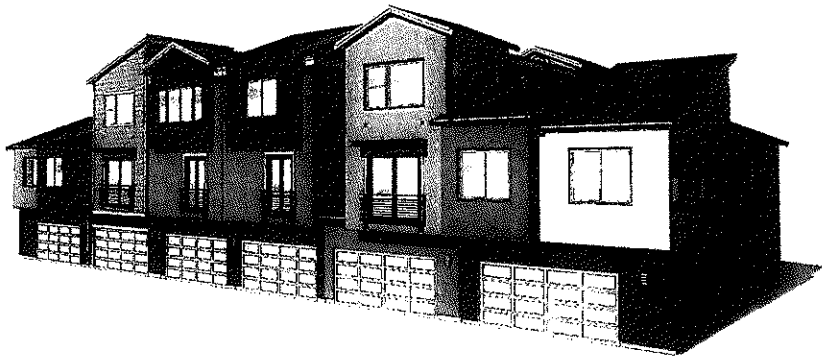
BUILDING 600
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 600 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 600 - ROOF PLAN
SCALE: 1/8" = 1'-0"



Building 600
Elevations & Perspective

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

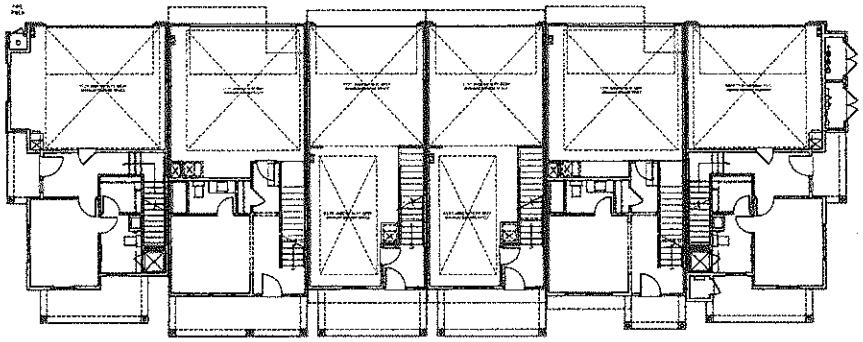
DAHLIN group

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO 400.010

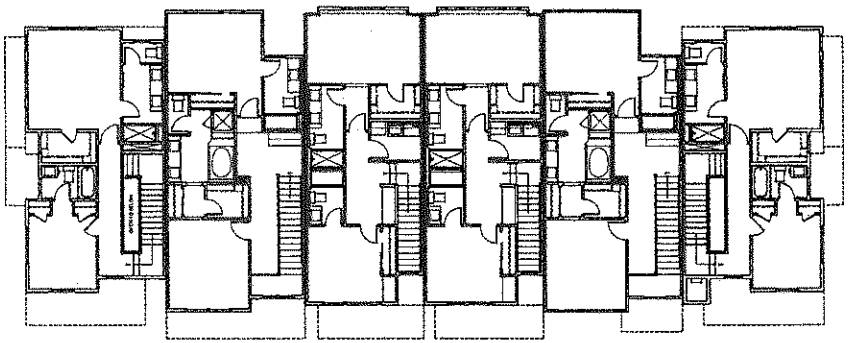
DATE 6-26-2013

A602



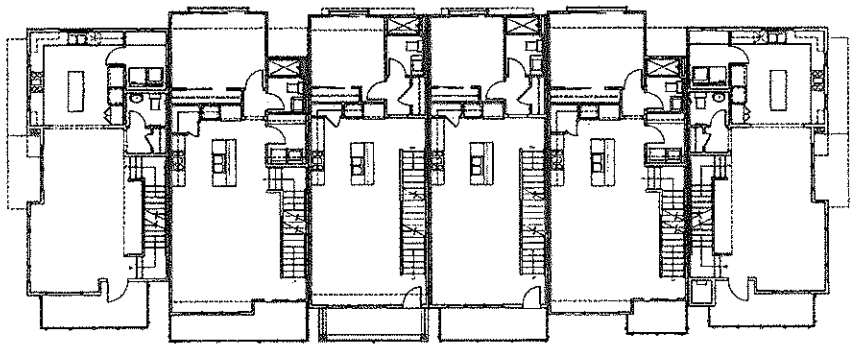
UNIT 33 UNIT 40 UNIT 11 UNIT 10 UNIT 43 UNIT 30 (R)

BUILDING 601 (6-UNIT BUILDING)
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 33 UNIT 40 UNIT 11 UNIT 10 UNIT 43 UNIT 30 (R)

BUILDING 601 (6-UNIT BUILDING)
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 33 UNIT 40 UNIT 11 UNIT 10 UNIT 43 UNIT 30 (R)

BUILDING 601 (6-UNIT BUILDING)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

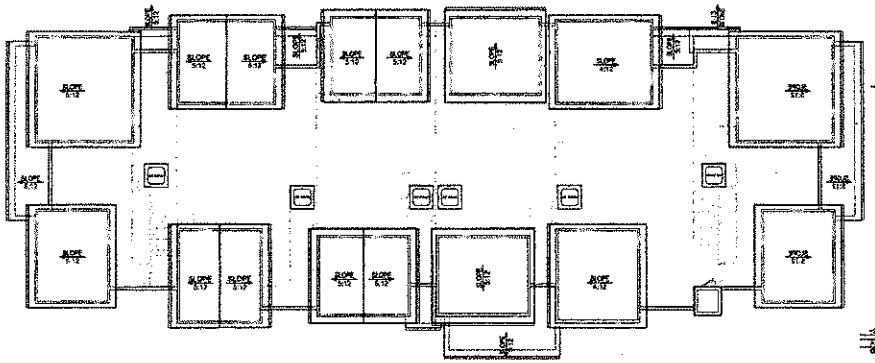
UNITS 10 & 11		UNIT 40 & 41	
NET TOTAL LIVING AREA:	1462 sq. ft	NET TOTAL LIVING AREA:	1856 sq. ft
First Floor	53 sq. ft	First Floor	516 sq. ft
Second Floor	677 sq. ft	Second Floor	776 sq. ft
Third Floor	787 sq. ft	Third Floor	782 sq. ft
2 Car Tandem Garage	434 sq. ft	2 Car Garage	479 sq. ft
Covered Entry Porch	82 sq. ft	Covered Entry Porch	124 sq. ft
2nd Flr. Covered Deck	81 sq. ft	2nd Flr. Covered Deck	99 sq. ft
3BR, 3 BA		3BR, 4 BA OPT. BEDRM 4	
UNIT 30/31/32/33		UNIT 43 & 45	
TOTAL LIVING AREA:	1792 sq. ft	NET TOTAL LIVING AREA:	1856 sq. ft
First Floor	377 sq. ft	First Floor	516 sq. ft
Second Floor	878 sq. ft	Second Floor	776 sq. ft
Third Floor	737 sq. ft	Third Floor	782 sq. ft
2 Car Garage	470 sq. ft	2 Car Garage	479 sq. ft
Covered Entry Porch	47 sq. ft	Covered Entry Porch	80 sq. ft
Deck	90 sq. ft	2nd Flr. Covered Deck	99 sq. ft
3BR, 2.5 BA		3BR, 4 BA OPT. BEDRM 4	

Building 601
Floor Plans

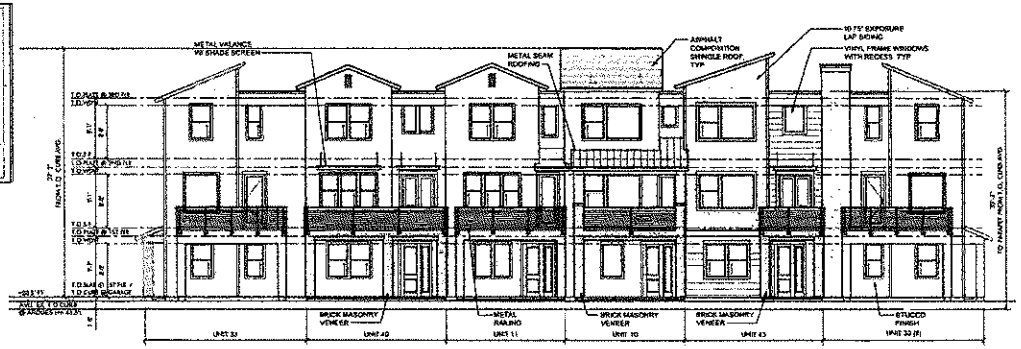
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

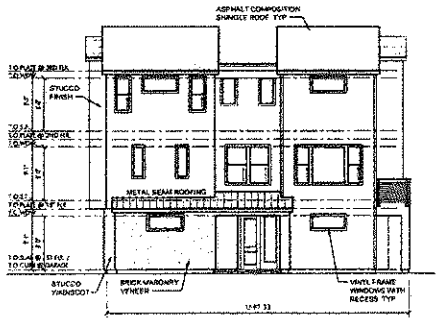
JOB NO 400.010
DATE 6-26-2013
A603



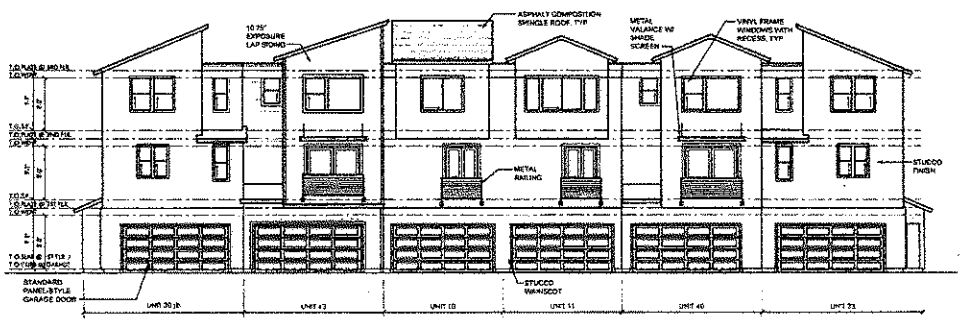
BUILDING 601 - ROOF PLAN
SCALE: 1/8" = 1'-0"



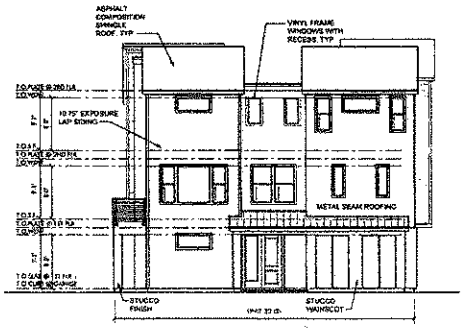
BUILDING 601 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 601
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 601 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 601
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Building 601
Elevations

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

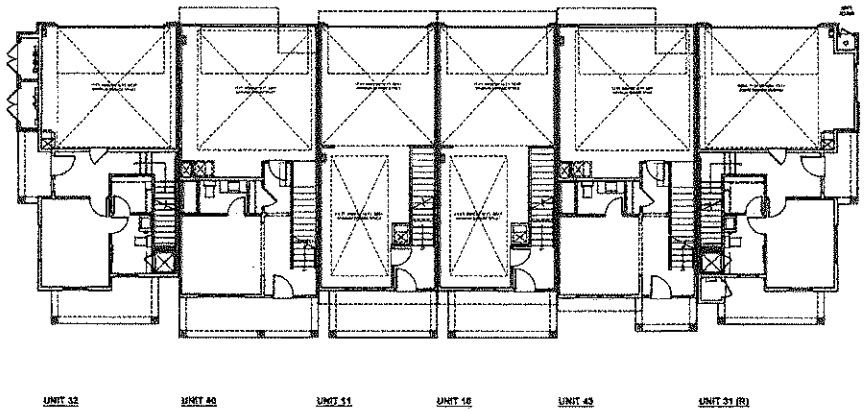
Warmington RESIDENTIAL

DAHLIN group

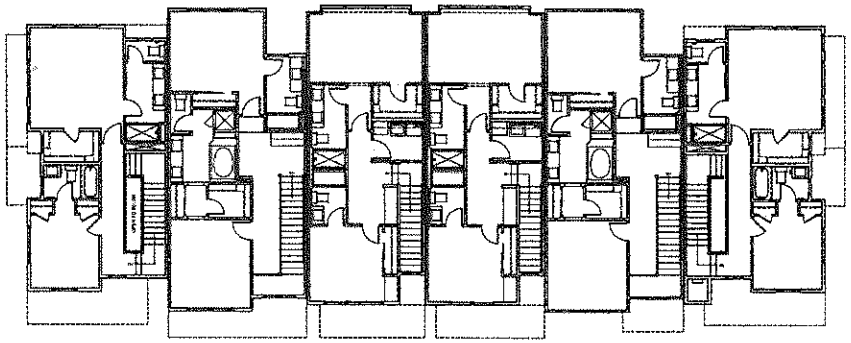
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

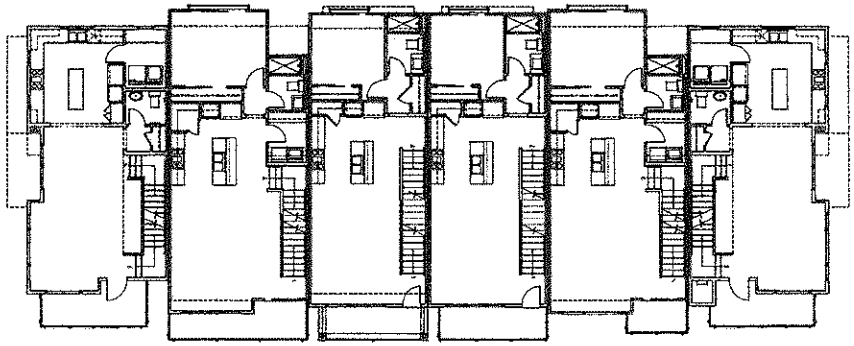
JOB NO. 400.010
DATE 6-26-2013

A604



BUILDING 602 (6-UNIT BUILDING)
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"





BUILDING 602 (6-UNIT BUILDING)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING 602 (6-UNIT BUILDING)
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNITS 10 & 11	
NET TOTAL LIVING AREA:	1462 sq. ft.
First Floor	50 sq ft
Second Floor	672 sq ft
Third Floor	737 sq ft
2 Car Tandem Garage	634 sq ft
Covered Entry Porch	60 sq ft
2nd Flr Covered Deck	61 sq ft
3BR, 3 BA	

UNIT 30/31/32/33	
TOTAL LIVING AREA	1792 sq. ft.
First Floor	377 sq. ft.
Second Floor	778 sq ft
Third Floor	737 sq. ft.
2 Car Garage	400 sq. ft.
Covered Entry Porch	47 sq. ft.
Deck	90 sq. ft.
3BR, 2.5 BA	

UNIT 40 & 41	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	316 sq ft
Second Floor	778 sq ft
Third Floor	762 sq ft
2 Car Garage	479 sq ft
Covered Entry Porch	124 sq ft
2nd Flr Covered Deck	99 sq ft
3BR, 4 BA	
OPT BEDRM 4	

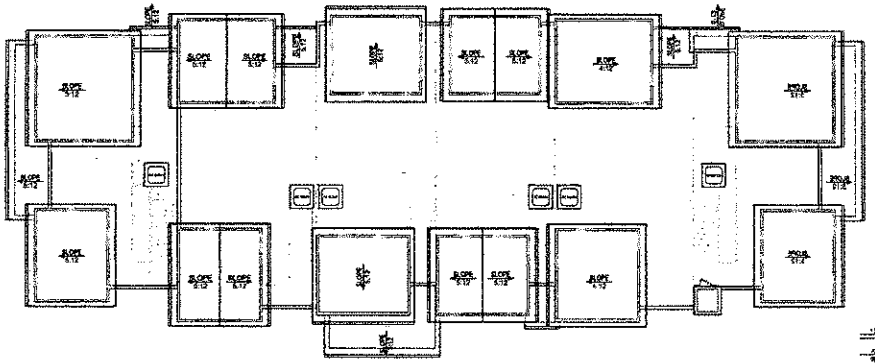
UNIT 43 & 45	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	316 sq ft
Second Floor	778 sq ft
Third Floor	762 sq ft
2 Car Garage	479 sq ft
Covered Entry Porch	50 sq ft
2nd Flr Covered Deck	50 sq ft
3BR, 4 BA	
OPT BEDRM 4	

Building 602
Floor Plans

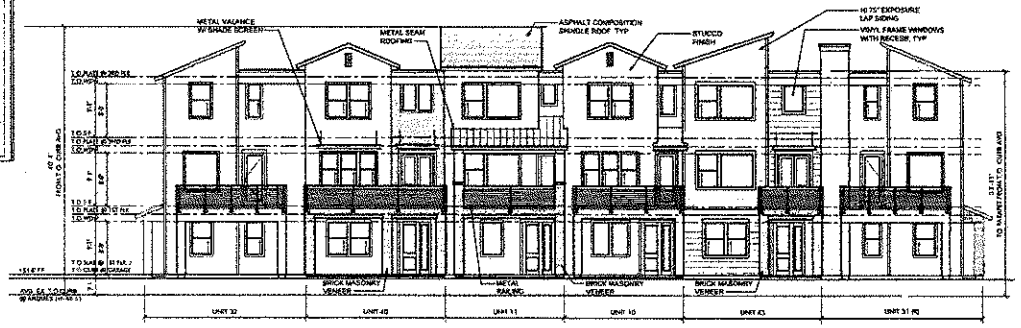
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN group
5985 Owens Drive
Pleasanton, CA 94588
925-251-7200

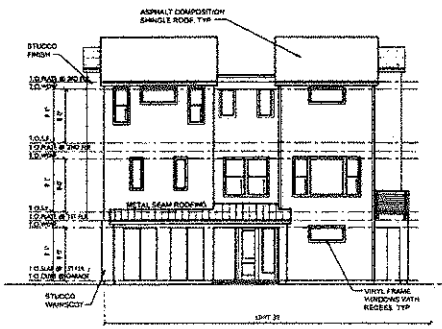
JOB NO 400.010
DATE 6-26-2013
A605



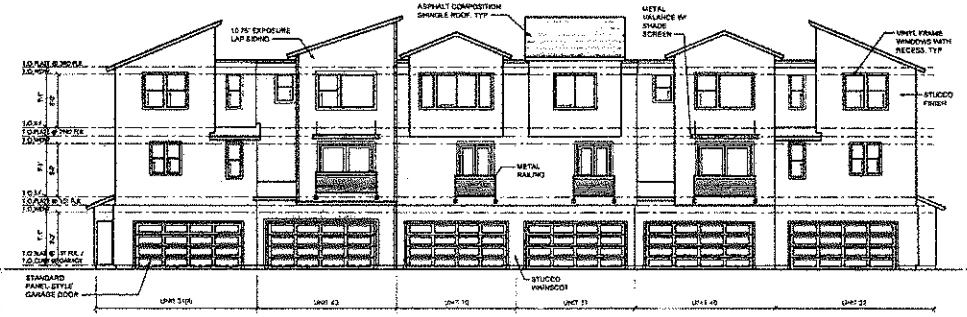
BUILDING 602 - ROOF PLAN
SCALE: 1/8" = 1'-0"



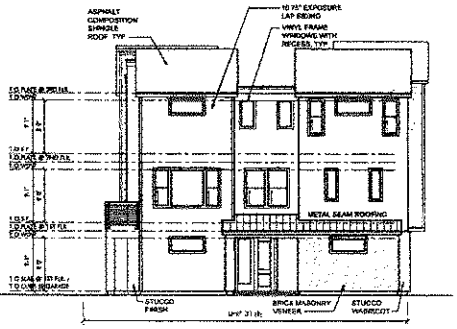
BUILDING 602 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 602
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 602 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 602
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

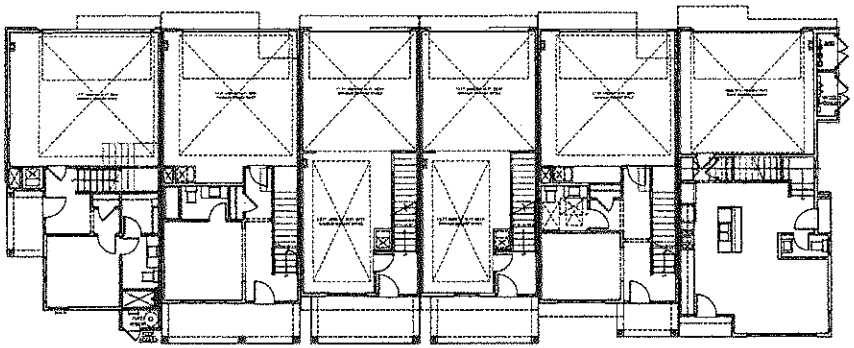
Building 602 Elevations

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
5866 Owens Drive
Pleasanton, CA 94588
925-251-7200

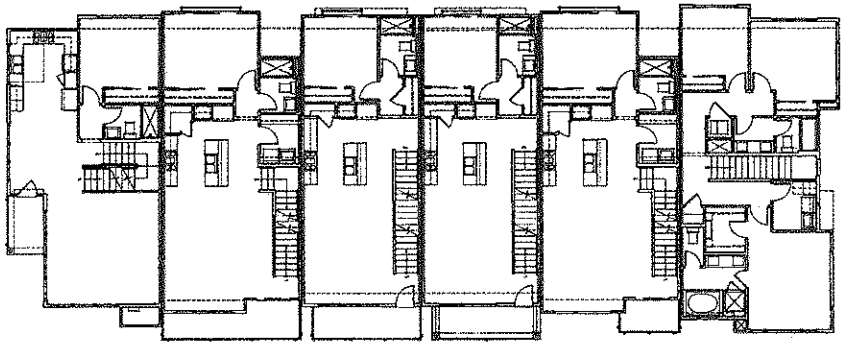
JOB NO 400 010
DATE 6-26-2013

A606



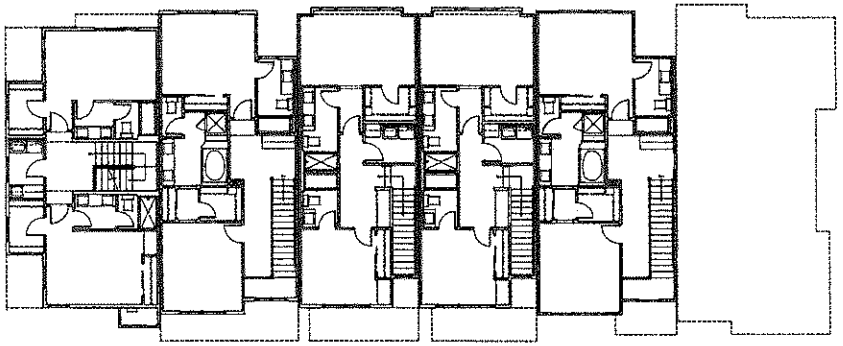
UNIT 52 UNIT 40 UNIT 10 UNIT 11 UNIT 46 ACC UNIT 22 (R)

BUILDING 603 (6-UNIT BUILDING)
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 52 UNIT 40 UNIT 10 UNIT 11 UNIT 46 ACC UNIT 22 (R)

BUILDING 603 (6-UNIT BUILDING)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 52 UNIT 40 UNIT 10 UNIT 11 UNIT 46 ACC UNIT 22 (R)

BUILDING 603 (6-UNIT BUILDING)
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNITS 10 & 11	
NET TOTAL LIVING AREA:	1462 sq. ft.
First Floor	53 sq. ft.
Second Floor	672 sq. ft.
Third Floor	737 sq. ft.
2 Car Tandem Garage	454 sq. ft.
Covered Entry Porch	97 sq. ft.
2nd Fl. Covered Deck	51 sq. ft.
3BR, 3 BA	

UNIT 40 & 41	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	776 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	478 sq. ft.
Covered Entry Porch	124 sq. ft.
2nd Fl. Covered Deck	96 sq. ft.
3BR, 4 BA	
OPT. BEDRM 4	

UNIT 50/51/52	
NET TOTAL LIVING AREA:	1935 sq. ft.
First Floor	346 sq. ft.
Second Floor	766 sq. ft.
Third Floor	823 sq. ft.
2 Car Garage	454 sq. ft.
Covered Entry Porch	148 sq. ft.
2nd Fl. Covered Deck	143 sq. ft.
4BR, 4 BA	

UNIT 20/21/22	
TOTAL LIVING AREA:	1469 sq. ft.
First Floor	496 sq. ft.
Second Floor	953 sq. ft.
2 Car Garage	480 sq. ft.
Covered Entry Porch	10 sq. ft.
1st Floor Porch	24 sq. ft.
3BR, 2.5 BA	

UNIT 44 & 45 (ACCESSIBLE)	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	776 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	478 sq. ft.
Covered Entry Porch	124 sq. ft.
2nd Fl. Covered Deck	96 sq. ft.
3BR, 3.5 BA	
ACC.) BA	

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

DAHLIN GROUP

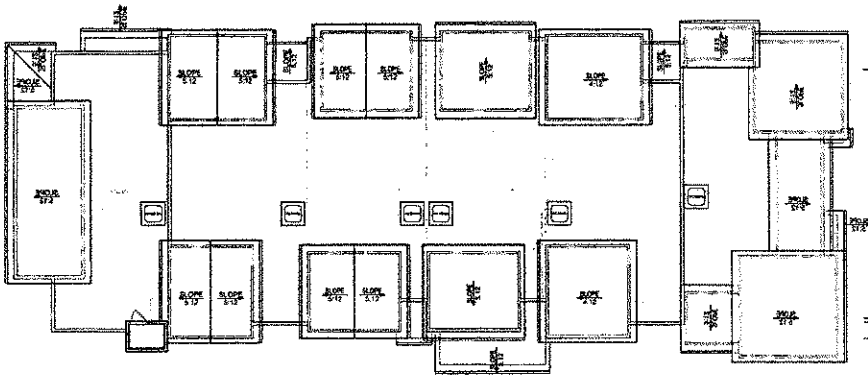
5865 Owens Drive
Pleasanton, CA 94588
925-261-7200

Building 603
Floor Plans

JOB NO 400 010

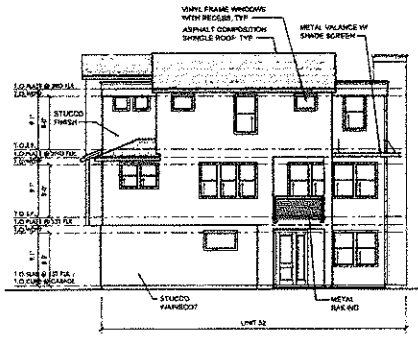
DATE 6-26-2013

A607

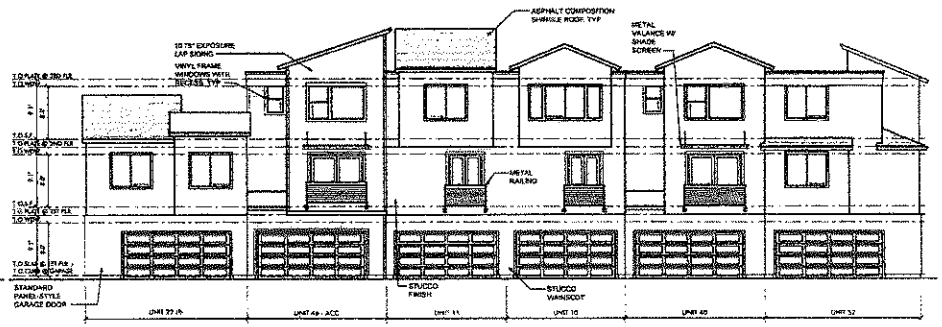


BUILDING 603 - ROOF PLAN
SCALE: 1/8" = 1'-0"

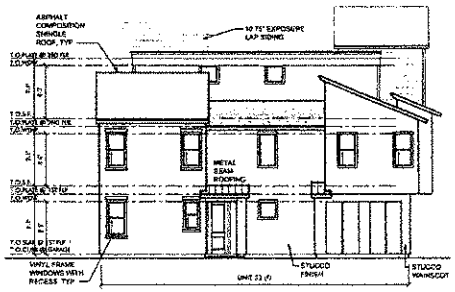
BUILDING 603 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 603
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 603 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 603
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Building 603 Elevations

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

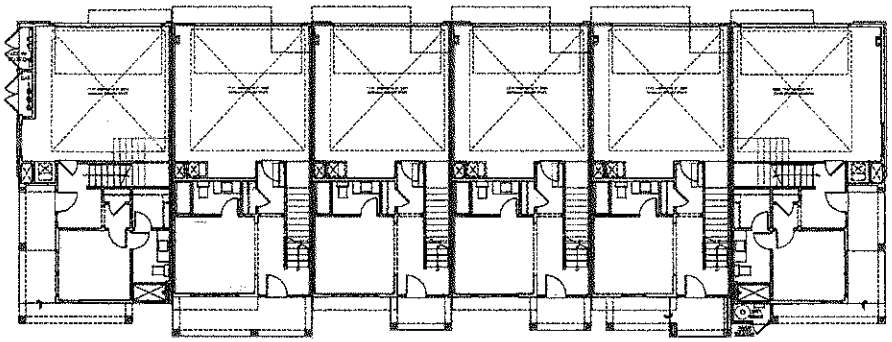
Warmington RESIDENTIAL

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

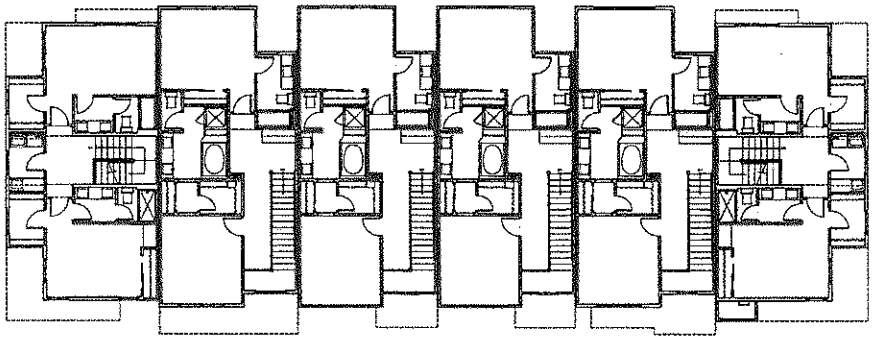
JOB NO 400.010
DATE 6-26-2013

A608



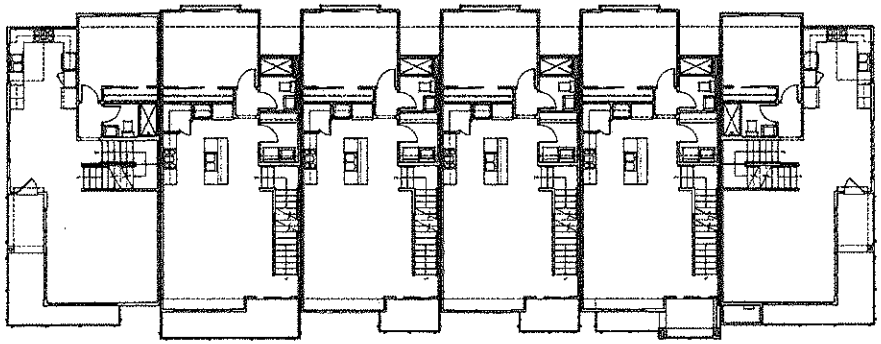
UNIT 50 | UNIT 40 | UNIT 43 | UNIT 43 | UNIT 42 | UNIT 51 (R)

BUILDING 604 (6-UNIT BUILDING)
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 50 | UNIT 40 | UNIT 43 | UNIT 43 | UNIT 42 | UNIT 51 (R)

BUILDING 604 (6-UNIT BUILDING)
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT 50 | UNIT 40 | UNIT 43 | UNIT 43 | UNIT 42 | UNIT 51 (R)

BUILDING 604 (6-UNIT BUILDING)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT 40 & 41	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	719 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	124 sq. ft.
2nd Flr. Covered Deck	99 sq. ft.
3BR, 4 BA OPT. BEDRM 4	

UNIT 42	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	719 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	102 sq. ft.
2nd Flr. Covered Deck	81 sq. ft.
3BR, 4 BA OPT. BEDRM 4	

UNIT 43 & 45	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	719 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	50 sq. ft.
2nd Flr. Covered Deck	50 sq. ft.
3BR, 4 BA OPT. BEDRM 4	

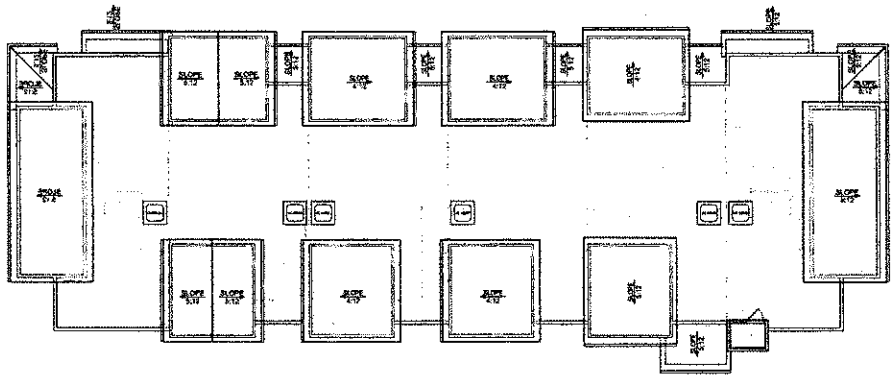
UNIT 50/51/52	
NET TOTAL LIVING AREA:	1935 sq. ft.
First Floor	345 sq. ft.
Second Floor	769 sq. ft.
Third Floor	821 sq. ft.
2 Car Garage	404 sq. ft.
Covered Entry Porch	145 sq. ft.
2nd Flr. Covered Deck	145 sq. ft.
4BR, 4 BA	

Building 604
Floor Plans

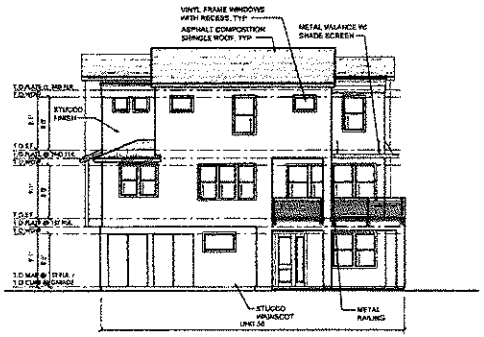
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

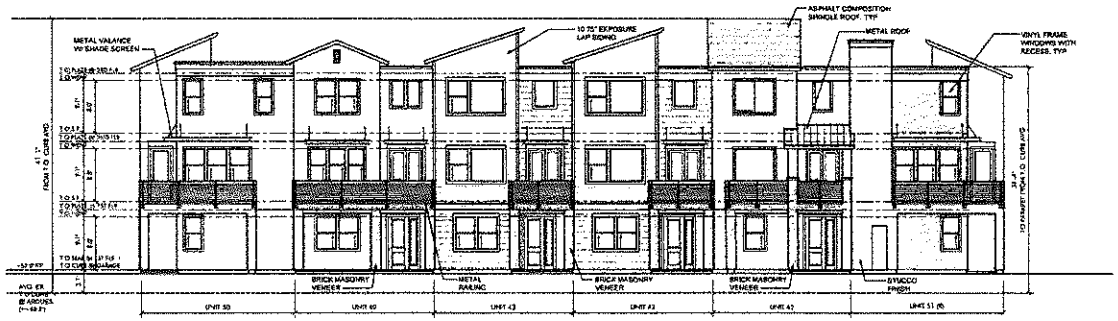
JOB NO 400.010
DATE 6.26.2013
A609



BUILDING 604 - ROOF PLAN
SCALE: 1/8" = 1'-0"



BUILDING 604
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 604 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

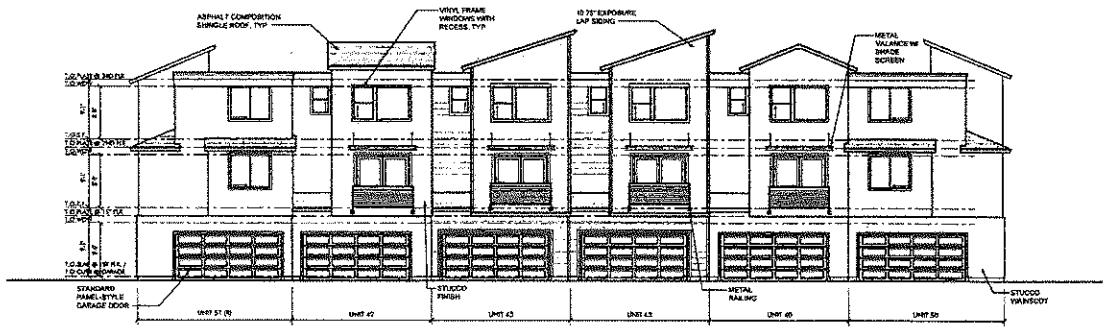
Building 604
Elevations

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN group
5895 Owens Drive
Pleasanton, CA 94588
925-251-7200

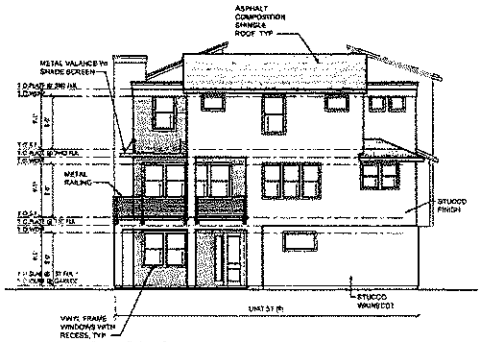
JOB NO 400.010
DATE 6-26-2013

A610



BUILDING 604 - REAR ELEVATION

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



BUILDING 604
RIGHT SIDE ELEVATION

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

Building 604 Elevations

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

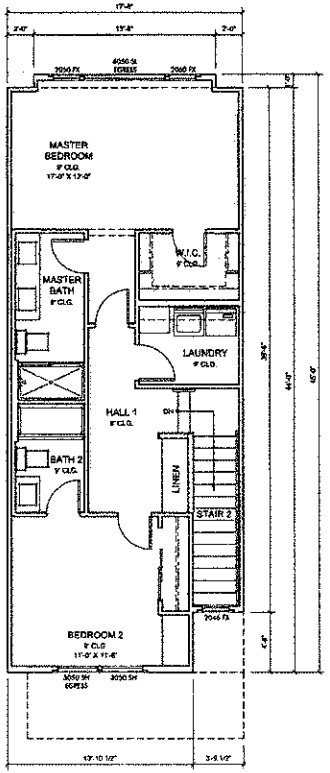
DAHLIN GROUP

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

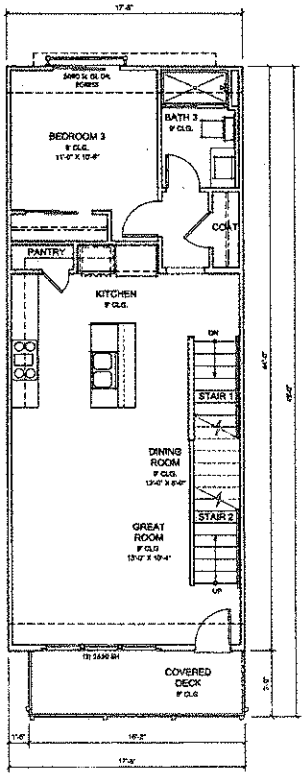
JOB NO 400.010

DATE 6-26-2013

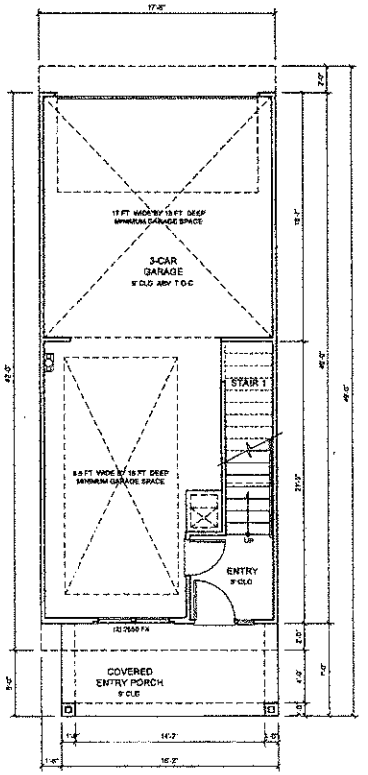
A611



UNIT 10
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 10
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 10
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

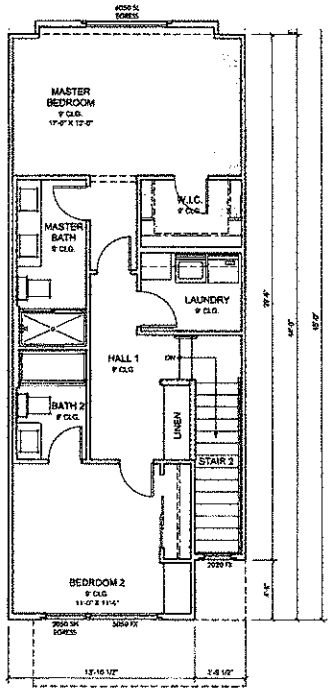
UNITS 10 & 11	
NET TOTAL LIVING AREA:	1462 sq. ft.
First Floor	53 sq. ft.
Second Floor	672 sq. ft.
Third Floor	737 sq. ft.
2 Car Tandem Garage	934 sq. ft.
Covered Entry Porch	92 sq. ft.
2nd Flr. Covered Deck	61 sq. ft.
3BR, 3 BA	

Unit 10
Floor Plans

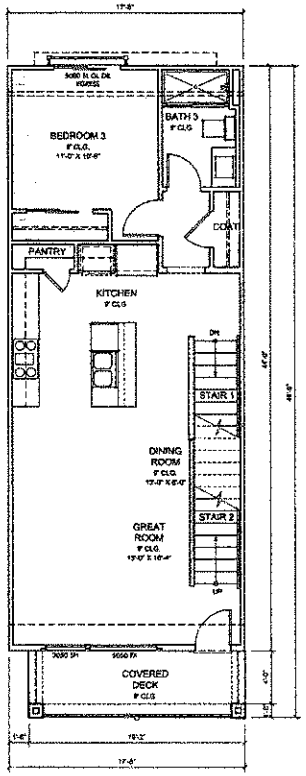
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

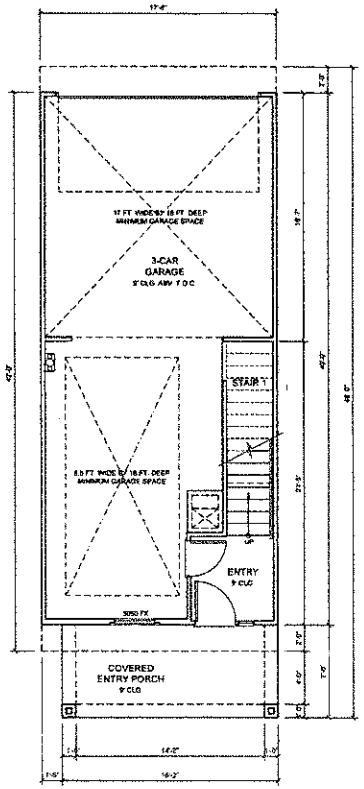
JOB NO 400.010
DATE 6-26-2013
A1.1A



UNIT 11
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 11
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 11
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

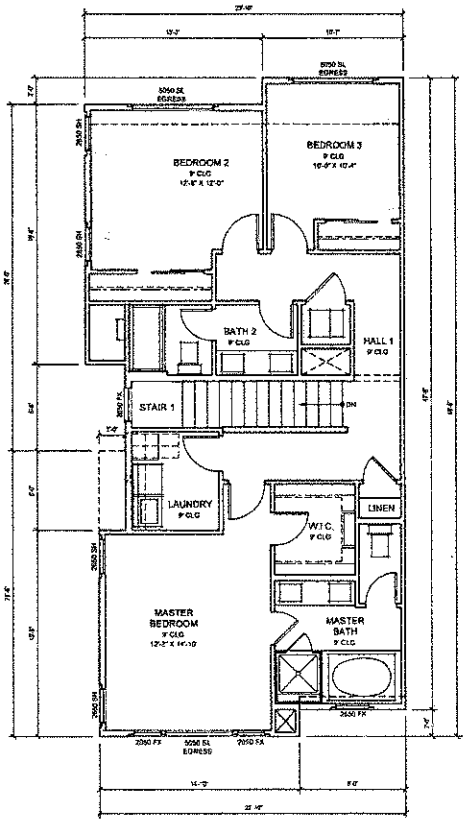
UNITS 10 & 11	
NET TOTAL LIVING AREA	1462 sq. ft.
First Floor	55 sq. ft.
Second Floor	672 sq. ft.
Third Floor	737 sq. ft.
2 Car Tandem Garage	634 sq. ft.
Covered Entry Porch	92 sq. ft.
2nd Flr. Covered Deck	81 sq. ft.
3BR, 3 BA	

Unit 11
Floor Plans

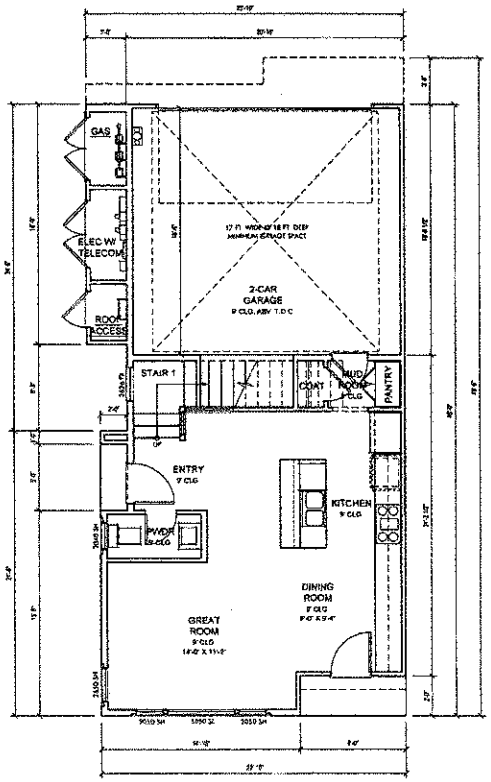
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 400.010
DATE 6-26-2013
A1.1B



UNIT 20
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 20
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

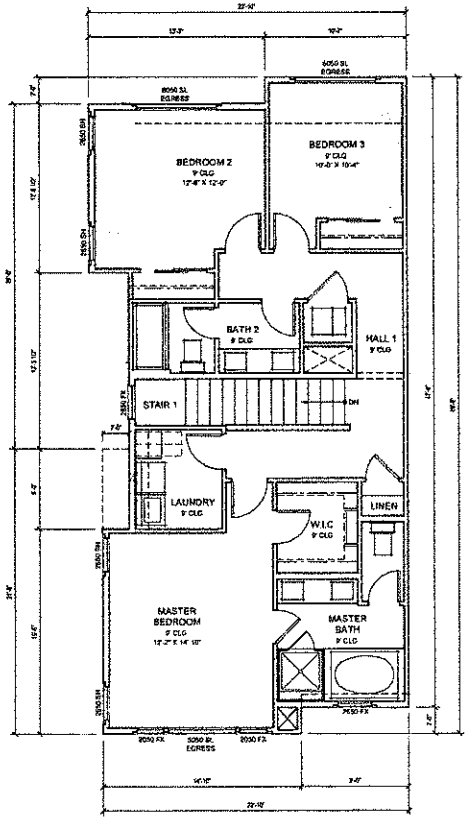
UNIT 20/21/22	
TOTAL LIVING AREA:	1489 sq. ft.
First Floor	505 sq. ft.
Second Floor	983 sq. ft.
2 Car Garage	400 sq. ft.
Covered Entry Porch	10 sq. ft.
1st Floor Porch	24 sq. ft.
3BR, 2.5 BA	

Unit 20
Floor Plans

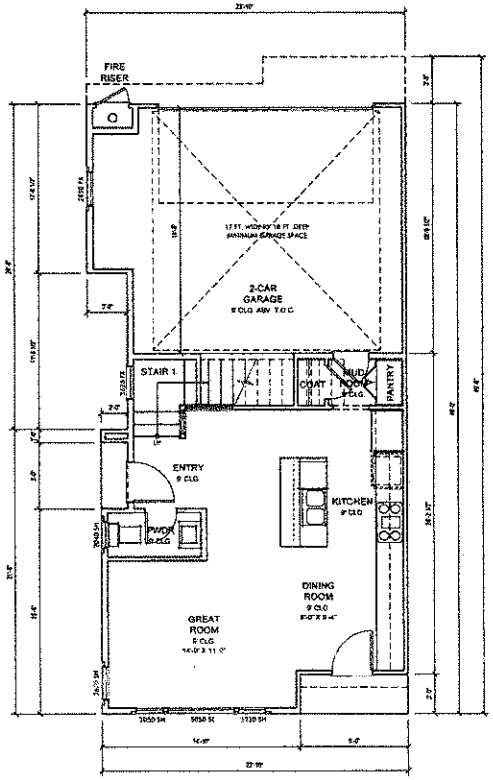
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
5665 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO 400.010
DATE 6-26-2013
A1.2A



UNIT 21
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 21
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

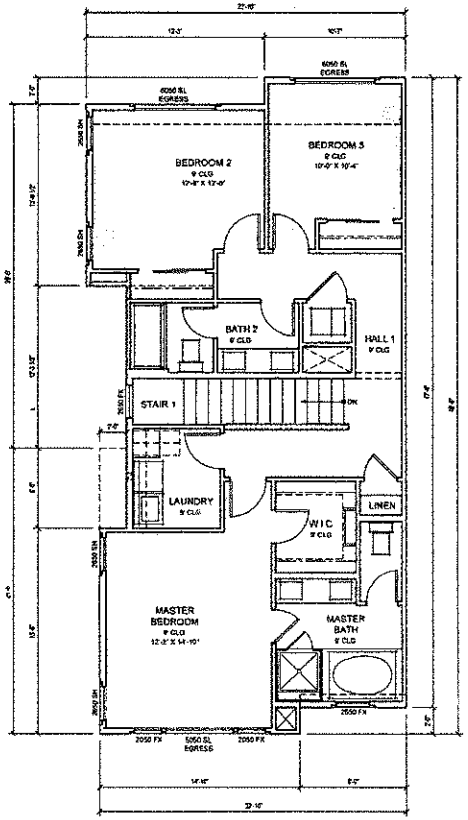
UNIT 20/21/22	
TOTAL LIVING AREA	1489 sq. ft
First Floor	536 sq. ft
Second Floor	953 sq. ft
2 Car Garage	400 sq. ft
Covered Entry Porch	10 sq. ft
1st Floor Porch	24 sq. ft
3BR, 2.5 BA	

Unit 21
Floor Plans

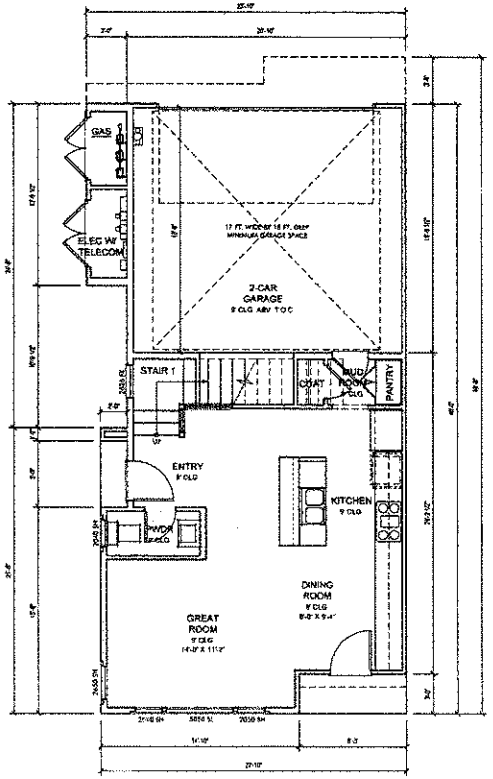
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 400.010
DATE 6-26-2013
A1.2B



UNIT 22
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 22
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

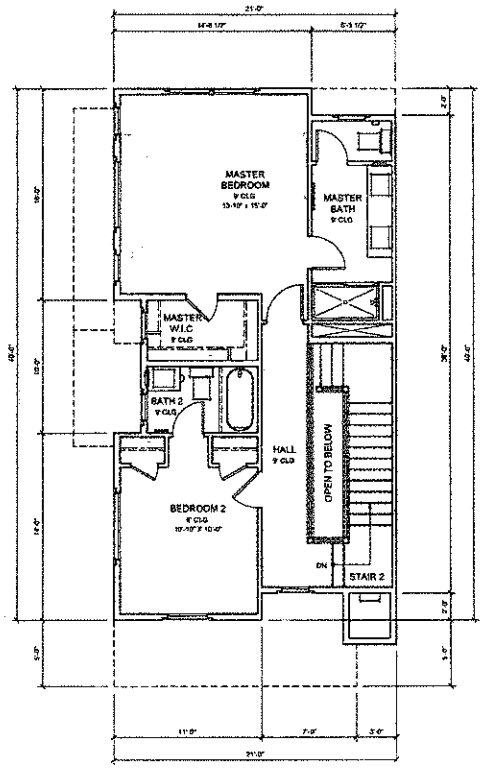
UNIT 20/21/22	
TOTAL LIVING AREA:	1469 sq. ft
First Floor	506 sq. ft
Second Floor	963 sq. ft
2 Car Garage	400 sq. ft
Covered Entry Porch	12 sq. ft
1st Floor Patios	24 sq. ft
3BR, 2.5 BA	

Unit 22
Floor Plans

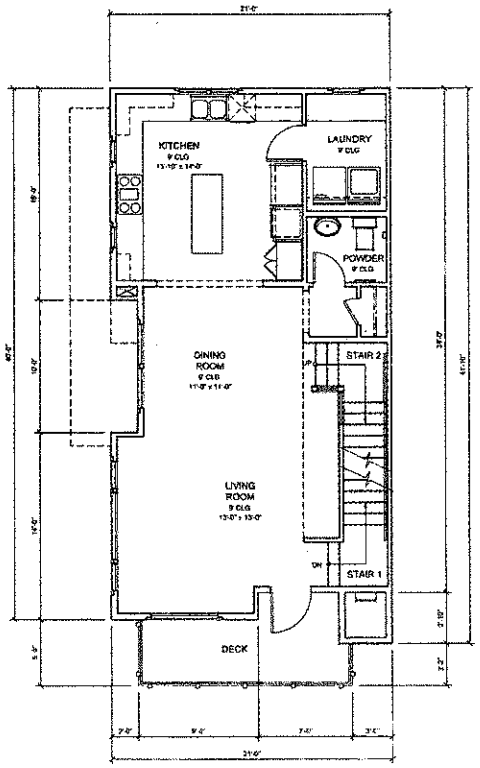
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
5665 Owens Drive
Pleasanton, CA 94588
925-251-7200

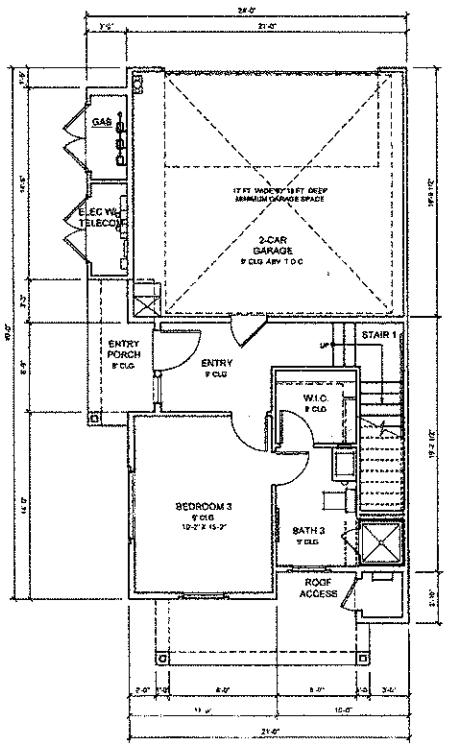
JOB NO 400.010
DATE 6-26-2013
A1.2C



UNIT 30
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 30
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 30
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

UNIT 30/31/32/33	
TOTAL LIVING AREA:	1792 sq. ft
First Floor	272 sq. ft
Second Floor	1078 sq. ft
Third Floor	737 sq. ft
2 Car Garage	400 sq. ft
Covered Entry Porch	47 sq. ft
Deck	60 sq. ft
3BR, 2.5 BA	

Unit 30
Floor Plans

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

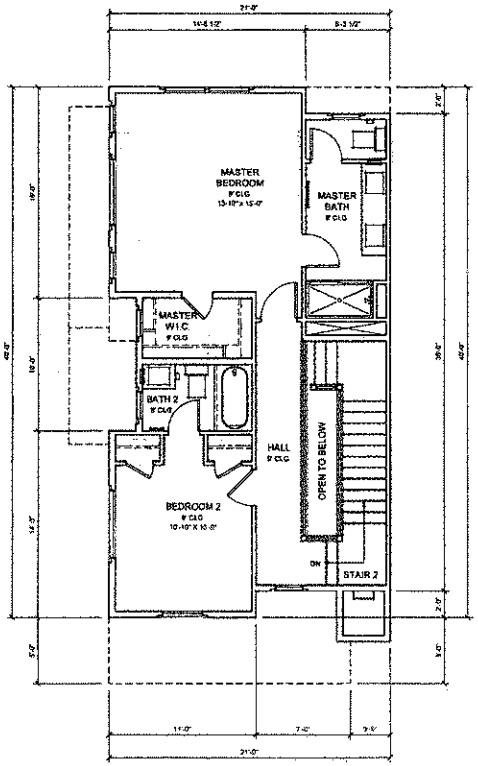
DAHLIN GROUP

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

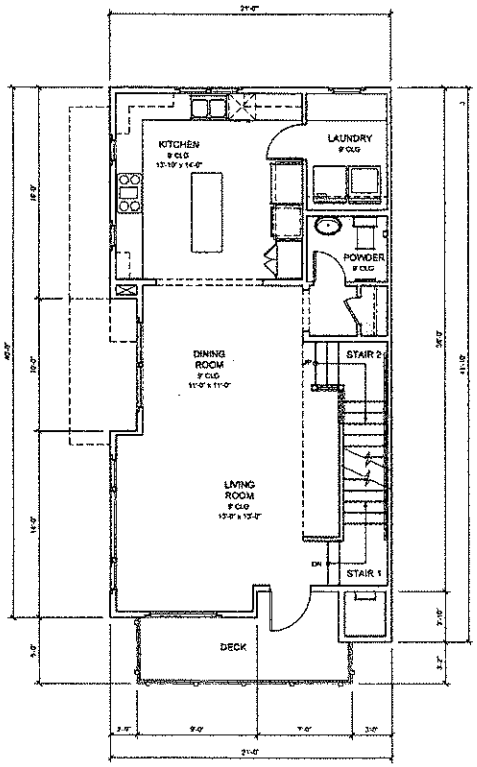
JOB NO. 400.010

DATE 5-7a-2013

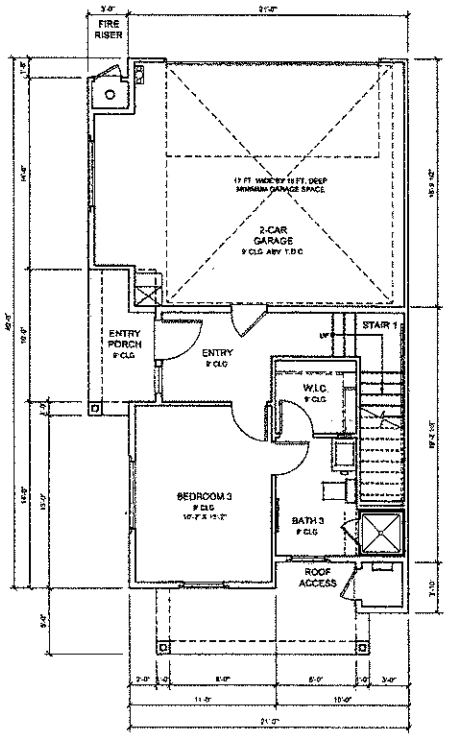
A1.3A



UNIT 31
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 31
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 31
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

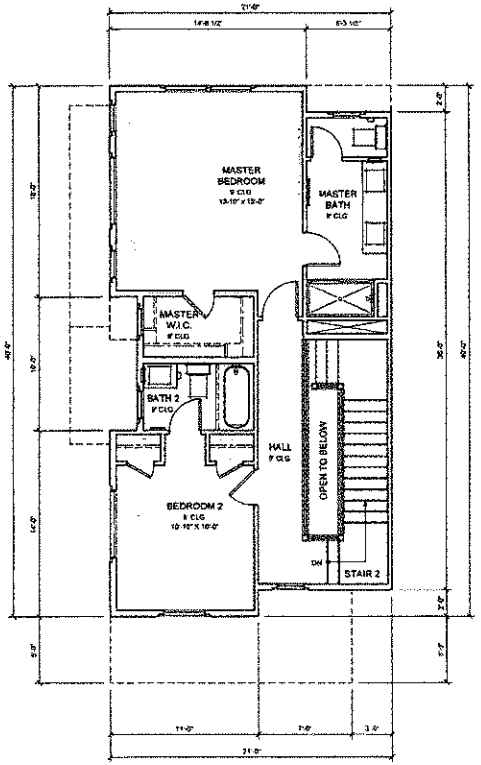
UNIT 30/31/32/33	
TOTAL LIVING AREA	1792 sq. ft.
First Floor	377 sq. ft.
Second Floor	675 sq. ft.
Third Floor	737 sq. ft.
2 Car Garage	400 sq. ft.
Covered Entry Porch	47 sq. ft.
Deck	80 sq. ft.
3BR, 2.5 BA	

Unit 31
Floor Plans

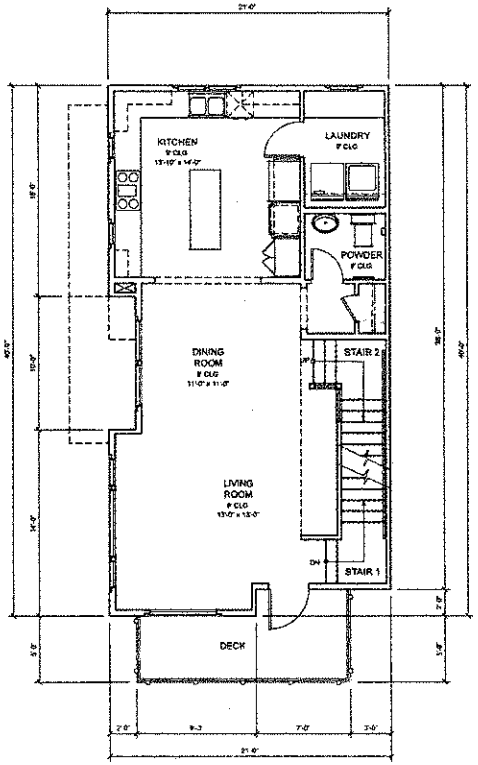
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
6865 Owens Drive
Pleasanton, CA 94588
925-251-7200

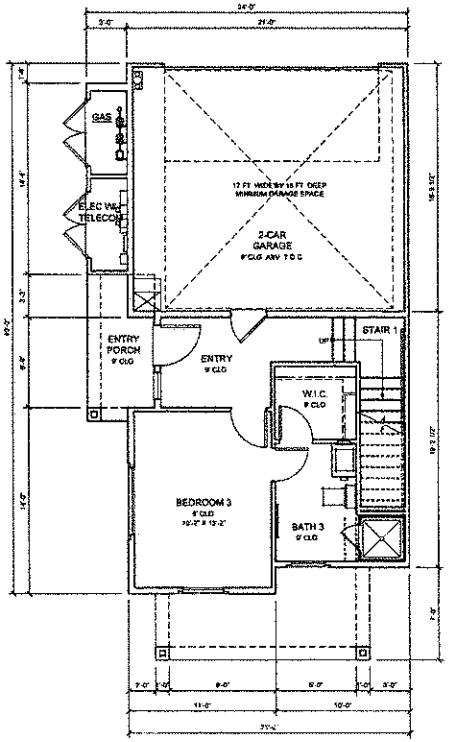
JOB NO. 400.010
DATE 6-26-2013
A1.3B



UNIT 32
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 32
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 32
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

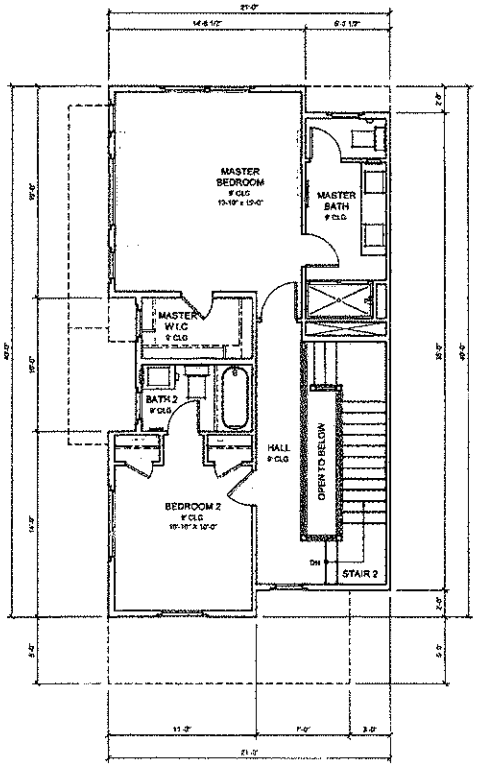
UNIT 30/31/32/33	
TOTAL LIVING AREA:	1752 sq. ft.
First Floor	377 sq. ft.
Second Floor	678 sq. ft.
Third Floor	727 sq. ft.
2-Car Garage	400 sq. ft.
Covered Entry Porch	47 sq. ft.
Deck	80 sq. ft.
3BR, 2.5 BA	

Unit 32
Floor Plans

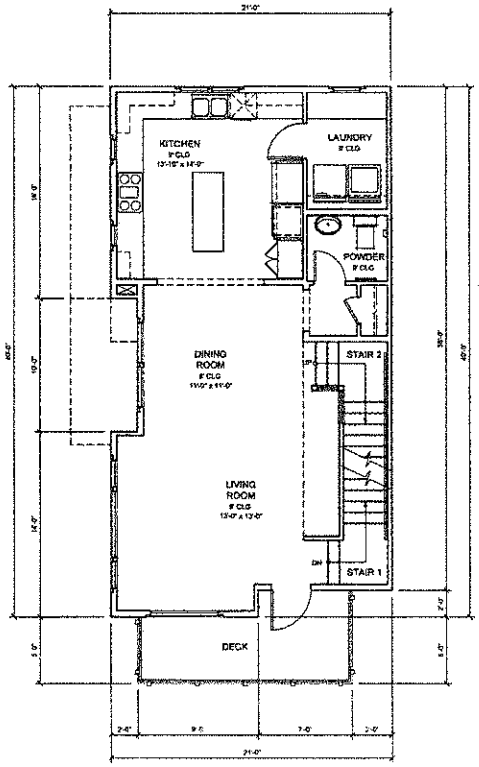
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
6985 Owens Drive
Pleasanton, CA 94588
925-251-7200

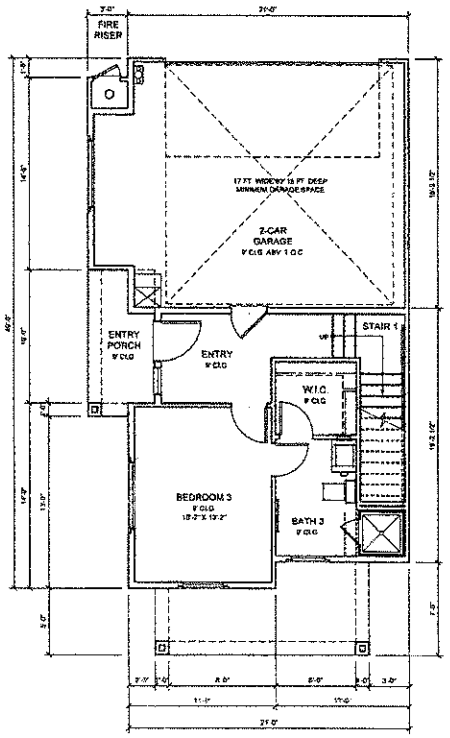
JOB NO. 400.010
DATE 6-26-2013
A1.3C



UNIT 33
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 33
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 33
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

UNIT 30/31/32/33	
TOTAL LIVING AREA:	1792 sq. ft.
First Floor	377 sq. ft.
Second Floor	678 sq. ft.
Third Floor	737 sq. ft.
2 Car Garage	400 sq. ft.
Covered Entry Porch	47 sq. ft.
Deck	90 sq. ft.
3BR, 2.5 BA	

Unit 33
Floor Plans

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

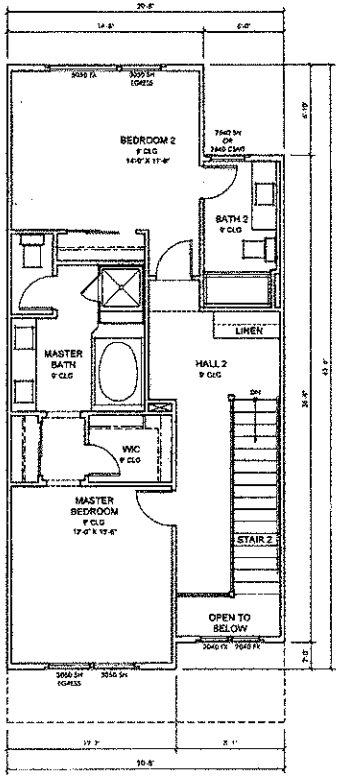
DAHLIN group

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

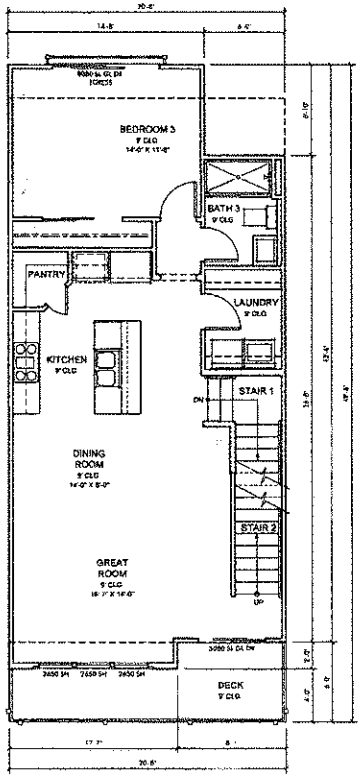
JOB NO. 400.010

DATE 6-26-2013

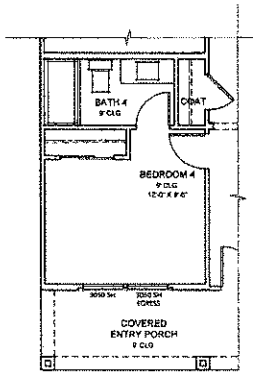
A1.3D



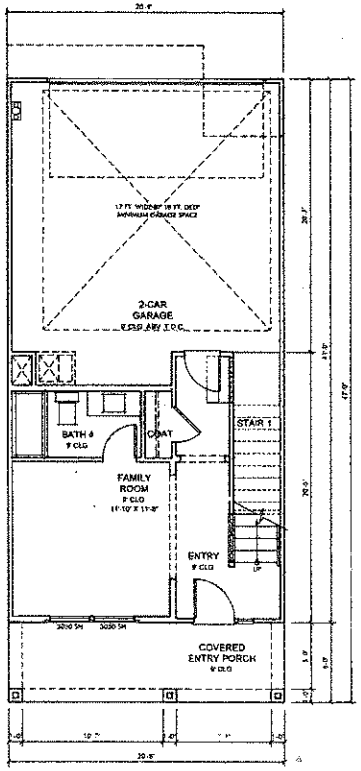
UNIT 40
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 40
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 40 OPT.
BEDROOM 4
1st FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 40
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

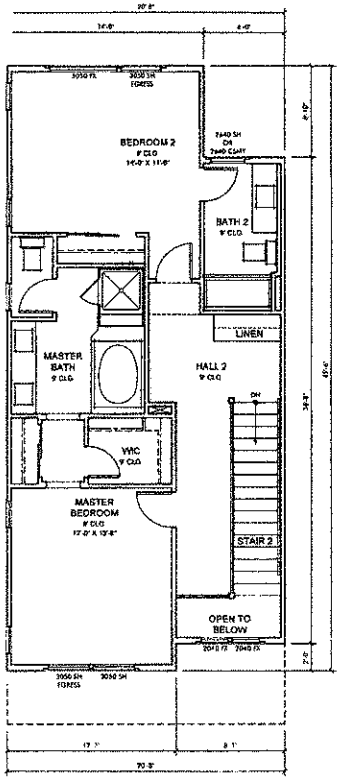
UNIT 40 & 41	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	776 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	121 sq. ft.
3rd Flr. Covered Deck	99 sq. ft.
3BR, 4 BA	
OPT. BEDRM 4	

Unit 40
Floor Plans

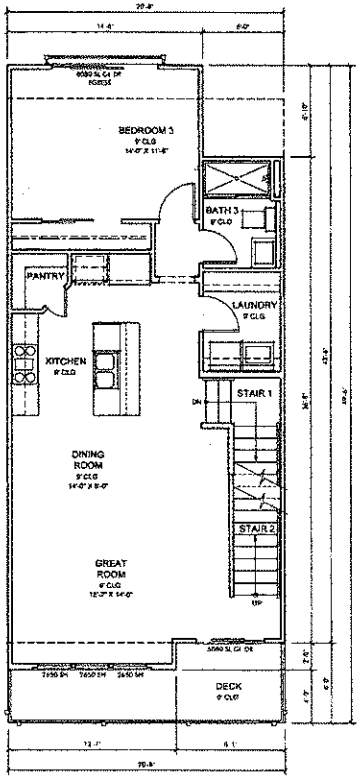
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
5665 Owens Drive
Pleasanton, CA 94588
925-251-7200

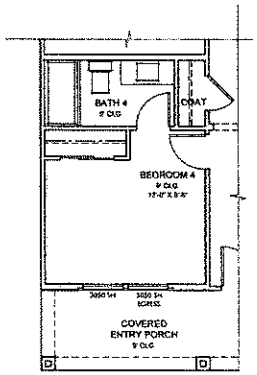
JOB NO. 400 010
DATE 6-26-2013
A1.4A



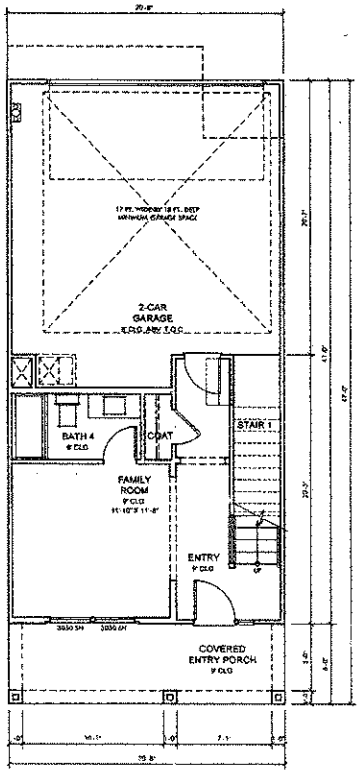
UNIT 41
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 41
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 41 OPT.
BEDROOM 4
1st FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 41
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

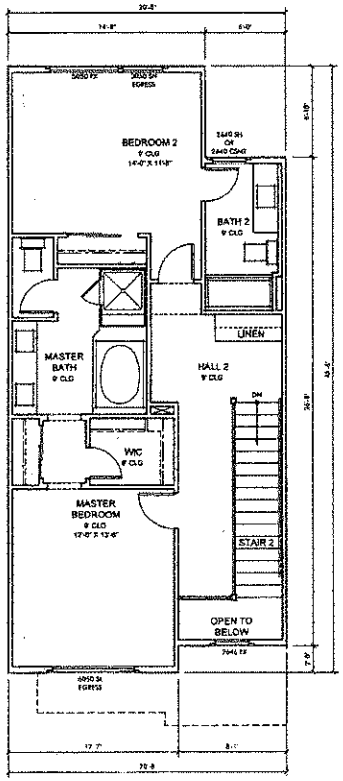
UNIT 40 & 41	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	316 sq. ft.
Second Floor	779 sq. ft.
Third Floor	797 sq. ft.
2 Car Garage	478 sq. ft.
Covered Entry Porch	124 sq. ft.
2nd Flr. Covered Deck	99 sq. ft.
3BR, 4 BA	
OPT. BEDRM 4	

Unit 41
Floor Plans

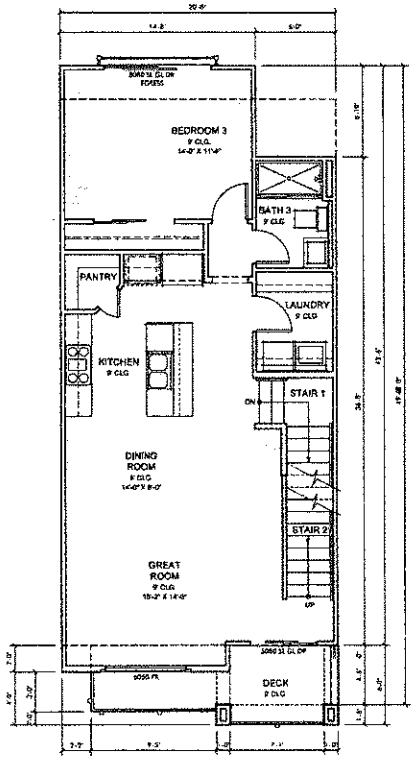
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
8665 Owens Drive
Pleasanton, CA 94588
925-251-7200

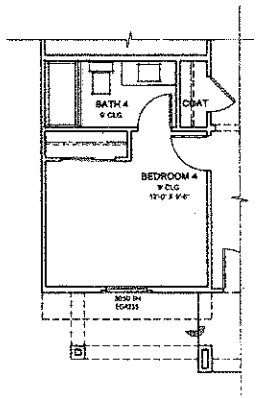
JOB NO. 400.010
DATE 6-26-2013
A1.4B



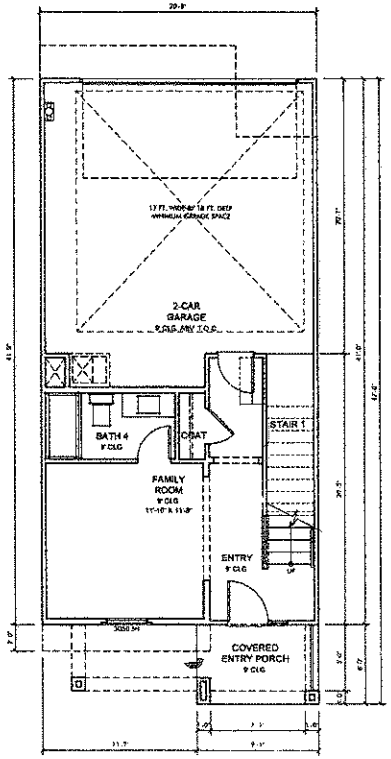
UNIT 42
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 42
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 42 OPT.
BEDROOM 4
1st FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 42
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

UNIT 42	
NET TOTAL LIVING AREA	1856 sq. ft.
First Floor	519 sq. ft.
Second Floor	778 sq. ft.
Third Floor	760 sq. ft.
2 Car Garage	478 sq. ft.
Covered Entry Porch	100 sq. ft.
2nd Flr Covered Deck	81 sq. ft.
3BR, 4 BA	
OPT. BEDRM 4	

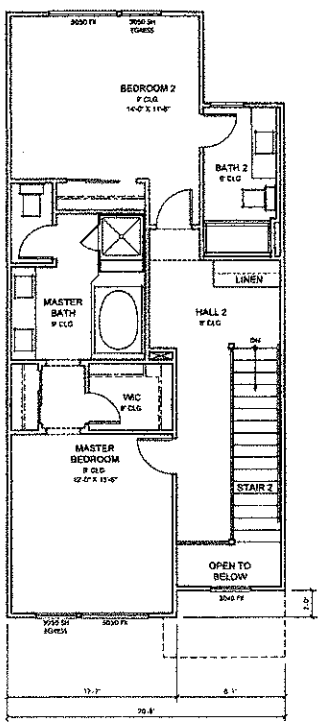
Unit 42
Floor Plans

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

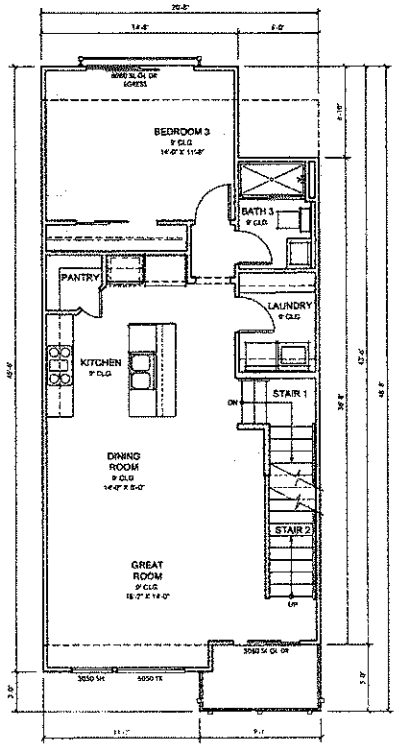
Warmington RESIDENTIAL
DAHLIN ARCHITECTURE PLANNING

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

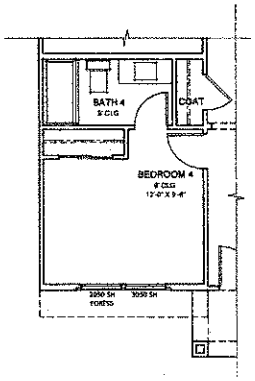
JOB NO. 400.010
DATE 6-26-2013
A1.4C



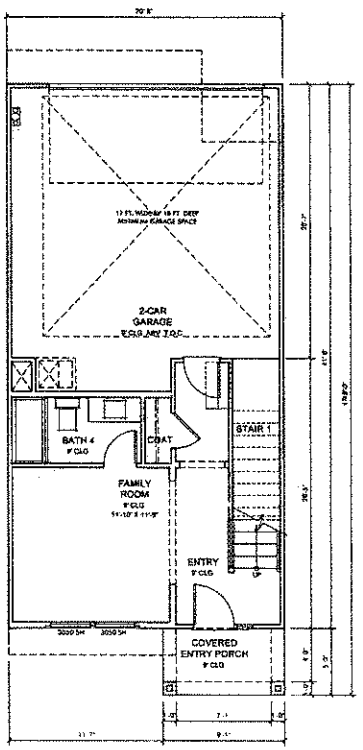
UNIT 43
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 43
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 43 OPT.
BEDROOM 4
1st FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 43
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

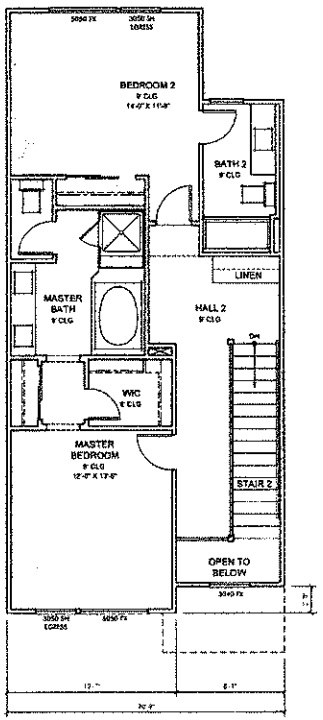
UNIT 43 & 45	
NET TOTAL LIVING AREA	1856 sq. ft.
First Floor	358 sq. ft.
Second Floor	775 sq. ft.
Third Floor	782 sq. ft.
2 Car Garage	429 sq. ft.
Covered Entry Porch	60 sq. ft.
2nd Flr Covered Deck	50 sq. ft.
SBR, 4 BA	
OPT. BEDRM 4	

Unit 43
Floor Plans

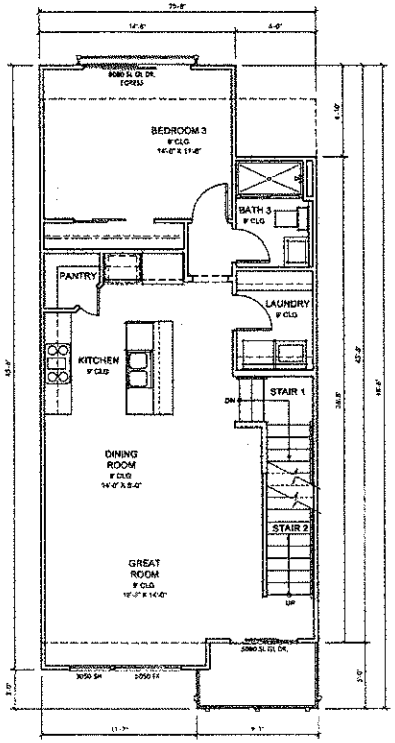
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

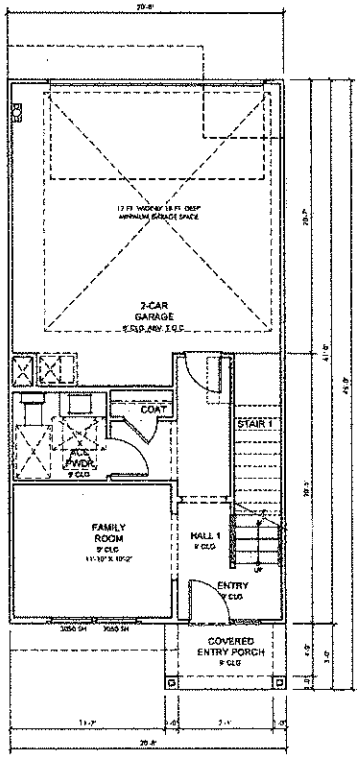
JOB NO 400.010
DATE 6-26-2013
A1.4D



UNIT 44 ACCESSIBLE
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 44 ACCESSIBLE
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 44 ACCESSIBLE
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

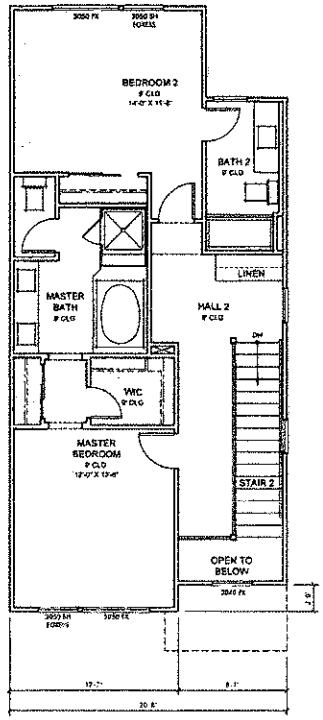
UNIT 44 & 46 (ACCESSIBLE)	
NET TOTAL LIVING AREA	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	775 sq. ft.
Third Floor	762 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	124 sq. ft.
2nd Flr. Covered Deck	86 sq. ft.
3BR, 3.5 BA	
ACC 1 BA	

Unit 44 Accessible Floor Plans

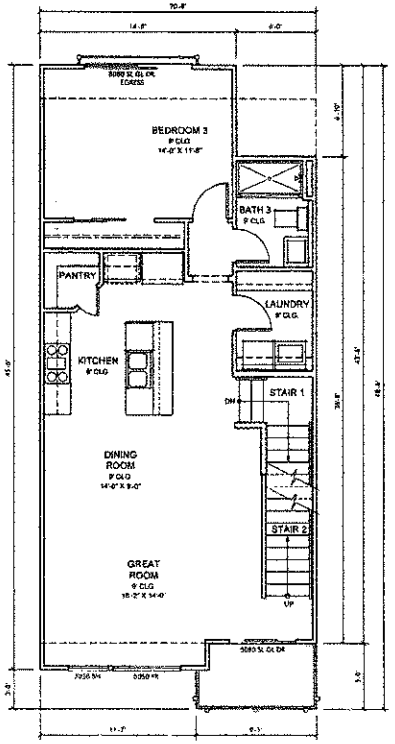
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

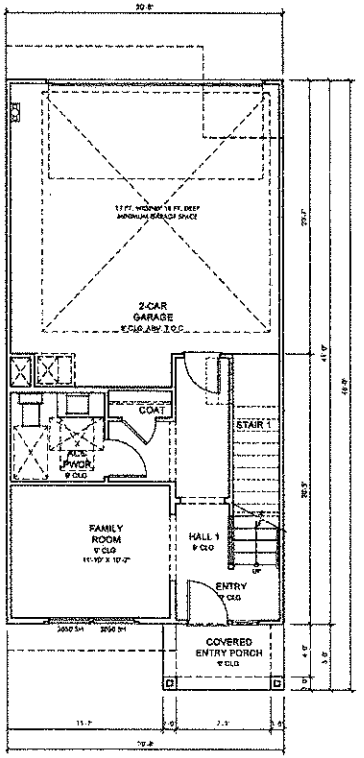
JOB NO. 400.010
DATE 4-26-2013
A1.4E



UNIT 45
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 45
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 45
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

UNIT 43 & 45	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	778 sq. ft.
Third Floor	760 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	50 sq. ft.
2nd Flr. Covered Deck	30 sq. ft.
3BR, 4 BA	
OPT. BEDRM 4	

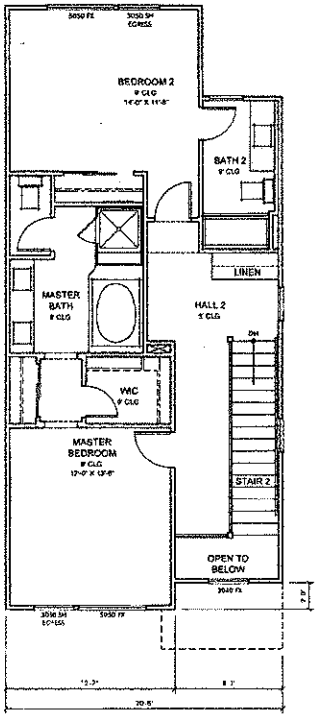
Unit 45
Floor Plans

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

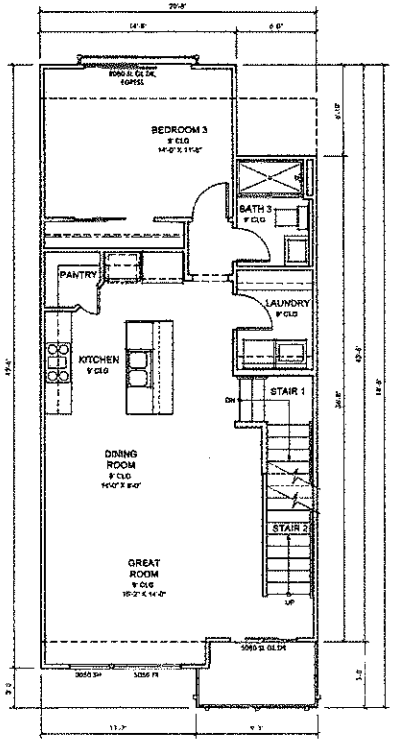
Warmington RESIDENTIAL
DAHLIN GROUP

5665 Owens Drive
Pleasanton, CA 94566
925-251-7200

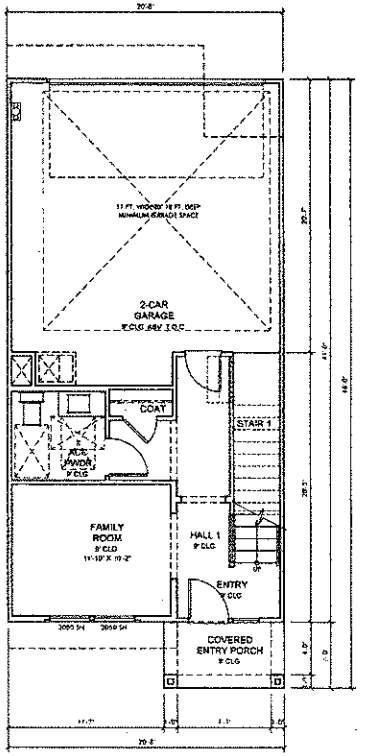
JOB NO 400.010
DATE 6-26-2013
A1.4F



UNIT 46 ACCESSIBLE
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 46 ACCESSIBLE
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 46 ACCESSIBLE
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

UNIT 44 & 46 (ACCESSIBLE)	
NET TOTAL LIVING AREA:	1856 sq. ft.
First Floor	318 sq. ft.
Second Floor	778 sq. ft.
Third Floor	760 sq. ft.
2 Car Garage	479 sq. ft.
Covered Entry Porch	134 sq. ft.
3rd Flr. Covered Deck	88 sq. ft.
3BR, 3.5 BA	
ACC'S BA	

Unit 46 Accessible Floor Plans

EAST TAYLOR AVENUE

SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

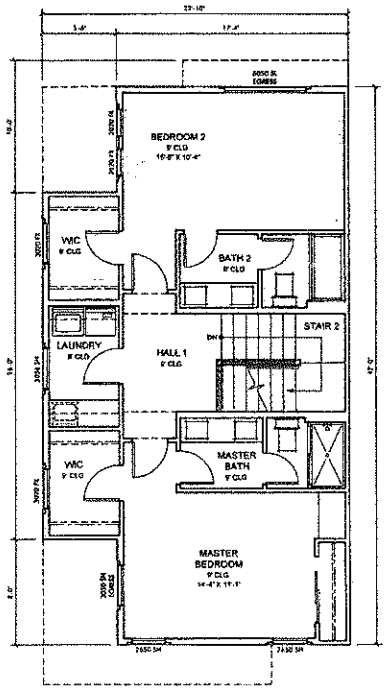
DAHLIN GROUP

6565 Owens Drive
Pleasanton, CA 94588
925-251-7200

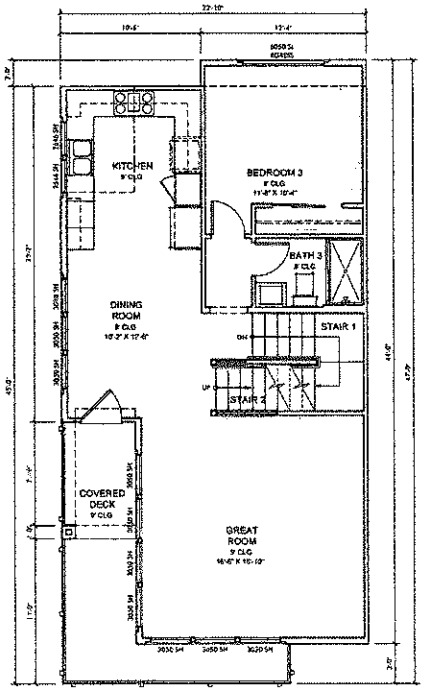
JOB NO 400.010

DATE 6-28-2013

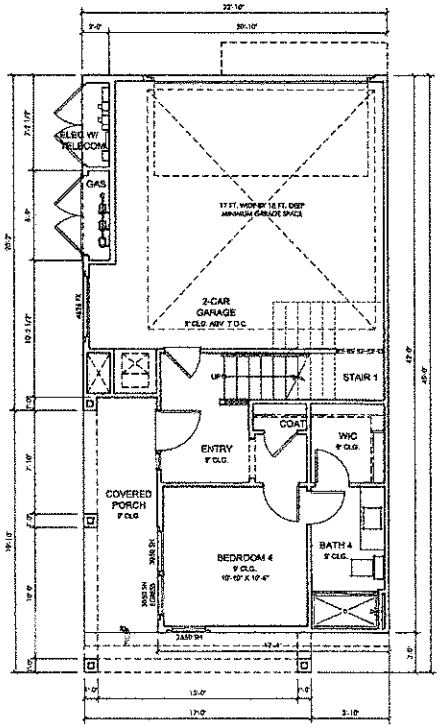
A1.4G



UNIT 50
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 50
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 50
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

UNIT 50/51/52	
NET TOTAL LIVING AREA:	1935 sq. ft
First Floor	349 sq. ft
Second Floor	769 sq. ft
Third Floor	821 sq. ft
2 Car Garage	494 sq. ft
Covered Entry Porch	146 sq. ft
2nd Flr. Covered Deck	143 sq. ft
4BR, 4 BA	

Unit 50
Floor Plans

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

DAHLIN group

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 400.010

DATE 6-26-2013

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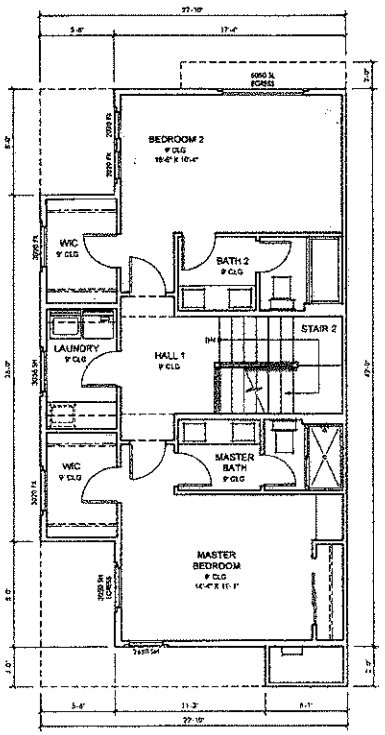
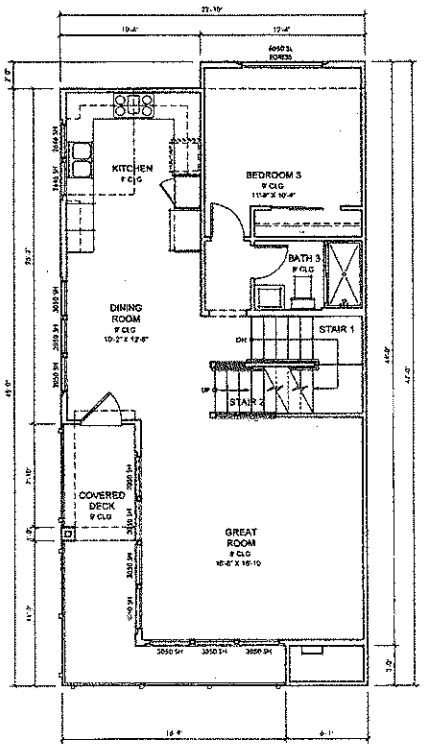
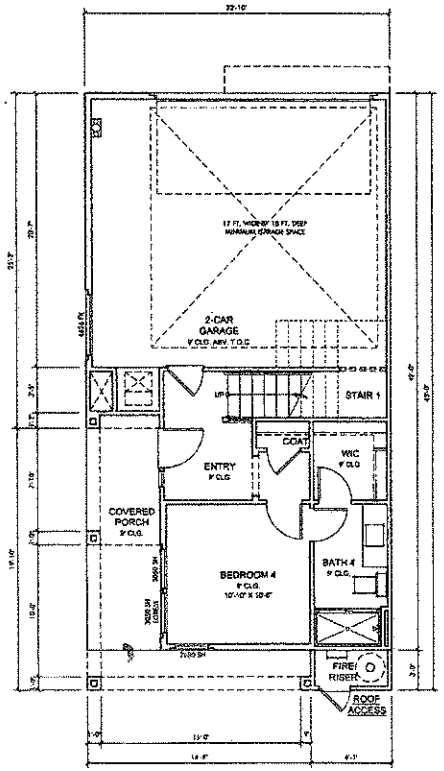


UNIT 51
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 51
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 51
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

UNIT 50/51/52	
NET TOTAL LIVING AREA	1935 sq. ft.
First Floor	345 sq. ft.
Second Floor	759 sq. ft.
Third Floor	831 sq. ft.
2 Car Garage	454 sq. ft.
Covered Entry Porch	148 sq. ft.
2nd Flr. Covered Deck	143 sq. ft.
4BR, 4 BA	

Unit 51
Floor Plans

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP
5895 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO 400.010
DATE 6-26-2013
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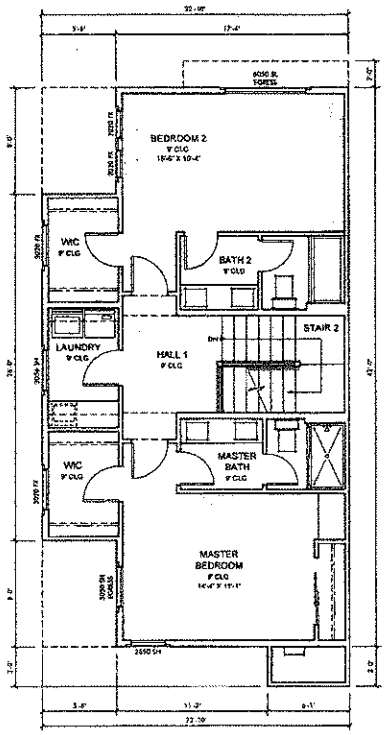
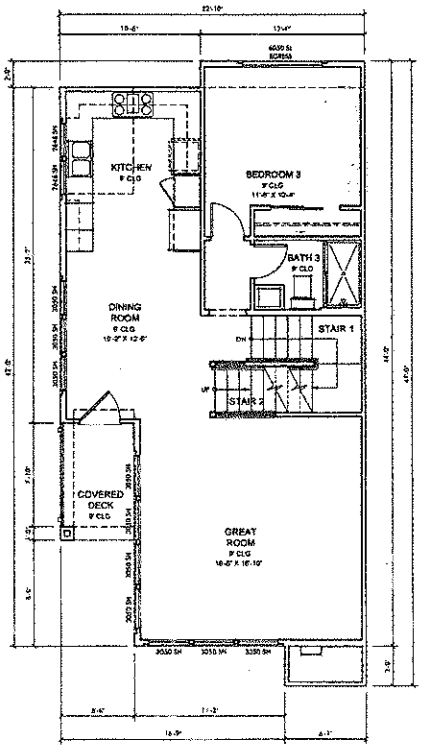
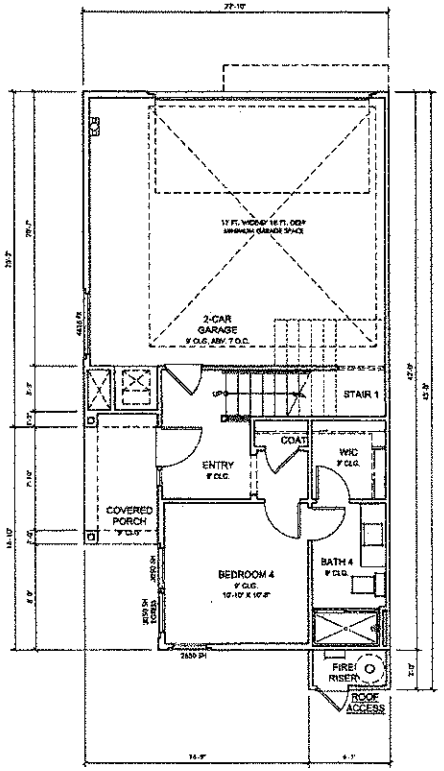


UNIT 52
3rd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 52
2nd FLR. PLAN
SCALE: 1/4" = 1'-0"



UNIT 52
1st FLR. PLAN
SCALE: 1/4" = 1'-0"

UNIT 50/51/52	
NET TOTAL LIVING AREA:	1935 sq. ft
First Floor	545 sq. ft
Second Floor	758 sq. ft
Third Floor	631 sq. ft
2 Car Garage	454 sq. ft
Covered Entry Porch	148 sq. ft
2nd Flr. Covered Deck	143 sq. ft
4BR, 4 BA	

Unit 52
Floor Plans

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

DAHLIN GROUP

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO 400.010

DATE 6-26-2013

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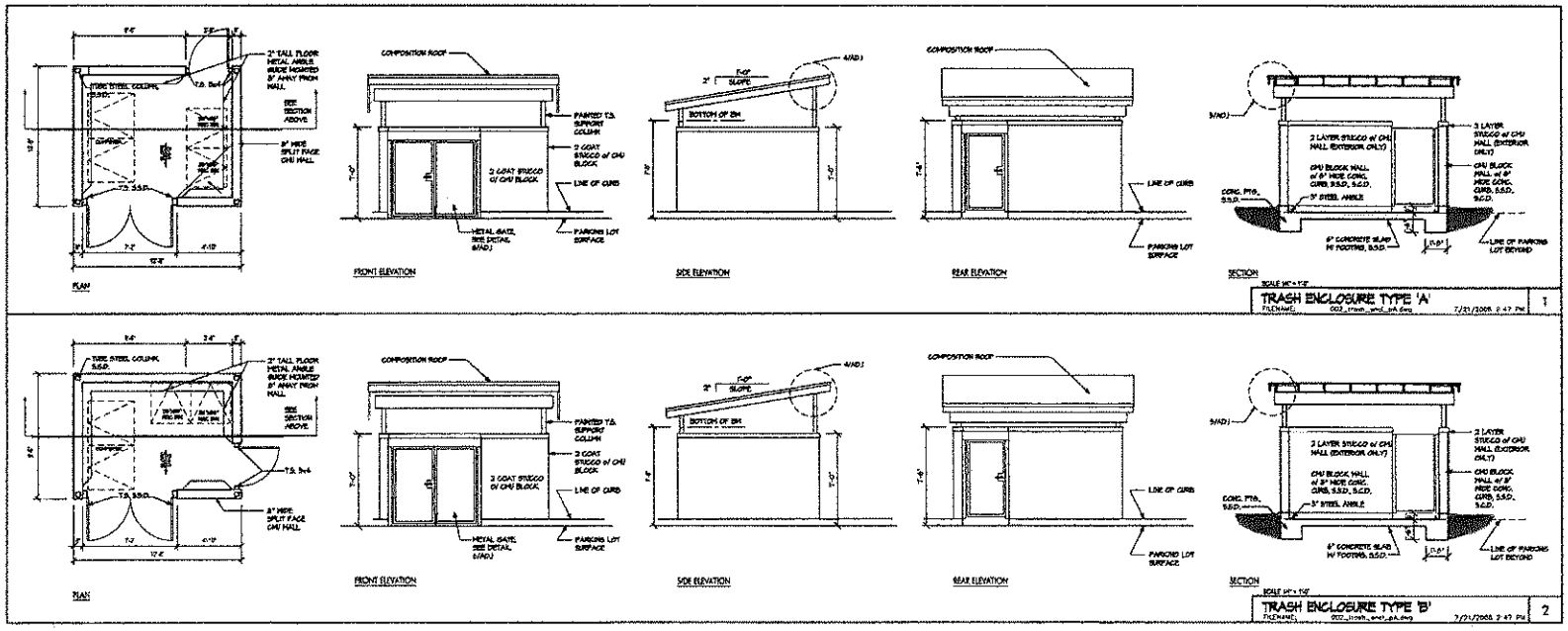


EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

DAHLIN GROUP

5885 Owens Drive
Pleasanton, CA 94588
925-251-7200

Trash Enclosure Details

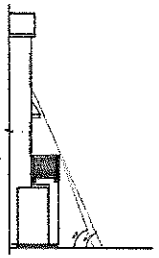
JOB NO 400.010

DATE 6-26-2013

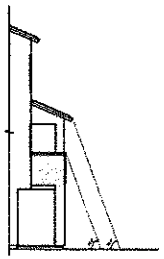
AD.1

BUILDING 600 - FRONT ELEVATION

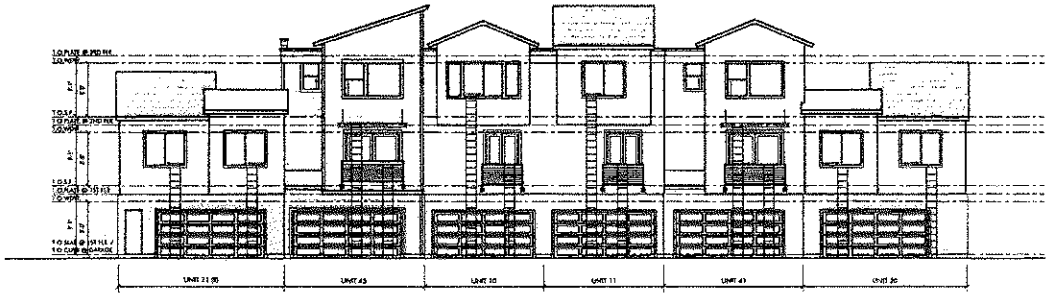
SCALE: 1/8" = 1'-0"



TYPICAL LADDER TO DECK & LADDER OI AWNING

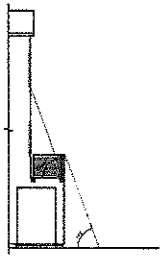


TYPICAL LADDER TO ROOF

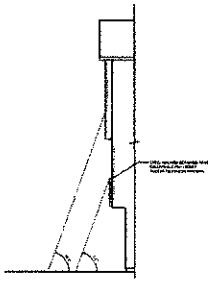


BUILDING 600 - REAR ELEVATION

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



TYPICAL LADDER TO DECK & LADDER TO 3RD FLOOR



TYPICAL LADDER TO RAILING & LADDER TO 3RD FLOOR

Building 600 Typical Ladder Access Exhibit

EAST TAYLOR AVENUE

SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

DAHLIN group

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 400.010

DATE 6-27-2013

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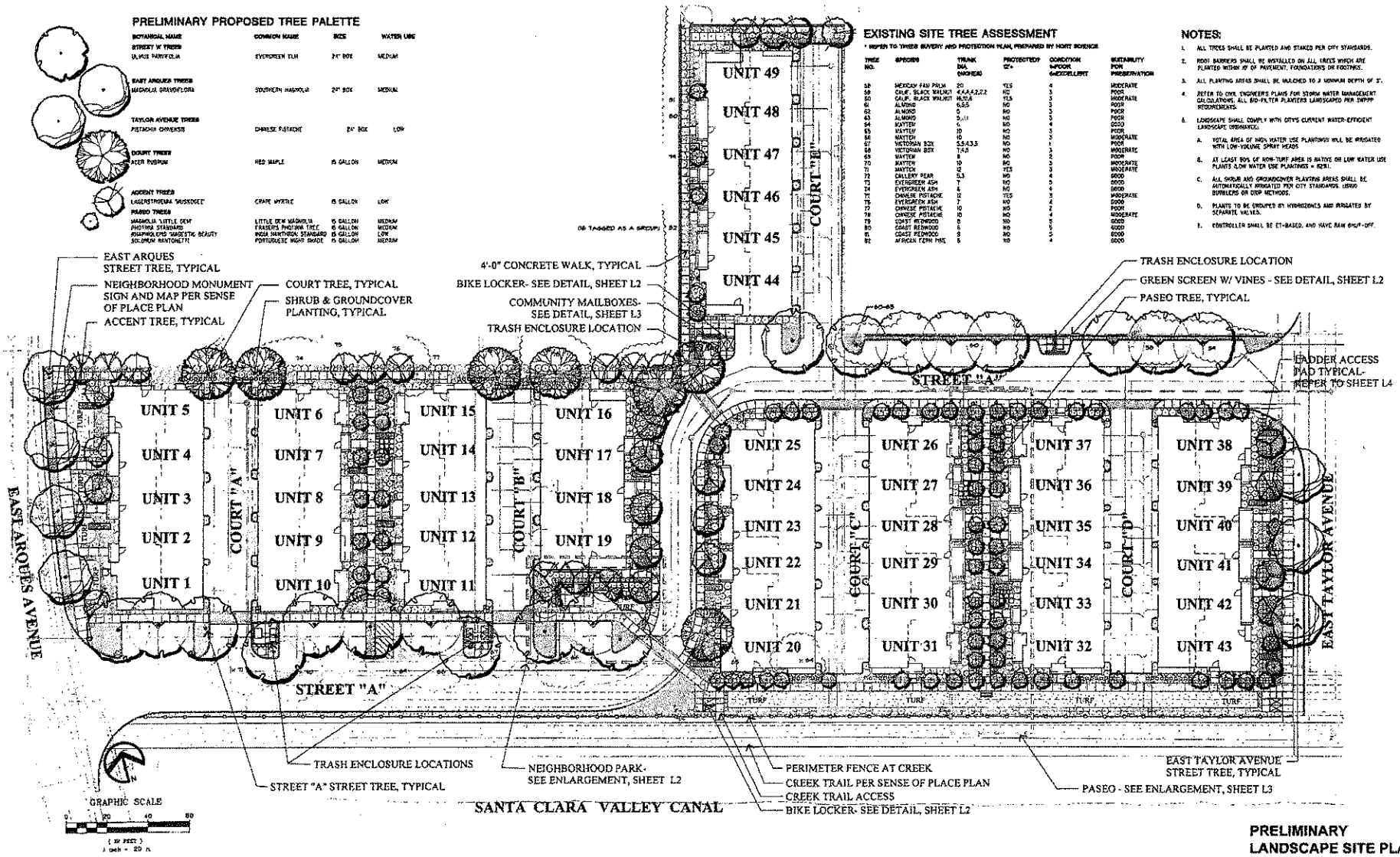


EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

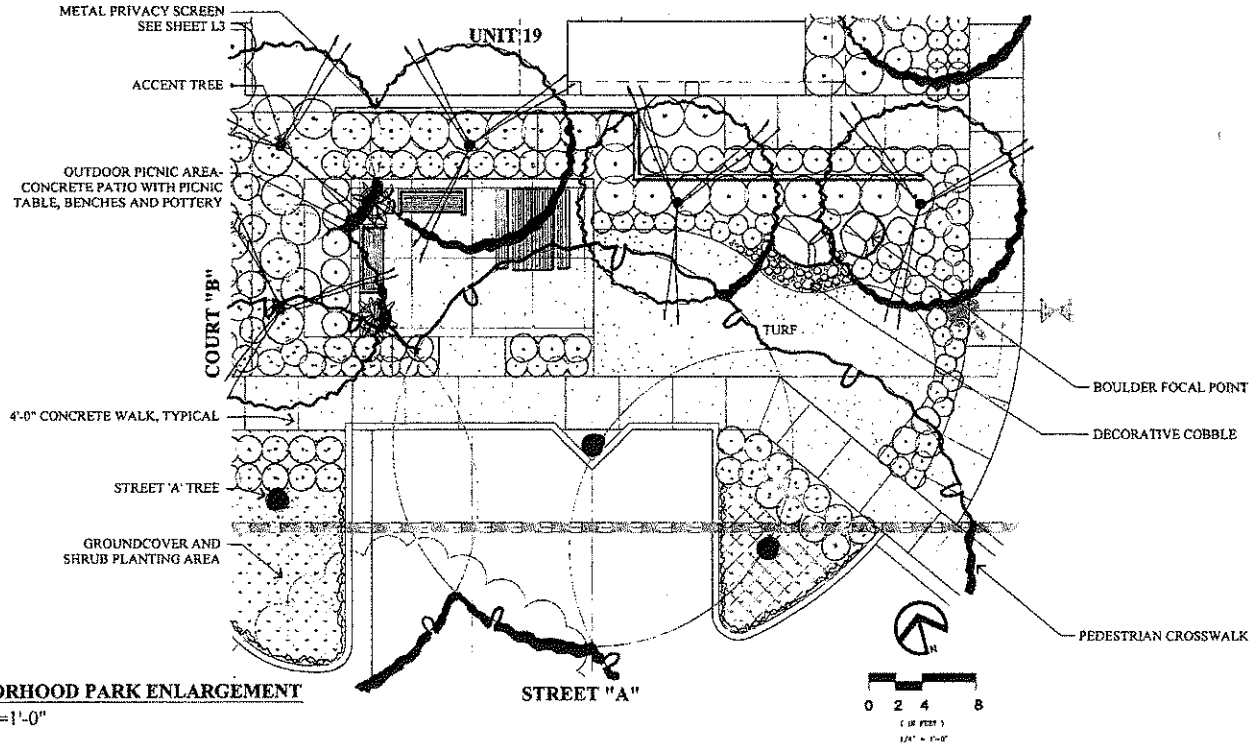
Warmington RESIDENTIAL

Ripley Design Group Inc
1915 Bonanza Street
Suite 314
Walnut Creek, CA 94596
925-938-7377

PRELIMINARY LANDSCAPE SITE PLAN

JOB NO 400.010
DATE 06-27-13

L1

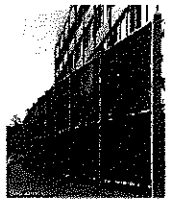


NEIGHBORHOOD PARK ENLARGEMENT

SCALE: $\frac{1}{4}$"=1'-0"

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
STREET 'A' TREES			
ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX	MEDIUM
EAST ARQUER TREES			
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
TAYLOR AVENUE TREES			
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
COURT TREES			
ACER RUBRUM	RED MAPLE	15 GALLON	MEDIUM
ACCENT TREES			
LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	15 GALLON	LOW
PASEO TREES			
MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	15 GALLON	MEDIUM
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PYRUS TREE	15 GALLON	MEDIUM
RHAPHIOLEPIS 'MAJESTIC BEAUTY'	INDIA HAWTHORN STANDARD	15 GALLON	LOW
SOLANDRA MAXIMA	PORTUGUESE NIGHT SHADE	15 GALLON	MEDIUM
SHRUBS - FRONTYARD			
ARBUTUS U. 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
BUDDLEIA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
DIETES IRIDIOIDES	FORTNIGHT LILY	1 GALLON	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
LIRIOPE M. 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY	1 GALLON	LOW
LIRIOPE M. 'MUSCARI'	BIG BLUE LILYTURF	1 GALLON	LOW
LIRIOPE P. 'MONROE'	DWARF LILYTURF	1 GALLON	LOW
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON	LOW
FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW
GREVILLEA 'MOLLY'	MOLLY GREVILLEA	5 GALLON	LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW
ILEX C. 'BURFORDII'	BURFORD HOLLY	5 GALLON	LOW
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	1 GALLON	LOW
JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	5 GALLON	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW
LEVISTICA OFFICINALIS	TREE MALLOW	5 GALLON	LOW
LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	1 GALLON	LOW
LAVANDULA A. 'STOECHES'	SPANISH LAVANDER	1 GALLON	LOW
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
LOROPETALUM C. 'RAZZLEBERRY'	RED FRINGE FLOWER	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GALLON	LOW
NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
NANDINA D. 'GULF STREAM'	GULF STREAM BAMBOO	1 GALLON	LOW
NEPETA FAASSENII	CATMINT	1 GALLON	LOW
NERIUM OLEANDER	OLEANDER	5 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PENNISETUM 'MAGNA'	DWARF FOUNTAIN GRASS	1 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
PLUMBAGO AURICULATA	JEAN ROSE	5 GALLON	MEDIUM
PRUNUS 'SCHIPKA & T'SAN'	SARGENT & THAT LAUREL	5 GALLON	LOW
PYRACANTHA 'SANTA CRUZ'	PROSTRATE FIRETHORN	1 GALLON	LOW
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	1 GALLON	LOW
RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW
ROSA 'ECCLE BRUNNER'	ECCLE BRUNNER ROSE	5 GALLON	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	5 GALLON	LOW
ROSE 'MEDICLAND WHITE'	WHITE SHRUB ROSE	5 GALLON	MEDIUM
ROSE 'FLOWER CARPET PINK'	GROUNDCOVER ROSE	1 GALLON	MEDIUM
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	1 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW
SHRUBS - MID-RANGE			
BUDDLEIA ALTERNIFOLIA	BUTTERFLY BUSH	5 GALLON	LOW
CAREX TUMICOLA	BERKELEY SEDGE	1 GALLON	LOW
GARRELLA ELLIPTICA	SILK TASSEL BUSH	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	LOW
DIETES IRIDIOIDES	FORTNIGHT LILY	1 GALLON	LOW
ILEX VOMITORIA 'NANA'	DWARF YAUPON	1 GALLON	LOW
JUNCUS EFFUSUS	SOFT RUSH	1 GALLON	HIGH
JUNCUS PILITUS	CALIFORNIA RUSH	5 GALLON	HIGH
NANDINA DOMESTICA 'GULF STREAM'	DWARF HEAVENLY BAMBOO	1 GALLON	LOW
NERIUM O. 'PETITE PINK'	PETITE PINK OLEANDER	1 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
VINES			
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	1 GALLON	LOW
MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	1 GALLON	LOW
ROSA BANKSIAE	LADY BANKS ROSE	1 GALLON	LOW
GROUNDCOVERS			
ARCTOSTAPHYLOS D. 'EMERALD CARPET'	BEARBERRY	1 GALLON	LOW
HYPOFORUM PARVIFOLIUM	HYPOFORUM	1 GALLON	LOW
ROSMARINUS PROSTRATUS	ROSEMARY	1 GALLON	LOW
SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	1 GALLON	LOW
TURF	BOLERO, AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	SODDED	HIGH

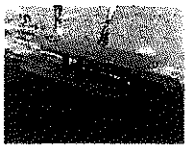


FREE STANDING GREEN TRELLIS FENCE BY GREENSCREEN OR EQUAL. COLOR: POWDERCOATED GREEN

GREEN SCREEN

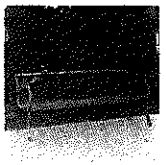
MODULAR GREEN SCREEN BY GREENSCREEN OR EQUAL. COLOR: POWDERCOATED GREEN

WALL-MOUNTED SCREEN



#100-68PL ACCESSIBLE PICNIC TABLE BY DUMOR OR EQUAL. SLATS: RECYCLED PLASTIC. METAL: POWDERCOATED BLACK.

PICNIC TABLE



#168-60 6' STEEL BENCH BY DUMOR OR EQUAL. COLOR: POWDERCOATED BLACK.

BENCH

CS 2-C-PP BIKE LOCKER (2 BIKE CAPACITY PER UNIT) BY CREATIVE PIPE OR EQUAL. COLOR: POWDERCOATED BLACK.

BIKE LOCKER

PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS

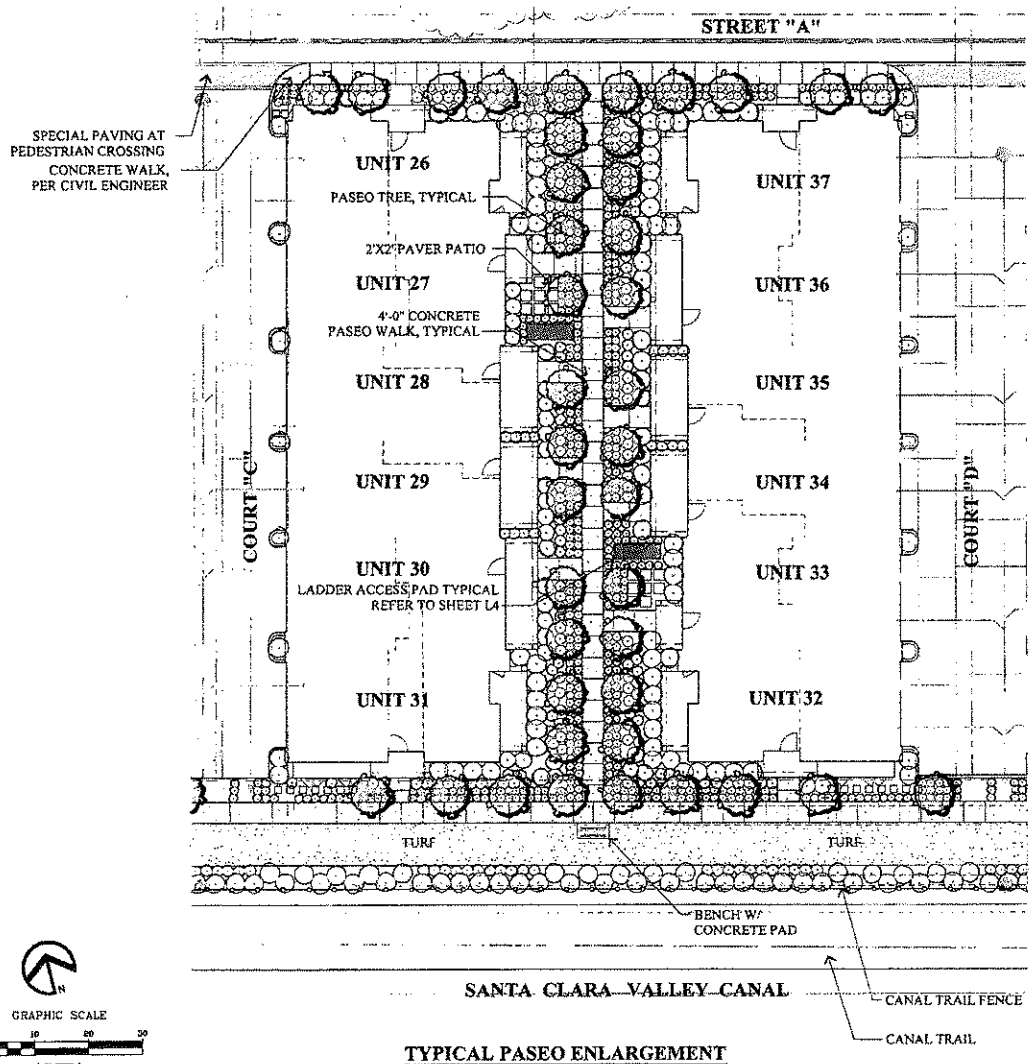
EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

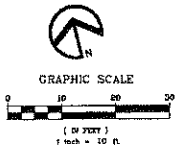
Ripley Design Group Inc
1615 Bonanza Street
Suite 314
Walnut Creek, CA 94596
925-935-7377

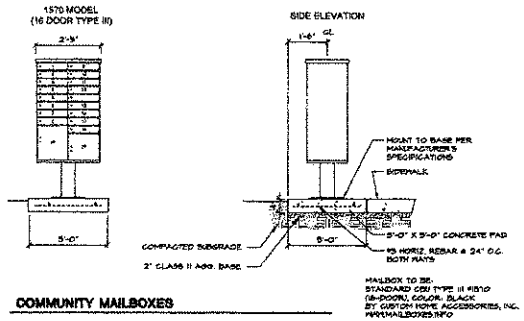
JOB NO 400.010
DATE 06-27-13

L2

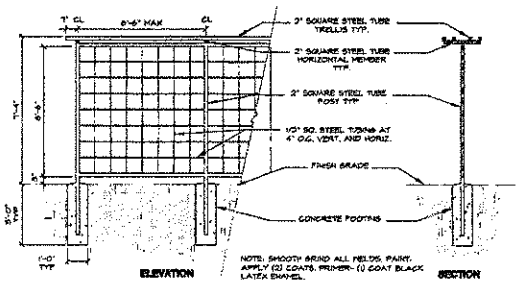


TYPICAL PASEO ENLARGEMENT

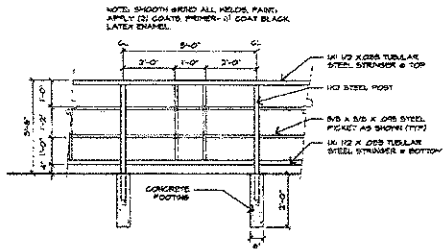




COMMUNITY MAILBOXES



METAL PRIVACY SCREEN



CANAL TRAIL FENCE

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

Ripley Design Group Inc
1515 Bonanza Street
Suite 314
Walnut Creek, CA 94596
925-938-7377

PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS

JOB NO. 400.010
DATE 05-27-13

L3

SHADE CREDIT **TREES COUNTED IN SHADE CALCULATION**

F	100%	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DIA. @ 10' TRK	WATER
H	80%	T1	ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX	40'	MEDIUM
I	60%						
Q	50%						

SHADED CALCULATION TABLE

SYMBOL	BOTANICAL NAME / COMMON NAME	100% SF	80% SF	60% SF	50% SF	TOTAL SF
T1	ULMUS PARVIFOLIA / EVERGREEN ELM	0 x 1,509 S.F.	2 x 785 S.F.	5 x 550 S.F.	40 x 397 S.F.	6,290 S.F.

TOTAL TREE SHADE	8,260 S.F.
TOTAL PAVED AREA	22,821 S.F.
PERCENT SHADED	64%

SHADED CALCULATION LEGEND

PAVED PARKING AREA

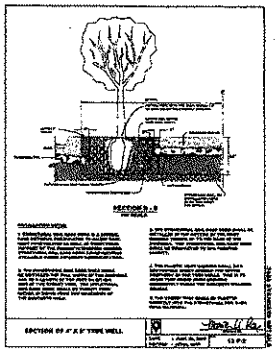
BIORETENTION AREA

TREE SHADING AT 15 YR. DIAMETER (45')

LADDER ACCESS INFORMATION

P & E IF LADDER ACCESS PAD TO END/ 3RD STORY BEDROOM WINDOWS TO BE CONCRETE TURFBLOCK. INSTALL PER MANUFACTURER'S SPECIFICATIONS 4'-0" OFFSET FROM BUILDING FACE

NOTE: ONLY ACCESS PADS REQUIRED IN LANDSCAPE AREAS ARE SHOWN. BALANCE OF ALL 2ND AND 3RD STORY BEDROOM WINDOWS ACCESSIBLE FROM COURT PAVING OR FROM CONCRETE FRONT WALKS. REFER TO ELEVATION EXHIBITS PREPARED BY ARCHITECT.



UNIT 49
UNIT 48
UNIT 47
BLDG 604
UNIT 46
UNIT 45
UNIT 44
COURT "E"
STREET "A"
3'-0" X 11'-0" TURFBLOCK- INSTALL PER MANUFACTURERS SPECIFICATIONS
UNIT 5
UNIT 4
BLDG 500
UNIT 3
UNIT 2
UNIT 1
COURT "A"
UNIT 6
UNIT 7
BLDG 501
UNIT 8
UNIT 9
UNIT 10
UNIT 15
UNIT 14
BLDG 502
UNIT 13
UNIT 12
UNIT 11
COURT "B"
UNIT 16
UNIT 17
BLDG 400
UNIT 18
UNIT 19
UNIT 25
UNIT 24
UNIT 23
BLDG 603
UNIT 22
UNIT 21
UNIT 20
COURT "C"
UNIT 26
UNIT 27
UNIT 28
BLDG 602
UNIT 29
UNIT 30
UNIT 31
UNIT 37
UNIT 36
UNIT 35
BLDG 601
UNIT 34
UNIT 33
UNIT 32
COURT "D"
UNIT 38
UNIT 39
UNIT 40
BLDG 600
UNIT 41
UNIT 42
UNIT 43
EAST ARQUES AVENUE
EAST TAYLOR AVENUE
STREET "A"
CANAL TRAIL
SANTA CLARA VALLEY CANAL
GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

Ripley Design Group Inc
1515 Bonanza Street
Suite 314
Walnut Creek, CA 94596
925-938-7377

PRELIMINARY LANDSCAPE SITE DATA

JOB NO. 400.010
DATE 06-27-13

L4

LANDSCAPE AREA

LANDSCAPE AREA = 33,614 S.F.

LANDSCAPE AREA PER UNIT = 33,614 S.F./49 UNITS = 686 S.F./UNIT

USABLE OPEN SPACE

USABLE OPEN SPACE: 22,207 S.F.

USABLE OPEN SPACE PER UNIT: 22,207 S.F./49 UNITS = 453.2 S.F./ UNIT

WATER BUDGET CALCULATIONS:

LOW WATER USE PLANTING AREA = 18,902 SF
MEDIUM WATER USE PLANTING AREA = 3,084 SF
HIGH WATER USE PLANTING AREA = 3,217 SF

TOTAL PLANTING AREA = 25,203 SF

ESTIMATED TOTAL WATER USE:

ETWU (LOW WATER USE) = (43) X (0.62) X (0.3 X 18,902) / 0.70 = 25,965 GAL/YR

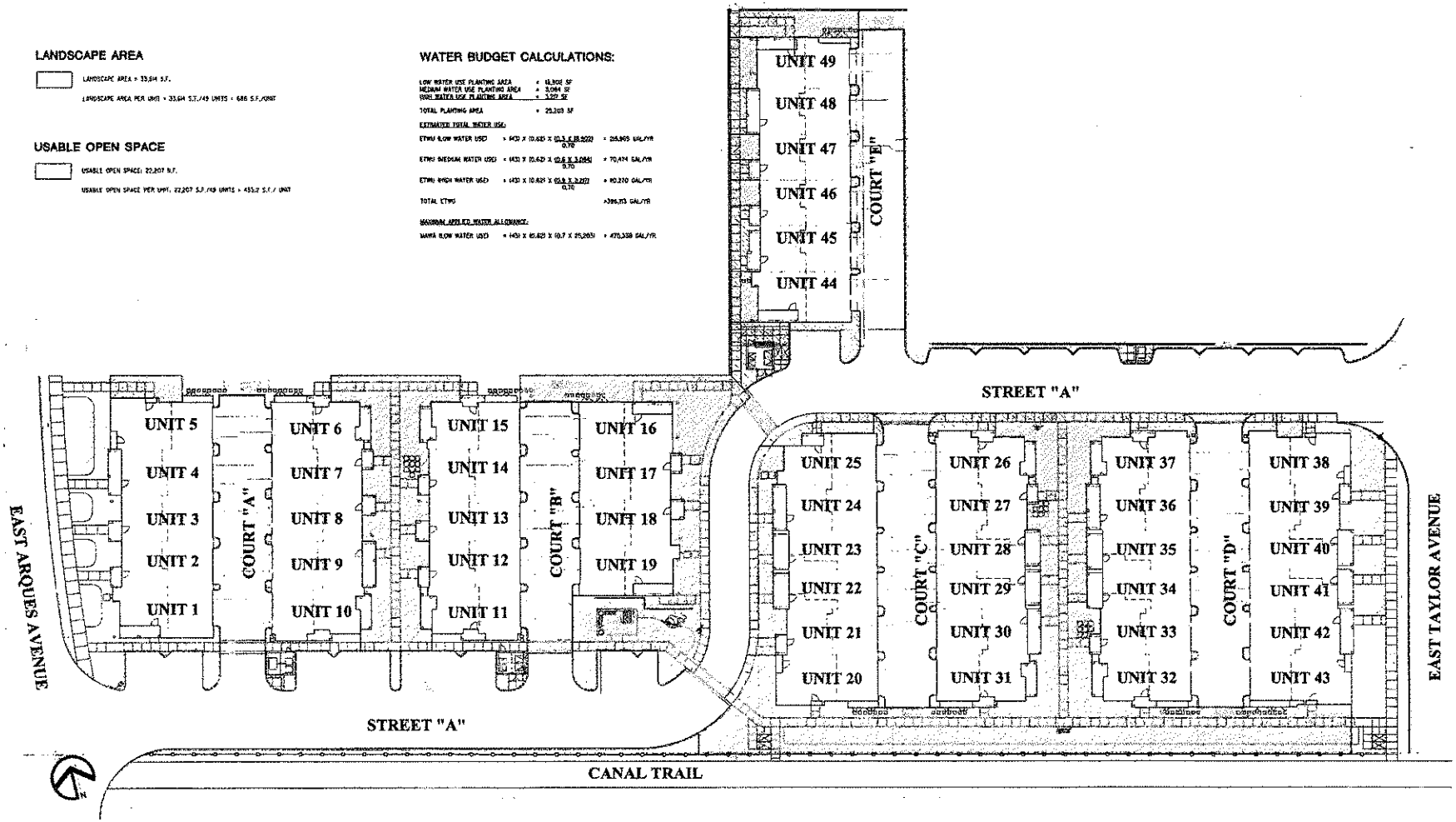
ETWU (MEDIUM WATER USE) = (43) X (0.62) X (0.6 X 3,084) / 0.70 = 70,474 GAL/YR

ETWU (HIGH WATER USE) = (43) X (0.62) X (0.9 X 3,217) / 0.70 = 80,270 GAL/YR

TOTAL ETWU = 396,713 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (LOW WATER USE) = (43) X (0.62) X (0.7 X 25,203) = 470,338 GAL/YR



GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft

SANTA CLARA VALLEY CANAL

EAST TAYLOR AVENUE

SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

Ripley Design Group Inc
1515 Bonanza Street
Suite 314
Walnut Creek, CA 94596
925-938-7377

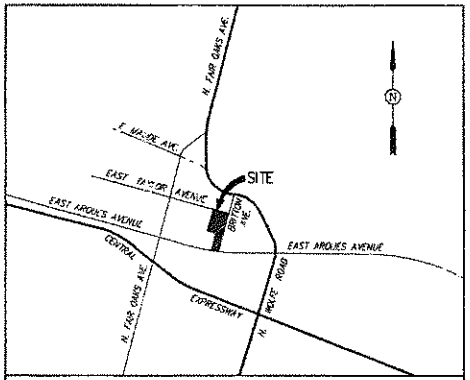
PRELIMINARY LANDSCAPE SITE DATA

JOB NO. 400 010

DATE 06-27-13

L5

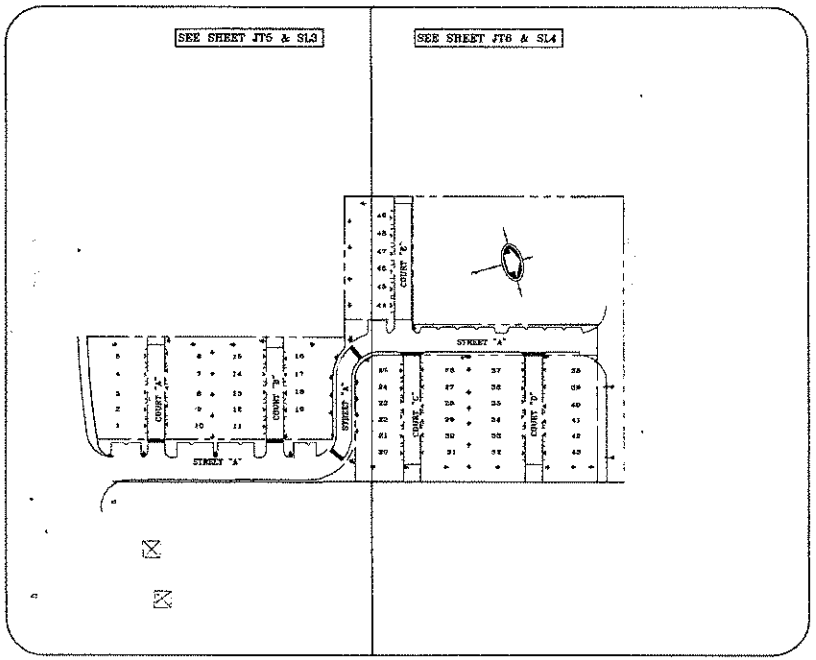
WARMINGTON RESIDENTIAL
EAST ARQUES AVE
SUNNYVALE CALIFORNIA



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5 - JT5	JOINT TRENCH COMPOSITE PLAN
SL1 - SL2	STREET LIGHTING GENERAL NOTES AND DETAILS
SL3 - SL4	STREET LIGHTING SITE PLAN
P1 - P4	PHOTO EXHIBIT SHEET



SITE MAP
NOT TO SCALE

LEGEND

- PROPOSED JOINT TRENCH
- PROPOSED JOINT TRENCH CROSSING
- PROPOSED JOINT TRENCH SERVICE
- EXISTING JOINT TRENCH
- PROPOSED GAS
- EXISTING GAS
- EXISTING STORM DRAIN
- EXISTING SEWER
- EXISTING WATER
- EXISTING UNDERGROUND CATV LINES
- EXISTING UNDERGROUND ELECTRIC LINES
- EXISTING UNDERGROUND UTILITY LINES
- EXISTING UNDERGROUND TELEPHONE LINES
- EXISTING OVERHEAD UTILITY LINES
- EXISTING OVERHEAD TELEPHONE LINES
- EXISTING OVERHEAD ELECTRIC LINES
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED OVERHEAD UTILITY LINES
- DESIGNATES UTILITY LINES TO BE REMOVED
- EXISTING PRIMARY SPLICE BOX
- EXISTING SECONDARY SPLICE BOX
- PG&E SERVICE BOX, 17" x 30" x 18"/17" x 30" x 26"
- PG&E SERVICE BOX, 24" x 36" x 18"/24" x 36" x 26"
- PG&E SPLICE BOX, 3' x 5' x 3'6"
- PG&E SPLICE BOX, 4'6" x 8'6" x 6'
- PG&E SUBSURFACE TRANSFORMER, 3' x 5' x 4'6"
- TELEPHONE SERVICE PEDX, 24" x 36" x 42"
- CATV SPLICE BOX, 17" x 30" x 12"
- EXISTING JOINT/UTILITY POLE
- POST TOP LED, TYPE V
- LIGHTING BOLLARD
- EXISTING ELECTROLIER, DOUBLE ARM
- EXISTING ELECTROLIER, SINGLE ARM
- BELLMOLE, 4' x 4'
- JOINT TRENCH LABEL, XX INDICATES SECTION NUMBER-X INDICATES TRENCH SECTION LENGTH
- PG&E SKETCH LOCATION NUMBER
- PHOTO NUMBER REFERENCE, SEE PHOTO EXHIBIT SHEETS

1,976 L.F. OF JOINT TRENCH, 8 STREET LIGHTS AND 38 BOLLARDS SHALL BE INSTALLED WITH THIS JOINT TRENCH PLAN SET

8 NEW FULL SERVICE COMPLETIONS .49 MULTI-FAMILY DWELLINGS

1 NEW FULL SERVICE COMPLETION IRRIGATION CONTROLLER

TARRAR UTILITY REP.:	XIAOJIO TARRAR	JOB NO.	21229	PHONE NO.	(925) 246-2595
DEVELOPER:	RODGER MILLER	JOB NO.	21229	PHONE NO.	(925) 699-4155
PG&E ELECTRIC COORDINATOR:	SERINA OLIVER	JOB NO.	R-ELECJOBNO	PHONE NO.	(408) 725-2448
PG&E GAS COORDINATOR:	SERINA OLIVER	JOB NO.	R-GASJOBNO	PHONE NO.	(408) 725-2448
TELEPHONE REP.:	PETER KEARNEY	JOB NO.	R-TELEJOBNO	PHONE NO.	(408) 493-7100
CABLE T.V. REP.:	VLADIMIR PLANITI	JOB NO.	R-CATVJOBNO	PHONE NO.	(408) 586-8237

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY SOMLEVCIVIL ENGINEER. ALL COSTS TO RESCHEDULE OR READJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE MAKE A FIELD JOB WALK WITH THE CONSTRUCTION CREW OF ALL ENCLOSURES AND BOXES, AND SIGN AND DATE BELOW. THANK YOU

SIGNED _____ DATE _____

COMPOSITE DRAWING BY DEVELOPER

Estimate # _____

Approved _____ Date _____
Gas ADE

Approved _____ Date _____
Electric ADE

PG & E is not responsible for the accuracy of the specifications shown on this drawing

COMPOSITE DRAWING BY DEVELOPER

Approved _____ Date _____
Telephone representative

Approved _____ Date _____
CATV representative

3291 Walnut Blvd
Suite 190
Brentwood, CA 94513
(925) 240-2595
(925) 240-7813 fax
tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic

JOINT TRENCH COMPOSITE TITLE SHEET
WARMINGTON RESIDENTIAL
EAST ARQUES AVE
SUNNYVALE CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: DECEMBER 2013 | DATE LAST WORKED ON: 9/2/2015
SCALE: NOT TO SCALE | DRAWN: VB | CHECKED: XT
JOB NO.: 21229
PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

SHEET JT1 OF JT6 SHEETS

PROJECT NOTES:

1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL)
4. A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
5. TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET JT3 (TYPICAL).
6. CONTRACTOR SHALL PLACE ALL UTILITY SPLICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY)
7. ALL PG&E, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS
8. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS". THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
10. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX (ADDITIONAL PULL MAY BE REQUIRED)
11. RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
12. UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
13. INCIDENTAL TRENCHING TO SPLICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPLICE BOXES AND CABINETS (TYPICAL)
14. ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
15. ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
16. OFFSET SPLICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
17. PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
18. ALL PG&E SPLICE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL)
19. ALL CONDUITS NOT ENTERING SPLICE BOXES OR ENCLOSURES SHALL BE CAPPED.
20. COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
21. THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS
22. ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION
23. EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
24. ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS
25. MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPLICE BOXES & XFMRS.
26. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT
27. FOR CLARITY – BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL)
28. ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, FUSED AND LOCATION STAKED.
29. THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM RJA

ABBREVIATION LIST

B.C.	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B.W.	BACK OF WALK	IRR	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH TERM UNITS	JT	JOINT TRENCH	SCH	SCHEDULE
CB	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
℄	CENTERLINE	LE	LANDSCAPE EASEMENT	SKT	[illegible]
CAT	CATALOG	LF	LINEAR FOOT (FEET)	S/W	SIDE WALK
C OF CATV	CABLE TELEVISION	MH	MANHOLE	SS	SANITARY SEWER
CFH	CUBIC FEET PER HOUR	MIN	MINIMUM	SSE	SANITARY SEWER EASEMENT
CIP	CAPITOL IMPROVEMENT PROJECT	MPOE	MINIMUM POINT OF ENTRY	ST LT	STREET LIGHT
CL	CENTER LINE	N.T.S.	NOT TO SCALE	SUBDIV	SUBDIVISION
CU	COPPER	O.D.	OUTER DIAMETER	SQFT	SQUARE FOOTAGE
E	ELECTRIC	OH	OVERHEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PIEUE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	TUC	TARRAR UTILITY CONSULTANTS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	ℙ	PROPERTY LINE	TYP	TYPICAL
EX	EXISTING	P.S.	POWER SUPPLY	T/S	TRAFFIC SIGNAL
F/C	FACE OF CURB	PROJ	PROJECT	UG	UNDERGROUND
FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	U.O.N.	UNLESS OTHERWISE NOTED
FUT	FUTURE	PSE	PUBLIC SERVICE EASEMENT	V	VOLT
F.O.	FIBER OPTIC	PVAE	PRIVATE VEHICLE ACCESS WAY	W	WATT
G	GAS	P.V.C.	POLY VINYL CHLORIDE	WTR	WATER
GALV	GALVANIZE	PWLE	PUBLIC WATER LINE EASEMENT	W/	WITH
G.E.	GENERAL ELECTRIC	PWR	POWER	W/O	WITHOUT
GRD	GROUND	PUE	PUBLIC UTILITY EASEMENT	WLE	WATER LINE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION			XFMR	TRANSFORMER

JOINT TRENCH AND UTILITY BOX LOCATION

EX. EAST TAYLOR AVE
NOT TO SCALE

STREET "A"
NOT TO SCALE

COURT "A" & COURT "D"
NOT TO SCALE

COURT "C"
NOT TO SCALE

COURT "B"
NOT TO SCALE

COURT "E"
NOT TO SCALE

JOINT TRENCH STREET SECTIONS
NOT TO SCALE
NOTE, SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS
* UNLESS OTHERWISE SHOWN

WITHIN ROADWAY SECTION
(95% RELATIVE COMPACTION FOR THE TOP 6" BELOW ROAD SUBGRADE AND 90% BELOW THAT)

GENERAL NOTES:

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PG&E UTILITY OPERATIONS UO STANDARD S5453
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
3. BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES. THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
4. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES AND A SAND CUSHION MINIMUM OF 4" MAY BE REQUIRED AS A PAD ON WHICH UTILITY FACILITIES CAN REST.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.
9. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL
10. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
11. TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY
12. TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
13. THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
14. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
15. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
16. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
17. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES
18. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PG&E'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-INS").
19. THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
20. THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
21. PG&E'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/3/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
22. IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
23. TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER
24. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE ACCEPTABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION
27. THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR
28. ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER PG&E SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED
29. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY
30. KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY, AS SHOWN
31. ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE CITY OF SUNNYVALE REQUIREMENTS.
32. THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION
33. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS
34. THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES, BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
35. "DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A CITY OF SUNNYVALE ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE CITY OF SUNNYVALE AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT."

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JOINT TRENCH GENERAL NOTES AND DETAILS
WARMINGTON RESIDENTIAL
EAST ARQUES AVE
SUNNYVALE CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: DECEMBER 2012 | DATE LAST WORKED ON: 6/27/2013
SCALE: NOT TO SCALE | DRAWN: VB | CHECKED: KT
JOB NO.: 2129 | PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

800-227-2600

SHEET JT2 OF JT6 SHEETS

		DISTANCE (when conduit enters box)			
BEND	PRIMARY BOX SIZE	"X"	"Y"	"Z"	NOTES
"A"	3' x 5'	14'	7'	5'	BEND IS 9' RADIUS WITH AN ANGLE OF 10 DEG. USE 2-5 COUPLINGS WITH 1-5' CONDUIT SECTION FOR EACH BEND SHOWN
	4'-6" x 8'-6"	14'	11'	7'	
"B"	3' x 5'	32'	7'	5'	BEND IS 30' RADIUS WITH AN ANGLE OF 15 DEG. USE 3-5 COUPLINGS WITH 2-2 1/2' CONDUIT SECTION FOR EACH BEND SHOWN
	4'-6" x 8'-6"	32'	11'	7'	

NOTE:

1. CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY
2. TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY
3. CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST

1 / JT3 — TYPICAL PRIMARY BOX EXCAVATION USING CONDUIT
NOT TO SCALE

JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 1 (PREFERRED METHOD)

JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 2 (OPTIONAL METHOD)

* SEE MINIMUM COVER & CLEARANCE CHART

** WITH MUTUAL AGREEMENT, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE & CATV)

*** 6" MINIMUM REQUIRED BY PG&E—ADDITIONAL CLEARANCE MAYBE REQUIRED BY CITY OR COUNTY

DETAIL 2 / N.T.S. JT3 — OVER UNDER DETAILS

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

PUBLIC UTILITY SYSTEM (JOINT TRENCH) — columns: P.G.&E. ELECTRIC, P.G.&E. GAS, TELEPHONE, C.A.T.V., CONTRACTOR

TRENCHING: EXCAVATE, BACKFILL AND COMPACT; GAS MATERIAL: FURNISH, INSTALL; ELECTRIC CABLE: FURNISH, INSTALL; ELECTRIC CONDUIT: FURNISH, INSTALL; ELECTRIC SPLICE BOXES: EXCAVATE, FURNISH, INSTALL; ELECTRIC XFMR. ENCLS.: EXCAVATE, FURNISH, INSTALL; ELECTRIC EQUIP. ENCLS.: EXCAVATE, FURNISH, INSTALL; ELECTRIC XFMR. PADS: GRADE, FURNISH, INSTALL; ELECTRIC SWITCH PADS: GRADE, FURNISH, INSTALL; TELEPHONE CONDUIT: FURNISH, INSTALL; TELEPHONE CABLE: FURNISH, INSTALL; TELEPHONE SPLICE BOX: EXCAVATE, FURNISH, INSTALL; TELEPHONE XFTR. PADS: GRADE, FURNISH, INSTALL; C.A.T.V. CONDUIT: FURNISH, INSTALL; C.A.T.V. SPLICE BOXES: EXCAVATE, FURNISH, INSTALL

STREET LIGHTING SYSTEM — columns: P.G.&E., CONTRACTOR

WIRE: FURNISH, INSTALL; CONDUIT: FURNISH, INSTALL; BASES: FURNISH, INSTALL; LUMINAIRES: FURNISH, INSTALL; SPLICE BOXES: FURNISH, INSTALL, EXCAVATE; POLES & ARMS: FURNISH, INSTALL

SCHEDULE:	LS2A
INSTALL IN JOINT TRENCH:	NO
INSTALL IN SEPARATE TRENCH:	YES
CONDUIT SIZE:	1 1/2"
CONDUIT TYPE:	SCH. 40
WIRE SIZE: VARIES	TYPE: CU

ADDITIONAL NOTES:
DEVELOPER TO SUPPLY AND INSTALL GAS & ELECTRIC FACILITIES UNDER THE COMPETITIVE BIDDING PROVISIONS OF PG&E GREEN BOOK RULES 15, 16 AND 20

● DESIGNATES THE WORK TO BE PERFORMED BY THE CONTRACTOR AND EACH UTILITY COMPANY

3' MIN. 5'0" x 5'0" ENCLOSURES
5' MIN. 4'6" x 8'6" x 6'0" ENCLOSURES
(OR EASEMENT REQUIRED)

DETAIL 3 / N.T.S. JT3 — PG&E ENCLOSURE CLEARANCES

LEGEND

1. 3/4" - 1 1/2" DRAIN ROCK BASE, 24" MINIMUM DEPTH BELOW THE ENCLOSURE.
2. US FABRICS TYPE US180NW GEOTEXTILE FABRIC (OR SIMILAR) COVERING THE DRAIN ROCK BASE.
3. TRANSFORMER ENCLOSURE WITH 4 EVENLY SPACED 3" DRAIN HOLES CORE BORED THROUGH BOTTOM OF ENCLOSURE, WITH HOLES THROUGH THE GEOTEXTILE FABRIC INTO THE ROCK BASE.
4. WATERPROOF EXTERIOR SIDE WALLS OF ENCLOSURE USING TREMPROOF 250 GC FLUID APPLIED ELASTOMERIC WATERPROOFING MEMBRANE.
5. 2 SACK CONCRETE SLURRY FILL ON ALL SIDES OF ENCLOSURE ABOVE DRAIN ROCK, MINIMUM 18" WIDTH, TO WITHIN 6" OF ENCLOSURE TOP.
6. 6" CONCRETE CAP AROUND THE TOP EDGE OF THE ENCLOSURE, MINIMUM 18" WIDTH, MATCHING GRADE OF THE ENCLOSURE LID AND WITH A MINIMUM 2% MAXIMUM 10% SLOPE AWAY FROM THE ENCLOSURE LID. USE NO SLOPE IF ENCLOSURE IS NOT IN A MONOLITHIC SIDEWALK AREA.

INSTALLATION:

1. EXCAVATE FOR 18" SIDES OF SLURRY AND 24" OF DRAIN ROCK BASE. INSTALL 3/4"-1 1/2" DRAIN ROCK A MINIMUM OF 24" DEEP COMPACTED ACROSS THE BOTTOM OF THE EXCAVATION TO ALLOW FOR WATER DRAINAGE FROM THE ENCLOSURE.
2. INSTALL US FABRICS TYPE US180NW GEOTEXTILE FABRIC, LAYFIELD NONWOVEN GEOTEXTILE, TYPE LP6, OR PROPEX SYNTHETICS NONWOVEN, TYPE GEOTEX 601 ACROSS THE TOP OF THE DRAIN ROCK BASE TO KEEP THE DRAIN ROCK FROM FILLING WITH SOIL.
3. SET THE TRANSFORMER ENCLOSURE AND DRILL 4 EVENLY SPACED 3" DRAIN HOLES THROUGH THE BOTTOM OF THE ENCLOSURE, AND THROUGH THE GEOTEXTILE FABRIC INTO THE ROCK BASE. (NOTE: IF LEAD TIME PERMITS, THE ENCLOSURE SUPPLIER MAY BE ABLE TO PROVIDE THE ENCLOSURE WITH THE 3" DRAIN HOLES INCLUDED).
4. WATERPROOF EXTERIOR SIDE WALLS OF ENCLOSURE, USING TREMPROOF 250 GC FLUID APPLIED ELASTOMERIC WATERPROOFING MEMBRANE TO KEEP WATER FROM MIGRATING THROUGH THE WALLS INTO THE ENCLOSURE. (NOTE: IF LEAD TIME PERMITS, THE ENCLOSURE SUPPLIER MAY BE ABLE TO PROVIDE A WATERPROOFED ENCLOSURE.)
5. INSTALL ANY CONDUITS REQUIRED OUT BEYOND THE SLURRY AREA. POUR 2 SACK CONCRETE SLURRY FILL ON ALL SIDES OF ENCLOSURE ABOVE DRAIN ROCK, MINIMUM 18" WIDTH, TO WITHIN 6" OF ENCLOSURE TOP. THE SLURRY IS TO FURTHER IMPEDE THE MIGRATION OF WATER INTO THE ENCLOSURE WHILE STILL ALLOWING FOR FUTURE ACCESS TO THE CONDUITS.
6. POUR A 6" CONCRETE CAP AROUND THE TOP EDGE OF THE ENCLOSURE, MINIMUM 18" WIDTH, MATCHING THE GRADE OF THE ENCLOSURE LID AND WITH A MINIMUM 2%, MAXIMUM 10% SLOPE AWAY FROM THE ENCLOSURE LID. USE NO SLOPE IF ENCLOSURE IS NOT IN A MONOLITHIC SIDEWALK AREA. THE CONCRETE CAP IS TO PROTECT THE SLURRY MIX FROM DAMAGE AND TO IMPEDE THE FLOW OF SURFACE WATER INTO THE ENCLOSURE. (NOTE: THE STANDARD CURB AND GUTTER MAY SUBSTITUTE FOR PART OF THE CONCRETE CAP AND SLURRY)

TRANSFORMER ENCLOSURE LOCATION REQUIREMENTS:

MAY NOT BE:
- DRAINAGE AREA
- SWALE
- PERCOLATION AREA

MUST BE:
- LOCATION WHERE SURROUNDING AREA WATER DRAINS AWAY FROM ENCLOSURE
- HIGHER THAN SIDEWALK

DETAIL 4 / N.T.S. JT3 — PG&E REMEDIATION OPTION
SUBSURFACE TRANSFORMER INSTALLATION
IN CORROSIVE SOILS AREA

REQUIREMENTS FOR ALLOWING INSTALLATION OF SUBSURFACE TRANSFORMER

A. SOIL CORROSIVITY TESTS SHALL BE CONDUCTED ON SOIL SAMPLES COLLECTED AT EITHER 4.5-FEET DEPTH FOR TYPE-1 OR 7.5-FEET DEPTH FOR TYPE-2 LOCATIONS (SEE Table: Transformer Type). THE REFERENCED NATIONAL STANDARDS (e.g. ASTM 187, CTM 187, ETC.) CONTAIN GUIDANCE ON COLLECTING SOIL SAMPLES.

Table: Transformer Type	
Type-1	Single-Phase Transformer
Type-2	Three-Phase Transformer

B. A SOIL CORROSIVITY TEST SAMPLE IS CONSIDERED VALID FOR A 10-FOOT RADIUS FROM THE SAMPLE CORE. EACH PROPOSED SUBSURFACE ENCLOSURE LOCATION MUST BE ENCOMPASSED WITHIN AN AREA COVERED BY A SOILS TEST.

C. IF THE SOIL SAMPLE IS NOT NATIVE SOIL, THEN AN ADDITIONAL TEST OF THE NEAREST NATIVE SOIL WITHIN 20 FEET OF THE ORIGINAL TEST LOCATION IS REQUIRED. IF THERE IS NO NATIVE WITHIN 20 FEET, THEN NO ADDITIONAL TEST IS REQUIRED.

D. THE TESTED SOIL CHARACTERISTICS ARE: ELECTRICAL RESISTIVITY, pH, REDOX (ORP) POTENTIAL, SULFIDE CONTENT, AND GROUND WATER TABLE (SEE Table: Corrosivity Points)

Table: Corrosivity Points		
Soil Characteristic	Range	Possible Points
Resistivity (ohm-cm) per ASTM G-57; CTM 643; AASHTO T-288	< 500	10
	500 - 1,000	8
	1,001 - 2,000	6
	2,001 - 5,000	4
	5,001 - 10,000	2
	> 10,000	0
Soil pH per ASTM G-51; ASTM D-4972; CTM 643; or AASHTO T-289	> 8.5	3
	6.5 - 8.5	0
	5.0 - 6.5	4
	< 5.0	5
Chloride (ppm) or (mg/kg) per ASTM D-4327; ASTM D-512; CTM 422; OR AASHTO T-291	< 100	0
	> 100	3
Redox Potential (mV) (VERSUS CSE) per ASTM D-200	< 100	5
	100 - 199	4
	200 - 400	3.5
	> 400	0
SULFATE (ppm) or (mg/kg) per ASTM D-516; CTM 417 or AASHTO T-290	< 200	5
	200 - 500	1
	501 - 1,000	2
	> 1,000	3
Sulfide per ASTM D-4658	Negative	0
	Trace	2
	Positive	3.5
Water table	Higher than 7.5 ft. for Type 1 or 10.5 ft. for Type 2	6
	Lower than 7.5 ft. for Type 1 or 10.5 ft. for Type 2	0
Total Points		≥ 8 FAIL
		≤ 5.5 PASS

Notes:
ASTM - American Society for Testing and Materials
CTM - California Test Method
AASHTO - American Association of State Highway Transportation Officials

E. THE SOIL CHARACTERISTICS SHALL BE TESTED BY ONE OF THE APPLICABLE STANDARDS AS INDICATED IN TABLE: CORROSIVITY POINTS. THE FOLLOWING QUANTITATIVE CRITERIA ARE GRADING RESULTS THAT SHALL BE USED FOR DETERMINING SOIL CORROSIVITY

F. INTERPRETATION OF SOIL CORROSIVITY (SEE TABLE: Corrosivity Score)

Table: Corrosivity Score	
> 12	Extremely Corrosive
8 - 11.5	Corrosive
5 - 5.5	Mildly Corrosive
< 5	Very Mildly Corrosive

G. SUBSURFACE TRANSFORMERS MAY ONLY BE INSTALLED IN MILDLY OR VERY MILDLY CORROSIVE SOILS, i.e. 5.5 POINTS OR LESS

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JOINT TRENCH DETAILS
WARMINGTON RESIDENTIAL
EAST ARQUES AVE
SUNNYVALE CALIFORNIA

NO.	REVISIONS	BY	DATE

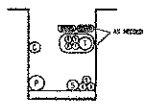
DATE: DECEMBER 2012 | DATE LAST WORKED ON: 6/27/2013
SCALE: NOT TO SCALE | DRAWN: VB | CHECKED: KT
JOB NO.: 21229 | PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

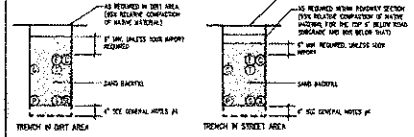
800-227-2600

SHEET JT3 OF JT6 SHEETS

JOINT TRENCH MINIMUM COVER AND CLEARANCES
MINIMUM SEPARATION (FEET)

UTILITY	C	T	G	S	P	SL	SL	F	MINIMUM COVER
G (GAS)		12"	12"	3"	12"	12"	6"	12"	24", 30" IN STREET
T (TELEPHONE)	12"		1"	12"	12"	12"	12"	1"	24", 30" IN STREET
C (CABLE T.V.)	12"	1"		12"	12"	12"	12"	4"	24", 30" IN STREET
S (ELEC. SECONDARY)	6"	12"	12"		3"	1"	1"	12"	24", 30" IN STREET
P (ELEC. PRIMARY)	12"	12"	12"	3"		3"	3"	12"	30", 36" IN STREET
SL (PUBLIC AND PRIVATE-STREET LIGHTING)	12"	12"	12"	12"	12"			6"	24", 30" IN STREET
SL (PG&E-STREET LIGHT)	12"	12"	12"	1"	3"			12"	24", 30" IN STREET
F (FIBER OPTIC)	12"	1"	1"	12"	12"	12"	12"	1"	24", 30" IN STREET





LEGEND

- MEET'S UTILITY TRENCH ALLOTMENT
- EXCEEDS UTILITY TRENCH ALLOTMENT
- (G) GAS
- (P) ELECTRIC PRIMARY
- (S) ELECTRIC SECONDARY
- (T) TELEPHONE
- (C) CATV
- (SL) STREET LIGHT (PUBLIC OR PG&E)
- (F) FIBER OPTIC

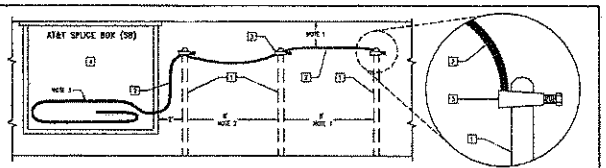
JOINT TRENCH NOTES:

1. TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS
2. IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB-BASE DISTURBANCE
3. * WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHERE 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC)
4. * WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 12" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED
5. ** WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN STREET LIGHT AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC)
6. TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING MPS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
7. THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES
8. TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY. THEY DO NOT REFLECT SIZE OR QUANTITY OF FACILITIES TO BE INSTALLED.
9. TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS INDICATED ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
10. THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTION CROSSING WATER AND SEWER FACILITIES.
11. THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND /OR EACH RESPECTIVE UTILITY INSTALLATION PLAN FOR THE NECESSARY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
12. TYPE "A2" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE ADDITIONAL MOVE-INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THESE MOVE-INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING
13. THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND SEPARATION. CONTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ACCURATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITY CLEARANCES. ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
14. CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. ALL TRENCH SECTIONS SHOWN HEREON INCLUDE A 4" THICK BEDDING LAYER (SUIV)
15. ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE CITY OF SUNNYVALE ENGINEERING STANDARDS AND SPECIFICATIONS
16. ALL PG&E, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM FIRE HYDRANTS, AND 3' MINIMUM FROM STREET LIGHTS.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A1*	B1*	C1*	D1*	E1*	F1*	G1*	H1*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X	X			X				
TELEPHONE	X	X		X		X			X	X		X	X	X			X			X			X
CABLE T.V.	X		X	X	X		X		X		X	X	X	X	X	X		X	X				X
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															
FIBER OPTICS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY



LEGEND

1. 8' LENGTH x 5/8" DIAMETER GROUND ROD RODS
2. BARE COPPERWELD SOLID #6AWG Cu WIRE
3. GROUND CLAMP
4. TELEPHONE SPLICE BOX

NOTES

1. MINIMUM DEPTH = 12 INCHES
2. GROUND RODS MAY BE PLACED IN ANY CONFIGURATION AS LONG AS THE 8 FOOT SEPARATION BETWEEN GROUND RODS IS MAINTAINED AND THE 3 FOOT SEPARATION FROM THE SB WALL IS NOT ENCROACHED UPON.
3. BARE #6 GROUND WIRE TO ENTER THROUGH SIDEWALL OR BOTTOM OF SB AND WRAP SB ONCE

DETAIL 3 AT&T AERIAL AND BURIED
M.T.S. J13 GROUND BED DESIGN

2351 Walnut Blvd.
Suite 188
Brentwood, CA 94513
(925) 240-2595
(925) 240-7813 Fax
tarrar.com

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JOINT TRENCH SECTIONS AND DETAILS
WARMINGTON RESIDENTIAL
EAST ARQUES AVE
SUNNYVALE CALIFORNIA

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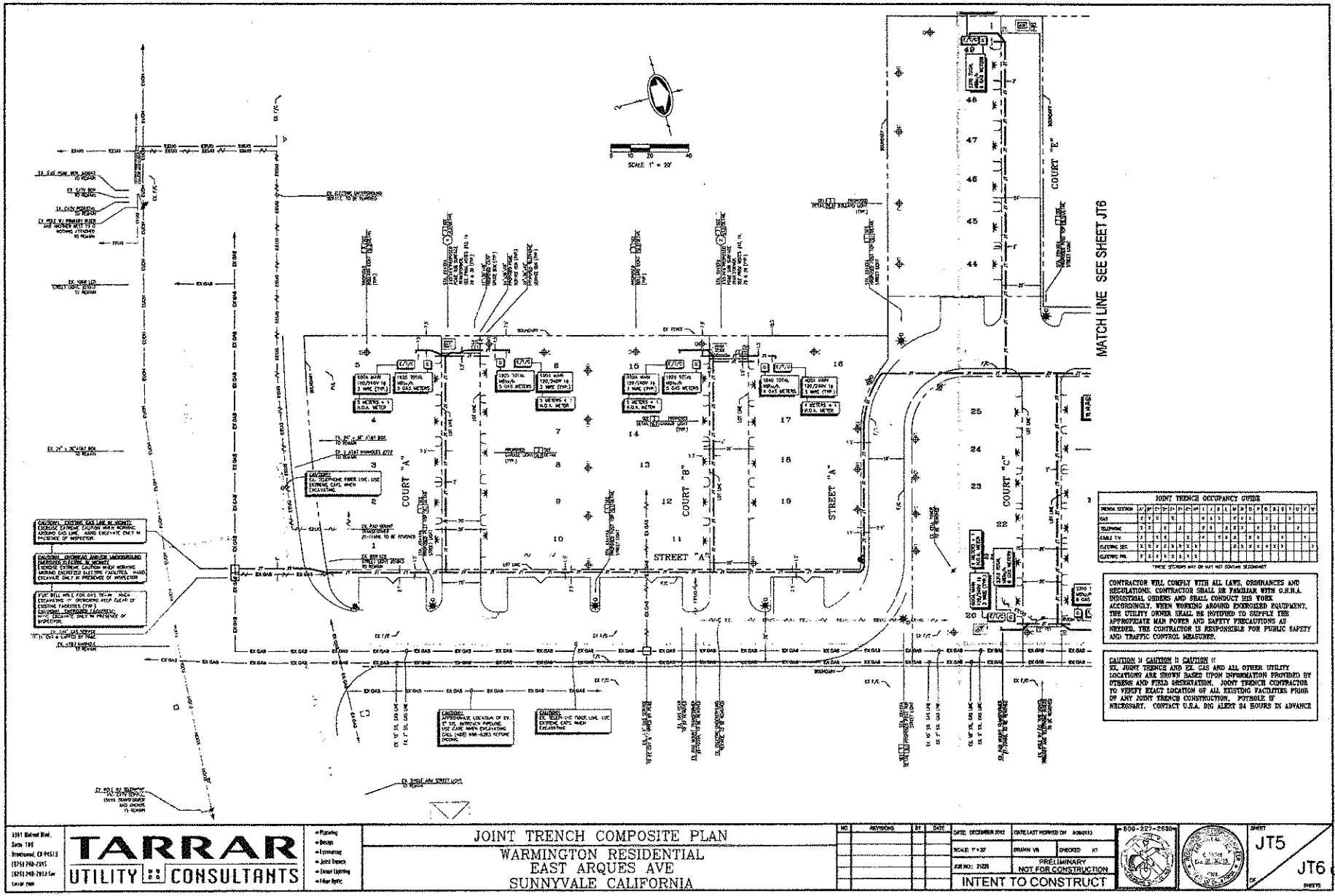
SCALE: NOT TO SCALE | DRAWN: VB | CHECKED: KT
JOB NO.: 31228 | PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

DIG ALERT 1-800-227-2600

SHEET JT4 / JT6 SHEETS



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JOINT TRENCH COMPOSITE PLAN
WARMINGTON RESIDENTIAL
EAST ARQUES AVE
SUNNYVALE CALIFORNIA

NO	REVISIONS	BY	DATE

DATE: DECEMBER 2012 | DATE LAST WORKED ON: 8/26/2013
SCALE: 1"=20' | DRAWN: VB | CHECKED: KT
JOB NO: 31228
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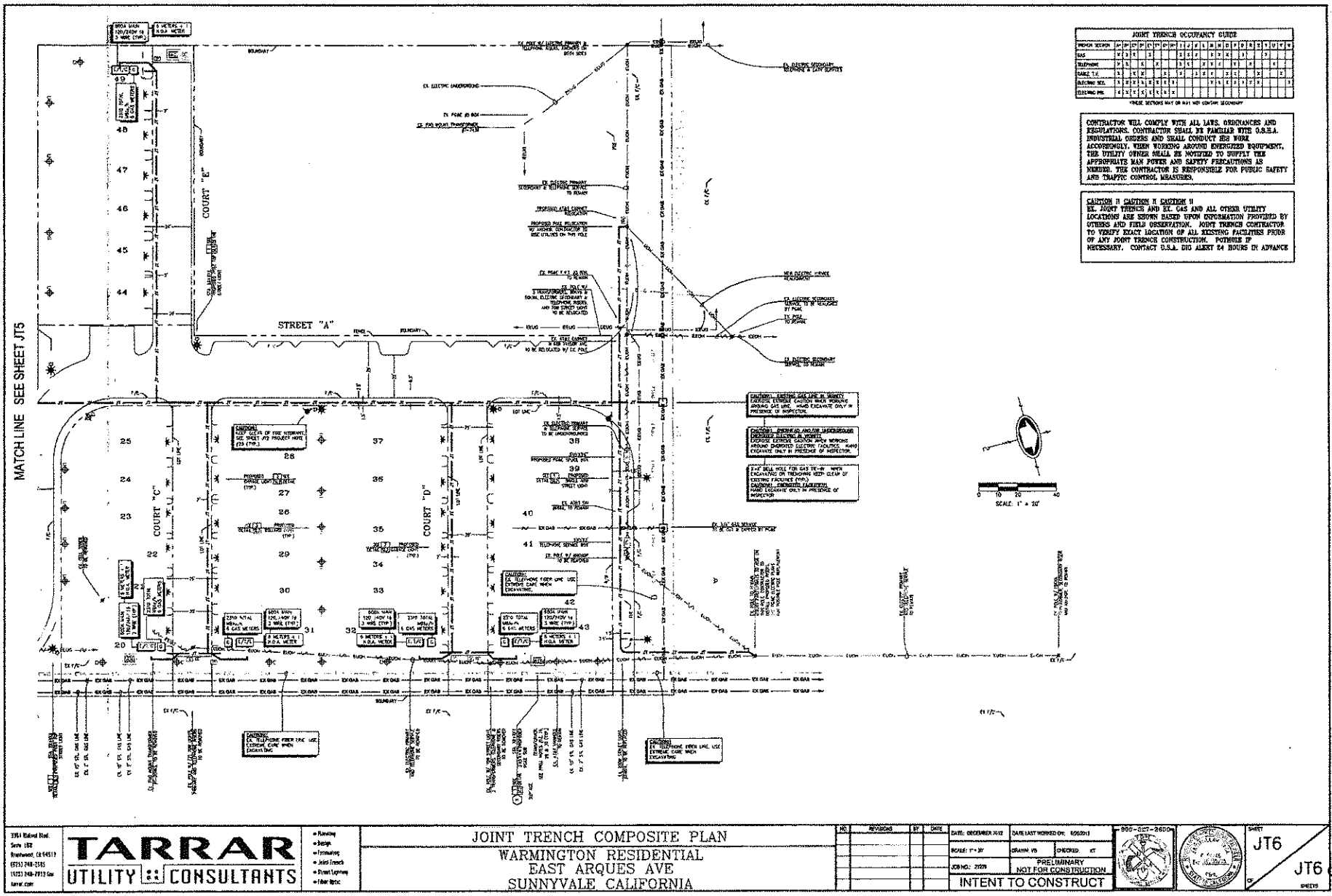
INTENT TO CONSTRUCT

609-227-2686

SHEET JT5 OF JT6 SHEETS



TARRAR UTILITY :: CONSULTANTS

JOINT TRENCH COMPOSITE PLAN
WARMINGTON RESIDENTIAL
EAST ARQUES AVE
SUNNYVALE CALIFORNIA

INTENT TO CONSTRUCT

SHEET JT6 OF JT6 SHEETS

WARMINGTON RESIDENTIAL
EAST ARQUES AVE
SUNNYVALE CALIFORNIA

LUMINAIRE SPECIFICATIONS:
CATALOG NO: GC314-FTTOC-BLSHS-72W-4K
-120-I-FAP-DP-HSS-SG-RALBOOSTX
LENS MATL: CLEAR GLASS LENSE
IES CLASSIFIC: TYPE IV
WATTAGE: 72 WATTS
LIGHT SOURCE: LED - 4000K
LINE VOLTAGE: 120 VOLTS
BALLAST: MOUNTED ON A QUICK RELEASE TRAY
ALL COMPONENTS SHALL HAVE QUICK CONNECTORS.
POLE ADAPTOR: FITTER WITH SQUARE HEAD BOLTS
IP66 WEATHERPROOF LUMINAIRE WITH "V" GROOVE SILICONE GASKET

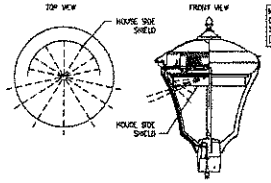
POLE SPECIFICATIONS:
CATALOG NO: PX40-14-SA-RALBOOSTX
MATERIAL: 4" ROUND, ALUMINUM TUBING
POLE HEIGHT: 14'-0"
ANCHOR BOLTS: (4) 3/4" x 28" FULLY GALVANIZED
BOLT CIRCLE: 10"

BASE COVER SPECIFICATIONS:
CATALOG NO: BH11-RALBOOSTX
MATERIAL: TWO-PIECE COVER MADE OF CAST ALUMINUM

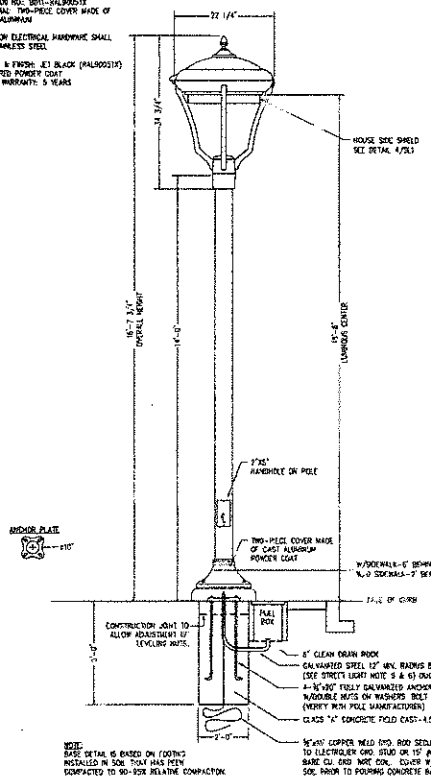
ALL NON ELECTRICAL HARDWARE SHALL BE STAINLESS STEEL

COLOR & FINISH: JET BLACK (RALBOOSTX) TEXTURED POWDER COAT
PAINT WARRANTY: 5 YEARS

MANUFACTURE REP.:
GREAT BASIN LIGHTING
STEVE OR FRAN COLE
(925) 240-1566



4 SL1 HOUSE SIDE SHIELD
NOT TO SCALE



NOTE:
BASE DETAIL IS BASED ON FOOTING INSTALLED IN SOIL THAT HAS BEEN COMPACTED TO 90% RELATIVE COMPACTION

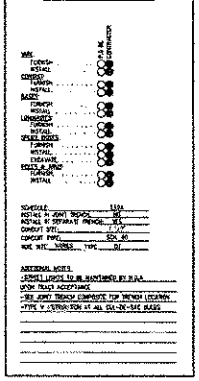
1 SL1 PRIVATE POST TOP ELECTROLIER DETAIL
NOT TO SCALE

LEGEND

——— EX. ———	EXISTING STREET LIGHT CONDUIT
——— PR. ———	PROPOSED STREET LIGHT CONDUIT
—1-1 1/2" SL—	1-1 1/2" STREET LIGHT CONDUIT
(2#8)	2-#8 CU. WIRE (SEE NOTE 15)
(3#8)	3-#8 CU. WIRE (SEE NOTE 15)
(#8G)	2-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED). SEE NOTE 15 & GROUNDING DETAIL
(3#8G)	3-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED). SEE NOTE 15 & GROUNDING DETAIL
	PG&E SERVICE BOX. 17" x 30" x 18"/17" x 30" x 24"
	STREET LIGHT PULL BOX STATE TYPE #3 1/0, 15" x 20" x 12"
	STREET LIGHT GROUND BOX STATE TYPE #5 18" x 27.5" x 12"
	POST TOP LED. TYPE V
	LIGHTING BOLLARD
	LIGHTING WALL MOUNTED (BY OTHERS)
	EXISTING ELECTROLIER, DOUBLE ARM
	EXISTING ELECTROLIER, SINGLE ARM
(P)	CIRCUIT BREAKER

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

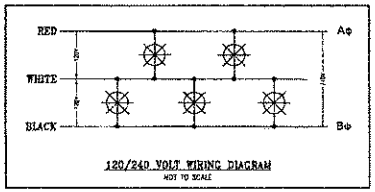
STREET LIGHTING SYSTEM



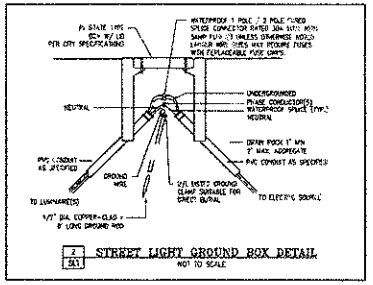
ADDITIONAL NOTES:
-PANELS LOCATED IN MAINTENANCE R/W
-HIGH TRUCK ACCESSIBLE
-SEE JOINT TRENCH COMPOSITE FOR TRENCH LOCATION
-TYPE V LUMINAIRES AT ALL CUL-DE-SAC ENDS

STREET LIGHTING NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE NATIONAL ELECTRIC CODE AND STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF SUNNYVALE.
2. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO PG&E SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY PG&E
3. KEEP STREET LIGHTS A MINIMUM OF 3 FEET AWAY FROM THE EDGE OF DRIVEWAYS, SEWER AND WATER LATERALS, AND 5 FEET AWAY FROM FIRE HYDRANTS & CATCH BASINS
4. TWO OR MORE STREET LIGHTS ON THE SAME CIRCUIT SHALL BE WIRED TO BALANCE THE LOAD. (SEE WIRING DIAGRAM)
5. CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED SCHEDULE 40 P.V.C. UNLESS OTHERWISE NOTED OR REQUIRED. USE MINIMUM 1 1/2" SCH. 40 P.V.C. CONDUIT AND FITTINGS BELOW GRADE. MINIMUM RADIUS BENDS SHALL BE 18". FOR ABOVE GROUND INSTALLATION USE METALLIC RIGID STEEL CONDUIT. PROVIDE PULL WIRE IN EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
6. GROUND DEPTH: 24" UNDER SIDEWALK; 24" UNDER PLANTER STRIP; 30" UNDER PAVEMENT.
7. CABLE: CABLE SHALL BE U.L. A.W.G. NO. 8,7-STRAND SOFT COPPER, TYPE THW OR THWN WITH MINIMUM OF 7/64" (40 MIL) POLYVINYLCHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, MO. 10 IN POLE MAY BE USED (40 MIL INSULATION).
8. SPLICE BOXES: SPLICE BOXES SHALL BE NO. 3-1/ 2 STATE TYPE WITH LID AND BRASS HOLD DOWN BOLTS, UNLESS OTHERWISE NOTED. LIDS TO BE INSCRIBED "STREET LIGHTING". SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART OR LONG RUNS. SPLICE BOXES TO BE SET ON A CONCRETE FOOTING WHEN SUBJECT TO TRAFFIC LOAD.
9. FUSES: EACH POLE SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS AT EACH ADJACENT BOX WITH 5 AMP FUSE FOR DUPLEX LIGHTS, EACH LUMINAIRE SHALL BE FUSED SEPARATELY.
10. SPLICING: ALL SPLICES SHALL BE MADE IN HAND HOLES OR SPLICE BOXES ONLY. SPLICES SHALL BE MADE WITH "SCOTCH -LOK" CRIMP JOINTS, "SCOTCH LOCK" FASTENERS, OR APPROVED EQUAL. ON SPLICES MADE BELOW GRADE, WRAP WITH MOISTURE PROOF INSULATION TWICE.
11. POLE NUMBERS: OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH PG&E AND/OR CITY FOR THEIR REQUIREMENTS.
12. TRENCH: CONDUIT CAN BE PLACED IN JOINT TRENCH. THE CONDUIT LAYOUT IS SHOWN SCHEMATICALLY. SEE COMPOSITE DRAWING FOR TRENCH AND BOX LOCATIONS. ANY INCIDENTAL TRENCHING NOT PROVIDED BY TRENCHING AGENT IS CONTRACTOR'S RESPONSIBILITY
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
14. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
15. CONTRACTOR TO CONSULT WITH LOCAL AGENCIES FOR THEIR CIRCUIT GROUNDING REQUIREMENTS. IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
16. LEGEND SYMBOLS ARE SHOWN AT STREET AREA FOR CLARITY. INSTALL BEHIND CURB AND/OR SIDEWALK PER CITY SPECIFICATIONS KEEP CLEAR OF DRIVEWAYS AND PATHWAYS (TYPICAL).
17. CENTERLINE OF STREET LIGHTS SHALL BE LOCATED ON THE LOT LINE UNLESS OTHERWISE NOTED ON THESE PLANS
18. ANY CHANGES OR MODIFICATIONS TO PROPOSED STREET LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY PRIOR TO INSTALLATION.
19. SET ALL STREET LIGHTS TO ULTIMATE FINISHED GRADE. CONSULT WITH CITY FOR PROPER PHYSICAL PROTECTION AND/OR SHIMMING AND STRIPPING ADJACENT TO ANY STREET LIGHTS INSTALLED IN THEIR ULTIMATE LOCATIONS THAT ARE NOT PROTECTED BY A VERTICAL CURB. BUILD AND COMPACT EARTH TO FINISHED GRADE A MINIMUM OF 5' AROUND STREET LIGHT BOXES AT THESE LOCATIONS
20. CONTACT U.S.A. (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".
21. STREET LIGHT CONDUIT BENDS SHALL HAVE A MINIMUM 2 FOOT RADIUS. UNLESS OTHERWISE SHOWN ON THE PLANS, NO BEND SHALL BE INSTALLED IN THE STREET LIGHT SYSTEM WITHOUT PRIOR APPROVAL OF THE UTILITY COMPANY INSPECTOR.
22. ALL BOXES ARE TO BE INSTALLED WITHIN THE R/W AND/OR P.U.E. AREA.



120/240 VOLT WIRING DIAGRAM
NOT TO SCALE



2 SL1 STREET LIGHT GROUND BOX DETAIL
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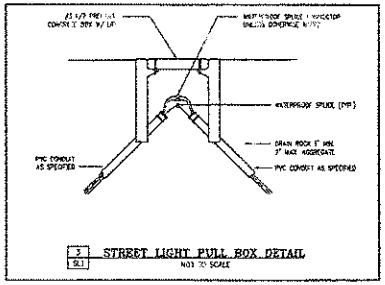

3 SL1 STREET LIGHT PULL BOX DETAIL
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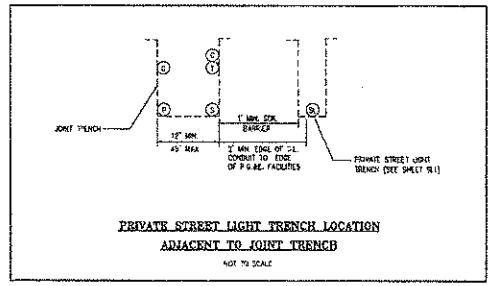

PRIVATE STREET LIGHT TRENCH LOCATION
ADJACENT TO JOINT TRENCH
NOT TO SCALE

3361 Walnut Blvd.
Suite 180
Brentwood, CA 94513
(925) 240-3595
(925) 240-7615 fax
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- Street Lighting
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STREET LIGHTING GENERAL NOTES AND DETAILS
WARMINGTON RESIDENTIAL
EAST ARQUES AVE
SUNNYVALE CALIFORNIA

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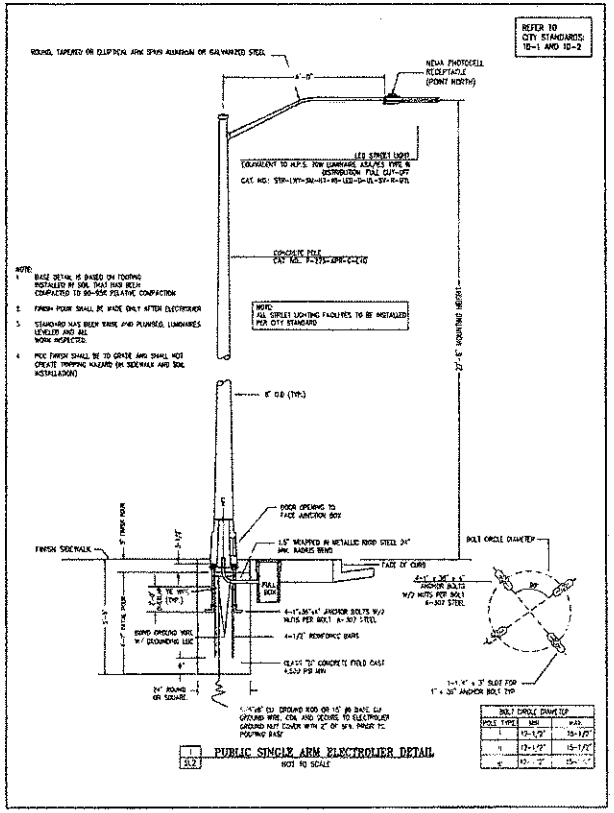
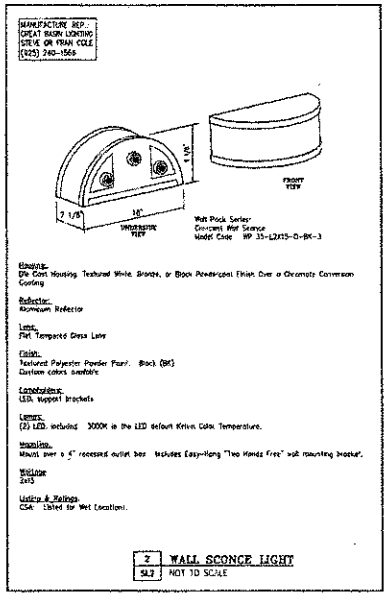
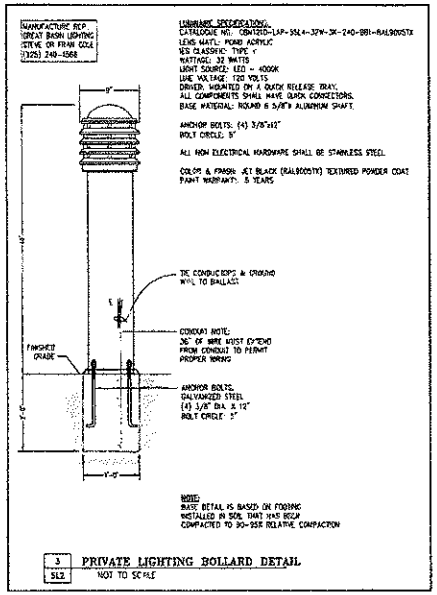
SHEET SL1 OF SL4 SHEETS



1 SL2 PUBLIC SINGLE ARM ELECTROLIER DETAIL
NOT TO SCALE



2 SL2 WALL SCONCE LIGHT
NOT TO SCALE



3 SL2 PRIVATE LIGHTING BOLLARD DETAIL
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STREET LIGHTING GENERAL NOTES AND DETAILS
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SHEET SL2 / SL4 SHEETS

VESTING TENTATIVE MAP
EAST TAYLOR AVENUE
CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

BENCHMARK

CITY OF SUNNYVALE DISC, BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, AT THE INTERSECTION OF ROUTE 82/EL CAMINO REAL AND ARQUES AVENUE.
ELEVATION = 46.844

LEGEND

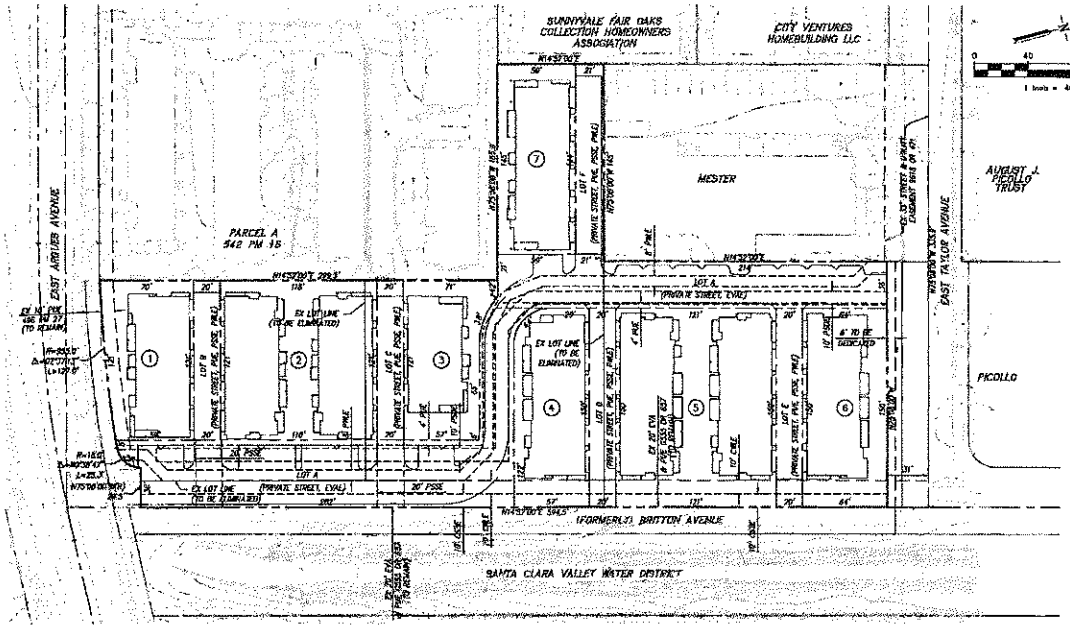
PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	RETAINING WALL	
	EASEMENT LINE	
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
W	WATER	W
	FACE OF CURB	
	STORM WATER INLET (SW)	
	DIRECTION OF FLOW	
	MANHOLE (MH)	
	FIRE HYDRANT	
	BLOW OFF (BO)	
	WATER VALVE	
	STREET LIGHT	
	FENCE	
	BARRICADE	
	SLOPE	
	CONTOUR ELEVATIONS	
4.583	SPOT ELEVATION	102.4

ABBREVIATIONS

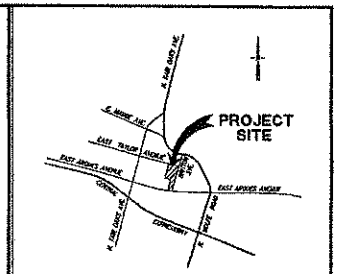
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BW	BOTTOM OF WALL
CL	CENTER LINE
CSSE	CITY SANITARY SEWER EASEMENT
CWLE	CITY WATER LINE EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
PL	PROPERTY LINE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PWLE	PRIVATE WATER LINE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RET	CURB RETURN
R/W	RIGHT OF WAY
SL	STREET LIGHT
SWI	STORM WATER INLET
TC	TOP OF CURB
TW	TOP OF WALL

LOT AREAS	
LOT #	AREA (SF)
1	7,946
2	14,229
3	7,238
4	8,348
5	18,163
6	8,581
7	8,434
LOT A	28,229
LOT B	3,431
LOT C	3,410
LOT D	2,998
LOT E	2,998
LOT F	3,106

AVERAGE LOT AREA: 9,932 SF
MINIMUM LOT AREA: 2,410 SF
MAXIMUM LOT AREA: 28,229 SF



LOTTING PLAN
1"=40'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	LOTTING PLAN
C-2	EXISTING CONDITION PLAN
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY PARKING PLAN
C-5	PRELIMINARY GRADING PLAN
C-6	PRELIMINARY GRADING PLAN
C-7	PRELIMINARY UTILITY PLAN
C-8	PRELIMINARY UTILITY PLAN
C-9	PRELIMINARY STORMWATER TREATMENT PLAN
C-10	PRELIMINARY STORMWATER TREATMENT DETAILS & CALCULATIONS

GENERAL NOTES:

1. OWNER: E.M. MFG. CO (APN: 205-30-003)
EDWARD S. BRUGGE TRUST (APN: 205-30-024)
W. T. J. & D ASSOCIATES (APN: 205-30-023)
C/O: WARMINGTON RESIDENTIAL
2400 CAMINO SAN RAMON, SUITE 234
SAN RAMON, CA 94583
(925) 866-0700
CONTACT: MR. RODGER MILLER

2. APPLICANT: WARMINGTON RESIDENTIAL
2400 CAMINO SAN RAMON, SUITE 234
SAN RAMON, CA 94583
(925) 866-0700
CONTACT: MR. RODGER MILLER

3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
(925) 227-9100
CONTACT: MR. COLT ALVERNAZ
RCE #: 75740

4. GEOTECHNICAL ENGINEER: CORNERSTONE EARTH GROUP
2237 MAIN STREET, SUITE 10
WALNUT CREEK, CA 94597
(925) 938-9501
CONTACT: JOHN GYE

5. PROPERTY DESCRIPTION:

PARCELS 1 AND 2 ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON FEBRUARY 17, 1982 IN BOOK 496 OF MAPS, PAGE 27 AND 28, THE NORTHEASTERLY 245 FEET OF LOT 6, BLOCK 6, FAIROAKS ADDITION, MAP OF WHICH WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON NOVEMBER 20, 1905, IN BOOK 1 OF MAPS, PAGE 4; PORTION OF LOTS 5 AND 6 IN BLOCK 6, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE FAIROAKS ADDITION TO THE TOWN OF SUNNYVALE", FILED ON NOVEMBER 20, 1905 IN BOOK 1 OF MAPS, PAGE 4.

6. ASSESSOR PARCEL NUMBER: 205-30-003, 205-30-024, 205-30-023
7. GROSS SITE AREA: 2.86 ACRES
8. PROPOSED LAND USE: MULTI FAMILY RESIDENTIAL
9. CURRENT ZONING: MS-ITR-R3-PD
10. PROPOSED ZONING: MS-ITR-R3-PD
11. NUMBER OF LOTS: 13
12. NUMBER OF UNITS: 49
13. UTILITIES:

WATER:	CITY OF SUNNYVALE
SANITARY SEWER:	CITY OF SUNNYVALE
STORM DRAIN:	CITY OF SUNNYVALE
FIRE:	CITY OF SUNNYVALE
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TV:	COMCAST

14. BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION.
15. THE PROPERTY LIES WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 06085 C0045H, EFFECTIVE DATE, MAY 18, 2009.
16. ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SUNNYVALE.
17. TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHIC MAP PREPARED IN JUNE 2012.
18. IT IS THE INTENT OF THE DEVELOPER TO FILE CONDOMINIUM PLANS FOR THE CONDOMINIUM UNITS AFTER THE FINAL MAP APPROVAL.

RUGGERI-JENSEN-AZAR
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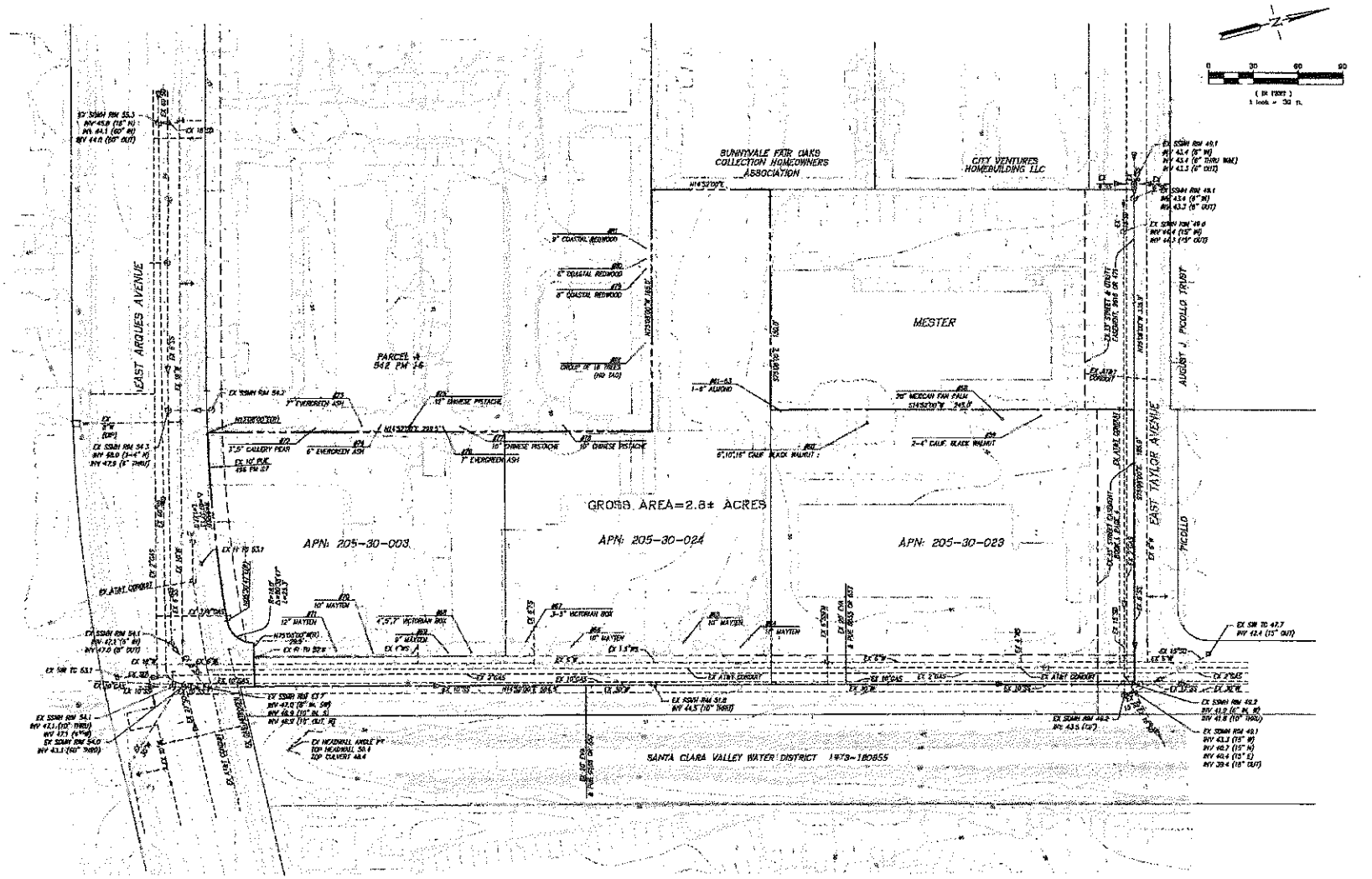
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: AUGUST 7, 2013 JOB NO. 121048 SHEET C-1



EXISTING CONDITION PLAN

EAST TAYLOR AVENUE

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

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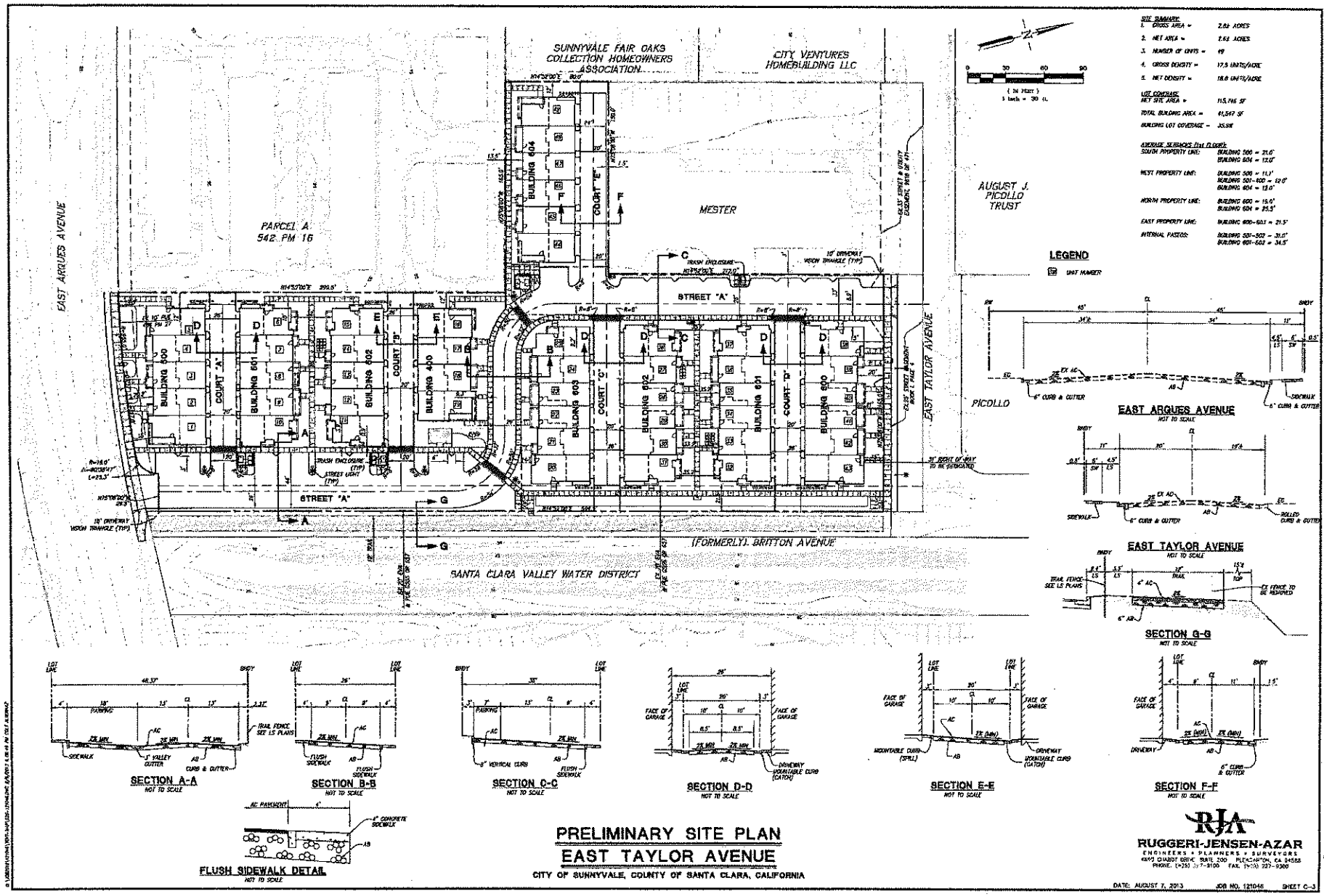
DATE: AUGUST 7, 2013 JOB NO. 121046 SHEET C-2



PRELIMINARY SITE PLAN
EAST TAYLOR AVENUE

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

RUGGERI-JENSEN-AZAR
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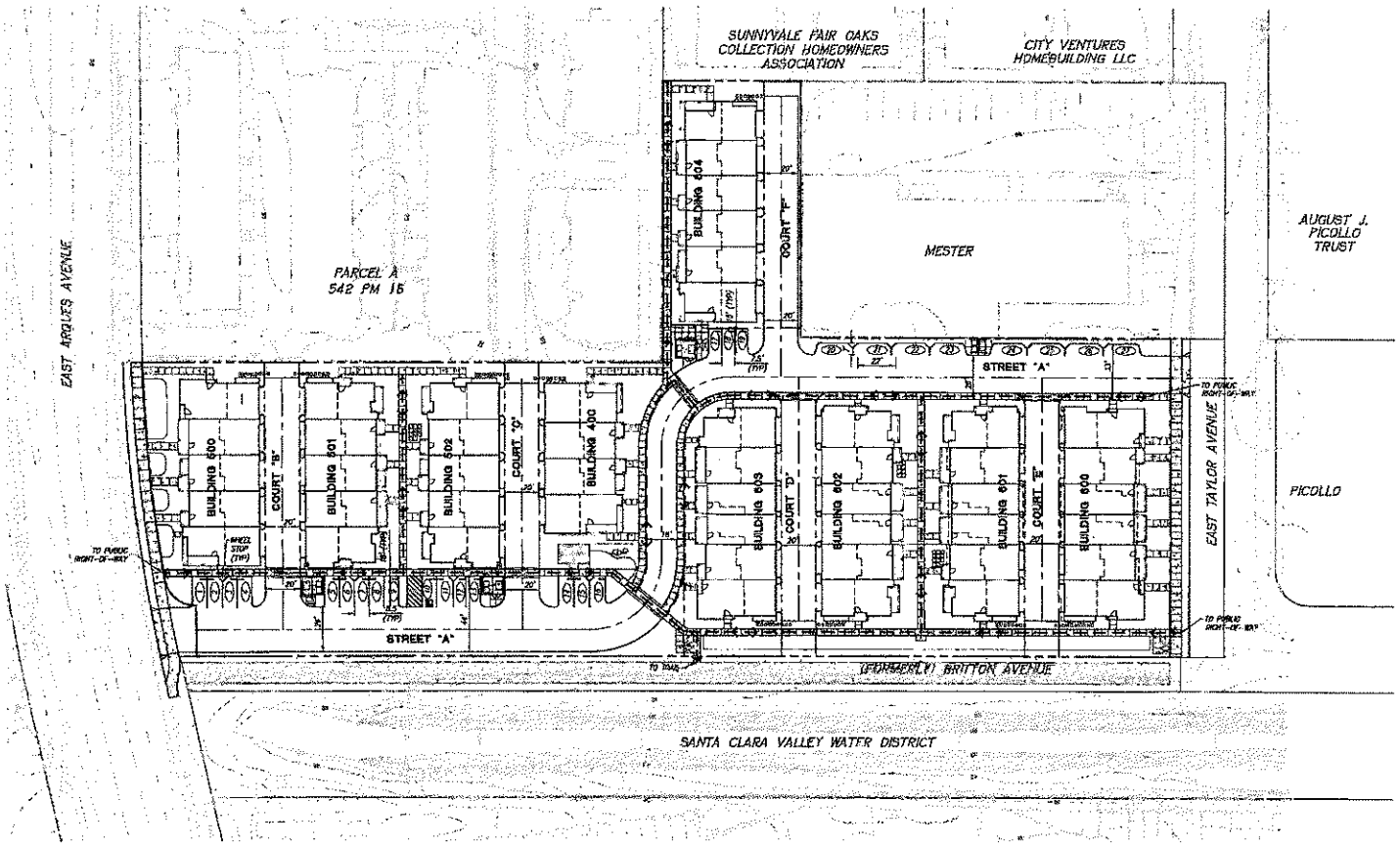
DATE: AUGUST 7, 2013 JOB NO. 121046 SHEET C-3



LEGEND:

ON-STREET PARKING SPACE

ON-SITE PEDESTRIAN CIRCULATION

PARKING SUMMARY:

1. GARAGE PARKING:	106
2. ON-STREET PARKING:	27
TOTAL PARKING PROVIDED:	133
TOTAL PARKING REQUIRED:	126

PRELIMINARY PARKING PLAN
EAST TAYLOR AVENUE
CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

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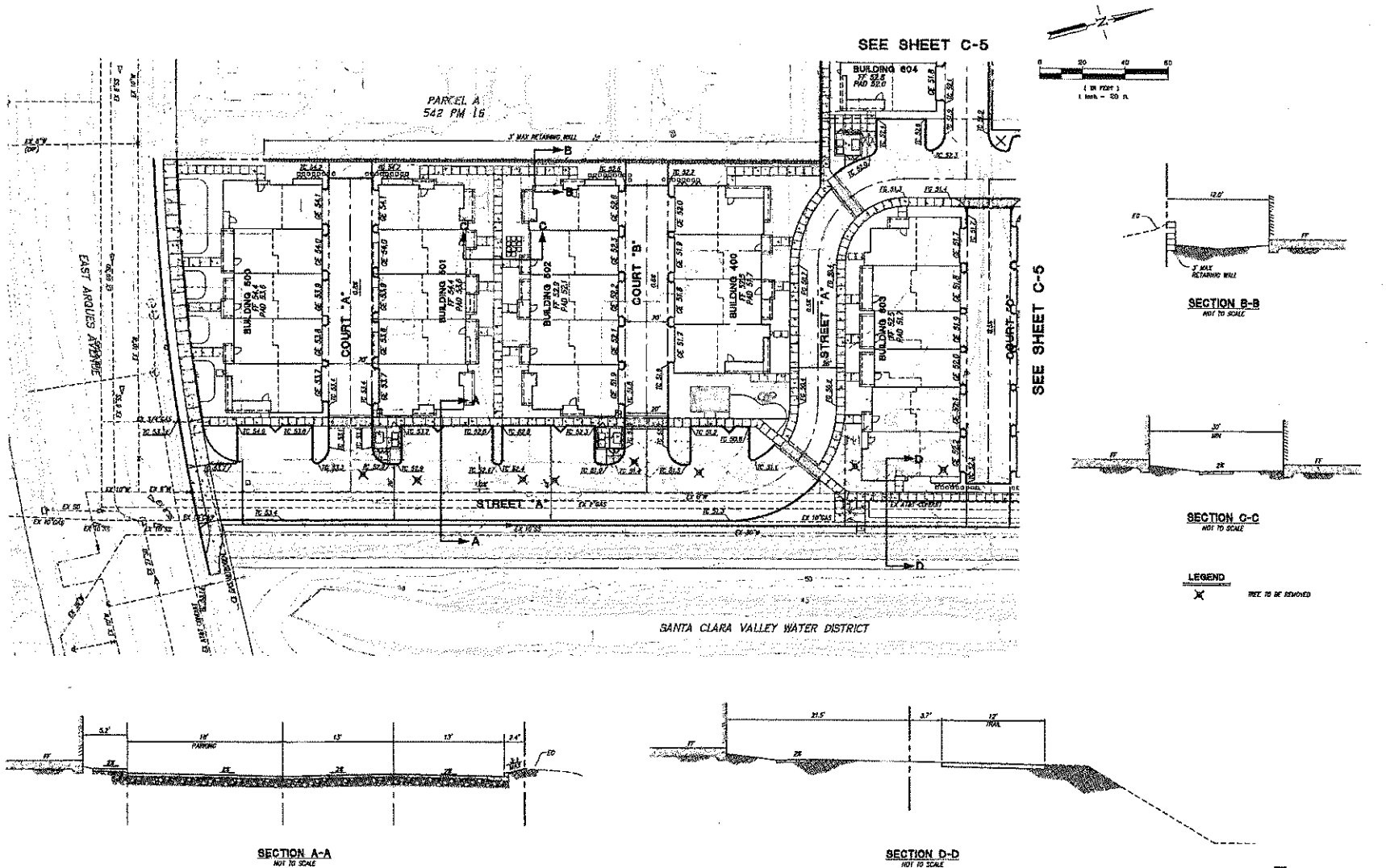
DATE: AUGUST 7, 2013 JOB NO. 121046 SHEET C-4



PRELIMINARY GRADING PLAN
EAST TAYLOR AVENUE
CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

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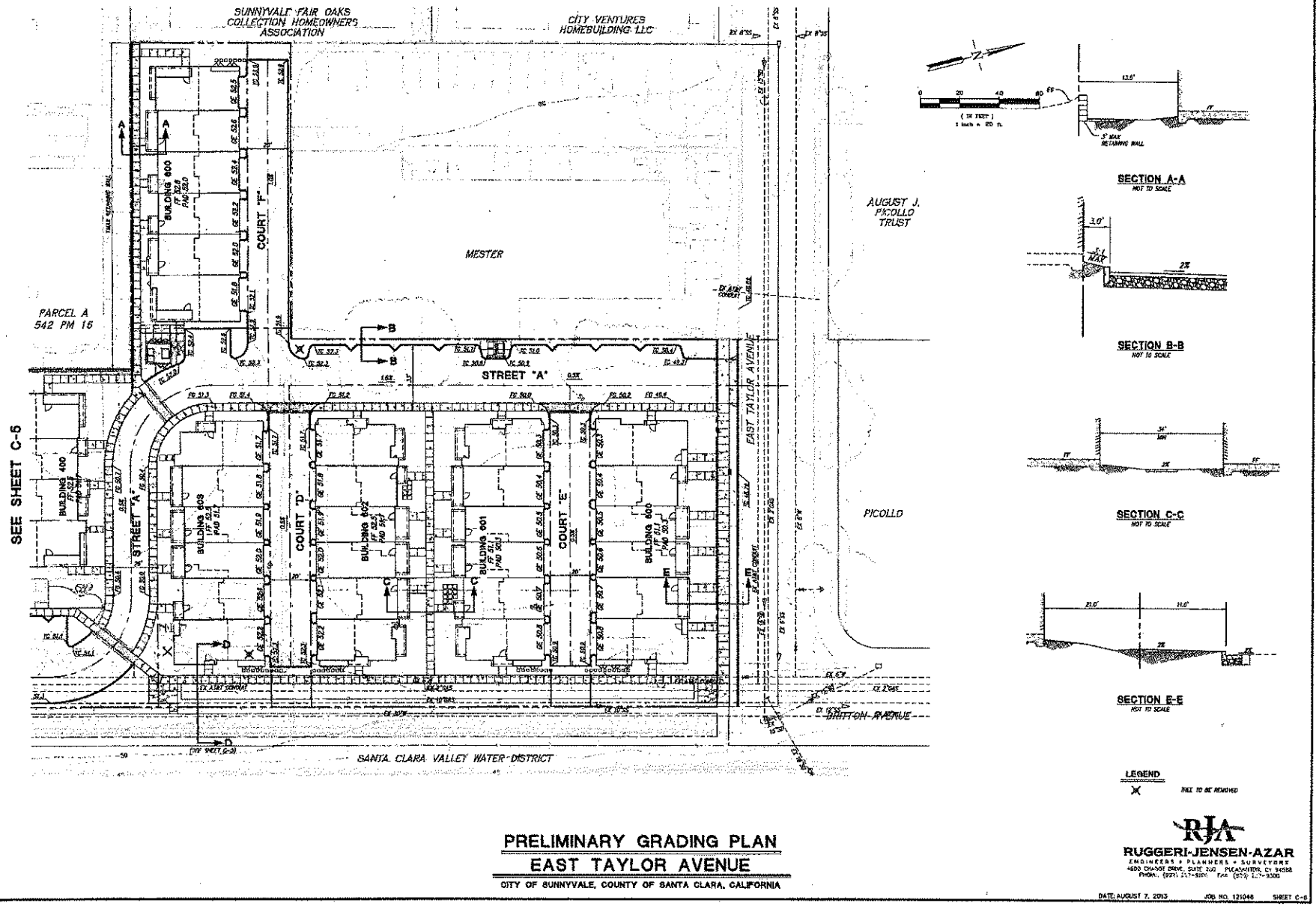
DATE: AUGUST 7, 2013 JOB NO. 121048 SHEET C-5



PRELIMINARY GRADING PLAN
EAST TAYLOR AVENUE
CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

RUGGERI-JENSEN-AZAR
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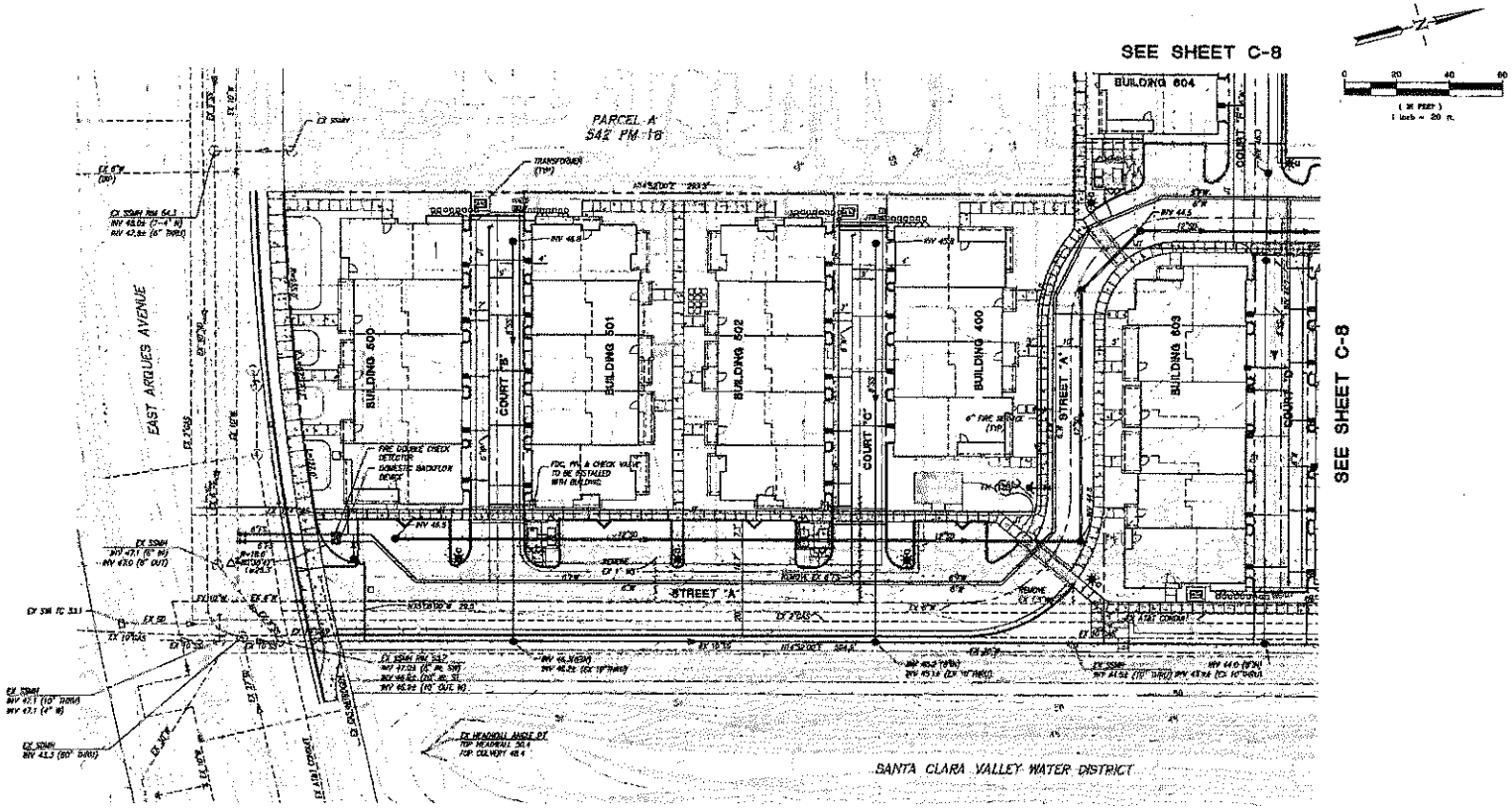
DATE: AUGUST 7, 2013 JOB NO. 121048 SHEET C-6



PRELIMINARY UTILITY PLAN

EAST TAYLOR AVENUE

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

RUGGERI-JENSEN-AZAR
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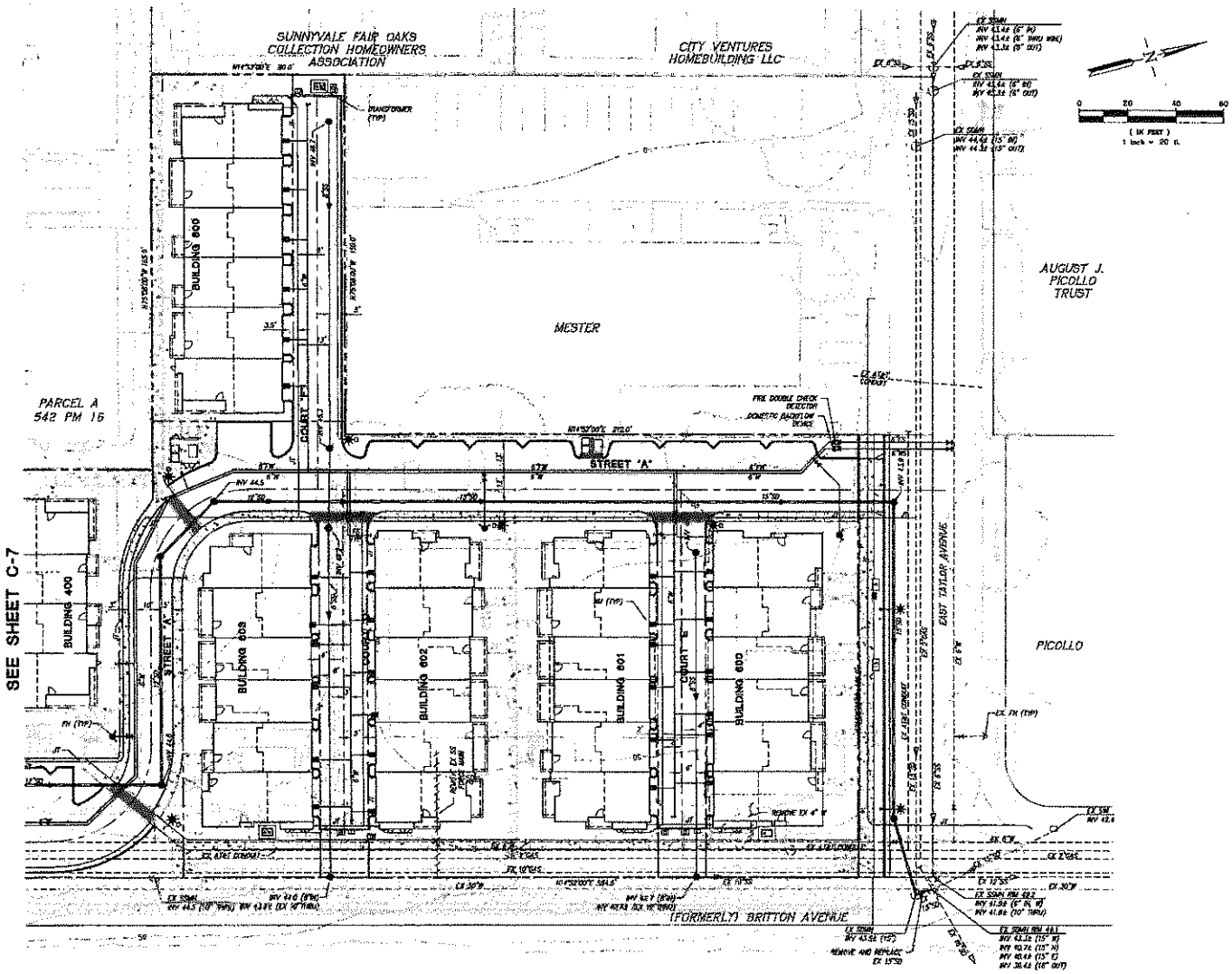
DATE: AUGUST 7, 2013 JOB NO. 121046 SHEET C-7



PRELIMINARY UTILITY PLAN
EAST TAYLOR AVENUE
CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

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RUGGERI-JENSEN-AZAR
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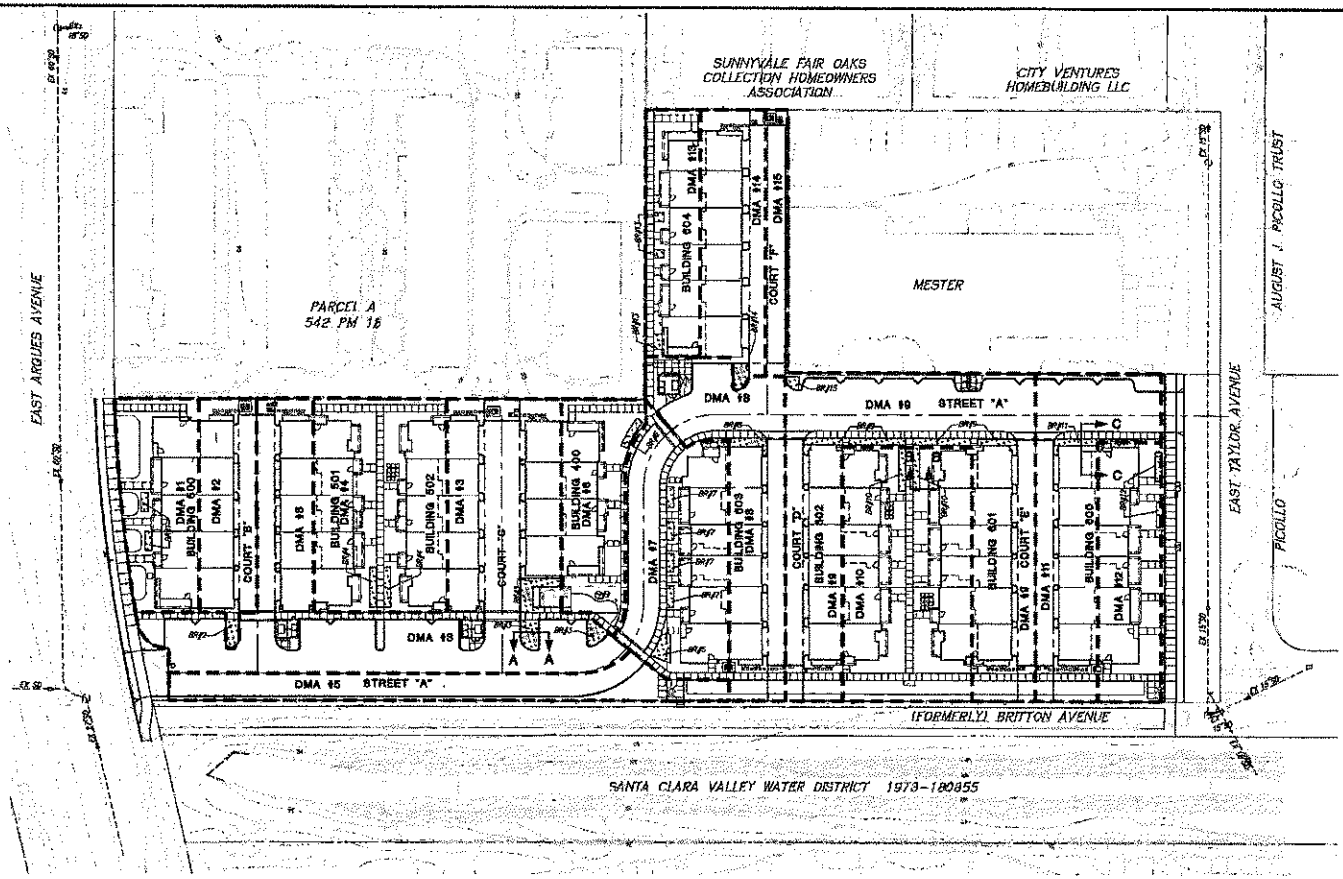
4894 CHABOT DRIVE, SUITE 201 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: AUGUST 7, 2013 JOB NO. 121046 SHEET C-6



NOTES:

1. THE ABOVE CALCULATIONS ARE BASED ON THE SANTA CLARA VALLEY C.3 STORMWATER HANDBOOK AND THE FOLLOWING CRITERIA:
   a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
   b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
2. BIO-RETENTION AREAS SIZED USING THE COMBINED FLOW-VOLUME METHOD.

TOTAL IMPERVIOUS SURFACE = 97,999 S.F.
IMPERVIOUS SURFACE TREATED BY NATURAL TREATMENT = 97,999 S.F.
PERCENT OF IMPERVIOUS TREATED BY LANDSCAPE BASED TREATMENT = 100%

PRELIMINARY STORMWATER TREATMENT PLAN

EAST TAYLOR AVENUE

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

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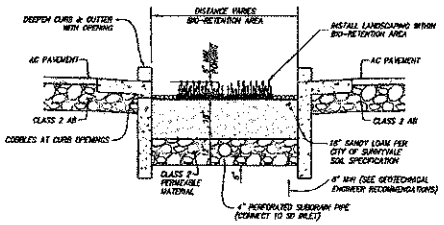
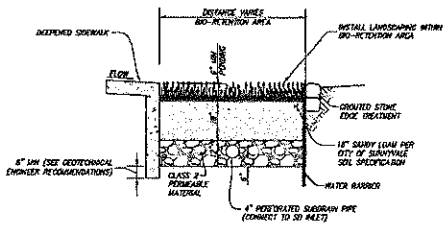
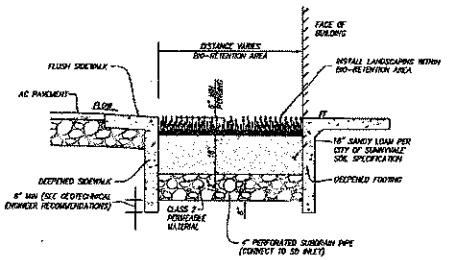
DATE: AUGUST 7, 2013 JOB NO. 121046 SHEET C-9



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE

STORMWATER MANAGEMENT CALCULATIONS

DMA#	DMA Area (SF)	DMA Impervious Area (SF)	% Impervious	Unit Basin Storage Volume (in)	Adjusted Unit Basin Storage Volume (in)	Treatment Volume Required (cf)	Treatment Area Bottom (SF)	Runoff Filtered Through Soils (CF)	Storage Volume Provided Above Soils (CF)	Resulting Depth of Min Retention (in)	Min Retention Area vs. Imp Area (%)
1	3044	3044	100%	0.58	0.58	146	46	105	44	6.1	2.85%
2	3020	3020	100%	0.58	0.58	177	109	133	44	4.8	3.01%
3	18333	18333	100%	0.58	0.58	896	522	637	258	5.9	2.85%
4	6440	6440	100%	0.58	0.58	315	182	222	92	6.1	2.85%
5	3892	3892	100%	0.58	0.58	170	124	132	77	7.7	3.55%
6	2430	2430	100%	0.58	0.58	119	70	85	33	8.7	2.88%
7	6493	6493	100%	0.58	0.58	317	185	226	91	8.9	2.85%
8	6453	6453	100%	0.58	0.58	315	185	226	90	8.8	2.87%
9	13280	13280	100%	0.58	0.58	649	400	519	130	3.9	3.01%
10	7114	7114	100%	0.58	0.58	348	205	250	97	5.7	2.88%
11	6340	6340	100%	0.58	0.58	310	180	220	90	6.0	2.84%
12	3538	3538	100%	0.58	0.58	173	100	122	51	6.1	2.83%
13	3865	3865	100%	0.58	0.58	189	110	134	54	5.9	2.85%
14	1725	1725	100%	0.58	0.58	84	50	63	23	5.6	2.90%
15	1652	1652	100%	0.58	0.58	81	50	63	20	4.7	3.03%
TOTAL		87599				4259	2578				

PRELIMINARY STORMWATER TREATMENT DETAILS & CALCULATIONS

EAST TAYLOR AVENUE

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

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DATE: AUGUST 7, 2013 JOB NO. 121046 SHEET C-10