

423 E. MAUDE AVENUE
SUNNYVALE, CALIFORNIA



PROJECT TEAM

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ARCHITECT / PLANNER: CONTACT: STEVEN DEWAN BUSINESS: (949) 553-9100	BASSENIAN / LAGONI 2031 ORCHARD DRIVE NEWPORT BEACH, CA 92660
CIVIL ENGINEER: CONTACT: REUEL CHAN BUSINESS: (408) 467-9163	BKF ENGINEERS. 1650 TECHNOLOGY DR. SUITE 650 SAN JOSE, CA 95110
LANDSCAPE ARCHITECT: CONTACT: ANNIKA CARPENTER BUSINESS: (925) 938-7377	RIPLEY DESIGN GROUP, INC. 1615 BONANZA STREET, ST. 314 WALNUT CREEK, CA 94596

SHEET INDEX

CIVIL

VESTING TENTATIVE MAP	C1.0	BLDG 2 - 3RD FLOOR & ROOF PLAN	A-07
EXISTING CONDITIONS & PROPOSED SITE PLAN	C1.1	BLDG 2 - ELEVATIONS	A-08
EXISTING CONDITIONS & TREE REMOVAL PLAN	C2.0	STREET SCENE	A-09
PRELIMINARY GRADING & DRAINAGE PLAN	C3.0	SITE SOLAR STUDY	A-10
PRELIMINARY UTILITY PLAN	C4.0	PEDESTRIAN CIRCULATION PLAN	A-11
PRELIMINARY UTILITY PLAN	C4.1	BUILDING SEPARATION EXHIBIT	A-12
PRELIMINARY STORM WATER MANAGEMENT PLAN	C5.0	LADDER EXHIBIT	A-13
OPEN SPACE/LANDSCAPE AREA EXHIBIT	C6.0	DETAILS	A-14
TYPICAL CROSS SECTIONS	C7.0		
FIRE ACCESS EXHIBIT	C8.0		

PHOTOMETRIC PLAN

I

ARCHITECTURE

CONCEPTUAL SITE PLAN	SP-1	PRELIMINARY LANDSCAPE SITE PLAN	L1
SITE SECTION	A-02	PRELIMINARY LANDSCAPE ENLARGEMENTS	L2
BLDG 1 - 1ST & 2ND FLOOR PLANS	A-03	PRELIMINARY LANDSCAPE ENLARGEMENTS	L3
BLDG 1 - 3RD FLOOR & ROOF PLAN	A-04	PRELIMINARY LANDSCAPE DETAILS	L4
BLDG 1 - ELEVATIONS	A-05	PRELIMINARY LANDSCAPE SITE DATA	L5
BLDG 2 - 1ST & 2ND FLOOR PLANS	A-06		

LANDSCAPE

Site Summary :

Total Homes : 11
Site Area : 0.59 Acres
Gross Density : 18.6 Homes/Acre

Parking Provided:
2 Garage Spaces/Home = 22
On-site Guest Spaces = 8
Total Spaces = 30

Floor Area Ratio :
Site Area : 25,768 sq.ft.
Total Floor Area : 24,010 sq.ft.
F.A.R. = 0.93

F.A.R. Calculations :

#	Floor Area
Building1	14,728 sq.ft.
Building2	9,282 sq.ft.
Total	24,010 sq.ft.

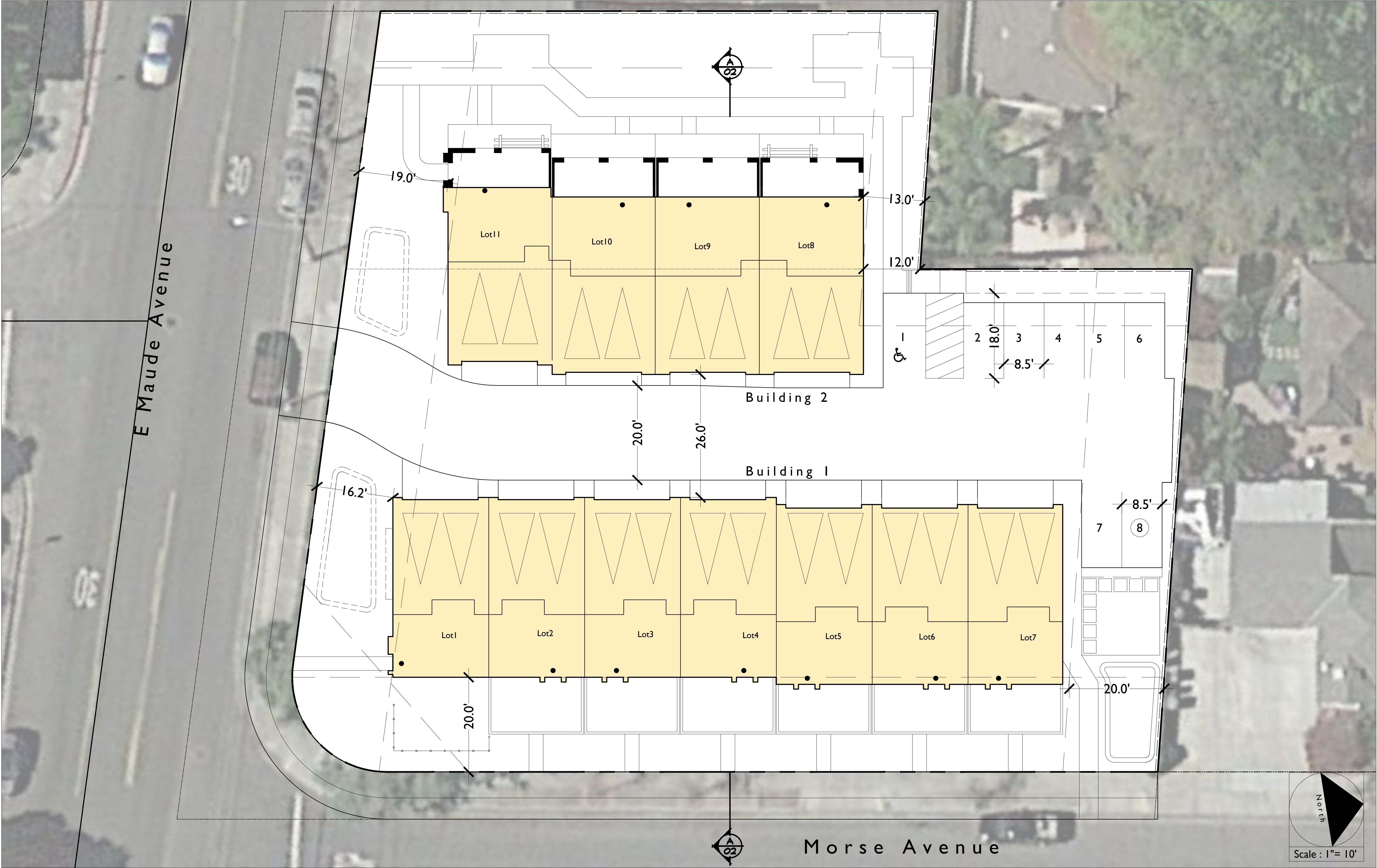
Floor Area includes Livable Area and Garage Area
Excludes Deck and Porch Area

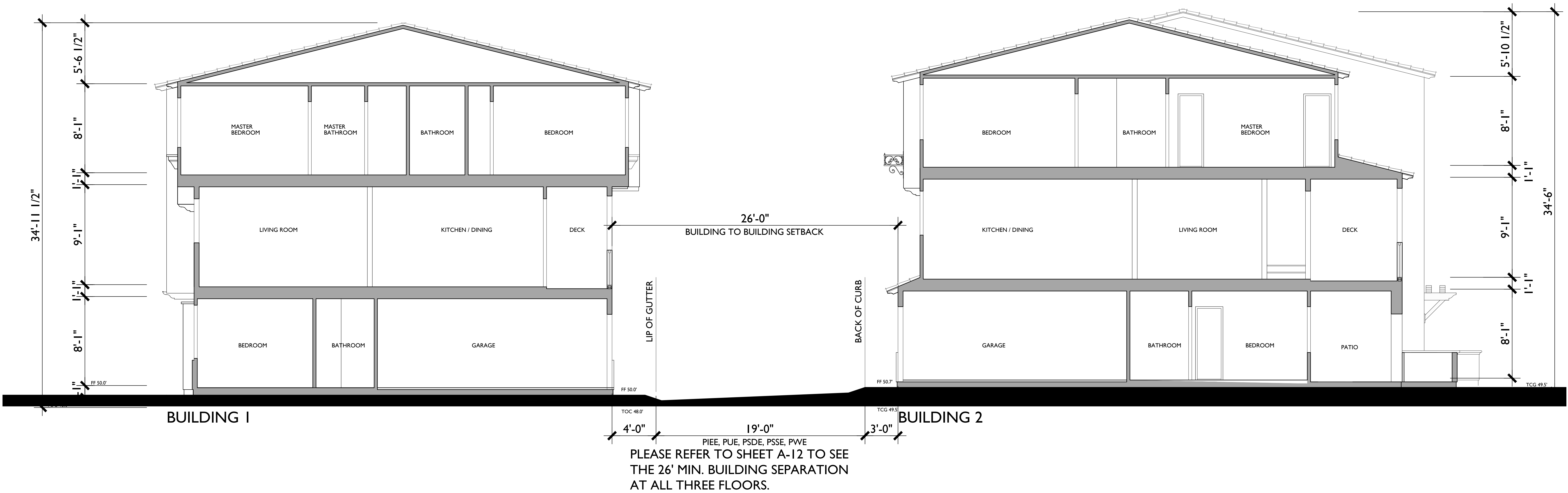
Site Area 25,768 sq.ft.

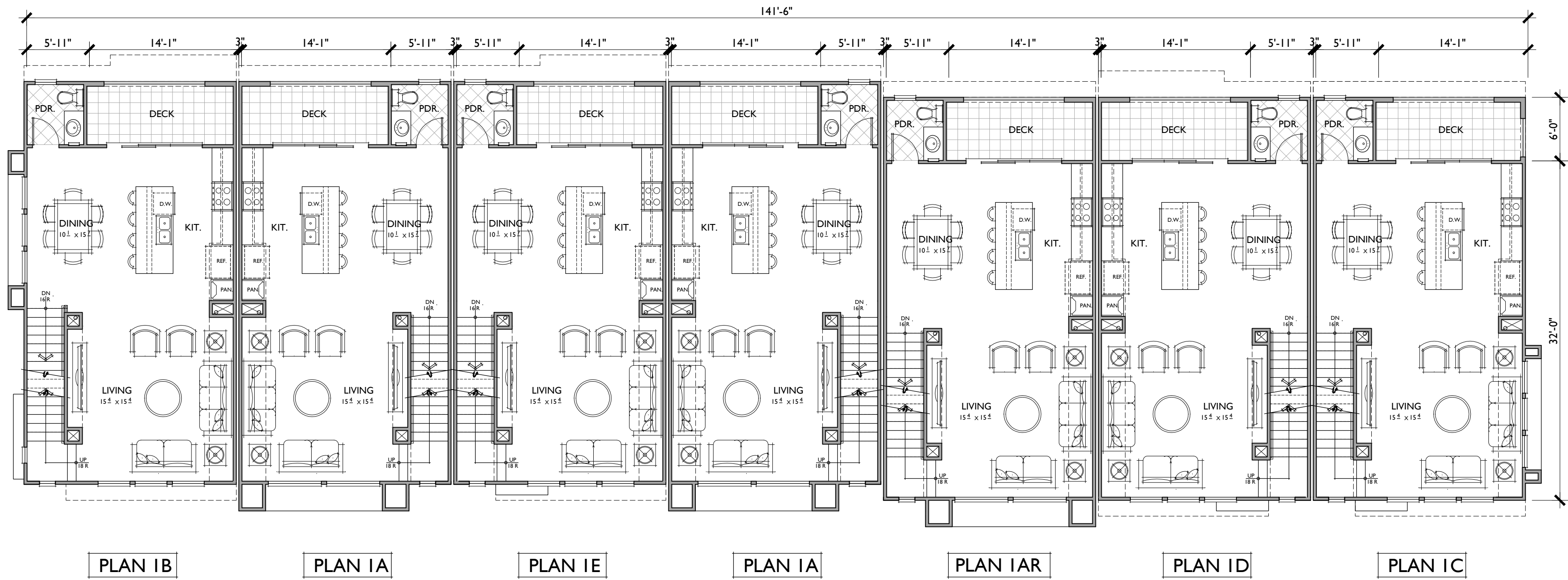
F.A.R. 0.93

Lot Coverage :

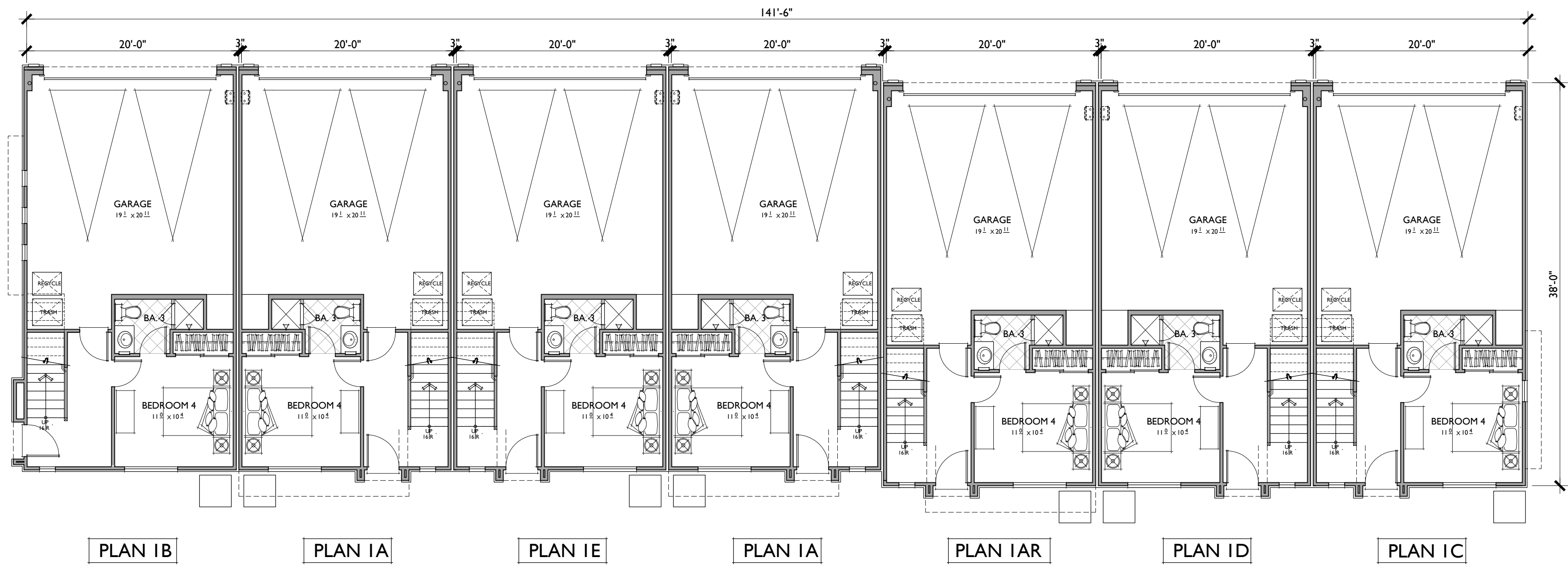
Site Area: 25,768 sq.ft.
Building 1 Coverage: 5,326 sq.ft.
Building 2 Coverage: 3,260 sq.ft.
Total Building Coverage : 8,586 sq.ft.
Lot Coverage ($\frac{8,586}{25,768}$) = 33.3%







SECOND FLOOR

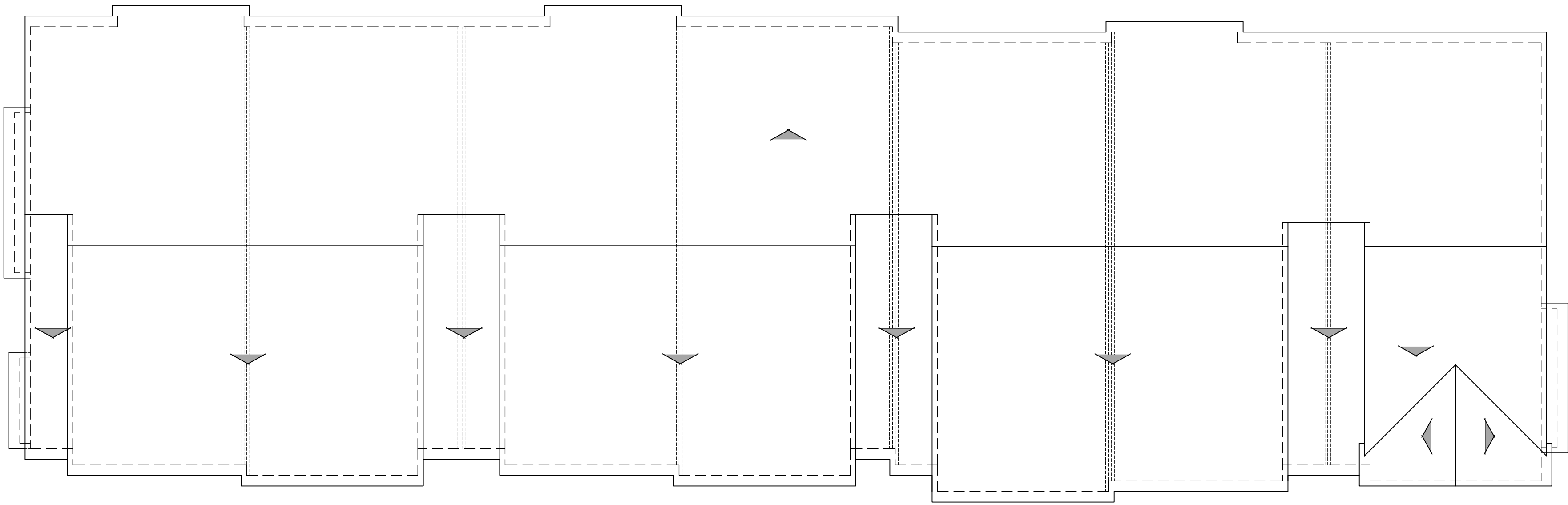


FIRST FLOOR

PLAN I
1641 SQ. FT.
4 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	293 SQ. FT.
2ND FLOOR	609 SQ. FT.
3RD FLOOR	735 SQ. FT.
TOTAL	1637 SQ. FT.
2 - CAR GARAGE	467 SQ. FT.
DECK	84 SQ. FT.

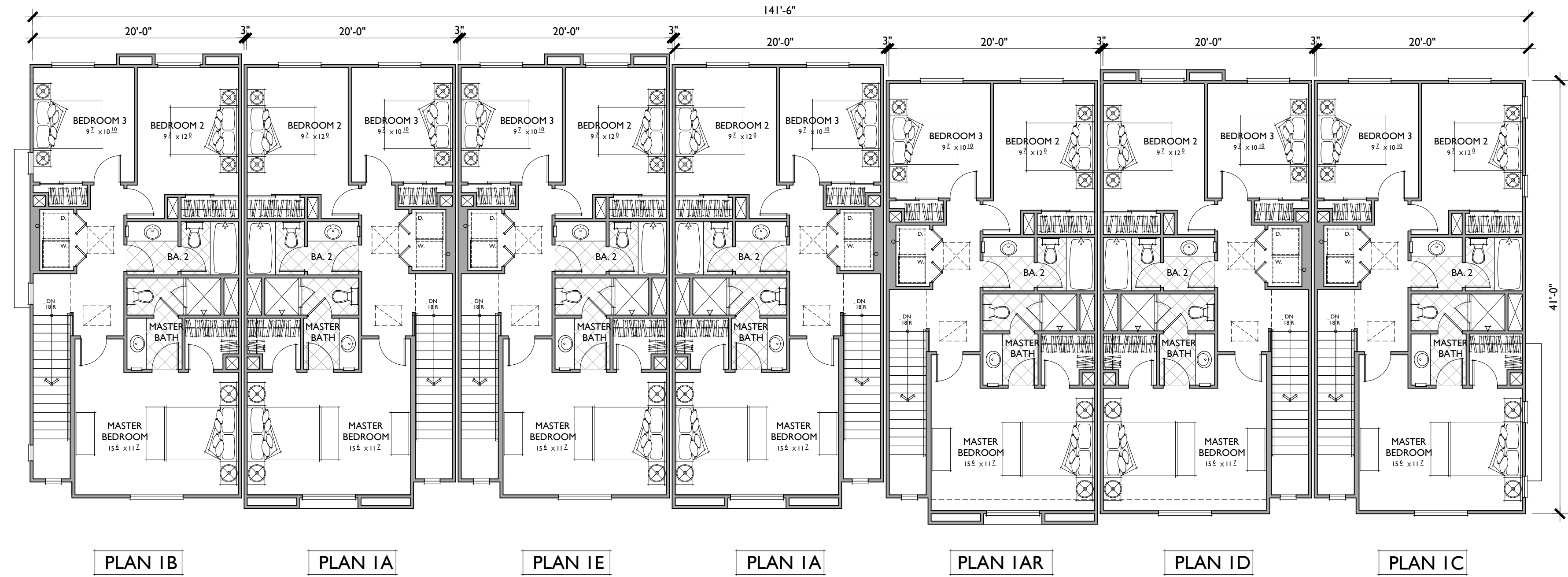
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



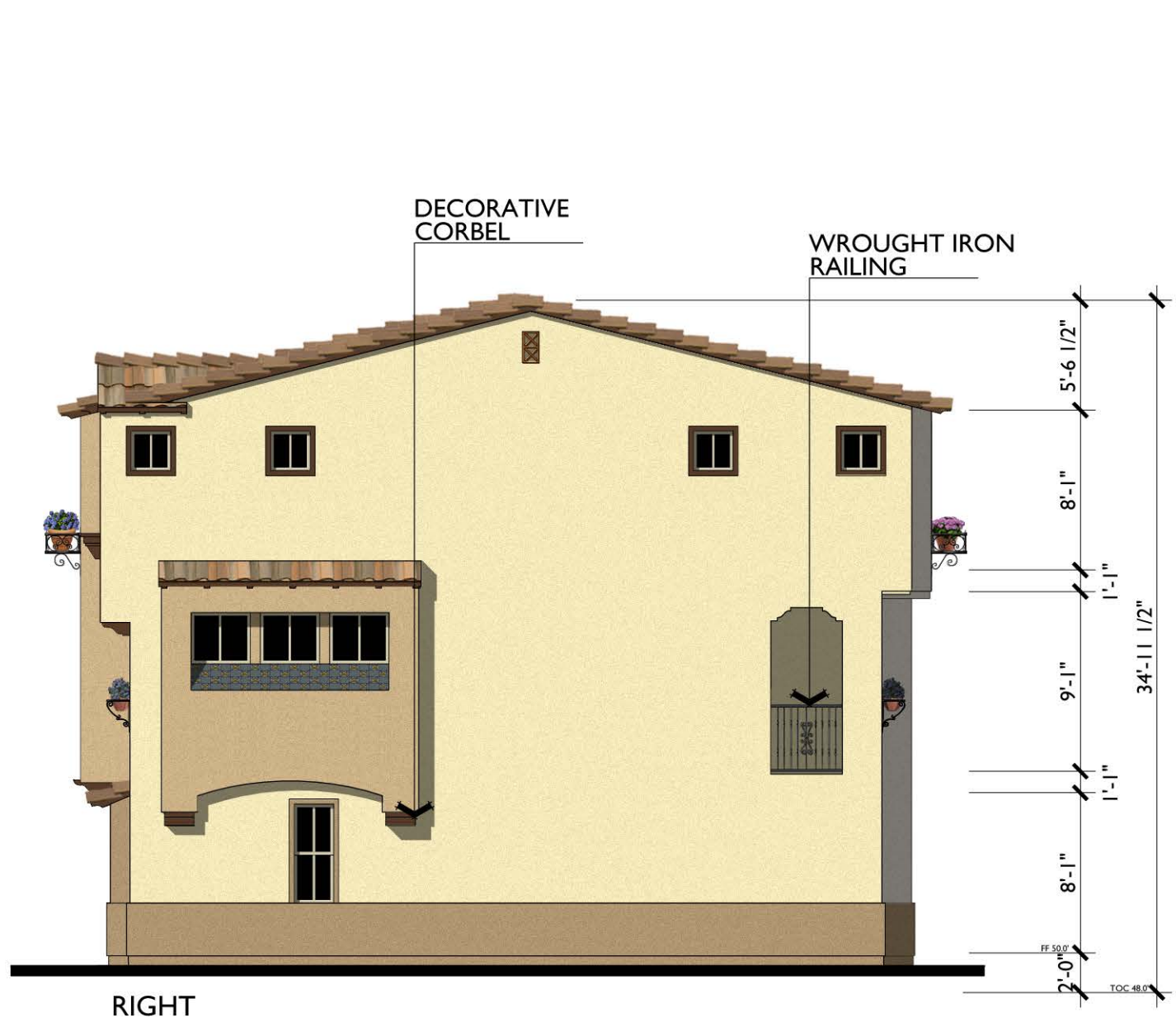
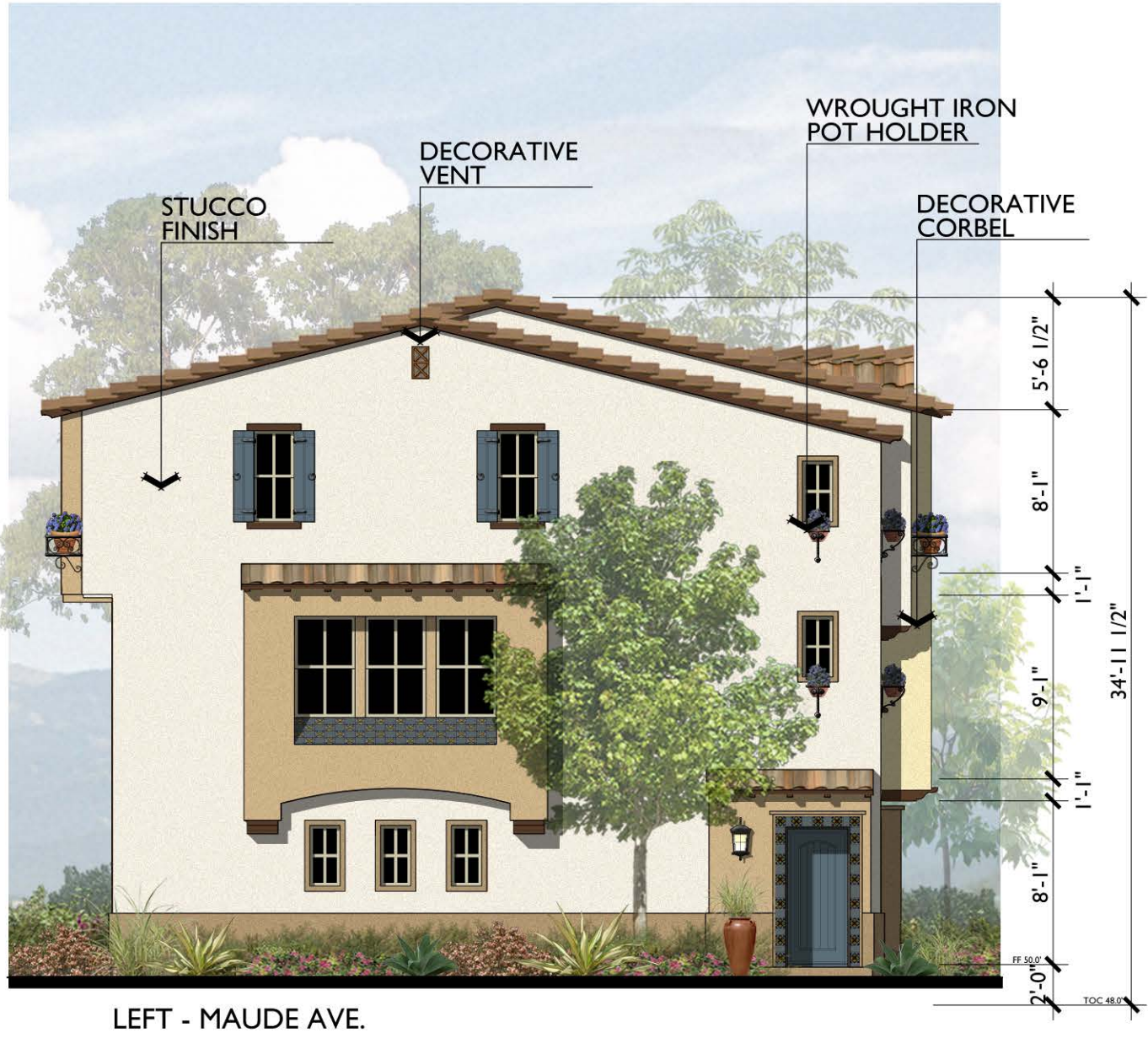
ROOF PLAN

BUILDING I

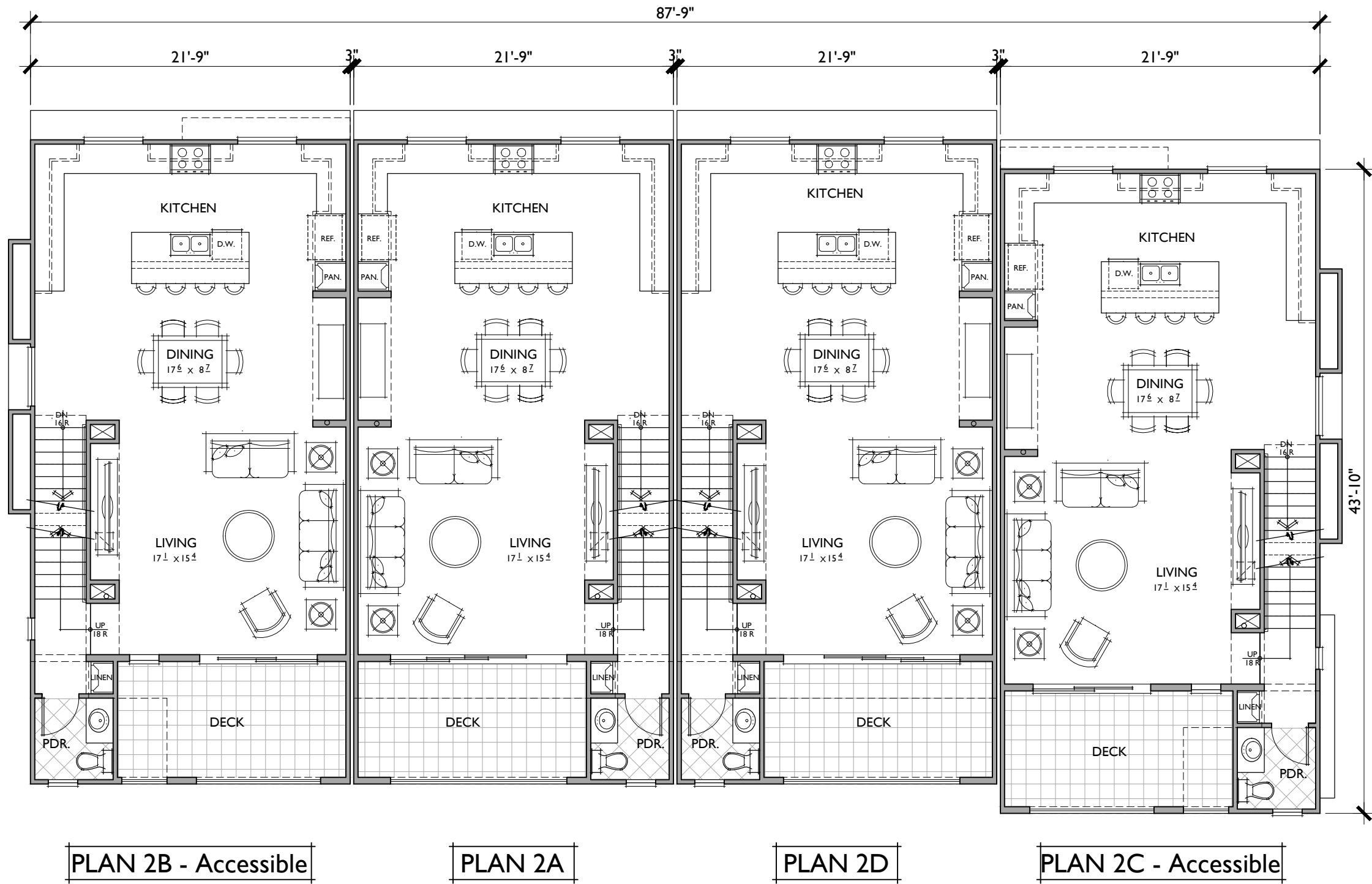
PITCH: 3:12
RAKE: 12"
EAVE: 1.5"
ROOF MATERIAL: S-TILE



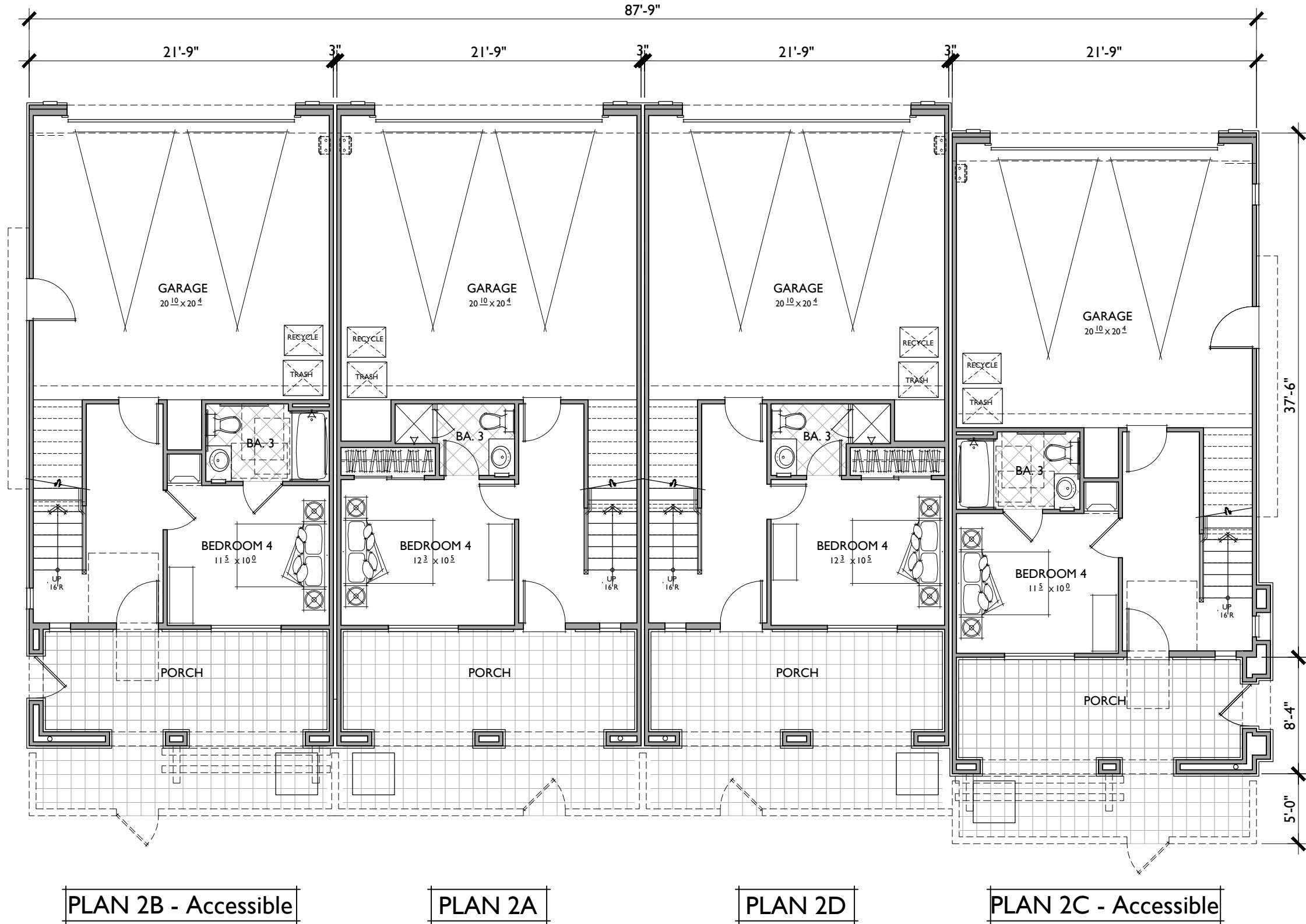
THIRD FLOOR



NOTE:
BUILDING HEIGHT MEASURED FROM AVERAGE
ADJACENT CURB HEIGHT. SEE SHEET C2.



SECOND FLOOR



FIRST FLOOR

PLAN 2A & 2D
1844 SQ. FT.
4 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

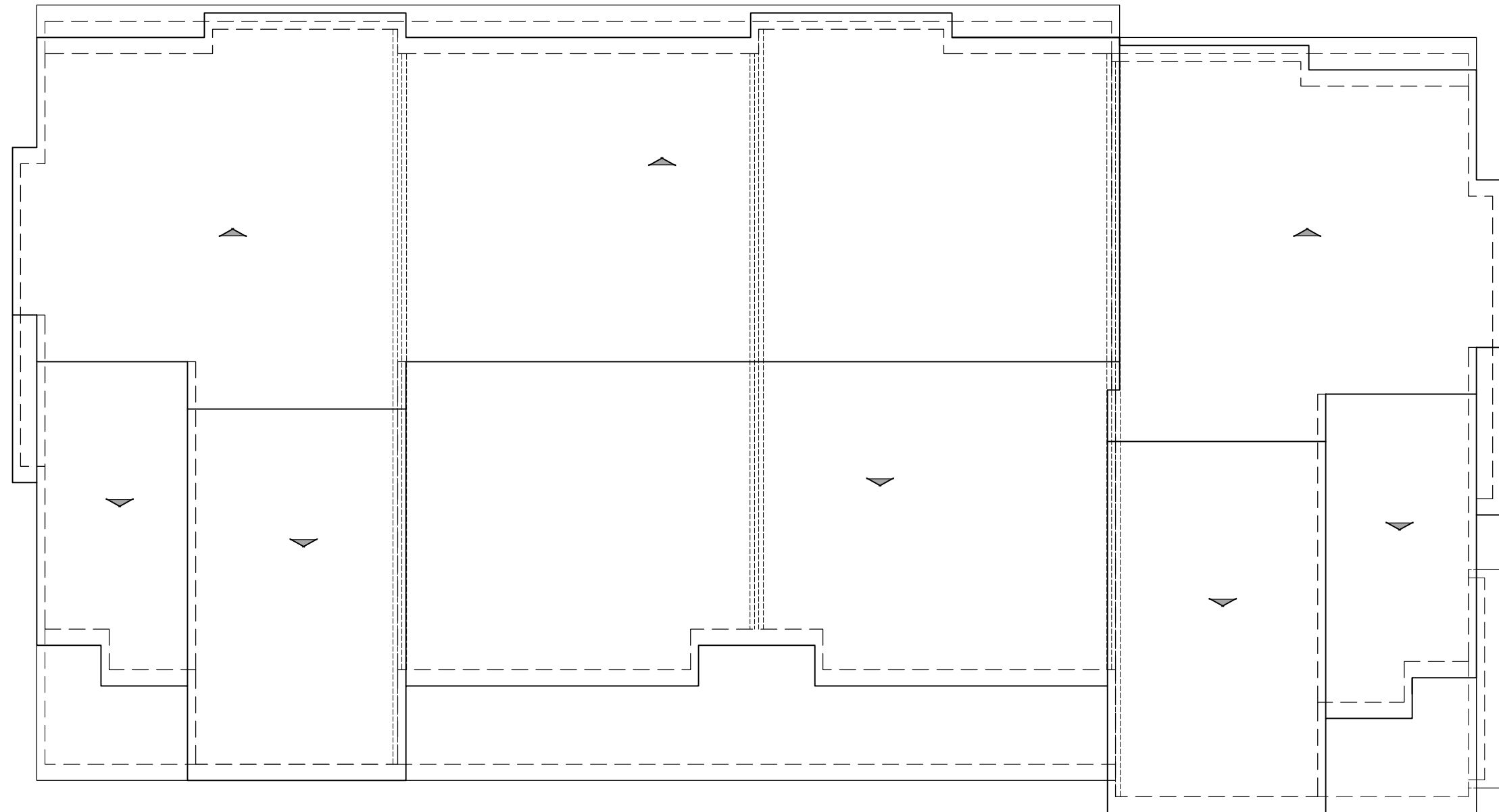
FLOOR AREA TABLE	
1ST FLOOR	341 SQ. FT.
2ND FLOOR	753 SQ. FT.
3RD FLOOR	754 SQ. FT.
TOTAL	
2 - CAR GARAGE	471 SQ. FT.
PORCH	290 SQ. FT.
DECK	123 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2B & 2C
1847 SQ. FT.
4 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	348 SQ. FT.
2ND FLOOR	753 SQ. FT.
3RD FLOOR	754 SQ. FT.
TOTAL	
2 - CAR GARAGE	467 SQ. FT.
PORCH	290 SQ. FT.
DECK	214 SQ. FT.

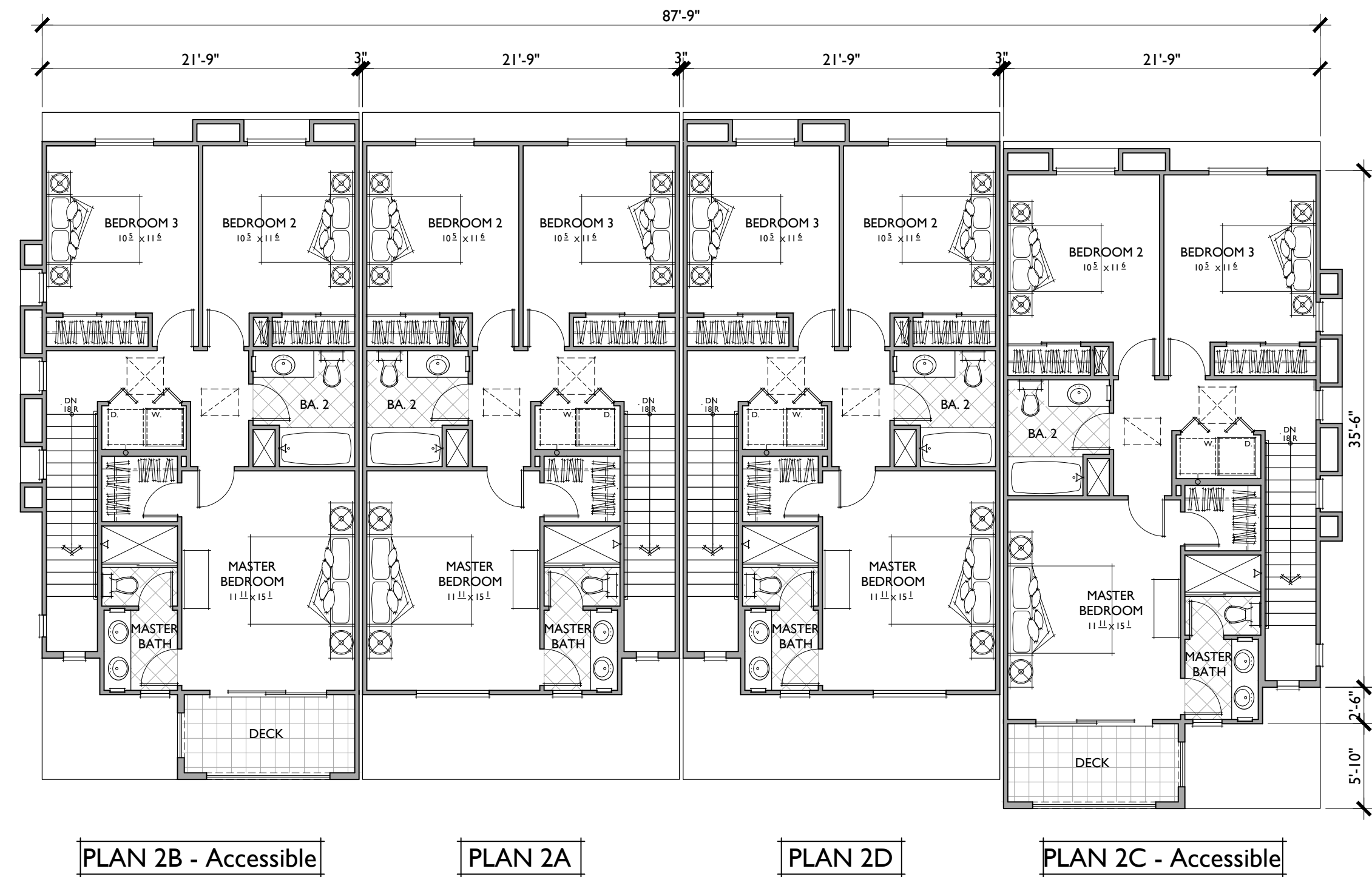
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



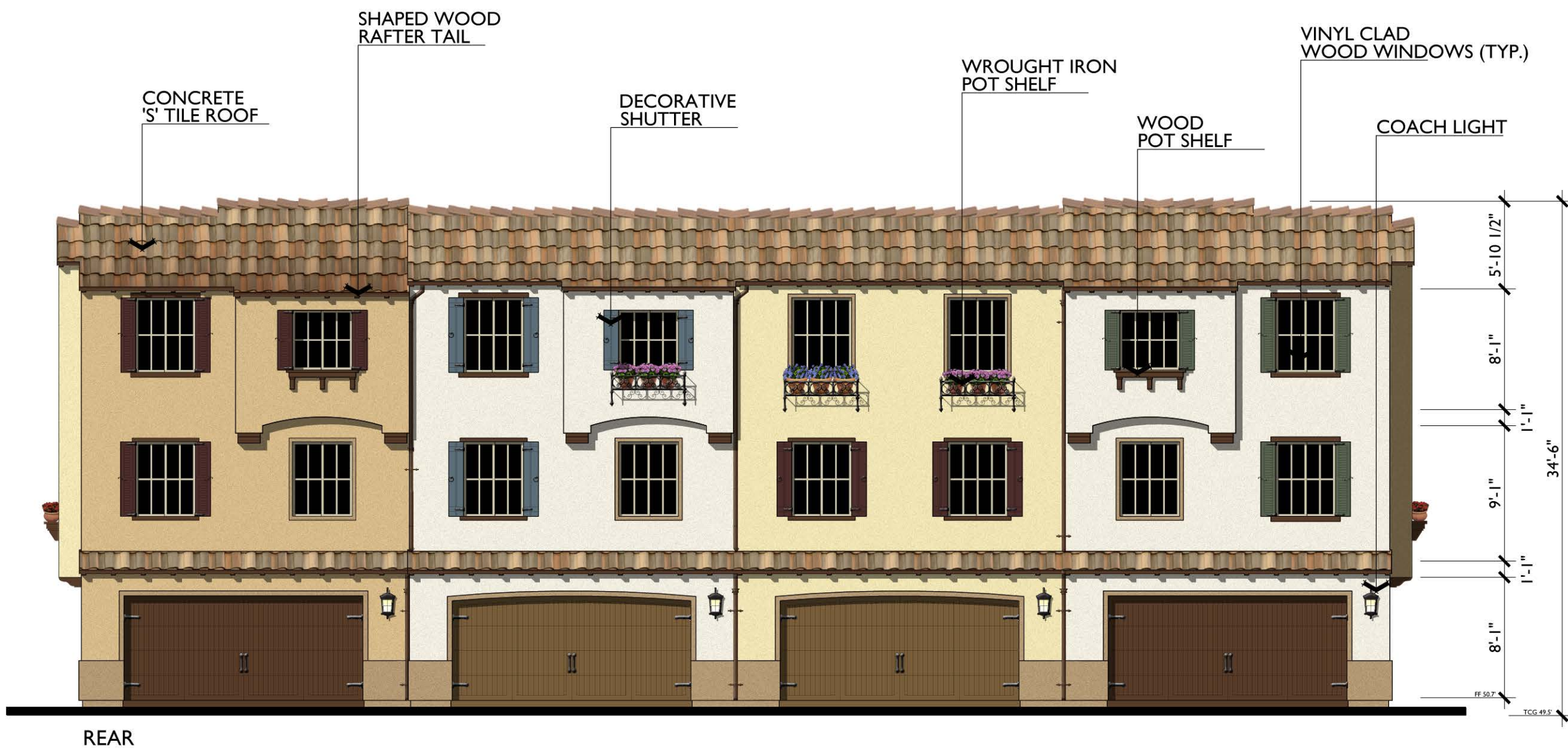
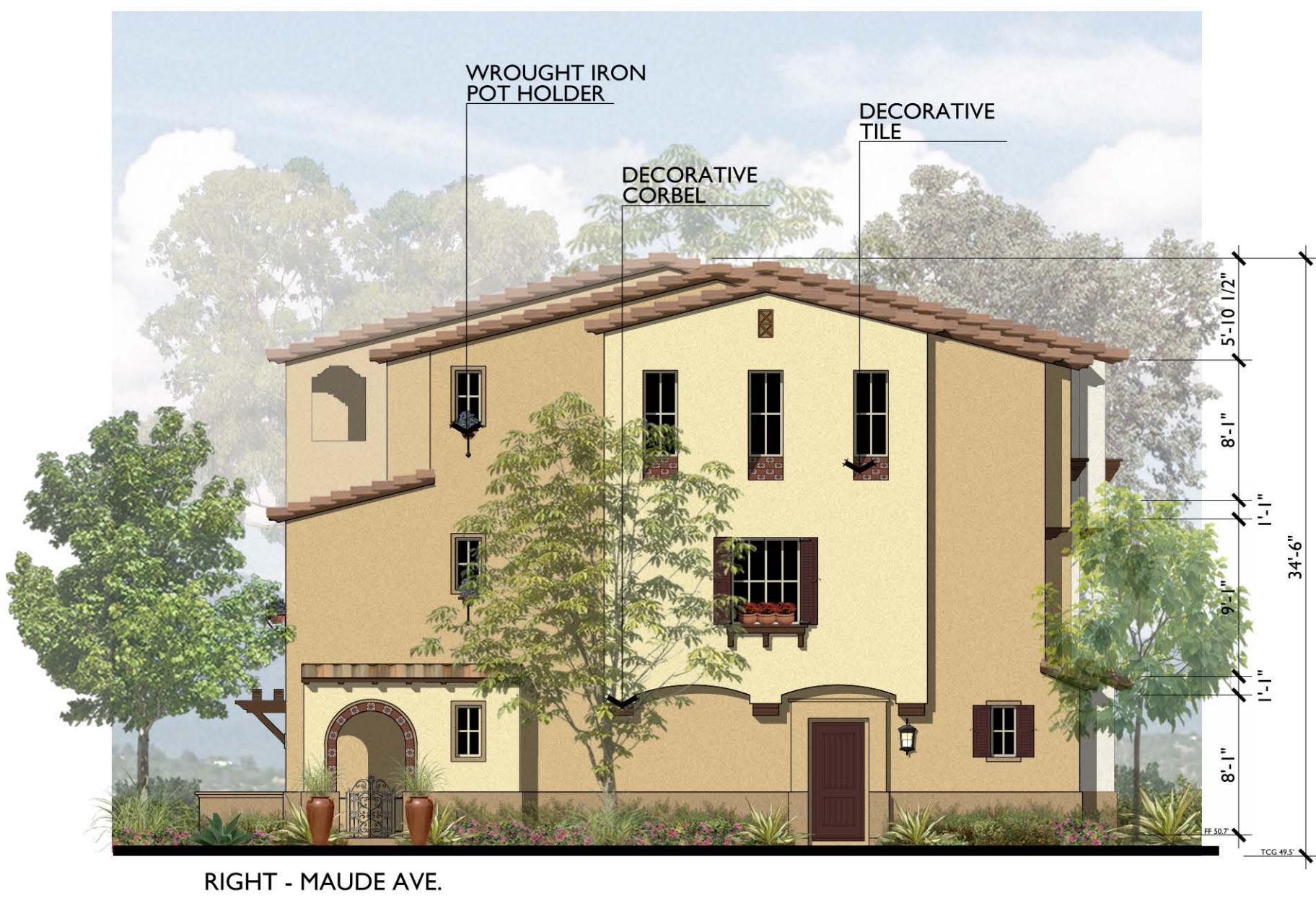
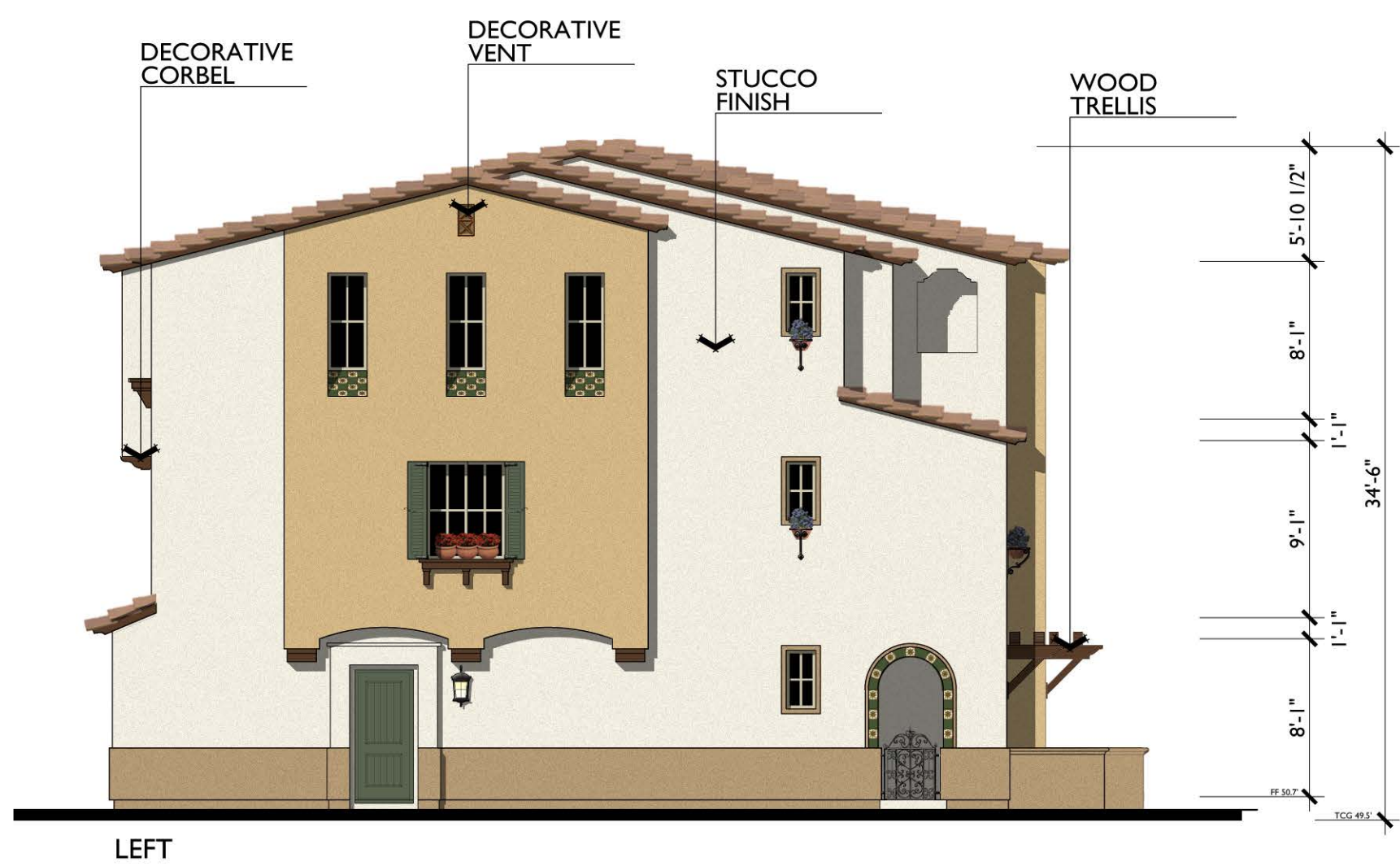
ROOF PLAN

BUILDING 2

PITCH: 3:12
RAKE: 12"
EAVE: 1.5"
ROOF MATERIAL: S-TILE



THIRD FLOOR





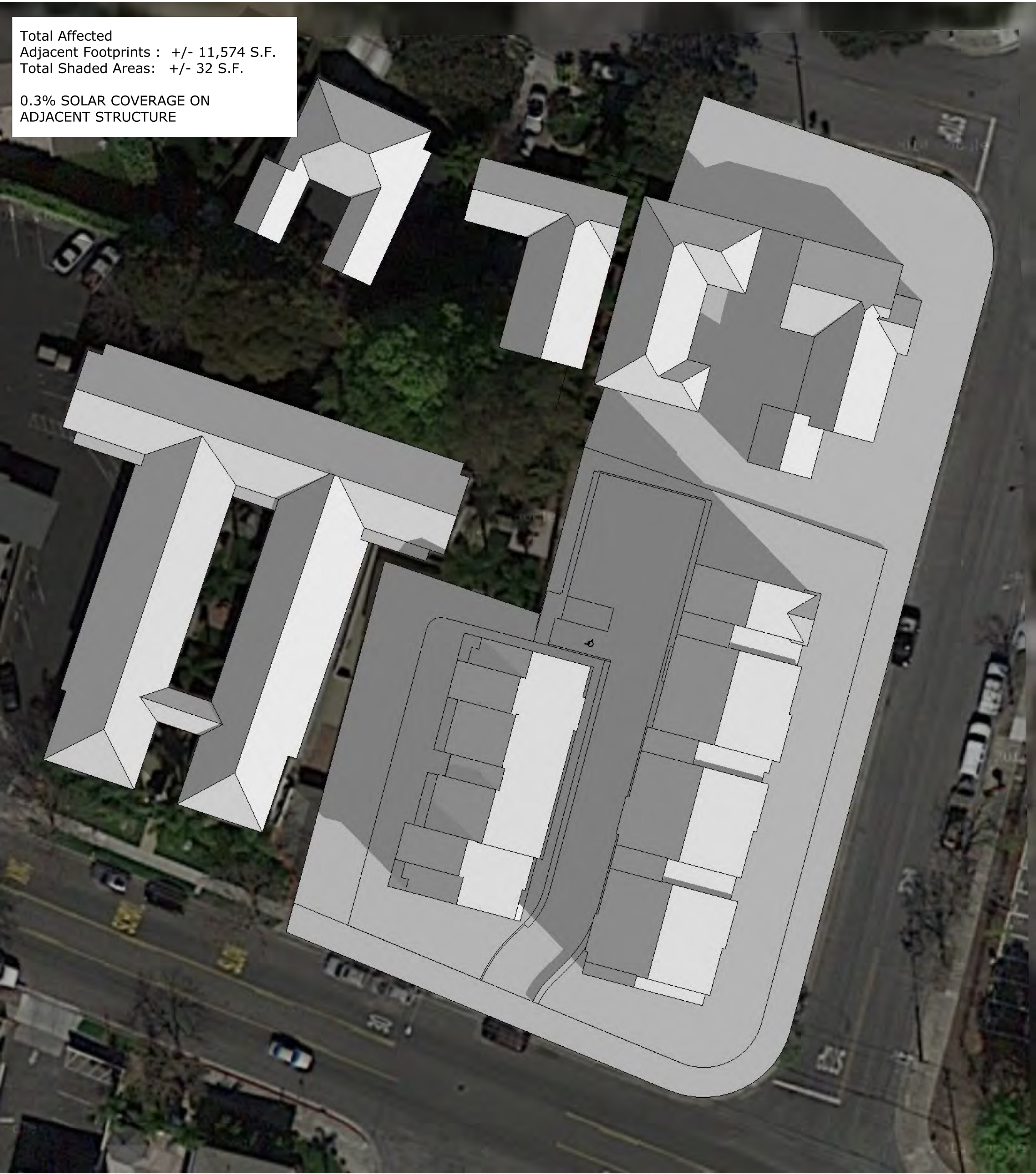
MAUDE AVENUE



MORSE AVENUE

Total Affected
Adjacent Footprints : +/- 11,574 S.F.
Total Shaded Areas: +/- 32 S.F.

0.3% SOLAR COVERAGE ON
ADJACENT STRUCTURE



Total Affected
Adjacent Footprints : +/- 2,450 S.F.
Total Shaded Areas: +/- 247 S.F.

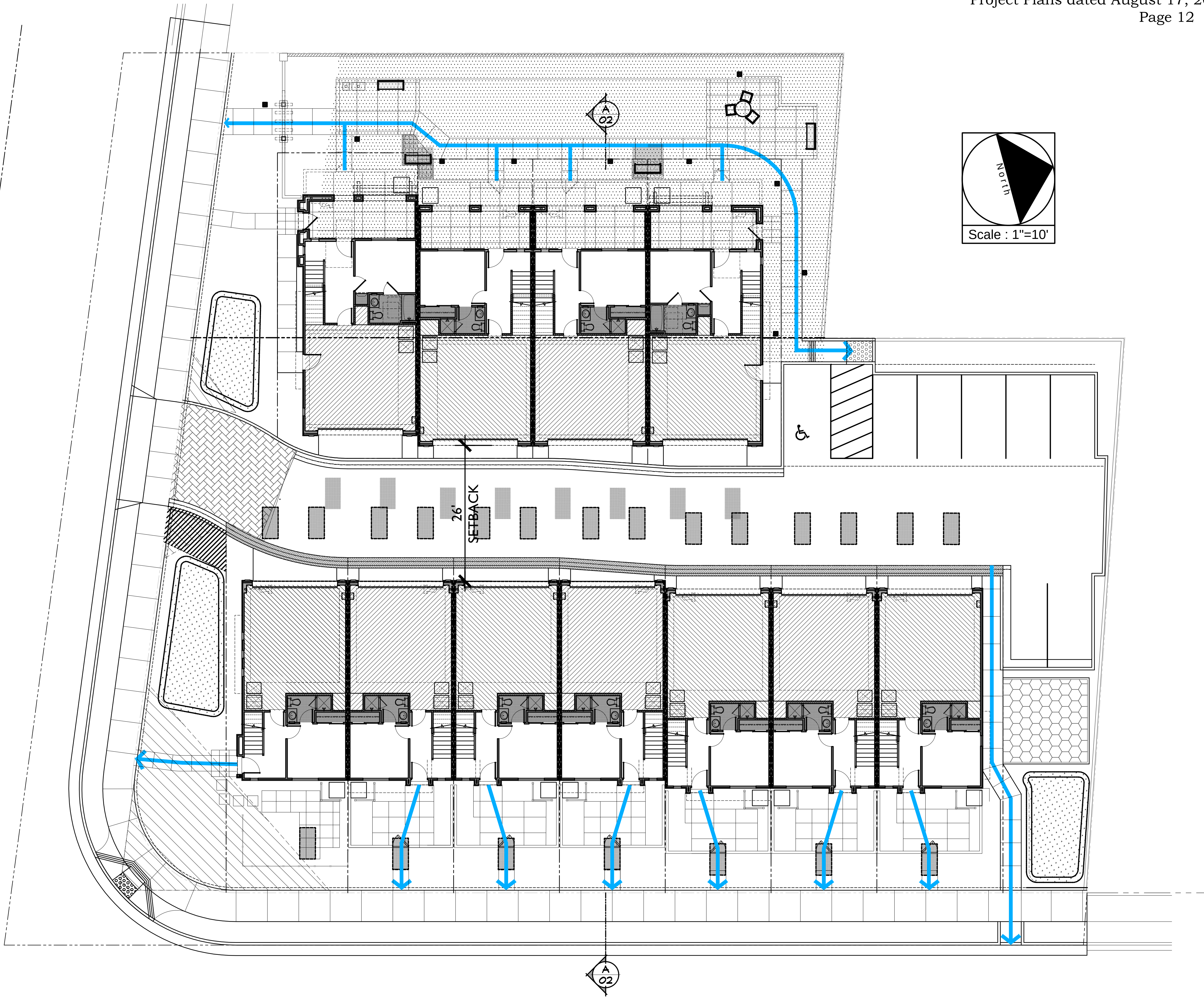
9.9% SOLAR COVERAGE ON
ADJACENT STRUCTURE

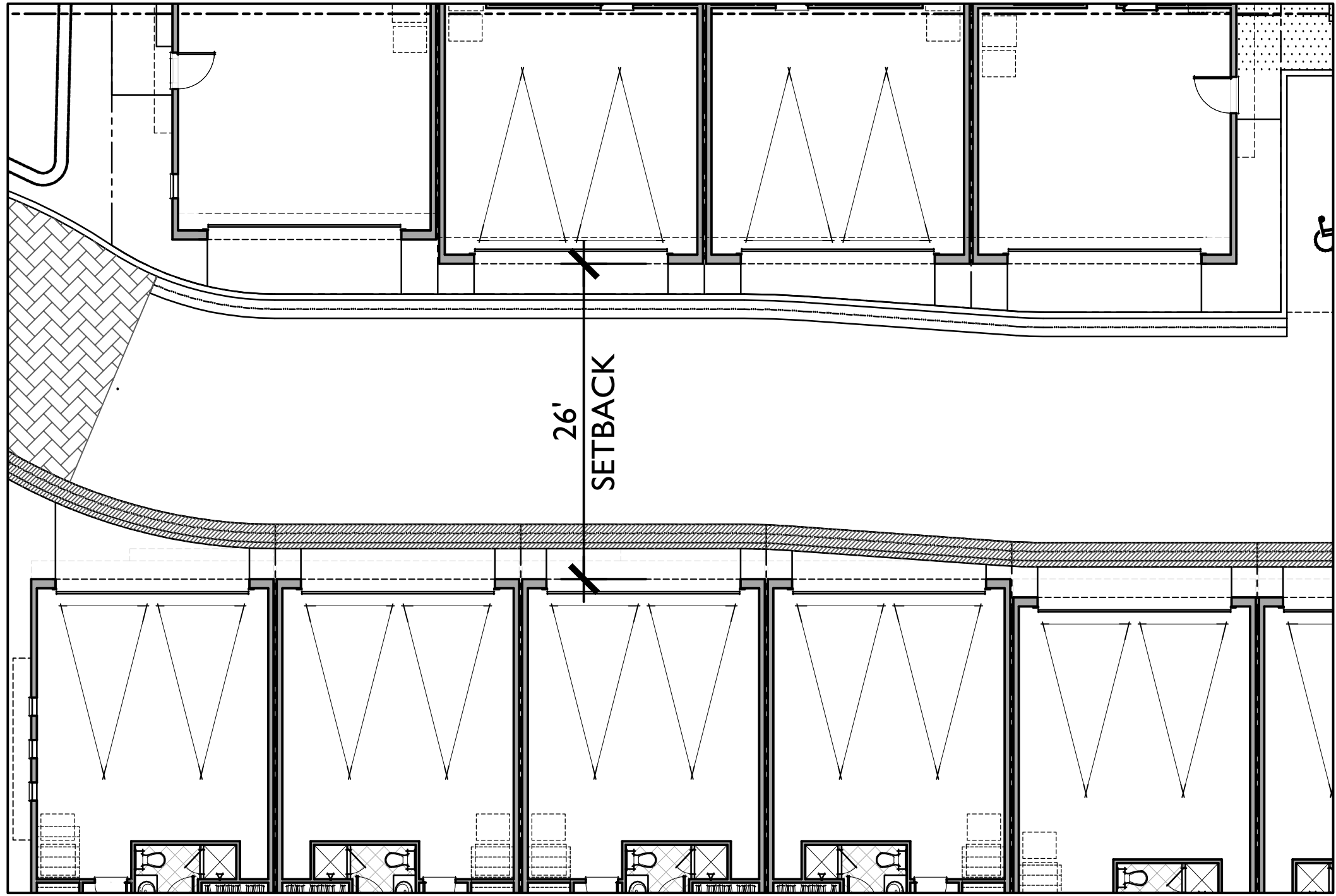


9.9% SHADOW
COVERAGE ON
ADJACENT
STRUCTURES

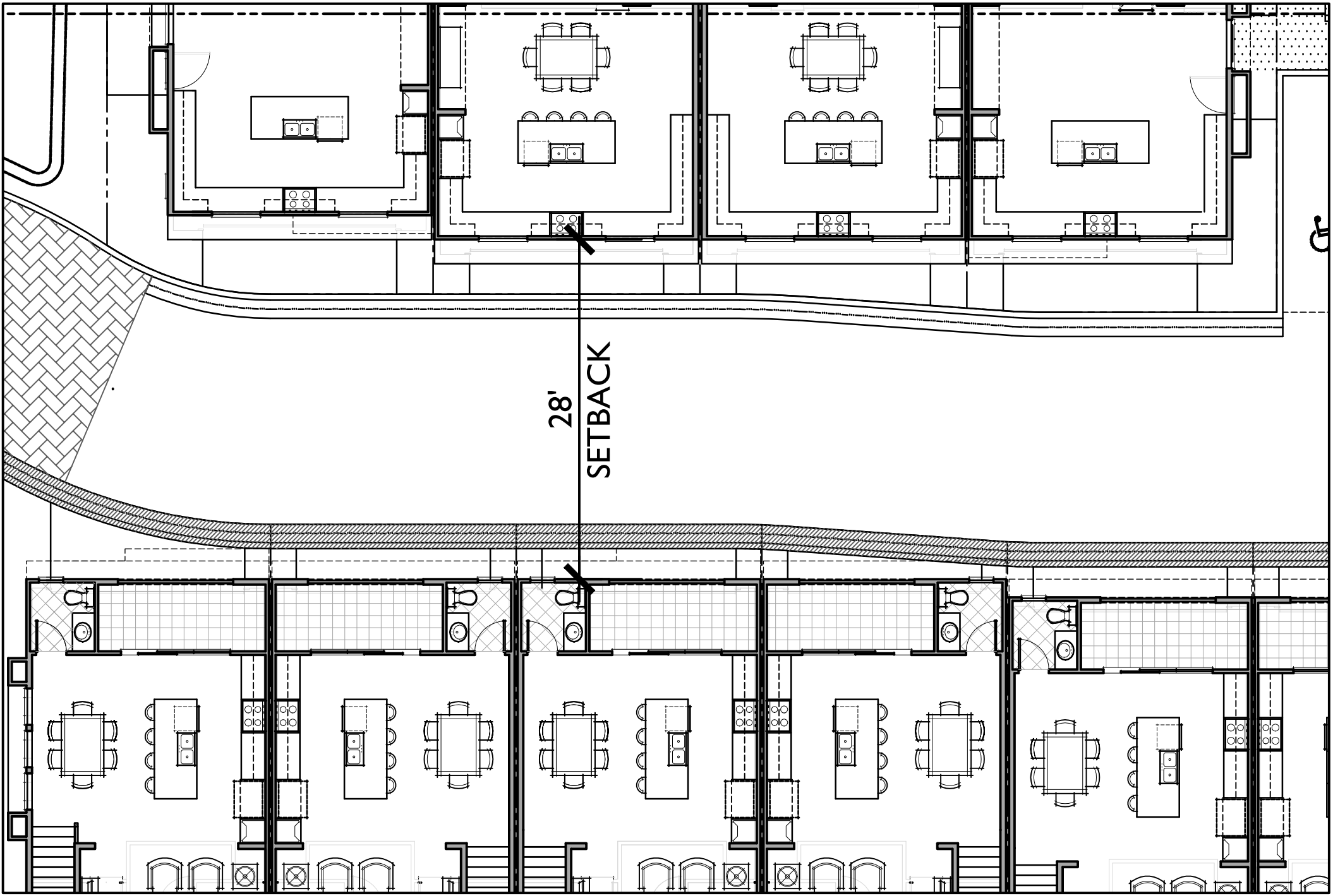
DECEMBER 21, 9:00 AM

DECEMBER 21, 3:00 PM

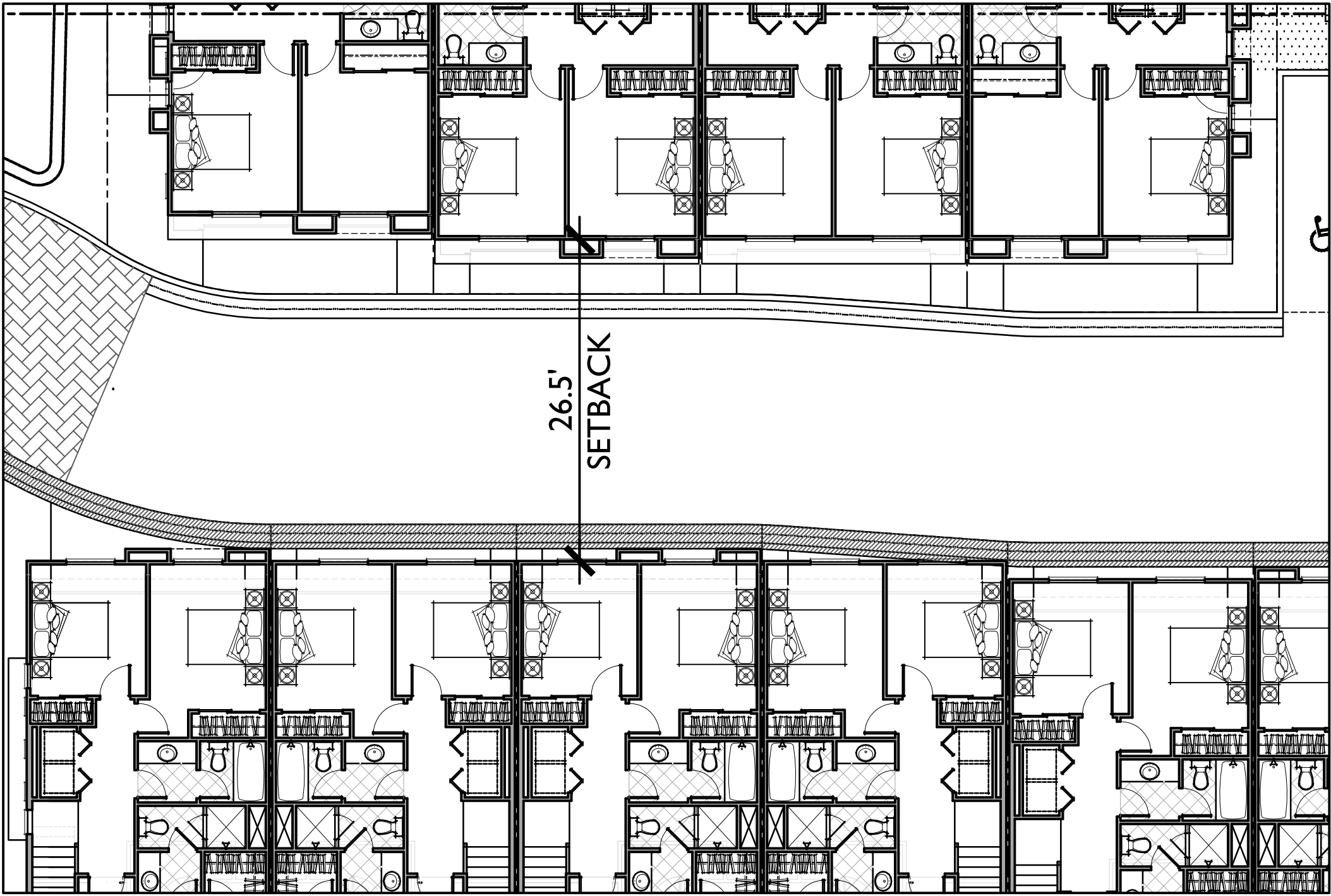




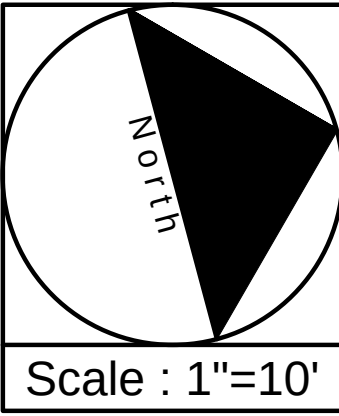
FIRST FLOOR

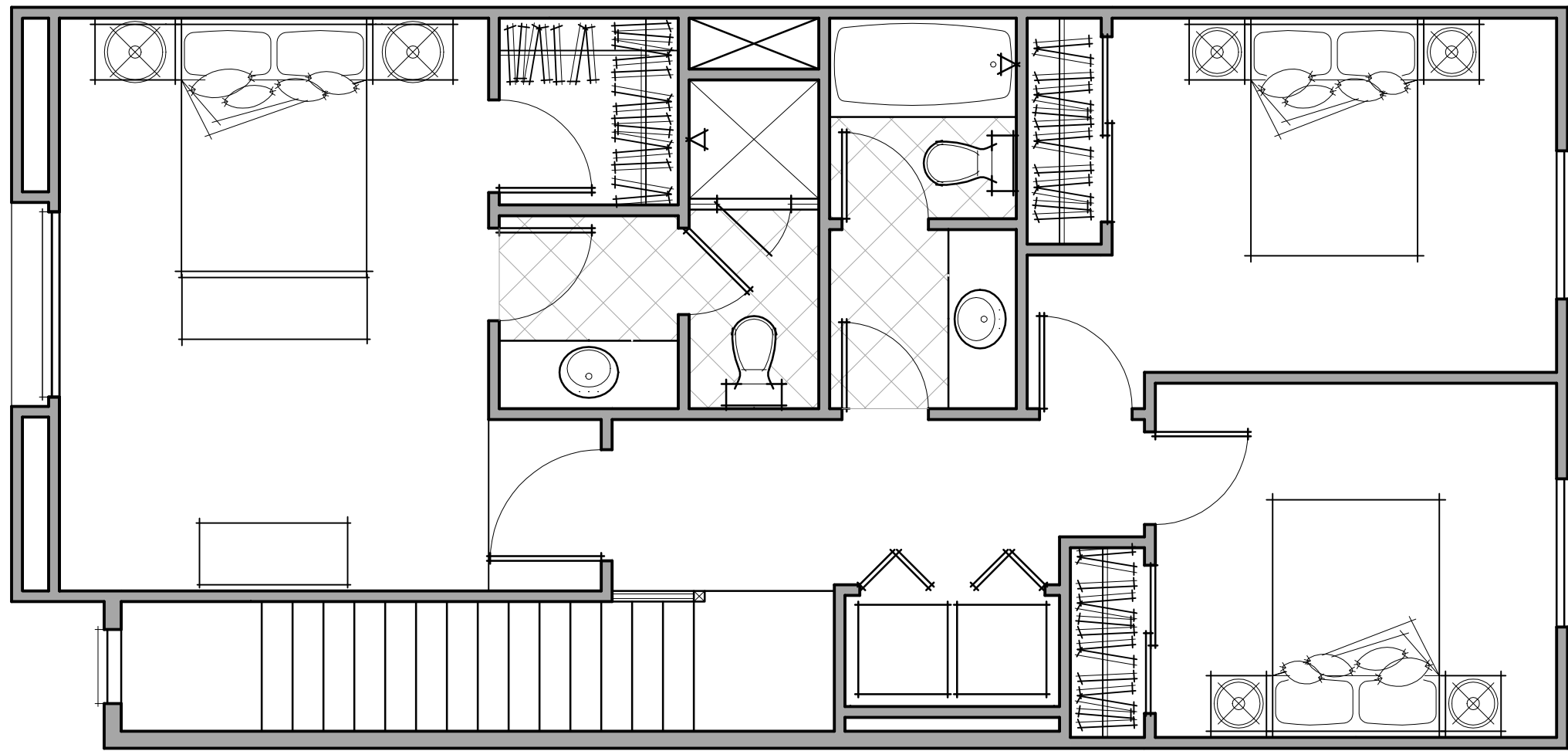


SECOND FLOOR

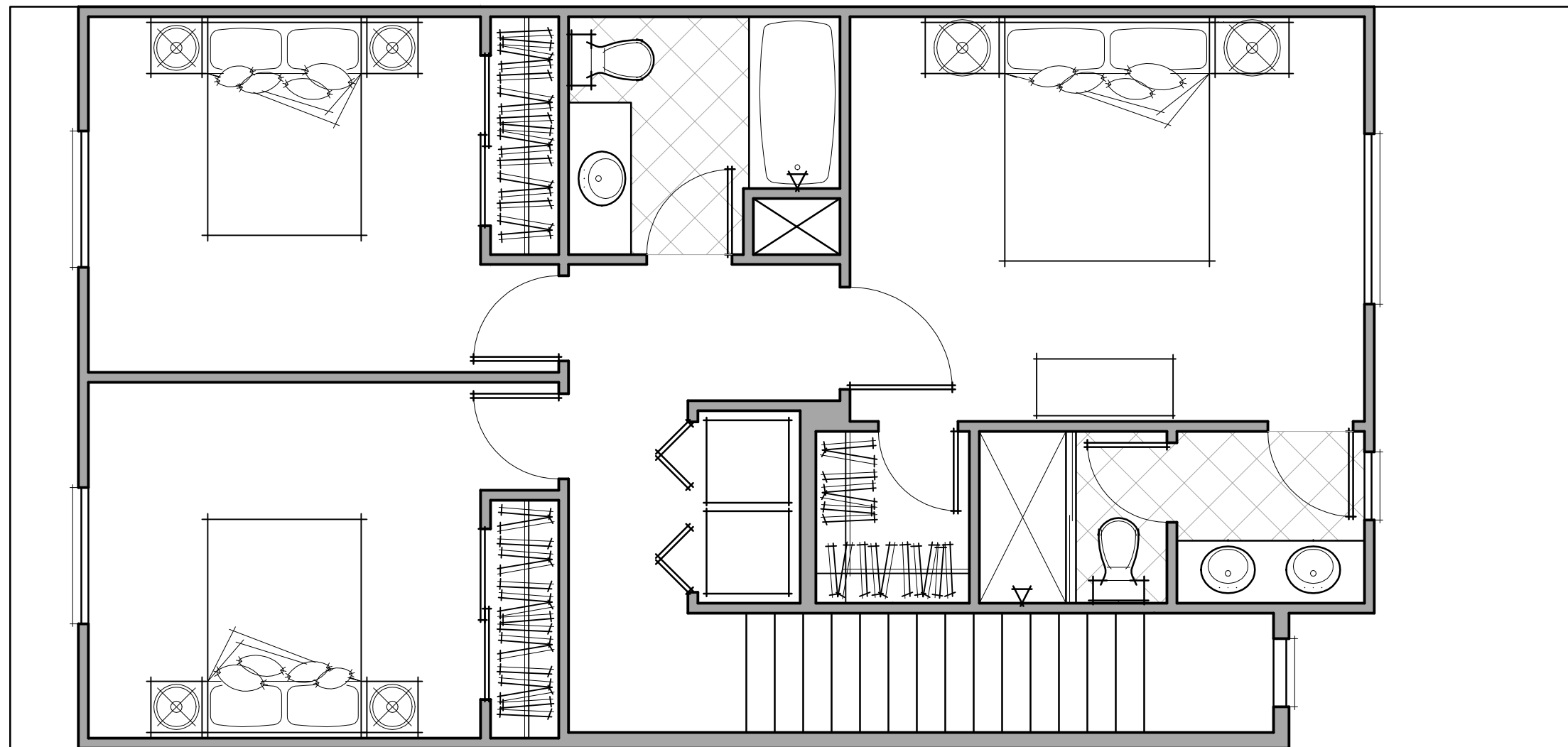
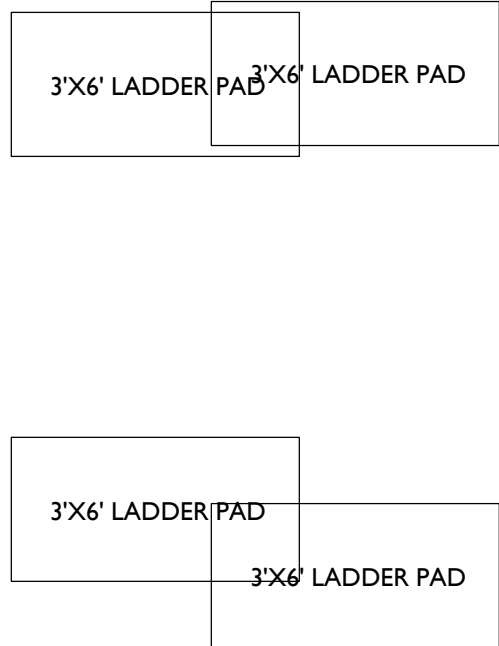


THIRD FLOOR

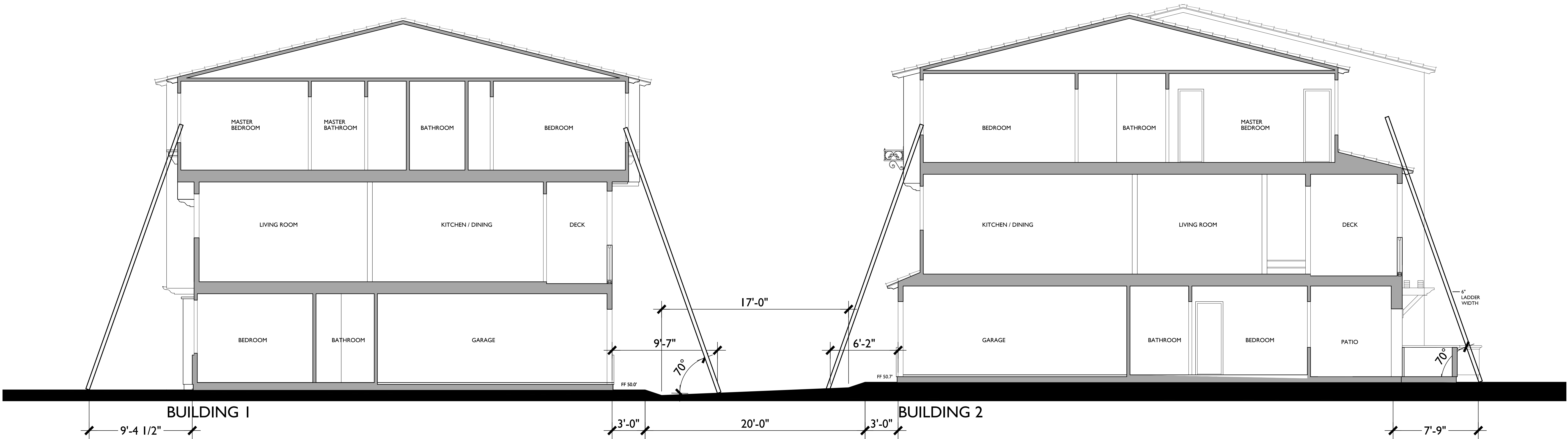




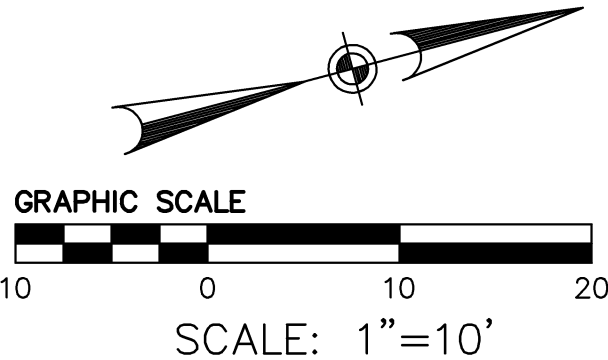
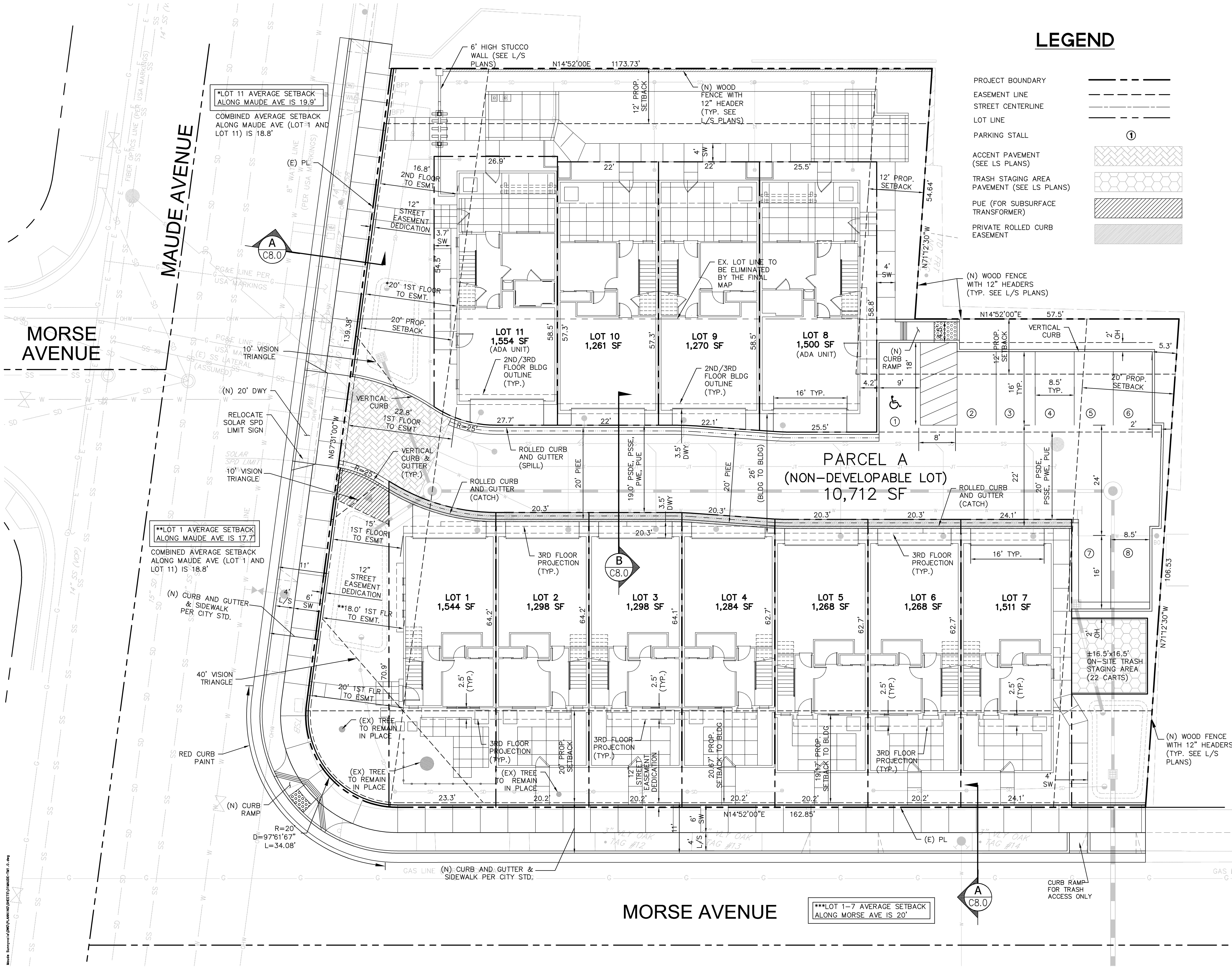
TYPICAL PLAN 1



TYPICAL PLAN 2



	8		6		4		1
	9		7		5		3
TILE SHELF @ RECESSED WINDOW		POTSHELF		TYP. GABLE END DETAIL		TYP. EAVE DETAIL	
ENTRY DOOR		GARAGE DOOR DETAIL		RAILING @ COVERED DECK		CORBEL @ CANTILEVER FLOOR	



PROPOSED

PROJECT BOUNDARY
EASEMENT LINE
STREET CENTERLINE
LOT LINE

APN: 204-21-007

APN: 204-21-003

APN: 204-21-004

APN: 204-21-005

GRAPHIC SCALE

SCALE: 1"=10'

MORSE AVE

MAUDE AVENUE

LOF

MORSE AVENUE

EXISTING CONDITIONS AND PROPOSED SITE PLAN

423 E. MAUDE AVENUE
CLASSICS AT MAUDE

IN SUNNYVALE, CALIFORNIA

JOB NO. 20146126

DATE 7/14/2015



 **BKF**
ENGINEERS / SURVEYORS / PLANNERS
1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

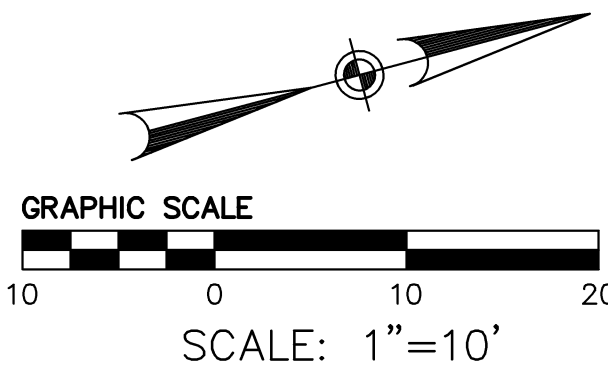
C1.1

=====	PROPERTY LINE
——G——	GAS MAIN
——W——	WATER MAIN
——E——	ELECTRICAL LINE
——SS——	SANITARY SEWER LINE
——SD——	STORM DRAIN LINE
——JT——	JOINT TRENCH LINE
——SL——	STREET LIGHT LINE
——X——	FENCE LINE
——T——	TELEPHONE LINE
——N——	NITROGEN LINE
——OWH——	OVERHEAD WIRE
=====	FLOW LINE
=====	EASEMENT
=====	CURB AND GUTTER
WM	WATER METER
CB	CATCH BASIN
SLB	STREET LIGHT BOX
PB	ELECTRIC PULLBOX
GM	GAS METER
TRANS	TRANSFORMER
	FIRE HYDRANT

- | | |
|---|-----------------------------|
|  | ELECTRICAL BOX |
|  | UTILITY BOX (GENERAL) |
|  | TELEPHONE BOX |
|  | MANHOLE (UNSPECIFIED) |
|  | TELEPHONE MANHOLE |
|  | STORM DRAIN MANHOLE |
|  | SANITARY SEWER MANHOLE |
|  | SANITARY SEWER CLEANOUT |
|  | STORM DRAIN CLEANOUT |
|  | ELECTROLIER |
|  | ELECTROLIER |
|  | STREETLIGHT |
|  | STREETLIGHT |
|  | FIRE DEPARTMENT CONNECTION |
|  | ANTI SYPHON VALVE |
|  | SIGN (SINGLE POLE) |
|  | JOINT UTILITY POLE |
|  | WATER VALVE |
|  | EXISTING TREE TO BE REMOVED |
|  | EXISTING TREE TO REMAIN |

Field Data Sheet		Trunk Diameter In Inches	Canopy Height In Feet	Canopy Diameter In Feet	Health 1 - 5 = Good to Poor	Structure 1 - 5 = Good to Poor		
	Tree Name	DBH	Canopy Height	Canopy Spread	Health	Structural Integrity	Overall Condition	Notes
1	Incense Cedar (Calocedrus decurrens)	17.2	35	25	1	2	Good	
2	Deodar Cedar (Cedrus deodara)	39.3	60	45	1	3	Good	
3	Poplar species (Populus species, possibly P. trichocarpa)	13.2	10	15	1	4	Fair	Topped at 10 feet
4	Lemon (Citrus cultivar)	7.6	10	15	1	2	Good	
5	Italian Cypress (Cupressus)	5.2	15	5	1	1	Excellent	
6	Italian Cypress	4.0	15	5	1	1	Excellent	
7	Italian Cypress	4.6	15	5	1	1	Excellent	
8	Italian Cypress	3.5	15	5	1	1	Excellent	
9	Italian Cypress	4.1	15	5	1	1	Excellent	
10	Italian Cypress	5.1	15	5	1	1	Excellent	
11	Lemon	5.3	10	10	1	3	Fair	Topped
12	Valley Oak (Quercus lobata)	3.2	15	10	1	2	Excellent	
13	Valley Oak	3.9	15	10	2	3	Good	Die-Back Top of Canopy
14	Valley Oak	3.5	10	10	1	2	Excellent	
15	CHINESE PISTACHE (PISTACHIA CHINENSIS)	12.0	32	33	2	3	GOOD	TOPPED PREVIOUSLY AT 25 FEET

* FIELD DATA PROVIDED BY:
ANNIKA CARPENTER
CALIF. LAND ARCH #LA 3864
RIPLEY DESIGN GROUP, INC.
1615 BONANZA ST #314
WALNUT CREEK, CA 94596



EXISTING CONDITIONS AND TREE REMOVAL PLAN

423 E. MAUDE AVENUE
CLASSICS AT MAUDE

IN SUNNYVALE, CALIFORNIA



CLASSIC
COMMUNITIES



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JOB NO. 20146126

DATE 8/3/2015

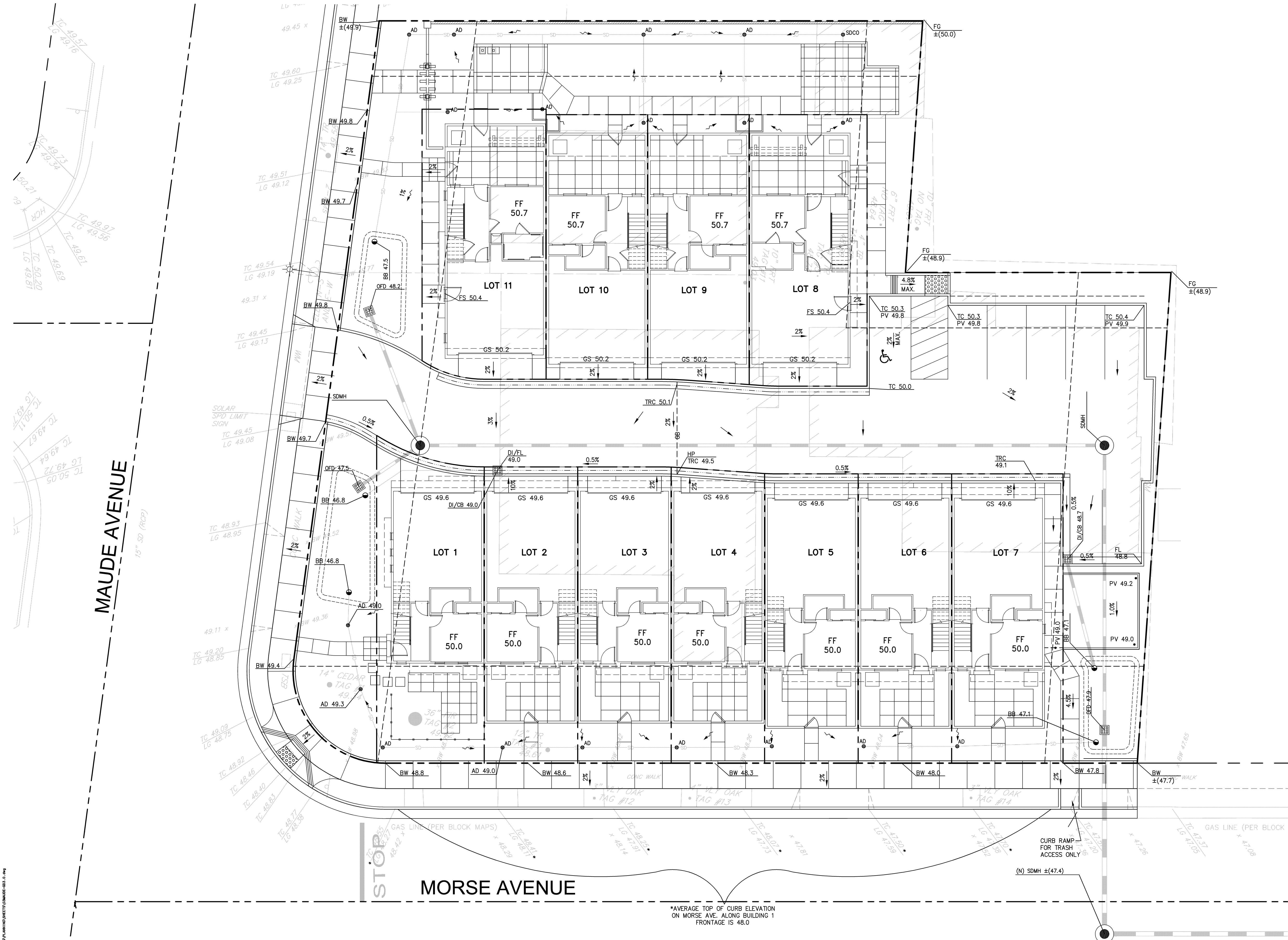
C2.0

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
DRAIN INLET	■ DI
BUBBLER BOX	● BB
STORM DRAIN JUNCTION BOX	■ JB

ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	HVAC UNIT
AD	AREA DRAIN
BB	BUBBLER BOX
BW	BACK OF WALK
B/W	BOTTOM OF WALL
CB	CATCH BASIN
CC	CURB CUT (CURB OPENING)
CR	CROWN
CSV	CITY OF MOUNTAIN VIEW
DET	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
FC	FLUSH CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
JB	JUNCTION BOX
LG	LIP OF GUTTER
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
(N)	NEW
NOT TO SCALE	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



PRELIMINARY GRADING AND DRAINAGE PLAN

423 E. MAUDE AVENUE
CLASSICS AT MAUDE
IN SUNNYVALE, CALIFORNIA



JOB NO. 20146126
DATE 7/14/2015

C3.0

LEGEND

PROPERTY LINE	---
LOT LINE	---
STREET CENTERLINE	---
CURB AND GUTTER	---
ROLLED CURB & GUTTER	---
VERTICAL CURB	---
SANITARY LINE	SS
STORM DRAIN LINE (TREATED)	12" SD
STORM DRAIN LINE (UNTREATED)	SD
DOMESTIC WATER LINE	W
JOINT TRENCH	JT
AREA DRAIN	AD
BIORETENTION BASIN	---
OVER FLOW DRAIN	OFD
SANITARY SEWER MANHOLE	SSMH
SANITARY SEWER CLEANOUT	SSCO
STORM DRAIN MANHOLE	SDMH
STORM DRAIN CLEAN OUT	SDCO
BUBBLER BOX	BB
STORM DRAIN CATCH BASIN	CB
STORM DRAIN JUNCTION BOX	JB
FIRE HYDRANT	FH
SUBSURFACE TRANSFORMER	---
BACKFLOW PREVENTER	BFPP
WATER VALVE	WV
WATER METER	WM
IRRIGATION WATER METER	WM
BLOW OFF VALVE	BO

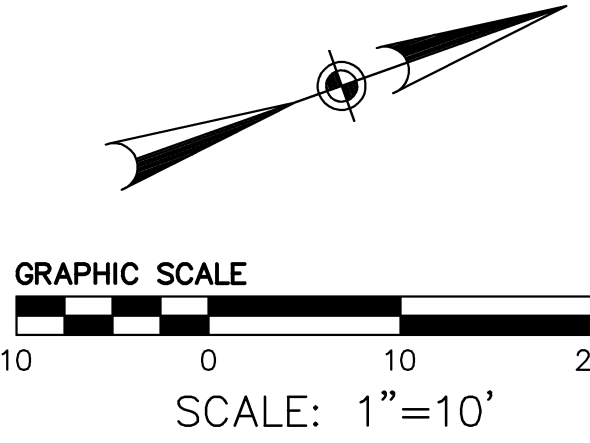
GENERAL UTILITY NOTES:

1. ALL PUBLIC WATER METER(S) SHALL BE RADIO-READ TYPE.
2. ALL EXISTING UTILITY SERVICES WILL EITHER BE ABANDONED OR REMOVED EXCEPT AS NOTED.

SEWER CONNECTION NOTE (MAUDE AVE):

1. A NEW 6" VCP SEWER LATERAL WILL BE INSTALLED TO REPLACE THE EXISTING 4" SEWER LATERAL. THE 6" LATERAL WILL FOLLOW A SIMILAR VERTICAL AND HORIZONTAL ALIGNMENT AS THE EXISTING SLOPE AND DEPTH IN ORDER TO AVOID POTENTIAL UTILITY CROSSING ON MAUDE AVENUE.

SEE SHEET C4.1



PRELIMINARY UTILITY PLAN

JOB NO. 20146126
DATE 8/3/2015

423 E. MAUDE AVENUE
CLASSICS AT MAUDE
IN SUNNYVALE, CALIFORNIA

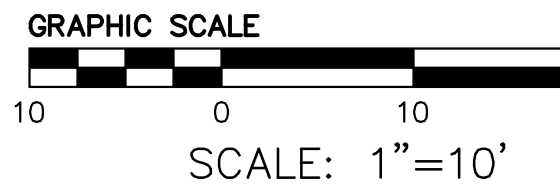
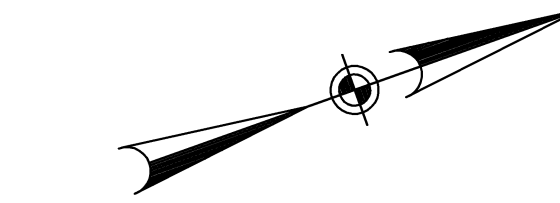


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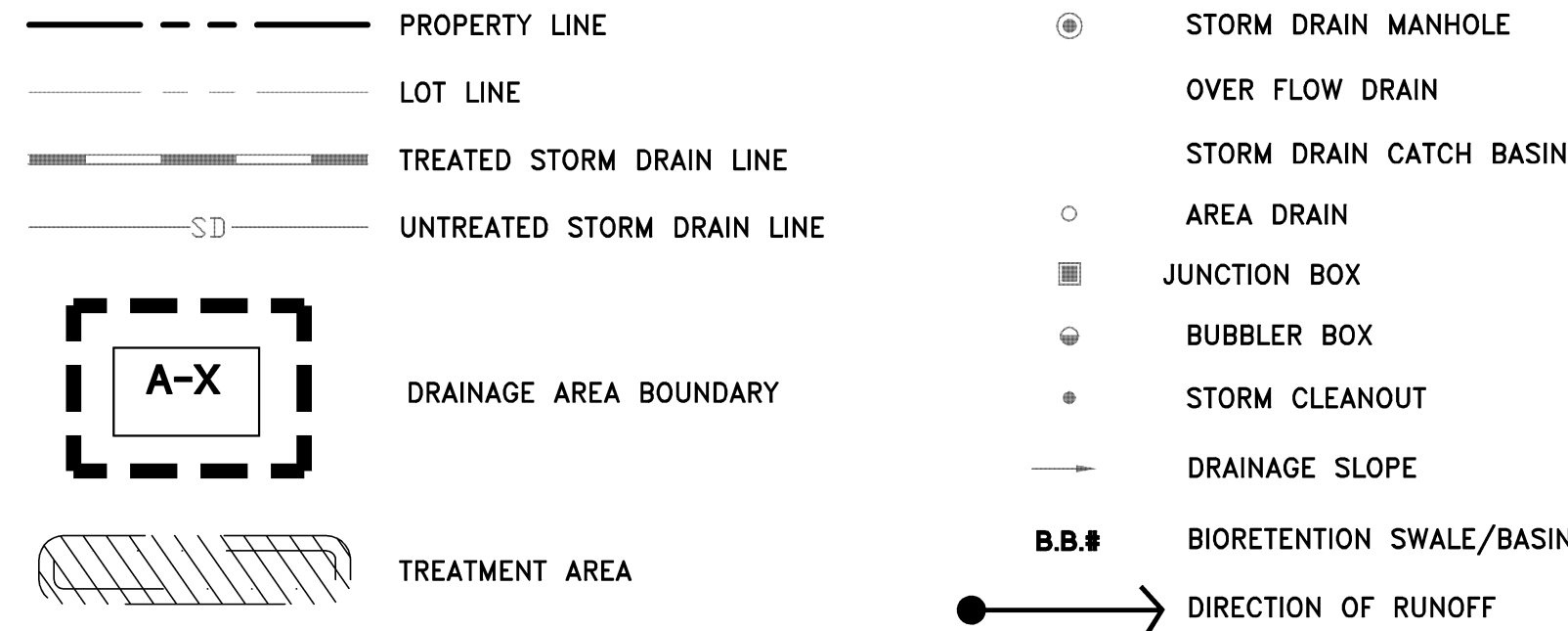
C4.0

PROPERTY LINE	
LOT LINE	
STREET CENTERLINE	
CURB AND GUTTER	
ROLLED CURB & GUTTER	
VERTICAL CURB	
SANITARY LINE	
STORM DRAIN LINE (TREATED)	
STORM DRAIN LINE (UNTREATED)	
DOMESTIC WATER LINE	
JOINT TRENCH	
AREA DRAIN	
BIORETENTION BASIN	
OVER FLOW DRAIN	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
STORM DRAIN MANHOLE	
STORM DRAIN CLEAN OUT	
BUBBLER BOX	
STORM DRAIN CATCH BASIN	
STORM DRAIN JUNCTION BOX	
FIRE HYDRANT	
SUBSURFACE TRANSFORMER	
BACKFLOW PREVENTER	
WATER VALVE	
WATER METER	
IRRIGATION WATER METER	
BLOW OFF VALVE	

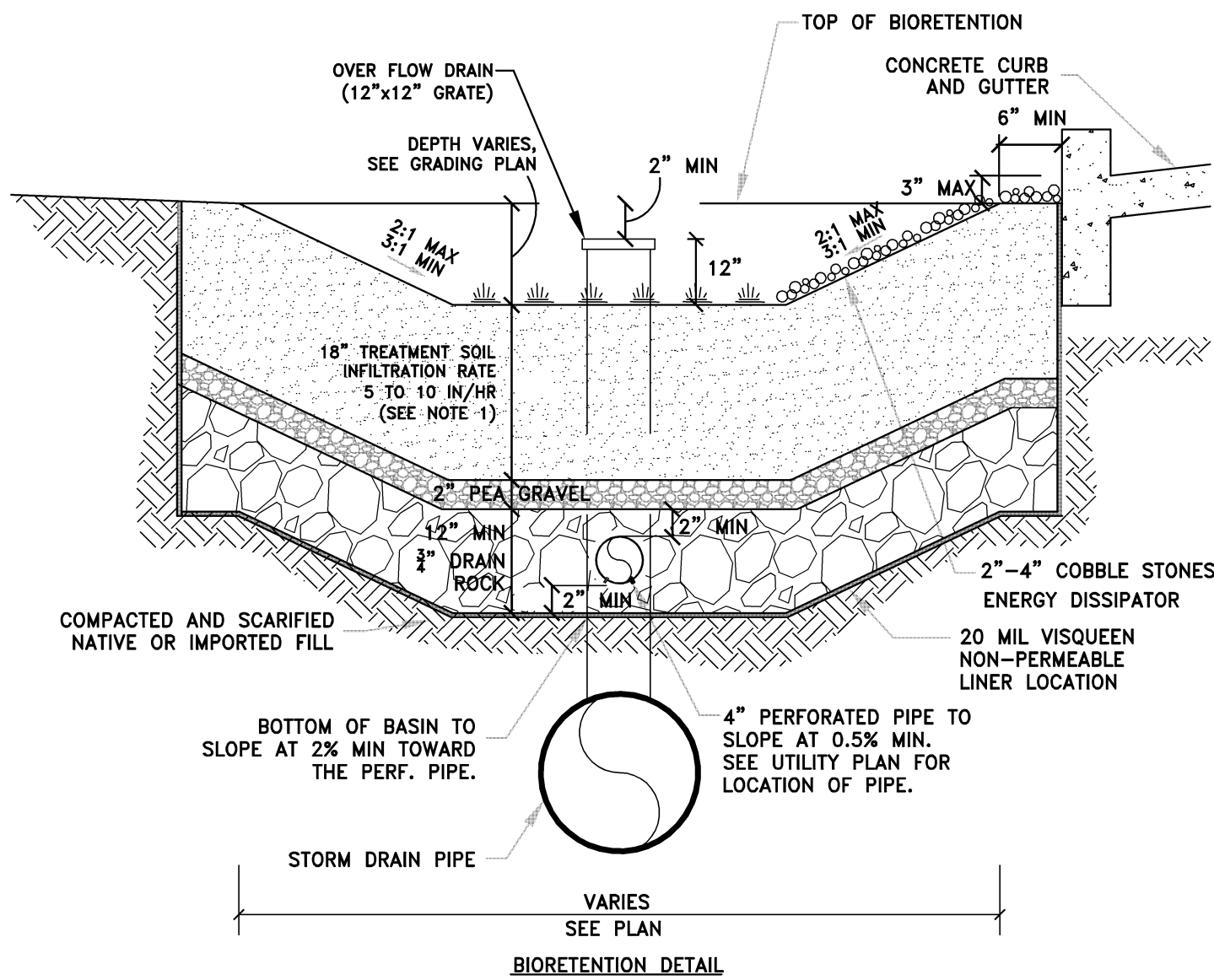
1. ALL PUBLIC WATER METER(S) SHALL BE RADIO-READ TYPE.
2. ALL EXISTING UTILITY SERVICES WILL EITHER BE ABANDON OR REMOVED.



PRELIMINARY UTILITY PLAN

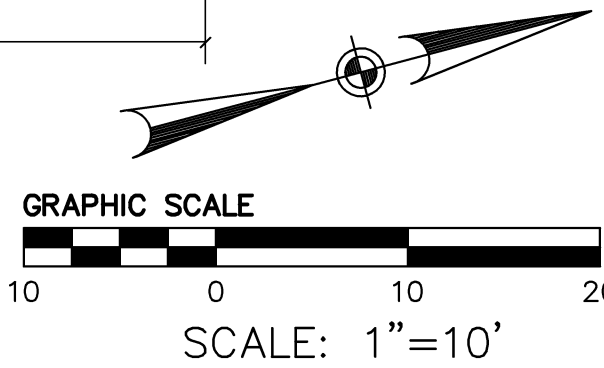
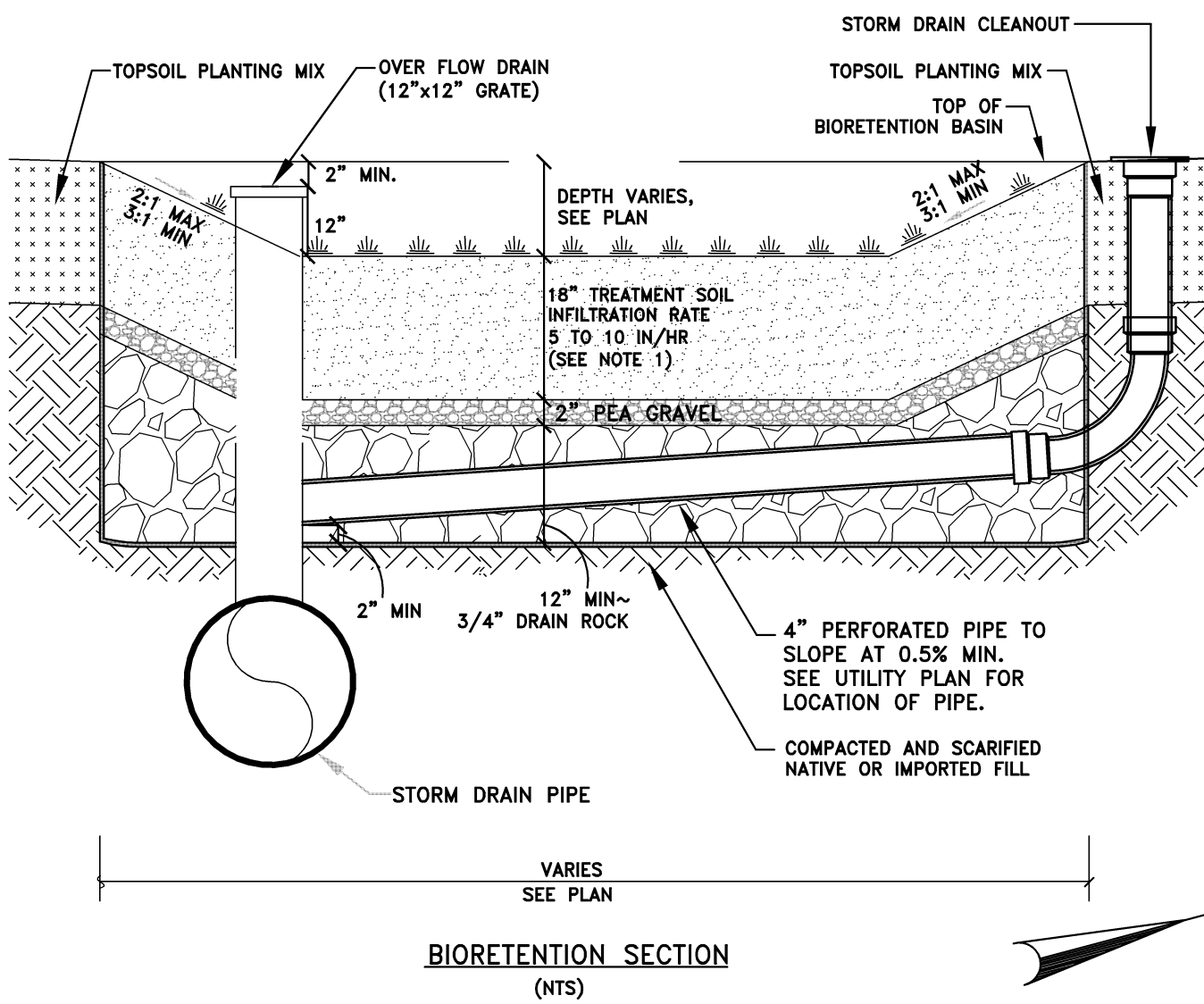


TREATMENT CONTROL MEASURE SUMMARY TABLE						
	DRAINAGE AREA SIZE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
			REQUIRED (SF)	PROVIDED (SF)		
A-1	7,661	ROOF PAVING CONCRETE	245	245	<u>B.B.1</u> BIORETENTION BASIN 1	YES
A-2	10,149	ROOF PAVING CONCRETE	324	324	<u>B.B.2</u> BIORETENTION BASIN 2	YES
A-3	7,949	ROOF PAVING CONCRETE	254	254	<u>B.B.2</u> BIORETENTION BASIN 3	YES



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.

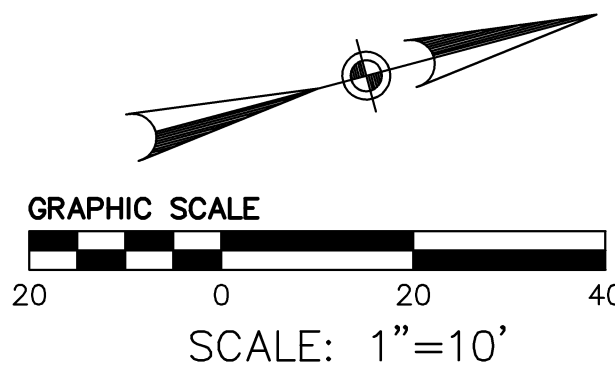


PRELIMINARY STORM WATER MANAGEMENT PLAN

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

	TOTAL USABLE OPEN SPACE PROVIDED (SQ. FT)	USABLE OPEN SPACE PROVIDED PER UNIT (SQ. FT/UNIT)	REQUIRED USABLE OPEN SPACE PER UNIT (SQ. FT/UNIT)
USABLE OPEN SPACE (PRIVATE BALCONIES INCLUDED)	4,400±	400±	400

	TOTAL LANDSCAPE AREA PROVIDED (SQ. FT)	LANDSCAPE AREA PROVIDED PER UNIT (SQ. FT/UNIT)	REQUIRED LANDSCAPE PER UNIT (SQ. FT/UNIT)
LANDSCAPE AREA	9,790±	890±	425



OPEN SPACE/LANDSCAPE AREA EXHIBIT

JOB NO. 20146126

DATE 7/14/2015

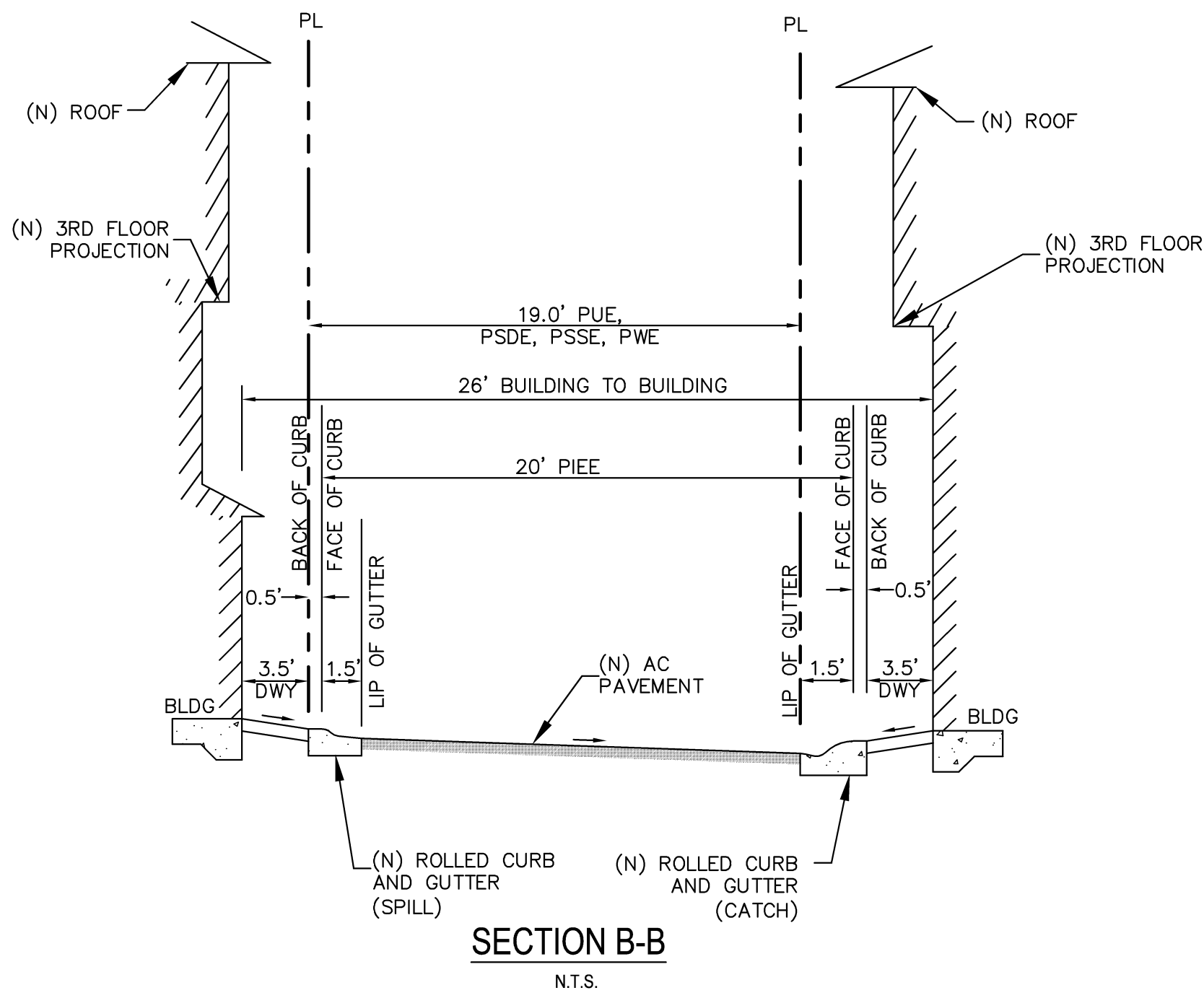
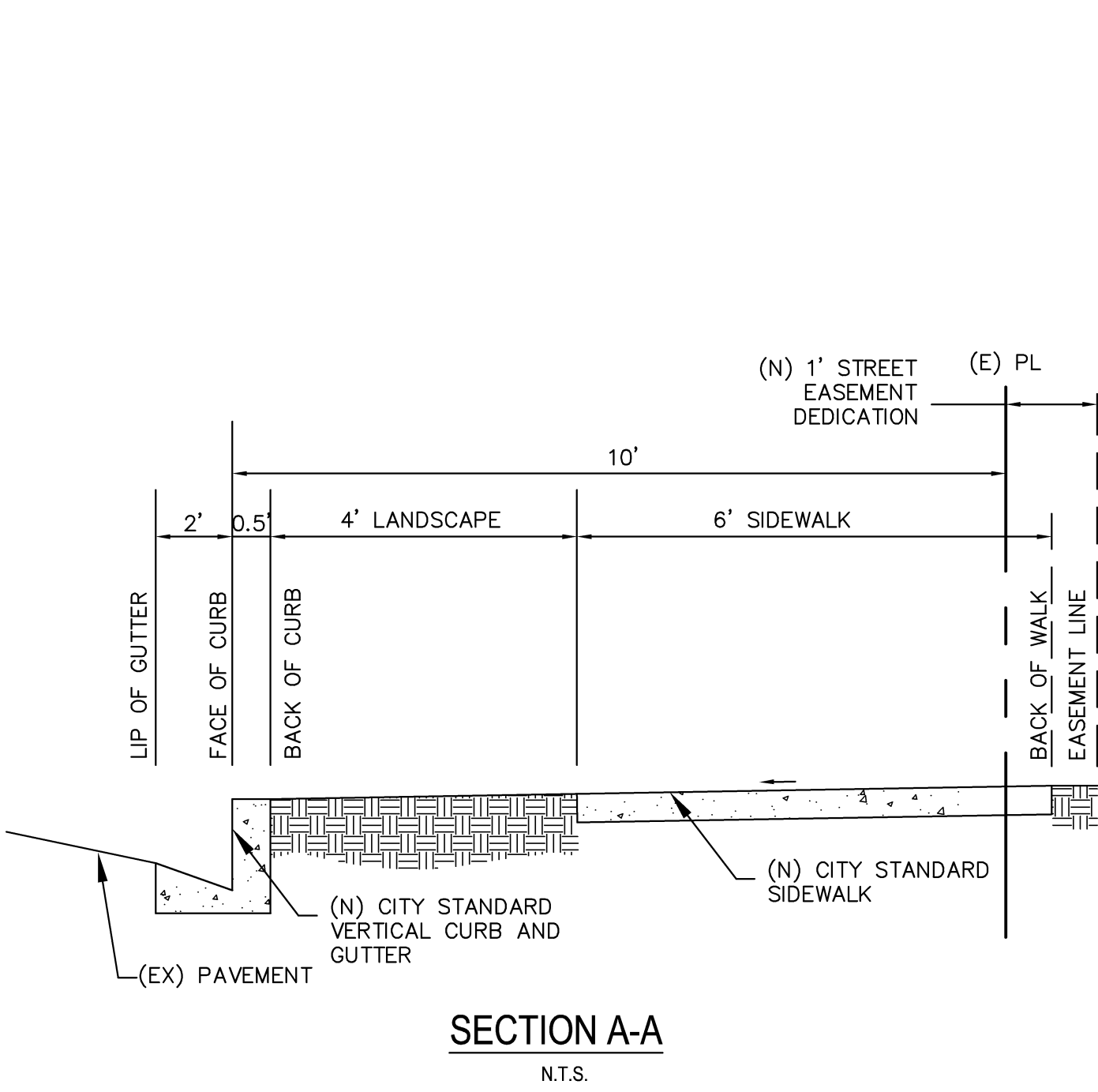
423 E. MAUDE AVENUE
CLASSICS AT MAUDE

IN SUNNYVALE, CALIFORNIA



 **BKF**
ENGINEERS / SURVEYORS / PLANNERS
1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199

C6.0



TYPICAL CROSS SECTIONS

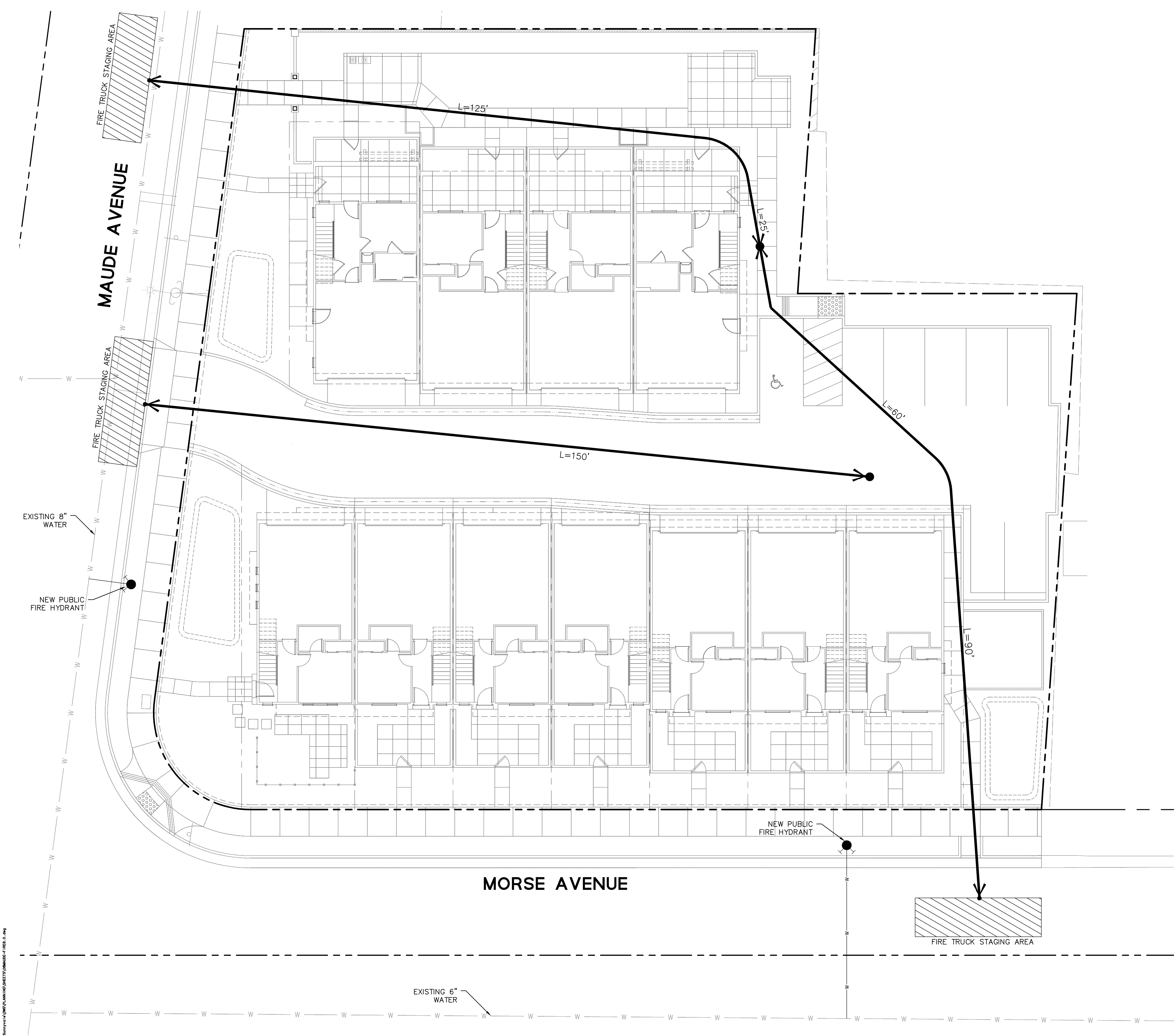
423 E. MAUDE AVENUE
CLASSICS AT MAUDE
IN SUNNYVALE, CALIFORNIA



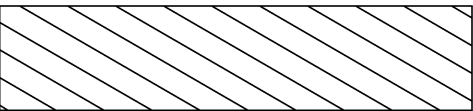
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DATE 7/14/2015

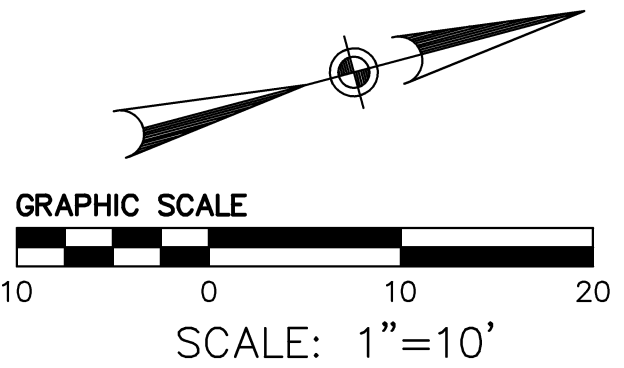
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USER: jk
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PLOTTER: HP DesignJet T1100e



LEGEND

-  FIRE TRUCK STAGING AREA
-  HOSE LENGTH/REACH



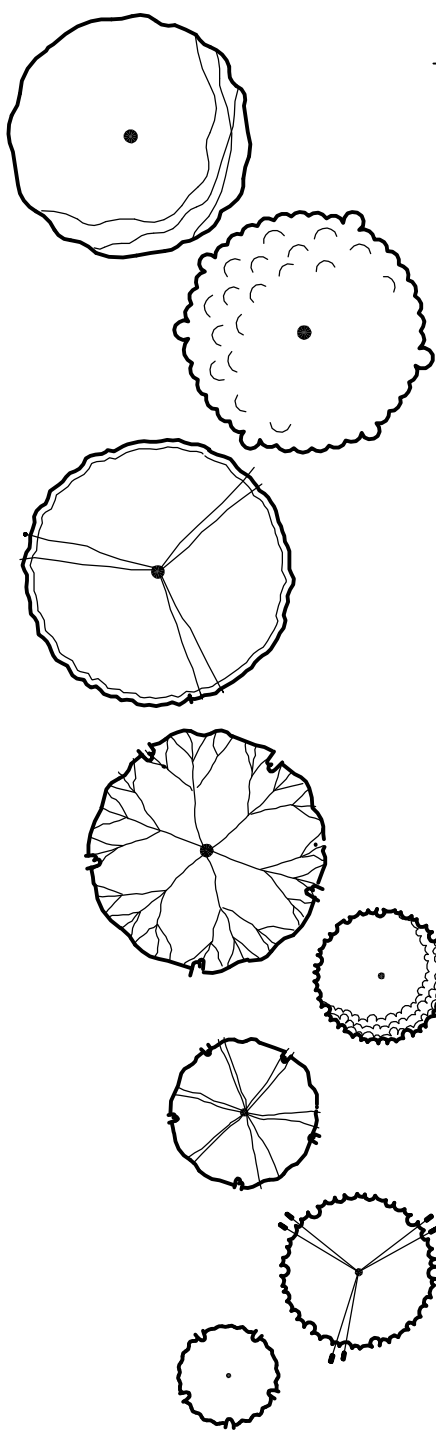
FIRE ACCESS EXHIBIT

423 E. MAUDE AVENUE
CLASSICS AT MAUDE
IN SUNNYVALE, CALIFORNIA



JOB NO. 20146126
DATE 7/14/2015

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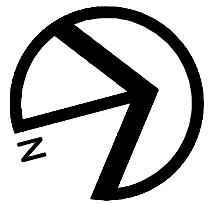
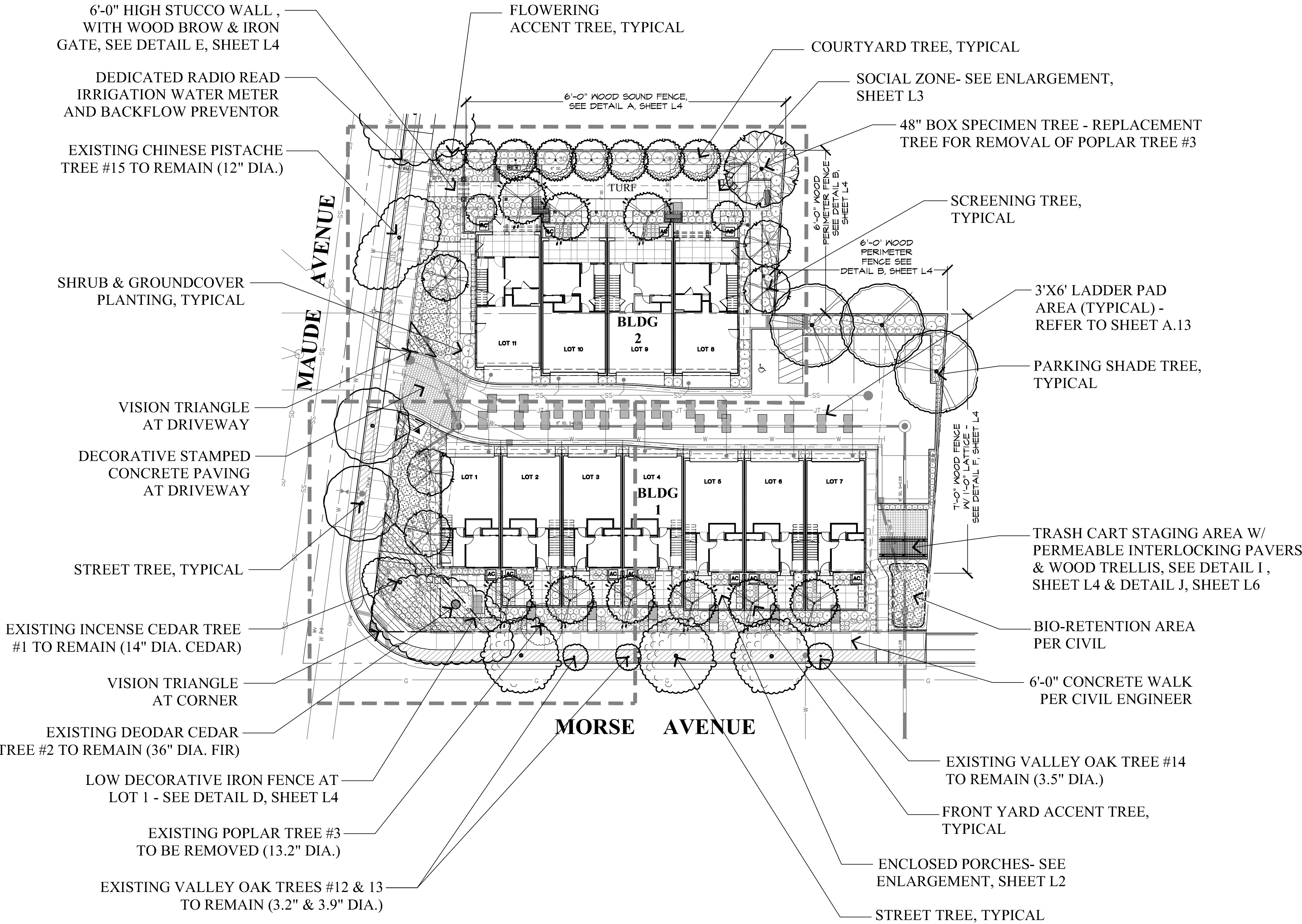


PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
MAUDE AVENUE STREET TREE			
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
MORSE AVENUE STREET TREE			
QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW
PARKING SHADE TREE			
ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX	MEDIUM
COURTYARD TREES			
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	48" BOX	LOW
TRISTANIA LAURINA 'ELEGANT'	SWAMP MYRTLE	24" BOX	LOW
SCREENING TREES			
TRISTANIA CONFERTA	BRISBANE BOX	15 GALLON	MEDIUM
ACCENT TREES			
LAGERSTROEMIA I. 'MUSCOGEE'	GRAPE MYRTLE	15 GALLON	LOW
RAPHIOLEPIS I. 'MAJESTIC BEAUTY'	INDIAN HAWTHORN STANDARD 15 GALLON	LOW	

NOTES:

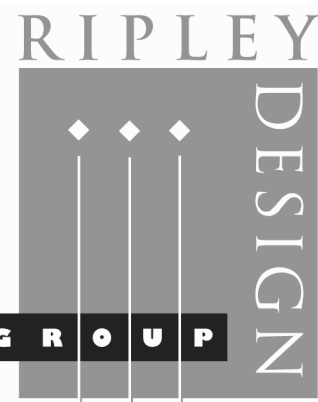
- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- ROOT BARRIERS SHALL BE INSTALLED ON ALL TREES WHICH ARE PLANTED WITHIN 10' OF PAVEMENT, FOUNDATIONS OR FOOTINGS, AND ALONG FRONTAGE OF PROJECT.
- ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
- REFER TO CIVIL ENGINEER'S PLANS FOR STORM WATER MANAGEMENT CALCULATIONS. ALL BIO-FILTER PLANTERS LANDSCAPED PER SWPPP REQUIREMENTS.
- LANDSCAPE SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE:
 - TOTAL AREA OF HIGH WATER USE PLANTINGS WILL BE IRRIGATED WITH LOW-VOLUME SPRAY HEADS.
 - AT LEAST 80% OF NON-TURF AREA IS NATIVE OR LOW WATER USE PLANTS (LOW WATER USE PLANTINGS = 82%).
 - ALL EXISTING TREES, PROPOSED TREES, AND PROPOSED SHRUB AND GROUNDCOVER PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING BUBBLER OR DRIP METHODS.
 - PLANTS TO BE GROUPED BY HYDROZONE AND IRRIGATED BY SEPARATE VALVES.
 - CONTROLLER SHALL BE ET-BASED, AND HAVE RAIN SHUT-OFF.
- ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WITHIN VISION TRIANGLES NOT TO EXCEED 3.5' FROM THE GROUND.
- ALL ABOVE GROUND UTILITIES, INCLUDING BACKFLOW PREVENTION DEVICES, SHALL BE SCREENED WITH LANDSCAPE.
- EXISTING TREES TO REMAIN (INCLUDING THEIR ROOT SYSTEMS) TO BE PRESERVED AND PROTECTED. THESE TREES ARE TO BE INCLUDED IN A WRITTEN STREET TREE PROTECTION PLAN AS APPROVED BY THE CITY ARBORIST.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436



CLASSIC COMMUNITIES INC.

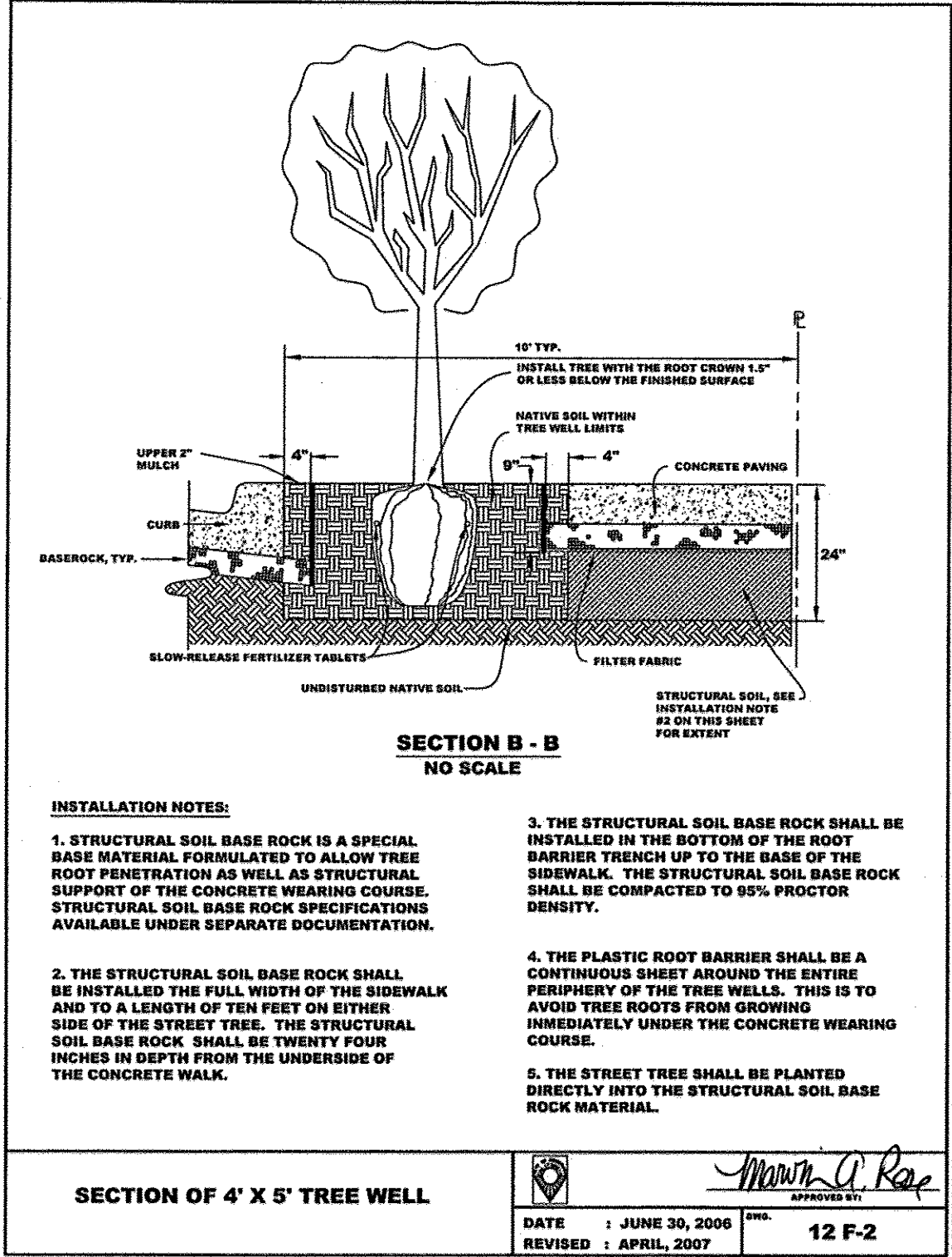
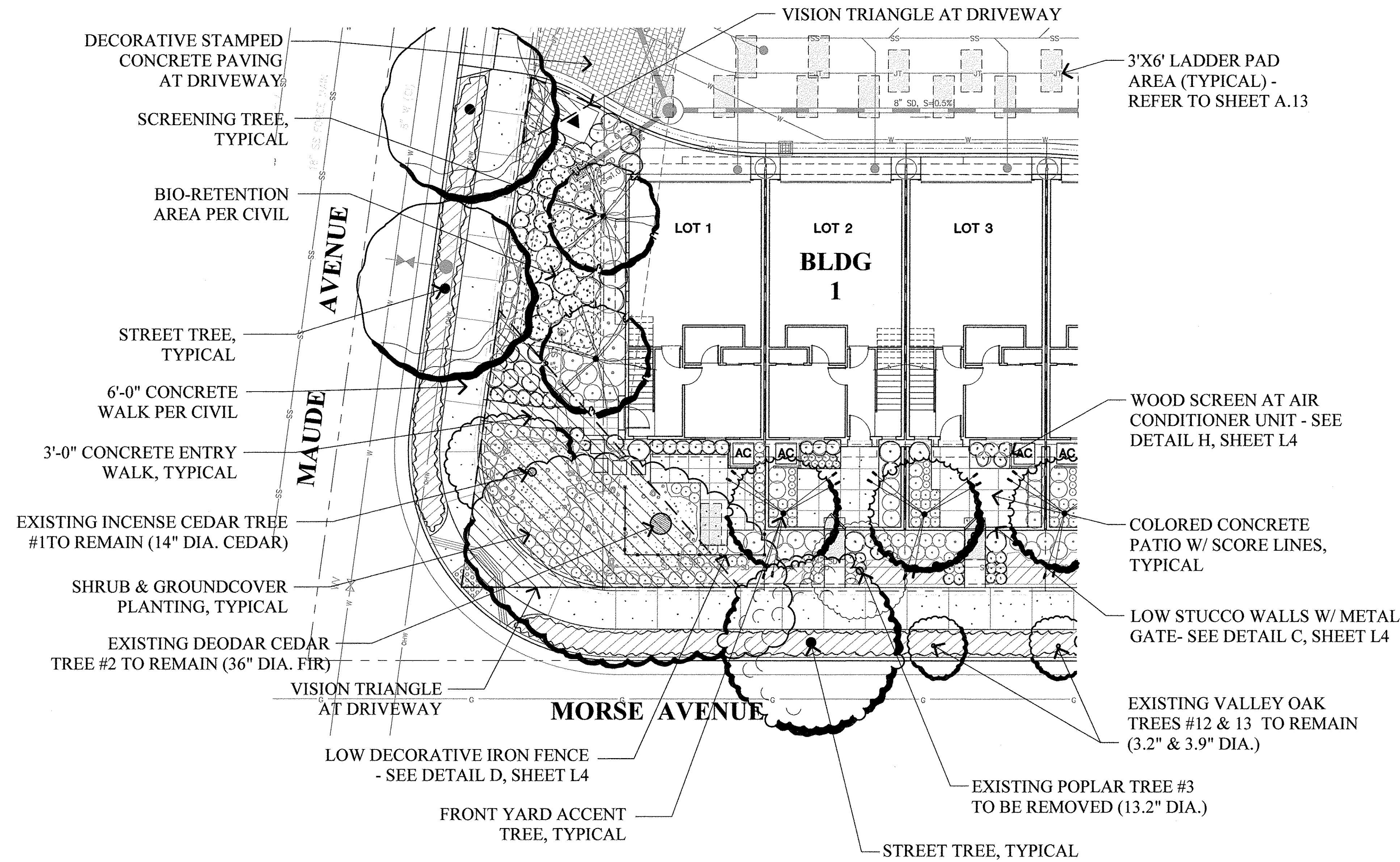


Preliminary Landscape Plan

423 E. Maude Avenue
Sunnyvale, California

AUGUST 5, 2015

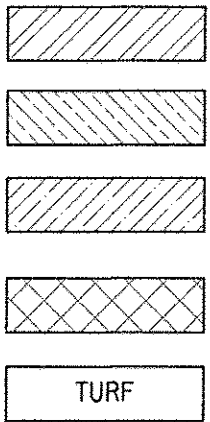
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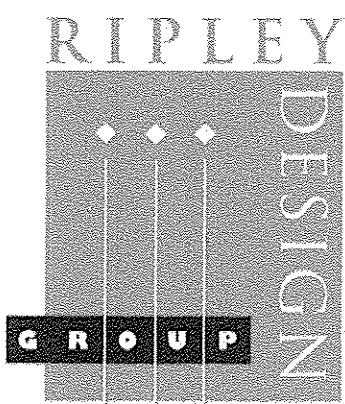
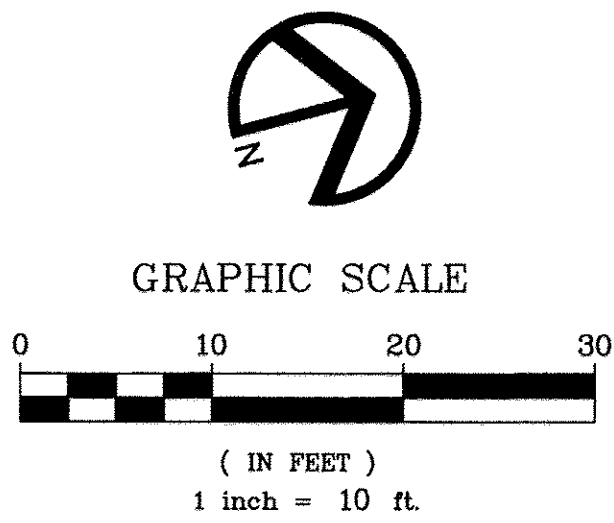
PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
MAUDE AVENUE TREES			
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
MORSE AVENUE TREES			
QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW
PARKING AREA TREES			
ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX	MEDIUM
COURTYARD TREES			
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	15 GALLON	LOW
TRISTANIA LAURINA 'ELEGANT'	SWAMP MYRTLE	24" BOX	LOW
SCREENING TREES			
TRISTANIA CONFERTA	BRISBANE BOX	15 GALLON	MEDIUM
ACCENT TREES			
LAGERSTROEMIA I. 'MUSCOGEE'	GRAPE MYRTLE	15 GALLON	LOW
RAPHIOLEPIS I. 'MAJESTIC BEAUTY'	INDIAN HAWTHORN STANDARD	15 GALLON	LOW
SHRUBS - FRONTYARD			
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	1 GALLON	MEDIUM
ARJUTUS U. 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCINN'	MANZANITA	5 GALLON	LOW
BUXUS JAPONICA	BOXWOOD	1 GALLON	MEDIUM
CAREX DIPSAEAE	AUTUMN SEDGE	1 GALLON	MEDIUM
CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW
DIOSMA PULCHRUM	BREATH-OF-HEAVEN	1 GALLON	MEDIUM
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	5 GALLON	LOW
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON	LOW
FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS - FRONTYARD (CONT)			
GERANIUM 'JOHNSON'S BLUE'	GERANIUM	1 GALLON	MEDIUM
GREVILLEA 'NOELL'	WOOLLY GREVILLEA	5 GALLON	LOW
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW
HEMEROCALLIS HYBRIDS	DAYLILY	1 GALLON	MEDIUM
ILEX C. 'BURFORDI'	BURFORD HOLLY	5 GALLON	LOW
ILEX VOMITORIA 'NANA'	DWARF YAUPOH HOLLY	1 GALLON	LOW
JUNIPERUS S. 'COL'	COLUMNAR JUNIPER TOPIARY	5 GALLON	LOW
JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	5 GALLON	LOW
JUNIPERUS S. 'SPI'	SPIRAL JUNIPER TOPIARY	5 GALLON	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	1 GALLON	LOW
LAVANDULA A. 'STOECHES'	SPANISH LAVANDER	1 GALLON	LOW
LIGUSTRUM J. 'TEXANUM'	JAPANESE PRIVET	5 GALLON	MEDIUM
LIRIOPE GIGANTEA	GIANT LILY TURF	1 GALLON	MEDIUM
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
LOROPETALUM C. 'HAZZLEBERRY'	RED FRINGE FLOWER	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GALLON	LOW
NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
NANDINA D. 'GULF STREAM'	GULF STREAM BAMBOO	1 GALLON	LOW
NEPETA FAASSENII	CATMINT	1 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PENNISETUM 'HAMELI'	DWARF FOUNTAIN GRASS	1 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
PITTIOSPORUM 'WHEELER'S DWARF'	DWARF TOBIRA	1 GALLON	MEDIUM
PITTIOSPORUM T. 'VARIEGATA'	VARIATED TOBIRA	5 GALLON	MEDIUM
PODOCARPUS GRACILIOR	FERN PINE	5 GALLON	MEDIUM
PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON	LOW
PYRACANTHA 'SANTA CRUZ'	PROSTRATE FIRETHORN	1 GALLON	LOW
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	1 GALLON	LOW
RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	5 GALLON	LOW
STRELIZIA REGINAE	BIRD-OF-PARADISE	5 GALLON	MEDIUM
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	MEDIUM
VIBURNUM TINUS	LAURUSTINUS	5 GALLON	MEDIUM
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW



BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS - BIO-SWALE			
BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CAREX TUMICOLA	BERKELEY SEDGE	1 GALLON	LOW
DIANELLA INTERMEDIA	NO COMMON NAME	1 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW
ILEX VOMITORIA 'NANA'	DWARF YAUPOH	1 GALLON	LOW
JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	HIGH
NANDINA DOMESTICA 'GULF STREAM'	DWARF HEAVENLY BAMBOO	1 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
VINES			
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GALLON	LOW
MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GALLON	LOW
ROSA BANKSIAE	LADY BANKS ROSE	5 GALLON	LOW
GROUNDCOVERS			
ARCTOSTAPHYLOS D. 'EMERALD CARPET'	BEARBERRY	1 GALLON @ 36" O.C.	LOW
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GALLON @ 36" O.C.	LOW
ROSMARINUS 'PROSTRATUS'	ROSEMARY	1 GALLON @ 36" O.C.	LOW
SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	1 GALLON @ 36" O.C.	LOW
BOLERO - SODDED	TALL FESCUE TURF		HIGH
SODDED			
AVAILABLE FROM DELTA BLUE GRASS			



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
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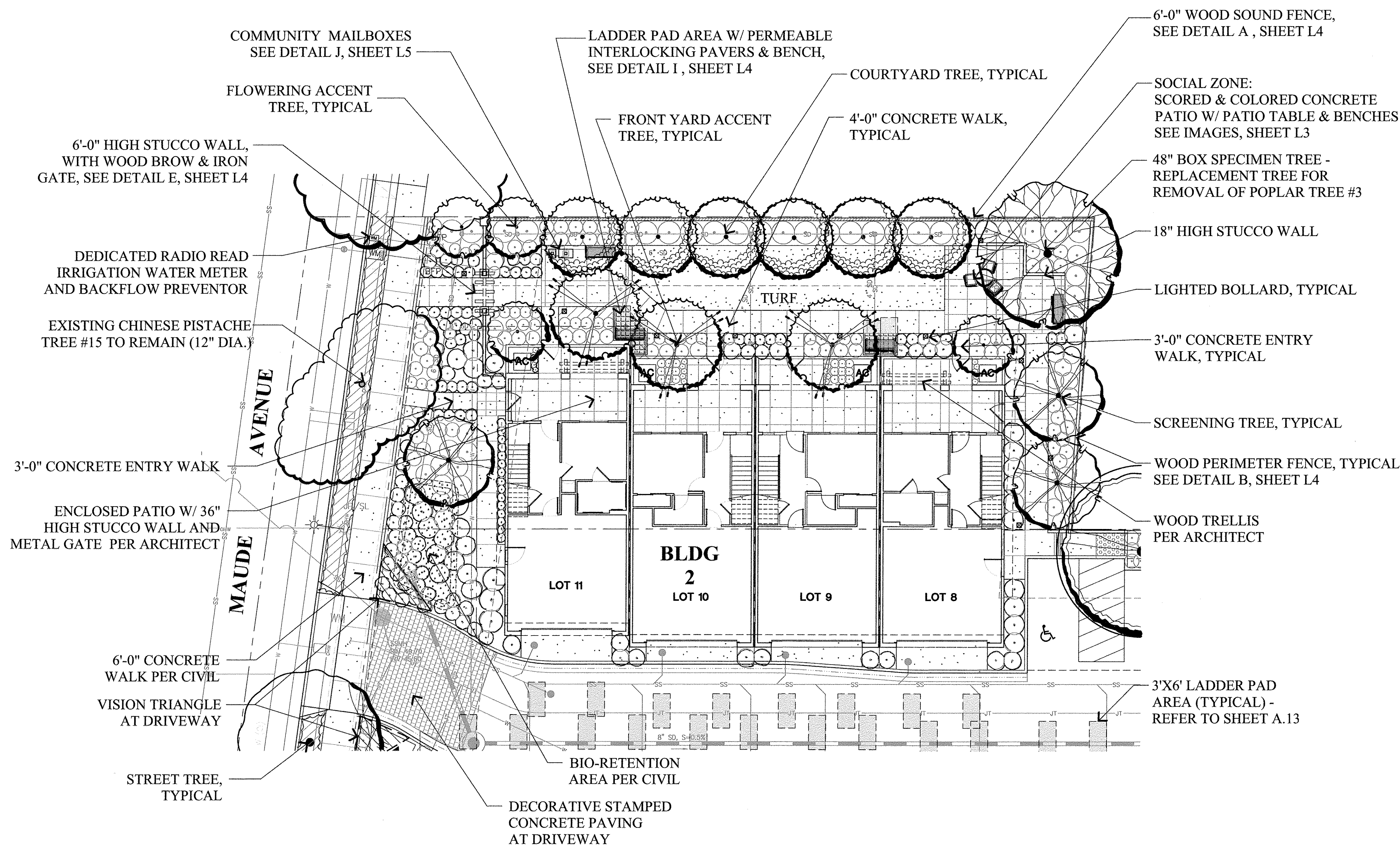


423 E. Maude Avenue
Sunnyvale, California

Preliminary Landscape Enlargement

JULY 14, 2015

L2



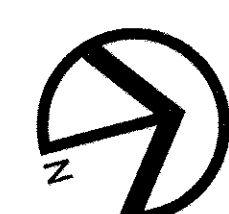
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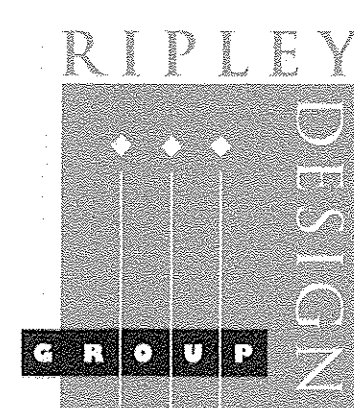
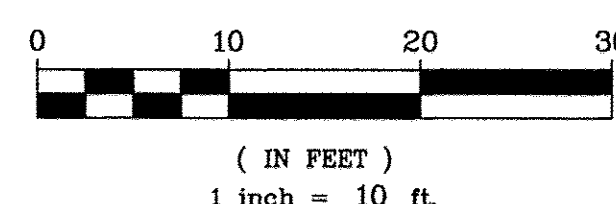


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BENCH BY
GARDENSIDE
OR EQUAL

BENCH



GRAPHIC SCALE



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
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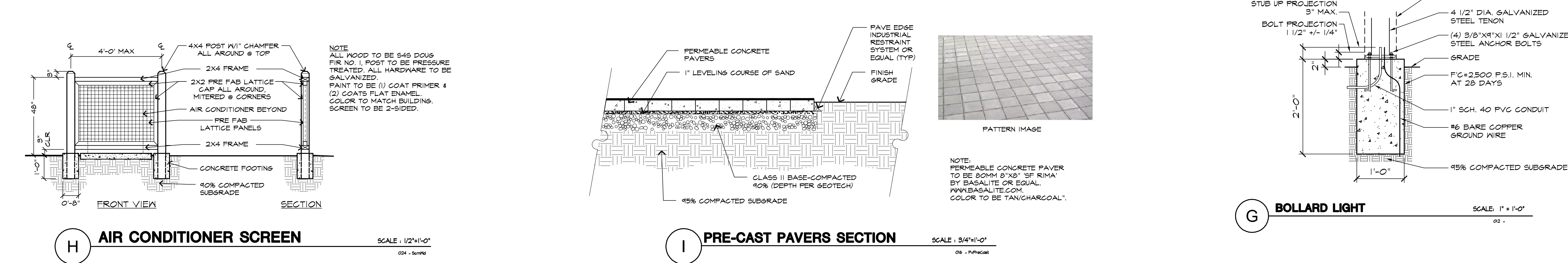
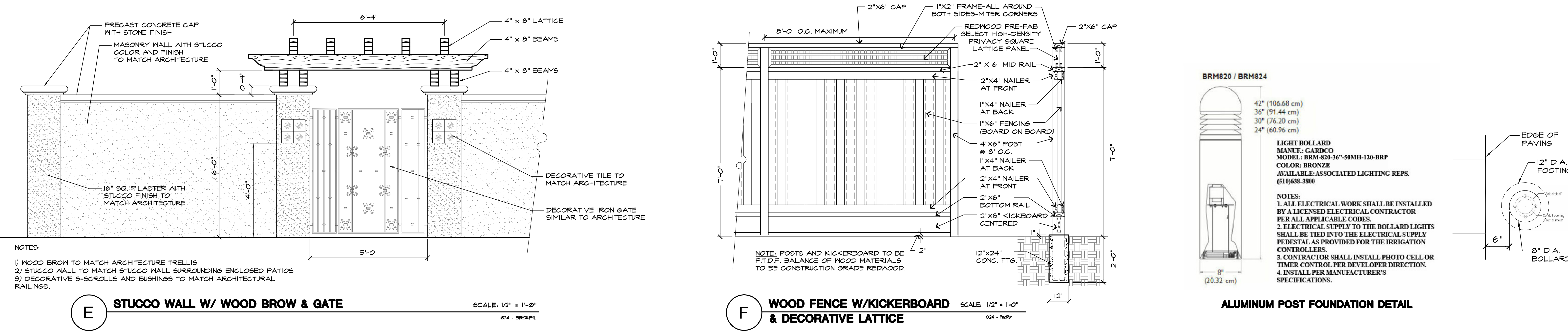
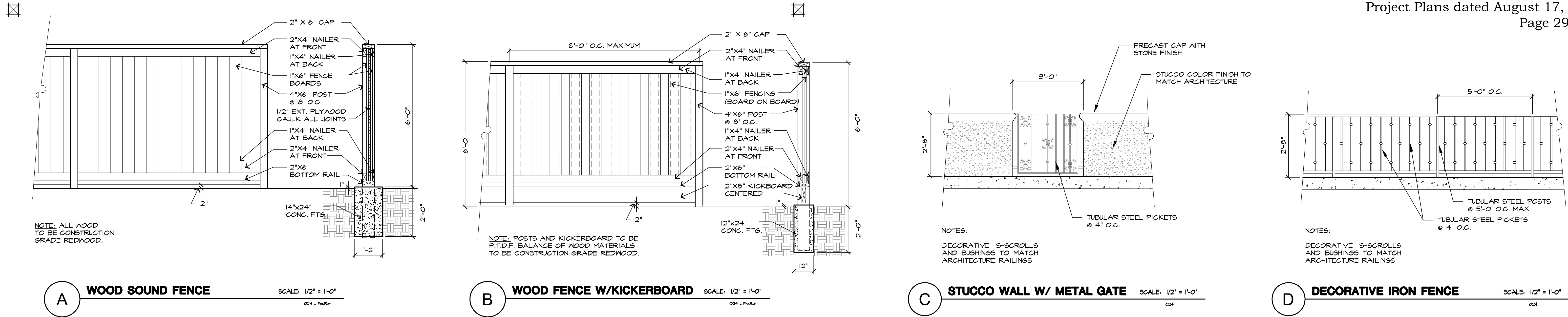
CLASSIC COMMUNITIES INC.

Preliminary Landscape Enlargement

423 E. Maude Avenue
Sunnyvale, California

JULY 14, 2015

L3





WATER-EFFICIENT LANDSCAPING CHECKLIST

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

PROJECT INFORMATION		
Site Address: 423 E. MAUDE AVENUE	Landscaped area means a portion of a site planted with vegetation utilized for screening or ornamentation. Landscaped areas may include decorative rock or stone, provided that such materials are inorganic and do not comprise more than fifty percent of the area. For purposes of computation of landscaped area as that term is used in this title, automobile parking areas, storage areas, vehicular ways and specifically permitted unenclosed uses shall not be considered as landscaping.	
APR: 201-21-006 Zoning: R3-MED-DENSITY		
Planning Project #: 2015-7103		
Total Landscaped Area (sq. ft.): 8,866 SF		
For Option 1	Turf Area (sq. ft.): 714 SF	Turf means a ground cover surface of mowed grass. Special landscaped area means an area of the landscaping dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water, and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.
	% Turf of Total Landscaped Area: 8%	
	% Native, low water or no water use plants of non-turf landscaped area: (4,545 SF) 80%	
For Option 2	Special Landscaped Area (including water features using recycled water):	
APPLICANT INFORMATION		
**Note: The landscaping and irrigation plans shall be prepared by, and bear the signature of, a certified professional, unless the total landscaped area is less than 2,500 square feet.		
Name: ANNKA CARPENTER		Check whichever applies: ☐ Property Owner/Designer ☒ Certified Professional: CAIF LA 3681
RIPLEY DESIGN GROUP, INC.		
Phone: (925) 938-7877	Email: ANNKA@RIPLEYDESIGN.COM	

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

Page 1 of 2

COMPLIANCE CHECKLIST (continued)		PROJECT COMPLIANCE (To be completed by applicant)	STAFF REVIEW
Water Features (ponds, fountains, etc.)	Uses recirculating water system and uses recycled water if available	☐ Yes ☒ Not applicable	☒
Irrigation System Design	All landscaped areas have a permanent irrigation system (required except for single-family and duplex)	☒ Yes ☐ Not applicable	☐
	Designed and will be maintained to prevent water waste (e.g. runoff, overspray, low head drainage) and meet or exceed an average landscaping irrigation efficiency of 90%	☒ Yes ☐ Not applicable	☐
	Designed to meet the individual water needs of each hydrozone; Sprinkler heads and other emission devices are selected based on what is appropriate for the plant type within each hydrozone. Sprinkler heads have matched precipitation rates within each circuit.	☒ Yes ☐ Not applicable	☐
	Low volume irrigation (e.g. bubbler or drip-type) is used for trees, shrubs, mulched areas, areas with slope >10%, areas less than 8 ft. wide in any direction, and areas within 2 ft. of any impermeable hardscape	☒ Yes ☐ Not applicable	☐
	Irrigation controllers utilizing either evapotranspiration or soil moisture sensor data and capable of dual or multiple programming are used. Sensors that override the call for water during unfavorable weather conditions or if the soil is still moist are incorporated into the system	☒ Yes ☐ Not applicable	☐
	Irrigation controllers and backflow devices are screened from public view	☒ Yes ☐ Not applicable	☐

APPLICANT COMMENTS

CERTIFICATION

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

Annka Carpenter 3-24-2015
APPLICANT SIGNATURE DATE

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

Page 2 of 2

REV 6/10

WATER BUDGET CALCULATIONS:

LOW WATER USE PLANTING AREA = 6,545 SF
MEDIUM WATER USE PLANTING AREA = 1,607 SF
HIGH WATER USE PLANTING AREA = 714 SF

TOTAL PLANTING AREA = 8,866 SF

ESTIMATED TOTAL WATER USE:

ETWU (LOW WATER USE) = (43) X (0.62) X (0.3 X 6,545) / 0.70 = 74,781 GAL/YR

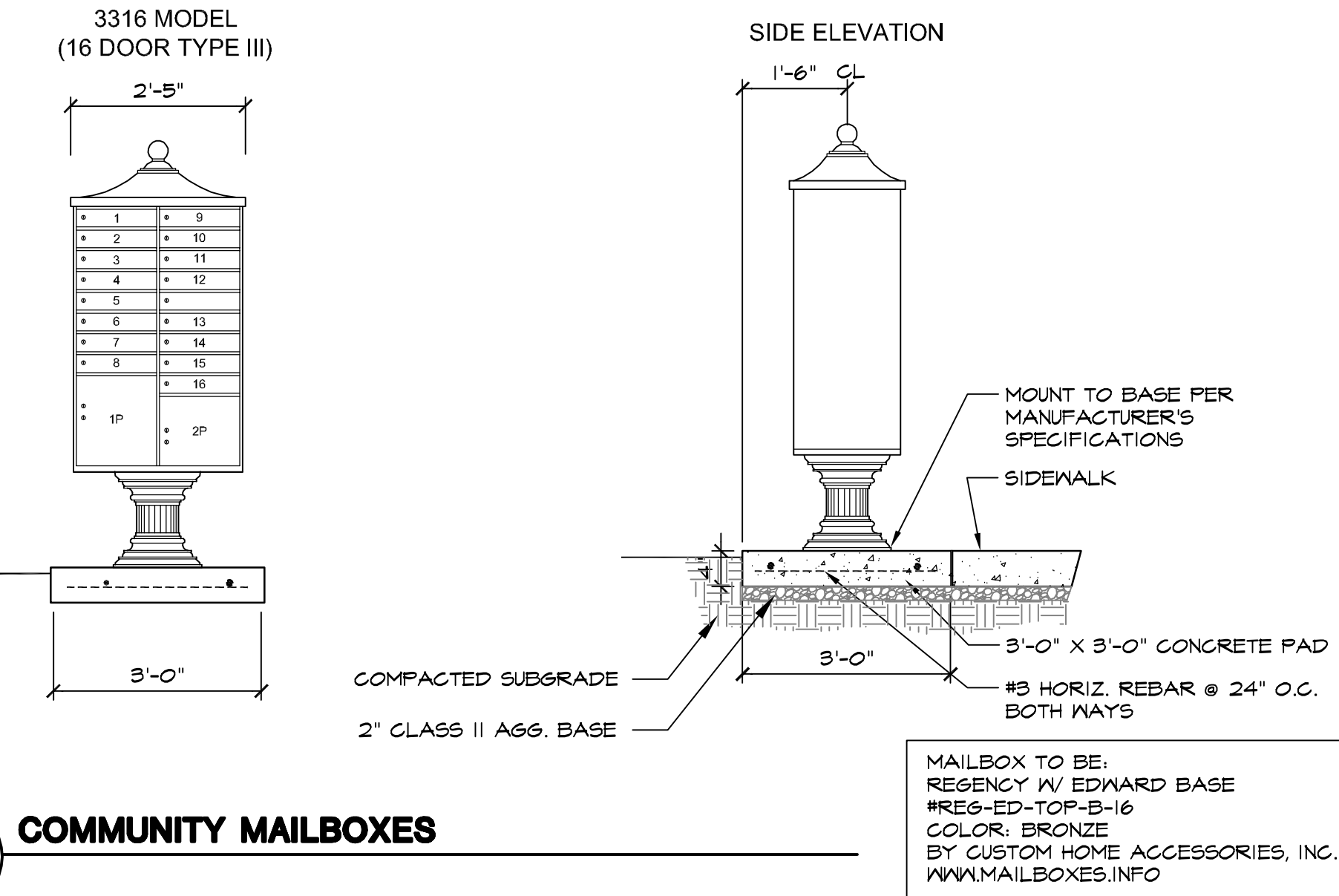
ETWU (MEDIUM WATER USE) = (43) X (0.62) X (0.6 X 1,607) / 0.70 = 36,722 GAL/YR

ETWU (HIGH WATER USE) = (43) X (0.62) X (0.9 X 714) / 0.70 = 24,474 GAL/YR

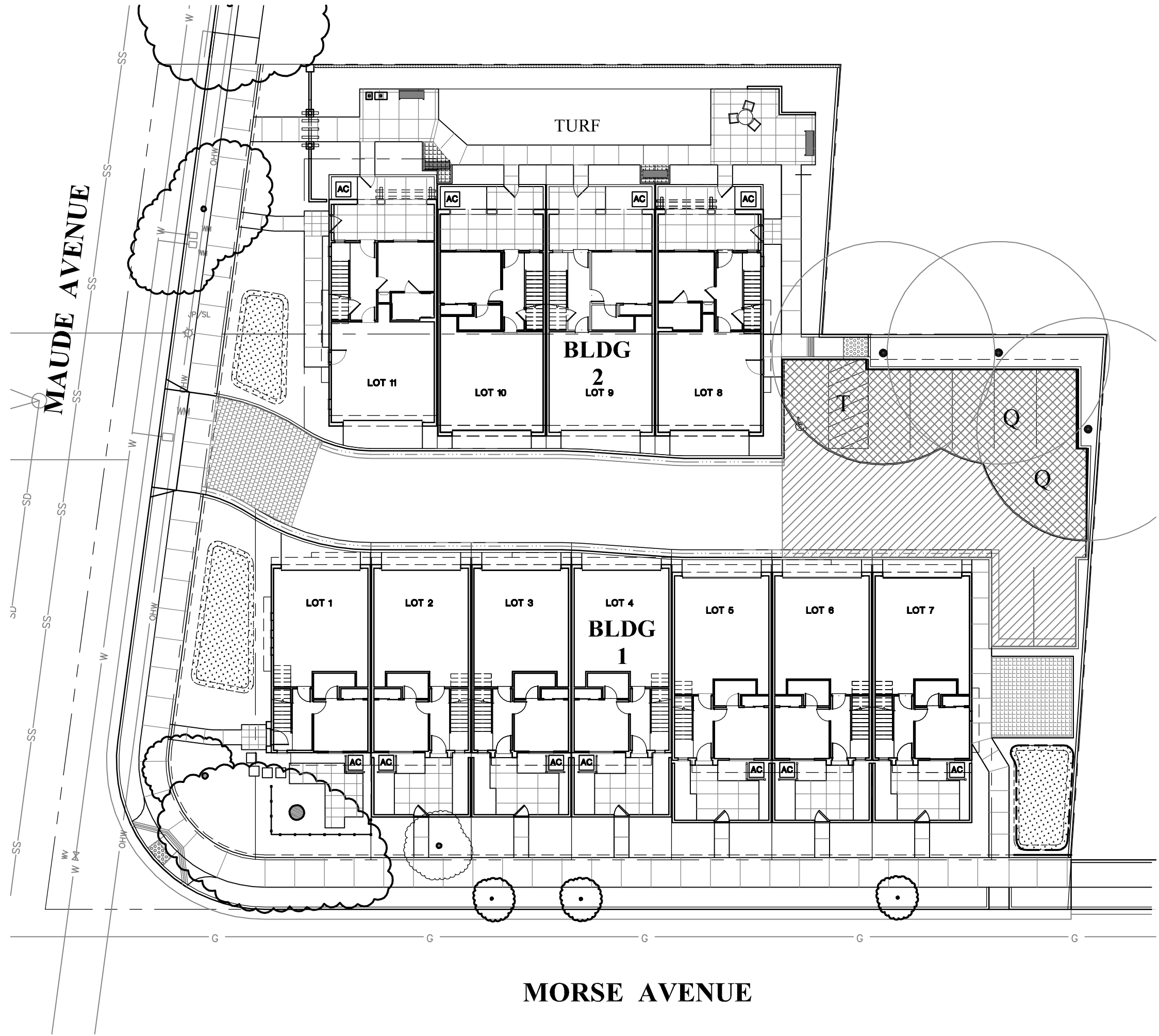
TOTAL ETWU = 135,977 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (LOW WATER USE) = (43) X (0.62) X (0.7 X 8,866) = 165,457 GAL/YR



J COMMUNITY MAILBOXES



SHADE CREDIT TREES COUNTED IN SHADE CALCULATION

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DIA @ 15 YRS	WATER
TI	ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX	45'	MEDIUM

SHADED CALCULATION TABLE

SYMBOL	BOTANICAL NAME / COMMON NAME	100% S.F.	50% S.F.	33% S.F.	25% S.F.	TOTAL S.F.
TI	ULMUS PARVIFOLIA EVERGREEN ELM	0 @ 1,590 S.F.	0 @ 795 S.F.	1 @ 525 S.F.	2 @ 398 S.F.	1,591 S.F.

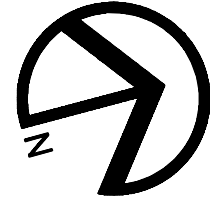
SHADED CALCULATION LEGEND

PAVED PARKING AREA

TREE SHADING AT 15 YR. DIAMETER (45')

BIORETENTION AREA

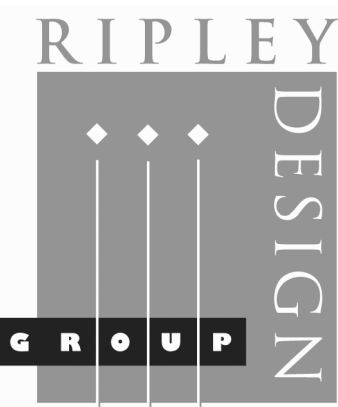
TOTAL TREE SHADE	1,321 S.F.
TOTAL PAVED AREA	2,642 S.F.
PERCENT SHADED	50%



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436

CLASSIC COMMUNITIES INC.

Preliminary Landscape Site Data

423 E. Maude Avenue
Sunnyvale, California

JULY 14, 2015

L5



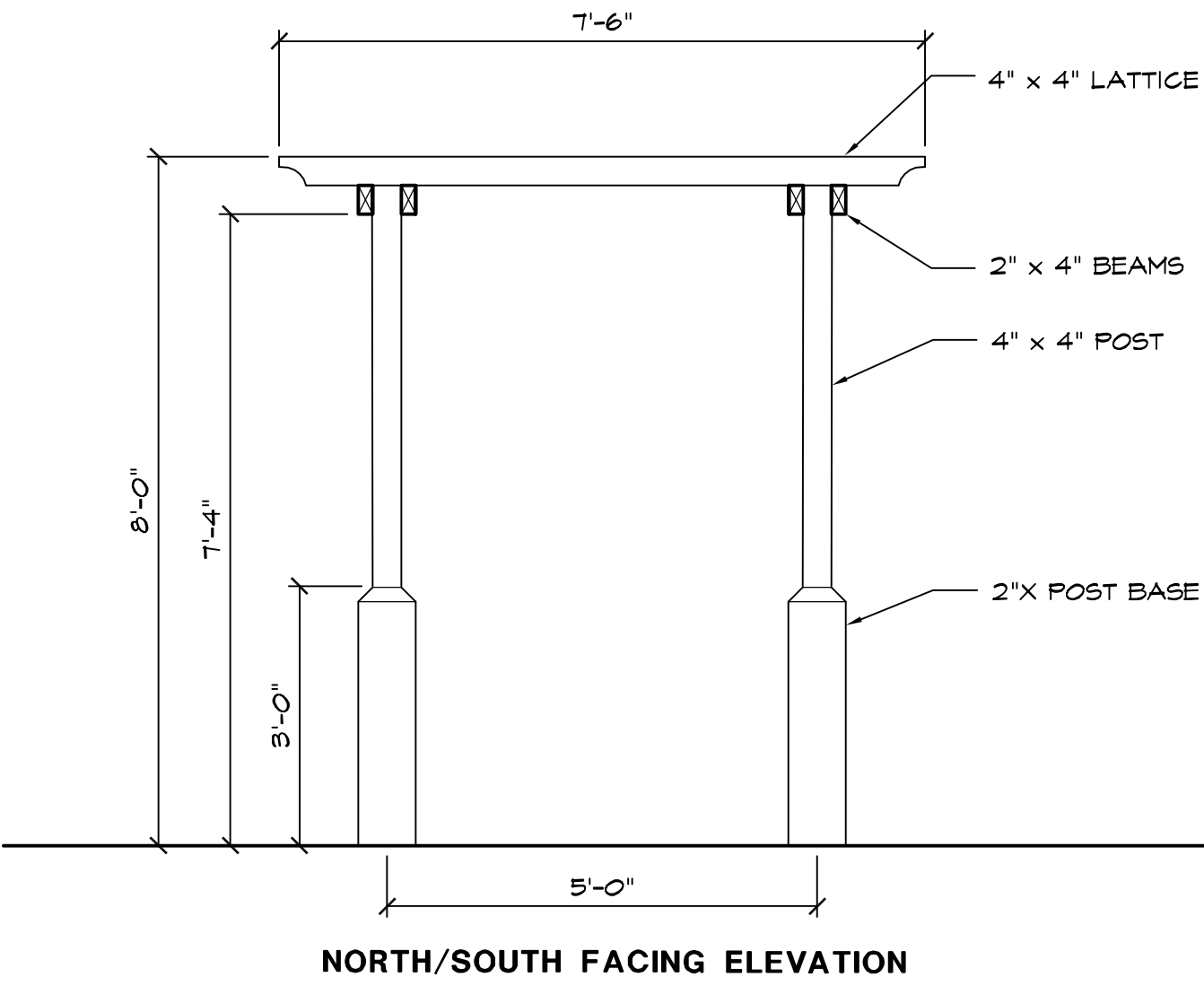
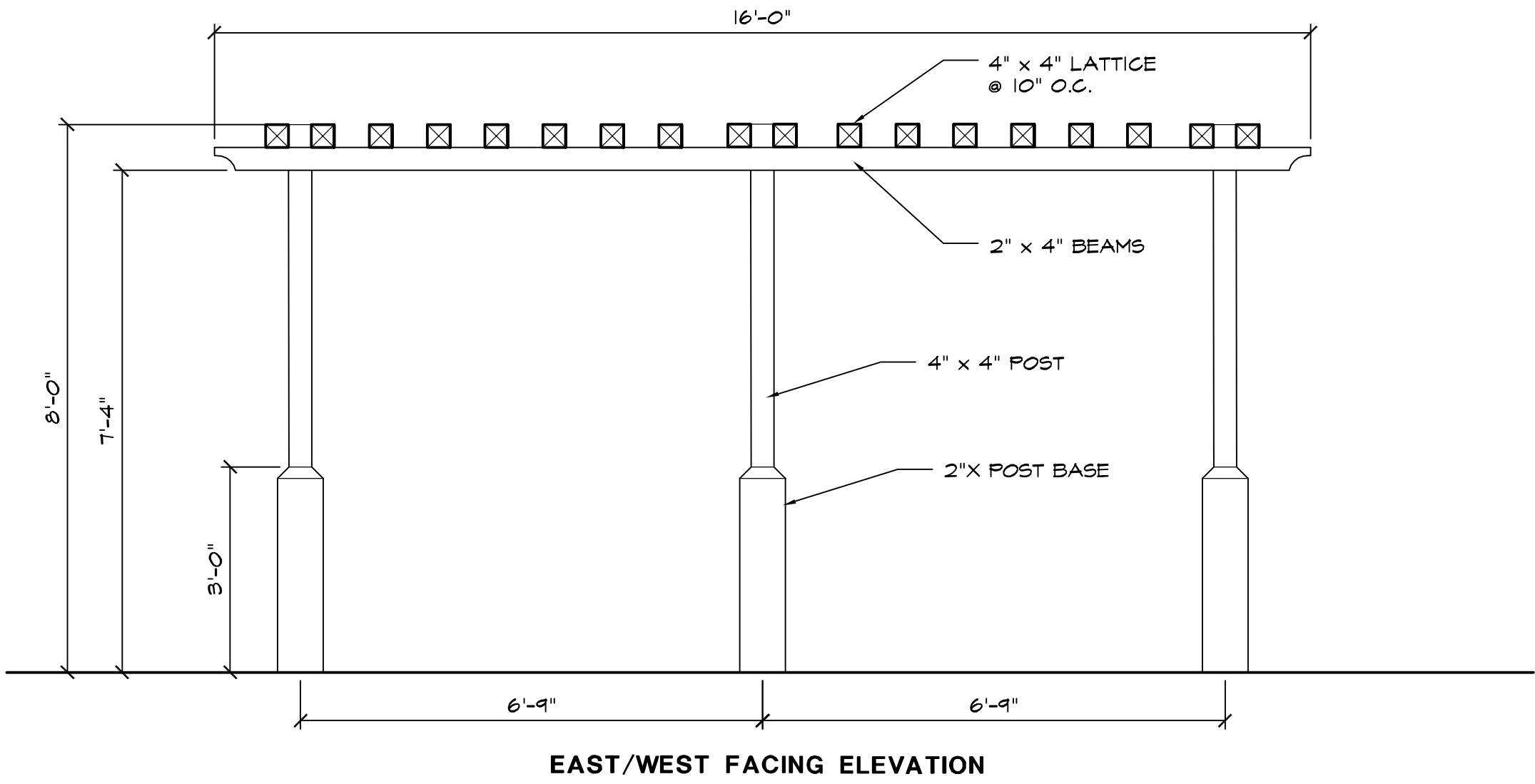
DUMOR, INC.
15 INDUSTRIAL CIRCLE, P.O. BOX 142
MIFFLINTOWN, PA 17055-0142
1-800-595-4015
PHONE (717) 436-2106
FAX (717) 436-9839
www.dumor.com

MODEL NO.	TEARS	DM "X"
130-2	2	37" L.S.
130-3	3	47" L.S.
130-4	4	57" L.S.
130-5	5	67" L.S.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. 1/2" X 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTION S-2.
4. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 017-283.

130 SERIES BIKE RACKS
NOT TO SCALE

017-283
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- NOTES:
- 1) WOOD BROW DESIGN SIMILAR TO ARCHITECTURE TRELLIS
 - 2) HEIGHT OF TRELLIS NOT TO EXCEED 8'-0"
 - 3) AREA OF TRELLIS NOT TO EXCEED 120 S.F.

J

WOOD TRELLIS AT TRASH CART STAGING AREA

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

024 - BROWPIL

