1122 ASTER AVE.

SUNNYVALE, CALIFORNIA

PROJECT TEAM

DEVELOPER: CLASSIC COMMUNITIES
CONTACT: ADAM KATES — 1068 E. MEADOW CIRCLE
BUSINESS: (650) 213-1120 — PALO ALTO, CA 94303

ARCHITECT / PLANNER: BASSENIAN / LAGONI
CONTACT: TERESSA OEHRLEIN — 2031 ORCHARD DRIVE
BUSINESS: (949) 553-9100 — NEWPORT BEACH, CA 92660

CIVIL ENGINEER: BKF ENGINEERS.
CONTACT: SCOTT SCHORK — 1730 N. FIRST ST. SUITE 600
BUSINESS: (408) 467-9125 — SAN JOSE, CA 95112

LANDSCAPE ARCHITECT: GATES + ASSOCIATES
CONTACT: LEE EDER — 2671 CROW CANYON RD.
BUSINESS: (925) 736-8176 — SAN RAMON, CA 94583

SHEET INDEX

ARCHITECTURE

LANDSCAPE

CIVIL

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tel. +1 949 553 9100
fax +1 949 553 0548

Site Summary:

Total Homes : 34
Site Area : ± 1.66 Acres
Density : ± 20.5 Homes/Acre

Parking Required :

2.50 Spaces/ 3-bed. Home = 21 x 2.5 Spaces
= 52.5 Spaces

2.65 Spaces/ 4-bed. Home = 13 x 2.65 Spaces
= 34.45 Spaces

Total Spaces Required = 86.95 Spaces

Parking Provided :
2 Garage Spaces/Home = 34 x 2 Spaces
= 68 Spaces
Uncovered Spaces on-site =19 Spaces
87 Spaces

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CONCEPTUAL SITE PLAN

1122 ASTER AVENUE

10.06.16

0 10 20 40
SCALE: 1" = 20'-0"

252.15261

CLASSIC COMMUNITIES

BUILDING 8
ENGLISH TUDOR

BUILDING 3
CRAFTSMAN

BUILDING 2
AMERICAN COTTAGE

BUILDING 1
SHINGLE

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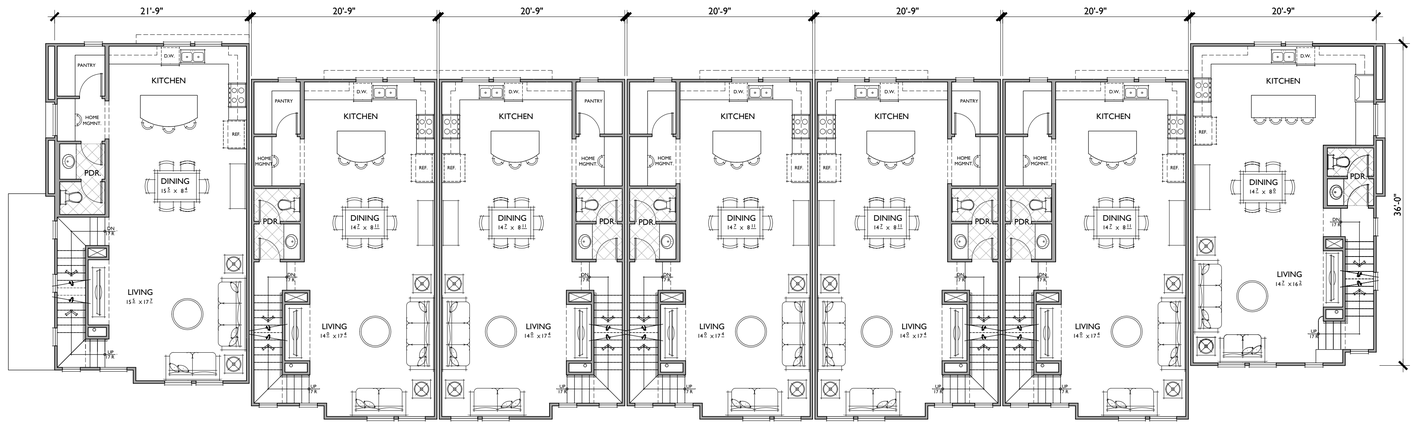
STREET SCENE

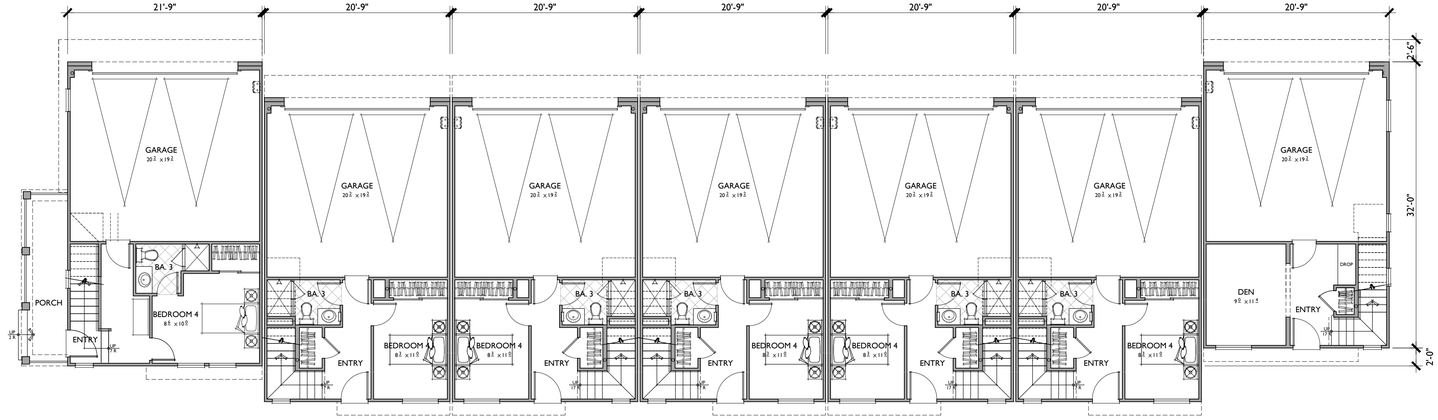
1122 ASTER AVE.
Sunnyvale , California
252.15261

A-01
10.06.16

CLASSIC COMMUNITIES



SECOND FLOOR



FIRST FLOOR

PLAN 1D

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	247 SQ. FT.
2ND FLOOR	742 SQ. FT.
3RD FLOOR	693 SQ. FT.
TOTAL	**1682 SQ. FT.**
2 - CAR GARAGE	409 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3D

4 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	289 SQ. FT.
2ND FLOOR	776 SQ. FT.
3RD FLOOR	718 SQ. FT.
TOTAL	**1783 SQ. FT.**
2 - CAR GARAGE	407 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4D

4 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	299 SQ. FT.
2ND FLOOR	813 SQ. FT.
3RD FLOOR	753 SQ. FT.
TOTAL	**1865 SQ. FT.**
2 - CAR GARAGE	427 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 1
1ST & 2ND FLOOR PLANS
1122 ASTER AVE.

Sunnyvale , California

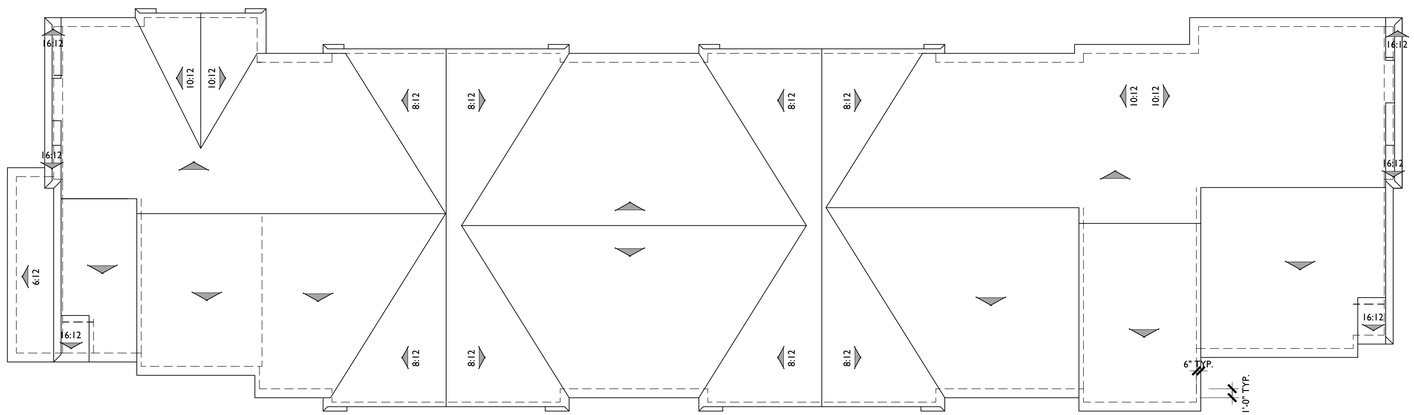
0 4 8 16

252.15261

A-02

10.06.16

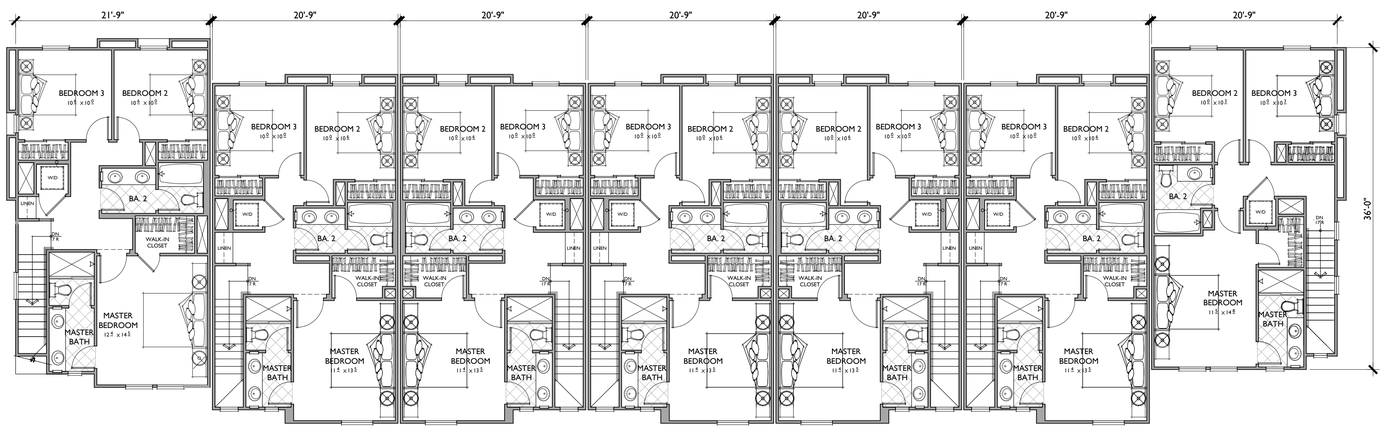
CLASSIC COMMUNITIES



ROOF PLAN

BUILDING 1

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT-TILE



PLAN 4D | PLAN 3D | PLAN 3D | PLAN 3D | PLAN 3D | PLAN 3D | PLAN 1D

THIRD FLOOR

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BUILDING 1
3RD FLOOR & ROOF PLAN
1122 ASTER AVE.

Sunnyvale , California

0 4 8 16

252.15261

A-03

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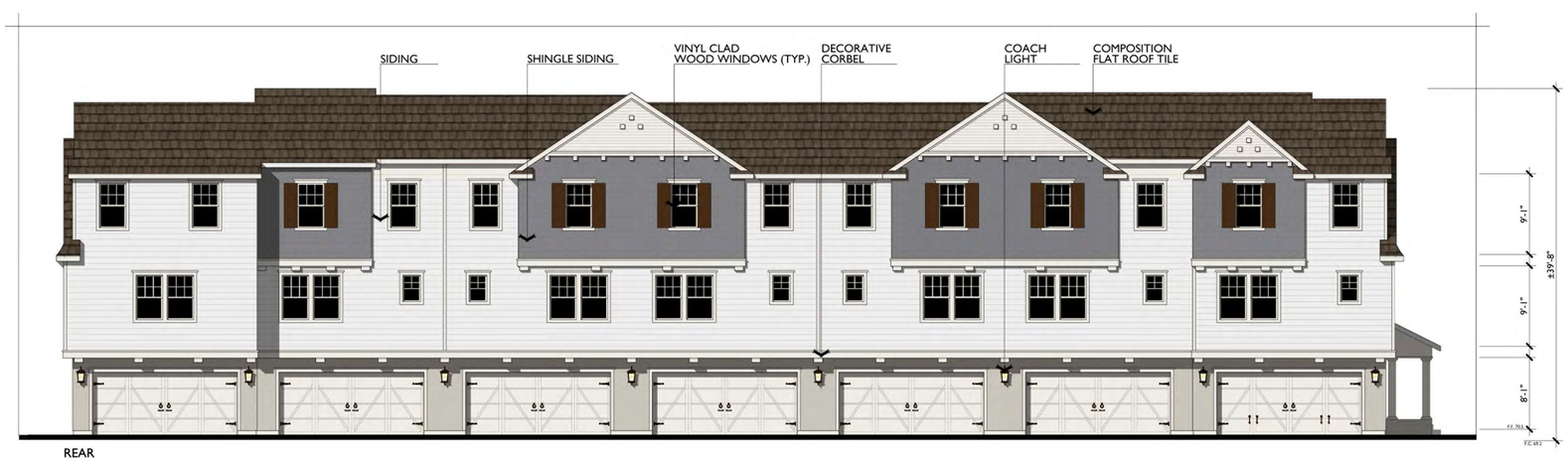
CLASSIC COMMUNITIES

FRONT

BUILDING 1

RIGHT



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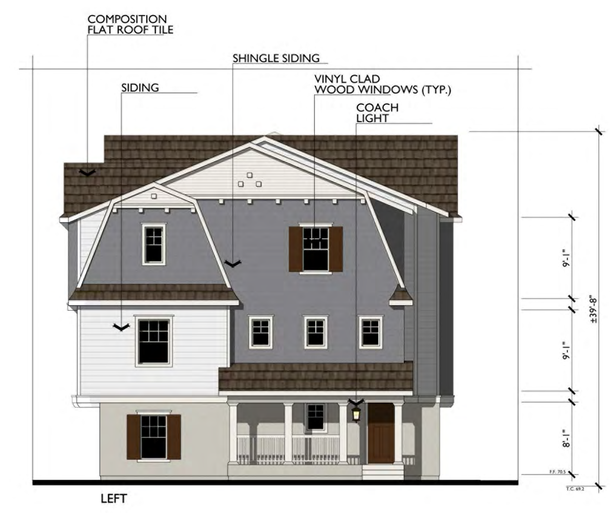

LEFT

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BUILDING 1 (7-PLEX)

Shingle Elevations

1122 ASTER AVE.

Sunnyvale , California

0 4 8 16

252.15261

A-04

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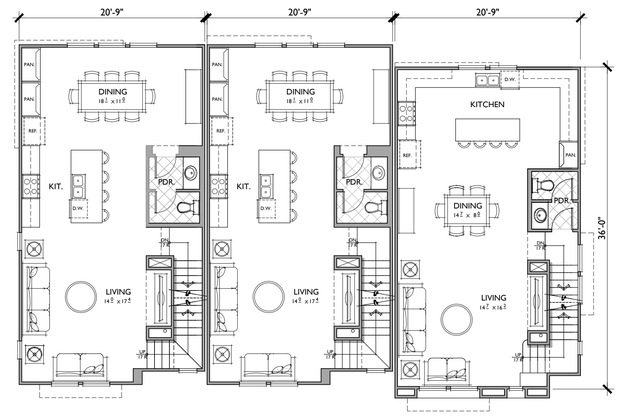
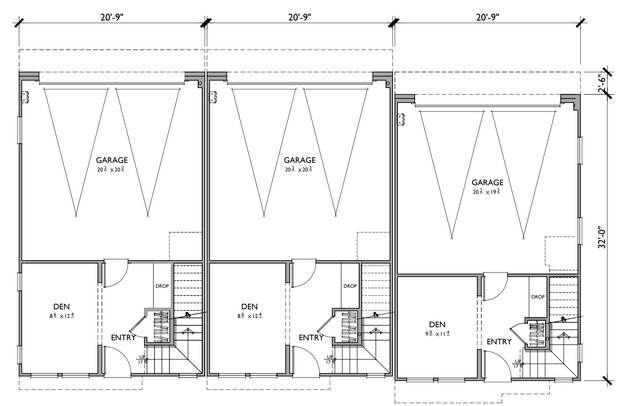
CLASSIC COMMUNITIES



PLAN 2A PLAN 2A PLAN 1A

SECOND FLOOR



PLAN 2A PLAN 2A PLAN 1A

FIRST FLOOR

PLAN 1A

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	247 SQ. FT.
2ND FLOOR	742 SQ. FT.
3RD FLOOR	693 SQ. FT.
TOTAL	**1682 SQ. FT.**
2 - CAR GARAGE	408 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2A

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	268 SQ. FT.
2ND FLOOR	777 SQ. FT.
3RD FLOOR	718 SQ. FT.
TOTAL	**1763 SQ. FT.**
2 - CAR GARAGE	428 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 2
1ST & 2ND FLOOR PLANS
1122 ASTER AVE.

Sunnyvale , California

0 4 8 16

252.15261

A-05

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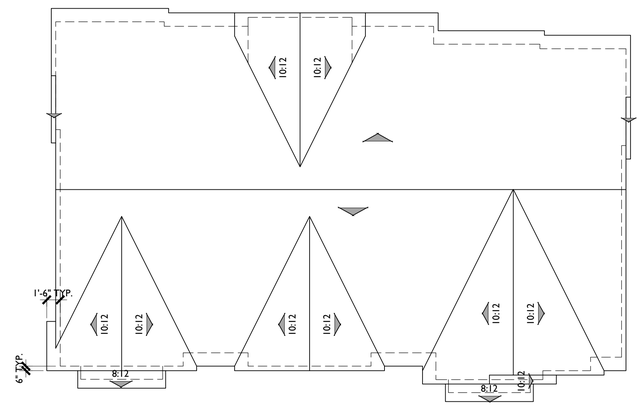
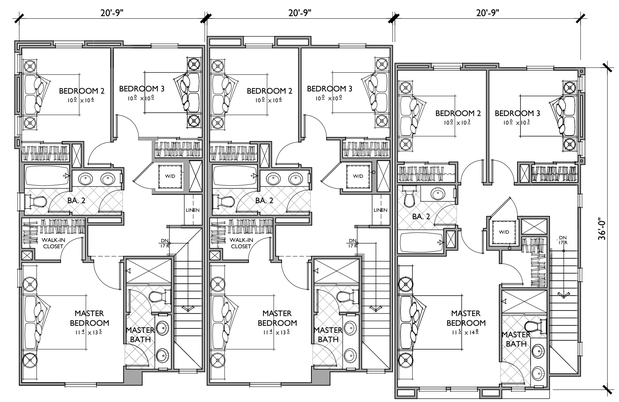
CLASSIC COMMUNITIES



ROOF PLAN — BUILDING 2

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: FLAT-TILE



THIRD FLOOR

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BUILDING 2
3RD FLOOR & ROOF PLAN
1122 ASTER AVE.

Sunnyvale , California

0 4 8 16

252.15261

A-06

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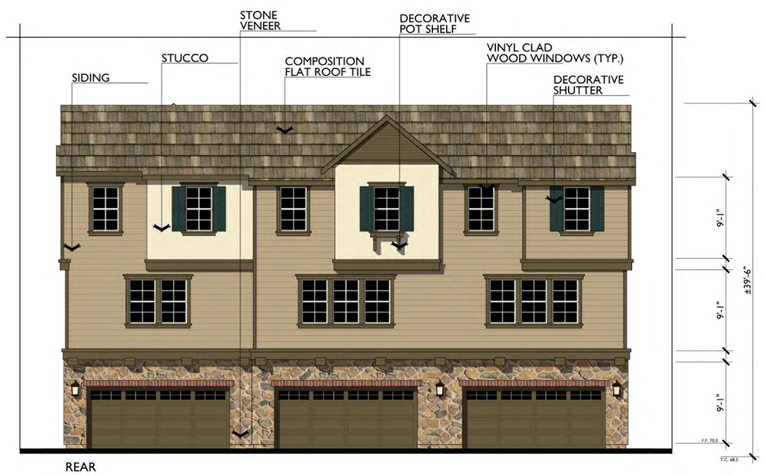
CLASSIC COMMUNITIES

FRONT

BUILDING 2

RIGHT



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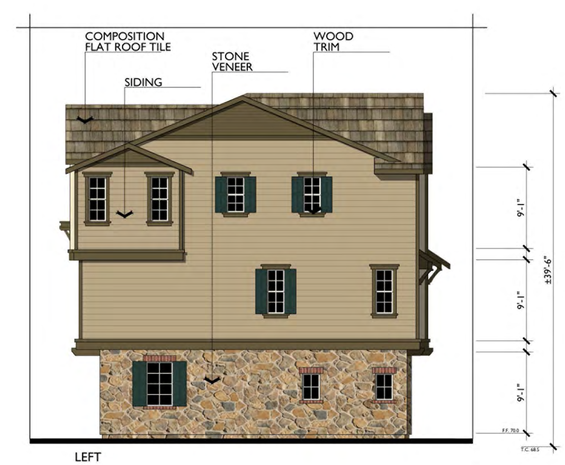

LEFT

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BUILDING 2 (3-PLEX)

American Cottage Elevations

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Sunnyvale , California

0 4 8 16

252.15261

A-07

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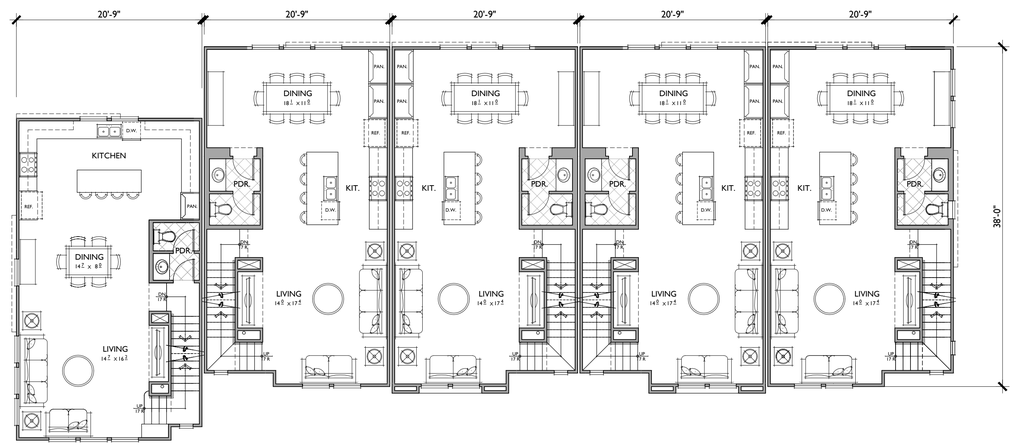
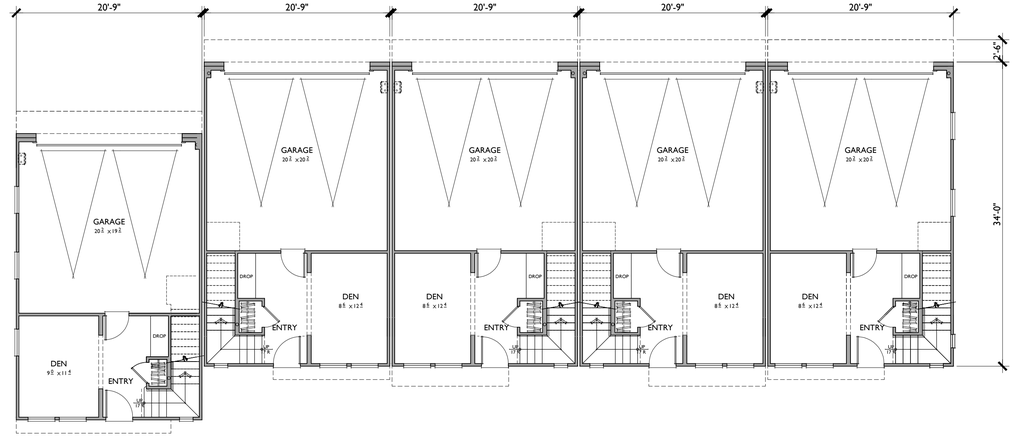
CLASSIC COMMUNITIES



PLAN 1B PLAN 2B PLAN 2B PLAN 2B PLAN 2B

SECOND FLOOR



PLAN 1B PLAN 2B PLAN 2B PLAN 2B PLAN 2B

FIRST FLOOR

PLAN 1B

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	247 SQ. FT.
2ND FLOOR	742 SQ. FT.
3RD FLOOR	693 SQ. FT.
TOTAL	**1682 SQ. FT.**
2 - CAR GARAGE	407 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2B

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	268 SQ. FT.
2ND FLOOR	777 SQ. FT.
3RD FLOOR	718 SQ. FT.
TOTAL	**1763 SQ. FT.**
2 - CAR GARAGE	428 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 3
1ST & 2ND FLOOR PLANS
1122 ASTER AVE.

Sunnyvale , California

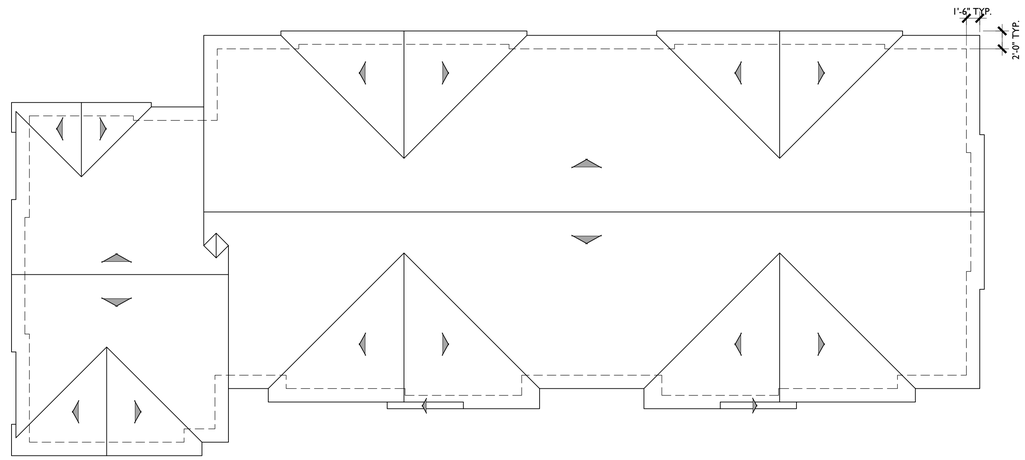
0 4 8 16

252.15261

A-08

10.06.16

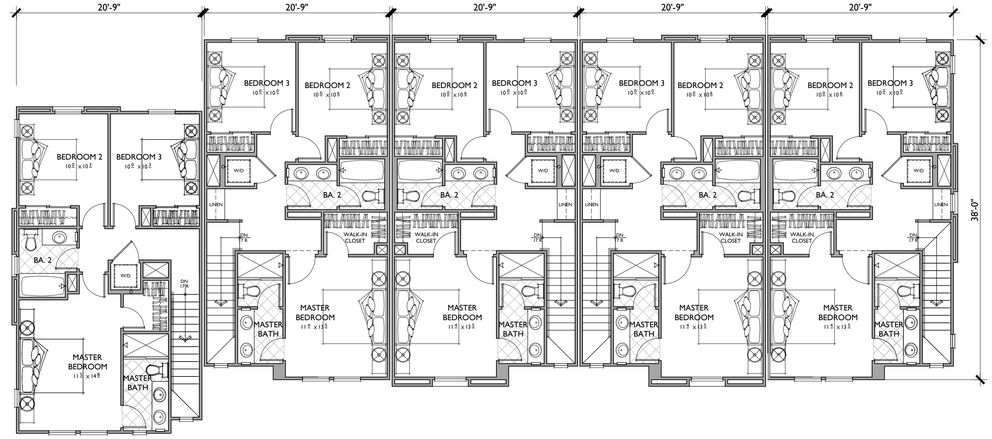
CLASSIC COMMUNITIES



ROOF PLAN

BUILDING 3

PITCH: 4:12 U.N.O
RAKE: 18"
EAVE: 24"
ROOF MATERIAL: FLAT-TILE



PLAN 1B | PLAN 2B | PLAN 2B | PLAN 2B | PLAN 2B

THIRD FLOOR

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BUILDING 3
3RD FLOOR & ROOF PLAN
1122 ASTER AVE.

Sunnyvale , California

0 4 8 16

252.15261

A-09

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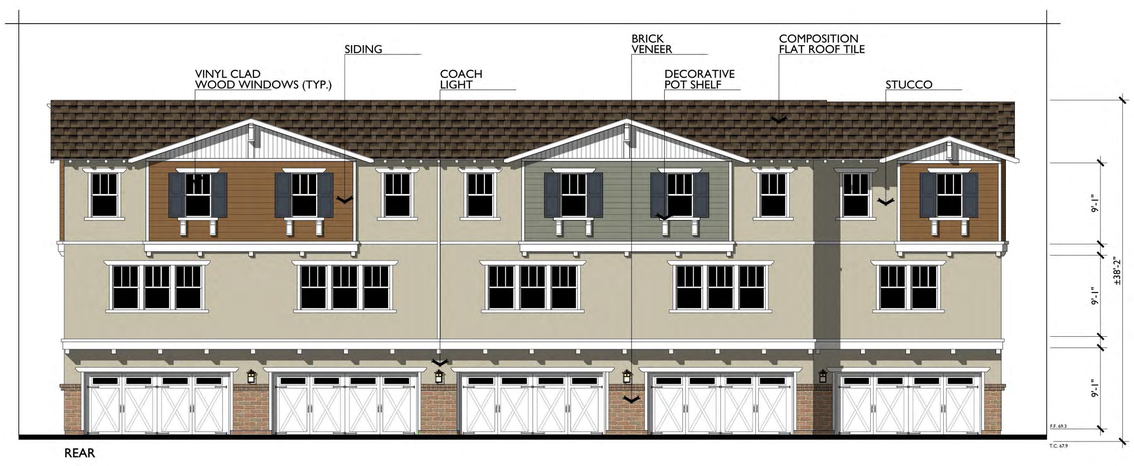
CLASSIC COMMUNITIES

FRONT

BUILDING 3

RIGHT



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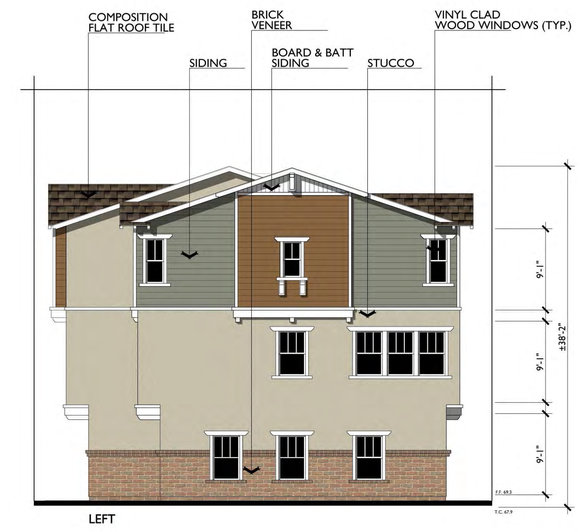

LEFT

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BUILDING 3 (5-PLEX)

Craftsman Elevations

1122 ASTER AVE.

Sunnyvale , California

0 4 8 16

252.15261

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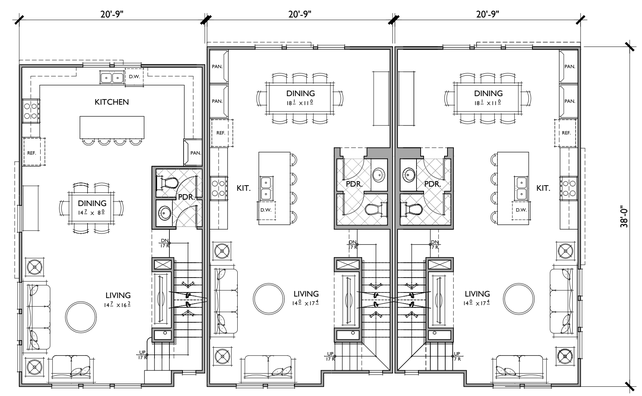
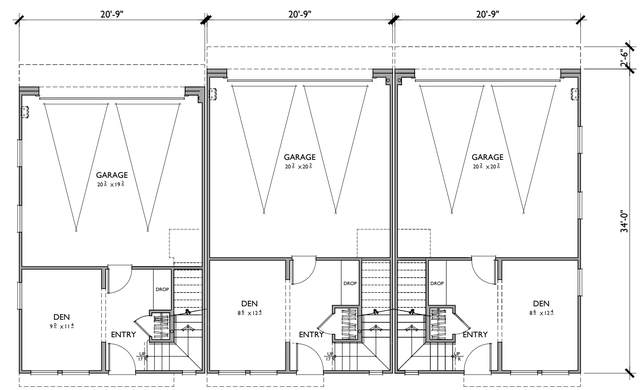
CLASSIC COMMUNITIES



PLAN 1B PLAN 2B PLAN 2B

SECOND FLOOR



PLAN 1B PLAN 2B PLAN 2B

FIRST FLOOR

PLAN 1B

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	247 SQ. FT.
2ND FLOOR	742 SQ. FT.
3RD FLOOR	693 SQ. FT.
TOTAL	**1682 SQ. FT.**
2 - CAR GARAGE	407 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2B

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	268 SQ. FT.
2ND FLOOR	777 SQ. FT.
3RD FLOOR	718 SQ. FT.
TOTAL	**1763 SQ. FT.**
2 - CAR GARAGE	428 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 4
1ST & 2ND FLOOR PLANS
1122 ASTER AVE.

Sunnyvale , California

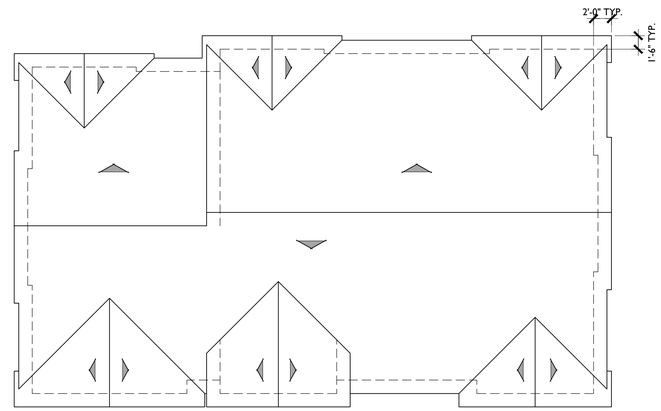
0 4 8 16

252.15261

A-11

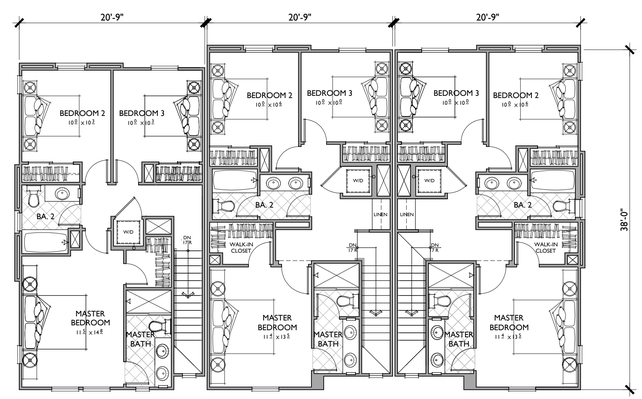
10.06.16

CLASSIC COMMUNITIES



ROOF PLAN — BUILDING 4

PITCH: 4:12 U.N.O
RAKE: 18"
EAVE: 24"
ROOF MATERIAL: FLAT-TILE



THIRD FLOOR

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BUILDING 4
3RD FLOOR & ROOF PLAN
1122 ASTER AVE.

Sunnyvale , California

0 4 8 16

252.15261

A-12

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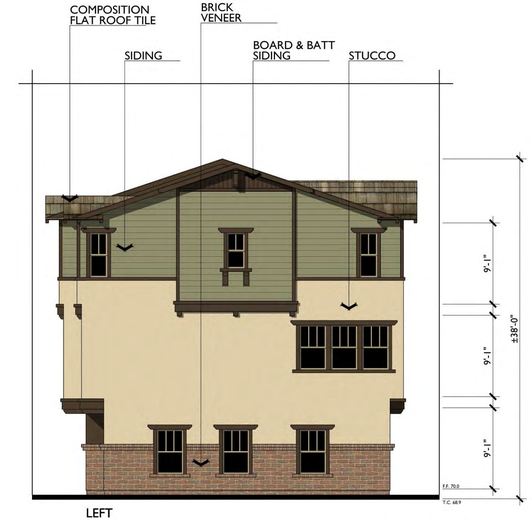
CLASSIC COMMUNITIES

FRONT

BUILDING 4

RIGHT

REAR



LEFT

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BUILDING 4 (3-PLEX)

Craftsman Elevations

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Sunnyvale , California

0 4 8 16

252.15261

A-13

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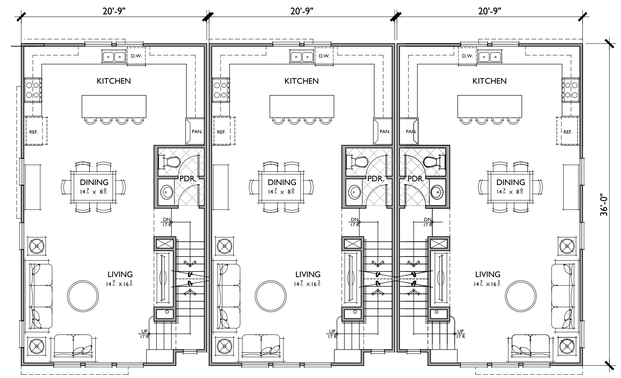
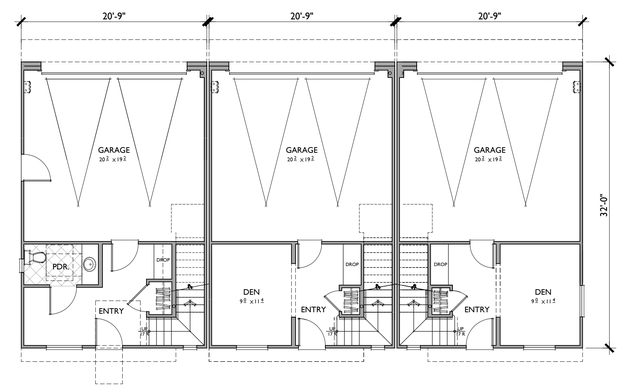
CLASSIC COMMUNITIES



PLAN 1C - ACC | PLAN 1C | PLAN 1C

SECOND FLOOR



PLAN 1C - ACC | PLAN 1C | PLAN 1C

FIRST FLOOR

PLAN 1C / 1C - ACC

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	247 SQ. FT.
2ND FLOOR	742 SQ. FT.
3RD FLOOR	693 SQ. FT.
TOTAL	**1682 SQ. FT.**
2 - CAR GARAGE	407 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 5
1ST & 2ND FLOOR PLANS
1122 ASTER AVE.

Sunnyvale , California

0 4 8 16

252.15261

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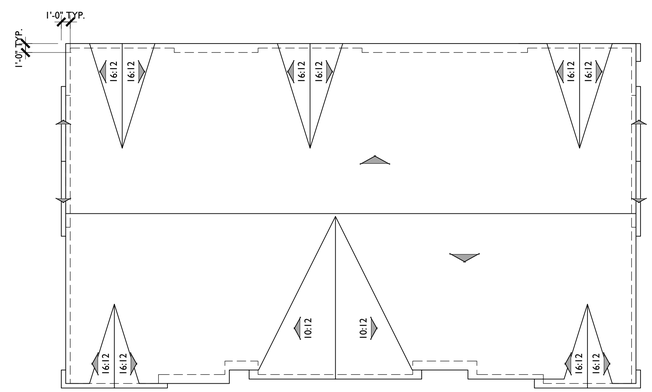
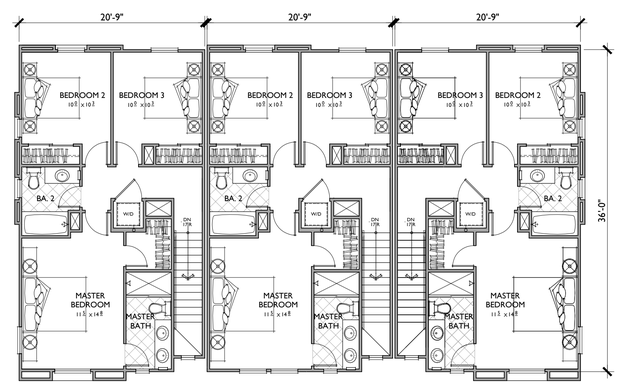
10.06.16

CLASSIC COMMUNITIES



ROOF PLAN — BUILDING 5

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT-TILE



PLAN 1C - ACC | PLAN 1C | PLAN 1C

THIRD FLOOR

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BUILDING 5
3RD FLOOR & ROOF PLAN
1122 ASTER AVE.
Sunnyvale , California

0 4 8 16

252.15261

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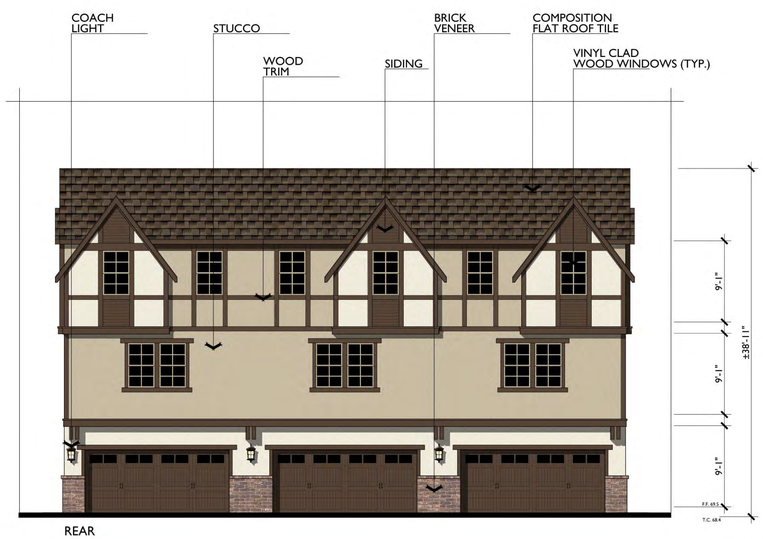
CLASSIC COMMUNITIES

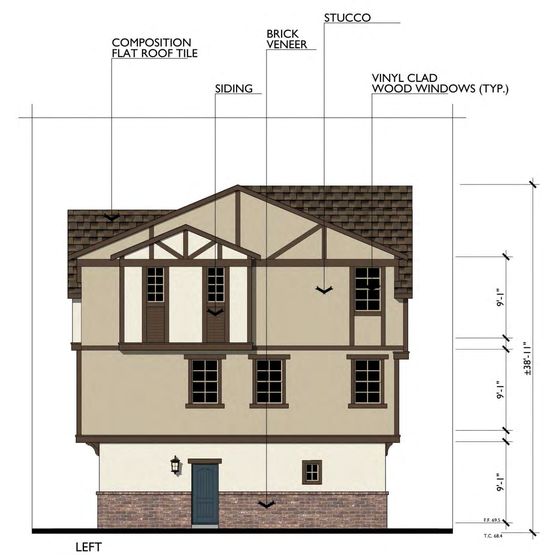
FRONT

BUILDING 5

RIGHT



REAR



LEFT

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BUILDING 5 (3-PLEX)

English Tudor Elevations

1122 ASTER AVE.

Sunnyvale , California

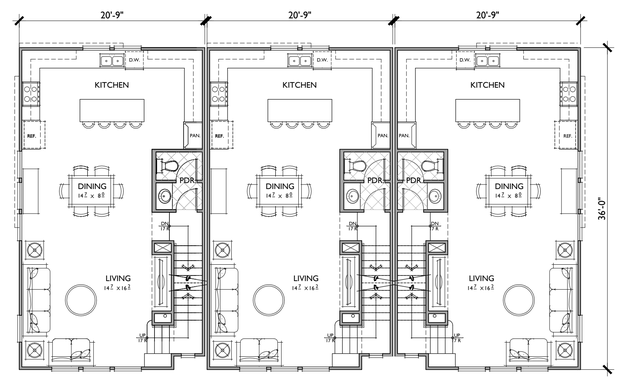
0 4 8 16

252.15261

A-16

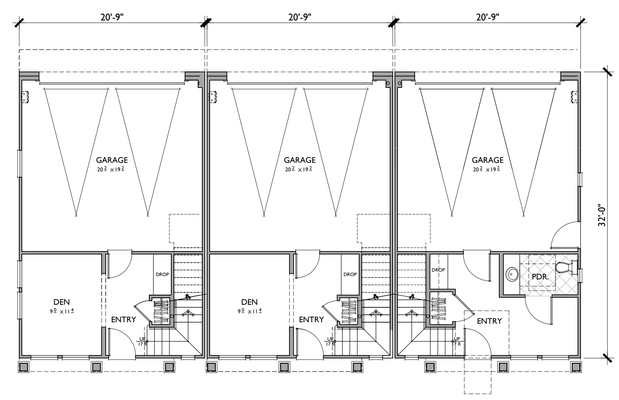
10.06.16

CLASSIC COMMUNITIES



PLAN 1D | PLAN 1D | PLAN 1D - ACC

SECOND FLOOR



PLAN 1D | PLAN 1D | PLAN 1D - ACC

FIRST FLOOR

PLAN 1D / 1D - ACC

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	247 SQ. FT.
2ND FLOOR	742 SQ. FT.
3RD FLOOR	693 SQ. FT.
TOTAL	**1682 SQ. FT.**
2 - CAR GARAGE	407 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 6
1ST & 2ND FLOOR PLANS
1122 ASTER AVE.
Sunnyvale , California

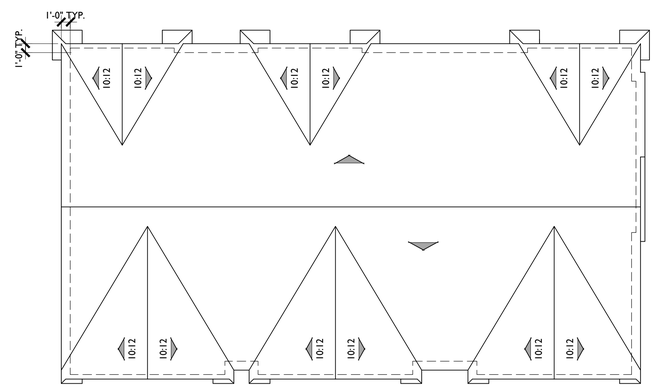
0 4 8 16

252.15261

A-17

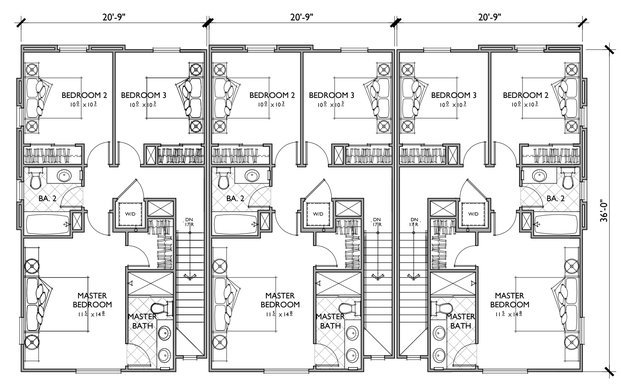
10.06.16

CLASSIC COMMUNITIES



ROOF PLAN — BUILDING 6

PITCH: 6:12 U.N.O.
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: FLAT-TILE



PLAN ID | PLAN ID | PLAN ID - ACC

THIRD FLOOR

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BUILDING 6
3RD FLOOR & ROOF PLAN
1122 ASTER AVE.

Sunnyvale , California

0 4 8 16

252.15261

A-18

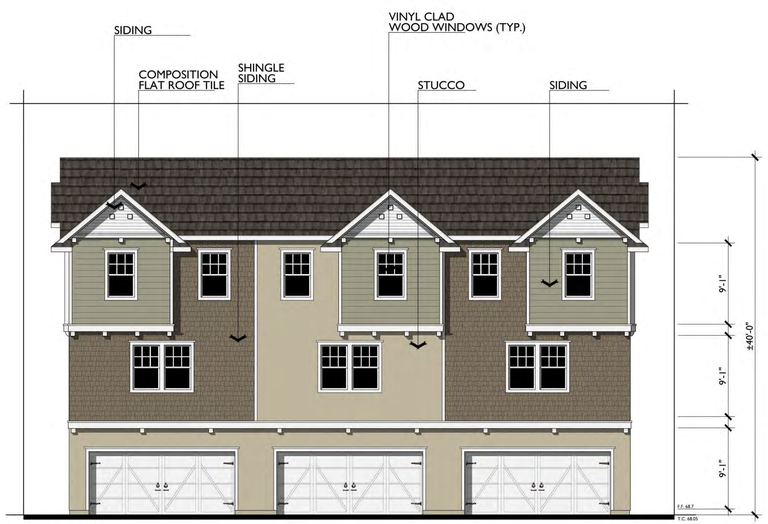
10.06.16

CLASSIC COMMUNITIES

FRONT

BUILDING 6

RIGHT



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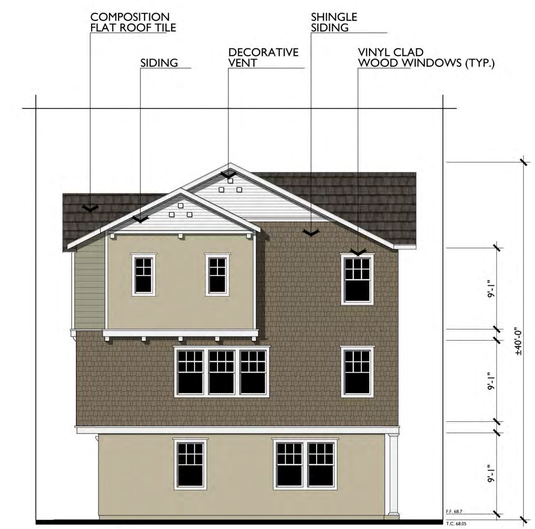

LEFT

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BUILDING 6 (3-PLEX)

Shingle Elevations

1122 ASTER AVE.

Sunnyvale , California

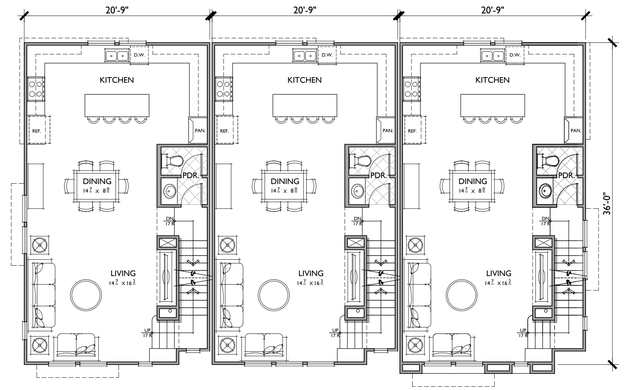
0 4 8 16

252.15261

A-19

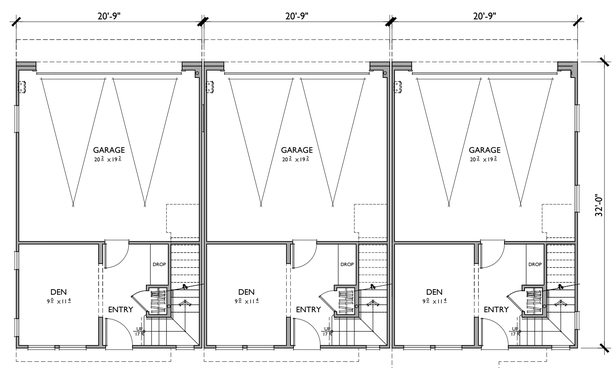
10.06.16

CLASSIC COMMUNITIES



PLAN 1A PLAN 1A PLAN 1A

SECOND FLOOR



PLAN 1A PLAN 1A PLAN 1A

FIRST FLOOR

PLAN 1A

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	247 SQ. FT.
2ND FLOOR	742 SQ. FT.
3RD FLOOR	693 SQ. FT.
TOTAL	**1682 SQ. FT.**
2 - CAR GARAGE	407 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 7
1ST & 2ND FLOOR PLANS
1122 ASTER AVE.

Sunnyvale , California

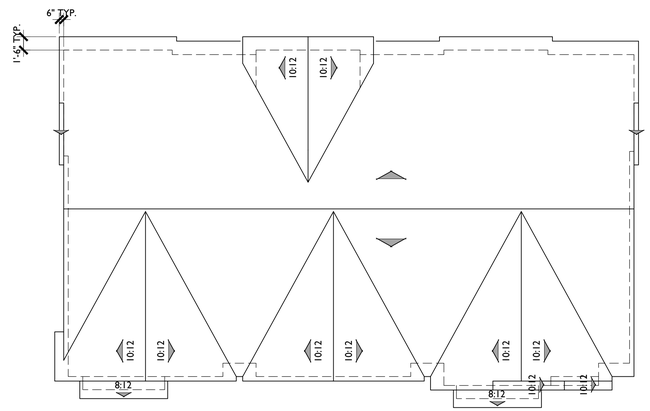
0 4 8 16

252.15261

A-20

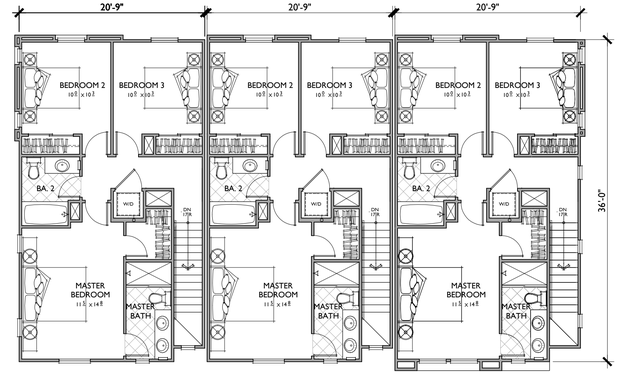
10.06.16

CLASSIC COMMUNITIES



ROOF PLAN — BUILDING 7

PITCH: 5.5:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT-TILE



PLAN 1A PLAN 1A PLAN 1A

THIRD FLOOR

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BUILDING 7
3RD FLOOR & ROOF PLAN
1122 ASTER AVE.
Sunnyvale , California

0 4 8 16

252.15261

A-21

10.06.16

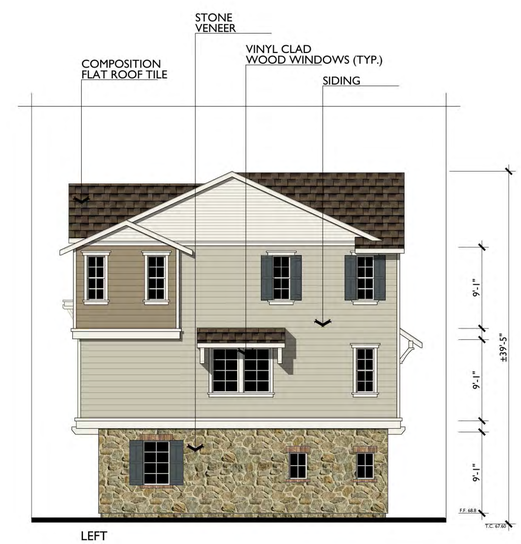
CLASSIC COMMUNITIES

FRONT

BUILDING 7

RIGHT

REAR



LEFT

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BUILDING 7 (3-PLEX)

American Cottage Elevations

1122 ASTER AVE.

Sunnyvale , California

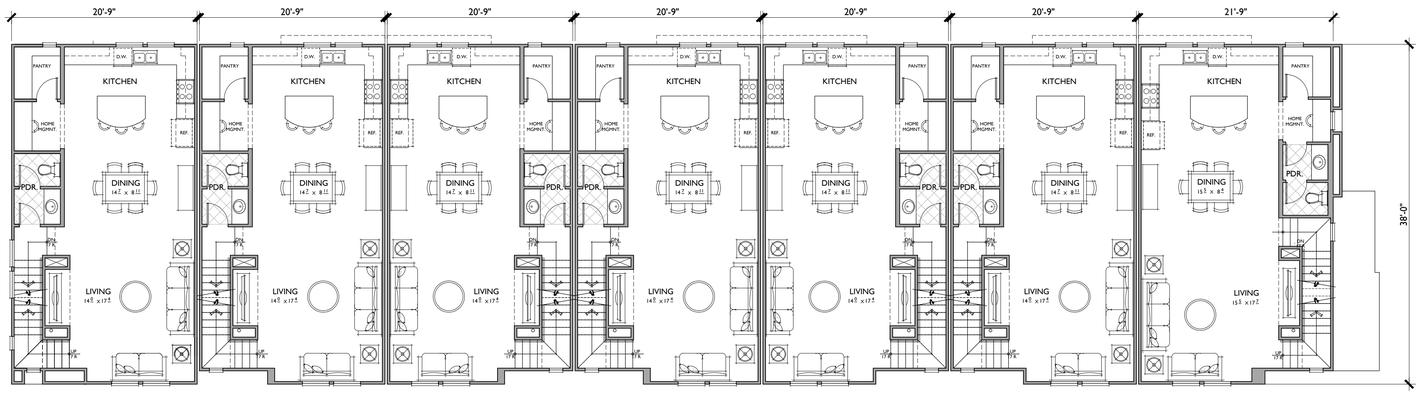
0 4 8 16

252.15261

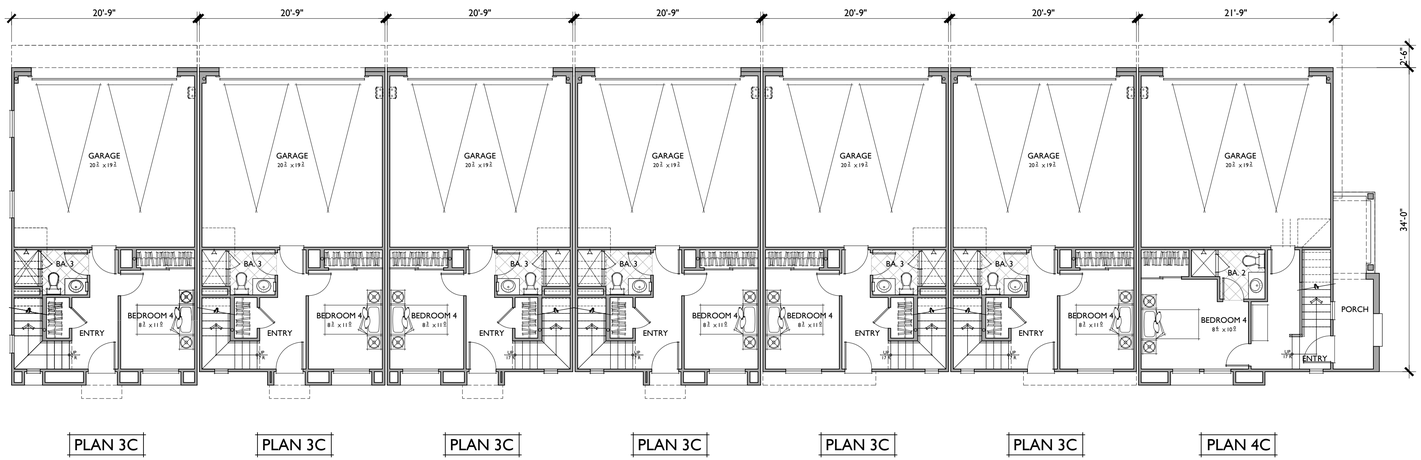
A-22

10.06.16

CLASSIC COMMUNITIES



SECOND FLOOR



FIRST FLOOR

PLAN 3C

4 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	289 SQ. FT.
2ND FLOOR	776 SQ. FT.
3RD FLOOR	718 SQ. FT.
TOTAL	**1783 SQ. FT.**
2 - CAR GARAGE	407 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4C

4 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	299 SQ. FT.
2ND FLOOR	813 SQ. FT.
3RD FLOOR	753 SQ. FT.
TOTAL	**1865 SQ. FT.**
2 - CAR GARAGE	427 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 8
1ST & 2ND FLOOR PLANS
1122 ASTER AVE.

Sunnyvale , California

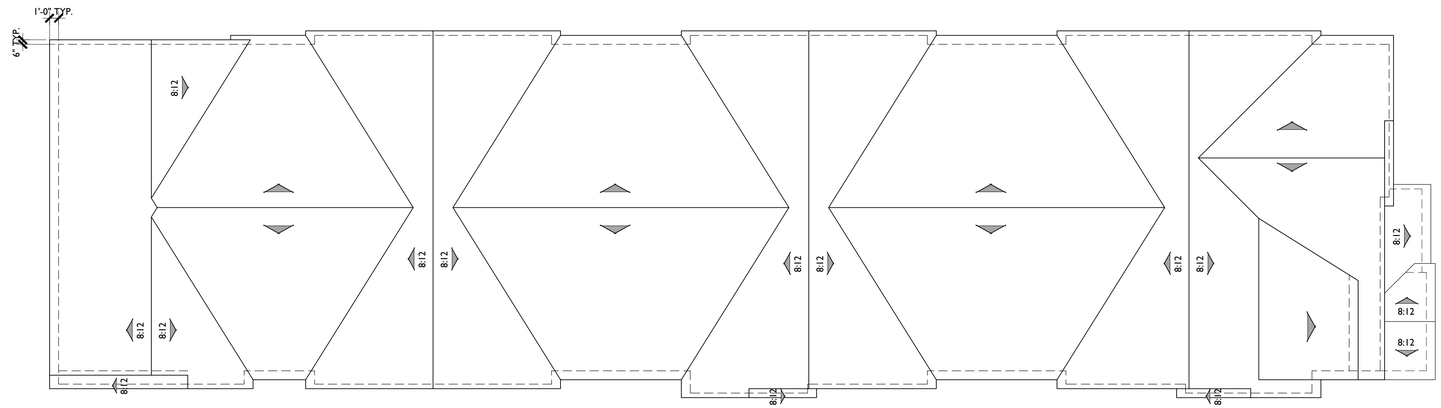
0 4 8 16

252.15261

A-23

10.06.16

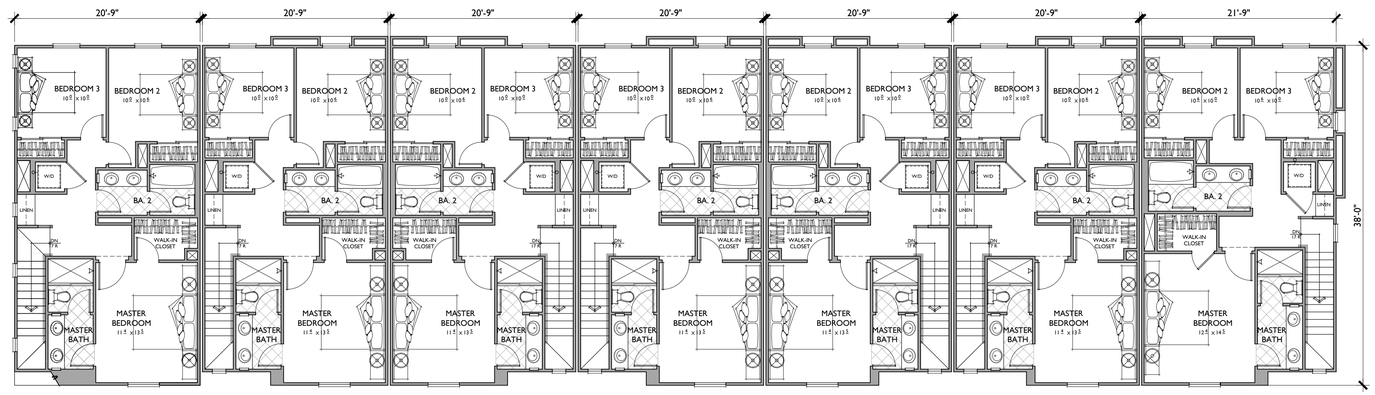
CLASSIC COMMUNITIES



ROOF PLAN

BUILDING 8

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT-TILE



PLAN 3C | PLAN 3C | PLAN 3C | PLAN 3C | PLAN 3C | PLAN 3C | PLAN 4C

THIRD FLOOR

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BUILDING 8
3RD FLOOR & ROOF PLAN
1122 ASTER AVE.

Sunnyvale , California

0 4 8 16

252.15261

A-24

10.06.16

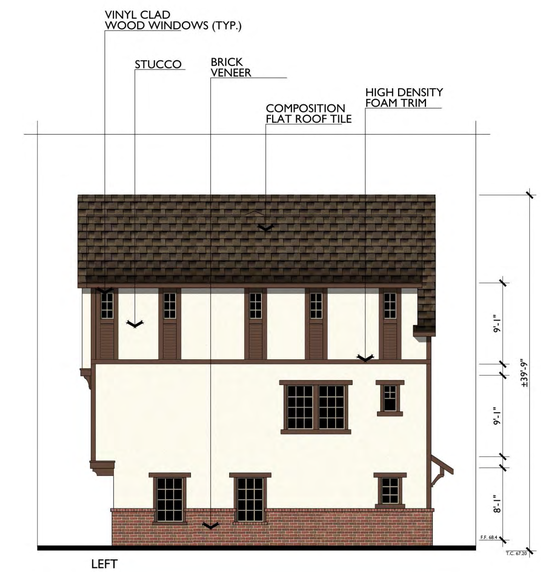
CLASSIC COMMUNITIES

FRONT

BUILDING 8

RIGHT

REAR



LEFT

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BUILDING 8 (7-PLEX)

English Tudor Elevations

1122 ASTER AVE.

Sunnyvale , California

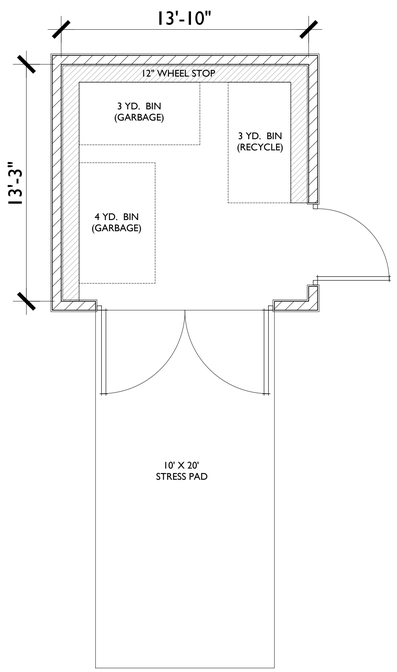
0 4 8 16

252.15261

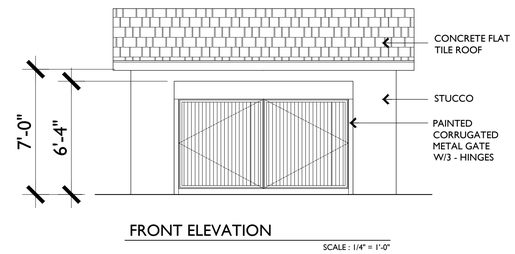
A-25

10.06.16

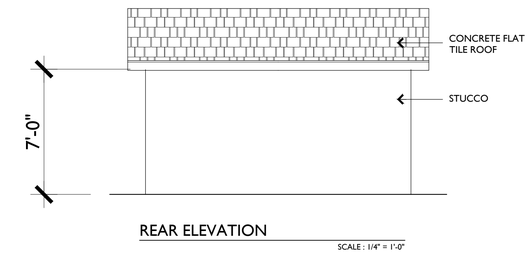
CLASSIC COMMUNITIES



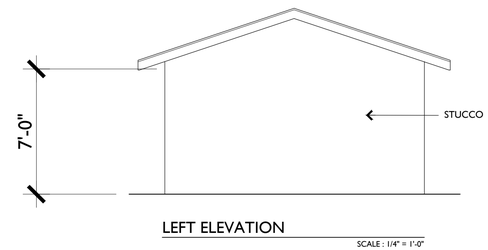
FLOOR PLAN



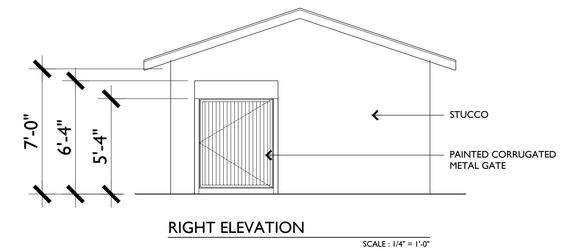
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATIONS

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TRASH ENCLOSURE

1122 ASTER AVE.

Sunnyvale , California

0 2 4 8

252.15261

A-26

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CLASSIC COMMUNITIES

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SOLAR STUDY

1122 ASTER AVE.

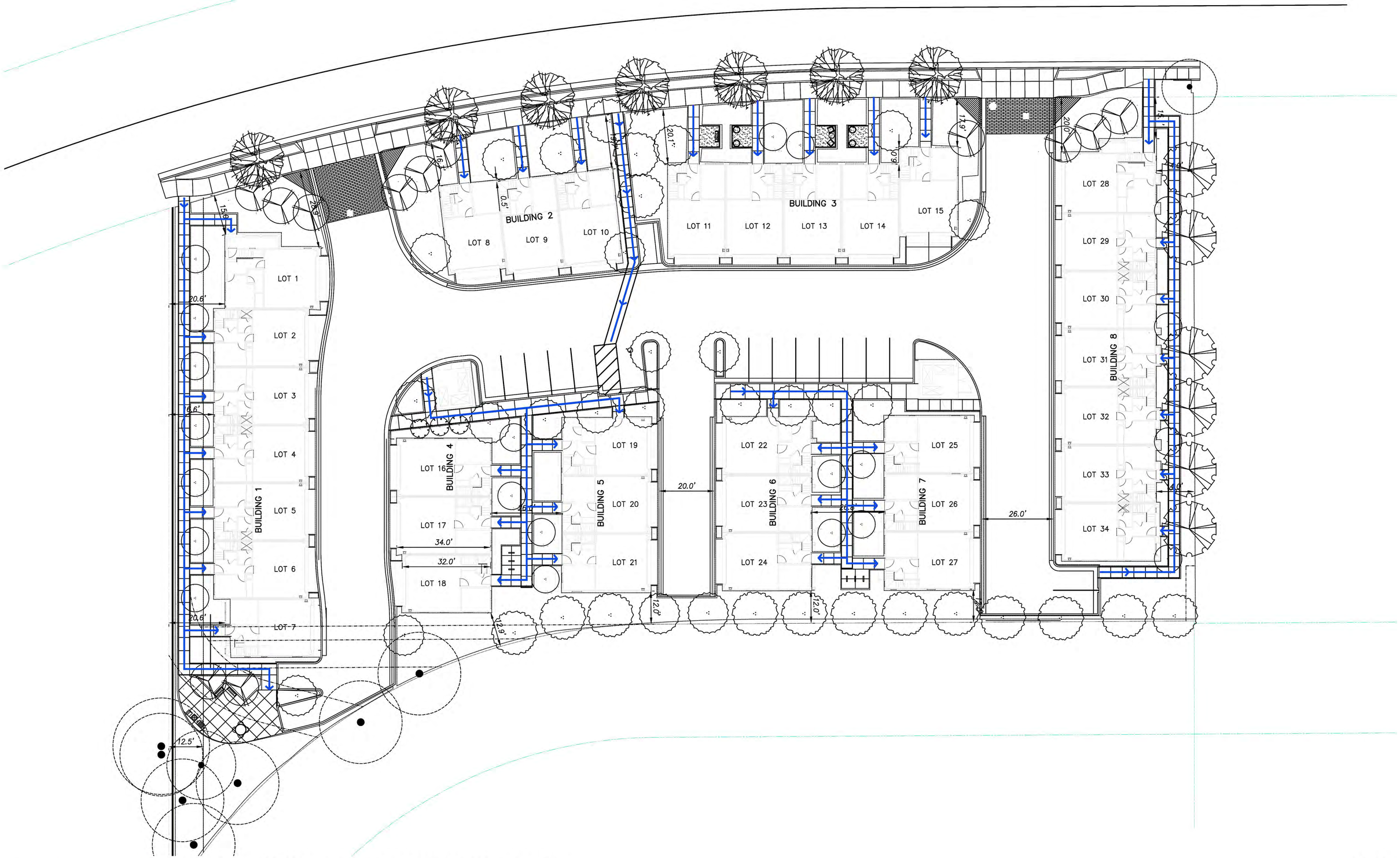
Sunnyvale , California

SCALE: 1" = 40' 252.15261

A-27

10.12.16

CLASSIC COMMUNITIES



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PEDESTRIAN CIRCULATION PLAN

1122 ASTER AVE.

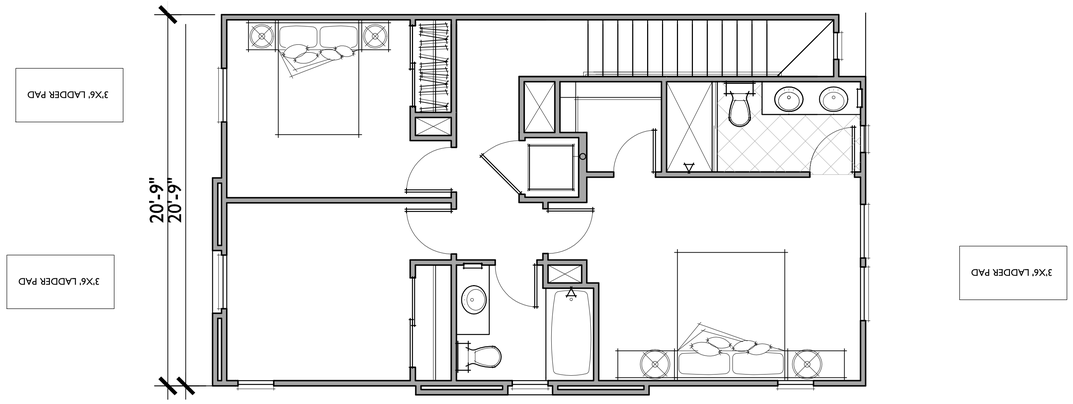
Sunnyvale , California

252.15261

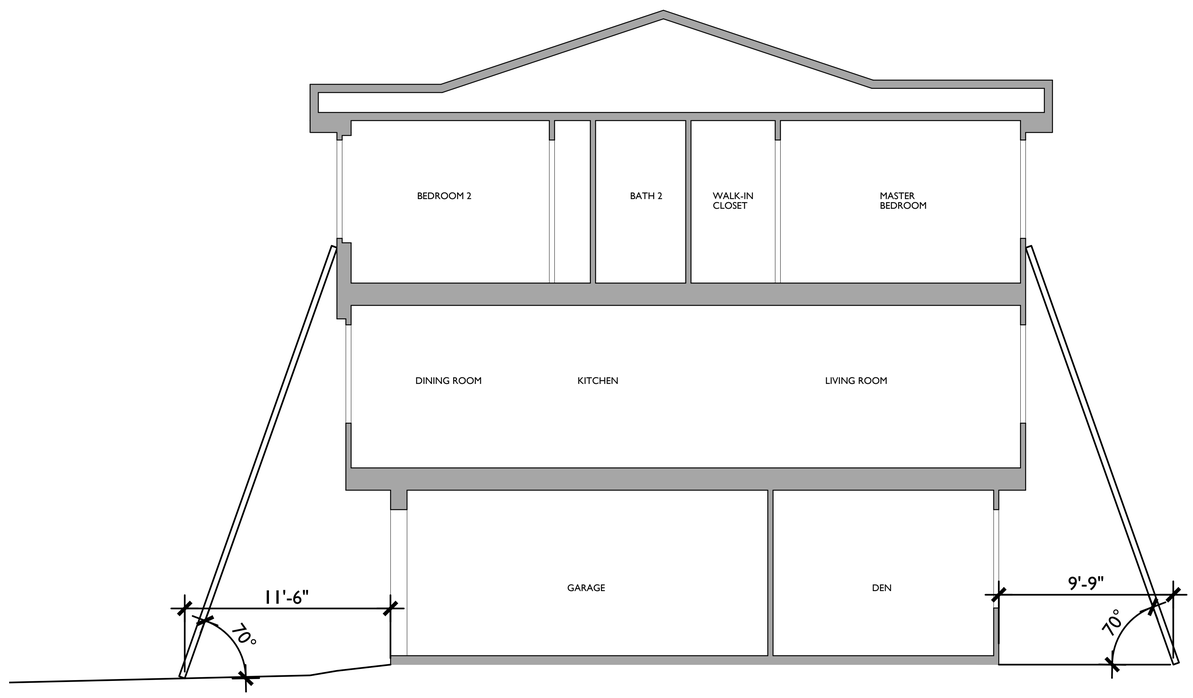
A-28

10.06.16

CLASSIC COMMUNITIES



TYPICAL FLOOR PLAN



TYPICAL SECTION

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LADDER EXHIBIT

1122 ASTER AVE.

Sunnyvale , California

0 2 4 8

252.15261

A-29

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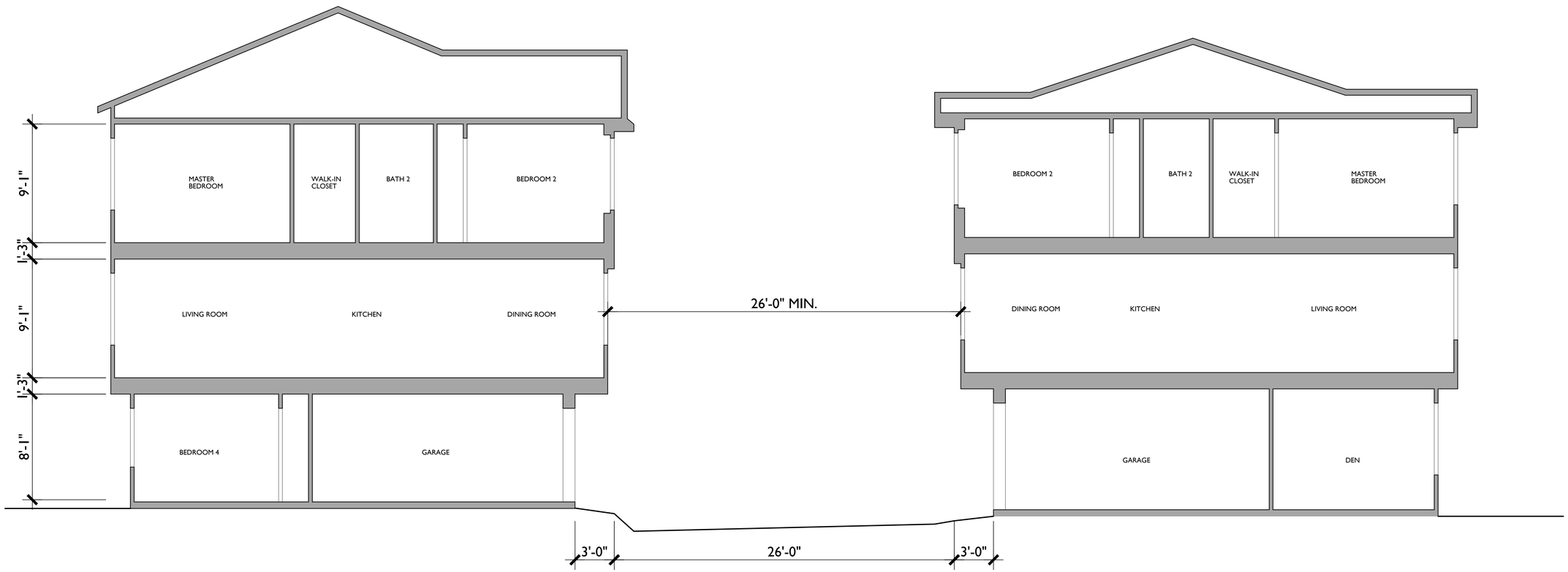
CLASSIC COMMUNITIES



BUILDING 1

BUILDING 4

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SITE SECTION

1122 ASTER AVE.

Sunnyvale , California

0 2 4 8

252.15261

A-30

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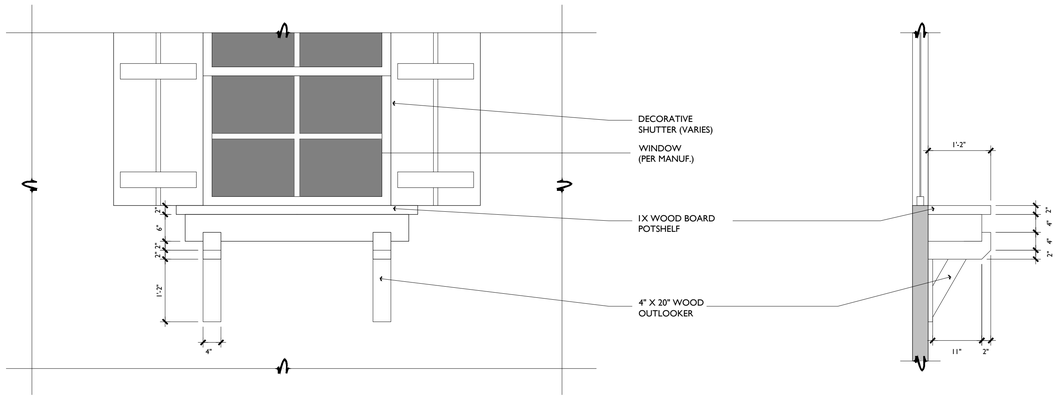
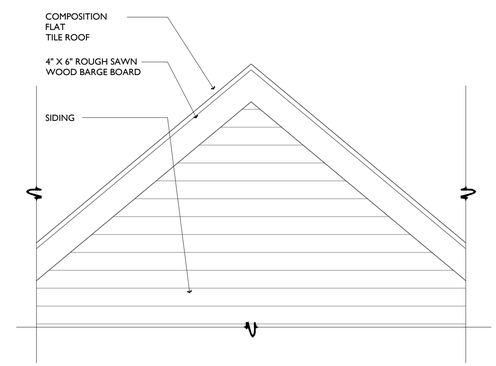
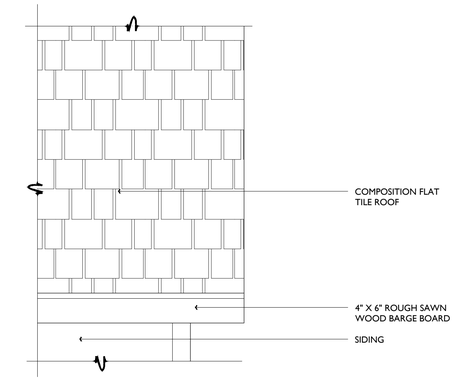
CLASSIC COMMUNITIES



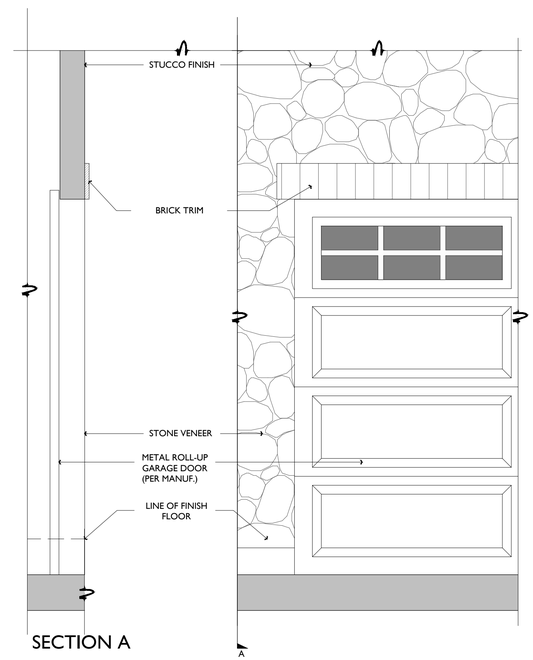
POTSHELF | 6



TYP. GABLE END DETAIL | 4

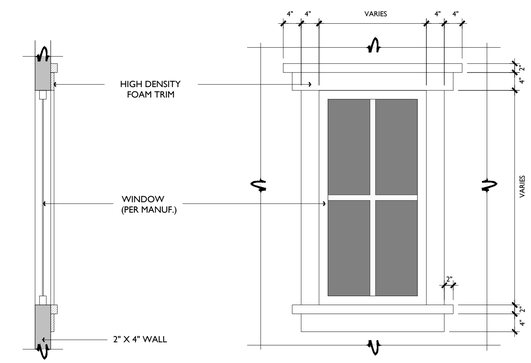


TYP. EAVE DETAIL | 1

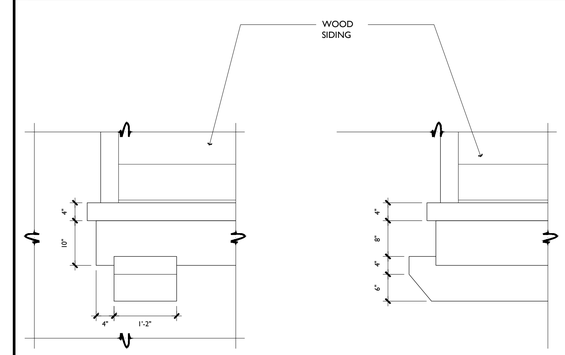


SECTION A

GARAGE DOOR DETAIL | 5



WINDOW TRIM | 2



FRONT

SIDE

CORBEL @ CANTILEVER FLOOR | 3

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DETAILS-A

American Cottage

1122 ASTER AVE.

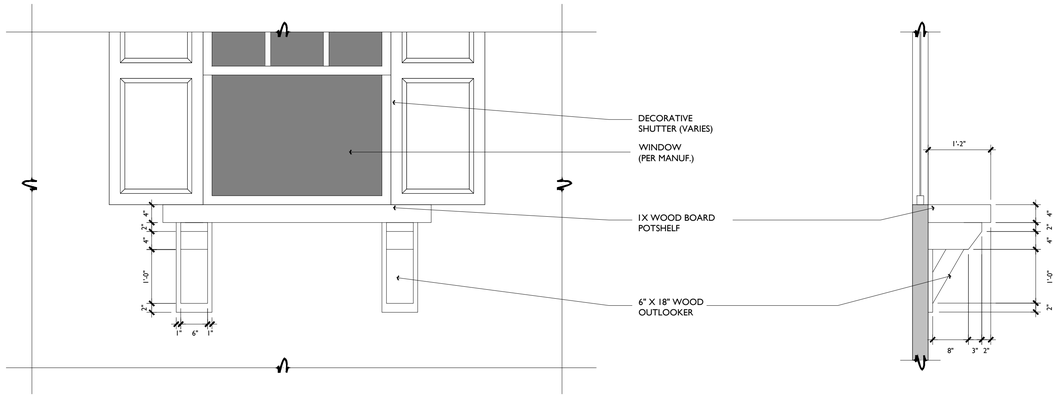
Sunnyvale , California

252.15261

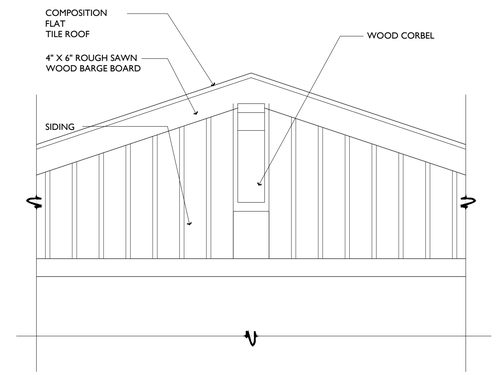
A-31

10.06.16

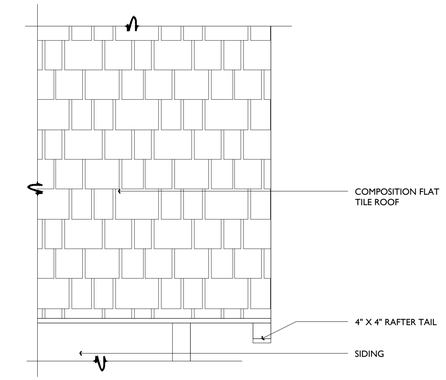
CLASSIC COMMUNITIES



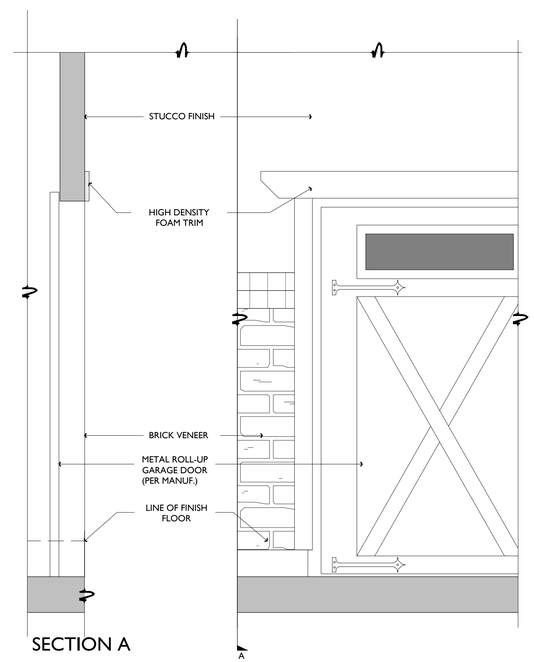
POTSHELF | 6



TYP. GABLE END DETAIL | 4

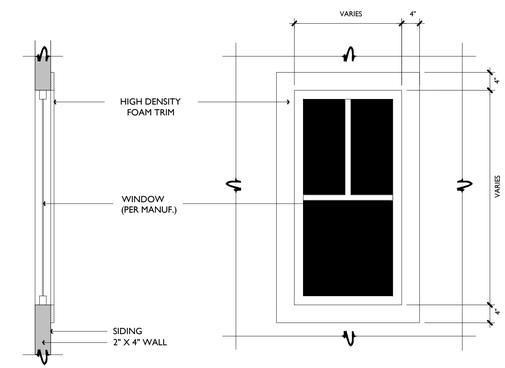


TYP. EAVE DETAIL | 1

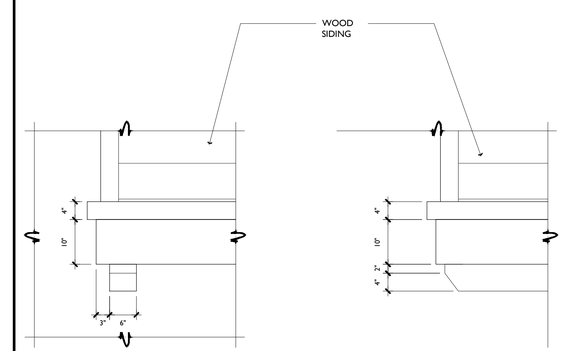


SECTION A

GARAGE DOOR DETAIL | 5



WINDOW TRIM | 2



FRONT SIDE

CORBEL @ CANTILEVER FLOOR | 3

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Newport Beach, CA USA 92660
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DETAILS-B

Craftsman

1122 ASTER AVE.

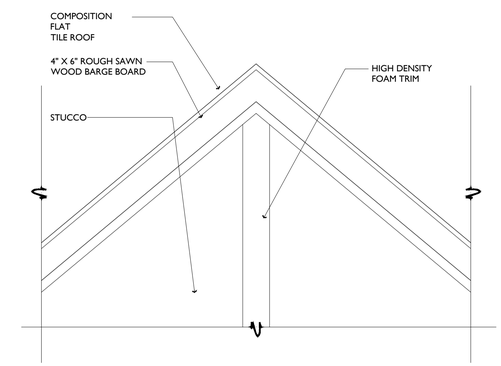
Sunnyvale , California

252.15261

A-32

10.06.16

CLASSIC COMMUNITIES



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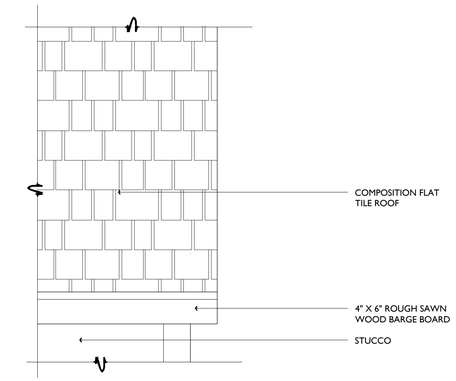

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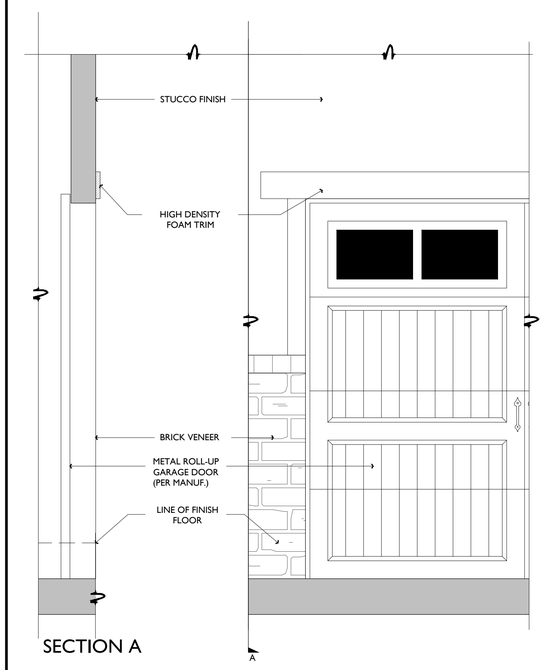
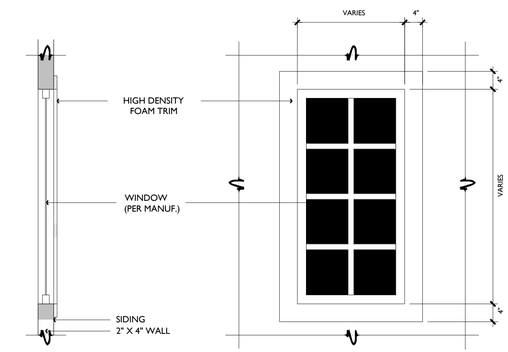
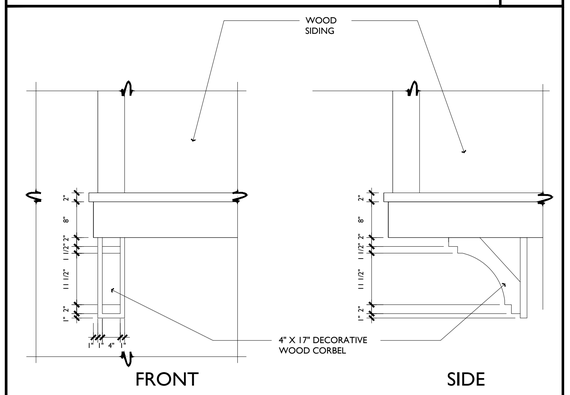


SECTION A

GARAGE DOOR DETAIL | 5



WINDOW TRIM | 2



CORBEL @ CANTILEVER FLOOR | 3

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Newport Beach, CA USA 92660
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DETAILS-C
English Tudor

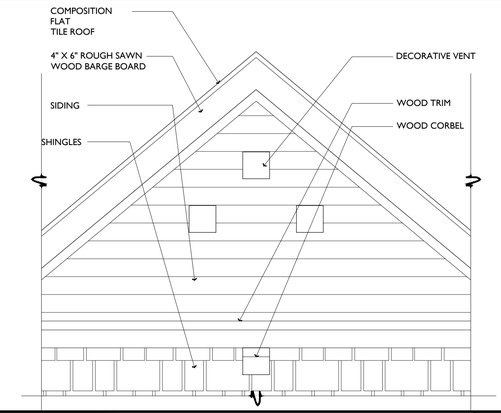
1122 ASTER AVE.
Sunnyvale , California

252.15261

A-33

10.06.16

CLASSIC COMMUNITIES



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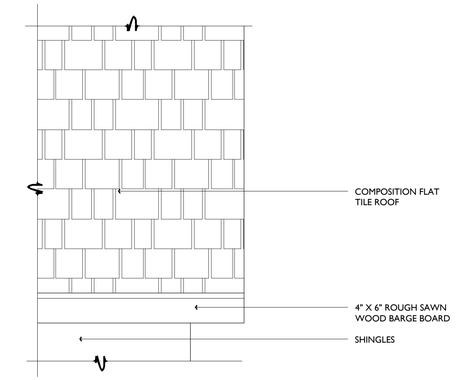

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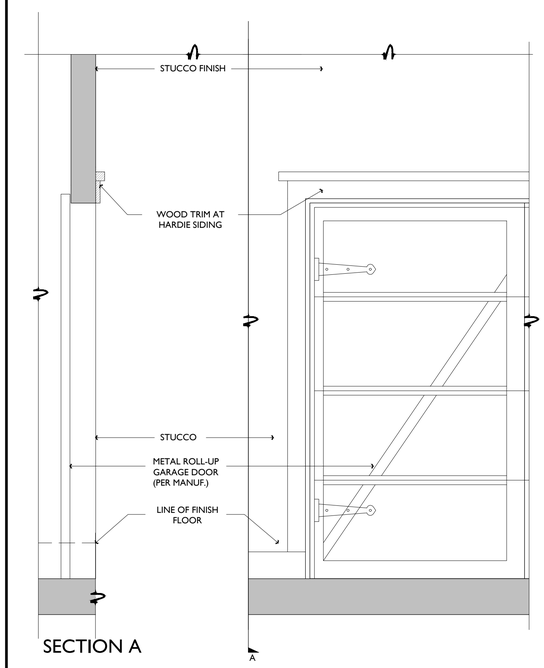
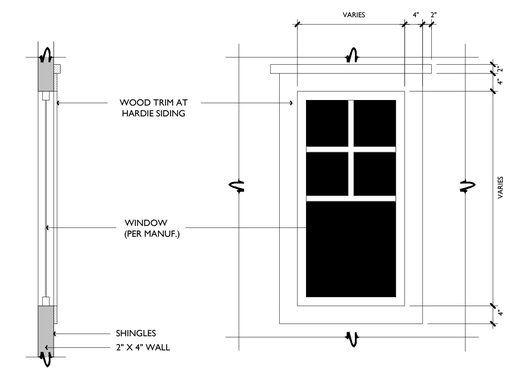


SECTION A

GARAGE DOOR DETAIL | 5



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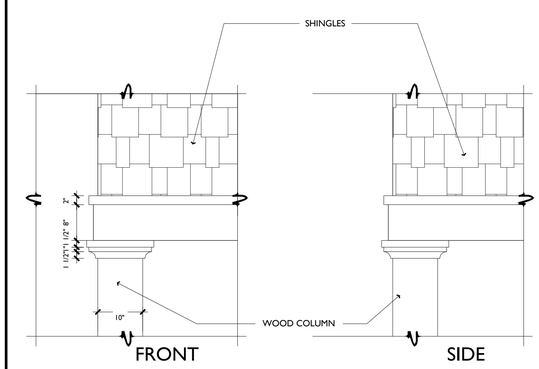

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fax +1 949 553 0548

DETAILS-D
Shingle

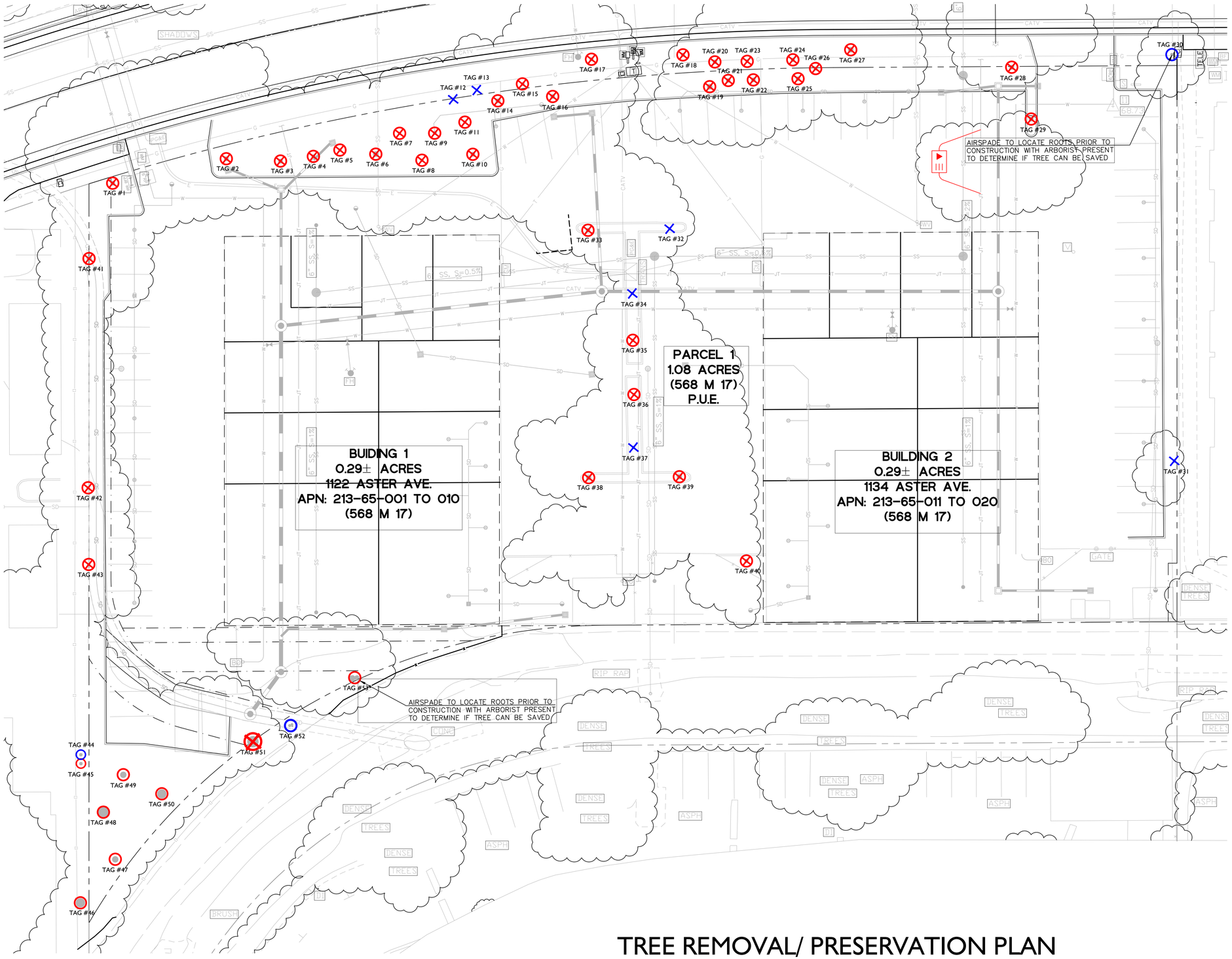
1122 ASTER AVE.
Sunnyvale , California

252.15261

A-34

10.06.16

CLASSIC COMMUNITIES



LEGEND:

- HERITAGE TREES TO REMAIN
- HERITAGE TREES TO BE REMOVED
- NON-HERITAGE TREES TO REMAIN
- NON-HERITAGE TREES TO BE REMOVED

TREE REMOVAL/ PRESERVATION PLAN

LI

0 8' 16' 32'

DATE: 10/12/2016

CLASSICS AT ASTER AVE.

SUNNYVALE, CA

CLASSIC COMMUNITIES

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TREE INVENTORY SPREADSHEET (FOR CLASSICS AT ASTER):

Tree No.	Tree Name	Trunk Diameter (in.)	Canopy Height (ft)	Canopy Spread (ft)	Health	Structural Integrity	Overall Condition	Protected Tree	Preserve or Remove
1	Chinese Elm (Ulmus parvifolia)	17	40	45	4	3	Poor	Yes	Remove
2	Chinese Elm	18	40	40	4	3	Poor	Yes	Remove
3	Canary Island Pine (Pinus canariensis)	16	75	30	1	2	Good	Yes	Remove
4	Canary Island Pine	15	75	30	1	2	Good	Yes	Remove
5	Canary Island Pine	12	75	25	1	2	Good	Yes	Remove
6	Canary Island Pine	22	75	30	1	2	Good	Yes	Remove
7	Canary Island Pine	13	75	30	1	2	Good	Yes	Remove
8	Canary Island Pine	13	75	30	1	2	Good	Yes	Remove
9	Canary Island Pine	12	75	20	1	3	Good	Yes	Remove
10	Chinese Elm	17	35	45	3	3	Poor	Yes	Remove
11	Canary Island Pine	13	75	20	1	2	Good	Yes	Remove
12	Canary Island Pine	10	70	15	1	2	Good	No	Remove
13	Canary Island Pine	6	15	10	3	3	Poor	No	Remove
14	Canary Island Pine	17	75	25	1	2	Good	Yes	Remove
15	Canary Island Pine	14	75	25	1	2	Good	Yes	Remove
16	Canary Island Pine	19	75	30	1	2	Good	Yes	Remove
17	Carob (Ceratonia siliqua)	14	20	30	1	3	Good	Yes	Remove
18	Carob	15	30	30	1	3	Good	Yes	Remove
19	Canary Island Pine	22	80	35	1	3	Good	Yes	Remove
20	Canary Island Pine	18	70	25	1	2	Good	Yes	Remove
21	Canary Island Pine	12	60	25	1	2	Good	Yes	Remove
22	Canary Island Pine	18	70	30	1	2	Good	Yes	Remove
23	Canary Island Pine	12	70	20	1	2	Good	Yes	Remove
24	Canary Island Pine	14	60	25	1	2	Good	Yes	Remove
25	Canary Island Pine	17	60	25	1	2	Good	Yes	Remove
26	Canary Island Pine	15	50	25	1	3	Good	Yes	Remove
27	Carob	21	35	45	1	3	Good	Yes	Remove
28	Chinese Elm	17	40	35	5	5	Extremely Poor	Yes	Remove
29	Chinese Elm	16	30	35	4	3	Poor	Yes	Remove
30	Deodar Cedar	10	60	20	1	1	Excellent	No	Preserve
31	Japanese Privet (Ligustrum japonicum)	5 (x4)	25	20	2	3	Fair	No	Remove
32	Camphor (Cinnamomi camphora)	3	10	6	4	3	Poor	No	Remove
33	Chinese Elm	16	35	40	4	3	Poor	Yes	Remove
34	Evergreen Pear (Pyrus kawakami)	7	15	20	2	1		No	Remove
35	Evergreen Pear	12	15	30	2	1	Fair	Yes	Remove
36	Evergreen Pear	12	15	30	2	1	Fair	Yes	Remove
37	Evergreen Pear	6	10	20	2	1	Fair	No	Remove
38	Chinese Elm	19	35	40	4	1	Very Poor	Yes	Remove
39	Chinese Elm	20	35	60	3	1	Poor	Yes	Remove
40	Camphor	15	30	35	3	2	Fair	Yes	Remove
41	Camphor	17	30	35	1	2	Good	Yes	Remove
42	Camphor	13	30	30	2	1	Fair	Yes	Remove
43	Camphor	15	35	35	2	1	Fair	Yes	Remove
44	Shamel Ash (Fraxinus uhdei)	10	30	25	4	3	Poor	No	Preserve
45	Shamel Ash	14	45	35	4	3	Poor	Yes	Preserve
46	Lombardy Poplar (Populus nigra 'Italica')	30	80	15	2	3	Fair	Yes	Preserve
47	Coast Redwood (Sequoia sempervirens)	27	90	30	1	3	Good	Yes	Preserve
48	Coast Redwood	42	90	30	1	3	Good	Yes	Preserve
49	Coast Redwood	23	90	25	1	2	Good	Yes	Preserve
50	Coast Redwood	35	90	30	1	2	Good	Yes	Preserve
51	Coast Redwood	45	75	30	4	2	Poor	Yes	Remove
52	Japanese Privet	10 / 8 / 6	40	40	1	4	Fair	No	Preserve
53	Coast Redwood	24 / 18 (E)	90	30	1	3	Good	Yes	Preserve

TREE PROTECT NOTES:

1. PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY IN THE AREA, INCLUDING GRADING, TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT EACH SITE TREE. FENCING SHALL BE LOCATED AT OR BEYOND THE CANOPY DRIP LINE SO THAT 100% OF THE DRIP LINE WILL BE PROTECTED BY FENCING. TO REDUCE SOIL CAMPACTION FROM EQUIPMENT, A MULCH OF 1-2 INCH SIZED WOOD CHIPS SHALL BE PLACED AT A DEPTH OF 4 INCHES WHERE NO EXCAVATION IS TO OCCUR IN THE VICINITY OF THE TREES TO BE PROTECTED.

2. THE TREE PROTECTION FENCE SHALL BE 6' HIGH CHAIN LINK WITH IMMOVABLE POSTS. THE FENCING SHALL FORM A CONTINUOUS BARRIER WITHOUT ENTRY POINTS AROUND EACH TREE. ANY ENCROACHMENT INTO THE DRIP LINE FOR FENCING OR CONSTRUCTION PURPOSES SHALL NOT BE PERMITTED.

3. LOW HANGING LIMBS OF SAVED TREES SHALL BE PRUNED PRIOR TO GRADING, OR ANY EQUIPMENT MOBILIZATION ON SITE. THE PURPOSE OF THIS REQUIREMENT IS TO AVOID TEARING LIMBS BY HEAVY EQUIPMENT. ALL LIMBS TO BE PRUNED SHALL BE SUPERVISED BY THE ARBORIST OF RECORD FOR THE JOB.

4. THIS FENCING SHALL SERVE AS A BARRIER TO PREVENT DRIP LINE ENCROACHMENT OF ANY TYPE OF CONSTRUCTION ACTIVITIES AND EQUIPMENT. NO OILS,. GAS, CHEMICALS, LIQUID WASTE, SOLID WASTE CONSTRUCTION MACHINERY OR CONSTRUCTION MATERIALS SHALL BE STORED OR ALLOWED TO STAND FOR ANY PERIOD OF TIME WITHIN THE DRIP LINE OF THE TREE. FURTHER, NO ONE SHALL ENTER THE FENCE PERIMETER FOR ANY REASON EXCEPT FOR THE PURPOSE OF MONITORING THE HEALTH OF THE TREE. ACCIDENTAL DAMAGE TO BARK, ROOT CROWN, OR LIMBS MAY INCREASE POTENTIAL FOR FUTURE DECLINE.

5. CONTRACTORS AND SUBCONTRACTORS SHALL DIRECT ALL EQUIPMENT AND PERSONNEL TO REMAIN OUTSIDE THE FENCED AREA AND AT ALL TIMES UNTIL PROJECT IS COMPLETE, AND SHALL INSTRUCT EMPLOYEES AS TO THE PURPOSE AND IMPORTANCE OF FENCING.

6. A WARNING SIGN SHALL BE POSTED AT EACH TREE INDICATING THE PURPOSE OF THE FENCING.

7. THE ARBORIST OF RECORD FOR THE JOB OR THE CITY ARBORIST SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF THE FENCING PRIOR TO ANY GRADING OPERATIONS.

8. FENCING MUST REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED. THIS SHALL INCLUDE GRADING AND COMPACTION ACTIVITIES, INSTALLATION OF UNDERGROUND, ALL CONSTRUCTION ACTIVITIES AND ANY OTHER CONSTRUCTION OR ACTIVITY WHICH IS SCHEDULED PRIOR OR LANDSCAPE INSTALLATION.

9. ROOTS OF SINGLE STANDING TREES OFTEN EXTEND UP TO THREE TIMES THE DISTANCE OF THE ACTUAL DRIP LINE AND FUNCTION PRIMARILY IN THEY UPTAKE OF NUTRIENTS AND WATER. THE DRIP LINE IS ARBITRARILY ESTABLISHED AS THE MINIMUM ROOT AREA GENERALLY REQUIRED TO PRESERVE TREE HEALTH. AS MUCH AREA AROUND THE CIRCUMFERENCE OF THE TREE SHOULD HAVE MINIMUM INTRUSION TO FURTHER INSURE TREE SURVIVAL AND HEALTH.

10. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO IN-KIND REPLACEMENT EQUAL TO THE MATURE RESOURCE LOST, AS DETERMINED BY THE CITY.

11. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES AS NEEDED PER ARBORIST'S RECOMMENDATIONS TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. SIX FEET DIAMETER, MINIMUM, BY SIX INCH TALL EARTH BERMS SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS TEMPORARY WATERING BASINS DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE REQUIREMENTS.

12. RELOCATION OF EXISTING TREES SHALL OCCUR UNDER THE OBSERVATION AND DIRECTION OF A CERTIFIED ARBORIST APPROVED BY THE CITY OF SUNNYVALE. CONTACT CITY FOR ADDITIONAL NOTES REGARDING TREE RELOCATION.

13. PLEASE CONSULT SPECIFICATIONS CONCERNING TREE PROTECTION AND MAINTENANCE PREPARED BY HORTICULTURAL SCIENCES FOR MORE INFORMATION.

14. NO TRENCHING SHALL OCCUR WITHIN THE TREE PROTECTION ZONE. ALL UTILITIES SHALL BE HUNG FROM THE DECK OR PLACED ON TOP OF SUBGRADE BELOW BEDDING AND PERVIOUS PAVING. FOOTINGS SHALL EXTEND TO THE DEPTH OF THE EXISTING SUBGRADE.

15. ALL DIGGING WITHIN DRIP LINE OF TREES SHALL BE DONE BY HAND.

16. EXPOSED SOIL AFTER DEMOLITION MUST BE COVERED IMMEDIATELY WITH A 6" LAYER OF WOOD CHIP MULCH.

17. INCORPORATE CITY STANDARD PROVISION 36-03.02:
36-03.02 PROTECTION OF EXISTING TREES DURING CONSTRUCTION ACTIVITIES.
A. ALL EXISTING HERITAGE TREES AND DESIGNATED TREES ON THE JOB SITE REQUIRE PROTECTION FROM CONSTRUCTION ACTIVITIES WITHIN THE DRIP LINES. TEMPORARY CHAIN-LINK FENCING AND PLASTIC CONSTRUCTION FENCE ARE ACCEPTABLE AS PROTECTIVE BARRIERS FOR TREE PROTECTION PURPOSES. FENCING SHALL BE MINIMUM FIVE FEET (5') HIGH. TREE PROTECTION SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. THE CITY RESERVES THE RIGHT TO ISSUE A STOP-WORK NOTICE IF THE TREE PROTECTION DEVICES ARE NOT INSTALLED OF IF THE DEVICES ARE NOT MAINTAINED.
B. NO EXCAVATIONS WITHIN THE TREE PROTECTION AREA ARE ALLOWED UNLESS APPROVED BY THE CITY AND UNDER THE SUPERVISION OF A LICENSED ARBORIST. ANY FILLING WITHIN THE TREE PROTECTION AREA SHALL BE DONE IN ACCORDANCE WITH A DETAILED IMPROVEMENT PLAN APPROVED BY THE CITY. NO TRIMMING, CUTTING OR PRUNING OF DESIGNED TREES CAN OCCUR WITHOUT APPROVAL BY THE CITY AND SUPERVISION OF A LICENSED ARBORIST.
C. NO STORAGE OF MATERIALS; DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS; OPERATION OF EQUIPMENT, PARKED CARS, UNNECESSARY TRENCHING, GRADING OR COMPACTION SHALL BE ALLOWED WITHIN THE DRIP LINE OF ANY TREES.

18. 100% OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. FOR A PHASED PROJECT, SUCH MATERIAL MAY BE STOCKPILED ON-SITE UNTIL THE STORAGE SITE IS DEVELOPED.

L2

TREE REMOVAL/ PRESERVATION NOTES

0

DATE: 10/12/2016

CLASSICS AT ASTER AVE.

SUNNYVALE, CA

CLASSIC COMMUNITIES

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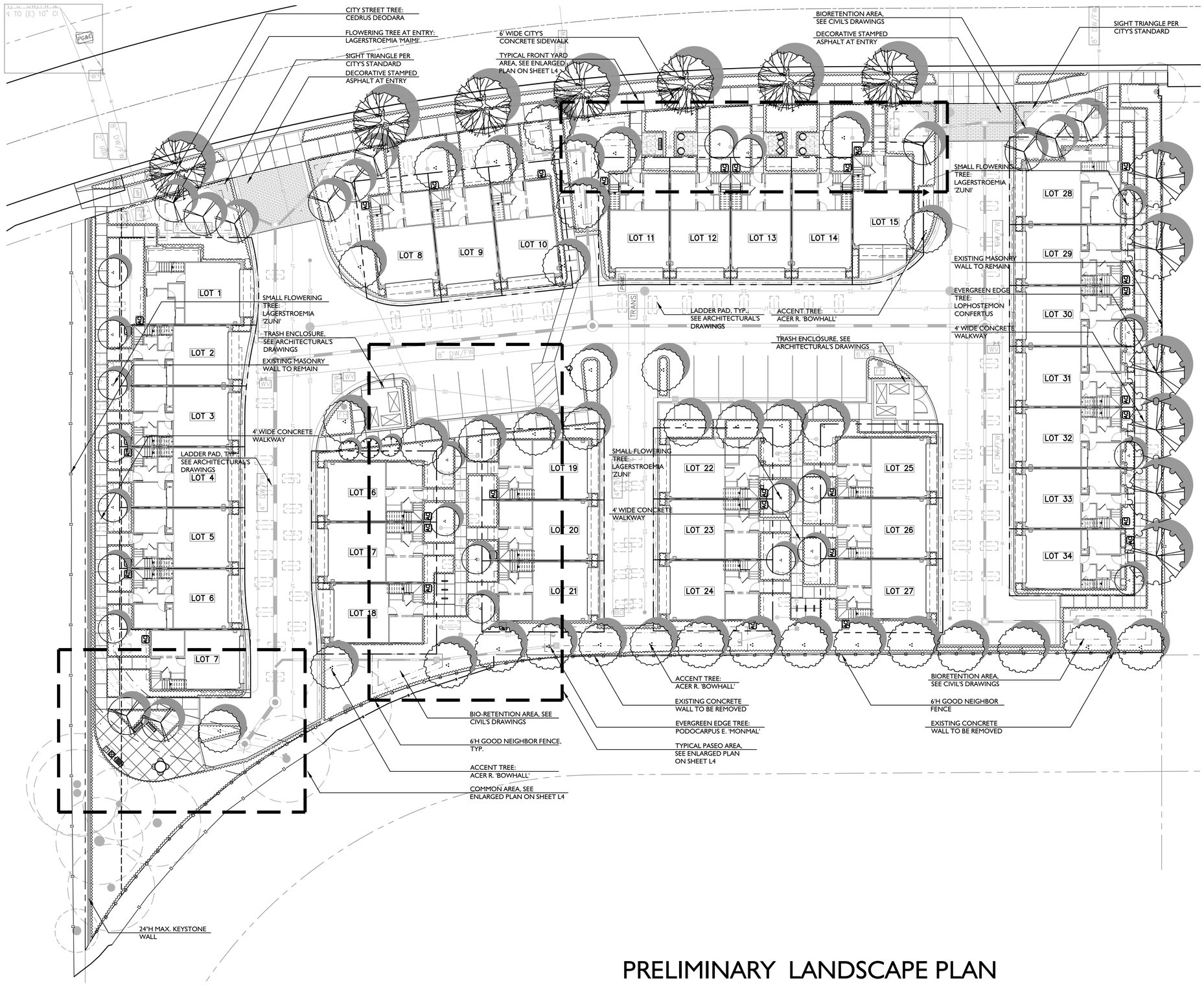

PLANT LIST

TREE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
AR	Acer r. 'Bowhall'	Bowhall Maple	24" Box.	As Shown	MODERATE
CD	Cedrus deodara	Deodar Cedar	24" Box.	As Shown	MODERATE
CC	Cercis canadensis 'Forest Pansy'	Eastern Redbud	24" Box.	As Shown	MODERATE
LT	Lagerstroemia hybrid 'Miami'- Standard	Crape Myrtle	24" Box.	As Shown	LOW
LZ	Lagerstroemia hybrid 'Zuni'- Standard	Crape Myrtle	24" Box.	As Shown	LOW
LC	Lophostemon confertus	Brisbane Box	36" Box.	As Shown	MODERATE
PE	Podocarpus elongatus 'Monmal'	Icee Blue Yellow Wood	24" Box.	As Shown	MODERATE
PM	Podocarpus macrophyllus 'Maki'	Shrubby Yew Podocarpus	15 Gal.	As Shown	MODERATE

SHRUB

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
CP	Cistus x purpureus	Orchid Rockrose	5 Gal.	3'-0"	LOW
DG	Dietes grandiflora 'Variegata'	Variegated Fortnight Lily	5 Gal.	2'-6"	LOW
DV	Dodonea viscosa	Hopseed Bush	5 Gal.	4'-0"	LOW
ET	Escallonia terri	Escallonia	5 Gal.	2'-6"	MODERATE
FJ	Feijoa sellowiana	Pineapple Guava	5 Gal.	4'-0"	LOW
LH	Lavandula a. 'Hidcote Blue'	English Lavender	1 Gal.	2'-0"	LOW
PM	Phormium t. 'Maori Maiden'	New Zealand Flax	5 Gal.	3'-0"	LOW
PS	Phormium t. 'Pink Stripe'	New Zealand Flax	5 Gal.	4'-0"	LOW
PT	Phormium t. 'Tom Thumb'	New Zealand Flax	5 Gal.	2'-0"	LOW
PD	Phormium t. 'Duet'	New Zealand Flax	5 Gal.	3'-0"	LOW
PV	Pittosporum t. 'Turner's Variegated Dwarf'	Pittosporum	5 Gal.	3'-0"	MODERATE
PW	Pittosporum t. 'Wheelers Dwarf'	Pittosporum	5 Gal.	3'-0"	MODERATE
RE	Rhamnus c. 'Leatherleaf' (N)	Coffeeberry	5 Gal.	4'-0"	LOW
RC	Rhaphiolepis i. 'Clara'	Indian Hawthorne	5 Gal.	4'-0"	LOW
RJ	Rhaphiolepis i. 'Jack Evans'	Indian Hawthorne	5 Gal.	4'-0"	LOW
RB	Rosa r. 'Blanc Double De Coubert'	Rose	5 Gal.	3'-0"	LOW
RH	Rosa r. 'Hansa'	Rose	5 Gal.	3'-0"	LOW
SG	Salvia greggii	Autumn Sage	5 Gal.	3'-0"	LOW

GROUNDCOVER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
AP	Agapanthus 'Peter Pan'	Lily-of-the-Nile	1 Gal.	1'-6"	MODERATE
AE	Arctostaphylos 'Emerald Carpet' (N)	Manzanita	1 Gal.	2'-0"	LOW
CS	Cistus salvifolius 'Sunset'	Sage-leaf Rockrose	5 Gal.	3'-0"	LOW
EK	Erigeron karvinskianus	Santa Barbara Daisy	1 Gal.	2'-0"	LOW
GM	Gazania mitsui	Trailing Gazania	1 Gal.	2'-0"	MODERATE
HM	Heuchera m. 'Martha Roederick' (N)	Coral Bells	1 Gal.	1'-6"	MODERATE
LS	Lantana m. 'Spreading Sunshine'	Yellow Trailing Lantana	1 Gal.	3'-0"	LOW
RO	Rosa spp. 'Carpet Rose'	Flowering Carpet Rose	2 Gal.	2'-6"	LOW
SM	Scaevola 'Mauve Clusters'	Fan Flower	1 Gal.	2'-0"	LOW
TR	Teucrium c. 'Prostratum'	Germander	1 Gal.	1'-6"	LOW

GRASSES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
CT	Carex tumicola (N)	Berkeley Sedge	1 Gal.	12"	MODERATE
CH	Chondropetalum tectorum	Cape Reed	5 Gal.	3'-0"	LOW
FR	Festuca c. 'River House Blues' (N)	Ron's California Fescue	1 Gal.	2'-0"	LOW
FE	Festuca g. 'Elijah Blue' (N)	Blue Fescue	1 Gal.	12"	LOW
HS	Helictotrichon sempervirens	Blue Oat Grass	1 Gal.	1'-6"	LOW
JP	Juncus patens 'Elk Blue' (N)	California Rush	5 Gal.	2'-0"	MODERATE

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
DB	Distictis buccinatoria	Blood Red Trumpet Vine	15 Gal.	As Shown	MODERATE
HH	Hardenbergia v. 'Happy Wanderer'	Hardenbergia	15 Gal.	As Shown	MODERATE
JL	Jasminum polyanthum	Pink Jasmine	15 Gal.	As shown	MODERATE
WS	Wisteria sinensis	Chinese Wisteria	15 Gal.	As shown	MODERATE

(N) = NATIVE PLANTS

TOTAL PLANTS	SUBTOTAL PLANTS WITH NATIVE, LOW WATER OR NO WATER USE REQUIREMENTS
17,100 S.F.	14,500 S.F.
PERCENTAGE OF PLANTS MEETING NATIVE/ LOW WATER REQUIREMENTS: 85% MORE THAN 80% REQUIRED.	

PRELIMINARY LANDSCAPE PLAN

L3

0 8' 16' 32'

DATE: 10/12/2016

CLASSICS AT ASTER AVE.

SUNNYVALE, CA

CLASSIC COMMUNITIES

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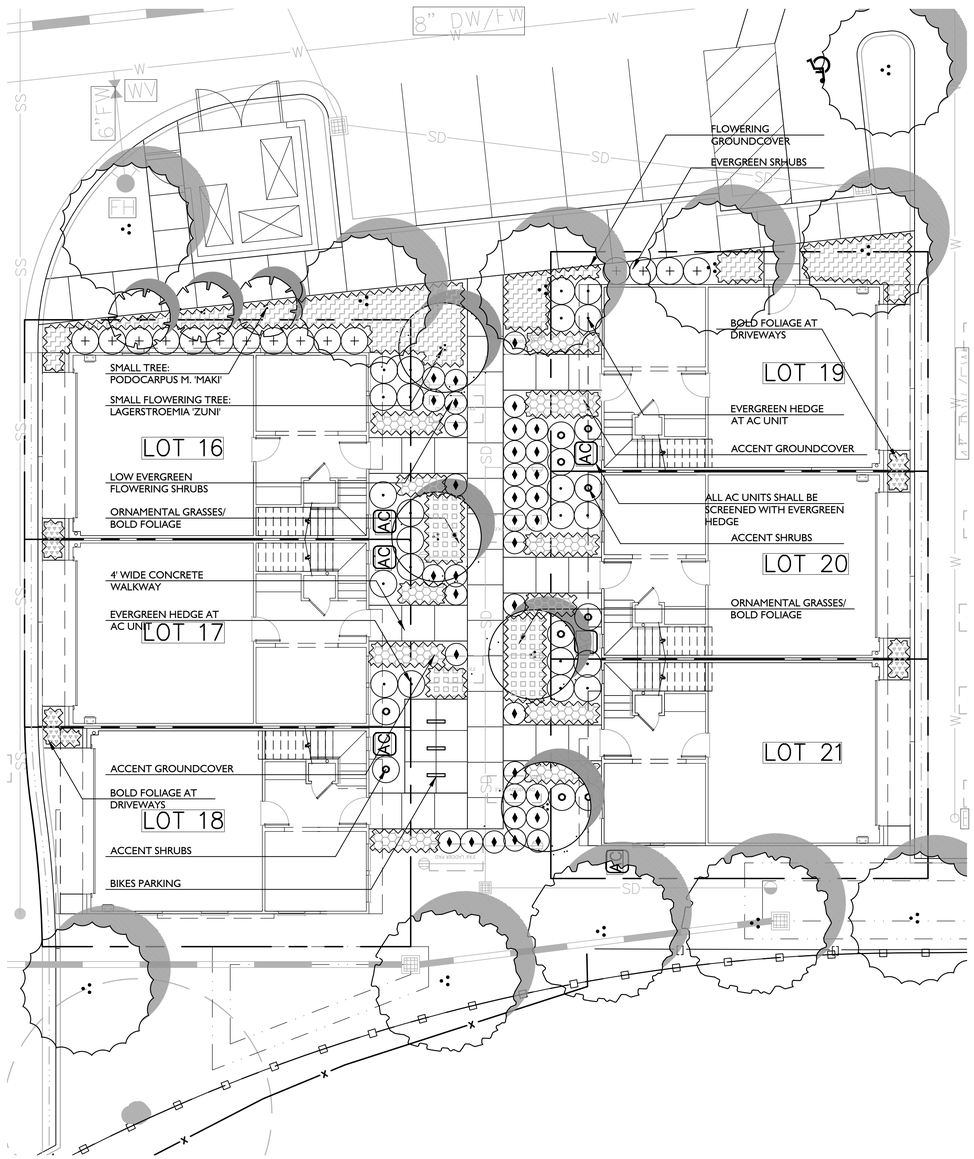
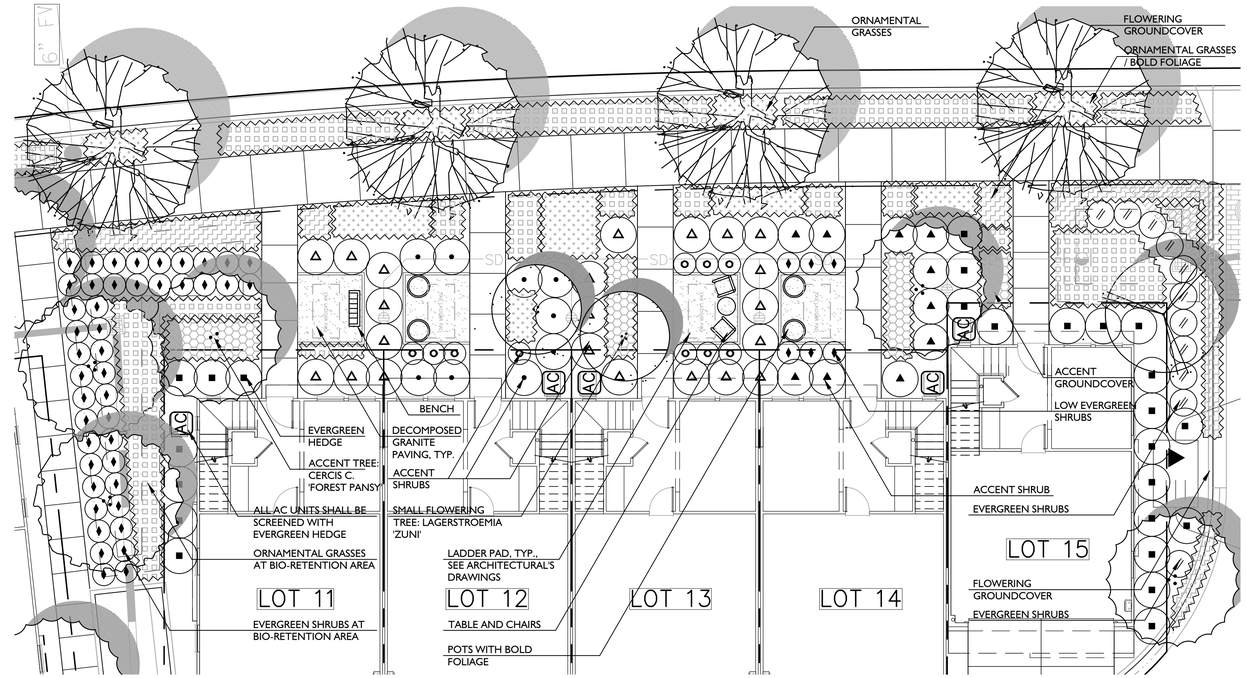


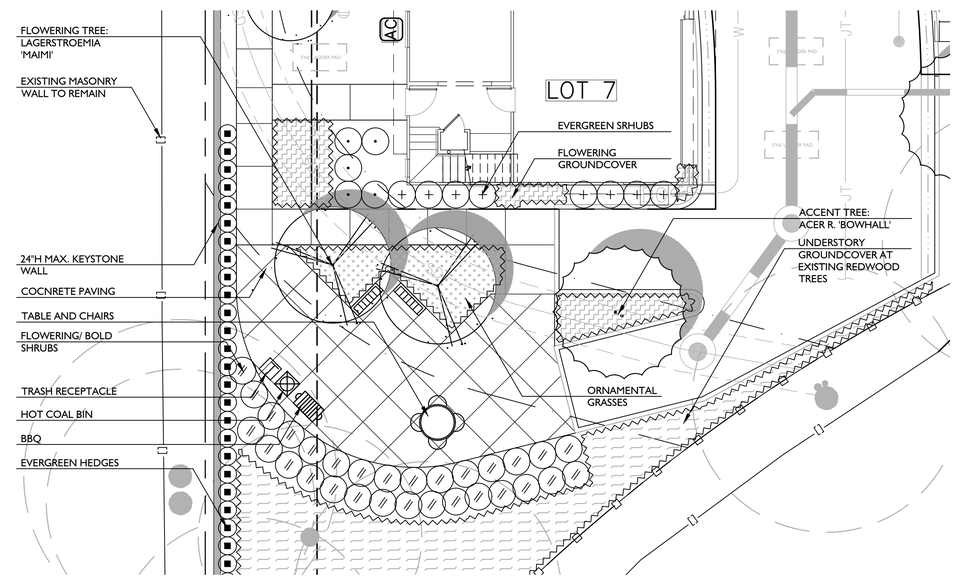
1 TYPICAL PASEO AREA

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



2 TYPICAL FRONTYARD AREA

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



3 COMMON AREA

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

L4

ENLARGED PRELIMINARY LANDSCAPE PLANS

0 4' 8' 16'

DATE: 10/12/2016

CLASSICS AT ASTER AVE.

SUNNYVALE, CA

CLASSIC COMMUNITIES

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
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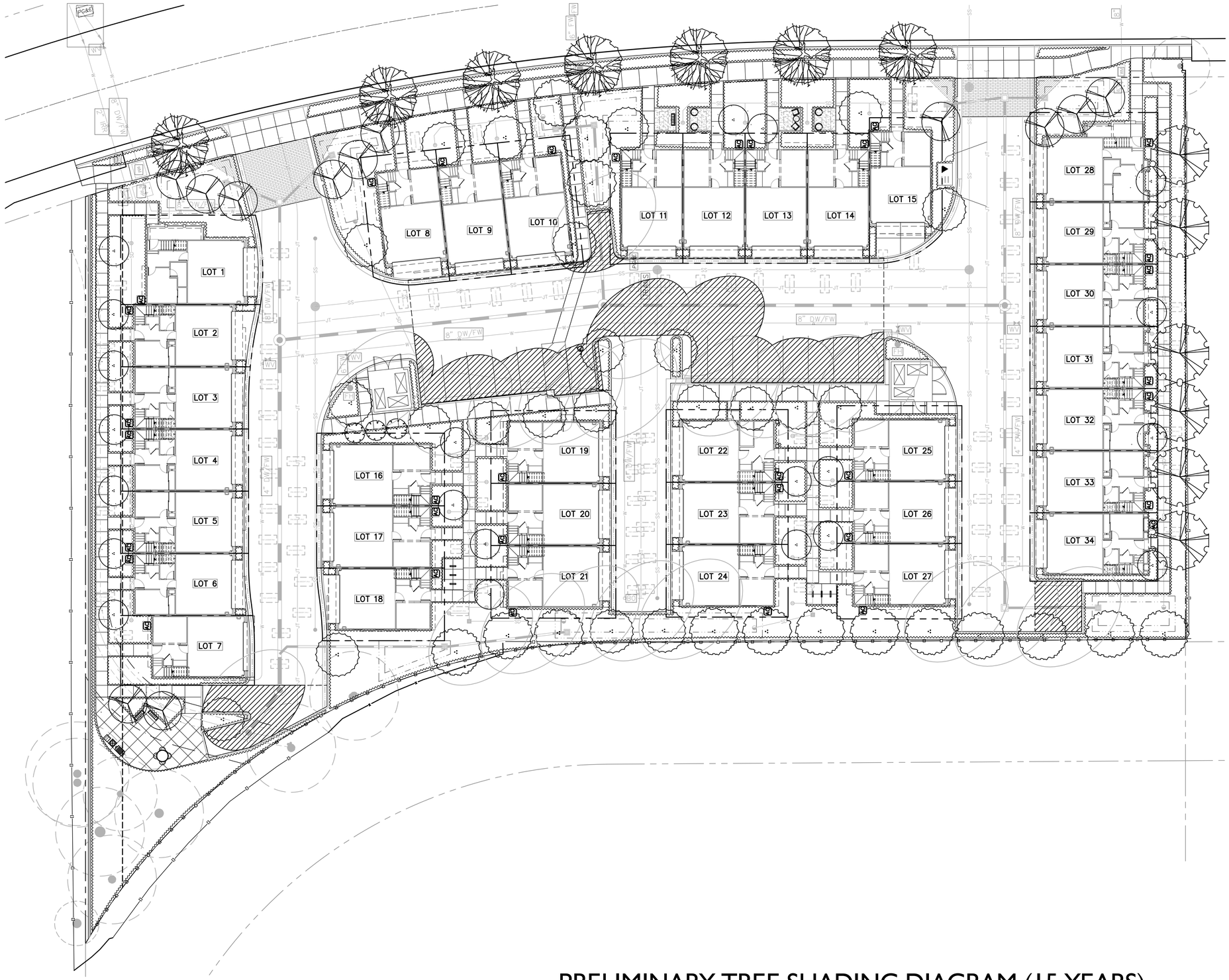

LEGEND

SHADE: 3,822 S.F.

PARKING AREA: 7,248 S.F.

RATIO SHADE/PARKING: 53% Coverage.

50% SHADE COVERAGE REQUIRED PER ZONING ORDINANCE 19.37.070

PRELIMINARY TREE SHADING DIAGRAM (15 YEARS)

L5

0 8' 16' 32'

DATE: 10/12/2016

CLASSICS AT ASTER AVE.

SUNNYVALE, CA

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WATER-EFFICIENT LANDSCAPING CHECKLIST

This form is required for all landscaping projects requiring review and approval by the Planning Division. For more details on landscaping, irrigation and usable open space requirements, see SMC 19.37.

PROJECT INFORMATION

Site Address: 1122-1134 ASTER AVE.		
APN:	Zoning:	
Planning Project #:		
Total Landscaped Area (sq. ft.): 17,100 S.F.		
For Option 1	Turf Area (sq. ft.): 0 S.F.	
	% Turf of Total Landscaped Area: 0 S.F.	
	% Native, low water or no water use plants of non-turf landscaped area: 14,500 S.F.	
For Option 2	Special Landscaped Area *(including water features using recycled water)*:	

Landscaped area means a portion of a site planted with vegetation utilized for screening or ornamentation. Landscaped areas may include decorative rock or stone, provided that such materials are incidental and do not comprise more than thirty percent of the area. For purposes of computation of landscaped area as that term is used in this title, automobile parking areas, storage areas, vehicular ways and specifically permitted unenclosed uses shall not be considered as landscaping.

Turf means a ground cover surface of mowed grass.

Special landscaped area means an area of the landscaping dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water, and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

APPLICANT INFORMATION

Note: The landscaping and irrigation plans shall be prepared by, and bear the signature of, a certified professional, unless the total landscaped area is less than 2,500 square feet.

Name: DAVID L. GATES		Check whichever applies: ☐ Property Owner/Designee ☒ Certified Professional: LANDSCAPE ARCHITECT
Phone: (925) 736-8176	Email: DAVID@DGATES.COM	NO. 1550 License or Certification # (if applicable)

COMPLIANCE CHECKLIST

REQUIREMENT		PROJECT COMPLIANCE (To be completed by applicant)	STAFF REVIEW
Water Efficiency Design	Landscaping design and plant selection is based on one of two options: • **Option 1:** Turf/lawn is limited to 25% or less of the landscaped area. Of the non-turf area, at least 80% is planted with native, low water or no water use plants. • **Option 2:** Landscaping design is based on water budget calculations.	☒ Option 1 ☐ Option 2. Completed Water Budget Calculation Worksheets included.	☐
Plant Material	Variety – Landscaping includes trees, shrubs, vines, flower, ground covers or a combination thereof.	☒ Yes	☐
	Size – Proposed plants are sized and spaced to achieve immediate effect.	☒ Yes	☐
Trees	One (1) tree per 1,000 sq. ft. of required landscaped area (per SMC 19.37.040) in addition to required parking lot shading trees	☒ Yes ☐ Not applicable	☐
Turf	Turf is tall fescue or similar	☐ Yes	☐
	Turf is planted on slope < 10% if slope is adjacent to hardscape	☐ Yes	☐
Hydrozones	Plants with similar water needs are grouped together	☒ Yes	☐
	Areas that mix plants are captured in the water budget calculations	☒ Yes	☐
Soil Management	A min. 2 inches of mulch on all non-turf soil areas	☒ Yes	☐
	Soil amendments, such as compost or fertilizer, shall be appropriately added according to soil conditions and selected plants	☒ Yes	☐
	Grading is designed to minimize soil erosion, runoff and water waste	☒ Yes	☐

COMPLIANCE CHECKLIST (continued)

REQUIREMENT		PROJECT COMPLIANCE (To be completed by applicant)	STAFF REVIEW
Water Features (ponds, fountains, etc.)	Uses recirculating water system and uses recycled water if available	☐ Yes ☒ Not applicable	☐
Irrigation System Design	All landscaped areas have a permanent irrigation system (required except for single-family and duplex)	☒ Yes ☐ Not applicable	☐
	Designed and will be maintained to prevent water waste (e.g. runoff, overspray, low head drainage) and meet or exceed an average landscaping irrigation efficiency of 70%	☒ Yes ☐ Not applicable	☐
	Designed to meet the individual water needs of each hydrozone; Sprinkler heads and other emission devices are selected based on what is appropriate for the plant type within each hydrozone; Sprinkler heads have matched precipitation rates within each circuit.	☒ Yes ☐ Not applicable	☐
	Low volume irrigation (e.g. bubbler or drip-type) is used for trees, shrubs, mulched areas, areas with slope >10%, areas less than 8 ft. wide in any direction, and areas within 2 ft. of any impermeable hardscape	☒ Yes ☐ Not applicable	☐
	Irrigation controllers utilizing either evapotranspiration or soil moisture sensor data and capable of dual or multiple programming are used. Sensors that override the call for water during unfavorable weather conditions or if the soil is still moist are incorporated into the system	☒ Yes ☐ Not applicable	☐
	Irrigation controllers and backflow devices are screened from public view	☒ Yes ☐ Not applicable	☐

APPLICANT COMMENTS

CERTIFICATION

I am aware of available informational resources regarding native and water-wise plants, irrigation efficiency, and other aspects of water-efficient landscaping. I certify that the information provided on this checklist is correct, and that the landscaping project meets the specified requirements of Chapter 19.37 of the Sunnyvale Municipal Code.

APPLICANT SIGNATURE — DATE: 10-12-2016

One-Stop Permit Center – City Hall – 456 W. Olive Avenue – (408) 730-7444
Planners and Building Division staff are available 8:00 a.m. to noon and 1:00 to 5:00 p.m.
www.SunnyvalePlanning.com / www.SunnyvaleBuilding.com

WATER BUDGET CALCULATIONS:

LOW WATER USE PLANTING AREA	=	14,500 S.F.
MODERATE WATER USE PLANTING AREA	=	2,600 S.F.
HIGH WATER USE PLANTING AREA	=	0 S.F.
TOTAL PLANTING AREA	=	17,100 S.F.

ESTIMATE TOTAL WATER USE:

ETWU (LOW WATER USE) $= (43) \times (0.62) \times \frac{(0.3 \times 14{,}500)}{0.70}$ = 165,673 GAL/ YR

ETWU (MODERATE WATER USE) $= (43) \times (0.62) \times \frac{(0.6 \times 2{,}600)}{0.70}$ = 59,414 GAL/ YR

ETWU (HIGH WATER USE) $= (43) \times (0.62) \times \frac{(0.9 \times 0)}{0.70}$ = 0 GAL/ YR

TOTAL ETWU = 229,142 GAL/ YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (LOW WATER USE) $= (43) \times (0.62) \times (0.7 \times 17{,}100)$ = 319,120 GAL/ YR

TREE REPLACEMENT DATE:

TREES PROPOSED TO BE REMOVED		REPLACEMENT QTY REQUIRED
NO. 1	17" DIA. CHINESE ELM	1 / 24" BOX
NO. 2	18" DIA. CHINESE ELM	1 / 24" BOX
NO. 3	16" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 4	15" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 5	12" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 6	22" DIA. CANARY ISLAND PINE	1 / 36" BOX
NO. 7	13" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 8	13" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 9	12" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 10	17" DIA. CHINESE ELM	1 / 24" BOX
NO. 11	13" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 12	10" DIA. CANARY ISLAND PINE	0 / 24" BOX
NO. 13	6" DIA. CANARY ISLAND PINE	0 / 24" BOX
NO. 14	17" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 15	14" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 16	19" DIA. CANARY ISLAND PINE	1 / 36" BOX
NO. 17	14" DIA. CAROB	1 / 24" BOX
NO. 18	15" DIA. CAROB	1 / 24" BOX
NO. 19	22" DIA. CANARY ISLAND PINE	1 / 36" BOX
NO. 20	18" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 21	12" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 22	18" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 23	12" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 24	14" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 25	17" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 26	15" DIA. CANARY ISLAND PINE	1 / 24" BOX
NO. 27	21" DIA. CAROB	1 / 36" BOX
NO. 28	17" DIA. CHINESE ELM	1 / 24" BOX
NO. 29	16" DIA. CHINESE ELM	1 / 24" BOX
NO. 31	5 (x4)" DIA. JAPANESE PRIVET	0 / 24" BOX
NO. 32	3" DIA. CAMPHOR	0 / 24" BOX
NO. 33	16" DIA. CHINESE ELM	1 / 24" BOX
NO. 34	7" DIA. EVERGREEN PEAR	0 / 24" BOX
NO. 35	12" DIA. EVERGREEN PEAR	1 / 24" BOX
NO. 36	12" DIA. EVERGREEN PEAR	1 / 24" BOX
NO. 37	6" DIA. EVERGREEN PEAR	0 / 24" BOX
NO. 38	19" DIA. CHINESE ELM	1 / 36" BOX
NO. 39	20" DIA. CHINESE ELM	2 / 24" BOX
NO. 40	15" DIA. CAMPHOR	1 /24" BOX
NO. 41	17" DIA. CAMPHOR	1 / 24" BOX
NO. 42	13" DIA. CAMPHOR	1 / 24" BOX
NO. 43	15" DIA. CAMPHOR	1 / 24" BOX
NO. 51	45" DIA. COAST REDWOOD	1 / 36" BOX
	TOTAL:	6 / 36" BOX 34 / 24" BOX

36" BOX TREE PROPOSED FOR THIS PROJECT = 6 / 36" BOX

24" BOX TREE PROPOSED FOR THIS PROJECT = 75 / 24" BOX

15 GALLON TREE PROPOSED FOR THIS PROJECT = 3 / 15 GALLON

PLANTING NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

2. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT.

3. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DETAIL.

4. PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.

5. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT TO BLOCK WINDOWS NOR IMPEDE ACCESS.

6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF /WHEN NECESSARY.

7. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH GRADE.

8. ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE.

9. LANDSCAPE CONTRACTOR SHALL HIRE AN ACCREDITED SOILS ANALYSIS FIRM TO TEST SOIL AND ABIDE BY RECOMMENDATIONS CONTAINED WITHIN FOR PROPER PLANT GROWTH.

10. ON GRADE PLANTING BACKFILL MIX SHALL CONSIST OF 50% IMPORTED TOPSOIL, 50 % NATIVE SOIL (WITH NO ROCKS LARGER THAN 2" DIAMETER).

11. ALL ON-GRADE PLANTING AREAS ARE TO RECEIVE IRON AND NITROGEN STABILIZED REDWOOD SOIL CONDITIONER AT THE RATE OF 6 CUBIC YARDS/1000 SQUARE FEET, EVENLY TILLED 6" DEEP INTO THE SOIL TO FINISH GRADE.

12. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH 3" LAYER OF SALT WATER FREE FIR BARK MULCH HAVING A MAXIMUM SIZE OF 3/4" DIAMETER.

13. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY.

14. ALL TREES WITHIN 5' OF PAVING AREAS SHALL HAVE DEEP ROOT BARRIERS INSTALLED. DEEP ROOT BARRIER MODEL NO. UB-36.2. (415) 344.1464.

15. ALL SLOPES GREATER THAN 2.5:1 SHALL BE COVERED WITH JUTE NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 2" AND SECURE AS REQUIRED WITH METAL STAPLES.

16. THE LANDSCAPE CONTRACTOR SHALL AS A PART OF THIS BID PROVIDE FOR A PLANTING ALLOWANCE FOR THE AMOUNT OF $1,500.00 (ONE THOUSAND FIVE HUNDRED DOLLARS), TO BE USED FOR SUPPLYING AND INSTALLING ADDITIONAL PLANT MATERIAL AS DIRECTED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER IN WRITING. THE UNUSED PORTION OF THE ALLOWANCE SHALL BE RETURNED TO THE OWNER AT THE BEGINNING OF THE MAINTENANCE PERIOD.

17. CONTRACTOR SHALL EXCAVATE ALL LIME-TREATED SOILS FROM ALL PLANTING AREAS.

18. ADJACENT TO CURBS OR PAVING, CONTRACTOR TO HOLD CENTER OF PLANTINGS $\frac{1}{2}$ THE DISTANCE OF THE ON-CENTER SPACING.

19. THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN AGRICULTURAL SUITABILITIES ANALYSIS AND PERCOLATION TEST VERIFYING 3" PER HOUR DRAIN RATE FOR ON-SITE AND IMPORTED TOPSOIL. RECOMMENDATIONS FOR AMENDMENTS AND DRAINAGE SOLUTIONS CONTAINED IN THIS ANALYSIS, SHALL BE CARRIED OUT BEFORE PLANTING OCCURS IF DRAINAGE IS FOUND TO NOT AT A PROPER RATE.

20. TREES WITHIN THE PROPERTY LINE SHALL BE MAINTAIN A HEIGHT OF 8 FEET CLEARANCE ABOVE GROUND IN (5) YEARS.

21. TREES SHALL NOT BE INSTALLED WITHIN 10 FEET OF SANITARY SEWER MAINS AND LATERALS. S.C.D. FOR SANITARY SEWER MAINS AND LATERALS LOCATIONS.

22. TREES WITHIN THE PROPERTY LINE SHALL BE MAINTAIN A DISTANCE OF 5' FROM SIDE OF STRUCTURE AND PERIMETER FENCING. TREE TYPES WITH SMALLER BRANCHES NOT CONDUCIVE TO CLIMBING ARE ONLY ALLOWED WITHIN 5' DISTANCE FROM SIDE OF STRUCTURE AND PERIMETER FENCING.

23. TREES NEXT TO RESIDENCES SHALL NOT BE PLANTED IN POSITIONS THAT WILL BLOCK WINDOWS.

24. ALL SHRUBS AROUND THE BUILDING STRUCTURE SHALL MAINTAIN A HEIGHT OF 3 FOOT AND TRIMMED UP FROM GROUND 1 FOOT. ALL SHRUBS SHALL BE KEPT BELOW WINDOWS ON GROUND.

25. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH 3" LAYER OF CHIPPED MULCH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

WATER EFFICIENT LANDSCAPE STATEMENT

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET CURRENT WATER EFFICIENCY STANDARDS AND STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AS REQUIRED BY LOCAL JURISDICTIONS WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF HIGH EFFICIENCY SPRAY IRRIGATION TO THE TURF AND GROUND COVER AREAS AND DRIP IRRIGATION BUBBLERS TO RESTRICTED SHRUB PLANTING AND SHRUB MASS PLANTING AREAS AS APPLICABLE.

IRRIGATION SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE RECYCLED WATER WHERE AVAILABLE EITHER CURRENTLY OR IN THE FUTURE AS DIRECTED BY THE LOCAL WATER PURVEYOR. RECYCLED WATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH LOCAL AND STATE CODES.

IRRIGATION SYSTEMS FOR LANDSCAPES GREATER THAT 5,000 SF SHALL HAVE A DEDICATED WATER METER FOR IRRIGATION.

A WATER EFFICIENT LANDSCAPE WORKSHEET SHALL BE INCLUDED WITH HYDROZONE INFORMATION TABLE, WATER BUDGET CALCULATIONS AND IRRIGATION OPERATION SCHEDULES.

A STATE OF THE ART ET BASED SELF ADJUSTING IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO AUTOMATICALLY CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE). THIS SHALL INCLUDE RAIN AND FLOW SENSORS AS APPLICABLE FOR A HIGHER LEVEL OF WATER CONSERVATION.

TREE BUBBLERS SHALL BE INCLUDED ON SEPARATE CIRCUITS TO ISOLATE THE IRRIGATION TO THE TREES AND PROVIDE DEEP WATERING TO PROMOTE A DEEPER ROOT STRUCTURE.

SPRAY IRRIGATION SYSTEMS FOR GROUNDCOVER AREAS GREATER THAN 8' WIDE IN ANY DIRECTION SHALL BE DESIGNED WITH COMMERCIAL SERIES SPRAY HEADS WITH HIGH EFFICIENCY NOZZLES THAT INCLUDE INTERNAL CHECK VALVES AND PRESSURE COMPENSATION DEVICES. THE HEADS SHALL BE DESIGNED IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM. THE NOZZLES DELIVER WATER AT MINIMUM 70% EFFICIENCY WITH A LOW PRECIPITATION RATE THAT MATCHES THE INFILTRATION RATE OF THE SOIL.

THE DRIP SYSTEM WILL INCORPORATE PRESSURE COMPENSATING DRIP BUBBLERS WITH 1/4" DRIP TUBES TO EACH PLANT WHICH DELIVERS WATER AT 90% EFFICIENCY AT AN APPLICATION RATE THAT MATCHES THE SOIL TYPE.

L6

PRELIMINARY LANDSCAPE DATA AND NOTES

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DATE: 10/12/2016

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1 COMMON OPEN SPACE

2 TRASH RECEPTACLE

3 HOT COAL BIN

4 BBQ

5 TABLE AND CHAIRS

6 BENCH

L7

PRELIMINARY LANDSCAPE DETAILS

0

DATE: 10/12/2016

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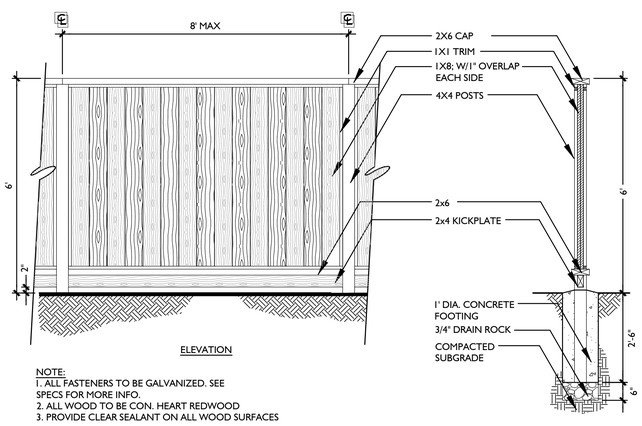
1 DECORATIVE STAMPED ASPHALT

2 MAILBOX CLUSTERS

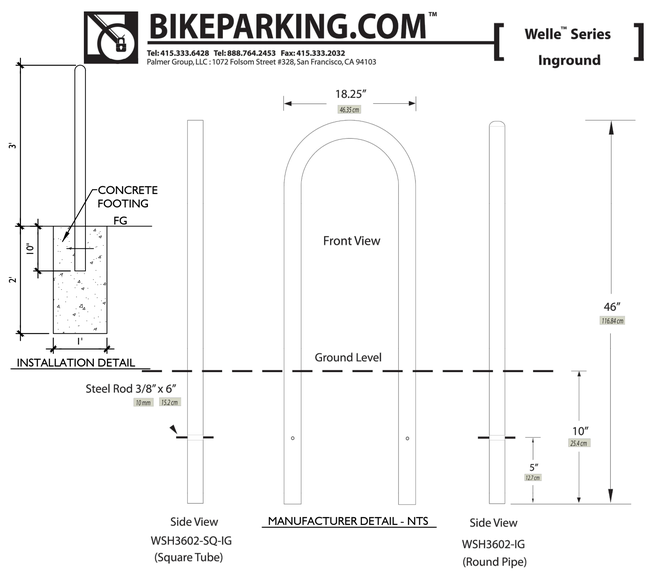


NOTE:
1. ALL FASTENERS TO BE GALVANIZED. SEE SPECS FOR MORE INFO.
2. ALL WOOD TO BE CON. HEART REDWOOD
3. PROVIDE CLEAR SEALANT ON ALL WOOD SURFACES

3 6' GOOD NEIGHBOR FENCE

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

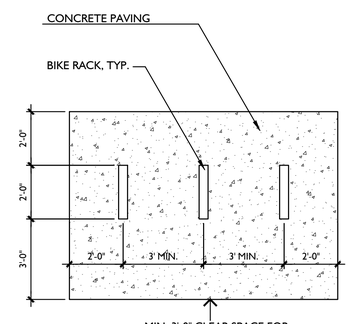
4 LOW KEYSTONE WALL



Welle™ Series Rack, Inground

Tubing	Model	Weight	Finish Options		Hoop			Steel Rod
Round Pipe	WSH3602-IG	30 lbs (13.51 kg)	-G	Hot Dipped Galvanized	-G, -P, -GP	2.375" O.D. x 0.154" Wall (6.0 cm) (4.0 mm)	Schedule 40 Pipe (Regular Steel)	3/8" x 6" (10 mm) (15.2 cm)
			-P	Powder Coated (color)	-SS	2.375" O.D. x 0.154" Wall (6.0 cm) (4.0 mm)	Schedule 40 Pipe (304 SS Alloy)	
Square Tube	WSH3602-SQ-IG	34 lbs (15.45 kg)	-GP	Hot Dipped Galvanized with Powder Coat (color) Top-Coat	-G, -P, -GP	2" x 2" x 0.188" Square Tube (Regular Steel) (5.1 cm x 5.1 cm x 5 mm)		Solid Rod (Regular Steel)
			-SS	Stainless #4 Brush Finish	-SS	2" x 2" x 0.188" Square Tube (304 SS Alloy) (5.1 cm x 5.1 cm x 5 mm)		

09/06/12



PLAN VIEW
SCALE: 3/8" = 1'-0"

5 BIKE RACK

SCALE: 3/4" = 1'-0"

PRELIMINARY LANDSCAPE DETAILS

L8

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DATE: 10/12/2016

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TREES


Acer r. 'Bowhall'


Cedrus deodara


Cercis 'Forest Pansy'


Lagerstroemia 'Miami'

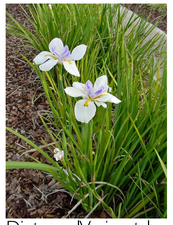

Lagerstroemia 'Zuni'


Lophostemon confertus


Podocarpus elongatus 'Monmal'


Podocarpus macrophyllus 'Maki'

SHRUBS


Dietes g. 'Variegata'


Escallonia terri


Lavandula s. 'Hidcote Blue'


Phormium 'Pink Stripe'


Phormium t. 'Tom Thumb'


Pittosporum 'Turner's Dwarf'


Rhamnus c. 'Leatherleaf'


Rhaphiolepis 'Clara'


Rosa 'Hansa'


Salvia greggii

GROUNDCOVER


Cistus s. 'Sunset'


Gazania mitsui


Helictotrichon s.


Heuchera m.


Lantana m. 'Spreading Sunshine'


Rosa 'Carpet Rose'


Teucrium c. 'Prostratum'

BIORETENTION AREA


Carex tumicola


Chondropetalum tectorum


Juncus p. 'Elk Blue'

VINES


Distictis buccinatoria


Hardenbergia v. 'Happy Wanderer'


Jasminum polyanthum


Wisteria sinensis

PRELIMINARY PLANT PALETTE

L9

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DATE: 10/12/2016

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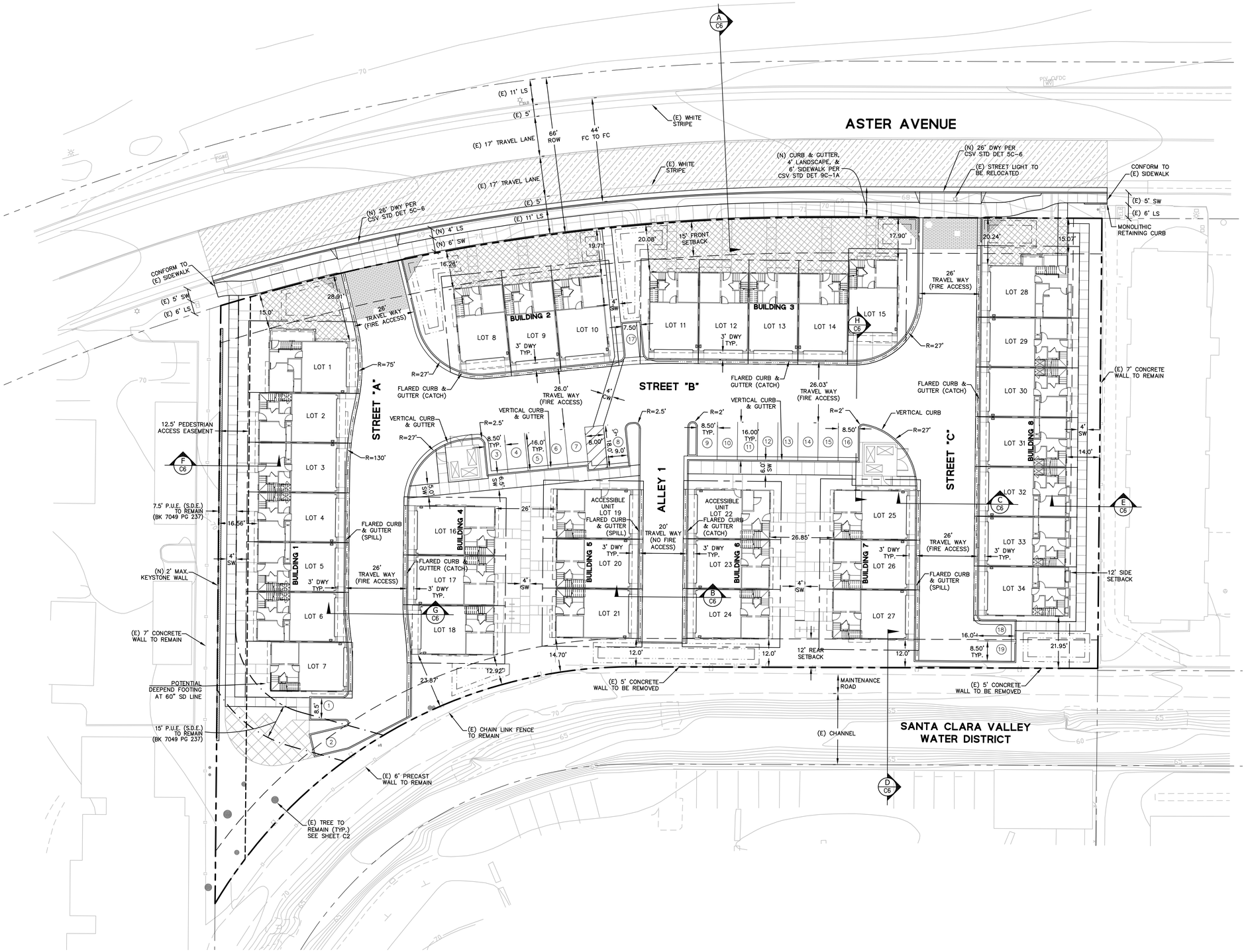

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- (E) EASEMENT TO REMAIN
- BUILDING SETBACK
- AC PAVEMENT
- ACCENT PAVEMENT (SEE LS PLANS)
- SIGHT TRIANGLE
- FLARED CURB & GUTTER
- VERTICAL CURB & GUTTER
- VERTICAL CURB
- PERIMETER WOOD FENCE
- PRECAST WALL
- BIORETENTION BASIN
- BUILDING SETBACK
- TYPE II SLURRY SEAL

ABBREVIATIONS

AB –AGGREGATE BASE
BLDG –BUILDING
BC –BACK OF CURB
BW –BACK OF WALK
CL –CENTER LINE
CSV –CITY OF SUNNYVALE
CW –CROSSWALK
DWY –DRIVEWAY
FC –FACE OF CURB
LS –LANDSCAPE
MAX. –MAXIMUM
(N) –NEW
OH –VEHICLE OVERHANG
PL –PROPERTY LINE
PS –PARK STRIP
R –RADIUS
STD –STANDARD
SW –SIDEWALK
TYP –TYPICAL
P.U.E. –PUBLIC UTILITY EASEMENT
S.D.E. –STORM DRAIN EASEMENT
(#) –PARKING STALL

BUILDING AVERAGE SETBACK CALCULATION

AREA IN FRONT OF BUILDING:	LENGTH IN FRONT OF BUILDING:
BUILDING 1 = 690 SF	BUILDING 1 = 32 FT
BUILDING 2 = 1,170 SF	BUILDING 2 = 64 FT
BUILDING 3 = 2,290 SF	BUILDING 3 = 107 FT
BUILDING 8 = 585 SF	BUILDING 8 = 34 FT
TOTAL = 4,735 SF	TOTAL = 237 SF

AVERAGE SETBACK = 4,735 SF/237 FT = 20.0 FT

UNCOVERED/GUEST PARKING NOTE

• REGULAR PARKING STALLS (8.5x16):	17
• COMPACT PARKING STALLS (7.5x15):	1
• ACCESSIBLE PARKING STALLS (9.0x18):	1
• TOTAL UNCOVER/GUEST PARKING STALLS PROVIDED:	19

NOTE COMPACT STALL IS LESS THAN 10% OF THE TOTAL UNCOVER/GUEST PARKING STALLS.

GENERAL NOTES

1. SEE SHEET C7 FOR TRASH ENCLOSURE SIZING. FOR ALL OTHER INFORMATION SEE ARCHITECTURAL PLANS.

BENCHMARK

CITY OF SUNNYVALE BENCHMARK #82: BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST CURB RETURN, INTERSECTION OF REED AVENUE AND TIMBERPINE AVENUE. NAVD 1988 ELEV 67.45'

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

PRELIMINARY SITE PLAN

1122-1134 ASTER AVENUE
CLASSICS AT ASTER

IN SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N First Street, Ste. 600
San Jose, CA 95112
408.467.9100; 408.467.9199

JOB NO. 20146073
DATE 10/13/2016

REGISTERED PROFESSIONAL ENGINEER S. R. SCHORK PE 47813 EXP.12/31/17 CIVIL STATE OF CALIFORNIA

C1

DRAWING NAME: G:\20146073 Classics at Aster Ave\DWG\PLANS\SHEETS\PLASTER-SP.dwg
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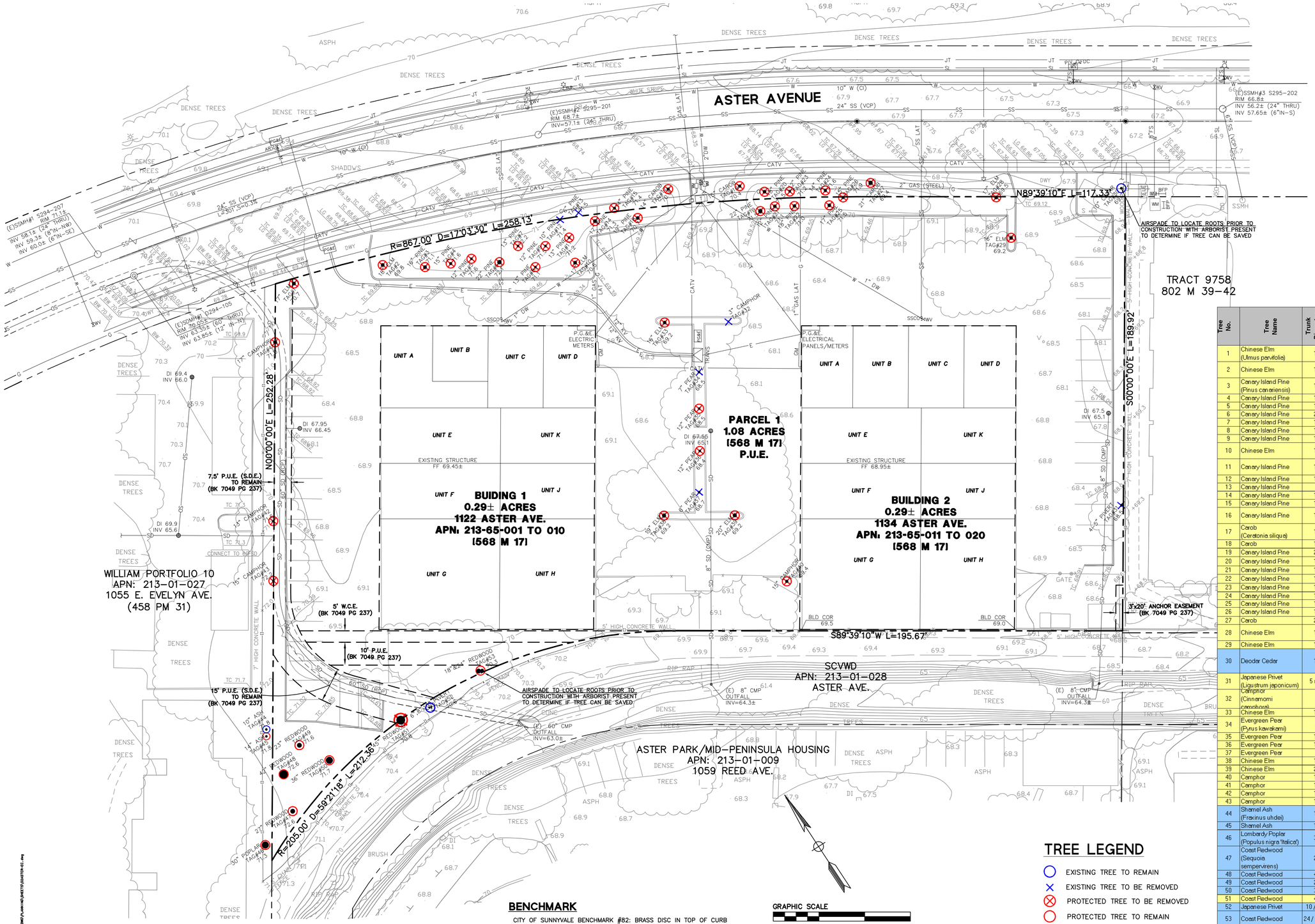

LEGEND

	PROPERTY LINE		DROP INLET
	EASEMENT		STORM DRAIN MANHOLE
G	GAS MAIN		SANITARY SEWER MANHOLE
W	WATER MAIN		SANITARY SEWER CLEANOUT
E	ELECTRICAL LINE		ELECTROLIER
SS	SANITARY SEWER LINE		STREETLIGHT
SD	STORM DRAIN LINE		STREET LIGHT BOX
JT	JOINT TRENCH LINE		CABLE BOX
SL	STREET LIGHT LINE		TELEPHONE BOX
X	CHAIN LINK FENCE		TELEPHONE MANHOLE
T	TELEPHONE LINE		SIGN (SINGLE POLE)
	PRECAST WALL		JOINT UTILITY POLE
CATV	CABLE TELEVISION LINE		WATER VALVE/AIR RELIEF VALVE
SD	60" STORM DRAIN MAIN (CITY)		WATER METER
	CURB AND GUTTER		FIRE HYDRANT
	MONUMENT		BACK FLOW PREVENTOR
PB	ELECTRIC PULLBOX		FIRE DEPARTMENT CONNECTION
GM	GAS METER		ELECTRICAL BOX
TRANS	TRANSFORMER		UTILITY BOX (GENERAL)
PG&E	PG&E VAULT		CATCH BASIN
P.U.E.	PUBLIC UTILITY EASEMENT	W.C.E.	WIRE CLEARANCE EASEMENT
S.D.E.	STORM DRAIN EASEMENT		

Tree No.	Tree Name	Trunk Diameter (in.)	Canopy Height (ft)	Canopy Spread (ft)	Health	Structural Integrity	Overall Condition	Protected Tree	Preserve or Remove	Notes
1	Chinese Elm (Ulmus pervfolia)	17	40	45	4	3	Poor	Yes	Remove	Poor Condition / Sidewalk Const.
2	Chinese Elm	18	40	40	4	3	Poor	Yes	Remove	Poor Condition / Bio-Retention Construction
3	Canary Island Pine (Pinus canariensis)	16	75	30	1	2	Good	Yes	Remove	Roadway Const.
4	Canary Island Pine	15	75	30	1	2	Good	Yes	Remove	Roadway Const.
5	Canary Island Pine	12	75	25	1	2	Good	Yes	Remove	Bio-Retention/ Berm Removel
6	Canary Island Pine	22	75	30	1	2	Good	Yes	Remove	Berm Removal/ Residence Const.
7	Canary Island Pine	13	75	30	1	2	Good	Yes	Remove	Berm Removal/ Residence Const.
8	Canary Island Pine	13	75	30	1	2	Good	Yes	Remove	Berm Removal/ Residence Const.
9	Canary Island Pine	12	75	20	1	3	Good	Yes	Remove	Berm Removal/ Residence Const.
10	Chinese Elm	17	35	45	3	3	Poor	Yes	Remove	Poor Condition / Residence Const./ Berm Removel
11	Canary Island Pine	13	75	20	1	2	Good	Yes	Remove	Hardscape Const./ Berm Removal/ Residence Const.
12	Canary Island Pine	10	70	15	1	2	Good	No	Remove	Sidewalk Const. / Berm Removal
13	Canary Island Pine	6	15	10	3	3	Poor	No	Remove	Sidewalk Const. / Berm Removal
14	Canary Island Pine	17	75	25	1	2	Good	Yes	Remove	Sidewalk Const. / Berm Removal
15	Canary Island Pine	14	75	25	1	2	Good	Yes	Remove	Sidewalk Const. / Berm Removal
16	Canary Island Pine	19	75	30	1	2	Good	Yes	Remove	Bio-Retention/Berm Removal/ Sidewalk Const.
17	Carob (Ceratonia siliqua)	14	20	30	1	3	Good	Yes	Remove	Sidewalk Const.
18	Carob	15	30	30	1	3	Good	Yes	Remove	Sidewalk Const. / Berm Removal
19	Canary Island Pine	22	80	35	1	3	Good	Yes	Remove	Sidewalk Const. / Berm Removal
20	Canary Island Pine	18	70	25	1	2	Good	Yes	Remove	Sidewalk Const. / Berm Removal
21	Canary Island Pine	12	60	25	1	2	Good	Yes	Remove	Sidewalk Const. / Berm Removal
22	Canary Island Pine	18	70	30	1	2	Good	Yes	Remove	Sidewalk Const. / Berm Removal
23	Canary Island Pine	12	70	20	1	2	Good	Yes	Remove	Sidewalk Const. / Berm Removal
24	Canary Island Pine	14	60	25	1	2	Good	Yes	Remove	Sidewalk Const. / Berm Removal
25	Canary Island Pine	17	60	25	1	2	Good	Yes	Remove	Sidewalk Const. / Berm Removal
26	Canary Island Pine	15	50	25	1	3	Good	Yes	Remove	Sidewalk Const. / Berm Removal
27	Carob	21	35	45	1	3	Good	Yes	Remove	Sidewalk Const. / Berm Removal
28	Chinese Elm	17	40	35	5	5	Extremely Poor	Yes	Remove	Poor Condition / Roadway Const.
29	Chinese Elm	16	30	35	4	3	Poor	Yes	Remove	Poor Condition / Roadway Const.
30	Deodar Cedar	10	60	20	1	1	Excellent	No	Preserve	Airspade to Locate Roots Prior to Construction, with Arborist Present, to Determine if Tree can be Saved
31	Japanese Privet (Ligustrum japonicum)	5 (x4)	25	20	2	3	Fair	No	Remove	Pathway / Residence Const.
32	Camphor (Cinnamomi camphora)	3	10	6	4	3	Poor	No	Remove	Poor Condition / Residence Const.
33	Chinese Elm	16	35	40	4	3	Poor	Yes	Remove	Residence Const.
34	Evergreen Pear (Pyrus kawakami)	7	15	20	2	1		No	Remove	Roadway Const.
35	Evergreen Pear	12	15	30	2	1	Fair	Yes	Remove	Alleyway Const.
36	Evergreen Pear	12	15	30	2	1	Fair	Yes	Remove	Alleyway Const.
37	Evergreen Pear	6	10	20	2	1	Fair	No	Remove	Alleyway Const.
38	Chinese Elm	19	35	40	4	1	Very Poor	Yes	Remove	Poor Condition / Residence Const.
39	Chinese Elm	20	35	60	3	1	Poor	Yes	Remove	Residence Const.
40	Camphor	15	30	35	3	2	Fair	Yes	Remove	Residence Const.
41	Camphor	17	30	35	1	2	Good	Yes	Remove	Fence Const. / Grading
42	Camphor	13	30	30	2	1	Fair	Yes	Remove	Fence Const. / Grading
43	Camphor	15	35	35	2	1	Fair	Yes	Remove	Fence Const. / Grading
44	Shamel Ash (Fraxinus uhdei)	10	30	25	4	3	Poor	No	Preserve	
45	Shamel Ash	14	45	35	4	3	Poor	Yes	Preserve	
46	Lomberdy Poplar (Populus nigra 'Italica')	30	80	15	2	3	Fair	Yes	Preserve	
47	Coast Redwood (Sequoia sempervirens)	27	90	30	1	3	Good	Yes	Preserve	
48	Coast Redwood	42	90	30	1	3	Good	Yes	Preserve	
49	Coast Redwood	23	90	25	1	2	Good	Yes	Preserve	
50	Coast Redwood	35	90	30	1	2	Good	Yes	Preserve	
51	Coast Redwood	45	75	30	4	2	Poor	Yes	Remove	Poor Condition
52	Japanese Privet	10/8/6	40	40	1	4	Fair	No	Preserve	
53	Coast Redwood	24/18 (E)	90	30	1	3	Good	Yes	Preserve	

TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN

BENCHMARK

CITY OF SUNNYVALE BENCHMARK #82: BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST CURB RETURN, INTERSECTION OF REED AVENUE AND TIMBERPINE AVENUE. NAVD 1988 ELEV 67.45'

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

EXISTING CONDITIONS AND TREE PRESERVATION PLAN

1122-1134 ASTER AVENUE
CLASSICS AT ASTER

IN SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N First Street, Ste. 600
San Jose, CA 95112
408.467.9100; 408.467.9199

JOB NO. 20146073
DATE 10/13/2016

REGISTERED PROFESSIONAL ENGINEER S. R. SCHORK PE 47813 EXP.12/31/17 CIVIL STATE OF CALIFORNIA

C2

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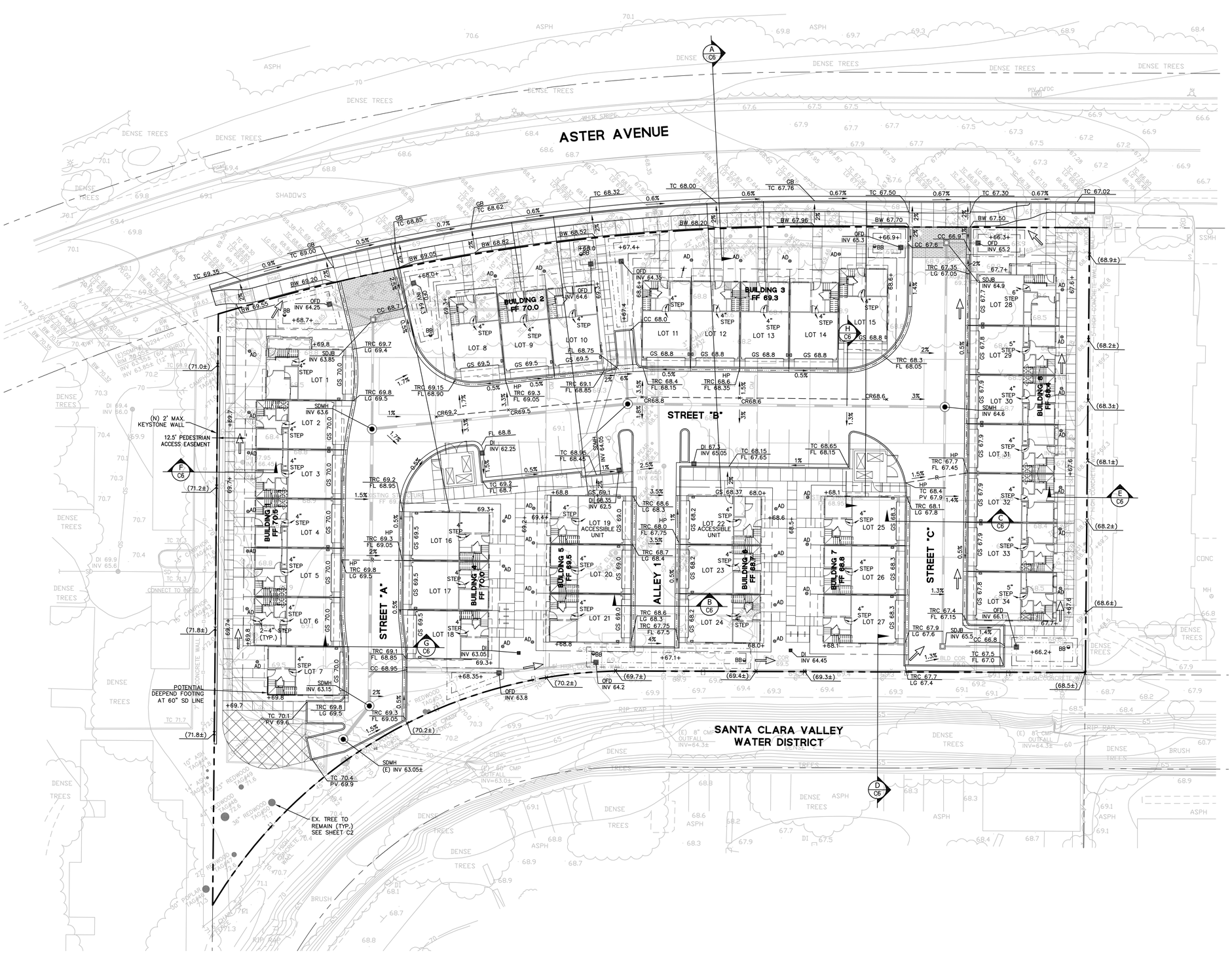

LEGEND

PROPERTY LINE	
LOT LINE	
CURB AND GUTTER	
FLARED CURB & GUTTER	
VERTICAL CURB	
VALLEY GUTTER	
BIORETENTION BASIN	
OVERLAND RELEASE	
AREA DRAIN	AD
OVER FLOW DRAIN	OFD
STORM DRAIN MANHOLE	SDMH
STORM DRAIN CURB INLET	CB/DI
BUBBLER BOX	BB
STORM DRAIN JUNCTION BOX	JB

ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	HVAC UNIT
AD	AREA DRAIN
BB	BUBBLER BOX
BW	BACK OF WALK
B/W	BOTTOM OF WALL
CB	CATCH BASIN
CC	CURB CUT (CURB OPENING)
CR	CROWN
CSV	CITY OF SUNNYVALE
DET	DETAIL
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
(E)	EXISTING
FC	FLUSH CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
JB	JUNCTION BOX
LG	LIP OF GUTTER
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
(N)	NEW
N.T.S.	NOT TO SCALE
OFD	OVER FLOW DRAIN
PV	PAVEMENT
SD	STORM DRAIN
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TRC	TOP OF FLARED CURB
TYP	TYPICAL

BENCHMARK

CITY OF SUNNYVALE BENCHMARK #82: BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST CURB RETURN, INTERSECTION OF REED AVENUE AND TIMBERPINE AVENUE. NAVD 1988 ELEV 67.45'

GRAPHIC SCALE

20 0 20 40

SCALE: 1"=20'

PRELIMINARY GRADING & DRAINAGE PLAN

1122-1134 ASTER AVENUE
CLASSICS AT ASTER

IN SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
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408.467.9100, 408.467.9199

JOB NO. 20146073
DATE 10/13/2016

REGISTERED PROFESSIONAL ENGINEER S. R. SCHORK PE 47813 EXP.12/31/17 CIVIL STATE OF CALIFORNIA

C3

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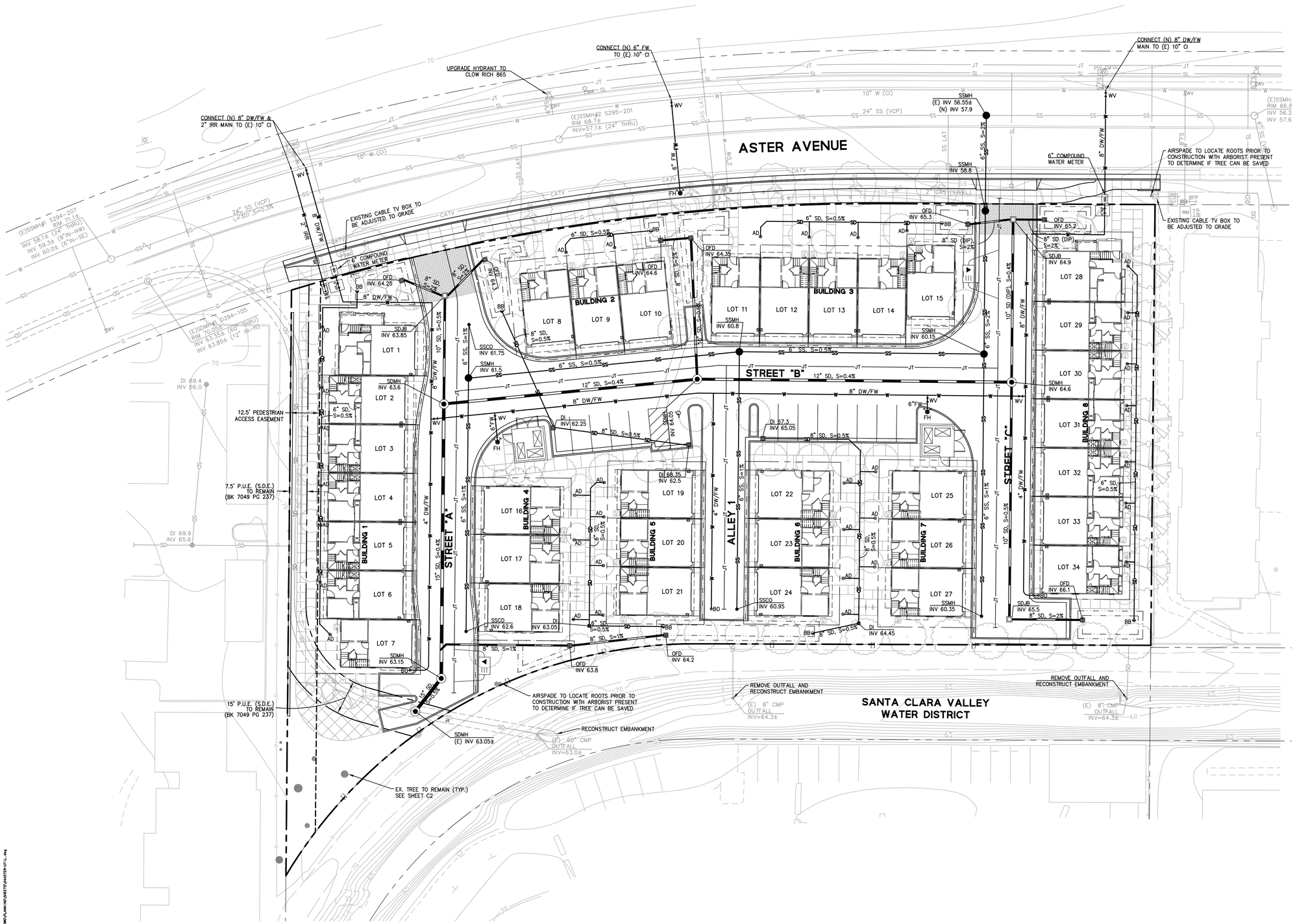

LEGEND

PROPERTY LINE	
LOT LINE	
(E) EASEMENT TO REMAIN	
(N) PUBLIC ACCESS EASEMENT	
CURB AND GUTTER	
FLARED CURB & GUTTER	
VERTICAL CURB	
SANITARY LINE	SS
STORM DRAIN LINE (TREATED)	
STORM DRAIN LINE (UNTREATED)	SD
(E) 60" SD (PUBLIC)	SD
DOMESTIC WATER LINE	W
FIRE WATER LINE	FW
JOINT TRENCH	JT
AREA DRAIN	AD
BIORETENTION BASIN	
OVER FLOW DRAIN	OFD
SANITARY SEWER MANHOLE	SSMH
SANITARY SEWER CLEANOUT	SSCO
STORM DRAIN MANHOLE	SDMH
STORM DRAIN CLEAN OUT	SDCO
BUBBLER BOX	BB
STORM DRAIN CATCH BASIN	CB
STORM DRAIN JUNCTION BOX	JB
FIRE HYDRANT	FH
WATER VALVE	WV
SUBSURFACE TRANSFORMER	
IRRIGATION BACKFLOW PREVENTER	IRR BFP
REDUCED PRESSURE ASSEMBLY	RP
WATER METER	IRR WM
IRRIGATION WATER METER	WM

GENERAL UTILITY NOTES:

1. ALL PUBLIC WATER METERS ARE TO BE RADIO-READ TYPE.
2. ALL EXISTING UTILITY SERVICES WILL BE ABANDONED IN ACCORDANCE W/CITY'S STANDARD ABANDONMENT NOTES.
3. THE PROJECT IS A R3 OCCUPANCY, FEE SIMPLE LOTS, AND SPRINKLER SYSTEM IS 13d. THEREFORE, THE FIRE AND DOMESTIC LATERALS ARE COMBINED AND FIRE HYDRANT CONNECTS TO THE MAIN WATER SYSTEM.
4. REMOVE AND REPLACE EXISTING HYDRANT BARREL TO CITY STANDARD CLOW-RICH 865. ON-SITE HYDRANTS SHALL BE CLOW-RICH 865.
5. THE WATER METERS SHALL BE A COMPOUND METER.
6. DRY UTILITY LINES AND STRUCTURES ARE SHOWN SCHEMATICALLY. FINAL LOCATIONS TO BE DETERMINED AT THE CONSTRUCTION PERMIT PHASE.

BENCHMARK

CITY OF SUNNYVALE BENCHMARK #82: BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST CURB RETURN, INTERSECTION OF REED AVENUE AND TIMBERPINE AVENUE. NAVD 1988 ELEV 67.45'

GRAPHIC SCALE

20 0 20 40

SCALE: 1"=20'

PRELIMINARY UTILITY PLAN

1122-1134 ASTER AVENUE
CLASSICS AT ASTER

IN SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

BKF 100+ YEARS
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1730 N First Street, Ste. 600
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JOB NO. 20146073
DATE 10/13/2016

REGISTERED PROFESSIONAL ENGINEER S. R. SCHORK PE 47813 EXP.12/31/17 CIVIL STATE OF CALIFORNIA

C4

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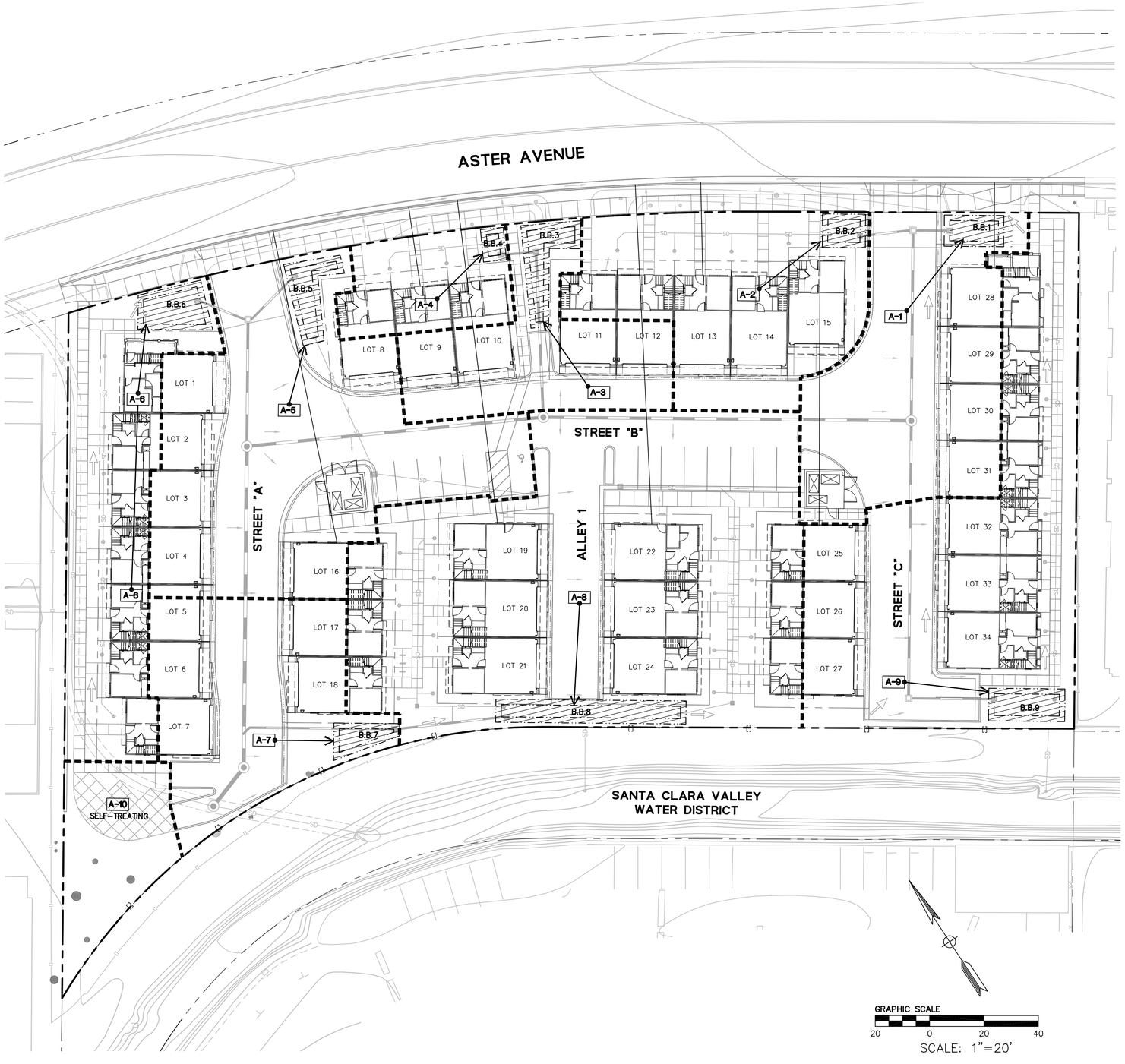
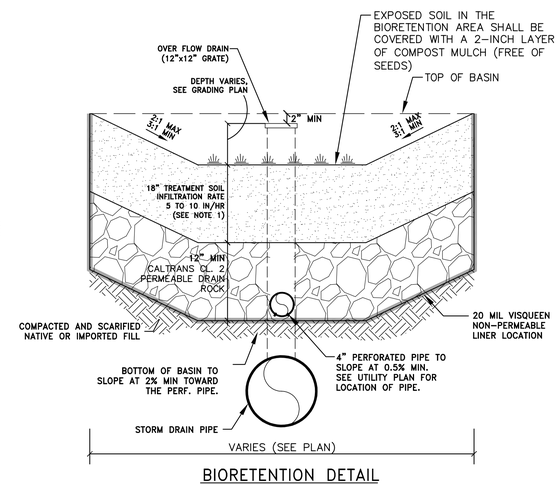


TREATMENT CONTROL MEASURE SUMMARY TABLE									
DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
						REQUIRED (SF)	PROVIDED (SF)		
A-1	6539	654	LANDSCAPE	5885	ROOF AC PAVING CONCRETE	190	190	B.B.1 BIORETENTION BASIN 1	YES
A-2	6375	2550	LANDSCAPE	3825	ROOF AC PAVING CONCRETE	175	175	B.B.2 BIORETENTION BASIN 2	YES
A-3	4152	831	LANDSCAPE	3321	ROOF AC PAVING CONCRETE	125	125	B.B.3 BIORETENTION BASIN 3	YES
A-4	2141	429	LANDSCAPE	1712	ROOF AC PAVING CONCRETE	60	60	B.B.4 BIORETENTION BASIN 4	YES
A-5	10895	1090	LANDSCAPE	9805	ROOF AC PAVING CONCRETE	320	320	B.B.5 BIORETENTION BASIN 5	YES
A-6	6100	1220	LANDSCAPE	4880	ROOF AC PAVING CONCRETE	180	180	B.B.1 BIORETENTION BASIN 1	YES
A-7	5512	551	LANDSCAPE	4961	ROOF AC PAVING CONCRETE	165	165	B.B.2 BIORETENTION BASIN 2	YES
A-8	17688	3538	LANDSCAPE	14150	ROOF AC PAVING CONCRETE	520	520	B.B.3 BIORETENTION BASIN 3	YES
A-9	10630	1063	LANDSCAPE	9567	AC PAVING CONCRETE	315	315	B.B.4 BIORETENTION BASIN 4	YES
A-10	5097	–	LANDSCAPE	–	–	–	–	SELF-TREATING	–

LEGEND

- PROPERTY LINE
- LOT LINE
- TREATED STORM DRAIN LINE
- SD — UNTREATED STORM DRAIN LINE
- A-X — DRAINAGE AREA BOUNDARY
- TREATMENT AREA
- STORM DRAIN MANHOLE
- OVER FLOW DRAIN
- STORM DRAIN CATCH BASIN
- AREA DRAIN
- JUNCTION BOX
- BUBBLER BOX
- DRAINAGE SLOPE
- B.B.# — BIORETENTION SWALE/BASIN
- DIRECTION OF RUNOFF



BIORETENTION DETAIL

NOTE:

1. FOR TREATMENT SOIL SPECIFICATION, SEE APPENDIX C IN SCVURPPP C3 STORMWATER HANDBOOK DATED APRIL 2012.
2. BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL. CONTRACTOR MUST COORDINATE WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION.

PRELIMINARY STORMWATER MANAGEMENT PLAN

1122-1134 ASTER AVENUE
CLASSICS AT ASTER IN SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
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JOB NO. 20146073
DATE 10/13/2016

REGISTERED PROFESSIONAL ENGINEER S. R. SCHORK PE 47813 EXP.12/31/17 CIVIL STATE OF CALIFORNIA

C5

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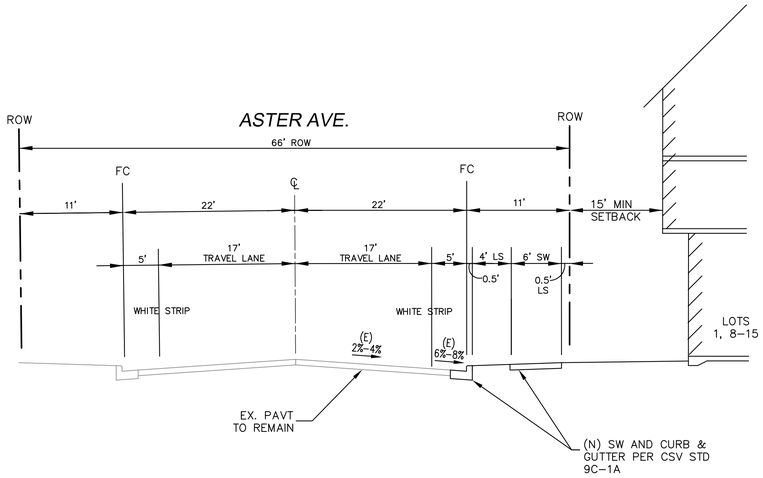
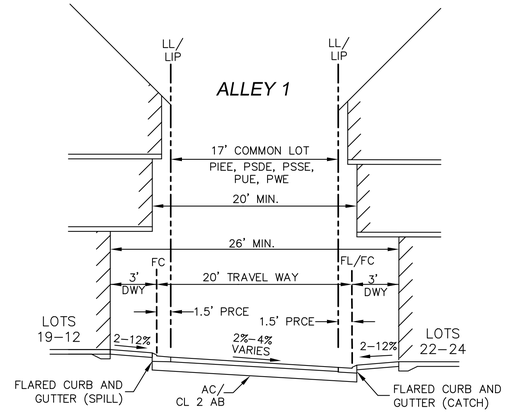


ASTER AVE. TYPICAL STREET
SECTION A–A
N.T.S.



PRIVATE ALLEY 1 SECTION B–B
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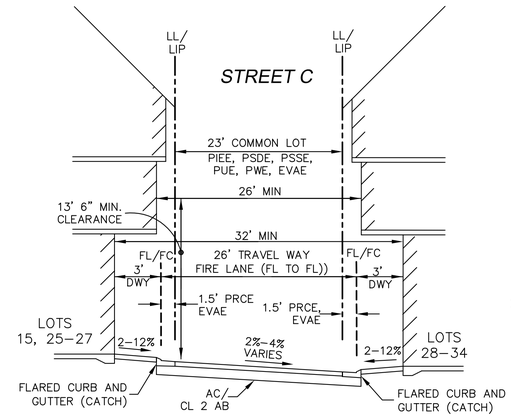

PRIVATE STREET "C" SECTION C–C
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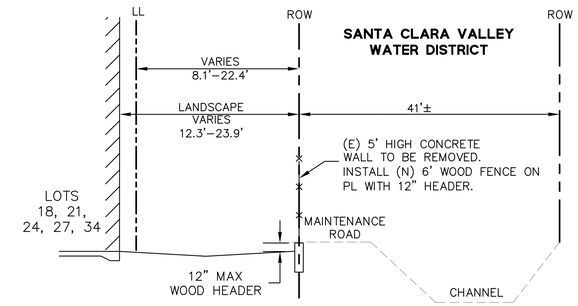

SOUTHERLY PROPERTY LINE
SECTION D–D
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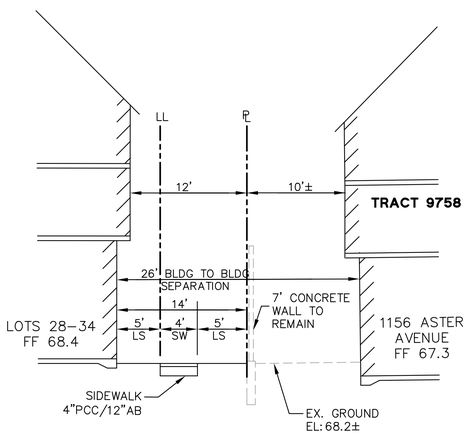
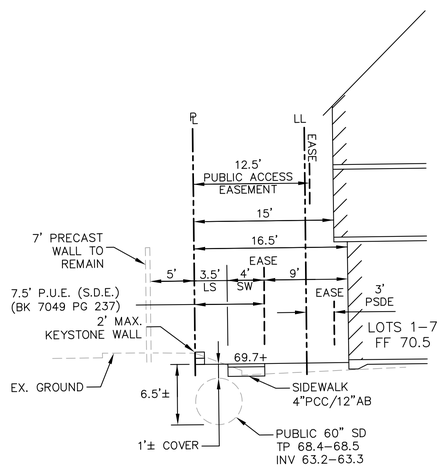
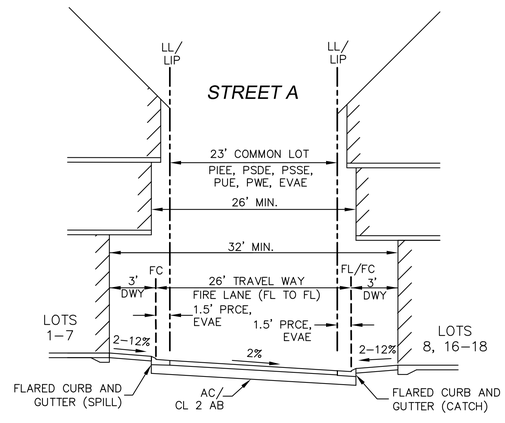


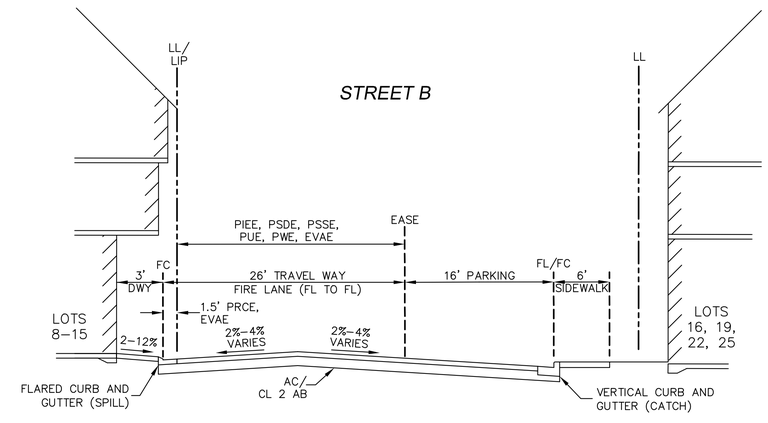
EASTERLY PROPERTY LINE
SECTION E–E
N.T.S.



WESTERLY PROPERTY LINE
SECTION F–F
N.T.S.



PRIVATE STREET "B" SECTION G–G
N.T.S.



PRIVATE STREET "A" SECTION H–H
N.T.S.

CROSS SECTIONS

1122-1134 ASTER AVENUE
CLASSICS AT ASTER

IN SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

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JOB NO. 20146073
DATE 10/13/2016

REGISTERED PROFESSIONAL ENGINEER S. R. SCHORK PE 47813 EXP.12/31/17 CIVIL STATE OF CALIFORNIA

C6

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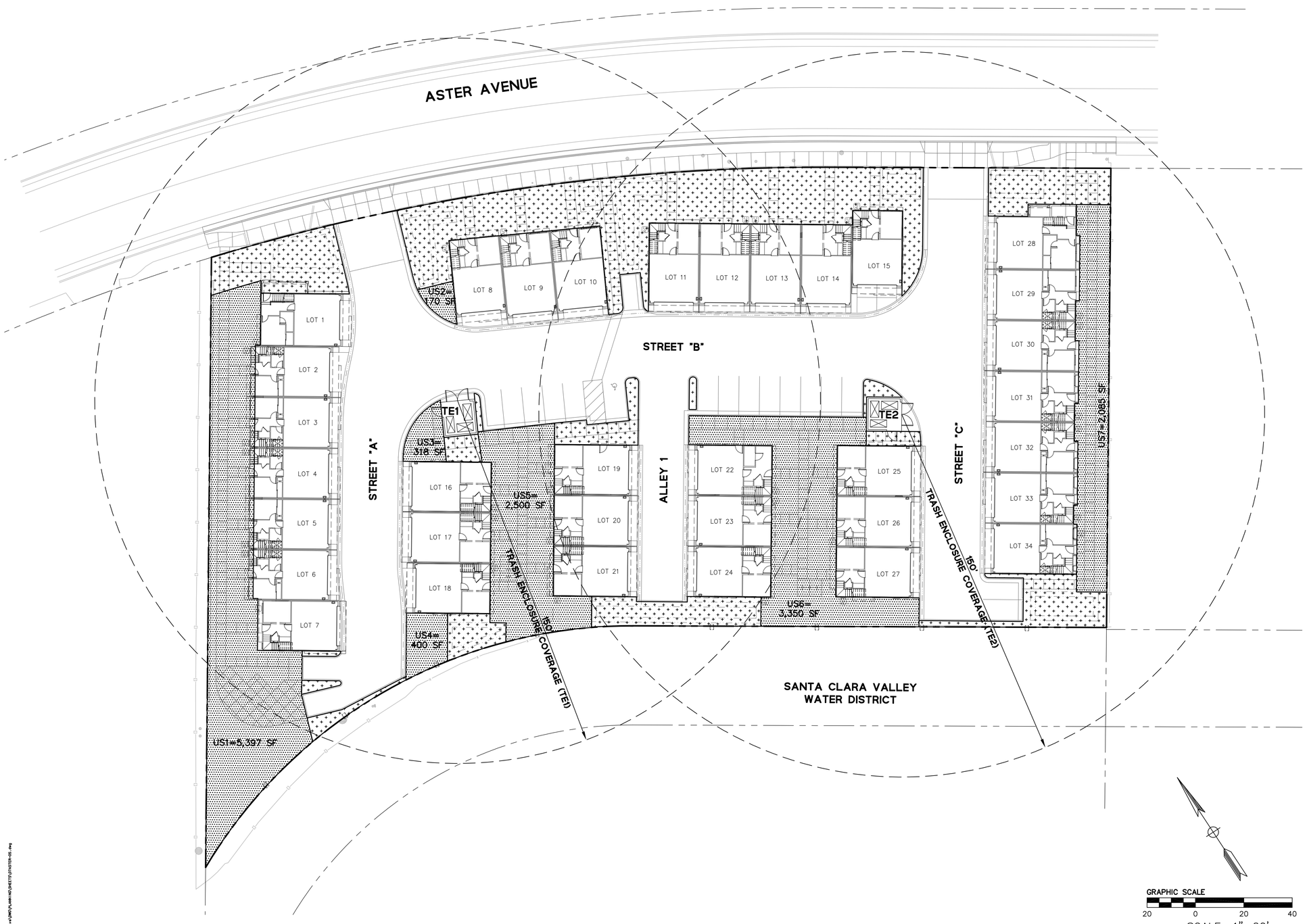
PLOTTED BY: mark



LEGEND

PROPERTY LINE

USABLE OPEN SPACE (US) AND LANDSCAPE AREA

LANDSCAPE AREA (LS)

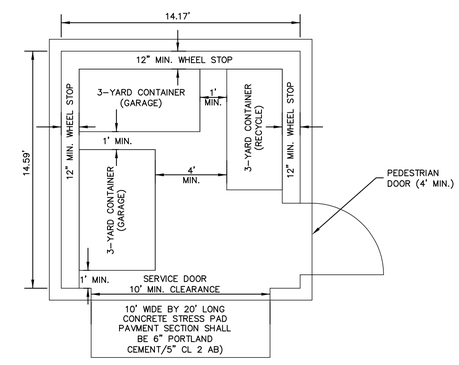
LANDSCAPE AREA TABLE

	TOTAL LANDSCAPE AREA (SQ. FT)	PROVIDED (SQ. FT/UNIT)	REQUIRED (SQ. FT/UNIT)
LANDSCAPE AREA	24,625	724	425

USABLE OPEN SPACE TABLE

	AREA (SF)
US1	5,397
US2	170
US3	318
US4	400
US5	2,500
US6	3,350
US7	2,085
USABLE OPEN SPACE GRAND TOTAL (US1–4): 14,220 SF	

	TOTAL USABLE OPEN SPACE PROVIDED (SQ. FT)	USABLE OPEN SPACE PROVIDED PER UNIT (SQ. FT/UNIT)	REQUIRED USABLE OPEN SPACE PER UNIT (SQ. FT/UNIT)
USABLE OPEN SPACE	14,220±	418	400



TRASH ENCLOSURE LAYOUT

N.T.S.

NOTES:

1. DESIGN OF ENCLOSURE TO BE PROVIDED BY ARCHITECT.
2. EACH TRASH ENCLOSURE IS SIZED FOR 17 LOTS. SIZING IS BASED ON CITY'S CRITERIA OF 10 UNITS EQUAL A 3–YARD BIN AND 2–96 GALLON RECYCLING CARTS.
3. BIN SIZES ARE PER CITY'S COMMON CONTAINER SIZES.

GRAPHIC SCALE

20 0 20 40

SCALE: 1"=20'

TRASH AND OPEN SPACE EXHIBIT

1122-1134 ASTER AVENUE
CLASSICS AT ASTER IN SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

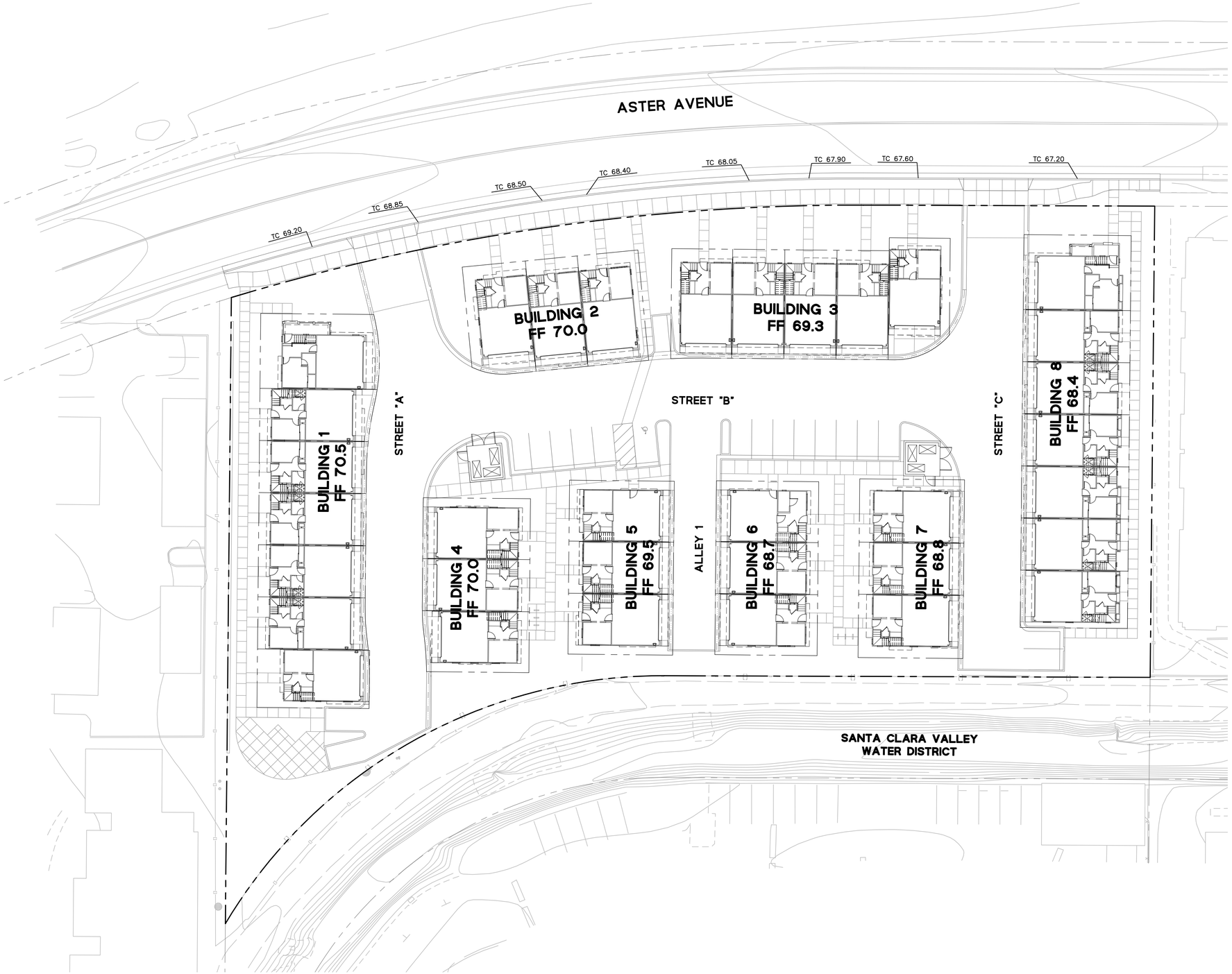
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N First Street, Ste. 600
San Jose, CA 95112
408.467.9100; 408.467.9199

JOB NO. 20146073
DATE 10/13/2016

REGISTERED PROFESSIONAL ENGINEER S. R. SCHORK PE 47813 EXP.12/31/17 CIVIL STATE OF CALIFORNIA

C7

DRAWING NAME: E:\CADD\20146073 Classics at Aster Ave\DWG\PLANNING\SHEETS\PASTER-05.dwg
PLOT TIME: 10/13/2016
PLOTTED BY: mbd



	Avg. Top of Curb (along the project frontage) (ft)	Building Finish Floor Elevation (ft)	Vertical Difference between TC and FF (ft)	Building Height from FF to the highest Peak (See Arch Plans)	Total Building Height (ft)
Building 1	69.20	70.5	1.30	38.37	39.67
Building 2	68.50	70.0	1.50	37.92	39.42
Building 3	67.90	69.3	1.40	36.77	38.17
Building 4	68.85	70.0	1.15	36.85	38.00
Building 5	68.40	69.5	1.10	37.65	38.75
Building 6	68.05	68.7	0.65	39.35	40.00
Building 7	67.60	68.8	1.20	38.22	39.42
Building 8	67.20	68.4	1.20	38.55	39.75

BUILDING HEIGHT NOTES

1. BUILDING HEIGHT IS TAKEN FROM THE AVERAGE TOP OF CURB ELEVATION ALONG ASTER AVE. BETWEEN THE LIMITS OF THE BUILDING FOOTPRINT.
2. BUILDING HEIGHTS ARE TAKEN FROM ARCHITECTURAL PLANS.

LEGEND

TC TOP OF CURB ELEVATION
FF BUILDING FINISH FLOOR ELEVATION
AVG. AVERAGE

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

BUILDING HEIGHT EXHIBIT

1122-1134 ASTER AVENUE
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DATE 10/13/2016

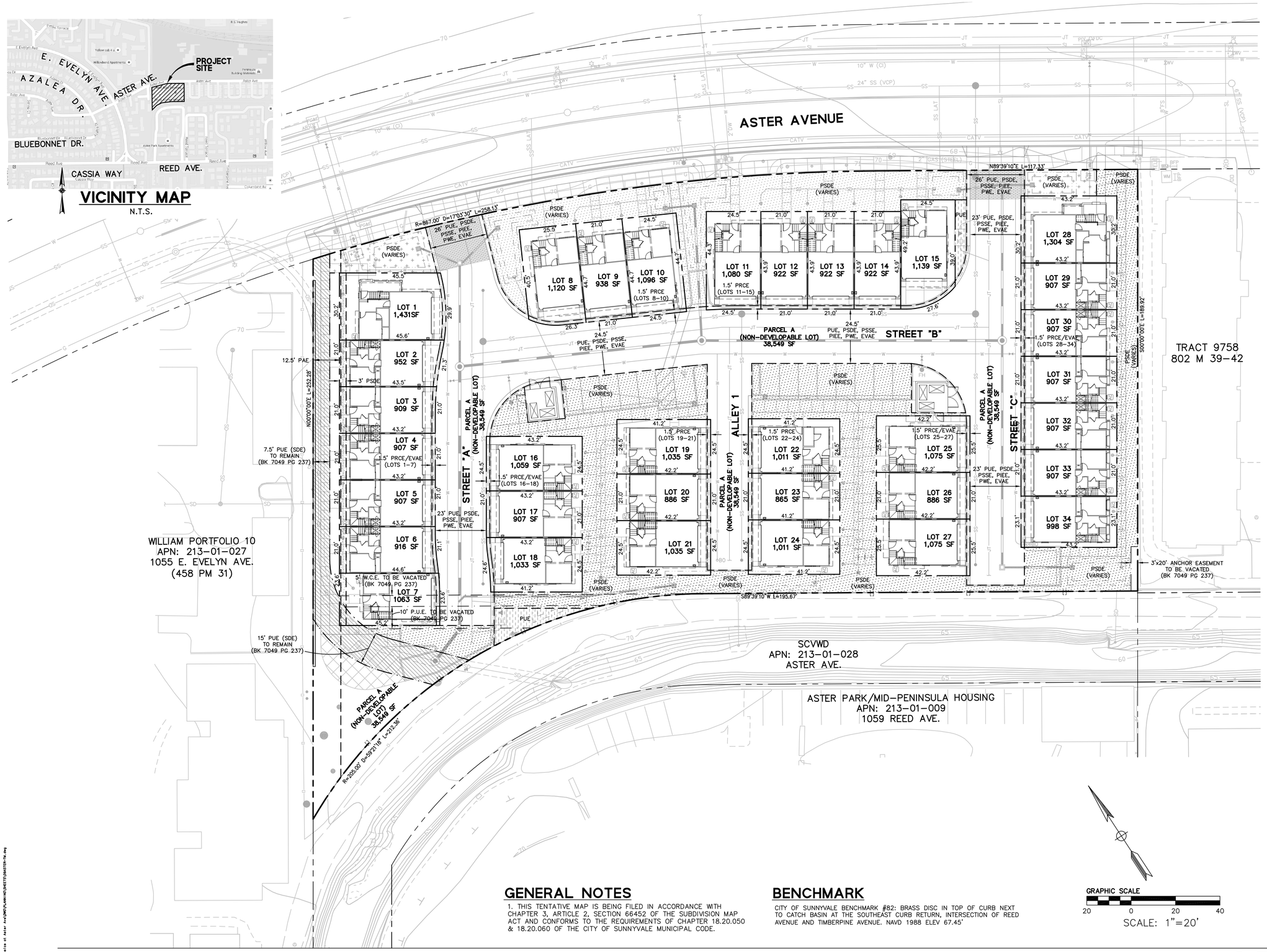
REGISTERED PROFESSIONAL ENGINEER S. R. SCHORK PE. 47813 EXP.12/31/17 CIVIL STATE OF CALIFORNIA

C8

DRAWING NAME: I:\20016\14073 Classics at Aster Ave\DWG\PLANNING\SHEETS\BASE\TCB-BH.dwg
PLOT TIME: 10:29:16
PLOTTED BY: HDT

VICINITY MAP

N.T.S.



LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
EASEMENT LINE		
LOT LINE		
EX. PUBLIC UTILITY EASEMENT (STORM DRAIN) TO REMAIN		

PROPOSED EASEMENTS

- PSDE, PUE
- PUE
- PSDE, PWE
- PSDE

ABBREVIATIONS

EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
PAE	= PEDESTRIAN ACCESS EASEMENT
PSDE	= PRIVATE STORM DRAIN EASEMENT
PSSE	= PRIVATE SANITARY SEWER EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
PWE	= PRIVATE WATER EASEMENT
PIEE	= PRIVATE INGRESS AND EGRESS EASEMENT
PRCE	= PRIVATE ROLLED CURB EASEMENT
PSE	= PUBLIC SIDEWALK EASEMENT
PGE	= PRIVATE GAS EASEMENT
SDE	= STORM DRAIN EASEMENT

EASEMENT NOTES

- PUE PER BK 568 PG 17 TO BE VACATED
- 10' PUE PER BK 7049 PG 237 TO BE VACATED
- 5' W.C.E. PER BK 7049 PG 237 TO BE VACATED
- 15' PUE (SDE) PER BK 7049 PG 237 TO REMAIN
- CC&R'S TO BE QUITCLAIMED PER BK J960, PAGE 101
- 12.5' PAE EASEMENT

GENERAL NOTES

1. OWNER:	1122 & 1134 ASTER AVENUE ASSOCIATION ENABLING DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP
2. DEVELOPER:	CLASSIC COMMUNITIES 1068 E. MEADOW CIRCLE PALO ALTO, CA 94303 CONTACT: JIM POLLART (650) 496-4162
3. CIVIL ENGINEER:	BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 CONTACT: SCOTT SCHORK (408) 467-9100
4. PROPERTY:	PARCEL 1 FOR A 20 UNIT INDUSTRIAL CONDOMINIUM AS SHOWN ON THAT CERTAIN PARCEL MAP FILED DECEMBER 10, 1986 IN BOOK 568 OF MAP AT PAGE 17, SANTA CLARA COUNTY RECORDS
5. ASSESSORS PARCEL NO.	1122 ASTER AVE.: 213-65-001 TO 010 1134 ASTER AVE.: 213-65-011 TO 020
6. GENERAL PLAN	INDUSTRIAL TO RESIDENTIAL (MED DENSITY)
7. EXISTING ZONING:	M3-PD (ITRR3-INDUSTRIAL TO RESIDENTIAL MEDIUM)
8. PROPOSED ZONING:	R3-MEDIUM DENSITY ZONING
9. EXISTING USE:	INDUSTRIAL
10. PROPOSED USE:	RESIDENTIAL (TOWNHOMES)
11. GROSS AREA:	1.66± ACRES
12. NUMBER OF UNITS:	34
13. NUMBER OF LOTS:	34 DEVELOPABLE, 1 NON-DEVELOPABLE COMMON PARCEL
14. UTILITIES:	
A. WATER:	
PUBLIC STREETS:	CITY OF SUNNYVALE
PRIVATE STREETS:	HOMEOWNERS ASSOCIATION
B. SANITARY SEWER:	
PUBLIC STREETS:	CITY OF SUNNYVALE
PRIVATE STREETS:	HOMEOWNERS ASSOCIATION
C. STORM DRAIN:	
PUBLIC STREETS:	CITY OF SUNNYVALE
PRIVATE STREETS:	HOMEOWNERS ASSOCIATION
D. GAS/ELECTRIC:	PACIFIC GAS & ELECTRIC
E. TELEPHONE:	AT&T
F. CABLE TV:	COMCAST
15. BENCHMARK:	CITY OF SUNNYVALE BENCHMARK #82: BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST CURB RETURN, INTERSECTION OF REED AVENUE AND TIMBERPINE AVENUE
16. TOPOGRAPHY:	INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY AMERICAN AERIAL MAPPING AND GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED APRIL 2016.
17. FLOOD ZONE:	THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0207H.
18. LOT SIZES:	PARCEL A = 38,549 SF LOT 1-34 = 33,934 SF TOTAL = 72,483 SF AVERAGE LOT SIZE = 989 SF SMALLEST LOT = 865 SF

GENERAL NOTES

1. THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT AND CONFORMS TO THE REQUIREMENTS OF CHAPTER 18.20.050 & 18.20.060 OF THE CITY OF SUNNYVALE MUNICIPAL CODE.

BENCHMARK

CITY OF SUNNYVALE BENCHMARK #82: BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST CURB RETURN, INTERSECTION OF REED AVENUE AND TIMBERPINE AVENUE. NAVD 1988 ELEV 67.45'

GRAPHIC SCALE

20 0 20 40

SCALE: 1"=20'

VESTING TENTATIVE MAP

1122-1134 ASTER AVENUE
CLASSICS AT ASTER

IN SUNNYVALE, CALIFORNIA

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REGISTERED PROFESSIONAL ENGINEER S. R. SCHORK PE 47813 EXP.12/31/17 CIVIL STATE OF CALIFORNIA

TM1

DRAWING NAME: E:\2014\146073 Classics at Aster Ave\DWG\PLANS\VES\VESTING\ASTER-TM.dwg
PLOT TIME: 10:36:15
PLOTTED BY: mbb