



Rich Avenue Condominiums

918 Rich Avenue, Mountain View, CA 94040

REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

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Rich Avenue Condominiums
 918 Rich Avenue
 Mountain View, CA 94040

SHEET TITLE
 COVER SHEET

SCALE
 AS SHOWN
 DRAWN BY

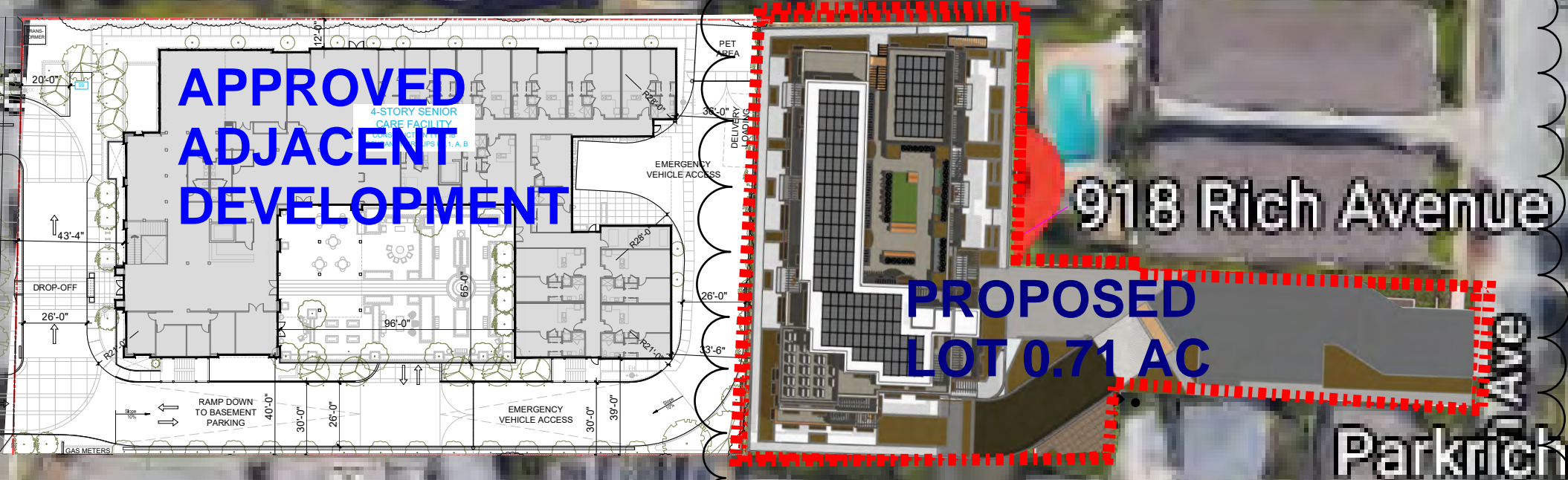
JOB NO.
 20103
 DATE
 10/31/2022
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REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

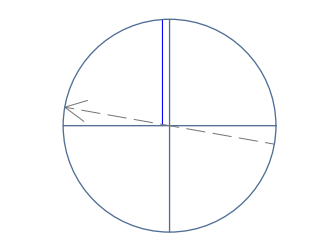
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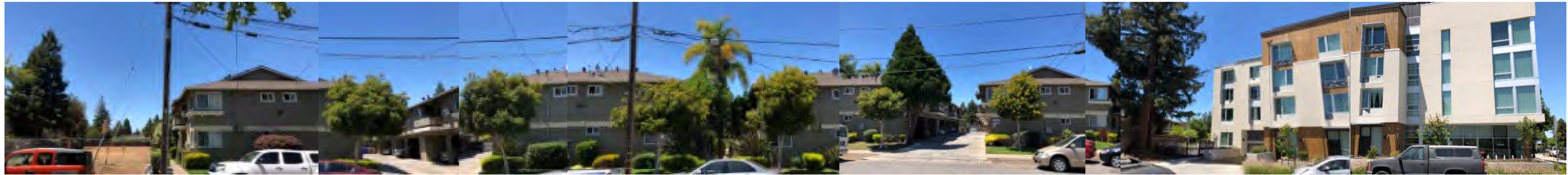


SYMBOL LEGEND:
 SEE SHEET A-2 FOR STREET VIEW



Rich Avenue Condominiums
 918 Rich Avenue
 Mountain View, CA 94040

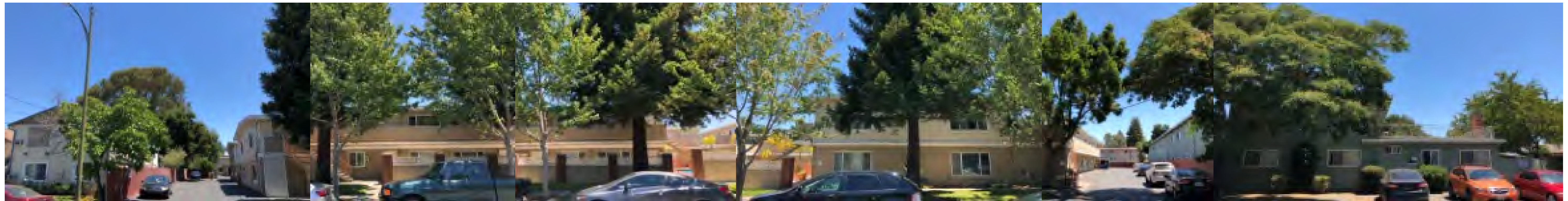
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 AERIAL PHOTO PLAN
 SCALE
 AS SHOWN
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 20103
 DATE
 10/31/2022
 SHEET



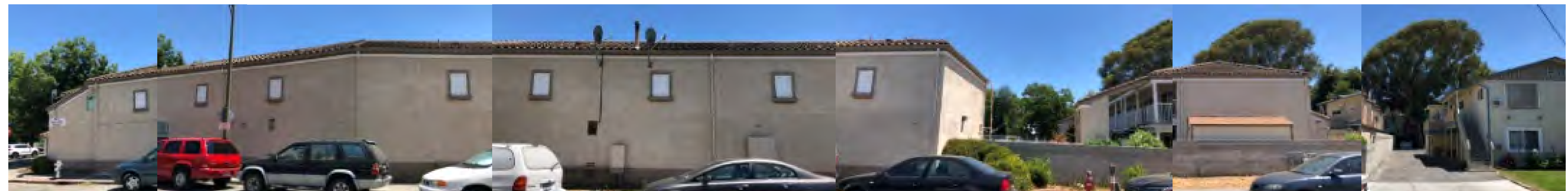
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2



3



4

REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
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SHEET TITLE
 STREETSCAPES

SCALE
 AS SHOWN
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JOB NO.
 20103
 DATE
 10/31/2022
 SHEET

A2



1



2



3



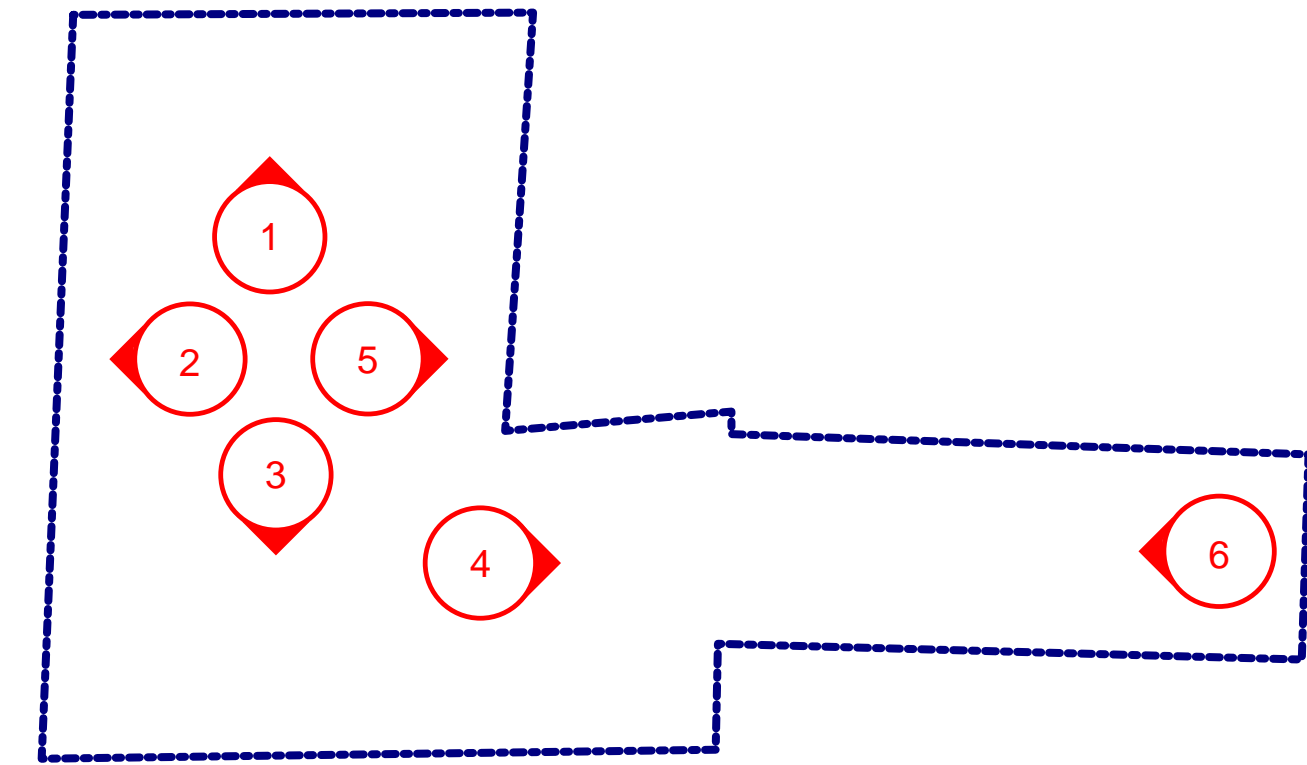
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5



6



REVISIONS	DATE
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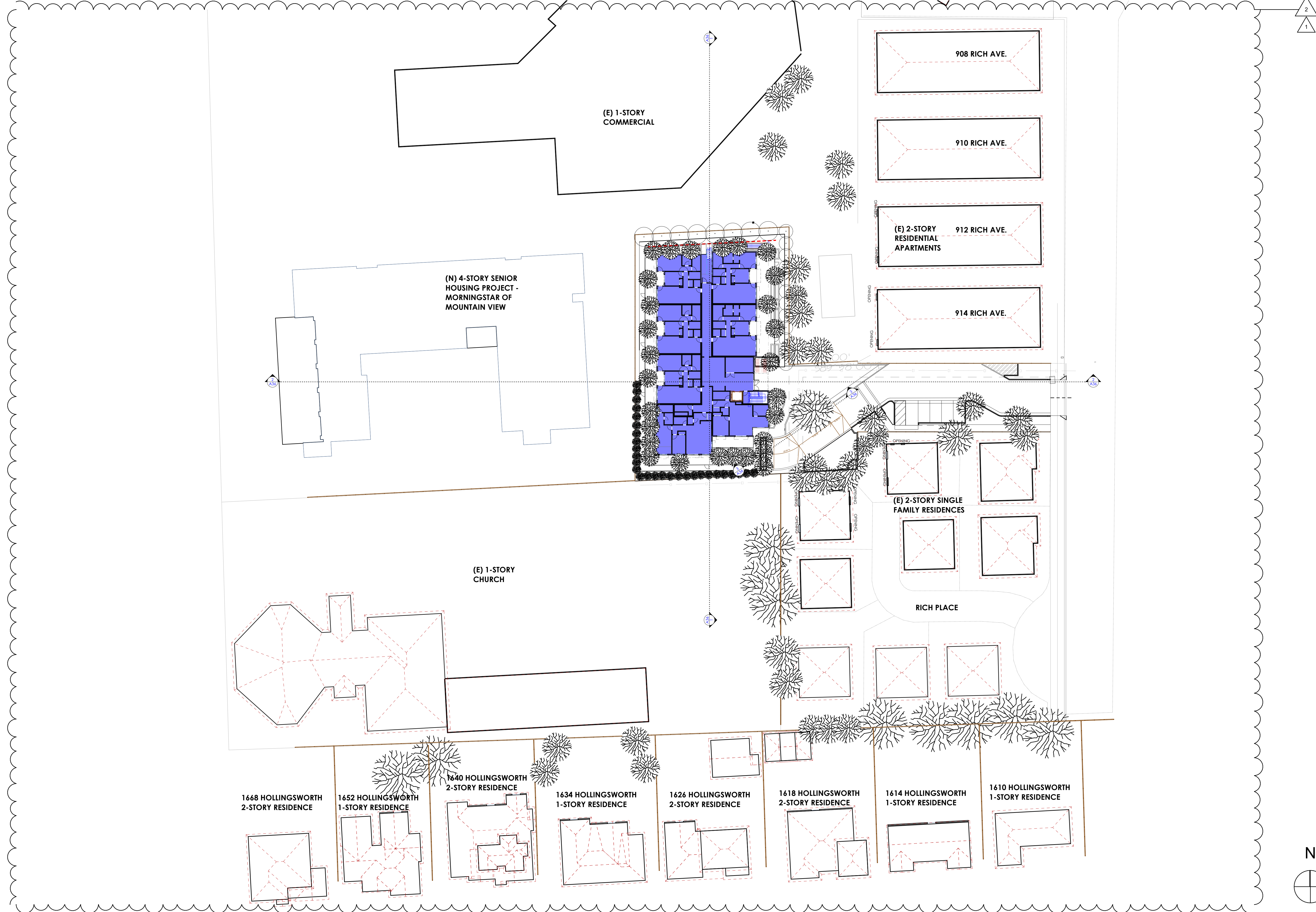
Rich Avenue Condominiums
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SHEET TITLE
 EXISTING SITE VIEWS

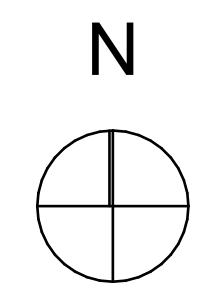
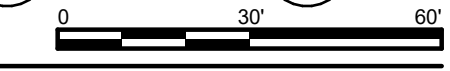
SCALE
 AS SHOWN
 DRAWN BY

JOB NO.
 20103
 DATE
 10/31/2022
 SHEET

A3



1 SITE PLAN - 1" = 30'
SCALE: 1" = 30'



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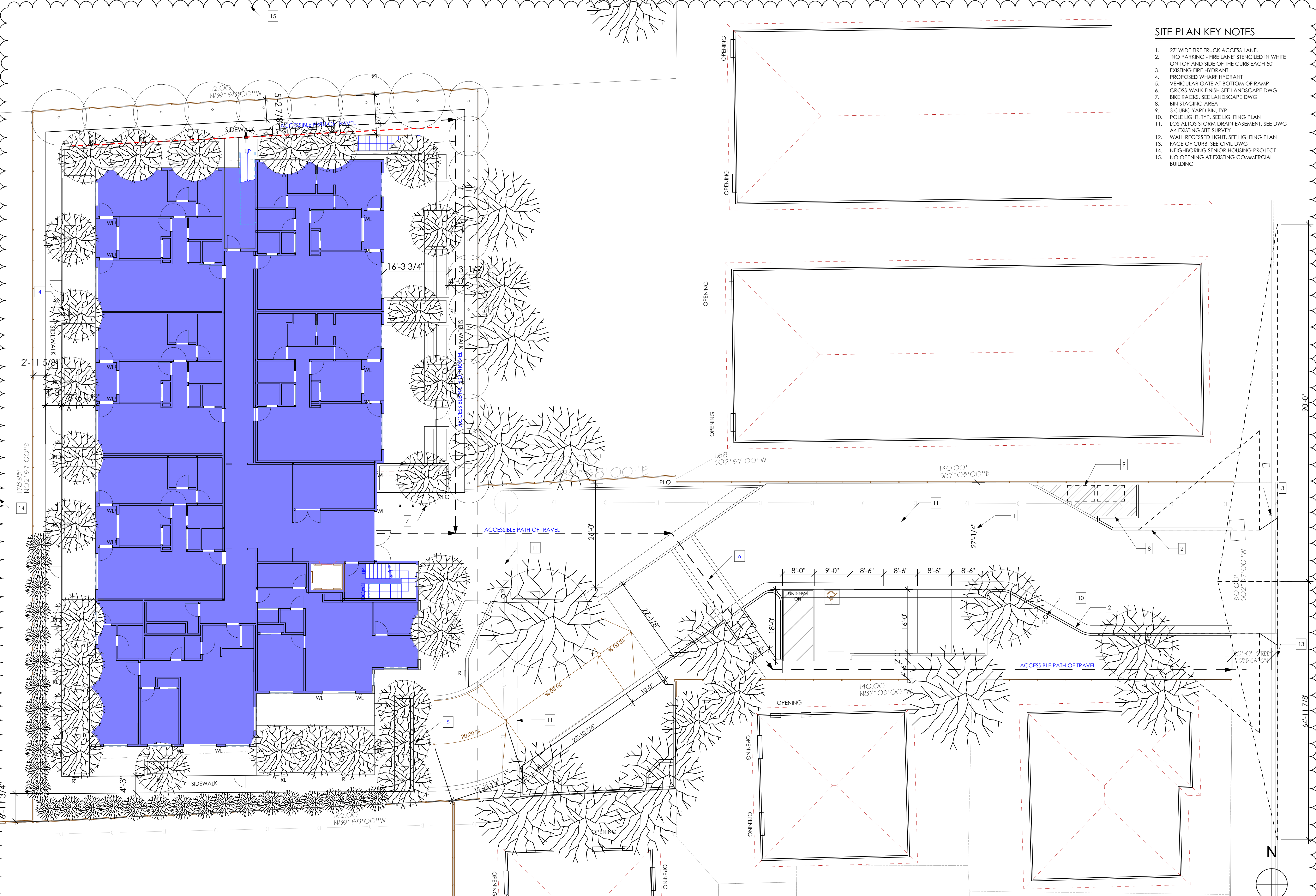


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SHEET TITLE	SITE PLAN
SCALE	AS SHOWN
DRAWN BY	
JOB NO.	20103
DATE	10/31/2022
SHEET	

A5



SITE PLAN KEY NOTES

1. 27' WIDE FIRE TRUCK ACCESS LANE.
2. "NO PARKING - FIRE LANE" STENCILED IN WHITE ON TOP AND SIDE OF THE CURB EACH 50'
3. EXISTING FIRE HYDRANT
4. PROPOSED WHARF HYDRANT
5. VEHICULAR GATE AT BOTTOM OF RAMP
6. CROSS-WALK FINISH SEE LANDSCAPE DWG
7. BIKE RACKS, SEE LANDSCAPE DWG
8. BIN STAGING AREA
9. 3 CUBIC YARD BIN, TYP.
10. POLE LIGHT, TYP, SEE LIGHTING PLAN
11. LOS ALTOS STORM DRAIN EASEMENT, SEE DWG A4 EXISTING SITE SURVEY
12. WALL RECESSED LIGHT, SEE LIGHTING PLAN
13. FACE OF CURB, SEE CIVIL DWG
14. NEIGHBORING SENIOR HOUSING PROJECT
15. NO OPENING AT EXISTING COMMERCIAL BUILDING

REVISIONS	DATE
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SHEET TITLE
SITE PLAN - ENLARGED

SCALE
AS SHOWN

DRAWN BY

JOB NO.
20103

DATE
10/31/2022

SHEET

ENLARGED SITE PLAN
 SCALE: 1" = 30'

REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
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BIRD'S EYE VIEW FROM EAST

Rich Avenue Condominiums
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SHEET TITLE
 RENDERINGS 1-2

SCALE
 AS SHOWN
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JOB NO.
 20103
 DATE
 11/30/2022
 SHEET

A9

REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

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EAST VIEW



EAST VIEW FROM DRIVEWAY



NORTHEAST CORNER



NORTH END

Rich Avenue Condominiums
 918 Rich Avenue
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SHEET TITLE
 RENDERINGS 3-4

SCALE
 AS SHOWN
 DRAWN BY

JOB NO.
 20103
 DATE
 11/30/2022
 SHEET

A10



NORTHWEST CORNER



SOUTHWEST CORNER



SOUTH END



TOP DOWN VIEW AT ENTRY

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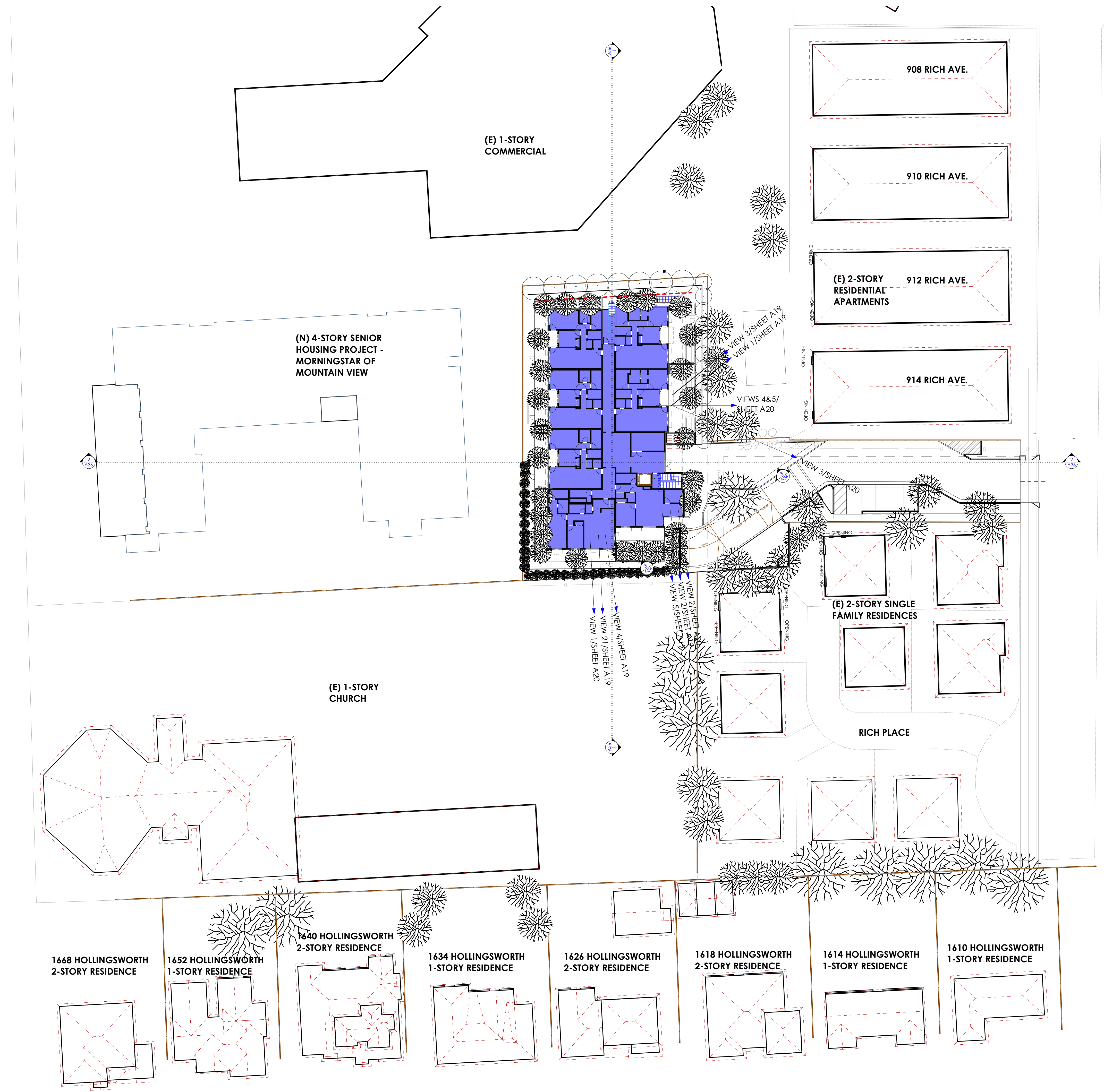
Rich Avenue Condominiums
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SHEET TITLE
 RENDERINGS 5-7

SCALE
 AS SHOWN
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JOB NO.
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 DATE
 11/30/2022
 SHEET

A11



REVISIONS	DATE
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SHEET TITLE
 VIEWS FROM 918 RICH

SCALE
 AS SHOWN
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JOB NO.
 20103
 DATE
 10/31/2022

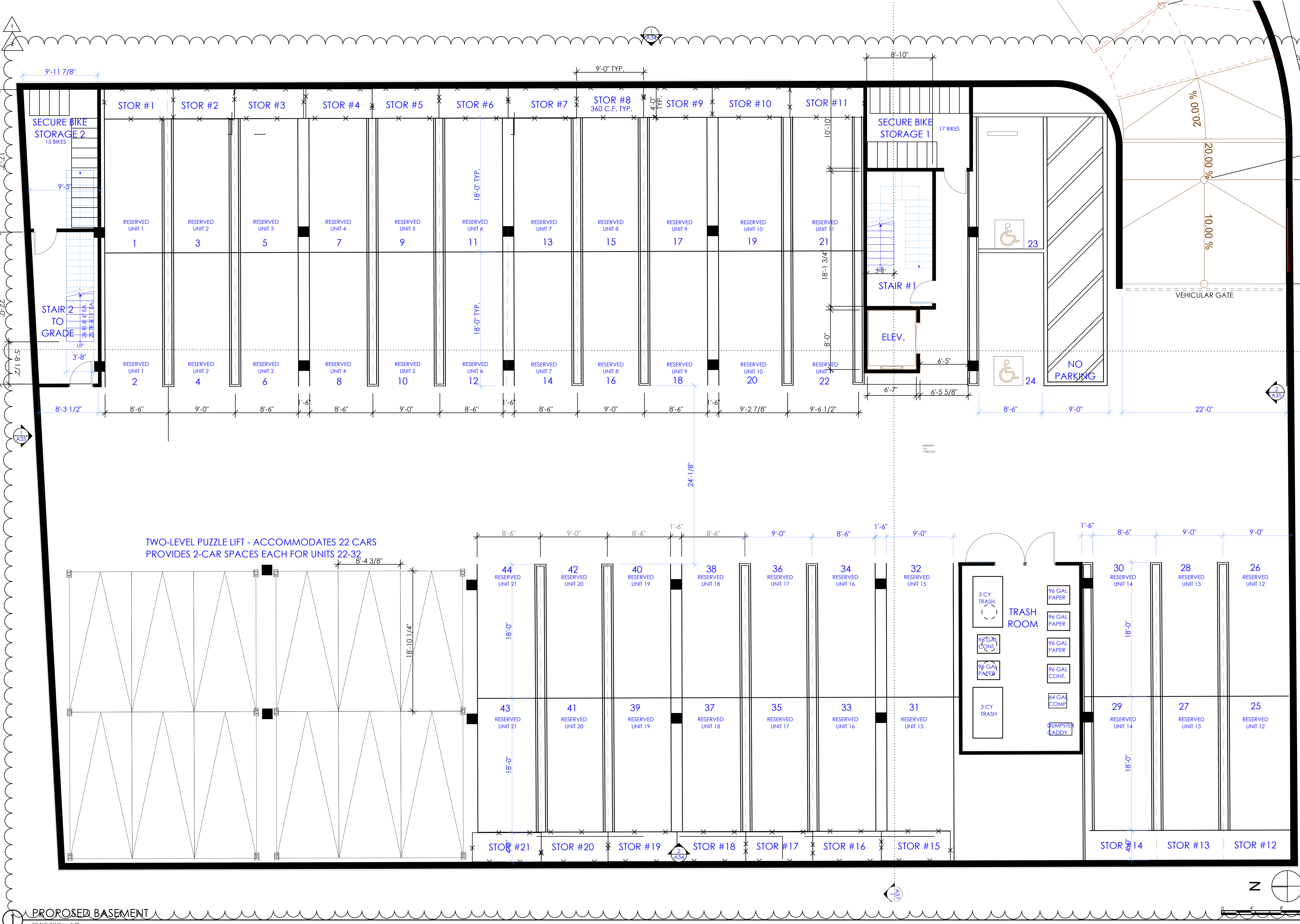


REVISIONS	DATE
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SHEET TITLE
BASEMENT

SCALE
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DATE
 10/31/2022

SHEET

PROPOSED BASEMENT
 SCALE: 3/16" = 1'-0"

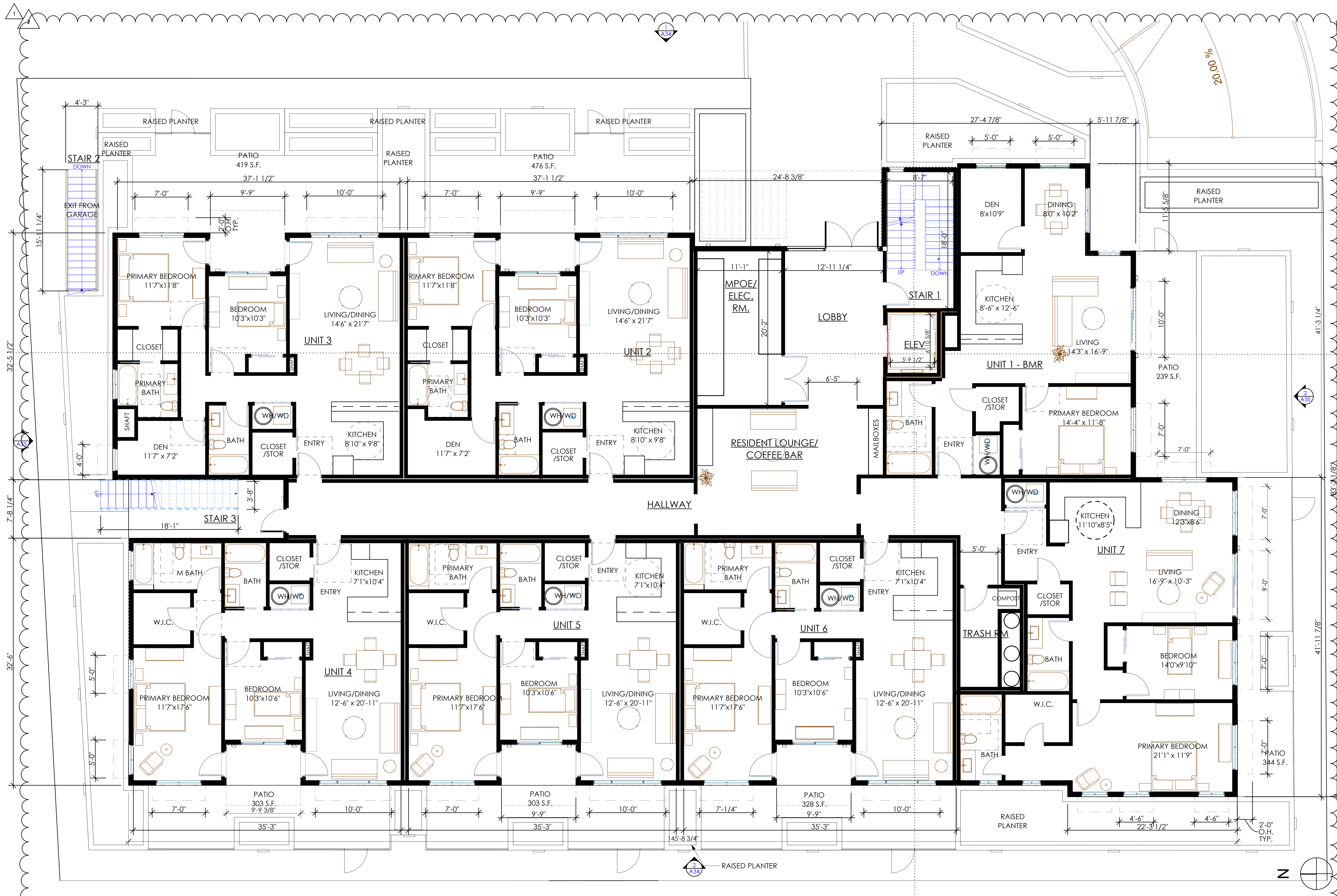
A23

REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
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PROPOSED 1ST FLOOR
 SCALE: 3/16" = 1'-0"

Rich Avenue Condominiums
918 Rich Avenue
Mountain View, CA 94040

SHEET TITLE
FIRST FLOOR

SCALE
 AS SHOWN
 DRAWN BY

JOB NO.
 20103
 DATE
 10/31/2022
 SHEET

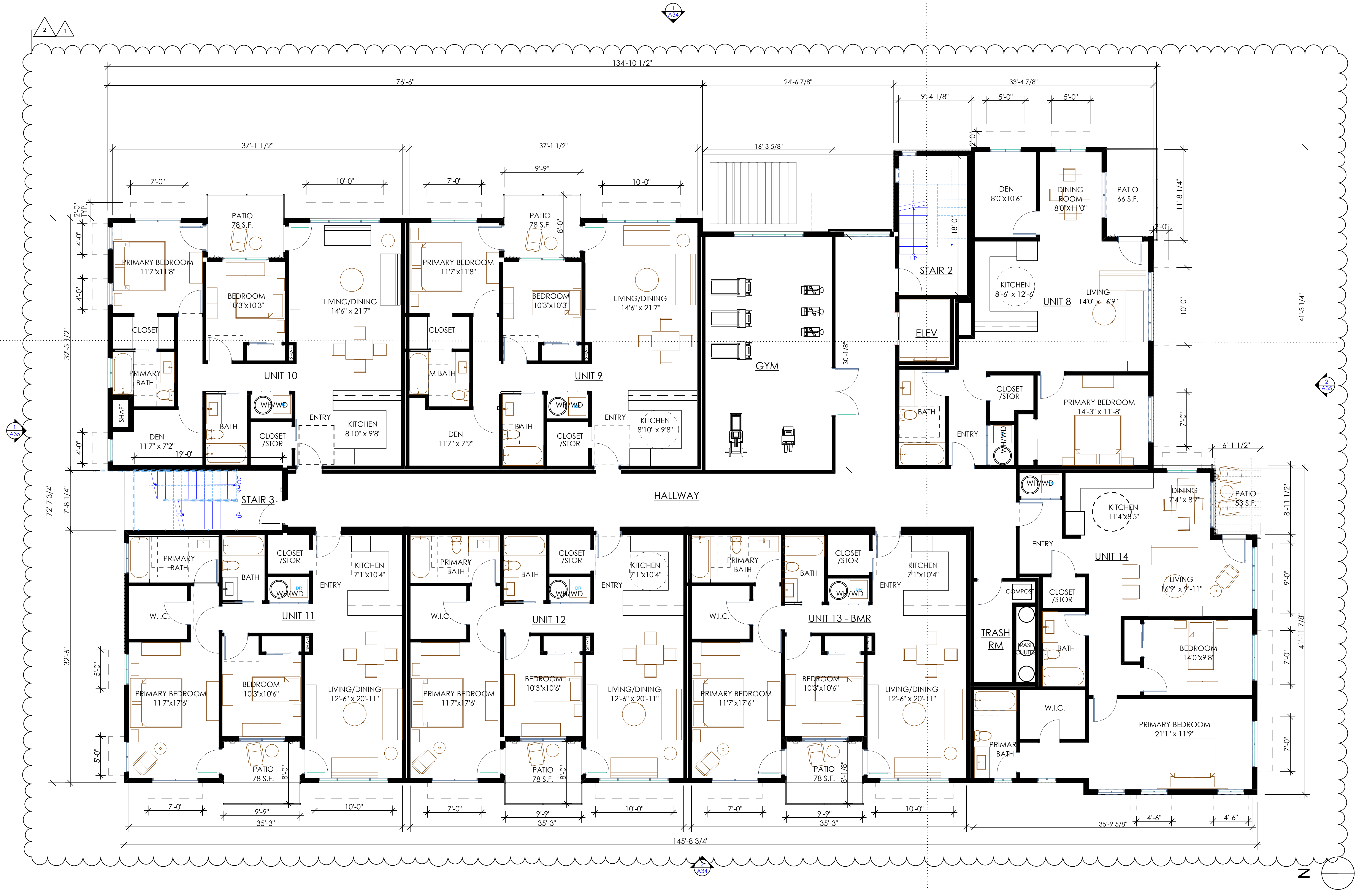
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REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

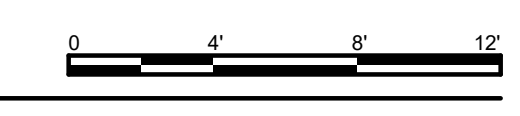
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1 PROPOSED 2ND FLOOR
 SCALE: 3/16" = 1'-0"



Rich Avenue Condominiums
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SHEET TITLE
 SECOND FLOOR

SCALE
 AS SHOWN
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 20103
 DATE
 10/31/2022
 SHEET

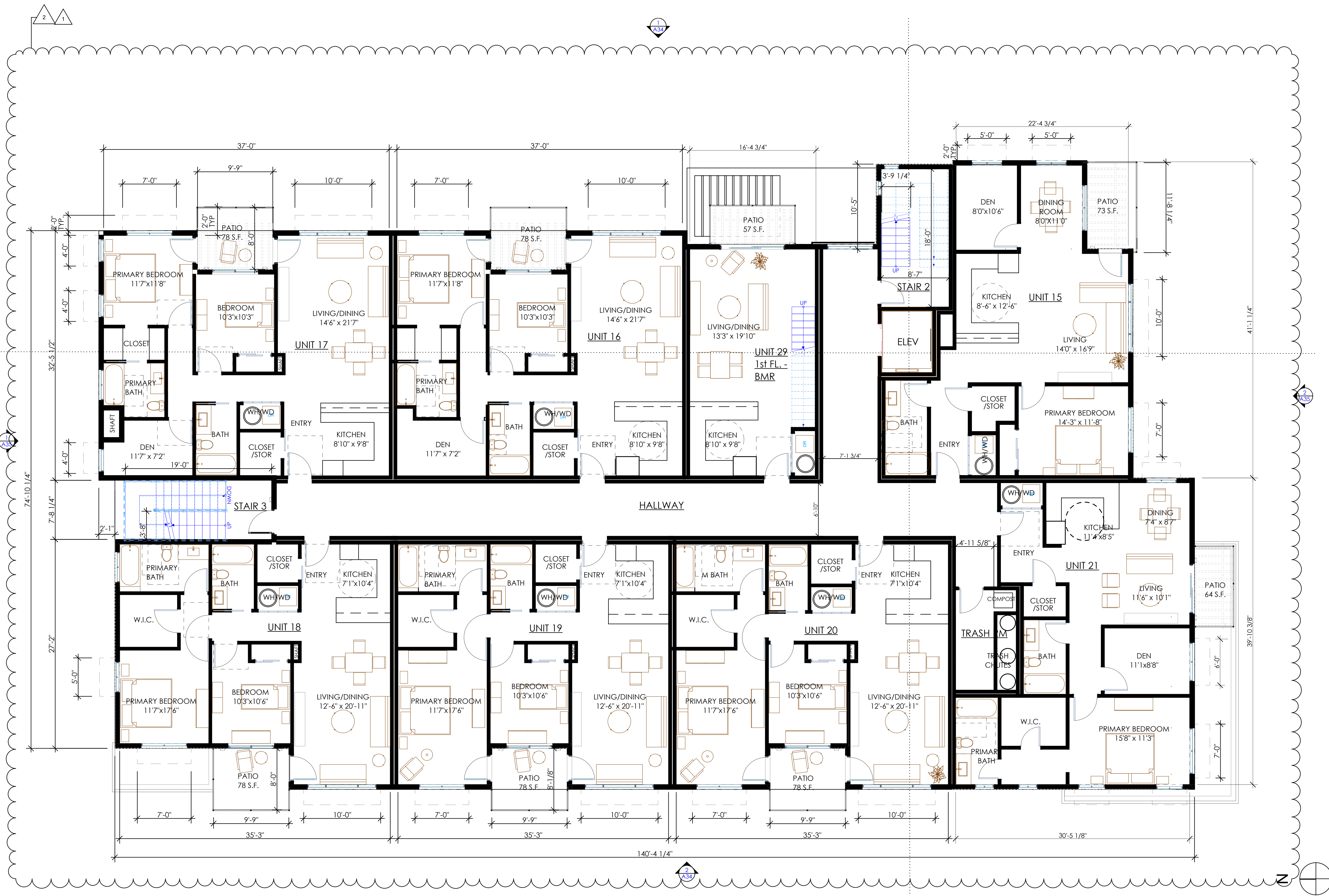
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REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
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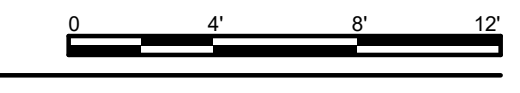
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1 PROPOSED 3RD FLOOR
 SCALE: 3/16" = 1'-0"



Rich Avenue Condominiums
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SHEET TITLE
 THIRD FLOOR

SCALE
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 DATE
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 SHEET

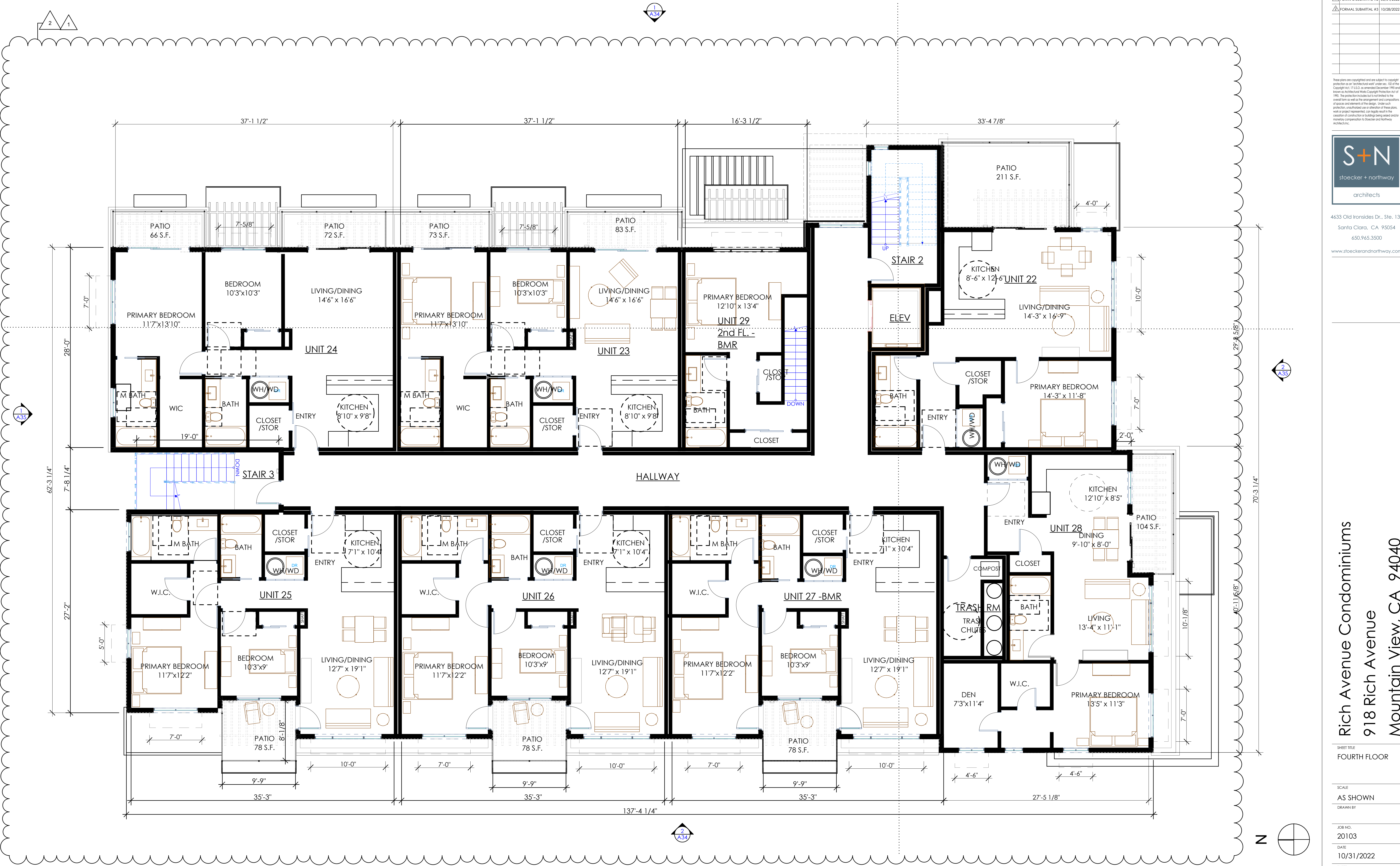
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REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

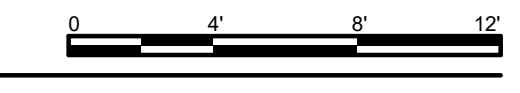
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1 PROPOSED 4TH FLOOR
 SCALE: 3/16" = 1'-0"



Rich Avenue Condominiums
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SHEET TITLE
 FOURTH FLOOR

SCALE
 AS SHOWN
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JOB NO.
 20103
 DATE
 10/31/2022
 SHEET

A27

2
1

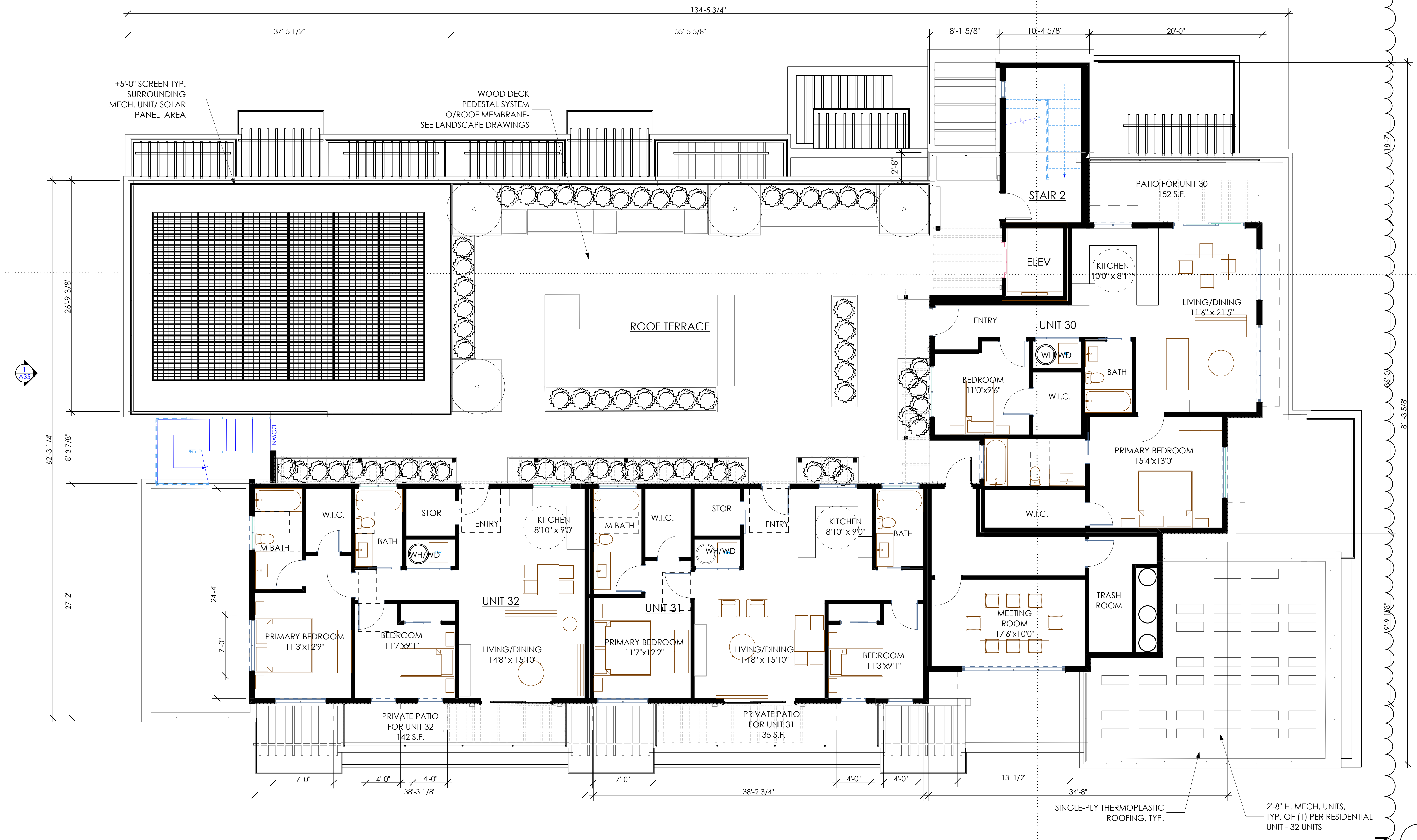
A34

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A35

PROPOSED 5TH FLOOR
 SCALE: 3/16" = 1'-0"

Rich Avenue Condominiums
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SHEET TITLE
 FIFTH FLOOR

SCALE
 AS SHOWN
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SHEET TITLE
 ROOF PLAN

SCALE
 AS SHOWN
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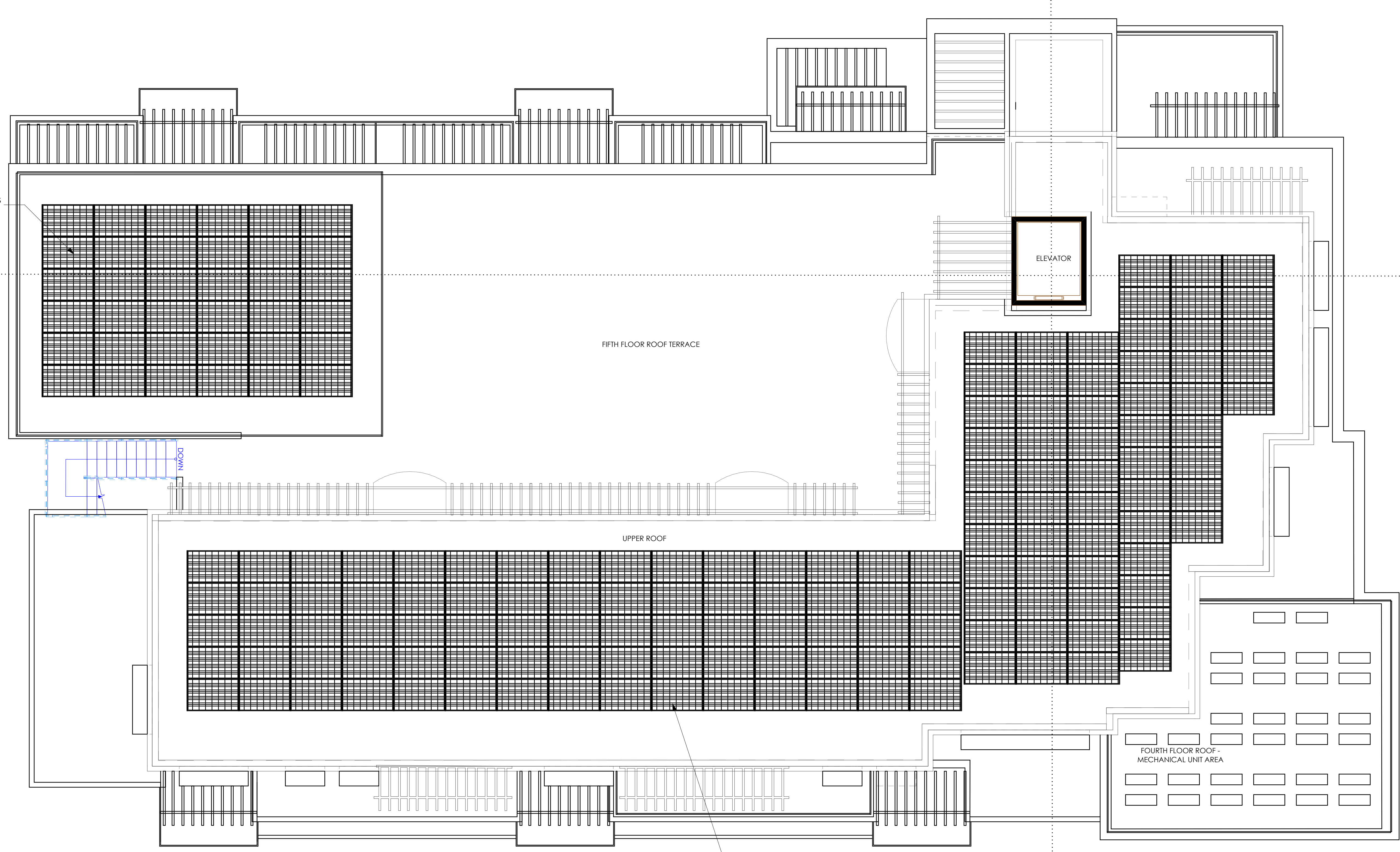
JOB NO.
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 10/31/2022
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A29

2
1

PHOTOVOLTAIC PANELS
 612 S.F.

A35



FIFTH FLOOR ROOF TERRACE

UPPER ROOF

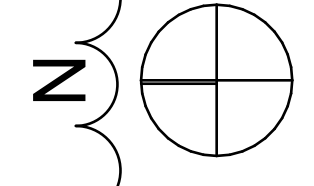
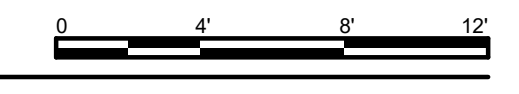
ELEVATOR

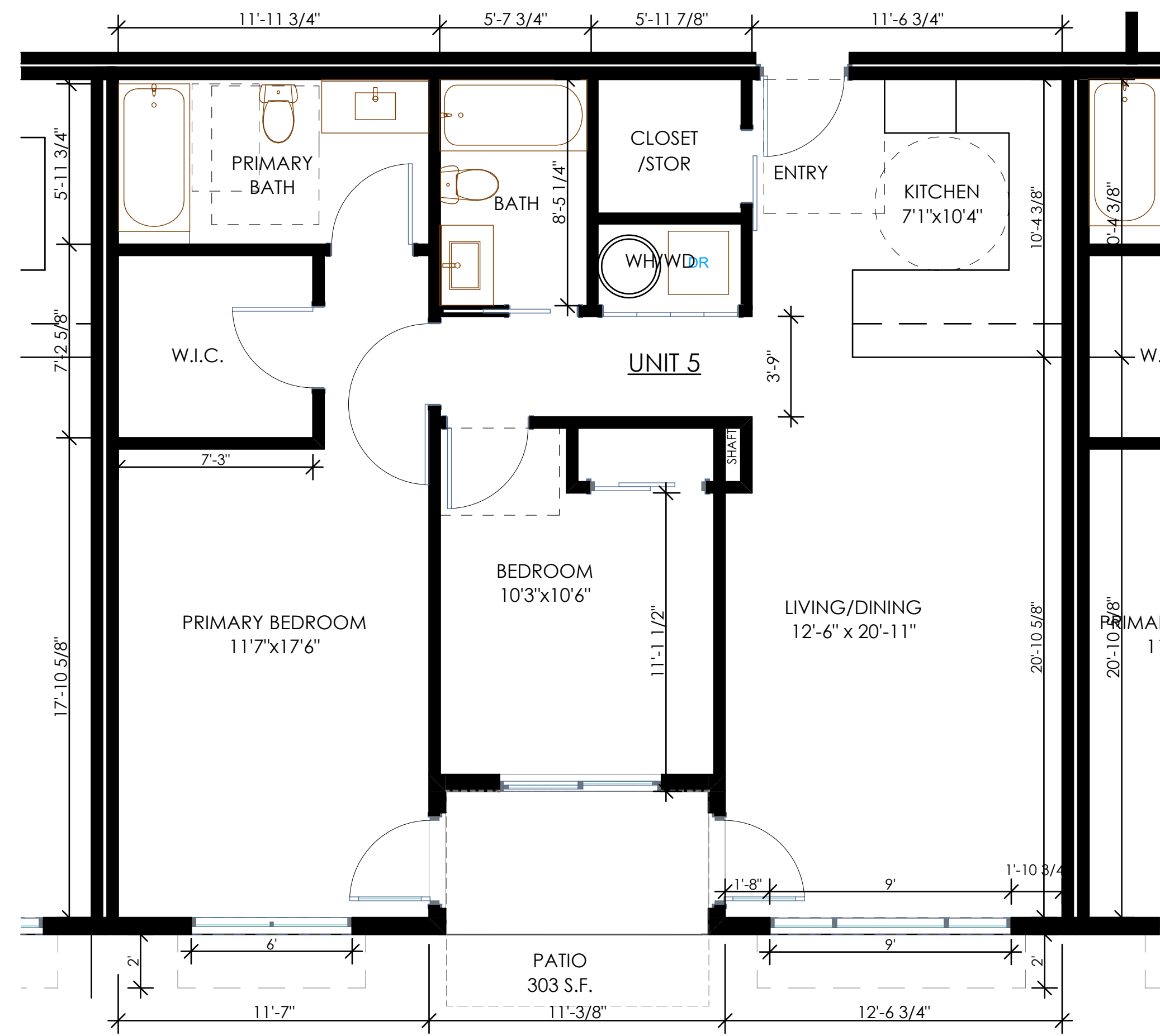
FOURTH FLOOR ROOF -
 MECHANICAL UNIT AREA

PHOTOVOLTAIC PANELS
 2,250 S.F.

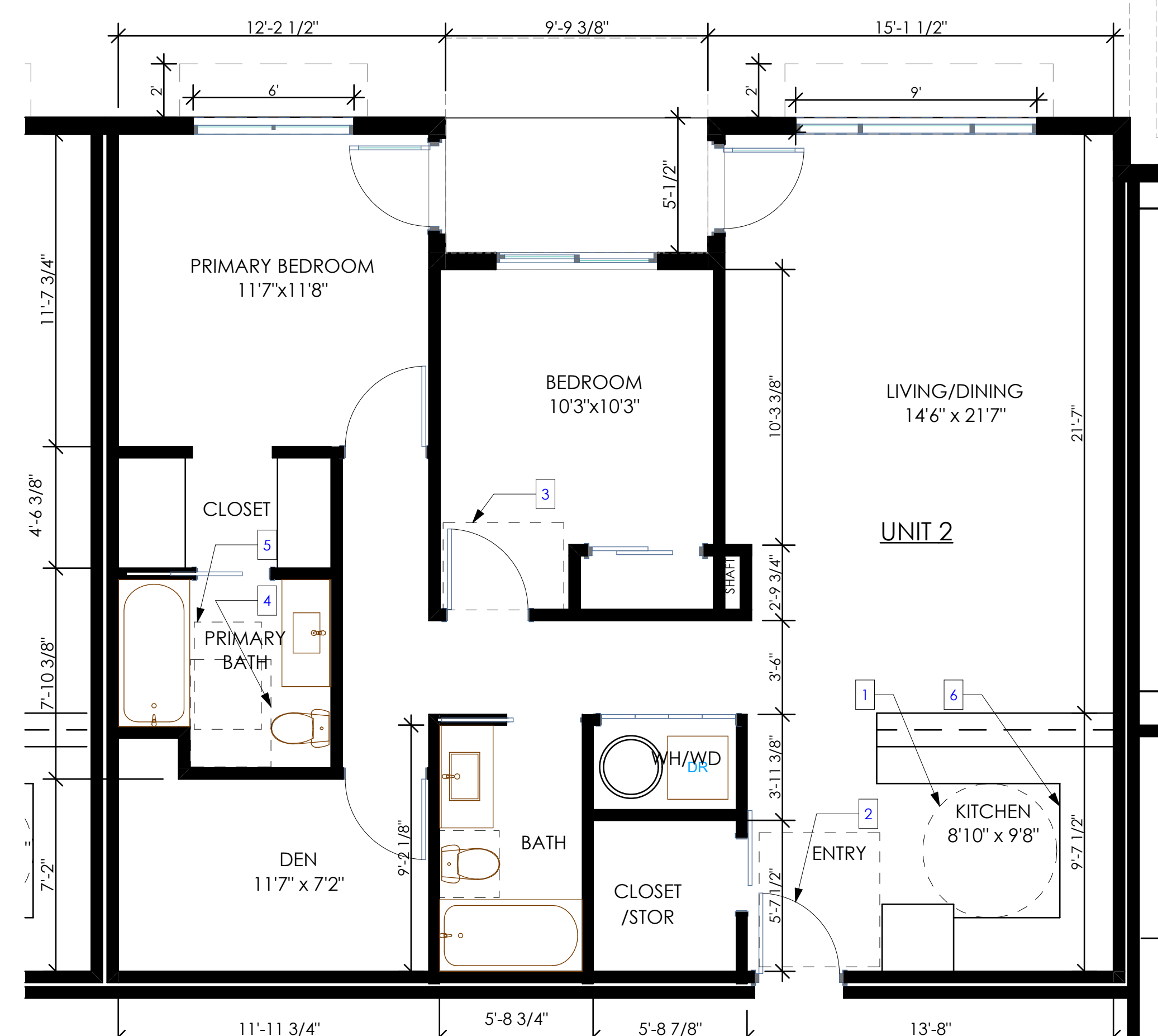
ROOF AREA (EXCLUSIVE OF TERRACES): 5,717 S.F.
 50% = 2,868.5 S.F. (REQUIRED AREA OF PV PANELS)
 TOTAL PROPOSED PHOTOVOLTAIC PANEL AREA: 2,913 S.F.

1 PROPOSED ROOF
 SCALE: 3/16" = 1'-0"

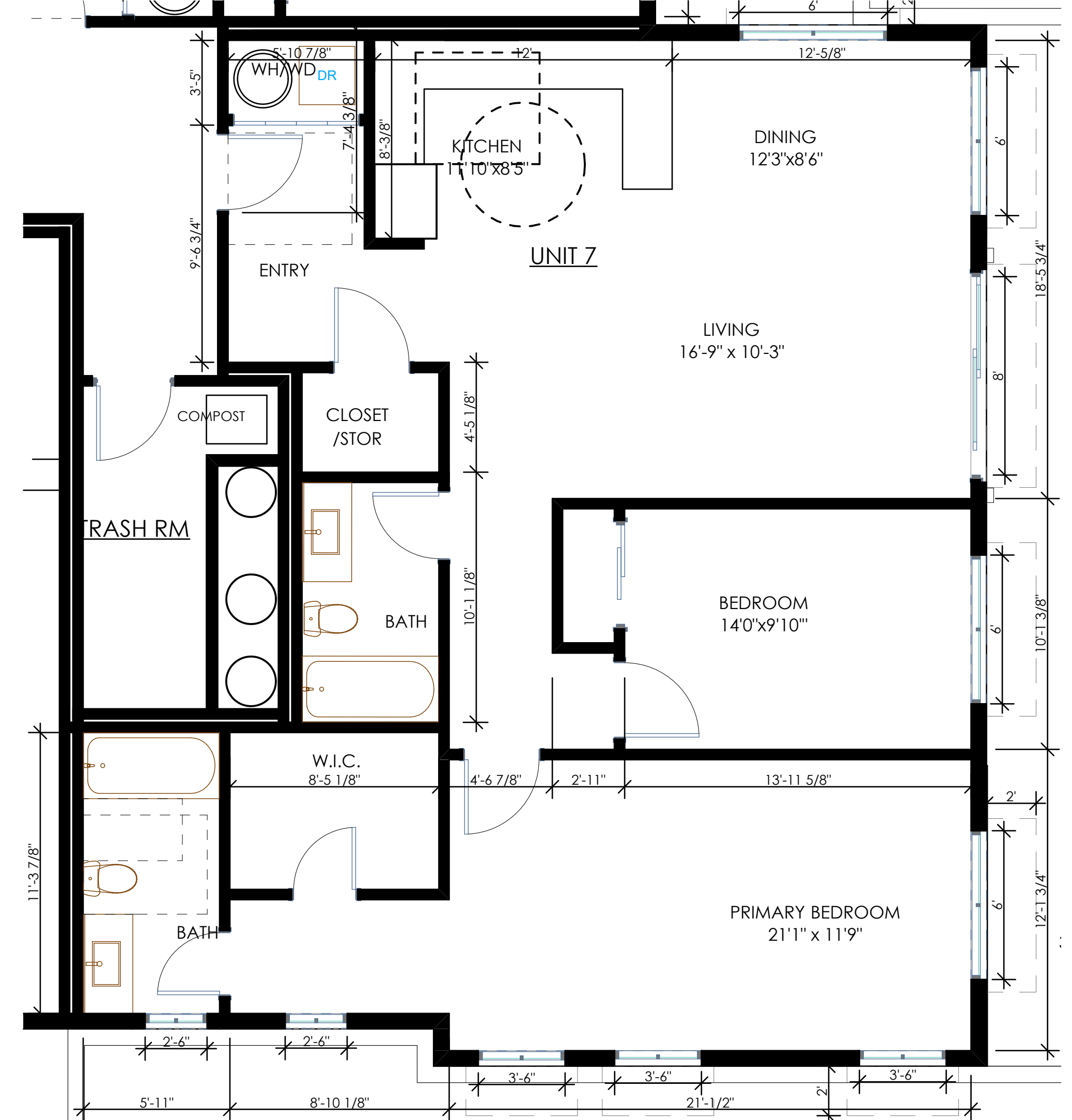




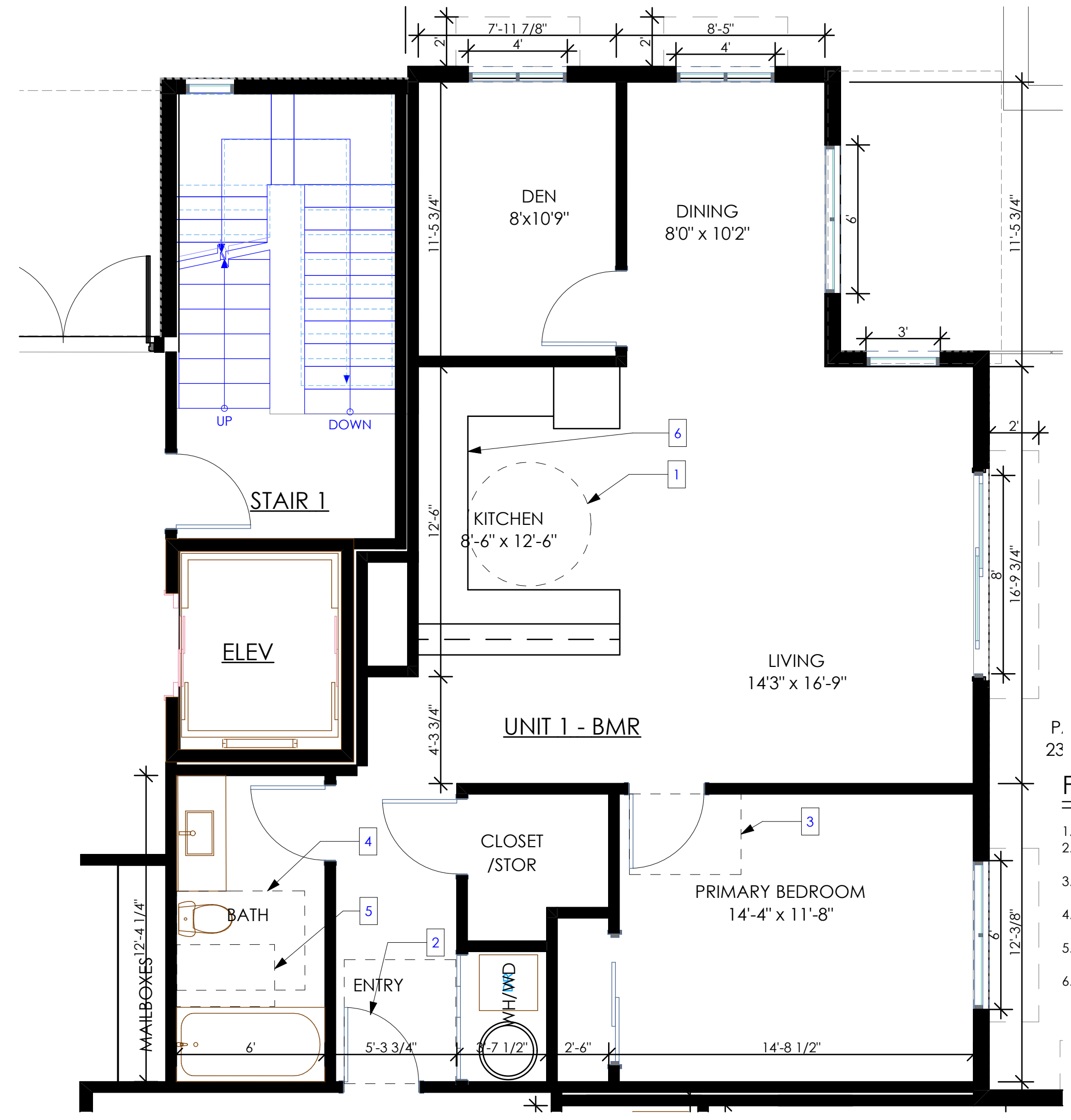
② TYPE 2 - UNITS 4 5 6 11 12 13 19 20
SCALE: 1/4" = 1'-0"



① TYPE 1 - UNITS 2 3 9 10 16 17
SCALE: 1/4" = 1'-0"



③ TYPE 4 - UNIT 7
SCALE: 1/4" = 1'-0"



② TYPE 3 - UNITS 1 8 15
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEY NOTES

- 60" DIAMETER CLEARANCE.
- DWELLING UNIT PRIMARY ENTRY DOOR CLEARANCE PER CBC SECTION 1132A.5.1 & 2.
- DWELLING UNIT INTERIOR DOOR CLEARANCE PER CBC SECTION 1132A.5.1 & 2.
- DWELLING UNIT WATER CLOSET CLEARANCE PER CBC SECTION 1134A.7.
- DWELLING UNIT BATHTUB CLEARANCE PER CBC SECTION 1134A.5.
- DWELLING UNIT 15" WIDE BREADBOARD x2 AT KITCHEN PER CBC 1133A.4.1.

REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

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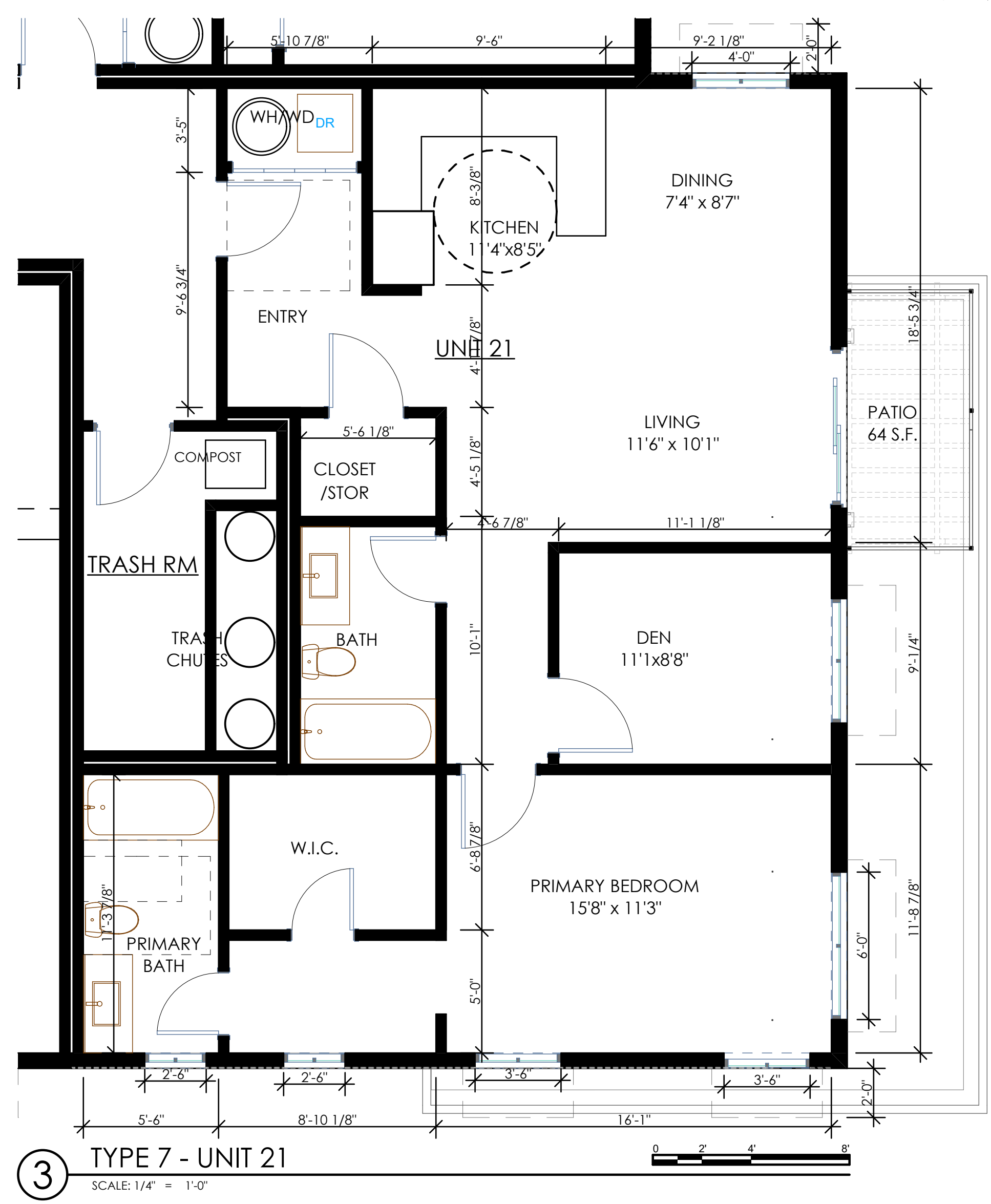
Rich Avenue Condominiums
918 Rich Avenue
Mountain View, CA 94040

SHEET TITLE
UNIT FLOOR PLANS
TYPES 1-4

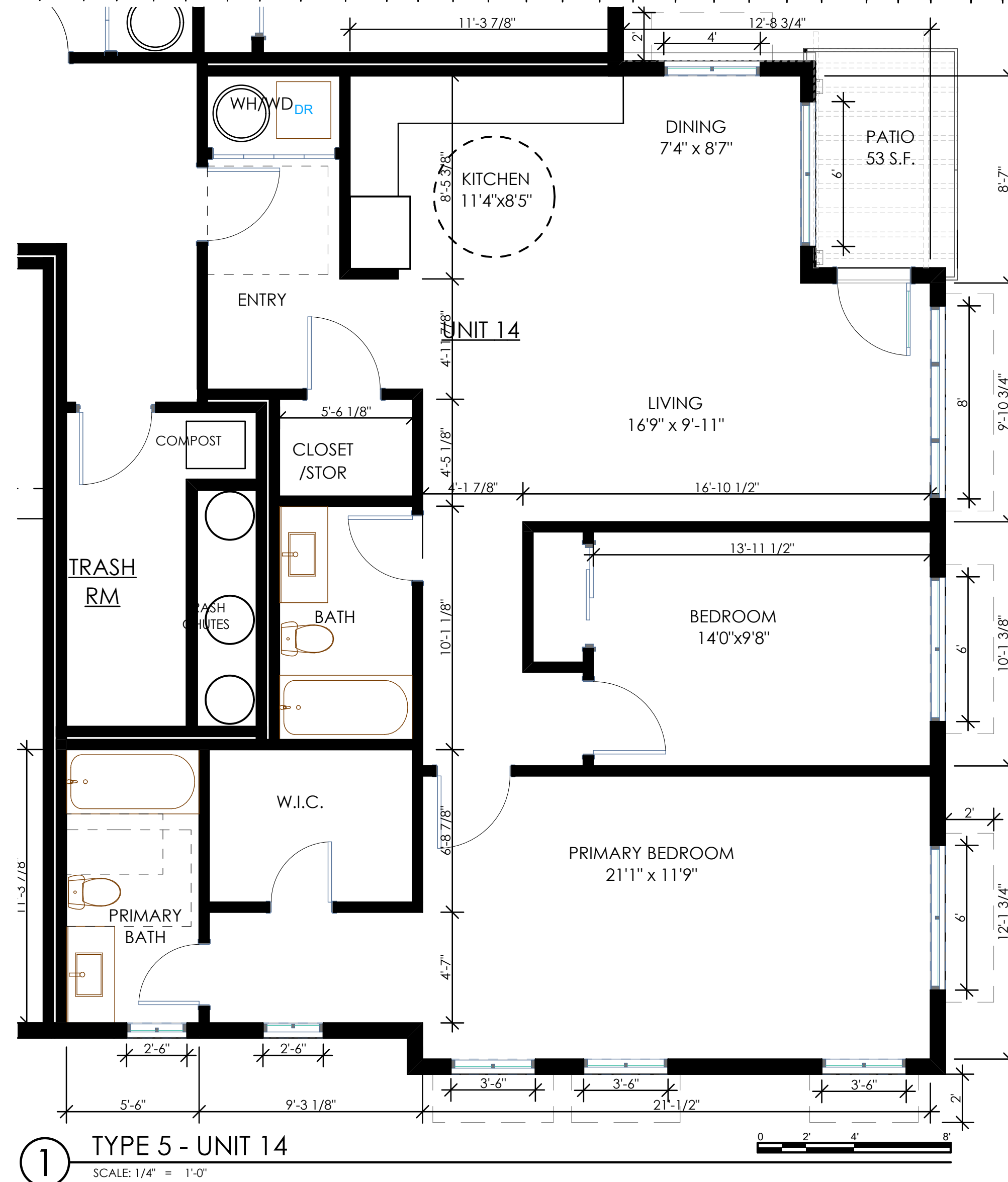
SCALE
AS SHOWN
DRAWN BY

JOB NO.
20103
DATE
10/31/2022
SHEET

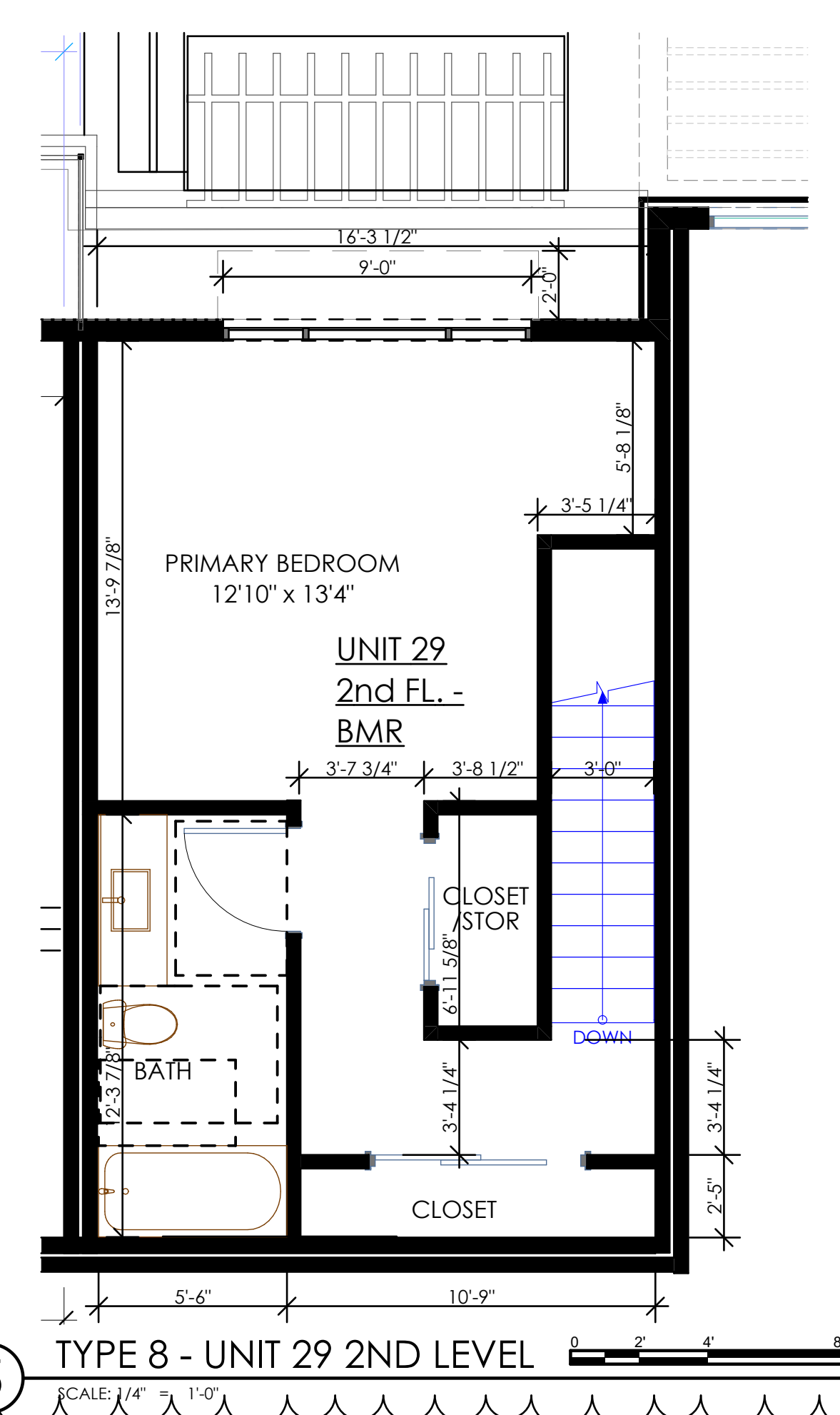
A30



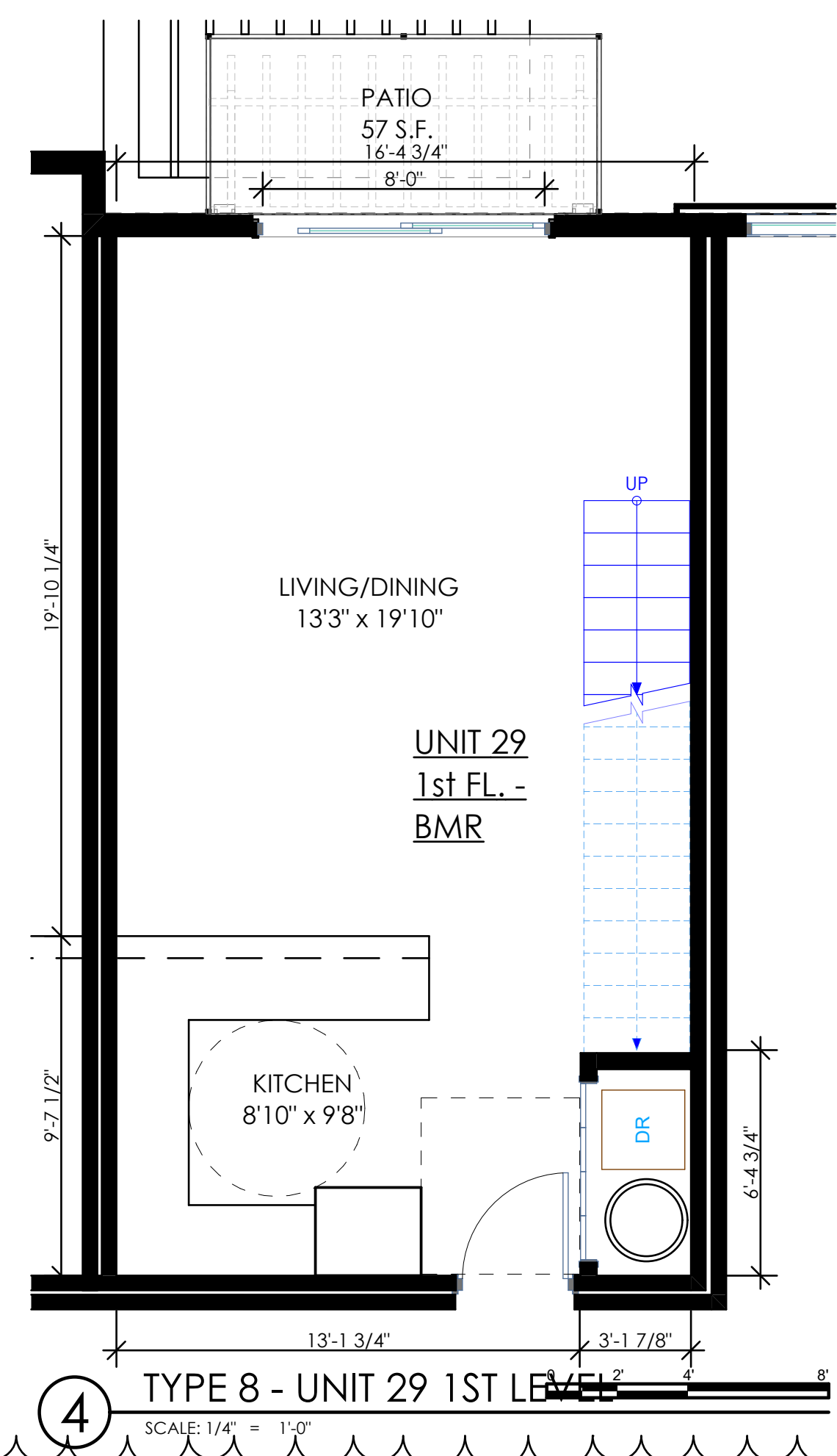
3 TYPE 7 - UNIT 21
SCALE: 1/4" = 1'-0"



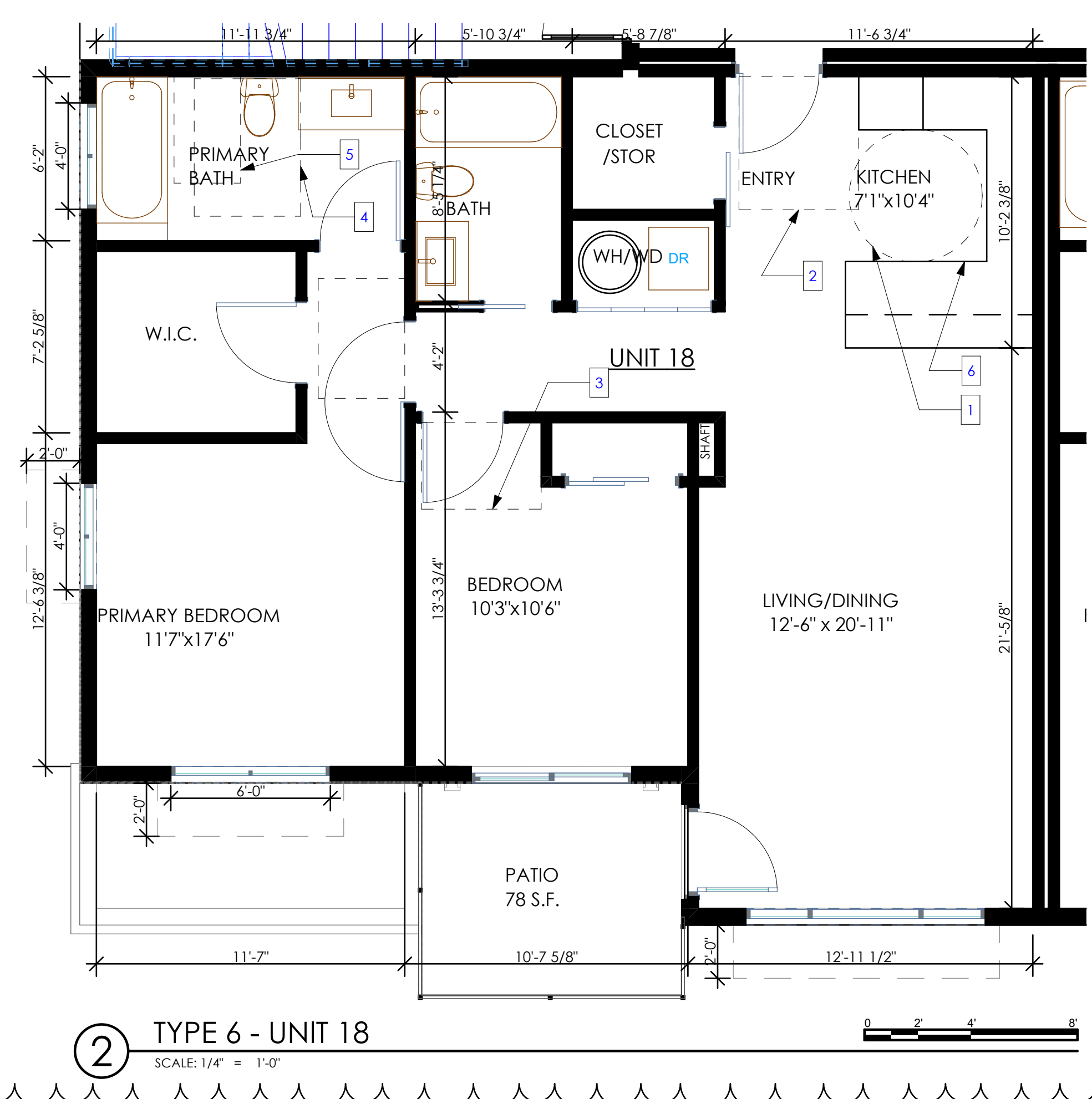
1 TYPE 5 - UNIT 14
SCALE: 1/4" = 1'-0"



5 TYPE 8 - UNIT 29 2ND LEVEL
SCALE: 1/4" = 1'-0"



4 TYPE 8 - UNIT 29 1ST LEVEL
SCALE: 1/4" = 1'-0"



2 TYPE 6 - UNIT 18
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEY NOTES

- 60" DIAMETER CLEARANCE.
- DWELLING UNIT PRIMARY ENTRY DOOR CLEARANCE PER CBC SECTION 1132A.5.1 & 2.
- DWELLING UNIT INTERIOR DOOR CLEARANCE PER CBC SECTION 1132A.5.1 & 2.
- DWELLING UNIT WATER CLOSET CLEARANCE PER CBC SECTION 1134A.7.
- DWELLING UNIT BATHTUB CLEARANCE PER CBC SECTION 1134A.5.
- DWELLING UNIT 15" WIDE BREADBOARD x2 AT KITCHEN PER CBC 1133A.4.1.

REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

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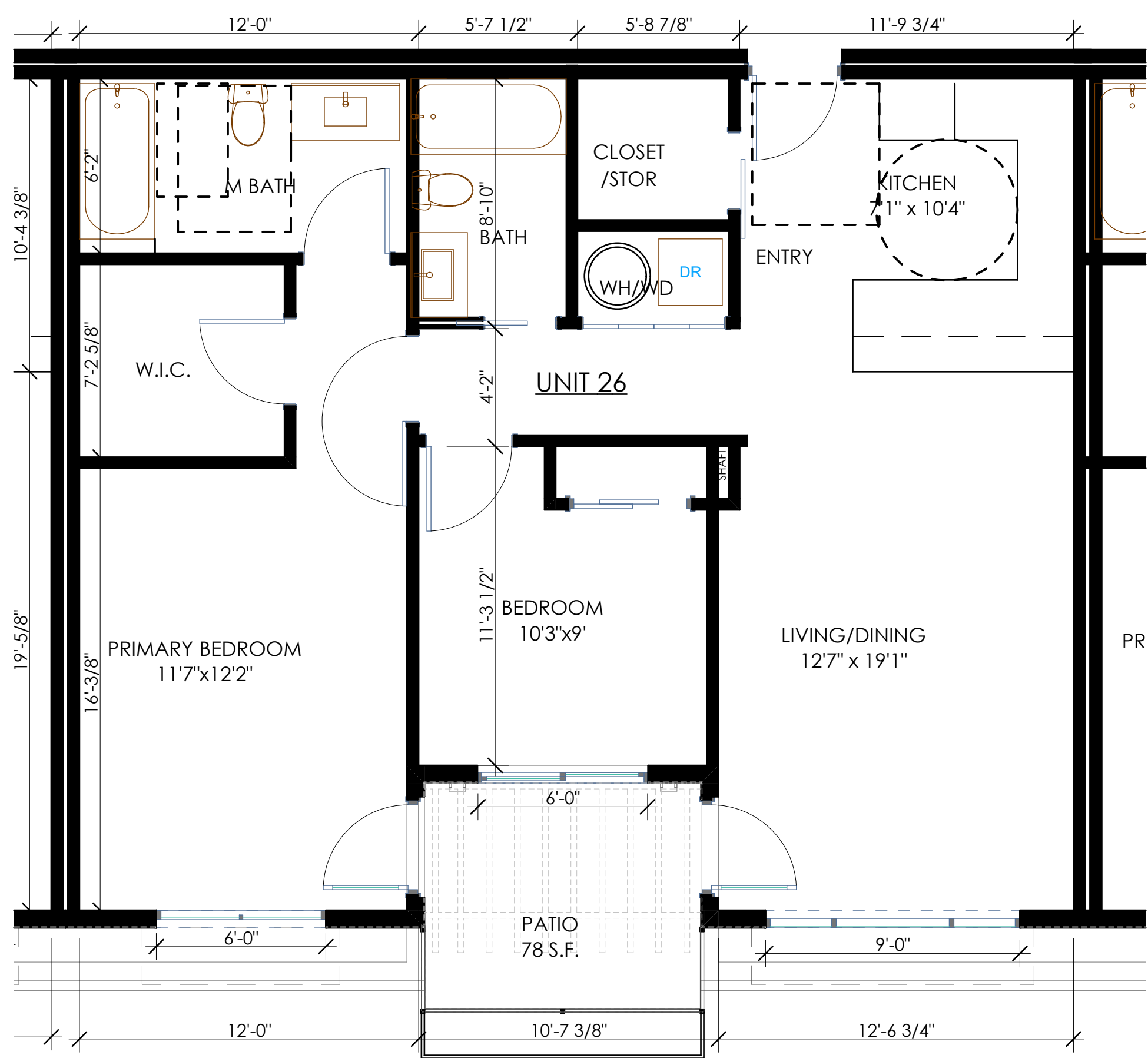
Rich Avenue Condominiums
918 Rich Avenue
Mountain View, CA 94040

SHEET TITLE
UNIT FLOOR PLANS
TYPES 5-8

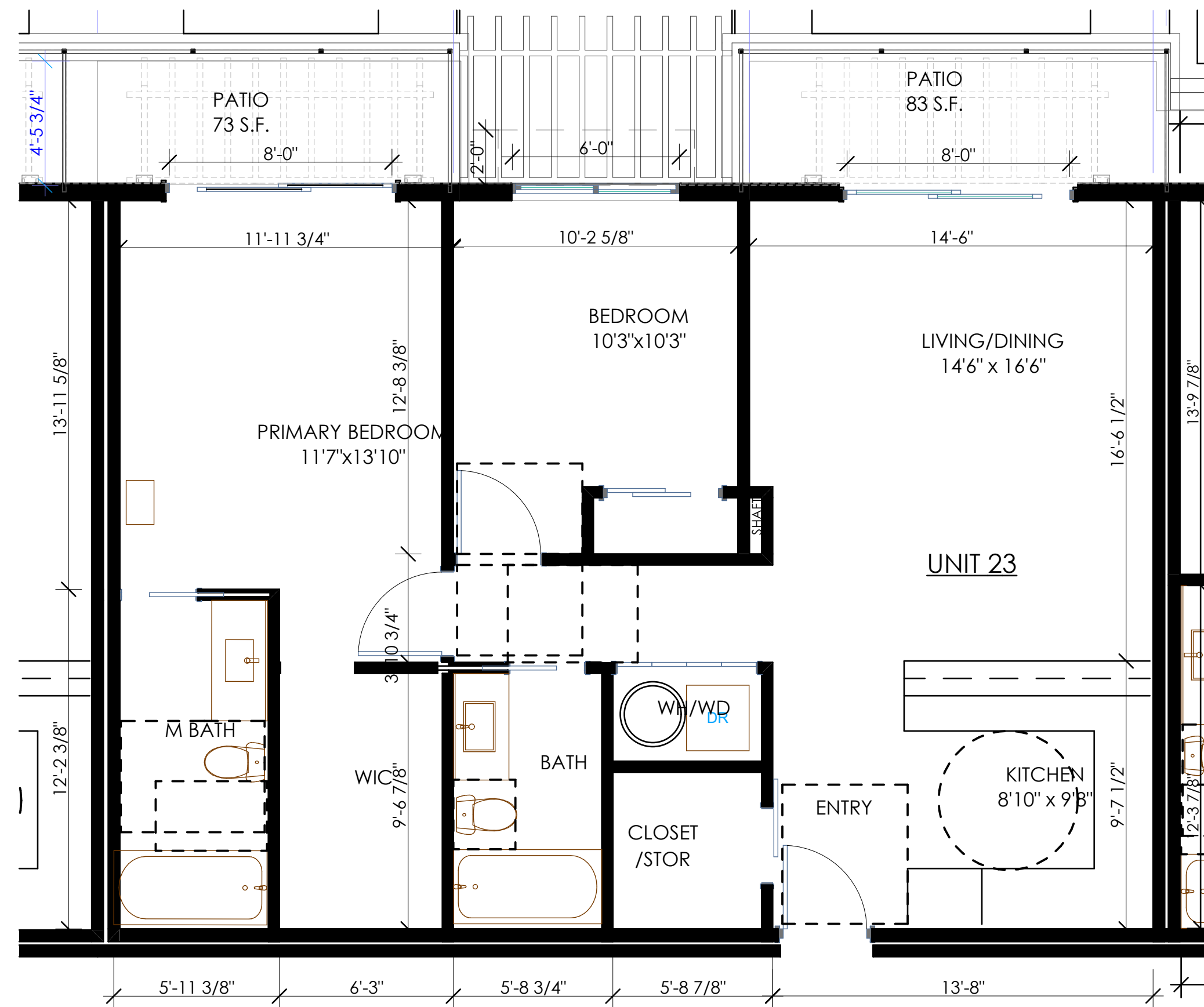
SCALE
AS SHOWN
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JOB NO.
20103
DATE
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SHEET

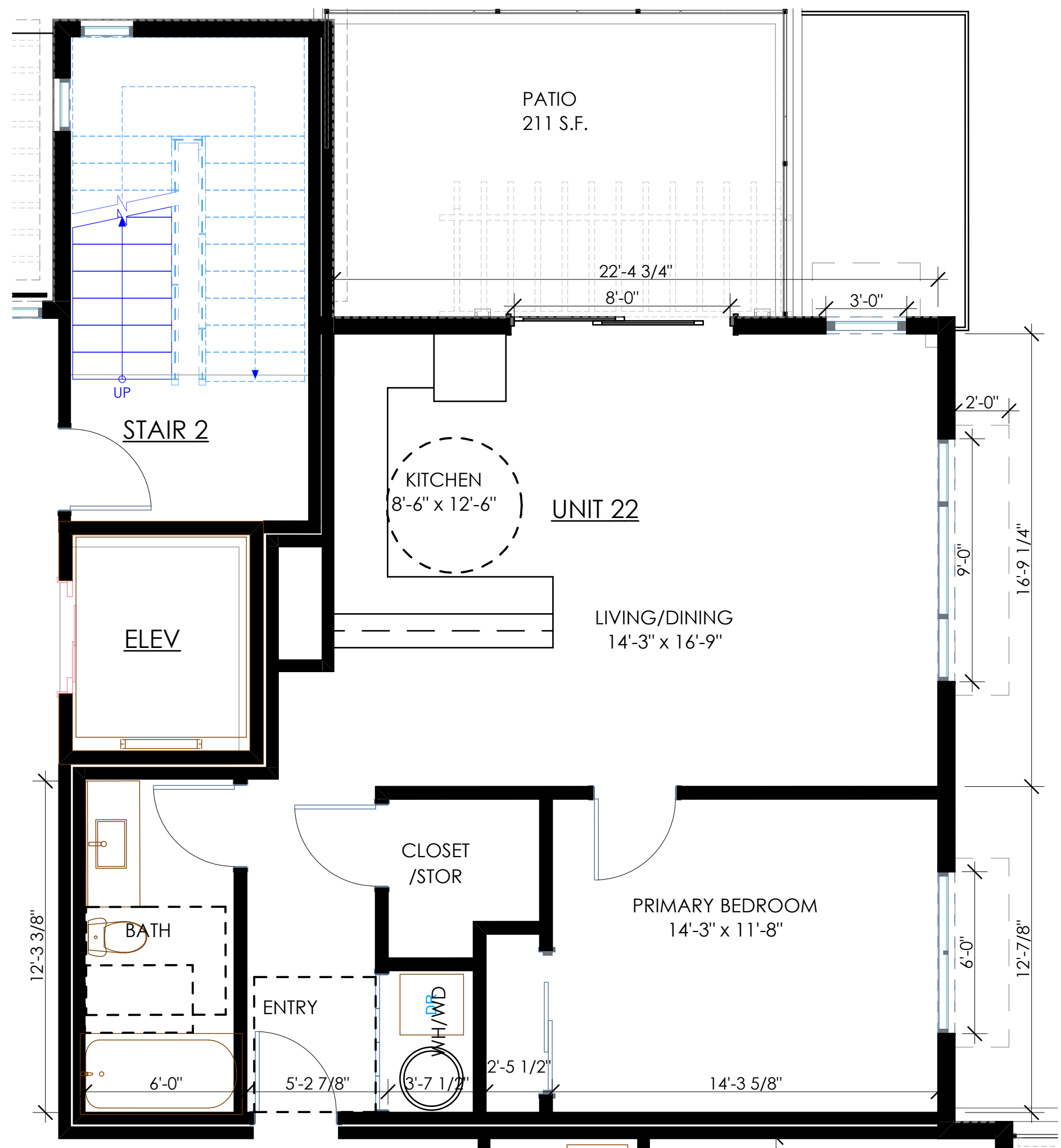
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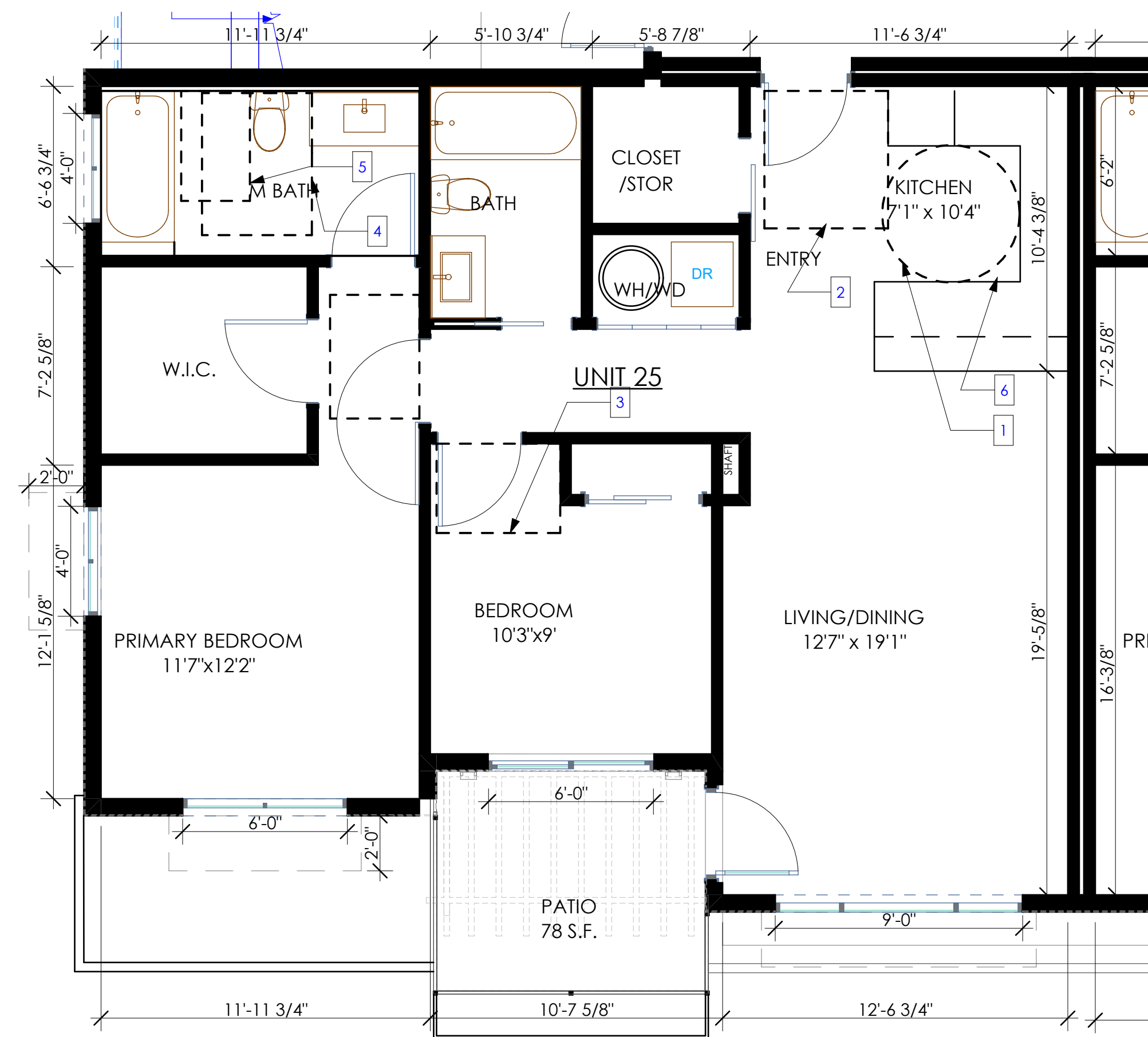
3 TYPE 11 - UNITS 26 27
SCALE: 1/4" = 1'-0"



1 TYPE 9 - UNITS 23 & 24
SCALE: 1/4" = 1'-0"



4 TYPE 12 - UNIT 22
SCALE: 1/4" = 1'-0"



2 TYPE 10 - UNIT 25
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEY NOTES

- 60" DIAMETER CLEARANCE.
- DWELLING UNIT PRIMARY ENTRY DOOR CLEARANCE PER CBC SECTION 1132A.5.1 & 2.
- DWELLING UNIT INTERIOR DOOR CLEARANCE PER CBC SECTION 1132A.5.1 & 2.
- DWELLING UNIT WATER CLOSET CLEARANCE PER CBC SECTION 1134A.7.
- DWELLING UNIT BATHTUB CLEARANCE PER CBC SECTION 1134A.5.
- DWELLING UNIT 15" WIDE BREADBOARD x2 AT KITCHEN PER CBC 1133A.4.1.

REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

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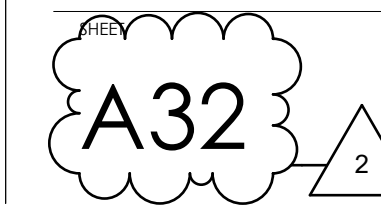
Rich Avenue Condominiums
918 Rich Avenue
Mountain View, CA 94040

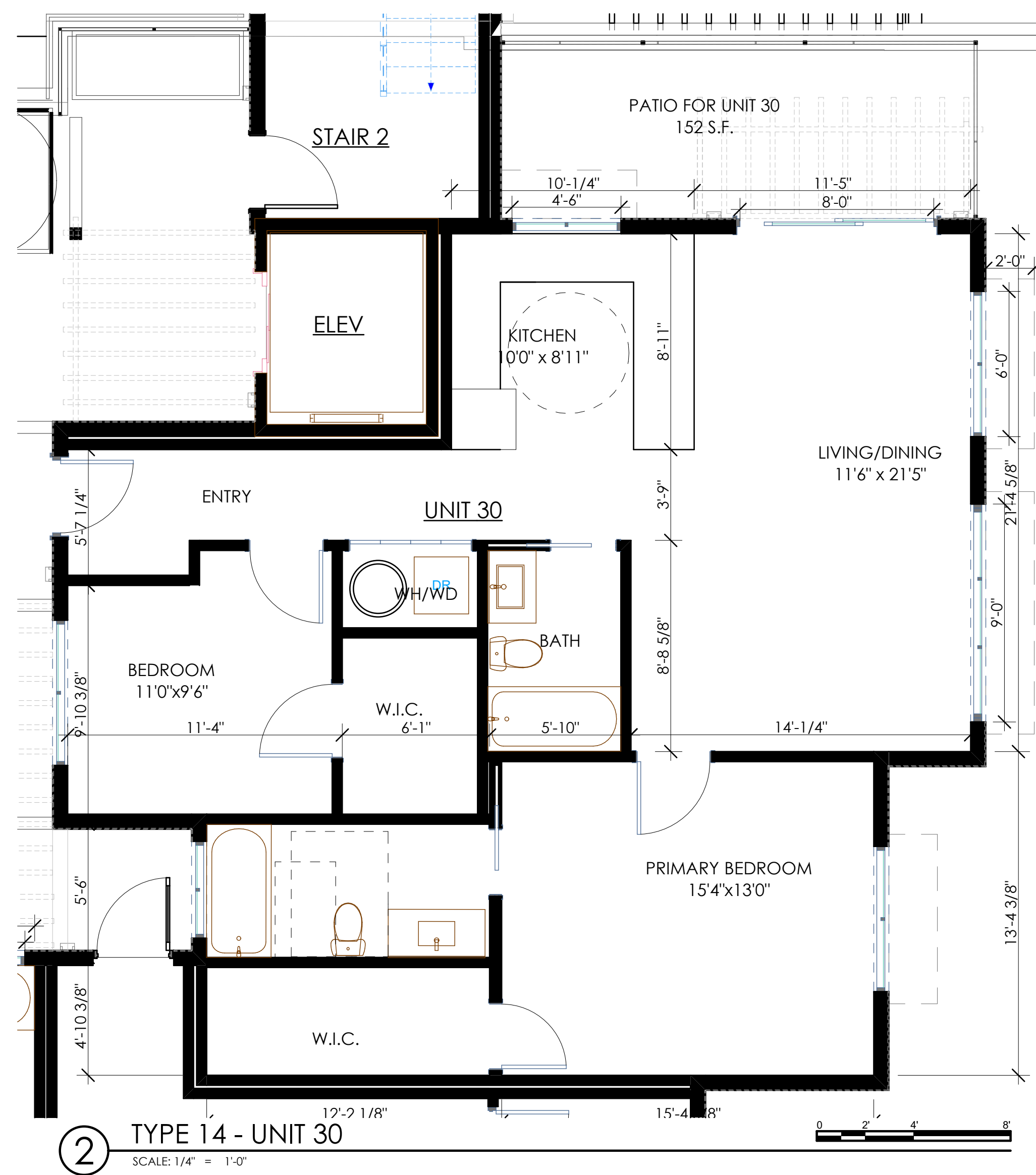
SHEET TITLE
UNIT FLOOR PLANS
TYPES 9-12

SCALE
AS SHOWN
DRAWN BY

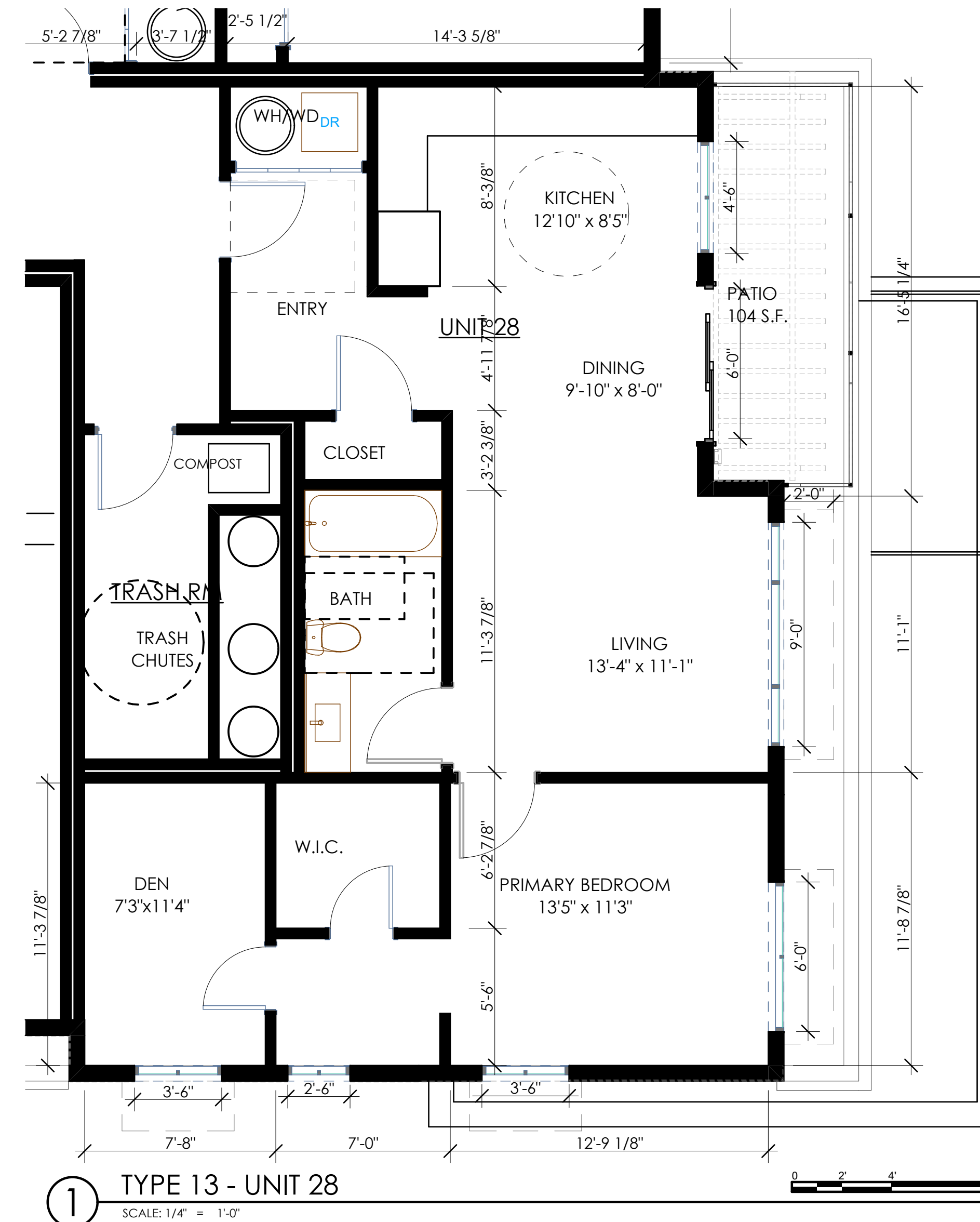
JOB NO.
20103

DATE
10/31/2022

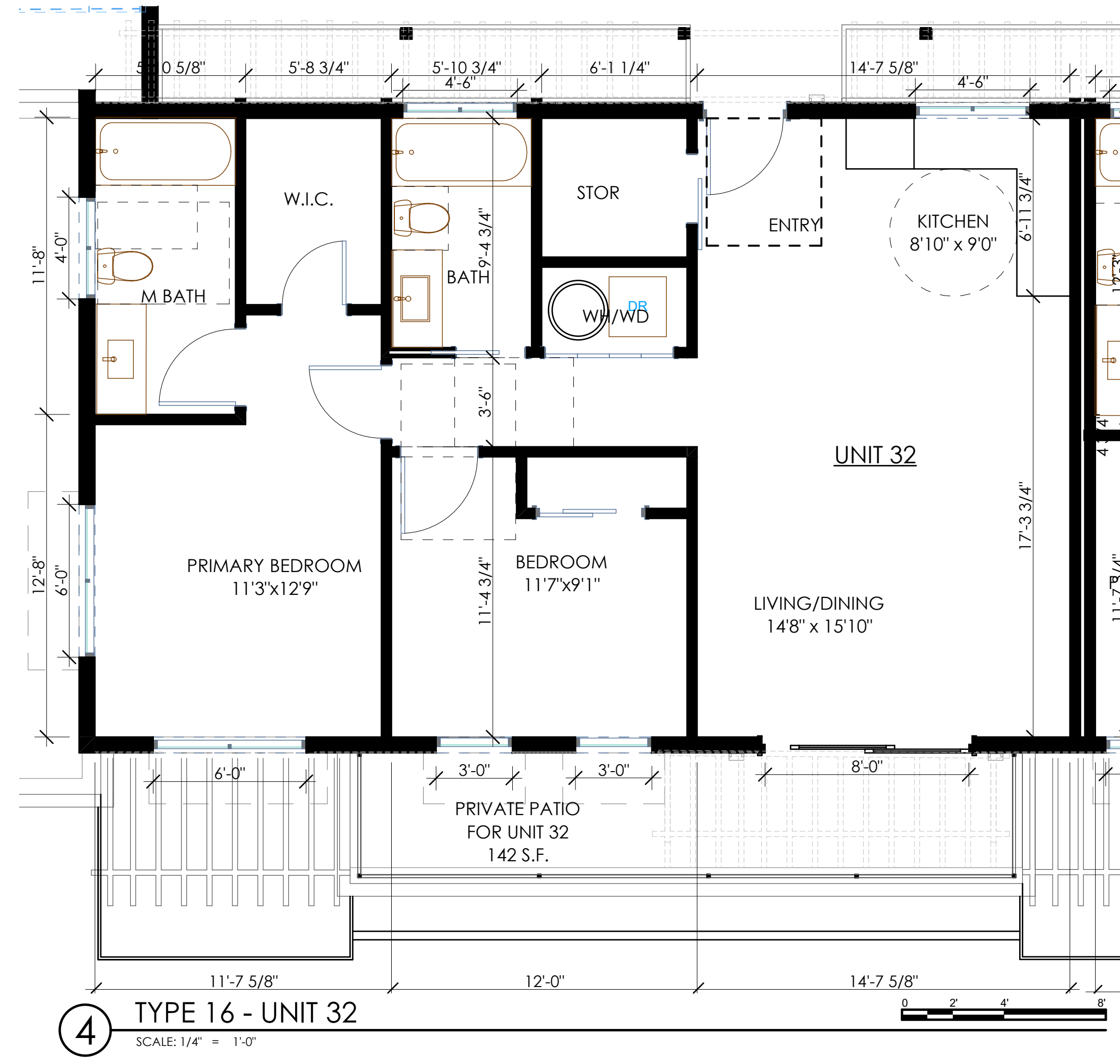




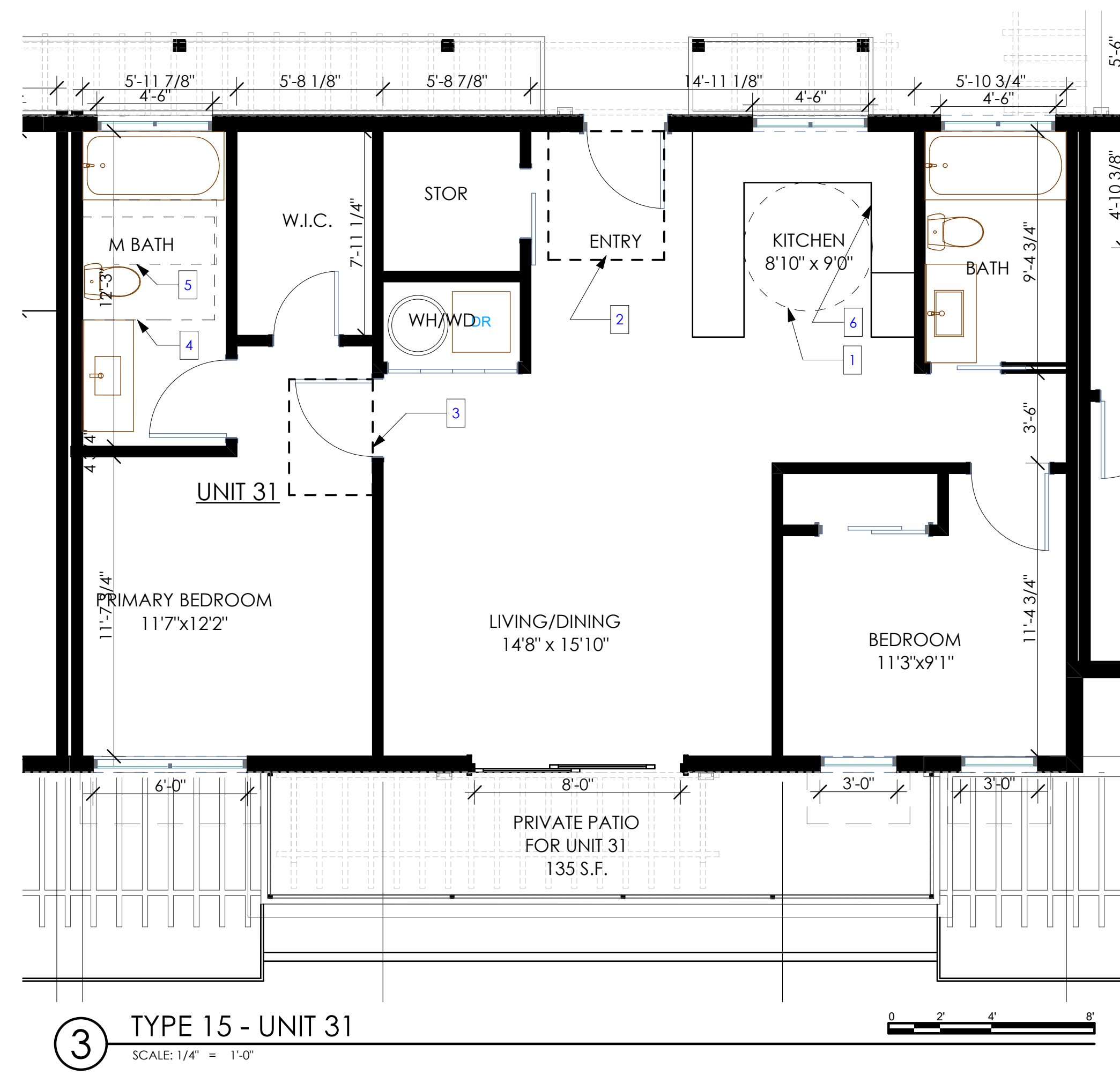
2 TYPE 14 - UNIT 30
SCALE: 1/4" = 1'-0"



1 TYPE 13 - UNIT 28
SCALE: 1/4" = 1'-0"



4 TYPE 16 - UNIT 32
SCALE: 1/4" = 1'-0"



3 TYPE 15 - UNIT 31
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEY NOTES

- 60" DIAMETER CLEARANCE.
- DWELLING UNIT PRIMARY ENTRY DOOR CLEARANCE PER CBC SECTION 1132A.5.1 & 2.
- DWELLING UNIT INTERIOR DOOR CLEARANCE PER CBC SECTION 1132A.5.1 & 2.
- DWELLING UNIT WATER CLOSET CLEARANCE PER CBC SECTION 1134A.7.
- DWELLING UNIT BATHTUB CLEARANCE PER CBC SECTION 1134A.5.
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REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

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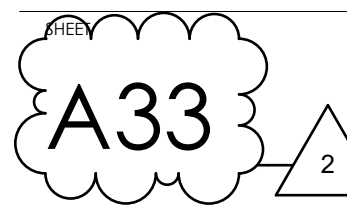
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SHEET TITLE
UNIT FLOOR PLANS
TYPES 13-16

SCALE
AS SHOWN
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JOB NO.
20103
DATE
10/31/2022



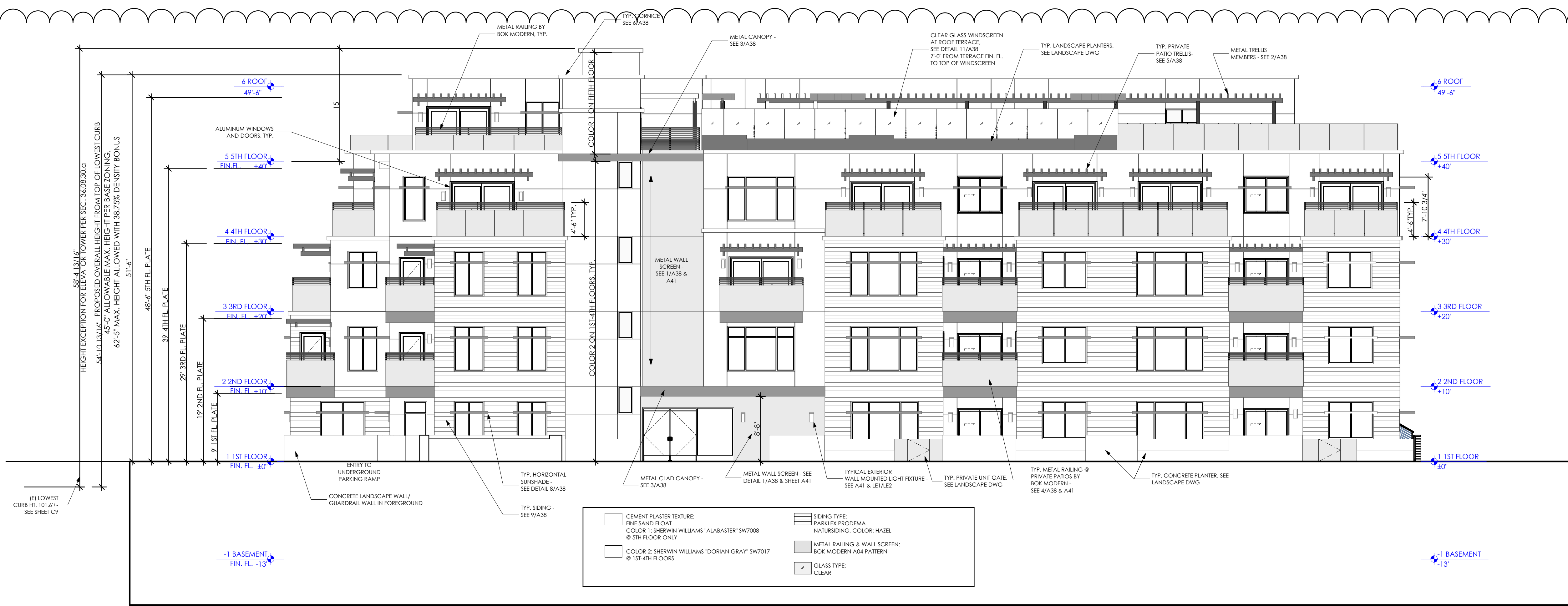
REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

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1 2



1 PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
 SCALE: 1/8" = 1'-0"

Rich Avenue Condominiums
 918 Rich Avenue
 Mountain View, CA 94040

SHEET TITLE
 EAST WEST ELEVATIONS

SCALE
 AS SHOWN
 DRAWN BY

JOB NO.
 20103

DATE
 10/31/2022

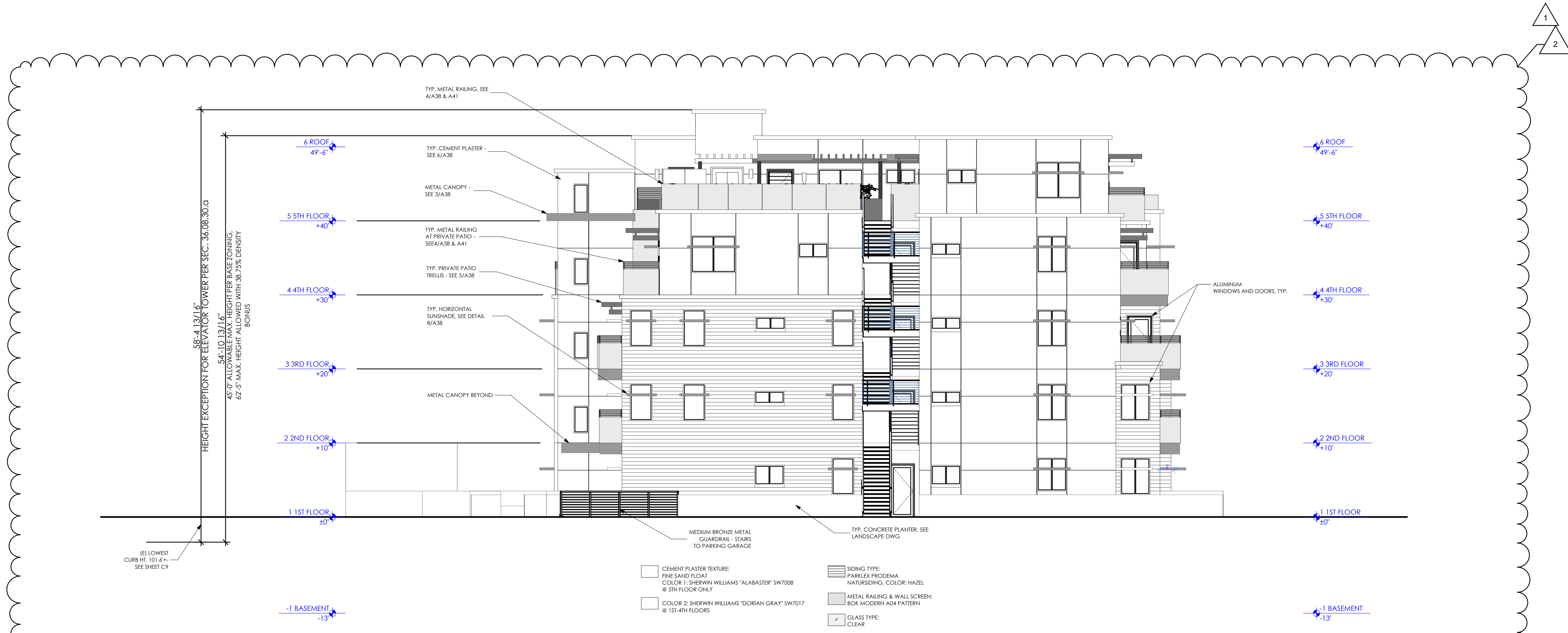
SHEET
 A34

REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

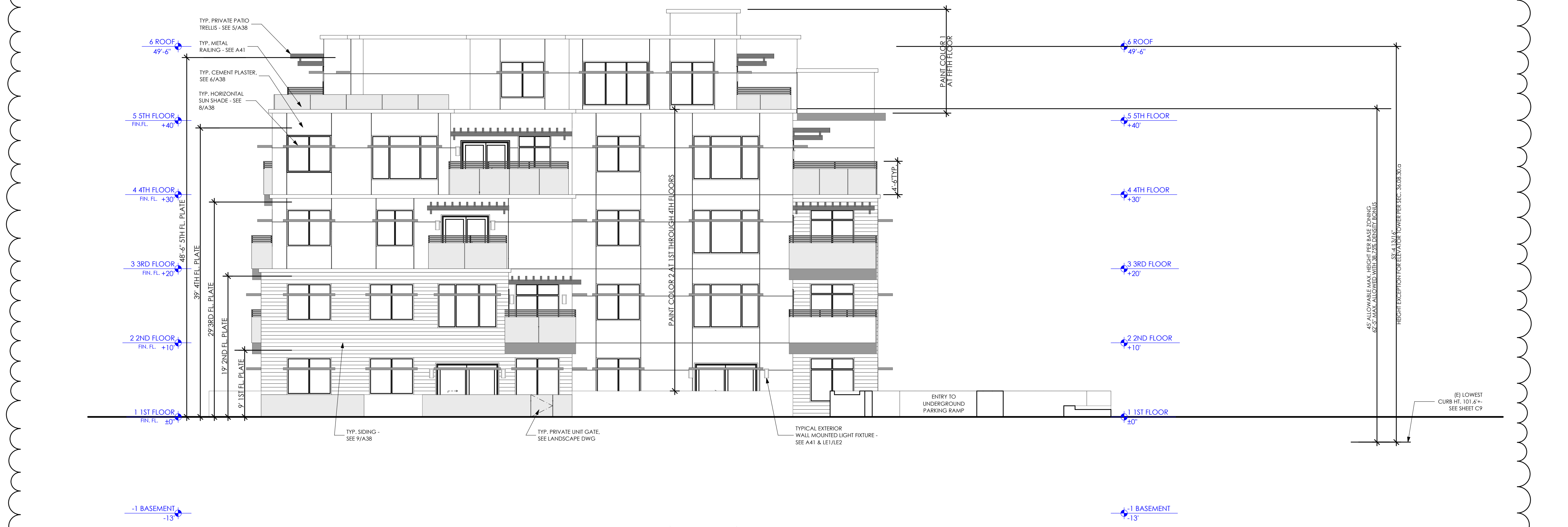
These plans are copyrighted and are subject to copyright protection as an architectural work under sec. 1151 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use or alteration of these plans, work or project represented, can apply results in the cessation of construction or building being erected, monetary compensation to Stoecker and Northway Architects, Inc.



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1 PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

Rich Avenue Condominiums
 918 Rich Avenue
 Mountain View, CA 94040

SHEET TITLE
 NORTH SOUTH ELEVATIONS

SCALE
 AS SHOWN
 DRAWN BY

JOB NO.
 20103

DATE
 10/31/2022

SHEET

A35

REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

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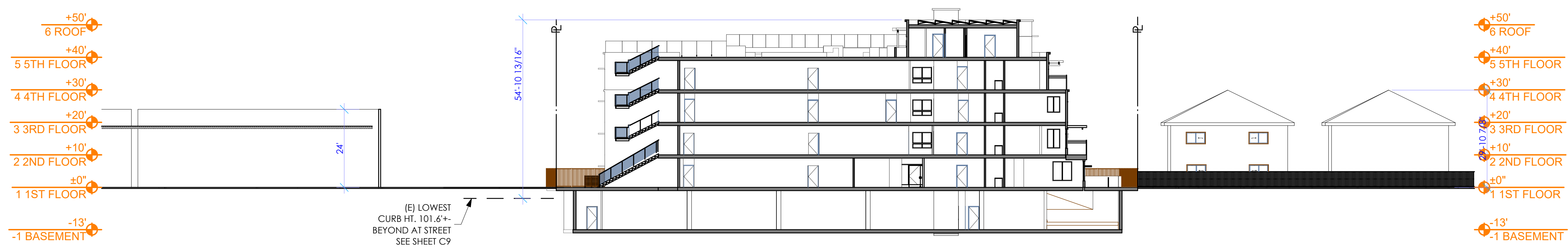
SHEET TITLE
 SITE SECTIONS

SCALE
 AS SHOWN
 DRAWN BY

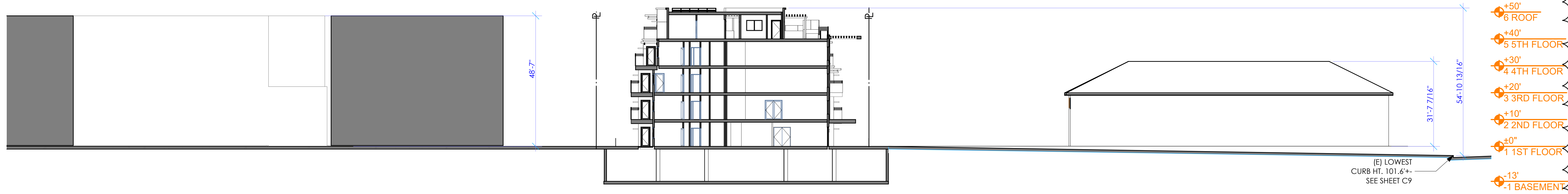
JOB NO.
 20103
 DATE
 10/31/2022
 SHEET

A36

2
 1



1 SITE SECTION A
 SCALE: 1" = 20'



2 SITE SECTION B
 SCALE: 1" = 20'



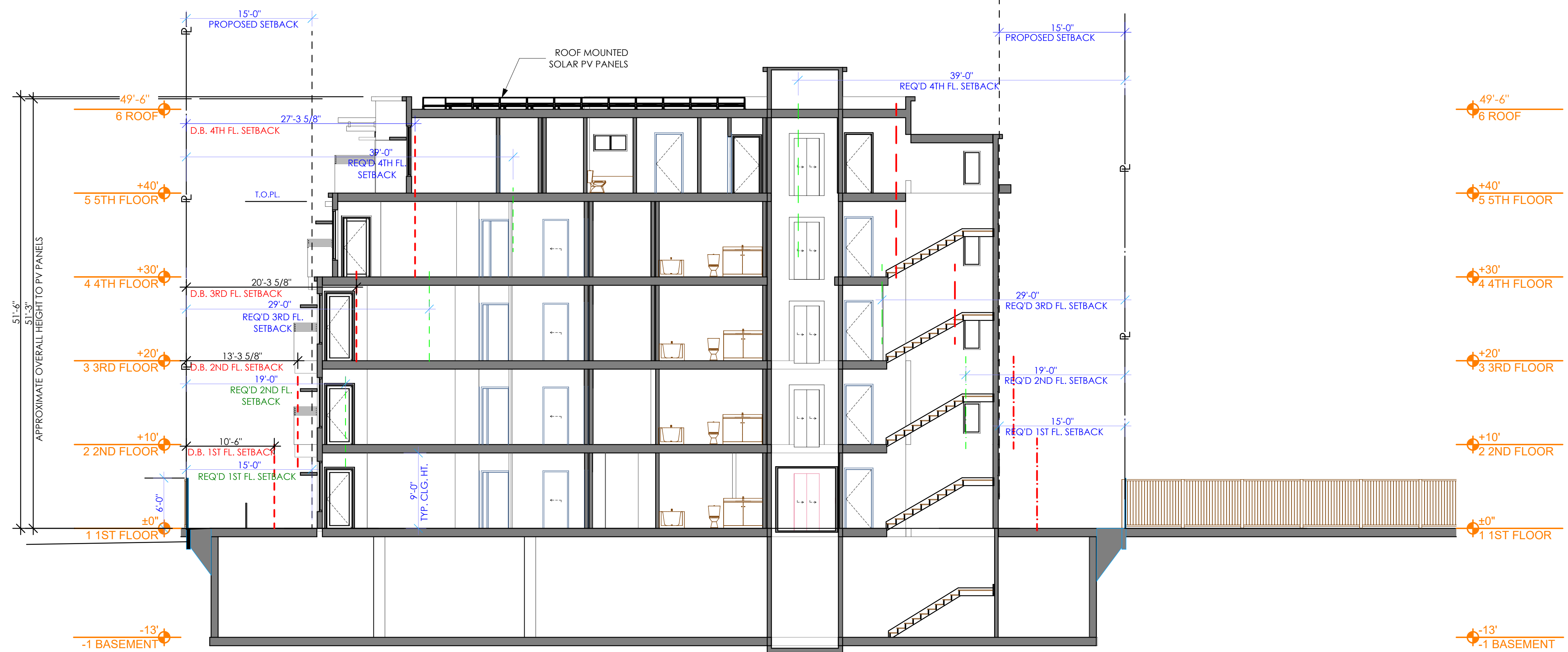
3 SECTION AT PARKING GARAGE RAMP
 SCALE: 1/8" = 1'-0"

REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

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



2 SECTION D
 SCALE: 1/8" = 1'-0"

Rich Avenue Condominiums
 918 Rich Avenue
 Mountain View, CA 94040

SHEET TITLE
 SECTIONS 1 & 2

SCALE
 AS SHOWN
 DRAWN BY

JOB NO.
 20103
 DATE
 10/31/2022
 SHEET

A37

REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
FORMAL SUBMITTAL #3	10/28/2022

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BUILDING LOT COVERAGE:
 % OF SITE COVERAGE = $10,721.34 \div 30,956 = 34.63\%$

AREA COVERAGE - BUILDING	
ID	Area (sq ft)
BUILDING FOOTPRINT	
A	301.21
A1	55.29
A2	79.97
A3	144.23
A4	65.24
B	991.51
B1	180.15
C	1,434.93
D	230.90
E	239.48
F	113.23
G	1,031.89
H	2,692.44
I	67.92
J	139.78
K	139.57
L	21.44
M	16.64
N	UPPER FLOOR UNIT PATIO 3.18
O	UPPER FLOOR UNIT PATIO 4.54
P	UPPER FLOOR UNIT PATIO 74.44
Q	UPPER FLOOR UNIT PATIO 80.99
R	UPPER FLOOR UNIT PATIO 80.98
S	UPPER FLOOR UNIT PATIO 80.93
U	UPPER FLOOR UNIT PATIO 81.78
V	UPPER FLOOR UNIT PATIO 81.64
W	UPPER FLOOR UNIT PATIO 57.17
X	5th FLOOR ROOF DECK 1,495.01
Y	5th FLOOR ROOF DECK 136.49
Z	5th FLOOR ROOF DECK 598.37
	10,721.34 sq ft

AREA CALCULATION LEGEND

- STREET DEDICATION AREA (500 S.F.)
- BUILDING ENCLOSED SPACE
- PROJECTED PRIVATE UNIT OPEN PATIOS ON UPPER FLOORS
- BUILDING LOT COVERAGE / PUBLIC USABLE OPEN AREAS - ROOF DECKS AT 5TH FLOOR
- GROUND FLOOR USABLE COMMON RECREATION OPEN SPACE
- GROUND FLOOR GENERAL OPEN SPACE
- GROUND FLOOR PRIVATE OPEN AREAS. SEE NEXT SHEET FOR ALL PRIVATE OPEN AREA
- PAVING: DRIVEWAY, OFF STREET PARKING, AND RAMP INTO PARKING GARAGE

TOTAL LOT AREA AFTER STREET DEDICATION:
 31,456 S.F. - 500 S.F. = 30,956 S.F.

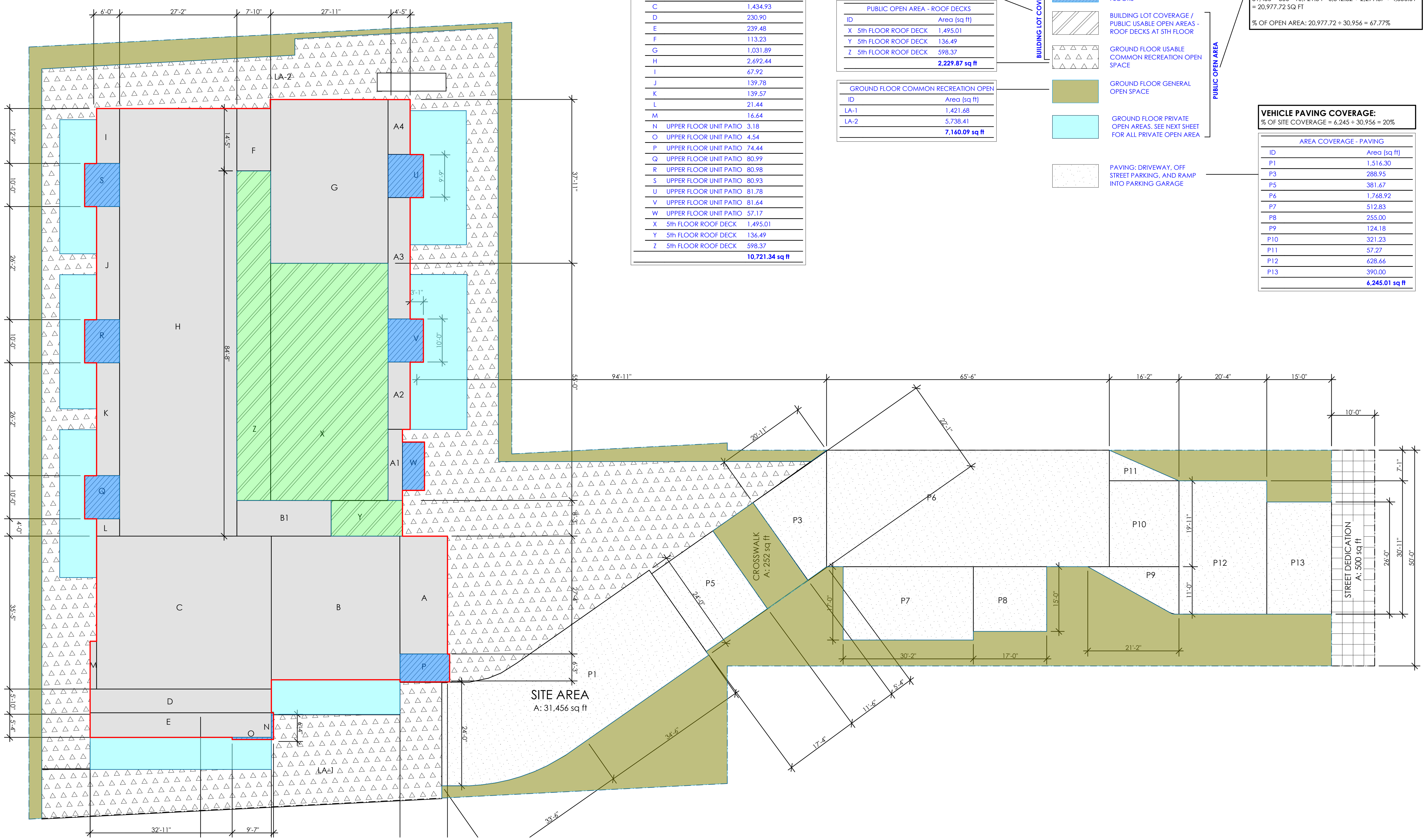
PUBLIC OPEN AREA - ROOF DECKS	
ID	Area (sq ft)
X	5th FLOOR ROOF DECK 1,495.01
Y	5th FLOOR ROOF DECK 136.49
Z	5th FLOOR ROOF DECK 598.37
	2,229.87 sq ft

GROUND FLOOR COMMON RECREATION OPEN	
ID	Area (sq ft)
LA-1	1,421.68
LA-2	5,738.41
	7,160.09 sq ft

TOTAL OPEN AREA = LOT - STREET DEDICATION - BUILDING LOT COV. - VEHICLE PAVING + ROOF DECK + PRIVATE OPEN AREA PER UNIT (SEE NEXT SHEET):
 $31,456 - 500 - 10,721.34 - 6,342.82 + 2,299.87 + 4,856.01 = 20,977.72$ SQ FT
 % OF OPEN AREA: $20,977.72 \div 30,956 = 67.77\%$

VEHICLE PAVING COVERAGE:
 % OF SITE COVERAGE = $6,245 \div 30,956 = 20\%$

AREA COVERAGE - PAVING	
ID	Area (sq ft)
P1	1,516.30
P3	288.95
P5	381.67
P6	1,768.92
P7	512.83
P8	255.00
P9	124.18
P10	321.23
P11	57.27
P12	628.66
P13	390.00
	6,245.01 sq ft



1 OPEN SPACE DIAGRAM
 SCALE: 3/32" = 1'-0"

Rich Avenue Condominiums
 918 Rich Avenue
 Mountain View, CA 94040

SHEET TITLE
BLDG COVERAGE & OPEN SPACE CALCULATIONS
 SCALE
 AS SHOWN
 DRAWN BY
 JOB NO.
 20103
 DATE
 10/31/2022
 SHEET

A39

REVISIONS	DATE
FORMAL SUBMITTAL #2	05/04/2022
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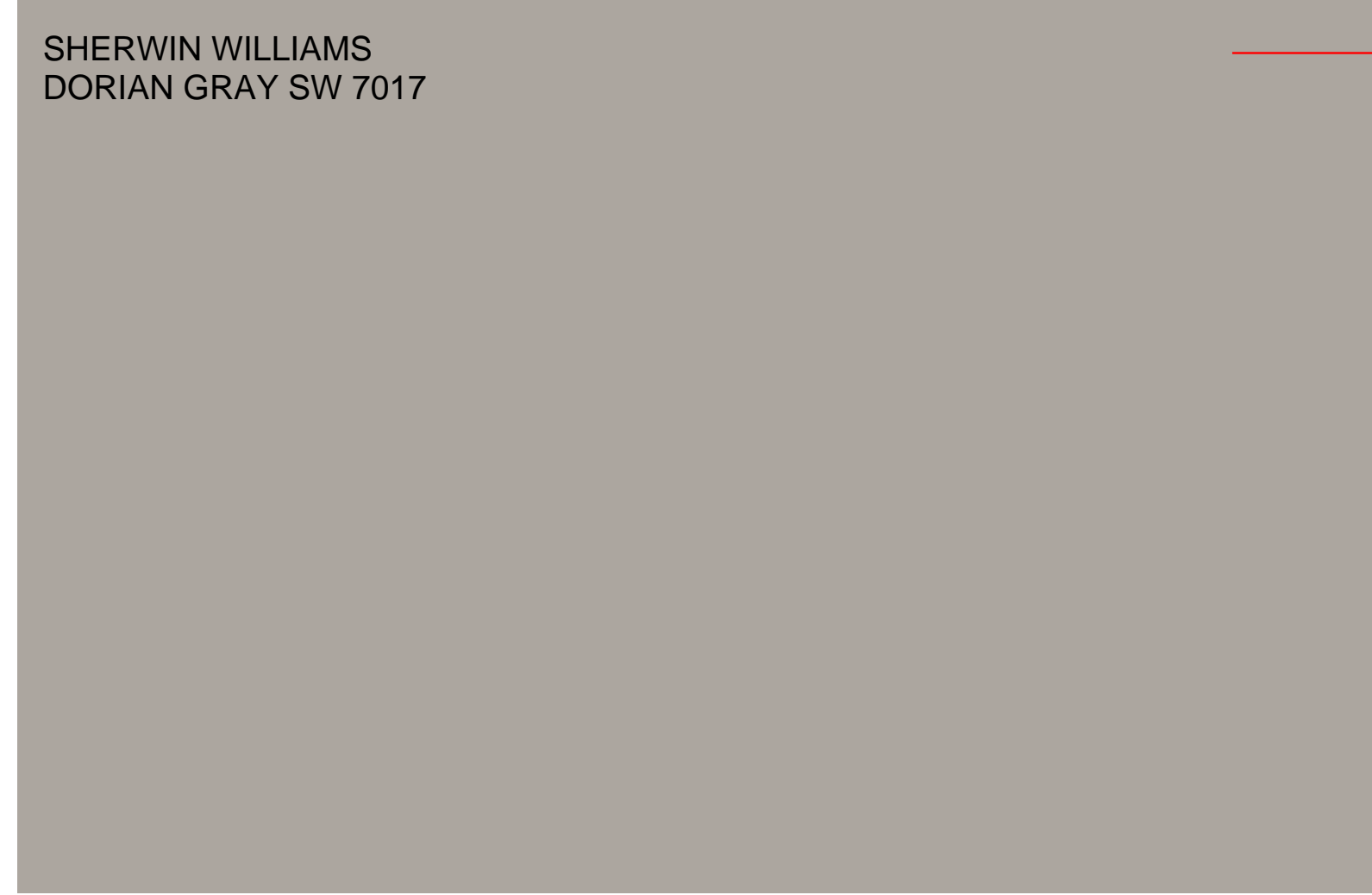
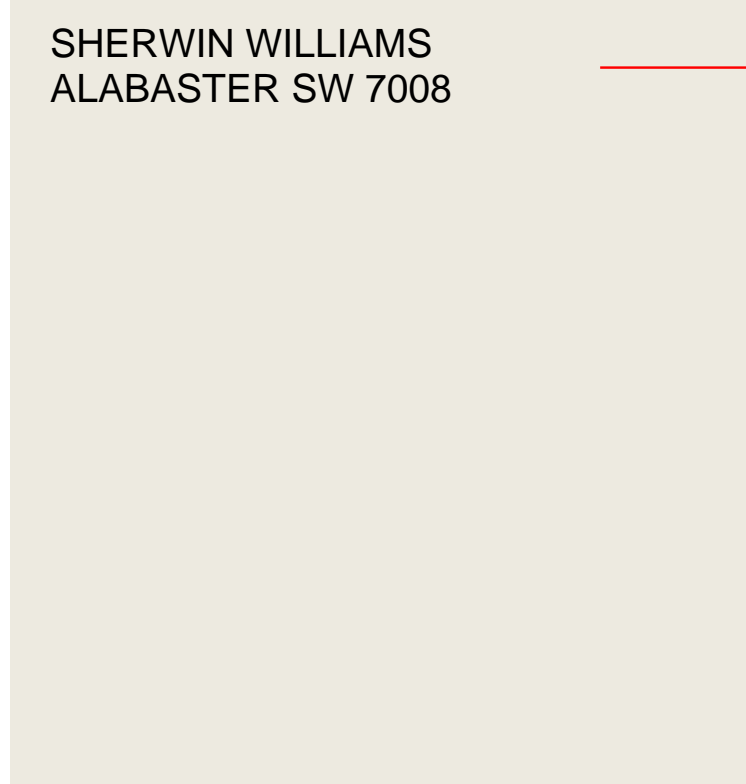
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 Mountain View, CA 94040

SHEET TITLE
 MATERIALS PALETTE
 SCALE
 AS SHOWN
 DRAWN BY
 JOB NO.
 20103
 DATE
 10/31/2022
 SHEET

A41

PAINTED CEMENT PLASTER



HORIZONTAL SIDING



METAL TRELLIS MEMBERS AND HORIZONTAL SHADING FINS/CANOPIES
 POWDER COAT FINISH
 MEDIUM BRONZE METALLIC



METAL RAILING AND WALL SCREEN FINISH:
 MEDIUM BRONZE METALLIC



METAL RAILING AND WALL SCREEN:
 BOK MODERN A04 PATTERN



ALUMINUM WINDOWS AND DOORS
 ARCADIA 5000 SERIES DOORS OR SIMILAR
 ARCADIA C3800 SERIES WINDOWS OR SIMILAR
FINISH:
 LIGHT MEDIUM BRONZE

LIGHT FIXTURES

EXTERIOR WALL MOUNTED LIGHT FIXTURE
 PERFORMANCE LIGHTING "MIMIK 10 FLAT"
 COLOR: ANTHRACITE GRAY



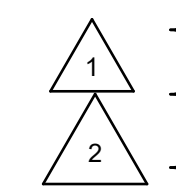
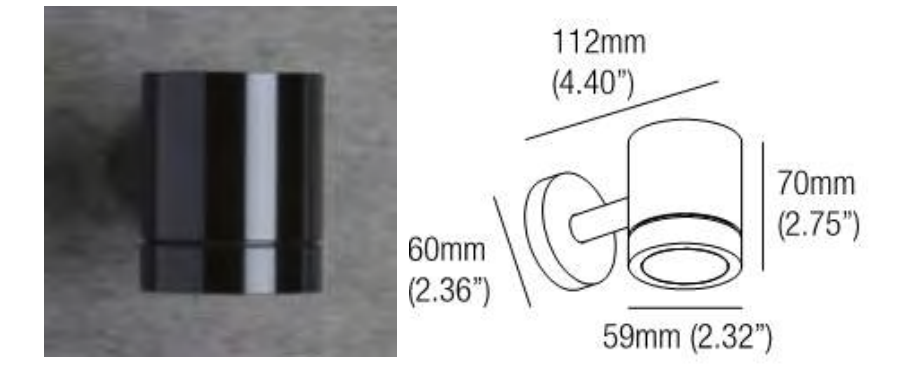
RECESSED WALL LIGHT
 WE-EF LIGHTING
 ST-1279 LED
 FINISH: GRAY METALLIC



POLE MOUNTED SITE LIGHTING
 WE-EF LIGHTING
 VFL530 LED
 FINISH: GRAY METALLIC



FIFTH FLOOR PATH LIGHTING ON TRELLIS
 FLEXALIGHT KELLERS ST SERIES



GENERAL NOTES

- PROJECT NAME: ARDENVIEW HOMES
- OWNER: ARDENVIEW HOMES LLC
4546 EL CAMINO REAL, SUITE 217
LOS ALTOS, CA 94022
- SUBDIVIDER: SAME AS THE OWNER
- ENGINEER: HMM ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131
MARTIN DEFORGE, RCE #68876
- STREET LOCATION: 918 RICH AVENUE
- EXISTING ZONING: MULTIPLE FAMILY (R3)
- EXISTING GP DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL
- EXISTING USE: VACANT
- PROPOSED USE: RESIDENTIAL CONDOMINIUMS
- WATER SUPPLY: CITY OF MOUNTAIN VIEW
- SEWAGE DISPOSAL: CITY OF MOUNTAIN VIEW
- ASSESSOR'S PARCEL #(S): 189-33-028
- STREET TREES: SHALL CONFORM TO CITY OF MOUNTAIN VIEW STANDARDS
- TOTAL SITE AREA: ±0.72 ACRES
- PUBLIC STREET DEDICATION: ±0.01 ACRES
- NET SITE AREA: ±0.71 NET ACRES
- PROPOSED LOTS: 1
- TOTAL UNITS: UP TO 32 RESIDENTIAL CONDOMINIUM UNITS
- FLOOD ZONE: ZONE X
- TITLE REPORT: THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY CHICAGO TITLE COMPANY, ORDER NUMBER FWPS-2995202305 DATED JUNE 11, 2020.

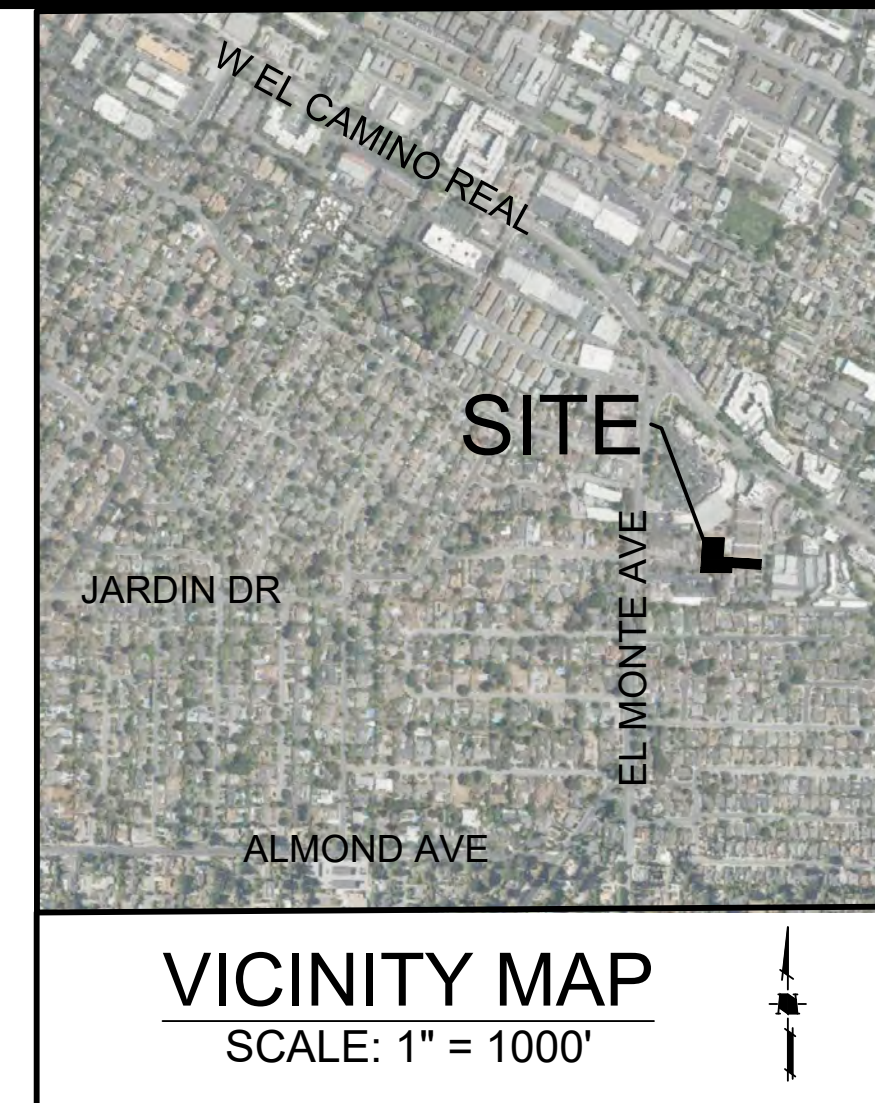
- REFER TO PERMIT (PL-2021-154) ENTITLED, ARDENVIEW HOMES GRADING AND DRAINAGE PLAN, FOR GRADING AND DRAINAGE, STORMWATER, AND CROSS SECTIONS FOR THE PROJECT.
- REFER TO PERMIT (PL-2021-154) ENTITLED, LANDSCAPE ARCHITECTURAL CONCEPTS, FOR PLANS SHOWING THE PROPOSED PUBLIC AREAS FOR PARKS, PLAYGROUNDS, OPEN SPACES, AND LIKE USES FOR THE PROJECT.
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF MOUNTAIN VIEW.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF FINAL MAP.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- NO WELLS EXIST ON THIS SITE.
- NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.
- NO BUILDINGS EXIST ON THIS SITE.
- NO STREAMS, CREEKS, OR WATER COURSES EXIST WITHIN 100 FEET OF THE PROPERTY.
- THE PROPERTY IS NOT WITHIN A ZONE OF REQUIRED INVESTIGATION PURSUANT TO THE STATE SEISMIC HAZARD MAPPING ACT AND THE OFFICIAL SEISMIC HAZARD ZONE MAPS FOR THE CITY OF MOUNTAIN VIEW.

LEGEND

PROJECT BOUNDARY	---
RIGHT OF WAY	---
STREET CENTERLINE	---
EXISTING PROPERTY LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EXISTING TREE	○

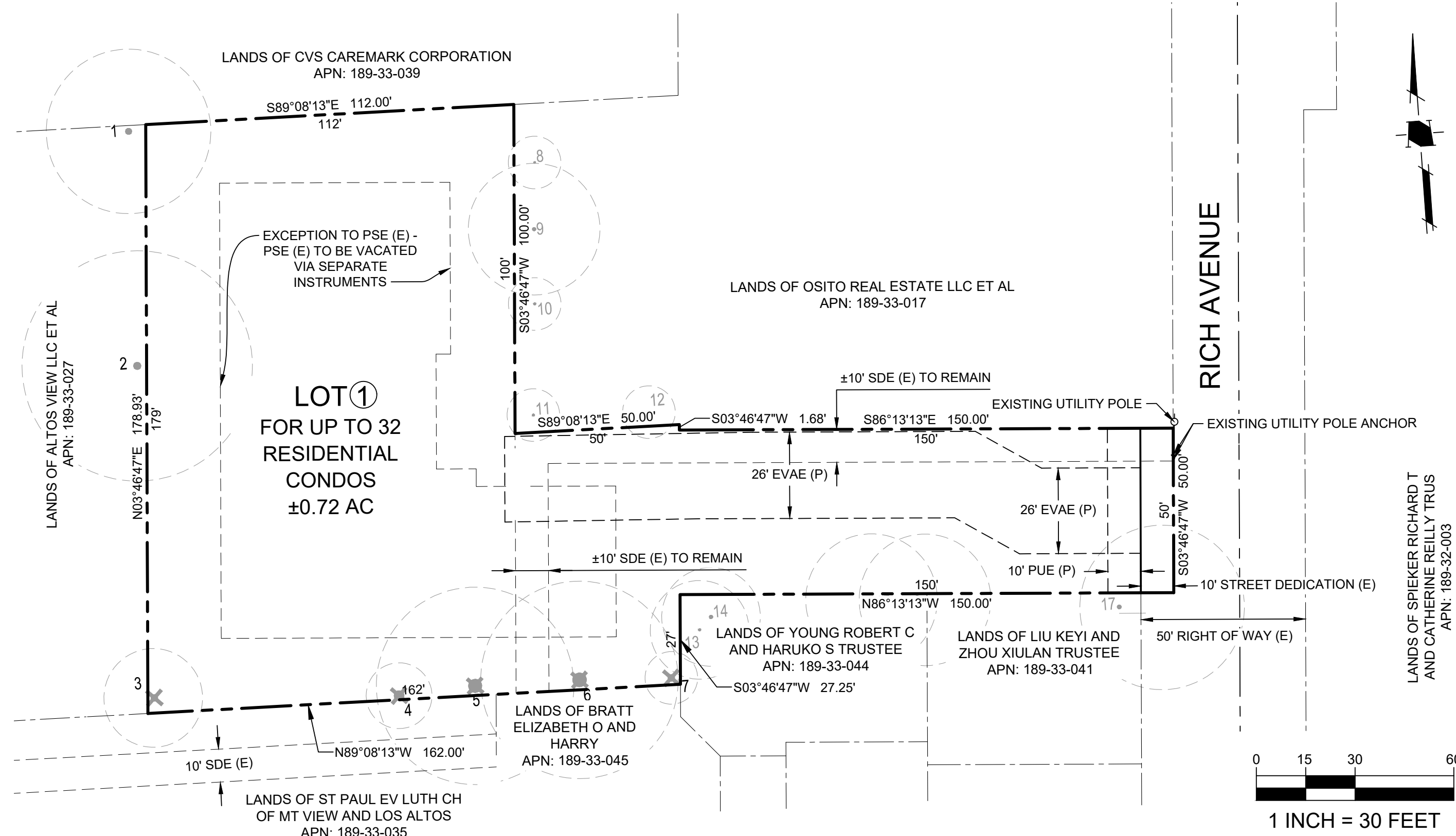
EXISTING TREES

TREE #	BOTANICAL NAME	COMMON NAME	CANOPY (FEET)	DBH (INCHES)	CIRCUMFERENCE (INCHES)	HERITAGE TREE	HEALTH	PRESERVATION SUITABILITY	SAVE / REMOVE	NOTES
1	Not used									
2	Not used									
3	<i>Ulmus parvifolia</i>	Chinese Elm	16	13.0	41	NO	2	Poor	REMOVE	MULTI-TRUNK, VOLUNTEER
4	<i>Quercus agrifolia</i>	Coast Live Oak	24	36.0	113	YES	3	Poor	REMOVE	CD,SD, CDB
5	<i>Quercus agrifolia</i>	Coast Live Oak	32	57.0	179	YES	0	Poor	REMOVE	Dead
6	<i>Quercus agrifolia</i>	Coast Live Oak	32	50.0	157	YES	2	Poor	REMOVE	MULTI-TRUNK, CD, SD, CDB
7	<i>Platanus x hispanica</i>	London Plane Tree	8	4.0	13	NO	3	Moderate	REMOVE	



ABBREVIATIONS

EXISTING	(E)
PROPOSED	(P)
STORM DRAIN EASEMENT	SDE
PUBLIC SERVICE EASEMENT	PSE
EMERGENCY VEHICLE ACCESS EASEMENT	EVAE
PUBLIC UTILITY EASEMENT	PUE



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**VESTING TENTATIVE TRACT MAP
FOR CONDOMINIUM PURPOSES
PL-2021-155
ARDENVIEW HOMES
918 RICH AVENUE**

NO	DATE	DESCRIPTION
△	11/02/22	PER CITY COMMENTS
△	10/28/22	PER CITY COMMENTS
△	05/02/22	PER CITY COMMENTS
△	11/30/21	PER CITY COMMENTS

PROJECT NO:	5817.00
CAD DWG FILE:	581700TM.DWG
DESIGNED BY:	DM
DRAWN BY:	
CHECKED BY:	DM
DATE:	SEPTEMBER 28, 2021
SCALE:	
©	HMM

**VESTING
TENTATIVE TRACT
MAP FOR
CONDOMINIUM
PURPOSES**

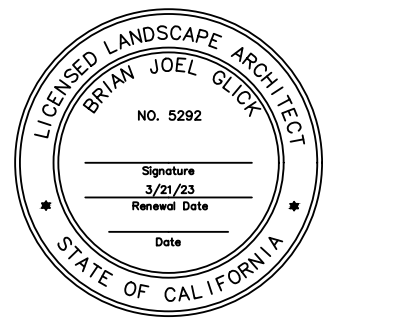
TM-1
OF 1

SITE CONTEXT AND EXISTING SITE CONDITIONS



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VIEW 1



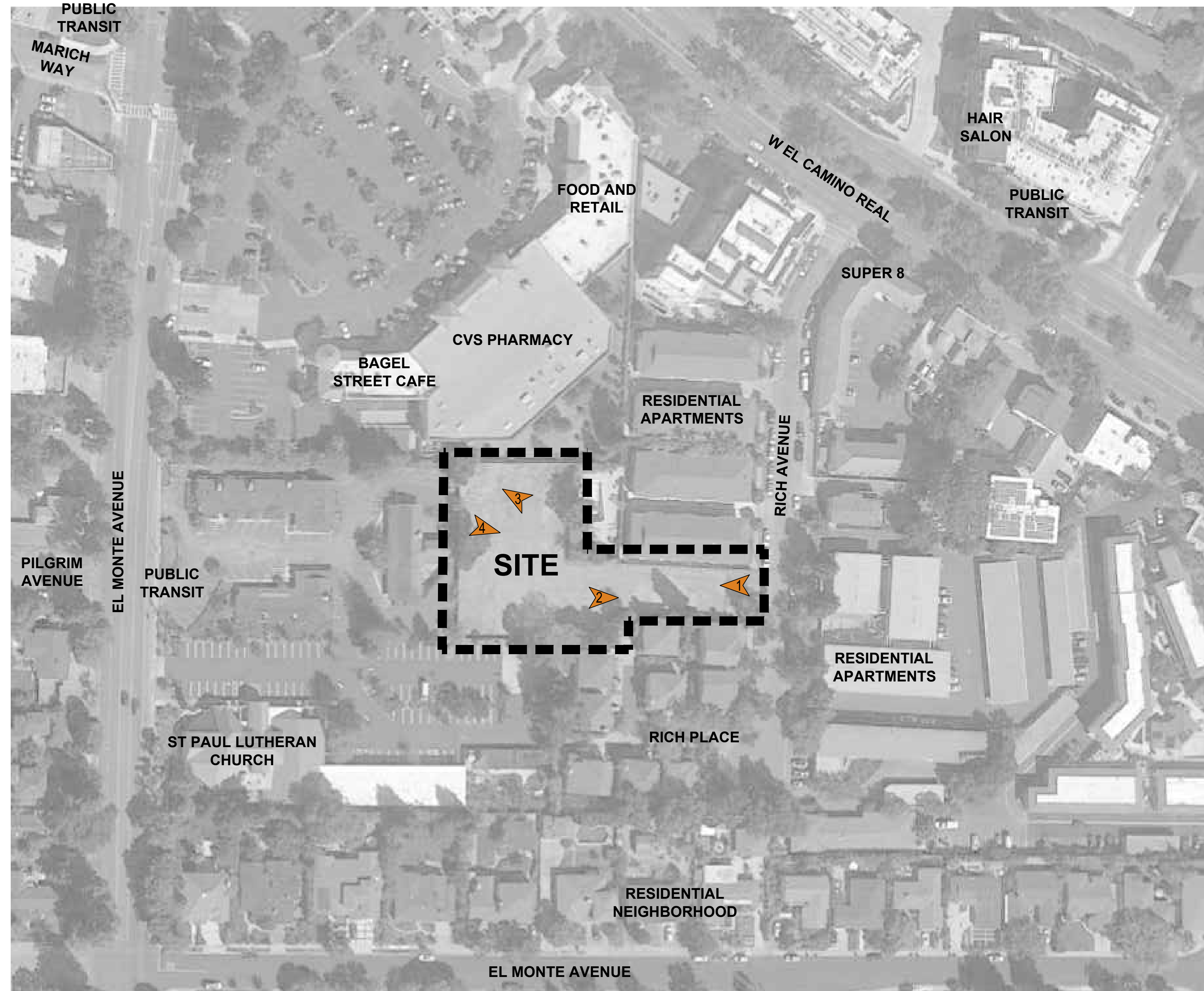
VIEW 2



VIEW 3



VIEW 4



SITE CONTEXT
 N.T.S.

ARDENVIEW HOMES
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 MOUNTAIN VIEW, CA 94040

NO	DATE	DESCRIPTION
△	5/4/22	3RD CITY SUBMITTAL
△	10/28/22	4TH CITY SUBMITTAL
△		
△		
△		
NO	DATE	DESCRIPTION
	PROJECT NO:	5817.00
	CAD DWG FILE:	L0-L3 581700CL DWG
	DESIGNED BY:	KM, BG
	DRAWN BY:	SS
	CHECKED BY:	BG
	DATE:	OCTOBER 28, 2022
	SCALE:	NOT TO SCALE
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SITE CONTEXT AND EXISTING SITE CONDITIONS

L1

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PLOTTED: 10/27/2022 3:55 PM

LANDSCAPE PLAN

THE ON-GRADE LANDSCAPE BLENDS SPACES WITH A VARIETY OF USES, OFFERING THE RESIDENTS MULTIPLE WAYS TO ENJOY THE OUTDOORS. AN ENTRY PLAZA WITH INTERACTIVE, OVERSIZED CHESS AND CHECKERS PAVING INLAY, BENCHES, AND A CORNHOLE GAMING SET PROVIDE A RECREATION ZONE AND GREAT OPPORTUNITIES FOR RESIDENTS TO STAY ACTIVE.

ENLARGED EXCLUSIVE USE PRIVATE PATIOS BRINGS OPPORTUNITY FOR OUTDOOR DINING AND LOUNGE ROOMS FOR THE RESIDENTS, ADDING TO THEIR LIVABLE SPACE.

THE ROOF DECK AMENITY SPACE OFFERS AREA FOR LOUNGING AND DINING, ENCLOSED IN THE COMFORT OF LUSH RAISED PLANTERS.

ENLARGEMENTS

- A** ENTRY PLAZA AND EVA [L6]
- B** ENTRY WAY [L7]
- C** 5TH FLOOR ROOF DECK [L5]
- D** GROUND FLOOR NORTH [L8]
- E** GROUND FLOOR SOUTH [L9]

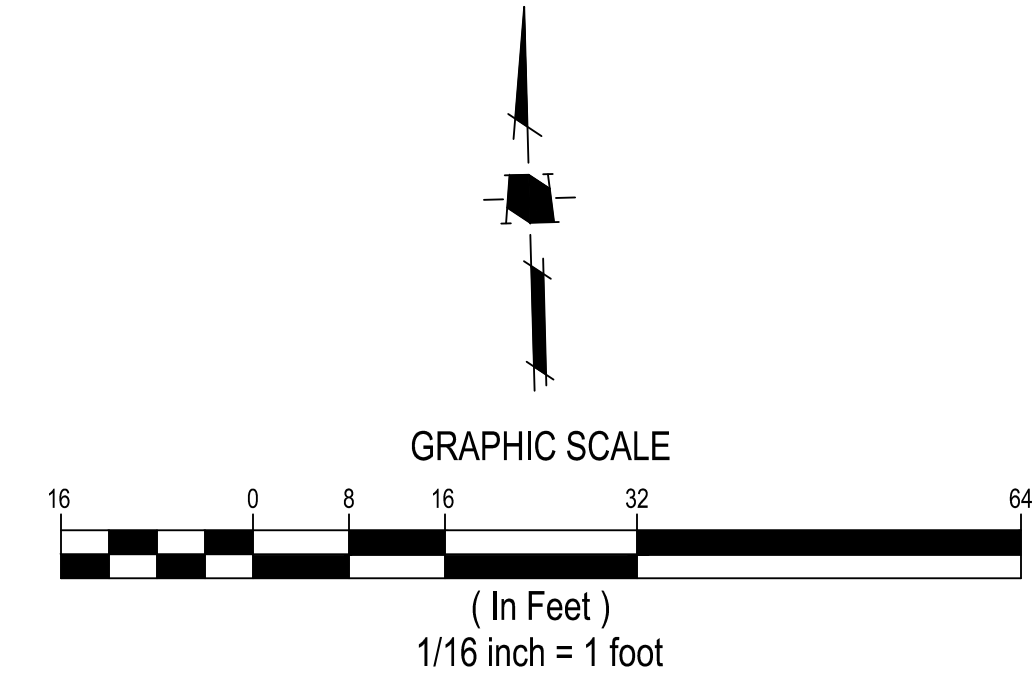


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NO	DATE	DESCRIPTION
PROJECT NO:	5817.00	
CAD DWG FILE:	L4-L9 581700CL.DWG	
DESIGNED BY:	KM, BG	
DRAWN BY:	KM	
CHECKED BY:	BG	
DATE:	OCTOBER 28, 2022	
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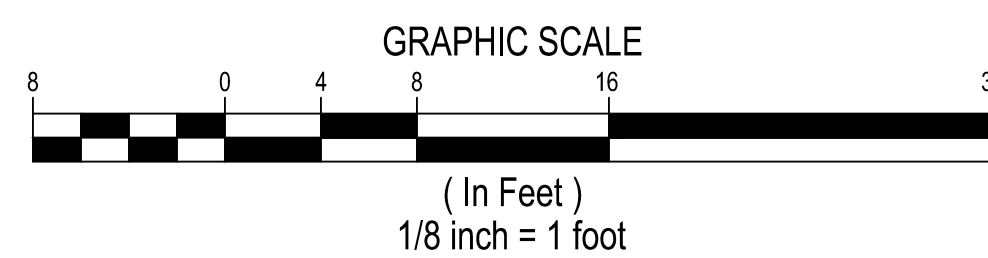
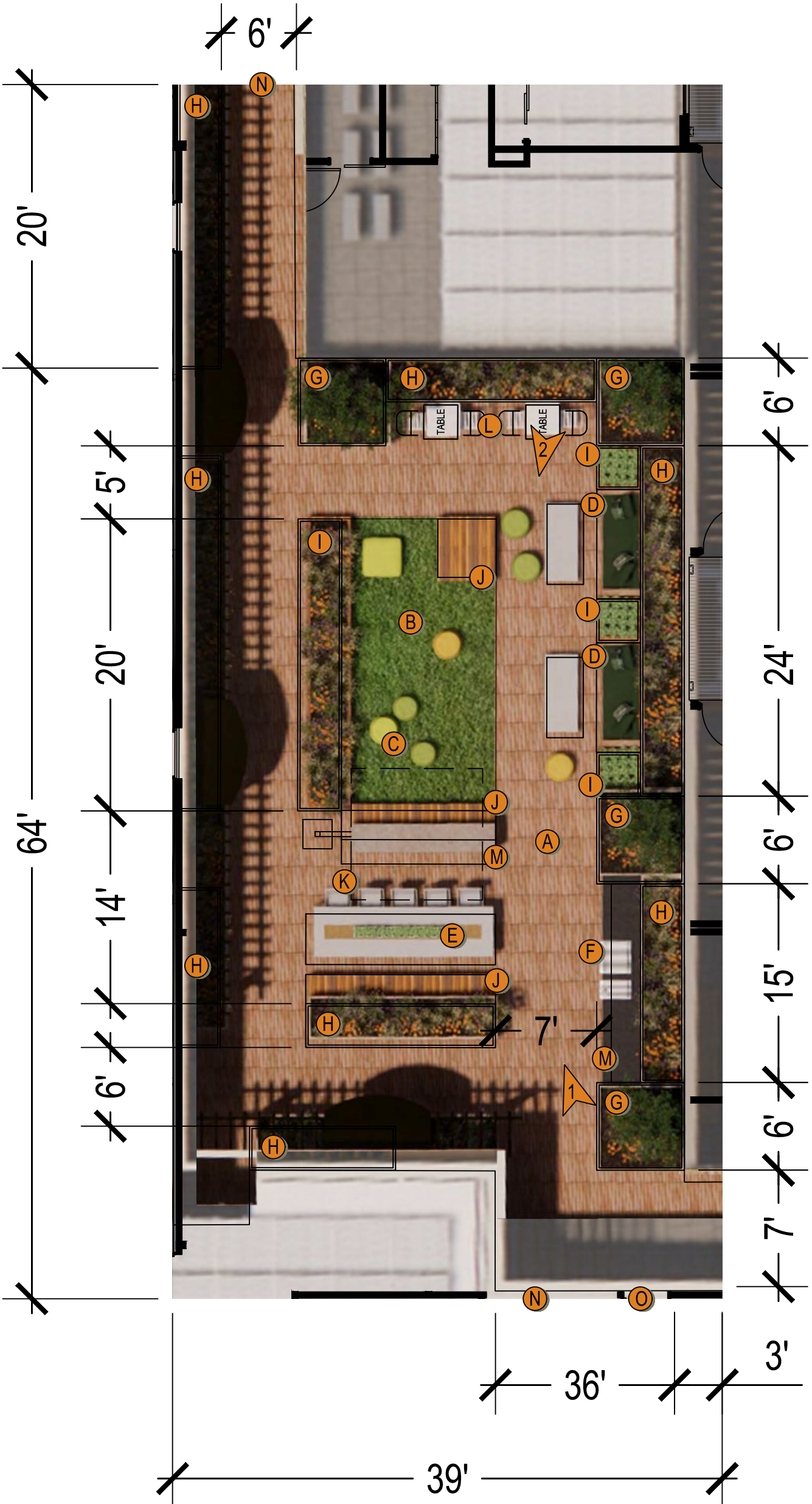
5TH FLOOR ROOF DECK

THE ROOF DECK COMMON USABLE OPEN SPACE OFFERS BOTH LOUNGE AND DINING AREAS ENCLOSED WITHIN LUSH, TIERED PLANTERS. THE 200+ SQUARE FEET OF SYNTHETIC TURF WITH PLAYFUL, MOVEABLE SEATING ACTS AS A FLEXIBLE ACTIVITY SPACE WITH VARIOUS MEDIUMS OF SEATING ALL AROUND. THE DINING AREA IS EQUIPPED WITH AN ELECTRIC BBQ, MULTIPLE COOKING PREP SURFACES, AND A LARGE DINING TABLE. FOR HOT AND SUNNY DAYS, A CENTRAL, ADJUSTABLE UMBRELLA IS ABLE TO CAST SHADE IN EITHER AREA OF THE ROOF DECK.

LEGEND

- A STRUCTURAL WOOD TILES [A/L12]
- B SYNTHETIC LAWN [I/L11]
- C PLAY SEATING POUFFE [F/L11]
- D LOUNGE SOFA [D/L11]
- E DINING TABLE SET [A/L14]
- F ELECTRIC GRILL [G/L10]
- G 42" RAISED FIBERGLASS PLANTER [B/L13]
- H 36" RAISED FIBERGLASS PLANTER [B/L13]
- I 18" RAISED FIBERGLASS PLANTER [B/L13]
- J TOPPED WOOD CUBE [A/L11]
- K WEIGHTED PATIO UMBRELLA [B/L11]
- L BISTRO TABLE SET [D/L13]
- M KITCHEN COUNTER [E/L11]
- N STAIRWELL ACCESS PER ARCHITECT
- O ELEVATOR ACCESS PER ARCHITECT

SQUARE FEET: 2,260'



MEDITERRANEAN STYLE PLANTING MIXED WITH CALIFORNIA NATIVES FOR A COLORFUL DROUGHT TOLERANT PLANTING SCHEME



PERSPECTIVE 1

THE ROOF TOP LOUNGE AREAS ARE DESIGNED WITH THE INTENT TO OFFER SEATING OPTIONS FOR INTIMATE GATHERINGS WHILE SIMULTANEOUSLY CONNECTING TO THE OPEN ACTIVE SYNTHETIC TURF SPACE. FAMILY AND FRIENDS CAN HANG OUT IN THE COMFORTABLE SOFAS UNDER THE TREES, WHILE ALSO ENJOYING ACTIVITIES AND GAMES ON THE OPEN FLEX SPACE. THE PLANTING BUFFER AROUND THE PERIMETER UTILIZES LUSH PLANTING WITHIN VARYING PLANTER HEIGHTS AND SIZES, CREATING A NATURALISTIC ATMOSPHERE.



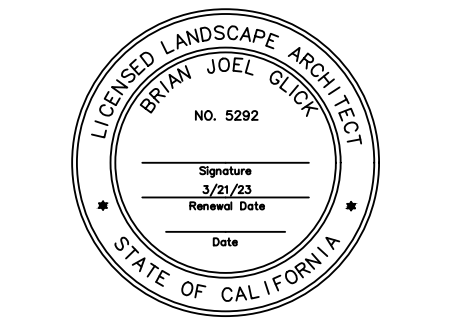
PERSPECTIVE 2

THE OPEN DESIGN EFFORTLESSLY COMBINES MULTIPLE USE AREAS INTO ONE SPACE WITH A LARGE PATIO UMBRELLA THAT ANCHORS THE DINING AREA. MULTIPLE HEIGHT DECORATIVE PLANTERS WITH TREES AND LUSH PLANTING HELPS DEFINE THE ROOF DECK AND ITS MICRO GATHERING AREAS, WHILE PROVIDING PRIVACY AND SEPARATION BETWEEN THE RESIDENTIAL UNITS AND THE ROOF DECK AMENITY SPACE.



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PROJECT NO:	5817.00	
CAD DWG FILE:	L4-L9 581700CL.DWG	
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5TH FLOOR
ROOF DECK

L5

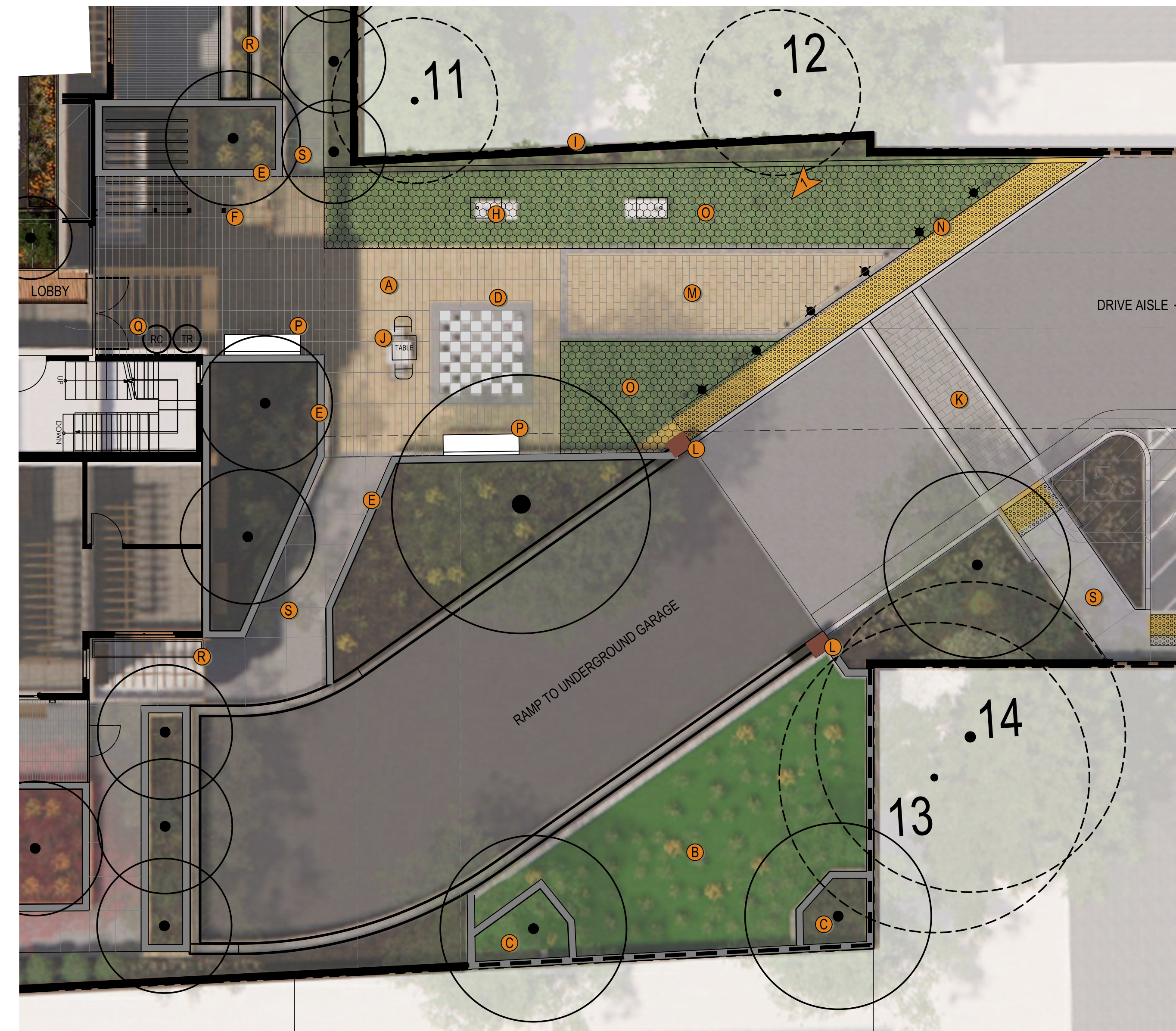
PLANNING SUBMITTAL
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ENTRY PLAZA AND EMERGENCY VEHICULAR ACCESS

THE DECORATIVE PAVING CROSS-WALK TIES INTO THE LARGE ENTRY PLAZA. COMMON USABLE OPEN SPACE WHERE RESIDENTS CAN SPEND DAYS AND EVENINGS OUTDOORS PLAYING CORNHOLE AND CHESS, OR RELAXING ON THE GRASS ROAD PAVERS. ALSO FEATURES DECORATIVE LOW WALLS WITH WOODEN BENCHES AND NUMEROUS TREES TO PROVIDE SHADE.

LEGEND

- A EVA PASEO AND ENTRY PLAZA WITH DECORATIVE PAVING [C/L12]
- B BIOTREATMENT PLANTER
- C TIERED PLANTER WITH SPECIMEN TREE [A/L10]
- D CHESS/CHECKERS PAVING INLAY [E/L12]
- E 42" BOARD FORM PLANTER [B/L10]
- F BIKE RACKS (4 SPACES) [D/L10]
- G CMU PLANTER [A/L10]
- H CORN HOLE [H/L10]
- I 6' HIGH WOOD FENCE ON RETAINING WALL [A/L13]
- J BISTRO TABLE SET (MOVABLE) [D/L13]
- K PERVIOUS DECORATIVE PAVERS [B/L12]
- L FRAMING PILASTER [C/L10]
- M DECORATIVE PAVERS [B/L12]
- N REMOVABLE BOLLARDS [F/L10]
- O GRASS ROAD PAVERS [G/L11]
- P BENCH [C/L11]
- Q TRASH AND RECYCLING RECEPTACLES [E/L10]
- R 42"X36"X12" RAISED FIBERGLASS PLANTER [B/L13]
- S CONCRETE PAVING [D/L12]



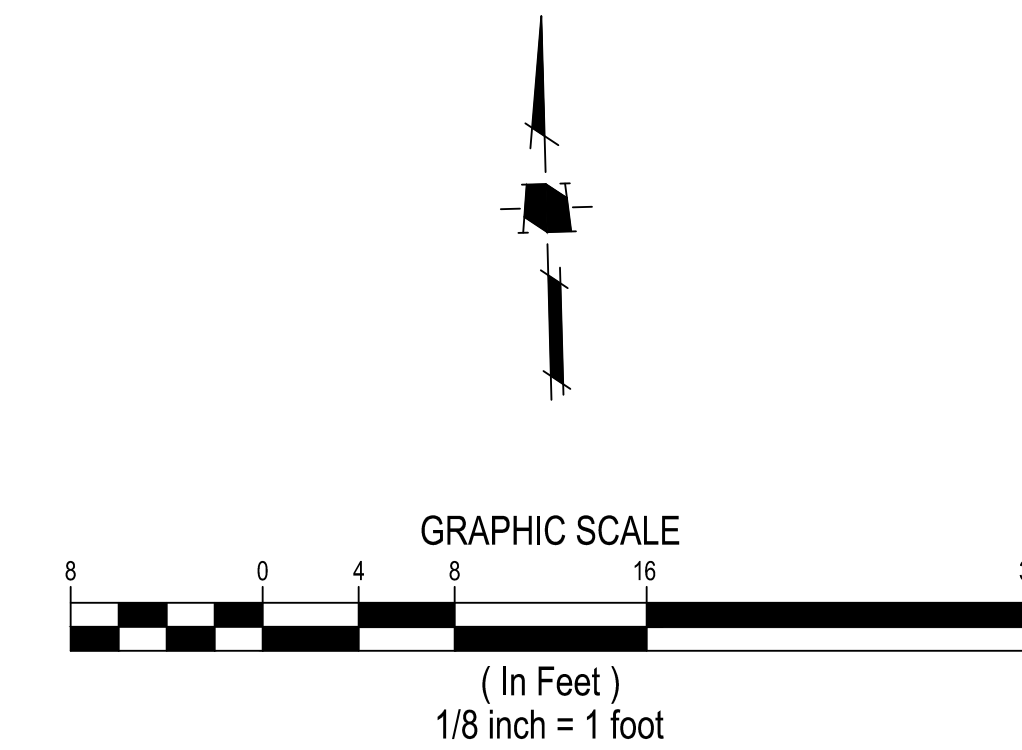
PERSPECTIVE 1

THE OPEN ENTRY PLAZA PROVIDES A GRAND ENTRANCE TO THE BUILDING WHILE ALSO ALLOWING EMERGENCY VEHICLE ACCESS TO THE FRONT OF THE BUILDING. RAISED BOARD FORMED CONCRETE PLANTERS SURROUND THE PLAZA WITH LARGE TREES AND LUSH PLANTING. THE PLAZA'S LARGE PAVER INLAY CHESS BOARD PROVIDES A SPACE FOR FAMILY AND FRIENDS TO GATHER AND INTERACT ON A PLEASANT DAY.

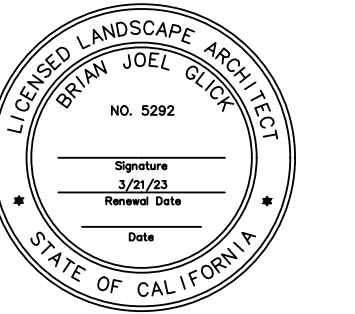


PERSPECTIVE 2

A DECORATIVE CROSSWALK LEADS INTO THE ENTRY PLAZA, AND FRAMING PILASTERS PROVIDE A GATEWAY INTO THE UNDERGROUND GARAGE.



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PROJECT NO:	5817.00
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ACTIVE AREA AND EMERGENCY VEHICULAR ACCESS ROAD

L6

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 NOT FOR CONSTRUCTION

ENTRY WAY

RESIDENTS AND VISITORS ARE WELCOMED BY BEAUTIFUL PLANTING THAT DOUBLES AS SCREENING OF THE TRASH BIN STORAGE AREA. THE VISIBILITY OF THE CROSS WALK IS ENHANCED BY PERVIOUS, DECORATIVE PAVING.

LEGEND

- A PERVIOUS PAVERS [B/L12]
- B TRASH BIN STORAGE AREA
- C DECORATIVE PAVERS [B/L12]
- D BIOTREATMENT PLANTER
- E CONCRETE PAVING [D/L12]
- F 6' HIGH WOOD FENCE ON RETAINING WALL [A/L13]
- G 3' HIGH WOOD FENCE ON RETAINING WALL [A/L13]
- H REMOVABLE BOLLARDS [F/L10]
- I GRASS ROAD PAVERS [G/L11]
- J 6' HIGH WOOD SCREEN FENCE [B/L13]

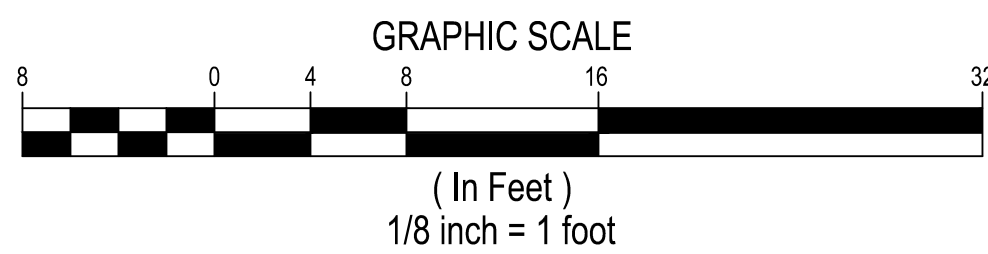


PERSPECTIVE 1

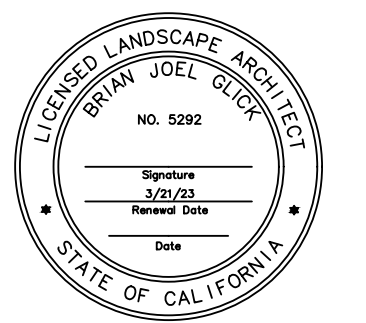
COLORFUL PLANTING CREATES A WELCOMING ATMOSPHERE FOR RESIDENTS AND VISITORS WHILE ALSO SCREENING OF THE GARBAGE BIN STORAGE AREA.



COLORFUL DROUGHT TOLERANT MEDITERRANEAN PLANTING SCHEME



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NO	DATE	DESCRIPTION
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DRAWN BY:	KM	
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DATE:	OCTOBER 28, 2022	
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ENTRY WAY

L7

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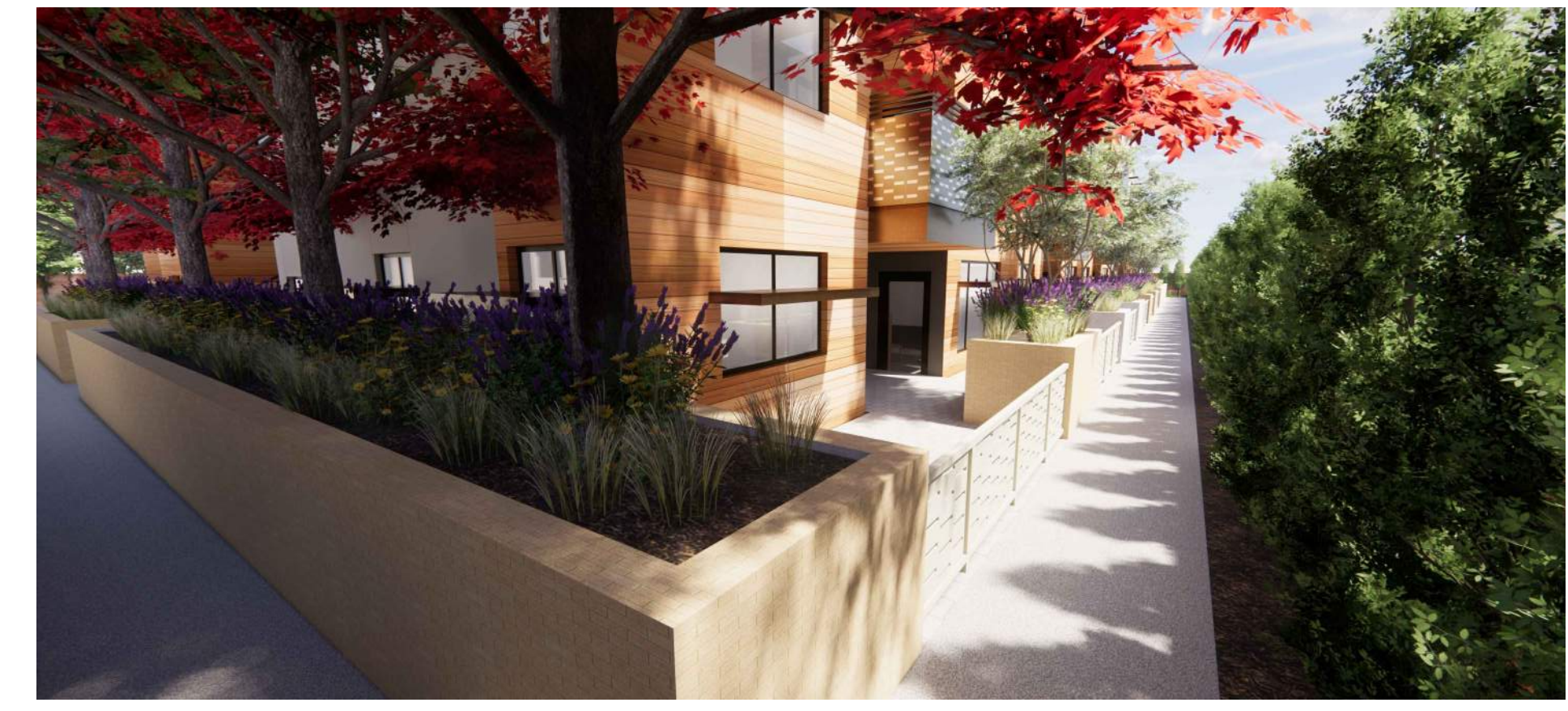
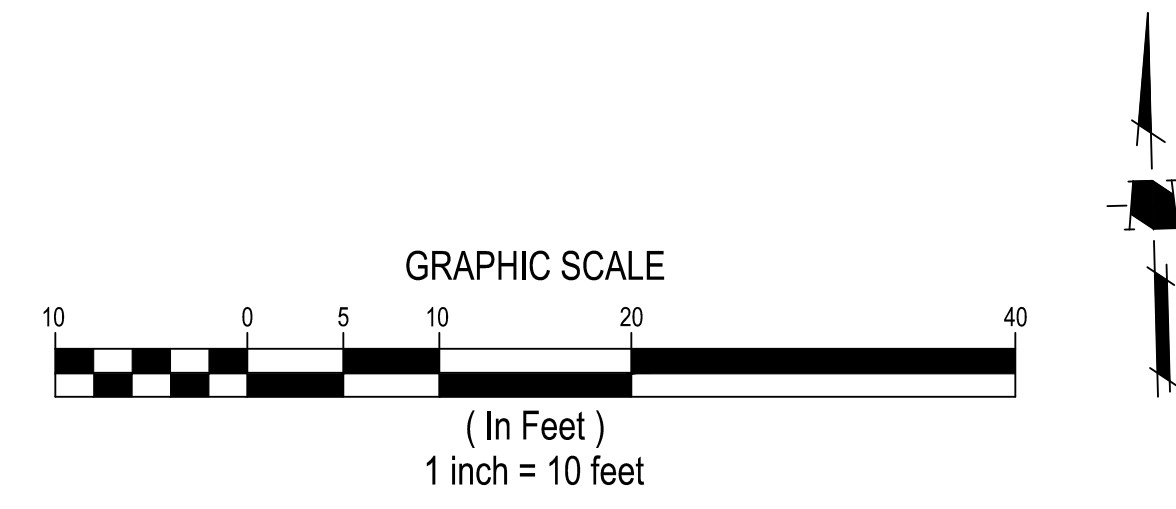
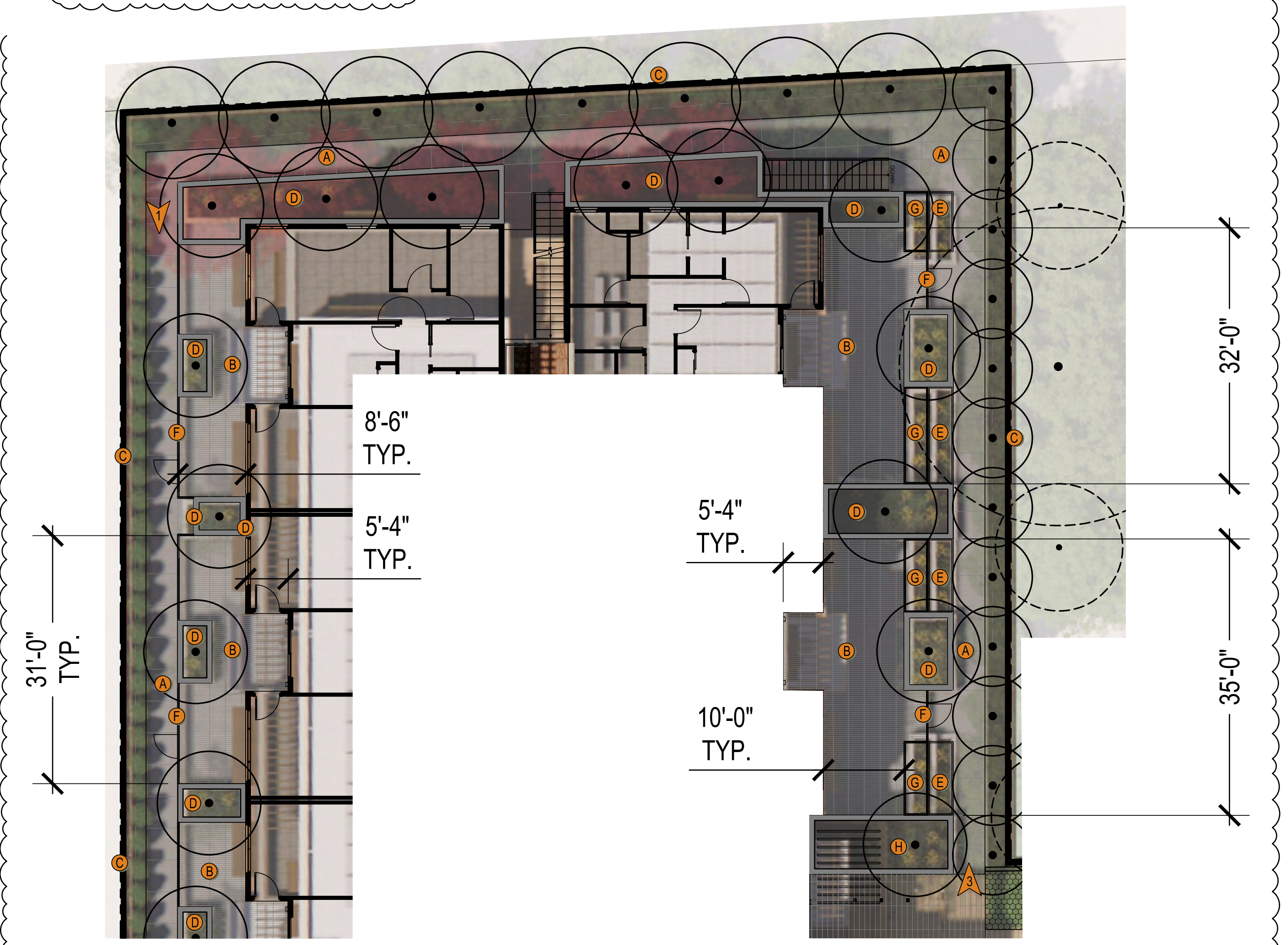
PLOTTED: 10/31/2022 9:10 AM

GROUND LEVEL NORTH

A SERIES OF LARGE PRIVATE USE PATIOS WRAP AROUND THE BUILDING. WALKABLE SURFACES SURROUND THE BUILDING FOR EASE OF ACCESS AND A VARIETY OF PLANT MATERIALS CREATE A LANDSCAPE BUFFER BETWEEN THE SITE AND ADJACENT PROPERTIES.

LEGEND

- A CONCRETE PAVING [D/L12]
- B PRIVATE PATIO
- C 6' HIGH WOOD FENCE ON RETAINING WALL [A/L13]
- D 42" CMU PLANTER [A/L10]
- E 12" RAISED FIBERGLASS PLANTER [B/L13]
- F LOW FENCE WITH GATE [C/L10]
- G 36" RAISED FIBERGLASS PLANTER [B/L13]
- H 42" BOARD FORM CONCRETE PLANTER [B/L13]



PERSPECTIVE 1
THE EXCLUSIVE USE LARGE PRIVATE PATIOS BRINGS ADDITIONAL LIVING SPACE FOR RESIDENTS TO ENJOY SUN BATHING, LOUNGING, DINING, AND RELAXING. RAISED PLANTERS WITH LARGE TREES PROVIDE A PLANTING BUFFER BETWEEN THE PATIOS AND PUBLIC WALKWAY.



PERSPECTIVE 2
THE NORTH SIDE OF THE BUILDING HOLDS ACCESS TO THE UNDERGROUND PARKING STRUCTURE AS WELL AS AN EXTERNAL BUILDING STAIRWELL. THE CONCRETE WALKWAY IS ENRICHED WITH DECORATIVE PLANTERS, BUFFER TREES, AND FENCE-CLIMBING VINES.



PERSPECTIVE 3
THE EASTERN PRIVATE PATIOS ARE ENCLOSED BY RAISED PLANTERS OF VARYING HEIGHTS AND MATERIALS, ADDING TO THE IDENTITY OF PLACE. THE LOW FENCES AT THE PATIOS USE THE SAME MATERIALS AS THE UPPER LEVEL BALCONIES TYING TOGETHER ARCHITECTURAL ELEMENTS WITH THE LANDSCAPE.



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5/4/22	3RD CITY SUBMITTAL	
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NO.	DATE	DESCRIPTION
PROJECT NO:	5817.00	
CAD DWG FILE:	L4-L9 581700CL.DWG	
DESIGNED BY:	KM, BG	
DRAWN BY:	KM	
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GROUND LEVEL

L8

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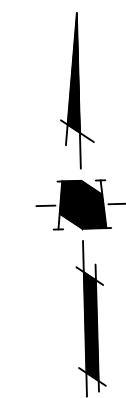
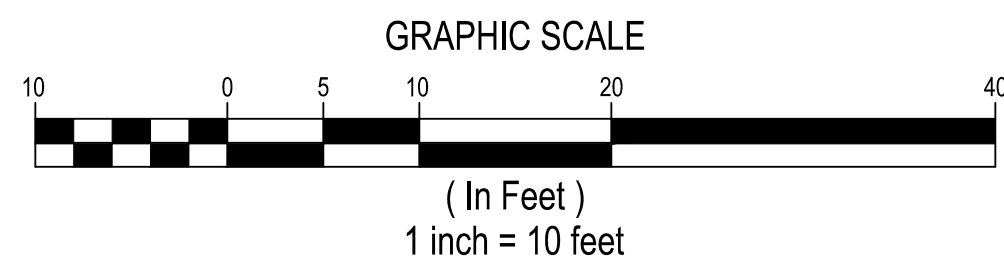
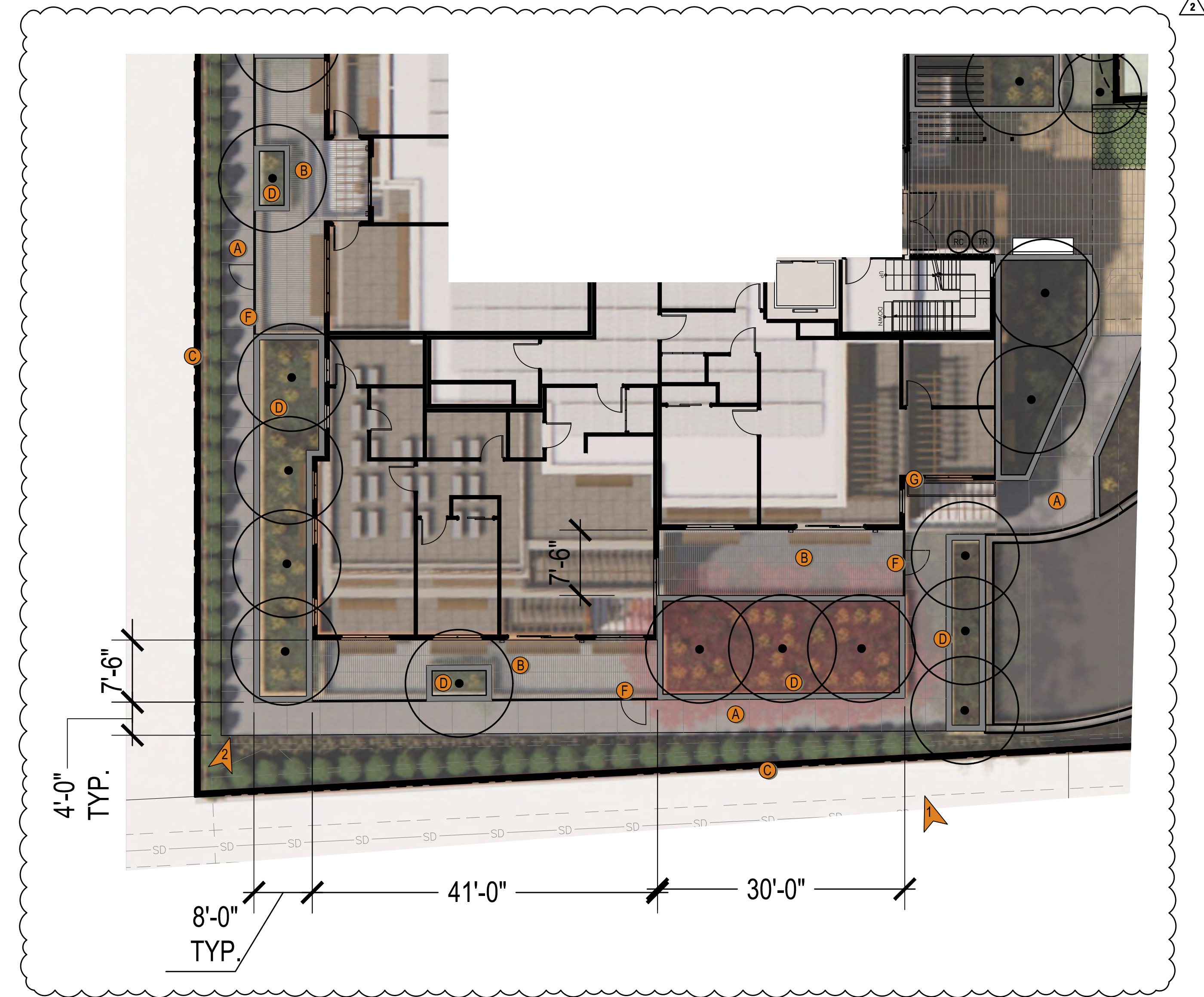
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GROUND LEVEL SOUTH

A SERIES OF LARGE PRIVATE USE PATIOS WRAP AROUND THE BUILDING. WALKABLE SURFACES SURROUND THE BUILDING FOR EASE OF ACCESS AND A VARIETY OF PLANT MATERIALS CREATE A LANDSCAPE BUFFER BETWEEN THE SITE AND ADJACENT PROPERTIES.

LEGEND

- A** CONCRETE PAVING [D/L12]
- B** PRIVATE PATIO
- C** 6' HIGH WOOD FENCE ON RETAINING WALL [A/L13]
- D** 42" CMU PLANTER [A/L10]
- E** BENCH [C/L11]
- F** LOW FENCE WITH GATE [C/L10]
- G** 18" RAISED FIBERGLASS PLANTER [B/L13]
- H** 42" BOARD FORM PLANTER [B/L10]



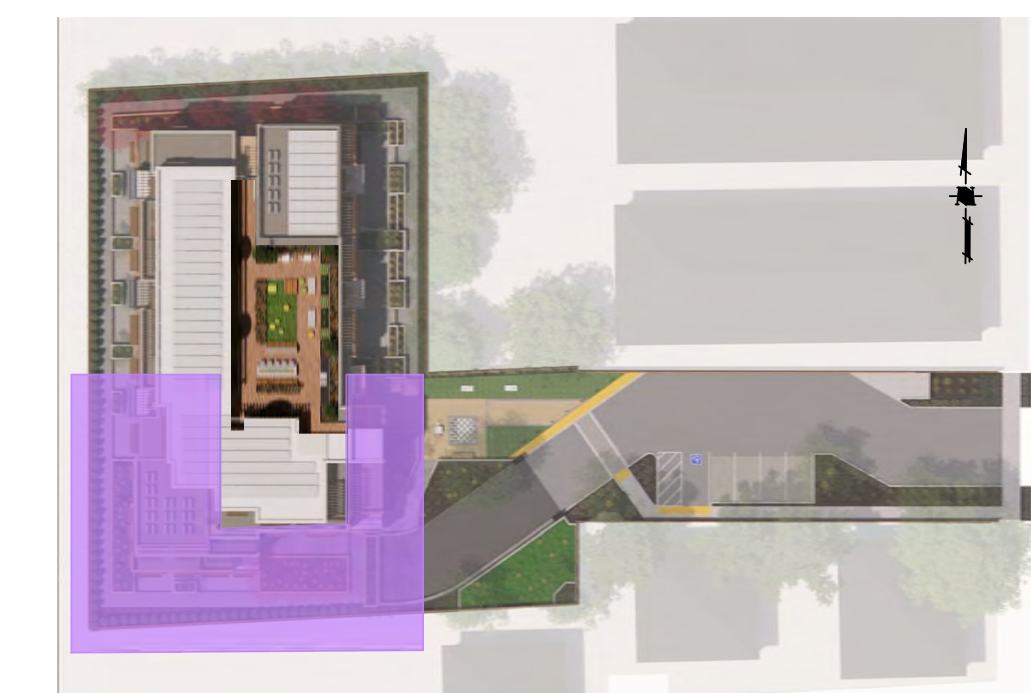
PERSPECTIVE 1

EXCLUSIVE USE PRIVATE PATIOS ON THE GROUND LEVEL GIVES RESIDENTS THE OPPORTUNITY FOR INTIMATE GATHERINGS, AN OUTDOOR DINING AREA, OR A SPACE TO RELAX AND ENJOY THE OUTDOORS. THE PATIOS ARE SEPARATED BY PLANTERS, ADDING TO THE IDENTITY OF PLACE. THE LOW FENCES AT THE PATIOS USE THE SAME MATERIALS AS THE UPPER LEVEL BALCONIES TYING TOGETHER ARCHITECTURAL ELEMENTS WITH THE LANDSCAPE.



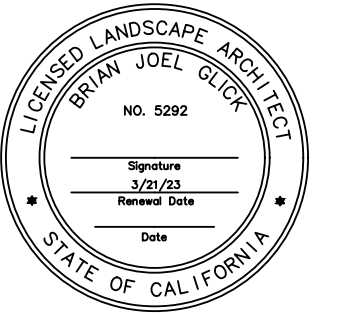
PERSPECTIVE 2

THE SOUTH SIDE OF THE BUILDING IS ACCENTED WITH VIBRANT COLUMNAR MAPLES, STRAWBERRY TREES, AND LARGE NATURALISTIC PLANTERS. RAISED PLANTERS WITH LARGE TREES PROVIDE A PLANTING BUFFER BETWEEN THE PATIOS AND PUBLIC WALKWAY.



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CHECKED BY:	BG	
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GROUND LEVEL

L9

MATERIAL: WOOD
COLOR: WHITE

AVAILABLE FROM GO SPORTS OR APPROVED EQUAL.



H CORNHOLE
SCALE: NONE

COLOR: DARK BRONZE



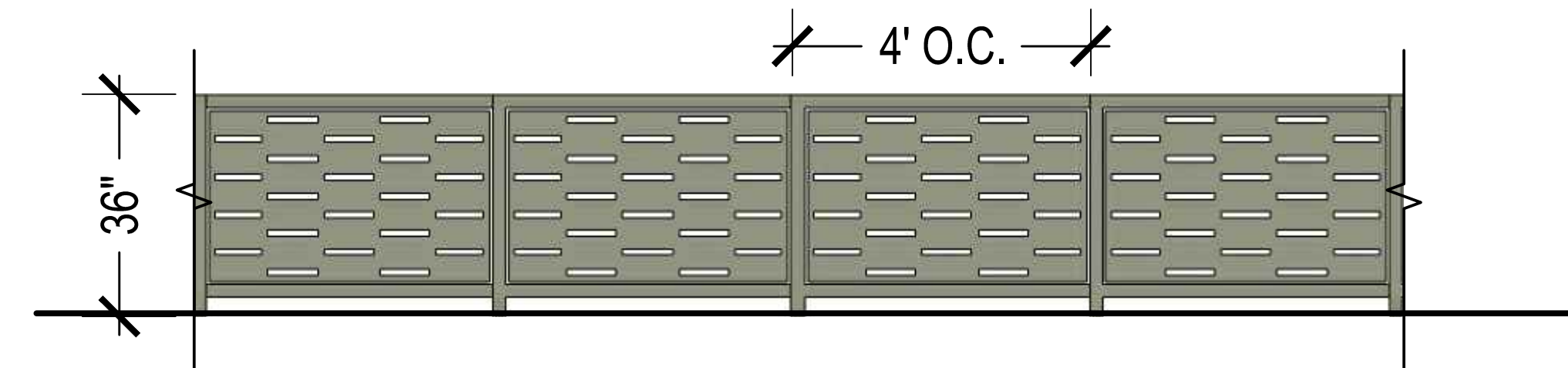
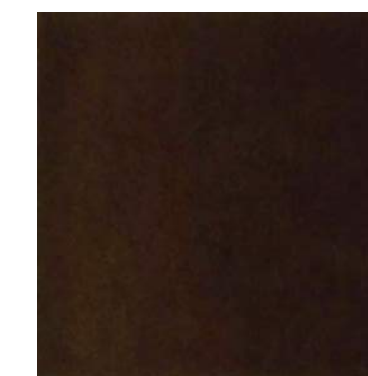
AVAILABLE FROM FORMS AND SURFACES DISPACH OR APPROVED EQUAL.

E TRASH/RECYCLING RECEPTACLE
SCALE: NONE

MATERIAL: BOK MODERN LASER CUT ALUMINUM (OR APPROVED EQUAL)



COLOR: DARK BRONZE



C LOW FENCE AND GATE
SCALE: 1/2" = 1'-0"

AVAILABLE FROM BBQGUYS.COM OR APPROVED EQUAL.
(ELECTRI-CHEF DIAMOND GRILL)

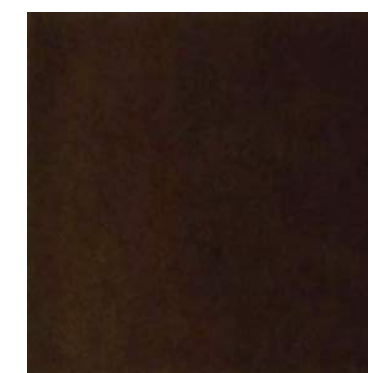


G ELECTRIC GRILL
SCALE: NONE

MATERIAL: SOLID CAST ALUMINUM WITH POWDERCOAT FINISH



COLOR: DARK BRONZE



AVAILABLE FROM FORMS AND SURFACES CAPITOL BIKE RACK OR APPROVED EQUAL.

D BIKE RACK
SCALE: 1/2" = 1'-0"

MATERIAL: CONCRETE BOARD FORM FINISH



COLOR: NATURAL GREY



B BOARD FORM CONCRETE PLANTER WALL
SCALE: 1/2" = 1'-0"

S4 4" DIAMETER, 36" TALL REMOVABLE STEEL BOLLARD WITH EMBEDMENT SLEEVE

AVAILABLE FROM POST GUARD OR APPROVED EQUAL. (PRODUCT CODE RMB436SS EMB24x12)



F REMOVABLE BOLLARD
SCALE: NONE

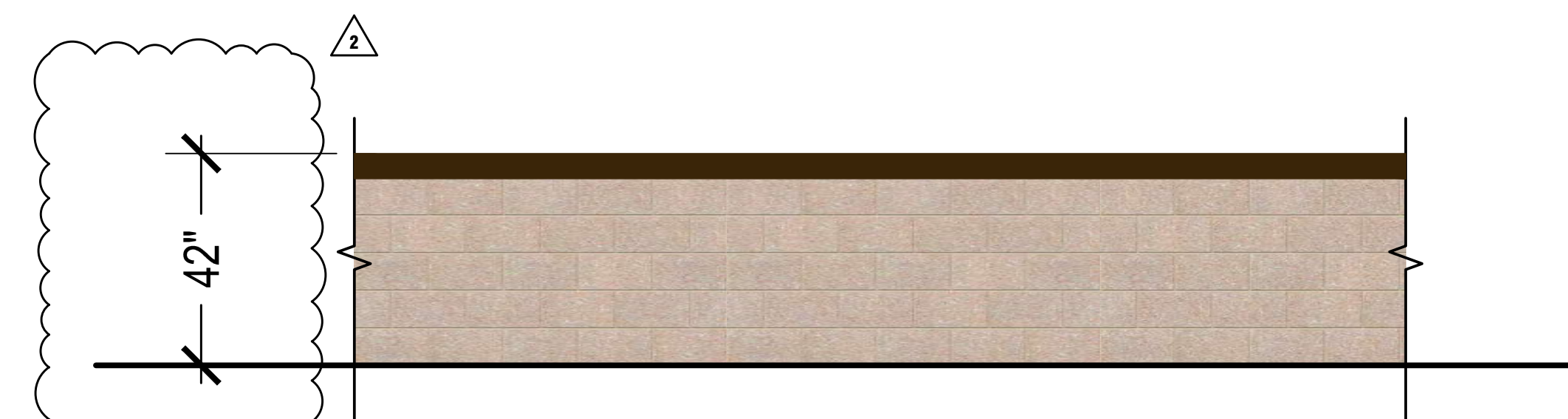
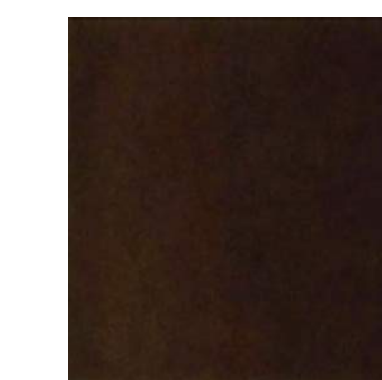
MATERIAL: CMU BLOCK WITH CAP



COLOR: SANDSTONE



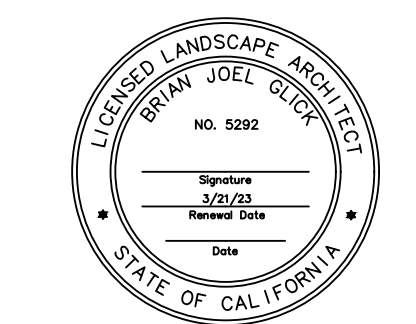
CAP COLOR: DARK BRONZE



A CMU PLANTER WALL
SCALE: 1/2" = 1'-0"



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918 RICH AVENUE
MOUNTAIN VIEW, CA 94040

5/4/22	3RD CITY SUBMITTAL	
10/28/22	4TH CITY SUBMITTAL	
NO	DATE	DESCRIPTION
PROJECT NO:	5817.00	
CAD DWG FILE:	L10-L13 581700CL.DWG	
DESIGNED BY:	KM, BG	
DRAWN BY:	KM	
CHECKED BY:	BG	
DATE:	OCTOBER 28, 2022	
SCALE:	AS SHOWN	
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CONCEPT DETAILS

L10

S:\PROJECTS\6170\LAND PLANNING\L10-L13 581700CL.DWG

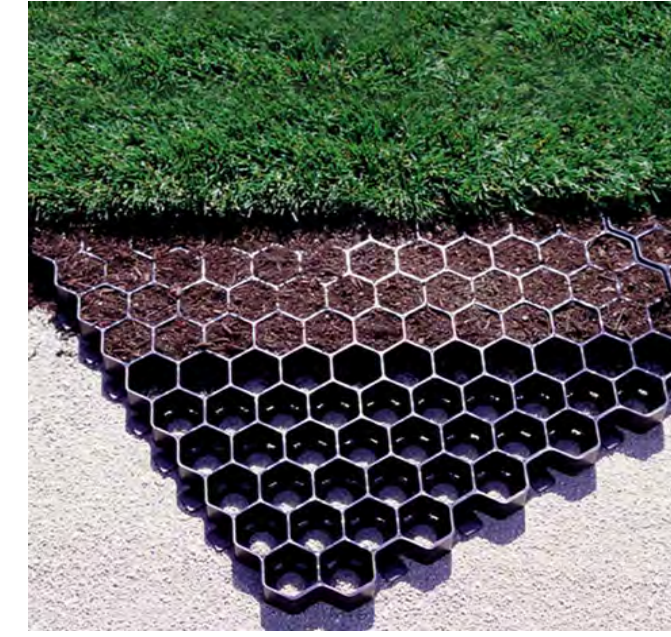
PLOTTED: 10/28/2022 12:02 PM

MATERIAL: SYNLAWN SYNPRO 100 OR APPROVED EQUAL ARTIFICIAL TURF
COLOR: NATURAL GREEN



I SYNTHETIC TURF
 SCALE: NONE

MATERIAL: RECYCLED PLASTIC
 TUFFTRACK GRASS ROAD PAVER AVAILABLE FROM NDS PRO OR APPROVED EQUAL.



G GRASS ROAD PAVERS
 SCALE: NONE

MATERIAL: ARDENZA ROPE
COLOR: GREEN, LIME GREEN, YELLOW
 AVAILABLE FROM BOREK OR APPROVED EQUAL.
 (CROCHETTE SEATING POUFFE LARGE)



F PLAY SEATING POUFFE
 SCALE: NONE

MATERIAL: OUTTRA RECYCLED FABRIC, ALUMINUM FRAME
COLOR: CREAM

AVAILABLE FROM BLUU OR APPROVED EQUAL.
 (9' X 9' SEQUOIA PRO CANTILEVER UMBRELLA SQUARE)



B WEIGHTED PATIO UMBRELLA
 SCALE: NONE

MATERIAL: WOOD WITH METAL CAP



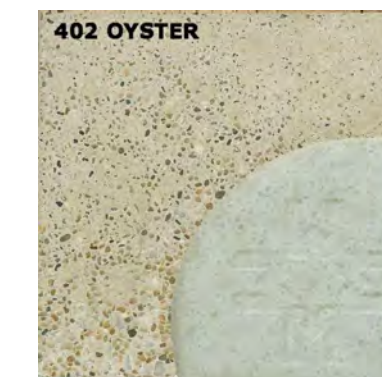
COLOR: NATURAL WOOD



COLOR: DARK BRONZE



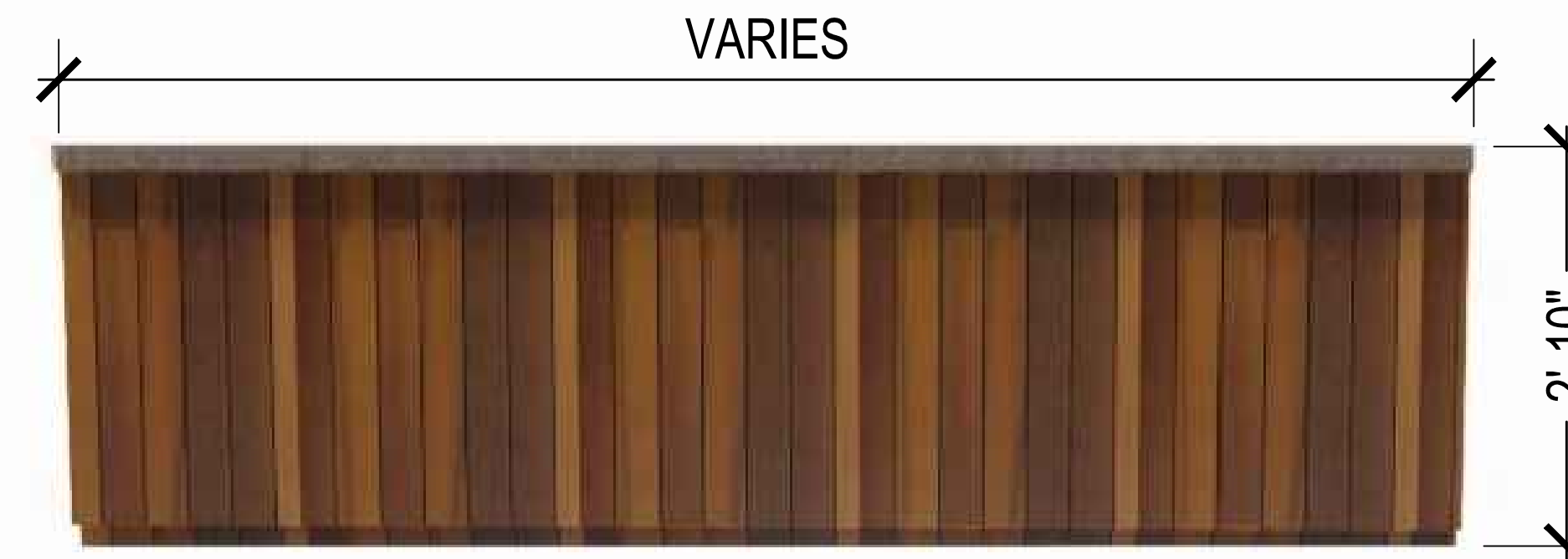
MATERIAL: ALUMINUM FRAME, STRUCTURAL CONCRETE COUNTERTOP, WOOD VENEER TILING
COLOR: 402 OYSTER COUNTERTOP, WALNUT STAINED WOOD



STRUCTURAL CONCRETE AVAILABLE FROM MARK CONCRETE (03 31 00)



WOOD VENEER TILING AVAILABLE FROM THE WOOD VENEER HUB USA OR APPROVED EQUAL



E KITCHEN COUNTER
 SCALE: 1/2" = 1'-0"

MATERIAL: RECLAIMED TEAK, OUTDOOR CUSHION
COLOR: NATURAL WOOD, GREEN

AVAILABLE FROM BOREK OR APPROVED EQUAL.
 (CADIZ COLLECTION)



D LOUNGE SOFA
 SCALE: NONE

MATERIAL: NATURAL WOOD WITH METAL ACCENTS
COLOR: NATURAL WOOD

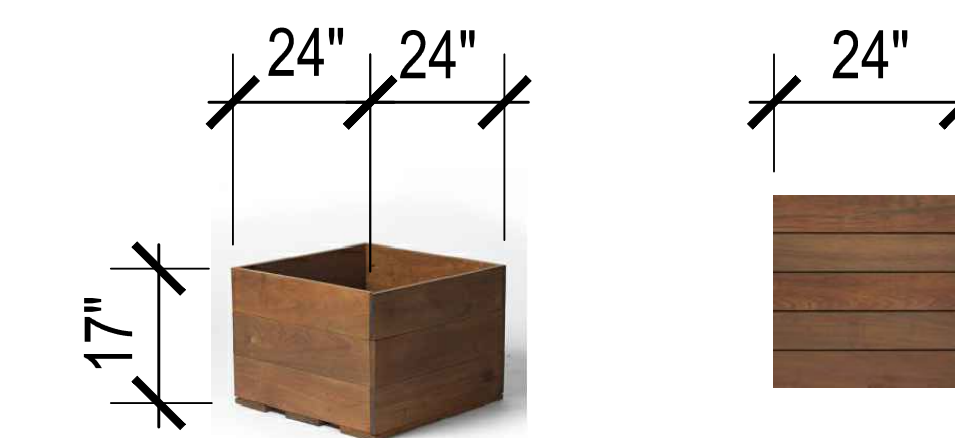
AVAILABLE FROM LANDSCAPE FORMS OR APPROVED EQUAL. (LINK BENCH)



C BENCH
 SCALE: NONE

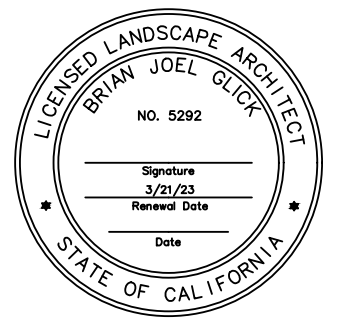
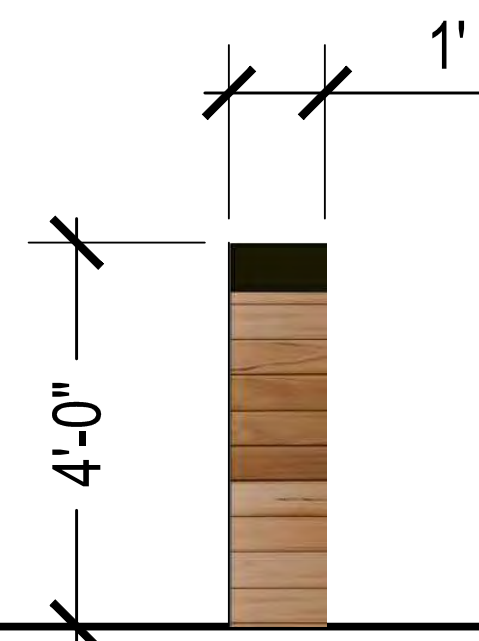
MATERIAL: NATURAL WOOD
COLOR: NATURAL WOOD

AVAILABLE FROM BISON INNOVATIVE PRODUCTS OR APPROVED EQUAL. (IPE WOOD CUBE AND CUBE TOP)



A WOOD CUBE AND CUBE TOP
 SCALE: 1/2" = 1'-0"

H UNDERGROUND GARAGE RAMP FRAMING PILASTER
 SCALE: 1/2" = 1'-0"



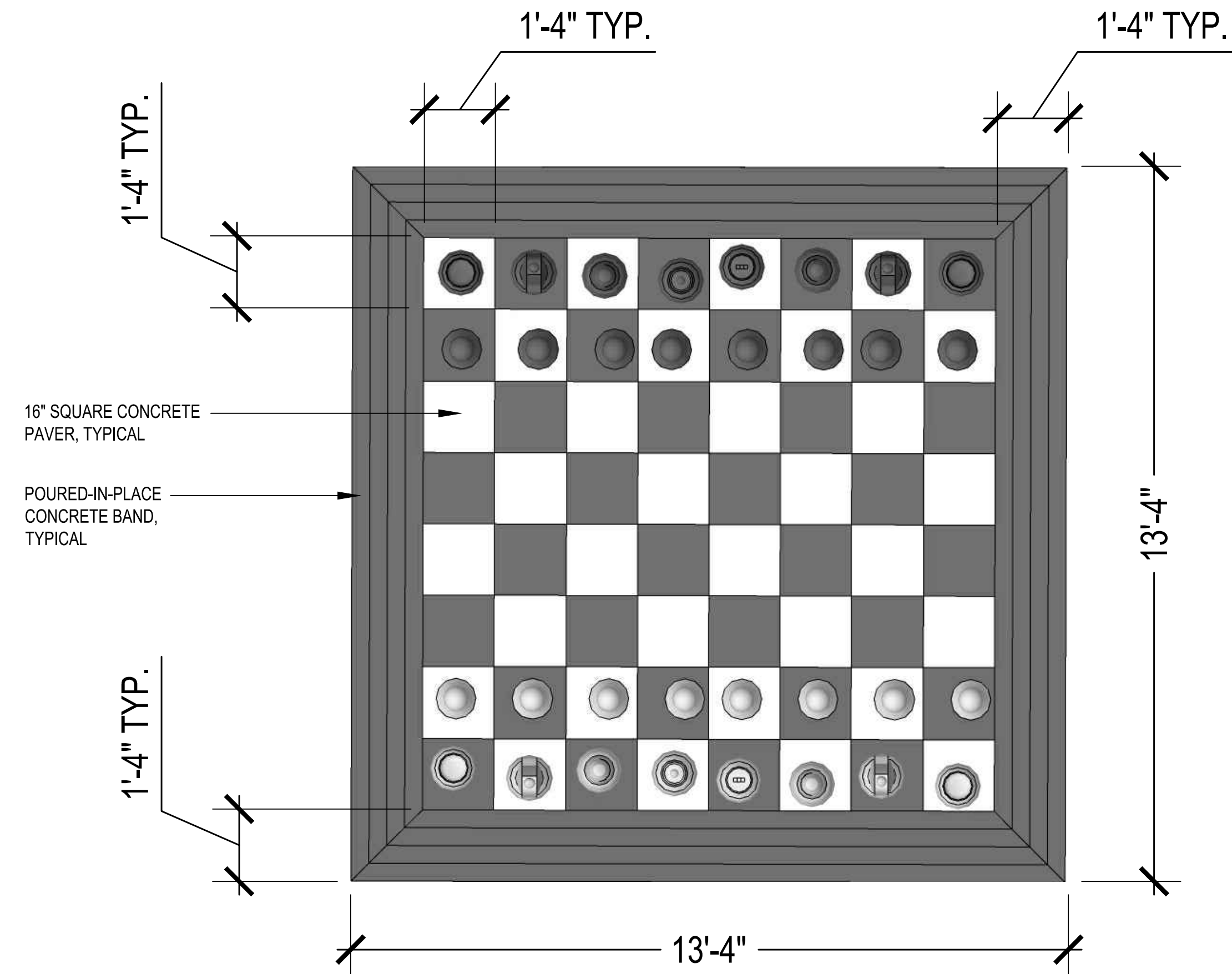
ARDENVIEW HOMES
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5/4/22	3RD CITY SUBMITTAL	
10/28/22	4TH CITY SUBMITTAL	
NO.	DATE	DESCRIPTION
PROJECT NO:	5817.00	
CAD DWG FILE:	L10-L13 581700CL.DWG	
DESIGNED BY:	KM, BG	
DRAWN BY:	KM	
CHECKED BY:	BG	
DATE:	OCTOBER 28, 2022	
SCALE:	AS SHOWN	
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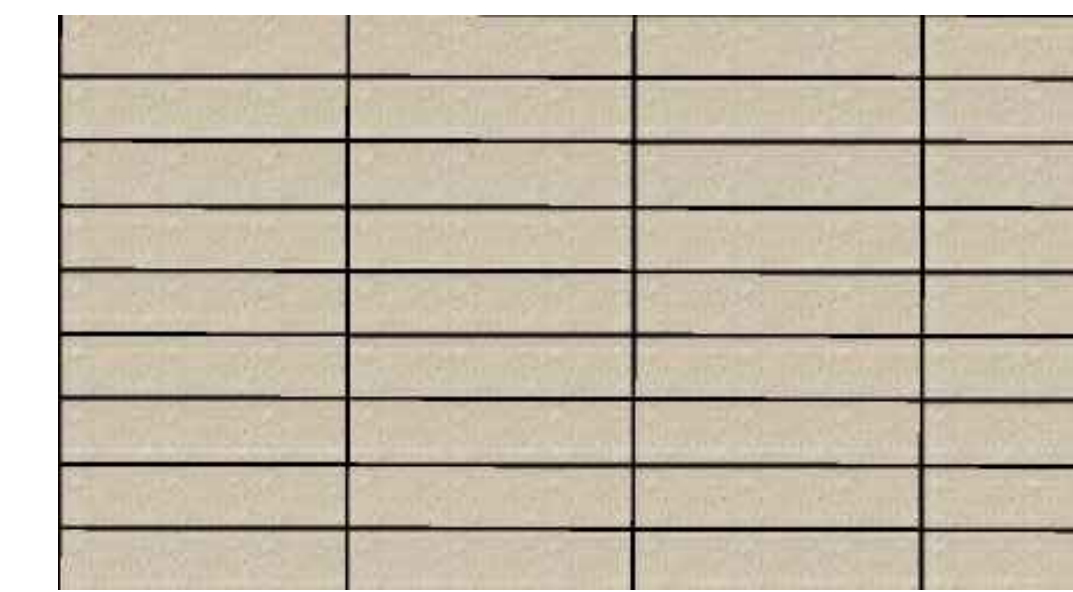
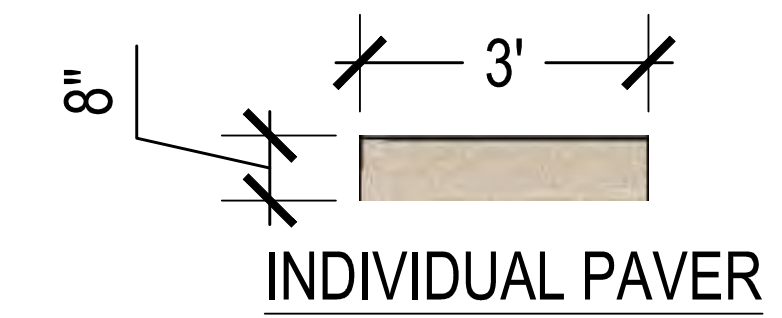
L11

MATERIAL: CONCRETE CALARC PAVERS AVAILABLE FROM STEPSTONE INC. OR APPROVED EQUAL.
COLOR: DARK BRONZE AND GRANADA WHITE



E CHESS/CHECKERS PAVING INLAY
 SCALE: 1/2" = 1'-0"

MATERIAL: SANDBLASTED CONCRETE
COLOR: GRANADA WHITE, BY STEPSTONE INC. OR APPROVED EQUAL.



LAYOUT

C LARGE SCALE PAVERS
 SCALE: 1/2" = 1'-0"

MATERIAL: ANTIQUE KOBBLE 2 PC CONCRETE PAVER

COLOR: LIGHT BROWN/MUTED EARTH TONES

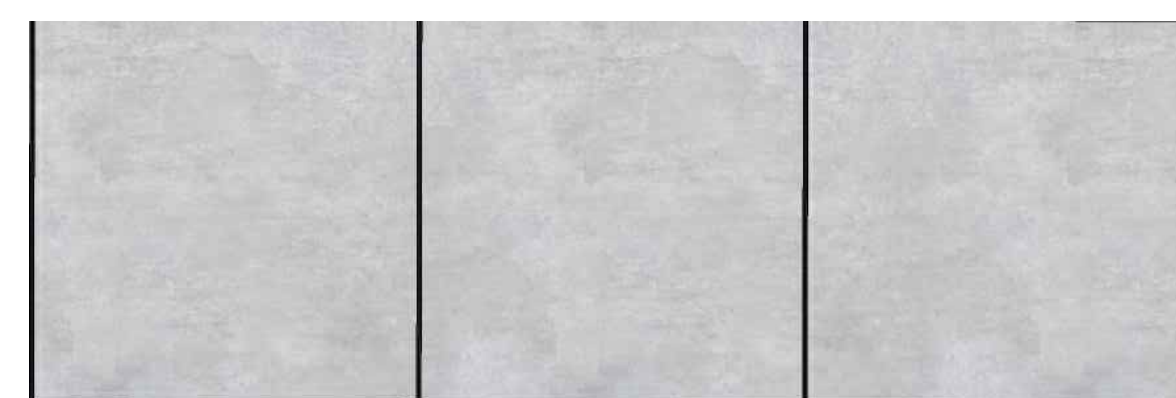
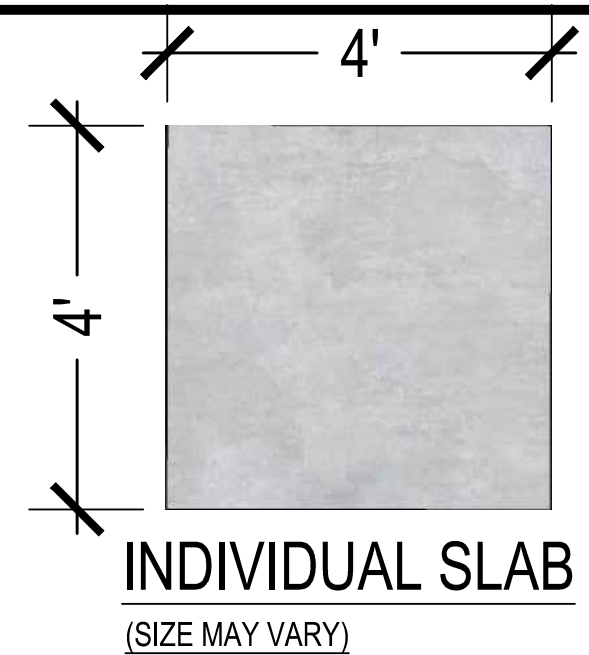
AVAILABLE FROM ACKERSTONE OR APPROVED EQUAL.



LAYOUT

B DECORATIVE PAVING (PERVIOUS AND IMPERVIOUS)
 SCALE: 1/2" = 1'-0"

MATERIAL: POURED-IN-PLACE CONCRETE
COLOR: NATURAL GREY

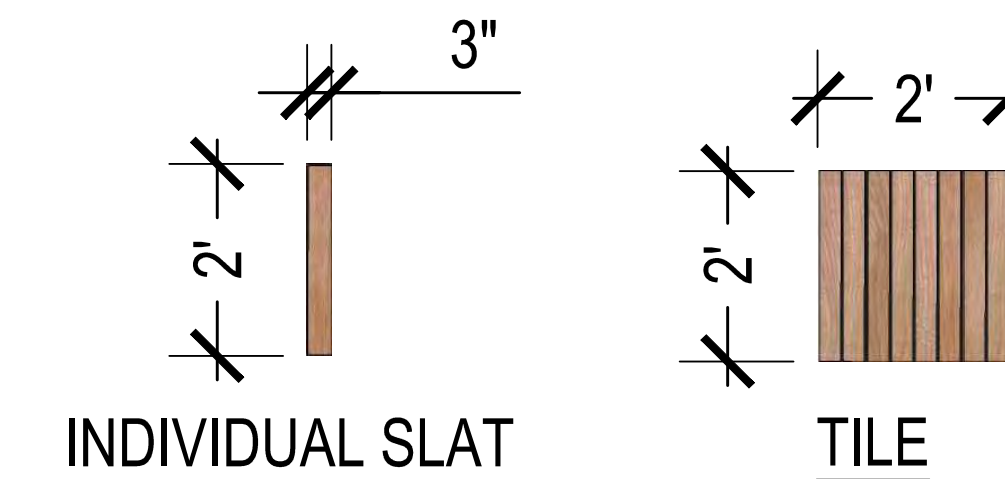
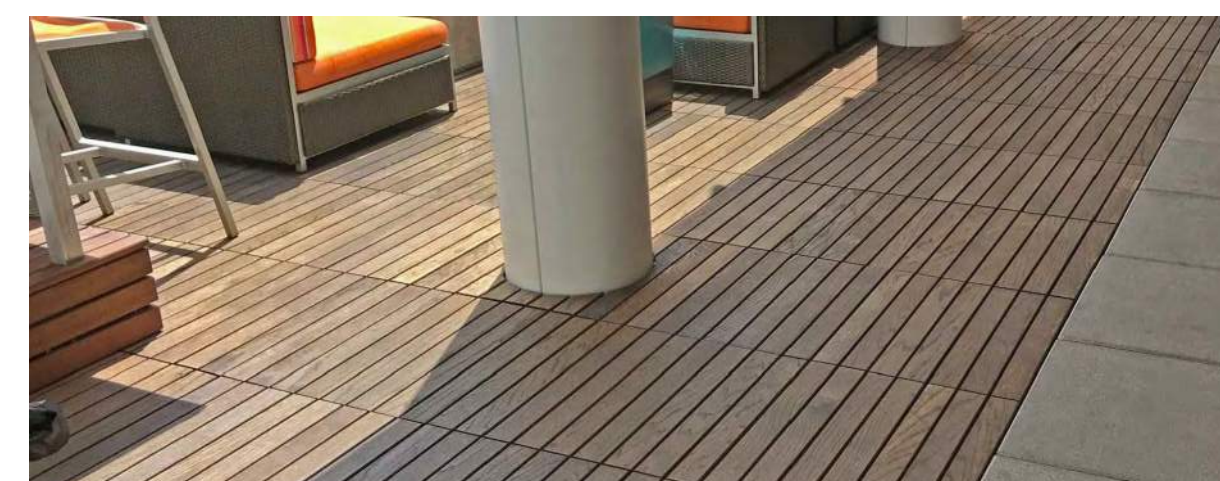


LAYOUT

D CONCRETE PAVING
 SCALE: 1/2" = 1'-0"

MATERIAL: THERMALLY MODIFIED HARDWOOD TILES
COLOR: NATURAL WOOD

AVAILABLE FROM BISON INNOVATIVE PRODUCTS OR APPROVED EQUAL.



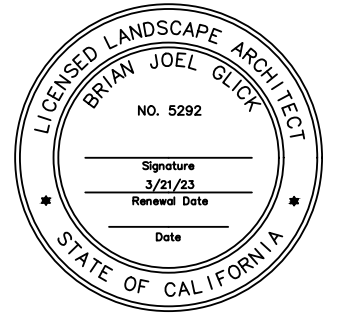
INDIVIDUAL SLAT

TILE



LAYOUT

A STRUCTURAL WOOD TILES
 SCALE: 1/2" = 1'-0"



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PROJECT NO:	5817.00	
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CONCEPT DETAILS

L12

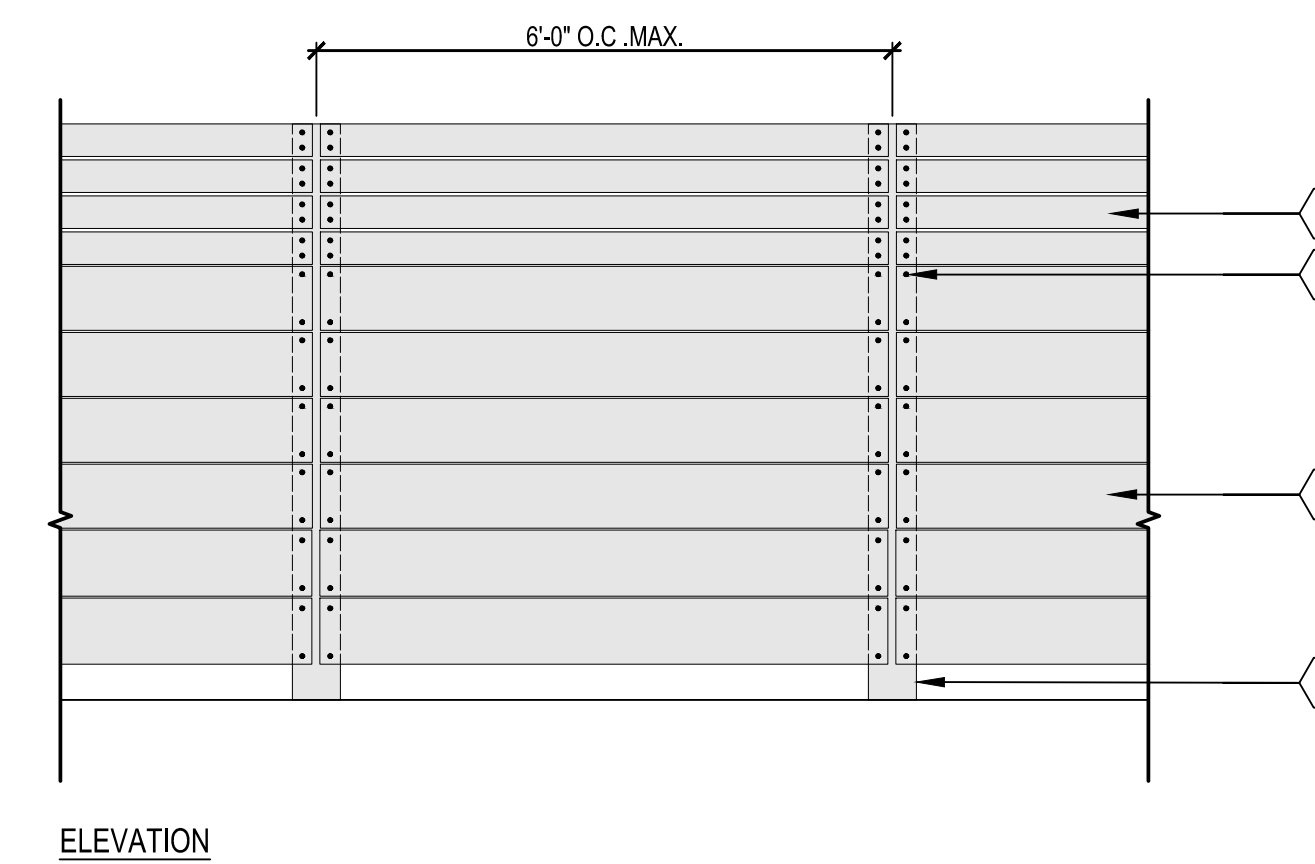
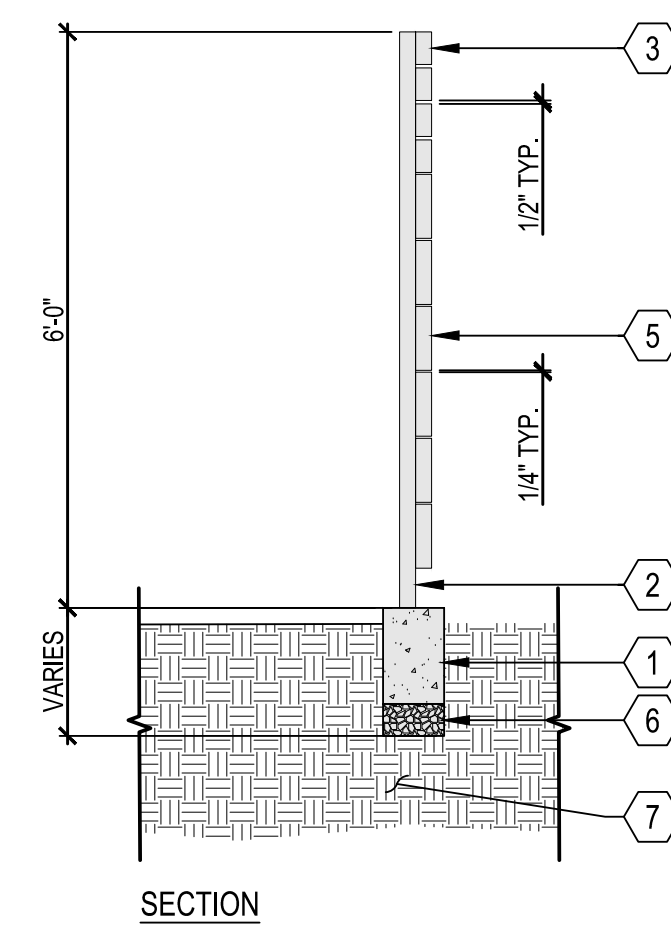
MATERIAL: STEEL
COLOR: COTTON WHITE

TABLE 71 X 71 CM AND METAL CHAIR BISTRO
AVAILABLE FROM FERMOB OR APPROVED
EQUAL



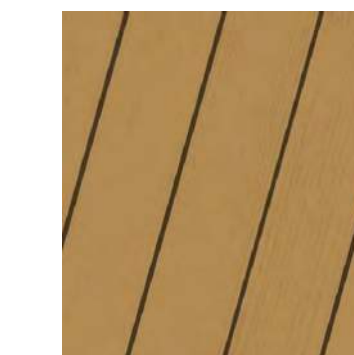
D BISTRO TABLE SET
SCALE: NONE

NOTES:
1. WOOD SHALL BE CONSTRUCTION GRADE REDWOOD,
APPLY 2 COATS OLYMPIC CEDAR SOLID STAIN COLOR.



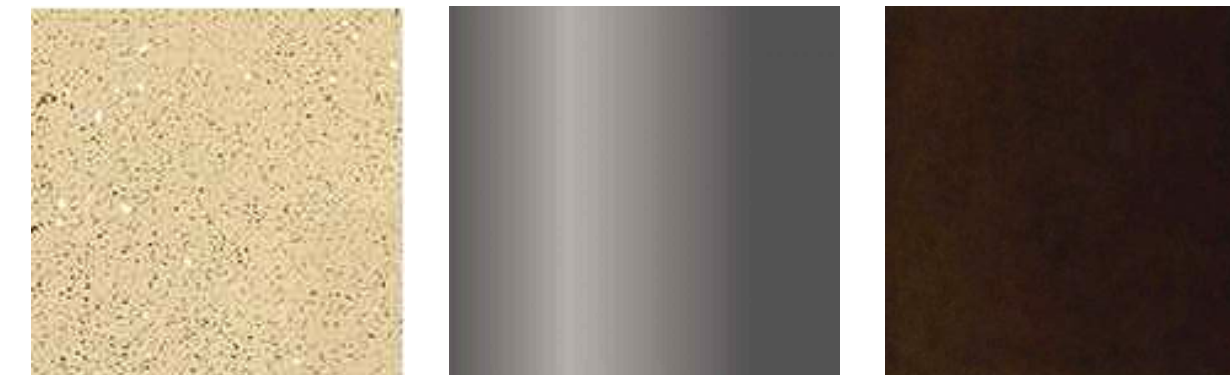
- 1 CONCRETE FOOTING
- 2 2x6x.120 TS POST, EQUALLY SPACE, 6'-0" O.C. MAX
- 3 2x4 HORIZONTAL BOARDS, TYP.
- 4 #14x2-3/4" REAMER TEK TORX/STAR HEAD SELF DRILLING T-30 SCREW
- 5 2x8 HORIZONTAL BOARDS, TYP.
- 6 AGGREGATE BASE
- 7 NATIVE GRADE

STAIN COLOR:
CEDAR

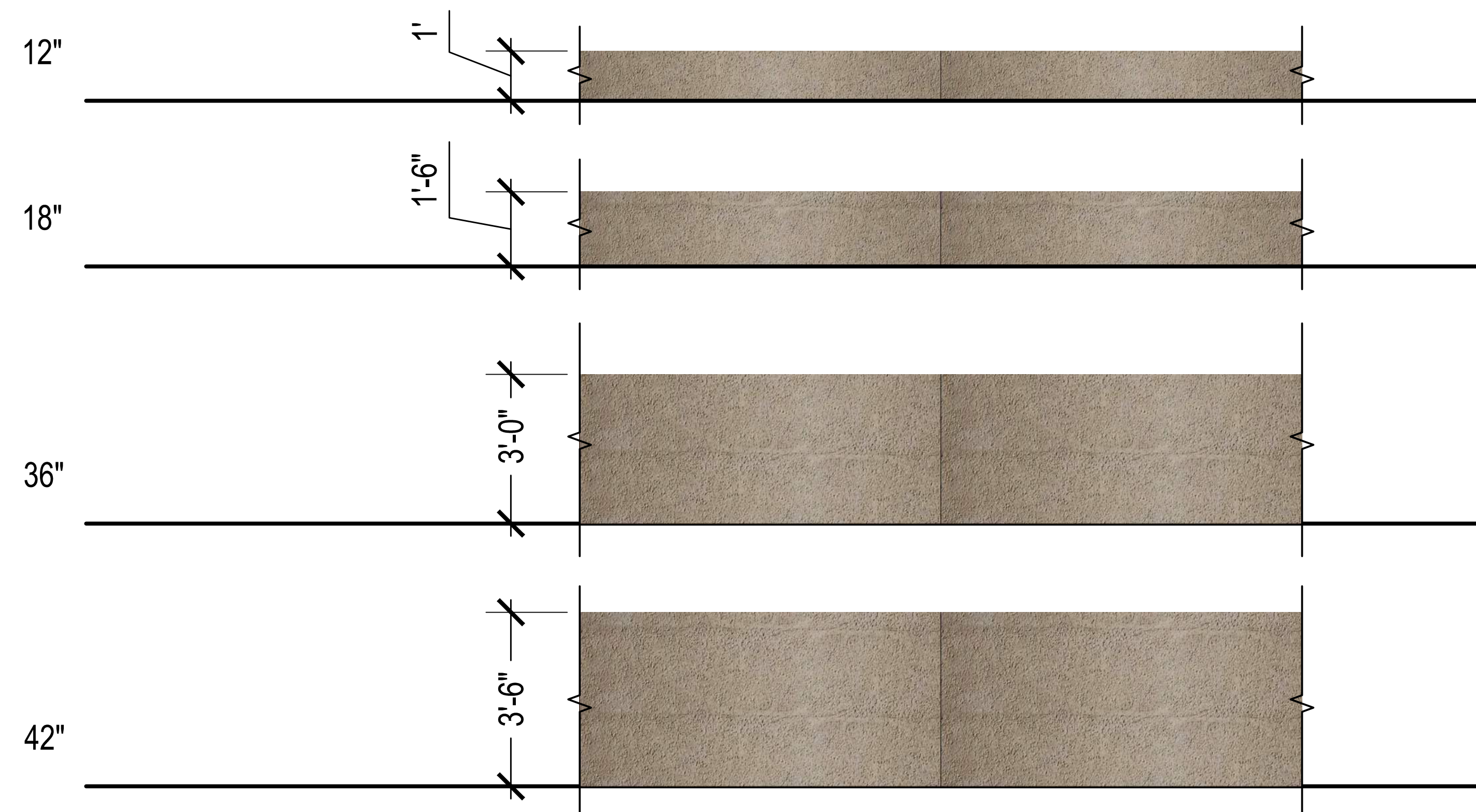


B 6' HIGH WOOD SCREEN FENCE
SCALE: 1/2" = 1'-0"

MATERIAL: FIBERGLASS WITH SANDBLAST SHARK FINISH **COLOR: SANDBOX, IRON, DARK BRONZE**

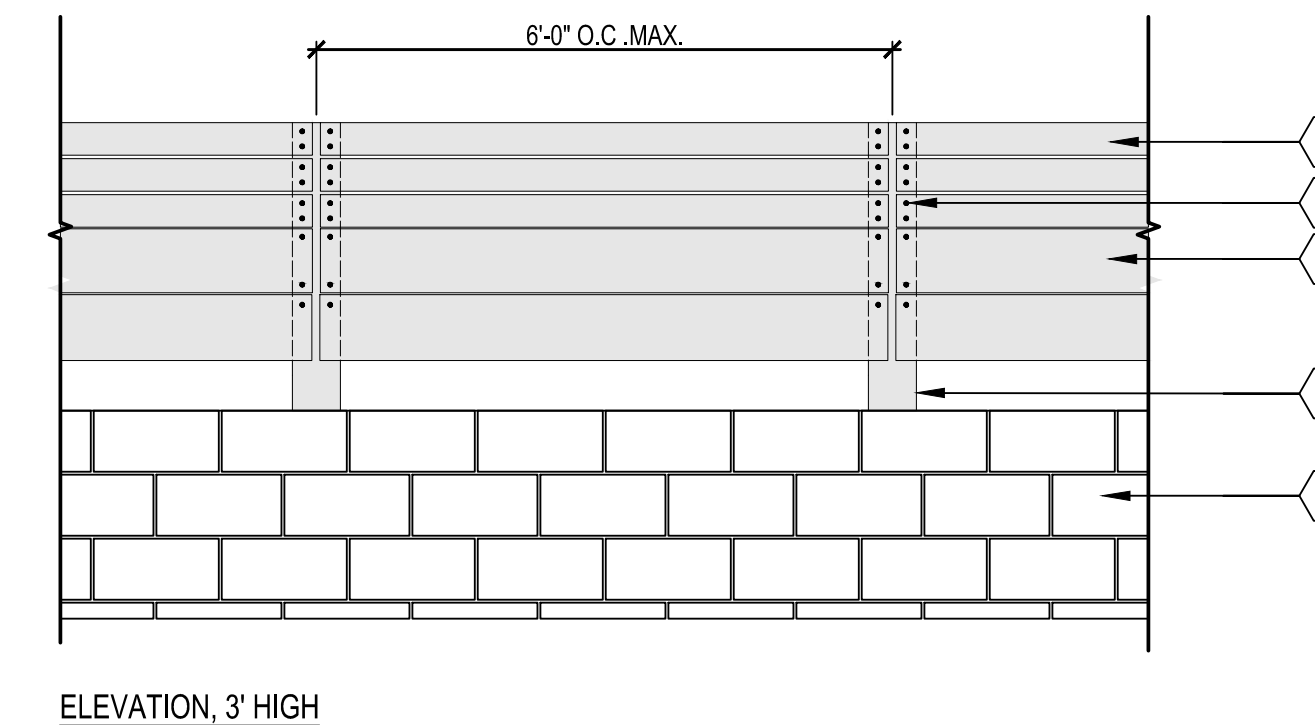
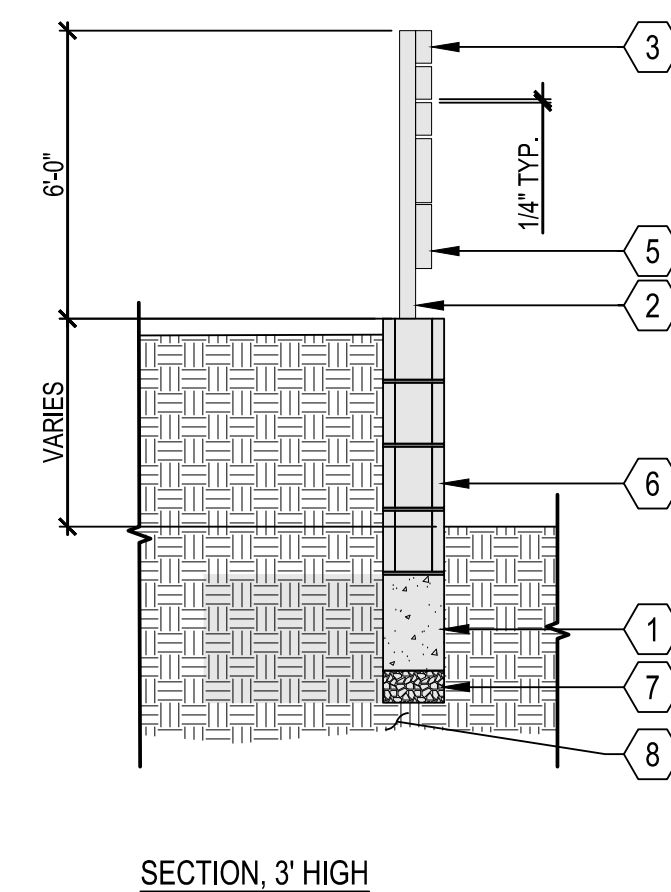


AVAILABLE FROM TOURNESOL OR APPROVED EQUAL.



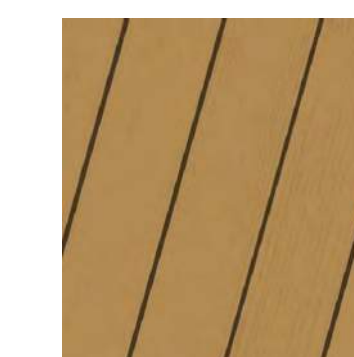
C MODULAR RAISED PLANTERS
SCALE: 1/2" = 1'-0"

NOTES:
1. WOOD SHALL BE CONSTRUCTION GRADE REDWOOD,
APPLY 2 COATS OLYMPIC CEDAR SOLID STAIN COLOR.



- 1 CONCRETE FOOTING
- 2 2x6x.120 TS POST, EQUALLY SPACE, 6'-0" O.C. MAX
- 3 2x4 HORIZONTAL BOARDS, TYP.
- 4 #14x2-3/4" REAMER TEK TORX/STAR HEAD SELF DRILLING T-30 SCREW
- 5 2x8 HORIZONTAL BOARDS, TYP.
- 6 8x8x16 CONCRETE BLOCK, GROUT ALL CELLS SOLID
- 7 AGGREGATE BASE
- 8 NATIVE GRADE

STAIN COLOR:
CEDAR



A WOOD FENCE ON RETAINING WALL (6' HIGH AND 3' HIGH)
SCALE: 1/2" = 1'-0"

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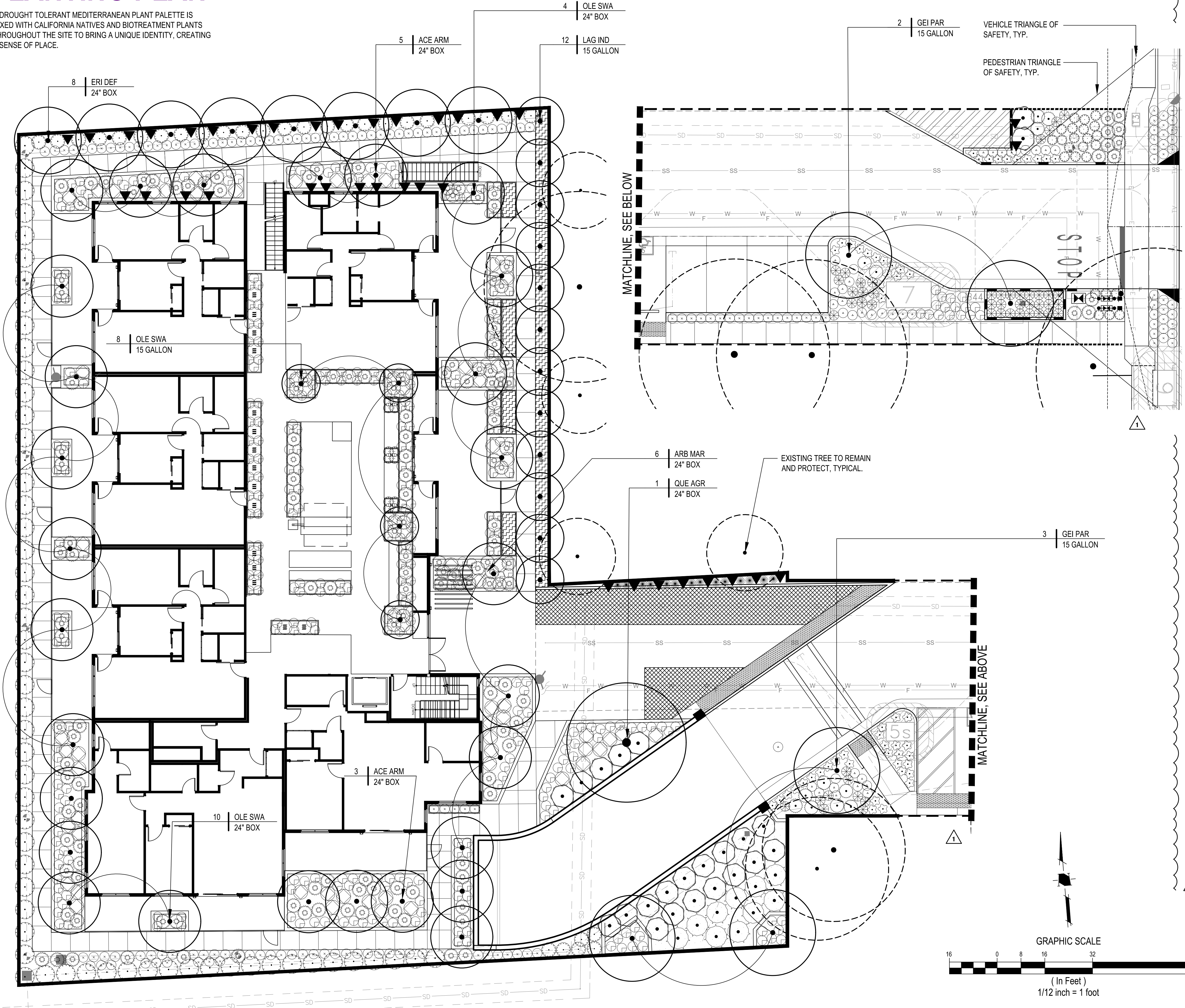
5/4/22	3RD CITY SUBMITTAL	
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NO	DATE	DESCRIPTION
PROJECT NO:	5817.00	
CAD DWG FILE:	L10-L13 581700CL.DWG	
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CHECKED BY:	BG	
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CONCEPT DETAILS

L13

PLANTING PLAN

A DROUGHT TOLERANT MEDITERRANEAN PLANT PALETTE IS MIXED WITH CALIFORNIA NATIVES AND BIOTREATMENT PLANTS THROUGHOUT THE SITE TO BRING A UNIQUE IDENTITY, CREATING A SENSE OF PLACE.



PLANTING LEGEND

TREE LEGEND	
SYMBOL	BOTANICAL NAME
ACE ARM	ACER RUBRUM 'ARMSTRONG' X FREEMANII
ARB MEN	ARBUTUS MENZIESII
ERI DEF	ERIOBOTRYA DEFLEXA
GEI PAR	GEIJERA PARVIFLORA
LAG IND	LAGERSTROEMIA INDICA
OLE SWA	OLEA EUROPAEA 'SWAN HILL'
QUE AGR	QUERCUS AGRIFOLIA

SHRUB/GRASS LEGEND	
SYMBOL	BOTANICAL NAME
☼	CALAMAGROSTIS 'KARL FORESTER'
☼	CAREX TUMULICOLA
☼	JUNCUS PATENS
☼	HESPERALOE PARVIFLORA 'PERPA' PLANT PATENT #21,729
☼	LOMANDRA LONGIFOLIA 'BREEZE'
☼	MIMULUS AURANTIACUS
☼	MYRICA CALIFORNICA
☼	NASSELLA PULCHRA
☼	POLYSTICHUM MUNITUM
☼	SALVIA GREGGII
☼	VERBENA LILACINA 'DE LA MINA'

VINE LEGEND	
SYMBOL	BOTANICAL NAME
▼	CAMPISIS GRANIFLORA

GROUNDCOVER LEGEND	
SYMBOL	BOTANICAL NAME
☼	ERIGERON GLAUCUS
☼	SALVIA SONOMENSIS
☼	AGROSTIS PALLENS
☼	ERIGERON KARVINSKIANUS 'PROFUSION'

BIOTREATMENT LEGEND	
SYMBOL	BOTANICAL NAME
☼	CHONDROPETALUM ELEPHANTINUM
☼	MUHLENBERGIA RIGENS

NOTES:
1. TREES TO BE PLANTED MINIMUM 5' FROM UNDERGROUND UTILITIES.
2. SEE SHEET L17 FOR PLANTING LEGEND AND NOTES.

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NO	DATE	DESCRIPTION
1	5/4/22	3RD CITY SUBMITTAL
2	10/28/22	4TH CITY SUBMITTAL
3		
4		
5		

PROJECT NO: 5817.00
CAD DWG FILE: L14-L18 581700CL.DWG
DESIGNED BY: KM, BG
DRAWN BY: KM
CHECKED BY: BG
DATE: OCTOBER 28, 2022
SCALE: 1/12"=1'-0"
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PLANTING PLAN

L16

PLANNING SUBMITTAL
NOT FOR CONSTRUCTION



PLOTTED: 10/31/2022 9:16 AM

PLANTING NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT. PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNOSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)

FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.

CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.



WATER-EFFICIENT DESIGN AND MAINTENANCE CHECKLIST

Project Site Address: 918 RICH AVE, MOUNTAIN VIEW, CA 94040

Required Submittals (check if completed)

- 1. Water-Efficient Design and Maintenance Checklist
- 2. Landscape Design Plan
- 3. Irrigation Design Plan (SEE HYDROZONE PLAN L14)
- 4. Water Budget Calculation Worksheet (NOT needed if Plant-Type Restriction Option is chosen)
- 5. Certification of Installation (Within 60 days of installation)

Landscape Design Plan Requirements

Parameter	Requirements	Completed
Plantings	Plant Table included in plan with plant symbol, common name, botanical name, container size, quantity, type (e.g., grass, succulent, vine, shrub, tree), water-efficient species identification (low, moderate, high), and unique physical specifications of plants, if applicable. Plant types are assigned appropriate water-use levels based on the WUCOLS species evaluation list (i.e., "turf" is not assigned a "low"-water use). Avoid invasive plants in plan, such as those listed by the California Invasive Plant Council. Square footages of planted areas and water features (i.e., fountains and pools) noted on the Landscape Design Plan and match areas listed in Compliance Option 1 calculations on Page 2, if applicable.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Turf	Turf areas are at least 10' wide, unless watered with subsurface drip irrigation. Turf is not planted on slopes of 25 percent grade or more. Turf is at least 24" away from nonpermeable hardscape (except internal pathways), unless watered with subsurface drip irrigation.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Special Landscape Areas	Areas identified as SLAs meet the definition of a Special Landscape Area: An area of landscape dedicated solely to edible plants, areas irrigated with nonpotable water, water features using nonpotable water, and areas dedicated to active play (parks, sports fields, golf courses). SLAs DO NOT INCLUDE front-yard and backyard lawns of private residences or water features that use potable water.	<input type="checkbox"/>
Hydrozones	Plants are grouped by hydrozone (similar water needs, sun exposure, slope, soil). Hydrozones, including SLAs, are delineated and labeled with square footages. Hydrozones are labeled as low, moderate, high, or mixed (low/moderate) water use. High-water-use plants are confined to their own hydrozones (not mixed with plants with low- or moderate-water needs). Single hydrozones with both low- and moderate-water-use plants are labeled "mixed." Hardscapes are identified. Square footages for hydrozones, water features, and SLAs on plan match those listed on the Water Budget Calculation Worksheets (if Compliance Option 2 is chosen).	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Mulch	Mulch is at least 3" deep on exposed soil surfaces. Depth and type of mulch are noted in plan.	<input checked="" type="checkbox"/>
Water Features	Recirculating (if water features are included in plan). Pool/spa cover (if pool/spa is included in plan).	<input type="checkbox"/> <input type="checkbox"/>
Grading and Stormwater Management	Grading contours and quantities shown on Landscape Design and/or Irrigation Design Plan. Grading meets applicable requirements of City Standard Design Criteria. Stormwater management practices are incorporated appropriately.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

PLANTING LEGEND

TREE LEGEND										
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	NATIVE	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES		
ACE ARM	ACER RUBRUM 'ARMSTRONG' X FREEMANII	COLUMNAR RED MAPLE	8	NO	24" BOX	40'x20'	M	NA		
ARB MAR	ARBUTUS MARINA	MARINA STRAWBERRY TREE	6	NO	24" BOX	40'x20'	L	NA		
ERI DEF	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	8	NO	24" BOX	20'x20'	M	NA		
GEI PAR	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	5	NO	15 GALLON	30'x20'	M	NA		
LAG IND	LAGERSTROEMIA INDICA	CRAPE MYRTLE	12	NO	15 GALLON	25'x15'	L	NA		
OLE SWA	OLEA EUROPAEA 'SWAN HILL'	OLIVE TREE	14	NO	24" BOX	20'x20'	VL	ROOFDECK TREES WILL BE MAINTAINED TO HAVE A SMALLER CANOPY SIZE.		
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	4	NO	15 GALLON (ON ROOF)	20'x20'				
			1	YES	24" BOX	50'x35'	VL	NA		

SHRUB/GRASS LEGEND										
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	NATIVE	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES		
	CALAMAGROSTIS 'KARL FORESTER'	FEATHER REED GRASS	14	NO	5 GALLON	5'x2'	M	NA		
	CAREX TUMULICOLA	FOOTHILL SEDGE	36	YES	5 GALLON	1'x2'	L	NA		
	HESPERALOE PARVIFLORA 'PERPA' PLANT PATENT #21,729	BRAKELIGHTS® RED YUCCA	12	NO	5 GALLON	3'x3'	L	NA		
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	31	NO	5 GALLON	3'x3'	L	NA		
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	66	YES	5 GALLON	3'x3'	VL	NA		
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	58	YES	5 GALLON	15'x8'	M	NA		
	NASSELLA PULCHRA	PURPLE NEEDLE GRASS	358	YES	5 GALLON	3'x2'	VL	NA		
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	15	YES	5 GALLON	4'x4'	M	NA		
	SALVIA GREGGII	RED SAGE	35	YES	5 GALLON	3'x3'	L	NA		
	VERBENA LILACINA 'DE LA MINA'	DE LA MINA VERBENA	155	YES	5 GALLON	3'x3'	L	NA		

VINE LEGEND										
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	NATIVE	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES		
	CAMPSIS GRANIFLORA	CHINESE TRUMPET VINE	37	NO	5 GALLON	3'x3'	L	NA		

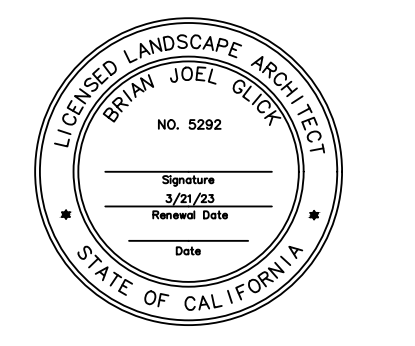
GROUND COVER LEGEND										
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	NATIVE	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES		
	ERIGERON GLAUCUS	SEASIDE DAISY	152	YES	5 GALLON	SPREADING	L	NA		
	SALVIA SONOMENSIS	SONOMA SAGE	53	YES	5 GALLON	SPREADING	L	NA		
	AGROSTIS PALLENS	SEASHORE BENT GRASS	NA	YES	SOD	SPREADING	L	NA		
	ERIGERON KARVINSKIANUS 'PROFUSION'	PROFUSION SANTA BARBARA DAISY	NA	YES	5 GALLON	SPREADING	L	NA		

BIOTREATMENT LEGEND										
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	NATIVE	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES		
	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	10	NO	5 GALLON	4'x5'	L	NA		
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	48	YES	5 GALLON	2'x2'	L	NA		
	MUHLENBERGIA RIGENS	DEER GRASS	23	YES	5 GALLON	5'x5'	L	NA		

*PROJECT WILL 80% NATIVE PLANTS PER CITY REQUIREMENT.



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMMca.com



ARDENVIEW HOMES
918 RICH AVENUE
MOUNTAIN VIEW, CA 94040

NO	DATE	DESCRIPTION
1	5/4/22	3RD CITY SUBMITTAL
2	10/28/22	4TH CITY SUBMITTAL

PROJECT NO: 5817.00
CAD DWG FILE: L14-L18 581700CL.DWG
DESIGNED BY: KM, BG
DRAWN BY: KM
CHECKED BY: BG
DATE: OCTOBER 28, 2022
SCALE: NONE
© HMM

PLANT PALETTE

L17

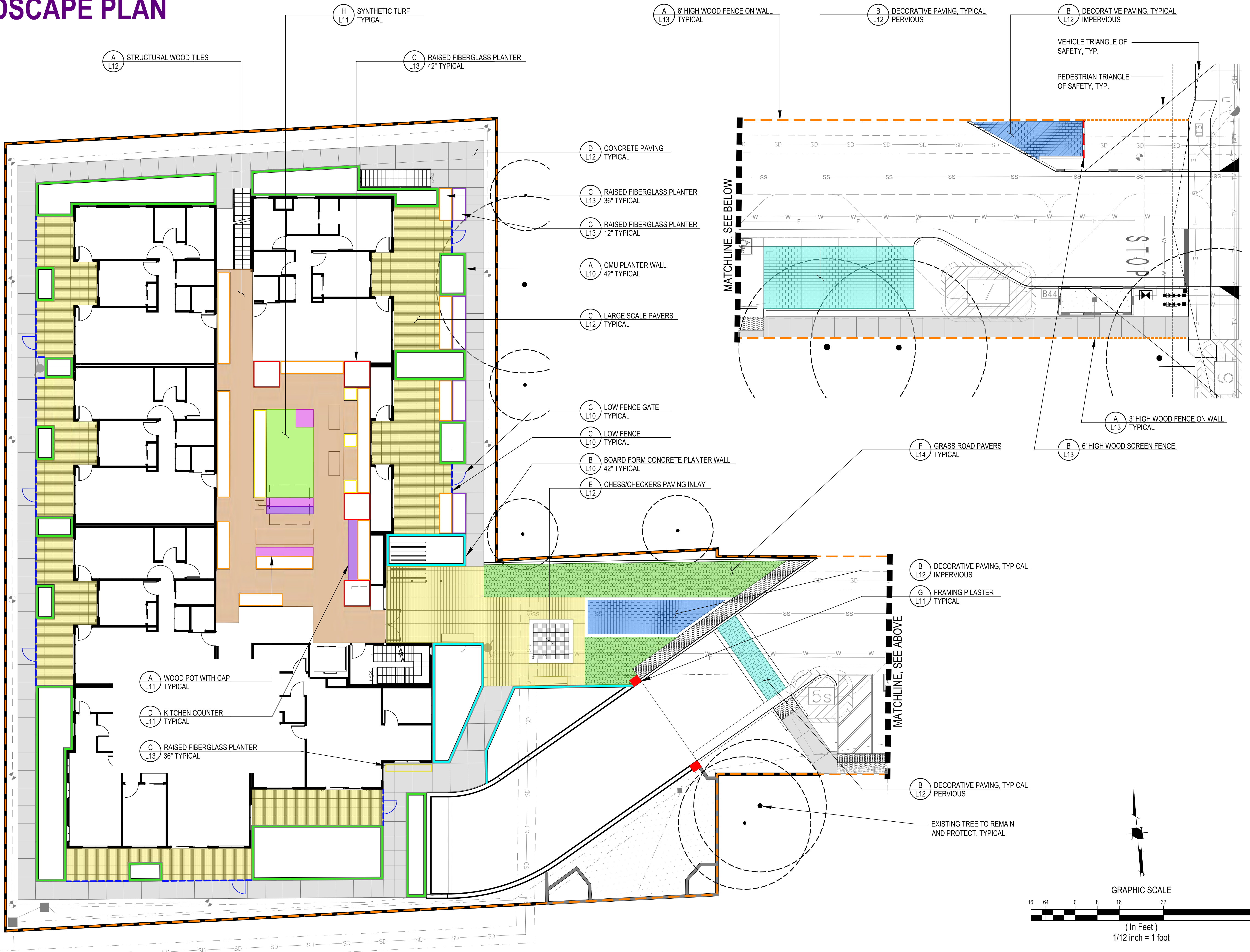
PLANNING SUBMITTAL
NOT FOR CONSTRUCTION



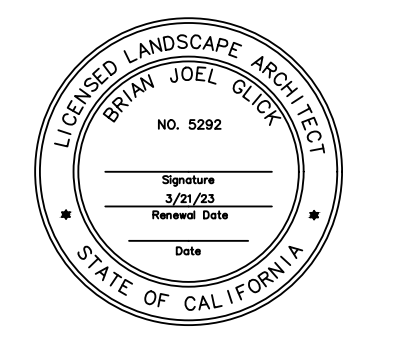
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HARDSCAPE PLAN



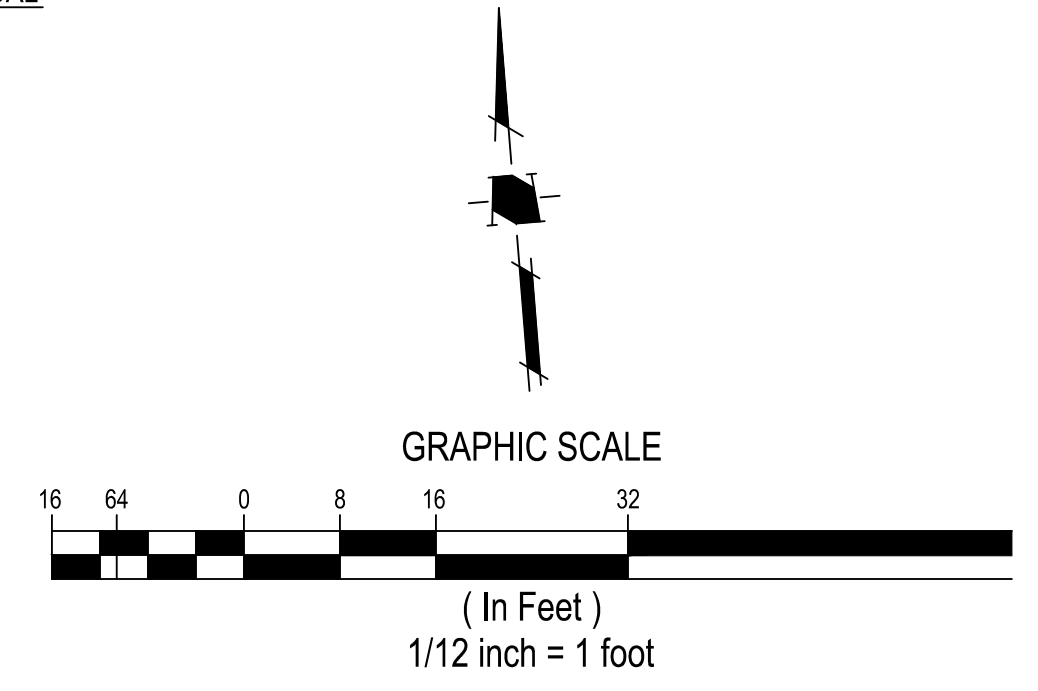
HMH
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▲	5/4/22	3RD CITY SUBMITTAL
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▲		

PROJECT NO:	5817.00
CAD DWG FILE:	L14-L18 581700CL.DWG
DESIGNED BY:	KM, BG
DRAWN BY:	KM
CHECKED BY:	BG
DATE:	OCTOBER 28, 2022
SCALE:	1/12" = 1'-0"



HARDSCAPE PLAN
L20
 PLANNING SUBMITTAL
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PLOTTED: 10/31/2022 9:22 AM