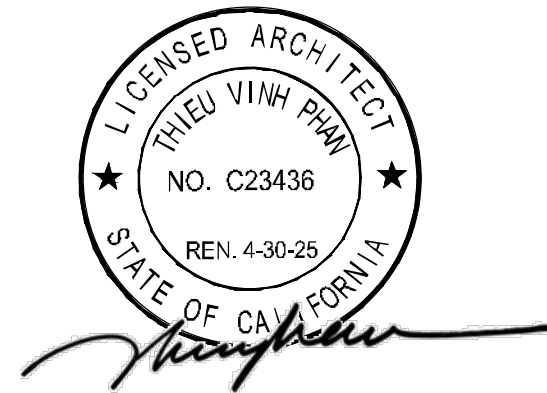


EASY ST. DEVELOPMENT

198 EASY ST. MOUNTAIN VIEW CA 94043

PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE CA 94086
T: 1.408.737.8323 F: 1.408.737.2357
www.phangroup-us.com



PROJECT:
198 EASY ST. DEVELOPMENT

ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:
COVER SHEET AND NOTES

REV.	DATE	REMARKS
1	15 MAR 24	T.P.
2	15 JUN 24	T.P.

NOTES:

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SUBMITTAL:
PLANNING

DRAWN BY:
PP
DATE:
MAR. 15 2024

SCALE:
AS NOTED

SHEET NUMBER:

A.00

GENERAL NOTES:

PROJECT DESCRIPTION

- THE PROJECT:**
FIVE DETACHED CUSTOM HOMES WITH 2-CAR GARAGE, 2 TO 3 LEVELS.
- THE DESIGN CONCEPT:**
FIVE DETACHED CUSTOM HOMES WITH INDIVIDUAL ARCHITECTURAL STYLES. COMMON OPEN AREA IN REAR OF THE PROPERTY.
- SUSTAINABLE ASPECTS OF THE PROJECT:**
ALL HOMES ARE FULLY ELECTRIC WITH SOLAR PANELS, WATER EFFICIENT LANDSCAPING, BIKE STORAGE PROVIDED IN EACH HOME.
- EXISTING ON-AND OFF SITE CONDITIONS:**
PROJECT IS LOCATED IN A RESIDENTIAL AREA PREDOMINATELY OF MULTIFAMILY HOMES AND DUPLEXES. CURRENT PROJECT PROPERTY IS A SINGLE FAMILY HOME ON A LARGE LOT.
- CURRENT OCCUPANCY OF SITE. IF VACANT, PROVIDE ESTIMATED DATE OF VACANCY THERE IS CURRENTLY ONE OWNER OCCUPIED SINGLE FAMILY HOME ON SITE.**
- PROPOSED ALTERNATIONS TO PROJECT SITE:**
THE EXISTING SINGLE FAMILY HOME WILL BE DEMOLISHED. OVERHEAD ELECTRICAL WILL BE UNDERGROUND. PER ARBORIST RECOMMENDATIONS TREES WILL BE REMOVED. NEW STREET FRONTAGE SIDEWALKS WILL BE CONSTRUCTED ALONG THE EASY STREET.
- EXISTING LAND USES AND OPERATIONS (EG. HOURS OF OPERATION, NUMBER OF EMPLOYEES/CUSTOMERS):**
THE CURRENT LAND USE OF THIS PROPERTY IS A SINGLE FAMILY RESIDENCE.
- PROPOSED USES AND OPERATIONS:**
EXISTING USE IS A SINGLE FAMILY RESIDENCE. NEW PROPOSED USE WILL BE FIVE NEW SINGLE FAMILY RESIDENCES.
- PURPOSE OR REASON FOR THE PROPOSED CHANGES AND/OR PROPOSED SUBDIVISION, IF APPLICABLE:**
THIS NEW PROPOSAL IS TO DIVIDED THE EXISTING SINGLE FAMILY PROPERTY INTO FIVE SINGLE FAMILY PROPERTIES WITH A COMMON AREA.
- EIGHT HERITAGE TREES TO BE REMOVED. TWO TREES TO BE PRESERVED AND ONE TREE TO BE RELOCATED.**

PROJECT SUMMARY TABLE:

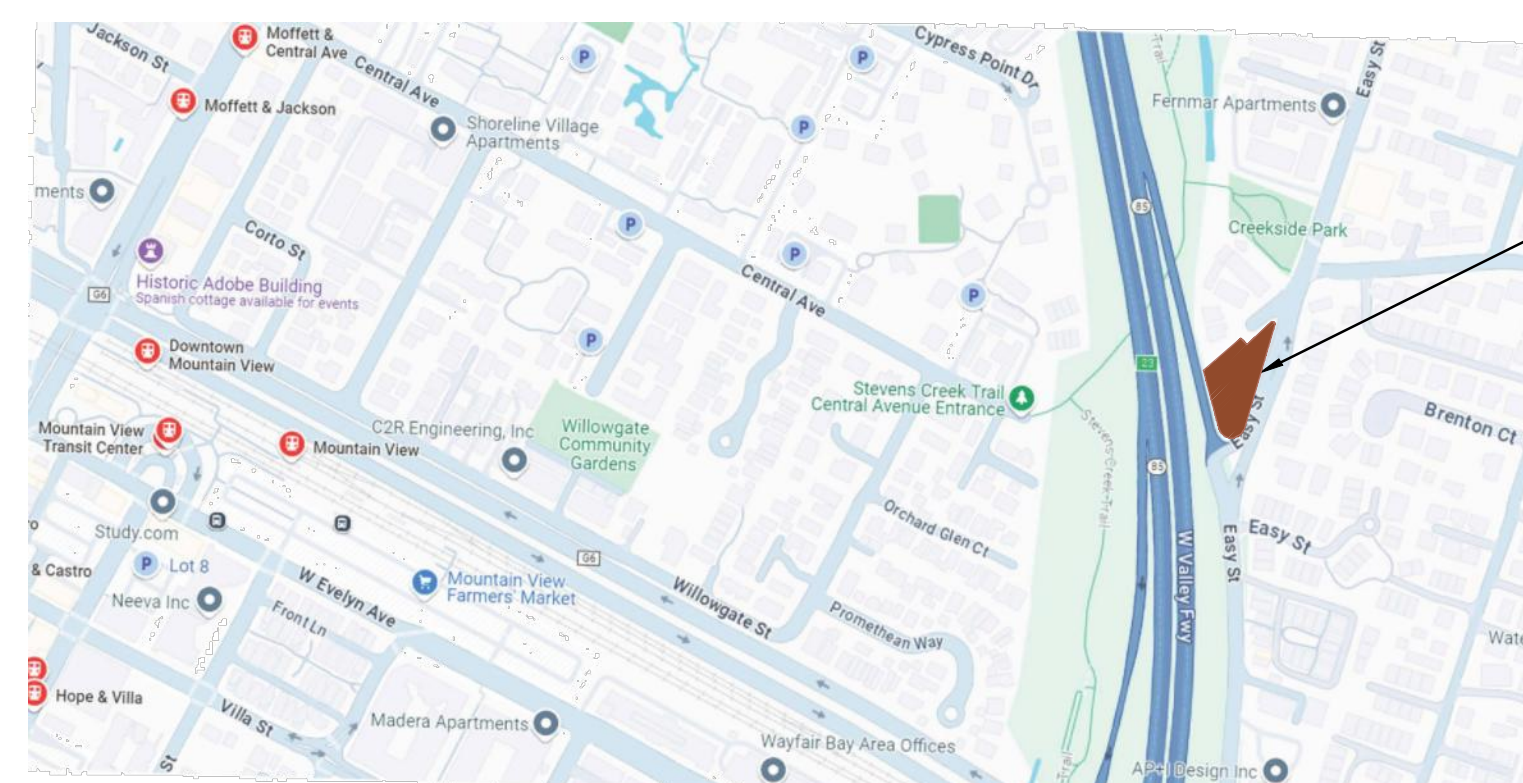
PROJECT NAME:	198 EASY ST. DEVELOPMENT
LOCATION:	198 EASY ST. MOUNTAIN VIEW CA 94043
BUILDING CONSTRUCTION:	TYPE V-B
USE & OCCUPANCY:	R3
NUMBER OF FLOORS:	3
FIRE SPRINKLERS:	YES

PROJECT: 198 EASY STREET DEVELOPMENT	UNITS: 5 ROWHOUSES	PARCELS: APNS:106-37-005
ROWHOUSE GUIDELINE OR R3 ZONING DISTRICT	R3SD	PROPOSED
ZONING	GEN MAP	
DENSITY SHALL NOT EXCEED ZONING DISTRICT		5 ROW HOUSE IN 2019 SQFT
LOT WIDTH 100' MIN		SEE SITE PLAN SHEET A02 LOT
LOT AREA 0.5 AC		22016 SQFT / 45960 SQFT = 0.5054 AC
FAR .90 (1.05 FOR 20 UNITS/ACRE)		SEE SHEET A.03 FOR DETAILS
DETACHED UNITS: 3' MIN. MAX 10' BETWEEN UNITS		6 BETWEEN UNITS
SET BACKS:		
FRONT PUBLIC STREETS 15' MIN. BLDGS 10-16'		SEE SHEET A02.1 FOR SITE SET BACK FOR DETAILS
TO FRONT SIDEWALK		*
SIDE 1' MIN FIRST/SECOND STORES, 15' MIN FOR 3RD		*
REAR 10' MIN FIRST/SECOND STORES, 15' MIN FOR 3RD		*
ALLEYS 20' CLEAR DRINK ASLE AND 24' WIDE BACK		PRIVATE DRIVEWAY 20' MIN CLEAR, AND 24' WIDE MIN. FOR BACK UP
UP DISTANCE BETWEEN GARAGES		
SITE COVERAGE: 35% OF SITE MAX. AREA COVERED		23.82% SEE SHEET A00.1 FOR DETAILS
HEIGHT 40' MAX 36' WALL	BY STRUCTURE	39'6" AND 32'8" MAX HEIGHT FOR TOP OF ROOF RIDGE AND TOP OF WALL HIGH FROM TOP OF STREET CURB. SEE SHEET A.06.0 - A.06.5 FOR DETAILS
OPEN AREA:		
COMMON OPEN SPACE: 100 SF/UNIT MIN 20' DIMENSION		SEE SHEET A.02- SITE PLAN GRAPHIC CALCULATIONS FOR DETAILS
PRIVATE OPEN SPACE: 100 SF/UNIT		SEE SHEET A.03- SITE PLAN GRAPHIC CALCULATIONS FOR DETAILS
PRIVATE STORAGE: 80 SF ENCLOSED, ELEVATED 164 CF		SEE SHEETS A.05, A.05.2, A.05.4, A.05.6 AND A.05.8 FOR DETAILS
PARKING:		
2-3 BDRM. 23 UNIT (0.3 SHALL BE FOR GUEST)		2 GARAGE PARKING SPACES FOR EACH UNIT
MAX 50% SPACES, 1 TEMPORARY SPACE PER 10		8 TEMP TREET PARKING SPACE ALONG EASY STREET
TANDEM SPACES		
GUEST SPACES: ADA SPACES		1 GUEST PARKING SPACE & ONE ADA PARKING. SEE SHT A.02 FOR DETAILS
TANDEM SPACES: TEMP PARKING SPACE		
BI-CYCLE PARKING: 1 SPACE PER 10 PARKING SPACES		MIN 4 BI-CYCLE PARKING SPACES. SEE SHEET A02 FOR DETAILS
DRIVEWAY: 20' CLEAR ASLE, 24' BACK BETWEEN GARAGES.		PRIVATE DRIVEWAY: 20' MIN CLEAR, AND 24' WIDE MIN. FOR BACK UP
MAX APPRON 4'		
TREE: STREET TREES EVERY 35' MAX 40'		SEE SHEET A02 FOR DETAILS

DRAWING SHEET INDEX:

- A.00 COVER SHEET AND NOTES
- A.00.1 COVER SHEET AND NOTES
- A.01 EXIST. SITE AND TREES REMOVAL & PROTECTION
- A.02 NEW SITE PLAN - UNIT LAYOUT AND PARKING
- A.02.1 SITE PLAN SET BACK & PHOTOGRAPHIC NOTES
- A.03 NEW SITE PLAN GRAPHIC CALCULATIONS
- A.04 NEIGHBORHOOD CONTEXT
- A.04.1 SITE AERIAL VIEW
- A.04.2 SITE 3D VIEW
- A.04.3 SITE SECTION
- A.04.4 3D VIEW
- A.04.5 PERSPECTIVE VIEWS
- A.04.6 PERSPECTIVE VIEWS
- A.05.0 UNIT 01 FIRST AND SECOND FLOOR PLANS
- A.05.1 UNIT 01 THIRD AND ROOF PLANS
- A.05.2 UNIT 2 FIRST AND SECOND FLOOR PLANS
- A.05.3 UNIT 2 THIRD AND ROOF PLANS
- A.05.4 UNIT 3 FIRST AND SECOND PLANS
- A.05.5 UNIT 3 THIRD AND ROOF PLANS
- A.05.6 UNIT 4 FIRST AND SECOND FLOOR PLANS
- A.05.7 UNIT 4 THIRD AND ROOF PLANS
- A.05.8 UNIT 5 FIRST FLOOR PLAN
- A.05.9 UNIT 5 SECOND AND ROOF PLANS
- A.05.10 UNIT 1 GRAPHIC CALCULATIONS
- A.05.11 UNIT 2 GRAPHIC CALCULATIONS
- A.05.12 UNIT 3 GRAPHIC CALCULATIONS
- A.05.13 UNIT 4 GRAPHIC CALCULATIONS
- A.05.14 UNIT 5 GRAPHIC CALCULATIONS
- A.06.0 UNIT 01 ELEVATION VIEWS
- A.06.1 UNIT 02 ELEVATION VIEWS
- A.06.2 UNIT 03 ELEVATION VIEWS
- A.06.3 UNIT 04 ELEVATION VIEWS
- A.06.4 UNIT 05 ELEVATION VIEWS
- A.06.5 UNIT 05 ELEVATION VIEWS
- A.06.6 ELEVATION COLOR BOARD
- A.06.7 ELEVATION COLOR BOARD
- A.07.0 UNIT 01 SECTION VIEW
- A.07.1 UNIT 02 SECTION VIEW
- A.07.2 UNIT 03 SECTION VIEW
- A.07.3 UNIT 04 SECTION VIEW
- A.07.4 UNIT 05 SECTION VIEW
- A.08 SUSTAINABILITY CHECKLIST (CAL GREEN AND MVGB)
- A.09 ZONE DIAGRAM
- L1.0 LANDSCAPE PLANTING PLAN
- L1.1 LANDSCAPE TREE SHADING PLAN
- L1.2 EXISTING TREE REMOVAL PLAN
- L2.0 LANDSCAPE HYDROZONE PLAN
- L2.1 LANDSCAPE IRRIGATION PLAN
- L3.0 LANDSCAPE CONSTRUCTION DETAILS
- L3.1 LANDSCAPE CONSTRUCTION DETAILS
- L4.0 LANDSCAPE SPECIFICATION
- LANDSCAPE COLOR PLAN
- TM-1 TOPOGRAPHIC SURVEY MAP
- VESTING TENTATIVE MAP
- PRELIMINARY OFFSITE PLANS
- PRELIMINARY ONSITE PLANS (INCLUDED SHEET IM-13)
- CONCEPTUAL GRADING & DRAINAGE PLANS (INCLUDED SHT C-2)
- 198 EASY ST - TURNING TEMPLATE 43" GARBAGE -1
- 198 EASY ST - TURNING TEMPLATE 43" GARBAGE -2

PROJECT MAP:



PROJECT SITE

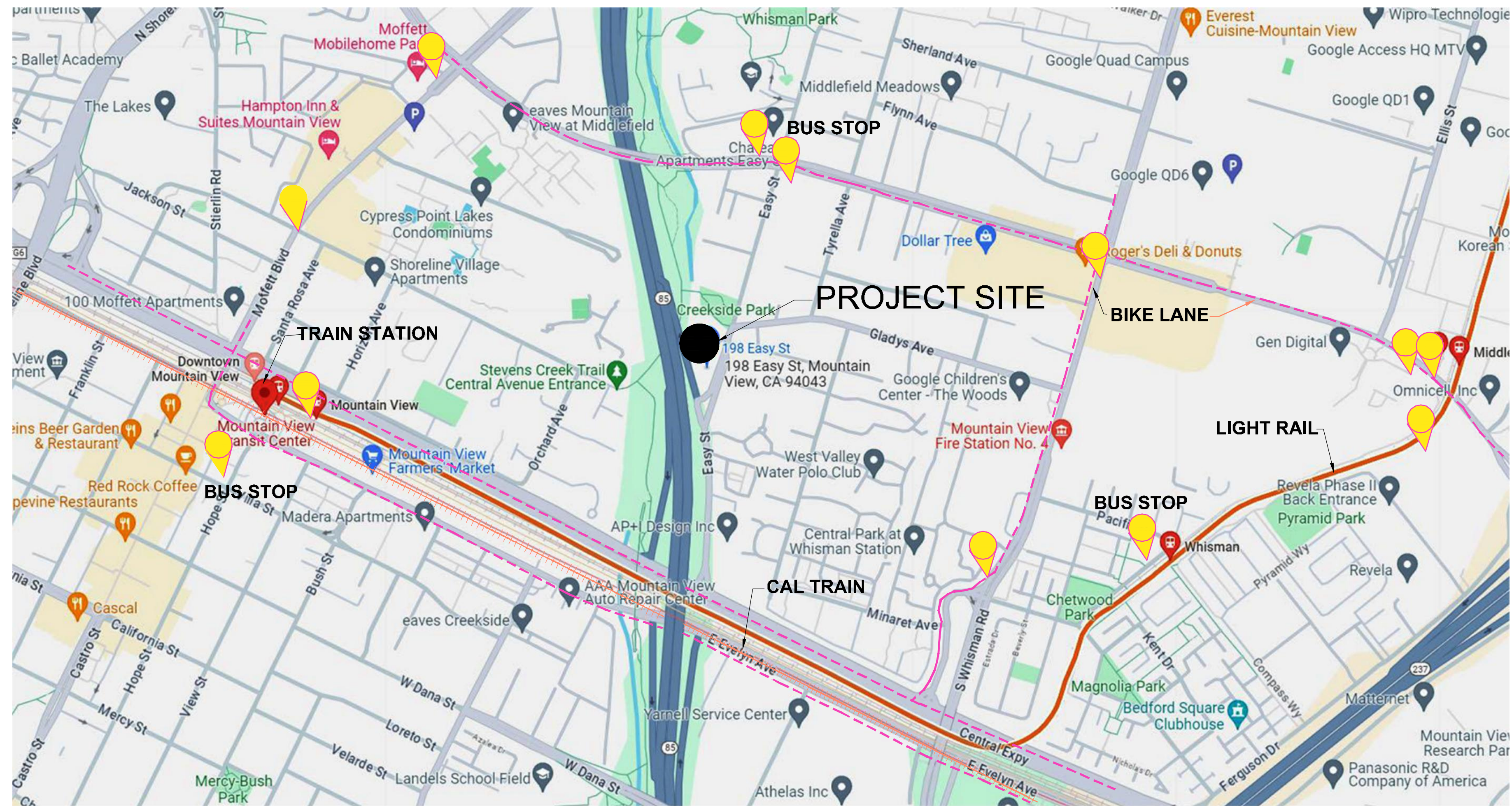
NOTES:

PROJECT DIRECTORY:

OWNER	JULIAN DONG 198 EASY ST. MOUNTAIN VIEW CA 94043 T: 408.690.3281
ARCHITECT	PHAN ARCHITECTS 870 S. WOLFE ROAD SUNNYVALE CA 94086 CONTACT: PHOI PHAN, LEED AP T: 408.737.8323 F: 408.737.2357 E: phoiqphan@gmail.com
LEAD AGENCY	PLANNING DEPARTMENT CITY MOUNTAIN VIEW 500 CASTRO ST. MOUNTAIN VIEW CA 94041 T: 650.903.6306 BUILDING DEPARTMENT CITY MOUNTAIN VIEW 500 CASTRO ST. MOUNTAIN VIEW CA 94041 T: 650.903.6306

APPLICABLE CODES:

- CALIFORNIA BUILDING CODE - 2022
- CALIFORNIA MECHANICAL CODE - 2022
- CALIFORNIA GREEN BUILDING CODE - 2022
- CALIFORNIA PLUMBING CODE - 2022
- CALIFORNIA ELECTRICAL CODE - 2022
- CALIFORNIA ENERGY CODE -2022
- CALIFORNIA FIRE AND RESIDENTIAL CODES -2022
- CURRENT LOCAL BUILDING CODES AND REGULATIONS



VICINITY MAP

SCALE : NONE

SITE

22014.83 SQFT.

TOTAL BUILDING COVERAGE	
BUILDINGS	4787.16 SQFT
PORCH	413.62 SQFT
5200.78 SQFT	

SITE LOT COVERAGE:	
$\frac{5200.78 \text{ SQFT}}{22014.83 \text{ SQFT.}}$	= 23.62 %

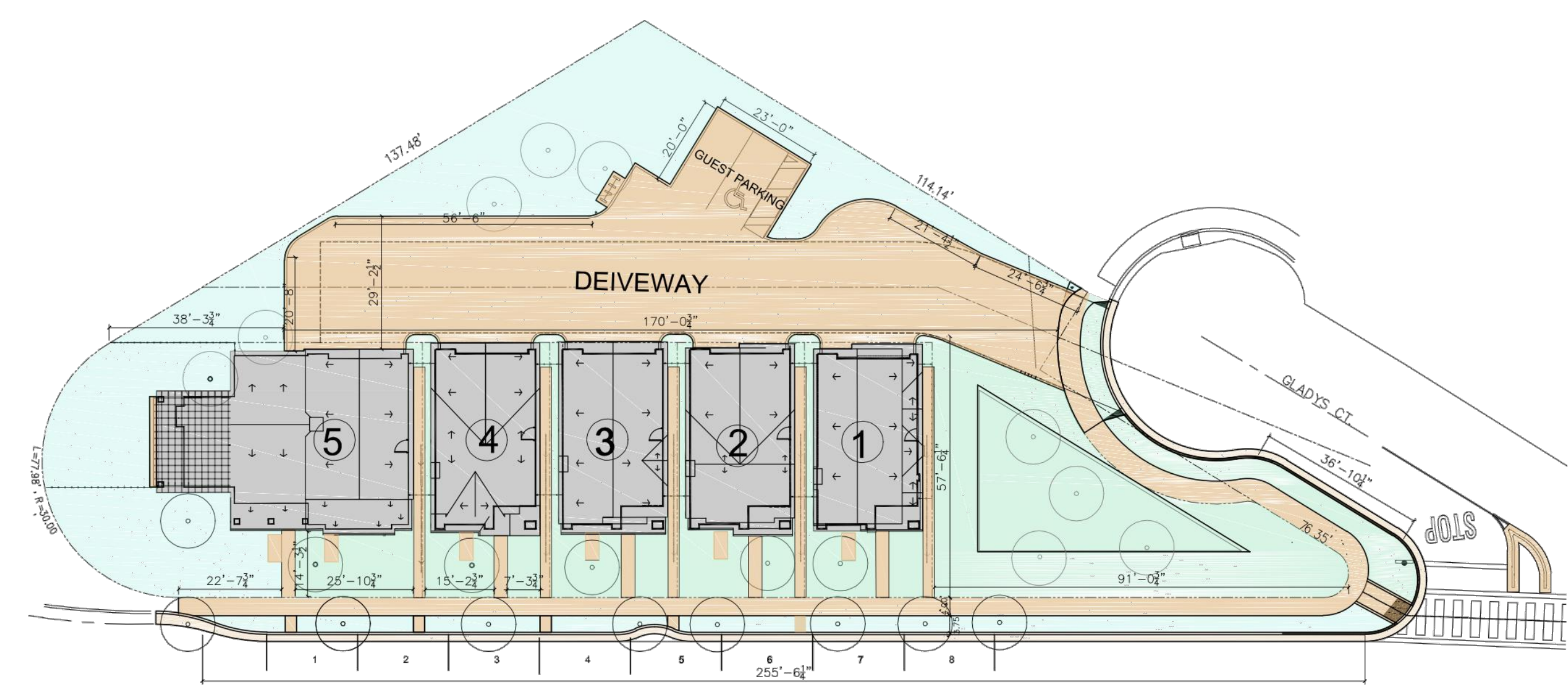
BUILDINGS

UNITS 1-2-3-4-5

1	786.86	SQFT
2	801.95	SQFT
3	801.95	SQFT
4	801.95	SQFT
5	1594.45	SQFT
4787.16		SQFT

PORCH

6	53.88	SQFT
7	53.57	SQFT
8	53.57	SQFT
9	53.57	SQFT
10	199.03	SQFT
413.62		SQFT



SITE PLAN LAYOUT SCHEDULE

SCALE : NONE

PHAN ARCHITECTS

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PROJECT:

198 EASY ST. DEVELOPMENT

ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:

COVER SHEET

REV.	DATE	REMARKS
2	15 JUN 24	T.P.

NOTES:

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PLANNING

DRAWN BY:
PP
DATE:
MAR. 15 2024

SCALE:
AS NOTED

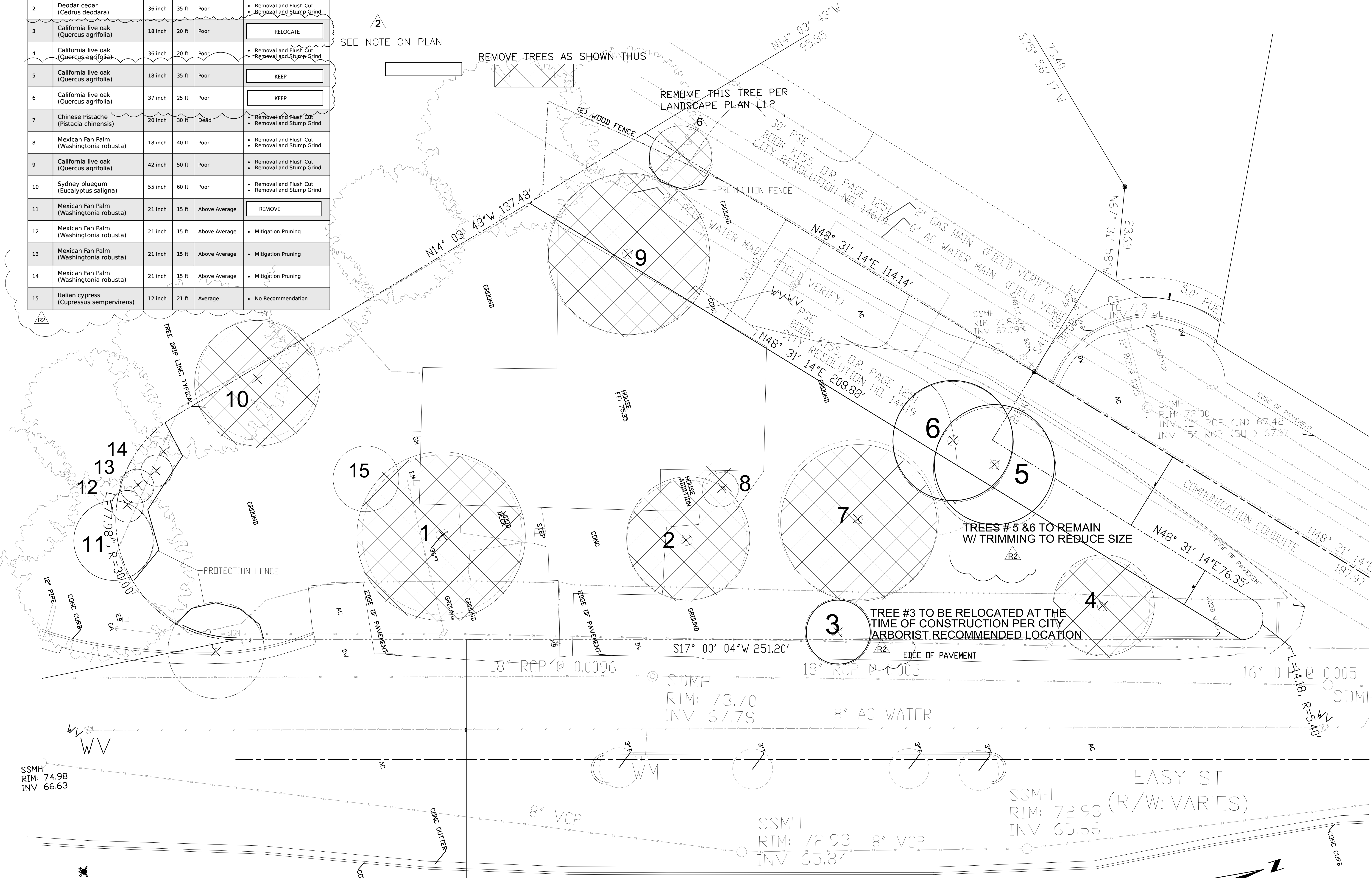
SHEET NUMBER:

A.00.1

Quick Summary

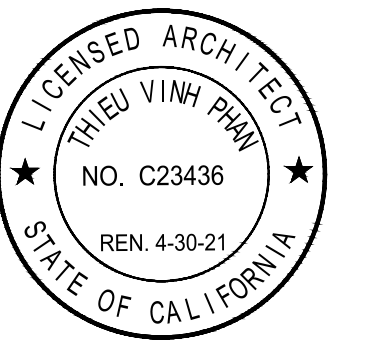
Tree No.	Species	DBH	Height	Health	Recommendations
1	Deodar cedar (Cedrus deodara)	36 inch	40 ft	Poor	• Removal and Flush Cut • Removal and Stump Grind
2	Deodar cedar (Cedrus deodara)	36 inch	35 ft	Poor	• Removal and Flush Cut • Removal and Stump Grind
3	California live oak (Quercus agrifolia)	18 inch	20 ft	Poor	RELOCATE
4	California live oak (Quercus agrifolia)	36 inch	20 ft	Poor	• Removal and Flush Cut • Removal and Stump Grind
5	California live oak (Quercus agrifolia)	18 inch	35 ft	Poor	KEEP
6	California live oak (Quercus agrifolia)	37 inch	25 ft	Poor	KEEP
7	Chinese Pistache (Pistacia chinensis)	20 inch	30 ft	Dead	• Removal and Flush Cut • Removal and Stump Grind
8	Mexican Fan Palm (Washingtonia robusta)	18 inch	40 ft	Poor	• Removal and Flush Cut • Removal and Stump Grind
9	California live oak (Quercus agrifolia)	42 inch	50 ft	Poor	• Removal and Flush Cut • Removal and Stump Grind
10	Sydney bluegum (Eucalyptus saligna)	55 inch	60 ft	Poor	• Removal and Flush Cut • Removal and Stump Grind
11	Mexican Fan Palm (Washingtonia robusta)	21 inch	15 ft	Above Average	REMOVE
12	Mexican Fan Palm (Washingtonia robusta)	21 inch	15 ft	Above Average	Mitigation Pruning
13	Mexican Fan Palm (Washingtonia robusta)	21 inch	15 ft	Above Average	Mitigation Pruning
14	Mexican Fan Palm (Washingtonia robusta)	21 inch	15 ft	Above Average	Mitigation Pruning
15	Italian cypress (Cupressus sempervirens)	12 inch	21 ft	Average	No Recommendation

SEE NOTE ON PLAN



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PROJECT:
198 EASY ST. DEVELOPMENT

ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:
EXIST SITE AND TREES REMOVAL & PROTECTION PLAN

REV.	DATE	REMARKS
R2	6.16.24	T.P

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PLANNING

DRAWN BY:
PP
DATE:
JUNE 15, 2024

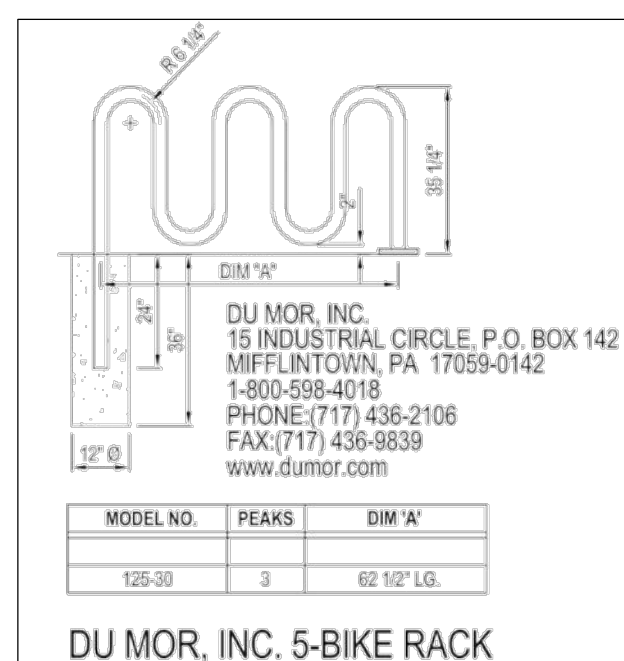
SCALE:
3/32"=1'-0"

SHEET NUMBER:

A.01



BIKE RACK IN GARAGE SAMPLE
SCALE: NONE [11]



DU MOR, INC. 5-BIKE RACK
OUTDOOR BIKE RACK SAMPLE

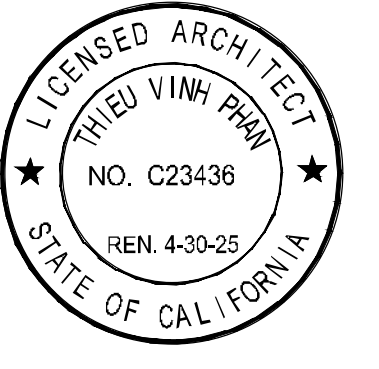
MODEL NO.	PEAKS	DIM' W'
125-30	3	62 1/2" LG.

DU MOR, INC. 5-BIKE RACK

OUTDOOR BIKE RACK SAMPLE

PHAN ARCHITECTS

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www.phangroup-us.com



PROJECT:
198 EASY ST. DEVELOPMENT

ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:
**NEW SITE PLAN
UNIT LAYOUT
PARKING AND
SETBACK**

REV.	DATE	REMARKS
1	15 MAR 24	T.P.

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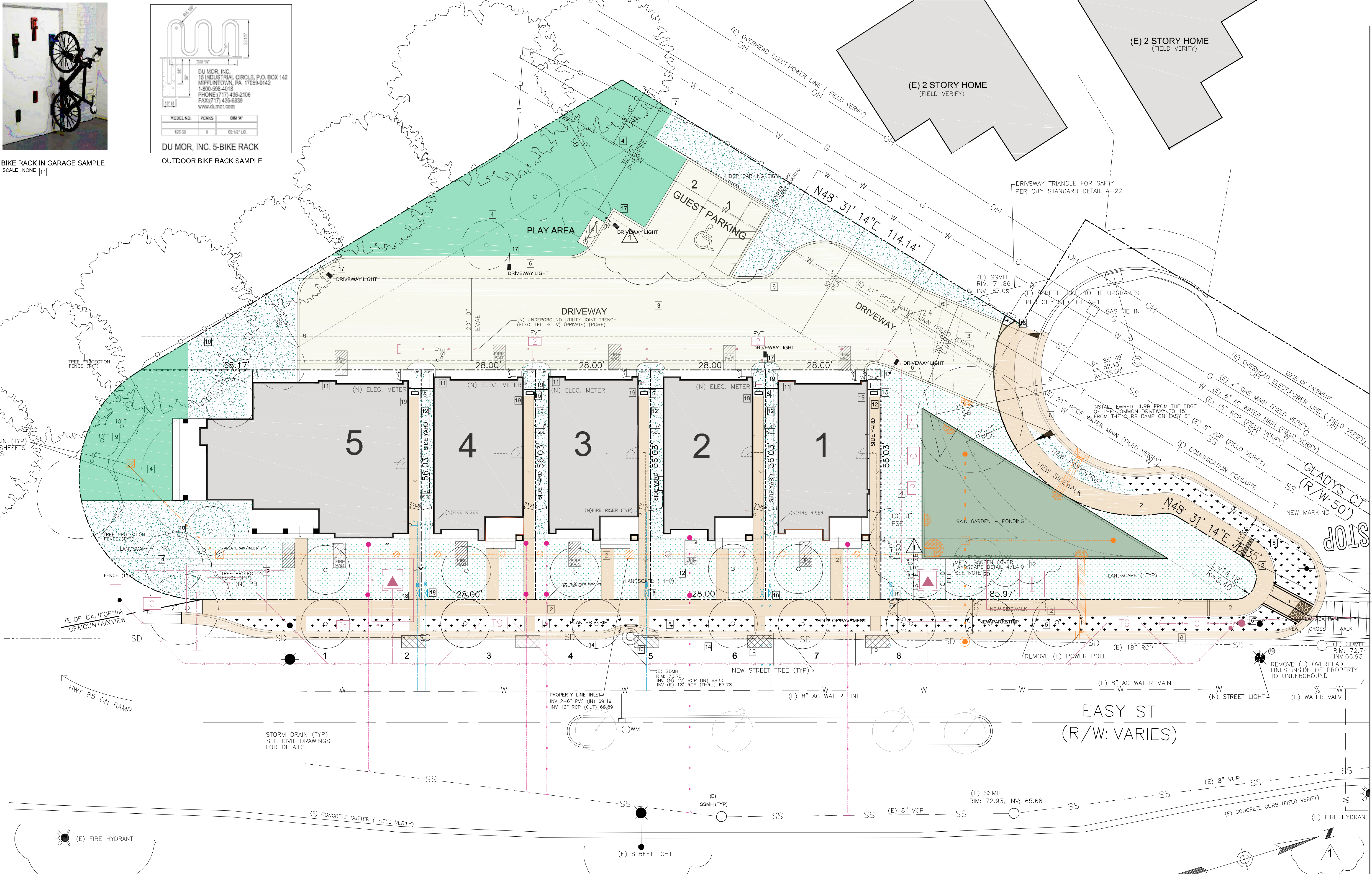
SUBMITTAL:
PLANNING

DRAWN BY:
PP
DATE:
16 MAY 23

SCALE:
3/32"=1'-0"

SHEET NUMBER:

A.02

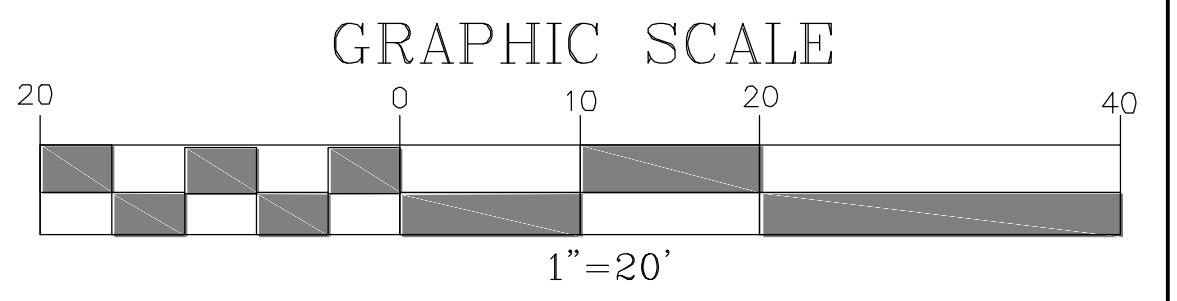


- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT

- 1. CONCRETE SIDEWALK
- 2. CONCRETE WALKWAY
- 3. DRIVEWAY W/ DECORATIVE PAVERS
- 4. LANDSCAPED OPEN SPACE
- 5. LANDSCAPED PLANTER STRIP
- 6. CONCRETE CURB
- 7. REMOVED TREE # 10 PER LANDSCAPE PLAN L1.2
- 8. GUEST BICYCLE PARKING
- 9. EXISTING 4 - MEXICAN FAN PALMS
- 10. HOUSE GARBAGE PICK UP
- 11. BICYCLE PARKING IN GARAGE LAWN
- 12. DROUGHT FREE LANDSCAPING

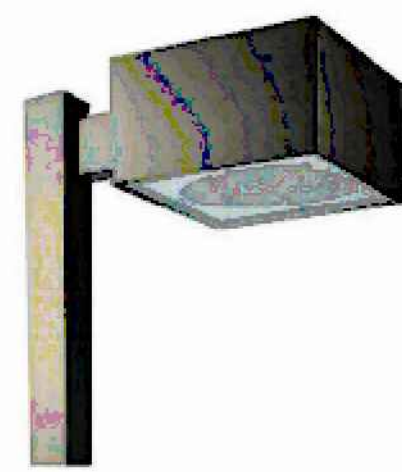
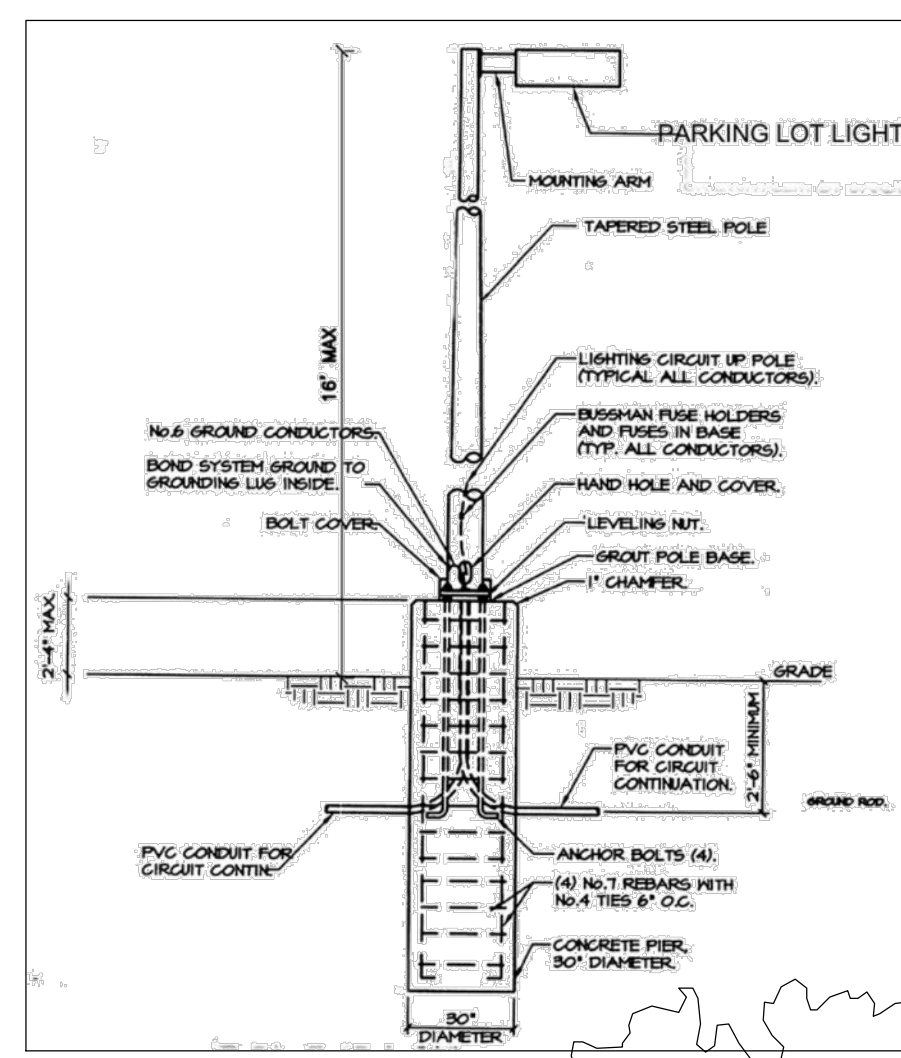
- 14. NEW TREE
- 15. COMPACT SIZE AC UNIT- CARRIER 24AH44
- 16. NEW STREET LIGHT PER CITY STANDARD
- 17. DRIVEWAY LIGHTING - SEE SPEC SHEET OR PER CITY GUIDANCE
- 18. WATER METER AND BACK FLOW DEVICE
- 19. ELECTRICAL CAR CHARGER
- 20. SEE FUTURE HOSUE FIRE SPRINKLER SYSTEM PERMIT FOR THE WATER BACK FLOW DEVICE, SIZE OF WATER METER AND WATER SUPPLY LINE FOR EACH UNIT

FOR GRADING, DRAINAGE, UNDERGROUND UTILITY DETAILS AND STORM WATER MANAGEMENT PLANS SEE CIVIL SHEETS
FOR LANDSCAPE DETAIL LAYOUT SEE LANDSCAPE SHEETS
CAP ALL ABANDONED (E) UNDERGROUND UTILITY LINES TO PROPERTY LINE



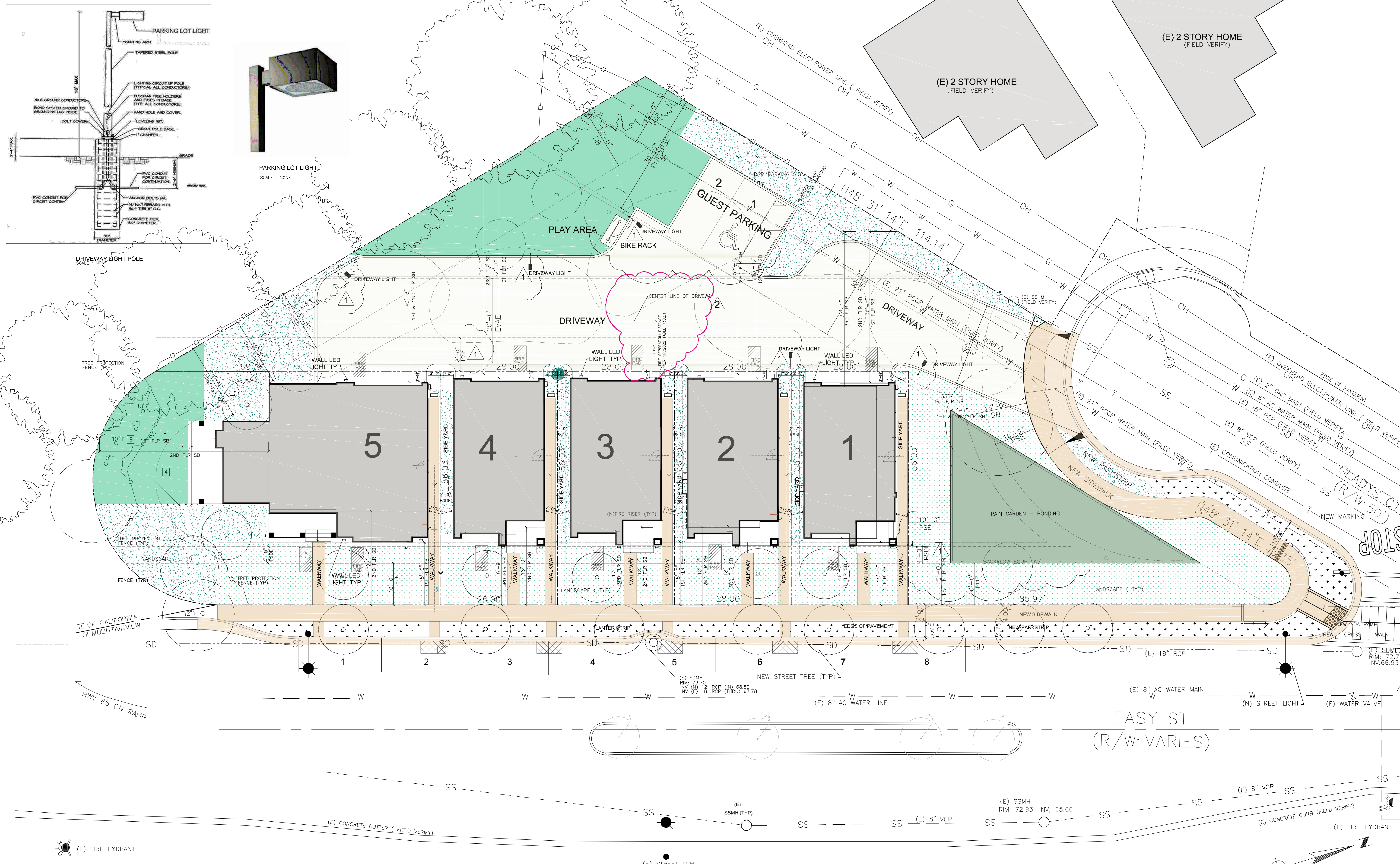
SEE SHEET A.01 & ARBORIST REPORT FOR TREE REMOVAL PLAN
SEE VESTING TENTATIVE MAP FOR LOT DATA

WORK TO BE IN COMPLIANCE WITH MOST CURRENT CAL GREEN AND MVGB REQUIREMENT



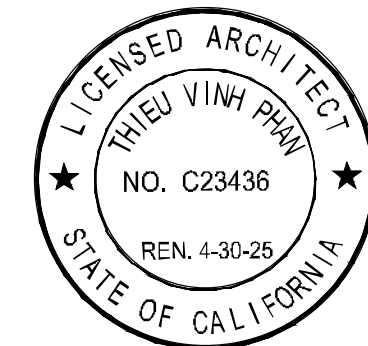
PARKING LOT LIGHT
SCALE: NONE

DRIVEWAY LIGHT POLE
SCALE: NONE



PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE CA 94086
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www.changroup-us.com



PROJECT:
198 EASY ST. DEVELOPMENT

ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:
**SITE PLAN
SET BACK &
PHOTOMETRIC
NOTES**

REV.	DATE	REMARKS
1	15 MAR 24	T.P.
2	15 MAY 24	T.P.

NOTES:

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DRAWN BY:
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DATE:
16 MAY 23

SCALE:
3/32"=1'-0"

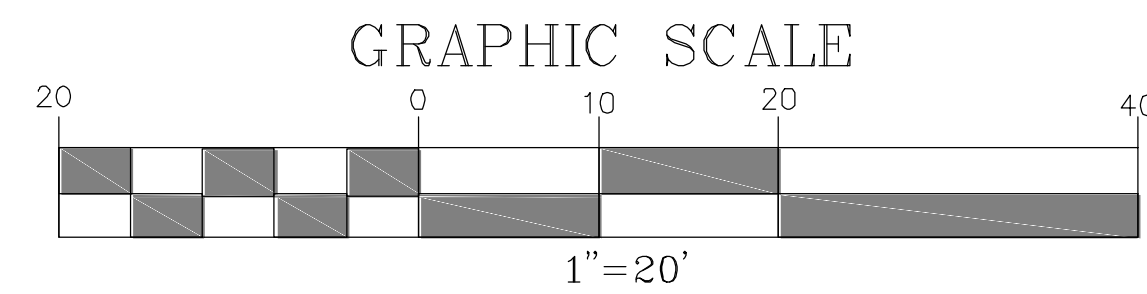
SHEET NUMBER:

A.02.1

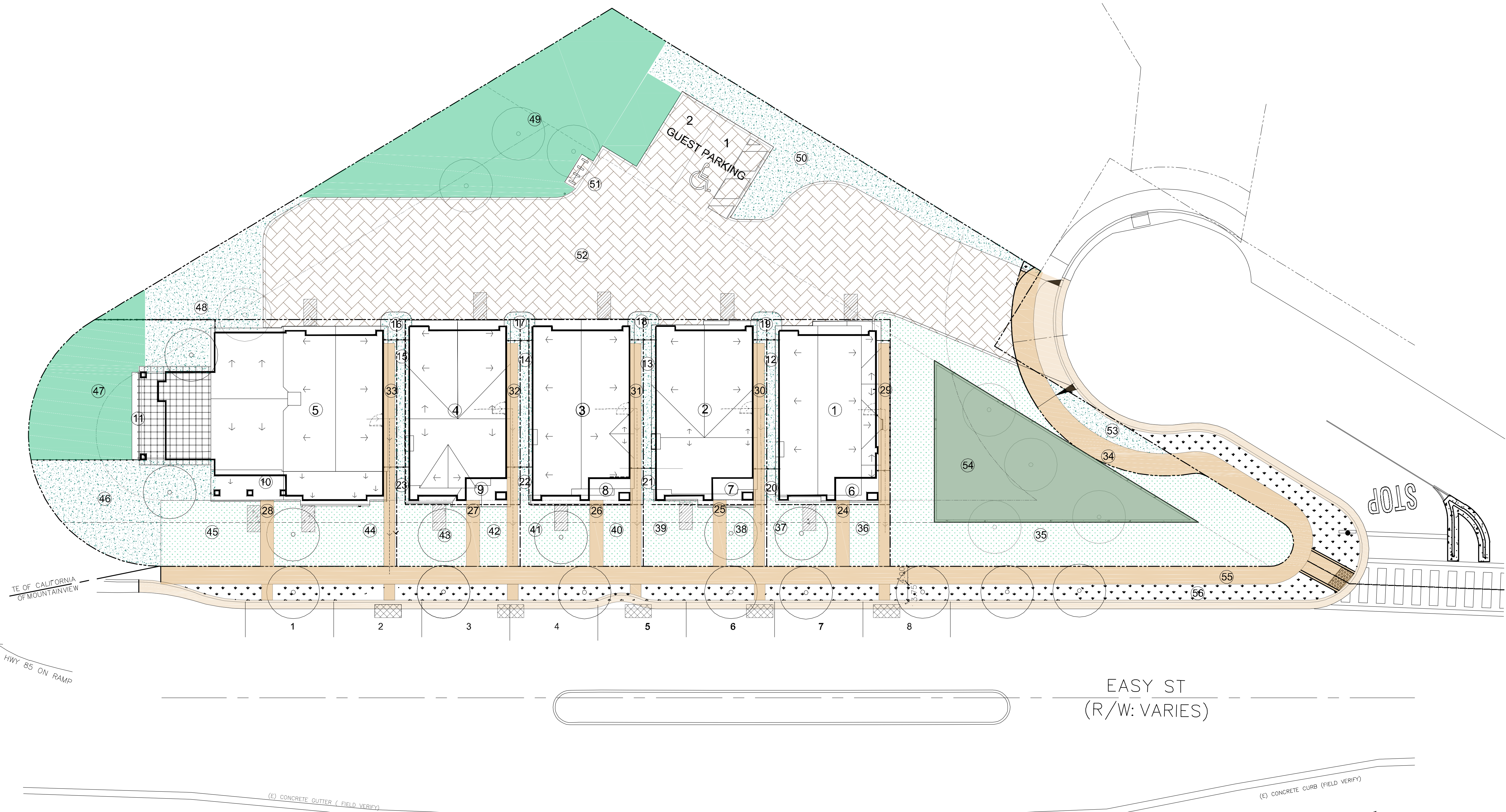
PRELIMINARY PHOTOMETRIC LIGHTING NOTES
PARKING LOT LIGHT TO BE GARDCO LIGHTINH ECA 18-3H-400PSMHQUAD-BRP OR EQUAL WITH POSTTOP MOUNTED HIGH 16 MAX.

IES RECOMMENDED FOOTCANDLES (fc):
AVERAGE MAINTAINED HORIZONTAL : 1.5 fc (RANGE 0.75 - 3.0 fc)
AVERAG MAINTAINED VERTICAL: 0.8 fc (RANGE 0.40 - 1.6 fc)

FOR GRADING, DRAINAGE, UNDERGROUND UTILITY DETAILS AND STORM WAATER MANAGEMENT PLANS SEE CIVIL SHEETS
FOR LANDSCAPE DETAIL LAYOUT SEE LANDSCAPE SHEETS
FOR TREE DETAILS LAYOUT SEE LANDSCAPE PLAN L1.0
CAP ALL ABANDONED (E) UNDERGROUND UTILITY LINES TO PROPERTY LINE

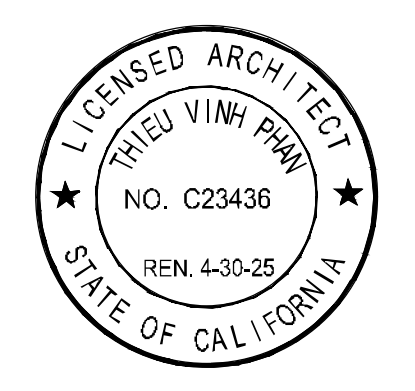


- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT



PHAN ARCHITECTS

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 T: 1.408.737.8323 F: 1.408.737.2357
 www.phangroup-us.com



PROJECT:
**198 EASY ST.
 DEVELOPMENT**

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:
**NEW
 SITE PLAN
 GRAPHIC
 CALCULATIONS**

REV.	DATE	REMARKS
1	15 MAR 24	T.P.

NOTES:

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SUBMITTAL:
PLANNING

DRAWN BY:
 PP
 DATE:
 16 MAY23

SCALE:
 3/32"=1'-0"

SHEET NUMBER:

A.03

SITE
 22014.83 SQFT.

BUILDINGS
 UNITS 1-2-3-4-5
 BUILDING FOOTPRINT
 1 782.39 SQFT
 2 801.95 SQFT
 3 801.95 SQFT
 4 801.95 SQFT
 5 1599.45 SQFT
 4,787.69 SQFT

HARDSCAPE
 WALKWAY
 WALKWAY
 24 41.5 SQFT
 25 41.5 SQFT
 26 41.5 SQFT
 27 41.5 SQFT
 28 43.4 SQFT
 209.40 SQFT

OPEN SPACE
 LANDSCAPE
 35 1,910.00 SQFT
 36 99.50 SQFT
 37 271.00 SQFT
 38 99.50 SQFT
 39 271.00 SQFT
 40 99.50 SQFT
 41 271.00 SQFT
 42 99.50 SQFT
 43 271.00 SQFT
 44 420.00 SQFT
 45 410.00 SQFT
 4,222.00 SQFT

LANDSCAPE RAIN GARDEN- PONDING
 54 1,100.00 SQFT

LANDSCAPE -OFFSITE
 56 1,245.00 SQFT

PLAY AREA
 PLAY AREA - OPEN SPACE
 47 975.00 SQFT
 49 1,988.00 SQFT
 2,963.00 SQFT

DROUGHT FREE LANDSCAPING
 BUILDING SIDE YARD- DROUGHT FREE LANDSCAPING
 12,13,14,15 448 SQFT
 16,17,18,19 192.8 SQFT
 20,21,22,23 122 SQFT
 762.80 SQFT

DROUGHT FREE LANDSCAPING
 46 655 SQFT
 48 601 SQFT
 50 770 SQFT
 53 110 SQFT
 2,136.00 SQFT

WALKWAY
 WALKWAY
 29 106 SQFT
 30 106 SQFT
 31 106 SQFT
 32 106 SQFT
 33 106 SQFT
 530.00 SQFT

TRASH ROLLOUT PATHS
 29 106 SQFT
 30 106 SQFT
 31 106 SQFT
 32 106 SQFT
 33 106 SQFT
 530.00 SQFT

SIDEWALK
 SIDEWALK IN PROPERTY
 34 200 SQFT

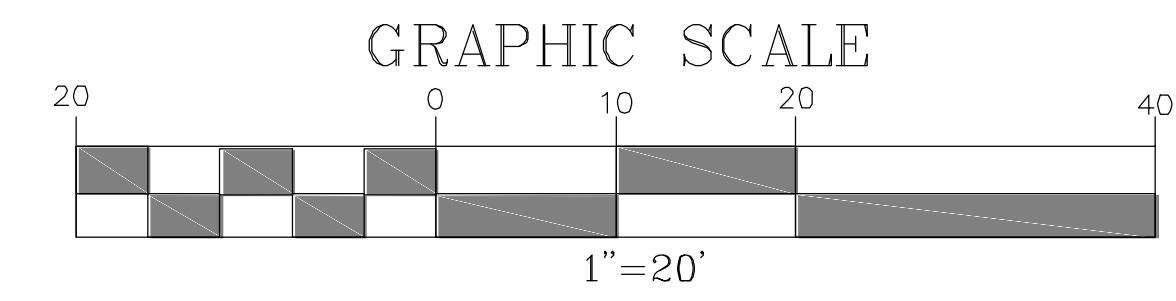
BIKE RACK
 BIKE RACK
 51 34.00 SQFT

DRIVEWAY
 DRIVEWAY
 52 4,621.40 SQFT

SIDEWALK -OFFSITE
 55 1,318.00 SQFT

TOTAL BUILDING COVERAGE
 BUILDINGS 4787.69 SQFT
 PORCH 413.73 SQFT
 5201.42 SQFT

PORCH
 6 54.2 SQFT
 7 53.57 SQFT
 8 53.67 SQFT
 9 53.57 SQFT
 10 93.2 SQFT
 11 105.52 SQFT
 413.73 SQFT





AERIAL VIEW PROJECT SITE NEIGHBORHOOD



A



B



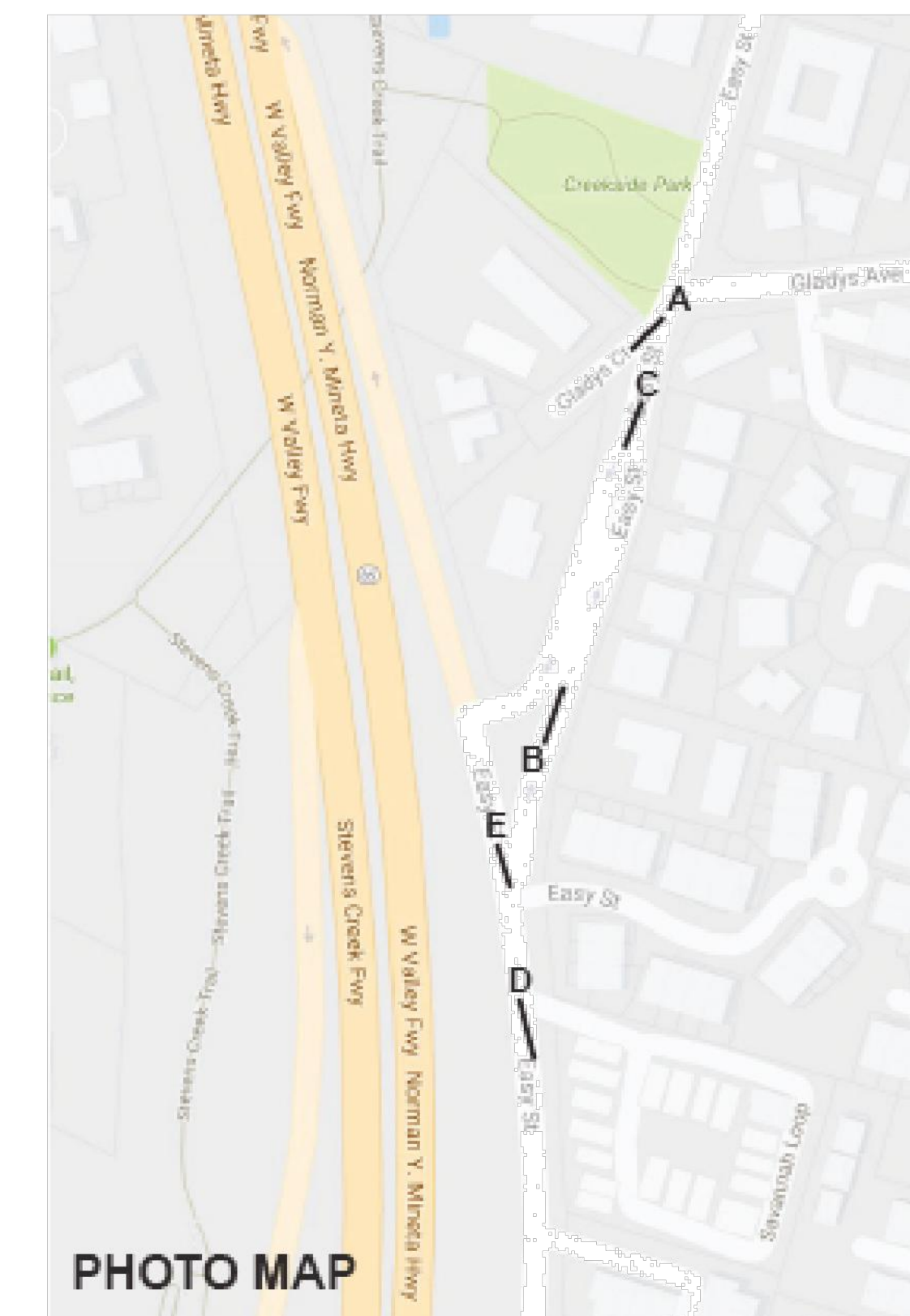
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E

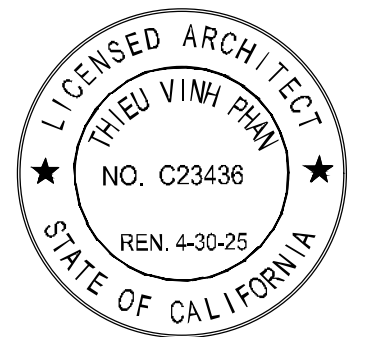


D



PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE CA 94086
T: 1.408.690.3281 F: 1.408.737.2357
thieuphan@gmail.com



PROJECT:
**198 EASY ST.
DEVELOPMENT**

ADDRESS:
**198 EASY ST.
MOUNTAIN VIEW CA 94043**

TITLE:
**NEIGHBORHOOD
CONTEXT**

REV.	DATE	REMARKS

NOTES:

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PLANNING

DRAWN BY:
PP
DATE:
15 MAR 2024

SCALE:
NON

SHEET NUMBER:



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870 S WOLFE RD SUNNYVALE CA 94086
 T: 1.408.737.8323 F: 1.408.737.2357
 www.phangroup-us.com

PROJECT:
**198 EASY ST.
 DEVELOPMENT**

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:
**SITE AERIAL
 VIEW**

REV.	DATE	REMARKS
2	15 JUN 2024	T. P.

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 PLANNING

DRAWN BY:
 PP
 DATE:
 16 MAY23

SCALE:
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SHEET NUMBER:

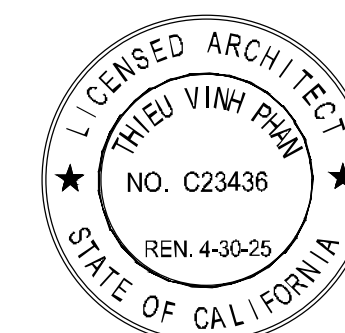
A.04.1



BIRD'S EYE

PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE CA 94086
 T: 1.408.690.5281 F: 1.408.737.2357
 thiuphan@gmail.com



PROJECT:

**198 EASY ST.
 DEVELOPMENT**

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:

**SITE 3D
 VIEW**

REV.	DATE	REMARKS

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DRAWN BY:
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 DATE:
 15 MAR 2024

SCALE:
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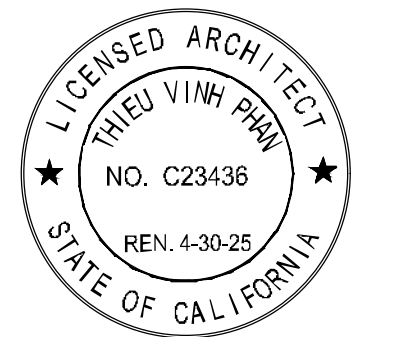
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A.04.2



PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE CA 94086
 T: 1.408.690.3281 F: 1.408.737.2357
 thieuphan@gmail.com



PROJECT:

**198 EASY ST.
 DEVELOPMENT**

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:

**SITE
 SECTION**

REV.	DATE	REMARKS

NOTES:

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PLANNING

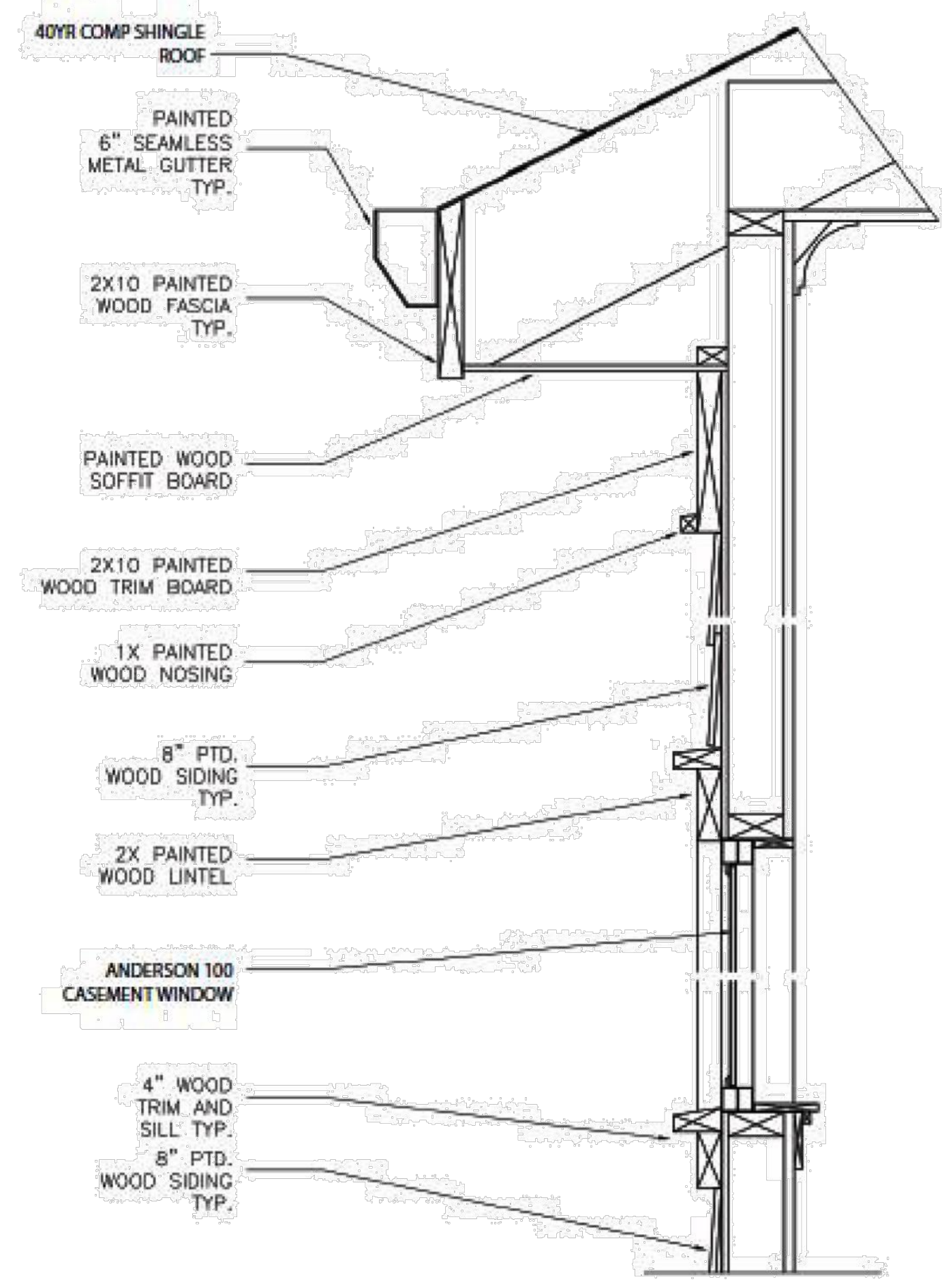
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 PP
 DATE:
 15 MAR 2024

SCALE:
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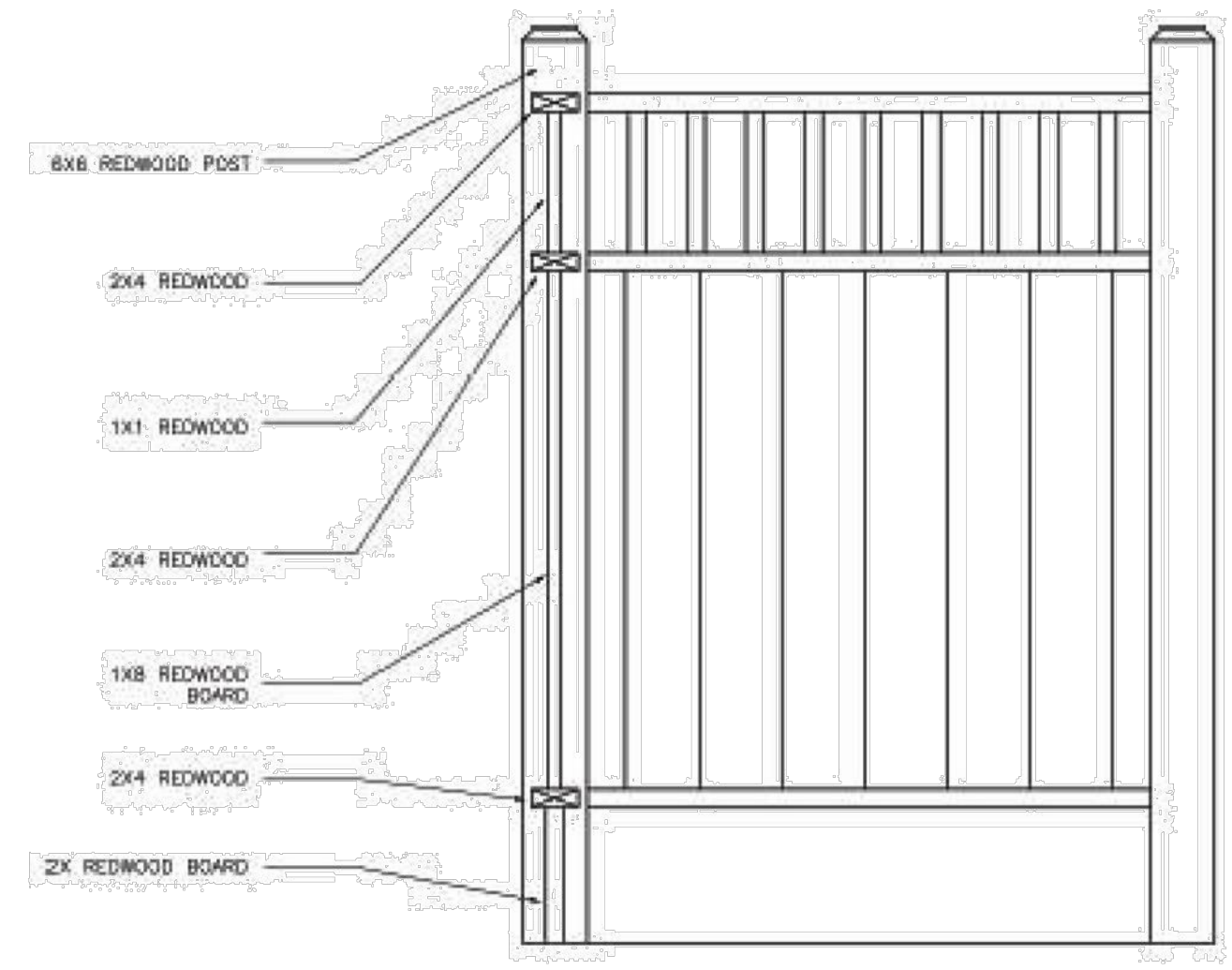
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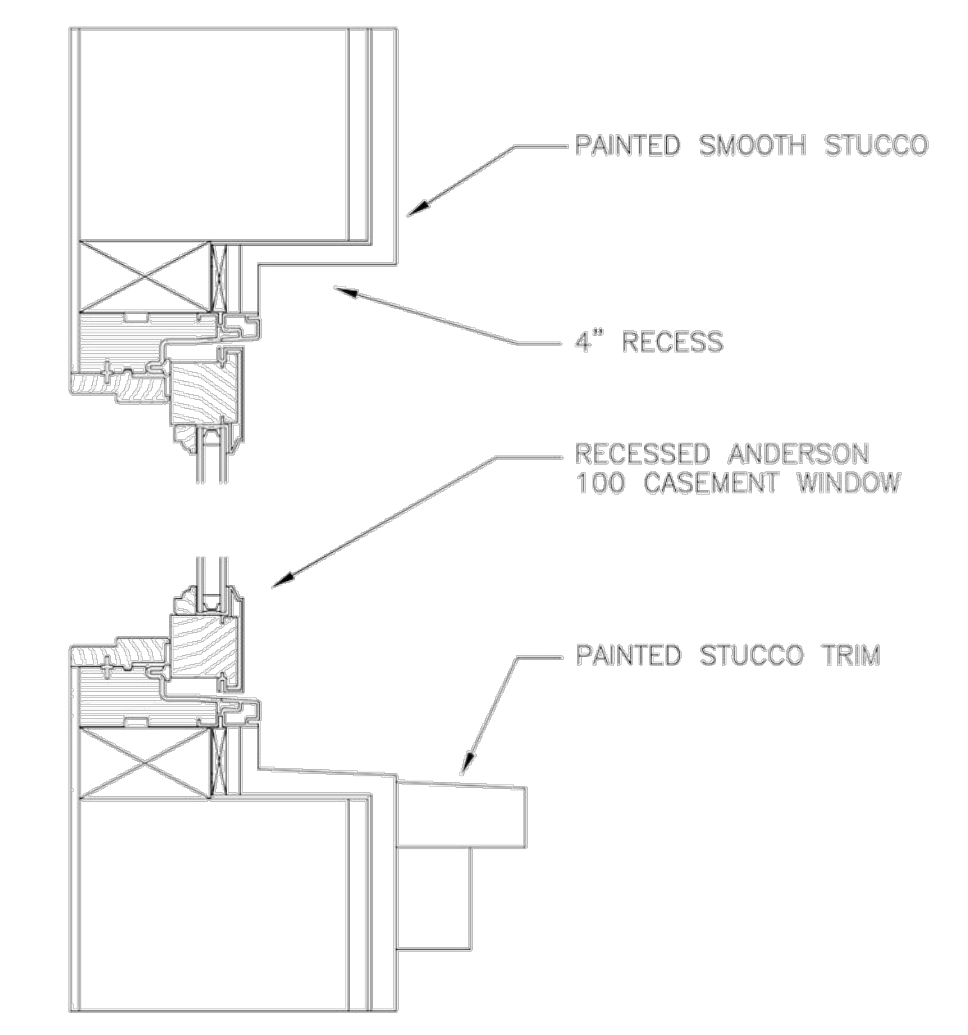
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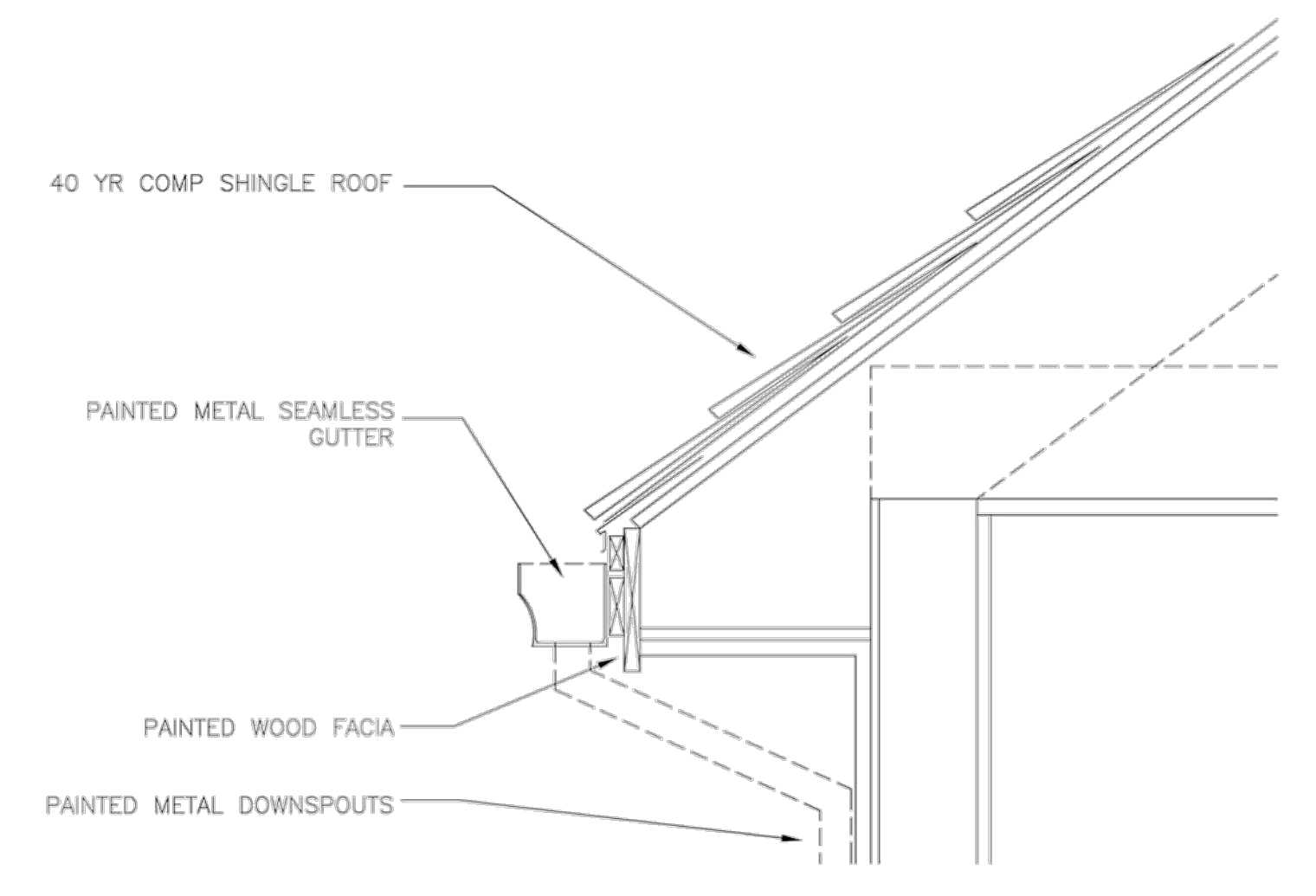
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NTS



FENCE DETAIL
NTS



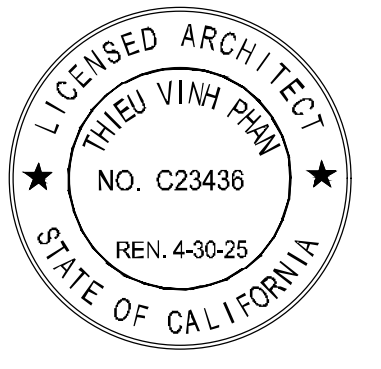
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NTS



GUTTER DETAIL
NTS

PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE CA 94086
T: 1.408.690.3281 F: 1.408.737.2357
thieu@phanarchitects.com



PROJECT:
**198 EASY ST.
DEVELOPMENT**

ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:
3D VIEW

REV.	DATE	REMARKS

NOTES:

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PLANNING

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PP
DATE:
15 MAR 2024

SCALE:
NON

SHEET NUMBER:



FRONT



REAR



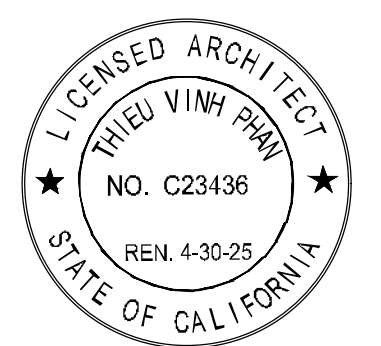
FRONT



FRONT

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670 S WOLFE RD SUNNYVALE CA 94086
 T: 1.408.690.3281 F: 1.408.737.2357
 thiuphan@gmail.com



PROJECT:
**198 EASY ST.
 DEVELOPMENT**

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:
**PERSPECTIVE
 VIEWS**

REV.	DATE	REMARKS

NOTES:

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DRAWN BY:
 PP
 DATE:
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SCALE:
 NON

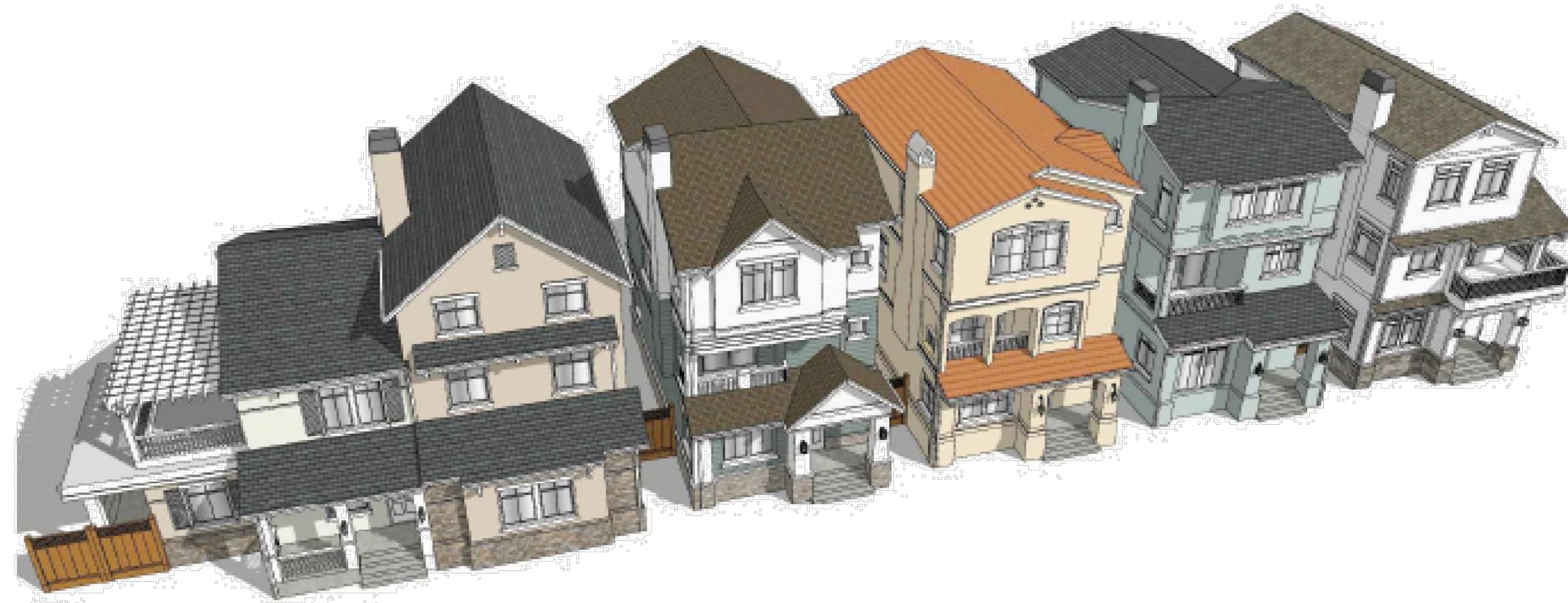
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REAR



REAR



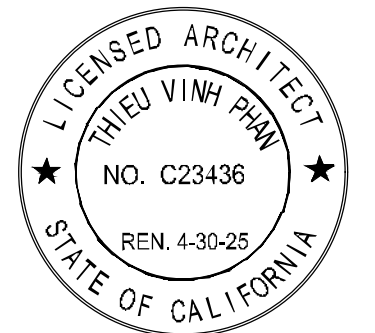
FRONT



REAR

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870 S WOLFE RD SUNNYVALE CA 94086
 T: 1.408.690.3281 F: 1.408.737.2357
 thiepphan@gmail.com



PROJECT:
**198 EASY ST.
 DEVELOPMENT**

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:
**PERSPECTIVE
 VIEWS**

REV.	DATE	REMARKS

NOTES:

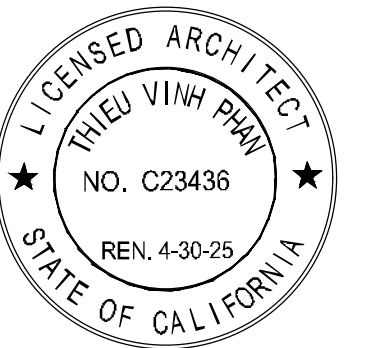
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PLANNING

DRAWN BY:
PP
 DATE:
15 MAR 2024

SCALE:
NON

SHEET NUMBER:



PROJECT:

198 EASY ST. DEVELOPMENT

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:

**UNIT 01
 FIRST & SECOND
 FLOOR PLANS**

REV.	DATE	REMARKS
2	15 JUN 2024	T. P.

NOTES:

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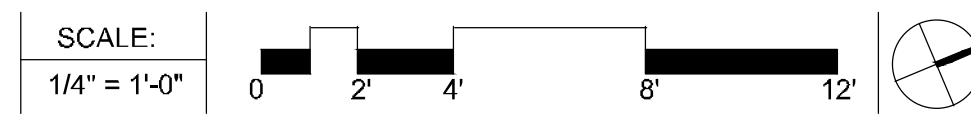
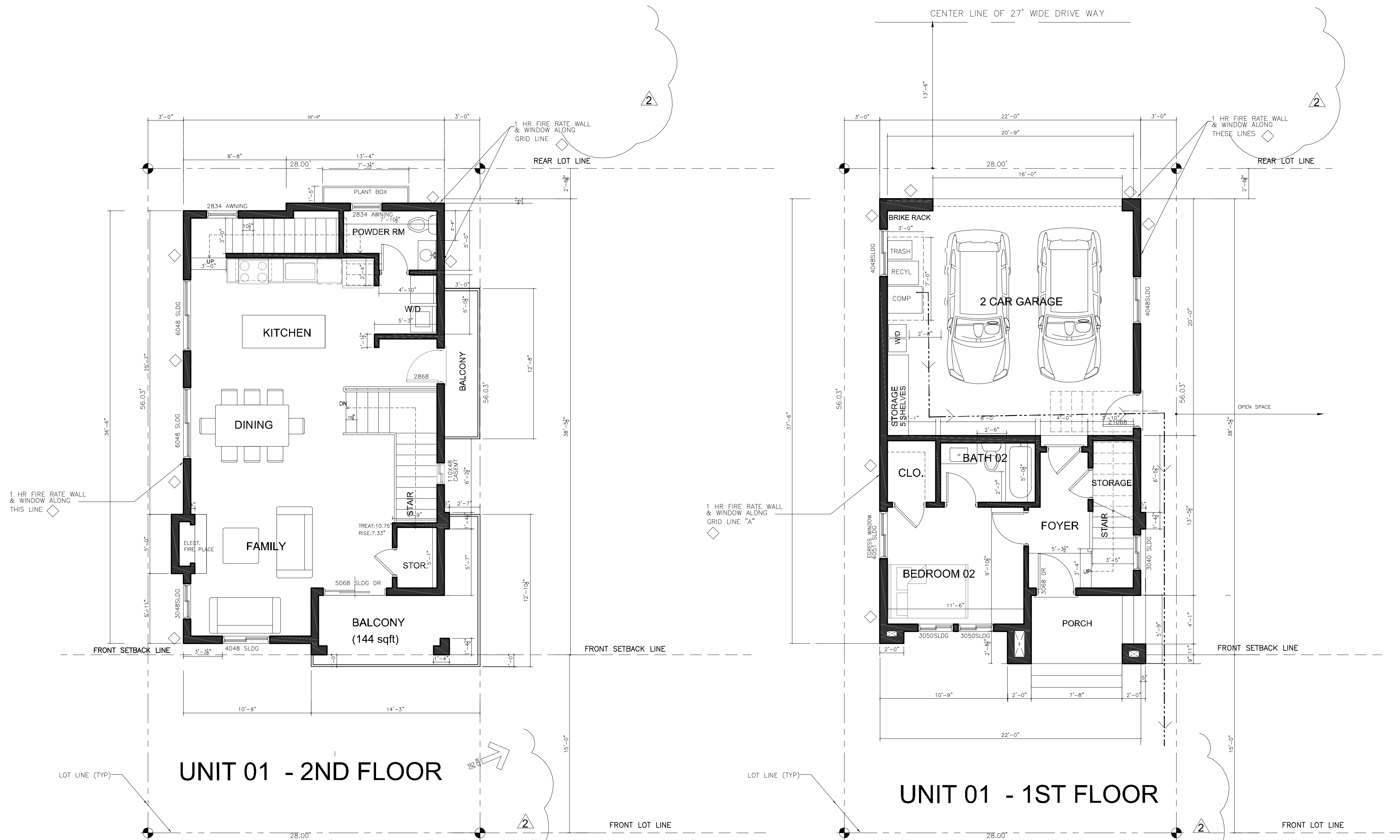
SUBMITTAL:
 PLANNING

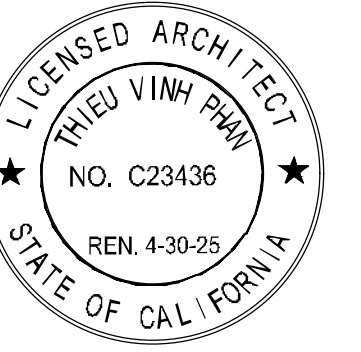
DRAWN BY:
 PP
 DATE:
 16 MAY 2023

SCALE:
 1/4"=1'-0"

SHEET NUMBER:

A.05.0





PROJECT:
**198 EASY ST.
 DEVELOPMENT**

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:
**UNIT 01
 THIRD FLOOR &
 ROOF PLANS**

REV.	DATE	REMARKS
2	15 JUN 2024	T. P.

NOTES:

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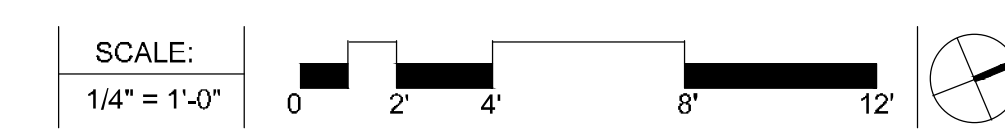
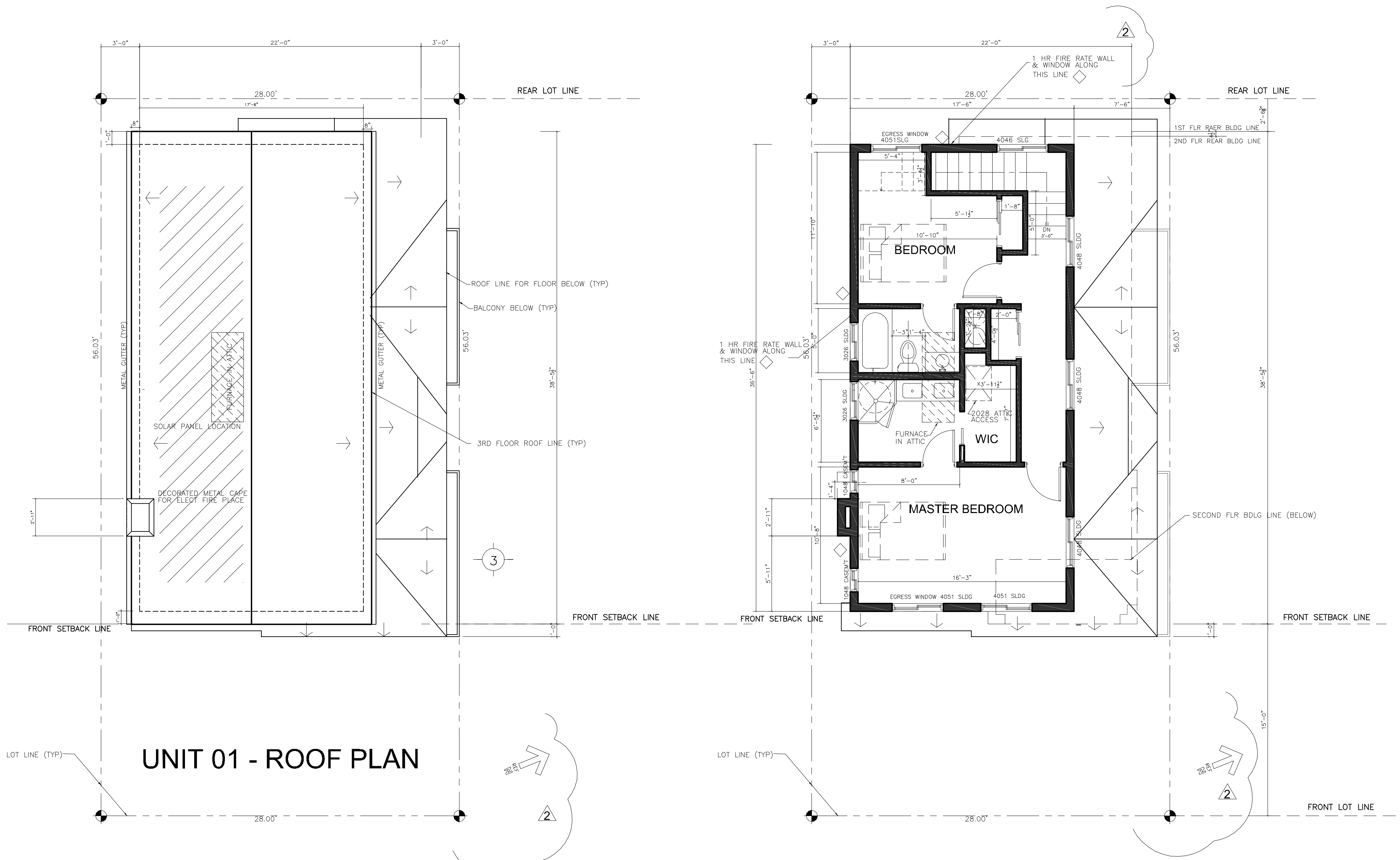
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PLANNING

DRAWN BY:
 PP
 DATE:
 16 MAY 2023

SCALE:
 1/4" = 1'-0"

SHEET NUMBER:

A.05.1





PROJECT:
198 EASY ST. DEVELOPMENT

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:
**UNIT 02
 FIRST & SECOND
 FLOOR PLANS**

REV.	DATE	REMARKS
2	15 JUN 2024	T. P.

NOTES:

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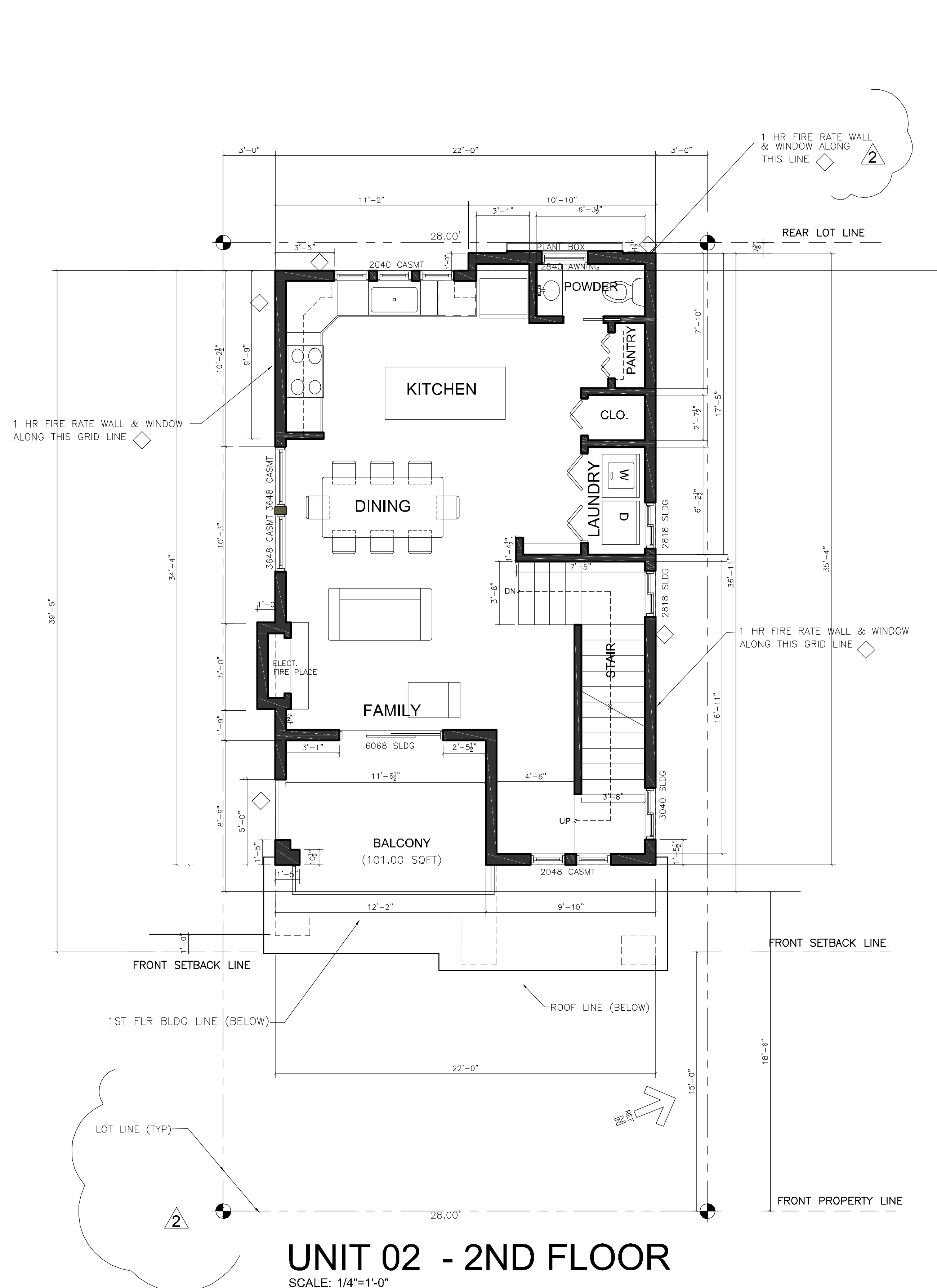
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PLANNING

DRAWN BY:
PP
 DATE:
16 MAY 2023

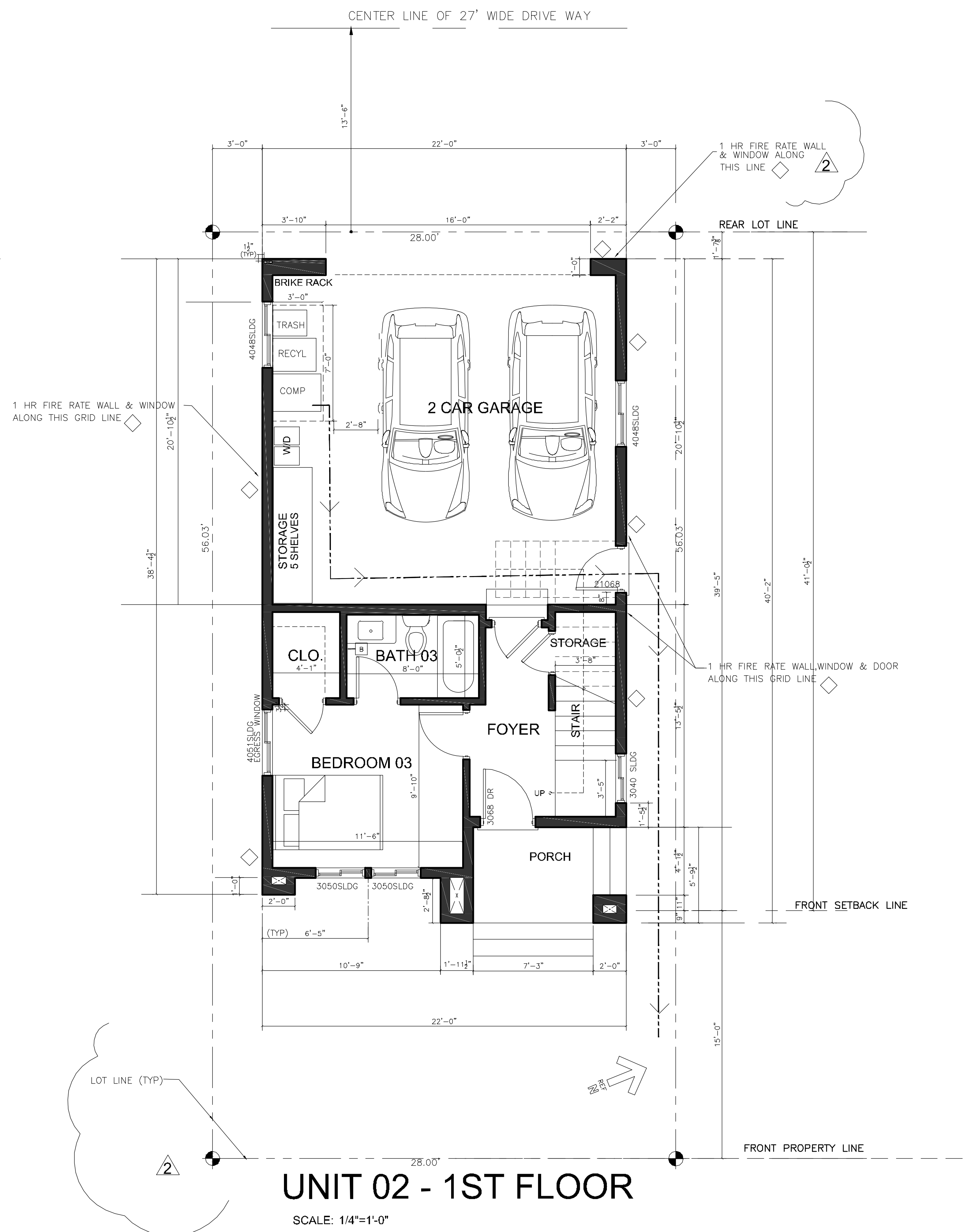
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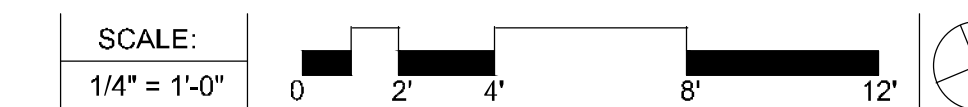
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UNIT 02 - 2ND FLOOR
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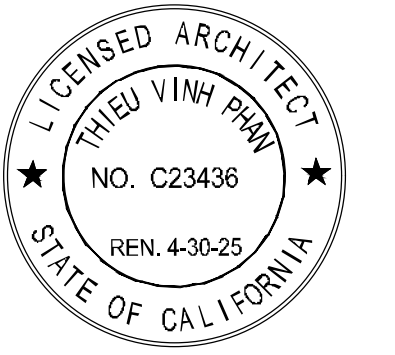


UNIT 02 - 1ST FLOOR
 SCALE: 1/4"=1'-0"



PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE CA 94086
 T: 1.408.690.3281 F: 1.408.737.2357
 tnuphan@gmail.com



PROJECT:

198 EASY ST. DEVELOPMENT

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:

UNIT 03
 FIRST & SECOND FLOOR PLANS

REV. DATE REMARKS

2 15 JUN 2024 T.P.

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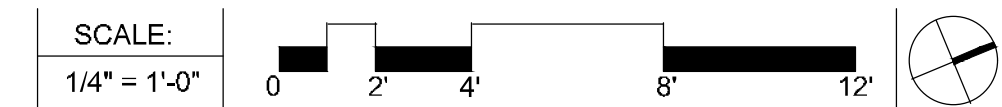
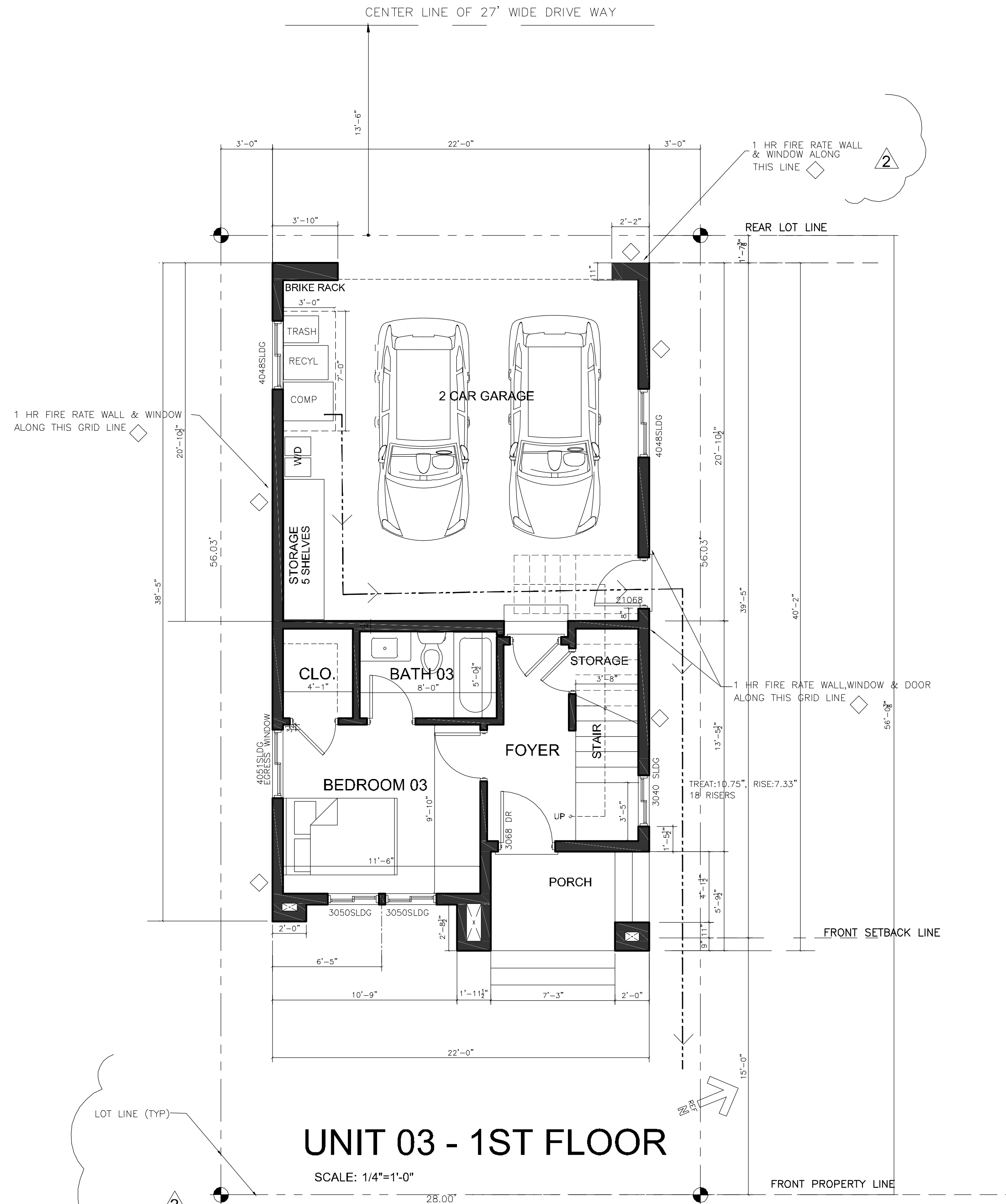
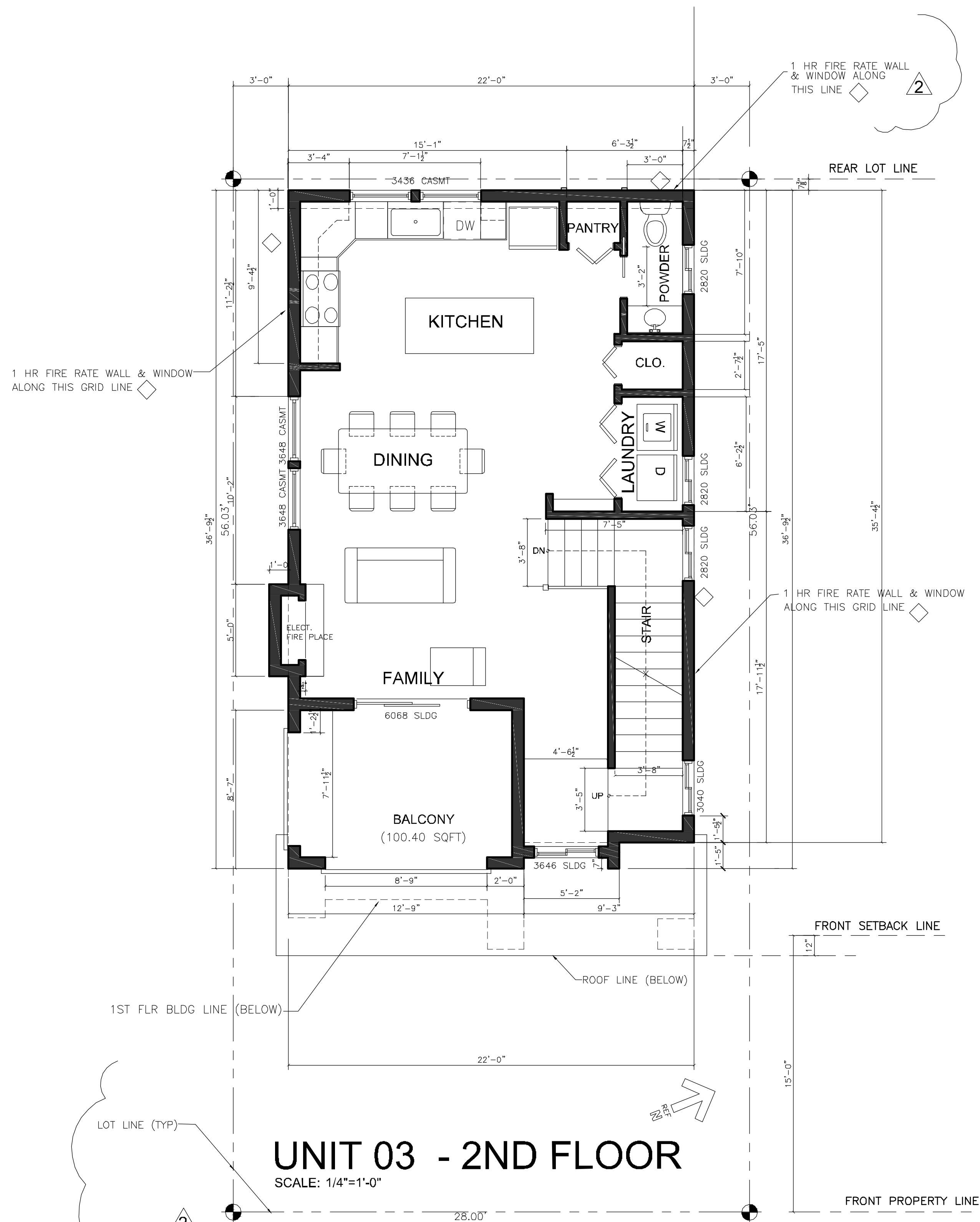
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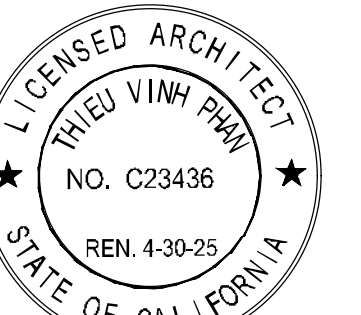
DRAWN BY:
 PP
 DATE:
 16 MAY 2023

SCALE:
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SHEET NUMBER:

A.05.4





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PROJECT:

198 EASY ST. DEVELOPMENT

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:

**UNIT 03
 THIRD FLOOR
 & ROOF PLANS**

REV. DATE REMARKS

2	15 JUN 2024	T. P.
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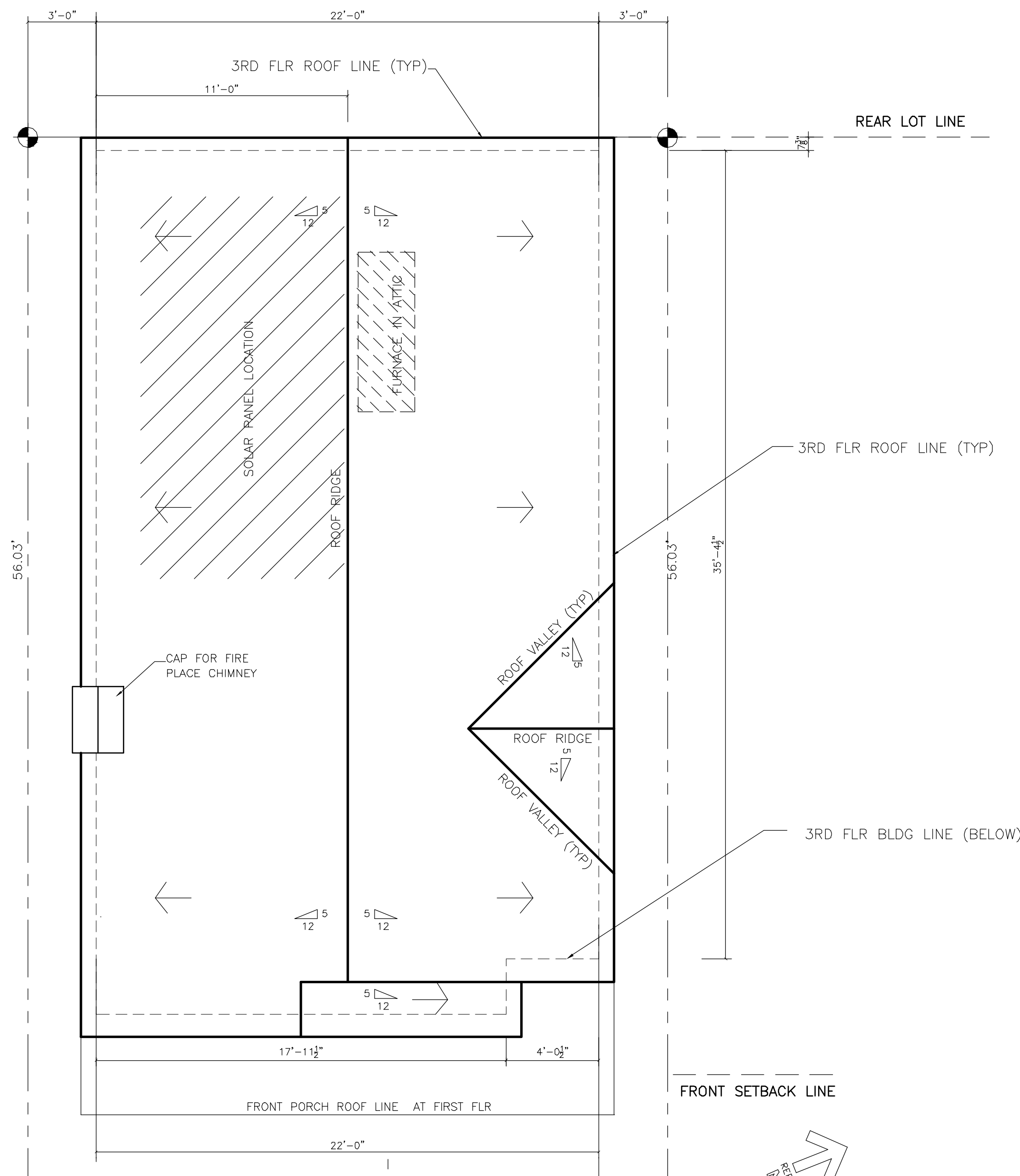
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BUILDING PERMIT

DRAWN BY:
 PP
 DATE:
 16 MAY 2023

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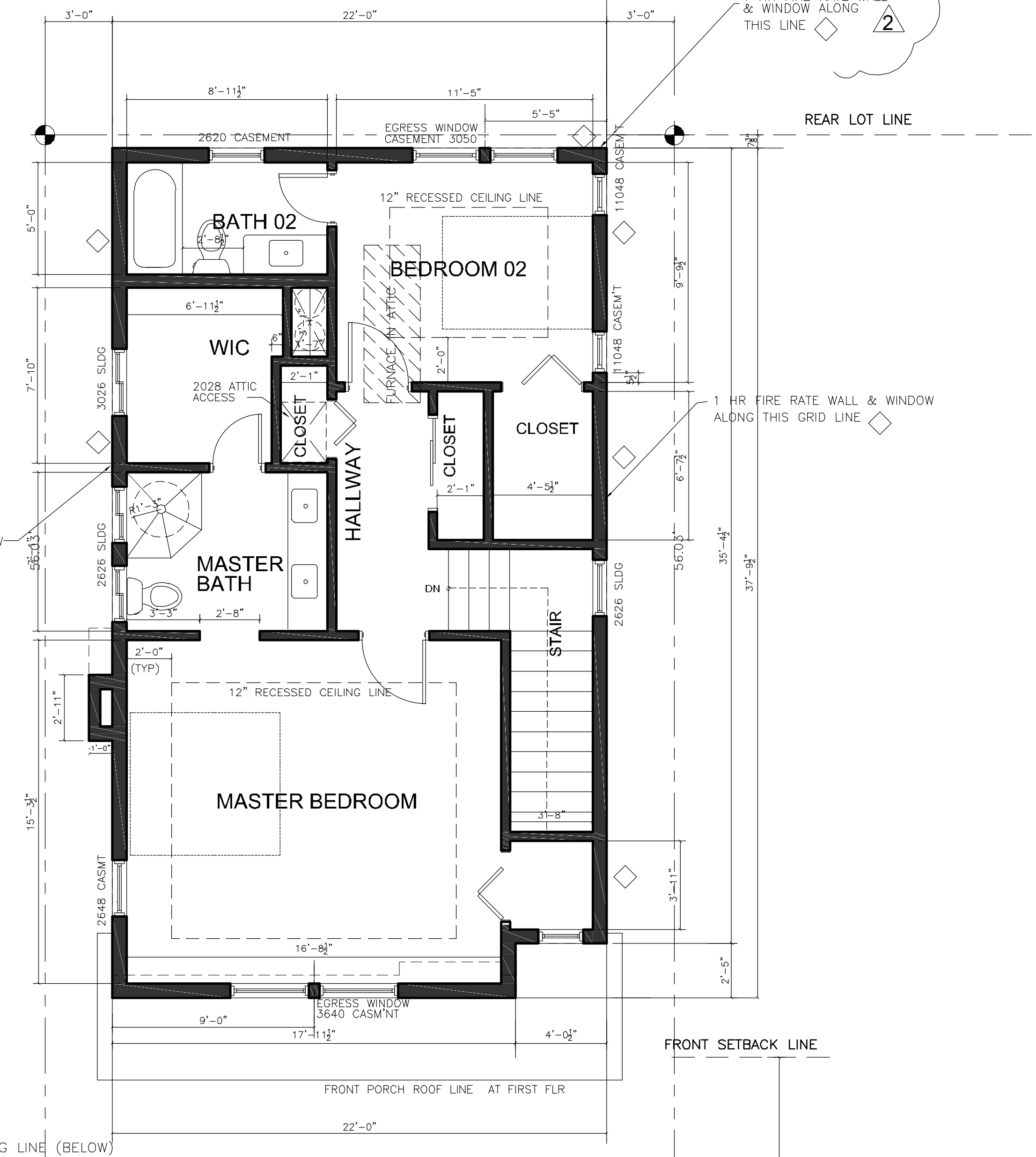
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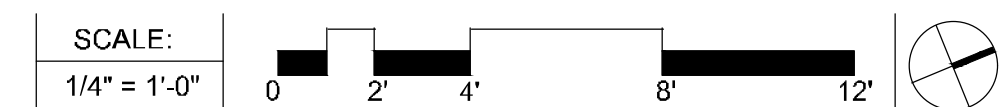
UNIT 03 - ROOF PLAN

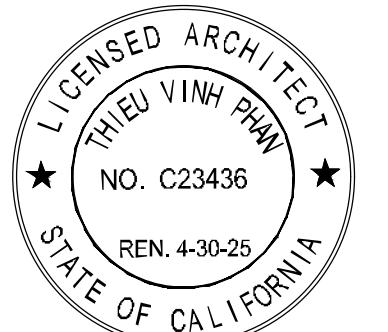
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UNIT 03 - 3RD FLOOR

SCALE: 1/4"=1'-0"





PROJECT:

**198 EASY ST.
 DEVELOPMENT**

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:

**UNIT 04
 FIRST & SECOND
 FLOOR PLANS**

REV. DATE REMARKS

2 15 JUN 2024 T.P.

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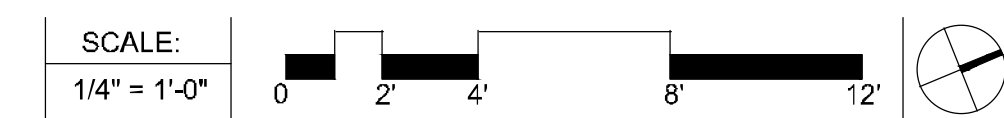
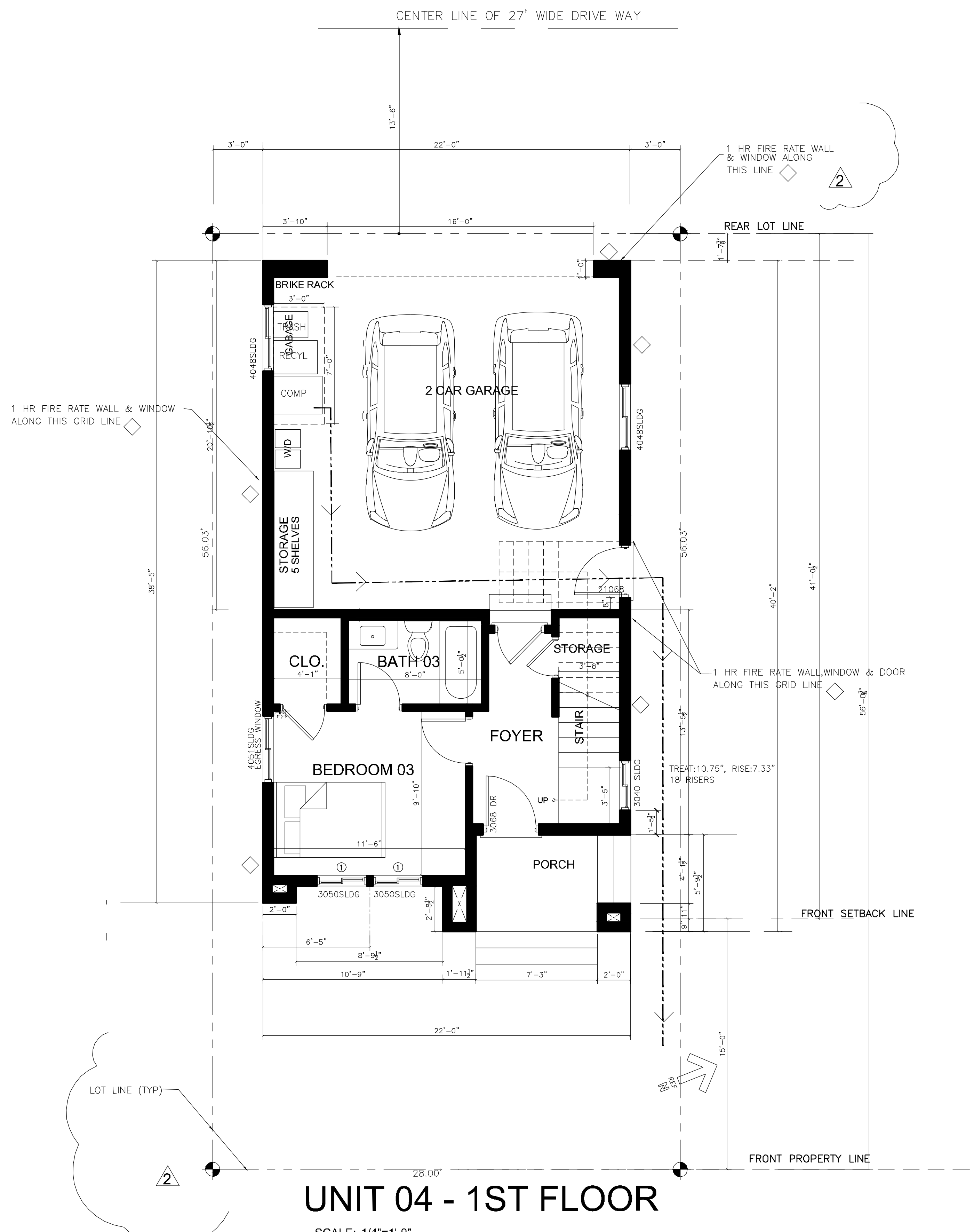
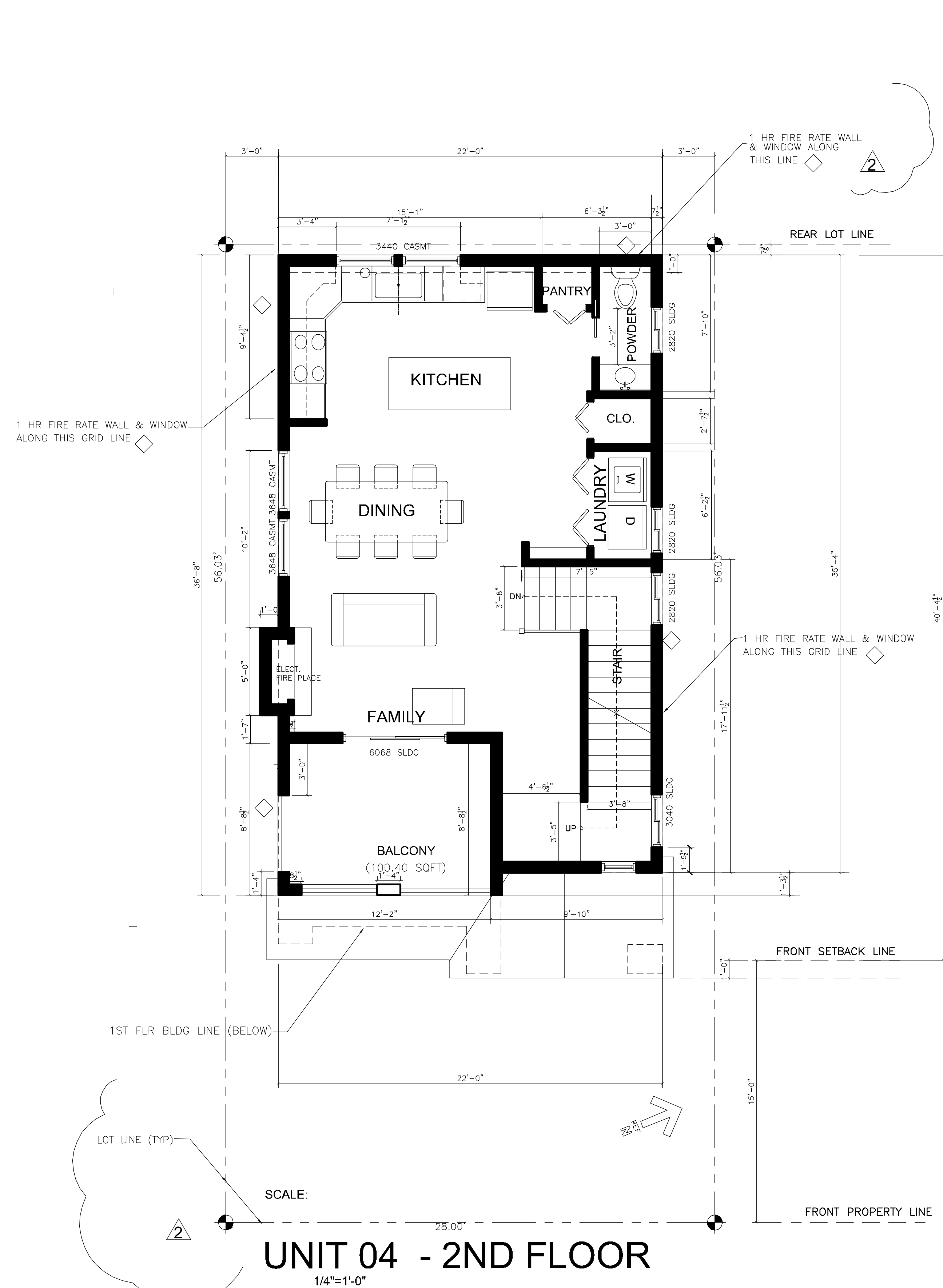
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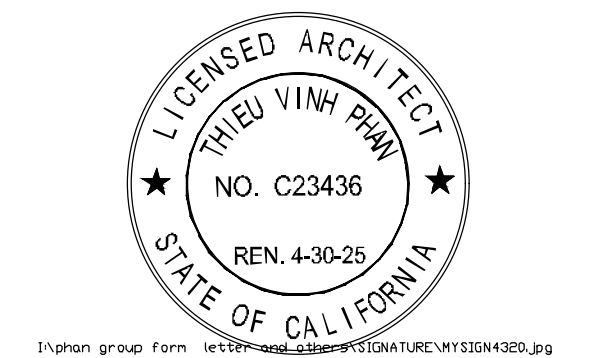
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 PP
 DATE:
 16 MAY 2023

SCALE:
 1/4"=1'-0"

SHEET NUMBER:

A.05.6





PROJECT:
**198 EASY ST.
 DEVELOPMENT**

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:
**UNIT 04
 THIRD FLOOR
 & ROOF PLANS**

REV.	DATE	REMARKS
2	15 JUN 2024	T.P.

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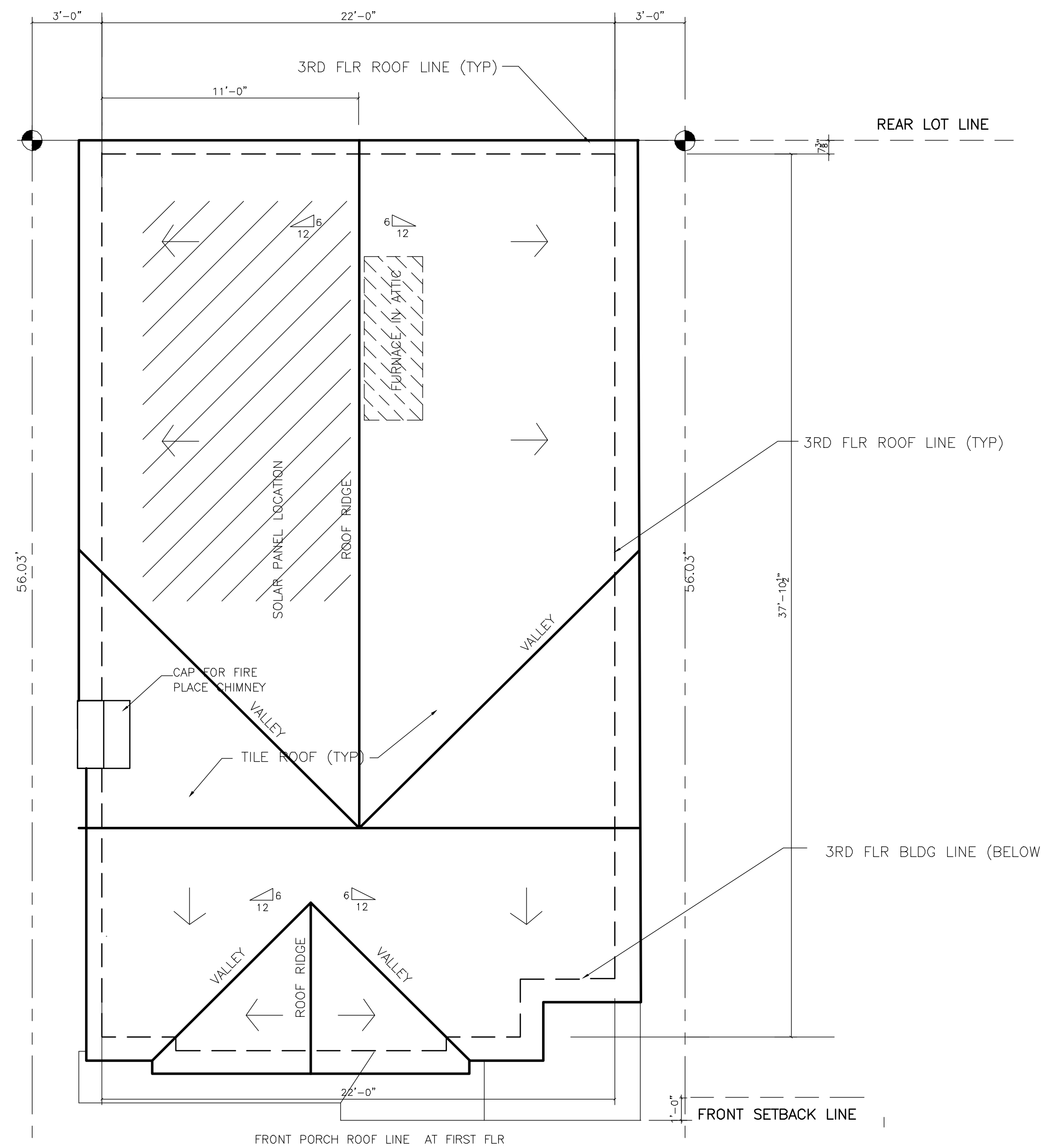
SUBMITTAL:
PLANNING

DRAWN BY:
PP
 DATE:
16 MAY 2023

SCALE:
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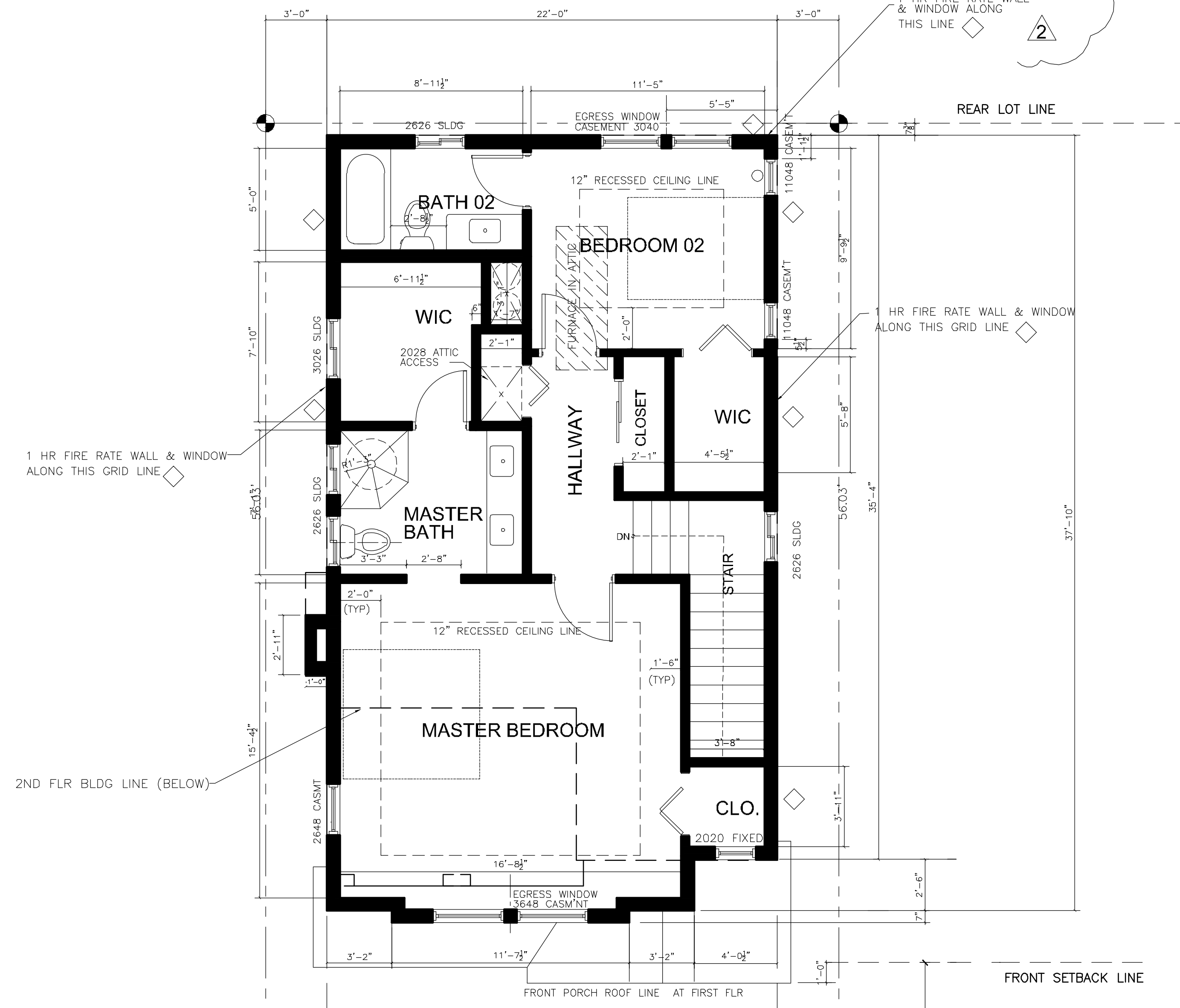
SHEET NUMBER:

A.05.7



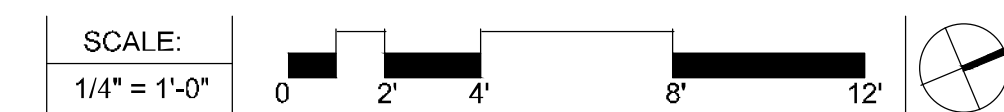
UNIT 04 - ROOF PLAN

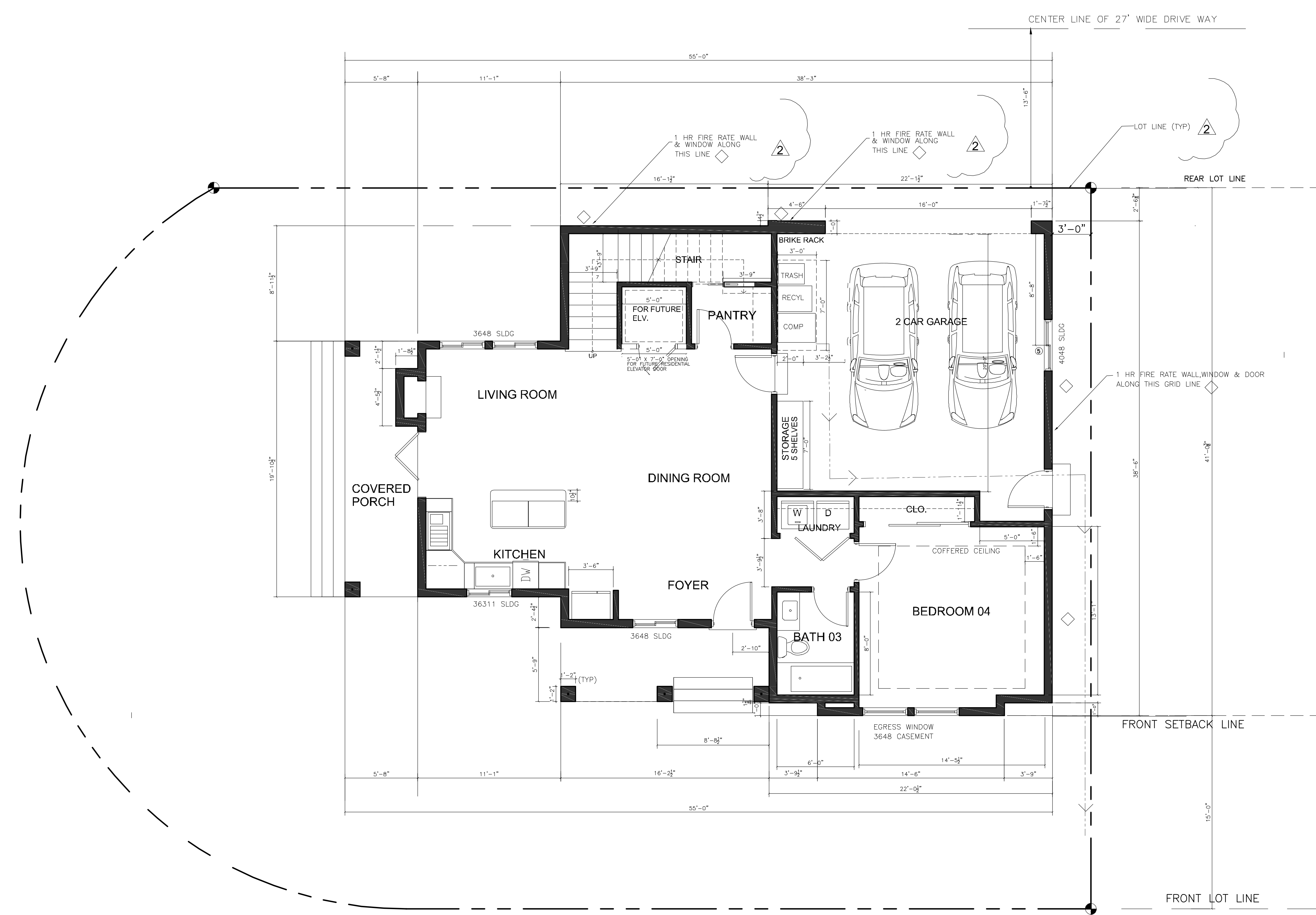
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UNIT 04 - 3RD FLOOR

SCALE: 1/4"=1'-0"

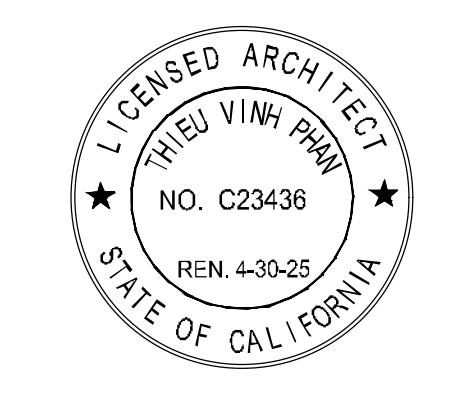




FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE CA 94086
T: 1.408.690.3281 F: 1.408.737.2357
thieuphan@gmail.com



PROJECT:
198 EASY ST. DEVELOPMENT

ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:
**UNIT 05
FIRST FLOOR
PLAN**

REV.	DATE	REMARKS
2	15 JUN 2024	T. P.

NOTES:

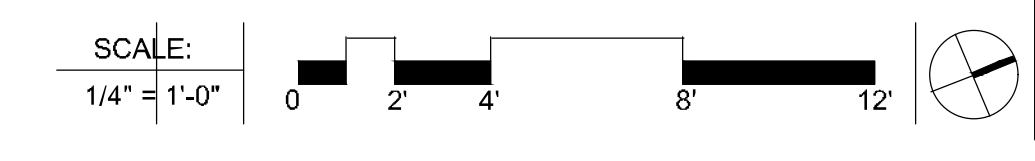
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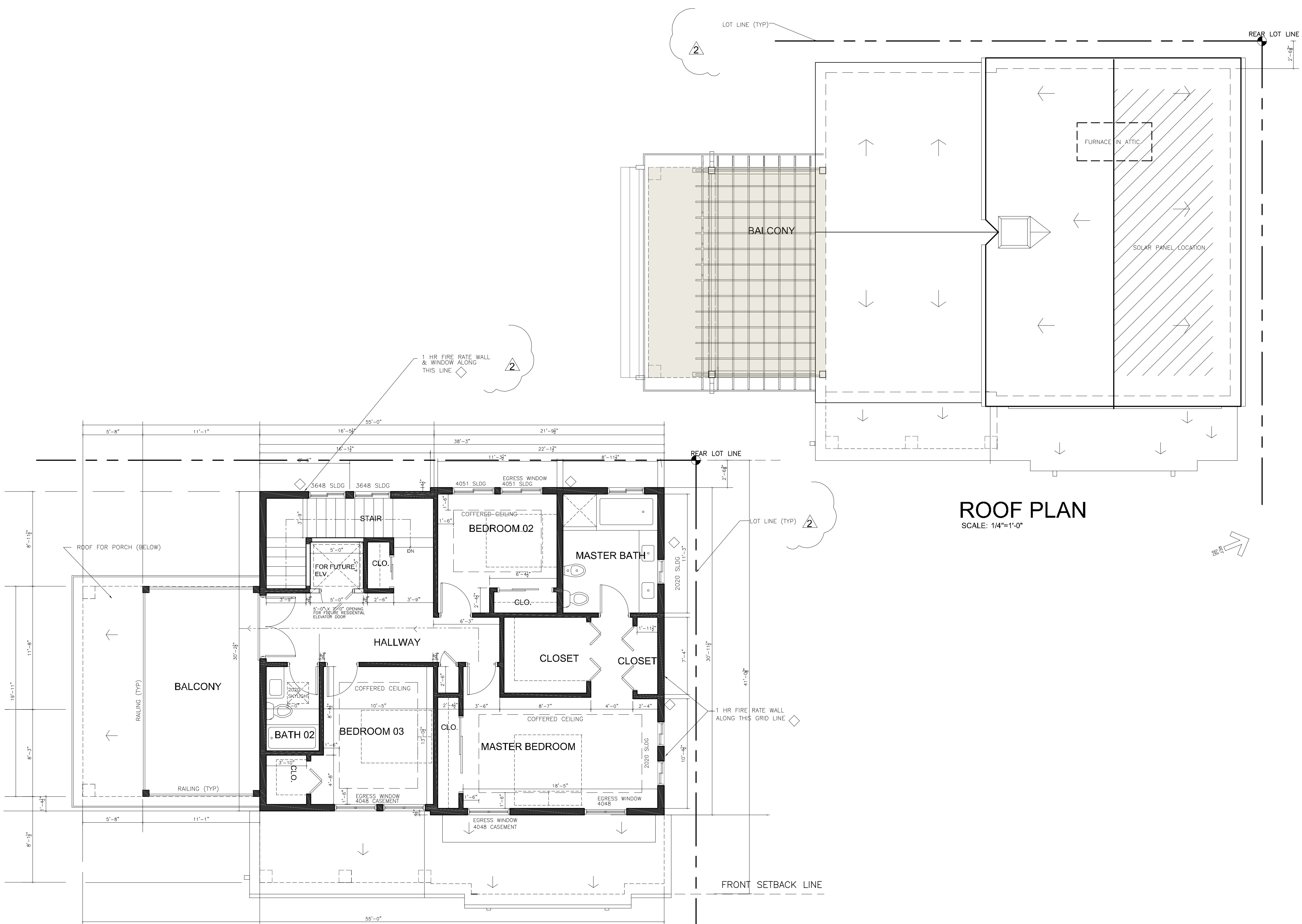
DRAWN BY:
PP
DATE:
16 MAY 2023

SCALE:
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SHEET NUMBER:

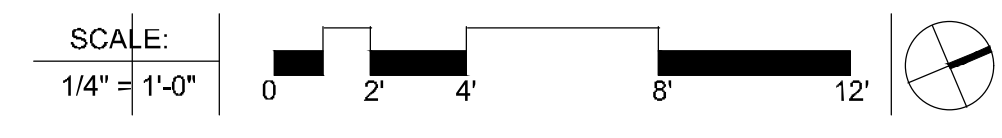


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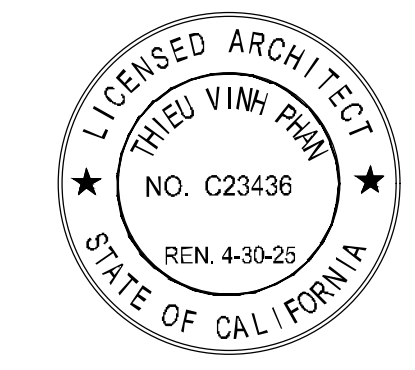
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

ROOF PLAN
SCALE: 1/4"=1'-0"



PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE CA 94086
T: 1.408.690.3281 F: 1.408.737.2357
theuphan@gmail.com



PROJECT:
**198 EASY ST.
DEVELOPMENT**

ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:
**UNIT O5
SECOND FLOOR
& ROOF PLANS**

REV.	DATE	REMARKS
2	15 JUN 2024	T. P.

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SCALE:
1/4"=1'-0"

SHEET NUMBER:

A.05.9



SIDE ELEVATION VIEW "B"
 SCALE: 1/4"=1'-0"
 FOR INFORMATION NOT SHOWN, SEE ELEVATION "A"



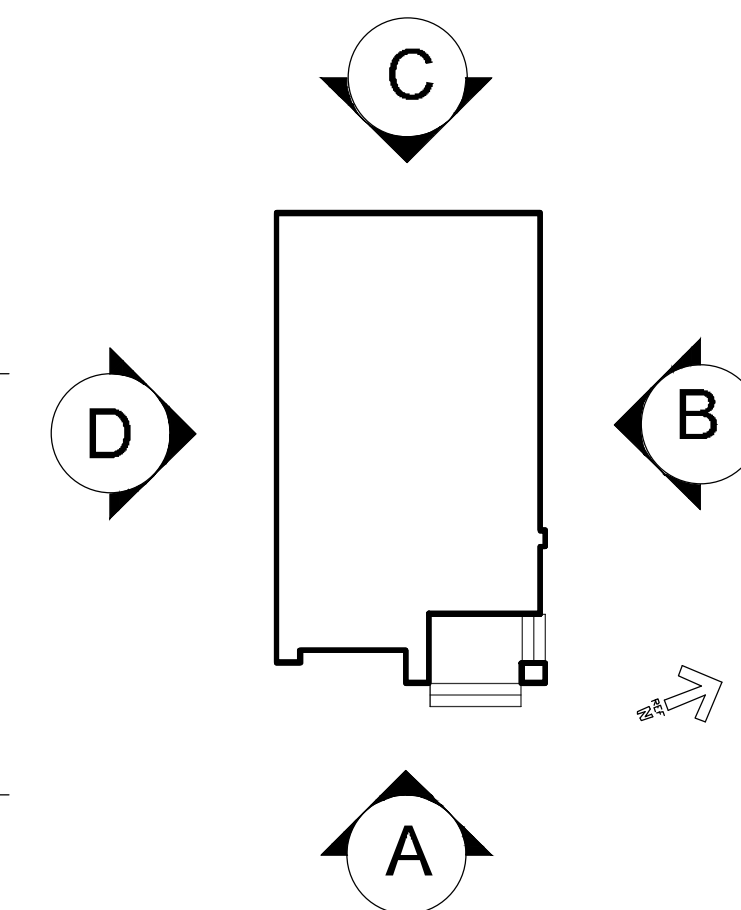
REAR ELEVATION VIEW "C"
 SCALE: 1/4"=1'-0"
 FOR INFORMATION NOT SHOWN, SEE ELEVATION "A"



ELEVATION VIEW "D"
 SCALE: 1/4"=1'-0"
 FOR INFORMATION NOT SHOWN, SEE ELEVATION "A"

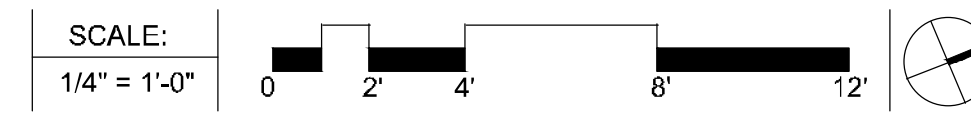


FRONT ELEVATION VIEW "A"
 SCALE: 1/4"=1'-0"
 FOR INFORMATION NOT SHOWN, SEE COLOR BOARD SHT "A.06.6"



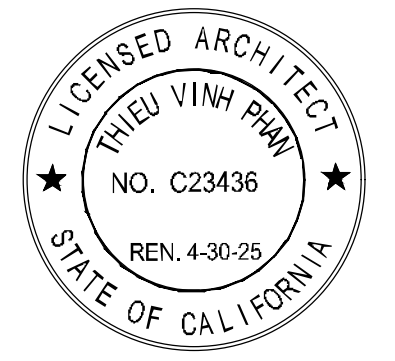
KEY PLAN
 SCALE : NONE

SEE SHEET "A.06.6 FOR ELEVATION COLORS



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870 S WOLFE RD SUNNYVALE CA 94086
 T: 1.408.690.3281 F: 1.408.737.2357
 thieuphan@gmail.com



PROJECT:

198 EASY ST. DEVELOPMENT

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:

UNIT 01 ELEVATION VIEWS

REV.	DATE	REMARKS
2	15 JUN 2024	T.P.

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DRAWN BY:
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SCALE:
 1/4"=1'-0"

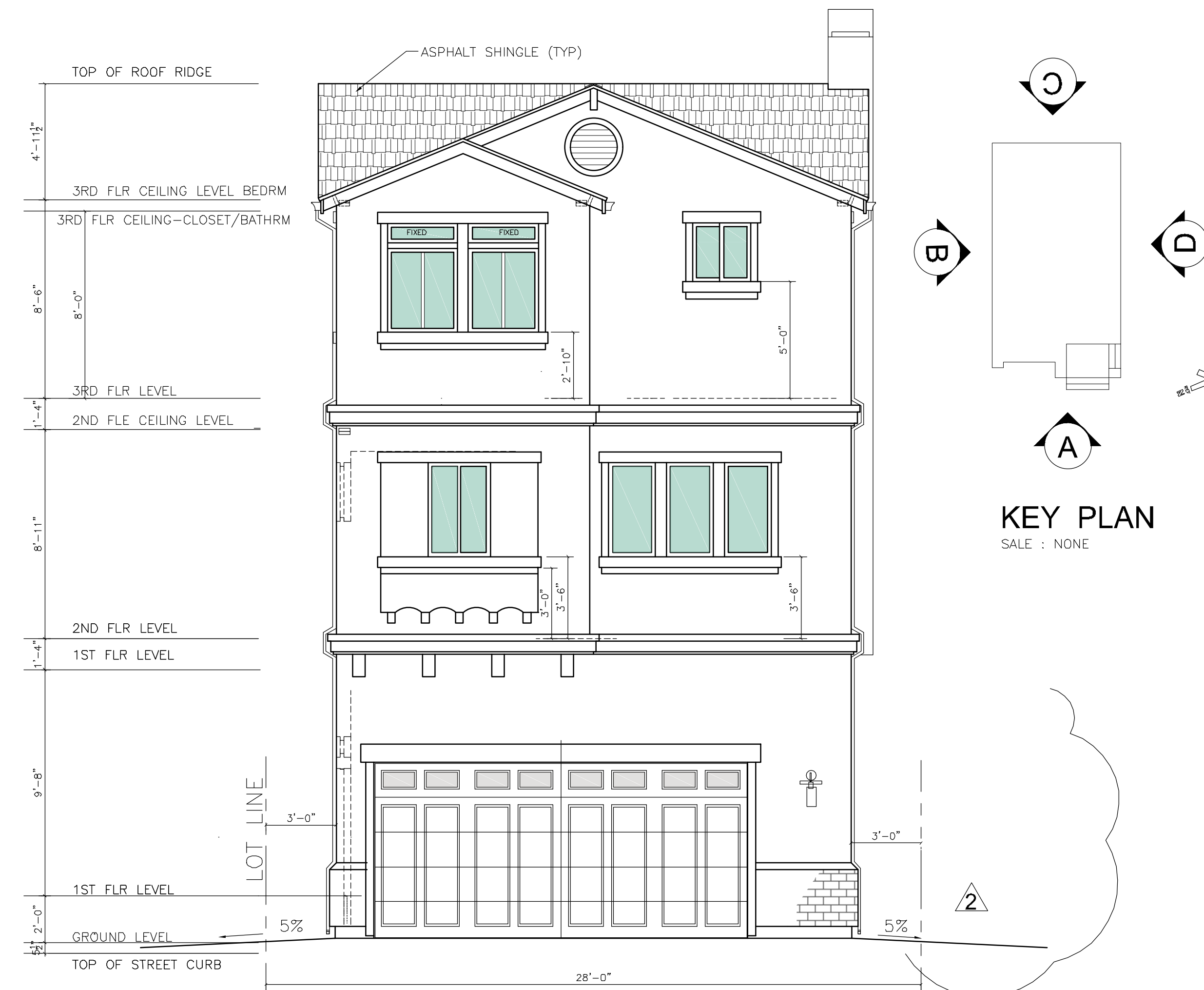
SHEET NUMBER:

A.06.0



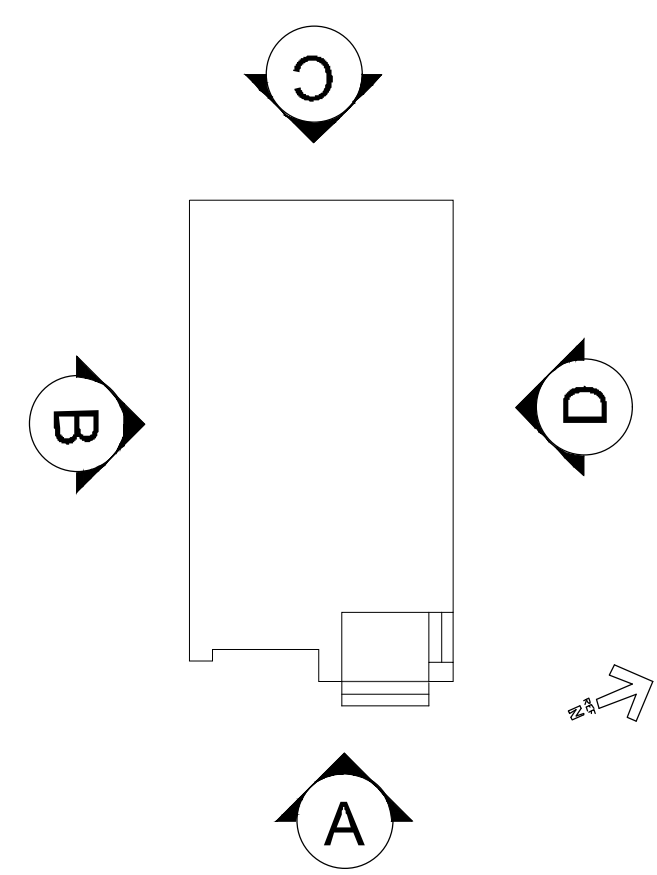
ELEVATION VIEW - "B"
SCALE: 1/4"=1'-0"

FOR INFORMATION NOT SHOWN, SEE ELEVATION "A"

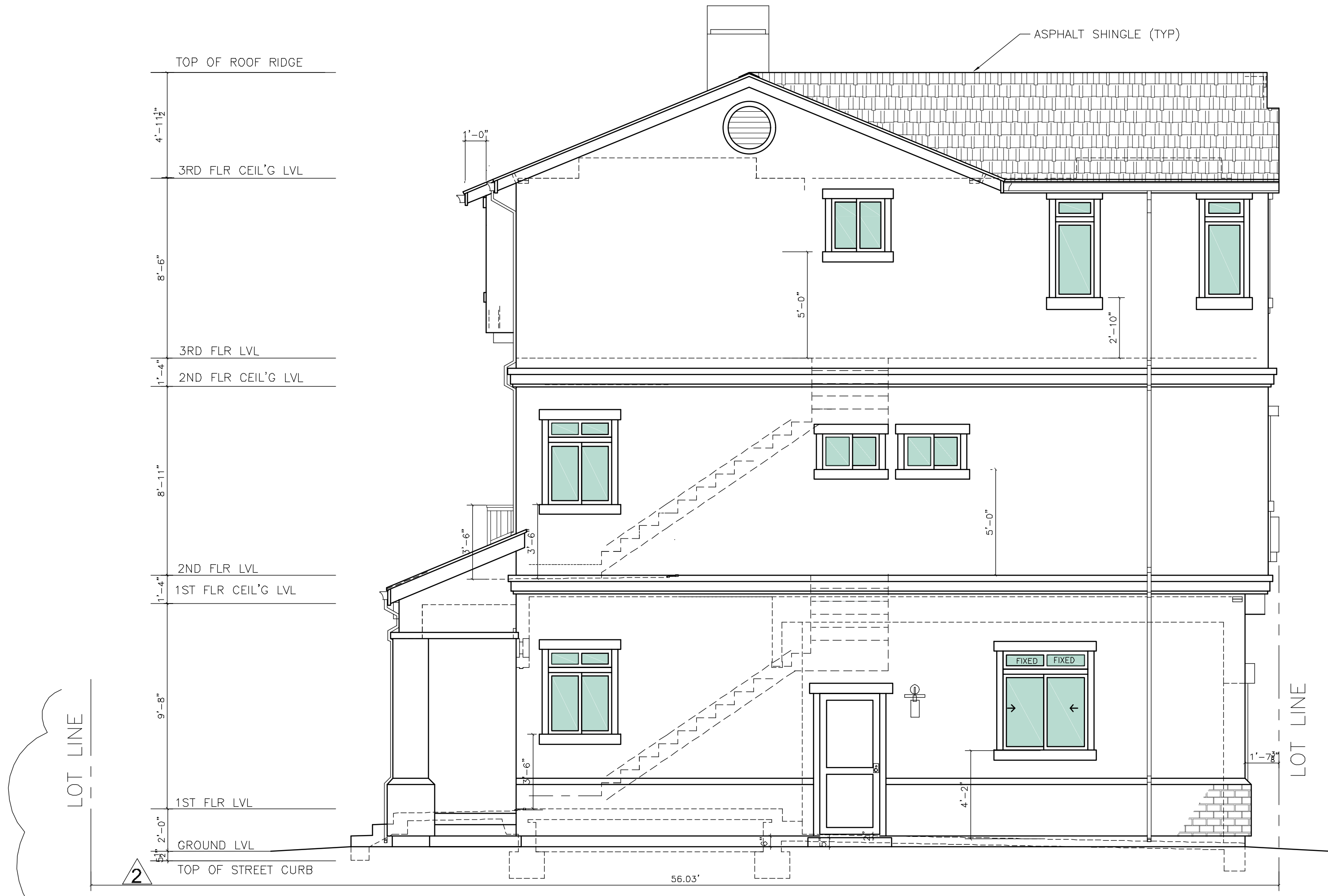


ELEVATION VIEW - "C"
SCALE: 1/4"=1'-0"

FOR INFORMATION NOT SHOWN, SEE ELEVATION "A"

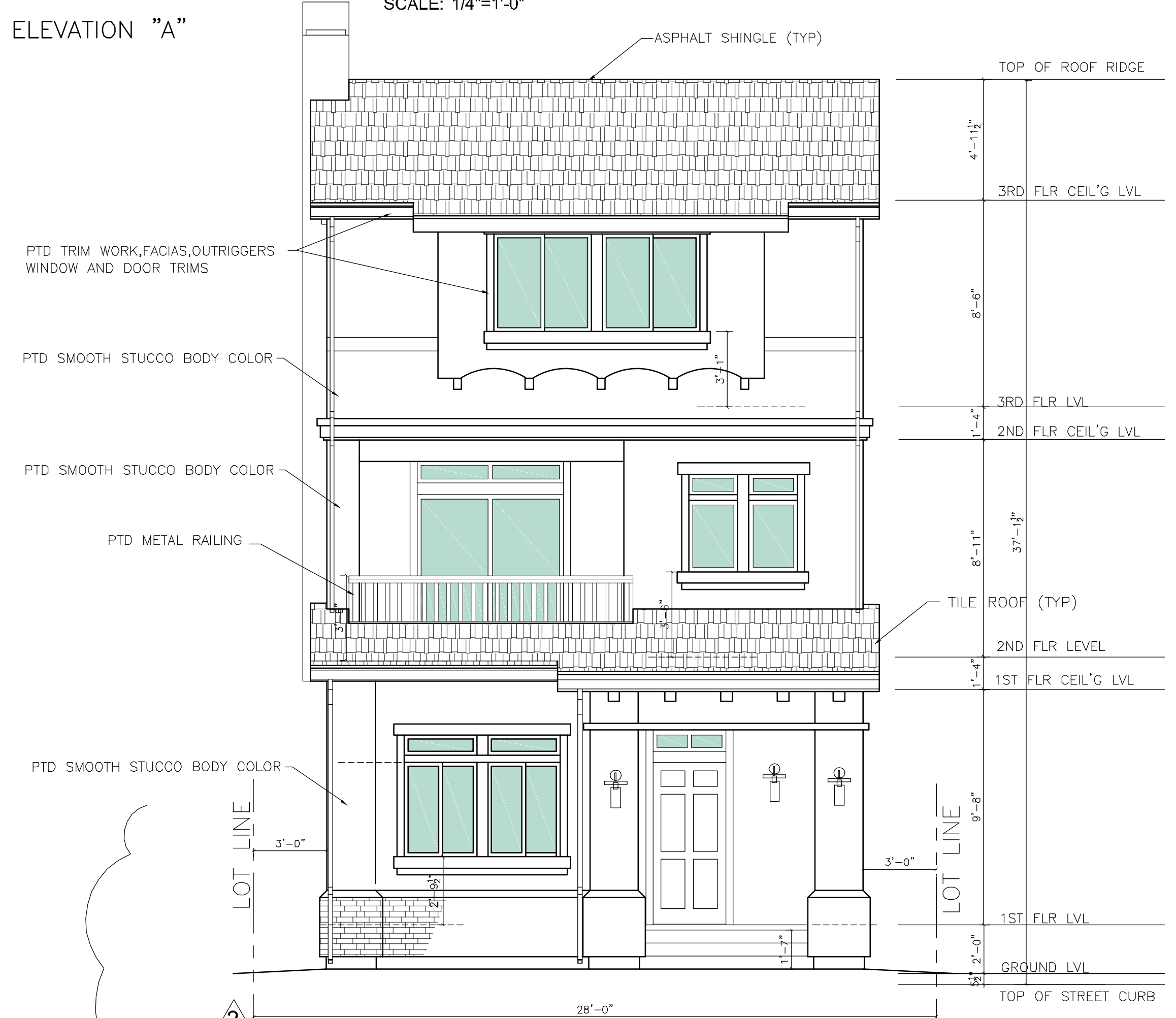


KEY PLAN
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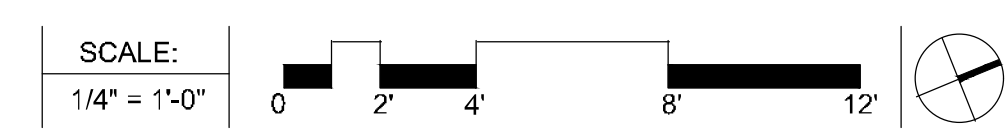


ELEVATION VIEW - "D"
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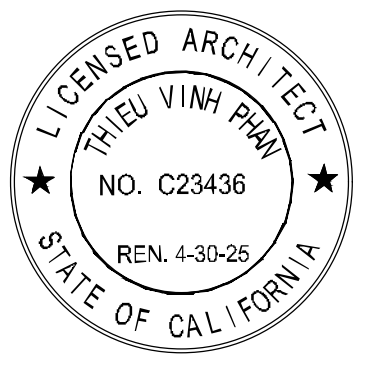
FOR INFORMATION NOT SHOWN, SEE ELEVATION "A" SHT A.06.1.0



ELEVATION VIEW - "A"
SCALE: 1/4"=1'-0"



PHAN ARCHITECTS
870 S WOLFE RD SUNNYVALE CA 94086
T: 1.408.690.3281 F: 1.408.737.2357
thieu@phanarchitects.com



PROJECT:
198 EASY ST.
DEVELOPMENT
ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:
UNIT 02
SECTION VIEWS

REV.	DATE	REMARKS

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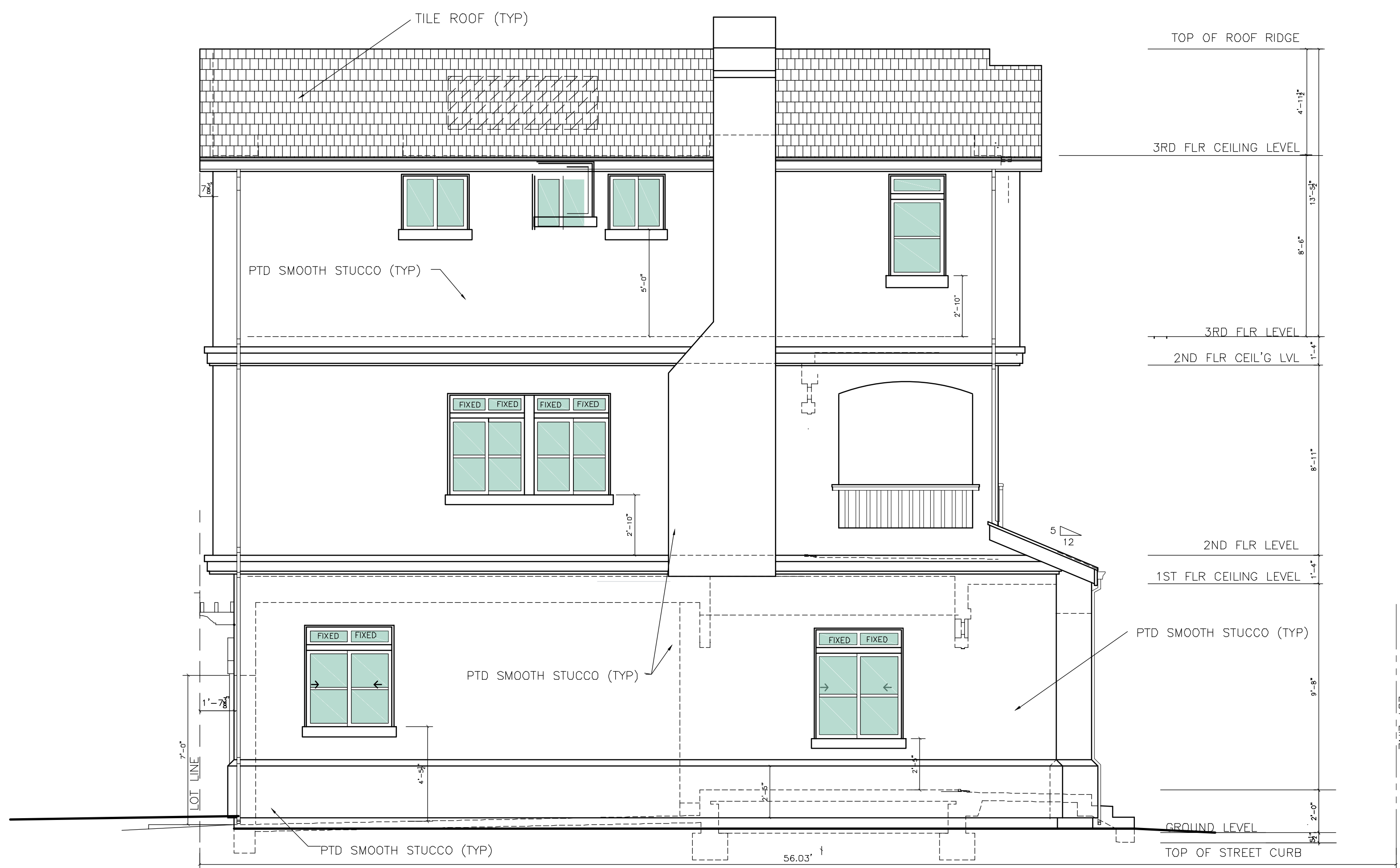
SUBMITTAL:
PLANNING

DRAWN BY:
PP
DATE:
16 MAY 2023

SCALE:
1/4"=1'-0"

SHEET NUMBER:

A.06.1



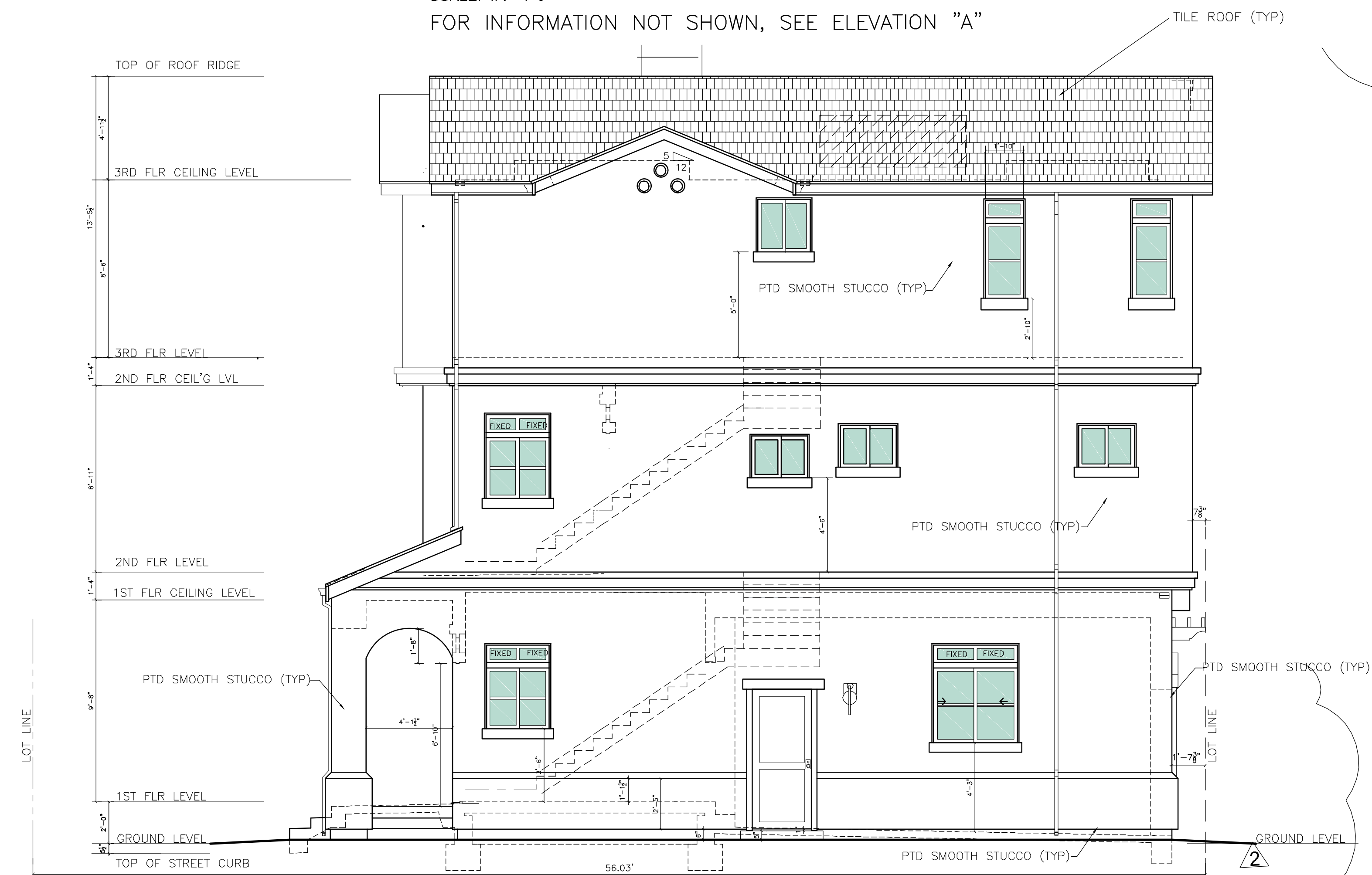
ELEVATION VIEW "B"

SCALE: 1/4"=1'-0"
FOR INFORMATION NOT SHOWN, SEE ELEVATION "A"



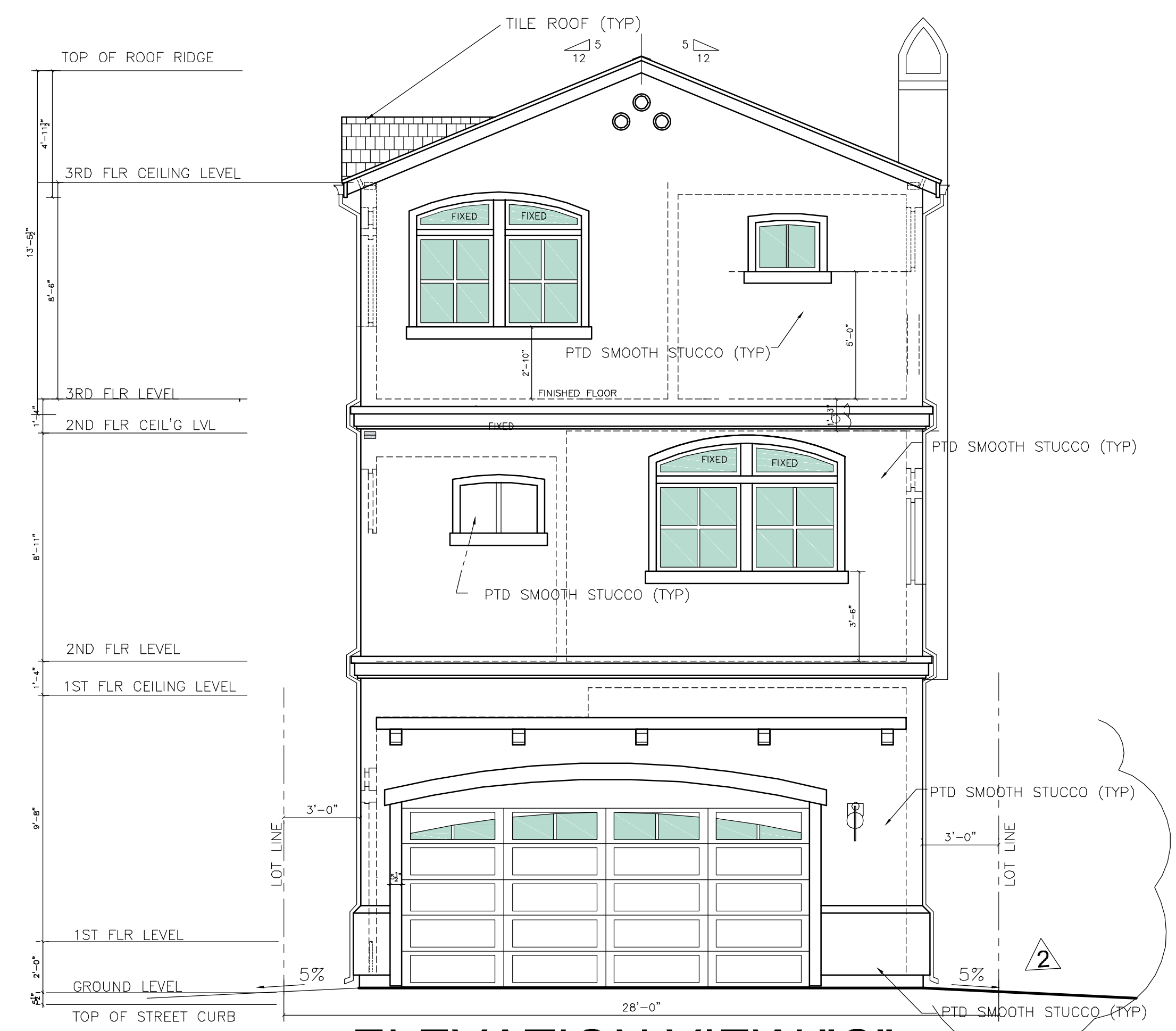
ELEVATION VIEW "A"

SCALE: 1/4"=1'-0"
FOR INFORMATION NOT SHOWN, SEE COLOR BOARD SHT "A.06.6"



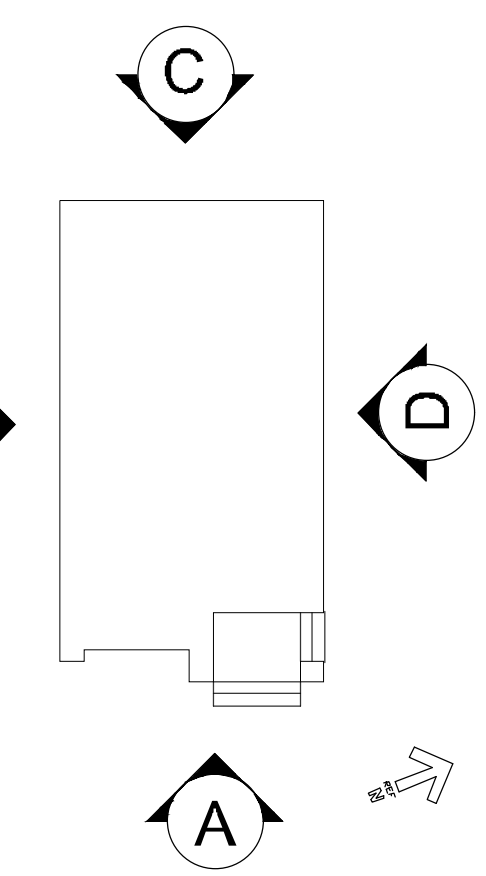
ELEVATION VIEW "D"

SCALE: 1/4"=1'-0"
FOR INFORMATION NOT SHOWN, SEE ELEVATION "A"



ELEVATION VIEW "C"

SCALE: 1/4"=1'-0"
FOR INFORMATION NOT SHOWN, SEE ELEVATION "A"



KEY PLAN
SALE : NONE

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870 S WOLFE RD SUNNYVALE CA 94086
T: 1.408.690.3281 F: 1.408.737.2357
thiuphan@gmail.com



PROJECT:
198 EASY ST. DEVELOPMENT

ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:
UNIT 03 ELEVATION VIEWS

REV.	DATE	REMARKS
2	15 JUN 2024	T. P.

NOTES:

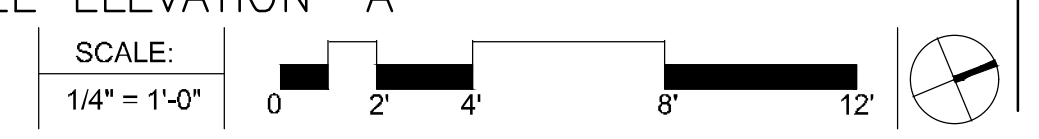
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DATE:
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SCALE:
1/4"=1'-0"

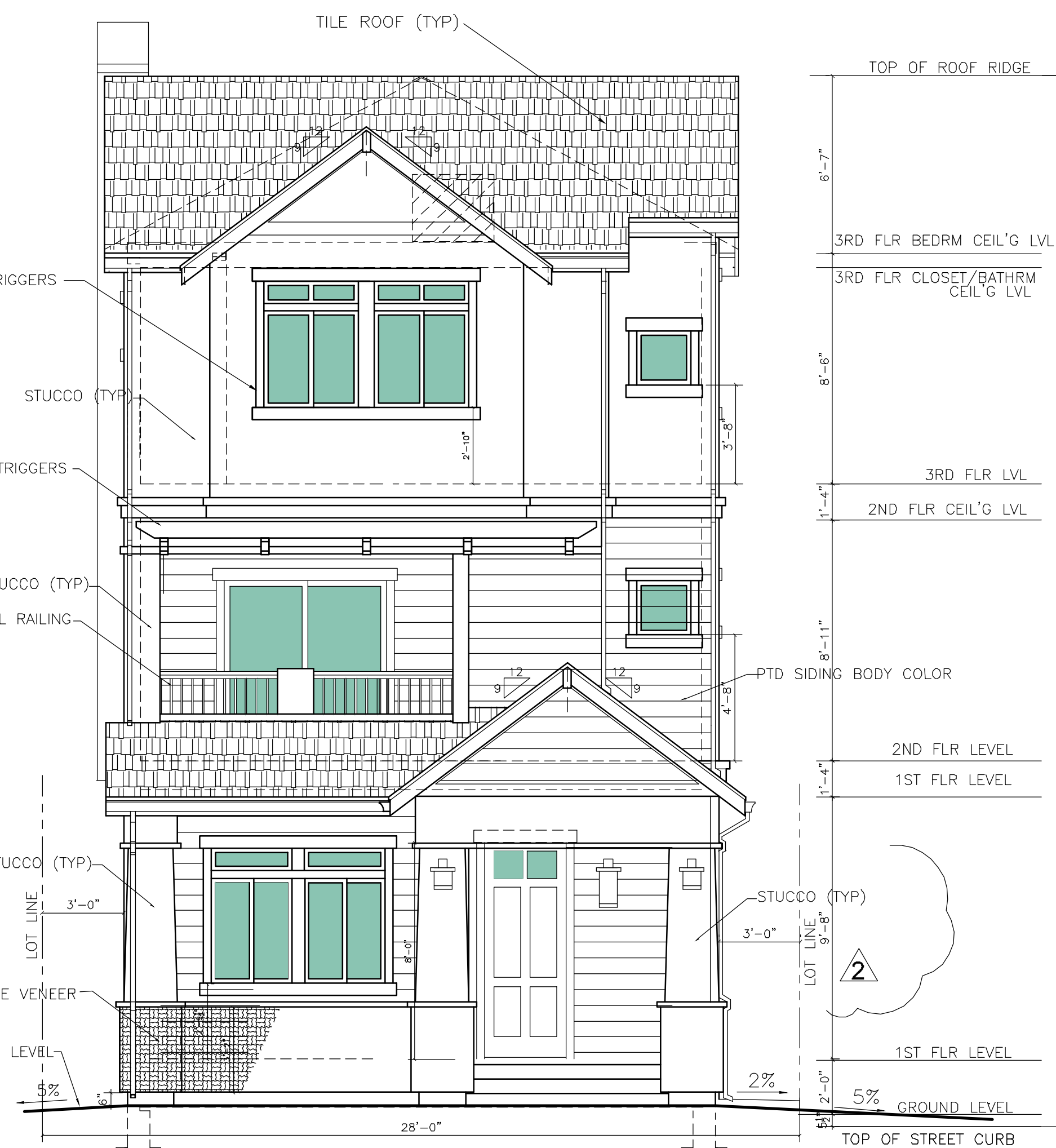
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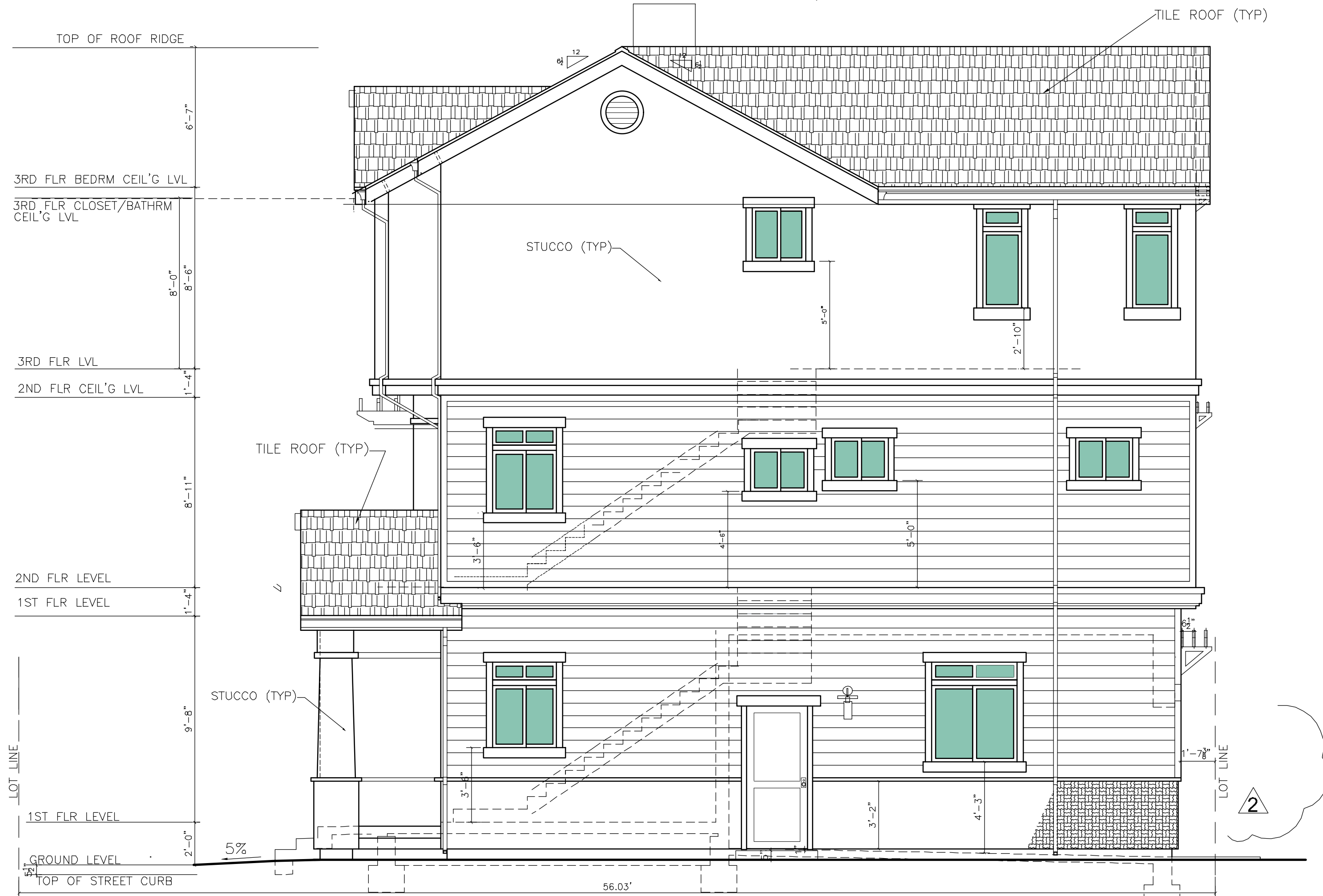
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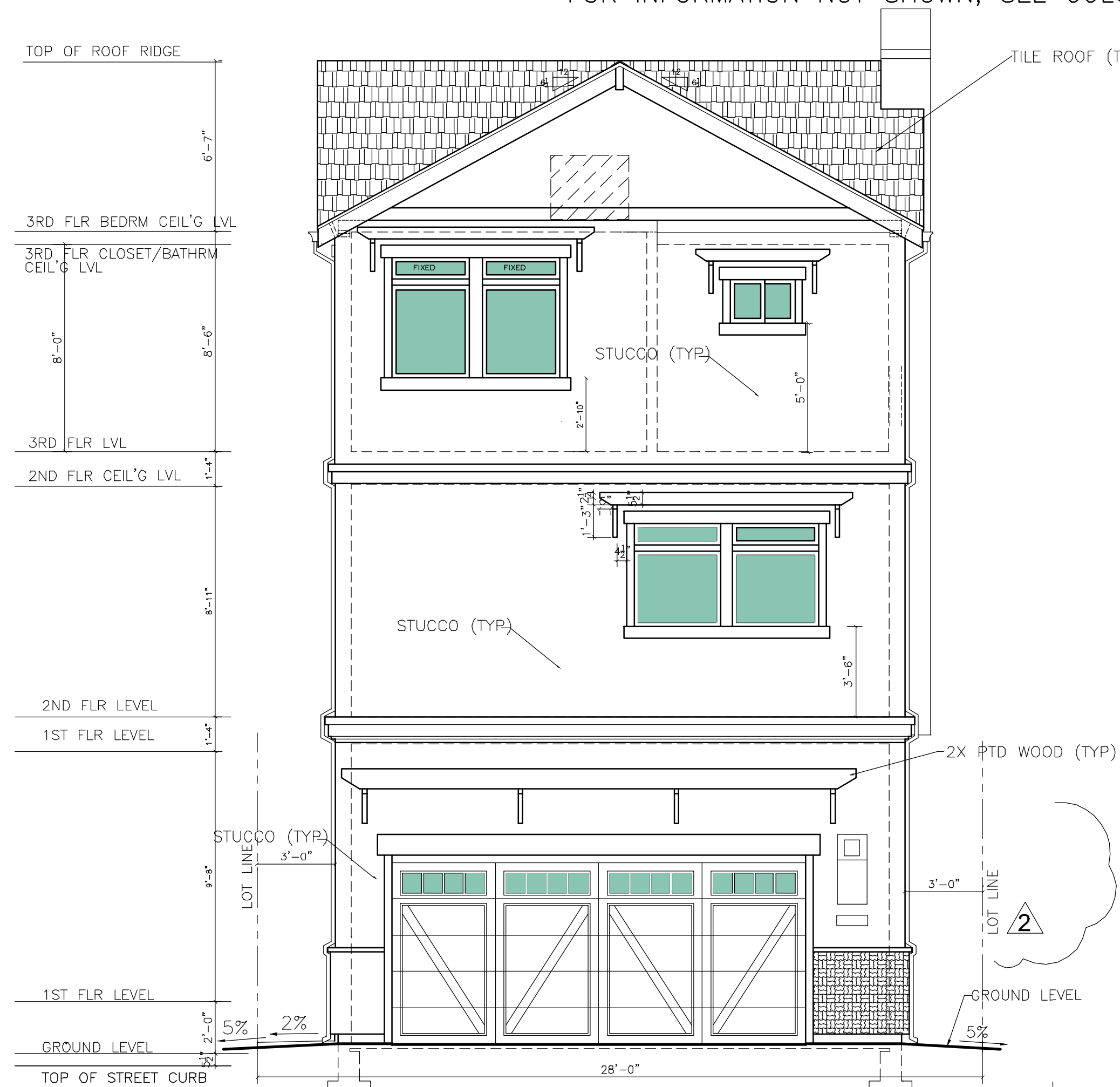
ELEVATION VIEW "D"
SCALE: 1/4"=1'-0" FOR INFORMATION NOT SHOWN, SEE ELEVATION "A"



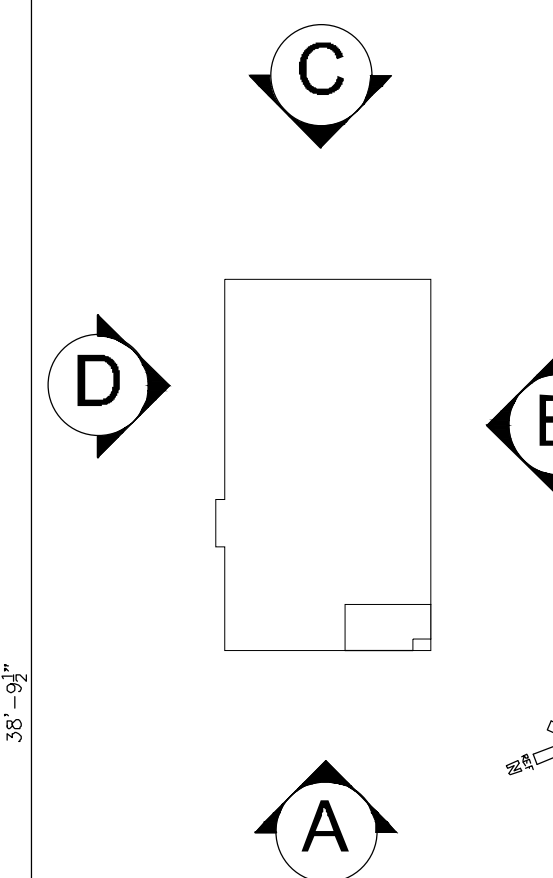
ELEVATION VIEW "A"
SCALE: 1/4"=1'-0" FOR INFORMATION NOT SHOWN, SEE COLOR BOARD SHT "A.06.6"



ELEVATION VIEW "B"
SCALE: 1/4"=1'-0" FOR INFORMATION NOT SHOWN, SEE ELEVATION "A"



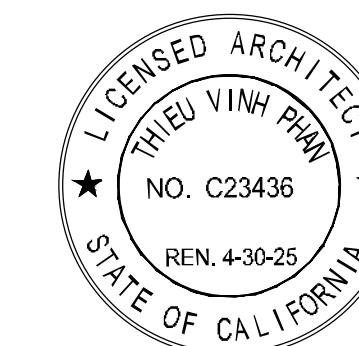
ELEVATION VIEW "C"
SCALE: 1/4"=1'-0" FOR INFORMATION NOT SHOWN, SEE ELEVATION "A"



KEY PLAN
SCALE: NONE

PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE CA 94086
T: 1.408.690.3281 F: 1.408.737.2357
thieuphan@gmail.com



PROJECT:
**198 EASY ST.
DEVELOPMENT**

ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:
**UNIT 04
ELEVATION
VIEWS**

REV.	DATE	REMARKS
2	15 JUN 2024	T. P.

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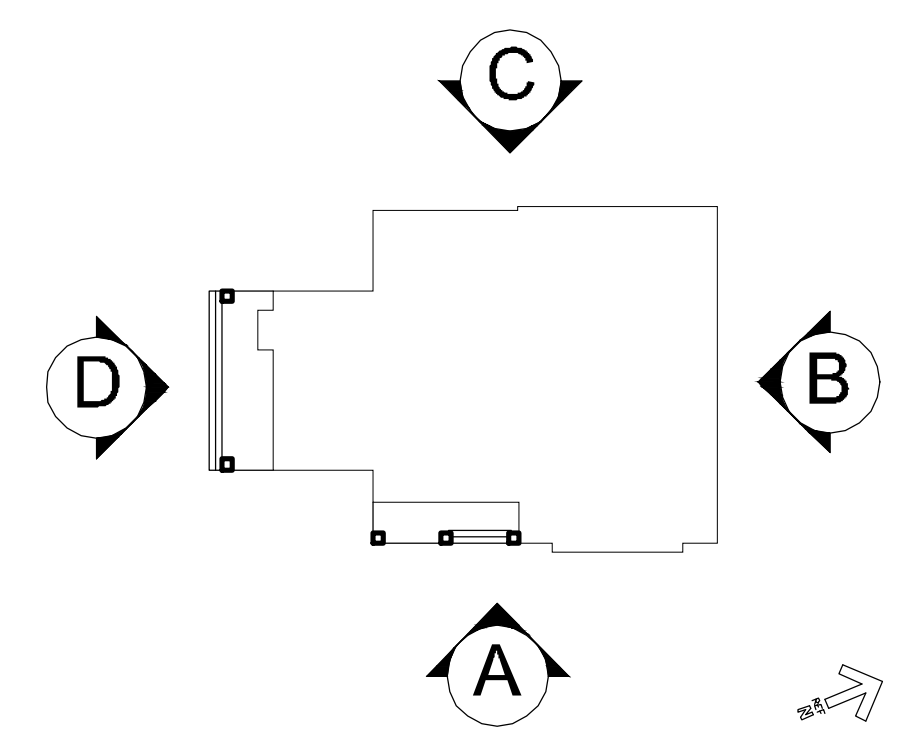
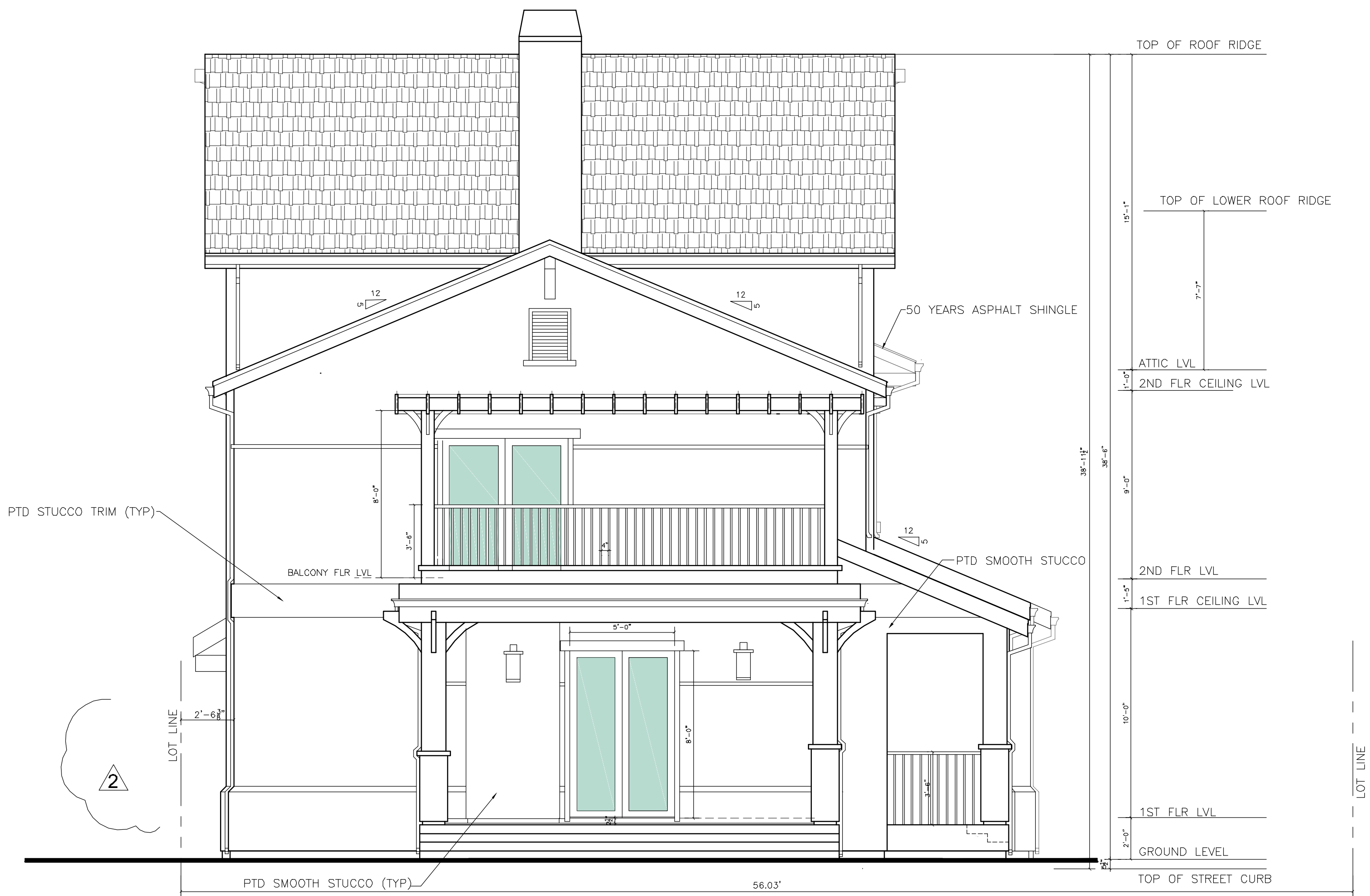
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PP
DATE:
16 MAY 2023

SCALE:
1/4"=1'-0"

SHEET NUMBER:

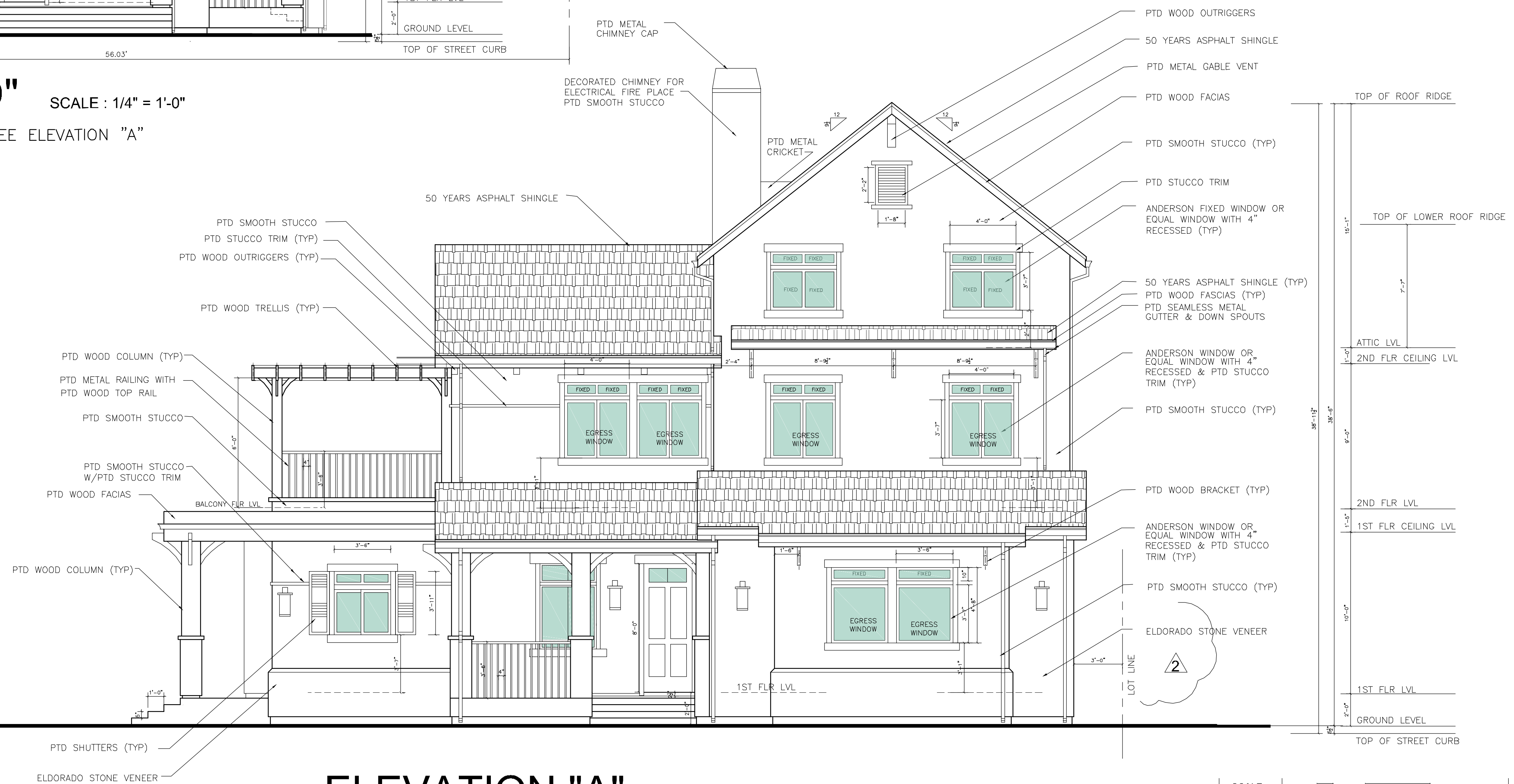


A.06.3

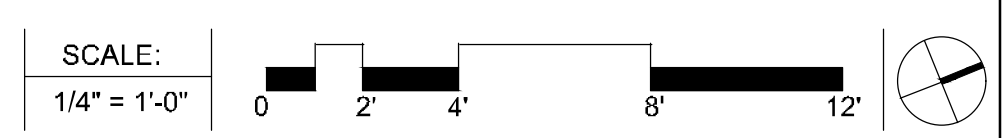


KEY PLAN
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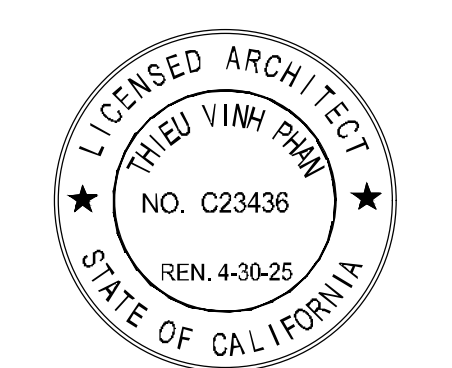
ELEVATION "D" SCALE : 1/4" = 1'-0"
FOR INFORMATION NOT SHOWN, SEE ELEVATION "A"



ELEVATION "A" SCALE : 1/4" = 1'-0"



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870 S WOLFE RD SUNNYVALE CA 94086
T: 1 408.737.8323 F: 1 408.737.2357
www.phangroup-us.com



PROJECT:
198 EASY ST. DEVELOPMENT

ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:
UNIT 05 ELEVATION VIEWS

REV.	DATE	REMARKS
2	15 JUN 2024	T. P.

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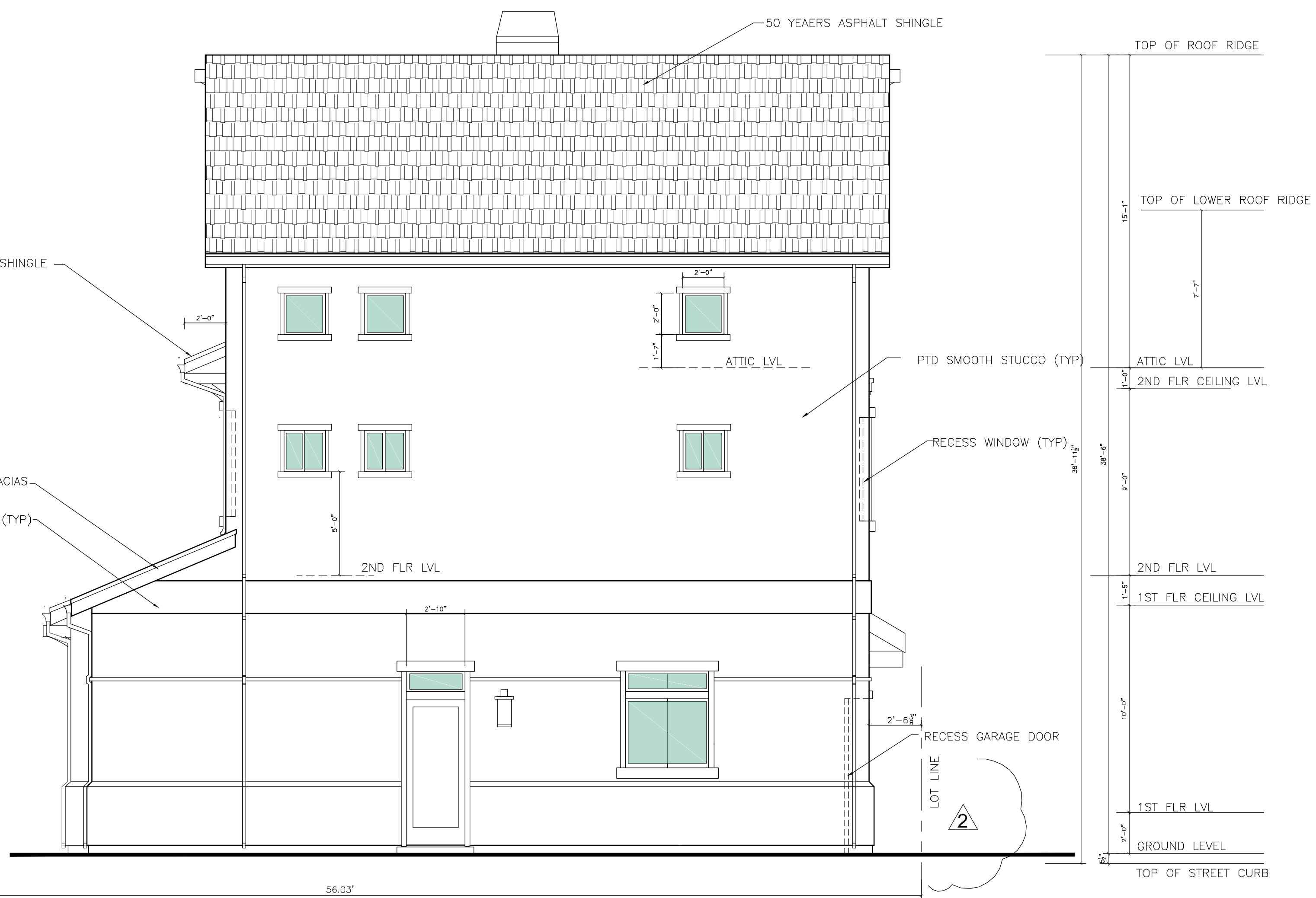
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PP
DATE:
16 MAY 2023

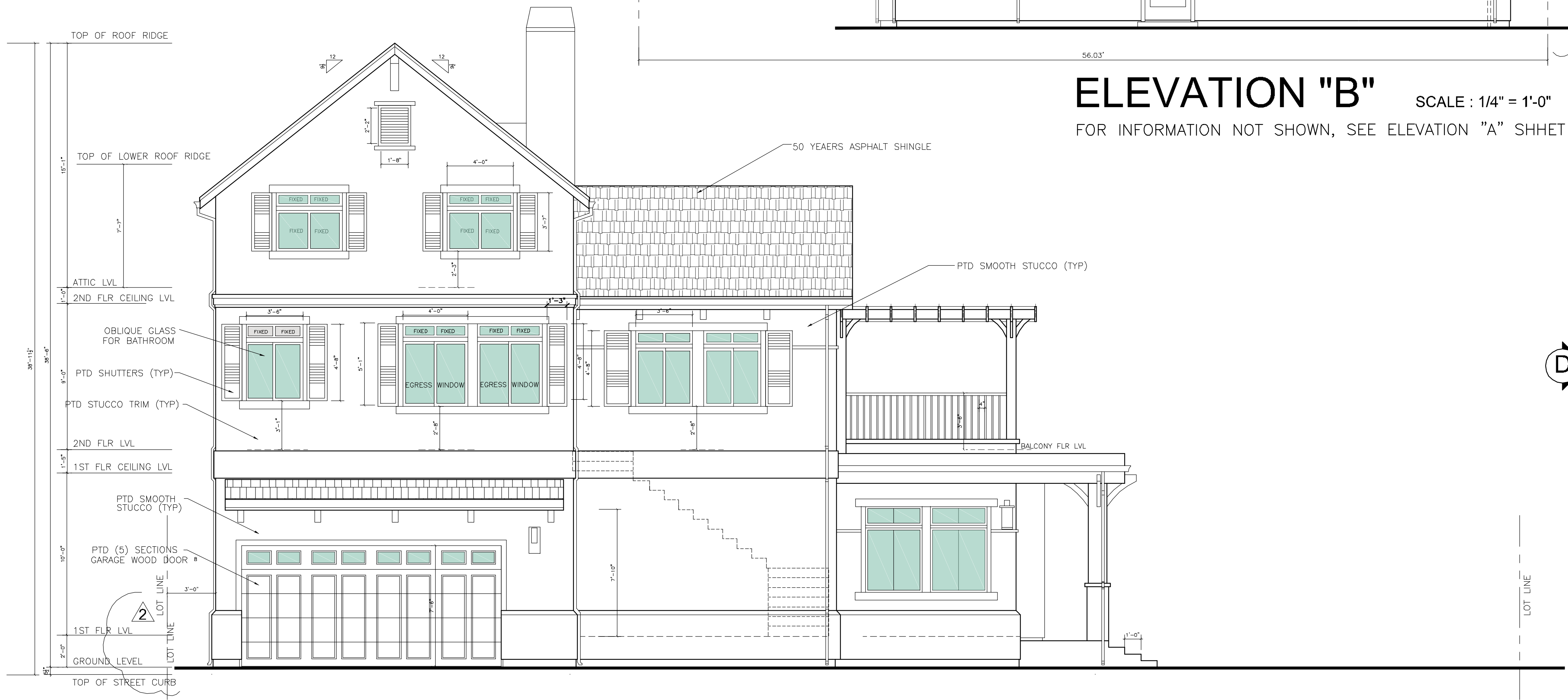
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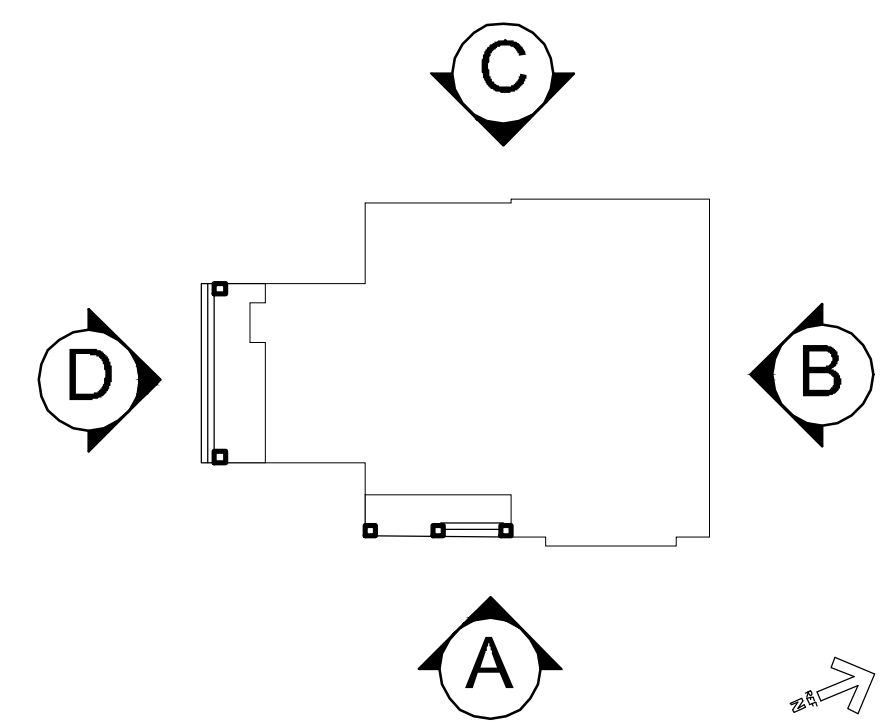
A.06.4



ELEVATION "B" SCALE : 1/4" = 1'-0"
 FOR INFORMATION NOT SHOWN, SEE ELEVATION "A" SHHET A.06.4



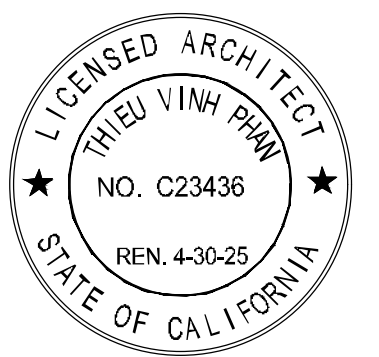
ELEVATION "C" SCALE : 1/4" = 1'-0"
 FOR INFORMATION NOT SHOWN, SEE ELEVATION "A" SHHET A.06.4



KEY PLAN
 SCALE : NONE

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 T: 1.408.737.8323 F: 1.408.737.2357
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PROJECT:
**198 EASY ST.
 DEVELOPMENT**

ADDRESS:
 198 EASY ST.
 MOUNTAIN VIEW CA 94043

TITLE:
**UNIT 05
 ELEVATION
 VIEWS**

REV.	DATE	REMARKS
2	15 JUN 2024	T. P.

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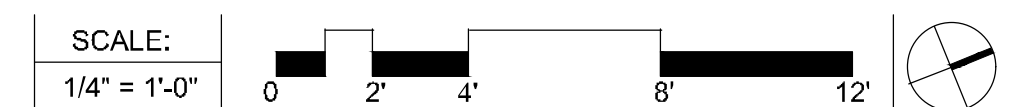
SUBMITTAL:
PLANNING

DRAWN BY:
PP
 DATE:
16 MAY 2023

SCALE:
 1/4"=1'-0"

SHEET NUMBER:

A.06.5





198 EASY ST.
UNIT 01 COLOR BOARD



1. CERTAINTEED
LANDMARK - DRIFTWOOD
2. ELDORADO STONE
STACKED STONE - NANTUCKET
3.  BENJAMIN MOORE
1605 WINTER SOLSTICE
4.  BENJAMIN MOORE
OC-25 CLOUD COVER
5.  BENJAMIN MOORE
OC-149 DECORATOR'S WHITE
6.  BENJAMIN MOORE
OC-149 DECORATOR'S WHITE

198 EASY ST.
UNIT 02 COLOR BOARD



1. CERTAINTEED
LANDMARK PRO - GEORGETOWN GRAY
2.  BENJAMIN MOORE
OC-26 SILVER SATIN
3.  BENJAMIN MOORE
1573 CASTLE WALLS

198 EASY ST.
UNIT 03 COLOR BOARD



1. EAGLE ROOFING
CAPISTRANO - 3526 VALENCIA
2.  BENJAMIN MOORE
HC-177 RICHMOND BISQUE
3.  BENJAMIN MOORE
OC-17 SIMPLY WHITE

PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE, CA 94088
T: 1-408-737-2323 F: 1-408-737-2357
www.phangroup-us.com



PROJECT:
**198 EASY ST.
DEVELOPMENT**

ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:
COLOR BOARD

REV.	DATE	REMARKS

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PLANNING

DRAWN BY:
PP
DATE:
MARCH 15 2024

SCALE:

SHEET NUMBER:

A.06.6




198 EASY ST.
UNIT 04 COLOR BOARD



1. EAGLE ROOFING - TILE ROOF
BEL AIR - 4503 SIERRA MADRE
2.  BENJAMIN MOORE
HC-150 YARMOUTH BLUE
3.  BENJAMIN MOORE
OC-118 SNOWFALL WHITE

198 EASY ST.
UNIT 05 COLOR BOARD



1. CERTAINTED
LANDMARK - DRIFTWOOD
2. ELDORADO STONE
STACKED STONE - NANTUCKET
3.  BENJAMIN MOORE
1544 WAYNESBORO TAUPE
4.  BENJAMIN MOORE
OC-41 FRENCH CANVAS
5.  BENJAMIN MOORE
OC-152 SUPER WHITE

PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE CA 94088
T: 1-408-737-2323 F: 1-408-737-2357
www.phangroup-us.com



PROJECT:
**198 EASY ST.
DEVELOPMENT**

ADDRESS:
198 EASY ST.
MOUNTAIN VIEW CA 94043

TITLE:
COLOR BOARD

REV.	DATE	REMARKS

NOTES:

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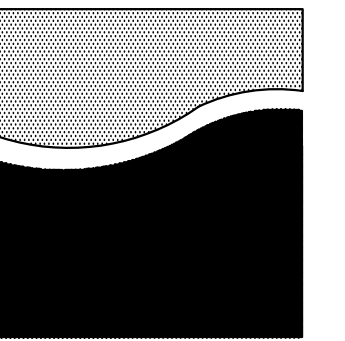
SUBMITTAL:
PLANNING

DRAWN BY:
PP
DATE:
MARCH 15 2024

SCALE:

SHEET NUMBER:

A.06.7



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LANDSCAPE ARCHITECTURE
1345 Pauline Dr., Sunnyvale, CA 94087
408.589.1519 / paul@rala.net

198 Easy Street Development

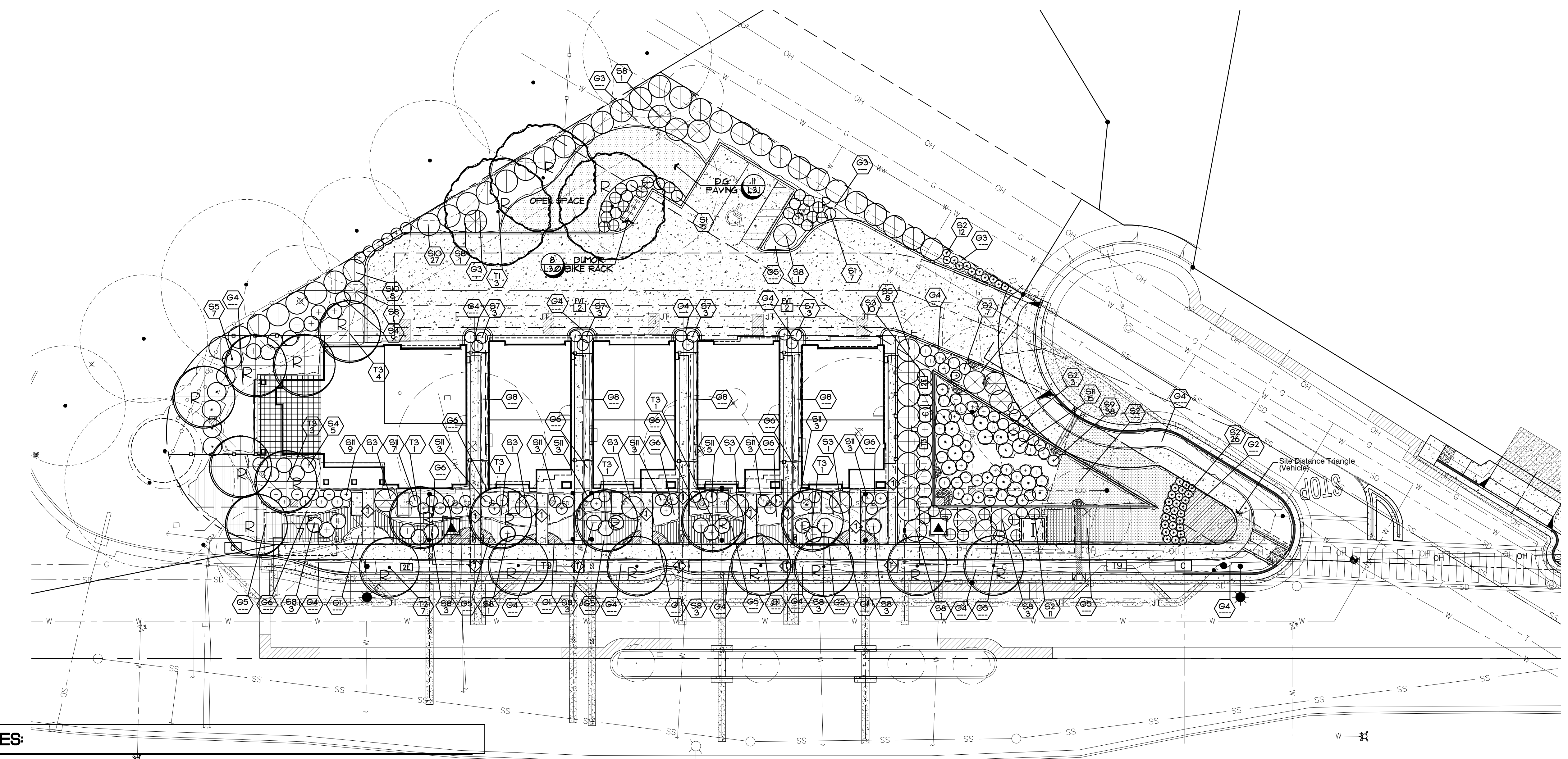
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Approved: pjr
Drawn: DS Reviewed: pjr
Project No. 18.64
Scale 1"=16' Issue Date 5/8/24



PLANT NOTES:

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUND COVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPAACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (6% MIN).
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT -1800.277.2600
- ALL NEW PLANTED AREAS TO RECEIVE 3" MIN. LAYER OF BARK MULCH. SEE PLANTING SPECIFICATIONS.

MONTHLY MAINTENANCE SCHEDULE

REMARKS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
IRRIGATION WATERING CHECK COVERAGE WEEKLY.	○	○	○	+	+	+	+	+	+	+	+	○
IRRIGATION MAINTENANCE FLUSH FILTERS AND REPLACE DEFECTIVE NOZZLES.			+						+			
FERTILIZATION 10 LBS. 16-6-8 / 1000 S.F. EACH 30 DAYS.				+		+		+				
WEEDING BY HAND AS REQUIRED EACH WEEK.				+	+	+	+	+	+	+	+	+
CLEAN-UP WEEKLY TRASH AND GENERAL SITE CLEAN-UP. REMOVE AND REPLACE DEAD PLANTS AS NECESSARY.	+	+	+	+	+	+	+	+	+	+	+	+
MULCHING MULCH HEAVILY IN EARLY SPRING. REPLACE AS NECESSARY.	+	+	+	+	+	+	+	+	+	+	+	+
PRUNING REMOVE DEAD BRANCHES AND CROSSING BRANCHES.	+	+	+	+	+							
MOWING MOW LAWN WEEKLY AS REQUIRED.	+	+	+	+	+	+	+	+	+	+	+	+

+ ACTION REQUIRED
○ ACTION REQUIRED IF WEATHER REQUIRES/ALLOWS

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
TREES						
T1	PISTACIA CHINENSIS	CHINESE PISTACHIO	3	24" BOX	STANDARD	LOW
T2	AREBUTUS MARINA'	STRAWBERRY TREE	1	24" BOX	STANDARD	LOW
T3	LAGERSTROEMIA I. 'ARAPAHO'	CRAPE MYRTLE	8	24" BOX	STANDARD	LOW
SHRUBS						
S1	FENISETUM M. 'RED BUNNY TAILS'	FOUNTAIN GRASS	32	1 GAL		LOW
S2	TULBAGHIA V. 'TRICOLOR'	TRI-COLOR SOCIETY GARLIC	29	1 GAL		LOW
S3	NANDINA D. 'ROYAL PRINCESS'	HEAVENLY BAMBOO	5	5 GAL		LOW
S4	RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDO HAWTHORN	26	5 GAL		LOW
S5	PITTOSPORIUM T. 'VARIEGATA'	JAPANESE MOCK ORANGE	14	5 GAL		LOW
S6	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	17	5 GAL		LOW
S7	NANDINA D. 'COMPACTA'	COMPACT HEAVENLY BAMBOO	28	5 GAL		LOW
S8	PHORMIUM 'VESTER'	NEW ZEALAND FLAX	35	5 GAL		LOW
S9	JUNCUS FATENS	CALIFORNIA GRAY RUSH	--	5 GAL		LOW
S10	FRUNUS C. 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	35	5 GAL		LOW
S11	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	45	5 GAL		LOW
GROUND COVERS						
G1	GAZANIA L. 'COLORADO GOLD'	COLORADO GOLD GAZANIA	---	1 GAL	24" O.C.	LOW
G2	STACHYS B. 'SILVER CARPET'	LAMB'S EARS	---	1 GAL	18" O.C.	LOW
G3	OSTEOSPERMUM F. 'WHITE'	AFRICAN DAISY	---	1 GAL	18" O.C.	LOW
G4	LIPPIA NODIFLORA 'KURAPIA'	STERILE KURAPIA	---	PLUGS	12" O.C.	LOW
G5	ROSMARINUS O. 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	---	1 GAL	36" O.C.	LOW
G6	SATUREJA DOUGLASSII 'YERBA BUENA'	YERBA BUENA	---	1 GAL	24" O.C.	LOW
G7	MAHONIA REPENS	CREeping MAHONIA	---	1 GAL	36" O.C.	LOW
G8	PEA GRAVEL	3/8" DIA. AND 3" DEPTH	---	3/8"	3" DEPTH	---
G9	EUONYMUS FORTUNEI 'COLORATUS'	WINTER CREEPER	---	1 GAL	24" O.C.	LOW

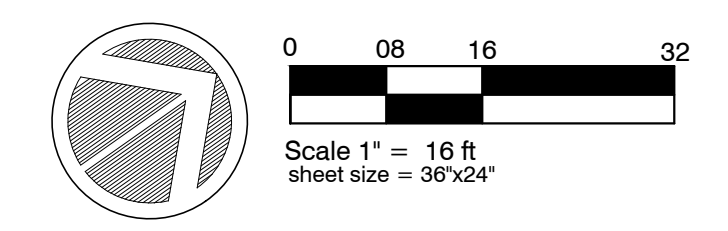
KEY LEGEND

- ① CONCRETE WALK DETAIL
SEE DETAIL (#10 ON SHEET L3.1)
ALL SITE UTILITIES LOCATED IN WALK TO BE PLACED CONCRETE BOX WITH CONCRETE LID.
- ② DECOMPOSED GRANITE ACCESS PATH
SEE DETAIL (#10 ON SHEET L3.1)

PLANT SYMBOLS

- ⬡ INDICATES PLANT KEY
- ⬢ INDICATES PLANT QUANTITY
- ⊗ INDICATES TREE REPLACEMENT
- EXISTING TREE CANOPY SHADING

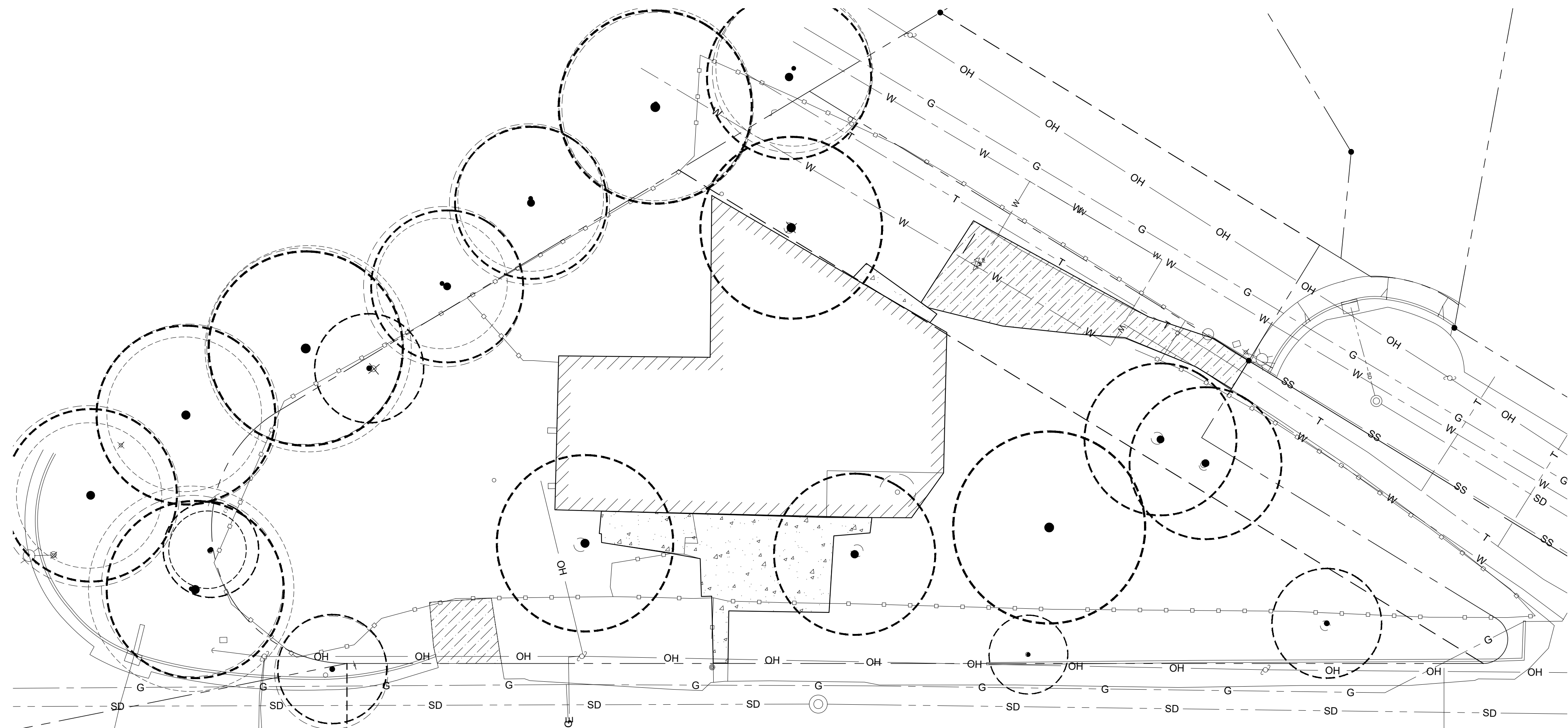
BEFORE EXCAVATING CALL: 811
48 HOURS BEFORE ALL PLANNED WORK OPERATIONS



Know what's below.
Call before you dig.

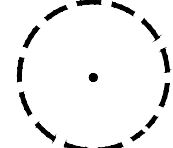
Landscape Planting Plan

L1.0



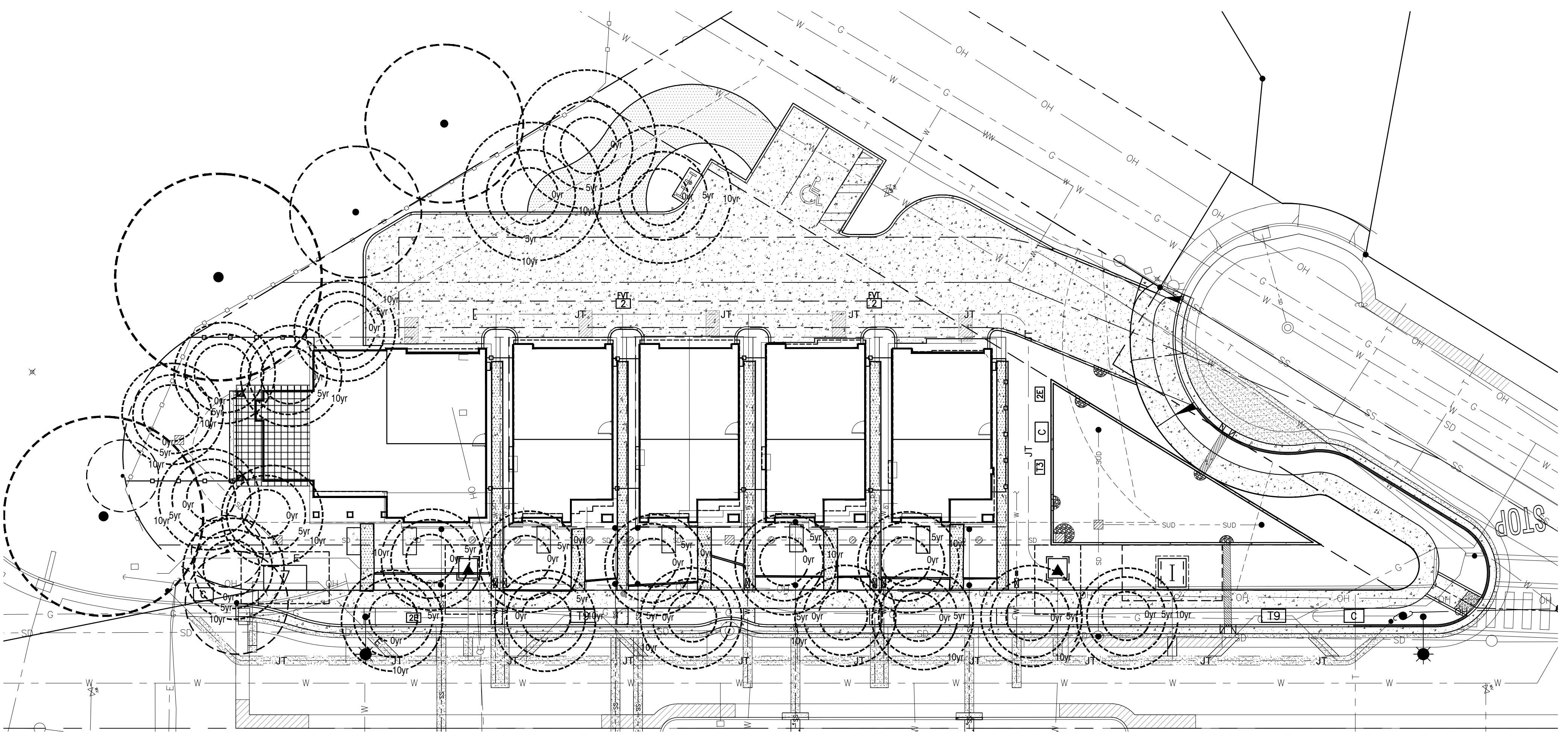
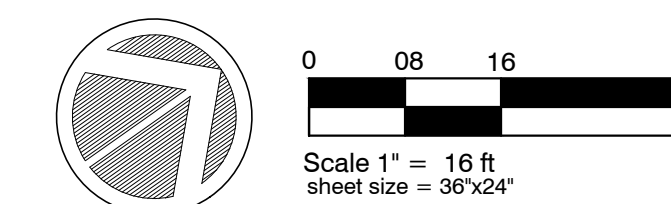
Existing Tree Shading Plan

EXISTING TREE SHADING LEGEND

-  EXISTING TREE CANOPY SHADING


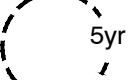


EXISTING TREE SHADING COVERAGE

	s.f.	% of Site
Existing Tree Canopy	9,273	38 %
Project Area	24,588	



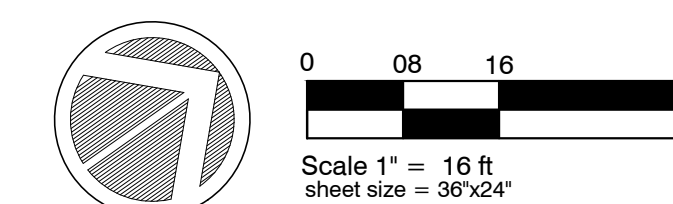
Proposed Tree Shading Plan

NEW TREE SHADING LEGEND

-  TREE CANOPY SHADING - AT INSTALLATION
-  TREE CANOPY SHADING - AT 5 YEARS
-  TREE CANOPY SHADING - AT MATURITY - 10 years
-  EXISTING TREE CANOPY SHADING - EXISTING TREES TO REMAIN

NEW TREE/EXISTING TREE SHADING COVERAGE

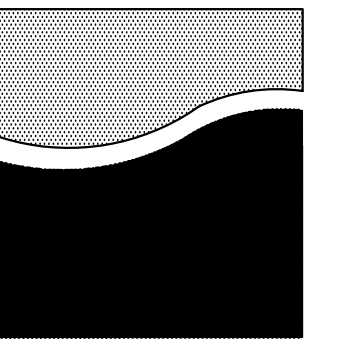
	s.f.	% of Site
Tree Canopy at Installation	2,069	8 %
Tree Canopy at 5 Years	4,848	20 %
Tree Canopy at 10 Years	9,369	38 %
Project Area	24,588	



BEFORE EXCAVATING CALL: 811
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PLANNED WORK OPERATIONS




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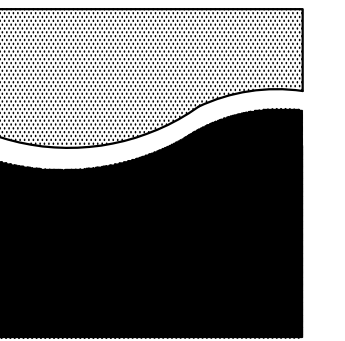


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Approved pjr
Drawn DS Reviewed pjr
Project No. 18.64
Scale 1"=16' Issue Date 5/8/24

Landscape Tree
Shading Plan

L1.1



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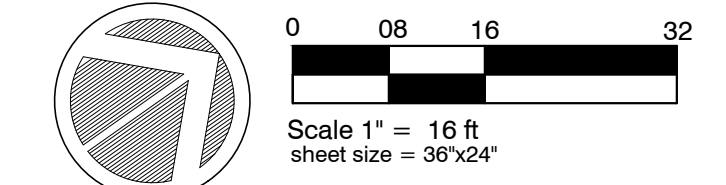
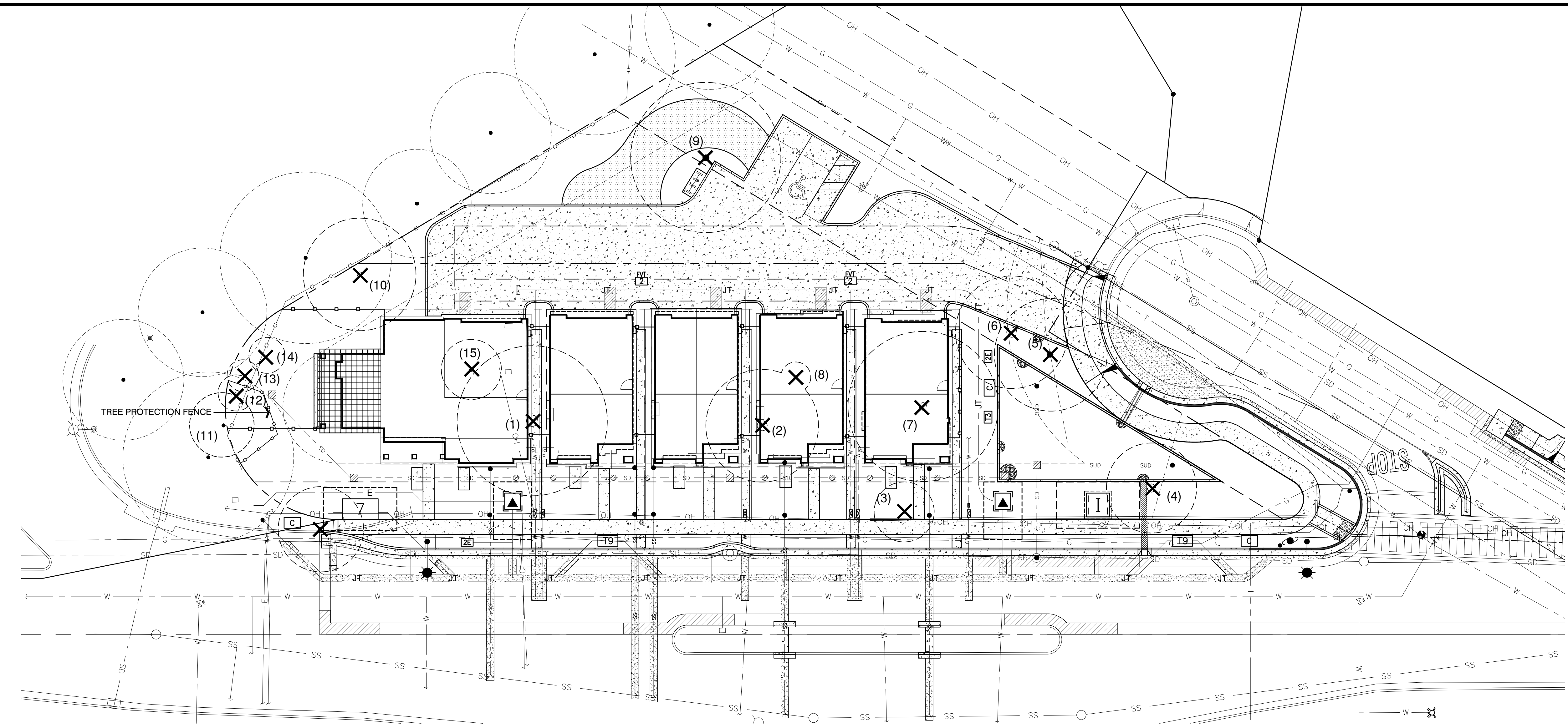
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Approved pjr
Drawn DS Reviewed pjr
Project No. 18.64
Scale 1"=16' Issue Date 5/8/24



TREE INVENTORY LIST BY CERTIFIED ARBORIST

ARBORIST REPORT PREPARED BY NICHOLAS NOCIFORO, ISA CERTIFIED ARBORIST WE-1802-A. ARBORHAWK (THEARBORIST@ARBORHAWK.COM)
'X' FOR TREE NUMBER INDICATES 'HERITAGE' TREE DESIGNATION.

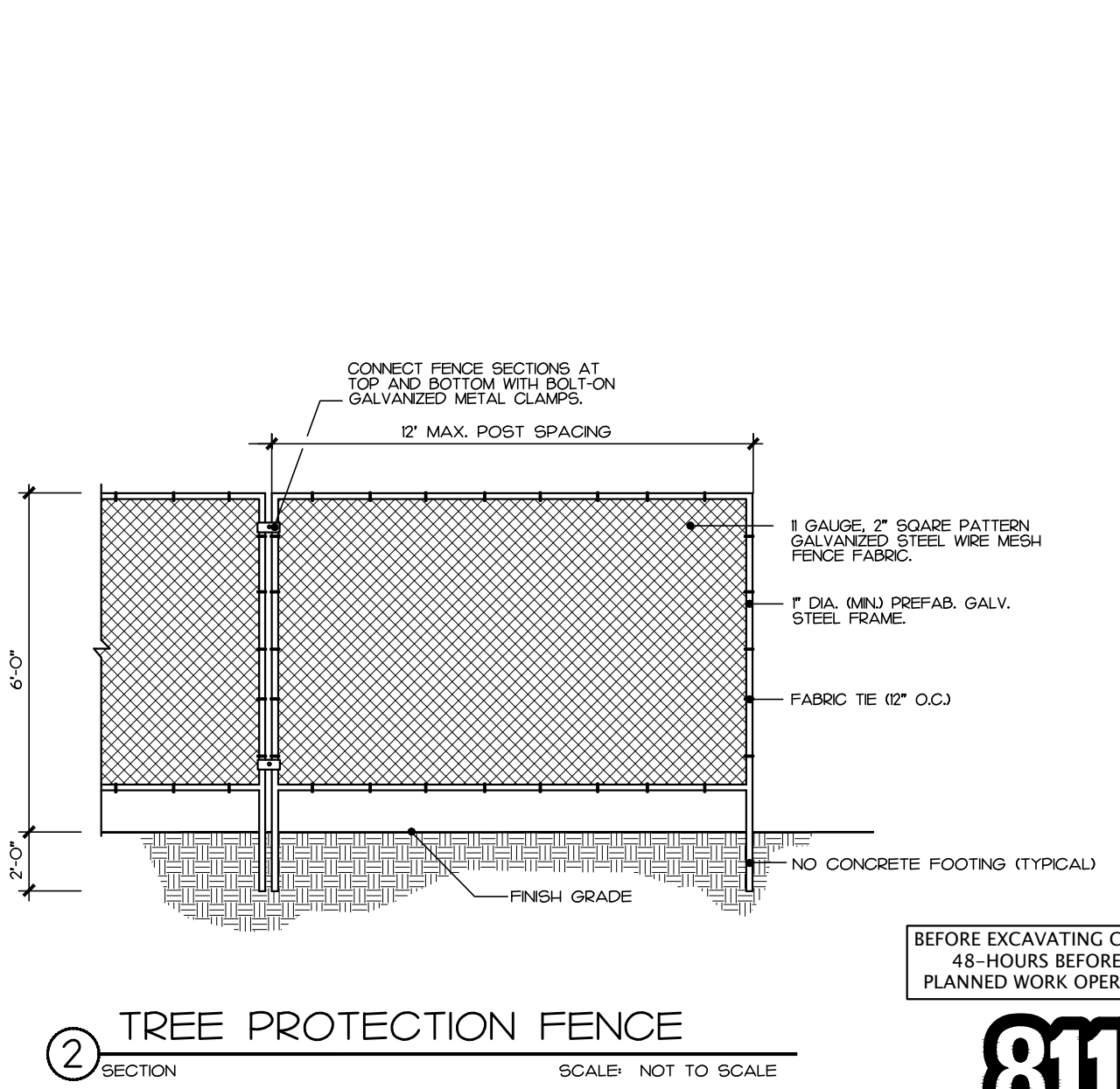
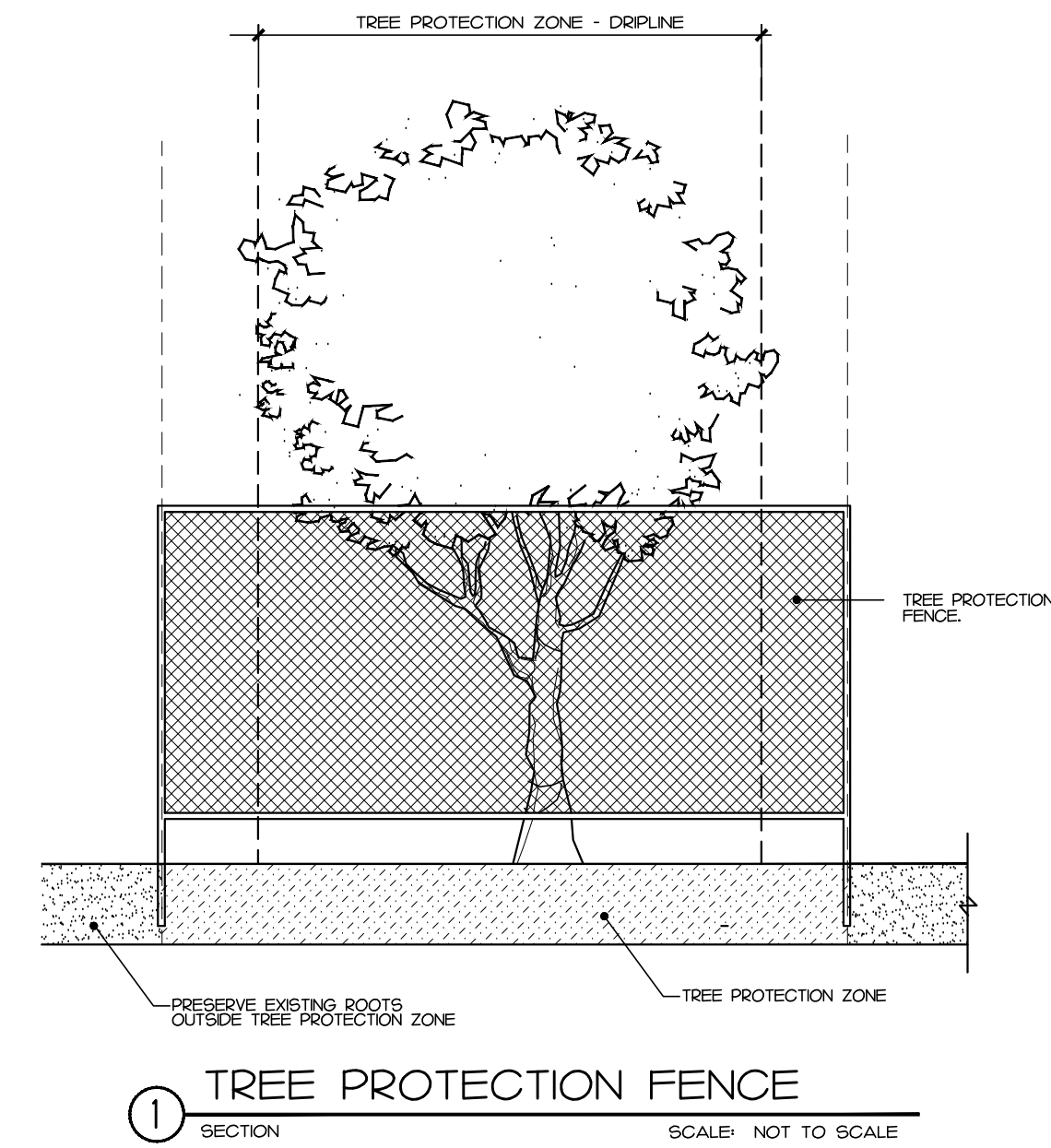
11 - (E) TREES TO BE REMOVED
1 - (E) TREES TO BE SAVE/PROTECTED
TREE REPLACEMENT RATIO IS 2:1 AT 24" BOX SIZE FOR HERITAGE TREES
22 NEW TREE REQUIRED. 22 NEW TREE TO BE INSTALLED

TREE PROTECTION NOTES

PROTECT EXISTING TREES SHOWN ON PLAN TO REMAIN BY FOLLOWING THESE INSTRUCTIONS.

- THE GRADE BETWEEN THE DRIPLINE AND ROOT CROWN OF THE TREES SHALL NOT BE CUT AND CAN BE FILLED BY ONLY 3 INCHES, EXCEPT WITHIN 5'-0" OF THE TRUNK WHERE THE GRADE SHALL NOT BE DISTURBED.
- IRRIGATION AND RAIN WATER SHALL BE ABLE TO DRAIN AWAY FROM THE ROOT CROWN OF THE TREES.
- DO NOT DRIVE OR PARK VEHICLES WITH IN THE DRIPLINE AREA OF THE TREES UNLESS NECESSARY TO DO PAVING CONSTRUCTION. IF THERE HAS BEEN ANY VEHICULAR TRAFFIC WITHIN THE DRIPLINE,
- DO NOT ALLOW CONTRACTORS TO DUMP WASTE CONCRETE, PLASTER, ETC. UNDER DRIPLINE OF TREES. DO NOT ALLOW PAINTERS OR OTHER TO CLEAN EQUIPMENT UNDER DRIPLIN OR UPHILL OF EXISTING TREES WHERE NATURAL DRAINAGE WOULD CAUSE WASTE TO RUN WITHIN DRIPLINE. DO NOT ALLOW ANY WASTE TO BE DUMPED IN SOIL ON SITE.
- TREES SHALL NOT BE PRUNED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARBORIST.
- IF IT IS NECESSARY TO PRUNE OR CUT ANY ROOTS LARGER THAT 1 INCH IN DIAMETER, THE ROOTS SHALL BE CUT CLEANLY. WHERE EXCAVATION IS REQUIRED AROUND TREES (FOR WALL, PAVING, ETC.) THE REPLACED SOIL SHALL BE 1/3 SOIL AMENDMENT AND 2/3 NATIVE SOIL.
- NO IRRIGATION SHALL BE INSTALLED WITHIN 5'-0" OF THE TRUNK. NO SPRAY SHALL HIT THE TRUNKS OF TREES. ALL TRENCHING WITHIN THE DRIPLINE WILL BE DONE BY HAND. ALL PIPING SHALL RUN PERPENDICULAR TO THE TRUNK WITHIN THE DRIPLINE EXCEPT AT FACE OF CURB, PLANTER OR PAVING.

Tree No.	Species	DBH	Height	Health	Recommendations
1	Deodar cedar (Cedrus deodara)	36 inch	40 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
2	Deodar cedar (Cedrus deodara)	36 inch	35 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
3	California live oak (Quercus agrifolia)	18 inch	20 ft.	Poor	RELOCATE
4	California live oak (Quercus agrifolia)	36 inch	20 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
5	California live oak (Quercus agrifolia)	18 inch	35 ft.	Poor	KEEP
6	California live oak (Quercus agrifolia)	37 inch	25 ft.	Poor	KEEP
7	Chinese Pistache (Pistacia chinensis)	20 inch	30 ft.	Dead	• Removal and Flush Cut • Removal and Stump Grind
8	Mexican Fan Palm (Washingtonia robusta)	18 inch	40 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
9	California live oak (Quercus agrifolia)	42 inch	50 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
10	Sydney bluegum (Eucalyptus saligna)	55 inch	60 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
11	Mexican Fan Palm (Washingtonia robusta)	21 inch	15 ft.	Above Average	REMOVE
12	Mexican Fan Palm (Washingtonia robusta)	21 inch	15 ft.	Above Average	Mitigation Pruning
13	Mexican Fan Palm (Washingtonia robusta)	21 inch	15 ft.	Above Average	Mitigation Pruning
14	Mexican Fan Palm (Washingtonia robusta)	21 inch	15 ft.	Above Average	Mitigation Pruning
15	Italian cypress (Cupressus sempervirens)	12 inch	21 ft.	Average	No Recommendation



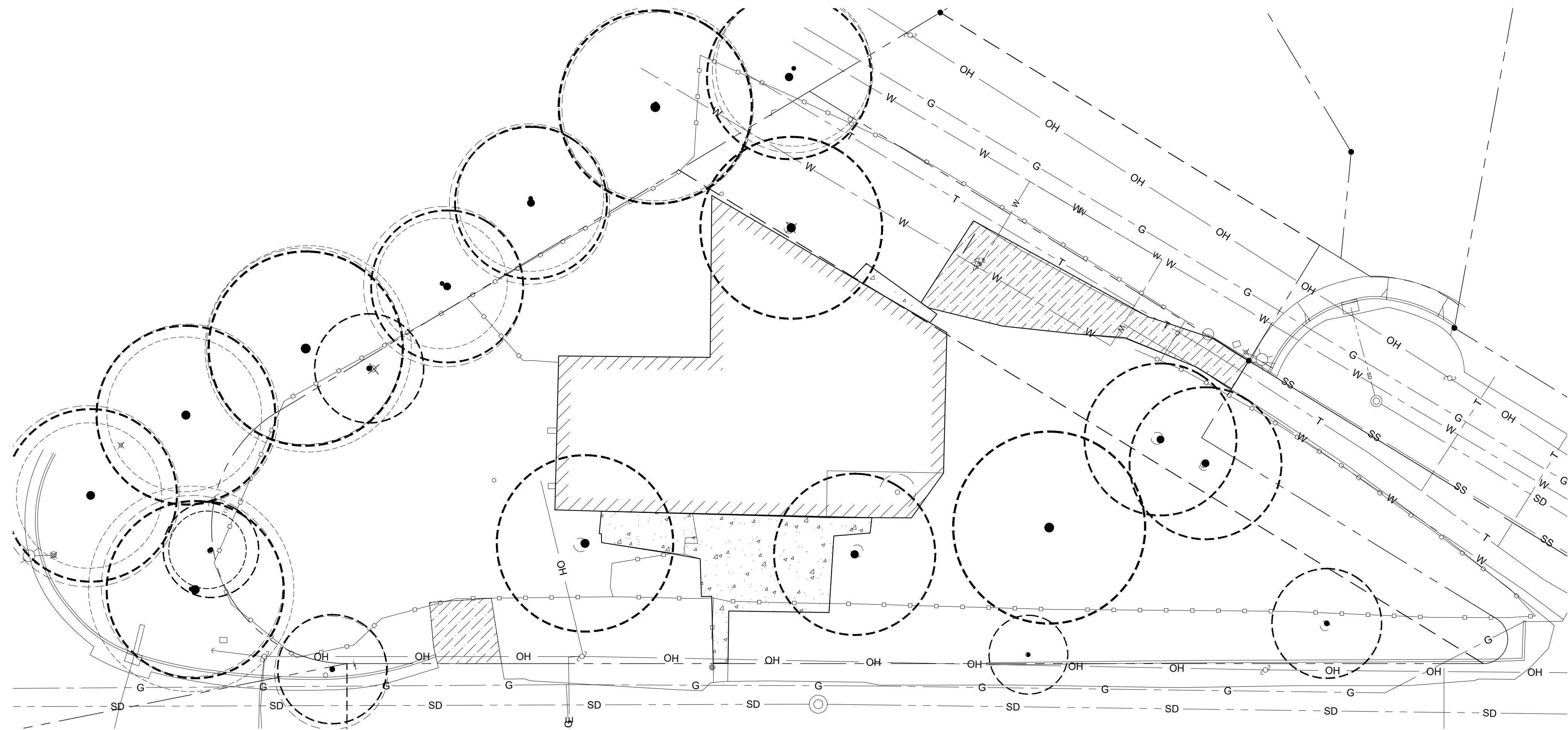
BEFORE EXCAVATING CALL 811
48-HOURS BEFORE ALL
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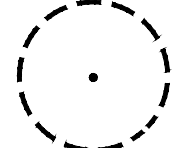
Existing Tree Removal Plan

L1.2



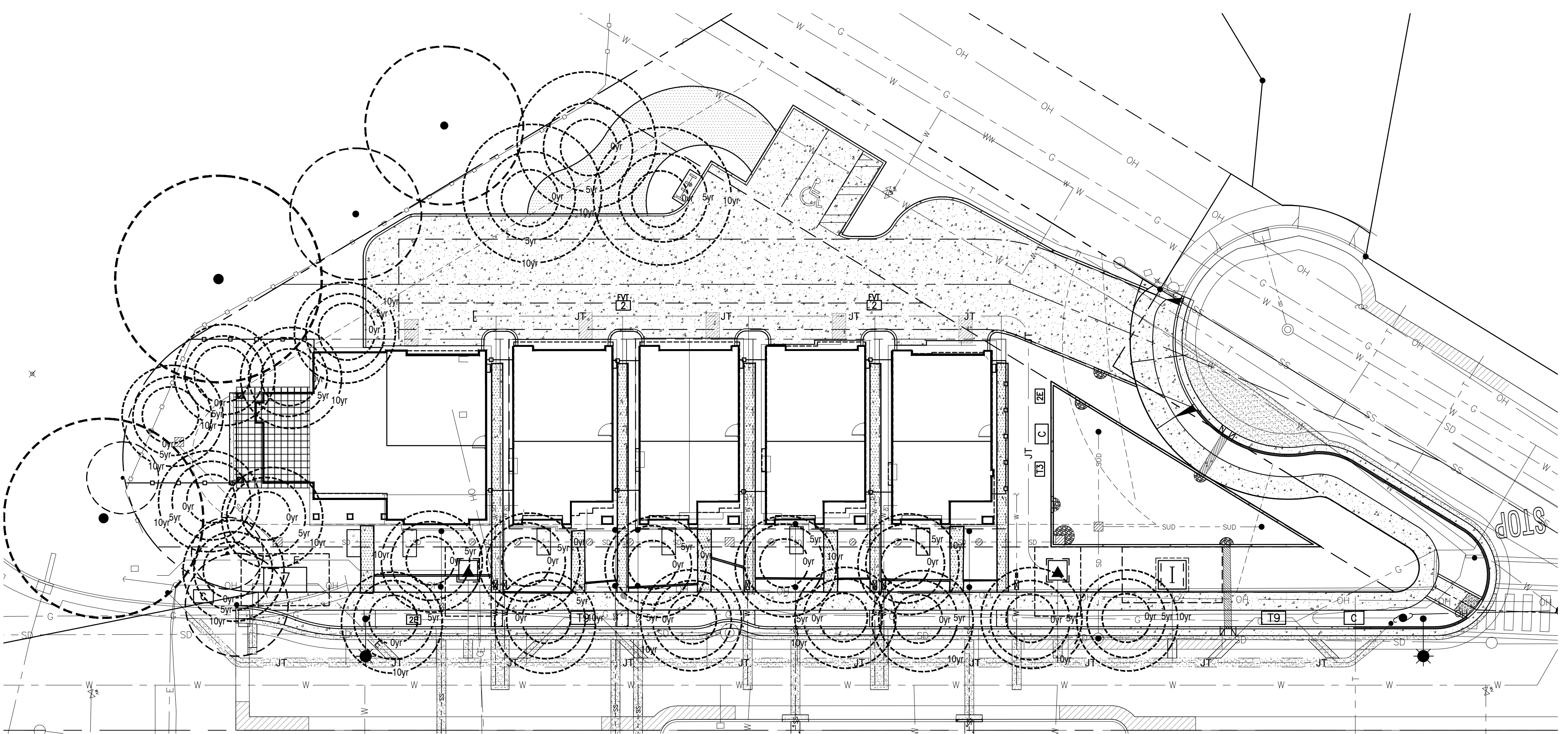
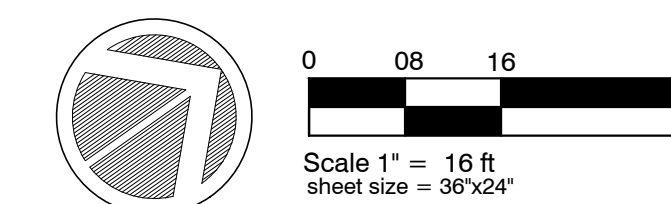
Existing Tree Shading Plan

EXISTING TREE SHADING LEGEND

-  EXISTING TREE CANOPY SHADING


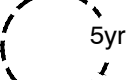


EXISTING TREE SHADING COVERAGE

	s.f.	% of Site
Existing Tree Canopy	9,273	38 %
Project Area	24,588	



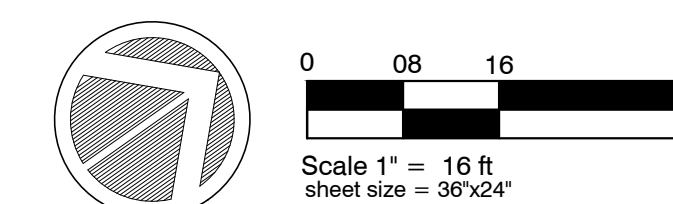
Proposed Tree Shading Plan

NEW TREE SHADING LEGEND

-  TREE CANOPY SHADING - AT INSTALLATION
-  TREE CANOPY SHADING - AT 5 YEARS
-  TREE CANOPY SHADING - AT MATURITY - 10 years
-  EXISTING TREE CANOPY SHADING - EXISTING TREES TO REMAIN

NEW TREE/EXISTING TREE SHADING COVERAGE

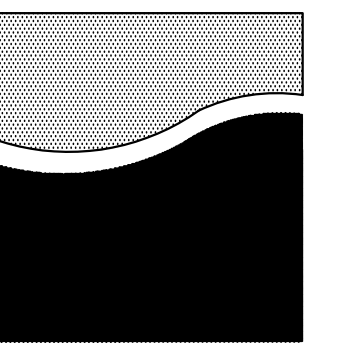
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
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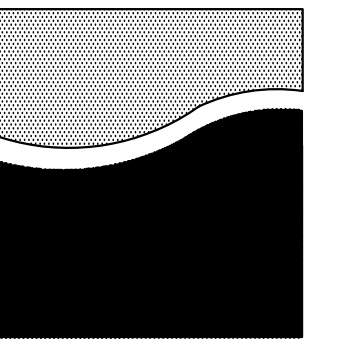


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Approved	prj	Reviewed	prj
Drawn	DS		
Project No.	18.64	Issue Date	5/8/24
Scale	1"=16'		

Landscape Tree
Shading Plan

L1.1



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198 Easy Street Development

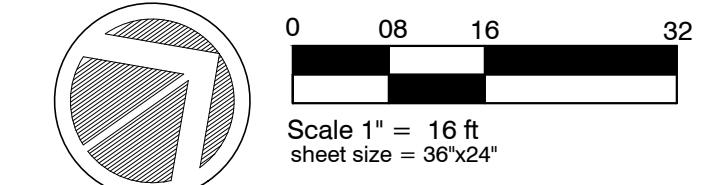
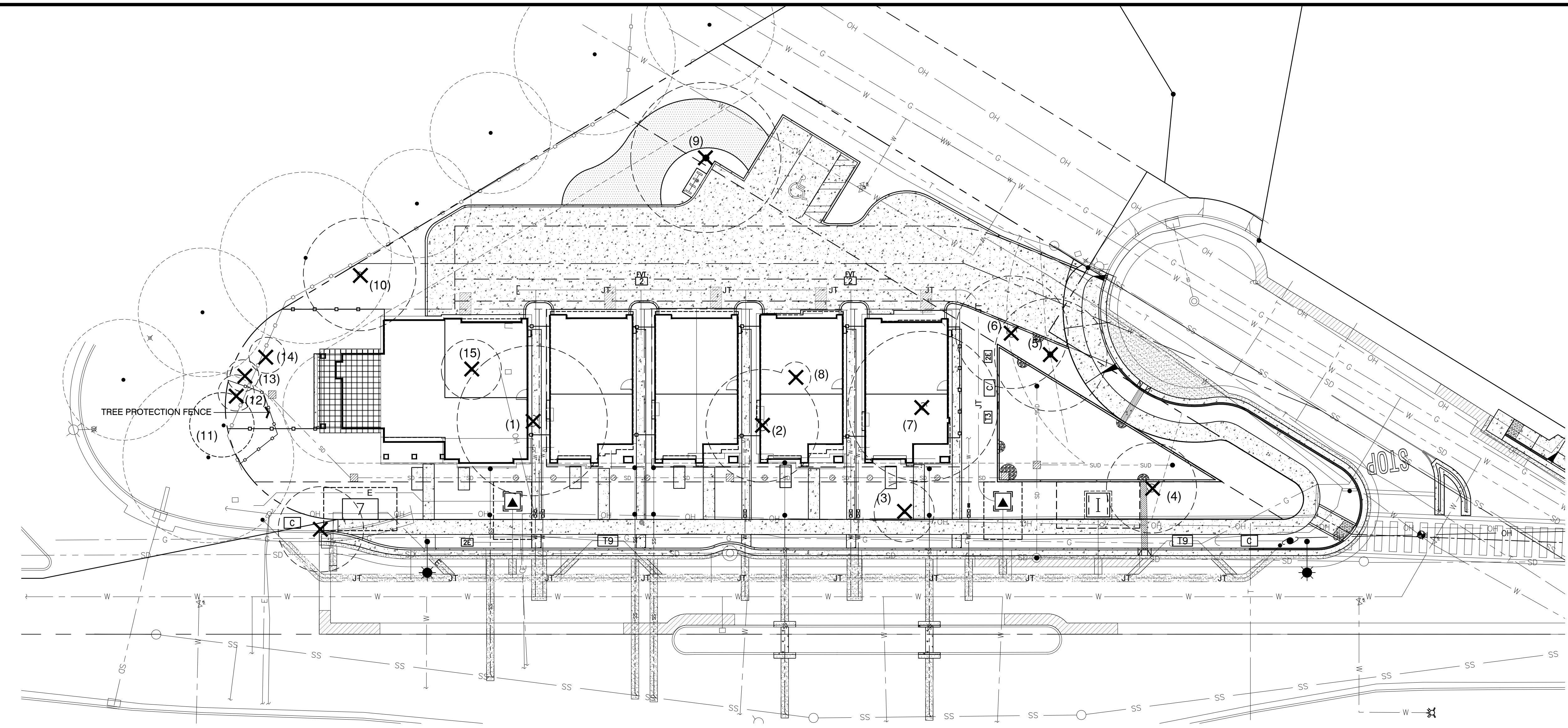
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Approved	prj	Reviewed	prj
Drawn	DS	Project No.	18.64
Scale	1"=16'	Issue Date	5/8/24



TREE INVENTORY LIST BY CERTIFIED ARBORIST

ARBORIST REPORT PREPARED BY NICHOLAS NOCIFORO, ISA CERTIFIED ARBORIST WE-1802-A. ARBORHAWK (THEARBORIST@ARBORHAWK.COM)
'X' FOR TREE NUMBER INDICATES 'HERITAGE' TREE DESIGNATION.

- 11 - (E) TREES TO BE REMOVED
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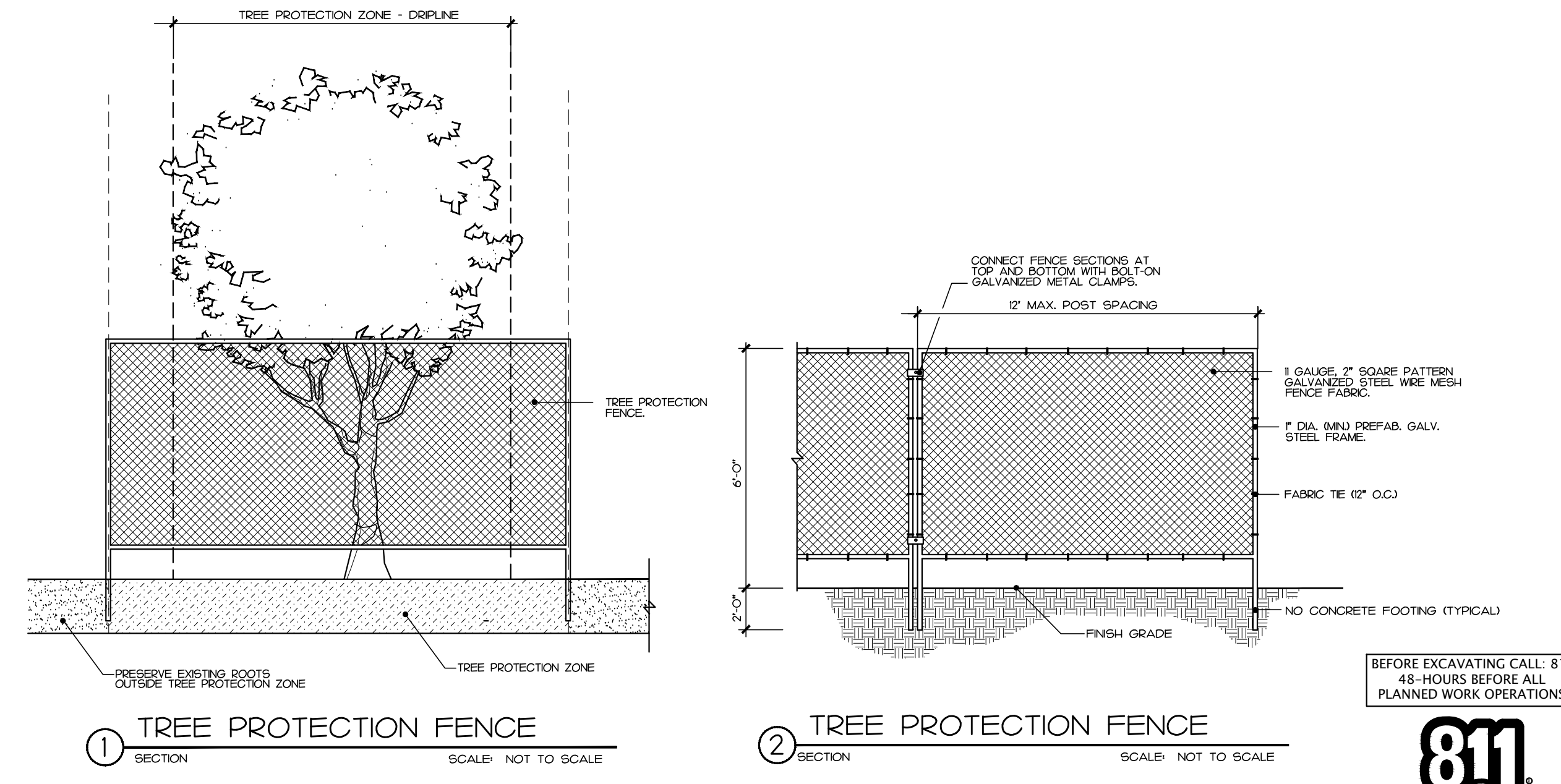
TREE REPLACEMENT RATIO IS 2:1 AT 24" BOX SIZE FOR HERITAGE TREES
22 NEW TREE REQUIRED. 22 NEW TREE TO BE INSTALLED

Tree No.	Species	DBH	Height	Health	Recommendations
1	Deodar cedar (Cedrus deodara)	36 inch	40 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
2	Deodar cedar (Cedrus deodara)	36 inch	35 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
3	California live oak (Quercus agrifolia)	18 inch	20 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
4	California live oak (Quercus agrifolia)	36 inch	20 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
5	California live oak (Quercus agrifolia)	18 inch	35 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
6	California live oak (Quercus agrifolia)	37 inch	25 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
7	Chinese Pistache (Pistacia chinensis)	20 inch	30 ft.	Dead	• Removal and Flush Cut • Removal and Stump Grind
8	Mexican Fan Palm (Washingtonia robusta)	18 inch	40 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
9	California live oak (Quercus agrifolia)	42 inch	50 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
10	Sydney bluegum (Eucalyptus saligna)	55 inch	60 ft.	Poor	• Removal and Flush Cut • Removal and Stump Grind
11	Mexican Fan Palm (Washingtonia robusta)	21 inch	15 ft.	Above Average	• Mitigation Pruning
12	Mexican Fan Palm (Washingtonia robusta)	21 inch	15 ft.	Above Average	• Mitigation Pruning
13	Mexican Fan Palm (Washingtonia robusta)	21 inch	15 ft.	Above Average	• Mitigation Pruning
14	Mexican Fan Palm (Washingtonia robusta)	21 inch	15 ft.	Above Average	• Mitigation Pruning
15	Italian cypress (Cupressus sempervirens)	12 inch	21 ft.	Average	• No Recommendation

TREE PROTECTION NOTES

PROTECT EXISTING TREES SHOWN ON PLAN TO REMAIN BY FOLLOWING THESE INSTRUCTIONS.

- THE GRADE BETWEEN THE DRIPLINE AND ROOT CROWN OF THE TREES SHALL NOT BE CUT AND CAN BE FILLED BY ONLY 3 INCHES, EXCEPT WITHIN 5'-0" OF THE TRUNK WHERE THE GRADE SHALL NOT BE DISTURBED.
- IRRIGATION AND RAIN WATER SHALL BE ABLE TO DRAIN AWAY FROM THE ROOT CROWN OF THE TREES.
- DO NOT DRIVE OR PARK VEHICLES WITH IN THE DRIPLINE AREA OF THE TREES UNLESS NECESSARY TO DO PAVING CONSTRUCTION. IF THERE HAS BEEN ANY VEHICULAR TRAFFIC WITHIN THE DRIPLINE,
- DO NOT ALLOW CONTRACTORS TO DUMP WASTE CONCRETE, PLASTER, ETC. UNDER DRIPLINE OF TREES. DO NOT ALLOW PAINTERS OR OTHER TO CLEAN EQUIPMENT UNDER DRIPLIN OR UPHILL OF EXISTING TREES WHERE NATURAL DRAINAGE WOULD CAUSE WASTE TO RUN WITHIN DRIPLINE. DO NOT ALLOW ANY WASTE TO BE DUMPED IN SOIL ON SITE.
- TREES SHALL NOT BE PRUNED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARBORIST.
- IF IT IS NECESSARY TO PRUNE OR CUT ANY ROOTS LARGER THAT 1 INCH IN DIAMETER, THE ROOTS SHALL BE CUT CLEANLY. WHERE EXCAVATION IS REQUIRED AROUND TREES (FOR WALL, PAVING, ETC.) THE REPLACED SOIL SHALL BE 1/3 SOIL AMENDMENT AND 2/3 NATIVE SOIL.
- NO IRRIGATION SHALL BE INSTALLED WITHIN 5'-0" OF THE TRUNK. NO SPRAY SHALL HIT THE TRUNKS OF TREES. ALL TRENCHING WITHIN THE DRIPLINE WILL BE DONE BY HAND. ALL PIPING SHALL RUN PERPENDICULAR TO THE TRUNK WITHIN THE DRIPLINE EXCEPT AT FACE OF CURB, PLANTER OR PAVING.



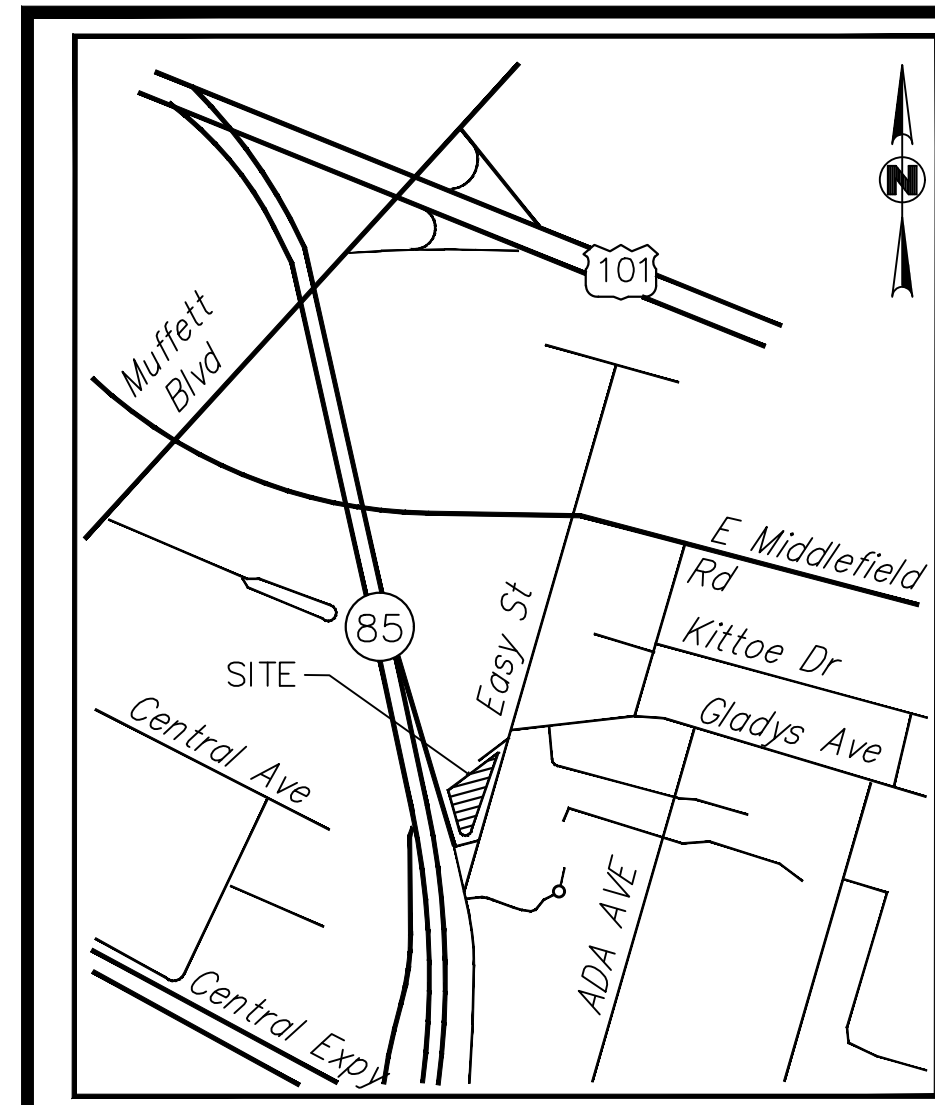
BEFORE EXCAVATING CALL 811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS



Know what's below.
Call before you dig.

Existing Tree Removal Plan

L1.2



VICINITY MAP
N.T.S.

LEGEND AND ABBREVIATIONS

- DISTINCTIVE BORDER LINE
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- PROPOSED LOT LINES
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- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
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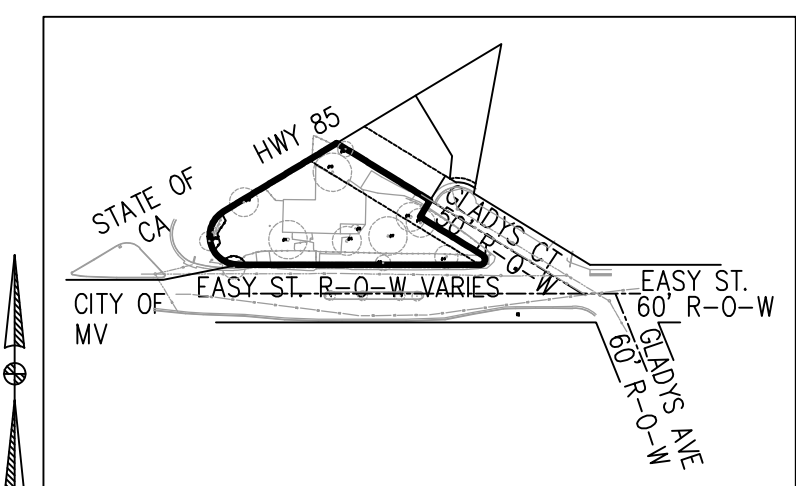
BASIS OF ELEVATIONS:
CITY OF MOUNTAIN VIEW BENCHMARK
BM #11-06
ELEV= 71.82
(NAVD 88 DATUM)

OWNER AND DEVELOPER:
YANAN DONG & JULIAN S DONG
198 EASY STREET
MOUNTAIN VIEW, CA 94043
TEL. 650.269.7886

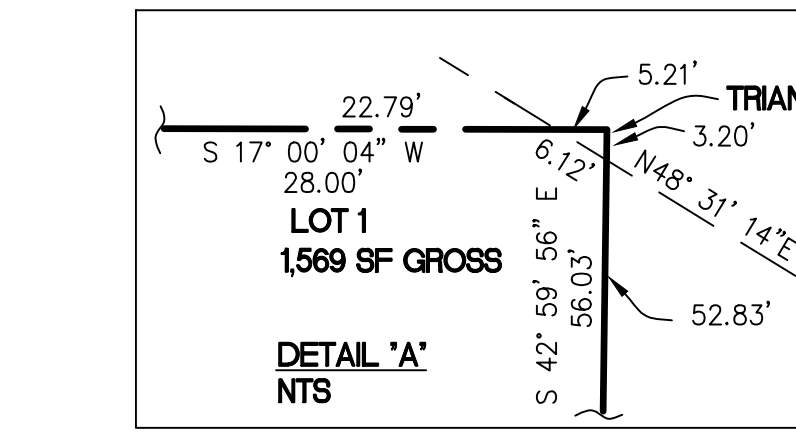
BASIS OF BEARINGS:
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CIVIL ENGINEER:
SMP ENGINEERS
SAEID RAZAVI R.C.E. 52724
1534 CAROB LANE
LOS ALTOS, CA 94024

Tree No.	Tree Name	Common Name	DBH	Condition Rating	Hazard Rating	Prior to Construction	Recommendation
1	<i>Cedrus deodara</i>	Deodar Cedar	36"	48	H	remove, damaged by topping	utility line pruning has destroyed trees
2	<i>Cedrus deodara</i>	Deodar Cedar	32"	48	H	remove, damaged by topping	utility line pruning has destroyed trees
3	<i>Quercus agrifolia</i>	Coast Live Oak	12"	52	H	remove, damaged by topping	tree topped with poor structure
4	<i>Quercus agrifolia</i>	Coast Live Oak	(22" x 20")	52	H	remove, poor structure, topped	bad spar attachment; utility side pruned
5	<i>Quercus agrifolia</i>	Coast Live Oak	16"	75	L	prune and fence	tree will be in open area, weak protection and care
6	<i>Quercus agrifolia</i>	Coast Live Oak	32"	55	H	remove due to imbalance	sort of tree gone because of failure, no longer stable
7	<i>Juglans californica</i>	Black Walnut	10"	60	M	remove, poorly pruned, leaf form	poor structure, recommend remove and replace
8	<i>Washingtonia robusta</i>	Mexican Fan Palm	24"	70	L	remove, tree obstructs project	tree has minimal value and will be replaced
9	<i>Quercus agrifolia</i>	Coast Live Oak	34"	75	H	remove, large cavity in main trunk	large tear-out cavity and will be replaced
10	<i>Quercus agrifolia</i>	Coast Live Oak	14"	75	L	prune and fence	prune to develop stable growth
11	<i>Eucalyptus globulus</i>	Blue Gum Eucalyptus	30"	58	H	remove tree grows at a severe angle	in the fence line, growing under larger tree
12	<i>Washingtonia robusta</i>	Mexican Fan Palm (E)	4" x 20"	72	L	prune and fence	good screen along fence line



VICINITY MAP
1" = 200'



DETAIL 'A'
NTS

VESTING TENTATIVE MAP
SIX (6) LOT SUBDIVISION
FIVE (5) SINGLE FAMILY LOTS AND A COMMON LOT
CONSISTING OF ONE (1) SHEET
198 EASY STREET
MOUNTAIN VIEW, CA 94043
APN: 160-37-005

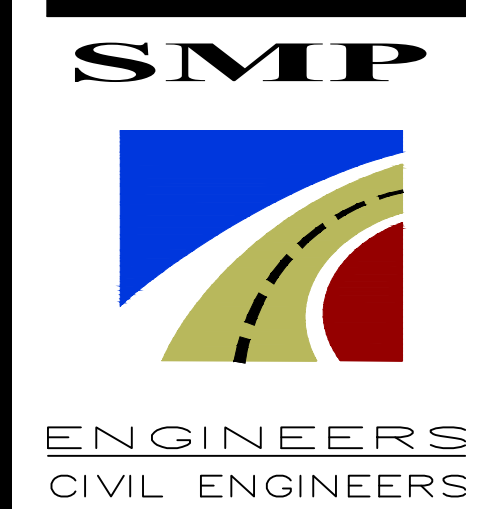
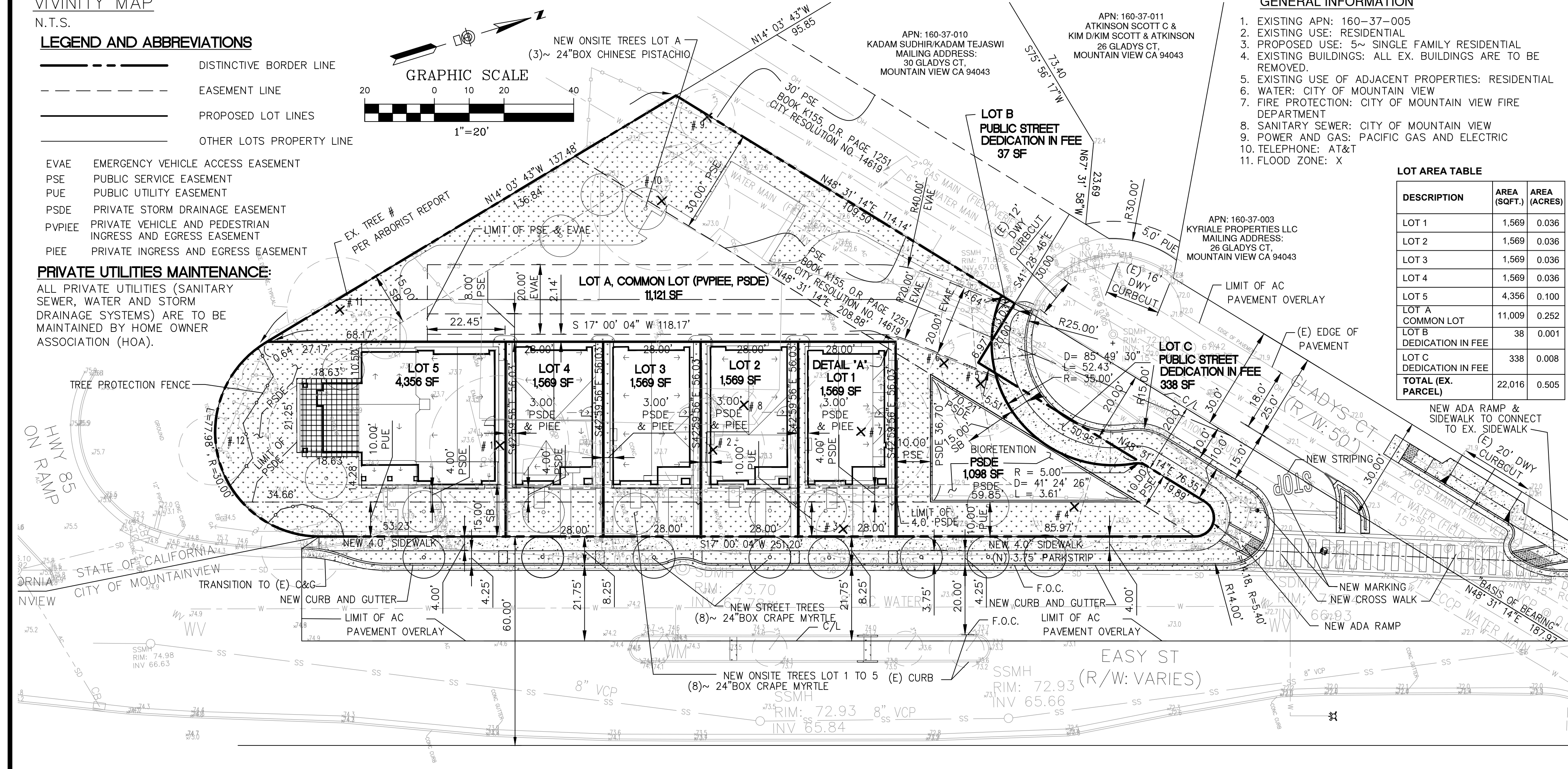
A PORTION OF LOT 87, AS SHOWN UPON THAT MAP ENTITLED, "MAP OF ESTRADA PARK", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JANUARY 04, 1912 IN BOOK "N" PAGE 75 OF MAPS, AS DESCRIBED IN GRANT DEED, DOCUMENT # 23465510, SANTA CLARA COUNTY OFFICIAL RECORDS.

LYING ENTIRELY WITHIN THE
CITY OF MOUNTAIN VIEW
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA
MAY 2024
SMP ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024

- GENERAL INFORMATION**
- EXISTING APN: 160-37-005
 - EXISTING USE: RESIDENTIAL
 - PROPOSED USE: 5~ SINGLE FAMILY RESIDENTIAL
 - EXISTING BUILDINGS: ALL EX. BUILDINGS ARE TO BE REMOVED.
 - EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
 - WATER: CITY OF MOUNTAIN VIEW
 - FIRE PROTECTION: CITY OF MOUNTAIN VIEW FIRE DEPARTMENT
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 - TELEPHONE: AT&T
 - FLOOD ZONE: X

LOT AREA TABLE

DESCRIPTION	AREA (SQFT.)	AREA (ACRES)
LOT 1	1,569	0.036
LOT 2	1,569	0.036
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LOT 4	1,569	0.036
LOT 5	4,356	0.100
LOT A COMMON LOT	11,009	0.252
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LOT C DEDICATION IN FEE	338	0.008
TOTAL (EX. PARCEL)	22,016	0.505



1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

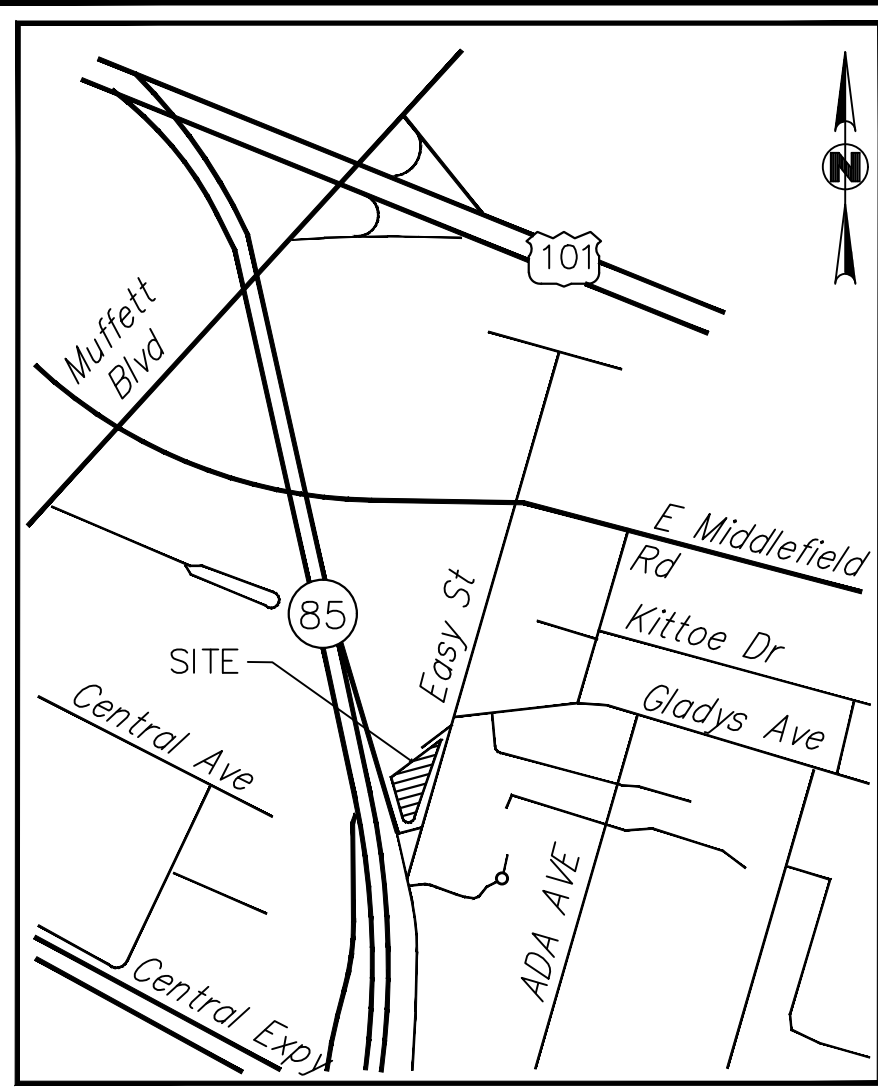
OWNER/APPLICANT:
JULIAN DONG
198 EASY STREET
MOUNTAIN VIEW, CA 94043
650.269.7886
JULIAN.DONG@CDPH.CA.GOV

VESTING TENTATIVE MAP
SIX (6) LOT SUBDIVISION
FIVE (5) SINGLE FAMILY LOTS
AND A COMMON LOT
APN: 160-37-005
198 EASY STREET MOUNTAIN VIEW, CA 94043



Date: 5/1/2024
Scale: 1" = 20'
Prepared by: V.G.
Checked by: S.R.
Job #: 217125
Sheet:

TM-1
1 OF 1



VICINITY MAP
N.T.S.

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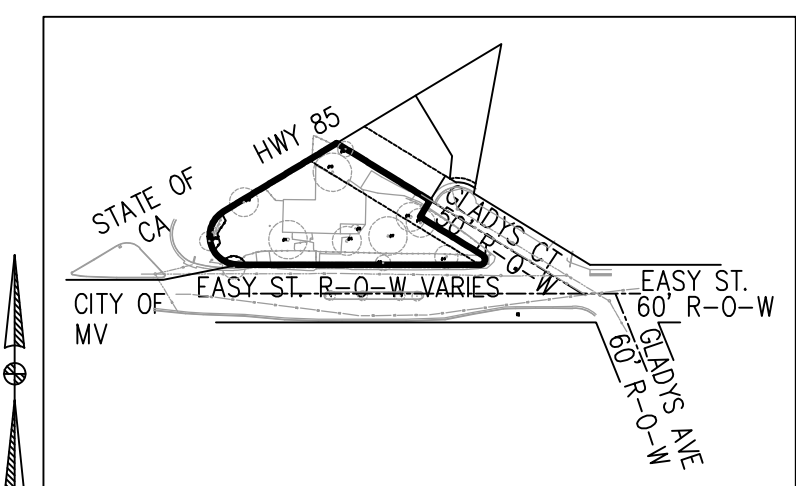
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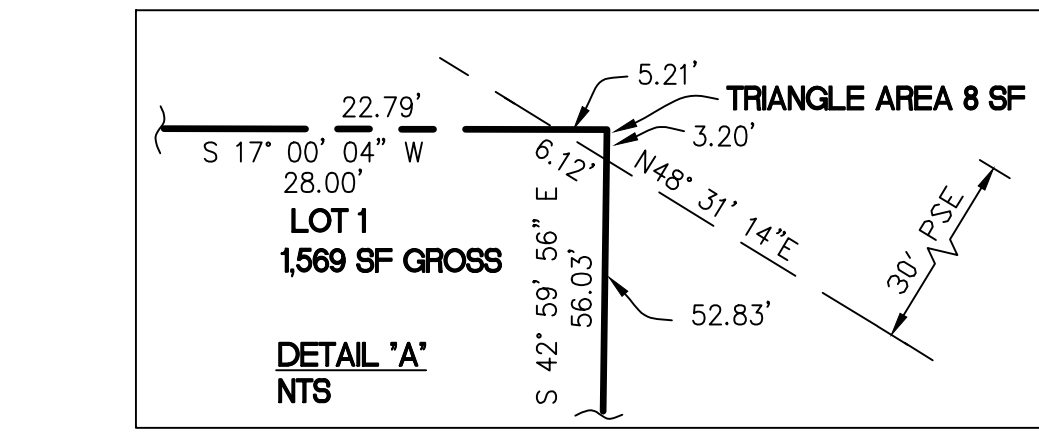
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APN: 160-37-010
KADAM SUKHIR/KADAM TEJASWI
MAILING ADDRESS:
30 GLADYS CT,
MOUNTAIN VIEW CA 94043

APN: 160-37-011
ATKINSON SCOTT C &
KIM DIKIM SCOTT & ATKINSON
26 GLADYS CT,
MOUNTAIN VIEW CA 94043

VESTING TENTATIVE MAP

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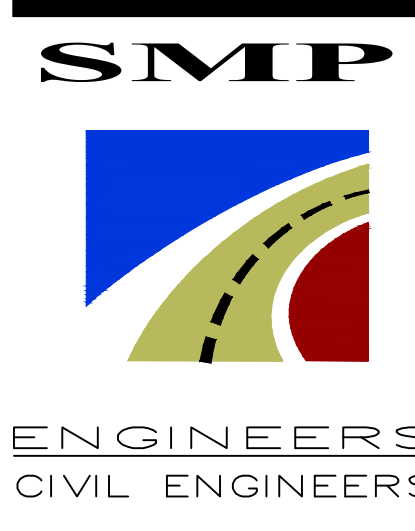
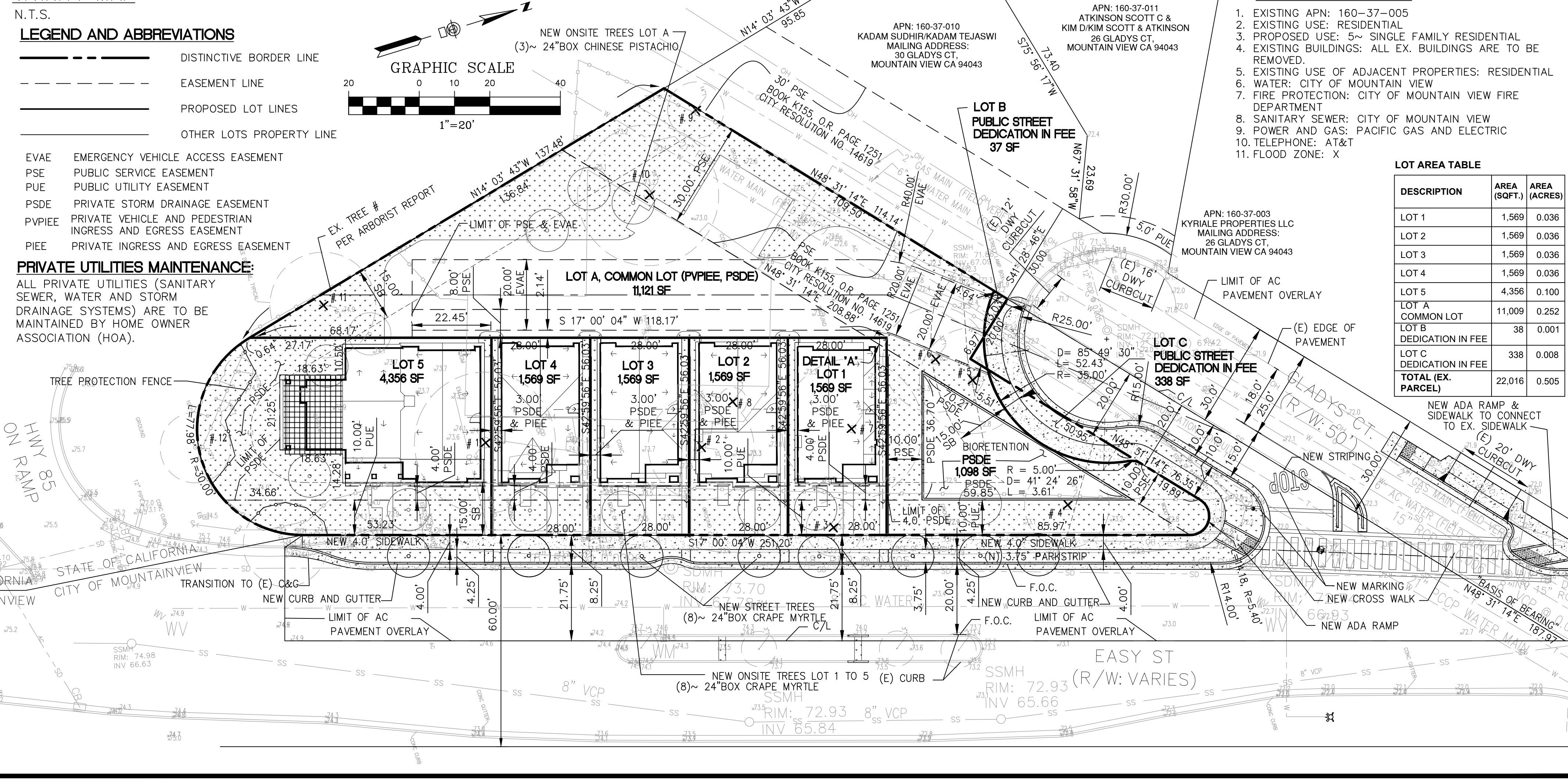
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