SPECIAL DEVELOPMENT PERMIT
ASTER AVENUE
80 UNIT CONDOMINIUM DEVELOPMENT

SHEET INDEX

CO-1 COVER SHEET

LANDSCAPE:
- L1.0 OVER ALL SITE PLAN
- L2.0 SHADING PLAN
- L3.0 TYPICAL TOWNHOME LANDSCAPING
- L4.0 RECREATIONAL FACILITY LANDSCAPE PLAN
- L5.0 ILLUSTRATIVE DETAILS

ARCHITECTURAL
- A-1.0 CONCEPTUAL FRONT ELEVATION
- A-1.1 6 UNIT TOWNHOME ELEVATION
- A-1.2 6 UNIT TOWNHOME PLAN
- A-1.3 6 UNIT TOWNHOME PLAN
- A-1.4 8 UNIT TOWNHOME ELEVATION
- A-1.5 8 UNIT TOWNHOME ELEVATION
- A-1.6 8 UNIT TOWNHOME PLAN
- A-1.7 8 UNIT TOWNHOME PLAN
- A-1.8 FLOOR PLAN 1 & 2
- A-1.9 FLOOR PLAN 3
- A-1.10 FLOOR PLAN 4
- A-1.11 FLOOR PLAN 5
- A-1.12 FLOOR PLAN 6
- A-1.13 TYPICAL SITE SECTION
- A-1.14 REC BUILDING
- A-1.15 SOLAR DIAGRAM ON DEC. 21ST

CIVIL:
- EX-1 EXISTING CONDITION PLAN
- C-1 SITE PLAN
- C-2 OPEN SPACE PLAN
- TM-1 GRADING AND DRAINAGE PLAN
- TM-2 UTILITY PLAN
- TM-3 VESTING TENTATIVE MAP
- SWMP STORM WATER TREATMENT CONTROL PLAN

CONTACT INFORMATION

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Geoff Bradley

KTGY GROUP

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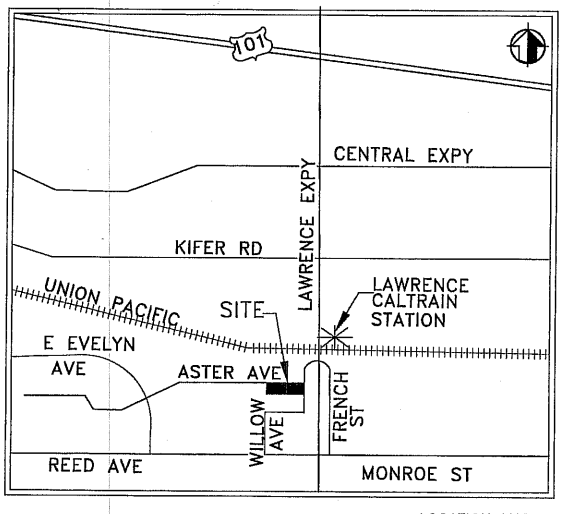
Irvine, CA 92614
Phone: (949) 851-2133
Alan Scales

RUTH & GOING, INC.

2216 The Alameda
Santa Clara, CA 95050
Phone: (408) 236-2400
Mike Sheehy

RANDALL PLANNING & DESIGN

1475 N Broadway, Suite 290
Walnut Creek, CA 94596
Phone: (925) 934-8002



LOCATION MAP
NTS

PLAN SET REVISIONS

NO.	DATE	DESCRIPTION
1	01-18-06	Initial Submittal
2	03-25-06	Second submittal
3	04-14-06	Trash Enclosure and Open Space Rev.
4		
5		
6		

GENERAL NOTES

- EXISTING APN: 213-01-015
- EXISTING ZONING: MS-ITR-R3/P-D
- PROPOSED ZONING: SAME
- PROPOSED LAND USE: 80 SINGLE FAMILY ATTACHED RESIDENTIAL CONDOMINIUM UNITS

GENERAL SITE INFORMATION

- GROSS AREA: 3.6025 ACRES
- NUMBER OF UNITS: 80 UNITS
- LOT COVERAGE

BUILDING FOOT PRINT	72,209SF	46.0% OF SITE
STREETS	43,190SF	27.5% OF SITE
LANDSCAPE AREA	41,527SF	26.5% OF SITE
TOTAL	156,926SF	100%

- PARKING PROVIDED

UNASSIGNED HANDICAP:	3 (INCLUDING 1 VAN SPACE)
UNASSIGNED COMPACT:	15 (30%)
UNASSIGNED STANDARD	38 (INCLUDING 6 ON WILLOW)
COVERED	144
TOTAL	200

- PARKING REQUIRED

COVERED	144
UNASSIGNED	22 (16 DU@1.4)
	32 (64 DU@0.5)
TOTAL	198

- BUILDING COUNT SUMMARY

#BDRM.	# UNITS	PLAN TYPE	UNIT AREA(S)
2	16	1	1275
2	16	2	1272
3	12	3	1733
3	12	4	1793
3	12	5	

ATTACHMENT 1
Page 1 of 35

KB HOME SOUTH BAY, INC.

R+G RUTH AND GOING, INC.
Civil Engineering Land Surveying
2216 THE ALAMEDA SANTA CLARA, CA. 95050
TEL. (408) 236-2400 FAX (408) 236-2410

COVER SHEET

1182 ASTER AVE
SUNNYVALE CALIFORNIA

Scale 1"=30'
Date 04-14-06

CO-1
1 of 29 Sheets

Revisions

Description	Mark	Date

MYA Designed
MYA Drawn
MCS Checked

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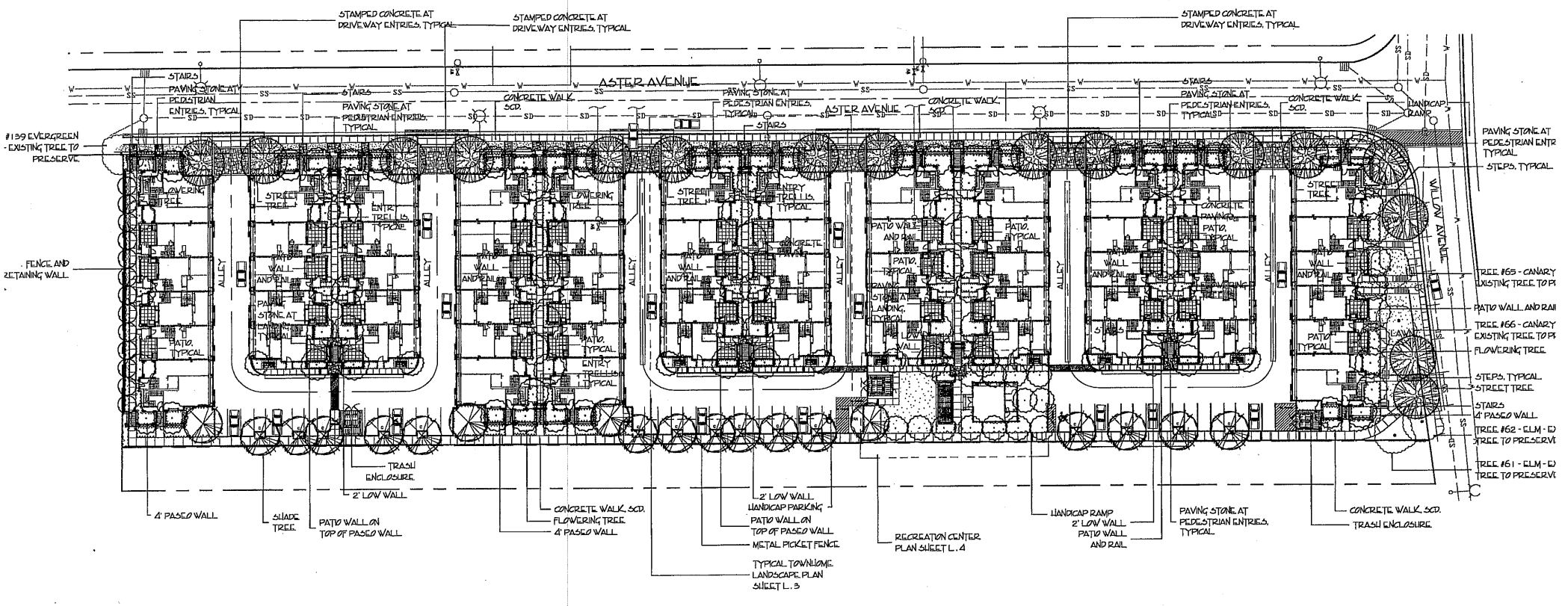
STREET TREE LIST

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
STREET TREES			
24" BOX	ACER R. 'RED SUNSET'	RED SUNSET MAPLE	STREET TREE-
24" BOX	PINUS CANARIENSIS	CANARY ISLAND PINE	WILLOW AVENUE
24" BOX	PRUNUS C. 'KRATUER VERSUVIUS'	PURPLE LEAF PLUM	
24" BOX	QUERCUS RUBRA	NORTHERN RED OAK	
24" BOX	QUERCUS SCHUMARDI	SCHUMARD OAK	ASTER AVENUE
24" BOX	SEQUOIA SEMPERVIRENS	COAST REDWOOD	WILLOW AVENUE



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Walnut Creek, California 94596
Office: (925) 934-8002
Facsimile: (925) 934-8003

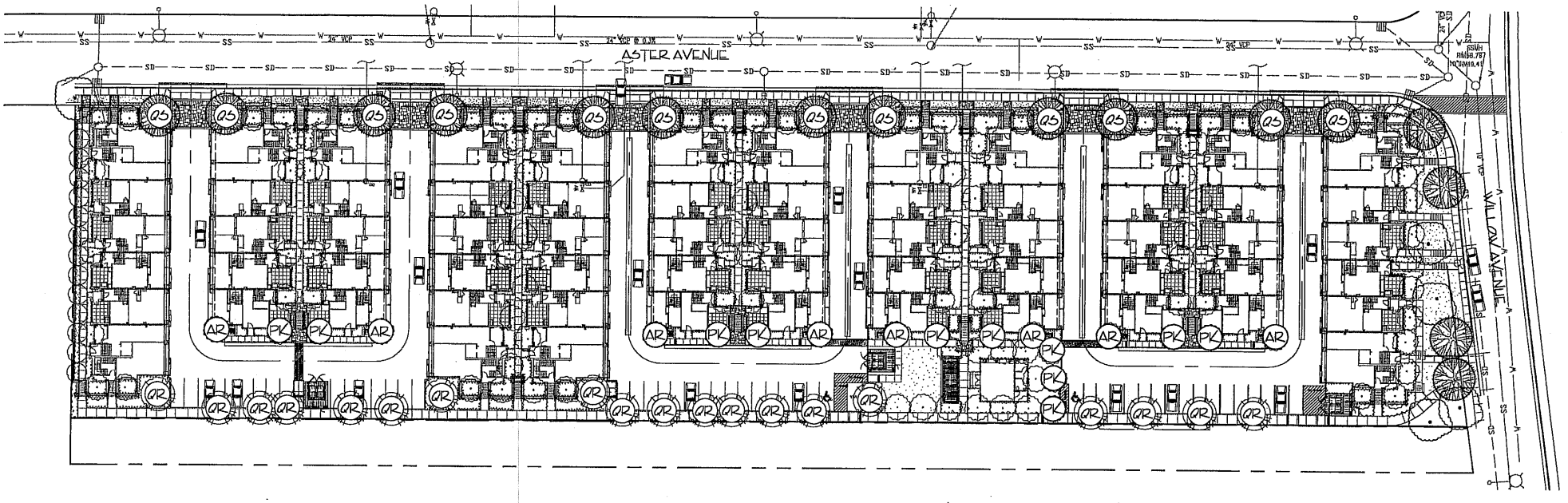
OVERALL SITE PLAN
ASTER AVENUE
SUNNYVALE, CALIFORNIA

DATE: 14 APRIL 2005

SCALE: 0 15 30 60 90

L.1.0

ATTACHMENT F
Page 2 of 32



SHADED AREA CALCULATION TABLE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	FULL	3/4	HALF	1/4	TOTAL SQ. FT.
AR		ACER R. 'RED SUNSET'	RED SUNSET MAPLE		8 @ 367 SQ. FT.			2936 SQ. FT.
PK		PRUNUS C. 'KRATUER VERSUVIUS'	PURPLE LEAF PLUM			11 @ 246 SQ. FT.		2706 SQ. FT.
QR		QUERCUS RUBRA	NORTHERN RED OAK			16 @ 157 SQ. FT.	3 @ 78 SQ. FT.	2746 SQ. FT.
QS		QUERCUS SCHUMARDI	SCHUMARD OAK			12 @ 157 SQ. FT.		1884 SQ. FT.

TOTAL TREE SHADE 10,272 SQ. FT.
TOTAL PAVED AREA 20,016 SQ. FT.

PERCENT SHADED 51.32 %

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Site and Environmental Planing
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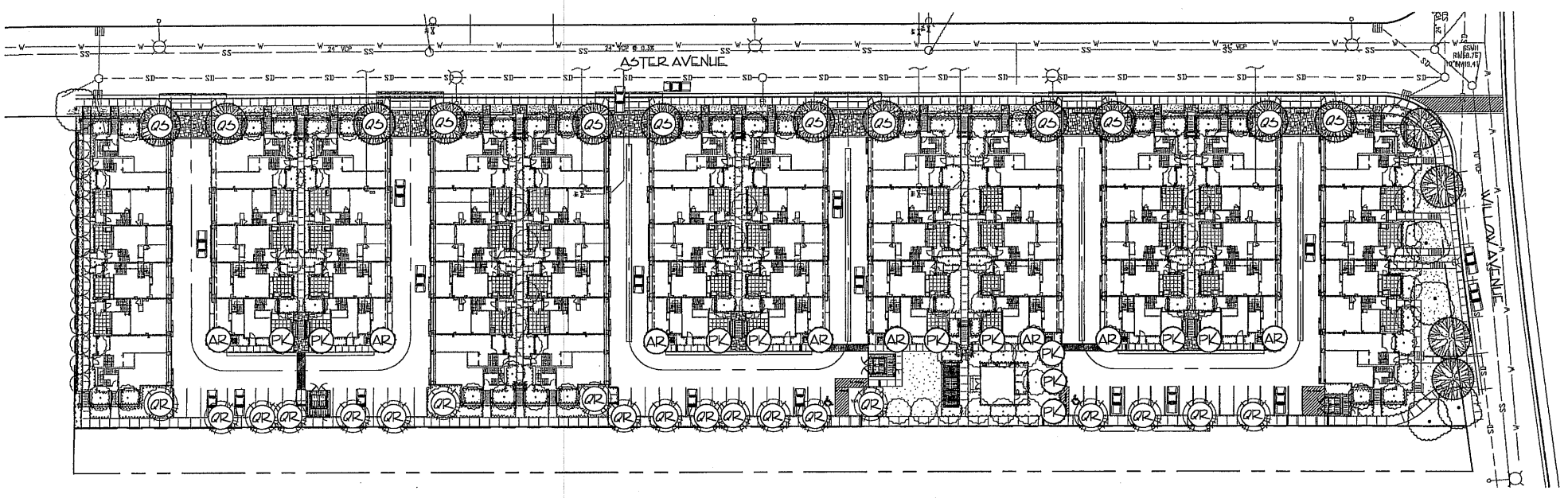
Walnut Creek, California 94596

SHADING PLAN

ASTER AVENUE

DATE: 14 APRIL 2006

SCALE: 1" = 30'



SHADED AREA CALCULATION TABLE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	FULL	3/4	HALF	1/4	TOTAL SQ. FT.
AR		ACER R. 'RED SUNSET'	RED SUNSET MAPLE		8 @ 367 SQ. FT.			2,936 SQ. FT.
PK		PRUNUS C. 'KRATER VERSUVIUS'	PURPLE LEAF PLUM			11 @ 246 SQ. FT.		2,706 SQ. FT.
QR		QUERCUS RUBRA	NORTHERN RED OAK			16 @ 157 SQ. FT.	5 @ 78 SQ. FT.	2,706 SQ. FT.
QS		QUERCUS SCHUMARDI	SCHUMARD OAK			12 @ 157 SQ. FT.		1,884 SQ. FT.

TOTAL TREE SHADE 10,272 SQ. FT.
TOTAL PAVED AREA 20,016 SQ. FT.

PERCENT SHADED 51.32 %

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SHADING PLAN

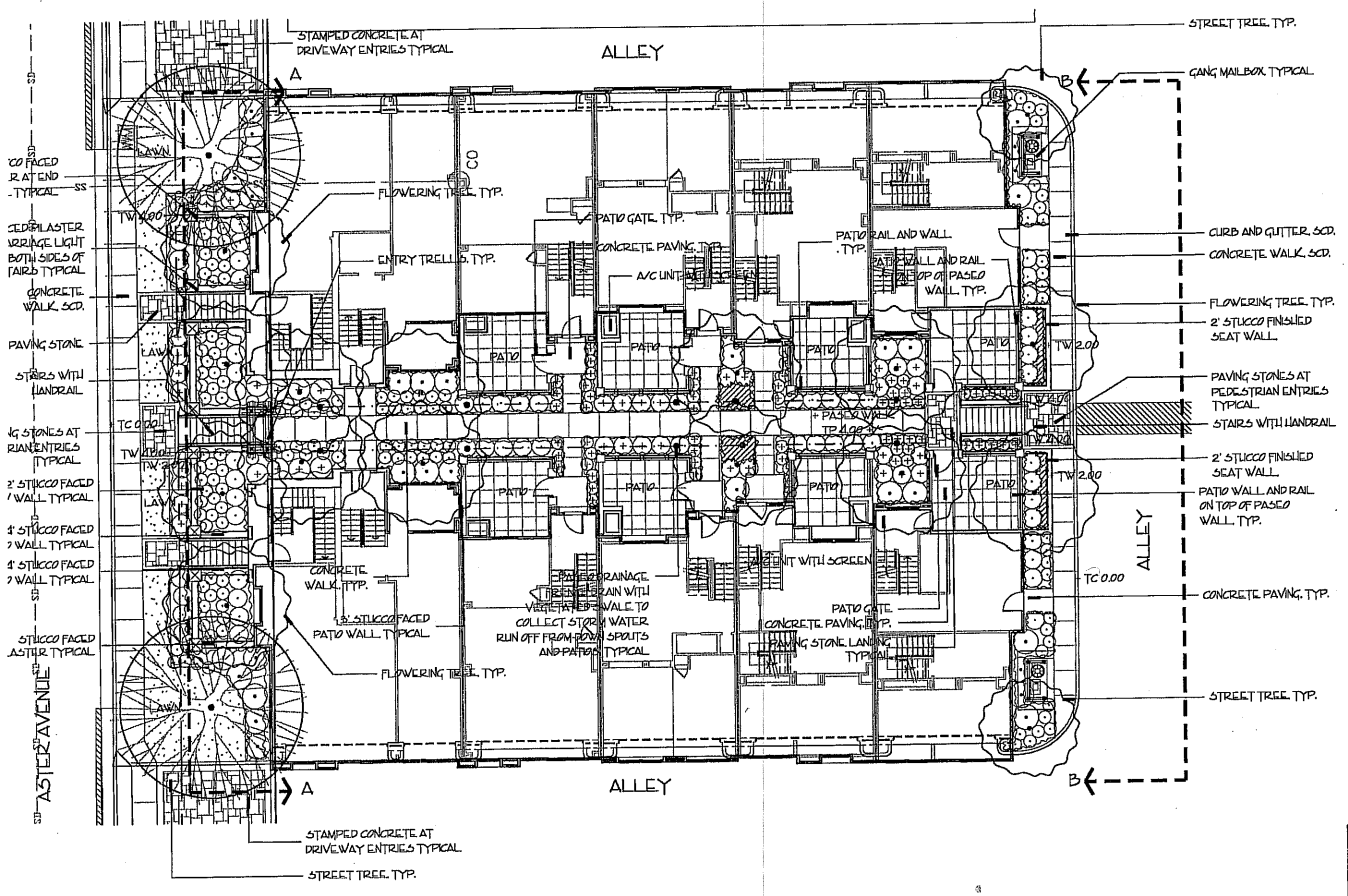
ASTER AVENUE

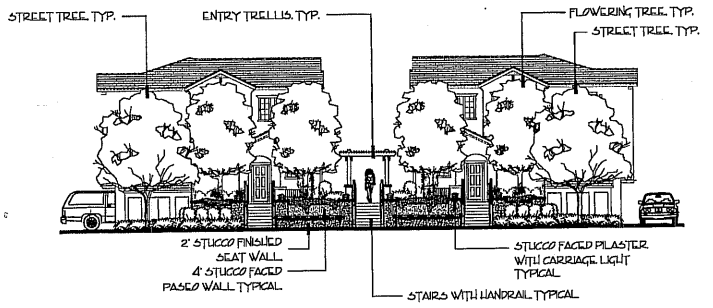
SUNNYVALE, CALIFORNIA

DATE: 14 APRIL 2006

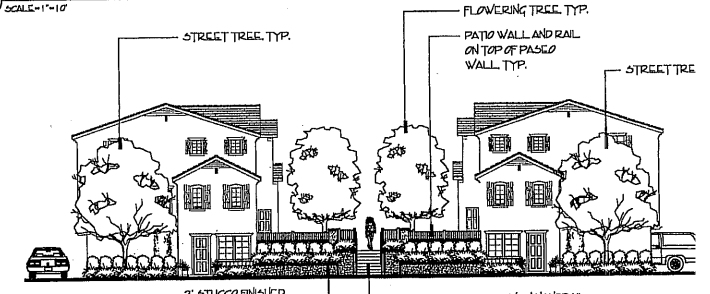
SCALE: 1" = 0 15 30 60 90

L2.0





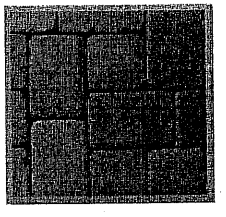
A A-A TYPICAL TOWNHOME PASEO ELEVATION
SCALE=1"=10'



B B-B TYPICAL TOWNHOME ELEVATION
SCALE=1"=10'

HERRINGBONE PATTERNED STAMPED CONCRETE PAVING AT ALL DETACHED TOWNHOME DRIVEWAYS. COLOR: 700 TERRA COTTA AVAILABLE. BRICKFORM (800) 283-9628

STAMPED CONCRETE PAVING TYPICAL



PAVING STONES TYPICAL
MODEL: LONDON COBBLE INTERLOCKING PAVERS
AVAILABLE: BASALITE CONCRETE PRODUCTS
(800) 266-9670

TYPICAL PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME
TREES		
24" BOX	ACER P. 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE
24" BOX	CARPINUS BETULA	EUROPEAN HORNBEAM
24" BOX	LAGERSTROEMIA INDICA 'CATAWBA'	CRAPE MYRTLE
24" BOX	PRUNUS SARGENTI 'COLUMNARIS'	COLUMNAR SARGENT CHERRY
24" BOX	PYRUS CALLERYANA 'GLENTCLEER'	GLENTCLEER FLOWERING PEAR
24" BOX	PYRUS CALLERYANA 'WHITEHOUSE'	WHITEHOUSE FLOWERING PEAR
SHRUBS		
1 GAL	AGAPANTHUS 'QUEEN ANNE'	LILY OF THE NILE
5 GAL	BUXUS M. JAPONICA 'GREEN BEAUTY'	JAPANESE BOXWOOD
5 GAL	CAMELLIA 'YULETIDE'	CAMELLIA
5 GAL	CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE
5 GAL	ESCALLONIA 'FRADESII'	ESCALLONIA
1 GAL	HEMEROCALLIS EVERGREEN HYBRIDS	DAYLILY
1 GAL	LAVANDULA 'TWICKLE PURPLE'	LAVENDER
5 GAL	MAHONIA AQUIFOLIUM	OREGON GRAPE
5 GAL	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE
5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO
5 GAL	RHAPHIOLEPIS INDICA 'JACK EVANS'	INDIA HAWTHORN PATIO TREE
1 GAL	ROSA 'MEIDILAND RED'	ROSE
1 GAL	ROSMARINUS O. 'HUNTINGTON BLUE'	SPREADING ROSEMARY
1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC
5 GAL	VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS
GROUNDCOVERS, PERENNIALS AND VINES		
1 GAL	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER
1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
1 GAL	ERIGERON KARVINSKIANUS	FLEABANE
LAWN	MEDALLION DWARF BONSAI	
1 GAL	VINCA MINOR	DWARF PERIWINKLE
5 GAL	WISTERIA F. 'TEXAS PURPLE'	JAPANESE WISTERIA

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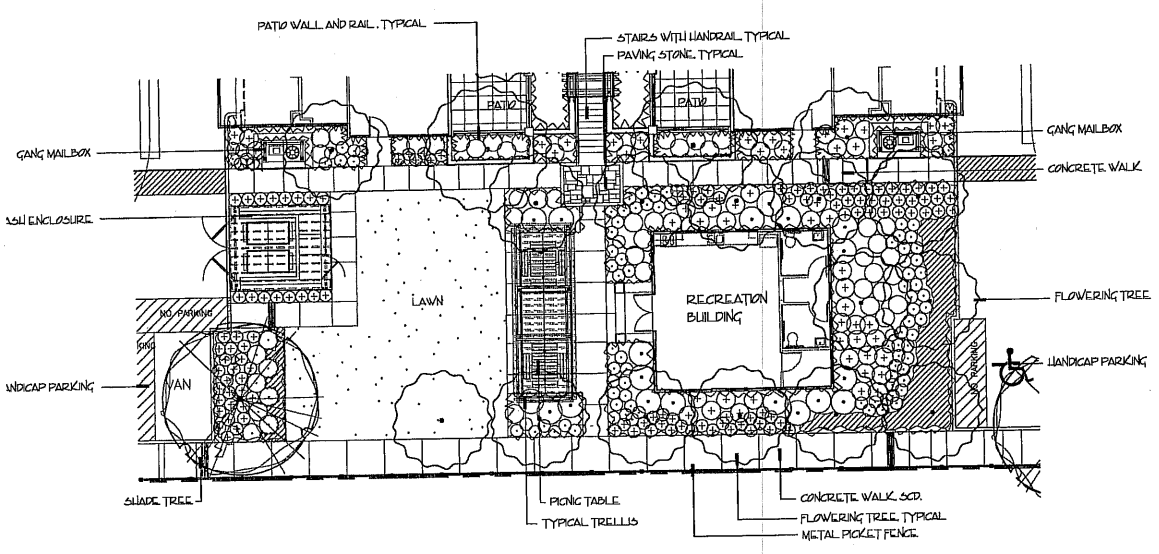
Site and Environmental Planning

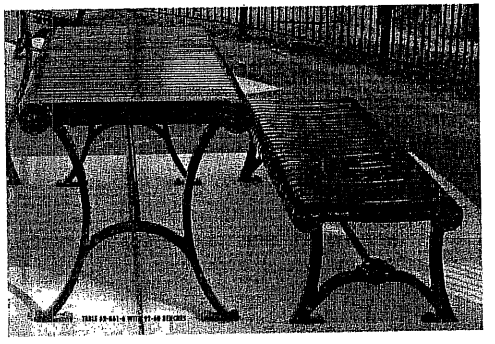
TYPICAL TOWNHOME LANDSCAPE PLAN
ASTER AVENUE

DATE: APRIL 2006
SCALE: 1" = 10'

L.3.0

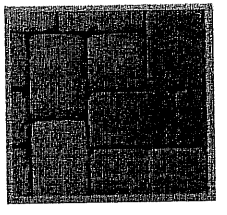
ATTACHMENT F
Page 5 of 32





TYPICAL PICNIC TABLE
MODEL: 62-861-6
AVAILABLE: ROSS RECREATION
(707) 538-3800

TYPICAL TRELLIS



PAVING STONES, TYPICAL
MODEL: LONDON COBBLE INTERLOCKING PAVERS
AVAILABLE: BASALITE CONCRETE PRODUCTS
(800) 266-3670

PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME
TREES		
24" BOX	ACER P. 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE
24" BOX	CARPINUS BETULA	EUROPEAN HORNBEAM
24" BOX	LAGERSTROEMIA INDICA 'CHEROKEE'	CRAPE MYRTLE
24" BOX	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY
24" BOX	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR
24" BOX	PYRUS CALLERYANA 'WHITEHOUSE'	WHITEHOUSE FLOWERING PEAR

SIZE	BOTANICAL NAME	COMMON NAME
SHRUBS		
1 GAL	AGAPANTHUS 'QUEEN ANNE'	LILY OF THE NILE
5 GAL	BUXUS M. JAPONICA 'GREEN BEAUTY'	JAPANESE BOXWOOD
5 GAL	CAMELLIA 'YULETIDE'	CAMELLIA
5 GAL	CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE
5 GAL	ESCALLONIA 'FRADESI'	ESCALLONIA
1 GAL	HEMEROCALLIS EVERGREEN HYBRIDS	DAYLILY
1 GAL	LAVANDULA 'TWICKLE PURPLE'	LAVENDER
5 GAL	MAHONIA AQUIFOLIUM	OREGON GRAPE
5 GAL	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE
5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO
5 GAL	RHAPHOLEPIS INDICA 'JACK EVANS'	INDIA HAWTHORN PATIO TREE
1 GAL	ROSA 'MEIDLAND RED'	ROSE
1 GAL	ROSMARINUS O. 'HUNTINGTON BLUE'	SPREADING ROSEMARY
1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC
5 GAL	VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS

SIZE	BOTANICAL NAME	COMMON NAME
GROUNDCOVERS, PERENNIALS AND VINES		
1 GAL	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER
1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
1 GAL	ERIGERON KARVINSKIANUS	FLEABANE
LAWN	MEDALLION DWARF BONSAI	
1 GAL	VINCA MINOR	DWARF PERIWINKLE
5 GAL	WISTERIA F. 'TEXAS PURPLE'	JAPANESE WISTERIA

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Site and Environmental Planning
1475 N. Broadway Suite 290
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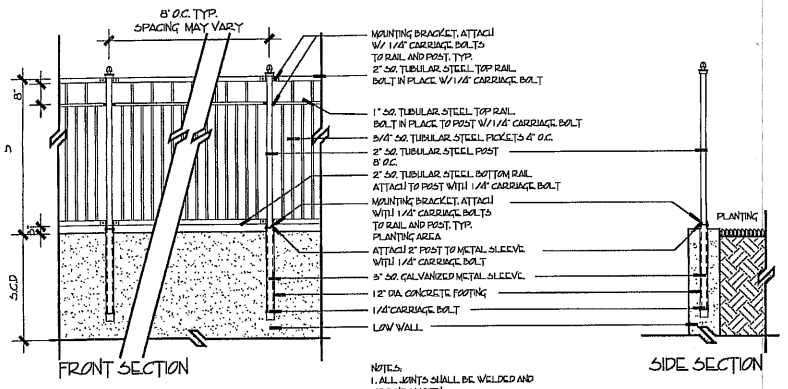
RECREATION FACILITY LANDSCAPE PLAN
ASTER AVENUE
SUNNYVALE, CALIFORNIA

DATE: 4 APRIL 2006
SCALE: 1" = 10'
0 5 10 20 30

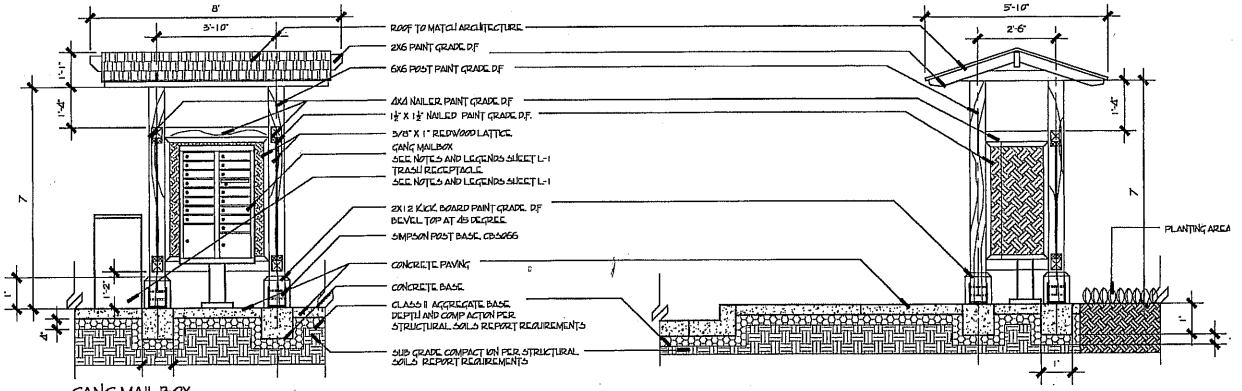
L.4.

ATTACHMENT E
Page 4 of 32

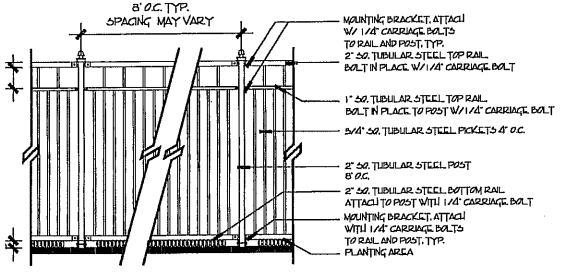


NOTES:
1. ALL JOINTS SHALL BE WELDED AND GRIND SMOOTH
2. APPLY TWO COATS OF RUST INHIBITING PRIMER (BLACK) TWO COATS GLOSSY BLACK PAINT.
3. ALL METAL COMPONENTS SHALL BE HOT DIPPED GALVANIZED.

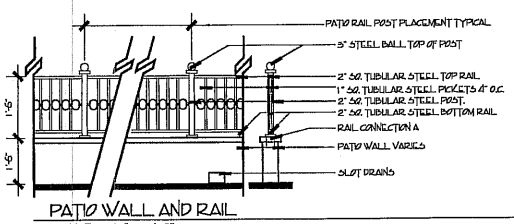
FENCE AND RETAINING WALL
SCALE: 1/2" = 1'-0"



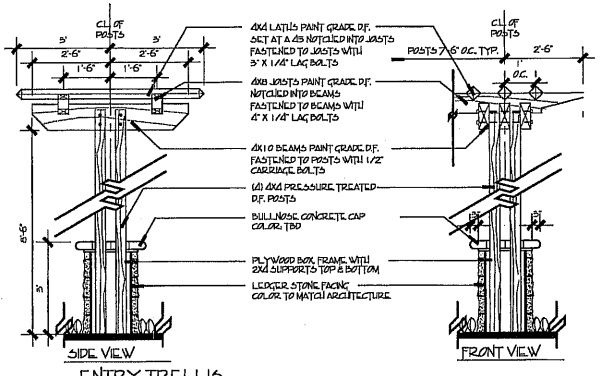
GANG MAILBOX
SCALE: 1/2"=1'-0"



METAL PICKET FENCE
SCALE: 1/2" = 1'-0"



PATIO WALL AND RAIL
SCALE: 1/2" = 1'-0"



ENTRY TRELLIS
SCALE: 1/2"=1'-0"

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Site and Environmental Planning
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Facsimile: (925) 934-0053

ILLUSTRATIVE DETAILS

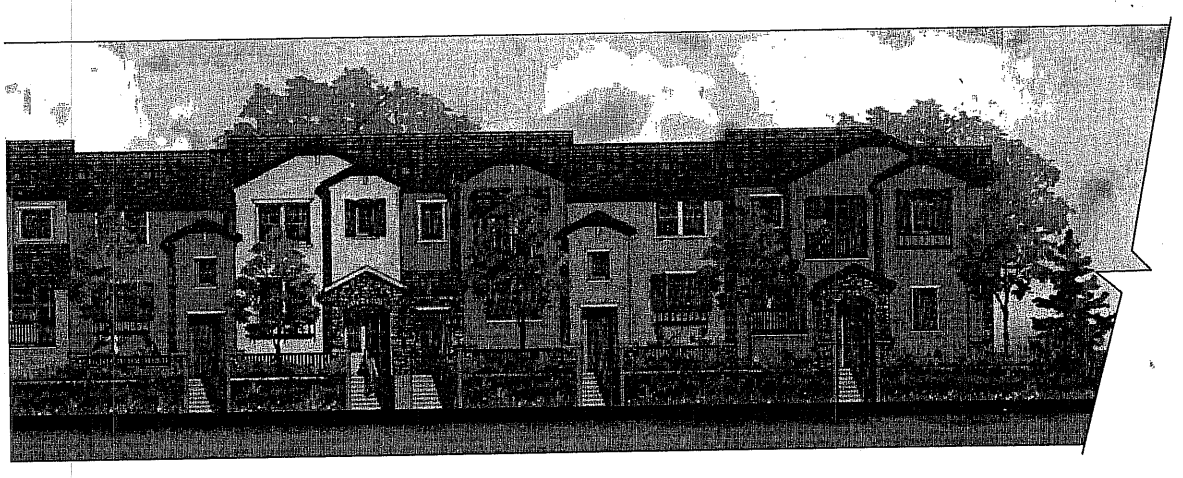
ASTER AVENUE

SUNNYVALE, CALIFORNIA

DATE: 14 APRIL 2006

L5.0

ATTACHMENT 11
Page 7 of 32



8 UNIT TOWNHOME BUILDING

32 CONCEPTUAL FRONT ELEVATION

E R A V E N U E T O W N S

Sunnyvale, California

KTGY GROUP, INC
ARCHITECTURE PLANNING
17992 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 851-2135 FAX (949) 851-515
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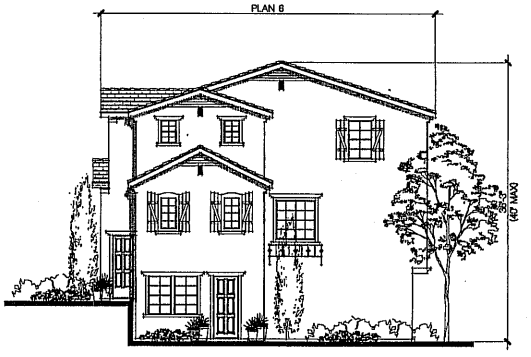
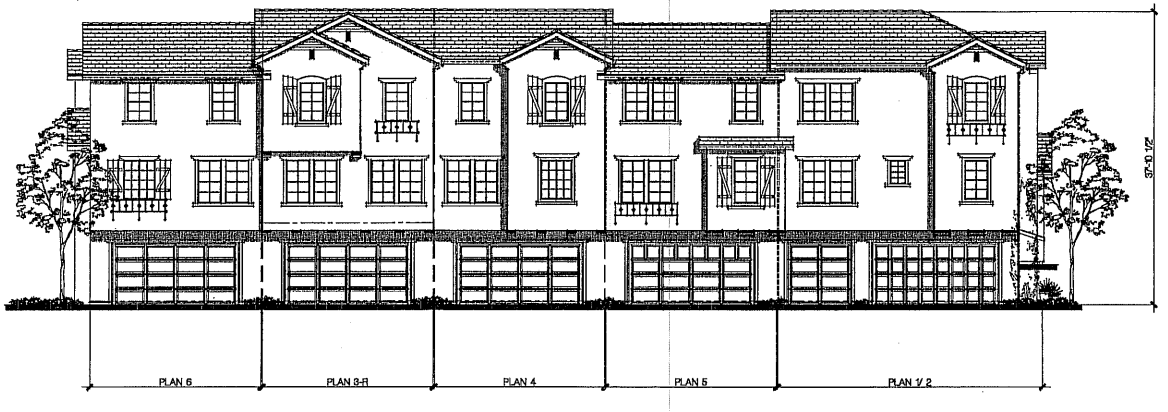
A-1.0
KTGY NO. 2005098
March : 24 : 200

ATTACHMENT E
Page 8 of 32

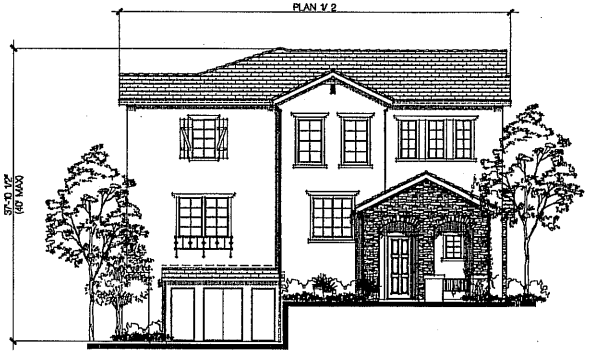
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

0 8 32
4 16

6 Unit Townhome Elevation

NOTE: For material call-outs see pages 1.4 & 1.5

ASTER AVENUE TOWNS

Sunnyvale, California

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6700 Koll Center Parkway, Suite 200
Pleasanton, CA 94566
Telephone: (925) 750-1700

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ARCHITECTURE PLANNING
17992 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-5158
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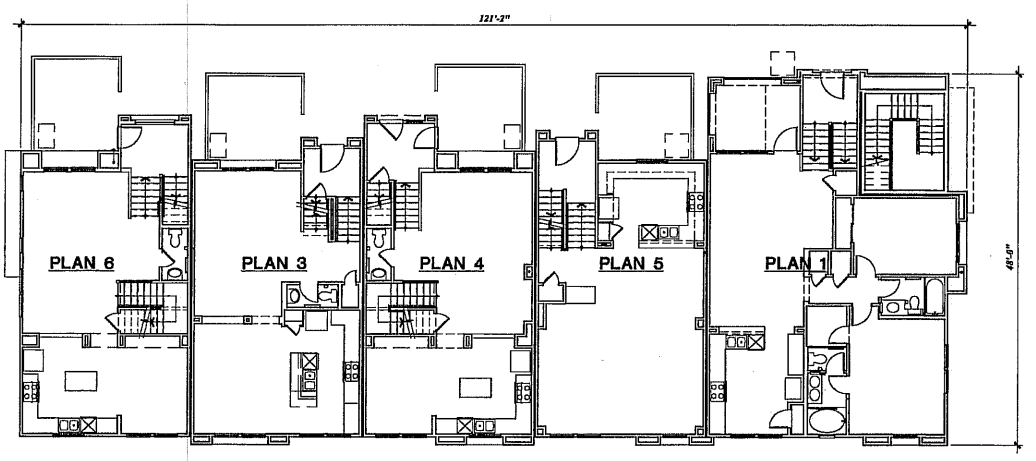
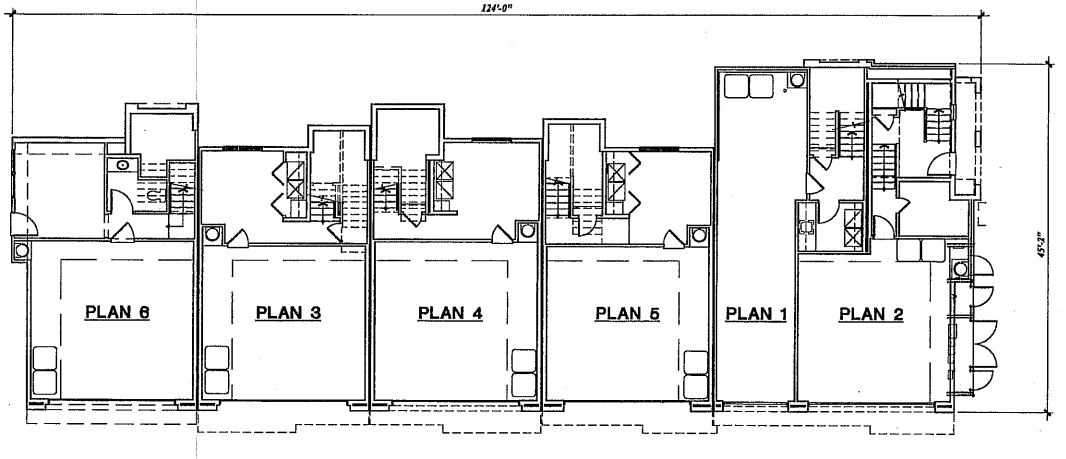
A-1.1
KTGY NO. 20050989
March : 24 : 2006

ATTACHMENT E
Page 9 of 32



FIRST FLOOR PLAN



GARAGE / BASEMENT PLAN

0 8 32
4 16

6 Unit Townhome Plan

ASTER AVENUE TOWNS

Sunnyvale, California

KB HOME

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Pleasanton, CA 94566
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KTGY NO. 200509
March : 24 : 20

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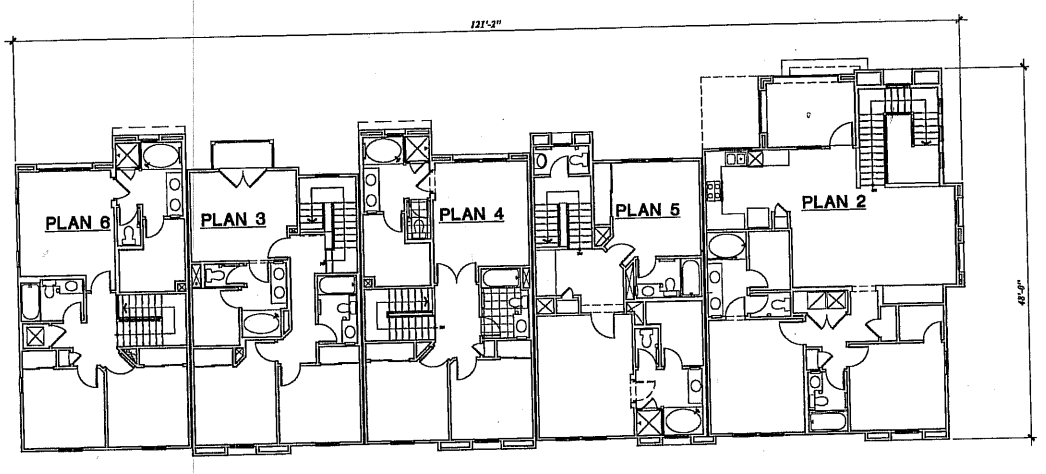

SECOND FLOOR PLAN

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4 16

6 Unit Townhome Plan

ASTER AVENUE TOWNS

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KTGY NO. 200509
March : 24 : 20

ATTACHMENT E
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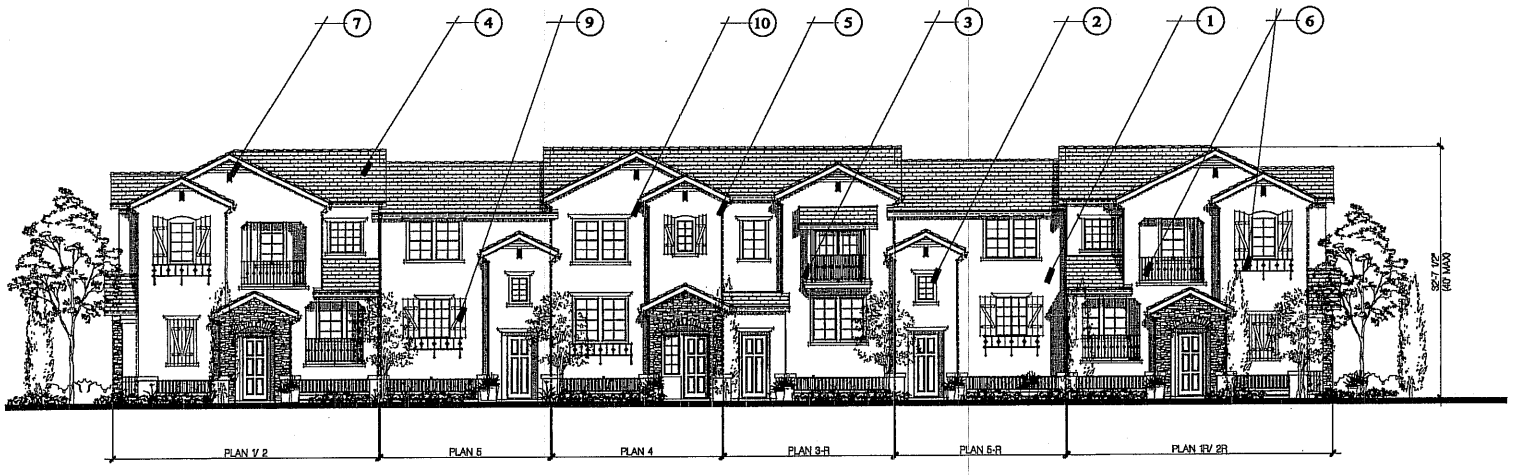
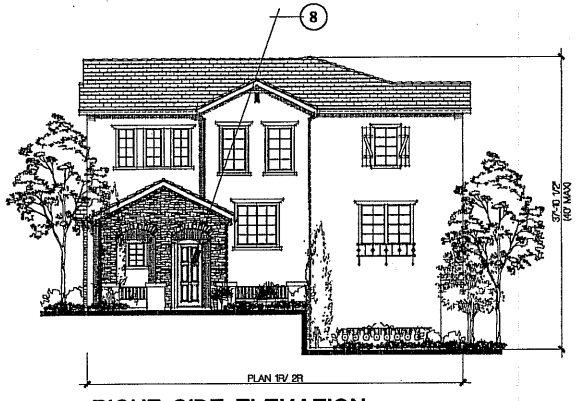


FRONT ELEVATION



RIGHT SIDE ELEVATION

RIGHT SIDE ALT.

0 8 32
4 16

8 Unit Townhome Elevation

EXTERIOR MATERIALS:

1. WALLS: EXTERIOR PLASTER WITH LIGHT SAND FINISH. COLOR SCHEMES WILL BE LIGHT AND MEDIUM EARTH-TONES WITH CONTRASTING ACCENT COLORS.
2. DECORATIVE TRIM: EXTRUDED FOAM W/EXTERIOR PLASTER, PAINTED W/ACCENT COLOR
3. WOOD POST @ BALCONIES TO BE PAINTED WITH ACCENT COLOR
4. ROOF: CONCRETE FLAT TILE 6:12 TYPICAL PITCH @ MAIN ROOF. 4:12 PITCH @ OPPOSING GABLES.
5. ROOF EAVE: FASCIA & DECORATIVE CORBELS @ GABLE ENDS
6. RAILINGS: METAL RAILS AT DECKS AND BALCONIES TO BE PAINTED WITH ACCENT COLOR.
7. HORIZONTAL SIDING & VENT @ GABLE END
8. RECESSED WINDOW / ENTRY DOOR
9. PLANK SHUTTER - TO BE PAINTED WITH ACCENT COLOR
10. GUTTER & DOWNSPOUT
11. UTILITY CLOSET TO OCCUR ONE SIDE OF EACH BUILDING. (12 UNIT CLOSET SHOWN)

*EACH UNIT TO RECEIVE INDIVIDUAL COLOR SCHEME PER SUBMITTED COLOR BOARDS.

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ASTER AVENUE TOWNS

Sunnyvale, California

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KTGY NO. 20050989
March : 24 : 2006

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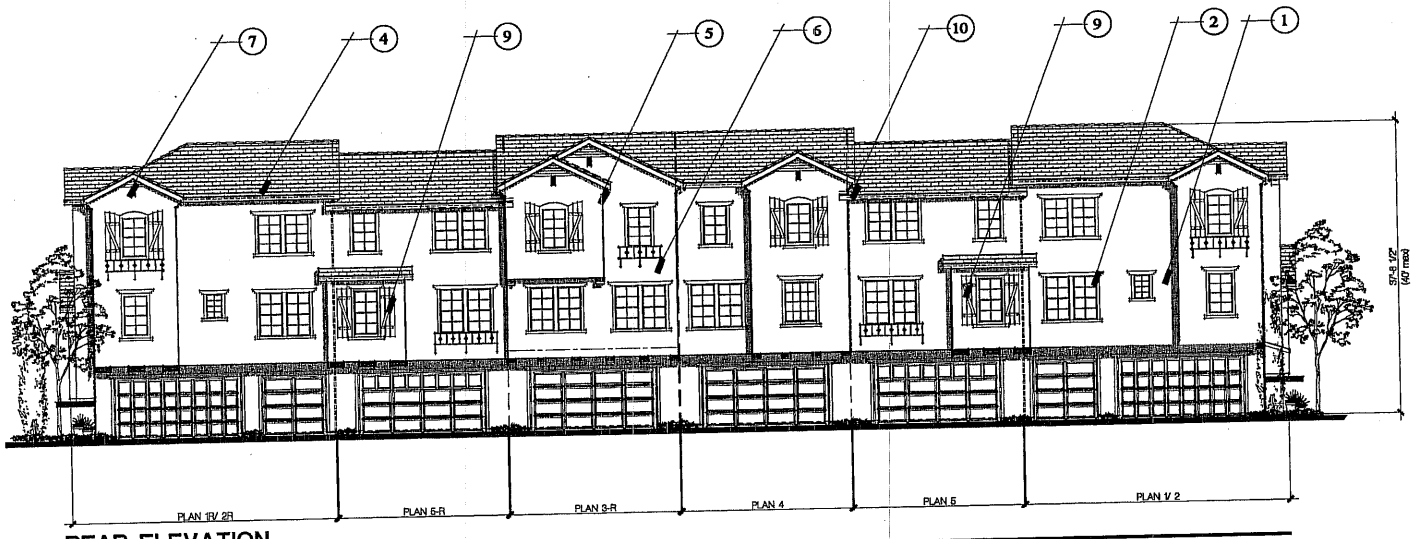
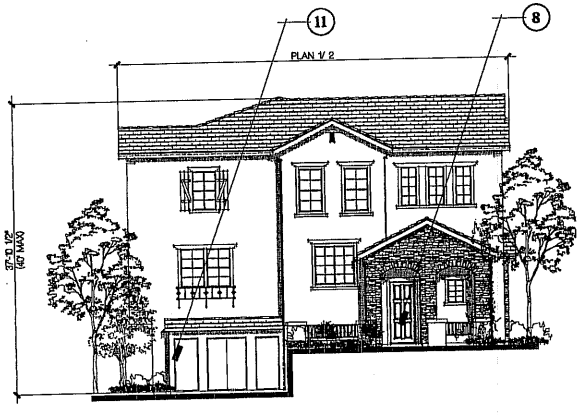


REAR ELEVATION



LEFT SIDE ELEVATION

0 4 8 16 32

8 Unit Townhome Elevation

EXTERIOR MATERIALS:

1. WALLS: EXTERIOR PLASTER WITH LIGHT SAND FINISH. COLOR SCHEMES WILL BE LIGHT AND MEDIUM EARTH-TONES WITH CONTRASTING ACCENT COLORS.
2. DECORATIVE TRIM: EXTRUDED FOAM W/EXTERIOR PLASTER, PAINTED W/ACCENT COLOR
3. WOOD POST @ BALCONIES TO BE PAINTED WITH ACCENT COLOR
4. ROOF: CONCRETE FLAT TILE 6:12 TYPICAL PITCH @ MAIN ROOF. 4:12 PITCH @ OPPOSING GABLES.
5. ROOF EAVE: FASCIA & DECORATIVE CORBELS @ GABLE ENDS
6. RAILINGS: METAL RAILS AT DECKS AND BALCONIES TO BE PAINTED WITH ACCENT COLOR.
7. HORIZONTAL SIDING & VENT @ GABLE END
8. RECESSED WINDOW / ENTRY DOOR
9. PLANK SHUTTER - TO BE PAINTED WITH ACCENT COLOR
10. GUTTER & DOWNSPOUT
11. UTILITY CLOSET TO OCCUR ONE SIDE OF EACH BUILDING. (12 UNIT CLOSET SHOW

*EACH UNIT TO RECEIVE INDIVIDUAL COLOR SCHEME PER SUBMITTED COLOR BOARDS.

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ASTER AVENUE TOWNS

Sunnyvale, California

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KTGY NO. 20050989
March : 24 : 2006

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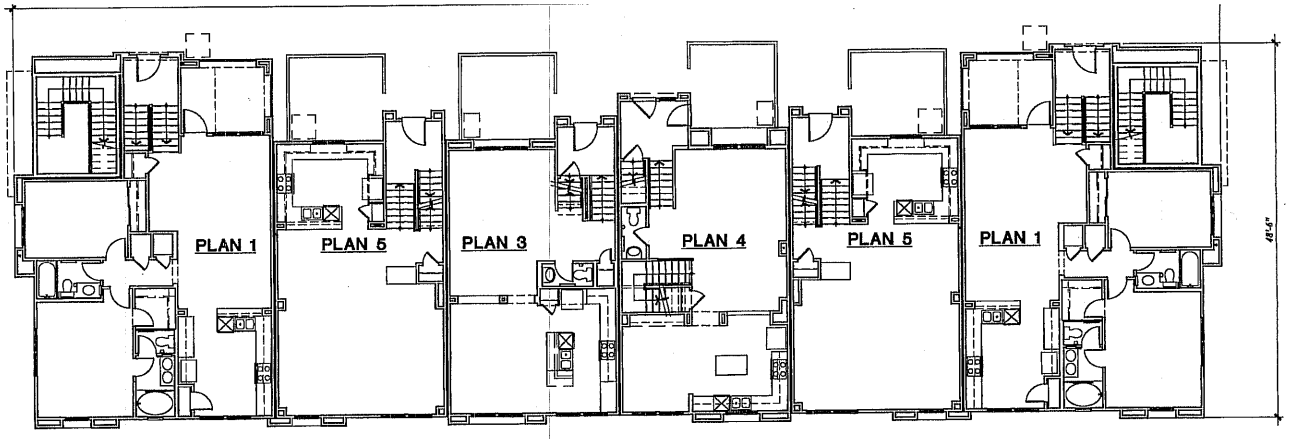
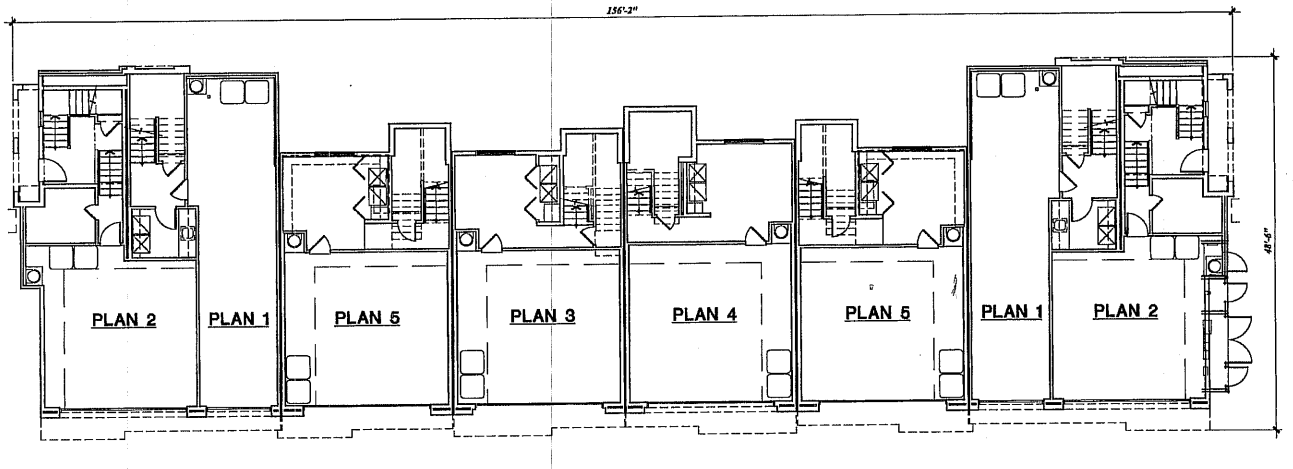
Page 13 of 32



FIRST FLOOR PLAN



GARAGE / BASEMENT PLAN

0 8 32
4 16

8 Unit Townhome Plan

ASTER AVENUE TOWNS

Sunnyvale, California

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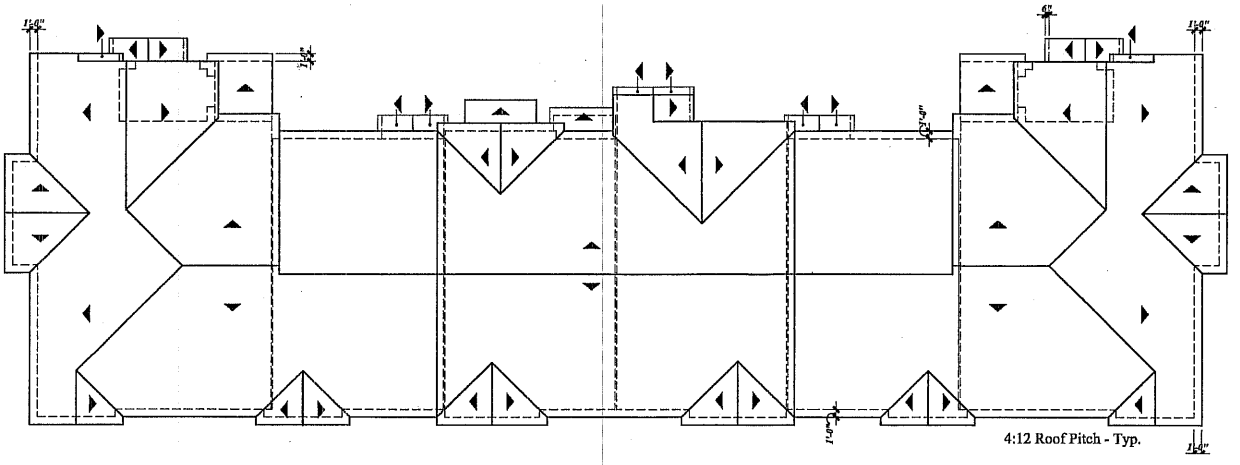
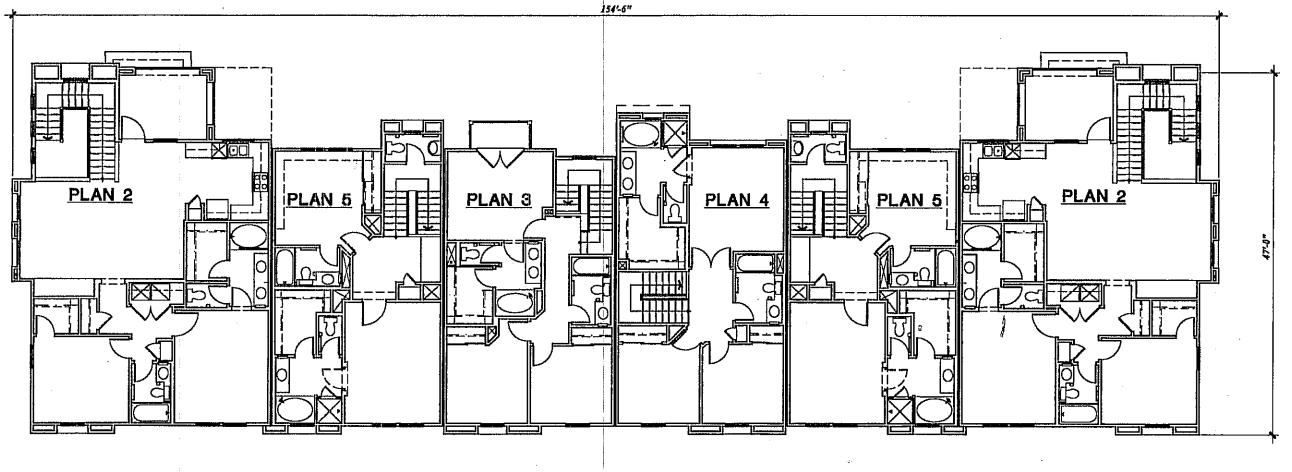


ROOF PLAN



SECOND FLOOR PLAN

0 8 32
4 16

8 Unit Townhome Plan

ASTER AVENUE TOWNS

Sunnyvale California

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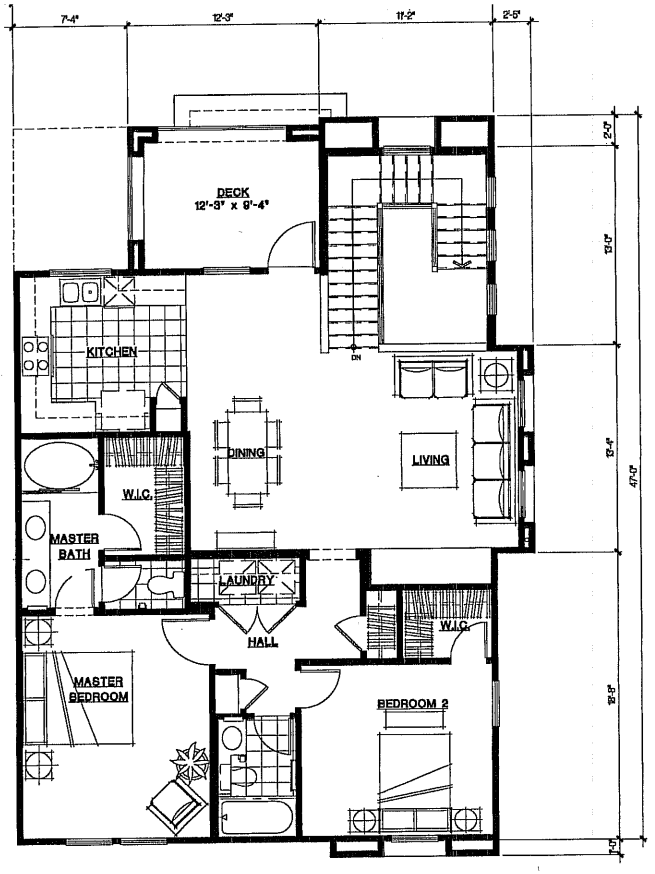
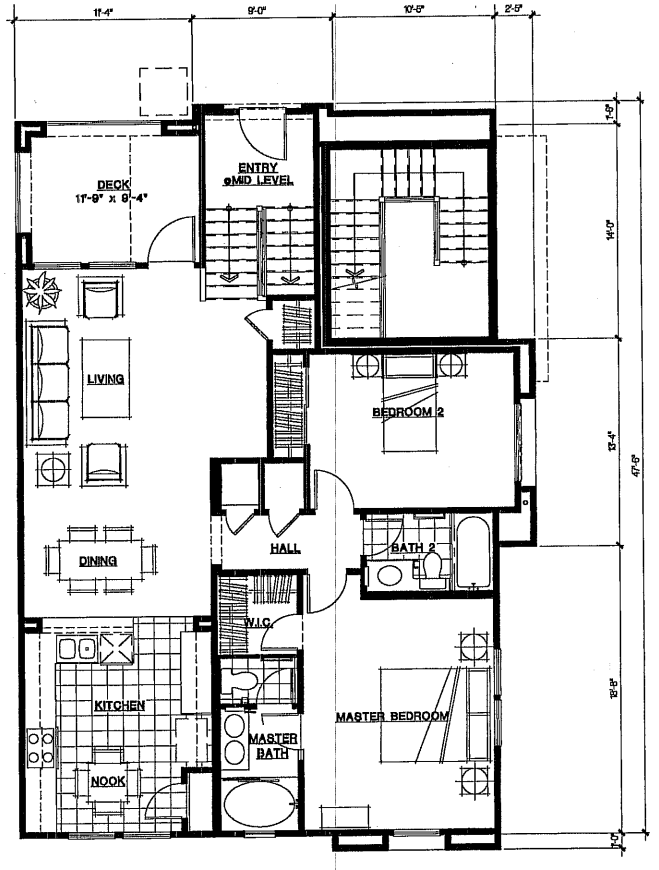
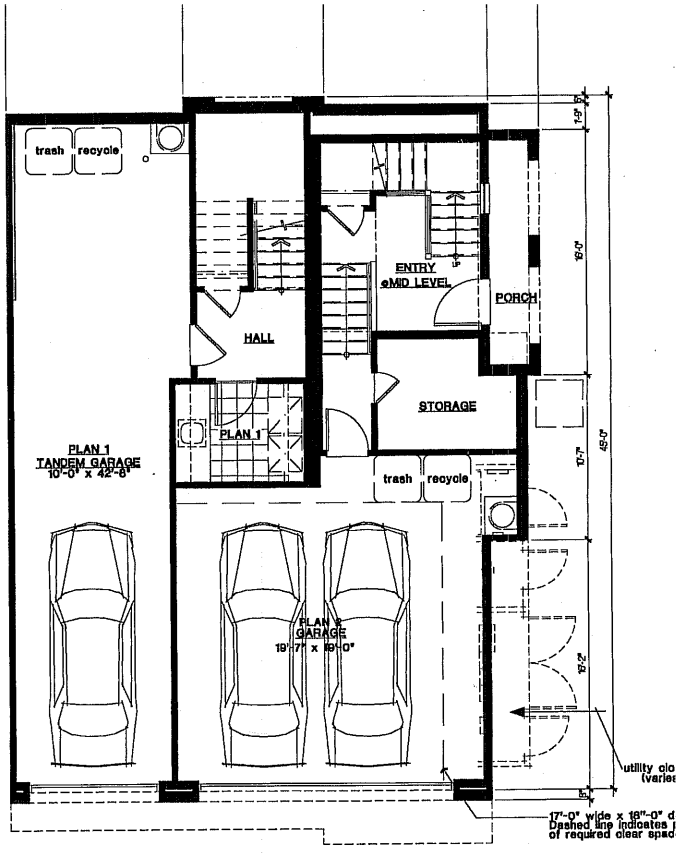


Plan 2- Second Floor Plan
1111 S.F.



Plan 1- First Floor Plan
1100 S.F.



Basement Floor Plan
Plan 1 : 175 S.F.
Plan 2 : 243 S.F.

Garage
Plan 1: 482 S.
Plan 2: 433 S.

0 4 16
2 8

Total Plan 1: 1,275 s.f.
Total Plan 2: 1,372 s.f.

ASTER AVENUE TOWNS

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KTGY NO. 20050989
March : 24 : 2006

ATTACHMENT 4
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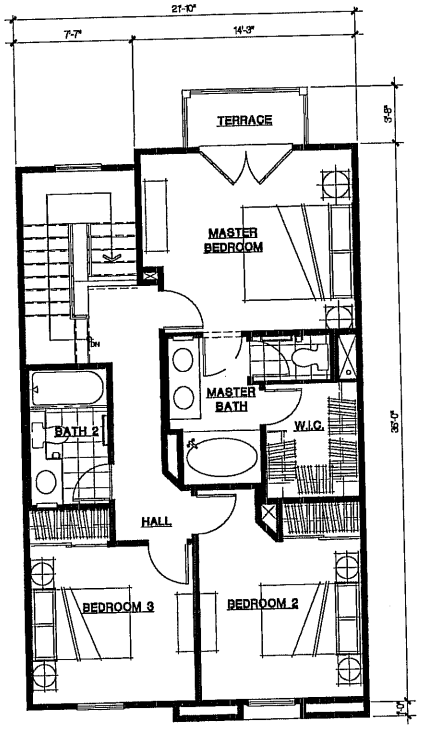
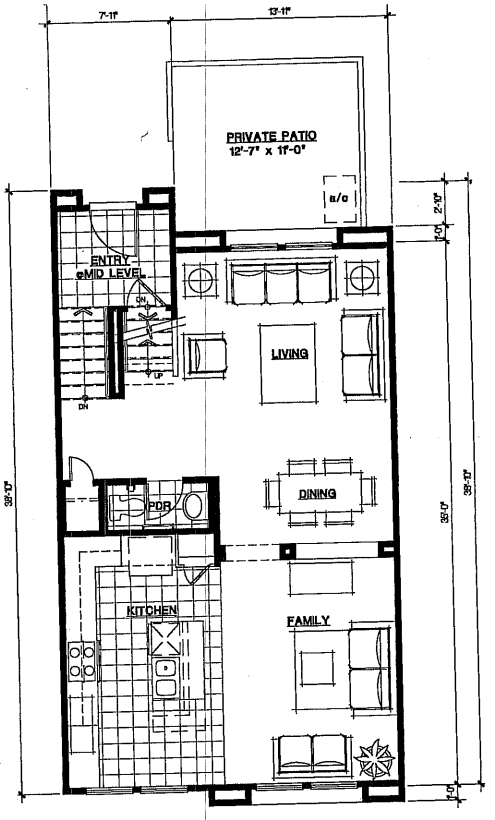
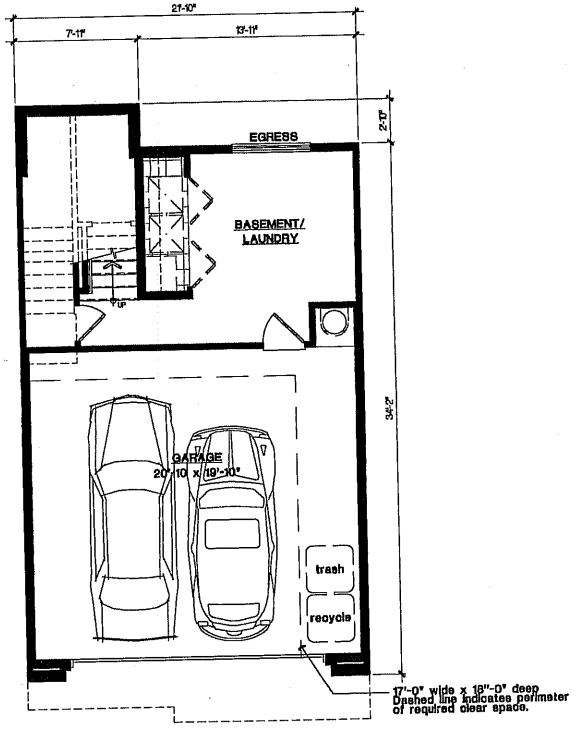


Second Floor Plan
698 S.F.



First Floor Plan
786 S.F.



Basement Floor Plan
276 S.F.
Garage: 455 S.F.

Total Plan 3 : 1760 S.F.

0 4 16
2 8

ASTER AVENUE TOWNS

Sunnyvale, California

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KTGY NO. 2005098
March : 24 : 200

ATTACHMENT
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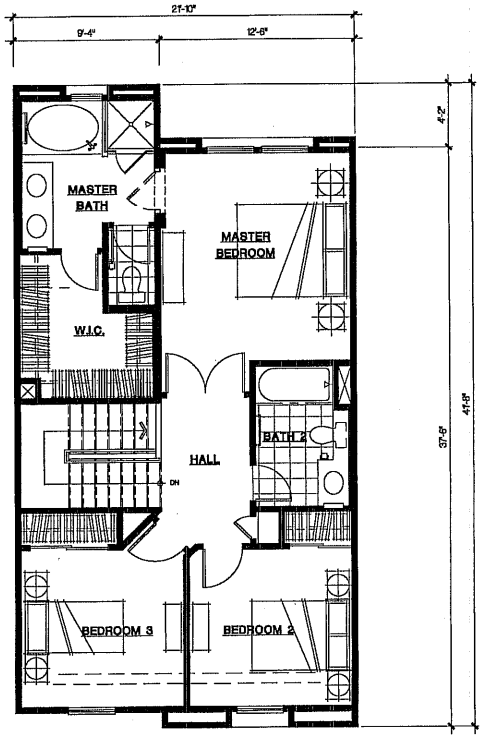
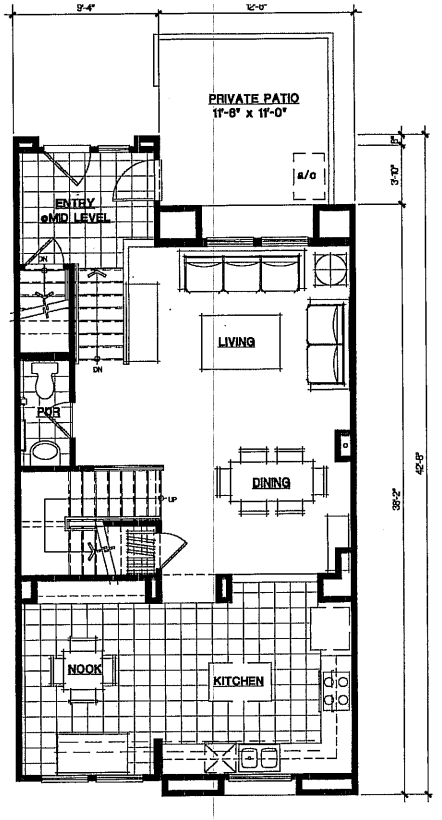
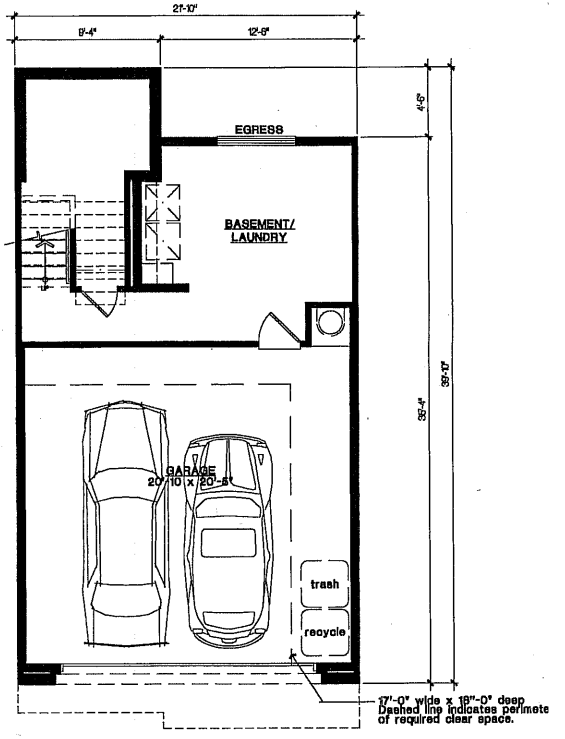


Second Floor Plan
770 S.F.



First Floor Plan
780 S.F.



Basement Floor Plan
270 S.F.
Garage: 467 S.F.

0 4 16
2 8

Total Plan 4 : 1820 S.F.

ASTER AVENUE TOWNS

Sunnvvale. California

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KTGY NO. 2005098
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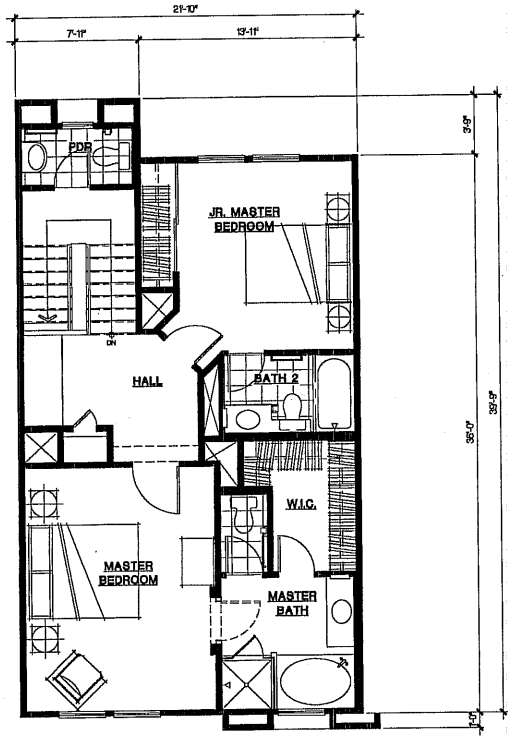
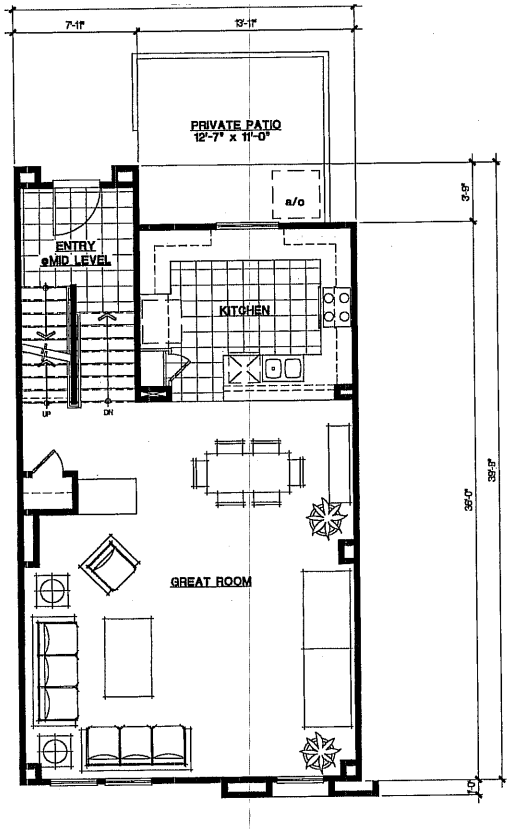
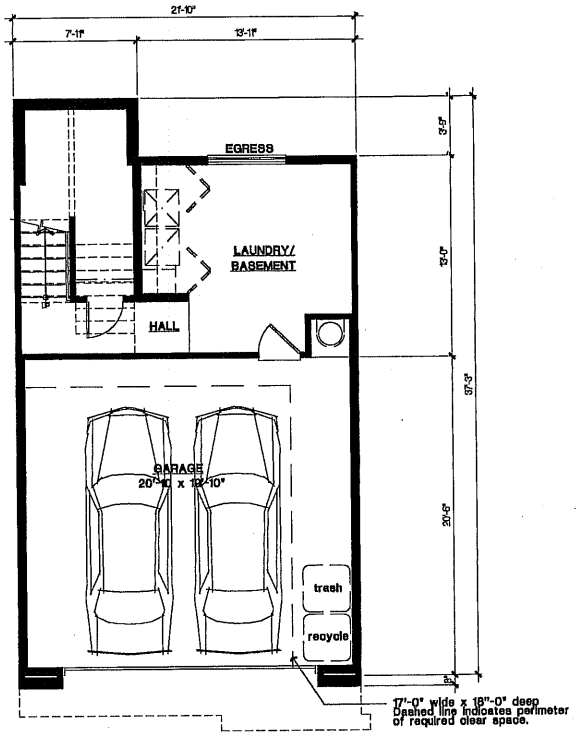


Second Floor Plan
764 S.F.



First Floor Plan
808 S.F.



Basement Floor Plan
272 S.F.
Garage: 455 S.F.

0 4 16
2 8

Total Plan 5 : 1844 S.F.

ASTER AVENUE TOWNS

Sunnyvale, California

KB HOME

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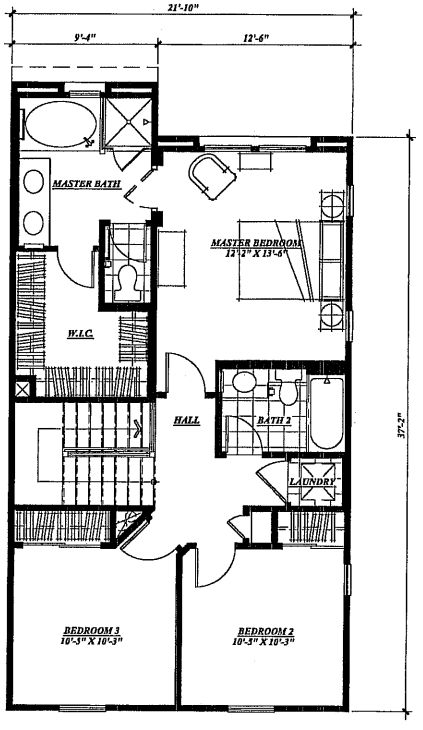
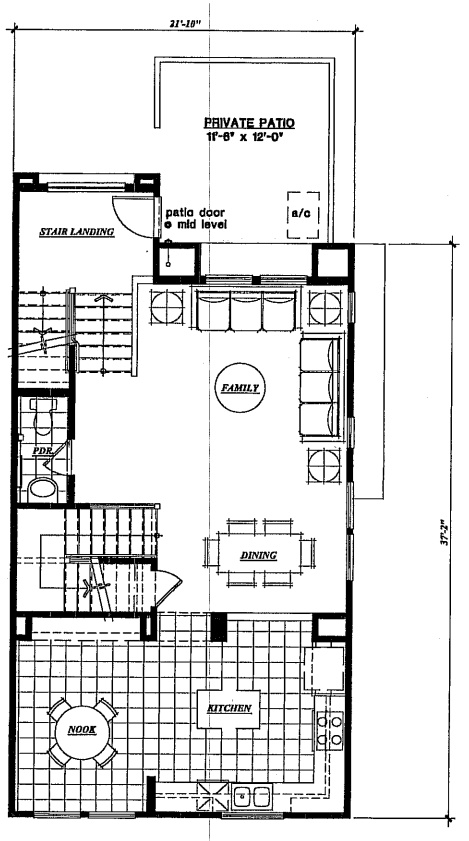
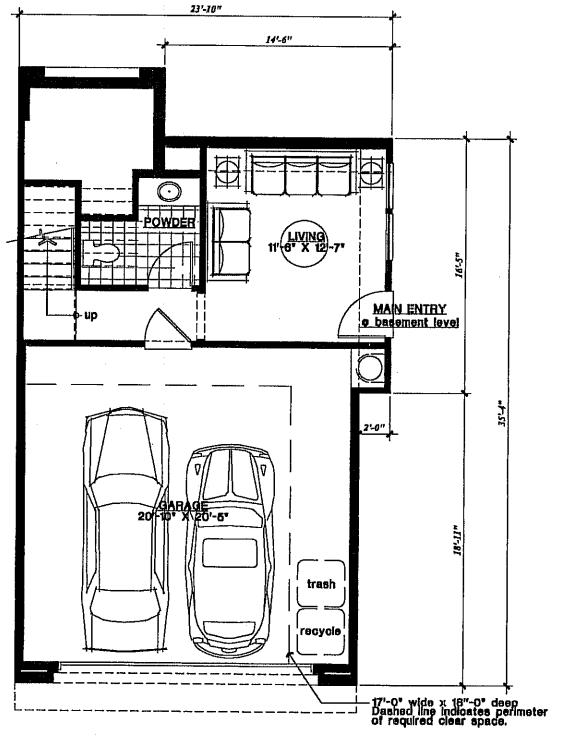


Second Floor Plan
770 S.F.



First Floor Plan
777 S.F.



Basement Floor Plan
329 S.F.
Garage: 465 S.F.

0 4 16
2 8

Total Plan 6: 1848 S.F.
SB 1025 UNIT

ASTER AVENUE TOWNS

Sunnyvale California

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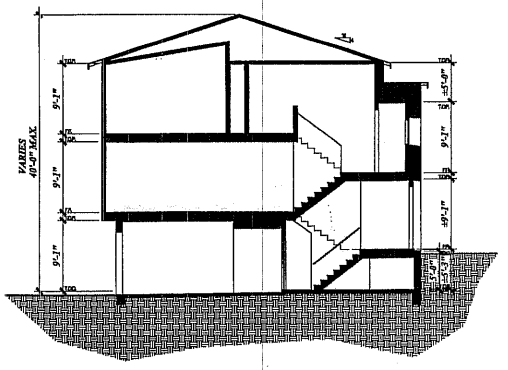
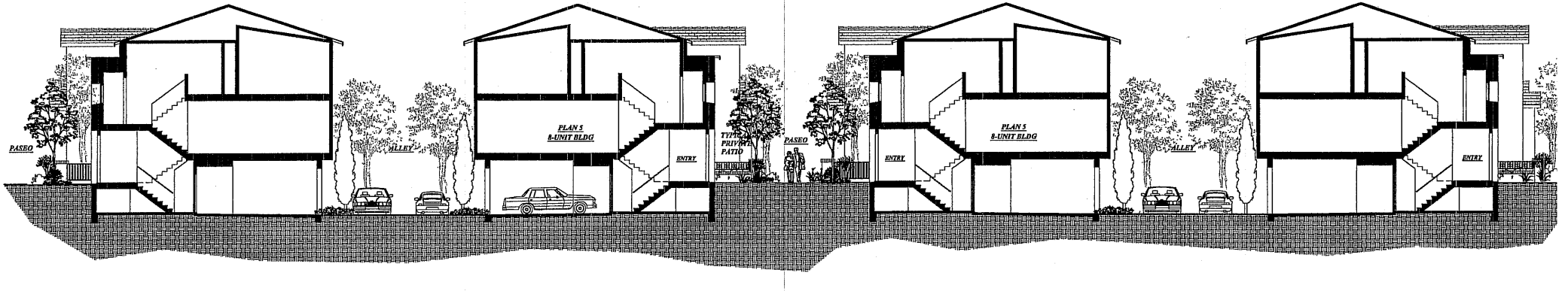


Typical Building Section



Typical Site Section

Sections

0 8 32
4 16

ASTER AVENUE TOWNS

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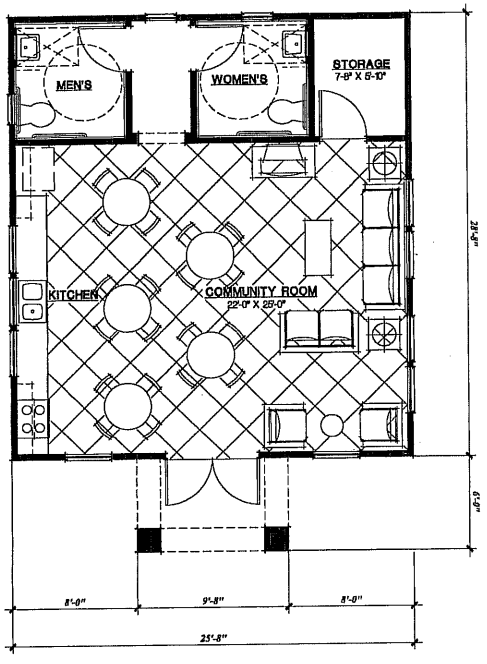
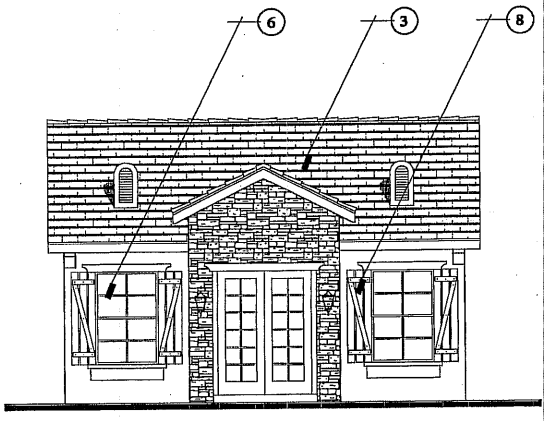
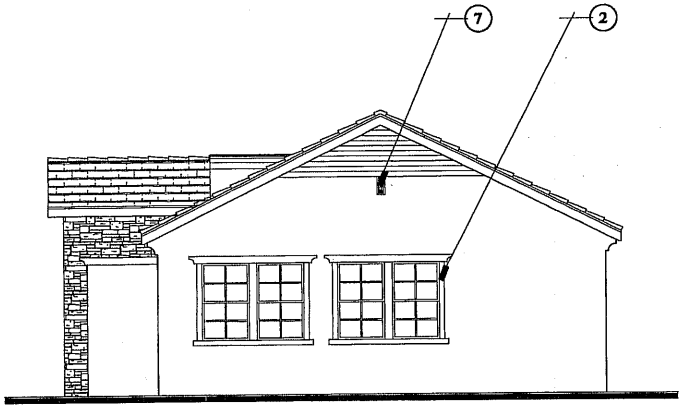
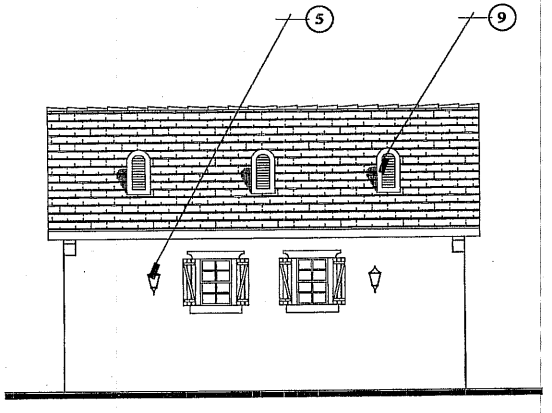




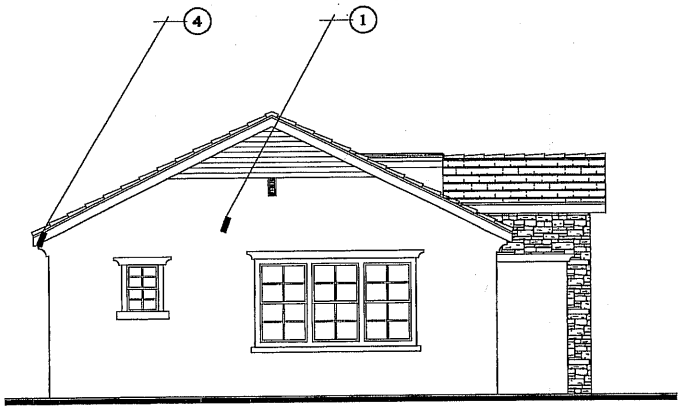
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

EXTERIOR MATERIA

1. WALLS: STUCCO
2. DECORATIVE TRIM: EXTRUDI FOAM W/EXTERIOR PLASTER, W/ACCENT COLOR
3. ROOF: CONCRETE FLAT TILE
4. ROOF EAVE: FASCIA & DECOR CORBELS o GABLE ENDS
5. DECORATIVE LIGHT FIXUTRE
6. VINYL WINDOWS
7. HORIZONTAL SIDING & VENT GABLE END
8. PLANK SHUTTER - TO BE PAIN WITH ACCENT COLOR
9. DORMER VENTS

0 4 16 **Rec Building - 735 S.F.**
2 8

ASTER AVENUE TOWNS

KB HOME

6700 Koll Center Parkway, Suite 200

ATTACHMENT E
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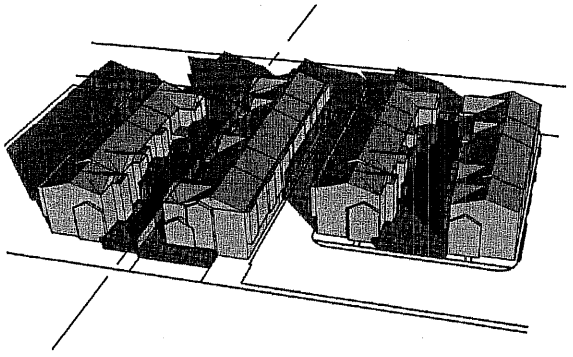
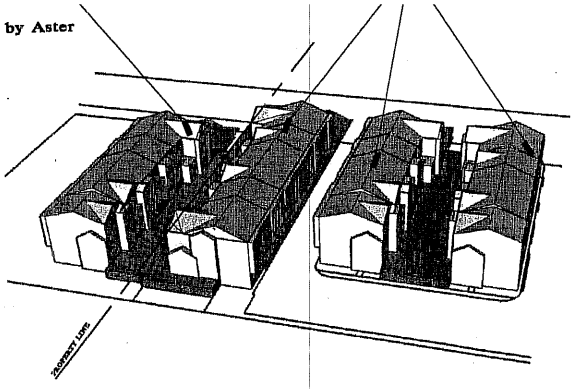
March : 24 : 2006

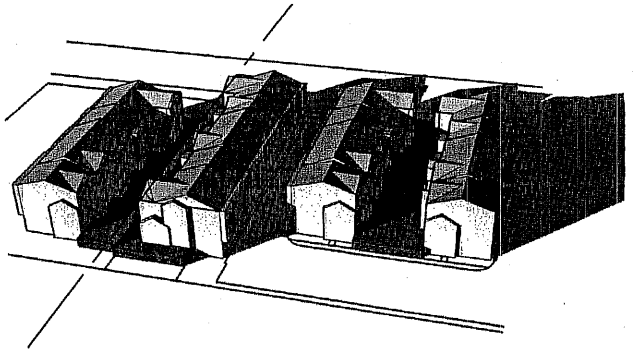
building.
*Roof not shadowed by Aster site buildings.



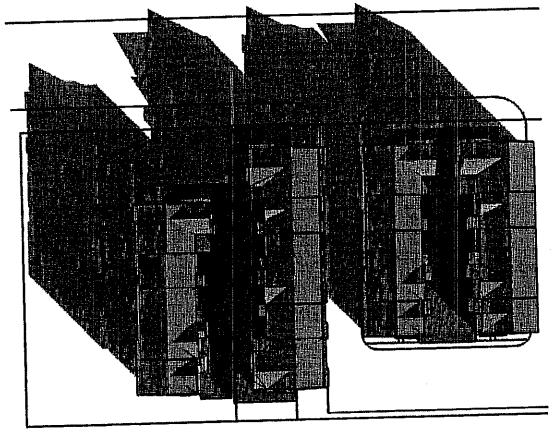
SHADE PATTERNS AT 9AM

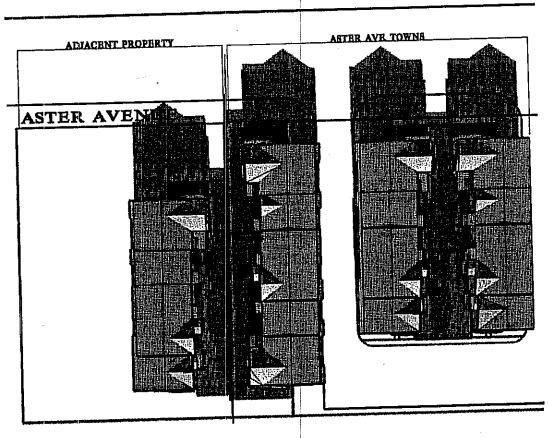


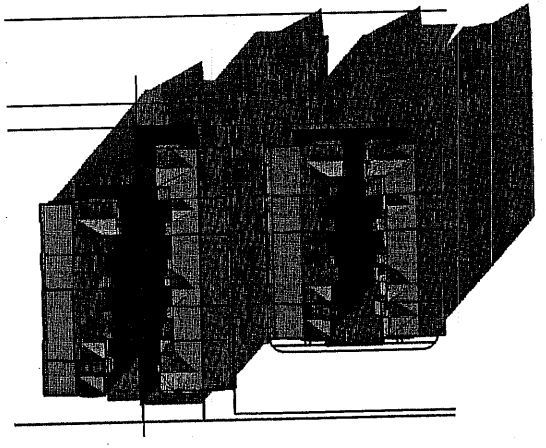
SHADE PATTERNS AT NOON



SHADE PATTERNS AT 3P,







SOLAR DIAGRAMS ON DEC. 21ST

N

ASTER AVENUE TOWNS

Sunnyvale, California

KB HOME
6700 Koll Center Parkway, Suite 200
Pleasanton, CA 94566
Telephone: (925) 750-1700

KTGY GROUP, IN
ARCHITECTURE PLANNI
17855 MITCHELL SOUT
IRVINE, CALIFORNIA 926
(949) 851-2133 FAX (949) 851-21
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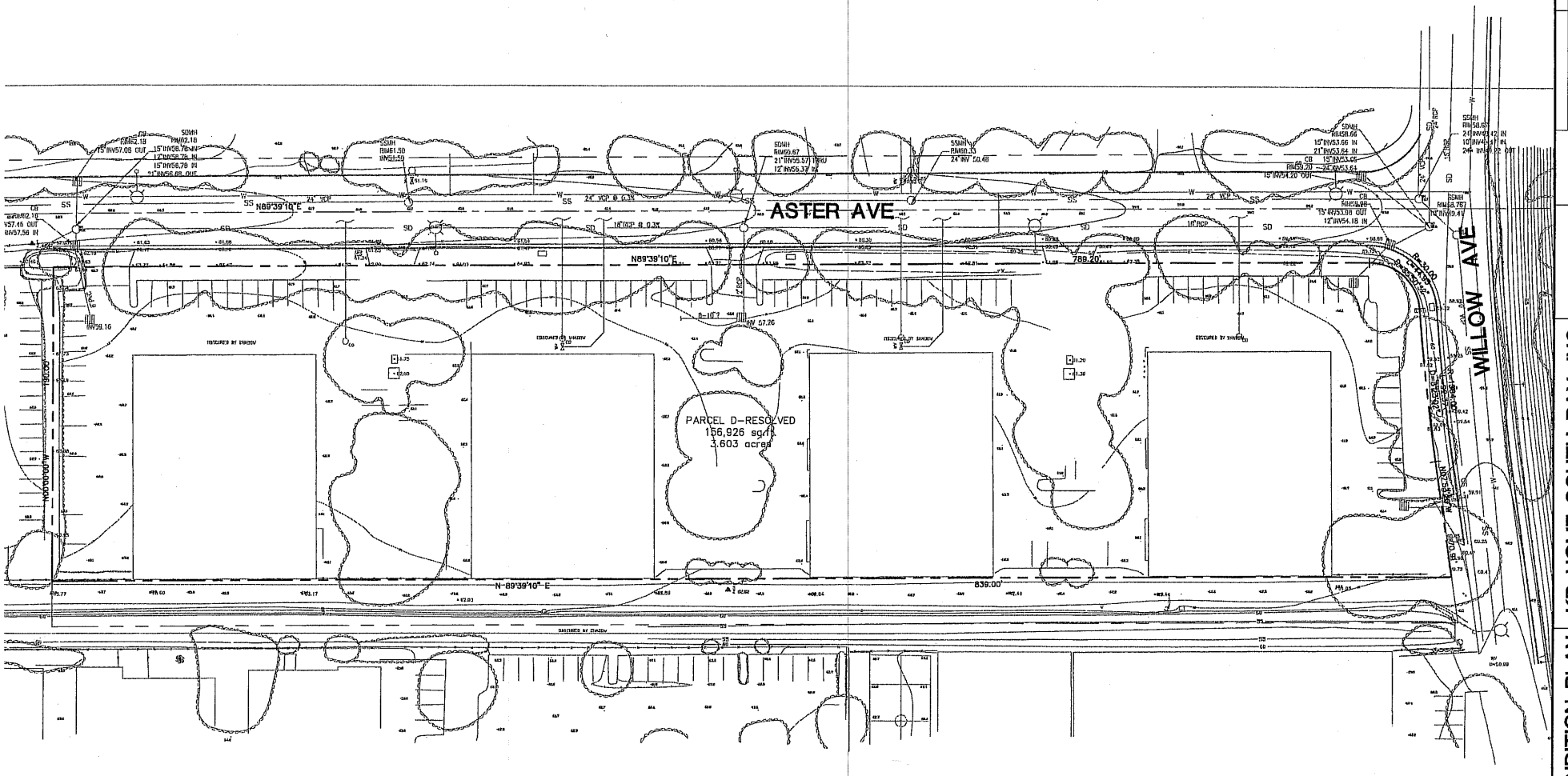
A-1.1

KTGY NO. 2005098
March : 24 : 200

ATTACHMENT F
Page 23 of 32



NOTE:

THERE IS NO RECORD OF UTILITY SERVICE TO THE EXISTING BUILDINGS. THE SEWER CLEANOUT AND WATER VALVE SERVING THE BUILDINGS ARE COLLECTED FROM THE FIELD OBSERVATION.

N

30' 18' 6' 0 15' 30' 60'
24' 12'
GRAPHIC SCALE 1" = 30'

ATTACHMENT
Page 24 of 28

Mark	Date	Description

Revisions

MYA Designed
MYA Drawn
MGS Checked

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EXISTING CONDITION PLAN

KB HOME SOUTH BAY, INC.

1182 ASTER AVE

SUNNYVALE CALIFORNIA

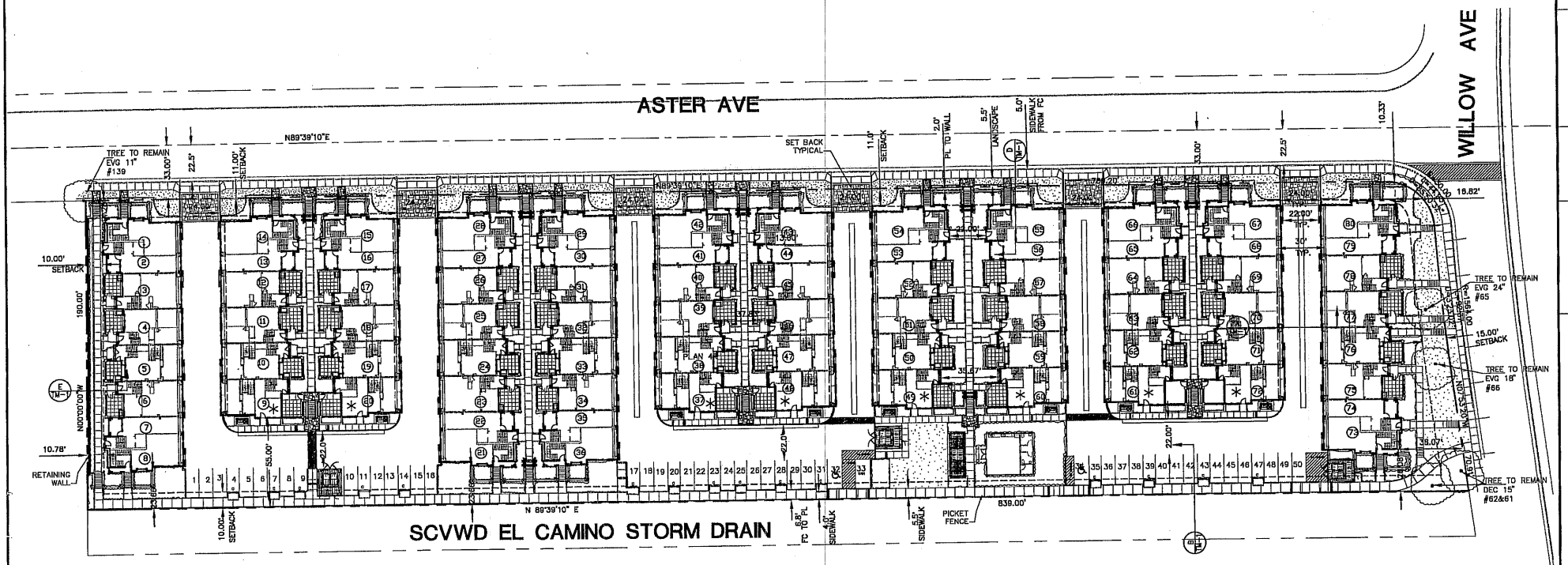
RUTH AND GOING, INC.
Civil Engineering Land Surveying
2215 THE ALAMEDA SANTA CLARA, CA. 95050
TEL. (408) 236-2400 FAX (408) 236-2410

Scale 1"=30'

Date 04-14-06

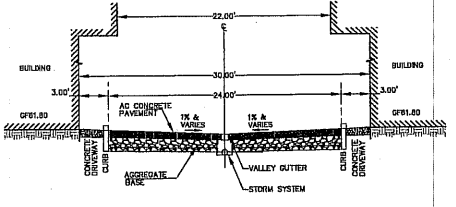
EX-1

23 of 28 Sheets

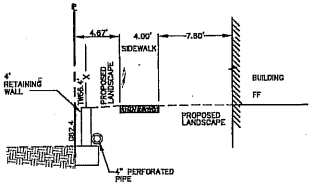


LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY LINE		
CENTER LINE		
CURB AND GUTTER		
FLUSH CURB		
SIDEWALK		
HANDICAP RAMP		
UNIT NUMBER	23	
PARKING SPACE NUMBER	23	
PLAN TYPE	PLAN 3	
COMPACT PARKING SPOT	C	
HANDICAP PARKING SPOT	H/C	
HANDICAP PARKING SPOT (VAN)	VAN	
ACCESSIBLE HANDICAP UNIT	*	



A SECTION
NTS



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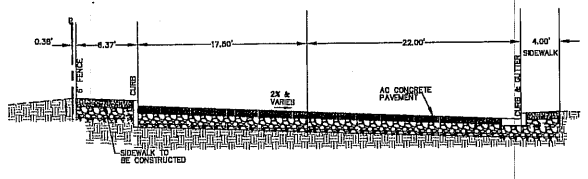

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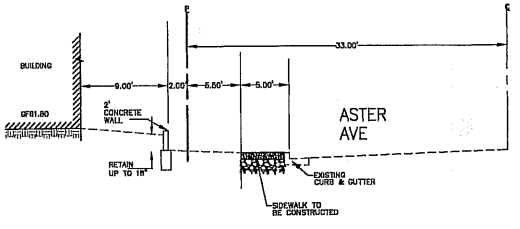

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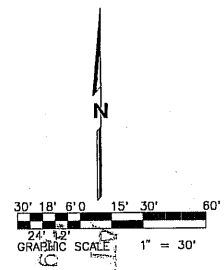


ATTACHMENT E
Page 25 of 32

MYA Designed
MYA Drawn
MCS Checked

KB HOME SOUTH BAY, INC.

RUTH AND GOING, INC.

SITE PLAN

1182 ASTER AVE

Scale 1"=30'

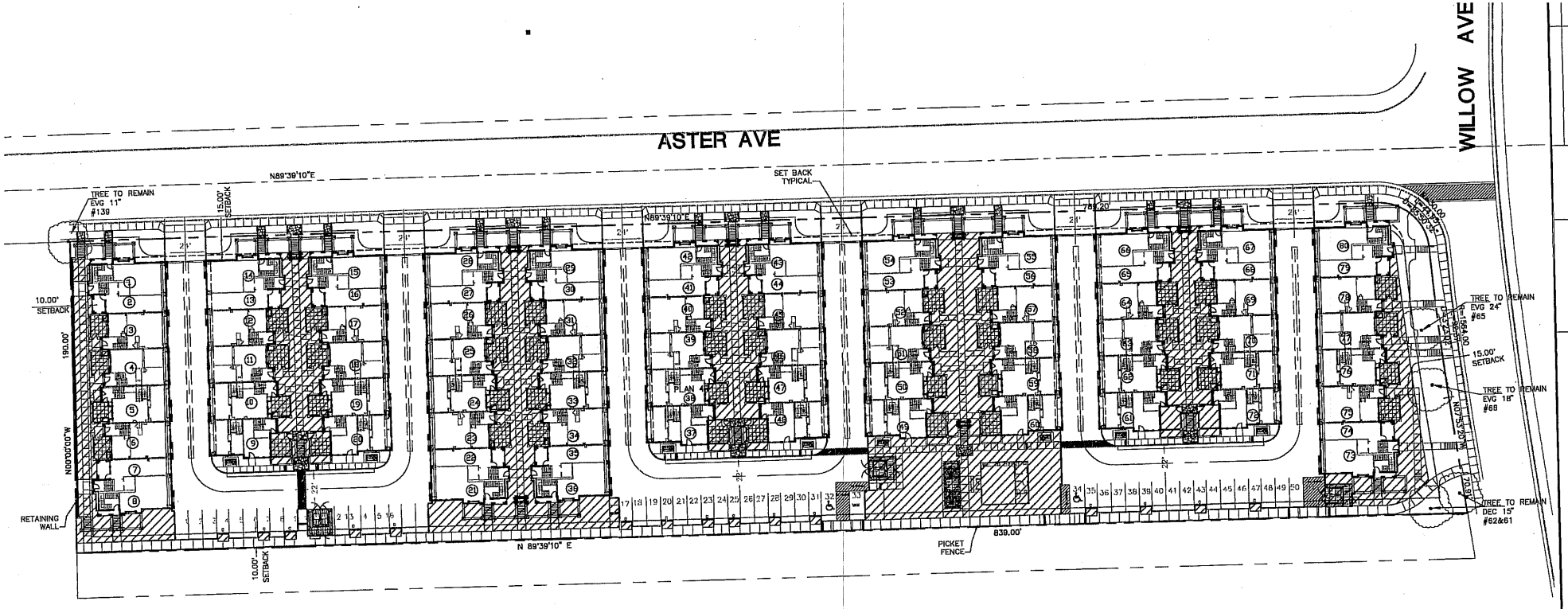
Date 04-14-06

C-1

24 of 29

Job No. 06003A

file: Q:\Civil\06003A\dwg\TMAP6PD PLANS\ SH02-SITE PLAN.dwg
2006 - 12:57pm



NOTE

SITE AREA	3.6025 ACRES
USABLE OPEN SPACE	= ±34,042 S.F.
USABLE OPEN SPACE REQUIRED	400 S.F. PER UNIT = 32,000 S.F.

LEGEND

————	BOUNDARY LINE
- - - - -	SET BACK
▨	COMMON USABLE SPACE

N

30' 18' 6' 0 15' 30' 60'
24' 12'
GRAPHIC SCALE 1" = 30'

ATTACHMENT 7
Page 26 of 32

Mark	Description	Revisions

MYA
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Drawn MCS
Checked

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RUTH AND GOING, INC.
Civil Engineering Land Surveying
2216 THE ALAMEDA SANTA CLARA, CA. 95050

OPEN SPACE PLAN

1182 ASTER AVE

Scale 1"=30'

Date 04-14-06

C-2

25 of 29 Sh

Job No. 06003A

Drawing SH06-OSPACI

OPEN SPACE FROM 03-25-06 PLANS: 40,281SF±
WALK/SETBACK AREA 5,353SF±
OPEN SPACE SUBTRACTING WALK/SETBACK 34,928SF±

Drawing file: Q:\Civil\06003A\Exhibits\Open Space Calc\ Open Space Calc-SH01.dwg Apr 06, 2006 - 3:04pm

R+G

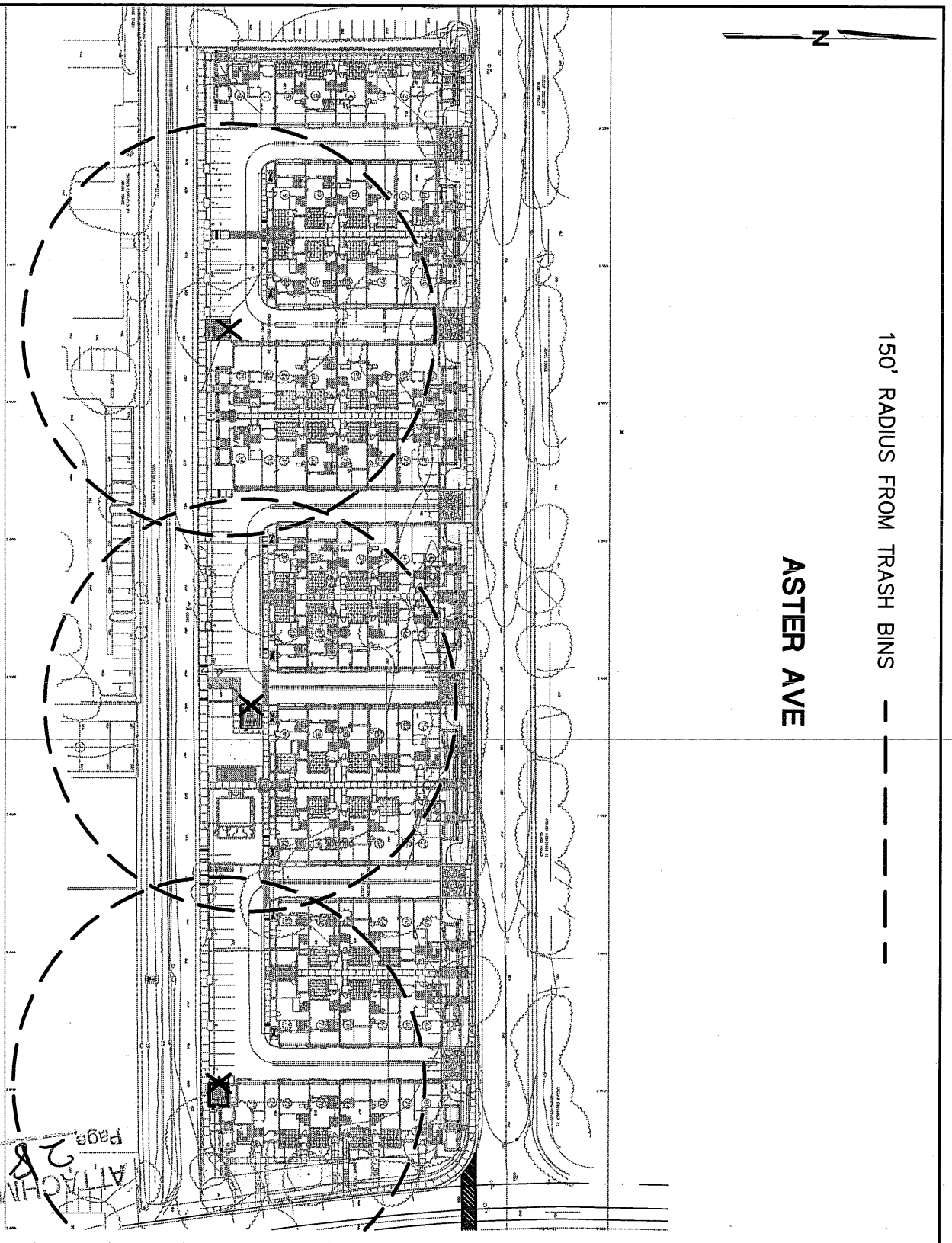
RUTH AND GOING, INC.
Civil Engineering Land Surveying
2216 THE ALAMEDA SANTA CLARA, CA. 95050
(408) 236-2400

04-06-06	06003A	Drwn.: DAW
Dept.: Survey	Scale: 1"=100'	Chkd.: MYA

OPEN SPACE CALC
EXHIBIT
SHEET 1 OF 1

1182 ASTER AVENUE
City of SUNNYVALE California

ATTACHMENT E
Page 27 of 32



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R+G
RUTH AND GOING, INC.
Civil Engineering Land Surveying
2216 THE ALAMEDA SANTA CLARA, CA. 95050
(408) 236-2400

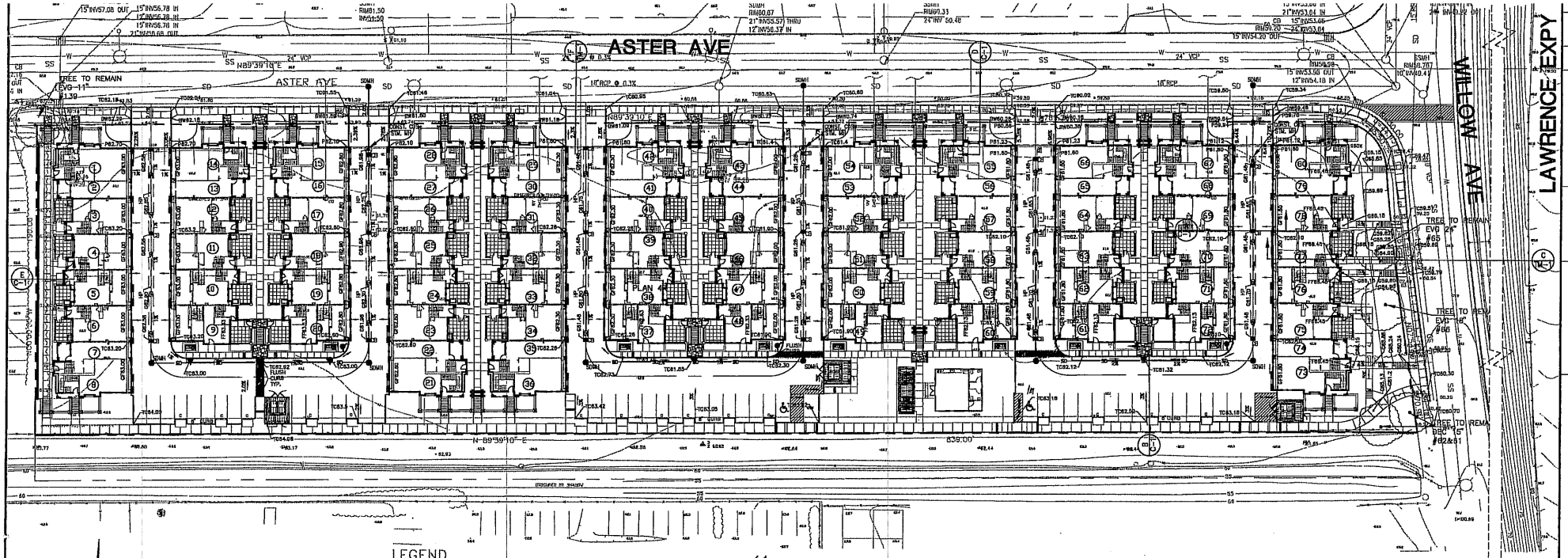
TRASH BIN LOCATIONS EXHIBIT

SHEET 1 OF 1

1182 ASTER AVENUE

City of SUNNYVALE California

04-06-06	06003A	Drwn.: DAW
Dept.: Survey	Scale: 1"=100"	Chkd.: MYA

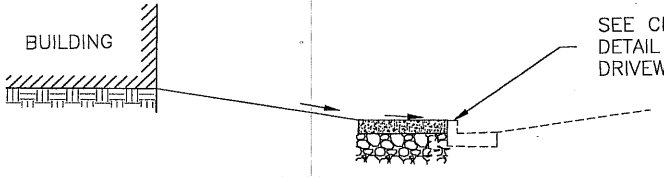


LEGEND

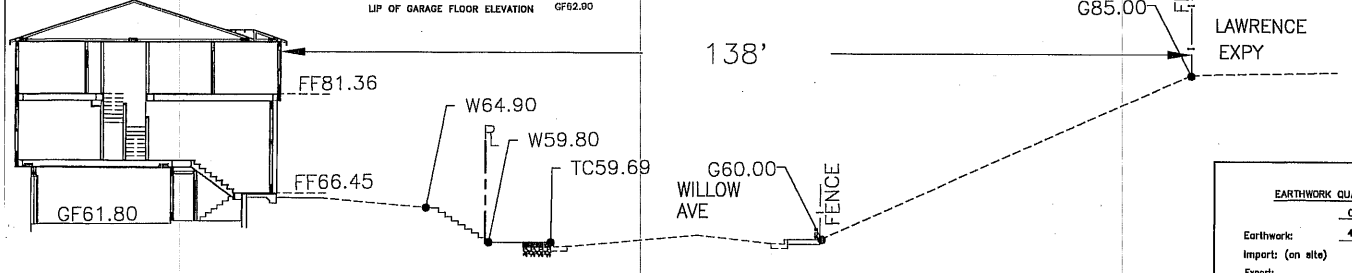
DESCRIPTION	PROPOSED	EXISTING
BOUNDARY LINE		
CENTER LINE		
CURB AND GUTTER		
FLUSH CURB		
SIDEWALK		
FIRE HYDRANT		
STORM SEWER		
MANHOLE		
DRAINAGE INLET / CATCH BASIN		
HANDICAP RAMP		
UNIT NUMBER	23	
GRATE	G61.94	59
TOP OF CURB	TC62.64	59
LIP OF GARAGE FLOOR ELEVATION	GF62.90	

N

30' 18' 6' 0 15' 30' 60'
24' 12'
GRAPHIC SCALE 1" = 30'

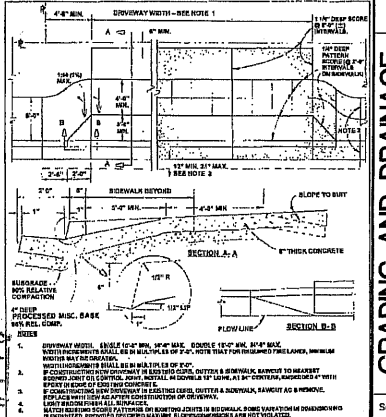


F TM-1 DRIVEWAY SECTION TYP.
NTS



G TM-1 SECTION
NTS

EARTHWORK QUANTITIES	Cut cy.	Fill cy.
Earthwork:	4,250 cy.	7,350 cy.
Import: (on site)		3,100 cy.
Export:		0 cy.



NOTES

1. DRIVEWAY WIDTH: SINGLE 10'-0" MIN. 14'-0" MAX. DOUBLE 18'-0" MIN. 24'-0" MAX. WIDTH INCREMENTS SHALL BE IN MULTIPLES OF 2'-0". NOTE THAT FOR REQUIRED FIRE LANES, MINIMUM WIDTHS MAY BE GREATER.
2. WIDTH TRANSITIONS SHALL BE IN MULTIPLES OF 2'-0".
3. IF CONSTRUCTED WITH CURB, GUTTER & SIDEWALK, BARRIER TO NEAREST EXPANSION JOINT. SEE STANDARD DETAIL 16 DOWELS 18" LONG, AT 24" CENTERS, EMBEDDED 6" WITH EPOXY IN EDGE OF EXISTING CONCRETE.
4. IF CONSTRUCTING NEW DRIVEWAY IN EXISTING CURB, GUTTER & SIDEWALK, BARRIER AS & REMOVE, REPLACE WITH NEW AS AFTER CONSTRUCTION OF DRIVEWAY.
5. LIGHT BROOM FINISH ALL SURFACES.
6. MATCH BUILDING SCORE PATTERNS ON EXISTING JOINTS IN SIDEWALK. SOME VARIATION IN DIMENSIONING IS PERMITTED, PROVIDED SPACING BETWEEN ELEMENTS/MEMBERS ARE NOT VIOLATED.
7. IF RIGHT-OF-WAY WIDTH IS INSUFFICIENT TO ALLOW THE USE OF THIS DETAIL, STANDARD DETAIL 5C-2 MAY BE USED.

RESIDENTIAL DRIVEWAY APPROACH IN MONOLITHIC CURB, GUTTER AND SIDEWALK. (1 OF 2)

Approved by: Wayne A. Rice
DATE JULY 1998
REVISED JULY 2000
5C-1

Mark	Date	Description

MYA Designed
MYA Drawn
MCS Checked

KB HOME SOUTH BAY, INC.

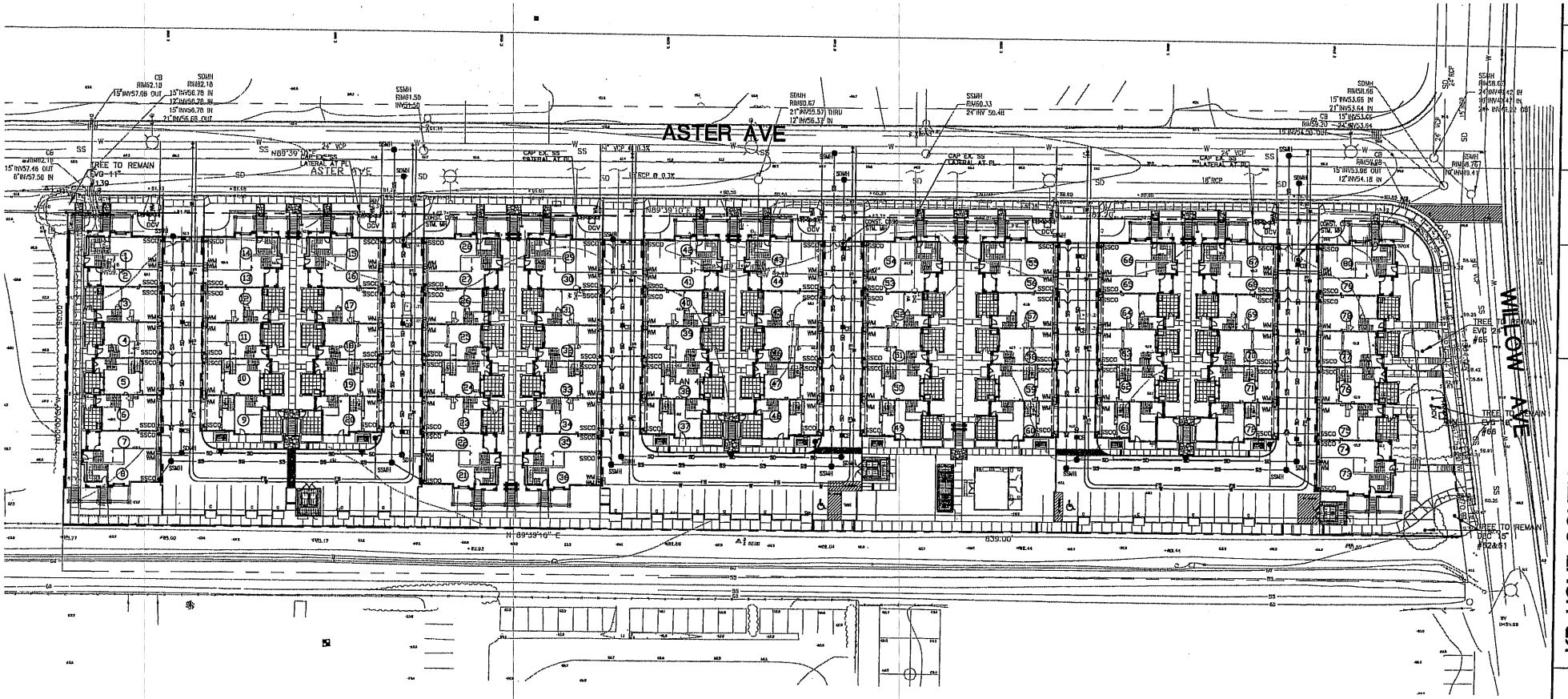
RUTH AND GOING, INC.
Civil Engineering Land Surveying

GRADING AND DRAINAGE PLAN
1182 ASTER AVE

Scale 1"=30'
Date 04-14-06

TM-1
26 of 29 Sh

ATTACHMENT B
Page 26 of 33



LEGEND

DESCRIPTION	TO BE CONST.	EXISTING
BOUNDARY LINE		
CENTER LINE		
CURB AND GUTTER		
FLUSH CURB		
SIDEWALK CITY		
SURVEY MONUMENT		
FIRE HYDRANT		
ELECTROLIER		
SANITARY SEWER		
STORM SEWER		
MANHOLE		
DRAINAGE INLET / CATCH BASIN		
FIRE SERVICE		
WATER		
HANDICAP RAMP		
UNIT NUMBER	23	

NOTE:

THERE IS NO RECORD OF UTILITY SERVICE TO THE EXISTING BUILDINGS. THE SEWER CLEANOUT AND WATER VALVE SERVING THE BUILDINGS ARE COLLECTED FROM THE FIELD OBSERVATION.

N

30' 18' 6' 0 15' 30' 60'
24' 12'
GRAPHIC SCALE 1" = 30'

ATTACHMENT E
Page 30 of 32

Mark	Date	Description
		Revisions

MYA Designed
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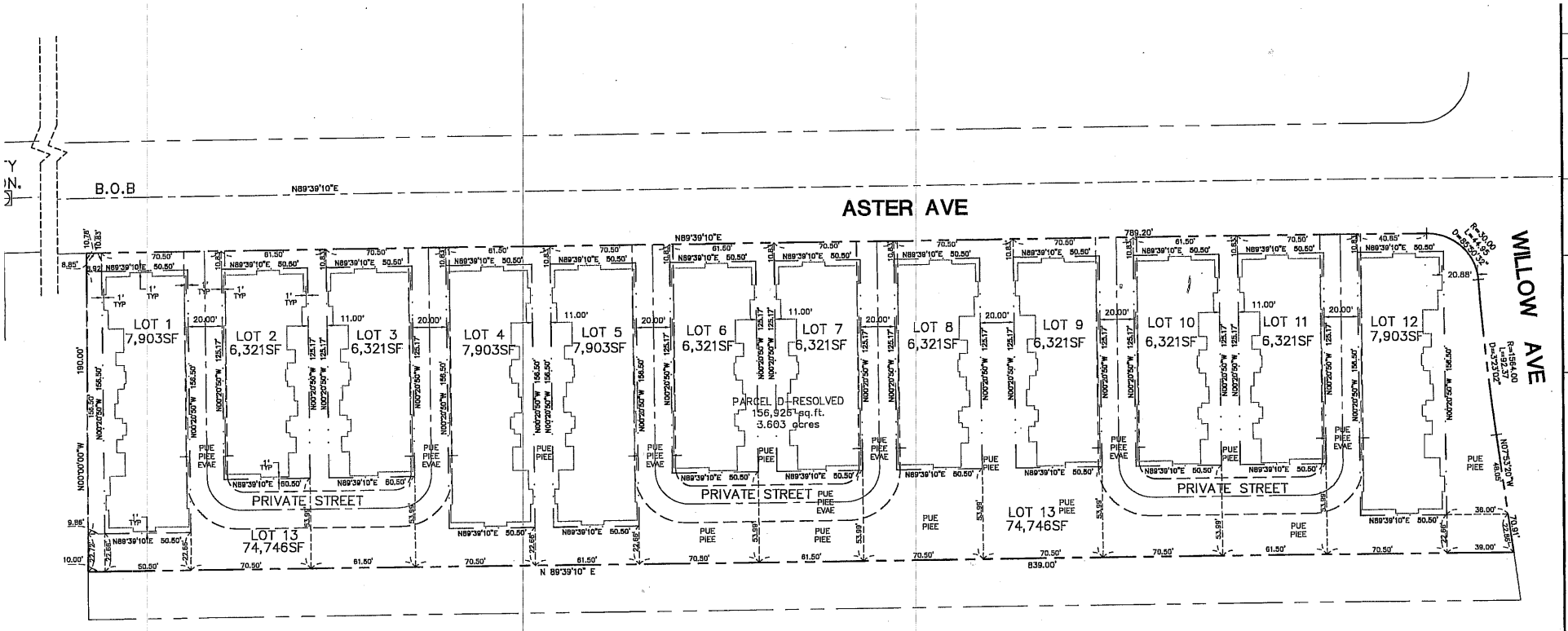
Civil Engineering Land Surveying
2216 THE ALAMEDA SANTA CLARA, CA. 95050
TEL. (408) 236-2400 FAX (408) 236-2410

UTILITY PLAN

1182 ASTER AVE
SUNNYVALE CALIFORNIA

Scale 1"=30'
Date 04-14-06

TM-2
27 of 29 Sheets



NOTE

PARCEL NO:	APN 213-01-015
SUBDIVISION DESCRIPTION:	13 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
OWNER/ SUBDIVIDER:	KB HOME SOUTH BAY INC. 6700 KOLL CENTER PARKWAY SUITE 200 PLEASANTON, CA 94566 PHONE (925) 750-1700 ATTN: GEOFF BRADLEY
ENGINEER:	RUTH AND GOING, INC. 2216 THE ALAMEDA SANTA CLARA, CA 95050 PHONE (408) 236-2400 ATTN: MIKE SHEEHY
ACREAGE:	TOTAL ACRES: 3.6025
NO. OF LOTS:	13
NO. OF UNITS:	80
Water Supply	Public Line – City of Sunnyvale
Sewage Disposal	Private line to City of Sunnyvale
Gas & Electric	Public Utility – PG&E
Telephone	SBC
Existing Land Use	Commercial
Existing Zoning	MS-ITR-R3/P-D
Proposed Land Use	Residential
Proposed Zoning	Same
Proposed Public Areas	None (all roads private)
Proposed Private Areas	Private Roads/Common Areas

LEGEND

———	BOUNDARY LINE
— · —	PROPOSED LOT LINE
—— — ——	CENTER LINE
———	BUILDING LINE
— — —	PRIVATE STREET FOC TO FOC
-------	LOT LINE TIE
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
P.I.E.E.	PRIVATE INGRESS/EGRESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT (INCLUDES ROOF)

N

30' 18' 6' 0 15' 30' 60'
24' 12'
GRAPHIC SCALE 1" = 30'

ATTACHMENT 1
Page 31 of 32

Mark	Description	Date
	Revisions	

MYA
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Civil Engineering Land Surveying
2216 THE ALAMEDA SANTA CLARA, CA. 95050
TEL. (408) 236-2400 FAX (408) 236-2410

VESTING TENTATIVE MAP

1182 ASTER AVE
SUNNYVALE CALIFORNIA

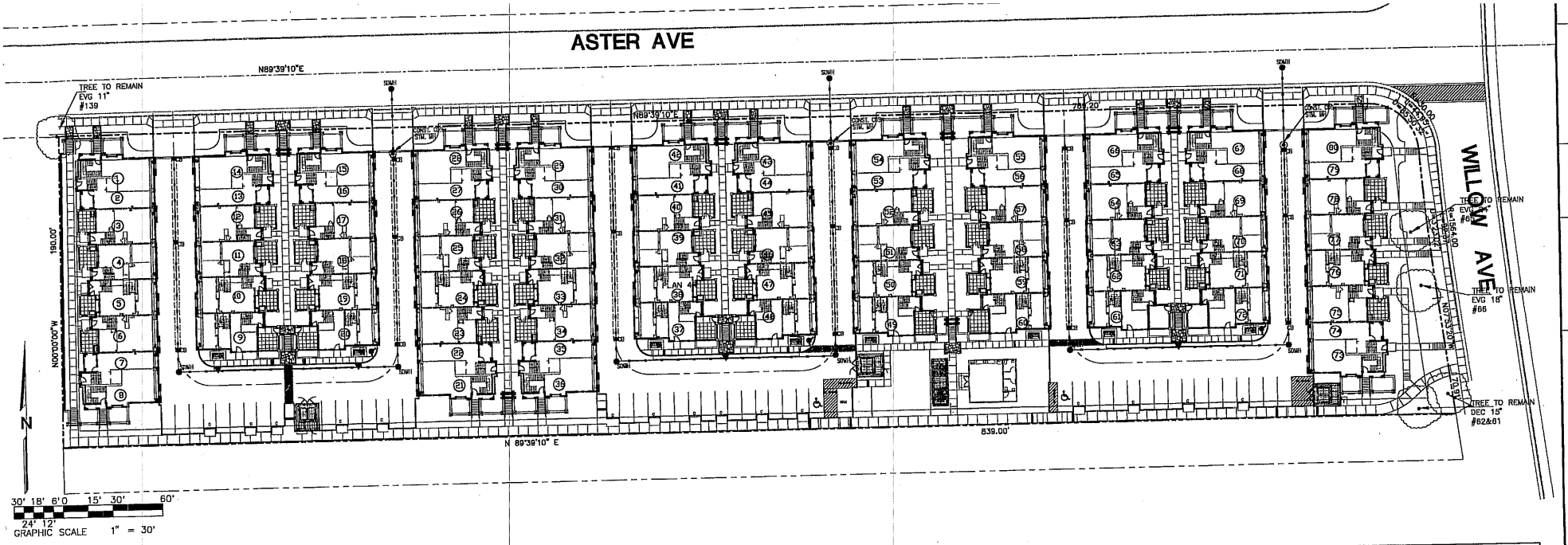
Scale 1"=30'

Date 04-14-06

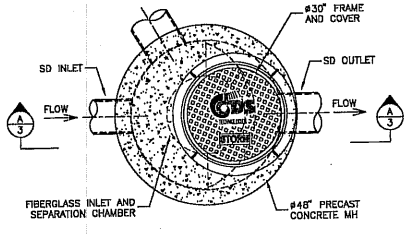
TM-3

28 of 29 Sheets

Construction contractor agrees that in accordance with generally accepted construction practices, contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project including safety of all persons and property, that this responsibility shall be continuous and not limited to normal working hours, and contractor further agrees to indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of the design professional.



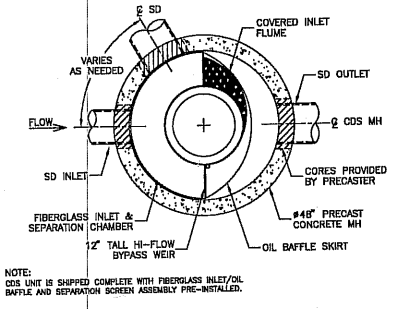
PLAN VIEW



NOTE:
CDS UNIT IS SHIPPED COMPLETE WITH FIBERGLASS INLET/OIL BAFFLE AND SEPARATION SCREEN ASSEMBLY PRE-INSTALLED.

CDS MODEL PMSU20_15_4
STORMWATER TREATMENT UNIT

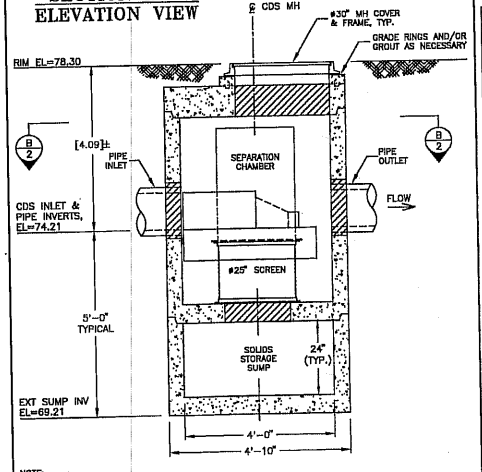
SECTION B-B



NOTE:
CDS UNIT IS SHIPPED COMPLETE WITH FIBERGLASS INLET/OIL BAFFLE AND SEPARATION SCREEN ASSEMBLY PRE-INSTALLED.

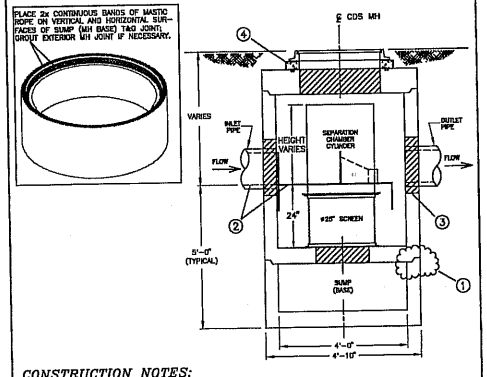
CDS MODEL PMSU20_15_4
STORMWATER TREATMENT UNIT

SECTION A-A
ELEVATION VIEW



NOTE:
CDS UNIT IS TYPICALLY DELIVERED W/ FIBERGLASS INLET/OIL BAFFLE & SCREEN ASSEMBLY PRE-INSTALLED. FOR FIELD ASSEMBLY OF INTERNAL COMPONENTS, THE GREEN SCREEN CYLINDER FLANGE SHALL FACE UP.

CDS MODEL PMSU20_15_4
STORMWATER TREATMENT UNIT



CONSTRUCTION NOTES:

1. APPLY BUTYL MASTIC TO SEAL JOINTS OF MANHOLE STRUCTURE (SEE INSET DETAIL DRAWING); APPLY GROUT TO EXTERIOR TAG JOINTS OF MH SECTIONS TO COMPLETELY SEAL IF NECESSARY (UNIT MUST BE WATER TIGHT, HOLDING WATER UP TO FLOWLINE INVERT, MINIMUM).
2. BEFORE PLACING MORE PRECAST COMPONENTS OR BACKFILLING, ENSURE FIBERGLASS INLET & PIPE INLET INVERT ELEVATIONS MATCH ~ADJUST AS REQUIRED.
3. PLACE GROUT OR USE FLEXIBLE CONNECTORS TO SEAL PIPE-MH CONNECTIONS.
4. USE GRADE RINGS, WALL SECTIONS, AND/OR GROUT TO MATCH FINISHED-GRADE ELEVATION; SEAL AS NECESSARY.

GENERAL NOTES:

1. CDS UNIT COMES COMPLETE W/ FIBERGLASS INLET/OIL BAFFLE & SEPARATION SCREEN ASSEMBLY PRE-INSTALLED.
2. INSTALL UNIT PER CDS INSTALLATION GUIDELINES & ALL APPLICABLE PROJECT SPECIFICATIONS.
3. CONTRACTOR TO BE EQUIPPED TO HANDLE THE HEAVIEST PICK SECTION. (5,000# TYP. / 6,500# MAXIMUM).

CDS MODEL PMSU20_15_4
MISCELLANEOUS NOTES

CDS TECHNOLOGIES	PROJECT NAME PROJECT LOCATION	JOB# DATE: DRAWN: APPROV.	SCALE SCALE SHEET 1
CDS TECHNOLOGIES	PROJECT NAME PROJECT LOCATION	JOB# DATE: DRAWN: APPROV.	SCALE SCALE SHEET 2
CDS TECHNOLOGIES	PROJECT NAME PROJECT LOCATION	JOB# DATE: DRAWN: APPROV.	SCALE SCALE SHEET 3
CDS TECHNOLOGIES	CDS MODEL PMSU20_15_4 MISCELLANEOUS NOTES	JOB# DATE: DRAWN: APPROV.	SCALE SCALE SHEET 4

ADDRESS

Mark	Description	Date
	Revisions	

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MYA Drawn
MCS Checked

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Civil Engineering Land Surveying
2216 THE ALAMEDA SANTA CLARA, CA. 95050

STORM WATER MANAGEMENT PLAN
1182 ASTER AVE

Scale 1"=30'
Date 04-14-06
SWMP
29 of 29 SI
Job No. 06003A
Drawing SH05-C3-CDS

ATTACHMENT 32 of 32