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Mountain View, CA
November 1, 2017



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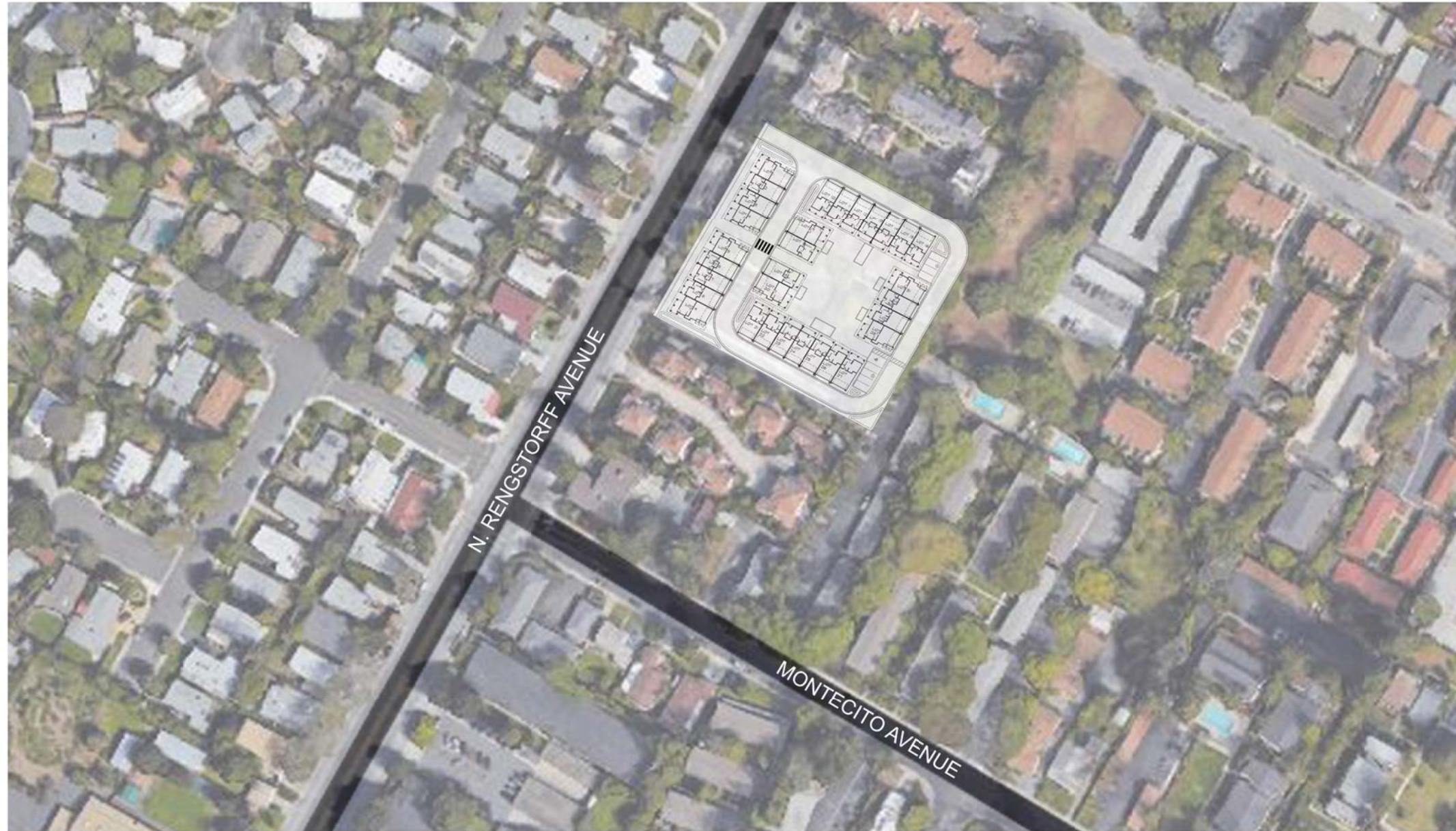
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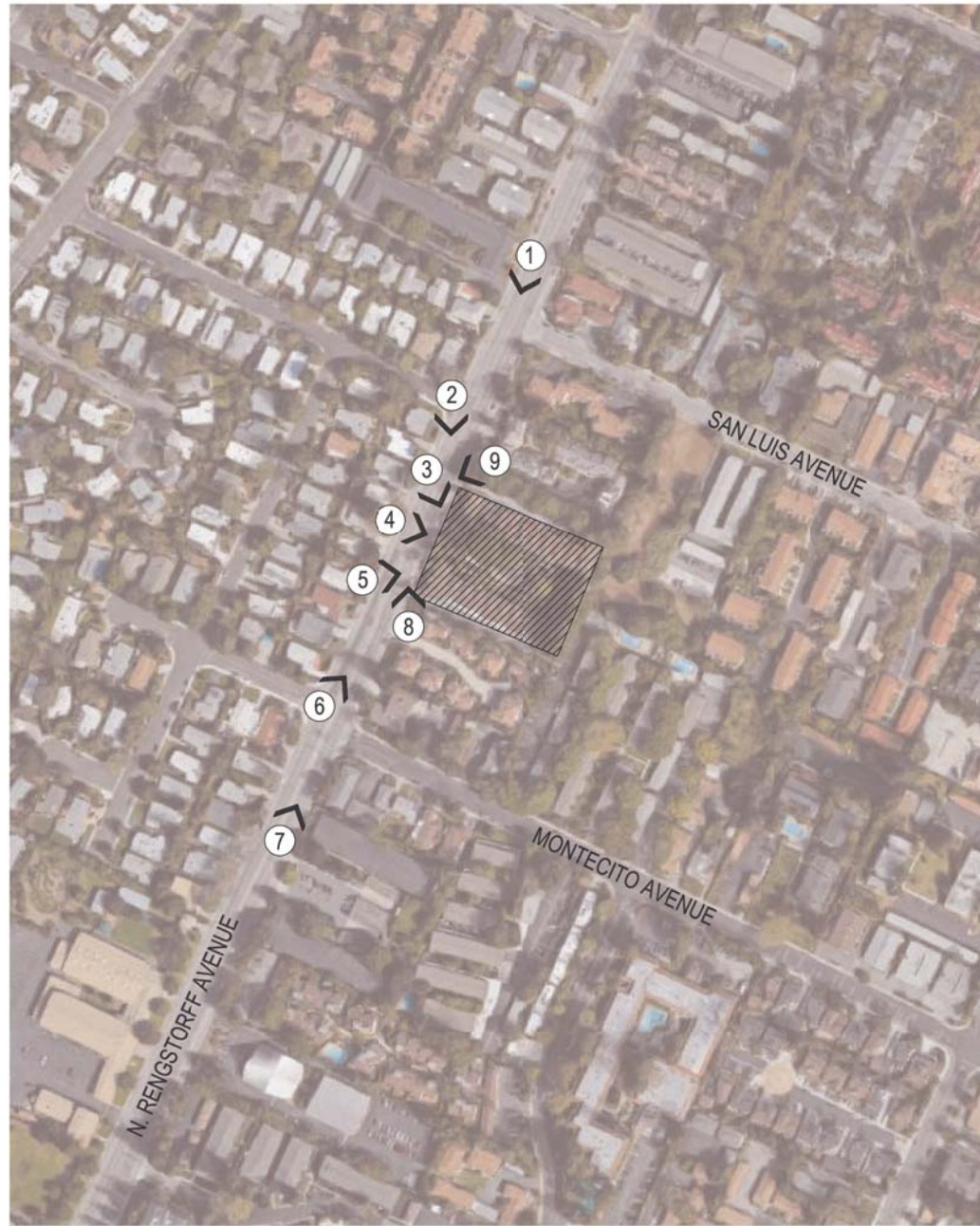


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SHEET INDEX & SITE CONTEXT



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EXISTING SITE & SURROUNDING CONTEXT
A3

SITE INFORMATION

ZONING R3-2.2
 APN 150-53-023
 SITE AREA: 1.72+/- AC (74,992 SF)
 NUMBER OF UNITS: 31
 UNIT TYPE: ROWHOUSE
 DENSITY: 18.0 DU/AC (13 TO 25 DU/AC PER R3 STANDARDS)

SETBACKS

FRONT: 15' MIN. PER ROWHOUSE STANDARD GUIDELINES - TO PRIMARY STRUCTURE
 SIDE: 10' MIN. FOR FIRST TWO STORIES, 15' MIN FOR THIRD STORY PER ROWHOUSE STANDARD GUIDELINES
 BACK: 10' MIN. FOR FIRST TWO STORIES, 15' MIN FOR THIRD STORY PER ROWHOUSE STANDARD GUIDELINES
 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 ROWHOUSE STANDARD GUIDELINES

SITE COVERAGE

BUILDING AREA: 35% MAX. (26,247 SF) - PER ROWHOUSE STANDARD GUIDELINES
 BUILDING AREA PROVIDED: 34.8% (26,087 SF)
 LANDSCAPE OPEN AREA: 35% MIN. (26,247 SF) - PER ROWHOUSE STANDARD GUIDELINES
 LANDSCAPE OPEN AREA PROVIDED: 35% (26,460 SF)
 COMMON OPEN SPACE: 100 SF /UNIT (3100 SF) WITH 20' MIN. DIMENSION - PER ROWHOUSE STANDARD GUIDELINES
 COMMON OPEN SPACE PROVIDED: 9772 SF
 PRIVATE OPEN AREA: 100 SF /UNIT (3,100 SF) - PER ROWHOUSE STANDARD GUIDELINES AND CITY OF MOUNTAIN VIEW MUNICIPAL CODE SEC. 36.60.33
 PRIVATE OPEN AREA PROVIDED: 4,605 SF = 149 SF /UNIT
 BIO-RETENTION AREA: 4% OF IMPERVIOUS SURFACE
 BIO-RETENTION AREA PROVIDED: SEE CIVIL ENGINEERING DRAWINGS

PARKING

RESIDENTIAL STALLS REQUIRED: 62 STALLS, 2 COVERED STALLS - PER UNIT PER ROWHOUSE STANDARD GUIDELINES
 GUEST STALLS REQUIRED: 9 STALLS, 0.3 GUEST STALLS - PER UNIT PER ROWHOUSE STANDARD GUIDELINES
 TOTAL STALLS REQUIRED: 71 STALLS
 STALLS PROVIDED: 71 STALLS

CITY STANDARDS AND ROWHOUSE STANDARD GUIDELINES

PARKING DIMENSIONS: PERPENDICULAR - 8.5' x 18', PARALLEL - 8' x 24'
 BACKUP DISTANCE: 24' MIN.
 FIRE ACCESS ROAD: 21' MIN. 26' MIN. WHEN PORTION OF BUILDING HAS HUMAN OCCUPANCY LOCATED MORE THAN 30' ABOVE THE ACCESS ROAD
 RETURN RADIUS: 21' MIN.
 HOSE PULL: 150' FROM FIRE ACCESS ROAD
 TRASH ACCESS: 150' MAX. BACKUP DISTANCE

FLOOR AREA RATIO

MAX FAR: 0.90 (67,493 SF), OR 1.05 FOR ROWHOUSE DEVELOPMENTS WITH DENSITIES OF 20 DU/AC/OR GREATER - PER ROWHOUSE STANDARD GUIDELINES
 FAR PROVIDED: 0.9 = 67,484

BUILDING HEIGHT AND STORAGE

45' MAX, 36' MAX WALL HEIGHT - PER ROWHOUSE STANDARD GUIDELINES
 PROPOSED BUILDING HEIGHT: +/- 37 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 BUILDING CODE / CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2
 OCCUPANCY: R-2; U, COMMON 1-HOUR RATED WALL SEPARATION
 FIRE SPRINKLER SYSTEM: NFPA 13
 TYPE OF CONSTRUCTION: VB NON-RATED
 ALLOWABLE HEIGHT: 3 STORIES, 40 FEET
 ALLOWABLE AREA: R-2 = 7,000 SF U = 16,500 SF
 ACCESSIBILITY: PER 2016 CBC, CHAPTER 11A

Unit Summary

Unit Name	Description	Garage SF (1,000 sf Max)	Garage Type	Quantity	%	Unit Net SF*	Unit Gross SF**	Total Net SF*	Total Unit Gross SF**
Unit 1	3 Bedroom + 3 1/2 Bath	451	Std 2 Car	12	38.7%	1,614	2,065	19,368	24,780
Unit 2	3 Bedroom + 3 1/2 Bath	452	Std 2 Car	11	35.5%	1,748	2,200	19,228	24,200
Unit 3	4 Bedroom + 3 1/2 Bath	420	Std 2 Car	8	25.8%	1,893	2,313	15,144	18,504
Subtotal				31	100.0%			53,740	67,484
Avg. Unit Square Footage								1,734	2,177
Overall Density				18.02 du/ac					

*Net SF: Measured to outside face of stud, excludes garage area, deckhand porches. Includes air gap per unit.
 **Gross SF: Measured to outside face of stud, includes garage area. Includes air gap per unit.

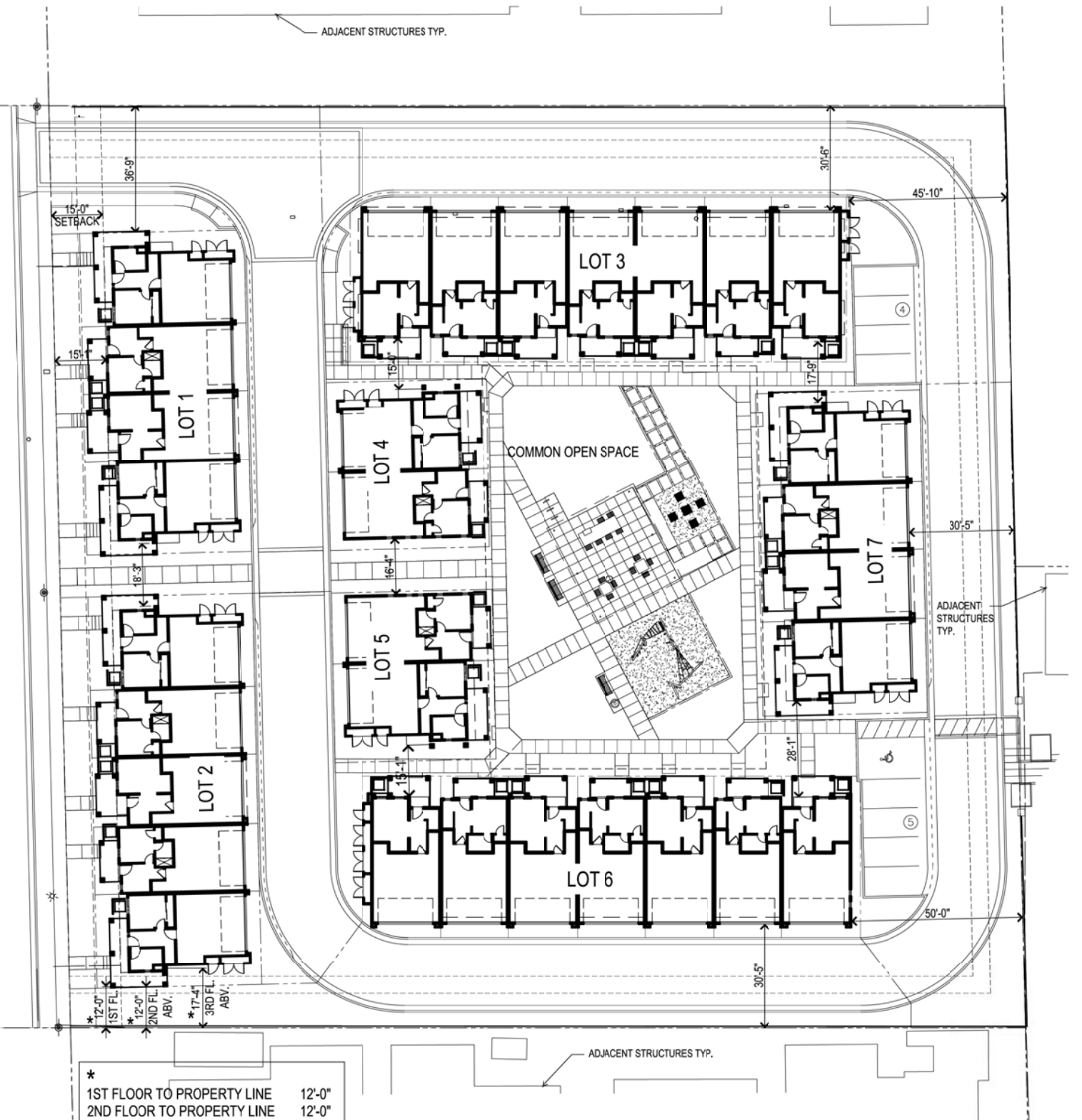
NORTH RENGSTORFF AVENUE



CONCEPTUAL SITE PLAN THIRD FLOOR

* Showing distances from 3rd story to adjacent residential structures

NORTH RENGSTORFF AVENUE

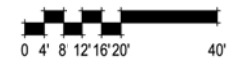


CONCEPTUAL SITE PLAN FIRST FLOOR

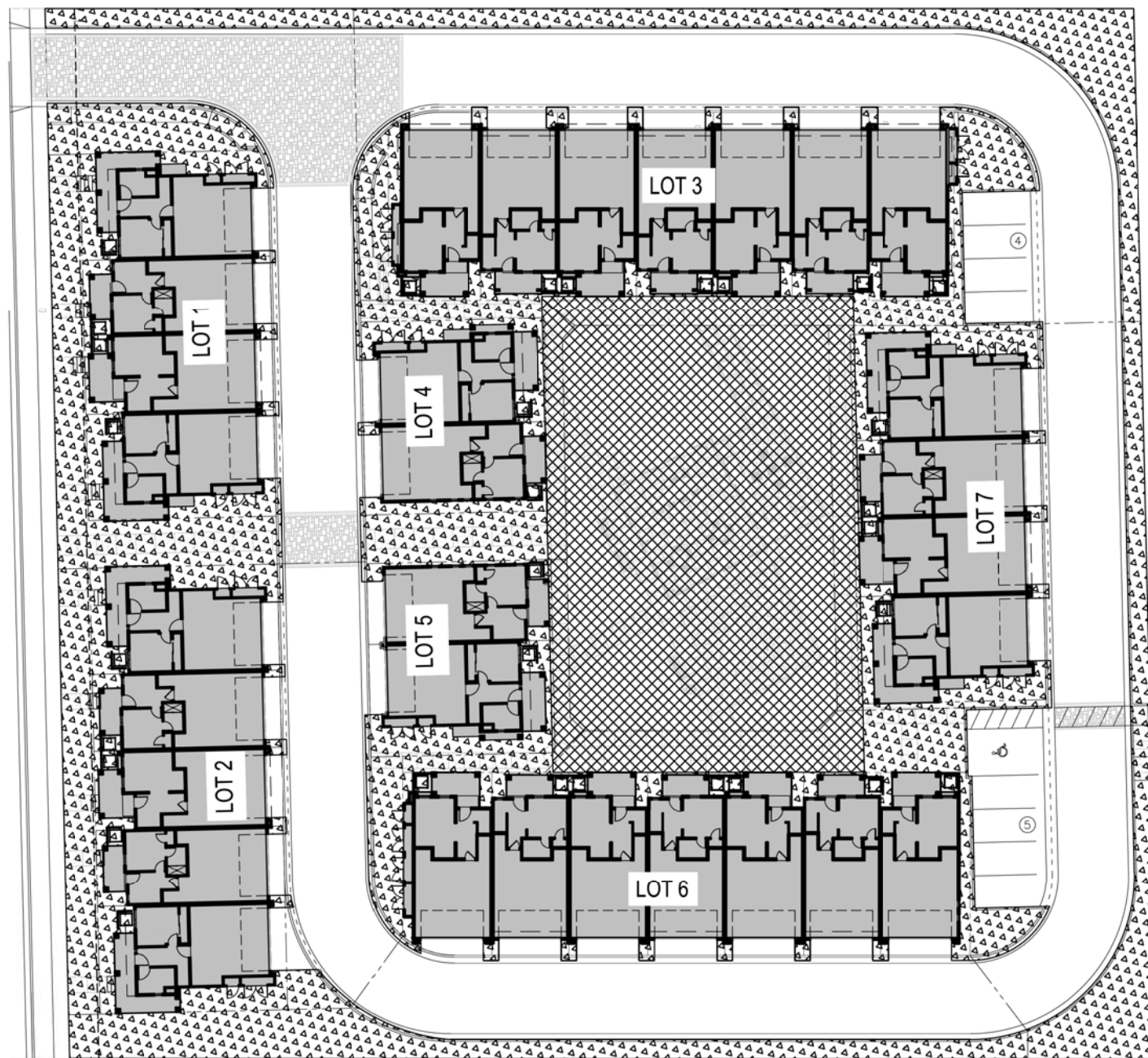
* 1ST FL. TO PROPERTY LINE	12'-0"
* 2ND FL. TO PROPERTY LINE	12'-0"
* 3RD FL. TO PROPERTY LINE	17'-4"

NOTE:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
2. Refer to project data sheet A4 for all site summary info
3. Refer to Landscape sheets for landscape design, dimensions and detailed information



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BUILDING COVERAGE (35% ALLOWED)
 = 26,087 SQ. FT.
 = 34.78% SITE COVERAGE (26,087 SF. / 74,992 SF. SITE)

LANDSCAPE OPEN SPACE

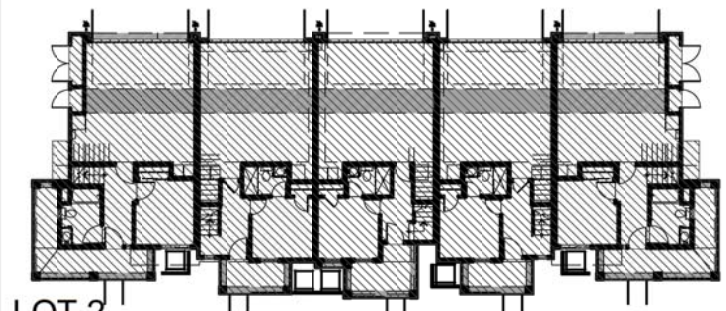
COMMON LANDSCAPE OPEN SPACE
 (MIN. 20' DIMENSION; 100 SF/UNITREQUIRED)
 = 9,731 SF. = 314 SF. / UNIT

OTHER LANDSCAPE SPACE
 (<20' MIN. DIMENSION)
 = 16,596 SQ. FT.

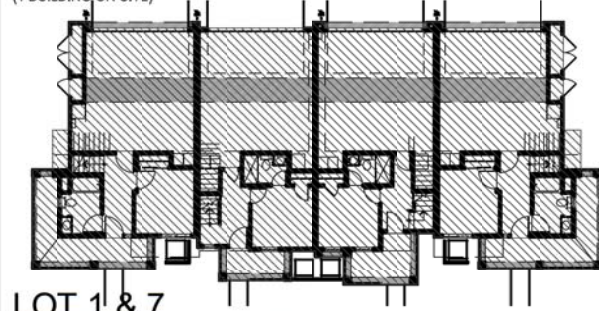
TOTAL LANDSCAPE OPEN SPACE
 = 26,327 SF.
 = 26,327 / 74,992 = 35% OF SITE AREA

PRELIMINARY SITE PLAN

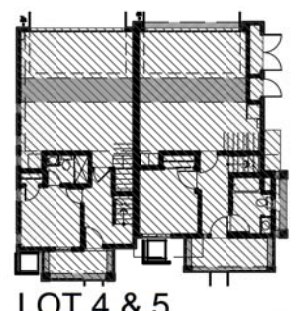
NORTH



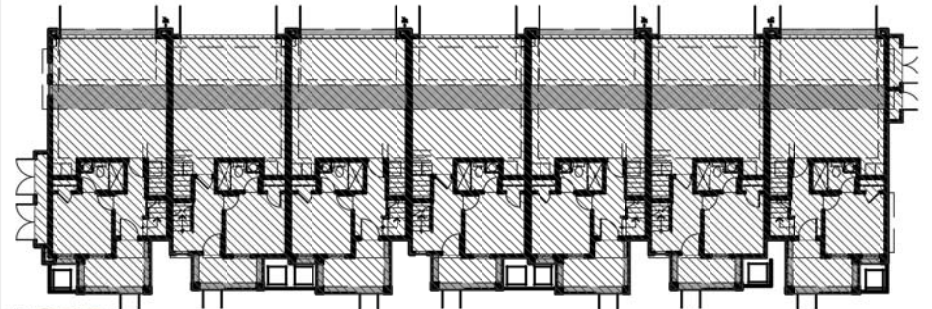
LOT 2
5 UNIT BUILDING
 (1 BUILDING ON SITE)



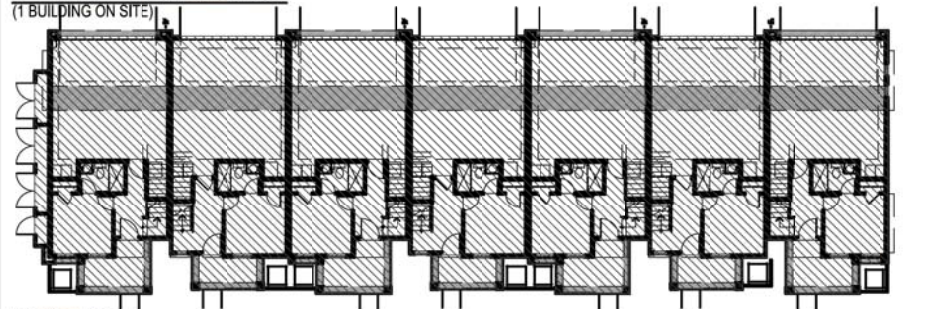
LOT 1 & 7
4 UNIT BUILDING
 (2 BUILDINGS ON SITE)



LOT 4 & 5
2 UNIT BUILDING
 (2 BUILDINGS ON SITE)



LOT 3
7 UNIT BUILDING
 (1 BUILDING ON SITE)



LOT 6
7 UNIT BUILDING
 (1 BUILDING ON SITE)

SQUARE FOOTAGES		TOTALS
LOT 1 & 7	3486 SQ. FT.	x2 = 6972 SQ. FT.
LOT 2	4277 SQ. FT.	x1 = 4277 SQ. FT.
LOT 6	5729 SQ. FT.	x1 = 5729 SQ. FT.
LOT 3	5731 SQ. FT.	x1 = 5731 SQ. FT.
LOT 4 & 5	1689 SQ. FT.	x2 = 3378 SQ. FT.
		TOTAL BUILDING COVERAGE = 26,087 34.8%

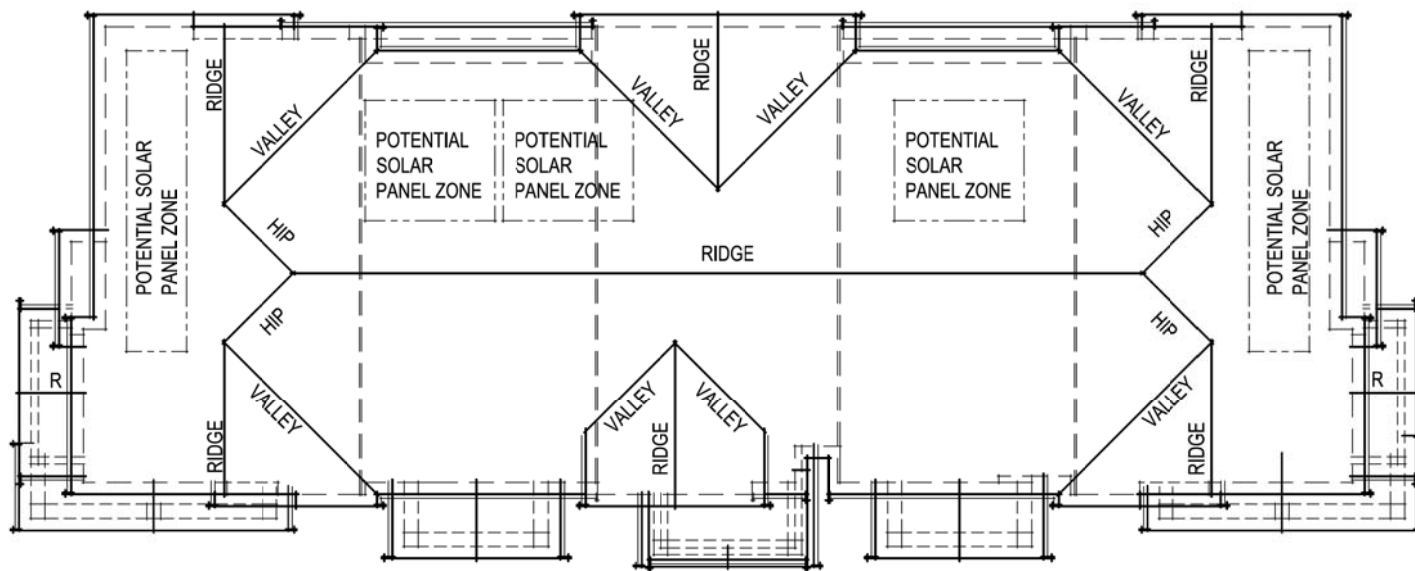
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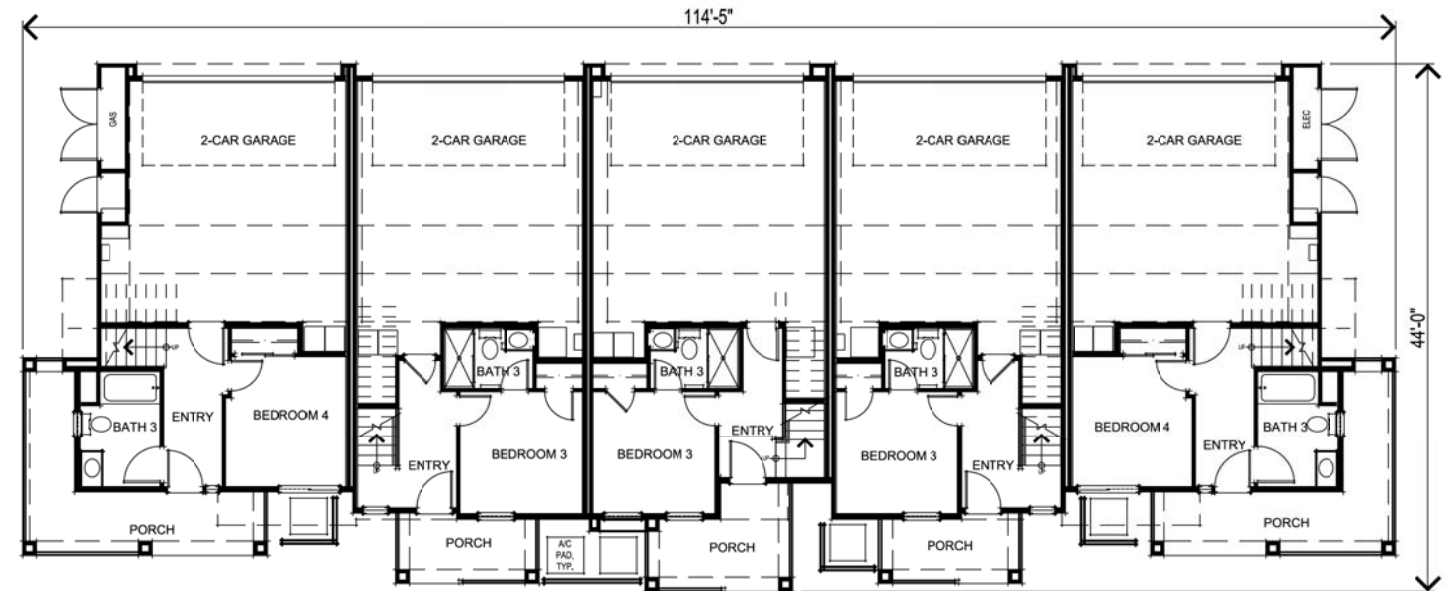
UNIT 3R UNIT 1 UNIT 2 UNIT 1R UNIT 3
THIRD FLOOR PLAN



UNIT 3R UNIT 1 UNIT 2 UNIT 1R UNIT 3
SECOND FLOOR PLAN



ALL ROOF PITCHES 4:12 UNIT 3R UNIT 1 UNIT 2 UNIT 1R UNIT 3
ROOF PLAN

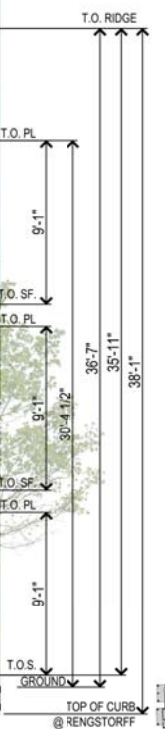


UNIT 3R UNIT 1 UNIT 2 UNIT 1R UNIT 3
FIRST FLOOR PLAN

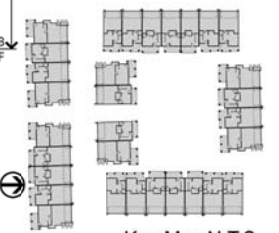


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BUILDING 'A'
 5 UNIT BUILDING FIRST, SECOND, THIRD FLOOR, & ROOF PLANS
 A10



FRONT ELEVATION



Key Map N.T.S.



BUILDING 'A'

5 UNIT BUILDING FRONT ELEVATION

A11

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RIGHT ELEVATION



REAR ELEVATION

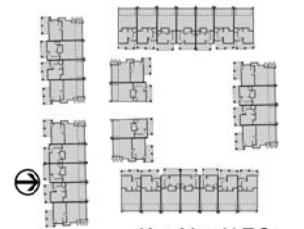
TYPICAL EXTERIOR MATERIALS
 HORIZONTAL SIDING
 EXTERIOR PLASTER WITH LIGHT SAND FINISH
 VINYL WINDOWS WITH BUILT-UP WOOD OR HIGH DENSITY FOAM TRIM
 WOOD PLANK RAILING
 HORIZONTAL SIDING RAILING
 WOOD CORBELS & KICKERS
 WOOD POSTS & COLUMNS
 ARCHITECTURAL SECTIONAL GARAGE DOOR WITH GLASS
 Note: Refer to sheet A24 for typical exterior materials and details



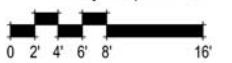
LEFT ELEVATION



FRONT ELEVATION



Key Map N.T.S.



BUILDING 'A'

5 UNIT BUILDING EXTERIOR ELEVATIONS

A12

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UNIT 3R

UNIT 1

UNIT 2

UNIT 3

THIRD FLOOR PLAN



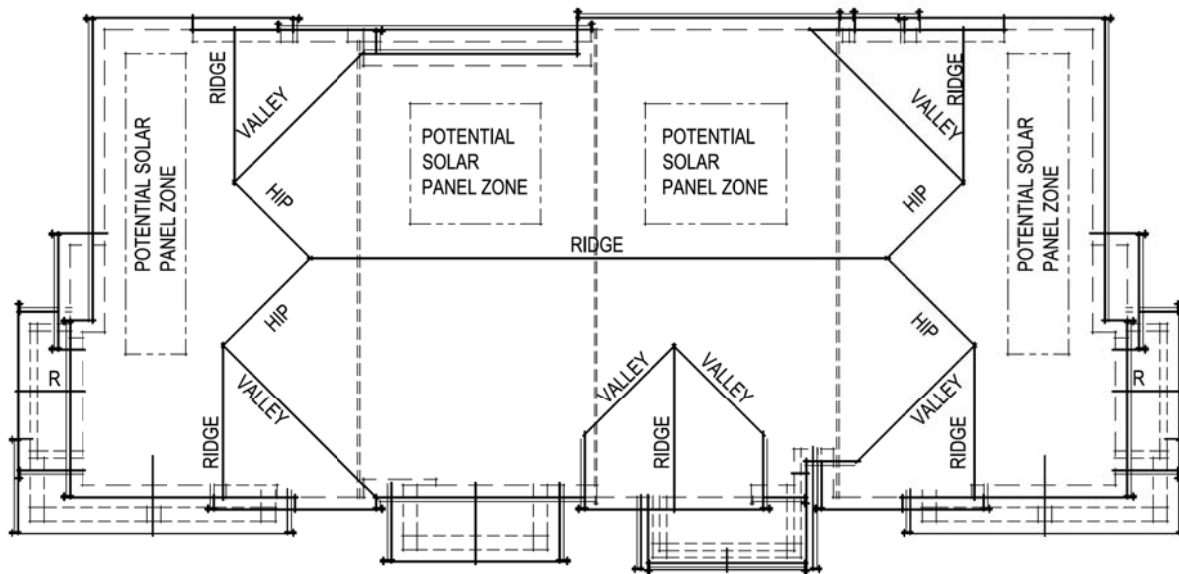
UNIT 3R

UNIT 1

UNIT 2

UNIT 3

SECOND FLOOR PLAN



ALL ROOF
PITCHES 4:12

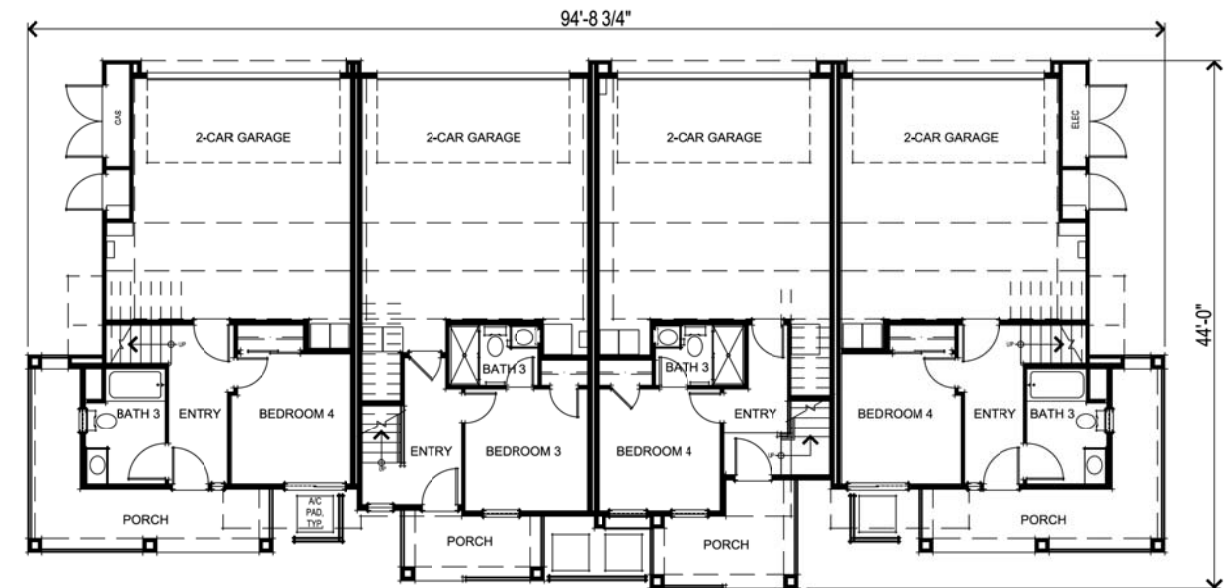
UNIT 3R

UNIT 1

UNIT 2

UNIT 3

ROOF PLAN



UNIT 3R

UNIT 1

UNIT 2

UNIT 3

FIRST FLOOR PLAN



BUILDING 'B'

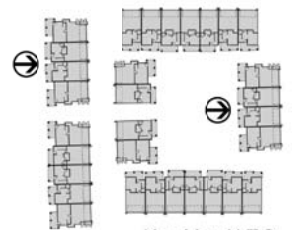
4 UNIT BUILDING FIRST, SECOND, THIRD FLOOR, & ROOF PLANS

A13

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FRONT ELEVATION



Key Map N.T.S.



BUILDING 'B'

4 UNIT BUILDING FRONT ELEVATION

A14

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RIGHT ELEVATION



REAR ELEVATION

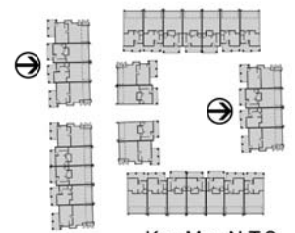


LEFT ELEVATION



FRONT ELEVATION

TYPICAL EXTERIOR MATERIALS
 HORIZONTAL SIDING
 EXTERIOR PLASTER WITH LIGHT SAND FINISH
 VINYL WINDOWS WITH BUILT-UP WOOD OR HIGH DENSITY FOAM TRIM
 WOOD PLANK RAILING
 HORIZONTAL SIDING RAILING
 WOOD CORBELS & KICKERS
 WOOD POSTS & COLUMNS
 ARCHITECTURAL SECTIONAL GARAGE DOOR WITH GLASS
 Note: Refer to sheet A24 for typical exterior materials and details



Key Map N.T.S.



BUILDING 'B'

4 UNIT BUILDING EXTERIOR ELEVATIONS

A15

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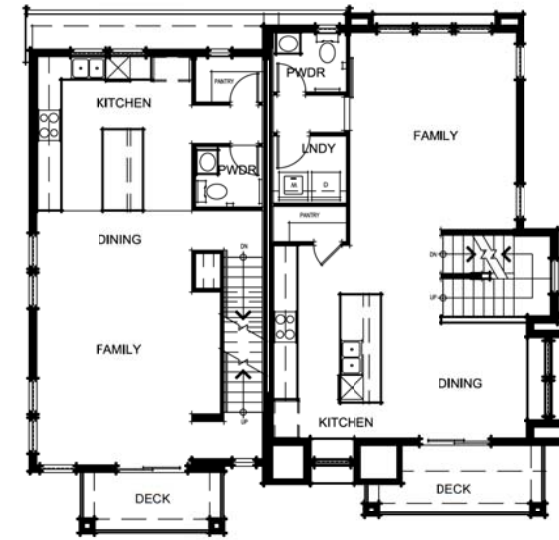
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UNIT 1R

UNIT 3

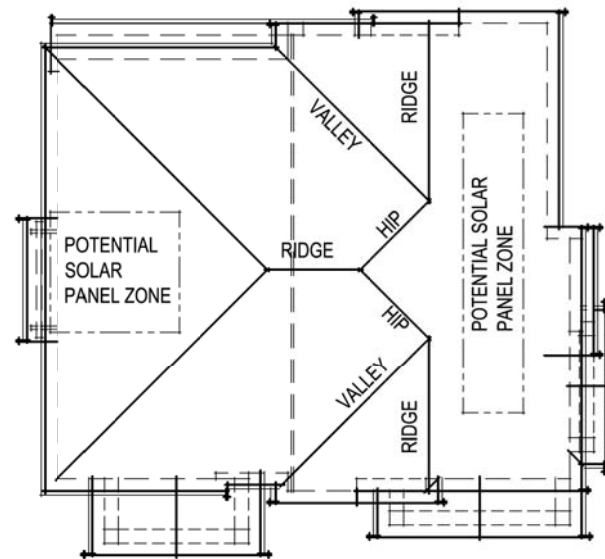
THIRD FLOOR PLAN



UNIT 1R

UNIT 3

SECOND FLOOR PLAN

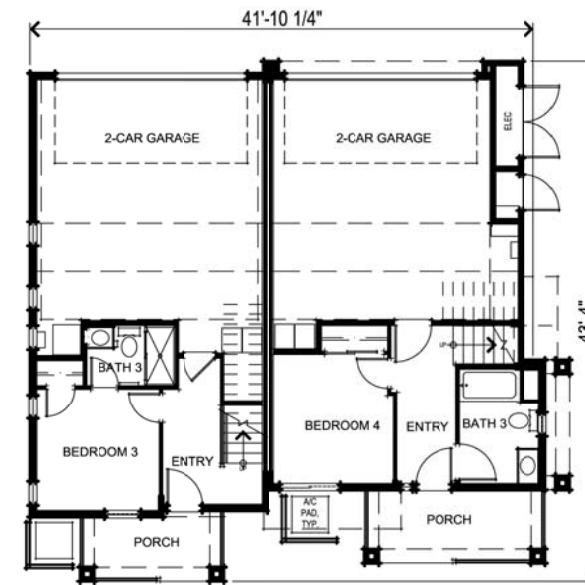


ALL ROOF
PITCHES 4:12

UNIT 1R

UNIT 3

ROOF PLAN



UNIT 1R

UNIT 3

FIRST FLOOR PLAN



BUILDING 'C'

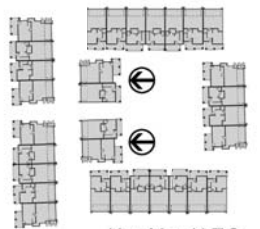
2 UNIT BUILDING FIRST, SECOND, THIRD FLOOR, & ROOF PLANS

A16

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FRONT ELEVATION



Key Map N.T.S.



BUILDING 'C'

2 UNIT BUILDING FRONT ELEVATION

A17

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RIGHT ELEVATION



REAR ELEVATION

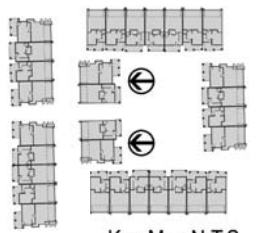


LEFT ELEVATION



FRONT ELEVATION

TYPICAL EXTERIOR MATERIALS
 HORIZONTAL SIDING
 EXTERIOR PLASTER WITH LIGHT SAND FINISH
 VINYL WINDOWS WITH BUILT-UP WOOD OR HIGH DENSITY FOAM TRIM
 WOOD PLANK RAILING
 HORIZONTAL SIDING RAILING
 WOOD CORBELS & KICKERS
 WOOD POSTS & COLUMNS
 ARCHITECTURAL SECTIONAL GARAGE DOOR WITH GLASS
 Note: Refer to sheet A24 for typical exterior materials and details



Key Map N.T.S.



BUILDING 'C'

2 UNIT BUILDING EXTERIOR ELEVATIONS
 A18

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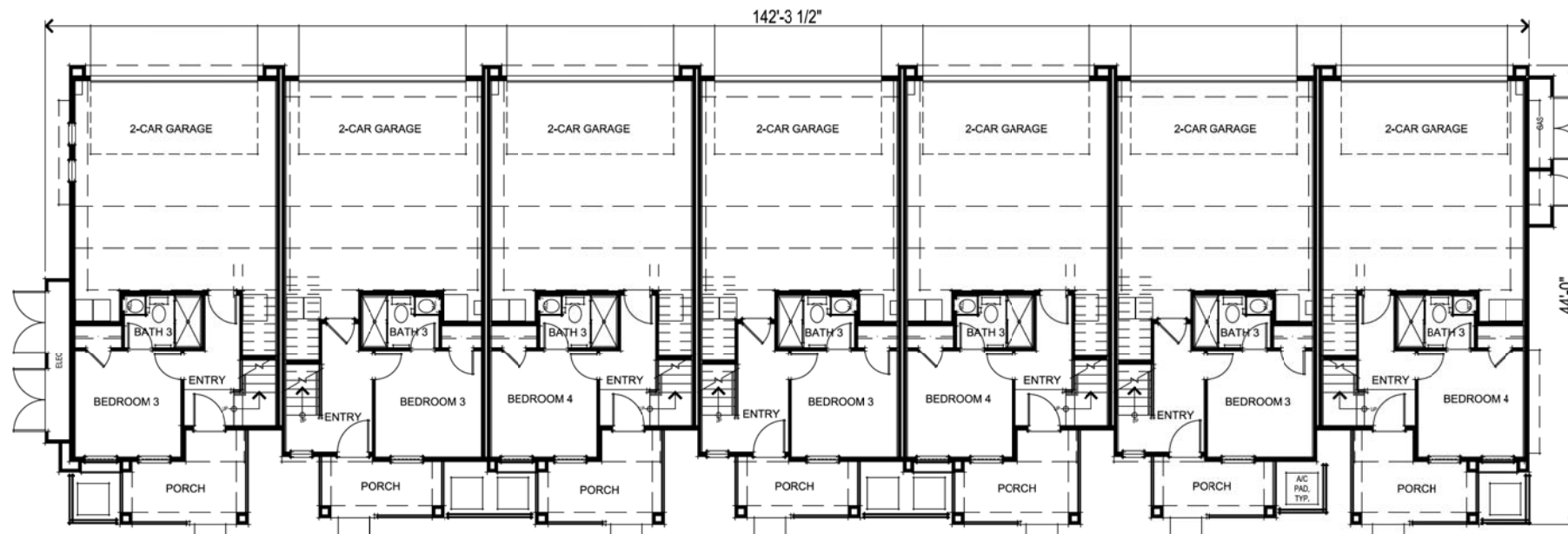


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PLAN 2 PLAN 1 PLAN 2 PLAN 1 PLAN 2 PLAN 1 PLAN 2R

SECOND FLOOR PLAN



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

FIRST FLOOR PLAN



BUILDING 'D'

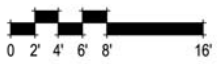
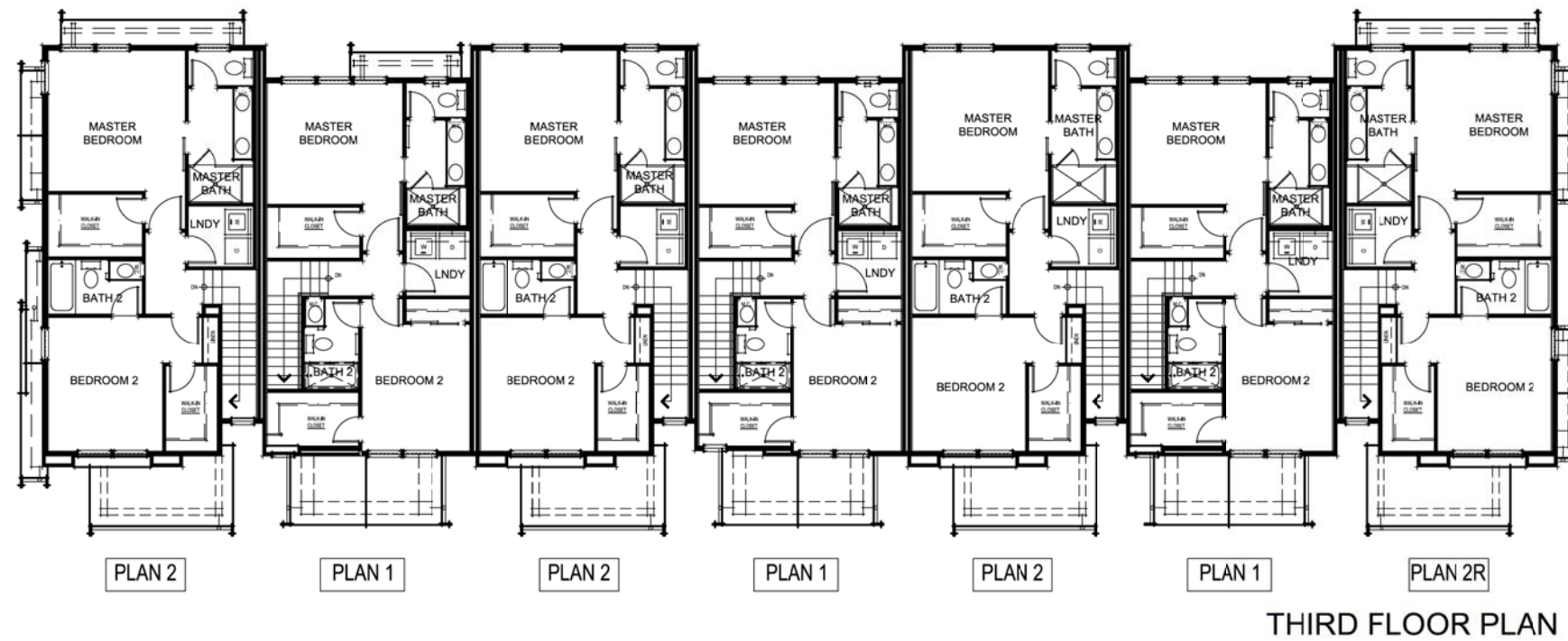
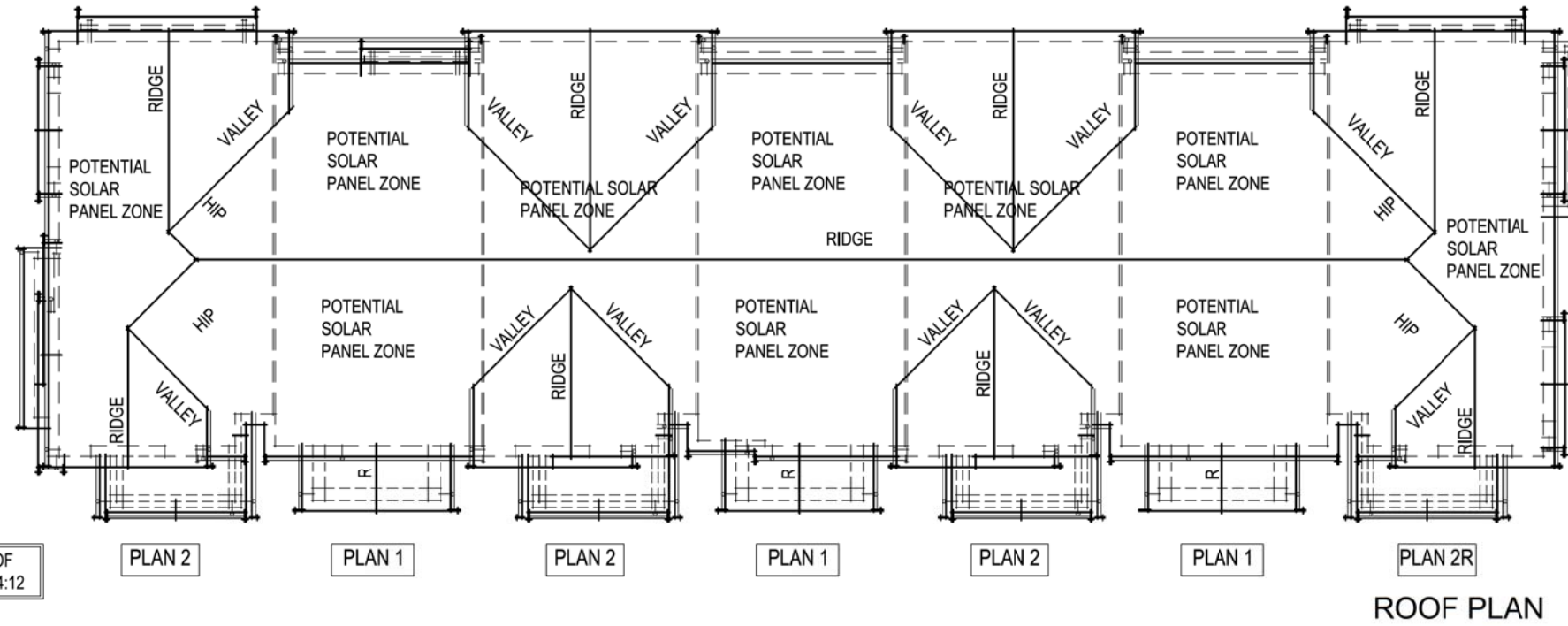
7 UNIT BUILDING FIRST & SECOND FLOOR PLANS

A19

333 N. Rengstorff Ave.
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SOLAR ZONES
BACK OF BUILDING:
LOTS 21 - 27

SOLAR ZONES
FRONT OF BUILDING:
LOTS 10 - 16



BUILDING 'D'

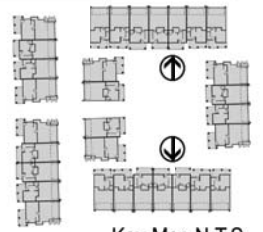
7 UNIT BUILDING THIRD FLOOR & ROOF PLANS

A20

333 N. Rengstorff Ave.
Mountain View, CA
November 1, 2017



FRONT ELEVATION



BUILDING 'D'
7 UNIT BUILDING FRONT ELEVATION
A21

333 N. Rengstorff Ave.
Mountain View, CA
November 1, 2017



RIGHT ELEVATION



REAR ELEVATION

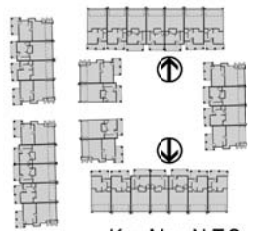
TYPICAL EXTERIOR MATERIALS
 HORIZONTAL SIDING
 EXTERIOR PLASTER WITH LIGHT SAND FINISH
 VINYL WINDOWS WITH BUILT-UP WOOD OR HIGH DENSITY FOAM TRIM
 WOOD PLANK RAILING
 HORIZONTAL SIDING RAILING
 WOOD CORBELS & KICKERS
 WOOD POSTS & COLUMNS
 ARCHITECTURAL SECTIONAL GARAGE DOOR WITH GLASS
 Note: Refer to sheet A24 for typical exterior materials and details



LEFT ELEVATION



FRONT ELEVATION



Key Map N.T.S.

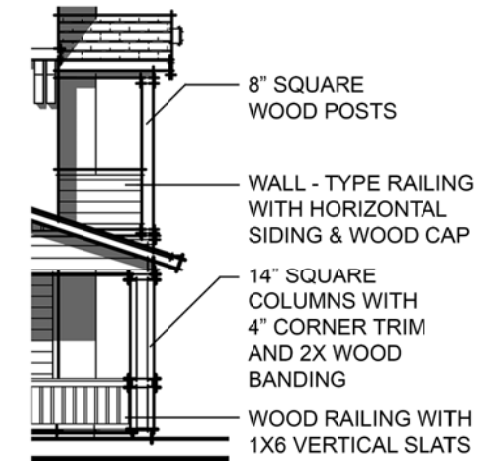
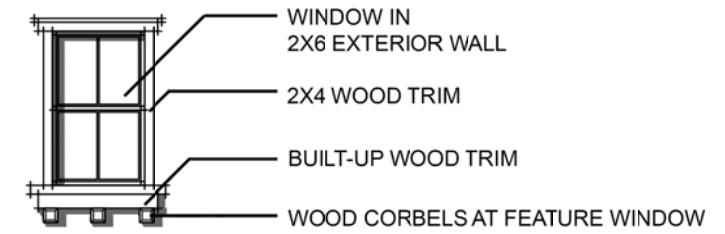
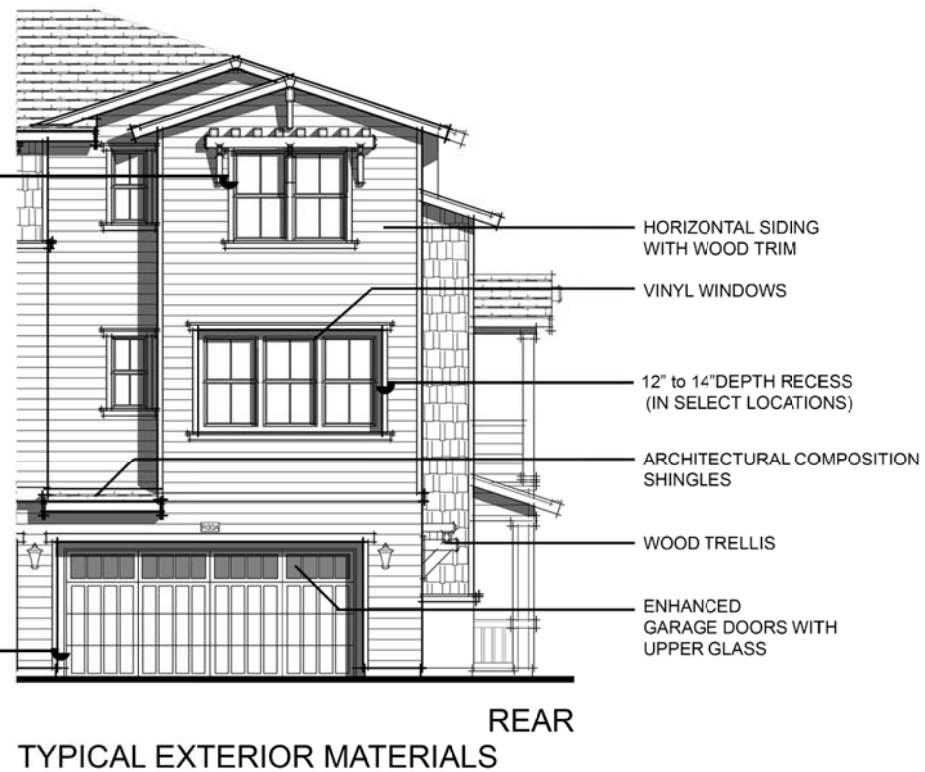
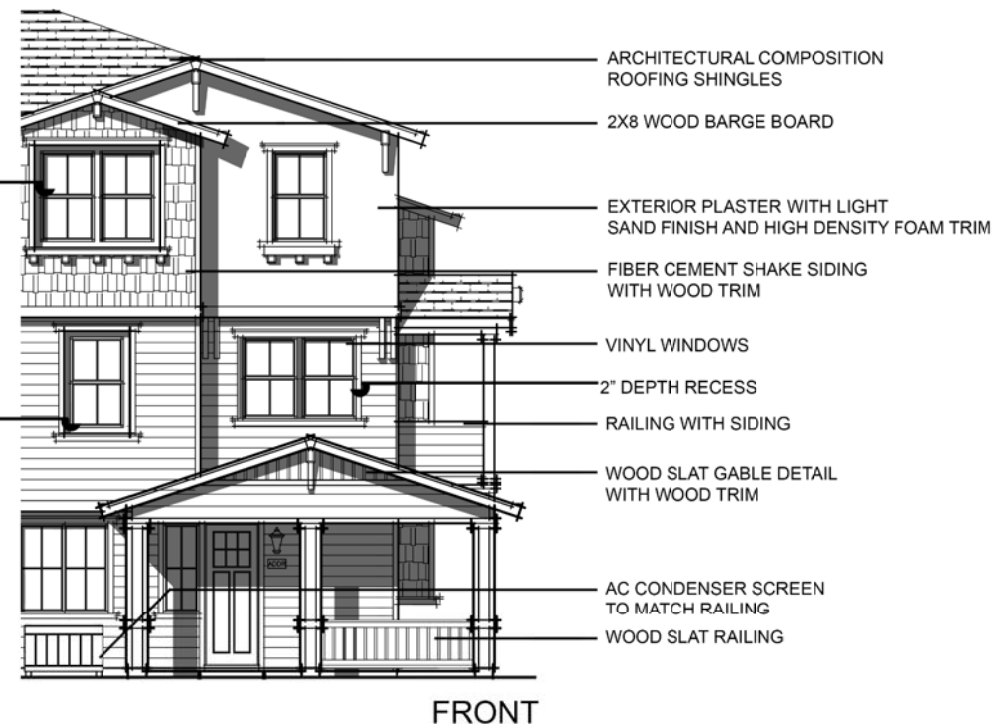
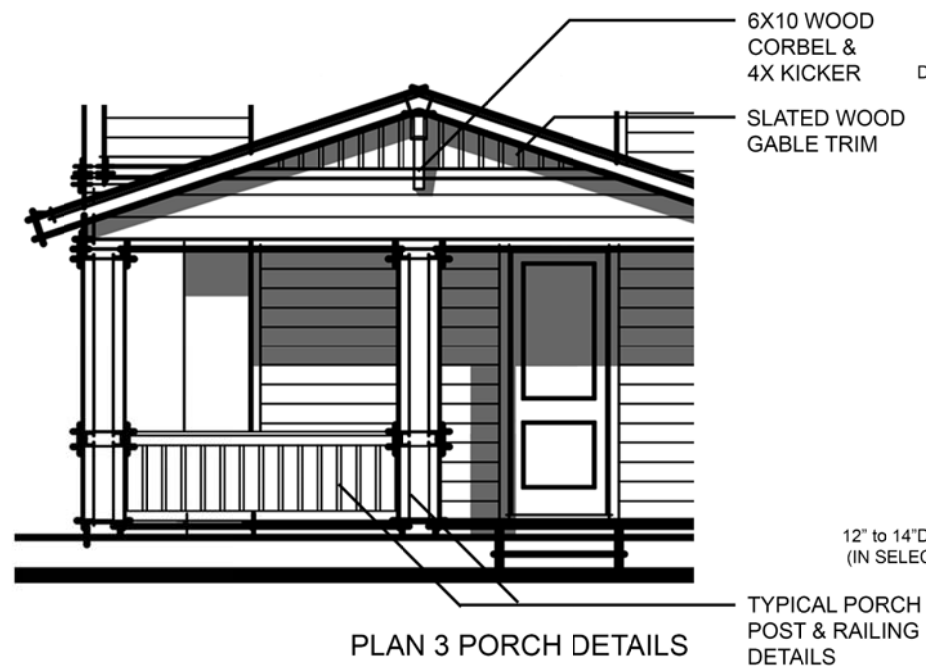
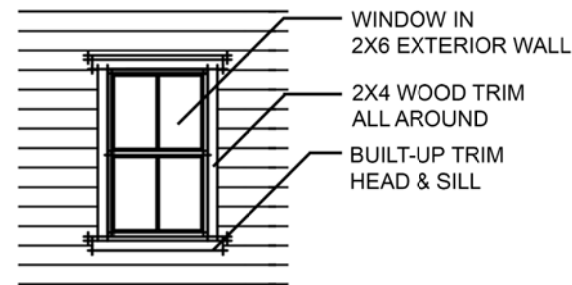
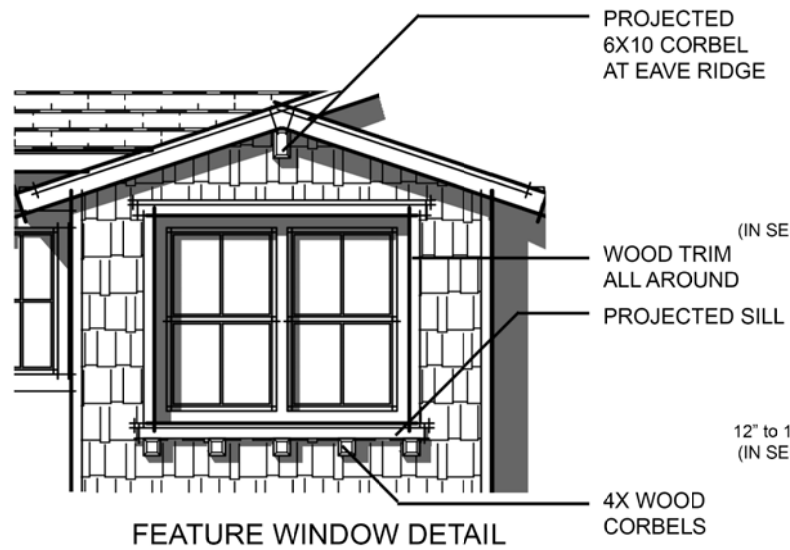


BUILDING 'D'

7 UNIT BUILDING EXTERIOR ELEVATIONS

A22

333 N. Rengstorff Ave.
 Mountain View, CA
 November 1, 2017



V-1 Hybrid
Custom Garage Doors

GARAGE DOORS INCORPORATED

PROGRESS LIGHTING P6085-3130K9

333 N. Rengstorff Ave.
Mountain View, CA
November 1, 2017



333 N. Rengstorff Ave.
Mountain View, CA
November 1, 2017

STREET SCENE
A25

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650.842.2371

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



SDG Architects, Inc.



PARTIAL ELEVATION @ RENGSTORFF AVE.

8' 4' 0' 8' 16'
SCALE: 1/8" = 1'-0"



PARTIAL ELEVATION @ RENGSTORFF AVE.

8' 4' 0' 8' 16'
SCALE: 1/8" = 1'-0"

333 N. Rengstorff Ave.
Mountain View, CA
November 1, 2017

SITE ELEVATIONS
A26

DESIGN GUIDELINES

8.2.2 Massing

- Massing should typically emphasize individual units.
- The massing of rowhouses should break the main façade into three or four distinct elements: entry; main facade; a single or two story element and the roof.
- Front building facades should have step-backs, particularly above the second floor.

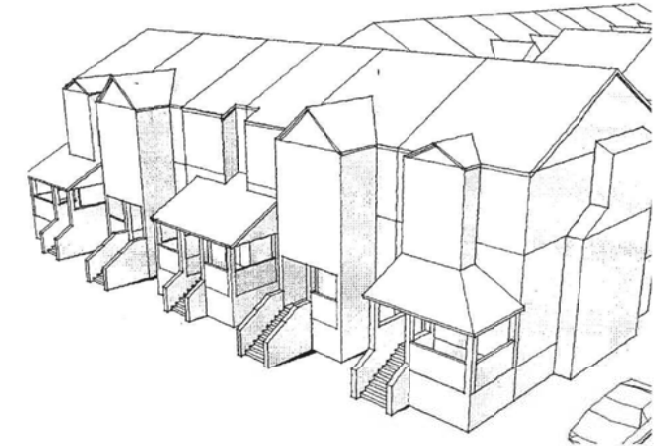


The massing of rowhouses should break the main facade into three or four distinct elements: entry; main facade; a single story element and the roof.

DESIGN GUIDELINES

8.2.4 Rooflines

- Rooflines should emphasize the individual quality of the units.
- Rooflines should correspond to variations in building massing and articulation with bays, gables, dormers and strong eave elements.
- Roof elements should be varied to minimize the appearance of mass and bulk.
- Gable roofs are encouraged to emphasize vertical proportion and create modulation.



Rooflines should correspond to variations in building massing and articulation with bays, gables, dormers and strong eave elements.



REPRESENTATIONAL PROJECT ELEVATION

Massing of the building respects each unit plan with variation in roof form and unique entry way features/porches. The massing of the building focuses on the interface at the pedestrian level with a 2/3 'base' to 1/3 'top.' Stepbacks on the third level at the ends of the buildings refine the mass at the corners.



REPRESENTATIONAL PROJECT ELEVATION

Each unit has its own roof form to help emphasize the individual quality of each home and minimize the overall bulk of the building.

333 N. Rengstorff Ave.
Mountain View, CA
November 1, 2017

COLOR SCHEME 1

GAF Roofing
Timberline Weathered Wood



COLOR SCHEME 2

GAF Roofing
Timberline Weathered Wood



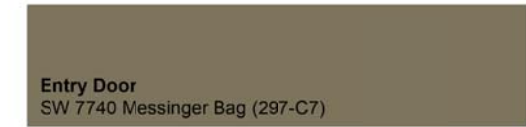
COLOR SCHEME 3

GAF Roofing
Timberline Weathered Wood



COLOR SCHEME 4

GAF Roofing
Timberline Weathered Wood



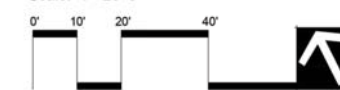
Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

Milgard Windows
Premium Exterior Finish Espresso
(Typ. for all Schemes)





PLAN VIEW
Scale: 1"=20'-0"



ILLUSTRATIVE SITE PLAN

L-1

Mailbox station - Refer to image sheet L-11

4'-0" wide concrete walk

Bicycle racks (4 in this location) - refer to image sheet L-11

Paseo arbors - refer to architects plans

Specimen tree i. e. Olea Europaea - refer to Proposed Plant Palette sheet L-8

Alternating finished concrete (exposed aggregate) - refer to image sheet L-12

Bench and waste receptacle - refer to image sheet L-11

Low light shrubs and groundcover between buildings - refer to Planting Plan sheet L-6

Evergreen screen tree at building ends i. e. Elaeocarpus Decipiens - refer to Proposed Plant Palette sheet L-8

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

Concrete panels with stabilized decomposed granite paving - refer to image sheet L-12

Outdoor firepit with furniture in stabilized decomposed granite - refer to image sheet L-12

Small flowering accent tree i. e. Chioanthus Retusus - refer to Proposed Plant Palette sheet L-8

4' wide concrete entry walk (typical) in front of door

Built-in gas barbecue counter with stools - refer to image sheet L-11

Stained wood pergola with tables and chairs on scored paving - refer to image sheet L-11

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

Childrens play structures with fiber surfacing - refer to image sheets L-11 and L-12

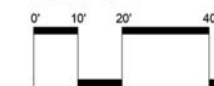
Concrete unit pavers to (pedestrian connection) to Montecito. Pedestrian crossing to be constructed contingent on approval of 2044-2054 Montecito Avenue. Off-site components to be constructed by others

Flowering accent tree at entry - refer to Proposed Plant Palette sheet L-8

Arbutus 'Marina' with flowering groundcover understory - refer to Proposed Plant Palette sheet L-8



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



OPEN SPACE ENLARGEMENT

L-2

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

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

4' wide concrete walk

Screen tree - refer to Proposed Plant Palette sheet L-8

6' high wood fence with lattice - refer to image sheet L-12

Ornamental grasses and flowering perennials - refer to Proposed Plant Palette sheet L-8

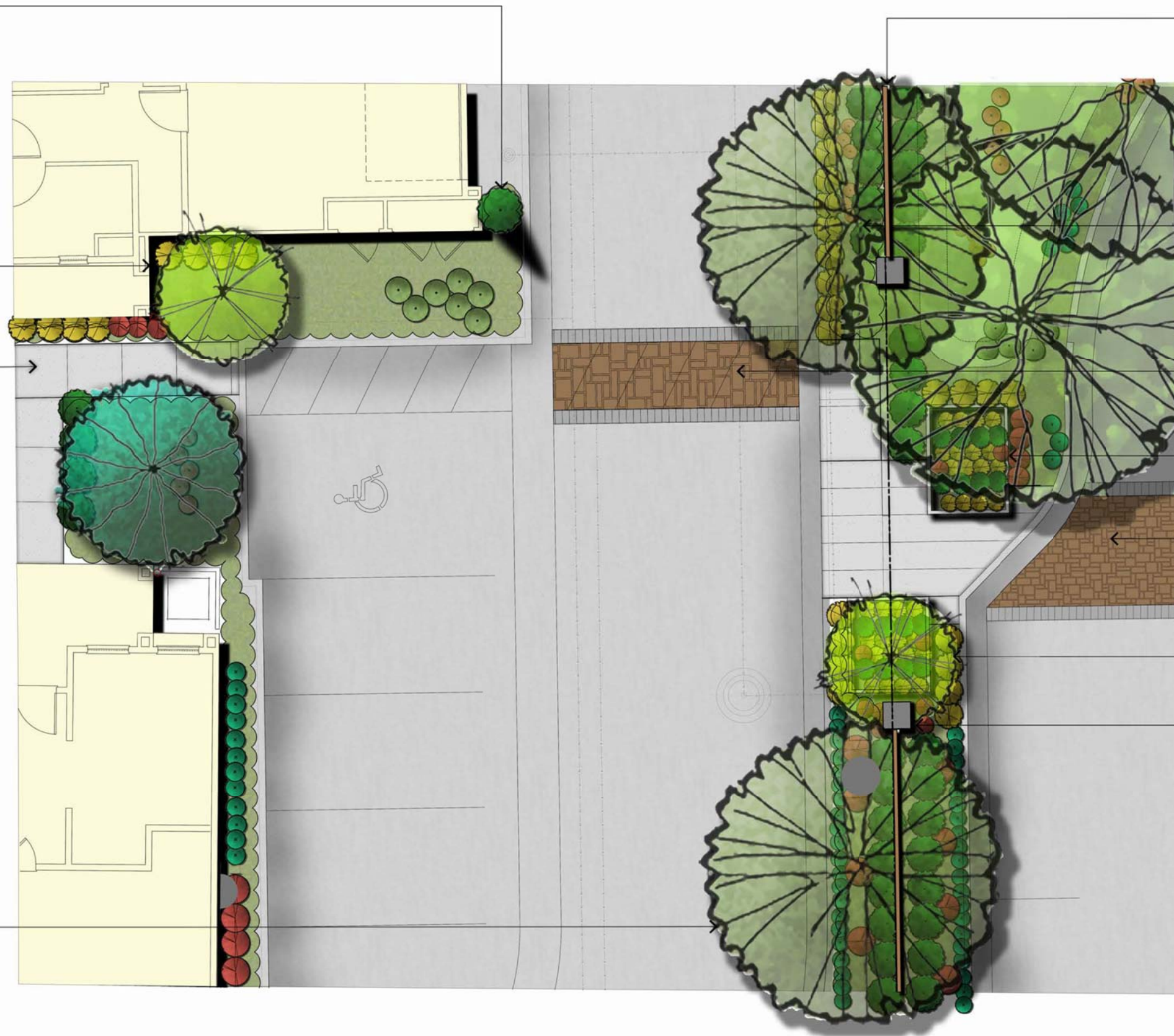
Concrete unit pavers - refer to image sheet L-12

22" high board-formed concrete raised planters for seating

Concrete unit pavers to Montecito. Pedestrian crossing to be constructed contingent on approval of 2044-2054 Montecito Avenue. Off-site components to be constructed by others

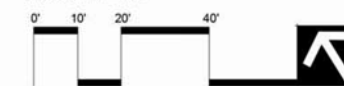
Low branching accent tree in raised planter - refer to Proposed Plant Palette sheet L-8

Pedestrian connection monument - refer to image sheet L-13



PLAN VIEW

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



PEDESTRIAN CONNECTION

L-3



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

Pedestrian entry arbor - refer to image sheet L-13

Street tree i.e. Fraxinus americana with flowering groundcover understory - refer to Proposed Plant Palette sheet L-8

4' wide concrete entry walk (typical) in front of door

Flowering accent tree - refer to Proposed Plant Palette sheet L-8

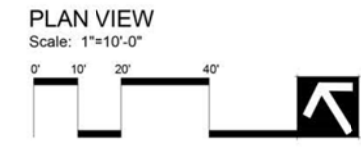
Concrete unit pavers - refer to image sheet L-12

Alternating finished concrete (exposed aggregate) - refer to image sheet L-12

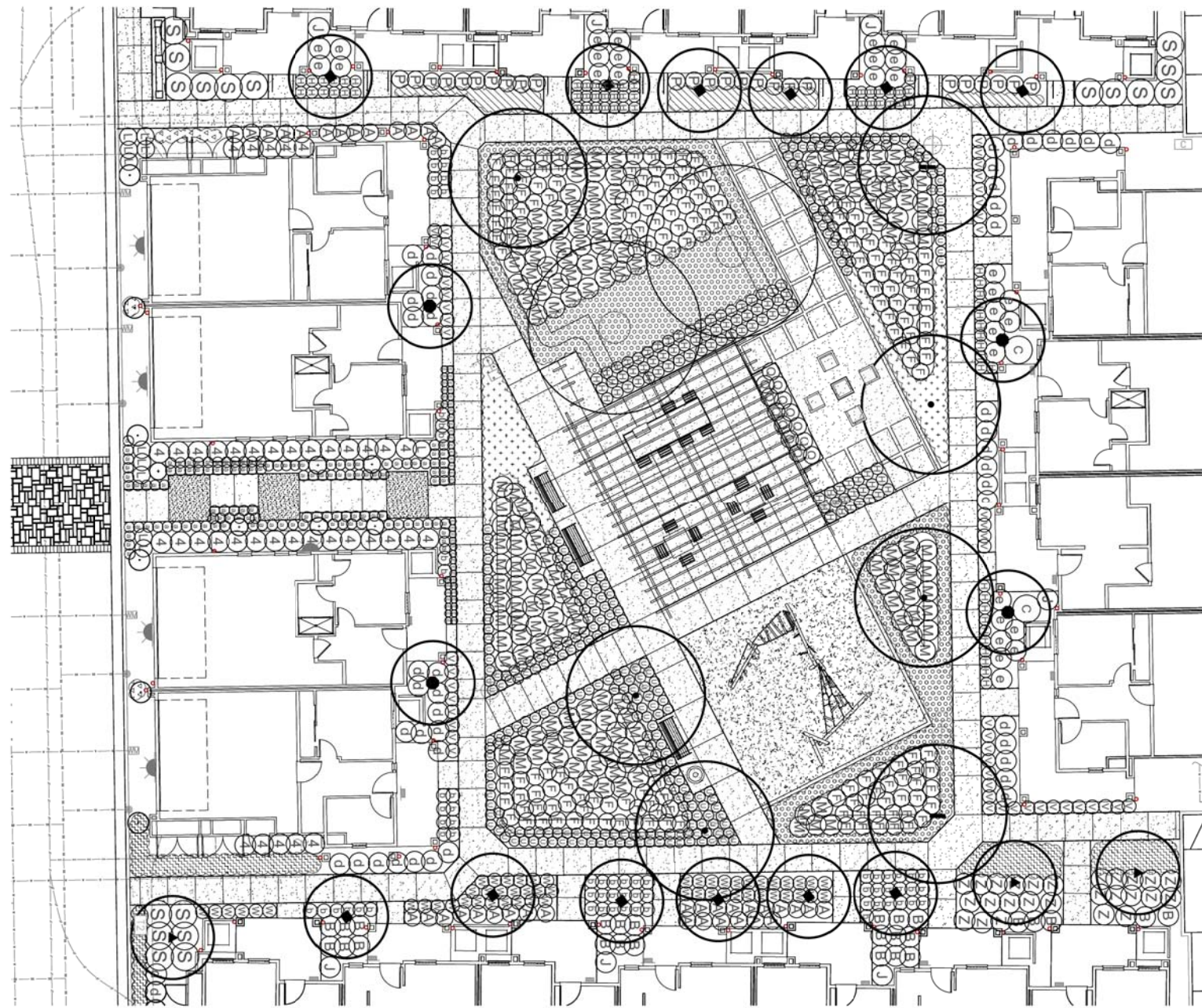
5' wide concrete walk with light broom finish

Tall narrow evergreen foundation shrubs at building ends - refer to Planting Plan sheet L-5 and L-6

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



PEDESTRIAN ENTRY WALK



Ⓩ	SALVIA GREGGII 'NUEVO LEON'	SALVIA	5 GALLON	27	M
ⓐ	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GALLON	120	M

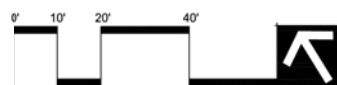
GROUNDCOVERS:

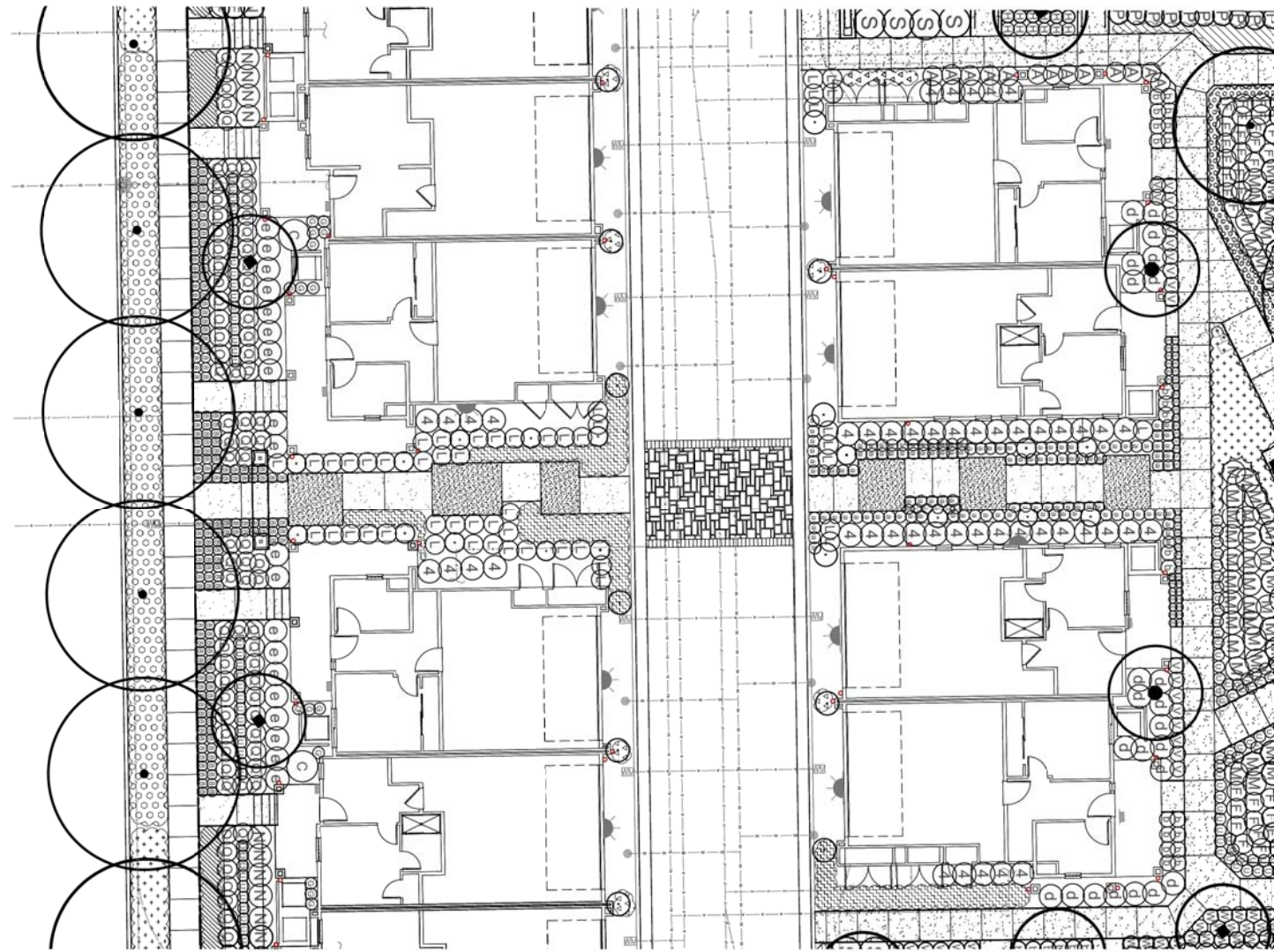
	FESTUCA 'BEYOND BLUE'	FESCUE	1 GALLON @ 20" O.C.	L
	GERANIUM CANTABRIGIENSE	GERANIUM	1 GALLON @ 24" O.C.	L
	GERANIUM 'JOHNSON BLUE'	GERANIUM	1 GALLON @ 18" O.C.	L
	LOMANDRA 'EVERGREEN BABY'	LOMANDRA	1 GALLON @ 20" O.C.	L
	ROSA 'APRICOT DRIFT'	DRIFT ROSE	2 GALLON @ 3'-0" O.C.	M
	SALVIA 'MIRAGE PURPLE'	SALVIA	1 GALLON @ 16" O.C.	L
	ZAUSCHNERIA 'ORANGE CARPET'	FUCHSIA	1 GALLON @ 18" O.C.	L

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	QUANTITY	WUCOLS	DIMENSIONS
TREES:						
•	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	10	M	40'W x 60'H
⋈	CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	39	L	15'W x 40'H
▲	CERCIS CANADENSIS 'ACE OF HEARTS'	EASTERN REDBUD	24" BOX	4	M	12'W x 12'H
X	CERCIS CANADENSIS 'LITTLE WOODY'	EASTERN REDBUD	24" BOX	5	M	10'W x 8'H
•	CHIONANTHUS RETUSUS	CHINESE FRINGETREE	24" BOX	4	L	20'W x 20'H
•	FRAXINUS AMERICANA	AMERICAN ASH	24" BOX	11	M	60'W x 60'H
•	GIEJERA PARVIFLORA	WILGA	24" BOX	2	L	15'W x 20'H
■	MAGNOLIA 'TEDDY BEAR'	SOUTHERN MAGNOLIA	24" BOX	15	L	12'W x 20'H
○	OLEA EUROPEA 'MAJESTIC BEAUTY'	OLIVE	24" BOX	2	M	25'W x 25'H
+	THUJA ARBORVITAE 'YELLOW RIBBON'	AMERICAN ARBORVITAE	15 GALLON	17	L	3'W x 10'H
•	PODOCARPUS MAKI	YEW	24" BOX	35	L	2'W x 10'H
SHRUBS:						
ⓑ	BERBERIS 'GOLDEN RING'	JAPANESE BARBERRY	5 GALLON	27	L	3'W x 3'H
Ⓜ	CHONDRPETALUM TECTORUM	NCN	5 GALLON	134	M	3'W x 5'H
Ⓒ	COPROSMA 'RAINBOW SURPRISE'	COPROSMA	15 GALLON	5	L	4'W x 4'H
ⓓ	COPROSMA REPENS 'PACIFIC SUNRISE'	COPROSMA	5 GALLON	24	L	3'W x 4'H
ⓔ	DIANELLA 'SILVER STREAK'	FORTNIGHT LILY	1 GALLON	65	L	2'W x 3'H
ⓐ	DIANELLA 'TASMANICA'	FORTNIGHT LILY	5 GALLON	49	L	2.5'W x 3'H
ⓓ	DIETES VEGATA	FORTNIGHT LILY	5 GALLON	55	L	3'W x 3'H
ⓔ	EREMOPHILA DECIPIENS	AUSTRALIAN FUCHSIA	5 GALLON	62	L	3'W x 3'H
ⓐ	EUONYMUS FORTUNEI 'AUREOVARIEGATUS'	EUONYMUS	5 GALLON	54	L	3'W x 6'H
ⓔ	EUONYMUS 'MICROPHYLLUS'	EUONYMUS	5 GALLON	35	L	2'W x 2'H
ⓓ	EUPHORBIA 'BLUE HAZE'	BLUE HAZE SPURGE	1 GALLON	55	L	1.5'W x 2'H
ⓑ	FESTUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GALLON	157	L	1'W x 1'H
ⓓ	HEMEROCALLIS 'DOUBLE ORANGE, DOUBLE RED MIX 50/50'	DAY LILY	1 GALLON	190	M	1.5'W x 2'H
ⓓ	JUNIPERUS 'MEDORA'	JUNIPER	15 GALLON	8	M	3'W x 10'H
ⓓ	LAVANDULA 'MUNSTEAD'	LAVENDER	5 GALLON	51	L	1.5'W x 2'H
ⓓ	LIRIOPE GIGANTEA	LIRIOPE	5 GALLON	54	L	3'W x 3'H
ⓐ	LIRIOPE 'SILVERY SUNPROOF'	LIRIOPE	1 GALLON	113	L	1'W x 2'H
ⓓ	LOMANDRA 'LIME TUFF'	LOMANDRA	5 GALLON	86	L	3'W x 3'H
ⓓ	LOMANDRA 'PLATINUM BEAUTY'	LOMANDRA	1 GALLON	131	L	3'W x 3'H
ⓓ	MIMULUS 'HYBRID ORANGE'	MONKEY FLOWER	1 GALLON	133	L	3'W x 2'H
ⓓ	MIMULUS 'HYBRID YELLOW'	MONKEY FLOWER	1 GALLON	27	L	2.5'W x 2.5'H
ⓓ	MIMULUS 'FIESTA GOLD'	MONKEY FLOWER	1 GALLON	321	L	1.5'W x 1.5'H
ⓓ	NANDINA 'GULF STREAM'	NANDINA	5 GALLON	25	L	3'W x 4'H
ⓓ	POTENTILLA 'PRIMROSE BEAUTY'	PRIMROSE	5 GALLON	26	L	2'W x 2'H
ⓓ	POTENTILLA 'KATHERINE DYKES'	PRIMROSE	5 GALLON	24	L	3'W x 3'H
ⓓ	SALVIA GREGGII 'HOTLIPS'	SALVIA	5 GALLON	19	M	4'W x 4'H

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





PLANT LEGEND

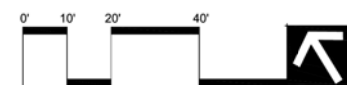
SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	QUANTITY	WUCOLS	DIMENSIONS
TREES:						
•	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	10	M	40'W x 60'H
T	CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	39	L	15'W x 40'H
▲	CERCIS CANADENSIS 'ACE OF HEARTS'	EASTERN REDBUD	24" BOX	4	M	12'W x 12'H
X	CERCIS CANADENSIS 'LITTLE WOODY'	EASTERN REDBUD	24" BOX	5	M	10'W x 8'H
•	CHIONANTHUS RETUSUS	CHINESE FRINGETREE	24" BOX	4	L	20'W x 20'H
•	FRAXINUS AMERICANA	AMERICAN ASH	24" BOX	11	M	60'W x 60'H
I	GIEJERA PARVIFLORA	WILGA	24" BOX	2	L	15'W x 20'H
■	MAGNOLIA 'TEDDY BEAR'	SOUTHERN MAGNOLIA	24" BOX	15	L	12'W x 20'H
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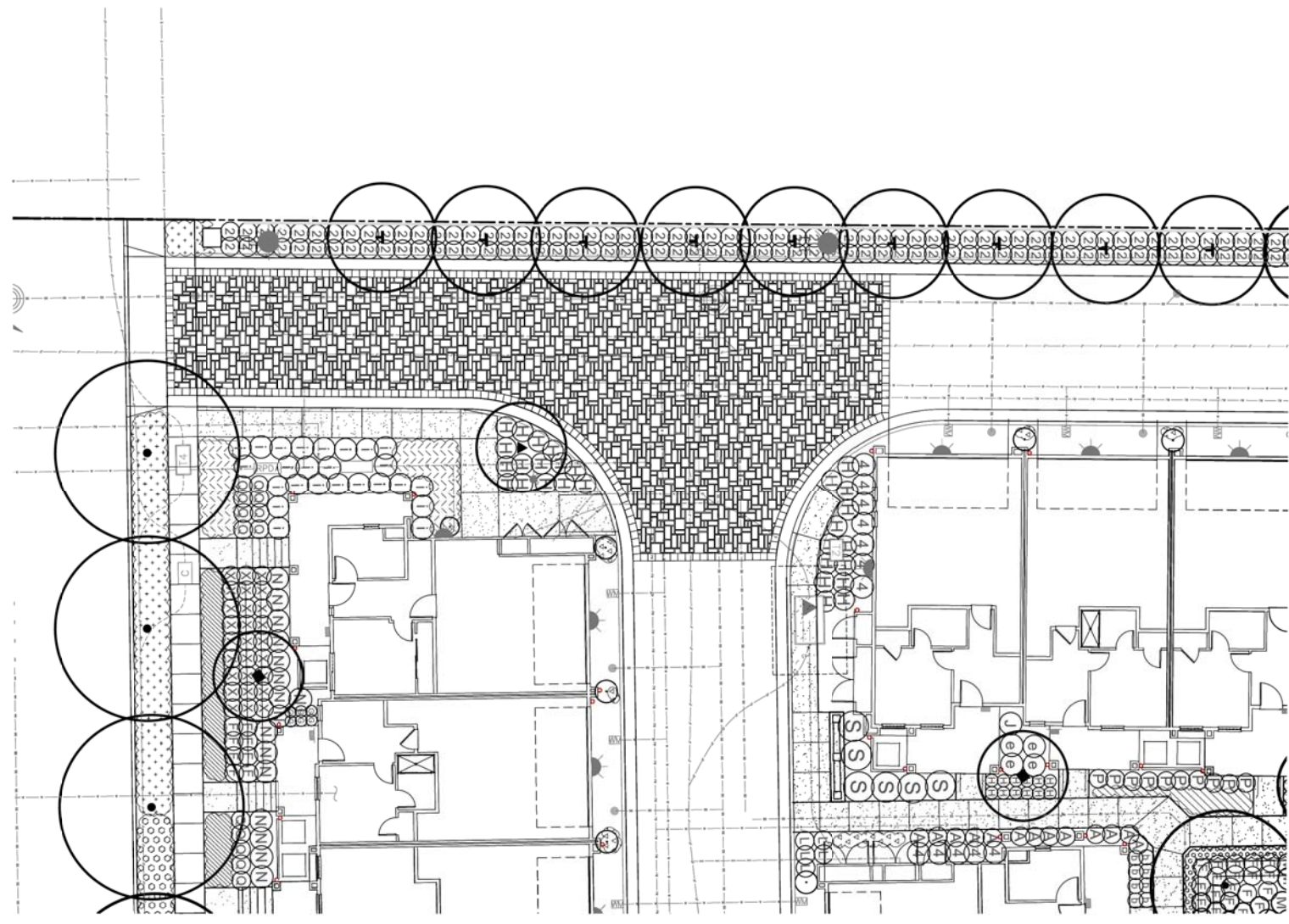
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2	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GALLON	120	M

GROUNDCOVERS:

	FESTUCA 'BEYOND BLUE'	FESCUE	1 GALLON @ 20" O.C.	L
	GERANIUM CANTABRIGIENSE	GERANIUM	1 GALLON @ 24" O.C.	L
	GERANIUM 'JOHNSON BLUE'	GERANIUM	1 GALLON @ 18" O.C.	L
	LOMANDRA 'EVERGREEN BABY'	LOMANDRA	1 GALLON @ 20" O.C.	L
	ROSA 'APRICOT DRIFT'	DRIFT ROSE	2 GALLON @ 3'-0" O.C.	M
	SALVIA 'MIRAGE PURPLE'	SALVIA	1 GALLON @ 16" O.C.	L
	ZAUSCHNERIA 'ORANGE CARPET'	FUCHSIA	1 GALLON @ 18" O.C.	L

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





PLANT LEGEND

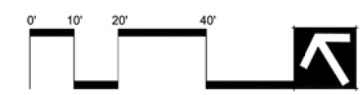
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○	OLEA EUROPEA 'MAJESTIC BEAUTY'	OLIVE	24" BOX	2	M	25'W x 25'H
+	THUJA ARBORVITAE 'YELLOW RIBBON'	AMERICAN ARBORVITAE	15 GALLON	17	L	3'W x 10'H
•	PODOCARPUS MAKI	YEW	24" BOX	36	L	2'W x 10'H
SHRUBS:						
B	BERBERIS 'GOLDEN RING'	JAPANESE BARBERRY	5 GALLON	27	L	3'W x 3'H
M	CHONDROPETALUM TECTORUM	NCN	5 GALLON	164	M	3'W x 5'H
C	COPROSMA 'RAINBOW SURPRISE'	COPROSMA	15 GALLON	5	L	4'W x 4'H
I	COPROSMA REPENS 'PACIFIC SUNRISE'	COPROSMA	5 GALLON	24	L	3'W x 4'H
D	DIANELLA 'SILVER STREAK'	FORTNIGHT LILY	1 GALLON	65	L	2'W x 3'H
A	DIANELLA 'TASMANICA'	FORTNIGHT LILY	5 GALLON	49	L	2.5'W x 3'H
d	DIETES VEGATA	FORTNIGHT LILY	5 GALLON	56	L	3'W x 3'H
e	EREMOPHILA DECIPIENS	AUSTRALIAN FUCHSIA	5 GALLON	62	L	3'W x 3'H
4	EUONYMUS FORTUNEI 'AUREOVARIEGATUS'	EUONYMOUS	5 GALLON	54	L	3'W x 5'H
E	EUONYMUS 'MICROPHYLLUS'	EUONYMOUS	5 GALLON	35	L	2'W x 2'H
w	EUPHORBIA 'BLUE HAZE'	BLUE HAZE SPURGE	1 GALLON	55	L	1.5'W x 2'H
B	FESTUCA 'ELIAH BLUE'	BLUE FESCUE	1 GALLON	167	L	1'W x 1'H
H	HEMEROCALLIS 'DOUBLE ORANGE, DOUBLE RED MIX 50/50'	DAY LILY	1 GALLON	180	M	1.5'W x 2'H
J	JUNIPERUS 'MEDORA'	JUNIPER	15 GALLON	8	M	3'W x 10'H
V	LAVANDULA 'MUNSTEAD'	LAVENDER	5 GALLON	51	L	1.5'W x 2'H
L	LIRIOPE GIGANTEA	LIRIOPE	5 GALLON	54	L	3'W x 3'H
a	LIRIOPE 'SILVERY SUNPROOF'	LIRIOPE	1 GALLON	113	L	1'W x 2'H
Y	LOMANDRA 'LIME TUFF'	LOMANDRA	5 GALLON	86	L	3'W x 3'H
Q	LOMANDRA 'PLATINUM BEAUTY'	LOMANDRA	1 GALLON	101	L	3'W x 3'H
F	MIMULUS 'HYBRID ORANGE'	MONKEY FLOWER	1 GALLON	183	L	3'W x 2'H
X	MIMULUS 'HYBRID YELLOW'	MONKEY FLOWER	1 GALLON	27	L	2.5'W x 2.5'H
U	MIMULUS 'FIESTA GOLD'	MONKEY FLOWER	1 GALLON	321	L	1.5'W x 1.5'H
G	NANDINA 'GULF STREAM'	NANDINA	5 GALLON	25	L	3'W x 4'H
P	POTENTILLA 'PRIMROSE BEAUTY'	PRIMROSE	5 GALLON	26	L	2'W x 2'H
N	POTENTILLA 'KATHERINE DYKES'	PRIMROSE	5 GALLON	24	L	3'W x 3'H
S	SALVIA GREGGII 'HOTLIPS'	SALVIA	5 GALLON	19	M	4'W x 4'H

Z	SALVIA GREGGII 'NUEVO LEON'	SALVIA	5 GALLON	27	M
2	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GALLON	120	M

GROUNDCOVERS:
















[Pattern]	FESTUCA 'BEYOND BLUE'	FESCUE	1 GALLON @ 20" O.C.	L
[Pattern]	GERANIUM CANTABRIGIENSE	GERANIUM	1 GALLON @ 24" O.C.	L
[Pattern]	GERANIUM 'JOHNSON BLUE'	GERANIUM	1 GALLON @ 18" O.C.	L
[Pattern]	LOMANDRA 'EVERGREEN BABY'	LOMANDRA	1 GALLON @ 20" O.C.	L
[Pattern]	ROSA 'APRICOT DRIFT'	DRIFT ROSE	2 GALLON @ 3'-0" O.C.	M
[Pattern]	SALVIA 'MIRAGE PURPLE'	SALVIA	1 GALLON @ 18" O.C.	L
[Pattern]	ZAUSCHNERIA 'ORANGE CARPET'	FUCHSIA	1 GALLON @ 18" O.C.	L

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



MATERIALS LEGEND

SYMBOL DESCRIPTION

	CONCRETE PAVING: COLOR TO BE NATURAL GRAY
	SUB SCRED CONCRETE PAVING: 3" X 5" AND 3" X 3" SCORE LINES, COLOR TO BE NATURAL GRAY, MEDIUM BROWN AND SAND WASH FINISH - REFER TO SITE AMENITIES SHEET L-12
	DECOMPOSED GRANITE PAVING: REFER TO SITE AMENITIES SHEET L-12
	DECORATIVE PAVERS: REFER TO SITE AMENITIES SHEET L-12
	CONCRETE PANELS - REFER TO SITE AMENITIES SHEET L-12
	WASTE RECEPTACLE: REFER TO SITE AMENITIES SHEET L-11
	6' LENGTH BENCH: REFER TO SITE AMENITIES SHEET L-11
	MAILBOX STATION: REFER TO SITE AMENITIES SHEET L-11
	PLASTIC HEADER
	WOOD FENCE: REFER TO SITE AMENITIES SHEET L-12
	TABLE AND CHAIRS: REFER TO SITE AMENITIES SHEET L-11
	BARBEQUE WITH STOOLS REFER TO SITE AMENITIES SHEET L-11
	STAINED WOOD PERGOLA REFER TO SITE AMENITIES SHEET L-11
	FIRE PIT WITH CHAIRS REFER TO SITE AMENITIES SHEET L-12
	CHILDRENS PLAY EQUIPMENT REFER TO SITE AMENITIES SHEET L-11



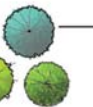
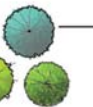

WATER CONSERVATION STATEMENT

PLANT MATERIAL HAS BEEN CHOSEN FOR WATER CONSERVING AND REDUCED MAINTENANCE CHARACTERISTICS. A MAXIMUM OF 25% OF NON-TURF PLANS WILL HAVE A MODERATE IRRIGATION WATER REQUIREMENT AND A MINIMUM OF 50% OF NON-TURF PLANTS WILL HAVE A LOW TO VERY LOW IRRIGATION WATER REQUIREMENT.

MINIMUM TREE CLEARANCE NOTE:

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

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	EXPOSURE	COMMENTS	WUCOLS	QUANTITY
	STREET TREE: FRAXINUS AMERICANA	AMERICAN ASH	24" BOX	SUN	STANDARD	M	19
	SCREEN TREE: CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	SUN/SHADE	STANDARD	L	48
	THUJA ARBORVITAE 'YELLOW RIBBON'	AMERICAN ARBORVITAE	15 GALLON	SUN/SHADE	STANDARD	L	35
	PODOCARPUS 'MAKI'	SHRUBBY YEW	24" BOX	SUN/SHADE	STANDARD	L	6
	ACCENT TREE: ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	SUN	STANDARD	M	8
	CERCIS CANADENSIS 'ACE OF HEARTS'	EASTERN REDBUD	24" BOX	SUN/SHADE	STANDARD	M	3
	CERCIS CANADENSIS 'LITTLE WODDY'	EASTERN REDBUD	24" BOX	SUN/SHADE	STANDARD	M	4
	CHIONANTHUS RETUSA	FRINGE TREE	24" BOX	SUN/SHADE	STANDARD	M	4
	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	SUN	STANDARD	L	2
	MAGNOLIA 'TEDDY BEAR'	SOUTHERN MAGNOLIA	24" BOX	SUN	STANDARD	L	11
	OLEA EUROPAEA	OLIVE	24" BOX	SUN	STANDARD	VL	2
	SHRUBS & GROUNDCOVERS:						
	AGAPANTHUS 'SILVER STAR'	LILY OF THE NILE	5 GALLON			M	-
	ANIGOZANTHUS 'BUSH PEARL'	KANGAROO PAW	5 GALLON			L	-
	ARBUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GALLON			L	-
	CAMELLIA 'WHITE DOVES'	CAMELLIA	5 GALLON			L	-
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GALLON			L	-
	CHONDROPETALUM TECTORIUM	CAPE RUSH	5 GALLON			M	-
	CISTIS 'SUNSET'	ROCKROSE	1 GALLON			M	-
	CORREA SPECIES	AUSTRALIAN FUCHSIA	5 GALLON			M	-
	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON			L	-
	DIETES VEGETA	FORTNIGHT LILY	5 GALLON			L	-
	DODONEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GALLON			L	-
	EUONYMUS SPECIES	EUONYMUS	5 GALLON			L	-
	EURYOPS PECTINATUS 'MUNCHKIN'	DWARF EURYOPS	5 GALLON			L	-
	FESTUCA MAIREI	ATLAS FESCUE	1 GALLON			M	-
	HEMEROCALLIS 'DOUBLE RED & YELLOW'	DAY LILY	5 GALLON		MIX 50/50	M	-
	JUNCUS PATENS	RUSH	1 GALLON			L	-
	LAVANDULA 'TWINKLE PURPLE'	LAVENDER	5 GALLON			L	-
	LOMANDRA SPECIES	MAT RUSH	1 GALLON			L	-
	LOROPETALUM CHINENSE	FRINGE FLOWER	5 GALLON			L	-
	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON			L	-
	MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	1 GALLON			L	-
	NANDINA 'GULF STREAM'	HEAVENLY BAMBOO	5 GALLON			L	-
	PHORMIUM SPECIES	FLAX	5 GALLON			L	-
	RHAPHIOLEPIS SPECIES	INDIA HAWTHORNE	5 GALLON			L	-
	ROSA SPECIES	SHRUB ROSE	2 GALLON			M	-
	ROSMARINUS 'GOLD DUST'	ROSEMARY	5 GALLON			L	-
	ZAUSCHNERIA 'BOWMAN'S HYBRID'	CALIFORNIA FUCHSIA	1 GALLON			L	-

SHRUB QUANTITY:

SHEET	L-5	L-6	L-7	L-8
L-5	-	-	-	-
L-6	-	-	-	-
L-7	-	-	-	-
L-8	-	-	-	-

GROUNDCOVERS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
	LIRIOPE 'BIG BLUE'	LILY TURF	1 GALLON @ 18" O.C.	L
	CAREX DIVULSA	SEDGE	1 GALLON @ 24" O.C.	L
	GERANIUM CANTABRIGIENSE	CRANESBILL	1 GALLON @ 24" O.C.	L
	GREVILLEA LANIGERA 'COASTAL GEM'	WOOLLY GREVILLEA	1 GALLON @ 30" O.C.	L
	EUONYMUS 'MARLEQUIN'	EUONYMUS	1 GALLON @ 24" O.C.	L
	ROSA 'PINK DRIFT'	GROUNDCOVER ROSE	2 GALLON @ 36" O.C.	L
	ROSA 'WHITE DRIFT'	GROUNDCOVER ROSE	2 GALLON @ 30" O.C.	L
	SENECIO SERPENS	BLUE CHALK STICKS	1 GALLON @ 18" O.C.	L
	ZAUSCHNERIA 'SELECT MATTOLE'	CALIFORNIA FUCHSIA	1 GALLON @ 30" O.C.	L
	ZAUSCHNERIA 'ORANGE CARPET'	CALIFORNIA FUCHSIA	1 GALLON @ 18" O.C.	L
	TURF	90/10 FESCUE BLEND	SOD ROLLS	M

STORM WATER TREATMENT SHRUBS AND GRASSES:

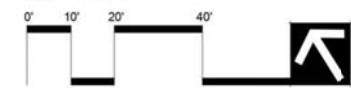
SPECIES/COMMON NAME	SPACING	WUCOLS
ARISTIDA PURPUREA - PURPLE THREE-AWN	1 GALLON	MIX EVENLY
BOUTELOUA GRACIS - BLUE GRAMA		
CAREX TEMULICOLA - BERKELEY SEDGE		
CHONDROPETALUM TECTORIUM - CAPE RUSH		
CALAMAGROSTIS SPECIES - REED GRASS		
FESTUCA CALIFORNICA - CALIFORNIA FESCUE		
JUNCUS PATENS - BLUE RUSH		
LEYMUS CONDENSATUS - GIANT WILD RYE		
MELICA CALIFORNICA - CALIFORNIA MELIC		
MIMULUS SPECIES - MONKEY FLOWER		

NOTE: PLANT PALETTE IS FOR REFERENCE ONLY, NOT ALL TREES, SHRUBS, GRASSES, AND GROUNDCOVER LISTED WILL BE UTILIZED IN THE PREPARATION OF CONSTRUCTION DOCUMENTS. PLANT MATERIAL SHALL BE SELECTED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

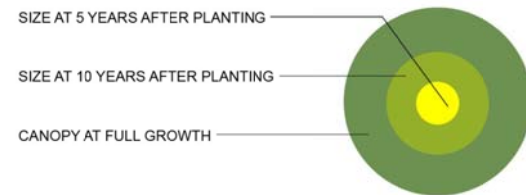


Existing percentage of tree canopy on site: 30.8%

PLAN VIEW
Scale: 1"=20'-0"



EXISTING TREE CANOPY



TREE GROWTH PROJECTIONS

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	GROWTH RATE	*CANOPY COVER AT 5 YEARS AFTER INSTALLATION HxW	CANOPY COVER AT 10 YEARS AFTER INSTALLATION HxW	**CANOPY COVER AT FULL GROWTH HxW
TREES:						
A ARBUTUS 'MARINA'	NCN	24" BOX	MODERATE	9'-10" x 3'-4"	15' x 10'	30' x 18'-20'
B CALOCDRUS DECURRENS	INCENSE CEDAR	24" BOX	SLOW/MODERATE	9'-11" x 3'-4"	16' x 7'	75'-90' x 15'
C CERCIIS CANADENSIS	EASTERN REDBUD	24" BOX	MODERATE	9'-11" x 4'-5"	15' x 8'	25' x 20'
D CHIONANTHUS RETUSA	NCN	24" BOX	MODERATE	9'-11" x 3'-4"	15' x 10'	20' x 20'
E CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	FAST	9'-10" x 3'-4"	12' x 10'	20'-30' x 20'-30'
F GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	MODERATE	9'-11" x 3'-4"	20' x 15'	35'-50' x 30'
G FRAXINUS AMERICANA	AMERICAN ASH	24" BOX	MODERATE	9'-11" x 4'-5"	20' x 15'	35'-50' x 40'
H LAGERSTROEMIA FAUREI 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	FAST	9'-10" x 3'-4"	12' x 8'	15' x 15'
I MAGNOLIA 'LITTLE GEM'	MAGNOLIA	24" BOX	SLOW	9'-10" x 3'-4"	12' x 8'	20'-25' x 15'
J MAYTENUS BOARIA 'GREEN SHOWERS'	MAYTEN TREE	24" BOX	MODERATE	9'-10" x 3'-4"	16' x 7'	40' x 20'
K MELALEUCA QUINQUENERVIA	PAPERBARK TREE	24" BOX	MODERATE	9'-10" x 3'-4"	15' x 10'	20'-40' x 15'-25'
L PODOCARPUS 'MAKI'	COLUMN FERN PINE	24" BOX	MODERATE	7'-8" x 2'-3"	9' x 3'	9' x 3'-6"
M PRUNUS CAROLINIANA 'COMPACTA'	FLOWERING CHERRY	24" BOX	SLOW/MODERATE	7'-8" x 4'-5"	15' x 10'	35' x 15'
N PYRUS CALLERYANA 'REDSPIRE'	FLOWERING PEAR	24" BOX	FAST	9'-11" x 3'-4"	15' x 10'	40' x 15'
O PYRUS 'CHANTICLEER'	FLOWERING PEAR	24" BOX	FAST	9'-11" x 3'-4"	15' x 10'	40' x 15'
P TRISTANIA LAURINA	NCN	24" BOX	MODERATE	9'-11" x 4'-5"	15' x 10'	40' x 25'
Q OLEA EUROPAEA	OLIVE	24" BOX	MODERATE	9'-11" x 4'-5"	15' x 10'	25'-30' x 25'-30'

PERCENTAGE OF PROPOSED CANOPY COVER (COMPARED TO EXISTING COVER)

4% 11% 31%

TOTAL PROPOSED TREES: 128

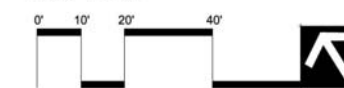
EXISTING PERCENTAGE OF TREE CANOPY ON SITE: 30.8%

* SOURCE: VALLEY CREST TREE COMPANY WHOLESALE CATALOG SPECIFICATIONS

** SOURCE: SUNSET WESTERN GARDEN BOOK OF PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES (EBMUD)



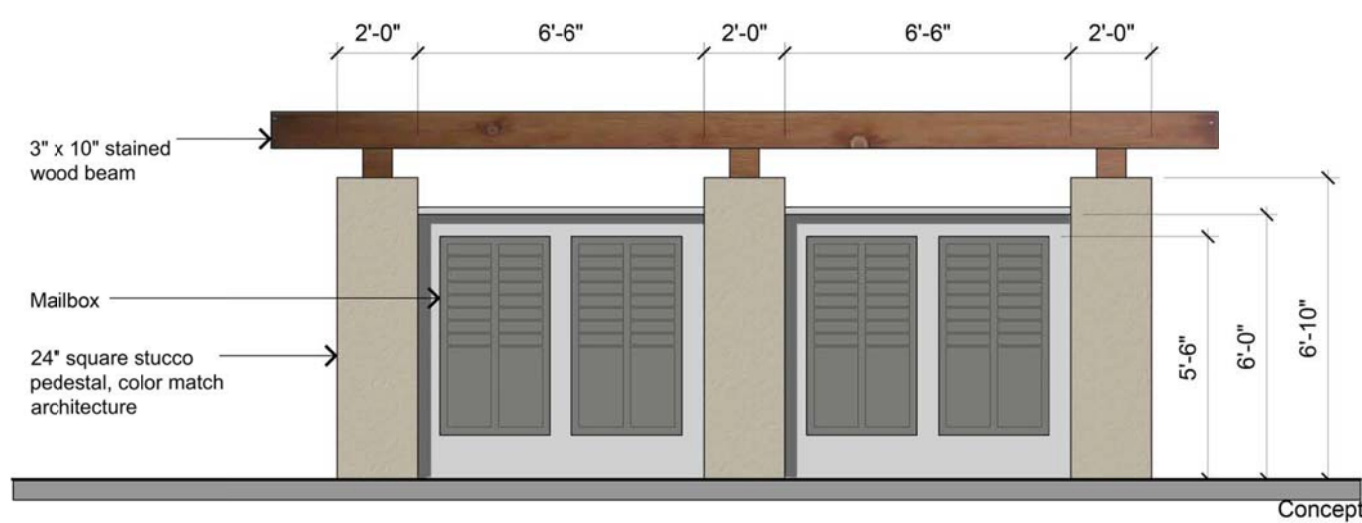
PLAN VIEW
Scale: 1"=20'-0"



TREE CANOPY PLAN

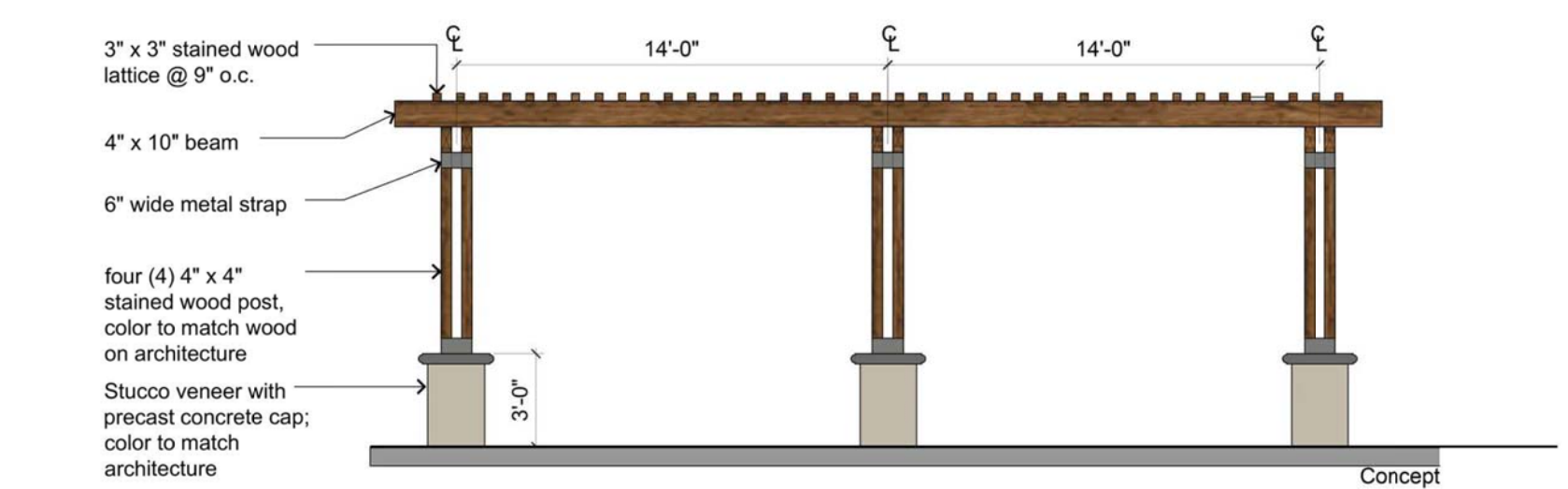
L-10

November 2017



Mailbox Station

Scale 1/2"=1'-0"



Stained Wood Pergola

Scale 3/8"=1'-0"



Bench

Composite wood with black metal finish



Tables and Chairs

Composite wood with black metal finish



Lounge Chairs and Tables

Composite wood with black metal finish



Bike Racks

Composite wood with black metal finish



Waste Receptacle

Composite wood with black metal finish



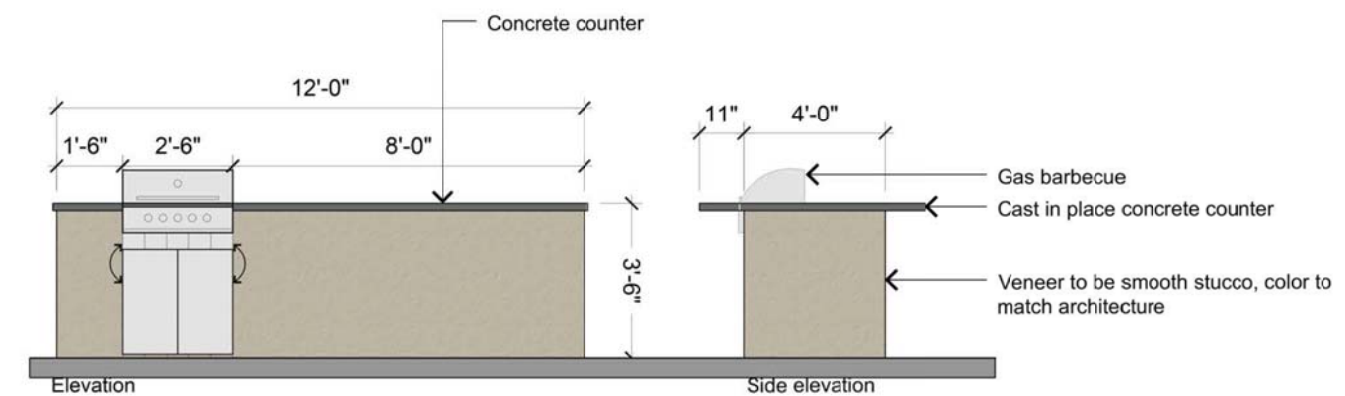
Concept



Concept

Children's Play Structures

Various colors and finishes



Built-in Gas Barbecue with Counter

Board-formed veneer, countertop to be cast in place concrete with smooth finish - Scale 1/2"=1'-0"



Scored Concrete Paving
Natural grey



Stabilized Decomposed Granite



Playground Surfacing (fibar)

Concept



Concrete Unit Pavers

6" x 9" stone with a herringbone design and a rustic yellowstone blend, 80mm thick, from Calstone.com

Concept



Aggregate Finished Concrete

Exposed aggregate

Concept



Specimen Olive Tree Concept



Outdoor Firepit with Furniture

Concept



Firepit Concept



Gathering Area Concept



Concept

Concrete Panels
In stabilized decomposed granite



6' High Wood Fence with Lattice
Along perimeter of property line



Concept

AC Condenser Screen (3'-6" high)
Stained wood to compliment adjacent architecture field color

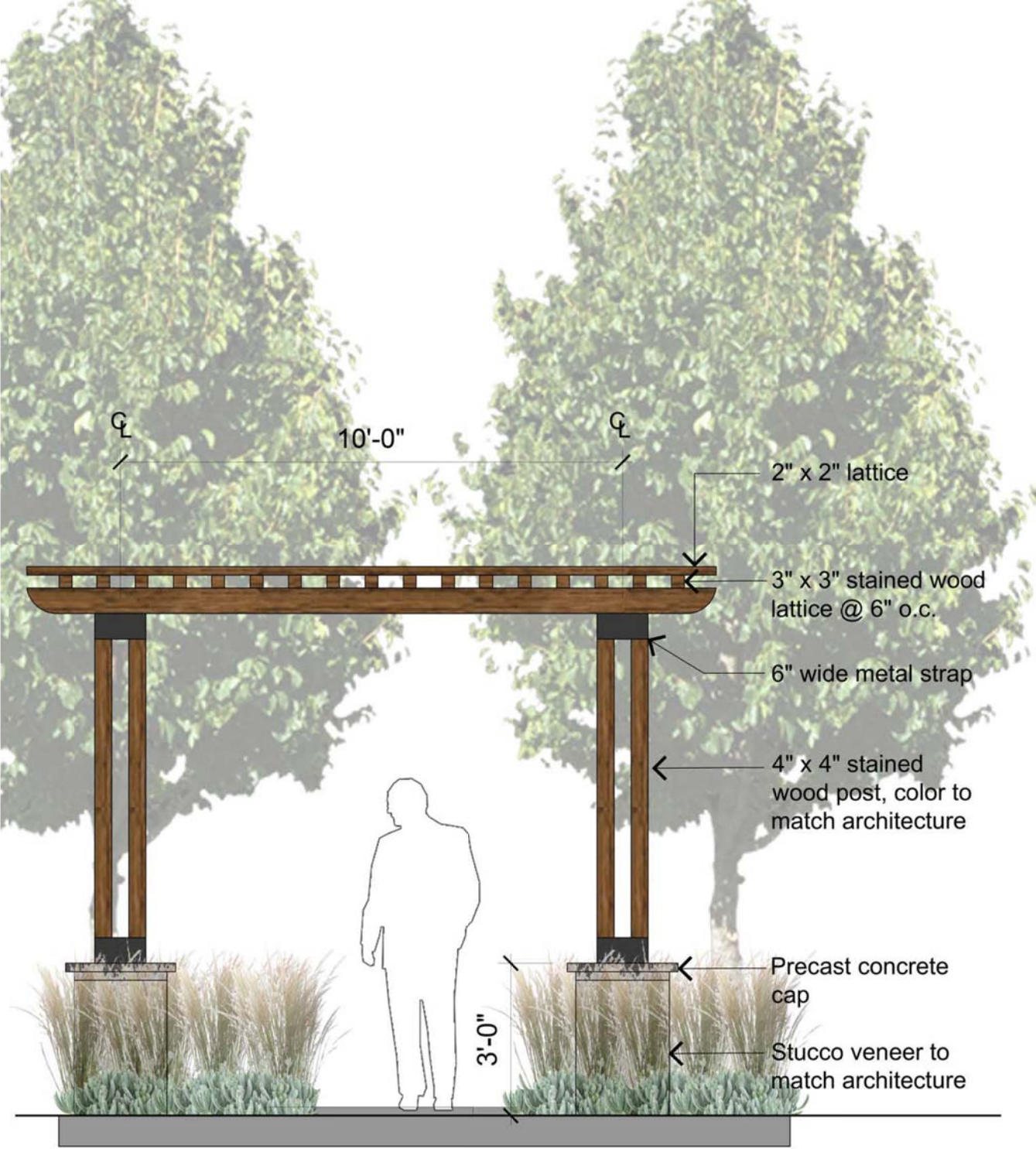


Illuminated Bollard
Finish to be black



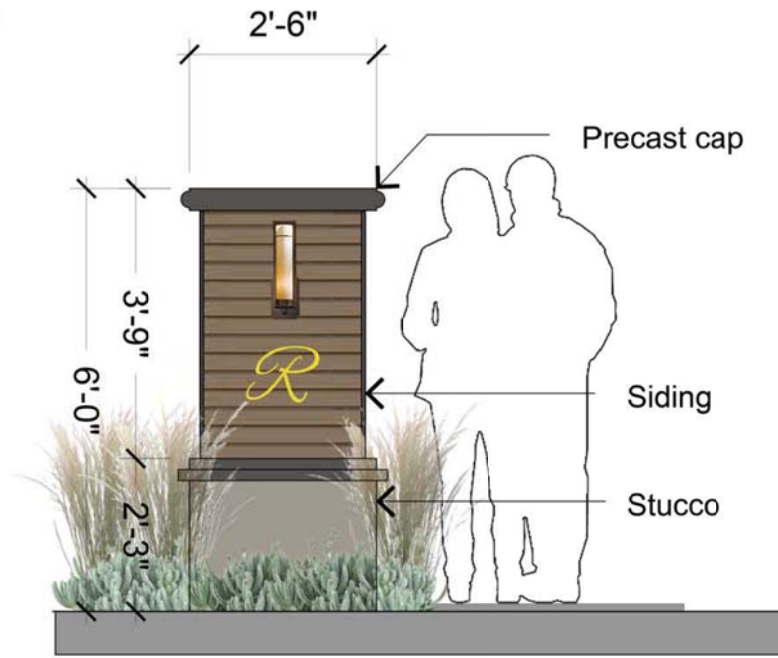
Single Luminaire

Street Light
Finish to be black



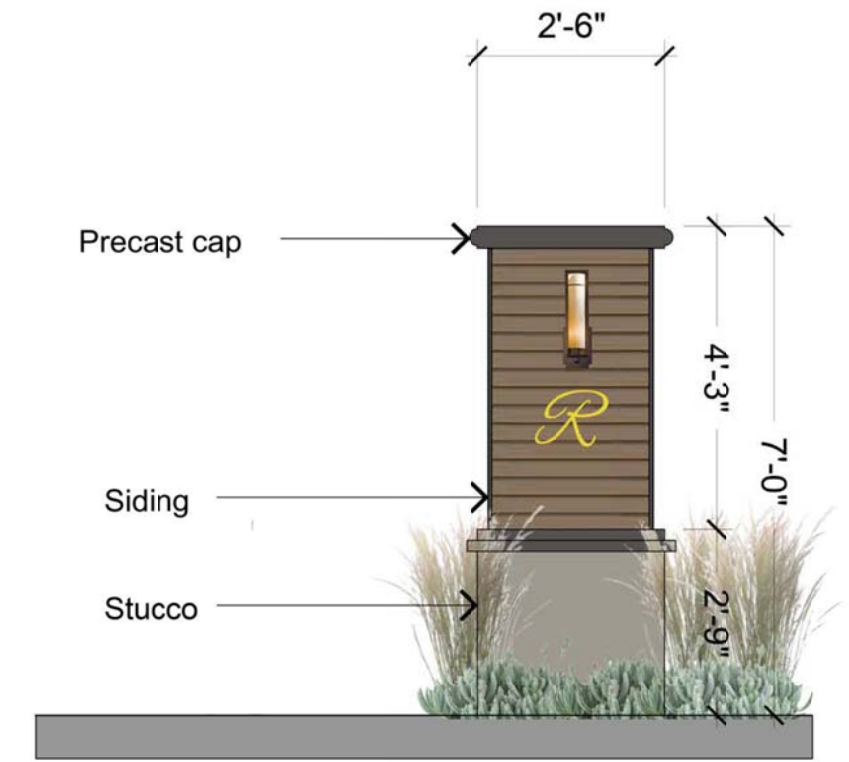
Pedestrian Entry Arbor (Looking West)

Materials to compliment architecture
Scale: 3/4"=1'-0"



Pedestrian Connection Monument

Materials to compliment architecture
Scale: 3/4"=1'-0"



Vehicular Entry Monument

Materials to compliment architecture
Scale: 3/4"=1'-0"

1730 N FIRST STREET
SUITE 800
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

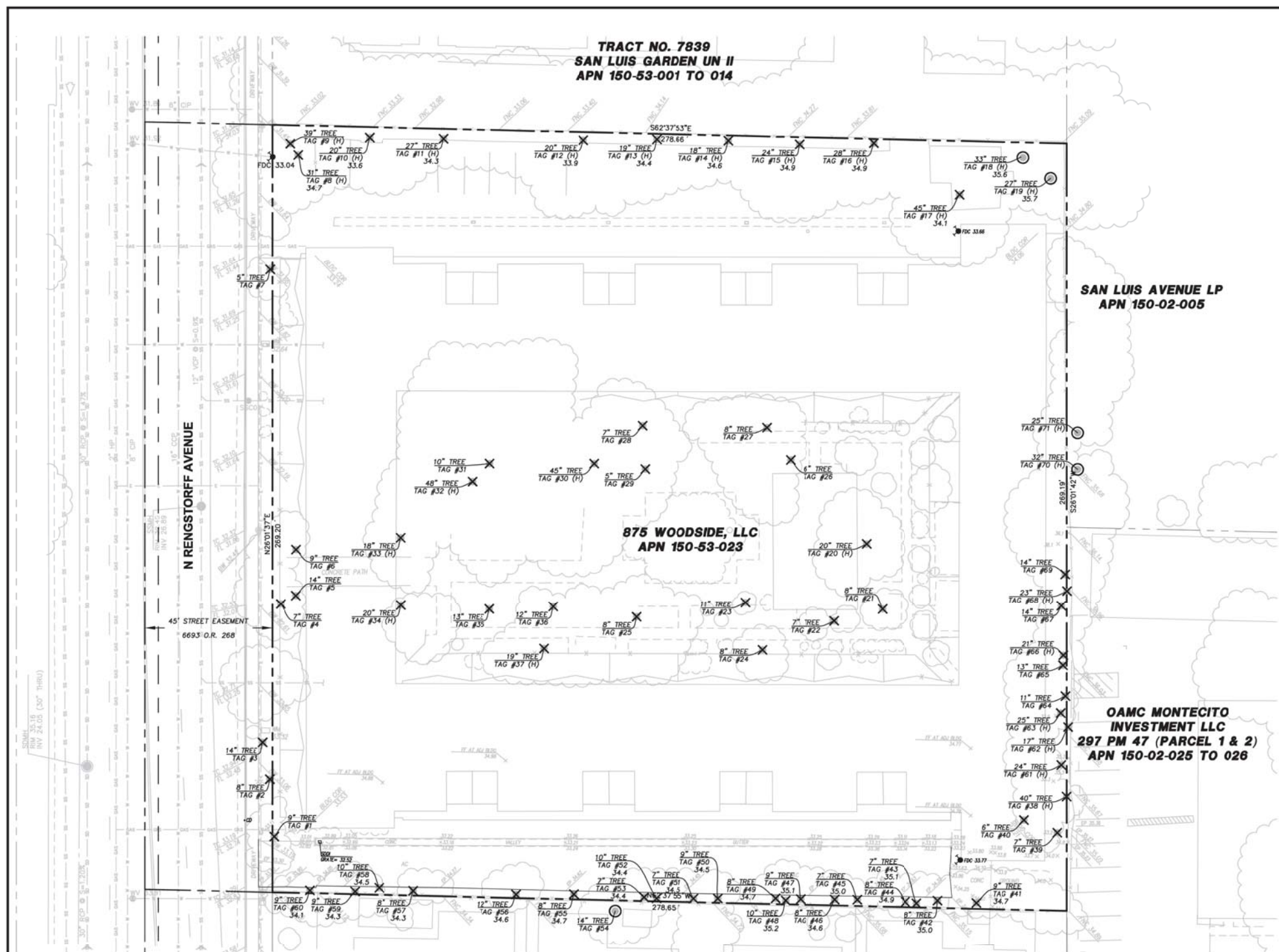


EXISTING CONDITIONS AND TREE REMOVAL
333 N RENGSTORFF AVE

SANTA CLARA CALIFORNIA
MOUNTAIN VIEW

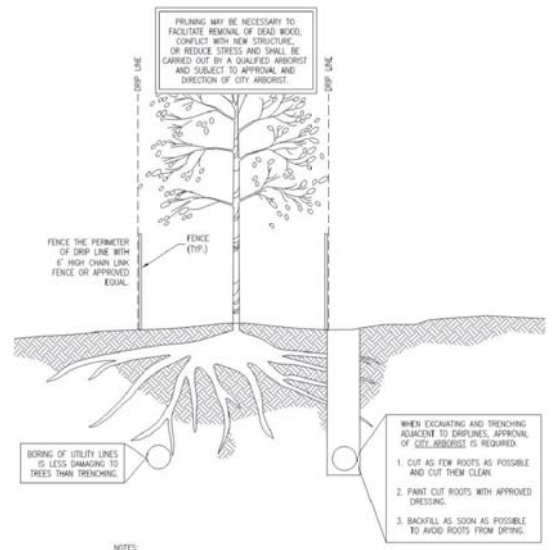
Revisions	No.	Date	By	Checked

Drawing Number: **C1.0**
2 OF **8**



LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- EASEMENT
- MONUMENT LINE
- STREET CENTERLINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- ELECTRICAL LINE
- FENCE
- CURB, GUTTER AND SIDEWALK WITH DRIVEWAY
- CATCH BASIN
- STORM DRAIN INLET
- WATER METER
- WATER VALVE
- ELECTRIC PULLBOX
- ELECTRIC & GAS METER
- FIRE HYDRANT
- UTILITY BOX (GENERAL)
- TELEPHONE BOX
- MANHOLE (UNSPECIFIED)
- TELEPHONE MANHOLE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER LATERAL
- ELECTROLIER
- STREETLIGHT
- STREET LIGHT PULL BOX
- POWER POLE
- JOINT UTILITY POLE
- SURVEY CONTROL POINT
- STREET MONUMENT (SURVEY)
- SIZE AND TREE NAME
- HERITAGE TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN



- NOTES:
- PROVIDE ADEQUATE RETAINING WALL - NO CLOSER THAN DRIP LINE. LARGE AMOUNTS OF FILL WILL IMPAIR DELICATE BALANCE BETWEEN ROOTS AND SOIL.
 - AVOID ANY PONDING BY DRAINING LOW POINTS.
 - PRIOR TO GRADING, INSTALL FENCES AND BARRICADES AROUND TREE.
 - FERTILIZE AND WATER TO MINIMIZE SHOCK AS DIRECTED BY QUALIFIED ARBORIST.

EXISTING TREE PROTECTION DETAIL

TREE DISPOSITION

TREE#	TREE NAME	HERITAGE	SAVE/REMOVE	TREE#	TREE NAME	HERITAGE	SAVE/REMOVE	TREE#	TREE NAME	HERITAGE	SAVE/REMOVE
1	JAPANESE BLACK PINE	NO	REMOVE	25	EUROPEAN BIRCH	NO	REMOVE	49	VICTORIAN BOX	NO	REMOVE
2	LEPTOSPERMUM	NO	REMOVE	26	JAPANESE LOQUAT	NO	REMOVE	50	LEMONT BOTTLEBRUSH	NO	REMOVE
3	GLOSSY PRIVET	NO	REMOVE	27	ITALIAN STONE PINE	NO	REMOVE	51	LEMONT BOTTLEBRUSH	NO	REMOVE
4	JAPANESE MAPLE	NO	REMOVE	28	EUROPEAN BIRCH	NO	REMOVE	52	VICTORIAN BOX	NO	REMOVE
5	JAPANESE MAPLE	NO	REMOVE	29	JAPANESE LOQUAT	NO	REMOVE	53	VICTORIAN BOX	NO	REMOVE
6	JAPANESE MAPLE	NO	REMOVE	30	ITALIAN STONE PINE	YES	REMOVE	54	EVERGREEN ASH	NO	SAVE
7	JAPANESE LOQUAT	NO	REMOVE	31	CORDYLONE	NO	REMOVE	55	LEMONT BOTTLEBRUSH	NO	REMOVE
8	ITALIAN STONE PINE	YES	REMOVE	32	EVERGREEN ASH	YES	REMOVE	56	VICTORIAN BOX	NO	REMOVE
9	EVERGREEN ASH	YES	REMOVE	33	FERN PINE	YES	REMOVE	57	LEMONT BOTTLEBRUSH	NO	REMOVE
10	EVERGREEN ASH	YES	REMOVE	34	FERN PINE	YES	REMOVE	58	VICTORIAN BOX	NO	REMOVE
11	EVERGREEN ASH	YES	REMOVE	35	SILK TREE	NO	REMOVE	59	VICTORIAN BOX	NO	REMOVE
12	EVERGREEN ASH	YES	REMOVE	36	CORDYLONE	NO	REMOVE	60	LEMONT BOTTLEBRUSH	NO	REMOVE
13	EVERGREEN ASH	YES	REMOVE	37	SILK TREE	YES	REMOVE	61	RED IRONBARK	YES	REMOVE
14	EVERGREEN ASH	YES	REMOVE	38	EVERGREEN ASH	YES	REMOVE	62	EVERGREEN ASH	YES	REMOVE
15	ITALIAN STONE PINE	YES	REMOVE	39	CALIF. BLACK WALNUT	NO	REMOVE	63	RED IRONBARK	NO	REMOVE
16	EVERGREEN ASH	YES	REMOVE	40	CALIF. BLACK WALNUT	NO	REMOVE	64	RED IRONBARK	NO	REMOVE
17	COAST REDWOOD	YES	REMOVE	41	LEMONT BOTTLEBRUSH	NO	REMOVE	65	RED IRONBARK	NO	REMOVE
18	COAST REDWOOD	YES	SAVE	42	VICTORIAN BOX	NO	REMOVE	66	EVERGREEN ASH	YES	REMOVE
19	COAST REDWOOD	YES	SAVE	43	VICTORIAN BOX	NO	REMOVE	67	RED IRONBARK	NO	REMOVE
20	TULIPTREE	YES	REMOVE	44	VICTORIAN BOX	NO	REMOVE	68	EVERGREEN ASH	YES	REMOVE
21	EUROPEAN BIRCH	NO	REMOVE	45	LEMONT BOTTLEBRUSH	NO	REMOVE	69	RED IRONBARK	NO	REMOVE
22	EUROPEAN BIRCH	NO	REMOVE	46	LEMONT BOTTLEBRUSH	NO	REMOVE	70	ITALIAN STONE PINE	YES	SAVE
23	CORDYLONE	NO	REMOVE	47	VICTORIAN BOX	NO	REMOVE	71	RED IRONBARK	YES	SAVE
24	GLOSSY PRIVET	NO	REMOVE	48	VICTORIAN BOX	NO	REMOVE				

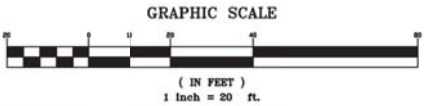
ABBREVIATIONS

- BC - BACK OF CURB
- BLDG - BUILDING
- BW - BACK OF WALK
- CL - CENTER LINE
- CW - CROSSWALK
- DI - DRAIN INLET
- DWY - DRIVEWAY
- FB - FACE OF BUILDING
- FC - FACE OF CURB
- FL - FLOW LINE
- INV - INVERT
- LP - LIP OF GUTTER
- LSC - LANDSCAPE
- MAX - MAXIMUM
- (N) - NEW
- OH - OVER HANG
- PL - PROPERTY LINE
- PS - PARKING STALL
- PSE - PRIVATE STREET EASEMENT
- R - RADIUS
- SDMH - STORM DRAIN MANHOLE
- SS - SANITARY SEWER
- SSCO - SANITARY SEWER CLEANOUT
- STD - STANDARD
- SW - SIDEWALK
- TC - TOP OF CURB
- TE - TRASH ENCLOSURE
- TYP - TYPICAL
- W - WATER
- WDFNC - WOOD FENCE

NOTES

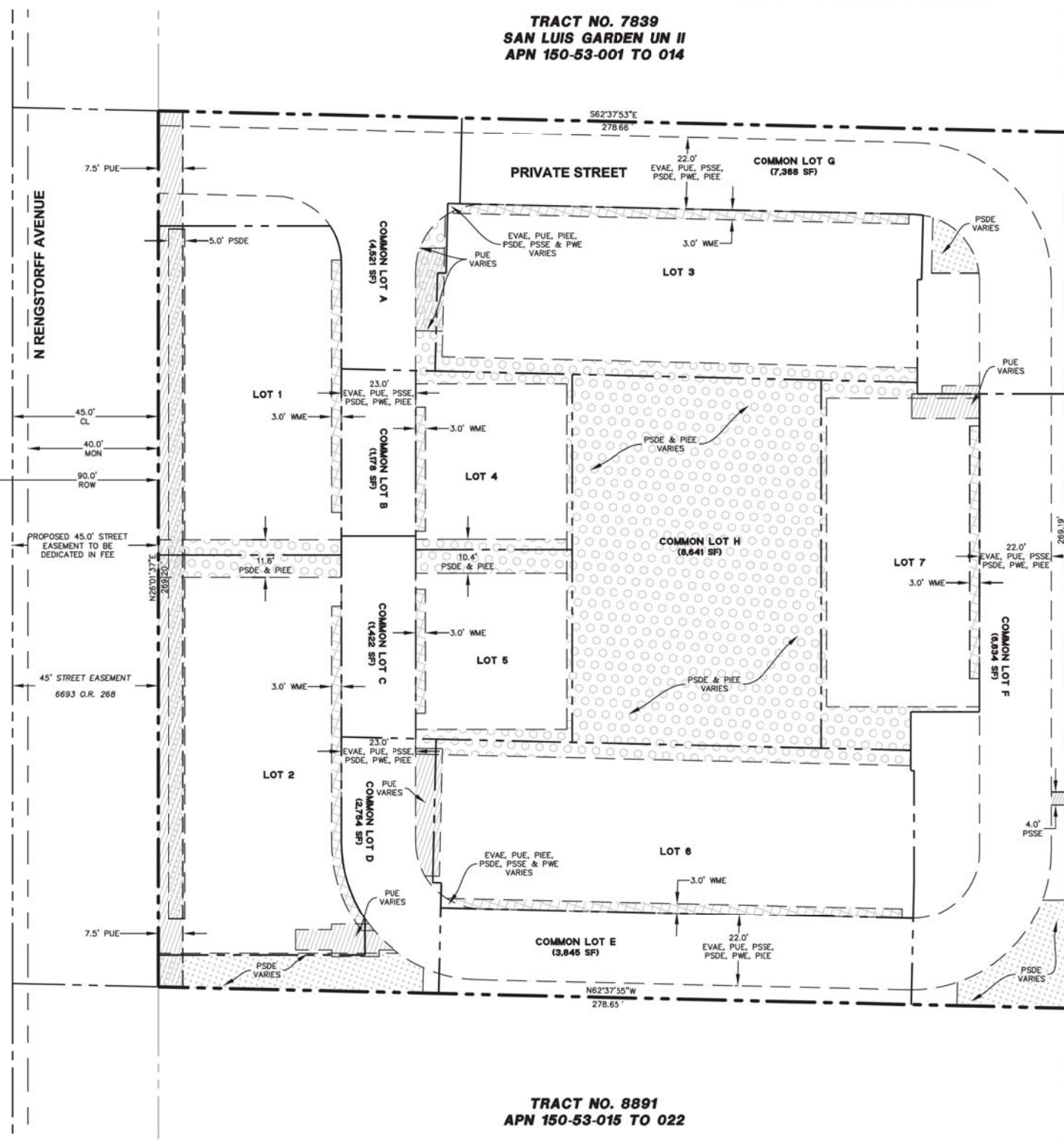
- ALL UNUSED EXISTING UTILITY SERVICES SHALL BE ABANDONED PER CITY STANDARDS
- TREE LOCATIONS ARE APPROXIMATE AND TREE DISPOSITION SHALL BE COORDINATED WITH ARBORIST, LANDSCAPE ARCHITECT, OWNER, ADJACENT PROPERTY OWNERS, AND THE CITY OF MOUNTAIN VIEW

BENCHMARK: CITY OF MOUNTAIN VIEW NO. 11-14, BRONZE DISK SET IN TOP OF CURB AT THE CENTER OF THE NORTHWEST CURB RETURN OF RENGSTORFF AVENUE AT JEWELL PLACE (NAVD 1988 ELEV 35.156)



VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES 333 N. RENGSTORFF AVENUE TRACT NO. XXXX

**TRACT NO. 7839
SAN LUIS GARDEN UN II
APN 150-53-001 TO 014**



**SAN LUIS AVENUE LP
APN 150-02-005**

**OAMC MONTECITO
INVESTMENT LLC
297 PM 47 (PARCEL 1 & 2)
APN 150-02-025 TO 028**

**TRACT NO. 8891
APN 150-53-015 TO 022**

LEGEND

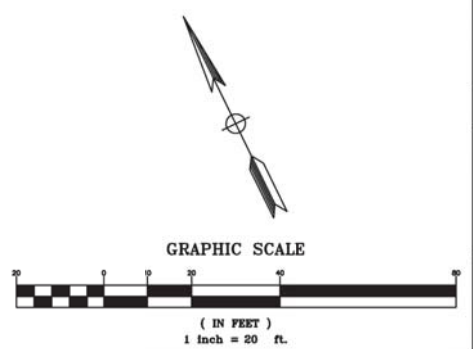
	EXISTING	PROPOSED
PROJECT BOUNDARY	---	---
ADJACENT LOT LINE	---	---
INTERIOR LOT LINE	---	---
EASEMENT	---	---
STREET CENTERLINE	---	---
PUBLIC UTILITY EASEMENT (PUE)	[Pattern]	[Pattern]
PUBLIC WATER METER EASEMENT (WME)	[Pattern]	[Pattern]
PRIVATE STORM DRAIN EASEMENT (PSDE)	[Pattern]	[Pattern]
PRIVATE STORM DRAIN/INGRESS EGRESS EASEMENT (PSDE/PIEE)	[Pattern]	[Pattern]
PRIVATE SANITARY SEWER EASEMENT (PSSE)	[Pattern]	[Pattern]

GENERAL NOTES

1. OWNER: APN 150-53-023: 875 WOODSIDE, LLC
2. DEVELOPER: SUMMERHILL HOMES, LLC
777 S. CALIFORNIA AVENUE
PALO ALTO, CA 94304
CONTACT: JOHN HICKEY
3. CIVIL ENGINEER: BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
CONTACT: ISAAC KONTOROVSKY
4. PROPERTY: LOTS 27 & 28 (APN 150-53-023) AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF BELLA VISTA ACRES," RECORDED JULY 1930 IN VOL. "Y" MAPS, PG 16 & 17, SANTA CLARA COUNTY RECORDERS.
5. ASSESSORS PARCEL NO. 150-53-023
6. GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
7. EXISTING ZONING: R3-2.2 MEDIUM DENSITY ZONING
8. PROPOSED ZONING: R3-2.2 MEDIUM DENSITY ZONING
9. EXISTING USE: MULTI-FAMILY RESIDENTIAL
10. PROPOSED USE: RESIDENTIAL CONDOMINIUMS
11. AREA: 2.00± ACRES GROSS (1.72± ACRES NET)
12. NUMBER OF UNITS: 31
13. NUMBER OF LOTS: 7 DEVELOPABLE, 8 COMMON
14. UTILITIES:
 - A. WATER: CITY OF MOUNTAIN VIEW HOMEOWNERS ASSOCIATION
 - B. SANITARY SEWER: CITY OF MOUNTAIN VIEW HOMEOWNERS ASSOCIATION
 - C. STORM DRAIN: CITY OF MOUNTAIN VIEW HOMEOWNERS ASSOCIATION
 - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 - E. TELEPHONE: AT&T
 - F. CABLE TV: COMCAST
15. BENCHMARK: CITY OF MOUNTAIN VIEW NO. III-14, BRONZE DISK SET IN TOP OF CURB AT THE CENTER OF THE NORTHWEST CURB RETURN OF RENGSTORFF AVENUE AT JEWELL PLACE (NAVD 1988 ELEV 35.16)
16. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0608550036H, DATED MAY 18, 2009
17. LOT SIZES:

COMMON LOT A-H	= 36,563 SF (COMMON LOT INCLUDES EVAE, PUE, PSSE, PSDE, PWE, & PIEE)
LOT 1-7	= 38,429 SF
TOTAL	= 74,992 SF
18. EASEMENTS:

EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
PIEE	= PRIVATE INGRESS EGRESS EASEMENT
PSSE	= PRIVATE SANITARY SEWER EASEMENT
PSDE	= PRIVATE STORM DRAIN EASEMENT
PWE	= PRIVATE WATER EASEMENT
PUE	= PRIVATE UTILITY EASEMENT
PAE	= PEDESTRIAN ACCESS EASEMENT
WME	= PUBLIC WATER METER EASEMENT
19. BUILDING AND UTILITY INFRASTRUCTURE SHOWN FOR REFERENCE ONLY



1730 N FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)



**VESTING TENTATIVE MAP
333 N RENGSTORFF AVE**

CALIFORNIA
SANTA CLARA
MOUNTAIN VIEW

Date: 11/17/2017	Scale: 1"=20'	Design: RG	Drawn: RG	Approved: IB	Job No: 20160199
Revisions					
No.					
Drawing Number: TM1					
8 OF 8					