

RENDERING PERSPECTIVE



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86 3rd Street
Unit 302
Los Altos, CA. 94022

(650) 208-1140
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Notes:

COLONY SIERRA HOMES (9) 3-STORY ROWHOUSE PROJECT

851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

Owner: MBI Homes & Design Groups
2251 Grand Road, Suite G. Los Altos, CA 94024. Tel: 650-646-1717

Project Designer: MBI Design
86 3rd Street, Unit 302. Los Altos, CA 94022. Tel: 650-208-1140

Civil Engineer: JET Engineering
1048 El Camino Real, Redwood City, CA 94063. Tel: 650-260-2755

Landscape Architect: Wilson & Associates
815 San Diego Road, Berkeley, CA 94707. Tel: 510-644-9602

Green Point/Cal-Green: Achievement Engineering Corp.
2455 Autumnvale Drive, Unit E. San Jose, CA 95131. Tel: 408-217-9174

Arborist: Kielty Arborist Services
P.O. Box 6187, San Mateo, CA 94403. Tel: 650-515-9783

STATEMENT:

Colony Sierra Homes proposes (9) 3-Story Rowhouses. 2 Units will be attached as "Building 1", 3 Units will be attached as "Building 2" and the remaining 4 Units will be detached. All 9 Units will have entries facing either Sierra Vista Ave., Colony St. or a Common Open Space. The Project is adjacent to 2 other Rowhouse Developments and a 1-Story Single-Family Home.

Currently, the 3 Combined Sites have (3) Single-Family Homes and an Office Warehouse. The 9 Units will be standard Wood-Frame Construction with Transitional and Modern Elements (Wood/Metal Accents, Fiber Cement Paneling, Composition Roofing)

UNIT BREAKDOWN

Unit Type	Description	Garage SF	Garage Type	Quantity	Private Open Spaces	Approx. Unit Net SF	Approx. Unit Gross
Plan A	4 Bed + 3.5 Bath	433 SF	Side x Side	5	850 SF	1,850 SF	2,283 SF
Plan B	4 Bed + 3.5 Bath	470 SF	Side x Side	4	688 SF	2,107 SF	2,577 SF
Subtotal				9	1,538 SF	17,678 SF	21,723 SF
Approx. Average Unit Square Footage:						1,964 SF	2,413 SF

PROJECT INFORMATION

(For Detailed Calculations, See Sheet AS-4)
Existing Zoning: R-3.2sd & MM-40
Proposed Zoning: R-3.2
APN: 153-03-022, 153-03-006, 153-03-007
Lot Area (Gross): ± 0.70 AC; 30,535 SF **Lot Area (Net):** ± 0.56 AC; 24,400 SF
Density: 5 DU / 16,000 SF + 1 DU / 2,000 SF (4) = **9 DU**
Site Coverage: 1,768 SF + 2,654 SF + 1,000 SF (4) = 8,422 SF / 24,400 SF = **0.34 (35% Maximum)**
FAR Calculation: 2,283 SF (5) + 2,577 SF (4) = 21,723 SF / 24,400 SF = **0.89 (0.90 Maximum)**
Required Parking: 2 Covered Stalls / Unit + 0.3 Guest Stalls / Unit = **21 Spaces Total (21 Required)**
Landscape Open Space: 11,288 SF / 24,400 SF (Site) = **0.46 (35% Minimum)**
Common Open Space: 322 SF / Unit Provided. **2,900 SF Total (900 SF Minimum)**
Private Open Space: 190 SF / Unit Provided. **1,718 SF Total (900 SF Minimum)**
Storage Areas: 89 SF/Unit or 164 CF / Unit Provided

COLONY SIERRA HOMES
 851 & 853 (A+B) SIERRA VISTA AVE.
 MOUNTAIN VIEW, CA 94043

Date:	08/30/19
Scale:	AS-NOTED
Job No:	1801
Revision:	2

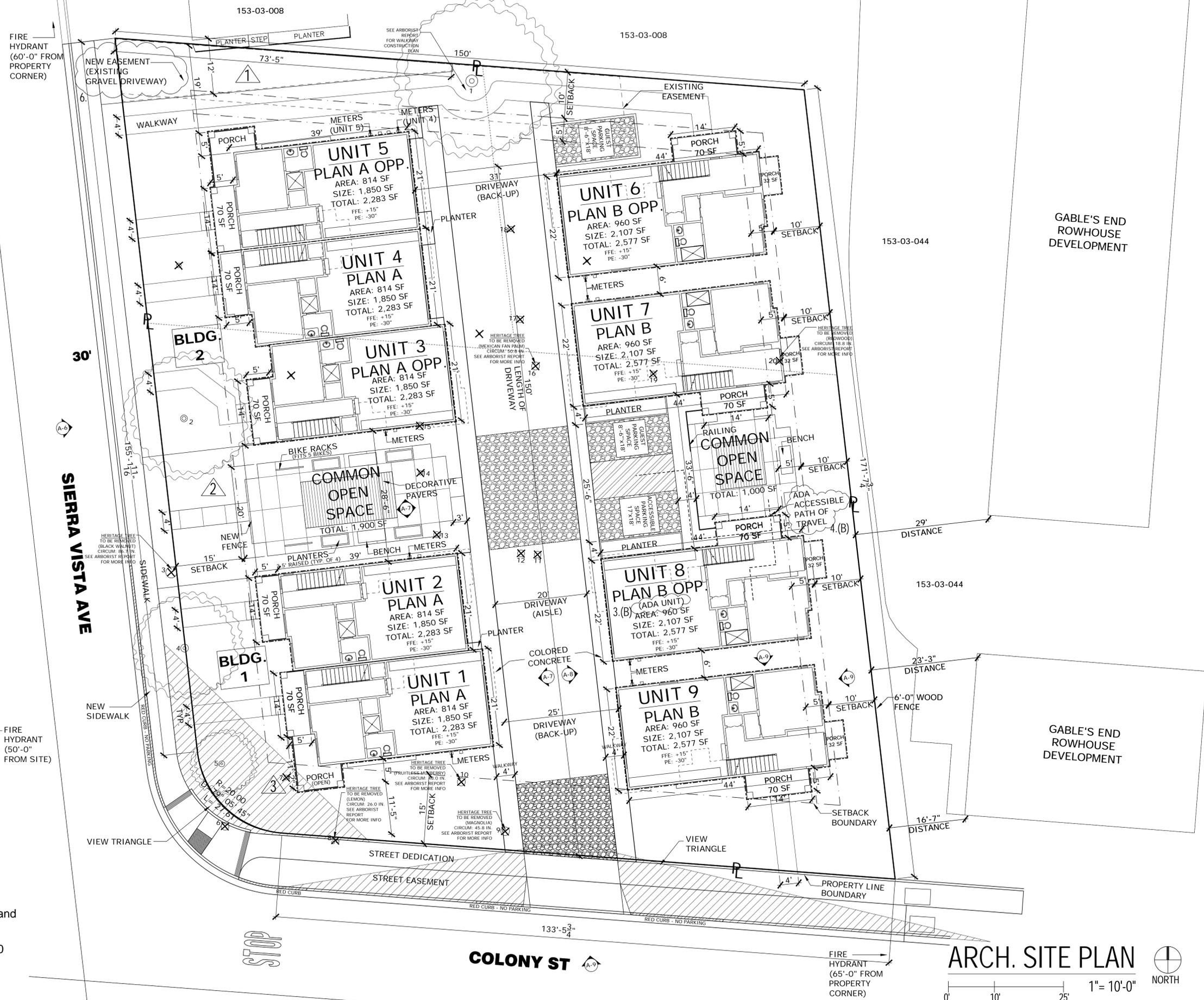
Sheet Name:
AT-1

Notes:

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

Date:	08/30/19
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Sheet Name:
AS-1



- Tree to Remain
- ✕ Tree to be Removed
- Property Line Site Boundary
- - - Setback Line Boundary
- Property Line (Units)
- Existing Lot Lines
- ① Existing Easement to be abandoned and New Easement to be recorded.
- ② Common Open Space Details on L-1.0
- ③ Front Porch extends over Front Setback < 50 SF

ARCH. SITE PLAN
1" = 10'-0"
NORTH

COLONY ST

FIRE HYDRANT (65'-0" FROM PROPERTY CORNER)

FIRE HYDRANT (50'-0" FROM SITE)

FIRE HYDRANT (60'-0" FROM PROPERTY CORNER)

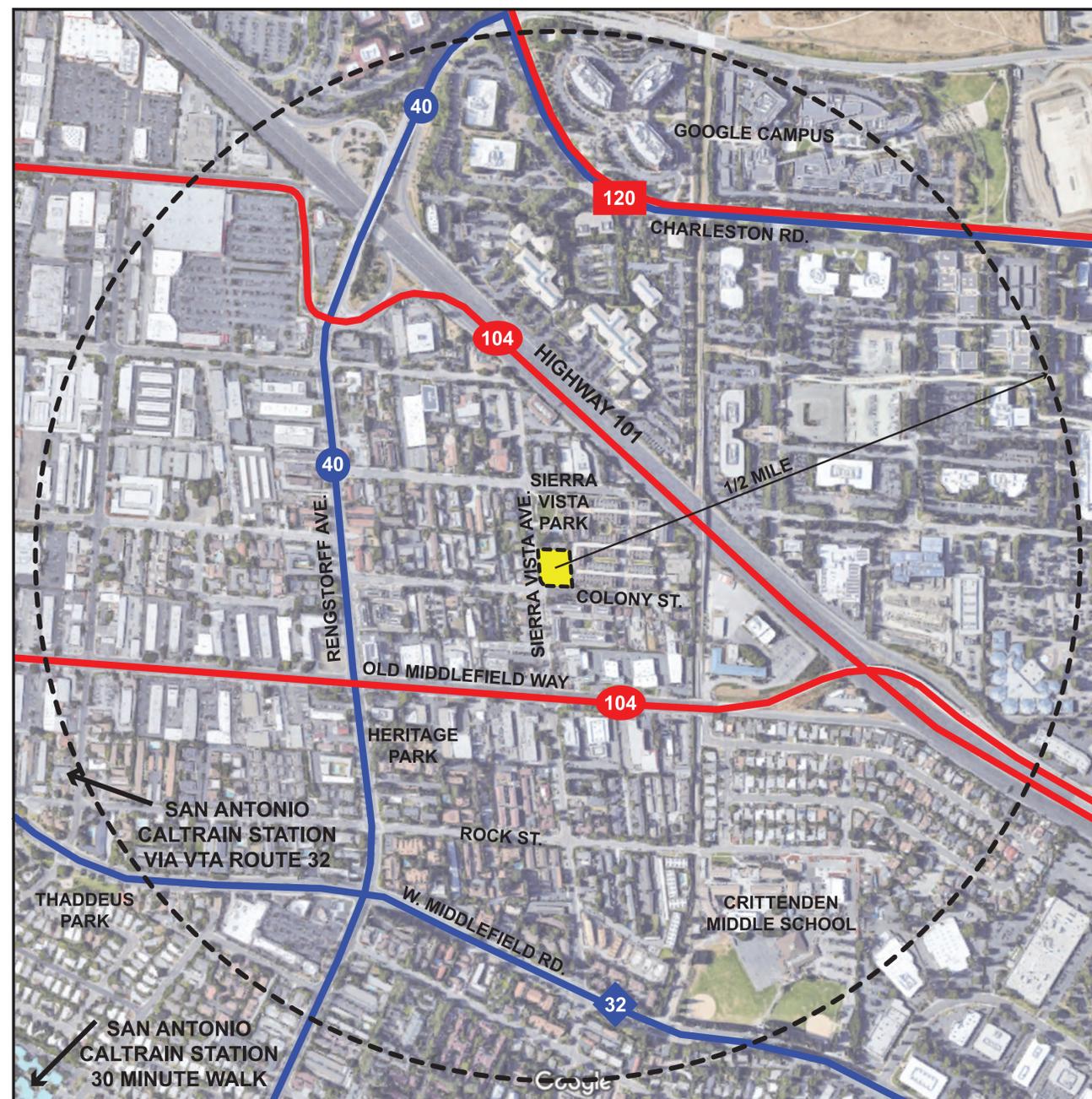
GABLE'S END ROWHOUSE DEVELOPMENT

GABLE'S END ROWHOUSE DEVELOPMENT

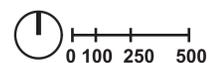
STOP

Notes:

VICINITY MAP



- VTA BUS ROUTES
- VTA EXPRESS BUS ROUTES
- - - 1/2 MILE RADIUS



CONTEXT MAP



— VTA EXPRESS BUS ROUTES



SITE CONTEXT & TRANSIT MAP

SCALE: AS NOTED

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

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Sheet Name:
AS-2

Project Summary

Zoning: R3-2sd & MM-40 (Existing)
R3-2 (Proposed)
Mountain View Rowhouse Design Guidelines (2005)

APN: 153-03-022, 153-03-006, 153-03-007

Overall Site Area (Gross): ± 0.70 AC
30,535 SF

Overall Site Area (Net): ± 0.56 AC
24,400 SF

Unit Type: Rowhouse

Dwelling Units: 9 DU

Density: 5 DU / 16,000 SF + 1 DU / 2,000 SF (4) = 9 DU

Building Height: ± 40'-0" (Max allowed 45'-0" per Rowhouse Design Guidelines)

Building Code Summary

Reference: 2016 California Code: CRC
Building, Fire, Electrical, Mechanical, Plumbing, CAL Green and Mountain View Building Code
California Code of Regulations, Title 24. Part 2.5

Occupancy: R-3 Fee Simple; U, Two Separate One-Hour Assemblies at each lot line separated by a 2 1/4 inch Assembly Air Gap.

Fire Sprinkler System: NFPA 13D; Each Unit will have individual dual fire/domestic service

Construction Type: VB Non-Rated

Allowable Height:** 3 Stories; 40 Feet

Allowable Area*: R-3 = Unlimited (Per CBC 506.2)
U = 1,000 SF (Per CBC 406.3.1)

Accessibility: Per 2016 CBC, Chapter 11A and CRC R320: 10% of Total Units on Site will be accessible.

Other Notes: Units in Buildings will be structurally independent, with the Slab, 2nd and 3rd Floor Sheathing or Top Plates, Roof and Exterior Walls not tied together.

Meters for Gas, Electric and Telecommunication Service will be ganged at the ends of Each Building and Service to each individual unit will run through underground lines from the ganged meters to the individual units.

*CBC 406.3.1 Classification. Private garages and Carports shall be classified as Group U Occupancies. Each private garage shall be no greater than 1,000 SF in Area. Multiple private garages are permitted in a building where each private garage is separated from the other private garages by 1-hour fire barriers in accordance with section 707, or 1-hour horizontal assemblies in accordance with section 711, or both. Exception: The area of a private garage accessory to Group R-3 one or two-family dwellings shall not be greater than 3,000 SF in area.

** Please refer to CBC Table 506.2 - Allowable heights and areas. R-3 allows for unlimited building area per story for 3 stories above grade plane.

Note: All required standards per Mountain View Rowhouse Design Guidelines unless otherwise noted.

Building Coverage Summary

Allowed: 35%
Proposed: 34%

Building Coverage Calculations:

(Includes Enclosed Private Open Space Patios)

Plan A	(1,768 SF) + (2,654 SF)	4,422 SF
Plan B	1,000 SF x 4	4,000 SF
Total Site Building Area		8,422 SF
Overall Site Area		24,400 SF
		8,422 SF / 24,400 SF
Building Coverage Proposed (See Graphic Calculation Sheet)		= 0.34

R-3 Fee Simple

FAR Summary:

Allowed: 0.90
Proposed: 0.89

Average Building Square Foot Calculations:

Plan A (+ Plan A Opposite)	2,283 SF x (5)	11,415 SF
Plan B (+Plan B Opposite)	2,577 SF x (4)	10,308 SF
Total Approx. Building Gross SF		21,723 SF

FAR Calculations:

Approximate Building Gross SF	21,723 SF
Overall Site Area	24,400 SF
FAR Proposed:	21,723 SF / 24,400 SF = 0.89

Storage Summary

Required:
80 SF / Unit or 164 CF / Unit
Proposed:
80 SF / Unit or 164 CF / Unit

Paving Coverage Summary

Allowed: N/A
Proposed: 22%

Paving Coverage Calculations:

Proposed Paving SF:	5,106 SF
Site Area:	24,400 SF
% Covered (Paving / Site Area):	0.21

Setbacks

Standard	Requirement	Proposed
Front Setback	15' minimum	Units 1-5,6,9:(19'-24'),Units 7-8: Minimum setback at each story
Side Setbacks	10' minimum for 1st and 2nd story; 15' minimum for 3rd story	Units 1,5: 18'; Units 2-4: N/A Units 6-9: 10' on 1st story and 15' on 2nd and 3rd stories.
Rear Setbacks	15' minimum for first 2 stories. 15' minimum for the third story.	Units 1-9: 28' (Driveway) Minimum setback at each story

Parking Summary

Parking Required:

Residential Stalls Required: 2 Covered Stalls / Unit (18 Stalls Total)
Guest Stalls Required: 0.3 Guest Stalls / Unit (3 Stalls)
Total Required: 21 Spaces

Parking Provided:

Garage Spaces: 18 Spaces
Guest Stalls Required: 3 Spaces
Total Spaces: 21 Spaces

Bicycle Parking (Resident):

Required: 1 Bicycle Parking spot per Unit
Provided: 1 Bicycle Parking Space within each Residential Unit in the Garage

Bicycle Parking (Guest):

Required: 1 Bicycle Parking spot per Unit
Provided: (2) Bicycle Racks that each park 5 Bicycles located in Common Open Space.

Open Space Summary*

*Per R-3 Standards (Includes Landscape Open Area, Common Open Space, Private Open Space)

Landscape Open Space:

Required:	35% of Site (Minimum) 8,540 SF Minimum
Provided:	46% of Site 11,288 SF Total

Common Open Space:

Required:	100 SF/Unit (20' Min. Dimension) 900 SF Total
Provided:	322 SF/Unit 2,900 SF Total

Private Open Space:

Required:	100 SF/Unit (Minimum) 900 SF Total
Provided:	Patios & Open Space (Plan A) 680 SF Patios (Plan B) 408 SF 2nd Floor Decks 630 SF
Total:	1,718 SF 190 SF/Unit

Landscape Summary Table:

Total Number of Existing Trees:	20
Total Number of Non-Heritage Trees:	11
Heritage Trees:	9
Total Heritage Trees Proposed for Removal:	6
Total Non-Heritage Trees To Be Removed:	10
Total Existing Trees To Be Preserved:	4

PROJECT DATA & CALCULATIONS



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Notes:

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AS-4

Notes:



25'-0"
DISTANCE FROM BUILDING 2
TO NEIGHBORING PARCEL

28'-6"
COMMON OPEN SPACE

SIERRA VISTA AVE.

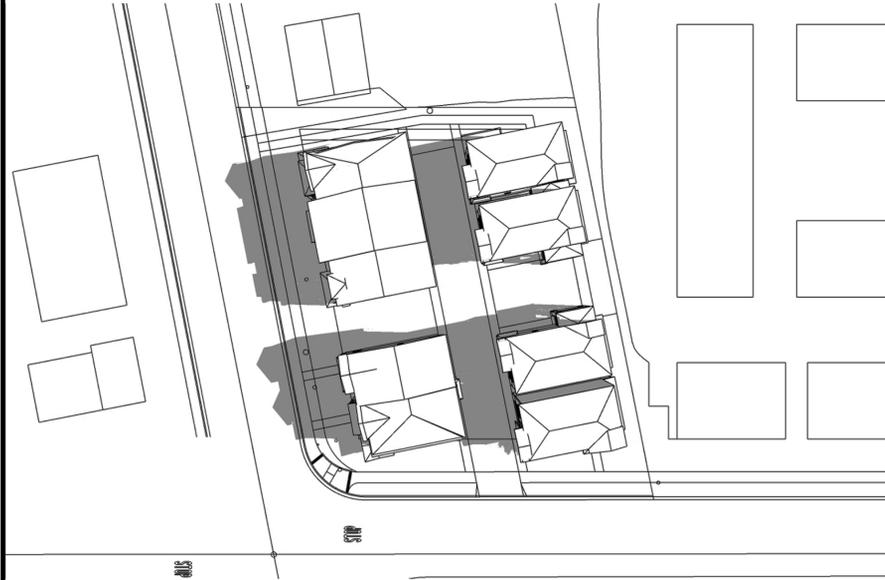
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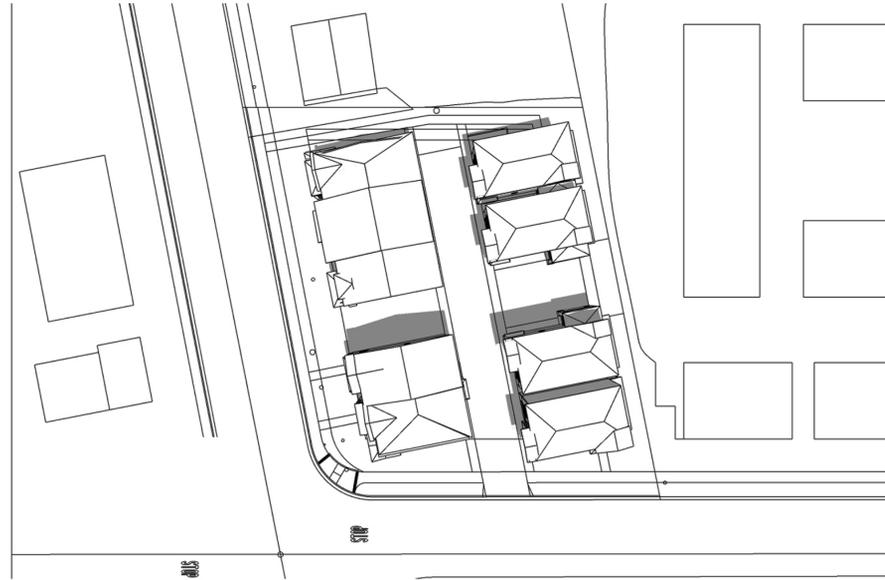
CONTEXTUAL STREETSCAPE
BUILDING 1 AND BUILDING 2 (EAST)
NOT TO SCALE

Sheet Name:
AS-5

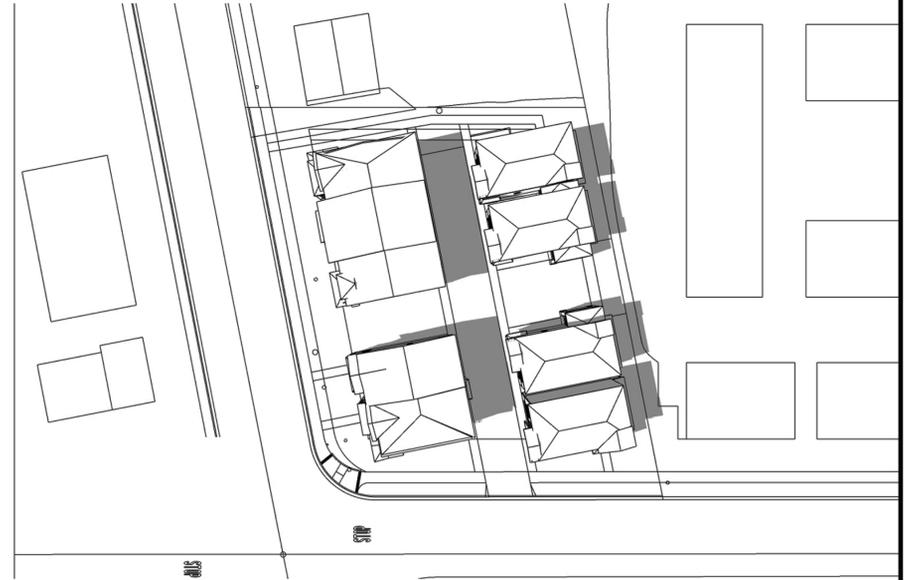
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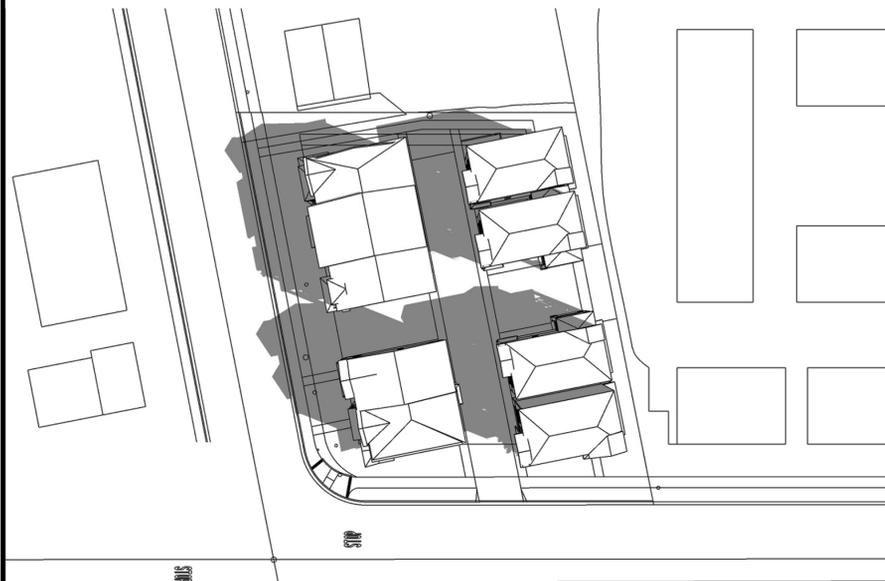
Solar Study (Summer Solstice)
6/21 9:00 AM (PST)



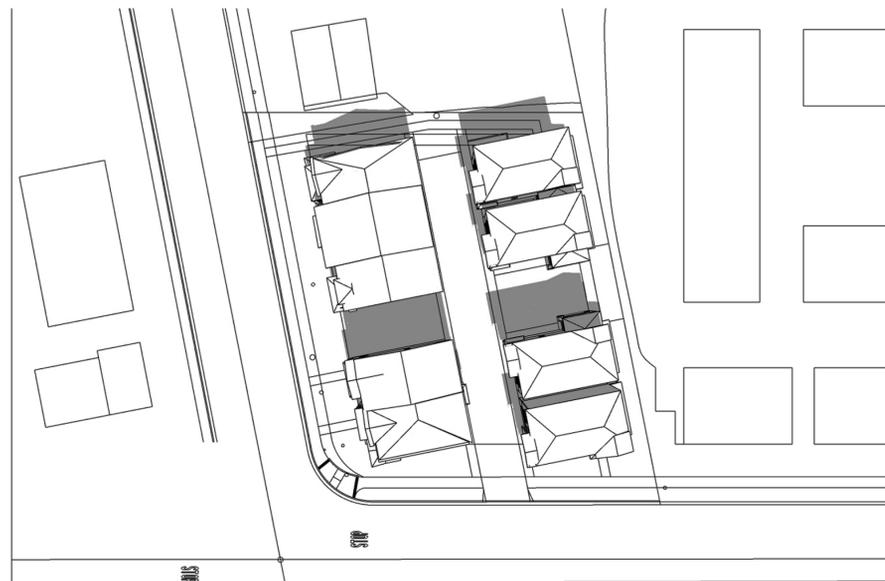
Solar Study (Summer Solstice)
6/21 12:00 PM (PST)



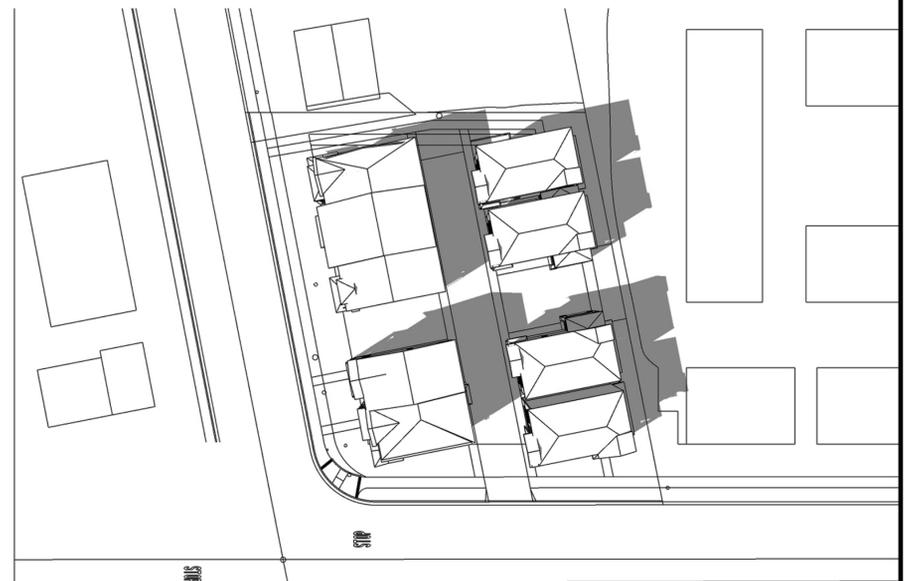
Solar Study (Summer Solstice)
6/21 3:00 PM (PST)



Solar Study (Winter Solstice)
12/21 9:00 AM (PST)



Solar Study (Winter Solstice)
12/21 12:00 PM (PST)



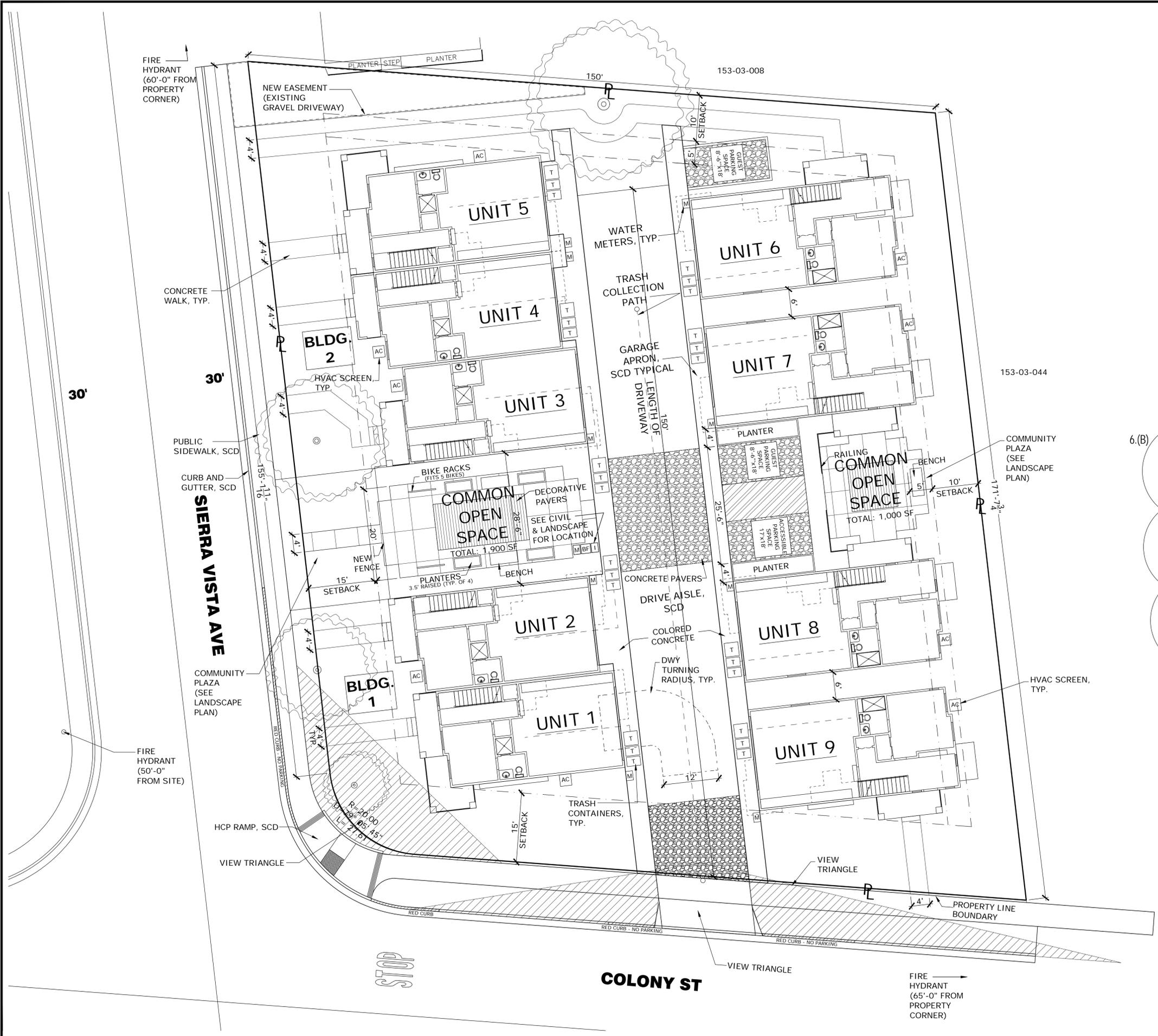
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12/21 3:00 PM (PST)

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SOLAR STUDIES 
NOT SCALED NORTH

Sheet Name:
AS-6



NOTES (FIRE):

- PER CFC SECTION 503.1.1, PRIVATE DRIVEWAY EXTENDS 150'-0" OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE BUILDING.
- PER CODE 14.10.15 AND 14.10.17, DRIVEWAY WIDTH IS 20'-0" WITH 4'-0" WALKWAYS ON EITHER SIDE.
- FIRE LANE MARKING AND SIGNS AT DRIVEWAY ENTRANCE (25'-0" ON EITHER SIDE OF ENTRANCE).
- ALL PUBLIC FIRE HYDRANTS SHOWN ON SITE PLAN.

NOTES (PUBLIC WORKS):

- 9 UNITS WILL REQUIRE MINIMUM INDIVIDUAL, ONCE PER WEEK TRASH SERVICE CONSISTING OF 3 CONTAINERS.
- STORAGE AREA FOR CONTAINERS WILL BE LOCATED INSIDE THE GARAGES.
- CONTAINERS MUST BE PLACED OUT FOR COLLECTION NO SOONER THAN 24 HOURS PRIOR TO DESIGNATED COLLECTION DAY AND REMOVED WITHIN 24 HOURS.
- CONTAINERS MUST BE PLACED IN FRONT OF GARAGE DOOR FOR COLLECTION, AND MUST NOT ENCROACH INTO THE 20' WIDE TRAVELWAY.
- COLLECTION VEHICLE WILL ENTER PRIVATE TRAVELWAY AND COLLECT ALL CONTAINERS, WHICH WILL BE LOCATED ON THE 2 SIDES OF THE TRAVELWAY. VEHICLE WILL THEN BACK UP TOWARDS COLONY ST.

- M WATER METER
- T TRASH CONTAINER
- AC HVAC UNITS

6.(B)

NOTES (FLOOD ZONE):

- THE PROJECT IS LOCATED WITHIN FLOOD ZONE AO. PROPOSED STRUCTURES ARE TO BE BUILT AS PER FEMA REQUIREMENTS ENFORCED BY THE PUBLIC WORKS DEPARTMENT. PROJECT SHALL COMPLY WITH SECTION R322 FLOOD-RESISTANCE CONSTRUCTION BY THE CRC. BETWEEN OTHERS SHALL SHOW COMPLIANCE WITH:
- STRUCTURAL SYSTEMS OF BUILDING AND STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION PER SECTION R322.1.2 BY THE CRC.
 - FLOOD-RESISTANT CONSTRUCTION. BUILDINGS AND STRUCTURES ERECTED IN AREAS PRONE TO FLOODING SHALL BE CONSTRUCTED BY METHODS AND PRACTICES THAT MINIMIZE FLOOD DAMAGE PER SECTION R322.1.3 BY THE CRC.
 - PROTECTION OF MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHALL BE IN COMPLIANCE WITH THE SECTION R322.1.6 BY THE CRC.
 - ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION SHALL SHOW COMPLIANCE WITH THE SECTION R322.2.2 BY THE CRC. ELEVATION REQUIREMENTS. IN AO ZONE FLOOD AREAS, BUILDINGS AND STRUCTURES SHALL HAVE THE LOWEST FLOOR ELEVATED TO A HEIGHT ABOVE THE HIGHEST ADJACENT GRADE OF NOT LESS THAN THE DEPTH NUMBER SPECIFIED IN FEET ON THE FIRM PLUS 1 FOOT, OR NOT LESS THAN 3 FEET IF A DEPTH NUMBER IS NOT SPECIFIED PER SECTION R322.2.1 BY THE CRC.



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AS-7

SITE LAYOUT PLAN





-  Trees to Remain
-  **New Trees Including:**
 - London Plane Tree
 - N.C.N.
 - Australian Willow (Street Tree)
 - Brisbane Box (Street Tree)
 (See Sheet L-1.0 for more details)
-  **New Shrubs, Grasses and Perennials Including:**
 - Daylily
 - New Zealand Flax
 - N.C.N.
 - Laurustinus
 - India Hawthorn
 - Society Garlic
 - Bearberry Cotoneaster
 - Texas Privet
 - Heavenly Bamboo
 - Japanese Anemone
 - Ivy Geranium
 - Mexican Feather Grass
 (See Sheet L-1.0 for more details)
-  **Groundcovers Including:**
 - Frageria Chilensis
 - Dymondia Margaretae
 - Bark Mulch
 (See Sheet Sheet L-1.0 for more details)

Notes:

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AS-8

SITE LAYOUT PLAN 
0' 10' 25' 1"= 10'-0"

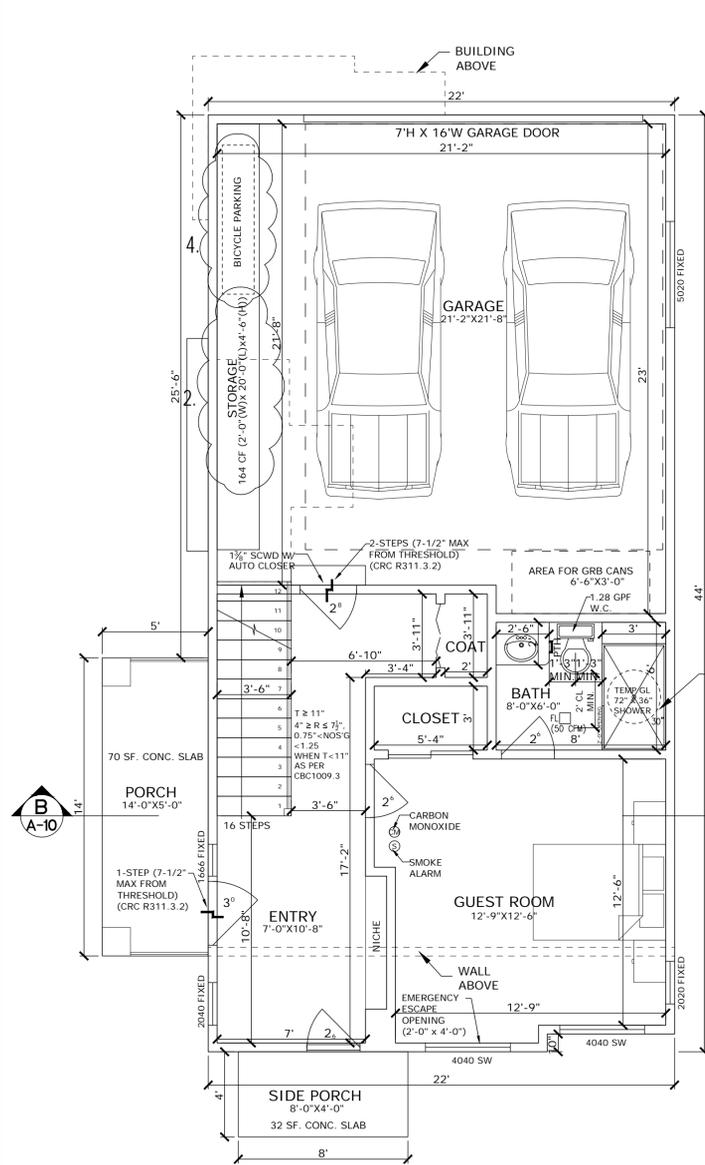
Notes:

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MOUNTAIN VIEW, CA 94043

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Sheet Name:

A-2



GROUND FLOOR

COLONY SIERRA - 2,107 SF (PLAN B + PLAN B OPPOSITE)

1ST FLOOR LIVING AREA: 457 SQ. FT.
2ND FLOOR LIVING AREA: 830 SQ. FT.
3RD FLOOR LIVING AREA: 820 SQ. FT.

TOTAL LIVING AREA: 2,107 SQ. FT.

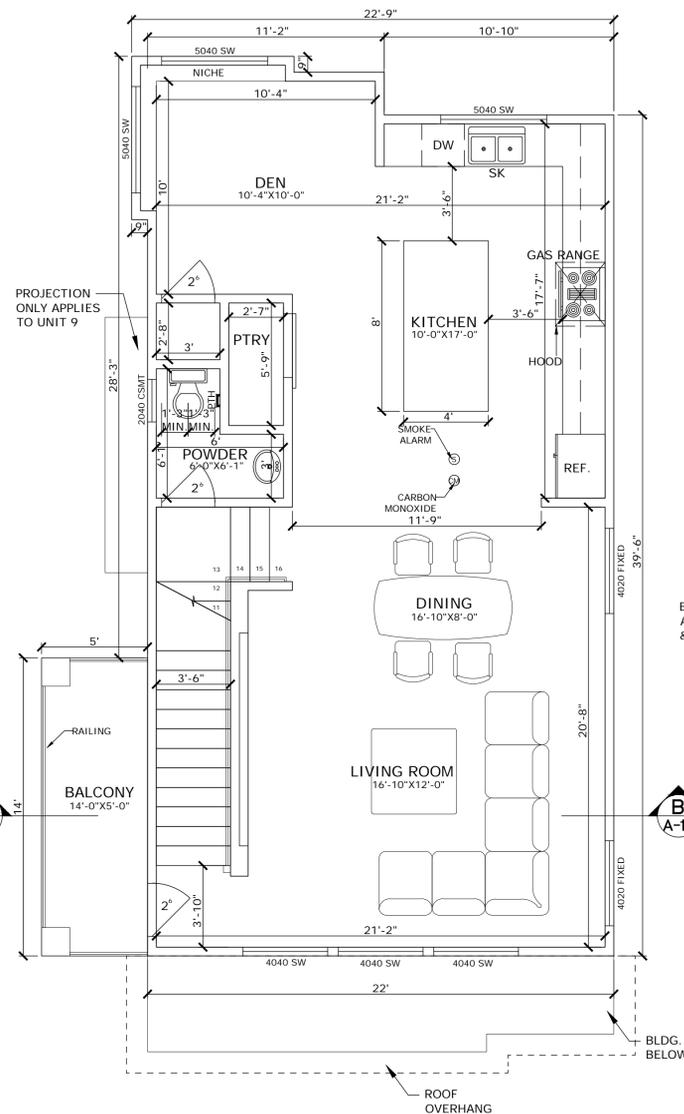
GARAGE AREA: 470 SQ. FT.

TOTAL: 2,577 SQ. FT.

FAR CALCULATION: 2,283 SQ. FT. (5) + 2,577 SQ. FT. (4) = 21,723 SQ. FT.
21,723 SQ. FT. / 24,400 SQ. FT. = 0.89 < 0.90 (MAX. FAR)

FIRE SPRINKLER REQUIREMENTS:

PROVIDE FIRE SPRINKLER SYSTEM THROUGH HOUSE PER NFPA-13D AS AMENDED PER MOUNTAIN VIEW CITY ORDINANCE
FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED BY LICENSED FIRE SPRINKLER CONTRACTOR. CITY TO REVIEW AND APPROVE FIRE SPRINKLER PLAN PRIOR TO INSTALLATION.



SECOND FLOOR

NOTE: FLOOR PLAN

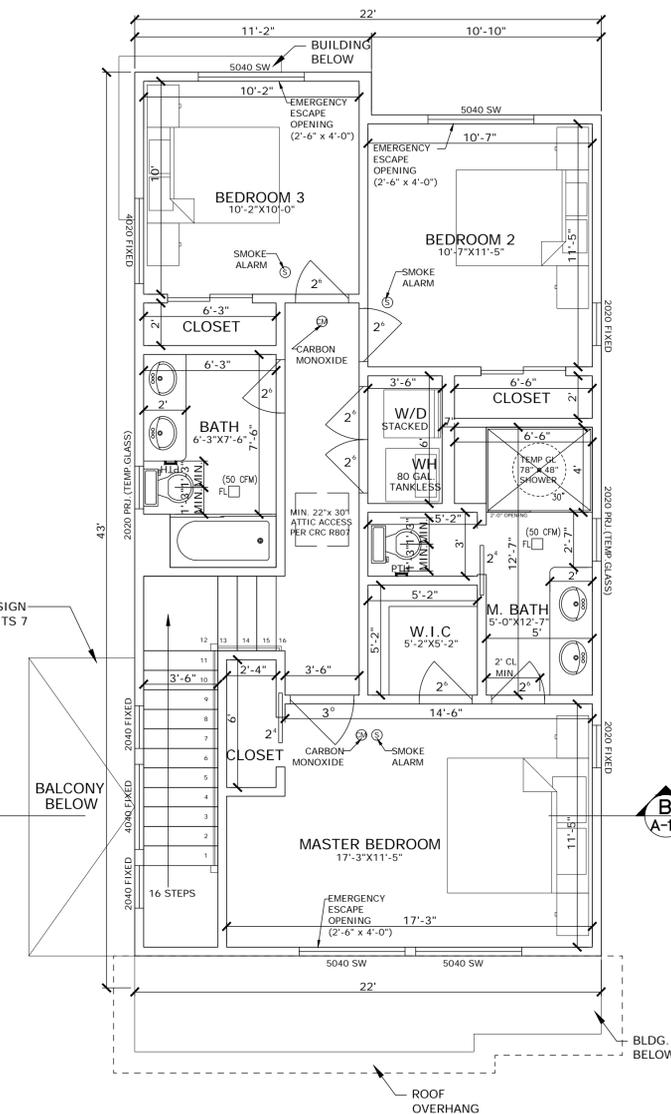
- 1) USE VENT PIPE FROM EXTERIOR TO PROVIDED LOWER COMBUSTION AIR
- 2) WATER HEATER CLOSET TO BE LINED W/ 5/8" TYPE-X W/ FIER TAPING ALL SEAMS.
- 3) USE WATER HEATER PAN W/ DRAIN TO OBVIOUS LOCATION UNDER W.H.
- 4) WATER HEATER STRAPPING AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF 4" SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
- 5) ALL EXTERIOR DOORS MUST HAVE A LEVEL FLOOR, DECK OR LANDING AREA. BOTH INSIDE AND OUTSIDE, MEASURING NO LESS THAN 36" DEEP AND THE WIDTH OF THE POEN AREA OF THE DOOR OR 36" WHICH EVER IS GREATER (TYP.)

ASHRAE 62.2 COMPLIANCE

A. WHOLE BUILDING VENTILATION: HVAC SYSTEM
ENERGY USE: 0.92

NOTE: WINDOWS

- 1) BEDROOM WINDOWS WILL FOLLOW VENTILATION REQUIREMENTS OF CRC R303.1 AND EMERGENCY EGRESS REQUIREMENTS OF CRC R310.1.

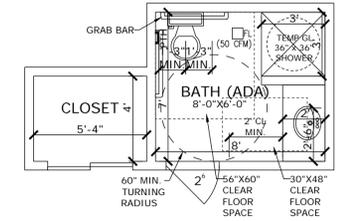


THIRD FLOOR

ATTIC VENT CALC.

PROPOSED ATTIC AREA: 880 SQ. FT.
REQUIRED VENTING: 880 / 150 = 5.8 SQ. FT. = 844 SQ. IN.
USE (11) 22"x3" SCREEN VENTS = 66 SQ. IN PER VENT
VENTS REQUIRED: 844/ 66 = 12.8 = 13 VENTS

**BATHROOM (ALTERNATE)
ADA (UNIT 8)**



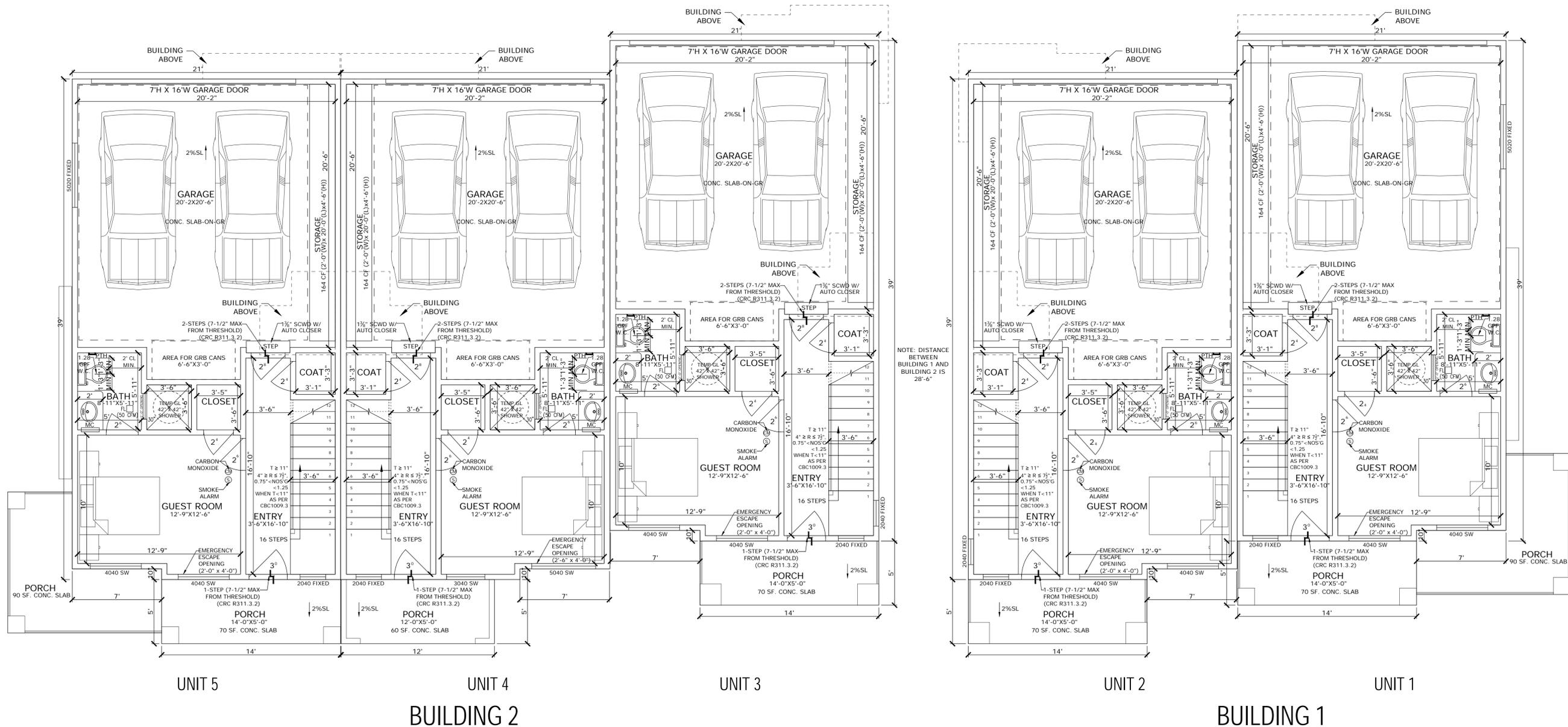
FLOOR PLANS

1/4"=1'-0" LIVING- 2,107 SF
GAR - 470 SF
TOTAL - 2,577 SF

PLAN B

Notes:

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043



PLAN A & PLAN A OPPOSITE
BUILDING 1 & BUILDING 2

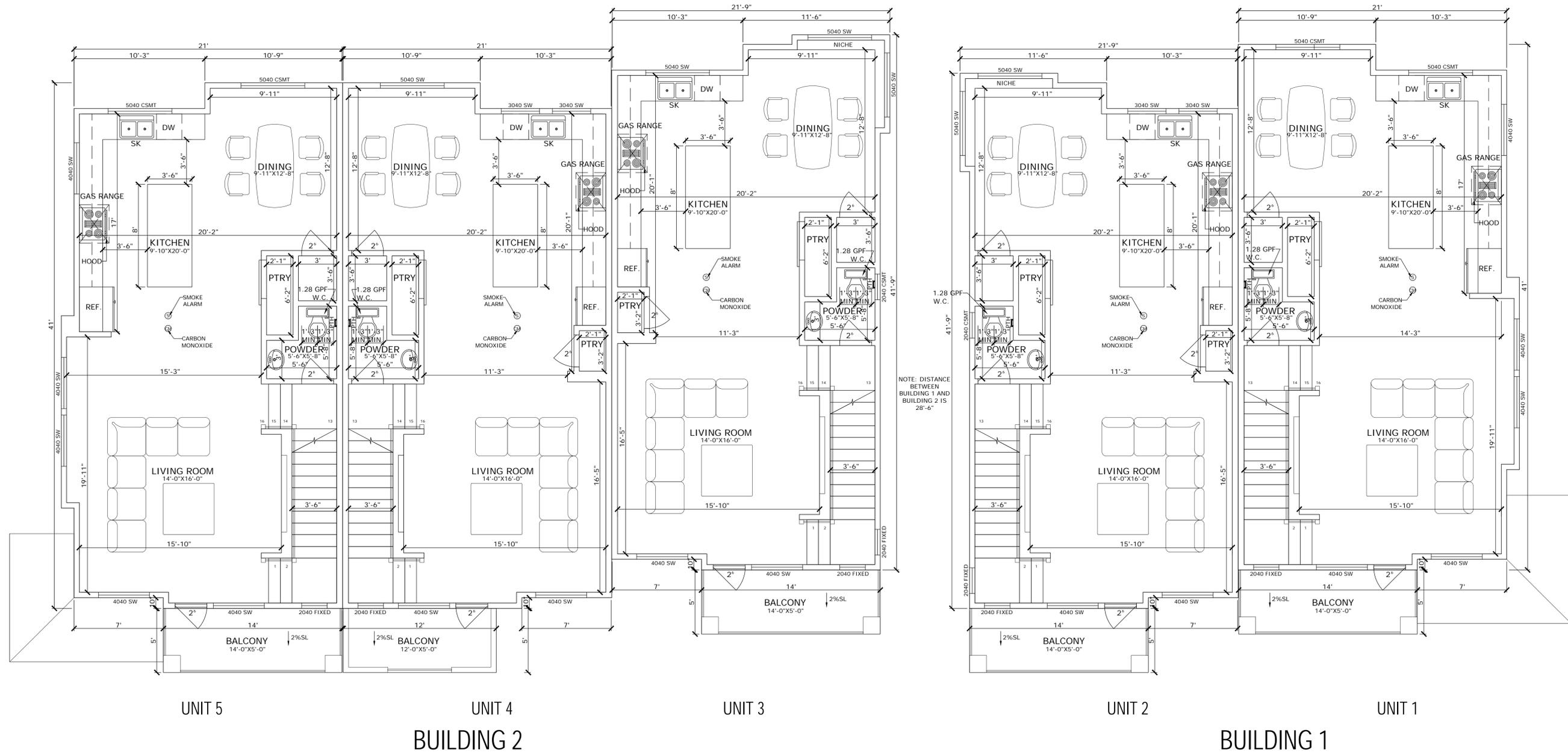
GROUND FLOOR
1/4"=1'-0" LIVING - 1,850 SF
GAR - 433 SF
TOTAL - 2,283 SF

Date:	08/30/19
Scale:	AS-NOTED
Job No:	1801
Revision:	2

Sheet Name:
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Notes:

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043



PLAN A & PLAN A OPPOSITE

BUILDING 1 & BUILDING 2

SECOND FLOOR

1/4"=1'-0" LIVING - 1,850 SF
GAR - 433 SF
TOTAL - 2,283 SF

Date:	08/30/19
Scale:	AS-NOTED
Job No:	1801
Revision:	2

Sheet Name:

A-4

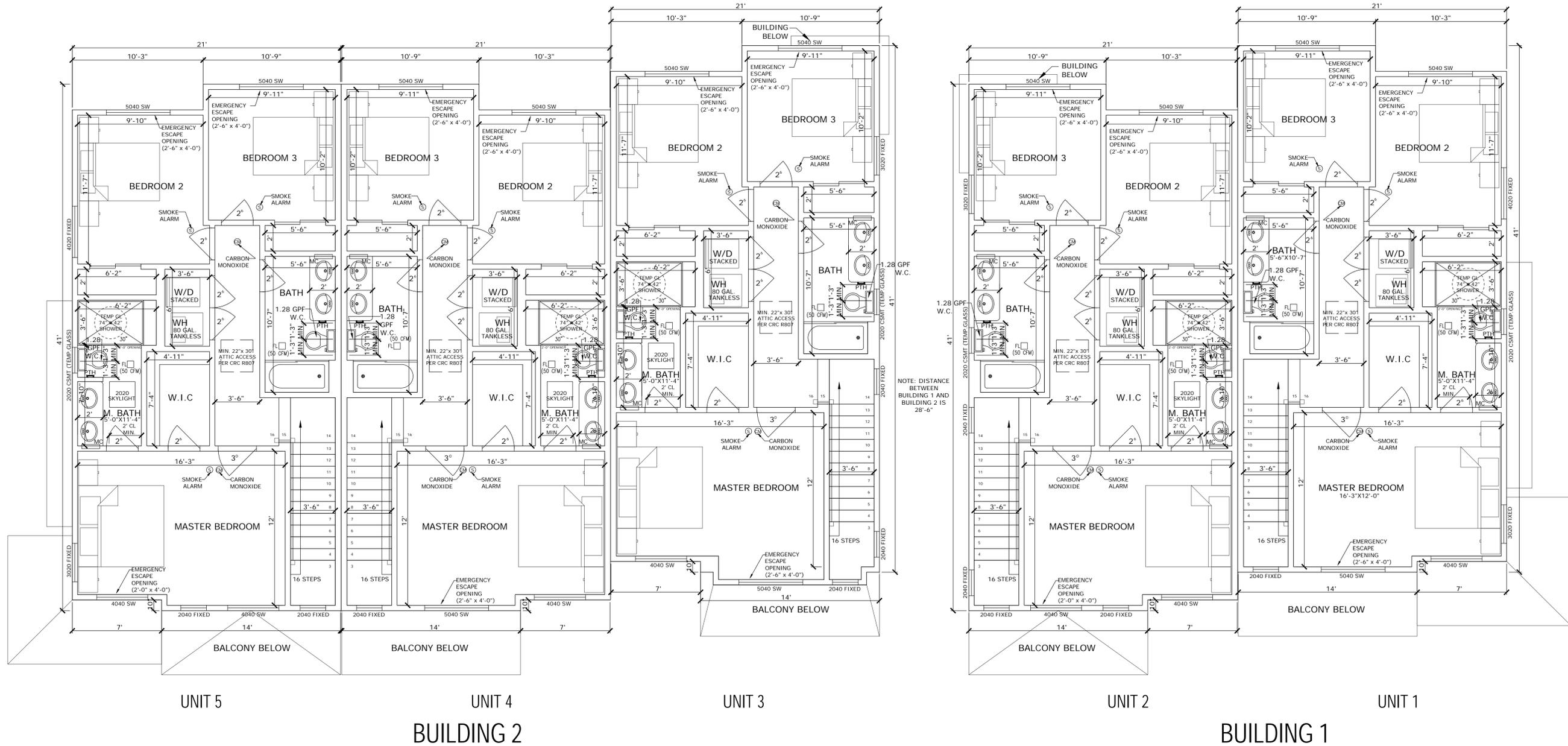
Notes:

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

Date:	08/30/19
Scale:	AS-NOTED
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Sheet Name:

A-5



PLAN A & PLAN A OPPOSITE
BUILDING 1 & BUILDING 2

THIRD FLOOR
1/4"=1'-0" LIVING - 1,850 SF
GAR - 433 SF
TOTAL - 2,283 SF

Notes:

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

Date:	08/30/19
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Sheet Name:

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ELEVATION - (EAST)
SIERRA VISTA AVE.
3/16"=1'-0"

NOTE: COLORS FOR FIBER CEMENT SHINGLES AND ROOF ARE ON SHEET A-15
OTHER TYPICAL EXTERIOR MATERIALS:
- FIBER CEMENT PANELS (LAP, VERTICAL, SHINGLE)
- VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM/WOOD TRIM
- WOOD DECORATIVE TRELLIS
- WOOD WINDOW ACCENTS
- WOOD POSTS
- STEEL GARAGE DOORS WITH WOOD APPEARANCE

Notes:

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

Date:	08/30/19
Scale:	AS-NOTED
Job No:	1801
Revision:	2

Sheet Name:

A-7



NOTE: COLORS FOR FIBER CEMENT SHINGLES AND ROOF ARE ON SHEET A-15
OTHER TYPICAL EXTERIOR MATERIALS:
- FIBER CEMENT PANELS (LAP, VERTICAL, SHINGLE)
- VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM/WOOD TRIM
- WOOD DECORATIVE TRELIS
- WOOD WINDOW ACCENTS
- WOOD POSTS
- STEEL GARAGE DOORS WITH WOOD APPEARANCE

UNIT 2 (SOUTH)

UNIT 3 (NORTH)



BUILDING 1

BUILDING 2

ELEVATION - (WEST)
PRIVATE DRIVEWAY
3/16"=1'-0"

Notes:



- NOTE: COLORS FOR FIBER CEMENT SHINGLES AND ROOF ARE ON SHEET A-15
- OTHER TYPICAL EXTERIOR MATERIALS:
- FIBER CEMENT PANELS (LAP, VERTICAL, SHINGLE)
 - VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM/WOOD TRIM
 - WOOD DECORATIVE TRELLIS
 - WOOD WINDOW ACCENTS
 - WOOD POSTS
 - STEEL GARAGE DOORS WITH WOOD APPEARANCE

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

Date:	08/30/19
Scale:	AS-NOTED
Job No:	1801
Revision:	2

ELEVATION - (EAST)
PRIVATE DRIVEWAY
3/16"=1'-0"

Sheet Name:
A-8

Notes:

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

Date:	08/30/19
Scale:	AS-NOTED
Job No:	1801
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Sheet Name:

A-9



UNITS 6-9 (WEST)



UNITS 6-9 (NORTH/SOUTH)

- NOTE: COLORS FOR FIBER CEMENT SHINGLES AND ROOF ARE ON SHEET A-15
- OTHER TYPICAL EXTERIOR MATERIALS:
- FIBER CEMENT PANELS (LAP, VERTICAL, SHINGLE)
 - VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM/WOOD TRIM
 - WOOD DECORATIVE TRELLIS
 - WOOD WINDOW ACCENTS
 - WOOD POSTS
 - STEEL GARAGE DOORS WITH WOOD APPEARANCE



UNIT 1

4'-0" WALKWAY 20'-0" DRIVEWAY 4'-0" WALKWAY

UNIT 9

ELEVATION - (NORTH)
COLONY ST.
3/16"=1'-0"

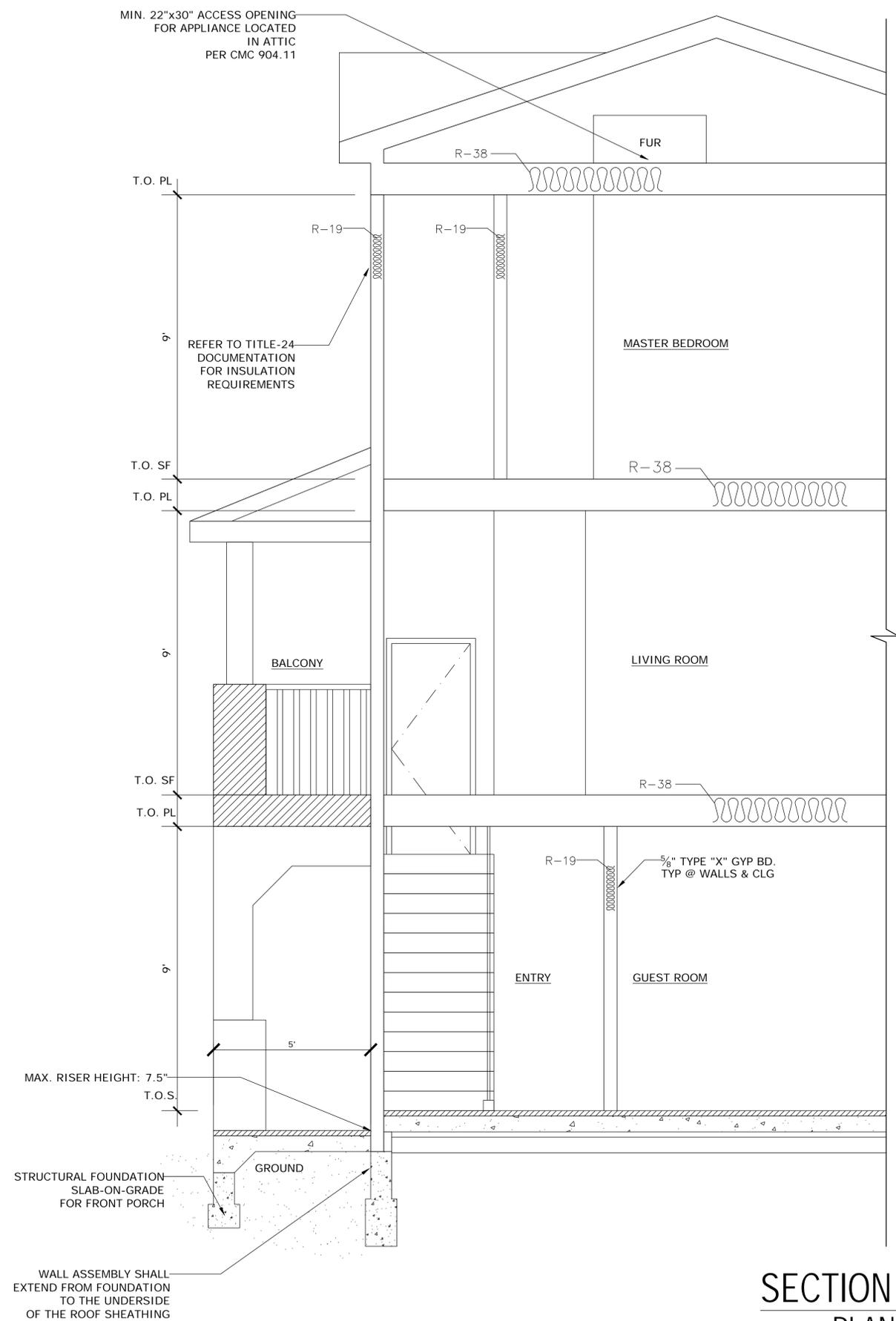
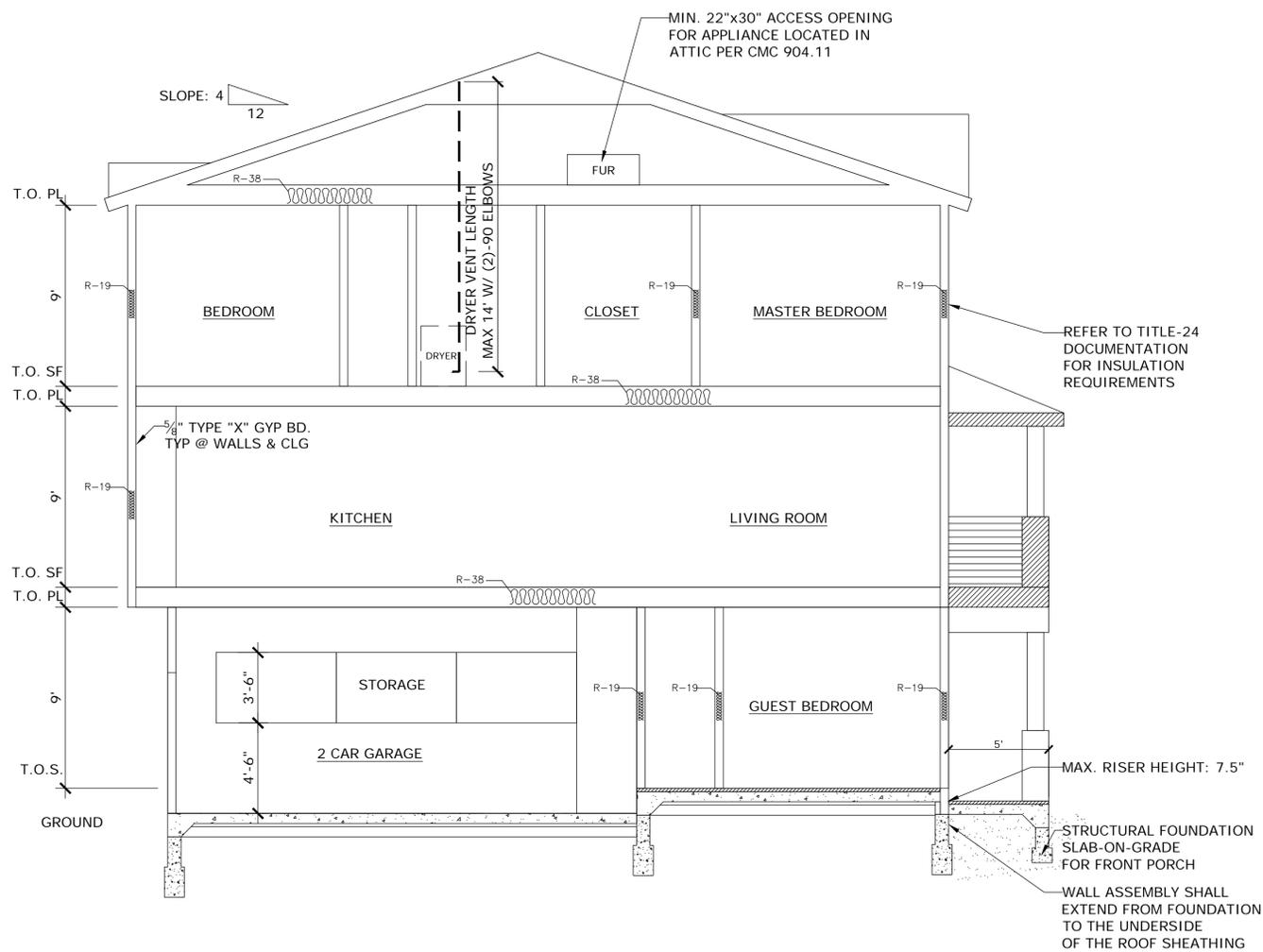
Notes:

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

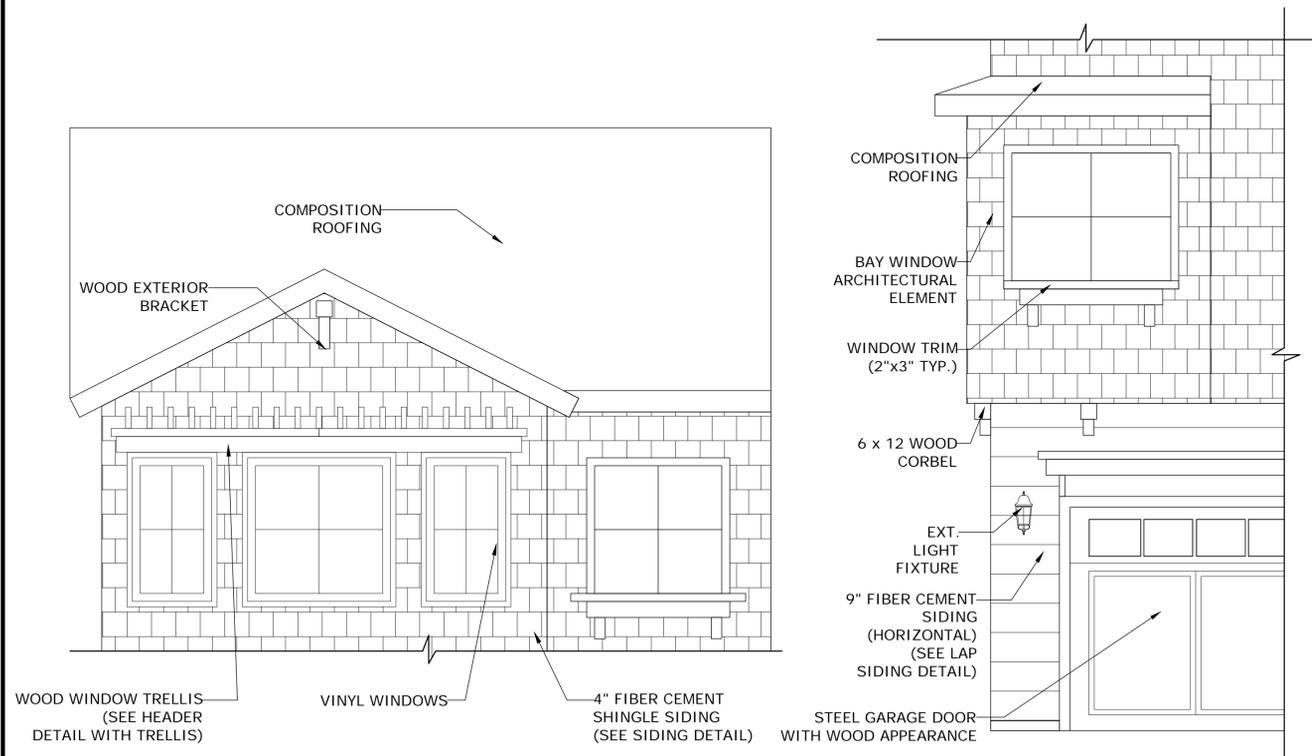
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Scale:	AS-NOTED
Job No:	1801
Revision:	2

Sheet Name:

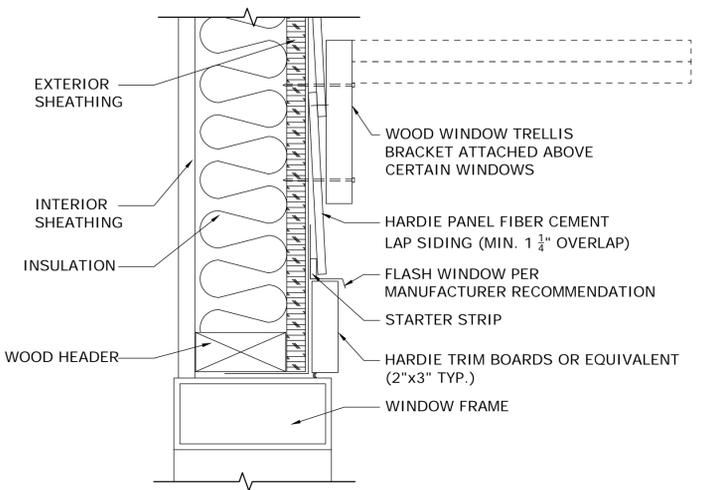
A-10



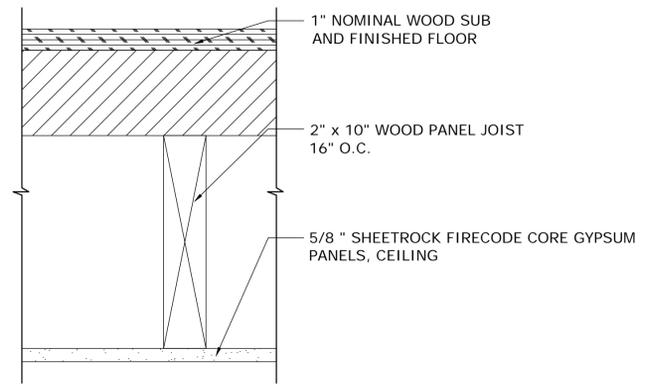
Notes:



DETAIL ELEVATION
ARCHITECTURE EXT. DETAILS
3/8"=1'-0"

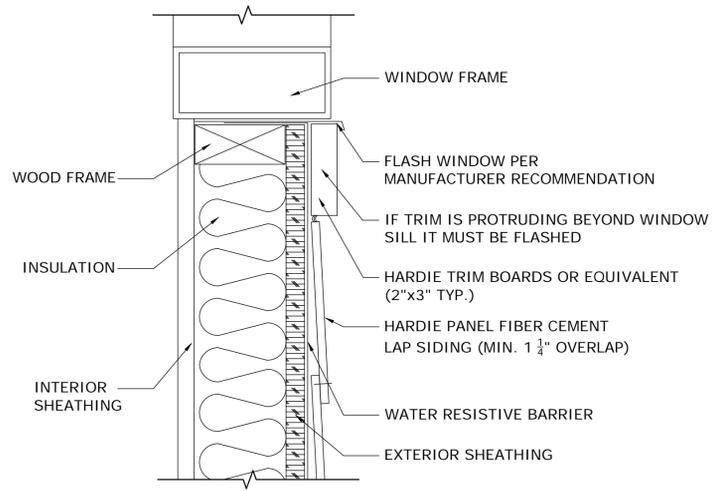


HEADER DETAIL (TRELLIS)
3"=1'-0"

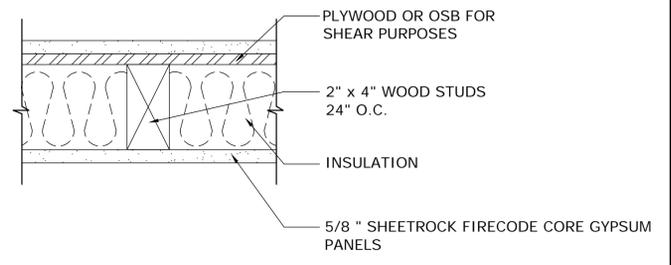


NOTE: MIN STC50 SOUND INSULATION AND IIC50 IMPACT RATING
1-HOUR FIRE-RATED CONSTRUCTION DETAIL
TEST NUMBER: UL DES L501, CK-6412-7

WALL DETAIL
3"=1'-0"

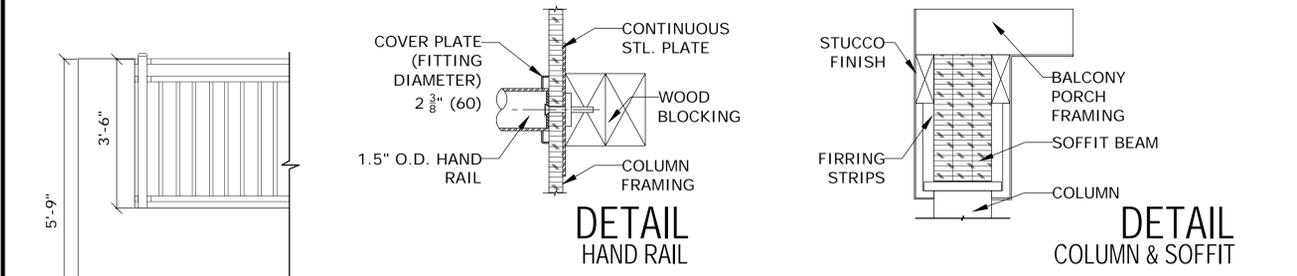


SILL DETAIL (LAP SIDING)
3"=1'-0"

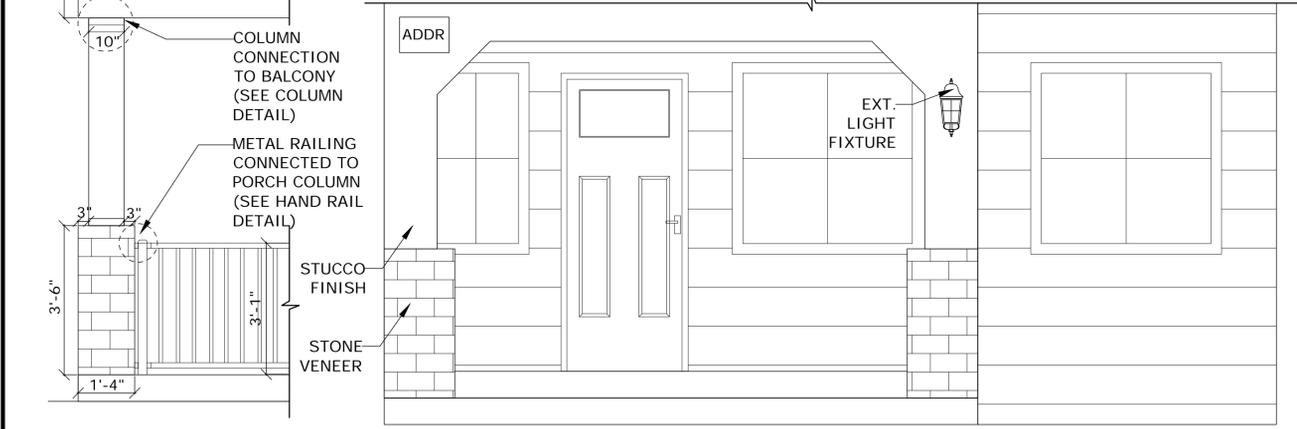


1-HOUR FIRE-RATED CONSTRUCTION DETAIL
TEST NUMBER: UL DES U344

WALL DETAIL
3"=1'-0"

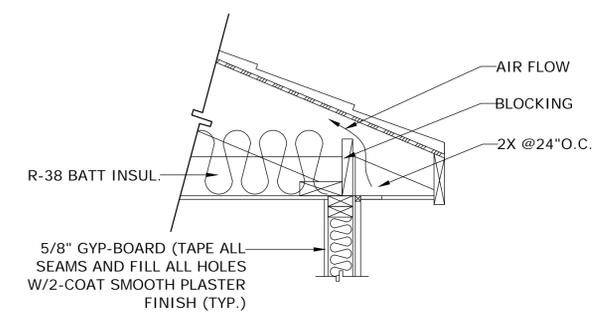


DETAIL HAND RAIL
DETAIL COLUMN & SOFFIT

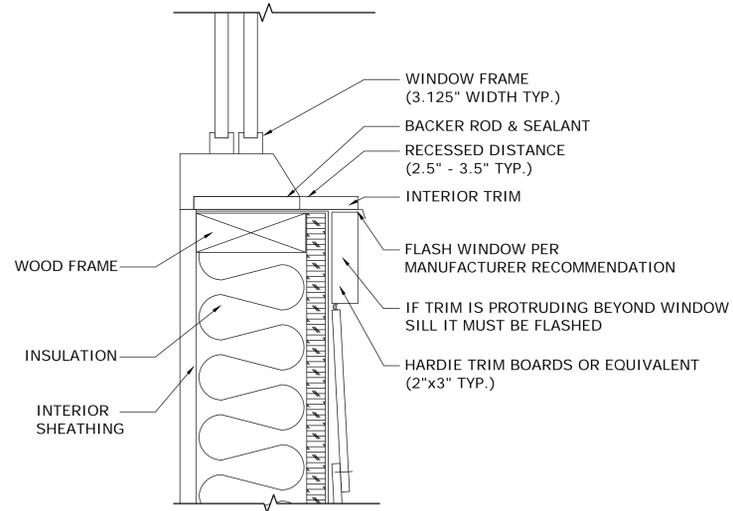


DETAIL FRONT PORCH 1
DETAIL FRONT PORCH 2
ARCHITECTURE EXT. DETAILS
1/2"=1'-0"

ROOF DETAIL
CRC R806.1, R806.2, R806.3 AND R806.5



ROOF DETAIL
1"=1'-0"



SILL DETAIL (RECESSED WINDOW)
3"=1'-0"

CONSTRUCTION DETAILS

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

Date:	08/30/19
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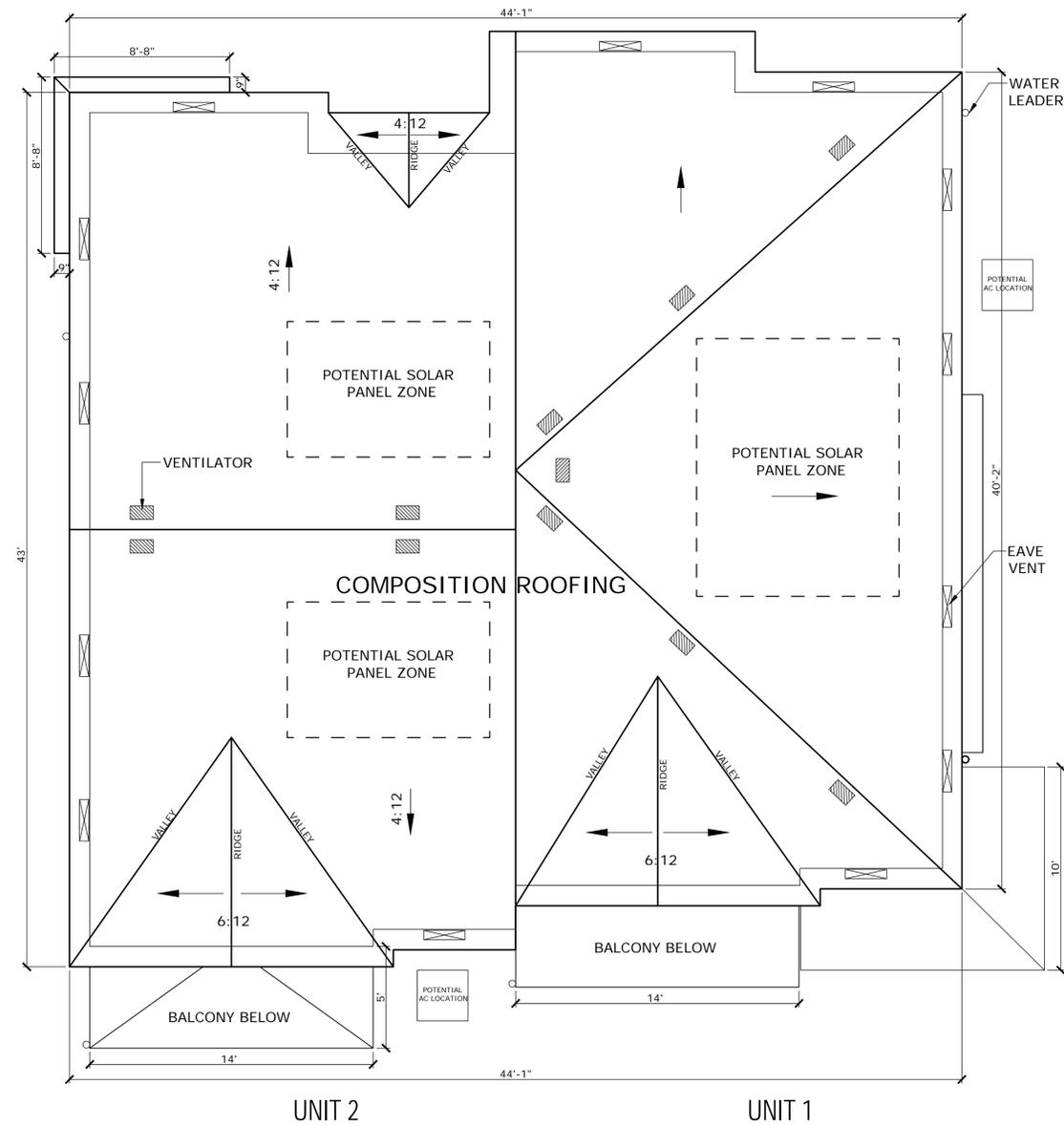
Notes:

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

Date:	08/30/19
Scale:	AS-NOTED
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BUILDING 1

ATTIC VENT CALC.

BUILDING 1:
PROPOSED ATTIC AREA: 1,650 SQ. FT.
REQUIRED VENTING: $1,650 / 150 = 11$ SQ. FT. = 1,584 SQ. IN.
USE (24) 22"x3" SCREEN VENTS = 66 SQ. IN PER VENT
VENTS REQUIRED: $1,584 / 66 = 24 = 24$ VENTS

ROOF PLAN - BUILDING 1

PLAN A
3/16"=1'-0"

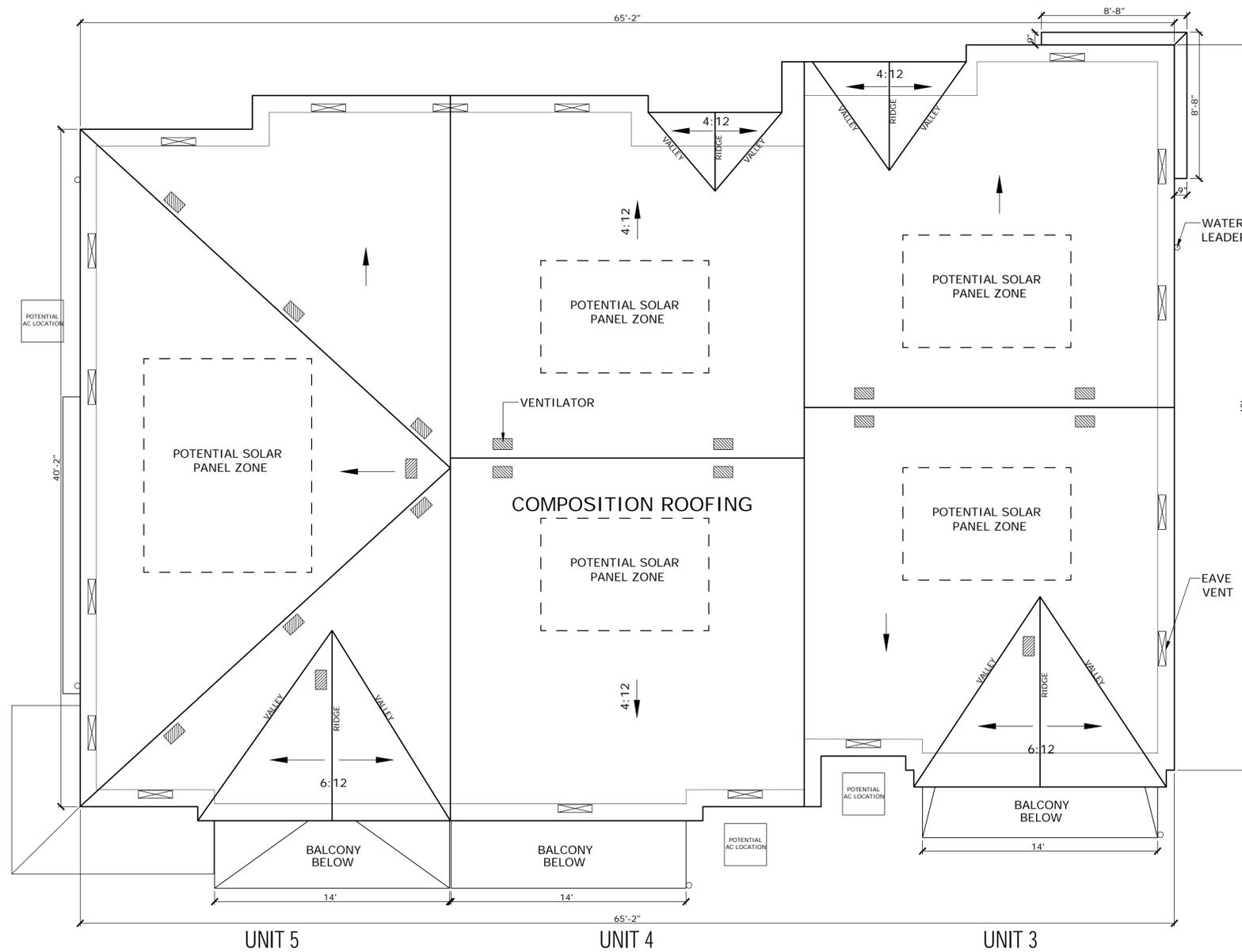
Notes:

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

Date:	08/30/19
Scale:	AS-NOTED
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BUILDING 2

ATTIC VENT CALC.

BUILDING 2:
PROPOSED ATTIC AREA: 2,300 SQ. FT.
REQUIRED VENTING: $2,300 / 150 = 15.3$ SQ. FT. = 2,208 SQ. IN.
USE (34) 22"x3" SCREEN VENTS = 66 SQ. IN PER VENT
VENTS REQUIRED: $2,208 / 66 = 33.4 = 34$ VENTS

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

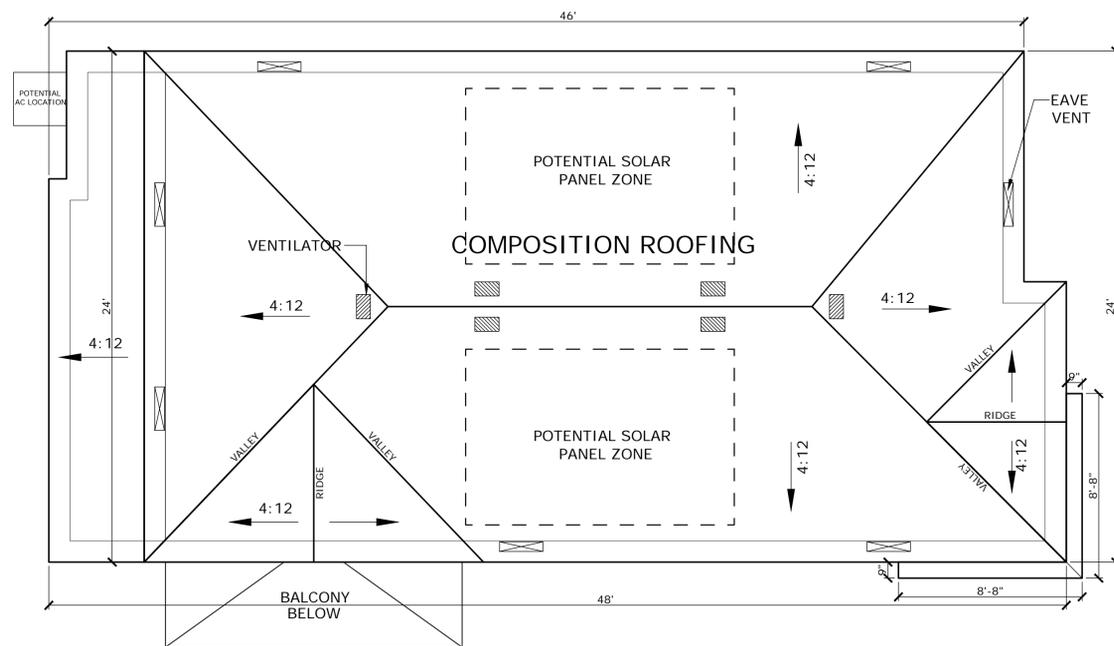
Notes:

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MOUNTAIN VIEW, CA 94043

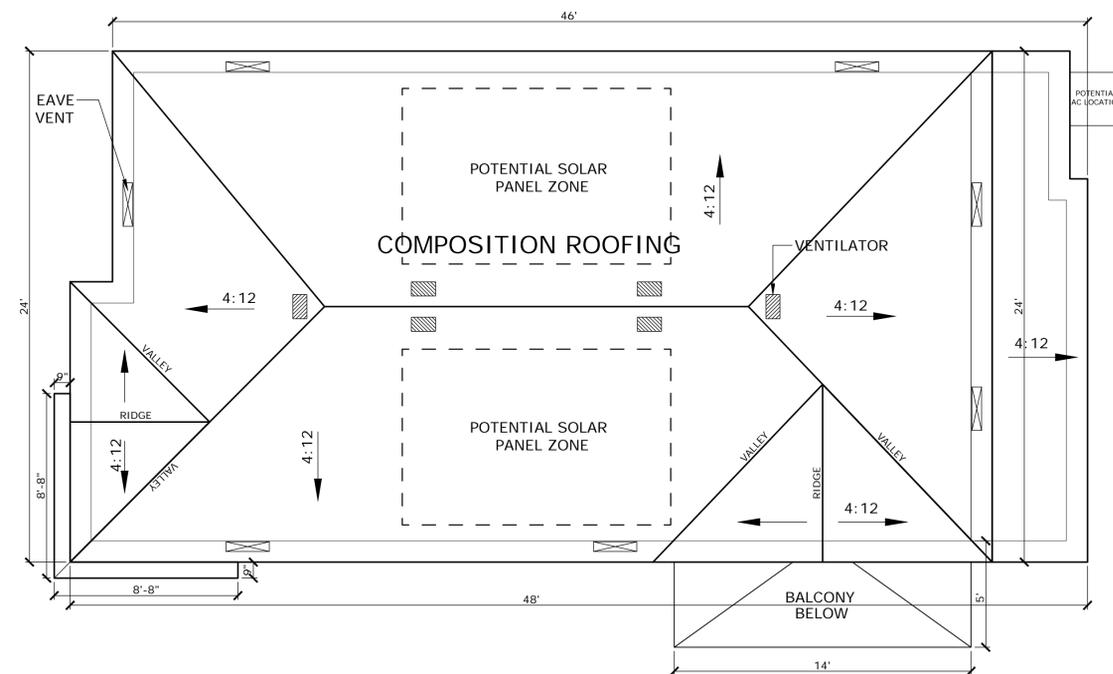
Date:	08/30/19
Scale:	AS-NOTED
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PLAN B OPPOSITE



PLAN B

ATTIC VENT CALC.

PROPOSED ATTIC AREA: 880 SQ. FT.
REQUIRED VENTING: $880 / 150 = 5.8$ SQ. FT. = 844 SQ. IN.
USE (11) 22"x3" SCREEN VENTS = 66 SQ. IN PER VENT
VENTS REQUIRED: $844 / 66 = 12.8 = 13$ VENTS

ROOF PLANS
PLAN B & PLAN B OPPOSITE
1/4"=1'-0"

Sandpiper Cove KM5821	Old Grey Mare KM4949
Porpoise Fin KM4878	Mischief Mouse KM4893
Diamonds In The Sky KMW55	Malibu Beige 216
Stone Hearth KM4896	Downtown Benny Brown KM5799
Viking Castle KM4944	Parisian Cashmere KM5787
Starlit Eve KMA84	Even Evan KM5796
Coronado Moss HLS4218	Moon Doggie HLS4203
Carbon 407	Toscana 232
Big Daddy Blue KM5811	Woolly Mammoth KM4607
Grapevine Canyon KM5790	Mexican Chocolate KM4560

BODY: COLOR SWATCHES
PAINTED FIBER CEMENT PANELING
SEE SAMPLES



ROOF: COLOR SWATCHES
COMPOSITION ROOFING
SEE SAMPLES



STONE: COLOR SWATCHES
STONE VENEER ON COLUMNS

COLORS AND MATERIALS
PLAN A & PLAN B



86 3rd Street
Unit 302
Los Altos, CA. 94022

(650) 208-1140
www.MBIHDDGROUPS.com

Notes:

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MOUNTAIN VIEW, CA 94043

Date:	08/30/19
Scale:	AS-NOTED
Job No:	1801
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2016 Cal Green and MVGB: Residential Compliance Sheet 1 of 2

Residential: R occupancies (one and two-family dwelling, townhouse with attached private garages & multifamily dwellings)

Project Number: _____
 Permit Address: _____



Check Box	#	Residential Code Sections			Measures	Plan Requirements	Location on Plans	Verification [3]	
		1	2	3				Responsible Party	Post Construction
		1	Residential Additions and Alterations that increase the conditioned space, volume or size 1						
		2	New Residential Buildings < 5 units (single and multifamily)						
		3	New Residential Buildings ≥ 5 units (single and multi-family)						
			Division III Section 8.20.8 & 8.20.9			MOUNTAIN VIEW GREEN BUILDING CODE (California Green Building Standards Code - Adopted):			
	1				MVGBC 8.20.8	Mandatory CalGreen / MVGBC requirements	Details/notes on plans	Field Insp	
	2				MVGBC 8.20.9	BUILD IT GREEN (B.I.G.) GUIDELINES (Meet the intent of 70 Green Points Rated)	B.I.G. doc. on plans	Green Pt Rater	
	3				MVGBC 8.20.14 & 8.20.15	Mixed-use Projects all new mix-use construction projects must comply with MVGBC requirements and meet the requirements applicable to each primary occupancy component (MVGBC table 8.20.15)	Details/notes on plans / LEED doc.	Field Insp / LEED Prof	
			CalGreen Division 4.1 Section 4.106			PLANNING AND DESIGN (Site Development CalGreen section):			
	3				MVGBC 8.20.30	Storm water drainage and retention during construction [2]	Details/notes on plans	Env Safety	
	4				CalGreen Section 4.106.3	Grading and paving [2]	Details/notes on plans	Env Safety	
	5				CalGreen Section 4.106.4.1	New one-and two-family dwellings and townhouses with attached private garages , for each dwelling install a listed raceway to accommodate a dedicated 208/240-volt branch circuit in close proximity to the proposed location of an EV charger.	Details/notes on plans	Field Insp	
	6				MVGBC 8.20.31	New multifamily dwellings where 3 or more constructed on a building site 10% of the total number of parking spaces provided shall be electric vehicle charging spaces	Details/notes on plans	Field Insp	
	7				CalGreen Section 4.106.4.2.1	Electric vehicle charging space locations for new multifamily shall be indicated in the construction documents and at least one EV space shall be located in common use areas and available for use by all residents	Details/notes on plans	Field Insp	
	8				MVGBC 8.20.32	Identification panel/subpanel circuit directory shall identify the overcurrent protective device space(s) reserve for EV charging purposes	Details/notes on plans	Field Insp	
			CalGreen Division 4.2 Section 4.201			ENERGY EFFICIENCY (General):			
	9				CalGreen Section - 4.201.1	Meet energy requirements of Title 24 Part 6 (California Energy Code)	Details/notes on p.	HERS Rater	
			Senate Bill No.7 Chapter 623			WATER METERS MULTIUNIT STRUCTURES:			
	10				SB-7 Housing: water meters	New multiunit structures are required to be individually metered in the state of California - submeters must be located in an accessible location - (exempt: low income housing, housing at a place of education, long-term health facilities, time-share property & residential care facilities for the elderly)	Details/notes on plans	Field Insp	
			CalGreen Division 4.3 Section 4.303			WATER EFFICIENCY AND CONSERVATION (Indoor Water Use):			
	11				CalGreen Section 4.303.1.1	Water closets shall not exceed 1.28 gallons per flush	Notes on Plans	Field Insp	
	12				CalGreen Section 4.303.1.2	Wall mounted Urinals shall not exceed 0.125 gallons per flush	Notes on Plans	Field Insp	
	13				CalGreen Section 4.303.1.2	Floor mounted Urinals shall not exceed 0.5 gallons per flush	Notes on Plans	Field Insp	
	14				CalGreen Section 4.303.1.3.1	Single showerhead shall have a maximum flow of 2.0 gpm at 80 psi	Notes on Plans	Field Insp	
	15				CalGreen Section 4.303.1.3.2	Multiple showerheads > than 1 shower shall have combined flow of 2.0 gpm at 80 psi or 1 operating at a time	Notes on Plans	Field Insp	
	16				CalGreen Section 4.303.1.4.1	Residential lavatory faucets shall have a max. flow rate of 1.2 gpm at 60 psi & min. of 0.8 gpm at 20 psi	Notes on Plans	Field Insp	
	17				CalGreen Section 4.303.1.4.2	Lavatory faucets in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60 psi	Notes on Plans	Field Insp	
	18				CalGreen Section 4.303.1.4.4	Kitchen faucets shall have a maximum flow rate of not more than 1.8 gpm at 60 psi	Notes on Plans	Field Insp	
			CalGreen Division 4.3 Section 4.304			WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use):			
	19				MVGBC 8.20.33	Compliance with Local Water-Efficient Landscape Ordinance projects with landscape areas ≥ 500 square feet must comply w/ MVGBC section 36.34.30	* Details on plans & checklist form	Planning field Insp	
	20				CalGreen Section 4.304.1	Outdoor potable water use in landscape areas new residential developments w/an aggregate landscape area ≥ 500 square feet [4]	* Det & checklist form	Planning field insp	
	21				MVGBC & CalGreen	MVGBC Commercial Compliance (if required please comply with rows 22-29 in MVGB Commercial checklist) [4]	* Det & checklist form	Planning field insp	
			CalGreen Division 4.4 Section 4.406			MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Enhanced Durability and Reduced Maintenance):			
	22				CalGreen Section 4.406.1	Rodent Proofing joints and openings protected against the passage of rodents	Details/notes on plans	Field Insp	
			CalGreen Division 4.4 Section 4.408			MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling):			
	23				MVGBC 8.20.34	Compliance with local construction and demolition debris diversion program for projects adding or constructing ≥ 5000 square feet of new floor area [2]	* Mountain View waste tracking form	Public Works	
	24				MVGBC 8.20.35	Construction waste reduction of at least 50% of nonhazardous construction and demolition debris, recycle and/or salvage for reuse [2]	* Mountain View waste tracking form	Public Works	
	25				MVGBC 8.20.36	Excavated soil and land clearing debris 100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reuse or recycled [2]	* Mountain View waste tracking form	Public Works	

		CalGreen Division 4.4 Section 4.410	MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Building Maintenance & Operation):		
26	• • •	MVGBC 8.20.37	Recycling by occupants. Provide readily accessible identified areas that serve the entire building, including (min.) paper, corrugated cardboard, glass, plastic and metals [2]	Details/notes on plans	Field Insp
27	• • •	MVGBC 8.20.38	Sample ordinance space allocation for recycling areas shall comply with chapter 18, part 3 division 30 of the Public Resource Code [2]	Details/notes on plans	Field Insp
		Division III Section 8.20.39			
28	• • •	MVGBC 8.20.39 & 8.20.40	MVGBC ENVIRONMENTAL QUALITY (Fireplaces): Any installed gas fireplace shall be direct-vent, sealed-combustion type and any wood stoves/pellet stove shall comply with U.S. EPA phase II emission limits where applicable. Verification of compliance shall be provided [2]	Details/notes on plans	Field Insp
		CalGreen Division 4.5 Section 4.504			
29	• • •	CalGreen Section 4.504.1	ENVIRONMENTAL QUALITY (Pollutant Control): Covering of duct openings and protection of mechanical equipment during construction shall be covered with tape, plastic, sheet metal or other methods	Notes on Plans	Field Insp
30	• • •	CalGreen Section 4.504.2.1	Finish material pollutant control adhesives, sealants & caulks shall comply w/VOC limits (Table 4.504.1 & 5.504.2)	Notes on Plans	Field Insp
31	• • •	CalGreen Section 4.504.2.2	Finish material pollutant control paints and coatings shall comply with VOC (Table 5.504.3)	Notes on Plans	Field Insp
32	• • •	CalGreen Section 4.504.2.3	Finish material pollutant control aerosol paints and coatings shall comply with MIR limits for ROC & VOC	Notes on Plans	Field Insp
33	• • •	CalGreen Section 4.504.2.4	Verification of compliance and documentation [2]	Notes on Plans	Field Insp
34	• • •	CalGreen Section 4.504.3	Finish material pollutant control carpet systems shall meet testing and product requirements (carpet cushion & carpet adhesive)	Notes on Plans	Field Insp
35	• • •	CalGreen Section 4.504.4	Finish material pollutant control resilient flooring systems shall comply with VOC emission limits (80%)	Notes on Plans	Field Insp
36	• • •	CalGreen Section 4.504.5	Finish material pollutant control composite wood products shall comply with formaldehyde limits requirements (Table 5.504.5) & verification	Notes on Plans	Field Insp
		CalGreen Division 4.5 Section 4.505			
37	• • •	CalGreen Section 4.505.2	ENVIRONMENTAL QUALITY (Interior Moisture Control): Concrete slab foundations required to have a vapor retarder & capillary break	Details/notes on plans	Field Insp
38	• • •	CalGreen Section 4.505.3	Moisture content of building materials. Building materials w/visible signs of water damage shall not be installed. Wall and floors framing members shall be verified	Details/notes on plans	Field Insp
		CalGreen Division 4.5 Section 4.506			
39	• • •	CalGreen Section 4.506.1	ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust): Bathroom exhaust fans each bathroom shall be mechanically ventilated	Details/notes on plans	Field Insp
		CalGreen Division 4.5 Section 4.507			
40	• • •	CalGreen Section 4.507.2	ENVIRONMENTAL QUALITY (Environmental Comfort): Heating and air-conditioning system design (ducts) shall be sized, designed and have their equipment selected	Details/notes on plans	HERS Rater
		CalGreen Chapter 7 Section 701			
41	• • •	CalGreen Section 702.1	INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS: Installer training. HVAC installers trained and certified	Notes on plans	Field Insp

FOOT-NOTES	[1]	Only within the area of alteration
	[2]	Regulated by Other Mountain View City Code (MVCC)
	[3]	See "SECTION TO BE COMPLETED AFTER CONSTRUCTION" on sheet 2.
	[4]	See exceptions for one-and two-family dwellings

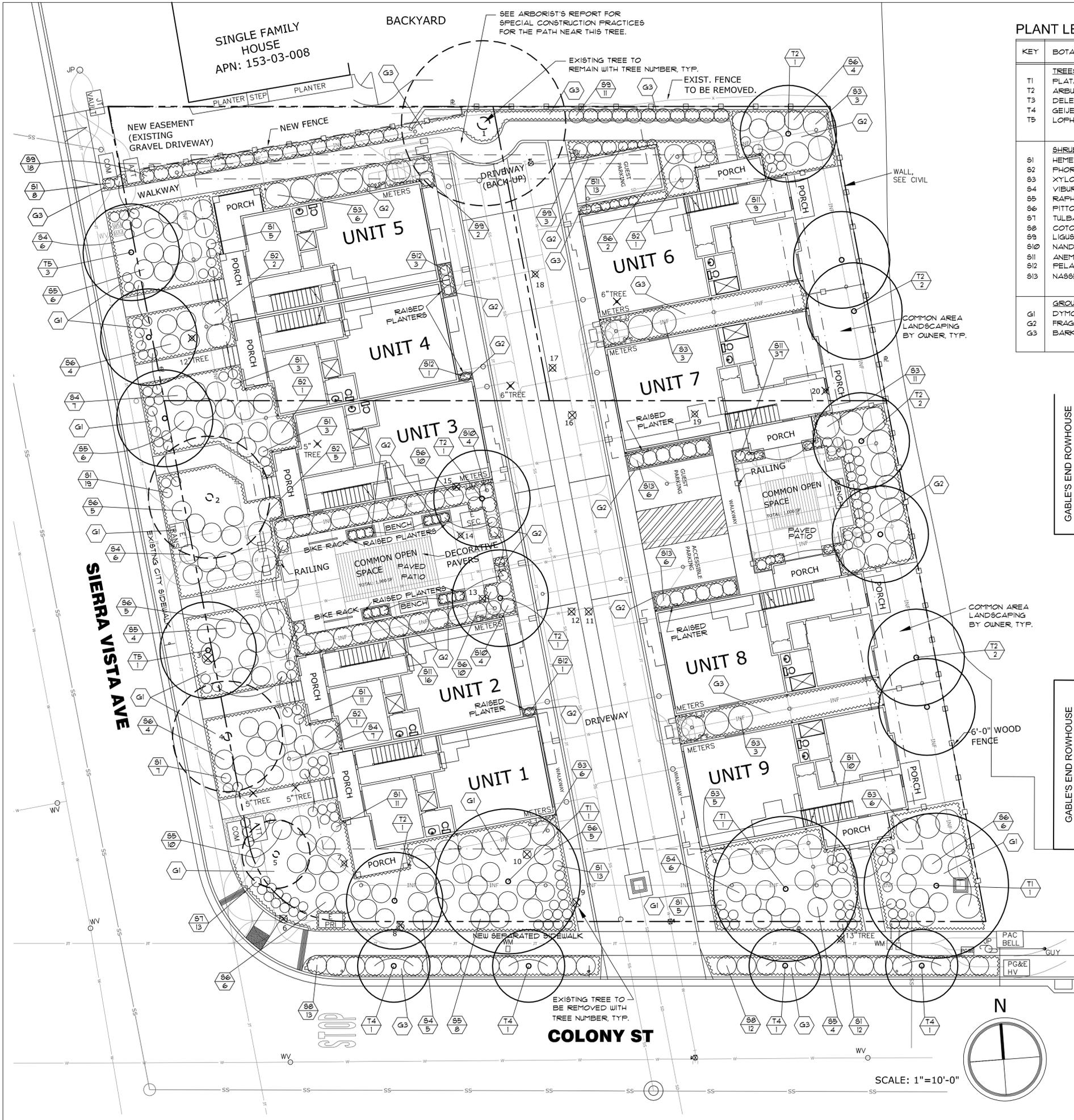
OWNER ACKNOWLEDGEMENT
 This project is required to comply with the State California Green Building Code (T24, Part 1) and the City of Mountain View Green Building Code. I, the property owner / legal representative, acknowledge and understand the requirements and penalties for noncompliance. I am responsible for all activities performed by design team members, contractors and subcontractors in meeting the requirements. I also understand that my project may be subject to an energy or water performance review to assess compliance with the program after construction and during operation.

Signature (Owner) _____ Date _____
 Print Full Name _____ Phone or Email _____

SECTION TO BE COMPLETED AFTER CONSTRUCTION
In order to schedule a final building inspection with the Building Department, follow the procedures below.
 At the final building inspection prepare to be submitted the following items: (Initial for each applicable item) (Initial below)
 ___ Per the California Energy Code & projects energy reports, provide the completed CF2R, CF3R forms (Certificate of Installation & Certificate of Verification).
 ___ Cutsheets or proof of installation of products and materials that meet the required VOC and formaldehyde limits. (CALGreen 4.504.2.1-4, 4.504.3-5)
 ___ Completed Build It Green field verification checklist (when required)
 ___ Provide Proof of Construction Waste Diversion, contact Public Works at (650) 903-6311
 I certify that:
 ___ There have been no alterations that have impacted the energy report (CF-1R form) for the project, unless the new report is provided;
 ___ All mandatory CALGreen measures noted in the checklist have been implemented unless a new checklist is provided

Signature (Owner) and Date (Sign only after construction is completed) _____ Signature (Contractor) and Date _____
 Print Name _____ Print Name _____

Hiperlinks to Planning checklists & Waste tracking:
 * **Planning:**
<https://www.mountainview.gov/depts/comdev/planning/application.asp>
 * **Public works:**
<http://www.mountainview.wastetracking.com/>



PLANT LEGEND

KEY	BOTANICAL/Common Name	SIZE	QTY.	REMARKS
TREES				
T1	PLATANUS ACERIFOLIA 'COLUMBIA' — LONDON PLANE TREE	24" BOX	3	STANDARD FORM
T2	ARBUTUS MARINA' — N.C.N.	24" BOX	10	
T3	DELETED		-	
T4	GEIJERA PARVIFOLIA — AUSTRALIAN WILLOW (STREET TREE)	36" BOX	4	STANDARD FORM
T5	LOPHOSTEMON CONFERTUS — BRISBANE BOX (STREET TREE)	36" BOX	4	
SHRUBS, PERENNIALS, AND GRASSES				
S1	HEMEROCALLIS VAR'S. — DAYLILY	1 G.C.	105	MIXED EVERGRN VAR'S.
S2	PHORMIUM T. 'APRICOT QUEEN' — NEW ZEALAND FLAX	5 G.C.	10	
S3	XYLOSMA CONGESTUM — N.C.N.	5 G.C.	43	
S4	VIBURNUM TINUS 'SPRING BOUQUET' — LAURUSTINUS	5 G.C.	31	
S5	RAPIHOLEPIS I. 'DANCER' — INDIA HAUZHORN	5 G.C.	38	
S6	PITTOSPORUM T. 'VARIEGATA' — N.C.N.	5 G.C.	39	
S7	TULBACHIA VIOLACEA — SOCIETY GARLIC	1 G.C.	13	
S8	COTONEASTER D. 'LOUFAST' — BEARBERRY COTONEASTER	5 G.C.	25	
S9	LIGUSTRUM J. 'TEXANUM' — TEXAS PRIVET	5 G.C.	34	
S10	NANDINA DOMESTICA — HEAVENLY BAMBOO	5 G.C.	14	
S11	ANEMONE X HYBRIDA — JAPANESE ANEMONE	1 G.C.	75	
S12	PELARGONIUM PELTATUM 'RED' — IVY GERANIUM	1 G.C.	5	
S13	NASSELLA TENUISSIMA — MEXICAN FEATHER GRASS	1 G.C.	12	
GROUNDCOVERS				
G1	DYMONDIA MARGARETAE — N.C.N.	FLAT6	A5 REQ.	SPACE TRI. @ 12' O.C.
G2	FRAGARIA CHILOENSIS — WILD STRAWBERRY	FLAT9	A5 REQ.	SPACE TRI. @ 12' O.C.
G3	BARK MULCH	-	A5 REQ.	2' DEPTH

NOTES

- SEE SEPARATE ARBORIST'S REPORT BY KIELTY ARBORIST SERVICES FOR FURTHER INFORMATION ON THE EXISTING TREES.
- PER CITY OF MOUNTAIN VIEW DEFINITION, EXISTING TREES NUMBER 1, 3, 4, 8, 9, 10, 16 AND 20 ARE HERITAGE TREES. TREES 1 AND 4 ARE TO REMAIN. TREES 3, 8, 9, 10, 16 AND 20 ARE TO BE REMOVED.
- A 2" LAYER OF BARK CHIP MULCH WILL BE PROVIDED IN ALL LANDSCAPE AREAS.

LANDSCAPE DESIGN STATEMENT

THE PROPOSED SITE HAS A NUMBER OF EXISTING TREES. SEVERAL TREES ALONG SIERRA VISTA AVENUE AND AT THE NORTHERN PROPERTY LINE WILL BE PRESERVED. SEVERAL TREES ON THE SITE, MOSTLY IN POOR CODITION, ARE TO BE REMOVED.

LANDSCAPE PLANTING AND IRRIGATION FOR THE STREET-SIDE AND OPEN SPACE AREAS WILL BE PROVIDED.

THE OPEN SPACE AREA WILL HAVE A PAVED PATIO AND BENCHES FOR RECREATION USE.

THE PLANT PALETTE WILL CONSIST OF PRIMARILY DROUGHT TOLERANT TREE, SHRUB, PERENNIALS, AND GROUND COVER PLANTINGS IN ALL AREAS TO PROVIDE A MIX OF VARIOUS COMPATIBLE FORMS, TEXTURES, COLORS, FLOWERS AND SCENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL COMMON LANDSCAPE AREAS CONFORMING TO THE LATEST CITY AND STATE WATER CONSERVATION STANDARDS.

EXISTING AND PROPOSED TREES

TOTAL EXISTING HERITAGE TREES	8 - SEE PLAN, NOTE #2, AND ARBORIST'S REPORT.
TOTAL HERITAGE TREES TO BE REMOVED	6 - SEE PLAN, NOTE #2, AND ARBORIST'S REPORT.
TOTAL HERITAGE TREES TO REMAIN	2 - SEE PLAN, NOTE #2, AND ARBORIST'S REPORT.
TOTAL NEW TREES TO BE PLANTED	21 TOTAL: 8 - 36" BOX STREET TREES AND 13 - 24" BOX ON-SITE TREES.



COMMON OPEN SPACE PAVING SEEDED AGGREGATE CONCRETE



PAVERS. PACIFIC INTERLOCK PAVINGSTONE "HOLLAND" STYLE



BIKE RACK. DuMor MODEL 125-20



COMMON OPEN SPACE BENCH DuMor MODEL 95 SERIES

NO	DATE	REVISIONS

COLONY SIERRA HOMES
851 & 853 SIERRA VISTA AVE.
MOUNTAIN VIEW, CALIFORNIA



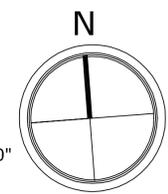
WILSON & ASSOCIATES
LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD • BERKELEY, CA 94707
PH: 510-644-9602 • E: cwilson15@gmail.com

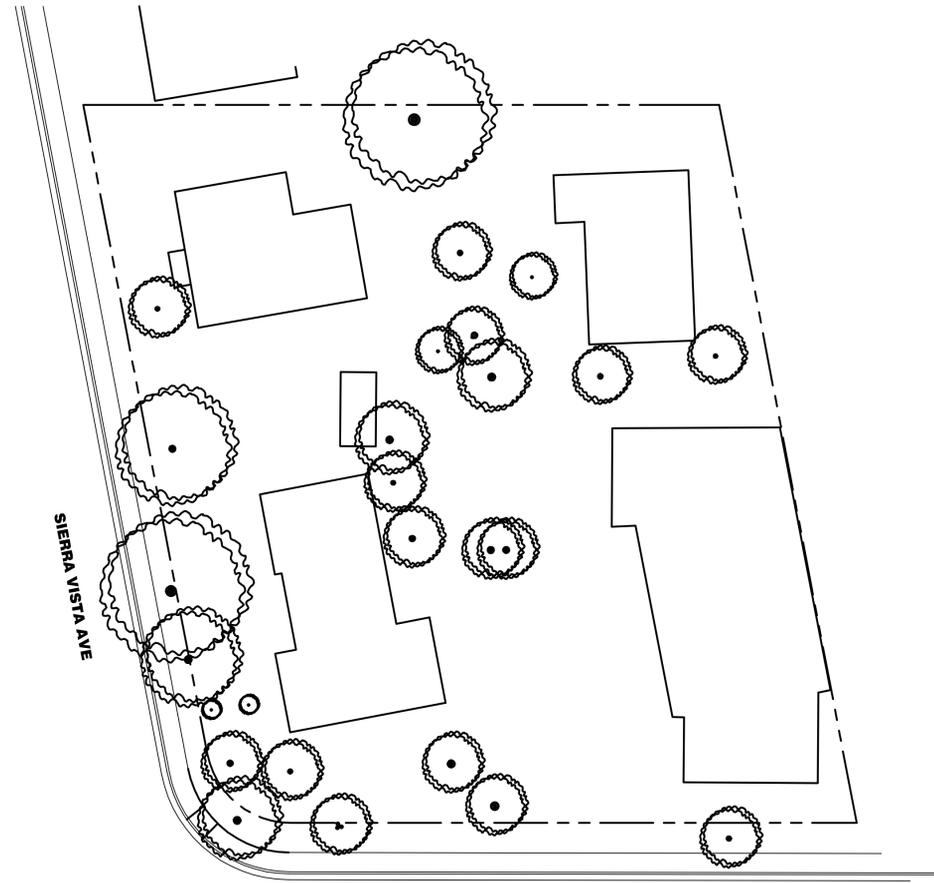
PLANTING PLAN

BY: CW
JOB:
DATE: 12/07/18

L-1.0
SHT. ___ OF ___

SCALE: 1"=10'-0"





EXISTING TREE CANOPY



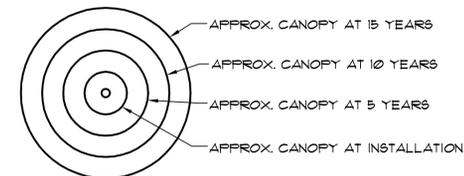
PROPOSED TREE CANOPY

TREE CANOPY TABLE AND LEGEND

	AT INSTALLATION	AT 5 YEARS	AT 10 YEARS	AT 15 YEARS / MATURITY
EXISTING TREES TO REMAIN	1,980 S.F.	1,980 S.F.	1,980 S.F.	1,980 S.F.
PROPOSED TREES 21 TOTAL	264 S.F.	2,248 S.F.	6,291 S.F.	12,398 S.F.
TOTAL CANOPY AREA	2,244 S.F.	4,228 S.F.	8,271 S.F.	14,378 S.F.

NOTES:

- TOTAL SITE AREA WITHIN PROPERTY LINES (ON-SITE) = 25,231 SQ. FT. +/-
- 5, 10, AND 15 YEAR TOTALS DO NOT INCLUDE GROWTH OF EXISTING MATURE TREES.



NO	DATE	CITY COMMENTS	REVISIONS

COLONY SIERRA HOMES
 851 & 853 SIERRA VISTA AVE.
 MOUNTAIN VIEW, CALIFORNIA

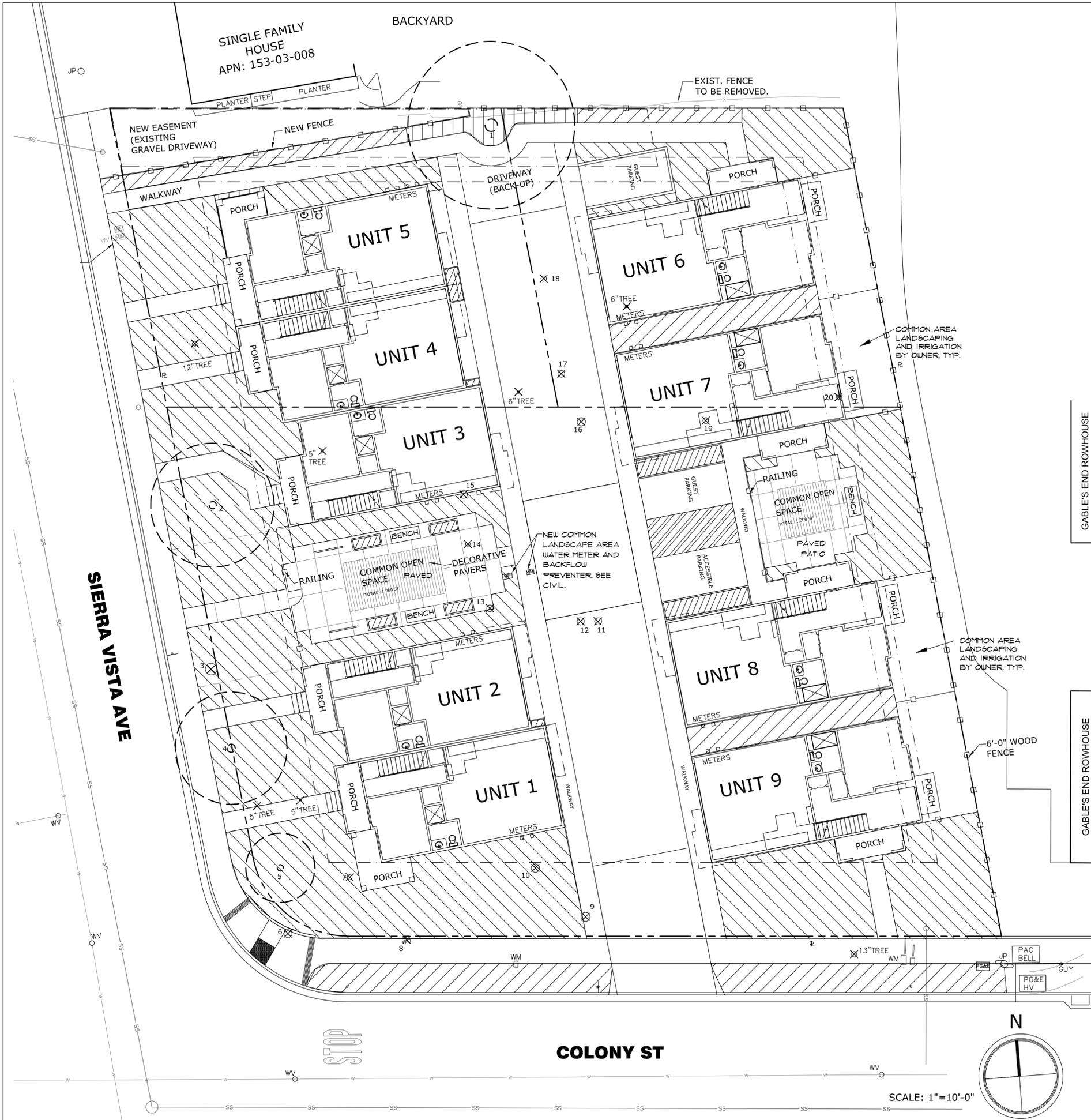


WILSON & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 815 SAN DIEGO ROAD • BERKELEY, CA 94707
 PH: 510-644-9602 • E: cwilson@wilson15@gmail.com

TREE CANOPY PLAN

BY: CW
 JOB:
 DATE: 09/16/19

L-1.2
 SH. ____ OF ____
 REVISIONS



- LEGEND**
- OVERHEAD SPRAY IRRIGATION
 - DRIP IRRIGATION
 - NO IRRIGATION
 - RAISED PLANTERS DRIP IRRIGATION

NO	DATE	REVISIONS

COLONY SIERRA HOMES
 851 & 853 SIERRA VISTA AVE.
 MOUNTAIN VIEW, CALIFORNIA

CHARLES WILSON
 LICENSED LANDSCAPE ARCHITECT
 NO. 1682
 STATE OF CALIFORNIA

WILSON & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 815 SAN DIEGO ROAD • BERKELEY, CA 94707
 PH: 510-644-9602 • E: cwilson15@gmail.com

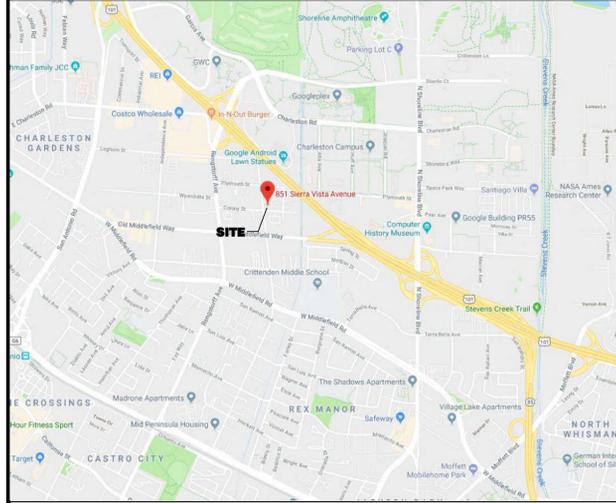
CONCEPTUAL IRRIGATION PLAN

BY: CW
 JOB:
 DATE: 12/07/18

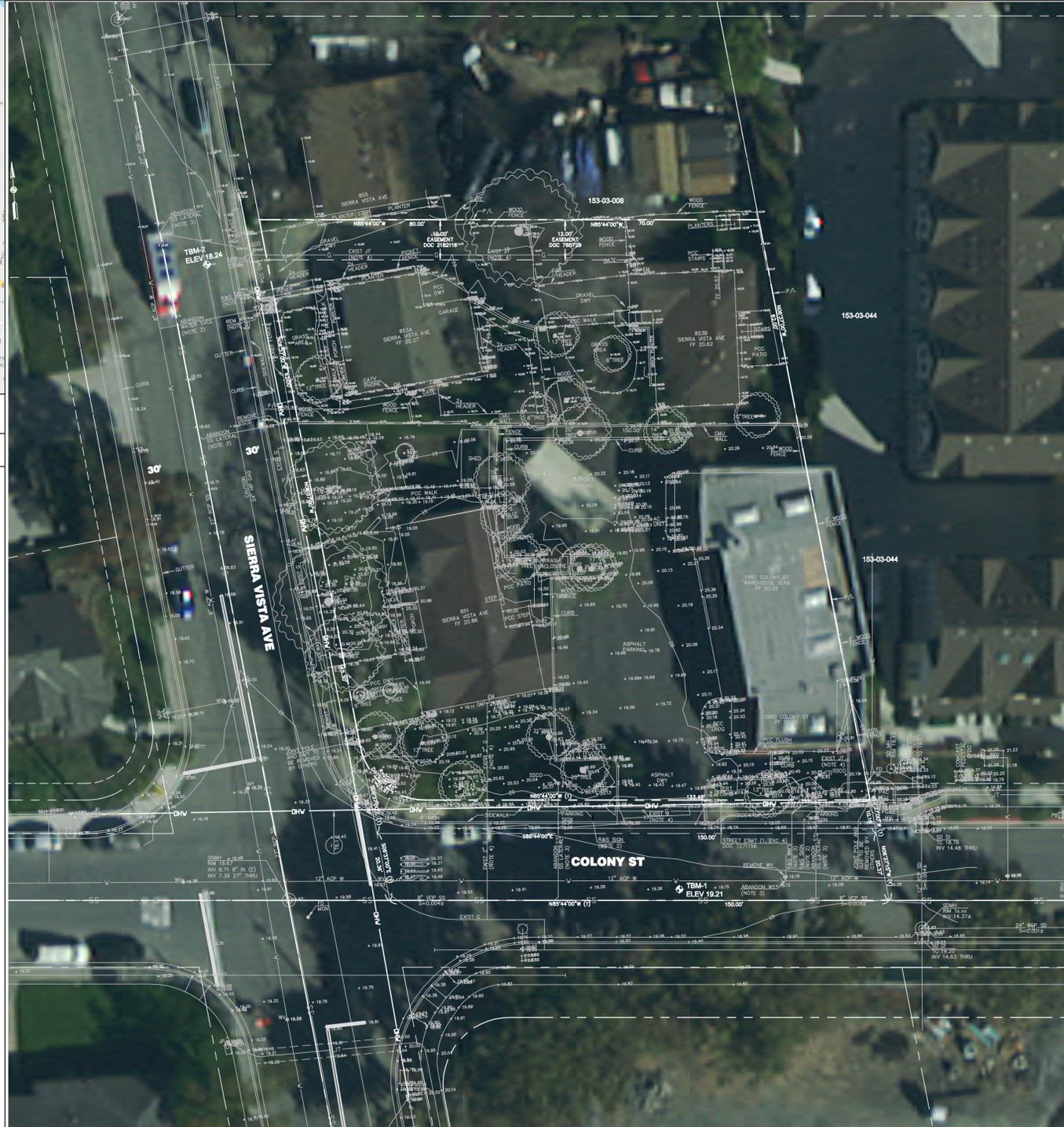
L-2.0
 SH. ____ OF ____

COLONY SIERRA - TENTATIVE MAP FOR THE SUBDIVISION OF APN 153-03-022, 153-03-006 & 007

JET ENGINEERING
CONSULTING CIVIL ENGINEERS
1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063



VICINITY MAP
NOT TO SCALE



EXISTING SITE PLAN

LEGEND

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE	---	---
CENTERLINE	---	---
SETBACK LINE	---	---
FENCE	---	---
FIRE HYDRANT		⊕
MANHOLE		⊙
VALVE		⊕
AREA SPOT ELEVATION		x 101.50
VALLEY GUTTER	SS	SS
SANITARY SEWER	SS	SS
CLEANOUT	●	○
STORM DRAIN	SD	SD
WATER	W	W
GAS	G	G
INFILTRATION TRENCH	INF	INF
UNDERGROUND ELECTRIC	E	E
TELEPHONE	T	T
PAVED INVERT	PI	PI
OVERHEAD WIRE	OW	OW
SWALE	SW	SW
REMOVE TREE	⊗	⊗
TREE PROTECTION FENCING	⊗	⊗

ABBREVIATIONS

AB = AGGREGATE BASE	FF = FINISH FLOOR	TC = TOP OF CURB
ABD = ABANDON	FG = FINISH GRADE	TW = TOP OF WALL
AC = ASPHALT CONCRETE	FOC = FACE OF CURB	TYP = TYPICAL
AD = AREA DRAIN	H = HEIGHT	VC = VERTICAL CURVE
BM = BENCHMARK	GM = GAS METER	W = WATER
BOW = BACK OF WALK	INF TR = INFILTRATION TRENCH	WM = WATER METER
BLDG = BUILDING	INT = INTERCEPTOR	
BVC = BEGIN VERTICAL CURVE	INV = INVERT	
BW = BOTTOM OF WALL	JT = JOINT TRENCH	
CB = CATCH BASIN	OC = ON CENTER	
CMU = CONCRETE MASONRY UNIT	PCC = PORTLAND CEMENT CONCRETE	
CONC = CONCRETE	PG = PROFILE GRADE	
CONN = CONNECT	PKNG = PARKING	
DI = DRAINAGE INLET	P/L = PROPERTY LINE	
DRN = DRAIN	PPUD = PERFORATED PIPE UNDER DRAIN	
DTL = DETAIL	PTDF = PRESSURE TREATED DOUGLAS FIR	
EM = ELECTRIC METER	PT = POINT	
EG = EXISTING GRADE	PVC = POLYVINYL CHLORIDE	
ELEV = ELEVATION	RWL = RAINWATER LEADER	
EP = EDGE OF PAVEMENT	SD = STORM DRAIN	
EVC = END VERTICAL CURVE	SHT = SHEET	
EXIST = EXISTING	SS = SANITARY SEWER	
EW = EACH WAY	TBM = TEMPORARY BENCHMARK	

SHEET INDEX

SHEET	TITLE
T1.0	COVER SHEET - EXISTING SITE PLAN
T2.0	TOPOGRAPHIC SURVEY AND DEMOLITION AND REMOVAL PLAN
T3.0	LEGAL DESCRIPTIONS
T4.0	SITE AND GRADING PLAN
T5.0	CUT AND FILL DIAGRAM
T6.0	DRAINAGE AND UTILITY PLAN
T6.1	EXISTING JOINT POLE AN FACILITY PLAN
T6.2	EXISTING JOINT POLE AN FACILITY PLAN PHOTOS
T6.3	PRELIMINARY JOINT TRENCH COMPOSITE PLAN
T6.4	PRELIMINARY JOINT TRENCH COMPOSITE DETAILS
T7.0	DRIVEWAY & CURB PROFILE VIEWS
T8.0	PROPERTY LINE PROFILES 1 & 2
T9.0	SITE GRADING DETAILS
T10.0	DRAINAGE DETAILS
T11.0	SANITARY SEWER DETAILS
T12.0	WATER DETAILS
T13.0	STORMWATER POLLUTION PREVENTION PLAN BEST MANAGEMENT PRACTICES

SCOPE OF WORK

- THE PROJECT SCOPE OF WORK INCLUDES THE DEMOLITION OF THE EXISTING STRUCTURE AND REMOVAL THE EXISTING SITE IMPROVEMENTS AS SHOWN HERIN FOR THE CONSTRUCTION OF A NEW RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS.
- ONLY WORK DETAILED ON THESE PLANS IS APPROVED FOR CONSTRUCTION. ANY ADDITIONAL WORK REQUIRED NOT DETAILED ON THESE PLANS MUST BE SUBMITTED SEPARATELY AS A REVISION TO THE PROJECT. REVISIONS MAY REQUIRE NEW PLANS, PERMITS AND ADDITIONAL FEES.
- THE ENGINEER SHALL NOT BE RESPONSIBLE NOR LIABLE FOR ANY UNAUTHORIZED CHANGES TO THESE PLANS. ALL PROPOSED CHANGES TO PLANS SHALL BE IN WRITING AND MUST BE APPROVED BY ENGINEER PRIOR TO PROCEEDING.
- APPLICABLE CODES FOR THIS PROJECT:
 - COUNTY OF SANTA CLARA MUNICIPAL CODE
 - 2016 CALIFORNIA BUILDING CODE
 - 2016 CALIFORNIA ELECTRICAL CODE
 - 2016 CALIFORNIA PLUMBING CODE
 - 2016 CALIFORNIA MECHANICAL CODE
 - 2016 CALIFORNIA ENERGY CODE
 - 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2016 CALIFORNIA FIRE CODE
 - HOUSING CODE (REFERENCING THE 2016 UNIFORM HOUSING CODE)
 - ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS

OWNER INFORMATION:

NAME: MICHAEL AHI
ADDRESS: 2251 GRANT ROAD, SUITE G
LOS ALTOS, CA 94024
PHONE: (650) 646.1717

CONSULTANT INFORMATION:

CIVIL ENGINEER JET ENGINEERING

CONTACT: JAMES E. THOMPSON
ADDRESS: 1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063
PHONE: (650) 260-2755

GEOTECHNICAL ENGINEER WAYNE TING & ASSOCIATES, INC.

CONTACT: WAYNE L. TING
ADDRESS: 42329 OSGOOD RD, UNIT A
FREMONT, CA 94539
PHONE: (510) 623-7768

ARCHITECTURE MBI DESIGN

CONTACT: MEHRUSS AHI
ADDRESS: 86 3RD STREET UNIT 302
LOS ALTOS, CA 94022
PHONE: (650) 208-1140

REVISIONS

NO.	DATE	DESCRIPTION	BY

**TENTATIVE MAP
COVER SHEET**
851 -853A-853B SIERRA VISTA AVE, MOUNTAIN VIEW CA 94043

JOB NO. R851-S-18

DATE: 11/22/19

DRAWN: DC

CHECKED: JET

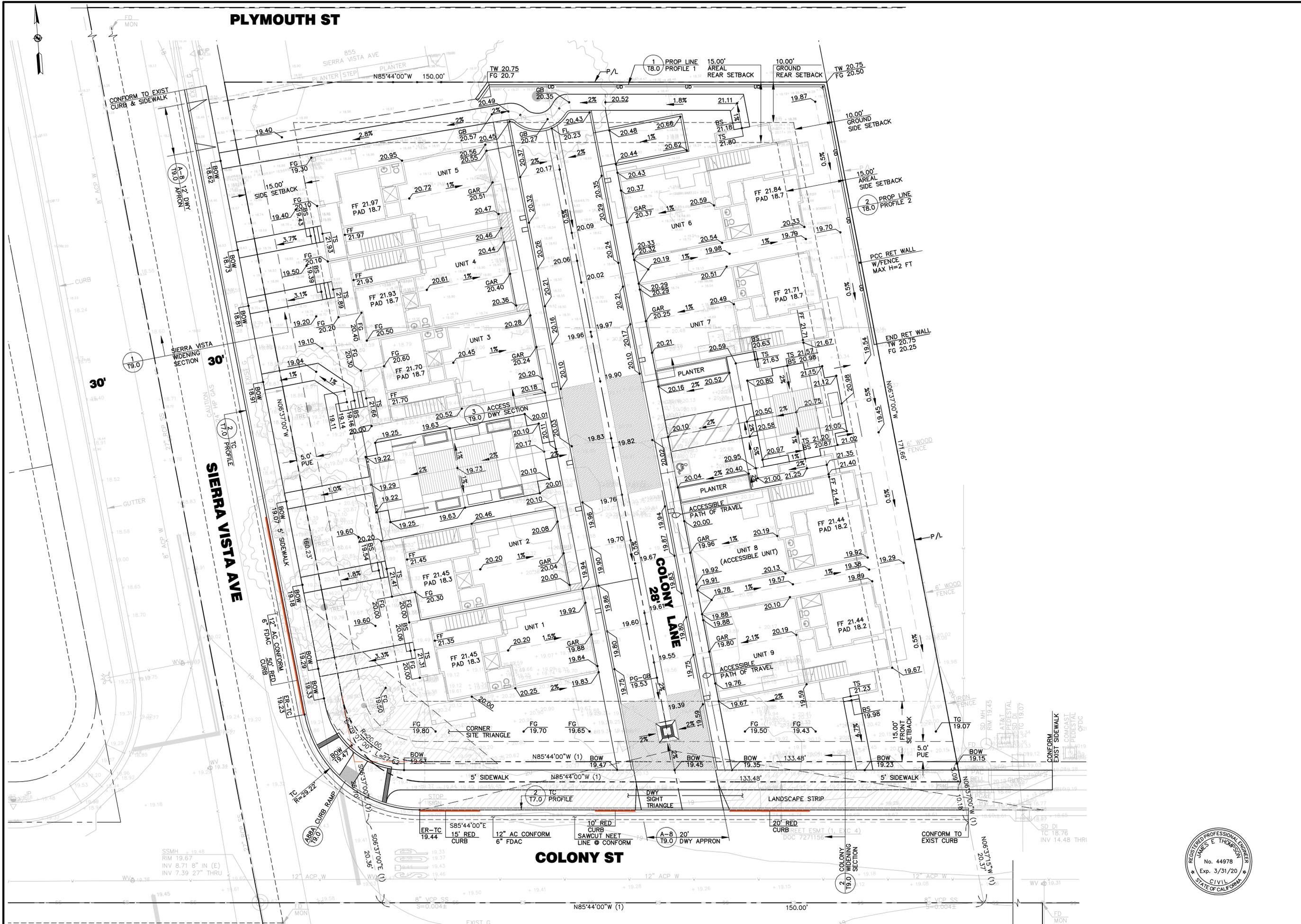
SCALE: 1" = 20'

SHEET NO.

T1.0

1 OF 17 SHEETS





PLYMOUTH ST

SIERRA VISTA AVE

COLONY LANE

COLONY ST

JET ENGINEERING
 CONSULTING CIVIL ENGINEERS
 1048 EL CAMINO REAL, SUITE C
 REDWOOD CITY, CA 94063

NO.	DATE	DESCRIPTION	BY

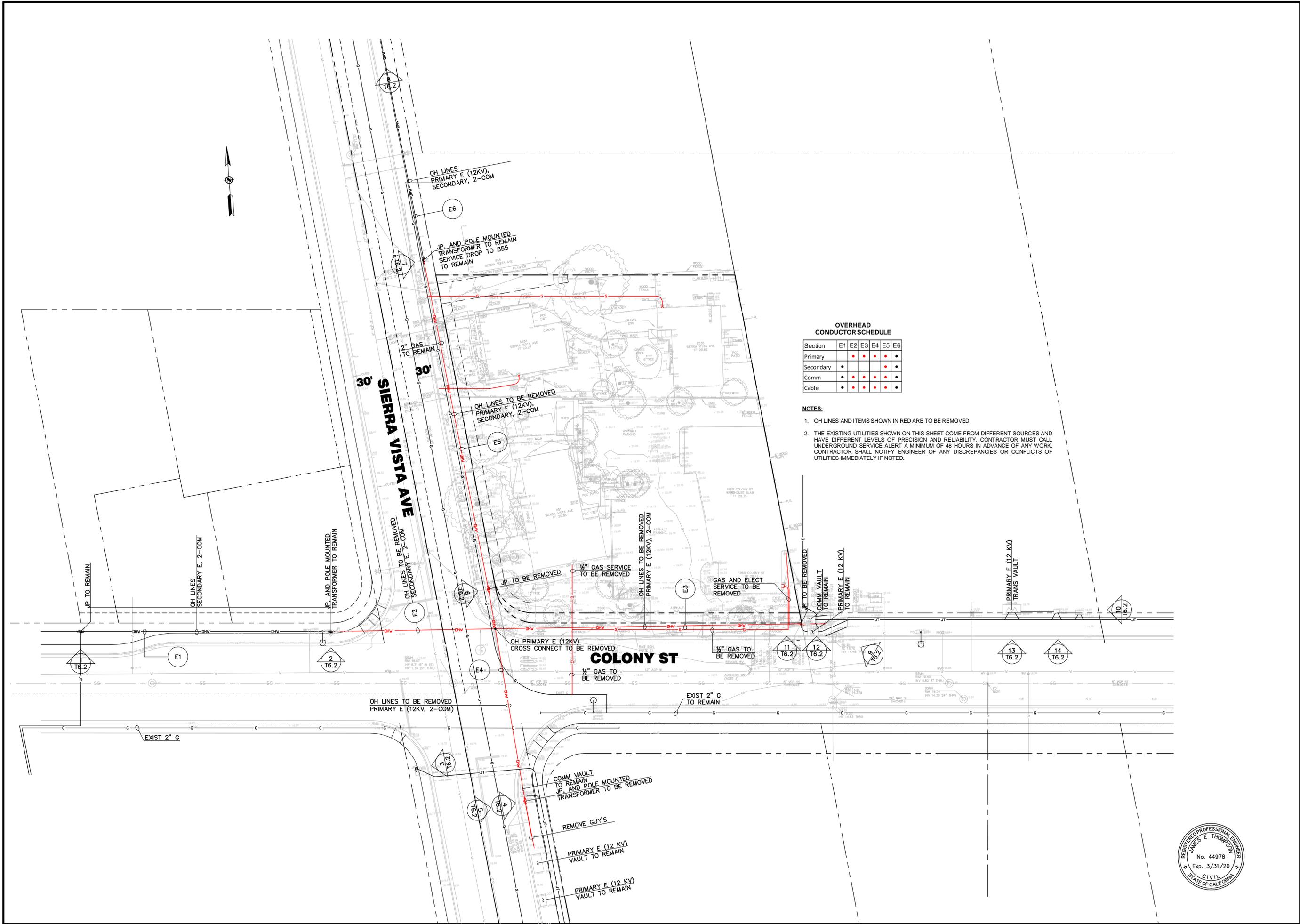
**TENTATIVE MAP
 SITE AND GRADING PLAN**
 851 -853A-853B SIERRA VISTA AVE, MOUNTAIN VIEW CA 94043

JOB NO. R851-S-18
 DATE: 11/22/19
 DRAWN: DC
 CHECKED: JET
 SCALE: 1" = 10'

SHEET NO.
T4.0

4 OF 17 SHEETS





OVERHEAD CONDUCTOR SCHEDULE

Section	E1	E2	E3	E4	E5	E6
Primary	•	•	•	•	•	•
Secondary	•	•	•	•	•	•
Comm	•	•	•	•	•	•
Cable	•	•	•	•	•	•

- NOTES:**
- OH LINES AND ITEMS SHOWN IN RED ARE TO BE REMOVED
 - THE EXISTING UTILITIES SHOWN ON THIS SHEET COME FROM DIFFERENT SOURCES AND HAVE DIFFERENT LEVELS OF PRECISION AND RELIABILITY. CONTRACTOR MUST CALL UNDERGROUND SERVICE ALERT A MINIMUM OF 48 HOURS IN ADVANCE OF ANY WORK. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONFLICTS OF UTILITIES IMMEDIATELY IF NOTED.



REVISIONS		BY
NO.	DATE	DESCRIPTION

TENTATIVE MAP
EXISTING JOINT POLE AND FACILITY PLAN
 851 -853A-853B SIERRA VISTA AVE, MOUNTAIN VIEW CA 94043

JOB NO. R851-S-18
 DATE: 11/22/19
 DRAWN: DC
 CHECKED: JET
 SCALE: 1" = 20'

SHEET NO.
T6.1