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08.08.12

CLASSIC COMMUNITIES

BKF

830 E. EVELYN AVENUE

SUNNYVALE, CA

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING/URBAN DESIGN

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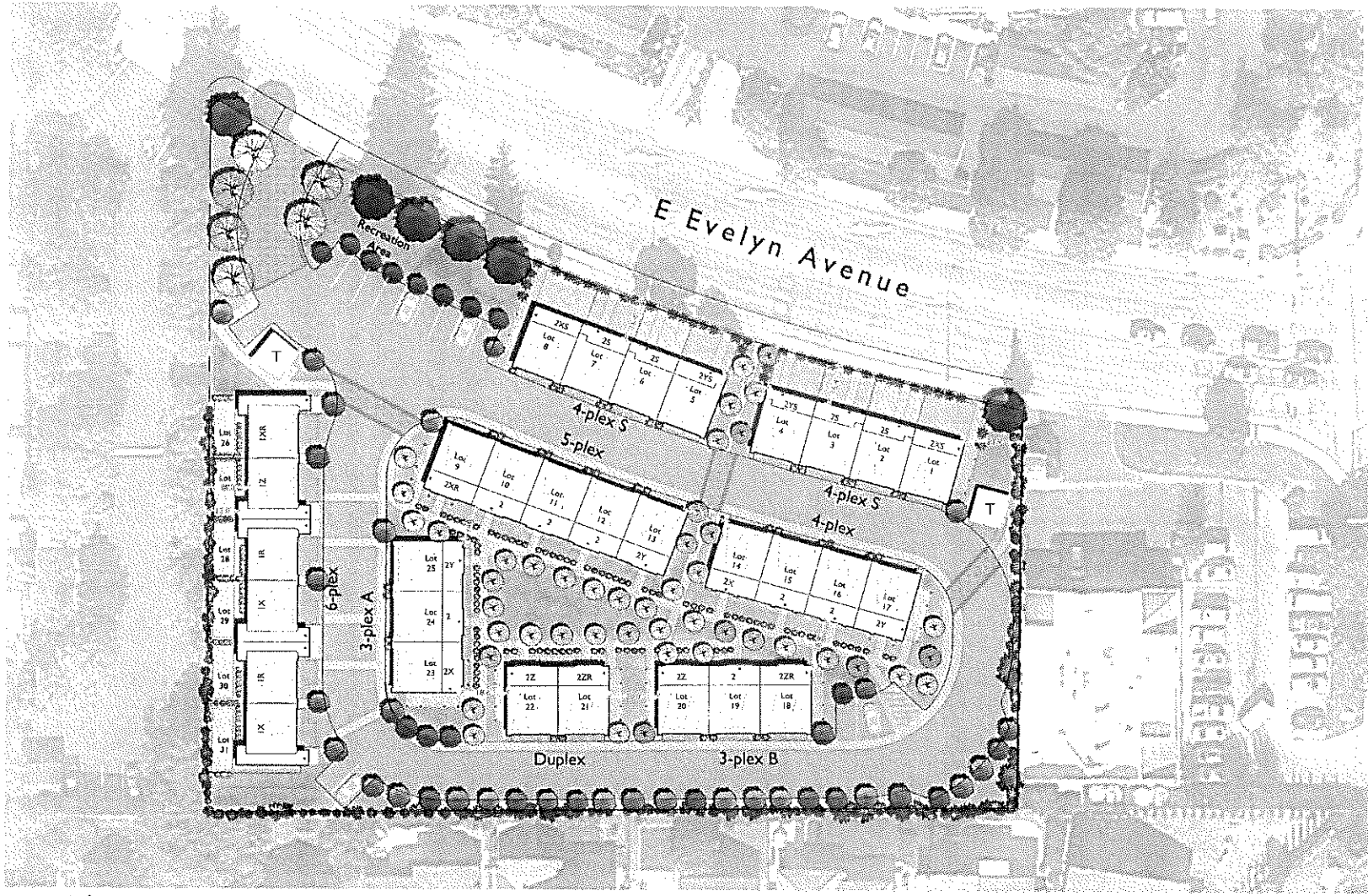

Site Summary:
Total Homes : 31
Site Area : 1.71 Acres
Density : 18.1 Homes/Acre

Parking Provided:
2 Garage spaces/home = 62
0.51 Guest Spaces/home = 16

SCALE: 1" = 20'-0"

ILLUSTRATIVE SITE PLAN

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SUNNYVALE, CA

SP1

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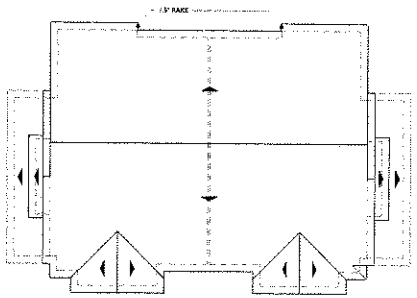
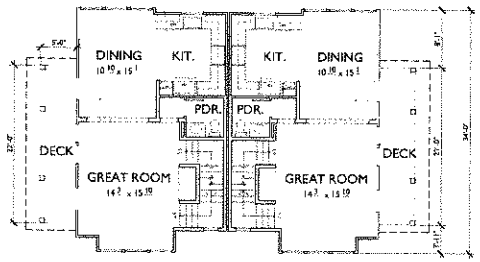


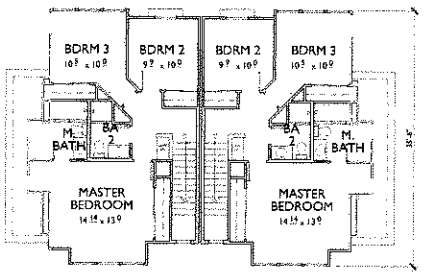
PLAN 2ZR PLAN 2Z

ROOF PLAN



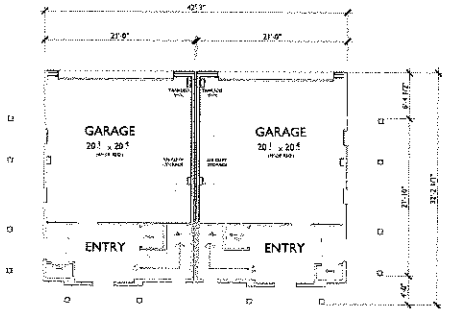
PLAN 2ZR PLAN 2Z

SECOND FLOOR



PLAN 2ZR PLAN 2Z

THIRD FLOOR



PLAN 2ZR PLAN 2Z

FIRST FLOOR

ROOF PLAN

SLOPE : 3:12 U.N.O.
O.H. AT EAVE : 24"
O.H. AT RAKE : 24" U.N.O.
FAU IN ATTIC

FLOOR PLAN SQUARE FOOTAGE

PLAN 2Z:
FIRST: 172 SF
SECOND: 683 SF
THIRD: 691 SF
TOTAL: 1,546 SF
GARAGE: 437 SF
STORAGE: 339 CU. FT.
(164 CU. FT. MIN REQ.)

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STORAGE: 339 CU. FT.
(164 CU. FT. MIN REQ.)

0 4 8 16 SCALE: 1/8" = 1'-0"

DUPLEX FLOOR PLANS

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SUNNYVALE, CA

ATTACHMENT 4
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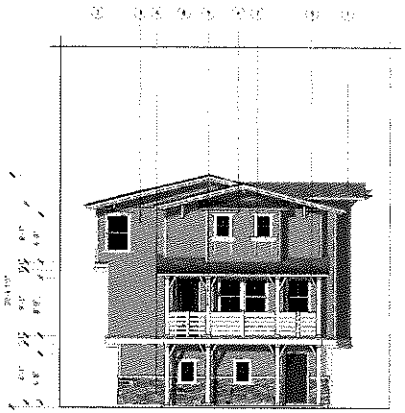
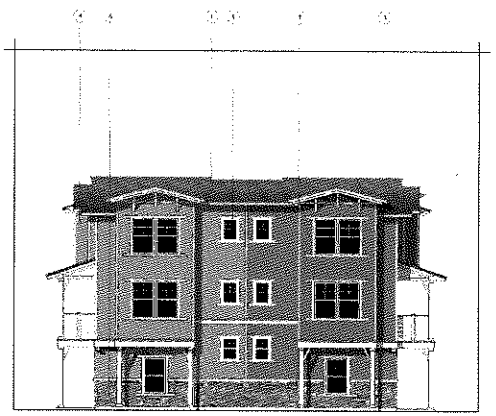


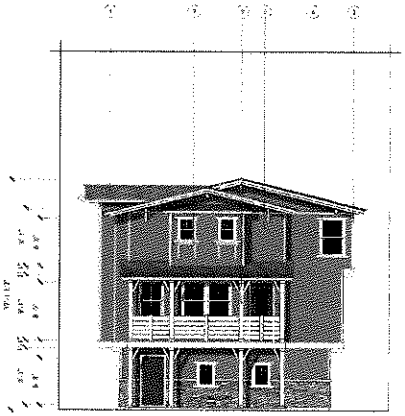
PLAN 2ZR

LEFT ELEVATION



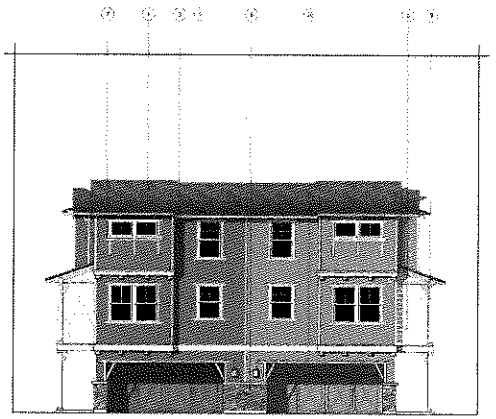
PLAN 2ZR PLAN 2Z

FRONT ELEVATION



PLAN 2Z

RIGHT ELEVATION



PLAN 2Z PLAN 2ZR

REAR ELEVATION

MATERIALS

1. COMPOSITION ROOF TILE
2. 2x4 VERTICAL WOOD TRIM
3. 8.25" HORIZONTAL WOOD LAP SIDING
4. HARDIESHINGLES STRAIGHT EDGE PANEL
5. CEMENTITIOUS TRIM AT WINDOW
6. SYNTHTIC STONE VENEER
7. POTSHELF
8. WOOD RAILING
9. CEMENTITIOUS PANEL AND WOOD BUILT-UP COLUMN
10. METAL SECTIONAL GARAGE DOORS CEMENTITIOUS TRIM AND BOARD AND PANEL

0 4 8 16 SCALE: 1/8" = 1'-0"

DUPLEX ELEVATIONS

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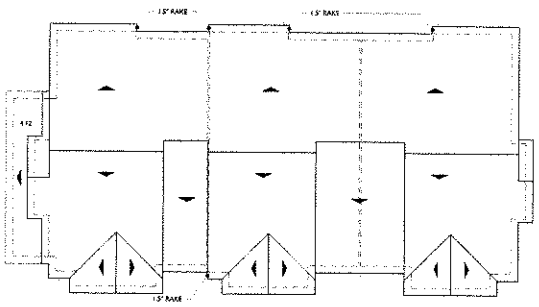
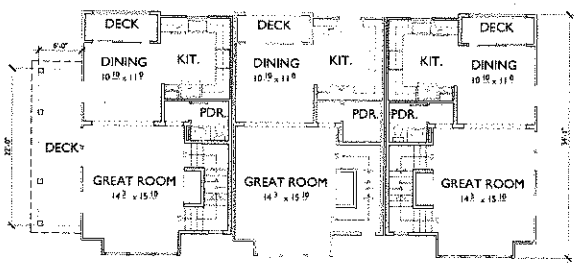


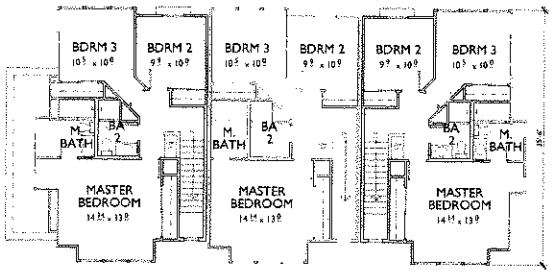
PLAN 2X PLAN 2 PLAN 2Y

ROOF PLAN



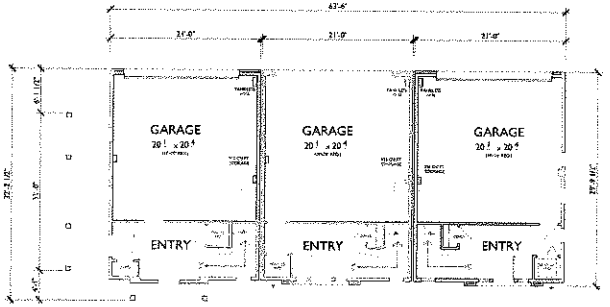
PLAN 2X PLAN 2 PLAN 2Y

SECOND FLOOR



PLAN 2X PLAN 2 PLAN 2Y

THIRD FLOOR



PLAN 2X PLAN 2 PLAN 2Y

FIRST FLOOR

ROOF PLAN

SLOPE : 3:12 U.N.O.
O.H. AT EAVE : 24"
O.H. AT RAKE : 24" U.N.O.
FAU IN ATTIC

FLOOR PLAN SQUARE FOOTAGE

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THIRD: 691 SF
TOTAL: 1,501 SF
GARAGE: 437 SF
STORAGE: 339 CU. FT.
(164 CU. FT. MIN REQ.)

PLAN 2Y:
FIRST: 172 SF
SECOND: 638 SF
THIRD: 677 SF
TOTAL: 1,487 SF
GARAGE: 437 SF
STORAGE: 339 CU. FT.
(164 CU. FT. MIN REQ.)

0 4 8 16 SCALE: 1/8" = 1'-0"

3-PLEX 'A' FLOOR PLANS

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SUNNYVALE, CA

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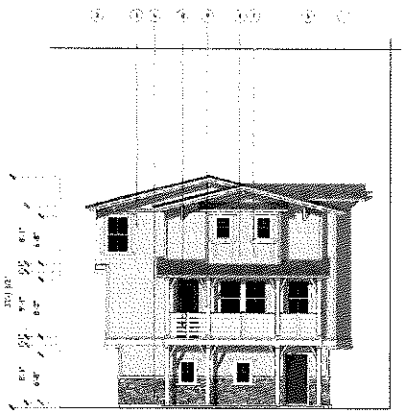
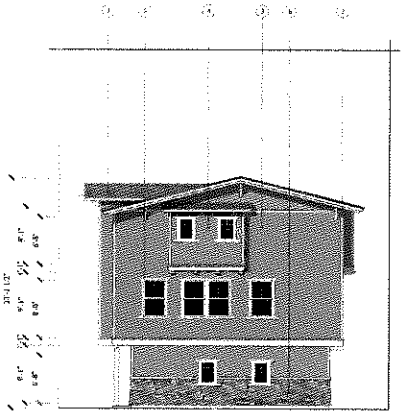


PLAN 2X

LEFT ELEVATION

PLAN 2X PLAN 2 PLAN 2R

FRONT ELEVATION



PLAN 2R

RIGHT ELEVATION

PLAN 2R PLAN 2 PLAN 2X

REAR ELEVATION

MATERIALS

1. COMPOSITION ROOF TILE
2. 2x4 VERTICAL WOOD TRIM
3. 8.25" HORIZONTAL WOOD LAP SIDING
4. HARDIESHINGLES STRAIGHT EDGE PANEL
5. CEMENTITIOUS TRIM AT WINDOW
6. SYNTHTIC STONE VENEER
7. POTSHELF
8. WOOD RAILING
9. CEMENTITIOUS PANEL AND WOOD BUILT-UP COLUMN
10. METAL SECTIONAL GARAGE DOORS CEMENTITIOUS TRIM AND BOARD AND PANEL

0 4 8 16 SCALE: 1/8" = 1'-0"

3-PLEX 'A' ELEVATIONS

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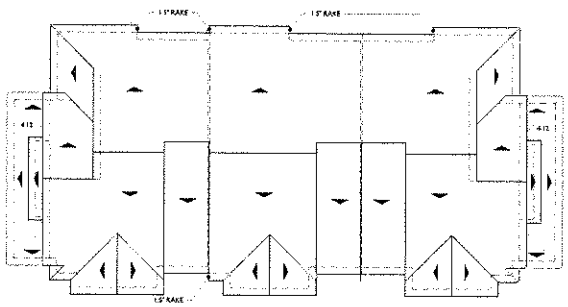
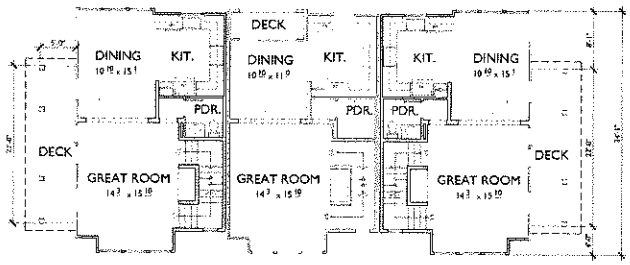


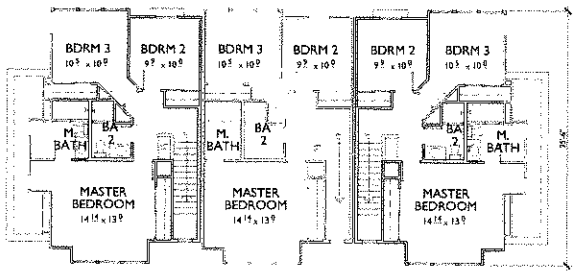
PLAN 2ZR PLAN 2 PLAN 2Z

ROOF PLAN



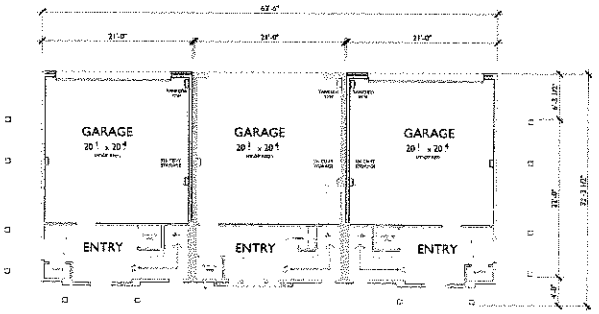
PLAN 2ZR PLAN 2 PLAN 2Z

SECOND FLOOR



PLAN 2ZR PLAN 2 PLAN 2Z

THIRD FLOOR



PLAN 2ZR PLAN 2 PLAN 2Z

FIRST FLOOR

ROOF PLAN

SLOPE : 3:12 U.N.O.
O.H. AT EAVE : 24"
O.H. AT RAKE : 24" U.N.O.
FAU IN ATTIC

FLOOR PLAN SQUARE FOOTAGE

PLAN 2:

FIRST:	172 SF
SECOND:	638 SF
THIRD:	655 SF
TOTAL:	1,465 SF
GARAGE:	437 SF
STORAGE:	339 CU. FT.

(164 CU. FT. MIN REQ.)

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0 4 8 16 SCALE: 1/8" = 1'-0"

3-PLEX 'B' FLOOR PLANS

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SUNNYVALE, CA

A 1.5
08.08.13

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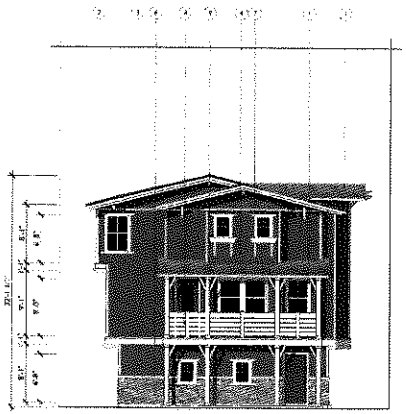
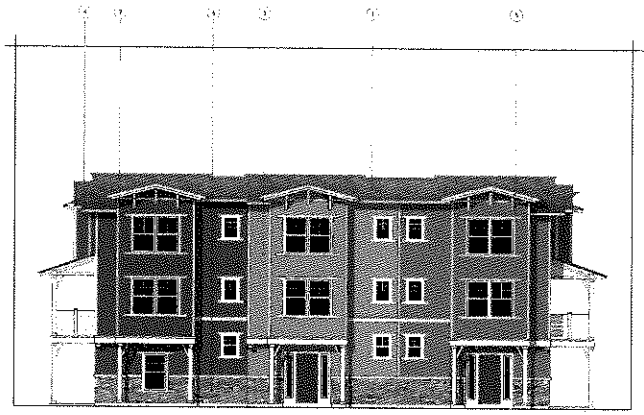


PLAN 2ZR

LEFT ELEVATION



PLAN 2ZR PLAN 2 PLAN 2Z

FRONT ELEVATION

MATERIALS

1. COMPOSITION ROOF TILE
2. 2x4 VERTICAL WOOD TRIM
3. 8.25" HORIZONTAL WOOD LAP SIDING
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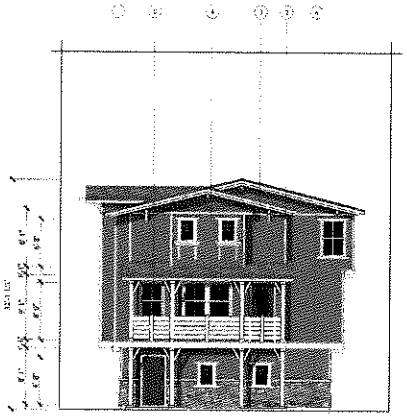

PLAN 2Z

RIGHT ELEVATION

PLAN 2Z PLAN 2 PLAN 2ZR

REAR ELEVATION

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

3-PLEX 'B' ELEVATIONS

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A 1.6

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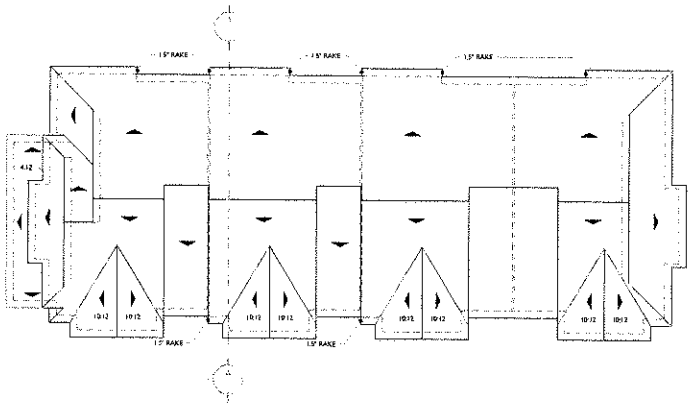
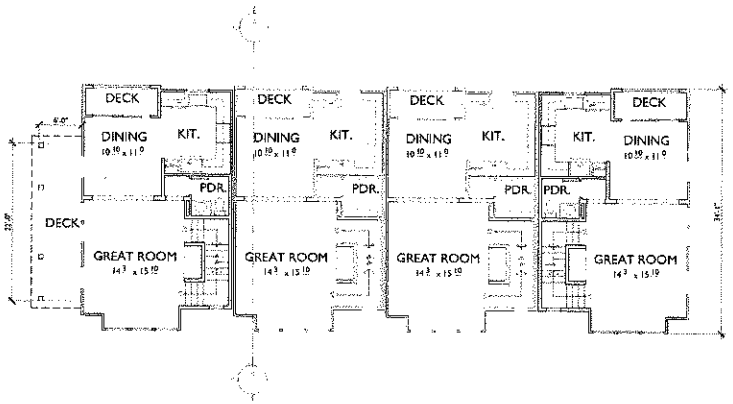


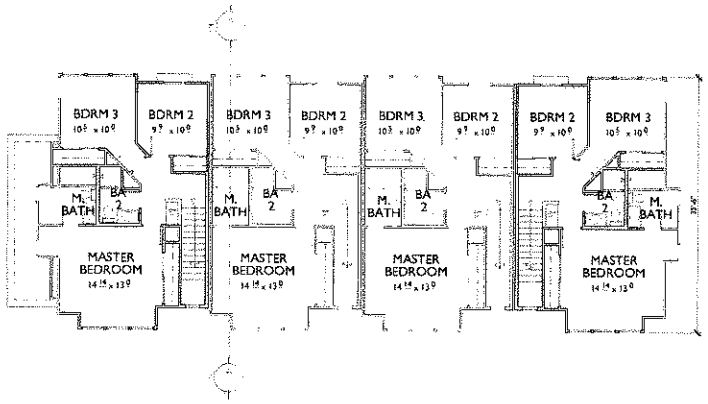
PLAN 2X PLAN 2 PLAN 2 PLAN 2Y

ROOF PLAN



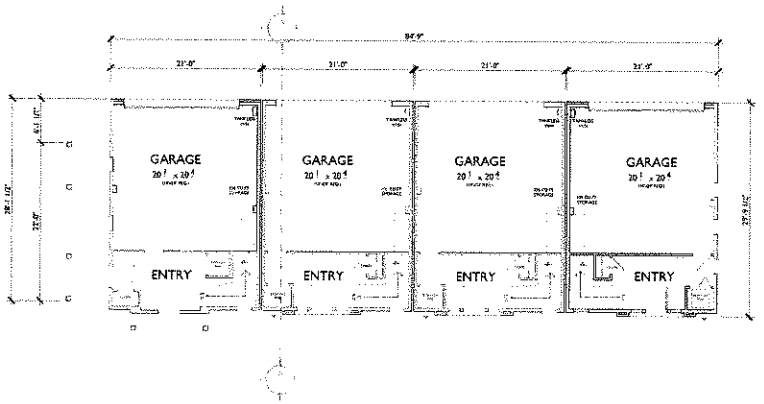
PLAN 2X PLAN 2 PLAN 2 PLAN 2Y

SECOND FLOOR



PLAN 2X PLAN 2 PLAN 2 PLAN 2Y

THIRD FLOOR



PLAN 2X PLAN 2 PLAN 2 PLAN 2Y

FIRST FLOOR

ROOF PLAN

SLOPE : 4:12 U.N.O.
O.H. AT EAVE : 12"
O.H. AT RAKE : 12" U.N.O.
FAU IN ATTIC

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(164 CU. FT. MIN REQ.)

0 4 8 16 SCALE: 1/8" = 1'-0"

4-PLEX FLOOR PLANS

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SUNNYVALE, CA

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08.08.13

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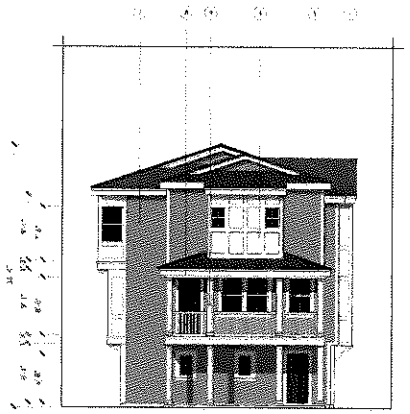


PLAN 2X

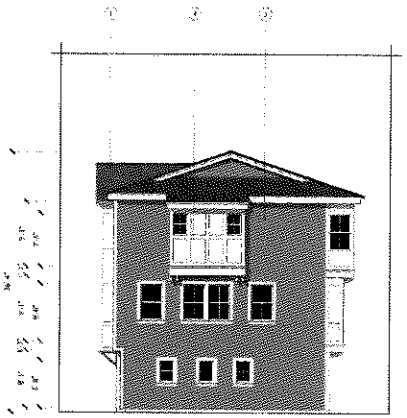
LEFT ELEVATION

PLAN 2X PLAN 2 PLAN 2 PLAN 2Y

FRONT ELEVATION

MATERIALS

1. COMPOSITION ROOF TILE
2. DECORATIVE VENT AT GABLE END
3. 8.25" HORIZONTAL WOOD LAP SIDING
4. CEMENTITIOUS BOARD AND PANEL W/ CEMENTITIOUS TRIM AT BOX BAY
5. CEMENTITIOUS TRIM AT WINDOW
6. CEMENTITIOUS BOARD AND WOOD
7. POTSHELF
8. WOOD RAILING
9. CEMENTITIOUS PANEL AND WOOD BUILT-UP COLUMN
10. METAL SECTIONAL GARAGE DOORS CEMENTITIOUS TRIM AND BOARD AND PANEL



PLAN 2Y

RIGHT ELEVATION

PLAN 2Y PLAN 2 PLAN 2 PLAN 2X

REAR ELEVATION

0 4 8 16 SCALE: 1/8" = 1'-0"

4-PLEX ELEVATIONS

830 E. EVELYN AVENUE

SUNNYVALE, CA

ATTACHMENT E
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A 1.8

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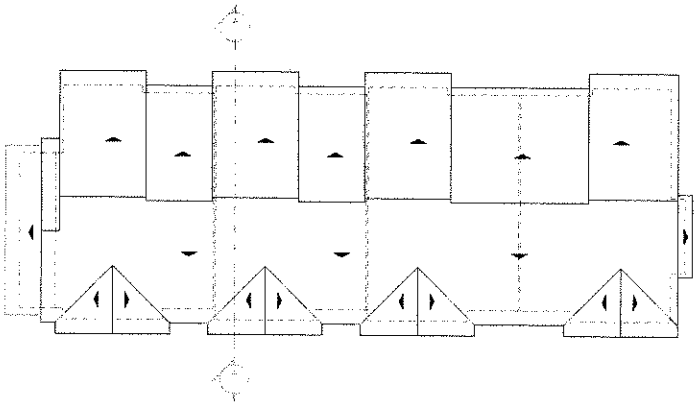
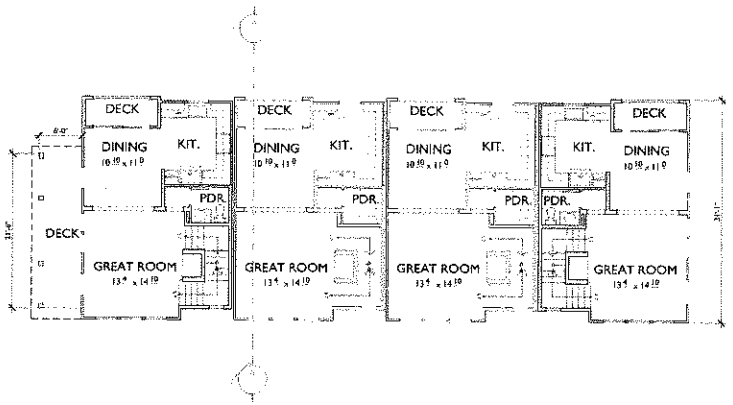


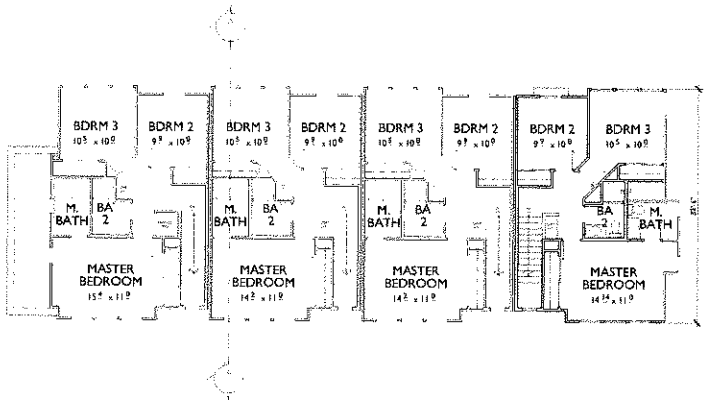
PLAN 2XS PLAN 2S PLAN 2S PLAN 2YS

ROOF PLAN



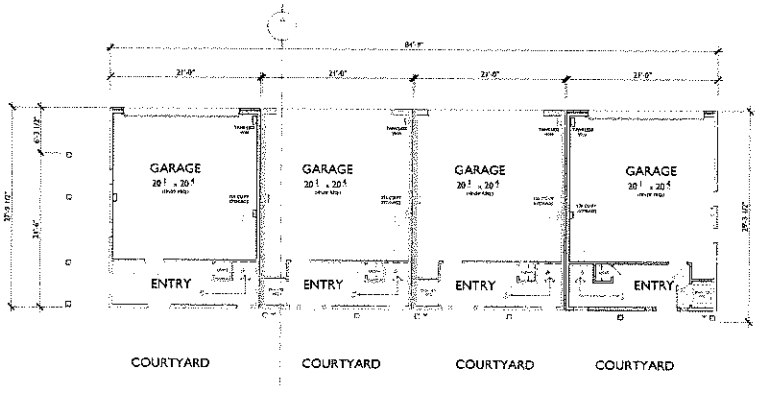
PLAN 2XS PLAN 2S PLAN 2S PLAN 2YS

SECOND FLOOR



PLAN 2XS PLAN 2S PLAN 2S PLAN 2YS

THIRD FLOOR



PLAN 2XS PLAN 2S PLAN 2S PLAN 2YS

FIRST FLOOR

ROOF PLAN

SLOPE : 3:12 U.N.O.
O.H. AT EAVE : 24"
O.H. AT RAKE : 24" U.N.O.
FAU IN ATTIC

FLOOR PLAN SQUARE FOOTAGE

PLAN 2S:
FIRST: 133 SF
SECOND: 592 SF
THIRD: 612 SF
TOTAL: 1,337 SF
GARAGE: 445 SF
STORAGE: 339 CU. FT.
(164 CU. FT. MIN REQ.)

PLAN 2XS:
FIRST: 141 SF
SECOND: 592 SF
THIRD: 633 SF
TOTAL: 1,366 SF
GARAGE: 437 SF
STORAGE: 339 CU. FT.
(164 CU. FT. MIN REQ.)

PLAN 2YS:
FIRST: 133 SF
SECOND: 695 SF
THIRD: 633 SF
TOTAL: 1,358 SF
GARAGE: 445 SF
STORAGE: 339 CU. FT.
(164 CU. FT. MIN REQ.)

0 4 8 16 SCALE: 1/8" = 1'-0"

4-PLEX 'S' FLOOR PLANS

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SUNNYVALE, CA

A 1.9
08.08.13

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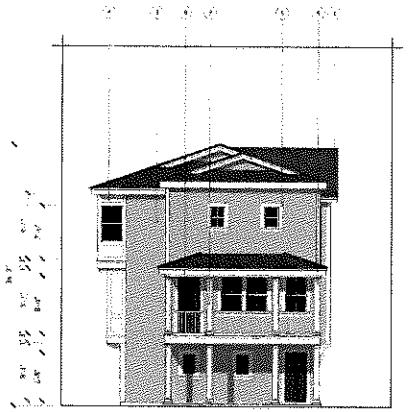


PLAN 2XS

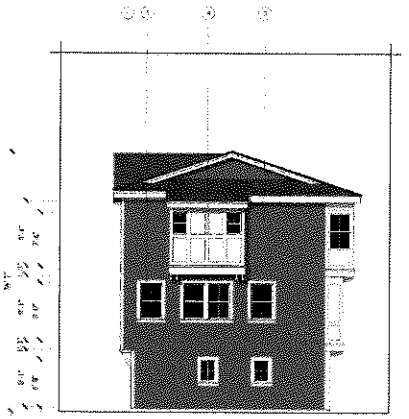
LEFT ELEVATION

PLAN 2XS PLAN 2S PLAN 2S PLAN 2YS

FRONT ELEVATION

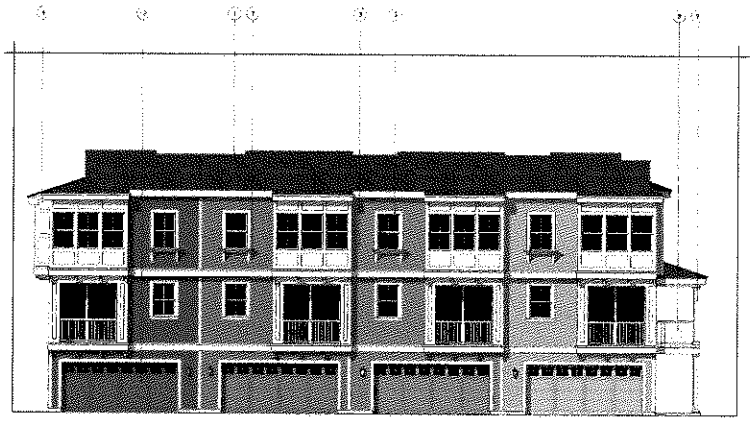
MATERIALS

1. COMPOSITION ROOF TILE
2. DECORATIVE VENT AT GABLE END
3. 8.25" HORIZOTAL WOOD LAP SIDING
4. CEMENTITIOUS BOARD AND PANEL W/ CEMENTITIOUS TRIM AT BOX BAY
5. CEMENTITIOUS TRIM AT WINDOW
6. CEMENTITIOUS BOARD AND WOOD
7. POTSHELF
8. WOOD RAILING
9. CEMENTITIOUS PANEL AND WOOD BUILT-UP COLUMN
10. METAL SECTIONAL GARAGE DOORS CEMENTITIOUS TRIM AND BOARD AND PANEL



PLAN 2YS

RIGHT ELEVATION



PLAN 2YS PLAN 2S PLAN 2S PLAN 2XS

REAR ELEVATION

0 4 8 16 SCALE: 1/8" = 1'-0"

4-PLEX 'S' ELEVATIONS 'A'

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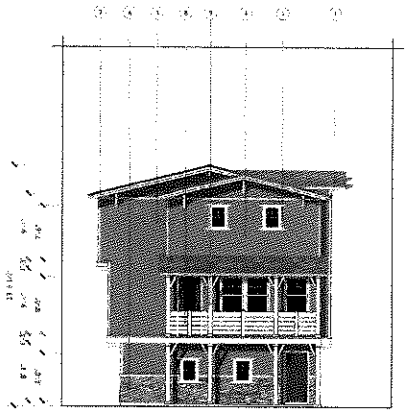
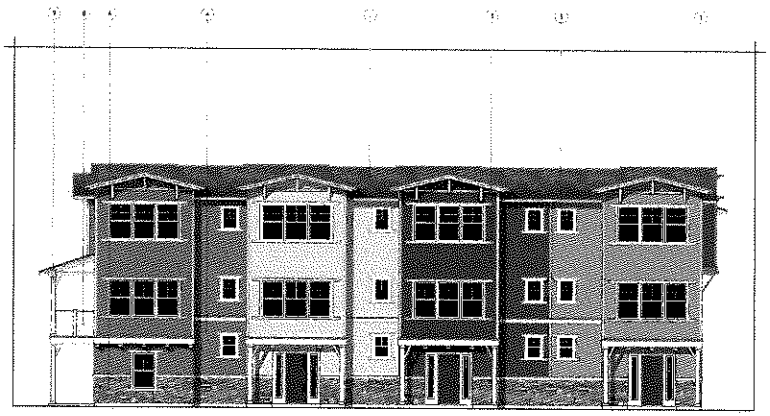


PLAN 2XS

LEFT ELEVATION

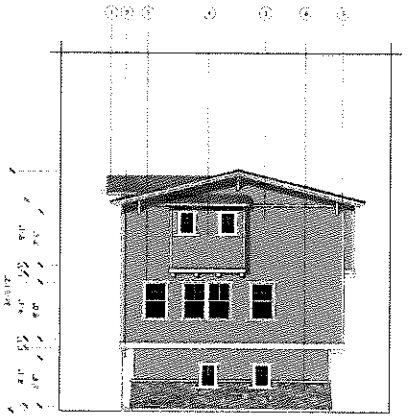


PLAN 2XS PLAN 2S PLAN 2S PLAN 2YS

FRONT ELEVATION

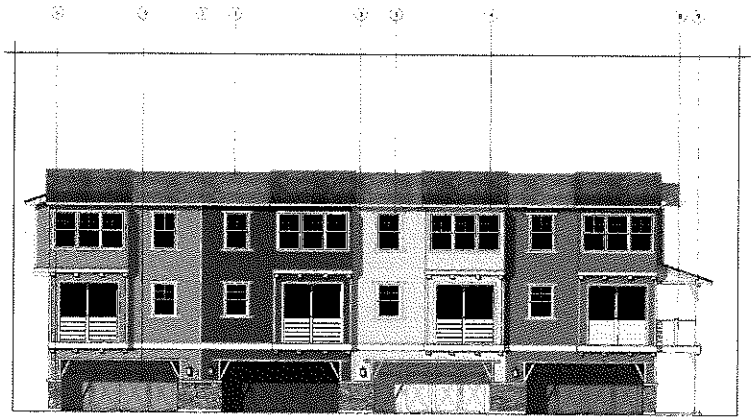
MATERIALS

1. COMPOSITION ROOF TILE
2. 2x4 VERTICAL WOOD TRIM
3. 8.25" HORIZONTAL WOOD LAP SIDING
4. HARDIESHINGLES STRAIGHT EDGE PANEL
5. CEMENTITIOUS TRIM AT WINDOW
6. SYNTHTIC STONE VENEER
7. POTSHELF
8. WOOD RAILING
9. CEMENTITIOUS PANEL AND WOOD BUILT-UP COLUMN
10. METAL SECTIONAL GARAGE DOORS CEMENTITIOUS TRIM AND BOARD AND PANEL



PLAN 2YS

RIGHT ELEVATION



PLAN 2YS PLAN 2S PLAN 2S PLAN 2XS

REAR ELEVATION

0 4 8 16 SCALE: 1/8" = 1'-0"

4-PLEX 'S' ELEVATIONS 'B'

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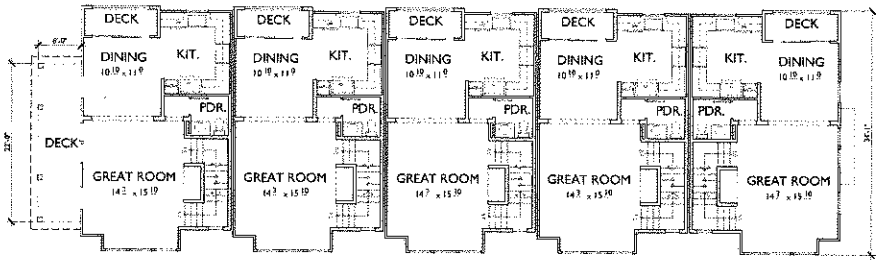
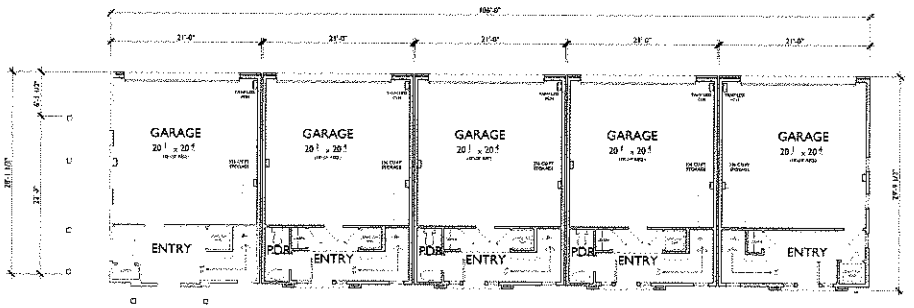


PLAN 2XR PLAN 2 PLAN 2 PLAN 2 PLAN 2Y

SECOND FLOOR



PLAN 2XR PLAN 2 PLAN 2 PLAN 2 PLAN 2Y

FIRST FLOOR

FLOOR PLAN
SQUARE FOOTAGE

PLAN 2:
FIRST: 172 SF
SECOND: 638 SF
THIRD: 655 SF
TOTAL: 1,465 SF
GARAGE: 437 SF
STORAGE: 339 CU. FT.
(164 CU. FT. MIN REQ.)

PLAN 2XR:
FIRST: 172 SF
SECOND: 638 SF
THIRD: 691 SF
TOTAL: 1,501 SF
GARAGE: 437 SF
STORAGE: 339 CU. FT.
(164 CU. FT. MIN REQ.)

PLAN 2Y:
FIRST: 172 SF
SECOND: 638 SF
THIRD: 677 SF
TOTAL: 1,487 SF
GARAGE: 437 SF
STORAGE: 339 CU. FT.
(164 CU. FT. MIN REQ.)

0 4 8 16 SCALE: 1/8" = 1'-0"

5-PLEX FLOOR PLANS

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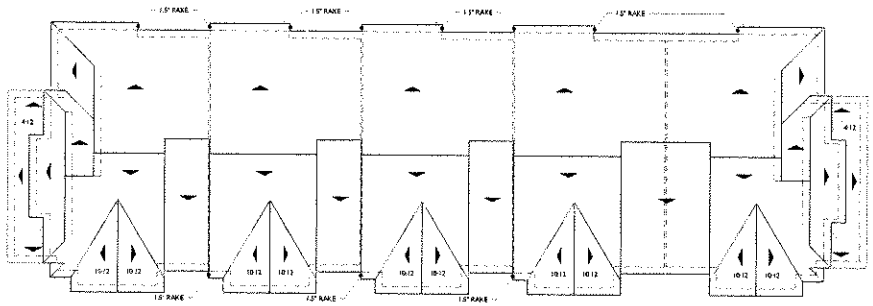
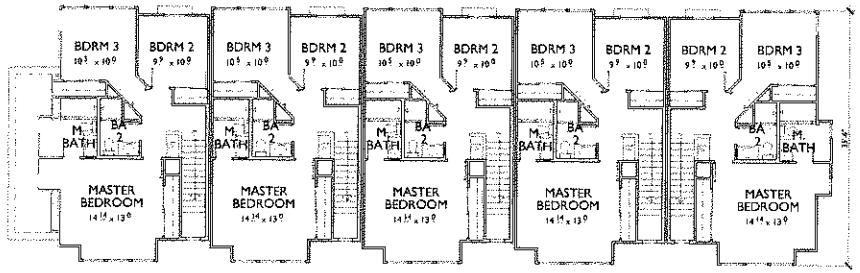


PLAN 2XR PLAN 2 PLAN 2 PLAN 2 PLAN 2Y

ROOF PLAN

ROOF PLAN

SLOPE : 4:12 U.N.O.
O.H. AT EAVE : 12"
O.H. AT RAKE : 12" U.N.O.
FAU IN ATTACHMENT E



PLAN 2XR PLAN 2 PLAN 2 PLAN 2 PLAN 2Y

THIRD FLOOR

0 4 8 16 SCALE: 1/8" = 1'-0"

5-PLEX FLOOR PLANS

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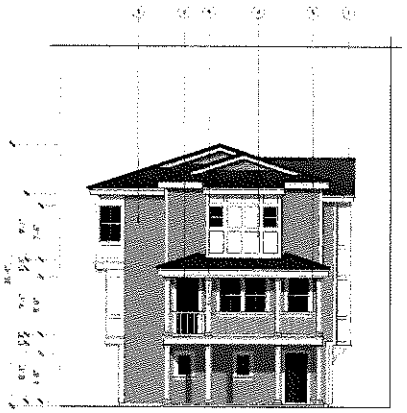


PLAN 2XR

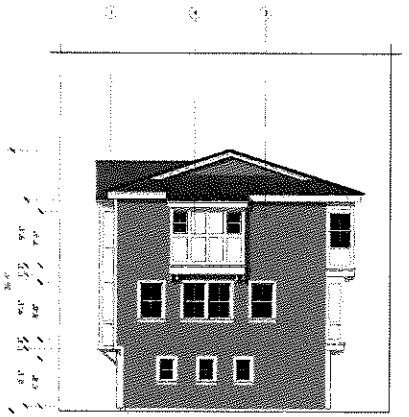
LEFT ELEVATION

PLAN 2XR PLAN 2 PLAN 2 PLAN 2 PLAN 2Y

FRONT ELEVATION

MATERIALS

1. COMPOSITION ROOF TILE
2. DECORATIVE VENT AT GABLE END
3. 8.25" HORIZONTAL WOOD LAP SIDING
4. CEMENTITIOUS BOARD AND PANEL W/ CEMENTITIOUS TRIM AT BOX BAY
5. CEMENTITIOUS TRIM AT WINDOW
6. CEMENTITIOUS BOARD AND WOOD
7. POTSHELF
8. WOOD RAILING
9. CEMENTITIOUS PANEL AND WOOD BUILT-UP COLUMN
10. METAL SECTIONAL GARAGE DOORS CEMENTITIOUS TRIM AND BOARD AND PANEL



PLAN 2Y

RIGHT ELEVATION

PLAN 2Y PLAN 2 PLAN 2 PLAN 2 PLAN 2XR

REAR ELEVATION

0 4 8 16 SCALE: 1/8" = 1'-0"

5-PLEX ELEVATIONS

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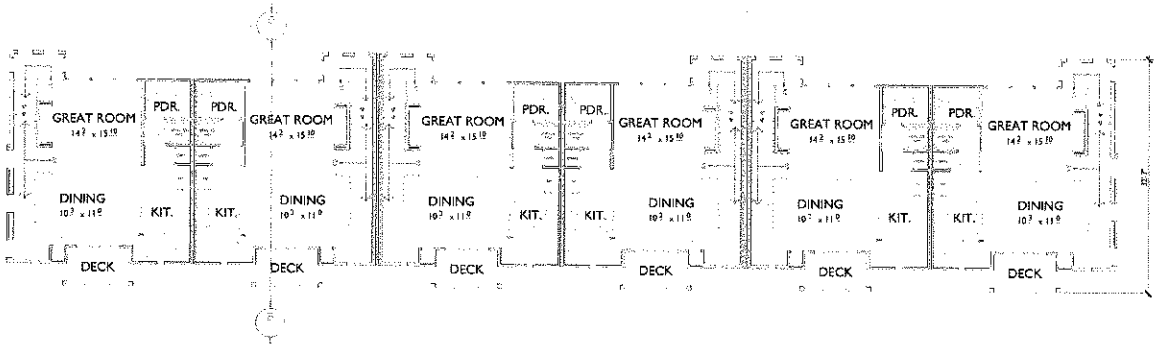
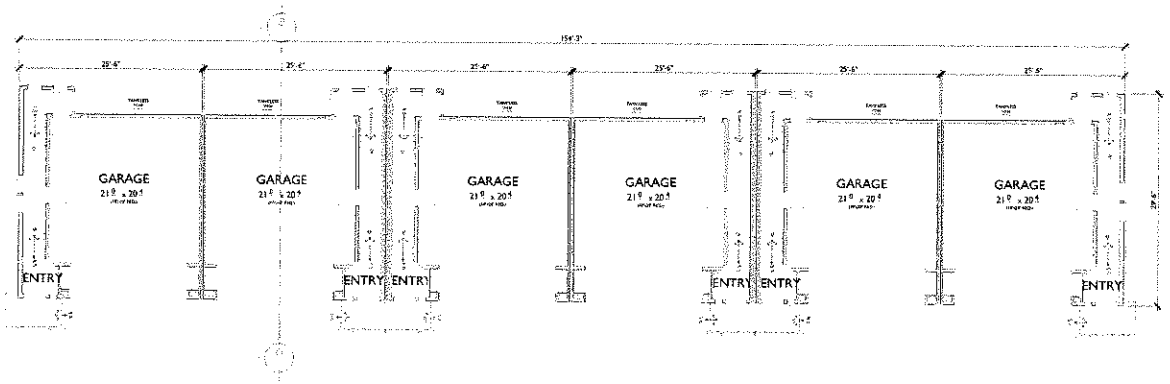


PLAN 1X PLAN 1R PLAN 1Z PLAN 1R PLAN 1Z PLAN 1XR

SECOND FLOOR



PLAN 1X PLAN 1R PLAN 1Z PLAN 1R PLAN 1Z PLAN 1XR

FIRST FLOOR

FLOOR PLAN SQUARE FOOTAGE

PLAN 1X:

FIRST:	148 SF
SECOND:	554 SF
THIRD:	730 SF
TOTAL:	1,432 SF
GARAGE:	450 SF

PLAN 1R:

FIRST:	148 SF
SECOND:	554 SF
THIRD:	705 SF
TOTAL:	1,407 SF
GARAGE:	450 SF

PLAN 1Z:

FIRST:	148 SF
SECOND:	554 SF
THIRD:	725 SF
TOTAL:	1,427 SF
GARAGE:	450 SF

PLAN 1XR:

FIRST:	148 SF
SECOND:	554 SF
THIRD:	730 SF
TOTAL:	1,432 SF
GARAGE:	450 SF

0 4 8 16 SCALE: 1/8" = 1'-0"

6-PLEX FLOOR PLANS

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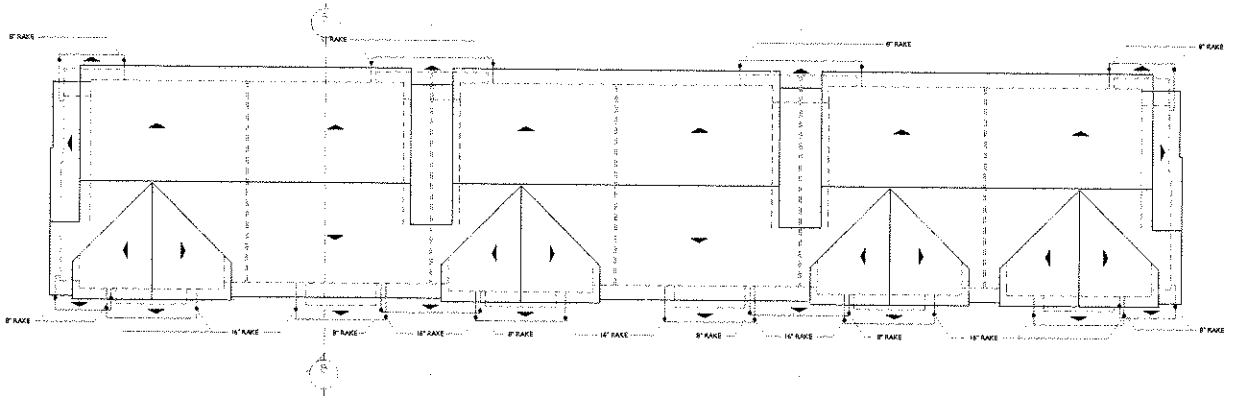
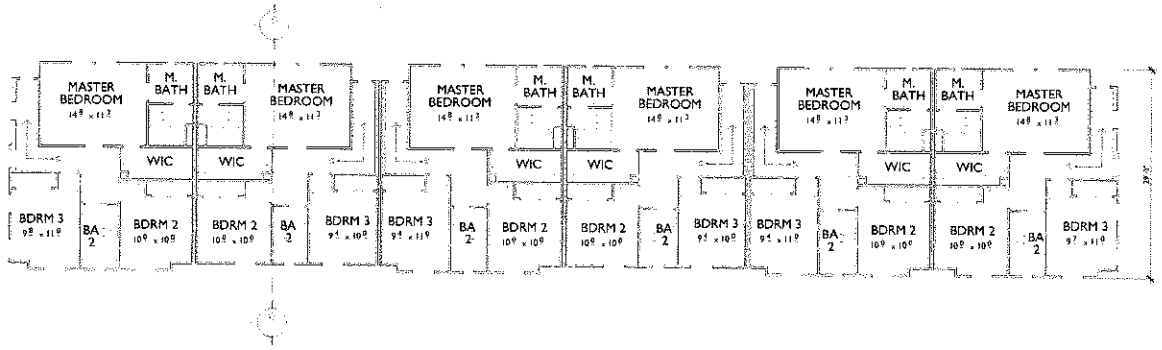


PLAN 1X PLAN 1R PLAN 1Z PLAN 1R PLAN 1Z PLAN 1XR

ROOF PLAN

ROOF PLAN

SLOPE : 3:12 U.N.O.
O.H. AT EAVE : 24"
O.H. AT RAKE : 24" U.N.O.
FAU IN ATTIC



PLAN 1X PLAN 1R PLAN 1Z PLAN 1R PLAN 1Z PLAN 1XR

THIRD FLOOR

6-PLEX FLOOR PLANS

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0 4 8 16 SCALE: 1/8" = 1'-0"

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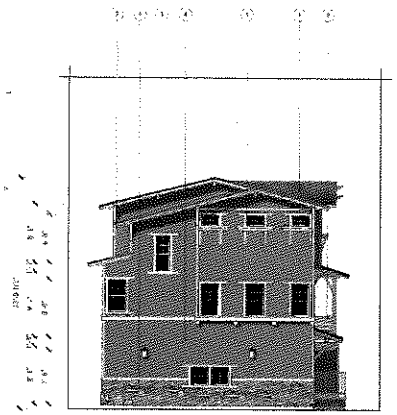


PLAN 1X

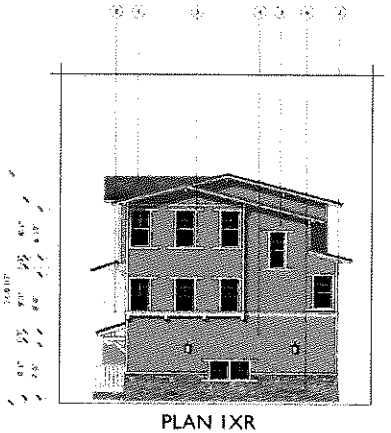
LEFT ELEVATION

PLAN 1X PLAN 1R PLAN 1X PLAN 1R PLAN 1Z PLAN 1XR

FRONT ELEVATION

MATERIALS

1. COMPOSITION ROOF TILE
2. 2x4 VERTICAL WOOD TRIM
3. 8.25" HORIZONTAL WOOD LAP SIDING
4. HARDIESHINGLES STRAIGHT EDGE PANEL
5. CEMENTITIOUS TRIM AT WINDOW
6. SYNTHTIC STONE VENEER
7. POTSHELF
8. WOOD RAILING
9. CEMENTITIOUS PANEL AND WOOD BUILT-UP COLUMN
10. METAL SECTIONAL GARAGE DOORS CEMENTITIOUS TRIM AND BOARD AND PANEL



PLAN 1XR

RIGHT ELEVATION

PLAN 1XR PLAN 1Z PLAN 1R PLAN 1X PLAN 1R PLAN 1X

REAR ELEVATION

0 4 8 16 SCALE: 1/8" = 1'-0"

6-PLEX ELEVATIONS

830 E. EVELYN AVENUE

SUNNYVALE, CA

ATTACHMENT E
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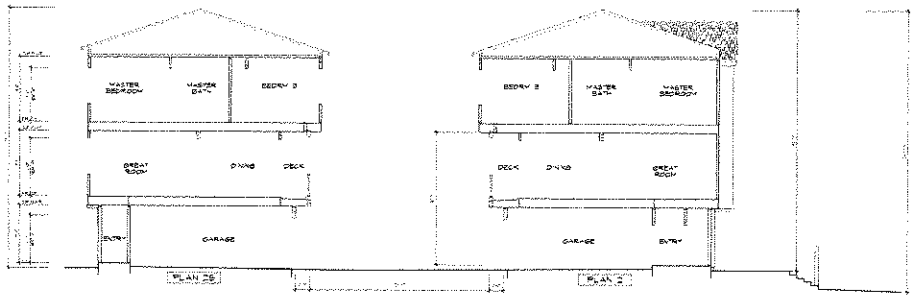
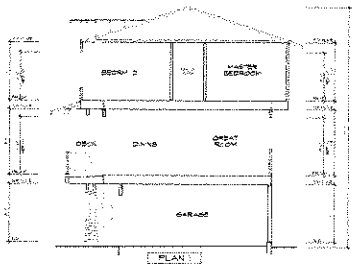


SECTION A



SECTION B

0 4 8 16 SCALE: 1/8" = 1'-0"

SECTIONS

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DECEMBER 21 - 9AM
WINTER SOLSTICE

DECEMBER 21 - 3PM
WINTER SOLSTICE

SOLAR STUDY

830 E. EVELYN AVENUE

SUNNYVALE, CA

NOTE:
GRAPHICS PROVIDED BY GOOGLE MAPS
SKETCH UP USED TO DETERMINE
SUN/SHADE LOCATIONS.

North

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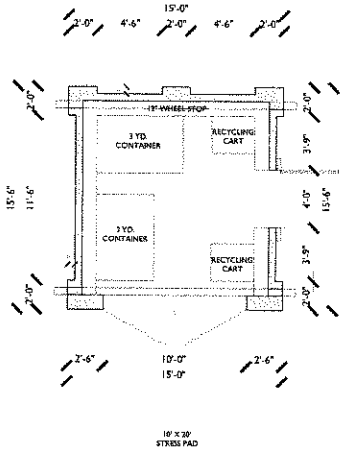
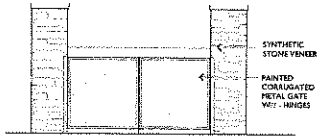
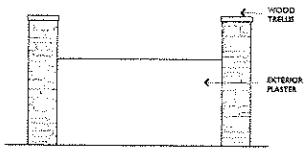


FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION

0 2 4 8 SCALE: 1/4" = 1'-0"

TRASH ENCLOSURE

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0 4 8 16 SCALE: 1/8" = 1'-0"

STREETSCENE 1

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0 4 8 16 SCALE: 1/8" = 1'-0"

STREETSCENE 2

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STREETSCENE RENDERING

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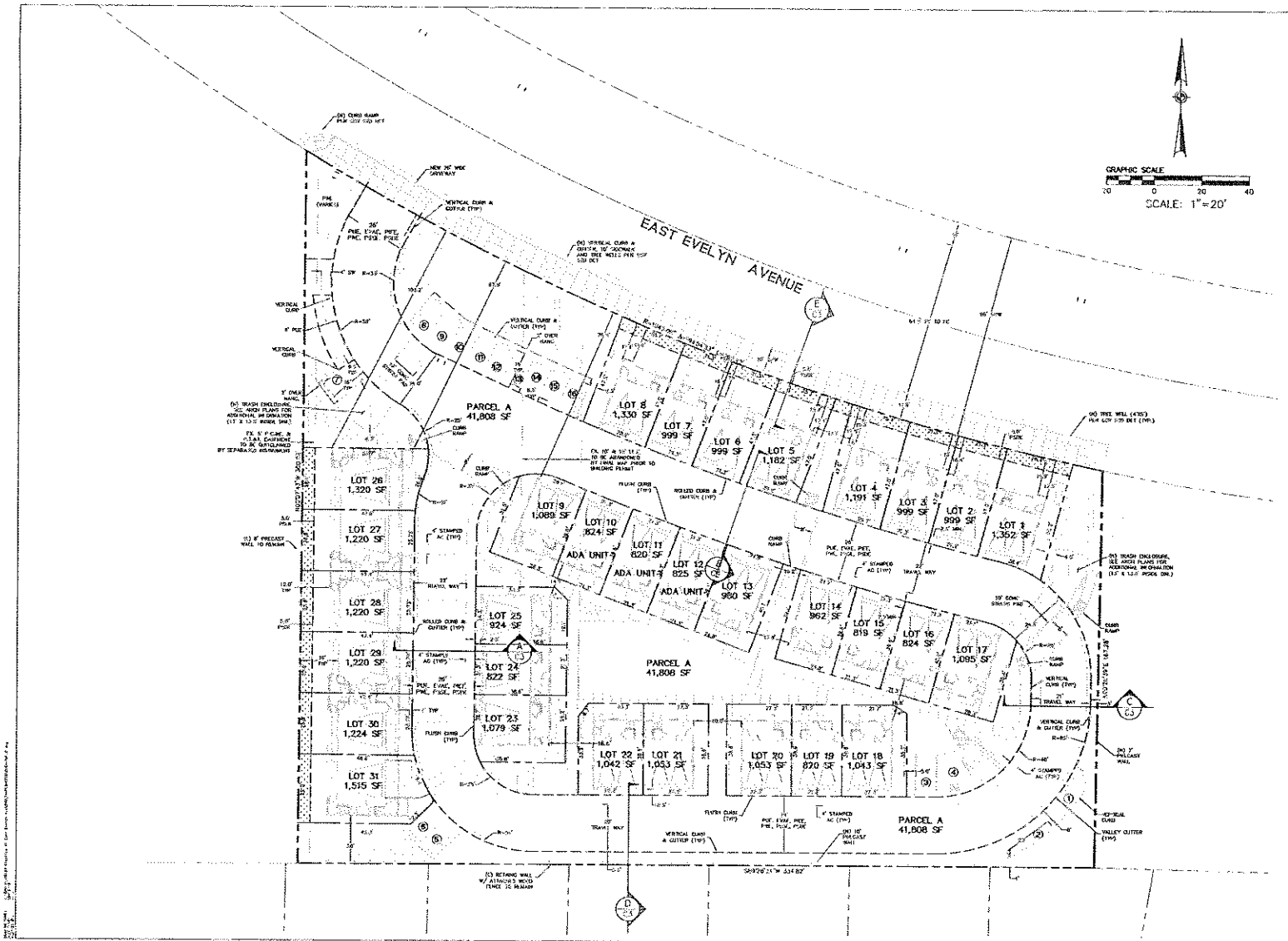

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
EASEMENT LINE		
STREET CENTERLINE		
LOT LINE		
PARKING STALL		
BIORETENTION BASIN		
PRIVATE STORM DRAIN EASEMENT (PSDE)		
STAMPED ASPHALT PAVEMENT		

ABBREVIATIONS

CSV	= CITY OF SUNNYVALE	DET	= DETAIL
E-VAE	= EMERGENCY VEHICLE ACCESS EASEMENT	DWY	= DRIVEWAY
PSDE	= PRIVATE STORM DRAIN EASEMENT	LS	= LANDSCAPE STRIP
PSSE	= PRIVATE SANITARY SEWER EASEMENT	(N)	= NEW
PUE	= PUBLIC UTILITY EASEMENT	ROW	= RIGHT OF WAY
PWE	= PRIVATE WATER EASEMENT	STD	= STANDARD
PGE	= PRIVATE INGRESS AND EGRESS EASEMENT	SW	= SIDEWALK
		TYP	= TYPICAL

GENERAL NOTES

1. OWNER:	CCI EVELYN PARK, L.P., a California limited partnership
2. DEVELOPER:	CLASSIC COMMUNITIES 1000 E. MEADOW CIRCLE PALO ALTO, CA 94303 CONTACT: SCOTT WARD (650) 496-4496
3. CIVIL ENGINEER:	BKF ENGINEERS 1650 TECHNOLOGY DRIVE, SUITE 650 SAN JOSE, CA 95110 CONTACT: SCOTT SCHORR (408) 467-9100
4. PROPERTY:	PARCEL A AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED MARCH 18, 1968 IN BK 234 OF MAPS, PG 45, AND PARCEL A ON THAT CERTAIN PARCEL MAP RECORDED ON AUGUST 12, 1974, IN BK 344 OF MAPS, PG 12.
5. ASSESSORS PARCEL NO.	209-14-007 & 011
6. GENERAL PLAN	LOW MEDIUM DENSITY RES
7. EXISTING ZONING:	MS-INDUSTRIAL TO RESIDENTIAL
8. PROPOSED ZONING:	RS-MEDIUM DENSITY ZONING
9. EXISTING USE:	COMMERCIAL
10. PROPOSED USE:	RESIDENTIAL (TOWNHOMES)
11. GROSS AREA:	1.71± ACRES
12. NUMBER OF UNITS:	31
13. NUMBER OF LOTS:	31 DEVELOPABLE, 1 NON-DEVELOPABLE COMMON PARCEL
14. UTILITIES: A. WATER: PUBLIC STREETS: PRIVATE STREETS: B. SANITARY SEWER: PUBLIC STREETS: PRIVATE STREETS: C. STORM DRAIN: PUBLIC STREETS: PRIVATE STREETS: D. GAS/ELECTRIC: E. TELEPHONE: F. CABLE TV	 CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION PACIFIC GAS & ELECTRIC AT&T COMCAST
15. BENCHMARK:	CITY OF SUNNYVALE BENCHMARK #8: BRASS DISK IN TOP OF CURB WEST TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF MOLLY ROAD AND EVELYN AVENUE. ELEVATION 77.831 – (NGVD 29)
16. TOPOGRAPHY:	INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY AMERICAN AERIAL MAPPING AND GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED NOVEMBER 2012.
17. FLOOD ZONE:	A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE ZONE AO (3.5') AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0032H.
18. LOT SIZES:	PARCEL A = 41,808 SF LOT 1 - 31 = 32,844 SF TOTAL = 74,652 SF

VESTING TENTATIVE MAP

AUGUST 8, 2013 BKF Project No.: 20126137

BKF
ENGINEERS | SURVEYORS | PLANNERS
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San Jose, CA 95110
408.467.9100 408.467.9199

CLASSICS AT EAST EVELYN AVE. SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

ATTACHMENT E
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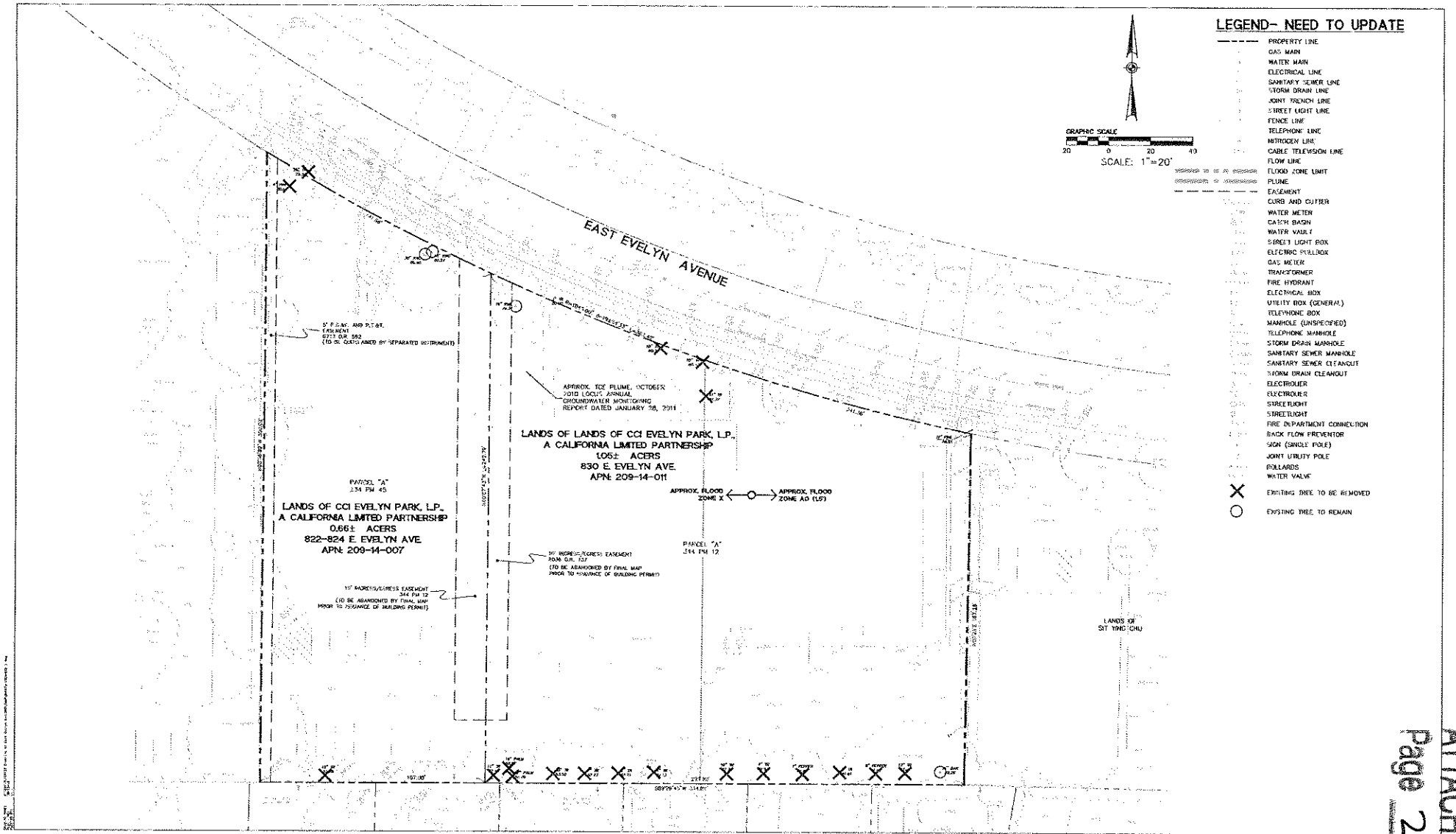

CLASSICS AT EAST EVELYN AVE. SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

EXISTING CONDITIONS
AUGUST 8, 2013 BKF Project No: 20126137

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ATTACHMENT E
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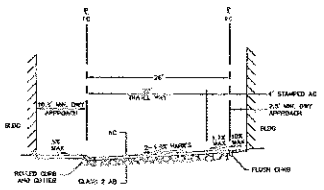
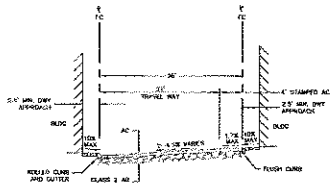
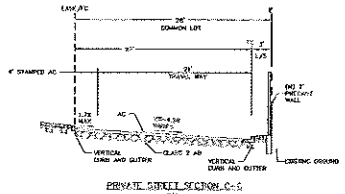
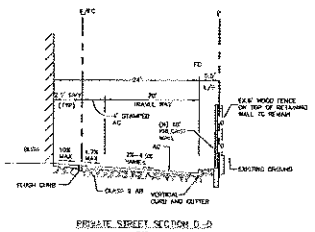
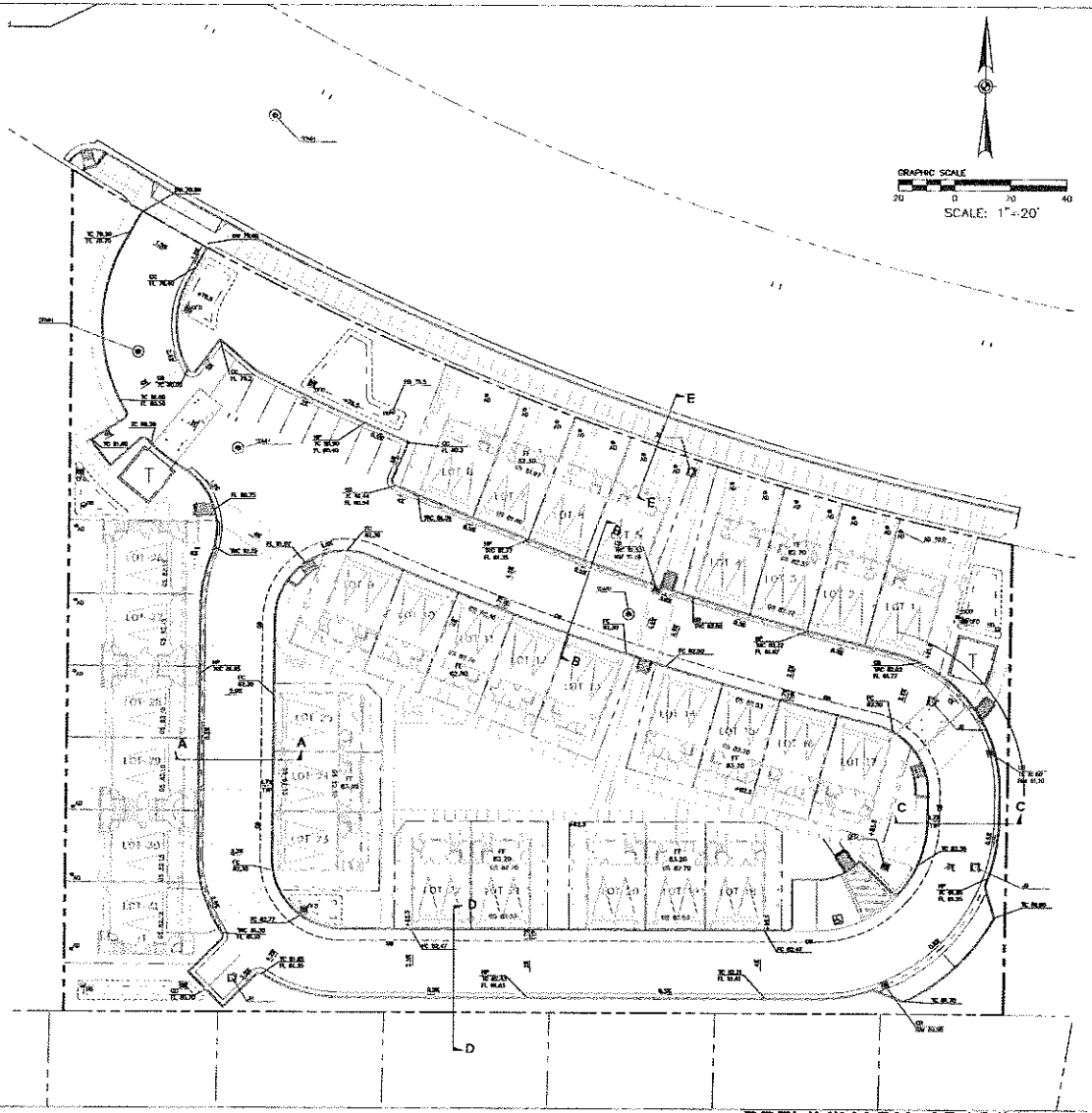










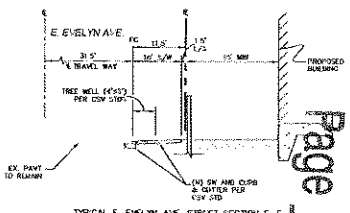
GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

LEGEND

- PROPERTY LINE
- LOT LINE
- STREET CENTERLINE
- CURB AND GUTTER
- ROLLED CURB & GUTTER
- VERTICAL CURB
- VALLEY GUTTER
- INTERIOR LOT FENCE
- RETAINING WALL
- BIORETENTION BASIN
- OVERLAND RELEASE
- AREA DRAIN (AD)
- OVER FLOW DRAIN (OFD)
- STORM DRAIN MANHOLE (SDMH)
- STORM DRAIN CURB INLET (CB)
- BUBBLER BOX (BB)
- STORM DRAIN JUNCTION BOX (JB)
- TRENCH DRAIN

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
COV	CITY OF MOUNTAIN VIEW
DET	DETACH
DWY	DRIVEWAY
(E)	EXISTING
FC	FLUSH CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
GD	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 ROLLED CURB
TYP	TYPICAL



TYPICAL E. EVELYN AVE. STREET SECTION E-E

PRELIMINARY GRADING AND DRAINAGE PLAN

AUGUST 8, 2019 BKF Project No: 20126137

CLASSICS AT EAST EVELYN AVE. SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

BKF
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ATTACHMENT E
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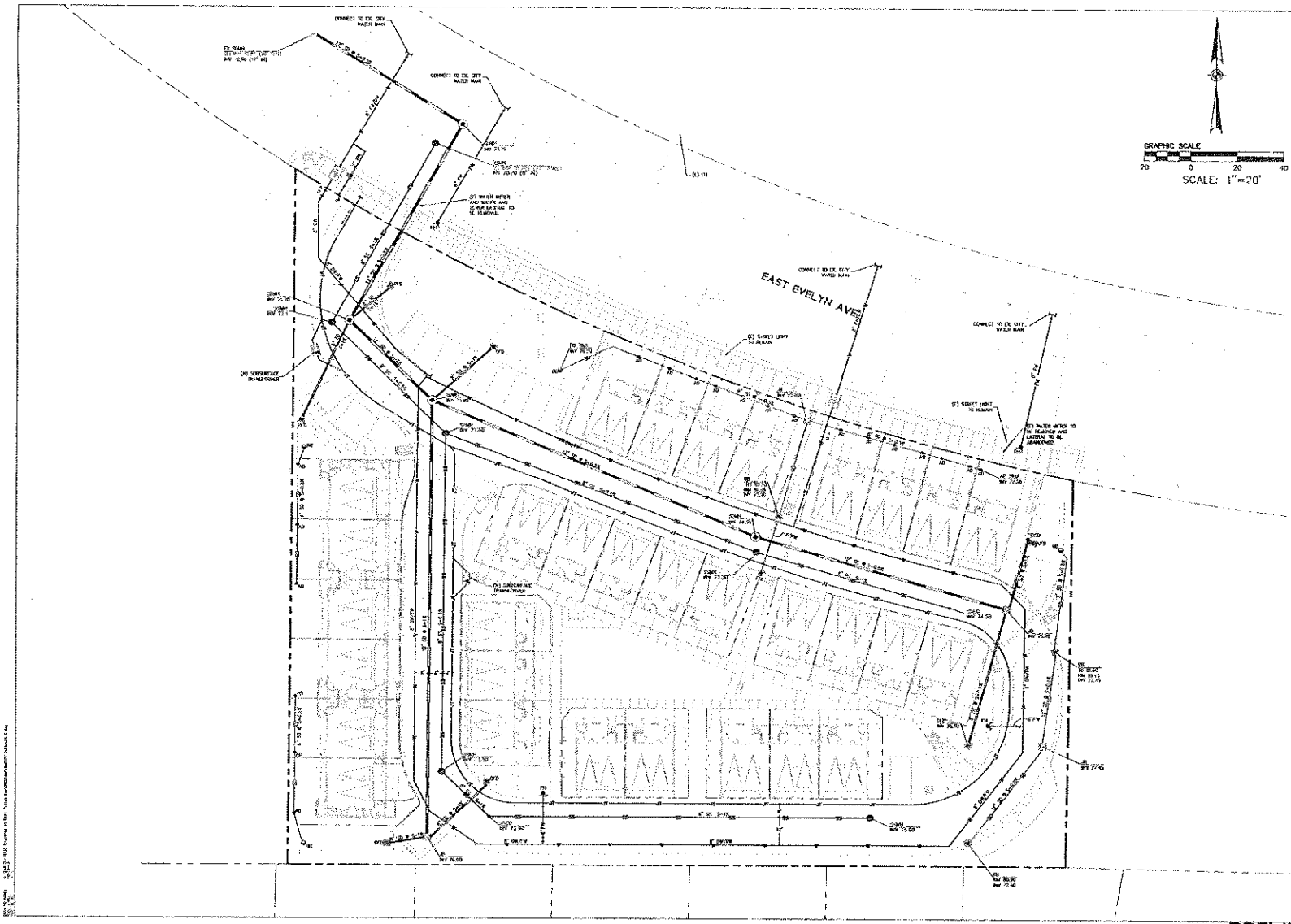

GENERAL UTILITY NOTES:

1. ALL PUBLIC WATER METERS ARE TO BE RADIO-READ TYPE.
2. ALL EXISTING UTILITY SERVICES WILL EITHER BE ABANDON OR REMOVED.

PRELIMINARY UTILITY PLAN

AUGUST 8, 2013 BKF Project No: 20126137

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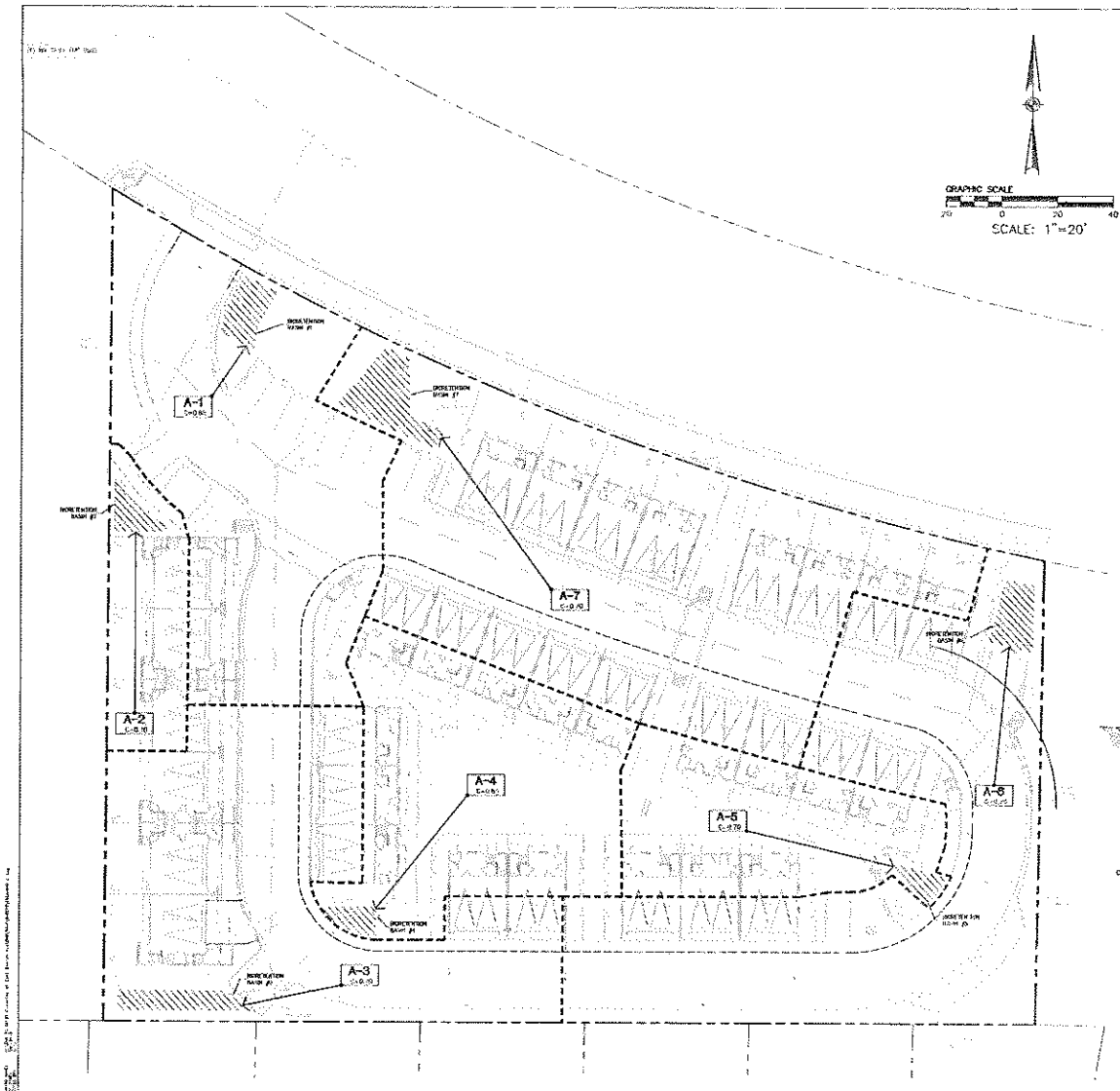


GRAPHIC SCALE

0 20 40

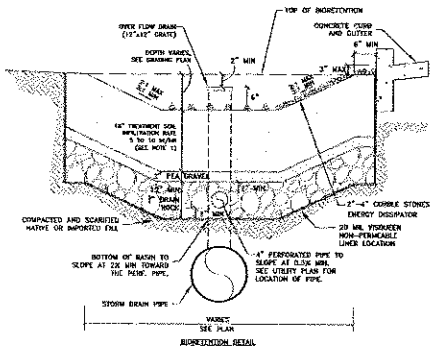
SCALE: 1"=20'

LEGEND

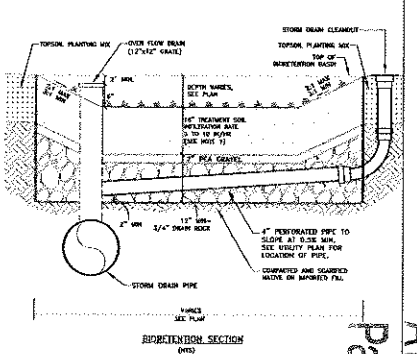
- PROPERTY LINE
- LOT LINE
- TREATED STORM DRAIN LINE
- UNTREATED STORM DRAIN LINE
- A-X (C=0.XX) DRAINAGE AREA BOUNDARY
- TREATMENT AREA
- STORM DRAIN MANHOLE
- OVER FLOW DRAIN
- STORM DRAIN CATCH BASIN
- AREA DRAIN
- JUNCTION BOX
- BUBBLER BOX
- STORM CLEANOUT
- DRAINAGE SLOPE
- B.B.# BIORETENTION SWALE/BASIN
- DIRECTION OF RUNOFF

TREATMENT CONTROL MEASURE SUMMARY TABLE

DRAINAGE AREAS	DRAINAGE AREA (A) (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME) COMPARISON REQUIRED (CF)	WATER QUANTITY (FLOW AND/OR VOLUME) COMPARISON PROVIDED (CF)	PROPOSED TREATMENT CONTROLS	CONFORMS TO NPDES STANDARDS
A-1	12400	3720	LANDSCAPE	8680	ROOF PAVING CONCRETE	230	290	B.B.1 BIORETENTION BASIN 1	YES
A-2	2870	1158	LANDSCAPE	1720	ROOF	50	190	B.B.2 BIORETENTION BASIN 2	YES
A-3	12490	2500	LANDSCAPE	9990	ROOF PAVING CONCRETE	265	300	B.B.3 BIORETENTION BASIN 3	YES
A-4	8700	4000	LANDSCAPE	4700	ROOF PAVING CONCRETE	140	145	B.B.4 BIORETENTION BASIN 4	YES
A-5	5500	2000	LANDSCAPE	3500	ROOF Pavers CONCRETE	100	205	B.B.5 BIORETENTION BASIN 5	YES
A-6	18000	3000	LANDSCAPE	12000	ROOF PAVING CONCRETE	330	400	B.B.6 BIORETENTION BASIN 6	YES
A-7	15690	5500	LANDSCAPE	10190	ROOF PAVING CONCRETE	420	600	B.B.7 BIORETENTION BASIN 7	YES



BIORETENTION DETAIL



BIORETENTION SECTION

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 STORM WATER MANAGEMENT PLAN

AUGUST 8, 2013 BKF Project No: 20126137

CLASSICS AT EAST EVELYN AVE. SUNNYVALE, CALIFORNIA

CLASSIC COMMUNITIES

BKF
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San Jose, CA 95110
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ATTACHMENT E
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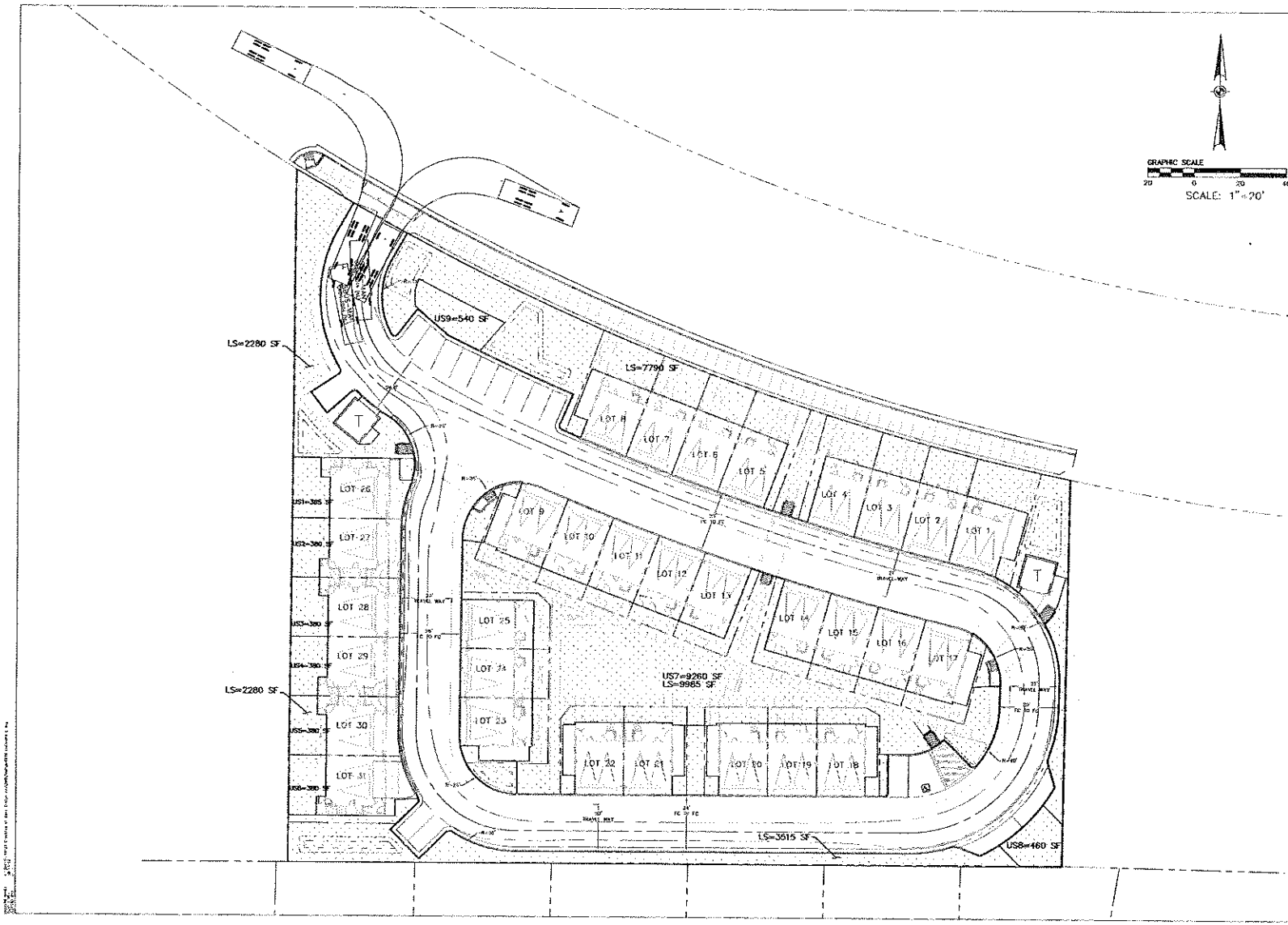


GRAPHIC SCALE
20 0 20 40
SCALE: 1" = 20'

LEGEND

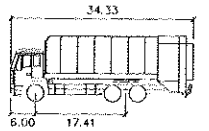
PROPERTY LINE
LOT LINE
USABLE OPEN SPACE (US)
LANDSCAPE AREA (LS)

LANDSCAPE AREA TABLE

	TOTAL PROJECT SITE (SQ. FT)	PROVIDED (SQ. FT/UNIT)	REQUIRED (SQ. FT/UNIT)
LANDSCAPE AREA	±125850	±833	475

USABLE OPEN SPACE TABLE

	AREA (SF)		
US1	385		
US2	380		
US3	380		
US4	380		
US5	380		
US6	380		
US7	9260		
US8	460	PROVIDED AVERAGE SQ. FT PROVIDED UNIT	REQUIRED AVERAGE SQ. FT PROVIDED UNIT
US9	540		
TOTAL	12545	405±	400



Sunnyvale Garbage Truck

	feet
Width	: 8.83
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 31.3

GRAPHIC SCALE
20 0 20 40

OPEN SPACE EXHIBIT

AUGUST 8, 2013 BKF Project No.: 20126137

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CLASSICS AT EAST EVELYN AVE. SUNNYVALE, CALIFORNIA
CLASSIC COMMUNITIES

ATTACHMENT E
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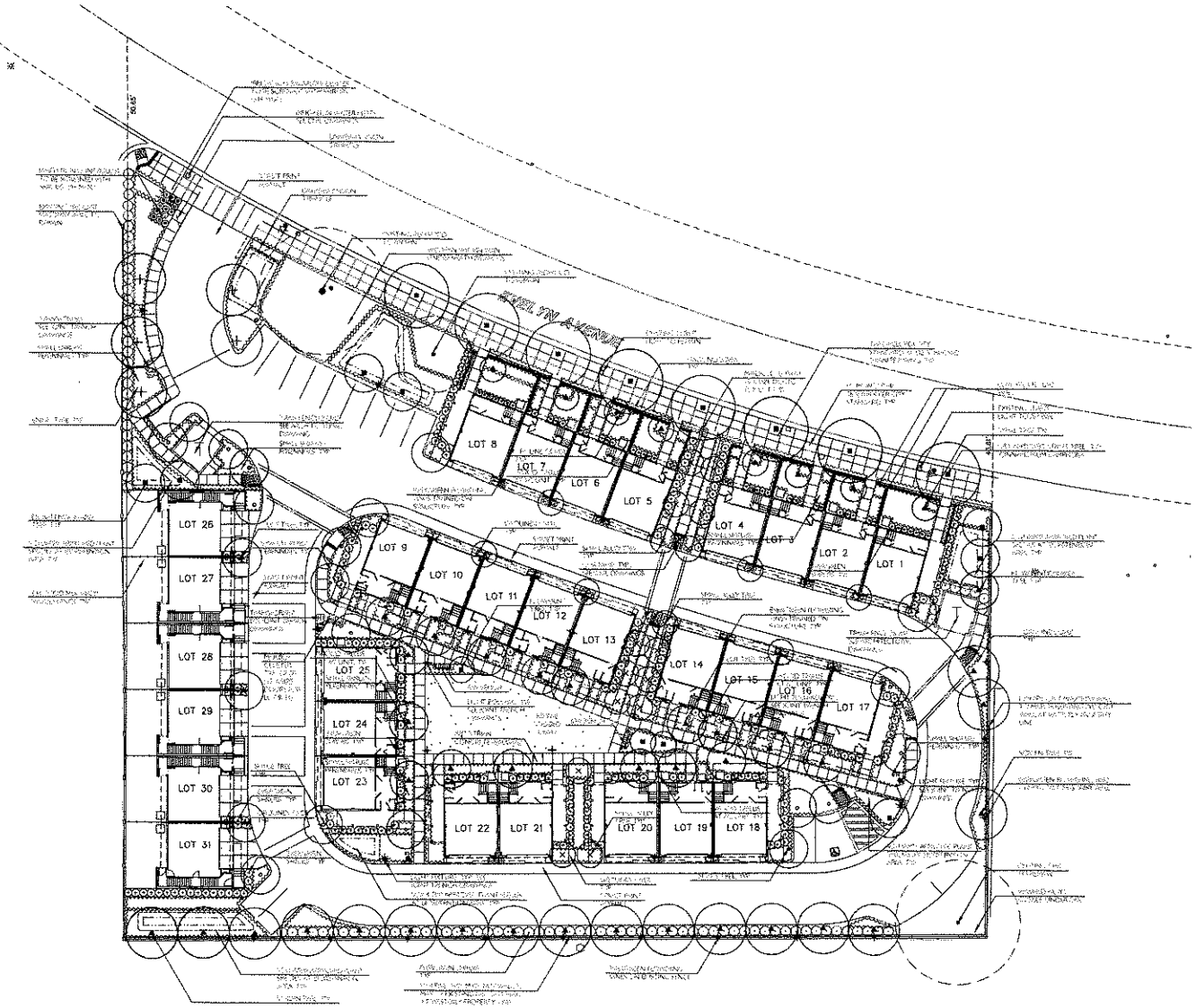
C6



PLANT LIST

STREET TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
CC	Cinnamomum camphora	Camphor	36" BOX	AS SHOWN	MODERATE

SCREEN TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
AN	Arbutus 'Marina'	MCN	36" BOX	AS SHOWN	MODERATE
EO	Elaeocarpus decipiens	Japanese Blueberry Tree	36" BOX	AS SHOWN	MODERATE
ML	Melaleuca incurvifolia	Flax Leaf Paperbark	36" BOX	AS SHOWN	MODERATE

SMALL TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
RM	Rhaphiolepis 'Majestic Beauty'	Indian Hawthorn	15 GAL	AS SHOWN	LOW
RS	Rosa Standard	Rose Standard	15 GAL	AS SHOWN	MODERATE

FLOWERING TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
CT	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	15 GAL	AS SHOWN	MODERATE
CT	Chitalpa tashkentensis	Chitalpa	15 GAL	AS SHOWN	MODERATE

LOTS TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
LC	Lophostemon confertus	Brisbane Box	24" BOX	AS SHOWN	LOW
Pc	Prunus x. 'Tedoensis 'Afterbood'	Flowering Pear	15 GAL	AS SHOWN	MODERATE

BIORETENTION AREA TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
MQ	Melaleuca quinquenervia - Standard	Standard Cajeput Tree	15 Gal.	AS SHOWN	MODERATE

SMALL ALLEY TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
PG	Podocarpus gracilior	Fern Pine	15 GAL	AS SHOWN	MODERATE
PR	Prunus cerasifera 'Redspire'	Ornamental Pear	15 GAL	AS SHOWN	MODERATE

ENTRY TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
LT	Lagerstroemia 'Tuscarora'	Crape Myrtle	24" BOX	AS SHOWN	LOW
FA	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash Tree	24" BOX	AS SHOWN	MODERATE

SHADE TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
KB	Koelreuteria bipinnata	Chinese Lantern Tree	15 GAL	AS SHOWN	MODERATE
OE	Olea europea 'Swan Hill'- Standard (Single Trunk)	Fruitless Swan Hill Olive	15 GAL	AS SHOWN	LOW

EVERGREEN SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ
CA	Carpenteria californica	Bush Anemone	5 GAL	3'-0" O.C.	LOW
LR	Lavatera c. 'Red Rum'	Tree Mallow	5 GAL	4'-0" O.C.	LOW
RC	Rhamnus californica 'Eve Case' (M)	Coffeeberry	5 GAL	4'-0" O.C.	LOW

SMALL SHRUBS/ PERENNIALS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ
AB	Anigozanthos 'Bush Lantern'	Kangaroo Paw	1 GAL	2'-0" O.C.	MODERATE
DF	Dietes vieltchii	Fortnight Lily	5 GAL	3'-0" O.C.	LOW
EG	Euonymus j. 'Green Spire'	Green Spire Euonymus	5 GAL	3'-0" O.C.	LOW
MA	Metrosis aureosecia 'Eleanor' (M)	Shrubby Phoenix Flower	1 GAL	3'-0" O.C.	LOW
PT	Phormium 'Tony Tiger'	New Zealand Flax	1 GAL	4'-0" O.C.	LOW
PM	Polystichum munimum (M)	Western Sword Fern	1 GAL	3'-0" O.C.	MODERATE
SJ	Salvia jamensis	Autumn Sage	1 GAL	2'-0" O.C.	LOW

GROUNDCOVER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ
BC	Bergenia crassifolia	Winter Creeping Bergenia	1 GAL	2'-0" O.C.	MODERATE
CR	Cephalophyllum 'Red Spike'	Red Spike Ice Plant	1 GAL	1'-6" O.C.	LOW
EK	Erigeron karvinskianus (N)	Santa Barbara Daisy	1 GAL	3'-0" O.C.	MODERATE
MH	Heuchera maxima (N)	Coral Bells	1 GAL	3'-0" O.C.	MODERATE
LD	Lantana m. 'Dwarf Yellow'	Dwarf Yellow Trailing Lantana	1 GAL	3'-0" O.C.	LOW
SL	Stachys byzantina	Lamb's Ears	1 GAL	3'-0" O.C.	LOW
TE	Teucrium hedrlys	Prostrate Germander	1 GAL	1'-6" O.C.	LOW

BIORETENTION AREA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ
CT	Chondropetalum tectorum	Cape Rush	1 GAL	3'-0" O.C.	MODERATE
JD	Iris douglasiana (N)	Pacific Coast Iris	1 GAL	2'-0" O.C.	LOW
JP	Juncus patens (N)	Common Rush	1 GAL	3'-0" O.C.	MODERATE

VINE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ
DB	Distictis buccinatoria	Blood Red Trumpet Vine	5 GAL	AS SHOWN	MODERATE
PC	Passiflora l. 'Coral Glow'	Passion Vine	5 GAL	AS SHOWN	MODERATE

NATIVE SODDED LAWN

AGROSTIS - NATIVE BENTGRASS
MFR: DELTA BLUEGRASS COMPANY
P: 800-637-9573

(N) = NATIVE PLANTS

TOTAL PLANTS	SUBTOTAL PLANTS WITH NATIVE, LOW WATER OR NO WATER USE REQUIREMENTS
19,470 S.F.	17,040 S.F.
PERCENTAGE OF PLANTS MEETING NATIVE/ LOW WATER REQUIREMENTS: 87% MORE THAN 80% REQUIRED.	

PRELIMINARY PLANTING PLAN

AUGUST 8, 2013

CLASSICS AT EAST EVELYN AVENUE
SUNNYVALE, CALIFORNIA

BATES & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING

ATTACHMENT E
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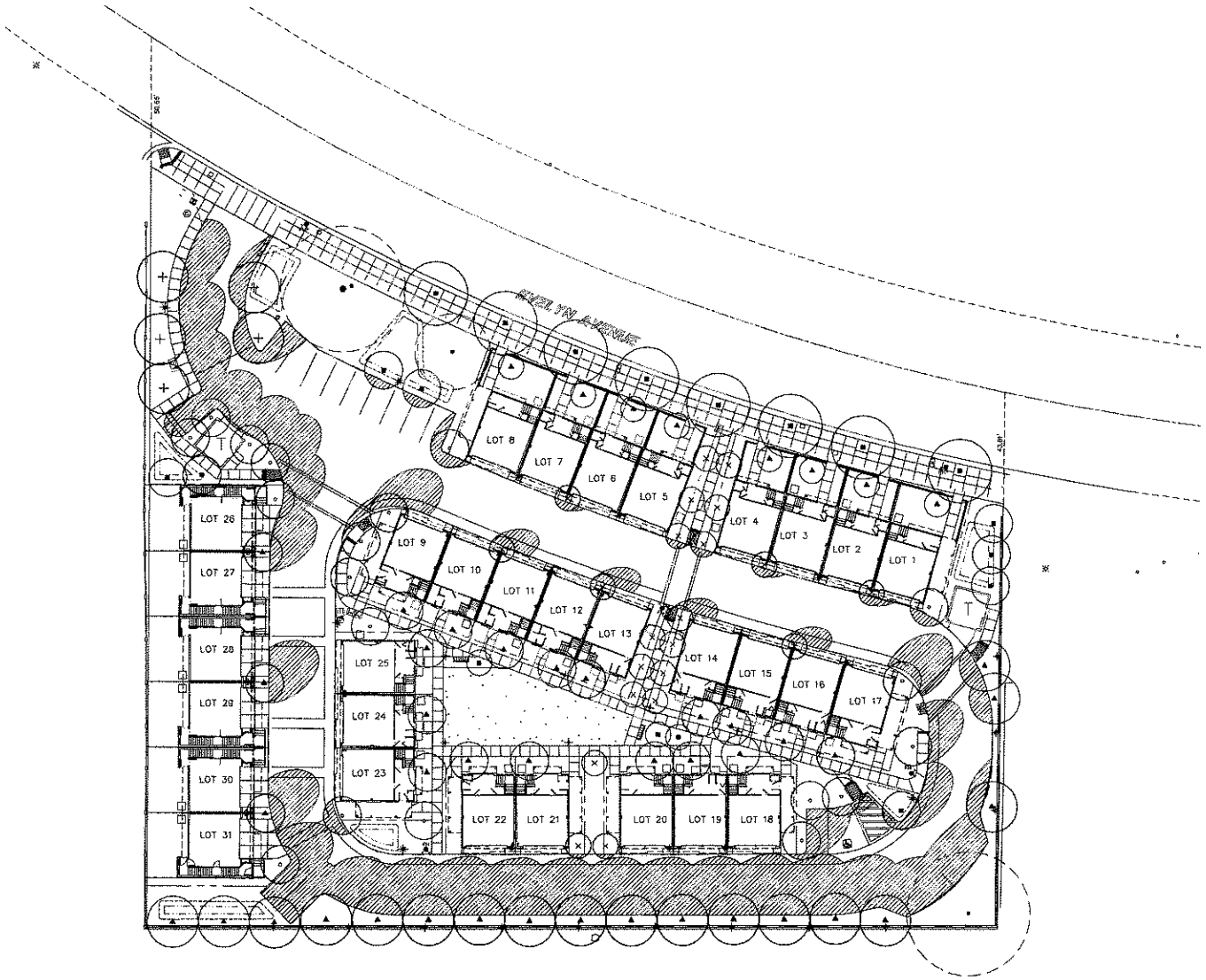

SHADE: 12,915 s.f.

PARKING AREA: 24,065 S.F.

RATIO SHADE/PARKING: 53.6% Coverage.

50% SHADE COVERAGE REQUIRED PER ZONING ORDINANCE 19.37.070

PARKING LOT SHADING PLAN

AUGUST 8, 2013

CLASSICS AT EAST EVELYN AVENUE
SUNNYVALE, CALIFORNIA

GATES & ASSOCIATES
LANDSCAPE ARCHITECTS
LAND PLANNING URBAN DESIGN

ATTACHMENT E
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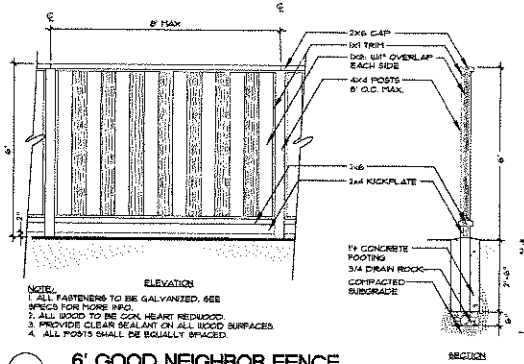
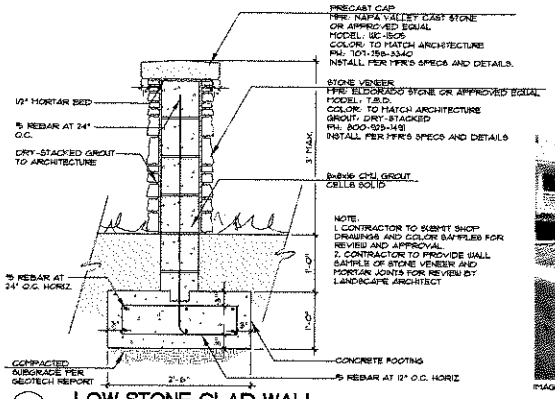


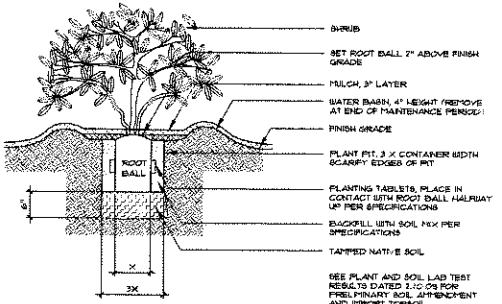
NOTE:
1. ALL FASTENERS TO BE GALVANIZED, SEE SPECS FOR MORE INFO.
2. ALL WOOD TO BE CCR HEART REDWOOD.
3. PROVIDE CLEAR SEALANT ON ALL WOOD SURFACES.
4. ALL POSTS SHALL BE EQUALLY SPACED.

6' GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



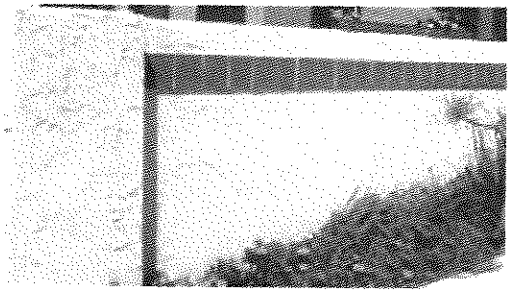
LOW STONE CLAD WALL
SCALE: 1" = 1'-0"

IMAGE

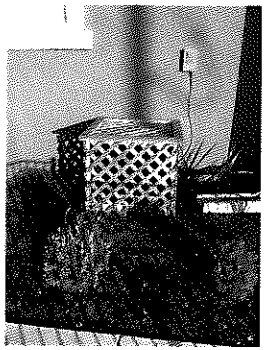


SHRUB PLANTING
SCALE: N.T.S.

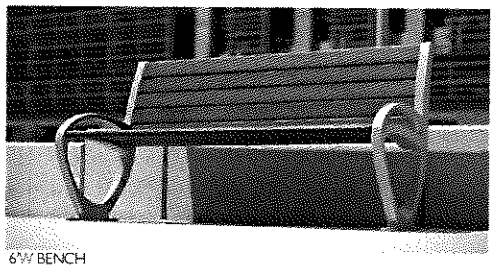
NOTE:
1. ALL PROPOSED PRECAST WALL SHALL BE 10'H ALONG SOUTH AND WEST PROPERTY LINE
MFR: OLD CASTLE PRECAST
MODEL: SKIPTRCAVEL
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. SEE SIERRA PRECAST FOR STRUCTURAL DETAILS.
4. ALL COLUMNS SHALL BE EQUALLY SPACED. MAXIMUM SPACING SHALL BE IT FROM CENTER LINE OF COLUMN TO COLUMN.
5. COLOR TO MATCH EXISTING PRECAST WALL AT WEST PROPERTY LINE. CONTRACTOR TO SUBMIT COLOR SAMPLES FOR APPROVAL.

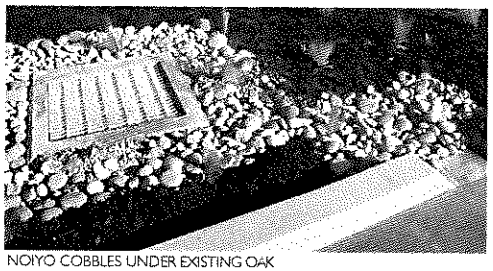


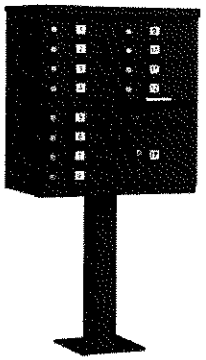
PRECAST WALL (TO MATCH EXISTING)
SCALE: N.T.S.

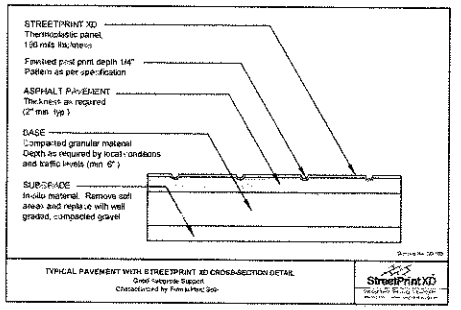


WOOD TRELLIS AT AC UNITS
SCALE: 1" = 1'-0"


6'W BENCH


NOIYO COBBLES UNDER EXISTING OAK


MAILBOX CLUSTER



STREET PRINT ASPHALT
SCALE: 1 1/2" = 1'-0"

LANDSCAPE DETAILS

AUGUST 8, 2013

CLASSICS AT EAST EVELYN AVENUE
SUNNYVALE, CALIFORNIA

ATTACHMENT E
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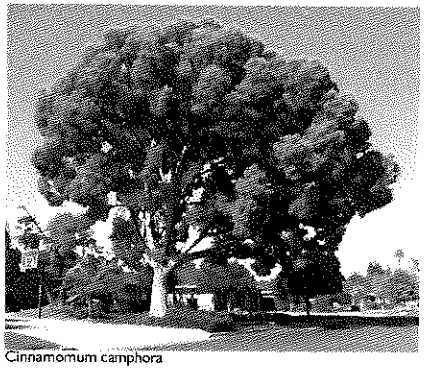
Street Trees



Cinnamomum camphora

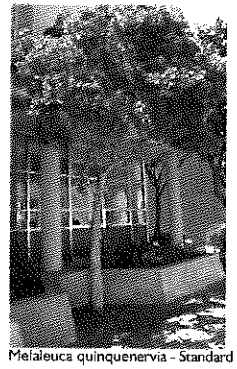
Screen Trees

Arbutus 'Marina'

Elaeocarpus decipiens

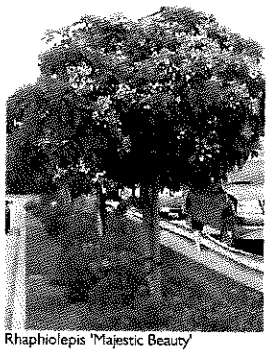
Melaleuca linariifolia

Bioretention Trees



Melaleuca quinquenervia - Standard

Small Trees



Rhaphiolepis 'Majestic Beauty'

Rosa Standard

Flowering Trees

Cercis canadensis 'Forest Pansy'

Chitalpa tashkentensis

Lots Trees

Lophostemon confertus

Prunus x. Yedoensis 'Akebono'

Small Alley Trees

Podocarpus gracilior

Pyrus calleryana 'Redspire'

Entry Trees

Lagerstroemia 'Tuscarora'

Fraxinus a. 'Autumn Purple'

Shade Trees

Koelreuteria bipinnata

Olea europea 'Swan Hill'

PLANT PALETTE

AUGUST 8, 2013

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SUNNYVALE, CALIFORNIA

GATES & ASSOCIATES
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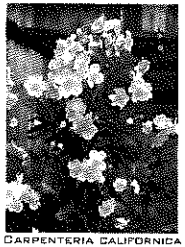
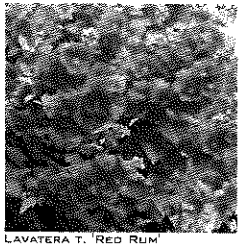
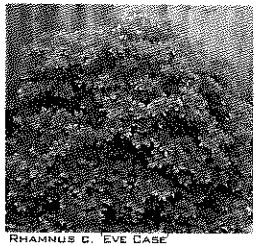
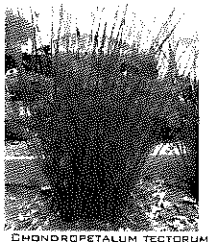
EVERGREEN SHRUBS


CARPENTERIA CALIFORNICA

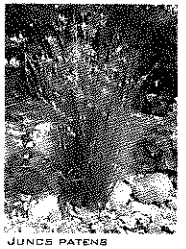

LAVATERA T. 'RED RUM'


RHAMNUS C. 'EVE CASE'

BIORETENTION AREAS


CHONDROPETALUM TECTORUM

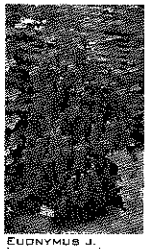
IRIS DOUGLASIANA

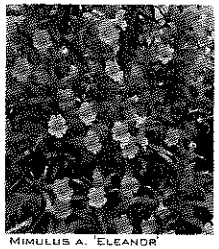

JUNCS PATENS

SMALL SHRUBS/ PERENNIALS

ANIGOZANTHUS 'BUSH LANTERN'

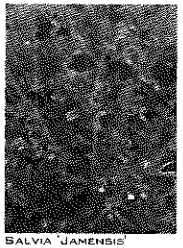
DIETES IRIDIDES


EUONYMUS J. 'GREEN SPIRE'

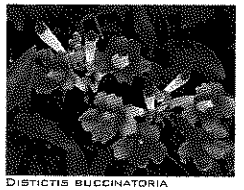

MIMULUS A. 'ELEANOR'

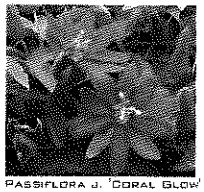
PHORMIUM 'TONY TIGER'

POLYSTICHUM MUNITUM

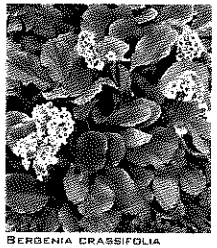

SALVIA 'JAMENSIS'

VINES

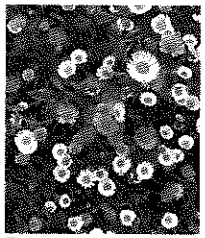

DISTICTIS BUCCINATORIA


PASSIFLORA J. 'CORAL GLOW'

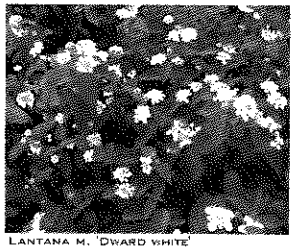
GROUNDCOVERS

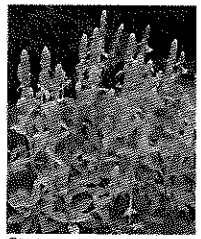

BERGENIA CRASSIFOLIA

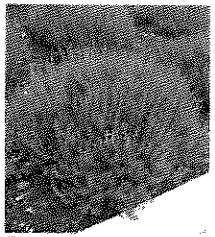
CEPHALOPHYLUM 'RED SPIKE'


ERIGERON KARVINSKIANUS

HEUCHERA MAXIMA


LANTANA M. 'DWARD WHITE'


STACHYS BYZANTINA


TEUCRIUM LUCIDRYS

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PLANT PALETTE

AUGUST 8, 2013

CLASSICS AT EAST EVELYN AVENUE
SUNNYVALE, CALIFORNIA

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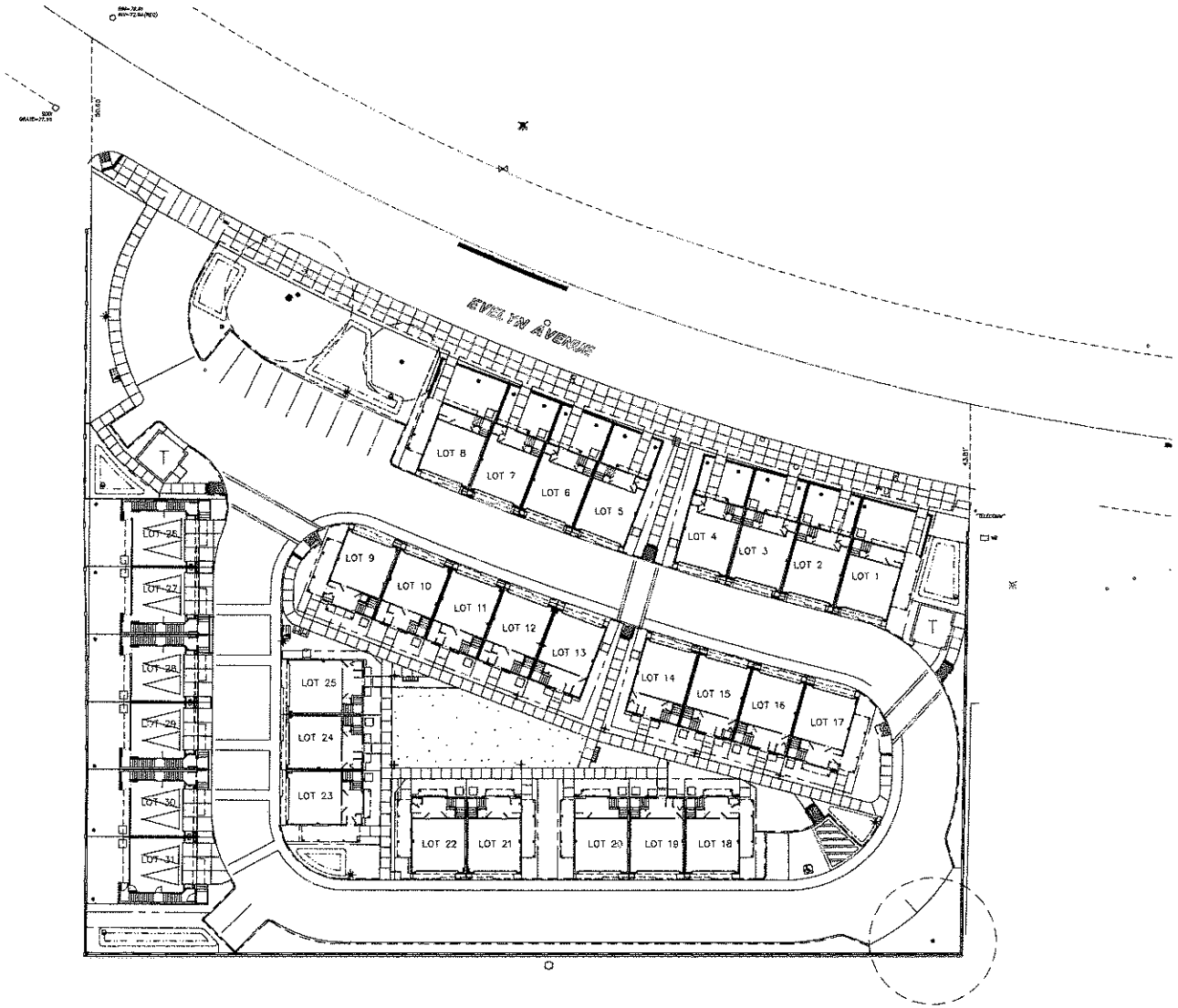
3471 GREENMOOR RD. SAN RAMON, CA. 94583
TEL. 925/552-9170 FAX. 925.866.9921
WWW.BBATES.COM



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 obtain 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 bark 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) 364-1464.

15. All slopes greater than 2:1 shall be covered with jute netting per the manufacturer's specifications. Overlap all edges a minimum of 3" 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 $50,000 (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 free all planting areas.

18. Adjacent to curbs or paving, contractor to hold center of plantings 1/2 the distance of the on-center spacing.

19. The Landscape Contractor is to provide an agricultural suitability 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') yards.

21. Trees shall not be installed within 10 feet of sanitary sewer mains and laterals, B.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 remain a height of 3 feet 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 than 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 the 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 1/2" drip tubes to each plant which delivers water at 90% efficiency at an application rate that matches the soil type.

LEGEND

A		SHRUBS (MODERATE WATER USE)	5,785 S.F.
B		SHRUBS (LOW WATER USE)	12,460 S.F.
C		SODDED LAWN (HIGH WATER USE)	1,185 S.F.
D		TREES (LOW WATER USE)	670 S.F.
E		TREES (MODERATE WATER USE)	440 S.F.
		TOTAL PLANTING AREA	20,580 S.F.

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HYDROZONE MAP AND LANDSCAPE NOTES

0 10 20 40

AUGUST 8, 2013

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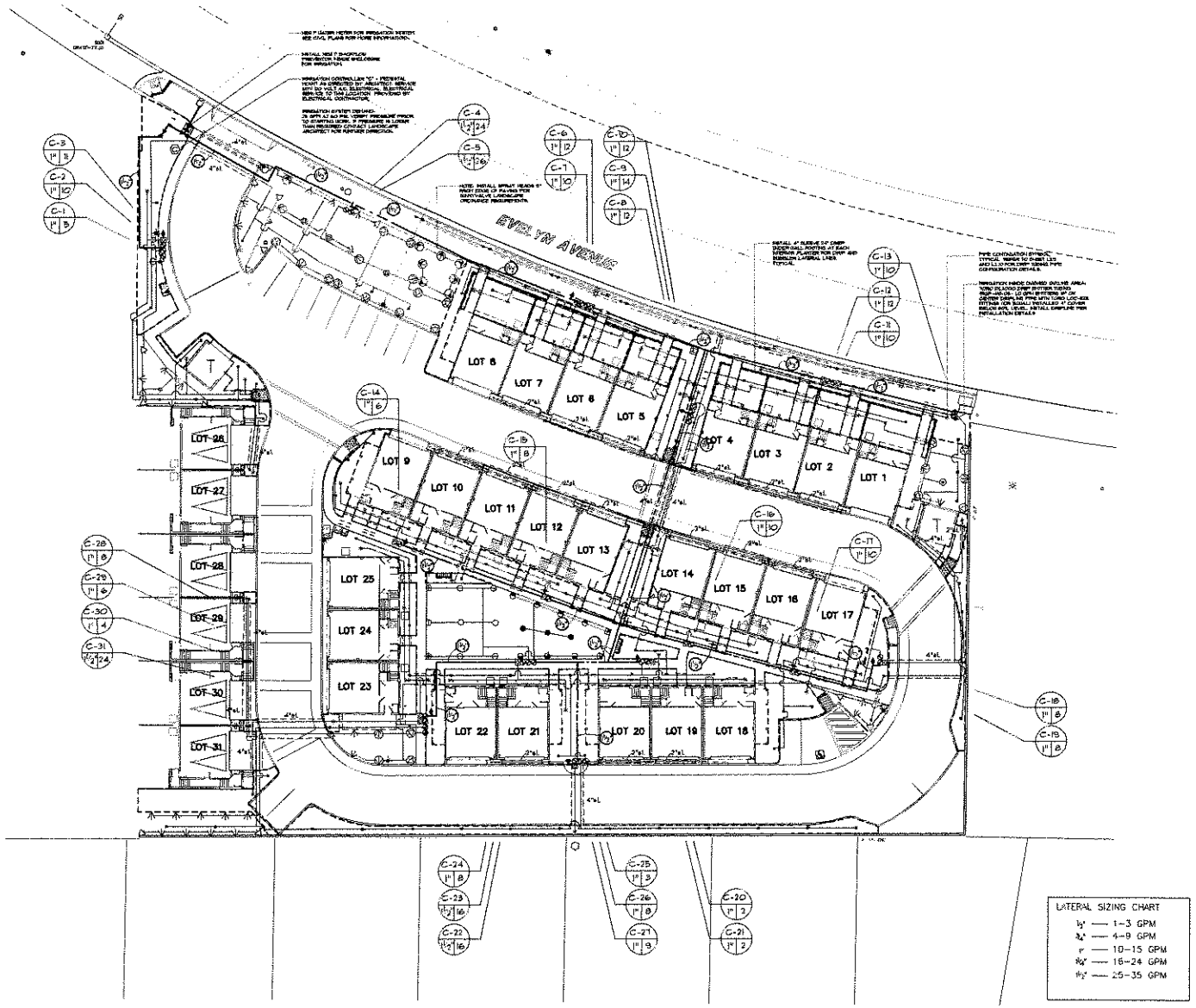

PRELIMINARY IRRIGATION PLAN

AUGUST 8, 2013

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IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.

4. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THEN WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

5. ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.

6. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

7. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).

8. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

9. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. SPARE WIRES SHALL BE YELLOW. COMMON WIRES SHALL BE WHITE AND CONTROL WIRES SHALL BE RED.

10. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

11. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.

12. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

13. INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB LAWN, ETC.

14. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

16. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

17. PRIOR TO TRENCHING, CALL UNDERGROUND SERVICE ALERT, (1-800) 642-2444 FOR NORTHERN CALIFORNIA

18. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

19. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS TWO (2) INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	RADIUS
○	570Z-4P-PR COM-0T-15 F	TORO 4" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	2.0	15'
● ◒ ◔	570Z-4P-PR COM-0T-12 F,H,Q	TORO 4" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	1.5 .80 .40	12'
⊖ ◐	570Z-4P-PR COM-0T-8 F,H,Q	TORO 4" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	.30 .15 .10	8'
☆ ☆	570Z-12P-PR COM-0T-12 H,Q	TORO 12" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	.60, .40	12'
◍ ◍	570Z-12P-PR COM-0T-12 H,Q	TORO 12" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	.80, .40	10'
◔ ◔	570Z-12P-PR COM-0T- 8 H,Q	TORO 12" POP-UP SPRAY HEAD WITH PRECISION SERIES NOZZLES	30	.30, .15	8'
▪	RWS-BC-02	RAIN BIRD BUBBLER - TREES	30	.50	-
•	1401	RAIN BIRD FLOOD BUBBLER - SHRUBS	30	.25	-
▣	1-1201-1151-5130 PMR-MF-30-1"	AMIAD 1" FILTER WITH 130 MESH SCREEN WITH SENNINGER 1" IN-LINE PRESSURE REDUCING VALVE (1-22 GPM)			
◉	700 SERIES	IRRITROL ULTRA FLOW REMOTE CONTROL VALVE			
▣	825Y-BV-1" CS-2	FEBCO REDUCED PRESSURE BACKFLOW PREVENTOR INSIDE GAURD SHACK STEEL ENCLOSURE			
⋈	T-113-K	NIBCO GATE VALVE (LINE SIZE) WITH CROSS HANDLE IN ROUND BOX			
◆	33 DRC	RAIN BIRD QUICK COUPLING VALVE			
⊡	ICA6-RB3-36/SP/ETMA-LX/ ETMANT/RSE/LMR	IMPERIAL TECHNICAL SERVICES RAIN BIRD ESP-LXME SERIES CONTROLLER ASSEMBLY WITH 36 STATIONS FOR IRRIGATION PEDESTAL MOUNTED AS SHOWN IN DETAILS WITH ET MANAGER CARD MOUNTED INSIDE EACH CONTROLLER, INCLUDED WITH WIRED RAIN SHUT-OFF DEVICE WITH STRONG BOX SENSOR ENCLOSURE MOUNTED TO EDGE OF STRONG BOX TOP ENTRY PEDESTAL. INCLUDE ONE RAIN BIRD REMOTE KIT.			
		IRRIGATION INSIDE DASHED OUTLINE AREA: TORO DL2000 DRIP EMITTER TUBING #RGP-418-05-1.0 GPH EMMITERS 18" ON CENTER DRIPLINE PIPE WITH TORO LOC-EZE FITTINGS (OR EQUAL) INSTALLED 4" COVER BELOW SOIL. INSTALL DRIPLINE PER INSTALLATION DETAILS			
C-1 1"		STATION NUMBER GALLONS PER MINUTE VALVE SIZE			
		MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
		LATERAL LINE:1120-200 PSI PVC PLASTIC PIPE W/SCHEDULE 40 PVC PLASTIC FITTINGS. 12" COVER.			
		SLEEVE:1120-200 PSI PVC PLASTIC PIPE W/SCHEDULE 40 PVC PLASTIC FITTINGS. 24" COVER.			

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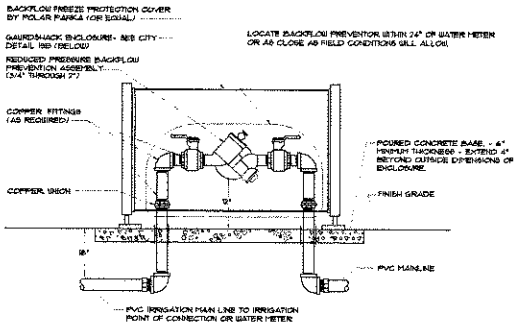
IRRIGATION NOTES AND LEGEND

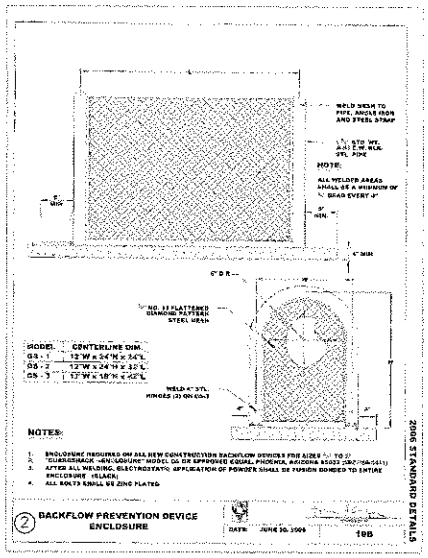
AUGUST 8, 2013

CLASSICS AT EAST EVELYN AVENUE
SUNNYVALE, CALIFORNIA

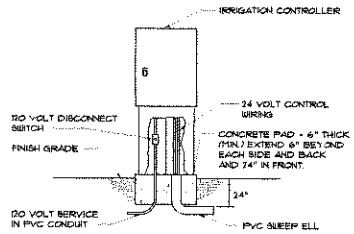
GATES & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN
WWW.GATES-LA.COM



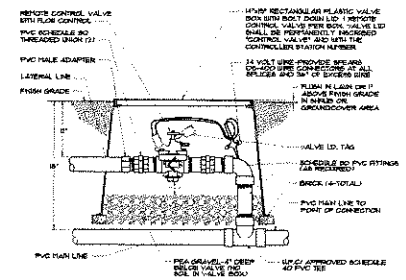
1 **BACKFLOW ASSEMBLY**
NTS



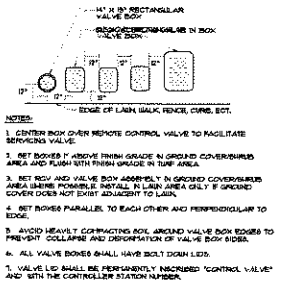
2 **BACKFLOW PREVENTION DEVICE ENCLOSURE**
NTS



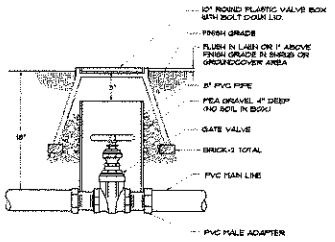
3 **PEDESTAL MOUNT CONTROLLER**
NTS



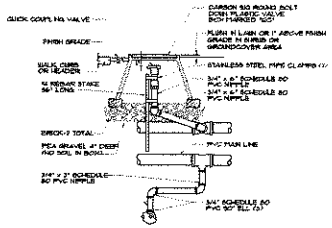
4 **REMOTE CONTROL VALVE INSTALLATION**
NTS



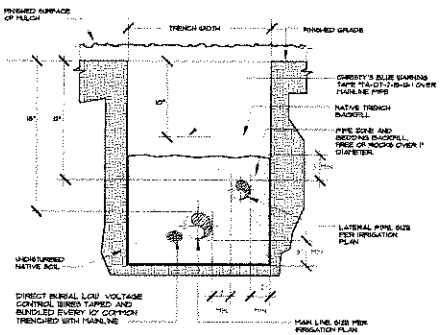
5 **VALVE BOX INSTALLATION**
NTS



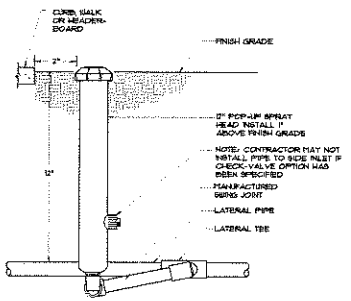
6 **GATE VALVE INSTALLATION**
NTS



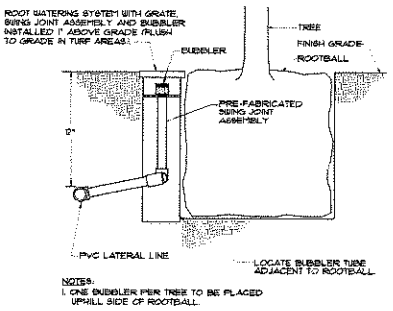
7 **3/4" QUICK COUPLER IN BOX**
NTS



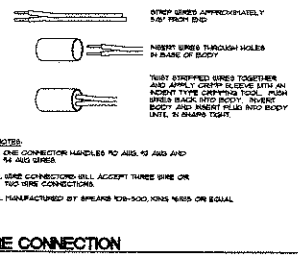
8 **TYPICAL COMBINATION TRENCH**
NTS



9 **POP-UP 12" SPRAY HEAD INSTALLATION**
NTS



10 **TREE BUBBLER INSTALLATION**
NTS



11 **WIRE CONNECTION**
NTS

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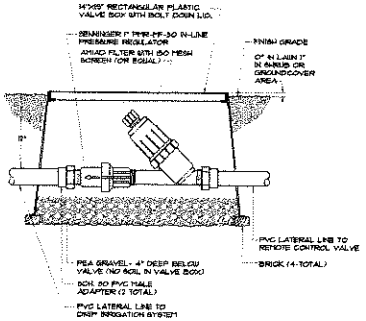
IRRIGATION DETAILS

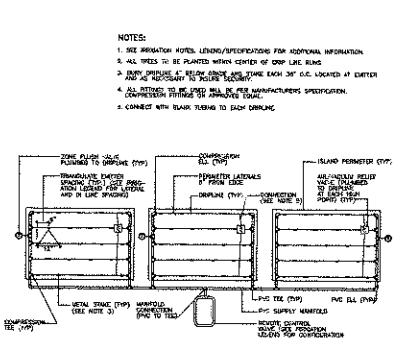
AUGUST 8, 2013

CLASSICS AT EAST EVELYN AVENUE
SUNNYVALE, CALIFORNIA

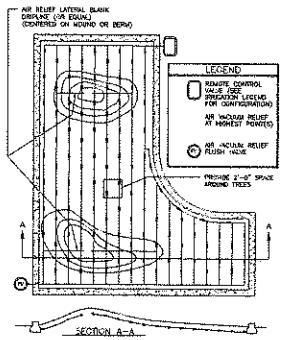
GATES & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN
TEL 925.930.6775 FAX 925.930.6581
WWW.GATES.BIZ



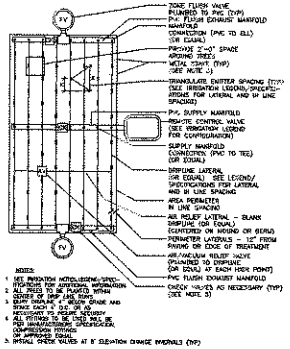
12 FILTER AND PRESSURE REGULATOR
NTS



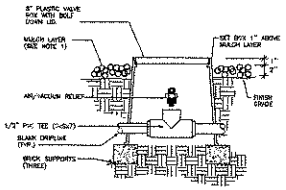
13 MANIFOLD FOR MULTIPLE PLANTERS
NTS



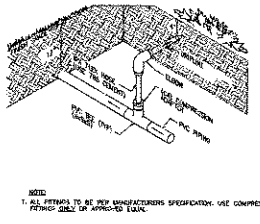
14 TYPICAL DRIP LAYOUT ON MOUNDS
NTS



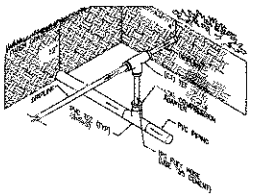
15 TYPICAL CENTER FEED DRIP SYSTEM LAYOUT
NTS



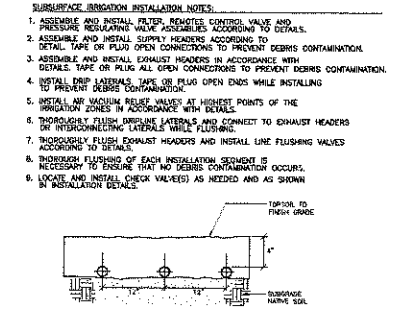
16 AIR/VACUUM RELIEF VALVE
NTS



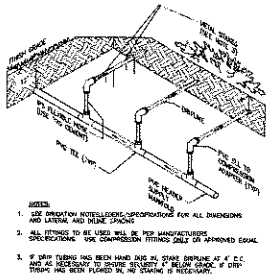
17 DRIPLINE TO PVC INSTALLATION
NTS



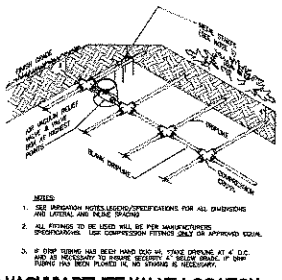
18 DRIPLINE TO PVC INSTALLATION
NTS



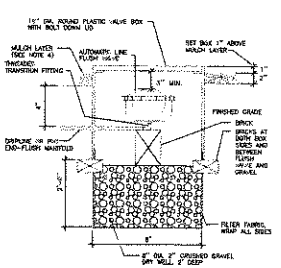
19 TYPICAL DRIPLINE SUBGRADE INSTALLATION
NTS



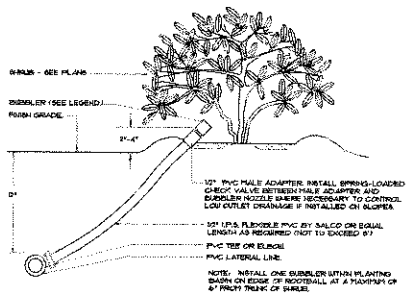
20 DRIPLINE TO PVC HEADER INSTALLATION
NTS



21 AIR VACUUM RELIEF VALVE LOCATION
NTS



22 FLUSH VALVE FOR SUB SURFACE TUBING
NTS



23 SHRUB BUBBLER INSTALLATION
NTS

IRRIGATION DETAILS

AUGUST 8, 2013

CLASSICS AT EAST EVELYN AVENUE
SUNNYVALE, CALIFORNIA

GATES & ASSOCIATES
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ATTACHMENT E
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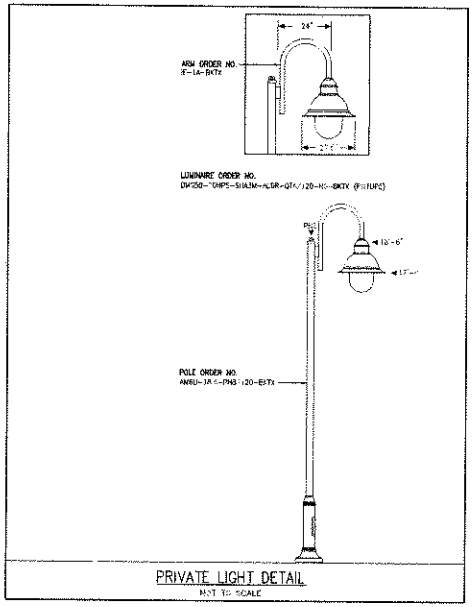
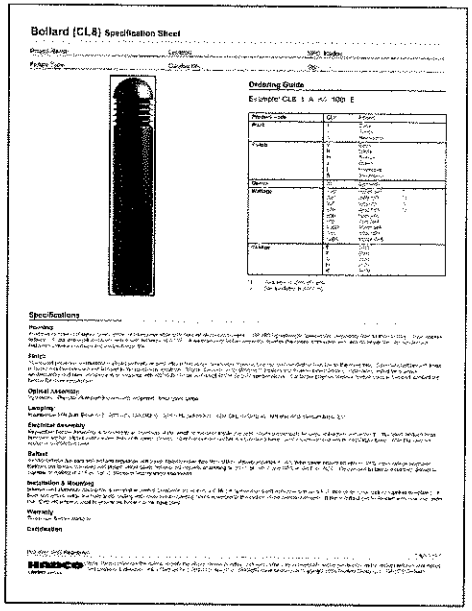
CLASSICS AT EAST EVELYN AVENUE - STREET LIGHTING



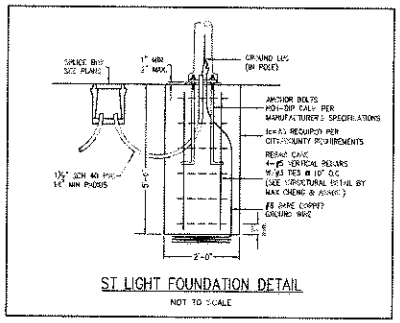
PRIVATE LIGHT DETAIL

NOT TO SCALE



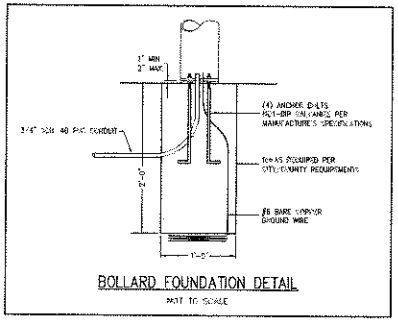
PRIVATE LIGHTING CONTRACTORS NOTES

1. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHALL, FEDERAL AND ALL APPLICABLE CITY, COUNTY, STATE AND LOCAL UTILITY COMPANY REGULATIONS, N.E.C., AND THE LATEST APPROVED STANDARDS OF I.E.E.E., A.S.A., N.E.M.A., U.L. AND OSHA WHERE APPLICABLE. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE ABOVE. ALSO, ALL SECTIONS OF STATE OF CALIFORNIA PUC G.O. 95 SHALL APPLY.
2. TWO OR MORE LIGHTS ON THE SAME CIRCUIT SHALL BE WIRED TO BALANCE THE LOAD. (SEE WIRING DIAGRAM)
3. CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED, UNLESS OTHERWISE NOTED OR REQUIRED, USE MINIMUM 1 1/2" FOR PARKING LOT, 3/4" FOR BOLLARD AND UPLIGHTS, SCHEDULE 40 P.V.C. CONDUIT AND FITTINGS BELOW GRADE. MINIMUM RADIUS BEND SHALL BE 18". PROVIDE PULL WIRE IN ALL EMPTY CONDUITS.
4. CONDUIT DEPTH: 24" UNDER SIDEWALK; 24" UNDER PLANTER STRIP; 30" UNDER PAVEMENT.
5. CABLE: CABLE SHALL BE U.L. LISTED 600 VOLT A.W.G. NO. 8, 7-STRAND SOFT COPPER, TYPE THW OR THWN WITH MINIMUM OF 3/64" (40 MIL) POLYVINYL CHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED.
6. SPLICE BOXES: SPLICE BOXES SHALL BE NO. 3-1/2 STATE TYPE WITH LID AND BRASS HOLDDOWN BOLTS, UNLESS OTHERWISE NOTED. LIDS TO BE INSCRIBED "LIGHTING". SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS. (PER CALTRANS DETAIL ES-1C).
7. FUSES: EACH PARKING LIGHT SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS (BUSSMANN HEB SERIES) AT EACH ADJACENT SPLICE BOX WITH 5 AMP FUSE.
8. SPLICING: ALL SPLICES SHALL BE MADE IN LIGHT BOXES ONLY. SPLICES SHALL BE MADE WITH "C" SHAPED COMPRESSION CONNECTORS. ON SPLICES, WRAP WITH MOISTURE PROOF INSULATION A MINIMUM OF 1-1/2 TIMES THE THICKNESS OF REQUIRED WIRE INSULATION THICKNESS. SPLICES SHALL BE IN ACCORDANCE WITH CALTRANS STANDARD METHOD "B". (PER CALTRANS DETAIL ES-1D).
9. CONTRACTOR TO INSTALL CIRCUIT GROUNDING AND GROUND WIRE IN CONDUIT PER N.E.C. STANDARDS AND LOCAL GOVERNING AGENCIES REQUIREMENTS.
10. A LIST OF ALL MATERIALS & SUPPLIERS SHOULD BE PROVIDED TO AUTHORITY HAVING JURISDICTION FOR APPROVAL.
11. GROUNDING AND BONDING SHALL PROPERLY INTERCONNECT ALL METAL PARTS OF THE SYSTEM.
12. ALL CONNECTIONS SHALL BE SECURED WITH LOCK NUTS AND INSULATED BUSHINGS
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A COMPLETE OPERATING SYSTEM.
14. EACH PARKING LIGHT SHALL BE CONTROLLED BY A PHOTO ELECTRIC CELL MOUNTED ON TOP OF EACH LUMINAIRE OR THE TOP OF EACH POLE DEPENDING UPON THE MANUFACTURER'S RECOMMENDATIONS OR CONTROLLED BY OTHER MEANS AS SHOWN ON THE DRAWINGS.
15. FOUNDATION MOUNTED ELECTROLIERS SHALL BE PLUMBED BY ADJUSTING THE NUTS ON THE ANCHOR BOLTS BEFORE THE FOUNDATION CAP IS PLACED. SHIMS OR OTHER SIMILAR DEVICES FOR PLUMBING OR RAISING WILL NOT BE PERMITTED. AFTER PLUMBING THE STANDARD, ANCHOR BOLTS SHALL BE CUT OFF 1/4" ABOVE THE NUTS AND THE EXPOSED SURFACES SHALL BE REPAIRED AS INDICATED BY THE INSPECTING AGENCY.
16. AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE STREET LIGHT ADMINISTRATION DEPT. OF THE COUNTY PRIOR TO ACCEPTANCE OF THE PRIVATE LIGHTING SYSTEM.



ST LIGHT FOUNDATION DETAIL

NOT TO SCALE



BOLLARD FOUNDATION DETAIL

NOT TO SCALE

PRIVATE LIGHTING GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHALL, FEDERAL AND ALL APPLICABLE CITY, COUNTY, STATE AND LOCAL UTILITY COMPANY REGULATIONS, N.E.C., AND THE LATEST APPROVED STANDARDS OF I.E.E.E., A.S.A., N.E.M.A., U.L. AND OSHA WHERE APPLICABLE. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE ABOVE. ALSO, ALL SECTIONS OF STATE OF CALIFORNIA PUC G.O. 95 SHALL APPLY.
2. MATERIALS FURNISHED UNDER THIS SECTION OF THESE SPECIFICATIONS FOR WHICH UL STANDARDS HAVE BEEN ESTABLISHED SHALL BE LISTED AND BEAR THE LABEL OF UNDERWRITER'S LABORATORIES, INC.
3. WHERE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS CONFLICT WITH THE DRAWINGS OR THESE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
4. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING & OBTAINING APPROVAL FROM CITY/COUNTY AGENCY & GIACALONE DESIGN SERVICES, INC.
5. GIACALONE DESIGN SERVICES, INC. ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING IFS BID.
6. ANY CHANGES OR MODIFICATIONS TO PROPOSED LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY/COUNTY AGENCY PRIOR TO INSTALLATION.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NOTE:
CONDUIT SHOWN SCHEMATICALLY. REFER TO JOINT TRENCH COMPOSITE PLAN FOR EXACT TRENCH AND BOX LOCATION.

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATIONS. FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0"

TWO DAYS BEFORE YOU DIG
DIAL USA TOLL FREE
811
CALL BEFORE YOU DIG

PUBLIC/PRIVATE LIGHTING:	PRIVATE
POLE RATE SCHEDULE	METERED
INSTALL IN JOINT TRENCH	
INSTALL IN SEPARATE TRENCH	✓
CITY PERMIT REQUIRED	✓

LUMINAIRE SCHEDULE - PRIVATE

TYPE	LUMINAIRE	MTG. HT.	ARM	POLE HT.	MATERIAL	QUANTITY
CROOK NECK	70W, HPS, 120V	17'-0"	2'-0"	18'-6"	ALUMINUM	5
CL8 BOLLARD	50W, MH, 120V	3'-0"	-	-	ALUMINUM	7

*NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES AND SPECIFICATIONS PRIOR TO ORDERING.

GIACALONE
UTILITY DESIGN + PLANNING
3620 STONERIDGE MALL RD., SUITE 245
PLEASANTON, CA. 94588
PHONE (925) 467-1768 / FAX (925) 467-1769

REVISIONS

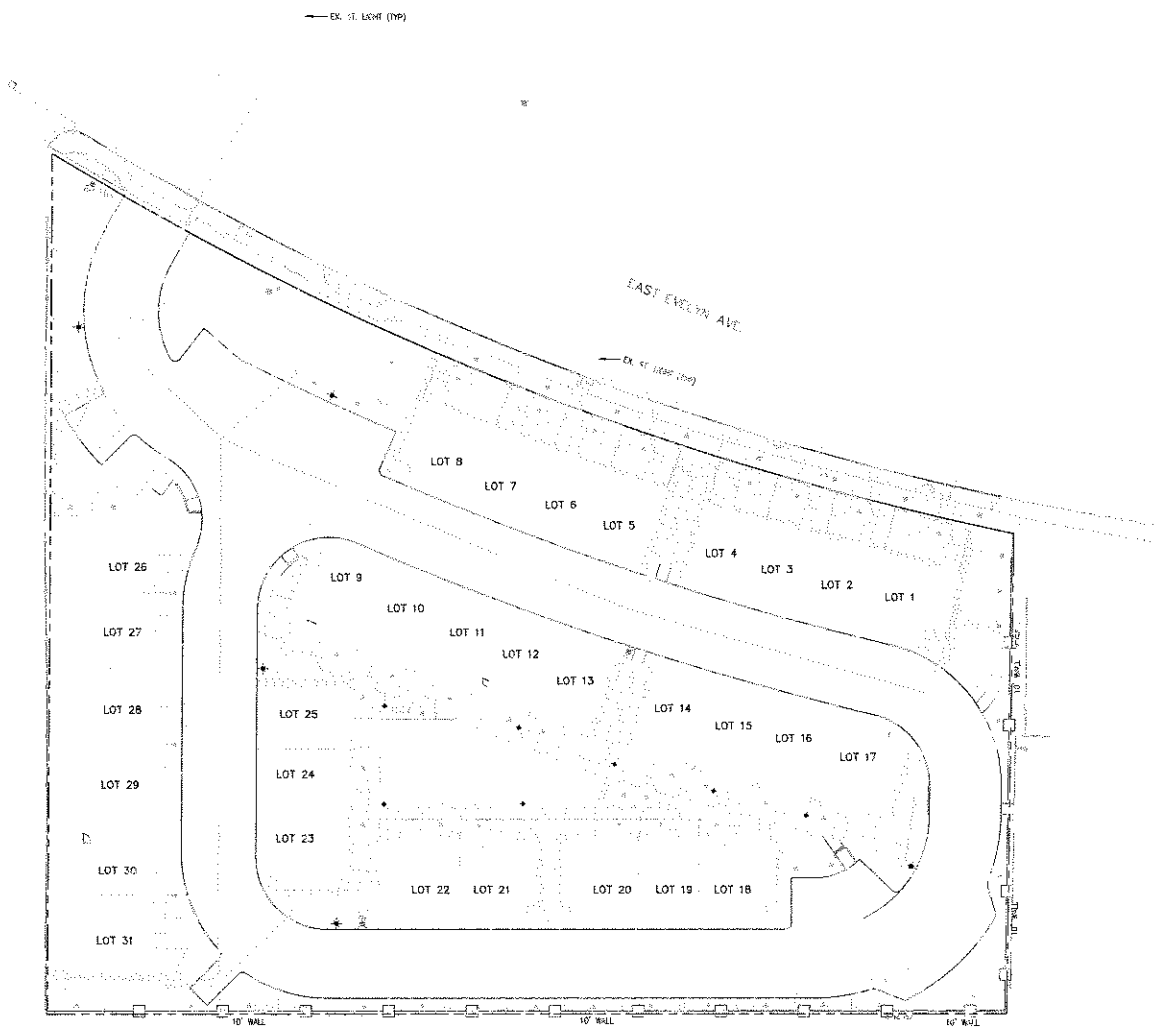
SYMBOL	DATE	DESCRIPTION	APPROVED

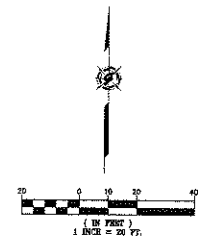
STREET LIGHTING TITLE SHEET

CLASSIC COMMUNITIES
CLASSICS AT EAST EVELYN AVENUE
SUNNYVALE CALIFORNIA

PROJECT MANAGER: LARRY CASKEY
DRAWN BY: CP
CHECKED BY: LC
SCALE: AS SHOWN
JOB NUMBER: 13-072
DATE LAST MODIFIED: 07-10-13
SHEET: SL1
OF 2 SHEETS

ATTACHMENT 5 Page 4 of 4





LEGEND

- EXISTING TRENCH OF UTILITIES
- PROPOSED 1 1/2" SCH. 40 PVC CONDUIT
- PROPOSED POST TOP STREET LIGHT (SW)
- PROPOSED BOLLARD LIGHT (SW)
- PROPOSED WALLPACK LIGHT (BY OTHERS)
- EXISTING STREET LIGHT
- FIRE HYDRANT (BY OTHERS)

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION. FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0"

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

REVISIONS

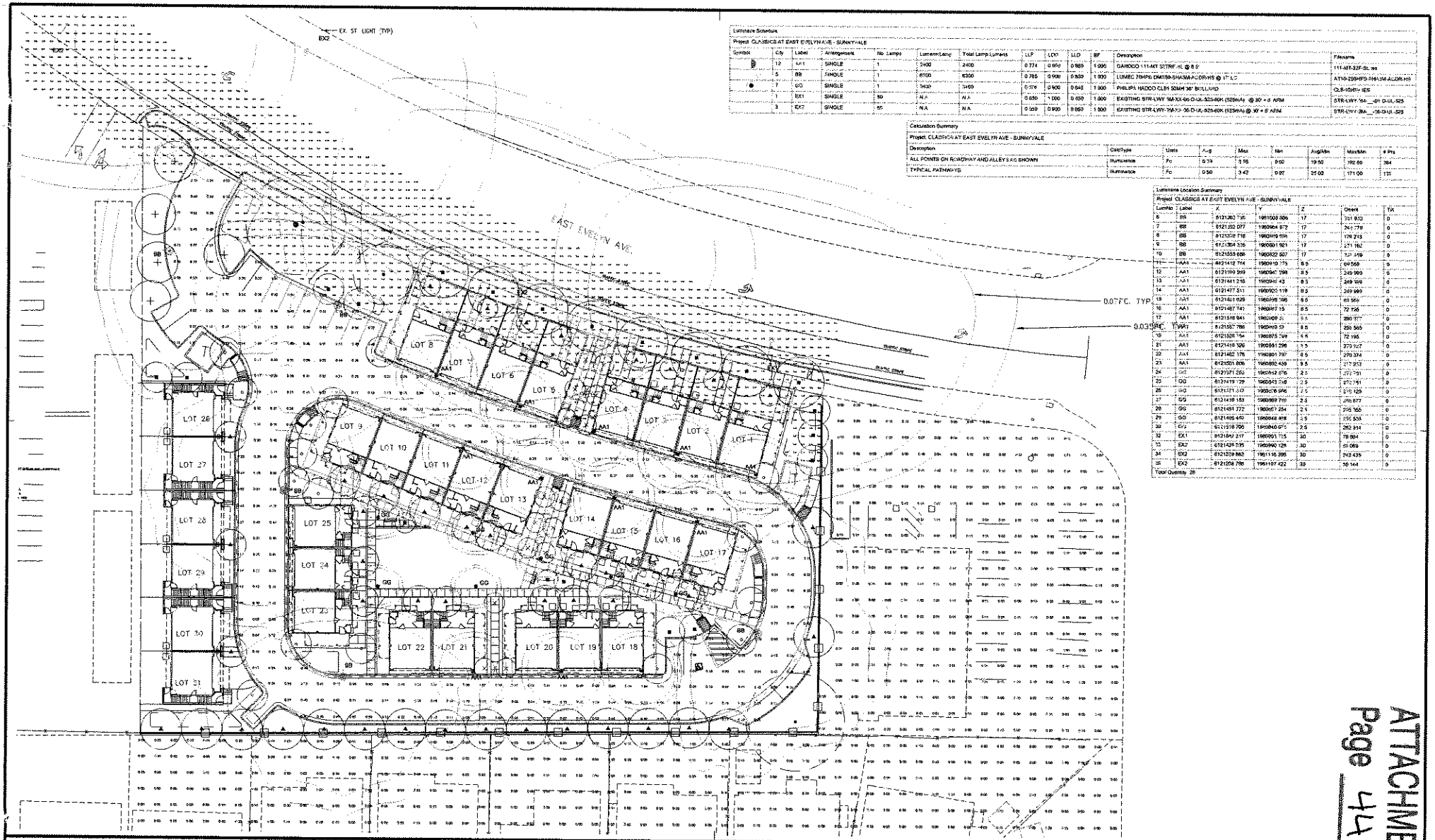
SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE
UTILITY DESIGN + PLANNING
5020 STONEHOUSE MILL RD., SUITE 545
PLEASANTON, CA 94588
PHONE (925) 487-1740 • FAX (925) 487-1741

STREET LIGHTING SITE PLAN
CLASSIC COMMUNITIES
CLASSICS AT EAST EVELYN AVENUE
CALIFORNIA

PROJECT MANAGER: LARRY CASKEY
DRAWN BY:
CHECKED BY: LC
SCALE:
JOB NUMBER: 13-072
DATE LAST MODIFIED: 07-10-13
SHEET 2 OF 2 SHEETS

ATTACHMENT E
Page 4 of 44



Luminaire Schedule

Project: CLASSICS AT EAST EVELYN AVE - SUNNYVALE

Symbol	Qty	Label	Arrangement	No. Lamps	Lumens/Lamp	Total Lamp Lumens	LLF	LDD	LLD	BF	Description	Filename
	12	AA1	SINGLE	1	24000	24000	0.774	0.950	0.920	1.000	GARDCO 111-MT-SSTRF-SL @ 8.5'	111-MT-SSTRF-SL.ies
	5	BB	SINGLE	1	6300	6300	0.765	0.900	0.830	1.000	LUMEC 70HPS DM150-SHAM-ACDRHS @ 17' LC	ATH-250HPS-RHUM-ACDR.IES
	7	GG	SINGLE	1	3400	3400	0.575	0.900	0.640	1.000	PHILIPS HADCO CL81 50MH 36" BOLLARD	CLB-50MH.IES
	1	EX1	SINGLE	80	N/A	N/A	0.650	1.000	0.650	1.000	EXISTING STR-LWY-MAXX-90-D-UL-525-60K (525mA) @ 30' + 6' ARM	STR-LWY-MA__-90-D-UL-525
	3	EX2	SINGLE	80	N/A	N/A	0.920	0.900	0.850	1.000	EXISTING STR-LWY-MAXX-90-D-UL-525-60K (525mA) @ 30' + 6' ARM	STR-LWY-MA__-90-D-UL-525

Calculation Summary

Project: CLASSICS AT EAST EVELYN AVE - SUNNYVALE

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
ALL POINTS ON ROADWAY AND ALLEYS EXC BROWN	Illuminance	Fc	0.39	3.95	0.02	19.50	192.69	384
TYPICAL PATHWAYS	Illuminance	Fc	0.50	3.42	0.02	25.00	171.00	135

Luminaire Location Summary

Project: CLASSICS AT EAST EVELYN AVE - SUNNYVALE

Number	Label	X	Y	Z	Orient	Tilt
6	BB	6121360.795	1961008.886	17	331.803	0
7	BB	6121252.077	1960964.872	17	242.778	0
8	BB	6121238.718	1960919.556	17	196.218	0
9	BB	6121354.326	1960891.921	17	271.162	0
10	BB	6121553.608	1960822.507	17	327.349	0
11	AA1	6121412.714	1960919.173	8.5	69.568	0
12	AA1	6121199.999	1960947.398	8.5	249.999	0
13	AA1	6121441.218	1960946.43	8.5	249.999	0
14	AA1	6121477.511	1960920.119	8.5	249.999	0
15	AA1	6121461.029	1960898.598	8.5	69.569	0
16	AA1	6121487.741	1960867.15	8.5	72.736	0
17	AA1	6121516.941	1960909.31	8.5	289.977	0
18	AA1	6121527.786	1960899.32	8.5	250.565	0
19	AA1	6121528.154	1960873.749	8.5	72.196	0
21	AA1	6121419.326	1960891.296	8.5	273.927	0
22	AA1	6121462.175	1960891.787	8.5	269.374	0
23	AA1	6121501.805	1960892.439	8.5	277.972	0
24	GG	6121371.262	1960912.676	2.5	272.791	0
25	GG	6121419.129	1960843.218	2.5	272.791	0
26	GG	6121371.347	1960876.946	2.5	275.129	0
27	GG	6121419.183	1960869.788	2.5	269.877	0
28	GG	6121481.772	1960857.254	2.5	295.765	0
29	GG	6121466.462	1960848.418	2.5	295.538	0
30	EX2	6121518.706	1960840.975	2.5	262.954	0
32	EX1	6121494.217	1960901.715	30	78.884	0
33	EX2	6121429.595	1960960.126	30	85.089	0
34	EX2	6121329.863	1961116.396	30	243.435	0
35	EX2	6121208.788	1961197.422	30	35.144	0

Total Quantity: 28

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, luminaire performance measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.
ALR
ASSOCIATED LIGHTING REPRESENTATIVES, INC.
7777 PARDEE LANE
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REPORT FOR: GIACALONE DESIGN SERVICES, CHRIS PENN
BY: APPLICATIONS ENGINEERING, RAMON ZAPATA
SALES REPRESENTATIVE: ALR, JOHN BENSON

Lighting Analysts

AGI32 VERSION 14
AGI (C) 1994-2013 LIGHTING ANALYSTS, INC.
10440 BRADFORD ROAD - UNIT A
LITTLETON, CO 80127

PROJECT DESCRIPTION:
CLASSICS AT EAST EVELYN AVE
SUNNYVALE

DRAWING NO. / INPUT FILE: 11006BEN-R4.DWG / 11006BEN-R4.A32

** AS DESIGNED **

SCALE	SHEET	DATE	REV.
1" = 20'	1 OF 1	08.06.2013	4

ATTACHMENT 3
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