

FORMAL PLANNING APPLICATION

317 MOORPARK WAY

MOUNTAIN VIEW, CA



NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO

317 MOORPARK WAY- MOUNTAIN VIEW, CA
MOORPARK SYLVAN INVESTORS, LLC

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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**MILLER STARR
REGALIA**



JOB NO. 297-090
DATE 04/15/2024

FORMAL PLANNING APPLICATION

317 MOORPARK WAY

MOUNTAIN VIEW, CA

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Minimum Site Specifications	Requirement	Proposal	Waiver Required?
Lot Area	6000 sq. ft.	2,840 min. [Lot 10]	Yes
Lot Width (corner)	70'	45'-9" [Lot 17]	Yes
Lot Width (interior)	60'	43'	Yes
Lot Depth	N/A		No
Minimum Setbacks			
Front	20' min.	5'	Yes
Front - 2nd Story	5' (wall over an attached garage)	0'	Yes
Side	5' min. (10' total on both sides)	4'	Yes
Side - 2nd Story	5' min. (12' total on both sides)	4' min.; 8' total both sides	Yes
Side - street (corner lots)	15' min.	11'	Yes
Rear	20% of lot depth or 15' (whichever is greater) 40' max.	5'	Yes
Rear - 2nd Story	25% of lot depth or 20' (whichever is greater) 40' max.	5'	Yes
Projections into Front or Side setbacks	3' max. projection, 10' max. length, 50 SF max.	Varies; waiver requested from this requirement as the project is requesting waivers from the minimum front, side, and rear setbacks	Yes
Projections into rear setbacks	24' height limit, no more than 15' at top of wall plate, no closer than 10' to the rear lot line		Yes
Maximum Height			
Building Height (2 story)	28'	28'0" max. [Lot 22]	No
Top of Wall Plate Height (1 story)	15'	10'1"	No
Top of Wall Plate Height (2 story)	22'	20'-5"	No
Maximum Floor Area			
FAR	0.45	1.04 max. [Lot 10]	Yes
Other Requirements			
Front Setback Landscaping	50% shall be landscaped	36% min. [Lot 9]	Yes
2nd Story Decks	allowed on front & rear of house	No decks proposed on the second floor	No
Parking	N/A	N/A	No

PROJECT DATA:

APNs: 161-05-003, 161-05-004, 161-05-005, 161-05-006, 161-05-007

SITE: +/- 2.51 AC

GENERAL PLAN: LOW DENSITY RESIDENTIAL

ZONING: RESIDENTIAL (R-1)

BASE DENSITY: 6 DU/ACRE MAX. (PER GENERAL PLAN)

BASE UNITS: 16 UNITS (2.51 X 6 = 15.1 = 16 UNITS)

PROPOSED UNITS: 22 UNITS

PROPOSED DENSITY: 8.8 DU/ACRE (INCLUDES DENSITY BONUS UNITS, COMPLIANT WITH THE GENERAL PLAN DENSITY USING DENSITY BONUS RATIOS).

REQUIRED PARKING: N/A

PROPOSED PARKING: 51 SPACES (@ 44 COVERED SPACES/UNIT + 7 ON-SITE OPEN SPACES)

PROJECT TEAM INFO:

CLIENT:
Moorpark Sylvan Investors LLC.
385 Woodview Avenue,
Suite 100
Morgan Hill, CA 95037
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LANDSCAPE:
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Landscape Architecture
Tel: 831.462.4988
Contact: Michael Arnone
Rknown1@hotmail.com

Table 2: Density Bonus Calculation			
Project Data			Notes
Site acreage	2.51		
Zoning	R-1		
Max. allowable density (du/ac)	6		Based on General Plan
Max. allowable units	15.1	16	Density Bonus Law allows rounding up of units
Inclusionary Housing requirement	2.4		(15% of the units)
Very Low Income units provided	2	12.5%	Density Bonus Law allows rounding up the percentage
Moderate Income units provided	0		No units provided. Applicant proposes in lieu fee to fulfill the requirement for the remaining 0.40 unit
Density bonus % allowed based on 13% very low units	42.50%		
Number of Density Bonus units based on 42.5% density bonus	6.80	7	Density Bonus Law allows rounding up of units
Maximum units allowed		23	(base + density bonus units)
Proposed Units		22	(16 base + 6 density bonus units)

BUILDING DATA:

BUILDING TYPE: SINGLE FAMILY

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: VB

SPRINKLER SYSTEM: NFPA13D



LOCATION MAP

NOT TO SCALE



VICINITY MAP

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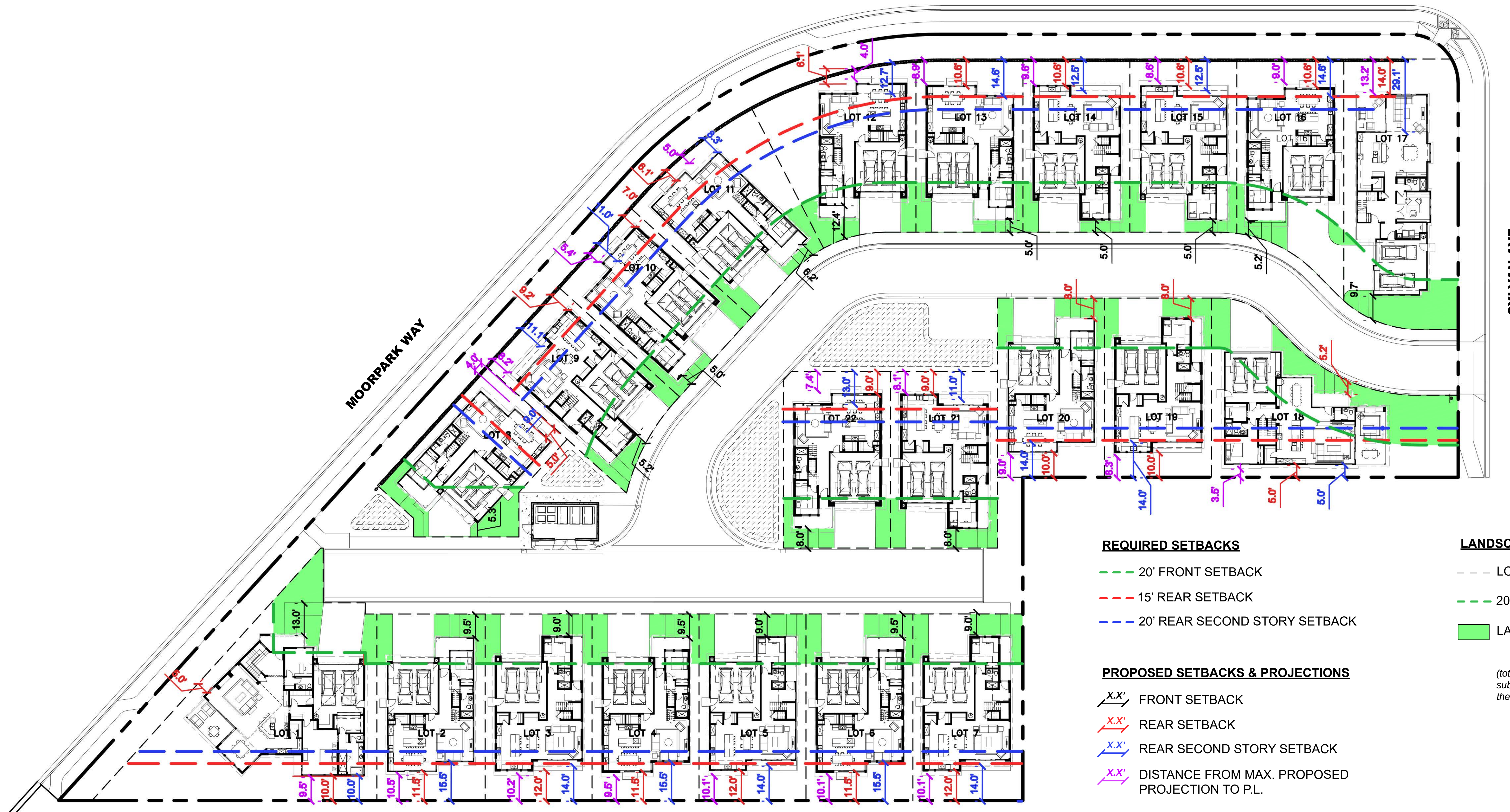


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REQUIRED SETBACKS

- 20' FRONT SETBACK
- 15' REAR SETBACK
- 20' REAR SECOND STORY SETBACK

LANDSCAPED AREA

- LOT LINE
- 20' FRONT SETBACK
- LANDSCAPED AREA

PROPOSED SETBACKS & PROJECTIONS

- X.X' FRONT SETBACK
- X.X' REAR SETBACK
- X.X' REAR SECOND STORY SETBACK
- X.X' DISTANCE FROM MAX. PROPOSED PROJECTION TO P.L.

(total projection into setback determined by subtracting the maximum projection distance from the P.L. from the required setback distance)

(total landscaped area determined as a subtraction of the total area within 20' of the front setback minus portions)

REQUIRED & PROPOSED SETBACKS & PROJECTIONS

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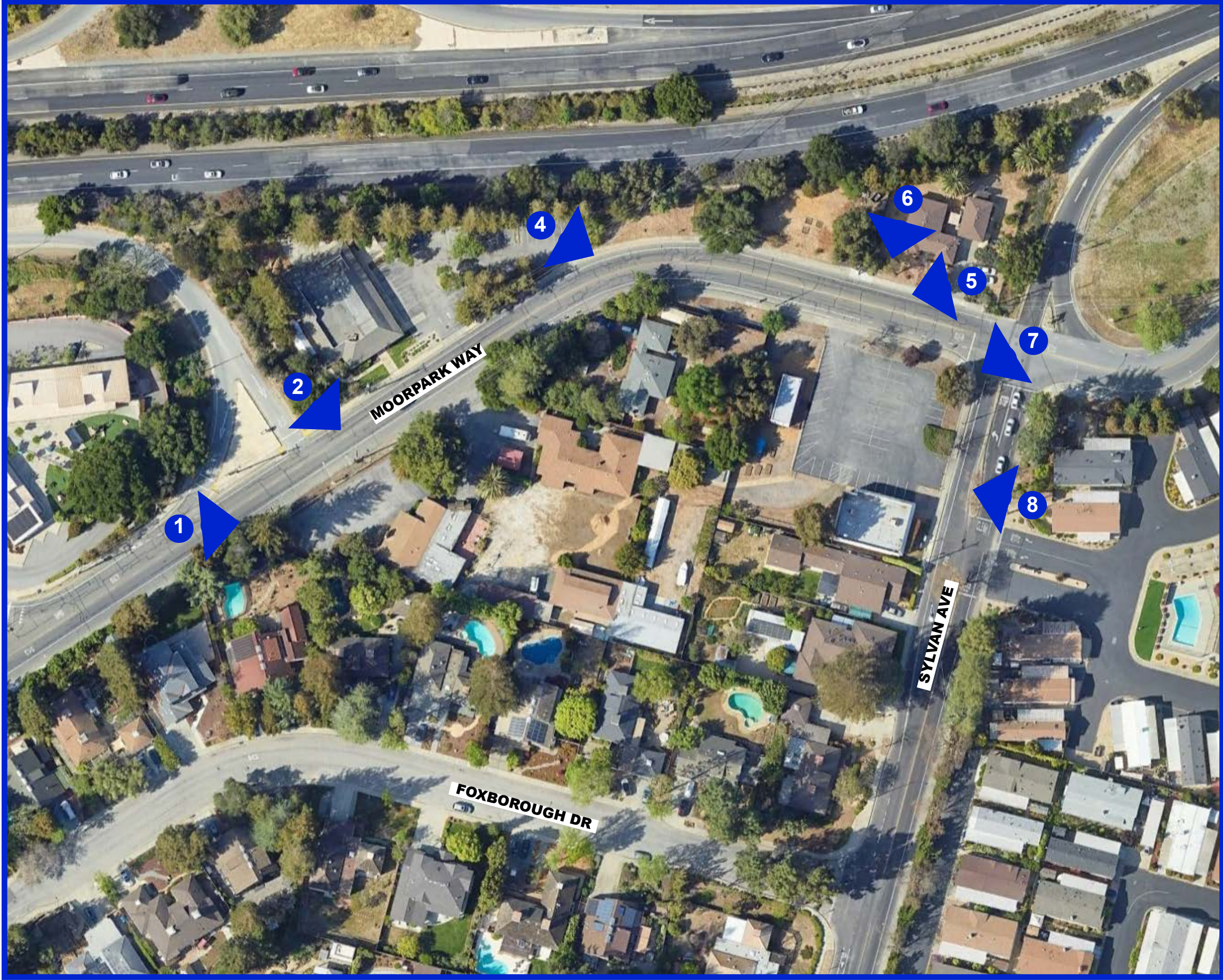
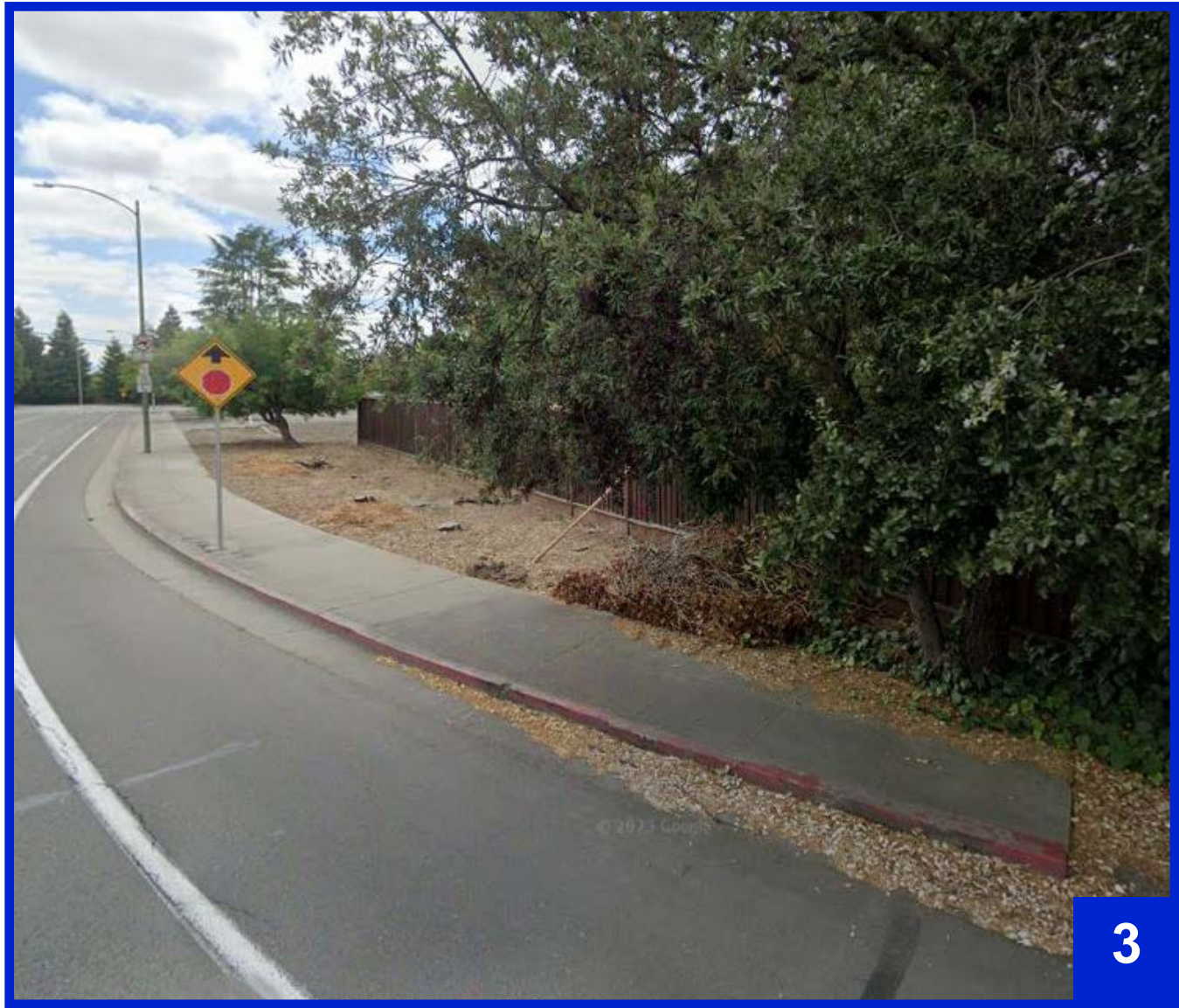
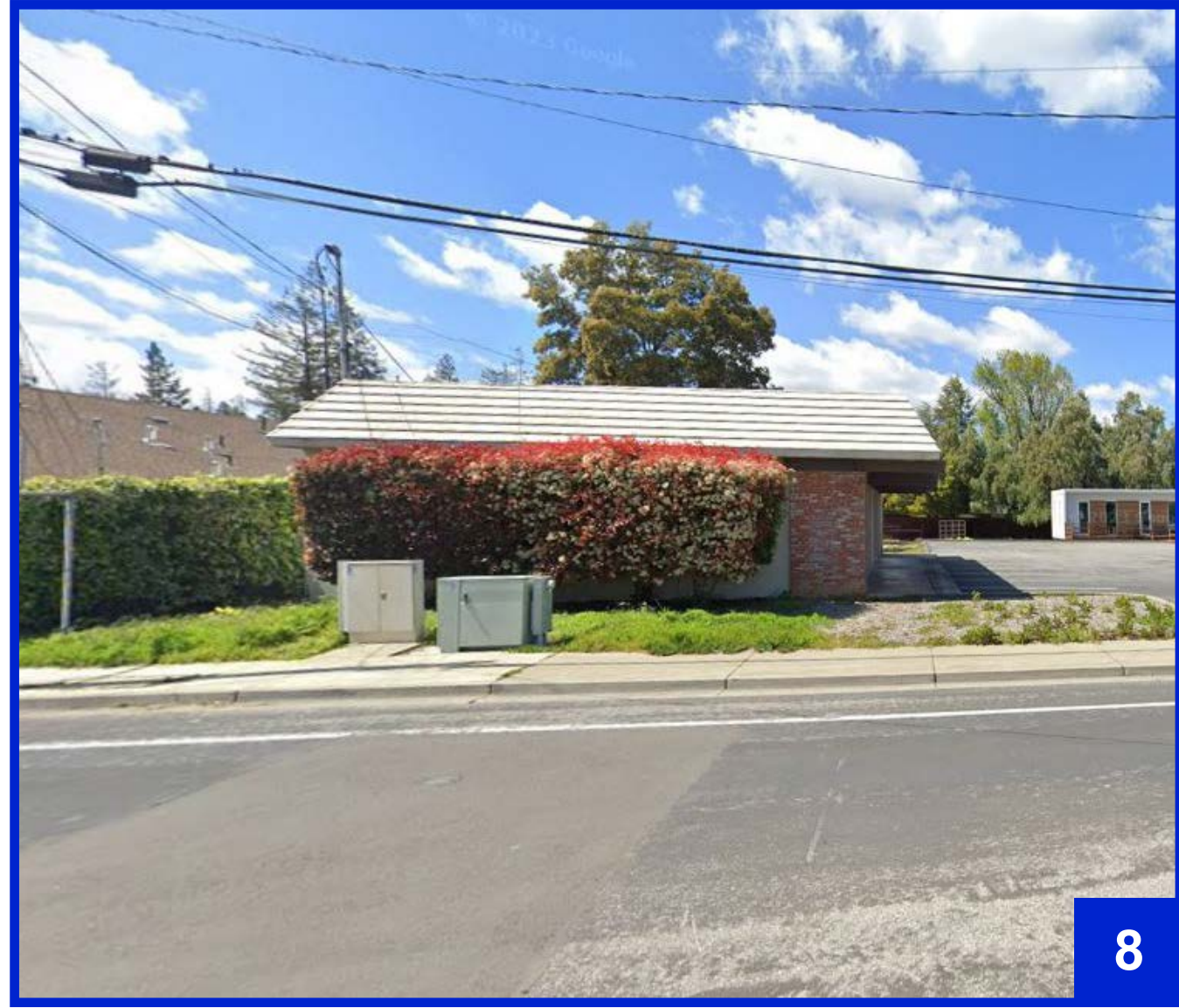


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A.3B



SITE CONTEXT

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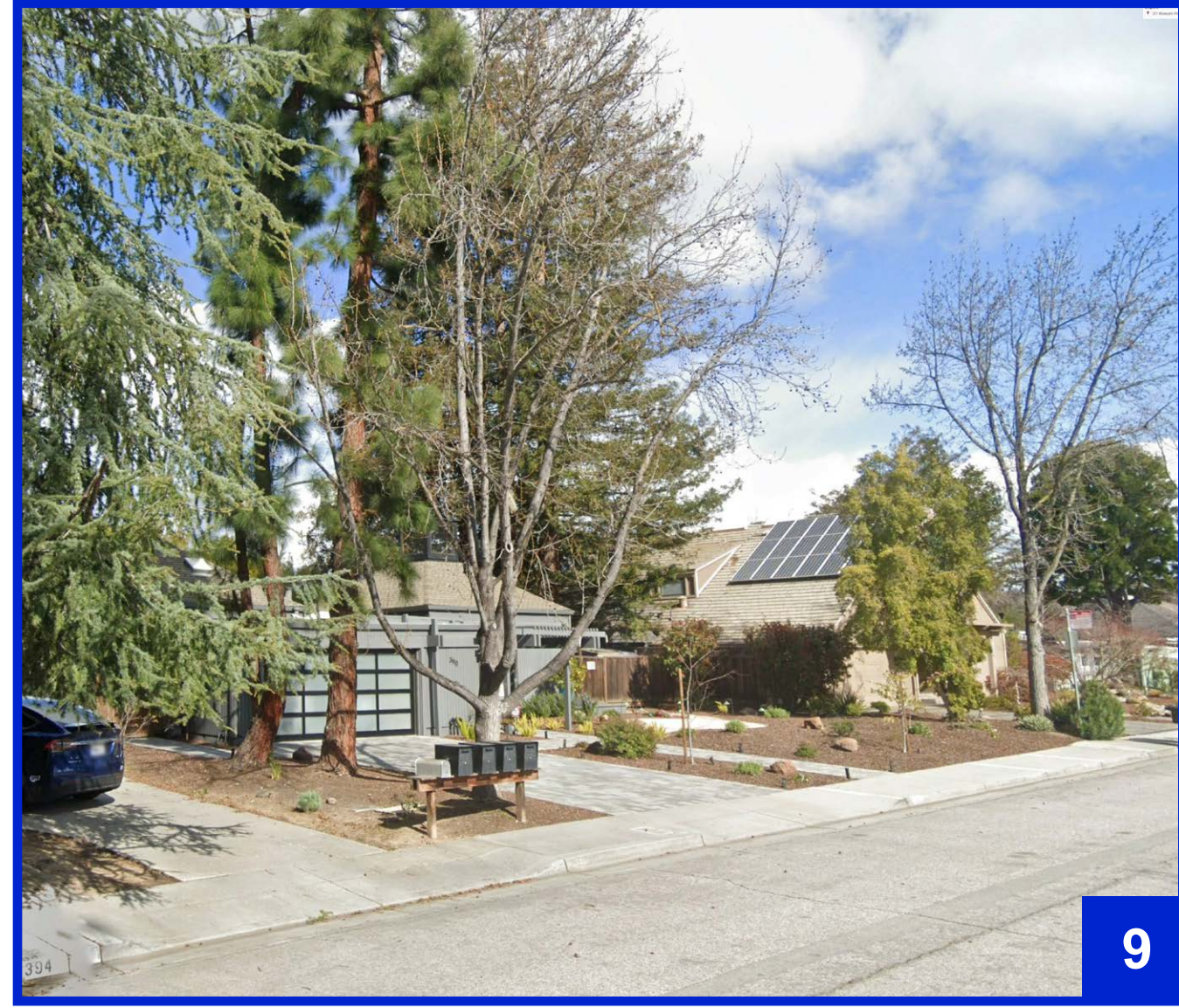
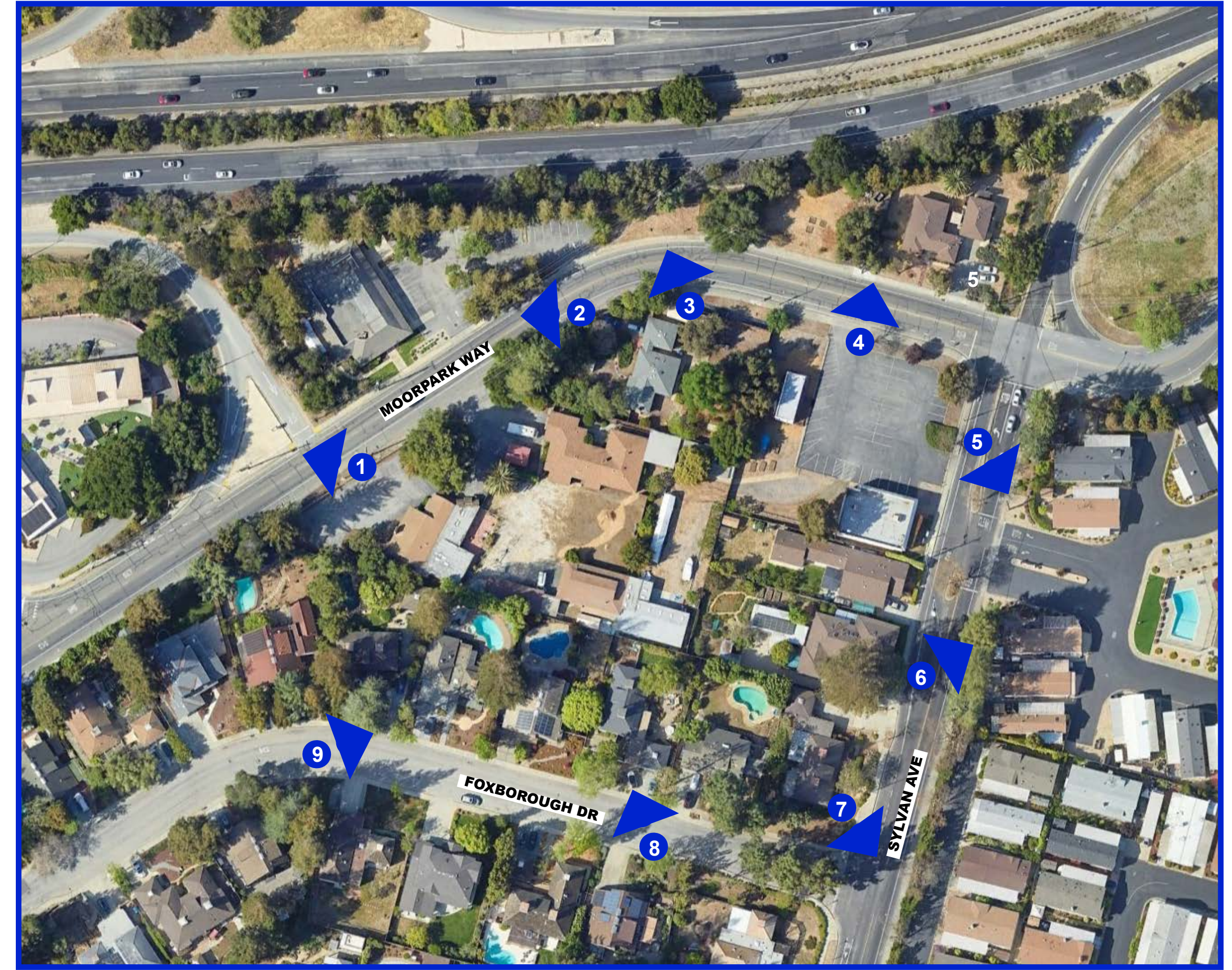
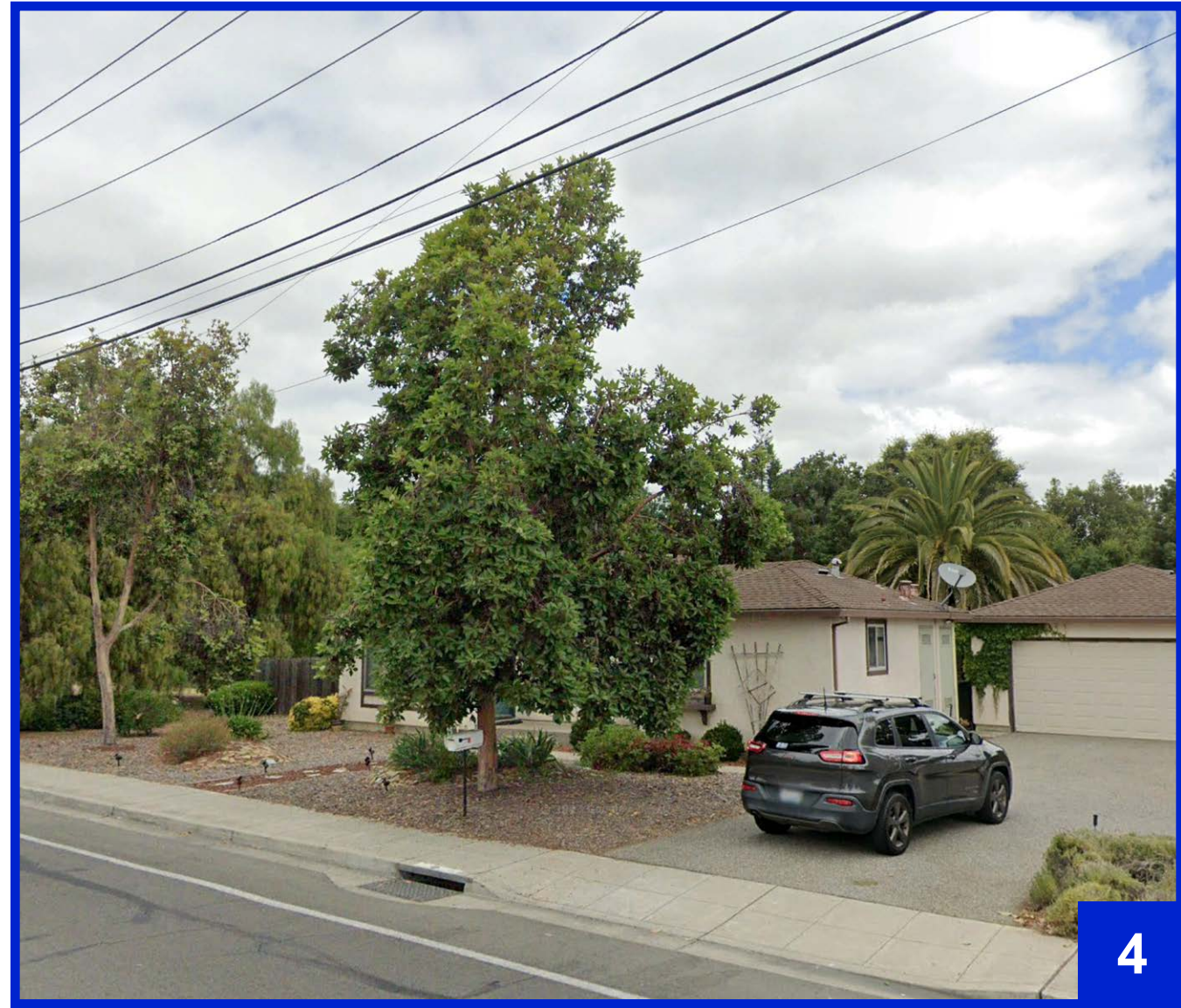


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A.4



SITE CONTEXT CONTINUED

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SURVEY NOTES

BASIS OF BEARINGS:
THE BEARING NORTH 14°52'00" EAST THE MONUMENT LINE OF SYLVAN AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY" RECORDED IN BOOK 225 OF MAPS, AT PAGE 46, SANTA CLARA COUNTY RECORDS.

BENCHMARK:
CITY OF MOUNTAIN VIEW BM IV-37
BRONZE DISK STAMPED "IV-37" SET IN THE TOP OF CURB AT THE WEST END OF THE SOUTHWEST RETURN OF SYLVAN AVE AT MOORPARK WAY

ELEVATION = 106.700 FEET (NAVD88 DATUM)

GENERAL NOTES:

1. DATE OF FIELD SURVEY: 7/17/2023
2. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF
3. THE TYPES, LOCATIONS, AND SIZES OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON AS-BUILT MAPS, GIS MAPS, AND OTHER UTILITY INFORMATION FROM DIFFERENT SOURCES. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO DELINEATE ALL KNOWN UNDERGROUND UTILITIES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES NOT SHOWN ON THESE DRAWINGS.



EXISTING CONDITIONS EXHIBIT
FOR
MOORPARK/SYLVAN SUBDIVISION

CITY OF MOUNTAIN VIEW, CALIFORNIA
APN 161-05-003/-004/-005/-006/-007
CONTAINING 2.678 ACRES GROSS

AUGUST 2023

BKF No. C20231428

BKF **ENGINEERS**
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-5100
www.bkf.com

SHEET 1 OF 1 SHEETS

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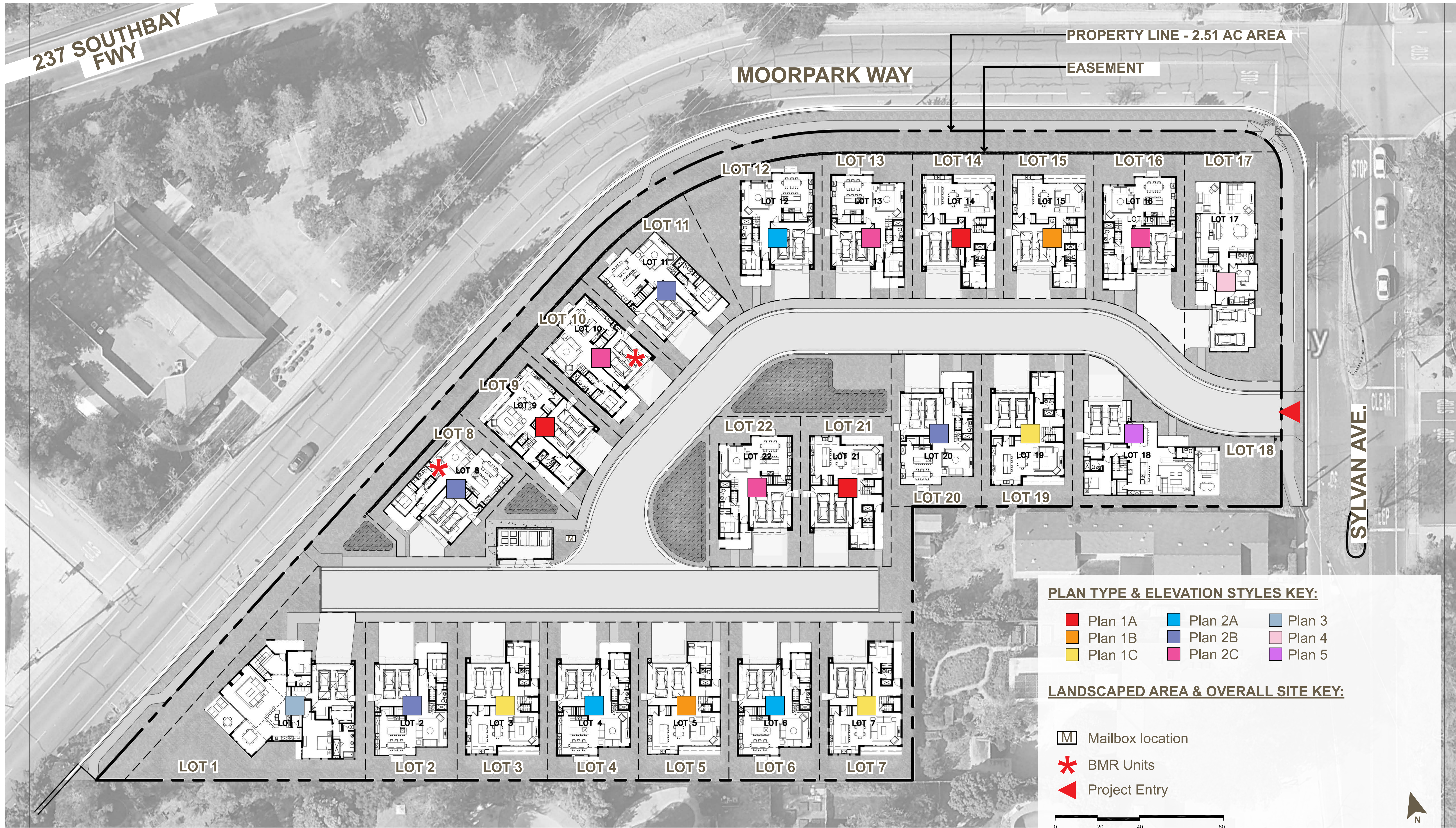


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A.6



THIS PLAN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, TO CONVEY DESIGN CONCEPTS AND INTENT.
 FOR DETAILED SITE PLAN INCLUDING DIMENSIONS, REFER TO SHEET C2.0. FOR PROPOSED SETBACK DISTANCES REFER TO A.3B
 FOR DETAILED LANDSCAPE PLAN, REFER TO T1.0, T1.1, L1.0, L1.1, L2.0, L2.1, L2.2, L2.3, L2.4, L3.0, L3.1, L3.2

UNIT ALLOCATION & ARCHITECTURAL SITE PLAN

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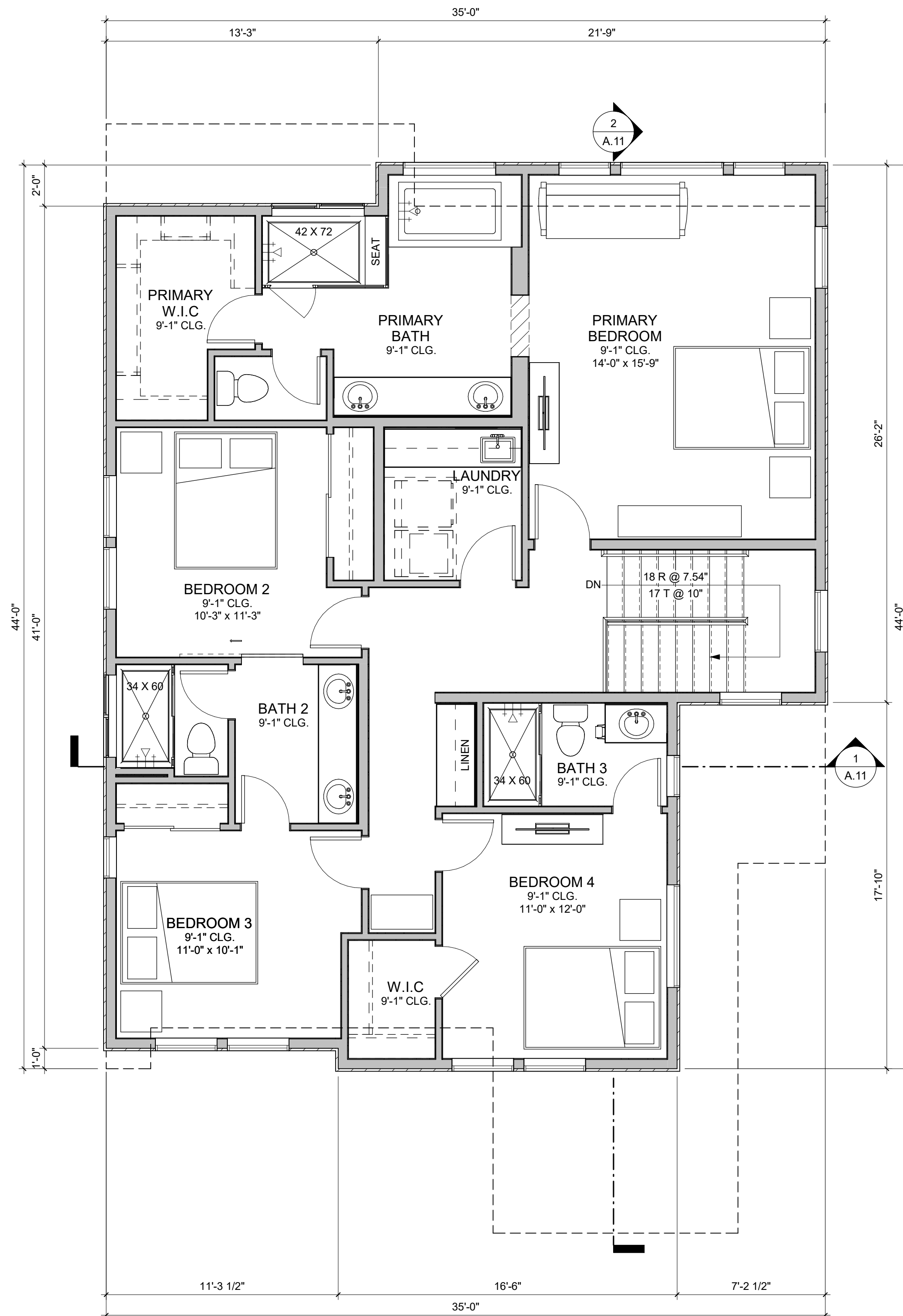


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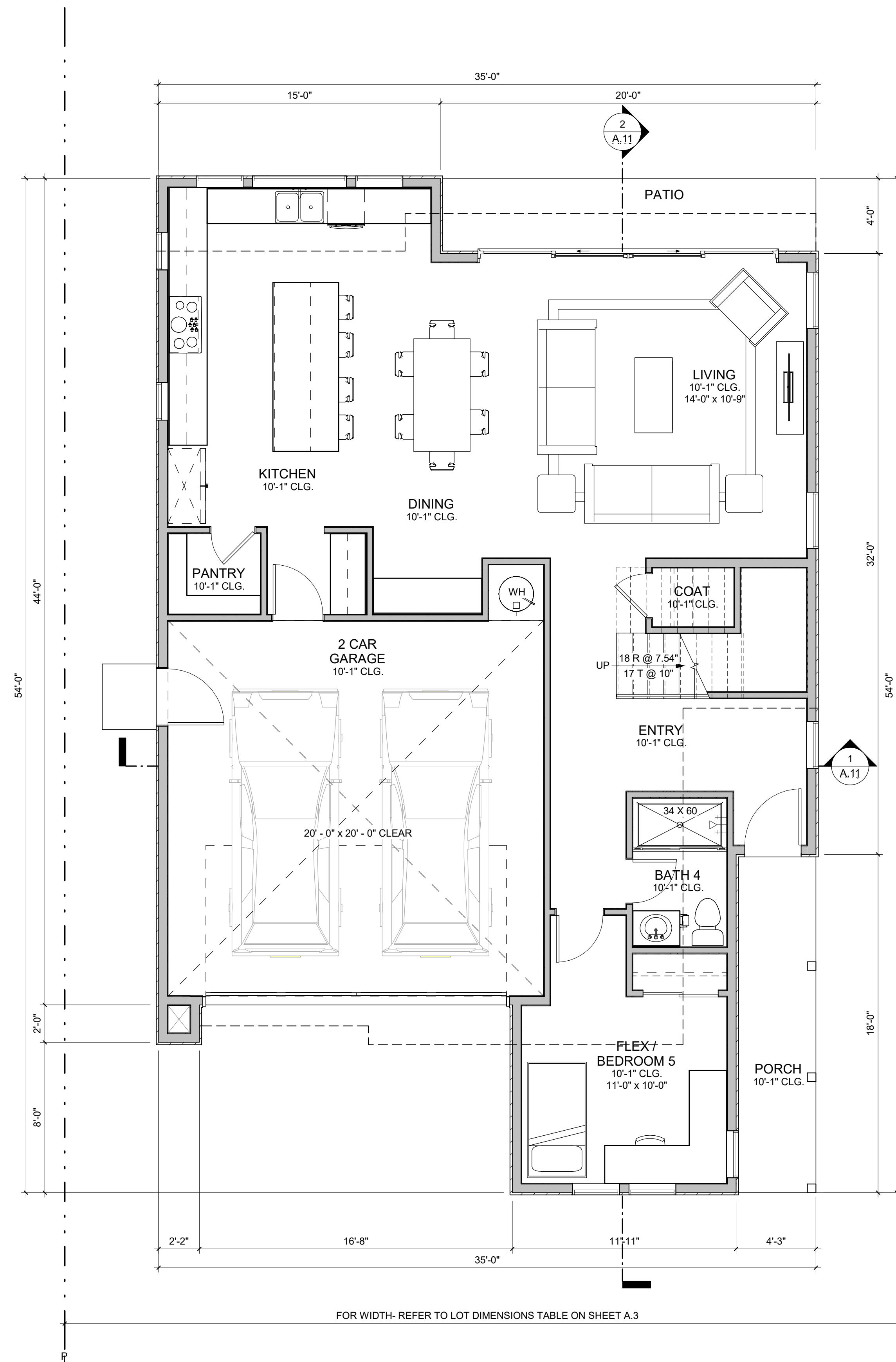


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A.7



2 PLAN 1A - SECOND FLOOR PLAN
1/4" = 1'-0"



1 PLAN 1A - FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN 1A - 5 BR / 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1117
SECOND FLOOR	1296
TOTAL LIVING AREA	2413
2-CAR GARAGE	433
COVERED PORCH	77

*GROSS SQUARE FOOTAGE

PLAN 1A TRADITIONAL - FLOOR PLANS

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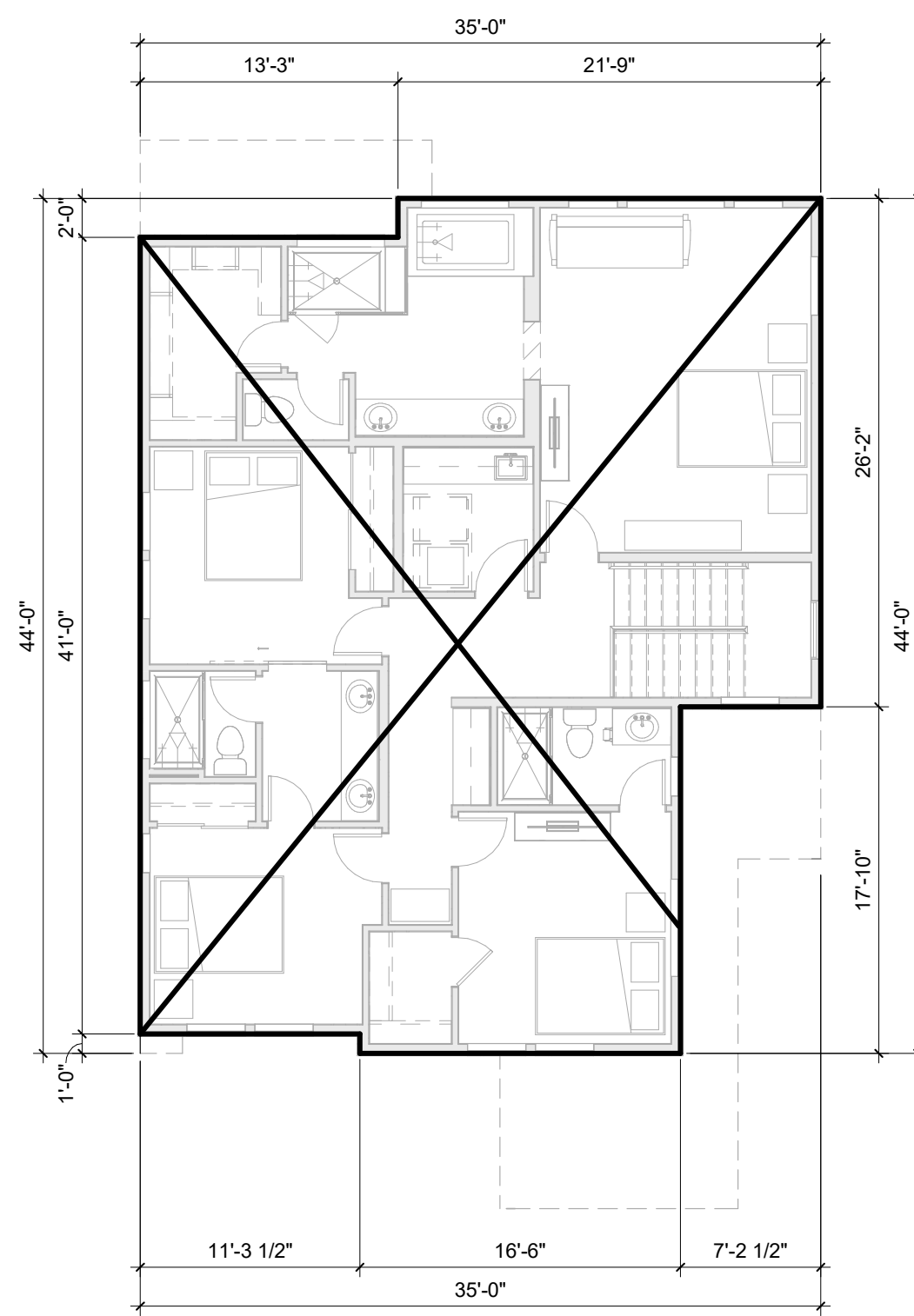
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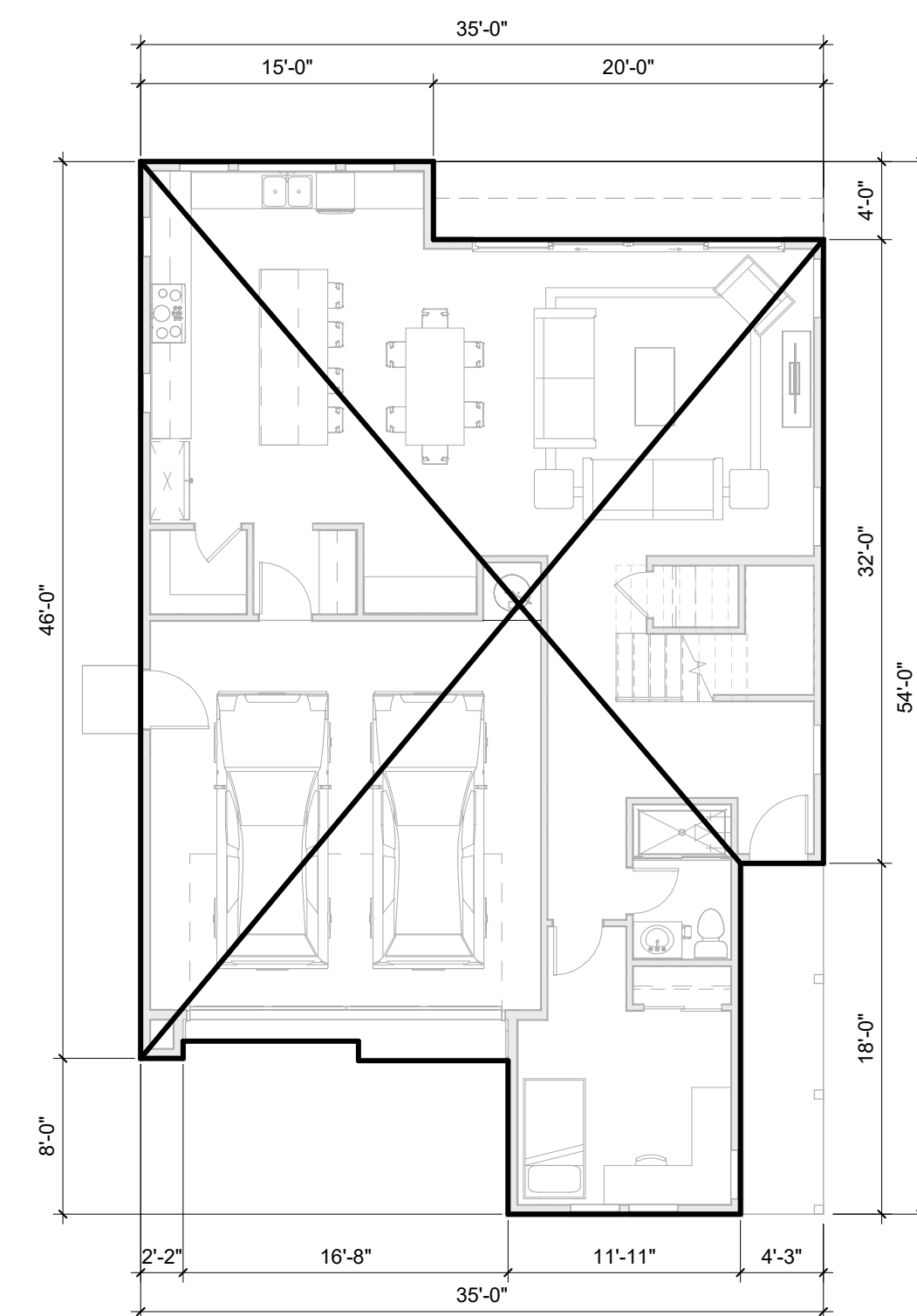


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A.8

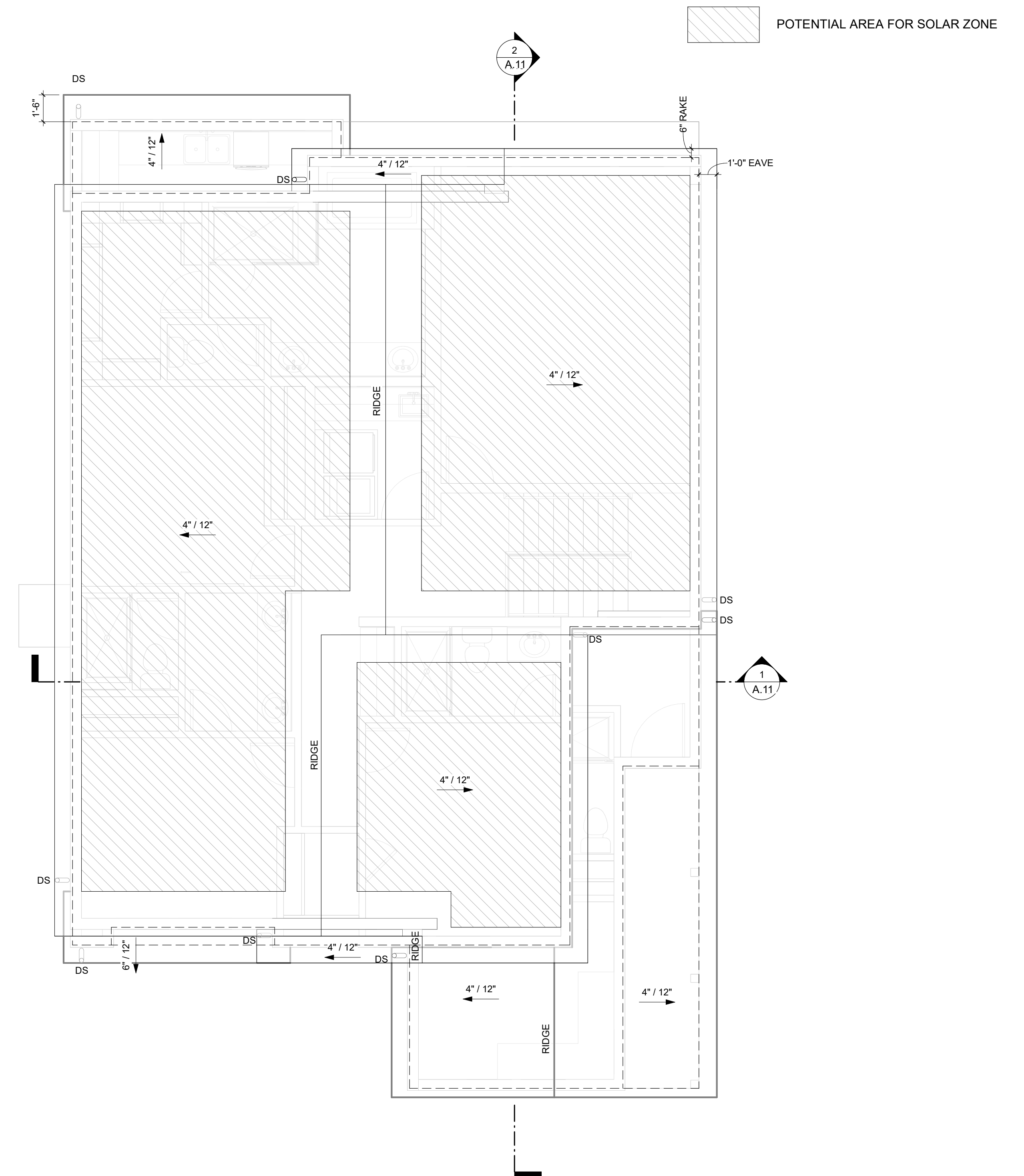


3 PLAN 1A - 2ND FLR. F.A.R. BOUNDARY
1/8" = 1'-0"



2 PLAN 1A - 1ST FLR. F.A.R. BOUNDARY
1/8" = 1'-0"

PLAN 1A FAR - 5 BR/ 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1,574
SECOND FLOOR	1,374
TOTAL FAR	2,948



1 PLAN 1A - ROOF PLAN
1/4" = 1'-0"

PLAN 1A TRADITIONAL - FLOOR PLANS

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A.9



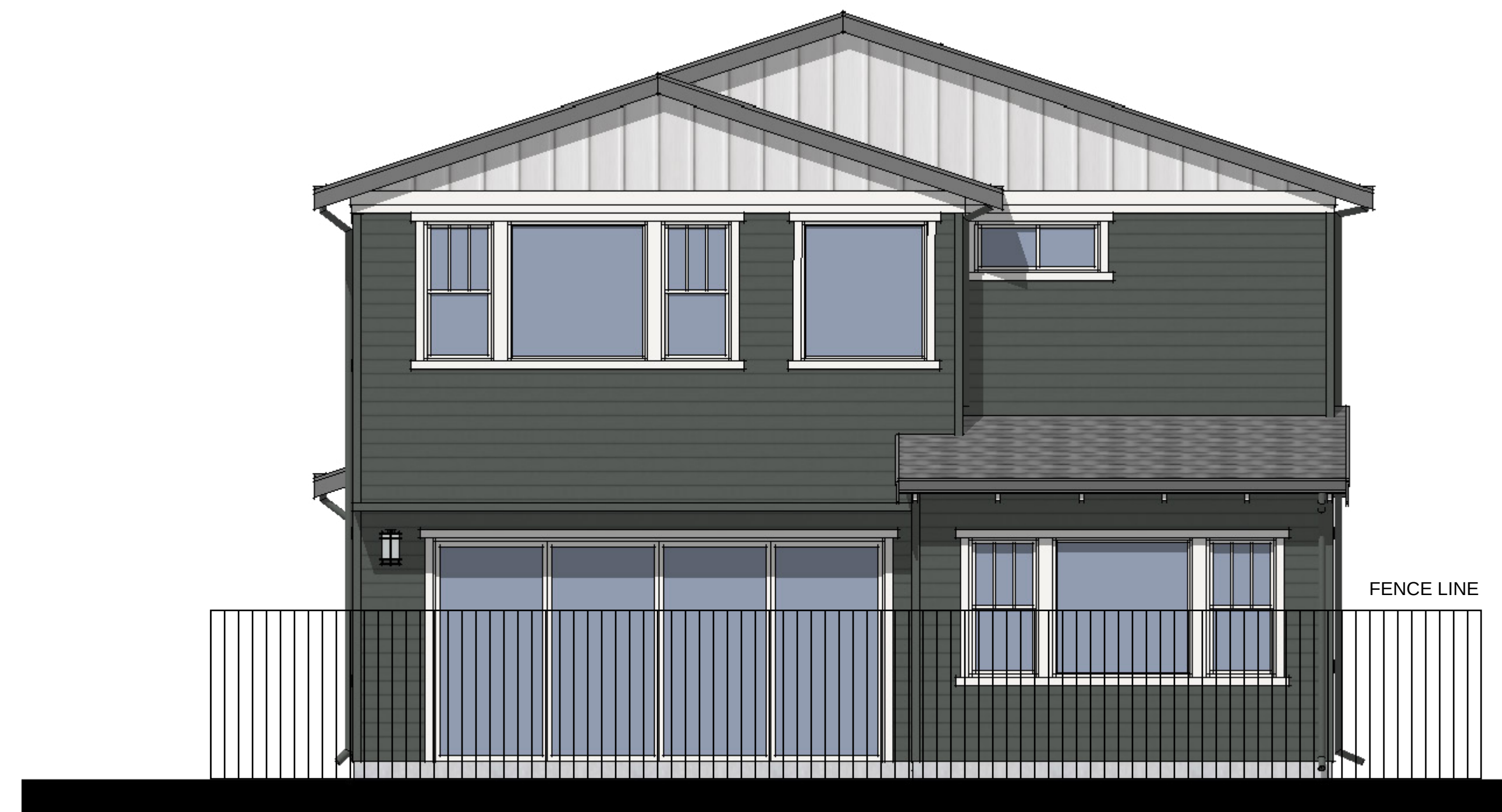
FRONT ELEVATION

PLAN	LOT NO.	BLDG. HT.*
PLAN 1A	9	27'-7"
	14	27'-6"
	21	27'-6"

*BLDG. HT.= HEIGHT FROM TOP OF
ADJACENT CURB TO TOP OF ROOF



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

FOR MORE INFORMATION
SEE A.52 COLOR &
MATERIAL BOARD
PLAN 1A TRADITIONAL - ELEVATIONS

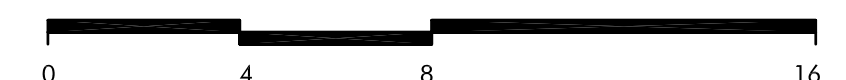
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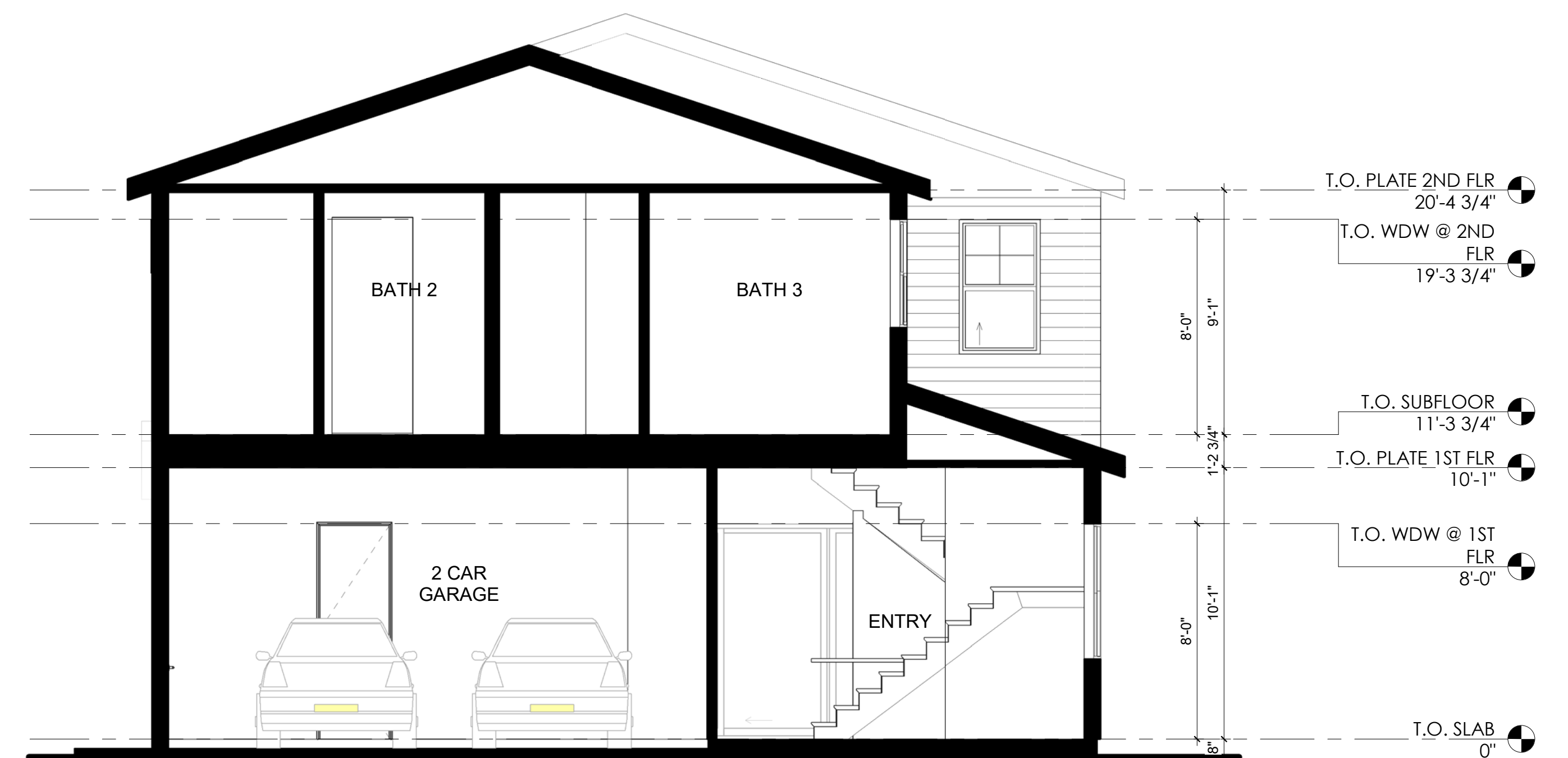


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A.10



2 PLAN 1A - TRADITIONAL - SECTION B
1/4" = 1'-0"



1 PLAN 1A - TRADITIONAL - SECTION A
1/4" = 1'-0"

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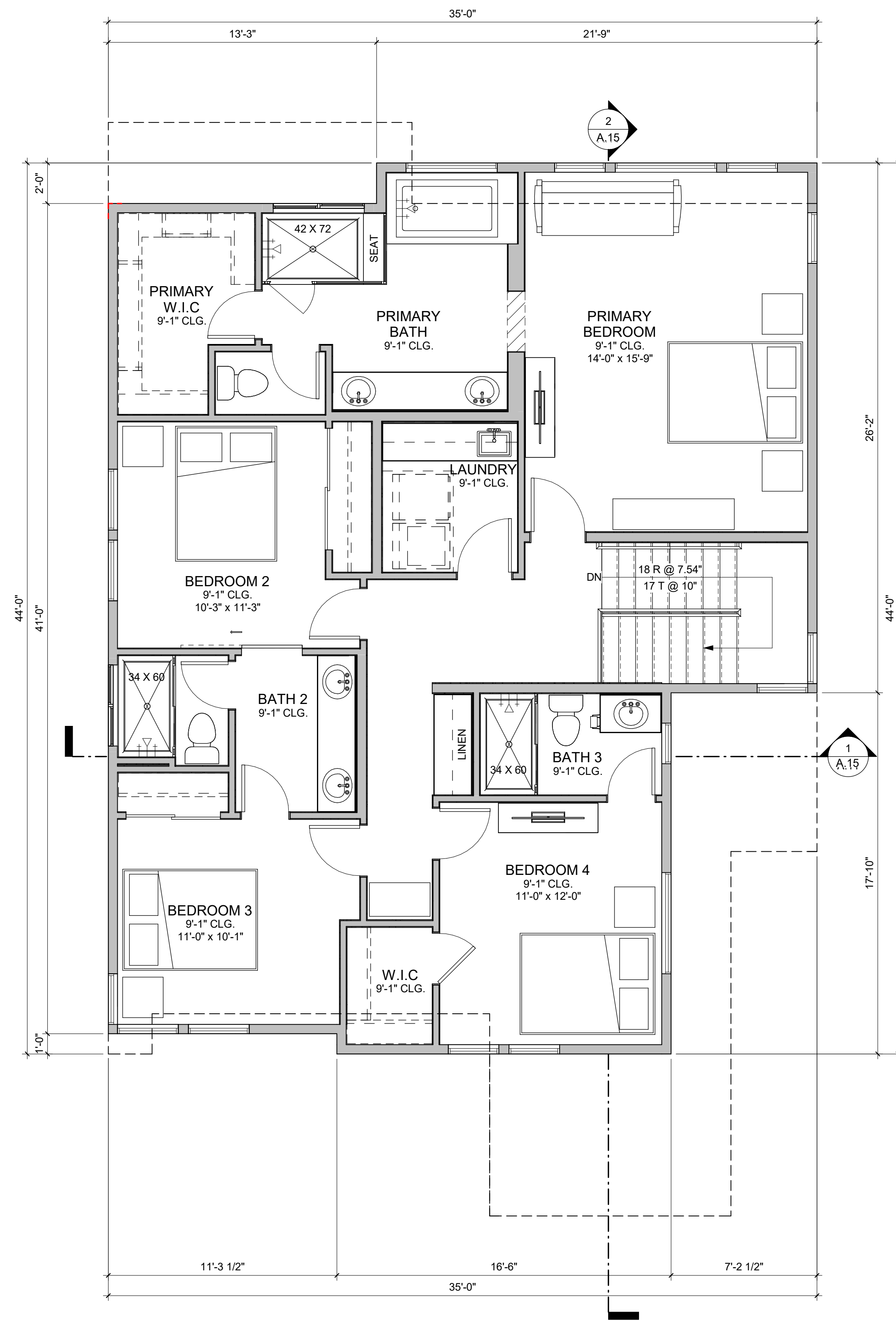


PLAN 1A TRADITIONAL - SECTIONS

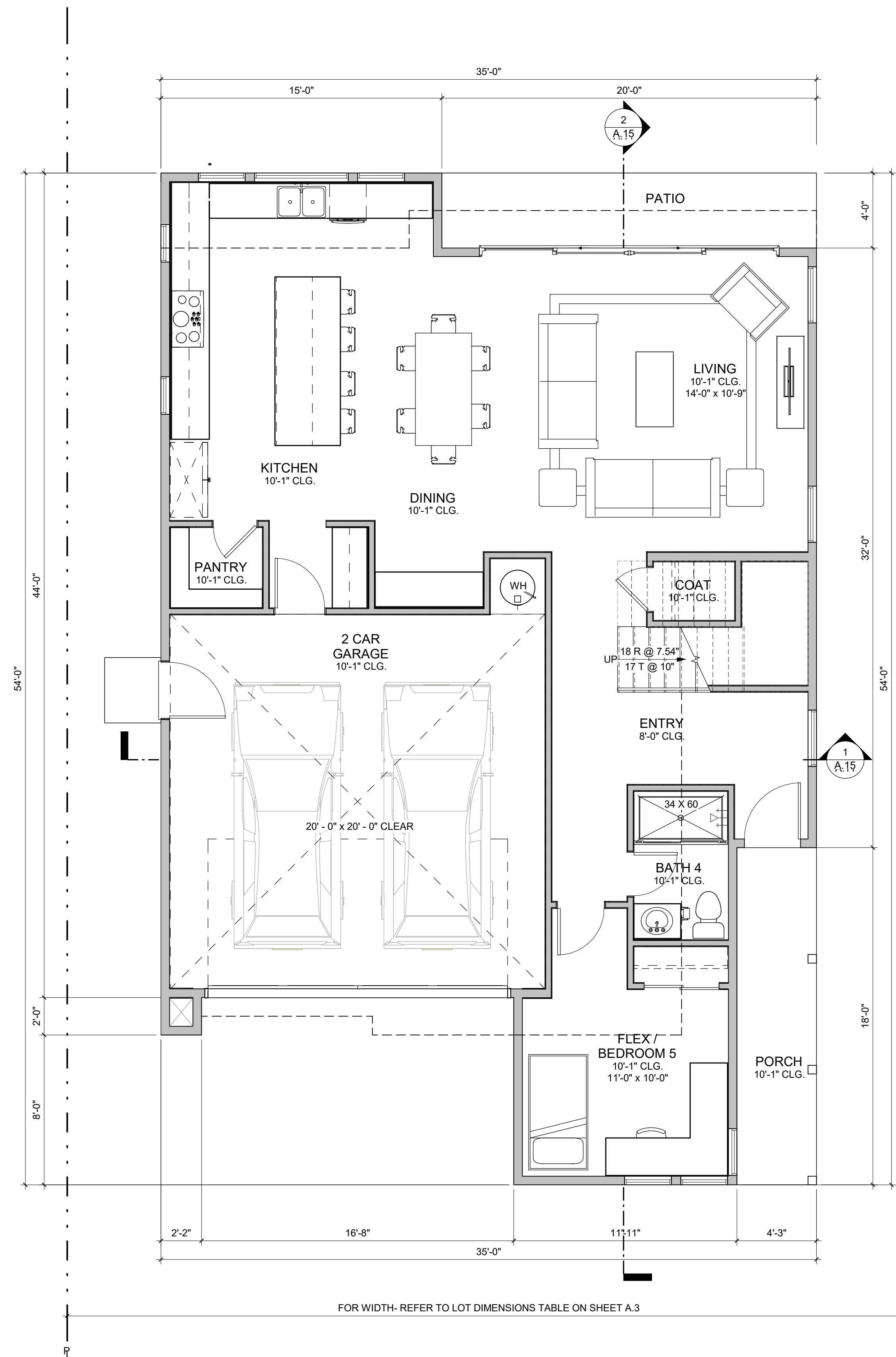


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A.11



2 PLAN 1B - SECOND FLOOR PLAN
1/4" = 1'-0"



1 PLAN 1B - FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN 1B - 5 BR / 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1117
SECOND FLOOR	1296
TOTAL LIVING AREA	2413
2 CAR GARAGE	433
COVERED PORCH	77

*GROSS SQUARE FOOTAGE

PLAN 1B CONTEMPORARY - FLOOR PLANS

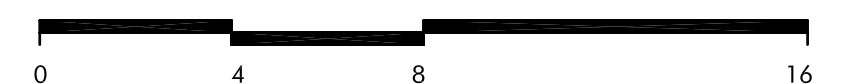
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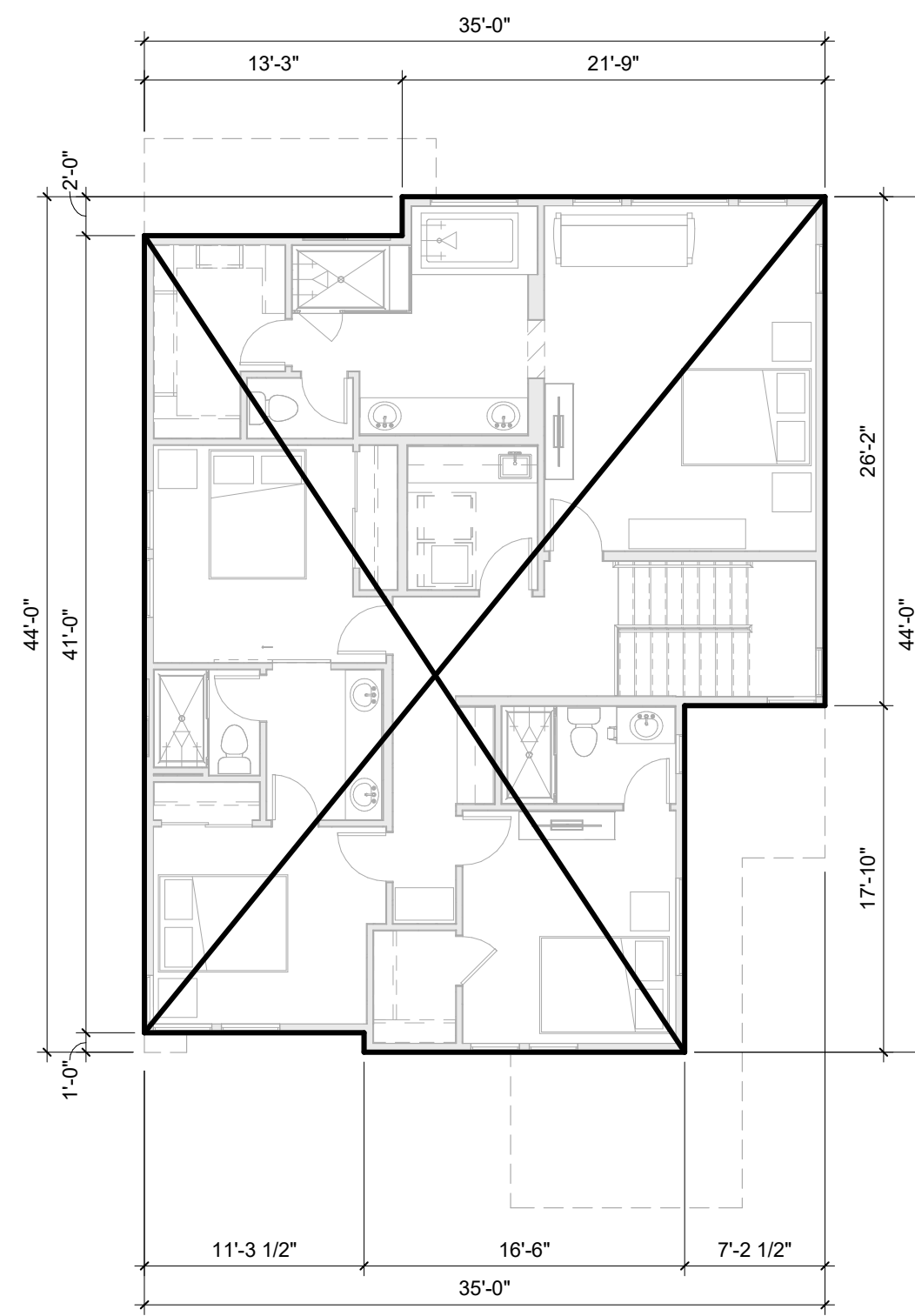


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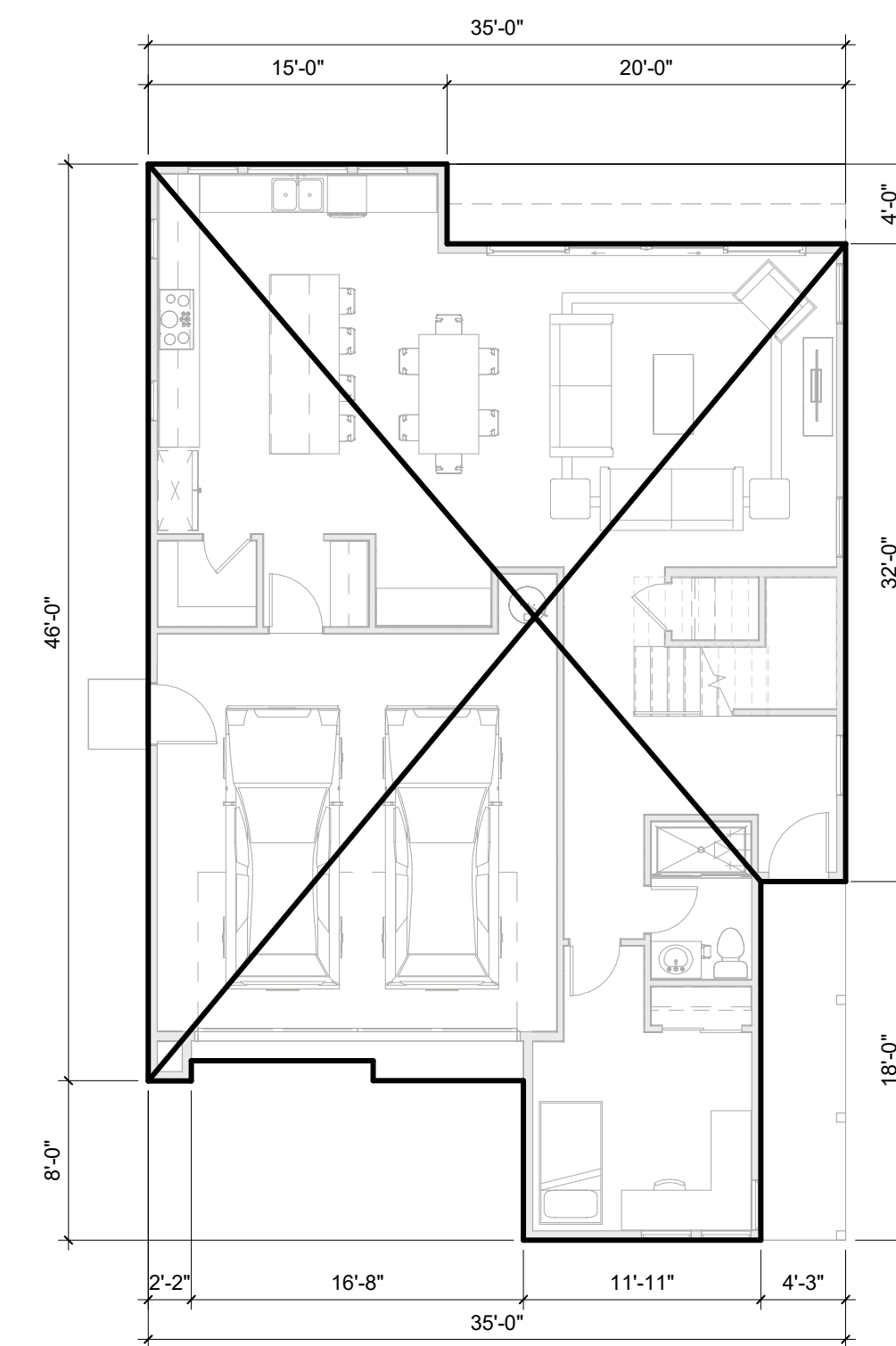


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A.12

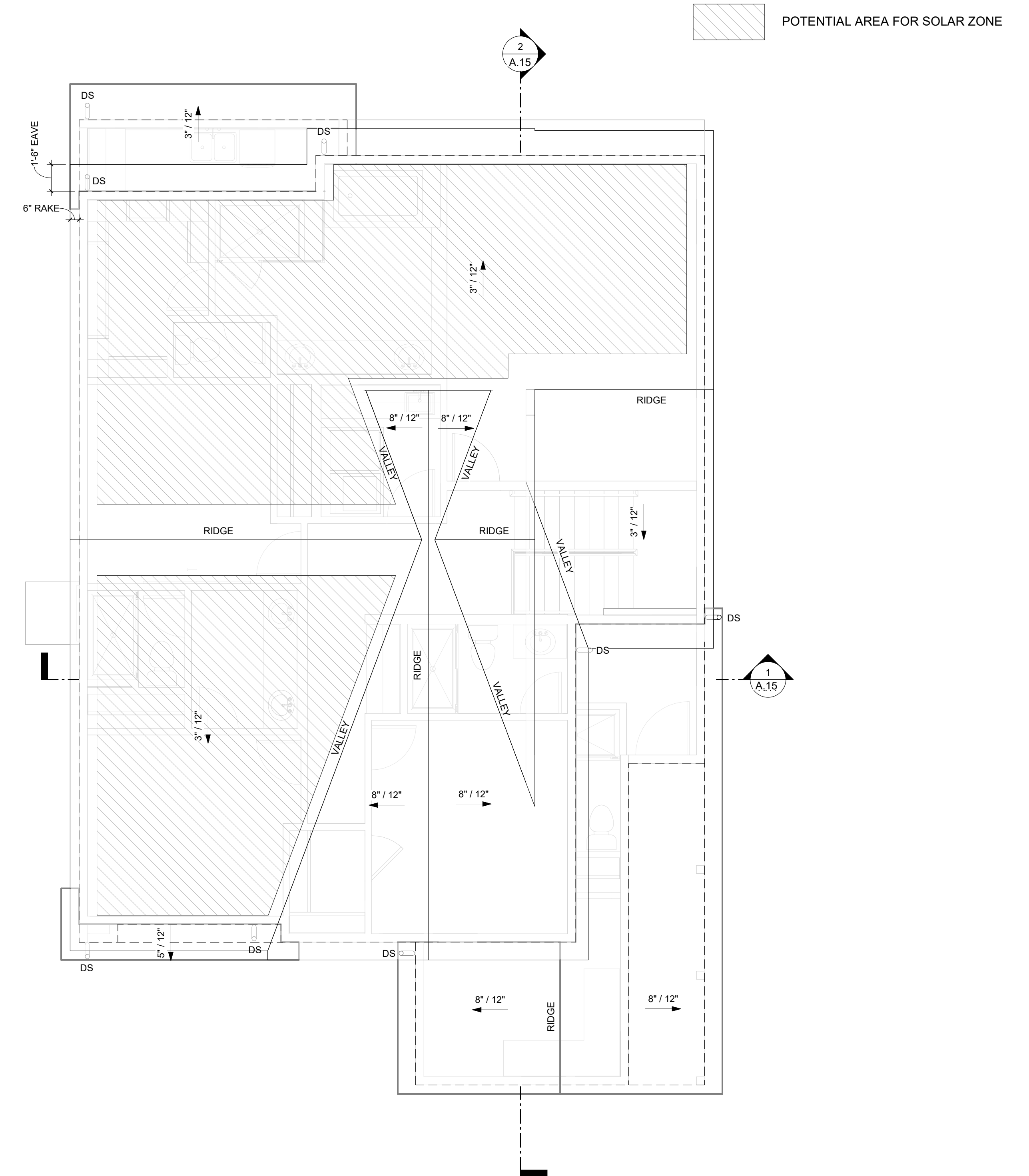


3 PLAN 1B - 2ND FLR. F.A.R. BOUNDARY
1/8" = 1'-0"



2 PLAN 1B - 1ST FLR. F.A.R. BOUNDARY
1/8" = 1'-0"

PLAN 1B FAR - 5 BR/ 4 BA	
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FIRST FLOOR	1,574
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TOTAL FAR	2,948



1 PLAN 1B - ROOF PLAN
1/4" = 1'-0"

PLAN 1B CONTEMPORARY - FLOOR PLANS

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A.13



FRONT ELEVATION

PLAN	LOT NO.	BLDG. HT.*
PLAN 1B	5	27'-6"
	15	27'-7"

*BLDG. HT.= HEIGHT FROM TOP OF ADJACENT CURB TO TOP OF ROOF



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

FOR MORE INFORMATION
SEE A.52 COLOR &
MATERIAL BOARD
PLAN 1B CONTEMPORARY - ELEVATIONS

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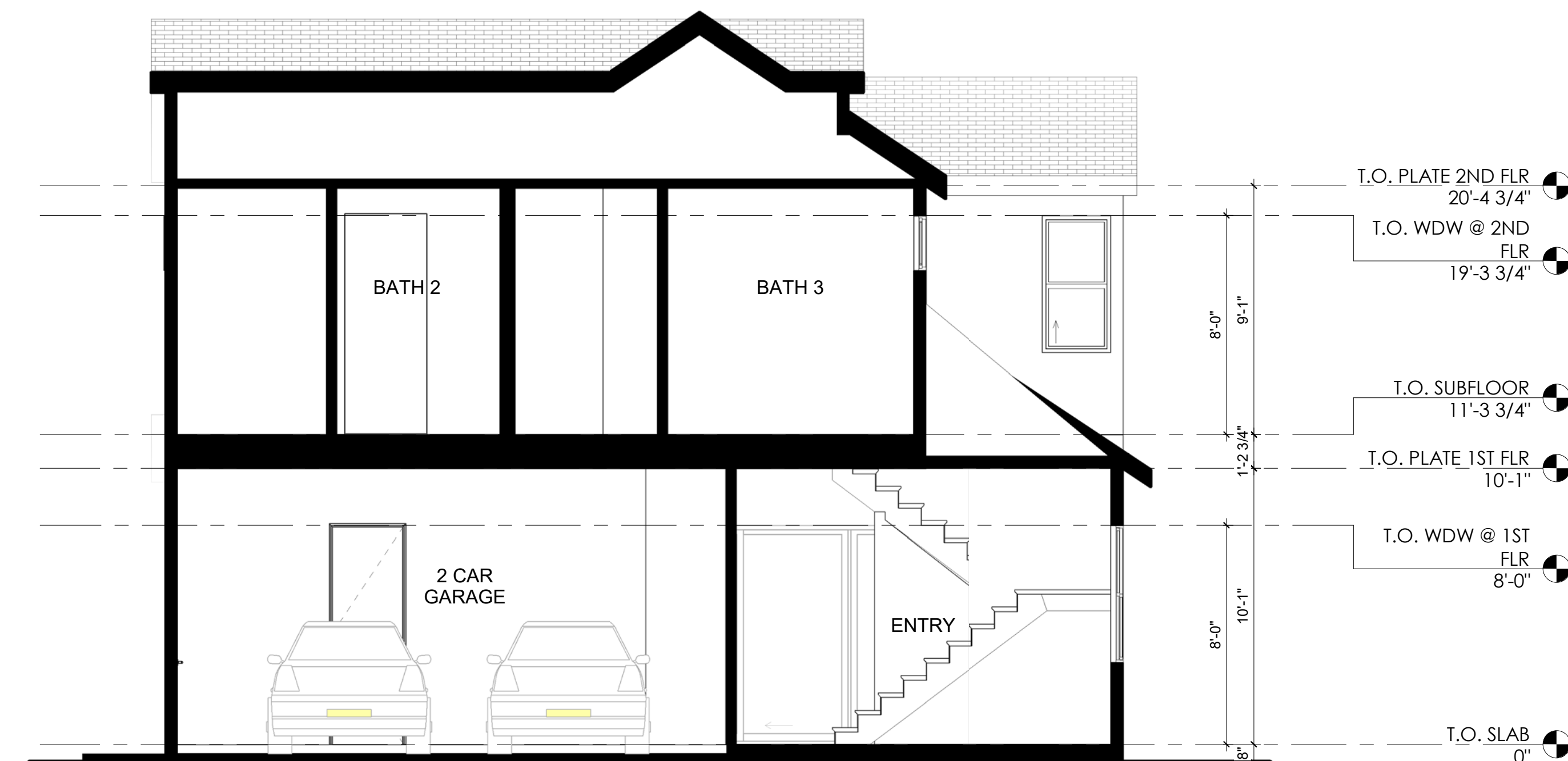


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A.14



2 PLAN 1B - CONTEMPORARY - SECTION B
1/4" = 1'-0"



1 PLAN 1B - CONTEMPORARY - SECTION A
1/4" = 1'-0"

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MOORPARK SYLVAN INVESTORS, LLC

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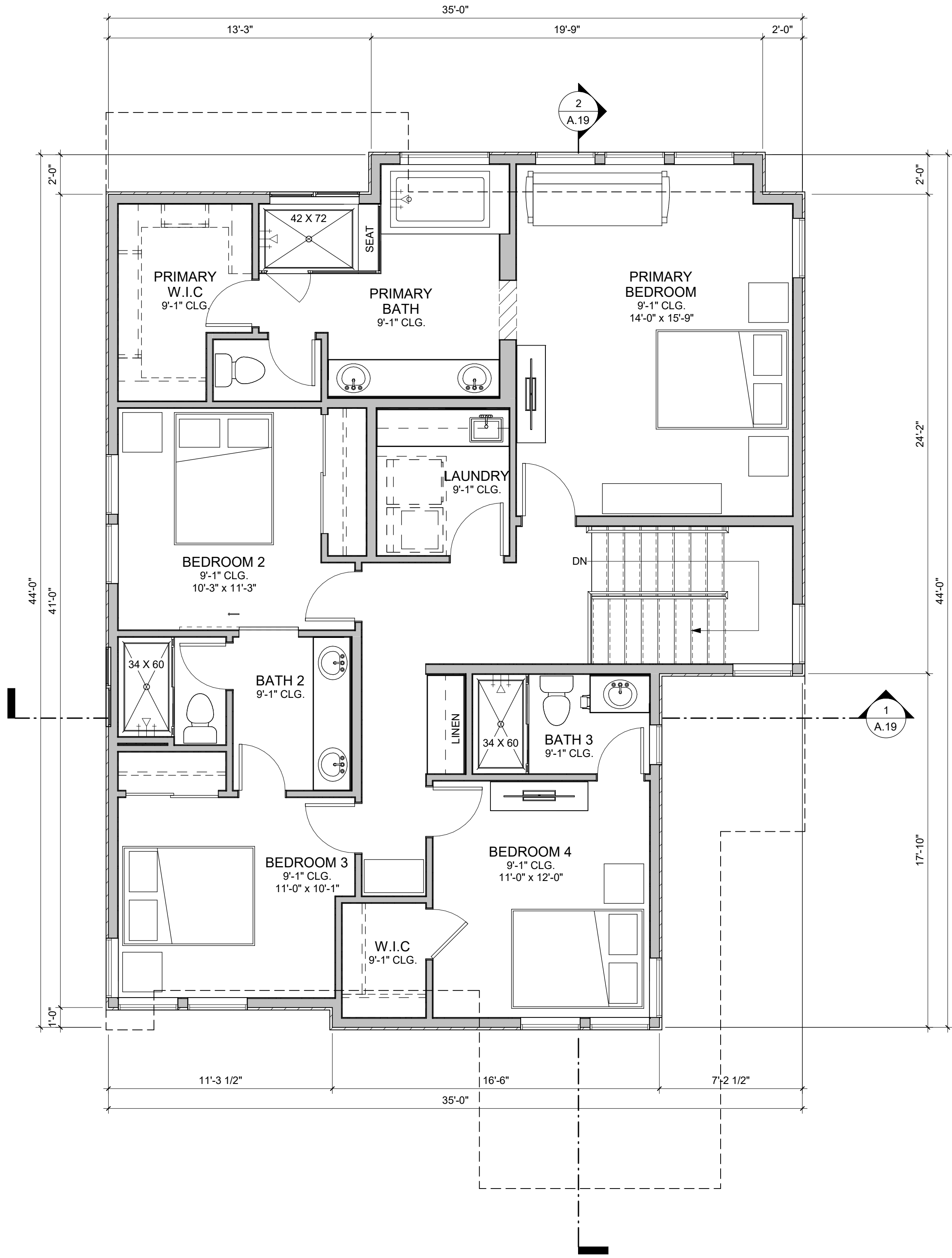
MILLER STARR
REGALIA



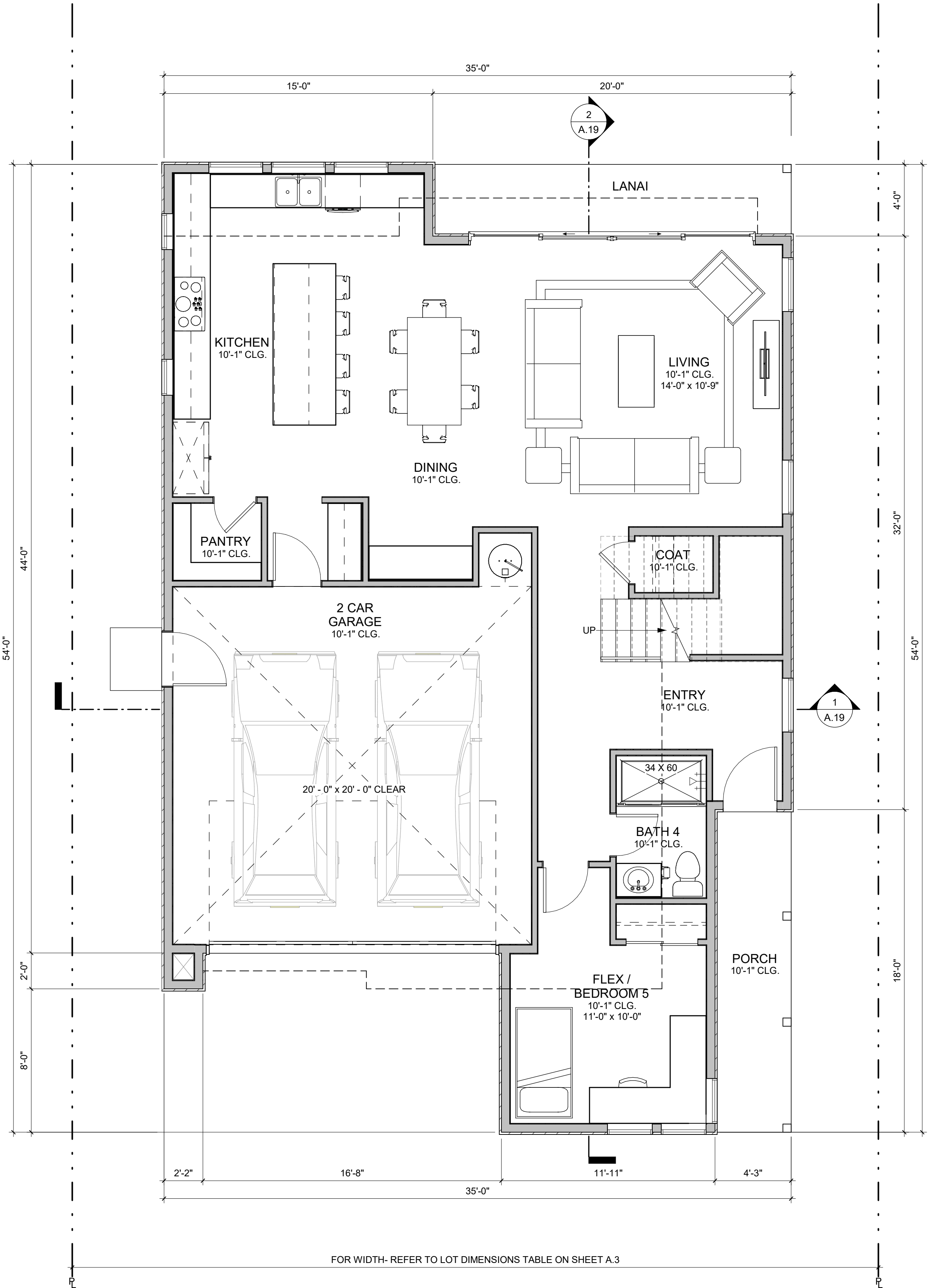
JOB NO. 297-090
DATE 04/15/2024

A.15

PLAN 1B CONTEMPORARY - SECTIONS



2 PLAN 1C - SECOND FLOOR PLAN
1/4" = 1'-0"



1 PLAN 1C - FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN 1C - 5 BR / 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1117
SECOND FLOOR	1292
TOTAL LIVING AREA	2409
2 CAR GARAGE	433
COVERED PORCH	77

*GROSS SQUARE FOOTAGE

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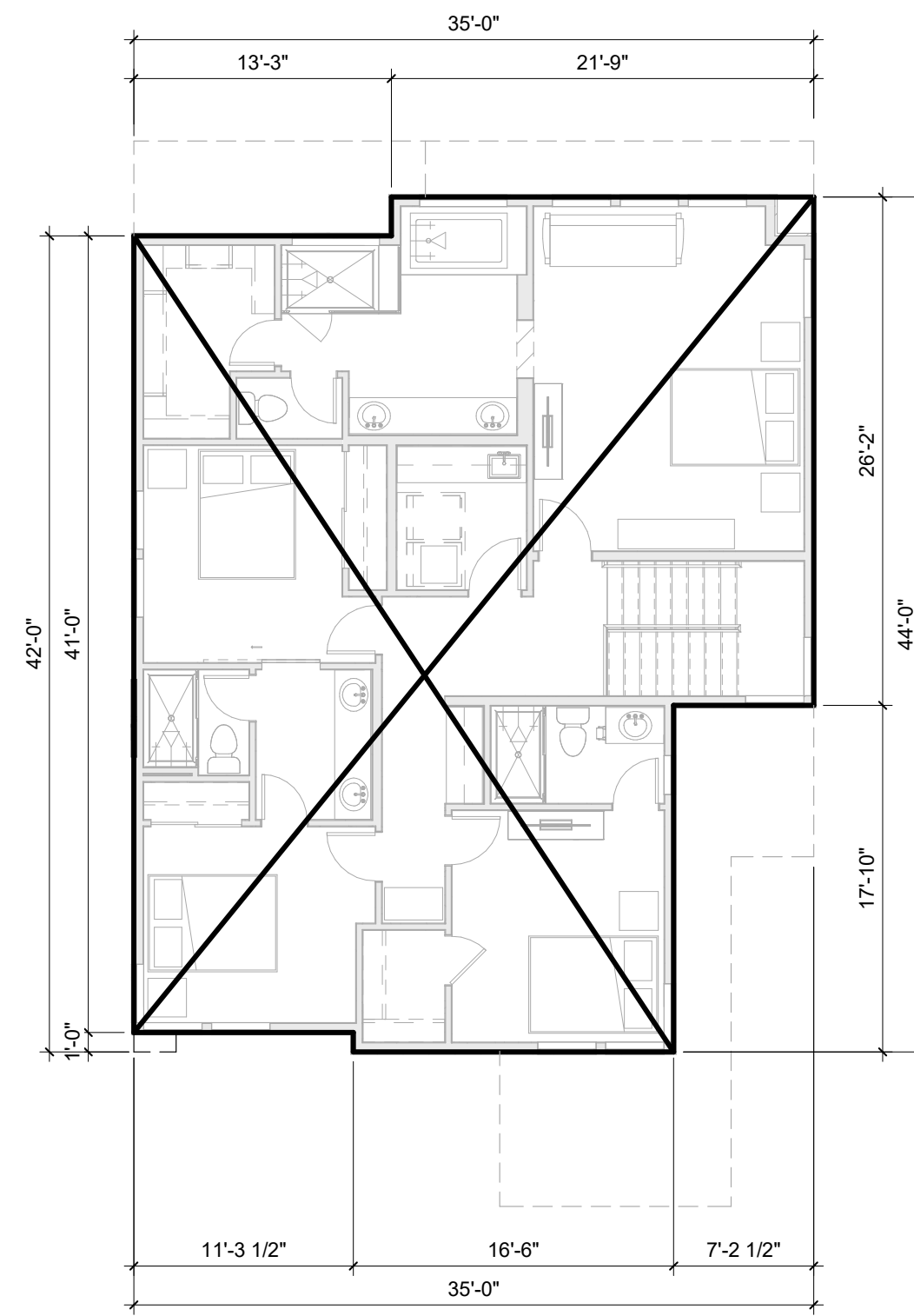
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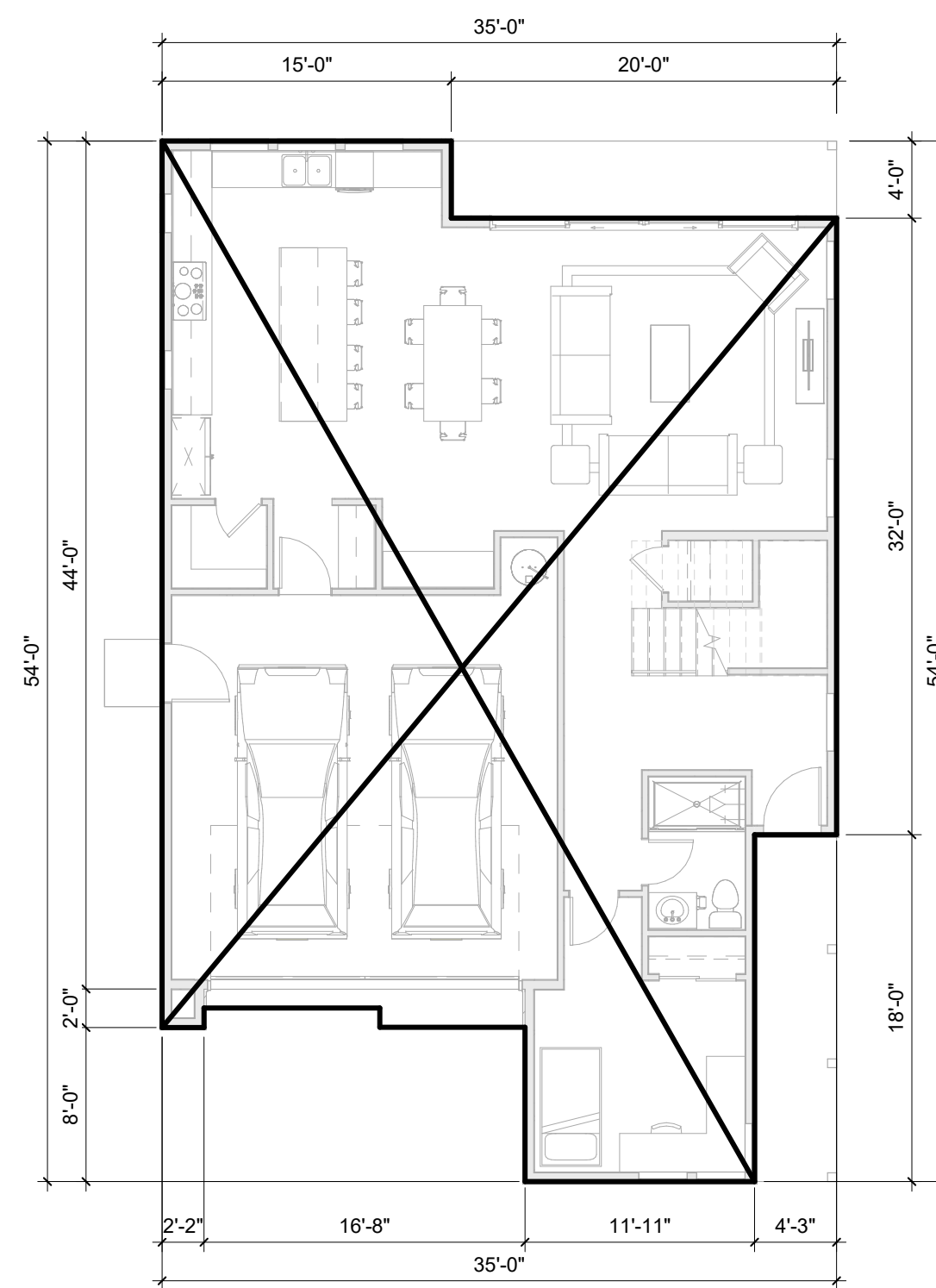
JOB NO. 297-090
DATE 04/15/2024

A.16

PLAN 1C TRANSITIONAL - FLOOR PLANS

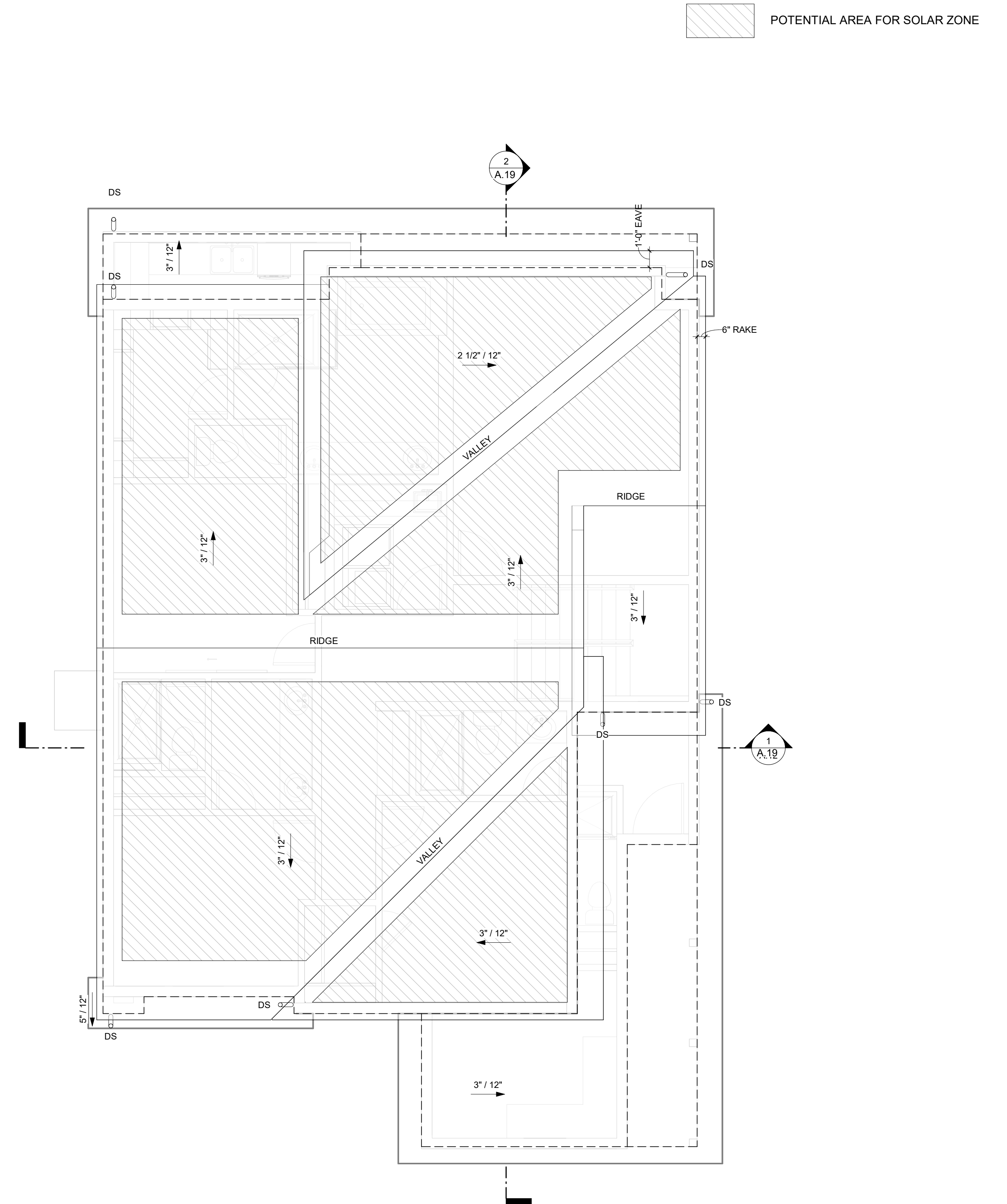


3 PLAN 1C - 2ND FLR. F.A.R. BOUNDARY
1/8" = 1'-0"



2 PLAN 1C - 1ST FLR. F.A.R. BOUNDARY
1/8" = 1'-0"

PLAN 1C FAR - 5 BR/ 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1,574
SECOND FLOOR	1,370
TOTAL FAR	2,944



1 PLAN 1C - ROOF PLAN
1/4" = 1'-0"

PLAN 1C TRANSITIONAL - FLOOR PLANS

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A.17



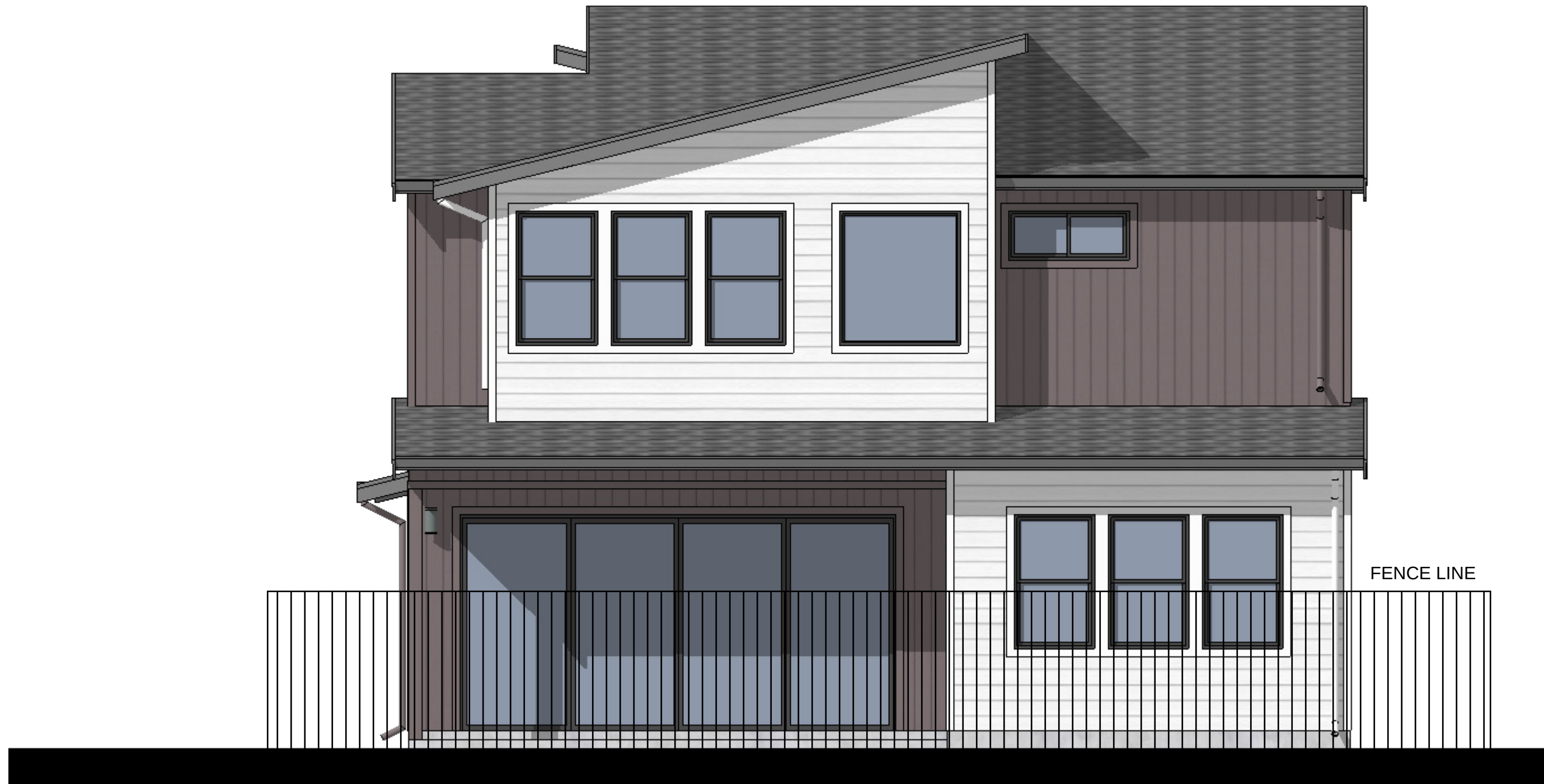
FRONT ELEVATION

PLAN	LOT NO.	BLDG. HT.*
PLAN 1C	3	27'-5"
	7	26'-6.5"
	19	27'-7"

*BLDG. HT.= HEIGHT FROM TOP OF ADJACENT CURB TO TOP OF ROOF



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

FOR MORE INFORMATION
SEE A.52 COLOR &
MATERIAL BOARD
PLAN 1C TRANSITIONAL - ELEVATIONS

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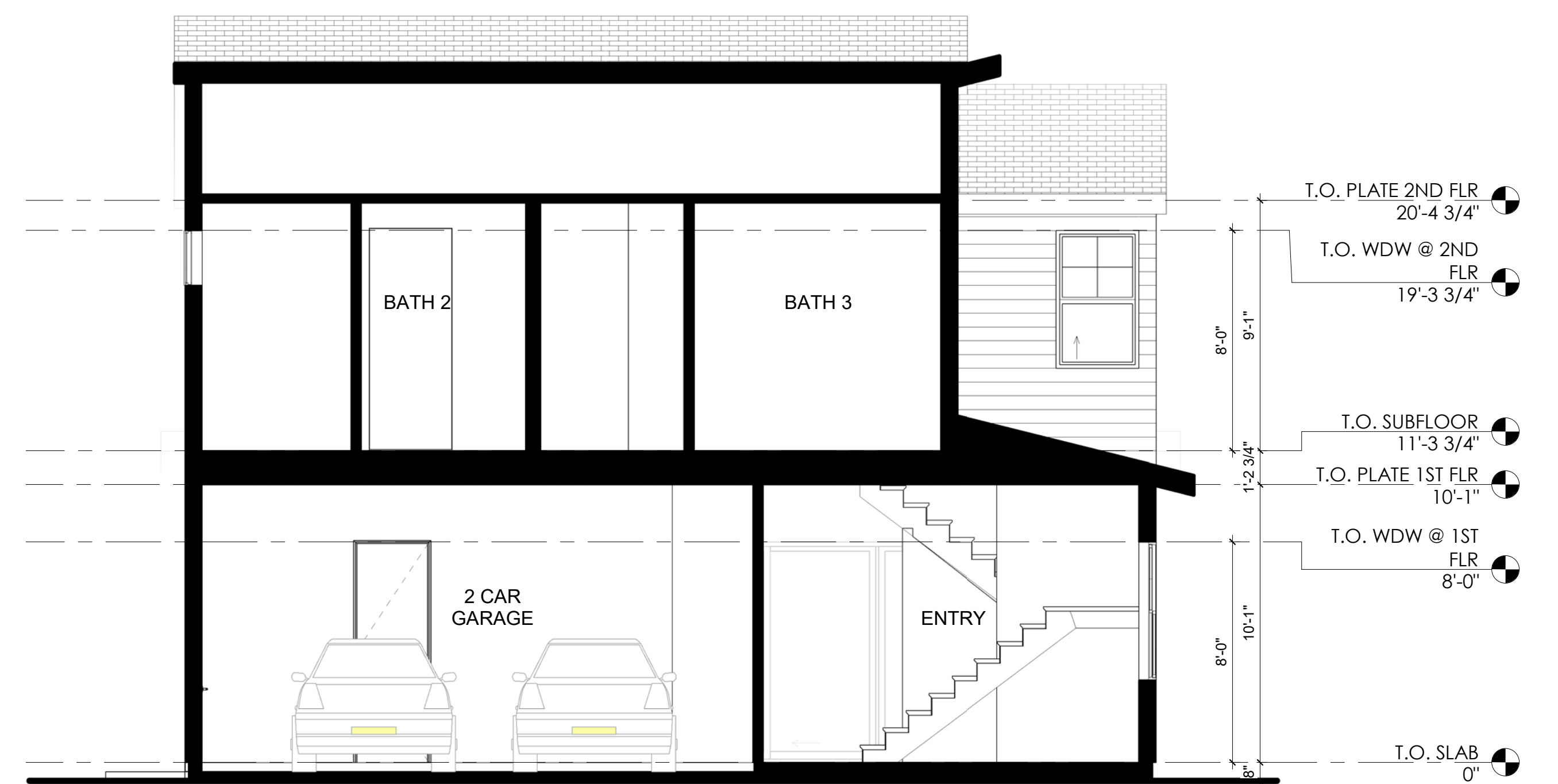
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JOB NO. 297-090
DATE 04/15/2024

A.18



2 PLAN 1C - TRANSITIONAL - SECTION B
1/4" = 1'-0"



1 PLAN 1C - TRANSITIONAL - SECTION A
1/4" = 1'-0"

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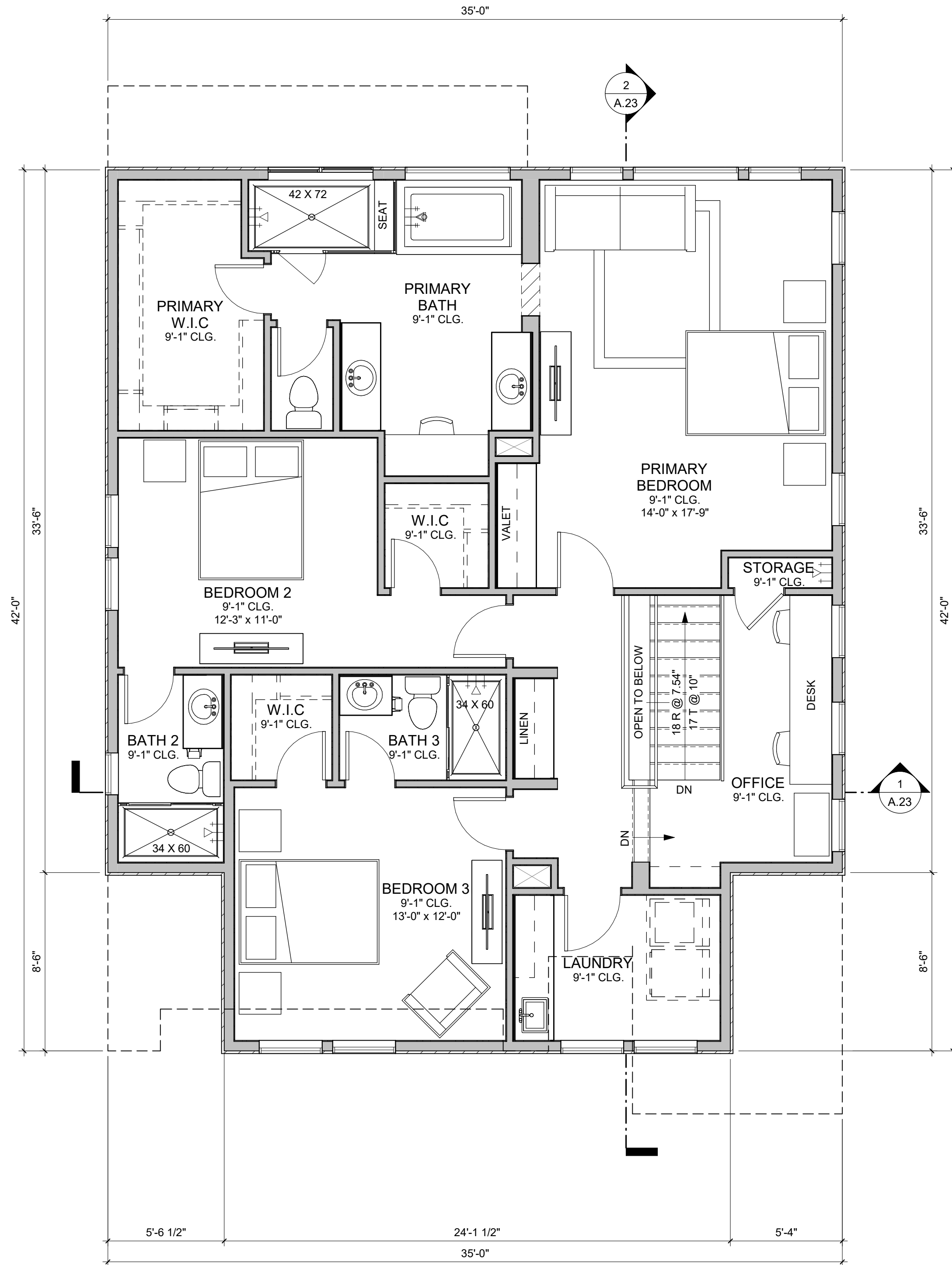


PLAN 1C TRANSITIONAL - SECTIONS

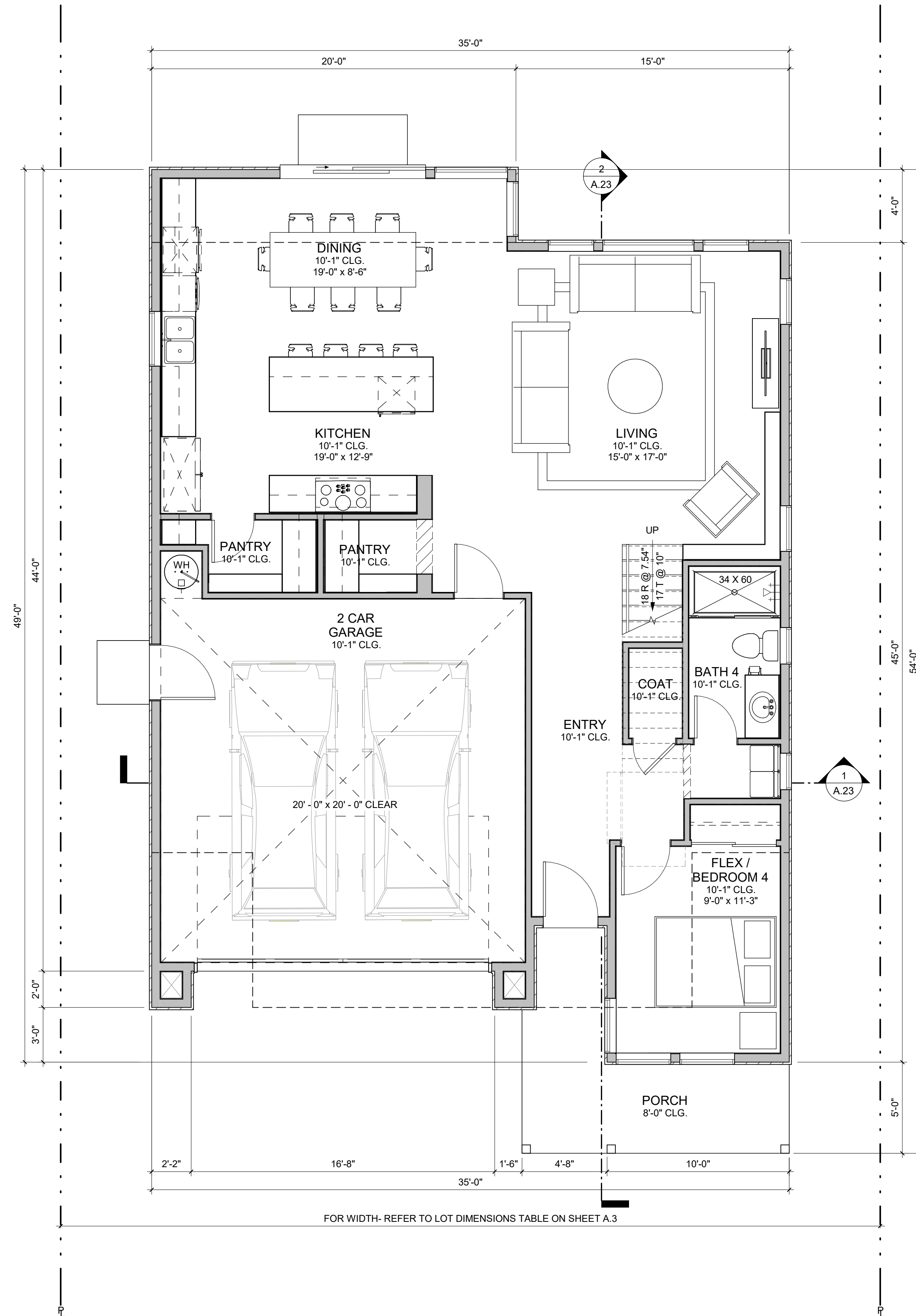


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A.19



2 PLAN 2A - SECOND FLOOR PLAN
1/4" = 1'-0"



1 PLAN 2A - FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN 2A - 4 BR / 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1091
SECOND FLOOR	1323
TOTAL LIVING AREA	2414
2-CAR GARAGE	437
COVERED PORCH	105

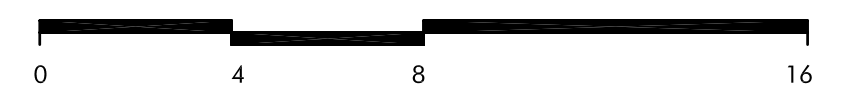
*GROSS SQUARE FOOTAGE

PLAN 2A TRADITIONAL - FLOOR PLANS

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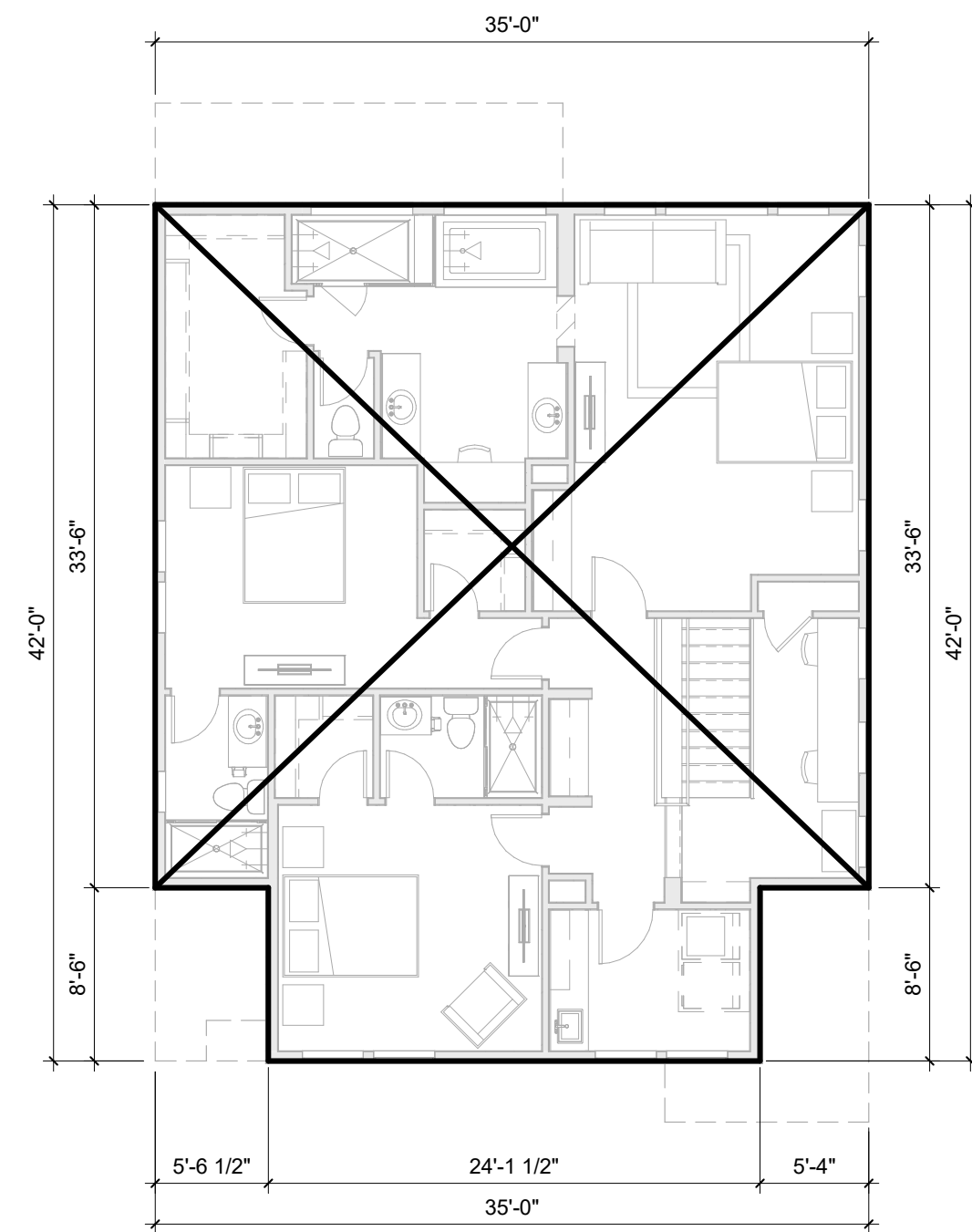
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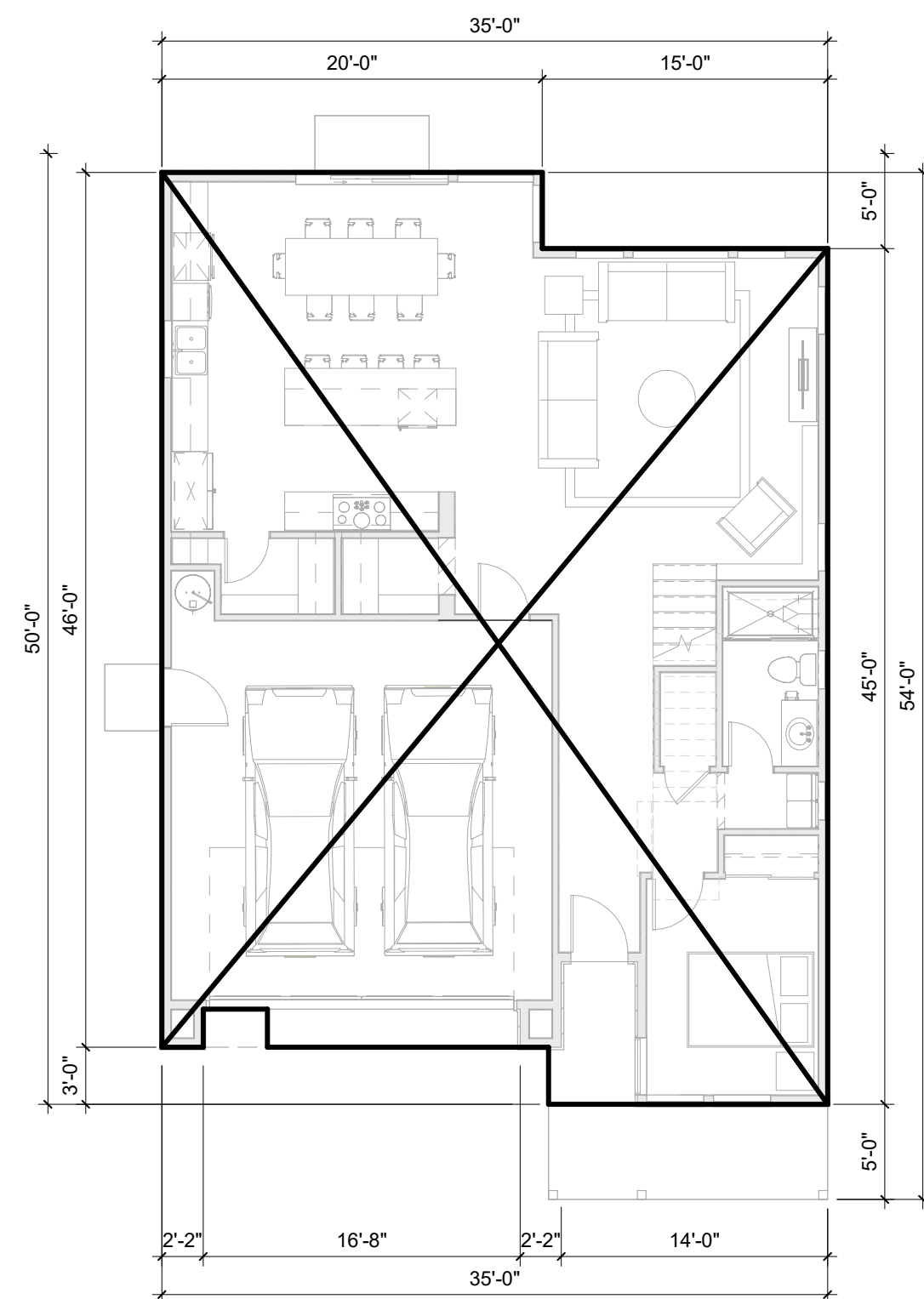


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DATE 04/15/2024

A.20

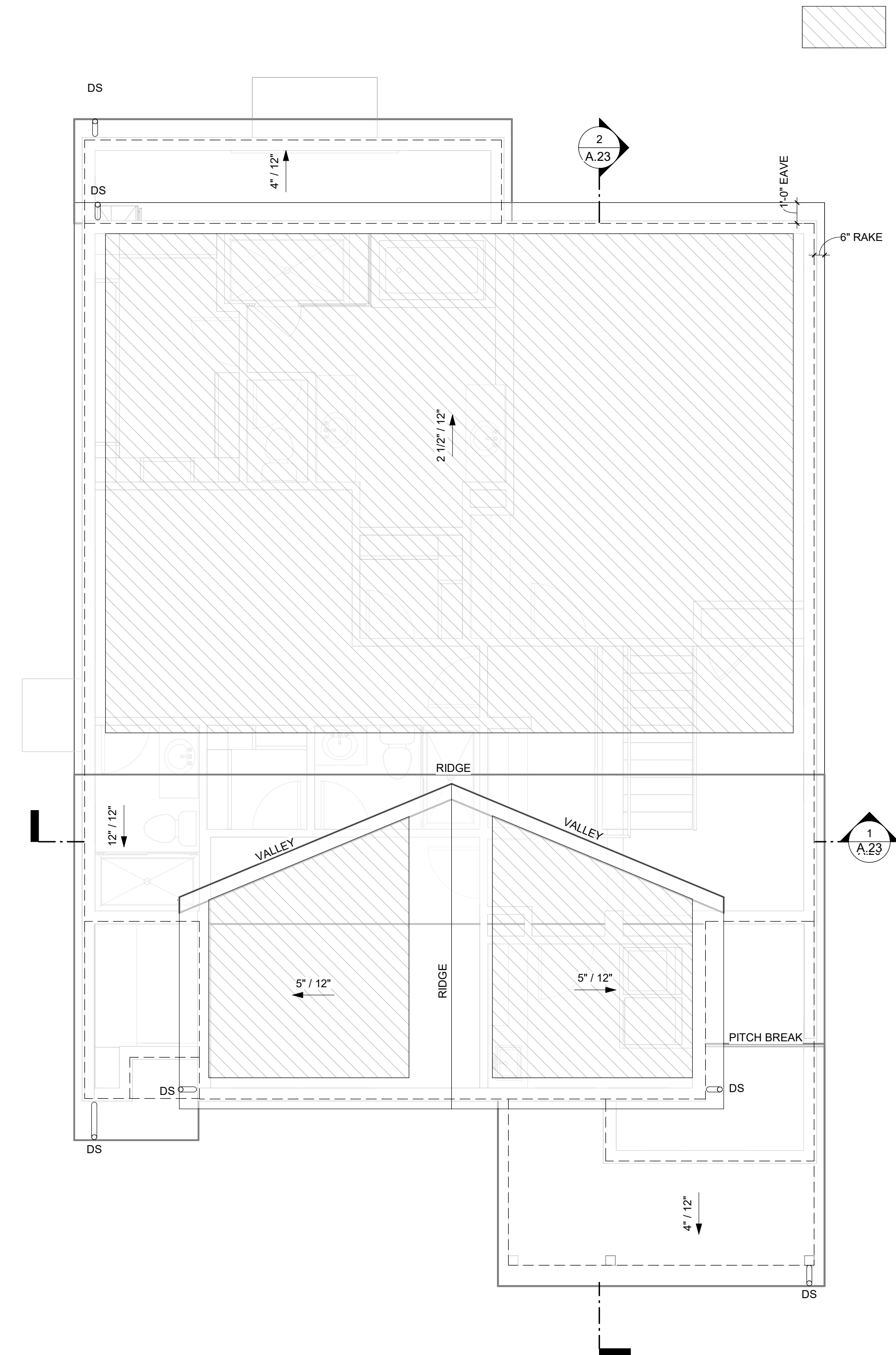


2 PLAN 2A - 2ND FLR. F.A.R. BOUNDARY
1/8" = 1'-0"



3 PLAN 2A - 1ST FLR. F.A.R. BOUNDARY
1/8" = 1'-0"

PLAN 2A FAR - 4 BR/ 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1,586
SECOND FLOOR	1,378
TOTAL FAR	2,964



1 PLAN 2A - ROOF PLAN
1/4" = 1'-0"

PLAN 2A TRADITIONAL - FLOOR PLANS

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A.21



FRONT ELEVATION

PLAN	LOT NO.	BLDG. HT.*
PLAN 2A	4	27'-7.5"
	6	27'-1.5"
	12	27'-4.5"

*BLDG. HT.= HEIGHT FROM TOP OF ADJACENT CURB TO TOP OF ROOF



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

FOR MORE INFORMATION
SEE A.45 COLOR &
MATERIAL BOARD
PLAN 2A TRADITIONAL - ELEVATIONS

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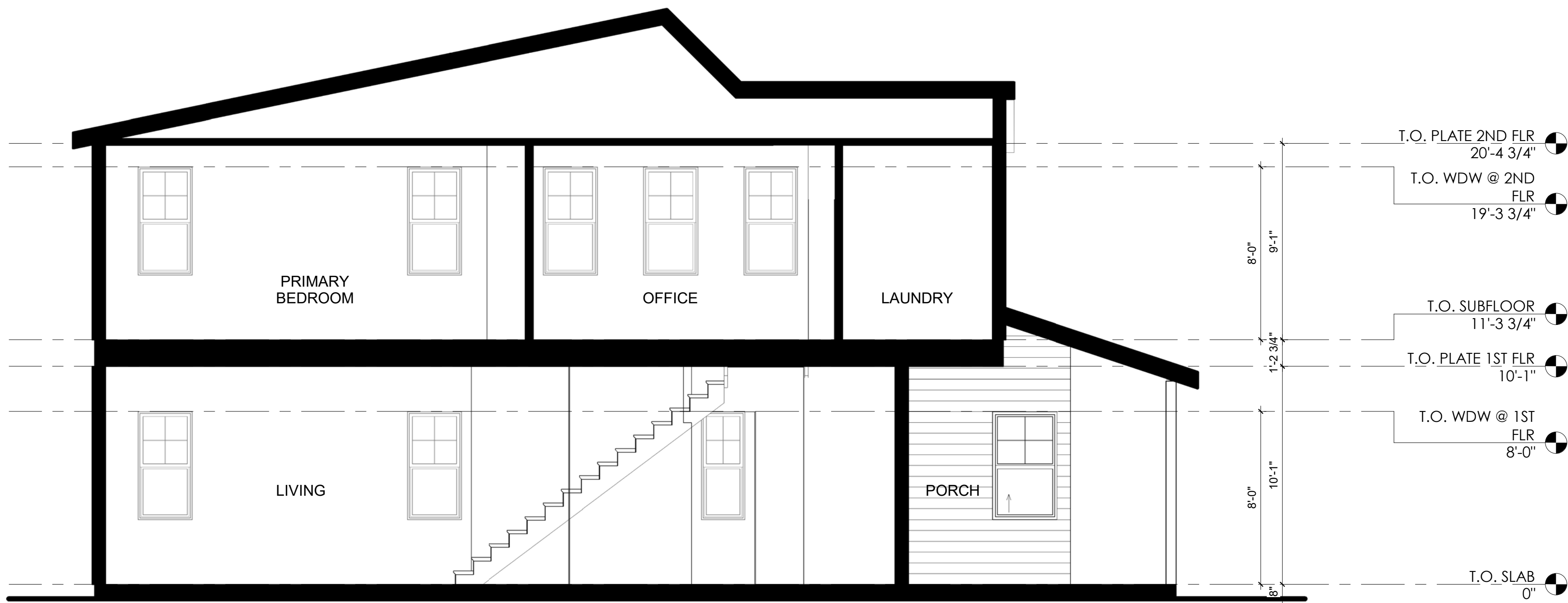


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DATE 04/15/2024

A.22



2 PLAN 2A - TRADITIONAL - SECTION B
1/4" = 1'-0"



1 PLAN 2A - TRADITIONAL - SECTION A
1/4" = 1'-0"

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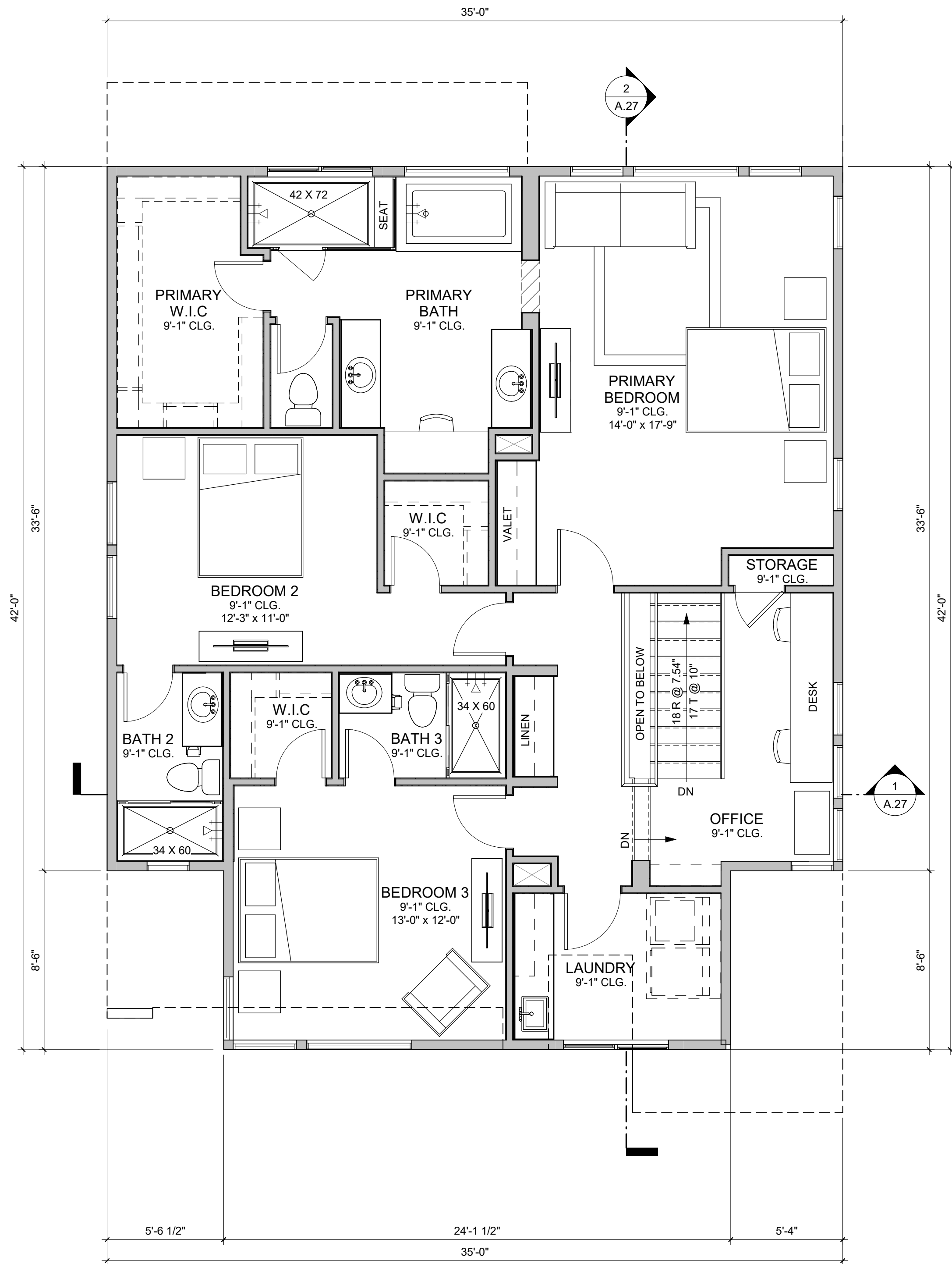


PLAN 2A TRADITIONAL - SECTIONS

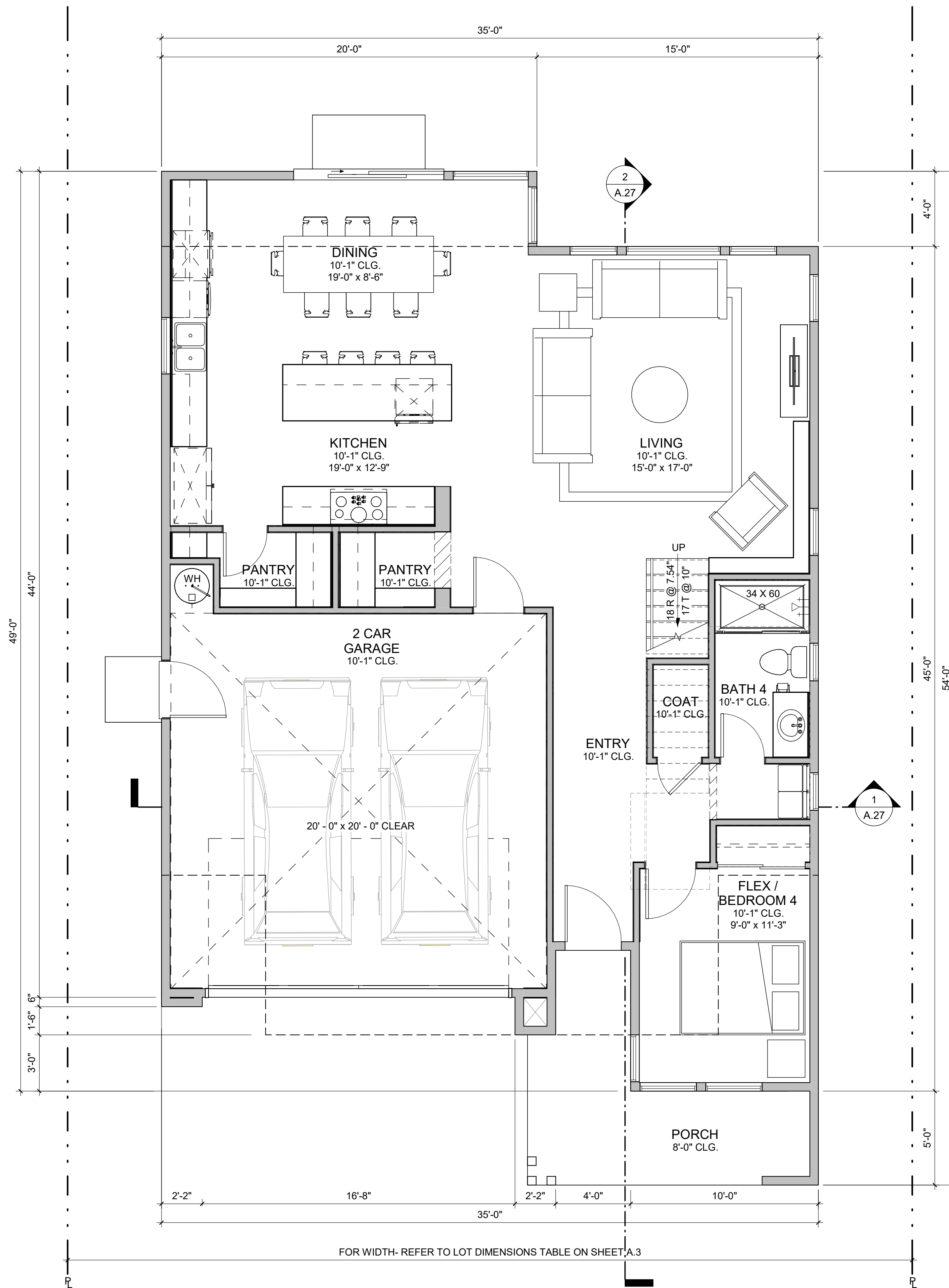


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DATE 04/15/2024

A.23



2 PLAN 2B - SECOND FLOOR PLAN
1/4" = 1'-0"



1 PLAN 2B - FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN 2B - 4 BR / 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1091
SECOND FLOOR	1323
TOTAL LIVING AREA	2414
2-CAR GARAGE	434
COVERED PORCH	112

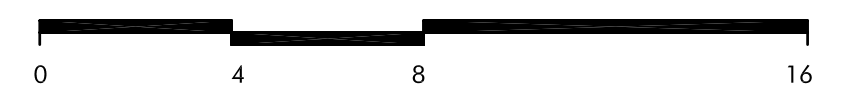
*GROSS SQUARE FOOTAGE

PLAN 2B CONTEMPORARY - FLOOR PLANS

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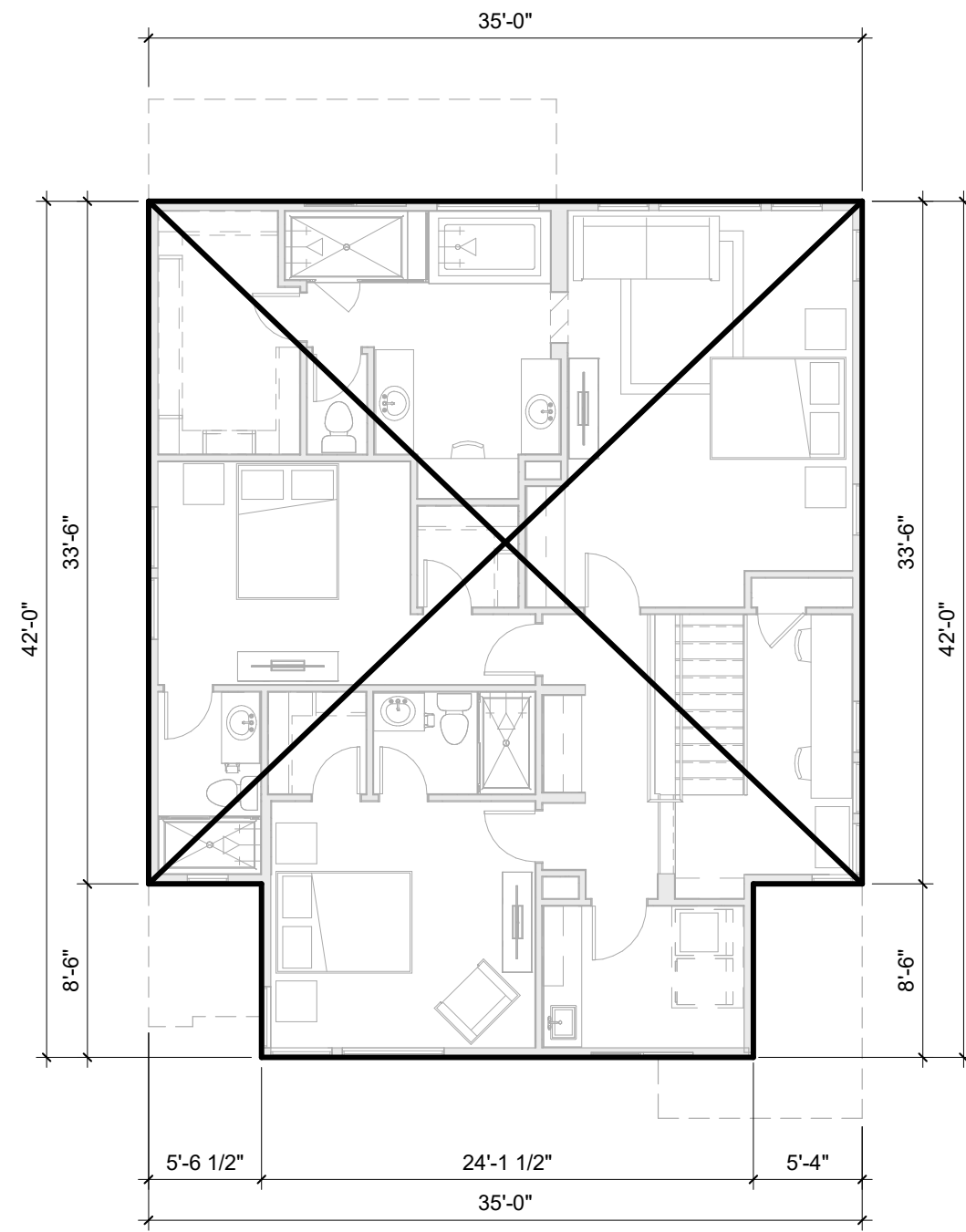
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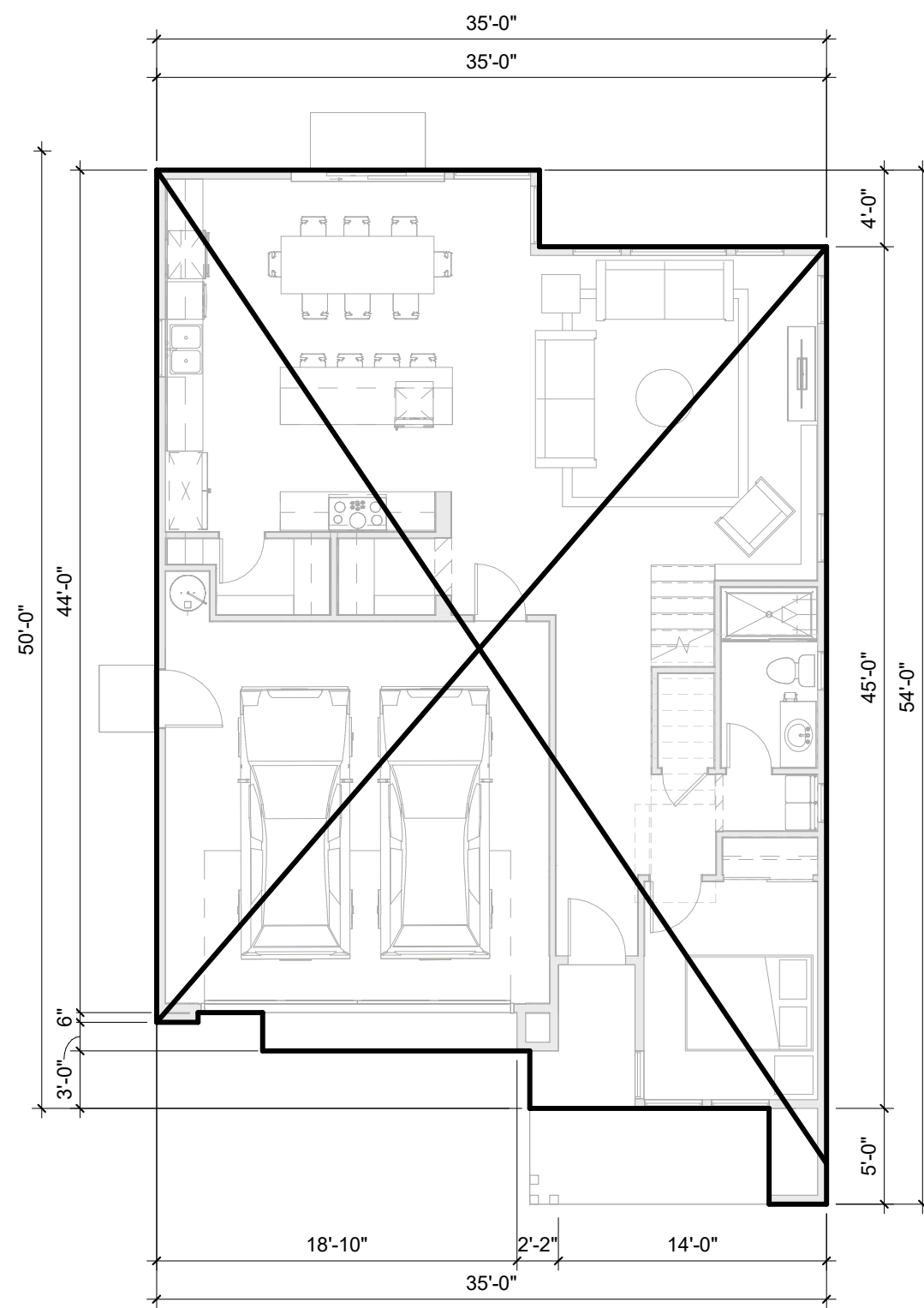


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A.24

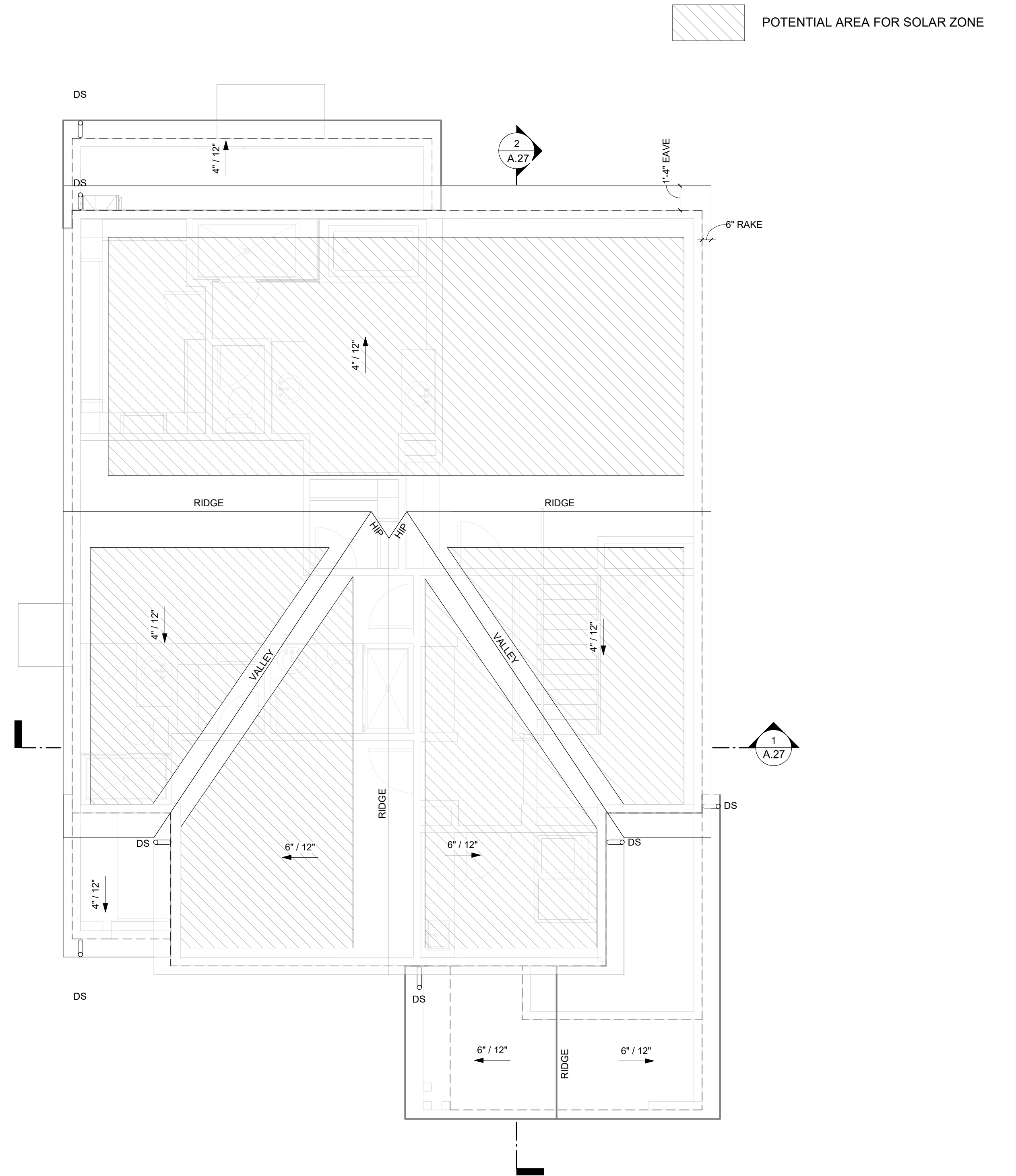


2 PLAN 2B - 2ND FLR. F.A.R. BOUNDARY
1/8" = 1'-0"



3 PLAN 2B - 1ST FLR. F.A.R. BOUNDARY
1/8" = 1'-0"

PLAN 2B FAR - 4 BR/ 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1,601
SECOND FLOOR	1,378
TOTAL FAR	2,979



1 PLAN 2B - ROOF PLAN
1/4" = 1'-0"

PLAN 2B CONTEMPORARY - FLOOR PLANS

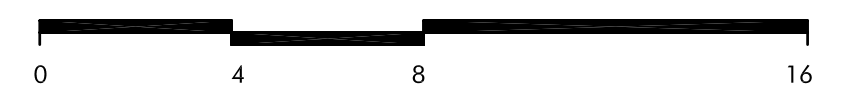
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DATE 04/15/2024

A.25



FRONT ELEVATION

PLAN	LOT NO.	BLDG. HT.*
PLAN 2B	2	27'-7.25"
	8	27'-3.25"
	11	27'-4.25"
	20	27'-10.25"

*BLDG. HT. = HEIGHT FROM TOP OF ADJACENT CURB TO TOP OF ROOF



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

FOR MORE INFORMATION
SEE A.53 COLOR &
MATERIAL BOARD

PLAN 2B CONTEMPORARY - ELEVATIONS

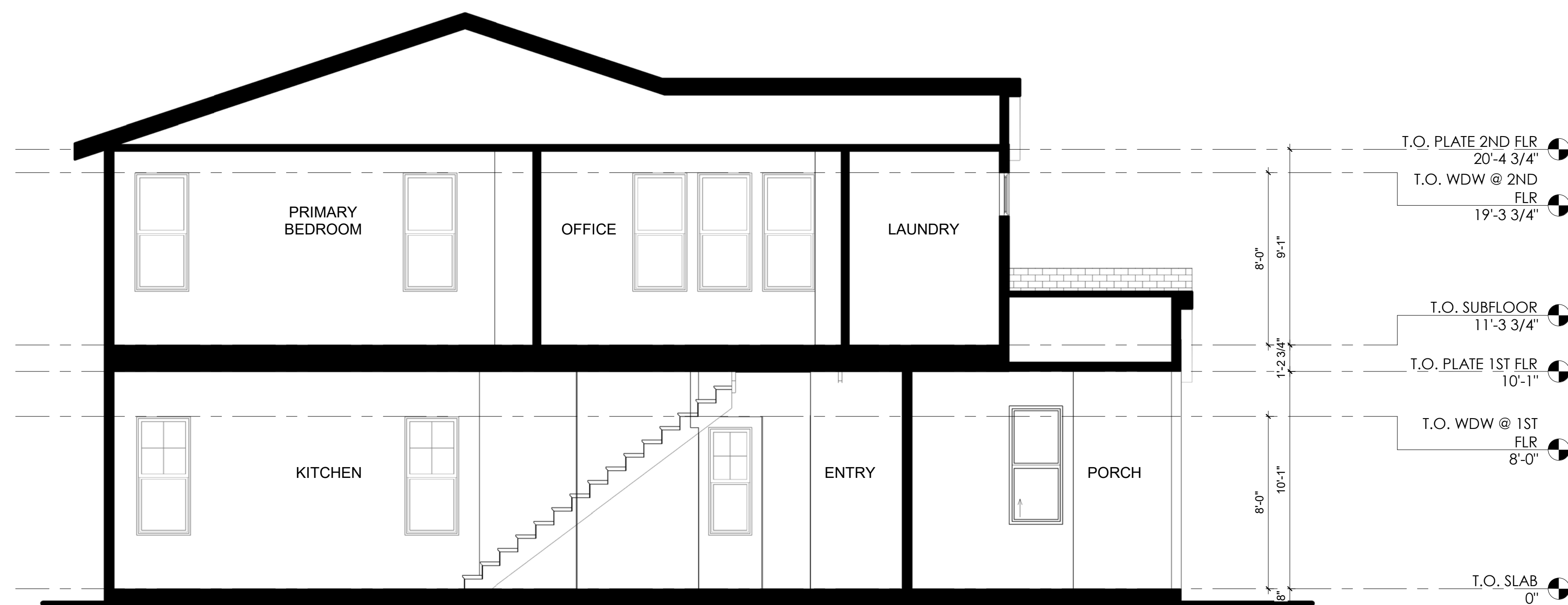
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2 PLAN 2B - CONTEMPORARY - SECTION B
1/4" = 1'-0"



1 PLAN 2B - CONTEMPORARY - SECTION A
1/4" = 1'-0"

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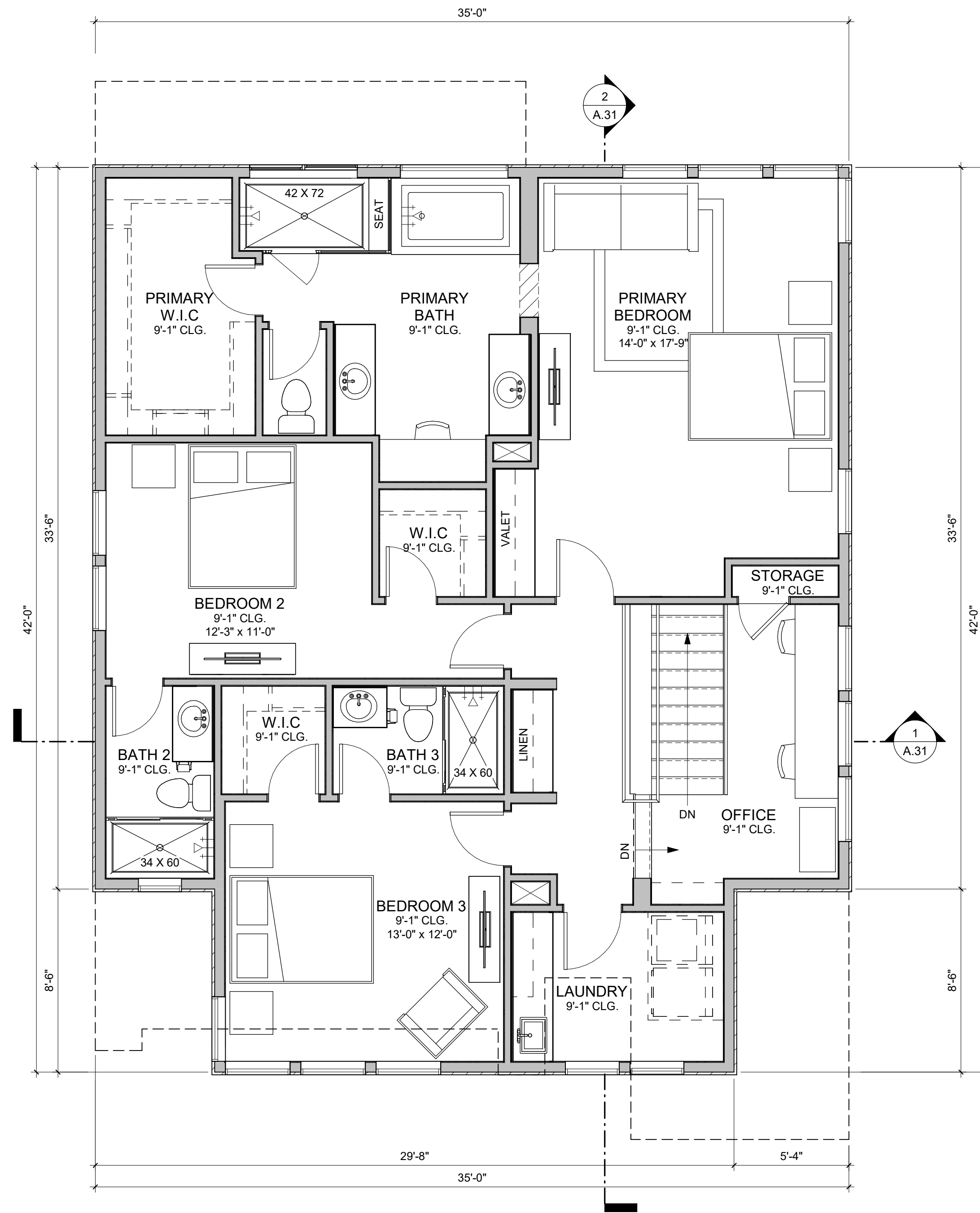
MILLER STARR
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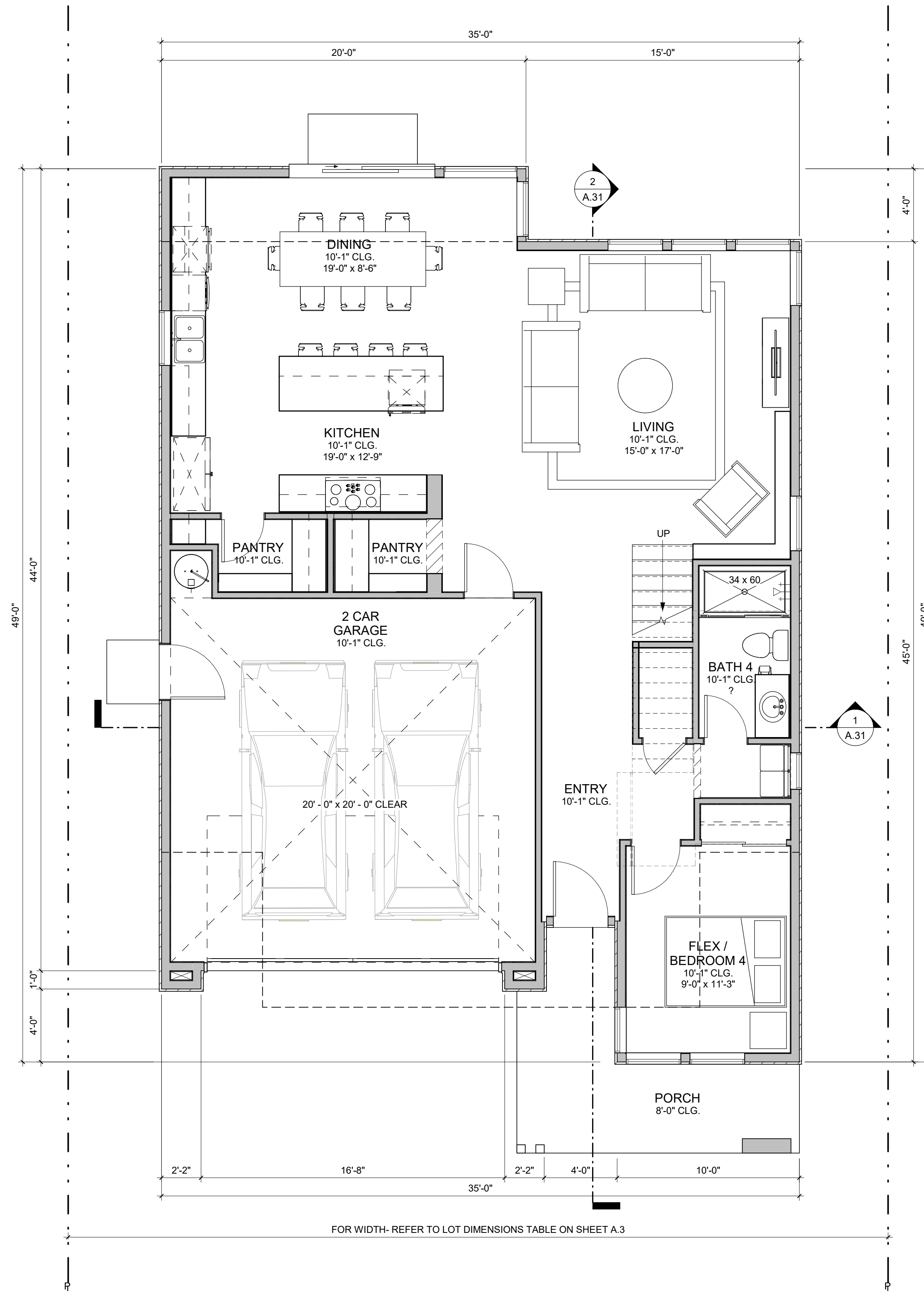
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A.27

PLAN 2B CONTEMPORARY - SECTIONS



2 PLAN 2C - SECOND FLOOR PLAN
1/4" = 1'-0"



1 PLAN 2C - FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN 2C - 4 BR / 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1091
SECOND FLOOR	1323
TOTAL LIVING AREA	2414
2 CAR GARAGE	433
COVERED PORCH	114

*GROSS SQUARE FOOTAGE

PLAN 2C TRANSITIONAL - FLOOR PLANS

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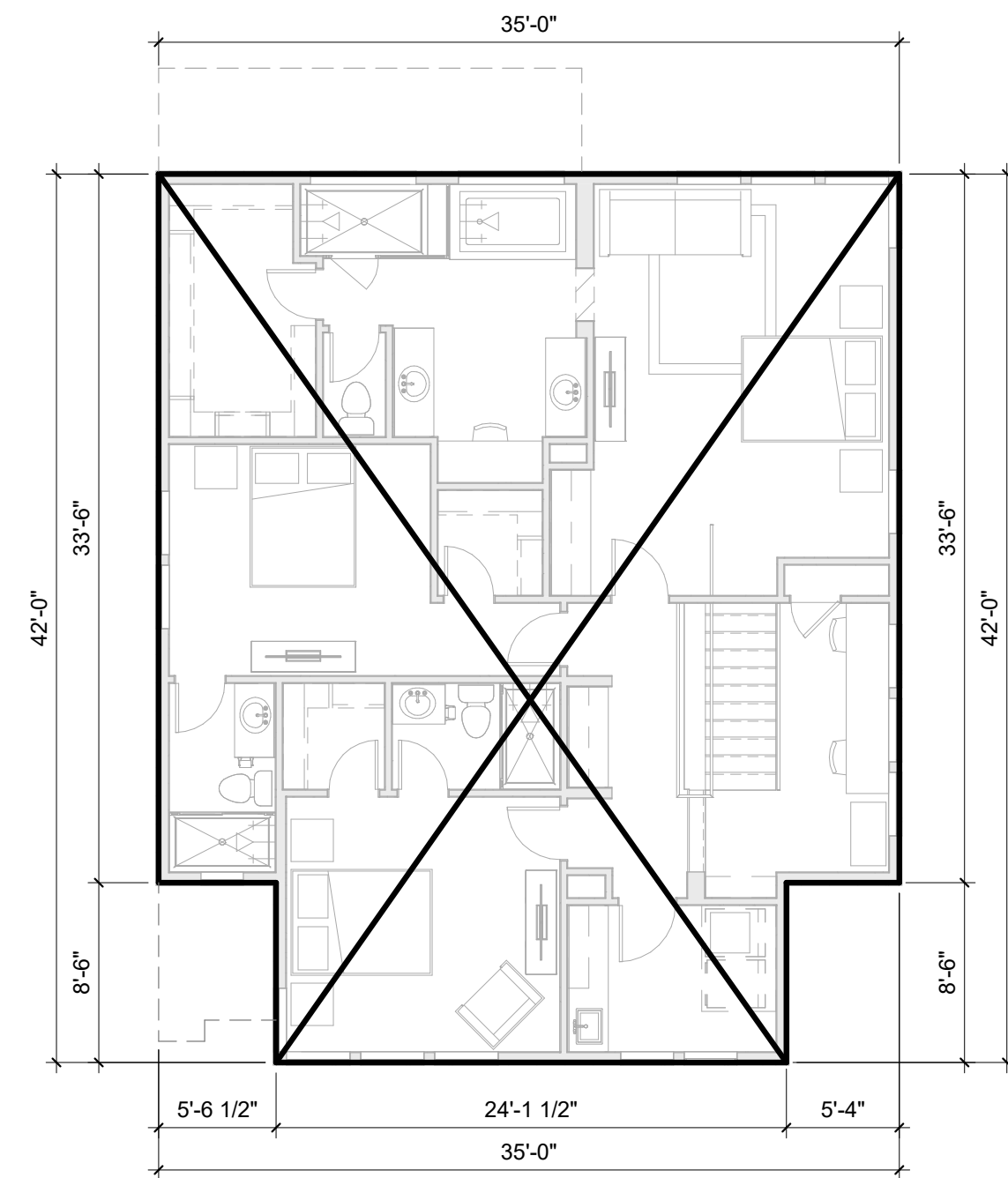
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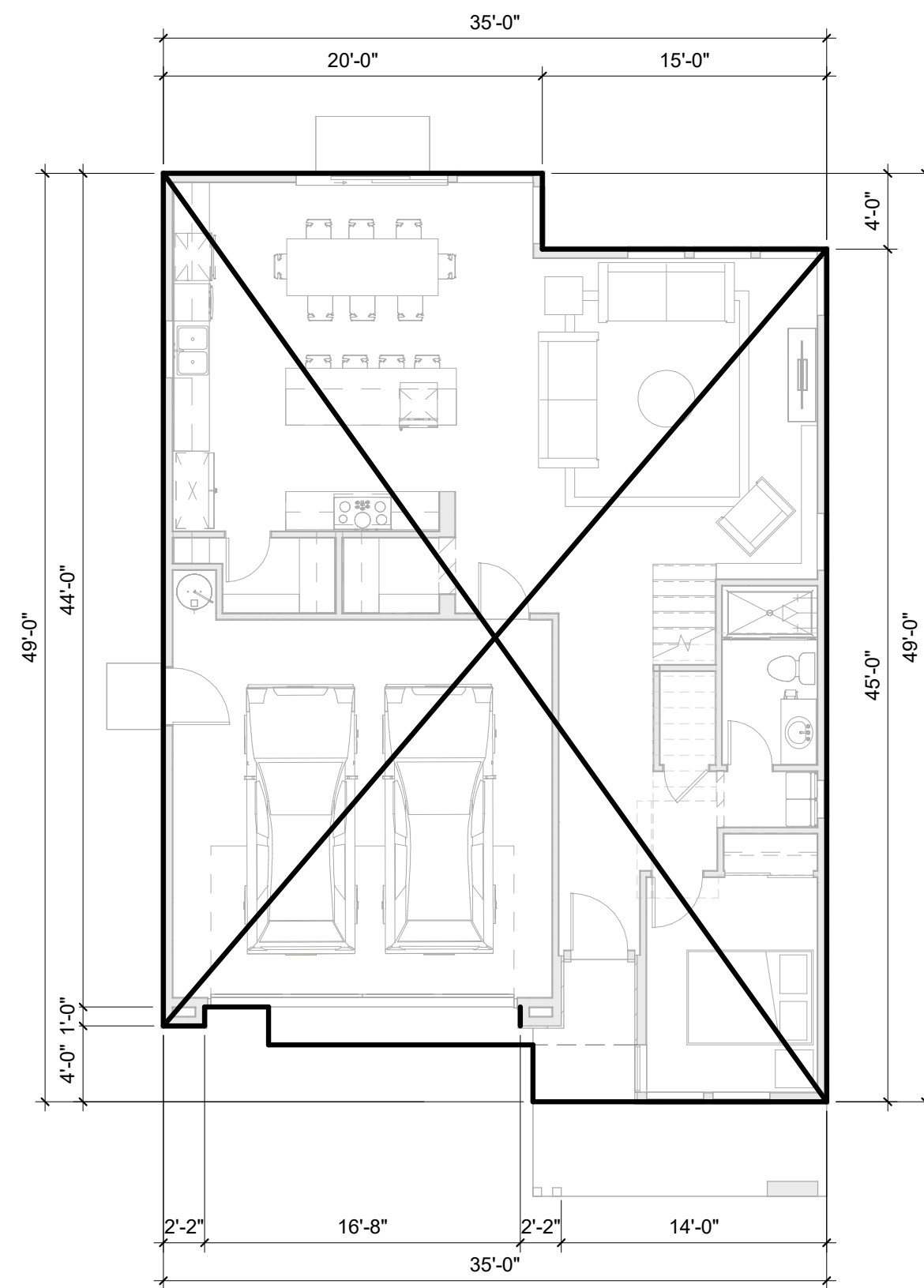


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A.28

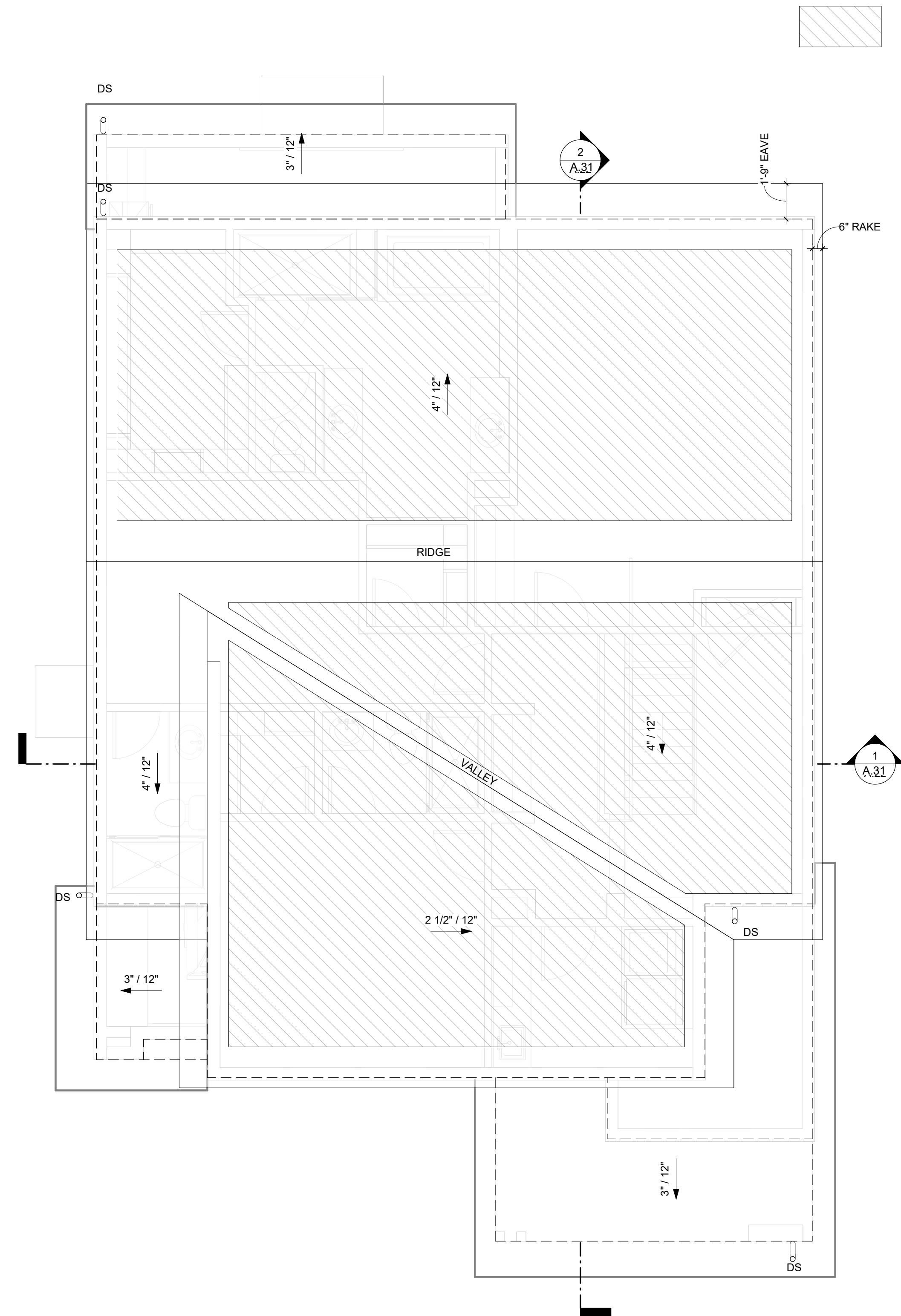


2 PLAN 2C - 2ND FLR. F.A.R. BOUNDARY
1/8" = 1'-0"



1 PLAN 2C - 1ST FLR. F.A.R. BOUNDARY
1/8" = 1'-0"

PLAN 2C FAR - 4 BR/ 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1,587
SECOND FLOOR	1,378
TOTAL FAR	2,965



3 PLAN 2C - ROOF PLAN
1/4" = 1'-0"

PLAN 2C TRANSITIONAL - FLOOR PLANS

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A.29



FRONT ELEVATION

PLAN	LOT NO.	BLDG. HT.*
PLAN 2C	10	27'-4"
	13	27'-3"
	16	27'-5"
	22	28'-0"

*BLDG. HT.= HEIGHT FROM TOP OF ADJACENT CURB TO TOP OF ROOF

* MAXIMUM HEIGHT ON SITE:
28'- 0" AT LOT 22, PLAN 2C

(TOTAL HEIGHT FROM T.O.SLAB
TO ROOF + HEIGHT OF CURB =
26'- 6" + 18" =
28'- 0")



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

PLAN 2C TRANSITIONAL - ELEVATIONS

FOR MORE INFORMATION
SEE A.53 COLOR &
MATERIAL BOARD

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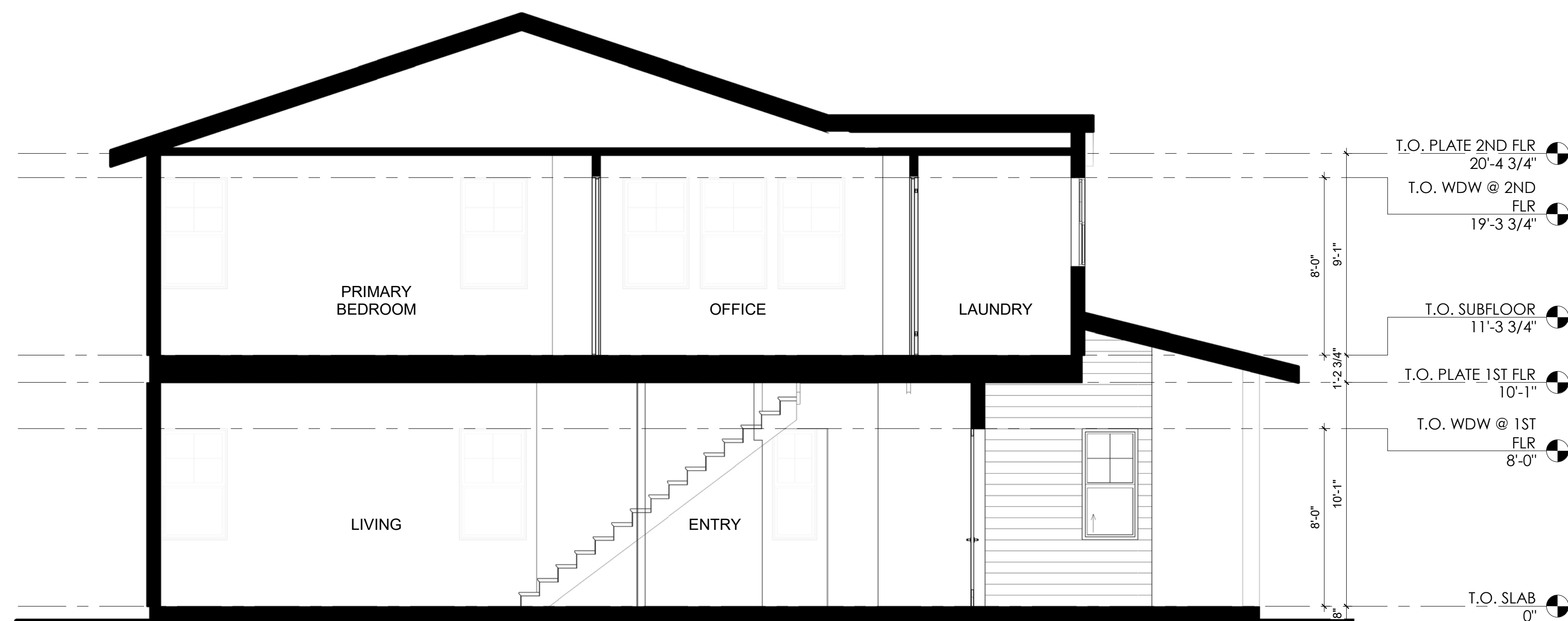


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DATE 04/15/2024

A.30



2 PLAN 2C - TRANSITIONAL - SECTION B
1/4" = 1'-0"



1 PLAN 2C - TRANSITIONAL - SECTION A
1/4" = 1'-0"

PLAN 2C TRANSITIONAL - SECTIONS

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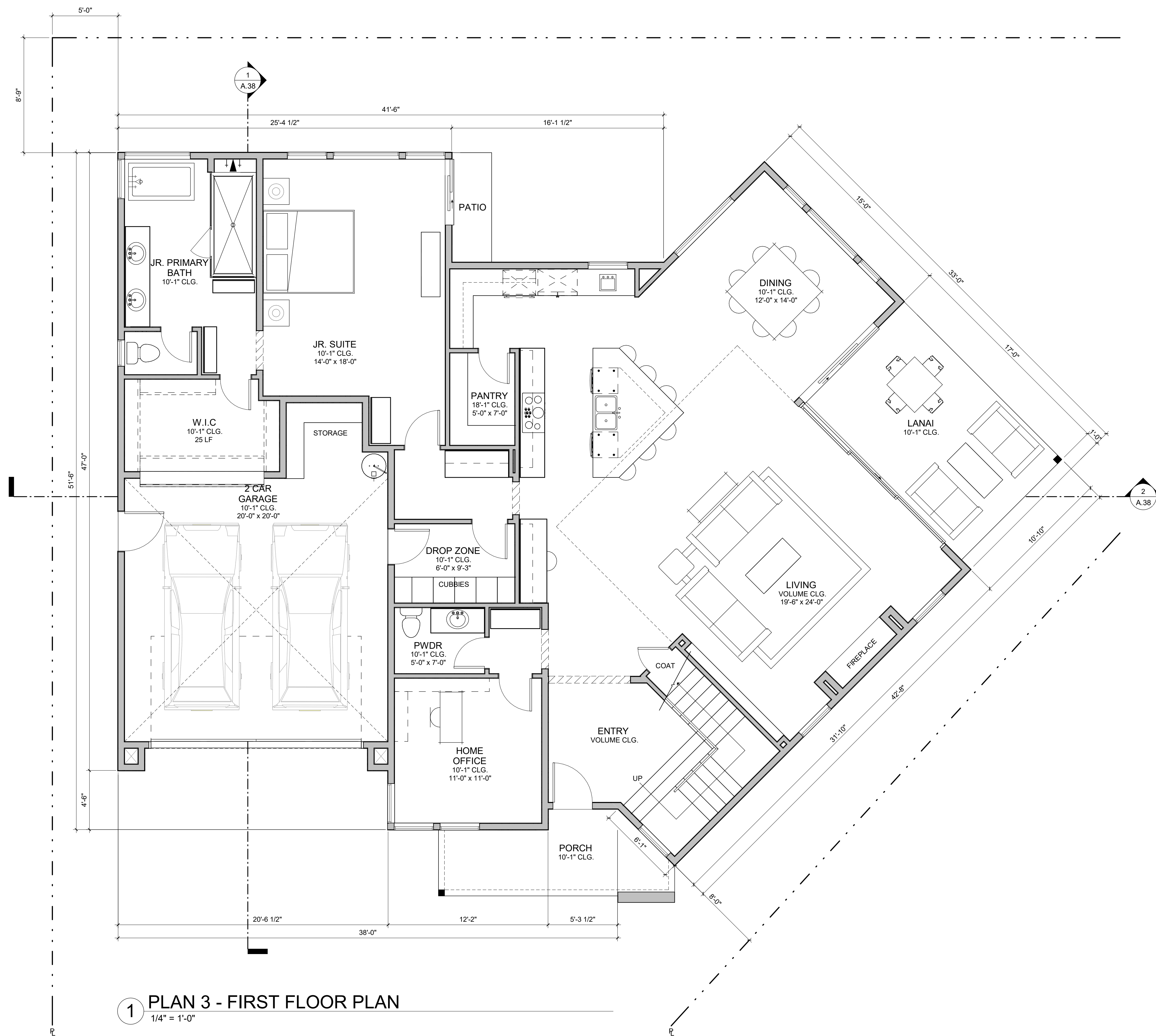


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A.31



PLAN 3 - 4 BR / 4.5 BA	
NAME	AREA (SF)
FIRST FLOOR	1455
SECOND FLOOR	1467
SECOND FLOOR STAIRCASE	123
TOTAL LIVING AREA	3045
2-CAR GARAGE	465
COVERED PORCH	99
LANAI	184
OPTIONAL DECK	164

*GROSS SQUARE FOOTAGE

PLAN 3 TRANSITIONAL - FLOOR PLANS

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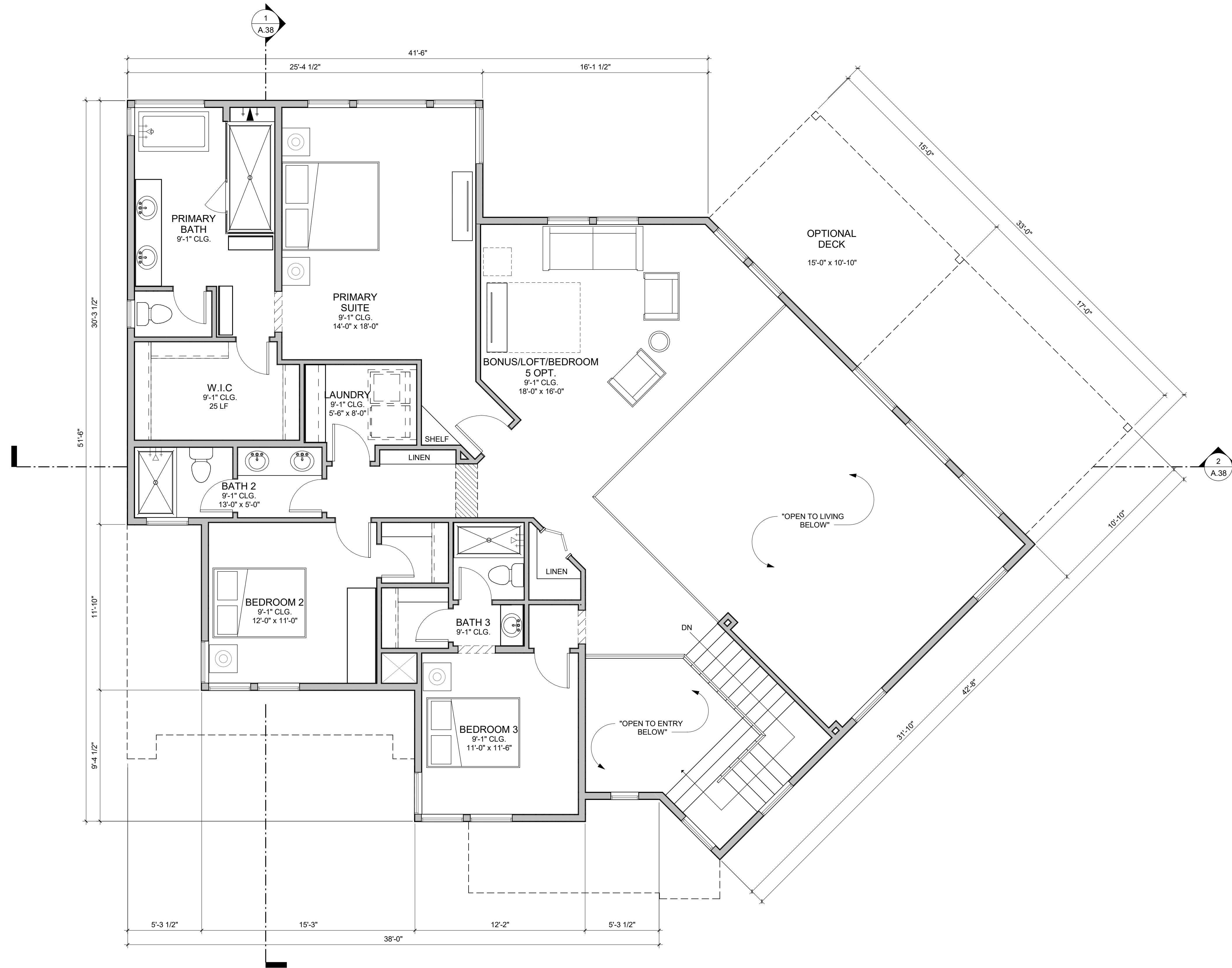


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DATE 04/15/2024

A.32



1 PLAN 3 - SECOND FLOOR PLAN
1/4" = 1'-0"

PLAN 3 - 4 BR / 4.5 BA	
NAME	AREA (SF)
FIRST FLOOR	1455
SECOND FLOOR	1467
SECOND FLOOR STAIRCASE	123
TOTAL LIVING AREA	3045
2-CAR GARAGE	465
COVERED PORCH	99
LANAI	184
OPTIONAL DECK	164

*GROSS SQUARE FOOTAGE

PLAN 3 TRANSITIONAL - FLOOR PLANS

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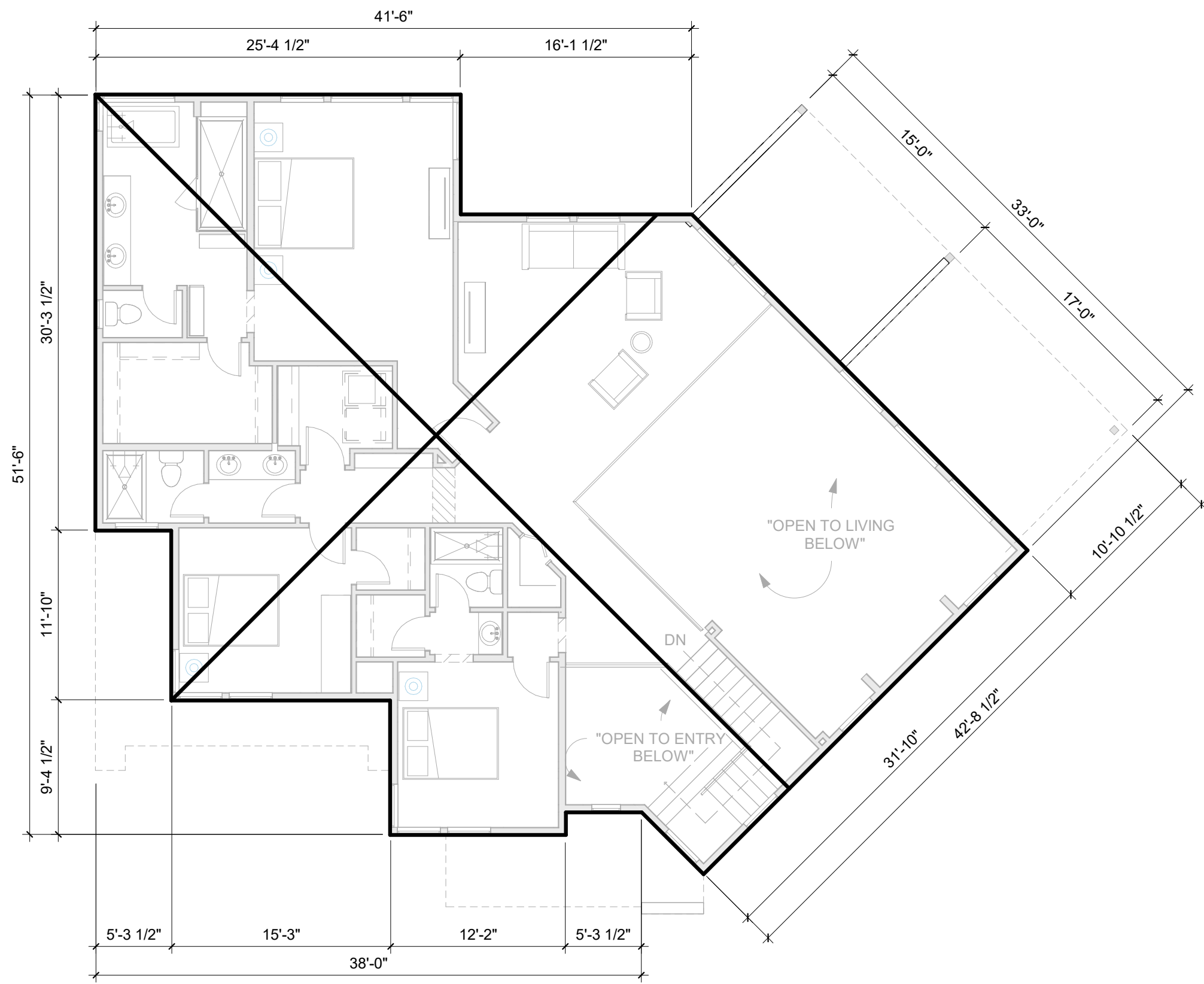


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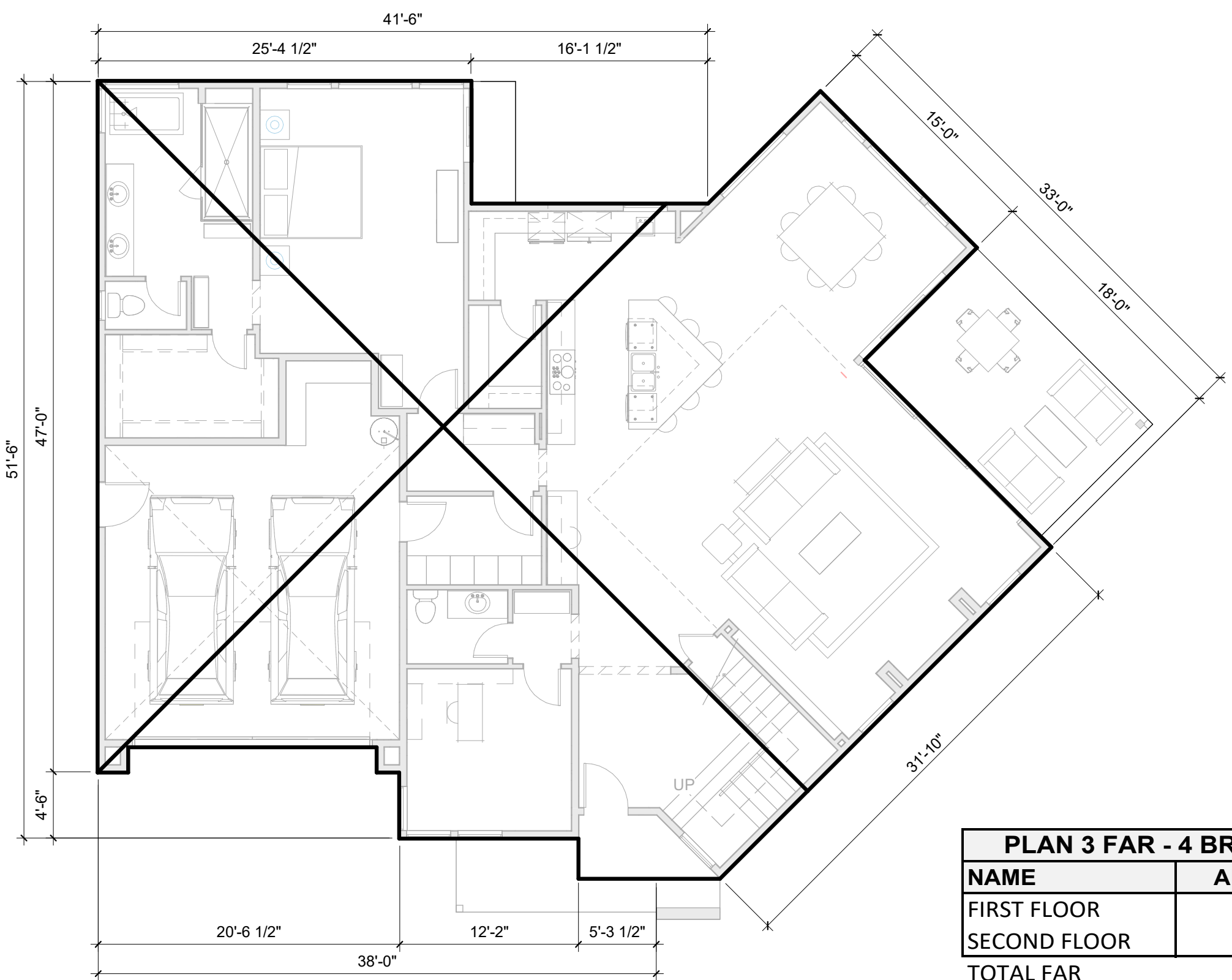


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A.33

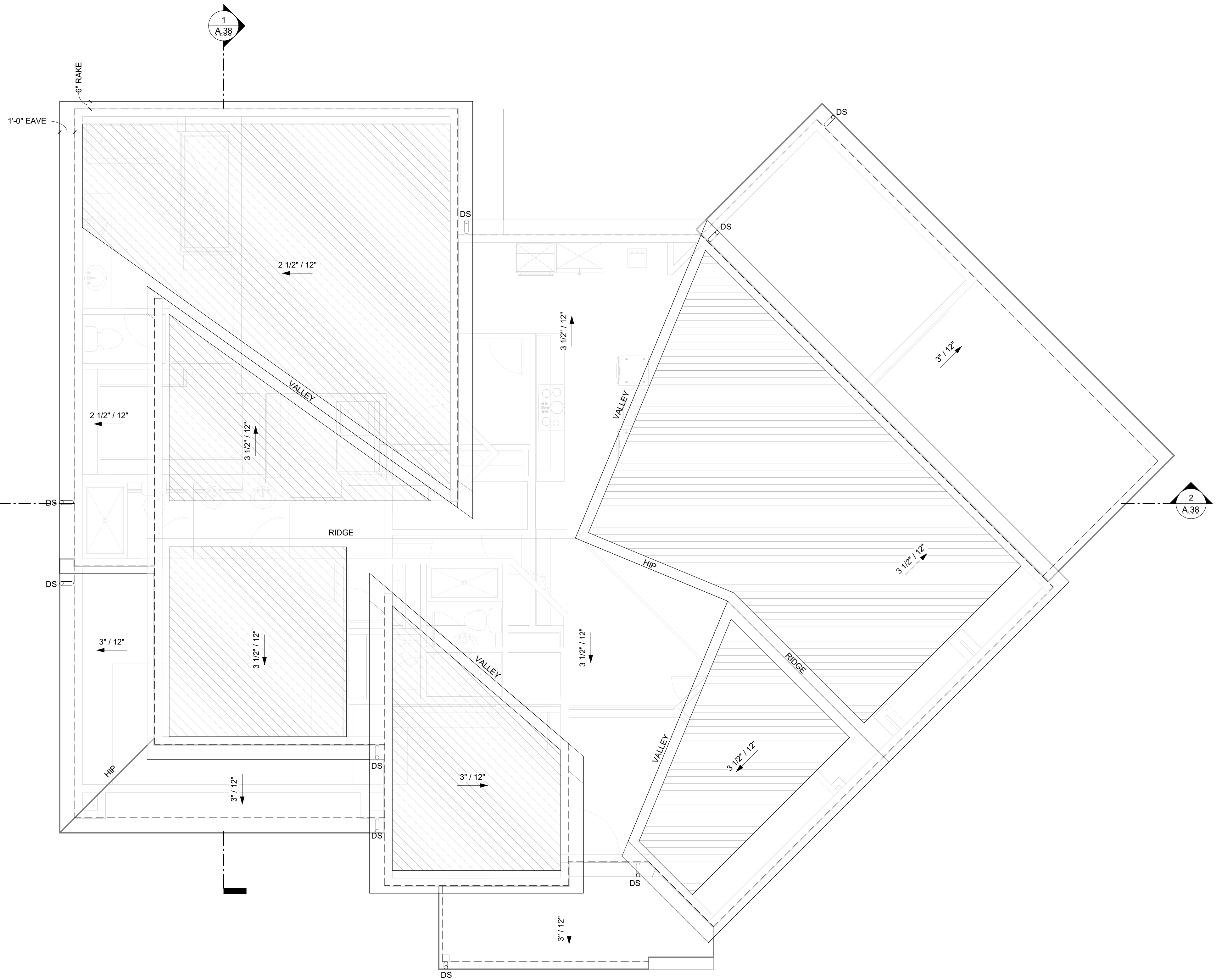


3 PLAN 3 - SECOND FLR F.A.R. BOUNDARY
1/8" = 1'-0"



2 PLAN 3 - FIRST FLR F.A.R. BOUNDARY
1/8" = 1'-0"

PLAN 3 FAR - 4 BR/ 4.5 BA	
NAME	AREA (SF)
FIRST FLOOR	2,612
SECOND FLOOR	2,284
TOTAL FAR	4,896



1 PLAN 3 - ROOF PLAN
1/4" = 1'-0"

 POTENTIAL AREA FOR SOLAR ZONE

PLAN 3 TRANSITIONAL - FLOOR PLANS

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A.34



FRONT ELEVATION

PLAN	LOT NO.	BLDG. HT.*
PLAN 3	1	27'-5"

*BLDG. HT.= HEIGHT FROM TOP OF ADJACENT CURB TO TOP OF ROOF



REAR ELEVATION

FOR MORE INFORMATION
SEE A.54 COLOR &
MATERIAL BOARD

PLAN 3 TRANSITIONAL - ELEVATIONS

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LEFT ELEVATION



RIGHT ELEVATION

FOR MORE INFORMATION
SEE A.54 COLOR &
MATERIAL BOARD

PLAN 3 TRANSITIONAL - ELEVATIONS

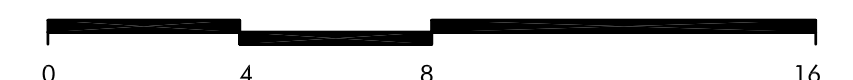
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A.36



2 PLAN 3 - SECTION B
1/4" = 1'-0"



1 PLAN 3 - SECTION A
1/4" = 1'-0"

PLAN 3 TRANSITIONAL - SECTIONS

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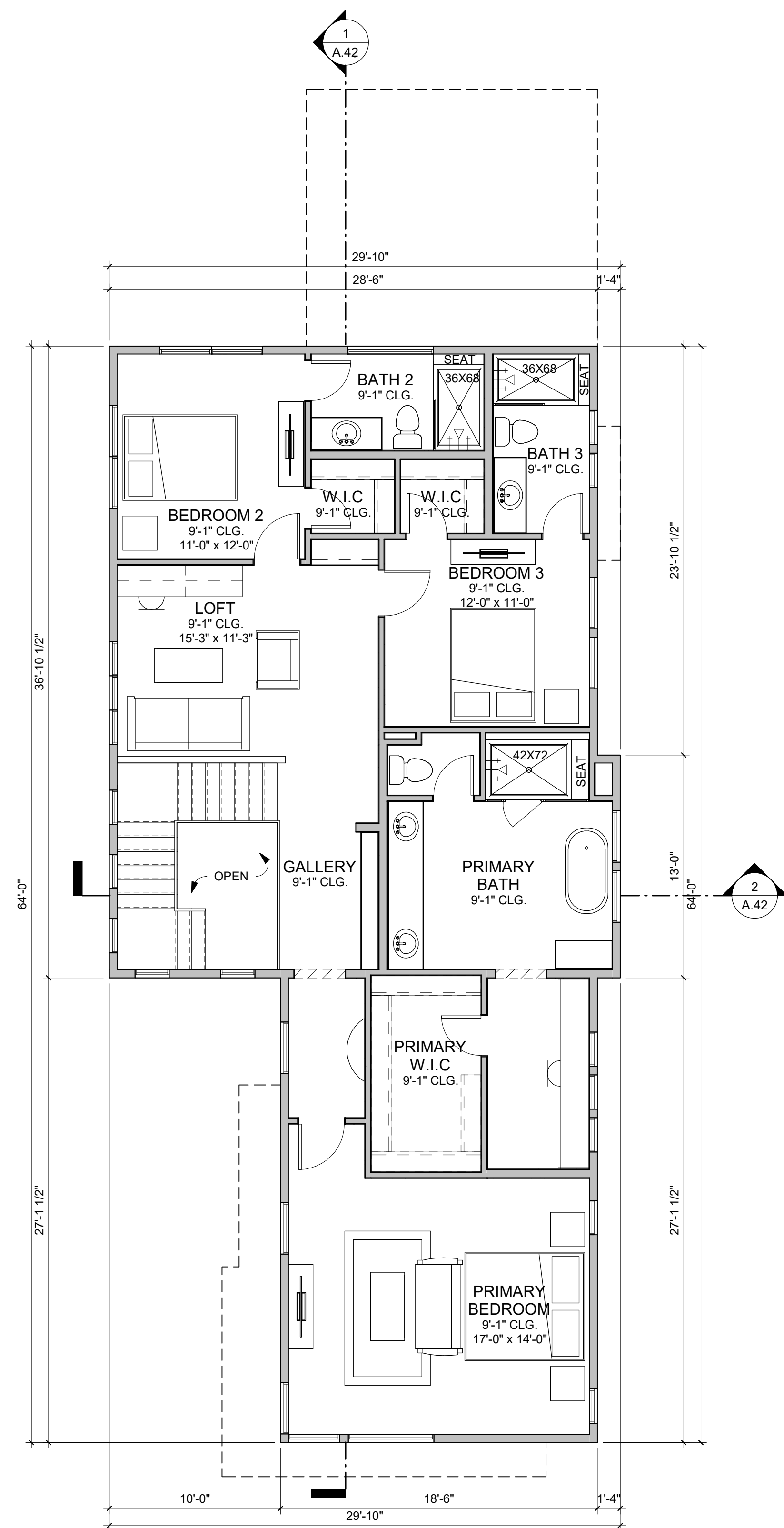


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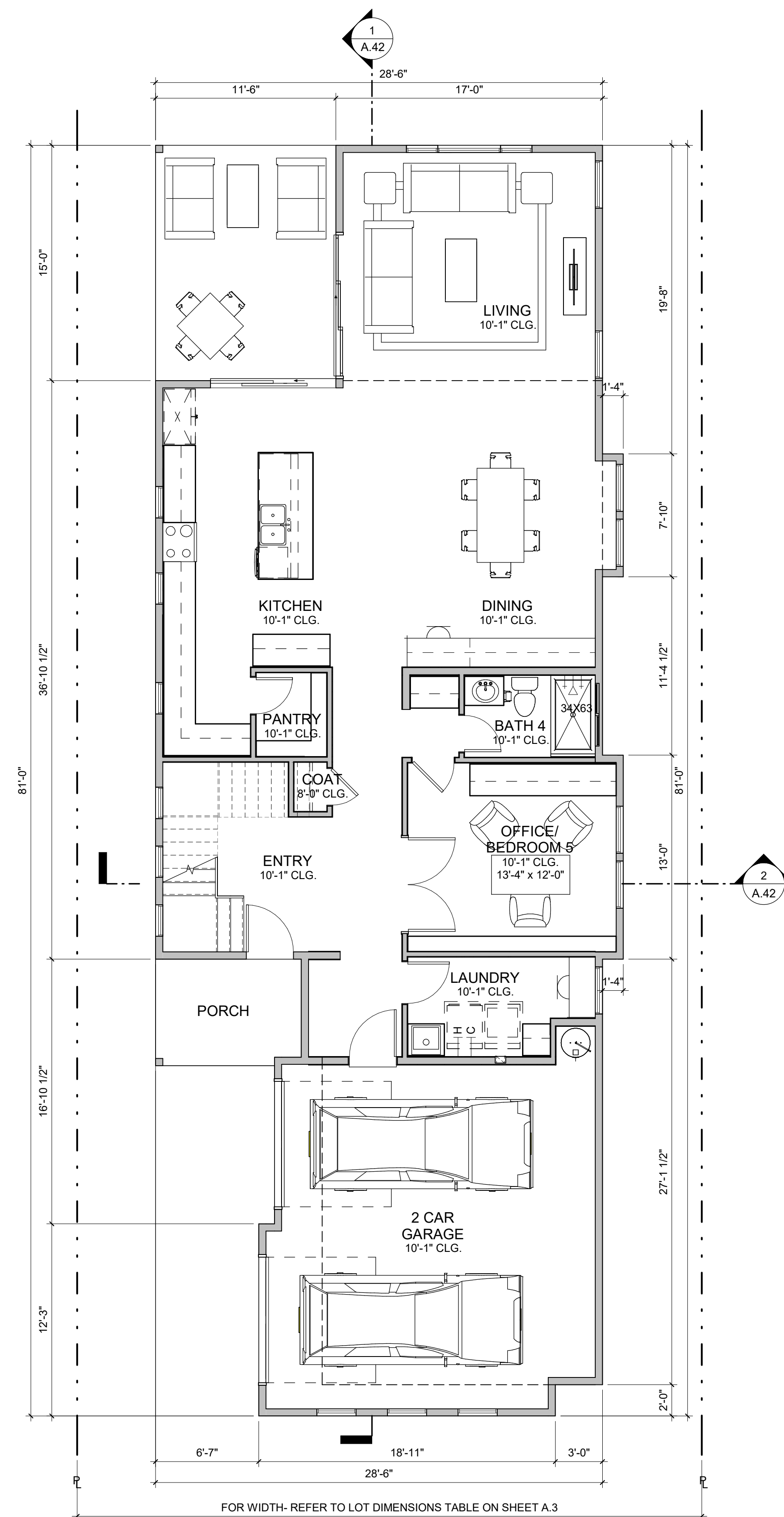


JOB NO. 297-090
DATE 04/15/2024

A.37



2 PLAN 4 - SECOND FLOOR PLAN
3/16" = 1'-0"



1 PLAN 4 - FIRST FLOOR PLAN
3/16" = 1'-0"

PLAN 4 - 3 BR / 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1455
SECOND FLOOR	1447
SECOND FLOOR STAIRCASE	123
TOTAL LIVING AREA	3025
PORCH	62
LANAI	173
2-CAR GARAGE	483

*GROSS SQUARE FOOTAGE

PLAN 4 CONTEMPORARY - FLOOR PLANS

317 MOORPARK WAY- MOUNTAIN VIEW, CA
MOORPARK SYLVAN INVESTORS, LLC

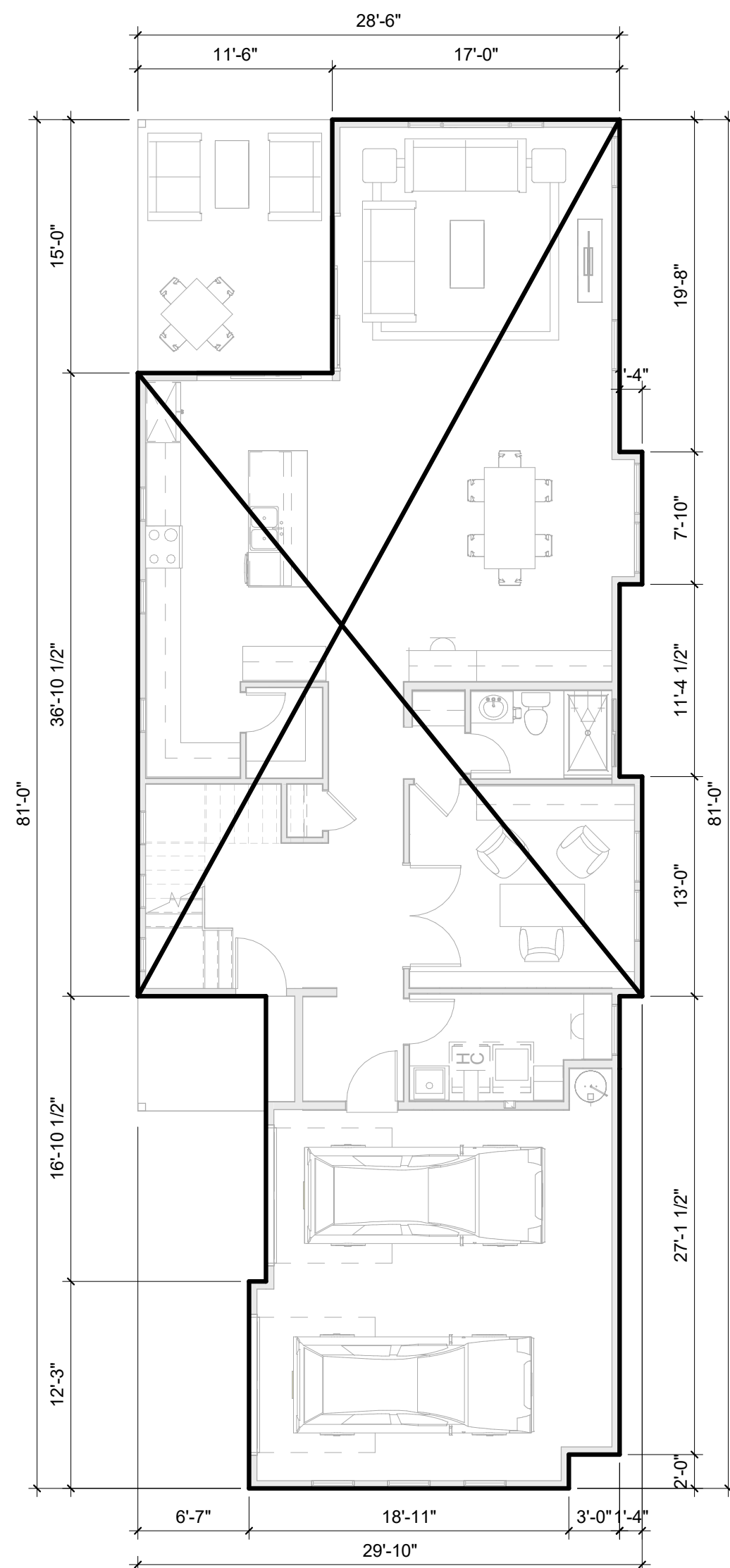
DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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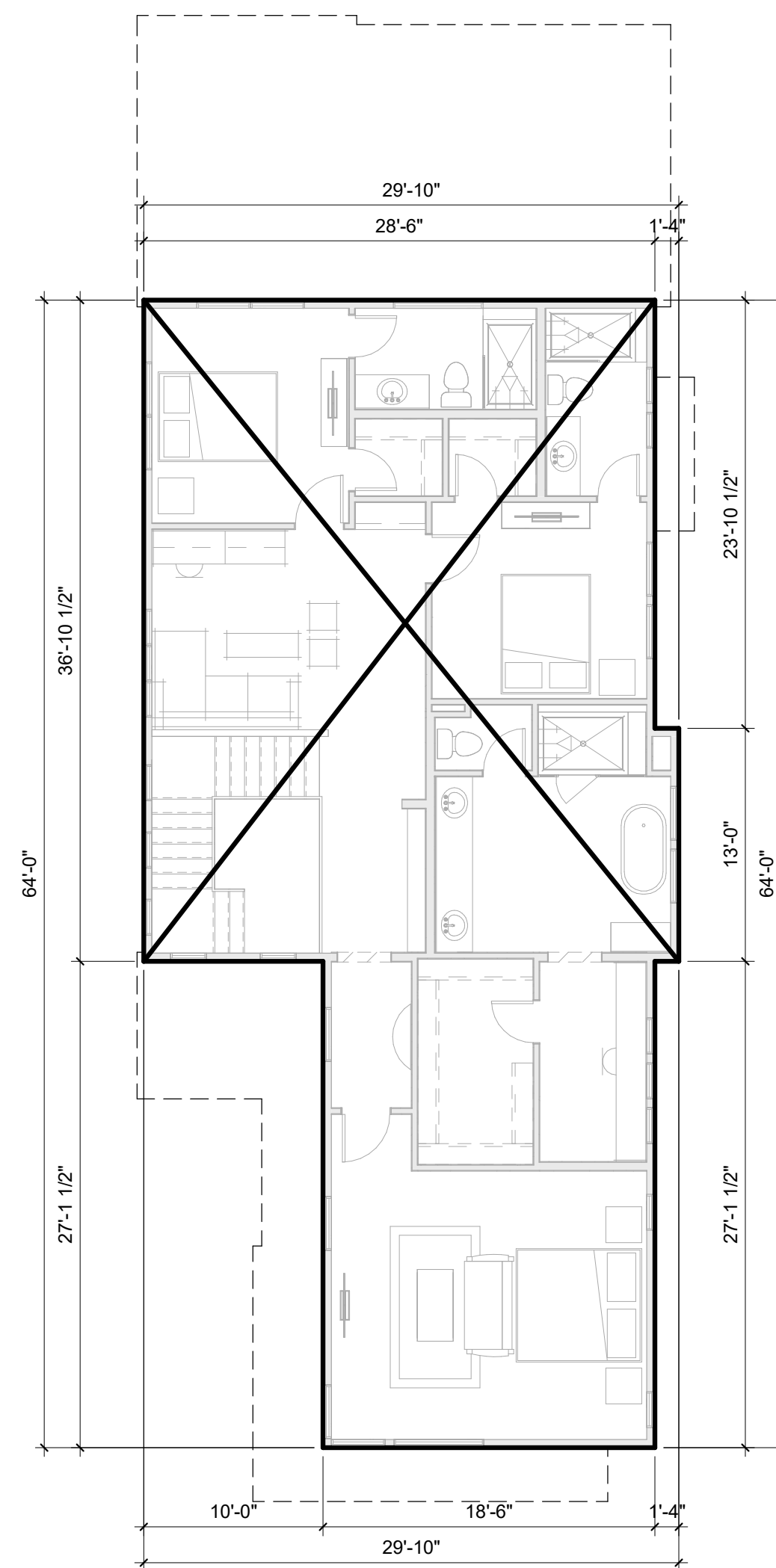


JOB NO. 297-090
DATE 04/15/2024

A.38

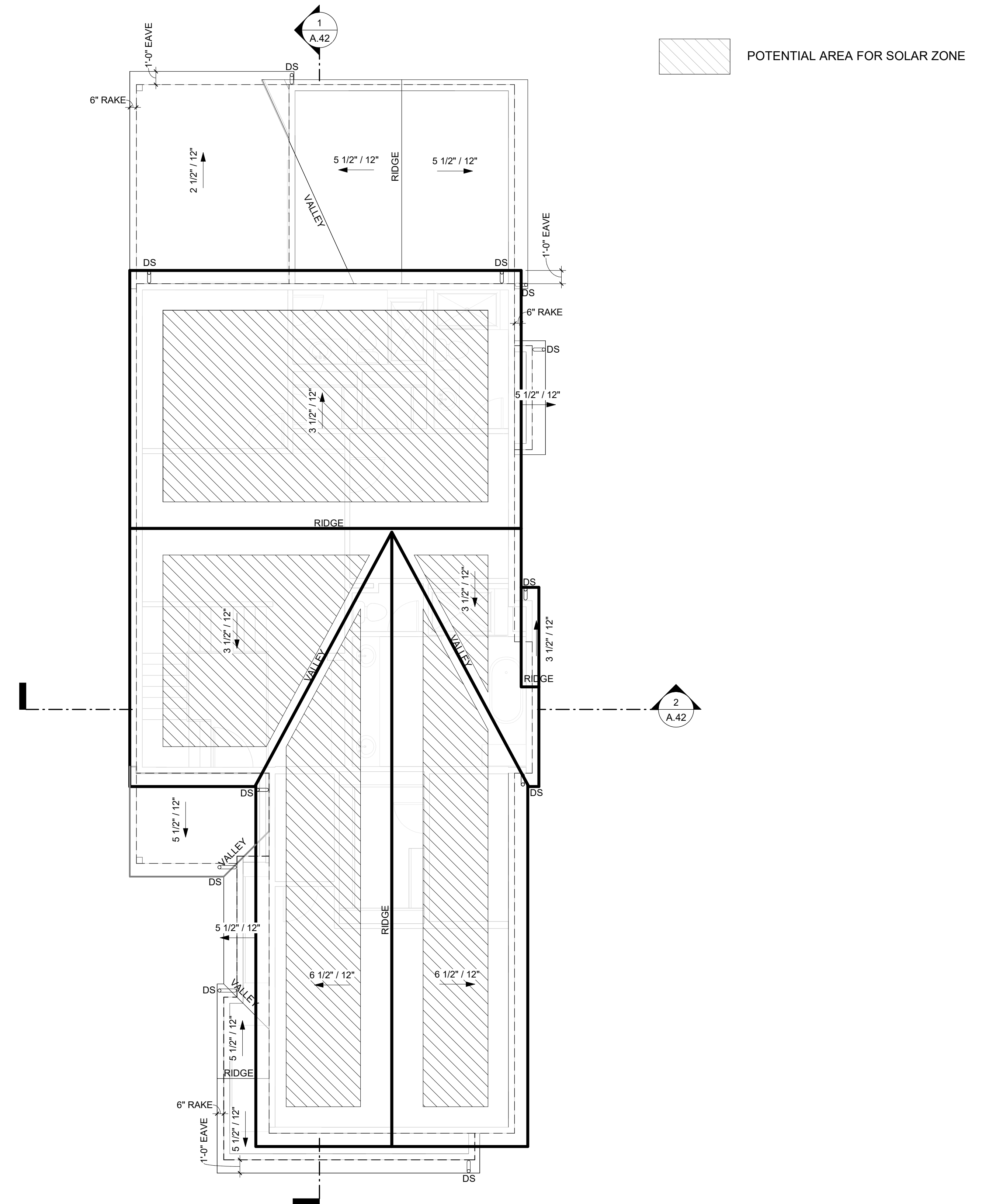


1 PLAN 4 - FIRST FLOOR PLAN
1/8" = 1'-0"



2 PLAN 4 - SECOND FLOOR PLAN
1/8" = 1'-0"

PLAN 4 FAR - 3 BR/ 4 BA	
NAME	AREA (SF)
FIRST FLOOR	1,949
SECOND FLOOR	1,570
TOTAL FAR	3,519



3 PLAN 4 - ROOF - CONTEMPORARY
3/16" = 1'-0"

PLAN 4 CONTEMPORARY - FLOOR PLANS

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MILLER STARR
REGALIA



JOB NO. 297-090
DATE 04/15/2024

A.39



FRONT ELEVATION

PLAN	LOT NO.	BLDG. HT.*
PLAN 4	17	27'-0"

*BLDG. HT.= HEIGHT FROM TOP OF
ADJACENT CURB TO TOP OF ROOF



REAR ELEVATION

FOR MORE INFORMATION
SEE A.55 COLOR &
MATERIAL BOARD

PLAN 4 CONTEMPORARY - ELEVATIONS

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DATE 04/15/2024



LEFT ELEVATION



RIGHT ELEVATION

FOR MORE INFORMATION
SEE A.55 COLOR &
MATERIAL BOARD

PLAN 4 CONTEMPORARY - ELEVATIONS

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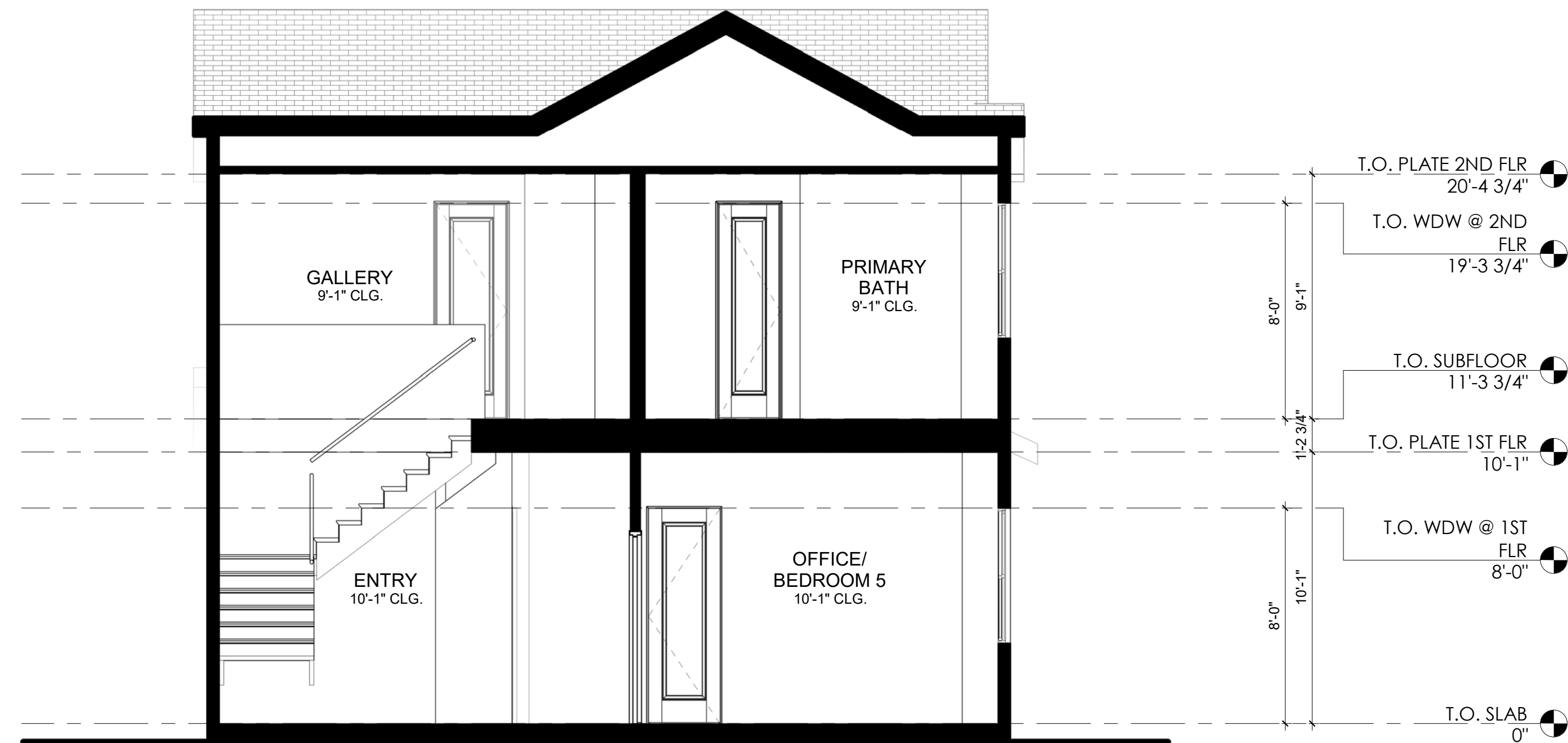


MILLER STARR
REGALIA

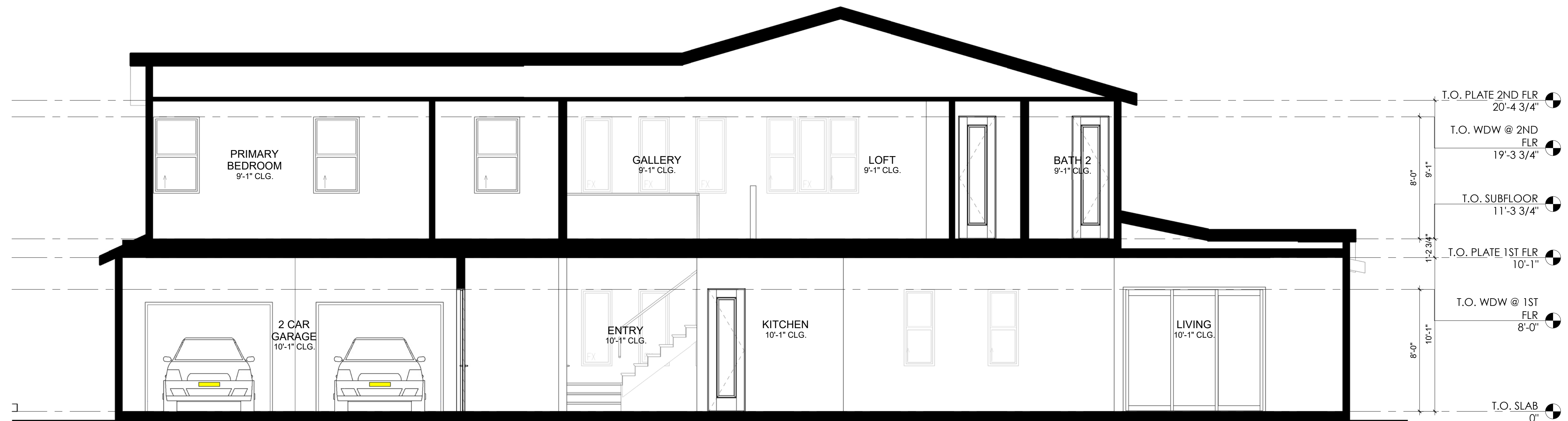


JOB NO. 297-090
DATE 04/15/2024

A.41



2 PLAN 4 - SECTION B
1/4" = 1'-0"



1 PLAN 4 - SECTION A
1/4" = 1'-0"

PLAN 4 CONTEMPORARY - SECTIONS

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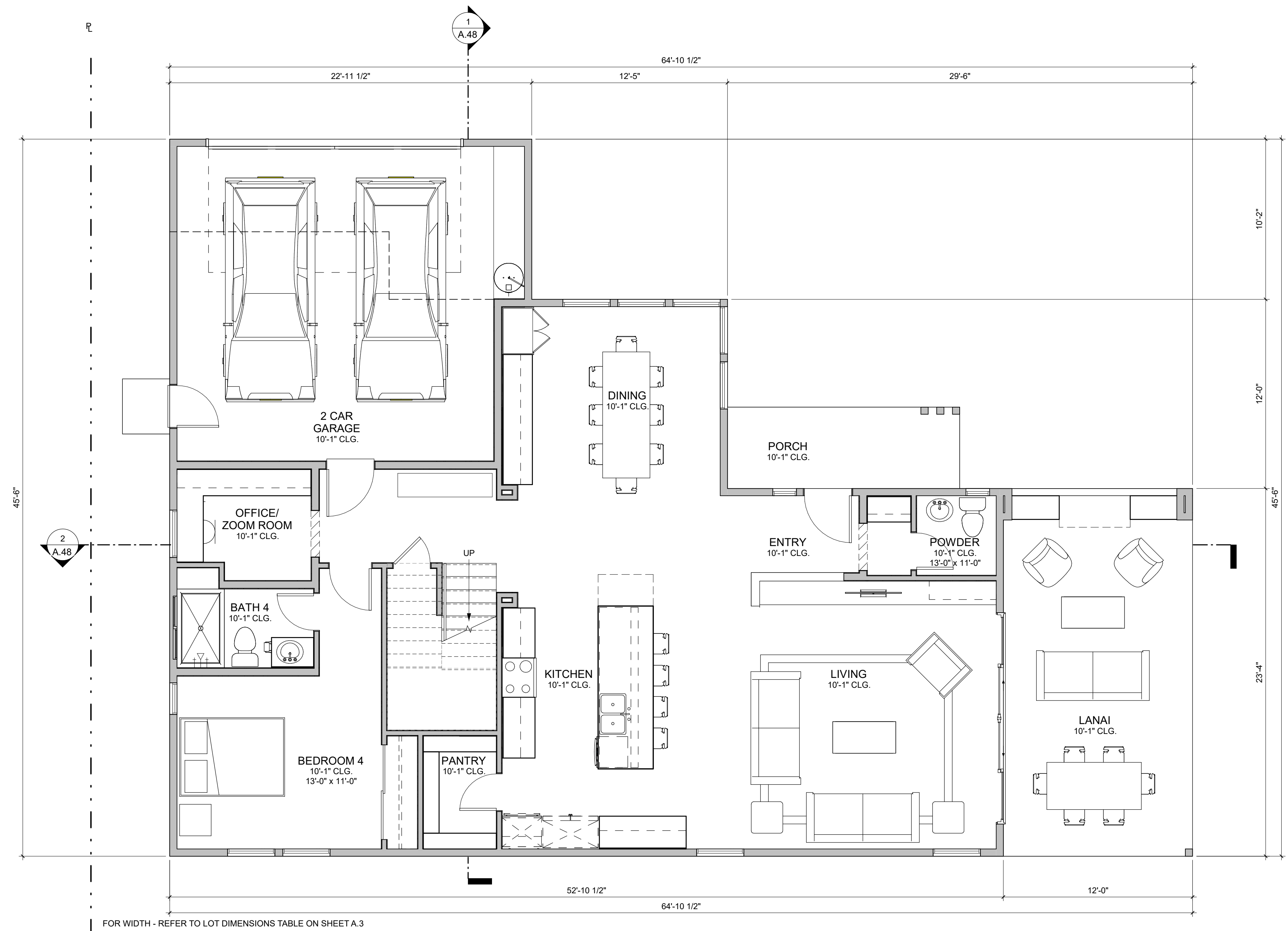


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JOB NO. 297-090
DATE 04/15/2024

A.42



1 PLAN 5 - FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN 5 - 5 BR / 4.5 BA	
NAME	AREA (SF)
SECOND FLOOR	1644
FIRST FLOOR	1447
2ND FLOOR STAIRCASE	74
TOTAL LIVING	3165
PORCH	76
LANAI	279
2-CAR GARAGE	445
*GROSS SQUARE FOOTAGE	

PLAN 5 CONTEMPORARY - FLOOR PLANS

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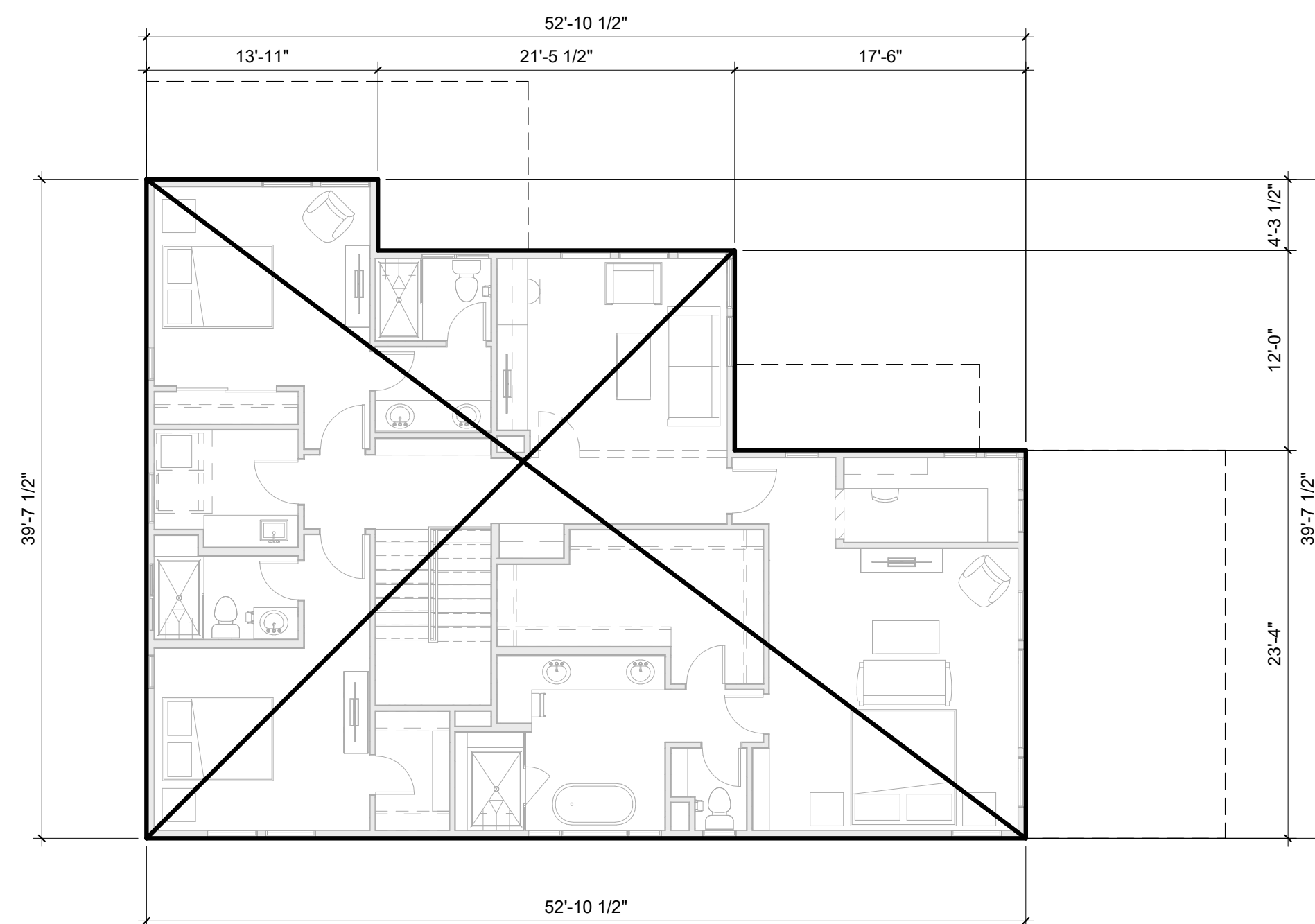


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DATE 04/15/2024

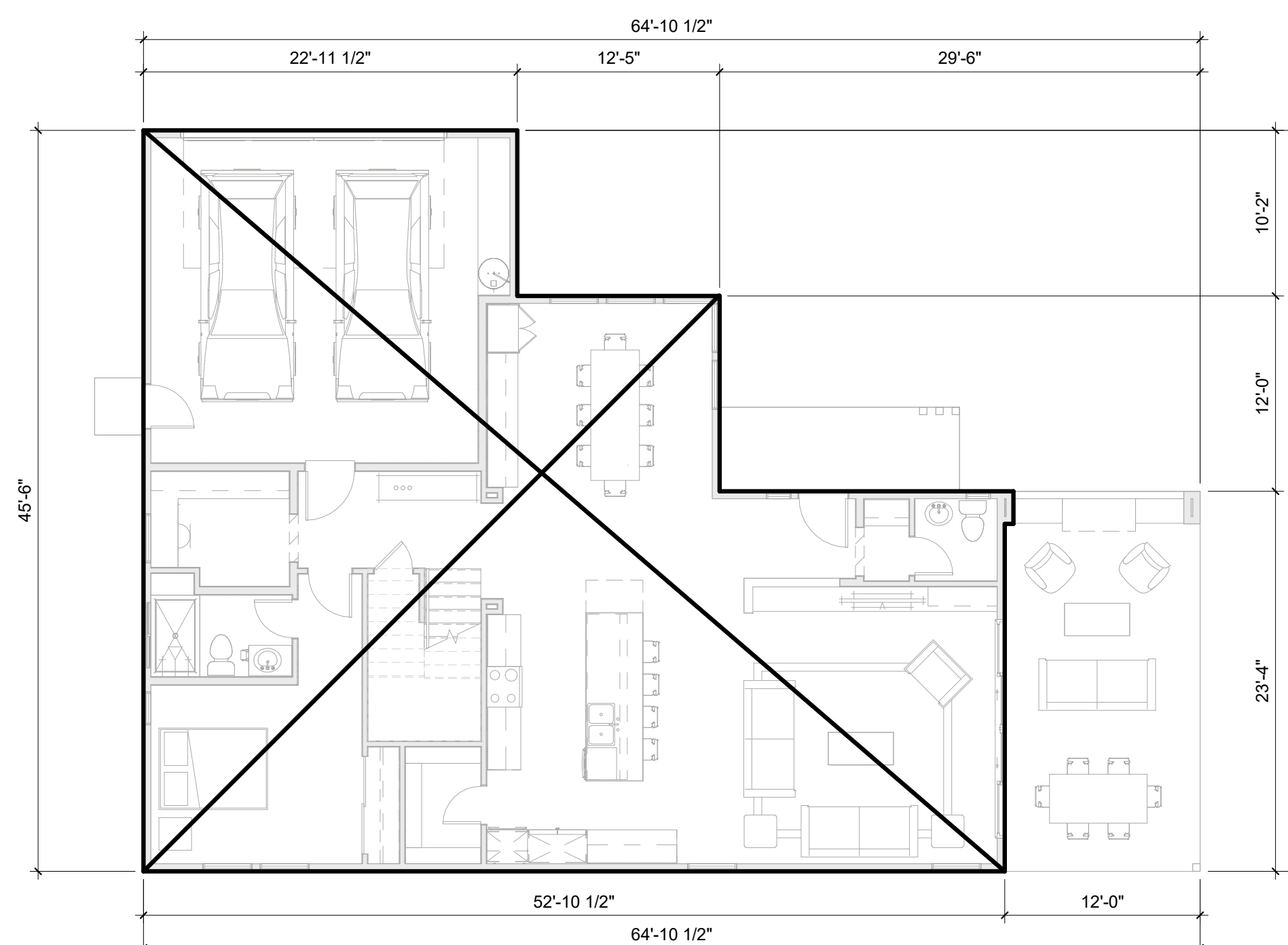
A.43



*GROSS SQUARE FOOTAGE

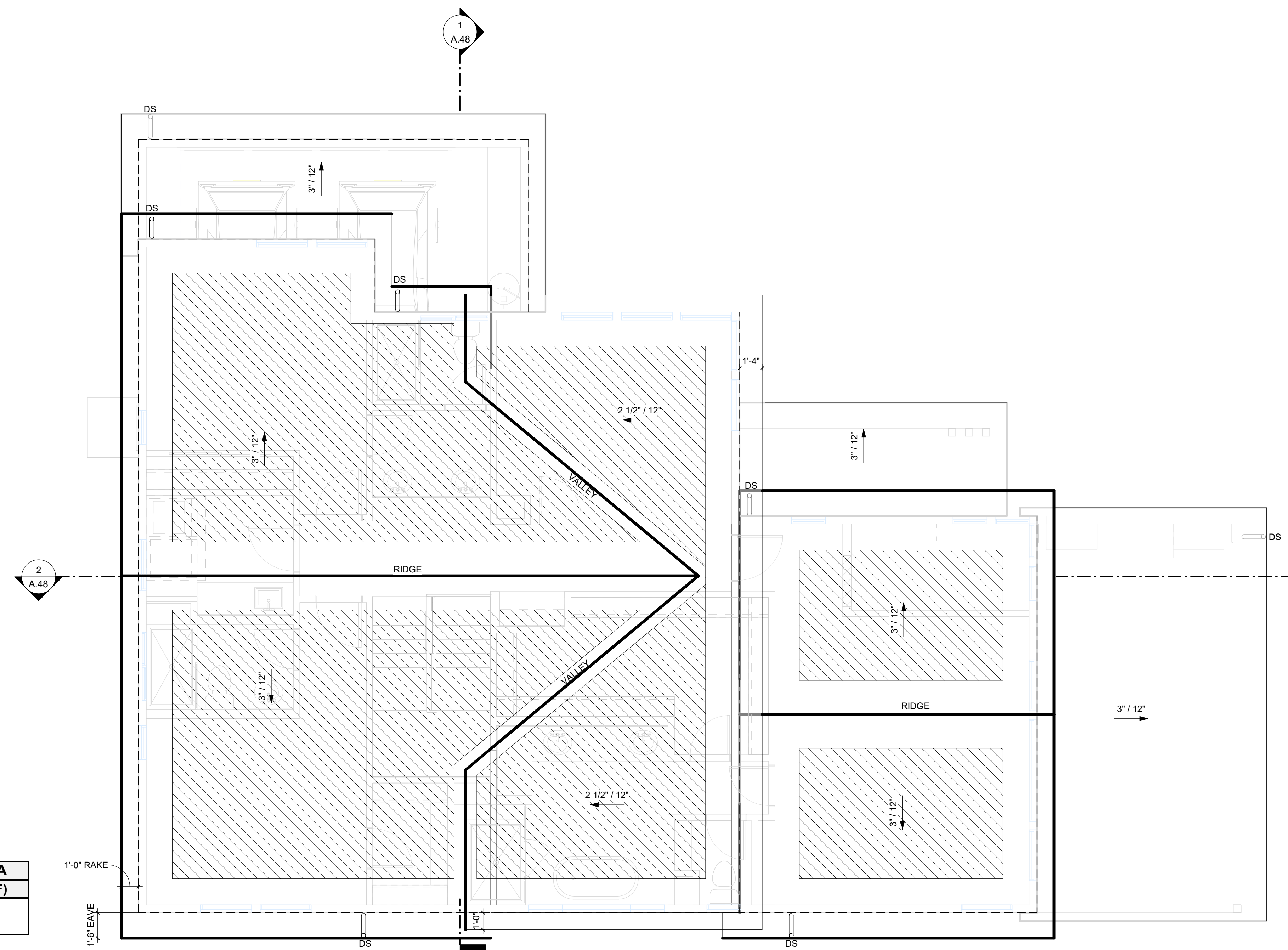


2 PLAN 5 - SECOND FLOOR PLAN
1/8" = 1'-0"

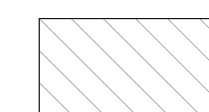


1 PLAN 5 - FIRST FLOOR PLAN
1/8" = 1'-0"

PLAN 5 FAR - 5 BR/ 4.5 BA	
NAME	AREA (SF)
FIRST FLOOR	1,892
SECOND FLOOR	1,718
TOTAL FAR	3,610



3 PLAN 5 - ROOF - CONTEMPORARY
1/4" = 1'-0"

 POTENTIAL AREA FOR SOLAR ZONE

PLAN 5 CONTEMPORARY - FLOOR PLANS

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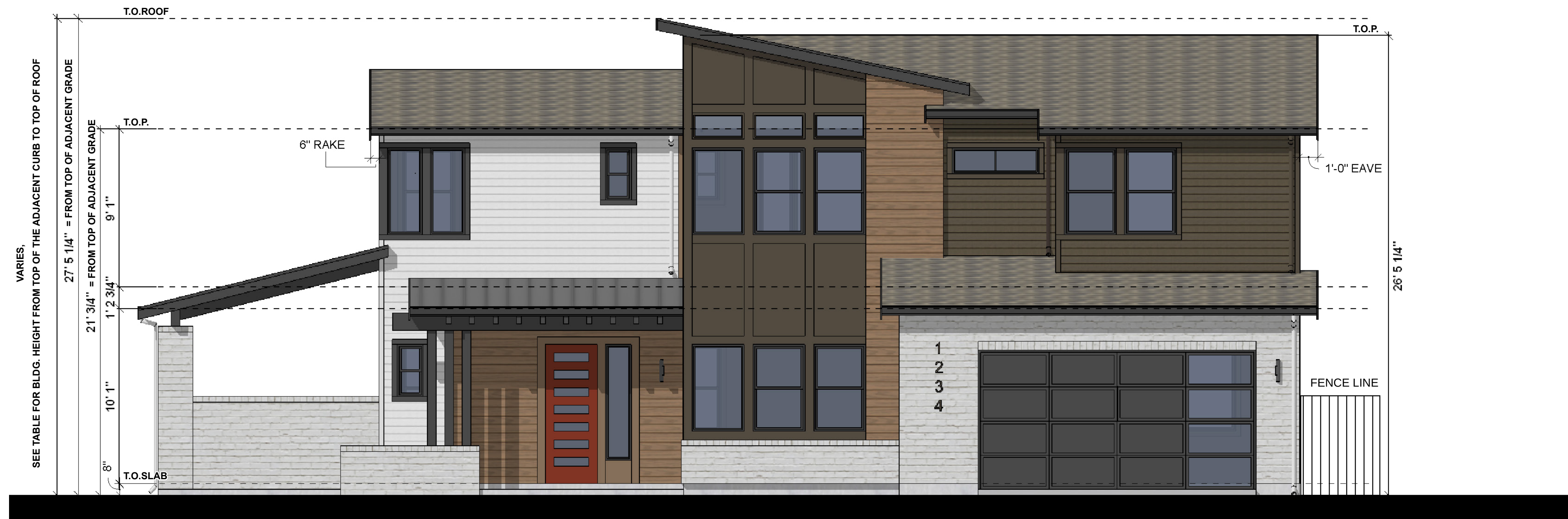


**MILLER STARR
REGALIA**



JOB NO. 297-090
DATE 04/15/2024

A.45



FRONT ELEVATION

PLAN	LOT NO.	BLDG. HT.*
PLAN 5	18	27'-10.25"

*BLDG. HT.= HEIGHT FROM TOP OF
ADJACENT CURB TO TOP OF ROOF



REAR ELEVATION

FOR MORE INFORMATION
SEE A.56 COLOR &
MATERIAL BOARD

PLAN 5 CONTEMPORARY - ELEVATIONS

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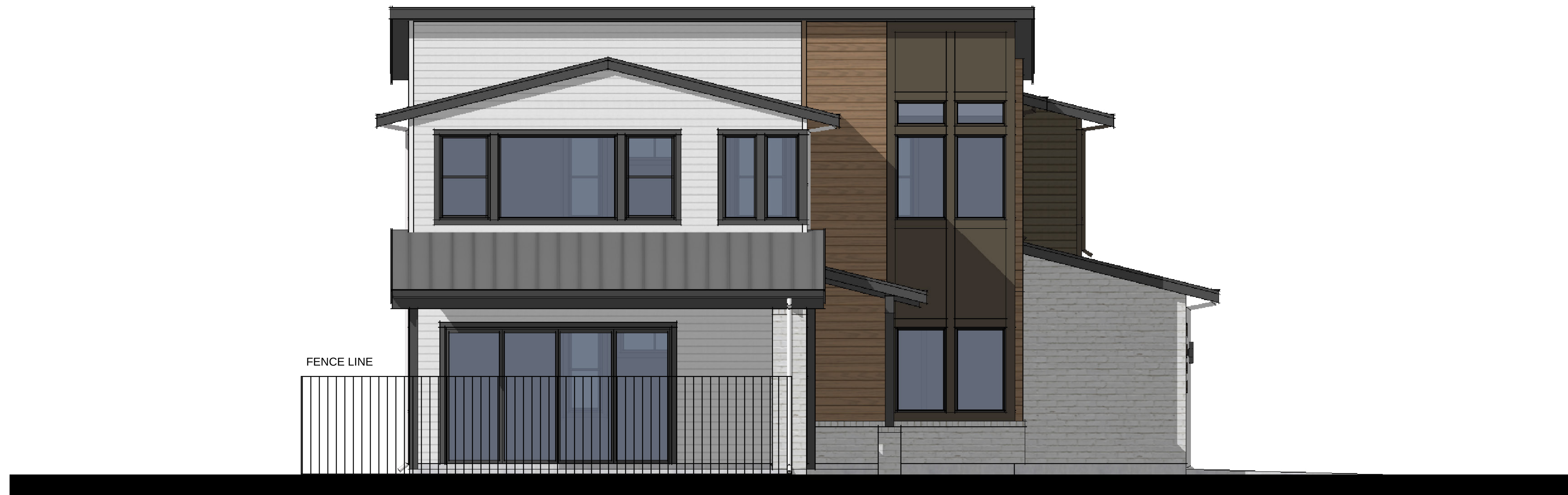
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DATE 04/15/2024



LEFT ELEVATION



RIGHT ELEVATION

FOR MORE INFORMATION
SEE A.56 COLOR &
MATERIAL BOARD

PLAN 5 CONTEMPORARY - ELEVATIONS

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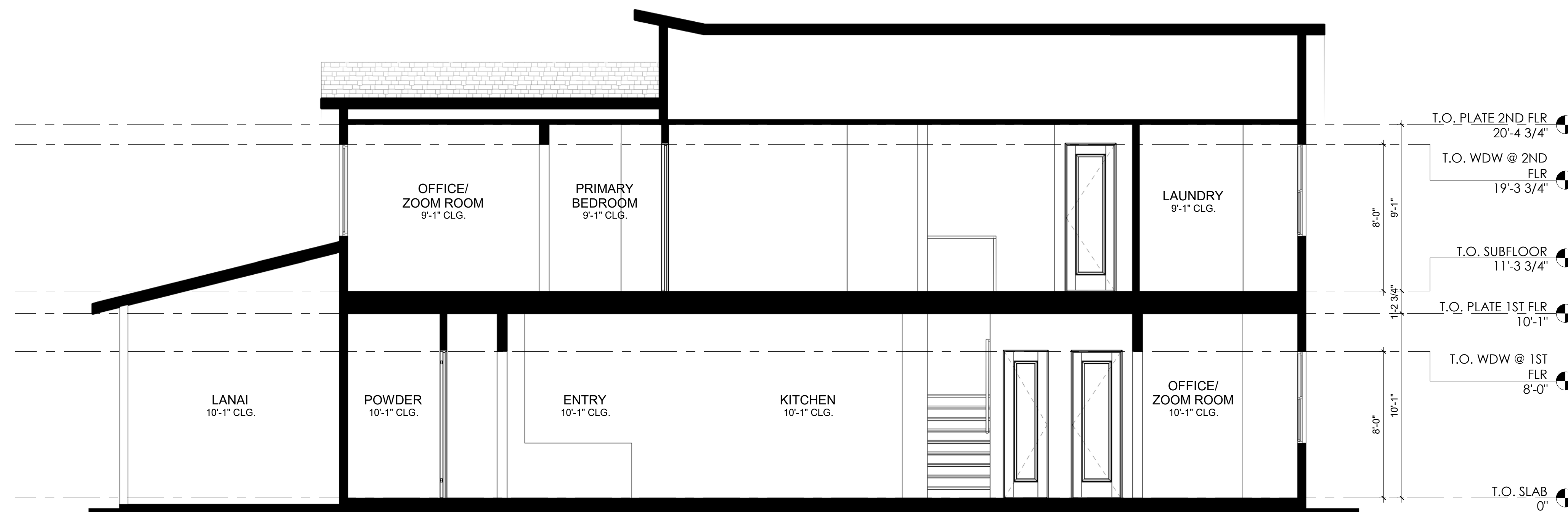


MILLER STARR
REGALIA

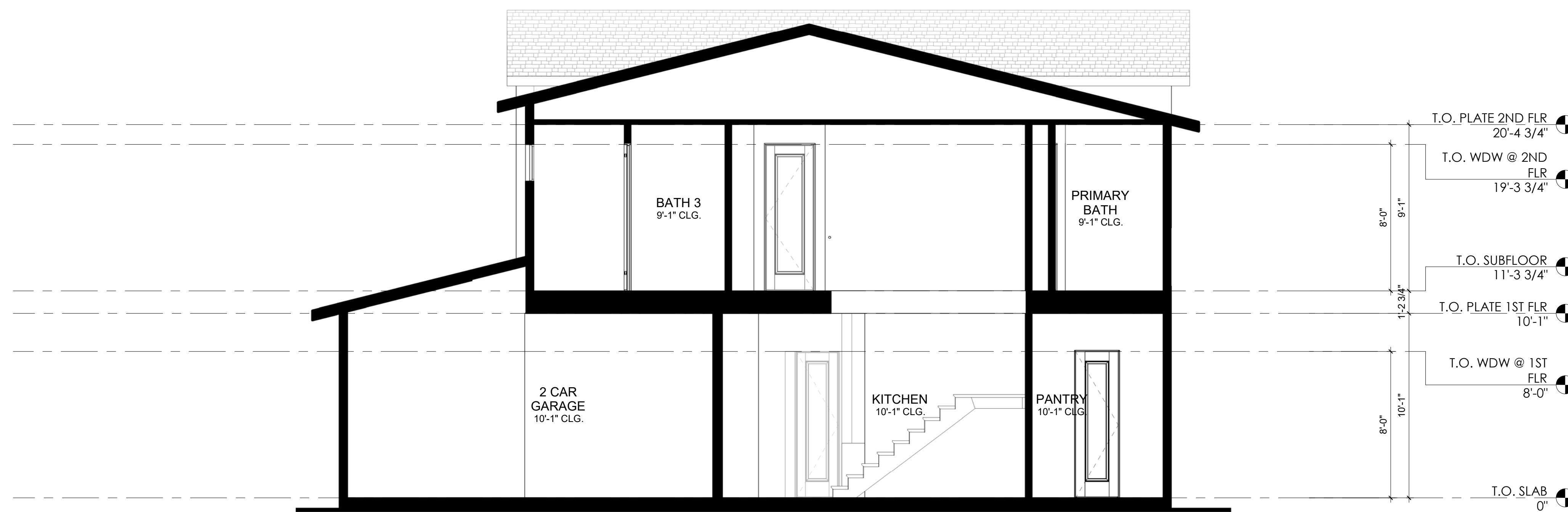


JOB NO. 297-090
DATE 04/15/2024

A.47



2 PLAN 5 - SECTION B
1/4" = 1'-0"



1 PLAN 5 - SECTION A
1/4" = 1'-0"

PLAN 5 CONTEMPORARY - SECTIONS

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DATE 04/15/2024

A.48

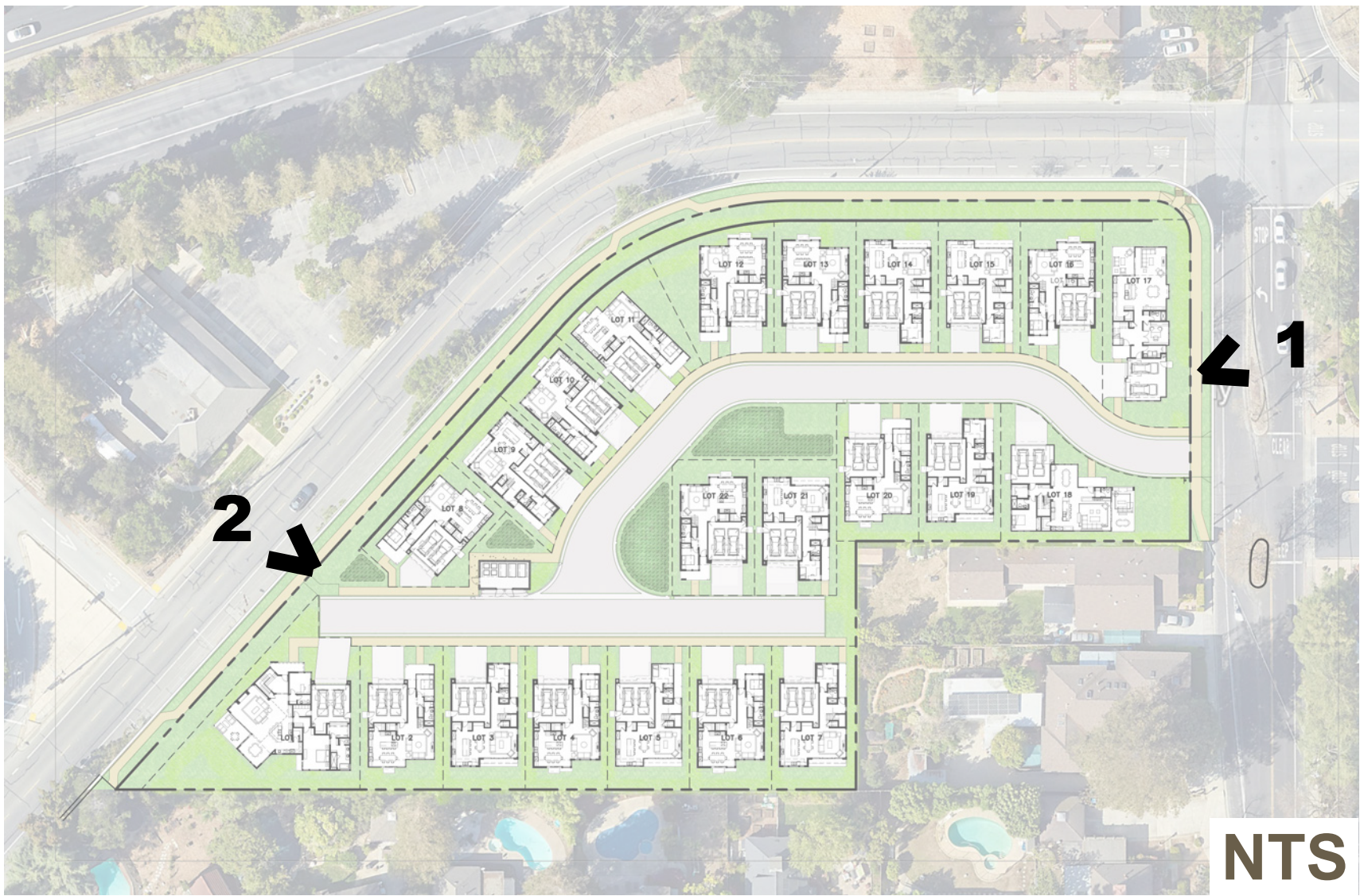


SITE PERSPECTIVE 1



SITE PERSPECTIVE 2

NOTE: LANDSCAPE SHOWN IN RENDERINGS IS FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO.



SITE PERSPECTIVES

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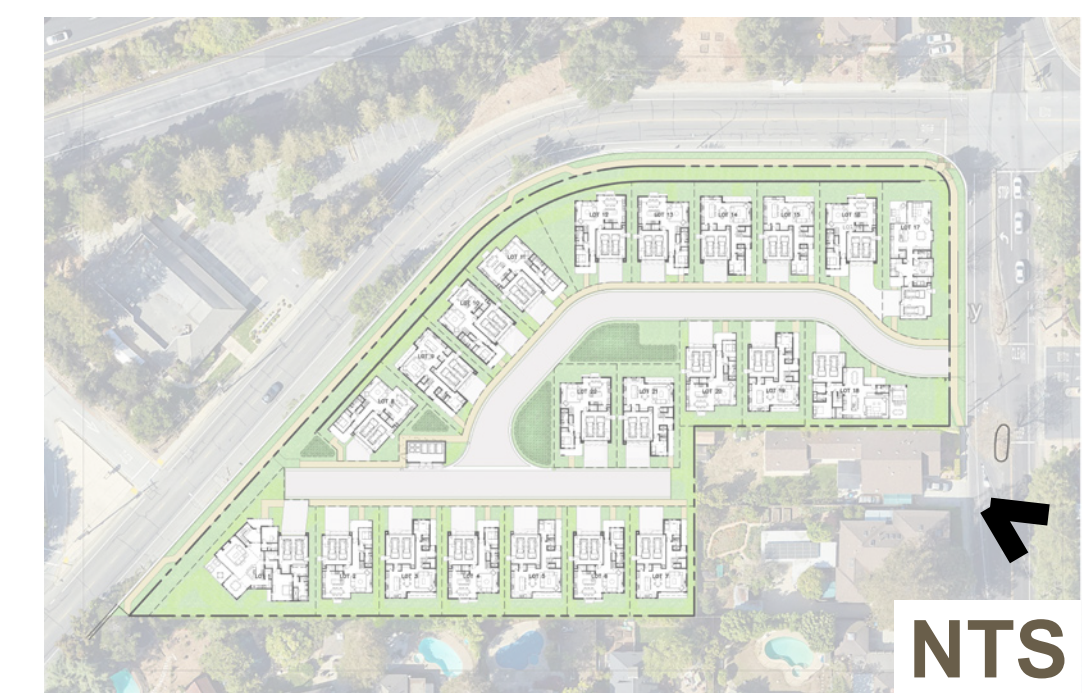
**MILLER STARR
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NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO



AERIAL VIEW

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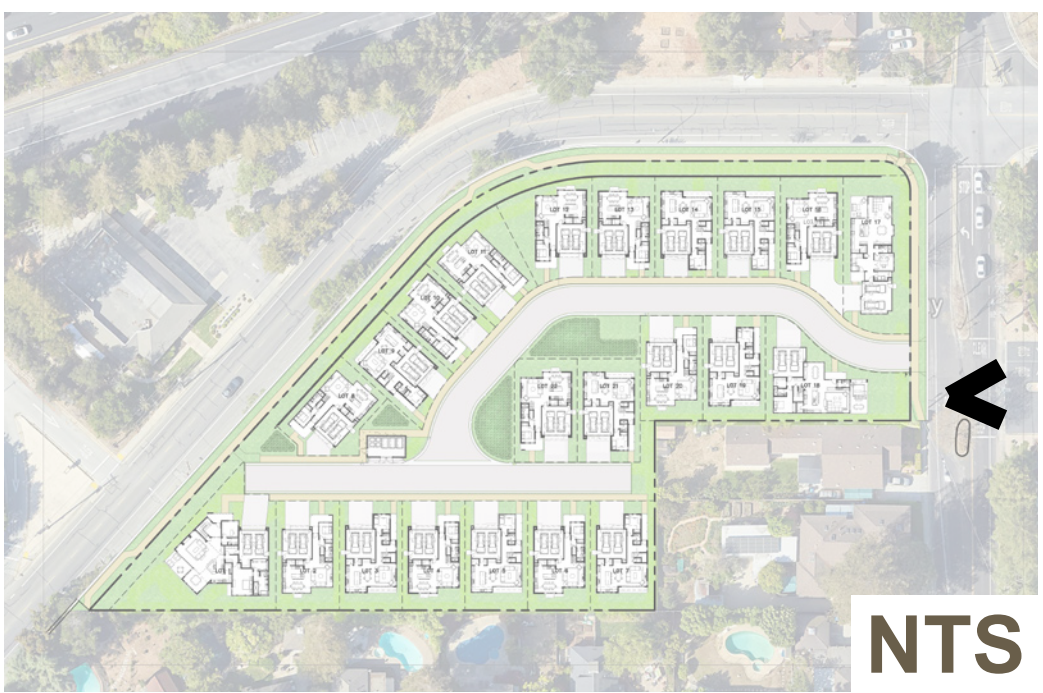
JOB NO. 297-090
DATE 04/15/2024

A.50



NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO

NTS



NTS

STREETSCAPE AT SYLVAN AVE.

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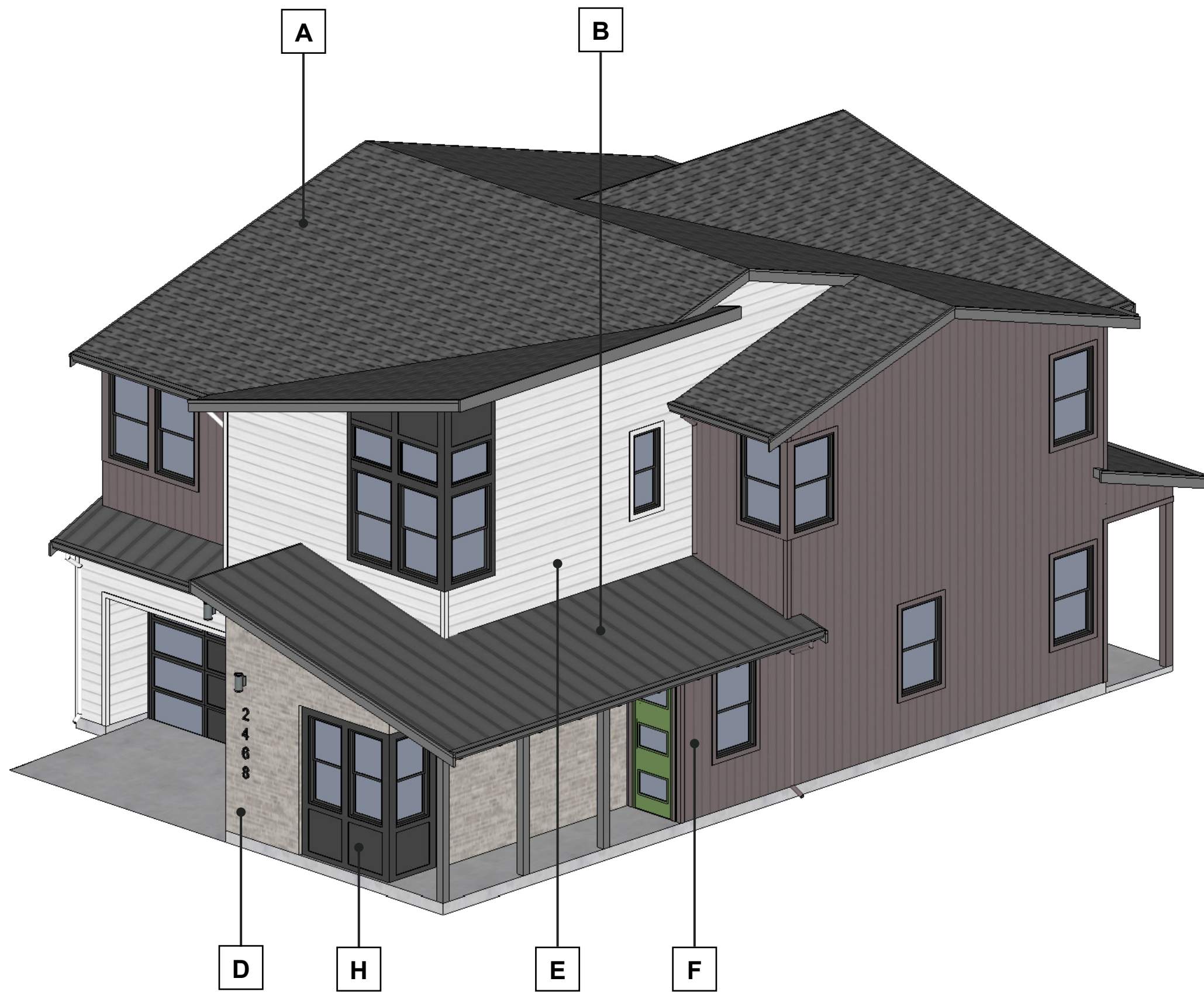
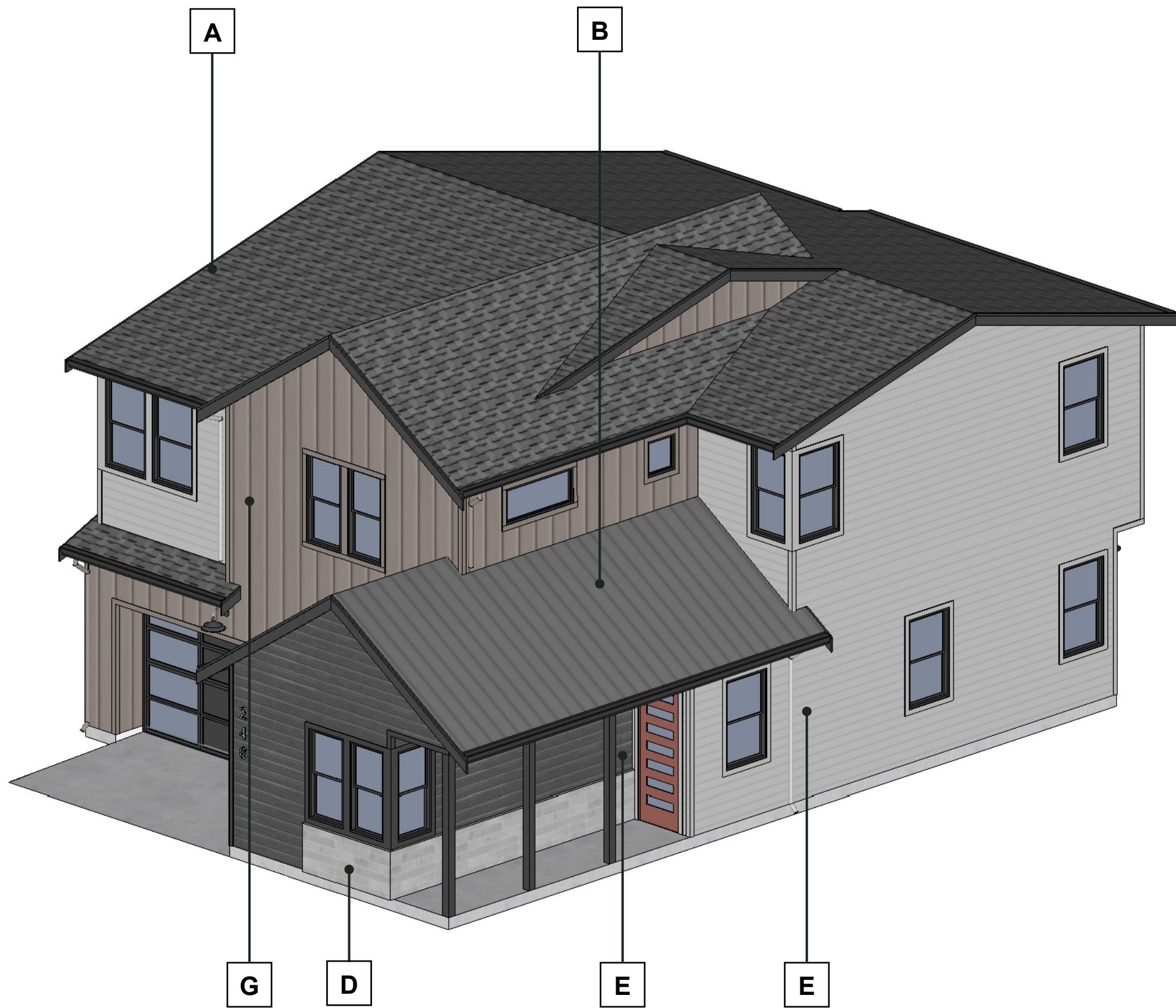
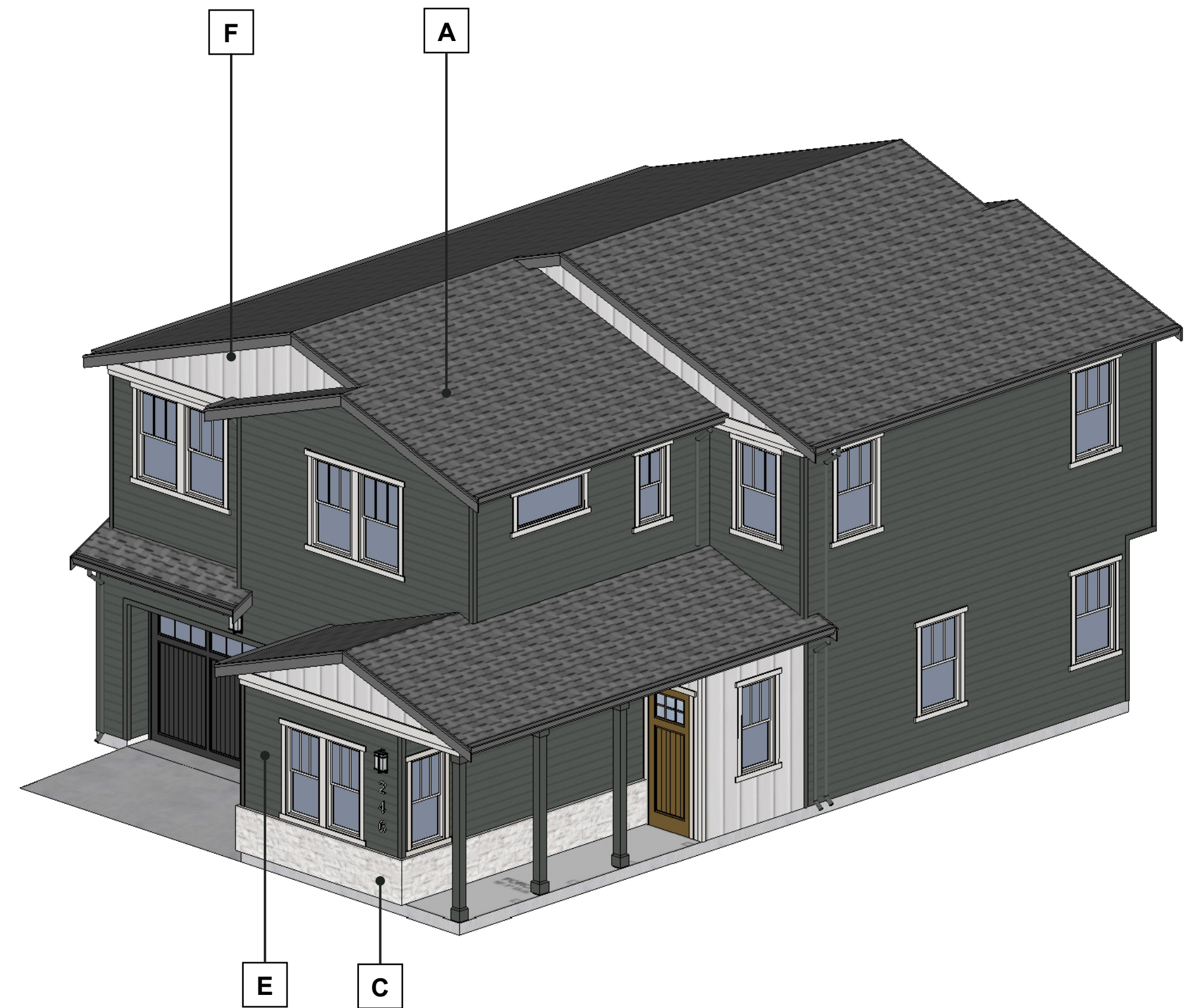
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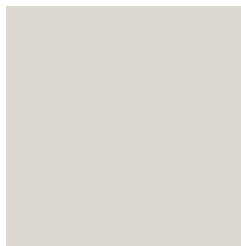
JOB NO. 297-090
DATE 04/15/2024

A.51

COLORS



ROSEMARY
SW 6187



DRIFT OF MIST
SW 9166



GRIZZLY GRAY
SW 7068



BEE
SW 6683



TRULY TAUPE
SW 6038



DRIFT OF MIST
SW 9166



GRIZZLY GRAY
SW 7068



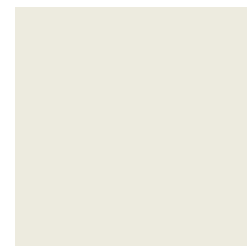
CORDIAL
SW 6306



TRULY TAUPE
SW 6038



GRAY SHINGLE
SW 7670



ALABASTER WHITE
SW 7008



KENDAL GREEN
SW 6467

PLAN 1 TRADITIONAL

PLAN 1 CONTEMPORARY

PLAN 1 TRANSITIONAL

MATERIALS

A

ROOF MATERIAL 1

COMPOSITION SHINGLE GRAY

B

ROOF MATERIAL 2

STANDING SEAM GRAY

C

ADHERED MASONRY VENEER

ELDORADO - CUT COARSE STONE CANNONADE

D

CEMENTITIOUS PANEL SIDING

FAUX CEDAR FINISH

E

HORIZONTAL LAP SIDING

F

VERTICAL LAP SIDING

G

BOARD & BATT SIDING

H

CEMENTITIOUS PANEL SIDING

SMOOTH FINISH

NOTE:

PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLORS.

DOWNSPOUTS: PAINT ALL EXPOSED SIDES WITH ADJACENT COLOR.

GUTTERS: 5" O'GEE GUTTERS.

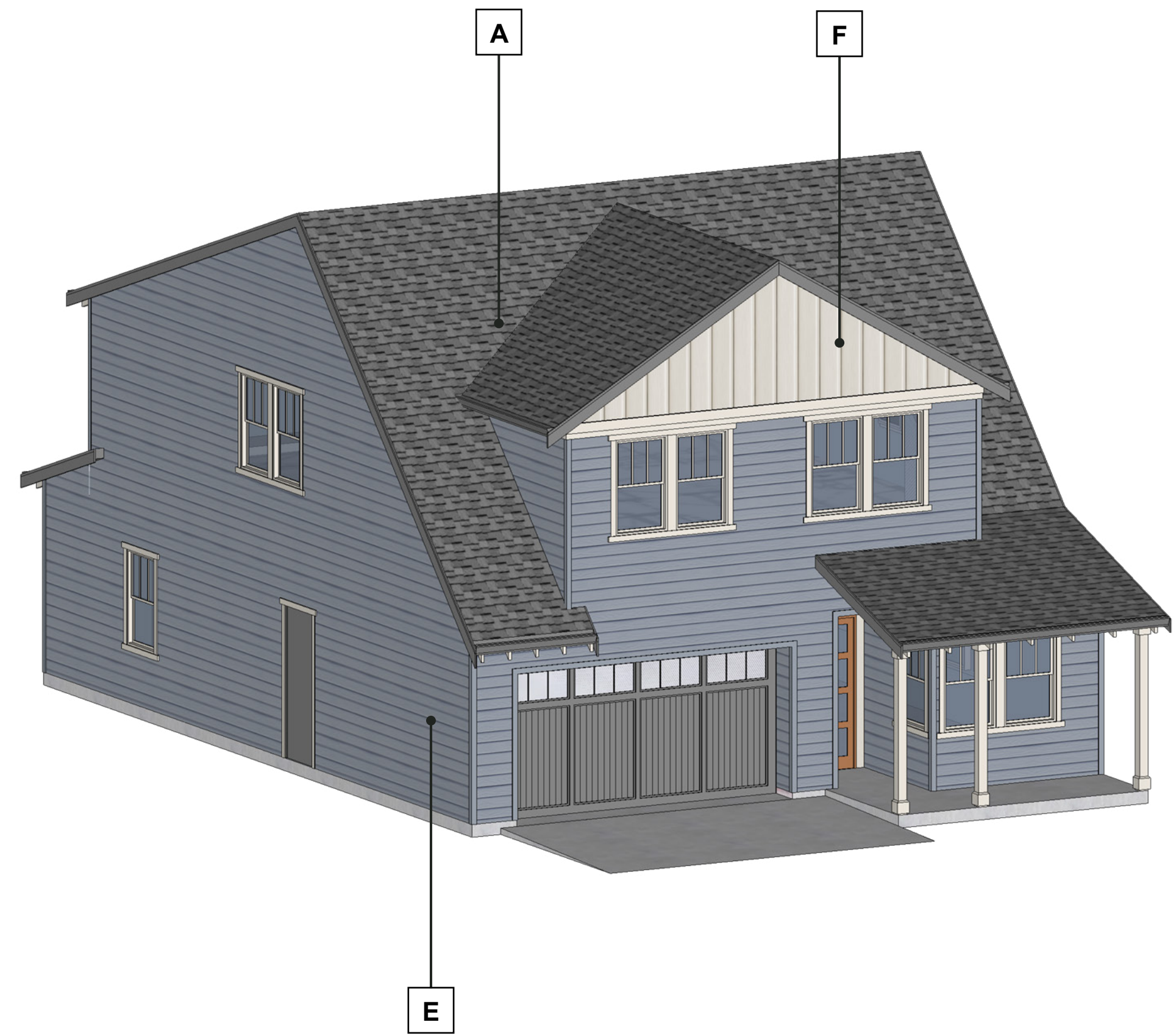
WINDOWS: ALL VINYL WINDOWS W/ DARK COLORED FRAMES. WINDOW TRIMS- 2X TRIMS.

GARAGE DOORS: WOOD-VENEERED

FRONT DOORS: FIBERGLASS DOORS

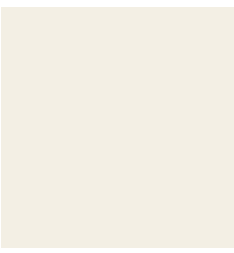
PLAN 1 - COLOR AND MATERIAL BOARD

COLORS

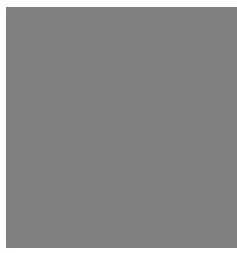




BRACING BLUE
SW 6242



WHITE FLOUR
SW 7102

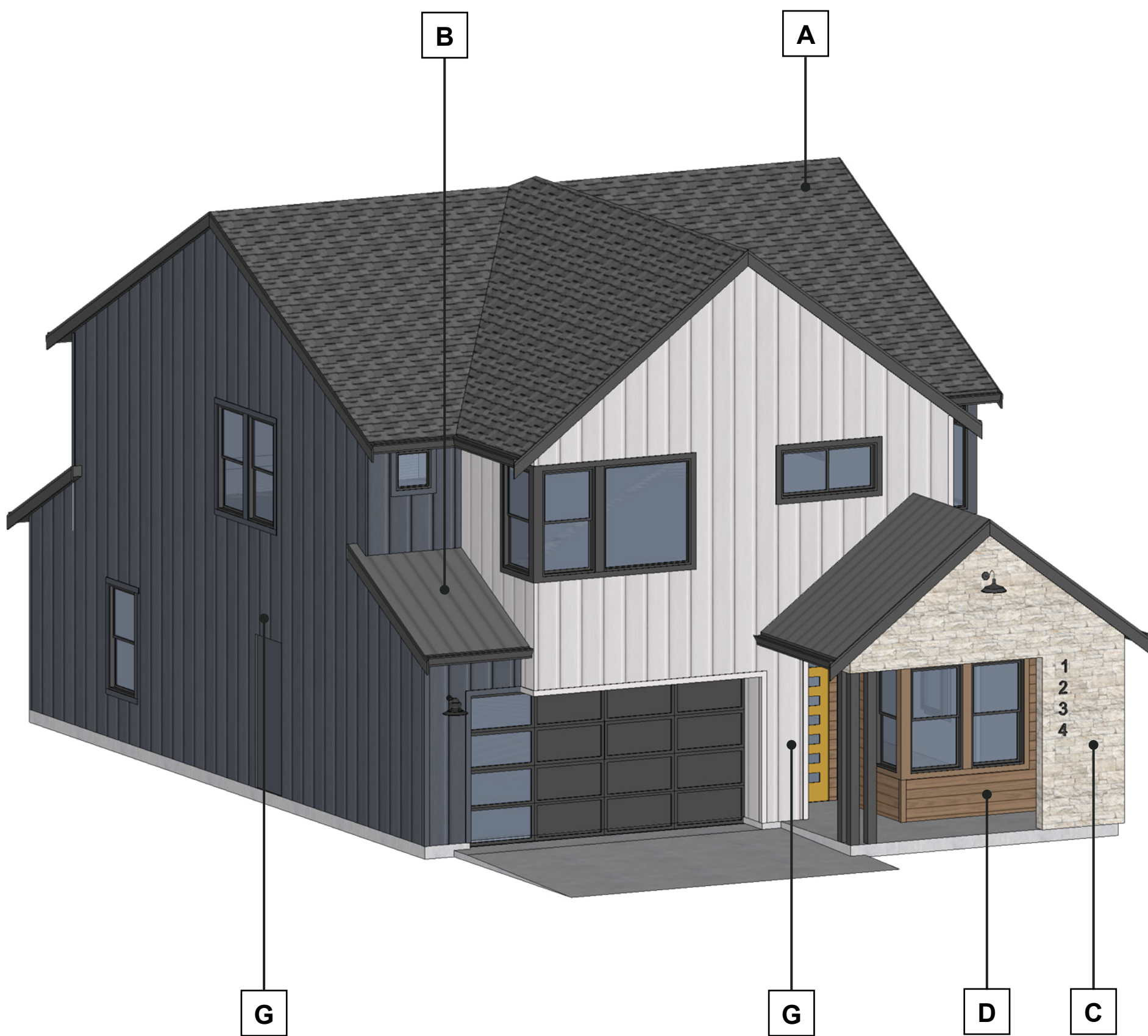


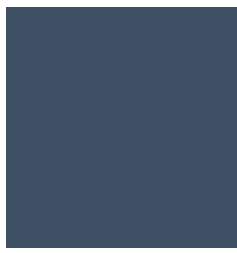
CITY SCAPE
SW 7067



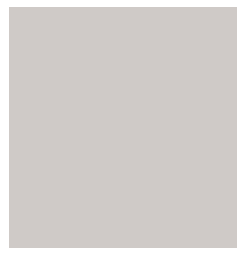
SPICED CIDER
SW 7702

PLAN 2 TRADITIONAL





INDIGO BALTIK
SW 7602



GRAYISH
SW 6001

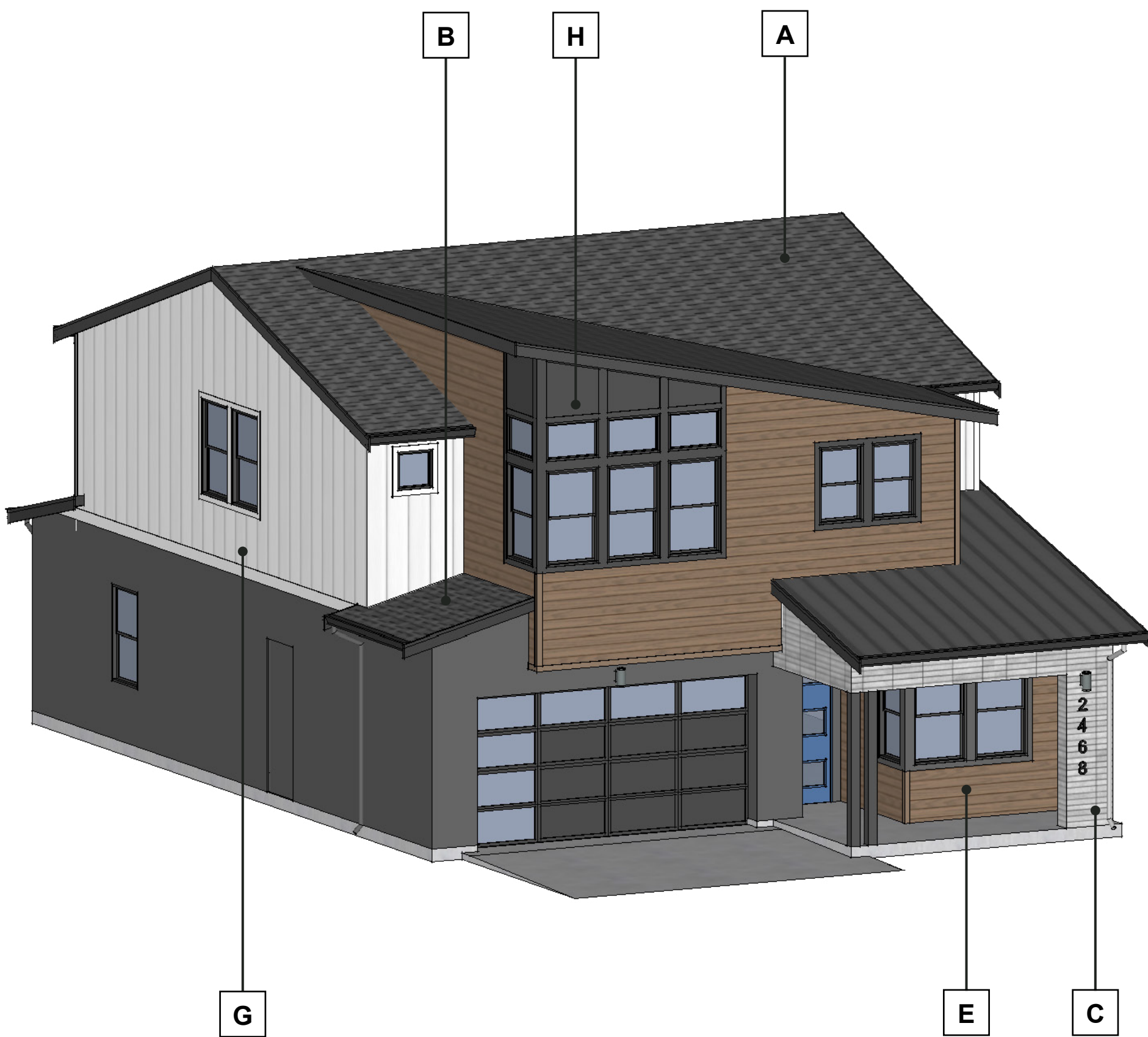


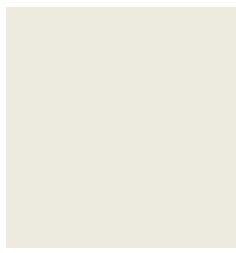
GRIZZLY GRAY
SW 7068



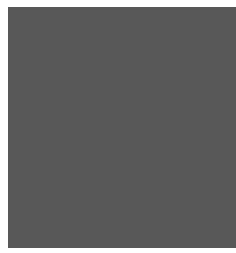
BEE
SW 6683

PLAN 2 CONTEMPORARY





ALABASTER WHITE
SW 7008



PEPPERCORN
SW 7674



SECURE BLUE
SW 6508

PLAN 2 TRANSITIONAL

MATERIALS

A ROOF MATERIAL 1 COMPOSITION SHINGLE GRAY	B ROOF MATERIAL 2 STANDING SEAM GRAY	C ADHERED MASONRY VENEER ELDORADO - CUT COARSE STONE CANNONADE	D CEMENTITIOUS PANEL SIDING FAUX CEDAR FINISH	E HORIZONTAL LAP SIDING	F VERTICAL LAP SIDING	G BOARD & BATT SIDING	H CEMENTITIOUS PANEL SIDING SMOOTH FINISH
							

NOTE:

PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLORS.

DOWNSPOUTS: PAINT ALL EXPOSED SIDES WITH ADJACENT COLOR.

GUTTERS: 5" O'GEE GUTTERS.

WINDOWS: ALL VINYL WINDOWS W/ DARK COLORED FRAMES. WINDOW TRIMS- 2X TRIMS.

GARAGE DOORS: WOOD-VENEERED

FRONT DOORS: FIBERGLASS DOORS

PLAN 2 - COLOR AND MATERIAL BOARD

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MOORPARK SYLVAN INVESTORS, LLC

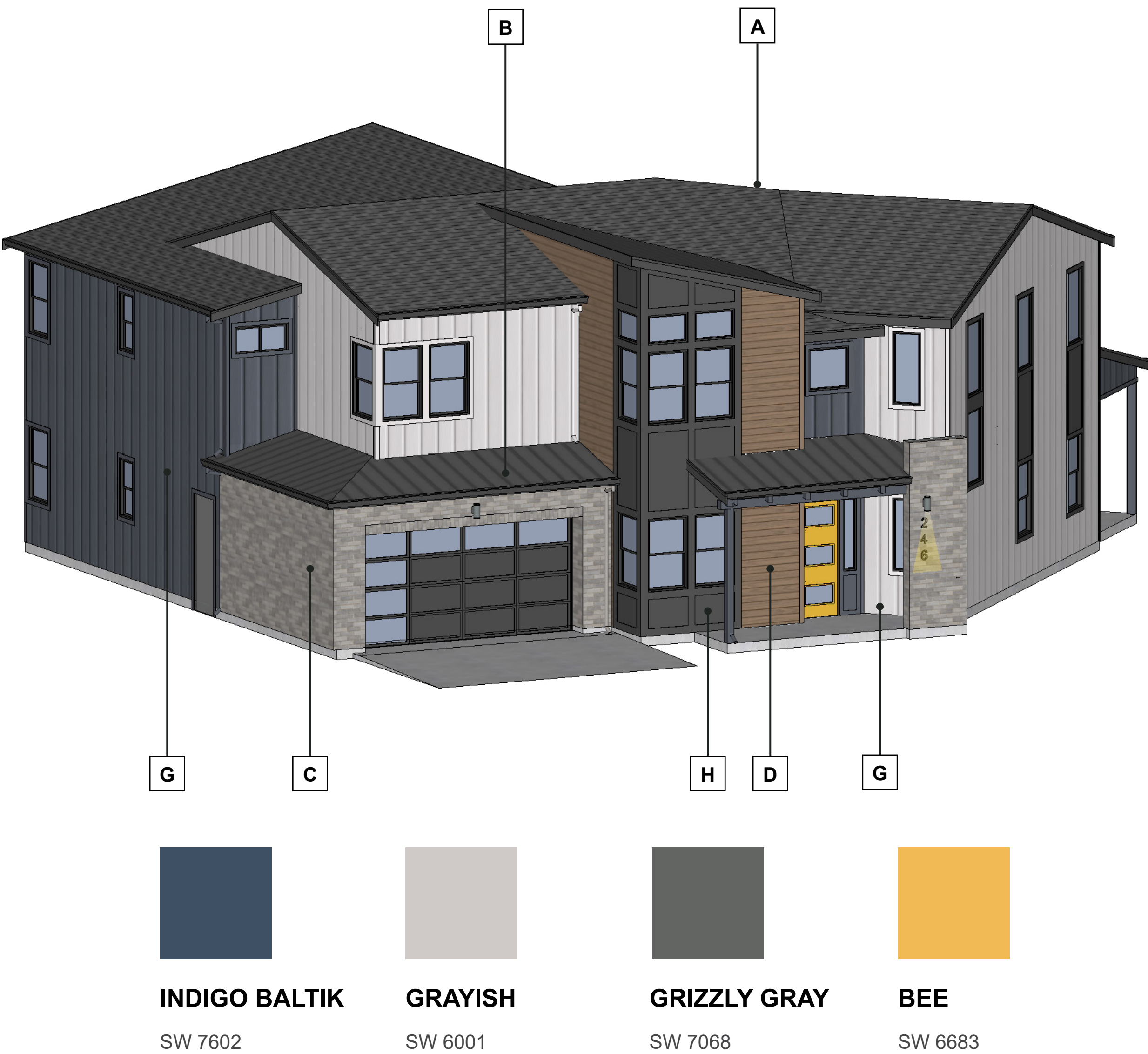
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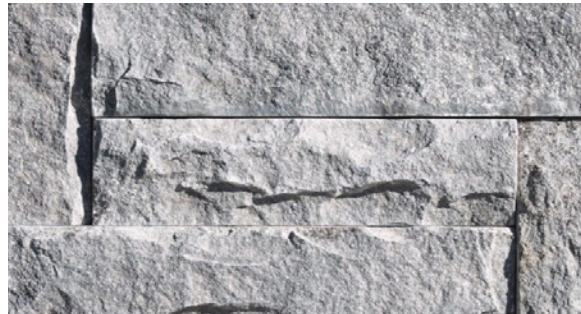
JOB NO. 297-090
DATE 04/15/2024

COLORS



PLAN 3 TRANSITIONAL

MATERIALS

A	ROOF MATERIAL 1	B	ROOF MATERIAL 2	C	ADHERED MASONRY VENEER	D	CEMENTITIOUS PANEL SIDING	E	HORIZONTAL LAP SIDING	F	VERTICAL LAP SIDING	G	BOARD & BATT SIDING	H	CEMENTITIOUS PANEL SIDING
	COMPOSITION SHINGLE GRAY		STANDING SEAM GRAY		ELDORADO - CUT COARSE STONE CANNONADE		FAUX CEDAR FINISH								
															

NOTE:

PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLORS.

DOWNSPOUTS: PAINT ALL EXPOSED SIDES WITH ADJACENT COLOR.

GUTTERS: 5" O'GEE GUTTERS.

WINDOWS: ALL VINYL WINDOWS W/ DARK COLORED FRAMES. WINDOW TRIMS- 2X TRIMS.

GARAGE DOORS: WOOD-VENEERED

FRONT DOORS: FIBERGLASS DOORS

PLAN 3 - COLOR AND MATERIAL BOARD

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MOORPARK SYLVAN INVESTORS, LLC

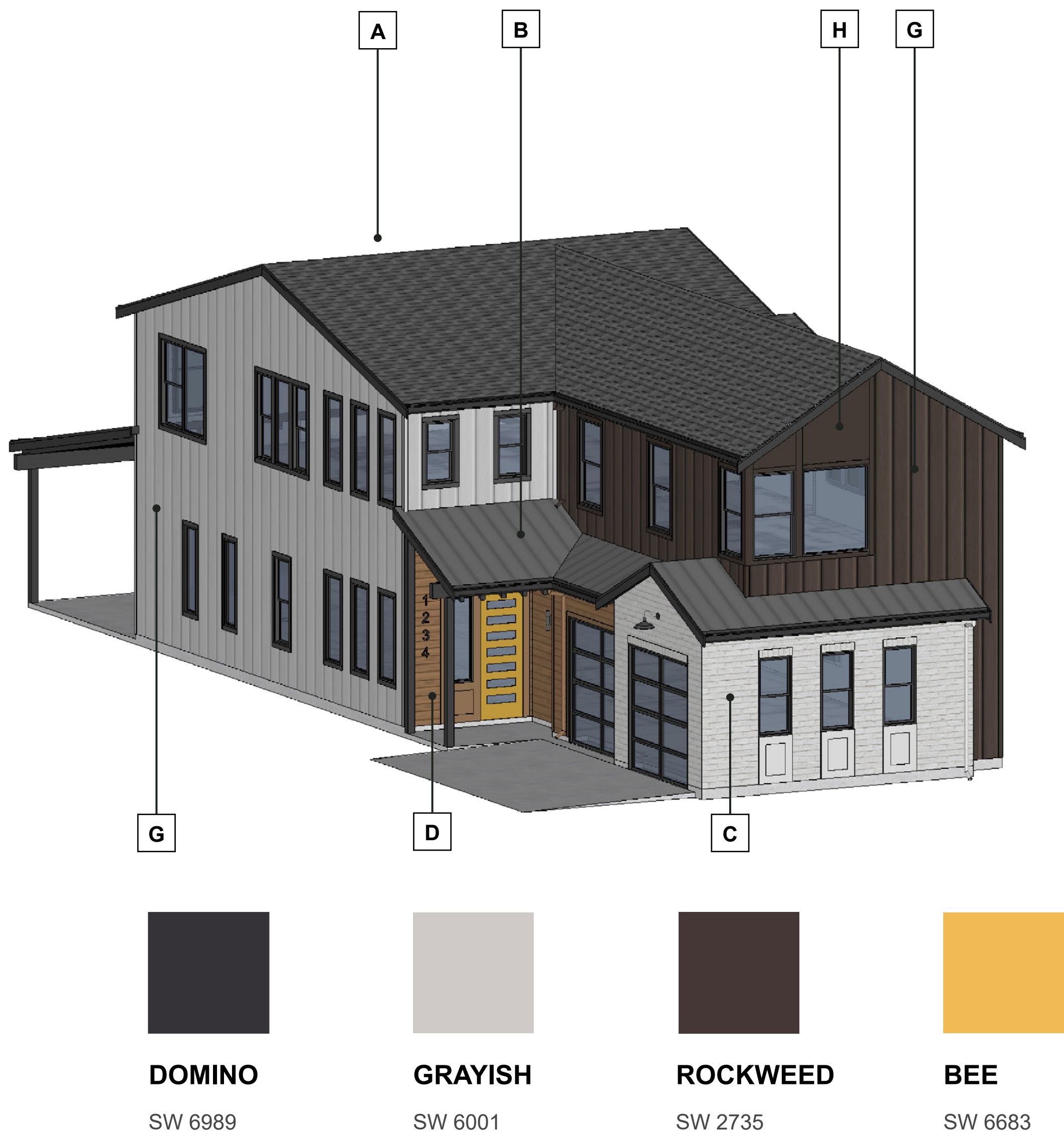
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JOB NO. 297-090
DATE 04/15/2024

COLORS



PLAN 4 CONTEMPORARY

MATERIALS

A	ROOF MATERIAL 1	B	ROOF MATERIAL 2	C	ADHERED MASONRY VENEER	D	CEMENTITIOUS PANEL SIDING	E	HORIZONTAL LAP SIDING	F	VERTICAL LAP SIDING	G	BOARD & BATT SIDING	H	CEMENTITIOUS PANEL SIDING
	COMPOSITION SHINGLE GRAY		STANDING SEAM GRAY		ELDORADO - CUT COARSE STONE CANNONADE		FAUX CEDAR FINISH								SMOOTH FINISH
															

NOTE:

PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLORS.

DOWNSPOUTS: PAINT ALL EXPOSED SIDES WITH ADJACENT COLOR.

GUTTERS: 5" O'GEE GUTTERS.

WINDOWS: ALL VINYL WINDOWS W/ DARK COLORED FRAMES. WINDOW TRIMS- 2X TRIMS.

GARAGE DOORS: WOOD-VENEERED

FRONT DOORS: FIBERGLASS DOORS

PLAN 4 - COLOR AND MATERIAL BOARD

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MOORPARK SYLVAN INVESTORS, LLC

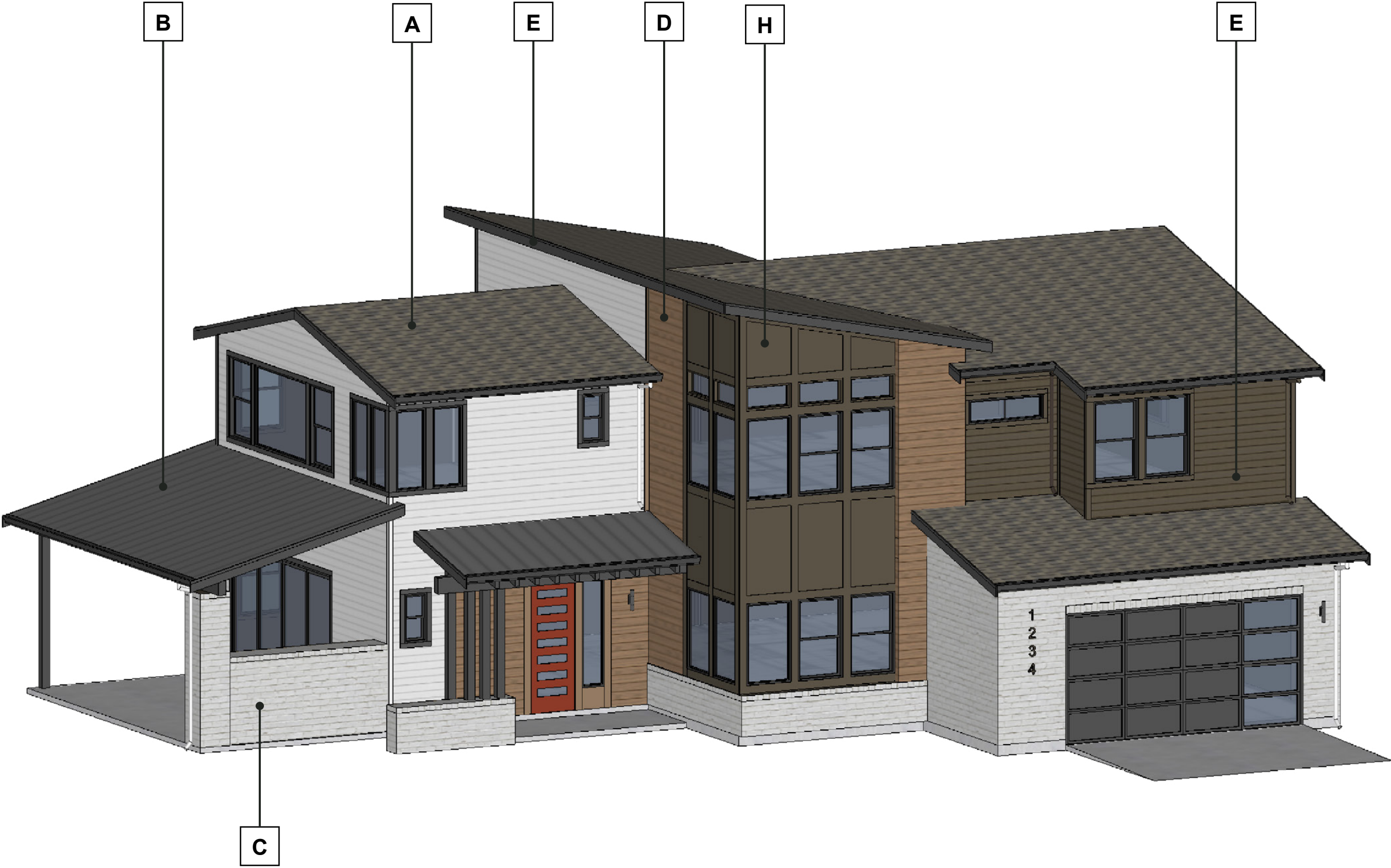
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JOB NO. 297-090
DATE 04/15/2024

COLORS



STATUS BRONZE

SW 7034

DRIFT OF MIST

SW 9166

GRIZZLY GRAY

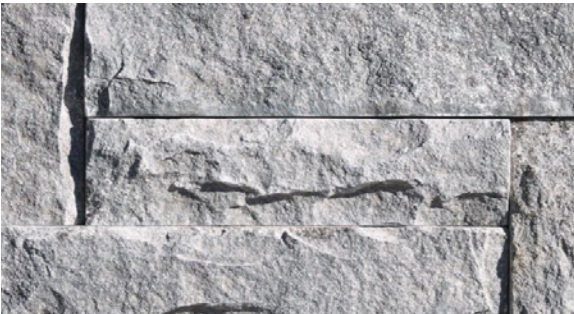
SW 7068

ROCKWOOD RED

SW 2802

PLAN 5 CONTEMPORARY

MATERIALS

A ROOF MATERIAL 1 COMPOSITION SHINGLE GRAY 	B ROOF MATERIAL 2 STANDING SEAM GRAY 	C ADHERED MASONRY VENEER ELDORADO - CUT COARSE STONE CANNONADE 	D CEMENTITIOUS PANEL SIDING FAUX CEDAR FINISH 	E HORIZONTAL LAP SIDING 	F VERTICAL LAP SIDING 	G BOARD & BATT SIDING 	H CEMENTITIOUS PANEL SIDING SMOOTH FINISH 
--	--	---	---	--	--	--	---

NOTE:

PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLORS.

DOWNSPOUTS: PAINT ALL EXPOSED SIDES WITH ADJACENT COLOR.

GUTTERS: 5" O'GEE GUTTERS.

WINDOWS: ALL VINYL WINDOWS W/ DARK COLORED FRAMES. WINDOW TRIMS- 2X TRIMS.

GARAGE DOORS: WOOD-VENEERED

FRONT DOORS: FIBERGLASS DOORS

PLAN 5 - COLOR AND MATERIAL BOARD

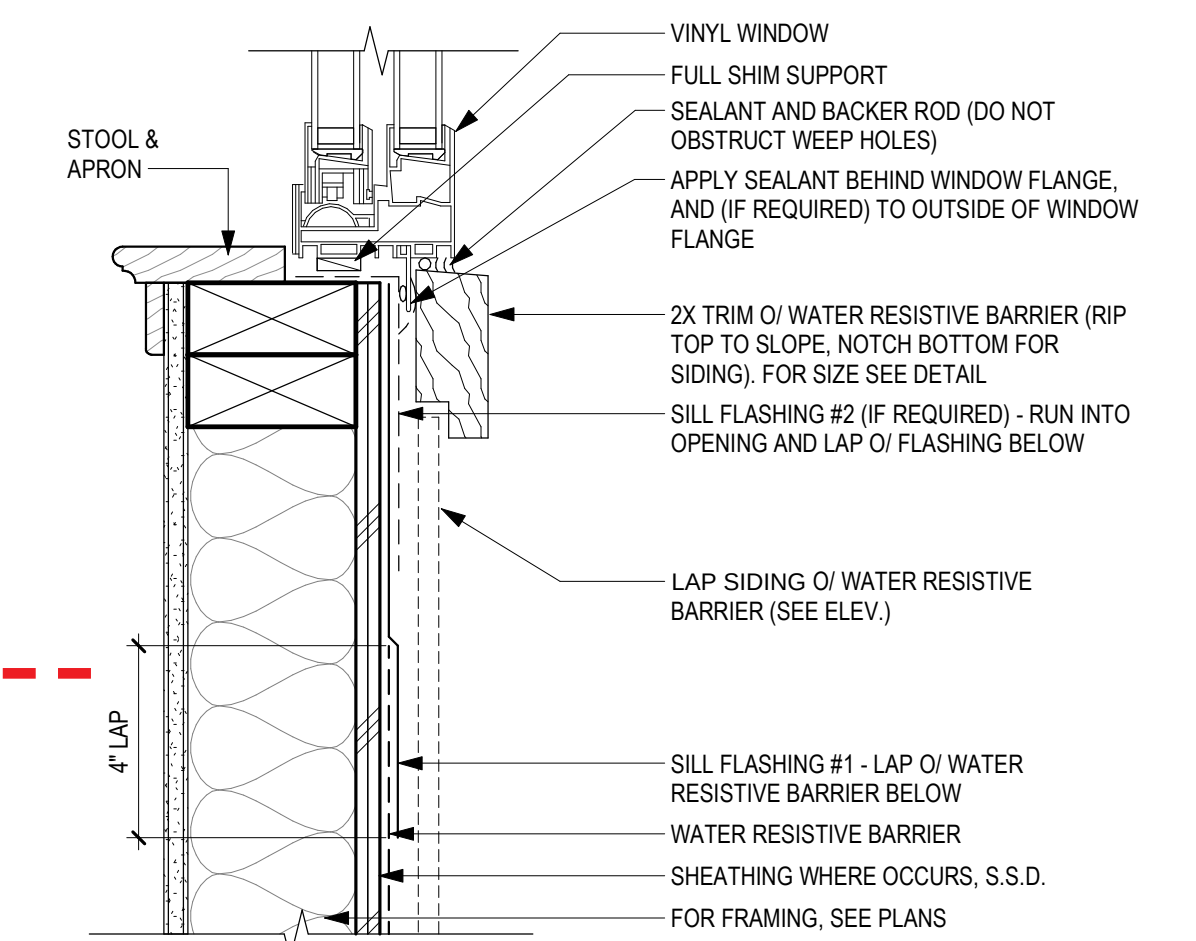
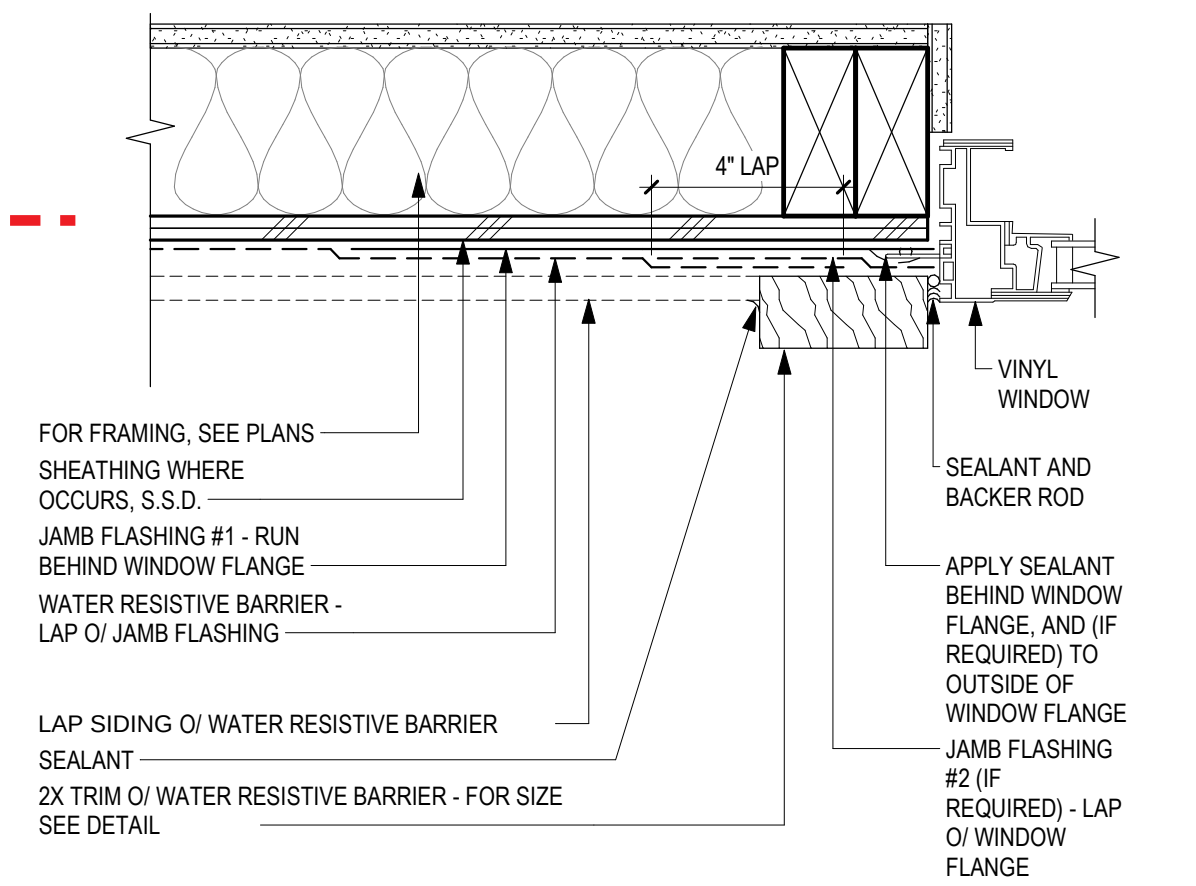
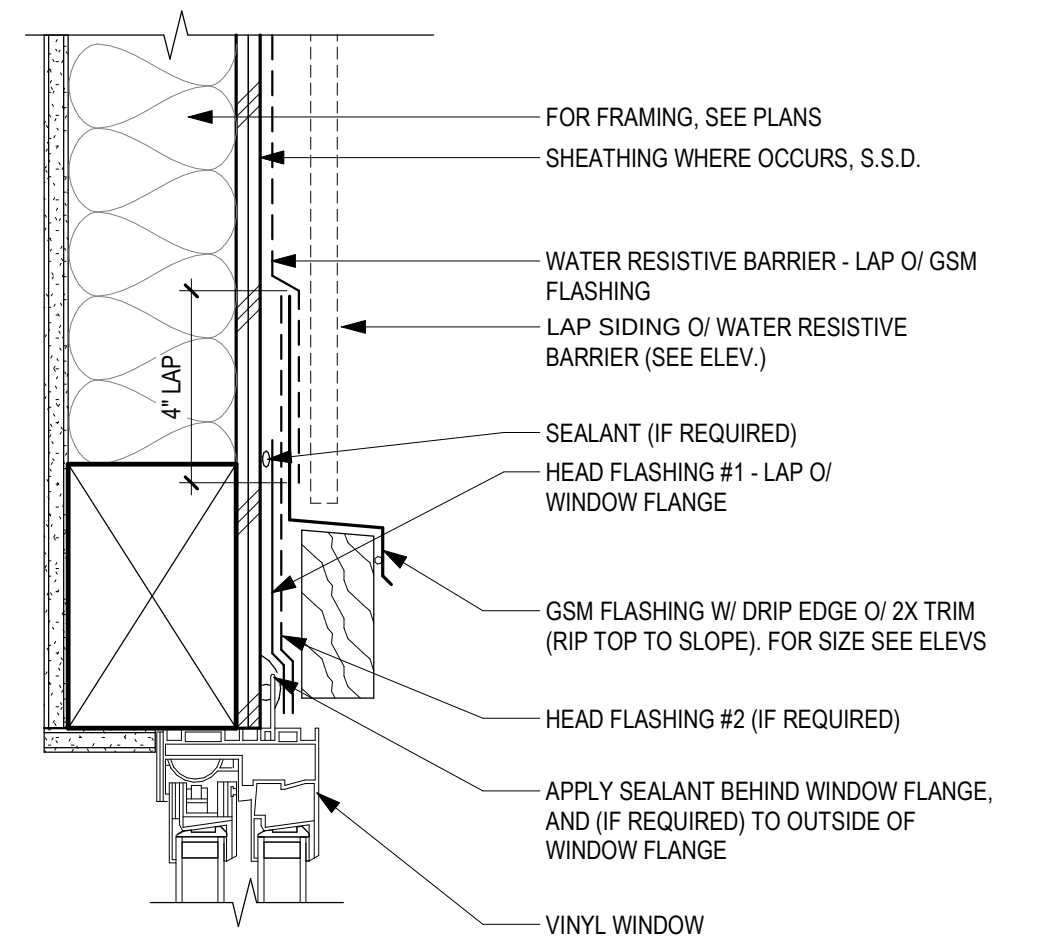
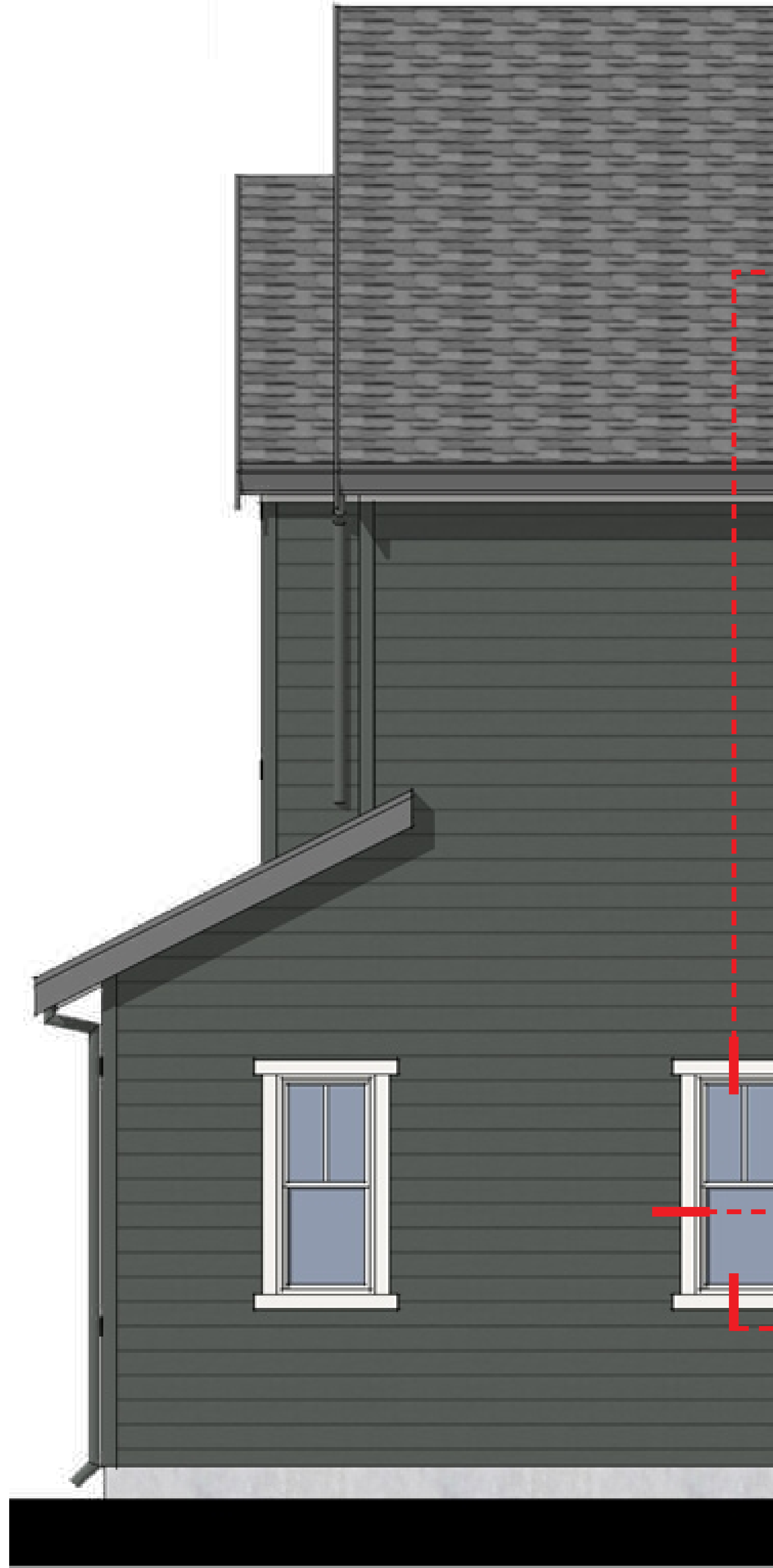
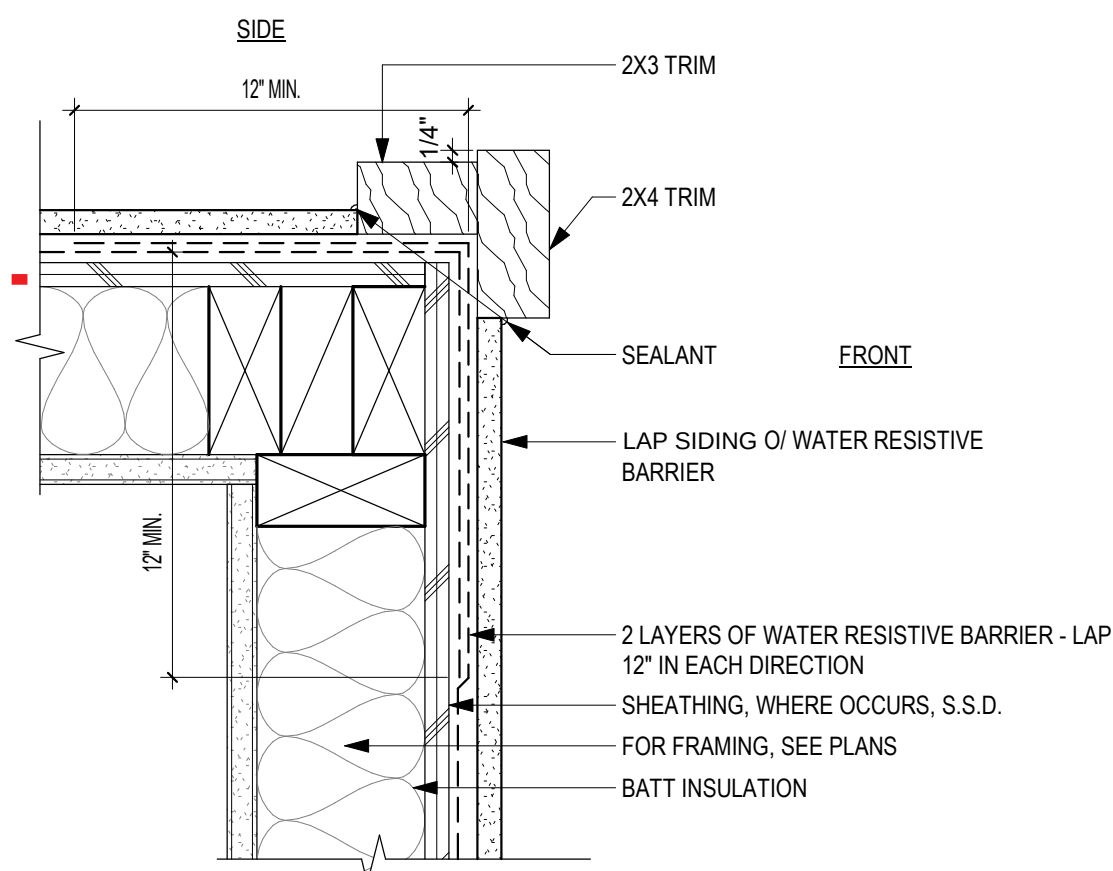
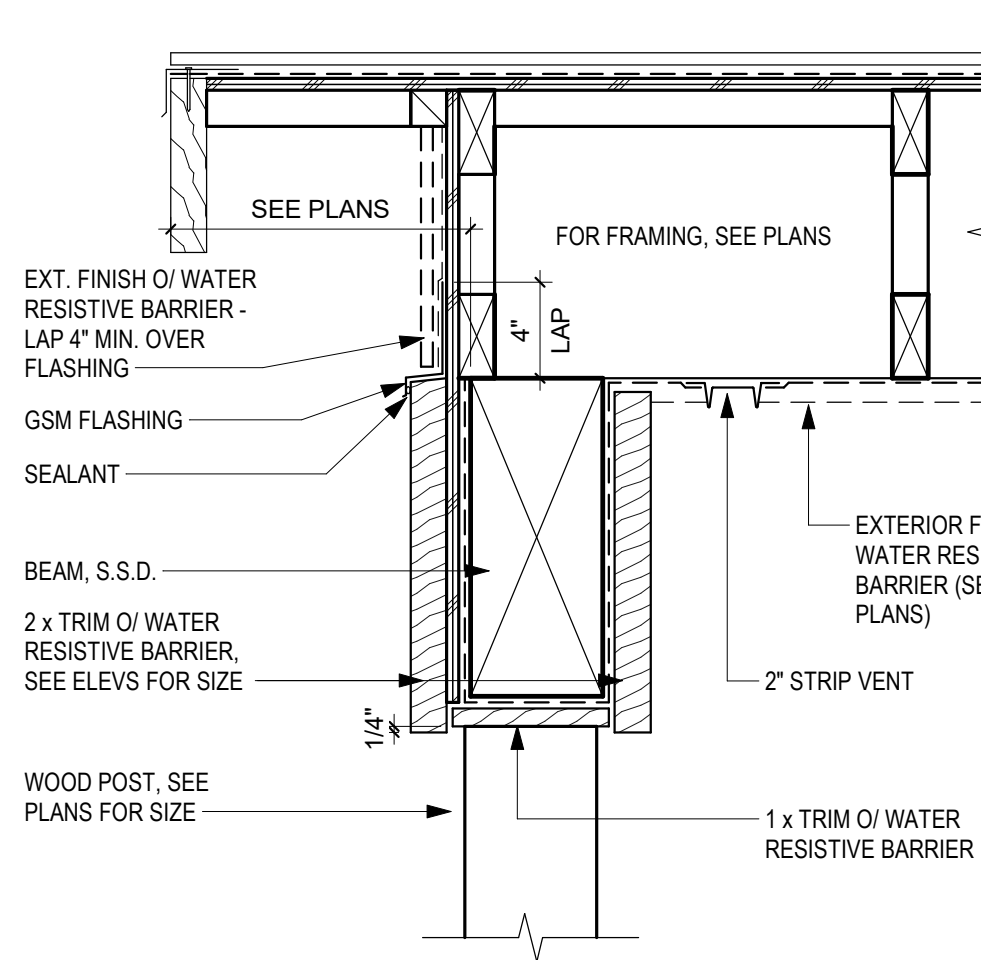
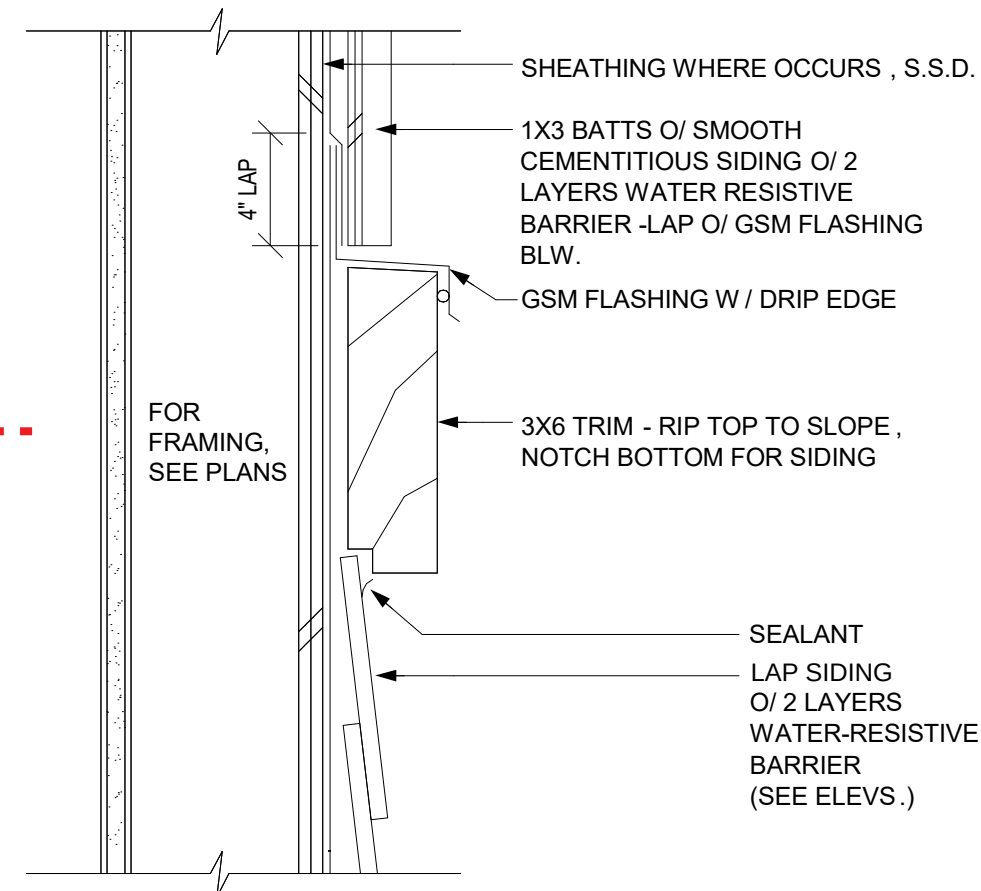
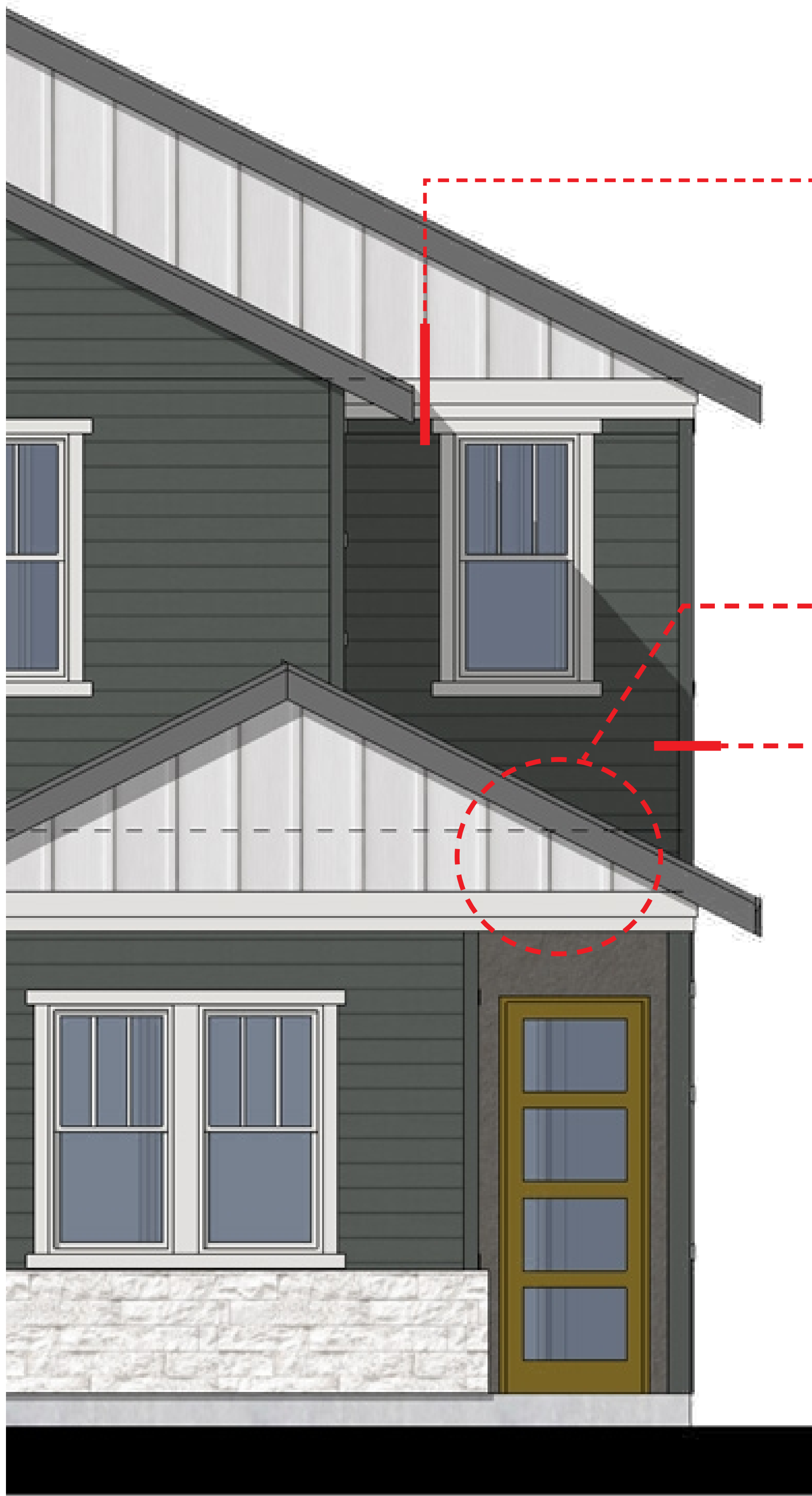
317 MOORPARK WAY- MOUNTAIN VIEW, CA
MOORPARK SYLVAN INVESTORS, LLC

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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JOB NO. 297-090
DATE 04/15/2024



BUILDING DETAILS

317 MOORPARK WAY- MOUNTAIN VIEW, CA
MOORPARK SYLVAN INVESTORS, LLC

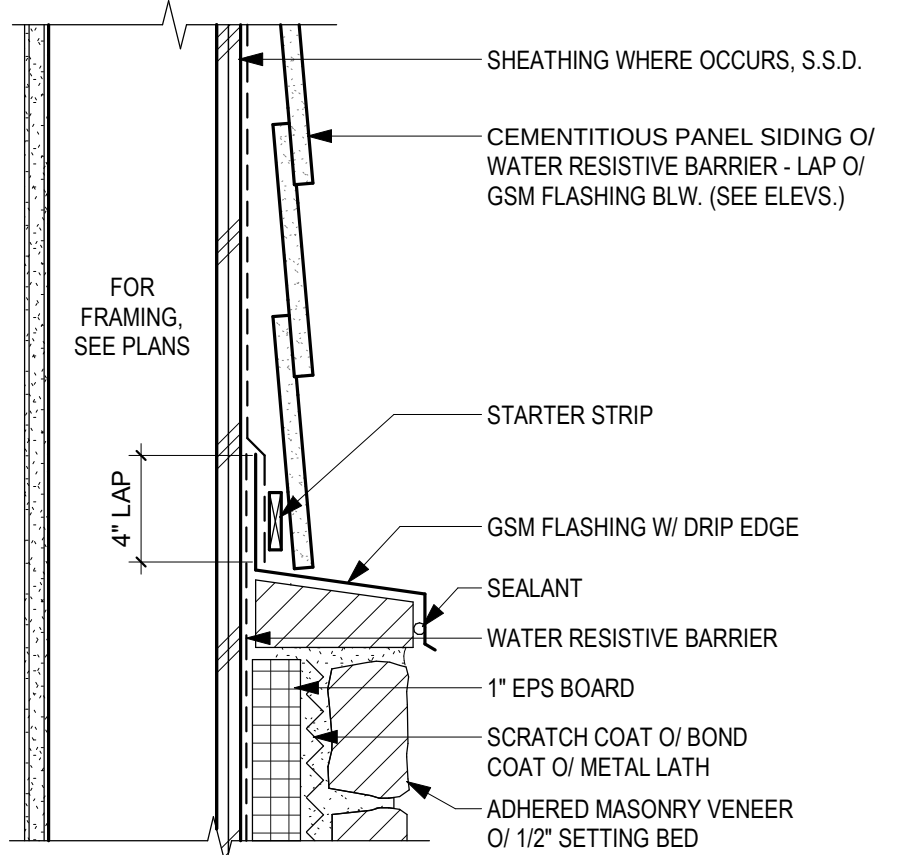
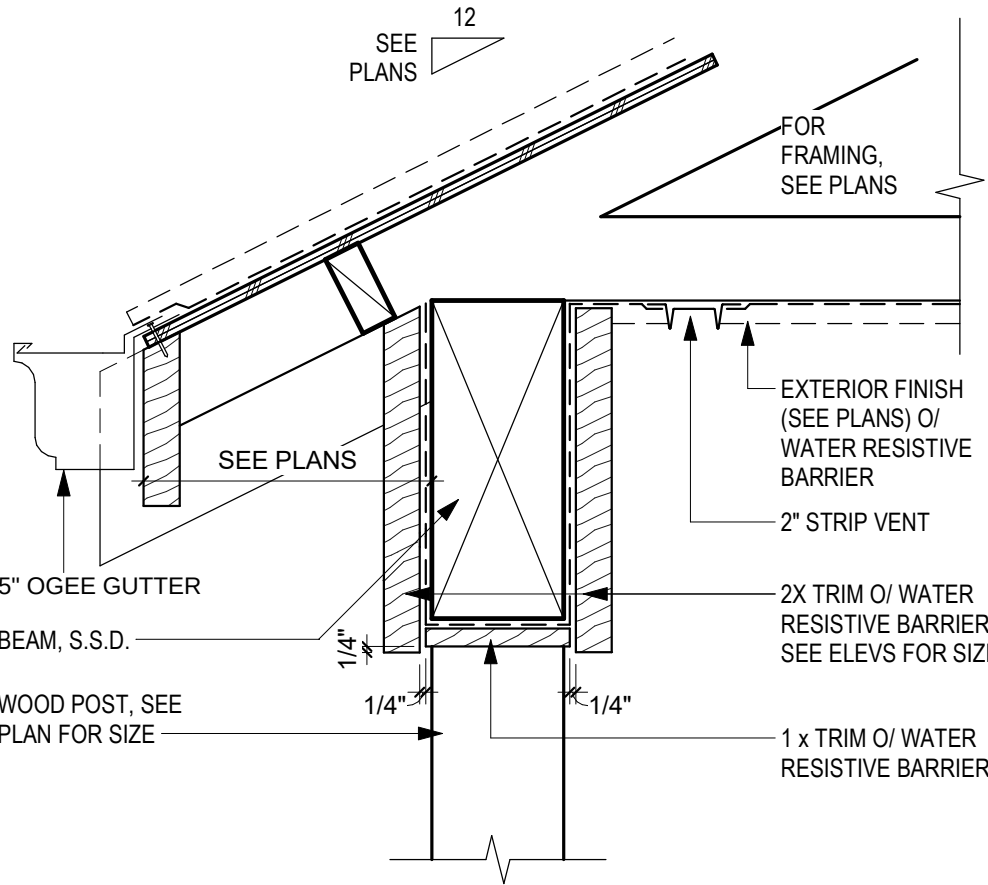
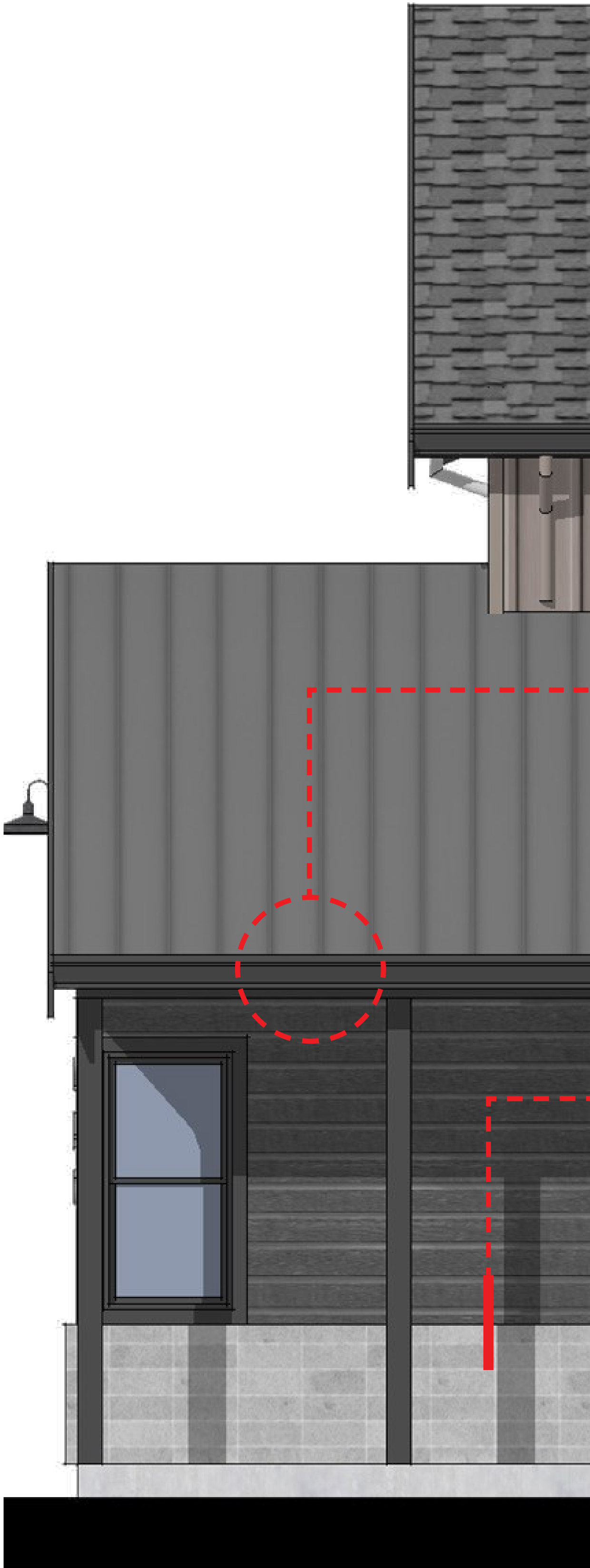
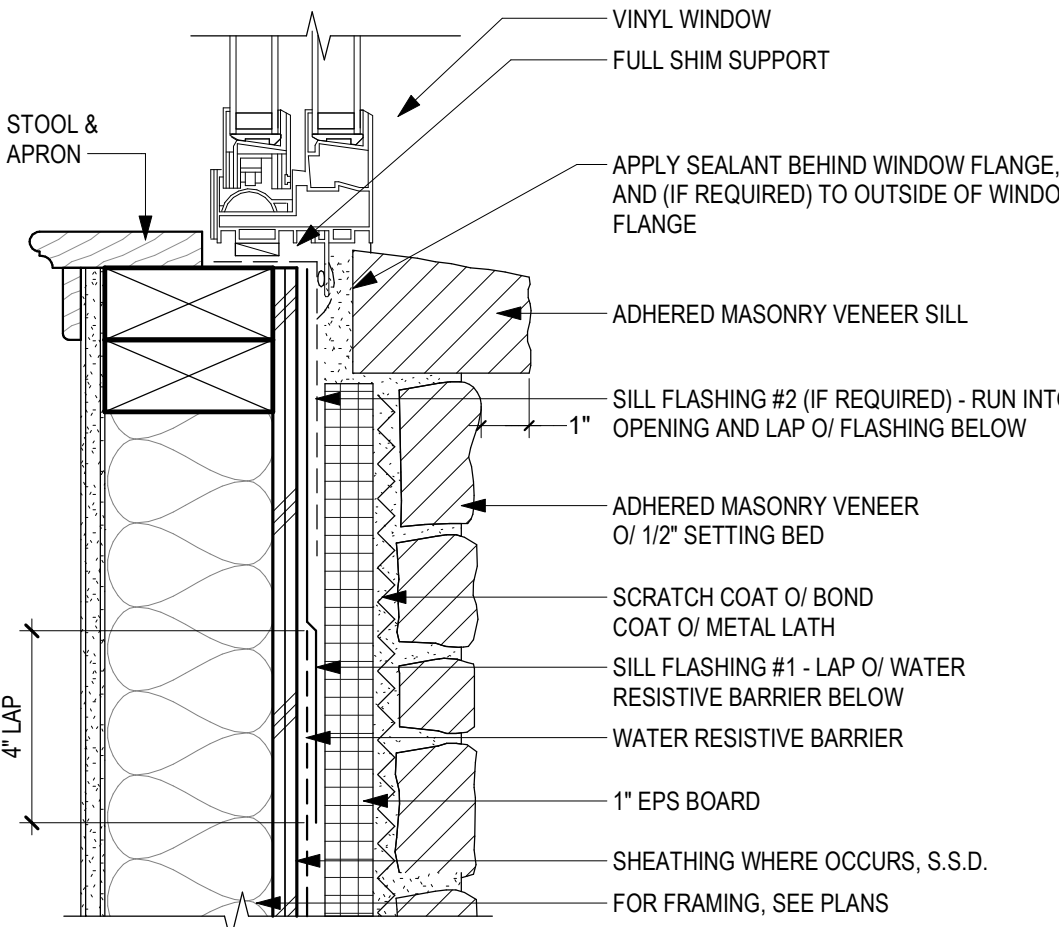
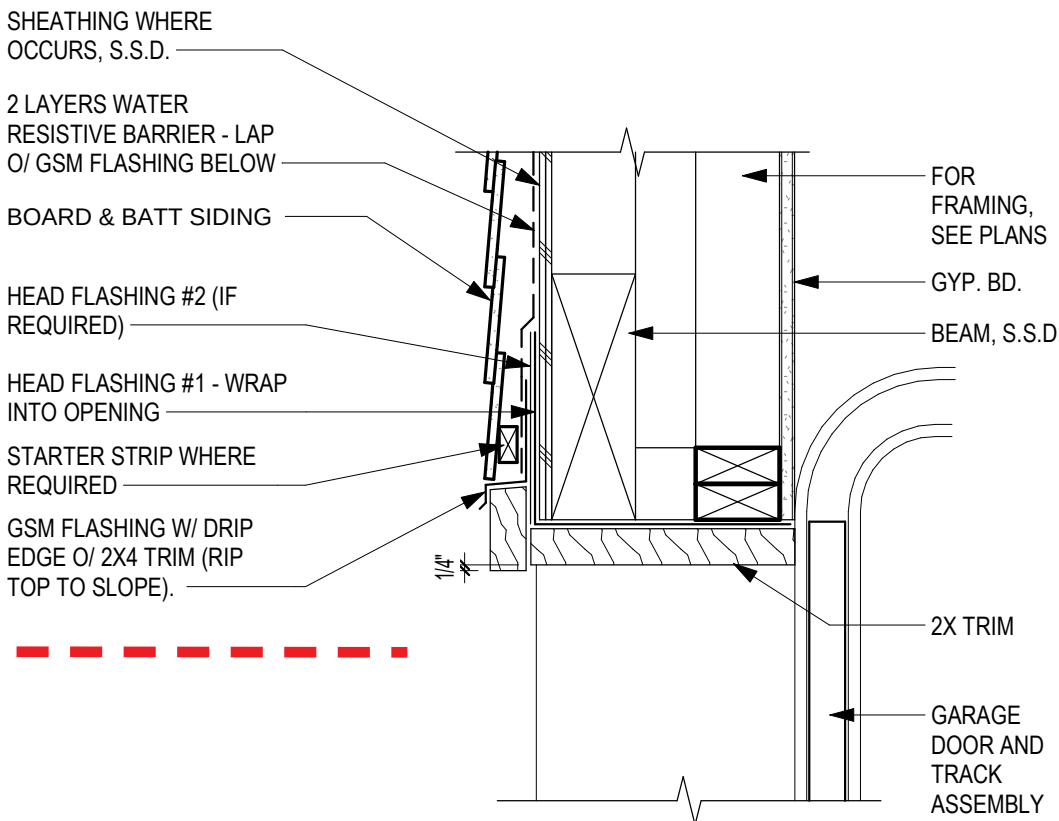
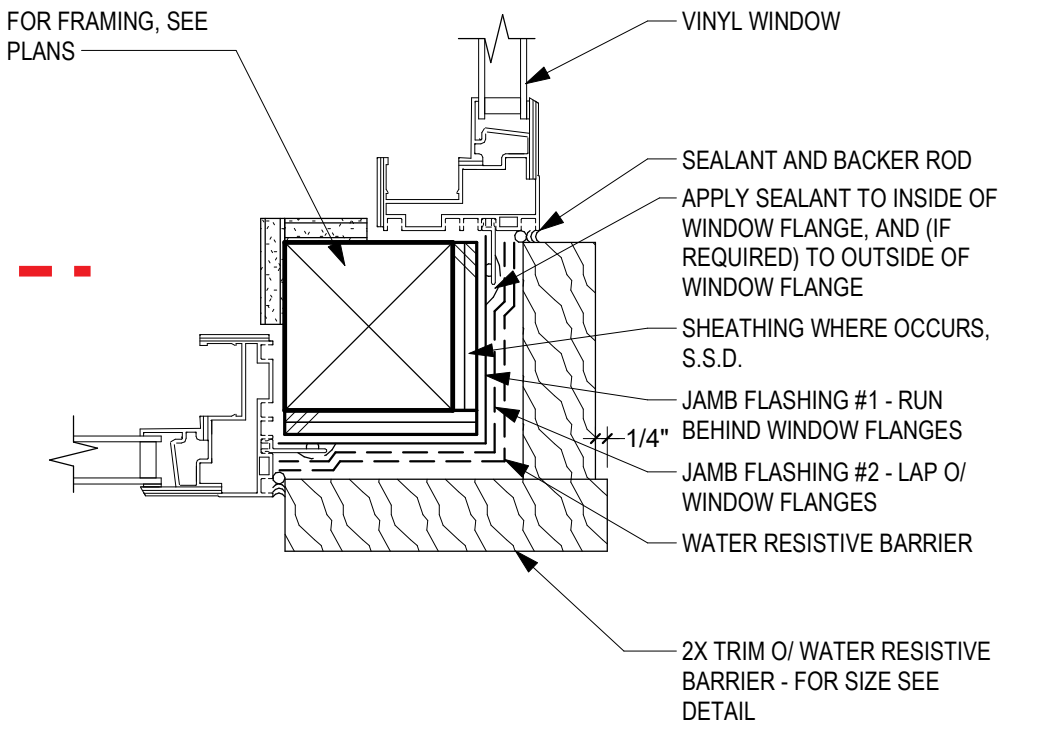
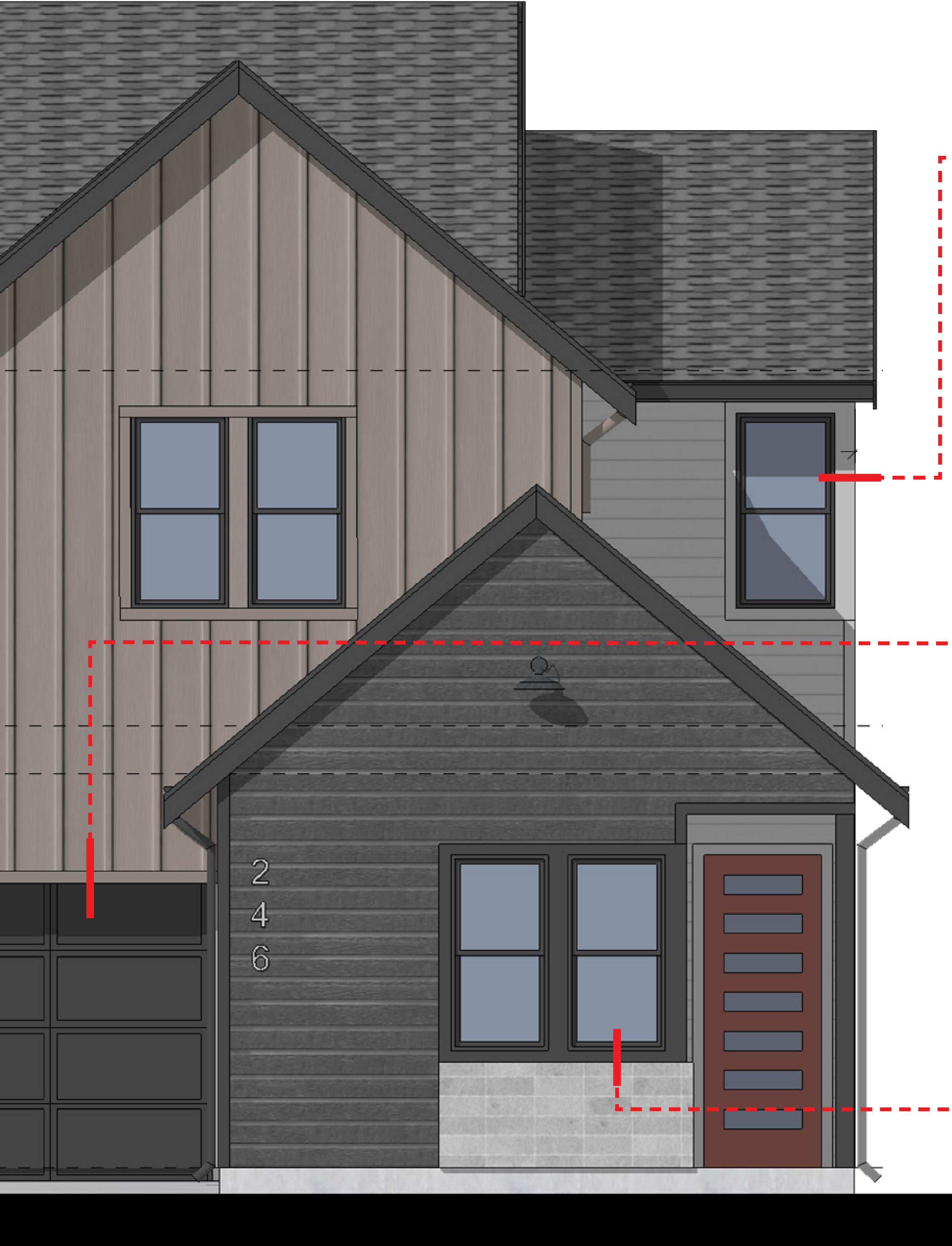
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JOB NO. 297-090
 DATE 04/15/2024

A.57



BUILDING DETAILS

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MILLER STARR
REGALIA

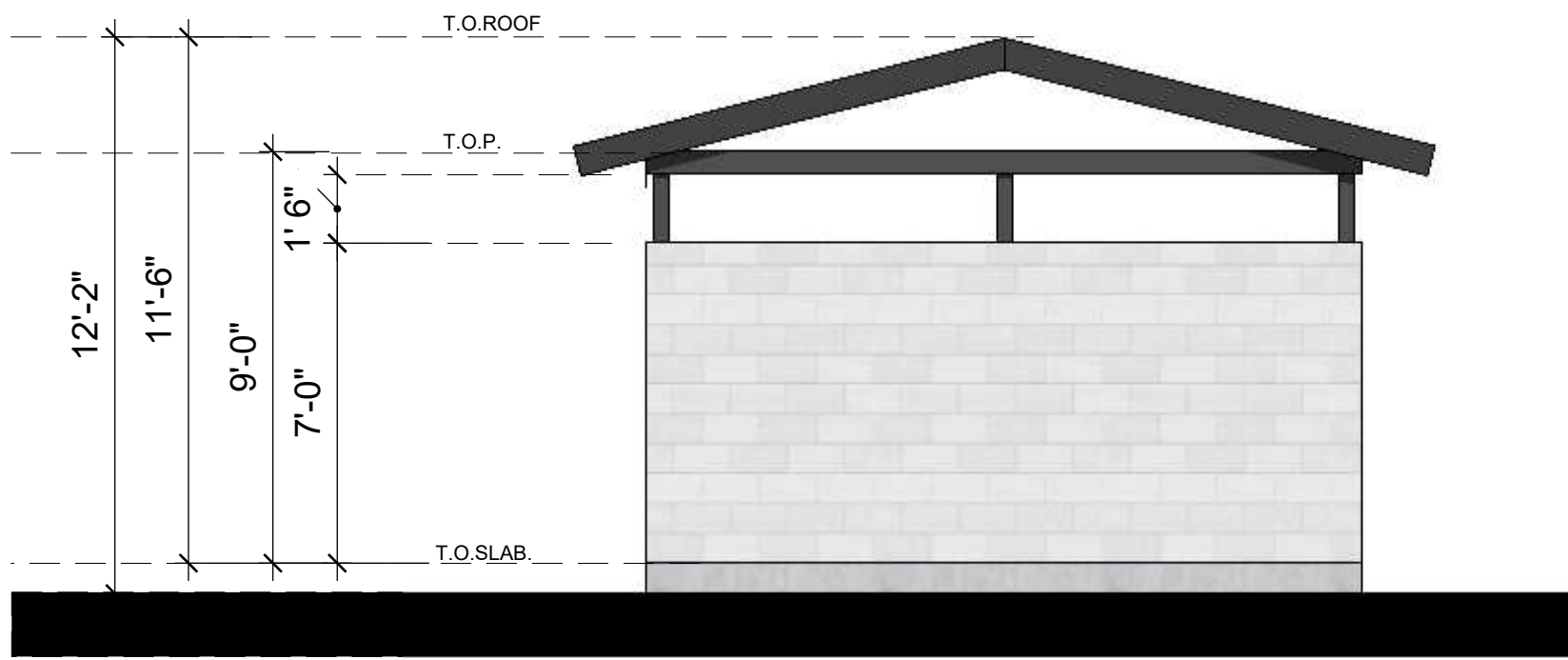


JOB NO. 297-090
DATE 04/15/2024

A.58



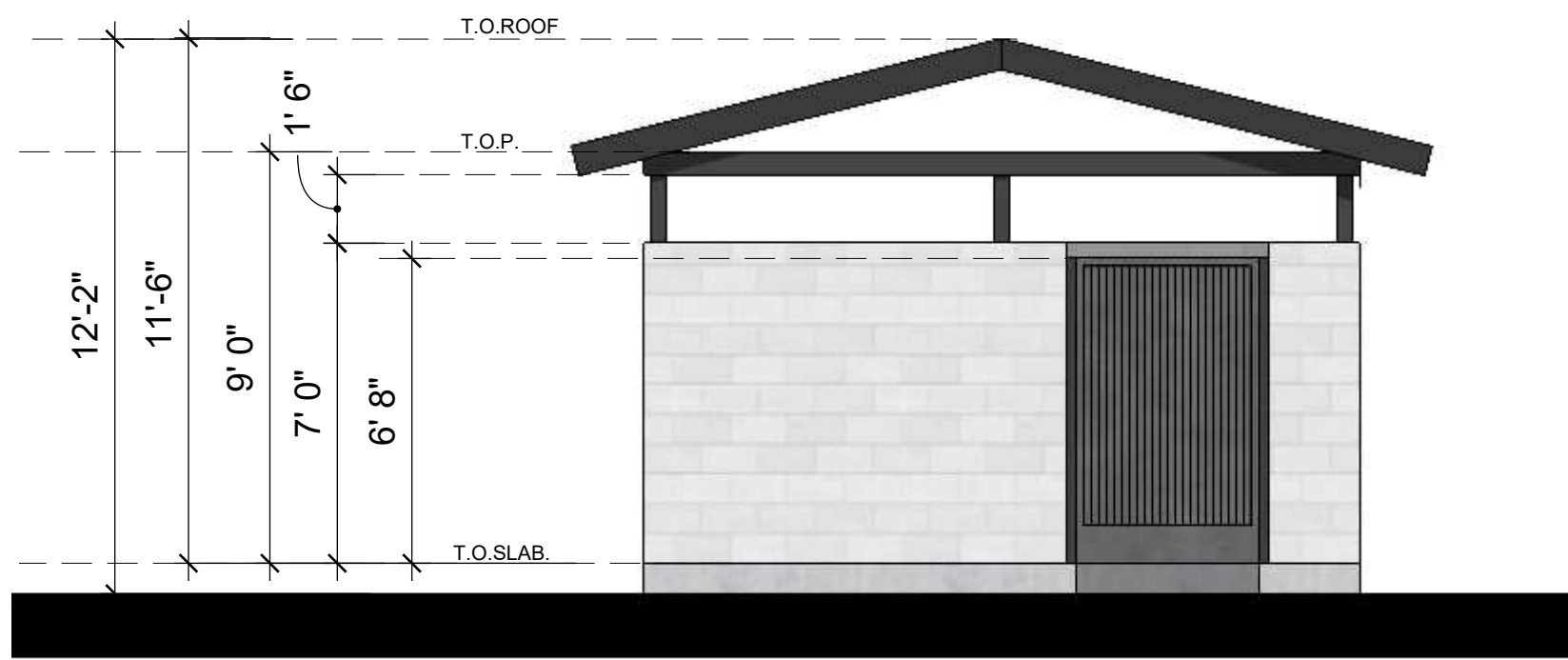
REAR ELEVATION



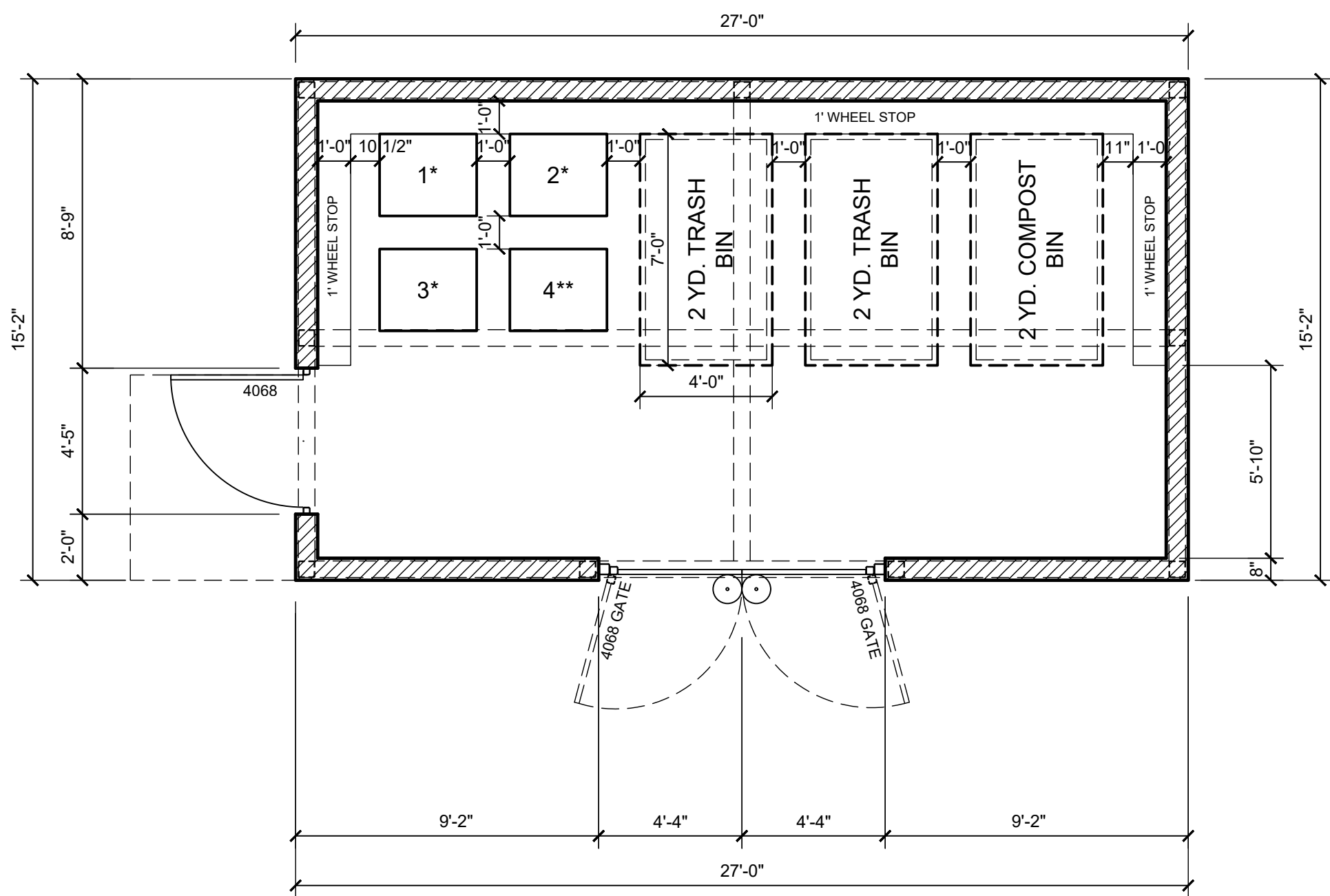
RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



FLOOR PLAN
TRASH ENCLOSURE- 410 S.F.
1/4":1'-0"

*CART 1-3:
96 GAL. PAPER RECYCLING CART

**CART 4:
96 GAL. CONTAINER RECYCLING CART
(96 GAL. = 35.25" W x 29.75" L x 43.25" H)

NOTE:

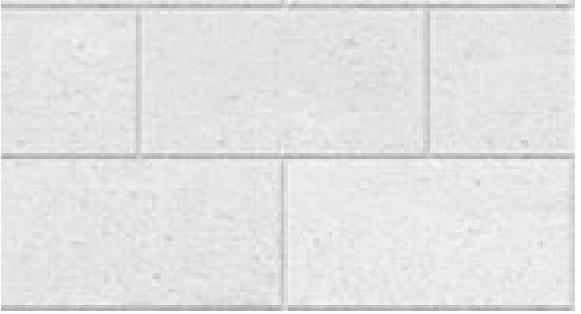
PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLORS.

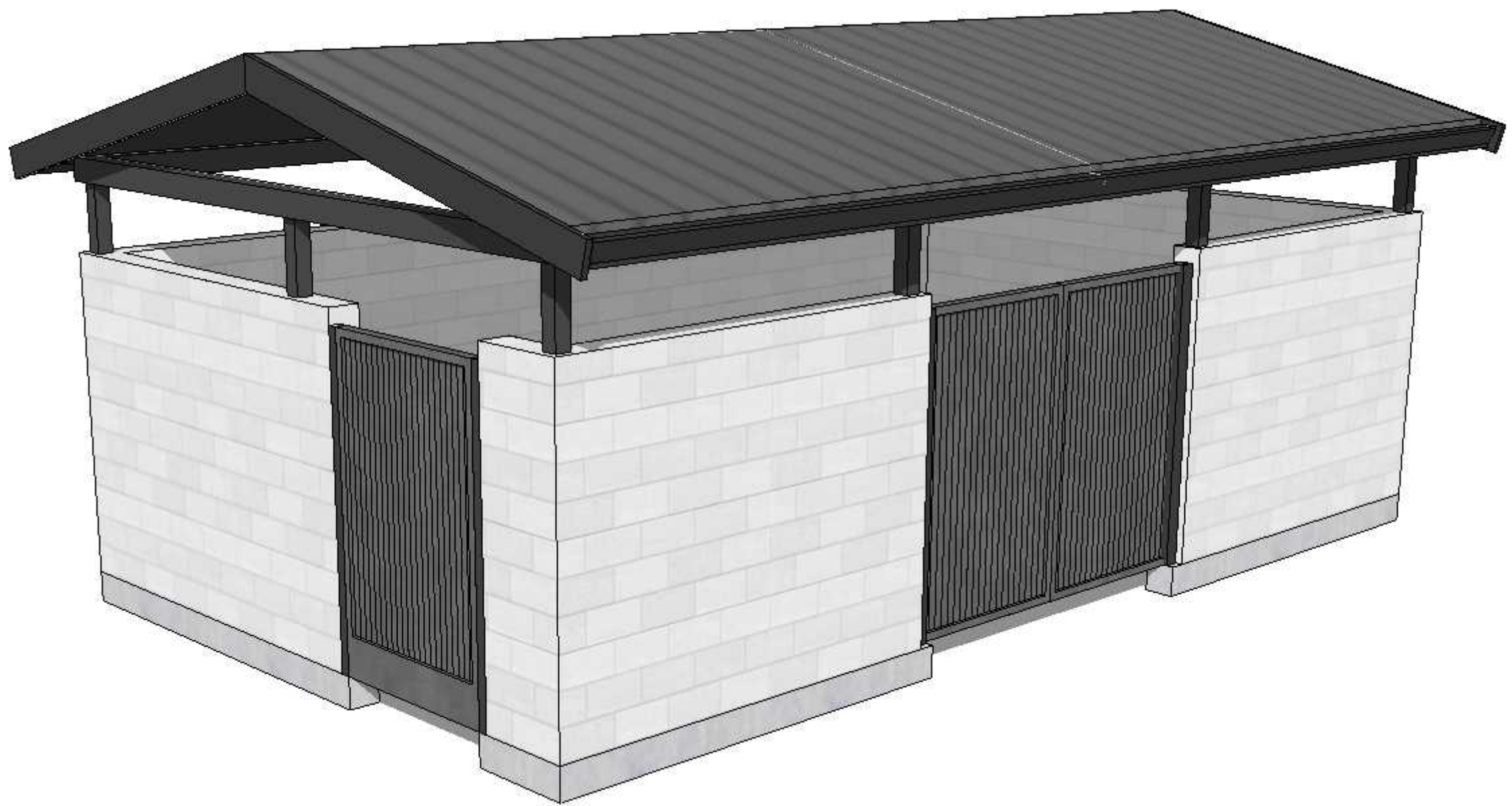
DOWNSPOUTS:
PAINT ALL EXPOSED SIDES WITH ADJACENT COLOR.

COLORS

1 ACCENT COLOR	2 BODY COLOR
METAL FRAMES & GATE BLACK OF NIGHT SW6993 by Sherwin Williams or equal	RCP BLOCK & BRICK OR SIMILAR WHITE
	

MATERIALS

A ROOF MATERIAL	B CMU BLOCKS
STANDING SEAM METAL BY AEP SPAN OR SIMILAR ZINC GRAY CLASS A FIRE RATING	RCP BLOCK & BRICK OR SIMILAR
	



VIEW

TRASH ENCLOSURE

0	4	8	16
JOB NO.	297-090		
DATE	04/15/2024		

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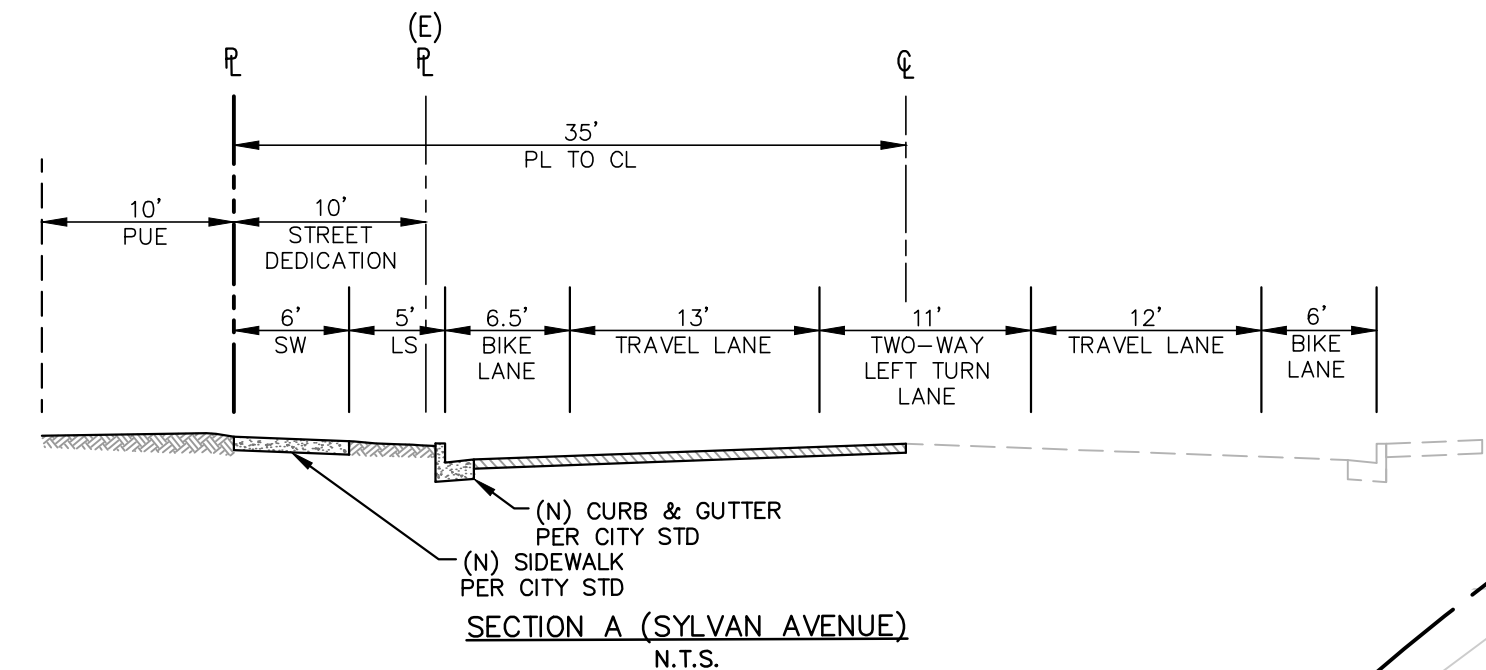


LEGEND

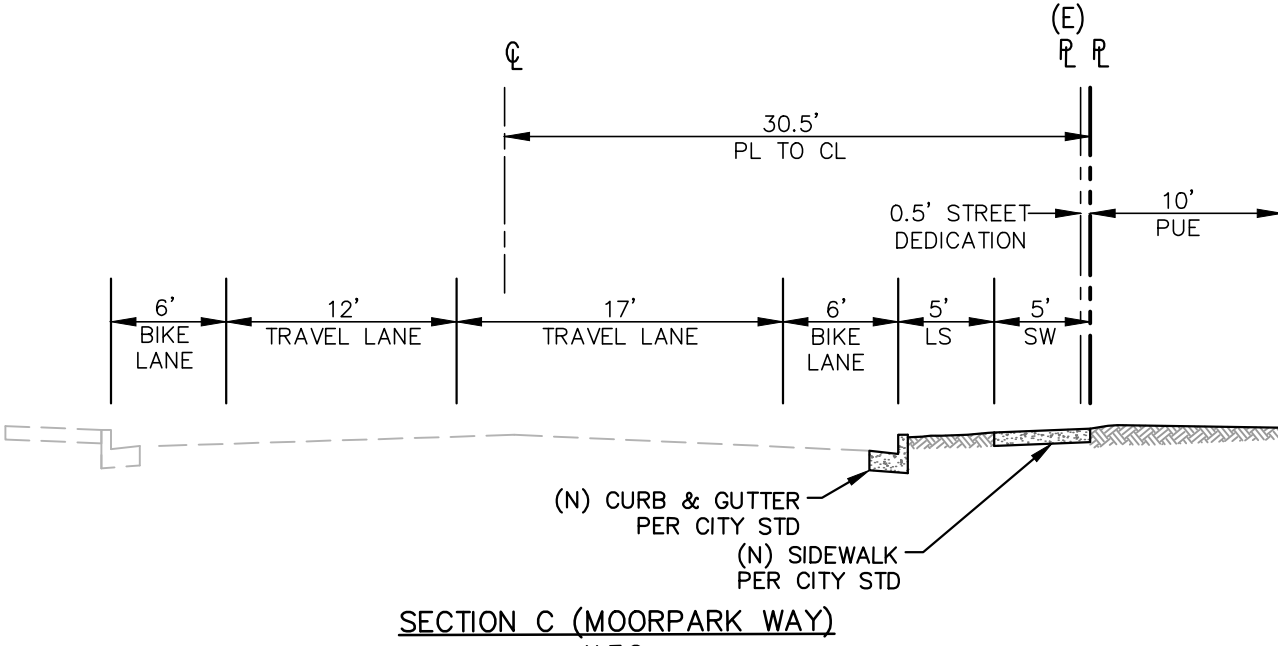
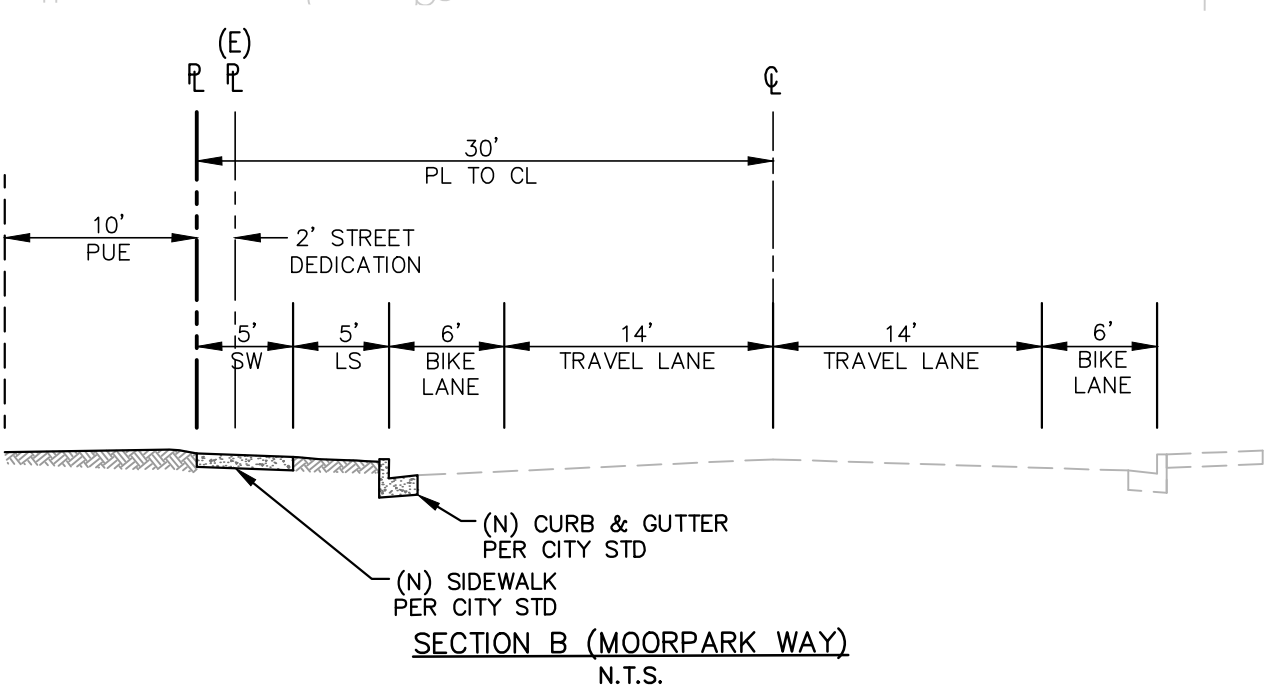
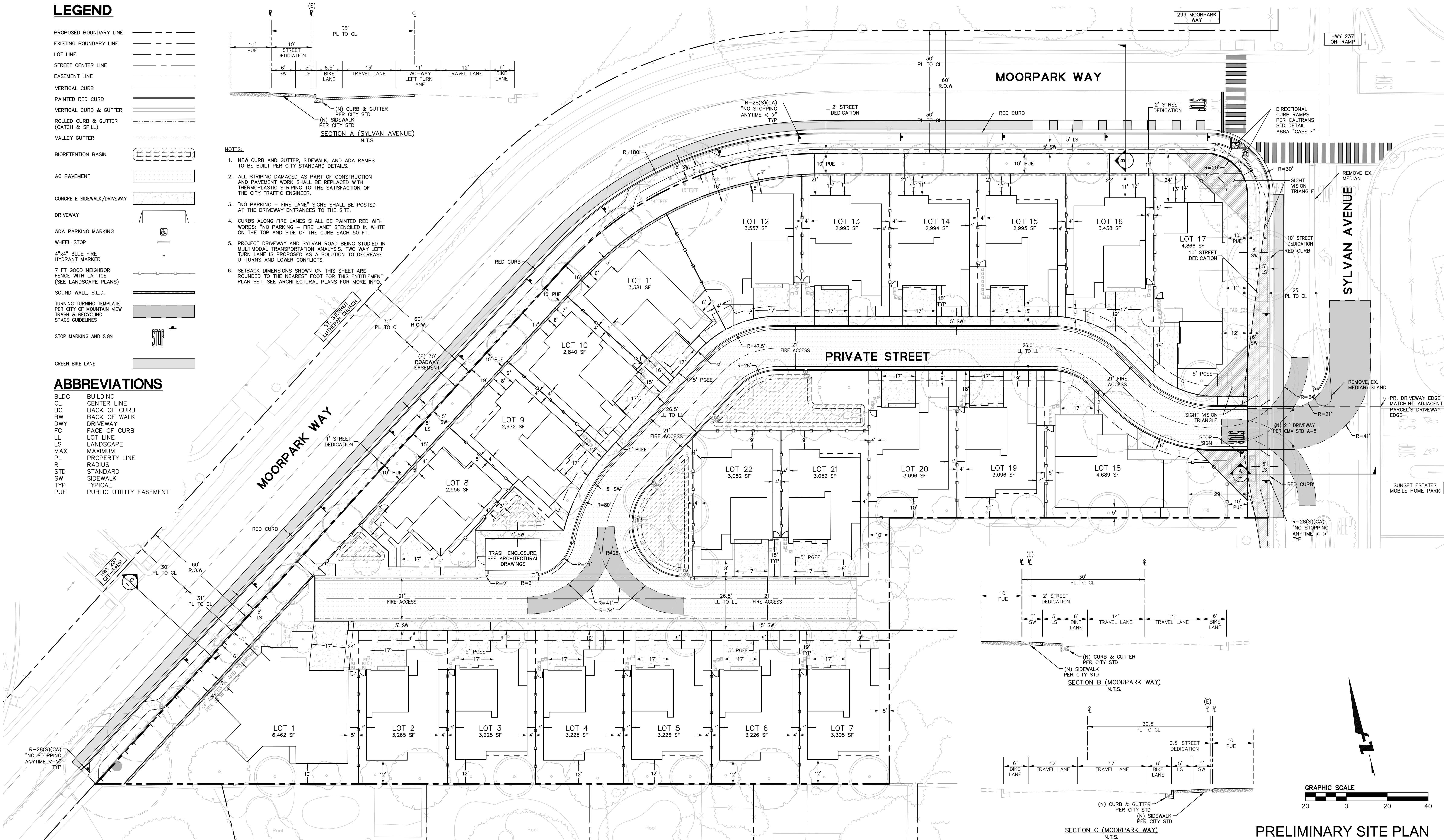
PROPOSED BOUNDARY LINE	
EXISTING BOUNDARY LINE	
LOT LINE	
STREET CENTER LINE	
EASEMENT LINE	
VERTICAL CURB	
PAINTED RED CURB	
VERTICAL CURB & GUTTER	
ROLLED CURB & GUTTER (CATCH & SPILL)	
VALLEY GUTTER	
BIORETENTION BASIN	
AC PAVEMENT	
CONCRETE SIDEWALK/DRIVEWAY	
DRIVEWAY	
ADA PARKING MARKING	
WHEEL STOP	
4"x4" BLUE FIRE HYDRANT MARKER	
7 FT GOOD NEIGHBOR FENCE WITH LATTICE (SEE LANDSCAPE PLANS)	
SOUND WALL, S.L.D.	
TURNING TURNING TEMPLATE PER CITY OF MOUNTAIN VIEW TRASH & RECYCLING SPACE GUIDELINES	
STOP MARKING AND SIGN	
GREEN BIKE LANE	

ABBREVIATIONS

BLDG	BUILDING
CL	CENTER LINE
BC	BACK OF CURB
BW	BACK OF WALK
DWY	DRIVEWAY
FC	FACE OF CURB
LL	LOT LINE
LS	LANDSCAPE
MAX	MAXIMUM
PL	PROPERTY LINE
R	RADIUS
STD	STANDARD
SW	SIDEWALK
TYP	TYPICAL
PUE	PUBLIC UTILITY EASEMENT



- NOTES:
1. NEW CURB AND GUTTER, SIDEWALK, AND ADA RAMPS TO BE BUILT PER CITY STANDARD DETAILS.
 2. ALL STRIPING DAMAGED AS PART OF CONSTRUCTION AND PAVEMENT WORK SHALL BE REPLACED WITH THERMOPLASTIC STRIPING TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
 3. "NO PARKING - FIRE LANE" SIGNS SHALL BE POSTED AT THE DRIVEWAY ENTRANCES TO THE SITE.
 4. CURBS ALONG FIRE LANES SHALL BE PAINTED RED WITH WORDS: "NO PARKING - FIRE LANE" STENCILED IN WHITE ON THE TOP AND SIDE OF THE CURB EACH 50 FT.
 5. PROJECT DRIVEWAY AND SYLVAN ROAD BEING STUDIED IN MULTIMODAL TRANSPORTATION ANALYSIS. TWO WAY LEFT TURN LANE IS PROPOSED AS A SOLUTION TO DECREASE U-TURNS AND LOWER CONFLICTS.
 6. SETBACK DIMENSIONS SHOWN ON THIS SHEET ARE ROUNDED TO THE NEAREST FOOT FOR THIS ENTIREMENT PLAN SET. SEE ARCHITECTURAL PLANS FOR MORE INFO.



PRELIMINARY SITE PLAN

317 MOORPARK WAY- MOUNTAIN VIEW, CA
MOORPARK SYLVAN INVESTORS LLC.



MILLER STARR
REGALIA

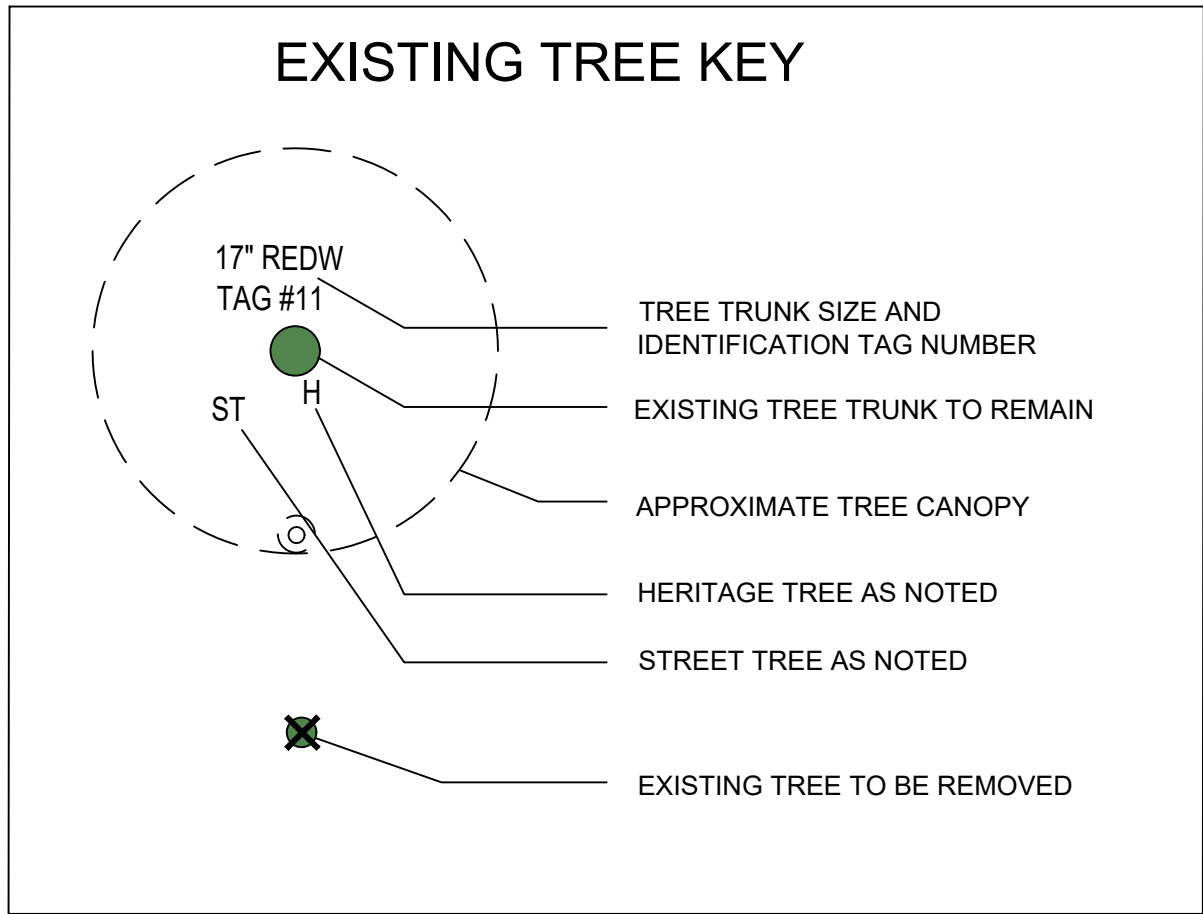


Michael Arnone + Associates
LANDSCAPE ARCHITECTURE



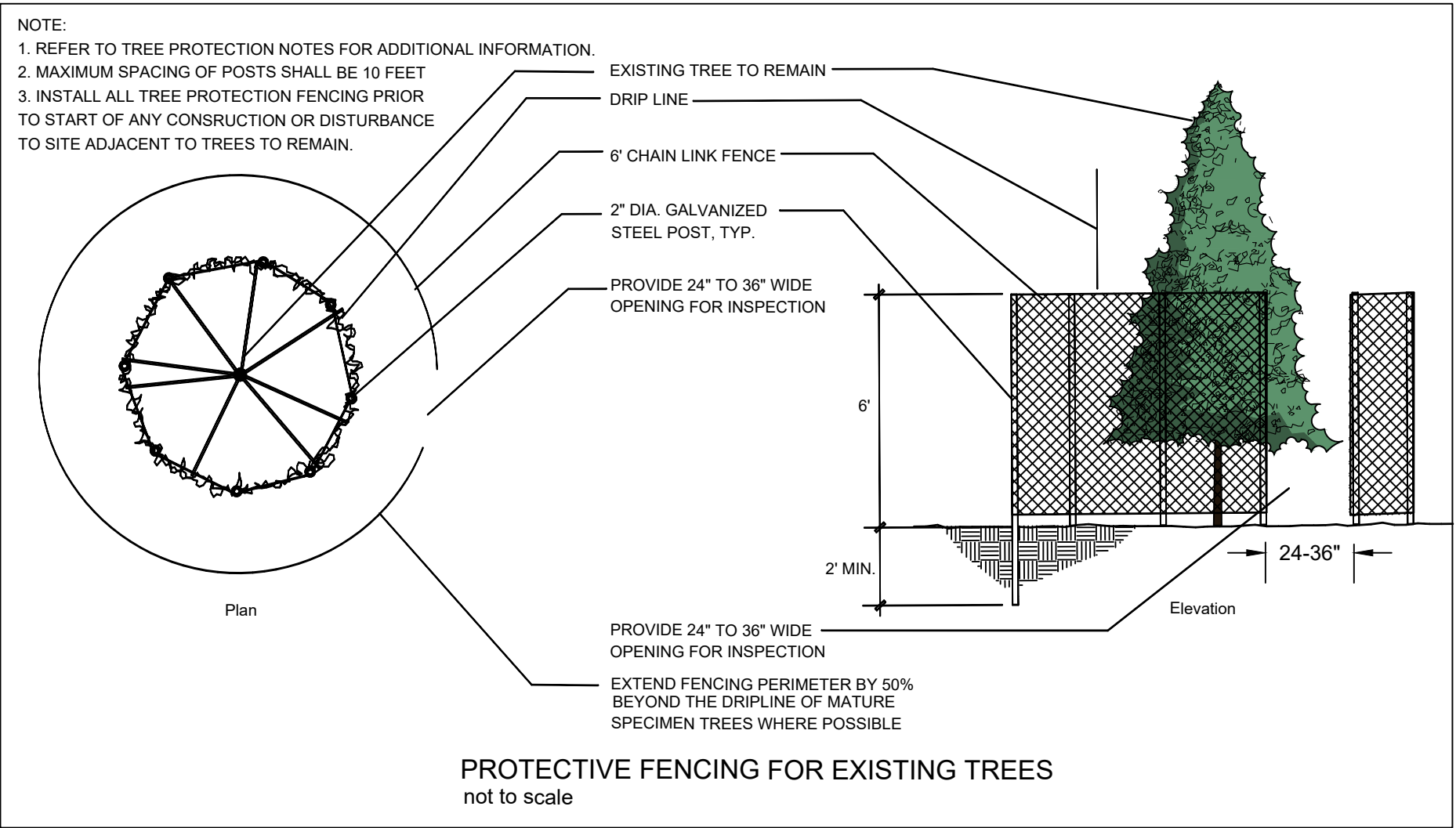
JOB NO. 297-090
DATE 04/09/2024

C2.0



NOTE:
1. Information provided on this plan is based on the tree report by project arborist Ray Morneau, 650.964.7664 or ray@rmarborist.com dated January 24, 2024.
2. Contractor shall contact project arborist for direction on setting up tree protective fencing around existing trees to be preserved and protected.
3. Per tree report by project arborist, the trunks are measured at 54" above soil height or as noted.

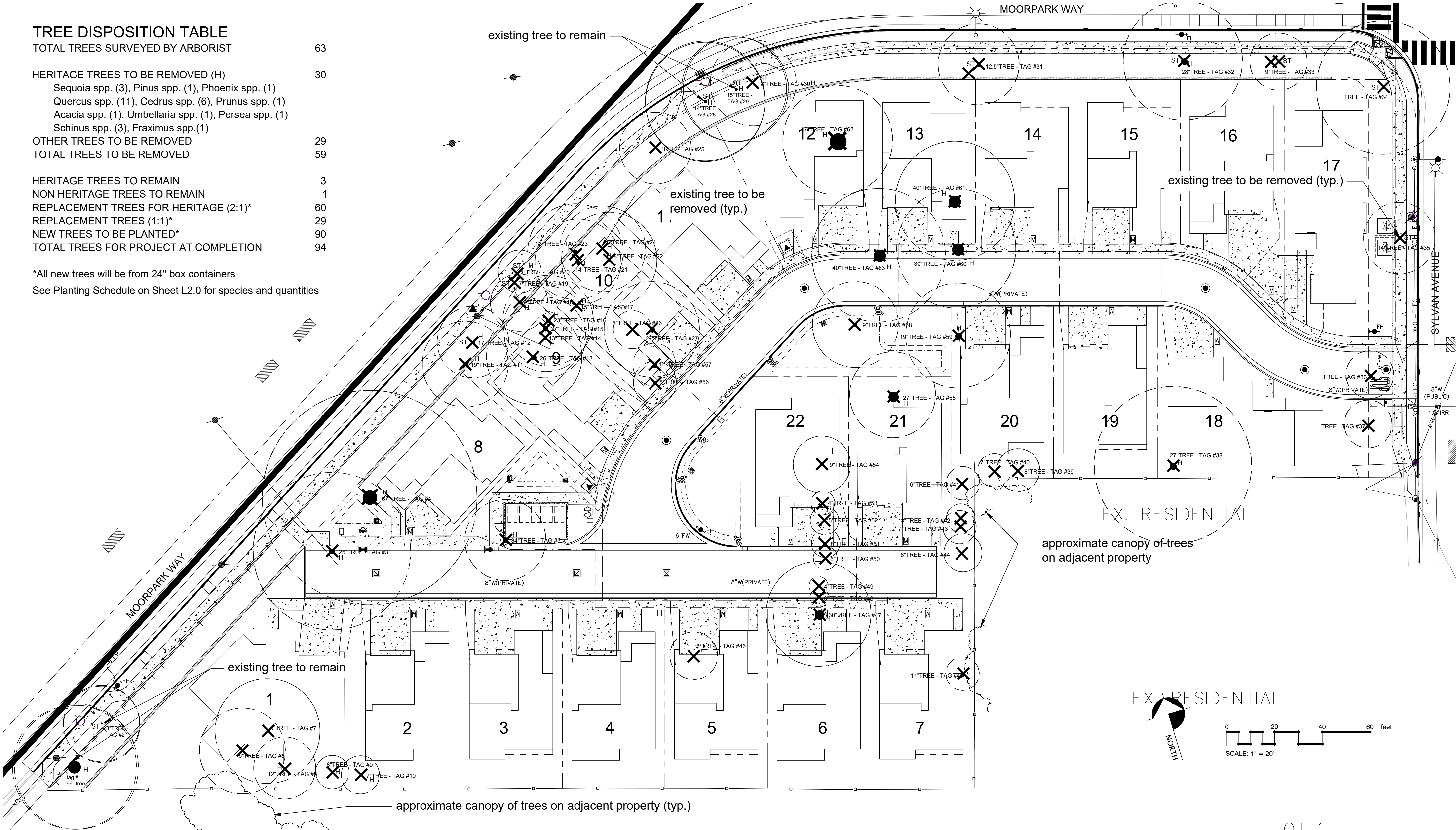
SEE SHEET T1.1 FOR ARBORIST TREE DATA



TREE DISPOSITION TABLE

TOTAL TREES SURVEYED BY ARBORIST	63
HERITAGE TREES TO BE REMOVED (H)	30
Sequoia spp. (3), Pinus spp. (1), Phoenix spp. (1)	
Quercus spp. (11), Cedrus spp. (6), Prunus spp. (1)	
Acacia spp. (1), Umbellaria spp. (1), Persea spp. (1)	
Schinus spp. (3), Fraxinus spp. (1)	
OTHER TREES TO BE REMOVED	29
TOTAL TREES TO BE REMOVED	59
HERITAGE TREES TO REMAIN	3
NON HERITAGE TREES TO REMAIN	1
REPLACEMENT TREES FOR HERITAGE (2:1)*	60
REPLACEMENT TREES (1:1)*	29
NEW TREES TO BE PLANTED*	90
TOTAL TREES FOR PROJECT AT COMPLETION	94

*All new trees will be from 24" box containers
See Planting Schedule on Sheet L2.0 for species and quantities

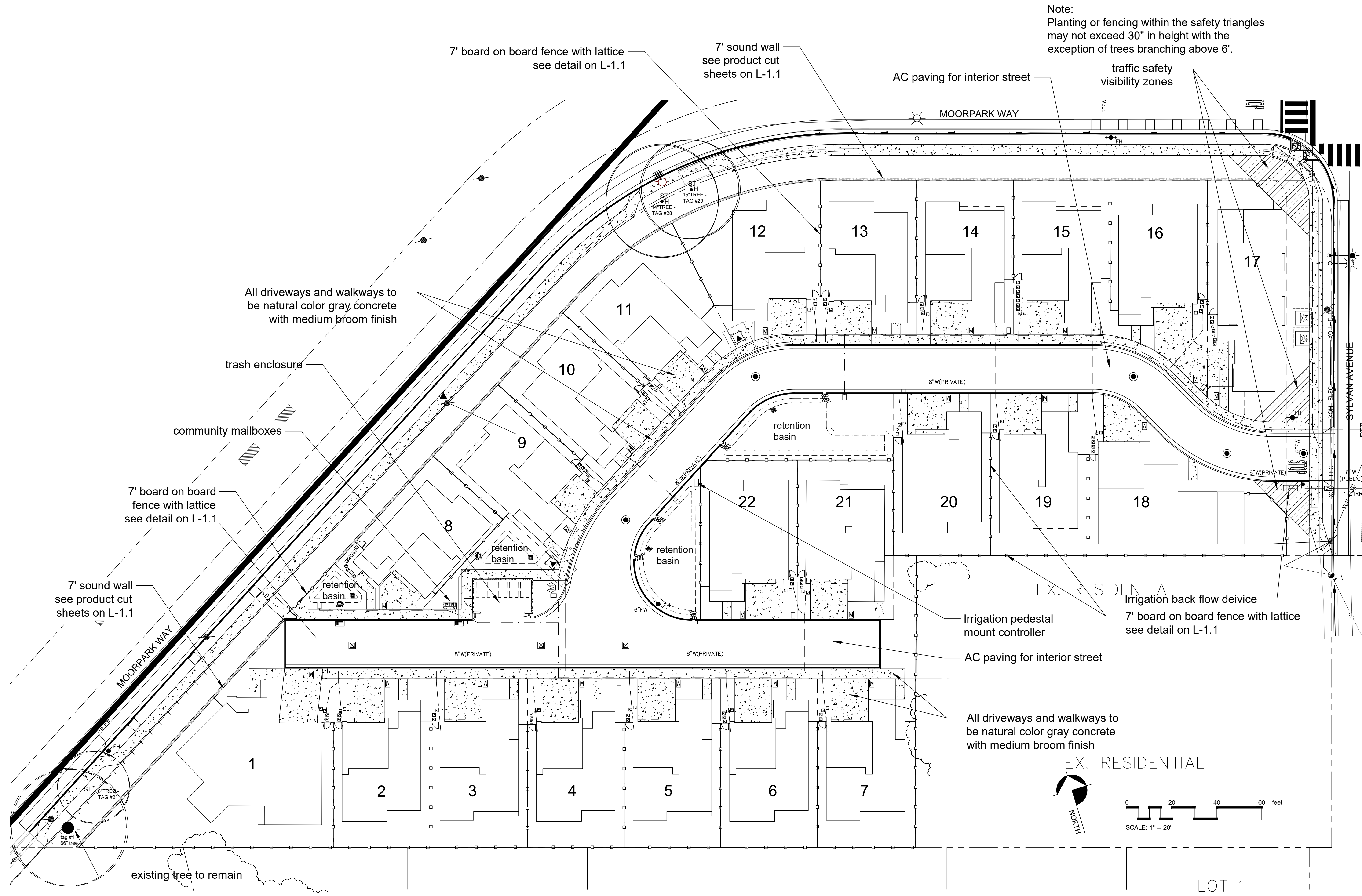


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REVISIONS

EXISTING TREE LOCATION MAP

JOB NO. 202310
SCALE 1" = 20' - 0"
DRAWN MA SHEET
DATE 4.15.2024 T-1.0

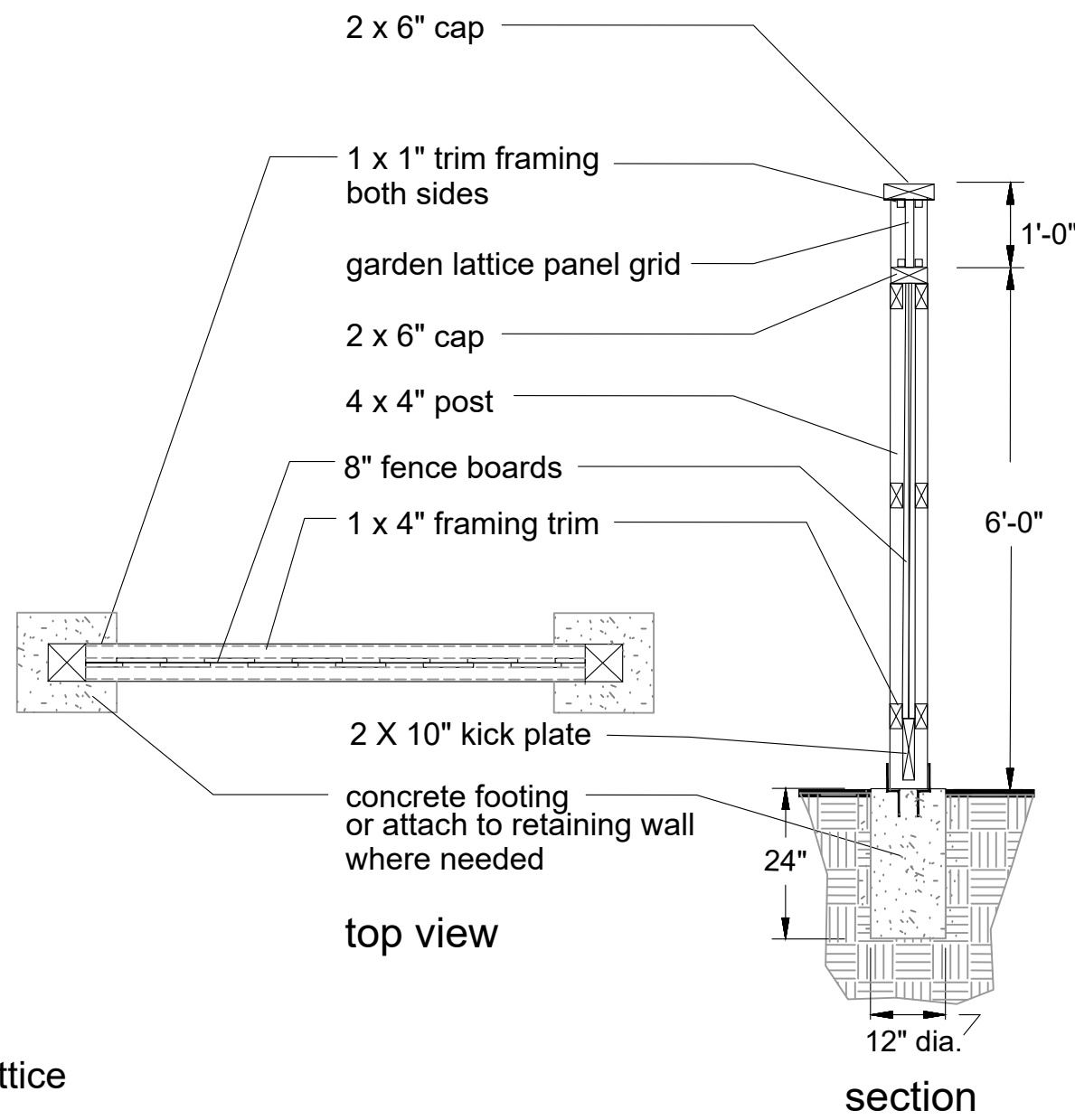
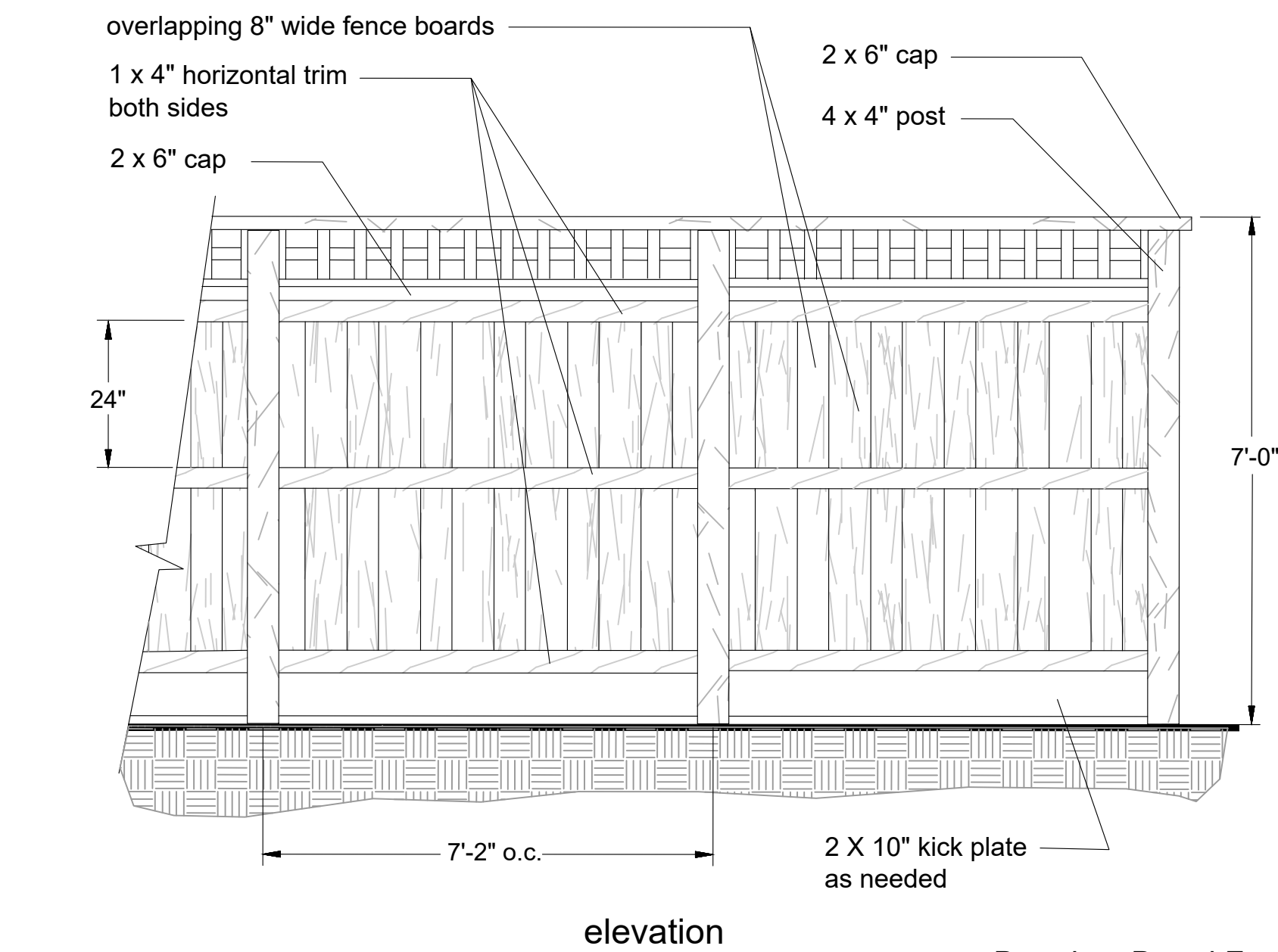


MOORPARK SLYVAN INVESTORS, LLC
MOORPARK WAY
MOUNTAIN VIEW, CALIFORNIA

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REVISIONS

FENCING & SITE PLAN



7' Pre-Engineered Sound Wall

Sierra Profile Portola Style
Sherwin Williams wall color: Stone Lion SW 7507
Sherwin Williams cap color: Dover White SW 6385

Manufactured by Oldcastle Infrastructure
www.oldcastleinfrastructure.com 888.965.3227
Nor Cal Rep Jim Felice 408.779.1000

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MOORPARK WAY
MOUNTAIN VIEW, CALIFORNIA

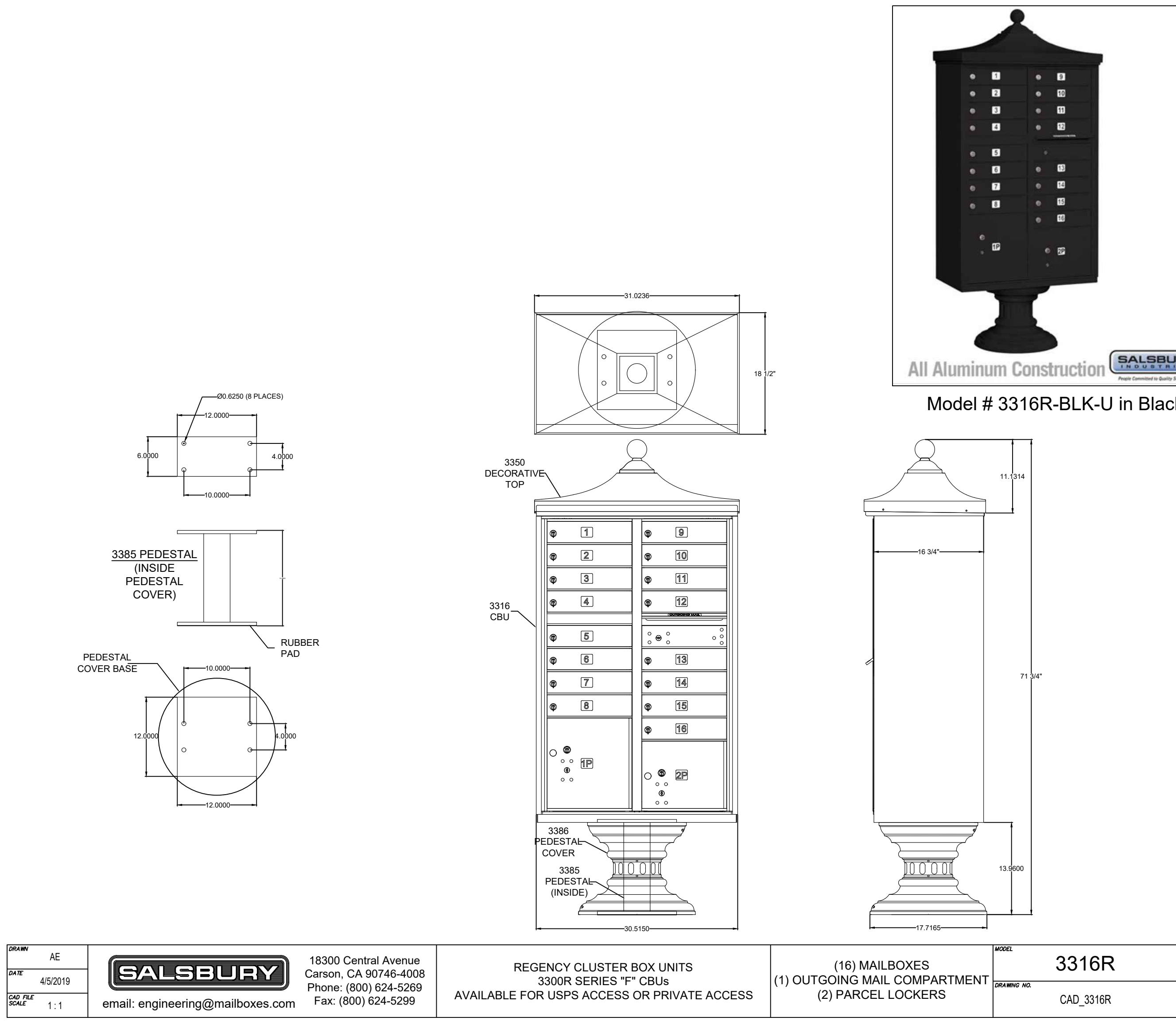
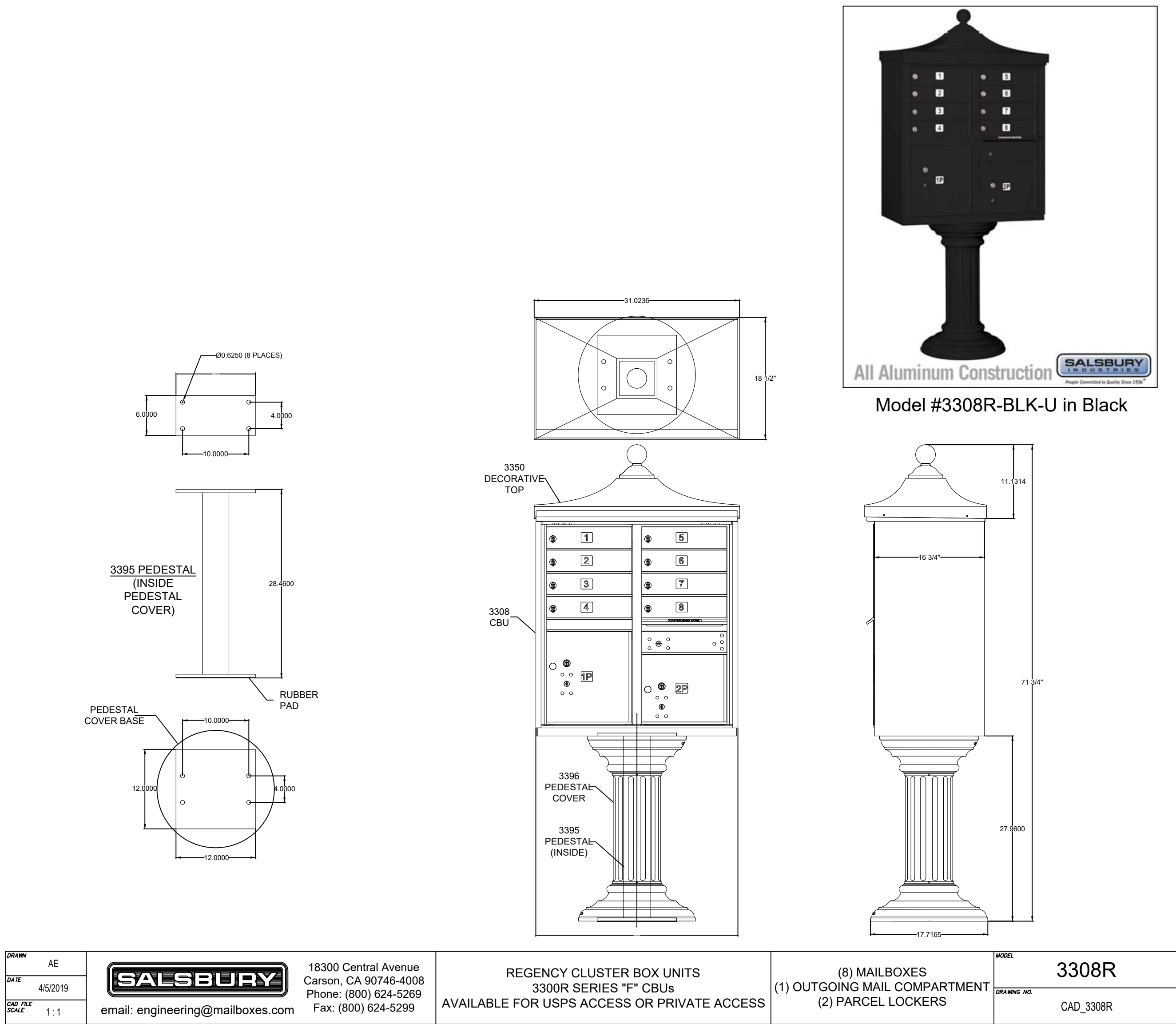
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REVISIONS

HARDSCAPE DETAILS
CUT SHEETS, &
ELEVATIONS

JOB NO. 202310
SCALE as noted
DRAWN MA
DATE 4.15.2024
SHEET
L-1.1



8 Door Community Mailbox by Salsbury
not to scale

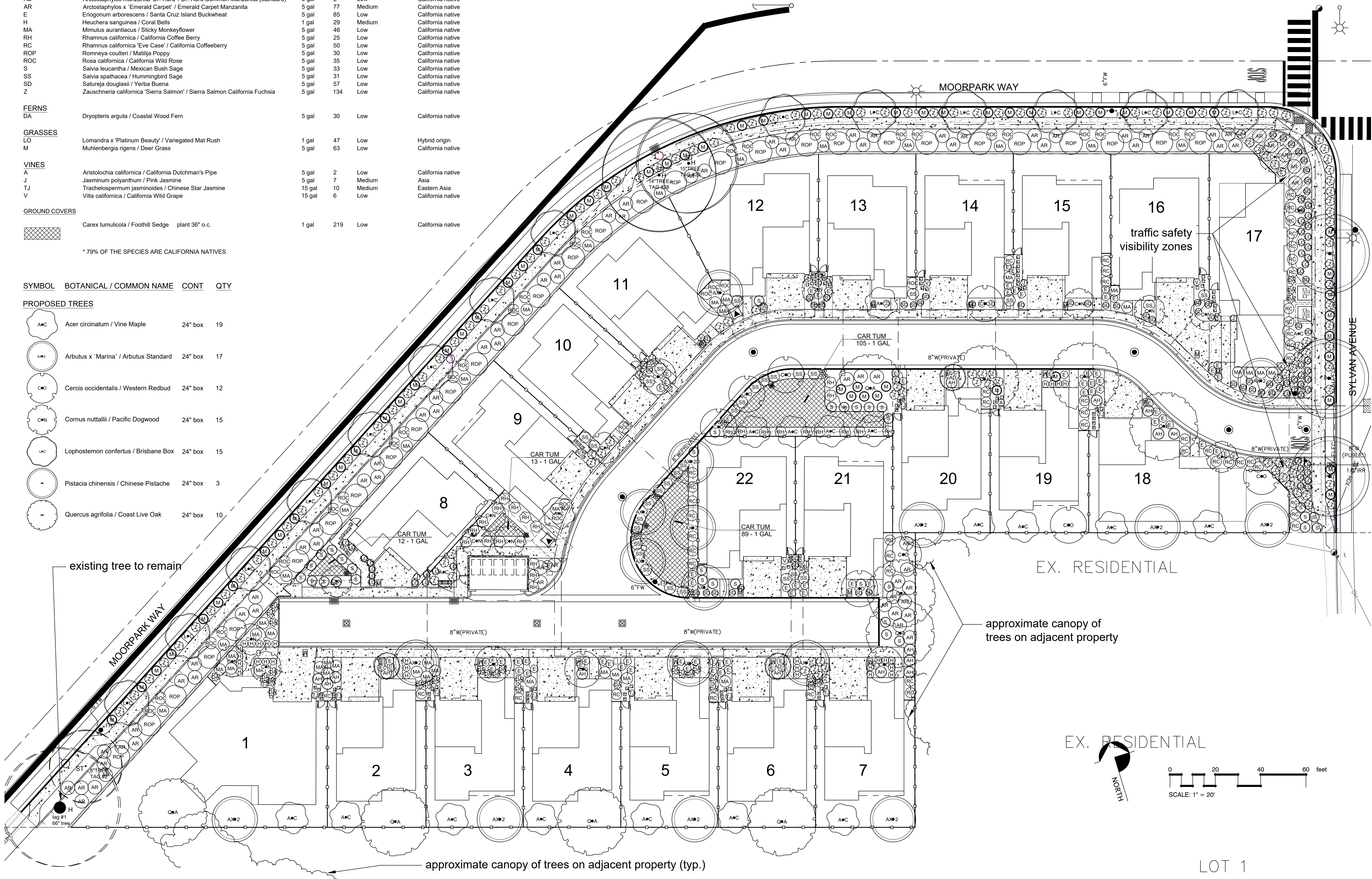
16 Door Community Mailbox by Salsbury
not to scale

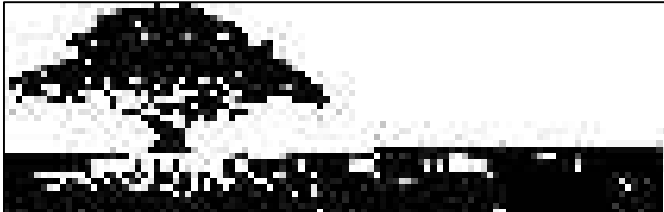
PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE	PLANT ORIGIN*
TREES					
Note: All trees listed are NEW. The existing tree to remain is Tag #1 66" Sequoia sempervirens.					
AC	Acer circinatum / Vine Maple	24" box	19	Medium	California native
AX2	Arbutus x 'Marina' / Arbutus Standard	24" box	17	Low	Hybrid with Manzanita menziesii
CO	Cercis occidentalis / Western Redbud	24" box	12	Low	California native
CN	Cornus nuttallii / Pacific Dogwood	24" box	15	Medium	California native
LC (Street Tree)	Lophostemon confertus / Brisbane Box	24" box	14	Medium	Australia (City's suggested street tree for Moorpark Way)
PC (Street Tree)	Pistacia chinensis / Chinese Pistache	24" box	3	Low	Asia (City's suggested street tree for Slyvan Avenue)
QA	Quercus agrifolia / Coast Live Oak	24" box	10	Low	California native
SHRUBS					
AH	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Vine Hill Manzanita	5 gal	15	Low	California native
AD	Arctostaphylos manzanita 'Dr. Hurd' / Dr. Hurd Common Manzanita (standard)	5 gal	3	Low	California native
AR	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	77	Medium	California native
E	Eriogonum arborescens / Santa Cruz Island Buckwheat	5 gal	85	Low	California native
H	Heuchera sanguinea / Coral Bells	1 gal	29	Medium	California native
MA	Mimulus aurantiacus / Sticky Monkeyflower	5 gal	46	Low	California native
RH	Rhamnus californica / California Coffee Berry	5 gal	25	Low	California native
RC	Rhamnus californica 'Eve Case' / California Coffeeberry	5 gal	50	Low	California native
ROP	Romneya coulteri / Matilija Poppy	5 gal	30	Low	California native
ROC	Rosa californica / California Wild Rose	5 gal	35	Low	California native
S	Salvia leucantha / Mexican Bush Sage	5 gal	33	Low	California native
SS	Salvia spathacea / Hummingbird Sage	5 gal	31	Low	California native
SD	Satureja douglasii / Yerba Buena	5 gal	57	Low	California native
Z	Zauschneria californica 'Sierra Salmon' / Sierra Salmon California Fuchsia	5 gal	134	Low	California native
FERNS					
DA	Dryopteris arguta / Coastal Wood Fern	5 gal	30	Low	California native
GRASSES					
LO	Lomandra x 'Platinum Beauty' / Variegated Mat Rush	1 gal	47	Low	Hybrid origin
M	Muhlenbergia rigens / Deer Grass	5 gal	63	Low	California native
VINES					
A	Aristolochia californica / California Dutchman's Pipe	5 gal	2	Low	California native
J	Jasminum polyanthum / Pink Jasmine	5 gal	7	Medium	Asia
TJ	Trachelospermum jasminoides / Chinese Star Jasmine	15 gal	10	Medium	Eastern Asia
V	Vitis californica / California Wild Grape	15 gal	6	Low	California native
GROUND COVERS					
	Carex tumulicola / Foothill Sedge plant 36" o.c.	1 gal	219	Low	California native
* 79% OF THE SPECIES ARE CALIFORNIA NATIVES					

Total Landscape Area is 24,655 S.F.

Note:
Planting or fencing within the safety triangles
may not exceed 30" in height with the
exception of trees branching above 6'.





Michael Arnone & Associates
LANDSCAPE ARCHITECTURE

mike@arnonelandscape.com 831.462.4988

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MOORPARK WAY
MOUNTAIN VIEW, CALIFORNIA

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REVISIONS

PLANTING PLAN

JOB NO. 202310
SCALE 1" = 20' - 0"
DRAWN MA SHEET
DATE 4.15.2024 L-2.0