



# MAVERICK PUBLIC HEARING PLAN SET

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### PROJECT DESCRIPTION

THE PROJECT PROPOSES A 5-STORY MULTI-FAMILY BUILDING COMPOSED OF 62 FOR-SALE DWELLING UNITS OVER 2 LEVELS OF SUB-GRADE PARKING INCLUDING 97 SPACES. PROJECT INCLUDES A 2,000 SQUARE FOOT GROUND-FLOOR RETAIL SPACE ALONG SAN ANTONIO ROAD AND STREET IMPROVEMENTS ALONG SAN ANTONIO ROAD AND CALIFORNIA STREET.

### PROJECT TEAM

#### OWNER

CONTACT: MIRCEA VOSKERICIAN  
334 SAN ANTONIO LLC  
250 ROBERT LOUIS STEVENSON AVE  
ALAMEDA, CA 94501  
PHONE: (650) 996-1114  
EMAIL: MIRCEA27V@GMAIL.COM

#### ARCHITECT

CONTACT: JEFF POTTS  
SDG ARCHITECTS INC.  
3361 WALNUT BLVD. SUITE 120  
BRENTWOOD, CA 94513  
PHONE: (925) 634-7000  
EMAIL: JPOTTS@STRAUSSDESIGN.COM

#### CIVIL ENGINEER

CONTACT : TERESA BROSIUS  
LEA & BRAZE ENGINEERING, INC  
2495 INDUSTRIAL PARKWAY WEST  
HAYWARD, CA 94545  
PHONE: (510) 887-4086  
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#### LANDSCAPE ARCHITECT

CONTACT : KEVIN PROCTOR  
ENVIRONMENTAL FORESIGHT, INC.  
1700 N. BROADWAY, SUITE 401  
WALNUT CREEK, CA 94596  
PHONE: (925) 945-0300  
EMAIL: KPROCTOR@ENVIRONMENTALFORESIGHT.COM

399-197 MAVERICK  
300 San Antonio Road, Mountain View, CA  
July 5, 2022

334 San Antonio L L C  
250 Robert Louis Stevenson Avenue, Alameda, CA 94501  
650.996.1114



TITLE SHEET  
TS

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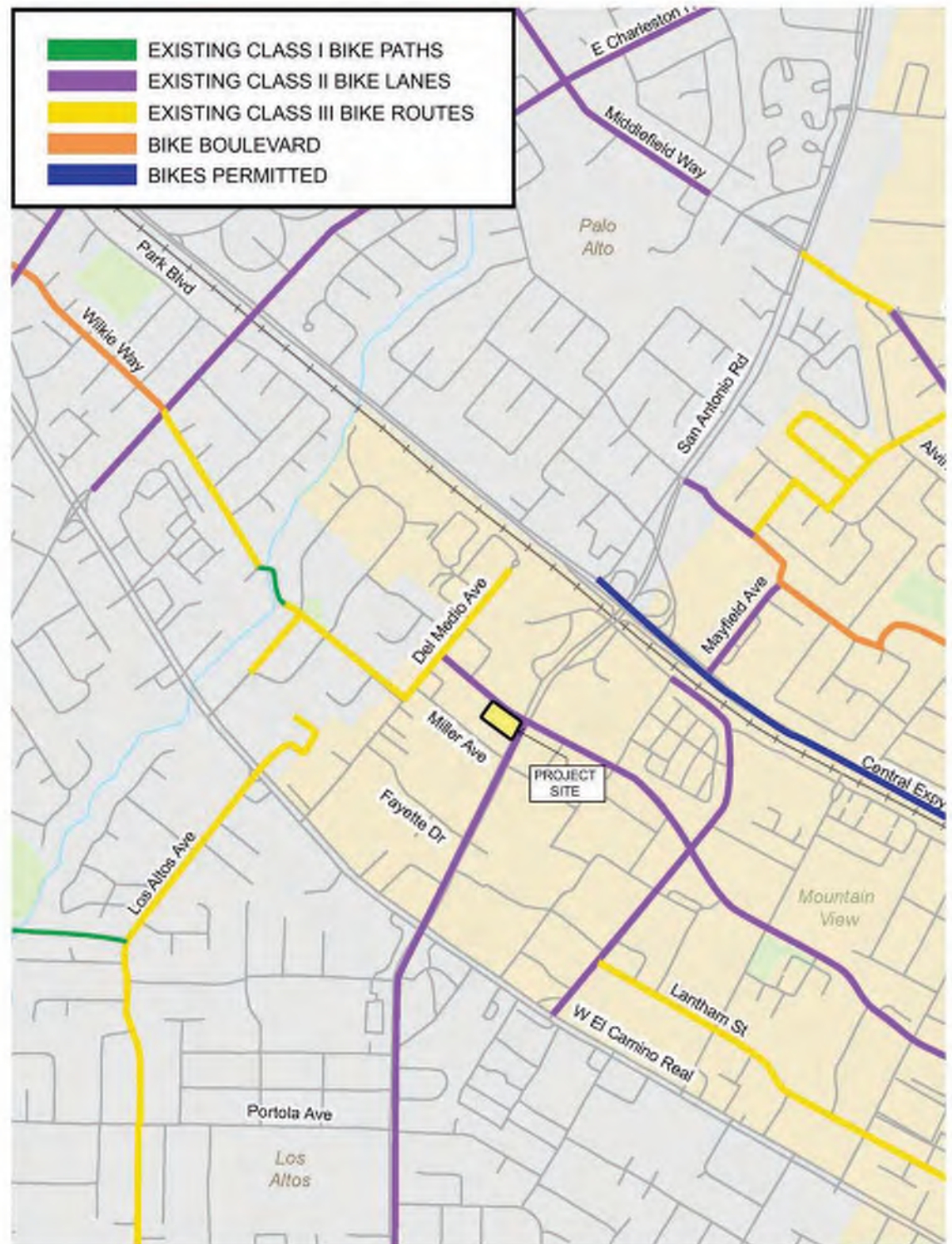




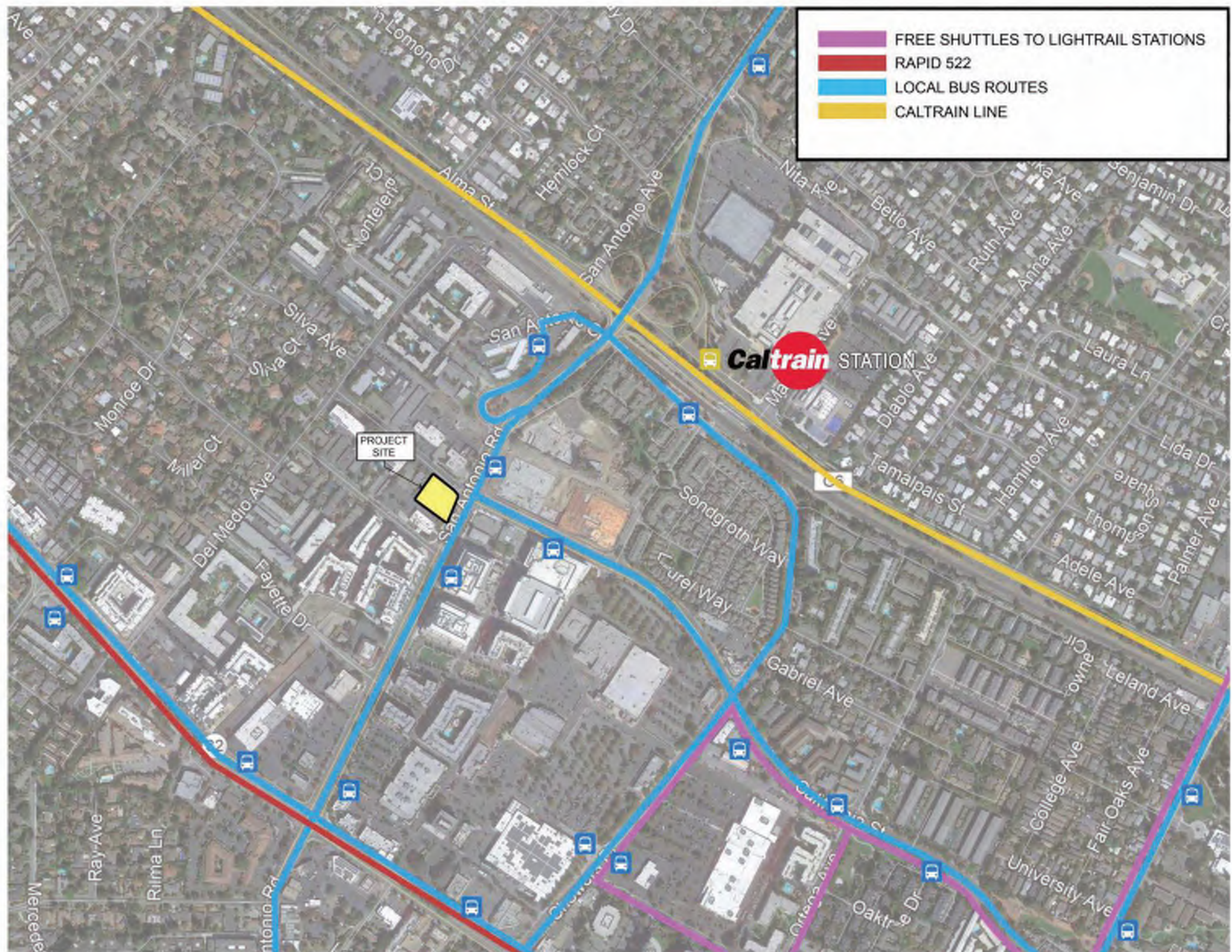








EXISTING BICYCLE NETWORK



EXISTING TRANSIT SERVICES

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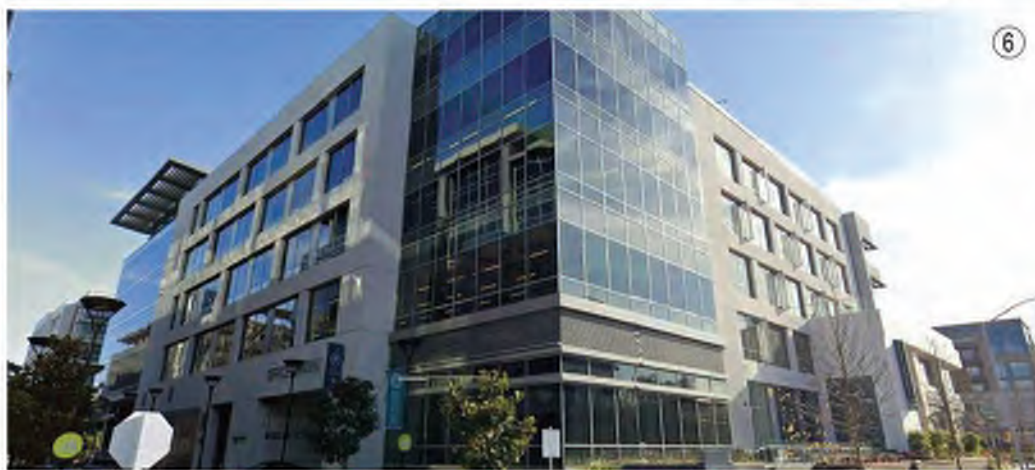
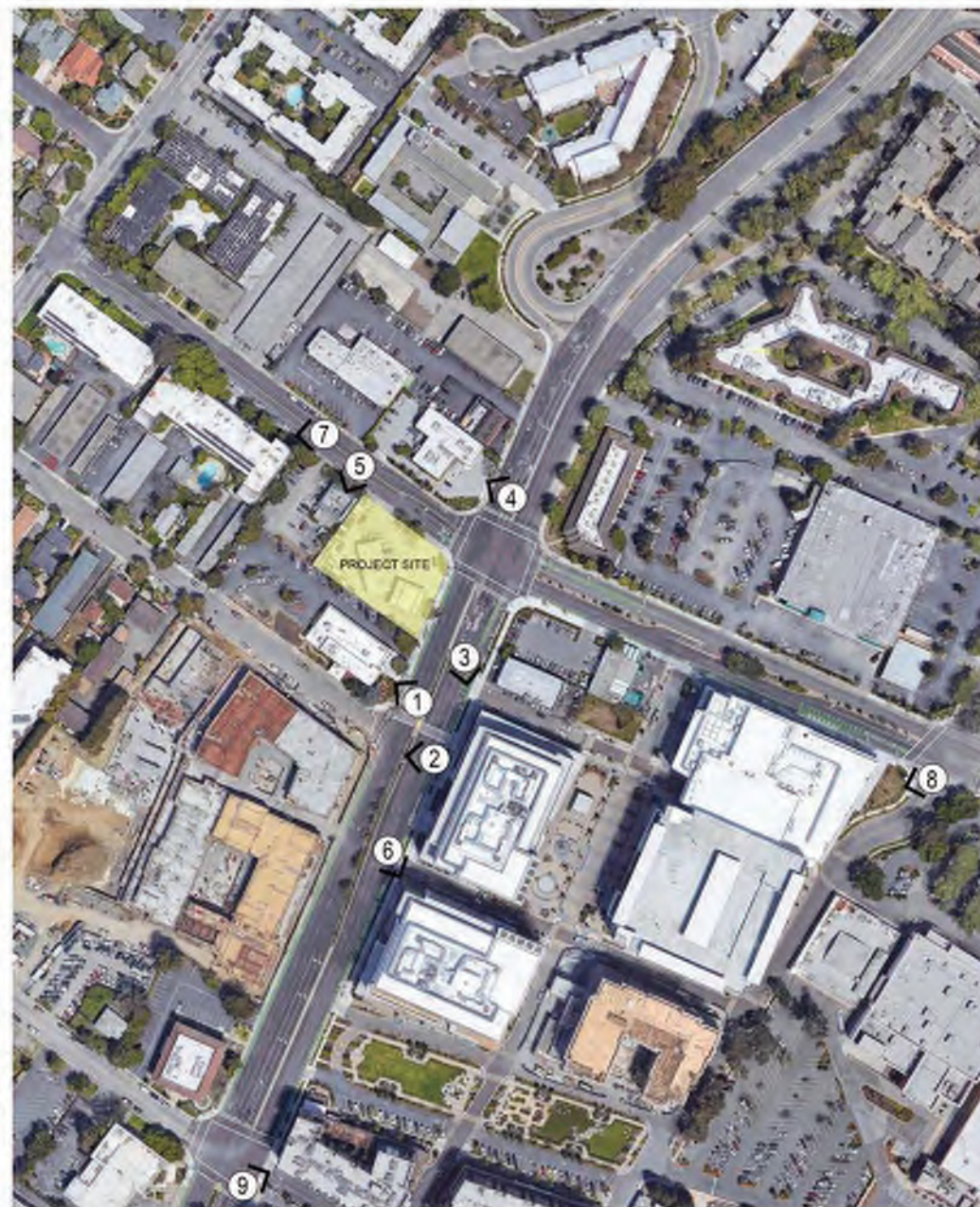


SITE CONTEXT MAP  
G0-6

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SITE CONTEXT PHOTOGRAPHS  
G0-7

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LANDS OF  
BANK OF AMERICA

APN 146-15-022

PROPERTY LINE

210.03'

SAN ANTONIO ROAD

REMOVE  
EXISTING  
TREE

LAWN

PROPERTY LINE

119.64'

REMOVE  
EXISTING  
TREE

REFUELING AREA  
CANOPY & GAS PUMP  
TO BE REMOVED

CONCRETE

GAS STATION  
ONE-STORY STRUCTURE  
TO BE DEMOLISHED

ASPHALT  
PAVEMENT

ALL EXISTING  
IMPROVEMENTS TO  
BE DEMOLISHED

SHED TO BE  
DEMOLISHED

140.01'

PROPERTY LINE

CHINA WOK  
RESTAURANT

APN 148-15-021

LAWN

LAWN

REMOVE  
EXISTING  
TREES

PROPERTY LINE

154.32'

CALIFORNIA STREET

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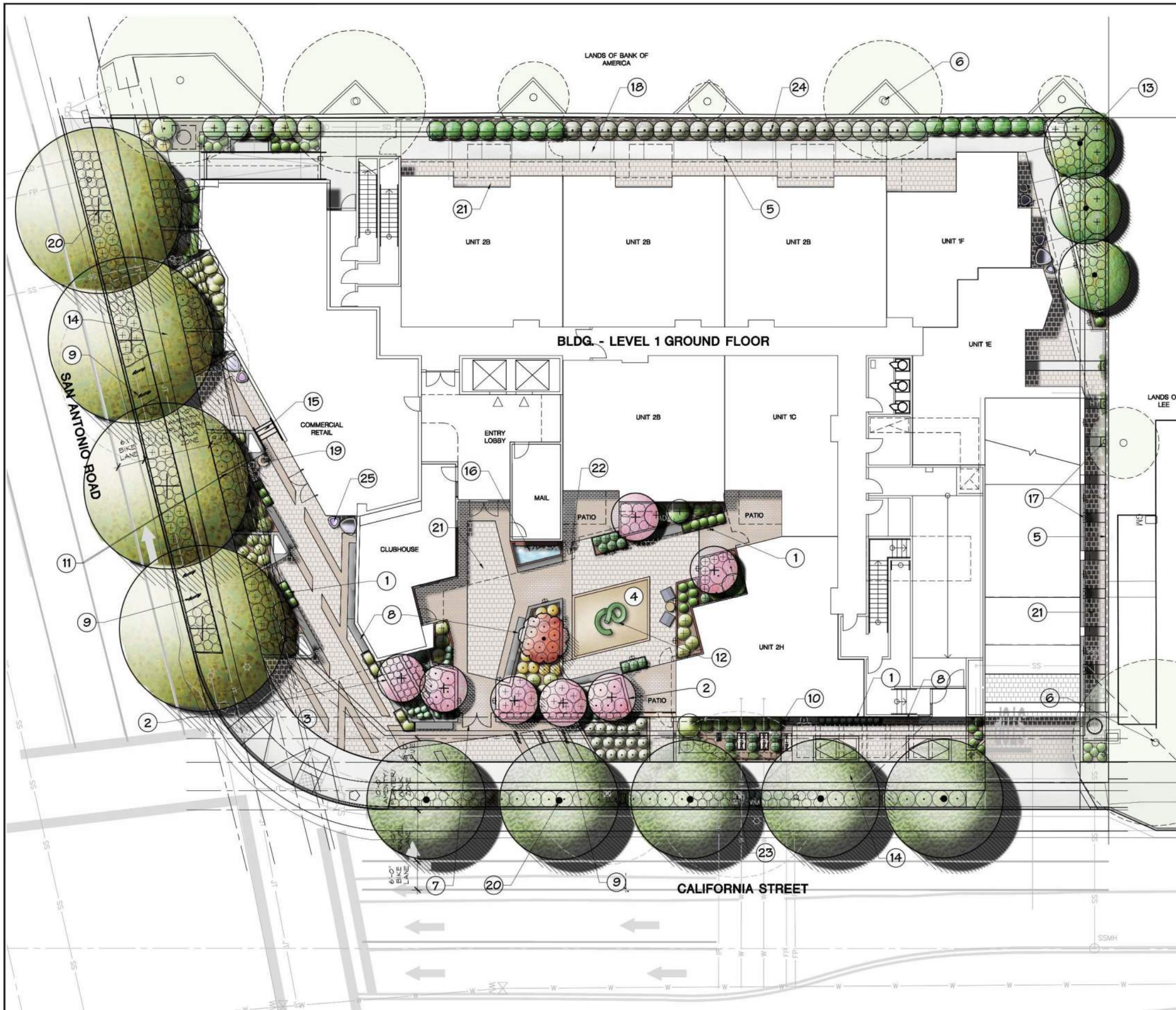


EXISTING SITE PLAN  
G0-8

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### PROGRAM LEGEND

- 1 RAISED STEEL PLANTERS
- 2 RAISED CONCRETE PLANTER (CAST IN PLACE) W/ ACCENT PLANTING
- 3 PUBLIC PLAZA: BENCH @ RAISED PLANTER & CONTEMPORARY PAVING PATTERNS THAT MATCH THE ARCHITECTURAL FORMS
- 4 RESILIENT RUBBER SURFACING FOR FLEXIBLE USE
- 5 PERIMETER FENCING & GATES, SEE ARCHITECTURE DRAWINGS
- 6 EXISTING TREES ON NEIGHBORING PROPERTY TO REMAIN, TYPICAL
- 7 6 FT. HT. SLATTED CORTEN STEEL FENCE & GATE
- 8 CONTEMPORARY BUILT-IN BENCH
- 9 BIKE RACKS (SEVEN RACKS TOTAL, TWO BIKES PER RACK), TYPICAL
- 10 VINE & SHRUB SCREEN PLANTING AT UTILITIES, SEE ARCHITECTURAL DRAWINGS FOR SCREEN FENCING. SEE SHEET L4.1 FOR ENLARGEMENT OF PLANT SCREENING WITH SPECIES DESIGNATION
- 11 DECORATIVE CONCRETE BANDING
- 12 CONTEMPORARY STEEL TUBE SEAT SCULPTURE
- 13 NARROW EVERGREEN SCREEN TREES
- 14 STANDARD CONCRETE SIDEWALK PAVING
- 15 CONCRETE STEPS
- 16 CONTEMPORARY WATER WALL FOUNTAIN FEATURE W/ SEATING @ BASIN (RECIRCULATING SYSTEM)
- 17 VINE PLANTING @ BUILDING & PROPERTY LINE FENCE WITH DECORATIVE METAL GRATES
- 18 CONCRETE PAVING
- 19 TRASH & RECYCLING RECEPTACLES
- 20 36" BOX STREET TREES, SPECIES PER CITY DESIGNATION
- 21 CONTEMPORARY CONCRETE UNIT PAVERS
- 22 METAL GATES @ PRIVATE PATIOS
- 23 (E) TREE TO BE REMOVED, TYP.
- 24 UPRIGHT EVERGREEN SHRUB SCREEN PLANTING @ PROPERTY LINE
- 25 CONTEMPORARY PLANTED POTS

### LANDSCAPE CONCEPT STATEMENT GROUND FLOOR

THE GROUND LEVEL LANDSCAPE DESIGN CONSISTS OF CONTEMPORARY FORMS AND MATERIALS TO MATCH THE STYLING OF THE ARCHITECTURE. THE STREET 'AMENITY & PLANTING ZONES' HAVE UNIQUE WOOD SEATING AND ACCENT PLANTINGS ARRANGED IN INTERESTING PATTERNS THAT ADD RICHNESS TO THE STREETScape. THE 'EXTERIOR ACTIVE SPACES' HAVE ALTERNATING PATTERNS OF CONTEMPORARY PAVERS, INTEGRAL COLOR CONCRETE BANDS AND ANGULAR PLANTED POTS AGAINST THE BUILDING. THE ENTRY COURTYARD HAS A CONTEMPORARY WATER WALL FEATURE, SEATING AREAS AND A FLEXIBLE RESILIENT RUBBER SURFACE SPACE. A CONTEMPORARY TUBULAR SEATING SCULPTURE IS CENTERED ON THE RESILIENT RUBBER SURFACE SPACE. THE COURTYARD IS DEFINED BY RAISED CONCRETE PLANTERS AND SLATTED CORTEN STEEL GATE AND FENCING. THE MAJORITY OF THE PLANT MATERIAL AT THE GROUND LEVEL WILL BE LOW WATER USE (DESIGN WILL COMPLY WITH ALL WATER USE REGULATIONS) AND WILL FIT WITH THE STYLING OF THE ARCHITECTURE. 75% OF THE SPECIFIED PLANTS ARE CALIFORNIA NATIVE SPECIES. THE STREET TREES HAVE BEEN CHOSEN FROM THE CITY'S PRESCRIBED LIST FOR SAN ANTONIO ROAD AND CALIFORNIA STREET.

REVISIONS	BY

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www.environmentalforesight.com

**PRELIM. LANDSCAPE PLAN - GROUND FLOOR**  
Maverick  
300 San Antonio Road  
Mountain View, California 94040

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Scale: 1" = 10'  
Drawn by: KP, SF  
Date: 07/05/22  
Job: 20026.01  
Sheet

**L1.1**  
Of 00 Sheets

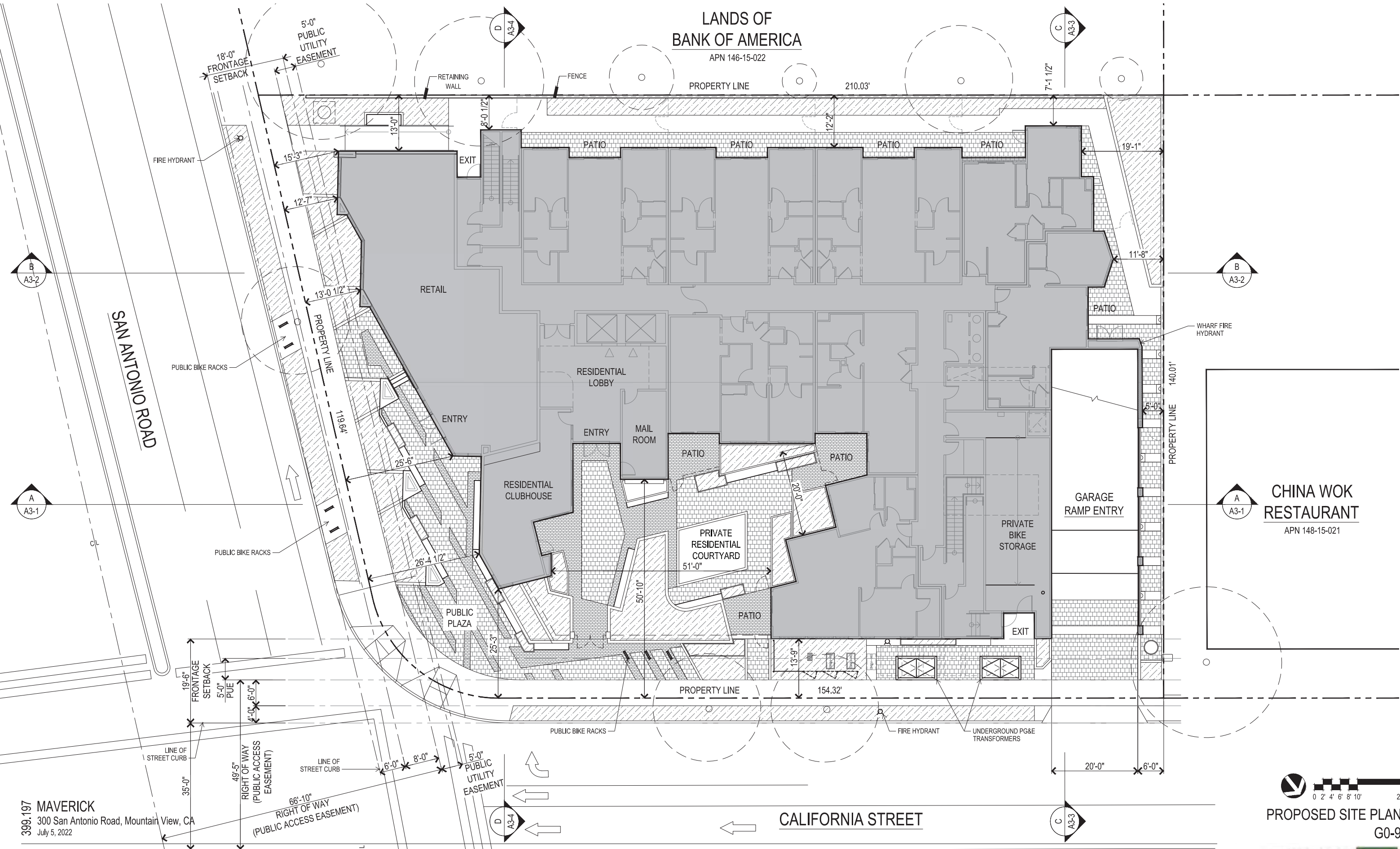


NOT FOR CONSTRUCTION



LANDS OF  
BANK OF AMERICA

APN 146-15-022



CHINA WOK  
RESTAURANT  
APN 148-15-021

399.197 MAVERICK  
300 San Antonio Road, Mountain View, CA  
July 5, 2022

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250 Robert Louis Stevenson Avenue, Alameda, CA 94501  
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PROPOSED SITE PLAN  
G0-9

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JUNE 21 - 9 AM



JUNE 21 - 12 PM



JUNE 21 - 3 PM



MARCH / SEPTEMBER 21 - 9 AM



MARCH / SEPTEMBER 21 - 12 PM



MARCH / SEPTEMBER 21 - 3 PM



DECEMBER 21 - 9 AM



DECEMBER 21 - 12 PM



DECEMBER 21 - 3 PM





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BUILDING PERSPECTIVE  
A0-1

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BUILDING PERSPECTIVE  
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BUILDING PERSPECTIVE  
A0-3

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BUILDING PERSPECTIVE  
A0-4

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EAST PERSPECTIVE - SAN ANTONIO ROAD



NORTH PERSPECTIVE - CALIFORNIA STREET



WEST PERSPECTIVE - CHINA WOK RESTAURANT



SOUTH PERSPECTIVE - BANK OF AMERICA

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BUILDING PERSPECTIVES  
 A0-5

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AERIAL PERSPECTIVE  
A0-6

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EAST STREETScape - PART A  
NOT TO SCALE



EAST STREETScape - PART B  
NOT TO SCALE

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STREETSCAPE ELEVATION EAST - SAN ANTONIO  
A1-1

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NORTH STREETSCAPE - PART A  
NOT TO SCALE



NORTH STREETSCAPE - PART B  
NOT TO SCALE

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STREETSCAPE ELEVATION NORTH - CALIFORNIA  
A1-2

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0 2 4 6 8 16  
 EXTERIOR ELEVATION EAST - SAN ANTONIO  
 A1-3

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T.O. ROOF  
+70'-5 3/4" (119.48')



ELEVATOR TOWER  
+78'-10" (127.83)  
ROOF AMENITIES  
+74'-10" (123.83)

T.O. PARAPET / ROOF TERRACE  
+64'-10" (113.83)

ROOF DECK  
+61'-10" (110.83)

FIFTH FLOOR  
+50'-4" (99.33)

FOURTH FLOOR  
+39'-2" (88.16)

THIRD FLOOR  
+28'-0" (77.00)

SECOND FLOOR  
+16'-10" (65.83)

FIRST FLOOR  
+1'-2" (50.16)

LOWEST  
ADJACENT CURB  
0" (49.00)

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EXTERIOR ELEVATION NORTH - CALIFORNIA  
A1-4

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EXTERIOR ELEVATION WEST - CHINA WOK  
 A1-5

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- ELEVATOR TOWER  
+78'-10" (127.83)
- ROOF AMENITIES  
+74'-10" (123.83)
- T.O. PARAPET / ROOF TERRACE  
+64'-10" (113.83)
- ROOF DECK  
+61'-10" (110.83)
- FIFTH FLOOR  
+50'-4" (99.33)
- FOURTH FLOOR  
+39'-2" (88.16)
- THIRD FLOOR  
+28'-0" (77.00)
- SECOND FLOOR  
+16'-10" (65.83)
- FIRST FLOOR  
+1'-2" (50.16)
- LOWEST ADJACENT CURB  
0" (49.00)



EXTERIOR ELEVATION SOUTH - BANK OF AMERICA  
A1-6

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- 1. PARKLEX PRODEMA SIDING  
TOBACCO NATURCLAD-B / HORIZONTAL
- 2. PARKLEX PRODEMA SIDING  
TOBACCO NATURCLAD-B / VERTICAL
- 3. PARKLEX PRODEMA SIDING  
MUSTARD NATURCLAD-B / HORIZONTAL
- 4. PARKLEX PRODEMA PANELING  
MUSTARD NATURCLAD-B
- 5. KEBONY HORIZONTAL RAILS  
2X3 CLEAR BEAM S4S E4E
- 6. CORTEN METAL PAINT FINISH
- 7. TRESPA METEON UNI PANEL  
LIME GREEN A37.0.8
- 8. TRESPA METEON UNI PANEL  
PURE WHITE A05.0.0
- 9. CEMENT PLASTER SMOOTH  
KELLY MOORE #KMW47 BROKEN WHITE
- 10. CEMENT PLASTER SMOOTH  
KELLY MOORE #KM5825 NOT MY FAULT
- 11. EQUITONE FIBER CEMENT PANEL  
TECTIVA TE15
- 12. EQUITONE FIBER CEMENT PANEL  
LINEALT20
- 13. ALUCABOND ALUMINUM COMPOSITE PANEL  
CHAMPAGNE METALLIC
- 14. CLEAR ANODIZED ALUMINUM  
WINDOWS, CLOSURE PANELS, SUN SHADES

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MATERIAL SELECTIONS  
A1-7

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VIEW LOOKING EAST  
(TOWARD SAN ANTONIO ROAD)

①



VIEW LOOKING SOUTH

②



VIEW LOOKING WEST

③

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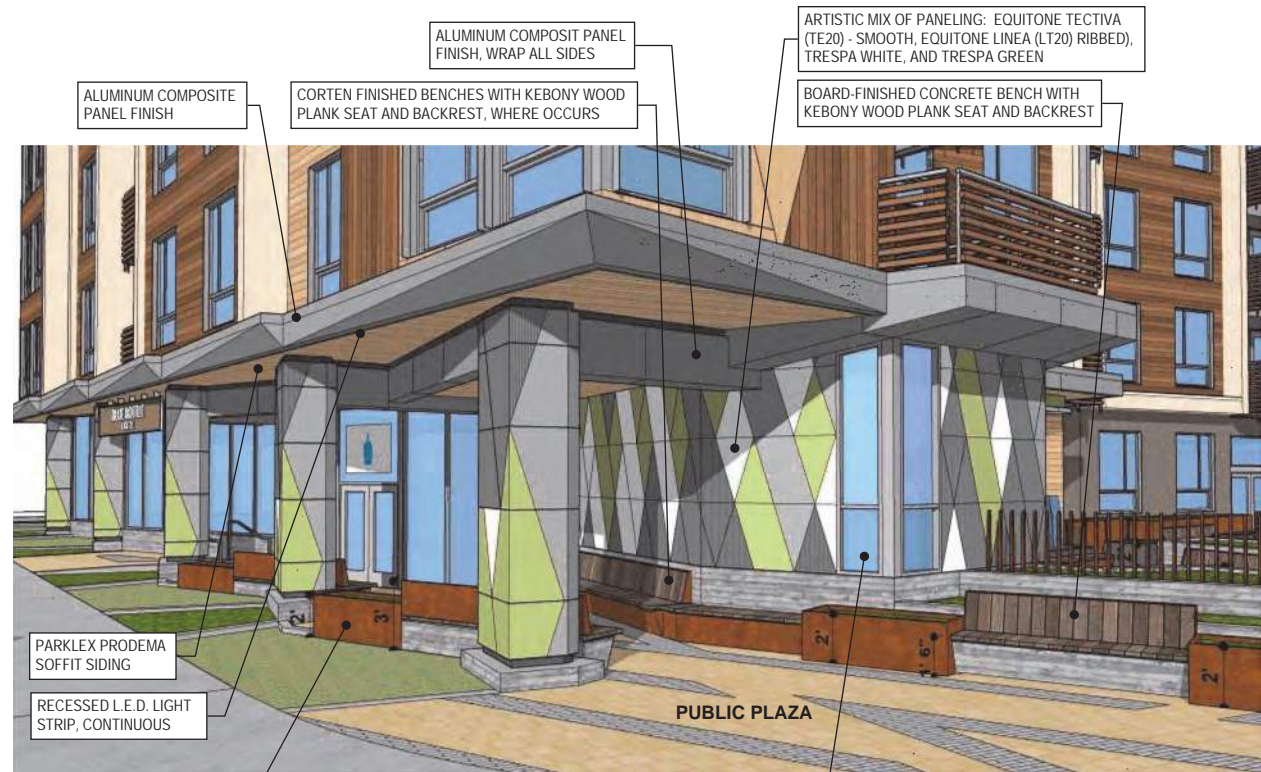
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COURTYARD ELEVATIONS  
A1-8

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CORTEN FINISHED PLANTERS

DARK BRONZE ANODIZED ALUMINUM PRECISION CUT LETTERS

LAMINATED, TEMPERED, TRANSLUCENT, INSULATED GLAZING AT RESIDENTIAL CLUBHOUSE WINDOW LOWER UNITS

RECIRCULATING WATER FOUNTAIN

CORTEN FINISHED GALVANIZED METAL PRIVACY SOLID FENCING AND PERFORATED METAL GATES AT UNIT PATIOS, TYPICAL OF 3

CORTEN METAL PAINT FINISHED PLANTERS

DARK GRAY PRE-CAST CONCRETE PLANTERS

**FRONTAGE DETAIL ①**



BOARD-FORMED CAST-IN-PLACE CONCRETE PLANTER WALLS

CORTEN FINISHED BENCHES WITH KEBONY WOOD PLANK SEAT AND BACKREST, WHERE OCCURS

**COURTYARD DETAIL ③**



SMOOTH-FINISHED PRE-CAST CONCRETE GATEWAY COLUMNS

BOARD-FORMED CAST-IN-PLACE CONCRETE PLANTER WALLS

FENCE POSTS: GALVANIZED STEEL PLATE WITH TAPERED PROFILE. FINISH WITH CORTEN STEEL PAINT, TYPICAL AT FENCE AND GATE AND CORNER GUARDS

2X4 KEBONY CLEAR ROUGH SAWN TRELLIS JOISTS OVER TUBE STEEL FRAMING, SILVER METALIC PAINT FINISH

KEBONY WOOD VERTICAL RAILING OVER SMOOTH FINISHED CONCRETE PLANTER. KEBONY WOOD SEAT BENCH WITH PANTER, AND PRIVATE PATIO FENCE & GATE. ALL METAL TO BE CORTEN PAINT FINISHED.

**COURTYARD DETAIL ②**



TRESPA WHITE PANELING

TRESPA GREEN PANELING

PARKLEX PRODEMA SOFFIT SIDING

PAIR OF NANAWALL SLIDING DOORS AT ROOM CORNER

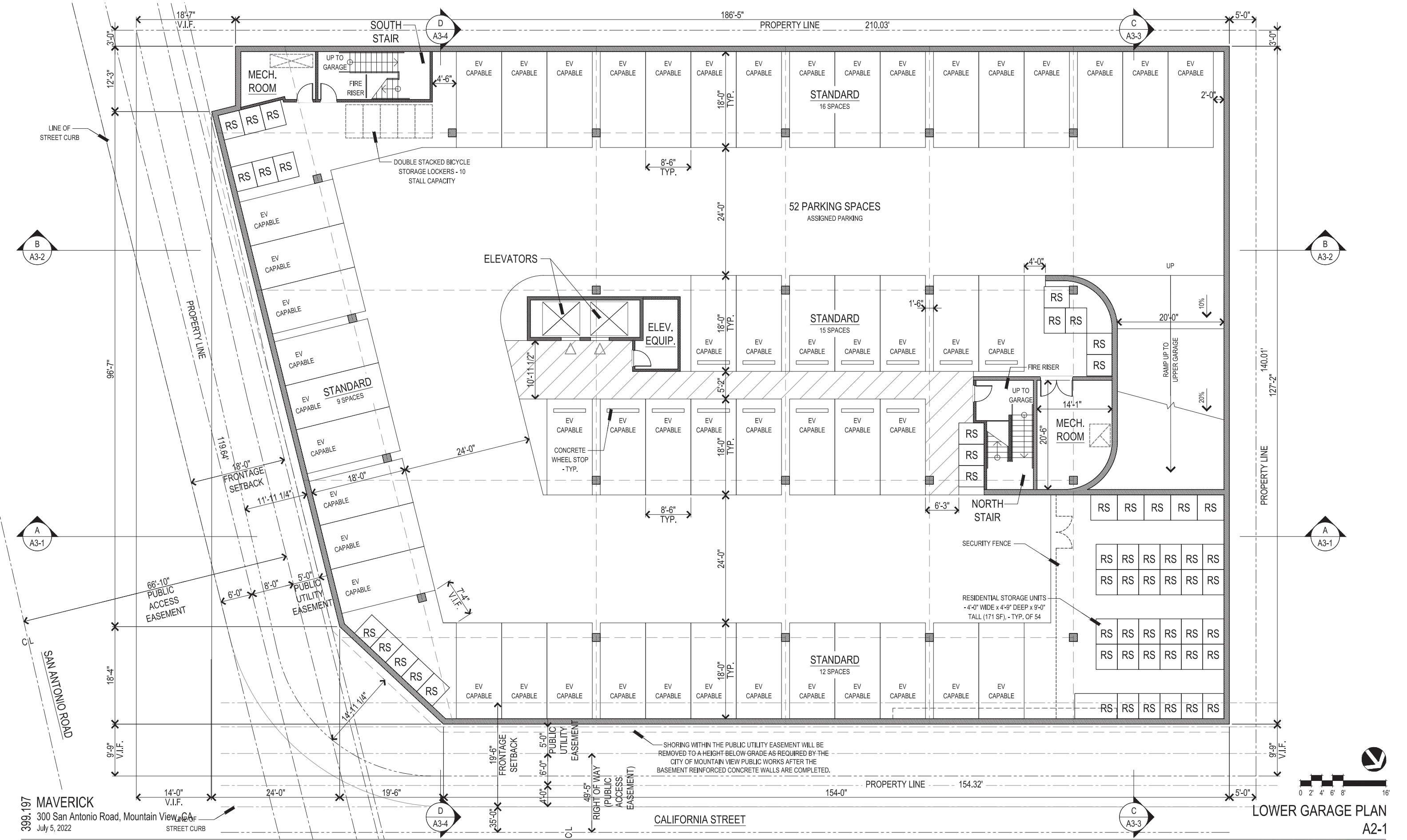
RECIRCULATING WATER FOUNTAIN

6 INCH CONCRETE CURB, FLUSH WITH SAFETY SURFACING AND PAVERS

SAFETY SURFACING WITH PLAY ELEMENT, SEE LANDSCAPE DRAWINGS.

**COURTYARD DETAIL ④**





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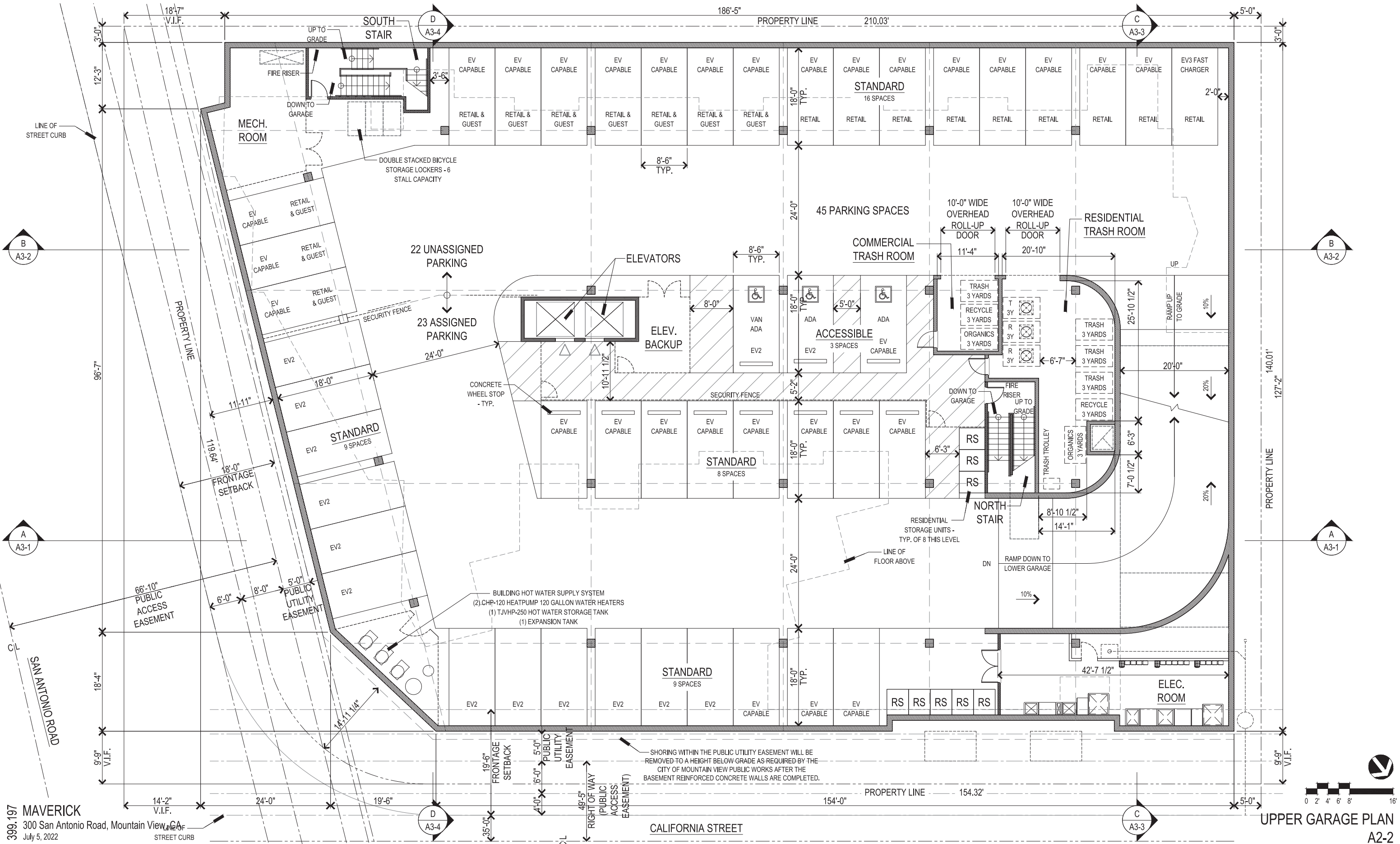
LOWER GARAGE PLAN  
 A2-1

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SHORING WITHIN THE PUBLIC UTILITY EASEMENT WILL BE REMOVED TO A HEIGHT BELOW GRADE AS REQUIRED BY THE CITY OF MOUNTAIN VIEW PUBLIC WORKS AFTER THE BASEMENT REINFORCED CONCRETE WALLS ARE COMPLETED.



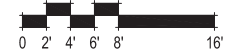


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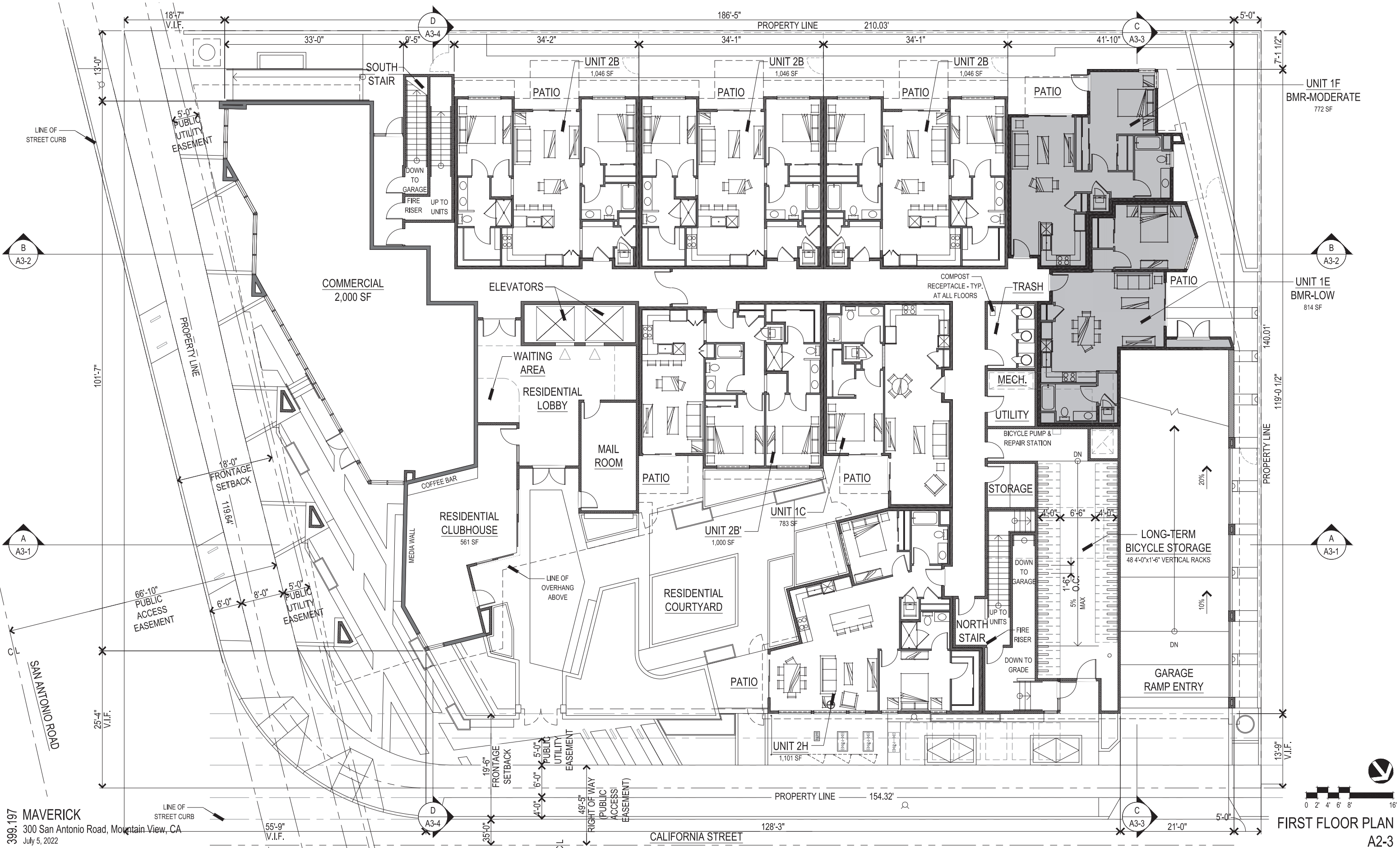
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UPPER GARAGE PLAN  
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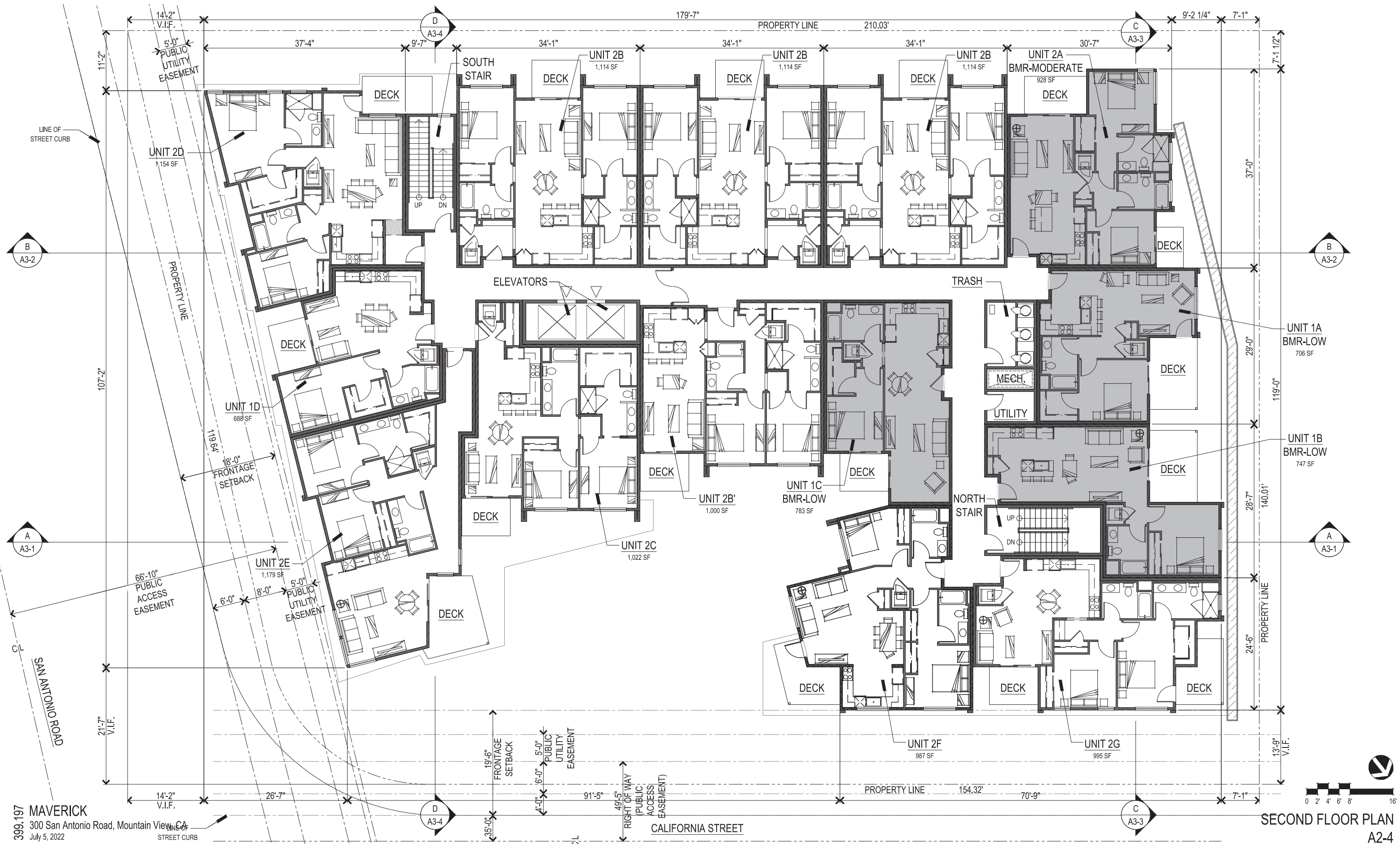
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FIRST FLOOR PLAN  
 A2-3

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 July 5, 2022

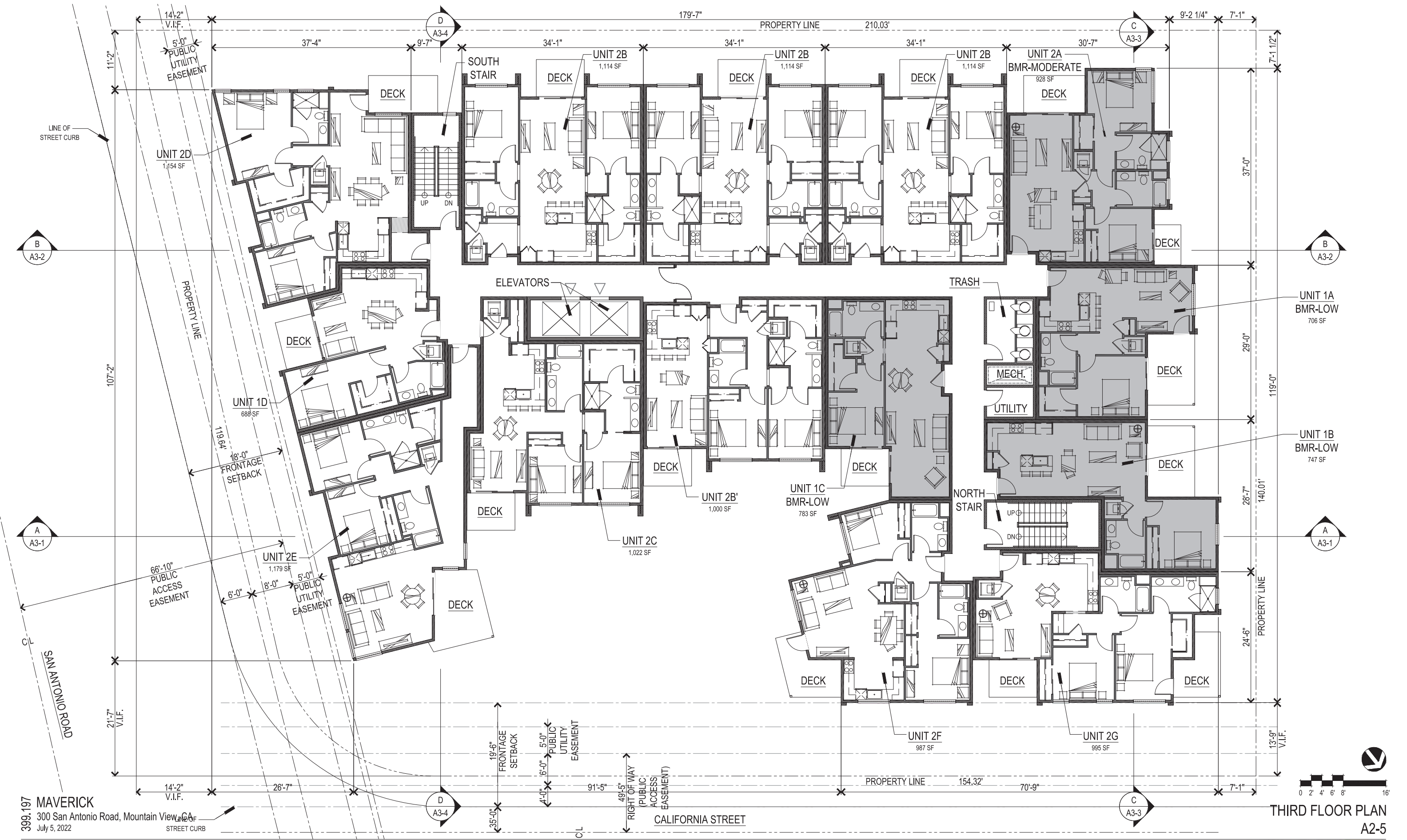
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SECOND FLOOR PLAN  
 A2-4

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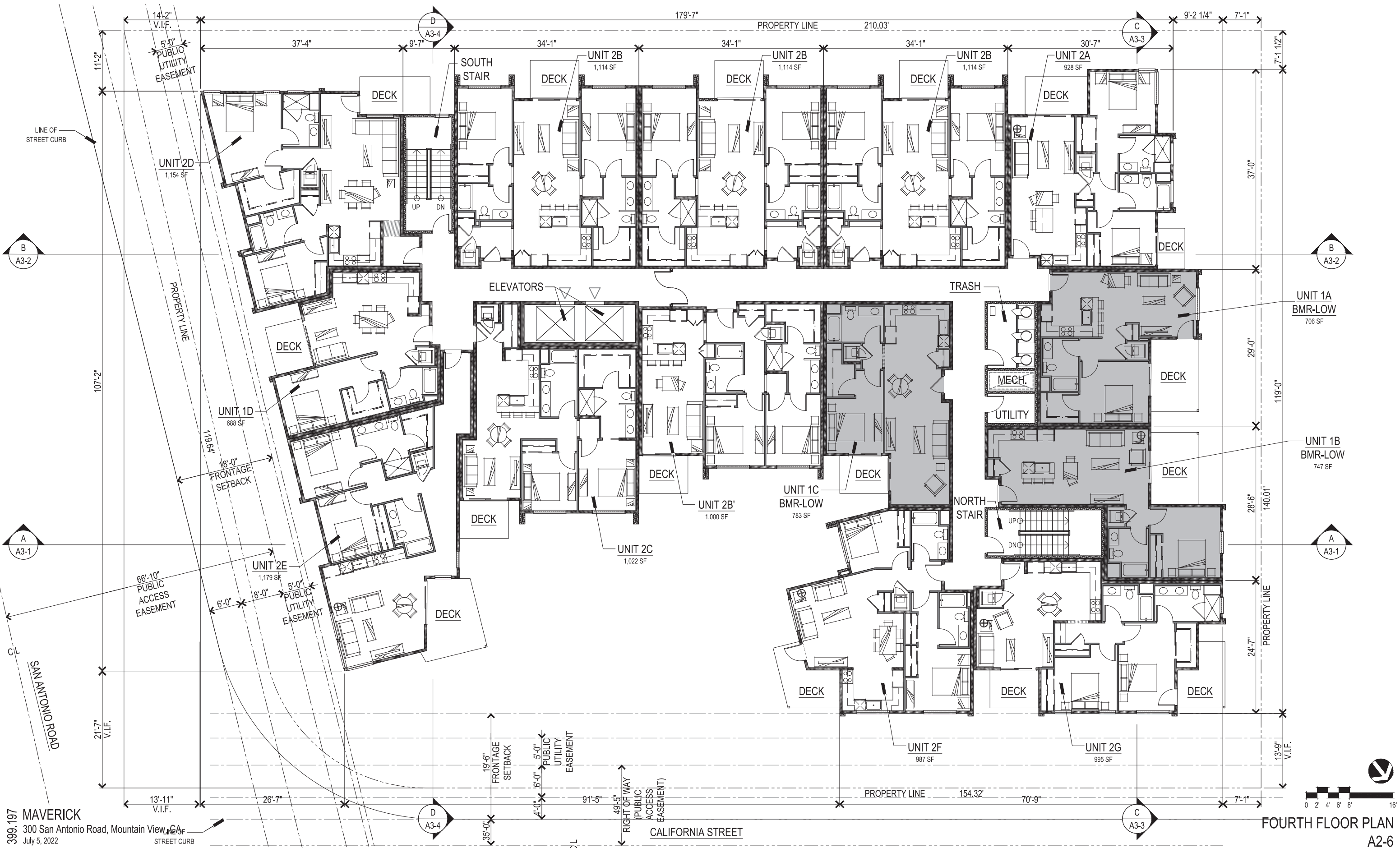
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THIRD FLOOR PLAN  
 A2-5

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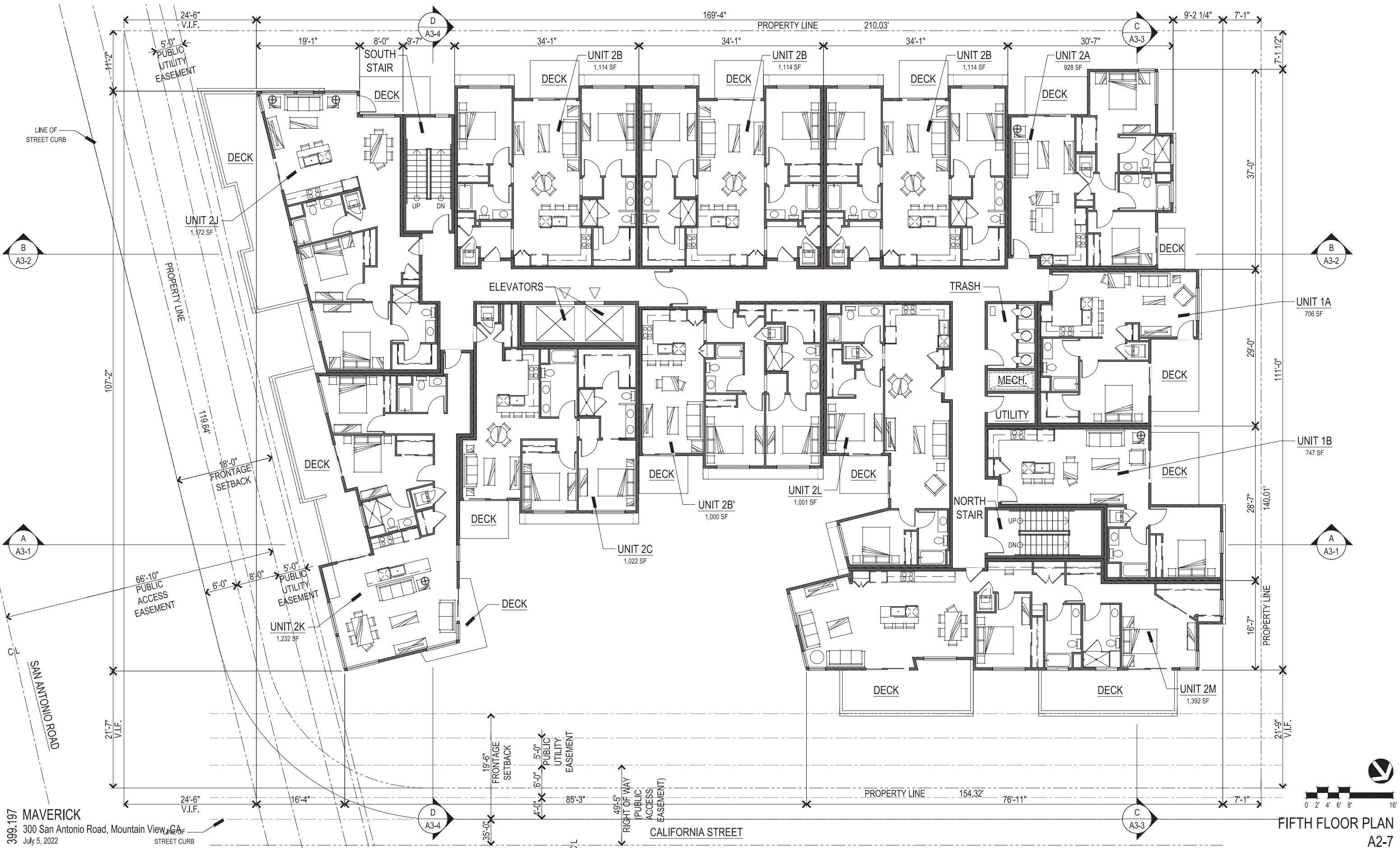
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FOURTH FLOOR PLAN  
 A2-6

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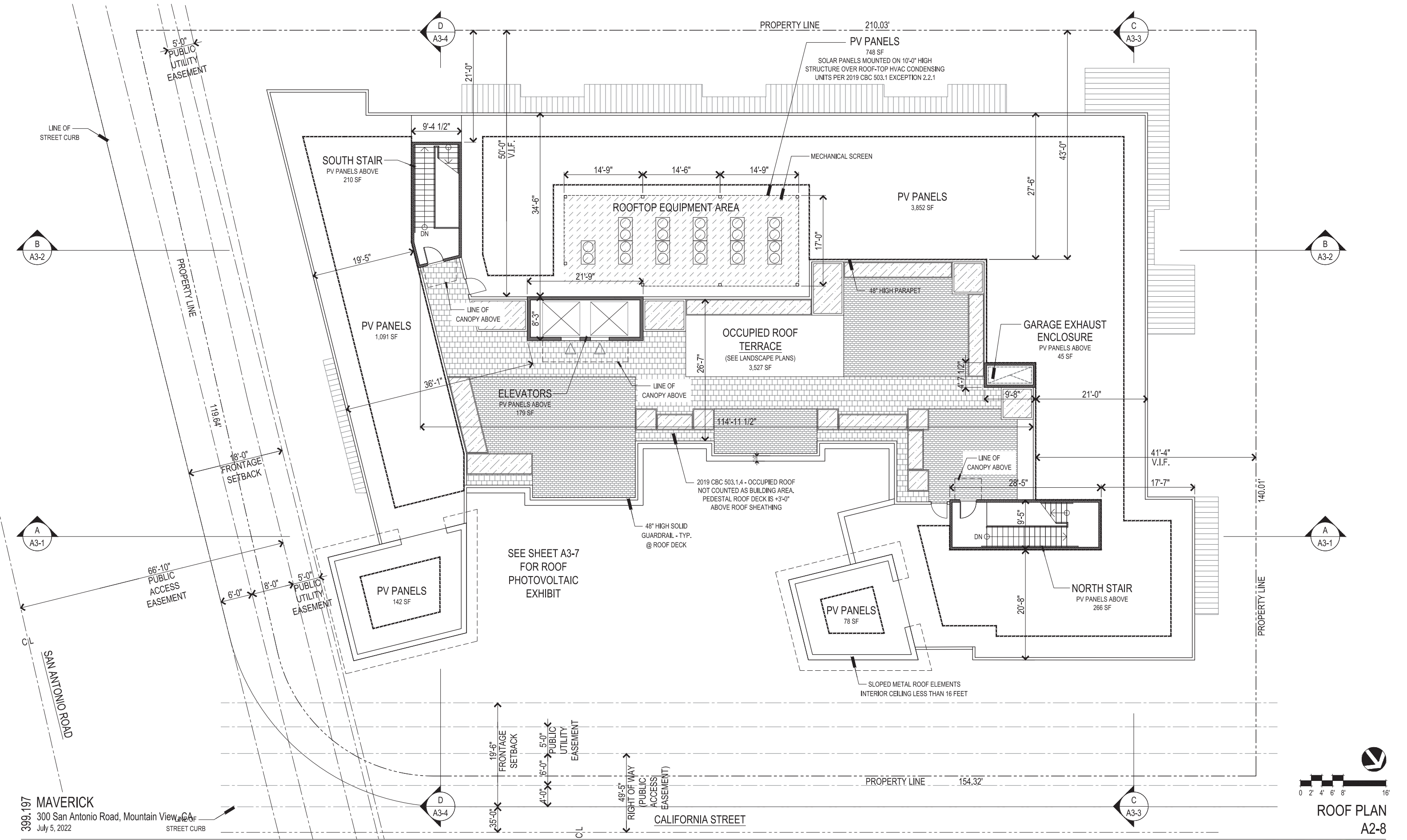
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FIFTH FLOOR PLAN  
 A2-7

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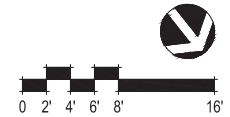






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ROOF PLAN  
 A2-8

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# LEVEL 1 - GROUND FLOOR IMAGERY



DECORATIVE PLANTED POTS



WATER WALL FEATURE W/ BASIN



DECORATIVE SCREEN FEATURE



SLATTED CORTEN STEEL FENCE & GATE



CONTEMPORARY BENCH @ RAISED PLANTER



OUTDOOR DINING / WORK TABLE & CHAIRS



CONTEMPORARY TUBULAR SEAT FEATURE (GREEN COLOR TO MATCH BLDG.)



DECORATIVE BIKE RACK



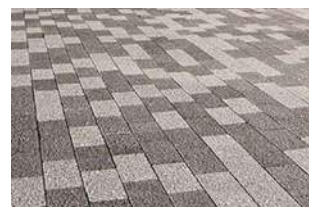
TRASH & RECYCLING RECEPTACLES



CONTEMPORARY POLE & BOLLARD LIGHTS



CONTEMPORARY 12" SQUARE UNIT PAVERS



CONTEMPORARY 4x8 UNIT PAVERS



RESILIENT SURFACING



STREET TREE



STREET TREE



FLOWERING ACCENT TREE



CALIFORNIA NATIVE TREE



NATIVE CALIFORNIA & DROUGHT TOLERANT ACCENT PLANTING

# LEVEL 5 - ROOF DECK IMAGERY



RESILIENT SURFACING



OVERHEAD STRING LIGHTS @ DINING AREA



METAL PLANTERS W/ SMALL ACCENT TREES



OUTDOOR SEATING AREAS



OUTDOOR SEATING AREAS W/ COFFEE TABLE



OUTDOOR SEATING AREAS



SQUARE SHADE UMBRELLA



OUTDOOR COUNTER W/ ELECTRIC POWERED BBQ UNIT



OUTDOOR LOUNGE SEATING



WOOD PLANK PEDESTAL PAVERS



LARGE FORMAT CONCRETE PEDESTAL PAVERS



METAL PLANTERS W/ SCREEN PLANTING



NATIVE CALIFORNIA & DROUGHT TOLERANT ACCENT PLANTING



METAL PLANTERS W/ INTEGRAL LIGHTS



CONTEMPORARY POLE LIGHTS



FLOWERING ACCENT TREE



FRUITLESS OLIVE TREE



TRASH & RECYCLING RECEPTACLES



LARGE FORMAT PEDESTAL UNIT PAVERS

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**LANDSCAPE INSPIRATIONAL IMAGERY**  
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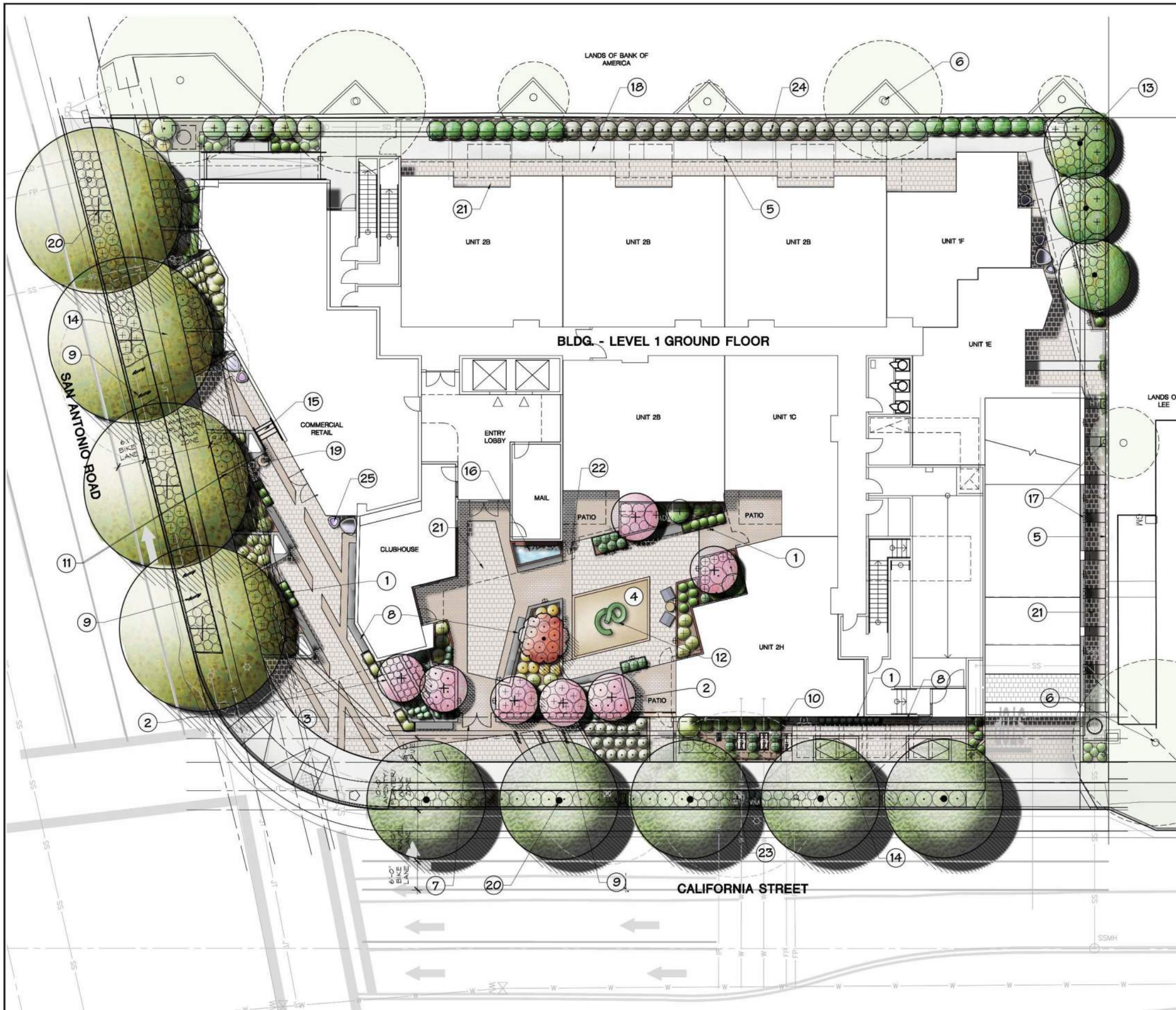


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### PROGRAM LEGEND

- 1 RAISED STEEL PLANTERS
- 2 RAISED CONCRETE PLANTER (CAST IN PLACE) W/ ACCENT PLANTING
- 3 PUBLIC PLAZA: BENCH @ RAISED PLANTER & CONTEMPORARY PAVING PATTERNS THAT MATCH THE ARCHITECTURAL FORMS
- 4 RESILIENT RUBBER SURFACING FOR FLEXIBLE USE
- 5 PERIMETER FENCING & GATES, SEE ARCHITECTURE DRAWINGS
- 6 EXISTING TREES ON NEIGHBORING PROPERTY TO REMAIN, TYPICAL
- 7 6 FT. HT. SLATTED CORTEN STEEL FENCE & GATE
- 8 CONTEMPORARY BUILT-IN BENCH
- 9 BIKE RACKS (SEVEN RACKS TOTAL, TWO BIKES PER RACK), TYPICAL
- 10 VINE & SHRUB SCREEN PLANTING AT UTILITIES, SEE ARCHITECTURAL DRAWINGS FOR SCREEN FENCING. SEE SHEET L4.1 FOR ENLARGEMENT OF PLANT SCREENING WITH SPECIES DESIGNATION
- 11 DECORATIVE CONCRETE BANDING
- 12 CONTEMPORARY STEEL TUBE SEAT SCULPTURE
- 13 NARROW EVERGREEN SCREEN TREES
- 14 STANDARD CONCRETE SIDEWALK PAVING
- 15 CONCRETE STEPS
- 16 CONTEMPORARY WATER WALL FOUNTAIN FEATURE W/ SEATING @ BASIN (RECIRCULATING SYSTEM)
- 17 VINE PLANTING @ BUILDING & PROPERTY LINE FENCE WITH DECORATIVE METAL GRATES
- 18 CONCRETE PAVING
- 19 TRASH & RECYCLING RECEPTACLES
- 20 36" BOX STREET TREES, SPECIES PER CITY DESIGNATION
- 21 CONTEMPORARY CONCRETE UNIT PAVERS
- 22 METAL GATES @ PRIVATE PATIOS
- 23 (E) TREE TO BE REMOVED, TYP.
- 24 UPRIGHT EVERGREEN SHRUB SCREEN PLANTING @ PROPERTY LINE
- 25 CONTEMPORARY PLANTED POTS

### LANDSCAPE CONCEPT STATEMENT GROUND FLOOR

THE GROUND LEVEL LANDSCAPE DESIGN CONSISTS OF CONTEMPORARY FORMS AND MATERIALS TO MATCH THE STYLING OF THE ARCHITECTURE. THE STREET 'AMENITY & PLANTING ZONES' HAVE UNIQUE WOOD SEATING AND ACCENT PLANTINGS ARRANGED IN INTERESTING PATTERNS THAT ADD RICHNESS TO THE STREETScape. THE 'EXTERIOR ACTIVE SPACES' HAVE ALTERNATING PATTERNS OF CONTEMPORARY PAVERS, INTEGRAL COLOR CONCRETE BANDS AND ANGULAR PLANTED POTS AGAINST THE BUILDING. THE ENTRY COURTYARD HAS A CONTEMPORARY WATER WALL FEATURE, SEATING AREAS AND A FLEXIBLE RESILIENT RUBBER SURFACE SPACE. A CONTEMPORARY TUBULAR SEATING SCULPTURE IS CENTERED ON THE RESILIENT RUBBER SURFACE SPACE. THE COURTYARD IS DEFINED BY RAISED CONCRETE PLANTERS AND SLATTED CORTEN STEEL GATE AND FENCING. THE MAJORITY OF THE PLANT MATERIAL AT THE GROUND LEVEL WILL BE LOW WATER USE (DESIGN WILL COMPLY WITH ALL WATER USE REGULATIONS) AND WILL FIT WITH THE STYLING OF THE ARCHITECTURE. 75% OF THE SPECIFIED PLANTS ARE CALIFORNIA NATIVE SPECIES. THE STREET TREES HAVE BEEN CHOSEN FROM THE CITY'S PRESCRIBED LIST FOR SAN ANTONIO ROAD AND CALIFORNIA STREET.

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**PRELIM. LANDSCAPE PLAN - GROUND FLOOR**  
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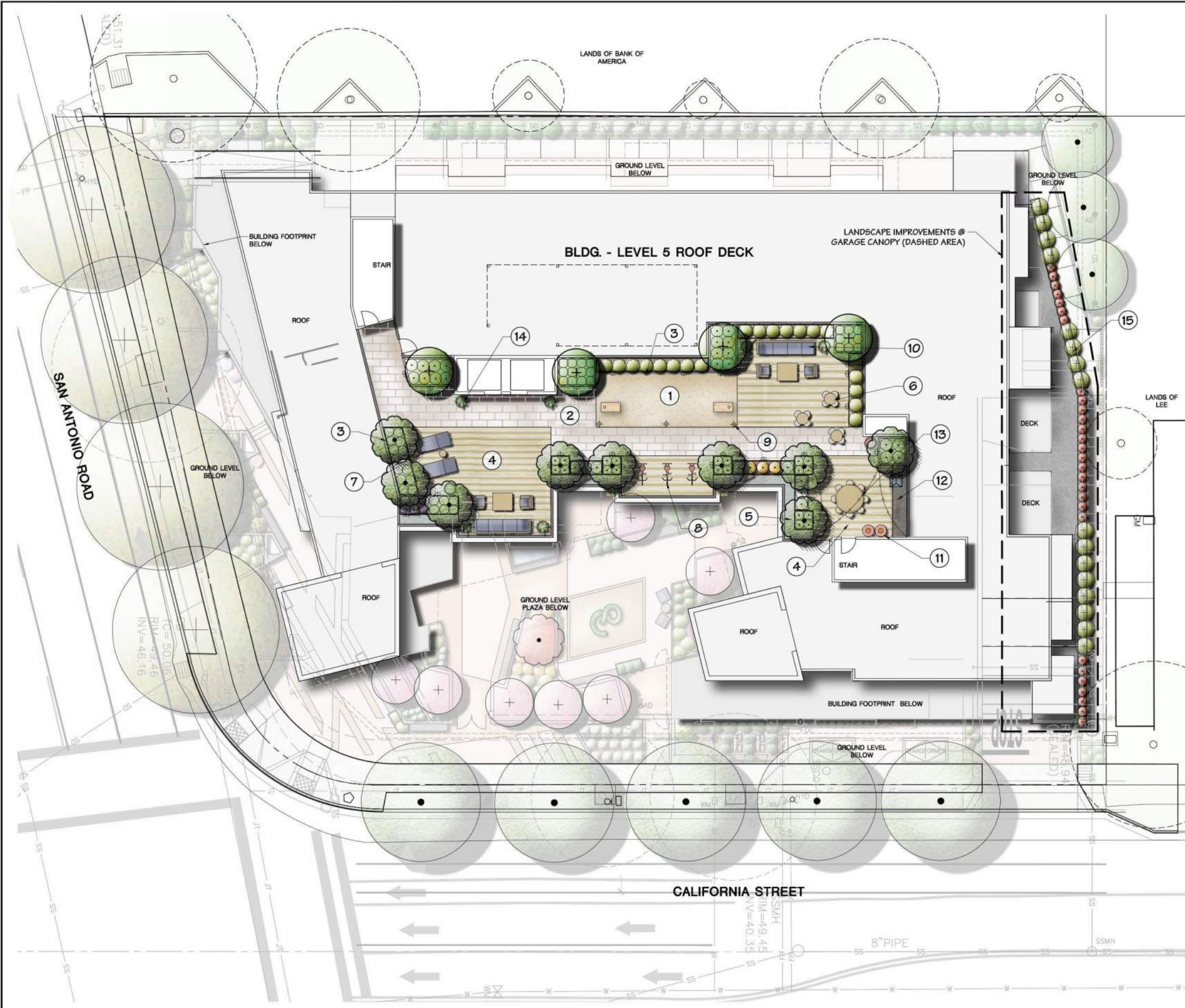
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### PROGRAM LEGEND

- 1 RESILIENT RUBBER SURFACE / INFORMAL PLAY AREA (CORN HOLE & OTHER LAWN GAMES) W/ POLE LIGHTS
- 2 LARGE FORMAT CONCRETE PEDESTAL PAVERS
- 3 36" HT. CUSTOM METAL PLANTERS W/ ACCENT TREES & INTEGRAL DOWN LIGHTS
- 4 WOOD PLANK PEDESTAL PAVERS
- 5 DECORATIVE PEBBLE SURFACE @ PLANTERS
- 6 MOVEABLE TABLE & CHAIRS
- 7 CHAISE LOUNGE CHAIRS
- 8 FLEX SPACE FOR PELOTON BIKE EXERCISE STATIONS (W/ WEATHER COVERS) / YOGA SPACE
- 9 CONTEMPORARY POLE LIGHTS
- 10 CASUAL LOUNGE AREA WITH COFFEE TABLE & PLANTED POTS
- 11 TRASH & RECYCLING RECEPTACLES
- 12 OUTDOOR COUNTER W/ ELECTRIC POWERED BBQ
- 13 COMMUNITY DINING TABLE W/ STRING LIGHTS
- 14 CONTEMPORARY PLANTED POTS
- 15 CUSTOM METAL PLANTER W/ ACCENT PLANTING AND TRAILING GROUNDCOVERS @ GARAGE CANOPY

### LANDSCAPE CONCEPT STATEMENT ROOF DECK

THE ROOF DECK LANDSCAPE DESIGN CONSISTS OF CONTEMPORARY FORMS AND MATERIALS TO MATCH THE STYLING OF THE ARCHITECTURE. A RESILIENT RUBBER SURFACE FOR PLAY AND GAMES IS CENTERED ON THE ROOF DECK AND IS SURROUNDED BY LARGE FORMAT UNIT PAVERS. ADJACENT TO THE LAWN IS A CASUAL LOUNGE AREA WITH SOFT SEATING AND COFFEE TABLE. TWO CONTEMPORARY COUNTERS WITH ELECTRIC POWERED BBQS, COMMUNITY DINING TABLES AND MOVEABLE SEATING AND TABLES PROVIDE MORE OPPORTUNITIES FOR ENTERTAINING. OTHER AMENITIES INCLUDE PELOTON BIKE STATIONS AND CHAISE LOUNGE CHAIRS. THE MAJORITY OF THE PLANT MATERIAL AT THE ROOF DECK WILL BE LOW WATER USE (DESIGN WILL COMPLY WITH ALL WATER USE REGULATIONS) AND WILL FIT WITH THE STYLING OF THE ARCHITECTURE. 75% OF THE SPECIFIED PLANTS ARE CALIFORNIA NATIVE SPECIES. ALL OF THE ROOF PLANTING WILL BE INSTALLED IN 36" TALL METAL PLANTERS.

REVISIONS	BY



**PRELIM. LANDSCAPE PLAN - ROOF DECK**  
**Maverick**  
 300 San Antonio Road  
 Mountain View, California 94040

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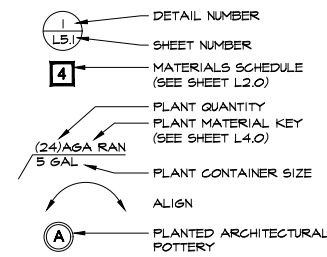
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**GRAPHIC SYMBOL LEGEND**



**PRELIMINARY PLANT MATERIAL KEY**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS * (1)	CA NATIVE
<b>TREES</b>						
ACE AUT	Acer r. 'Autumn Blaze'	Autumn Blaze Maple	36" BOX-STD.	SEE PLANS	M	
CER HEA	Cercis canadensis 'Hearts of Gold'	Eastern Redbud	24" BOX-MULTI	SEE PLANS	M	
CER OCC	Cercis occidentalis	Western Redbud	36" BOX-MULTI	SEE PLANS	VL	X
HET ARB	Heteromeles arbutifolia	Toyon	24" BOX-MULTI	SEE PLANS	L	X
LAS MUS	Lagerstroemia i. 'Muskogee'	Grape Myrtle	24" BOX-STD.	SEE PLANS	L	
OLE MAJ	Olea e. 'Majestic Beauty-Fruitless'	Fruitless Olive	24" BOX-STD.	SEE PLANS	VL	
PLA COL	Platanus a. 'Columbia'	London Plane Tree	36" BOX-STD.	SEE PLANS	M	
<b>SHRUBS, GROUNDCOVERS &amp; GRASSES</b>						
AGH MOO	Achillea x. 'Moonshine'	Fern Leaf Yarrow	1 GAL	30" O.C.	L	X
ANI RAN	Anigozanthos x. 'Bush Ranger'	Red Kangaroo Pan	1 GAL	24" O.C.	L	
ARC HOW	Arctostaphylos d. 'Howard McMinn'	Manzanita	5 GAL	60" O.C.	L	X
ART POW	Artemisia 'Powis Castle'	Wormwood	5 GAL	48" O.C.	L	X
AZA ALA	Azalea x. 'Alaska'	White Azalea	15 GAL	60" O.C.	M	
BOU BLO	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 GAL	30" O.C.	L	X
CAR DIV	Carex divisa	Berkeley Sedge	1 GAL	24" O.C.	L	X
CAR ELI	Carpenteria californica 'Elizabeth'	Compact Bush Anemone	15 GAL	60" O.C.	L	X
DIE VEG	Diets vegeta	Fortnight Lily	5 GAL	42" O.C.	L	
FES SIS	Festuca idahoensis x 'Siskiyou Blue'	Siskiyou Blue Hybrid Fescue	1 GAL	18" O.C.	VL	X
JUN ELK	Juncus patens 'Elk's Blue'	California Blue Rush	1 GAL	24" O.C.	L	X
LIR VAR	Lilippe m. 'Variegata'	Variegated Lily Turf	1 GAL	24" O.C.	M	
LOR PIX	Loropetalum chinense 'Purple Pixie'	Fringe Flower	5 GAL	42" O.C.	L	
MUH DUB	Muhlenbergia dubia	Pine Muhly	5 GAL	30" O.C.	L	X
NAN FIR	Nandina domestica 'Fire Power'	Dwarf Heavenly Bamboo	5 GAL	24" O.C.	L	
NAN GUL	Nandina d. 'Gulf Stream'	Dwarf Heavenly Bamboo	1 GAL	18" O.C.	L	
NAN MOO	Nandina domestica 'Moon Bay'	Dwarf Heavenly Bamboo	1 GAL	30" O.C.	L	
PHO BRO	Phormium x. 'Bronze Baby'	New Zealand Flax	5 GAL	36" O.C.	L	
PHO DUE	Phormium x. 'Duet'	Var. New Zealand Flax	5 GAL/15 GAL	30" O.C.	L	
POD MAK	Podocarpus m. 'Maki'	Shrubby Yew Pine	15 GAL	36" O.C.	M	
POL MUN	Polystichum munitum	Western Sword Fern	5 GAL	36" O.C.	M	X
PRU COL	Prunus c. 'Compacta' Column	Compact Column Cherry Laurel	15 GAL	36" O.C.	L	
PRU LAU	Prunus laurocerasus	English Laurel	15 GAL	48" O.C.	M	
ROS HUN	Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	1 GAL	42" O.C.	L	
SAL HOT	Salvia microphylla 'Hot Lips'	Hot Lips Sage	5 GAL	36" O.C.	L	
SAL WIN	Salvia clevelandii 'Ninifred Gilman'	Cleveland Sage	5 GAL	36" O.C.	L	X
TAX HIC	Taxus x. media 'Hickell'	Upright Yew	15 GAL	36" O.C.	M	
<b>VINES/ESPALEERS</b>						
FIG PUM	Ficus pumila	Creeping Fig	1 GAL	SEE PLANS	M	
TRA JAS	Trachelospermum jasminoides	Star Jasmine	15 GAL	SEE PLANS	M	

**NOTES:**  
 1. WUCOLS IV RATINGS IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.

**EXISTING TREE REMOVALS**

TREE # PER ARBORIST REPORT	BOTANICAL NAME	COMMON NAME	SIZE	HERITAGE TREE
#2	Liquidambar styraciflua	Sweet Gum	12.7" DIA. (39.9" CIRC.)	NO
#3	Liquidambar styraciflua	Sweet Gum	12.1" DIA. (38.0" CIRC.)	NO
#4	Platanus acerifolia	London Plane	13.4" DIA. (42.1" CIRC.)	NO

**NOTES:**  
 1. SEE ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES DATED APRIL 2022.

**TREE REMOVAL & MITIGATION REPLACEMENT TABLE**

NO. OF HERITAGE TREES REMOVED (≥48" CIRCUMFERENCE)	NO. OF HERITAGE REPLACEMENT TREES REQUIRED (2:1 RATIO)
0	0
NO. OF NON-HERITAGE TREES REMOVED	NO. OF NON-HERITAGE REPLACEMENT TREES REQUIRED (1:1 RATIO)
3	3 REQUIRED (9 QTY. 36" BOX TREE AND 24 QTY. 24" BOX TREES PROVIDED)

**NOTES:**  
 1. SEE ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES DATED APRIL 2022.

**PLANTING NOTES**

- ALL PLANT MATERIAL/CONTAINER SIZES SHALL COMPLY WITH THE APPLICABLE PROVISIONS SET FORTH BY THE 'AMERICAN STANDARD FOR NURSERY STOCK-ANSI Z60.1-2014', 2014 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN (AVAILABLE AT www.americanhort.org)
- SITE AND DRAWING REVIEW:** THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED IN CALLOUTS.
- SOIL PREPARATION/AMENDMENTS:**
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING TO A TOLERANCE OF +/- .01 FT. AND SURFACE DRAINAGE OF ALL PLANTING AREAS. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.
  - AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.
  - FOR BID PURPOSES ONLY:** THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.
  - SOIL TESTS:** PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. IN ADDITION, A GUARANTEED ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.
  - A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM (www.compostingcouncil.org). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS 'WONDERGROWN PREMIUM COMPOST' AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR 'FOUR COURSE COMPOST' AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2370 OR APPROVED EQUAL SHALL BE USED.
  - THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY-SEE PLANTING DETAILS. DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS. SOIL SHALL NOT BE WORKED WITH WHEN WET.
  - BACKFILL FOR GROUNDCOVER 48" O.C. SPACING OR GREATER AND ALL SHRUBS AND TREES - BACKFILL MIX AS PER THE HORTICULTURAL SOILS REPORT.
  - INSTALL TRI-C MYCO PAKS (MYCORRHIZAL FUNGI) TO ALL PLANTING PITS AS FOLLOWS:  
 1 GALLON 1 PAK  
 3/5 GALLON 2 PAKS  
 15 GALLON 6 PAKS  
 24" BOX 10 PAKS  
 36" BOX 16 PAKS  
 48" BOX 20 PAKS  
 AVAILABLE: TRI-C ENTERPRISES, LLC. (800) 927-3311. CONTRACTOR SHALL INSTALL AND HANDLE PRODUCT PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.
- MULCH:**
  - ALL PLANTING AREAS, U.N.O., SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:  
 1. PROJECTS W/ NO SLOPES GREATER THAN 3:1: RECOLOGY RECYCLED 'DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.  
 2. PROJECTS W/ SLOPES GREATER THAN 3:1: MULCH SLOPES GREATER THAN 3:1: RECOLOGY 'SHREDDED CEDAR' MULCH SLOPES LESS THAN 3:1 WITH RECOLOGY RECYCLED 'DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.
  - MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER FREE EMERGENT HAS BEEN APPLIED. EXCLUDE MULCH IN TURF & HYDROSEED AREAS. NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND TRUNK OF ALL TREES. MULCHES AVAILABLE AT RECOLOGY ORGANICS (866) 764-5765 OR APPROVED EQUAL. THE CONTRACTOR SHALL SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.
  - LAVA ROCK MULCH @ BIO-RETENTION AREAS; MULCH BASIN FLOORS & SIDE SLOPES WITH 3" LAYER OF 1/2" SIZE LAVA ROCK IN BLACK COLOR.
- GROUNDCOVER:**
  - PLANT AT THE SPACINGS NOTED IN THE LEGEND. GROUNDCOVER SHALL EXTEND UNDER ALL SHRUB AREAS AS NECESSARY TO PROVIDE COMPLETE GROUNDCOVER COVERAGE.
- PRE-EMERGENT HERBICIDE:**
  - GRANULAR PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. MATERIAL 'SNAPSHOT 25 TS' OR APPROVED EQUAL, AVAILABLE AT HORIZON CONCORD, CA (925) 825-9344. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.
- JUTE MESH SHALL BE INSTALLED ON ALL SHRUB AND GROUNDCOVER SLOPES 2:1 OR STEEPER. CONTRACTOR SHALL ANCHOR JUTE IN CONTINUOUS TRENCHES AT TOP & BOTTOM OF SLOPES.**
  - TREE PLANTING NOTES:**
    - PLANT TREES A MINIMUM OF 3'-0" FROM THE EDGE OF CURBS AND WALKS, AND A MINIMUM OF 12'-0" FROM STREET LIGHTS. ALL TREES PLANTED WITHIN 5'-0" OF HARDSCAPE OR BUILT ELEMENT TO BE PLANTED WITH ROOT BARRIERS-REFER TO PLANTING DETAILS. NURSERY STAKING TO BE REMOVED AT THE TIME OF PLANTING. CONTRACTOR TO FILL HOLES LEFT BY NURSERY STAKING.
    - CONTRACTOR TO COORDINATE TREE PLANTING WITH DRAINLINES AND UNDERGROUND UTILITY LOCATIONS PER LOCAL MUNICIPALITY REQUIREMENTS TO AVOID CONFLICT.
- MAINTENANCE:** THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED. LAWNS SHALL BE MOVED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.
- SITE OBSERVATIONS:** THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT 72 HOURS PRIOR TO A REQUIRED SITE OBSERVATION. THERE SHALL BE A SITE OBSERVATION OF PLANT LOCATIONS PRIOR TO INSTALLATION. FINAL SITE OBSERVATION SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD. PRIOR TO FINAL SITE OBSERVATION, ALL LANDSCAPE AREAS ARE TO BE KEPT FREE AND ALL PLANTS IN A HEALTHY THRIVING CONDITION. NOTIFY THE LANDSCAPE ARCHITECT 7 DAYS PRIOR TO ANTICIPATED DATE OF THE FINAL SITE OBSERVATION.
- GUARANTEE:** ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

REVISIONS	BY



**PLANTING NOTES & PLANT MATERIAL KEY**  
**Maverick**  
**300 San Antonio Road**  
**Mountain View, California 94040**

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Scale: **AS SHOWN**  
 Drawn by: **KP, BF**  
 Date: **07/06/22**  
 Job: **2002801**  
 Sheet **L4.0**  
 Of **00** Sheets

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REVISIONS	BY

**ENVIRONMENTAL FORESIGHT, INC.**  
 Landscape Architecture  
 1700 N. Broadway, Suite 401  
 Walnut Creek, CA 94596  
 T (925) 945-0300 F (925) 945-6688  
 www.environmentalforesight.com

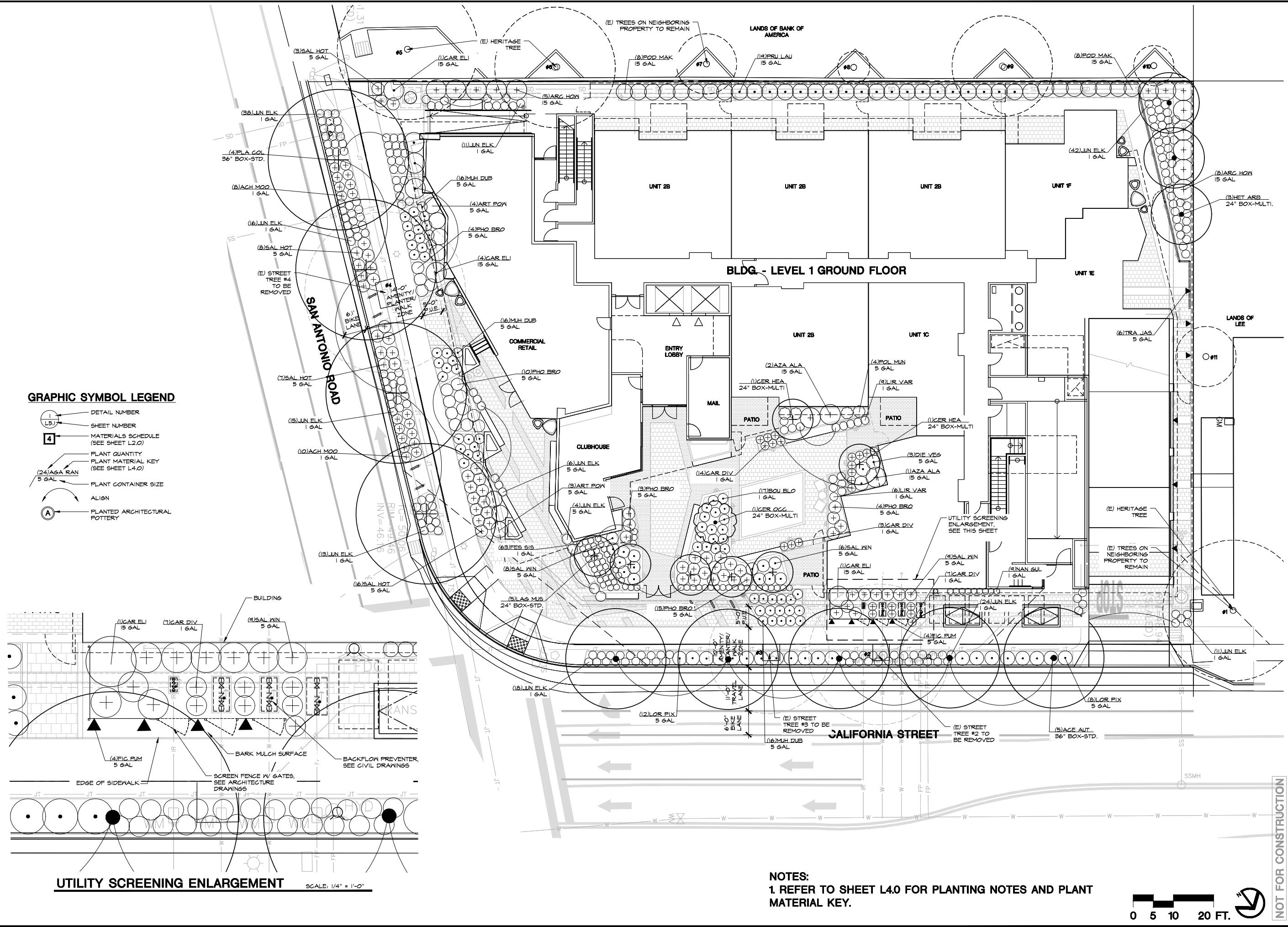
**PLANTING PLAN - GROUND FLOOR**  
 Maverick  
 300 San Antonio Road  
 Mountain View, California 94040

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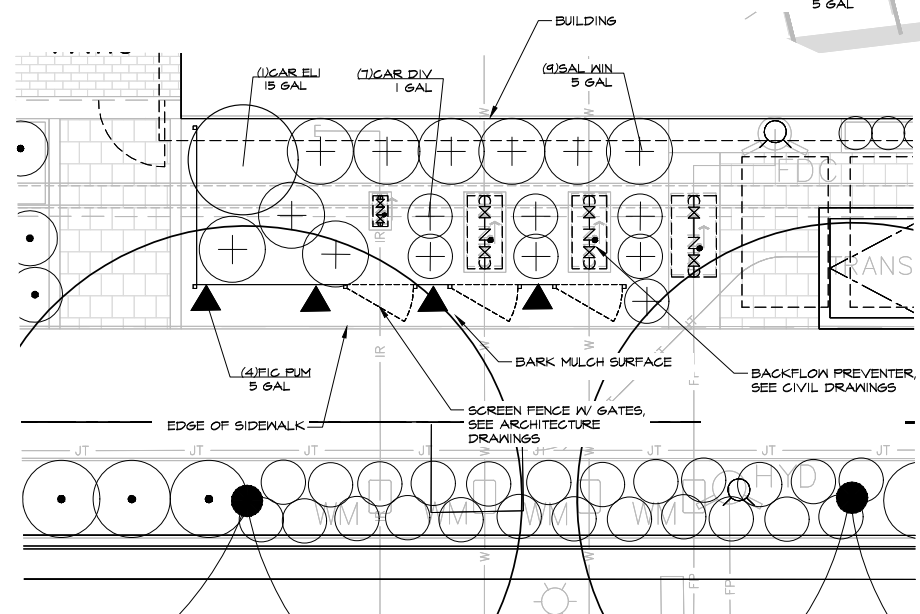
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 Drawn by: KP, BF  
 Date: 07/06/22  
 Job: 20028.01  
 Sheet: **L4.1**  
 Of 00 Sheets

**NOT FOR CONSTRUCTION**



**GRAPHIC SYMBOL LEGEND**

- DETAIL NUMBER
- SHEET NUMBER
- MATERIALS SCHEDULE (SEE SHEET L2.0)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L4.0)
- PLANT CONTAINER SIZE
- ALIGN
- PLANTED ARCHITECTURAL POTTERY



**UTILITY SCREENING ENLARGEMENT** SCALE: 1/4" = 1'-0"

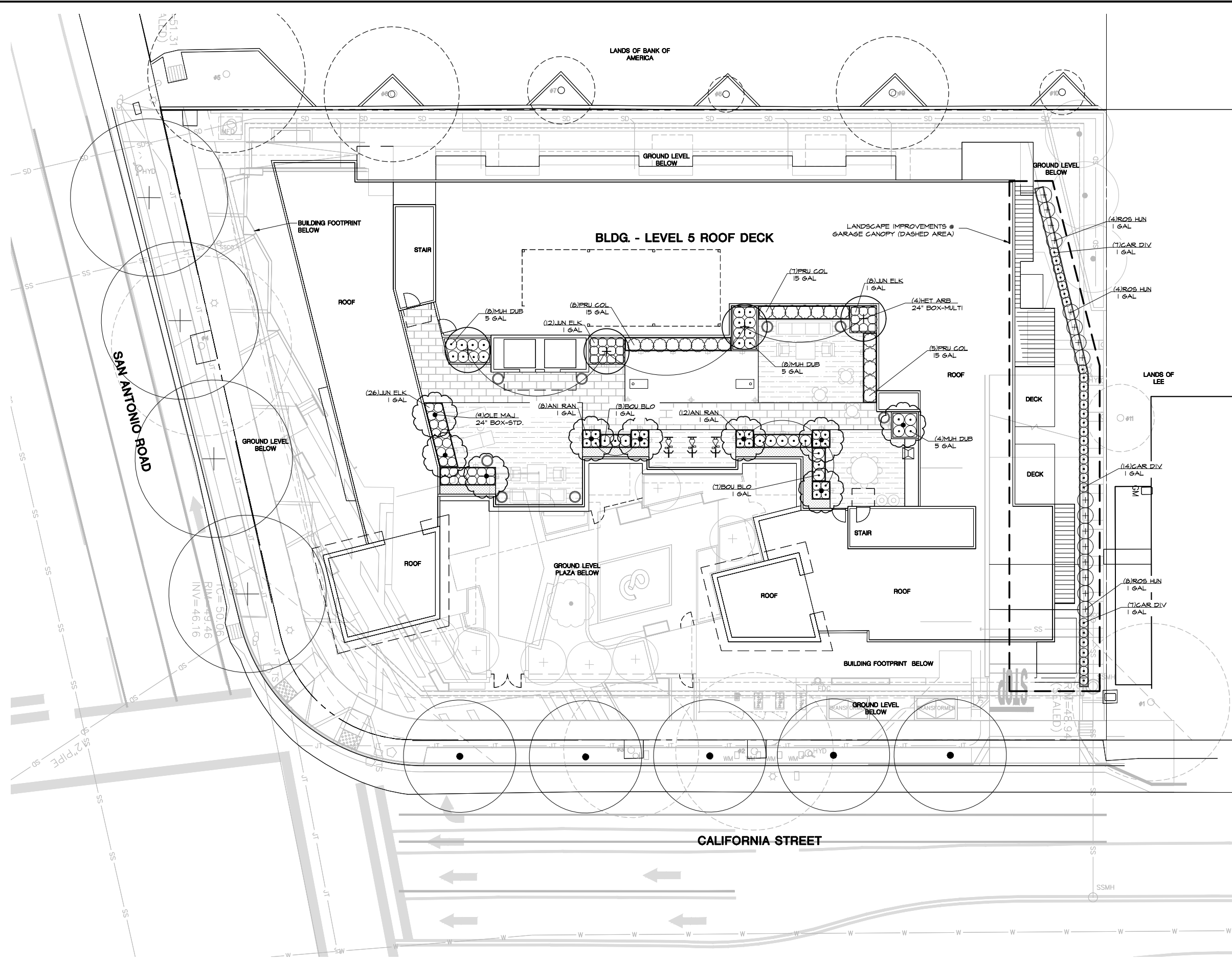
**NOTES:**  
 1. REFER TO SHEET L4.0 FOR PLANTING NOTES AND PLANT MATERIAL KEY.



REVISIONS	BY



**PLANTING PLAN - ROOF DECK**  
**Maverick**  
**300 San Antonio Road**  
**Mountain View, California 94040**



**GRAPHIC SYMBOL LEGEND**

- DETAIL NUMBER
- SHEET NUMBER
- MATERIALS SCHEDULE (SEE SHEET L2.0)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L4.0)
- PLANT CONTAINER SIZE
- ALIGN
- PLANTED ARCHITECTURAL POTTERY

**NOTES:**  
**1. REFER TO SHEET L4.0 FOR PLANTING NOTES AND PLANT MATERIAL KEY.**



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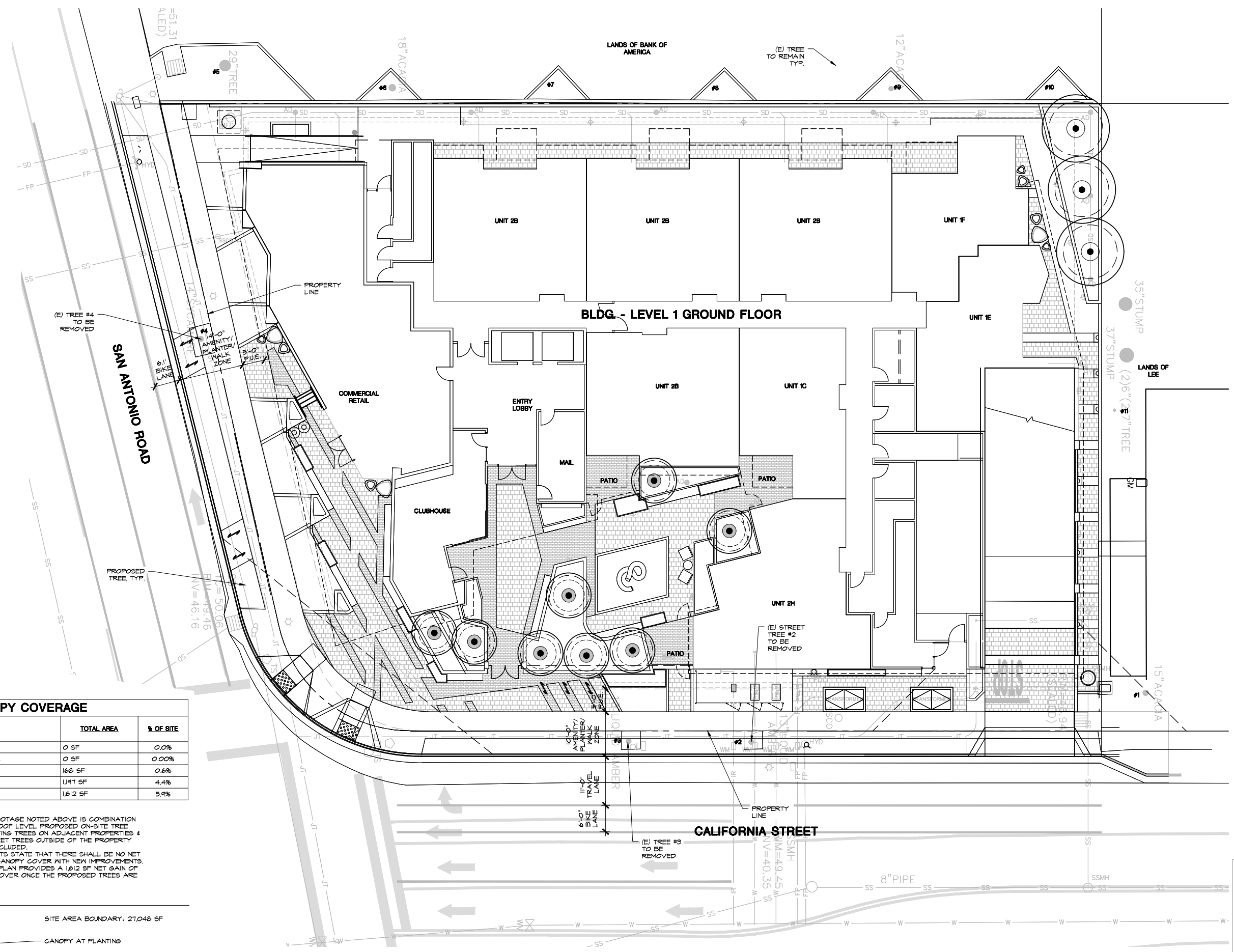
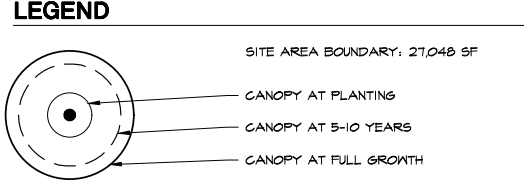


Scale: **1" = 10'**  
 Drawn by: **KP, BF**  
 Date: **07/06/22**  
 Job: **20028.01**  
 Sheet **L4.2**  
 Of **00** Sheets



CANOPY COVERAGE	TOTAL AREA	% OF SITE
EXISTING	0 SF	0.0%
EXISTING TO REMAIN	0 SF	0.00%
AT PLANTED	168 SF	0.6%
5-10 YEARS	1,191 SF	4.4%
FULL GROWTH	1,612 SF	5.9%

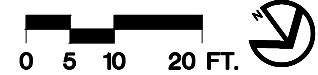
NOTES:  
 1. TOTAL SQUARE FOOTAGE NOTED ABOVE IS COMBINATION OF GROUND & ROOF LEVEL PROPOSED ON-SITE TREE CANOPIES. EXISTING TREES ON ADJACENT PROPERTIES & PROPOSED STREET TREES OUTSIDE OF THE PROPERTY LINE ARE NOT INCLUDED.  
 2. CITY REQUIREMENTS STATE THAT THERE SHALL BE NO NET LOSS OF TREE CANOPY COVER WITH NEW IMPROVEMENTS. THE PROPOSED PLAN PROVIDES A 1,612 SF NET GAIN OF TREE CANOPY COVER ONCE THE PROPOSED TREES ARE MATURE.



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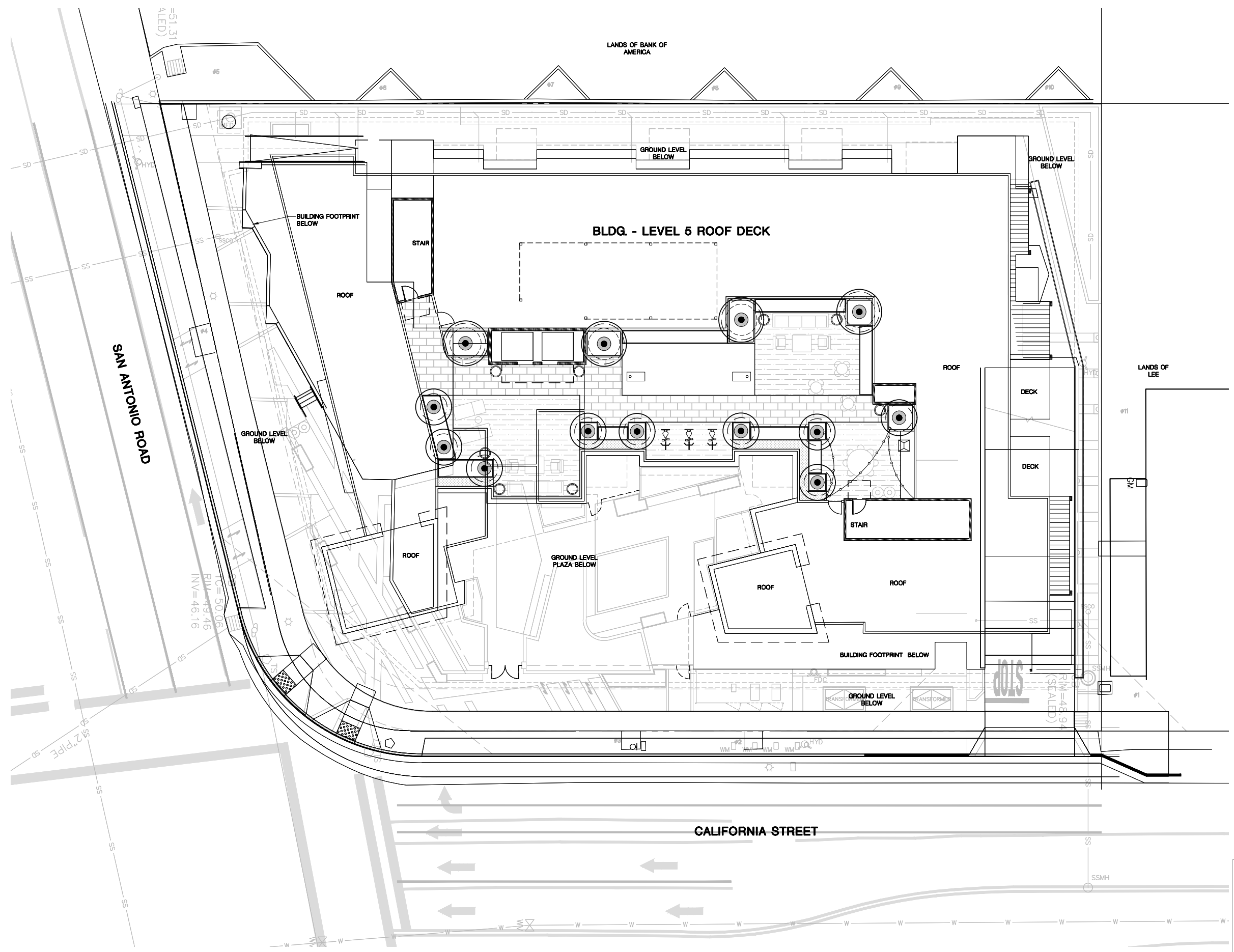


Scale: 1" = 10'  
 Drawn by: KP, SF  
 Date: 07/06/22  
 Job: 20028.01  
 Sheet



NOT FOR CONSTRUCTION

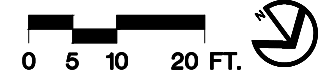




**GRAPHIC SYMBOL LEGEND**

- DETAIL NUMBER
- SHEET NUMBER
- MATERIALS SCHEDULE (SEE SHEET L2.0)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L4.0)
- PLANT CONTAINER SIZE
- ALIGN
- PLANTED ARCHITECTURAL POTTERY

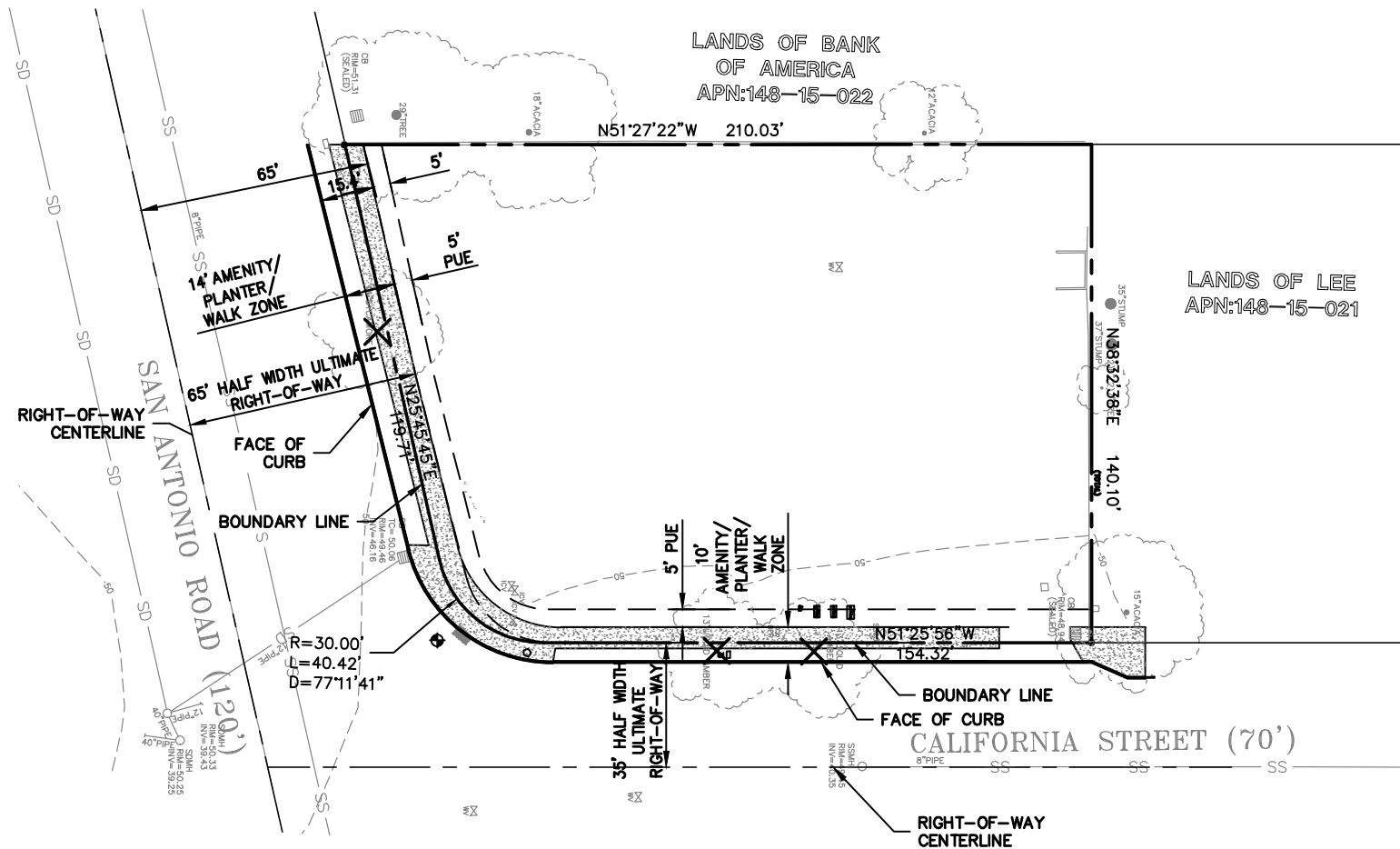
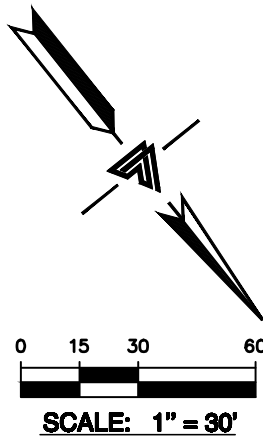
**NOTES:**  
 1. REFER TO SHEET L5.1 FOR TREE CANOPY COVERAGE CALCULATIONS.



**NOT FOR CONSTRUCTION**



# VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES 300 SAN ANTONIO ROAD MOUNTAIN VIEW, CALIFORNIA



DRC PLAN CHECK	TB
09-23-21	
DRC PLAN CHECK	TB/MM
01-28-22	
DRC PLAN CHECK	TB
04-07-22	
DRC PLAN CHECK	TB
07-08-22	
-	-



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 SACRAMENTO REGION  
 BAY AREA REGION  
 2495 INDUSTRIAL PKWY WEST  
 HAYWARD, CALIFORNIA 94545  
 (P) (510) 887-4086  
 (F) (510) 887-3019  
 WWW.LEABRAZE.COM

## PROJECT DESCRIPTION

PROPOSED VESTING TENTATIVE MAP (CONDOMINIUM PURPOSES) FOR ONE EXISTING PARCEL WITH 62 PROPOSED RESIDENTIAL UNITS AND 1 COMMERCIAL UNITS (1 RETAIL) FOR A TOTAL OF 63 UNITS. UTILITIES FOR THE CONDO UNITS WILL BE SHARED IN COMMON.

## PROJECT DATA

**OWNER/SUBDIVIDER:** 334 SAN ANTONIO, LLC  
 ATTN: NARESH KRISHNAMOORTI  
 250 ROBERT LOUIS STEVENSON AVENUE ALAMEDA, CA, 94501

**ENGINEER:** LEA & BRAZE ENGINEERING INC.  
 2495 INDUSTRIAL PARKWAY WEST  
 HAYWARD, CA 94545  
 (510) 887-4086  
 CONTACT: PETE CARLINO

**SURVEYOR:** LEA & BRAZE ENGINEERING INC.  
 2495 INDUSTRIAL PARKWAY WEST  
 HAYWARD, CA 94545  
 (510) 887-4086  
 CONTACT: GREG BRAZE

**ARCHITECT:** SDG ARCHITECTS INC.  
 ADDRESS: 3361 WALNUT BLVD #120  
 BRENTWOOD, CA 94513  
 (925) 634-7000  
 CONTACT: BRENT RANDALL

**LOT AREA:** 27,081 S.F.  
**ASSESSOR'S PARCEL NO.** 148-15-020

## EXISTING AND PROPOSED

**ZONING:** P(40)  
**EXISTING USE:** COMMERCIAL (GAS STATION)

**PROPOSED USE:** MIXED USE  
 62 - RESIDENTIAL  
 1 - COMMERCIAL

NUMBER OF STORIES = 5 ABOVE GROUND  
 TOTAL NUMBER OF UNITS = 63

## GENERAL NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND A.B.A.G. STANDARDS.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

## EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4101-6321065, DATED AS OF JULY 24, 2020. A REMEDIATION EASEMENT GRANTED TO EXXONMOBIL, PER DOCUMENT RECORDED JUNE 16, 2000 AS DOC. NO. 15282893 ALLOWS FOR ACCESS, MONITORING FOR ANY CORRECTIVE ACTION ON SUBJECT PROPERTY.

## SITE BENCHMARK

SURVEY CONTROL POINT  
 MAG AND SHINER SET IN ASPHALT  
 ELEVATION = 49.44'  
 (NAVD 88 DATUM)

## UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

## BENCHMARK

CITY OF MOUNTAIN VIEW  
 CITY BENCHMARK IV-22  
 BRONZE DISK STAMPED "IV-22"  
 SET IN THE TOP OF CURB AT THE SOUTH END OF THE SOUTHEAST RETURN OF CALIFORNIA STREET AT DEL MEDIO AVENUE.  
 ELEVATION = 46.23'  
 (NAVD 88 DATUM)

## NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
- THE AREA OF THE SURVEYED LOT IS 27,081± SQUARE FEET / 0.62± ACRES

## FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

## FEMA NOTE

THIS PROJECT IS LOCATED WITHIN FEMA FLOOD ZONE "X". ZONE "X" IS DESIGNATED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

## UTILITIES

**WATER SERVICE:** CITY OF MOUNTAIN VIEW  
**SEWER:** CITY OF MOUNTAIN VIEW  
**STORM DRAINAGE:** CITY OF MOUNTAIN VIEW  
**GAS AND ELECTRIC:** PG&E  
**CABLE:** COMCAST  
**PHONE:** AT&T

300 SAN ANTONIO ROAD  
 MOUNTAIN VIEW,  
 CALIFORNIA

APN: 148-15-020  
 SANTA CLARA COUNTY

VESTING TENTATIVE  
 PARCEL MAP

JOB NO:	2201634
DATE:	06-23-21
SCALE:	1" = 20'
DESIGN BY:	PC/JH/TB
CHECKED BY:	JH
SHEET NO:	

**C-1.0**

01 OF 16 SHEETS