730 CENTRAL AVENUE

MOUNTAIN VIEW, CALIFORNIA 94043
APN# 158-45-001

FORMAL SUBMITTAL DATE:	01.06.2021
RESUBMITTAL:	07.14.2021
RESUBMITTAL:	11.11.2021
RESUBMITTAL:	04.06.2022

CENTRAL AVENUE PERSPECTIVE

PROJECT TEAM

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MOUNTAIN VIEW, CA
CONTACT: ZACH TRAILER
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CIVIL ENGINEER:
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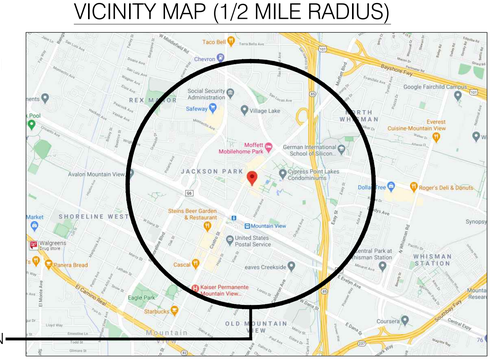
LEVESQUE DESIGN
CONTACT: KEVIN LEVESQUE
PHONE: 510.521.6700
EMAIL: KEVINL@LEVESQUEDESIGN.COM

ARCHITECTURE SHEET INDEX

VICINITY MAP (1/2 MILE RADIUS)



REFER TO SHEET A0.1B FOR A MORE DETAILED CONTEXT MAP

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COVER SHEET

CS

SCALE: N.T.S.
DATE: 02.24.2022
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PERSPECTIVES

2 A0.0

SCALE: N.T.S.

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MASSING MODELS

A0.0A

2

SCALE: N.T.S.

DATE: 02.24.2022

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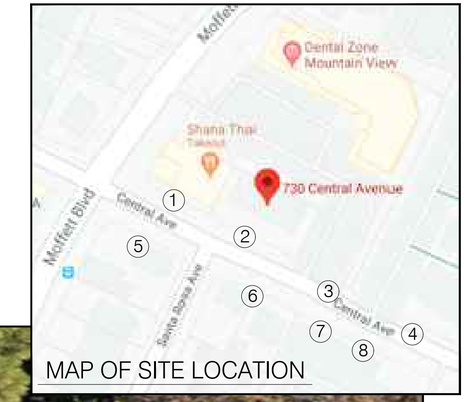
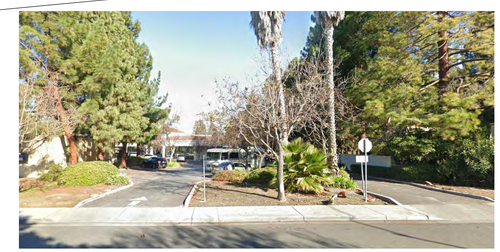
PROJECT SITE



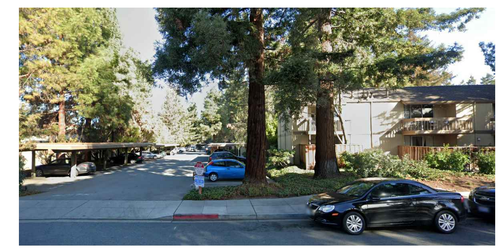
MAP OF SITE LOCATION

1 311 MOFFETT BOULEVARD

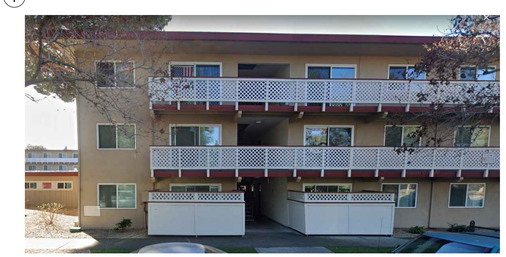
2 730 CENTRAL AVENUE - PROJECT SITE



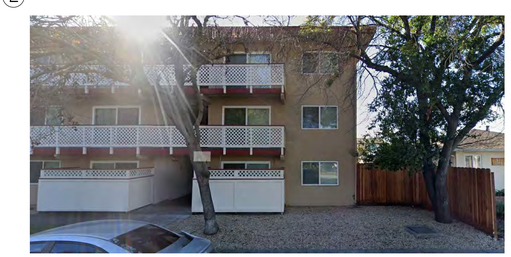
3 NEIGHBORING DRIVEWAY TO PLAZA BEHIND SITE



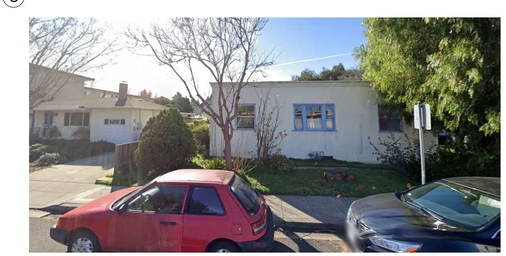
4 225 - 236 CENTRAL AVENUE



5 515 CENTRAL AVENUE



6 730 CENTRAL AVENUE



7 295 SANTA ROSA AVENUE

8 721 CENTRAL AVENUE

730 CENTRAL AVENUE

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EXISTING SITE PHOTOS

A0.1A

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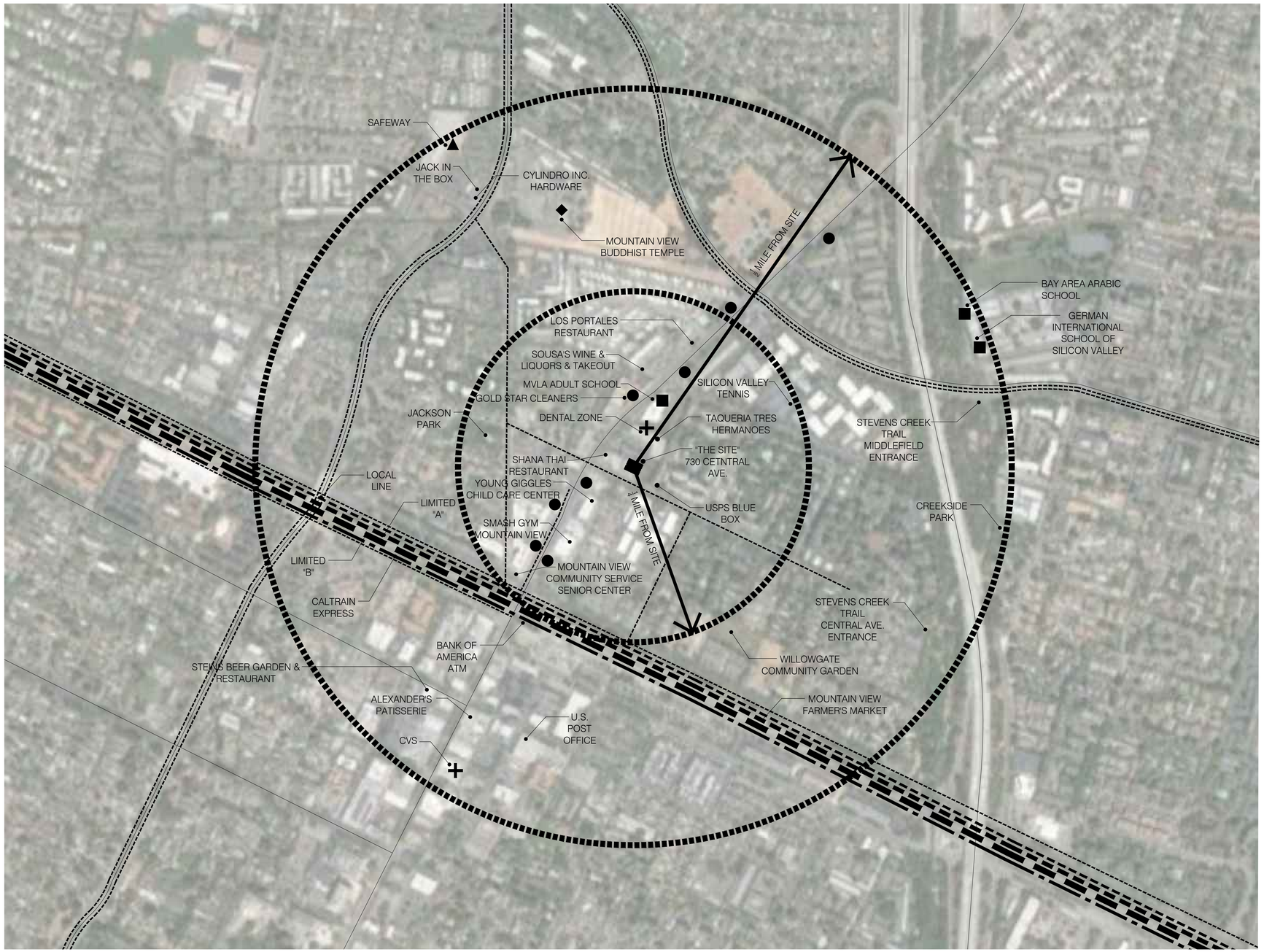
PROJECT: 361001



LEGEND

- BUS STOPS
- SCHOOL
- GROCERY
- RELIGIOUS CENTER
- HEALTH FAC. AND OTHERS
- LOCAL LINE
- LIMITED "A"
- LIMITED "B"
- CALTRAIN EXPRESS
- BICYCLE ROUTE

ANALYSIS

THE SITE IS LOCATED ALONG CENTRAL AVENUE 200 FT. EAST OF MOFFETT BLVD. PRESENTLY, THE AREA IS POPULATED WITH A MIX OF RETAIL, OFFICE, SINGLE & MULTI-FAMILY RESIDENTIAL AND WAREHOUSES.

THE SITE IS IN AN AREA THAT DOES WELL AT ADDRESSING THE NEED FOR PEDESTRIAN FRIENDLY DISTANCES TO NEIGHBORHOOD STYLE AMENITIES, NEEDED SERVICES AND PUBLIC TRANSPORTATION. AS SHOW, GROCERIES, RESTAURANTS, OTHER RETAIL SERVICES, SCHOOLS AND PARKS ARE ALSO INSIDE THE HALF MILE, TEN MINUTE OR LESS WALKING RADIUS. THERE IS ALSO A BUS STOP WITHIN A FIVE MINUTE WALK FROM THE SITE.

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CONTEXT MAP

A0.1B

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CENTRAL STREETSCAPE

730 CENTRAL AVENUE

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PROPOSED STREETSCAPE

A0.2

SCALE: 3/32" = 1'-0"
DATE: 02.24.2022
PROJECT: 361001

I) BUILDING SQUARE FOOTAGE ANALYSIS

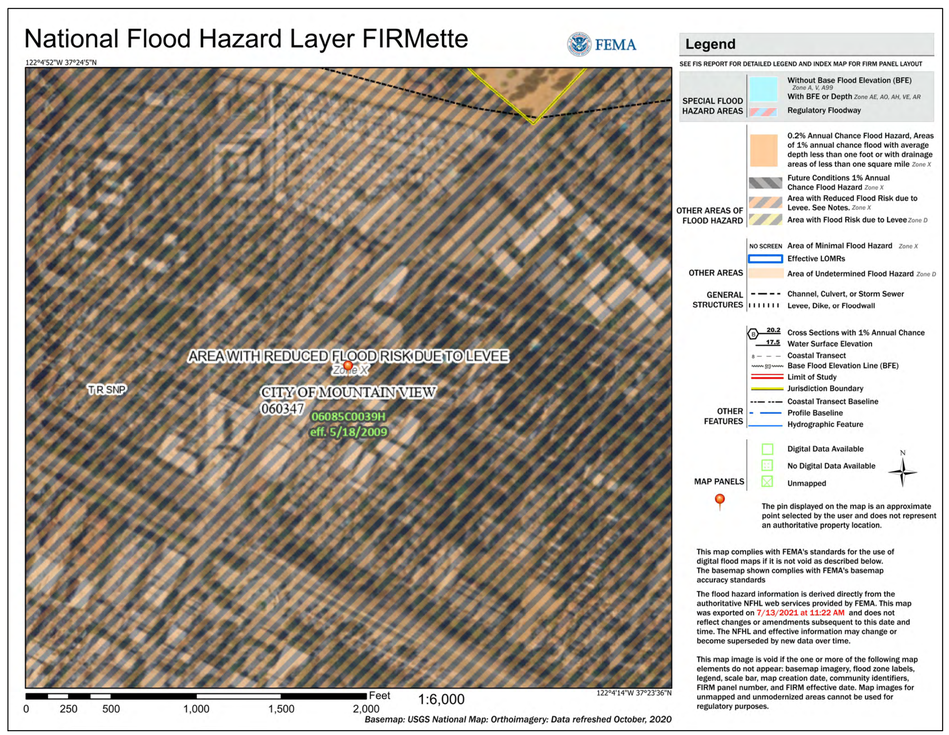
MAIN FLOOR	
PARKING / GARAGE (S2)	4240 SQ. FT.
RESIDENTIAL (R2)	1571 SQ. FT.
COMMON OPEN SPACE	2,457 SQ.FT.
LANDSCAPE (INCLUDED IN OPEN SPACE)	2079 SQ. FT.
PAVEMENT (INCLUDED IN OPEN SPACE)	502 SQ.FT.
SECOND FLOOR	
RESIDENTIAL (R2)	5710 SQ. FT.
*PRIVATE OPEN SPACE	132 SQ.FT.
THIRD FLOOR	
RESIDENTIAL (R2)	5710 SQ. FT.
*PRIVATE OPEN SPACE	132 SQ.FT.
FOURTH FLOOR	
RESIDENTIAL (R2)	5710 SQ. FT.
*PRIVATE OPEN SPACE	132 SQ.FT.
FLOOR AREA	23,073 SQ.FT.

*ALL (3) 3 SIDED DECKS TO ROOF LINE INCLUDED PER FLOOR

II) OVERALL PRIVATE VS. COMMON OPEN SPACE

COMMON OPEN SPACE	2,457 SQ.FT.
PRIVATE OPEN SPACE	1,386 SQ.FT.
(INCLUDE (7) FULL DECKS PER FLOOR)	
OPEN SPACE TOTAL	3,843 SQ.FT.

III) UNITS	SQ.FT.	# UNITS	TOTAL SQ.FT.
PLAN 1 END	559 SQ.FT.	3	1,677 SQ.FT.
PLAN 2 INT	615 SQ.FT.	9	5,535 SQ.FT.
PLAN 3 END	629 SQ.FT.	6	3,774 SQ.FT.
PLAN 4 END	679 SQ.FT.	3	2,037 SQ.FT.
		21	13,023 SQ.FT.



ZONING ANALYSIS & PROJECT DATA SUMMARY - CRA ZONING -COMMERCIAL RESIDENTIAL ARTERIAL

PROJECT PROPOSAL:
THE PROPOSED PROJECT IS A MULTI-FAMILY, 4-STORY RESIDENTIAL BUILDING. THE PROPOSED PROJECT PROVIDES PARKING, AMENITIES AND BUILDING FUNCTIONS AT THE GROUND FLOOR. THREE STORIES ABOVE PROVIDE (21) TOTAL UNITS WITH (7) UNITS PER THE 2ND, 3RD AND 4TH FLOORS . ALL UNITS WILL BE (1) BEDROOM.
THE PROJECT IS LOCATED IN THE CRA ZONING DISTRICT.
- OCCUPANCY:
  - S2 (OPEN GARAGE)
  - R2 (MULTI FAMILY RESIDENTIAL)
- CONSTRUCTION TYPE:
  - S2 (TYPE IV (HT) @ S2)
  - R2 (TYPE VA @ R2)
- FEMA FLOOD HAZARD ZONE - ZONE "X" ARE REDUCED FLOOD RISK DUE TO LEVEE -SEE MAP

PROPERTY INFORMATION

PROPERTY ADDRESS:	730 CENTRAL AVE. MOUNTAIN VIEW, CA 94043
ZONING / GENERAL PLAN	CRA / MIXED USE CORRIDOR
APN:	158-45-001
LOT AREA:	10,480 SQ. FT. / 0.24 ACRES

GENERAL BUILDING INFORMATION

BUILDING	(4) STORIES RESIDENTIAL WITH GROUND LEVEL GARAGE GROUND LEVEL SERVICES AND PARKING (3) UPPER LEVEL RESIDENTIAL FLOORS
RESIDENTIAL UNITS	(21) TOTAL MULTIFAMILY RESIDENTIAL UNITS (21) 1 BEDROOM (ALL UNDER 700 SQ. FT. EACH)

PROJECT AND BUILDING DATA

	CRA **ZONING** / **GENERAL PLAN**	**PROPOSED**
LOT AREA:	20,000 SQ. FT.	10,480 SQ. FT. / 0.24 ACRES
LOT COVERAGE:		56%*
DUA:	60 DUA = 14 UNITS	21 / 0.24 = 81 DUA
GROSS FLOOR AREA:		23,073 SQ. FT.
FAR:	1.35 (14,148 SF) / 1.85 (19,388 SQ.FT.)	23,073 SQ. FT. / 10,480 SQ. FT. = 2.20
BUILDING HEIGHT:	3 ST. - 45 FT. / 4 - 6 ST. GENERAL PLAN	4 ST. - ±44"4" TOP OF ROOF
SETBACKS:		
• FRONT	5 FT. (BEHIND SIDEWALK)	5 FT. BEHIND PROPERTY LINE
• SIDES	15 FT. MIN.	20 FT & 15 FT.
• REAR:	15 FT . MIN. / ADJ WALL HEIGHT	11 FT.,
AUTO PAVEMENT COVERAGE:	25%	5%*
OPEN AREA:	45% - 4,716 SQ. FT.(INCLUDING PRIVATE OPEN SPACE PER UNIT)	3,843 SQ.FT. / 10,480 SQ.FT. = 36%*
PERSONAL STORAGE:	80 SQ. FT. PER UNIT X 19 UNITS = 1520 SQ, FT.	NOT PROVIDED
PARKING - SEE DENSITY BONUS ALLOWABLE FOLLOWING PER MVMC SEC 36.32.50		
	1.5 SPACES / < 650 S. F. UNIT = 28.5 SPACES	
GUEST:	5% OF REQ'D = 5 SPACES	
TOTAL:	33.5 SPACES	
PARKING PER DENSITY BONUS		
½ MILE FROM MAJOR TRANSIT / 0.5 SPACES PER UNIT. (0.5 X 21 UNITS = 10.5 SPACES)	11 SPACES REQUIRED	11 PROPOSED W/ ONE ACCESSIBLE SPACE
DENSITY BONUS		
AFFORDABLE HOUSING		
GENERAL PLAN DENSITY	14 DUA	
50% DENSITY BONUS	7 UNITS	
	21 TOTAL	21 UNITS PROPOSED

***SEE SHEET A0.3B FOR GRAPHIC ILLUSTRATIONS OF CALCULATIONS**

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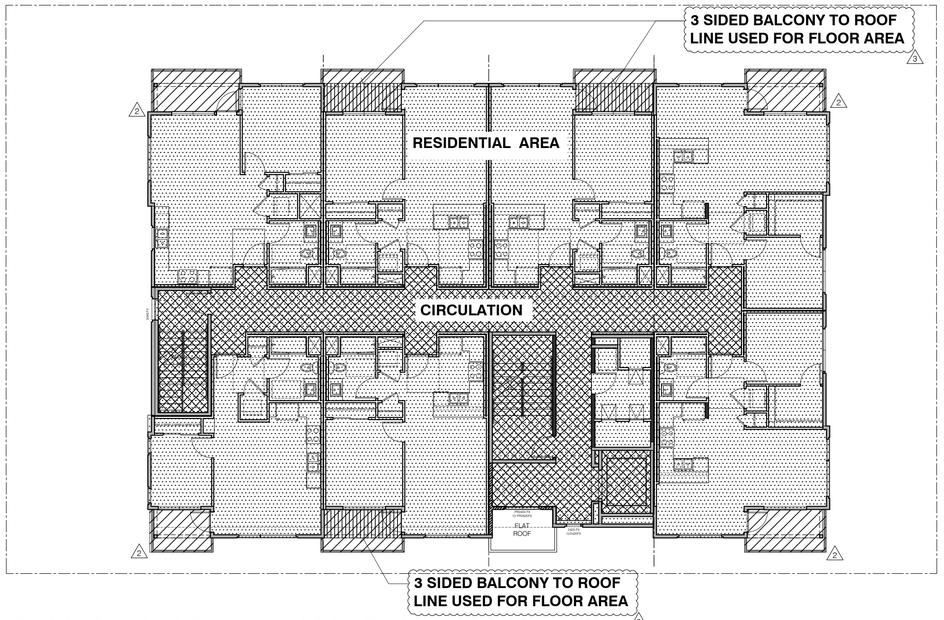
ZONING ANALYSIS & PROJECT DATA

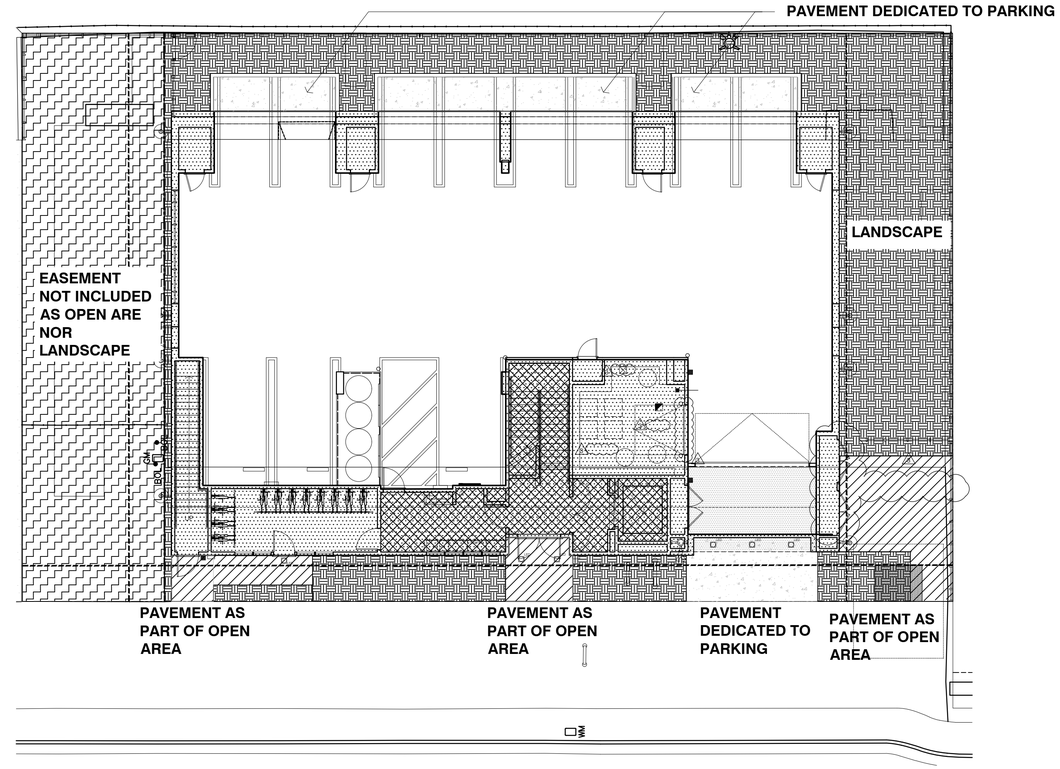
A0.3A

SCALE: NTS
DATE: 02.24.2022
PROJECT: 361001



SECOND FLOOR PLAN / THIRD & FOURTH FLOOR PLAN SIM.

GRAPHIC ILLUSTRATIONS OF CALCULATIONS



FIRST FLOOR PLAN

GRAPHIC ILLUSTRATIONS OF CALCULATIONS

730 CENTRAL AVE. BLDG SQ.FT. BREAKDOWN

A. FLOOR AREA (22941 SQ. FT. +* ((3)x132 SQ.FT.) = 23,073 SQ.FT.)
*INCLUDING GARAGE AND 3 SIDE ENCLOSED DECKS SQ.FT. ONLY TO ROOF LINE ONLY
(3x(44 SQ. FT.) = 132 SQ.FT.) = (3x132 SQ.FT.) = 396 SQ.FT. PER FLOOR
1. GROUND FLOOR (1571 SQ. FT.)
2. 2ND - 4TH (5710 SQ. FT.) x (3) = 17,130 SQ.FT.
B. AUTO PAVEMENT COVERAGE 502 SQ. FT.
C. RESIDENTIAL CIRCULATION 3786 SQ. FT.
D. OPEN AREA
- PRIVATE OPEN SPACE (DECKS) 462 SQ. FT. X3 LEVELS = 1,386 SQ. FT.
- GROUND LEVEL OPEN SPACE 2,457 SQ. FT. (NOT INCLUDING EASEMENT)
TOTAL OPEN AREA 3,843 SQ. FT.

AREA F. LOT COVERAGE 5865 SQ. FT.
*ENCOMPASSES "ALL FLOORS AS ONE" FOOTPRINT NOT INCLUDING DECKS
NOTE: EASEMENT SQUARE FOOTAGE = 1,598 SQ. FT. AND IS NOT INCLUDED IN AREA CALCULATIONS EXCEPT LOT AREA

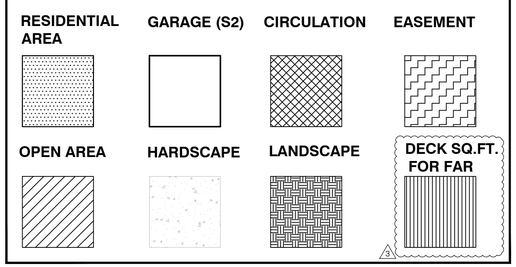
CALCULATIONS

LOT COVERAGE - 5,865 SQ. FT. 10,480 SQ. FT.=56%

AUTO PAVEMENT COVERAGE - 502 SQ.FT 10,480 SQ.FT. = 5%

OPEN SPACE 1,386 SQ.FT. OF PRIVATE OPEN SPACE (BALCONY)
+ 2,457 SQ.FT. OPEN AREA AT GROUND = 3,843 SQ.FT.
(3,843 S.FT. / 10,480 SQ.FT.) = 37%

GRAPHIC ILLUSTRATION OF CALCULATIONS LEGEND



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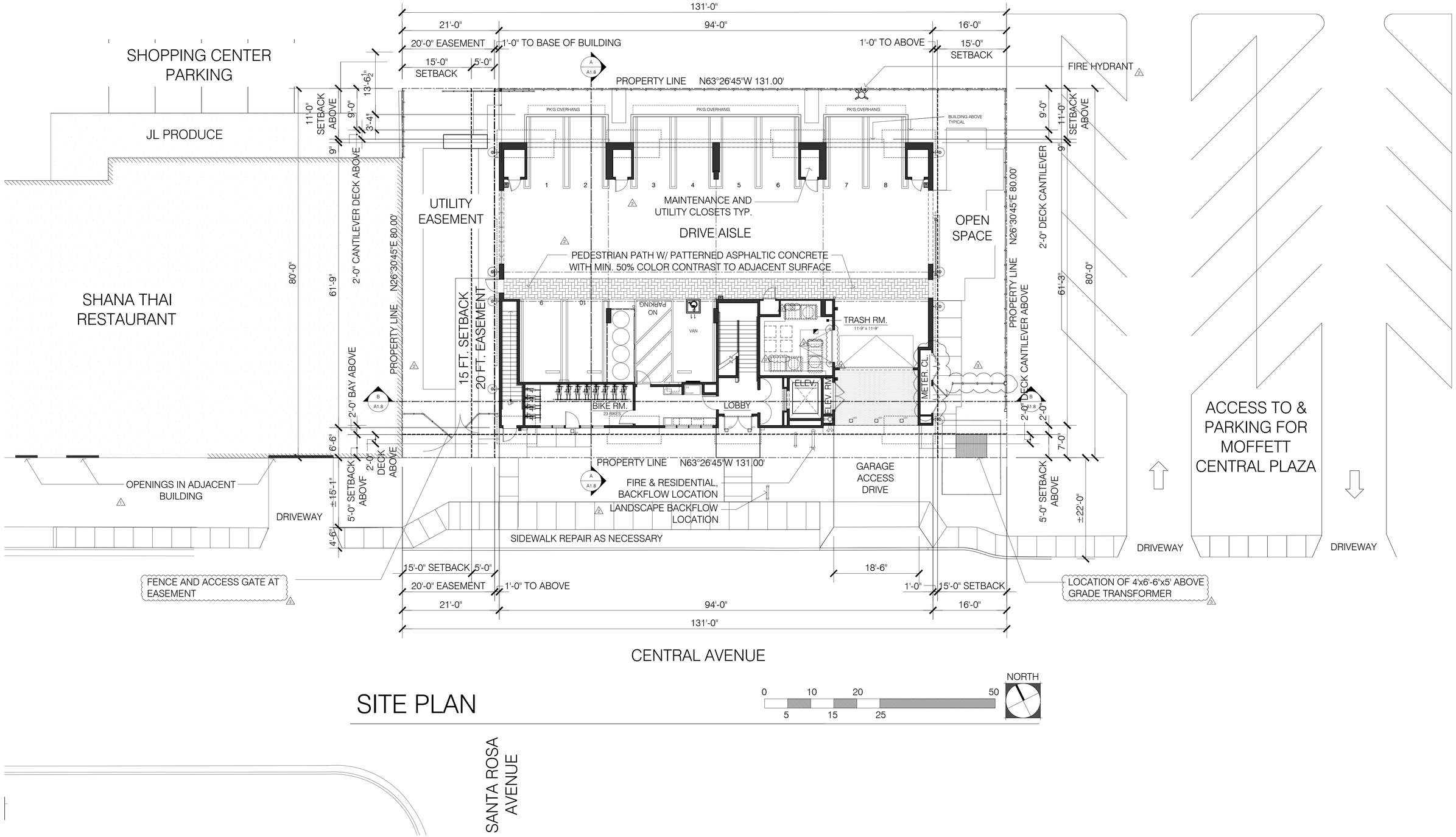
ZONING ANALYSIS & PROJECT DATA
A03.B
SCALE: NTS
DATE: 02.24.2022
PROJECT: 361001



SITE PLAN

730 CENTRAL AVENUE

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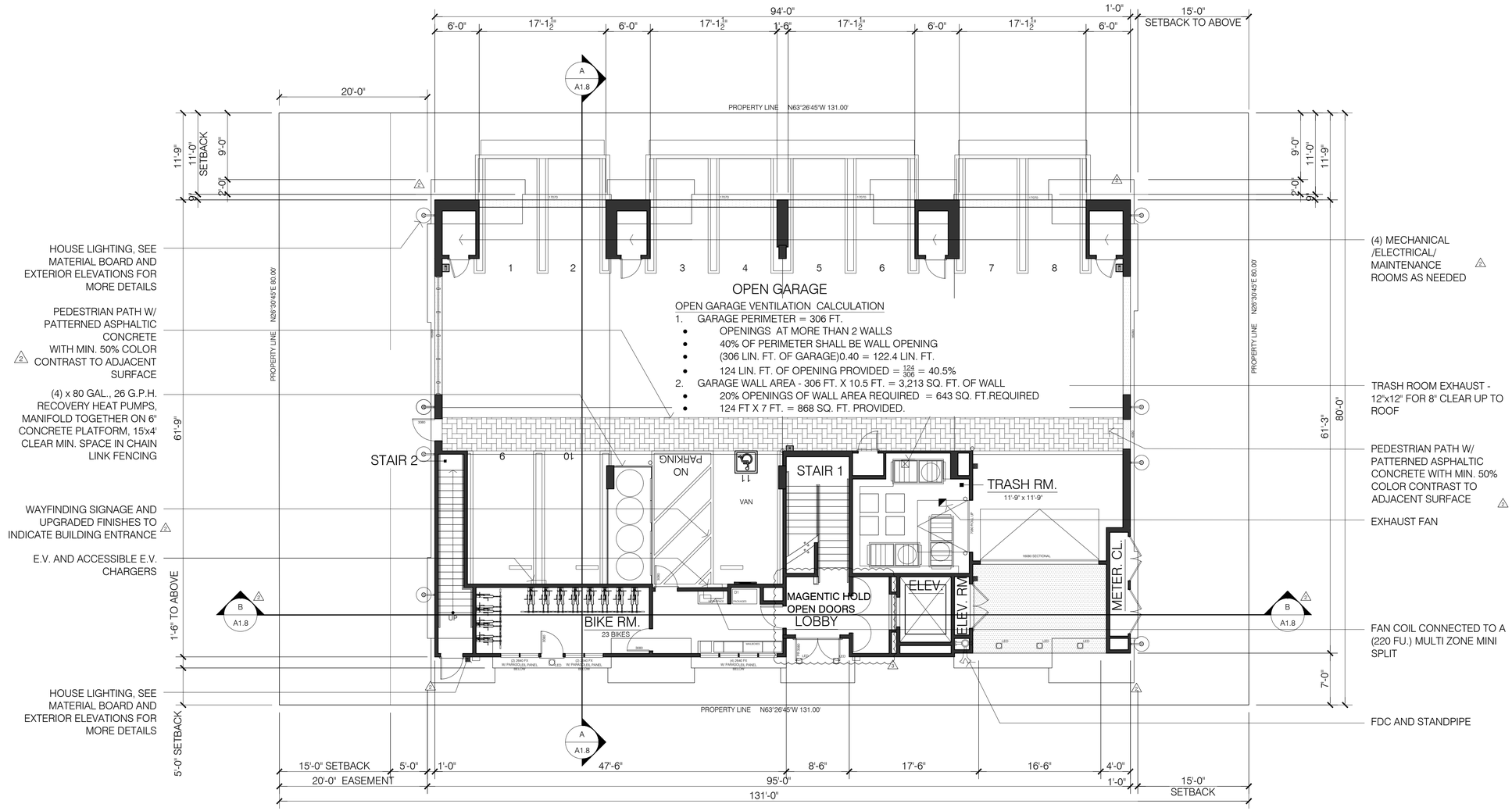
PROPOSED SITE PLAN

A0.4

SCALE: 1:10 = 1'-0"

DATE: 02.24.2022

PROJECT: 361001



1ST FLOOR PLAN

*SEE SHEET A0.3a & A0.3b - GRAPHIC ILLUSTRATIONS OF CALCULATIONS FOR SQUARE FOOTAGES

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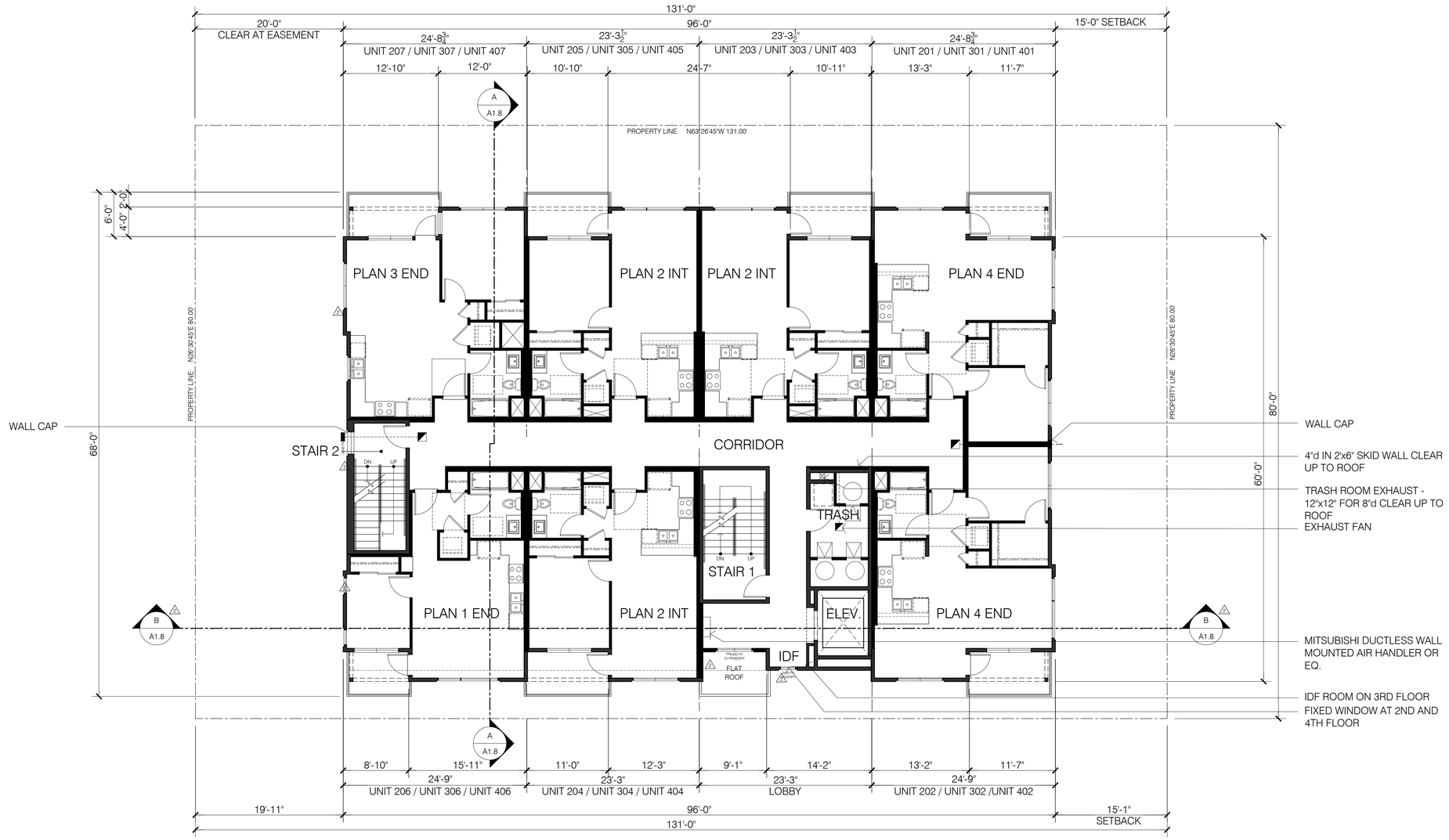
1ST FLOOR PLAN

A1.0

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

DATE: 02.24.2022

PROJECT: 361001



TYPICAL FLOOR PLAN (2ND - 4TH FLOOR PLANS.)

*SEE SHEET A0.3a & A0.3b - GRAPHIC ILLUSTRATIONS OF CALCULATIONS FOR SQUARE FOOTAGES

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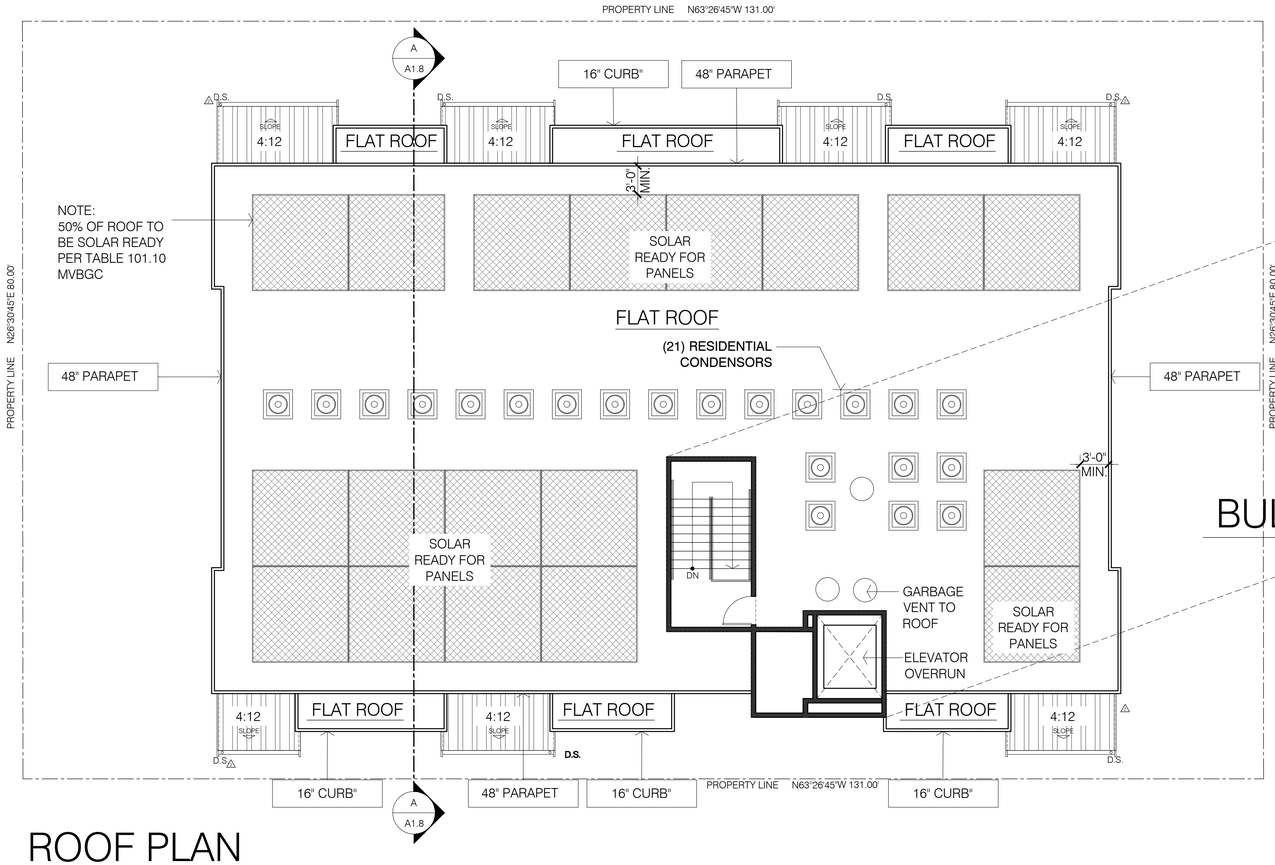
2ND FLOOR PLAN (3RD & 4TH FLOOR PLANS SIM.)

A1.1

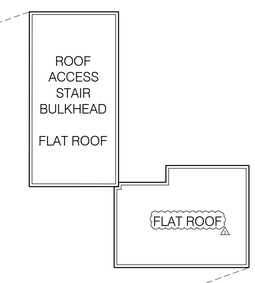
SCALE: 1/8"=1'-0"

DATE: 02.24.2022

PROJECT: 361001



ROOF PLAN



BULKHEAD ROOF PLAN

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ROOF PLAN

A1.2

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

DATE: 02.24.2022

PROJECT: 361001

LEFT ELEVATION

ELEVATION NOTES

MATERIALS

1. METAL SEAM ROOF
2. PARAPET @ FLAT ROOF
3A. STUCCO - SEE MATERIAL FOR FOR COLOR AND FINISH
3B. VERTICAL SIDING
4. WOOD RAILING
5. VINYL WINDOWS
6. ENTRY DOORS
7. METAL DOOR W/ HOLLOW METAL FRAME
8. BUILDING ADDRESS
9A. HOUSE LIGHTING
9B. HOUSE LIGHTING
10. DOWNSPOUTS
11. PATTERN METAL SCREEN
12. PATTERN METAL CLADDING

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

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EXTERIOR ELEVATIONS

A1.3A

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

DATE: 02.24.2022

PROJECT: 361001

LEFT ELEVATION

ELEVATION NOTES

MATERIALS

1. METAL SEAM ROOF
2. PARAPET @ FLAT ROOF
3A. STUCCO - SEE MATERIAL FOR FOR COLOR AND FINISH
3B. VERTICAL SIDING
4. WOOD RAILING
5. VINYL WINDOWS
6. ENTRY DOORS
7. METAL DOOR W/ HOLLOW METAL FRAME
8. BUILDING ADDRESS
9A. HOUSE LIGHTING
9B. HOUSE LIGHTING
10. DOWNSPOUTS
11. PATTERN METAL SCREEN
12. PATTERN METAL CLADDING

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

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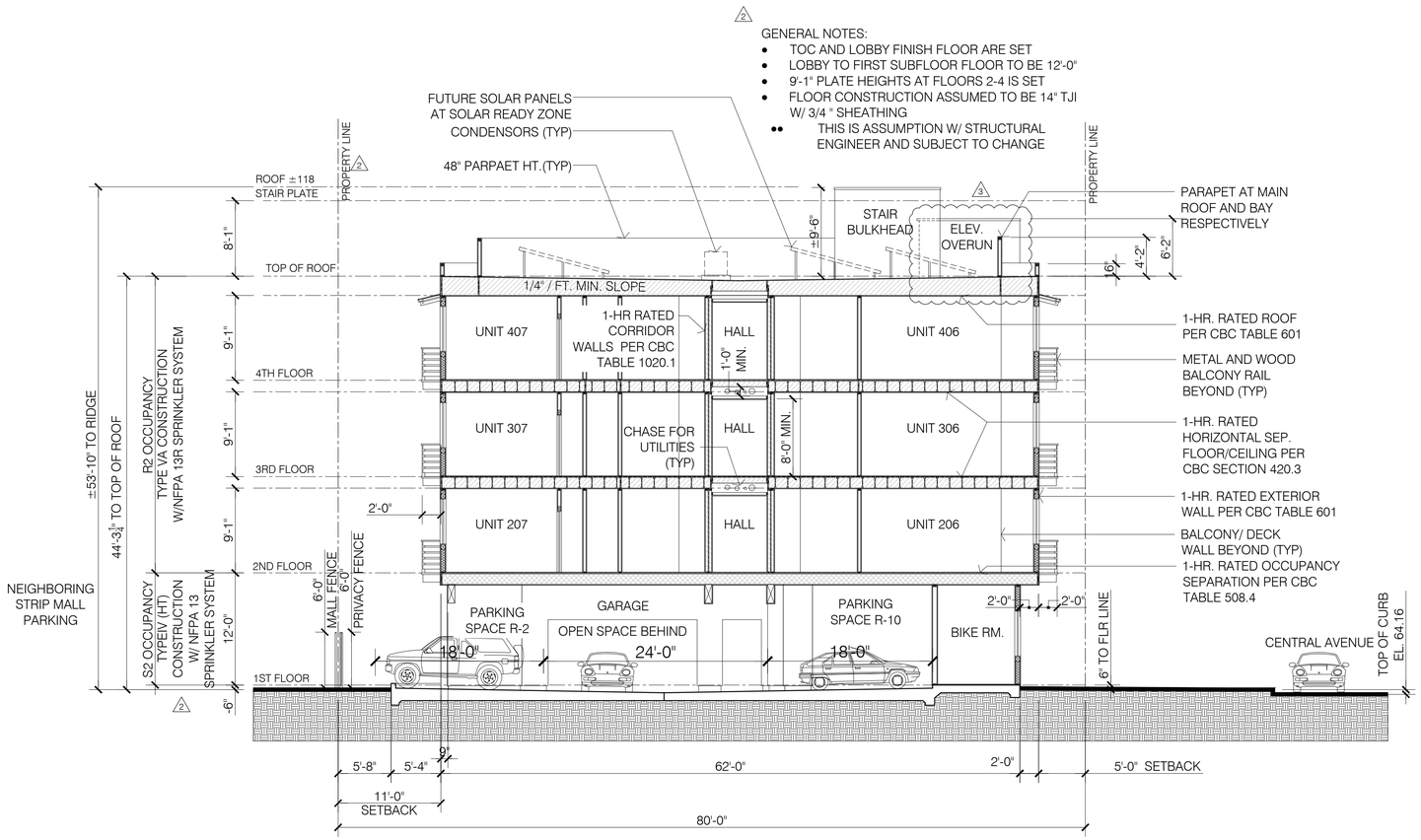
EXTERIOR ELEVATIONS - OPTION

A1.3B

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

DATE: 02.24.2022

PROJECT: 361001



A
A1.0
BUILDING SECTION

730 CENTRAL AVENUE

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APN# 158-45-001

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BUILDING SECTION

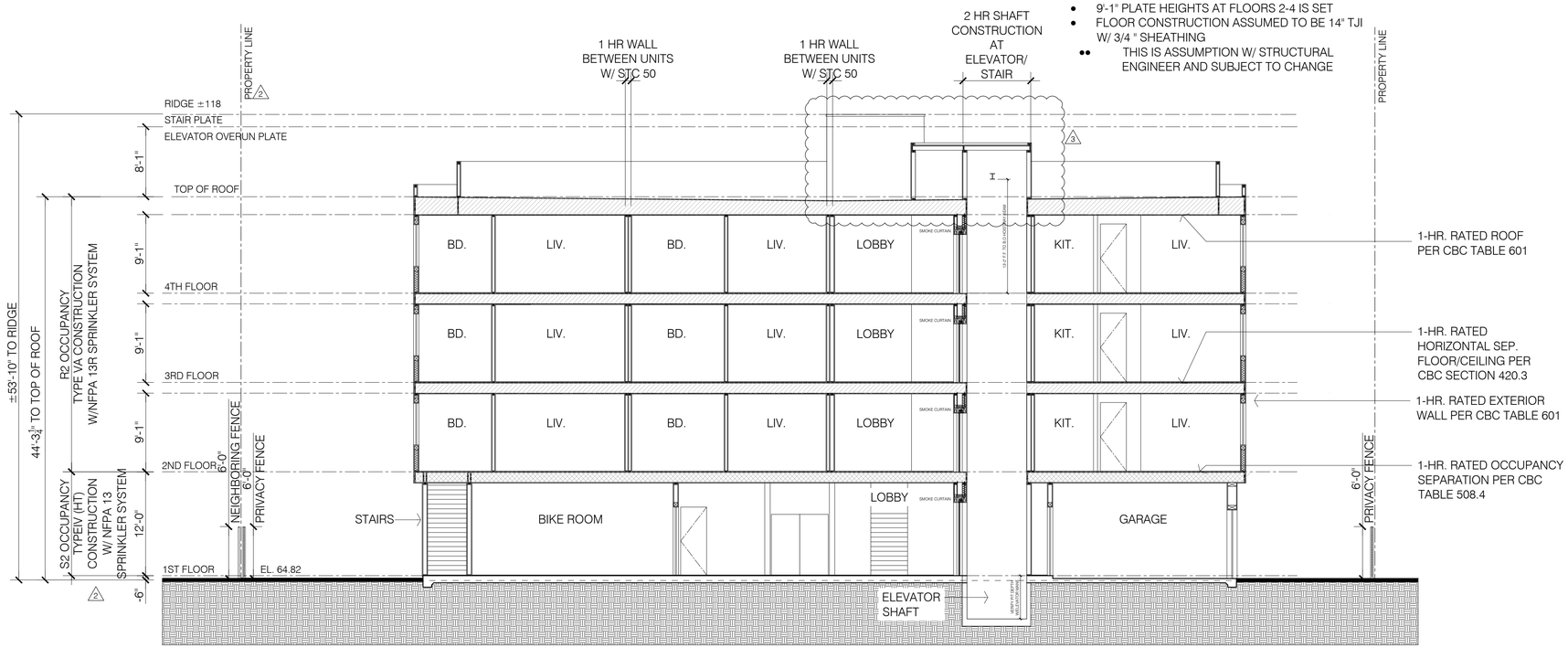
A1.4

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

DATE: 02.24.2022

PROJECT: 361001

GENERAL NOTES:
- TOC AND LOBBY FINISH FLOOR ARE SET
- LOBBY TO FIRST SUBFLOOR FLOOR TO BE 12'-0"
- 9'-1" PLATE HEIGHTS AT FLOORS 2-4 IS SET
- FLOOR CONSTRUCTION ASSUMED TO BE 14" TJI W/ 3/4 " SHEATHING
  - THIS IS ASSUMPTION W/ STRUCTURAL ENGINEER AND SUBJECT TO CHANGE



B
A1.0

BUILDING SECTION

730 CENTRAL AVENUE

MOUNTAIN VIEW, CA 94043

APN# 158-45-001

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

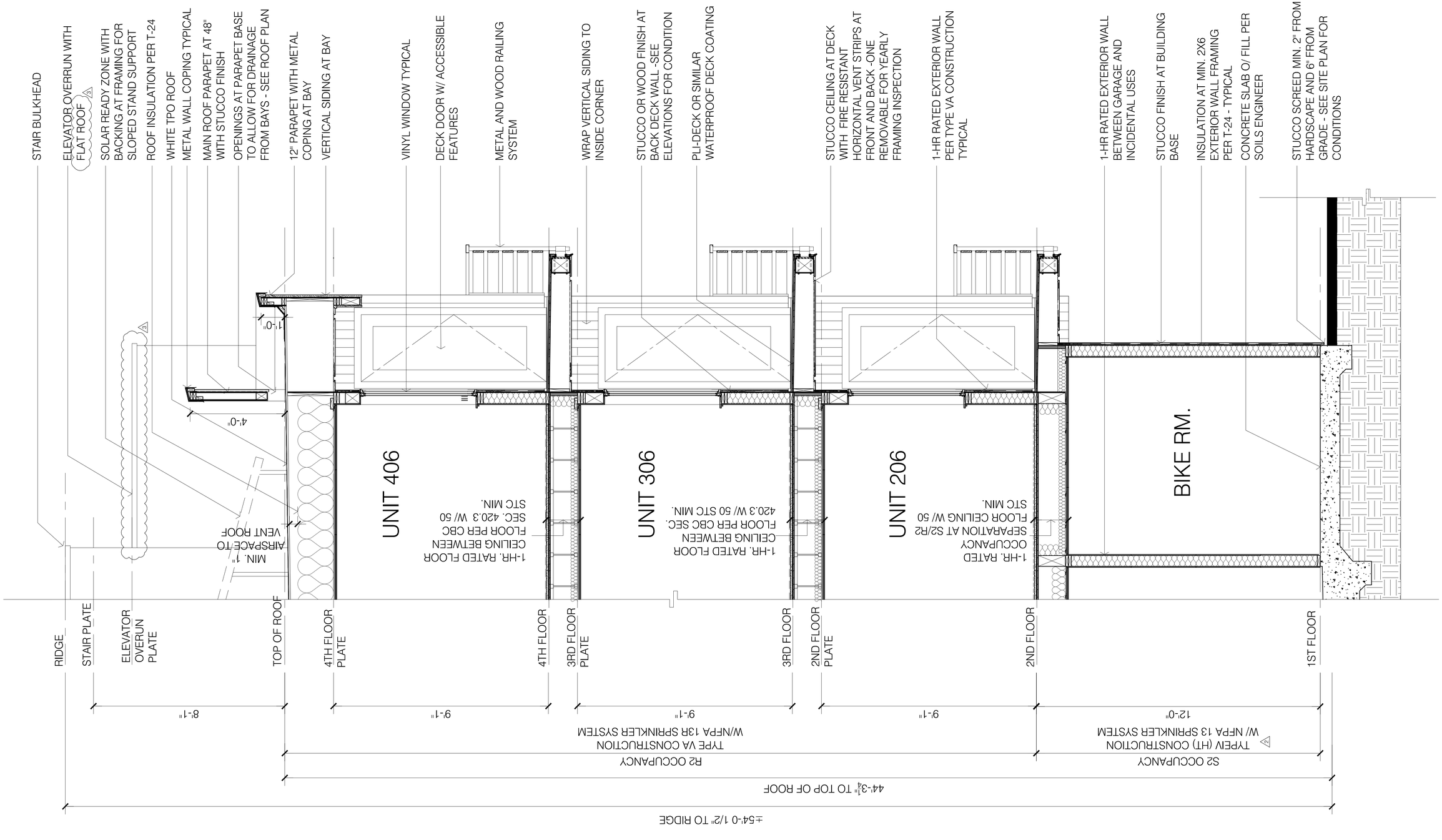
BUILDING SECTION

A1.4B

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

DATE: 02.24.2022

PROJECT: 361001



730 CENTRAL AVENUE

MOUNTAIN VIEW, CA 94043

APN# 158-45-001

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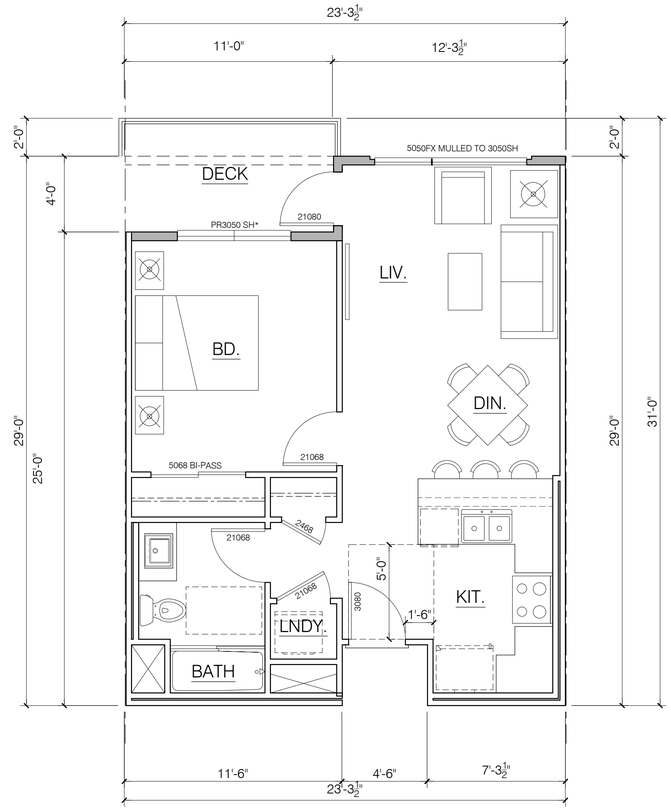
WALL SECTION

A1.5

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

DATE: 02.24.2022

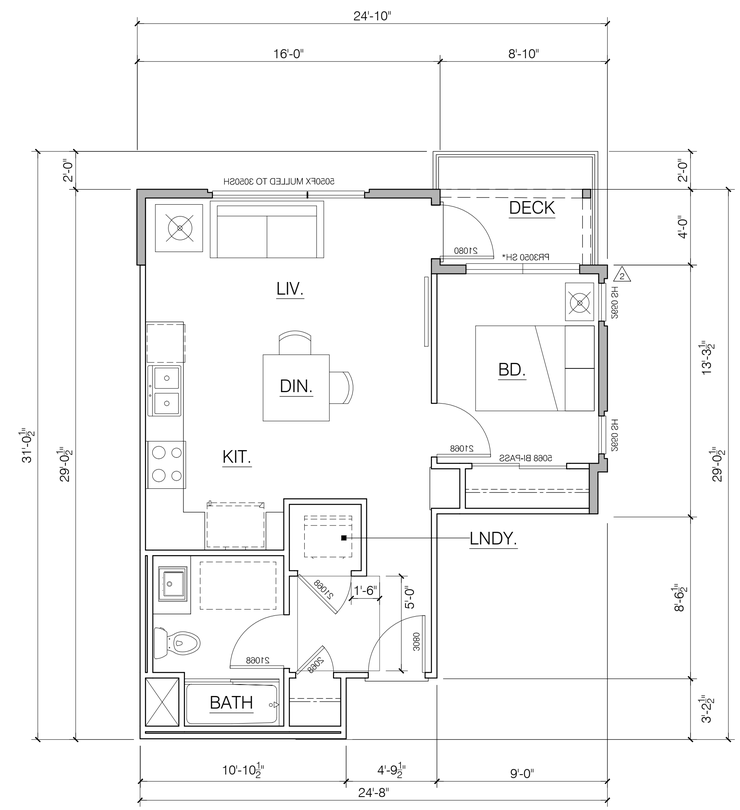
PROJECT: 361001



PLAN 2 INT

MAIN LIVING: 615 SQ. FT.
DECK: 62 SQ. FT.

(x9 UNITS TOTAL), UNITS 203 - 205, 303 - 305 & 403 - 405



PLAN 1 END

MAIN LIVING: 559 SQ. FT.
DECK: 52 SQ. FT.

(x3 UNITS TOTAL), UNITS 206, 306 & 406

730 CENTRAL AVENUE

MOUNTAIN VIEW, CA 94043
APN# 158-45-001

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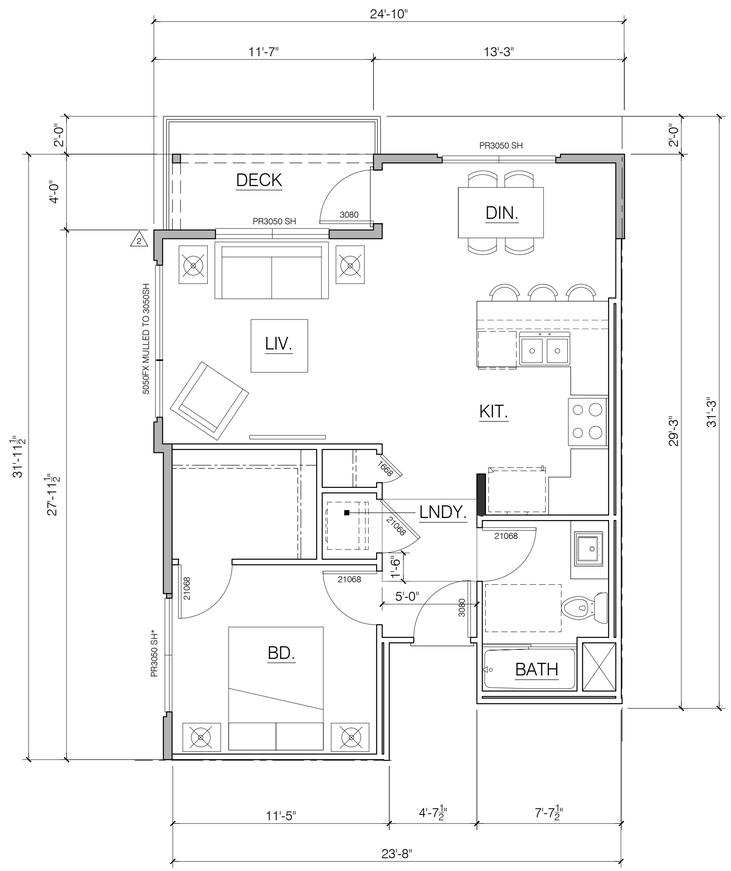
f. 415-288-0288

UNIT PLANS

A1.6

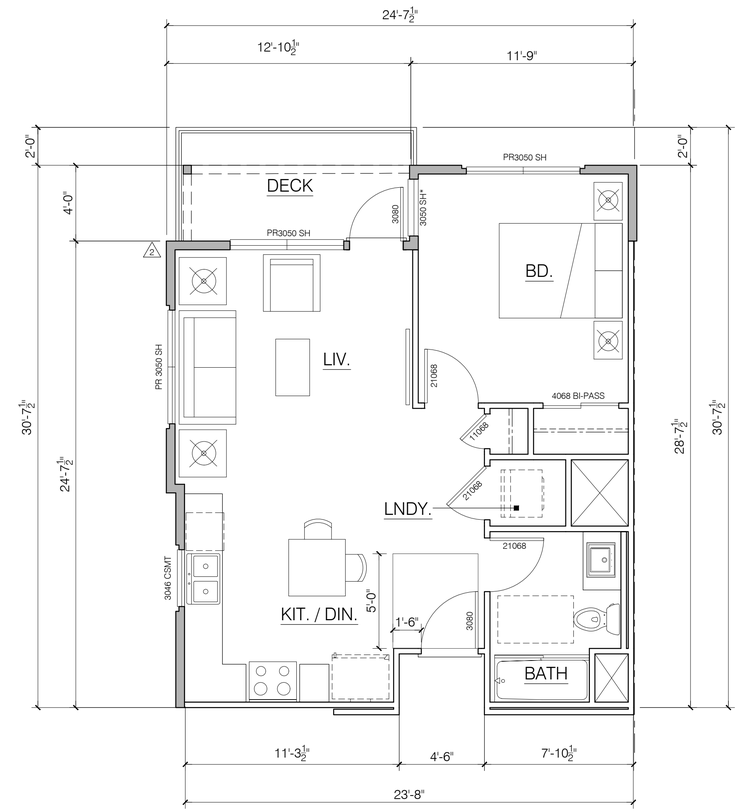
SCALE: 1/4" = 1'-0"
DATE: 02.24.2022
PROJECT: 361001



PLAN 4 END

MAIN LIVING: 679 SQ. FT.
DECK: 67 SQ. FT.

(x3 UNITS TOTAL), UNITS 207, 307 & 407



PLAN 3 END

MAIN LIVING: 629 SQ. FT.
DECK: 75 SQ. FT.

(x6 UNITS TOTAL), UNITS 201, 202, 301, 302, 401 & 402

730 CENTRAL AVENUE

MOUNTAIN VIEW, CA 94043
APN# 158-45-001

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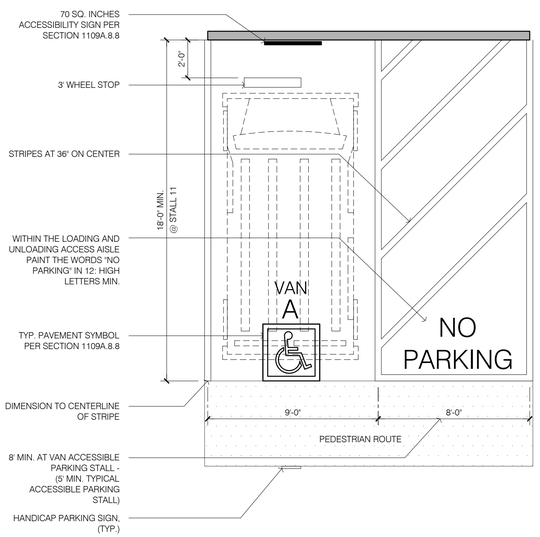
UNIT PLANS

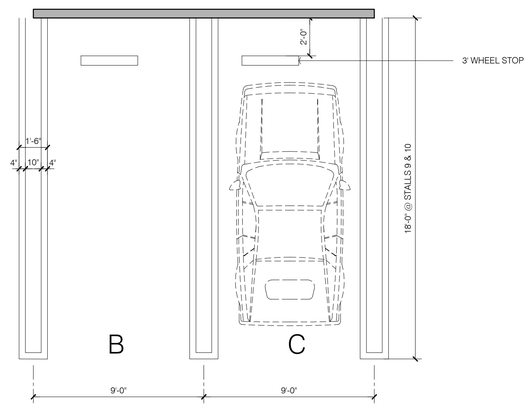
A1.7

SCALE: 1/4" = 1'-0"
DATE: 02.24.2022
PROJECT: 361001



VAN ACCESSIBLE PARKING STALL @ INNER WALL

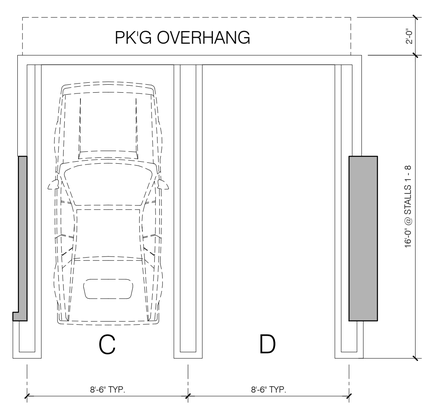
@ STALL 11



PARKING STALL @ INNER WALL

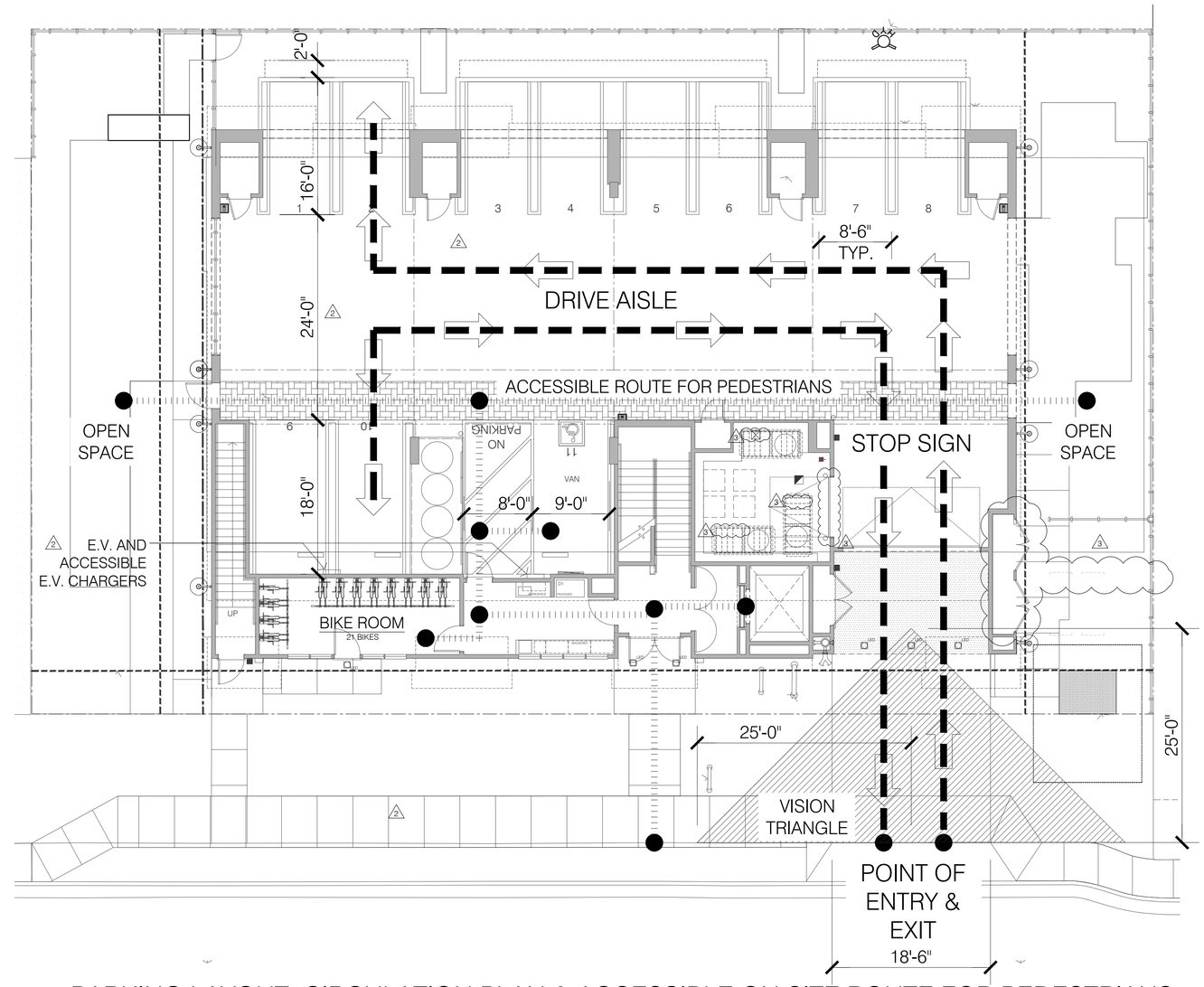
@ STALLS 9 & 10

BICYCLE CLEARANCES



ADJUSTED PARKING STALL w/ 2 FT. OVERHANG

@ STALLS 1 THRU 8



PARKING LAYOUT, CIRCULATION PLAN & ACCESSIBLE ON SITE ROUTE FOR PEDESTRIANS

PARKING BREAKDOWN

730 CENTRAL AVENUE

MOUNTAIN VIEW, CA 94043

APN# 158-45-001

HUNT HALE JONES

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f. 415-288-0288

PARKING LAYOUT, CIRCULATION PLAN & ACCESSIBLE ONSITE ROUTES FOR PEDETRIANS

A2.4

SCALE: 1/8"
DATE: 02.24.2022
PROJECT: 361001

CITY OF MOUNTAIN VIEW

TRASH MANAGEMENT PLAN FOR NEW DEVELOPMENT OR REDEVELOPMENT

In order to review your project for compliance with Mountain View's trash and recycling requirements, you must complete and submit this worksheet. For information on proper design layouts and standard clearances, please refer to the Trash and Recycling Space Guidelines at www.mountainview.gov/cd.

Date: 06.02.2021 Application No.: PL-2021-007

Project Address: 730 Central Avenue, Mountain View CA 94043

Contact Name: Tammy Medrano Phone: 415.568.3855

E-Mail: tmedrano@hhja.com

Cite the Plan Sheets for the Following:

Trash Enclosure/Room(s): 1 Staging Area(s): 1

Chute Vestibules: 3 Site Circulation:

Sections/Clearances:

Required Information:

- Locations of all trash enclosures or trash rooms with dimensions and specifications (doors, walls, bin aisles, approach pad, roof, interior curbs, etc.). All projects must provide containers for trash, recycling, and organics.
- Show bin layout, using standard clearances, for each enclosure or room.
- Path of travel for containers from enclosure, trash room, or staging area to collection vehicles. Note that roll-out fees will apply for distances greater than 30'.
- Locations and dimensions of staging areas. Below-grade trash rooms must follow all required clearances for service (see Table C of Space and Access Requirements at www.mountainview.gov/cd) or have surface staging areas for containers.
- Specifications and locations of trash chutes, if used. Chutes must be properly spaced to allow placement and movement of receiving containers.
- Travel path for the collection vehicles, width, overhead clearances, and turning radius (if applicable). Collection vehicles will not back more than 150' or around corners. All projects except those eligible for individual curbside cart service must provide on-site access for the collection vehicle. Truck will not dump bins in the street.

PW-027 (10-05-20) -1-

Project Type:

☐ Office/Commercial/Industrial ☐ Restaurant/Food Service ☐ Retail
☐ Hotel ☒ Multi-Family (5+ units) ☐ Mixed Use
☐ Single-Family ☐ Rowhome/Townhome
☐ Other: _____

Office/Commercial/Industrial Developments

- Maximum occupancy of building: _____
- Number of units (if multiple tenants): 21
- If multiple tenants, collection services be: ☒ Shared ☐ Separate
- Will there be a cafeteria, commercial kitchen, or any sort of food service on-site? ☐ Yes ☒ No

Restaurant/Food Service

- Number of seats: _____
- Meals served: ☐ Breakfast ☐ Lunch ☐ Dinner
- Will there be a tallow container on-site? ☐ Yes ☐ No

Retail

- Number of units (if multiple tenants): _____
- If multiple tenants, collection services be: ☐ Shared ☐ Separate

Hotel

- Number of rooms: _____ Maximum occupancy: _____
- Will there be a restaurant on-site? ☐ Yes ☐ No
- If so, number of seats: _____ Meals served: ☐ Breakfast ☐ Lunch ☐ Dinner
- Will continental breakfast be served? ☐ Yes ☐ No

PW-027 (10-05-20) -2-

Multi-Family (5+ units)

- Total number of units: 21
  Number of: Studio ____ 1 Bed 21 2 Bed ____ 3 Bed ____ 4 Bed ____
- Number of trash rooms: 3 ☐ Above grade ☐ Below grade
  Note: If below grade, there must be an at-grade trash staging area displayed on plans or proper clearances provided for collection vehicle to access.
- Will there be chutes? ☒ Yes ☐ No
  Note: If Yes, there must be three (trash, paper, and containers).
- Are there chute rooms on each floor? ☒ Yes ☐ No
- If so, how many chute rooms total: 3
  Note: Each chute room must display a receptacle for organics material (e.g., slim jim).

Mixed Use

Type of uses: ☐ Commercial/Office ☐ Retail ☐ Restaurant
☐ Hotel ☐ Multi-Family Residential

Note: Use sections above to describe each type of use.

Rowhome/Townhome

- Total number of units: _____
  Number of: 1 Bed ____ 2 Bed ____ 3 Bed ____ 4 Bed ____
- Residents will use: ☐ Individual Carts ☐ Shared Containers
- For individual cart service, show on plans:
  - Garage storage space measuring 7' wide x 3' deep to accommodate trash, recycling, and compost carts.
  - Overhead clearance of 15' where carts are placed outside a minimum 20' travelway for collection (carts may not be set out for service under overhanging second-floor structures, and a minimum 20' traveway must be maintained).

Container Types:

- The property will use (check all that apply):
  ☒ Frontload bins ☐ Compactors ☒ Carts
- The property will:
  ☐ Purchase or lease their own equipment.
  ☐ Use Recology's equipment (rental fee for trash and organics bins).
  ☒ Use a combination of both (e.g., purchase trash compactors and use bin/carts from Recology for recycling).

PW-027 (10-05-20) -3-

Project Volume Projections (see Table A of the Trash and Recycling Space Guidelines):

If mixed-use or multiple tenants, list each business type and square footage for each:

Commercial Properties	Total sq. ft.	Estimated cubic yards generated per week			Proposed bin size			Proposed bin qty.			Compactor? Yes/No**
		T*	R*	O*	T	R	O	T	R	O	
Office/Industrial											
Retail											
Restaurant/Food Service											
Hotel											
Other: _____											
Total											

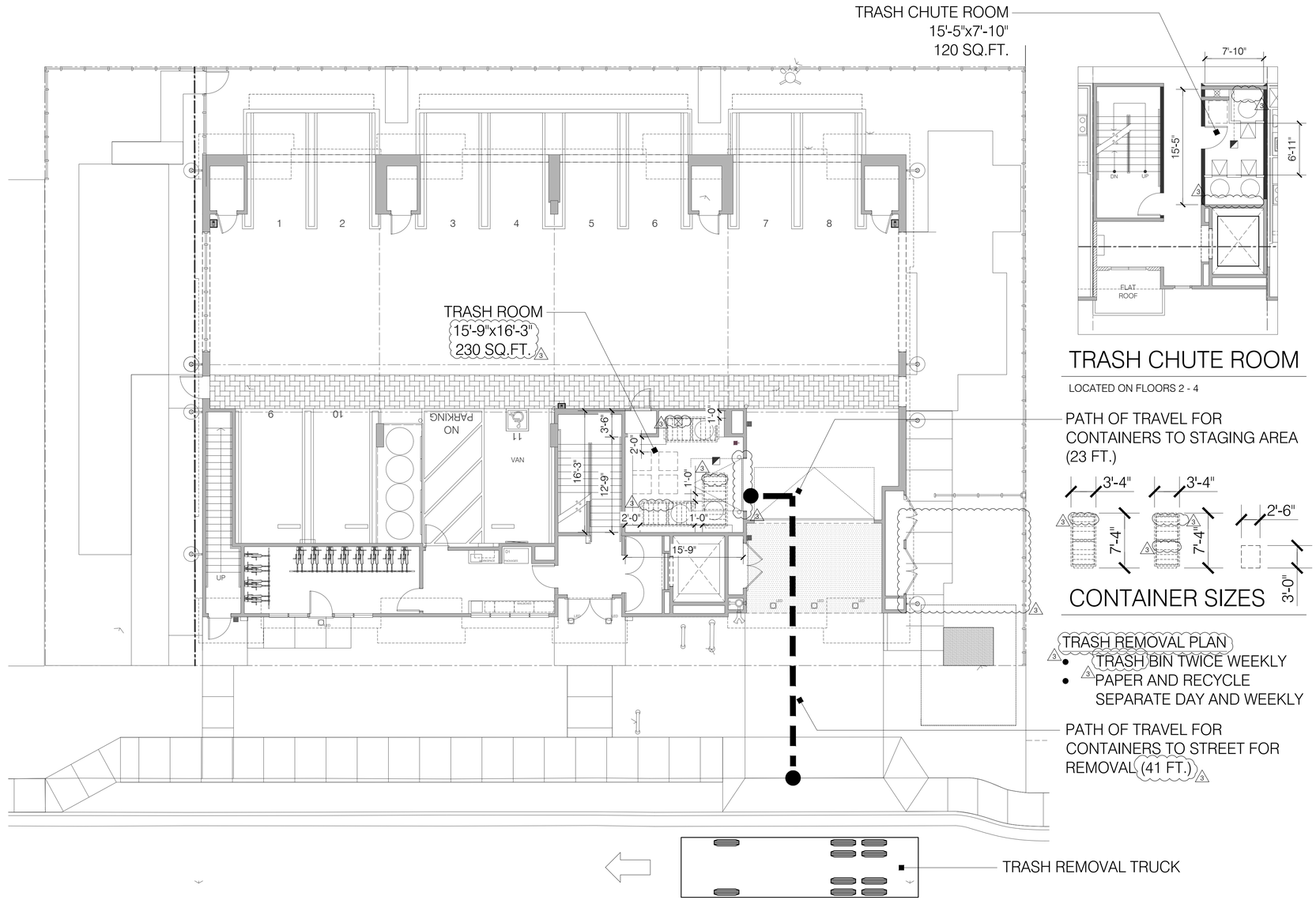
* T = Trash; R = Recycling; O = Organics
** Compactors may only be used for trash, cardboard, and organics.

Multi-Family or Shared Service (or Townhomes/ Rowhomes	No. of units	Estimated yards/gallons generated per week						Proposed bin size			Proposed bin qty.			Compactor? Yes/No**
		T*	P*	C*	O*	T	R*	O	T	R	O	
Total	21	4	384	192	64	4	96	64	1	6	1	No

* T = Trash; P = Paper; C = Containers; R = Recycling; O = Organics
** Compactors may only be used for trash and paper.

- The standard formula used to calculate trash disposal for multi-family properties is 32 gallons multiplied by the number of units/201 = number of yards of trash generated per week.
- Multiply total units by 0.1 to determine the total yards of recycling generated per week. Two-thirds (2/3) of this total will be paper recycling, and one-third (1/3) of this total will be container recycling. Paper and containers are collected separately.
- Some complexes may accumulate more cardboard, and that should be considered in your assumptions.
- The standard used for organics generation is 1.6 gallons per unit per week. Generally, carts are used for organics.

PW-027 (10-05-20) -4-



GENERAL NOTES:
TRASH REMOVAL IS PROPOSED 2 TIMES A WEEK TO ACCOMMODATE THE SIZE OF THE TRASH ROOM AND BINS NEEDED PER WEEK.

TRASH CHUTES TO HAVE LOCKING MECHANISM TO BE SECURELY CLOSED AT GROUND LEVEL WHILE BINS ARE REMOVED..

TRASH & RECYCLING MANAGEMENT PLAN

GROUND FLOOR PLAN

730 CENTRAL AVENUE

MOUNTAIN VIEW, CA 94043

APN# 158-45-001

HUNT HALE JONES

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f. 415-288-0288

PARKING LAYOUT AND CIRCULATION PLAN

A2.5

SCALE: 1/8"
DATE: 02.24.2022
PROJECT: 361001

STAMPED CONCRETE
ITEM / MAT: COLORED/STAMPED CONCRETE
CO: T.B.D.
COLOR: T.B.D.

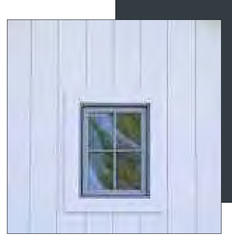
BODY 1
ITEM / MAT: 3 COAT STUCCO SYSTEM
MIN. 30/20 SAND FINISH
CO: SHERWIN WILLIAMS
COLOR: GARDENIA - AF-10

730 CENTRAL AVE

COPING & FASCIA
ITEM /MAT: 24 GA. STEEL
CO: PETERSEN ALUMINUM
COLOR: MANSARD BROWN

RAILING & TRIM
ITEM / MAT: WOOD (PAINTED)
CO: SHERWIN WILLIAMS
COLOR: ROCKWOOD DARK BROWN SW-2808

BODY 2
ITEM / MAT: 1X6 V-GROOVE VERTICAL SIDING
CO: BORAL - TRUEXTERIOR OR EQ.
BENJAMIN MOORE
COLOR: POLO BLUE - 2062-10



DECK FASCIA AT BASE
ITEM / MAT: WOOD
SHERWIN WILLIAMS
COLOR: BLACK BEAN - SW 6006

BODY 2
ITEM / MAT: 3 COAT STUCCO SYSTEM
MIN. 30/20 SAND FINISH
CO: BENJAMIN MOORE
COLOR: NIGHT TRAIN - 1567

EXTERIOR HOUSE LIGHTING
ITEM: 7075-12-H21-35K
CO: BROWNLEE
COLOR: TG - TEXTURED GREY

WINDOWS & DOORS
ITEM /MAT: VINYL
CO: MILGARD
COLOR: CLASSIC BROWN

BODY 3
ITEM / MAT: 3 COAT STUCCO SYSTEM
MIN. 30/20 SAND FINISH
CO: BENJAMIN MOORE
COLOR: SILVER MARLIN - 213-50

WINDOW BASE / GARAGE SCEEN
ITEM /MAT: METAL
CO: PARASOLEIL
COLOR: BRONZE

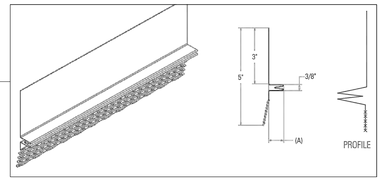


PLATE LINE CONTROL JOINT (SHOWN)
ITEM: #15 SOLID LEG CONTROL JOINT
CO: CEMCO
COLOR: STEEL

HORIZONTAL WINDOW LINE & WINDOW HEATHER
ITEM: #15 DOUBLE "V" CONTROL JOINT
CO: CEMCO
COLOR: PAINT TO MATCH WALL

CONTROL JOINT FOR VERTICAL CONT. WALLS
ITEM: #XJ-15 DOUBLE J CONTROL JOINT
CO: CEMCO
COLOR: PAINT TO MATCH WALL

730 CENTRAL AVENUE
MOUNTAIN VIEW, CA 94043
APN# 158-45-001

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www.hunthalejones.com

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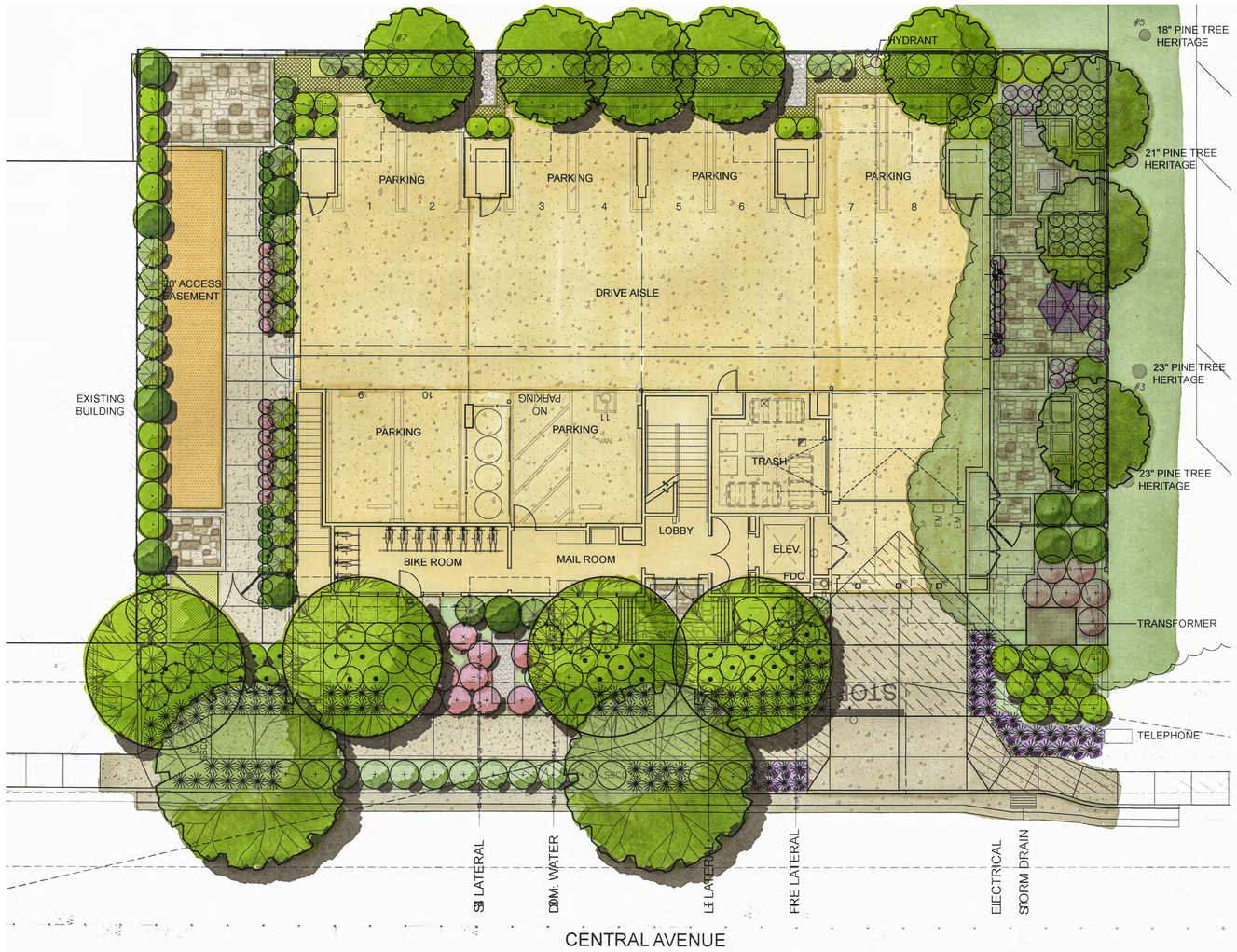
f. 415-288-0288

MATERIAL BOARD
A2.6

SCALE: N.T.S.
DATE: 02.24.2022
PROJECT: 361001



730 Central Avenue

MOUNTAIN VIEW, CALIFORNIA

MAY 22, 2022

LANDSCAPE PLANS

LAYOUT LEGEND

Concrete Paving

3 / L-4.3 — Detail # / Layout Plans / Sheet #

13 / LD — Qty. / Planting Plans / Plant

CL — Center Line

PL — Property Line

Match Line

AD	Area Drain
BOC	Back of Curb
BC	Back of Curb
CL	Center Line
CO	Clean Out
CP	Center Point
DIA	Diameter
DI	Drain Inlet
EQ	Equal
EJ	Expansion Joint
FOC	Face of Curb
FC	Face of Curb
GALV	Galvanized
MA	Mulch Area
MAX	Maximum
MIN	Minimum
PA	Planting Area
PL	Property Line
POC	Point of connection
PREF	Perforated
PREP	Perpendicular
PT	Pressure Treated
RDRW	Redwood
RW	Right of Way
ROW	Right of Way
SAD	See Architect's Drawings
SCD	See Civil Engineer's Drawings
SED	See Electrical Engineer's Drawings
SHT	Sheet
SP	Start Point
SSD	See Structural Engineer's Drawings
TBD	To Be Determined
TYP	Typical

Align

Start Point

LAYOUT NOTES

1. The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the builder and Landscape Architect for a decision before proceeding with the work.

2. All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building, wall, face of curb, edge of walk, property line, or centerline of street or column unless otherwise noted on the drawings.

3. Walk scoring, expansion joints and headers shall be located as indicated on the Plans or as field adjusted under the direction of the Landscape Architect.

4. The contractor is to verify location of all on-site utilities before commencing with the work. The contractor shall also be responsible for the repair of any damaged utilities.

5. All work is to be in compliance with the City of Mountain View's Conditions of Approval, standard plans and specifications.

7. Consultants List
Architect:
Hunt Hale Jones
444 Spear Street, Suite 105
San Francisco, CA
(415) 512-1300

Civil Engineer:
Lea & Braze Engineering, Inc.
Contact: Tou Thao
(510) 887-4086 x.147

FINE GRADING NOTES:

1. The Landscape Contractor is responsible for fine grading and positive surface drainage in all landscape areas. The Contractor shall verify all rough grades in the field and bring any discrepancies to the attention of the General Contractor, Landscape Architect and Civil Engineer for a decision before proceeding with the work.

2. See Civil Engineer's drawings for road surface elevations, roadway sections, catch basins, sidewalks, and top of curb elevations.

3. Contractors are to exercise extreme care in backfilling and compacting any excavation or trenching in areas previously compacted for other aspects of the work.

4. The Landscape Contractor shall remove from the site all debris and unsuitable material generated by their construction operations.

5. All on-grade areas marked for planting shall be verified, by the fine grading contractor, that they are within a tenth of a foot of final grade. The Landscape Contractor shall rip compacted rough graded soil to a depth of 12 inches in both directions (park site), then till in the soil amendment. Soil amendment shall be determined by an agricultural suitability's analysis (see Planting Note 5). A minimum of one foot depth of non- mechanically compacted soil is available for water absorption and root growth in planted areas.

6. Review structural soils report for recommendations on soil type, grading procedures, soil compaction, maximum allowable slopes, flatwork base material, etc. Copies of the report are available from the Owner.

7. Minimum paving slope to be typically 1 percent . Minimum planting area slope to be typically 2 percent. Bring any discrepancies to the attention of the Landscape Architect for a decision prior to fine grading.

8. Groundcover areas: Finish grades shall be 2 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.

9. Lawn Areas: Finish grades shall be 1 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.

CERTIFICATE OF COMPLETION

Final Acceptance section / Certificate of Completion
At the completion of the project the contractor shall supply a Certificate of Completion document. Document shall include:
1. Project information sheet that contains:
   a. Date,
   b. Project name,
   c. Project applicant name, telephone and mailing address,
   d. Project address and location,
   e. Property owner name, telephone, and mailing address.
2. Certification by either the signer of the landscape design plan, the designer of the irrigation design plan or the licensed landscape contractor that the landscape project has been installed per the approved Landscape documentation Package.
   a. Where that have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with he certification.
   b. A diagram of the irrigation plan showing hydrozones shall be kept with he irrigation controller for subsequent management purposes.
3. Irrigation scheduling parameters used to set he controller.
4. Landscape and irrigation maintenance schedule.
5. Irrigation audit report.
6. Soils analysis report if not submitted with he Landscape Documentation package and documentation verifying implementation of the soil recommendations.

CITY OF MOUNTAIN VIEW

CERTIFICATION OF INSTALLATION

Applicant Name:
Phone: E-Mail:
Project Site Address:

Parameter	Requirements	Compliance
Landscape	Conforms with the Landscape Design Plan	☐ Yes
Irrigation System	Conforms with the Irrigation Design Plan	☐ Yes
	Performed system test and distribution uniformity	☐ Yes
	Performed system tune-up to reduce overspray and runoff	☐ Yes
	Diagram of hydrozones kept with irrigation controller	☐ Yes
	Prepared recommended irrigation schedule	☐ Yes

I certify that that, based upon periodic site observations, the landscape and irrigation system has been installed as specified in the Landscape and Irrigation Design Plans and complies with the criteria of the Water Conservation in Landscaping Regulations.

Signature of Project Applicant or Authorized Representative *Date*

PS-52 (Rev 07-05-16)

SHEET SCHEDULE

2	City Comments	KTL	2.24.2022
3	City Comments	KTL	5.22.2022

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

Prepared For:

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
03-31-2024
Renewal Date
Date
STATE OF CALIFORNIA

730 CENTRAL AVENUE
MOUNTAIN VIEW, CA 94043

LANDSCAPE PLANS

NOTES & LEGENDS

Scale:

Date: May 12, 2022		Scale:	
Job: 20-218	Design: KTL	Drawn: KTL	Checked: KTL
North:		Sheet: L-1.0 of 18 Sheets	

ISA Tree Risk Assessment Qualified
ISA Certified Arborist #WE-0132A
www.rmarborist.com
eMail: ray@rmarborist.com

Ray Morneau
• ARBORIST •

550 S. Shoreline Blvd.
Mountain View, CA 94041-1929
Tel: 650. 964. 7664
Mobile: 415. 412. 1127

Certified Arborist's Tree Inventory & Pre-Construction Report –

Data: February 13, 2021
Report: February 26, 2021

Prepared for:
Zachary Trailer

APN
158-45-001

Site:
Zach
720 Central Avenue
Mountain View, CA 94043

Prepared by:
Ray Morneau
ISA Certified Arborist #WE-0132A
ISA Tree Risk Assessment Certified

Contents

1.0 Assignment & Introduction

I have been retained by Zach Trailer to provide the pre-construction tree inventory and Arborist's Report for a commercial project on the property including 724-730 Central Avenue in Mountain View.

I have received these documents on which to base my work:

- ✓ Sheet SU1 "Topographic Survey", dated 4-7-20
- ✓ Sheet A0.3 "Architectural Site Plan", dated 01-06-2021
- ✓ Memorandum from City Arborist, Jakob Trconic, to MV Planner, Lata Vasudevan, dated January 28, 2021

For my tree locations map here below, I include my marked up copy of the topo SU1.

As needed, as plans continue to develop, I can incorporate plan updates here as an addendum to my report – or, if there are major changes, I can revise my report to reflect the plan.

2.0 Discussion with leading summary

2.1 Summary

Summary:
Seven (7) trees are associated with this property, either as site trees (2), those just off-site as overhanging neighbors' trees (4), or municipal street trees (1).

The two onsite privets are really mere shrubs which may have had tree-potential but were repeatedly severely pruned to be multi-stemmed shrubs with no prospects of ever becoming useful trees. These are not "Heritage Trees" and must be removed.

The maple street tree just beyond the property line can remain unscathed, if The City does not require utility work in its root zone.

The neighboring property's four Canary Island pines have been subjects of substandard pruning practices over the most recent 20 years … also some foliage branch breakage due to over-thinning and no proper management of endweights as they have accumulated. But, as they are at least 17-feet from the new building, per sheet A0.3, they can be expected to endure with no noticeable change – if the root zones between these pines and the new foundation can remain largely unimpacted.

The 7 trees are charted below as to "Heritage Tree" status and other protected categories. Other summary tables and charts are included as well. This report follows the "Landscape Guidelines" published by the City of Mountain View.

Tree Frequency Charts / Tables

Overall Condition Chart		
Percentage Range	Text Description	Quantity
0%	DEAD	0
1% to 25%	Very Poor	2
26% to 49%	Poor	3
50 % to 70%	Fair	2
71% to 90%	Good	0
91% to 100%	Excellent	0
		7

Overall Tree Frequency Chart (7)

	Protected = 5					Not Protected=2
	Heritage-size = 4			Non-Heritage-size = 3		
	Street	Neighbor	On-property	Street	Neighbor	- - - -
Total	1	4	0	0	0	2
Keep	1	4	0	0	0	0
Remove	0	0	0	0	0	2

Tree Inventory Summary: 730 Central Avenue, Mountain View, CA

Data date: February 13, 2021

#	Name	DBH	PT?	Condition	Aptitude	Age	K	R	Comments
1	Maple, Norway	7.9"	Yes	55% Fair	Mod.	Mature	X		Municipal street tree; 15' to existing parking.
2	Pine, Canary Island	26.0"	Yes	50% Fair	Poor	Mature	X		Neighbor's over-thinned pine; 1' to building.
3	Pine, Canary Island	23.0"	Yes	45% Poor	Poor	Mature	X		Neighbor's over-thinned pine; 3' to building.
4	Pine, Canary Island	23.4"	Yes	45% Poor	Poor	Mature	X		Neighbor's over-thinned pine; 3' to building.
5	Pine, Canary Island	20.3"	Yes	40% Poor	Poor	Mature	X		Neighbor's over-thinned pine; 5' to fence.
6	Privet, Glossy	8.0"	No	16% V. Pr.	Mod.	Over-mat.		X	Shrub-form in back fenceline.
7	Privet, Glossy	11.0"	No	15% V. Pr.	Mod.	Over-mat.		X	Shrub-form in back fenceline.
7	Protected Tree? = Yes =	5		0	= Good	**Keep =**	5	2	**= Remove**
	Protected Tree? = No =	2		2	= Fair				
			7	3	= Poor				
"Protected Tree" = diam. 12-inches or ++ or				2	= Very Poor				
street tree or neighbor's.				0	= Dead				
				7					

2.2 Responding to Arborist Trconic's four-point memo

Item 1: Yes. See our discussion, inventory, and notes below.
Item 2: The Project Landscape Architect and Designer/Engineer can spec the structural soil and Municipal Street Tree(s), noting that the City's website still lists Freeman maple (*Acer x freemanii*) or black maple (*Acer nigrum*) for this location:
https://www.mountainview.gov/civicax/filebank/blobdload.aspx?blobid=10803
Item 3: Landscape plans are usually drawn by the Project Landscape Architect. At this point in time, no Heritage Trees are planned to be removed.
Item 4: The canopy study is also in the expertise of the Project Landscape Architect.

2.2 Discussion

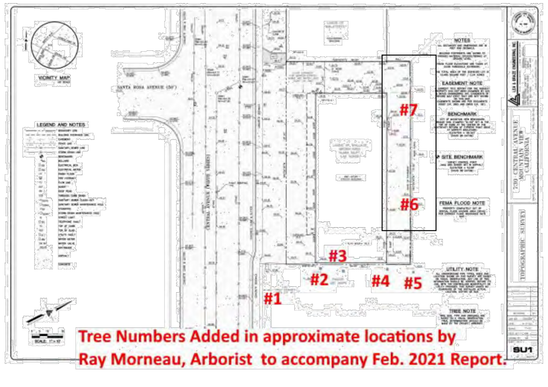
As project plans are always a work-in-progress, we address tree protection/preservation as specific as up to this point in time. It is good to keep the project arborist involved, so thoughtful decisions can be made about tree preservation requisites as on one hand trees are assets. But, on another, some often need to be removed, like the privets here, because of issues like structure, location, and/or longevity problems – or per conflicts with project or City objectives.

I have had good success on similar projects on Bay Area sites working with Zach Trailer's project team – I look forward to success working on this one, too.

I envision helping make logical decisions about this site's trees as the project progresses.

3.0 Tree Locations Maps, Tree Data, & Data Legend

3.1 Tree Locations Map using the "Topographic Survey" (SU1) …



3.2 Tree Data:

TREE INVENTORY: 724-730 Central, Mountain View, California. **Data date: February 13, 2021**

T #	*Genus species* Name, Common	DBH = Standard Diameter at Breast Height (inches)	Circumference (Trunk: inches)	Av.Crown Radius (ft)	Height (ft)	% Condition: Vigor, Health, Vitality	% Condition: Form, Structure	%Overall Condition	Species' Aptitude (ability to overcome disruptions)	Age / Longevity	Keep?	Remove?	Comments
1	*Acer platanoides / Maple, Norway*	7.9"	24.8"	8'	16'	60%	55%	55% Fair	Mod.	Mature	X		Typical local Municipal Street Tree, 8.5' BOC (Back of Curb), 13' to neighbors' pkg lot; 15' to existing asphalt parking lot here; 35' to front corner of 724 building.. Pac Bell vault at 10'; Extensive surface roots in bare soil at base of this tree.
2	*Pinus canariensis / Pine, Canary Island*	26.0"	81.7"	18'	52'	58%	50%	50% Fair	Poor	Mature	X		Corner of bldg wall 724 @ 1'; pkg lot curb at 6'; prior lowest branch breakage, so pruned up with now lowest branch at ~25'; over-thinned foliage crown.
3	*Pinus canariensis / Pine, Canary Island*	23.0"	72.3"	16'	60'	50%	45%	45% Poor	Poor	Mature	X		Bldg wall 724 @ 3'; pkg lot curb at 8"; pruned up & over-thinned foliage crown; moderate foliage branch endweights.
4	*Pinus canariensis / Pine, Canary Island*	23.4"	75.5"	14'	65"	50%	45%	45% Poor	Poor	Mature	X		Bldg wall 724 @ 3'; pkg lot curb at 8"; pruned up & over-thinned foliage crown; moderate foliage branch endweights.
5	*Pinus canariensis / Pine, Canary Island*	20.3"	63.8"	17'	50"	55%	25%	40% Poor	Poor	Mature	X		Corner of wooden fence behind 724 @ 5'; pkg lot curb at 2"; pruned up & over-thinned foliage crown; moderate foliage branch endweights … & embedded bark co-dominant crotch (weak attachment) at ~25'.
6	*Ligustrum lucidum / Privet, Glossy*	~7.0" @ soil	25.1"	7'	16"	33%	5%	16% V. Pr.	Mod.	Over-mature		X	Straddles fence at back of existing 730 bldg; had been multi-stemmed, now one 4" trunk remains alive after severe pruning; ~8' to back of bldg.
7	*Ligustrum lucidum / Privet, Glossy*	~11.0" @ soil	44"	14'	18"	30%	5%	15% V. Pr.	Mod.	Over-mature		X	Straddles fence at back of existing 730 bldg; multi-stemmed, now ~ten 3"-5" stems remain alive after severe pruning; ~10' to back of bldg., 3' to neighbors' parking lot behind.

3.3 Legend: for Ray Morneau, Arborist: Some Headers – Definitions – Notes:

Observations were made and data gathered during my on-site inspection (on February 13, 2021). Further conclusions and protection measures were refined from office research, seminar information, and past experience based on those observations and data.

All significant trees were numbered and inspected.
To give a fair/complete overview of site trees, we include material larger than 4-inches on this site.

The gathered data was entered into a MicroSoft® Excel worksheet. The data is condensed into the accompanying "Tree Inventory Data" section with discussion through this report. The categories are typically self-descriptive but with the following notes.

Tree Number:	I sequentially assigned tree numbers from 1 to 7. A 1-x3-inch aluminum tag is stapled to each tree at about eye level. I add a prefix "21" to identify each as linked with this inventory, thus differentiating it from any other numbering system.
Names:	We employ the initial common names from McMinn, if listed, otherwise from Sunset. Scientific/botanical names are included to minimize confusion. As applicable, we used McMinn's key and/or Sunset's descriptions.
DBH	Diameter at Breast Height: Diameter tape measurement at the standard height (4.5-feet) or below the lowest branch swelling and/or individual stems, or an average, to provide the best representative figure.
Circumf. (inches)	Many jurisdictions prefer seeing circumference instead of tree's diameter, since many government codes are written/used by persons lacking a forestry background. So, we multiply the diameter by 3.141592 to arithmetically show the trunk circumference.
% Overall Condition:	Percentage rating assessing the tree's overall vigor, recent growth, insects/diseases, and structural defects. Relative text rating included in the same cell as: Excellent, Good, Fair, Poor, Very Poor.
	This corresponds to the "Condition Percentage" factor in tree valuations per the Council of Tree and Landscape Appraisers (CTLA) system used by the International Society of Arboriculture. (CTLA, 1992.)
	It combines foliage, branches, limbs, trunk, and root ratings into a composite condition score. This rating is used in the calculation of these trees' appraised value required by cities like Sunnyvale, Los Gatos, Palo Alto.
Species' Aptitude	Good / Moderate / Poor: relative rating of the particular species' tolerance of construction impacts - pressures and changes like injury, water changes, fill soil, root loss, site disturbance. (Many on chart in Matheny & Clark.)
Age / Longevity	Rates tree's relative age: Young (Long) / Semi-Mature / Mature / Over-Mature (Short).
Comments:	Notes; most obvious defects, insects, diseases or unique characteristics.
Heritage Tree:	Tree's status as a protected tree in the City of Mountain View as pertaining to Planning / Building [municipal street tree (ST), neighbor's overhanging tree (OH), or "Heritage Tree" (HT) …
	… by Mountain View Municipal Code, a heritage-size tree is any tree 48-inch circumference (15.3-inch diameter) at 54-inches above grade or an oak, redwood, or cedar 12-inch circumference (3.8-inch diameter)).

2	City Comments	KTL	2.24.2022
3	City Comments	KTL	5.22.2022

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

Prepared For:

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
03-31-2024
Renewal Date
Date
STATE OF CALIFORNIA

730 CENTRAL AVENUE
MOUNTAIN VIEW, CA 94043

LANDSCAPE PLANS

NOTES & LEGENDS

Scale:

Date: May 12, 2022		Scale:
Job: 20-218	Design: KTL	Drawn: KTL / Checked: KTL
North:		Sheet: L-1.1

of 18 Sheets

Project-specific Note: 730 Central Av, MV
February 26, 2021

A. The tree protection discussion and guidelines in this report are limited as we have no existing on-site trees to be preserved.

B. The two reasons to keep it in the report at this time are:
1. as they pertain to minimizing damages to neighbor's trees (e.g.: avoid injuring roots and/or foliage canopies beyond the property line), and
2. in case plans change (design and/or work methods) and enhanced tree protection is needed for adjacent trees (neighbors' pines and/or municipal maple street tree.

C. Meanwhile, it should be sufficient to:
C-1: install tree protective fencing (TPF) at the property line – probably just relying on the typical contractor's chain link site fence.
C-2: install root zone protection – like a 6-inch thick layer of arborist chipper chips, supplemented by plywood sheets or steel trench plates (depending on type of traffic).
C-3: provide supplemental water to root zones and notify tree owners that it is advisable for them to provide ongoing supplemental water for their trees. Also, notify them that their trees would shed fewer branches if properly pruned.

4.0 Tree Preservation Guidelines: Pre-Construction Maintenance notes

4.1 Supplemental watering should be provided. A rule of thumb for construction site stressed trees is 10-20 gallons per trunk diameter inch per month, particularly critical during hot weather. This is modified by the Project Arborist on site with root zone inspections and monitoring as water demands will obviously be lower during cool, damp weather. Inspection should find soil between 3" and 18" below grade moist enough for roots to thrive.

4.2 No pruning is absolutely needed at this time, unless project design cannot avoid clearance issues. Nevertheless, deadwood removal and endweight reduction is commonly performed to improve existing site trees. And, usually project trees benefit from "Crown Cleaning" for deadwood removal and "Crown Thinning" to lighten branch endweights) at sometime before the close of the project. Then the owner has a benchmark against which to compare future status of the trees. All work must conform to published ANSI A-300 Standards

4.3 Approaching project commencement, when the foundations, driveways, and other hardscape features (including trenches) have been staked/located, then some pruning may likely be needed. Raising/clearance can be minimized for space to work.
Root pruning along the lines within 15-feet on either side of mature trees' trunks can sever roots cleanly, reducing shock to these trees' systems.
Making grade for roadways, driveways, drive aisles, parking, utility trenches, piers, footings, building foundations – digging in a root zone by whatever name – can start out with a spotter and power equipment until 1-inch-diameter (about thumb-size) roots are encountered. At that point (1" diameter), the spotter must stop the equipment operator and proceed with hand tools (shovels, pick, mattock, etc.) to carefully expose roots 1- to 2-inch diameter and larger to be severed by hand (handsaw, Sawz-All®, or equivalent). Roots larger than 4-inch diameter must remain intact pending Project Arborist observation and consent. Roots to be severed shall be cut cleanly – no shatters, rips, tears, crushed or bruised root material. Misting, moist burlap curtains/covers, plywood overlay may be required to keep roots from drying out if backfill is delayed more than three hours after digging.

4.4 All project tree work performed before, during, or after construction is to be done by WCISA Certified Tree Workers under the supervision of an ISA Certified Arborist (or equivalents, if they possess sufficient skill for approval by Project Arborist). This includes all pruning, removals (including stump removals) within driplines of trees to be preserved, root pruning, and repair or remedial measures.

5.0 Tree Preservation Guidelines: Tree Protection Measures

5.1 Fencing and other root zone protection
Must be in place before demolition or any other project site work.
Though generally expected to extend to the dripline, here the TPF can be installed as close to that as possible.
One 24- to 36-inch opening or gate should be left for inspection access to each area.
Fence material is to be 6-foot-high chain link fence supported by 8-foot long, 2-inch diameter galvanized fence posts driven 2-feet into the soil.
Where no plant material root zone buffer is growing (e.g. ivy, shrubs, turf), a wood chip mulch is to be spread evenly to a 4-inch depth from the dripline to 6-inches from the base of the trunk. Taper to existing ground level at the base of the trunk with a slope of about 2:1.
Additional root zone areas requiring protection can be buffered as Project Arborist requires, e.g., if project scope changes. Commonly acceptable buffer materials often include wood chips, crushed rock, plywood, steel trench plates, and/or a combination of such materials. Consult Project Arborist for depth specifications (which vary depending on use of area and/or specific traffic).
Root zone areas to be protected may be modified by the Municipal Arborist or Project Arborist as plans develop.

5.2 Prohibited Acts & Admonishments/Requirements
5.2.1 No parking or vehicle traffic over any root zones, unless using buffers approved by Project Arborist.

5.2.2 Monitor root zone moisture and maintain as per above.
5.2.3 Have a certified arborist repair any damage promptly.
5.2.4 No pouring or storage of fuel, oil, chemicals, or hazardous materials under these foliage canopies.
5.2.5 No grade changes (cuts, fills, etc.) under these foliage crowns without prior Project Arborist approval. For instance, hand excavation and thinner base prep may be required in the redwood root zone areas.
5.2.6 Any additional pruning required must be performed under arborist supervision – including root pruning – clean, smooth cuts with no breaking, scraping, shattering, or tearing of wood tissue and/or bark.
5.2.7 No storage of construction materials under any foliage canopy without prior Project Arborist approval.
5.2.8 No trenching within the critical root zone area. Consult Project Arborist before any trenching or root cutting beneath any tree's foliage canopy. It is best to route all trenching out from under trees' driplines. Often trenches in root zones must be hand excavated to leave roots intact.
5.2.9 No clean out of trucks, tools, or other equipment over the critical root zone. Keep this debris outside of any existing or future root zone.
5.2.10 No attachment of signs or other construction apparatus to these trees.

5.3 Construction-time Maintenance
5.3.1 Monitor root zone moisture and maintain as per above (§4.1).
5.3.2 Maintain/repair tree protection fences and/or root zone mulch/buffer material.
5.3.3 Have a certified arborist promptly repair any damage to trees.

6.0 Certification & Use Statement

The instant report is applicable to this project at 730 Central Avenue and may not be adopted without site-specific updates/revisions/adaptations by this Project Arborist.

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief, and are made in good faith.

This report is valid for submittal and use upon my receipt of valid payment.

Respectfully submitted,

Raymond J. Morneau
ISA Certified Arborist #WE-0132
ISA Tree Risk Assessment Qualified

EXISTING TREE NOTES:

1. The project site does not have existing trees. The two existing Ligustrum lucidium (#6 and #7) are not considered trees but large shrubs. These straddle the rear fence and are in poor condition. We propose removing these shrubs.
2. Mitigation for removing existing trees is not required. See sheet L-6.2 for the Tree Setback Exhibit
3. We propose planting 14 - 24" box trees: See the plant list on sheet L-6.1.

3

2	City Comments	KTL	2.24.2022
3	City Comments	KTL	5.22.2022

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

Prepared For:

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
03-31-2024
Renewal Date
Date
STATE OF CALIFORNIA

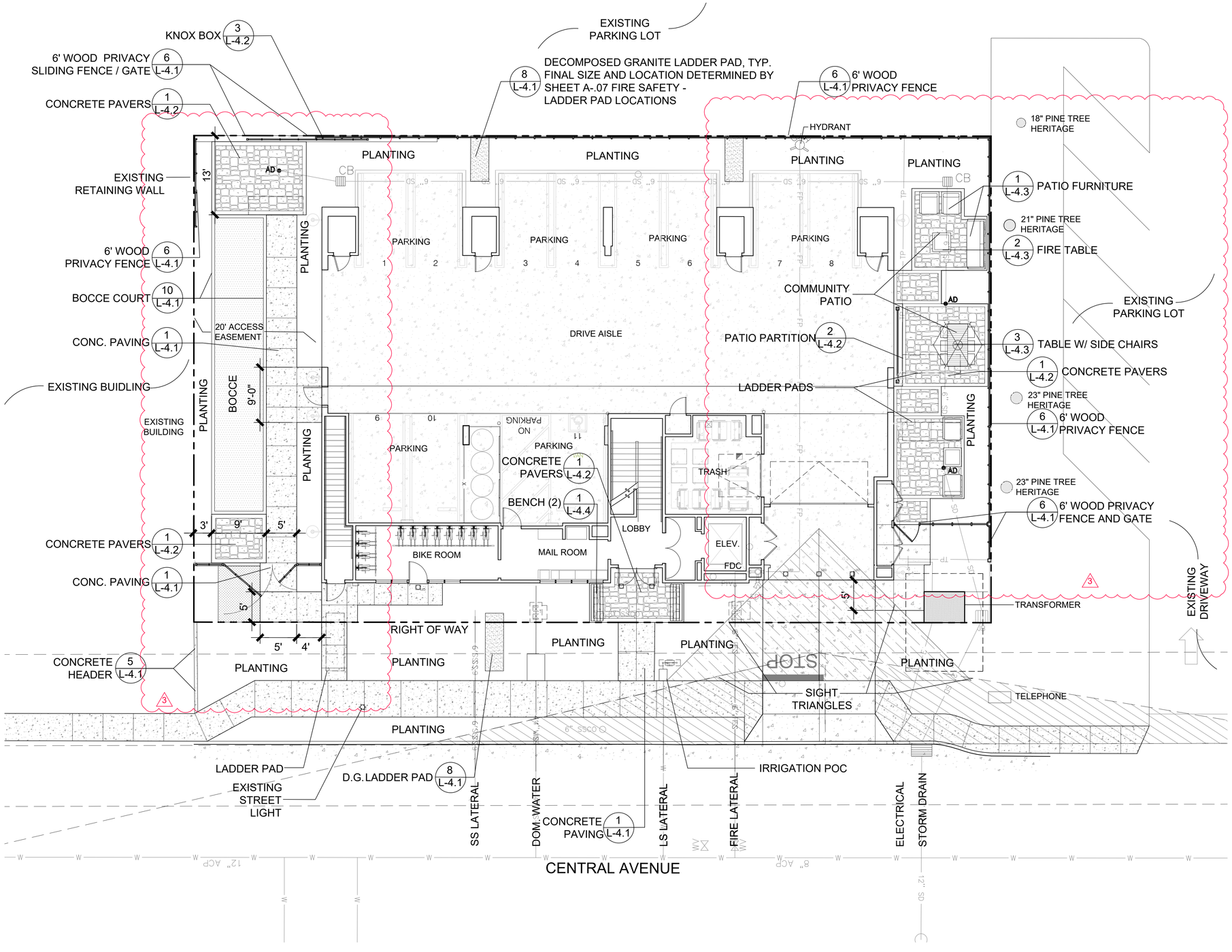
730 CENTRAL AVENUE
MOUNTAIN VIEW, CA 94043

LANDSCAPE PLANS

NOTES & LEGENDS

Scale:

Date: May 12, 2022		Scale:	
Job: 20-218	Design: KTL	Drawn: KTL	Checked: KTL
North:		Sheet: L-1.2 of 18 Sheets	



2	City Comments	KTL	2.24.2022
3	City Comments	KTL	5.22.2022

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

Prepared For:

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
03-31-2024
Renewal Date
Date
STATE OF CALIFORNIA

730 CENTRAL AVENUE
MOUNTAIN VIEW, CA 94043

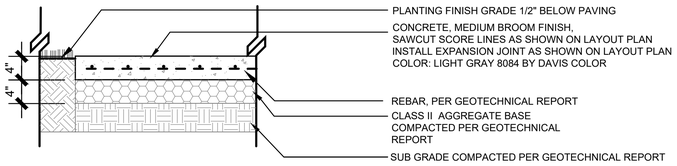
LANDSCAPE PLANS

LANDSCAPE PLAN

Scale:
SCALE: 1/8" = 1'-0"
0 4 8 16 24

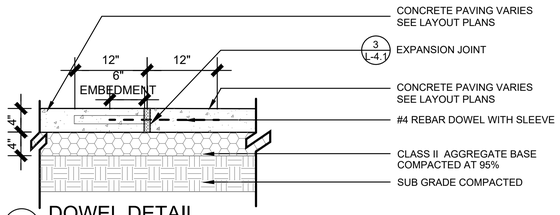
Date: May 12, 2022		Scale:	
Job: 20-218	Design: KTL	Drawn: KTL	Checked: KTL
North:		Sheet: L-3.1	
		of 18 Sheets	

FRONT PEDESTRIAN PAVING

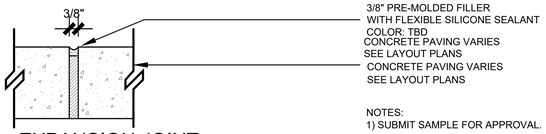


1) CONTRACTOR TO PROVIDE 2'X2' MOCK UP FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
2) NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO REVIEW

1 PEDESTRIAN CONCRETE PAVING
SCALE: 1"=1'-0"

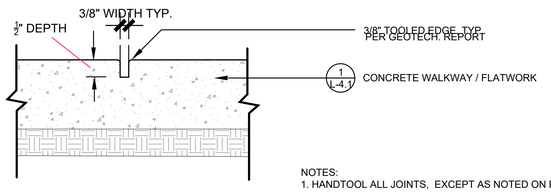


2 DOWEL DETAIL
SCALE: 1"=1'-0"



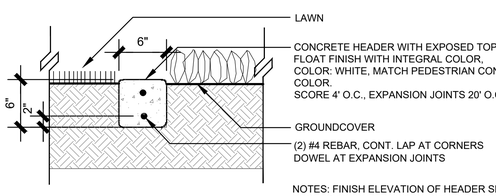
NOTES:
1) SUBMIT SAMPLE FOR APPROVAL.

3 EXPANSION JOINT
3" = 1'-0"



NOTES:
1. HANDTOOL ALL JOINTS, EXCEPT AS NOTED ON PLANS.

4 CONTROL JOINT
SCALE: 3"=1'-0"

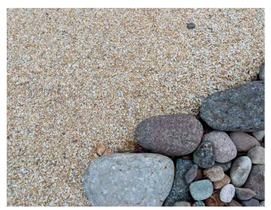


NOTES: FINISH ELEVATION OF HEADER SHALL NOT EXCEED FINISH ELEVATION OF ADJACENT PAVING OR SIDEWALK. HEADER SHALL BE DOWELED INTO WALK @ CONTACT POINTS.

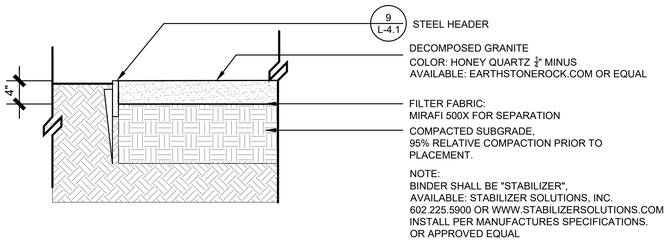
5 CONCRETE HEADER
SCALE: 1"=1'-0"

6 PRIVACY FENCE
SCALE: NA

7 SYNTHETIC TURF (MULTI-USE COMMUNITY SPACE)
SCALE: NA



HONEY QUARTZ DECOMPOSED GRANITE



NOTE:
BINDER SHALL BE "STABILIZER",
AVAILABLE: STABILIZER SOLUTIONS, INC.
602.225.5900 OR WWW.STABILIZERSOLUTIONS.COM
INSTALL PER MANUFACTURES SPECIFICATIONS.
OR APPROVED EQUAL

8 DECOMPOSED GRANITE
SCALE: 1"=1'-0"

DURAEDGE®
Trademark of The J D Russell Company

Black Galvanized Green Brown

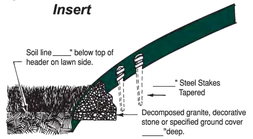
SPECIFICATIONS

PAINTED STEEL OR GALVANIZED STEEL

3/16" (.182 - .188") — General pupose commercial edging, most commonly used in walkways, driveways and perimeter strips providing strength and continuity to all landscape designs.

1/4" (.20 - .25") — Heavy duty edging for use where straight lines are essential. Ideal for rock and gravel retention on pathways and where erosion control of blacktop driveways and parking lots is required.

Specification Insert



STEEL HEADER DETAIL

All steel curbing shall be _____ thick x ____ deep with ____ stakes per section, painted _____ at the factory as manufactured by **The J D Russell Company** and under its tradename, DURAEDGE.

SIZE	3/16"	1/4"
DEPTH	4"	5"
LENGTH	16'	16'
ACTUAL COVERAGE 16 FT	15' - 4"	15' - 4"
NUMBER OF STAKES (per piece) 16 FT	6	7
STAKE DEPTH	16"	16"
APPROX. WEIGHT (lbs.) (including stakes) 16 FT	3.0/ft.	4.7/ft.

WARRANTY: We warrant our materials to be of good quality and will replace materials found defective, providing however, that the buyer shall examine the materials when received and promptly notify us of any defect before the materials are used or incorporated into a structure for which they are intended. Unless otherwise agreed to in writing, this warranty shall extend only to comply with specifications of materials manufactured by and published by The J D Russell Company and made available to the buyer at request. We cannot warrant nor in any way guarantee particular methods, use or applications and performance, nor can we warrant that the materials will be suitable for any intended use. This warranty is in lieu of all others expressed or implied and may not be extended by representatives, written sales information or drawings, nor do our distributors or salespersons or any representative of distributors or of this company have any authority to extend any guarantee beyond that outlined above or to waive the limitations of the seller's liability.

MANUFACTURED by

JDR

THE J D RUSSELL COMPANY

NORTHERN REGION
(800) 888-9708
(586) 296-2700
FAX (586) 296-2757

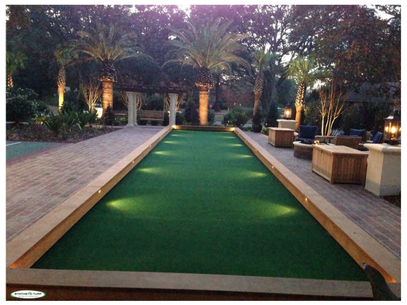
SOUTHERN REGION
(800) 888-6872
(270) 826-7008
FAX (270) 826-7018

WESTERN REGION
(800) 888-7425
(520) 742-6194
FAX (520) 293-2202

Visit our website at http://www.jdrussellco.com
or E-mail us at jdr4@mindspring.com

Rev 3/03

9 STEEL HEADER
SCALE: NA



3

10 BOCCE COURT
SCALE: NTS

2	City Comments	KTL	2.24.2022
3	City Comments	KTL	5.22.2022

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

Prepared For:

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
03-31-2024
Renewal Date
Date
STATE OF CALIFORNIA

730 CENTRAL AVENUE
MOUNTAIN VIEW, CA 94043

LANDSCAPE PLANS

DETAILS

Scale:

Date: May 12, 2022
Scale:
Job: 20-218
Design: KTL
Drawn: KTL
Checked: KTL
North:
Sheet: L-4.1
of 18 Sheets

CATALINA GRANA®

Stockton Colors:*

- ASPEN
- AUTUMN
- BARCELONA
- BELLA
- RIVIERA
- TOSCANA
- VICTORIAN

Fontana Colors:

NEW

- AUTUMN
- BELLA
- MONTECITO
- RIO
- SANTA MONICA
- TOSCANA
- VICTORIAN

3-PIECE SMALL | 60MM: 3 x 6 x 2⅜, 6 x 6 x 2⅜, 9 x 6 x 2⅜

3-PIECE LARGE | 60MM: 6 x 12 x 2⅜, 9 x 12 x 2⅜, 12 x 12 x 2⅜

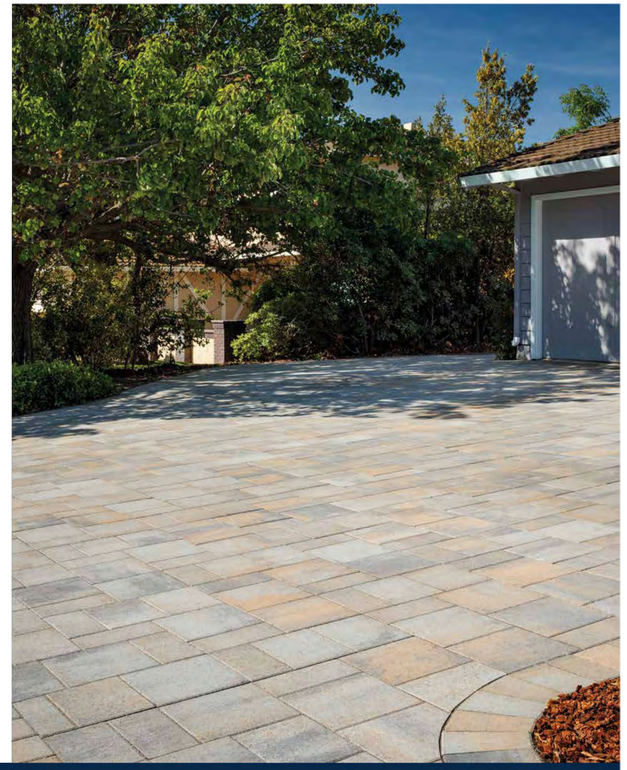
BORDER**: 6 x 9 x 2⅜

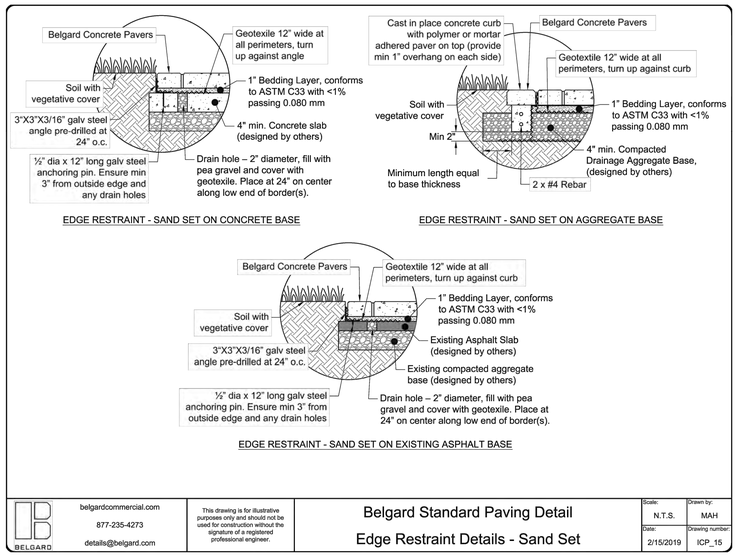
Right: Victorian

**3-piece small only available in Bella, Toscana & Victorian*

***Border stone also available in Graphite both in Stockton & Fontana. As well as Truffle & Foundry in Fontana.*

PLEASE SEE PAGE 106 REGARDING CALIFORNIA'S PROPOSITION 65

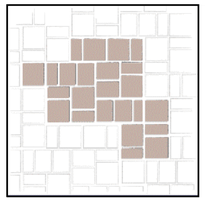




BELGARD	belgardcommercial.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Standard Paving Detail Edge Restraint Details - Sand Set

Scale:	Drawn by:
N.T.S.	MAH
Date: 2/15/2019	Drawing number: ICP_15

COLOR: ASPEN

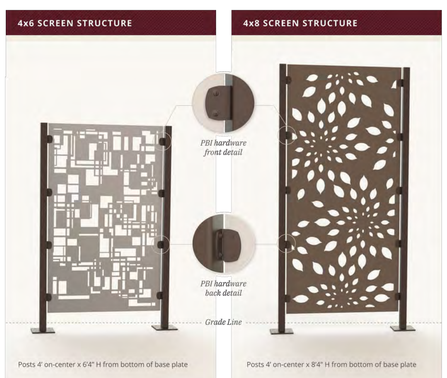


PATTERN B

1 CONCRETE PAVERS
SCALE: N/A

The Lunar Series™
Screen Specifications

The Lunar Series offers the screen structures in a modular format with two different heights for aesthetic choice and the span needed for your design.



Note: Base plates are below grade. Multiple panel layouts can share posts.

Updated 02/11/20

NOTE:
1. FINAL PATTERN TO BE DETERMINED
2. COLOR: BRONZE

2 PATIO PARTITIONS (BETWEEN GARAGE AND PATIO)
SCALE: NA

Model 3261 – KnoxBox 3200, Surface Mount, Hinged Door, Black

Commercial KnoxBoxes

KnoxBox® 3200

Standard Capacity Model: 3261

MSRP: ~~$660~~

Price: $429

1. Color
- Aluminum
- Black
- Dark Bronze

2. Mount Type
- Recessed Mount
- Surface Mount

3. Tamper Switch Type
- None
- Fire Alarm / Panel
- Security Alarm

3 KNOX BOX
SCALE: N/A

2	City Comments	KTL	2.24.2022
3	City Comments	KTL	5.22.2022

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North:		Sheet: L-4.2 of 18 Sheets	

CITY OF MOUNTAIN VIEW

WATER-EFFICIENT DESIGN AND MAINTENANCE CHECKLIST

Project Site Address: _____

Required Submittals (check if completed)

- ☒ 1. Water-Efficient Design and Maintenance Checklist
- ☒ 2. Landscape Design Plan
- ☒ 3. Irrigation Design Plan
- ☐ 4. Water Budget Calculation Worksheet (NOT needed if Plant-Type Restriction Option is chosen)
- ☒ 5. Certification of Installation (Within 60 days of installation)

Landscape Design Plan Requirements

Parameter	Requirements	Completed
Plantings	Plant Table included in plan with plant symbol, common name, botanical name, container size, quantity, type (e.g., grass, succulent, vine, shrub, tree), water-efficient species identification (low, moderate, high), and unique physical specifications of plants, if applicable.	☒
	Plant types are assigned appropriate water-use levels based on the WUCOLS species evaluation list (i.e., "turf" is not assigned a "low"-water use).	☒
	Avoid invasive plants in plan, such as those listed by the California Invasive Plant Council.	☒
	Square footages of planted areas and water features (i.e., fountains and pools) noted on the Landscape Design Plan and match areas listed in Compliance Option 1 calculations on Page 2, if applicable.	☒
Turf	Turf areas are at least 10' wide, unless watered with subsurface drip irrigation. NO TURF	☐
	Turf is not planted on slopes of 25 percent grade or more.	☐
	Turf is at least 24" away from nonpermeable hardscape (except internal pathways), unless watered with subsurface drip irrigation.	☐
Special Landscape Areas	Areas identified as SLAs meet the definition of a Special Landscape Area: NO SLA AREAS *An area of landscape dedicated solely to edible plants, areas irrigated with nonpotable water, water features using nonpotable water, and areas dedicated to active play (parks, sports fields, golf courses). SLAs DO NOT INCLUDE front-yard and backyard lawns of private residences or water features that use potable water.*	☐
Hydrozones	Plants are grouped by hydrozone (similar water needs, sun exposure, slope, soil).	☒
	Hydrozones, including SLAs, are delineated and labeled with square footages.	☒
	Hydrozones are labeled as low, moderate, high, or mixed (low/moderate) water use.	☒
	High-water-use plants are confined to their own hydrozones (not mixed with plants with low- or moderate-water needs).	☒
	Single hydrozones with both low- and moderate-water-use plants are labeled "mixed."	☒
	Hardscapes are identified.	☒
	Square footages for hydrozones, water features, and SLAs on plan match those listed on the Water Budget Calculation Worksheets (if Compliance Option 2 is chosen).	☒
Mulch	Mulch is at least 3" deep on exposed soil surfaces. Depth and type of mulch are noted in plan.	☒
Water Features	Recirculating (if water features are included in plan). NO WATER FEATURES	☐
	Pool/spa cover (if pool/spa is included in plan).	☐
Grading and Stormwater Management	Grading contours and quantities shown on Landscape Design and/or Irrigation Design Plan.	☐
	Grading meets applicable requirements of City Standard Design Criteria.	☒
	Stormwater management practices are incorporated appropriately.	☒

Landscape and Irrigation Maintenance Checklist

Pursuant to the City of Mountain View's Water Conservation in Landscaping Regulations, landscapes and irrigation systems shall be maintained to ensure successful establishment following installation, and to ensure the efficient use of water. Maintenance shall be performed regularly and must include, at a minimum, the following components:

Parameter	Components	Completed
Irrigation System	System check (every six months)	☒
	Routine inspection (monthly)	☒
	Adjustment and repair	☒
	Failed irrigation hardware components shall be replaced with the same or functionally equivalent components	☒
Landscape	Replenish mulch	☒
	Fertilize	☒
	Prune	☒
	Weed control	☒
	Pest control	☒
	Aeration and dethatching of turf areas	☒
	Failed plants shall be replaced with the same or functionally equivalent plants	☒

To the best of my ability, the landscape and irrigation systems installed as part of this project will be maintained on a regular basis and in compliance with the Water Conservation in Landscaping Regulations.

X _____ January 6, 2021

Signature of Project Applicant or Authorized Representative *Date*

Irrigation Design Plan Requirements

Parameter	Requirements	Completed
Design	Irrigation system is designed to avoid overspray and runoff.	☒
	Overhead irrigation is NOT used in the following locations: on slopes greater than 25 percent (except in defined amphitheaters), within 24" of an impervious surface (except for internal pathways) or in any narrow or irregularly shaped area that is less than 10' in width in any direction. **	☒
	Each irrigation valve waters only one type of hydrozone.	☒
Equipment	Location, type, and size of all irrigation system components are noted in plan. Components may include controllers, main and lateral lines, valves, sprinkler heads, quick couplers, pressure regulators, and backflow prevention devices.	☐
	The following irrigation components are included and noted in plan:	
	Automatic irrigation controllers ☒ / Rain-sensing shutoff devices	☒
	Master shut-off valves or equivalent technology ☒ / Check valves or anti-drain valves	☒
	Swing joints or other riser-protection components ☒ / Flow sensors	☒
	Pressure regulators or booster pumps (if applicable) ☐ / Flow/application rate and operating pressure for each station	☒
	Static water pressure at point of connection to public water supply.	☐
	Location and size of dedicated irrigation meter (if landscape area is > 1,000 square feet).	☒
Scheduling	Proposed irrigation schedule is provided.	☐
	System only operates between 8:00 p.m. and 10:00 a.m.	☒

*** NOTE: "Overhead irrigation" means water distributed through sprinkler heads or nozzles.*

Compliance Option Requirements

Option 1: Plant-Type Restriction	☒
Option 2: Water Budget	☐

Option 1: Plant-Type Restriction Requirements

High-water-use plants (e.g., turf) are not used in the landscape area.	☒
At least 80 percent of plantings are California native or low-water-use plants.	☒

Option 2: Water Budget Calculation Requirements

A water budget calculation is NOT required if plans comply with Compliance Option 1.

Water Budget Calculation worksheets are available in hard copy at the City of Mountain View's Planning office or online: mountainview.gov/depts/comdev/planning/application.asp

Parameter	Requirements	
Compliance	Water Budget Calculation worksheet completed and printed for submission.	☐
	Landscape's water use is within budget: MAWA ≥ ETWU.	☐
Appropriate Labeling	Plant factors in calculation worksheet are assigned as follows: 0.3 for low-water-use plants; 0.5 for moderate-water-use plants; and 0.8 for high-water-use plants. "Mixed" hydrozone areas are considered moderate-water-use areas and are assigned a factor of 0.5.	☐
	Irrigation methods are assigned appropriate water-use levels (Spray=0.75 Drip=0.81).	☐

I certify that information provided on this checklist is correct and meets the specified requirements of the Water Conservation in Landscaping Regulations.

X _____ January 6, 2021

Signature of Project Applicant or Authorized Representative *Date*

PRELIMINARY

NOT FOR CONSTRUCTION

CERTIFICATE OF COMPLETION

Final Acceptance Section / Certificate of Completion
At the completion of the project the contractor shall supply a Certificate of Completion document.
Document shall include:

1. Project information sheet that contains:
   a. Date
   b. Project name
   c. Project applicant name, telephone and mailing address
   d. Project address and location
   e. Property owner name, telephone, and mailing address
2. Certification by either the signer of the landscape design plan, the designer of the irrigation design plan or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package.
   a. Where that have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with the certification.
   b. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
3. Irrigation scheduling parameters used to set the controller
4. Landscape and irrigation maintenance schedule
5. Irrigation audit report
6. Soils analysis report, if not submitted with the Landscape Documentation Package, and documentation verifying implementation of the soil report recommendations

DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
PALO CEDRO, CALIFORNIA 96073

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.

5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

6. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

7. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.

8. IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.

9. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.

10. IRRIGATION CONTROL WIRES SHALL BE COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET. CONTROL WIRE SHALL HAVE INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.

11. FLOW SENSOR CABLE SHALL BE A SOLID COPPER SHIELDED PAIR CABLE, SIZE #16. NO SPLICES ALLOWED.

12. INSTALL SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAINLINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. MINIMUM OF ONE SPARE WIRE PER CONTROLLER.

13. SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES.

14. PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.

15. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB. LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

16. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER/SHRUB AREAS WHERE POSSIBLE. (NOT IN LAWN AREA).

17. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL SYSTEMS FOR OPTIMUM PERFORMANCE AND COVERAGE OF THE LANDSCAPE AREA. THIS SHALL INCLUDE ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

18. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.

19. LOCATE BUBBLERS ON UP-HILL SIDE OF TREE.

20. LOCATE SINGLE OUTLET EMITTERS ON UP-HILL SIDE OF PLANT.

21. INSTALL A FLO CONTROL (NDS) 1002 SERIES SPRING LOADED CHECK VALVE BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

22. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

23. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

24. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
    A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
    B. PERFORM TESTING AT HIS OWN EXPENSE.
    C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
    D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
       1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINE HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
       2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

25. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

26. IRRIGATION DEMAND: __ GPM AT __ PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

27. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

28. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

29. RECORD DRAWINGS:
    A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL IRRIGATION DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, HEADS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
    B. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
    C. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

30. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.

31. WARRANTY:
    A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
    B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

730 Central/A/JOB/ 21-613/ L-IRR / L-5.0 /SYMBOL SIZE: NTS /07-02-2021 LMD

2	City Comments	KTL	2.24.2022
3	City Comments	KTL	5.22.2022

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LICENSED LANDSCAPE ARCHITECT KEVIN T. LEVESQUE NO. 4177 Signature 03-31-2024 Renewal Date Date STATE OF CALIFORNIA

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MOUNTAIN VIEW, CA 94043

LANDSCAPE PLANS

IRRIGATION NOTES AND CHECKLIST

Scale:

Date: May 12, 2022		Scale:	
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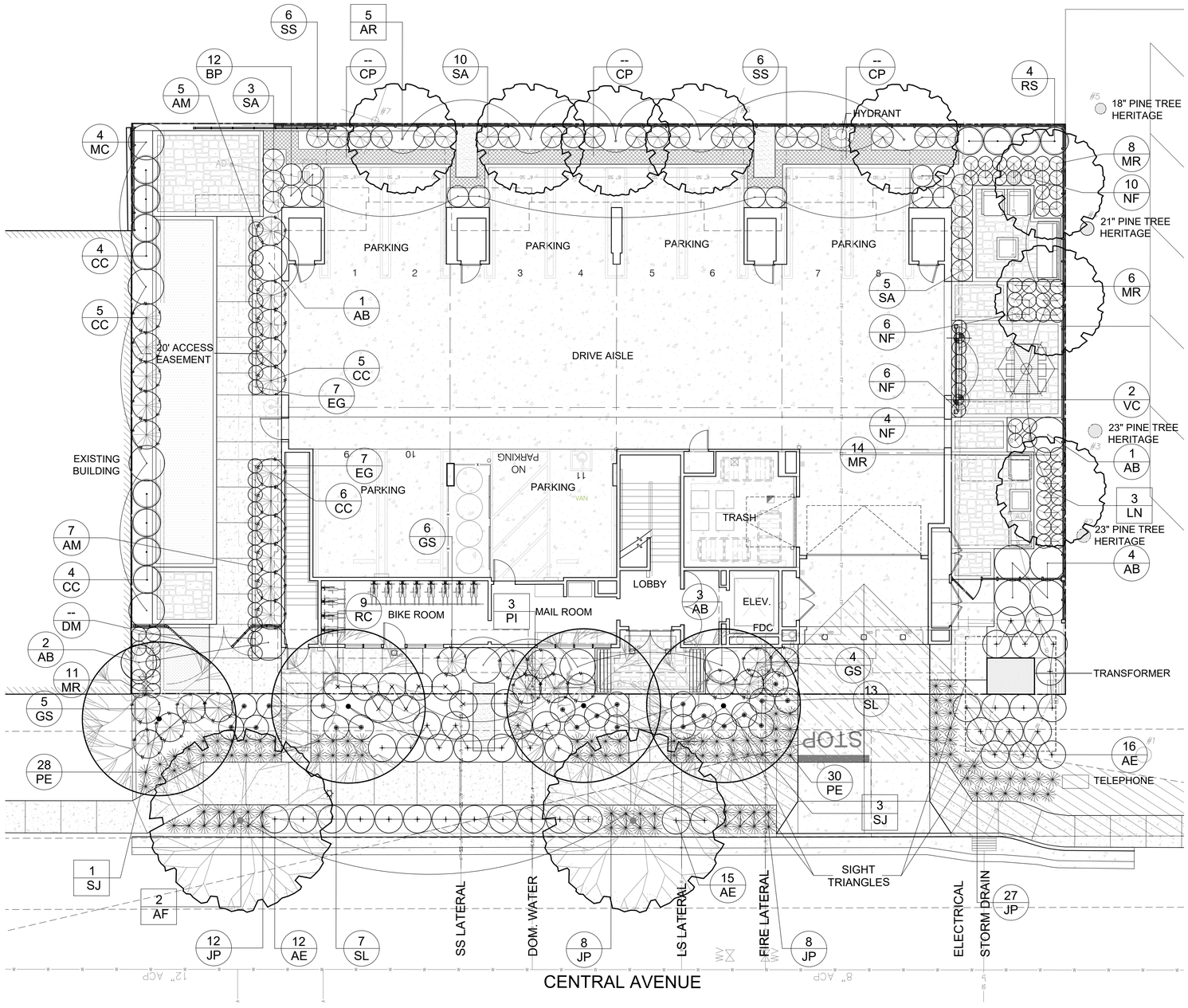
of 18 Sheets



STREET TREE NOTE:

1. STAKE TREE LOCATIONS IN ADVANCE OF PLANTING, FOR APPROVAL BY CITY REPRESENTATIVE. ALL TREES SHALL BE PLANTED 5' (HORIZONTALLY) MINIMUM FROM ALL UNDERGROUND UTILITIES, 10' (HORIZONTALLY) FROM SANITARY SEWER LINES, DTL. 5, SHT. L-6.2
2. ALL STREET TREES AND ANY OTHER TREES LOCATED WITHIN THE SIGHT TRIANGLES SHALL BE LIMBED UP TO 6' MINIMUM.

PLANT LIST:

QTY	SYM	SIZE	WUCOLS	BOTANIC NAME	COMMON NAME	NOTES
Trees:						
2	AF	24" box	Mod	Acer x freemanii 'Autumn Blaze'	Autumn Blaze ® Maple	Street Tree
5	AR	24" box	Low	Acer rubrum 'Armstrong'	Columnar Red Maple	Rear Screen Tree
3	LN	24" box	Low	Laurus 'Saratoga'	Saratoga Sweet Bay	
4	SJ	24" box	Low	Styphnolobium japonicum 'Regent'	Regent Japanese Pagoda Tree	
14	Total					
Shrubs:						
11	AB	5 gal.	Low	Arctostaphylos b. 'Louis Edmunds'	Manzanita 'Louis Edmunds'	CA Native
43	AE	1 gal.	Low	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	CA Native
12	AM	1 gal.	Low	Achillea 'Moonshine'	Yellow Yarrow	CA Native
12	BP	5 gal.	Low	Berberis pinnata 'Ken Hartman'	California Barberry	CA Native
24	CC	5 gal.	Mod	Carpenteria californica 'Elizabeth'	Bush Anemone	CA Native
14	EG	1 gal.	Low	Erigeron glaucus x 'Wayne Roderick'	Wayne Roderick Daisy	CA Native
15	GS	5 ga	Low	Galvezia speciosa	Island Snapdragon	CA Native
39	MR	1 gal.	Low	Mahonia repens	Creeping Mahonia	CA Native
4	MC	15 gal.	Mod	Myrica californica	Pacific Wax Myrtle	CA Native
26	NF	1 gal.	Low	Nepeta 'Six Hills Giant'	Six Hills Giant Catmint	
9	RC	5 gal.	Low	Rhamnus californica 'Ed Holm'	Dwarf Coffeeberry	CA Native
4	RS	5 gal.	Low	Ribes sang. v. sang. 'King Edward VII'	Red Flowering Current	CA Native
18	SA	5 gal.	Low	Symphoricarpos a. var. laev.'Bartlett Springs'	Snowberry	CA Native
20	SL	5 gal.	Low	Salvia leucophylla 'Point Sal'	Point Sal Purple Sage	CA Native
12	SS	1 gal.	Low	Salvia spathacea 'Powerline Pink'	Hummingbird Sage	CA Native
Grasses:						
55	JP	5 gal.	Low	Juncus patens 'Elk Blue'	California Gray Rush	CA Native 2' o.c..
58	PE	1 gal.	Low	Pennisetum 'Eaton Canyon'	Dwarf Red Fountain Grass	2' o.c.
Vines						
2	VC	5 gal.	Low	Vitis californica 'Roger's Red'	Roger's California Wild Grape	CA Native
Groundcovers:						
	DM	4" pots	Low	Dymondia margaretae	Silver Carpet	12" o.c.
	CP	1 gal	Low	Carex globosa	Globe Sedge.	CA Native 18" o.c.

2	City Comments	KTL	2.24.2022
3	City Comments	KTL	5.22.2022

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

Prepared For:

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
03-31-2024
Renewal Date
Date
STATE OF CALIFORNIA

730 CENTRAL AVENUE

MOUNTAIN VIEW, CA 94043

LANDSCAPE PLANS

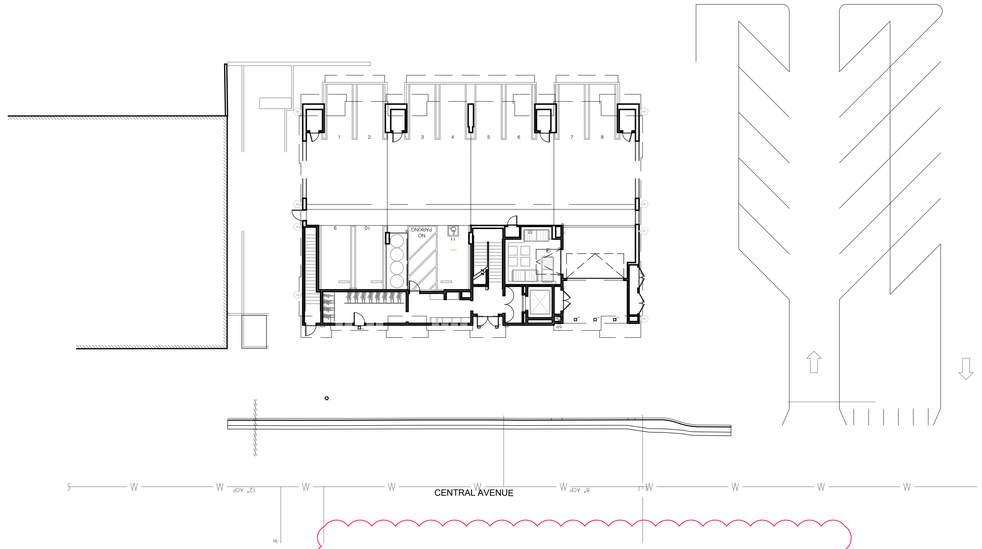
PLANTING PLAN

Scale:
SCALE: 1/8" = 1'-0"
0 4 8 16 24

Date: May 12, 2022	Scale:		
Job: 20-218	Design: KTL	Drawn: KTL	Checked: KTL

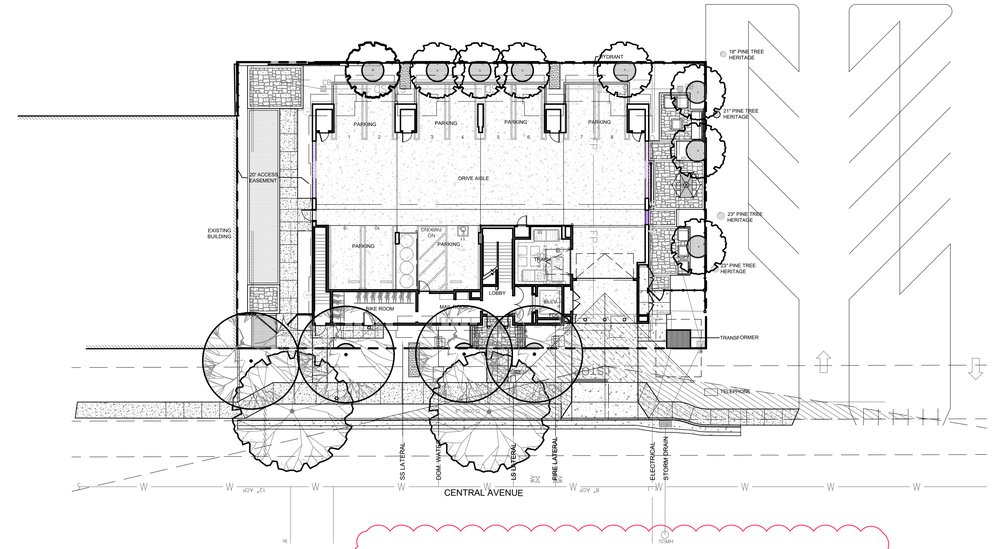
North:

Sheet:
L-6.1
of 18 Sheets



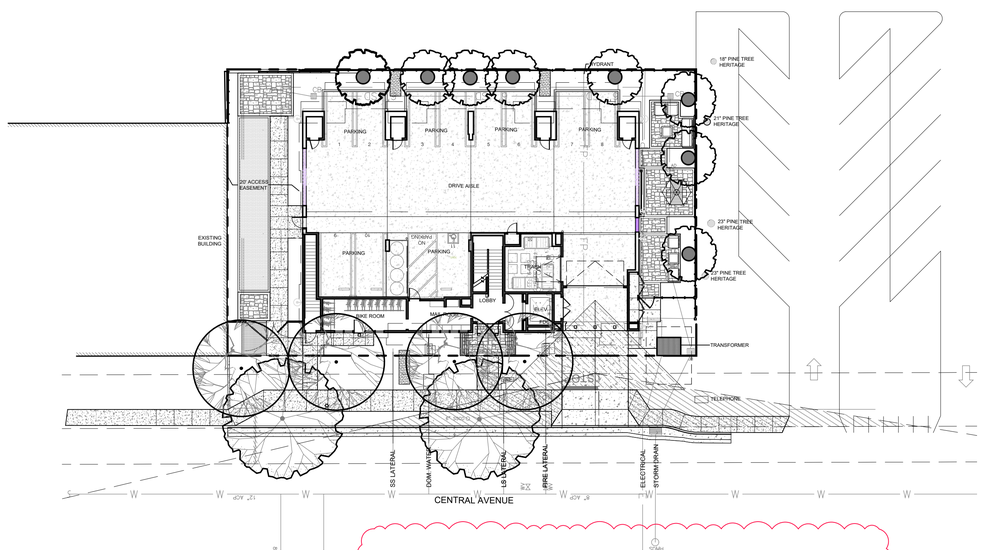
1 EXISTING TREE CANOPY:

0 sq. ft.	Existing On-Site Trees	
0 sq. ft.	Total Canopy Coverage	3



3 TREE CANOPY AT 5 YEARS:

0 sq. ft.	Existing On-Site Trees	
229 sq. ft.	Proposed Trees On Site	
229 sq. ft.	Total Canopy Coverage	3 5.4%*



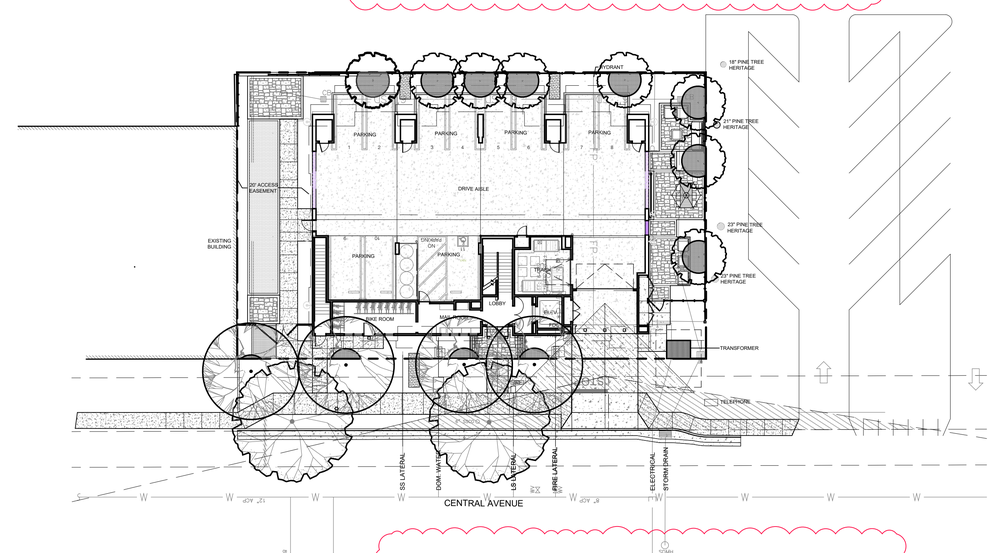
2 TREE CANOPY AT PLANTING:

0 sq. ft.	Existing On-Site Trees	
92 sq. ft.	Proposed Trees On Site	
92 sq. ft.	Total Canopy Coverage	2.2%*

3

Building Coverage	6,222 sq. ft. 3
Landscape Area (Lot Only)	4,258 sq. ft.
Total Lot	10,480 sq. ft.

* Percentage is based on the proposed on-site shade canopy area divided by on-site landscape area. Shade canopy provided by trees off site, including existing off site trees and proposed trees in the right of way.



4 TREE CANOPY AT 5 YEARS:

0 sq. ft.	Existing On-Site Trees	
456 sq. ft.	Proposed Trees On Site	
456 sq. ft.	Total Canopy Coverage	10.7%*

3

2	City Comments	KTL 2.24.2022
3	City Comments	KTL 5.22.2022

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

Prepared For:

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4127
Signature
03-31-2024
Renewal Date
Date
STATE OF CALIFORNIA

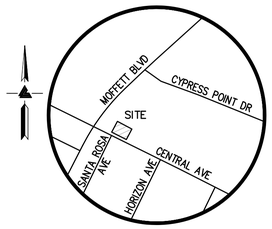
730 CENTRAL AVENUE
MOUNTAIN VIEW, CA 94043

LANDSCAPE PLANS

SHADE CANOPY PLAN

Scale: SCALE: 1/8" = 20'-0"

Date: May 12, 2022		Scale:	
Job: 20-218	Design: KTL	Drawn: KTL	Checked: KTL
North:		Sheet: L-8.1 of 18 Sheets	

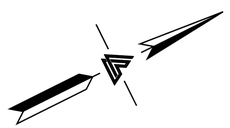


VICINITY MAP

NO SCALE

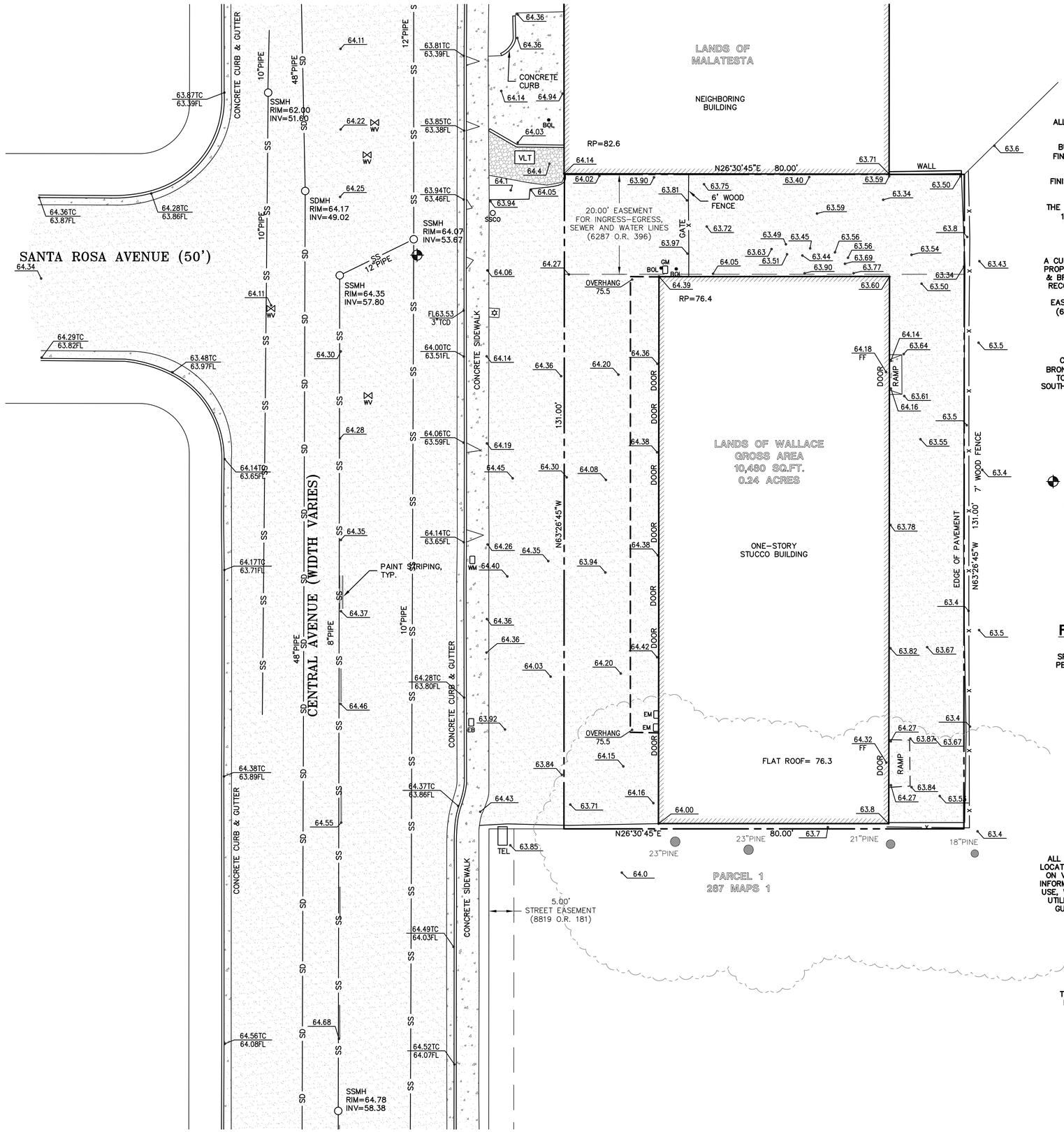
LEGEND AND NOTES

	BOUNDARY LINE
	BUILDING OVERHANG LINE
	EASEMENT
x	FENCE LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
	BENCHMARK
BOL	BOLLARD
EB	ELECTRICAL BOX
EM	ELECTRICAL METER
FF	FINISH FLOOR
	FIRE HYDRANT
FL	FLOW LINE
INV	INVERT
RP	ROOF PEAK
TCD	THROUGH CURB DRAIN
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MAINTENANCE HOLE
SP	STANDPIPE
SDMH	STORM DRAIN MAINTENANCE HOLE
	STREET LIGHT
TEL	TELEPHONE VAULT
TC	TOP OF CURB
TOS	TOP OF SLAB
VLT	UTILITY VAULT
WM	WATER METER
WV	WATER VALVE
XXX.XX	SPOTGRADE
	ASPHALT
	CONCRETE



0 5 10 20

SCALE: 1" = 10'



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 TOTAL AREA OF THE SURVEYED LOT IS 10,480 SQUARE FEET / 0.24 ACRES

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
EASEMENTS SHOWN ARE PER DOCUMENTS (6287 O.R. 396) AND (8819 O.R. 181).

BENCHMARK

CITY OF MOUNTAIN VIEW BENCHMARK
BRONZE DISK STAMPED "III-59" SET IN THE TOP OF CURB AT THE CENTER OF THE SOUTHEAST RETURN OF CYPRESS POINT DRIVE AT MOFFETT BOULEVARD.
ELEVATION = 58.323'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 63.98'
(NAVD 88 DATUM)

FEMA FLOOD NOTE

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

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.

TREE NOTE

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

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7828
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

730 CENTRAL AVENUE
MOUNTAIN VIEW
CALIFORNIA

SANTA CLARA COUNTY

APN: 158-45-001

TOPOGRAPHIC SURVEY

REVISIONS	BY
	–
	–
	–
	–
	–

JOB NO:	2200398
DATE:	4-7-20
SCALE:	1"=10'
FIELD BY:	BW
DRAWN BY:	DB
SHEET NO:	SU1

1 OF 1 SHEETS

MCZ CENTRAL LLC
730 CENTRAL AVENUE
MOUNTAIN VIEW, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SDMH	SDMH	CURB INLET
		STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 63.98'
(NAVD 88 DATUM)

NOTES

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THE TOTAL AREA OF THE SURVEYED LOT IS 10,480 SQUARE FEET / 0.24 ACRES

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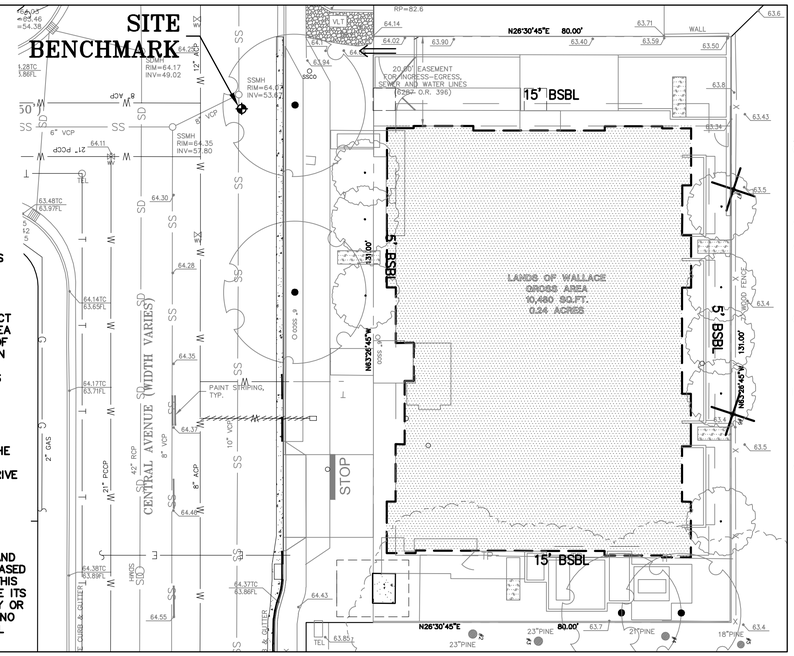
EASEMENTS SHOWN ARE PER DOCUMENTS (6287 O.R. 396) AND (8819 O.R. 181).

BENCHMARK

CITY OF MOUNTAIN VIEW BENCHMARK BRONZE DISK STAMPED "III–59" SET IN THE TOP OF CURB AT THE CENTER OF THE SOUTHEAST RETURN OF CYPRESS POINT DRIVE AT MOFFETT BOULEVARD.
ELEVATION = 58.323'
(NAVD 88 DATUM)

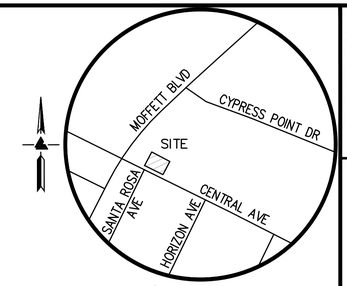
UTILITY NOTE

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.



KEY MAP

1" = 16'



VICINITY MAP

NO SCALE

PROJECT TEAM

OWNER:
MCZ CENTRAL, LLC
ATTN: ZACH TRAILER
1075 CURTIS STREET
MENLO PARK, CA 94025

APN: 158–45–001

ARCHITECT:
HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
(415) 568–3833

CIVIL ENGINEER/SURVEYOR:
LEA AND BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
(510) 887–4086

LANDSCAPE ARCHITECT:
LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CA 94501
(510) 521–6700

ARBORIST:
RAY MORNEAU
550 S. SHORELINE BLVD.
MOUNTAIN VIEW, CA 94041
(650) 964–7664

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA AND BRAZE ENGINEERING, ENTITLED;
   "TOPOGRAPHIC SURVEY"
   730 CENTRAL AVENUE
   MOUNTAIN VIEW, CA
   DATED: APRIL 7, 2020
   UPDATED: OCTOBER 27, 2020
   JOB# 2200398
2. SITE PLAN BY HUNT, HALE, AND JONES ARCHITECT ENTITLED:
   "ARCHITECTURAL SITE PLAN"
   730 CENTRAL AVENUE
   MOUNTAIN VIEW, CA
   DATED: DECEMBER 1, 2020
   UPDATED: FEBRUARY 14, 2022
   JOB# 361001
3. LANDSCAPE PLAN BY LEVESQUE DESIGN ENTITLED:
   "LANDSCAPE PLAN"
   730 CENTRAL AVENUE
   MOUNTAIN VIEW, CA
   DATED: JANUARY 4, 2021
   UPDATED: FEBRUARY 22, 2022
   JOB# 20–218
4. ARBORIST REPORT BY RAY MORNEAU ARBORIST ENTITLED:
   "TREE INVENTORY AND PRE–CONSTRUCTION REPORT"
   730 CENTRAL AVENUE
   MOUNTAIN VIEW, CA
   DATED: FEBRUARY 26, 2021

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.
aabaya@leabraze.com

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	45	5	50
FILL	0	25	25
EXPORT			25

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN–SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER–EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

TREE NOTE

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

FEMA NOTES:

PROJECT IS LOCATED WITHIN FEMA FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06085C0039H DATED MAY 18, 2009.

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
℄	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
		PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	⅊	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC

ENGINEER'S STATEMENT:

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

NAME: DATE:
R.C.E NO. EXP.

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

FIRE SERVICE INSTALLATION NOTE

THE FIRE SERVICE INCLUDING WATER SERVICES SUPPLYING NFPA 130 FIRE SPRINKLERS, DESIGNED BY OTHERS, ARE PRELIMINARY AND SHALL NOT BE INSTALLED UNTIL AFTER THE FIRE SPRINKLER PLANS HAVE BEEN APPROVED BY THE CITY. IF THE FIRE SPRINKLER PLANS REQUIRE CHANGES TO THE UTILITIES SHOWN ON THESE PLANS, REVISIONS TO THESE PLANS MUST BE APPROVE BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE INSTALLATION OF THE FIRE UTILITIES.

FIRE PROTECTION NOTE

(IF APPLICABLE BY CITY AND/OR FIRE CODE)
HOMES, INCLUDING ATTACHED GARAGES, SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH FNPA 130. THE DEVELOPER AND CONTRACTOR SHALL INSURE THAT THE UNDERGROUND WATER LINES AND WATER METERS ARE SIZED TO ACCOMMODATE THE AUTOMATIC SPRINKLER SYSTEMS. COORDINATE WITH THE FIRE SPRINKLER SYSTEM CONTRACTOR.

AS–BUILT PLANS NOTE – ADDENDUM

PLEASE NOTE THAT THE ELECTRONIC FILE REQUIREMENTS FOR CIVIL IMPROVEMENT PLANS HAVE BEEN CHANGED. STANDARD PUBLIC WORKS CONSTRUCTED NOTE NUMBER 5 REGARDING AS–BUILT PLANS HAS BEEN MODIFIED TO REQUIRE ELECTRONIC FILES OF THE APPROVED AS–BUILT PLANS IN BOTH AUTOCAD 2002 FORMAT AND PDF FORMAT TO BE SUBMITTED TO THE CITY IN ADDITION TO THE MYLAR ORIGINALS OF THE APPROVED AS–BUILT PLANS

ELECTRIC, TELEPHONE, GAS & CATV UTILITY INSTALLATION

THE ELECTRIC, TELEPHONE, GAS AND CABLE TV UTILITIES PLANS ARE PRELIMINARY. THESE UTILITIES SHALL NOT BE INSTALLED UNTIL THE FINAL JOINT UTILITY PLANS HAVE BEEN APPROVED BY THE PUBLIC WORKS DEPARTMENT AND THE UTILITY COMPANIES. AS–BUILT JOINT UTILITY PLANS SHALL BE INCLUDED WITH THE AS–BUILTS OF THESE PLANS

RECYCLING CART NOTES

PLASTIC RECYCLING CARTS CAN BE STORED ON THE STREET AT THE CURB UP TO 24 HOURS PRIOR TO, AND MUST BE REMOVED WITH 24 HOUR AFTER COLLECTION DAY.

CONSTRUCTION AND DEMOLITION ORDINANCE

THIS PROJECT MUST COMPLY WITH THE CITY'S CONSTRUCTION AND DEMOLITION ORDINANCE (MOUNTAIN VIEW CITY CODE CHAPTER 16, ARTICLE III.)

OCCUPANCY RELEASE:

FOR RESIDENTIAL DEVELOPMENTS, NO RESIDENTIAL UNITS WILL BE RELEASED FOR OCCUPANCY UNLESS THE IMPROVEMENTS TO BE CONSTRUCTED TO CITY STANDARDS AND/OR TO BE ACCEPTED FOR MAINTENANCE BY THE CITY OF MOUNTAIN VIEW STANDARD PROVISIONS FOR PUBLIC WORKS CONSTRUCTION. THE PUBLIC WORKS DIRECTOR SHALL MAKE THE DETERMINATION OF WHAT PUBLIC WORKS IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE.

MAINTENANCE AND INSPECTION NOTE

ITEM	INSPECTION	MAINTENANCE
PUBLIC STREET IMPROVEMENTS ON BONITA AVENUE	PUBLIC WORKS	CITY
PUBLIC SIDEWALK IMPROVEMENTS ON BONITA AVENUE	PUBLIC WORKS	CITY
WATER SERVICES UP TO THE WATER METER	PUBLIC WORKS	CITY
WATER SERVICES AFTER THE WATER METER	BUILDING INSP	OWNER
SANITARY SEWER MAIN IN PUBLIC STREET	PUBLIC WORKS	CITY
SANITARY SEWER LATERAL IN PUBLIC STREET UP TO AND INCLUDING THE PROPERTY LINE CLEAN OUT	PUBLIC WORKS	OWNER
ON–SITE STORM IMPROVEMENTS	DEVELOPER'S ENGINEER	OWNER
ELECTRIC, TELEPHONE, CATV AND GAS LINE	PG&E, AT&T	PG&E, AT&T
OFF–SITE STORM DRAIN SYSTEM UP TO THE PROPERTY LINE CLEAN OUT/CATCH BASIN	PUBLIC WORKS	CITY
SANITARY SEWER LATERAL AFTER THE PROPERTY LINE CLEANOUT	BUILDING INSP	OWNER

CITY STANDARD DETAILS FOR THIS PROJECT

CITY FILE NO.	DESCRIPTION
A–1	STANDARD SIDEWALK SECTION
A–7	STANDARD CROSS–SECTIONS CURB, GUTTER, SIDEWALK AND DRIVEWAY APPROACH
A–7A	MODIFIED DRIVEWAY APPROACH/LEVEL SIDEWALK CROSS SECTION
A–18	TRENCH PAVING, BACKFILL AND PIPE BEDDING SECTIONS
C–4	STANDARD SEWER LATERAL
C–6	SEWER LATERAL CLEAN–OUT FOR NEW 4" AND 6" LATERALS
D–1	STANDARD 1" AND 2" WATER SERVICES WITH 3/4", 1", 1–1/2" & 2" WATER METERS
D–05	REDUCED PRESSURE BACKFLOW PREVENTER
D–05B	FIRE DOUBLE CHECK DETECTOR ASSEMBLY
	DRIVEWAY RAMP DESIGN GUIDELINES

*NOTE: THIS IS NOT AN EXCLUSIVE LIST AND OTHER CITY DETAILS MAY BE APPLIED AS REQUIRED

ZONING

EXISTING AND PROPOSED: CRA

ELEVATION CERTIFICATE:

AN ELEVATION CERTIFICATE FOR SHALL BE SUBMITTED TO THE BUILDING OFFICAL AND OPERATIONS ENGINEER PRIOR TO THE ISSUANCE OF AN OCCUPANCY CERTIFICATE.

FIRE SERVICE INSTALLATION NOTE

THE FIRE SERVICE INCLUDING WATER SERVICES SUPPLYING NFPA 13D. FIRE SPRINKLERS SHOWN ON THESE PLANS ARE PRELIMINARY AND SHALL NOT BE INSTALLED UNTIL AFTER THE FIRE SPRINKLER PLANS HAVE BEEN APPROVED BY THE CITY. IF THE FIRE SPRINKLER PLANS REQUIRE CHANGES TO THE UTILITIES SHOWN ON THESE PLANS, REVISIONS TO THESE PLANS MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE INSTALLATION OF THE FIRE UTILITIES.

RECOLOGY MOUNTAIN VIEW

RECOLOGY MOUNTAIN VIEW IS THE CITY'S EXCLUSIVE HAULER FOR RECYCLING AND DISPOSAL OF CONSTRUCTION AND DEMOLITION DEBRIS. FOR ALL DEBRIS BOXES, CONTACT RECOLOGY. USING ANOTHER HAULER MAY VIOLATE MOUNTAIN VIEW CODE SECTION 16.13 AND 16.17 AND RESULT IN CODE ENFORCEMENT ACTION.

STREET CLEANING:

THE PRIME CONTRACTOR OR DEVELOPER IS TO HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES. THE STREET CONTRACTOR IS TO HAVE THE CAPABILITY OF SWEEPING THE STREETS WITH BOTH A BROOM–TYPE SWEEPER AND A REGENERATIVE AIR VACUUM SWEEPER, AS DIRECTED BY THE PUBLIC WORKS DIRECTOR, OR HIS/HER DESIGNATED REPRESENTATIVE.

SHEET INDEX

1–800–227–2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887–4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

MCZ CENTRAL LLC
730 CENTRAL AVENUE
MOUNTAIN VIEW, CALIFORNIA
SANTA CLARA COUNTY APN: 158–45–001

PRELIMINARY TITLE SHEET

1	PC #1 RESPONSES 07–07–21	TT
2	PC #2 RESPONSES 02–22–23	TT
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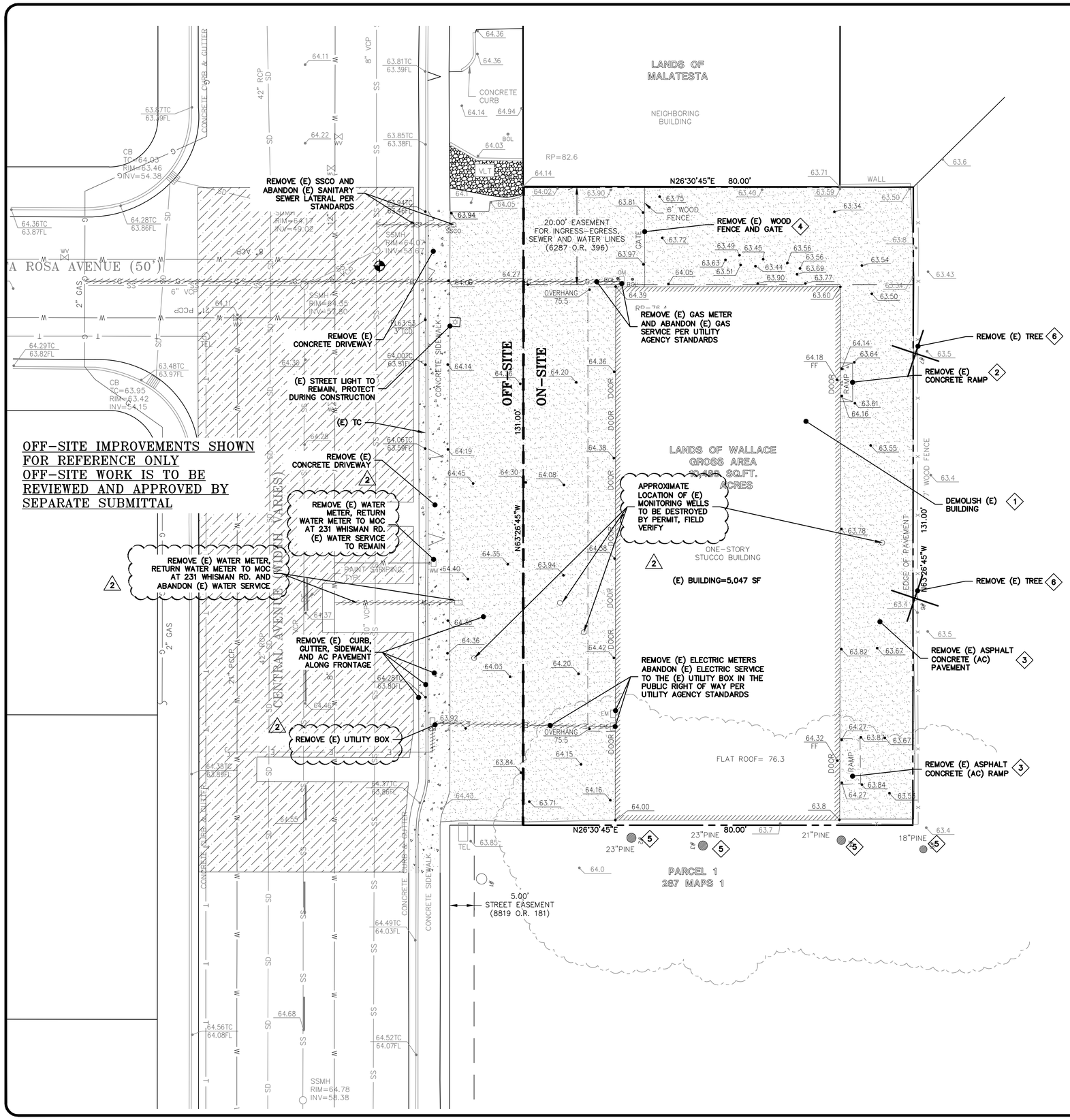
	REVISIONS	BY

JOB NO: 2201246
DATE: 01–06–21
SCALE: AS NOTED
DESIGN BY: TT
CHECKED BY: PC
SHEET NO: C-1.0
01 OF 11 SHEETS

PRELIMINARY GRADING PLANS



0 5 10 20

SCALE: 1" = 10'

LEGEND

1' SAWCUT PER CITY STANDARDS

LIMITS OF DEMOLITION WORK (APPROX.)

UTILITIES TO BE PROTECTED. EXISTING AC PAVEMENT, CONCRETE AND OTHER STRUCTURES TO BE REMOVED UNLESS CALLED OUT TO REMAIN.

REMOVE (E) ASPHALT CONCRETE (AC) PAVEMENT

REMOVE (E) CONCRETE PAVEMENT

DEMOLITION

1. DEMOLISH (E) BUILDINGS.
2. REMOVE (E) CONCRETE IMPROVEMENT, INCLUDING ALL BASE MATERIAL.
3. REMOVE (E) ASPHALT CONCRETE (AC) PAVEMENT, INCLUDING ALL BASE MATERIAL.
4. REMOVE (E) FENCE
5. PROTECT (E) TREES TO REMAIN ON NEIGHBOR'S YARD.
6. REMOVE (E) TREE

NOTE:

1. REFER TO ARCHITECTURAL, STRUCTURAL, AND/OR LANDSCAPING PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, WALL DESIGN, AND LANDSCAPING.
2. CONTRACTOR SHALL INFORM THE CITY OF ANY DAMAGE TO THE PUBLIC IMPROVEMENT AND SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE CITY'S SATISFACTION.
3. ALL CITY OF MOUNTAIN VIEW UTILITIES TO BE ABANDONED BY CITY OF MOUNTAIN VIEW STANDARDS.
4. CONTRACTOR SHALL SALVAGE AND DELIVER WATER METER TO THE MUNICIPAL OPERATIONS CENTER AT 231 N. WHISMAN ROAD.

REGISTERED PROFESSIONAL ENGINEER PETER CARDINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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MCZ CENTRAL LLC
730 CENTRAL AVENUE
MOUNTAIN VIEW, CALIFORNIA

SANTA CLARA COUNTY APN: 158-45-001

PRELIMINARY DEMOLITION PLAN

REVISIONS	BY
1 PC #1 RESPONSES 07-07-21	TT
2 PC #2 RESPONSES 02-22-23	TT
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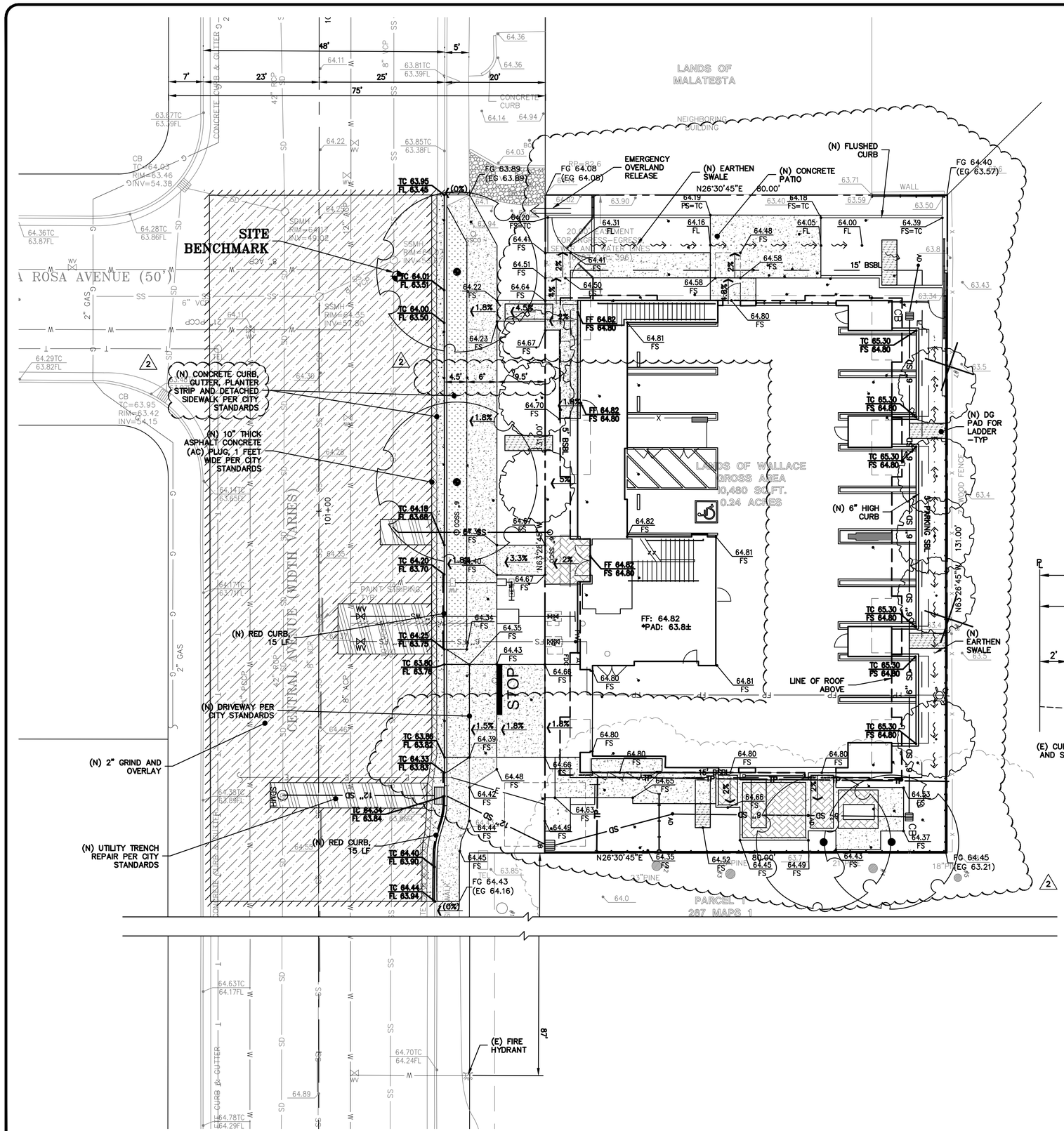
JOB NO:	2201246
DATE:	01-06-21
SCALE:	
DESIGN BY:	TT
CHECKED BY:	PC
SHEET NO:	C-2.0

02 OF 11 SHEETS

PRELIMINARY GRADING PLANS



FLATWORK KEYNOTES 1 TO X

1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP

PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

(N) CONCRETE DRIVEWAY PER DETAIL

(N) CONCRETE WALKWAY/PATIO PER DETAIL

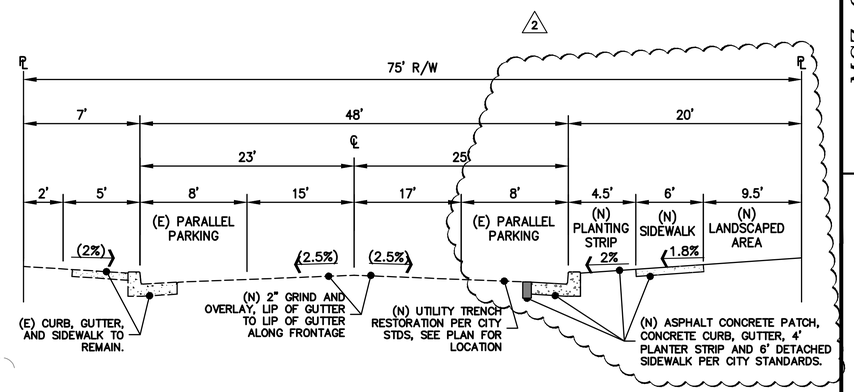
(N) PAVER PATIO PER DETAIL

(N) DECOMPOSED GRANITE (DG) WALKWAY PER DETAIL

(N) ARTIFICIAL TURF PER DETAIL

0 5 10 20

SCALE: 1" = 10'



TYPICAL CENTRAL AVE. CROSS SECTION

NTS

FEMA NOTES:

PROJECT IS LOCATED WITHIN FEMA FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06085C0039H DATED MAY 18, 2009.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

CALL 1-800-227-2600 BEFORE YOU DIG — USA — UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — PETER CARDINO — No. C79555 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

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MCZ CENTRAL LLC
730 CENTRAL AVENUE
MOUNTAIN VIEW, CALIFORNIA

SANTA CLARA COUNTY APN: 158-45-001

PRELIMINARY GRADING & DRAINAGE PLAN

1	PC #1 RESPONSES 07-07-21	TT
2	PC #2 RESPONSES 02-22-23	TT
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REVISIONS		BY

JOB NO:	2201246
DATE:	01-06-21
SCALE:	AS NOTED
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SHEET NO:	C-3.0

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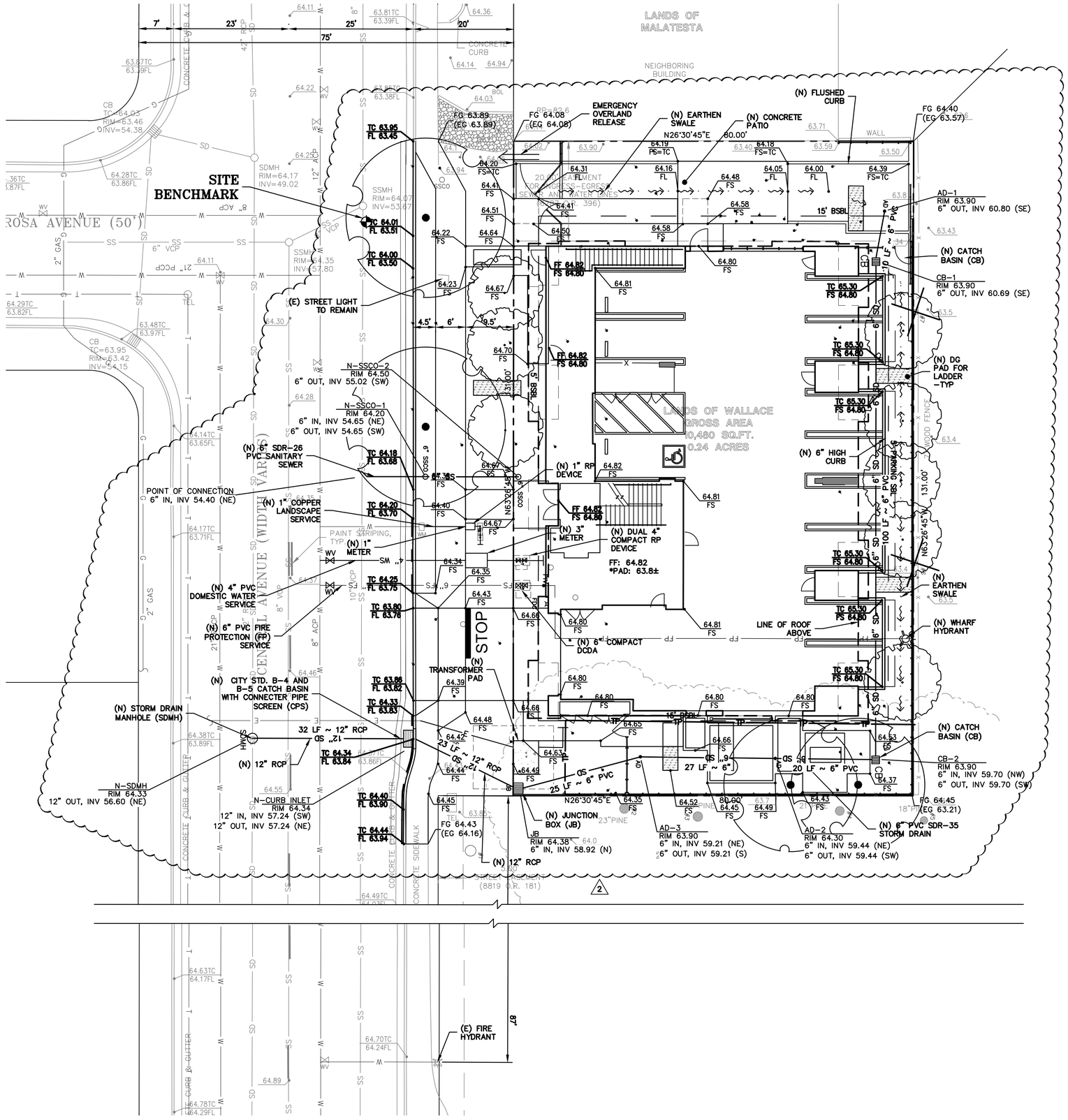
PRELIMINARY GRADING PLANS



SCALE: 1" = 10'

STORM DRAIN KEYNOTES 10 TO X

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL X ON SHEET C-X.

DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL X ON SHEET C-X.

INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 906 PB). SEE DETAIL X ON C-X.

INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL X ON SHEET C-X.

UTILITIES KEYNOTES 31 TO X

INSTALL (N) SANITARY SEWER LATERALS. USE 6" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN.

(N) 6" PVC FIRE PROTECTION (FP) PER CITY STANDARDS

(N) 4" PVC DOMESTIC WATER SERVICE PER CITY STANDARDS

(N) 1" COPPER LANDSCAPE SERVICE PER CITY STANDARDS

(N) CLEANOUT TO GRADE (COTG) PER DETAIL

(N) TRASH ENCLOSURE DRAIN (TD) PER DETAIL. CONNECT TO BUILDING SANITARY SEWER SYSTEM.

INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING CATV, TELEPHONE & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

CATHODIC PROTECTION NOTES:

PROJECT IS LOCATED NORTH OF CENTRAL EXPRESSWAY, ALL METALLIC PIPES AND FITTINGS WILL REQUIRE CATHODIC PROTECTION PER CITY STANDARDS.

FEMA NOTES:

PROJECT IS LOCATED WITHIN FEMA FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06085C0039H DATED MAY 18, 2009.

NOTE:
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CALL BEFORE YOU DIG 1-800-227-2600 USA UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER PETER CARDINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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WWW.LEABRAZE.COM

MCZ CENTRAL LLC
730 CENTRAL AVENUE
MOUNTAIN VIEW, CALIFORNIA

SANTA CLARA COUNTY APN: 158-45-001

PRELIMINARY UTILITY PLAN

1	PC #1 RESPONSES 07-07-21	TT
2	PC #2 RESPONSES 02-22-23	TT
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REVISIONS		BY

JOB NO:	2201246
DATE:	01-06-21
SCALE:	AS NOTED
DESIGN BY:	TT
CHECKED BY:	PC
SHEET NO:	C-3.1

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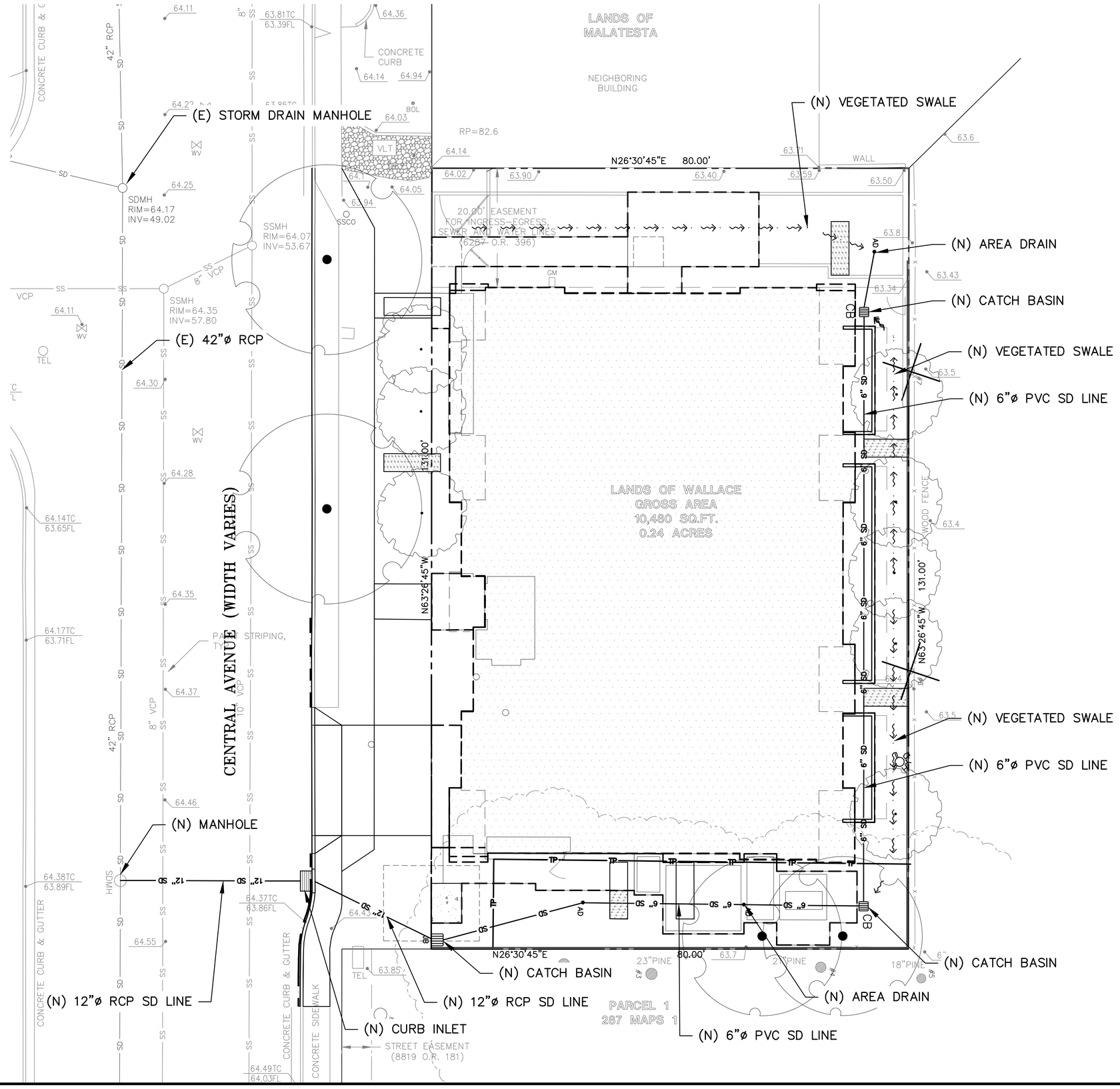
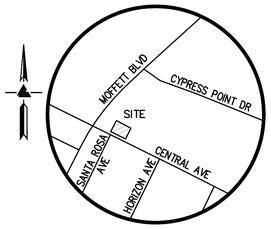
PRELIMINARY GRADING PLANS





VICINITY MAP
NO SCALE

NOTE:
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CALL 1-800-227-2600 BEFORE YOU DIG — USA UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — PETER CARRICO — No. C79555 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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HAYWARD, CALIFORNIA 94545
(510) 887-4086
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MCZ CENTRAL LLC
730 CENTRAL AVENUE
MOUNTAIN VIEW, CALIFORNIA

SANTA CLARA COUNTY — APN: 158-45-001

PRELIMINARY STORMWATER CONTROL PLAN

REVISIONS	BY
1 PC #1 RESPONSES 07-07-21	TT
2 PC #2 RESPONSES 02-22-23	TT
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JOB NO:	2201246
DATE:	01-06-21
SCALE:	1"=8'
DESIGN BY:	TT
CHECKED BY:	PC
SHEET NO:	SWT-2

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PRELIMINARY GRADING PLANS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM OCTOBER 15TH THROUGH APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO OCTOBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

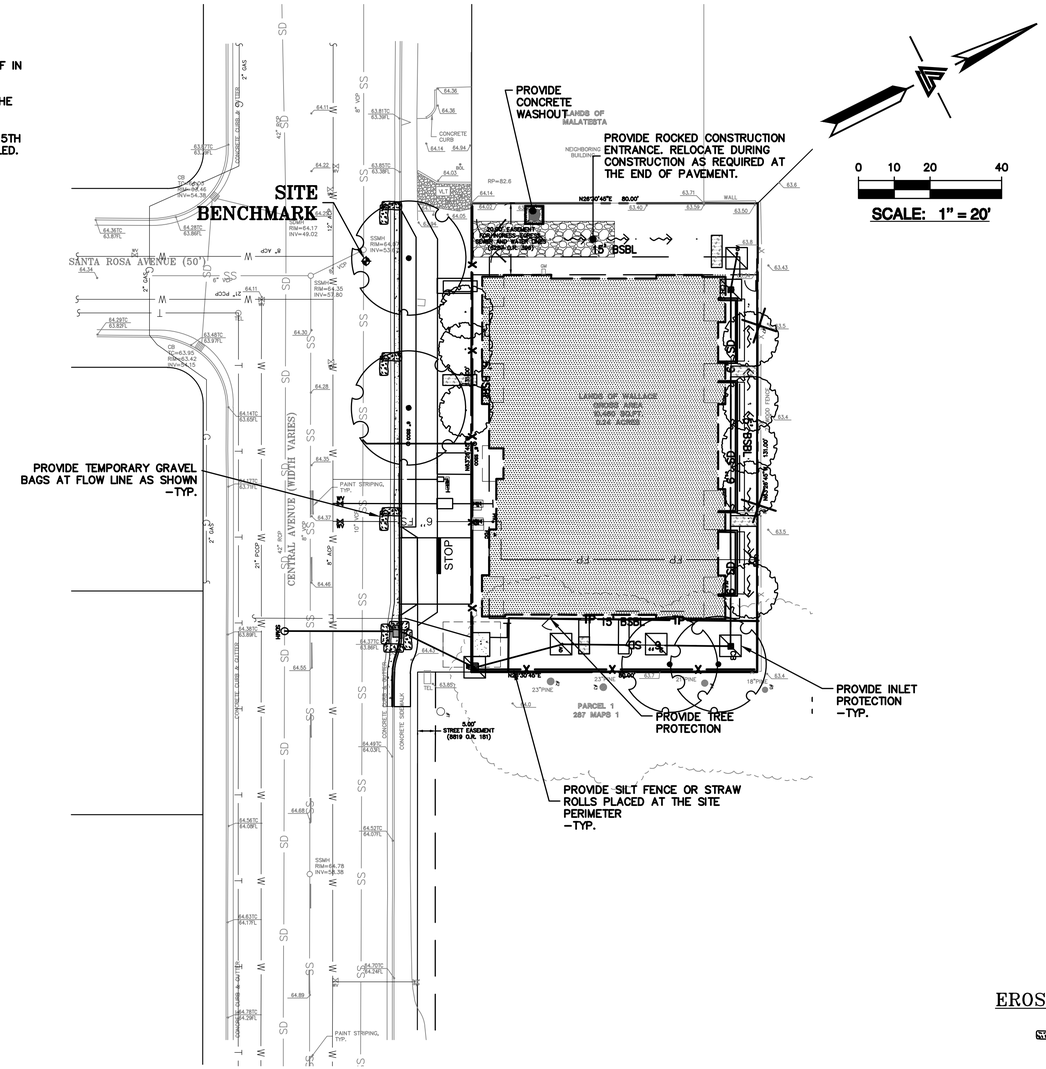
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

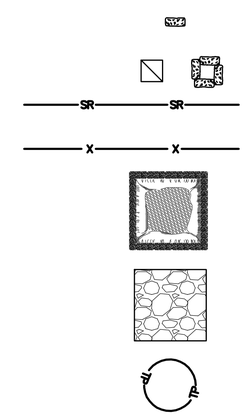
1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND



NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

REGISTERED PROFESSIONAL ENGINEER PETER CARDINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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CALIFORNIA
SANTA CLARA COUNTY
APN: 158-45-001

EROSION CONTROL PLAN

1	PC #1 RESPONSES 07-07-21	TT
2	PC #2 RESPONSES 02-22-23	TT
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–		–
–		–
REVISIONS		BY

JOB NO:	2201246
DATE:	01-06-21
SCALE:	AS NOTED
DESIGN BY:	TT
CHECKED BY:	PC
SHEET NO:	ER-1

09 OF 11 SHEETS

PRELIMINARY GRADING PLANS