SPECIAL DEVELOPMENT PERMIT

DANBURY PLACE IV

A 43 UNIT CONDOMINIUM DEVELOPMENT

SITE DATA

GROSS AND NET AREA: 2.35 AC.
NUMBER OF UNITS: 43
NET DENSITY: 18.3 D.U./AC.

	SQUARE FOOTAGE	% OF SITE
BUILDING FOOTPRINT	34,496 S.F.	33%
STREETS	27,490 S.F.	27%
LANDSCAPE AREA	40,393 S.F.	40%
TOTALS	102,379 S.F.	100%

PARKING

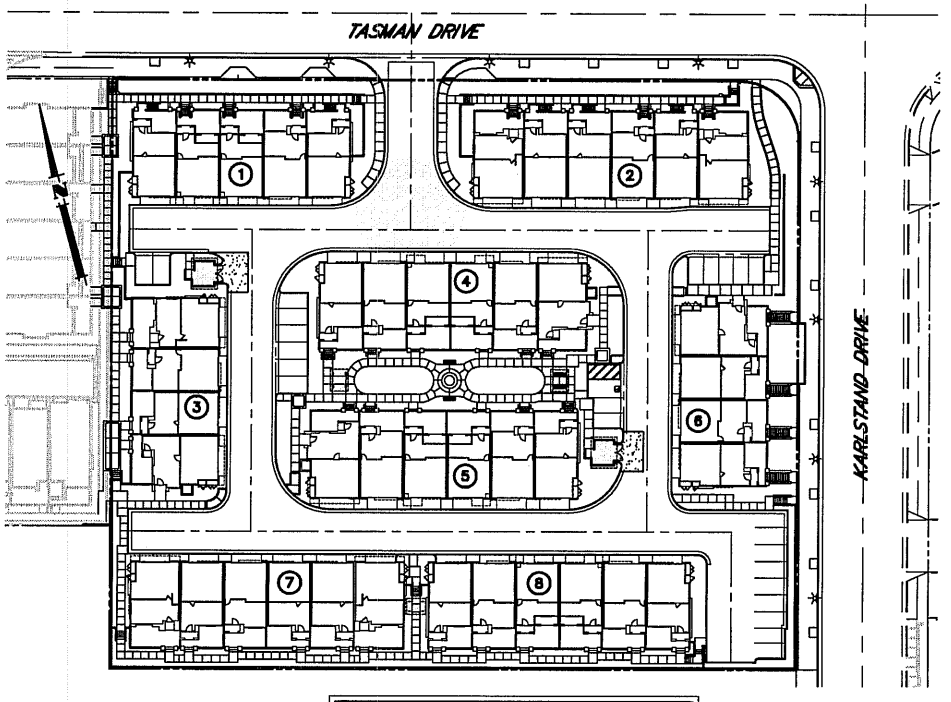
(1) PARKING PROVIDED:

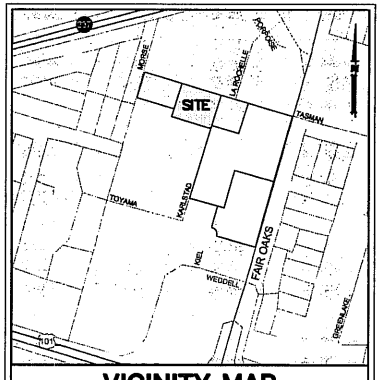
COVERED	86
STANDARD	14
COMPACT	10
HANDICAP	1
TOTAL	111

(2) PARKING REQUIRED:

2 COVERED
PLUS 0.5 OPEN FOR PLANS 1 & 2
PLUS 0.65 FOR PLANS 3, 4 & 5

COVERED:	86
OPEN:	25
TOTAL	111





VICINITY MAP

SHEET INDEX

C-1	COVER SHEET
C-2	SITE PLAN
C-3	OPEN SPACE PLAN
C-4	GRADING, DRAINAGE, UTILITY PLAN
C-5	STORMWATER MANAGEMENT PLAN
C-6	DEMOLITION AND TREE REMOVAL PLAN
C-7	TREE REMOVAL PLAN NOTES
A-1	CONCEPTUAL 4 UNIT BUILDING
A-2	4-UNIT BULDING PLAN
A-3	CONCEPTUAL 5 UNIT BUILDING PLAN
A-4	CONCEPTUAL 6 UNIT BUILDING PLAN
A-5	UNIT PLAN 1
A-6	UNIT PLAN 2
A-7	UNIT PLAN 3
A-8	UNIT PLAN 4
A-9	UNIT PLAN 5
L-1	LANDSCAPE PLAN
L-2	SECTIONS AND PLANT LIST

ATTACHMENT D
Page 1 of 8

NO.	DATE	REVISIONS	BY
1	1-17-06	MISC. REVISIONS	C.H.
2			
3			
4			

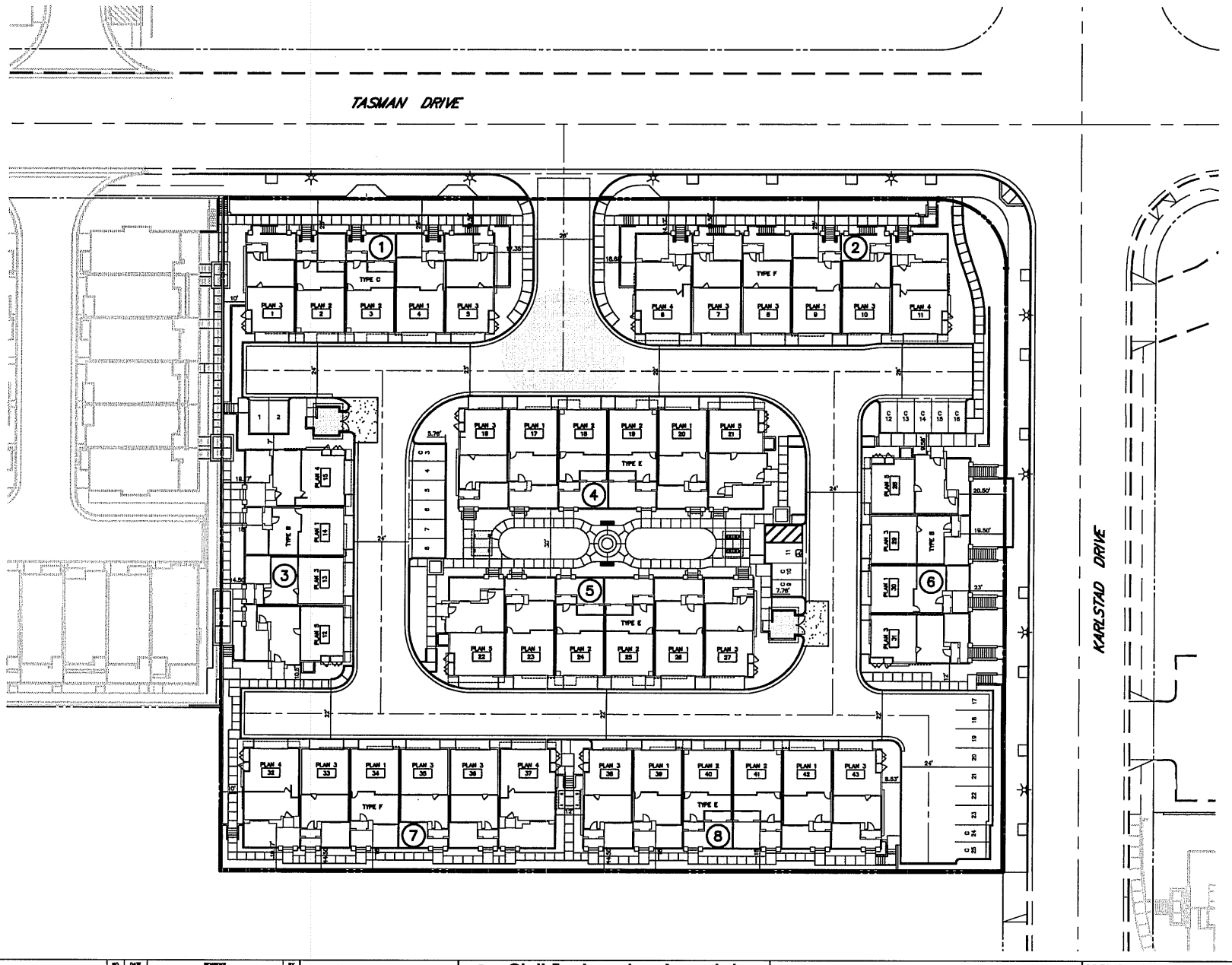
DESIGNED: D.U. DATE: DEC. 20, 2005
DRAWN: Y.N. CHECKED:
APPROVED:

Civil Engineering Associates
Civil Engineers · Planners · Surveyors
635 North First Street · Building A · San Jose, CA 95112
(408) 452-1066 · Fax: (408) 452-1075

COVER SHEET
DANBURY PLACE IV
SUNNYVALE CALIFORNIA

PREPARED FOR: Pulte Homes
6210 Stoneridge Mall Road, 5th Floor
Pleasanton, California 94566
Phone 925/249-3200 Fax 925/485-0291

SHEET C-1 OF SHEETS
JOB NO. 05-116



ATTACHMENT D
Page 2 of 8

BUILDING TYPE	# OF BUILDINGS	# OF UNITS
TYPE B	2	(4) = 8
TYPE C	1	(5) = 5
TYPE E	3	(6) = 18
TYPE F	2	(6) = 12
TOTAL	8	43

NO.	DATE	REVISIONS	BY
1	1-17-06	MISC. REVISIONS	C.H.
2			
3			
4			

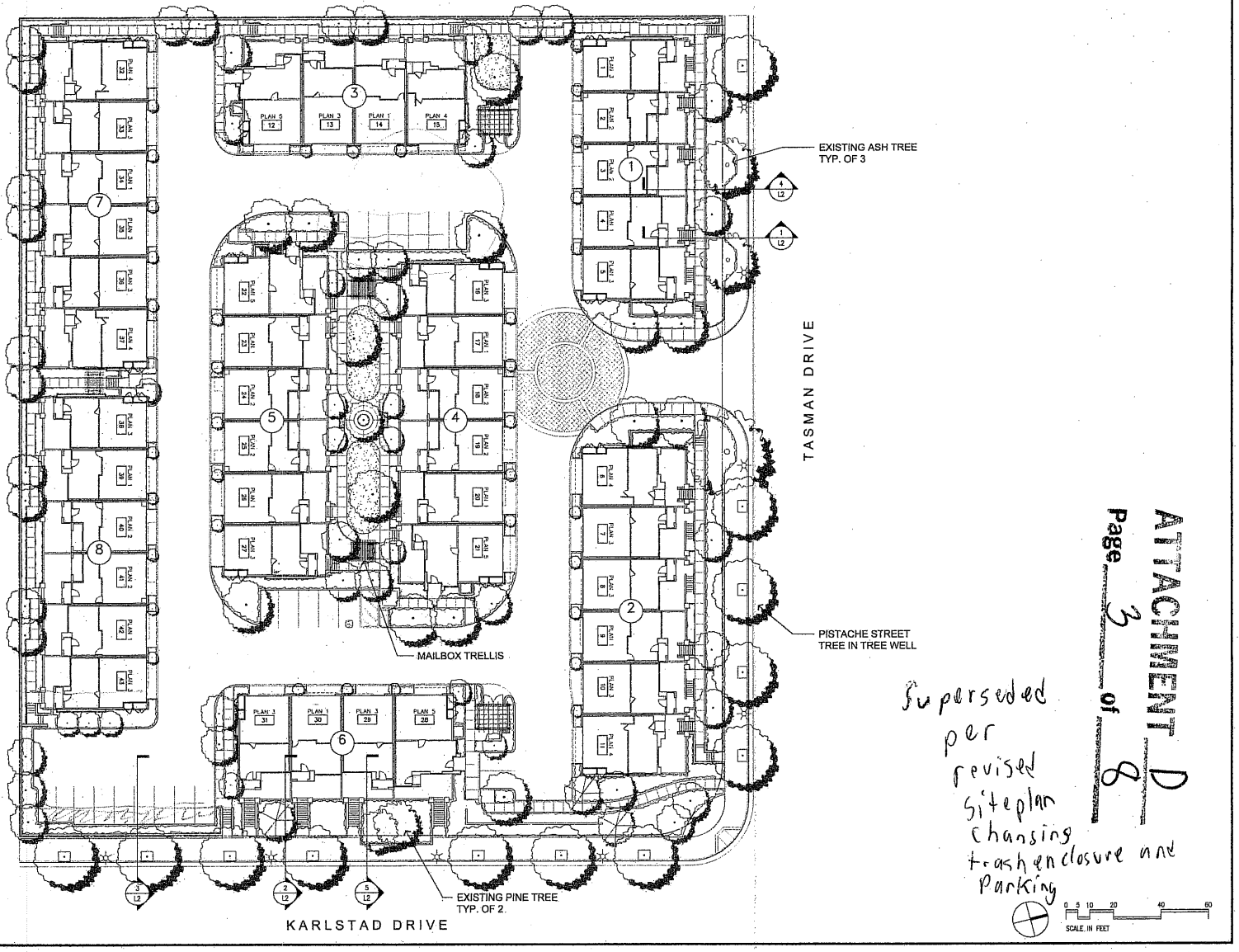
DESIGNED D.U. DATE DEC. 20, 2005
DRAWN Y.N. CHECKED
APPROVED

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
635 North First Street • Building A • San Jose, CA 95112
(408) 452-1066 • Fax: (408) 452-1075

SITE PLAN
DANBURY PLACE IV
SUNNYVALE CALIFORNIA

PREPARED FOR: Pulte Homes
6210 Stoneridge Mall Road, 5th Floor
Pleasanton, California 94566
Phone 925/249-3200 Fax 925/485-0291

SHEET C-2 OF SHEETS
JOB NO. 05-116



ATTACHMENT D
Page 3 of 8

Superseded per revised siteplan changing trash enclosure and Parking

SASAKI
Interdisciplinary Design
77 Geary Street, Fourth Floor, San Francisco, CA 94108 USA
t 415 776 7272 f 415 202 8570 W www.sasaki.com

Pulte Homes
6210 Stoneridge Mall Road, 5th Floor
Pleasanton, California 94566
Phone 925/249-3200 Fax 925/485-0291

Danbury Place IV
Sunnyvale, California
PULTE HOMES

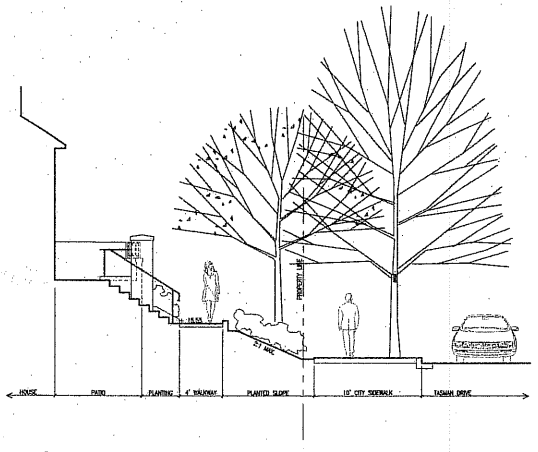
No.	Description	Date
-	CITY RESUBMITTAL	21 DEC 2005
-	CITY SUBMITTAL	24 JUN 2005

DWG ISSUE & REVISION HISTORY

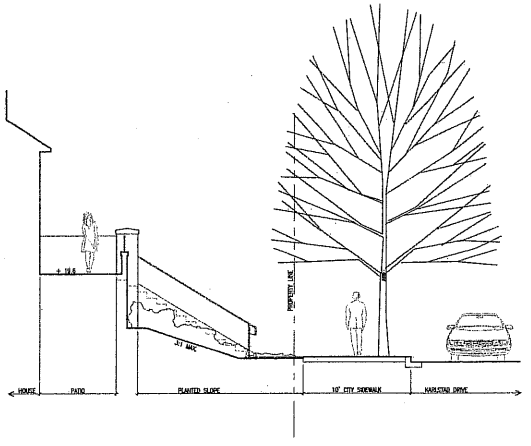
Scale: 1"=20'
Project No.
Drawn By:
Checked By:
Approved By:

Drawing Title: LANDSCAPE PLAN
Drawing No. L1

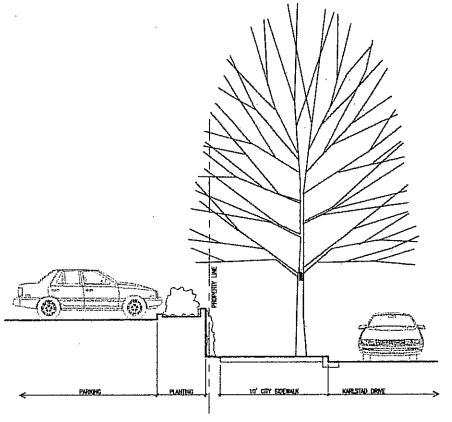
ATTACHMENT D
Page 4 of 8



1 TYPICAL SECTION AT TASMAN DRIVE

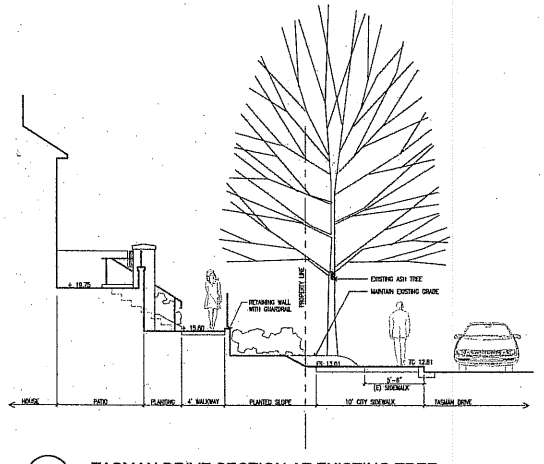


2 TYPICAL SECTION AT KARLSTAD DRIVE

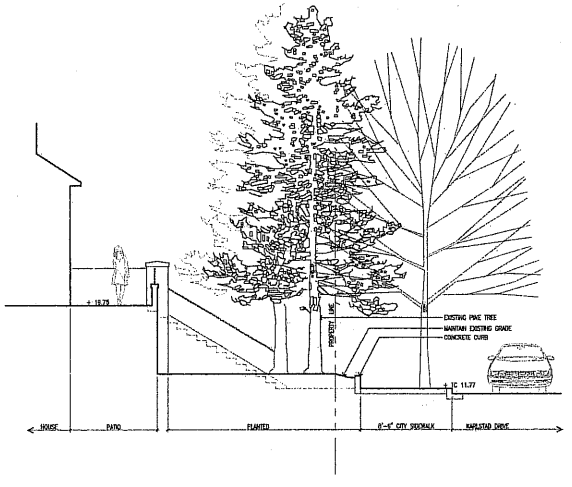


3 KARLSTAD DRIVE SECTION AT PARKING AREA

0 2 4 8 12 16
SCALE IN INCHES



4 TASMAN DRIVE SECTION AT EXISTING TREE



5 KARLSTAD DRIVE SECTION AT EXISTING TREES

PRELIMINARY PLANT LIST

Trees

Botanical Name	Common Name
Acer palmatum	Japanese Maple (green)
Carpinus betulus 'Fastigiata'	European Hornbeam
Cercis canadensis	Eastern Redbud
Ginko biloba 'Autumn Gold'	Maidenhair tree
Lagerstroemia x 'Tonto'	Crape Myrtle
Laurus nobilis 'Saratoga'	Sweet Bay
Malus 'Prairiefire'	Flowering Crabapple
Olea europa 'Swan Hill'	Fruitless Olive
Pinus canariensis	Canary Island Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia 'Yarwood'	Yarwood Sycamore
Podocarpus gracilior	Fern Pine
Prunus cerasifera 'Krauter Vesuvius'	Flowering Plum
Pyrus calleryana 'Chanticleer'	Chanticleer Pear
Pyrus kawakami	Evergreen Pear
Rhaphiolepsis indica 'Majestic Beauty'	India Hawthorn
Rhus lancea	African Sumac
Sequoia sempervirens	Coast Redwood
Ulmus parvifolia 'Drake'	Evergreen Elm

Groundcover

Botanical Name	Common Name
Coprosma x kirkii	Spreading Coprosma
Fragaria chiloensis	Beach Strawberry
Hedera helix 'Hahnii'	Hahn's Ivy
Hypericum calicynum	Creeping St. Johnswort
Lawn	Tall Fescue
Trachelospermum jasminoides	Star Jasmine
Vinca minor	Periwinkle

Shrubs

Botanical Name	Common Name
Abelia grandiflora 'Edward Goucher'	Glossy Abelia
Agapanthus 'Rancho White'	Dwarf White Agapanthus
Coleonema pulchrum	Pink Breath of Heaven
Correa pulchella	Correa
Dicksonia antartica	Tasmanian Tree Fern
Dietes bicolor	Fortnight Lily
Dietes vegeta	Fortnight Lily
Hemerocallis 'Stella de Oro'	Dwarf Hybrid Daylily
Lavendula angustifolia 'Munstead'	English Lavender
Loropetalum chinensis 'Monrae'	Razzleberri Fringe Flower
Myrtus communis	Myrtle
Nandina domestica	Heavenly Bamboo
Nandina domestica 'Compacta'	Heavenly Bamboo
Phormium tenax 'Bronze Baby'	New Zealand Flax
Pittosporum tobira 'Variegata'	Variegated Tobira Pittosporum
Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum
Polystichum munitum	Sword Fern
Rhamnus californica 'Mound San Bruno'	Coffeeberry
Rhaphiolepsis indica 'Balerina'	India Hawthorn
Ribes viburnifolium	Evergreen Currant
Rosmarinus officinalis 'Collingwood Ingram'	Rosemary
Viburnum davidii	Viburnum
Westringia 'Wynyabbie Gem'	Coast Rosemary

Vines

Botanical Name	Common Name
Distictus buccinatoria	Blood-Red Trumpet Vine
Ficus pumila	Creeping Fig
Parthenocissus tricuspidata	Boston Ivy
Solanum jasminoides	Potato Vine

NOTES:

All planting areas to have fully automatic irrigation systems.

Landscaping to be designed to minimize irrigation runoff, pesticides and fertilizers.

SASAKI
Interdisciplinary Design
77 Geary Street, Fourth Floor, San Francisco, CA 94108 · USA
t 415 776 7272 f 415 202 9970 w www.sasaki.com

Pulte Homes
6210 Stoneridge Mall Road, 5th Floor
Pleasanton, California 94566
Phone 925/249-3200 · Fax 925/485-0291

Danbury Place IV
Sunnyvale, California
PULTE HOMES

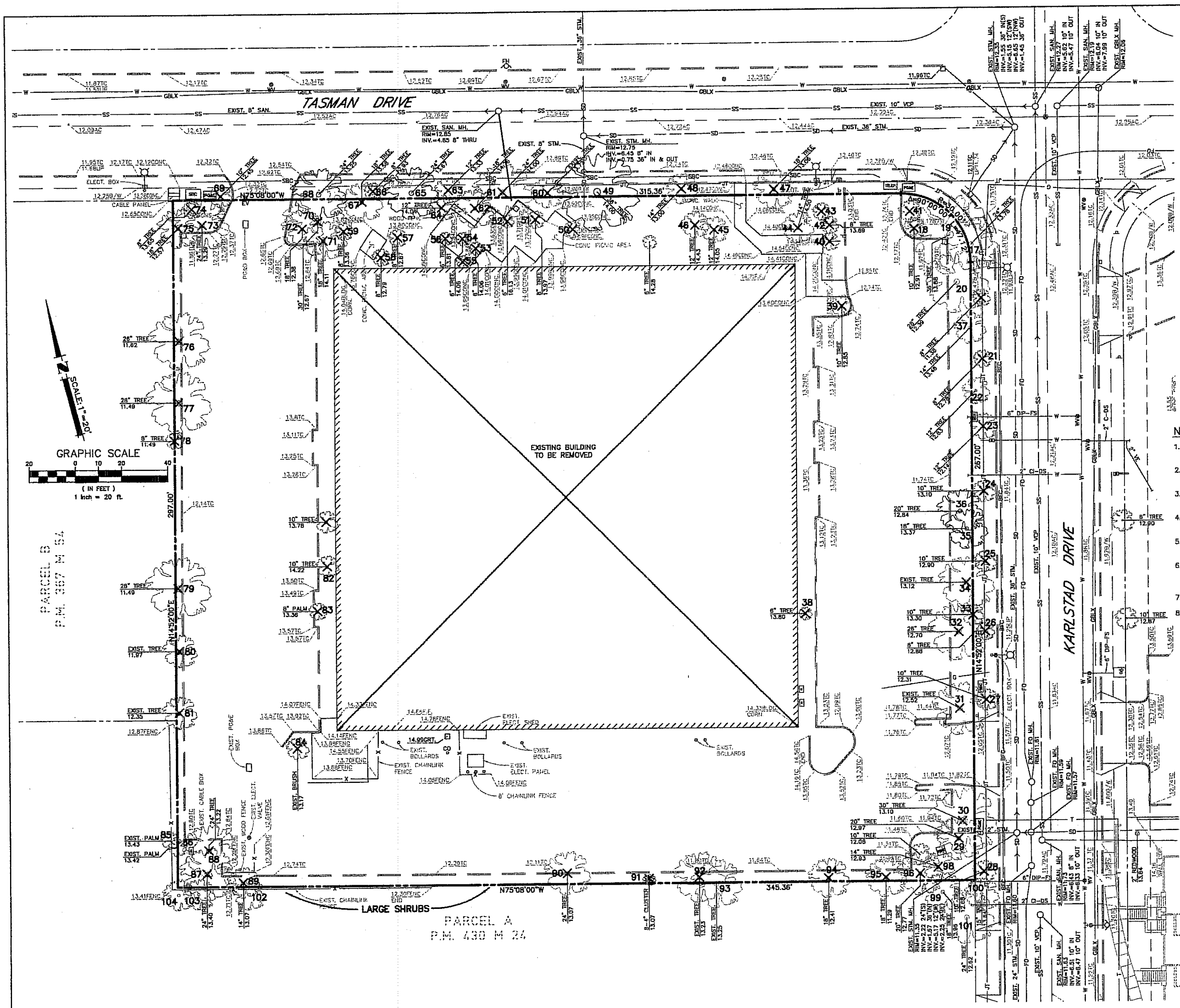
No.	Description	Date
–	CITY RESUBMITTAL	19 DEC 2005
–	CITY SUBMITTAL	24 JUN 2005

DWG ISSUE & REVISION HISTORY

Scale: 3/16"=1'-0"
Project No.
Drawn By:
Checked By:
Approved By:

Drawing Title: SECTIONS AND PLANT LIST

Drawing No. L2



NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ITEMS TO BE REMOVED PRIOR TO FURNISHING PROPOSAL FOR DEMOLITION.
2. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION.
3. CONTRACTOR SHALL CONTACT BAY AREA AIR QUALITY CONTROL FOR THE "J" NUMBER AND FURNISH IT TO THE DEVELOPER.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE TERMINATION OF ALL UTILITIES THAT SERVICE THE SITE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DUST CONTROL AND CLEANUP AS REQUIRED BY THE CITY OF MOUNTAIN VIEW.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILTY TO OBTAIN THE LEAD SURVEY AND ASBESTOS SURVEY FROM THE DEVELOPER AND COMPLETE ALL NECESSARY RECOMMENDATIONS PER SAID REPORTS.
7. PERIMETER FENCING SHALL REMAIN, EXCEPT AS NOTED.
8. ALL EXISTING STRUCTURES TO BE REMOVED

LEGEND

EXISTING TREE TO BE ROMEVED

EXISTING TREE TO REMAIN

ATTACHMENT D
Page 5 of 8

NO.	DATE	REVISIONS	BY
△			
△			
△			
△			

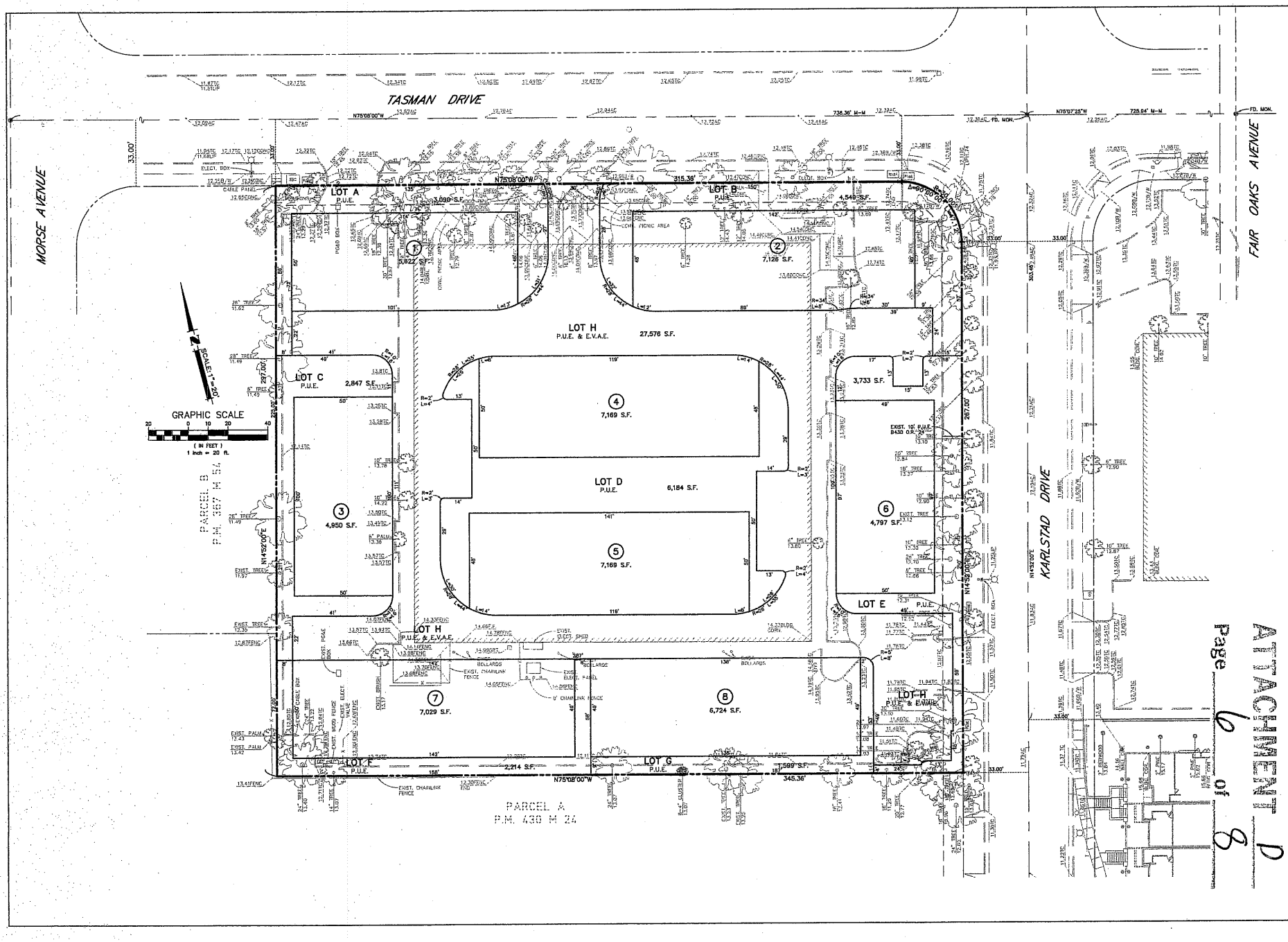
DESIGNED: D.U. DATE: DEC. 20, 2005
DRAWN: Y.N. CHECKED:
APPVD:

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
635 North First Street • Building A • San Jose, CA 95112
(408) 452-1066 • Fax: (408) 452-1075

DEMOLITION & TREE REMOVAL PLAN
DANBURY PLACE IV
SUNNYVALE CALIFORNIA

PREPARED FOR: Pulte Homes
6210 Stoneridge Mall Road, 5th Floor
Pleasanton, California 94566
Phone 925/249-3200 Fax 925/485-0291

SHEET C-6
OF SHEETS
JOB NO. 05-116



ATTACHMENT D
Page 6 of 8

PREPARED FOR:
Pulte Homes
8210 Stoneridge Mall Road, 5th Floor
Pleasanton, California 94566
Phone 925/249-3200 Fax 925/485-0291

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
633 North First Street • Gilroy, CA 95020
Phone: (408) 842-9691 • Fax: (408) 842-9973

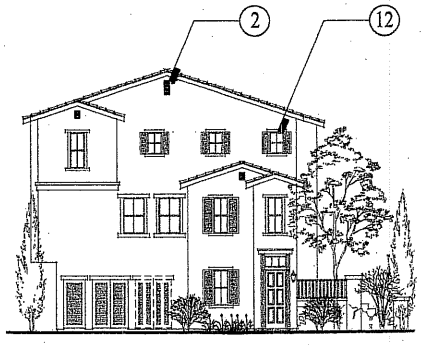
REVISIONS		
NO.	DATE	BY
△		
△		
△		
△		

VESTING TENTATIVE MAP
DANBURY PLACE IV

SUNNYVALE CALIFORNIA

DATE	DEC. 20, 05
SCALE	1"=20'
DESIGNED	D.U.
DRAWN	C.H.
JOB NO.	05-116
SHEET	2 OF 4 SHEETS

CE FILE NAME: 05116TM



LEFT ELEVATION

RIGHT ELEVATION

FRONT

REAR

ATTACHMENT D
Page 7 of 8

EXTERIOR MATERIALS

1. WALLS: STUCCO
2. GABLE END VENT
3. COMPOSITE SHINGLE ROOF
4. FASCIA
5. DECORATIVE METAL RAIL
6. VINYL WINDOWS
7. BRICK VENEER
8. METAL ROLL UP GARAGE DOOR
9. DECORATIVE LIGHT FIXTURE
10. LOW PATIO WALL (STUCCO WITH RAIL)
11. UTILITY CLOSET
12. TRIM, TO BE PAINTED WITH ACCENT COLOR
13. SHUTTERS, TO BE PAINTED WITH ACCENT COLOR

Conceptual 4 Unit Building

0 8 32
4 16

Danbury Place IV
Sunnyvale, California

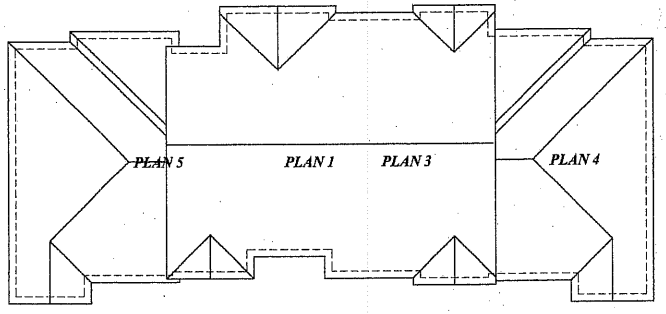
Pulte Homes

KTGY NO. 20050001

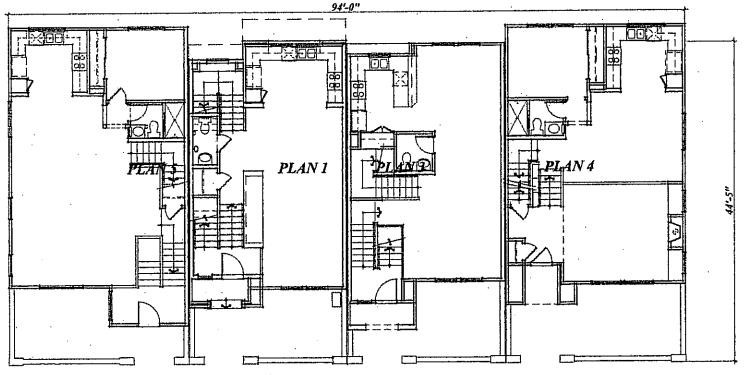
KTGY GROUP, INC.
ARCHITECTURE PLANNING
17592 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 851-3133 FAX (949) 851-5186
© 1990 ALL RIGHTS RESERVED

06/22/2005

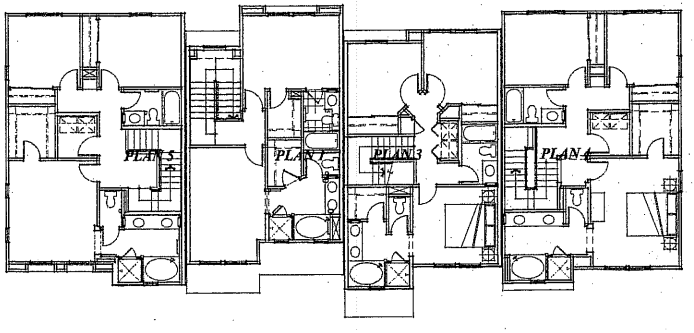
SHEET A-1



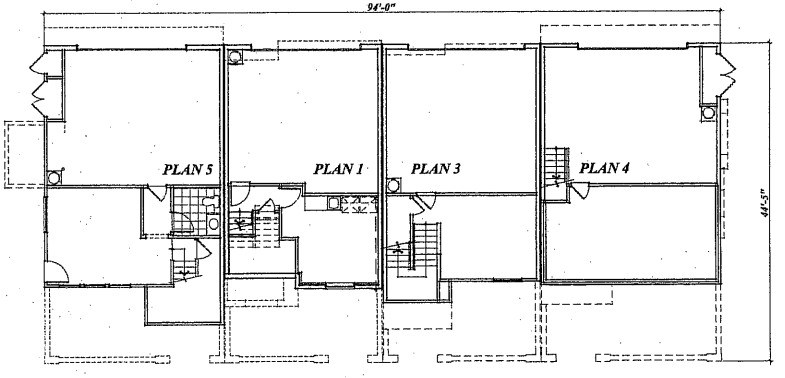
Roof Plan



First Floor



Second Floor



Basement Floor

4-Unit Building Plan

Pulte Homes

KTGY NO. 20050001

Danbury Place IV
Sunnyvale, California

KTGY GROUP, INC.
ARCHITECTURE PLANNING
17592 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-0184
© 1990 ALL RIGHTS RESERVED

06/22/2005

SHEET A-2

ATTACHMENT 1
Page 8 of 8