



Colony Street
Mountain View, CA
September 11, 2018

COVER SHEET
A0

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com





VICINITY AND CONTEXTUAL MAP

SHEET INDEX

ARCHITECTURAL	
COVER SHEET	A0
SHEET INDEX & SITE CONTEXT	A1
AERIAL VICINITY MAP	A2
PROJECT DATA	A3
PROJECT AREAS	A3.1
SITE AND SURROUNDING PHOTOS	A4
CONTEXTUAL STREETSCAPE	A5
CORNER PERSPECTIVE 1	A5.1
CORNER PERSPECTIVE 2	A5.2
CONCEPTUAL SITE PLAN	A6
UNITS 1-2 FLOOR PLANS	A7
UNIT 3 FLOOR PLANS	A8
UNIT 4 FLOOR PLANS	A9
UNIT 5 FLOOR PLANS	A10
BUILDING 'A' FRONT ELEVATION	A11
BUILDING 'A' EXTERIOR ELEVATIONS	A12
BUILDING 'A' FLOOR AND ROOF PLANS	A13
BUILDING 'B' FRONT ELEVATION	A14
BUILDING 'B' EXTERIOR ELEVATIONS	A15
BUILDING 'B' FLOOR AND ROOF PLANS	A16
BUILDING 'C' FRONT ELEVATION	A17
BUILDING 'C' EXTERIOR ELEVATIONS	A18
BUILDING 'C' FLOOR AND ROOF PLANS	A19
BUILDING 'D' FRONT ELEVATION	A20
BUILDING 'D' EXTERIOR ELEVATIONS	A21
BUILDING 'D' FLOOR AND ROOF PLANS	A22
BUILDING SECTIONS	A23
ARCHITECTURAL EXTERIOR MATERIALS & DETAILS	A24
SUN STUDY	A25
SUN STUDY	A26
COLOR AND MATERIALS	A27
CIVIL	
TITLE SHEET	C0.0
EXISTING CONDITIONS	C1.0
SITE PLAN	C2.0
VESTING TENTATIVE MAP	C3.0
GRADING AND DRAINAGE PLAN	C4.0
UTILITY PLAN	C5.0
STORMWATER CONTROL PLAN	C6.0
TRUCK TURN EXHIBIT	C7.0
LANDSCAPE	
COVER SHEET	L-1.1
NOTES AND LEGENDS	L-3.1
LAYOUT PLAN	L-4.1
CONSTRUCTION DETAILS	L-4.1
TRELLIS DETAILS	L-4.2
SITE FURNITURE	L-4.3
IRRIGATION NOTES	L-5.0
HYDROZONE PLAN	L-5.1
PLANTING NOTES	L-6.0
PLANTING PLAN	L-6.1
PLANTING DETAILS	L-6.2
TREE PALETTE	L-6.3
SHRUB PALETTE	L-6.4
SHRUB PALETTE	L-6.5
SHRUB PALETTE	L-6.6
SHRUB PALETTE	L-6.7
ARBORIST'S REPORT	L-8.0
TREE CANOPY PLAN	L-8.1
JOINT TRENCH	
JOINT TRENCH INTENT TITLE SHEET	INT1
JOINT TRENCH INTENT PLAN	INT2
PHOTOMETRICS	
SITE PHOTOMETRICS	1
GREEN BUILDING	
GREEN BUILDING CHECKLIST	GB-1

Colony Street
Mountain View, CA
September 11, 2018

SHEET INDEX & SITE CONTEXT
A1

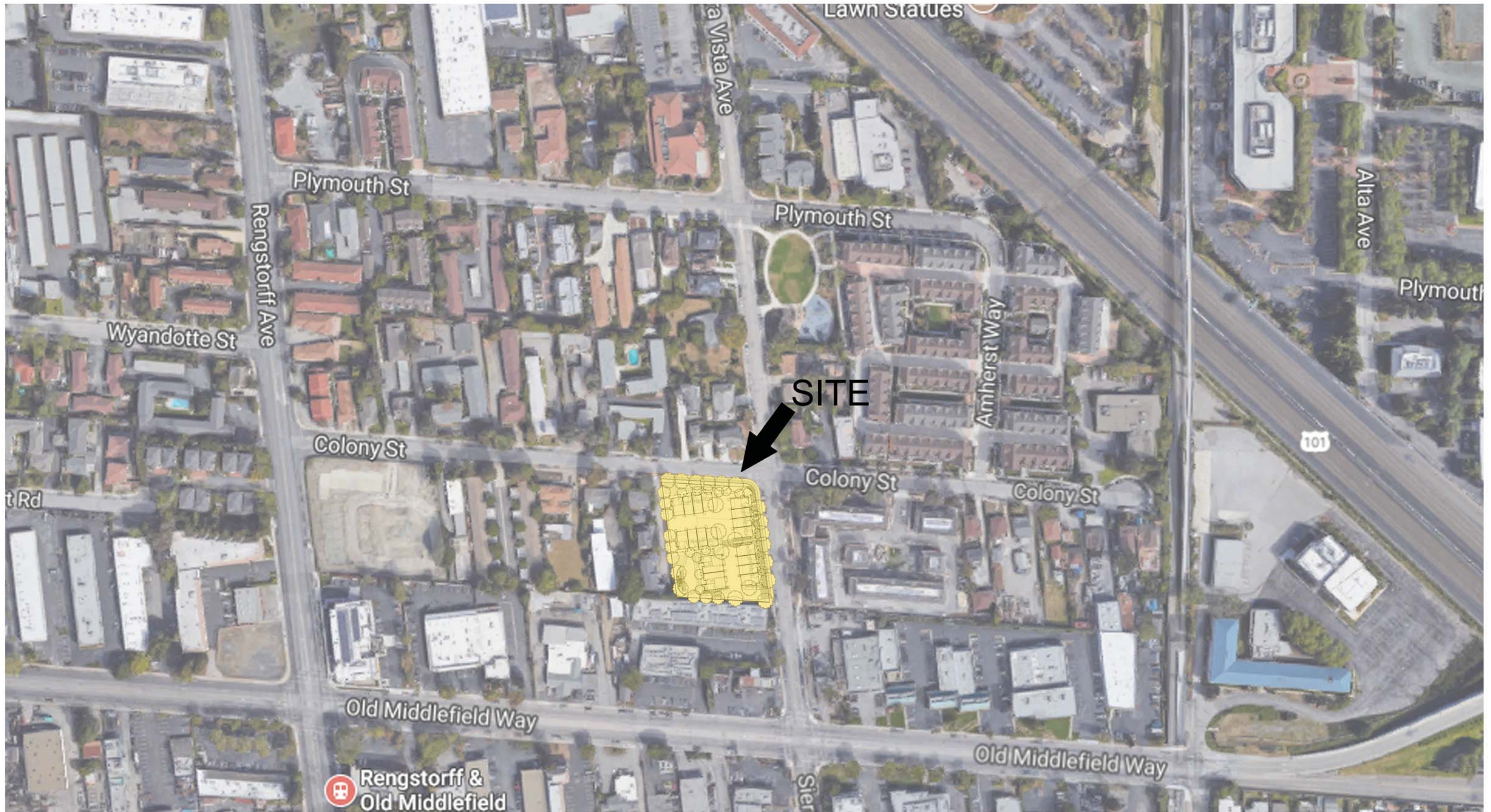
D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



SDG Architects, Inc.



Colony Street
Mountain View, CA
September 11, 2018

AERIAL VICINITY MAP
A2

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



SDG Architects, Inc.

SITE INFORMATION

ZONING R3-2
 APN 150-04-001, 153-04-017, 153-04-018, 153-04-019
 SITE AREA GROSS: +/- .99 AC (43,555 SF)
 SITE AREA GROSS: +/- .95 AC (42,624 SF) AFTER SIDEWALK DEDICATION
 PROJECT TYPE: ROWHOUSE (PER MVCC SEC 36.16.20)
DENSITY
 ALLOWABLE DENSITY 5 UNITS FOR FIRST 16,000 SF
 1 UNIT PER ADDITIONAL 2000 SF=13.3 UNITS
 TOTAL =18.3 UNITS (18 UNITS)
 DENSITY BONUS 20% DENSITY BONUS FOR 5% VERY LOW UNITS
 3.6 BONUS UNITS FOR 1 UNIT VERY LOW
 TOTAL = 21.6 (22 UNITS)
 20 UNITS = 21 DU / AC
 ACTUAL DENSITY 20 UNITS = 21 DU / AC

FLOOR AREA RATIO

MAX FAR: 1.05 FOR ROWHOUSE DEVELOPMENTS (PER MVCC 36.16.25) = 44,755 SF
 FAR PROVIDED: 44,656 SF = 1.05

SITE COVERAGE

COVERAGE AREA ALLOWED: 35% (PER MVCC 36.16.25) = 14,918 SF
 BUILDING AREA W/O PORCHES: 14,916 SF = 34.99%
 BUILDING AREA INCL. PORCHES: 16,501 SF = 38.71%
 LANDSCAPE AREA REQUIRED: 35% (PER MVCC 36.16.25) = 14,918 SF
 LANDSCAPE AREA PROVIDED: 16,364 SF = 38.39%
 COMMON OPEN SPACE REQUIRED: 100 SF /UNIT (PER MVCC 36.16.25): 20 UNITS X 100 SF = 2,000 SF
 COMMON OPEN SPACE PROVIDED: 5,311 SF
 PRIVATE OPEN AREA REQUIRED: 100 SF /UNIT (PER MVCC 36.16.25): 20 UNITS X 100 SF = 2,000 SF
 PRIVATE OPEN AREA PROVIDED: 3,073 SF
 BIO-RETENTION AREA: 4% OF IMPERVIOUS SURFACE
 BIO-RETENTION AREA PROVIDED: SEE CIVIL ENGINEERING DRAWINGS

SETBACKS

FRONT: 15' MIN. TO PRIMARY STRUCTURE (PER MVCC 36.16.25)
 SIDE: 10' MIN. FOR FIRST TWO STORIES, 15' MIN FOR THIRD STORY (PER MVCC 36.16.25)
 BACK: 10' MIN. FOR FIRST TWO STORIES, 15' MIN FOR THIRD STORY (PER MVCC 36.16.25)
 BUILDING SEPARATION: 12' OR HALF THE SUM OF THE TWO OPPOSING WALLS HEIGHTS PER R3 STANDARDS.
 BUILDING SIDE SEPARATION: 5' FOR 1-STORY BUILDINGS, 10' FOR 2-STORY BUILDINGS, AND 15' FOR 3-STORY BUILDINGS (PER MVCC 36.16.25)

PARKING

RESIDENTIAL STALLS REQUIRED: 2 COVERED STALLS / UNIT (PER MVCC 36.16.25) = 40 COVERED STALLS
 GUEST STALLS REQUIRED: 0.3 GUEST STALLS / UNIT (PER MVCC 36.16.25) = 6 STALLS
 TOTAL STALLS REQUIRED: 46 STALLS (43 PER MVCC 36.14.50)
 STALLS PROVIDED: 43 STALLS
 36 STANDARD GARAGE + 4 TANDEM GARAGE
 3 UNCOVERED STALLS
 BICYCLE PARKING: 21 SPACES REQUIRED, 21 SPACES PROVIDED

CITY STANDARDS AND ROWHOUSE STANDARD GUIDELINES

PARKING DIMENSIONS: PERPENDICULAR - 8.5' x 18', PARALLEL - 8' x 24'
 BACKUP DISTANCE: 24' MIN.
 FIRE ACCESS ROAD: 20' MIN. 26' MIN. WHEN PORTION OF BUILDING HAS HUMAN OCCUPANCY LOCATED MORE THAN 30' ABOVE THE ACCESS ROAD
 RETURN RADIUS: 20' MIN.
 HOSE PULL: 150' FROM FIRE ACCESS ROAD
 TRASH ACCESS: 150' MAX. BACKUP DISTANCE

BUILDING HEIGHT AND STORAGE

45' MAX, 36' MAX WALL HEIGHT - PER ROWHOUSE STANDARD GUIDELINES
 PROPOSED BUILDING HEIGHT: +/- 41 FT TO ROOF RIDGE LINE
 STORAGE REQUIRED: 80 SF ENCLOSED OR 164 CU. FT. / UNIT
 STORAGE PROPOSED: 164 CU. FT. / UNIT

BUILDING CODE SUMMARY

REFERENCE: 2016 CALIFORNIA RESIDENTIAL CODE / CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2.5
 OCCUPANCY: R-3; U, WITH 2 - 1 HOUR WALLS AT REAL/ASSUMED PL PER MVCC
 FIRE SPRINKLER SYSTEM: NFPA 13D
 TYPE OF CONSTRUCTION: VB NON-RATED
 ALLOWABLE HEIGHT: 3 STORIES
 ACCESSIBILITY: PER 2016 CBC, CHAPTER 11A AND CRC R320
 UTILITIES: NO UTILITIES SHALL CROSS REAL/ASSUMED PL THROUGH BUILDING. EACH UNIT SHALL BE INDIVIDUALLY SERVICED.

Colony Street

Mountain View, CA
 September 11, 2018

UNIT DATA

	FIRST FLOOR (SF)	SECOND FLOOR (SF)	THIRD FLOOR (SF)	*NET (SF)	GARAGE (SF)	BEDROOMS	BATHROOMS	POWDER ROOMS
UNIT 1	185	754	687	1,626	519	3	3	0
UNIT 2	277	782	758	1,817	459	3	3	1
UNIT 3	278	698	699	1,675	420	3	3	1
UNIT 4	324	784	751	1,859	459	3/4 ***	3	1
UNIT 5	360	777	781	1,918	444	4	3	1

*NET SF: MEASURED TO OUTSIDE FACE OF STUD, EXCLUDES GARAGE AREA, DECKS AND PORCHES. INCLUDES AIR GAP PER UNIT.

*** (2) UNIT 4 PLANS SHALL BE BUILT WITH THE OPT. OFFICE TO MEET PARKING REQUIREMENTS

**GROSS SF: MEASURED TO OUTSIDE FACE OF STUD, INCLUDES GARAGE AREA. INCLUDES AIR GAP PER UNIT.

BUILDING DATA

BUILDING A	FIRST FLOOR (SF)	SECOND FLOOR (SF)	THIRD FLOOR (SF)	*NET (SF)	GARAGE (SF)	**GROSS (SF)	PORTION OF PORCH/DECK ENCLOSED ON 3 SIDES (SF)	FAR (SF)
UNIT 2	277	782	758	1,817	459	2,276	28	2,304
UNIT 1	185	754	687	1,626	519	2,145	63	2,208
UNIT 1R	185	754	687	1,626	519	2,145	11	2,156
UNIT 2R	277	782	758	1,817	459	2,276	38	2,314
TOTAL	924	3,072	2,890	6,886	1,956	8,842	140	8,982

BUILDING B	FIRST FLOOR (SF)	SECOND FLOOR (SF)	THIRD FLOOR (SF)	*NET (SF)	GARAGE (SF)	**GROSS (SF)	PORTION OF PORCH/DECK ENCLOSED ON 3 SIDES (SF)	FAR (SF)
UNIT 4	324	784	751	1,859	459	2,318	9	2,327
UNIT 3	278	698	699	1,675	420	2,095		2,095
UNIT 3R	278	698	699	1,675	420	2,095		2,095
UNIT 5R	360	777	781	1,918	444	2,362		2,362
TOTAL	1,240	2,957	2,930	7,127	1,743	8,870	9	8,879

BUILDING C	FIRST FLOOR (SF)	SECOND FLOOR (SF)	THIRD FLOOR (SF)	*NET (SF)	GARAGE (SF)	**GROSS (SF)	PORTION OF PORCH/DECK ENCLOSED ON 3 SIDES (SF)	FAR (SF)
UNIT 4	324	784	751	1,859	459	2,318	9	2,327
UNIT 3	278	698	699	1,675	420	2,095	9	2,104
UNIT 3R	278	698	699	1,675	420	2,095	18	2,113
UNIT 5R	360	777	781	1,918	496	2,414		2,414
TOTAL	1,240	2,957	2,930	7,127	1,795	8,922	36	8,958

BUILDING D	FIRST FLOOR (SF)	SECOND FLOOR (SF)	THIRD FLOOR (SF)	*NET (SF)	GARAGE (SF)	**GROSS (SF)	PORTION OF PORCH/DECK ENCLOSED ON 3 SIDES (SF)	FAR (SF)
UNIT 5	360	777	781	1,918	444	2,362		2,362
UNIT 3	278	698	699	1,675	420	2,095		2,095
UNIT 3R	278	698	699	1,675	420	2,095		2,095
UNIT 4R	324	784	751	1,859	459	2,318	9	2,327
TOTAL	1,240	2,957	2,930	7,127	1,743	8,870	9	8,879

BUILDING COMPOSITION

	BUILDING A	BUILDING B	BUILDING C	BUILDING D
UNIT 1	2			
UNIT 2	2			
UNIT 3		2	2	2
UNIT 4		1	1	1
UNIT 5		1	1	1

BUILDING B OCCURS TWICE

PRIVATE OPEN SPACE		
PORCH (SF)	DECK (SF)	TOTAL (SF)
88	86	174
85	141	226
86	124	210
88	86	174
347	437	784

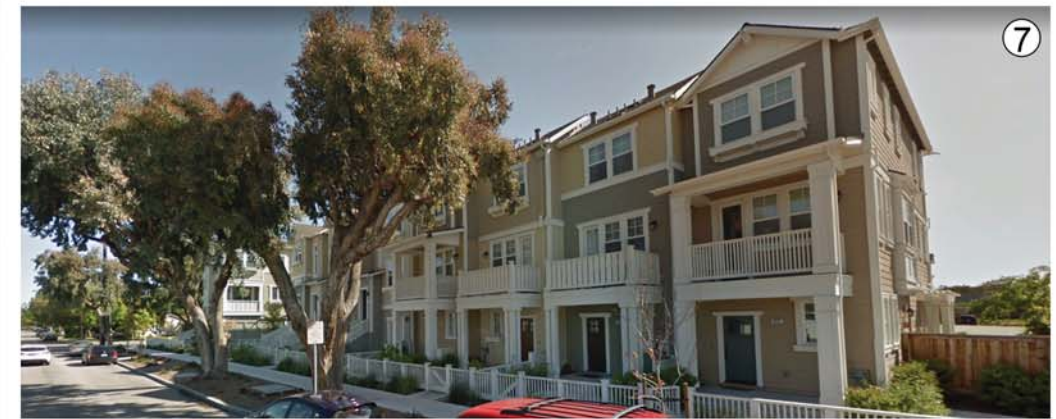
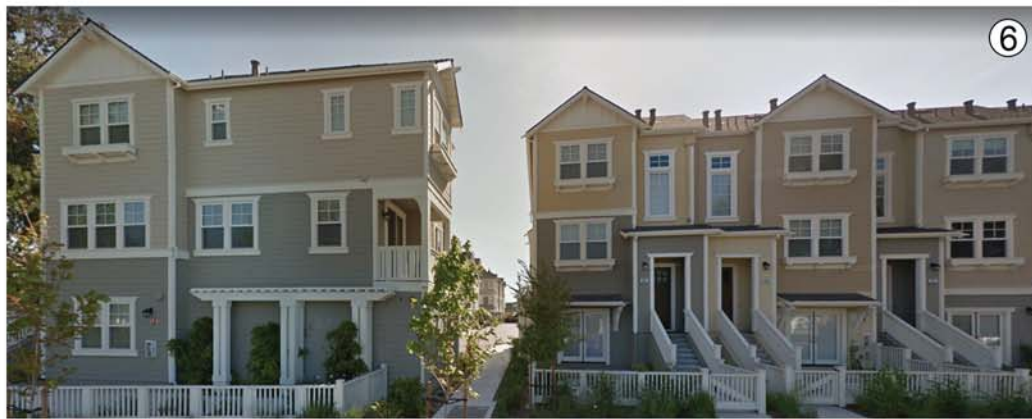
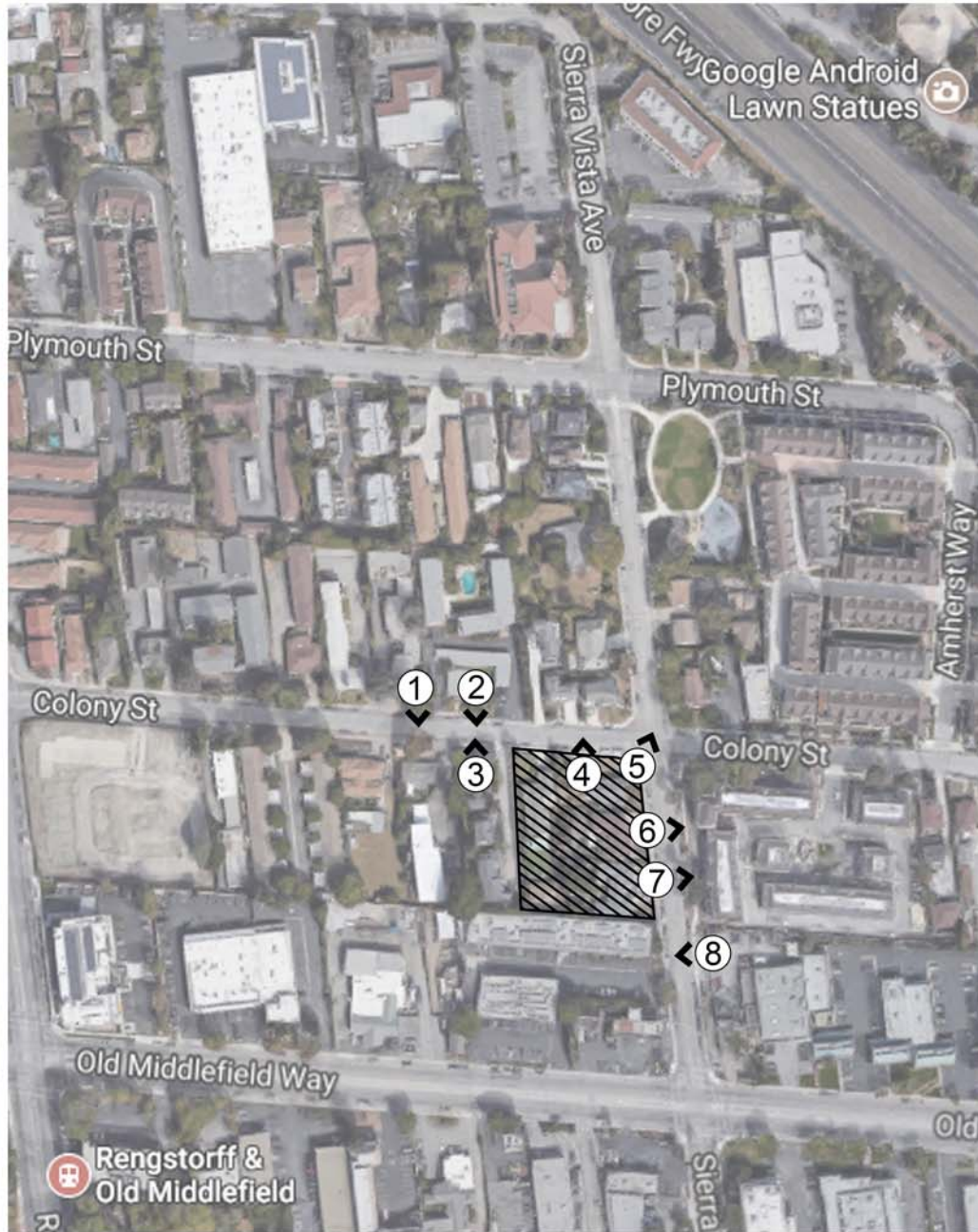
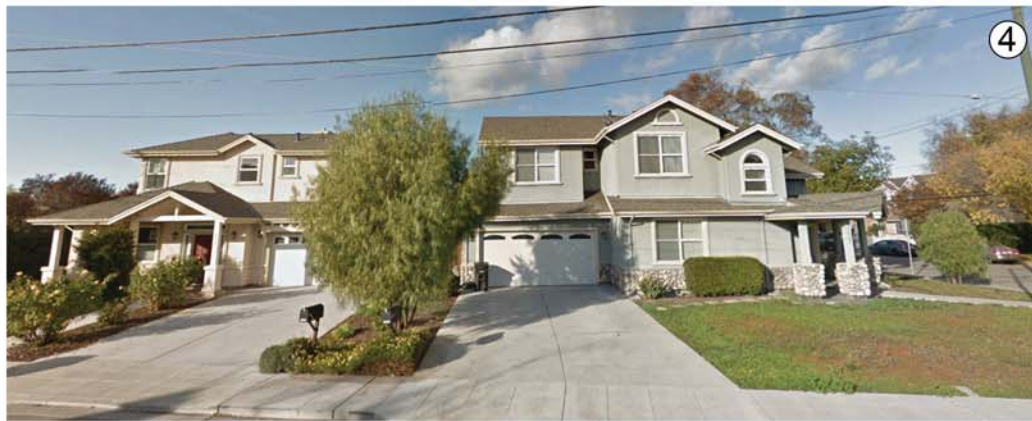
PRIVATE OPEN SPACE		
PORCH (SF)	DECK (SF)	TOTAL (SF)
184	143	327
57	57	114
57	57	114
145	72	217
443	329	772

PRIVATE OPEN SPACE		
PORCH (SF)	DECK (SF)	TOTAL (SF)
57	57	114
50	50	100
56	56	112
72	72	144
235	235	470

PRIVATE OPEN SPACE		
PORCH (SF)	DECK (SF)	TOTAL (SF)
145	72	217
66	66	132
57	57	114
57	57	114
325	252	577

PROJECT DATA

A3



Colony Street
Mountain View, CA
September 11, 2018

SITE AND SURROUNDING PHOTOS
A4

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



SDG Architects, Inc.



COLONY STREET VIEW



SIERRA VISTA AVENUE VIEW

Colony Street
Mountain View, CA
September 11, 2018

CONTEXTUAL STREETSCAPE
A5

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



SDG Architects, Inc.



Colony Street
Mountain View, CA
September 11, 2018

CORNER VIEW PERSPECTIVE

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



SDG Architects, Inc.



Colony Street
Mountain View, CA
September 11, 2018

CORNER VIEW PERSPECTIVE

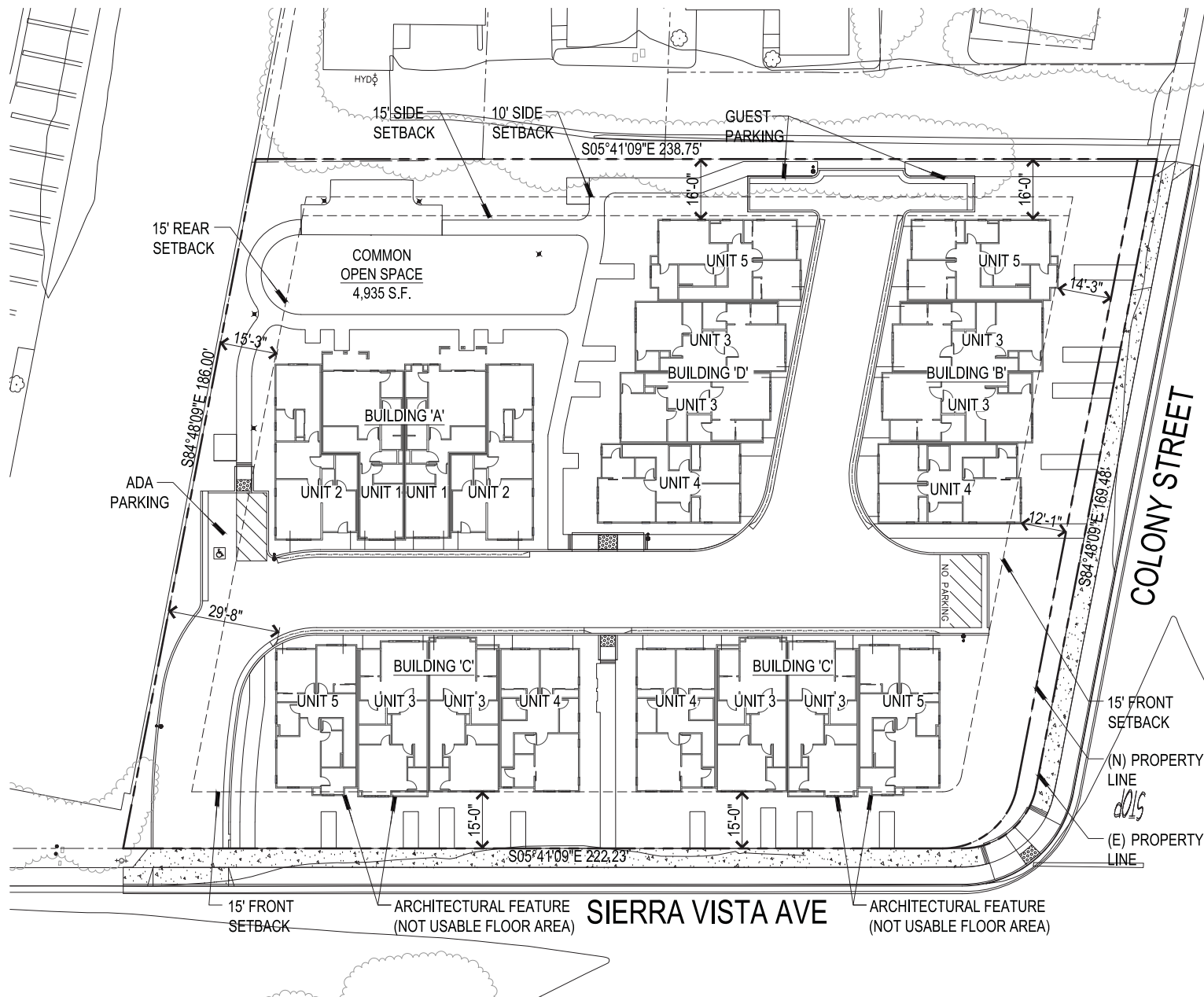
D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



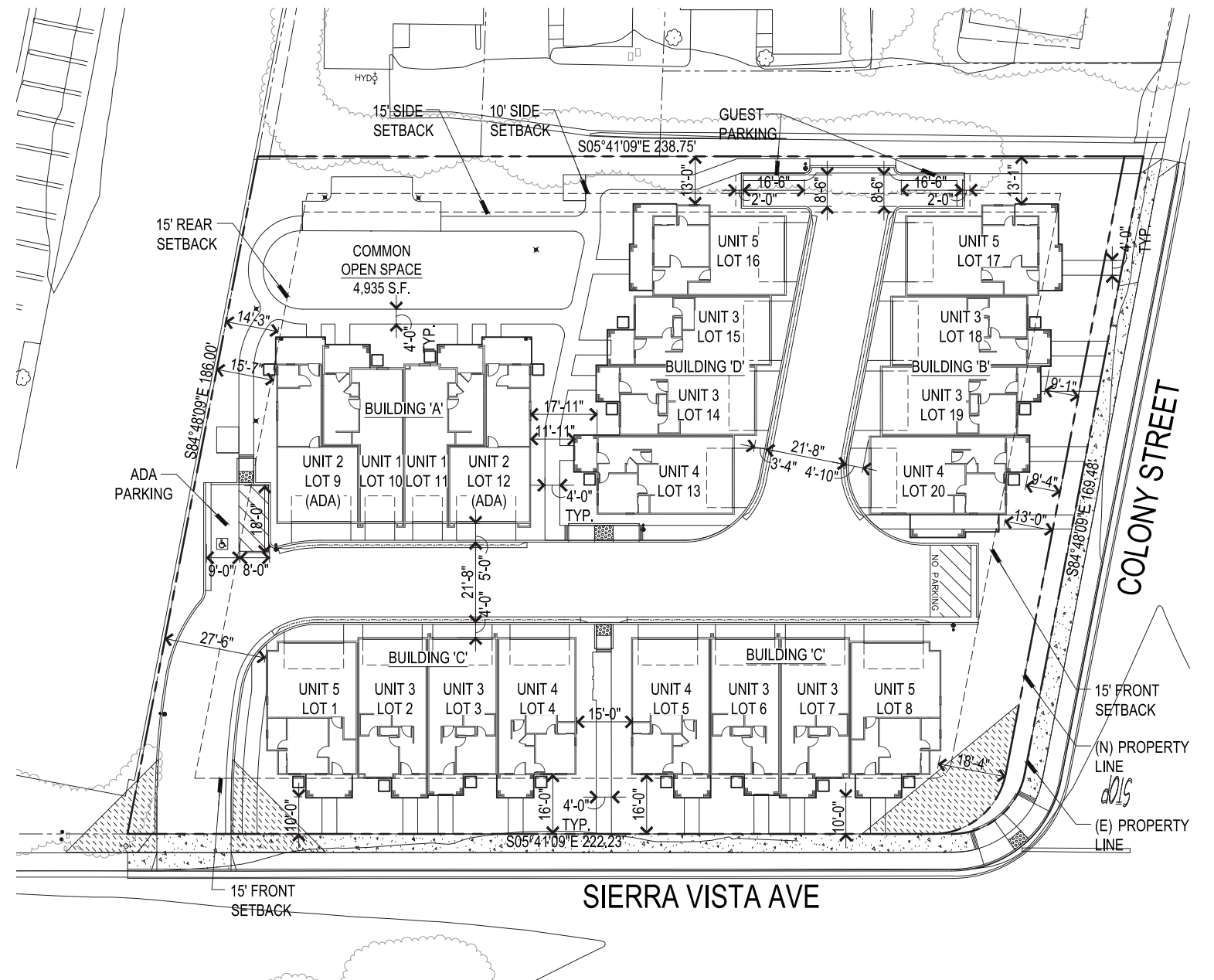
3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



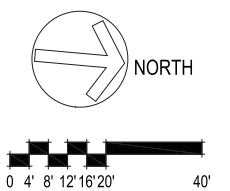
SDG Architects, Inc.



CONCEPTUAL SITE PLAN THIRD FLOOR



CONCEPTUAL SITE PLAN FIRST FLOOR



Colony Street
Mountain View, CA
September 11, 2018

CONCEPTUAL SITE PLAN
A6

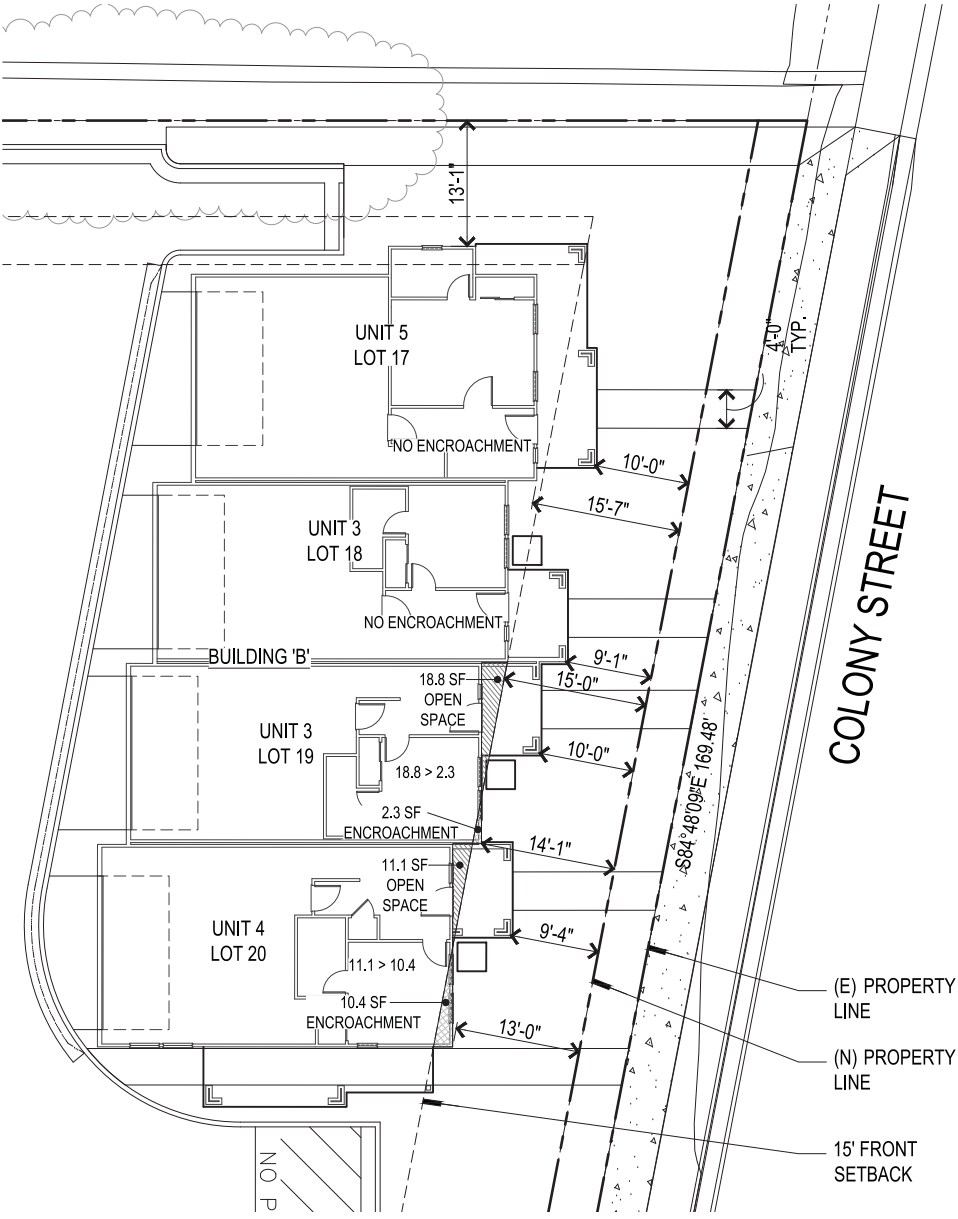
D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



SETBACK ENCROACHMENTS COMPLIANT WITH CITY OF MOUNTAIN VIEW ROWHOUSE GUIDELINES SECTION 6.6.6 SETBACK FLEXIBILITY
 THE AREAS OF THE BUILDING ENCROACHING INTO THE SETBACK ARE LESS THAN THE AREA OF OPEN SPACE BETWEEN THE SETBACK
 LINE AND THE BUILDING, MEASURED AT EACH INDIVIDUAL UNIT.



Colony Street
 Mountain View, CA
 September 11, 2018

BUILDING 'B' SETBACK EXHIBIT
 A6.1

D and C DEVELOPMENT
 349 First Street, Los Altos, CA 94002
 831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
 925.634.7000
 www.strausdesign.com





Colony Street
Mountain View, CA
September 11, 2018

BUILDING 'A' FRONT ELEVATION
A11

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com





UNIT 2R UNIT 1R UNIT 1 UNIT 2
REAR ELEVATION



UNIT 2R
RIGHT ELEVATION

- TYPICAL EXTERIOR MATERIALS**
- STONE VENEER
 - EXTERIOR PLASTER WITH LIGHT SAND FINISH
 - VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM TRIM
 - METAL ROOFING
 - CABLE RAILING
 - WOOD CORBELS & KICKERS
 - WOOD POSTS
 - DECORATIVE TRELLIS
 - AUTHENTIC WOOD APPEARANCE
 - CARRIAGE STEEL GARAGE DOORS



UNIT 2
LEFT ELEVATION



UNIT 2 UNIT 1 UNIT 1R UNIT 2R
FRONT ELEVATION



BUILDING 'A' EXTERIOR ELEVATIONS
A12

Colony Street
Mountain View, CA
September 11, 2018

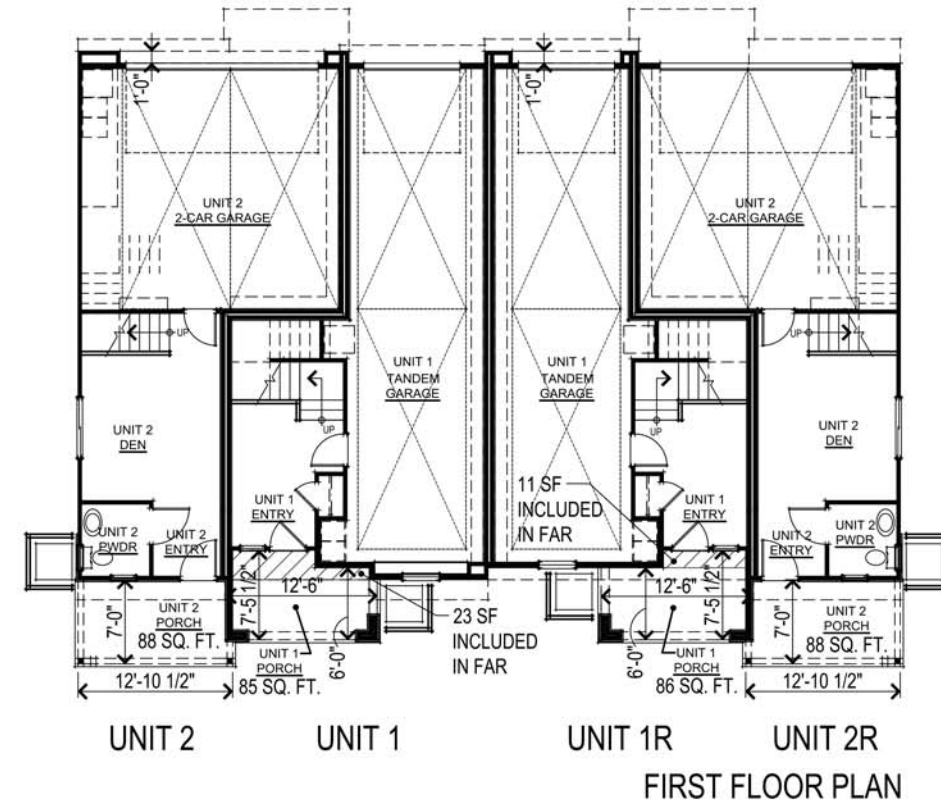
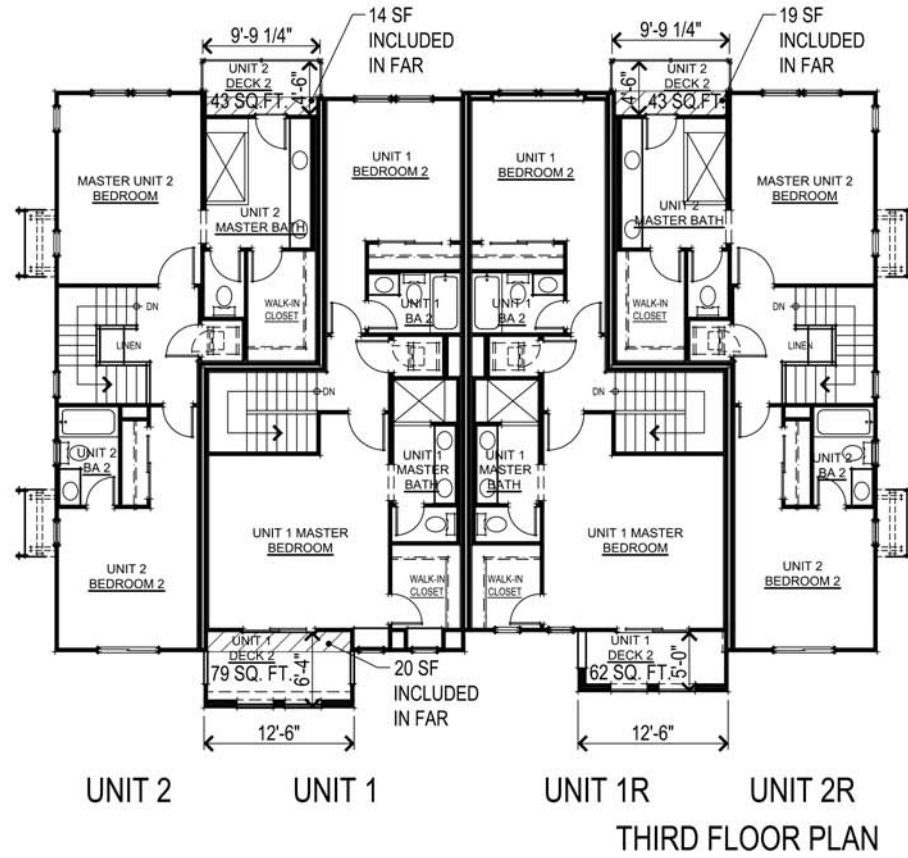
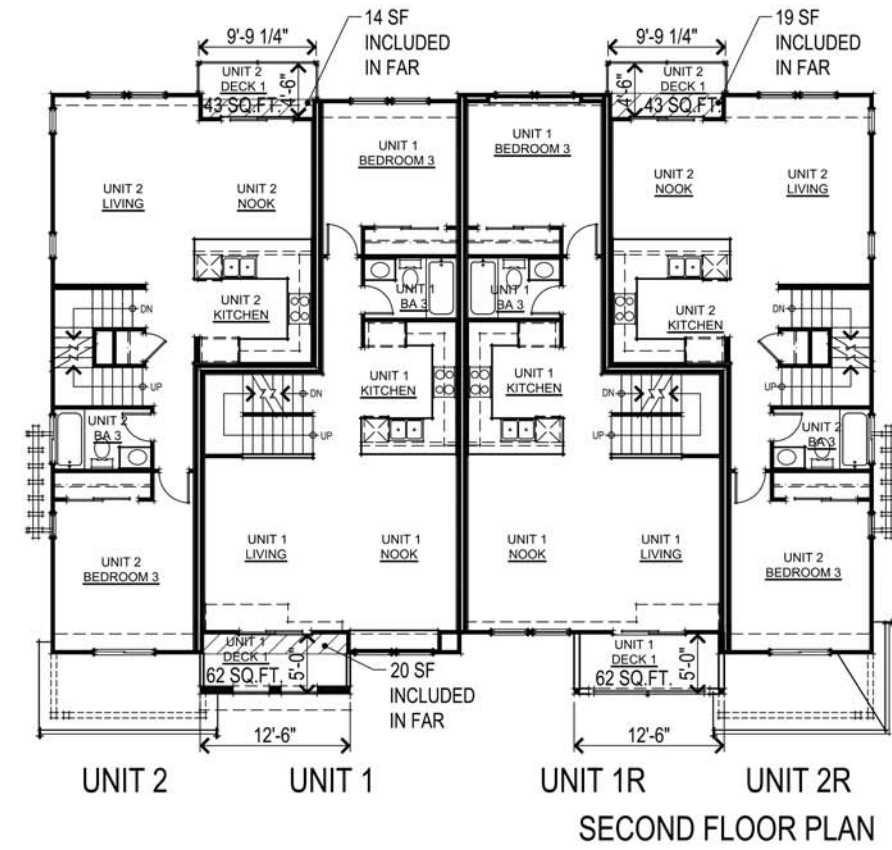
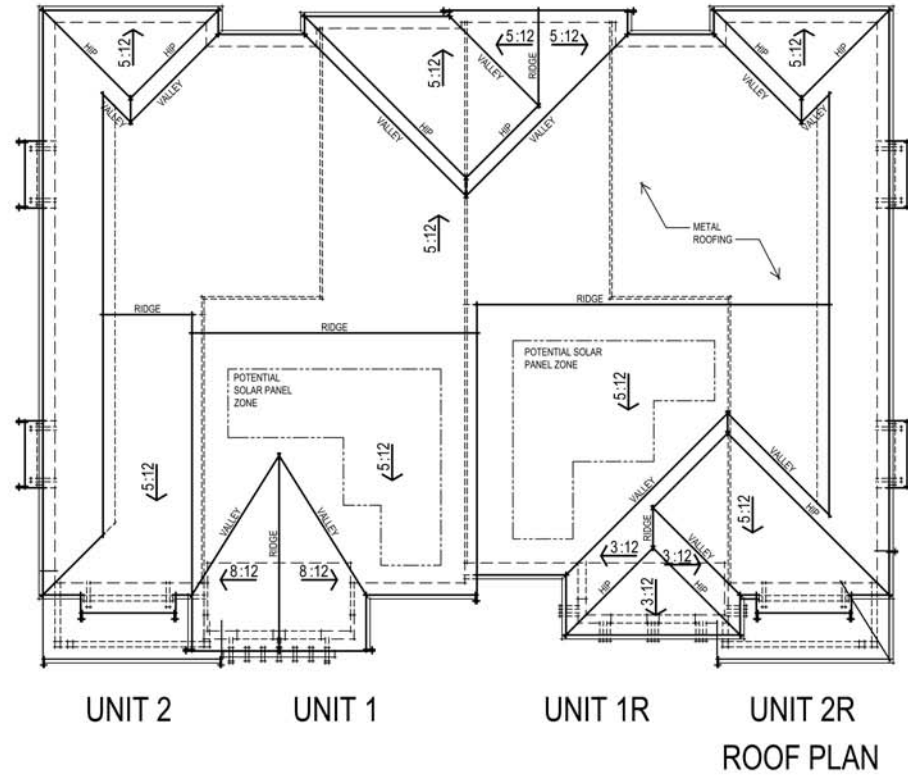
D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



SOLAR ZONES
FRONT OF
BUILDING 'A'



Colony Street
Mountain View, CA
September 11, 2018

BUILDING 'A' FLOOR AND ROOF PLANS
A13

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com





Colony Street
Mountain View, CA
September 11, 2018

UNIT 4

UNIT 3

UNIT 3R

UNIT 5R

BUILDING 'B' FRONT ELEVATION
A14

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



SDG Architects, Inc.



UNIT 5R UNIT 3R UNIT 3 UNIT 4
REAR ELEVATION



UNIT 5R
RIGHT ELEVATION

- TYPICAL EXTERIOR MATERIALS**
- STONE VENEER
 - EXTERIOR PLASTER WITH LIGHT SAND FINISH
 - VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM TRIM
 - METAL ROOFING
 - CABLE RAILING
 - WOOD CORBELS & KICKERS
 - WOOD POSTS
 - DECORATIVE TRELLIS
 - AUTHENTIC WOOD APPEARANCE
 - CARRIAGE STEEL GARAGE DOORS



UNIT 4
LEFT ELEVATION



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
FRONT ELEVATION



Colony Street
Mountain View, CA
September 11, 2018

BUILDING 'B' EXTERIOR ELEVATIONS
A15

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989

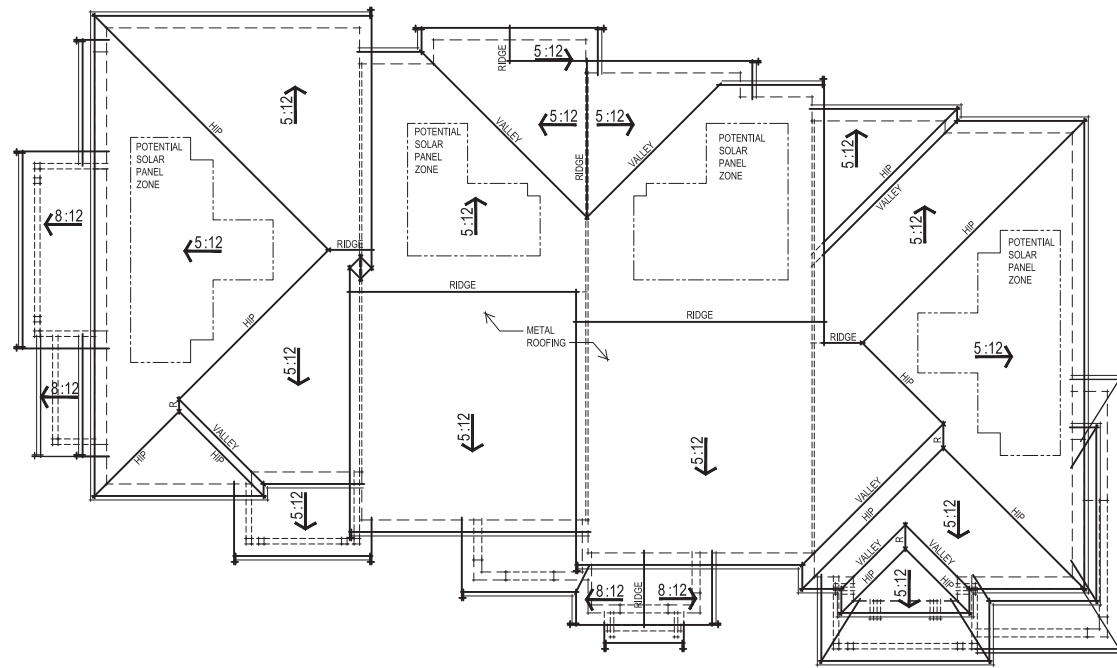


3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com

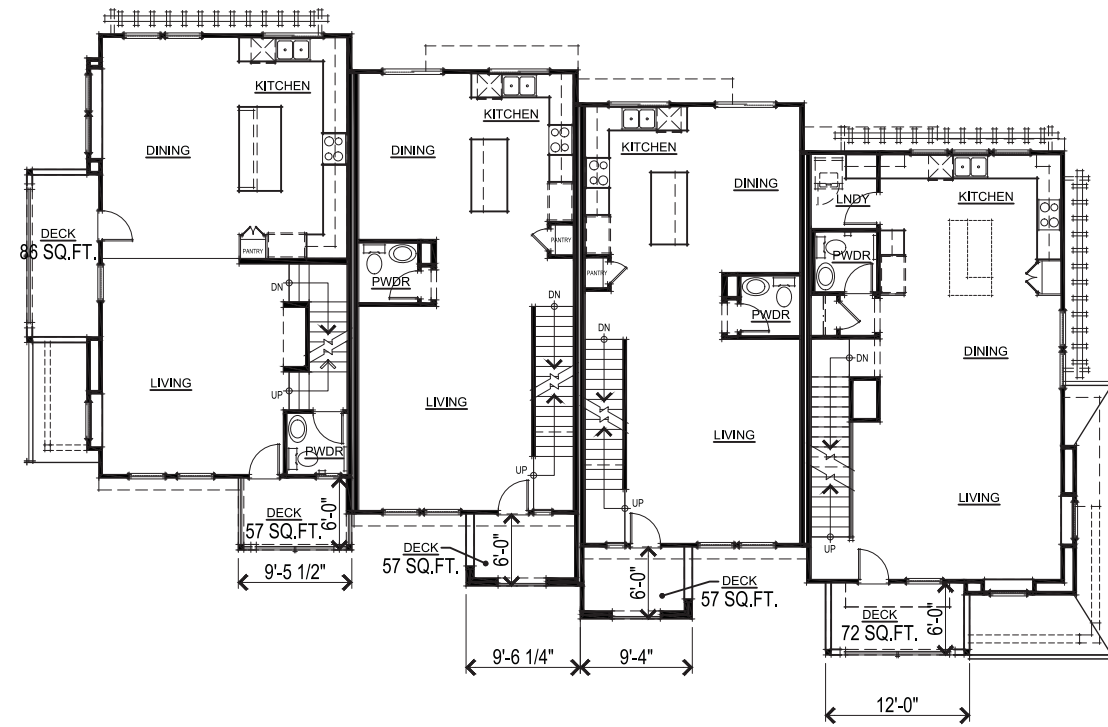


SDG Architects, Inc.

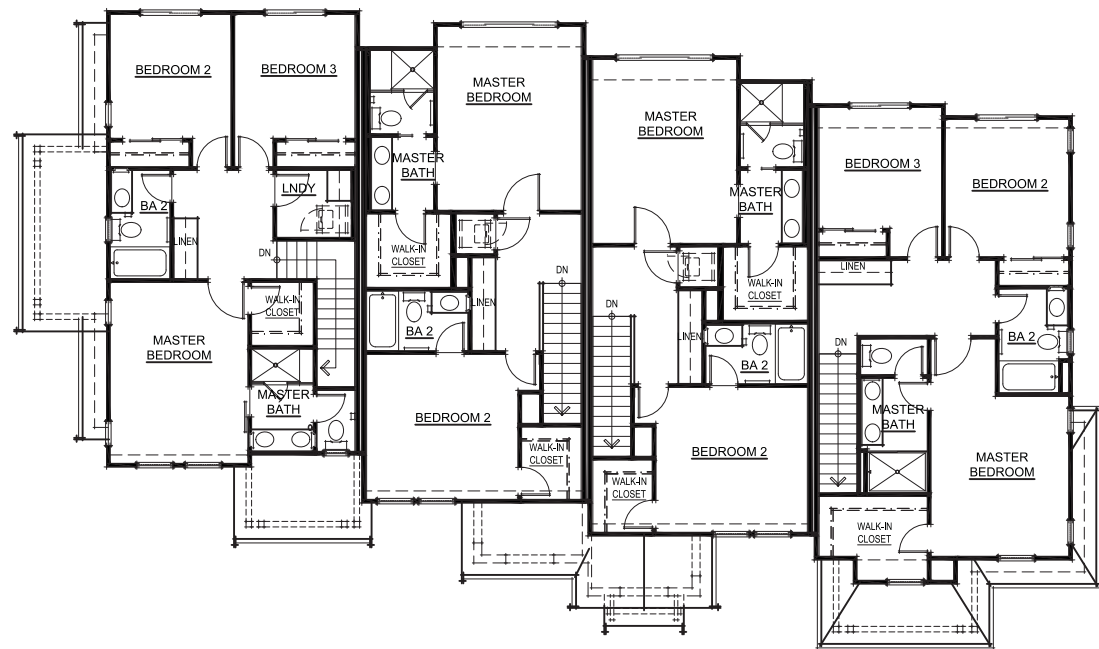
SOLAR ZONES
REAR OF
BUILDING 'B'



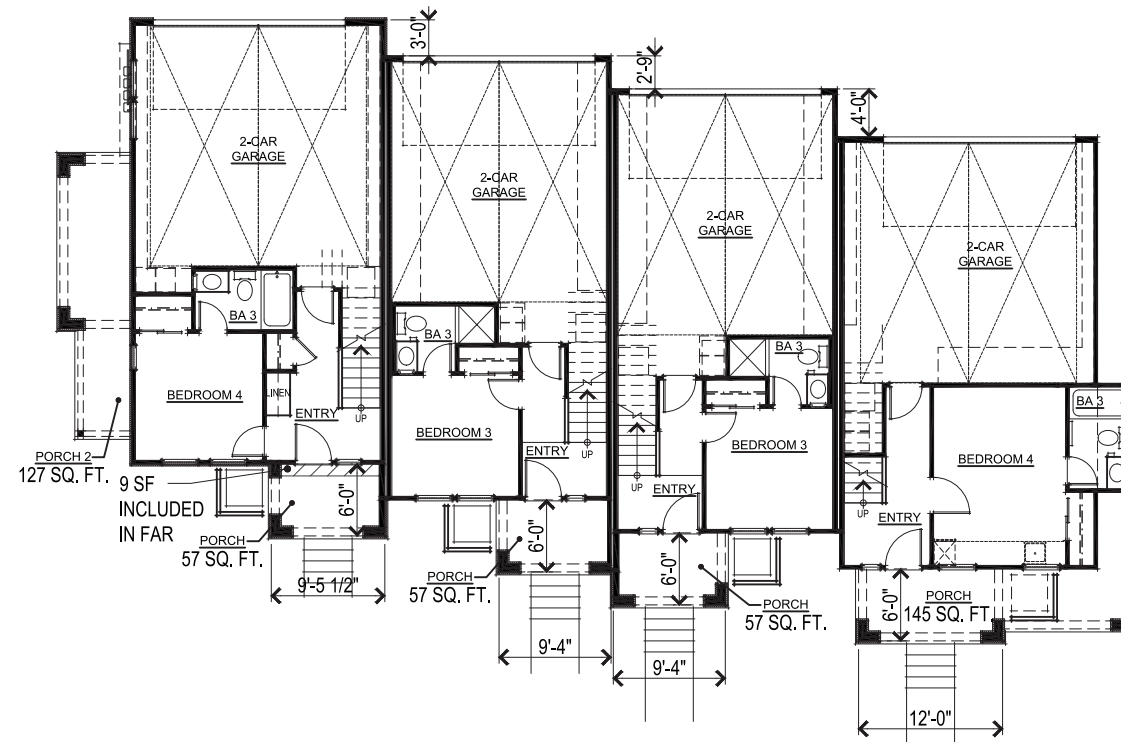
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
ROOF PLAN



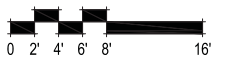
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
SECOND FLOOR PLAN



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
THIRD FLOOR PLAN



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
FIRST FLOOR PLAN



Colony Street
Mountain View, CA
September 11, 2018

BUILDING 'B' FLOOR AND ROOF PLANS
A16

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com





UNIT 4

UNIT 3

UNIT 3R

UNIT 5R

BUILDING 'C' FRONT ELEVATION
A17

Colony Street
Mountain View, CA
September 11, 2018

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com





UNIT 5R UNIT 3R UNIT 3 UNIT 4
REAR ELEVATION



UNIT 5R
RIGHT ELEVATION

- TYPICAL EXTERIOR MATERIALS**
- STONE VENEER
 - EXTERIOR PLASTER WITH LIGHT SAND FINISH
 - VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM TRIM
 - METAL ROOFING
 - CABLE RAILING
 - WOOD CORBELS & KICKERS
 - WOOD POSTS
 - DECORATIVE TRELLIS
 - AUTHENTIC WOOD APPEARANCE
 - CARRIAGE STEEL GARAGE DOORS



UNIT 4
LEFT ELEVATION



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
FRONT ELEVATION



Colony Street
Mountain View, CA
September 11, 2018

BUILDING 'C' EXTERIOR ELEVATIONS
A18

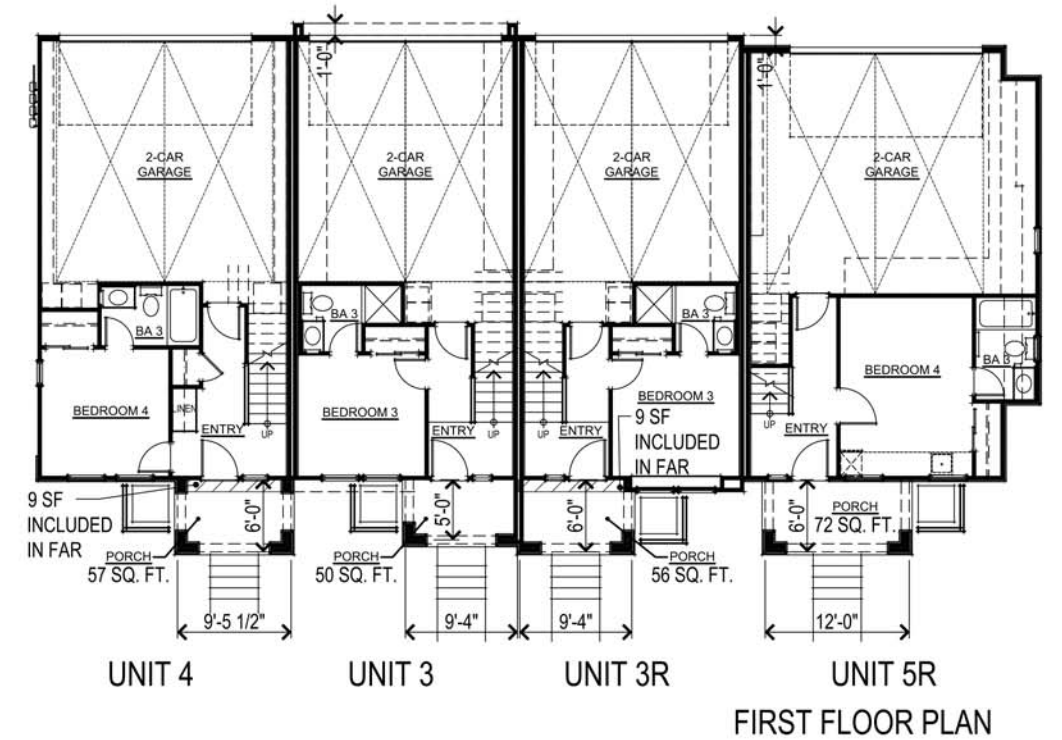
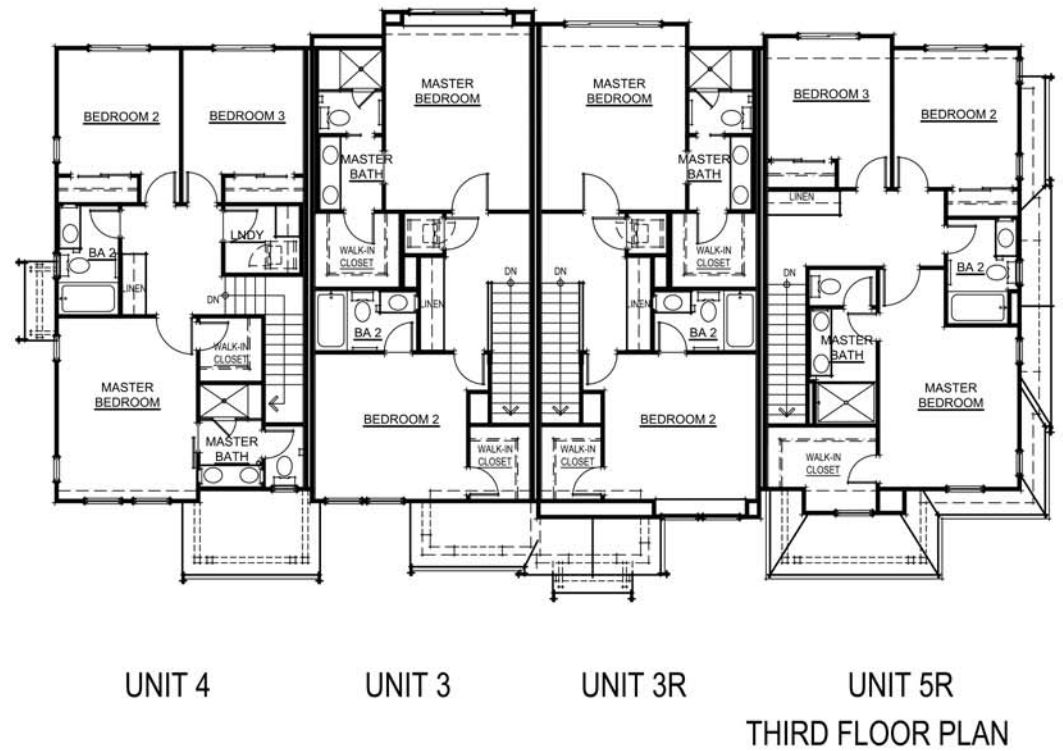
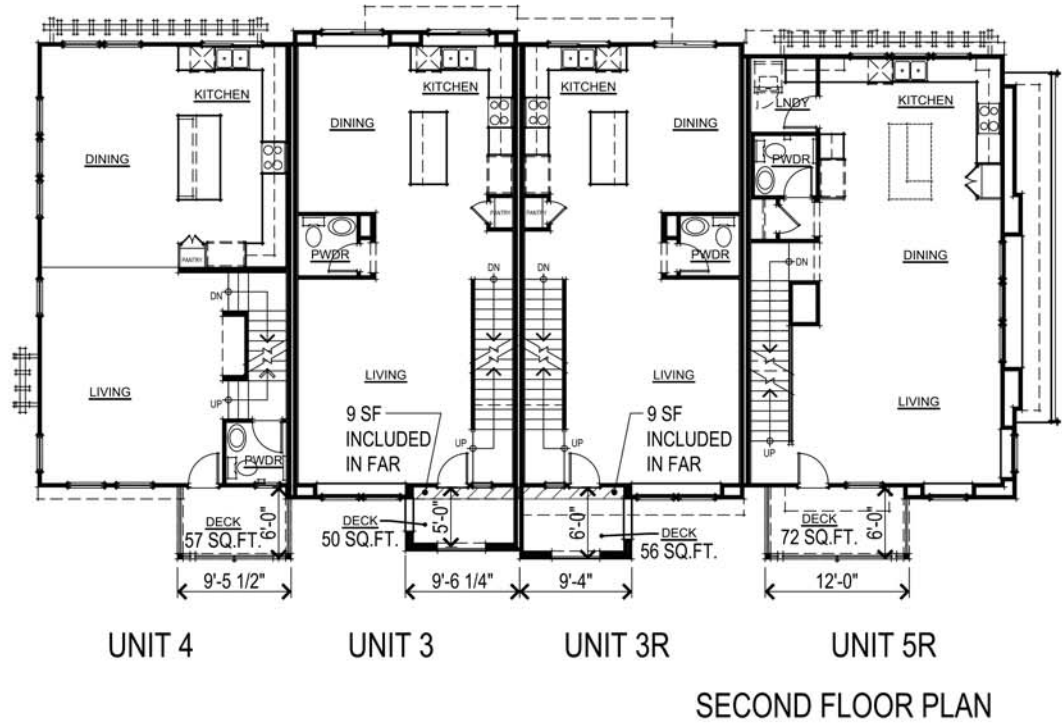
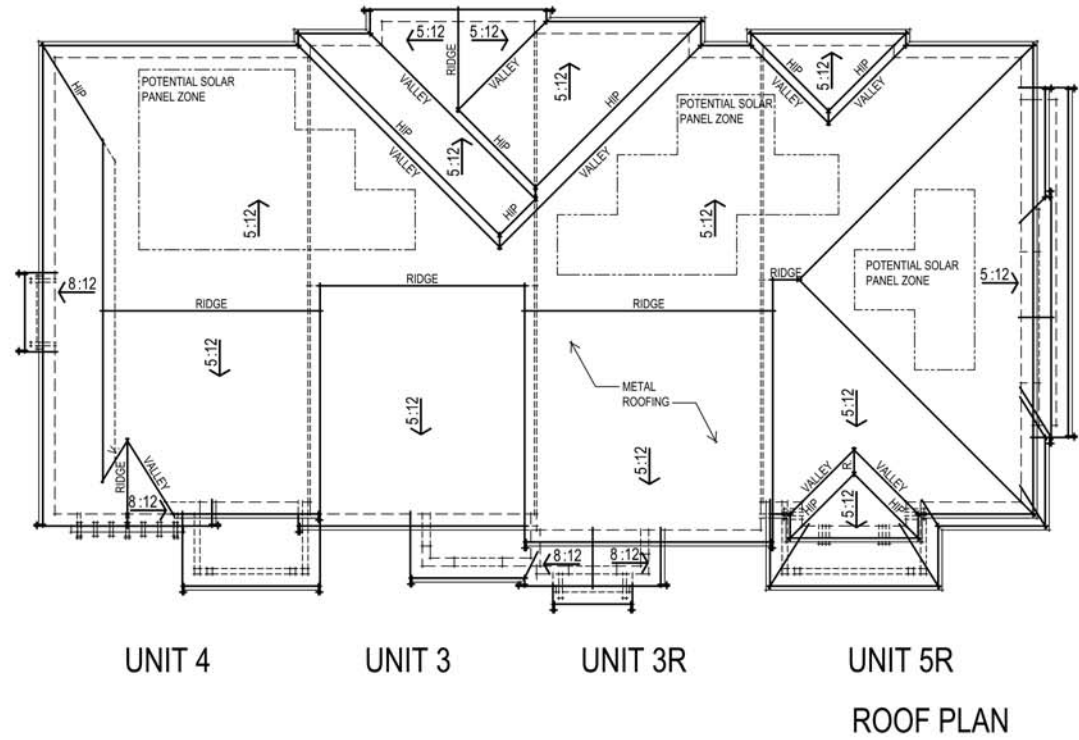
D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



SOLAR ZONES
REAR OF
BUILDING 'C'



Colony Street
Mountain View, CA
September 11, 2018

BUILDING 'C' FLOOR AND ROOF PLANS
A19

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



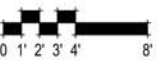


UNIT 5

UNIT 3

UNIT 3R

UNIT 4R



BUILDING 'D' FRONT ELEVATION
A20

Colony Street
Mountain View, CA
September 11, 2018

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



SDG Architects, Inc.



UNIT 4R UNIT 3R UNIT 3
REAR ELEVATION



UNIT 4R
RIGHT ELEVATION

- TYPICAL EXTERIOR MATERIALS**
- STONE VENEER
 - EXTERIOR PLASTER WITH LIGHT SAND FINISH
 - VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM TRIM
 - METAL ROOFING
 - CABLE RAILING
 - WOOD CORBELS & KICKERS
 - WOOD POSTS
 - DECORATIVE TRELLIS
 - AUTHENTIC WOOD APPEARANCE
 - CARRIAGE STEEL GARAGE DOORS



UNIT 5
LEFT ELEVATION



UNIT 5 UNIT 3 UNIT 3R UNIT 4R
FRONT ELEVATION



Colony Street
Mountain View, CA
September 11, 2018

BUILDING 'D' EXTERIOR ELEVATIONS
A21

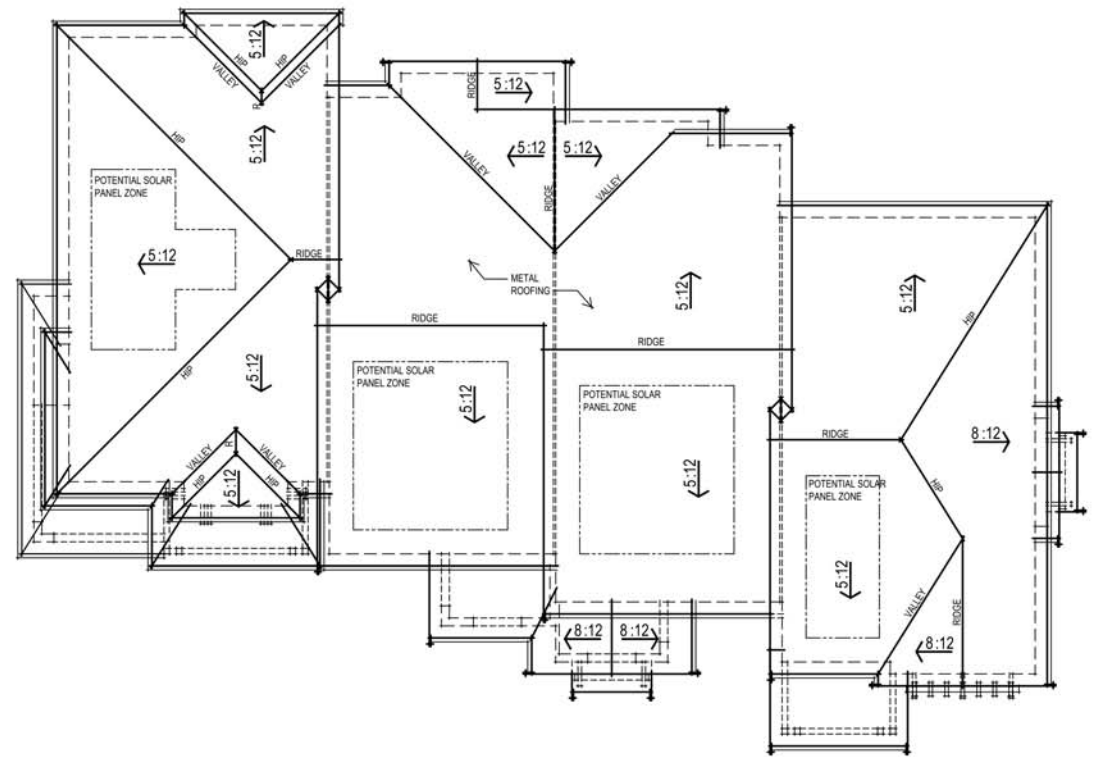
D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



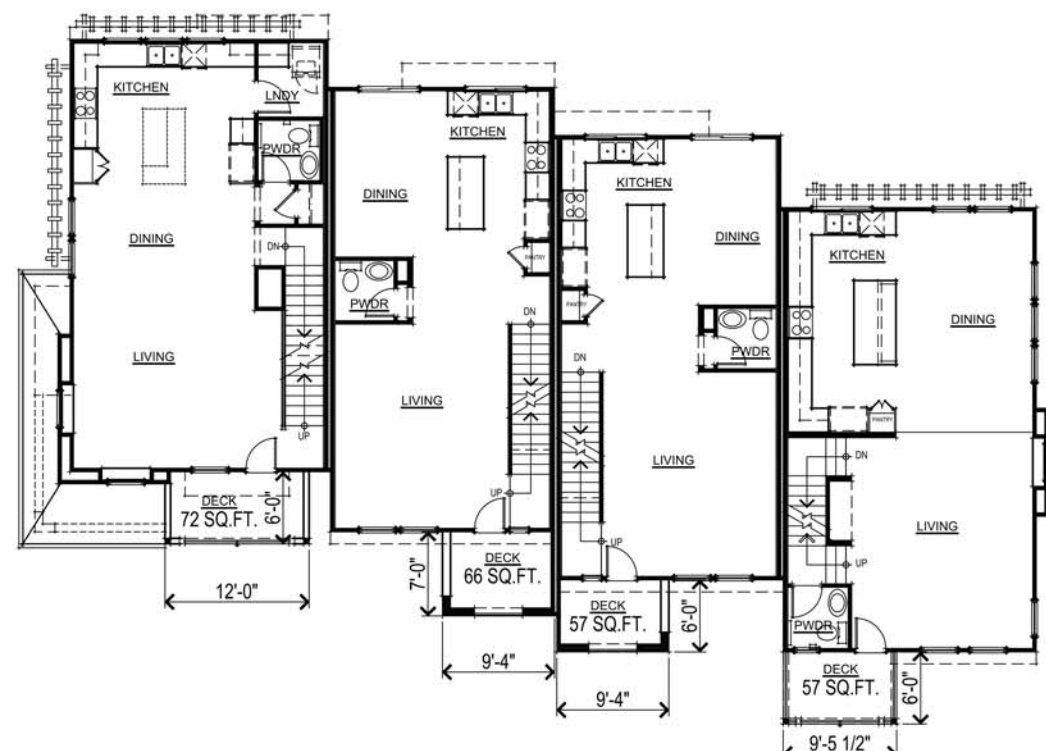
3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



SOLAR ZONES
FRONT OF
BUILDING 'D'



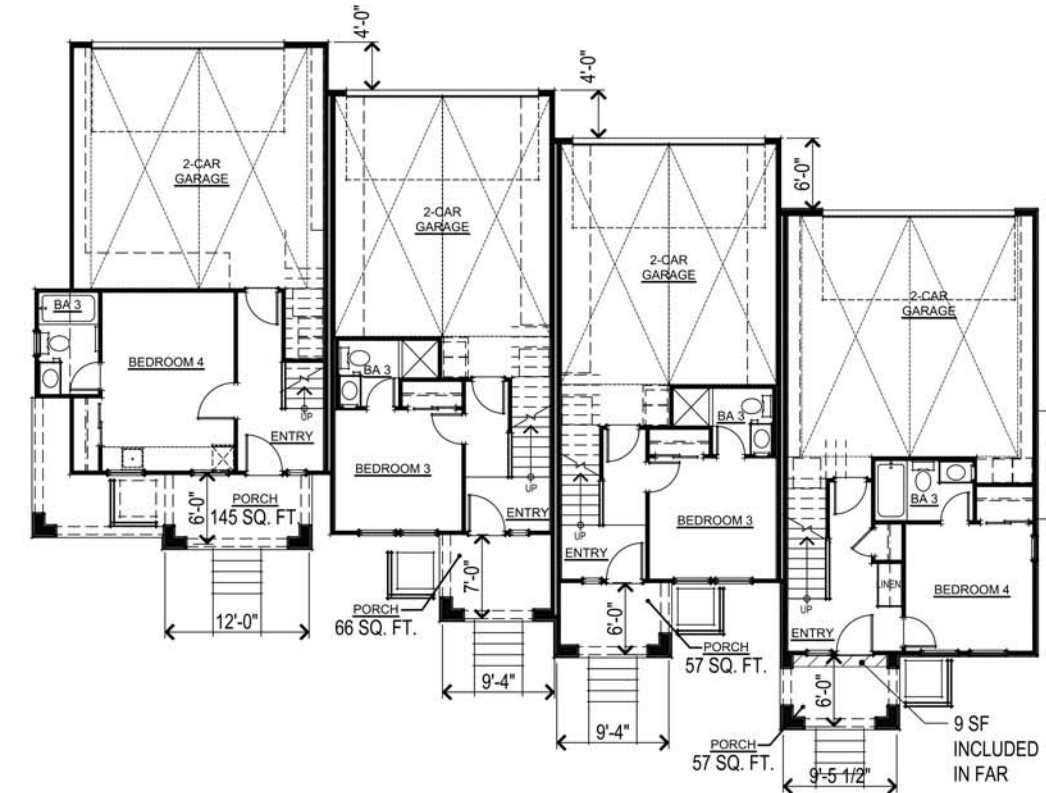
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
ROOF PLAN



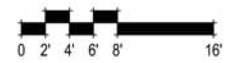
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
SECOND FLOOR PLAN



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
THIRD FLOOR PLAN



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
FIRST FLOOR PLAN



Colony Street
Mountain View, CA
September 11, 2018

BUILDING 'D' FLOOR AND ROOF PLANS
A22

D and C DEVELOPMENT
349 First Street, Los Altos, CA 94002
831-588-7989



3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com





Metal Roofing
Taylor Metal Products
Zinc Gray



Body 1
SW 2822 Downing Sand



Body 2
SW 7039 Virtual Taupe



Body 3
SW 6105 Divine White



Body 4
SW 2826 Colonial
Revival Green Stone



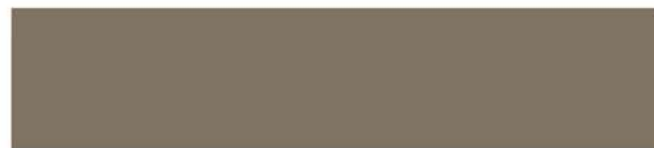
Body 5
SW 7540 Artisan Tan



Siding & Trim 1
SW 7040 Smokehouse



Siding & Trim 2
SW 9168 Elephant Ear



Siding & Trim 3
SW 0038 Library Pewter



Siding & Trim 4
SW 7026 Griffin



Siding & Trim 5
SW 6081 Down Home

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.



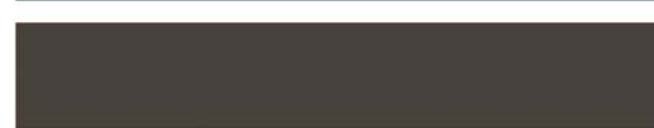
**High Density
Foam Trim**
SW 6377 Butterscotch



Accent 1
SW 2846 Roycroft Bronze Green



Accent 2
SW 7076 Cyberspace



Accent 3
SW 7675 Sealskin

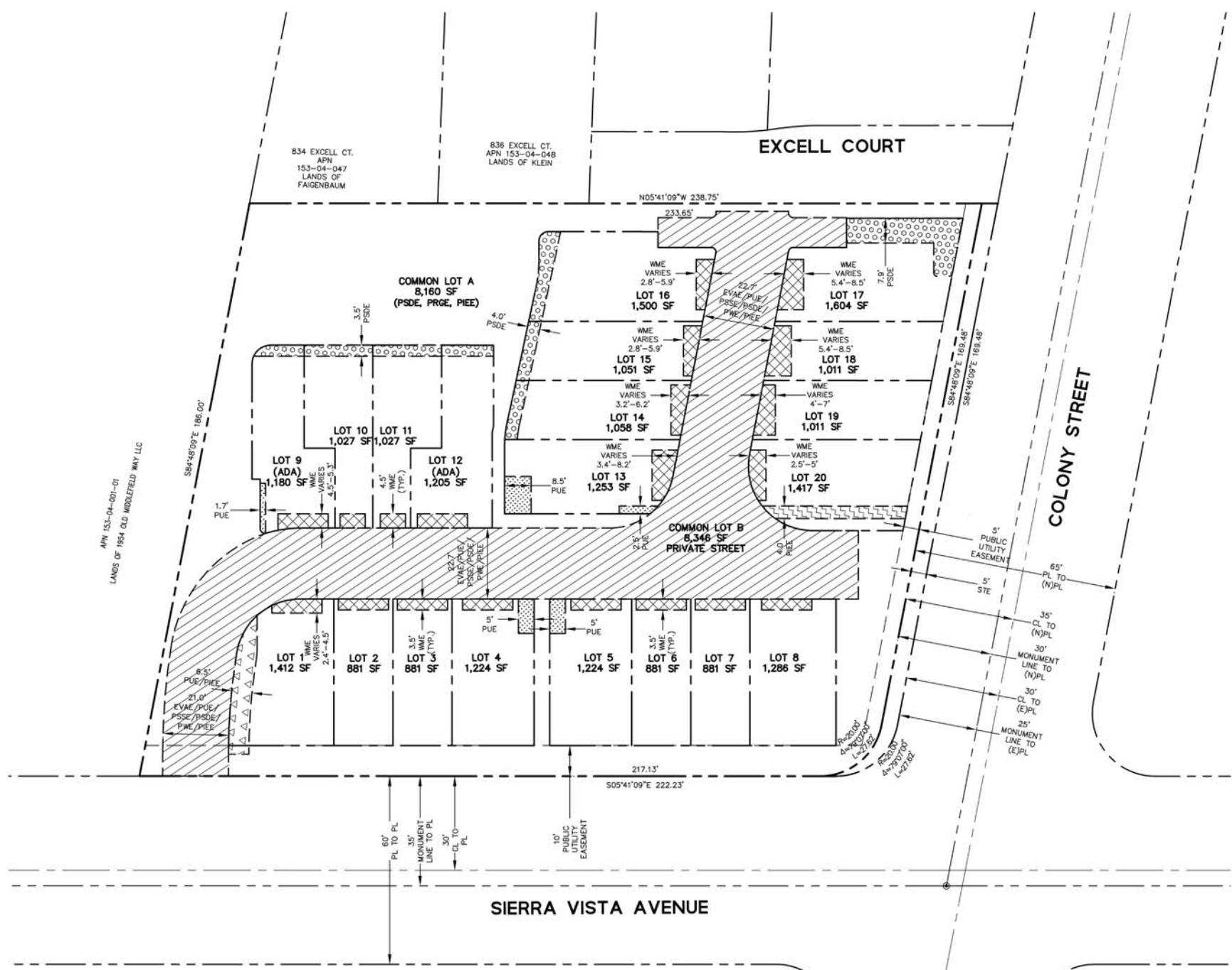


Cultured Stone
Intaglio Pro-Fit Modera LedgeStone



Window Finish
White Vinyl

DRAWING NAME: K:\2017\176047_Colony St at Sierra Vista Av MVA\ENR\PLANNING\SHEETS\03-CLNY-TM3.0.dwg
 PLOT DATE: 09-13-18 PLOTTED BY: con



LEGEND

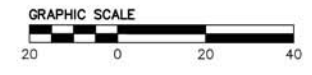
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- [Hatched Box] (EVAE/PUE/PSSE/PSDE/PWE/PIEE)
- [Cross-hatched Box] WATER METER EASEMENT (WME)
- [Dotted Box] PUBLIC UTILITY EASEMENT (PUE)
- [Circle Pattern Box] PRIVATE STORM DRAIN EASEMENT (PSDE)
- [Square Pattern Box] PRIVATE INGRESS EGRESS EASEMENT (PIEE)
- [Triangle Pattern Box] (PUE/PIEE)

GENERAL NOTES

1. OWNER: D&C DEVELOPMENT, INC.
2. DEVELOPER: D&C DEVELOPMENT, INC.
349 FIRST STREET, SUITE J
LOS ALTOS, CA 94022
CONTACT: KEVIN DeNARDI
(650)917-9414
3. CIVIL ENGINEER: BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
CONTACT: PATRICK CHAN
(408)467-9100
4. PROPERTY DESCRIPTION: PORTION OF LOT 13
"TRACT NO. 132 SIERRA VISTA ADDITION NO.4"
RECORDED APRIL 14, 1941
BOOK 5 OF MAPS,
PAGE 54
5. ASSESSORS PARCEL NO.: 153-04-001,017,018,019
6. GENERAL PLAN: MEDIUM-DENSITY RESIDENTIAL
7. EXISTING ZONING: R3-2
8. PROPOSED ZONING: R3-2
9. EXISTING USE: RESIDENTIAL
10. PROPOSED USE: RESIDENTIAL
11. AREA: GROSS: 1.00± ACRES
NET: 0.98± ACRES
12. NUMBER OF UNITS: 20
13. NUMBER OF LOTS: 22
14. UTILITIES
 - A. WATER: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION
 - B. SANITARY SEWER: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION
 - C. STORM DRAIN: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION
 - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 - E. TELEPHONE: AT&T/SPC
 - F. CABLE TV: COMCAST
15. BENCHMARK: BRONZE DISK STAMPED "II-30" SET IN
TOP OF CURB AT CENTER OF THE
NORTHWEST RETURN OF SIERRA VISTA
AVENUE AT PLYMOUTH STREET.
(ELEV.16.501, NAVD 88)
16. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON AERIAL SURVEY
PREPARED BY 360 AERIAL SURVEYS, DATED 03/28/17,
SUPPLEMENTED BY BKF FIELD SURVEY, DATED 04/04/17
17. LOT SIZES: THIS PROPERTY IS LOCATED WITHIN ZONE AO (1' DEPTH) AS
SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY MAP NO.
06085C00374, DATED MAY 18, 2009

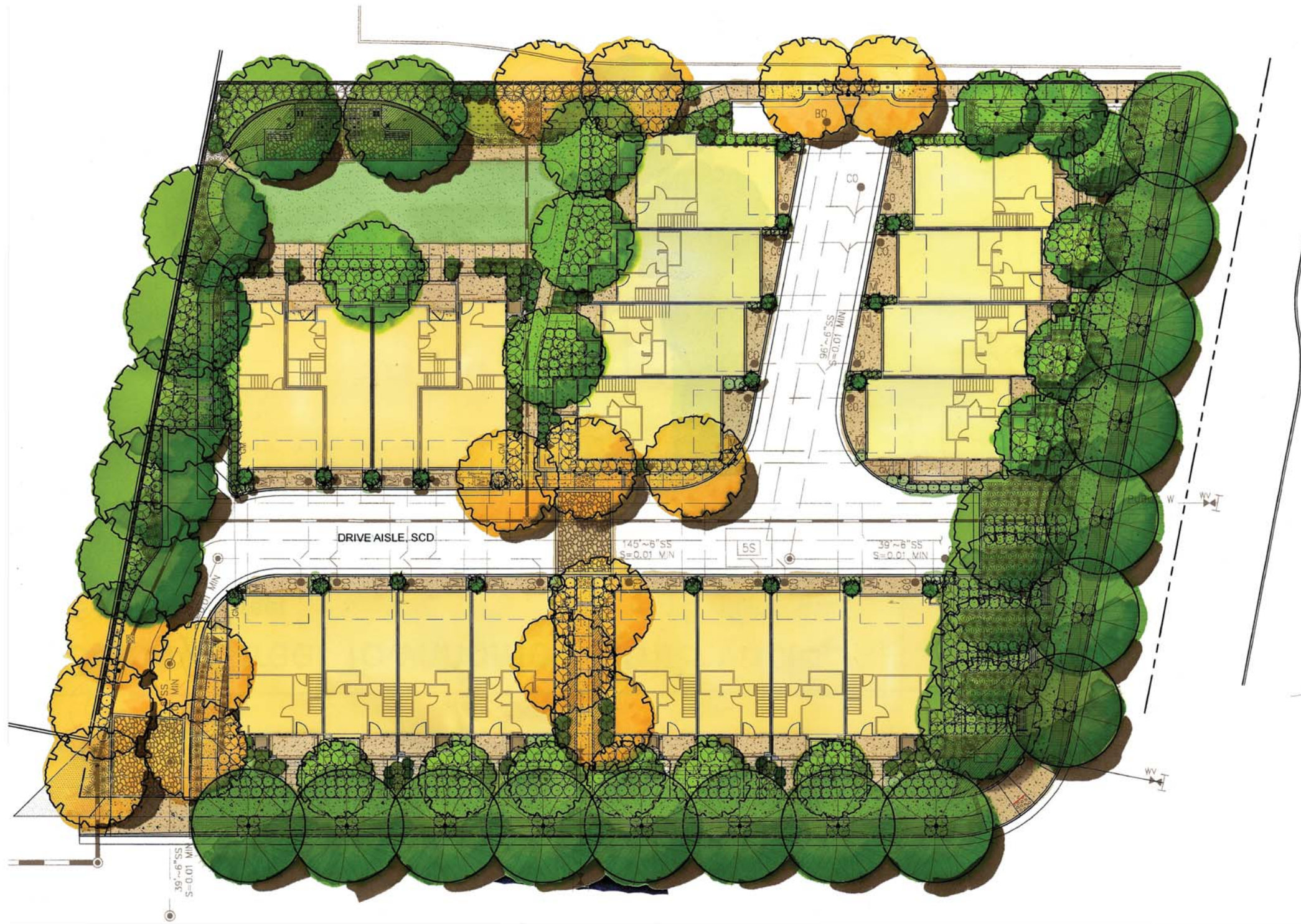
COMMON LOT A	8,160 SF (COMMON PARCEL INCLUDES PSDE, PRGE, PIEE)
COMMON LOT B	8,346 SF (COMMON PARCEL INCLUDES EVAE, PUE, PWE, PSDE, PSSE, PWME, PIEE)
PUBLIC UTILITY EASEMENT	3,104 SF
LOT 1-20 TOTAL	23,014 SF 42,624 SF
18. EASEMENTS:

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PRGE	PRIVATE GAS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER EASEMENT
STE	STREET EASEMENT DEDICATION
WME	PRIVATE WATER METER EASEMENT



Revisions

No.	Date	Description

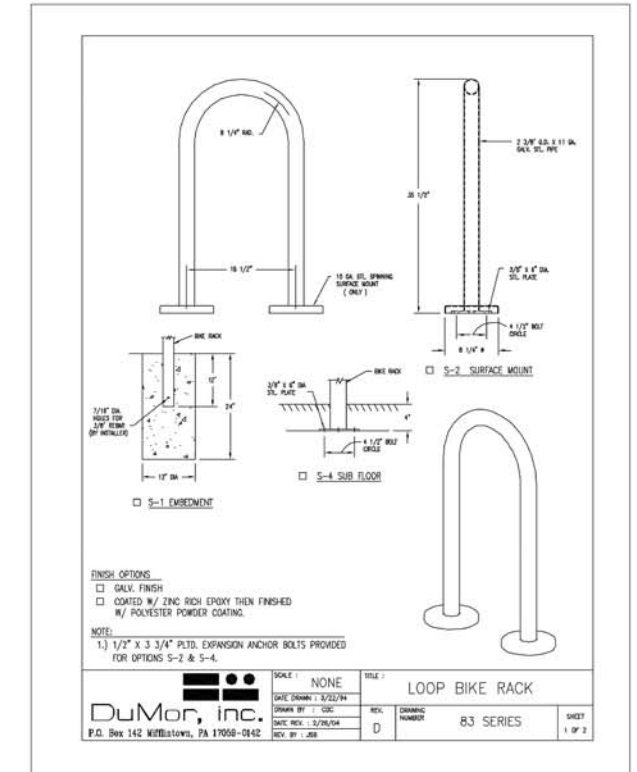
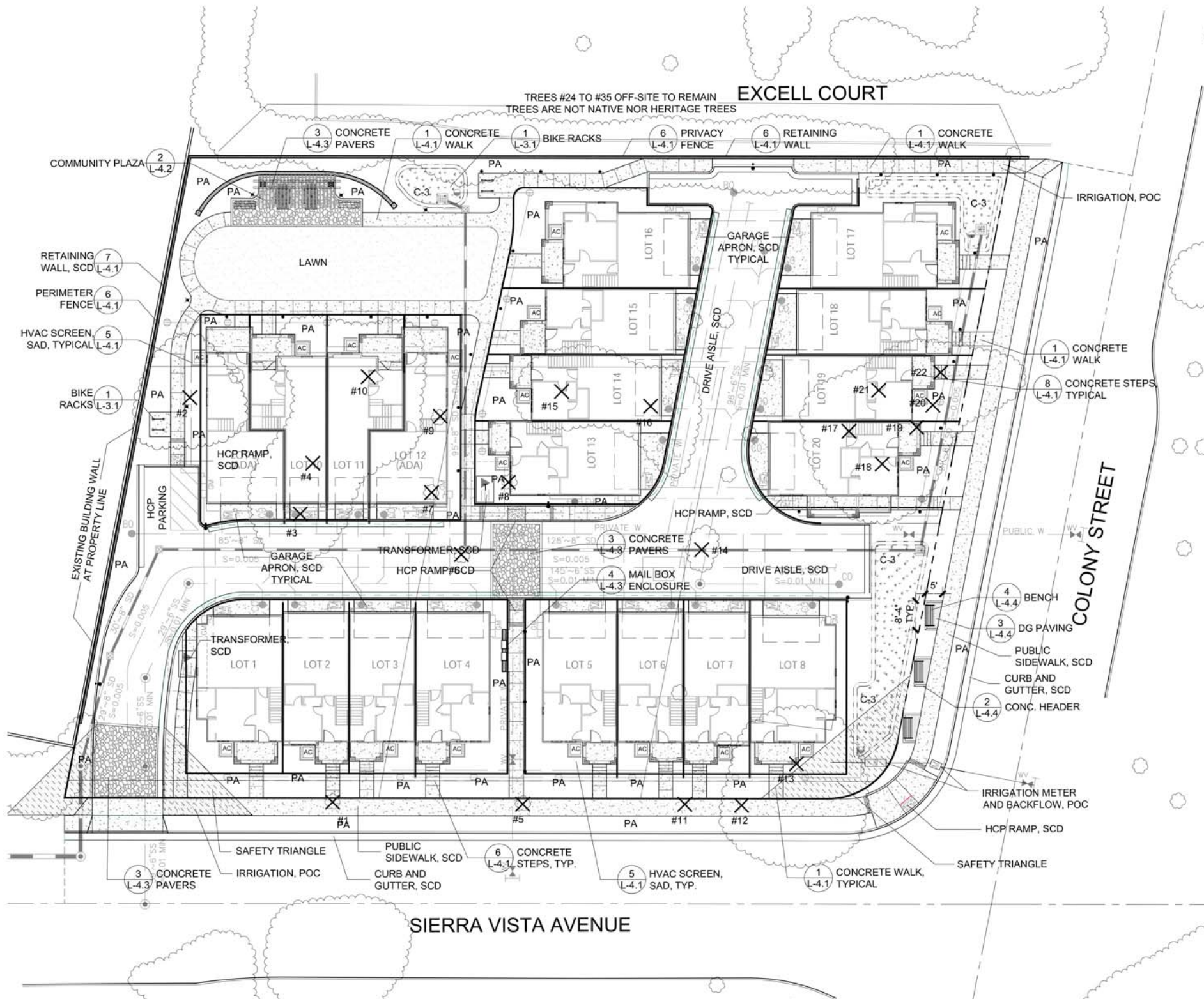


COLONY STREET TOWNHOMES

MOUNTAIN VIEW, CALIFORNIA

AUGUST 14, 2018

PRELIMINARY LANDSCAPE PLANS



Tree Mitigation
 All on site existing trees shall be removed. Existing off site trees 24 to 35 shall remain. The Pear trees located shall be inspected by an arborist and a program of renovation pruning and fertilization shall be implemented.

Non of the existing trees are native nor heritage trees per the Arborist's Report, prepared by Kieley Arborist Services LLC, dated July 14, 2017. We are not proposing any mitigation, however our plan does include 11-36" box Oak Tree, 33 additional 24" box trees on site and 15 24" box street trees. The total number of trees proposed on this project is 59.

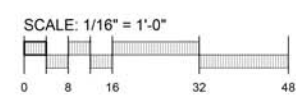
All existing on-site trees (except #2) are located with future building foundations or proposed paving.

X #6 Trees to be removed. See Arborist's Report, sheet L-8.0 for species, size and condition.

on site tree locations are a estimate, the current residences did not allow for on site access to properly survey and locate the existing trees



1 BIKE RACK



LAYOUT PLAN PRELIMINARY LANDSCAPE PLAN

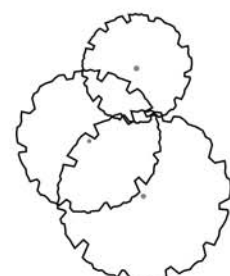
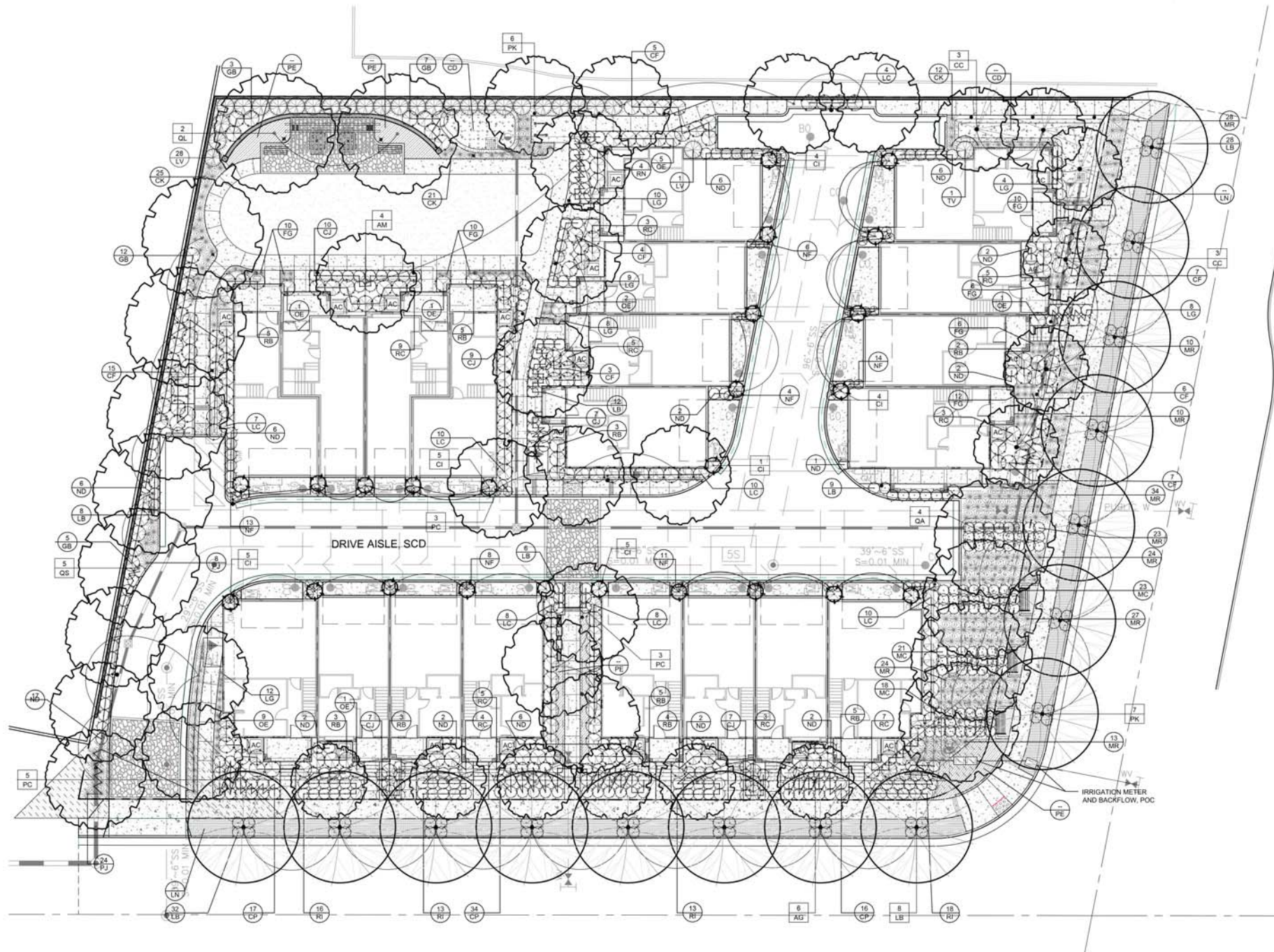
Colony Street Townhomes
 1979 Colony Street
 Mountain View, California



LEVESQUE DESIGN
 1414 BAY STREET, SUITE 100
 ALAMEDA, CALIFORNIA 94501
 (510) 521 6700

Date: August 14, 2018
 Job: 17-150

L-3.1



PLANT LIST:	QTY.	SYM.	SIZE	WUCOLS	BOTANIC NAME	COMMON NAME	
Trees:							
6	AG	24" box	Mod		Acer griseum	Paperbark Maple	15'-25' T x 15' W
6	CC	24" box	Mod		Cercis canadensis	Eastern Redbud	25'-35' T & W
4	AM	24" box	Low / Native		Arbutus 'Marina'	Strawberry tree	20'-40' T x 20'-30' W
24	CI	15 gal.	Low		Cupressus sempervirens 'Monshel'	Tiny Tower Italian Cypress	
8	LB	24" box	Mod		Lophostemon confertus	Brisbane Box	30'-40' T x 25' W
11	PC	24" box	Mod		Pyrus c. 'New Bradford'	New Bradford Pear	35' T x 30' W
13	PK	24" box	Low		Pistache 'Keith Davey'	Keith Davey Chinese Pistache	30-60 t & W
5	QA	36" box	Low / Native		Quercus agrifolia	Coast Live Oak	20-70' T x 25'-80' W
2	QL	36" box	Low / Native		Quercus lobata	Valley Oak	50-80' T x 50-80' W
5	QS	24" box	Low		Quercus suber	Cork Oak	60' T x 60' W

Tree Mitigation
 All on site existing trees shall be removed, except for the pears on the northwest property line. The on site Pear trees located shall be inspected by an arborist and a program of renovation pruning and fertilization shall be implemented.

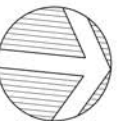
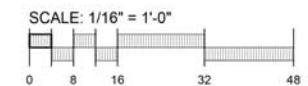
None of the existing trees are native nor heritage trees per the Arborist's Report, prepared by Kielty Arborist Services LLC, dated July 14, 2017. We are not proposing any mitigation, however our plan does include 60 trees total, (not including the Italian Cypress), 6 of the trees, 4 - Coast Live Oak and 2 - Valley Oak are 36" box trees.

Grasses:							
148	MR	1 gal.	Low / Native		Muhlenbergia rigens	Deer Grass	3' o.c.
67	CK	1 gal.	Low		Calamagrostis x a. 'Karl Foerster'	Feather Reed Grass	3' o.c.
64	FG	1 gal.	Low / Native		Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	2' o.c.
32	PJ	1 gal.	Low		Phormium tenax 'Jubilee'	New Zealand Flax	3' o.c.
109	LB	5 gal.	Low		Lomandra longifolia 'Breeze'	Dwarf Mat Rush	2' o.c.
170	CD	5 gal.	Low / Native		Carex barbarae	Santa Barbara Sedge	2' o.c.
144	PE	1 gal.	Low		Pennisetum 'Eaton Canyon'	Eaton Canyon Fountain Grass	2' o.c.
	LN	Sod	Low		Lippia nodiflora L. 'Kurapai'	Kurapia	

Shrubs:							
40	CJ	5 gal.	Low		Callistemon v. 'Little John'	Dwarf Bottlebrush	3' o.c.
67	CP	5 gal.	Low		Cistus purpureus	Orchid Rockrose	3' o.c.
47	CF	5 gal.	Low		Cotoneaster d. 'Streitbs Finding'	Streitbs Finding Cotoneaster	4' o.c.
17	GB	5 gal.	Low / Native		Galvezia speciosa 'Bocarosa'	Island Snapdragon	4' o.c.
27	LG	5 gal.	Low		Lavendula x 'Goodwin Creek Gray'	Goodwin Creek Gray Lavender	3' o.c.
53	LC	5 gal.	Low		Loropetalum chinense 'Ruby'	Ruby Chinese Fringe Flower	4' o.c.
56	NF	5 gal.	Low		Nepeta x faassenii 'Novanepjun'	Junior Walker Cat Mint	2' o.c.
62	ND	5 gal.	Low		Nandina d. 'Plum Passion'	Heavenly Bamboo	3' o.c.
85	MC	5 gal.	Low		Mahonia a. 'Compacta'	Oregon grape	3' o
20	OE	5 gal.	Low		Olea europaea 'Montra'	Little Ollie Dwarf Olive	4' o.c.
34	RB	5 gal.	Low		Raphiolepis i. 'Ballerina'	Indian Hawthorn	4' o.c.
43	RC	5 gal.	Low		Raphiolepis i. 'Clara'	Indian Hawthorn	4' o.c.
60	RI	5 gal.	Low		Rosmarinus o. 'Collingwood Ingram'	Dwarf Rosemary	3' o.c.
30	LV	15 gal.	Low		Ligustrum 'Vicaryi'	Vicary Golden Privet	5' o.c.

Vines:							
2	VR	15 gal.	Low / Native		Vitis 'Rodger's Red'	Rodger's Red California Grape	
One vine per trellis post with approved vine ties							

- LANDSCAPE NOTES:**
- TOTAL LANDSCAPE AREA 15,126 SQ. FT.
 - TOTAL TURF AREA 1,399 SQ. FT.
 - IRRIGATION SOURCE: MUNICIPAL
 - THE LANDSCAPE PLAN IS DESIGNED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION.
 - ALL LAWN AREAS ARE ON SLOPES THAT DO NOT EXCEED 10%.
 - ALL NEW LANDSCAPE AREAS SHALL BE COVERED BY 3" MULCHED. SEE PLANTING NOTES, SHT. L-6.0.
 - OVER 80% OF THE LANDSCAPE AREAS SHALL BE PLANTED WITH NATIVE OR DROUGHT TOLERANT PLANTS. SEE THE PLANT LIST ON L-6.1.
 - THE PLANTS SHALL BE APPROPRIATE FOR THE LOCATION IN ACCORDANCE WITH APPROPRIATE CLIMATE ZONES.
 - ALL OF THE ABOVE PRACTICES, SHALL BE USED IN THE BUILDING PLAN SUBMITTAL.
 - FINAL TREE LOCATIONS SHALL BE STAKED, PRIOR TO PLANTING FOR APPROVAL, AND SHALL BE 5' MIN. FROM WATER LINES AND 10' FROM SEWER LINES.



PLANTING PLAN

PRELIMINARY LANDSCAPE PLAN

Colony Street Townhomes

1979 Colony Street
 Mountain View, California

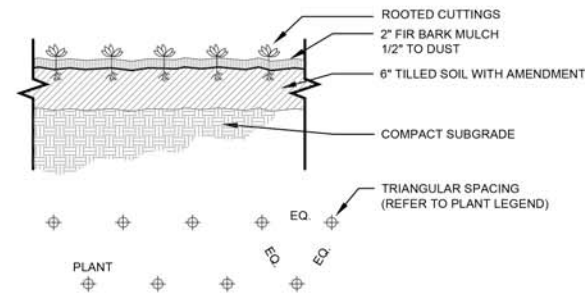


LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
 ALAMEDA, CALIFORNIA 94501
 (510) 521 6700

Date: August 14, 2018
 Job: 17-150

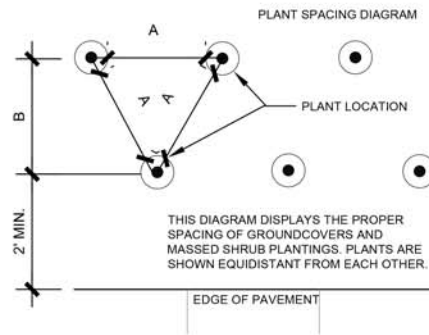
L-6.1



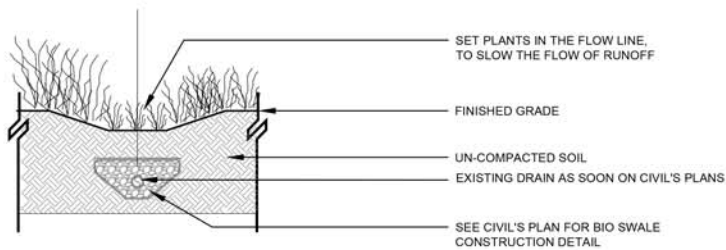
1 GROUNDCOVER PLANTING

PLANT QUANTITY CHART

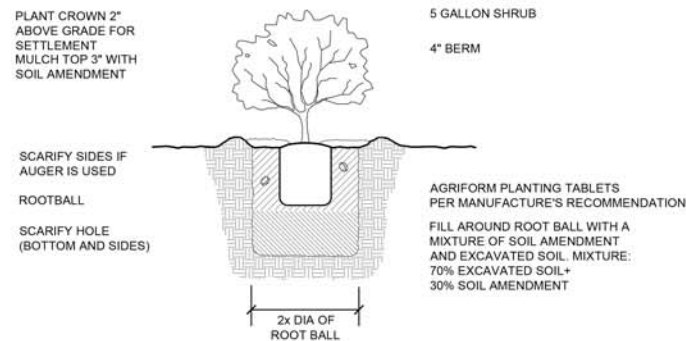
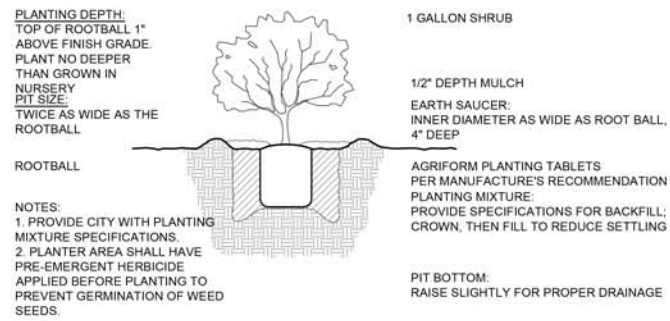
A	B	# PLANTS / S.F.
6" O.C.	5.20"	4.60
8" O.C.	6.93"	2.60
9" O.C.	7.79"	1.78
12" O.C.	10.40"	1.15
15" O.C.	13.00"	0.74
18" O.C.	15.60"	0.51
24" O.C.	20.80"	0.29
30" O.C.	26.00"	0.18
36" O.C.	30.00"	0.12
48" O.C.	40.00"	0.17
72" O.C.	62.35"	0.04



2 PLANT SPACING
N.T.S.



3 SWALE PLANTING DETAIL
N.T.S.



4 SHRUB PLANTING DETAILS

Agriform® 20-10-5 Planting Tablets Plus Minors
Two-Year Planting Tablets for Root Zone Feeding of Trees, Shrubs and Ground Covers

NEW LANDSCAPE PLANTING DIRECTIONS:

- Dig planting hole deeper and wider than the soil ball of the plant.
- Backfill hole so that proper planting depth is achieved.
- Place plant in the hole and backfill to halfway point.
- Do not place tablets in the bottom of the planting hole.
- Place Agriform Tablets in the hole about 1-2 inches away from root tips.
- Finish filling the hole around the plant to grade level.

INDOOR/OUTDOOR CONTAINERS:

- Make one hole per tablet 2-3 inches from edge of container 4-6 inches deep.
- Insert tablets and close holes.

ESTABLISHED LANDSCAPE TREES AND SHRUBS:

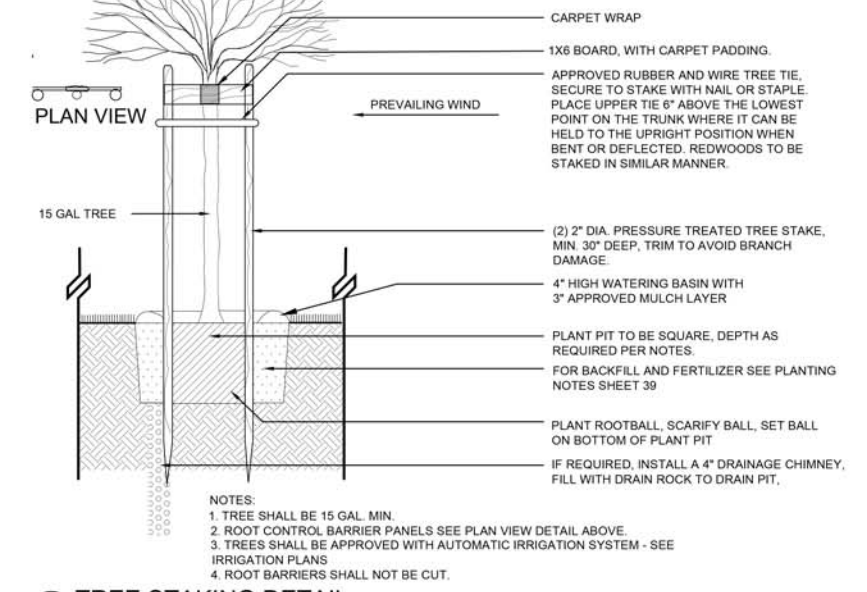
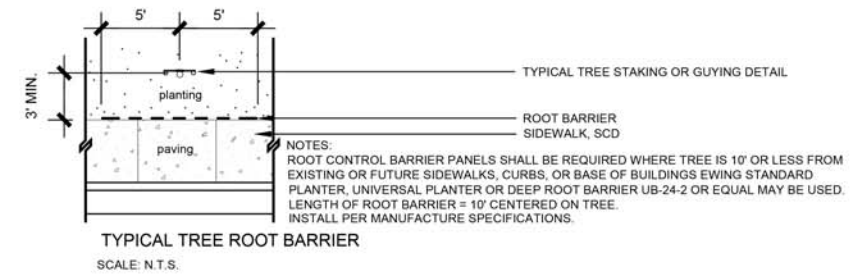
- Drill or punch holes 6-8 inches deep around dripline and between dripline and trunk.
- Insert tablets and close holes.

GUARANTEED ANALYSIS

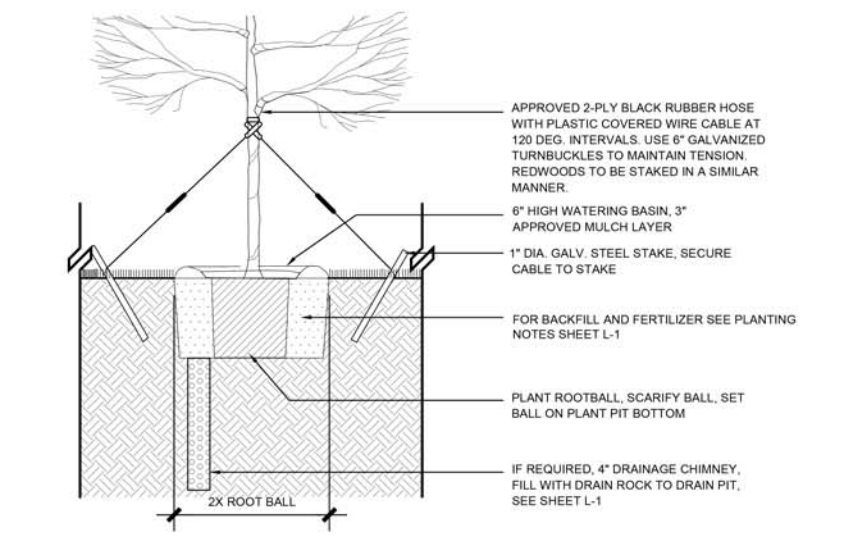
FL 1143	
Total nitrogen (N)	20.0%
2.0% water-soluble nitrogen	
4.0% water-soluble nitrogen*	
13.0% water-soluble nitrogen	
Available phosphorus (P2O5)	10.0%
Soluble potash (K2O)	5.0%
Calcium (Ca)	3.0%
Magnesium (Mg) (Small)	0.5%
Sulfur (S) (Small)	1.0%
Boron (B)	0.05%
Copper (Cu) (Small)	0.05%
Iron (Fe) (Small)	0.5%
Manganese (Mn) (Small)	0.05%
Zinc (Zn) (Small)	0.05%

BID SPECIFICATIONS:
Description: Planting tablet shall be tightly compressed, long lasting and slow release. Weights of 6, 10 and 20 grams with a Nitrogen (N), Phosphorus (P) and Potassium (K) analysis of 20-10-5 and trace elements derived from the source listed in the Guaranteed Analysis.

5 FERTILIZER



6 TREE STAKING DETAIL
N.T.S.



7 TREE GUYING DETAIL (36" BOX)
N.T.S.

PLANTING DETAILS PRELIMINARY LANDSCAPE PLAN

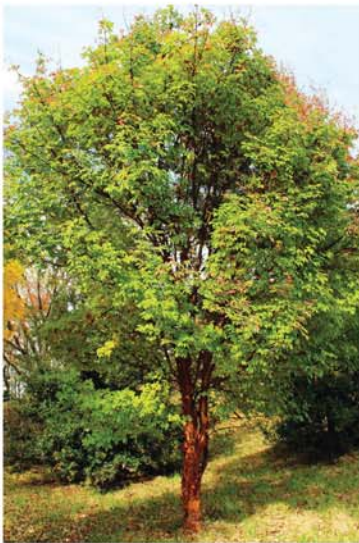
Colony Street Townhomes
1979 Colony Street
Mountain View, California



LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Date: August 14, 2018
Job: 17-150

L-6.2



ACER GRISEUM

LOPHOSTEMON CONFERTUS

PYRUS CALLERYANA 'CHANTICLEER'

PISTACIA CHINENSIS 'KEITH DAVEY'



CERCIS CANADENSIS



QUERCUS SUBER

PRELIMINARY LANDSCAPE PLAN

Colony Street Townhomes

1979 Colony Street
Mountain View, California

TREE PALETTE



LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Date: August 14, 2018
Job: 17-150

L-6.3



CUPRESSUS SEMPERVIRENS 'MONSHEL'



CALAMAGROSTIS 'KARL FOESTER'



CHONDRONPETALUM TECTORUM



CAREX DIVULSA



LOMANDRA LONGIFOLIA 'BREEZE'



COTONEASTER 'STEIBS FINDLING'



LOROPETALUM CHINENSE 'RUBY'



PRELIMINARY LANDSCAPE PLAN

Colony Street Townhomes

1979 Colony Street
Mountain View, California

SHRUB PALETTE



LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Date: August 14, 2018
Job: 17-150

L-6.4



LOMANDRA LONGIFOLIA 'BREEZE'

MYOPORUM P. 'PUTAH CREEK'



LIGUSTRUM 'VICARYI'

NANDINA DOMESTICA 'PLUM PASSION'

OLEA EUROPAEA 'MONTRA'



MUHLENBERGIA RIGENS

NEPETA 'WALKER'S LOW'

SHRUB PALETTE

PRELIMINARY LANDSCAPE PLAN

Colony Street Townhomes

1979 Colony Street
Mountain View, California



LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Date: August 14, 2018
Job: 17-150

L-6.5



○ PHORMIUM 'TOM THUMB'



○ PHORMIUM T. 'DUET'



○ PYRACANTHA 'LOWBOY'



○ RHAPHIOLEPIS I. 'CLARA'



○ PHORMIUM 'JUBILEE'



○ RHAPHIOLEPIS I. 'BALLERINA'

SHRUB PALETTE PRELIMINARY LANDSCAPE PLAN

Colony Street Townhomes
1979 Colony Street
Mountain View, California



LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Date: August 14, 2018
Job: 17-150

L-6.6



VITIS C. 'RODGER'S RED'

Medallion Dwarf with Bonsai

A unique variety of dwarf fescue, Bonsai provides slower, lower growing and darker green turf that surpasses virtually all other tall fescues available today. An outstanding fine textured turf for both home and commercial landscapes, Medallion Dwarf with Bonsai exhibits good disease tolerance, shade tolerance and very good drought tolerance.

Temperature Tolerance Forecast

Color Chart

Shade Tolerance

Drought Tolerance

Disease Resistance

Recovery After Mowing

Rate of Maintenance

Fertilizer Savings

SOD SPECIFICATIONS

MEDALLION DWARF with BONSAI

GENERAL DESCRIPTION: Medallion Dwarf with Bonsai is similar to Medallion in its overall turf performance characteristics. But with superior dark green color and density, a finer textured leaf blade, a reduced growth habit that produces fewer clippings, and a high endophyte content, Medallion Dwarf with Bonsai is a dramatic improvement over standard tall fescue blends. Lawns planted with Medallion Dwarf with Bonsai are more durable, darker green and require less water, fertilizer and mowing than Perennial.

Recommended Uses: Medallion Dwarf with Bonsai is recommended for a wide range of uses including residential, commercial and institutional landscapes.

COMPOSITION: Medallion Dwarf with Bonsai is a blend of 100% dwarf fescue that contains Boreal Double Dwarf Fescue. Boreal is an extremely dwarf tall fescue that exhibits a dark green color and fine leaf blade. The result of over 10 years of turfgrass research and breeding, Boreal produces one third fewer clippings. It is widely adaptable to California and Nevada's varied conditions.

MEASUREMENTS: Medallion Dwarf with Bonsai is measured by metric as a uniform thickness of 3/4 of an inch, plus or minus 1/8 of an inch, plus top growth in Southern California and Nevada. Medallion Dwarf with Bonsai is harvested in 16' x 16' square foot sod pieces that are 13 inches wide by 48 inches long. In Northern California, it is harvested in one square foot rolls that are 18 inches wide by 72 inches long.

SHIPPING STANDARDS: Prior to harvesting Medallion Dwarf with Bonsai is mowed uniformly to a height of between 1.5 to 2 inches for shipment. It is stabilized with the soil facing out to protect the grass from damage, and the soil is sealed on public. Each pallet contains approximately 300 square feet of sod. Medallion Dwarf with Bonsai is shipped sufficiently dry for transportation and handling, yet moist enough to facilitate installation. It should be installed immediately after delivery. Shipping dates are the property of Pacific Sod. Should pallet pick-up be required, please make arrangements with the office from which the sod was ordered.

TEMPERATURE TOLERANCE: Medallion Dwarf with Bonsai is comparable to Medallion with a higher temperature tolerance than Perennial. With its deep, extensive root system, Medallion Dwarf with Bonsai grows well in a wide range of temperatures, from hot to cool, with very little problem.

WEAR RESISTANCE: Medallion Dwarf with Bonsai is more wear tolerant than Perennial. Due to its slower growth habit, Medallion Dwarf with Bonsai will recover more slowly from traffic damage than Medallion. It is suitable for light traffic and recreational situations and exhibits fair wear recovery.

SHADE TOLERANCE: Medallion Dwarf with Bonsai prefers a full sun location but will perform well in light shade situations, receiving 4 to 5 hours of sunlight per day. Medallion Dwarf with Bonsai is more shade tolerant than Perennial.

WATERING: Newly planted Medallion Dwarf with Bonsai should be watered in late July to avoid drying out and to enable the root system to penetrate its new soil environment. Once the new sod has started to root in, watering frequency should be reduced. Due to varying soil and climate conditions, it is difficult to recommend a specific watering schedule. However, because of its deep and extensive root system, a twice-a-week deep watering is generally considered adequate for most summer weather situations. Excessively hot desert locations may require more water during the summer months.

MOWING: Medallion Dwarf with Bonsai should be mowed regularly with either a reel or rotary mower. It should be mowed no lower than 3 inches, depending upon the season, location or individual preference. Avoid mowing more than one third of the top growth at any one mowing.

FERTILIZATION: Due to its inherently dark green color, Medallion Dwarf with Bonsai will require less nitrogen than most other tall fescue sods. During the spring, summer and fall, fertilizer should be applied every 4 to 8 weeks using 0.5 to 1 pound of nitrogen for each 1,000 square feet of lawn. A complete fertilizer containing phosphorus and potassium should be applied at least once during both the spring and fall. During the hot summer months, fertilizer rates should be reduced.

WEED, INSECT AND DISEASE CONTROL: Medallion Dwarf with Bonsai is virtually free of weeds, damaging insects and disease when it is cultivated. However, in some lawn conditions, weed and insect infestations may occur from close proximity to neighboring areas which have these problems. Various maintenance practices may be used to reduce these problems. If chemical controls are required, they should be used in accordance with the written instructions provided by the manufacturer.

4 SOD



Long Term Irrigation Strategy

Once fully established, Kurapia roots may go as far as 5 to 10 feet below the soil surface, when properly irrigated. Deep irrigation will encourage deep rooting and decrease watering sessions. There is no one irrigation recommended for Kurapia; water needs will vary by local climate, soil type, time of year, and both type of irrigation system and irrigation methods. In general, an established Kurapia planting will require a minimum of one irrigation a week to hold green color; two irrigations a week may be necessary to hold same green color in excessively hot weather.

Maintenance

Fertilization: 1 time in the Spring for growth and flowering if desired. 1 time in the Fall can help retain color. 2 lbs. of Nitrogen/1,000 square feet per year.

Mowing: An early mowing during establishment period will encourage more runners, for faster fill in. Does not require mowing if a natural groundcover look is desired. Set mower to remove 1/3 of top growth.

Installation

Interested in saving Time & Money? Delta Bluegrass Installation crews are available to ensure a successful planting of this NEW Drought Tolerant SOD Product. Our crews are efficient, experienced, professional and courteous.

"Kurapia is an attractive, vigorous, rich green groundcover for most of the year with very little water."

*Kerrie Reid
CC-ENR Cooperative Extension Advisor
in San Joaquin County*



800.637.8873
www.deltabluegrass.com



Plant Description

Name: Lippia nodiflora L. 'Kurapia'
Common Name: Kurapia
Plant Type: Perennial
Growth Habit: Sterile, Non-Invasive
Origin: Japan
Planting: Any Season
Flowers: Small, White
 Blooms May to November
Height: Low Growing, 1'-3' High
Exposure: Full Sun to Partial Shade
pH Tolerant: pH 4-9
Mowing: 1-2 Times a Month
Drought Tolerant: Once Established, 60% Less Water
Not Recommended: Over 5,000 ft. Elevation or Temperatures Under 20°F

KURAPIA

SHRUB PALETTE
PRELIMINARY LANDSCAPE PLAN

Colony Street Townhomes

1979 Colony Street
Mountain View, California

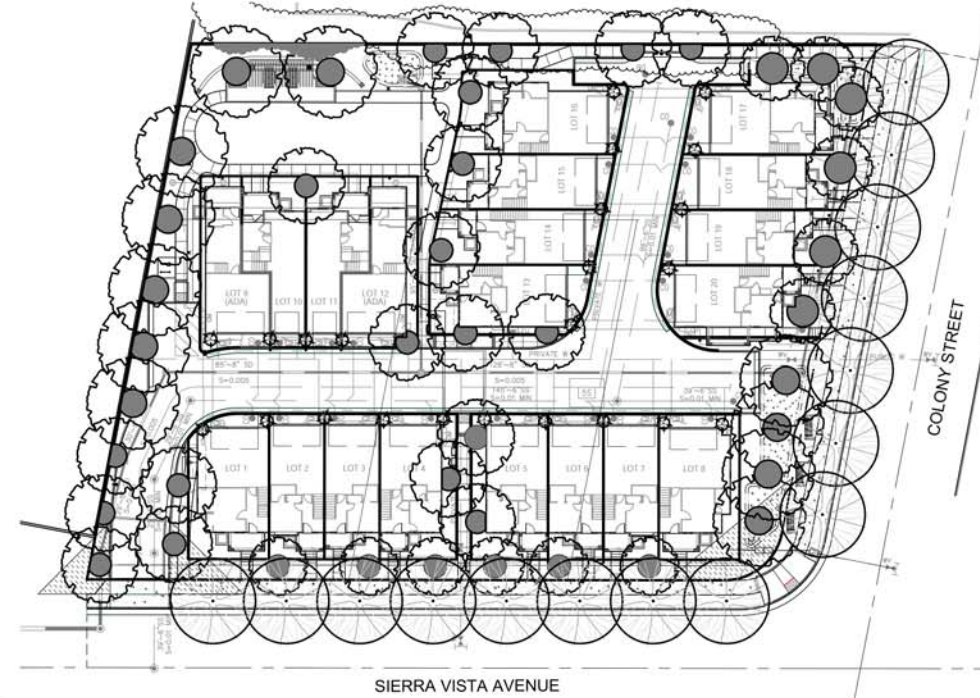


LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Date: August 14, 2018
Job: 17-150

L-6.7

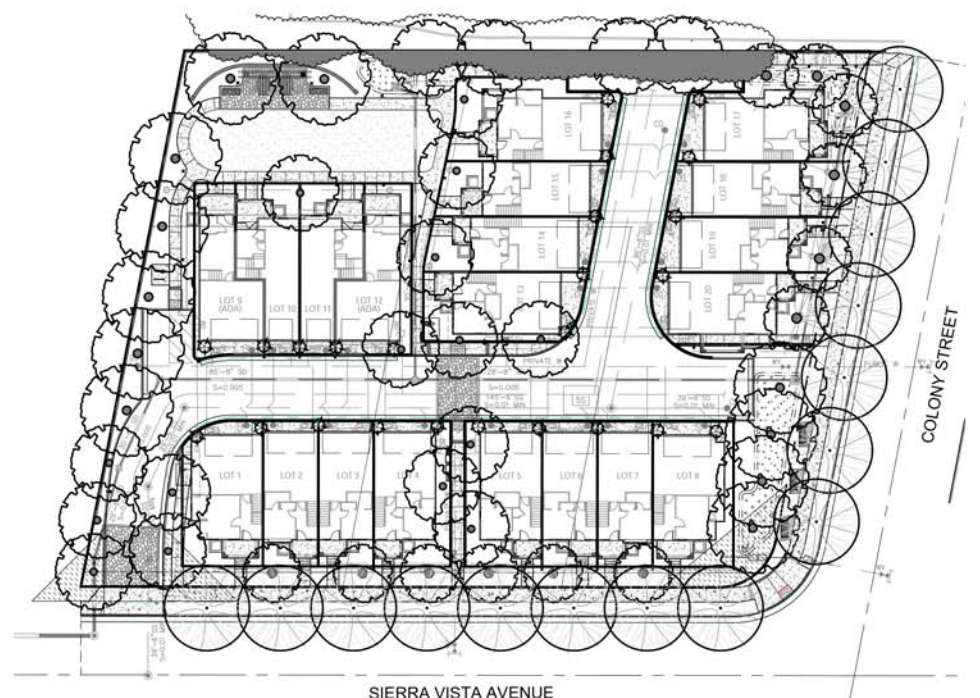


1 EXISTING TREE CANOPY:

Existing	8,085 sq. ft.	18.5% of Project Site
To be removed	6,784 sq. ft.	
Remaining	1,301 sq. ft.	3.0% of Project Site

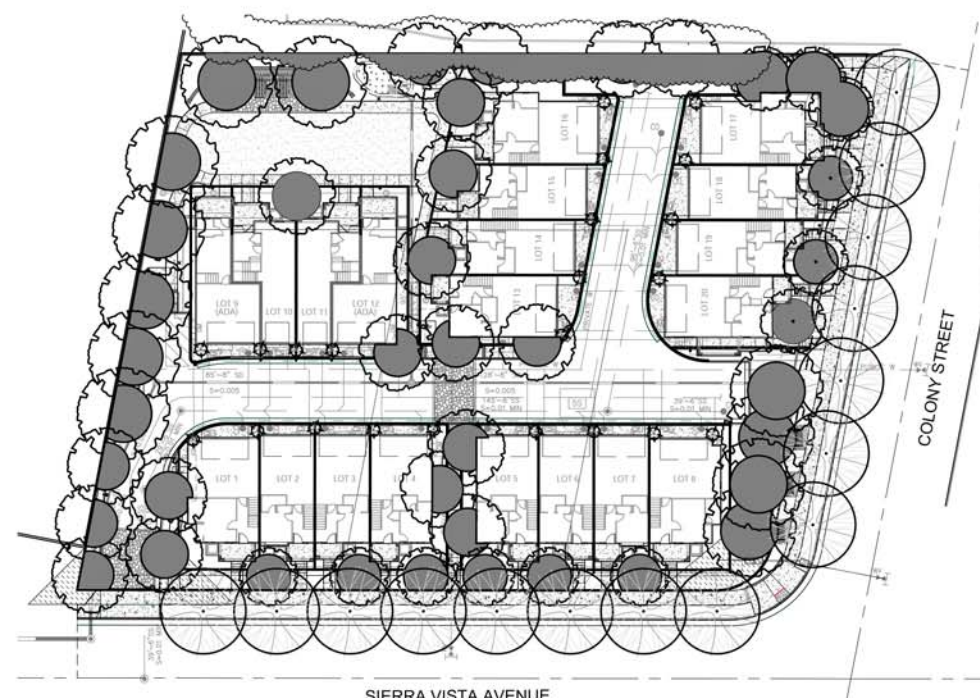
3 TREE CANOPY AT 5 YEARS:

Proposed	2,247 sq. ft.		
Existing	1,301 sq. ft.		
Total	3,548 sq. ft.	8.1% of Total Site	



2 TREE CANOPY AT PLANTING:

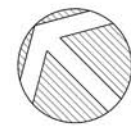
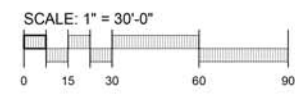
Proposed	259 sq. ft.		
Existing	1,301 sq. ft.		
Total	1,560 sq. ft.	3.6% of Total Site	



4 TREE CANOPY AT 10 YEARS:

Proposed	8,122 sq. ft.		
Existing	1,301 sq. ft.		
Total	9,423 sq. ft.	21.6% of Total Site	

Notes:
Total Project Site 43,555 sq. ft.



TREE CANOPY PLAN PRELIMINARY LANDSCAPE PLAN

Colony Street Townhomes
1979 Colony Street
Mountain View, California

TREE PERCENTAGE OF COVERAGE

Total Tree Canopy Coverage	8,502 sq. ft.	
Total Landscape Area (minus right of way)	13,804 sq. ft.	62% Coverage
Total Lot: Size	42,624 sq. ft.	20% Coverage



LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Date: August 14, 2018
Job: 17-150

L-8.1