

515 & 545 N. WHISMAN

MOUNTAIN VIEW, CA



Project Team

STONELEX A, LLC

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ARCHITECTURE + PLANNING
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1814 Franklin St., Suite 400
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510-272-2910
ktgy.com



LANDSCAPE
100 Avenida Miramar
San Clemente, CA 92672
949-366-6624
c2collaborative.com

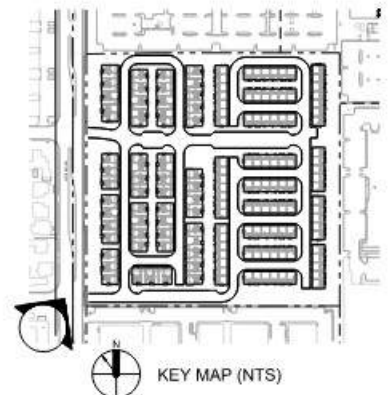


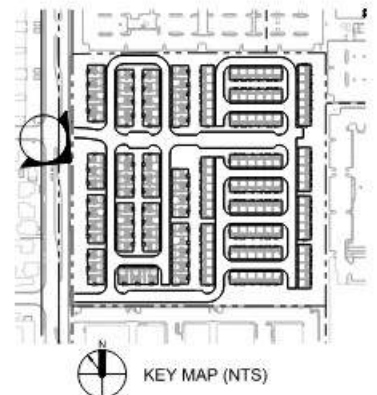
CIVIL ENGINEER
2633 Camino Ramon, Ste. 350
San Ramon, CA 94583
925-866-0322
cbandg.com

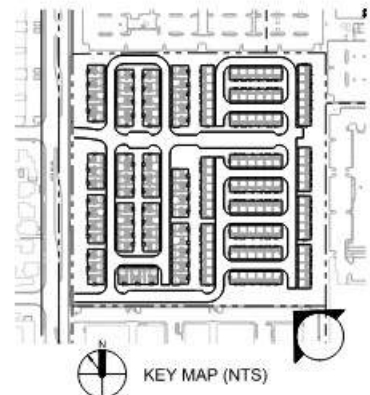


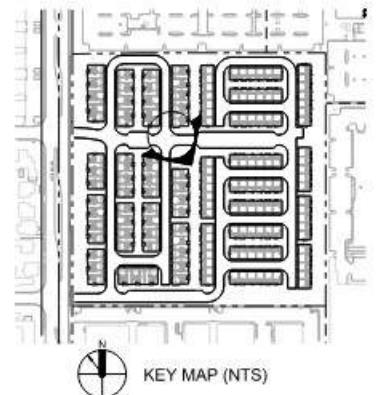
JOINT TRENCH
8080 Santa Teresa Blvd, Ste. 240
Gilroy, CA 95020
925-467-1740
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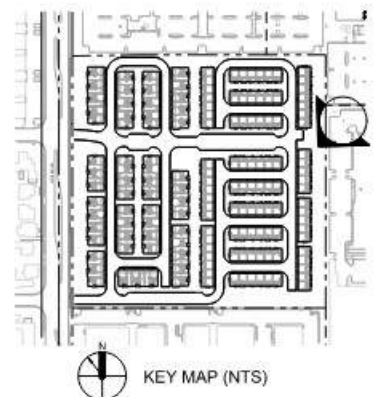




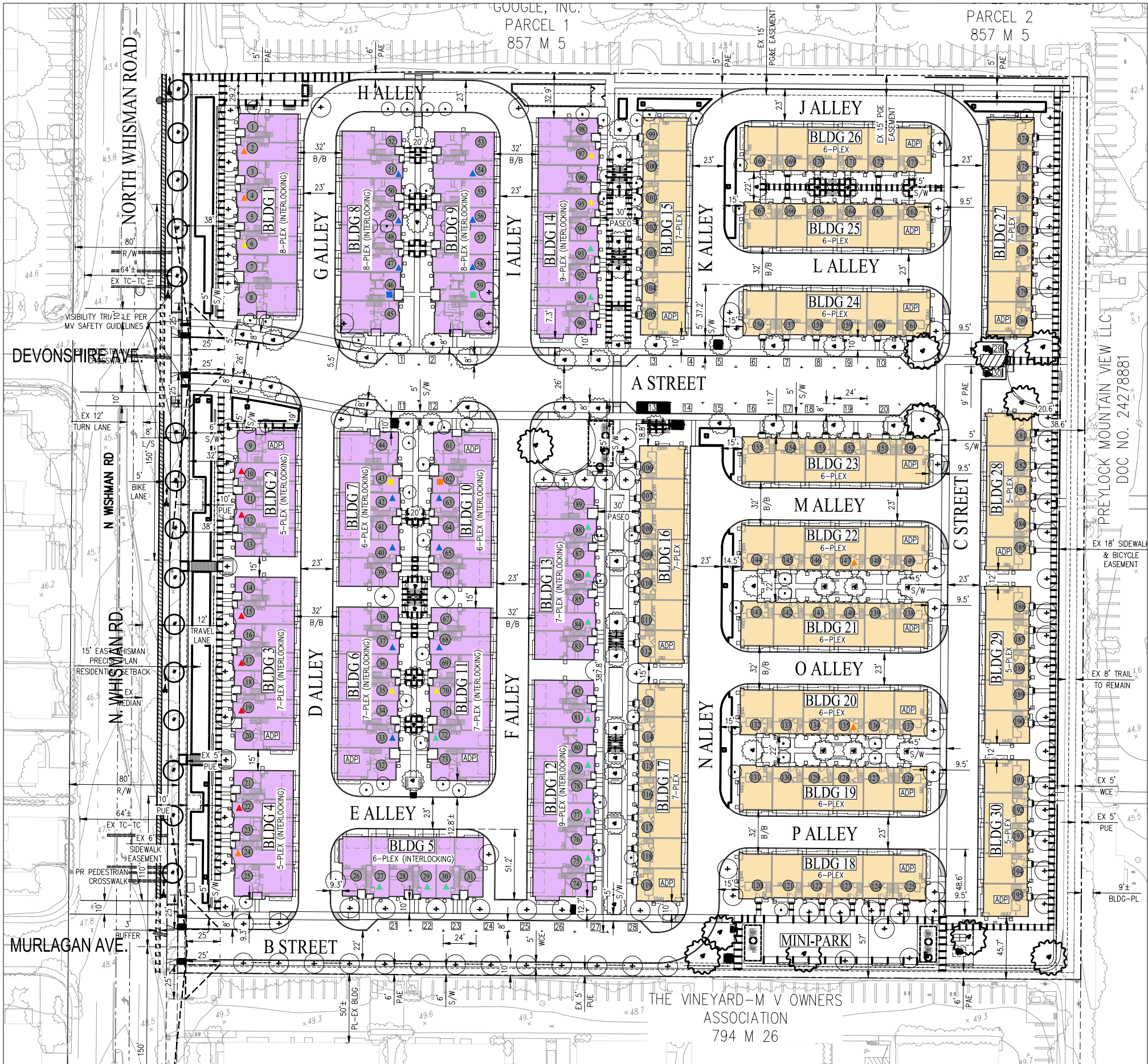




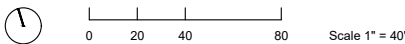








BMR Unit Distribution						
	90%AMI	120%AMI	160%AMI	180%AMI	200%AMI	Total
3BD	13	13	5	1	5	42
4BD	1	1	1	0	1	4
Total	14	14	6	6	6	46



Project Summary

Address: 515 & 545 N.Whisman Rd.
City: Mountain View, CA
Site: 435,717 sf 10 AC
Zoning: East Whisman Precise Plan Area P(41)
Character Area: Low Intensity Mixed-Use
General Plan Designation: East Whisman Mixed-Use
Proposed Density: 19.5 du/ac

Project Description

Site consists of two vacant existing office buildings to be demolished for the construction of 195 rowhouses. See separate project description under separate cover for detailed information.

Unit Summary

Shallow Rowhouse : Const Type VB (3-story, SxS garage)

Neighborhood 1	Bed / Bath Count	Garage	# du	%	Accessible Ground Floor *	Deck	Storage	NSF	Total NSF
Plan 1A**(2 BMR)	3 bd/2.5 ba	s x s	29 du	30%	n/a	68 sf	164 cuft	1,574 sf	45,646 sf
Plan 1B	3 bd/2.5 ba	s x s	36 du	37%	n/a	99 sf	164 cuft	1,574 sf	56,664 sf
Plan 2	3 bd/2.5 ba	s x s	16 du	16%	9	95 sf	164 cuft	1,690 sf	27,040 sf
Plan 3	3 bd/2.5 ba	s x s	16 du	16%	6	55 sf	164 cuft	1,708 sf	27,328 sf
Total			97 du	100%	15				156,678 sf
Average NSF/du								1615 sf/du	

Interlocking Rowhouse: Const Type VB (3-story, Interlocking with Tandem Garage)

Neighborhood 2	Bed / Bath Count	Garage	# du	%	Accessible Ground Floor *	Deck	Storage	NSF	Total NSF
Plan 1** (40 BMR)	3 bd/ 3 ba	tandem	40 du	41%	n/a	67 sf	164 cuft	1,288 sf	51,520 sf
Plan 2	3 bd/ 3.5 ba	s x s	40 du	41%	2	100 sf	164 cuft	1,774 sf	70,960 sf
Plan 3** (4 BMR)	4 bd/ 3.5 ba	s x s	7 du	7%	n/a	100 sf	164 cuft	1,983 sf	13,881 sf
Plan 4 (side entry)	4 bd/ 3.5 ba	s x s	7 du	7%	0	122 sf	164 cuft	2,165 sf	15,155 sf
Plan 4 ALT	4 bd/ 3.5 ba	s x s	4 du	4%	3	122 sf	164 cuft	2,157 sf	8,628 sf
Total			98 du	100%	5				160,144 sf
Average NSF/du								1,634 sf/du	

Site Total	195 du	20 du	1,625 sf/du Average	316,822 NSF Total
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* Accessible ground floor in accordance with CBC 1102A.3.1

**46 Total Below Market Rate (BMR) Units provided (25% of the base unit count of 184)

Unit and Building Coverage Summary

Building type	# of buildings	du/building	Total DU	Building Coverage SF	Total Coverage SF
Neighborhood 1					
5-plex	3	5	15 du	4,372 sf	13,116 sf
6-plex	9	6	54 du	5,195 sf	46,755 sf
7-plex	4	7	28 du	6,050 sf	24,200 sf
Neighborhood 2					
5-plex	2	5	10 du	4,476 sf	8,952 sf
6-plex	2	6	12 du	5,493 sf	10,986 sf
6-plex Alt	1	6	6 du	5,015 sf	5,015 sf
7-plex	4	7	28 du	6,058 sf	24,232 sf
8-plex	3	8	24 du	7,150 sf	21,450 sf
9-plex	2	9	18 du	7,705 sf	15,410 sf
Total:	30		195 du		170,116 sf
Site Coverage:	35% coverage maximum			39.0% coverage	

Mountain View Zoning Code Defines:

Lot, coverage. That percentage of the total lot area covered by structures as herein defined.

Structure. That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.

Therefore, building coverage is calculated as entire area of buildings covered by a roof structure.

Parking Summary

Required	Ratio	Total Required
Residential Private Garages (per EWPP)	2 spaces/du minimum	390 spaces
Guest on-street (per MVRDG)	0.3 spaces/du minimum	59 spaces
Total	2.3 spaces/du	449 spaces
Short-Term Bicycle (per EWPP)	1/10 spaces/du	20 spaces
Long-Term Bicycle (per EWPP)	1 space/du	195 spaces
Provided		
Residential In-garage	310 spaces (standard)	
	80 spaces (tandem)	21% of DU's
Guest on-street	30 spaces (standard)	
Total	420 spaces	
Parking Ratio	2.15 spaces/du	
Short-Term Bicycle (per EWPP)	24 spaces	
Long-Term Bicycle (per EWPP)	195 spaces	

Private Garages EV ready (see Code analysis and unit plan notes)
2 Accessible Parking Spaces Required/Provided
See civil sheet TM.3 Parking Summary Notes for additional info for EVSE, Shared USPS, and Temporary Loading Space Locations

Open Space Summary

Required	Ratio	Total
Common Open Space	100 sf/du	19,500 sf
Private Open Space	100 sf/du	19,500 sf
Total		39,000 sf
Minimum Area of Site To Be Landscaped	35%	152,501 sf
Provided		
Common Open Space	207 sf/du	40,275 sf
Private Open Space	85 sf/du (average)	16,658 sf
Total		56,933 sf
Overall Ratio		292 sf/du
Area of Site Landscaped	28%	120,150 sf

Common Open Space Summary

Type	Total Provided
Home Owner Common Usable Open Space	29,925 sf
Home Owner Central Paseo	14,450 sf
Existing Public Easement Trail	11,590 sf
Publicly Accessible Mini Park	10,350 sf
Multi-Use Path	9,800 sf
TOTAL	76,115 sf
Note: See Landscape Exhibits for further information.	
City Qualified Common Open Space (EWPP/MVRDG)	
29,925 sf	0.69 AC
10,350 sf	0.24 AC
40,275 sf	0.93 AC

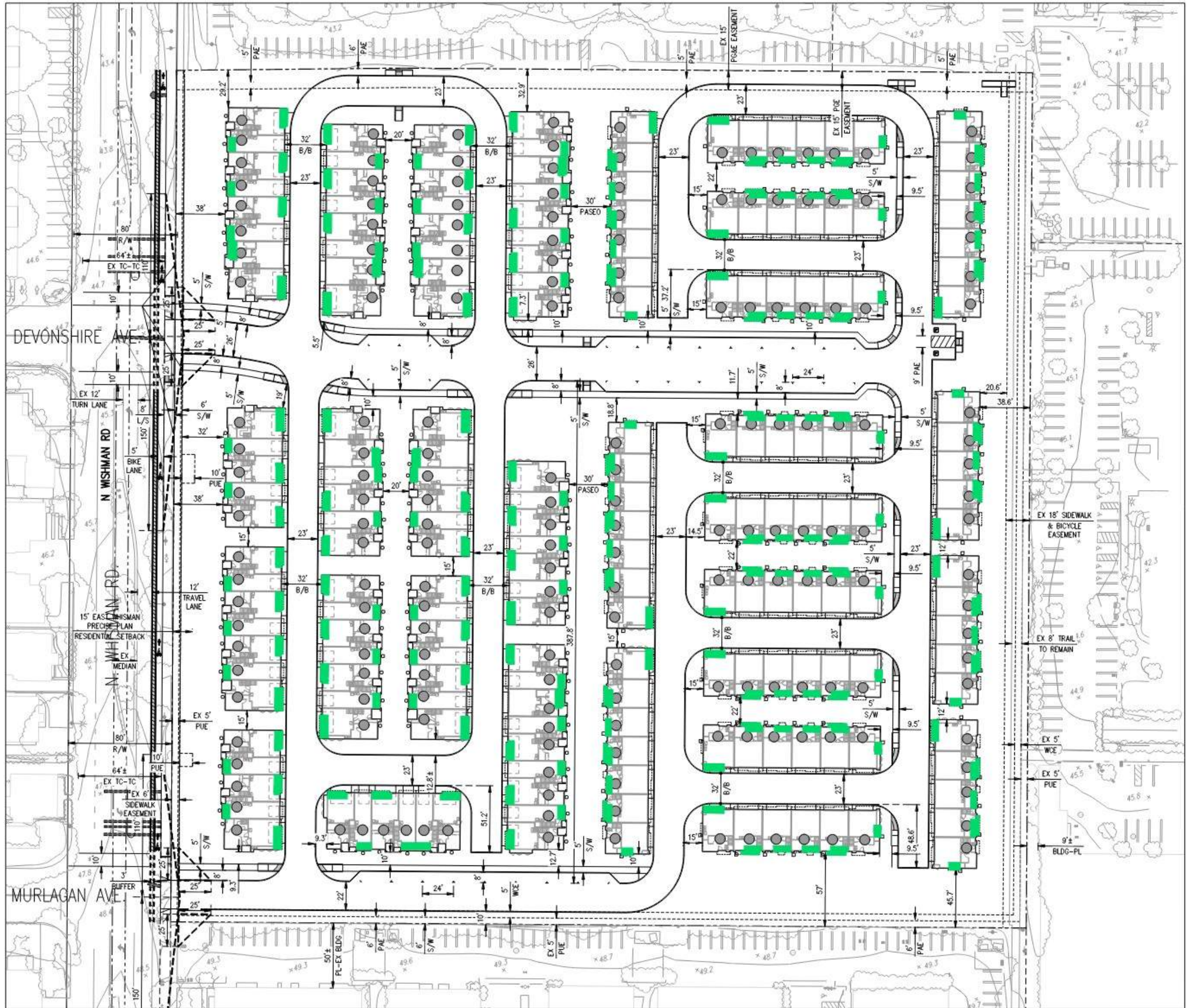
SB330 Gross Square Footage Calculation

Building type	# of buildings	# of units	GSF / bldg	Total gross SF
N1 Townhouses				
5-plex	3	15	11,807 sf	35,421 sf
6-plex	9	54	14,106 sf	126,954 sf
7-plex	4	28	16,375 sf	65,500 sf
Subtotal	16	97		227,875 sf
Neighborhood 2				
5-plex	2	10	12,416 sf	24,832 sf
6-plex	2	12	15,206 sf	30,412 sf
6-plex Alt	1	6	14,057 sf	14,057 sf
7-plex	4	28	17,077 sf	68,308 sf
8-plex	3	24	19,875 sf	59,625 sf
9-plex	2	18	21,498 sf	42,696 sf
Subtotal	14	98		240,230 sf
Total Per Site	30	195	Total GSF	468,105 sf

SB330 Comparison

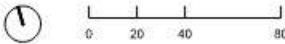
	Units Per Site	GSF
Original SB330	192	455,819
Current Proposed	195	468,105
Percent Difference	2% Increase*	3% Increase*

* 20% maximum change allowed per SB330



2nd Floor Decks

(see unit plans for additional info)



Private Open Space Key

Second Floor Deck

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N1

STYLE 1

STYLE 2

N2

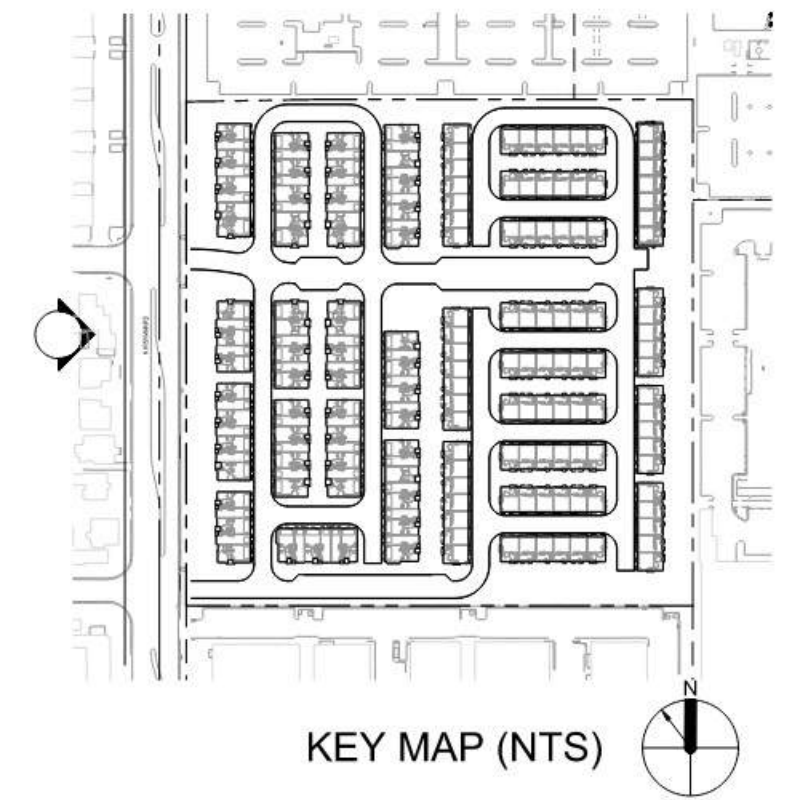
STYLE 3

STYLE 4

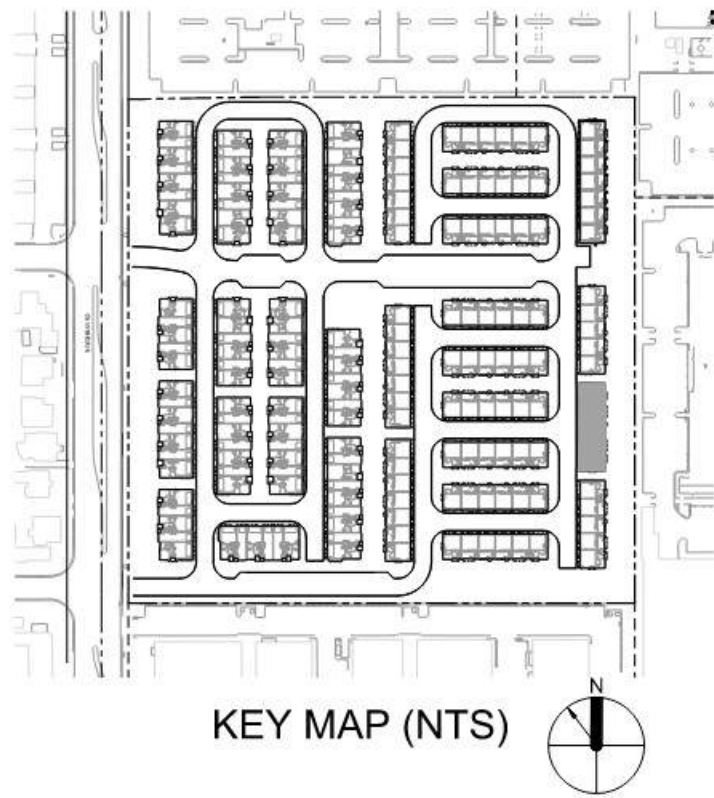


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Scale 1" = 40'



NOTE: Landscape show for illustrative purposes only. See landscape drawings for additional information.
Color and materials show for illustrative purposes only. See color and material boards for specific selections.



KEY MAP (NTS)

MATERIAL LEGEND

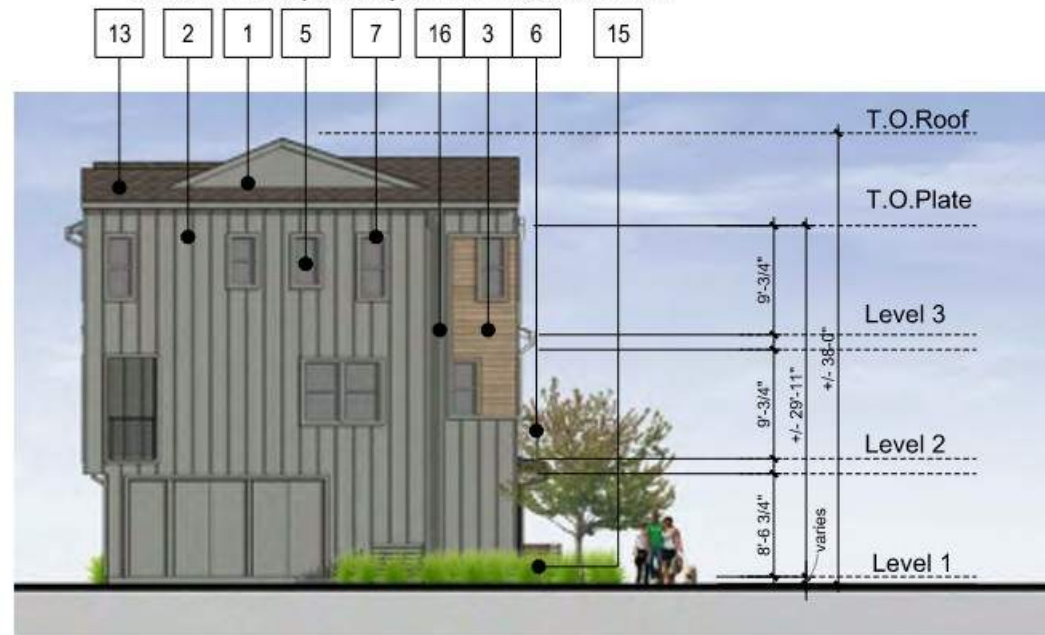
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| 8. Foam trim at stucco | 16. Downspout |

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit.
Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



FRONT PERSPECTIVE



LEFT

0 4 8 16 Scale 1" = 8'



PLAN 2R

PLAN 1B

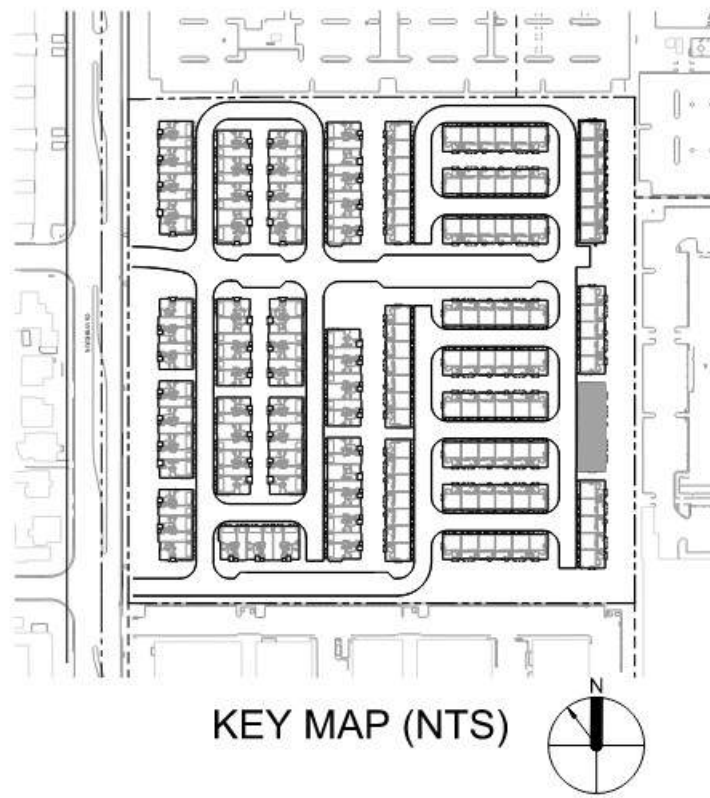
PLAN 1A

PLAN 1B

PLAN 3

FRONT

0 4 8 16 Scale 1" = 8'



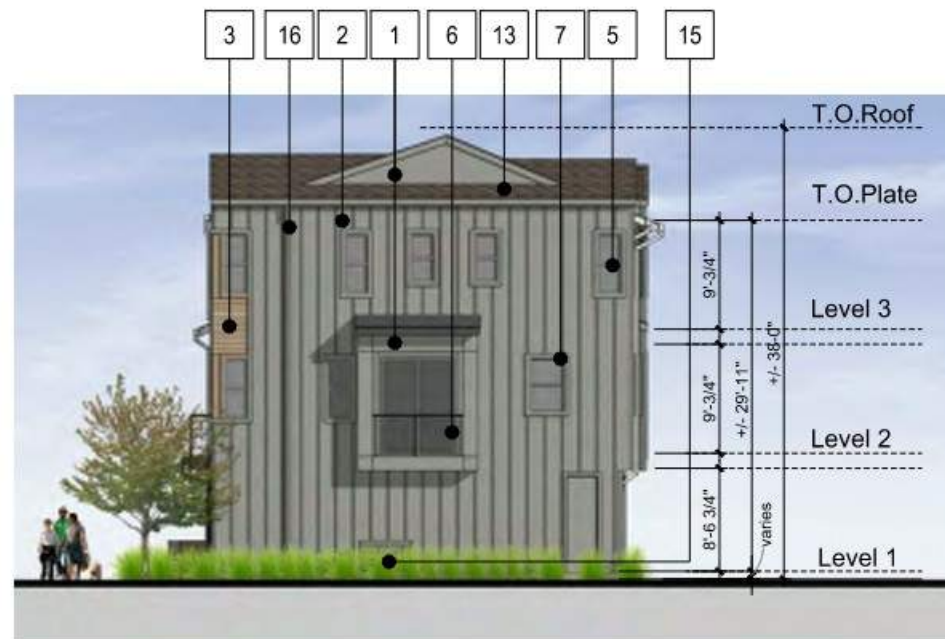
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RIGHT

Scale 1" = 8'



REAR PERSPECTIVE



PLAN 2R

PLAN 1B

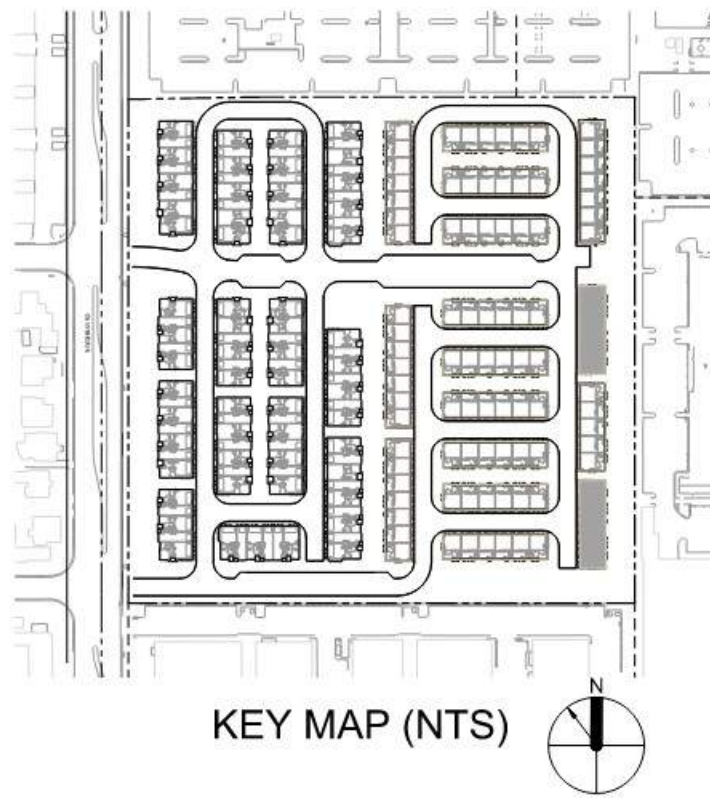
PLAN 1A

PLAN 1B

PLAN 3

REAR

Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

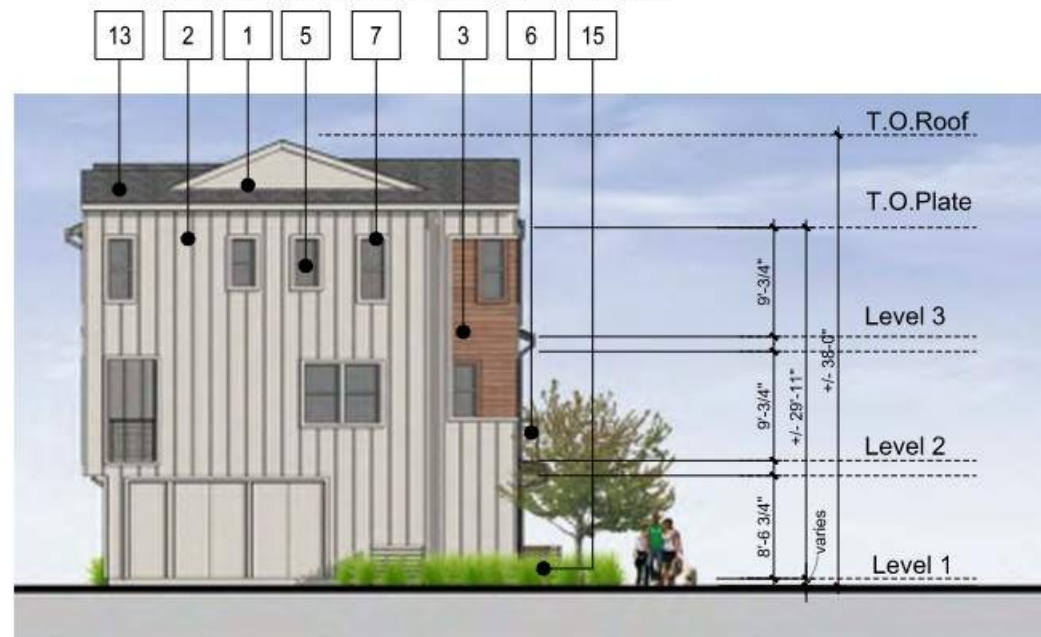
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PLAN 2R

PLAN 1B

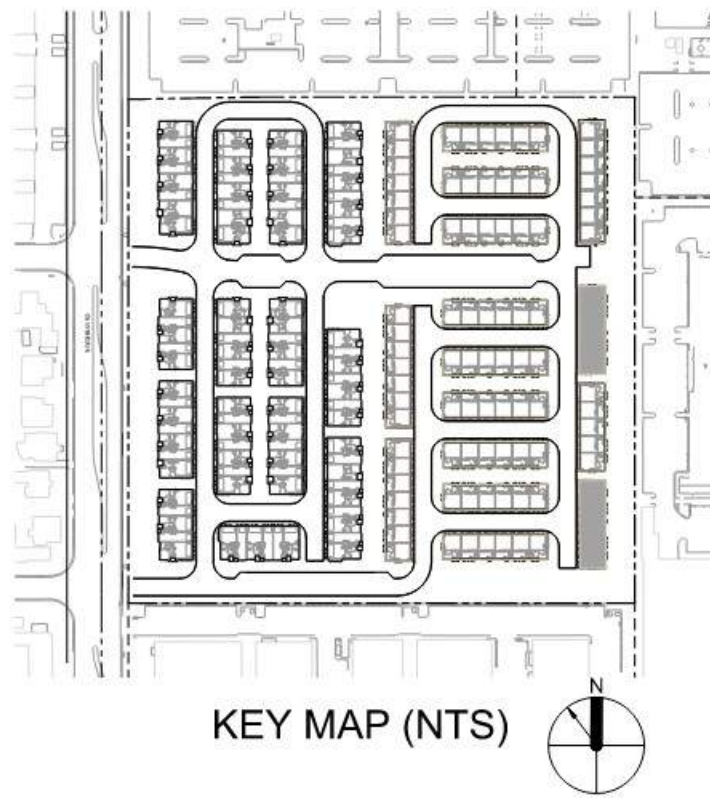
PLAN 1A

PLAN 1B

PLAN 3

FRONT

0 4 8 16 Scale 1" = 8'



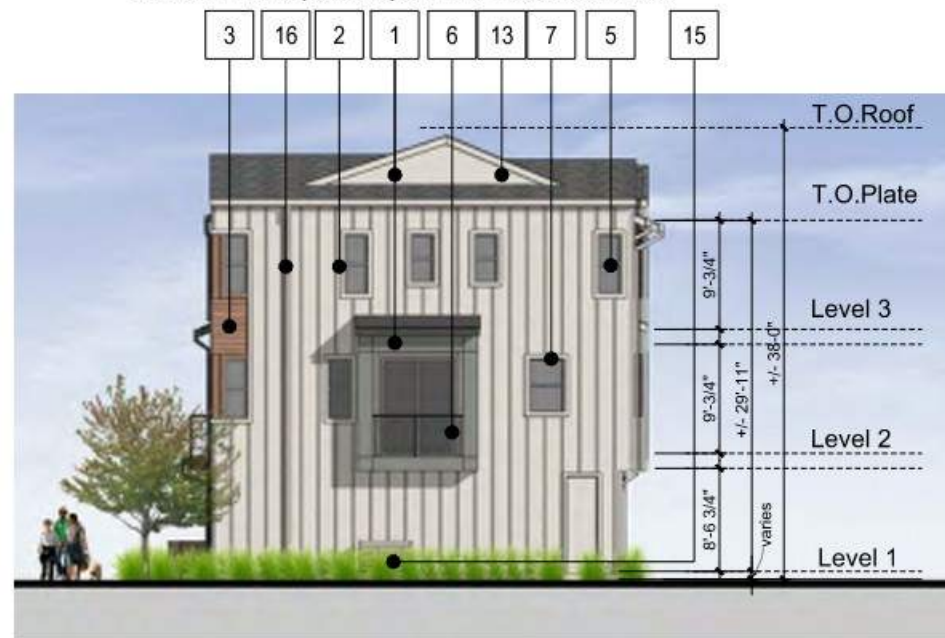
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REAR PERSPECTIVE



PLAN 2R

PLAN 1B

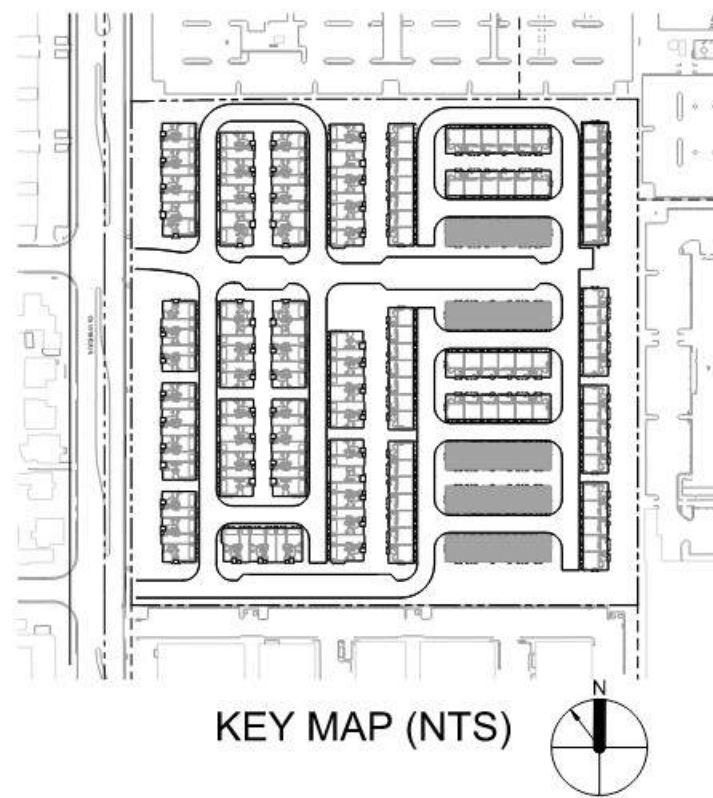
PLAN 1A

PLAN 1B

PLAN 3

REAR

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

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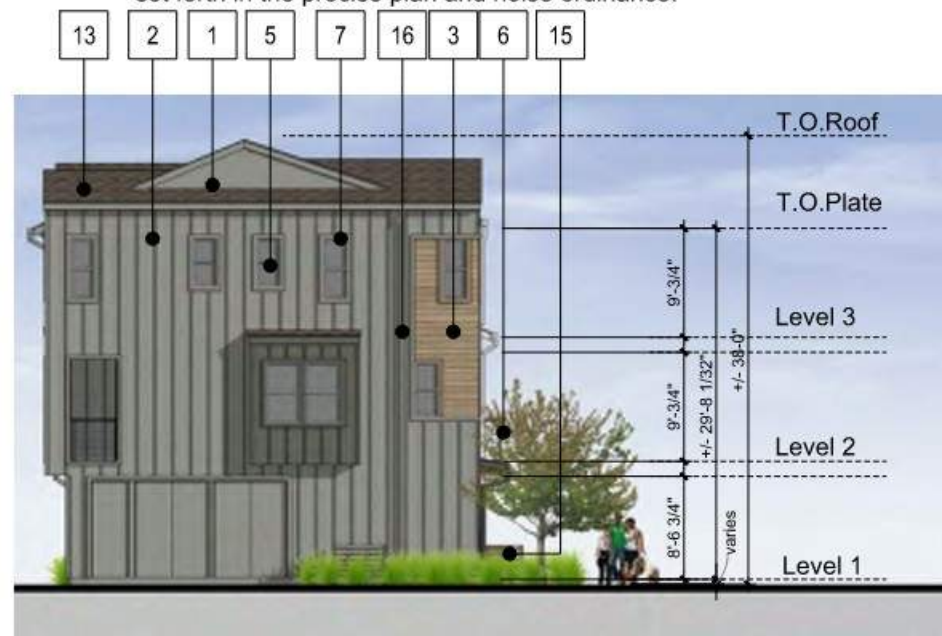
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PLAN 2R

PLAN 1B

PLAN 1A

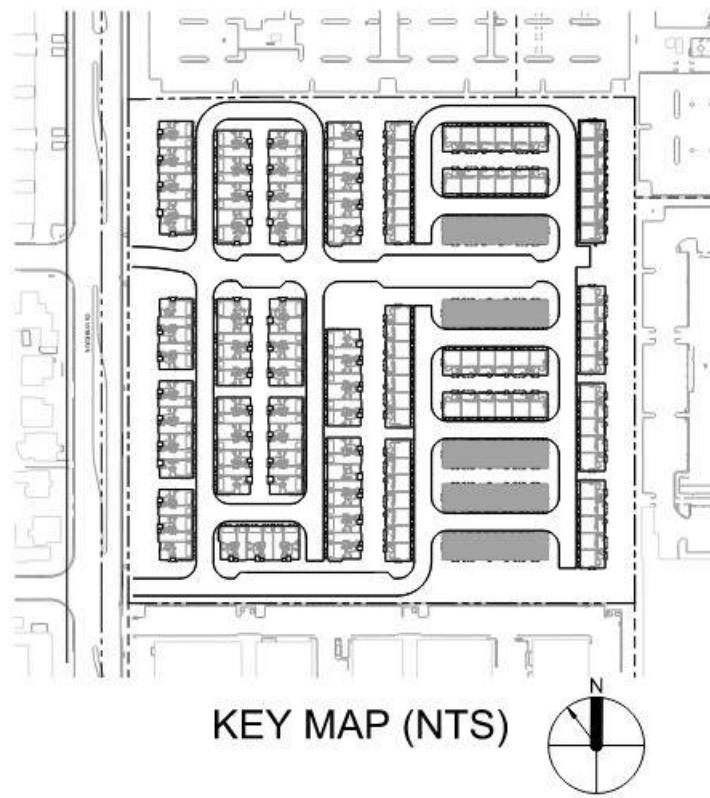
PLAN 1A

PLAN 1B

PLAN 3

FRONT

Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

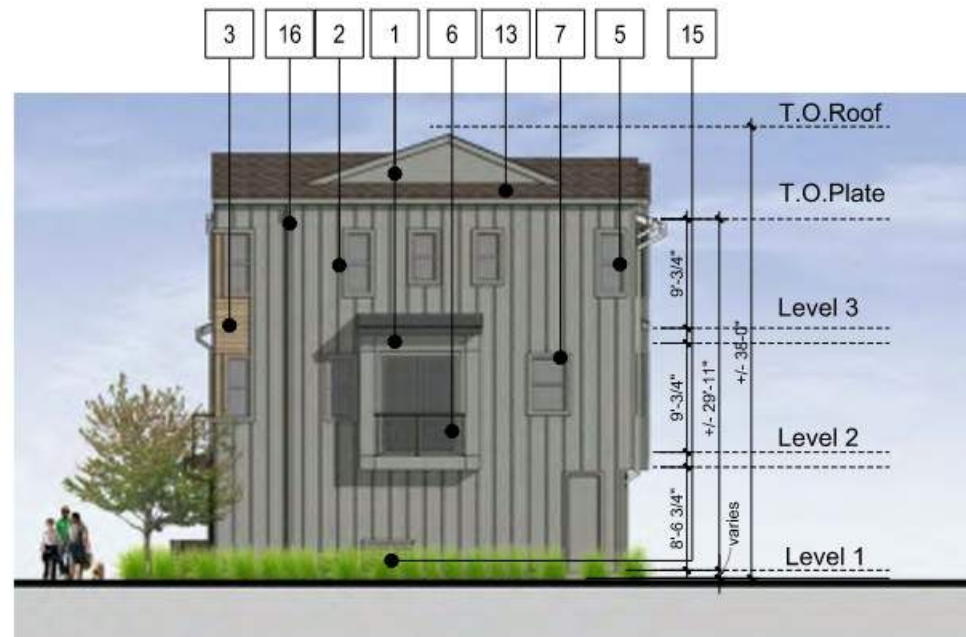
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RIGHT

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PLAN 2R

PLAN 1B

PLAN 1A

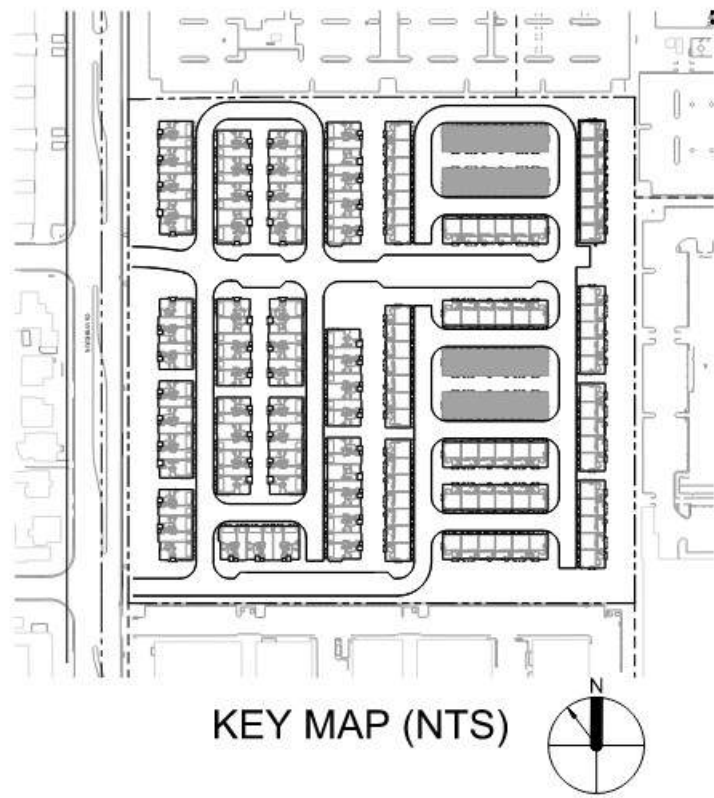
PLAN 1A

PLAN 1B

PLAN 3

REAR

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

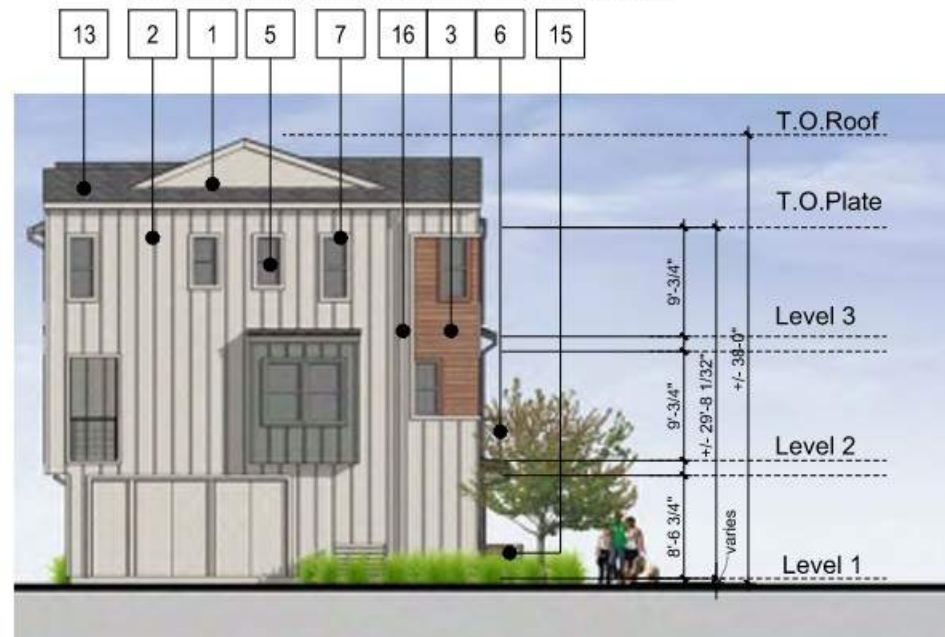
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LEFT

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PLAN 2R

PLAN 1B

PLAN 1A

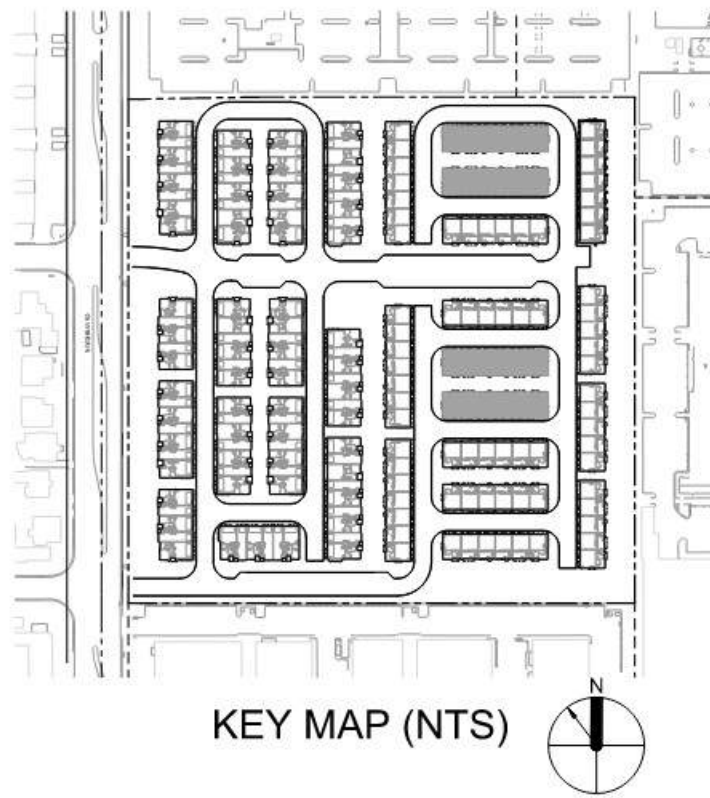
PLAN 1A

PLAN 1B

PLAN 3

FRONT

Scale 1" = 8'



MATERIAL LEGEND

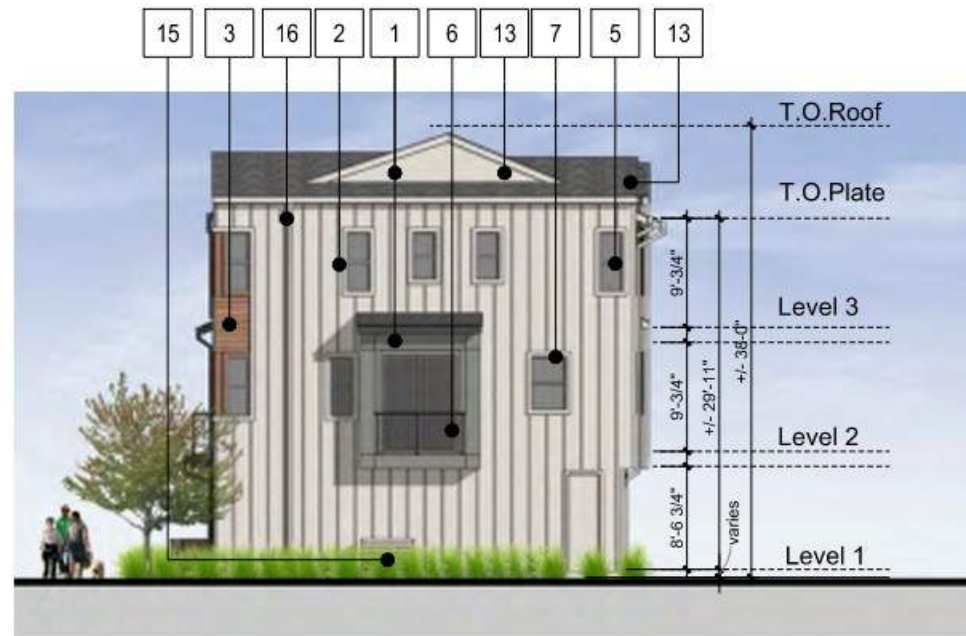
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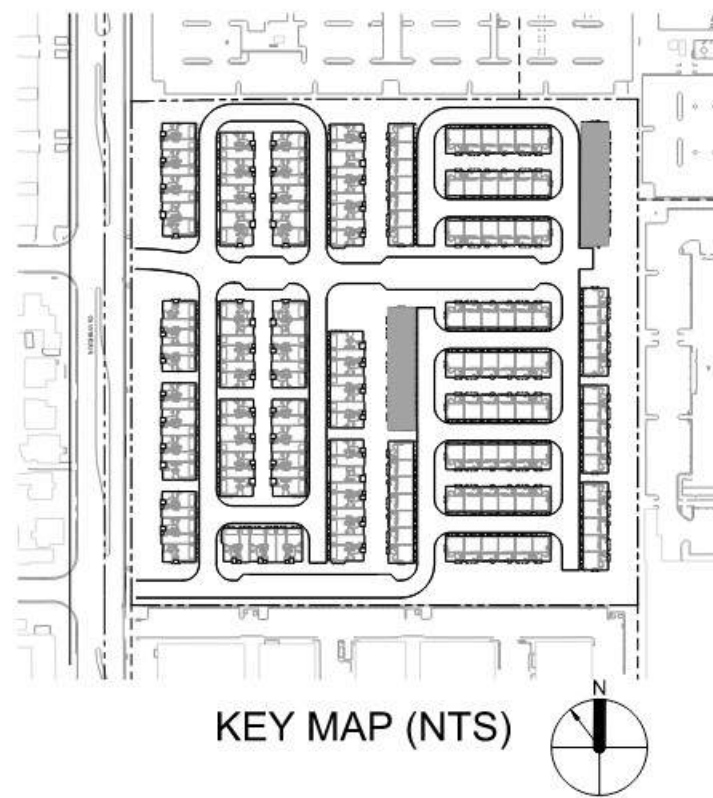
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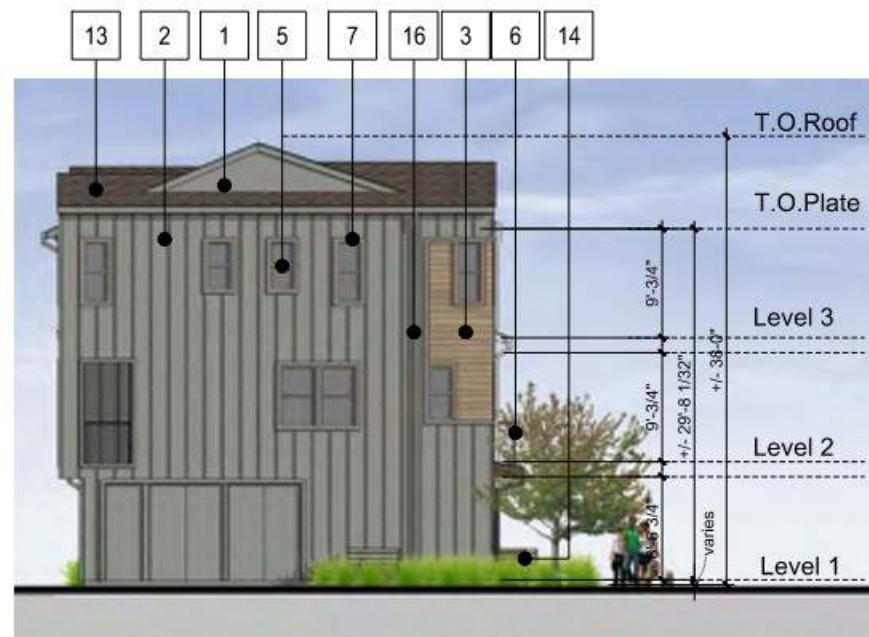
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PLAN 2R

PLAN 1B

PLAN 1A

PLAN 1B

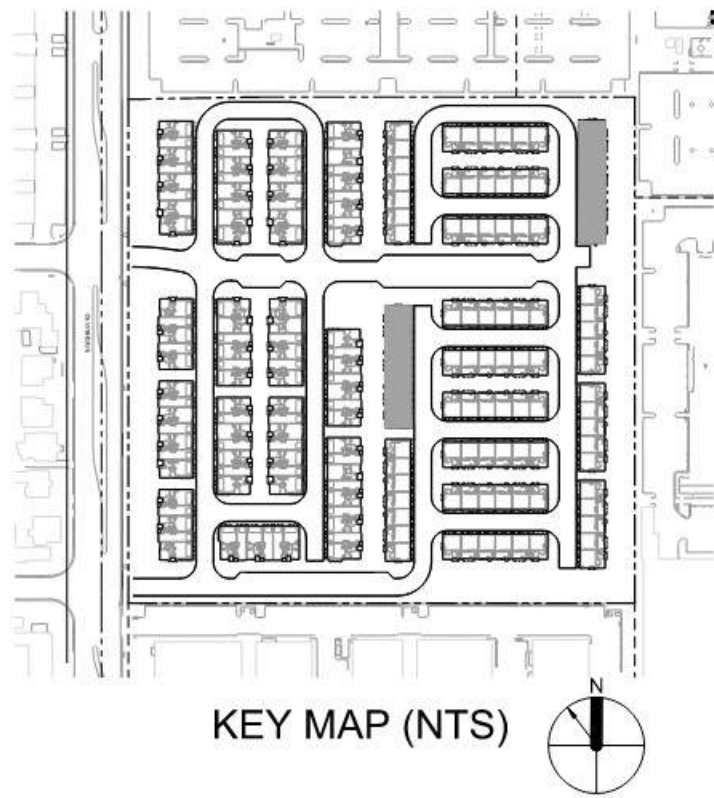
PLAN 1A

PLAN 1B

PLAN 3

FRONT

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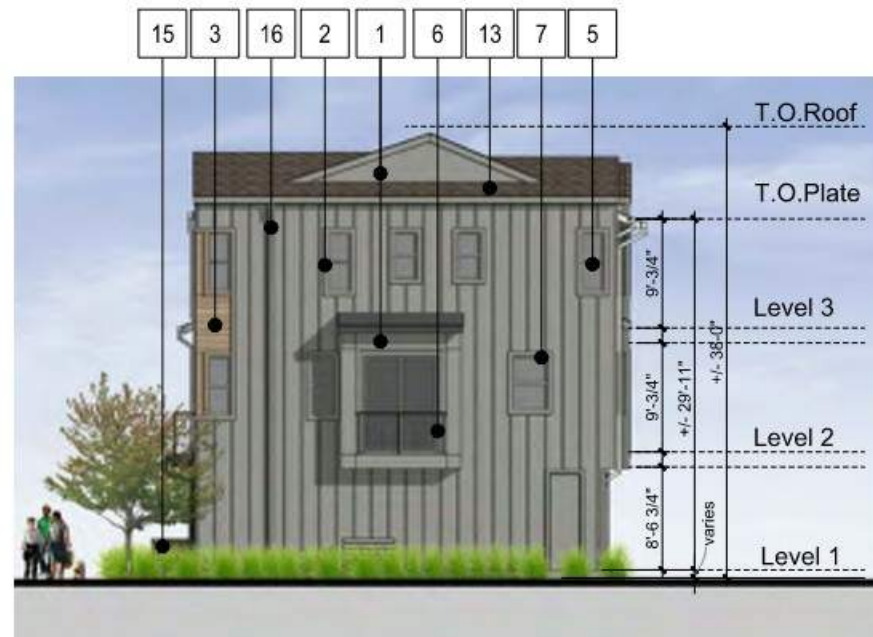
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PLAN 2R

PLAN 1B

PLAN 1A

PLAN 1B

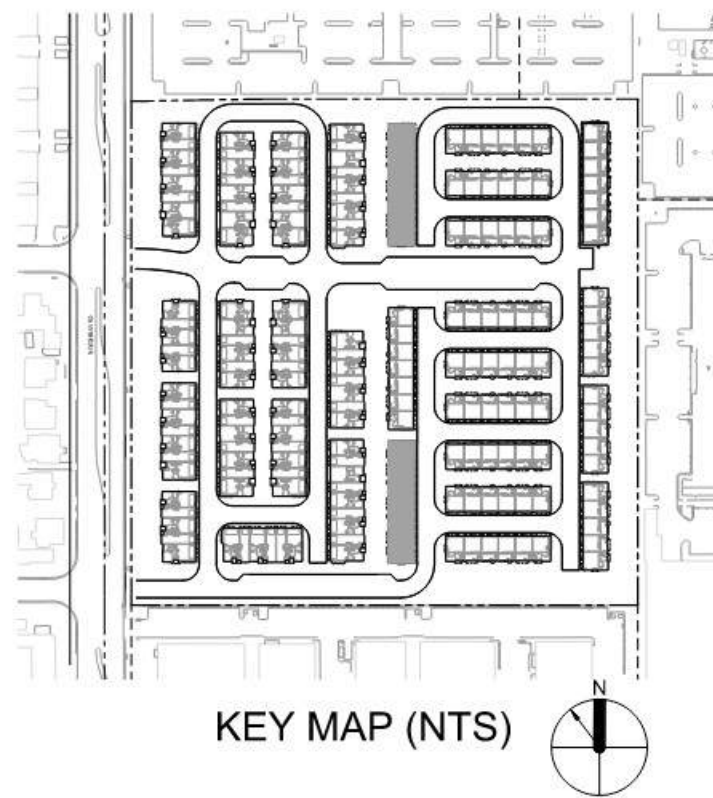
PLAN 1A

PLAN 1B

PLAN 3

REAR

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

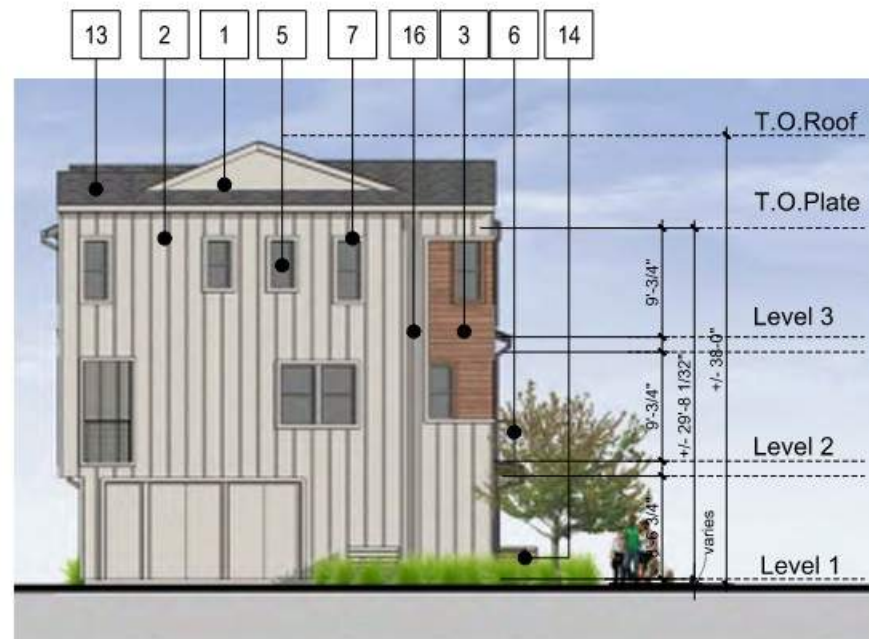
- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Metal garage door |
| 2. Fiber cement board/batten | 10. Light fixture |
| 3. Woodlook Siding | 11. Unit address |
| 4. Masonry veneer | 12. Entry door |
| 5. Vinyl window | 13. Composition shingle roof |
| 6. Metal railing | 14. Standing seam metal roof |
| 7. Fiber cement trim/fascia board | 15. Heat pump and screen |
| 8. Foam trim at stucco | 16. Downspout |

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



FRONT PERSPECTIVE



LEFT

0 4 8 16 Scale 1" = 8'



PLAN 2R

PLAN 1B

PLAN 1A

PLAN 1B

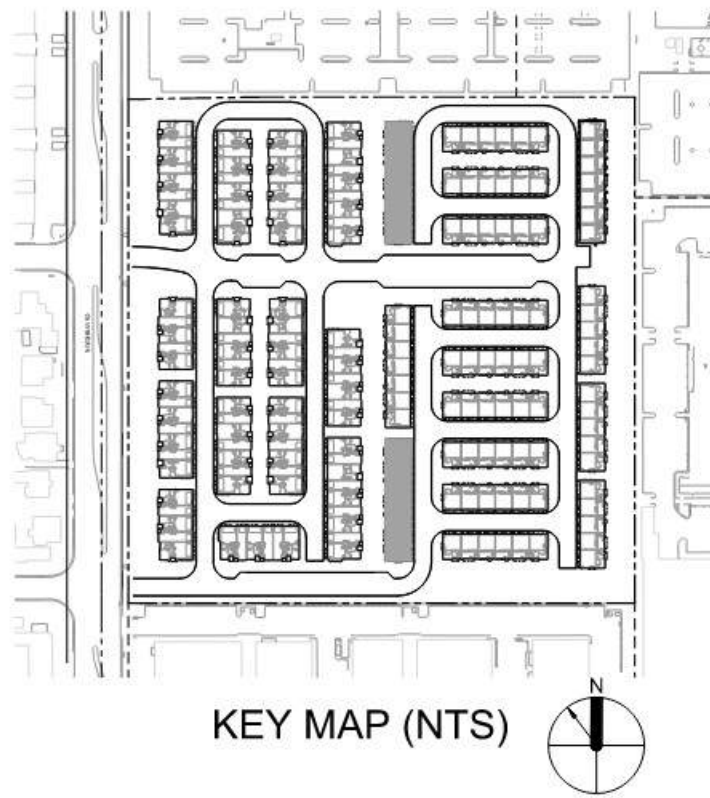
PLAN 1A

PLAN 1B

PLAN 3

FRONT

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

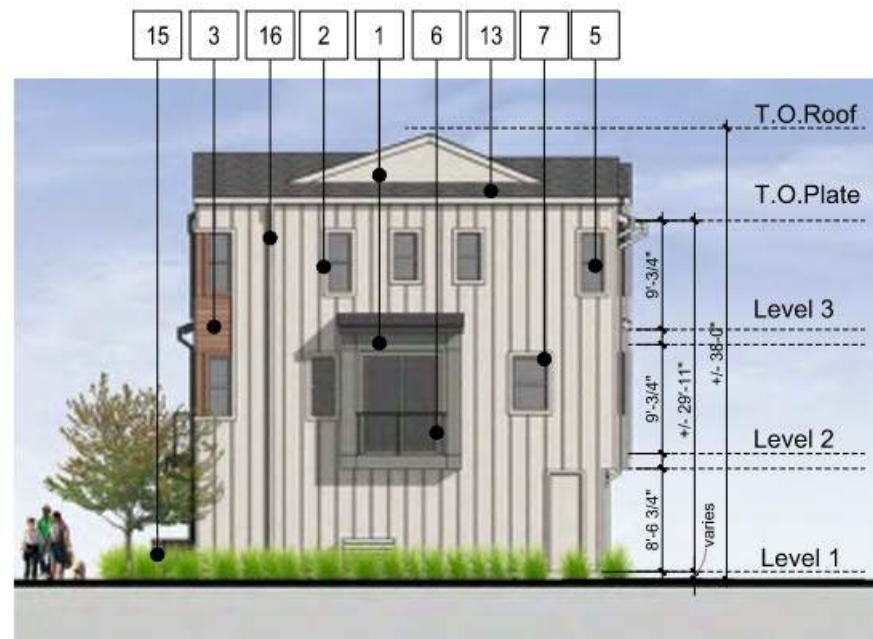
- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Metal garage door |
| 2. Fiber cement board/batten | 10. Light fixture |
| 3. Woodlook Siding | 11. Unit address |
| 4. Masonry veneer | 12. Entry door |
| 5. Vinyl window | 13. Composition shingle roof |
| 6. Metal railing | 14. Standing seam metal roof |
| 7. Fiber cement trim/fascia board | 15. Heat pump and screen |
| 8. Foam trim at stucco | 16. Downspout |

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



REAR PERSPECTIVE



RIGHT

0 4 8 16 Scale 1" = 8'



PLAN 2R

PLAN 1B

PLAN 1A

PLAN 1B

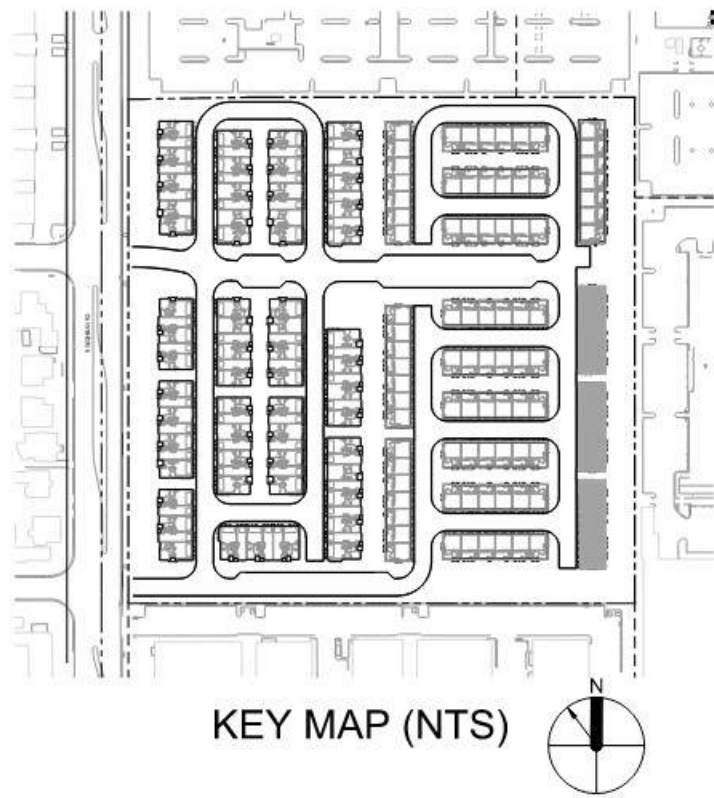
PLAN 1A

PLAN 1B

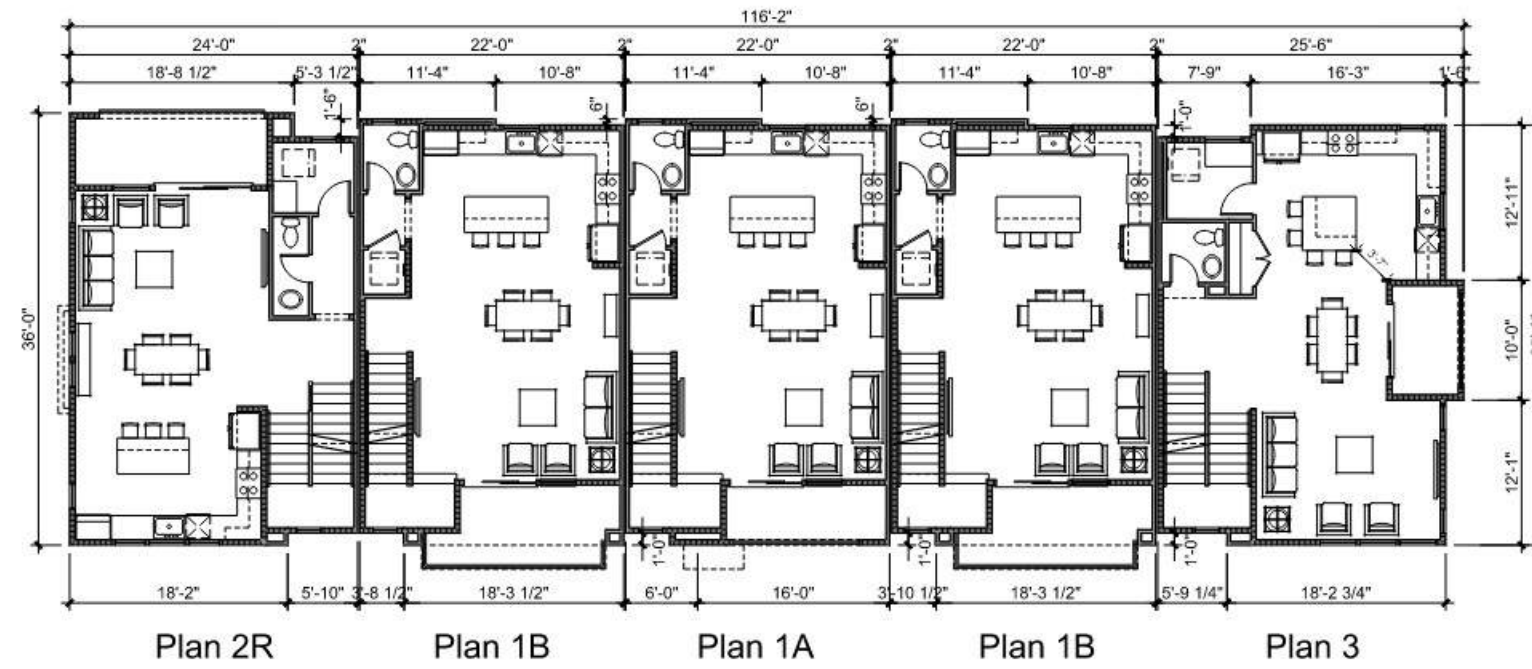
PLAN 3

REAR

0 4 8 16 Scale 1" = 8'

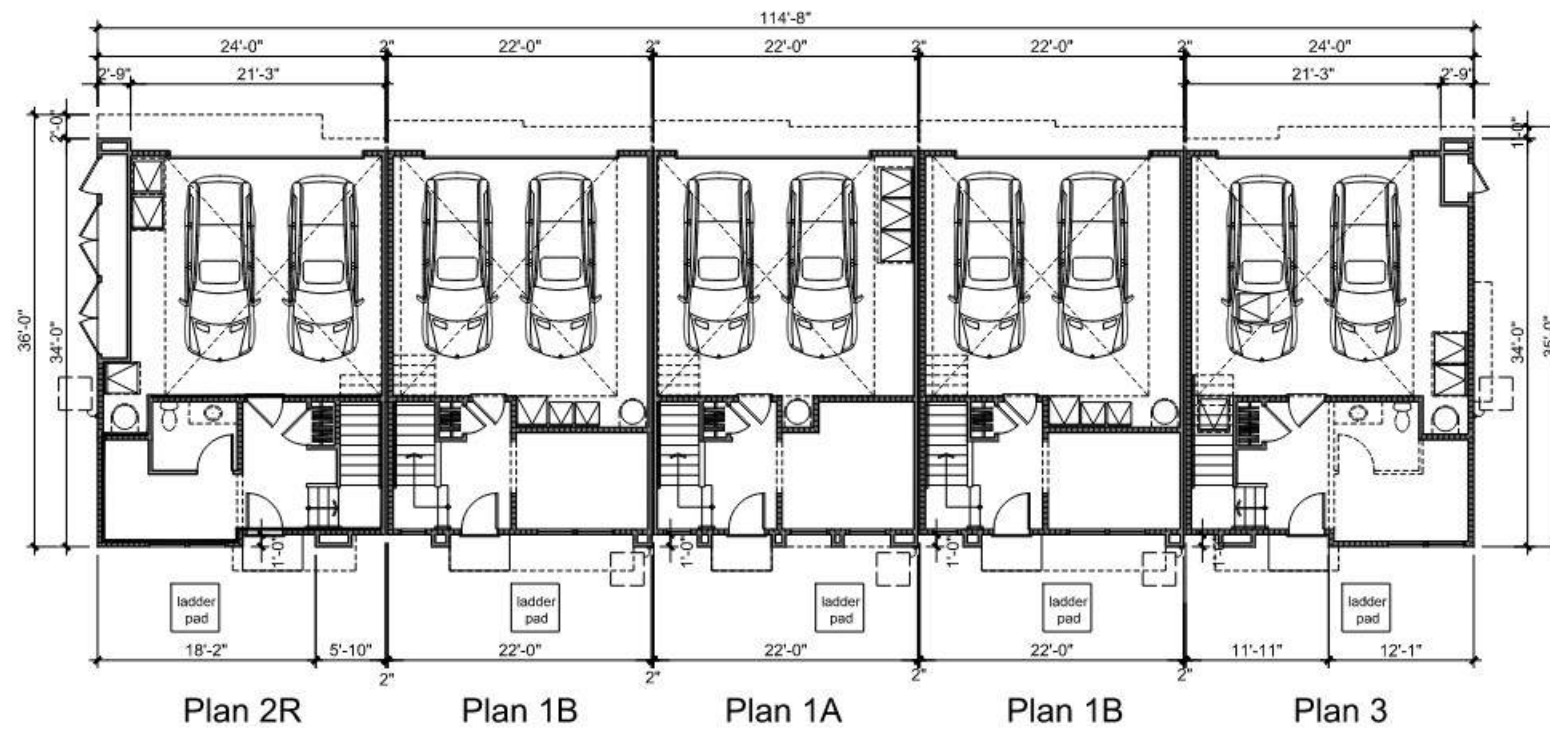


KEY MAP (NTS)



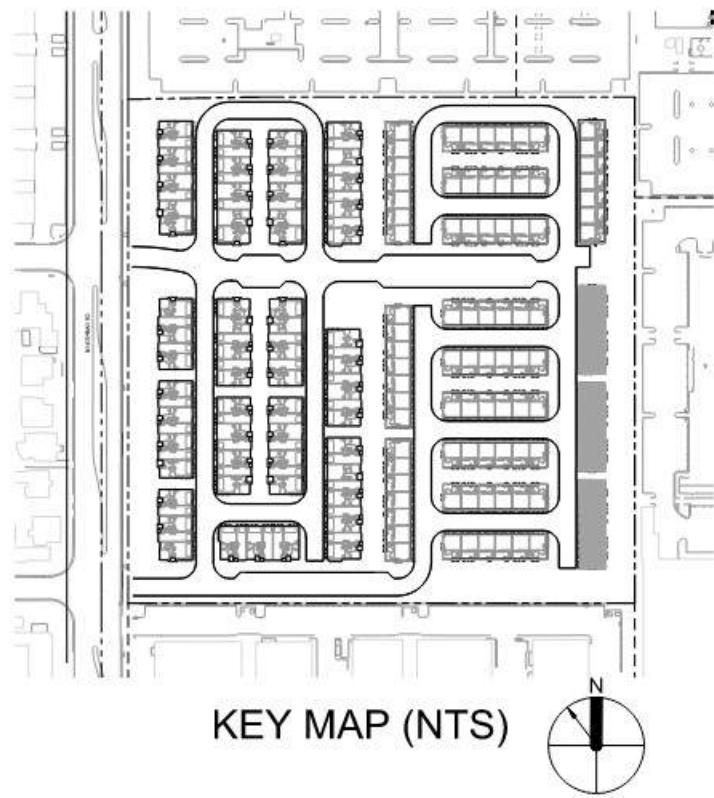
LEVEL 2

0 4 8 16 Scale 1" = 8'

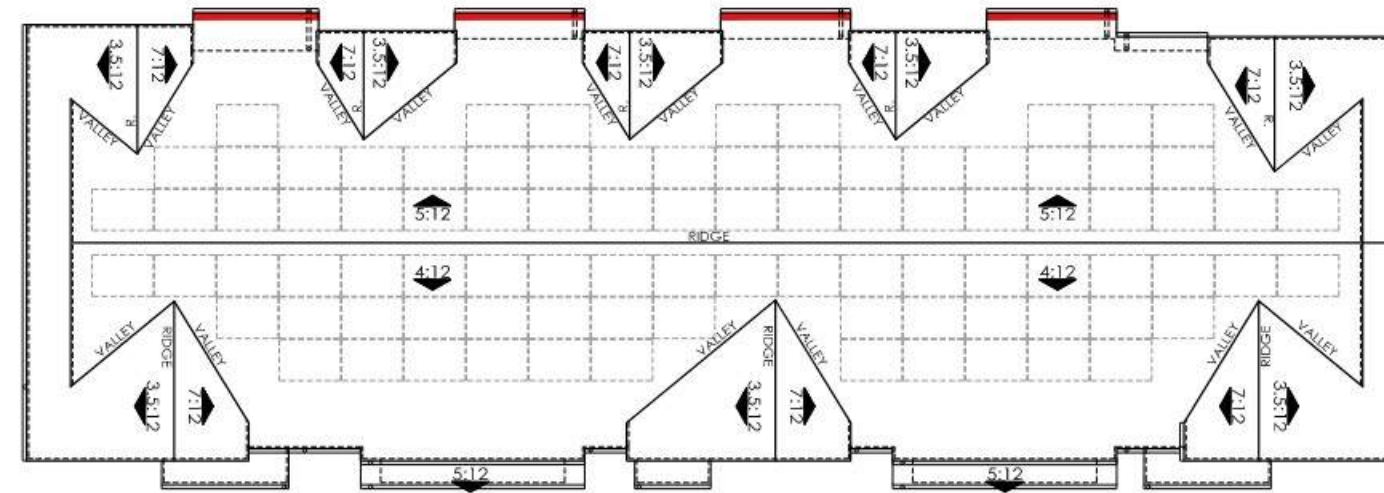


LEVEL 1

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

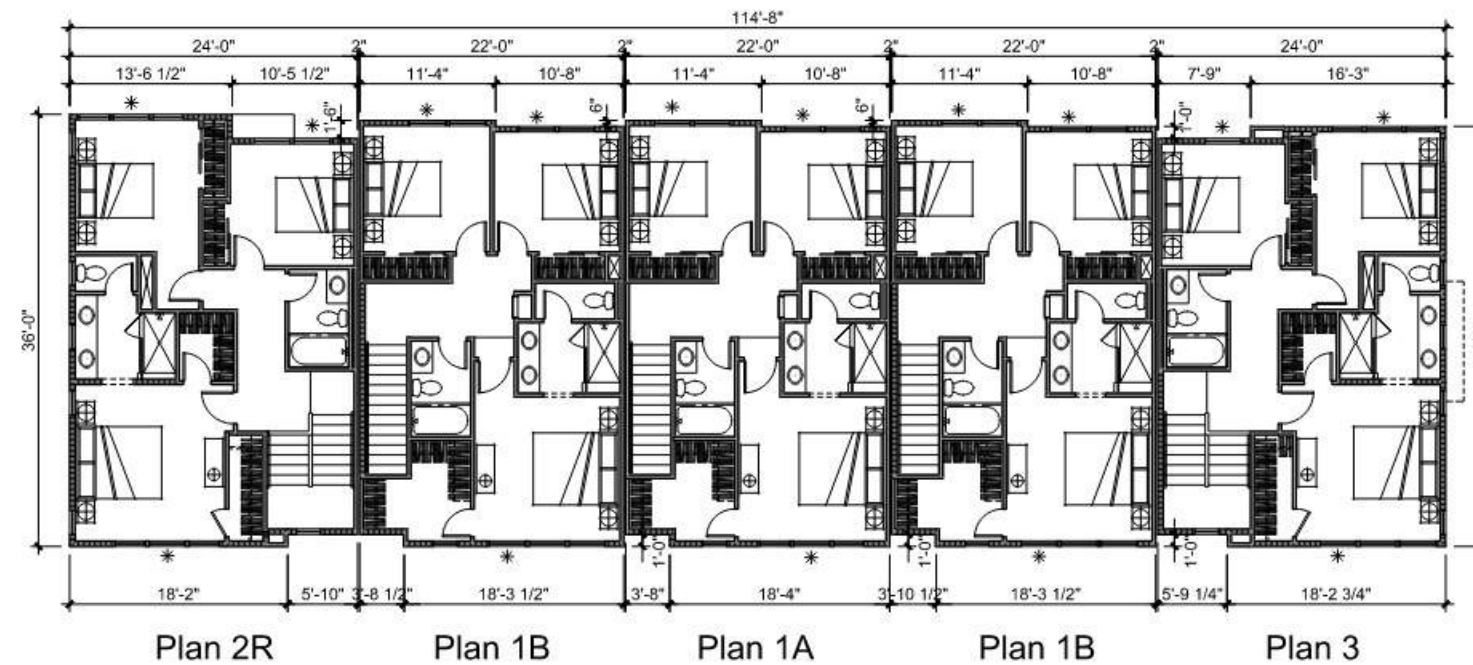


— Eave height less than 30' for fire ladder access.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

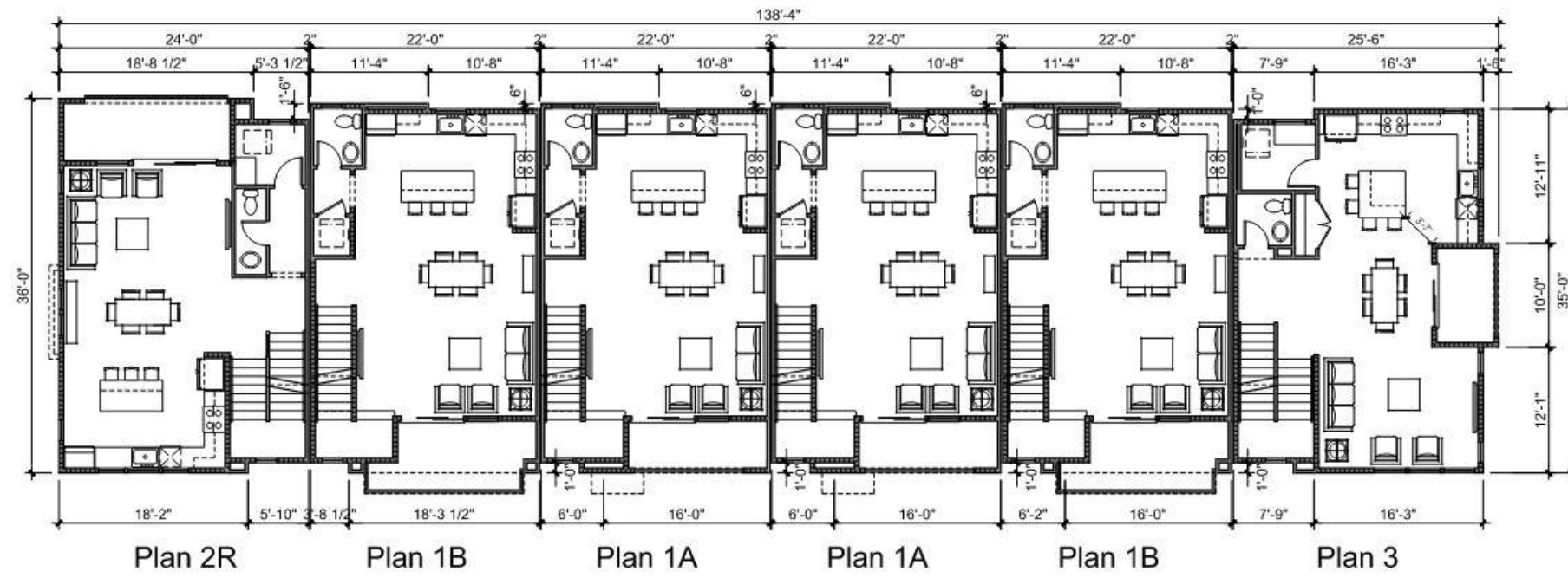
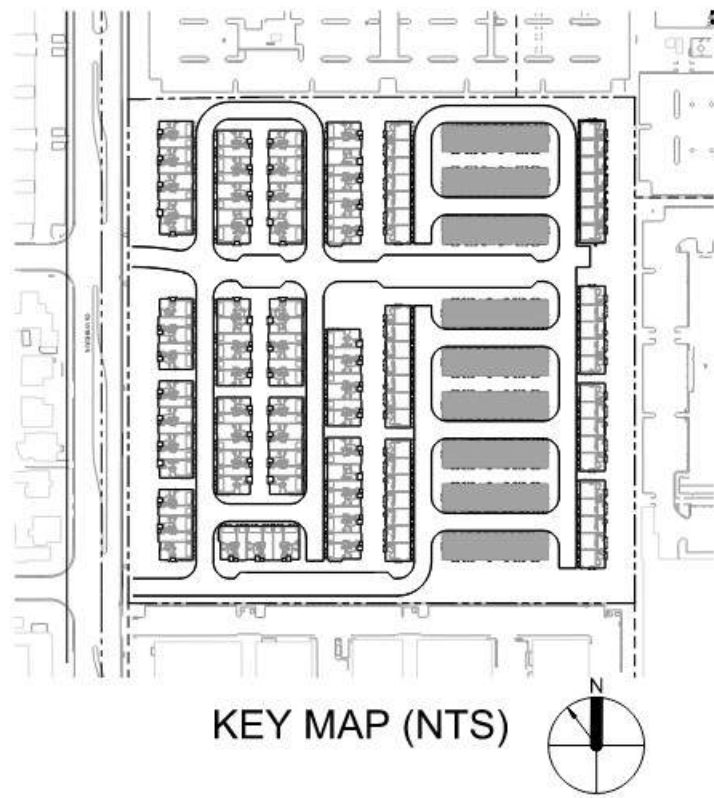
ROOF PLAN



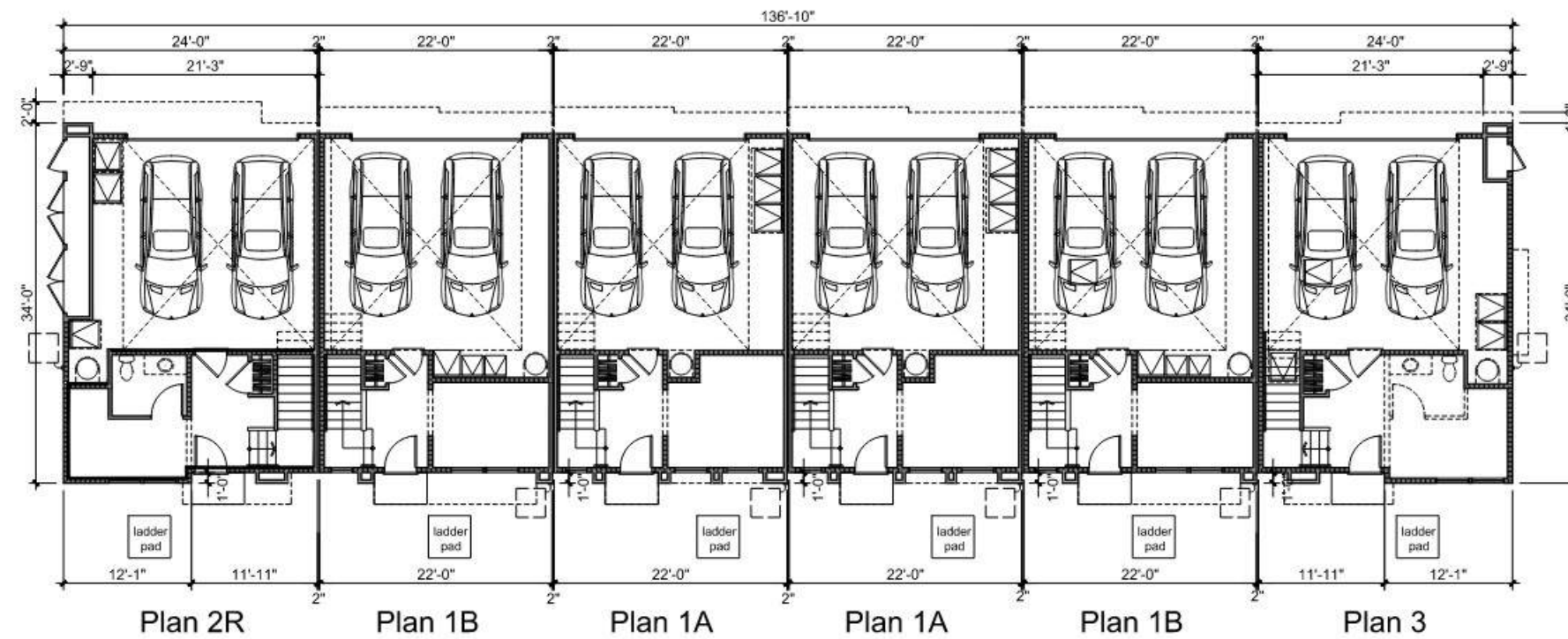
LEVEL 3



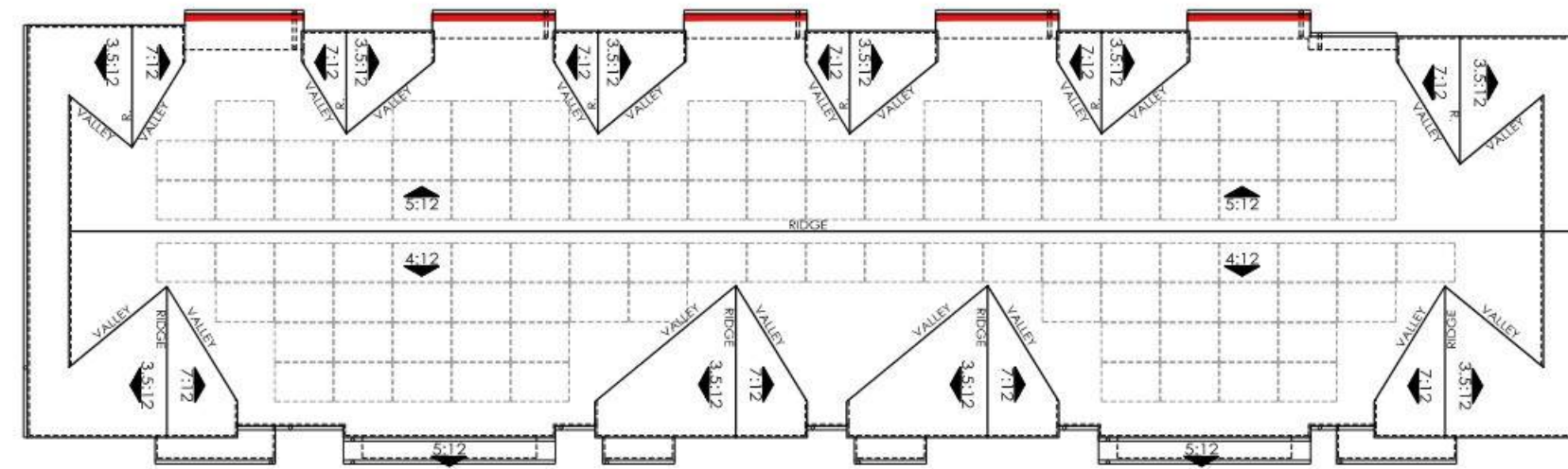
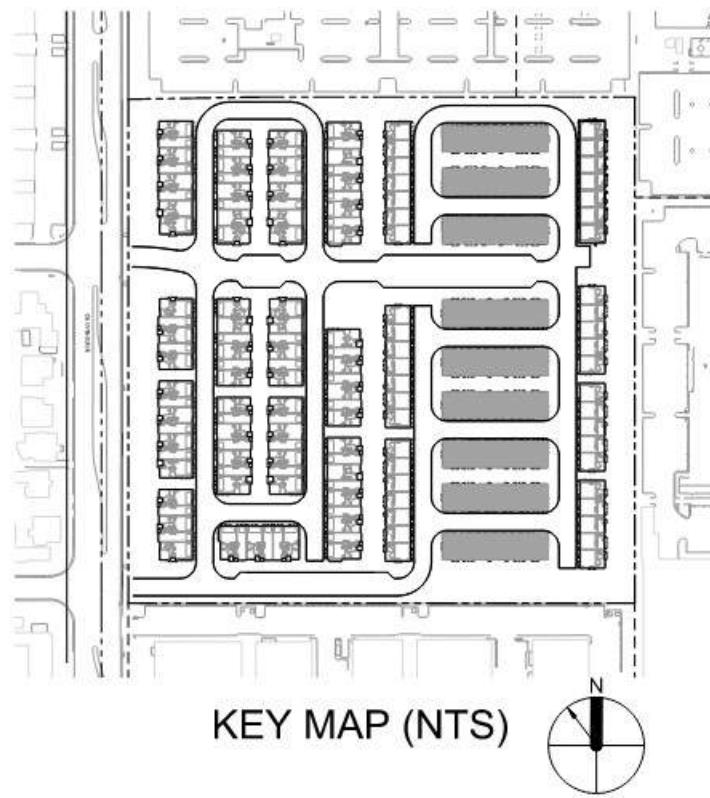
✱ Emergency Rescue Opening (Egress Window)



LEVEL 2 0 4 8 16 Scale 1" = 8'



LEVEL 1 0 4 8 16 Scale 1" = 8'



Eave height less than 30'
for fire ladder access.

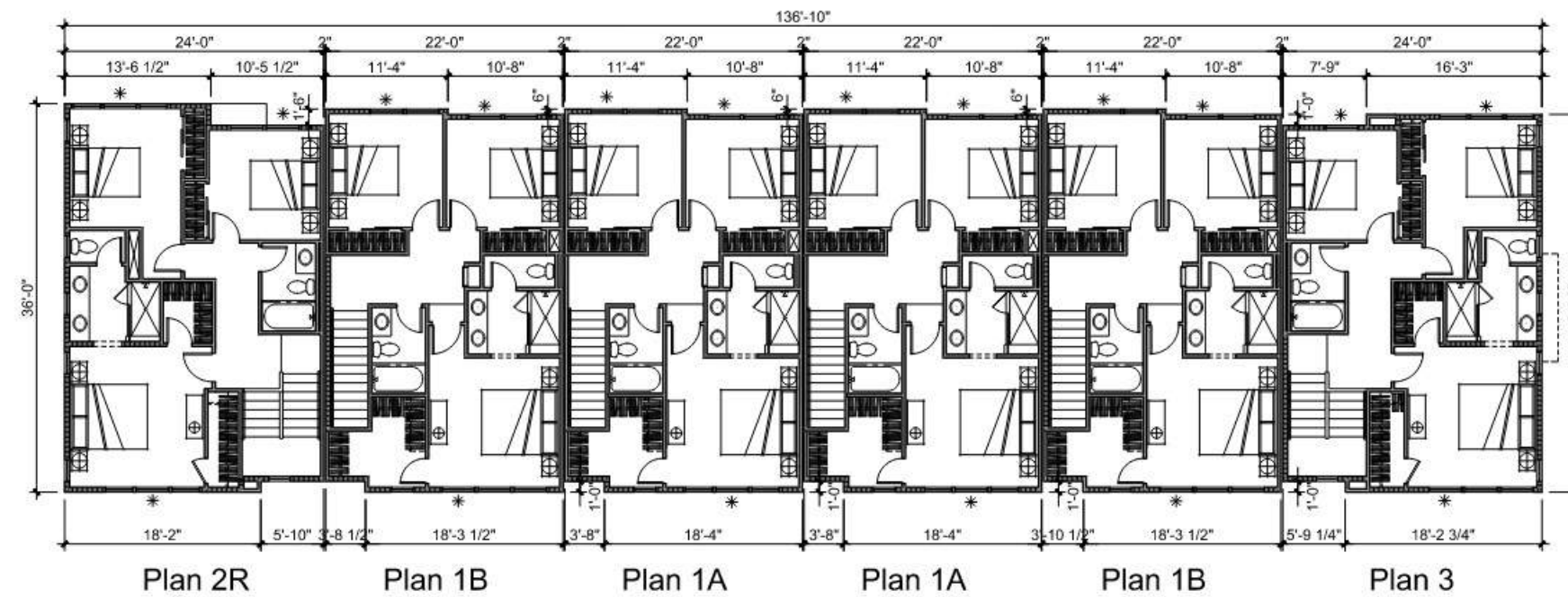
NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

ROOF PLAN

0 4 8 16

Scale 1" = 8'

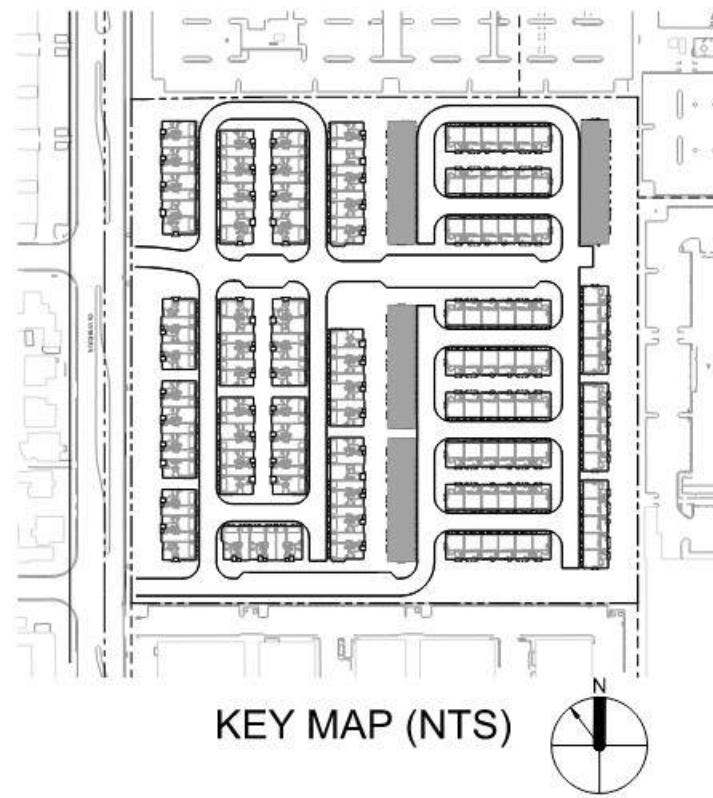


LEVEL 3

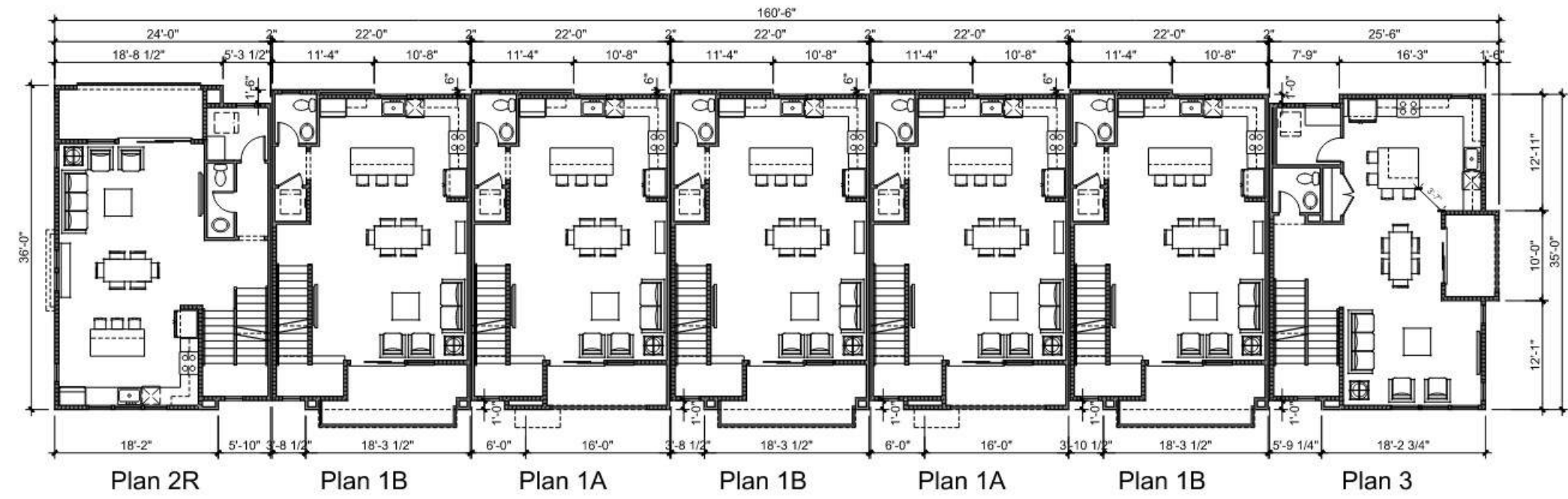
0 4 8 16

Scale 1" = 8'

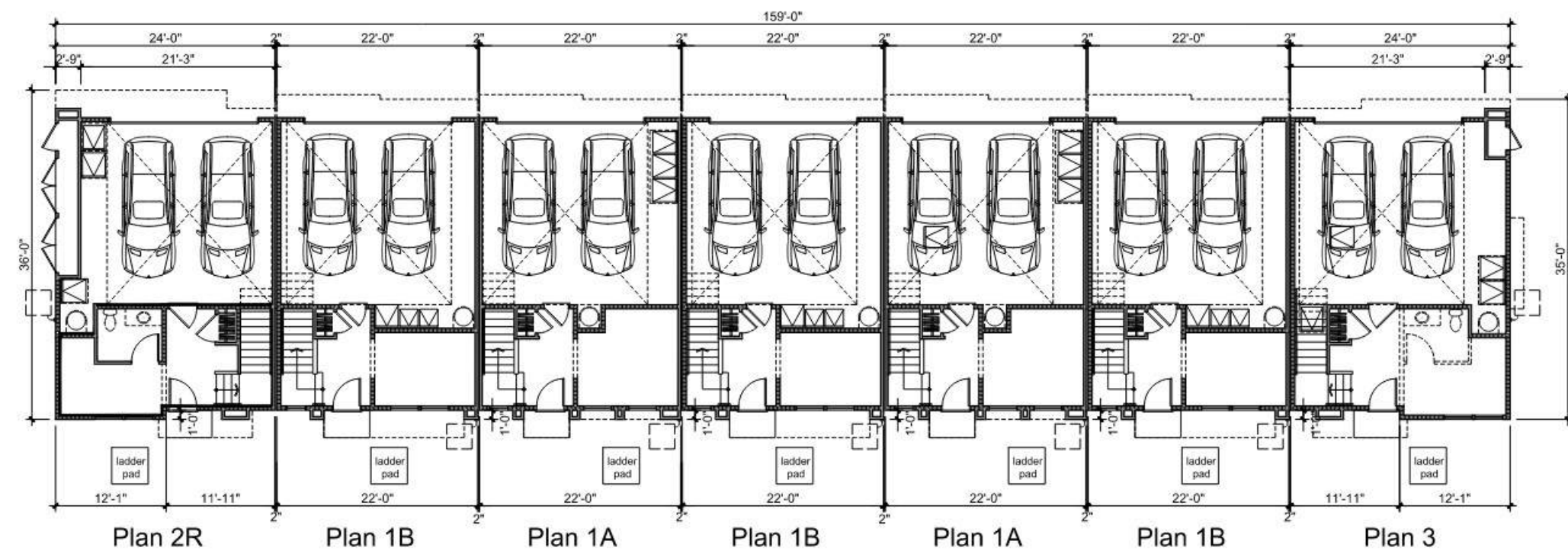
✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

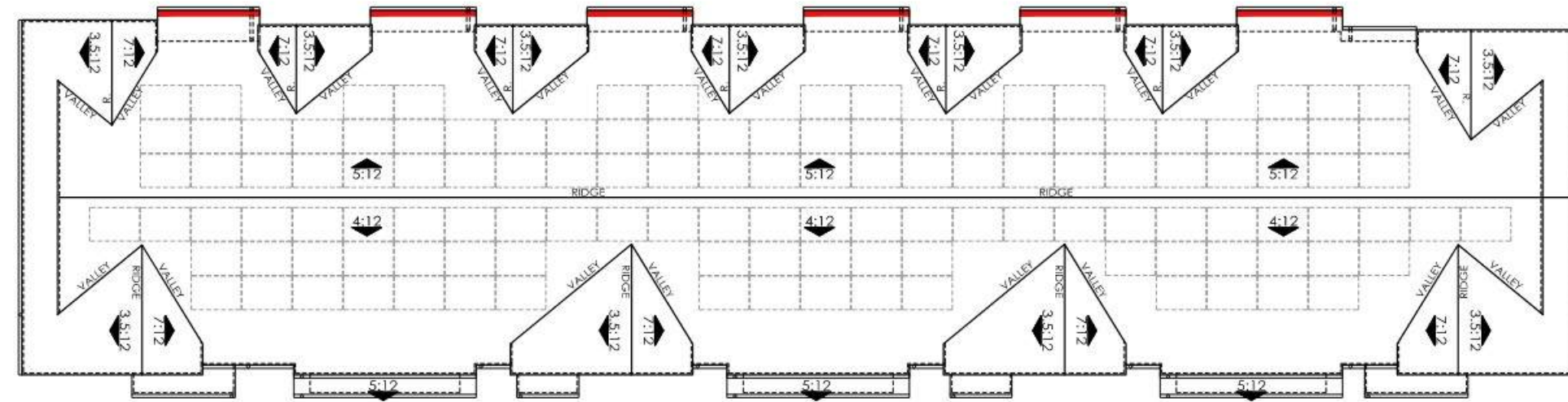
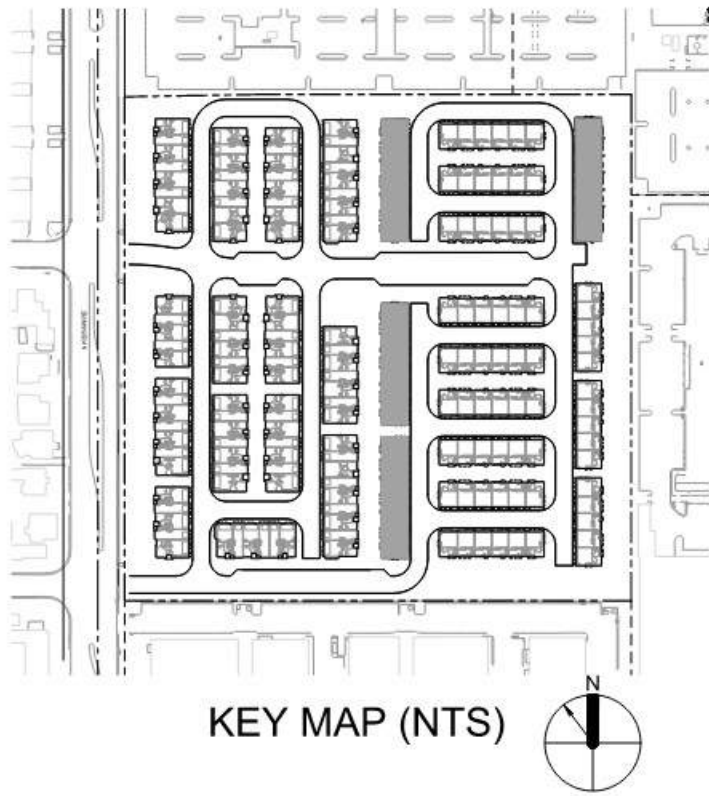


LEVEL 2



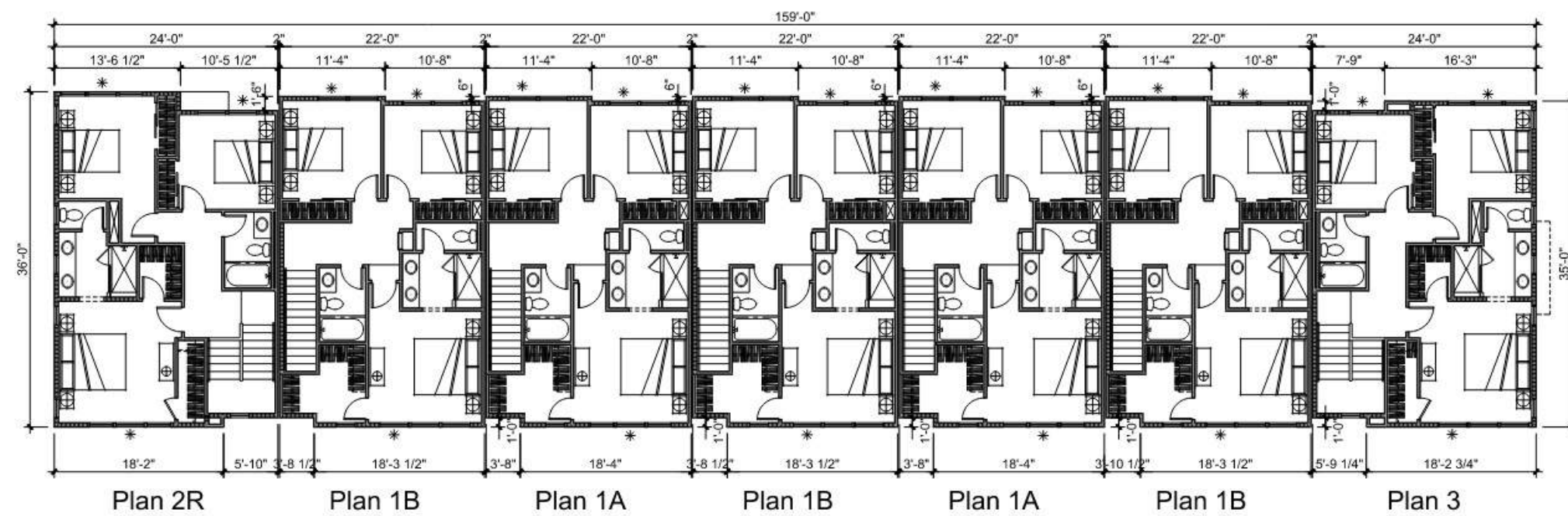
LEVEL 1





ROOF PLAN

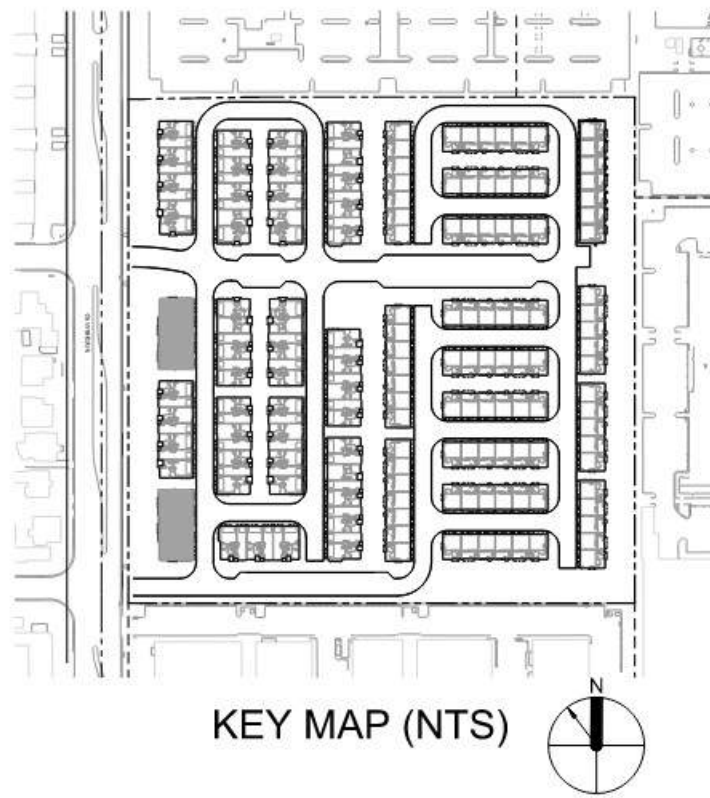
0 4 8 16 Scale 1" = 8'



LEVEL 3

0 4 8 16 Scale 1" = 8'

✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



FRONT PERSPECTIVE



LEFT



Scale 1" = 8'



PLAN 4

PLAN 1R

PLAN 2R

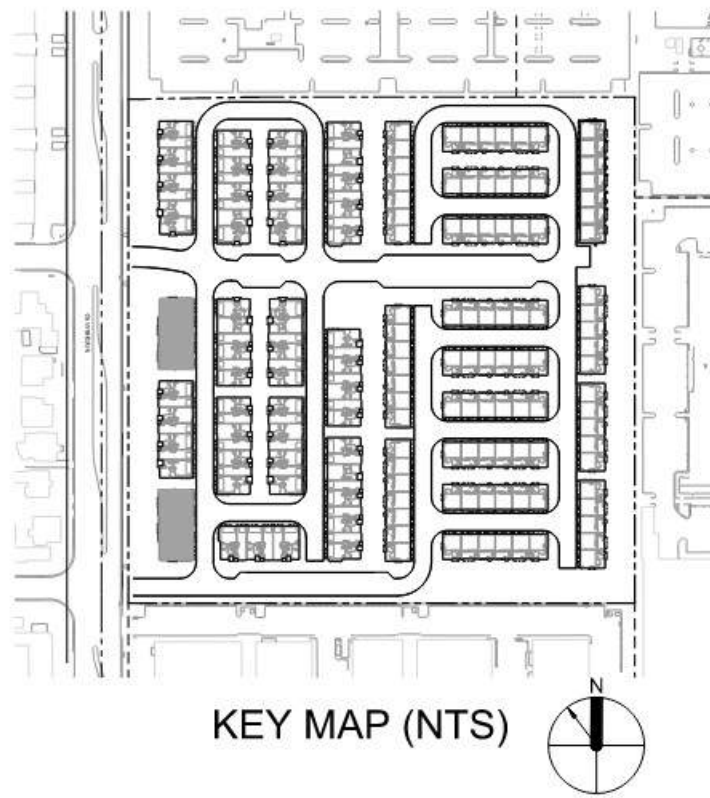
PLAN 1R

PLAN 2R

FRONT



Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



REAR PERSPECTIVE



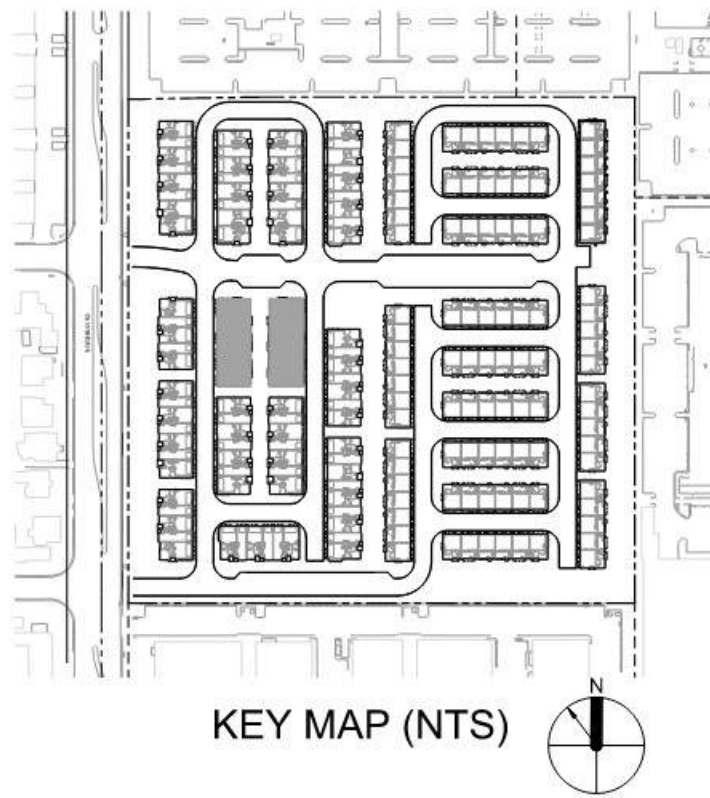
RIGHT



REAR



PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 4



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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LEFT

0 4 8 16 Scale 1" = 8'



FRONT PERSPECTIVE



PLAN 4

PLAN 3

PLAN 1R

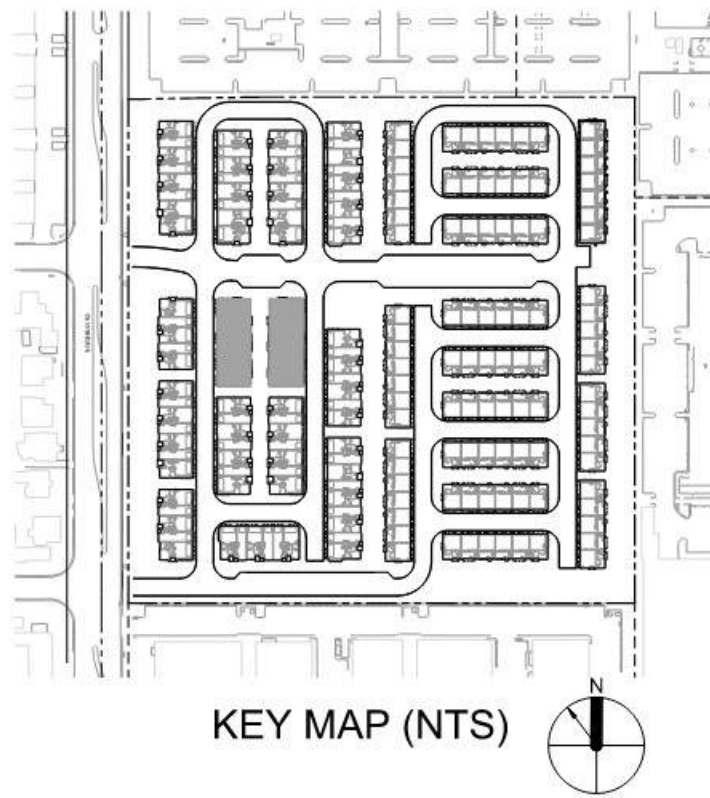
PLAN 2R

PLAN 1R

PLAN 2R

FRONT

0 4 8 16 Scale 1" = 8'



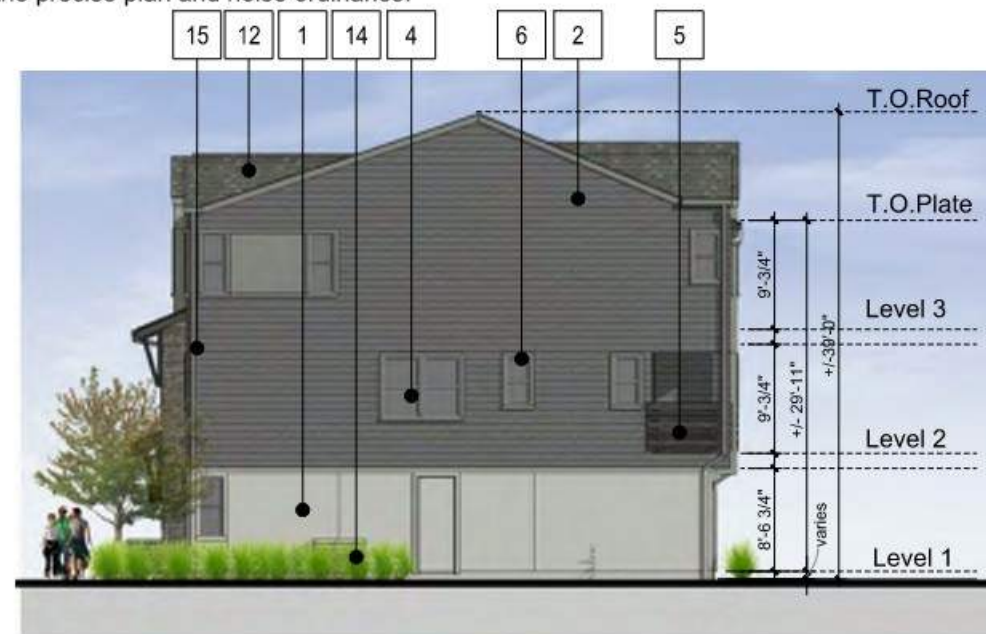
KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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RIGHT

0 4 8 16 Scale 1" = 8'



REAR PERSPECTIVE



PLAN 2R

PLAN 1R

PLAN 2R

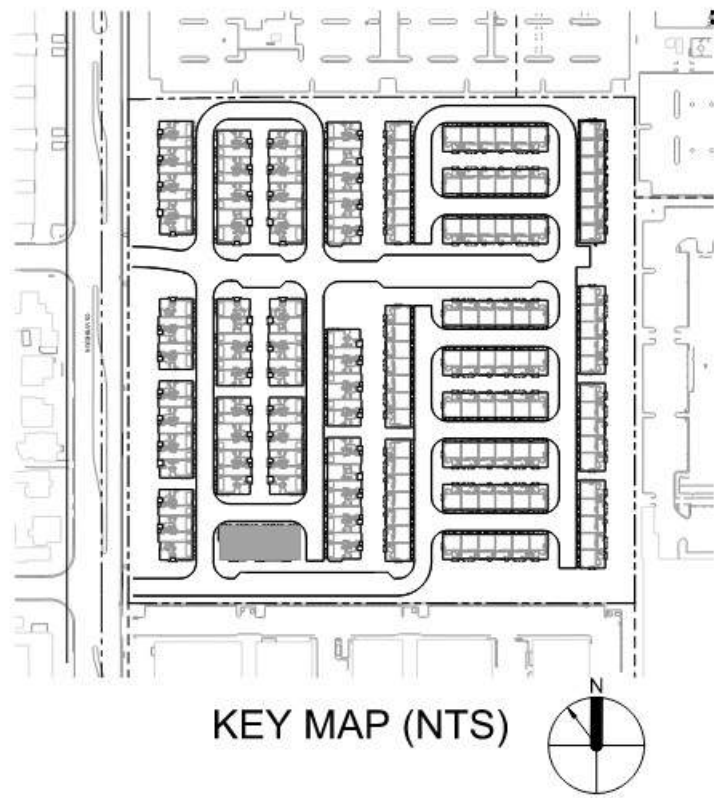
PLAN 1R

PLAN 3

PLAN 4

REAR

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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LEFT

0 4 8 16 Scale 1" = 8'



FRONT PERSPECTIVE



PLAN 2

PLAN 1

PLAN 2

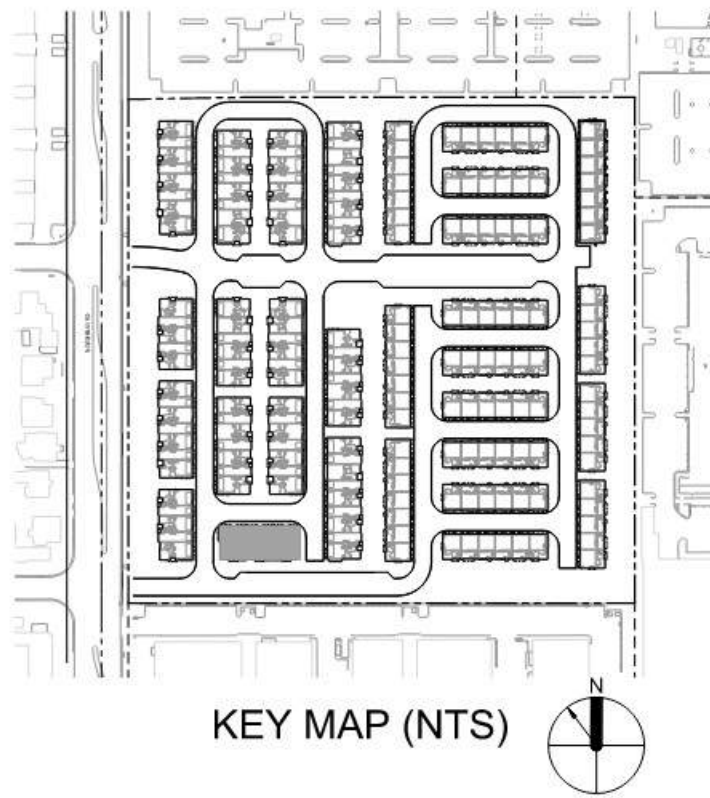
PLAN 1

PLAN 1R

PLAN 2R

FRONT

0 4 8 16 Scale 1" = 8'



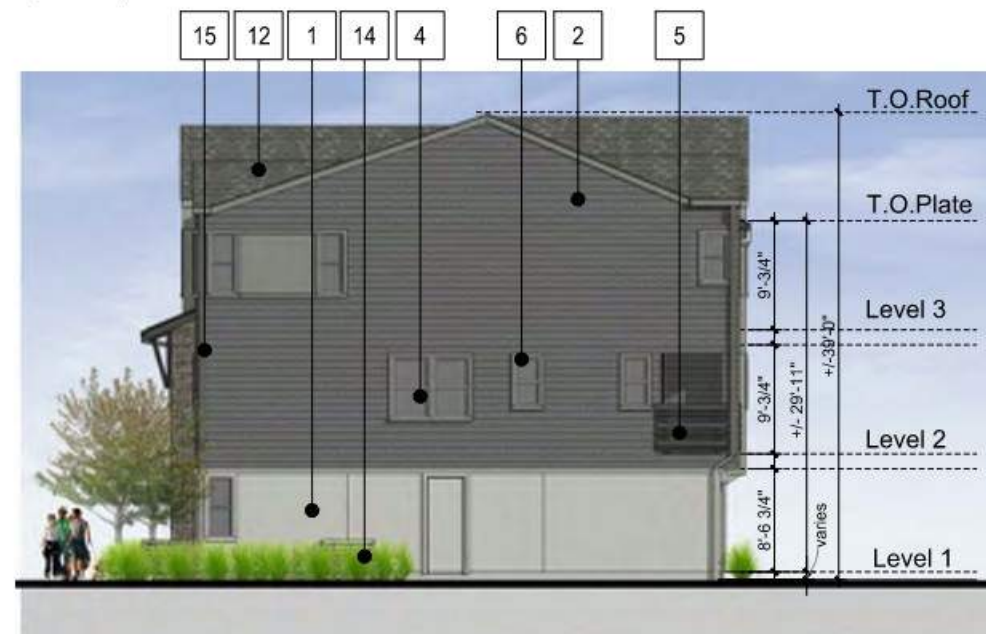
KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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RIGHT Scale 1" = 8'

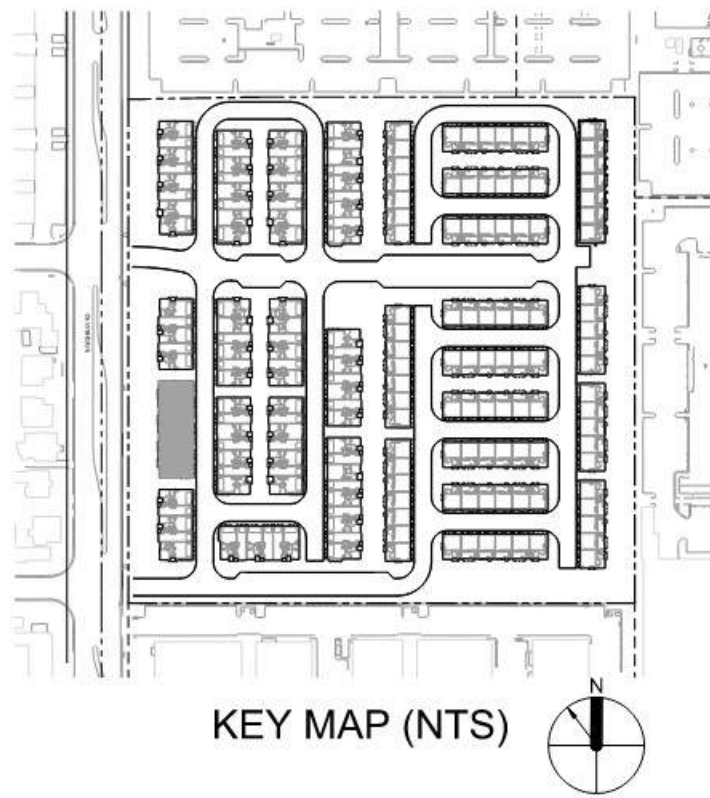


REAR PERSPECTIVE



PLAN 2R PLAN 1R PLAN 1 PLAN 2 PLAN 1 PLAN 2

REAR Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

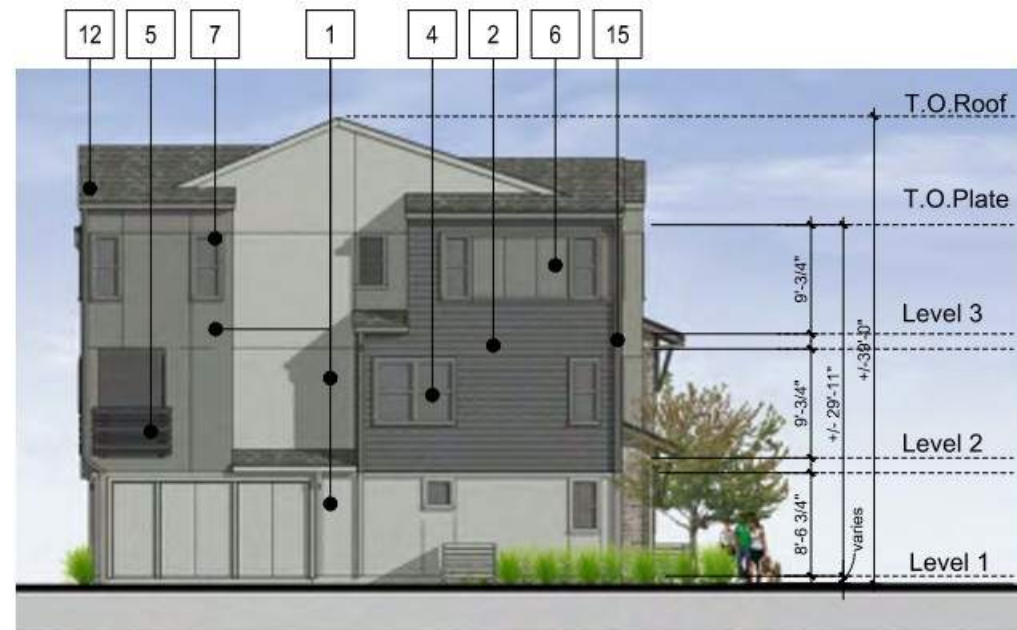
- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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FRONT PERSPECTIVE



LEFT

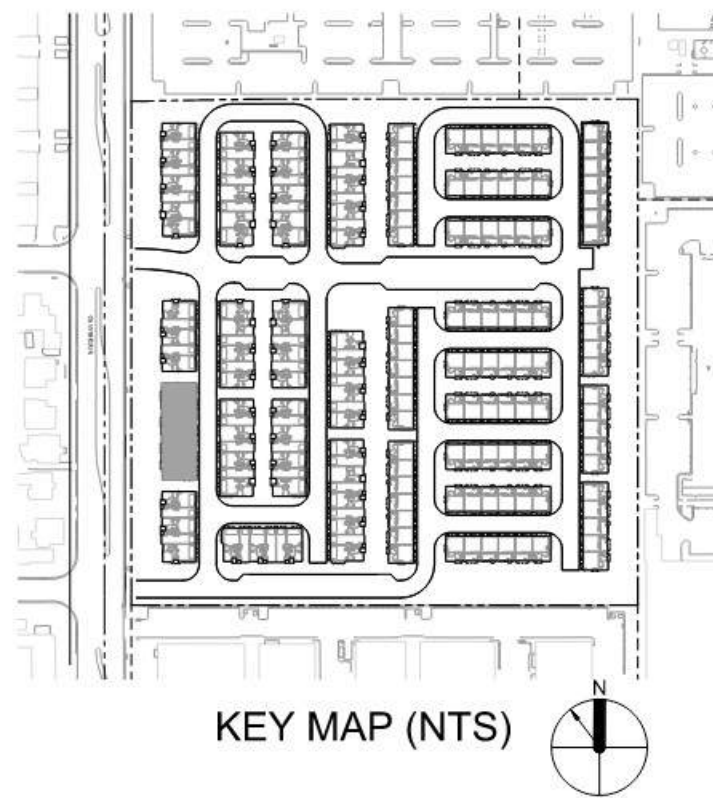
0 4 8 16 Scale 1" = 8'



PLAN 4 ALT PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R

FRONT

0 4 8 16 Scale 1" = 8'

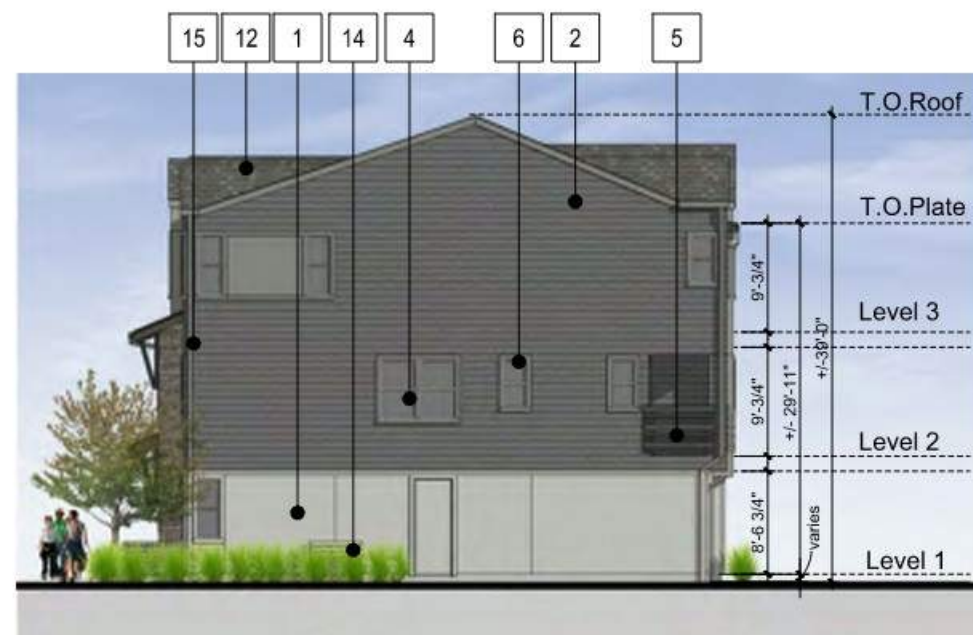


MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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RIGHT



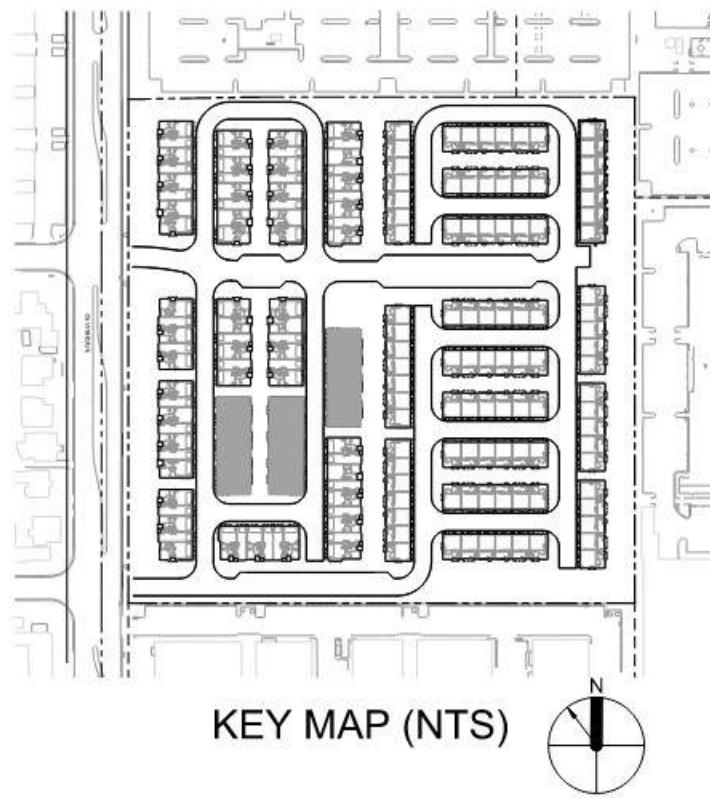
REAR PERSPECTIVE



PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 4 ALT

REAR





KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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LEFT

0 4 8 16 Scale 1" = 8'



FRONT PERSPECTIVE



PLAN 4

PLAN 1R

PLAN 2R

PLAN 1R

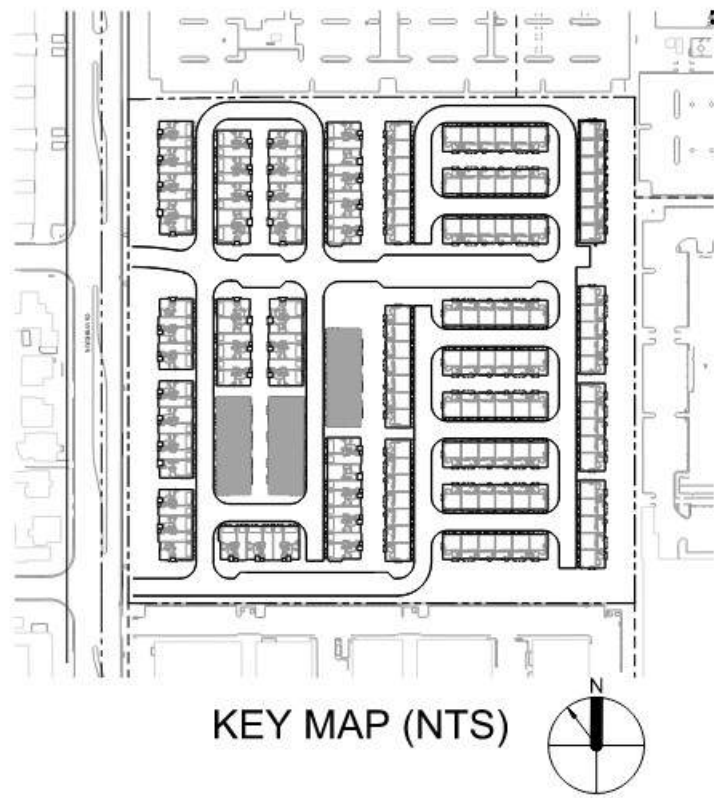
PLAN 2R

PLAN 1R

PLAN 2R

FRONT

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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RIGHT

0 4 8 16 Scale 1" = 8'



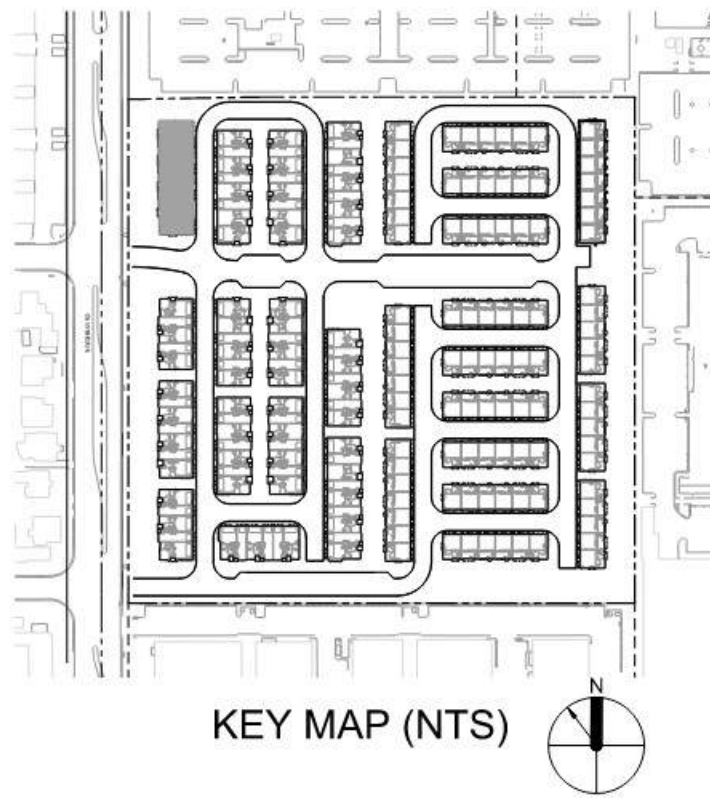
REAR PERSPECTIVE



REAR

0 4 8 16 Scale 1" = 8'

PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 4 ALT



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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RIGHT



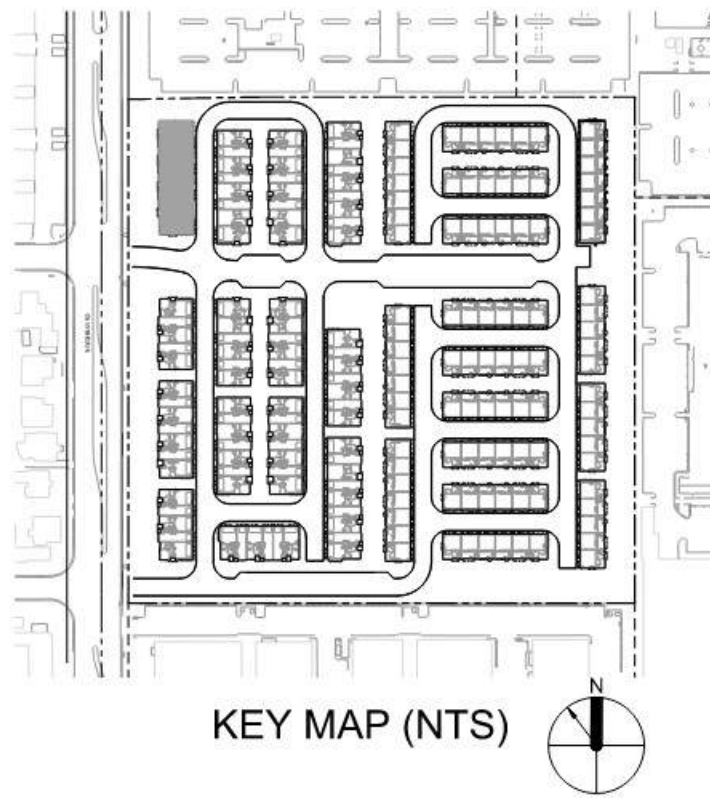
REAR PERSPECTIVE



PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 3 PLAN 4

REAR





KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



FRONT PERSPECTIVE



LEFT

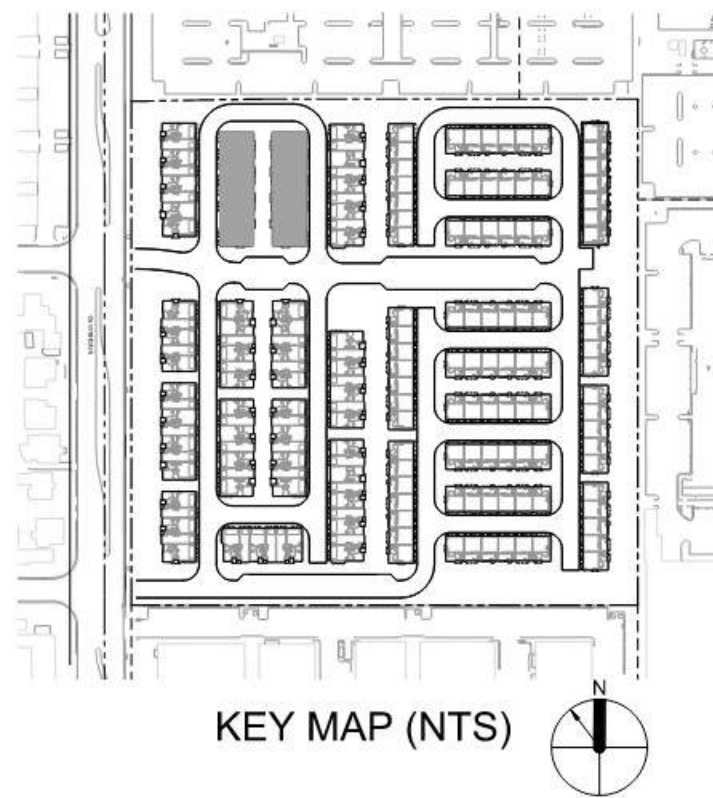
Scale 1" = 8'



PLAN 4 PLAN 3 PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R

FRONT

Scale 1" = 8'



MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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FRONT PERSPECTIVE



LEFT

Scale 1" = 8'



PLAN 4

PLAN 3

PLAN 1R

PLAN 2R

PLAN 1R

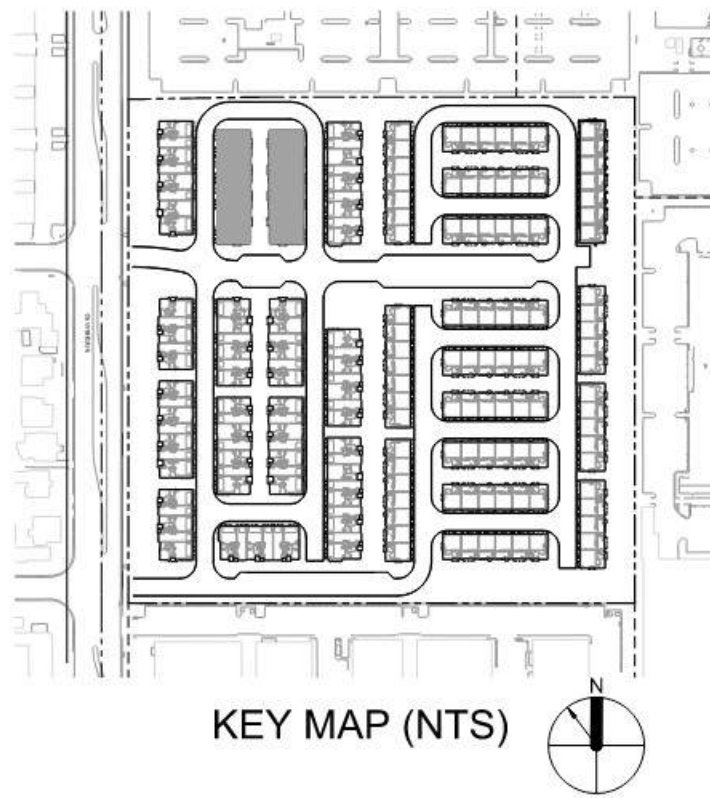
PLAN 2R

PLAN 1R

PLAN 2R

FRONT

Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



RIGHT

0 4 8 16 Scale 1" = 8'



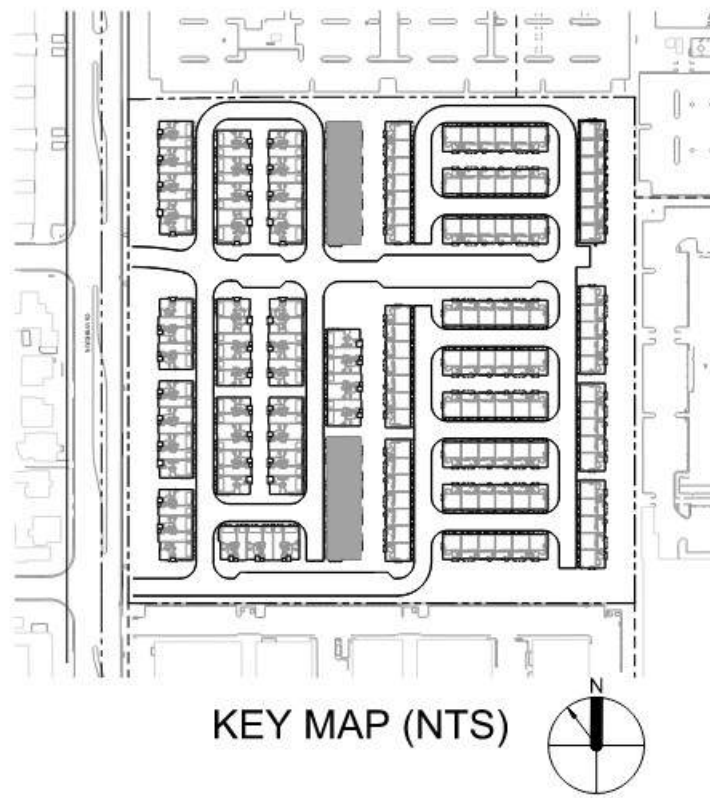
REAR PERSPECTIVE



PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 3 PLAN 4

REAR

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

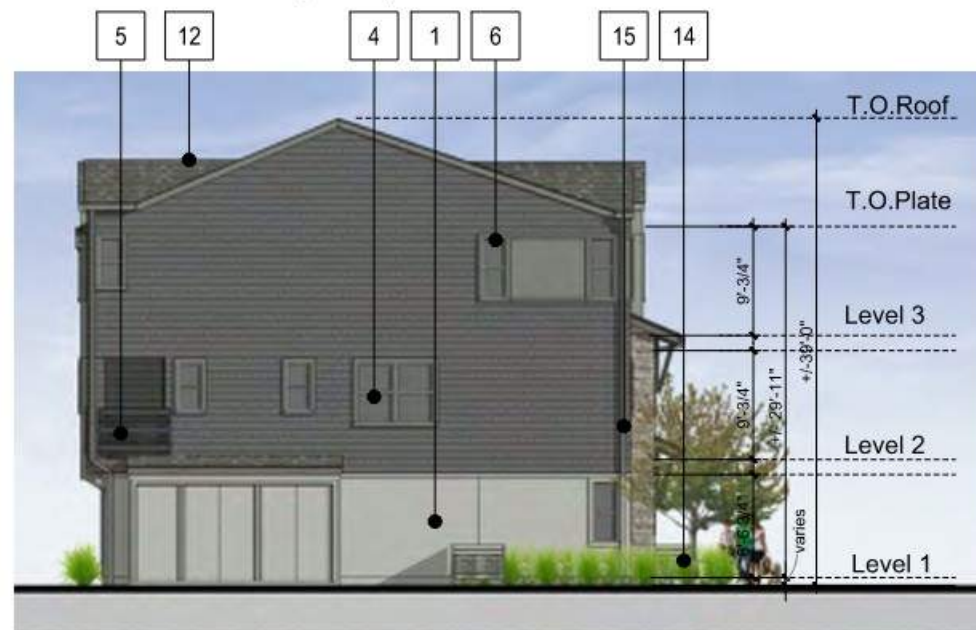
- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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FRONT PERSPECTIVE



LEFT

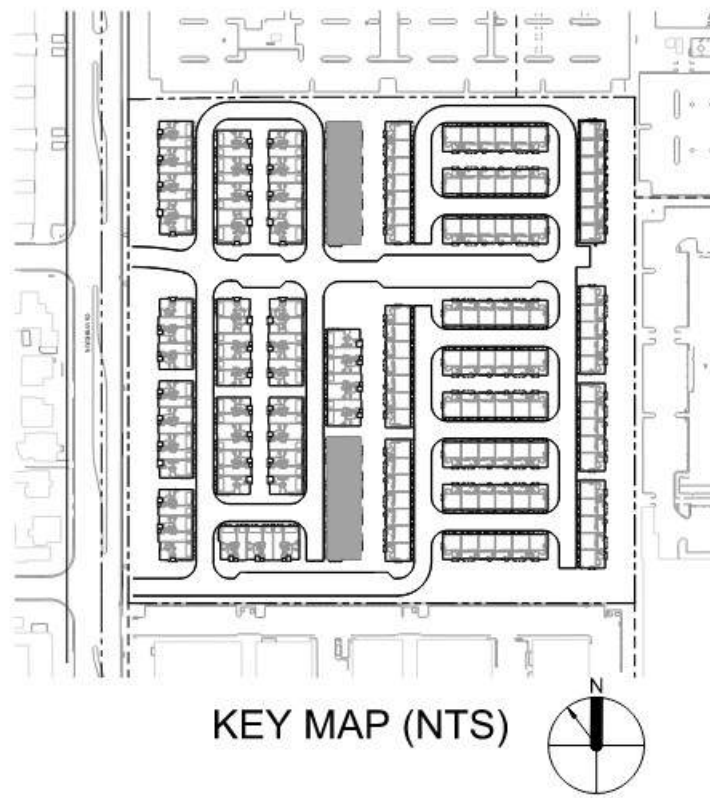
Scale 1" = 8'



PLAN 2 PLAN 1 PLAN 2 PLAN 1 PLAN 2 PLAN 1 PLAN 3 PLAN 1R PLAN 2R

FRONT

Scale 1" = 8'



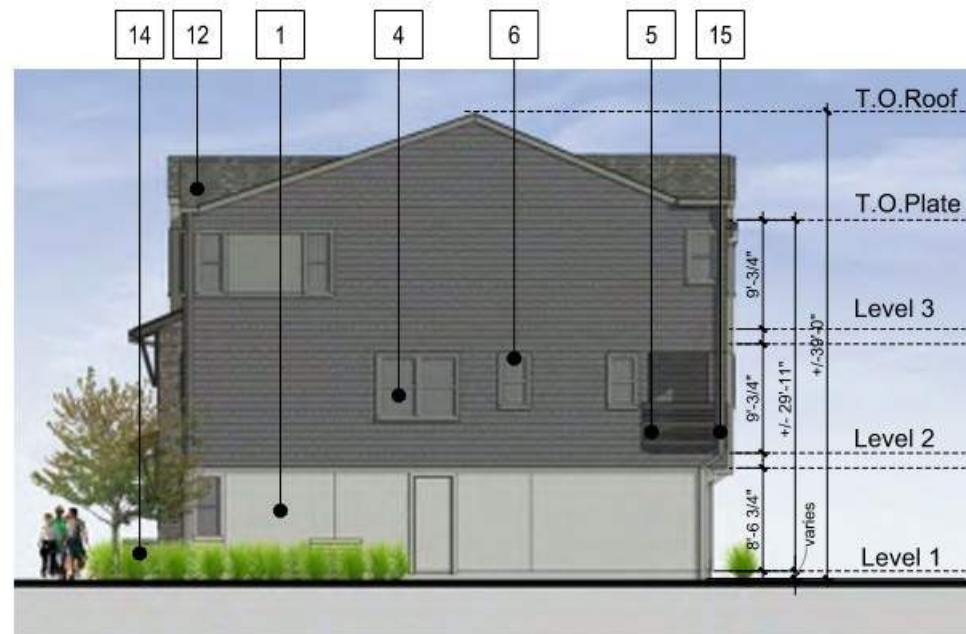
KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
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| 8. Metal garage door | |

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



RIGHT

0 4 8 16 Scale 1" = 8'



REAR PERSPECTIVE



PLAN 2R

PLAN 1R

PLAN 3

PLAN 1

PLAN 2

PLAN 1

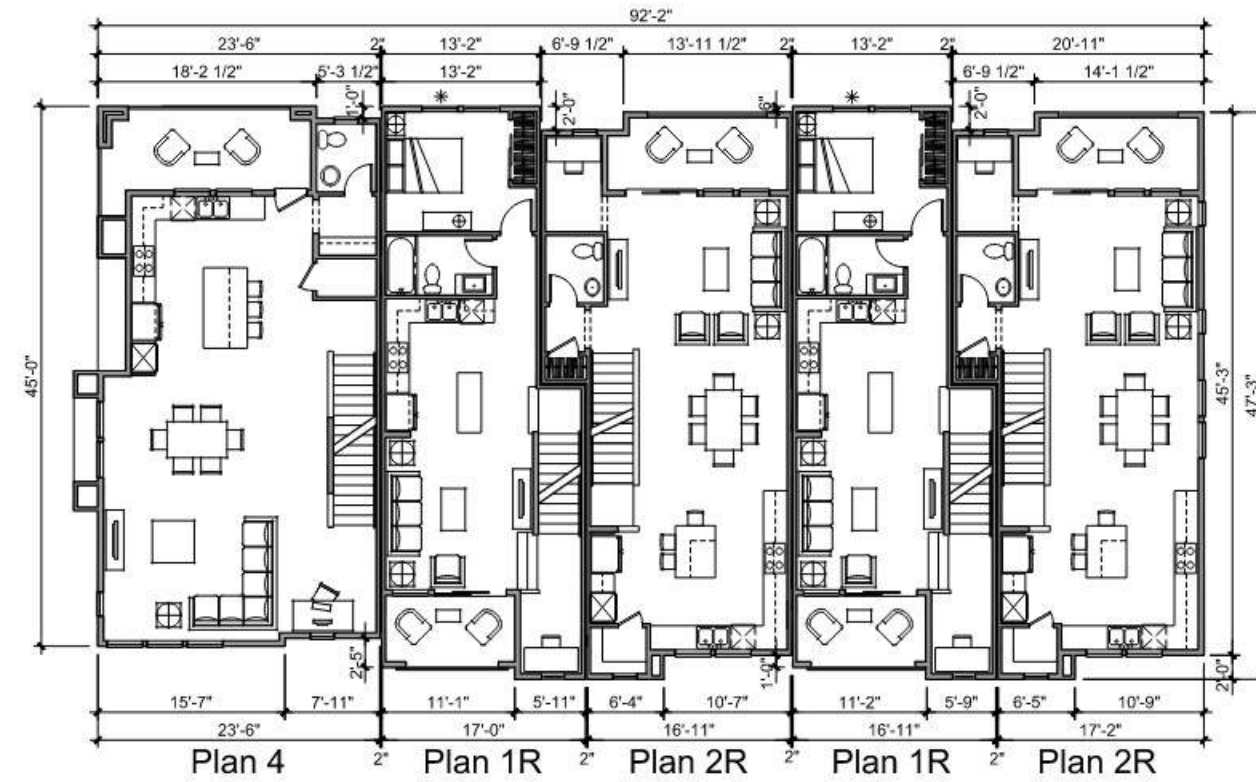
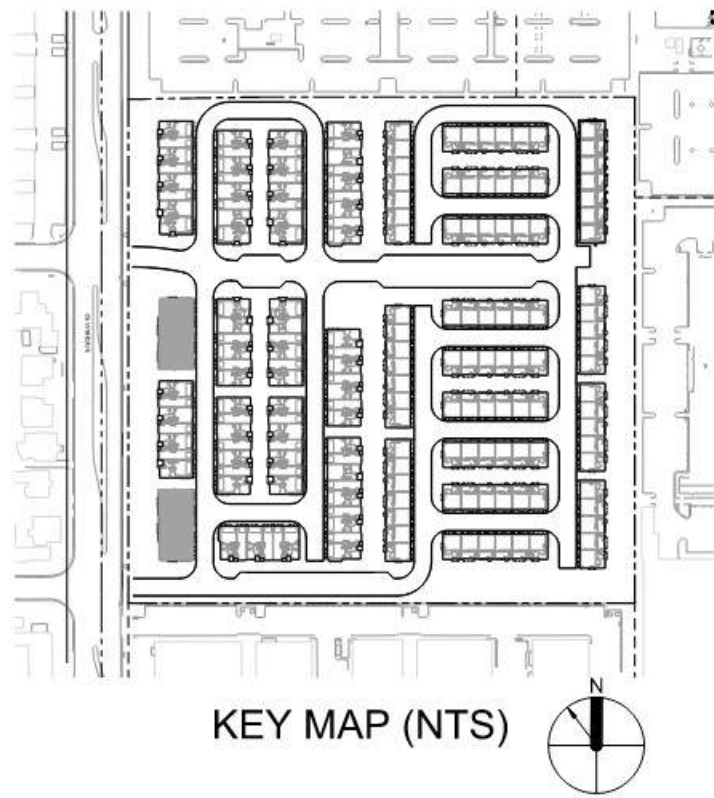
PLAN 2

PLAN 1

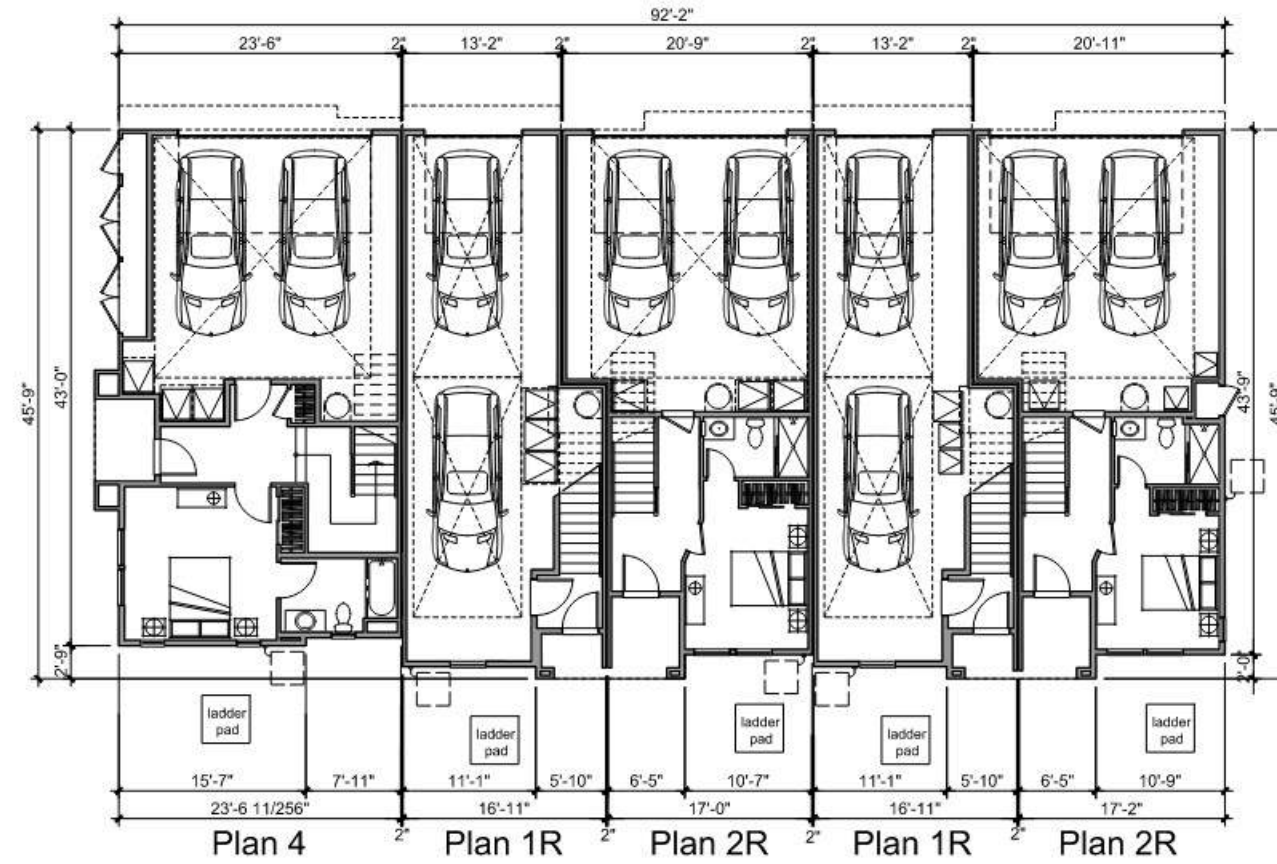
PLAN 2

REAR

0 4 8 16 Scale 1" = 8'

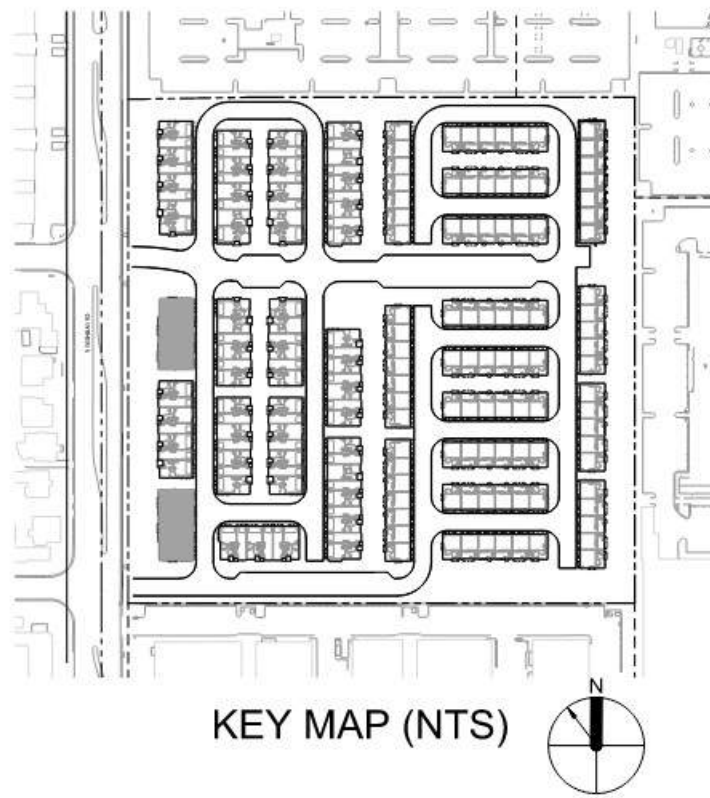


LEVEL 2 0 4 8 16 Scale 1" = 8'

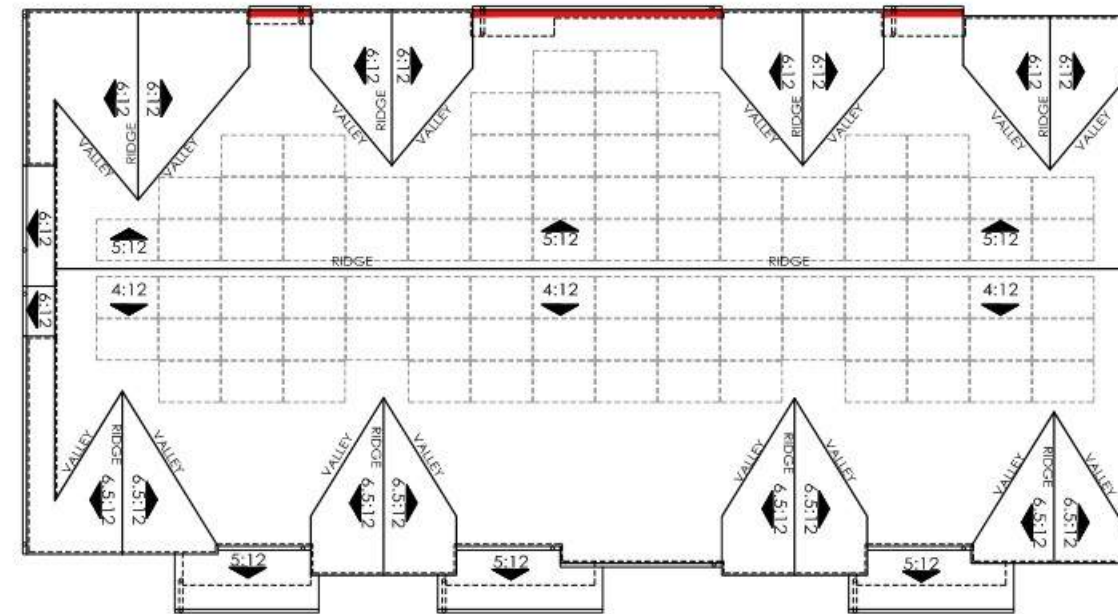


LEVEL 1 0 4 8 16 Scale 1" = 8'

✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

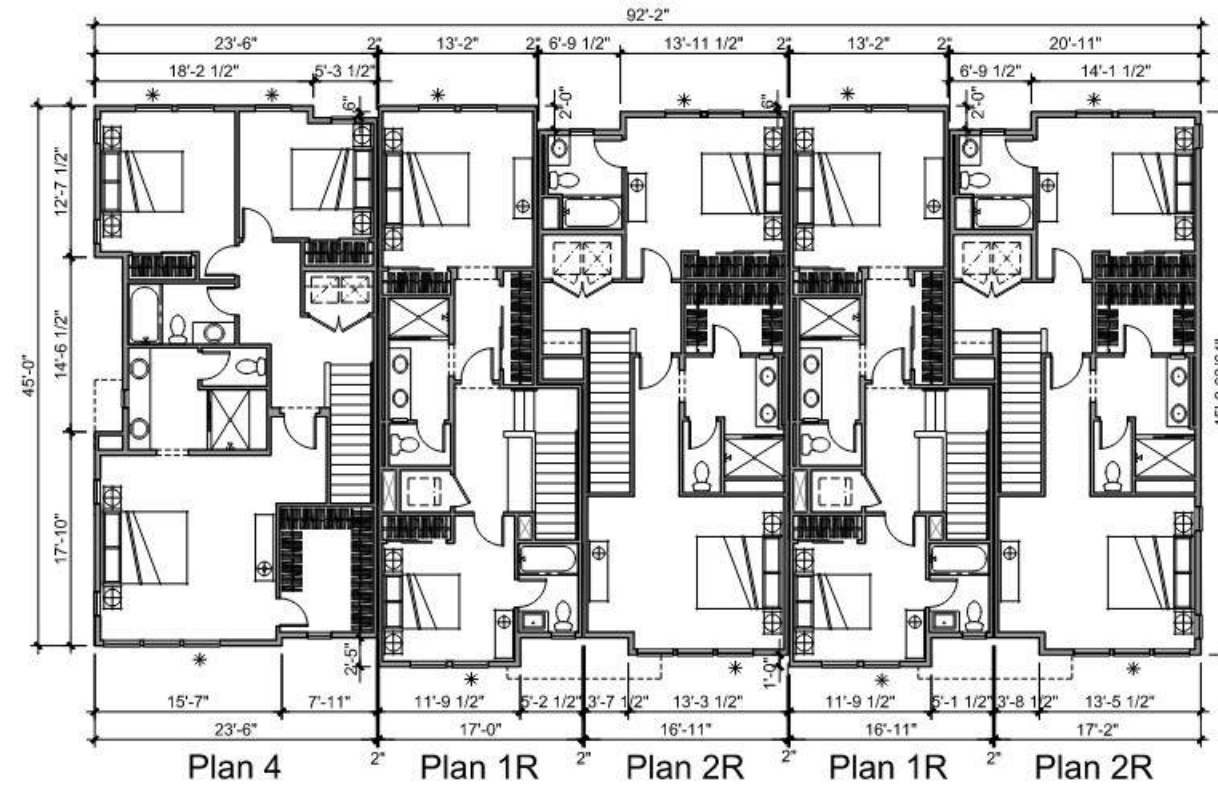


— Eave height less than 30' for fire ladder access.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

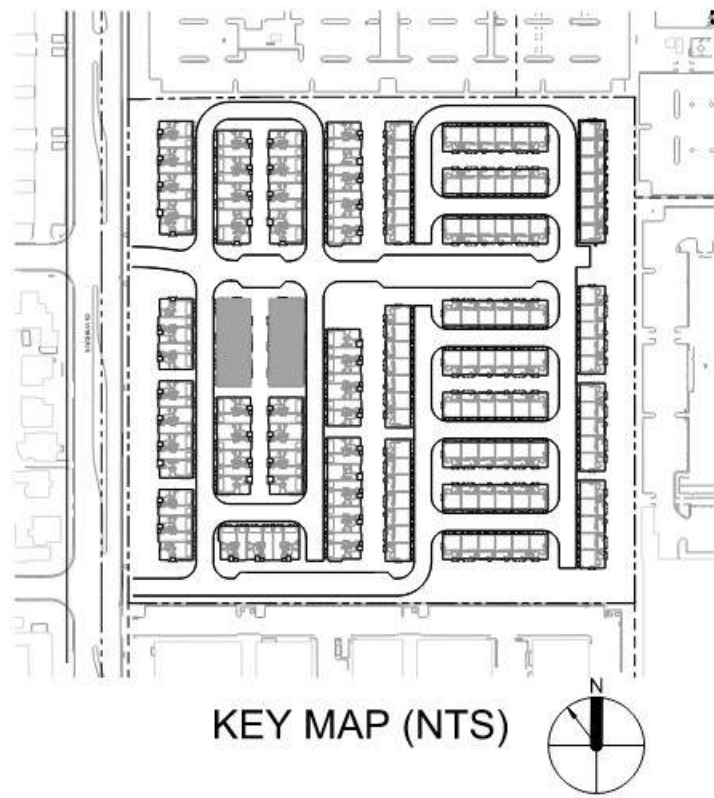
ROOF PLAN



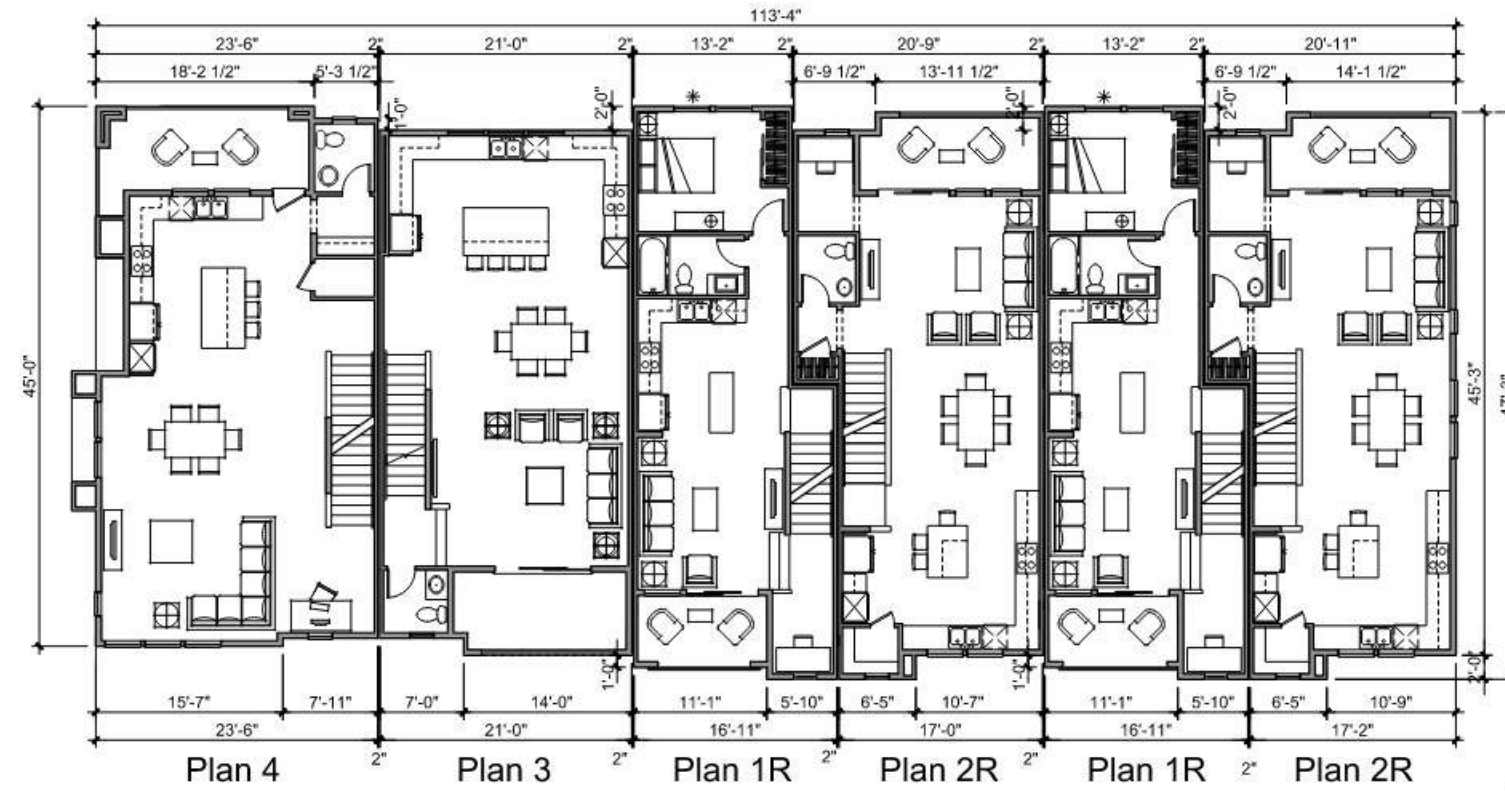
LEVEL 3



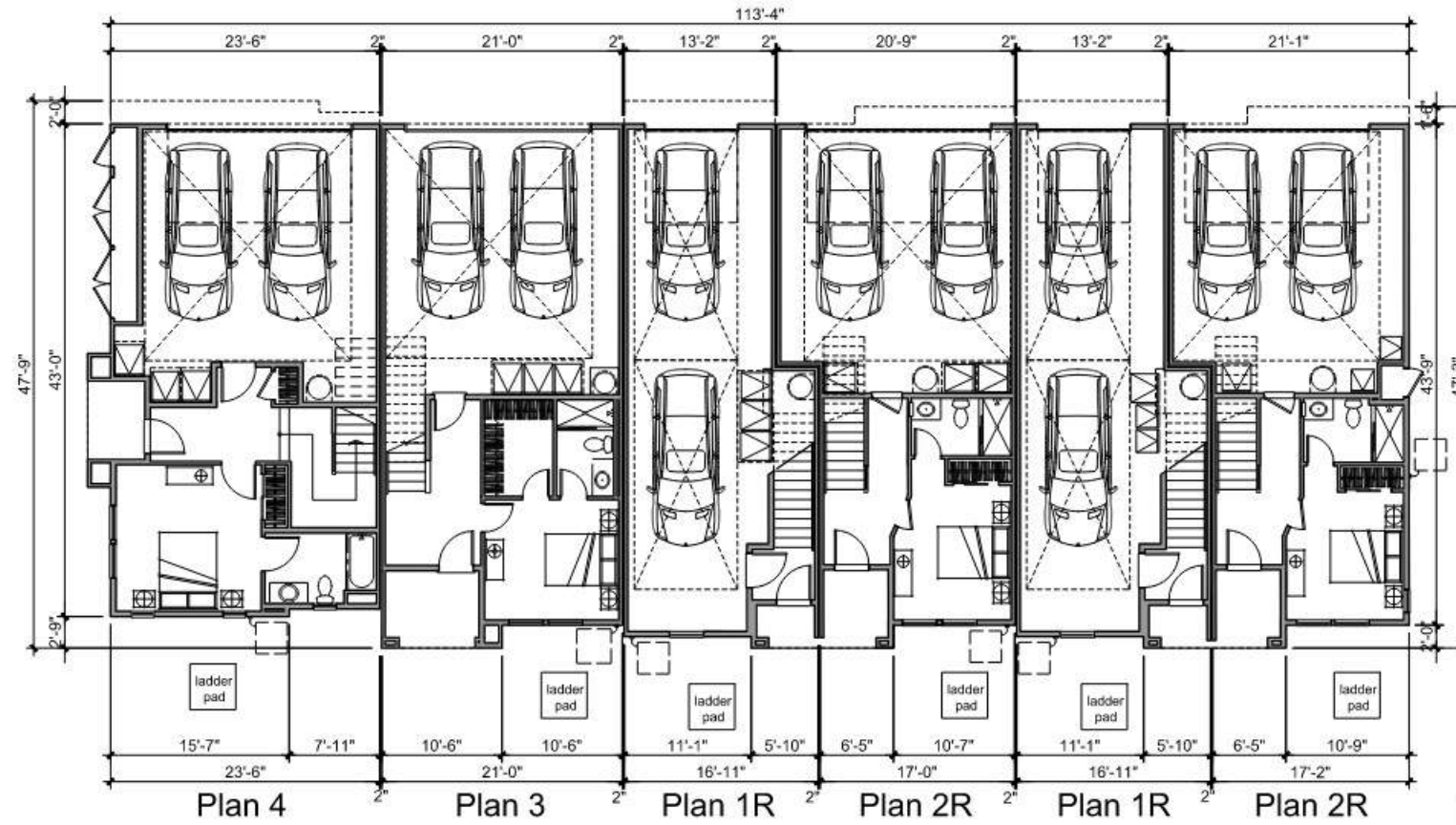
✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

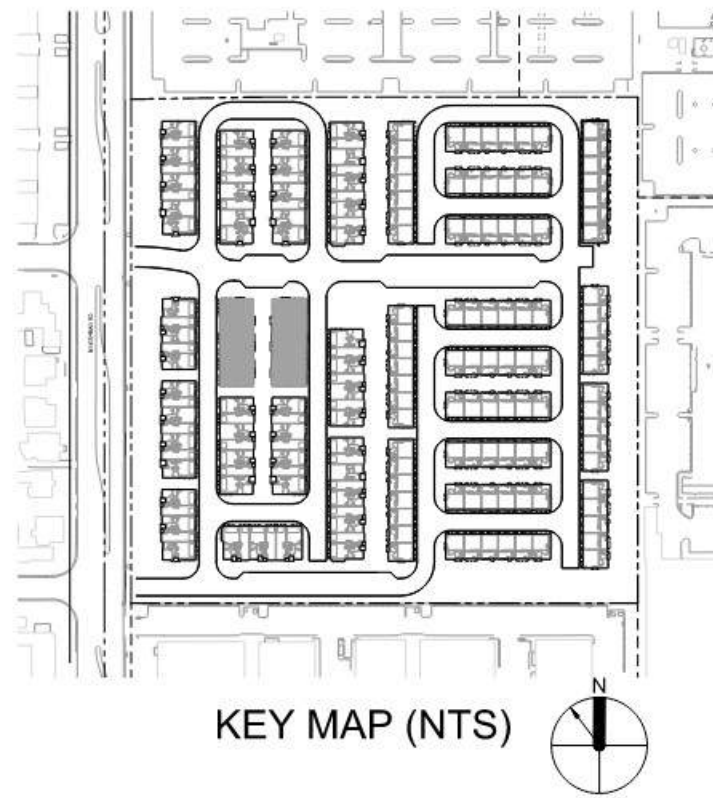


LEVEL 2 0 4 8 16 Scale 1" = 8'

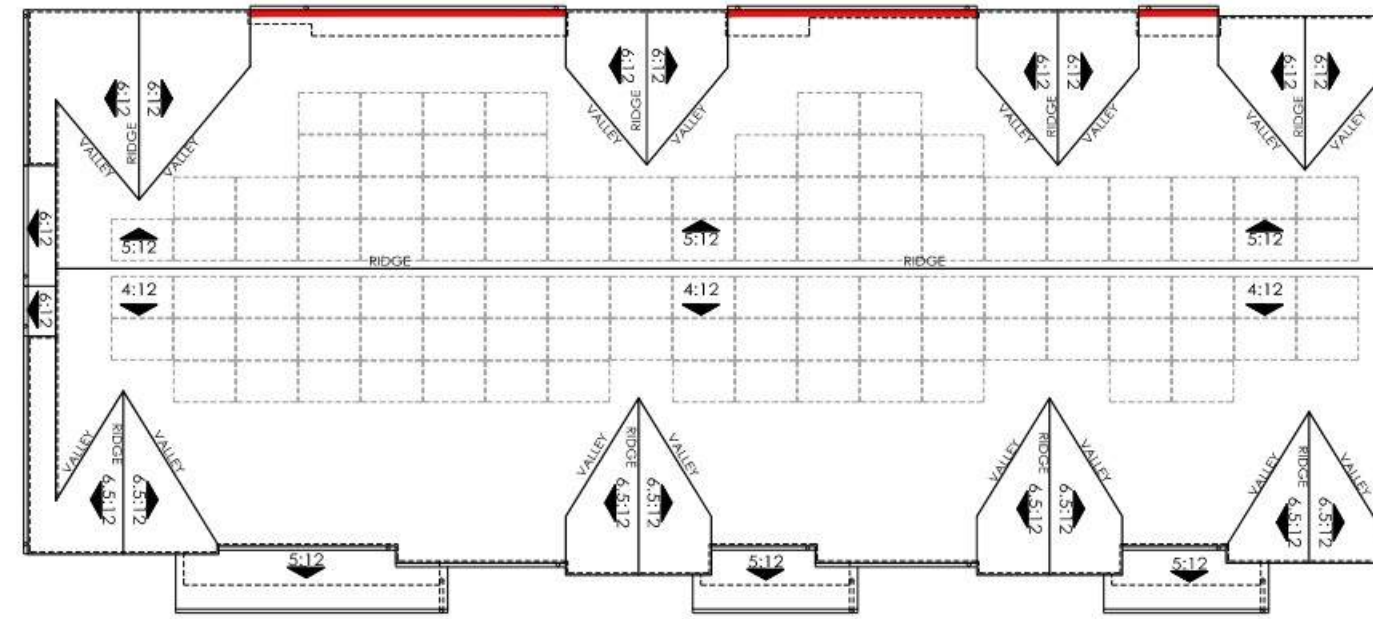


LEVEL 1 0 4 8 16 Scale 1" = 8'

✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

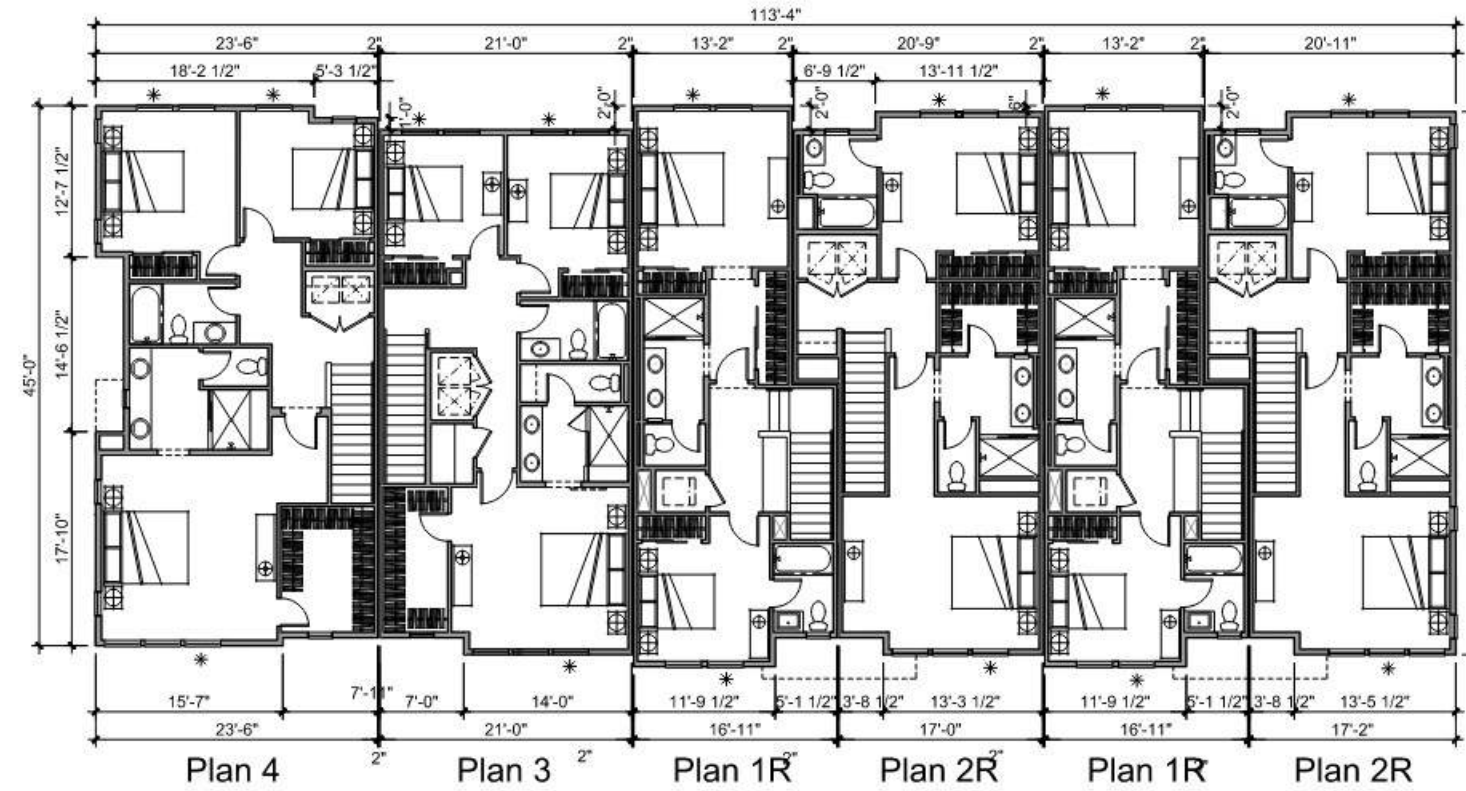


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No roof mounted mechanical equipment.

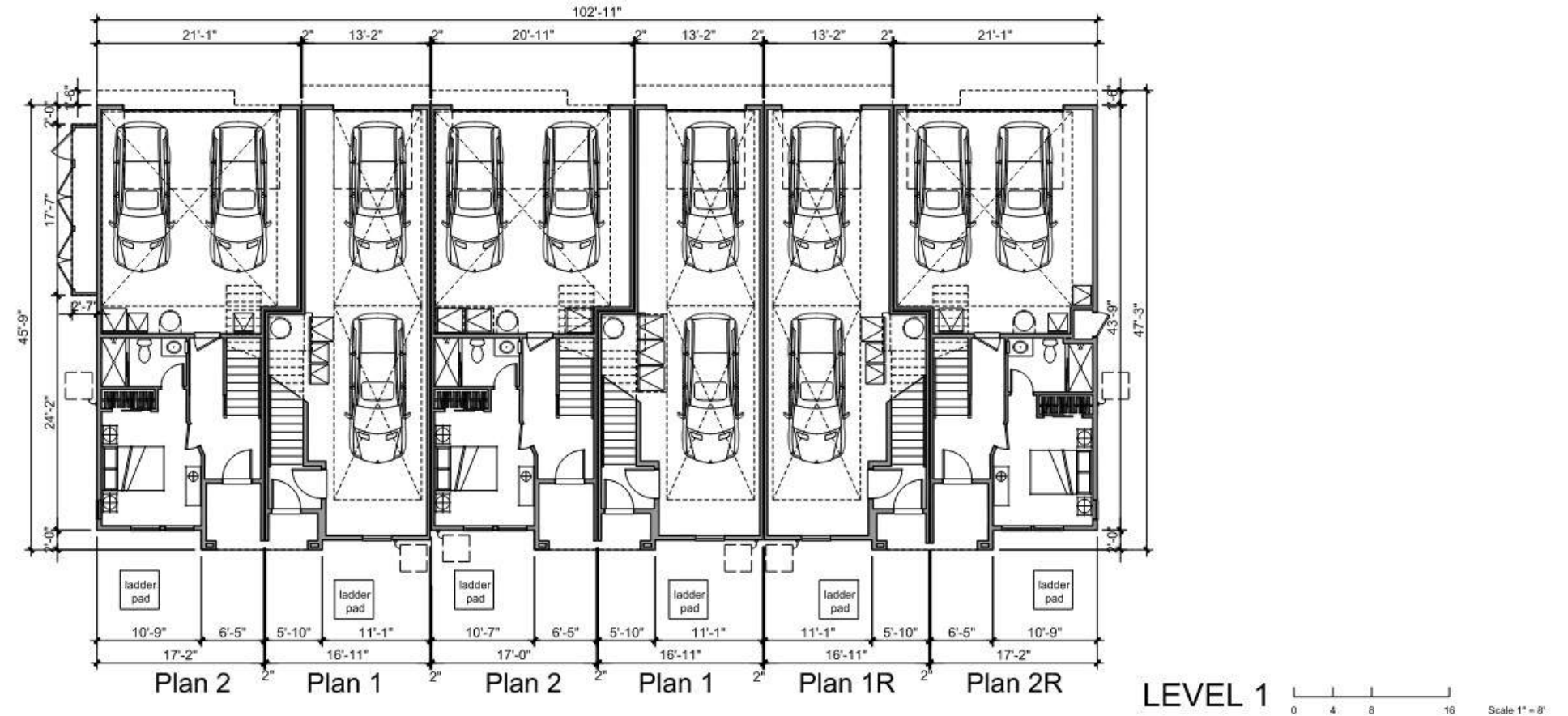
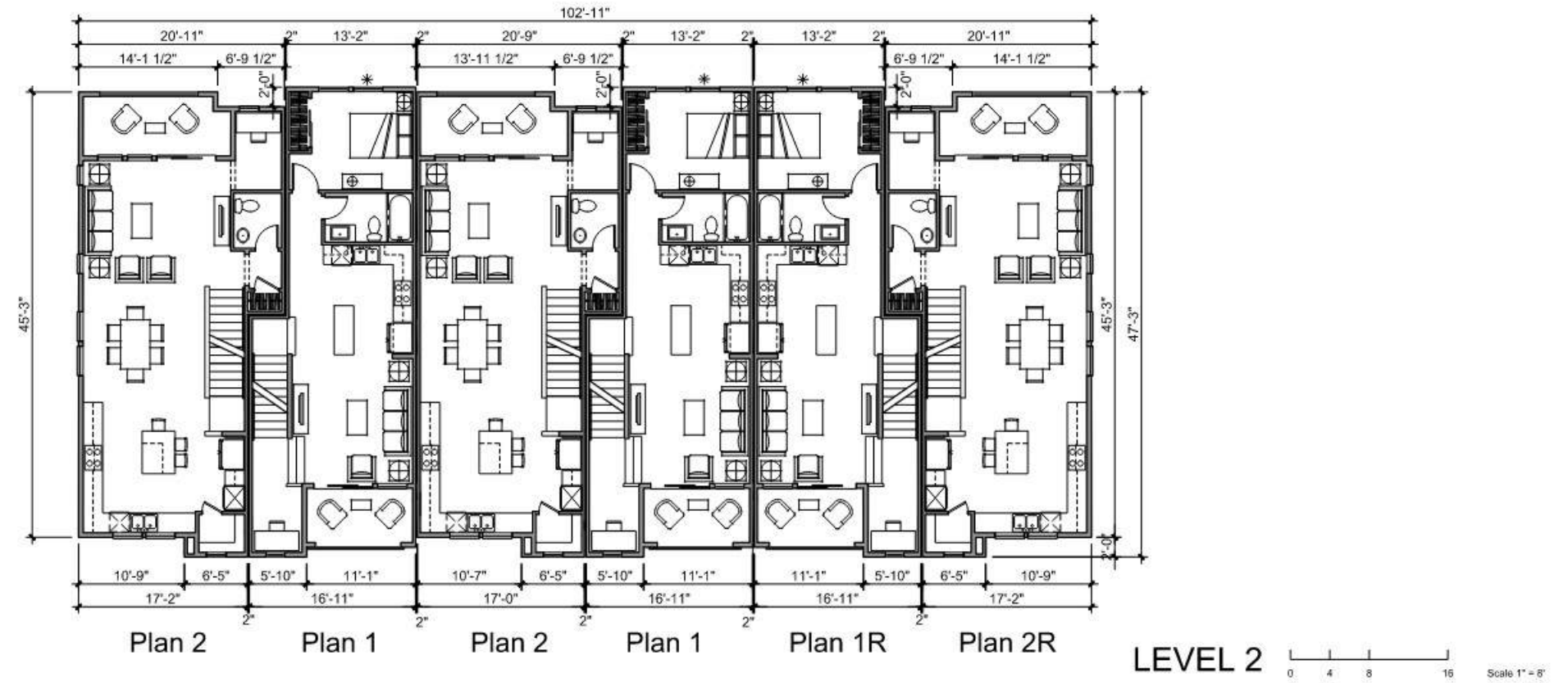
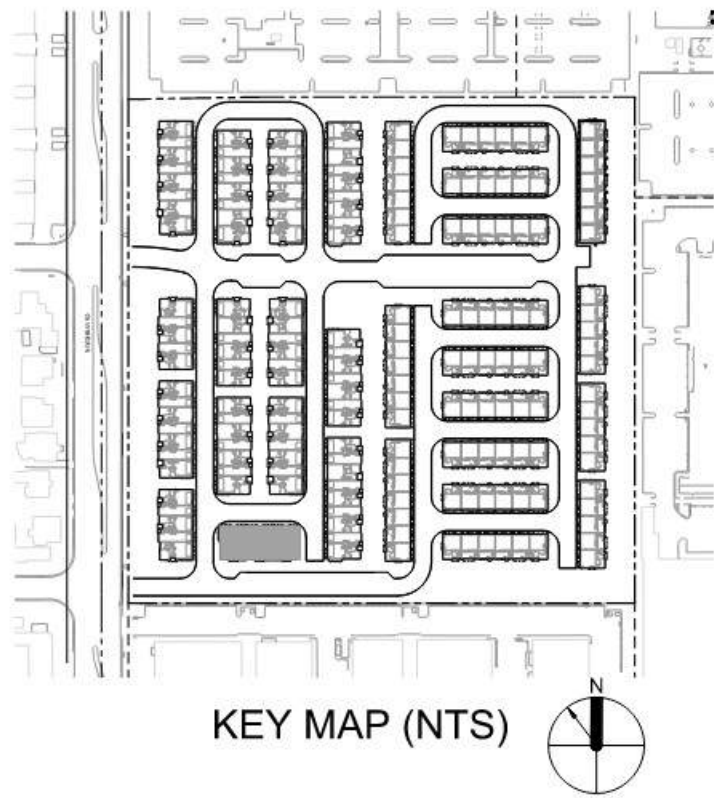
ROOF PLAN



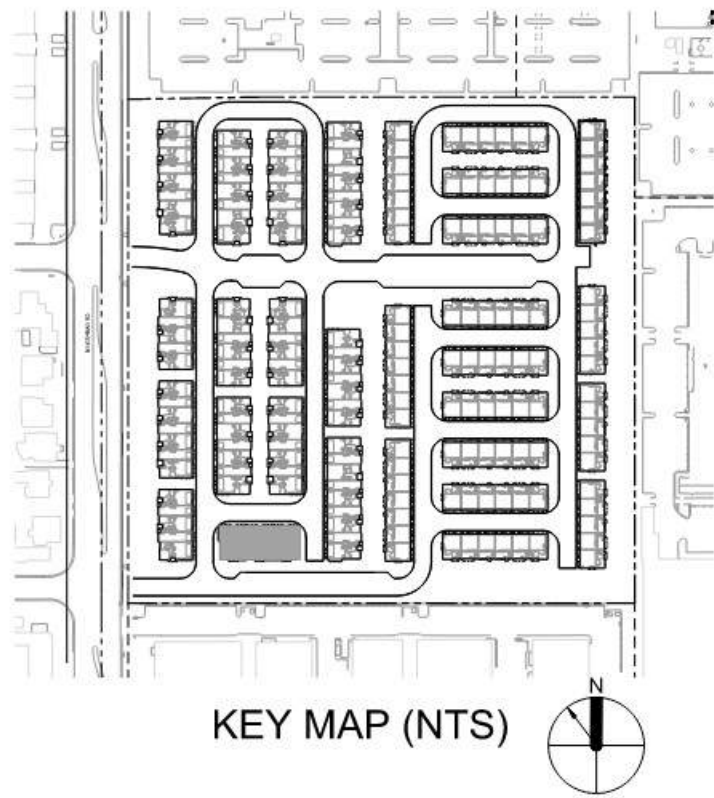
LEVEL 3



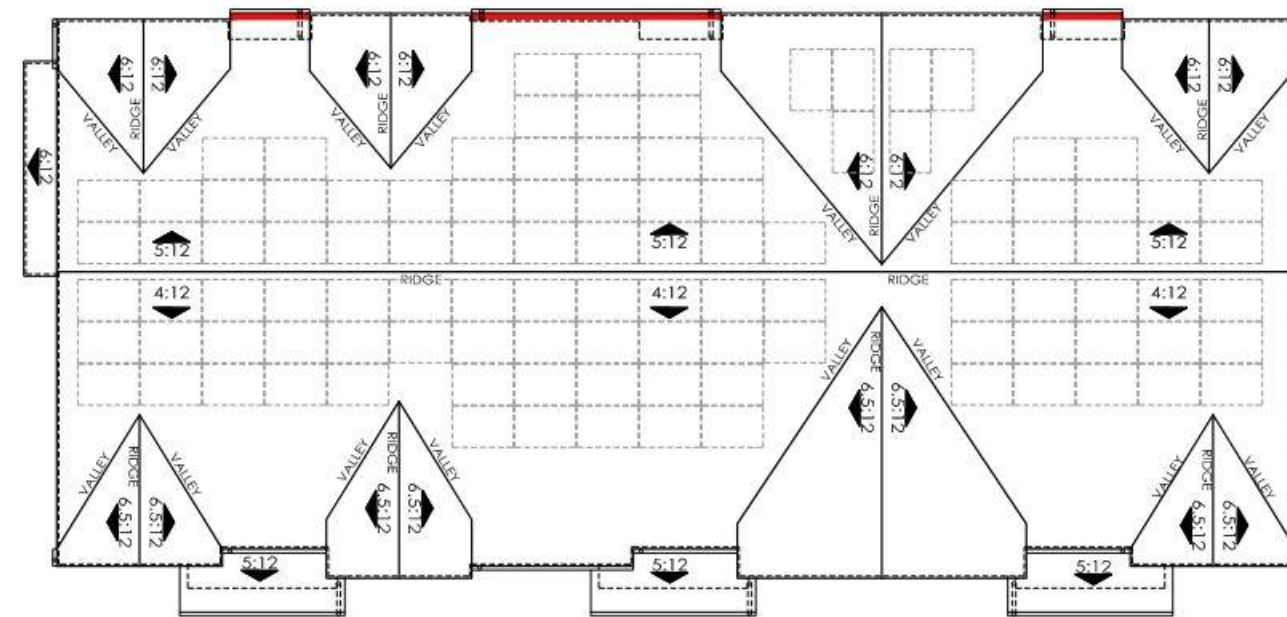
✱ Emergency Rescue Opening (Egress Window)



✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

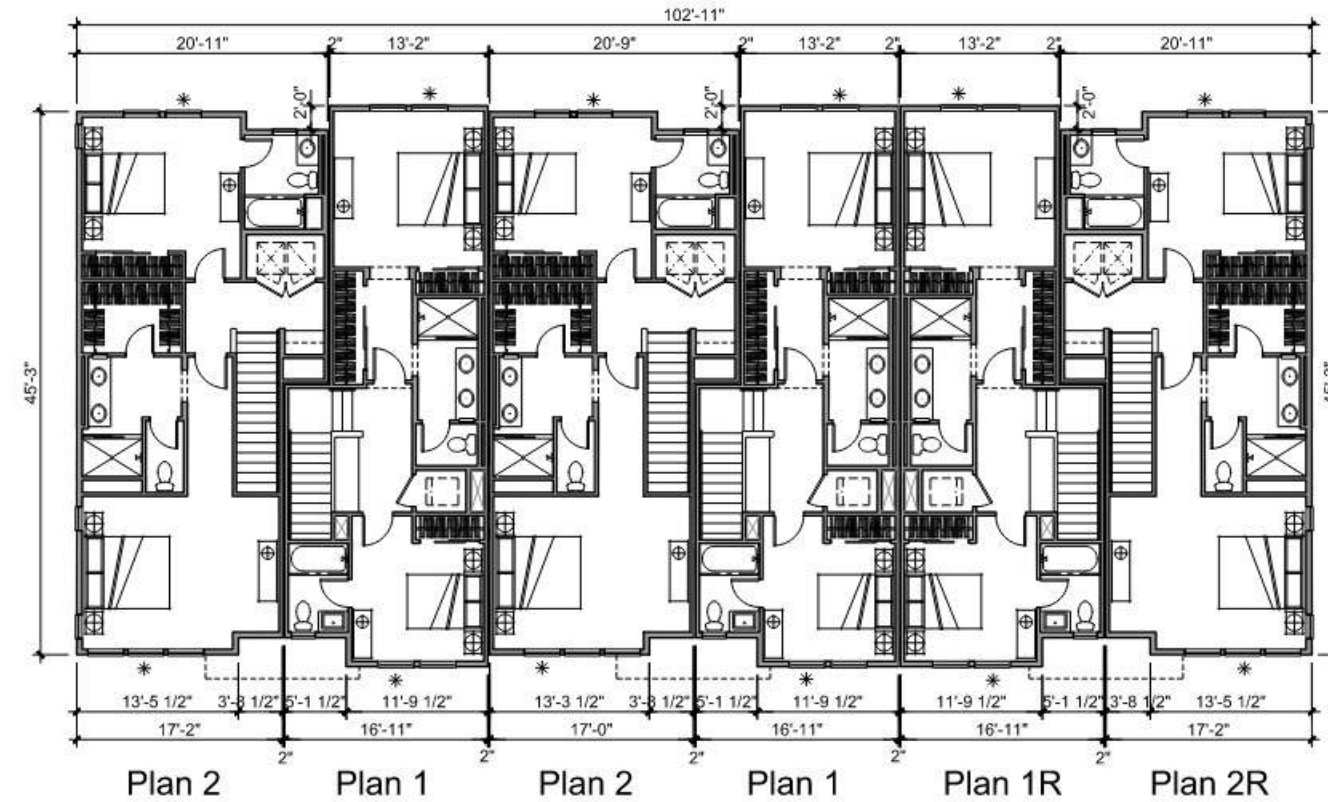


— Eave height less than 30'
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NOTE: Solar panels shown
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Location, quantity, and
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No roof mounted mechanical
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ROOF PLAN

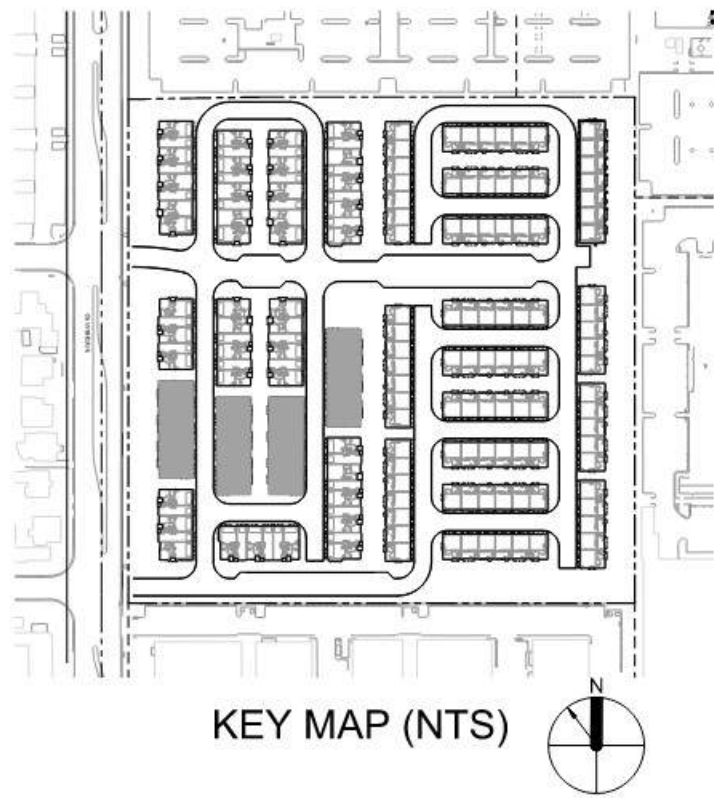
0 4 8 16 Scale 1" = 8'



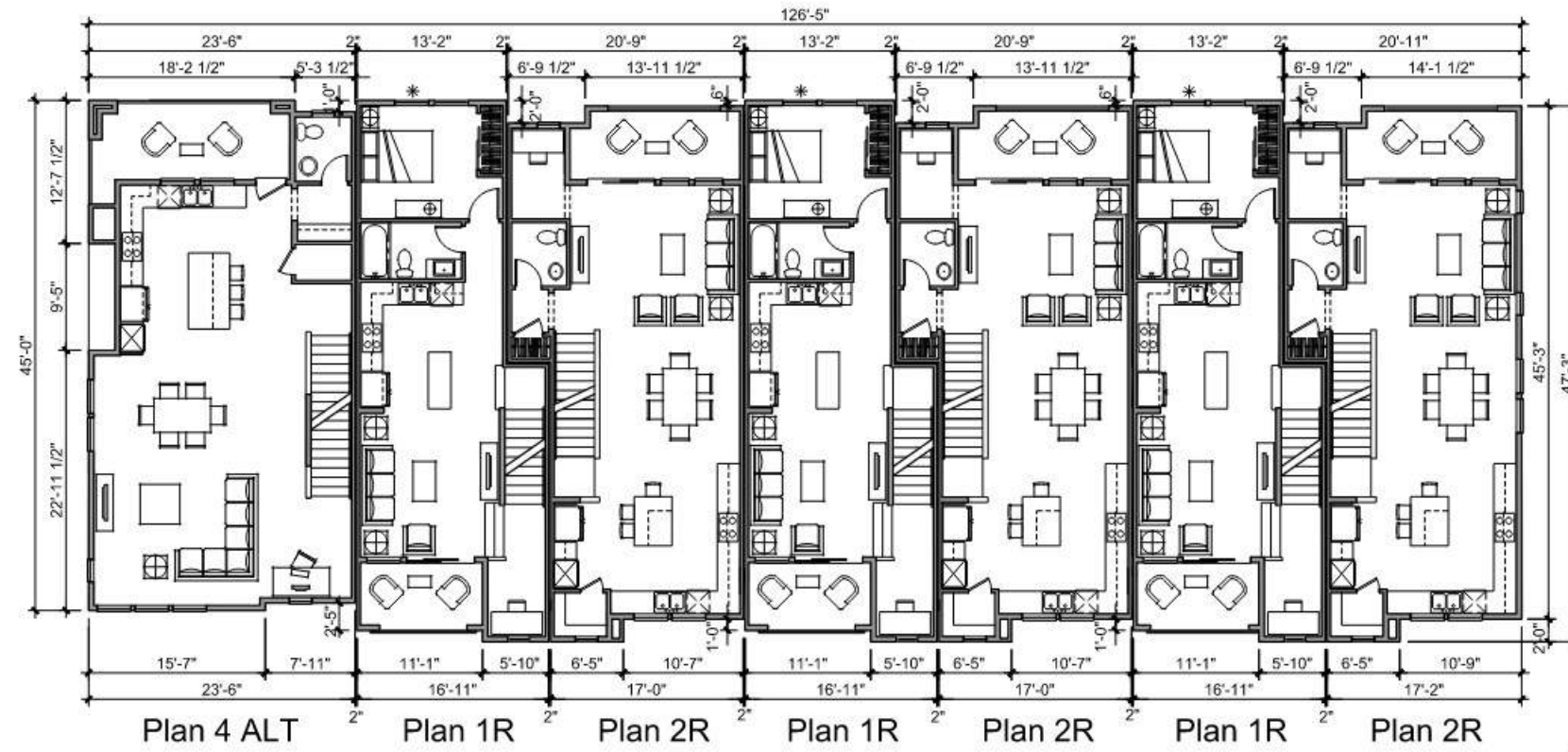
LEVEL 3

0 4 8 16 Scale 1" = 8'

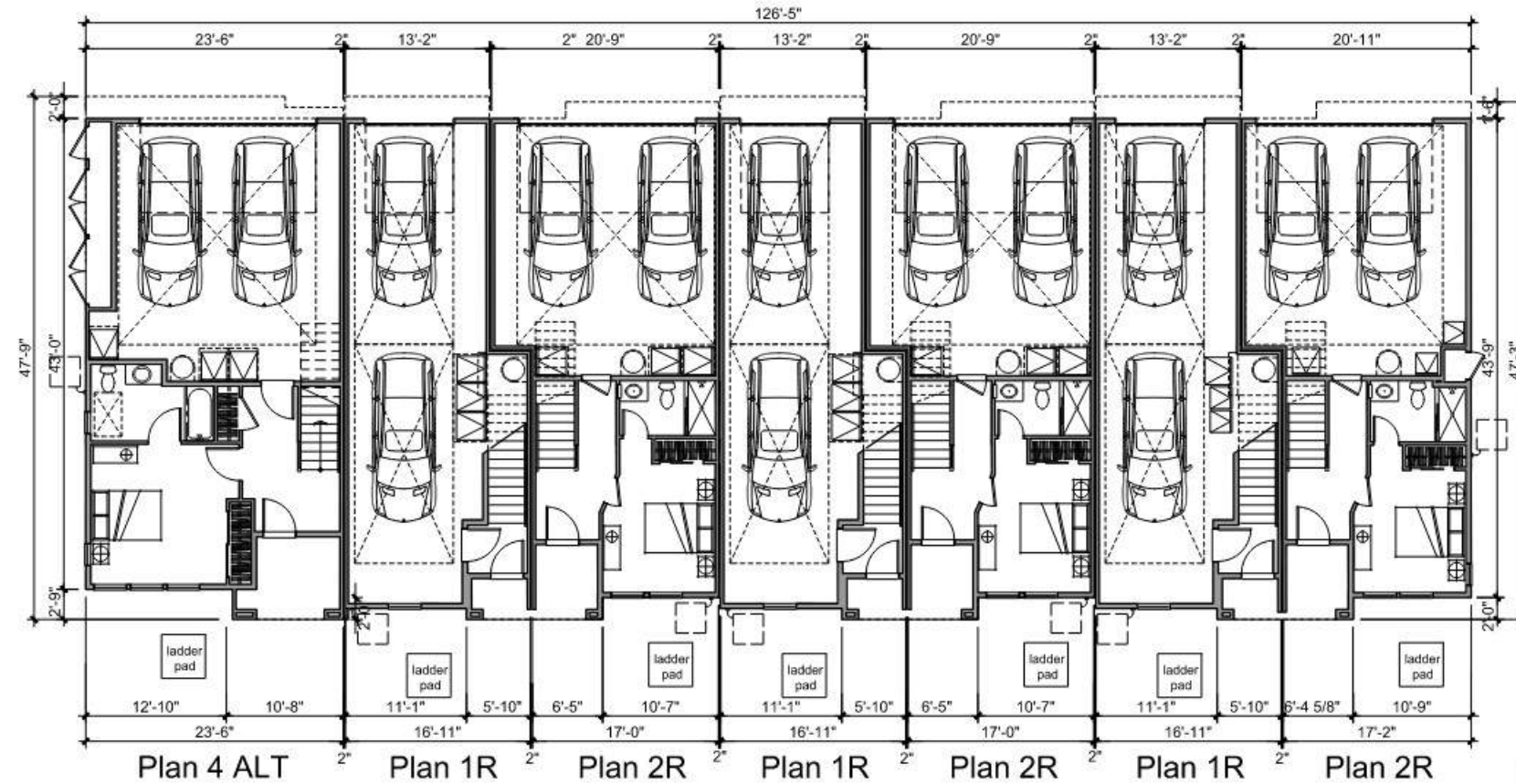
✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

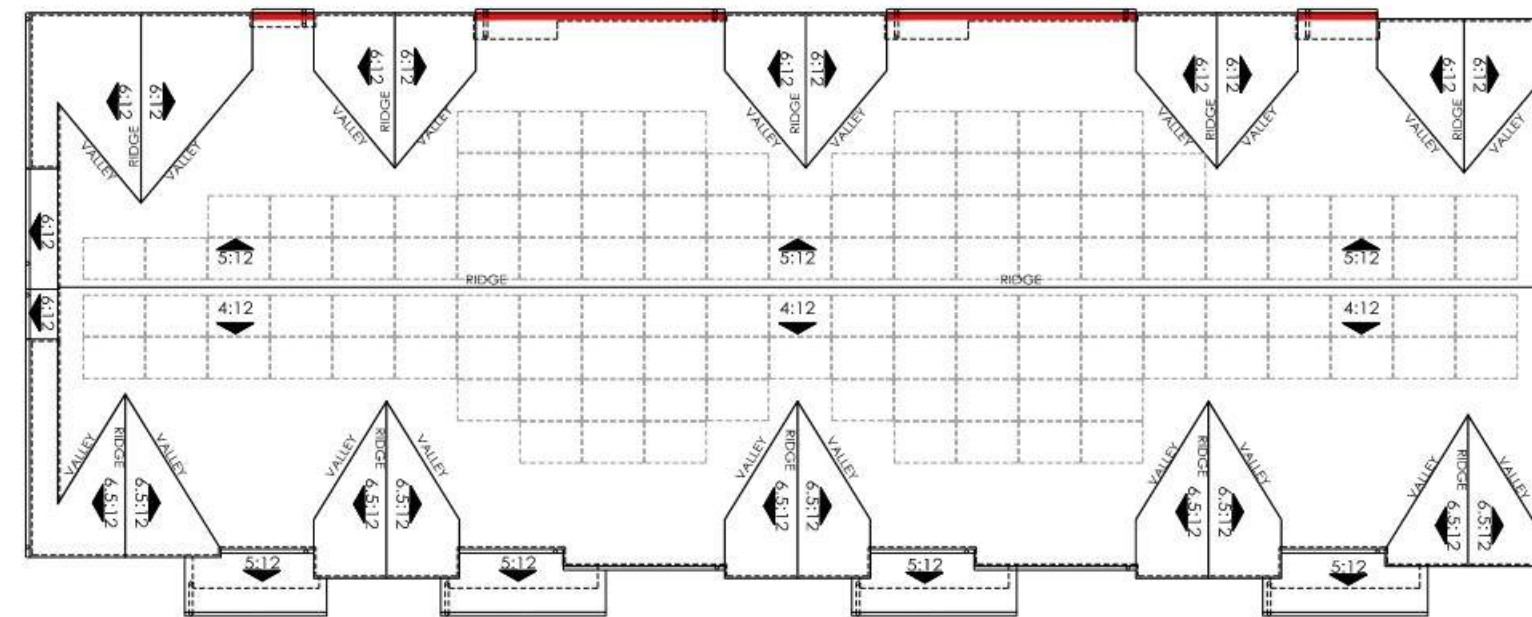
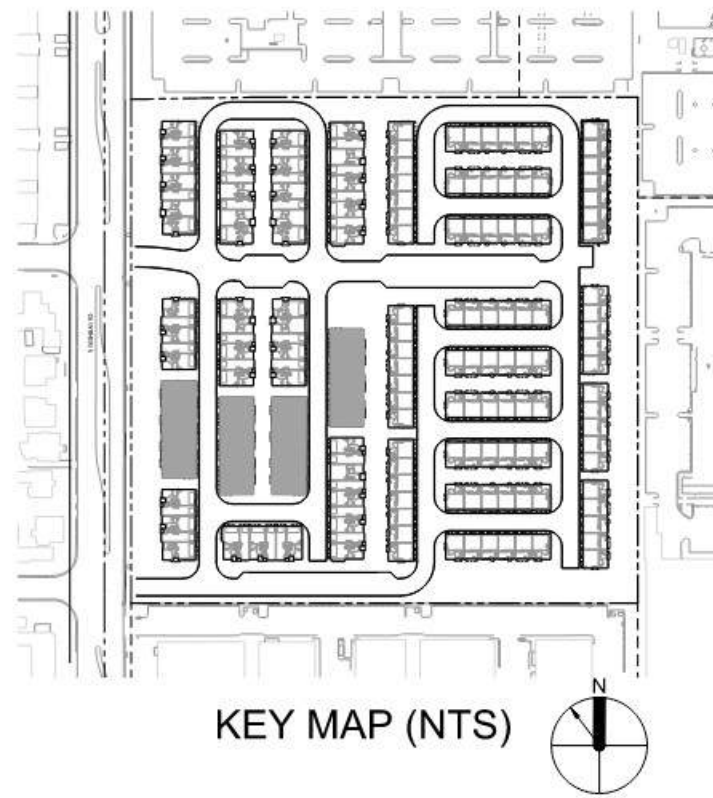


LEVEL 2 0 4 8 16 Scale 1" = 8'



LEVEL 1 0 4 8 16 Scale 1" = 8'

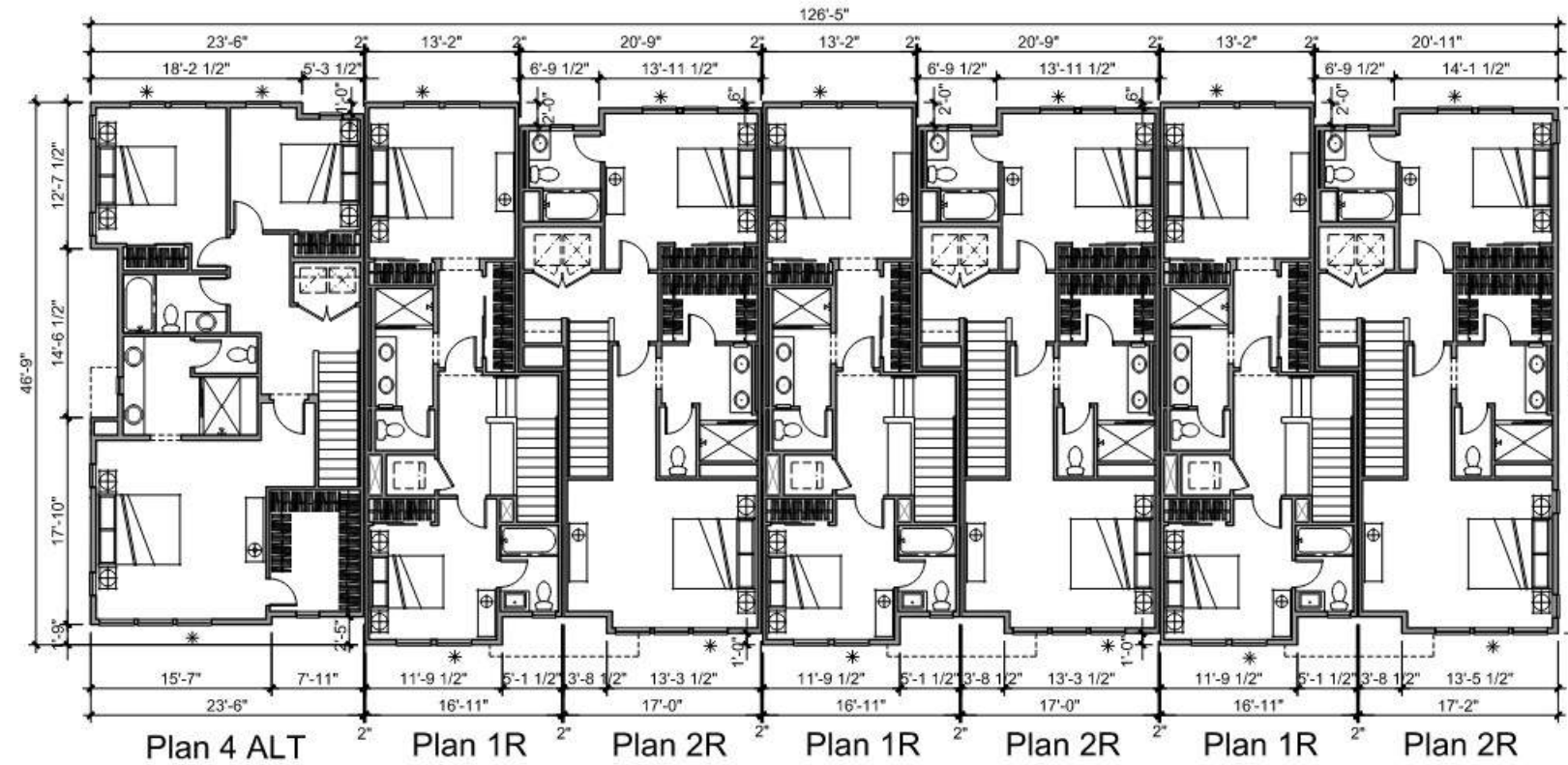
✱ Emergency Rescue Opening (Egress Window)



ROOF PLAN

0 4 8 16

Scale 1" = 8'

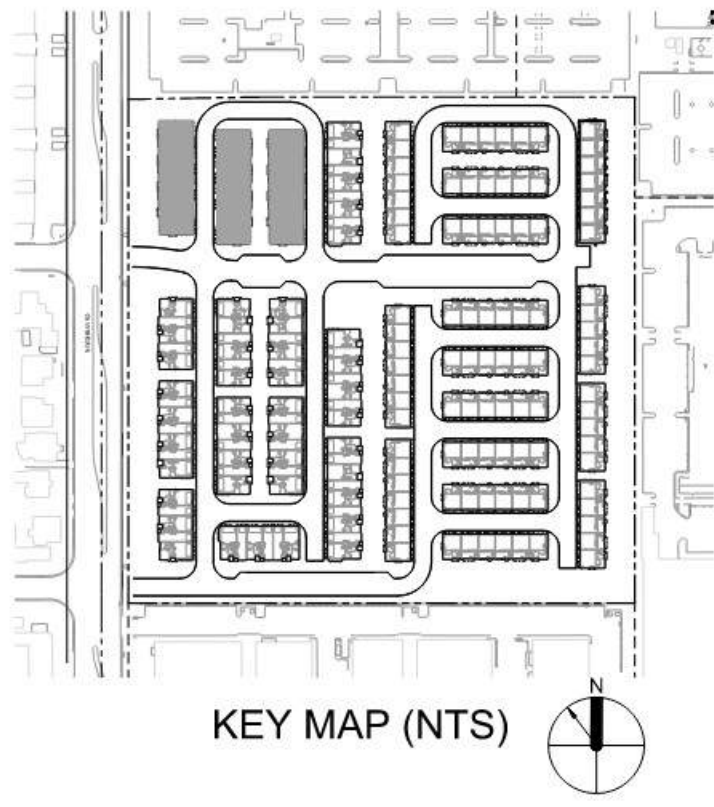


LEVEL 3

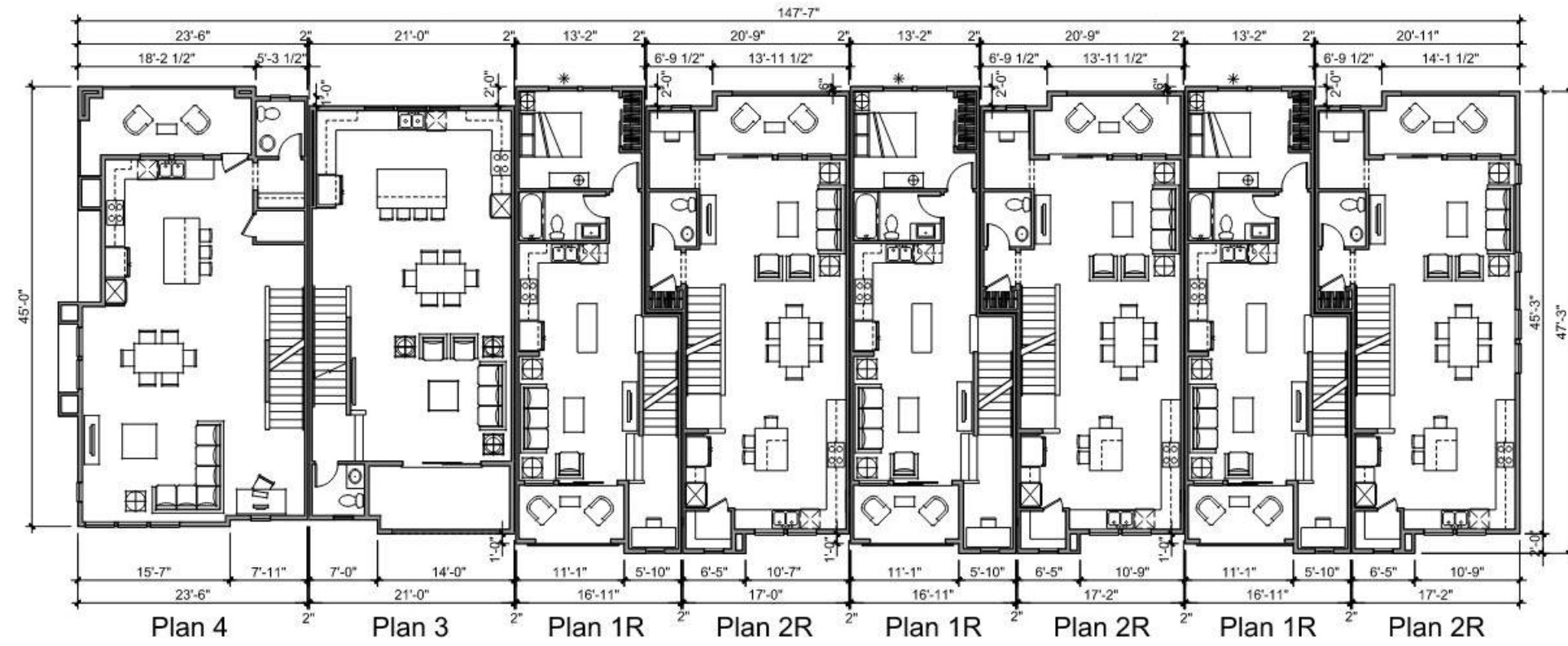
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Scale 1" = 8'

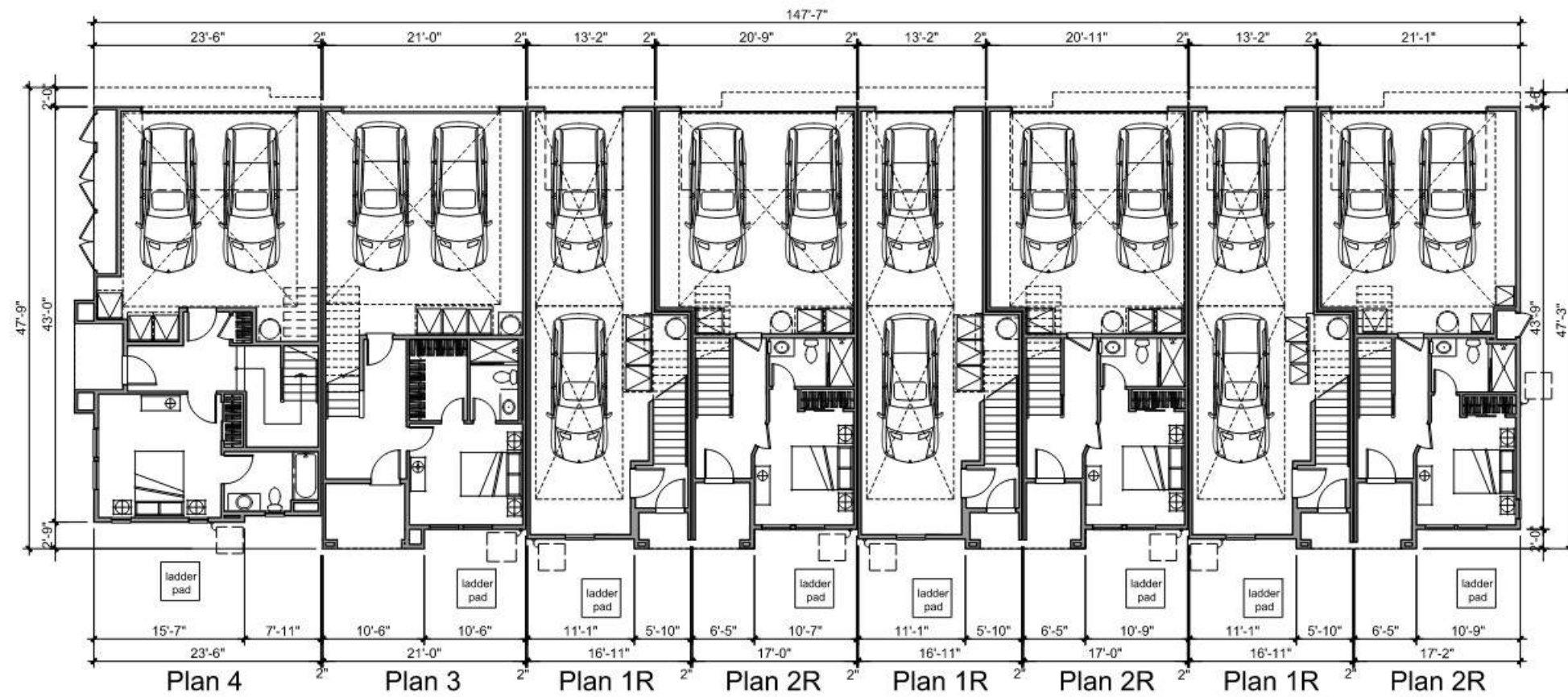
✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)



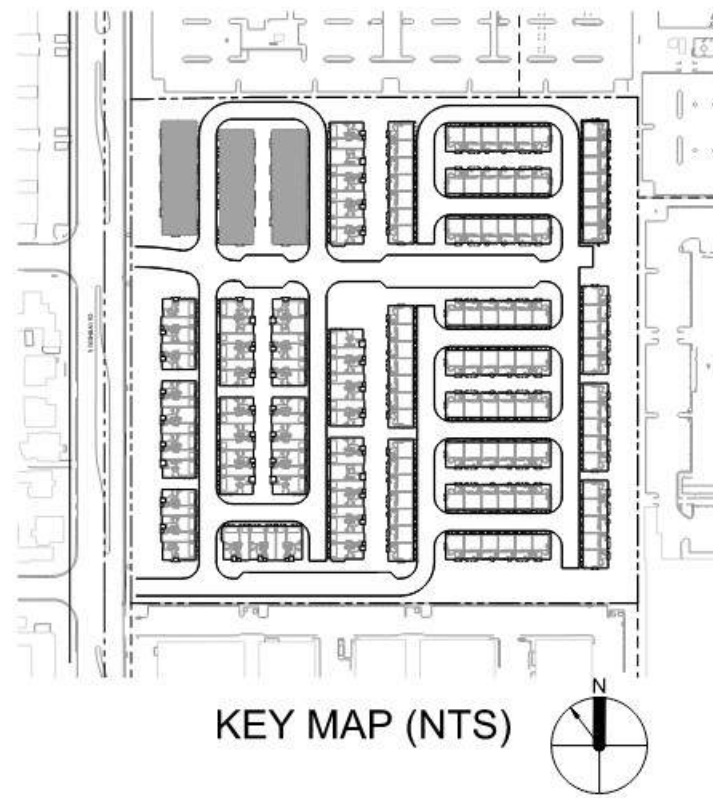
LEVEL 2



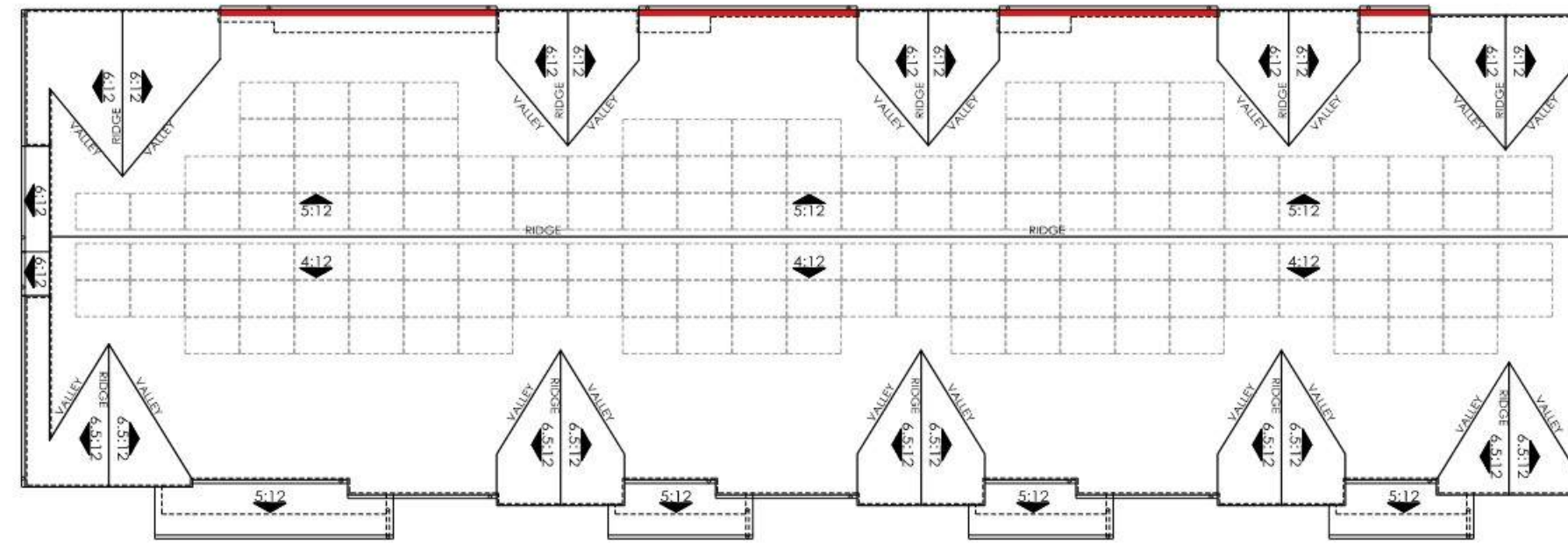
LEVEL 1



* Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

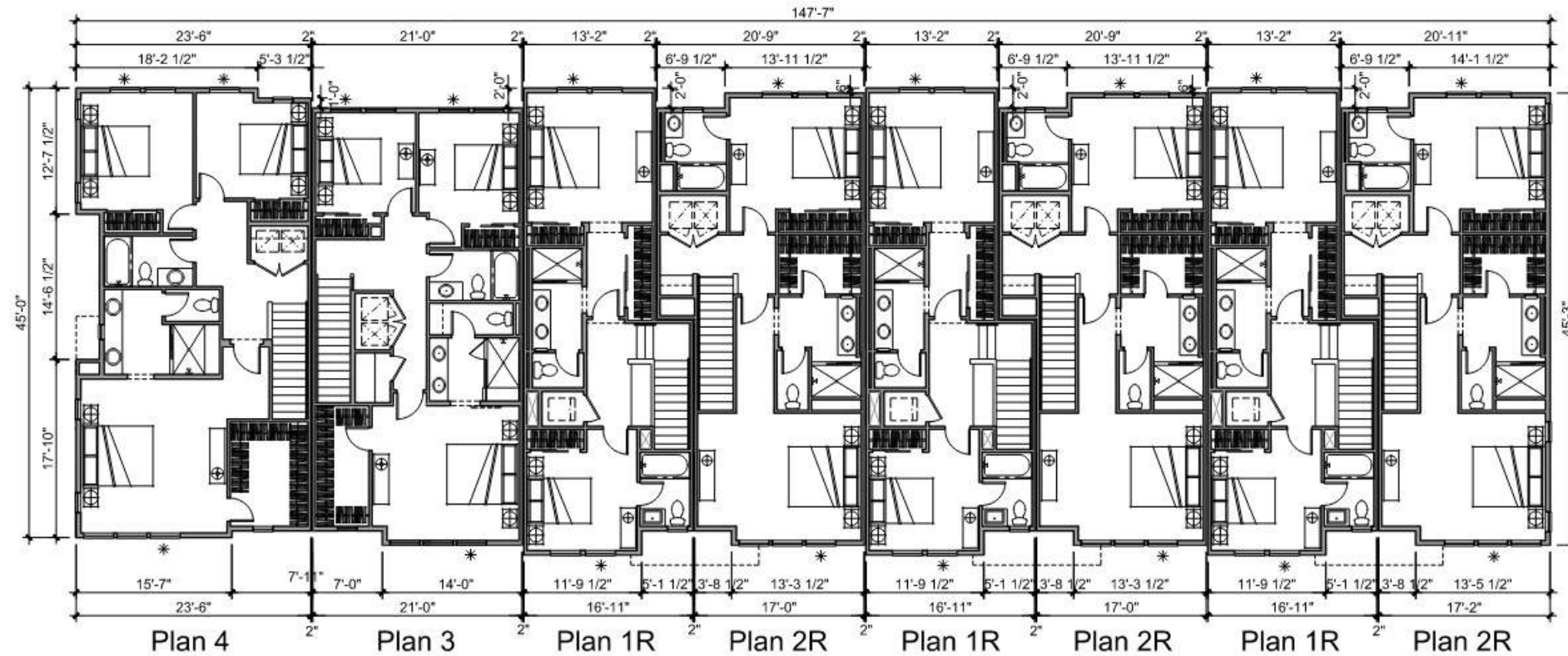


— Eave height less than 30' for fire ladder access.

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No roof mounted mechanical equipment.

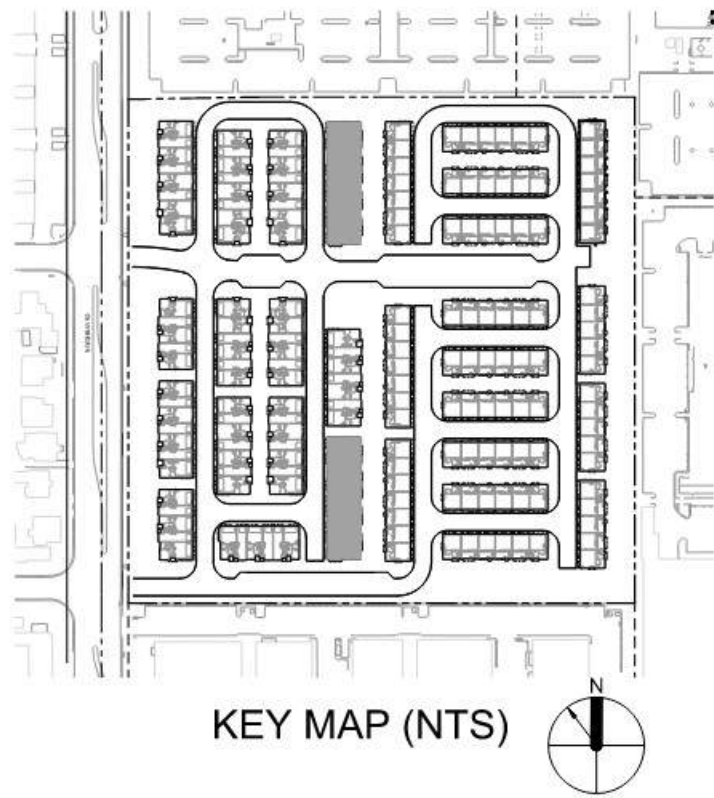
ROOF PLAN



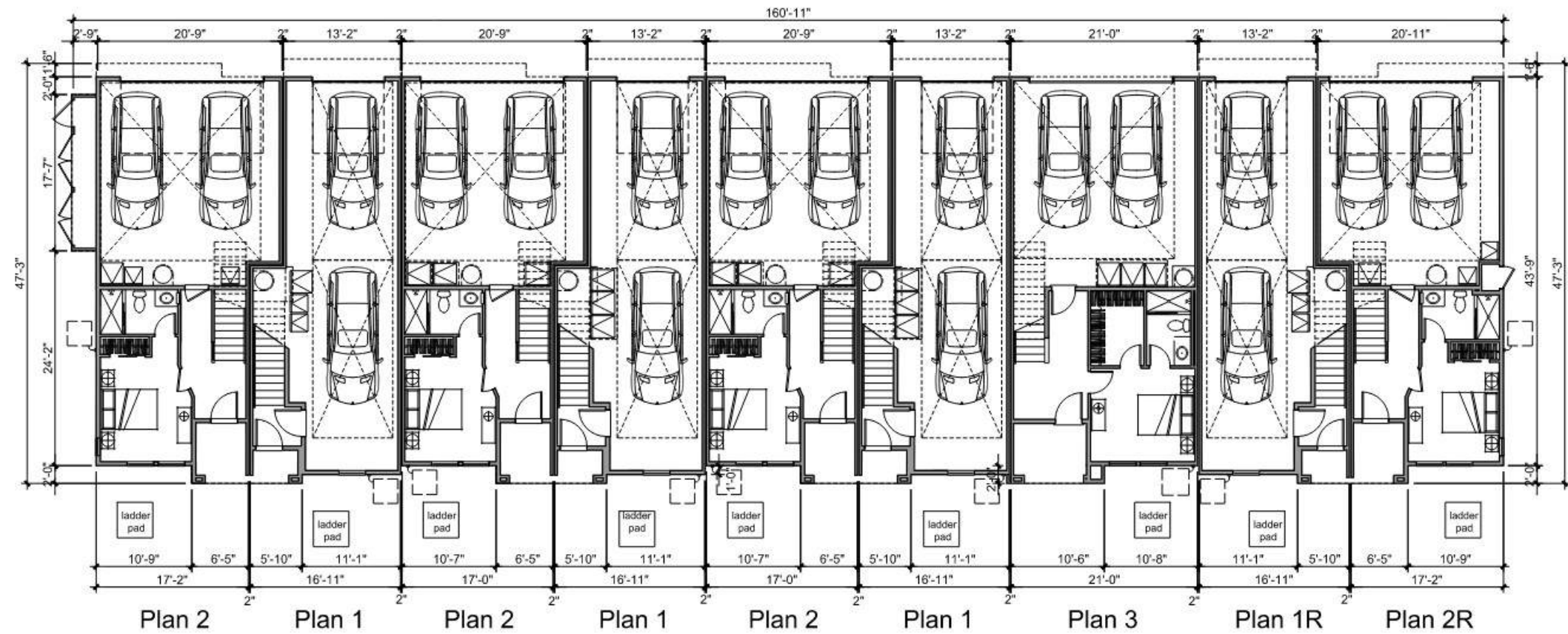
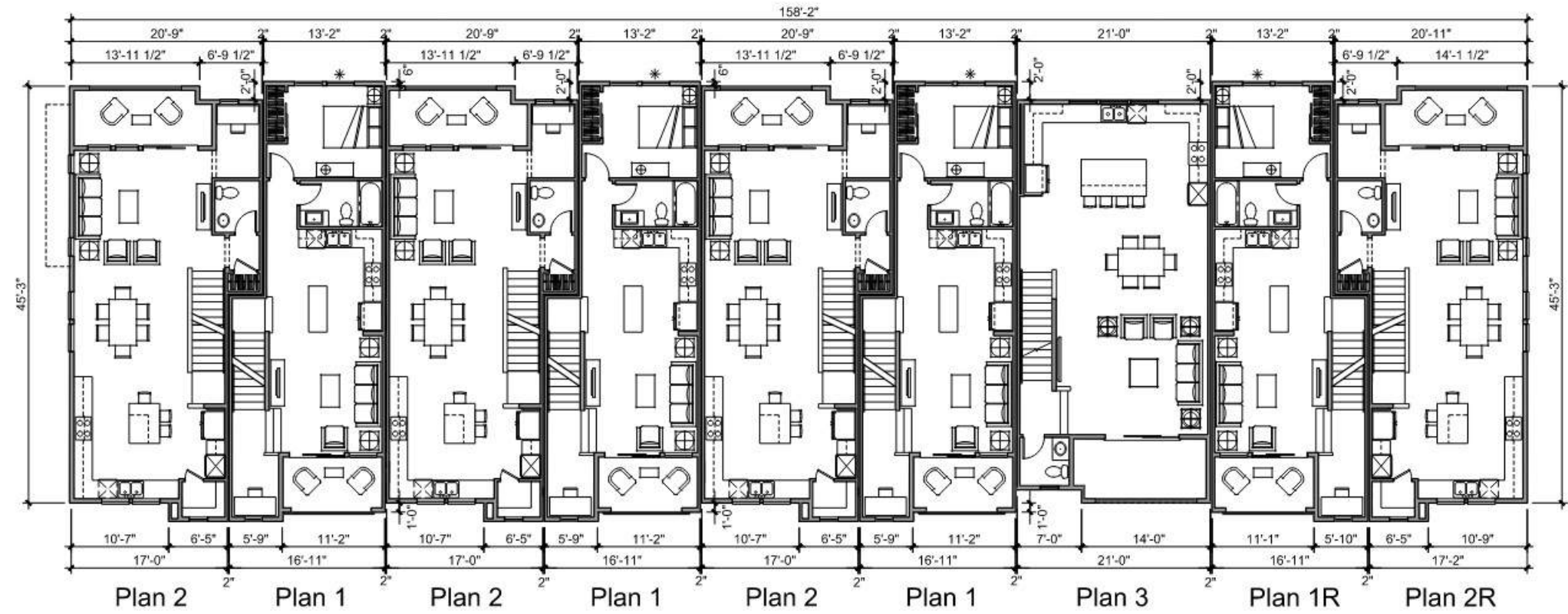
LEVEL 3



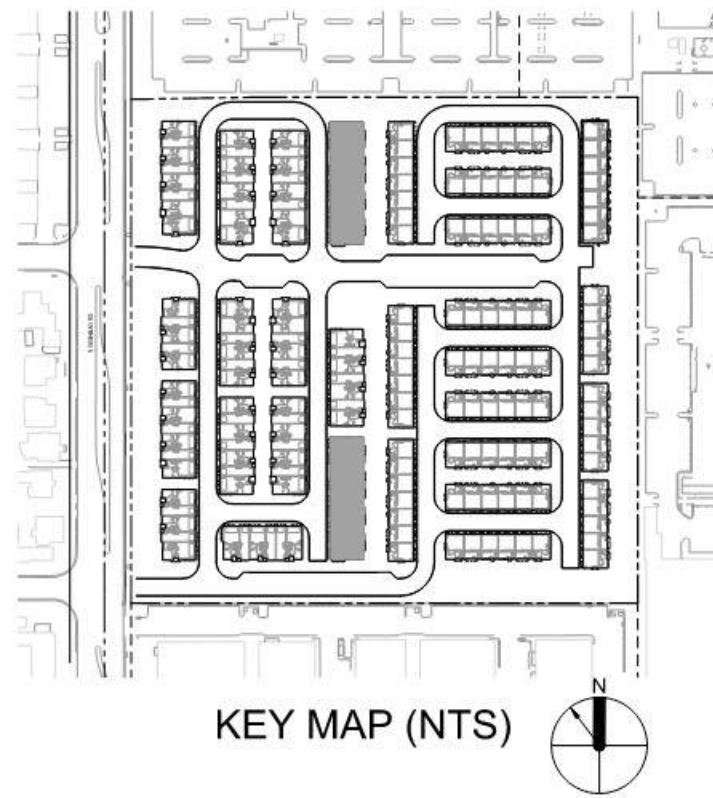
✱ Emergency Rescue Opening (Egress Window)



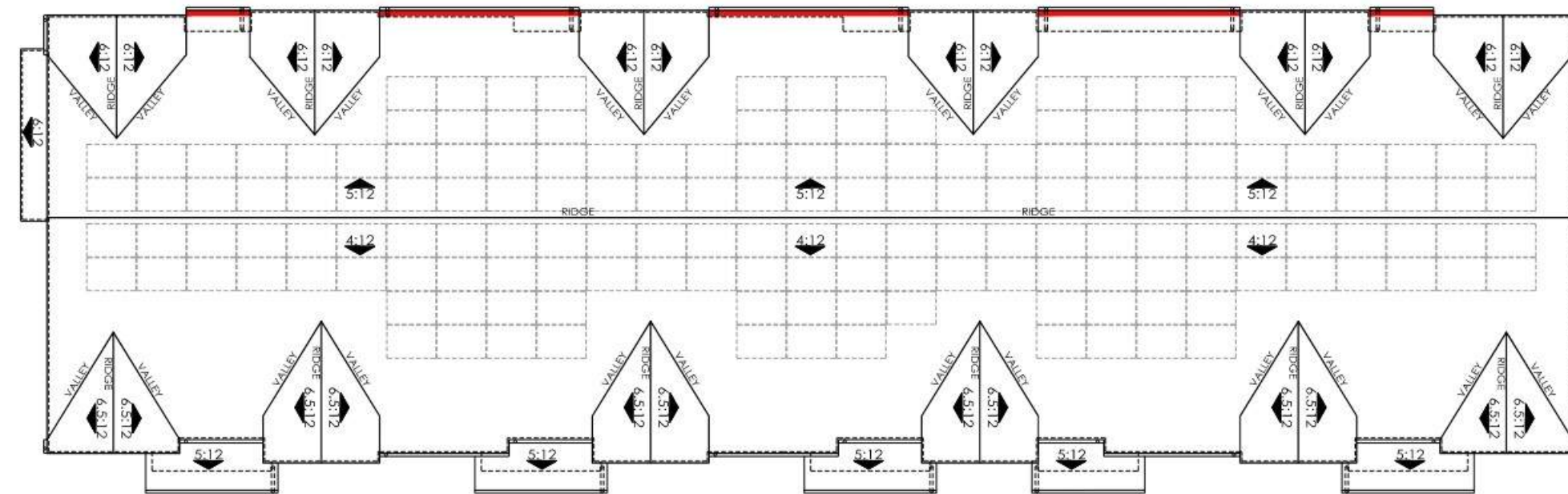
KEY MAP (NTS)



✱ Emergency Rescue Opening (Egress Window)



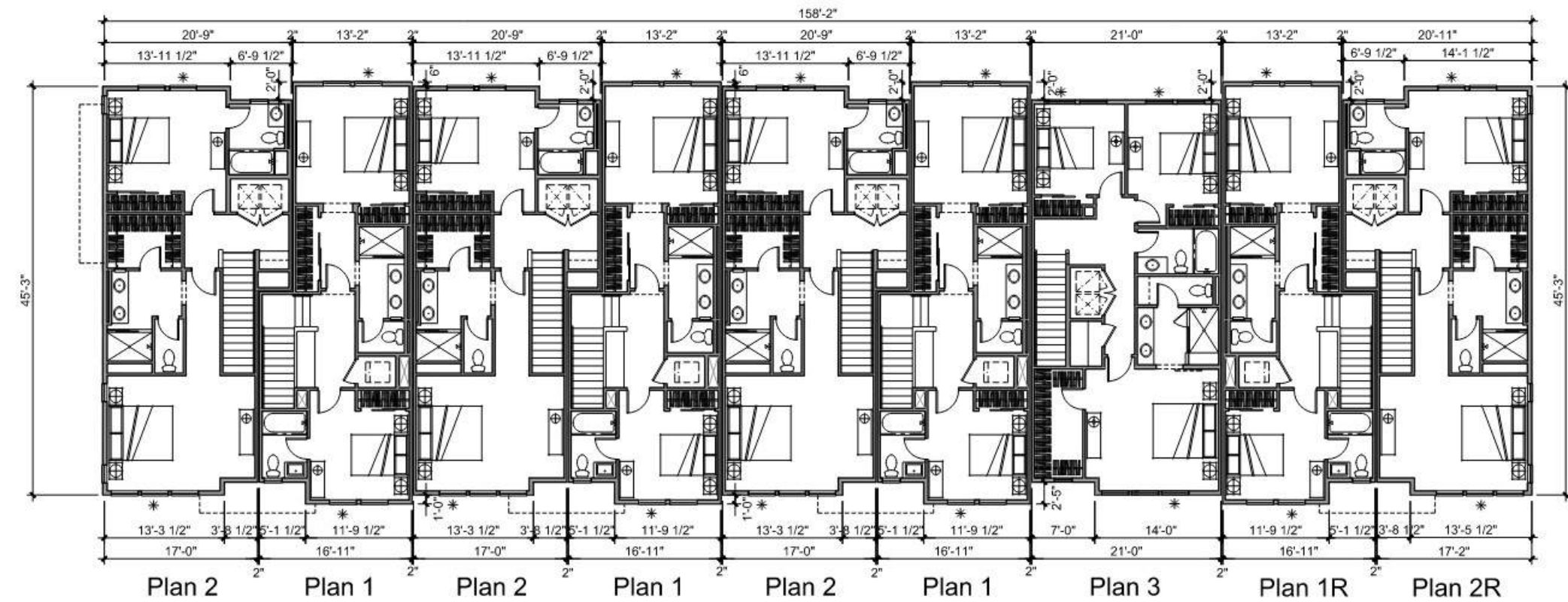
KEY MAP (NTS)



— Eave height less than 30' for fire ladder access.
NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

ROOF PLAN



LEVEL 3



✱ Emergency Rescue Opening (Egress Window)

LEGEND

- 1 Vehicular Entry
- 2 Plaza Park (Common Open Space - See Page L-3)
- 3 Picnic Park (Common Open Space - See Page L-3)
- 4 North Whisman Mini Park (See Page L-3)
- 5 Pedestrian Paseos (See Page L-4)
- 6 Public Sidewalk and Parkway
- 7 Concrete Sidewalk
- 8 Common Landscape Areas
- 9 Bio-retention, per Civil
- 10 LID Planters, per Civil
- 11 Parking, per Civil
- 12 Bike Rack (Short Term Use) (4/L-6)
- 13 Property Line
- 14 Visibility Triangle per City of Mountain View Triangle of Safety Guidelines (35 MPH)
- 15 Existing 10' wide Public Easement Trail
- 16 Pedestrian connection to trail system
- 17 Dog Run
- 18 Bench Seating (2/L-6)
- 19 USPS Parking & Mail Box Area
- 20 Loading Area & Short Term Parking
- 21 Outdoor Common Open Space Area
- 22 City Street Light
- 23 Fire Hydrant
- 24 Existing Overhead Utility Pole
- 25 Pedestrian Crossing with Enhanced Paving (10/L-6)

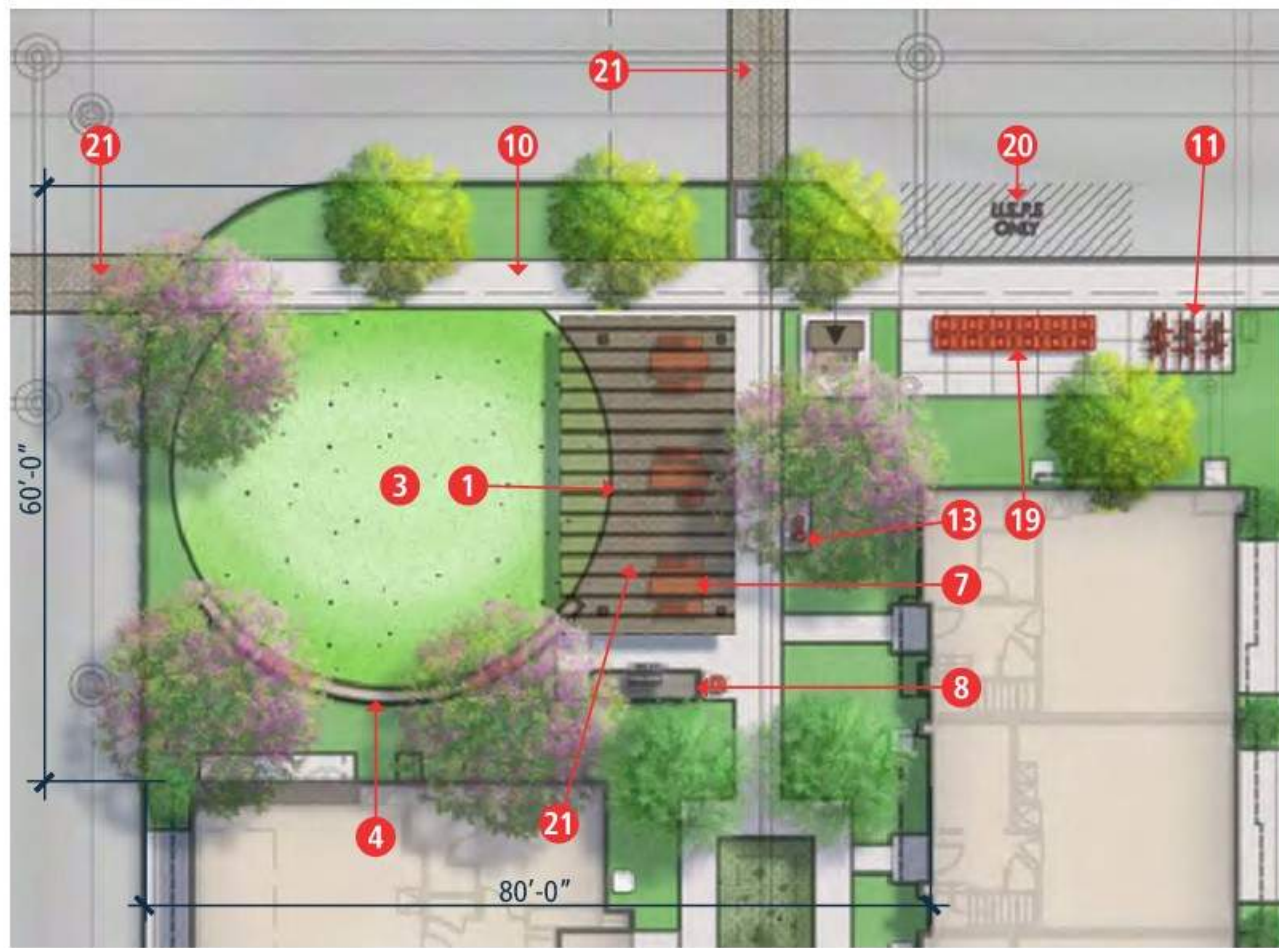
SHEET INDEX

- L-1 Conceptual Landscape Imagery
- L-2 Landscape Site Plan
- L-3 Conceptual Open Space Enlargements
- L-4 Conceptual Open Space Enlargements
- L-5 Conceptual Section and Elevation
- L-6 Conceptual Material Imagery
- L-7 Conceptual Material Imagery
- L-8 Typical Utility Screening and Bike Rack Placement
- L-9 Conceptual Wall and Fence Plan
- L-10 Conceptual Tree Planting Plan & Mitigation Replacement
- L-11 Canopy Coverage Plan
- L-12 Preliminary Hydrozone Plan
- L-13 Preliminary Irrigation Plan
- L-14 Conceptual Lighting Plan
- L-15 Conceptual Open Space Plan

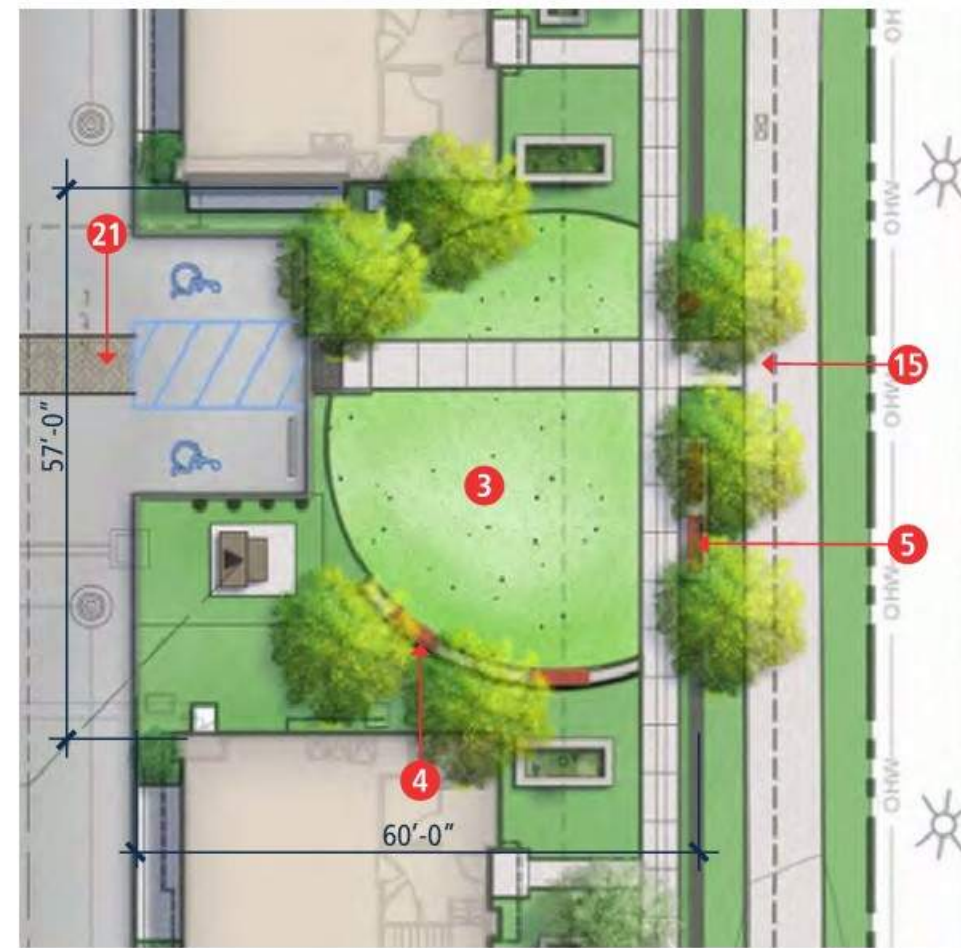


NOTES:

- 12 bike racks are proposed for this community to allow for 24 bike parking spaces.
- The shown site plan is conceptual and subject to design and material changes at later phases of development.



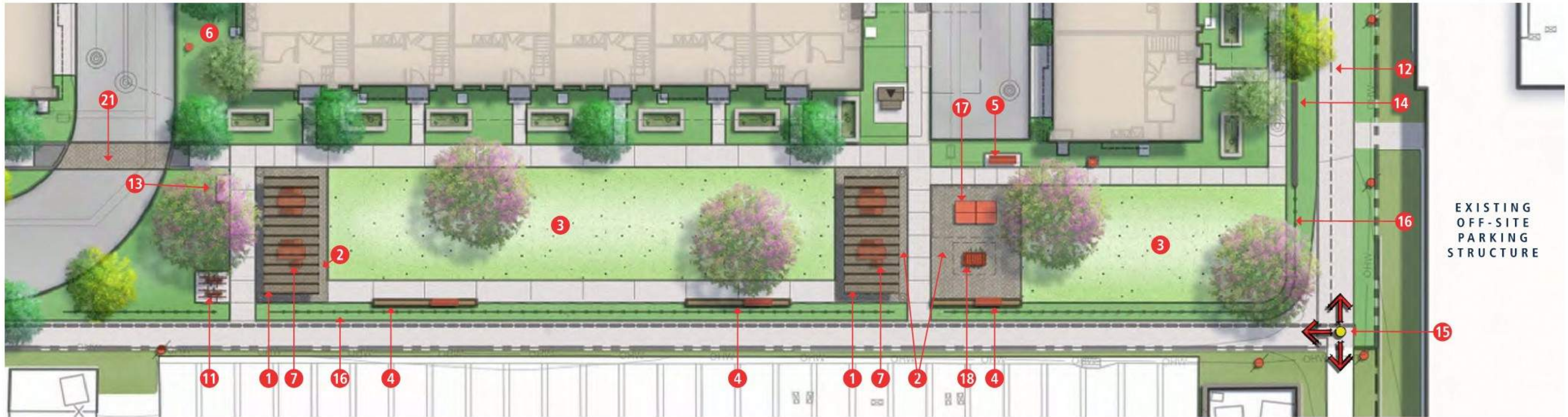
PLAZA PARK
(COMMON OPEN SPACE)



PICNIC PARK
(COMMON OPEN SPACE)

LEGEND

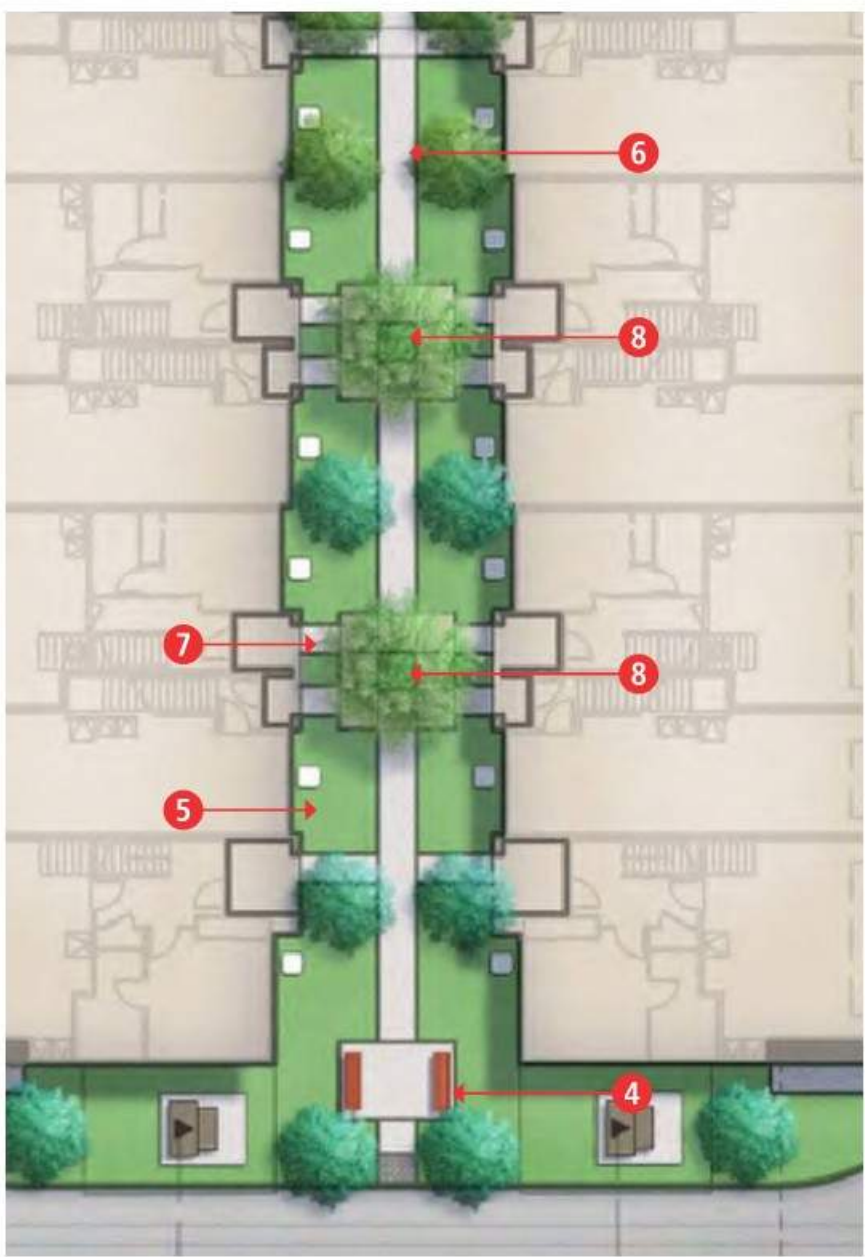
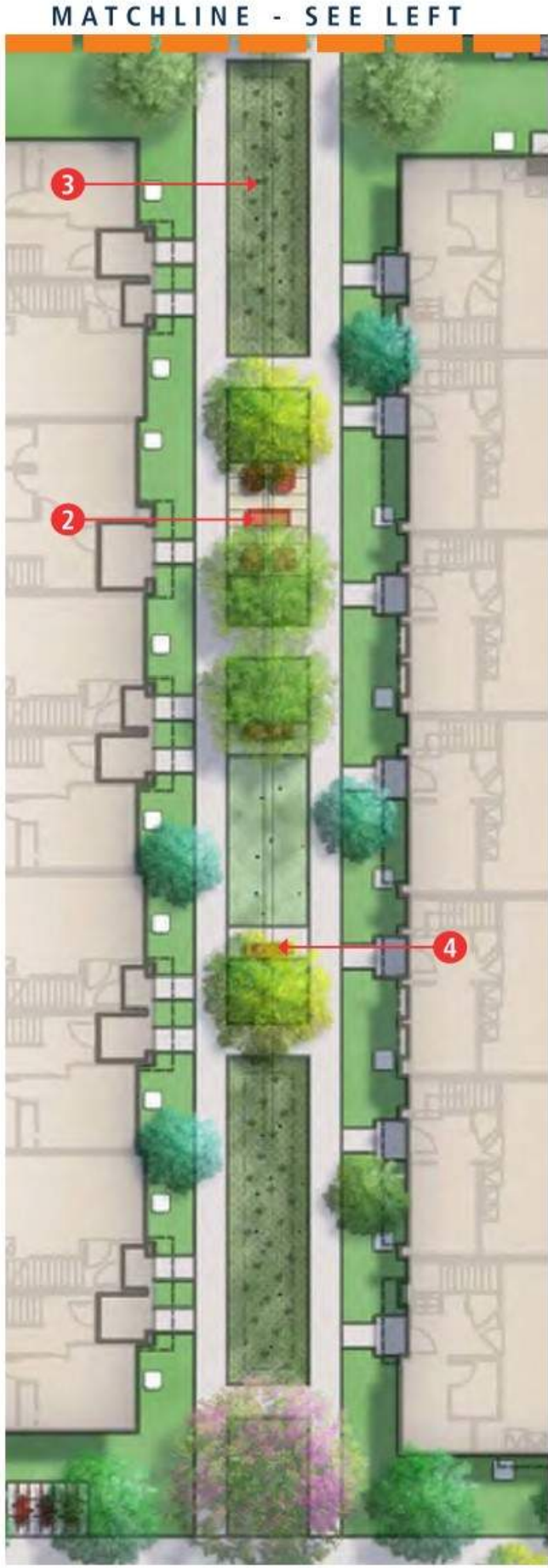
- | | |
|---|--|
| 1 Shade Structure (4/L-7) | 15 Community Trail Connection |
| 2 Enhanced Paving (10/L-6) | 16 +/- 38" Tall Fence (L-5) |
| 3 Natural Grass | 17 Concrete Table Tennis (6/L-7) |
| 4 Accent wall with bench Seating (1/L-7) | 18 Concrete Foosball Table (3/L-7) |
| 5 Bench Seating (2/L-6) | 19 Mailbox Area (9/L-6) |
| 6 Common Landscape Area | 20 USPS Parking |
| 7 Picnic Tables / Game Tables (2,5/L-7) | 21 Pedestrian Crossing with Enhanced Paving (10/L-6) |
| 8 Electric BBQ Grill (7/L-6) | |
| 9 Enhanced Paving | |
| 10 Sidewalk | |
| 11 Bike Rack (4/L-6) | |
| 12 Existing Public Trail Easement | |
| 13 Drinking Fountain (8/L-6) | |
| 14 +/- 20" CMU Wall with +/- 28" Decorative Fence (L-5) | |



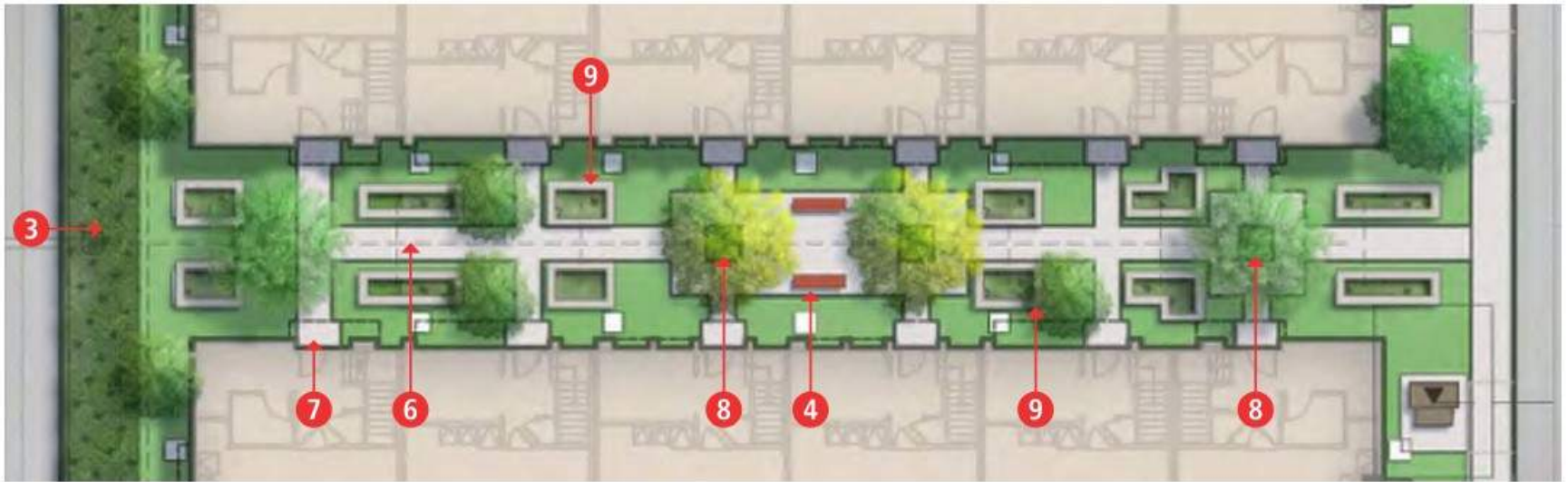
NORTH WHISMAN MINI PARK (PUBLICLY ACCESSIBLE)



CENTRAL PASEO ENLARGEMENT 'A'



COMMON OPEN SPACE ENLARGEMENT 'B'



COMMON OPEN SPACE ENLARGEMENT 'C'

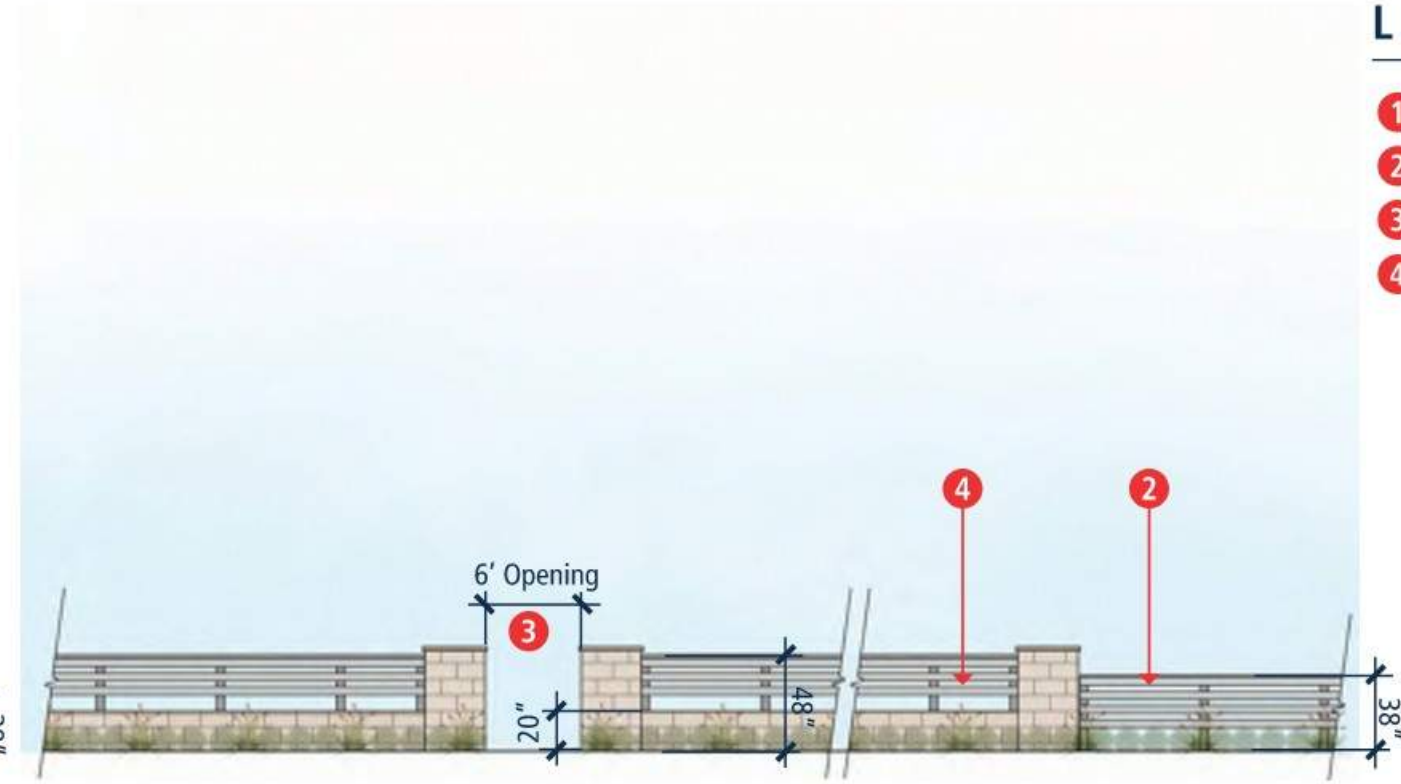
LEGEND

- 1 Low water, no mow grass
- 2 Social Nodes with Lounge Seating (3/L-6)
- 3 Bio-Retention, per Civil
- 4 Bench Seating (2/L-6)
- 5 Common Landscape Area
- 6 Sidewalk
- 7 Unit Entry
- 8 Tree Grate
- 9 LID Planters



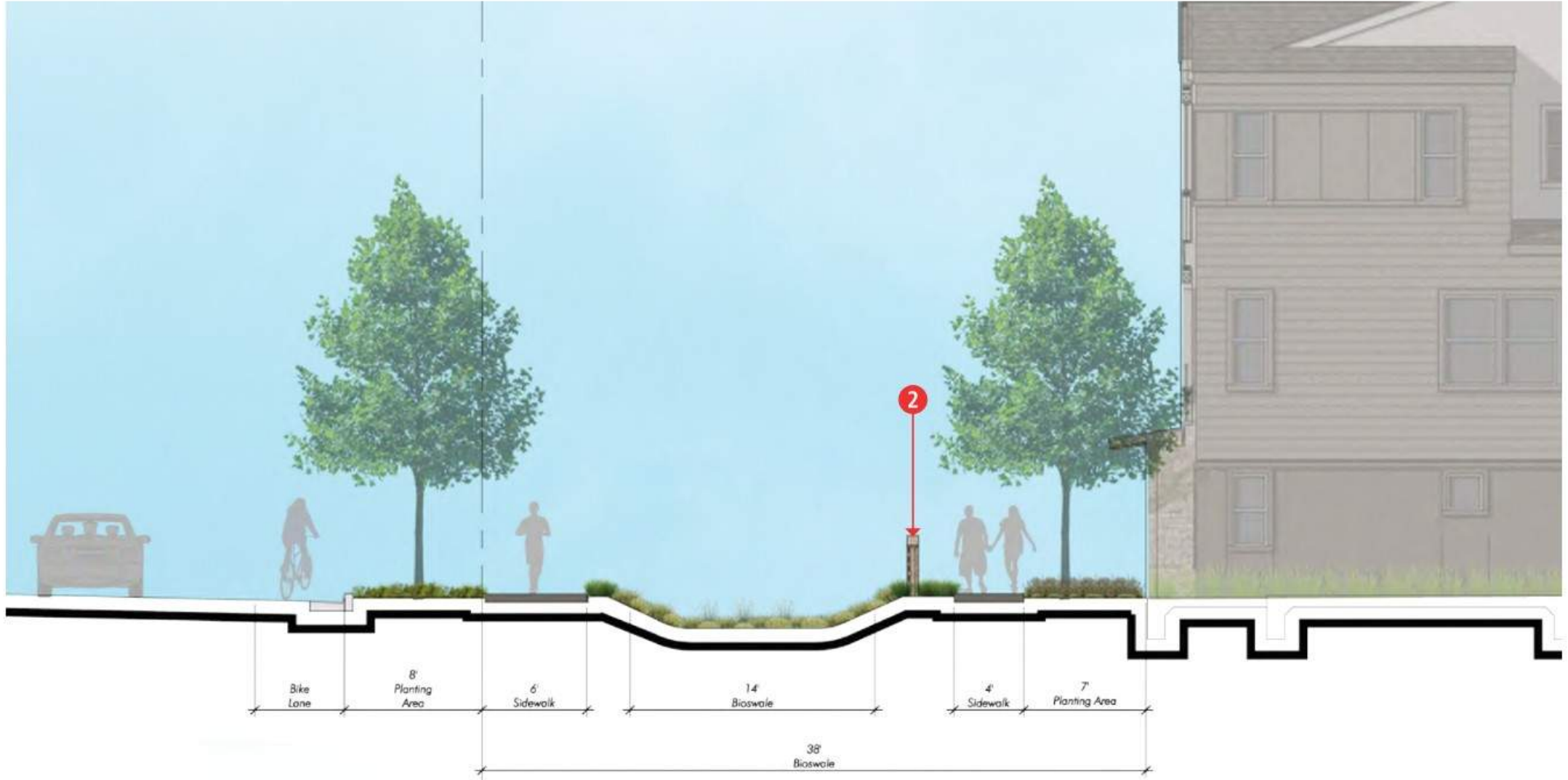


ELEVATION A: WHISMAN ROAD
SCALE: 1/4"=1'-0"



ELEVATION B: PERIMETER WALL AT EAST SIDE OF PROJECT
SCALE: 1/4"=1'-0"

- LEGEND**
- 1 +/-48" Tall Entry Accent Wall
 - 2 +/-38" Decorative Community Fence
 - 3 Pedestrian Access Opening
 - 4 +/-20" Tall CMU Wall with +/-28" Tall Decorative Fence



SECTION A: WHISMAN ROAD TO BLDG 3
SCALE: 1/8"=1'-0"



KEY MAP



LEGEND

- 1 +/-38" Tall Decorative Fence
- 2 +/-24" Tall CMU Wall with 28" Tall with Decorative Fence (Four 6'-0" Wide Openings for Pedestrian Access)
- 3 +/-48" Tall Entry Accent Wall
- 4 Existing Chainlink Fence over Concrete Stem Wall (Adjacent property)
- 5 +/-48" Tall Black Vinyl Coated Chain link Fence at Dog Run





PLANTING SCHEDULE:

TREES:

LARGE TREES			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Lyonothamnus floribundus</i> ssp. <i>asplenifolius</i>	Santa Cruz Island Ironwood	24" BOX	LOW
<i>Magnolia grandiflora</i>	Southern Magnolia	24" BOX	MEDIUM
<i>Pinus pinea</i>	Italian Stone Pine	24" BOX	VERY LOW
<i>Platanus acerifolia</i>	London Plane Tree	24" BOX	MEDIUM
<i>Platanus racemosa</i>	Western Sycamore	24" BOX	MEDIUM
<i>Quercus agrifolia</i>	Coast Live Oak	24" BOX	VERY LOW
<i>Pinus canariensis</i>	Canary Island Pine	24" BOX	LOW
<i>Pinus Torreyana</i>	Torrey Pine Tree	24" BOX	LOW
<i>Sequoia Sempervirens</i>	Coast Redwood	24" BOX	HIGH

MEDIUM TREES			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Arbutus 'Marina'</i>	Marina Strawberry Tree	24" BOX	LOW
<i>Bauhinia blakeana</i>	Hong Kong Orchid	24" BOX	MEDIUM
<i>Chilopsis linearis</i>	Desert Willow	24" BOX	VERY LOW
<i>Lophostemon confertus</i>	Brisbane Box	24" BOX	MEDIUM
<i>Pyrus 'Bradford'</i>	Callery Pear	24" BOX	MEDIUM
<i>Olea europaea</i>	Olive	24" BOX	LOW

SMALL TREES			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Aesculus californica</i>	California Buckeye	24" BOX	VERY LOW
<i>Cercis occidentalis</i>	Western Redbud	24" BOX	LOW
<i>Laurus nobilis</i>	Bay Laurel	24" BOX	LOW
<i>Lagerstroemia indica 'Natchez'</i>	Natchez Crape Myrtle	24" BOX	LOW
<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Southern Magnolia	24" BOX	MEDIUM
<i>Prunus caroliniana 'Bright n Tight'</i>	Carolina Laurel Cherry	24" BOX	MEDIUM

ACCENT TREES			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Jacaranda mimosifolia</i>	Jacaranda	24" BOX	MEDIUM
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	24" BOX	MEDIUM
<i>Lagerstroemia indica</i>	Crape Myrtle	24" BOX	LOW

STREET (ROW) TREES			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Platanus acerifolia</i>	London Plane Tree	24" BOX	MEDIUM
<i>Platanus racemosa</i>	Western Sycamore	24" BOX	MEDIUM

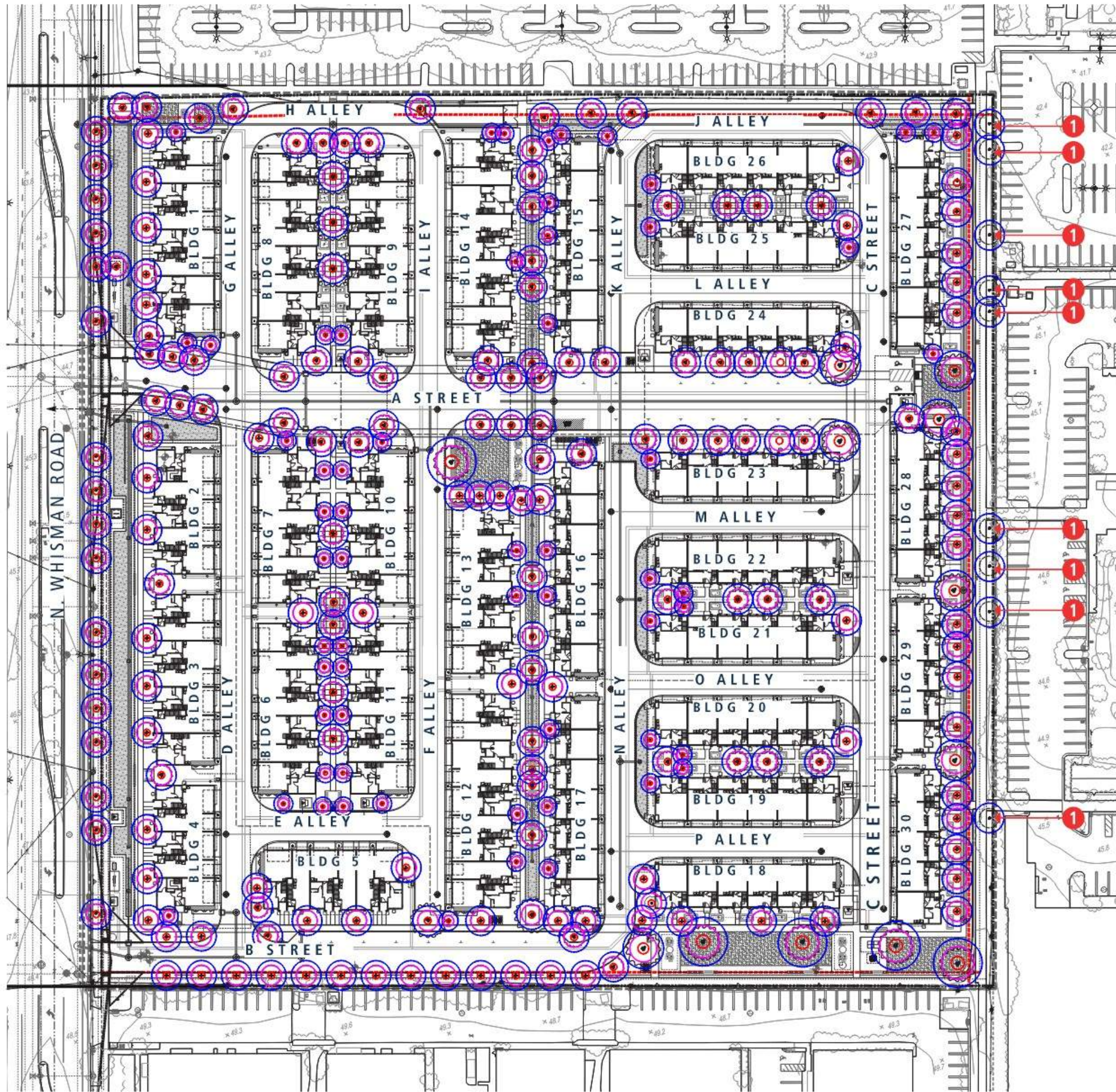
EXISTING TREES TO REMAIN			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Sequoia Sempervirens</i>	Coast Redwood		

BIOSWALE BASIN			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Carex Pansa</i>	Sand Dune Sedge	1 gal.	LOW
<i>Festuca rubra 'molate'</i>	Creeping Red Fescue	1 gal.	LOW
<i>Juncus Patens</i>	California Grey Rush	1 gal.	LOW

PASSIVE LAWN AREA			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Paspalum vaginatum</i>	Seashore Paspalum	Sod	MEDIUM
<i>Marathon II</i>	Marathon II	Sod	MEDIUM

SHRUB AND GROUNDCOVER			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Agave</i> spp.	Agave	1 gal.	VERY LOW
<i>Aloe</i> spp.	Aloe	1 gal.	LOW
<i>Arctostaphylos</i> spp.	Manzanita	1 gal.	LOW
<i>Buxus japonica 'Green Beauty'</i>	Japanese Boxwood	1 gal.	MEDIUM
<i>Carissa</i> spp.	Natal Plum	1 gal.	LOW
<i>Cistus 'Sunset'</i>	Magenta Rockrose	1 gal.	LOW
<i>Dianella</i> spp.	Flax Lily	1 gal.	MEDIUM
<i>Heteromeles arbutifolia</i>	Toyon	1 gal.	LOW
<i>Ilex</i> spp.	Holly	1 gal.	LOW
<i>Lavandula</i> spp.	Lavender	1 gal.	LOW
<i>Leucophyllum</i> spp.	Barometer Bush	1 gal.	LOW
<i>Leymus condensatus 'Canyon Prince'</i>	Canyon Prince Wild Rye	1 gal.	LOW
<i>Ligustrum japonicum 'Texanum'</i>	Waxleaf Privet	1 gal.	LOW
<i>Lomandra</i> spp.	Dwarf Mat Rush	1 gal.	LOW
<i>Myoporum</i> p.	Creeping Myoporum	1 gal.	LOW
<i>Olea europaea 'Montra'</i>	Little Olive Dwarf Olive	1 gal.	LOW
<i>Prunus caroliniana 'Bright n Tight'</i>	Bright N Tight Carolina Laurel	15 gal.	MEDIUM
<i>Raphiolepis</i> spp.	Indian Hawthorn	1 gal.	LOW
<i>Rosmarinus officinalis</i>	Rosemary	1 gal.	LOW
<i>Rosa</i> spp.	Shrub Rose	5 gal.	LOW
<i>Salvia</i> spp.	Sage species	1 gal.	LOW

VINE AND ESPALIER			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Bougainvillea</i> spp.	Bougainvillea	1 gal.	LOW
<i>Calliandra haematocephala</i>	Pink Powderpuff	1 gal.	LOW
<i>Distictis</i> spp.	Trumpet Vine	1 gal.	MEDIUM
<i>Eriobotrya deflexa</i>	Bronze Loquat	1 gal.	MEDIUM
<i>Jasminum polyanthum</i>	White Jasmine	1 gal.	MEDIUM
<i>Lonicera japonica</i>	Japanese Honeysuckle	1 gal.	MEDIUM
<i>Macfadyena unguis-cati</i>	Cat's claw	1 gal.	LOW
<i>Trachelospermum jasminoides</i>	Star Jasmine	1 gal.	MEDIUM
<i>Vitis 'Roger's Red'</i>	Roger's Red California Grape	1 gal.	LOW



LEGEND

TREE SYMBOLS		PERCENTAGE LOT COVERAGE (LOT AREA : 435,717 SF)	
	Coverage at Construction Completion	5,312 SF	1.2%
	5 to 10 Year Coverage	48,765 SF	11.2%
	Full Growth Coverage	96,884 SF	22.2%
	Existing Trees to Remain		

HERITAGE TREE REMOVAL MITIGATION

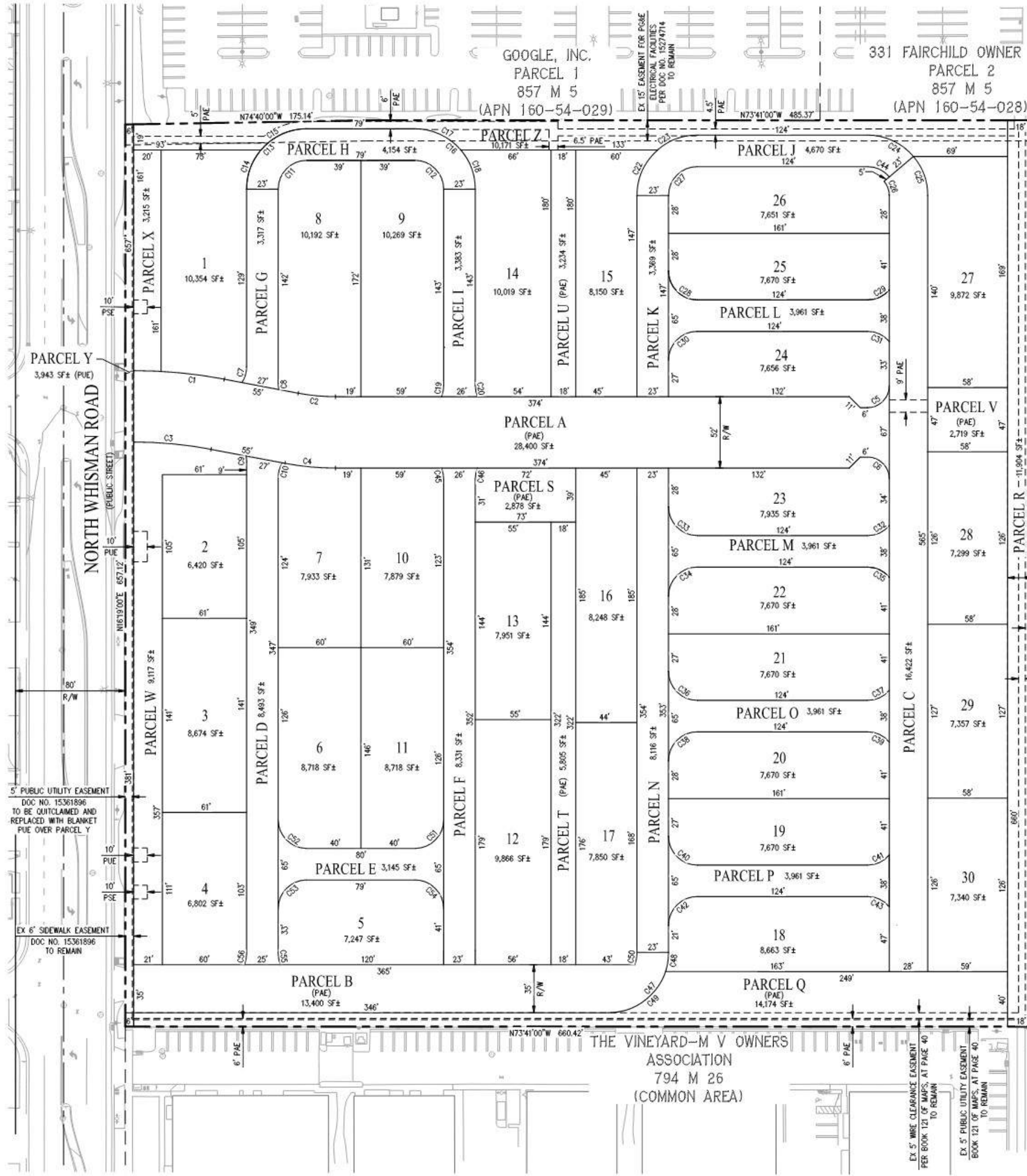
HERITAGE TREES TO BE REMOVED	EXISTING HERITAGE TREES TO REMAIN	PROPOSED NEW TREES
137 Total	9	440

Requirement: Heritage Tree: 2:1
Total Required Trees: 274

TREE MITIGATION

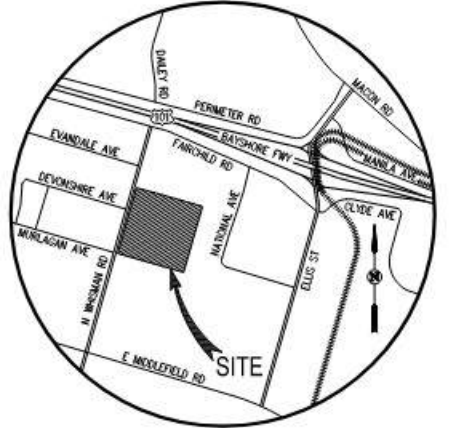
- Of the 319 existing trees on site, 162 were protected (146 Heritage, 16 Street) per the preliminary Arborist report dated February 2025.
- 9 existing Heritage trees are proposed to remain.
- 16 Street trees and 137 Heritage trees are proposed to be removed.
- The project is proposing 282 new trees and 158 vertical accent trees in the alleys (adjacent to garage doors).

Note:
Refer to TREE INVENTORY REPORT (dated February 2025) for species, size, health, and structural condition information. The management of the 3 off-site trees should include the detailed Tree Protection Measures as outlined in the report, including the installation of Tree Protection Fencing. If any branches overhang the site should require pruning, pruning would need to adhere to the ISA Tree Pruning Standards as listed on page 24.



CONTACTS:

- 1. OWNER: NICK BROWNE, EQ MANAGEMENT, LLC, NBROWNE@EQOFFICE.COM
- 2. APPLICANT: BRIAN GRIGGS, GRIGGS RESOURCE GROUP, BRIAN@GRIGGSGROUP.COM, (925) 580-4902
- 3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC., 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583, (925) 866-0322, RYAN HANSEN, P.E.
- 4. ARCHITECT: KTGY, 1814 FRANKLIN STREET, SUITE 400, OAKLAND, CA 94612, (510) 463-2026, JONATHAN BRORBACK



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 1. CONTOUR INTERVAL: 1' (EXISTING), 2' (PROPOSED)
- 2. SITE ADDRESS: 515-545 NORTH WHISMAN ROAD
- 3. ASSESSOR'S PARCEL NUMBER: 160-54-002; 160-54-003
- 4. GENERAL PLAN: EAST WHISMAN PRECISE PLAN: MIXED-USE CHARACTER AREA (LOW INTENSITY)
- 6. ZONING: EXISTING: P(41); PROPOSED: P(41); PLANNED COMMUNITY/PRECISE PLAN
- 7. EXISTING USE: OFFICE
- 8. PROPOSED USE: RESIDENTIAL
- 9. SITE AREA: 10.0 AC± (435,717 SF±)
- 10. PROPOSED UNITS: 195
- 11. DENSITY GROSS: 19.5 DU/AC
- 12. EXISTING LOTS: 1
- 13. PROPOSED LOTS/PARCELS: 56 (INCLUDES 30 LOTS & 26 PARCELS)
- 14. LOT SIZE MINIMUM: 2,898 SF±; MAXIMUM: 10,386 SF±
- 17. UTILITIES: WATER: CITY OF MOUNTAIN VIEW; SANITARY SEWER: CITY OF MOUNTAIN VIEW; STORM DRAIN: PACIFIC GAS & ELECTRIC; GAS & ELECTRIC: CITY OF MOUNTAIN VIEW
- 21. WATER SYSTEM: ALL LOTS TO BE SERVED BY NFA 13 WATER SYSTEM WHICH UTILIZES A SEPARATE FIRE SERVICE AND DOMESTIC WATER SERVICE.
- 22. FLOOD ZONE DESIGNATION: ZONE X (SHADED); AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL FLOOD. PER FEMA FLOOD INSURANCE RATE MAP NUMBER 06085C004M, EFFECTIVE 5/18/2009.
- 23. TRASH/RECYCLE: INDIVIDUAL UNIT CAN PICKUP TO BE PROVIDED BY THE CITY OF MOUNTAIN VIEW TRASH AND RECYCLE HAULER.
- 24. STREETS: ALL PROPOSED ON-SITE STREETS AND ALLEYS ARE TO BE PRIVATE.
- 25. GRADING: ALL GRADING SHOWN IS PRELIMINARY; FINISHED GRADING SUBJECT TO FINAL DESIGN.
- 26. ACCESSIBILITY: ALL REQUIRED ADA ACCESSIBLE UNITS, COMMON AREAS, AND PATHWAYS WILL BE DESIGNED PER CBC REQUIREMENTS WITH RESPECT TO SITE ACCESSIBILITY. SEE SHEET TM.3 FOR PRELIMINARY ADA UNIT LOCATIONS.
- 27. DIMENSIONS: ALL PARCEL, LOT, & EASEMENT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY CHANGE DURING FINAL DESIGN.
- 28. PHASING: PROJECT MAY BE MAPPED AND CONSTRUCTED IN MULTIPLE PHASES.
- 29. EROSION CONTROL: EROSION CONTROL TO BE PREPARED PER CITY STANDARDS RECOMMENDATIONS.
- 30. COMMON AREAS: COMMON AREAS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- 31. TREES: EXISTING TREES TO BE REMOVED AS SHOWN ON SHEET TM.10.
- 32. BENCHMARK: CITY OF MOUNTAIN VIEW BENCHMARK NO. III-53 BEING A BRONZE DISK STAMPED "III-53" SET IN THE TOP OF CURB AT SOUTHWEST RETURN OF EVANSDALE AVENUE AT WHISMAN ROAD. ELEVATION: 41.725 (NAVD 1988)
- 34. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON NORTH WHISMAN ROAD, THE BEARING BEING N16°19'00"E PER TRACT NO. 2724 (121 M)

LEGEND:

- EXISTING PROPERTY BOUNDARY
- CENTERLINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT

ABBREVIATIONS:

- EVAE: EMERGENCY VEHICLE ACCESS EASEMENT
- EX: EXISTING
- P/AE: PUBLIC ACCESS EASEMENT
- P/EE: PRIVATE INGRESS/EGRESS EASEMENT
- P/SD: PRIVATE STORM DRAIN EASEMENT
- P/SE: PRIVATE SERVICE EASEMENT
- P/SS: PRIVATE SANITARY SEWER EASEMENT
- P/UE: PUBLIC UTILITY EASEMENT
- P/W: PRIVATE WATER EASEMENT
- R/W: RIGHT OF WAY

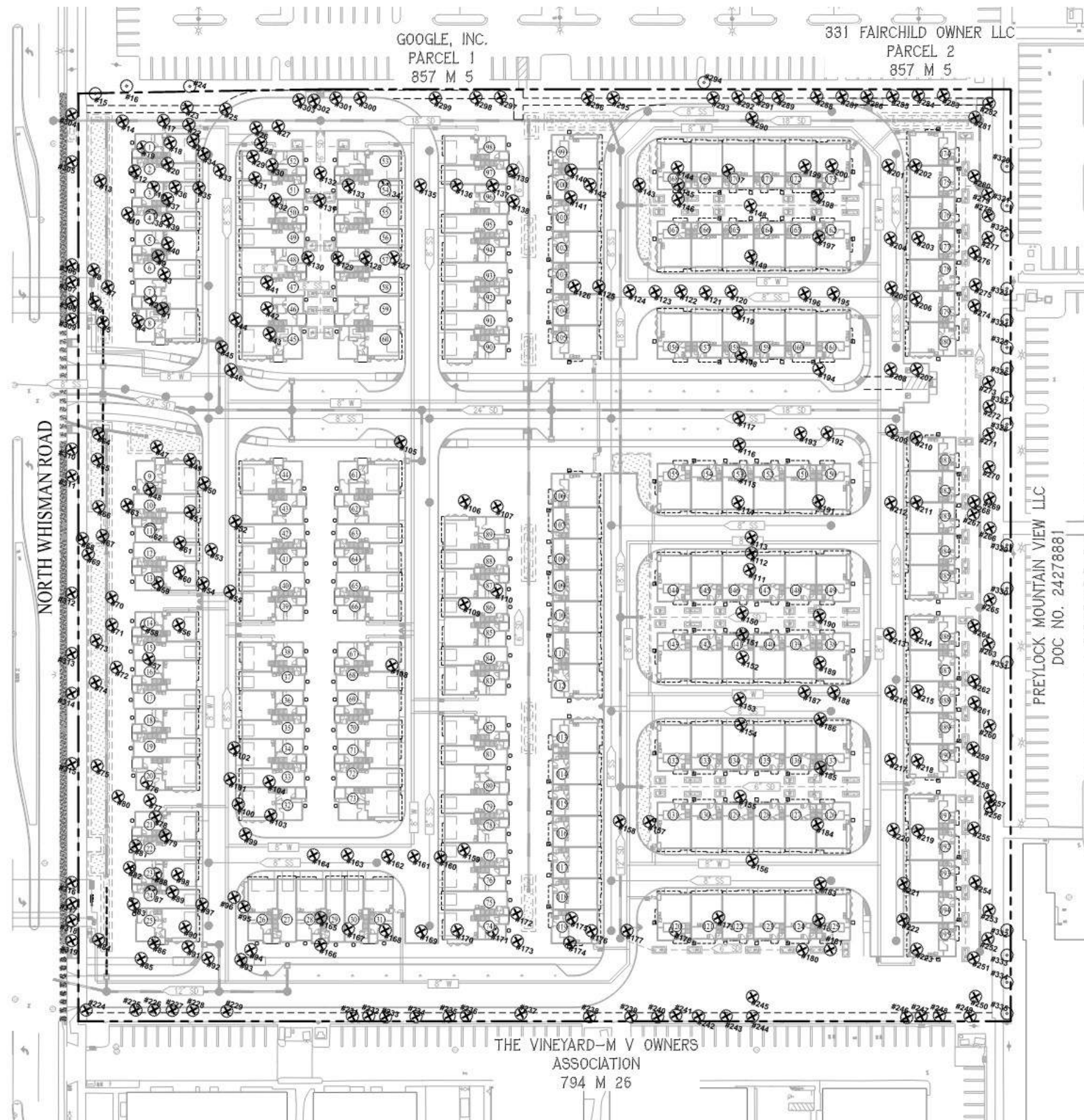
SHEET INDEX

SHEET NO	DESCRIPTION
TM.1	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
TM.2	BOUNDARY & EXISTING CONDITIONS
TM.3	PRELIMINARY SITE PLAN
TM.3.1	PRELIMINARY CIRCULATION PLAN
TM.4	PRELIMINARY GRADING & DRAINAGE PLAN
TM.5	PRELIMINARY UTILITY PLAN
TM.6	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM.7	PRELIMINARY OFFSITE IMPROVEMENTS
TM.8	PRELIMINARY FIRE SERVICE PLAN
TM.9	PRELIMINARY SOLID WASTE SERVICE PLAN
TM.10	EXISTING TREE OVERLAY

CURVE TABLE				CURVE TABLE				CURVE TABLE			
NO	RADIUS	DELTA	LENGTH	NO	RADIUS	DELTA	LENGTH	NO	RADIUS	DELTA	LENGTH
C1	356.00'	10°41'30"	66.45'	C12	21.00'	90°00'00"	32.84'	C24	44.00'	40°37'53"	38.11'
C2	186.00'	10°41'30"	27.24'	C13	44.00'	90°00'00"	69.12'	C25	44.00'	40°37'53"	38.11'
C3	354.00'	10°41'30"	56.73'	C14	44.00'	40°37'53"	31.65'	C26	16.00'	38°24'47"	10.77'
C4	186.00'	10°41'30"	36.95'	C15	44.00'	40°37'53"	37.97'	C27	21.00'	90°00'00"	32.84'
C5	14.00'	90°00'00"	25.13'	C16	44.00'	90°00'00"	69.12'	C28	21.00'	90°00'00"	32.84'
C6	16.00'	88°00'12"	24.43'	C17	44.00'	40°37'53"	37.97'	C29	21.00'	40°37'53"	38.11'
C7	21.00'	32°55'10"	12.07'	C18	44.00'	40°37'53"	31.65'	C30	21.00'	90°00'00"	32.84'
C8	21.00'	11°57'39"	4.35'	C19	21.00'	22°24'25"	8.21'	C31	21.00'	40°37'53"	38.11'
C9	21.00'	12°17'00"	4.47'	C20	21.00'	22°24'25"	8.21'	C32	21.00'	40°37'53"	38.11'
C10	21.00'	30°52'10"	11.31'	C21	44.00'	40°37'53"	37.97'	C33	21.00'	90°00'00"	32.84'
C11	21.00'	90°00'00"	32.84'	C22	44.00'	40°37'53"	31.65'	C34	21.00'	90°00'00"	32.84'

CURVE TABLE			CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	NO	RADIUS	DELTA	LENGTH
C35	21.00'	40°37'53"	38.11'	C46	21.00'	22°24'25"	8.21'
C36	21.00'	90°00'00"	32.84'	C47	44.00'	89°25'24"	68.62'
C37	21.00'	40°37'53"	38.11'	C48	44.00'	18°52'29"	14.24'
C38	21.00'	90°00'00"	32.84'	C49	44.00'	70°47'37"	54.37'
C39	21.00'	40°37'53"	38.11'	C50	21.00'	22°24'25"	8.21'
C40	21.00'	90°00'00"	32.84'	C51	21.00'	87°14'37"	31.69'
C41	21.00'	40°37'53"	38.11'	C52	21.00'	87°12'59"	31.69'
C42	21.00'	90°00'00"	32.84'	C53	21.00'	87°12'59"	31.69'
C43	21.00'	40°37'53"	38.11'	C54	21.00'	90°00'00"	32.84'
C44	21.00'	40°37'53"	38.11'	C55	21.00'	22°14'27"	8.15'
C45	21.00'	22°24'25"	8.21'	C56	20.92'	22°24'25"	8.20'

- 35. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1 THROUGH 31 AND THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 192 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 1 THROUGH 31.
- 36. VESTING TENTATIVE MAP: WHEN A VESTING TENTATIVE MAP IS APPROVED FOR A PROJECT, GOV. SEC. 66498.1(B) GIVES THE DEVELOPER THE RIGHT TO PROCEED WITH DEVELOPMENT IN SUBSTANTIAL COMPLIANCE WITH THE ORDINANCES, POLICIES, AND STANDARDS IN EFFECT AT THE TIME THE PROJECT APPLICATION IS DEEMED COMPLETE EXCEPT THAT IF THE CITY HAS INITIATED PROCEEDINGS TO AMEND THE GENERAL PLAN OR ZONING AND HAS PUBLISHED NOTICE OF THAT, THE CITY MAY APPLY THE NEW GENERAL PLAN AND ZONING TO THE PROJECT (GOV. SEC. 66474.2(B)). THE PROJECT APPLICATION WAS DETERMINED TO BE COMPLETE AS OF
- 37. EASEMENTS: PARCELS A-P TO INCLUDE BLANKET EASEMENTS IN THE FORM OF EVAE, P/EE, P/SD, P/SE, AND P/SS. PARCEL Y SHALL HAVE A BLANKET PUE WHICH INCLUDES THE ENTIRE WIDTH OF THE SIDEWALK.



LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING TREE TO REMAIN (SEE NOTE 1)
- EXISTING TREE TO BE REMOVED (SEE NOTE 1)
- EXISTING TREE TAG NUMBER (SEE NOTE 1)
- PROPOSED BUILDING UNIT NUMBER
- PROPOSED SANITARY SEWER
- PROPOSED DOMESTIC WATER LINE
- PROPOSED BIORETENTION

NOTES:

- ONSITE TREE LOCATIONS HAVE NOT BEEN FIELD VERIFIED. REFER TO PRELIMINARY ARBORIST REPORT PREPARED BY HORTISOENCE | BARTLETT CONSULTING, DATED JANUARY 2026 FOR FURTHER DETAILS.