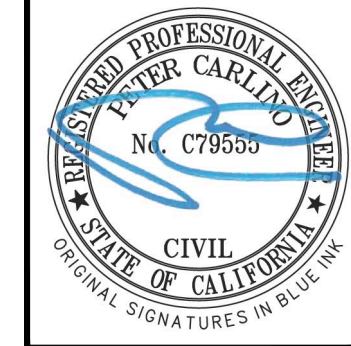


TENTATIVE MAP FOR CONDOMINIUM PURPOSES 676 W. DANA STREET MOUNTAIN VIEW, CA 94041

ARCHITECTURAL REV 04-05-19	JH
DRC COMMENTS #1 10-03-19	JH
1 DRC COMMENTS #2 02-14-2020	JH
2 DRC COMMENTS #3 06-11-2020	KBC
3 DRC COMMENTS #4 08-24-2020	KBC
4 PLANNING REV 10-22-2020	KBC



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 BAY AREA REGION
 2495 INDUSTRIAL PKWY WEST
 HAYWARD, CALIFORNIA 94545
 (510) 887-4086
 (F) (510) 887-3019
 WWW.LEABRAZE.COM

MIXED USE BUILDING
676 W. DANA STREET
MOUNTAIN VIEW,
CALIFORNIA
 SANTA CLARA COUNTY
 APN: 158-22-019

TENTATIVE MAP

JOB NO:	2170643
DATE:	02-26-18
SCALE:	AS NOTED
DESIGN BY:	JH
CHECKED BY:	WA
SHEET NO:	

C-1.0
01 OF 20 SHEETS

PROJECT DATA

OWNER/SUBDIVIDER: DANA & HOPE, LLC
 676 W. DANA STREET
 MOUNTAIN VIEW, CA 94041

ENGINEER: LEA & BRAZE ENGINEERING INC.
 2495 INDUSTRIAL PARKWAY WEST
 HAYWARD, CA 94545
 (510) 887-4086
 CONTACT: PETE CARLINO

SURVEYOR: LEA & BRAZE ENGINEERING INC.
 2495 INDUSTRIAL PARKWAY WEST
 HAYWARD, CA 94545
 (510) 887-4086
 CONTACT: GREG BRAZE

ARCHITECT: WILLIAM MASTON ARCHITECTS
 ADDRESS: 384 CASTRO ST
 MOUNTAIN VIEW, CA 94041
 (650) 968-7900
 CONTACT: BILL MASTON

LOT AREA: 10,925 S.F.

ASSESSOR'S PARCEL NO. 158-22-019

EXISTING AND PROPOSED

ZONING: P (19)

EXISTING USE: MIXED USE BUILDING

PROPOSED USE: MIXED USE
 2- COMMERCIAL/7- RESIDENTIAL

NUMBER OF STORIES = 4
TOTAL NUMBER OF UNITS = 9

GENERAL NOTES

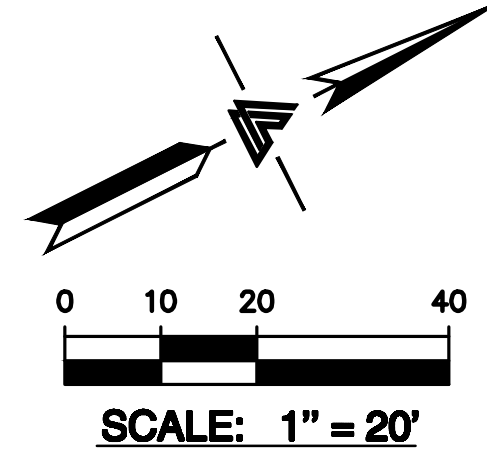
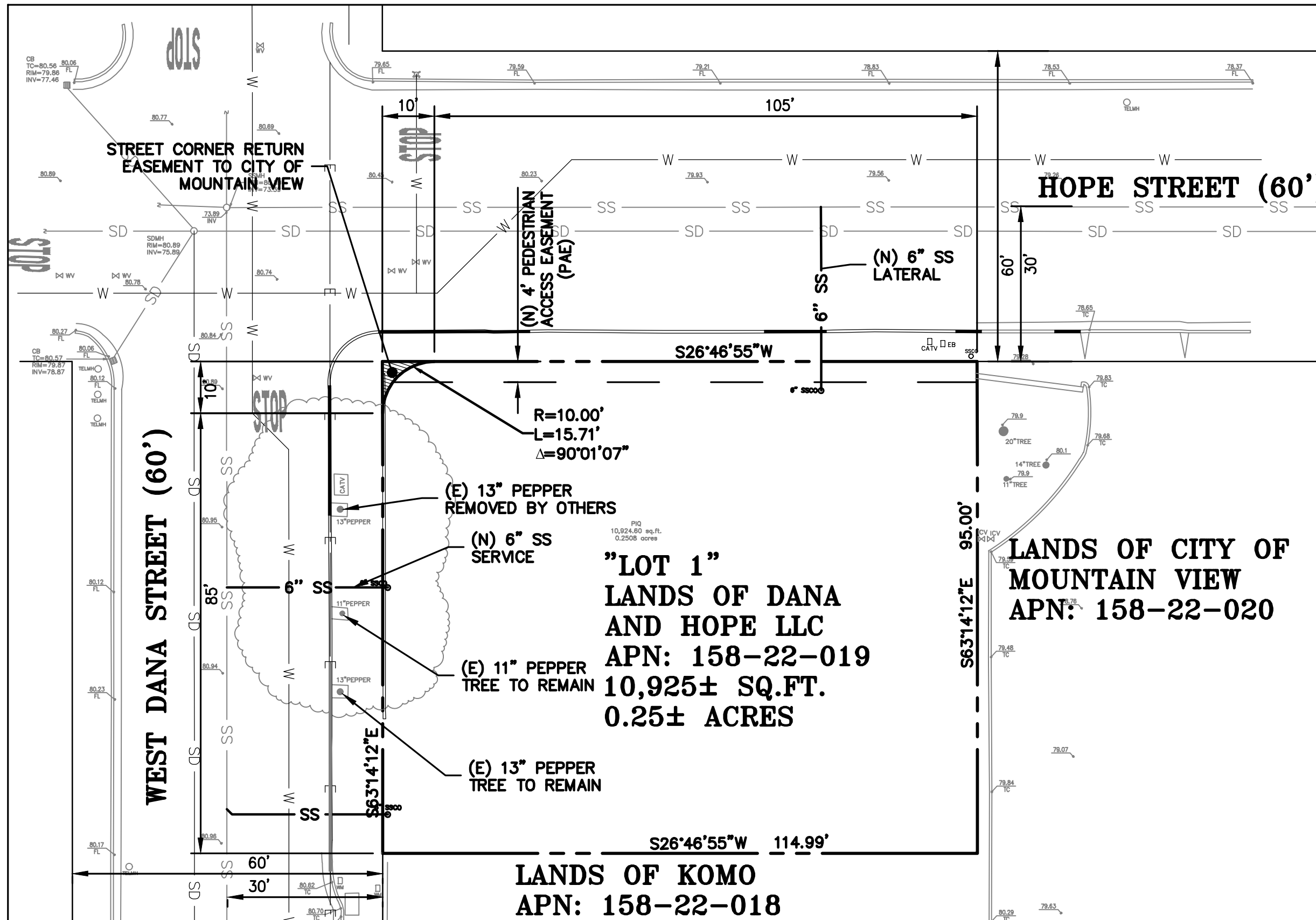
CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND A.B.A.G. STANDARDS.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

PROJECT DESCRIPTION

PROPOSED TENTATIVE MAP (CONDOMINIUM PURPOSES) FOR ONE EXISTING PARCEL WITH 7 PROPOSED RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS (1 RETAIL & 1 OFFICE). UTILITIES FOR THE CONDO UNITS WILL BE SHARED IN COMMON.



FEMA NOTE

THIS PROJECT IS LOCATED WITHIN FEMA FLOOD ZONE "X". ZONE "X" IS DESIGNATED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NO BASE FLOOD ELEVATION FOR SUBJECT SITE WAS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 06085C0039H, PANEL 39 OF 830 EFFECTIVE DATE MAY 18, 2009.

UTILITIES

WATER SERVICE: CITY OF MOUNTAIN VIEW

SEWER: CITY OF MOUNTAIN VIEW

STORM DRAINAGE: CITY OF MOUNTAIN VIEW

GAS AND ELECTRIC: PG&E

CABLE: COMCAST

PHONE: AT&T

SITE BENCHMARK

SURVEY CONTROL POINT
 MAG AND SHINER SET IN ASPHALT
 ELEVATION = 80.52'
 (NAVD 88 DATUM)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

EASEMENT NOTE

THERE ARE NO EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0360018413-CC, DATED AS OF JULY 30, 2015.

BENCHMARK

CITY OF MOUNTAIN VIEW BENCHMARK
 MOUNTAIN VIEW CITY BMV-33
 BRONZE DISK STAMPED "IV-33" SET IN THE TOP OF CURB AT THE NORTHWEST RETURN OF DANA STREET AT HOPE STREET
 ELEVATION = 80.106'
 (NAVD 88 DATUM)