EAST TAYLOR AVENUE

Planning Submittal
JUNE 27, 2013

BUILDING 600 - FRONT ELEVATION

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EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL
DAHLIN GROUP

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

Architectural
Title Sheet

JOB NO. 400.010

DATE 8-20-2013

T.1

EAST TAYLOR STREETVIEW

ATTACHMENT F
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Architectural
Conceptual Rendering

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

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DATE 8-20-2013

A0.1

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PASEO BALCONY VIEW

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Architectural
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A0.2

EAST ARQUES CONCEPTUAL STREETSCAPE

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DATE 8-22-2013

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EAST ARQUES CONCEPTUAL PERSPECTIVE

Architectural
Conceptual Rendering

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

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EAST ARQUES AERIAL CONCEPTUAL PERSPECTIVE

EAST TAYLOR AVENUE
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Architectural
Conceptual Rendering

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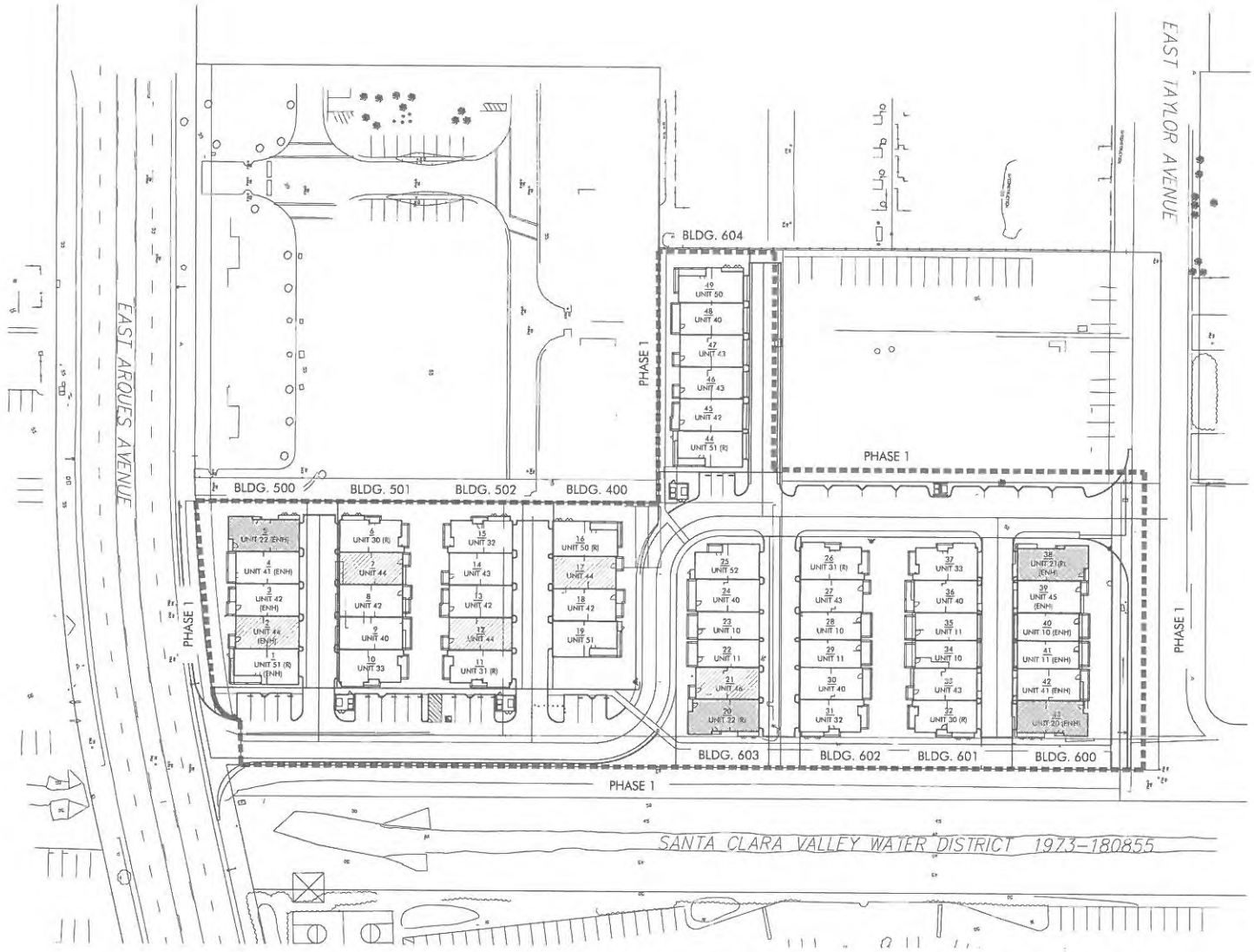
DATE 8-22-2013

A0.5



EAST TAYLOR AVENUE UNIT SUMMARY 06-26-13			
New Name	Old Name	# OF UNITS	SQFT
Unit 10	UNIT 1A	4	1,482
Unit 11	UNIT 1B	4	1,482
Unit 20	UNIT 2X (Utility - 2 Story)	1	1,469
Unit 21	UNIT 2Y (Fire Riser - 2 Story)	1	1,469
Unit 22	UNIT 2Z (Utility - 2 Story)	3	1,469
Unit 30	UNIT 2E (Utility & Roof Access)	2	1,792
Unit 31	UNIT 2E (Fire Riser & Roof Access)	2	1,792
Unit 32	UNIT 2E (Utility)	2	
Unit 33	UNIT 3E (Fire Riser)	2	
Unit 40	UNIT 3A	5	1,856
Unit 41	UNIT 3A (3rd Flr Enhanced Left)	2	1,856
Unit 42	UNIT 3B	5	1,856
Unit 43	UNIT 3C	5	1,856
Unit 44	UNIT 3C ACC (Accessible)	4	1,856
Unit 45	UNIT 3C (3rd Flr. Enhanced Right)	1	1,856
Unit 46	UNIT 3C ACC (3rd Flr Enhanced Right)	1	1,856
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	

	PLOT #
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: 6,000 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
(IN FEET)
1 inch = 32 ft.

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AS.100

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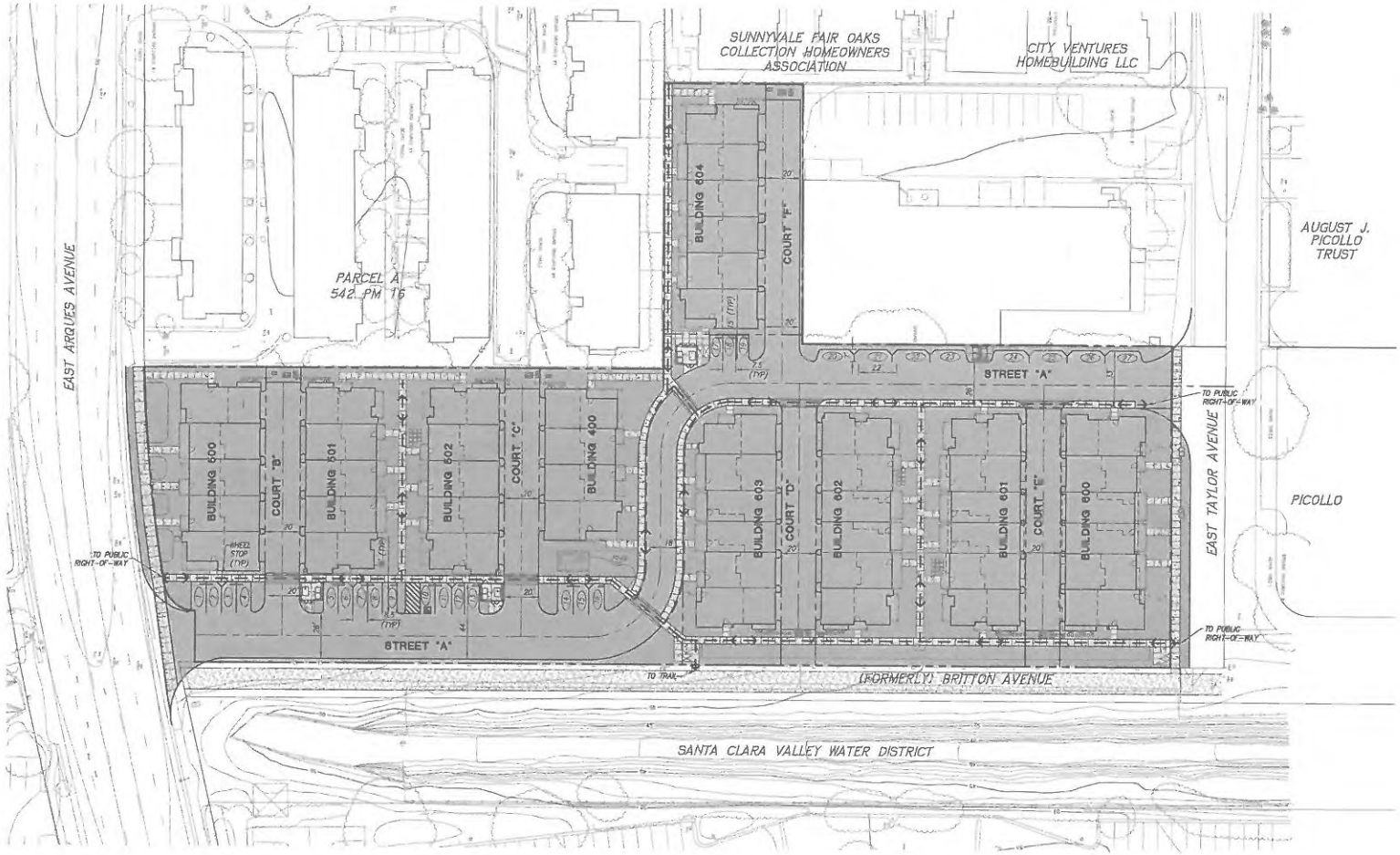

SITE ANALYSIS PLAN

ATTACHMENT F
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EAST TAYLOR AVENUE

WARMINGTON RESIDENTIAL

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DATE 8-9-13
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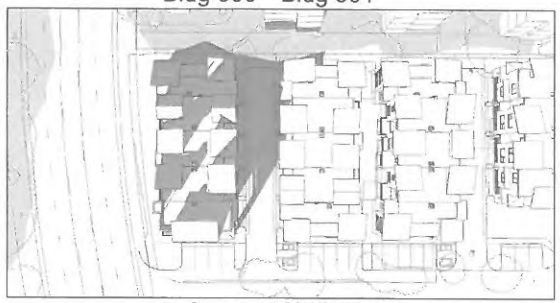
*Bldg 500 Bldg 501



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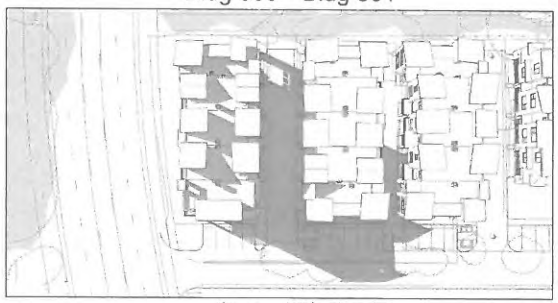

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Key Map

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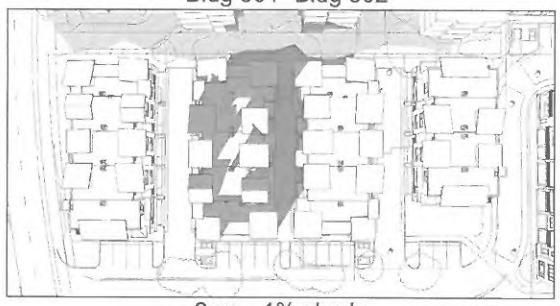

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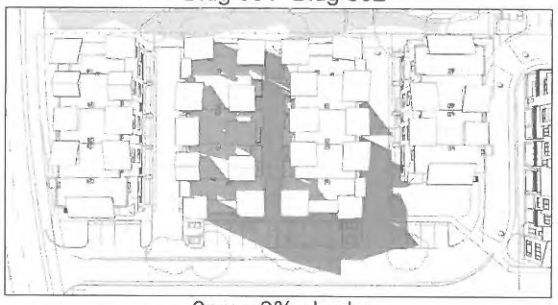

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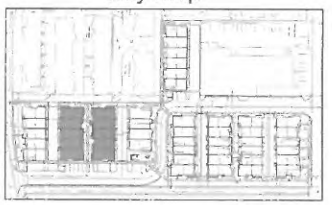

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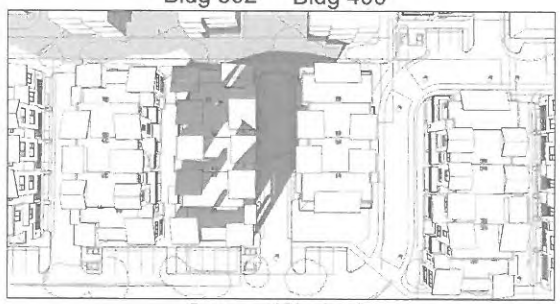

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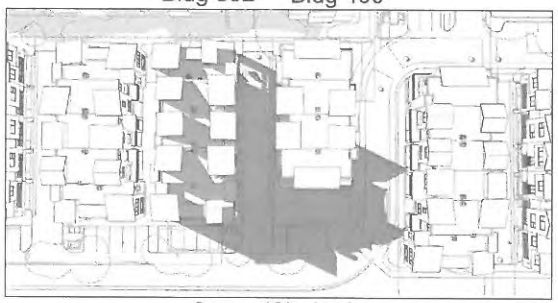

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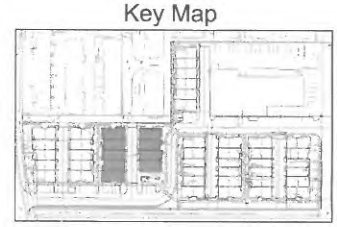


(*Building casting shadows)

Shadow Study

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

DAHLIN group

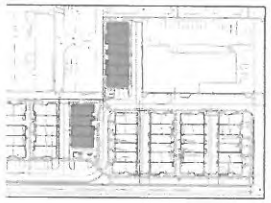
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 400.010

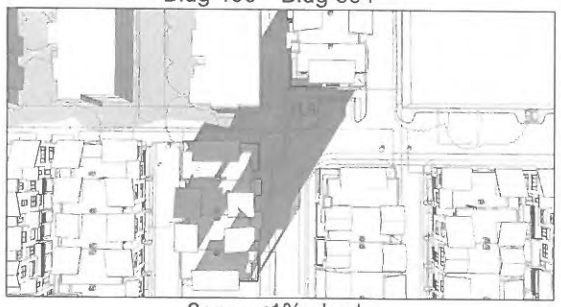
DATE 6-26-2013

AS.200

Key Map



*Bldg 400 Bldg 604



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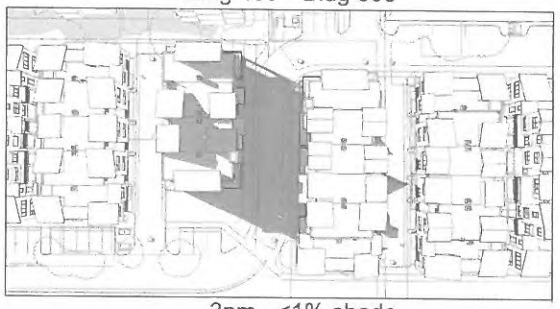
*Bldg 400 Bldg 603



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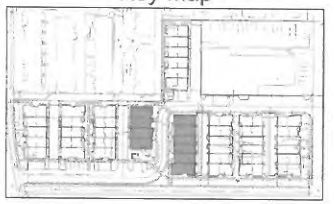

*Bldg 604 Neighboring Bldgs.

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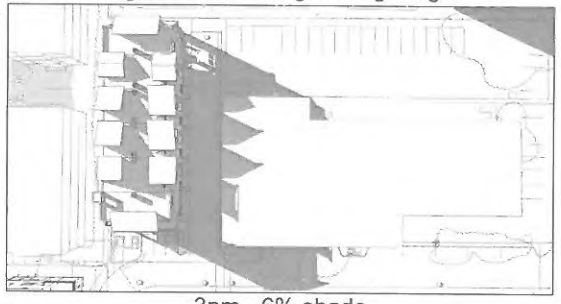
*Bldg 604 Neighboring Bldgs.



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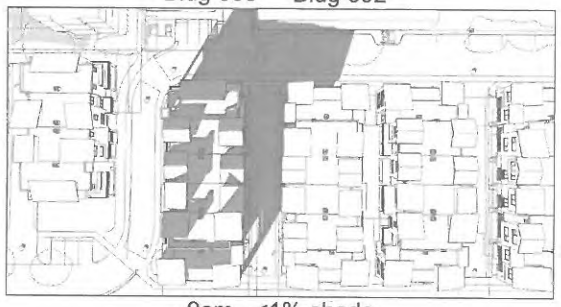
Key Map

*Bldg 603 Bldg 602



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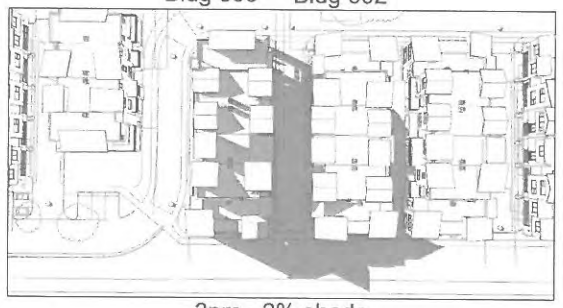

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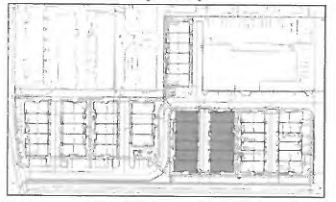

(*Building casting shadows)

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

DAHLIN group

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Pleasanton, CA 94588
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Shadow Study

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AS.201

ATTACHMENT F
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*Bldg 602 Bldg 601

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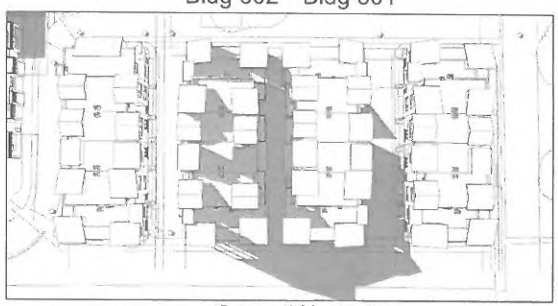
*Bldg 602 Bldg 601



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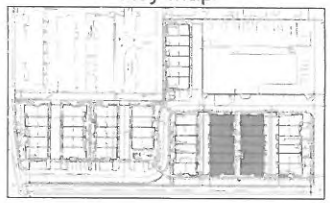

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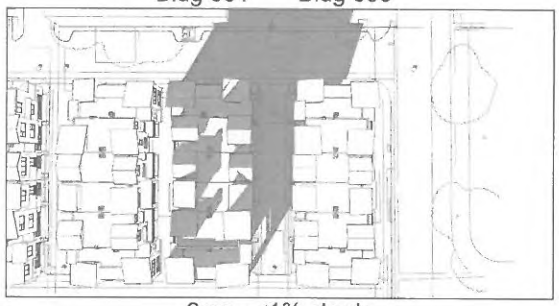

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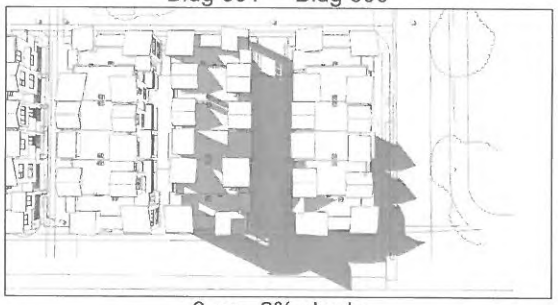

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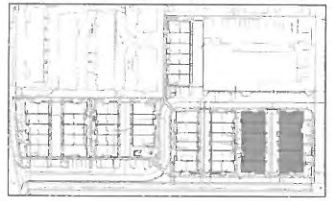

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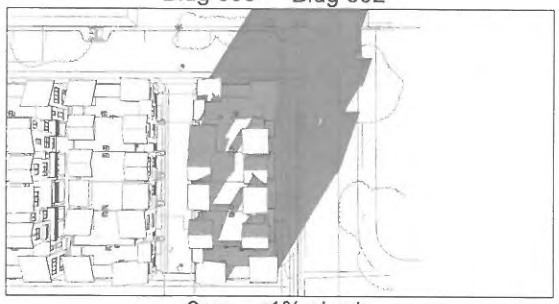

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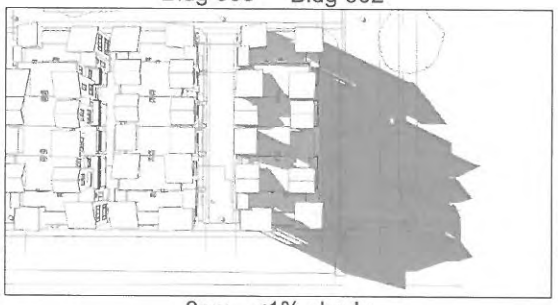

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Key Map

(*Building casting shadows)

Shadow Study

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

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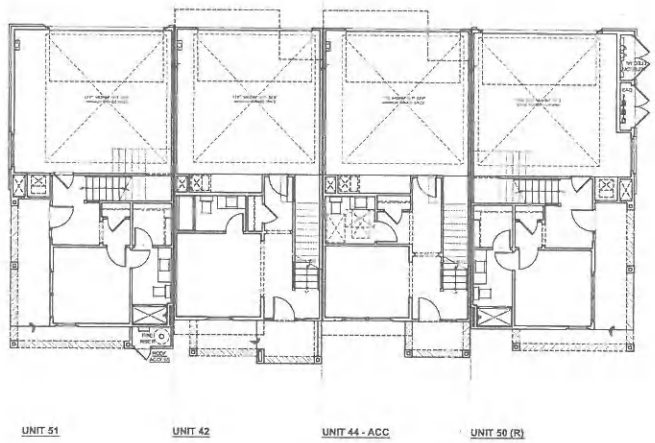
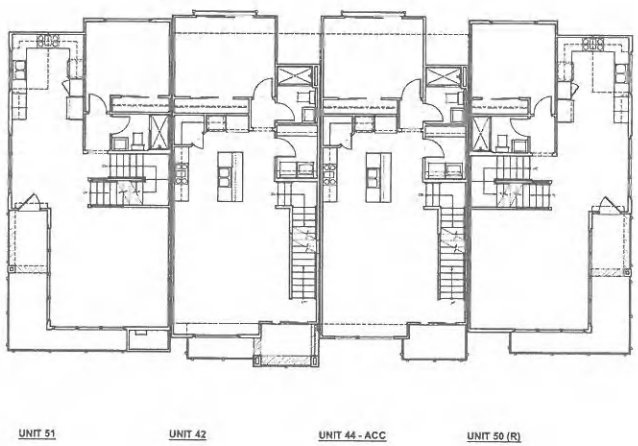
DATE 6-26-2013

AS.202



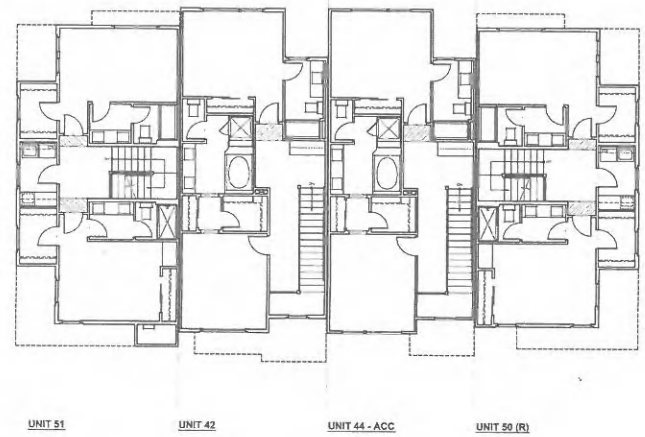
BUILDING 400 (4-UNIT BUILDING)
FIRST FLOOR PLAN

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



BUILDING 400 (4-UNIT BUILDING)
SECOND FLOOR PLAN

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



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	778 sq. ft.	Second Floor	778 sq. ft.	Second Floor	769 sq. ft.
Third Floor	762 sq. ft.	Third Floor	762 sq. ft.	Third Floor	821 sq. ft.
2 Car Garage	479 sq. ft.	2 Car Garage	479 sq. ft.	2 Car Garage	454 sq. ft.
Covered Entry Porch	102 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	93 sq. ft.	2nd Flr. Covered Deck	143 sq. ft.
3BR, 4 BA OPT. BEDRM 4		3BR, 3.5 BA ACC ½ BA		4BR, 4 BA	

Building 400
Floor Plans

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SUNNYVALE, CALIFORNIA

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A400

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

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

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

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Building 400
Elevations & Perspective

JOB NO. 400.010
DATE 6-26-2013

A401

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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"

ATTACHMENT F
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Building 400
Elevations & Perspective

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EAST TAYLOR AVENUE
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925-251-7200

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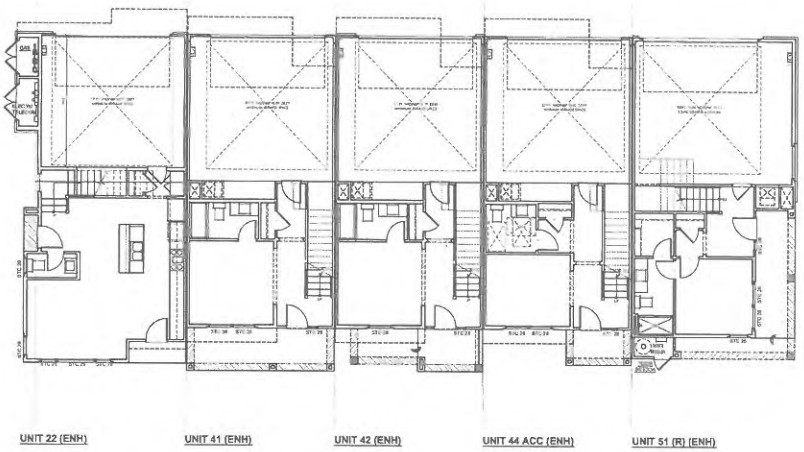
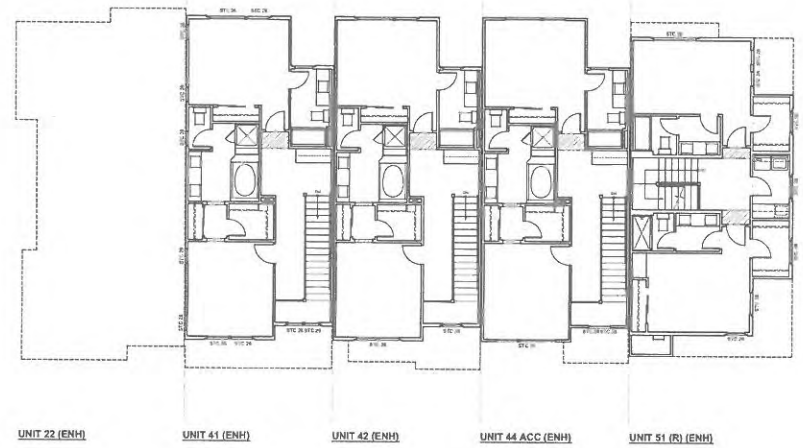


BUILDING 500 (5-UNIT BUILDING)
FIRST FLOOR PLAN

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

BUILDING 500 (5-UNIT BUILDING)
SECOND FLOOR PLAN

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



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	953 sq. ft.
2 Car Garage	409 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	102 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	98 sq. ft.
3BR, 3.5 BA	
ACC ½ BA	
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	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 6-26-2013

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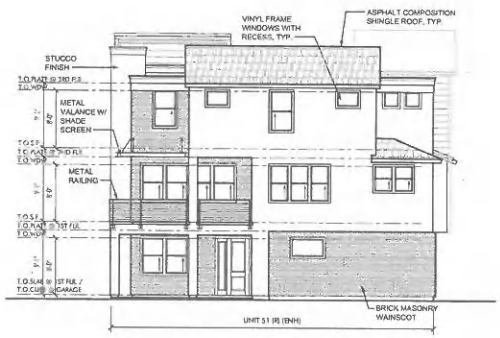

BUILDING 500
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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

Building 500
Elevations & Perspective

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ATTACHMENT F
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EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

DAHLIN group

5865 Owens Drive
Pleasanton, CA 94588
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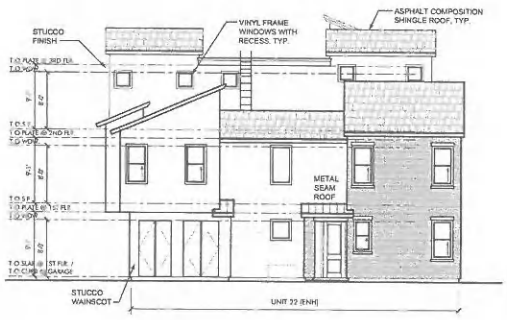

BUILDING 500
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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

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

EAST TAYLOR AVENUE
SUNNYVALE, CALIFORNIA

Warmington RESIDENTIAL

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5885 Owens Drive
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Building 500
Elevations & Perspective

JOB NO. 400.010
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ATTACHMENT F
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