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33 TOTAL SHEETS



1968 HACKETT AVENUE

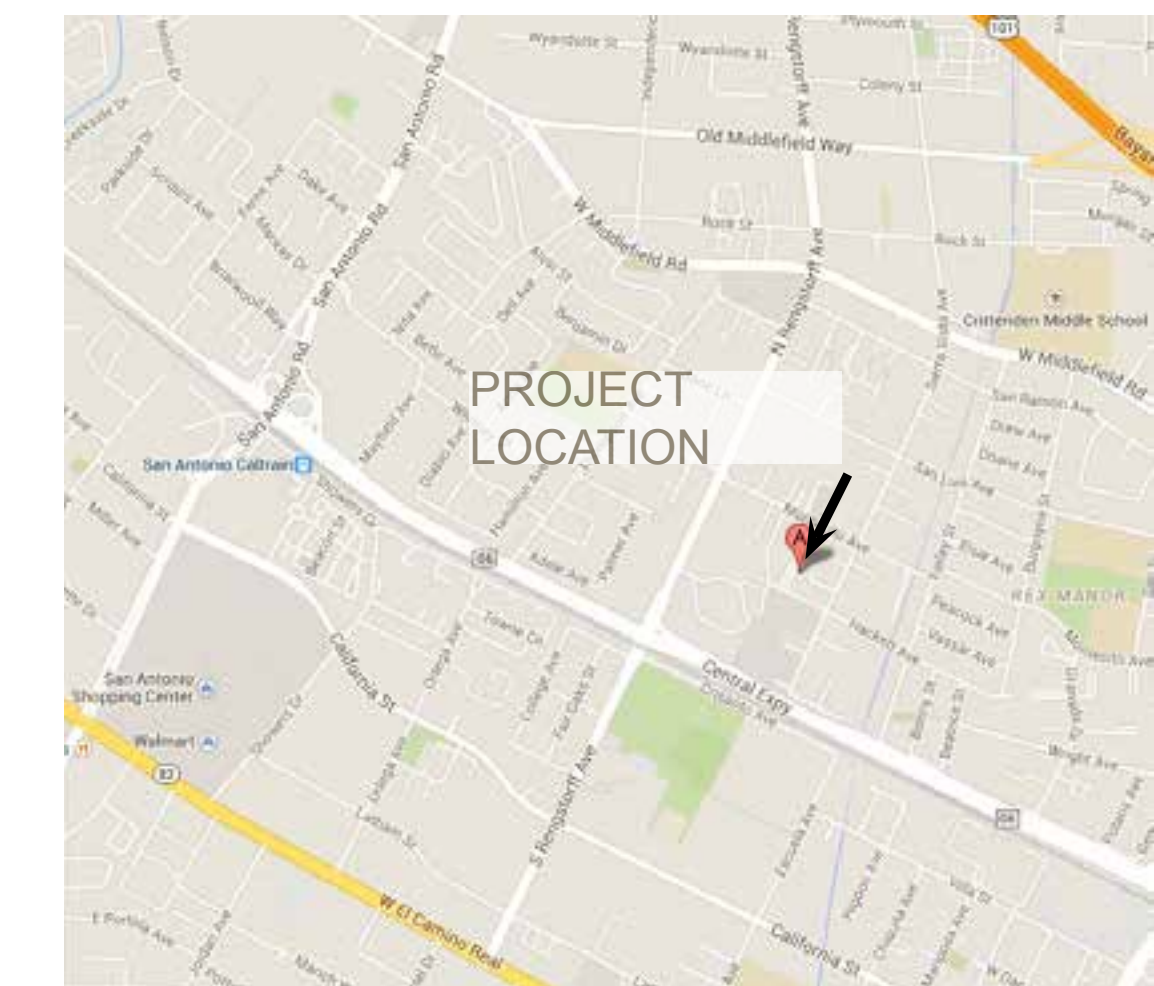
ZA / CITY COUNCIL SET
 BY DIVIDEND HOMES
 MOUNTAIN VIEW, CA
 May 27th 2015

PROJECT DATA	
ZONING	R3 - 2.2
GENERAL PLAN DESIGNATION	R3 ROWHOME
SITE AREA	67,908 sq.ft.
EXISTING UNITS	TO BE DEMOLISHED
TOTAL FLOOR AREA	57,645 sq.ft. (.90 max)
PROPOSED UNITS	24
LANDSCAPE OPEN SPACE	26,419 sq.ft. (required min.35% of site)
COMMON OPEN SPACE	2,441 sq.ft. (required min. 100 sq.ft./unit)
PRIVATE OPEN SPACE	3,875 sq.ft. (required min. 100 sq.ft./unit)
PARKING SPACE PROVIDED	7 (required 7.2)
ACCESSIBLE PARKING PROVIDED	1 (required 1)

PROJECT DESCRIPTION:

A NEW 24 UNIT R3 ROWHOME PROJECT LOCATED AT THE CENTER OF MOUNTAIN VIEW ON A 1.56 ACRE SITE FEATURES A ROWHOME STYLE WITH A MIX OF TRADITIONAL MATERIALS AND CONTEMPORARY DETAILS. A WELL BALANCED MATERIAL PALETTE OF STUCCO, LAP SIDING, AND ACCENT WOOD PLANKS PROVIDES RESIDENTS WITH A TRADITIONAL ROWHOME SENSE. AT THE SAME TIME, THE UNIQUE ELEVATION DESIGN AND MASSING OF THE UNITS SUGGESTS MORE OF CONTEMPORARY STYLE. IN ADDITION, THE ARCHITECTURAL DETAILS AT THE WINDOWS, DOORS, & DECK RAILING WILL SUPPORT THE CONTEMPORARY STYLE. MERGING THE PAST AND PRESENT, TRADITIONAL AND CONTEMPORARY, HELPS THE ARCHITECTURE BLEND IN WITH SURROUNDING NEIGHBORHOOD AND PROMOTE THE FUTURE OF MOUNTAIN VIEW.

VICINITY MAP

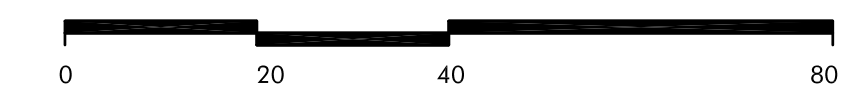




1968 HACKETT AVENUE IN MOUNTAIN VIEW
 BY DIVIDEND HOMES

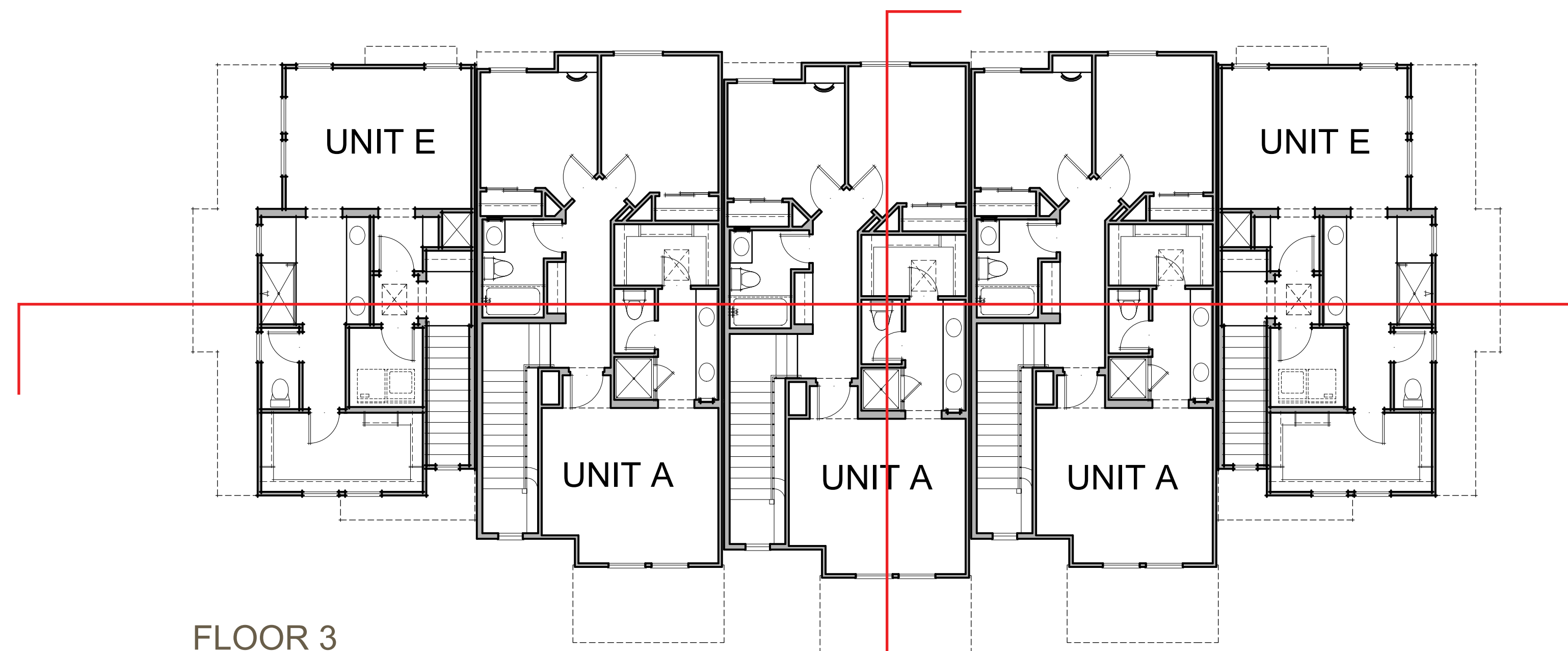


SITE ILLUSTRATIVE

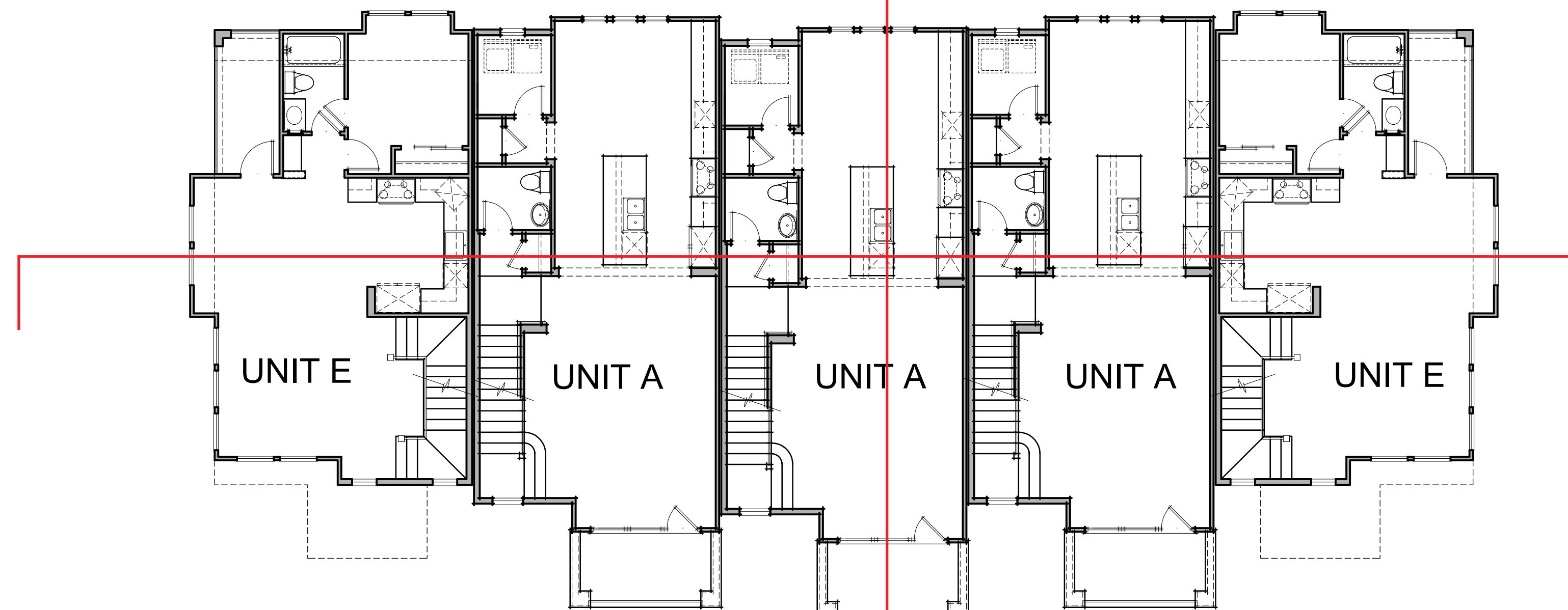


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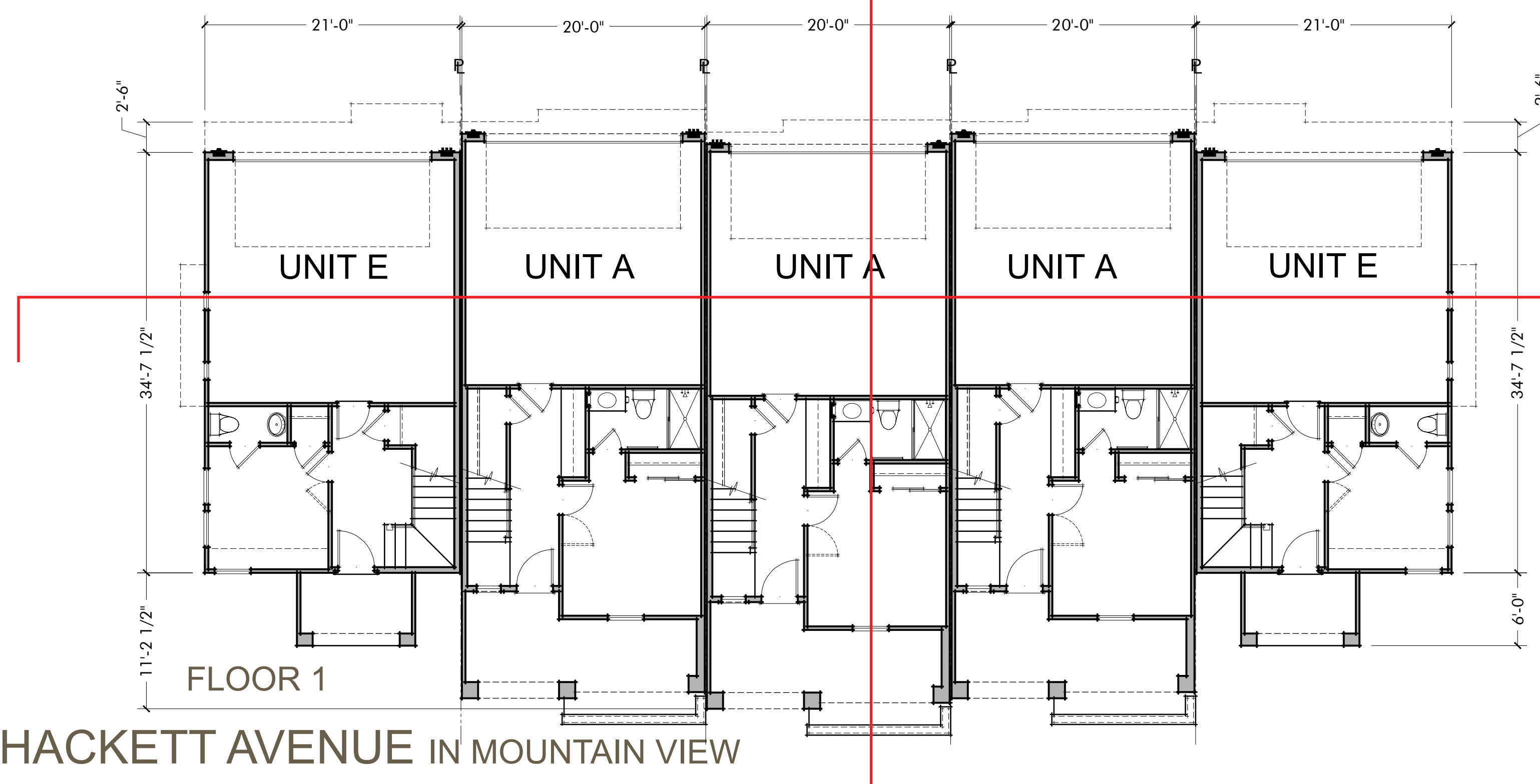




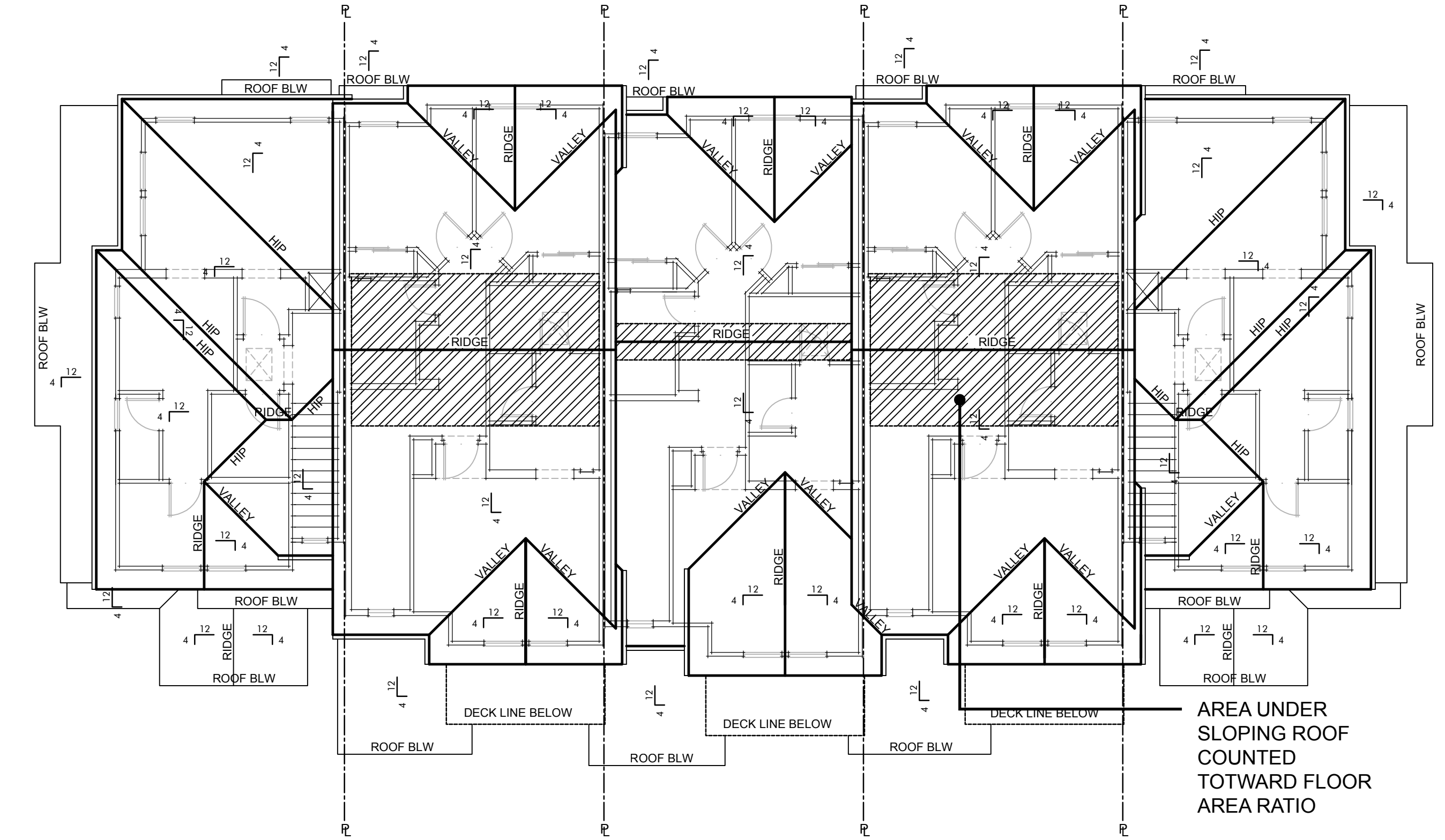
FLOOR 3



FLOOR 2



FLOOR 1



ROOF PLAN

NOTE: MANDATORY SOLAR-READY BUILDINGS REQUIRED IN THE 2013 BUILDING ENERGY EFFICIENCY STANDARDS WILL BE MET USING EXCEPTION 4 PER SECTION 110.10(b)1B.

BUILDING TYPE 1 CALCULATIONS			
Unit Type	# of units per bldg type	Area	
A	3	1,104sq.ft.	First Floor
		2,445sq.ft.	Second Floor
		2,166sq.ft.	Third Floor
		1,260sq.ft.	Garage
		516sq.ft.	Porch (SF toward FAR)
		219sq.ft.	2nd Floor Deck
E	2	330sq.ft.	First Floor
		732sq.ft.	Second Floor
		562sq.ft.	Third Floor
		440sq.ft.	Garage
		58sq.ft.	Porch (SF toward FAR)
		62sq.ft.	2nd Floor Deck
		1,434sq.ft.	Total First Floor
		3,177sq.ft.	Total Second Floor
		2,728sq.ft.	Total Third Floor
		1,700sq.ft.	Total Garage
		574sq.ft.	Total Porch
		281sq.ft.	Total Deck
		25sq.ft.	Air Gap (per floor)
		513sq.ft.	Floor Area Under Sloping Roof
		10,201sq.ft.	Total Floor Area
		3,733sq.ft.	Total Site Coverage

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BUILDING TYPE 1 FLOOR AT BUILDINGS 1 & 2



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A.2



UNIT E R UNIT A R UNIT A R UNIT A R UNIT E FRONT ELEVATION



UNIT E GAS METER LOCATION VARIES ON 5 PLEX - BLDG 1 & 2, SEE CIVIL DRAWINGS FOR EXACT LOCATION UNIT E R UNIT A R UNIT A R UNIT A R UNIT A R UNIT E GAS METER LOCATION VARIES ON 5 PLEX - BLDG 1 & 2, SEE CIVIL DRAWINGS FOR EXACT LOCATION UNIT E

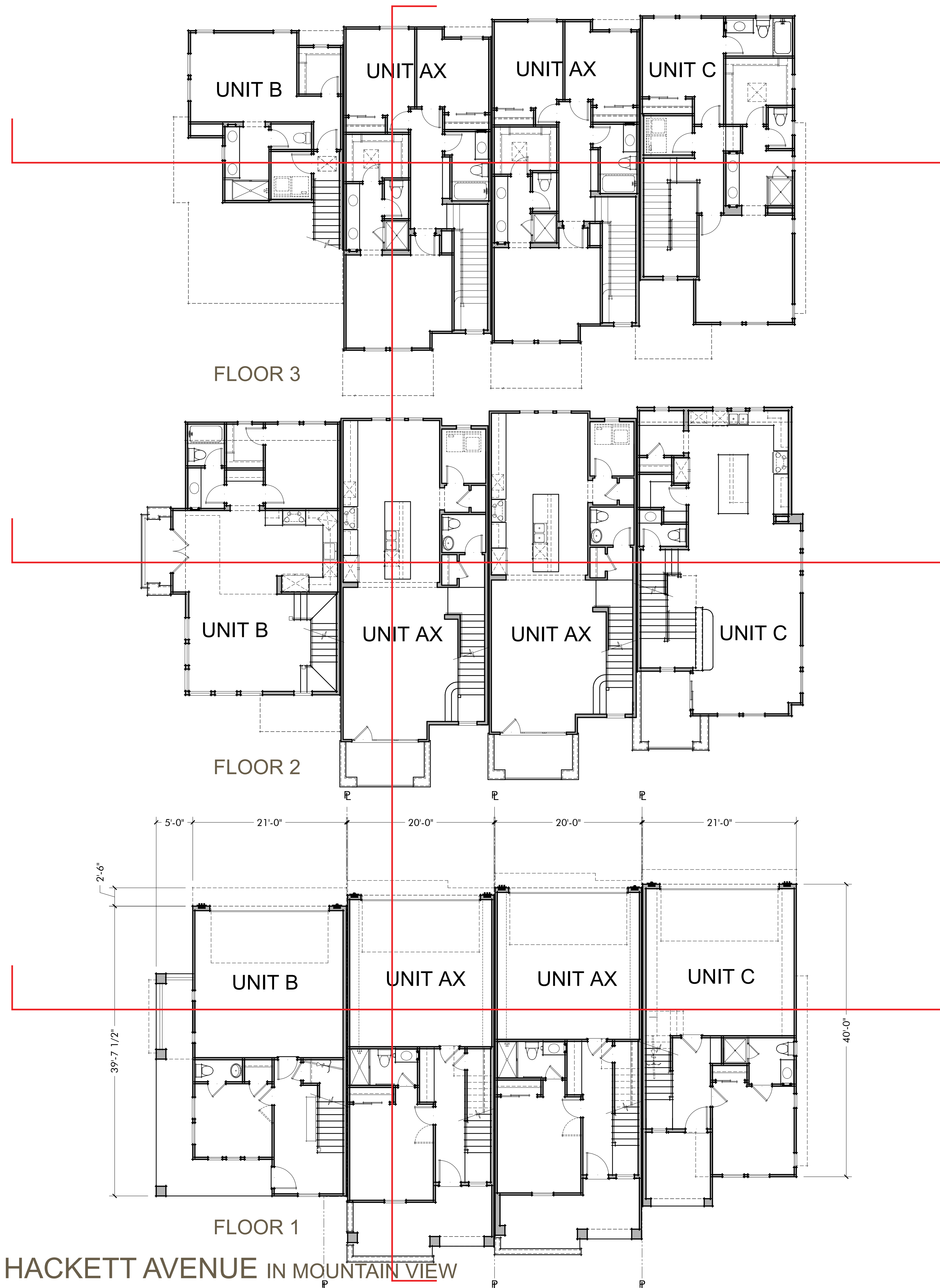
LEFT ELEVATION REAR ELEVATION RIGHT ELEVATION

**BUILDING TYPE 1
ELEVATIONS -
AT BUILDINGS 1 & 2**

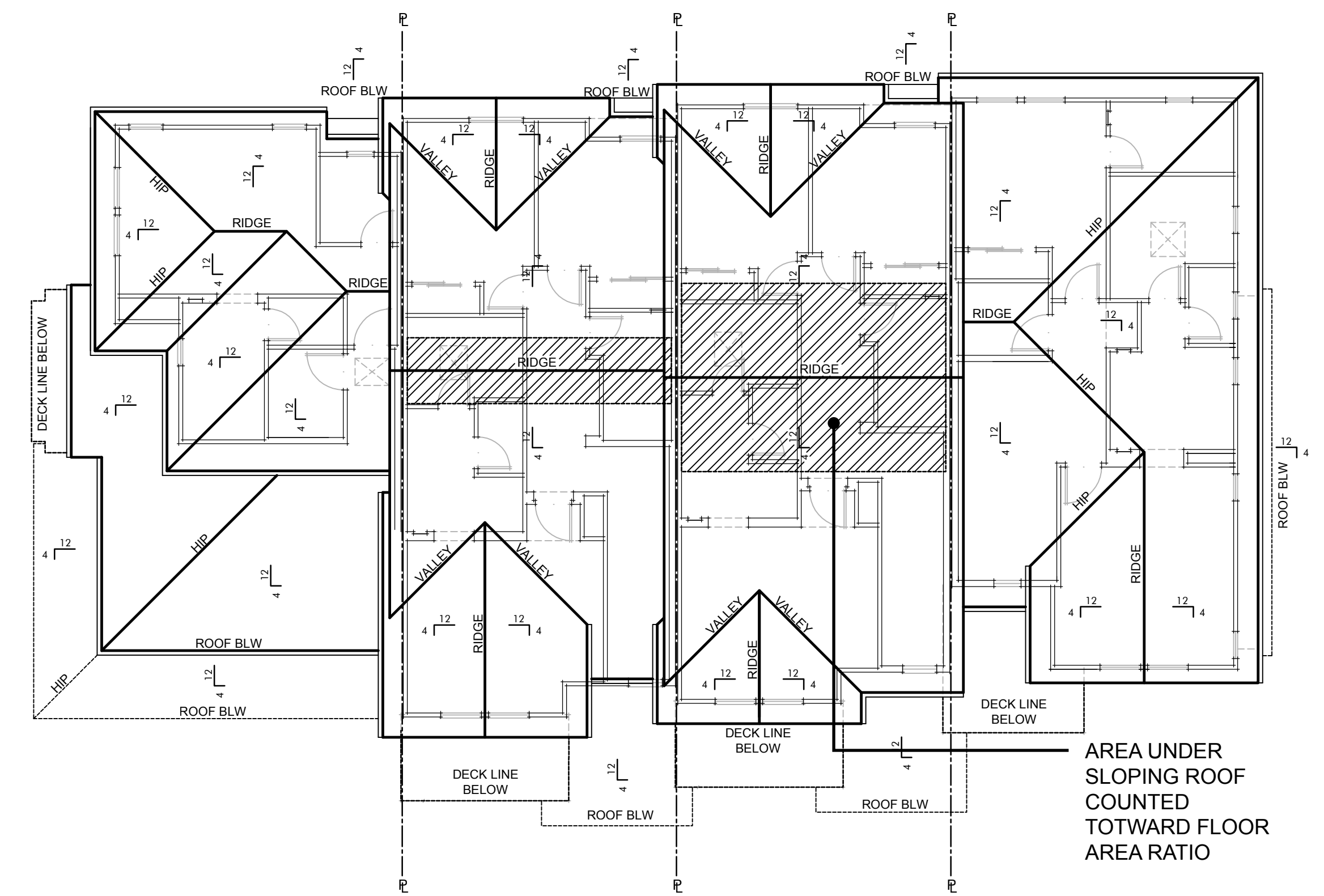
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**ROOF PLAN -
 BUILDING 4 ROOF PLAN
 SIMILAR**

NOTE: MANDATORY SOLAR-READY BUILDINGS REQUIRED IN THE 2013 BUILDING ENERGY EFFICIENCY STANDARDS WILL BE MET USING EXCEPTION 4 PER SECTION 110.10(b)1B.

BUILDING TYPE 2 CALCULATIONS

Unit Type	# of units per bldg type	Area	
AX	2	816sq.ft.	First Floor
		1,710sq.ft.	Second Floor
		1,522sq.ft.	Third Floor
		840sq.ft.	Garage
		324sq.ft.	Porch (SF toward FAR)
		134sq.ft.	2nd Floor Deck
B	1	343sq.ft.	First Floor
		803sq.ft.	Second Floor
		432sq.ft.	Third Floor
		433sq.ft.	Garage
		0sq.ft.	Porch (SF toward FAR)
		45sq.ft.	2nd Floor Deck
C	1	349sq.ft.	First Floor
		877sq.ft.	Second Floor
		709sq.ft.	Third Floor
		441sq.ft.	Garage
		94sq.ft.	Porch (SF toward FAR)
		88sq.ft.	2nd Floor Deck
		1,714sq.ft.	Total Garage
		1,508sq.ft.	Total First Floor
		418sq.ft.	Total Porch
		3,390sq.ft.	Total Second Floor
		267sq.ft.	Total Deck
		2,663sq.ft.	Total Third Floor
		18sq.ft.	Air Gap (per floor)
		359sq.ft.	Floor Area Under Sloping Roof
		10,106sq.ft.	Total Floor Area
		3,658sq.ft.	Total Site Coverage

**BUILDING TYPE 2 -
 FLOOR & ROOF PLANS
 AT BUILDINGS 3 & 5**

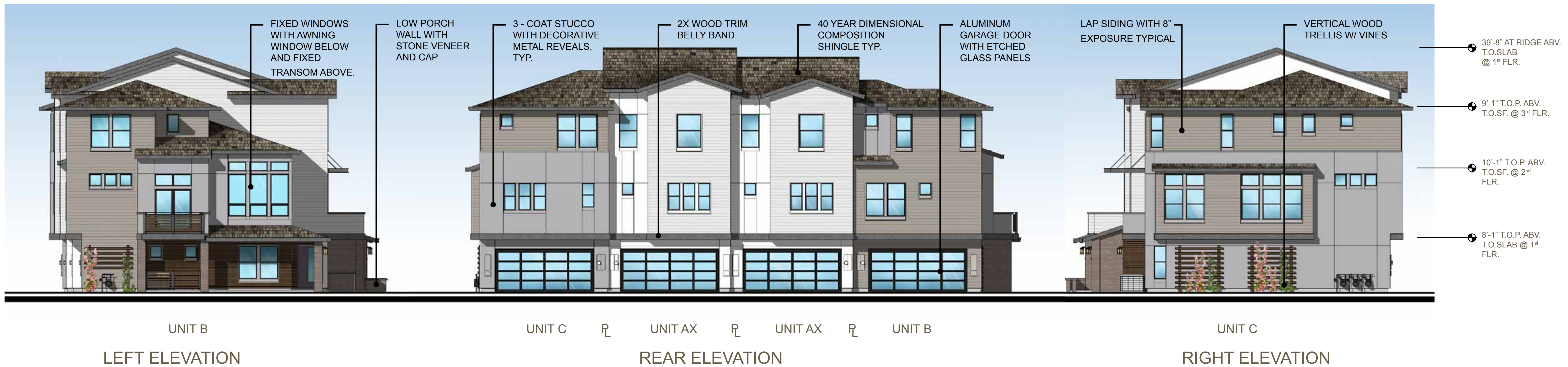


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FRONT ELEVATION



LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

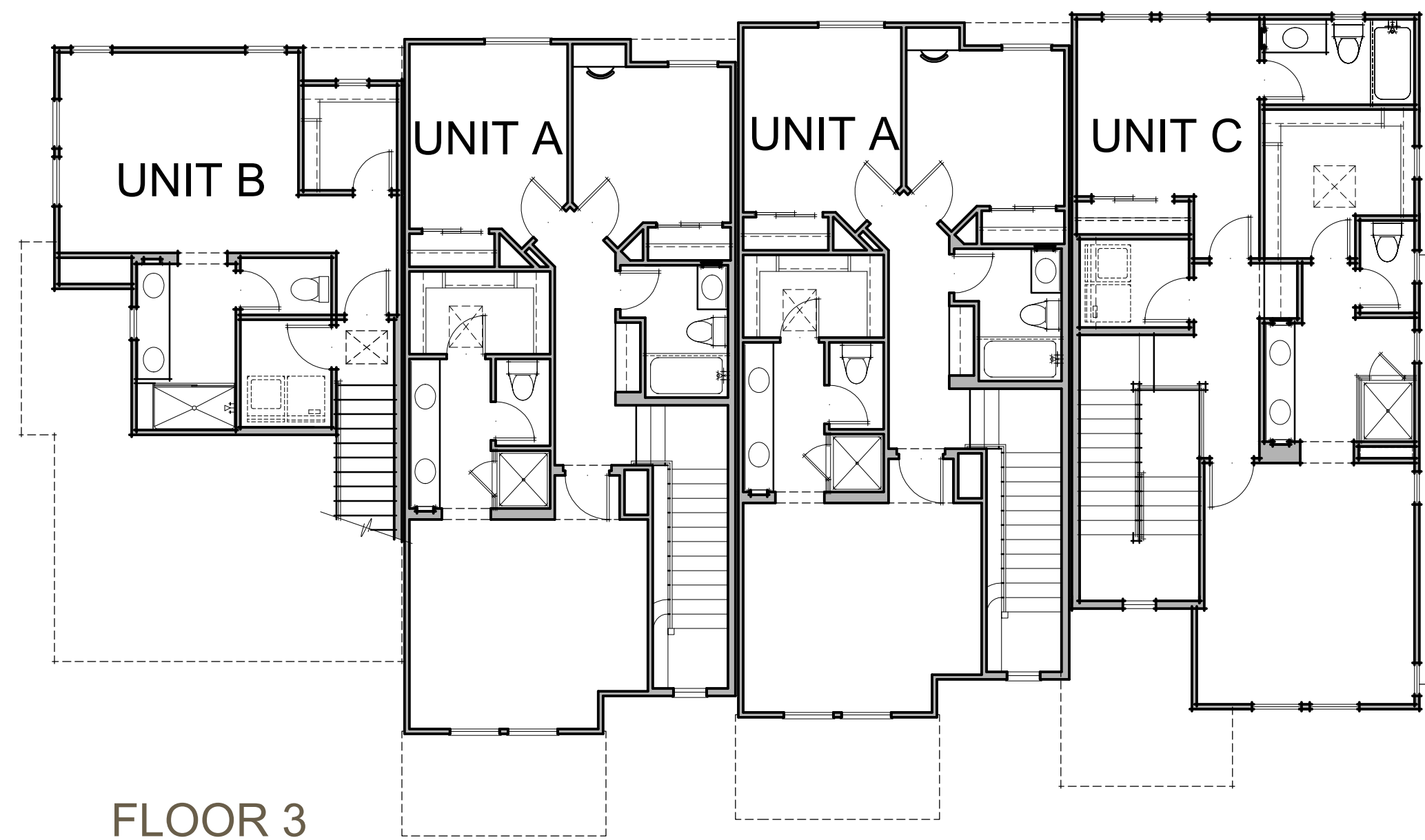
BUILDING TYPE 2 - ELEVATIONS AT BUILDINGS 3 & 5

1968 HACKETT AVENUE IN MOUNTAIN VIEW
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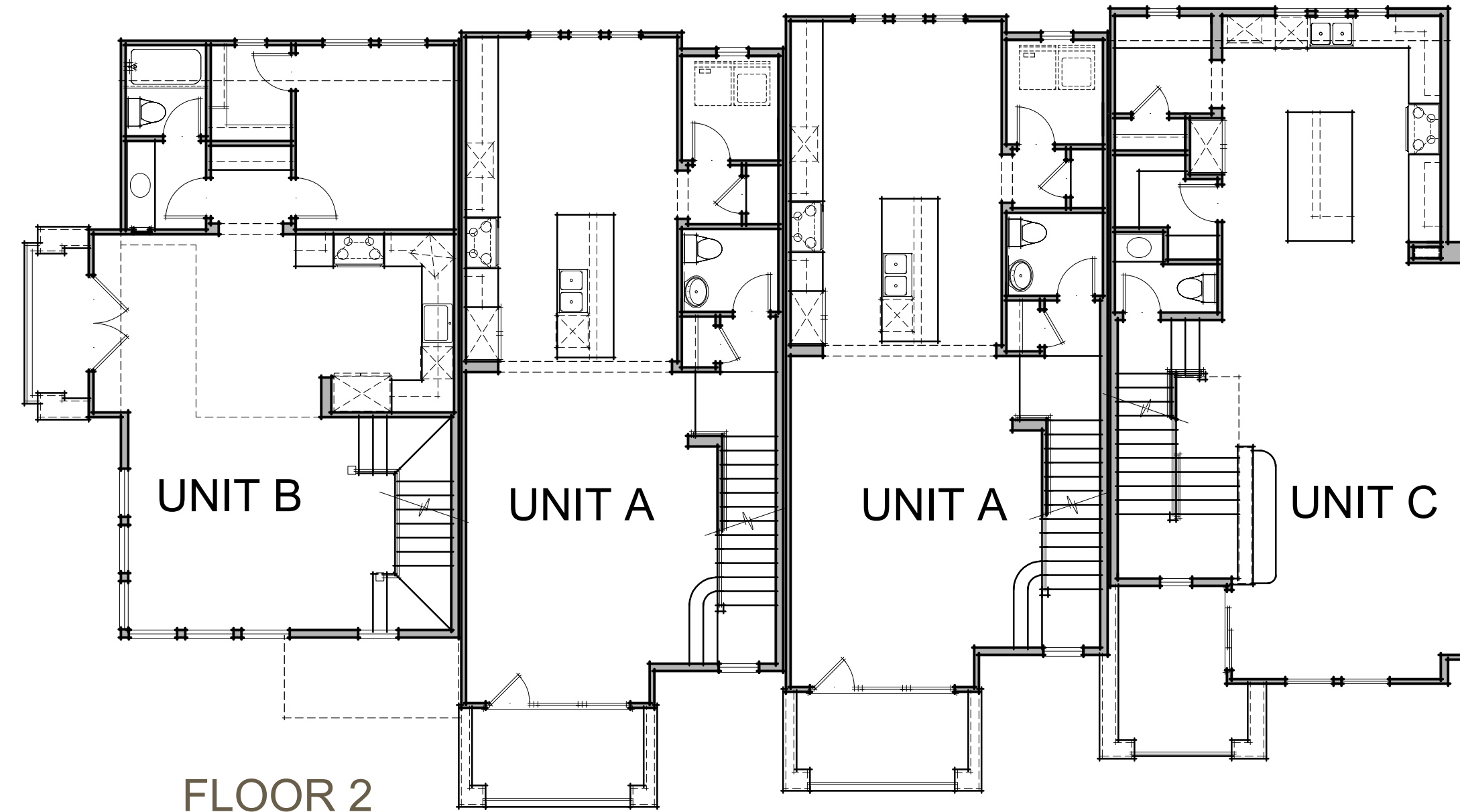


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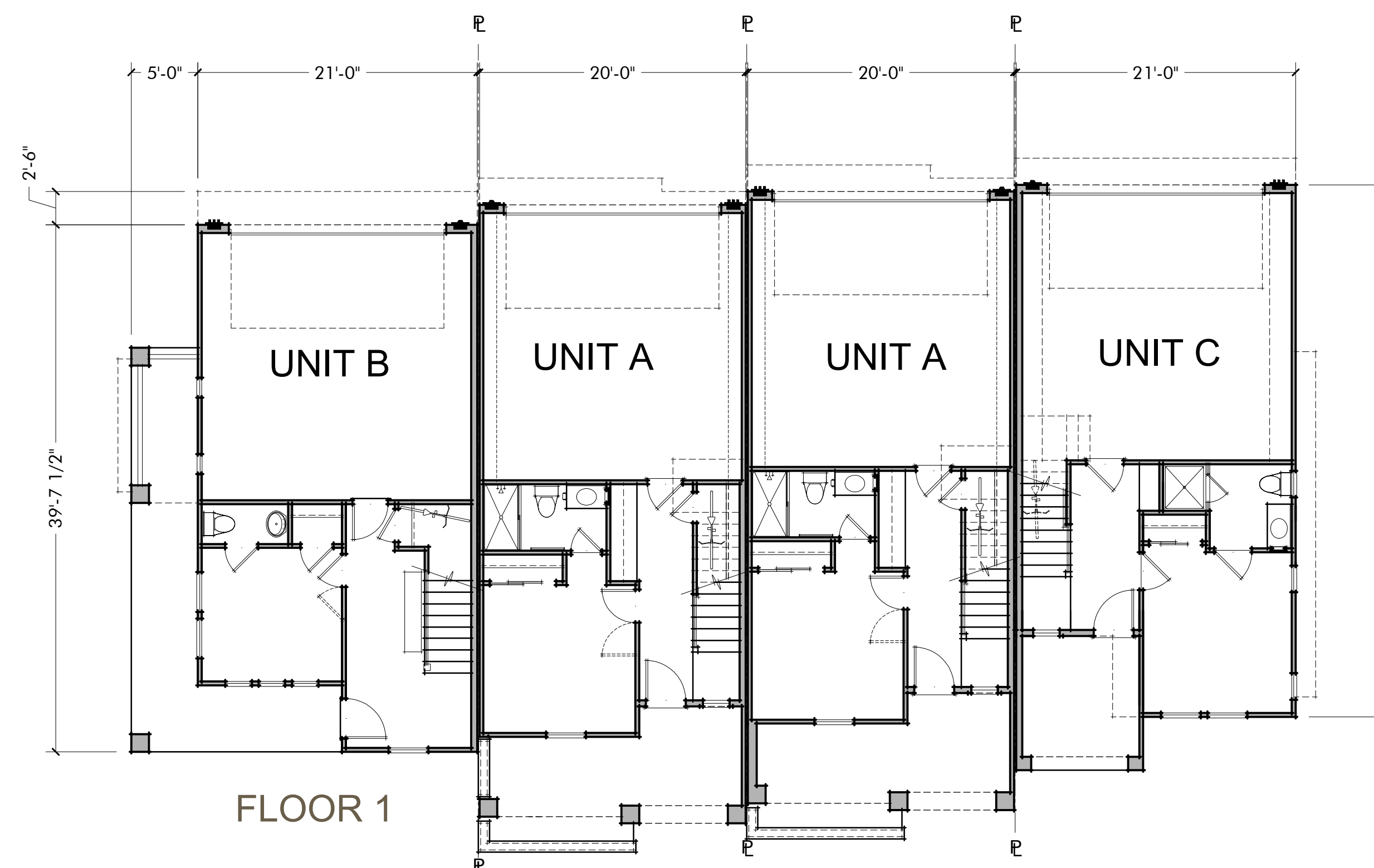
A.5



FLOOR 3



FLOOR 2



FLOOR 1

BUILDING TYPE 3 CALCULATIONS

A	2	736sq.ft.	First Floor
		1,630sq.ft.	Second Floor
		1,444sq.ft.	Third Floor
		840sq.ft.	Garage
		344sq.ft.	Porch (SF toward FAR)
		146sq.ft.	2nd Floor Deck
B	1	343sq.ft.	First Floor
		803sq.ft.	Second Floor
		432sq.ft.	Third Floor
		433sq.ft.	Garage
		0sq.ft.	Porch (SF toward FAR)
		45sq.ft.	2nd Floor Deck
C	1	349sq.ft.	First Floor
		877sq.ft.	Second Floor
		709sq.ft.	Third Floor
		441sq.ft.	Garage
		94sq.ft.	Porch (SF toward FAR)
		88sq.ft.	2nd Floor Deck
		1,714sq.ft.	Total Garage
		1,428sq.ft.	Total First Floor
		438sq.ft.	Total Porch
		3,310sq.ft.	Total Second Floor
		279sq.ft.	Total Deck
		2,585sq.ft.	Total Third Floor
		18sq.ft.	Air Gap (per floor)
		282sq.ft.	Floor Area Under Sloping Roof
		9,811sq.ft.	Total Floor Area
		3,598sq.ft.	Total Site Coverage

ROOF PLAN FOR BUILDING 4 IS SIMILAR TO BUILDINGS 3 & 5

BUILDING TYPE 3 - FLOOR PLANS AT BUILDING 4

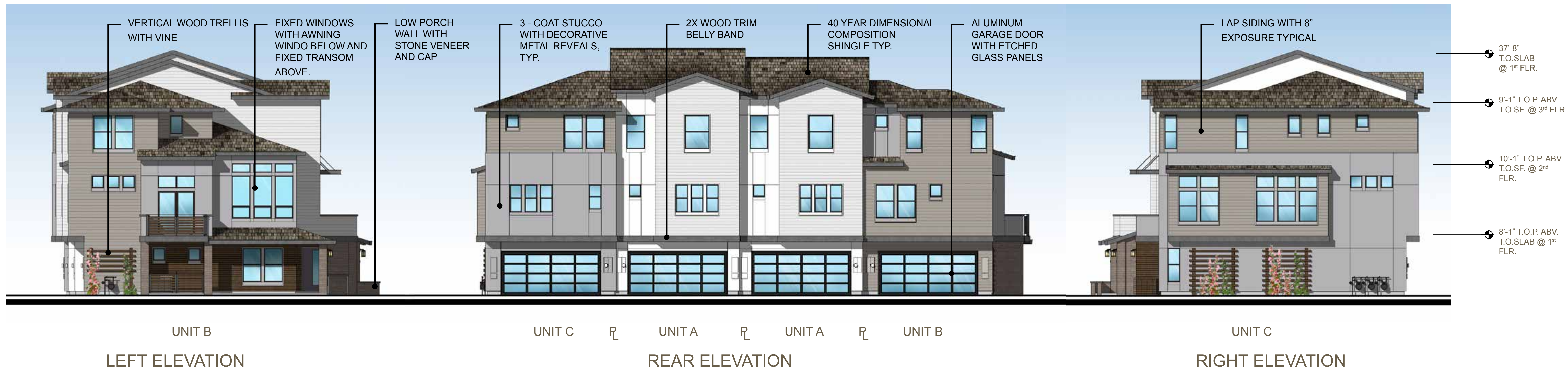


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A.6



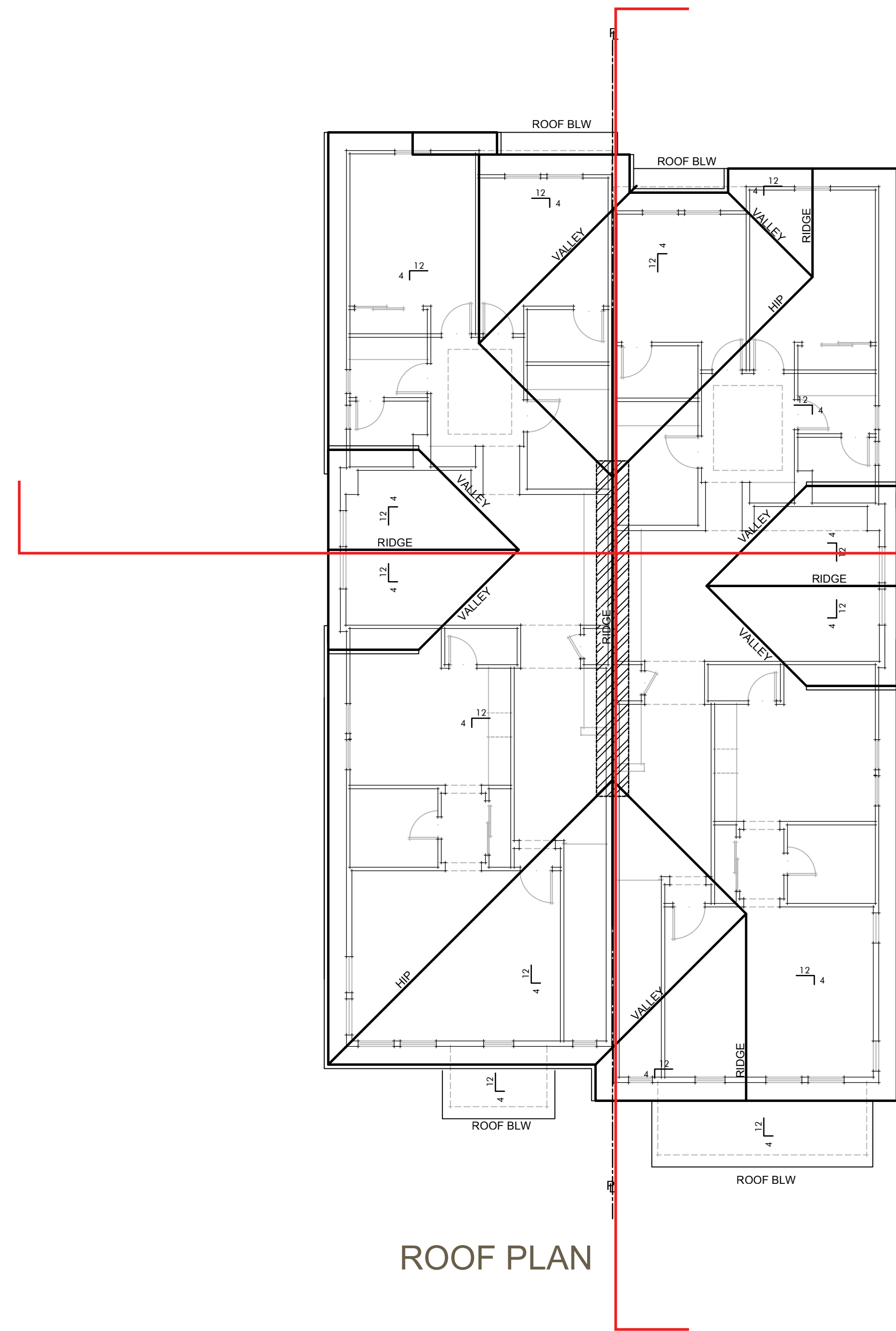
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BUILDING TYPE 3-
 ELEVATIONS
 AT BUILDING 4

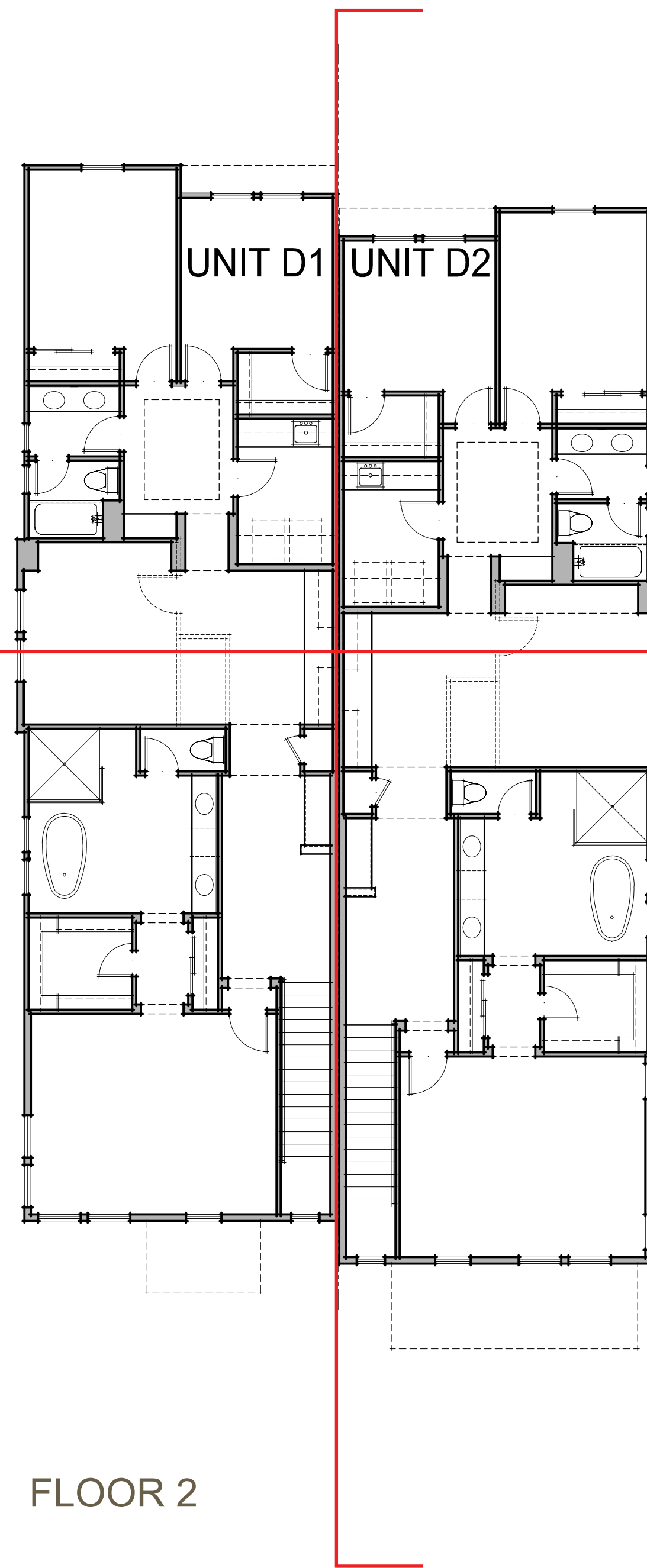
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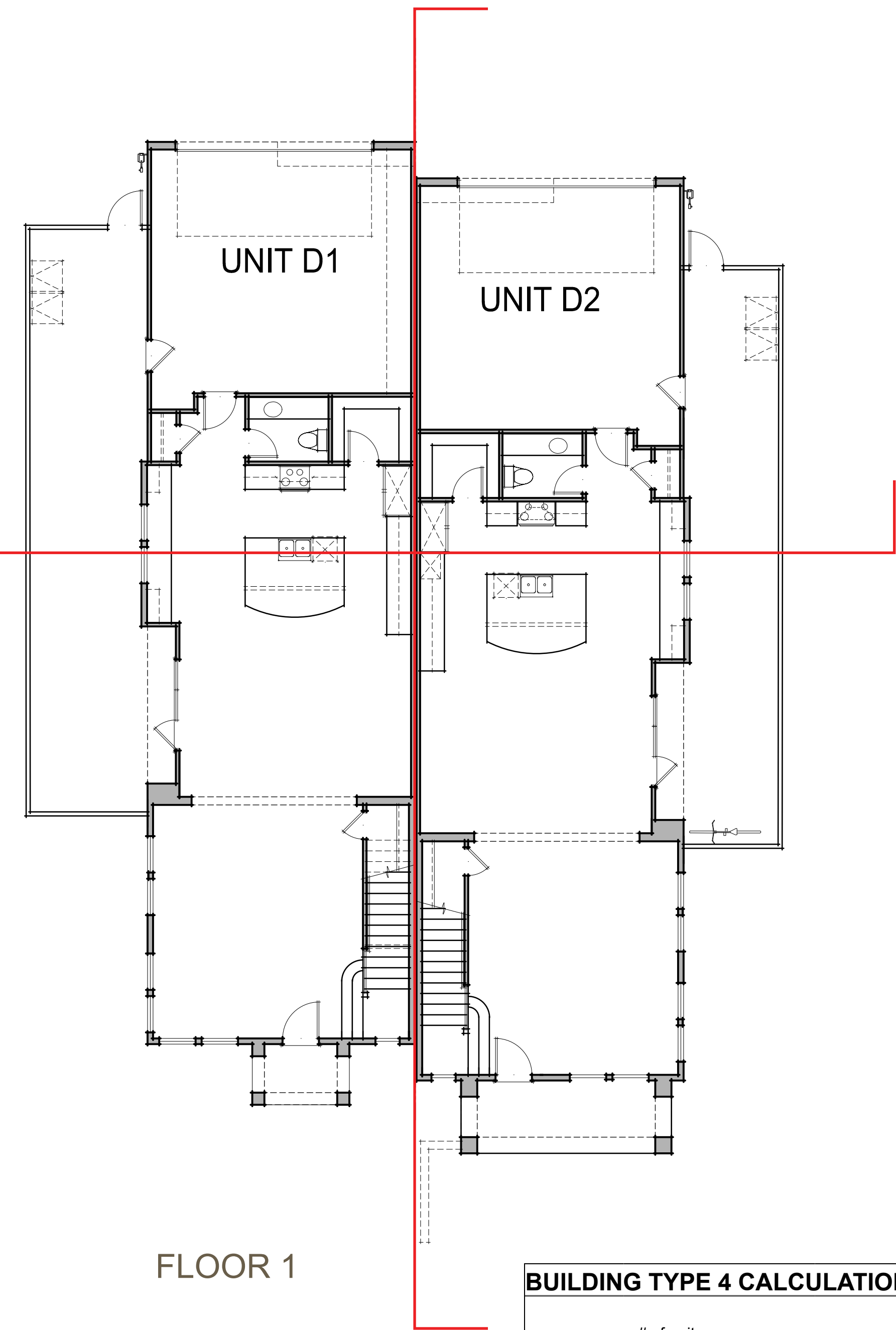


ROOF PLAN

NOTE: MANDATORY SOLAR-READY BUILDINGS REQUIRED IN THE 2013 BUILDING ENERGY EFFICIENCY STANDARDS WILL BE MET USING EXCEPTION 4 PER SECTION 110.10(b)1B.



FLOOR 2



FLOOR 1

BUILDING TYPE 4 CALCULATIONS			
Unit Type	# of units per bldg type	Area	
D	2	2,290sq.ft.	First Floor
		3,108sq.ft.	Second Floor
		928sq.ft.	Garage
		110sq.ft.	Porch
		296sq.ft.	Second Floor Deck
		0sq.ft.	Third Floor
		800sq.ft.	Courtyard
		10sq.ft.	Air Gap (per floor)
		74sq.ft.	Floor Area Under Sloping Roof
		7,220sq.ft.	Total Floor Area
		3,338sq.ft.	Total Site Coverage

1968 HACKETT AVENUE IN MOUNTAIN VIEW
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BUILDING TYPE 4 PLAN AT BUILDING 6



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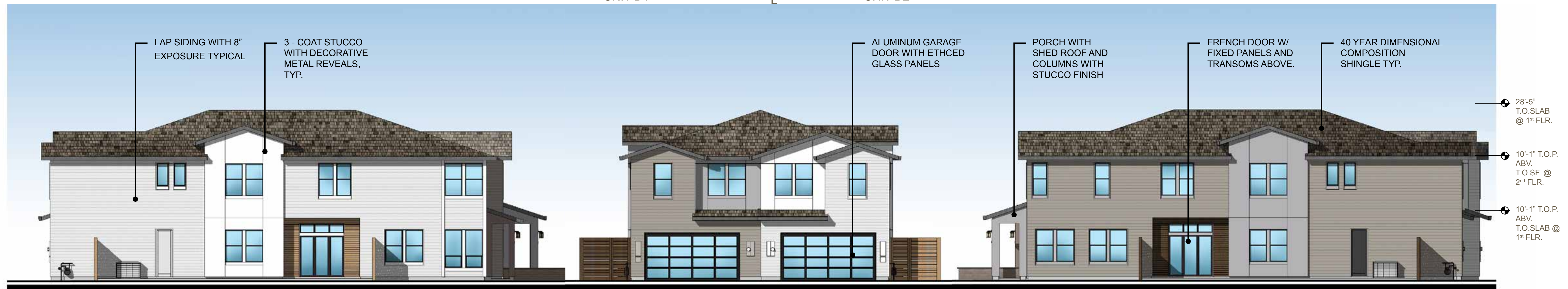
A.8



SIMILAR COURTYARD FENCING WITH HORIZONTAL CEDAR BOARDS



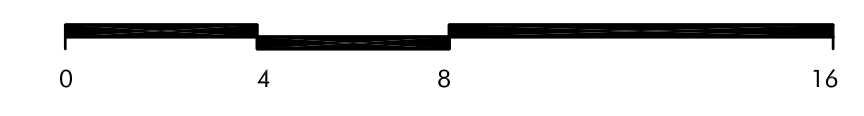
UNIT D1 R UNIT D2 FRONT ELEVATION



UNIT D1 LEFT ELEVATION UNIT D2 R UNIT D1 REAR ELEVATION UNIT D2 RIGHT ELEVATION

28'-5" T.O.SLAB @ 1st FLR.
 10'-1" T.O.P. ABV. T.O.SF. @ 2nd FLR.
 10'-1" T.O.P. ABV. T.O.SLAB @ 1st FLR.

BUILDING TYPE 3 ELEVATIONS AT BUILDING 6



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A.9



BUILDING 1 PERSPECTIVE
ALONG SIERRA VISTA AVE.

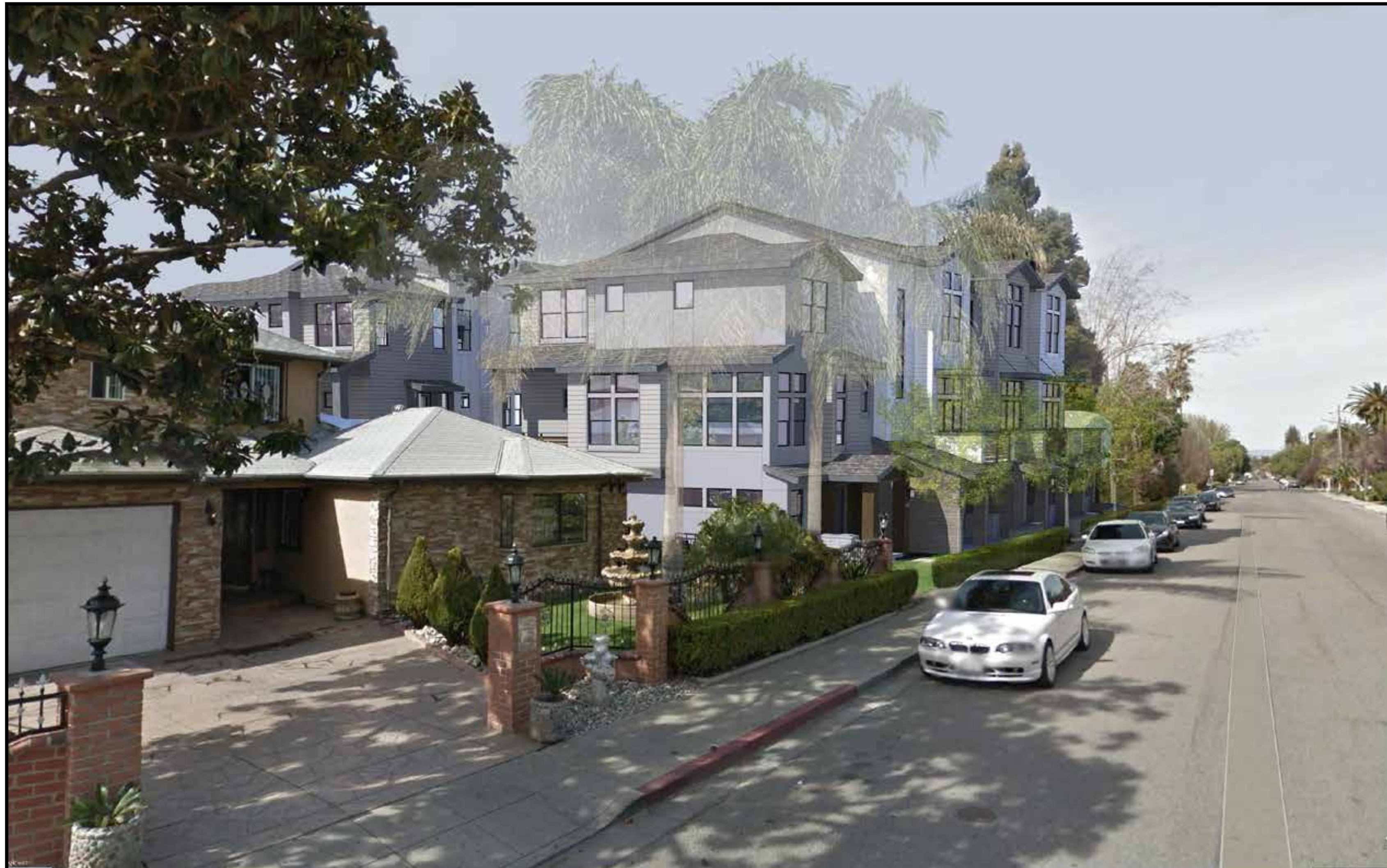
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SITE PERSPECTIVES

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A.10



PROPOSED PERSPECTIVE ALONG SIERRA VISTA AVE.
(BUILDING 1)



EXISTING STREET PERSPECTIVE ALONG SIERRA VISTA AVE.

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STREET PERSPECTIVES
BEFORE AND AFTER



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A.11



BUILDING 2 AT COMMON OPEN SPACE



PEDESTRIAN ACCESS AT DUETT
(BUILDING 6)



PASEO ENTRANCE



COMMON OPEN SPACE

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SITE PERSPECTIVES

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A.12



BUILDING 1 AT SIERRA VISTA



DUET (BUILDING 6)



BIRDSEYE VIEW OF PROJECT AT
SOUTHWEST CORNER



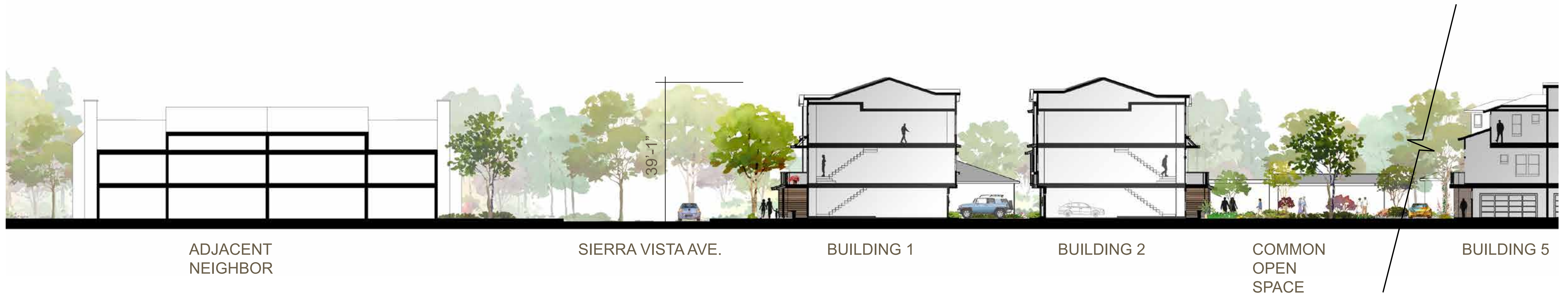
BIRDSEYE VIEW OF PROJECT AT
NORTHEAST CORNER

1968 HACKETT AVENUE IN MOUNTAIN VIEW
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SITE PERSPECTIVES

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ADJACENT NEIGHBOR

SIERRA VISTA AVE.

BUILDING 1

BUILDING 2

COMMON OPEN SPACE

BUILDING 5

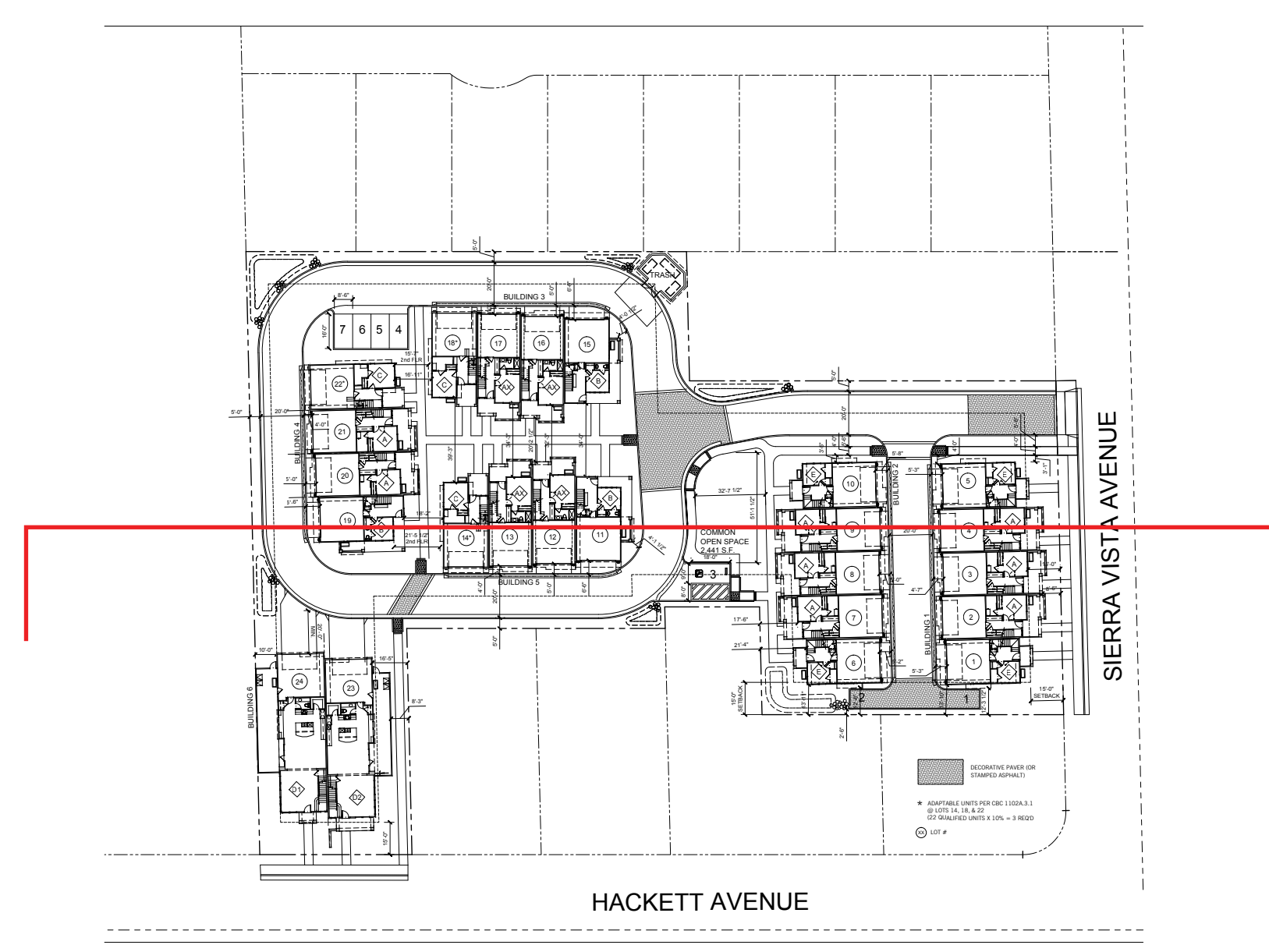


BUILDING 5

BUILDING 4

PARKING LOT

ADJACENT CORPORATE PARK



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SITE SECTION

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A.14



CONTEXTUAL STREET SCAPE FROM SIERRA VISTA AVENUE



CONTEXTUAL STREET SCAPE FROM HACKETT AVENUE

1968 HACKETT AVENUE IN MOUNTAIN VIEW
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CONTEXTUAL
 STREETSCAPES

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A.15

72313 - 615B
ADDISON PARK



DETAILS:

Finish: Dorian Bronze™

Measurements

Width: 9.5
Height: 16.25
Extension: 10.5
Weight: 6.00
Shade Material: GLASS
Shade Qty: 1

Lamping

Bulb: A-19, MED
Socket Type: E16, MEDIUM
Max Bulb Wattage: 100
Dimmable: Y



LAP SIDING OVER BUILDING PAPER.

METAL AWNING WITH PLEXI - GLASS COVER + CABLE SUPPORTS

METAL GUARDRAIL WITH ACCENT WOOD RAILING

LOW DECK WALL WITH STUCCO AND CAP



3 - COAT STUCCO WITH DECORATIVE REVEALS, TYP.

BAY WINDOW WITH HARDI TRIM AND WOOD PANEL INLAY



WINDOWS WITH TRANSOMS AND 2X6 TRIM AT UNIT B VOLUME SPACE

PORCH COLUMN WRAPPED WITH WOOD PLANKS, MIN 1/4" GAP BETWEEN BOARDS (COLOR CHANGES PER ELEVATIONS)

EXTERIOR MOUNTED ACCENT LIGHTING AND DECORATIVE ADDRESS SIGNAGE

ENTRY FRONT DOOR WITH ACCENT COLOR (VARIES PER HOME)



LOW PORCH WALL WITH STONE VENEER AND CAP

WINDOWS WITH 2X6 TRIM AND TRANSOMS

2X TRIM BELLY BAND

WOOD RAILING AND METAL SUPPORT AT EXTERIOR DECK

ALUMINUM GARAGE DOOR WITH FROSTED GLASS PANELS



RECESSED LIGHTING AT UNDERSIDE OF CANTILEVER

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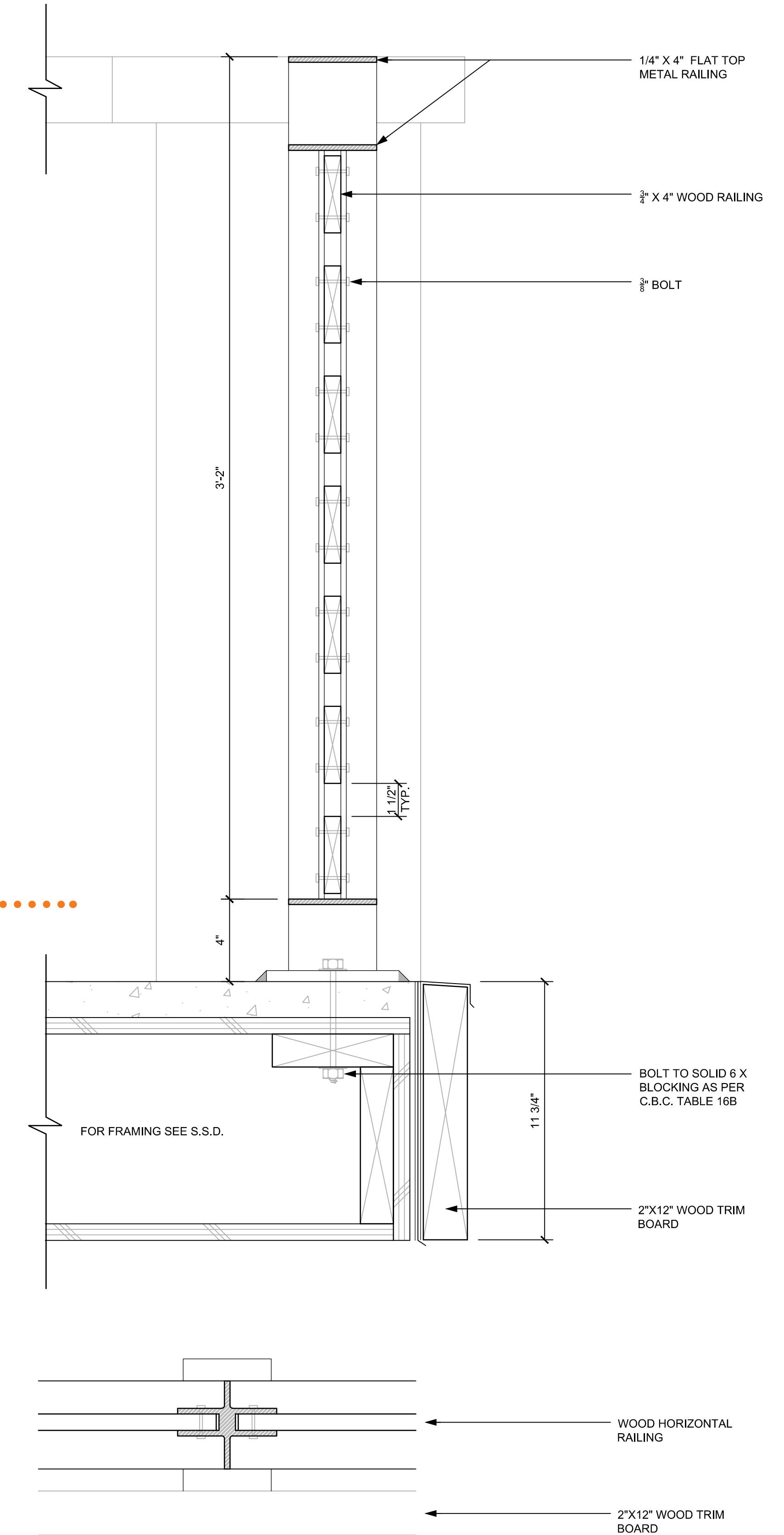
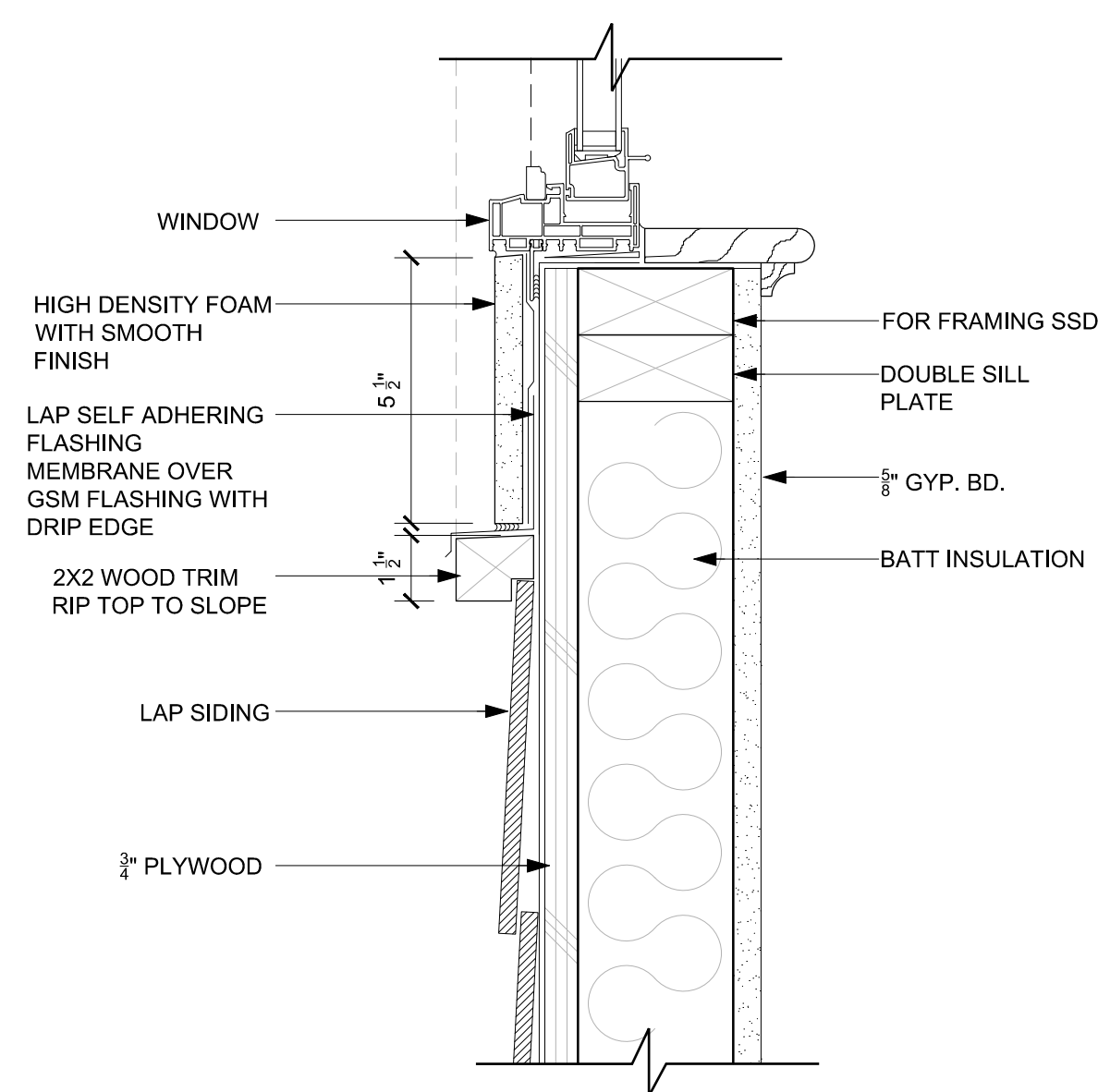
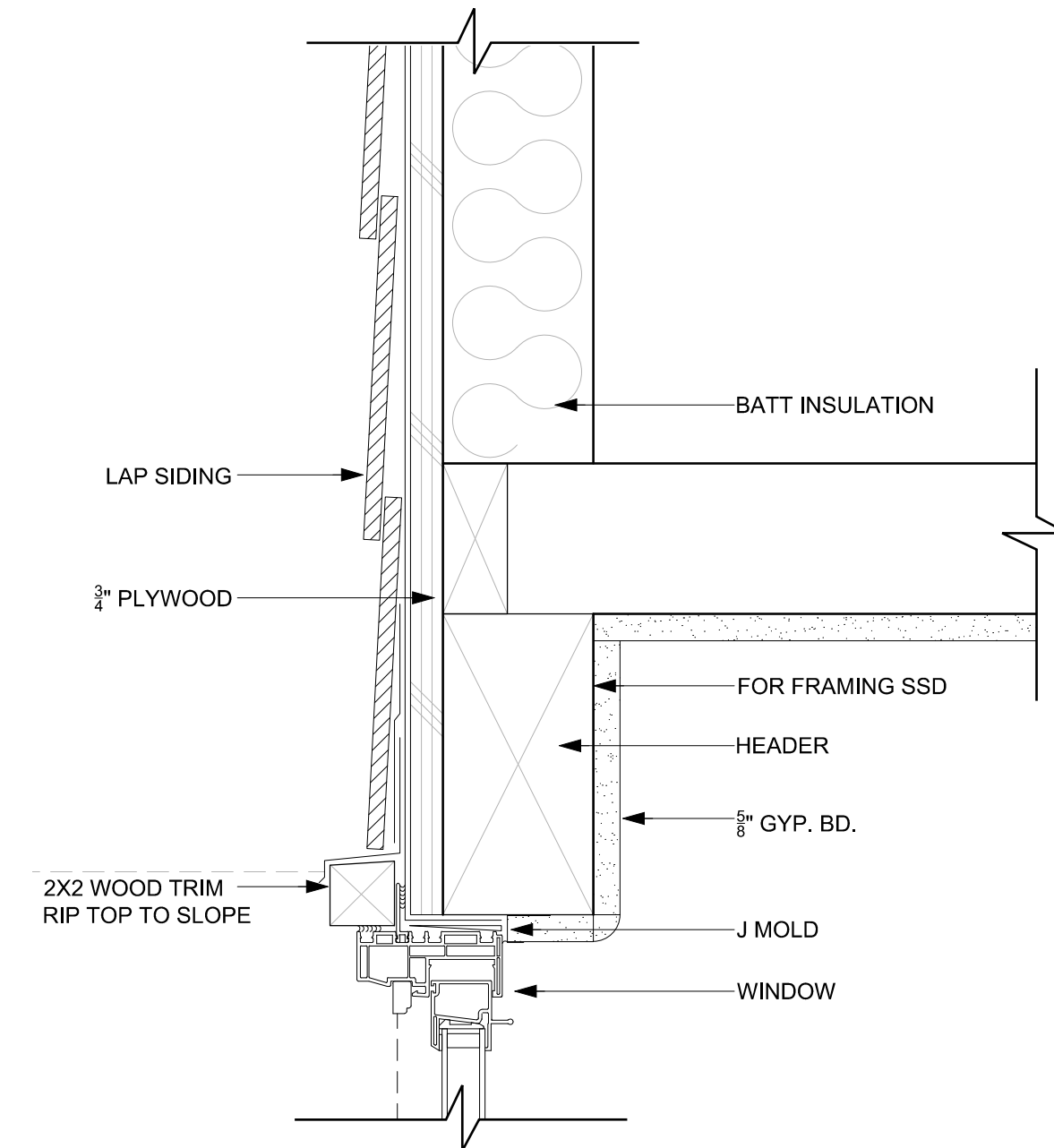
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BUILDING DETAILS & LIGHTING CUT SHEET

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A.16





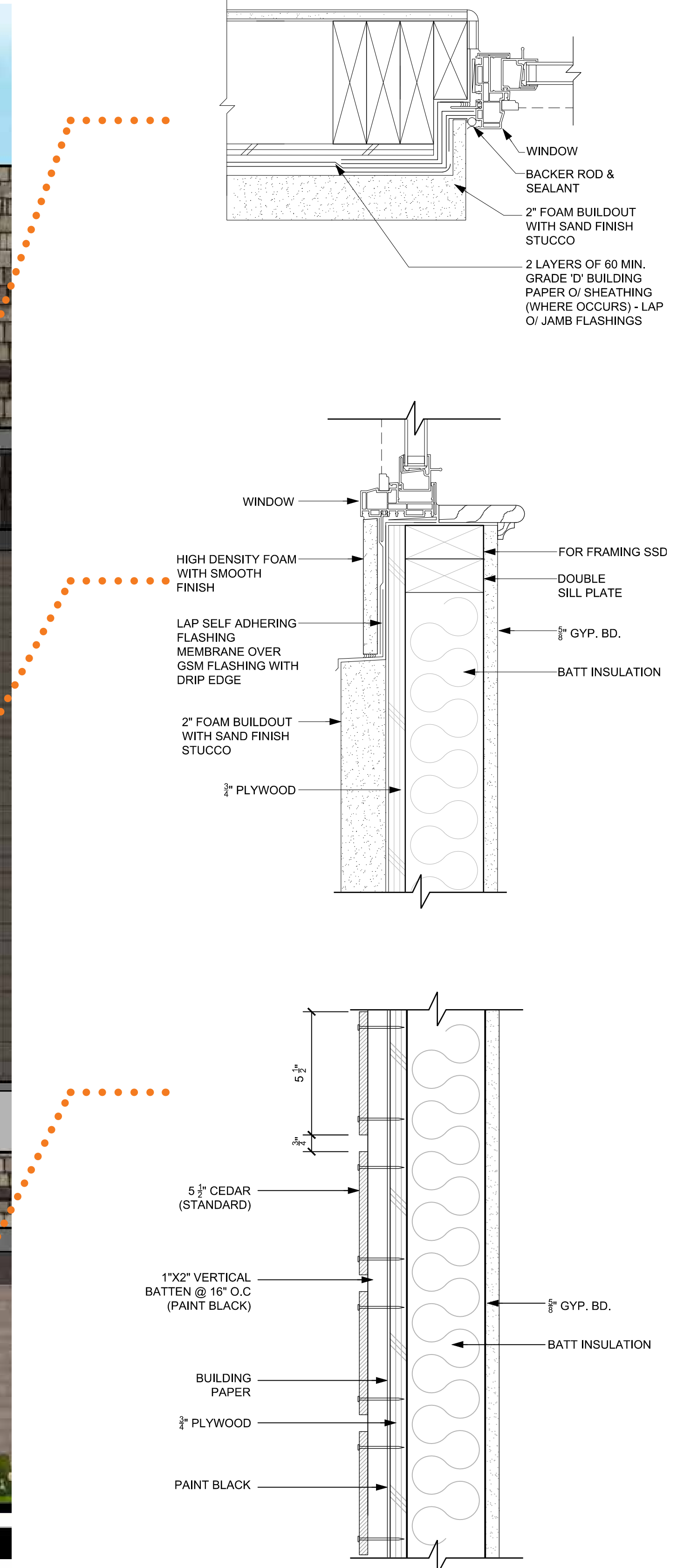
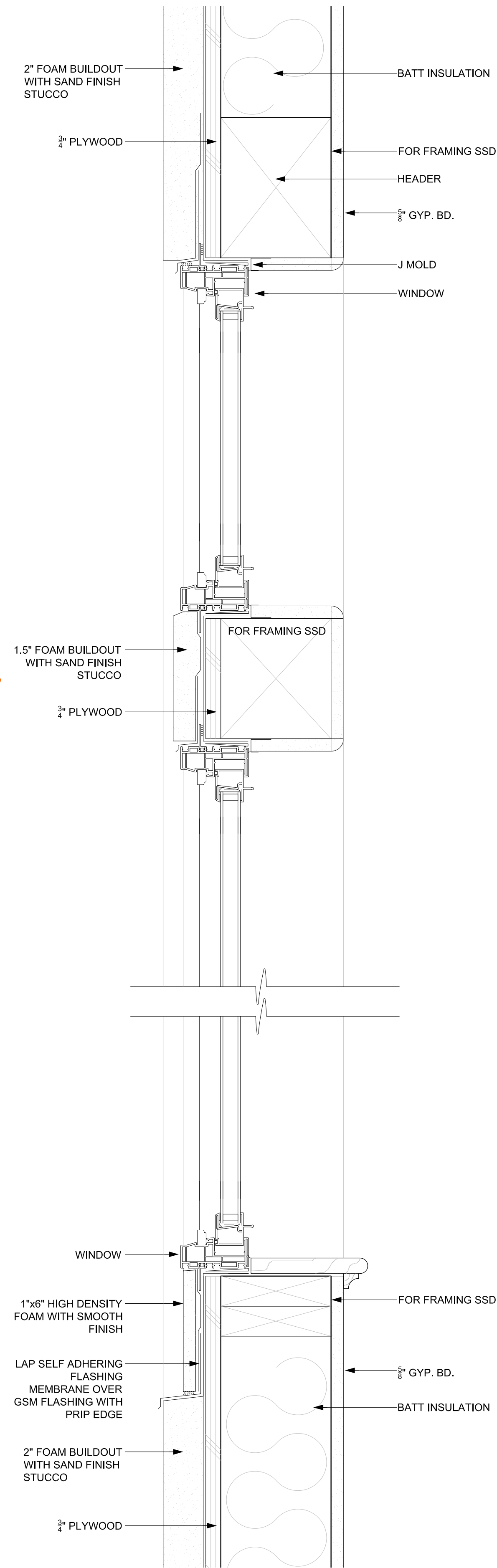
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BUILDING DETAILS

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1968 HACKETT AVENUE IN MOUNTAIN VIEW
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BUILDING DETAILS

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6/21 SUMMER SOLSTICE - 9 AM



6/21 SUMMER SOLSTICE - 3 PM

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SOLAR STUDY -
 SUMMER SOLSTICE

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12/21 WINTER SOLSTICE - 9 AM



12/21 WINTER SOLSTICE - 3 PM

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SOLAR STUDY -
 WINTER SOLSTICE

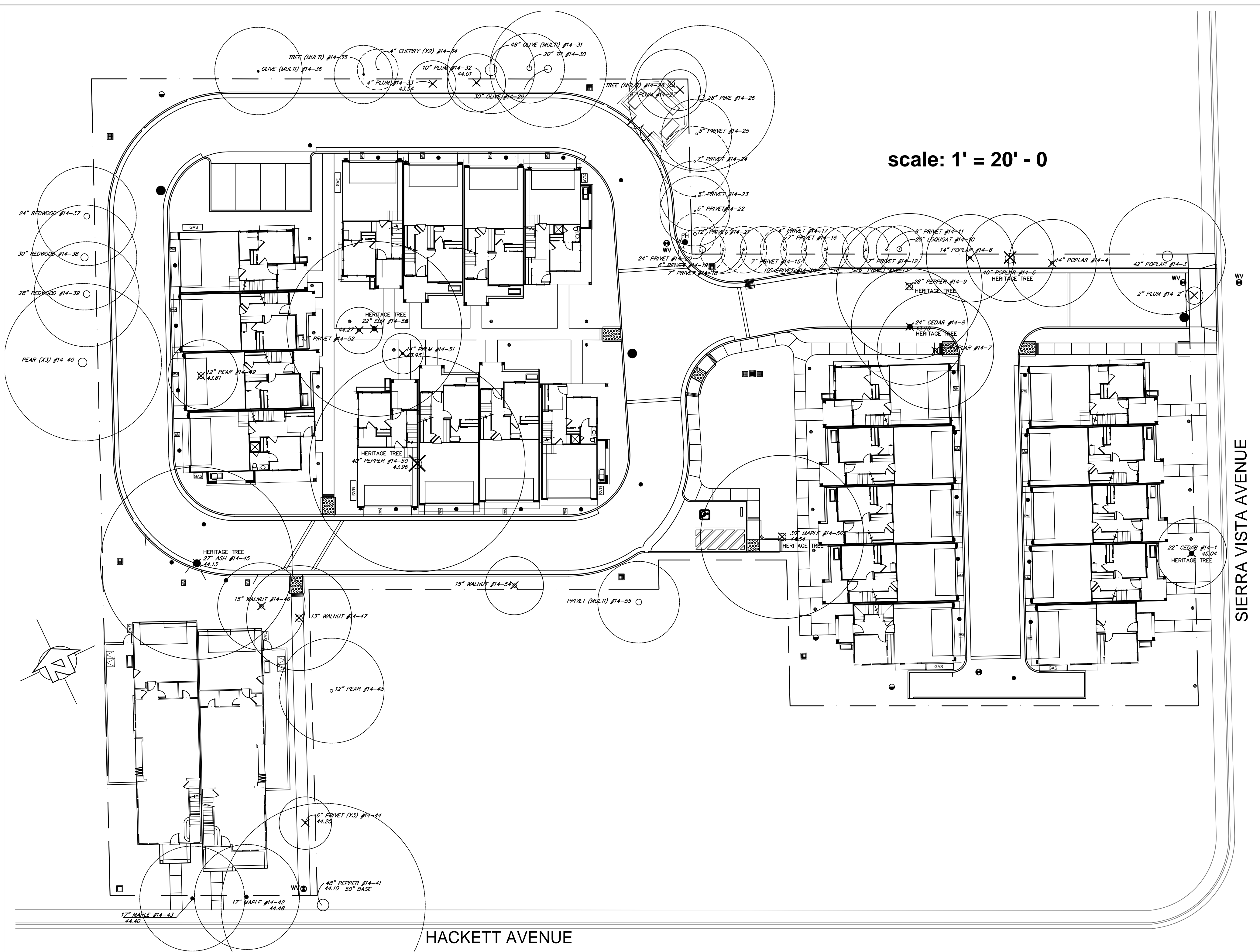
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A.20

1968 HACKETT MOUNTAIN VIEW



scale: 1' = 20' - 0



SIERRA VISTA AVENUE

HACKETT AVENUE

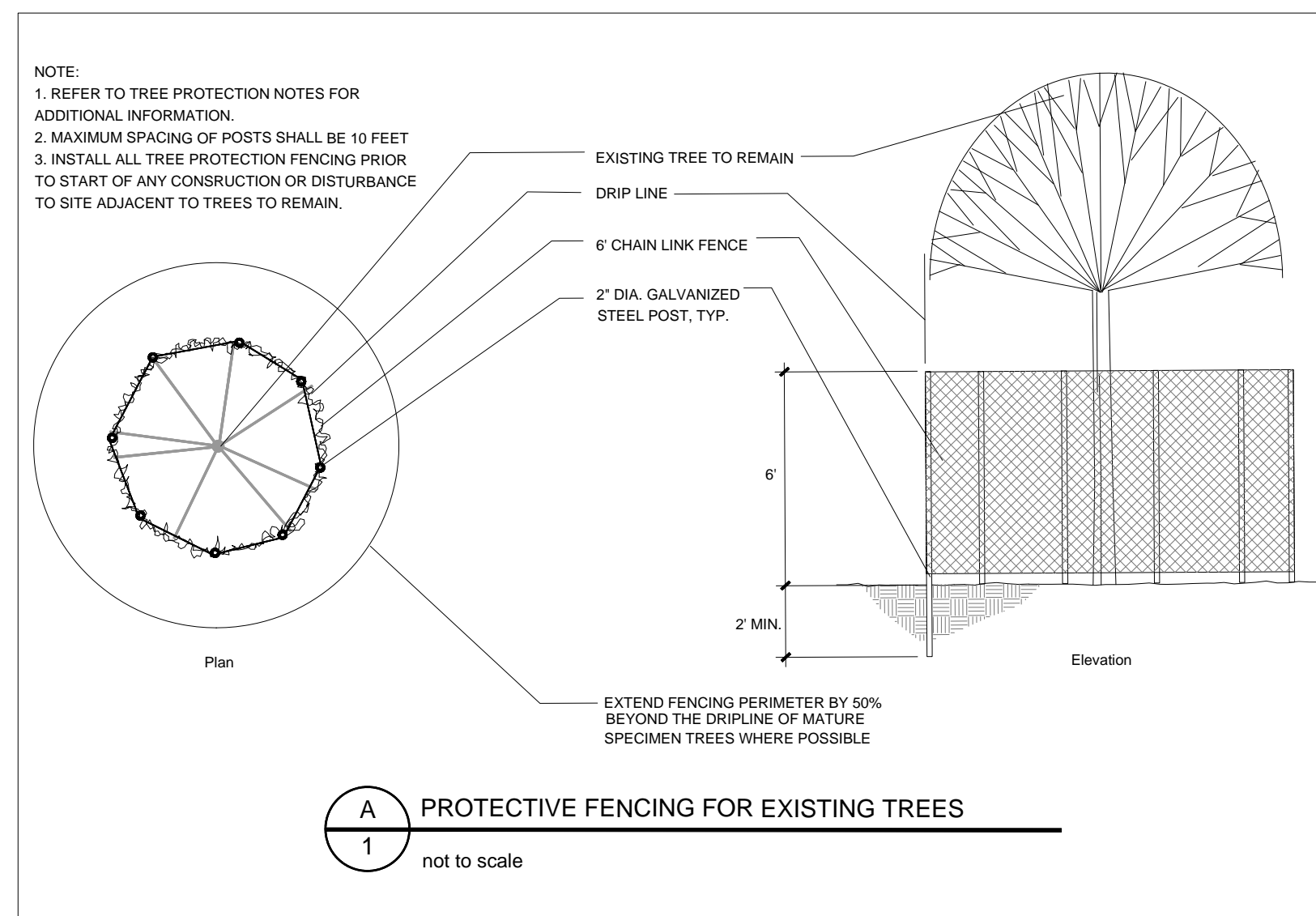
TREE INVENTORY

Note: All trees off site are to remain and are not included in this inventory list. See Arborist's Report for complete inventory.

TREE NO.	COMMON NAME	BOTANICAL NAME	DIAMETER (IN)	TRUNK CIRCUMFERENCE (IN)	CANOPY RADIUS (FT.)	HEIGHT (FT.)	HERITAGE TREE STREET TREE	OVERALL CONDITION
1	Eastern Red Cedar	Juniperus virginiana	21.7"	68.1"	12'	45'	HT/ST	67% Fair
2	Purpleleaf Plum	Prunus cerasifera	16"	5"	3'	11'	ST	42% Poor
3	Poplar	Populus species	42" @ 6"	131.9" @ 6"	20'	50'	HT	30% Poor
4	Poplar	Populus species	14"	44"	15'	43'		35% Poor
5	Poplar	Populus species	40" @ 6"	125.6" @ 6"	15'	43'	HT	35% Poor
6	Poplar	Populus species	14"	44"	15'	43'		35% Poor
7	Poplar	Populus species	18"	56.5"	20'	50'		37% Poor
8	Western Red Cedar	Thuja plicata	24.2"	76"	20'	45'	HT	65% Fair
9	California Pepper	Schinus molle	27.9"	87.6"	25'	42'	HT	69% Fair
27	Purpleleaf Plum	Prunus cerasifera	6.5" @ 6"	20.4" @ 6"	7'	12'		25% Very F
28	Carob	Ceratonia siliqua	multi	multi	12"	20'		72% Good
32	Common Plum	Prunus communis	9.6"	30.1"	10'	16'		52% Fair
33	Common Plum	Prunus communis	4.3" @ 3"	4.3" @ 3"	8'	12'		55% Fair
42	Red Maple	Acer rubrum	16.7"	52.4"	18'	42'	HT/ST	60% Fair
43	Red Maple	Acer rubrum	16.5"	51.8"	18'	42'	HT/ST	60% Fair
45	Modesto Ash	Fraxinus Modesto	26.5" @ 3"	83.2" @ 3"	33'	2'	HT	40% Poor
46	Black Walnut	Juglans nigra	15.2"	47.7"	15'	43'		60% Fair
47	Black Walnut	Juglans nigra	13.2"	41.4"	18'	43'		60% Fair
49	Eddle Pear	Pyrus communis	11.7" @ 2"	36.7" @ 2"	14'	20'		42% Poor
50	California Pepper	Schinus molle	40" @ 2"	125.6" @ 2"	37'	45'	HT	56% Fair
51	Mexican Fan Palm	Washington robusta	14.2"	44.6"	7'	25'		72% Good
52	Glossy Privet	Ligustrum lucidum	13.2" @ 2"	41.4" @ 6"	8'	35'		41% Poor
53	Chinese Elm	Ulmus parvifolia	22.4"	70.3"	30'	48'	HT	72% Good
54	English Walnut	Juglans regia	15" @ 6"	47.1" @ 6"	10'	22'		72% Good
56	Silver Maple	Acer saccharinum	30"	94.2"	28'	47'	HT	49% Poor

TREE PROTECTION NOTES:

- Prior to initiating any construction activity in the area, including grading, temporary fencing shall be installed at each site tree. Fencing shall be located at or beyond the canopy drip line so that 100% of the drip line will be protected by fencing. To reduce soil compaction from equipment, a mulch of 1-2 inch sized wood chips shall be placed at a depth of 4 inches where no excavation is to occur in the vicinity of the trees to be protected.
- The tree protection fence shall be 6' high chain link with immovable posts. The fencing shall form a continuous barrier without entry points around each tree. Any encroachment into the drip line for fencing or construction purposes shall not be permitted.
- Low hanging limbs of saved trees shall be pruned prior to grading, or any equipment mobilization on site. The purpose of this requirement is to avoid tearing limbs by heavy equipment. All limbs to be pruned shall be supervised by the arborist of record for the job.
- This fencing shall serve as a barrier to prevent drip line encroachment of any type of construction activities and equipment. No oils, gas, chemicals, liquid waste, solid waste, construction machinery or construction materials shall be stored or allowed to stand for any period of time within the drip line of the tree. Further, no one shall enter the fence perimeter for any reason except for the purpose of monitoring the health of the tree. Accidental damage to bark, root crown, or limbs may increase the potential for future decline in the health of the tree.
- Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area and at all times until the project is complete, and shall instruct employees as to the purpose and importance of fencing.
- A warning sign shall be posted at each tree indicating the purpose of the fencing.
- The arborist of record for the job and or the city arborist shall be responsible for inspection and approval of the fencing prior to any grading operations.
- Fencing must remain in place and shall not be removed until all construction activities are completed. This shall include grading and compaction activities, installation of underground utilities, all construction activities, and any other construction or activity that is scheduled prior to landscape installation.
- Roots of single standing trees often extend up to the three times the distance of the actual drip line and function primarily in the uptake of nutrients and water. The drip line is arbitrarily established as the minimum root area generally required to preserve tree health. As much area around the circumference of the tree should have minimum intrusion to further insure tree survival and health.
- Unauthorized tree removal is subject to in-kind replacement equal to the mature resource lost as determined by the city.
- The contractor is required to water, fertilize and attend to other maintenance needs of existing trees as needed per arborist's recommendations to maintain healthy growth throughout the construction period. Six foot diameter minimum by six inch tall earth berms shall be constructed at the base of each tree to function as temporary watering basins during the construction period. Trees shall be watered according to weather and tree requirements.
- Relocation of existing trees (if desired) shall occur under the observation and direction of a certified arborist approved by the City of Mountain View. Contact city for additional notes regarding tree location.
- Please consult specifications concerning tree protection and maintenance prepared by project arborist or more information.
- No trenching shall occur within the tree protection zone.
- All digging within the drip line of trees shall be done by hand.
- Exposed soil after demolition must be covered immediately with a six inch layer of wood chip mulch.
- Incorporate City standard provision 36-03.03 (Protection of Trees during Construction Activities.)
 - All existing heritage trees and designated trees on the job site require protection from construction activities within the drip line. Temporary chain-link fencing and plastic construction fence are acceptable as protective barriers for tree protection purposes. Fencing shall be minimum five feet (5') high. Tree protection shall remain in place until all construction is complete.
 - No excavation within the tree protection area are allowed unless approved by the City under the supervision of a licensed arborist. Any filling within the tree protection area shall be done in accordance with a detailed improvement plan approved by the City. No trimming, cutting, or pruning of designated trees can occur without the approval by the city and supervision of a licensed arborist.
 - No storage of materials, disposal of paints, solvents or other noxious materials, operation of equipment, parked cars, unnecessary trenching, grading or compaction shall be allowed within the drip line of any trees.



EXISTING TREE LEGEND

○ ex. tree to be remain (typ.)

✕ ex. tree to be removed (typ.)

NOTE:

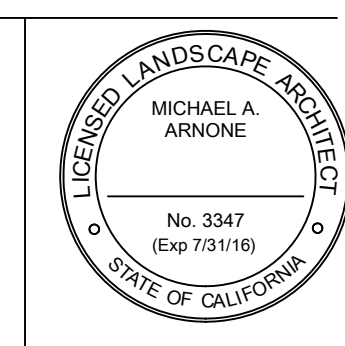
- Information provided on this plan is based on the tree report by project arborist Ray Morneau, 650.964.7664 or ray@rmarborist.com dated November 19, 2014.
- Contractor shall contact project arborist for direction on setting up tree protective fencing around existing trees to be preserved and protected.
- Per tree report by project arborist, the trunks are measured at 54" above soil height or as noted.

Tree Removal-
 The condition of approval for the project stated permits to remove, relocate, or otherwise alter Heritage trees cannot be implemented until a building permit is secured and the project is pursued. The improvement plans proposing the removal of the Heritage trees cannot be approved until the building permit is issued.

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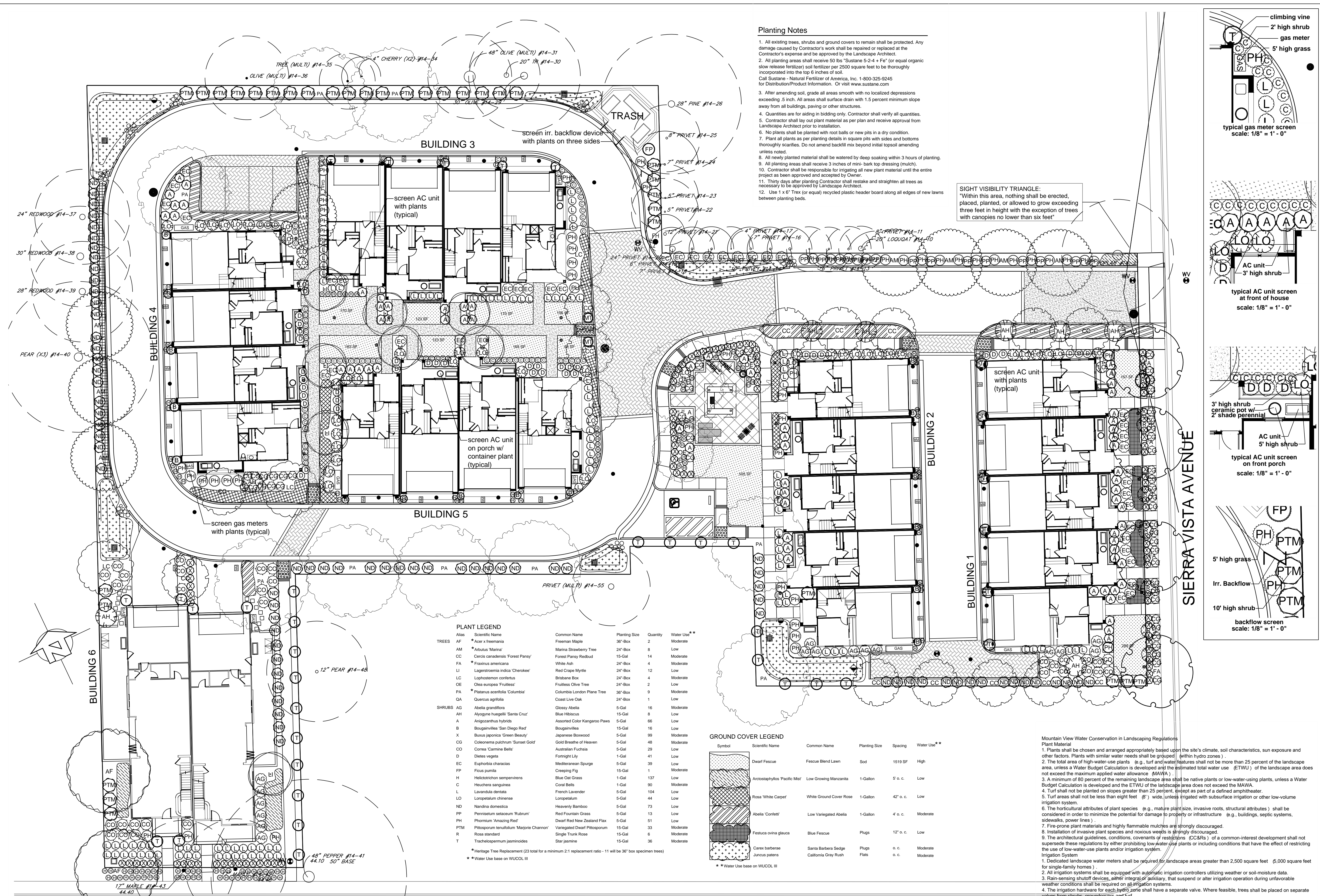
REVISIONS



EXISTING TREES

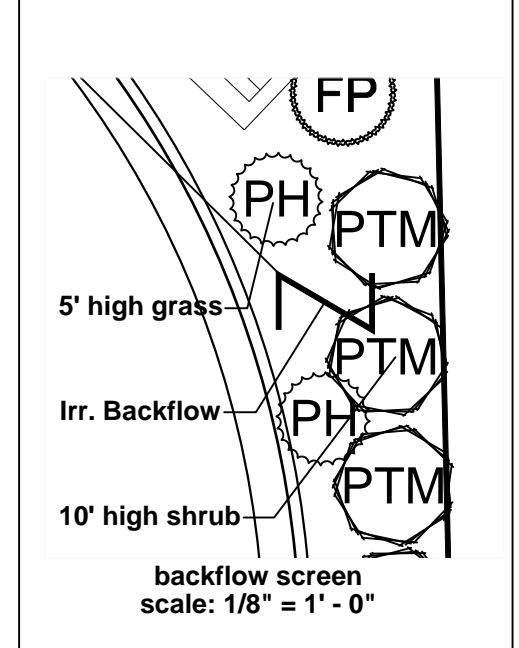
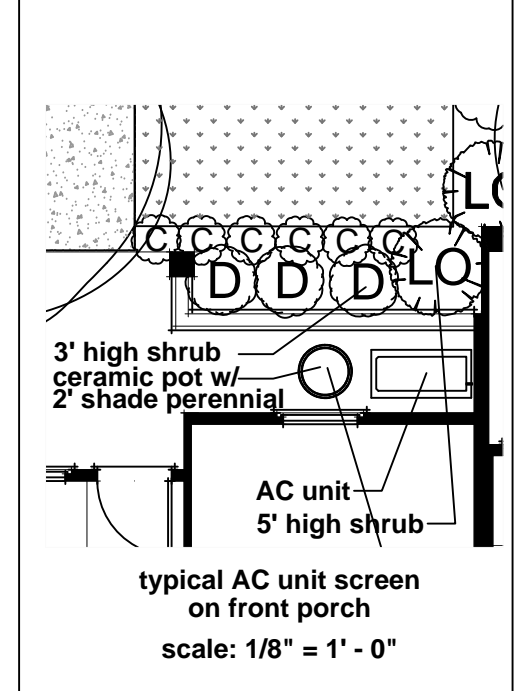
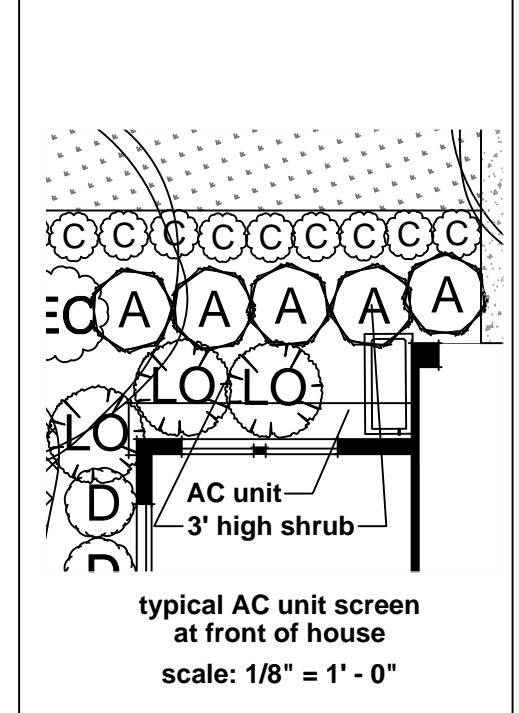
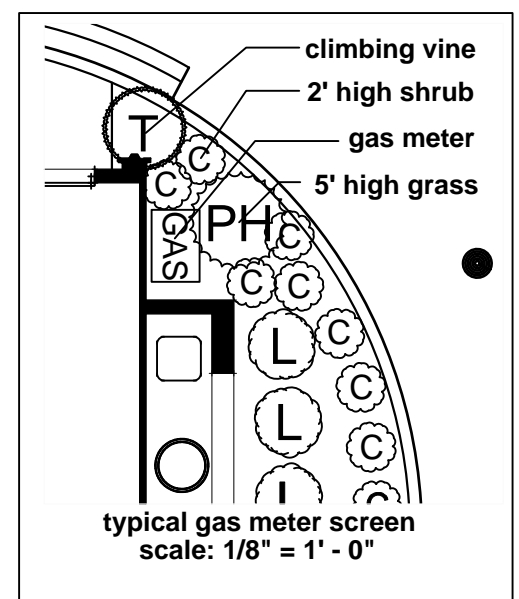
JOB NO. 201432 **SHEET**
DRAWN MA
CHECK JC/MA
DATE 5.19.15 **T-1.0**

1968 HACKETT MOUNTAIN VIEW



- Planting Notes**
- All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
 - All planting areas shall receive 50 lbs "Sustane 5-2-4 + Fe" (or equal organic slow release fertilizer) soil fertilizer per 2500 square feet to be thoroughly incorporated into the top 6 inches of soil.
 Call Sustane - Natural Fertilizer of America, Inc. 1-800-325-9245 for Distribution/Product Information. Or visit www.sustane.com
 - After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
 - Quantities are for adding in bidding only. Contractor shall verify all quantities.
 - Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
 - No plants shall be planted with root balls or new pits in a dry condition.
 - Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
 - All newly planted material shall be watered by deep soaking within 3 hours of planting.
 - All planting areas shall receive 3 inches of mulch top dressing (mulch).
 - Contractor shall be responsible for irrigating all new plant material until the entire project is approved and accepted by Owner.
 - Thirty days after planting Contractor shall restake and straighten all trees as necessary to be approved by Landscape Architect.
 - Use 1 x 6" Trex (or equal) recycled plastic header board along all edges of new lawns between planting beds.

SIGHT VISIBILITY TRIANGLE:
 Within this area, nothing shall be erected, placed, planted, or allowed to grow exceeding three feet in height with the exception of trees with canopies no lower than six feet



PLANT LEGEND

Alias	Scientific Name	Common Name	Planting Size	Quantity	Water Use**
TREES					
AM	*Asar thymifolium	Freemans Maple	36" Box	2	Moderate
CC	*Cercis canadensis 'Forest Pantry'	Forest Pantry Redbud	15-Gal	14	Moderate
FA	*Fraxinus americana	White Ash	24" Box	4	Moderate
LI	Lagerstroemia indica 'Cherokee'	Red Crapemyrtle	24" Box	12	Low
LC	Lophostemon confertus	Bristane Box	24" Box	4	Moderate
OE	Olea europaea 'Fruticosa'	Fruticosa Olive Tree	24" Box	2	Low
PA	*Platanus occidentalis 'Columbia'	Columbia London Plane Tree	36" Box	9	Moderate
QA	Quercus agrifolia	Coast Live Oak	24" Box	1	Low
SHRUBS					
AG	Abelia grandifolia	Glossy Abelia	5-Gal	16	Moderate
AH	Alyogyne hagelii 'Santa Cruz'	Blue Hibiscus	15-Gal	8	Low
A	Argemone hybrids	Assorted Color Kangaroo Paws	5-Gal	66	Low
B	Bougainvillea 'San Diego Red'	Bougainvillea	15-Gal	16	Low
X	Buxus japonica 'Green Beauty'	Japanese Boxwood	5-Gal	99	Moderate
CG	Calceolaria pulchella 'Sunset Gold'	Gold Breeze of Heaven	5-Gal	48	Moderate
CO	Cornus 'Camille Belle'	Australian Fuchsia	2-Gal	29	Low
D	Dioscorea	Fornight Lily	1-Gal	41	Low
EC	Euphorbia characias	Mediterranean Spurge	5-Gal	39	Low
FP	Ficus pumila	Creeping Fig	15-Gal	1	Moderate
H	Helictotrichon sempervirens	Blue Oak Grass	1-Gal	137	Low
CO	Heuchera sanguinea	Coral Bells	1-Gal	90	Moderate
L	Lavandula dentata	French Lavender	5-Gal	104	Low
LC	Lonicera chrysantha	Loropetalum	5-Gal	44	Low
ND	Nandina domestica	Heavenly Bamboo	5-Gal	73	Low
PP	Pennisetum setaceum 'Rubrum'	Red Fountain Grass	5-Gal	13	Low
PH	Phormium 'Amazing Red'	Dwarf Red New Zealand Flax	5-Gal	51	Low
PTM	Phytolacca tenelliflora 'Majorie Channon'	Variegated Dwarf Phytolacca	15-Gal	33	Moderate
R	Rosa standishii	Single Trunk Rose	15-Gal	8	Moderate
T	Trachelium peruvianum 'jasminoides'	Star Jasmine	15-Gal	36	Moderate

GROUND COVER LEGEND

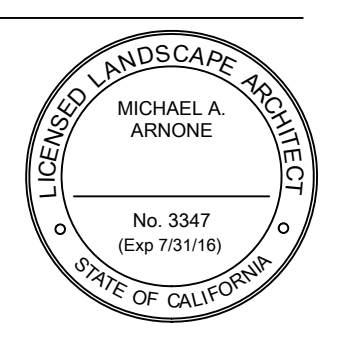
Symbol	Scientific Name	Common Name	Planting Size	Spacing	Water Use**
[Symbol]	Dwarf Fescue	Fescue Blend Lawn	Sod	1519 SF	High
[Symbol]	Arctostaphylos 'Pacific Mist'	Low Growing Manzanita	1-Gallon	5' o. c.	Low
[Symbol]	Rosa 'White Carpet'	White Ground Cover Rose	1-Gallon	42" o. c.	Low
[Symbol]	Abelia 'Contini'	Low Variegated Abelia	1-Gallon	4' o. c.	Moderate
[Symbol]	Festuca ovina glauca	Blue Fescue	Plugs	12" o. c.	Low
[Symbol]	Carex barberyana	Santa Barbara Sedge	Plugs	o. c.	Moderate
[Symbol]	Juncus patens	California Gray Rush	Plugs	o. c.	Moderate

- Mountain View Water Conservation in Landscaping Regulations**
- Plant Material**
- Plants shall be chosen and arranged appropriately based upon the site's climate, soil characteristics, sun exposure and other factors. Plants with similar water needs shall be grouped (within hydro zones).
 - The total area of high-water-use plants (e.g., turf and water features) shall not be more than 25 percent of the landscape area, unless a Water Budget Calculation is developed and the estimated total water use (ETWU) of the landscape area does not exceed the maximum applied water allowance (MAWA).
 - A minimum of 80 percent of the remaining landscape area shall be native plants or low-water-using plants, unless a Water Budget Calculation is developed and the ETWU of the landscape area does not exceed the MAWA.
 - Turf shall not be planted on slopes greater than 25 percent, except as part of a defined amphitheater.
 - Turf areas shall not be less than eight feet (8') wide, unless irrigated with subsurface irrigation or other low-volume irrigation system.
 - The horticultural attributes of plant species (e.g., mature plant size, invasive roots, structural attributes) shall be considered in order to minimize the potential for damage to property or infrastructure (e.g., buildings, septic systems, sidewalks, power lines).
 - Fire-prone plant materials and highly flammable mulches are strongly discouraged.
 - Installation of invasive plant species and noxious weeds is strongly discouraged.
 - The architectural guidelines, conditions, covenants or restrictions (CC&Rs) of a common-interest development shall not supersede these regulations by either prohibiting low-water-use plants or including conditions that have the effect of restricting the use of low-water-use plants and/or irrigation system.
- Irrigation System**
- Dedicated landscape water meters shall be required for landscape areas greater than 2,500 square feet (6,000 square feet for single-family homes).
 - All irrigation systems shall be equipped with automatic irrigation controllers utilizing weather or soil-moisture data.
 - Rain-sensing shut-off devices, either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems.
 - The irrigation hardware for each hydro zone shall have a separate valve. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers and turf.
 - The irrigation system shall be designed to prevent runoff, low head drainage, overspray or other similar conditions.
 - Low-volume irrigation shall be required in the following areas: on slopes greater than 25 percent (except in defined amphitheaters), within twenty four inches (24") of a nonpermeable surface (except adjacent to internal pathways) or in any narrow or irregularly shaped area that is less than eight feet (8') in width in any direction.
 - Average irrigation efficiency is assumed to be 70 percent. Irrigation systems shall be designed, maintained and managed to meet or exceed an average landscape irrigation efficiency of 70 percent.
 - Irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. in order to prevent evaporative water loss from irrigation, unless unfavorable weather prevents it or otherwise renders irrigation unnecessary. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
 - Mulch
 - A minimum three-inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas in order to prevent evaporative water loss from exposed soil, except in areas of direct seeding application (e.g., hydroseeded).
- Hydro Zones**
- Hydro zones shall group plant materials of similar water use and shall generally demarcate areas of similar slope, sun exposure, soil and other site conditions appropriate for the selected plants.
 - The flow of water to each hydro zone shall be controlled by a separate valve.
 - Sprinkler heads and other water emission devices shall be selected based on what is appropriate for the plant type within that hydro zone.

HACKETT AVENUE

plan view scale: 1/16' = 1' - 0'
 See sheets L1.1 and L1.2 for plant photos

REVISIONS



PLANTING PLAN

JOB NO. 201432 SHEET
 DRAWN MA
 CHECK JC/MA
 DATE 5.19.15 L-1.0

PLANT EXAMPLES

Trees



Columbia Sycamore - *Platanus x acerifolia* 'Columbia'



White Ash - *Fraxinus americana*



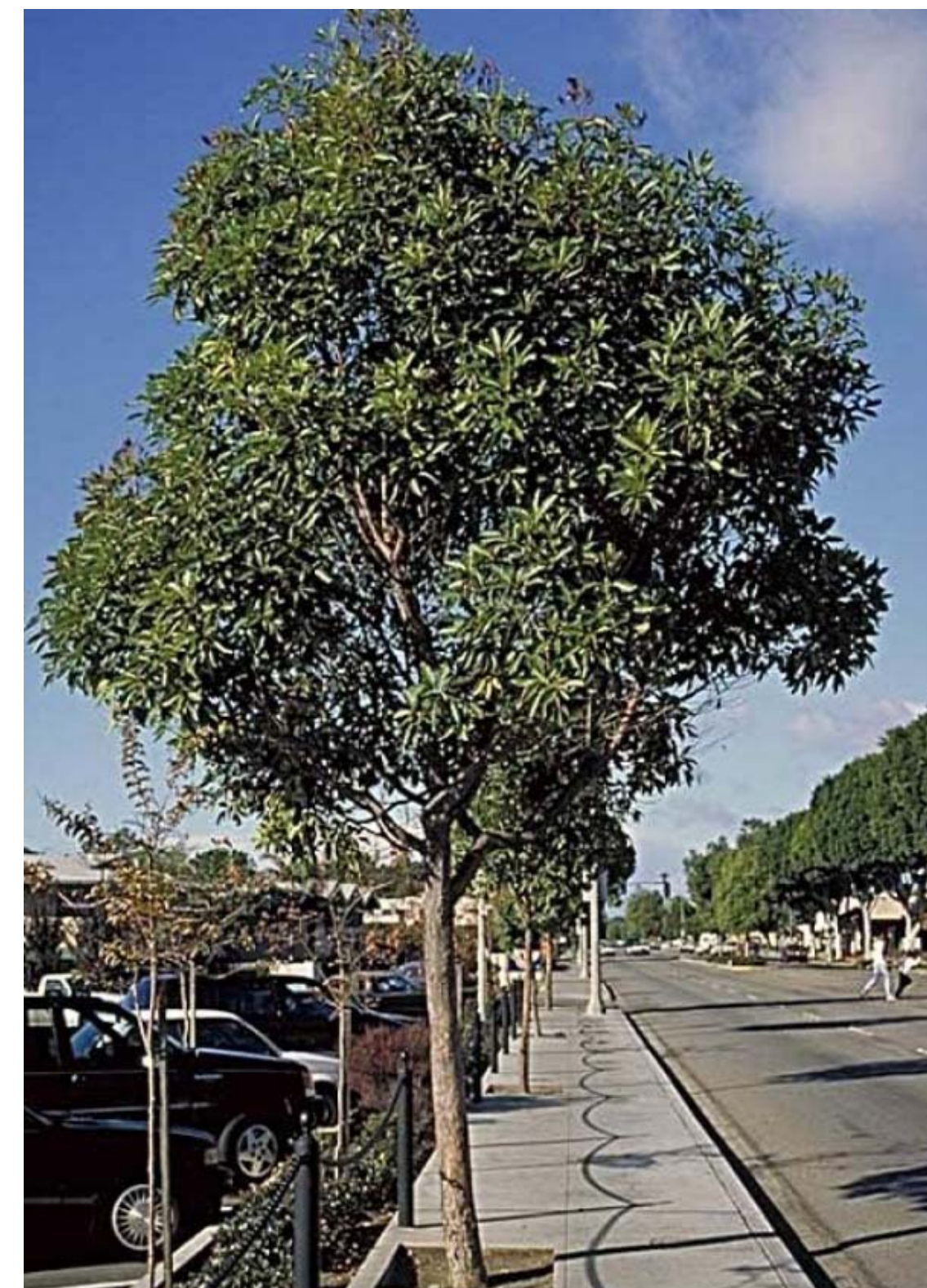
Eastern Redbud - *Cercis canadensis* 'Forest Pansy'



Freeman Maple - *Acer x Freemania*



Fruitless Olive - *Olea europaea* 'Swan Hill'



Brisbane Box - *Lophostemon conferta*



Marina Strawberry Tree - *Arbutus* 'Marina'



Red Crape Myrtle - *Lagerstroemia indica* 'Cherokee'



REVISIONS



TREE PHOTOS

JOB NO. 201432 SHEET
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 DATE 5.19.15 **L-1.1**

PLANT EXAMPLES

Shrubs and Perennials



Blue Oat Grass -
Helictotrichon sempervirens



Variegated Pittosporum -
Pittosporum 'Marjorie Channon'



White Groundcover Rose - *Rosa 'Flower Carpet White'*



Pennestum sectaceum 'Rubrum'
Purple Fountain Grass



Amazing Red Flax -
Phormium 'Amazing Red'



Miscanthus sinensis 'Zebrinus'
Zebra Grass



Provence Lavender -
Lavandula 'Provence'



Japanese Fringe Flower-
Loropetalum chinense



Gold Breath of Heaven - *Coleonema pulchrum 'Gold Sunset'*



Diets vegeta
Fortnight Lily



Huechera sanguineum
Coral Bells



Euphorbia characias
Mediterranean Spurge



Australian Fuchsia - *Correa 'Ivory Bells'*



Dwarf Abelia - *Abelia x grandiflora 'Confetti'*



Manzanita - *Arctostaphylos 'Pacific Mist'*



Ficus pumila
Creeping Fig



Santa Barbara Sedge -
Carex barberae



Bougainvillea 'San Diego Red'
Red Bougainvillea



Festuca ovina glauca
Blue Fescue



Abelia grandiflora
Glossy Abelia



Alyogyne huegellii 'Santa Cruz'
Blue Hibiscus



Bacopa 'Giant Snowflake'
White Flowering Bacopa



Angiozanthus hybrids
Kangaroo Paws



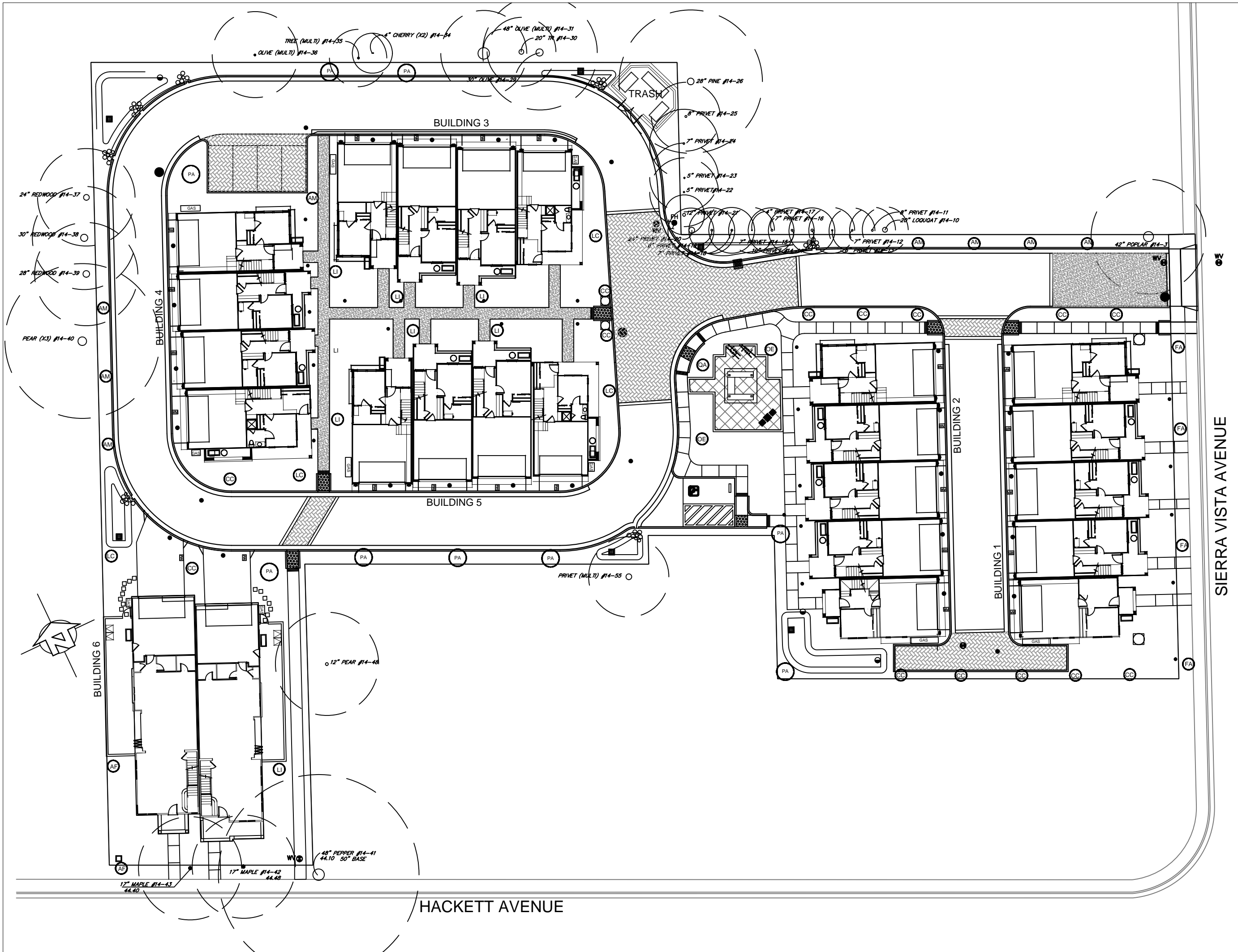
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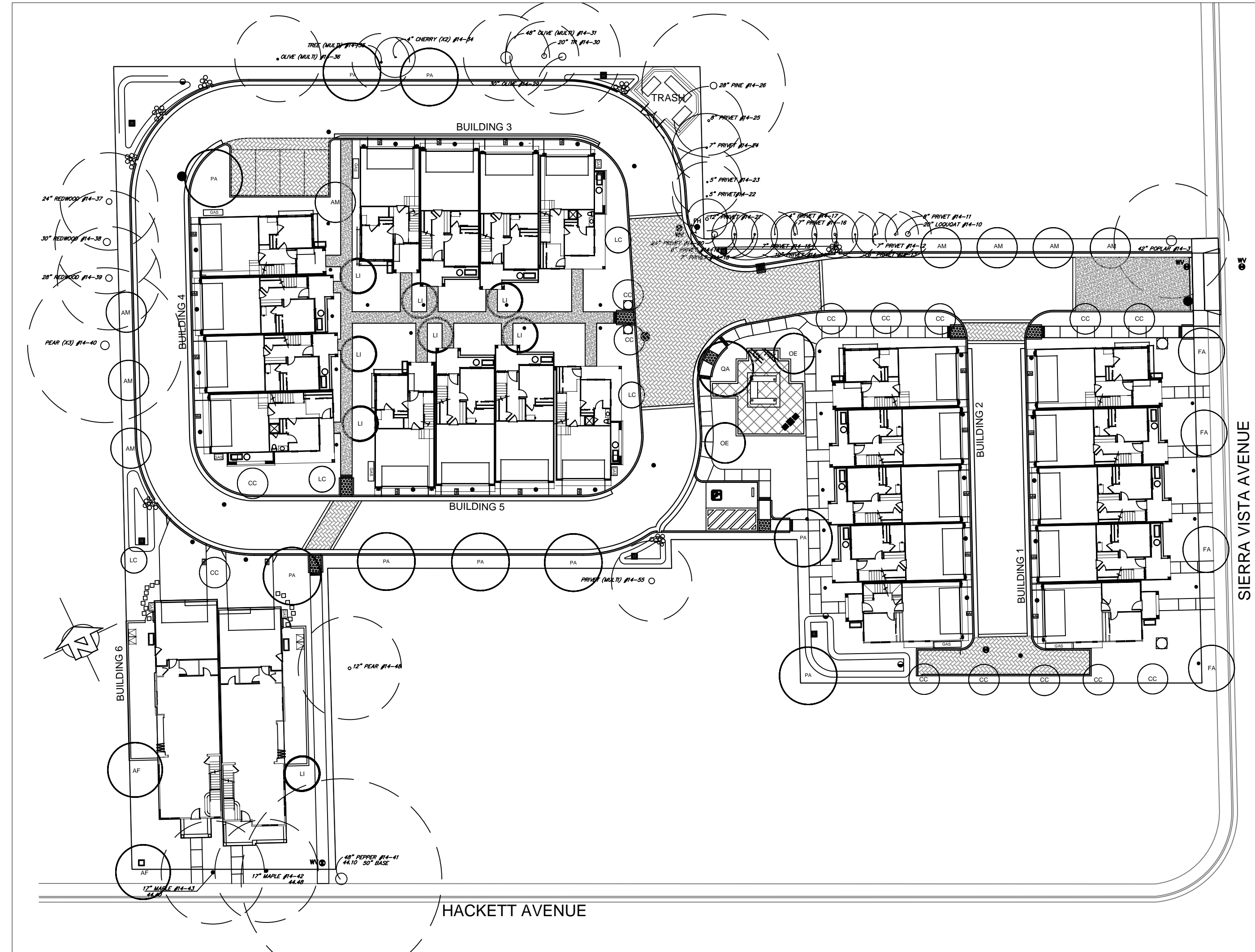
PLANT PHOTOS

JOB NO. 201432 SHEET
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DATE 5.19.15 **L-1.2**

1968 HACKETT
 MOUNTAIN VIEW



approximate tree canopy at time of planting
 scale: 1" = 30' - 0"



approximate tree canopy after 5 year growth period
 scale: 1" = 30' - 0"

SIERRA VISTA TREE GROWTH PROJECTIONS

Alias	Scientific Name	Common Name	Container Size	Growth Rate *	Initial Size at Planting ** H x W	5 Year Growth H x W	10 Year Growth H x W	Growth at Maturity *** H x W
AF	Acer x freemaniana (along Hackett)	Freeman Maple	36"-Box	Fast	9-11' x 3-4'	20' x 19'	34' x 30'	45' x 35'
AM	Arbutus 'Marina'	Marina Strawberry Tree	24"-Box	Moderate	9-10' x 3-4'	20' x 14'	30' x 24'	40' x 32'
CC	Cercis canadensis 'Forrest Pansy'	Eastern Redbud	24"-Box	Fast	8-9' x 4-5'	12' x 10'	18' x 16'	25' x 25'
FA	Fraxinus americana (along Sierra Vista)	White Ash	24"-Box	Fast	9-11' x 3-4'	20' x 16'	36' x 26'	45' x 30'
LC	Lophostemon conferta	Brisbane Box	24"-Box	Fast	9-11' x 4-5'	20' x 9'	30' x 20'	40' x 25'
LI	Lagerstroemia indica 'Cherokee'	Red Crape Myrtle	24"-Box	Moderate	9-11' x 3-4'	14' x 12'	16' x 16'	20' x 20'
OE	Olea europea 'Swan Hill'	Fruitless Olive Tree	24"-Box	Moderate	5-6' x 3-4'	14' x 12'	20' x 22'	30' x 30'
PA	Platanus x acerifolia 'Columbia'	Columbia Sycamore	36"-Box	Fast	13-15' x 4-6'	28' x 20'	42' x 35'	40-80' x 30-40'

* source: Valley Crest Tree Company Wholesale Catalog specifications (slow = <1' per year; moderate = 1-2' per year; fast = 2-5' per year)
 ** source: Valley Crest Tree Company Wholesale Catalog specifications
 *** source: 'Sunset Western Garden Book' and 'Plants and Landscapes for Summer-Dry Climates (EBMUD)'

SIERRA VISTA TREE CANOPY COVERAGE

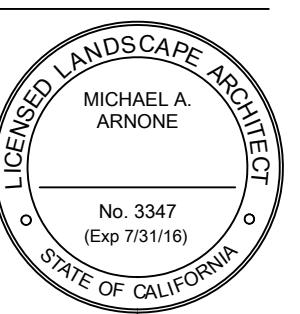
square footage of existing tree canopy (all trees) *	project area square footage	% of existing tree canopy (all trees)
22,590	69,068 (1.58 Acres)	32.70%
square footage of existing trees to remain *	project area square footage	% of existing tree canopy to remain
6,343	69,068 (1.58 Acres)	9.18%
square footage of tree canopy @ time of planting	project area square footage	% of tree canopy at time of planting
7,585	69,068 (1.58 Acres)	10.98%
square footage of tree canopy @ 5 years	project area square footage	% of tree canopy at 5 year growth
13,025	69,068 (1.58 Acres)	18.86%
square footage of tree canopy @ 10 years	project area square footage	% of tree canopy at 10 year growth
22,007	69,068 (1.58 Acres)	31.86%
square footage of tree canopy @ maturity	project area square footage	% of tree canopy at maturity
29,285	69,068 (1.58 Acres)	42.40%

* see sheet T-1.0 for approximate diameter of all existing tree canopies

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TREE GROWTH
 PROJECTIONS

DAY ONE AND YEAR FIVE

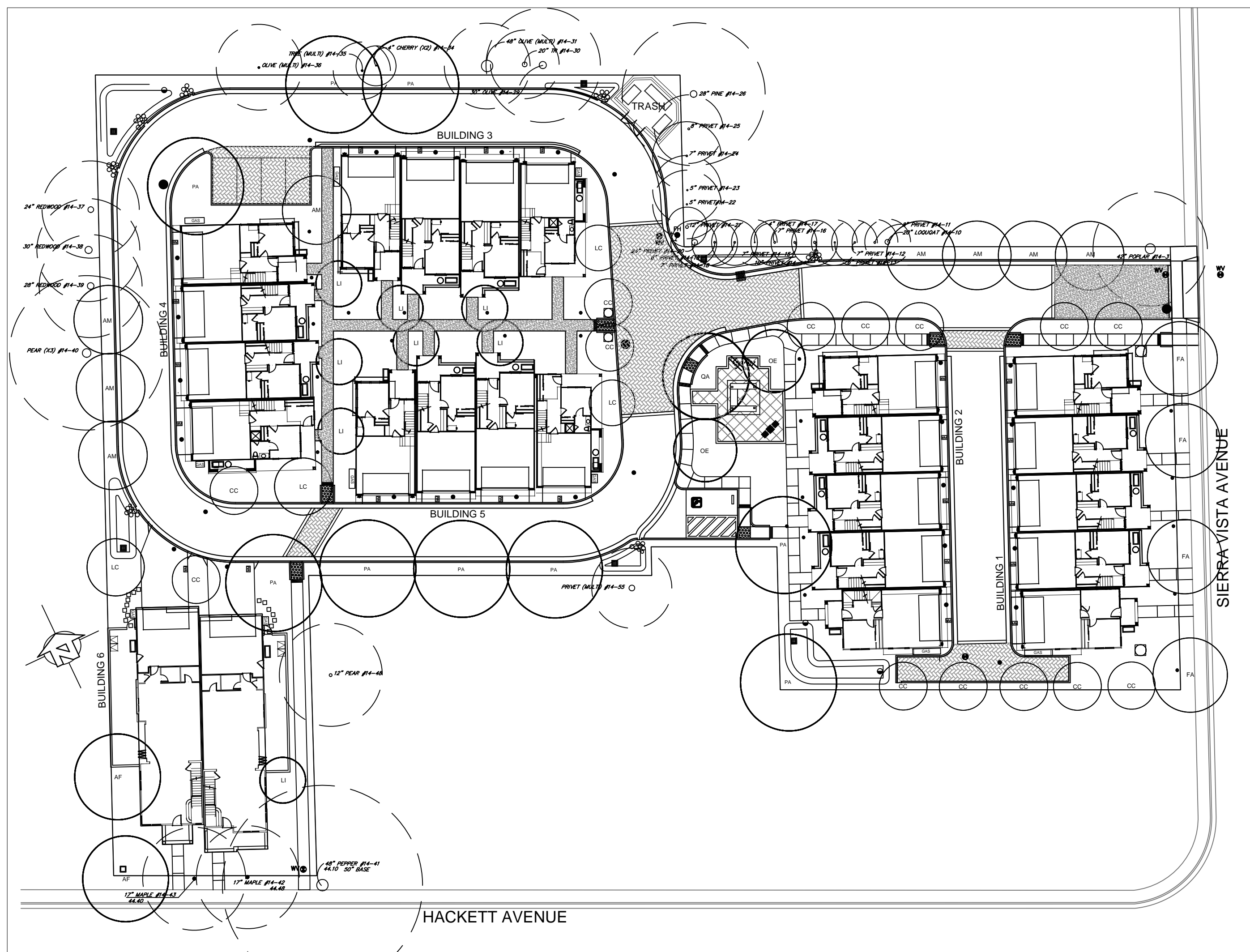
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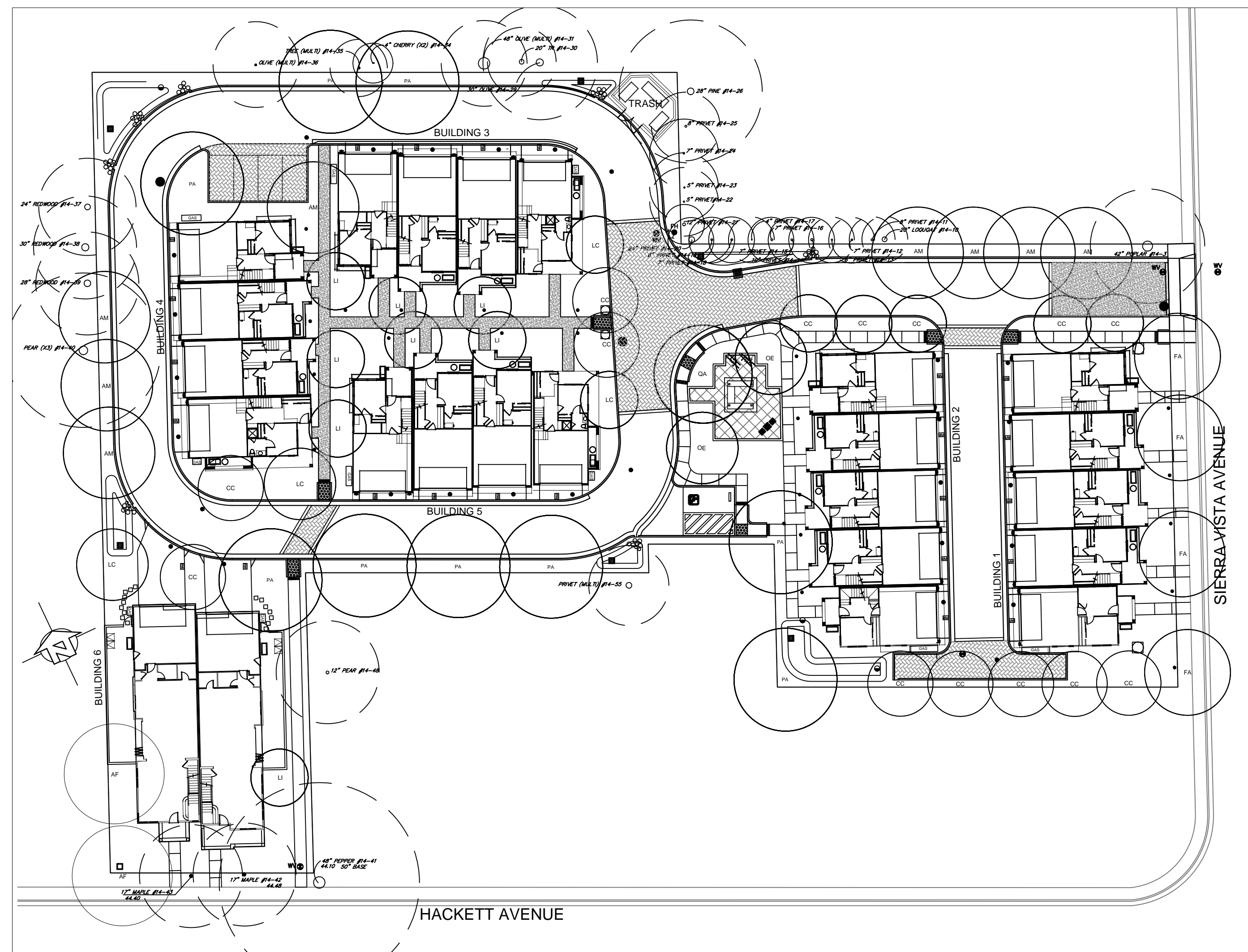
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DATE 6.1.15 L-1.3

1968 HACKETT
 MOUNTAIN VIEW



approximate tree canopy after 10 year growth period
 scale: 1" = 30' - 0"



approximate tree canopy at maturity
 scale: 1" = 30' - 0"

SIERRA VISTA TREE GROWTH PROJECTIONS

Alias	Scientific Name	Common Name	Container Size	Growth Rate *	Initial Size at Planting **	5 Year Growth	10 Year Growth	Growth at Maturity **
					H x W	H x W	H x W	H x W
AF	Acer x freemaniana (along Hackett)	Freeman Maple	36"-Box	Fast	9-11' x 3-4'	20' x 19'	34' x 30'	45' x 35'
AM	Arbutus 'Marina'	Marina Strawberry Tree	24"-Box	Moderate	9-10' x 3-4'	20' x 14'	30' x 24'	40' x 32'
CC	Cercis canadensis 'Forrest Pansy'	Eastern Redbud	24"-Box	Fast	8-9' x 4-5'	12' x 10'	18' x 16'	25' x 25'
FA	Fraxinus americana (along Sierra Vista)	White Ash	24"-Box	Fast	9-11' x 3-4'	20' x 16'	36' x 26'	45' x 30'
LC	Lophostemon conferta	Brisbane Box	24"-Box	Fast	9-11' x 4-5'	20' x 9'	30' x 20'	40' x 25'
LI	Lagerstroemia indica 'Cherokee'	Red Crape Myrtle	24"-Box	Moderate	9-11' x 3-4'	14' x 12'	16' x 16'	20' x 20'
OE	Olea europea 'Swan Hill'	Fruitless Olive Tree	24"-Box	Moderate	5-6' x 3-4'	14' x 12'	20' x 22'	30' x 30'
PA	Platanus x acerifolia 'Columbia'	Columbia Sycamore	36"-Box	Fast	13-15' x 4-6'	28' x 20'	42' x 35'	40-80' x 30-40'

* source: Valley Crest Tree Company Wholesale Catalog specifications (slow = <1' per year; moderate = 1-2' per year; fast = 2-5' per year)
 ** source: Valley Crest Tree Company Wholesale Catalog specifications
 *** source: 'Sunset Western Garden Book' and 'Plants and Landscapes for Summer-Dry Climates (EBMUD)'

SIERRA VISTA TREE CANOPY COVERAGE

square footage of existing tree canopy (all trees) *	project area square footage	% of existing tree canopy (all trees)
22,590	69,068 (1.58 Acres)	32.70%
square footage of existing trees to remain *	project area square footage	% of existing tree canopy to remain
6,343	69,068 (1.58 Acres)	9.18%
square footage of tree canopy @ time of planting	project area square footage	% of tree canopy at time of planting
7,585	69,068 (1.58 Acres)	10.98%
square footage of tree canopy @ 5 years	project area square footage	% of tree canopy at 5 year growth
13,025	69,068 (1.58 Acres)	18.86%
square footage of tree canopy @ 10 years	project area square footage	% of tree canopy at 10 year growth
22,007	69,068 (1.58 Acres)	31.86%
square footage of tree canopy @ maturity	project area square footage	% of tree canopy at maturity
29,285	69,068 (1.58 Acres)	42.40%

* see sheet T-1.0 for approximate diameter of all existing tree canopies

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REVISIONS



TREE GROWTH
 PROJECTIONS

YEAR FIVE AND MATURITY

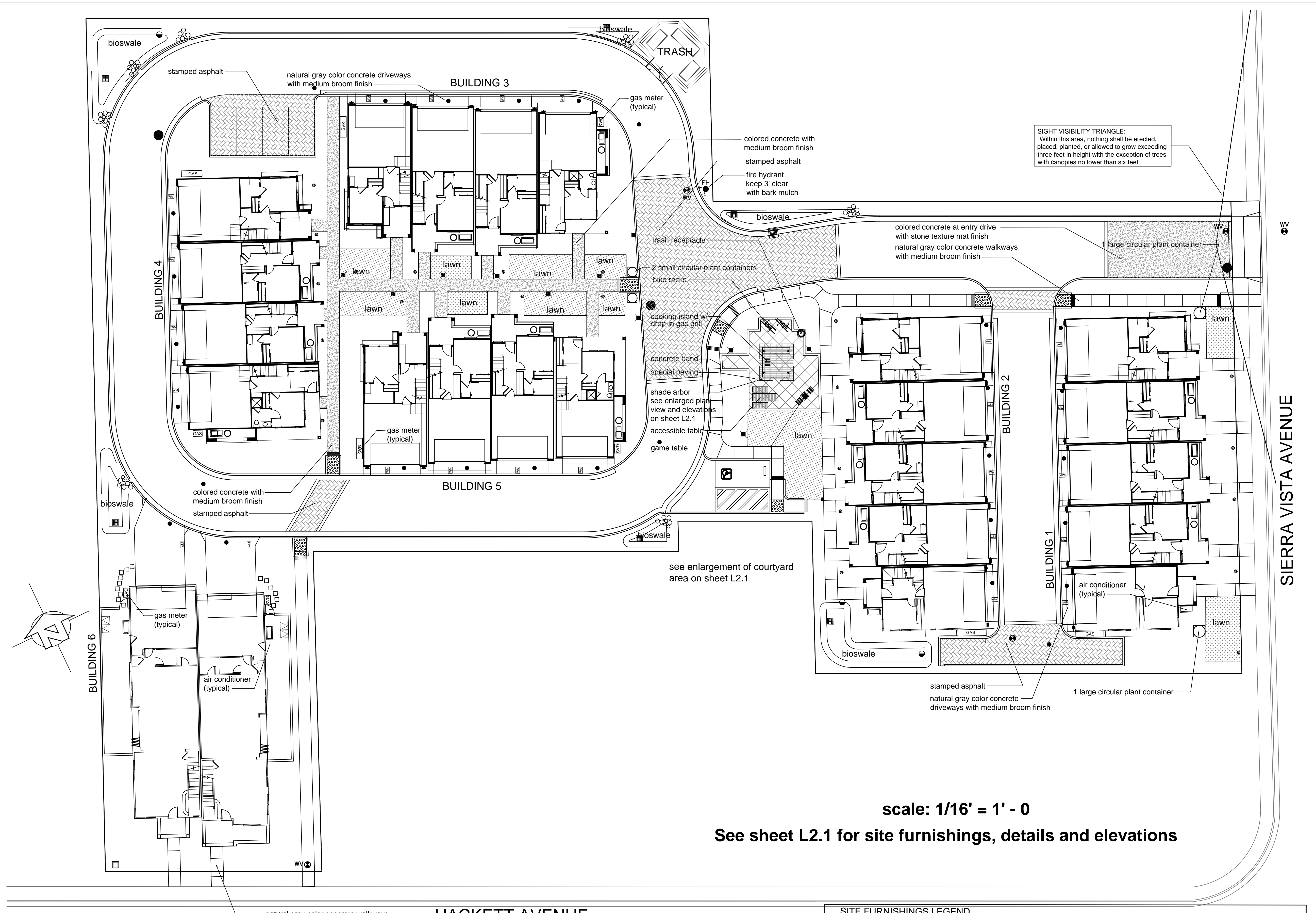
JOB NO. 201432 SHEET

DRAWN MA

CHECK JC/MA

DATE 6.1.15 L-1.4

1968 HACKETT
 MOUNTAIN VIEW



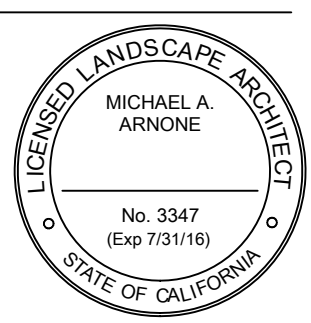
scale: 1/16" = 1' - 0"

See sheet L2.1 for site furnishings, details and elevations

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REVISIONS



HARDSCAPE PLAN

JOB NO. 201432 SHEET
 DRAWN MA
 CHECK JC/MA
 DATE 5.19.15 L-2.0

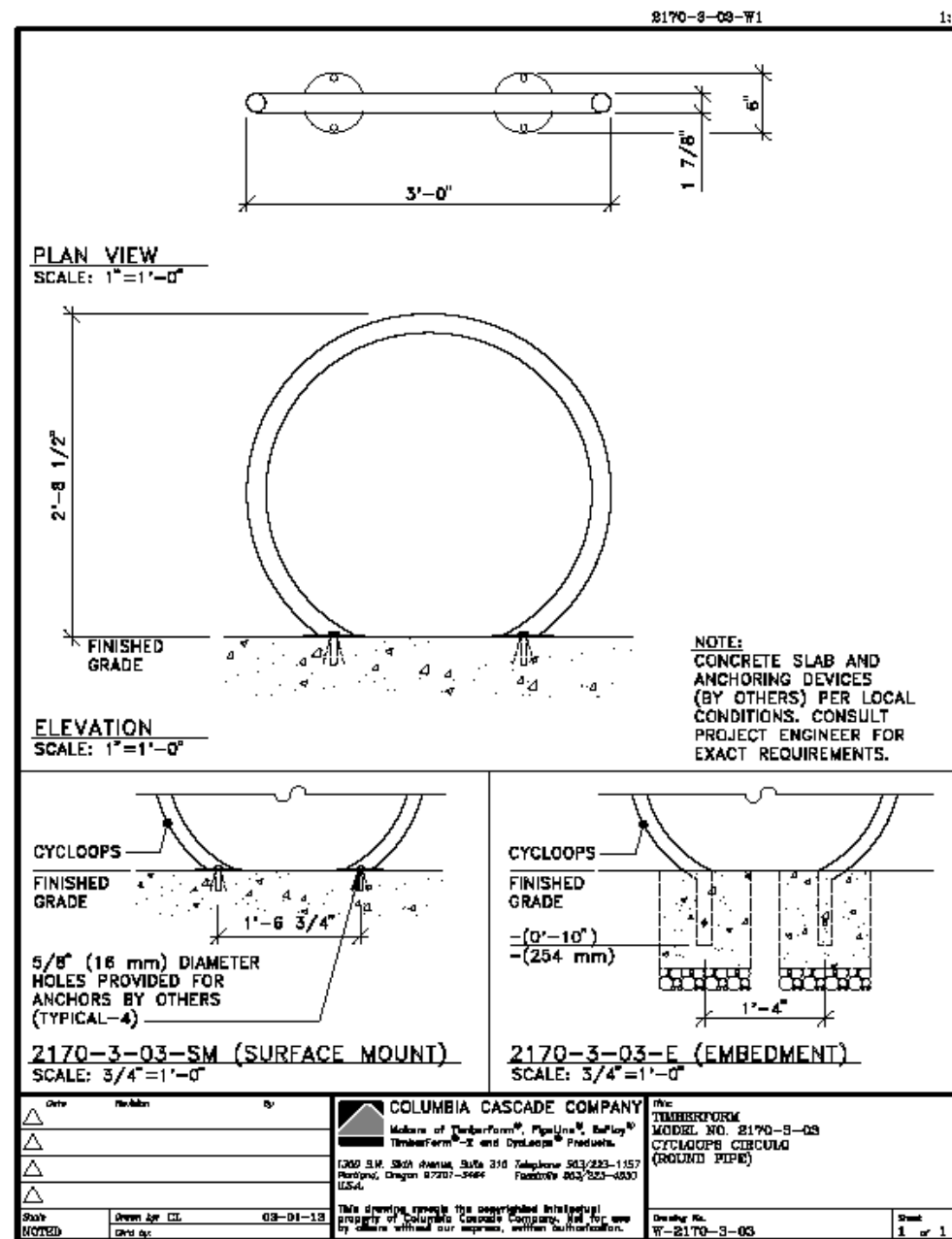
KEY	MANUFACTURER	DESCRIPTION	MODEL #	FINISH	WATTAGE	VOLTAGE	QUANTITY
■	Philips Hadco	30" high LED Bollard along walkways w/ Bronze finish	DB30 H A0 12L E	Bronze	12L 12.5W LED	120	11
■	Philips Hadco	Recessed LED wall light in Bronze Finish w/ amber glass lens for planter and seat wall	RSC2 H K5 D5 W E LED w/ warm lens	Bronze	D5 (5) 1 W LEDs	120	6

For more information on Philips Hadco Lighting go to www.hadco.com or contact sales representative Associated Lighting Reps., Inc. @ 510.638.3800

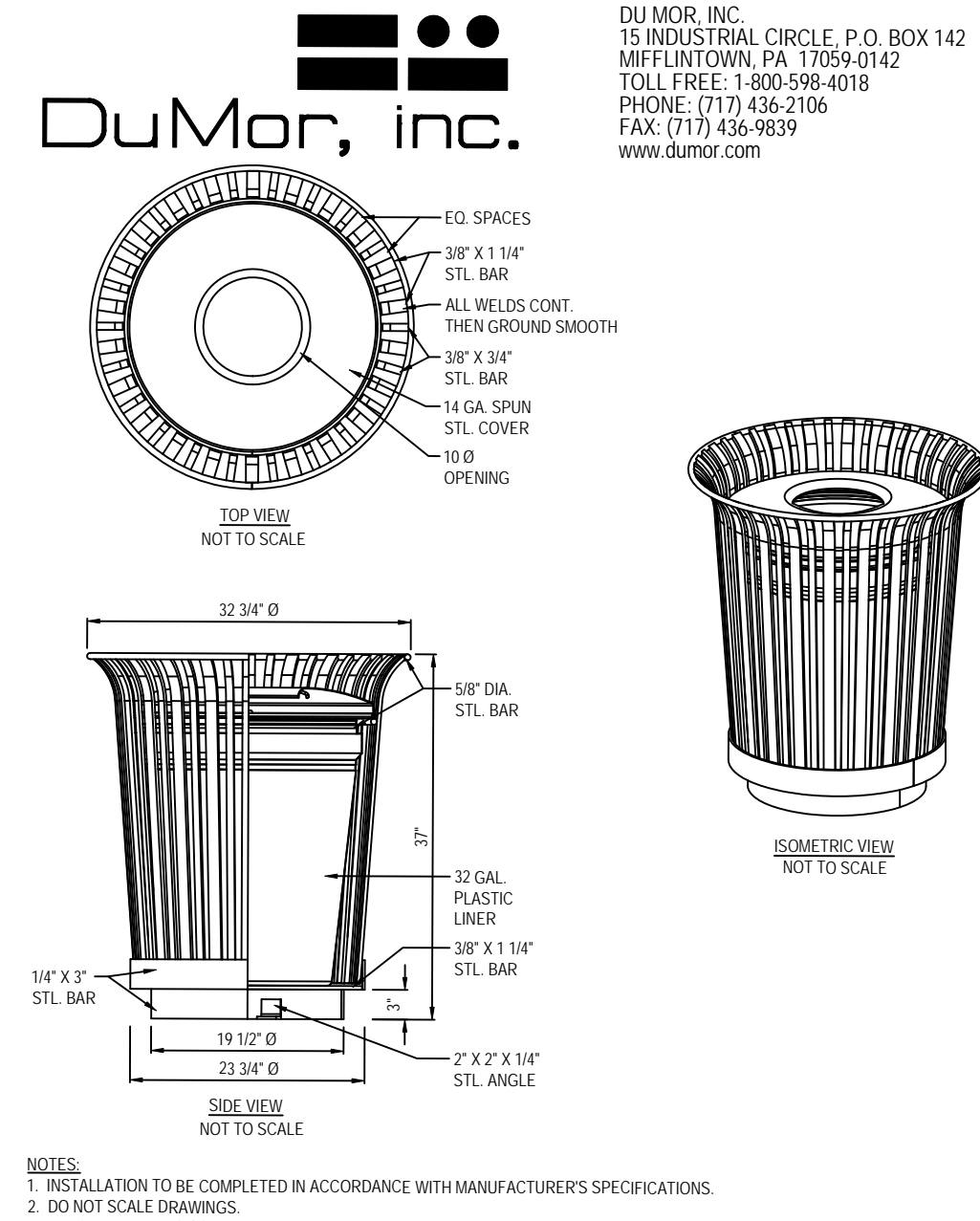
See Giacalone Design plans for overhead lighting specifications

SYMBOL	LOCATION	DESCRIPTION	COLOR	FINISH/PATTERN
[Symbol]	SPECIAL PAVING FOR SECTIONS OF INTERIOR DRIVEWAY	STAMPED ASPHALT	TO BE SELECTED	COBBLESTONE OR BRICK STAMP
[Symbol]	COMMON OPEN SPACE AREA	CONCRETE WITH 45 DEGREE 3' SCORED GRID	NATURAL GRAY	DISTRESSED SAND FINISH
[Symbol]	DRIVEWAYS TO HOMES AND WALKWAYS OUTSIDE PASEO	CONCRETE	NATURAL GRAY	MEDIUM BROOM FINISH
[Symbol]	INTERIOR PASEO WALKWAYS	COLORLED CONCRETE	TO BE SELECTED	MEDIUM BROOM FINISH

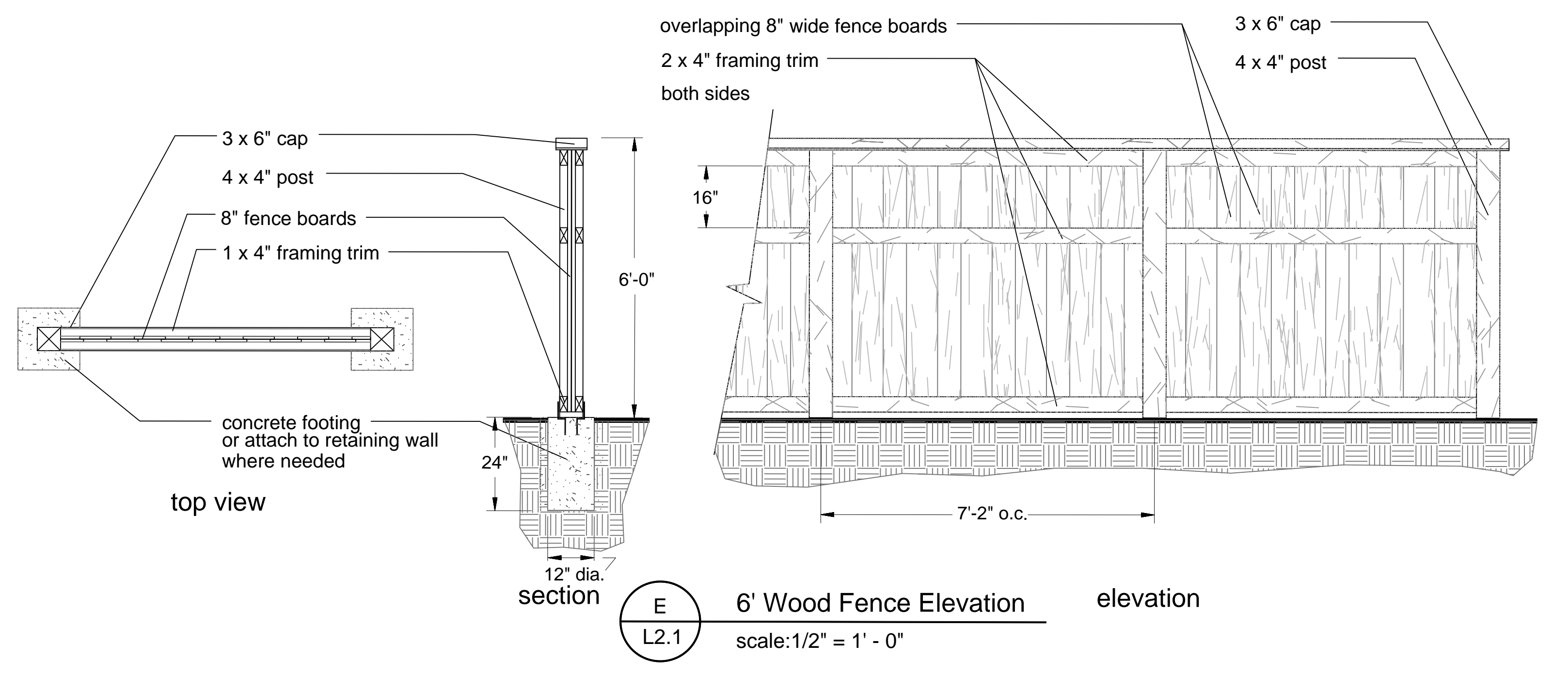
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL#	SIZE	COLOR	FINISH/MATERIAL	QUANTITY	COMMENTS	CONTACT #
[Symbol]	trash receptacle	DuMor, Inc.	RECEPTACLE 107	22 gal.	BRONZE	STEEL	1	see cuts and photos on sheet L-2.1	Ross Recreation Casey Hilbert 831.689.9110
[Symbol]	BBO grill drop in TBS	---	TBS	---	---	---	1	---	---
[Symbol]	picnic table	DuMor, Inc.	100-68-1pt	66" x 95" x 30"	GRAY SLATS	STEEL & RECYCLED PLASTIC	1	see cuts and photos on sheet L-2.1	---
[Symbol]	game table w/ two chairs	DuMor, Inc.	78 - 32-PL	two chairs	CEDAR	ALUMINUM w/ RECYCLED PLASTIC SLATS	1	see cuts and photos on sheet L-2.1	---
[Symbol]	plant containers	International Art Products	#094 CP Donovan Planter	48" dia. (top) x 13" high 32" dia. (top) x 13" high	COPPER	FIBERGLASS & METAL	2	---	1.8 p. www.iapsf.com 510.536.4886 Oakland, CA
[Symbol]	surface mount bike rack	Columbia Cascade Co.	2170-3-03-SM CYCLOOPS CIRCULO	3'-0" long x 2'-8" high	OCEAN TEAL	HOT DIPPED GALVANIZED	2	---	www.columbiacascade.com 503.223.1157 Portland, Oregon
[Symbol]	shade arbor	T B D	T B D	T B D	T B D	T B D	1	---	---



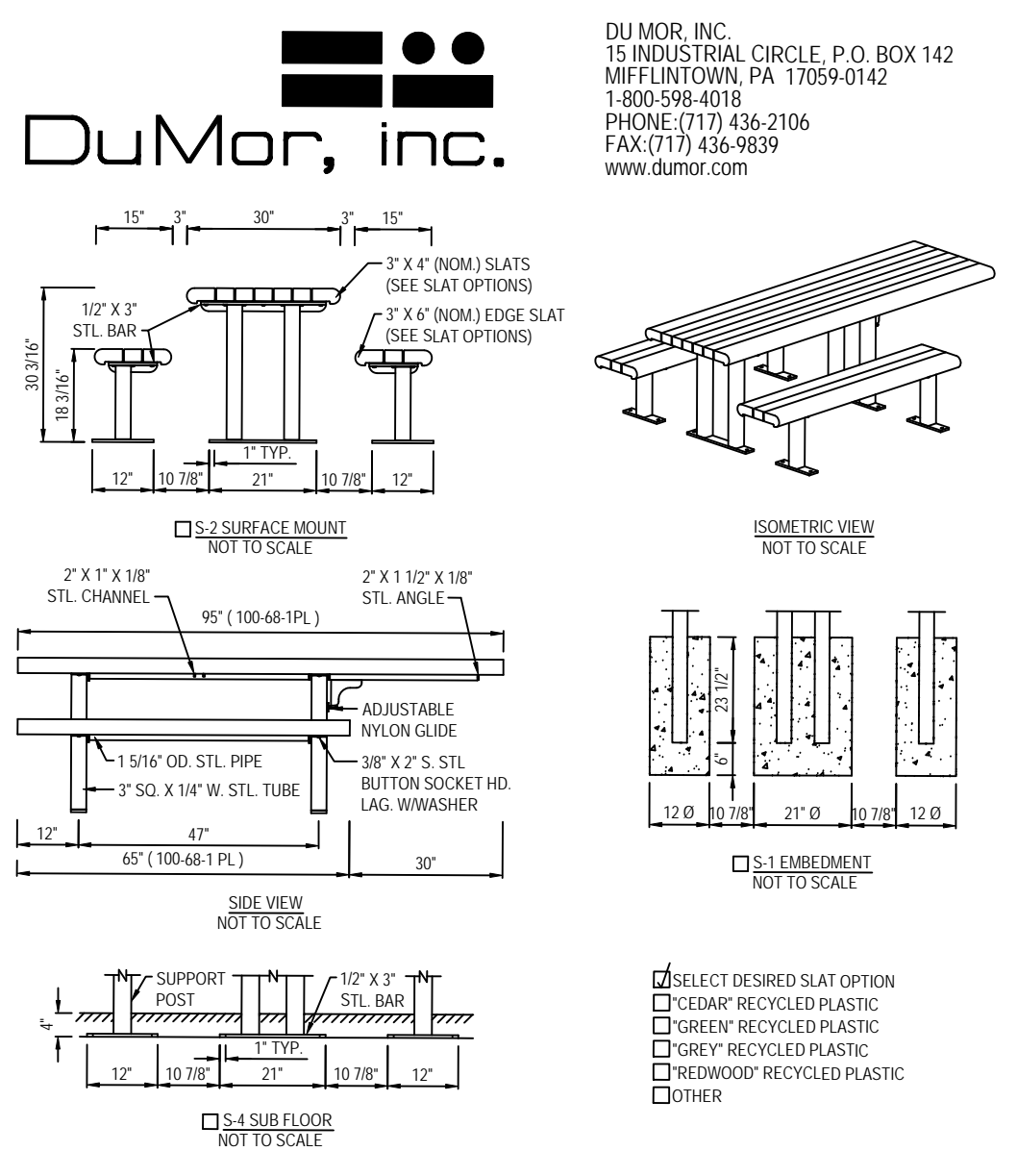
A bike loop
L2.1 not to scale



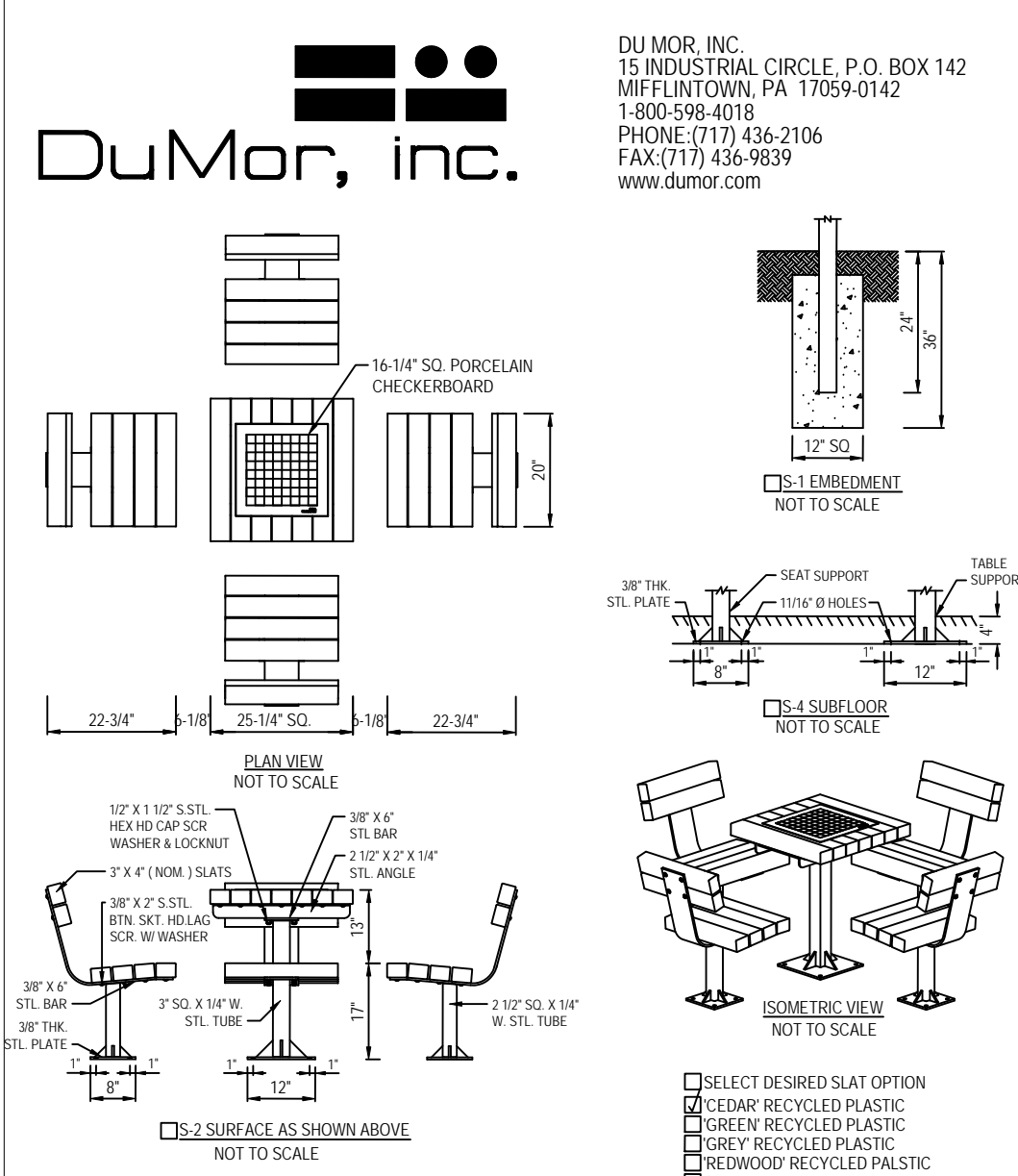
B 107-32-FTO INDOOR/OUTDOOR STEEL RECEPTACLE
L2.1 NOT TO SCALE



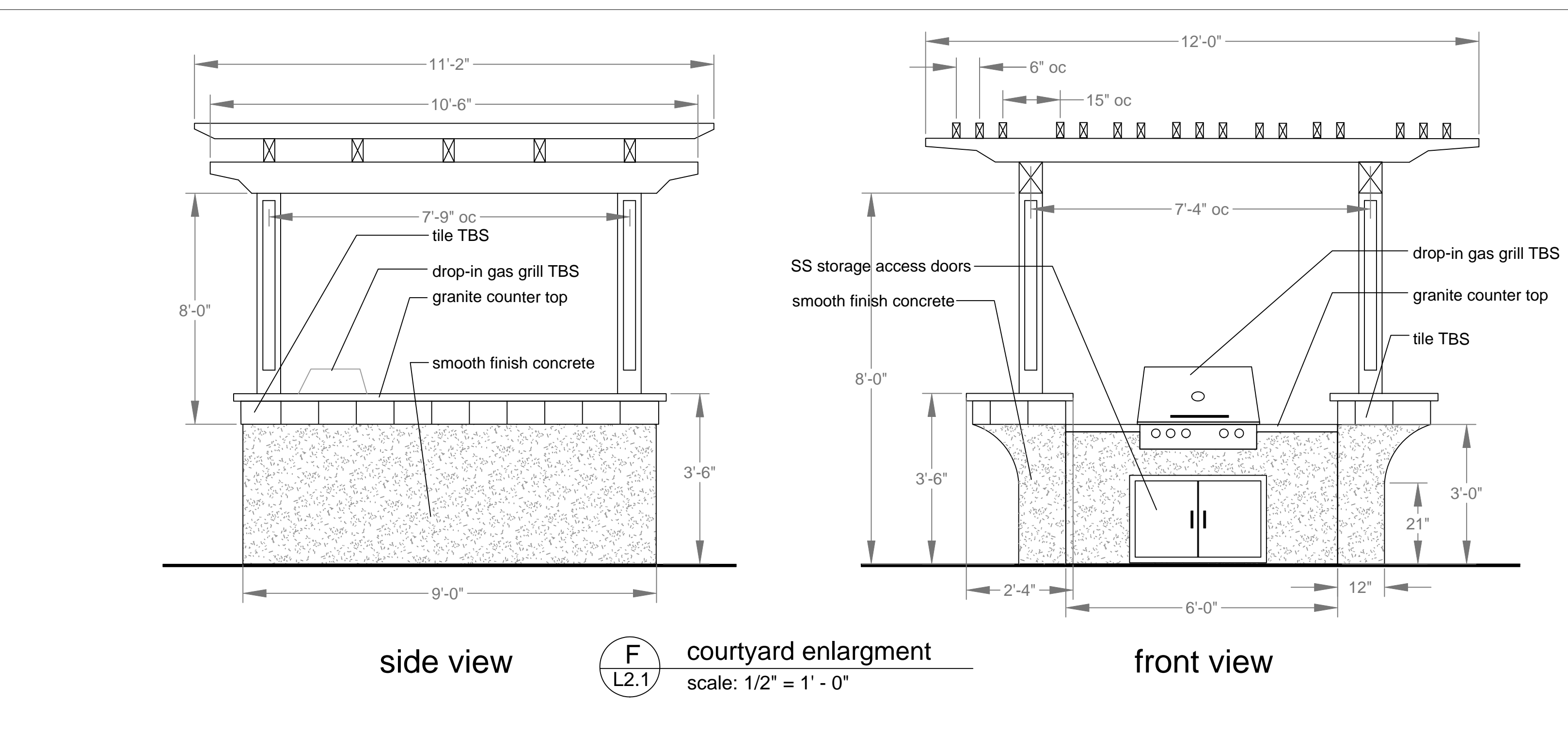
E 6' Wood Fence Elevation
L2.1 scale: 1/2" = 1' - 0"



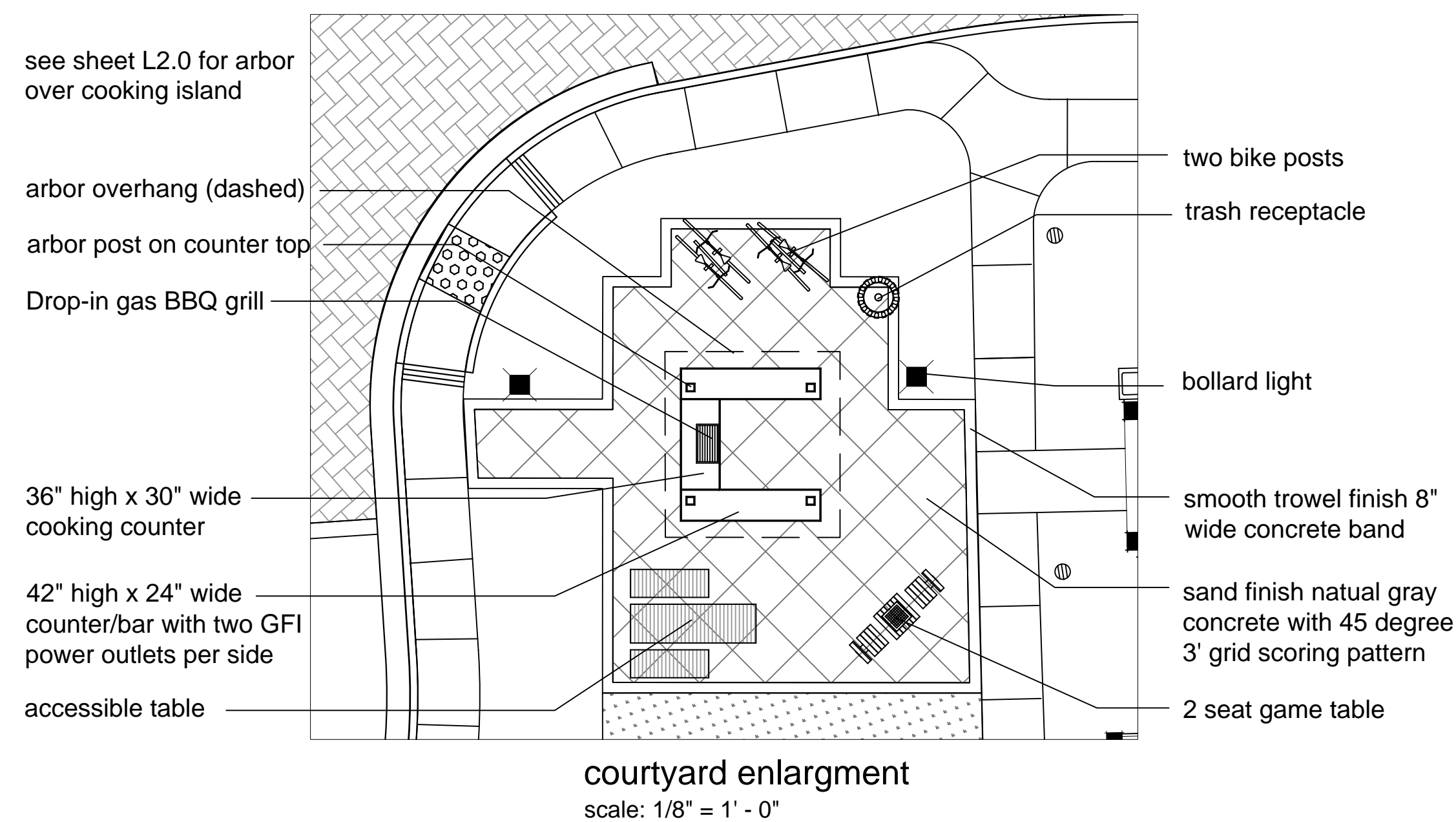
C 100-68-1PL RECYCLED PLASTIC PICNIC TABLE
L2.1 NOT TO SCALE



D 78-34PL PLASTIC GAME TABLE
L2.1 NOT TO SCALE



F courtyard enlargement
L2.1 scale: 1/2" = 1' - 0"



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REVISIONS

Michael Arnone
LICENSED LANDSCAPE ARCHITECT
No. 3347
(Exp. 7/31/18)
STATE OF CALIFORNIA

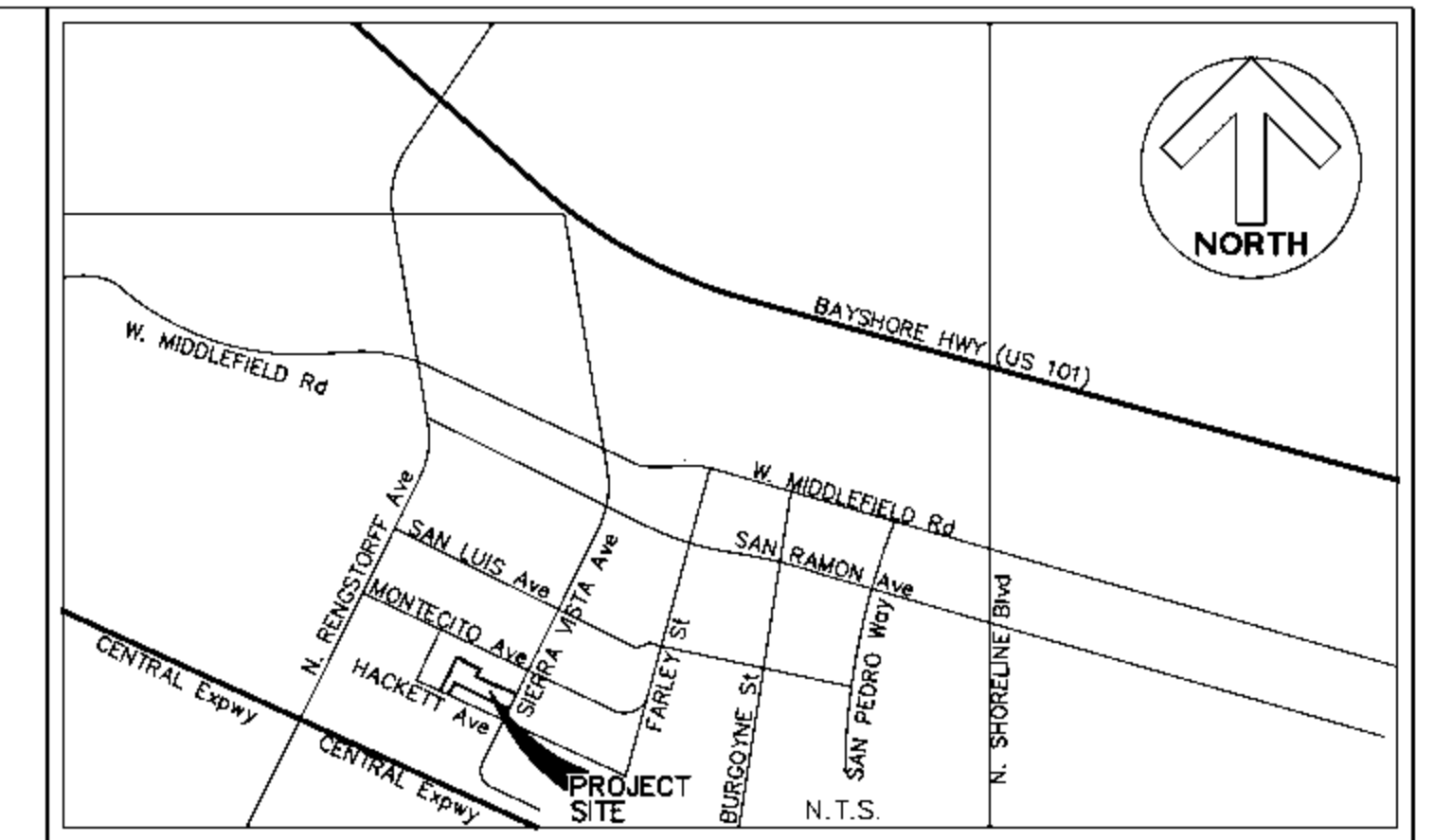
HARDSCAPE DETAILS & ELEVATIONS

JOB NO. 201432 SHEET
DRAWN MA
CHECK JC/MA
DATE 5.19.15 **L-2.1**

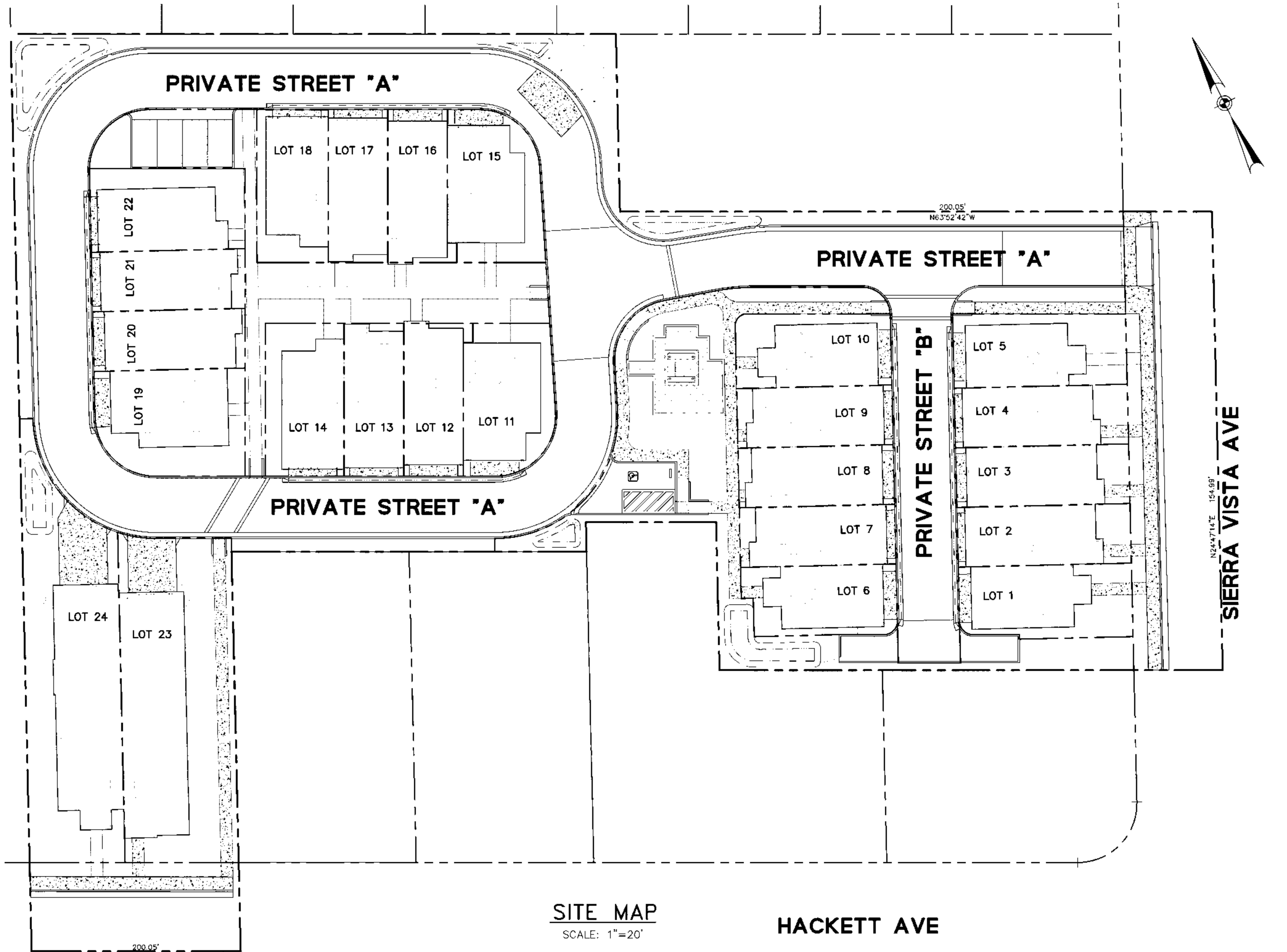
SITE DEVELOPMENT PLANS AND VESTING TENTATIVE MAP

1968 HACKETT AVENUE

CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA



VICINITY MAP



SITE MAP
SCALE: 1"=20'

HACKETT AVE

RESIDENTIAL PROJECT DATA TABLE

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/PERMITTED
GENERAL PLAN CATEGORY		MEDIUM DENSITY RESIDENTIAL	
ZONING	R3	R3	N/A
LOT AREA (sq.ft.)	67,908	67,908	N/A
LOT WIDTH (ft.)	70-380	70-380	N/A
UNITS			
GROSS FLOOR AREA (sq.ft.)*	23,050	55,432	N/A
NO. OF UNITS	21	24	N/A
DENSITY (Units/Acre)	8.3	18.4	N/A
NO. OF BEDROOMS/UNIT	0-2	2-4	N/A
UNIT SIZES (sq.ft.)	1,453-4,834	1,583-2,699	N/A
BUILDINGS			
LOT COVERAGE			35% MAX
FLOOR AREA RATIO (FAR)	33.9%	32.0%	0.90 MAX
NO. OF BUILDINGS ON-SITE	12	9	N/A
DISTANCE BETWEEN BUILDINGS (H.)	9-46	15-38.2	N/A
HEIGHT (ft.) (FROM SLAB)	12±	37.7	45
SETBACKS (BLDG)			
FRONT (FACING HACKETT AVE)	12' MIN	15' MIN	15' MIN
LEFT SIDE (ADJACENT APARTMENTS)	10' MIN	10' MIN (1st/2nd FLR) 15' MIN (3rd FLR)	10' MIN (1st/2nd FLR) 15' MIN (3rd FLR)
RIGHT SIDE (FACING SIERRA VISTA AVE)	15' MIN	15' MIN	15' MIN
REAR (SINGLE FAMILY RESIDENTIAL)	10' MIN	15' MIN	15' MIN
OPEN SPACE			
OPEN SPACE (sq.ft.) (35% LANDSCAPE)	4,800	23,026	23,768 (35% MIN)
OPEN SPACE (sq.ft./unit)	N/A	1,128	N/A
PRIVATE OPEN SPACE (sq.ft.)	15,900	3,653	2,400
PRIVATE OPEN SPACE (sq.ft./unit)	N/A	152	100
COMMON OPEN SPACE (sq.ft.)	6,930	2,441	2,400 (MIN 20' DIM)
PAVEMENT COVERAGE	19,725	19,481	N/A
PARKING			
TOTAL NO. OF PARKING SPACES	N/A	55	55 MIN
NO. OF ON-SITE GUEST (0.5 PER UNIT)	N/A	7	7 MIN
TOTAL NO. OF RESIDENTS SPACES	N/A	48	48 MIN
NO. OF RESIDENTS COVERED SPACES	N/A	48	36 MIN
NO. OF RESIDENTS UNCOVERED SPACES	N/A	0	N/A
TANDEM PARKING	N/A	0	N/A
STORMWATER CALCULATIONS			
IMPERVIOUS AREA (sq.ft.)	38,630 SQ. FT 0.89± ACRES	46,585 SQ. FT 1.07± ACRES	N/A

RESIDENTIAL PROJECT DATA TABLE NOTE:
*INCLUDES LIVABLE AREA, GARAGE, END PORCHES AND DECKS.

CIVIL SHEET INDEX

- C-0.0 TITLE SHEET
- C-1.0 EXISTING CONDITIONS & TREE REMOVAL
- C-2.0 PRELIMINARY SITE PLAN
- C-3.0 VESTING TENTATIVE MAP
- C-4.0 PRELIMINARY GRADING & DRAINAGE PLAN
- C-5.0 PRELIMINARY UTILITY PLAN
- C-6.0-6.1 PRELIMINARY STORMWATER MANAGEMENT PLAN

BENCHMARK:

ELEV 41.81 (NAVD 1988, CITY OF MOUNTAIN VIEW, NO. 111-57), BRONZE DISC SET IN TOP OF CURB AT THE SOUTHWEST QUADRANT OF SIERRA VISTA AVENUE AND MONTECITO AVENUE INTERSECTION.

SIERRA & HACKETT IN MOUNTAIN VIEW



TITLE SHEET



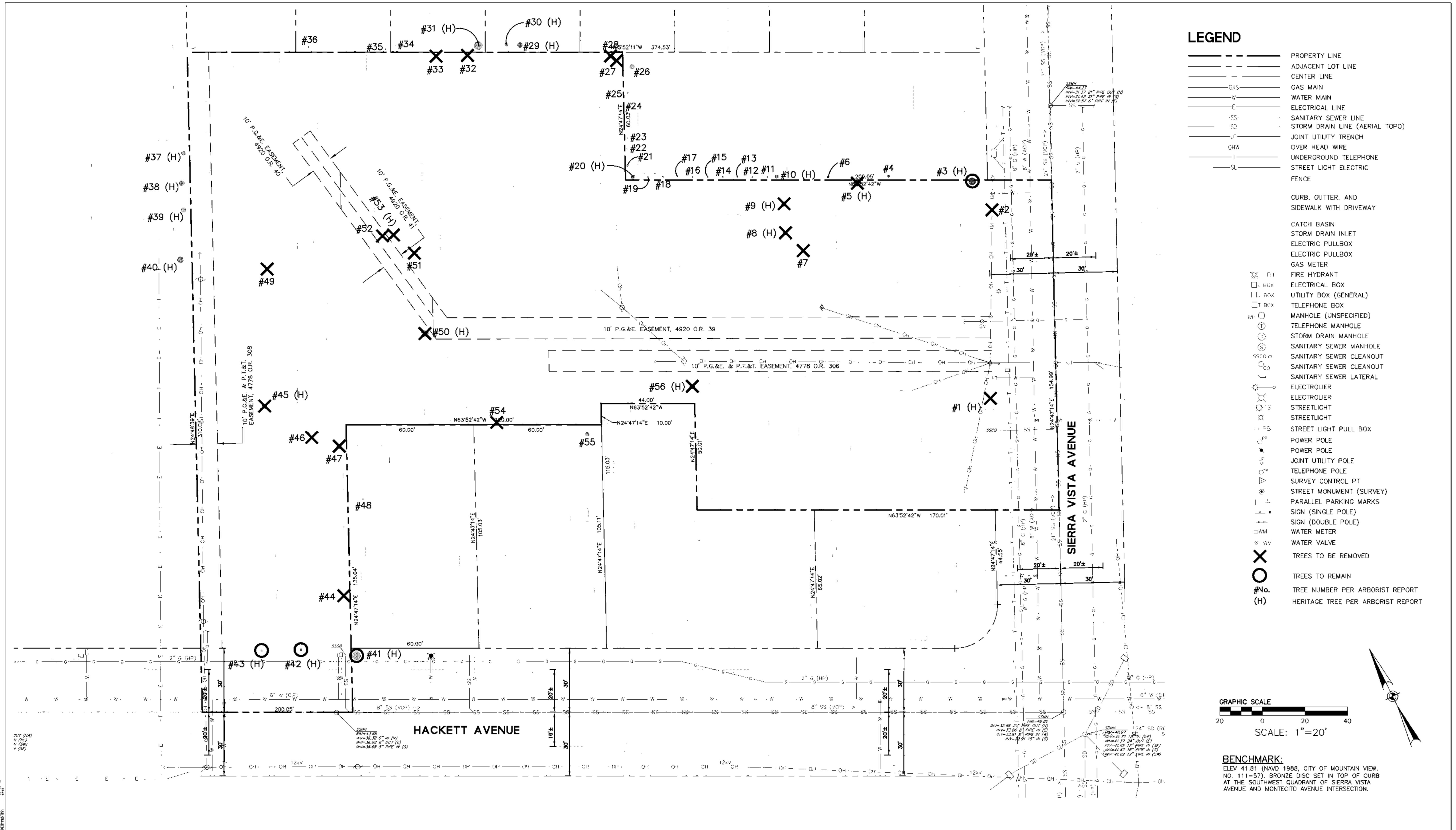
APRIL 22, 2015

BKF Project No.: 20146132-10

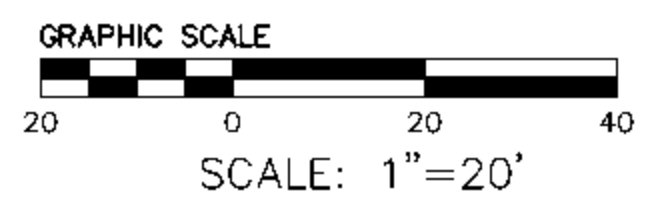
1650 Technology Drive, Ste. 650
San Jose, CA 95110
408.467.9100 408.467.9199



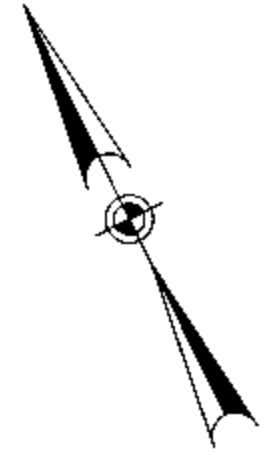
C-0.0



- LEGEND**
- PROPERTY LINE
 - - - ADJACENT LOT LINE
 - CENTER LINE
 - GAS MAIN
 - WATER MAIN
 - ELECTRICAL LINE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE (AERIAL TOPO)
 - JOINT UTILITY TRENCH
 - OVER HEAD WIRE
 - UNDERGROUND TELEPHONE
 - STREET LIGHT ELECTRIC FENCE
-
- CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
 - CATCH BASIN
 - STORM DRAIN INLET
 - ELECTRIC PULLBOX
 - ELECTRIC PULLBOX
 - GAS METER
 - FIRE HYDRANT
 - ELECTRICAL BOX
 - UTILITY BOX (GENERAL)
 - TELEPHONE BOX
 - TELEPHONE BOX
 - MANHOLE (UNSPECIFIED)
 - TELEPHONE MANHOLE
 - STORM DRAIN MANHOLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER LATERAL
 - ELECTROLIER
 - ELECTROLIER
 - STREETLIGHT
 - STREETLIGHT
 - STREET LIGHT PULL BOX
 - POWER POLE
 - POWER POLE
 - JOINT UTILITY POLE
 - TELEPHONE POLE
 - SURVEY CONTROL PT
 - STREET MONUMENT (SURVEY)
 - PARALLEL PARKING MARKS
 - SIGN (SINGLE POLE)
 - SIGN (DOUBLE POLE)
 - WATER METER
 - WATER VALVE
 - X TREES TO BE REMOVED
 - O TREES TO REMAIN
 - #No. TREE NUMBER PER ARBORIST REPORT
 - (H) HERITAGE TREE PER ARBORIST REPORT



BENCHMARK:
 ELEV 41.81 (NAVD 1988, CITY OF MOUNTAIN VIEW, NO. 111-57). BRONZE DISC SET IN TOP OF CURB AT THE SOUTHWEST QUADRANT OF SIERRA VISTA AVENUE AND MONTECITO AVENUE INTERSECTION.



EXISTING CONDITIONS & TREE REMOVAL

SIERRA & HACKETT IN MOUNTAIN VIEW



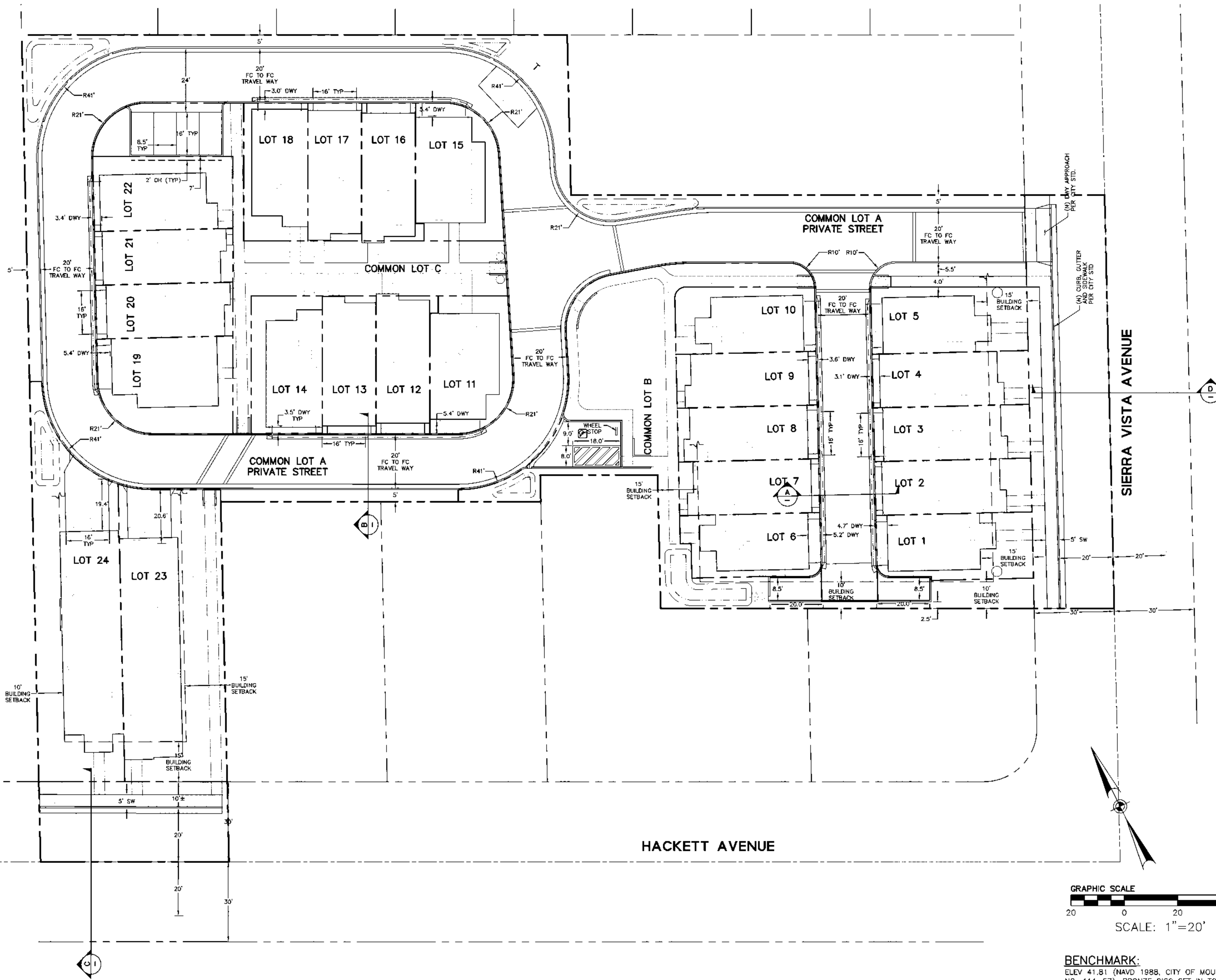
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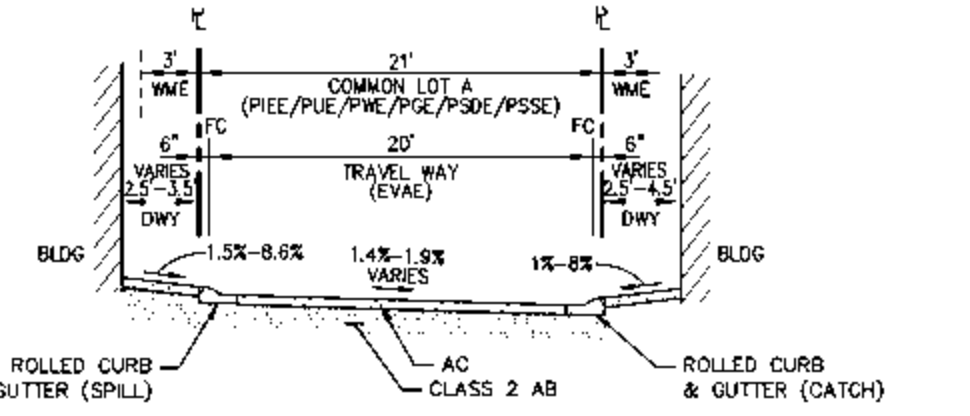
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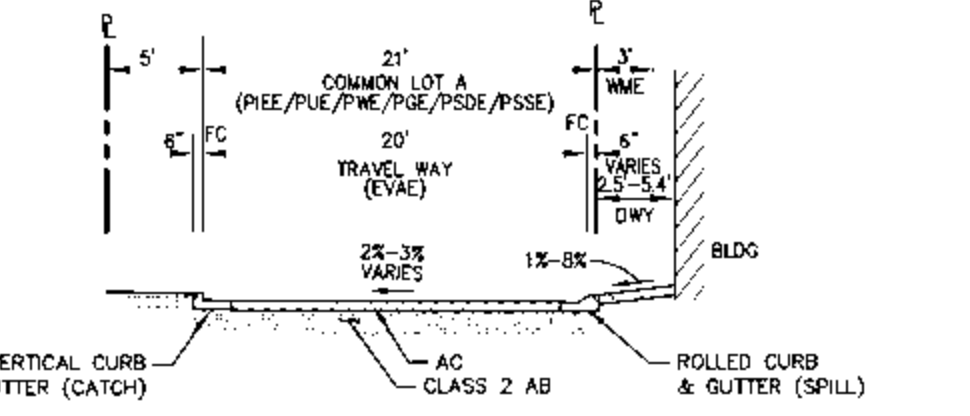


LEGEND		ABBREVIATIONS	
PROJECT BOUNDARY	---	AB	AGGREGATE BASE
LOT LINE	---	BLDG	BUILDING
AC PAVEMENT	---	CL	CENTER LINE
CONCRETE PAVEMENT	---	BC	BACK OF CURB
CONCRETE PAVERS PAVEMENT	---	BW	BACK OF WALK
LANDSCAPE SURFACE	---	DWY	DRIVEWAY
VERTICAL CURB	---	EG	EXISTING GROUND
ROLLED CURB & GUTTER	---	FC	FACE OF CURB
VERTICAL CURB & GUTTER	---	L/S	LANDSCAPE
VALLEY GUTTER	---	MAX	MAXIMUM
GOOD NEIGHBOR FENCE	---	NEW	NEW
BIORETENTION BASIN	---	(N)	NEW
		PL	PROPERTY LINE
		PS	PARKING STALL
		R	RADIUS
		STD	STANDARD
		SW	SIDEWALK
		TH	TOP OF HEADER
		TYP	TYPICAL

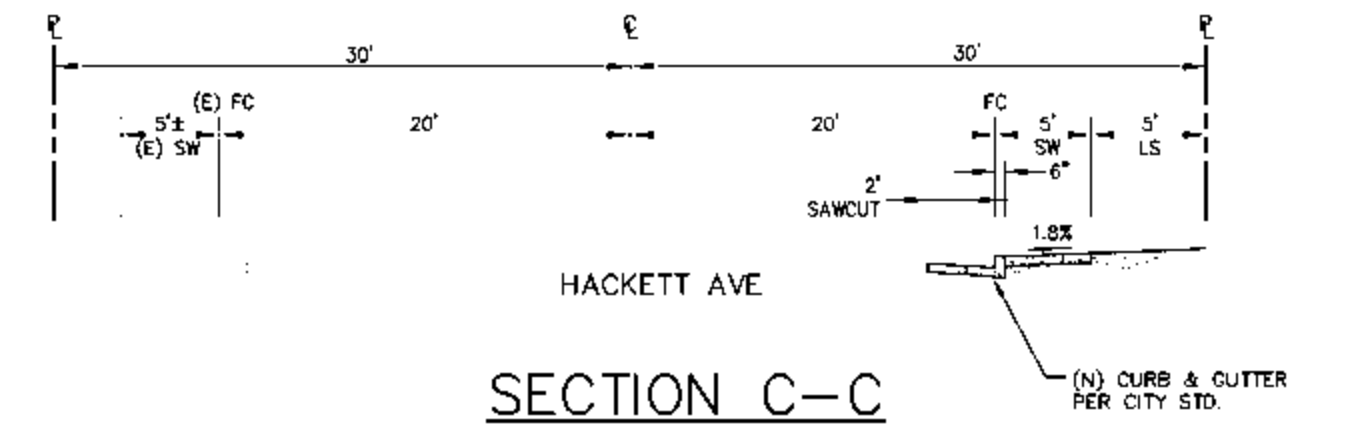
- NOTE:
- DRIVEWAY SHALL BE CONSTRUCTED PER CITY STD. DETAIL A-8 WITH APRONS.
 - FOR EASEMENTS, LOT DIMENSIONS AND LOT SIZES, SEE SHEET C-3.0.



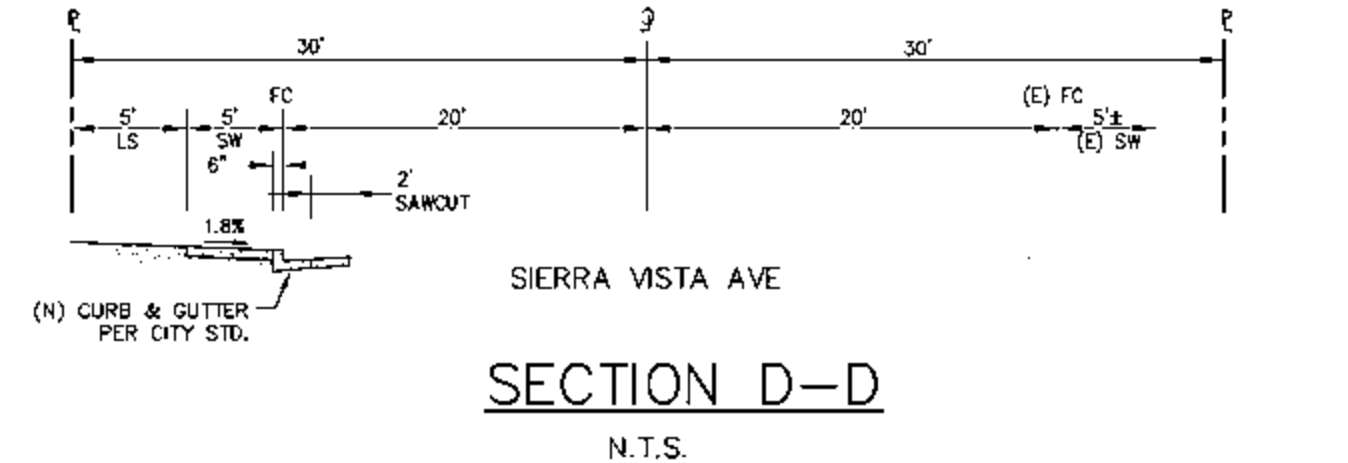
SECTION A-A



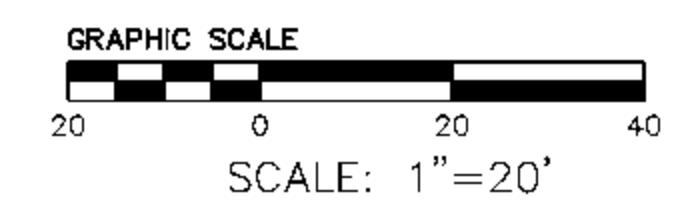
SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



BENCHMARK:
ELEV 41.81 (NAVD 1988, CITY OF MOUNTAIN VIEW, NO. 111-57), BRONZE DISC SET IN TOP OF CURB AT THE SOUTHWEST QUADRANT OF SIERRA VISTA AVENUE AND MONTECITO AVENUE INTERSECTION.

SIERRA & HACKETT IN MOUNTAIN VIEW



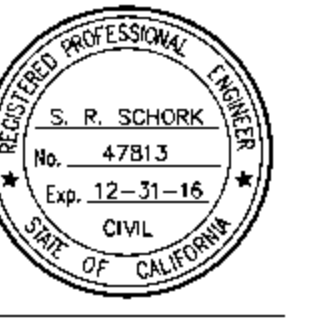
PRELIMINARY SITE PLAN

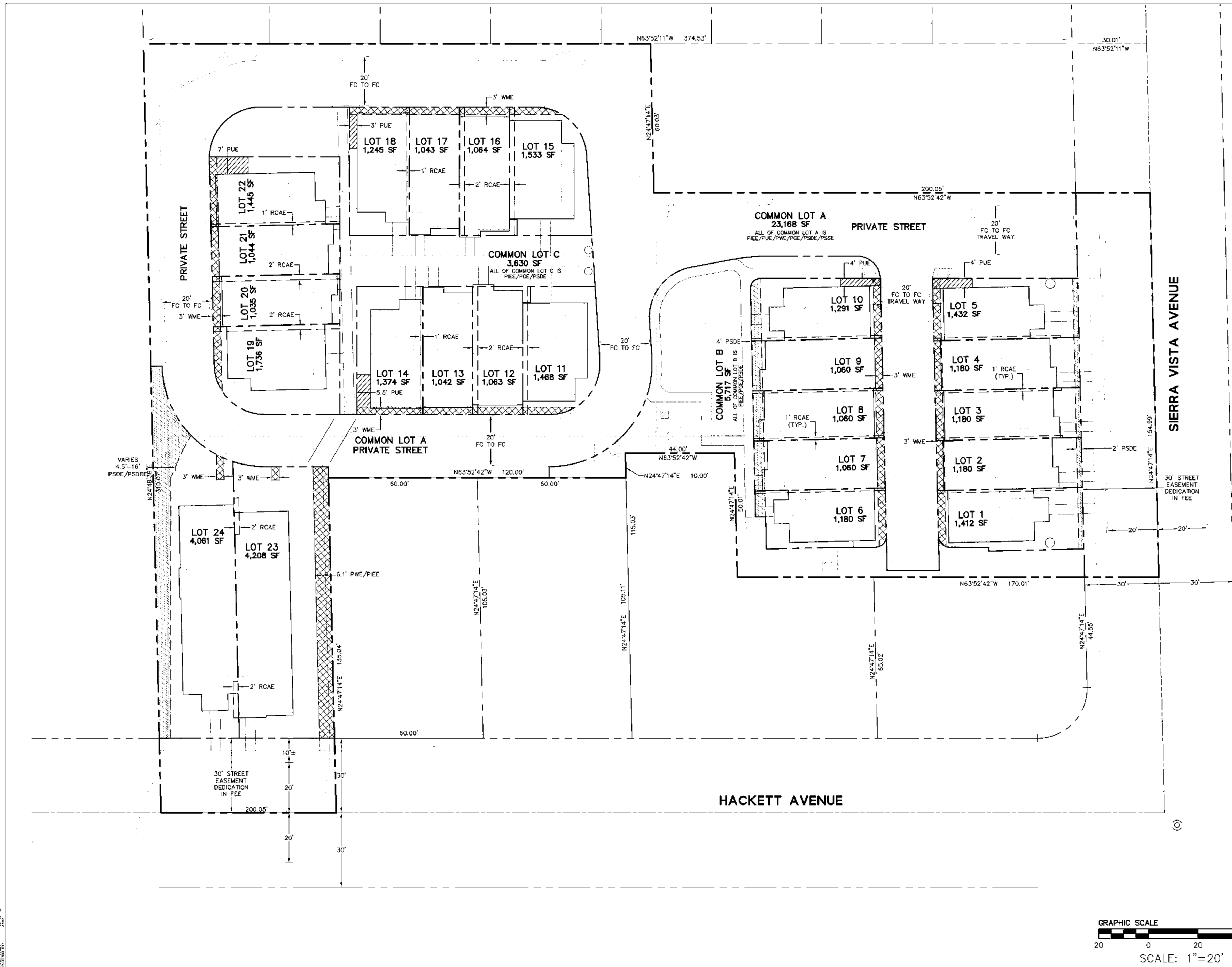


APRIL 22, 2015

BKF Project No.: 20146132-10

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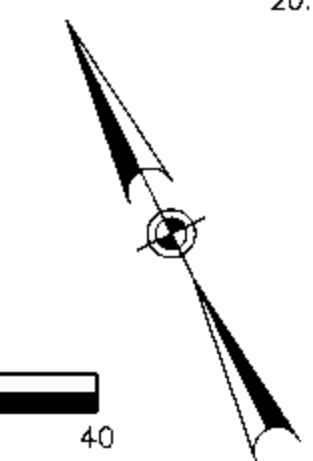
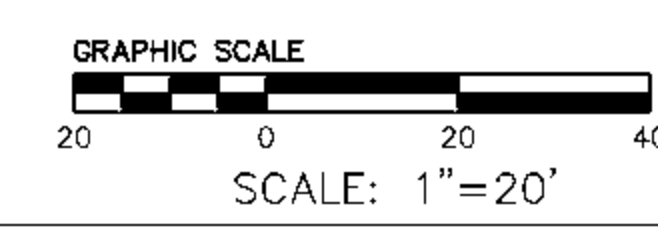


LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY	---	---
LOT LINE	---	---
STREET CENTERLINE	---	---
EASEMENT LINE	---	---
PUBLIC UTILITY EASEMENT (PUE)		
PRIVATE STORM DRAIN EASEMENT (PSDE)		
PUBLIC WATER METER EASEMENT (WME)		

GENERAL NOTES

- OWNER: DIVIDEND HOMES, INC
- DEVELOPER: DIVIDEND HOMES, INC
385 WOODVIEW AVENUE, SUITE 100
MORGAN HILL, CA, 95037
CONTACT: JOSHUA VROTSOS
(408) 779-5900
- CIVIL ENGINEER: BKF ENGINEERS
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CA 95110
CONTACT: SCOTT SCHORK/PATRICK CHAN
(408) 467-9100
- PROPERTY DESCRIPTION: PORTION OF LOTS 28, 29 AND 30 AS SHOWN ON "MAP OF ORO LOMA ACRES", RECORDED JULY 24, 1930 IN BOOK "Y" OF MAPS, AT PAGES 18 AND 19.
- ASSESSORS PARCEL NO: 150-09-005, 006 AND 011
- GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
- EXISTING ZONING: R3
- PROPOSED ZONING: R3
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- GROSS AREA: 1.56± ACRES
- NET AREA: 1.56± ACRES
- NUMBER OF UNITS: 24
- NUMBER OF LOTS: 27 (24 DEVELOPPABLE LOTS AND 3 NON-DEVELOPPABLE COMMON LOTS)
- UTILITIES:
 - A. WATER: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION (HOA)
 - B. SANITARY SEWER: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION (HOA)
 - C. STORM DRAIN: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION (HOA)
 - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 - E. TELEPHONE: AT&T/SBC
 - F. CABLE TV: COMCAST
- BENCHMARK: ELEV 41.81 (NAVD 1988, CITY OF MOUNTAIN VIEW, NO. 111-57). BRONZE DISC SET IN TOP OF CURB AT THE SOUTHWEST QUADRANT OF SIERRA VISTA AVENUE AND MONTECITO AVENUE INTERSECTION.
- TOPOGRAPHY: INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY AMERICAN AERIAL MAPPING, INC. (DATED 10/16/14), AND BASED ON FIELD SURVEY PREPARED BY BKF ENGINEERS (DATED 10/28/14).
- FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0039H, DATED MAY 18, 2009.
- LOT SIZES: COMMON LOT A = 23,168 SF (COMMON LOT INCLUDES PIEE, PUE, PWE, PGE, PSDE & PSSE)
COMMON LOT B = 5,717 SF (COMMON LOT INCLUDES PIEE, PGE & PSDE)
COMMON LOT C = 3,630 SF (COMMON LOT INCLUDES PIEE, PGE & PSDE)
LOTS 1-24 = 35,393 SF
TOTAL = 67,908 SF
- EASEMENTS:
 - EVAE = EMERGENCY VEHICLE ACCESS EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - PSDE = PRIVATE STORM DRAIN EASEMENT
 - WME = PUBLIC WATER METER EASEMENT
 - PIEE = PRIVATE INGRESS EGRESS EASEMENT
 - PGE = PRIVATE GAS EASEMENT
 - PSDRE = PRIVATE STORM DRAIN RELEASE EASEMENT
 - PWE = PRIVATE WATER EASEMENT
 - RCAC = ROOF CROSS ACCESS EASEMENT



SIERRA & HACKETT IN MOUNTAIN VIEW



VESTING TENTATIVE MAP

APRIL 22, 2015
BKF Project No.: 20146132-10
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