



WALKER DRIVE

Renderings are for conceptual purposes only. Final color & material application to be determined.

MOUNTAIN VIEW, CA

APRIL 23, 2018

SITE PLAN

Development Standards	SP-1
Architectural Site Plan	SP-2
Context Map	SP-3
Existing Conditions.....	SP-4
Utility Location Plan	SP-5
Landscape Open Space.....	SP-6
Solar Study - June 21.....	SP-7
Solar Study - December 21	SP-8
Massing Model Views	SP-9

ARCHITECTURE

Street Scenes.....	A-1
Plan 1 Floor Plans	A-2
Plan 2 and 4 Floor Plans.....	A-3
Plan 3 Floor Plans	A-4
Plan 3E Floor Plans	A-5
Plan 5 Floor Plans	A-6
Building 1 & 2 (7-Plex) Exterior Elevations	A-7
Building 1 & 2 (7-Plex) Exterior Elevations	A-8
Building 1 & 2 (7-Plex) Floor Plans	A-9
Building 1 & 2 (7-Plex) Floor Plans	A-10
Building 4 & 6 (7-Plex) Exterior Elevations	A-11
Building 4 & 6 (7-Plex) Exterior Elevations	A-12

Building 4 & 6 (7-Plex) Floor Plans	A-13
Building 4 & 6 (7-Plex) Floor Plans	A-14
Building 3 (6-Plex) Exterior Elevations.....	A-15
Building 3 (6-Plex) Floor Plans	A-16
Building 3 (6-Plex) Floor Plans	A-17
Building 5 & 8 (5-Plex) Exterior Elevations	A-18
Building 5 & 8 (5-Plex) Floor Plans	A-19
Building 5 & 8 (5-Plex) Floor Plans	A-20
Building 7 & 11 (4-Plex) Exterior Elevations	A-21
Building 7 & 11 (4-Plex) Floor Plans	A-22
Building 7 & 11 (4-Plex) Floor Plans	A-23
Building 9 & 10 (3-Plex) Exterior Elevations	A-24
Building 9 & 10 (3-Plex) Floor Plans	A-25
Building 9 & 10 (3-Plex) Floor Plans	A-26
Architectural Details	A-27
Bike / Storage Solutions	A-28
Carport.....	A-29
Lighting Specifications	A-30
Color & Material Board.....	CM-1
Color & Material Board.....	CM-2
Color & Material Board	CM-3
Color & Material Board	CM-4
Color & Material Board	CM-5

LANDSCAPE ARCHITECTURE

Illustrative Site Plan	L-1
Paseo Enlargement	L-2
Open Space Enlargement	L-3
Planting Plan.....	L-4
Planting Plan.....	L-5
Planting Plan.....	L-6
Planting Plan.....	L-7
Plant Palette and Materials List	L-8
Planting Imagery	L-19
Existing Tree Canopy Plan	L-10
Canopy Growth Plan	L-11
Hydrozone Plan.....	L-12
Site Amenities.....	L-13
Site Amenities.....	L-14
Construction Details.....	L-15
Landscape Details.....	L-16
Irrigation Details	L-17

CIVIL

Vesting Tentative Map.....	TM-1
Boundary & Existing Conditions.....	C-1
Site Plan & Preliminary Utility Plan.....	C-2
Preliminary Grading & Drainage.....	C-3

Site Sections.....	C-3.1
Preliminary Stormwater Management Plan.....	C-4
Preliminary Fire Service Plan.....	C-5
Preliminary Garbage Service Plan.....	C-6
Building Setback Exhibit	C-7
Tree Removal Overlay Exhibit.....	C-8

UTILITY

Joint Trench Composite Title Sheet.....	JT-1
Joint Trench General Notes & Details	JT-2
Joint Trench Details.....	JT-3
Joint Trench Sections & Details	JT-4
Joint Trench Composite Plan	JT-5
Joint Trench Composite Plan	JT-6

Street Lighting General Notes & Details.....	SL-1
Street Lighting General Notes & Details.....	SL-2
Street Lighting Site Plan	SL-3
Street Lighting Site Plan	SL-4

Luminaire Calculations	1 of 2
Luminaire Site Plan	2 of 2

PROJECT SUMMARY	
Zoning	R 3-1 Mountain View Rowhouse Design Guidelines (2005)
General Plan	Medium High-Density Residential (26-35 du/ac.)
APN	160-04-005 to 009
Overall Site Area	± 2.145 AC
Unit Type	Rowhouse
Dwelling Units	58 DU
Density	27.0 DU/AC
Building Height	45' Maximum, 36' maximum wall height per Mountain View Rowhouse Design Guideline

BUILDING CODE SUMMARY	
Reference	2016 California Code: CBC California Building, Fire, Electrical, Mechanical, Plumbing Codes, CAL Green, and Mountain View Green Building Code
Occupancy	R-2, U
Fire Sprinkler System	NFPA 13 system Single fire service for each building
Construction Type	VB Non-Rated
Allowable Height	3 stories, 40 feet
Allowable Area	R-2 = Maximum Area 14,000 Per CBC 506.2 (7,000 Area Factor) and 506.2.3, Equation 5-2
Accessibility	Per CBC Chapter 11A.
Other Notes	Meters for gas, electric, and telecommunications service will be ganged at the ends of each building, and service to the individual units will run through a soffit in the garages which will comply with the firestop requirements of CRC §§ R302.4.1, R302.4.1.1 and R302.4.1.2

SETBACK STANDARDS		
	Required	Proposed
Front (Public Street)	15 ft. min	15 ft typ. **
Side	10 ft min. for first two stories 15 ft. min for the third story	15 ft. typ. (All 3-Story Rowhouse) **
Rear	10 ft min. for first two stories 15 ft. min for the third story	15 ft. typ. (All 3-Story Rowhouse) **
Building Separation	20 ft. min Front - to - Front	20 ft. typ. Front - to - Front
Alley Setbacks	4 ft max. driveway apron 24 ft. min backup distance	3 - 4 ft typ. Lot #54 exception has full drive 24 ft min backup distance
Drive Aisle Width	20 ft. min	22 ft. typ to 24 ft at guest parking stalls

** Note: Exception for front, side, and rear setbacks are requested per provision of the Rowhouse Guideline (6.6.6) to allow flexibility on irregular lots.

UNIT SUMMARY													
Unit Name	Description	Garage Type	Garage Floor Area	Private Open Space / Unit	Storage Space cu. ft. / Unit	Approx Unit Net SF*	Approx Unit Gross Floor Area **	Quantity	Percentage (%)	Total Private Open Space (SF)	Total Approximate Net SF	Total Approximate Unit Gross Floor Area **	
Plan 1 interior unit	1 bedroom + 1 bath	1 Car + 1 Carport	283	179	188	737	1,111	2	3%	358	1,474	2,222	
Plan 2 interior unit	1 bedroom + 1.5 bath	2 Car Std	439	227	168	933	1,476	11	19%	2,497	10,263	16,236	
Plan 3A & 3C Interior unit	2 bedroom + 2.5 bath	2 Car Std	439	245	168	1,112	1,679	16	28%	3,920	17,792	26,864	
Plan 3B interior unit	2 bedroom + 2.5 bath	2 Car Std	439	245	168	1,112	1,696	7	12%	1,715	7,784	11,872	
Plan 3A & 3C end unit	2 bedroom + 2.5 bath	2 Car Std	437	204	168	1,108	1,673	7	12%	1,428	7,756	11,711	
Plan 3B end unit	2 bedroom + 2.5 bath	2 Car Std	437	204	168	1,108	1,690	4	7%	816	4,432	6,760	
Plan 4 end unit	3 bedroom + 2.5 bath	2 Car Std	434	135	188	1,455	1,977	6	10%	810	8,730	11,862	
Plan 5 end unit	3 bedroom + 2.5 bath	2 Car Std	434	135	188	1,435	1,977	5	9%	675	7,175	9,885	
Sub-Total								58		12,219	65,406	97,412	
Average SF / Unit										211	1,128	1,680	

* Note: Net Square Footage (Net SF): SummerHill Home Marketing Unit Square Footage. Measured to exterior walls and includes the airgap between units. Excludes garage area, decks, porches, and 3rd level exterior stair to roof deck.

** Note: Gross Floor Area is measured to exterior wall and includes airgap between units and garage area. Excludes roof decks, 3rd level exterior stair to roof deck, and unenclosed covered 2nd level deck of Plan 4 and Plan 5, which are open on two sides.

BUILDING COVERAGE SUMMARY			
	Building Coverage Percentage	Square Footage	
Allowed per Rowhouse Guideline	35%	32,703 SF	
Proposed	38%	35,826 SF	
BUILDING COVERAGE CALCULATIONS			
Building Type	Building Coverage	# of Buildings	Total Coverage (SF)
Buildings 1 & 2 (7 Plex)	4,352	2	8,704
Buildings 3 (6 Plex)	3,672	1	3,672
Buildings 4 (7 Plex)	4,061	1	4,061
Building 5 (5 Plex)	3,088	1	3,088
Building 6 (7 Plex)	4,076	1	4,076
Buildings 7 (4 Plex)	2,516	1	2,516
Building 8 (5 Plex)	3,077	1	3,077
Buildings 9 (3 Plex)	1,879	1	1,879
Building 10 (3 Plex)	1,864	1	1,864
Building 11 (4 Plex)	2,489	1	2,489
Covered Carports (20 x 20)	400	1	400
Total Site Building Area		35,826	SF
Overall Site Area		93,438	SF
Proposed Building Coverage (Total Building Area / Overall Site Area)		38%	

FLOOR AREA RATIO (FAR) SUMMARY						
Allowed FAR*	1.05		98,109.90			
Proposed FAR	1.05					
* Note: Rowhouse densities equal to or greater than 20 dwelling units per acre, Floor Area Ratio increase to 1.05.						
FLOOR AREA RATIO (FAR) CALCULATIONS						
Plan Type	First Floor Gross (SF)	Second Floor Gross (SF)	Third Floor Gross (SF)	Gross Floor Area (SF) / Unit	Total Units	Total Floor Area (SF)
Plan 1 interior unit	354	382	375	1,111	2	2,222
Plan 2 interior unit	548	464	464	1,476	11	16,236
Plan 3A Elev. interior unit	529	575	575	1,679	11	18,469
Plan 3B Elev. interior unit	546	575	575	1,696	7	11,872
Plan 3C Elev. Interior unit	529	575	575	1,679	5	8,395
Plan 3A Elev. end unit	527	573	573	1,673	5	8,365
Plan 3B Elev. end unit	544	573	573	1,690	4	6,760
Plan 3C Elev. end unit	527	573	573	1,673	2	3,346
Plan 4 & 5 end unit	631	621	725	1,977	11	21,747
Fully Enclosed Meter Cabinets	291	0	0	291		291
Carport (20 x 20)	400			400		400
Total Floor Area Ratio	1.05				58	98,103
(Total Floor Area / Overall Site Area)	98,092 SF / 93,438 SF					

LANDSCAPE OPEN AREA SUMMARY			
	Site Coverage Percentage	Square Footage	
Required Landscape Open Area	35%	32,703 SF	
Proposed Landscape Open Area	34%	31,396 SF	
<i>(Common OS + Landscape Areas Less than 20 dimension)</i>			
PROPOSED TOTAL OPEN AREA	47%	43,615 SF	
<i>(Common OS + Landscape Areas Less than 20 dimension + Private OS)*</i>			
OPEN AREA COVERAGE SUMMARY			
	Open Space Coverage (SF)	Percentage (%)	Average (SF) / Unit
Common Usable Open Space <i>(Minimum 20 ft. dimension)</i>			
Required Common Open Space <i>(100 SF / Unit)</i>	5,800	6%	100
Proposed Common Open Space <i>(157 SF / Unit)</i>	9,116	10%	157
Landscape Area <i>Landscape Areas Less than 20 ft Dimension</i>	22,281	24%	N / A
Total Open Area <i>(Include Common Open Space and Landscape Area)</i>	31,396	34%	
Additional Private Usable Open Space			
Required <i>(100 SF / Unit)</i>	5800	6%	100
Proposed <i>(218 SF / Unit)*</i>	12,219	13%	211
<i>* Note: Private usable open space include roof decks and decks at 2nd level.</i>			
Total Proposed Open Area	43,615	47%	

AUTO-DEDICATED PAVING COVERAGE SUMMARY		
	Paving Coverage Percentage	Percentage (%)
Allowed	N / A	N / A
Proposed	26.216	28%

PARKING SUMMARY		
Required Parking	Required Stalls / Unit	Stalls
Covered Residential Stalls	2	116
Uncovered Guest Stalls	0.3	17
Total Required	2.3	133
Proposed Parking		
Covered Residential Stalls		
1 & 2 - Car Garages	114	
Carports	2	
Uncovered Guest Stalls		
Uncovered Guest Stalls	16	
Handicap Van Accessible	1	
Total Proposed	133	
Bicycle Parking		
<i>Per Mountain View Bicycle Transportation Plan (Nov. 17, 2015)</i>		
Required Bicycle Parking	Required Spot / Unit	Spots
Residential Spots	1	58
Guest Spots	0.1	6
Total Required		64
Proposed Bicycle Parking		
Residential Garage Spot	1	58
Guest On-Site (13 bike racks x 2)		26
Total Proposed		84

STORAGE SUMMARY	
	Cubic Feet (CF) Unit
Required	164 CF
Provided	168 to 188 cu. ft *
* Note: see Unit Summary *Storage Space cu.ft / unit.	



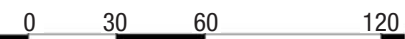
KEY	
	Plan
	Plan Type Designation
	End Unit Designation
P 3 E	Lot #
	Plan 1
	Plan 2
	Plan 3 / 3E
	Plan 4
	Plan 5
	1 Story Carport
*	ADA Units (6 Units)
B	Bike Racks • 13 Bike Racks to accommodate up to 26 bikes
M	Mailbox Station

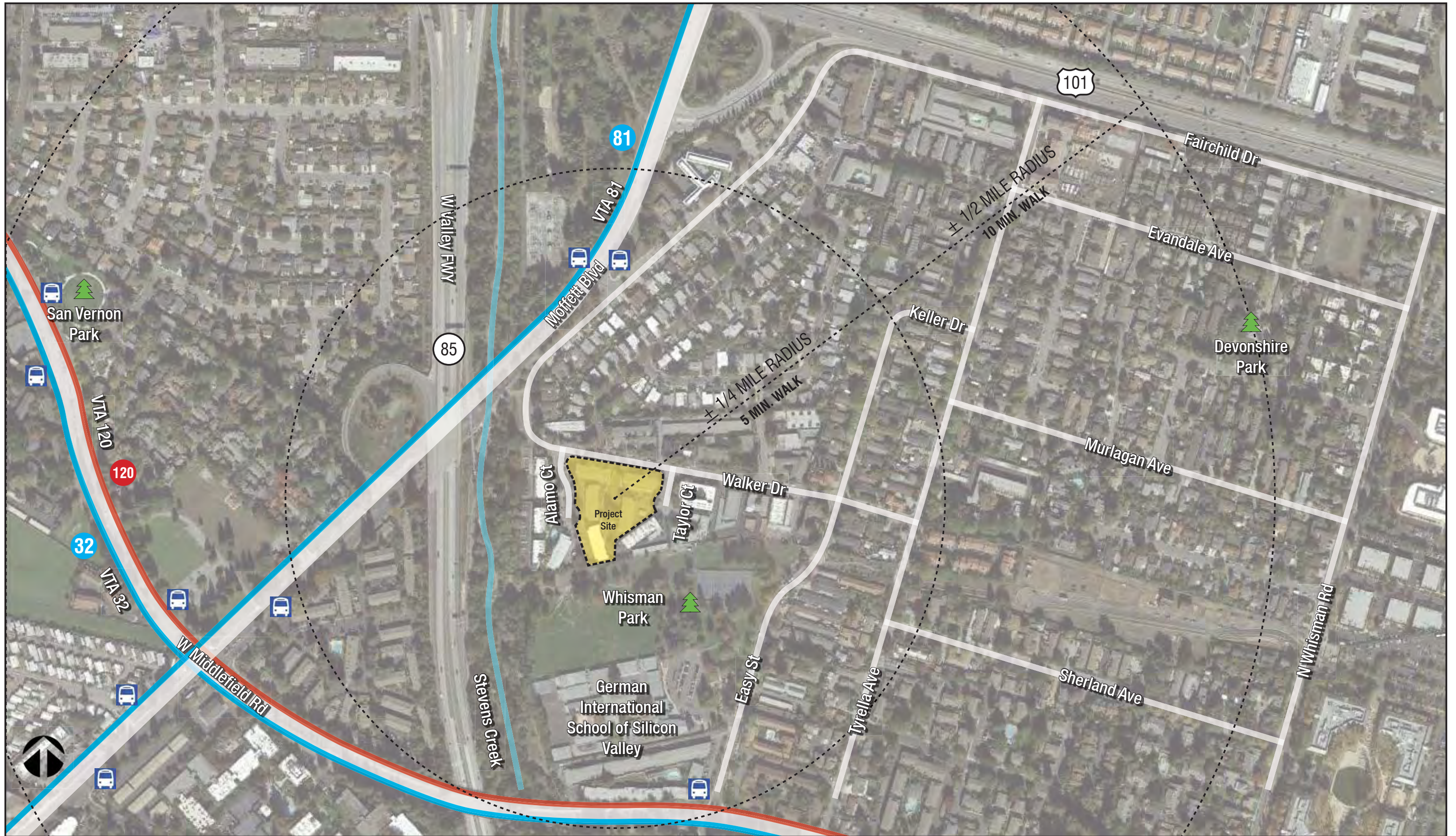
ARCHITECTURAL SITE PLAN
WALKER DRIVE

MOUNTAIN VIEW, CA

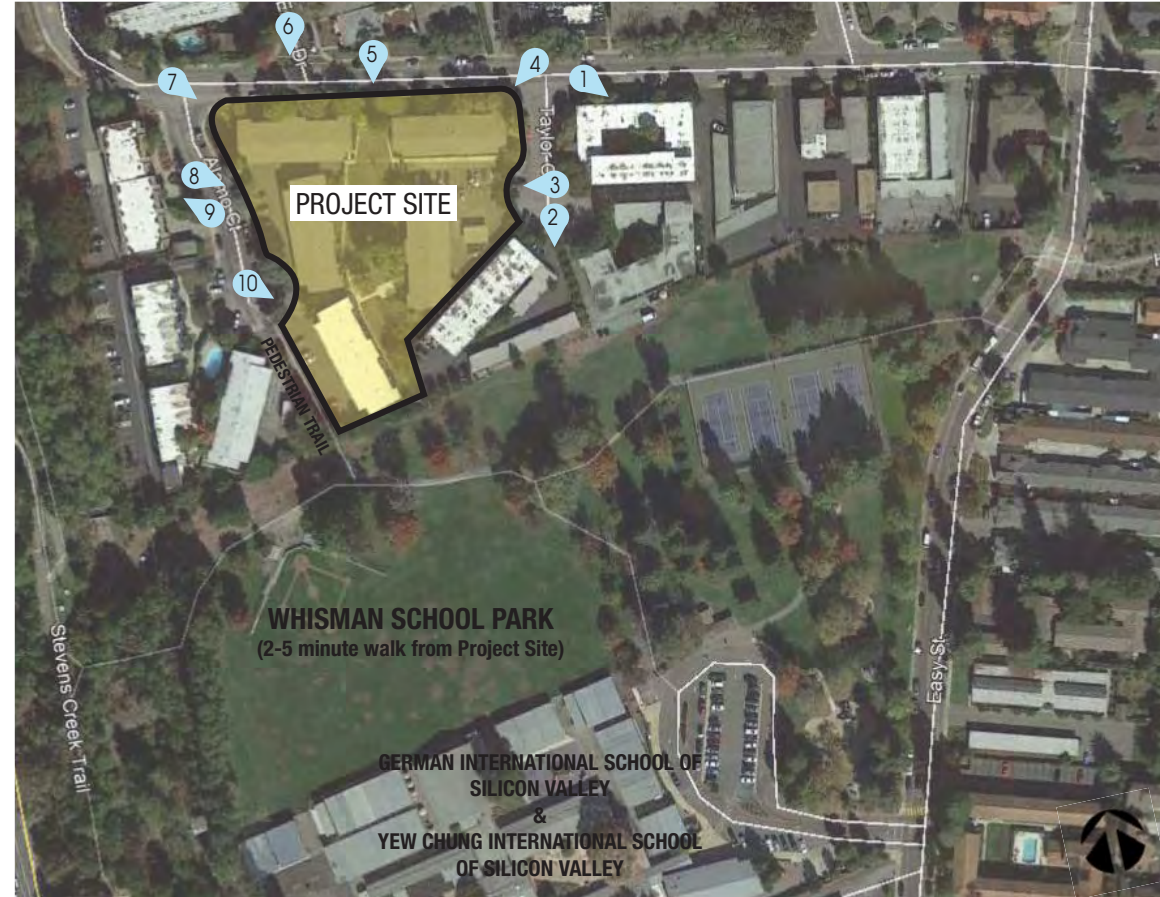
SP-2

Scale 1" = 30'-0"





CONTEXT MAP
WALKER DRIVE
 MOUNTAIN VIEW, CA





KEY	
	Common Open Space
	Private Open Space
	• Private Roof Deck
	• Private 2nd Story Deck

LANDSCAPE OPEN SPACE
WALKER DRIVE

MOUNTAIN VIEW, CA

0 30 60 120
 Scale 1" = 30'-0"

SP-6

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View from Walker Drive



View from Alamo Court



View from Taylor Court

NOTE:
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P3E-R
Elev. 'B'

P3R
Elev. 'A'

P3R
Elev. 'C'

P3R
Elev. 'B'

P3R
Elev. 'A'

P2

P4

Rear



P4

P2

P3R
Elev. 'A'

P3R
Elev. 'B'

P3R
Elev. 'C'

P3R
Elev. 'A'

P3E-R
Elev. 'B'

Front

Exterior Materials:

- S-tile Roofing
- Stucco-sand finish
- Manufactured stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Wrought iron railing
- Wrought iron awning
- High-density composite trim
- Wood trellis

BUILDING 1 and 2
(7-Plex)
Exterior Elevations

WALKER DRIVE

MOUNTAIN VIEW, CA

NOTE:

The tallest building height shown, is from the highest point to first floor finished floor. As grade varies, see Civil Sheet C.3.1 for building height from top of curb.

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A-7

Scale: 3/16"=1'-0"

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P4 Left



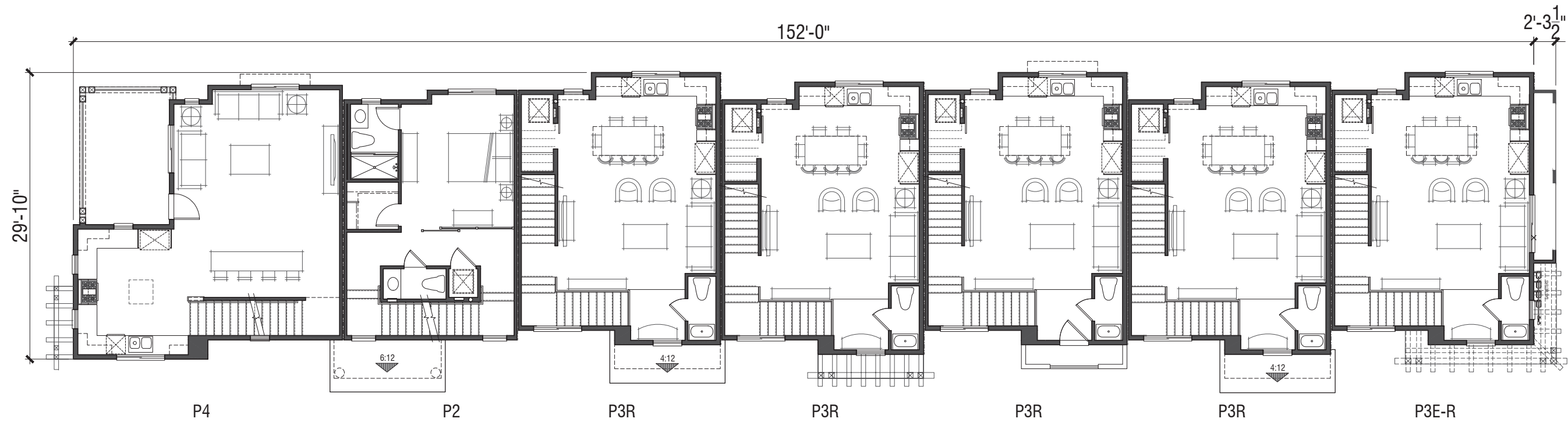
P3E-R Elev. B Right

Exterior Materials:

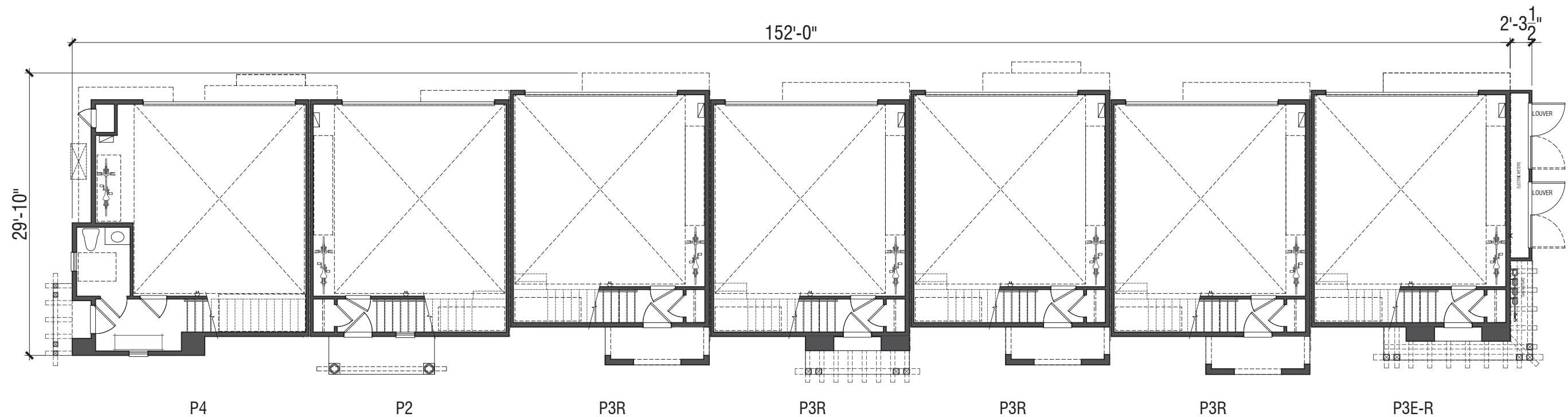
- S-tile Roofing
- Stucco-sand finish
- Manufactured stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Wrought iron railing
- Wrought iron awning
- High-density composite trim
- Wood trellis

BUILDING 1 and 2
(7-Plex)
Exterior Elevations

NOTE:
Renderings are for conceptual purposes only. Final color & material application to be determined.



Second Floor



First Floor
BUILDING 1 and 2
 (7-Plex)
 Floor Plans
 4,352 SF Building Coverage

WALKER DRIVE

MOUNTAIN VIEW, CA



Roof Plan

*See elevation for variations in roof deck parapet



Third Floor

BUILDING 1 and 2

(7-Plex)

Floor Plans



P3E-R
Elev. 'A'

P3R
Elev. 'C'

P3R
Elev. 'B'

P3R
Elev. 'A'

P1
Elev. 'A'

P2

P5

Rear



P5

P2

P1

P3R
Elev. 'A'

P3R
Elev. 'B'

P3R
Elev. 'C'

P3E-R
Elev. 'A'

Front

Exterior Materials:

- S-tile Roofing
- Stucco-sand finish
- Manufactured stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Wrought iron railing
- Wrought iron awning
- High-density composite trim
- Wood trellis

BUILDING 4 and 6
(7-Plex)
Exterior Elevations

WALKER DRIVE

MOUNTAIN VIEW, CA

NOTE:

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A-11

Scale: 3/16"=1'-0"





Rear



Front



Left

Porch variation on BLD 4, Lot 27



P5 Left



P3E-R Elev. 'A' Right

Exterior Materials:

- S-tile Roofing
- Stucco-sand finish
- Manufactured stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Wrought iron railing
- Wrought iron awning
- High-density composite trim
- Wood trellis

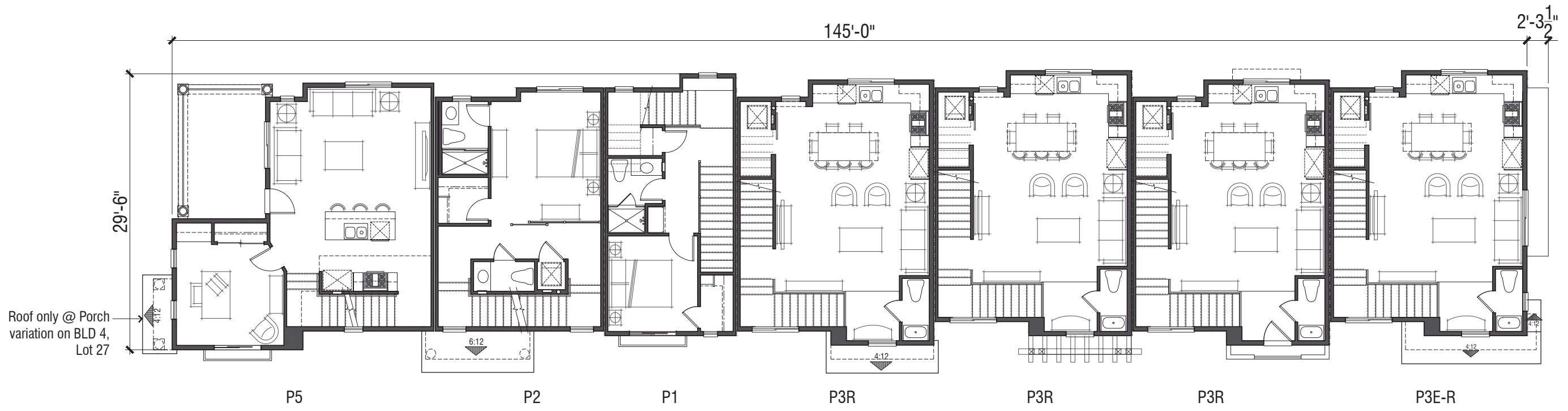
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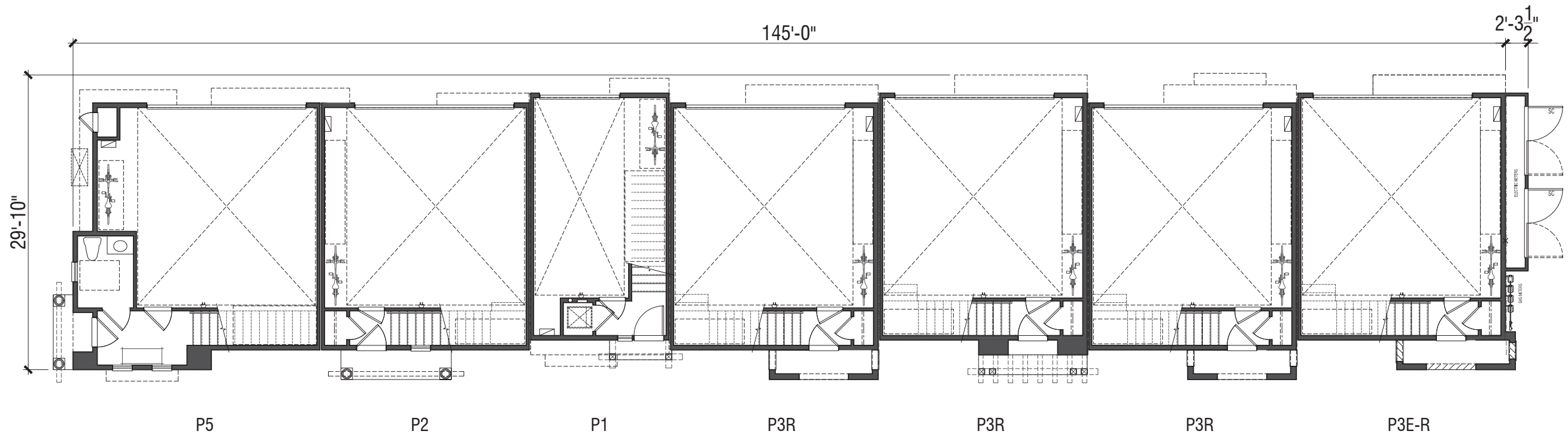
BUILDING 4 and 6
(7-Plex)
Exterior Elevations

WALKER DRIVE

MOUNTAIN VIEW, CA



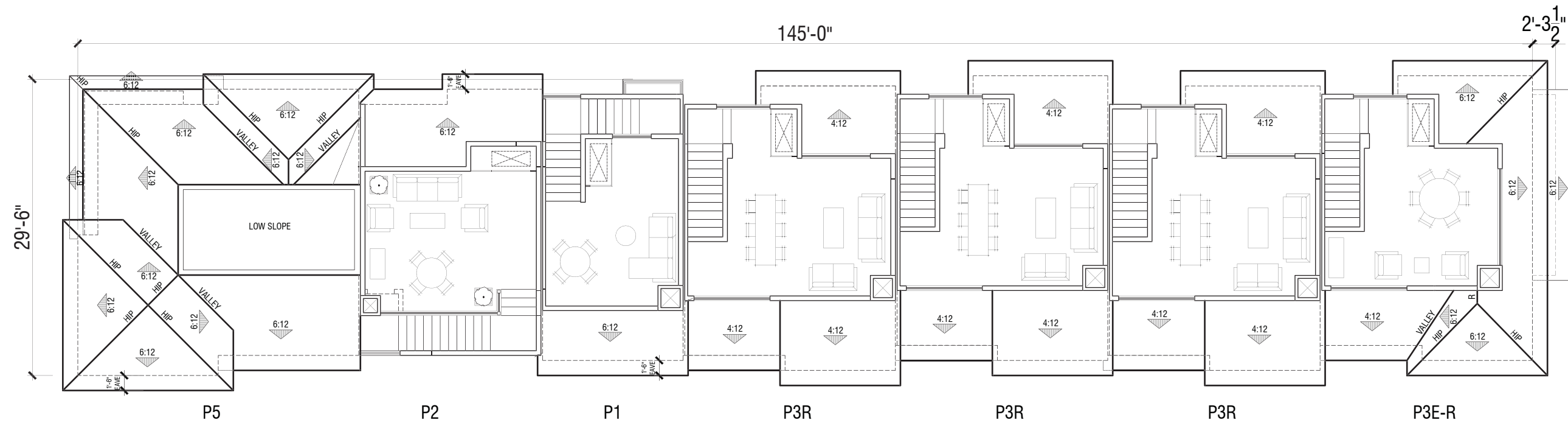
Second Floor



First Floor
BUILDING 4 and 6

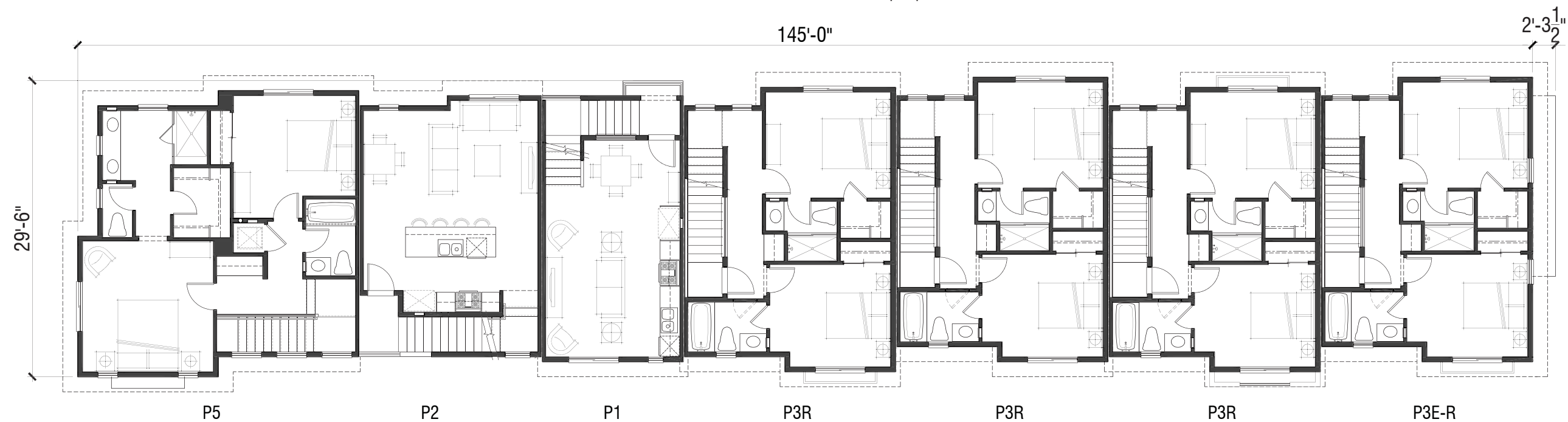
(7-Plex)
Floor Plans

Building 4 Coverage - 4,061 SF
Building 6 Coverage - 4,076 SF



Roof Plan

*See elevation for variations in roof deck parapet



Third Floor

BUILDING 4 and 6

(7-Plex)

Floor Plans



P3E-R
Elev. 'A'

P3R
Elev. 'C'

P3R
Elev. 'B'

P3R
Elev. 'A'

P2

P5

Rear

P3E-R
Elev. 'A'

Right



P5

Left



P5

P2

P3R
Elev. 'A'

P3R
Elev. 'B'

P3R
Elev. 'C'

P3E-R
Elev. 'A'

Front

Exterior Materials:

- S-tile Roofing
- Stucco-sand finish
- Manufactured stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Wrought iron railing
- Wrought iron awning
- High-density composite trim
- Wood trellis

BUILDING 3
(6-Plex)
Exterior Elevations

WALKER DRIVE

MOUNTAIN VIEW, CA

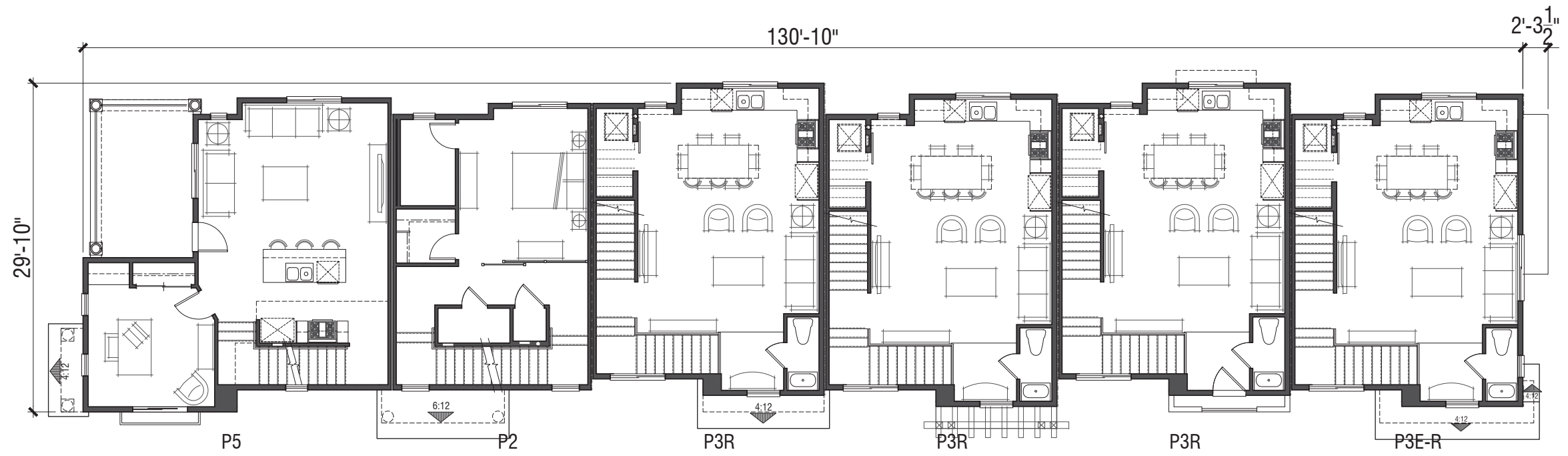
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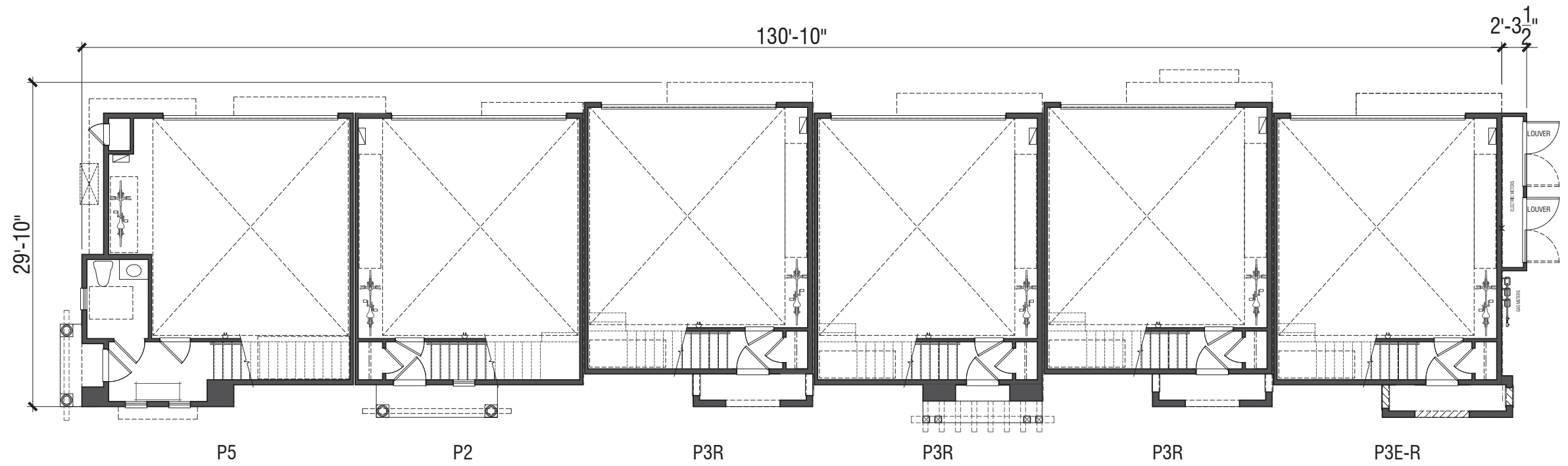


A-15
0 3 6 12 24
Scale: 3/16"=1'-0"





Second Floor



First Floor

BUILDING 3
 (6-Plex)
 Floor Plans
 3,672 SF Building Coverage

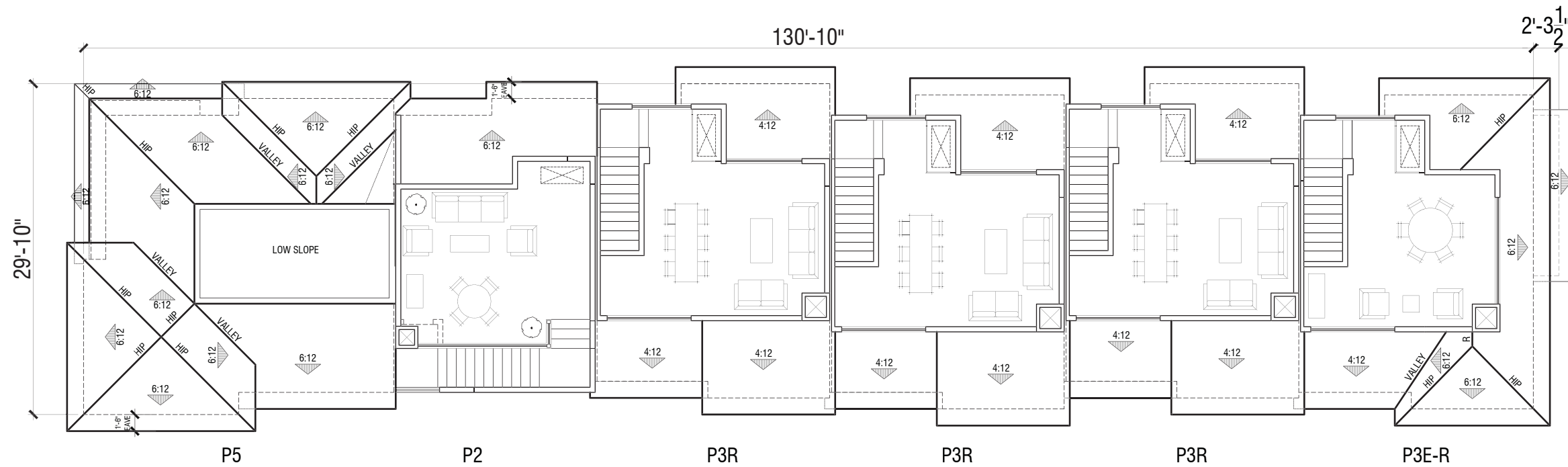
WALKER DRIVE
 MOUNTAIN VIEW, CA



A-16
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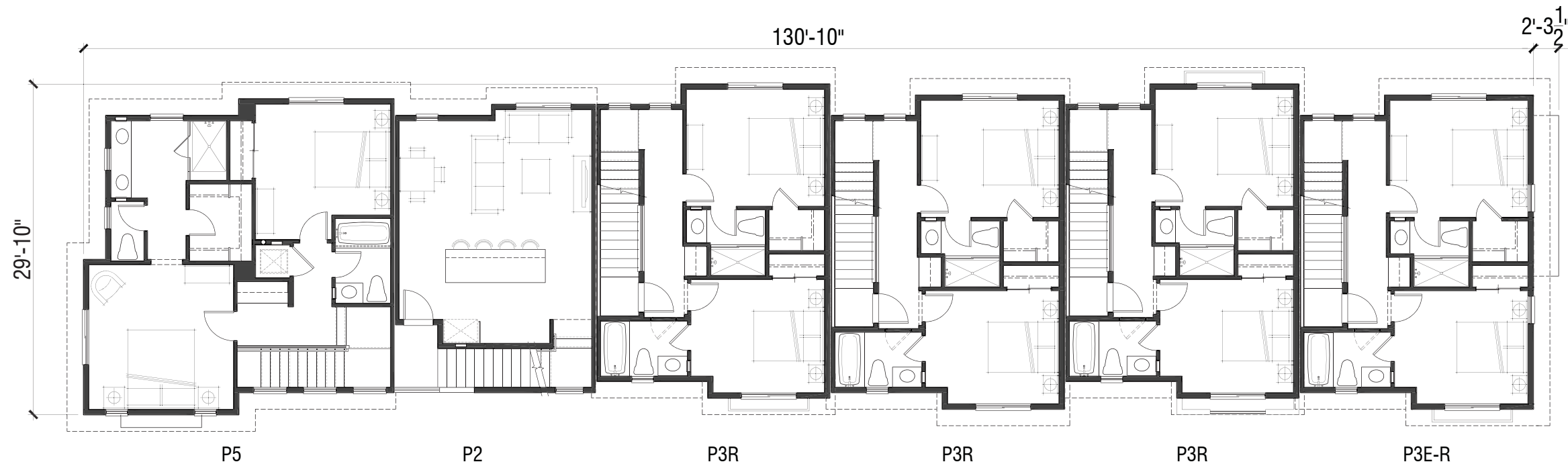
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Roof Plan

*See elevation for variations in roof deck parapet



Third Floor

BUILDING 3

(6-Plex)

Floor Plans



P3E-R Elev. 'C' P3R Elev. 'B' P3R Elev. 'A' P2 P4 Rear P3E-R Elev. 'C' Right



P4 Left



P4 P2 P3R Elev. 'A' P3R Elev. 'B' P3E-R Elev. 'C' Front

Exterior Materials:

- S-tile Roofing
- Stucco-sand finish
- Manufactured stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Wrought iron railing
- Wrought iron awning
- High-density composite trim
- Wood trellis

Porch variation on BLD 5, Lot 28

BUILDING 5 and 8
(5-Plex)
Exterior Elevations

WALKER DRIVE

MOUNTAIN VIEW, CA

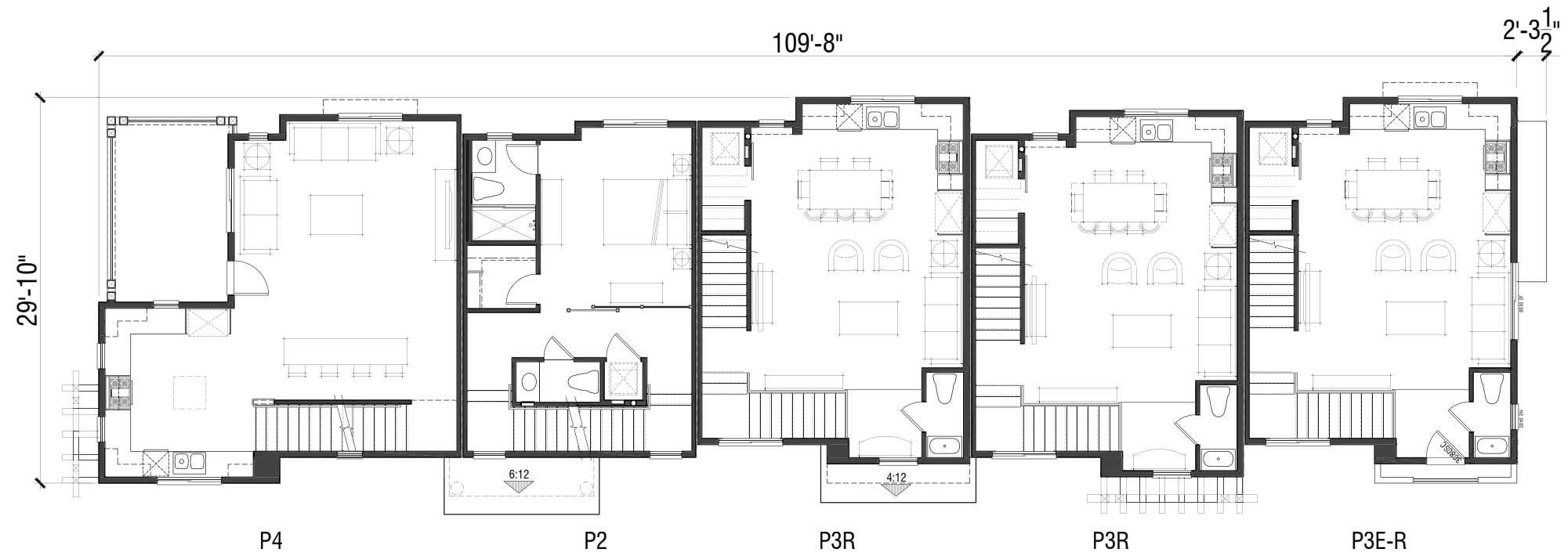
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A-18
Scale: 3/16"=1'-0"
0 3 6 12 24





Second Floor

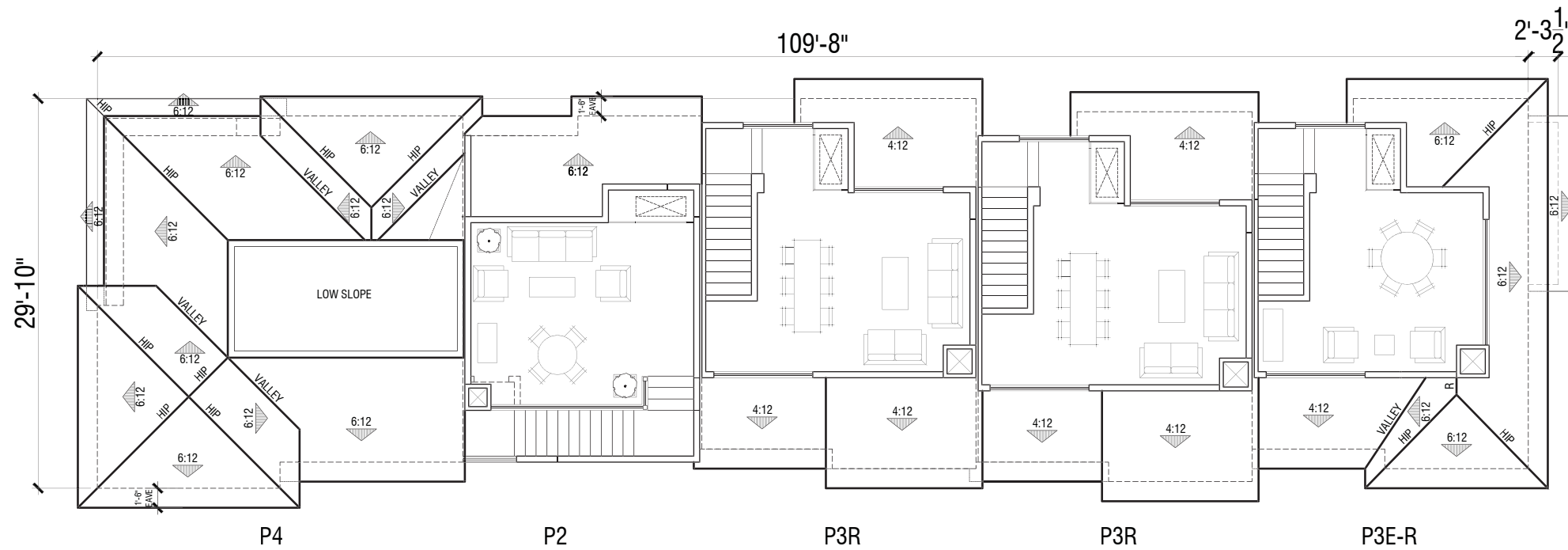


First Floor

BUILDING 5 and 8

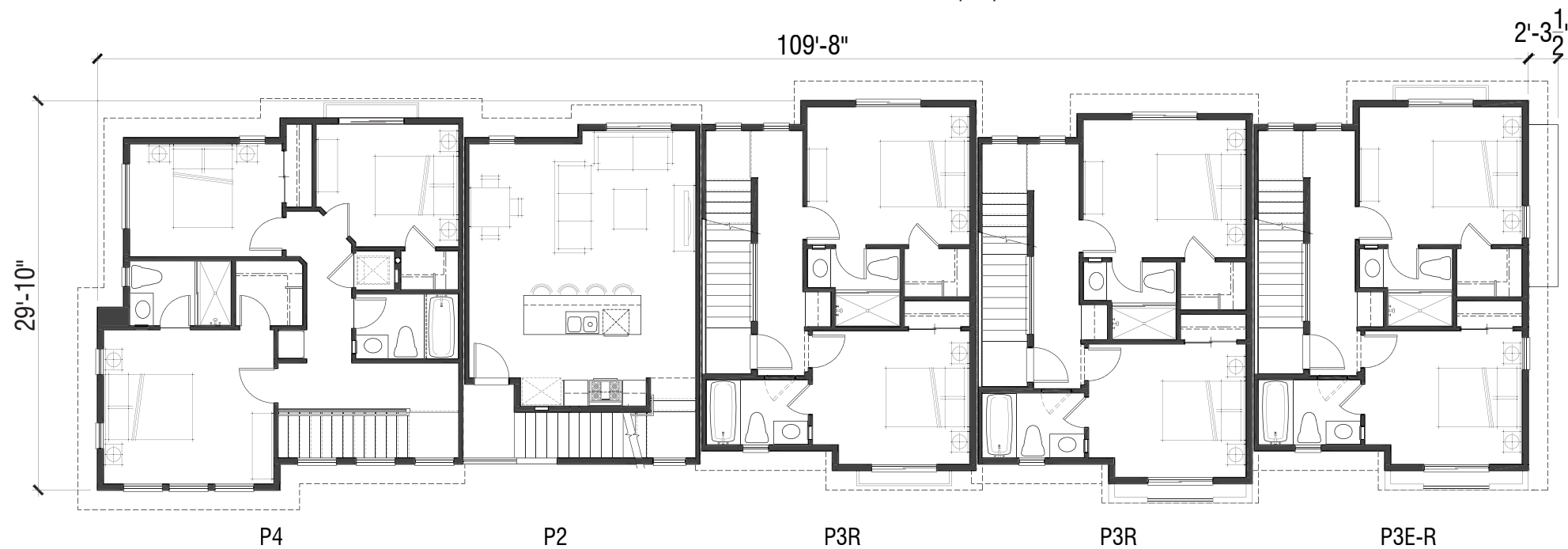
(5-Plex)
Floor Plans

Building 5 Coverage - 3,088 SF
Building 8 Coverage - 3,077 SF



Roof Plan

*See elevation for variations in roof deck parapet



Third Floor

BUILDING 5 and 8

(5-Plex)

Floor Plans



Rear



Front



Left

Porch variation on BLD 11, Lot 55

Exterior Materials:

- S-tile Roofing
- Stucco-sand finish
- Manufactured stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Wrought iron railing
- Wrought iron awning
- High-density composite trim
- Wood trellis



P3E-R
Elev. 'B'

P3R
Elev. 'A'

P2

P5

Rear

P3E-R
Elev. 'B'

Right



P5

Left



P5

P2

P3R
Elev. 'A'

P3E-R
Elev. 'B'

Front

BUILDING 7 and 11
(4-Plex)
Exterior Elevations

WALKER DRIVE

MOUNTAIN VIEW, CA

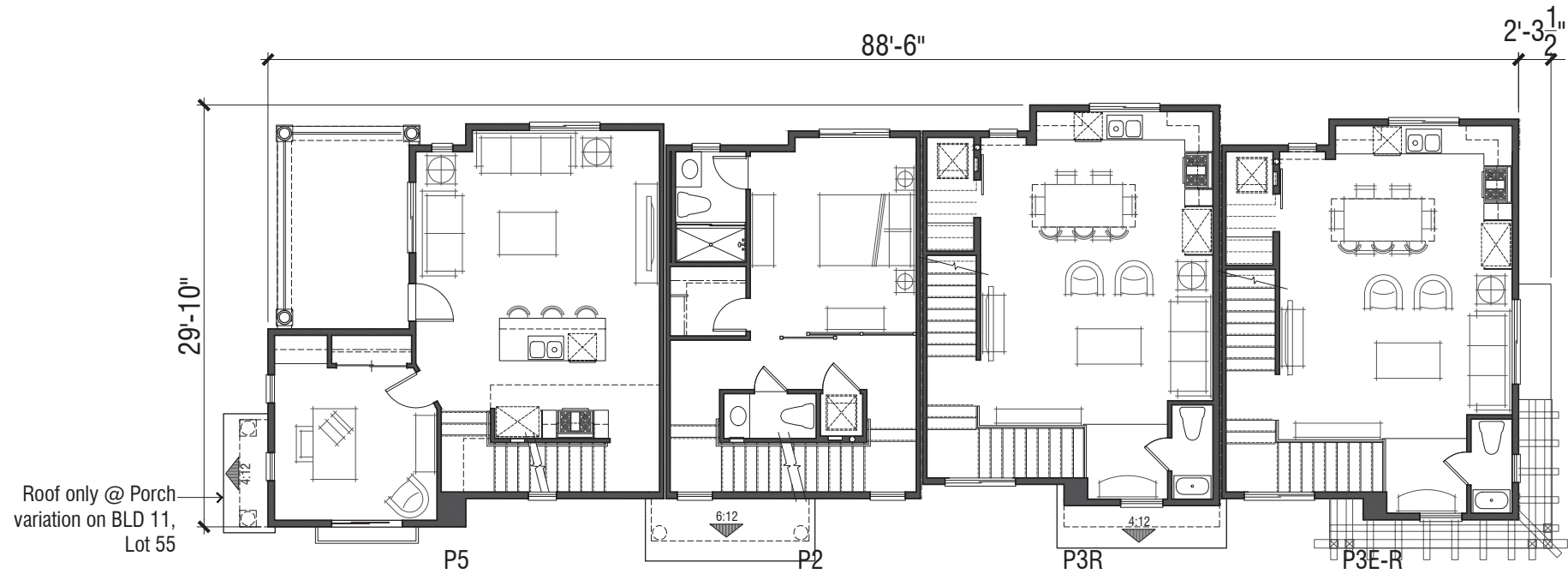
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Renderings are for conceptual purposes only. Final color & material application to be determined.

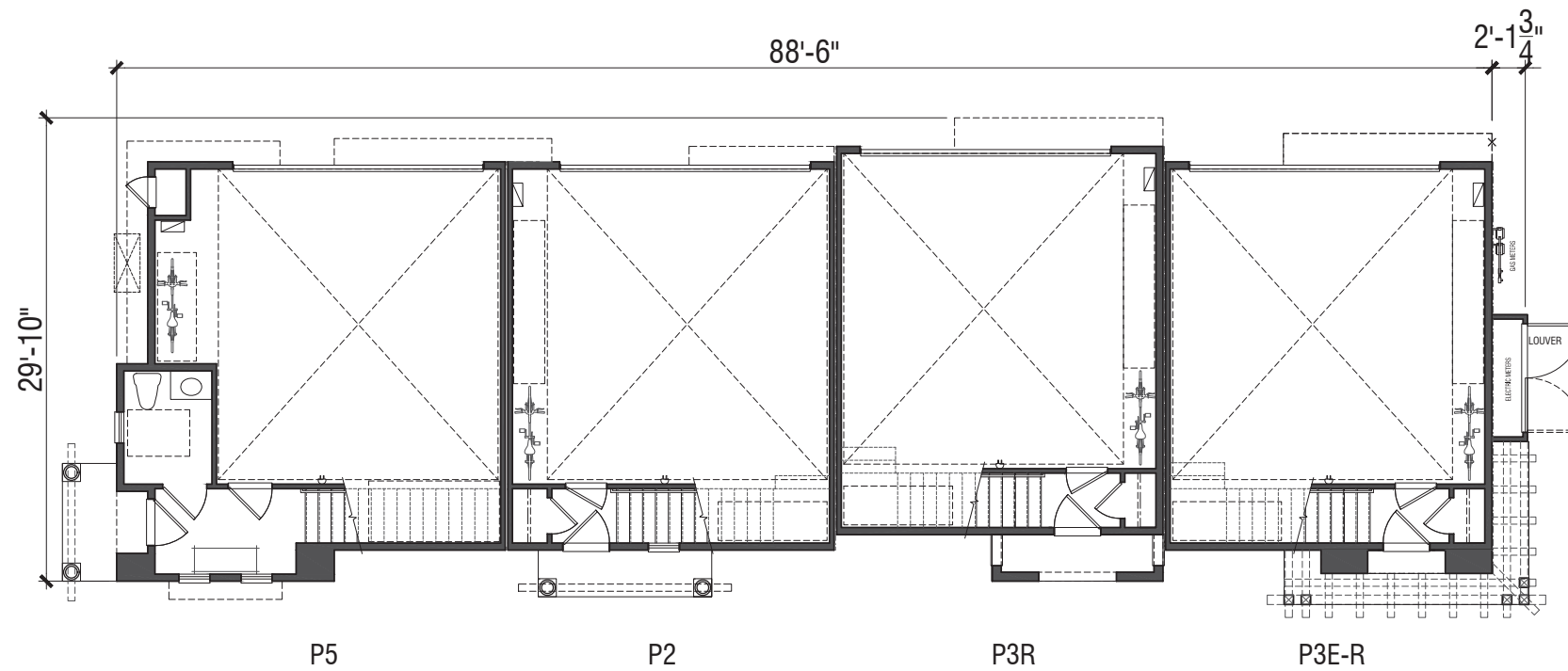


A-21
0 3 6 12 24
Scale: 3/16" = 1'-0"





Second Floor

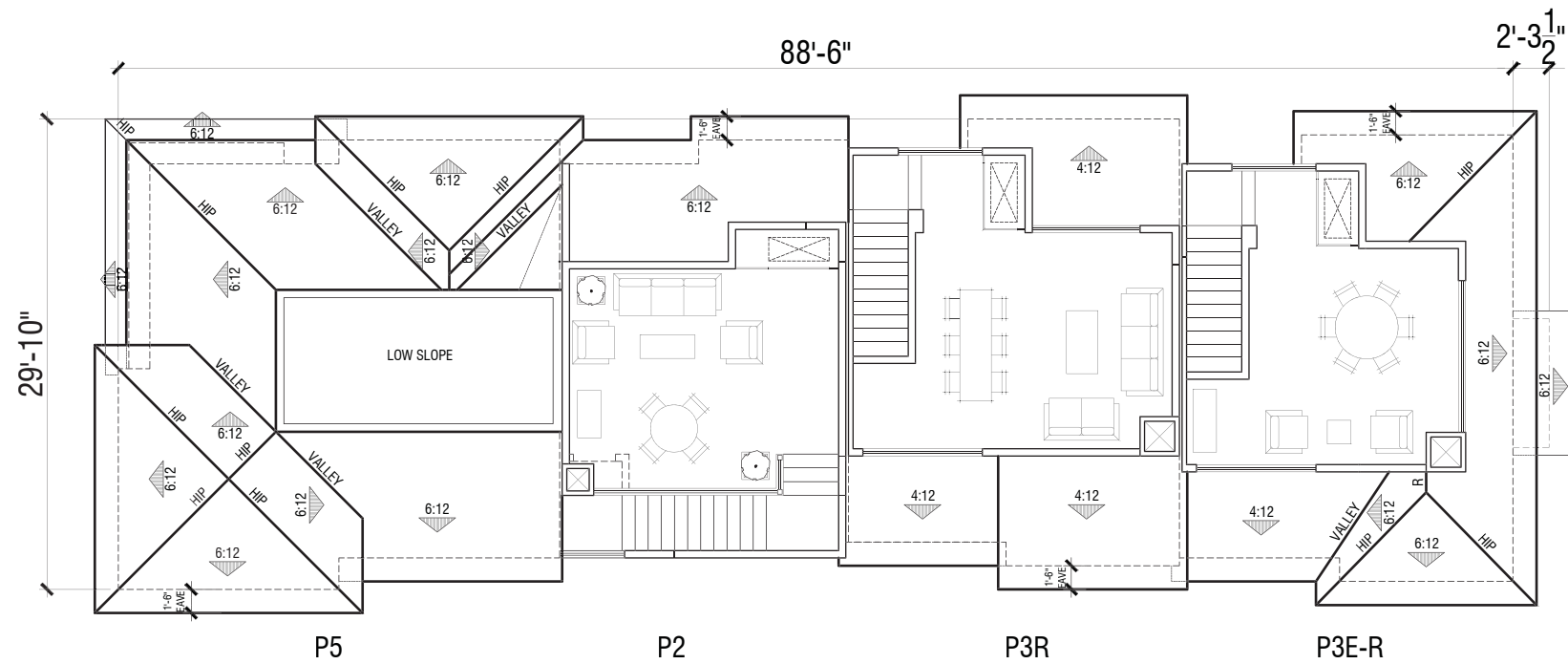


First Floor

BUILDING 7 and 11

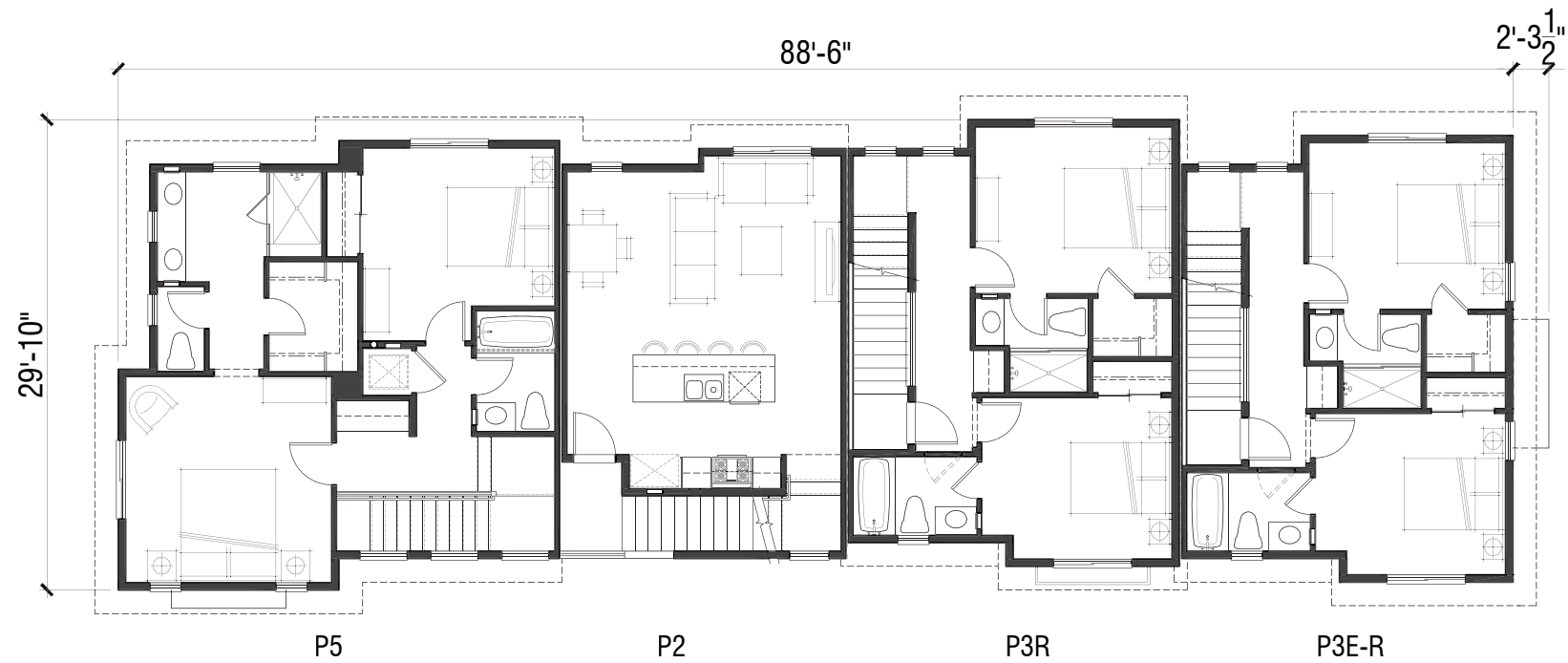
(4-Plex)
Floor Plans

Building 7 Coverage - 2,516 SF
Building 11 Coverage - 2,489 SF



Roof Plan

*See elevation for variations in roof deck parapet



Third Floor

BUILDING 7 and 11

(4-Plex)

Floor Plans



P3E-R Elev. 'A' P2 P4 Rear

Porch variation on BLD 9, Lot 49



P3E-R Elev. 'A' Right



P4 Left



P4 P2 P3R Elev. 'A' Front

Porch variation on BLD 9, Lot 49

Exterior Materials:

- S-tile Roofing
- Stucco-sand finish
- Manufactured stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Wrought iron railing
- Wrought iron awning
- High-density composite trim
- Wood trellis

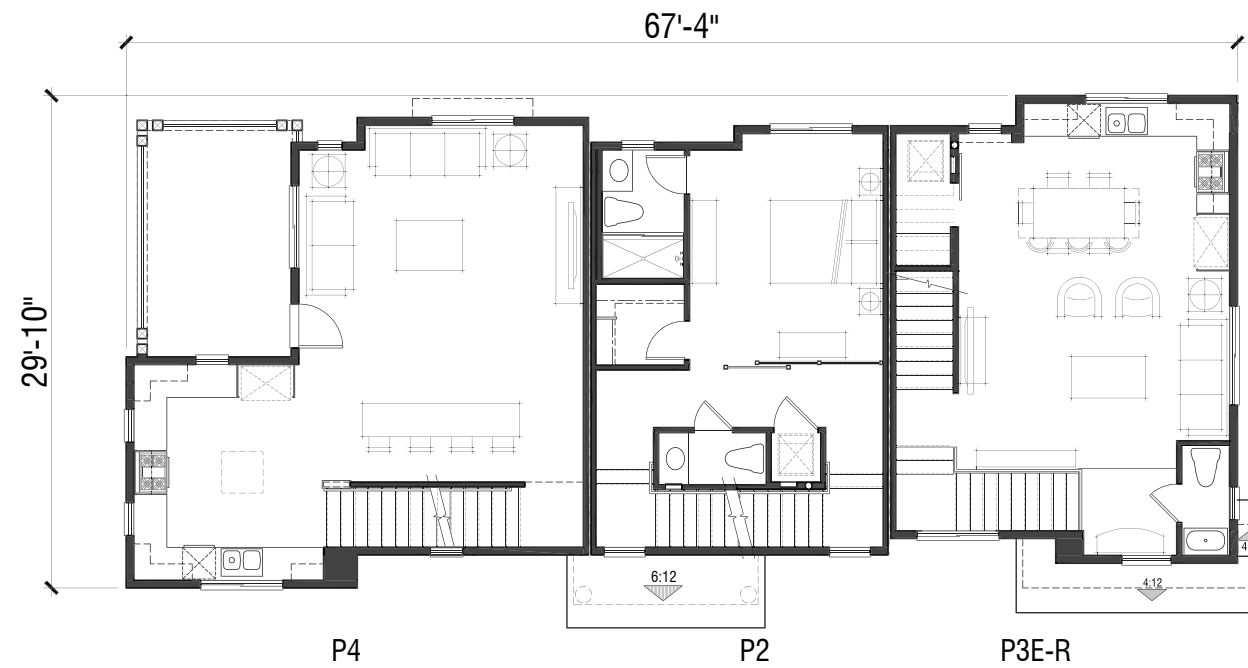
BUILDING 9 and 10
(3-Plex)
Exterior Elevations

WALKER DRIVE

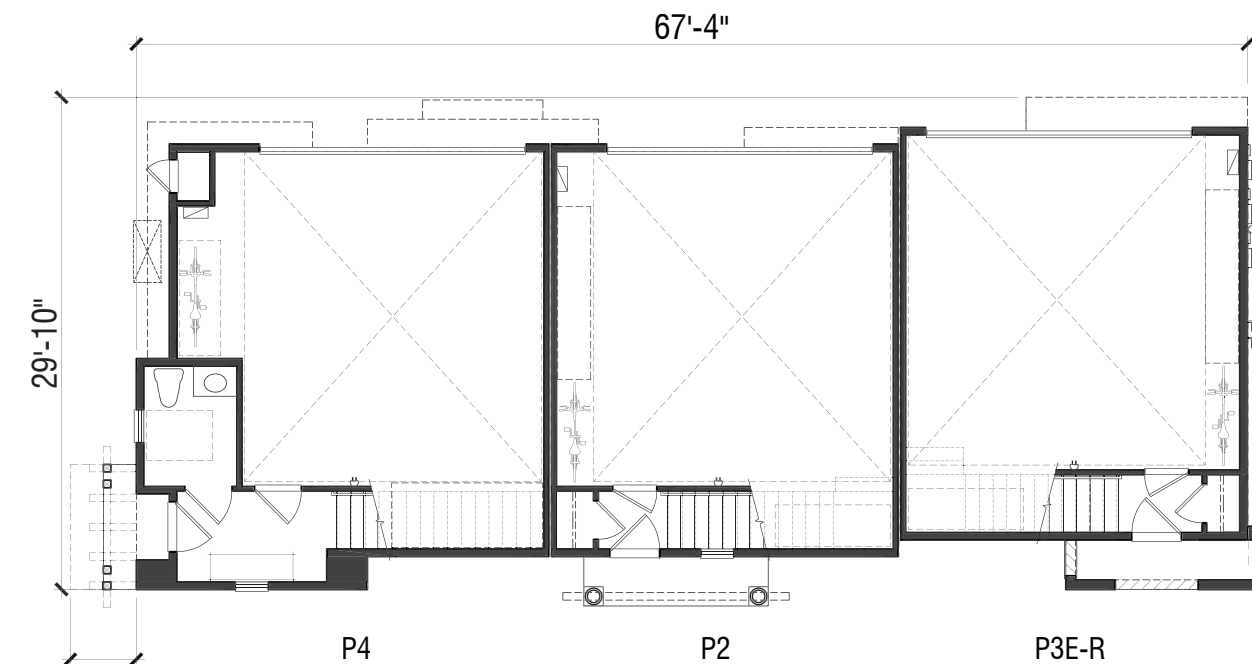
MOUNTAIN VIEW, CA

NOTE:
The tallest building height shown, is from the highest point to first floor finished floor. As grade varies, see Civil Sheet C.3.1 for building height from top of curb.

Renderings are for conceptual purposes only. Final color & material application to be determined.



Second Floor

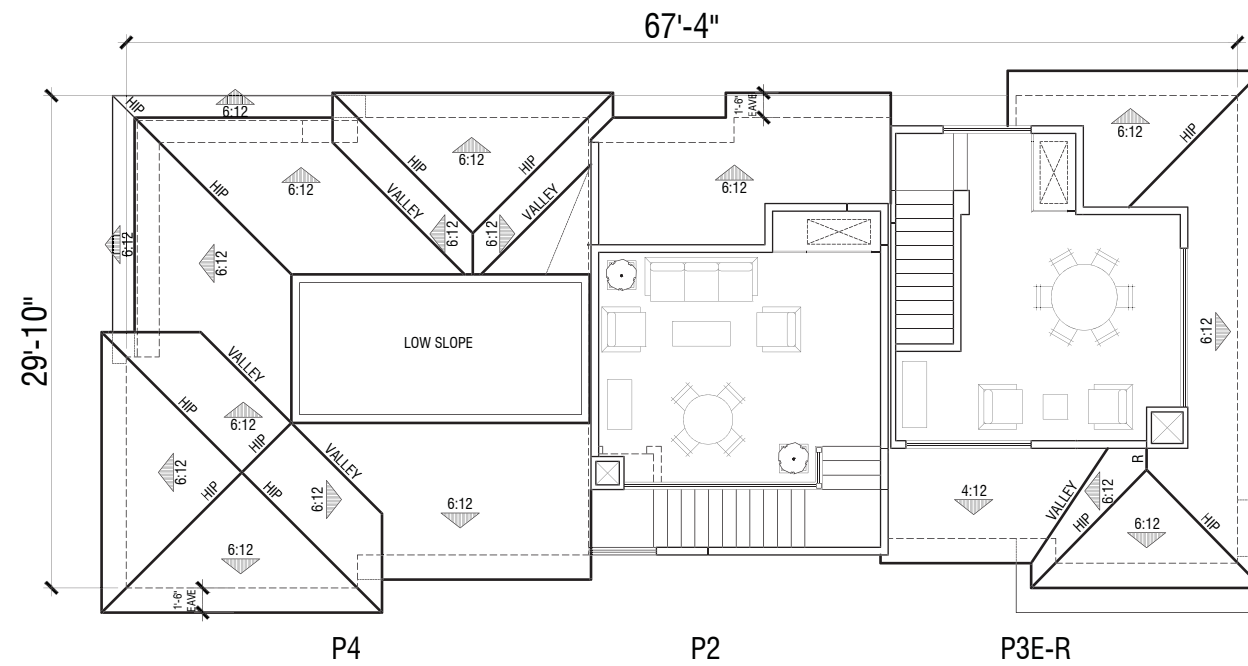


First Floor

BUILDING 9 and 10

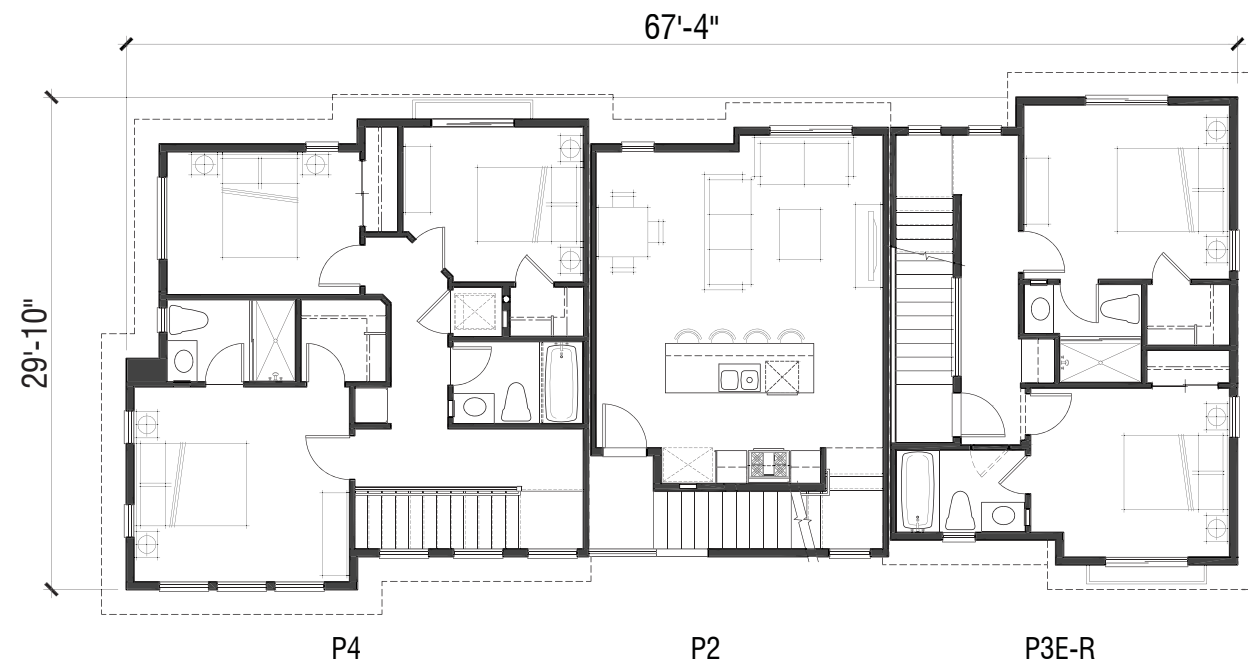
(3-Plex)
Floor Plans

Building 9 Coverage - 1,879 SF
Building 10 Coverage - 1,864 SF



Roof Plan

*See elevation for variations in roof deck parapet

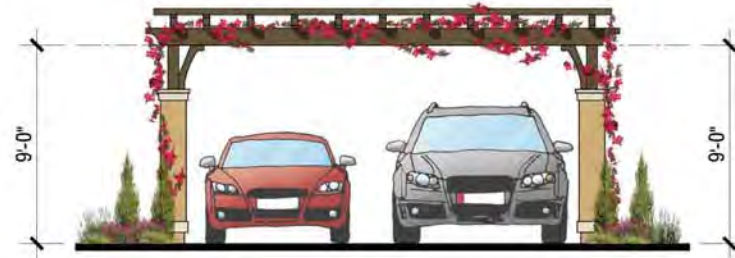
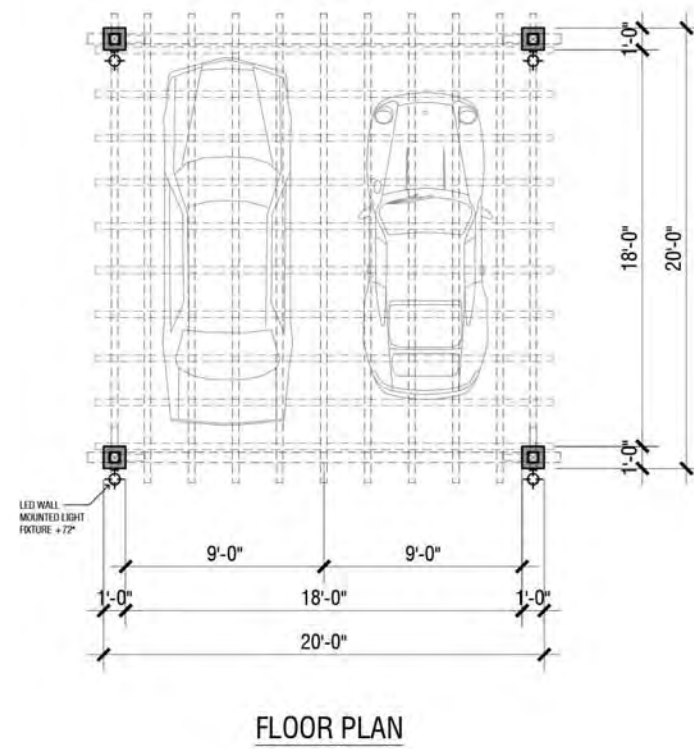


Third Floor

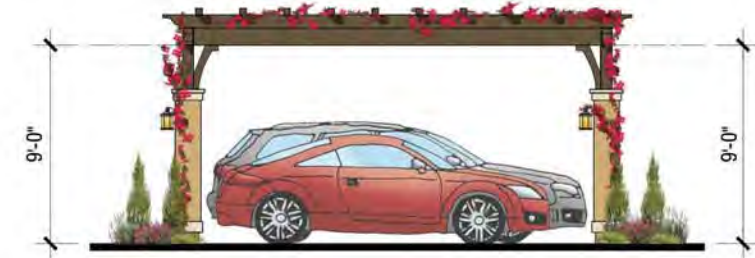
BUILDING 9 and 10

(3-Plex)

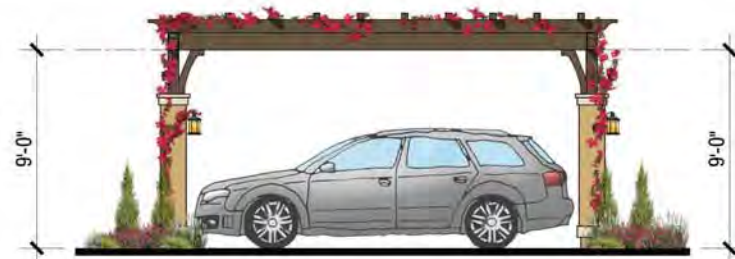
Floor Plans



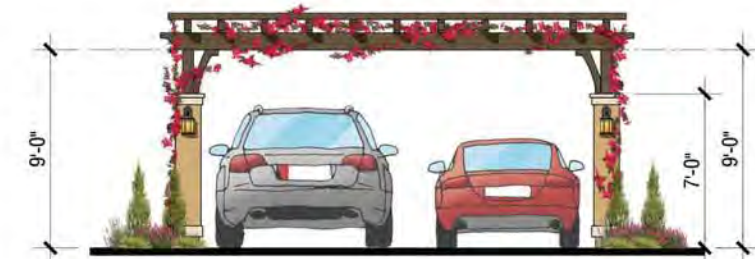
REAR



RIGHT



LEFT



FRONT

ELEVATIONS

Exterior Materials:

- Wood trellis with metal post
- Stucco-sand finish



Bike rack (4 in this location) - refer to image sheet L-13

Entry planting - refer to Planting Plan

Air condenser with air condenser screen (typical symbol) - refer to detail sheet L-16

DCDA with FDC to be screened with landscaping

Pedestrian entry arbor - refer to image sheet L-13

Stamped and colored asphalt - refer to image sheet L-13

Water treatment planting - refer to Proposed Plant Palette sheet L-8

DCDA with FDC to be screened with landscaping

Existing tree to remain

Directory sign - refer to image sheet L-14

DCDA with FDC to be screened with landscaping

Mailbox station - refer to image sheet L-14

Open space enlargement - refer to sheet L-3

Bike rack (4 in this location) - refer to image sheet L-13

Street tree to be Acer freemanii (Freeman Maple) - refer to Proposed Plant Palette sheet L-8

Tall narrow evergreen foundation shrubs at building ends - refer to Proposed Plant Palette sheet L-8

Small flowering accent tree - refer to Proposed Plant Palette sheet L-8

Directory sign - refer to image sheet L-14

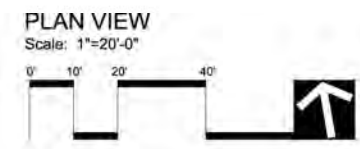
Irrigation water meter, lateral, and backflow preventer to be screened with landscaping

4'-0" wide concrete entry walk

Narrow evergreen tree and groundcover between driveways - refer to Proposed Plant Palette sheet L-8

Paseo enlargement - refer to sheet L-2

Bike rack (5 in this location) - refer to image sheet L-13



Stamped and colored asphalt - refer to image sheet L-13

Low light shrubs and groundcover between buildings - refer to Proposed Plant Palette sheet L-8

Bench - refer to image sheet L-13

Bike rack (5 in this location) - refer to image sheet L-13

4'-0" wide concrete entry walk

Narrow evergreen trees and groundcover between driveways - refer to Proposed Plant Palette sheet L-8

Water treatment planting - refer to Proposed Plant Palette sheet L-8

Air condenser with air condenser screen (typical symbol) with tall upright screen shrubs - refer to detail sheet L-15 and Proposed Plant Palette sheet L-8

Benches - refer to image sheet L-13

Decomposed granite paving - refer to image sheet L-13

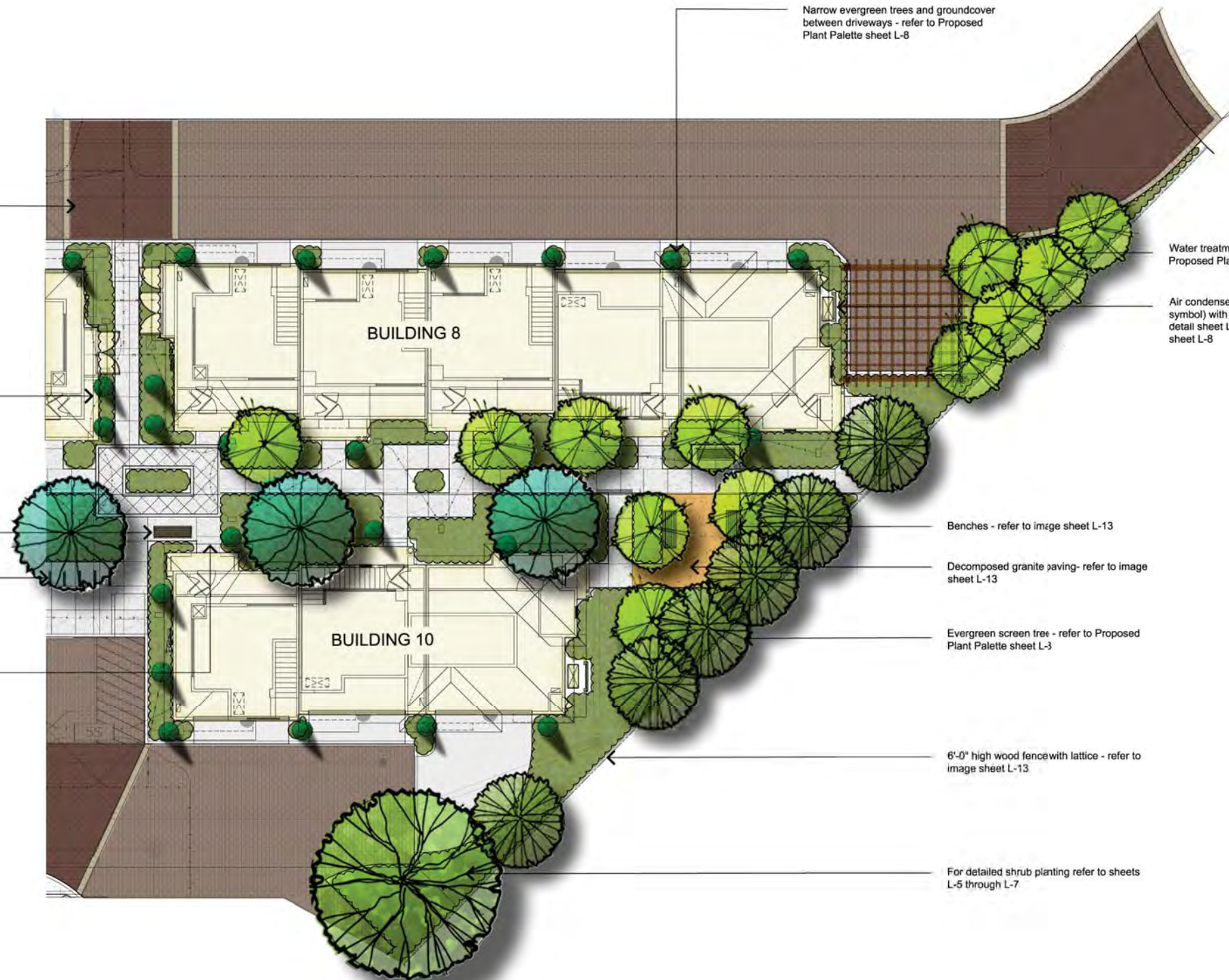
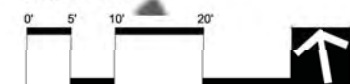
Evergreen screen tree - refer to Proposed Plant Palette sheet L-3

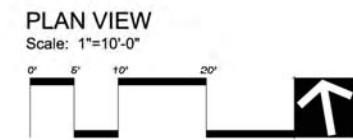
6'-0" high wood fence with lattice - refer to image sheet L-13

For detailed shrub planting refer to sheets L-5 through L-7

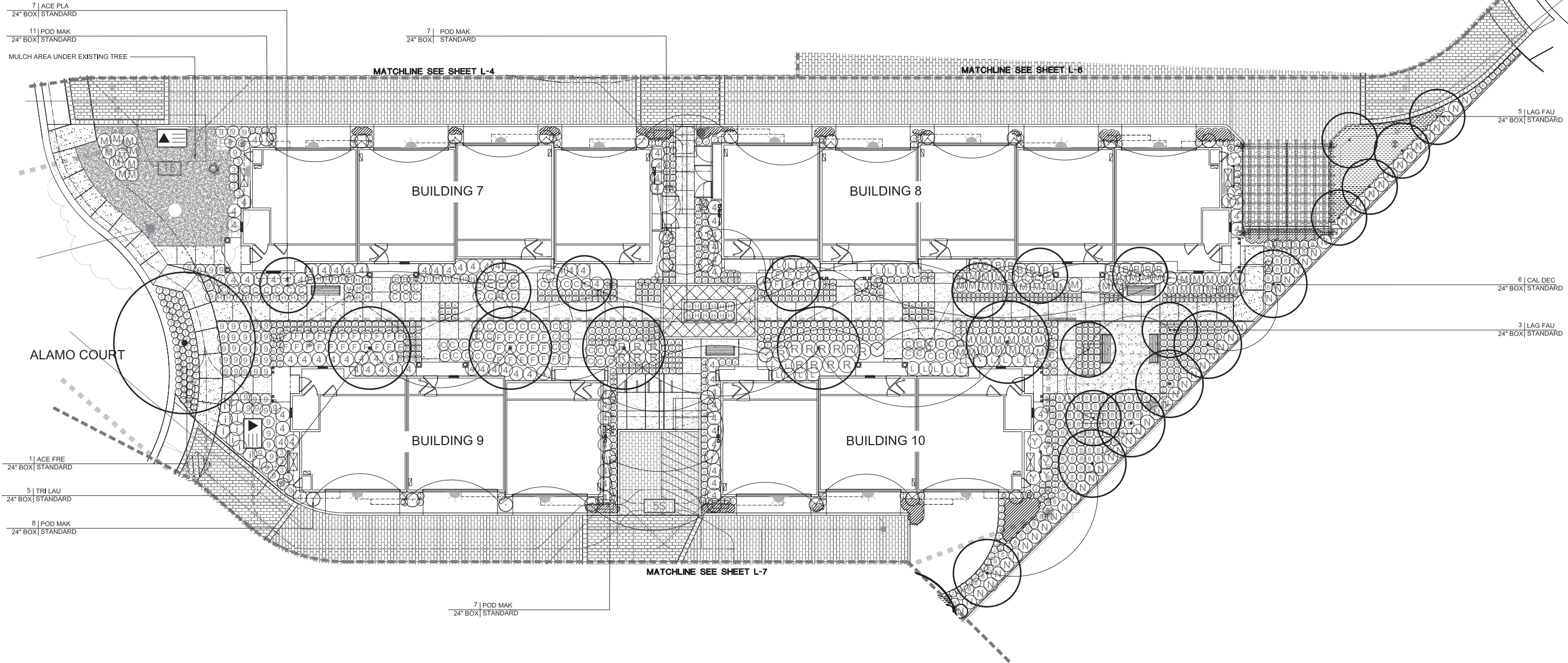
PLAN VIEW

Scale: 1"=10'-0"

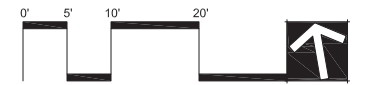




TAYLOR COURT



PLAN VIEW
Scale: 1"=10'-0"



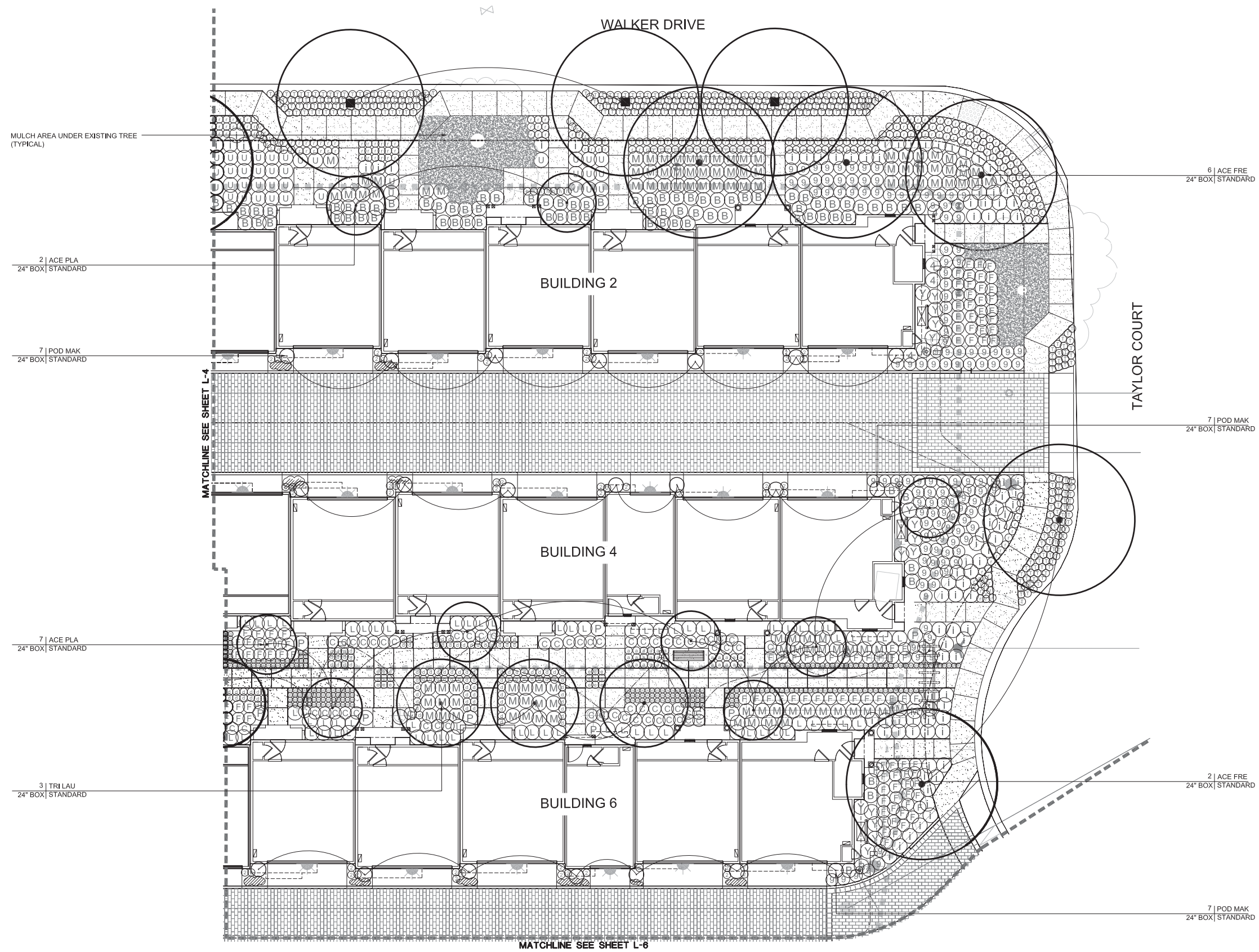
Planting Plan

WALKER DRIVE Mountain View, California

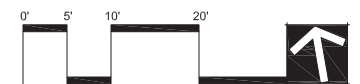
L-6

APRIL 2018





PLAN VIEW
Scale: 1"=10'-0"



L-5



WALKER DRIVE

MULCH AREA UNDER EXISTING TREE
(TYPICAL)

7 | ACE FRE
24" BOX | STANDARD

7 | ACE PLA
24" BOX | STANDARD

4 | ACE PLA
24" BOX | STANDARD

3 | ACE FRE
24" BOX | STANDARD

1 | CER CAN
24" BOX | STANDARD

3 | ACE PLA
24" BOX | STANDARD

7 | POD MAK
24" BOX | STANDARD

6 | POD MAK
24" BOX | STANDARD

6 | POD MAK
24" BOX | STANDARD

3 | TRI LAU
24" BOX | STANDARD

7 | POD MAK
24" BOX | STANDARD

MATCHLINE SEE SHEET L-5

MATCHLINE SEE SHEET L-6

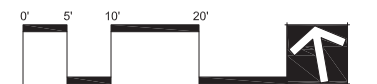
ALAMO COURT

BUILDING 1

BUILDING 3

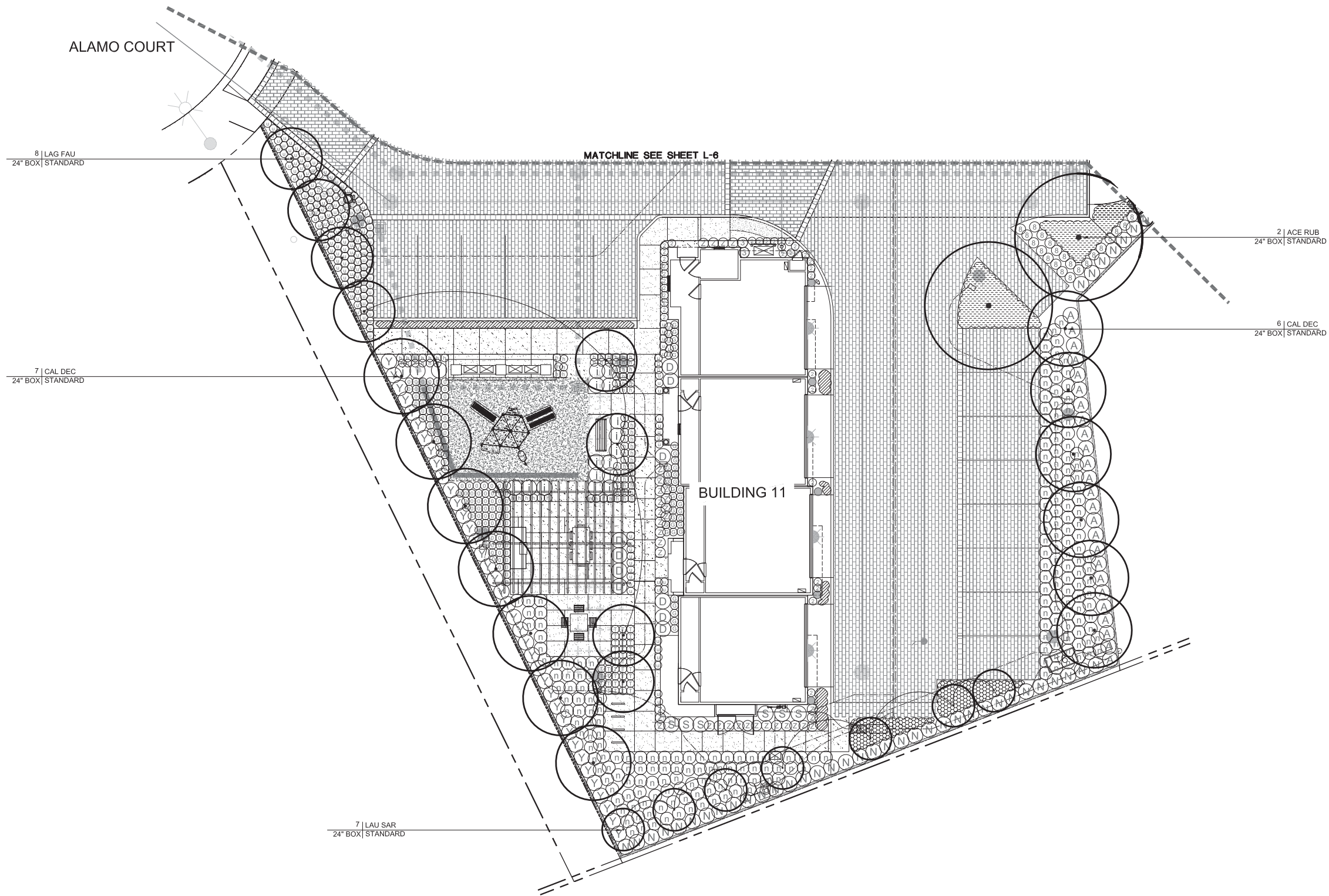
BUILDING 5

PLAN VIEW
Scale: 1"=10'-0"

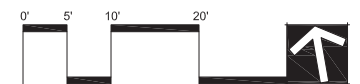


L-4





PLAN VIEW
Scale: 1"=10'-0"



L-7




Planting Plan

WALKER DRIVE Mountain View, California


APRIL 2018


MATERIALS LEGEND


SYMBOL DESCRIPTION


 CONCRETE PAVING: COLOR TO BE NATURAL GRAY WITH LIGHT BROOM FINISH


 STAMPED AND COLORED ASPHALT: REFER TO IMAGE SHEET L-13

 DECOMPOSED GRANITE PAVING: REFER TO IMAGE SHEET L-13


 RUBBERIZED PLAY SURFACE: REFER TO DETAIL SHEET L-15


 ILLUMINATED BOLLARD: REFER TO IMAGE SHEET L-13 (LOCATIONS TO BE DETERMINED BASED ON FUTURE PHOTOMETRIC STUDY)


 3'-6" HIGH SPLIT RAIL FENCE: REFER TO IMAGE SHEET L-13

 6' HIGH WOOD FENCE WITH LATTICE: REFER TO IMAGE SHEET L-13


 BUILT-IN GAS BARBECUE WITH COUNTER: REFER TO IMAGE SHEET L-13


 BIKE RACK: REFER TO IMAGE SHEET L-13


 BENCH: REFER TO IMAGE SHEET L-13

 TABLE AND CHAIRS: REFER TO IMAGE SHEET L-13

 PEDESTRIAN ENTRY ARBOR: REFER TO IMAGE SHEET L-13

 STAINED WOOD PERGOLA: REFER TO IMAGE SHEET L-13

 CHILDRENS PLAY STRUCTURE: REFER TO IMAGE SHEET L-13

 MAILBOX STATION: REFER TO IMAGE SHEET L-14

MINIMUM TREE CLEARANCE NOTE:

1. SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 6' FROM BUILDINGS AND A MINIMUM OF 2' FROM EDGES OF PAVING, CURBS OR WALLS.
2. MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 10' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
3. LARGE TREES (ABOVE 25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 15' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
4. 5' MINIMUM FROM JOINT TRENCH, WATER LINES, WATER METERS AND FIRE HYDRANTS.
5. 8' MINIMUM FROM SANITARY SEWER AND STORM DRAINS.

IRRIGATION NOTE:

ALL PLANTED AREAS TO BE IRRIGATED WITH AN APPROVED AUTOMATIC DRIPPER IRRIGATION SYSTEM. THIS WATER CONSERVING IRRIGATION SYSTEM WILL BE DESIGNED TO MAKE EFFICIENT USE OF WATER THROUGH CONSERVATION TECHNIQUES, HIGH EFFICIENCY EQUIPMENT, PLANT HYDROZONES AND SHALL BE IN COMPLIANCE WITH THE CITY'S WATER CONSERVATION ORDINANCE.

LANDSCAPE MAINTENANCE NOTE:

THE FINAL CONSTRUCTION DOCUMENTS WILL PROVIDE THE CONTRACTOR WITH AN UNDERSTANDING OF THE DESIGN INTENT FOR THE MAINTENANCE OF THE PLANT MATERIAL REGARDING CARE, FERTILIZATION AND MINIMAL PRUNING FOR HEALTH PURPOSES. THE MAINTENANCE CONTRACTOR WILL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SUPERVISION REQUIRED TO MAINTAIN THE DEVELOPMENT IN AN ATTRACTIVE, HEALTHY CONDITION AND AS DESCRIBED IN THE LANDSCAPE MAINTENANCE SPECIFICATIONS.




PROPOSED PLANT LEGEND NOTES:

THE PROPOSED PLANT LEGEND IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES AND QUANTITIES WHICH WILL BE DEVELOPED ON THE DETAIL PLANS, NOR PRECLUDE USE OF OTHER APPROPRIATE PLANT MATERIAL. PLANTS HAVE BEEN SELECTED FOR THEIR WATER CONSERVING PROPERTIES AND GROWTH HABITAT TO COMPLEMENT THE CHARACTER OF THE DEVELOPMENT. PLANT MATERIAL MAY BE SUBSTITUTED DUE TO AVAILABILITY.

SILVA CELL PLANTING:

TREES AND SHRUBS ARE TO BE DEEP ROOTED AND WILL HAVE DRIP LINES THAT ACCESS ALL OF THE TREATMENT SOIL. LOW PLANTING IN SILVA CELLS WILL BE LIMITED TO SHRUBS, GROUND COVER/GRASSES.

PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	COMMENTS	WUCOLS	CALIFORNIA NATIVE
TREES:						
ACE FRE	ACER FREEMANII	FREEMAN MAPLE	24" BOX	STANDARD	M	
ACE PLA	ACER PLATANOIDES 'CRIMSON SENTRY'	NORWEGIAN MAPLE	24" BOX	STANDARD	M	
ACE RUB	ACER RUBRUM 'SCARLET SENTINEL'	RED MAPLE	24" BOX	STANDARD	M	
CAL DEC	CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	STANDARD	M	X
CER CAN	CERCIS CANADENSIS 'OKLAHOMA'	EASTERN REDBUD	24" BOX	STANDARD	M	
LAG FAU	LAGERSTROEMIA X FAUREI 'TUSCORORA'	CRAPE MYRTLE	24" BOX	STANDARD	L	
LAU SAR	LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	24" BOX	STANDARD	M	
POD MAK	PODOCARPUS 'MAKI'	SHRUBBY YEW	24" BOX	STANDARD	M	
TRI LAU	TRISTANIA LAURINA 'ELEGANT'	WATER GUM	24" BOX	STANDARD	L	
SHRUBS:						
⊙	AGAPANTHUS 'SILVER STAR'	LILY OF THE NILE	5 GALLON		M	
⊙	AGAVE ATTENUATA 'BLUE FLAME'	AGAVE	15 GALLON		VL	
⊙	BERBERIS 'GOLDEN RUBY'	JAPANESE BARBERRY	5 GALLON		M	
⊙	BERBERIS 'GOLDEN RING'	JAPANESE BARBERRY	5 GALLON		M	
⊙	BUXUS 'GREEN TOWER'	BOXWOOD	5 GALLON		M	
⊙	CISTUS 'LITTLE MISS SUNSHINE'	ROCKROSE	5 GALLON		L	
⊙	CORREA 'CARPENTER ROCKS'	AUSTRALIAN FUCHSIA	5 GALLON		L	
⊙	CORREA 'PINK EYRE'	AUSTRALIAN FUCHSIA	5 GALLON		L	
⊙	CORREA 'CARPENTER ROCKS'	AUSTRALIAN FUCHSIA	5 GALLON		L	
⊙	CHONDROPETALUM TECTORUM 'EL CAMPO'	CAPE RUSH	5 GALLON		L	
⊙	DIANELLA 'CASSA BLUE'	BLUE FLAX LILY	5 GALLON		L	
⊙	DIETES IRIODES 'VARIEGATUS'	FORTNIGHT LILY	5 GALLON		M	
⊙	EUONYMUS FORTUNEI 'AUREOVARIEGATUS'	WINTERCREEPER	5 GALLON		M	
⊙	EUONYMUS 'EMERALD GAITY'	WINTERCREEPER	5 GALLON		M	
⊙	EUONYMUS FORTUNEI 'GREEN SPIRE'	WINTERCREEPER	15 GALLON	COLUMN FORM	M	
⊙	FESTUCA 'BEYOND BLUE'	FESCUE	1 GALLON		L	X
⊙	FESTUCA MAIREI	FESCUE	1 GALLON		L	X
⊙	HEUCHERA 'GREEN SPIRE'	CORAL BELLS	5 GALLON		L	
⊙	HEMEROCALLIS 'DOUBLE YELLOW'	DAYLILY	5 GALLON		M	
⊙	HEMEROCALLIS 'DOUBLE ORANGE'	DAY LILY	1 GALLON		M	
⊙	HEMEROCALLIS 'RED VELVET' AND 'YELLOW'	DAY LILY	5 GALLON	50/50 MIX	M	
⊙	ILEX 'NANA'	YAUPON HOLLY	5 GALLON		L	
⊙	LIRIOPE 'GIGANTEA'	LIRIOPE	5 GALLON		M	
⊙	LIRIOPE 'SILVERY SUNPROOF'	LIRIOPE	1 GALLON		M	
⊙	LOMANDRA 'LITTLE CON'	LOMANDRA	1 GALLON		L	
⊙	LOMANDRA 'PLATINUM BEAUTY'	LOMANDRA	1 GALLON		L	
⊙	MIMULUS CARDINALIS 'HYBRID ORANGE'	MONKEY FLOWER	1 GALLON		L	X
⊙	MUHLENBERGIA REVERCHONII	RUBY MUHLY	1 GALLON		L	
⊙	MUHLENBERGIA EMERSLEYI 'EL TORO'	BULL GRASS	1 GALLON		M	
⊙	MISCANTHUS SINENSIS 'ADAJIO'	EULALIA	5 GALLON		M	
⊙	NANDINA 'GULF STREAM'	HEAVENLY BAMBOO	5 GALLON		L	
⊙	PITTIOSPORUM 'MARJORIE CHANNON'	VARIEGATED KOHUUHU	5 GALLON		L	
⊙	ROSMARINUS 'MISS JESSUP'S UPRIGHT'	ROSEMARY	5 GALLON		L	
⊙	SALVIA GREGGII 'NAVAJO'	SALVIA	5 GALLON		L	X
⊙	SALVIA GREGGII 'HOTLIPS'	SALVIA	5 GALLON		M	X
⊙	THUJA 'YELLOW RIBBON'	AMERICAN ARBORVITAE	15 GALLON		L	
⊙	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GALLON		M	
⊙	TAXUS 'BEAN POLE'	YEW	15 GALLON		M	
GROUNDCOVERS:						
	GERANIUM INCANUM	GERANIUM	1 GALLON @ 2'-0" O.C.		M	
	ROSA 'PEACH DRIFT'	ROSE	2 GALLON @ 30" O.C.		M	
	ZAUSCHNERIA 'SELECT MATTOLE'	CALIFORNIA FUCHSIA	1 GALLON @ 30" O.C.		L	X



ACER FREEMANII
FREEMAN MAPLE



ACER PLATANIOIDES
NORWEGIAN MAPLE



CALOCEDRUS DECURRENS
INCENSE CEDAR



CERCIS CANADENSIS 'OKLAHOMA'
EASTERN REDBUD



LAURUS NOBILIS 'SARATOGA'
SARATOGA LAUREL

PLANT MATERIAL - TREES



AGAPANTHUS 'SILVER STAR'
LILY OF THE NILE



CORREA PINK EYRE'
AUSTRALIAN FUCHSIA



DIETES IRIODES 'VARIEGATUS'
FORTNIGHT LILY



LIRIOPE SILVER SUNDROOF'
LILYTURF



LOMANDRA 'LITTLE CON'
LOMANDRA



MUHLENBERGIA EMERSLEYI 'EL TORO'
BULL GRASS



WOODWARDIA FIMBRIATA
GIANT CHAIN FERN

PLANT MATERIAL - SHRUBS



GERANIUM INCANUM
GERANIUM



ROSA 'PEACH DRIFT'
ROSE



ZAUSCHNERIA 'SELECT MATTOLE'
CALIFORNIA FUCHSIA

PLANT MATERIAL - GROUNDCOVER



CHONDROPETALUM TECTORUM
CAPE RUSH



MIMULUS CARDINALIS
MONKEYFLOWER

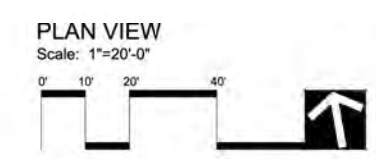


SALVIA GREGGII 'NAVAJO'
SALVIA

PLANT MATERIAL - WATER TREATMENT



EXISTING CANOPY COVERAGE: 20,549 SQ/FT
 PROJECT AREA: 93,523 SQ/FT
 PERCENT CANOPY COVERAGE: 21.97%

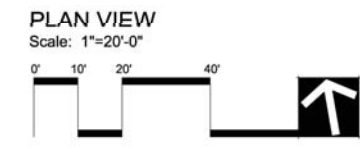


Existing Tree Canopy Plan

WALKER DRIVE

ALAMO CT

TAYLOR CT



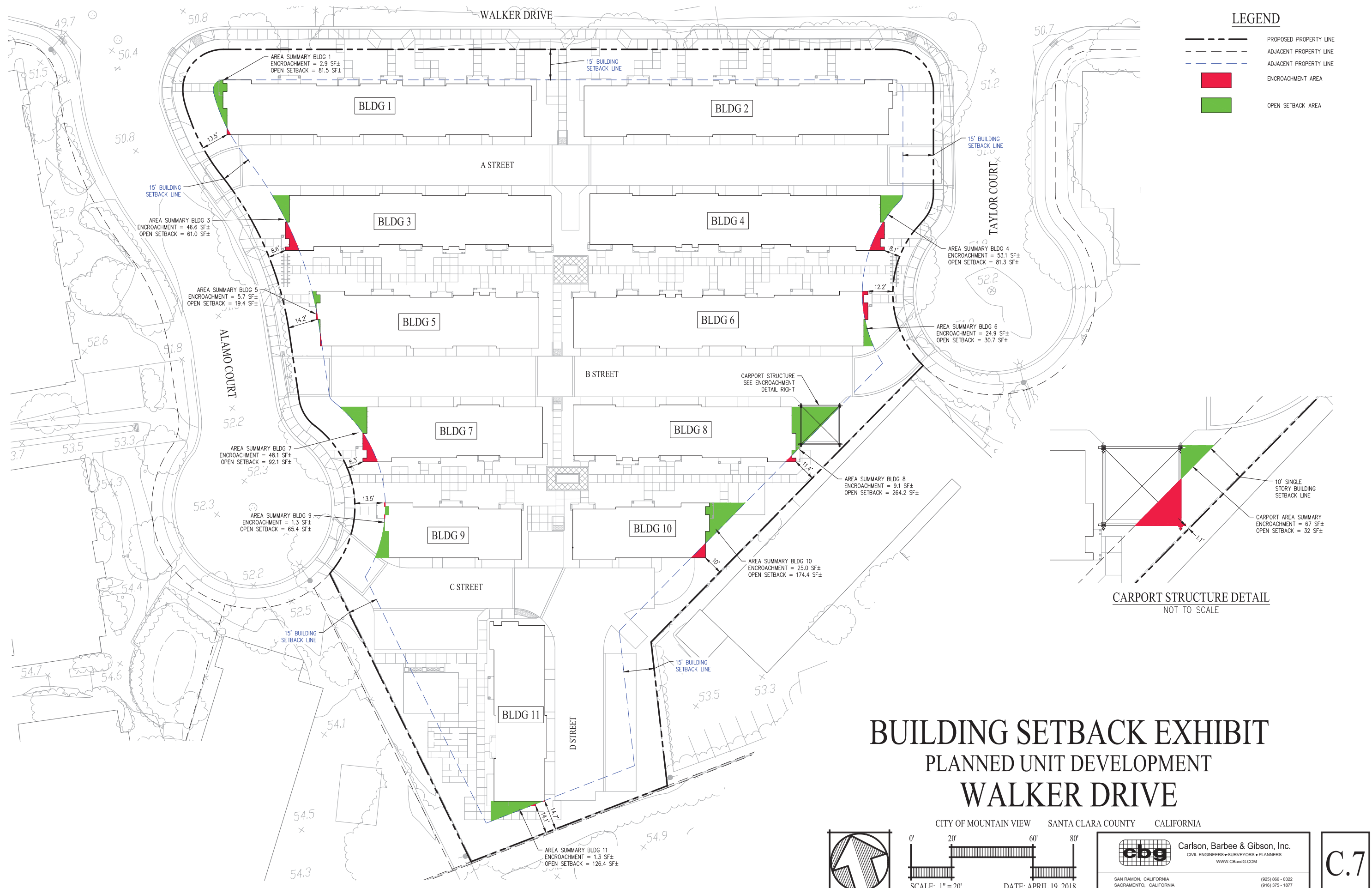
TREE GROWTH PROJECTIONS

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	GROWTH RATE	CANOPY COVER AT PLANTING HxW	CANOPY COVER AT 5 YEARS AFTER INSTALLATION HxW	**CANOPY COVER AT 10 YEARS AFTER INSTALLATION HxW
TREES:						
A ACER FREEMANII	FREEMAN MAPLE	24" BOX	MODERATE	9'-10' x 3'-4'	15' x 10'	30' x 18'-20'
B ACER PLATANOIDES 'CRIMSON SENTRY'	NORWEGIAN MAPLE	24" BOX	MODERATE	9'-10' x 3'-4'	15' x 10'	50' x 30'
C ACER RUBRUM 'SCARLETT SENTINEL'	RED MAPLE	24" BOX	MODERATE	9'-10' x 3'-4'	15' x 10'	30' x 18'-20'
D CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	SLOW/MODERATE	9'-11' x 3'-4'	16' x 7'	75'-90' x 15'
E CERVIS CANADENSIS 'OKLAHOMA'	EASTERN REDBUD	24" BOX	MODERATE	9'-11' x 4'-5'	15' x 8'	25' x 20'
F LAGERSTROEMIA X FAUREI 'TUSCORORA'	CRAPE MYRTLE	24" BOX	FAST	9'-10' x 3'-4'	12' x 8'	15' x 15'
G LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	24" BOX	SLOW/MODERATE	9'-11' x 3'-4'	15' x 5'	40' x 10'
H PODOCARPUS 'MAKI'	SHRUBBY YEW	24" BOX	MODERATE	7'-8' x 2'-3'	9' x 3'	9' x 3'-6'
I TRISTANIA LAURINA 'ELEGANT'	WATER GUM	24" BOX	MODERATE	9'-11' x 4'-5'	15' x 10'	40' x 25'

PERCENTAGE OF SITE CANOPY COVER
EXISTING CANOPY COVERAGE: 21.97%
TOTAL 24" BOX TREE COUNT: 185

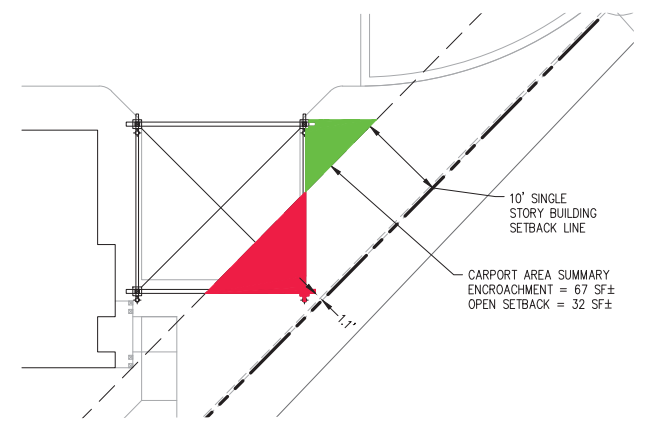
* SOURCE: VALLEY CREST TREE COMPANY WHOLESALE CATALOG SPECIFICATIONS
** SOURCE: SUNSET WESTERN GARDEN BOOK OF PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES (EBMUD)





LEGEND

	PROPOSED PROPERTY LINE
	ADJACENT PROPERTY LINE
	ENCROACHMENT AREA
	OPEN SETBACK AREA

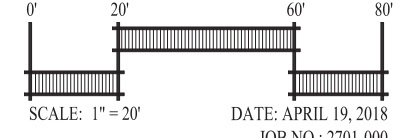
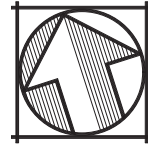


BUILDING SETBACK EXHIBIT

PLANNED UNIT DEVELOPMENT

WALKER DRIVE

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA



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LEGEND

- EXISTING BOUNDARY
- ⊗ EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- (H) HERITAGE TREE
- GR 100.0 GROUND ELEVATION AT TREE
- - - - - TREE PROTECTION ZONE (6' CHAIN LINK FENCE)
- - - - - PROPOSED STORM DRAIN
- ⦿ PROPOSED FIRE HYDRANT
- ☁ TREE DRIPLINE (TREES TO REMAIN)
- ▭ PROPOSED BIO-RETENTION AREA
- ▭ PROPOSED UNDERGROUND TREATMENT SYSTEM

NOTES

1. TREE PROTECTION ZONE SHALL ENCLOSE ENTIRE DRIP LINE OF TREE UNLESS OTHER REQUIREMENTS ARE CONFIRMED BY CONSULTING ARBORIST. MAY BE TEMPORARILY MOVED DURING CONSTRUCTION ACTIVITIES BUT TREE PROTECTION MEASURES PER ARBORIST REPORT DATED JUNE 12, 2017 SHALL BE MAINTAINED AT ALL TIMES.
2. FENCES SHALL BE 6' HIGH CHAIN LINK AND COMPLETELY ENCLOSE TREE PROTECTION ZONE
3. NO MATERIAL/EQUIPMENT STORAGE, WASHING EQUIPMENT, OR DISPOSING OF PAINTS/SOLVENTS OR OTHER MATERIALS WITHIN DRIPLINES.
4. IRRIGATION AND MAINTENANCE SCHEDULE OF PRESERVED TREES TO BE DETERMINED BY CONSULTING ARBORIST.
5. AVOID TRENCHING WITHIN DRIPLINES, OR IF NECESSARY TO TRENCH, WORK SHALL BE DONE BY HAND UNDER DIRECTION OF AN ARBORIST.

TREE #	SPECIES	HERITAGE (Y/N)	PROPOSED ACTION
20	EUROPEAN WHITE BIRCH	N	REMOVE
21	EUROPEAN WHITE BIRCH	N	REMOVE
22	COAST REDWOOD	Y	REMOVE
23	COAST REDWOOD	Y	REMOVE
24	COAST REDWOOD	Y	REMOVE
25	MAYTEN	Y	REMOVE
26	HOLLYWOOD JUNIPER	Y	REMOVE
27	CHINESE HOLLY	N	REMOVE
28	CHINESE HOLLY	N	REMOVE
29	XYLOSMA	N	REMOVE
30	GLOSSY PRIVET	Y	REMOVE
31	GLOSSY PRIVET	Y	REMOVE
32	NORWAY MAPLE	N	PRESERVE
33	NORWAY MAPLE	Y	PRESERVE
34	NORWAY MAPLE	Y	PRESERVE
35	SOUTHERN MAGNOLIA	Y	REMOVE
36	SOUTHERN MAGNOLIA	Y	REMOVE
37	HOLLYWOOD JUNIPER	N	PRESERVE
38	BUCKTHORN	N	REMOVE
39	EUROPEAN WHITE BIRCH	N	REMOVE
40	EUROPEAN WHITE BIRCH	N	REMOVE
41	EUROPEAN WHITE BIRCH	N	REMOVE
42	GLOSSY PRIVET	N	REMOVE
43	GLOSSY PRIVET	N	REMOVE
44	SWEETGUM	Y	PRESERVE
45	HOLLYWOOD JUNIPER	N	REMOVE
46	HOLLYWOOD JUNIPER	N	REMOVE
47	HOLLYWOOD JUNIPER	N	REMOVE
48	HOLLYWOOD JUNIPER	N	REMOVE
49	HOLLYWOOD JUNIPER	N	REMOVE

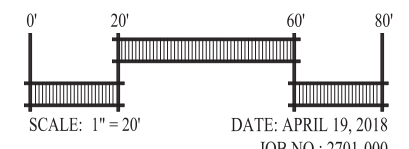
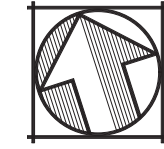
TREE #	SPECIES	HERITAGE (Y/N)	PROPOSED ACTION
1	BLUE ATLAS CEDAR	Y	REMOVE
2	BLUE ATLAS CEDAR	Y	REMOVE
3	BLUE ATLAS CEDAR	Y	PRESERVE
4	HOLLYWOOD JUNIPER	N	REMOVE
5	HOLLYWOOD JUNIPER	N	REMOVE
6	HOLLYWOOD JUNIPER	N	REMOVE
7	BLUE ATLAS CEDAR	Y	REMOVE
8	HOLLYWOOD JUNIPER	N	REMOVE
9	HOLLYWOOD JUNIPER	Y	REMOVE
10	CAROB	Y	REMOVE
11	CAROB	Y	REMOVE
12	CAROB	N	REMOVE
13	LEMON BOTTLEBRUSH	N	REMOVE
14	LEMON BOTTLEBRUSH	N	REMOVE
15	CALLERY PEAR	N	REMOVE
16	CALLERY PEAR	N	REMOVE
17	CALLERY PEAR	N	REMOVE
18	ALMOND	Y	REMOVE
19	HOLLYWOOD JUNIPER	N	REMOVE

TREE REMOVAL OVERLAY EXHIBIT

PLANNED UNIT DEVELOPMENT

WALKER DRIVE

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA



DATE: APRIL 19, 2018
JOB NO.: 2701-000

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