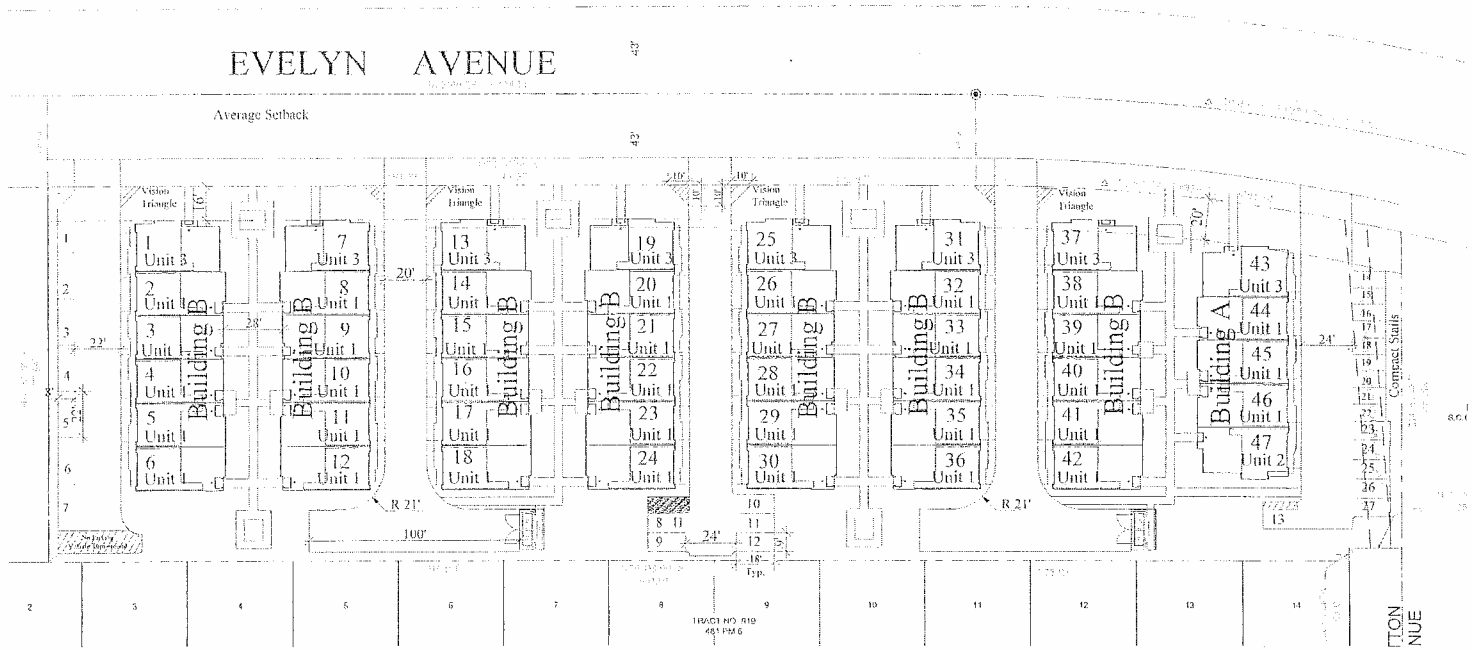


Site Summary:
Total Homes: 47
Net Acres: +2.6
Net Density: 18 d.u./ac.
Guest Parking: 28 stalls (overall 2.6:1)

Plan Data

Plan Type	B-3 sf	Garage sf	Total sf	# of Units	Total Unit sf
Unit 1	1,657	466	2,065	38	78,394
Unit 2	1,786	427	2,215	1	2,215
Unit 3	1,786	427	2,215	8	17,704
				Total sf	98,311

Floor Area Ratio: 87% (No maximum requirement)

CLASSIC

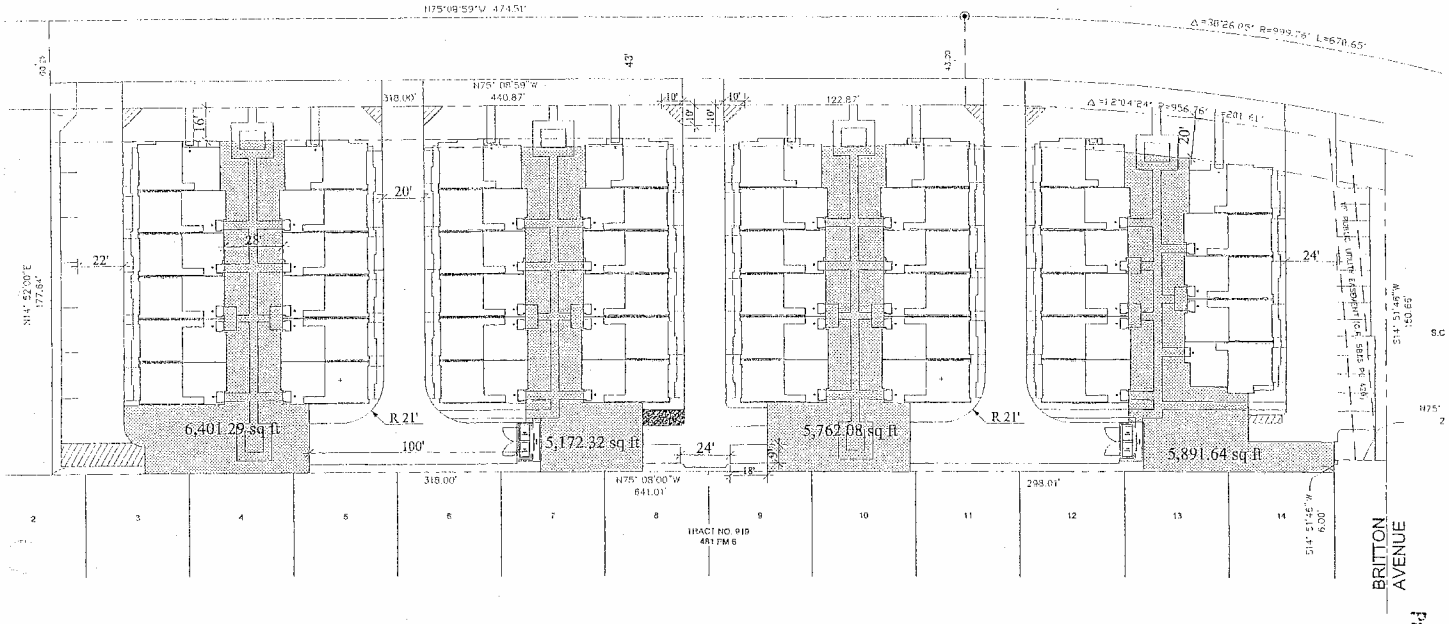
Conceptual Site Plan
Classics @ Evelyn Avenue
City of Sunnyvale, California

Reference North
Scale: 1" = 20'-0"

Revised 3/17/0
Ord 6.0

ASSENTAN
LAGON

ATTACHMENT 4
Page 12 of 12



Usable Open Space: 23,227 s.f.
Required: 18,800 s.f. (400 s.f./unit)
Minimum 12' dimension

CLASSIC

Usable Open Space Plan

Classics @ Evelyn Avenue

City of Sunnyvale, California

Reference North
Scale: 1" = 20'-0"

BASSENIAN
LAGONI

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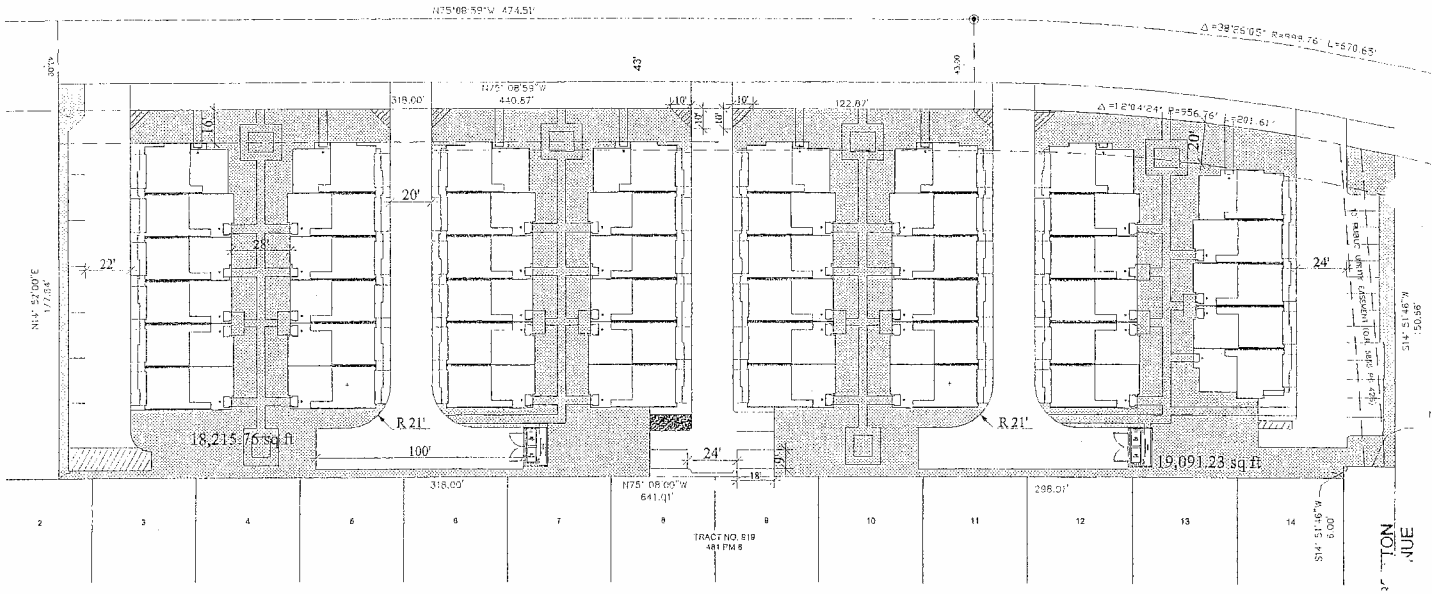
07.23.0



Total Open Space: 37307 s.f.
Required: 19,975 s.f. (425 s.f./unit)

CLASSIC

Open Space Plan

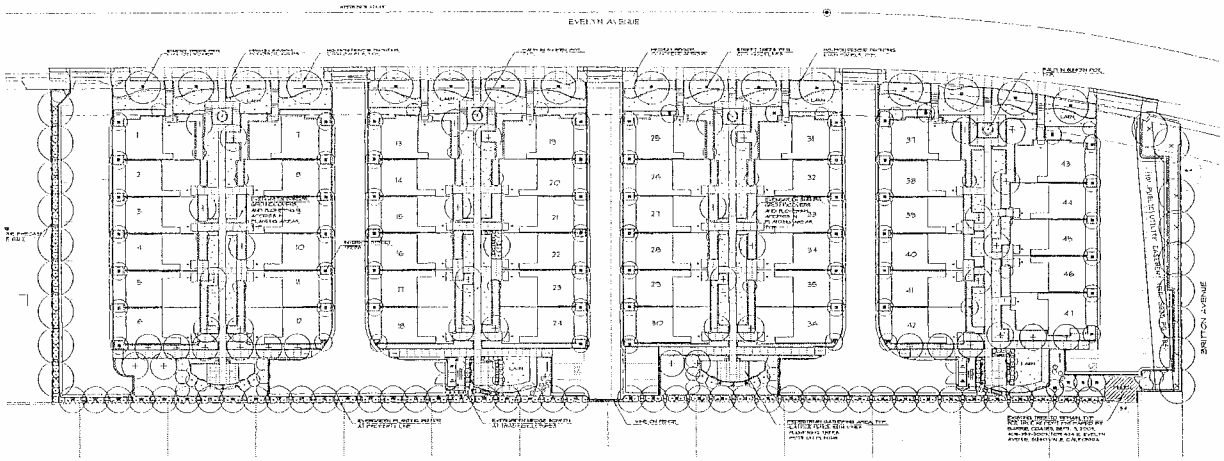
Classics @ Evelyu Avenue

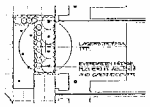
City of Sunnyvale, California

Reference North
Scale: 1" = 20'-0"

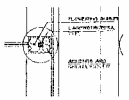
BASSENIAN LAGONI

Page 3 of 07.23.04





TYPICAL BETWEEN UNIT PLANTING CONCEPT
SCALE: 1" = 10'-0"



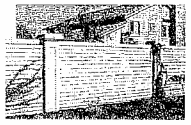
TYPICAL BETWEEN UNIT PLANTING CONCEPT
SCALE: 1" = 10'-0"

PLANTING NOTES

1. ALL GRADES SHALL BE SMOOTH AND UNIFORM IN NATURE.
2. ALL TREES TO REMAIN SHALL BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES AND SHALL BE PRUNED TO REMOVE DEAD, DISEASED AND UNSIGHTLY LIMBS.
3. ROOT BARRIERS SHALL BE USED WHEN TREES ARE CLOSER THAN 8' TO PAVING.
4. IRRIGATION SYSTEM SHALL BE DESIGNED AS A COMPLETE AND COST EFFECTIVE SYSTEM GUARANTEEING 100% COVERAGE. THE SYSTEM SHALL BE AUTOMATIC AND SEASONALLY ADJUSTED TO PRIORITIZE OVERWATERING AND RUN-OFF. IT SHALL ALSO SATISFY ALL CODE REQUIREMENTS.

LEGEND

EXISTING TREE TO REMAIN



SLUMPSTONE PRECAST CONCRETE WALL

PLANT LIST

TREES

	BOTANICAL NAME	COMMON NAME	SIZE
	CHAMEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL.
	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	15 GAL.
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	15 GAL.
	PLATANUS ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE	15 GAL.
	PYRUS C. 'CHANTICLEER'	CHANTICLEER PEAR	15 GAL.
	ROSA BANKSIAE	LADY BANKS ROSE	15 GAL.
	SEQUOIA SEMPERVIRENS 'SOQUEL'	COAST REDWOOD	15 GAL.
	TRISTANIA LAURINA	PROVENCE BLOSSOM	15 GAL.

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL.
CORREA 'NORE' PELLA	AUSTRALIAN FUCHSIA	5 GAL.
DIETES BICOLOR 'LION KING'	AFRICAN IRIS	5 GAL.
DODONAEA VISCOSA	HOPSEED BUSH	5 GAL.
HETEROMELES ARB.	OCEANIC AND RED BATTLES	1 GAL.
HEUCHERA 'SANTA ANA CARDINAL'	SANTA ANA CARDINAL HEUCHERA	1 GAL.
MYRICA CALIFORNICA	PACIFIC COAST BAY MYRTLE	5 GAL.
PHORMIUM TENAX 'GREEN'	NEW ZEALAND FLAX	5 GAL.
RUELLIA CALIFORNICA 'BLUE CANE'	CUTTER'S PEPPER	5 GAL.
SALVIA GREGGII	GREGGII SALVIA	1 GAL.
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.
ROSA RUGOSA	SEA TOMATO	5 GAL.

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
BERGENIA CRASSIFOLIA	WINTER BLOOMING BERGENIA	1 GAL.	18" O.C.
CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	1 GAL.	18" O.C.
GERANIUM SANGUINEUM	CRANESBILL	1 GAL.	2'-0" O.C.
HEDERA HELIX 'HAHNII'	HAHNS IVY	FLATS	2'-0" O.C.
LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 GAL.	2'-0" O.C.
LIRIOPE 'PERERII'	LIRIOPE	1 GAL.	18" O.C.
VINCA MAJOR	PERIWINKLE	1 GAL.	2'-0" O.C.

VINES

BOTANICAL NAME	COMMON NAME	SIZE
BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	15 GAL.
CLYTOSTOMA CALLISTEGIOIDES	LAVENDER TRUMPET VINE	15 GAL.
DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE	15 GAL.
PANDOREA 'JASMINOIDES'	JAMES MADISON VINE	15 GAL.

GAIES & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN

2440 TAPSCOTT LANE, SAN JOSE, CA 95133
TEL 408.734.9191 FAX 408.734.9194
WWW.GAIES.COM

CLASSICS AT EVELYN AVENUE

sunnyvale, california

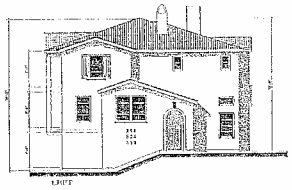
REV. NO.	DESCRIPTION:	DATE

PROJECT NAME: 2440 TAPSCOTT LANE, SAN JOSE, CA 95133
PROJECT NUMBER: 1918 CD
PROJECT FILE:
DRAWN:
CHECK:
DATE:
SCALE: 1" = 20'-0"

landscape concept

L1

ATTACHMENT 1
Page 12



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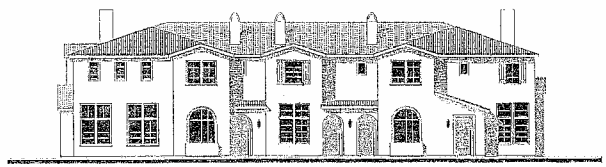

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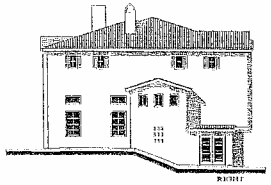

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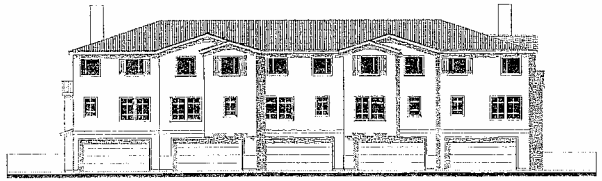

REAR

BUILDING A
ELEVATIONS

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

EVELYN AVENUE

SUNNYVALE, CALIFORNIA

BASSENIAN
LAGONI

252.03199

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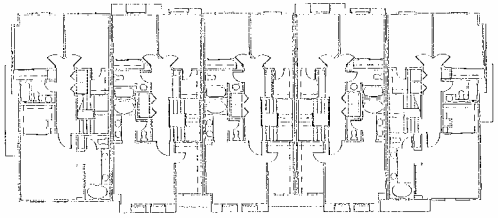

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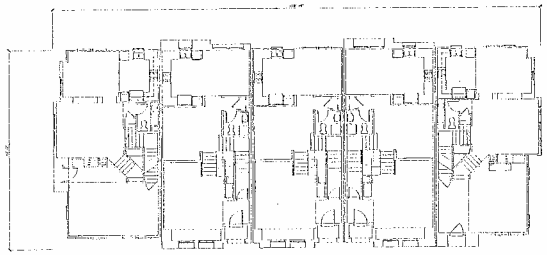
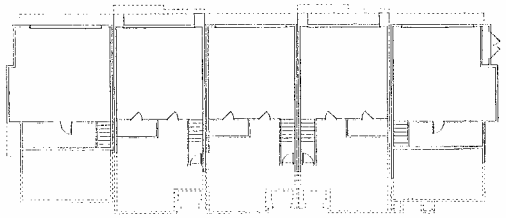


PLAN 2 1,786SF.

PLAN 1 1,657SF.

FIRST FLOOR



BASEMENT

BUILDING A
PLANS

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

EVELYN AVENUE

SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

BASSENIAN LAGONI

252.03199

ATTACHMENT 1

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BUILDING B
ELEVATIONS

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

EVELYN AVENUE

SUNNYVALE, CALIFORNIA

COMMUNITIES

BASSENIAN
LAGONI

ATTACHMENT 4
Page 7 of 12

BUILDING B
ELEVATIONS

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

EVELYN AVENUE

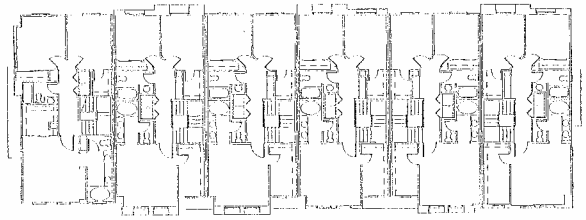
SUNNYVALE, CALIFORNIA

COMMUNITIES

BASSENIAN
LAGONI

252.03199

ATTACHMENT
Page 8 of 12



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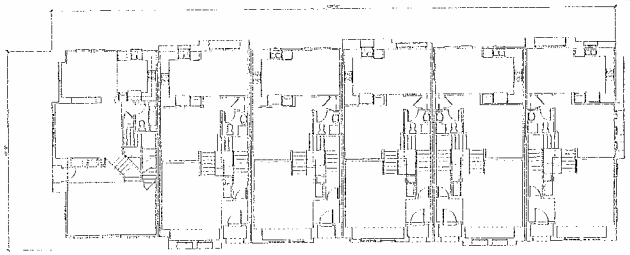
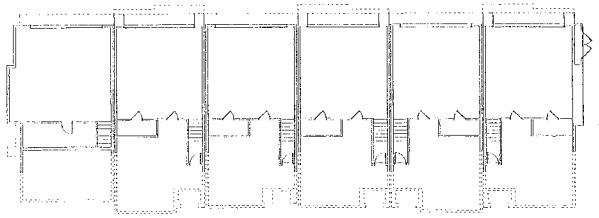


PLAN 2 PLAN 1

FIRST FLOOR



BASEMENT

BUILDING B
PLANS

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

EVELYN AVENUE

SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

BASSENIAN LAGONI

ATTACHMENT 7

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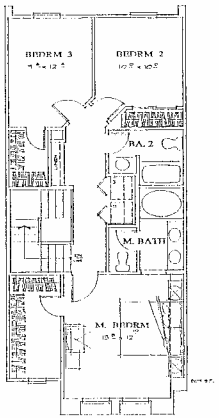

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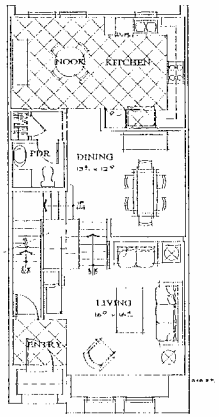

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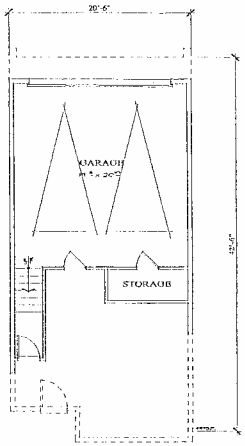


BASEMENT

PLAN 1

1,657 S.F.
GARAGE: 406 S.F.

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

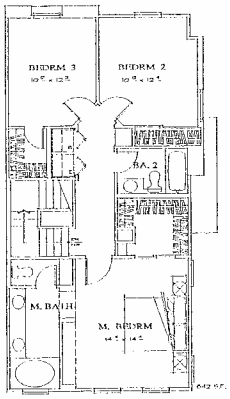
EVELYN AVENUE

SUNNYVALE, CALIFORNIA

CLASSIC
COMMUNITIES

BASSENIAN
LAGOI

ATTACHMENT 1
Page 10 of 12



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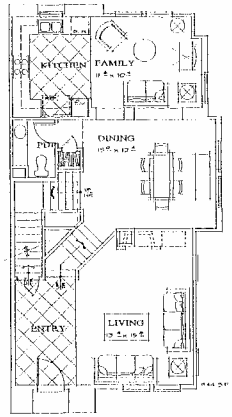

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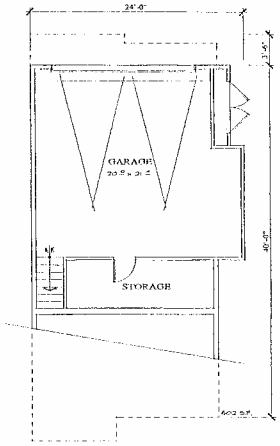

BASEMENT

PLAN 2
FACING COURTYARD

1,786 S.F.
GARAGE: 427 S.F.

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

EVELYN AVENUE

SUNNYVALE, CALIFORNIA

CLASSIC
COMMUNITIES

2213

BASSENIAN
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ATTACHMENT 4
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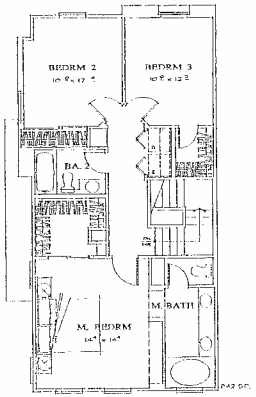

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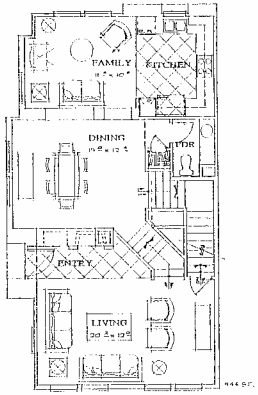

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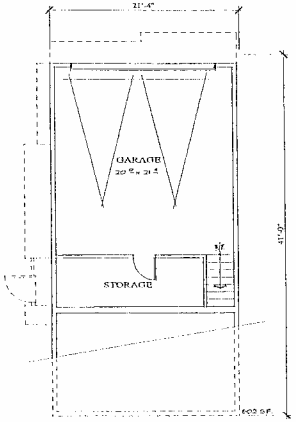

BASEMENT

PLAN 3

1,786 S.F.
GARAGE: 427 S.F.

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

EVELYN AVENUE

SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

BASEMAN
LACONI

ATTACHMENT 4
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