



MAVERICK PUBLIC HEARING PLAN SET

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PROJECT DESCRIPTION

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

PROJECT TEAM

OWNER

CONTACT: MIRCEA VOSKERICIAN
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250 ROBERT LOUIS STEVENSON AVE
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LANDSCAPE ARCHITECT

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

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



TITLE SHEET
TS

SDG Architects, Inc.
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PLANNING DATA	
Address	334 San Antonio Road, Mountain View, California 94040
APN	148-15-020
Lot Area	27,048 SF
	0.62 AC
Existing Zoning	P(40) – Planned Community / San Antonio Precise Plan
Existing GP Land Use Designation	Mixed-Use Corridor (January 2020)

BUILDING CODE	
Construction shall comply with the 2019 California Building Code	

OCCUPANCY GROUPS	
Residential	R-2
Retail	B
Garage	S-2

CONSTRUCTION TYPE	
2019 CBC Table 601	TYPE IIIA, Fully Sprinklered
Fire-resistance rating	
Primary Structural Frame	1 HOUR
Bearing Walls - Exterior	2 HOURS
Bearing Walls - Interior	1 HOUR
Non-Bearing Walls - Exterior	1 HOUR <----- 0 HOUR if more than 30 feet fire
Non-Bearing Walls - Interior	0 HOUR separation distance per 2019 CBC Table 602
Floor Construction	1 HOUR
Roof Construction	1 HOUR

BUILDING PARAMETERS	
HEIGHT	
Zoning - San Antonio Precise Plan (Tier 1) *	55 FEET 0 INCHES
Building Code (Occupancy R2 / S without area increase / TYPE IIIA)	85 FEET 0 INCHES
Proposed (top of roof sheathing)	61 FEET 10 INCHES

STORIES	
Zoning - San Antonio Precise Plan (Tier 1) *	4 STORIES
Building Code (Occupancy R2 / S without area increase / Type IIIA)	5 STORIES
Proposed	5 STORIES

SETBACKS	
Major Public Street (San Antonio Road)	18 FEET
Neighborhood Street (California Street) **	24 FEET
Side Yard	0 FEET
Rear Yard	0 FEET

** NOTE: Provided setback is less based on Waiver

ALLOWABLE AREAS	
Occupancy R-2 / SM with height increase / Type IIIA	24,000 SF
Occupancy B / SM / Type IIIA	85,500 SF
Occupancy S-2 / SM / Type IIIA	117,000 SF

TOTAL BUILDING	
Level B2 Lower Basement Garage	22,446
Level B1 Upper Basement Garage	22,368
Basement Total	44,814
Level 1 Residential / Commercial	14,671
Level 2 Residential	15,605
Level 3 Residential	15,605
Level 4 Residential	15,605
Level 5 Residential	14,559
Roof Residential	700
TOTAL	117,000

FIRE WALL AREA #1	
Level 1 Residential / Commercial	5,330
Level 2 Residential	5,950
Level 3 Residential	5,950
Level 4 Residential	5,950
Level 5 Residential	5,326
TOTAL	32,116

FIRE WALL AREA #2	
Level 1 Residential / Commercial	9,340
Level 2 Residential	9,655
Level 3 Residential	9,655
Level 4 Residential	9,655
Level 5 Residential	9,233
TOTAL	47,538

3-hour Fire Wall required	2019 CBC Table 706.4
1-Hour Occupancy Separation required between B and R-2 (Sprinklered)	2019 CBC Table 508.4
1-Hour Occupancy Separation required between S-2 and R-2 (Sprinklered)	2019 CBC Table 508.4

* NOTE: For Tier 1 projects, up to 5 stories (65 feet) considered if project provides significant public benefits.

CITY OF MOUNTAIN VIEW	
BASE DENSITY PER F.A.R. CALCULATION	
Base Units = Project Units X	Maximum Gross Floor Area - Non Residential Gross Floor Area
	Project Gross Floor Area - Non Residential Gross Floor Area
Project Units	62
Maximum Gross Floor Area	50,039 SF
Project Gross Floor Area	74,959 SF
Non-Residential Gross Floor Area	2,000 SF
	0.658
BASE UNITS	41 UNITS
BONUS UNITS	21 UNITS
TOTAL	62 UNITS
City Required Base BMR	15% BASE UNITS = 7 UNITS (4 LOW / 3 MOD)
50% Density Bonus	24% BASE UNITS = 10 UNITS (10 LOW)
	10 UNITS - LOW
	3 UNITS - MODERATE
TOTAL BMR Provided	13
Allowable F.A.R. (Tier 1)	1.85 FAR
50% Density Bonus	0.93 FAR
Allowable	2.78 FAR
Proposed	2.77 FAR

* Rounding up of units is supported by California Government Code Section 65915.g

FLOOR AREA CALCULATIONS	
ALLOWABLE FAR	Tier 1
ALLOWABLE TOTAL BUILDING AREA	50,039 SF
Level B2 Lower Basement Garage	22,446 SF
Level B1 Upper Basement Garage	22,368 SF
Level 1 Residential / Commercial - Buiding Footprint	14,885 SF
Commercial - Proposed Exemption	-2,000 SF
Level 2 Residential	15,605 SF
Level 3 Residential	15,605 SF
Level 4 Residential	15,605 SF
Level 5 Residential	14,559 SF
Roof Residential	700 SF
PROPOSED FAR (includes Density Bonus)	74,959 SF
TOTAL ZONING BUILDING AREA (excludes Basement Levels)	74,959 SF
Residential	74,959 SF
Non-Residential *	- SF
TOTAL CONSTRUCTION AREA (includes Basement Levels & Commercial Space)	121,773 SF
Residential	74,959 SF
Non-Residential	46,814 SF

* Proposed Commercial Exemption area is not included

BMR UNITS PROVIDED	
Unit Number (see plans)	Bedrooms
Level 1 Unit 1E	1 BR
Level 1 Unit 1F	1 BR
Level 2 Unit 1A	1 BR
Level 2 Unit 1B	1 BR
Level 2 Unit 1C	1 BR
Level 2 Unit 2A	2 BR
Level 3 Unit 1A	1 BR
Level 3 Unit 1B	1 BR
Level 3 Unit 1C	1 BR
Level 3 Unit 2A	2 BR
Level 4 Unit 1A	1 BR
Level 4 Unit 1B	1 BR
Level 4 Unit 1C	1 BR
TOTAL	13 UNITS

RESIDENTIAL UNITS	
Unit Type	Quantity
1 bedroom	17
2 Bedrooms	45
TOTAL ALL UNITS	62

* NOTE: Per State of California Government Code Section 65915, parking ratio can be 0.5 spaces per unit.

CAR PARKING SPACES	
Residential - Standard	62
Residential - Accessible	2
2 accessible spaces required per 2019 CBC Table 11B-208.2	
Residential - Assignable	13
Retail - Standard	19
1 stall per 100 SF commercial area / Includes 10 Guest Parking Spaces (15% of Residential Units 62*0.15=9.30)	
Retail - Accessible	1
1 accessible space required per 2019 CBC Table 11B-208.2	
Retail - Loading	0
No loading space required, commercial space is less than 10,000 SF (see City of Mountain View Code of Ordinances - Section 36.32.60)	
TOTAL CAR PARKING PROVIDED	97
EVSE - Level 2 Charger (EV2)	14
EVSE - Level 3 Charger (EV3)	1
EV Capable	82

BIKE PARKING	
Resident	1 per unit
Residential Guest	1 per 10 units
Retail	1 per 20 retail parking spaces
Total Required	63
Level 0B Bicycle Lockers *	10
Level 0A Bicycle Lockers *	6
Level 1 Long-Term Storage Room *	48
Level 1 Bicycle Racks **	14
Total Provided	64

* NOTE: Class I Facility - locked storage room and/or lockers inside building for residents and retail owner / not general public

** NOTE: Class II Facility - exterior racks to which bicycles can be locked / general public. Each rack has capacity for 2 bikes.

RESIDENTIAL STORAGE UNITS	
Required	164 cubic feet per unit
Level 0B - Lower Basement	62 UNITS
Level 0A - Upper Basement	54
Provided	62 UNITS

COMMON OPEN SPACE	
Total Required	175 SF / unit X 62 UNITS =
Provided	10,850 SF
Ground Floor - Private Residential Courtyard	2,291 SF
Ground Floor - Public Area *	2,306 SF
Roof Terrace	3,527 SF
Total Provided	131 SF / unit
Total Provided	8,124 SF

* NOTE: Areas on site with depth of 25 feet minimum measured from street curb, not including areas within PAE.

OPEN AREA / LANDSCAPING	
Property Area	27,048 SF
Public Access Easement	-1,493 SF
Net Property Area	25,555 SF
Required minimum site open area	40% OF 25,555 SF = 10,222 SF

COVERAGES	
Ground Floor - Building Coverage	18,481 SF
Ground Floor - Auto Paving	171 SF
Ground Floor - Open Area	6,903 SF
2nd Floor Decks - Open Area	1,253 SF
3rd Floor Decks - Open Area	1,253 SF
4th Floor Decks - Open Area	1,253 SF
5th Floor Decks - Open Area	1,882 SF
Roof Terrace - Open Area	3,527 SF
TOTALS	18,652 SF
Open Area	63%
Open Area	16,071 SF

CONCESSIONS/INCENTIVES	
C/I-1 HOUSING UNIT MIX	
C/I-2 AFFORDABLE HOUSING LOCATIONS	
C/I-3 RESIDENTIAL ENTRANCES	

WAIVERS	
W-1 BUILDING HEIGHT	
W-2 COMMON OPEN SPACE	
W-3 FRONTAGE STEP BACK	
W-4 RETAIL SPACE DEPTH	
W-5 CALIFORNIA STREET SETBACK	

RESIDENTIAL UNIT AREA SUMMARY									
UNIT TYPE	SQUARE FOOTAGE	NUMBER OF UNITS IN BUILDING	TOTAL SQ. FT. OF UNITS IN BUILDING	UNIT MAKEUP BEDROOMS PER UNIT	UNIT TYPE BEDROOMS	BATHS PER UNIT	UNIT TYPE BATHROOMS	OCCUPANT LOAD PER UNIT *	TOTAL OCC. LOAD
ONE-BEDROOMS UNITS									
1A	706	4	2,824	1	4	1	4	3.53	14.12
1B	747	4	2,988	1	4	1	4	3.74	14.94
1C	783	4	3,132	1	4	1	4	3.92	15.66
1D	688	3	2,064	1	3	1	3	3.44	10.32
1E	814	1	814	1	1	1	1	4.07	4.07
1F	772	1	772	1	1	1	1	3.86	3.86
TWO-BEDROOM UNITS									
2A	928	4	3,712	2	8	2	8	4.64	18.56
2B FLOOR 1	1,046	3	3,138	2	6	2	6	5.23	15.69
2B FLOOR 2-5	1,114	12	13,368	2	24	2	24	5.57	66.84
2B'	1,000	5	5,000	2	10	2	10	5.00	25.00
2C	1,022	4	4,088	2	8	2	8	5.11	20.44
2D	1,154	3	3,462	2	6	2	6	5.77	17.31
2E	1,173	3	3,519	2	6	2	6	5.87	17.60
2F	987	3	2,961	2	6	2	6	4.94	14.81
2G	999	3	2,997	2	6	2	6	5.00	14.99
2H	1,101	1	1,101	2	2	2	2	5.51	5.51
2J	1,172	1	1,172	2	2	2	2	5.86	5.86
2K	1,232	1	1,232	2	2	2	2	6.16	6.16
2L	1,001	1	1,001	2	2	2	2	5.01	5.01
2M	1,392	1	1,392	2	2	2	2	6.96	6.96
TOTAL BUILDING	62	60,737 SF	107	107	107	107	107	304.00	304.00

* 2019 CBC TABLE 1004.5 / RESIDENTIAL USE OCCUPANCY LOAD FACTOR = 200 GROSS

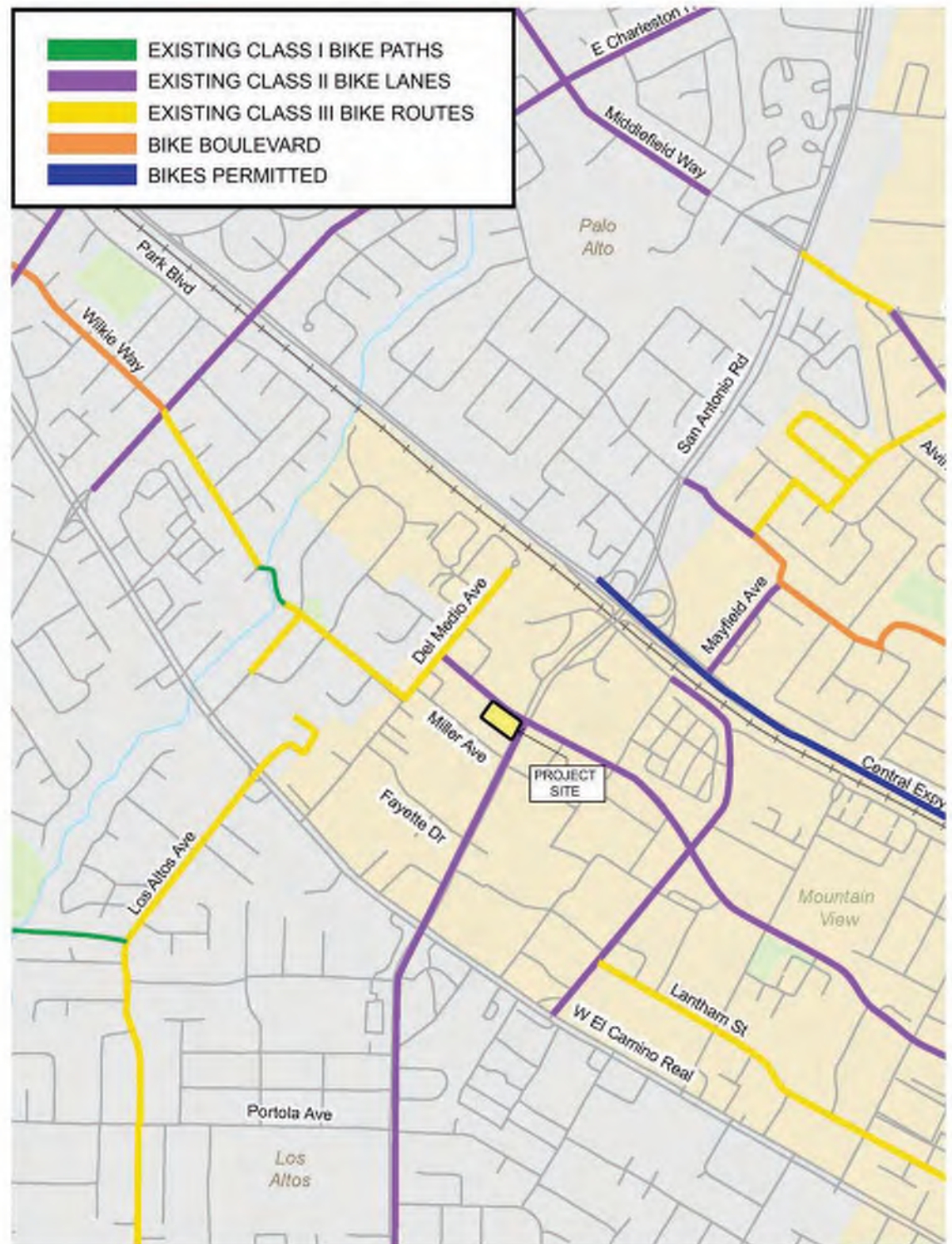
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300 San Antonio Road, Mountain View, CA
July 5, 2022 / 8/26/2022 - Base Density Revision

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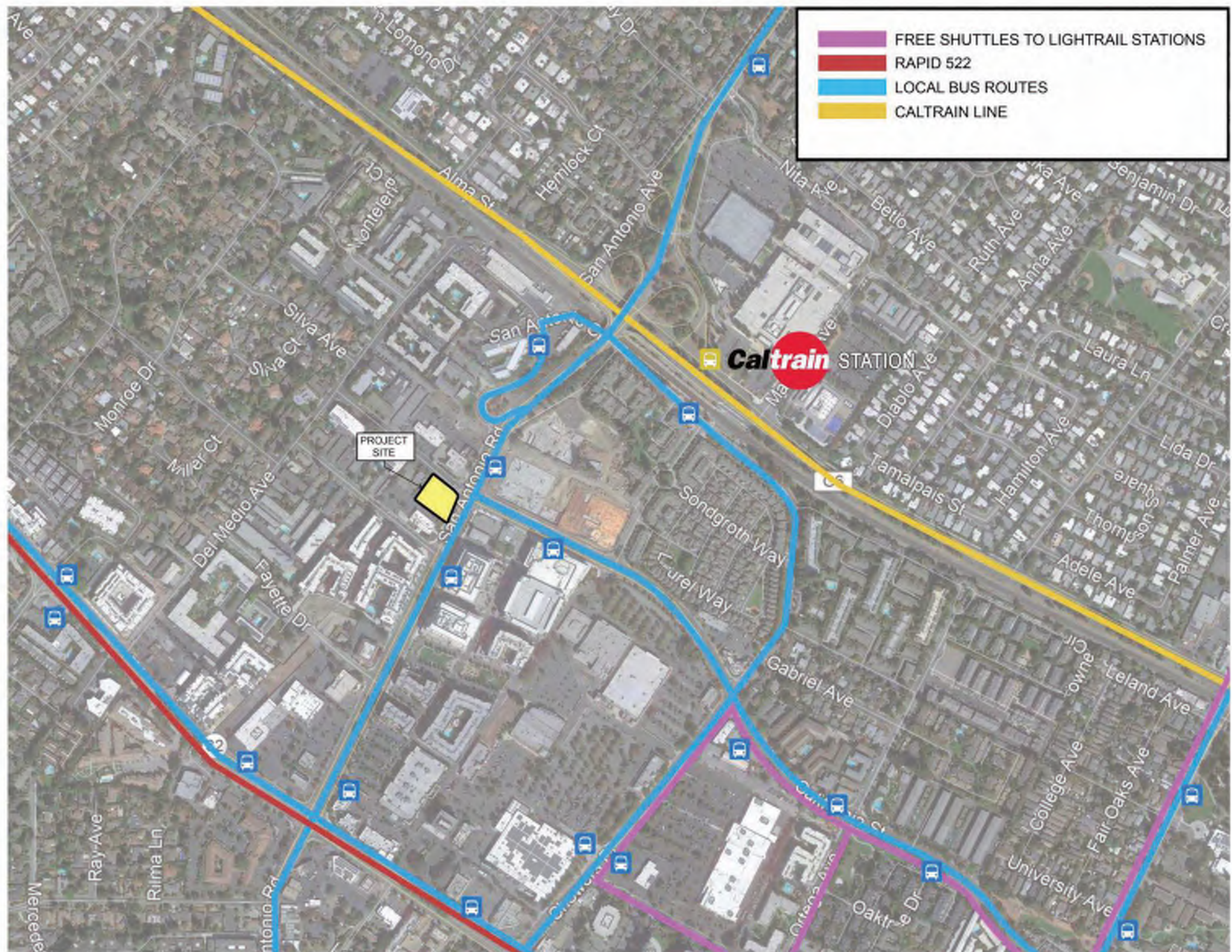
PROJECT DATA
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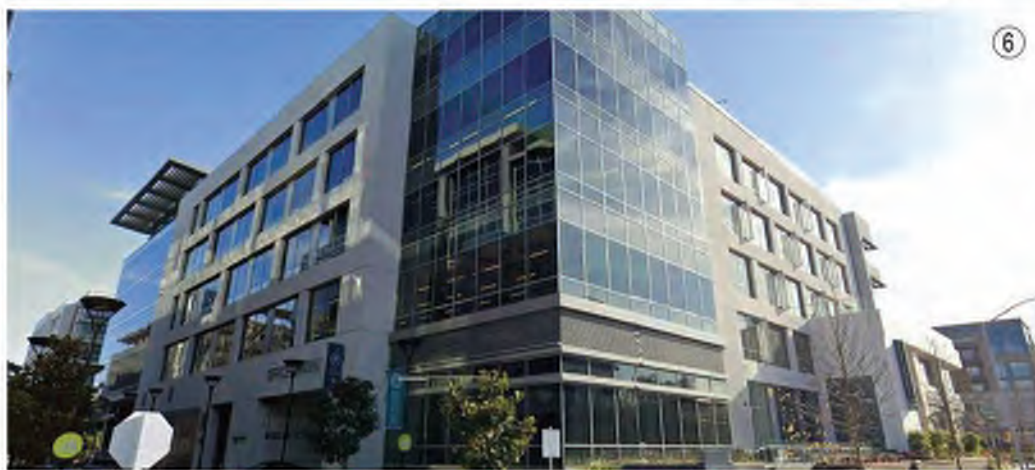
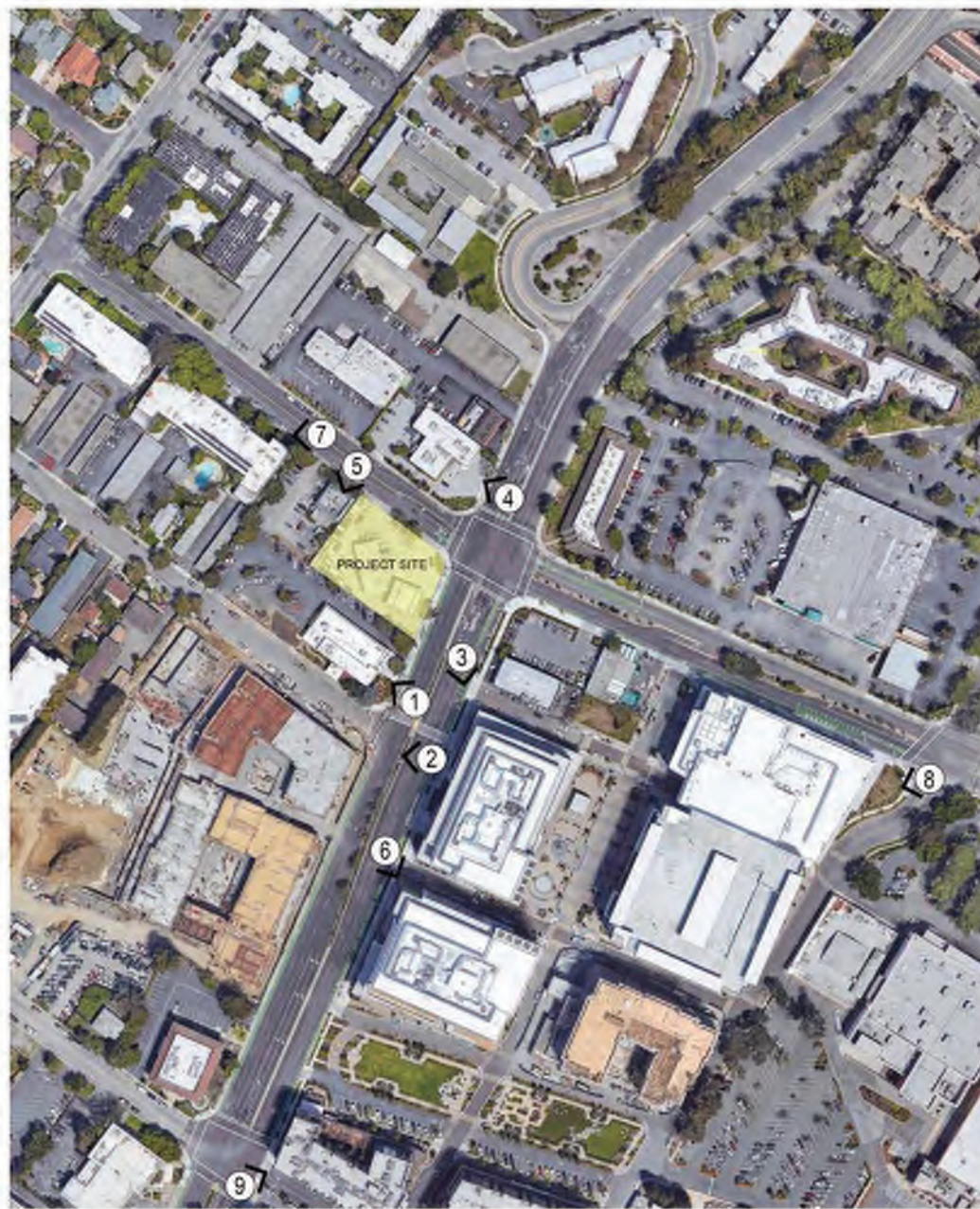


EXISTING BICYCLE NETWORK



EXISTING TRANSIT SERVICES





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SITE CONTEXT PHOTOGRAPHS
G0-7

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LANDS OF
BANK OF AMERICA

APN 146-15-022

PROPERTY LINE

210.03'

SAN ANTONIO ROAD

LAWN

PROPERTY LINE

119.64'

REMOVE EXISTING TREE

LAWN

REFUELING AREA CANOPY & GAS PUMP TO BE REMOVED

CONCRETE

ASPHALT PAVEMENT

GAS STATION ONE-STORY STRUCTURE TO BE DEMOLISHED

SHED TO BE DEMOLISHED

PROPERTY LINE

140.01'

CHINA WOK RESTAURANT

APN 148-15-021

ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED

LAWN

REMOVE EXISTING TREES

PROPERTY LINE

154.32'

CALIFORNIA STREET



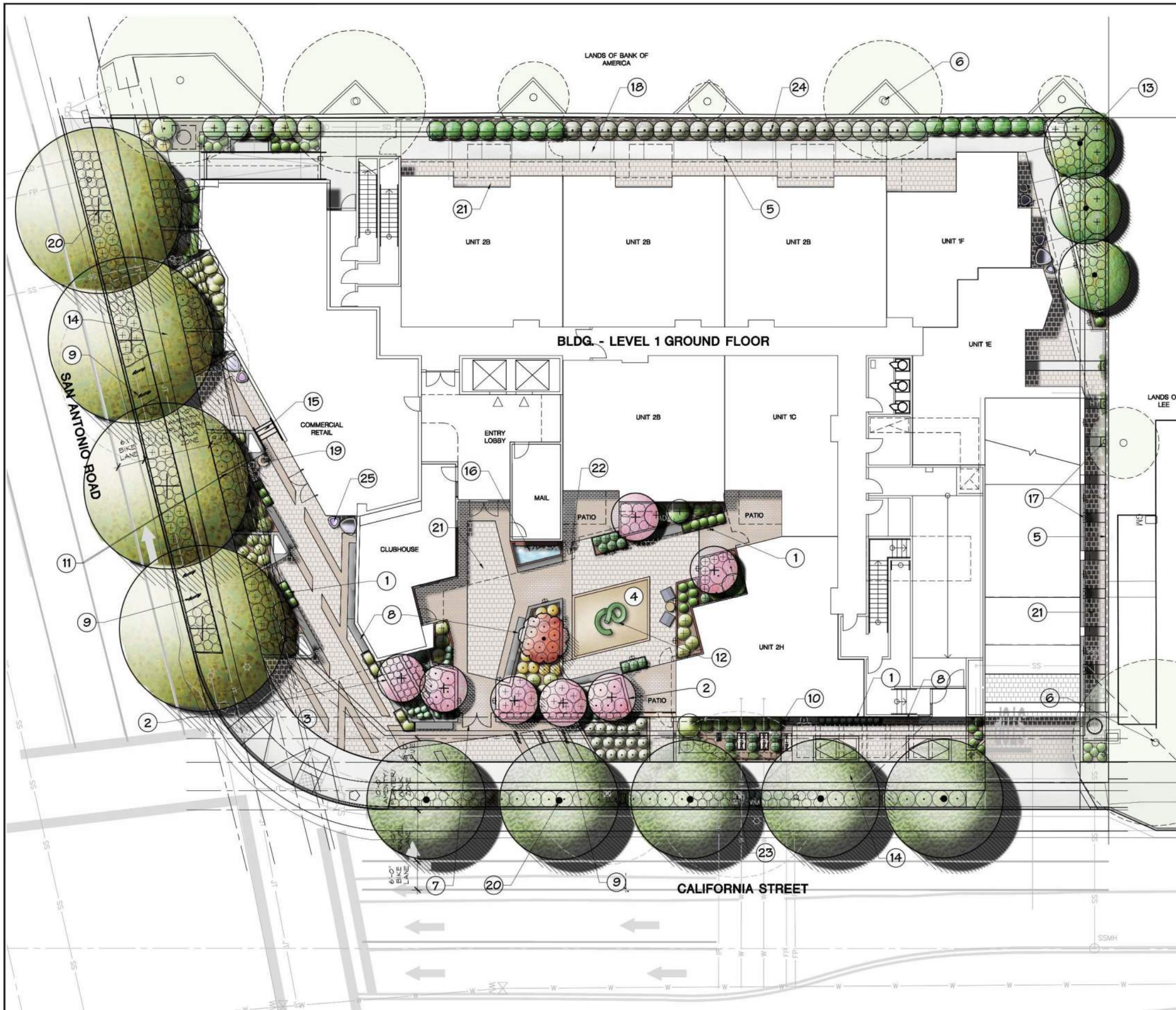
EXISTING SITE PLAN
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PROGRAM LEGEND

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

LANDSCAPE CONCEPT STATEMENT GROUND FLOOR

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

REVISIONS	BY

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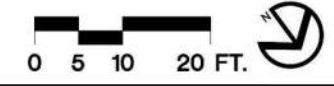
PRELIM. LANDSCAPE PLAN - GROUND FLOOR
Maverick
300 San Antonio Road
Mountain View, California 94040

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Job: 20026.01
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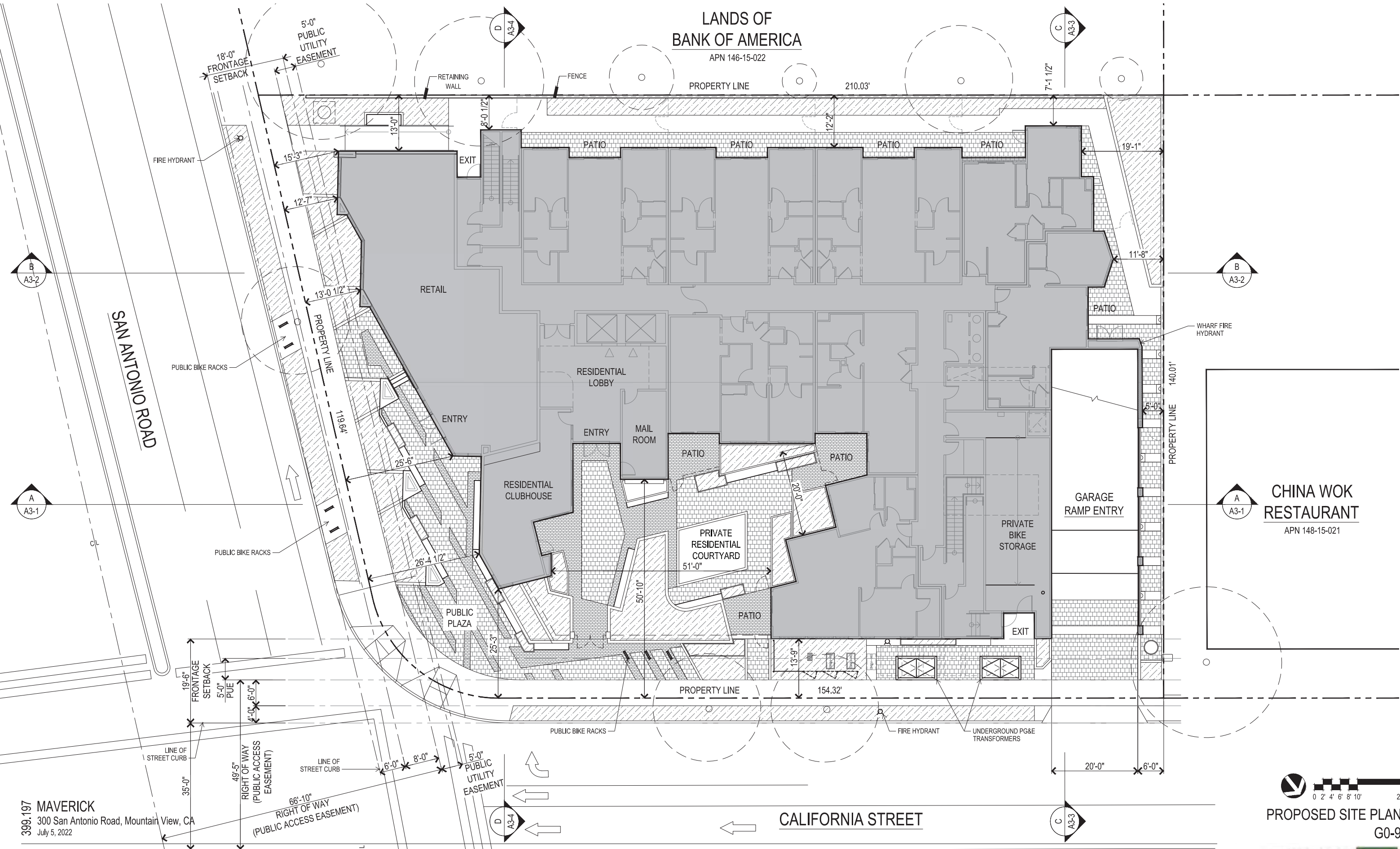
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NOT FOR CONSTRUCTION

LANDS OF
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PROPOSED SITE PLAN
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JUNE 21 - 9 AM



JUNE 21 - 12 PM



JUNE 21 - 3 PM



MARCH / SEPTEMBER 21 - 9 AM



MARCH / SEPTEMBER 21 - 12 PM



MARCH / SEPTEMBER 21 - 3 PM



DECEMBER 21 - 9 AM



DECEMBER 21 - 12 PM



DECEMBER 21 - 3 PM



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BUILDING PERSPECTIVE
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BUILDING PERSPECTIVE
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BUILDING PERSPECTIVE
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BUILDING PERSPECTIVE
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EAST PERSPECTIVE - SAN ANTONIO ROAD



NORTH PERSPECTIVE - CALIFORNIA STREET



WEST PERSPECTIVE - CHINA WOK RESTAURANT



SOUTH PERSPECTIVE - BANK OF AMERICA

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BUILDING PERSPECTIVES
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AERIAL PERSPECTIVE
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EAST STREETScape - PART A
NOT TO SCALE



EAST STREETScape - PART B
NOT TO SCALE

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STREETScape ELEVATION EAST - SAN ANTONIO
A1-1

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NORTH STREETSCAPE - PART A
NOT TO SCALE



NORTH STREETSCAPE - PART B
NOT TO SCALE

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STREETSCAPE ELEVATION NORTH - CALIFORNIA
A1-2

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

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

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

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



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

T.O. PARAPET / ROOF TERRACE
+64'-10" (113.83)
ROOF DECK
+61'-10" (110.83)

FIFTH FLOOR
+50'-4" (99.33)

FOURTH FLOOR
+39'-2" (88.16)

THIRD FLOOR
+28'-0" (77.00)

SECOND FLOOR
+16'-10" (65.83)

FIRST FLOOR
+1'-2" (50.16)

LOWEST
ADJACENT CURB
0" (49.00)

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EXTERIOR ELEVATION NORTH - CALIFORNIA
A1-4

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EXTERIOR ELEVATION WEST - CHINA WOK
 A1-5

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



EXTERIOR ELEVATION SOUTH - BANK OF AMERICA
A1-6

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VIEW LOOKING EAST
(TOWARD SAN ANTONIO ROAD)

①



VIEW LOOKING SOUTH

②



VIEW LOOKING WEST

③

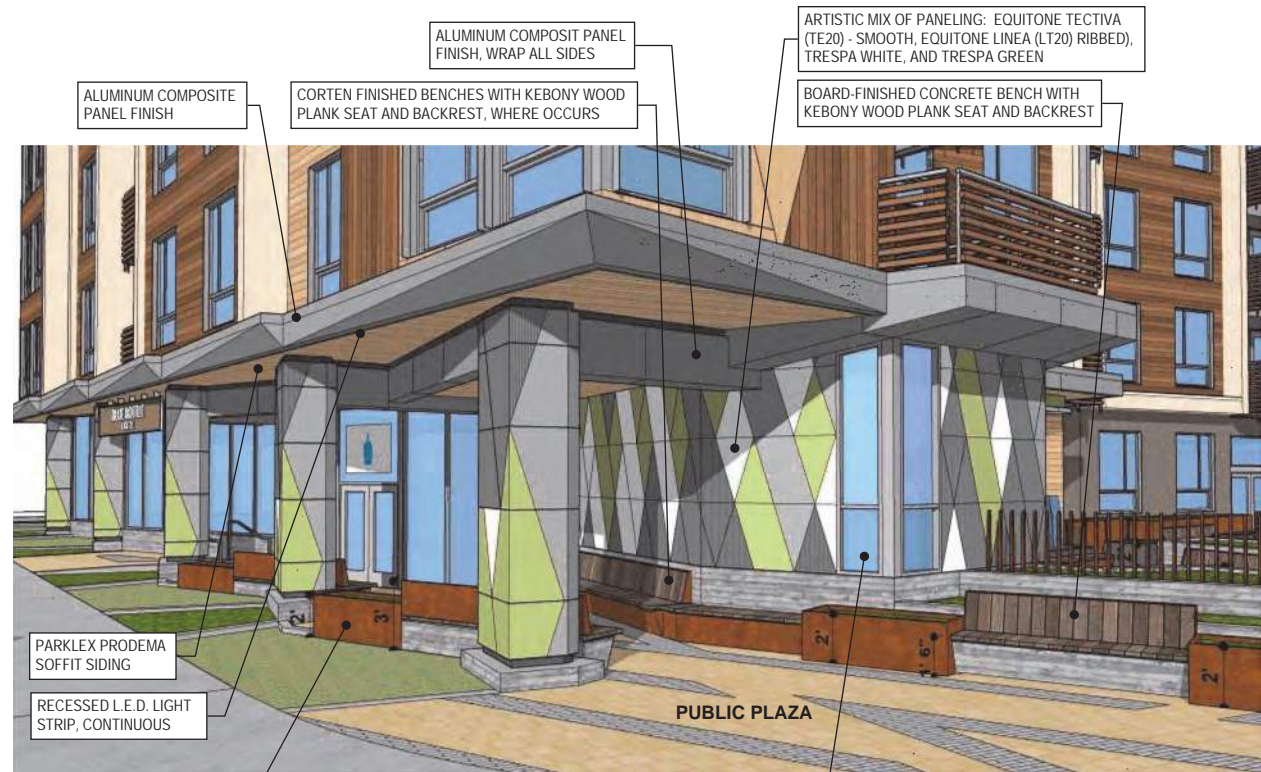
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COURTYARD ELEVATIONS
A1-8

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CORTEN FINISHED PLANTERS

DARK BRONZE ANODIZED ALUMINUM PRECISION CUT LETTERS

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

RECIRCULATING WATER FOUNTAIN

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

CORTEN METAL PAINT FINISHED PLANTERS

DARK GRAY PRE-CAST CONCRETE PLANTERS

FRONTAGE DETAIL ①



BOARD-FORMED CAST-IN-PLACE CONCRETE PLANTER WALLS

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

COURTYARD DETAIL ③



SMOOTH-FINISHED PRE-CAST CONCRETE GATEWAY COLUMNS

BOARD-FORMED CAST-IN-PLACE CONCRETE PLANTER WALLS

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

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

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

COURTYARD DETAIL ②



TRESPA WHITE PANELING

TRESPA GREEN PANELING

PARKLEX PRODEMA SOFFIT SIDING

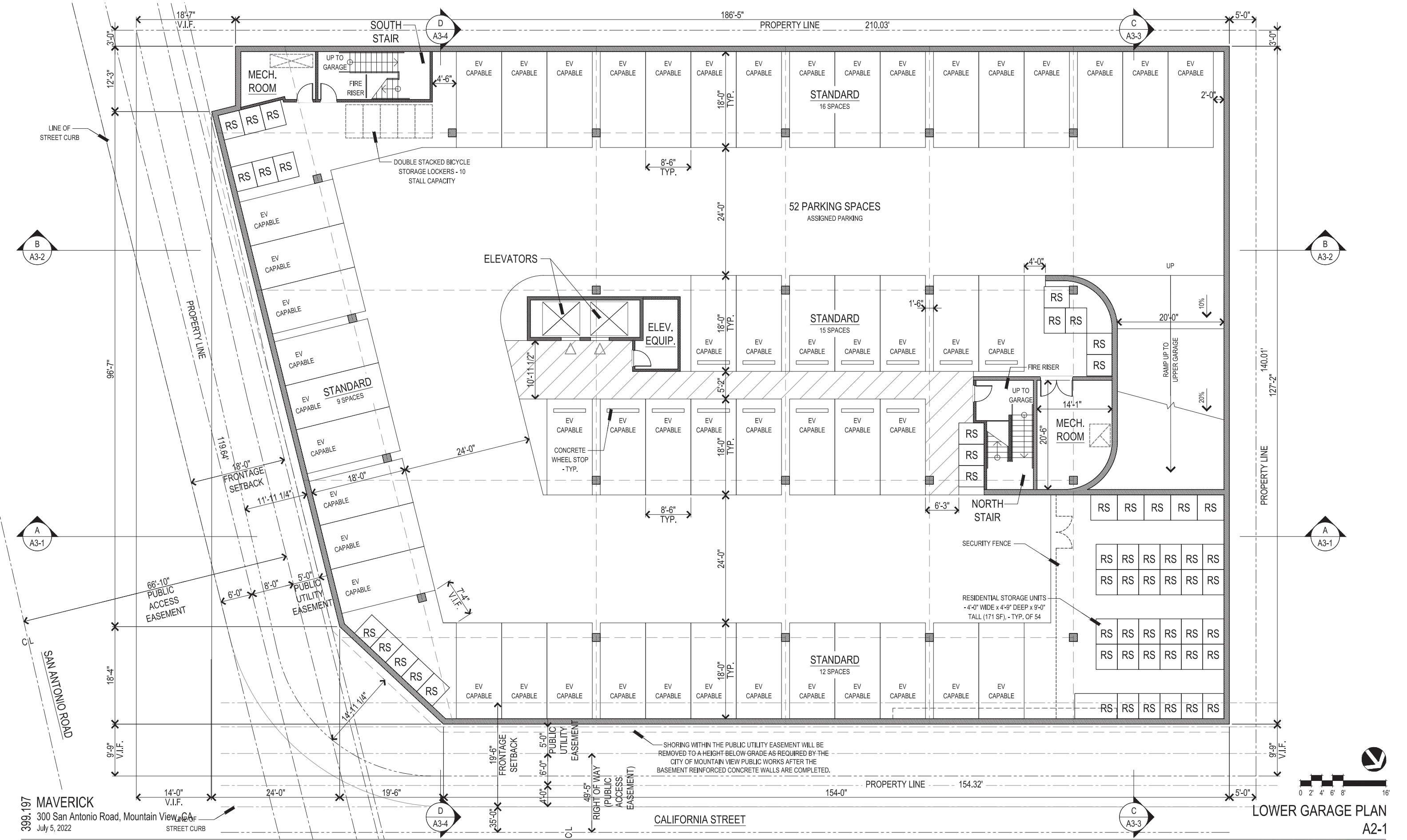
PAIR OF NANAWALL SLIDING DOORS AT ROOM CORNER

RECIRCULATING WATER FOUNTAIN

6 INCH CONCRETE CURB, FLUSH WITH SAFETY SURFACING AND PAVERS

SAFETY SURFACING WITH PLAY ELEMENT, SEE LANDSCAPE DRAWINGS.

COURTYARD DETAIL ④



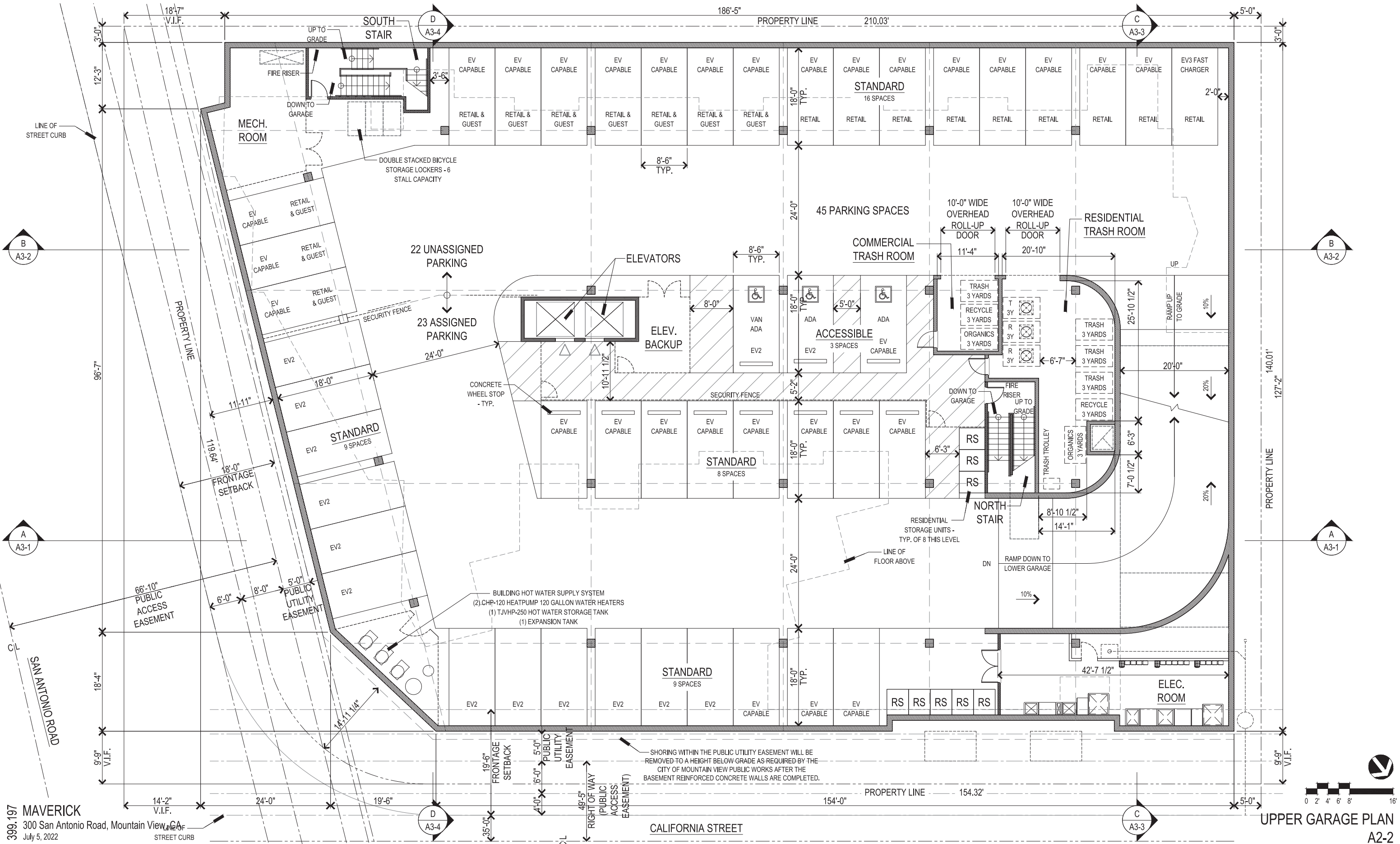
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LOWER GARAGE PLAN
 A2-1

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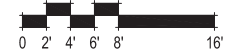


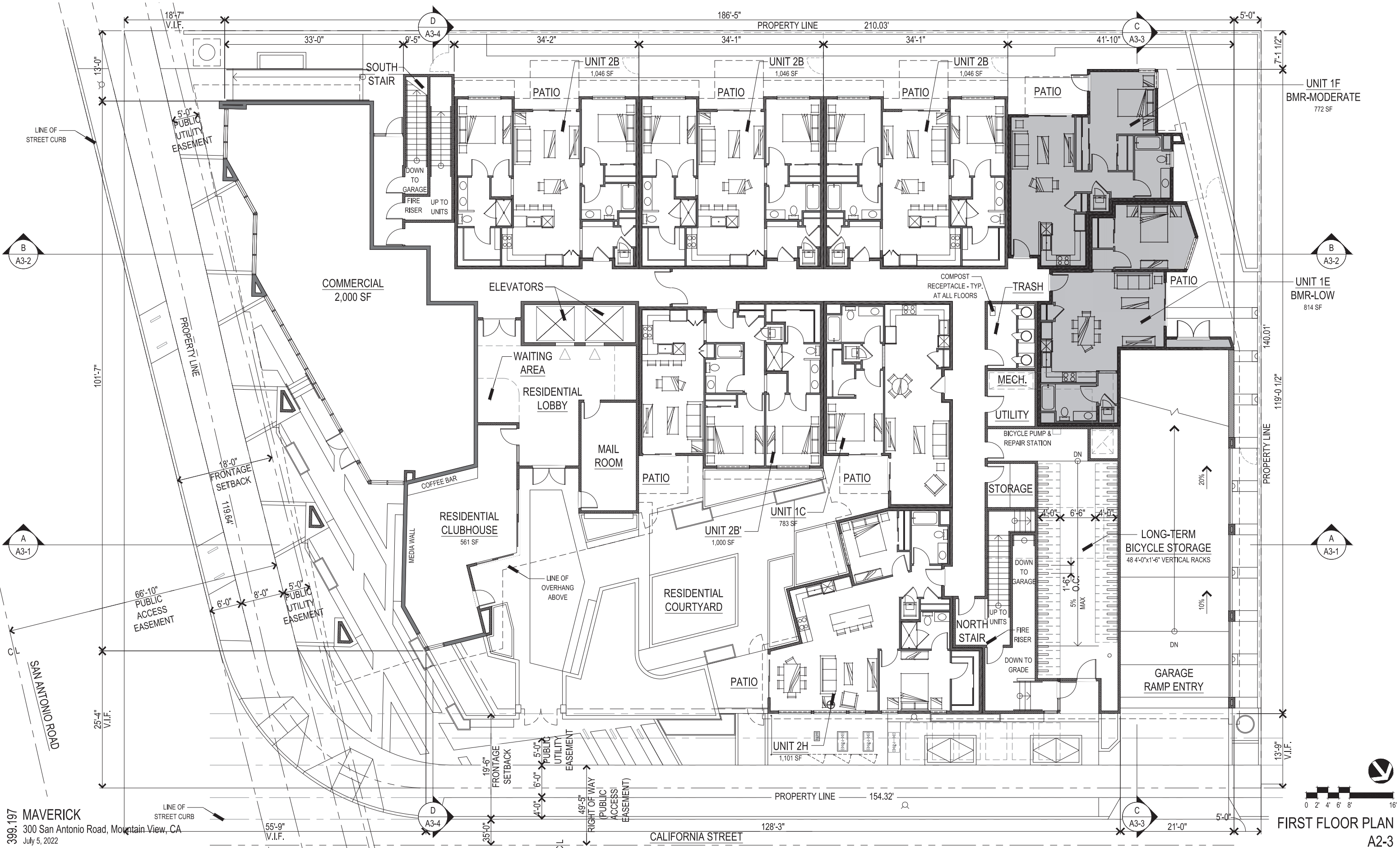
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UPPER GARAGE PLAN
 A2-2

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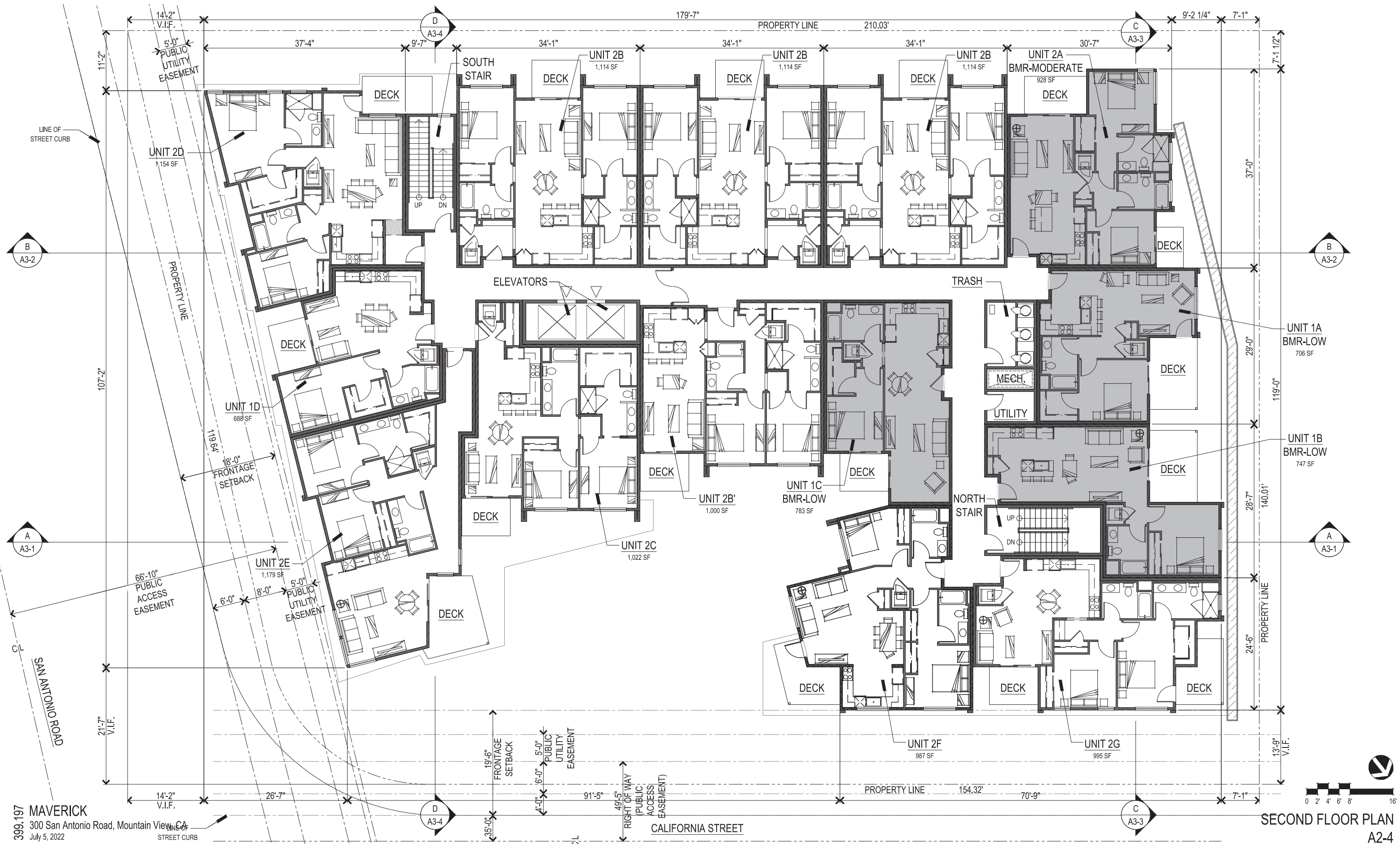
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FIRST FLOOR PLAN
 A2-3

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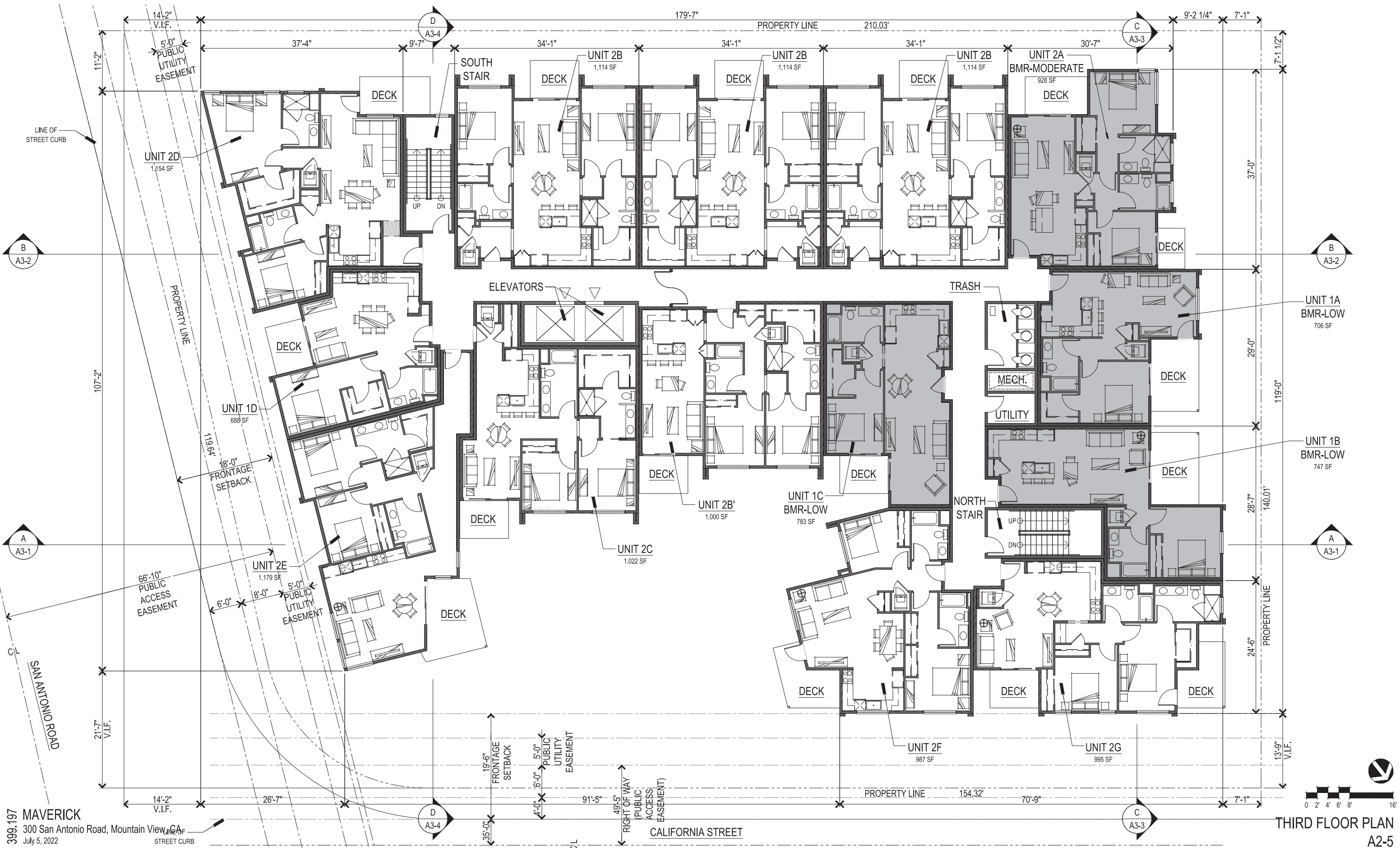
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SECOND FLOOR PLAN
 A2-4

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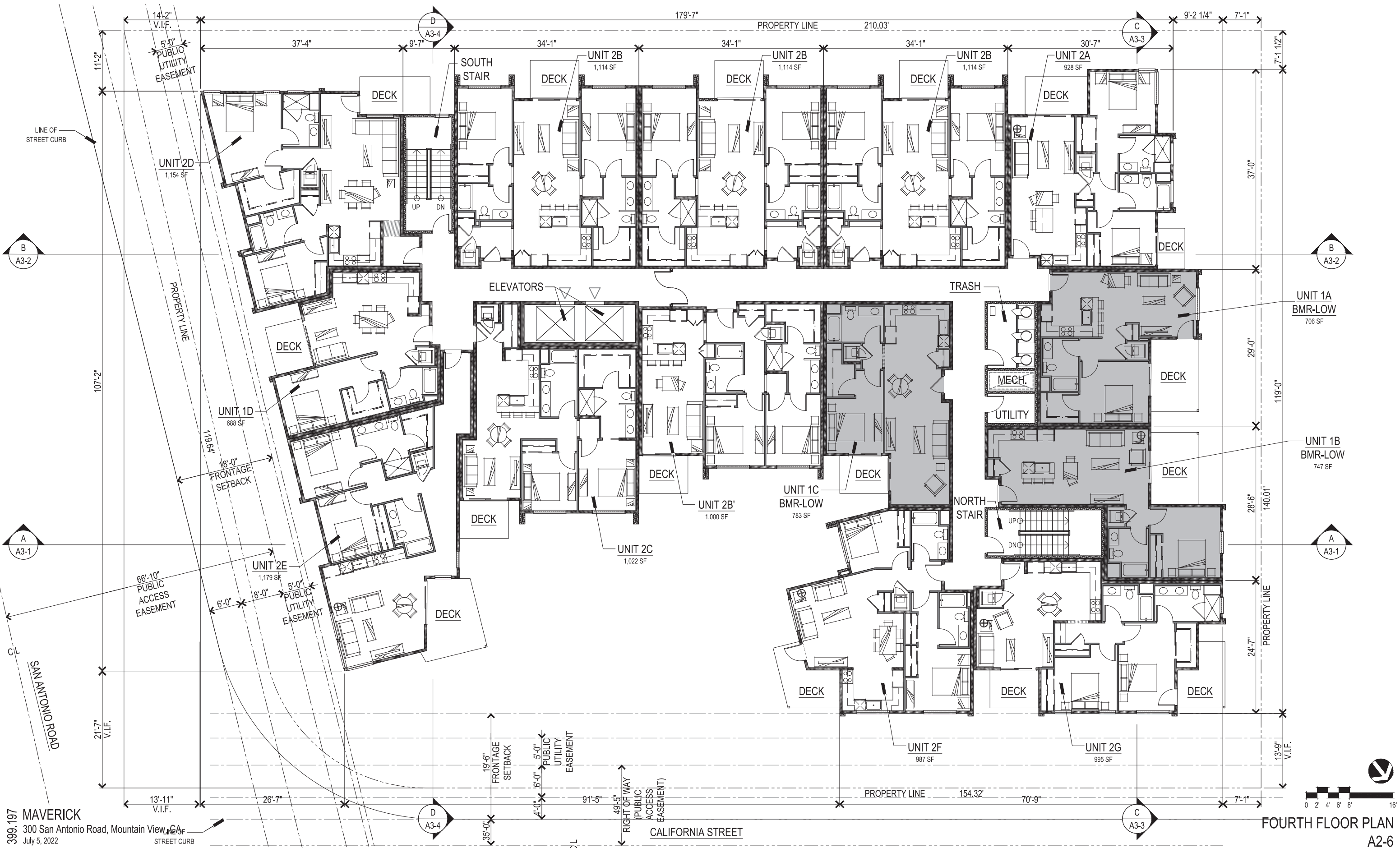
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THIRD FLOOR PLAN
 A2-5

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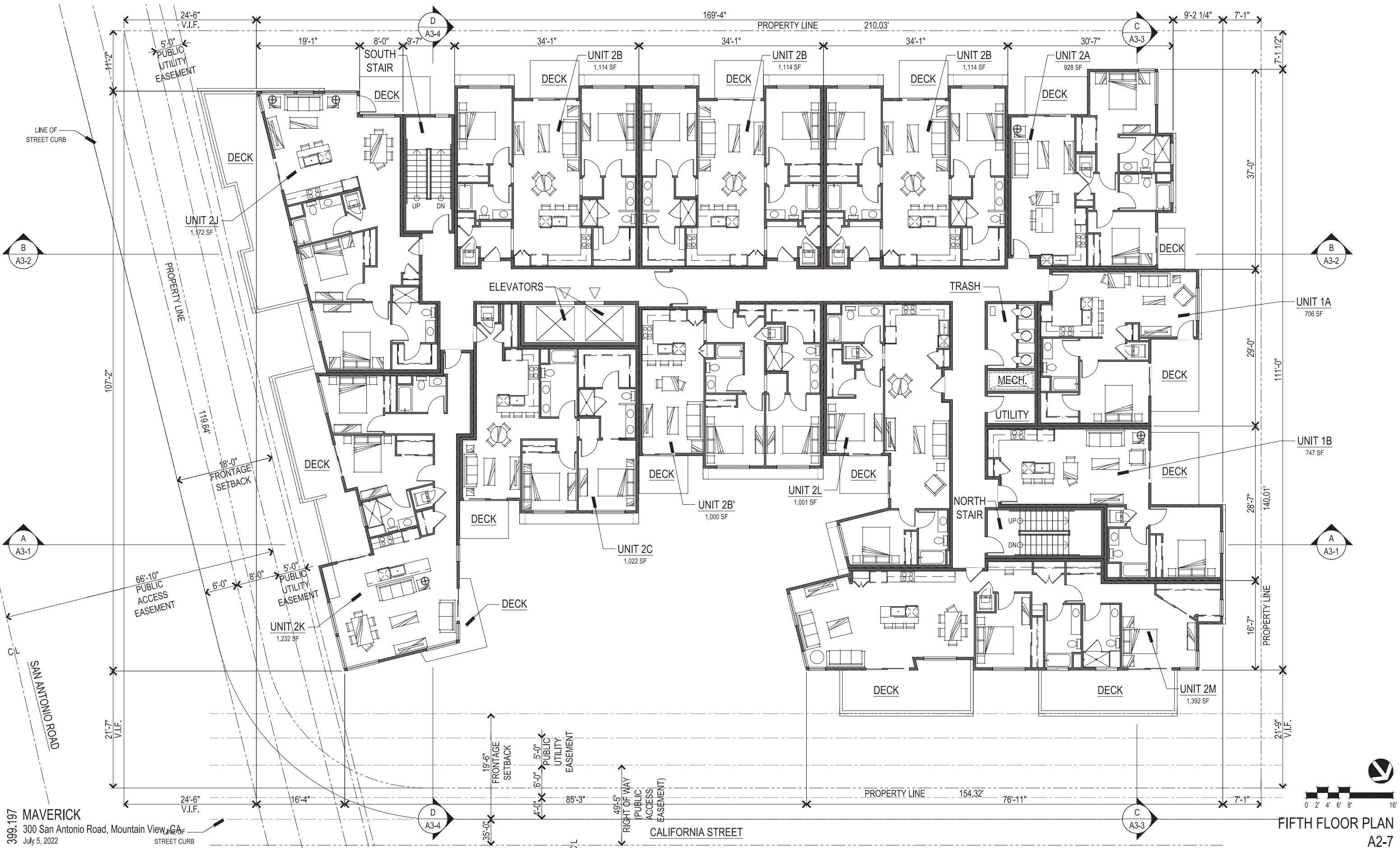
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FOURTH FLOOR PLAN
 A2-6

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FIFTH FLOOR PLAN
 A2-7

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LEVEL 1 - GROUND FLOOR IMAGERY



DECORATIVE PLANTED POTS



WATER WALL FEATURE W/ BASIN



DECORATIVE SCREEN FEATURE



SLATTED CORTEN STEEL FENCE & GATE



CONTEMPORARY BENCH @ RAISED PLANTER



OUTDOOR DINING / WORK TABLE & CHAIRS



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



DECORATIVE BIKE RACK



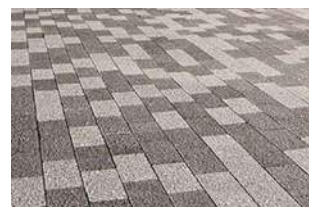
TRASH & RECYCLING RECEPTACLES



CONTEMPORARY POLE & BOLLARD LIGHTS



CONTEMPORARY 12" SQUARE UNIT PAVERS



CONTEMPORARY 4x8 UNIT PAVERS



RESILIENT SURFACING



STREET TREE



STREET TREE



FLOWERING ACCENT TREE



CALIFORNIA NATIVE TREE



NATIVE CALIFORNIA & DROUGHT TOLERANT ACCENT PLANTING

LEVEL 5 - ROOF DECK IMAGERY



RESILIENT SURFACING



OVERHEAD STRING LIGHTS @ DINING AREA



METAL PLANTERS W/ SMALL ACCENT TREES



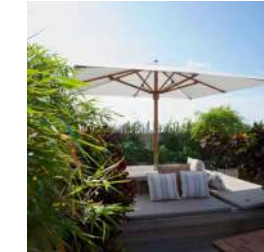
OUTDOOR SEATING AREAS



OUTDOOR SEATING AREAS W/ COFFEE TABLE



OUTDOOR SEATING AREAS



SQUARE SHADE UMBRELLA



OUTDOOR COUNTER W/ ELECTRIC POWERED BBQ UNIT



OUTDOOR LOUNGE SEATING



WOOD PLANK PEDESTAL PAVERS



LARGE FORMAT CONCRETE PEDESTAL PAVERS



METAL PLANTERS W/ SCREEN PLANTING



NATIVE CALIFORNIA & DROUGHT TOLERANT ACCENT PLANTING



METAL PLANTERS W/ INTEGRAL LIGHTS



CONTEMPORARY POLE LIGHTS



FLOWERING ACCENT TREE



FRUITLESS OLIVE TREE



TRASH & RECYCLING RECEPTACLES



LARGE FORMAT PEDESTAL UNIT PAVERS

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 www.environmentalforesight.com

LANDSCAPE INSPIRATIONAL IMAGERY
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 300 San Antonio Road
 Mountain View, California 94040

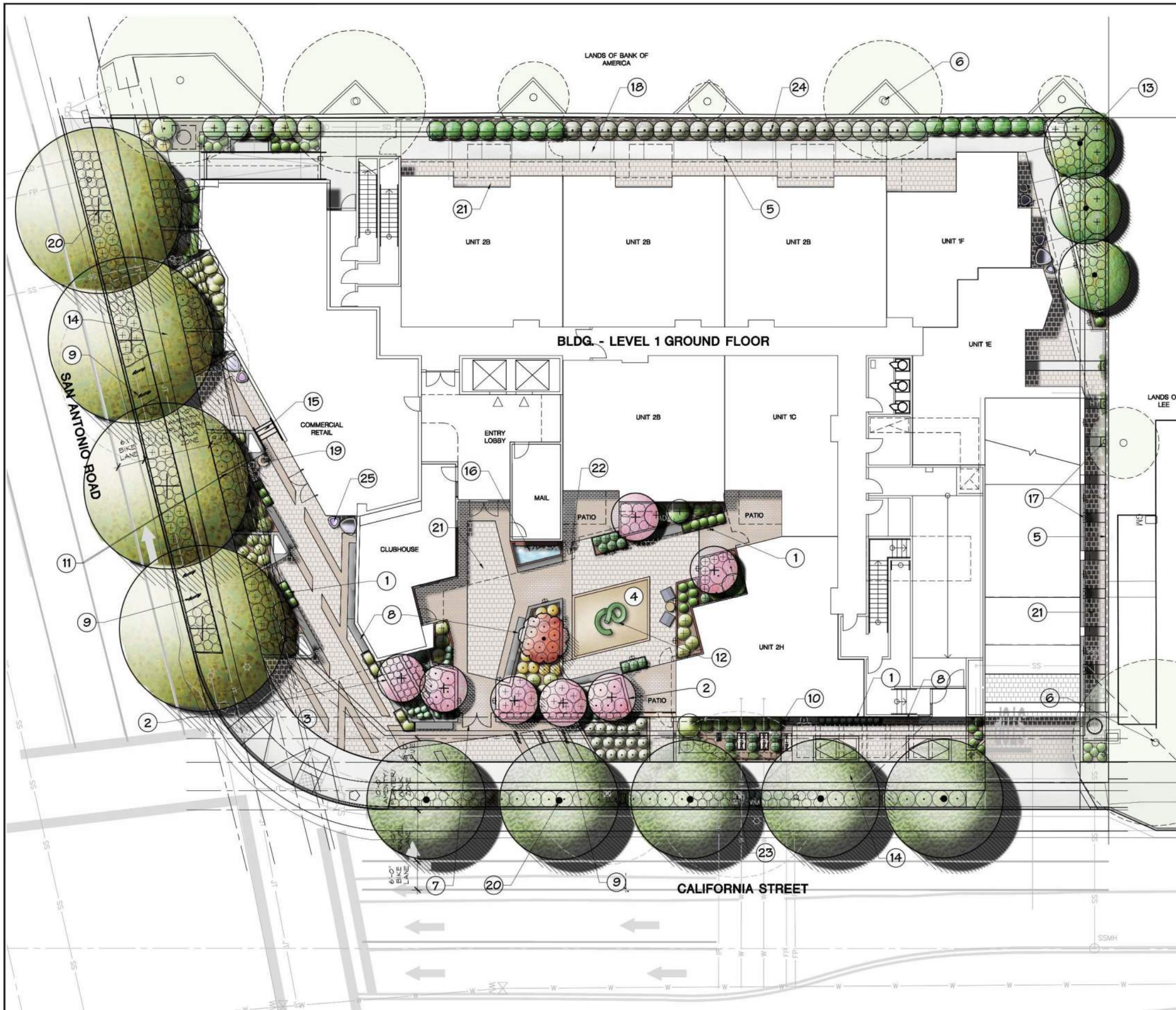
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 Job: **20022801**

Sheet **L1.0**
 Of **00** Sheets

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PROGRAM LEGEND

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

LANDSCAPE CONCEPT STATEMENT GROUND FLOOR

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

REVISIONS	BY

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

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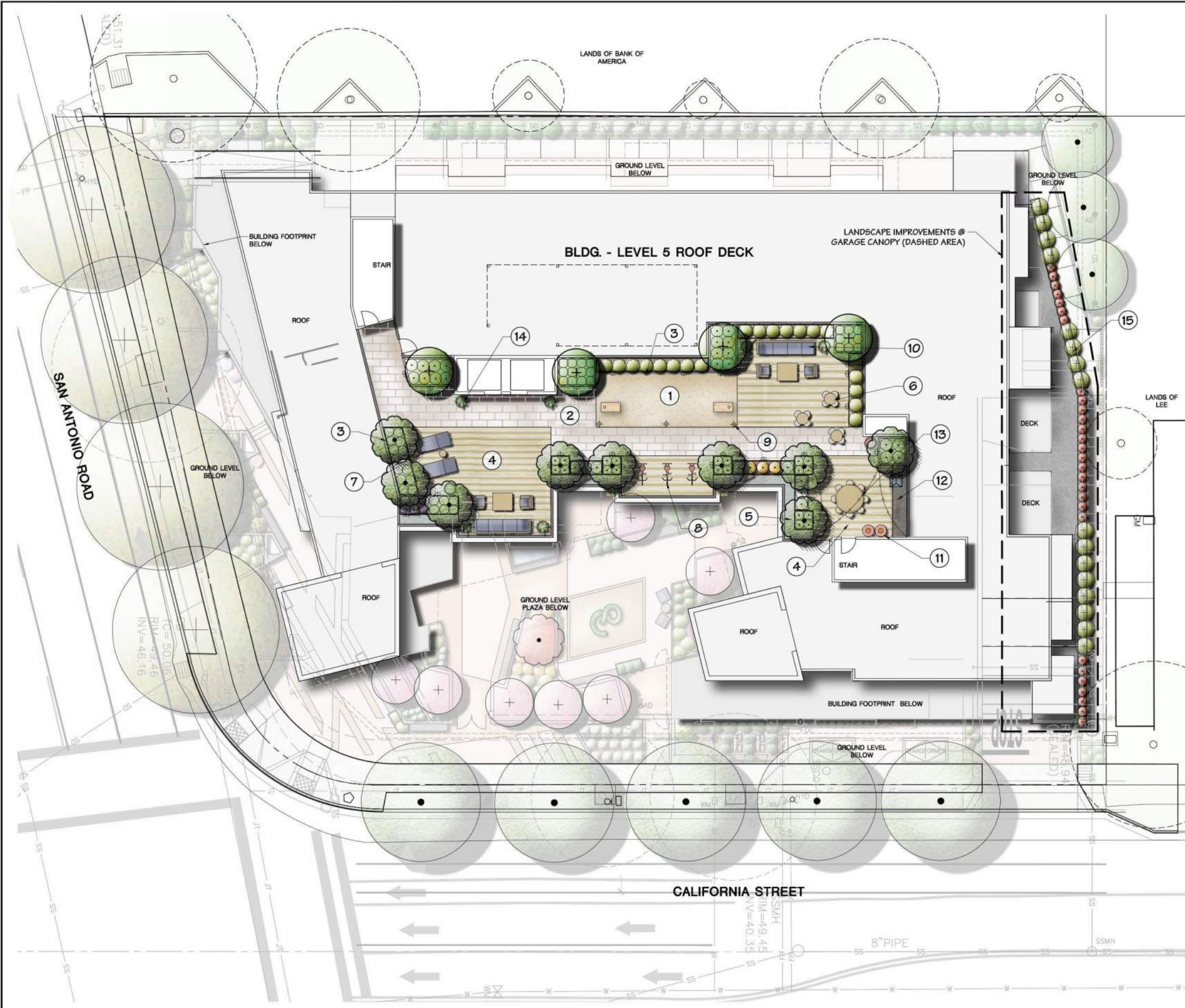


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PROGRAM LEGEND

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

LANDSCAPE CONCEPT STATEMENT ROOF DECK

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

REVISIONS	BY



PRELIM. LANDSCAPE PLAN - ROOF DECK
Maverick
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 Mountain View, California 94040

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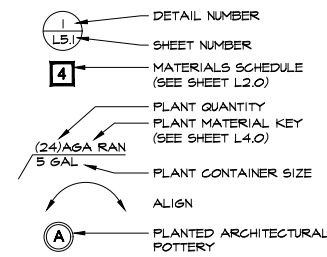


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GRAPHIC SYMBOL LEGEND



PRELIMINARY PLANT MATERIAL KEY

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

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

EXISTING TREE REMOVALS

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

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

TREE REMOVAL & MITIGATION REPLACEMENT TABLE

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

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

PLANTING NOTES

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

REVISIONS	BY



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

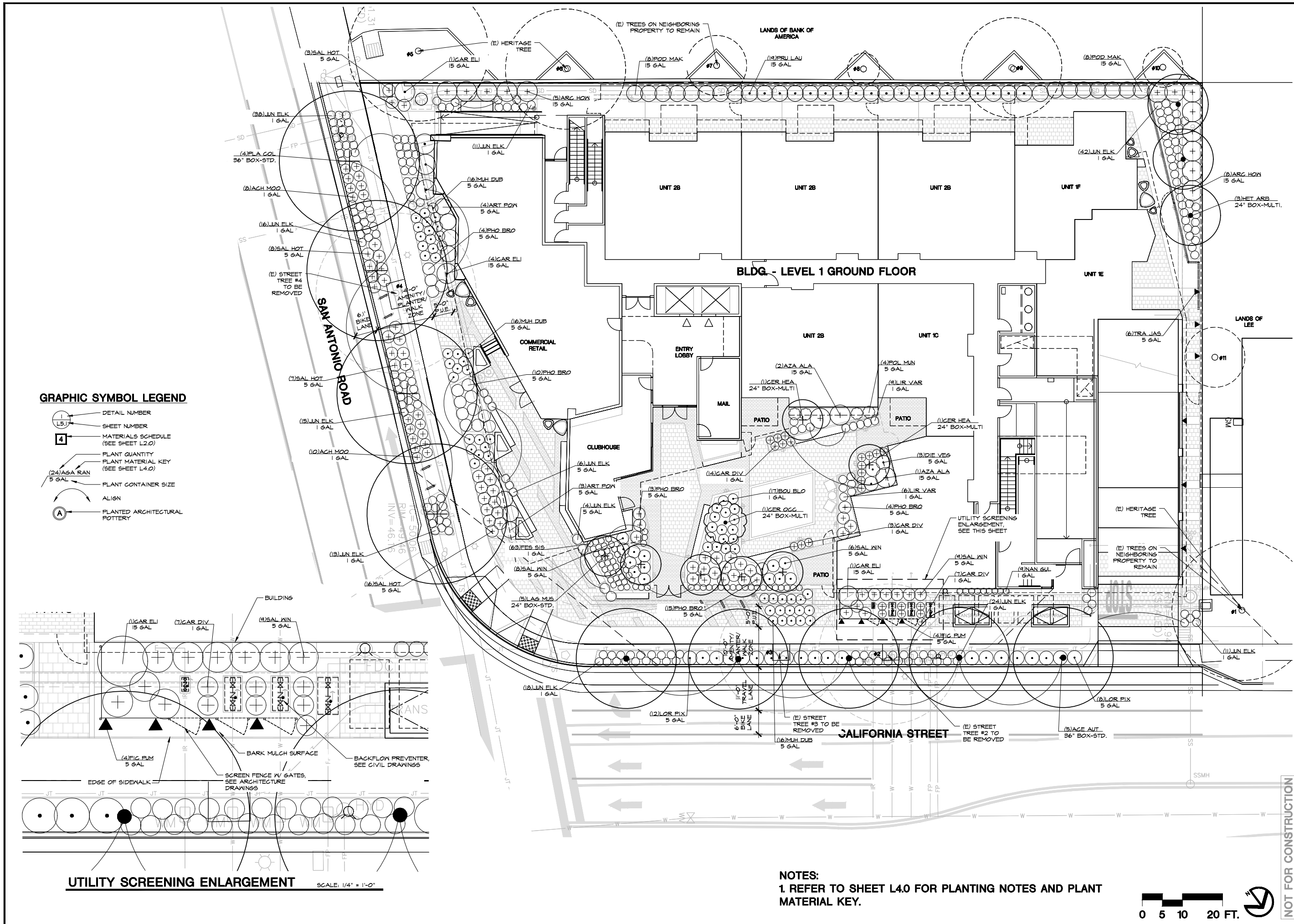
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Scale: **AS SHOWN**
 Drawn by: **KP, BF**
 Date: **07/06/22**
 Job: **2002801**
 Sheet **L4.0**
 Of **00** Sheets

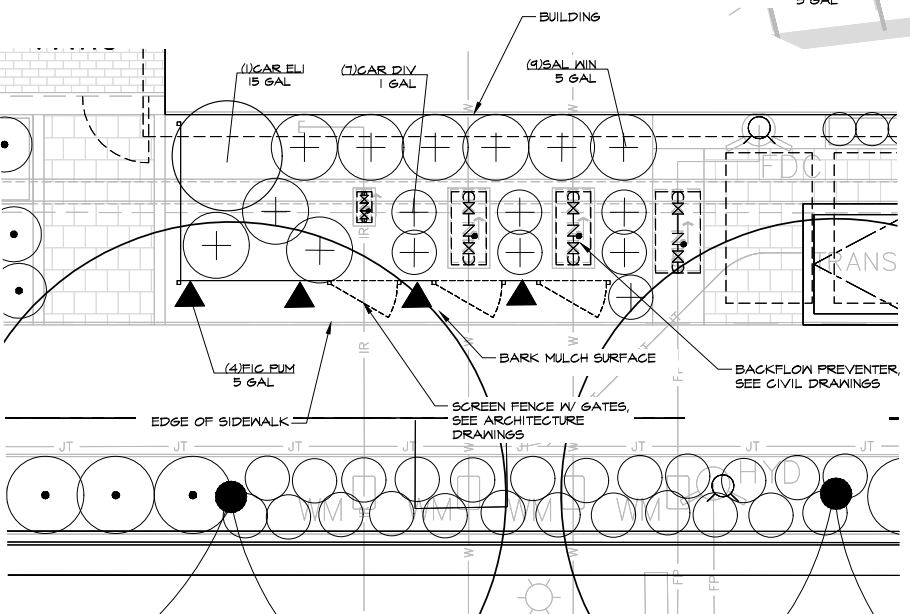
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



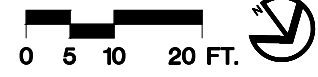
GRAPHIC SYMBOL LEGEND

- 1 DETAIL NUMBER
- L5.1 SHEET NUMBER
- 4 MATERIALS SCHEDULE (SEE SHEET L2.0)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L4.0)
- (24) AGA RAN 5 GAL PLANT CONTAINER SIZE
- A ALIGN
- PLANTED ARCHITECTURAL POTTERY



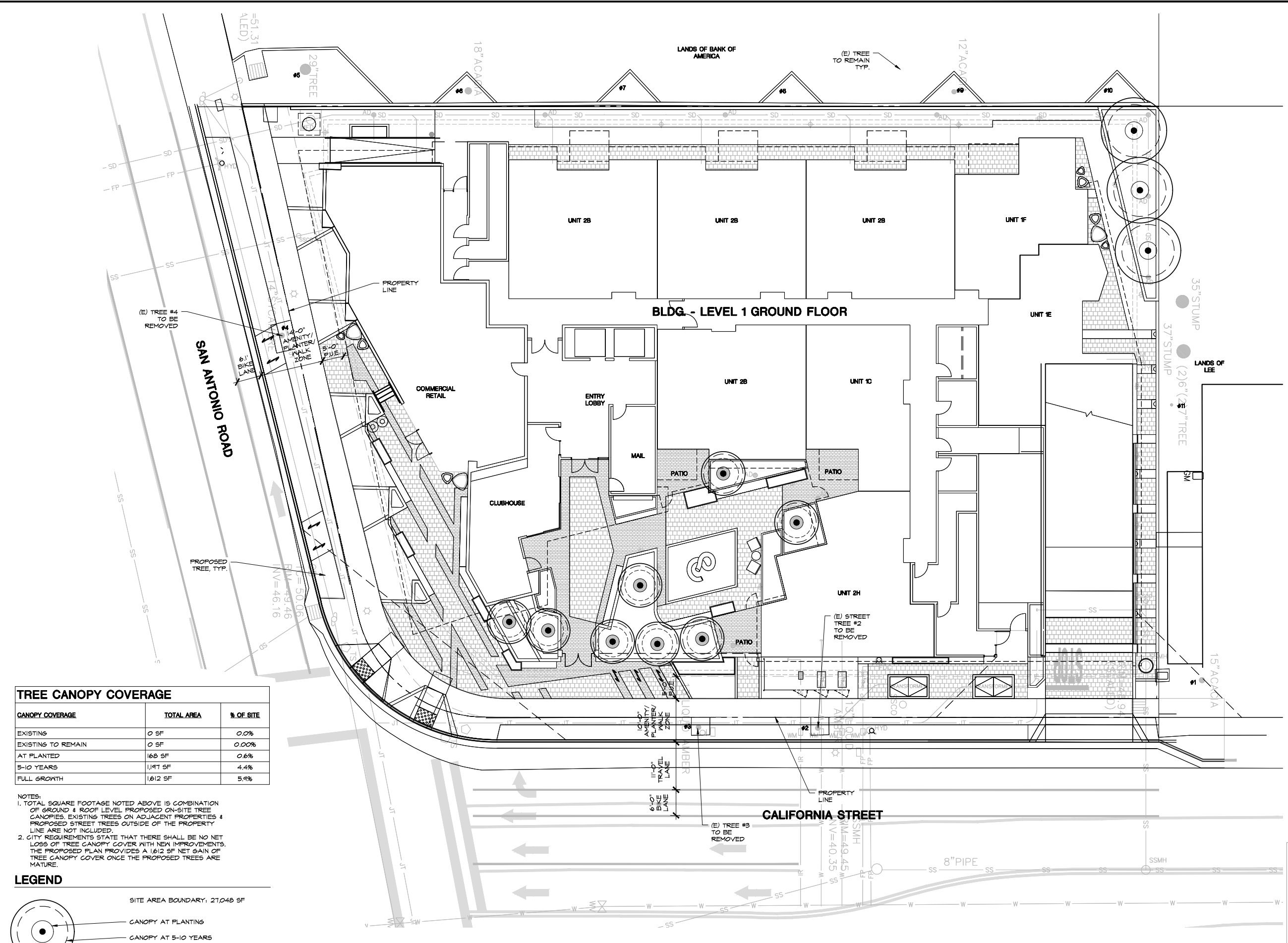
UTILITY SCREENING ENLARGEMENT SCALE: 1/4" = 1'-0"

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





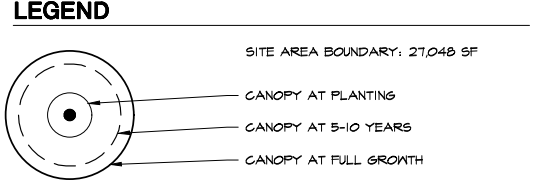
TREE CANOPY PLAN - GROUND FLOOR
 Maverick
 300 San Antonio Road
 Mountain View, California 94040



TREE CANOPY COVERAGE

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

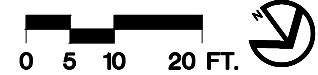
- NOTES:
- TOTAL SQUARE FOOTAGE NOTED ABOVE IS COMBINATION OF GROUND & ROOF LEVEL PROPOSED ON-SITE TREE CANOPIES. EXISTING TREES ON ADJACENT PROPERTIES & PROPOSED STREET TREES OUTSIDE OF THE PROPERTY LINE ARE NOT INCLUDED.
 - CITY REQUIREMENTS STATE THAT THERE SHALL BE NO NET LOSS OF TREE CANOPY COVER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



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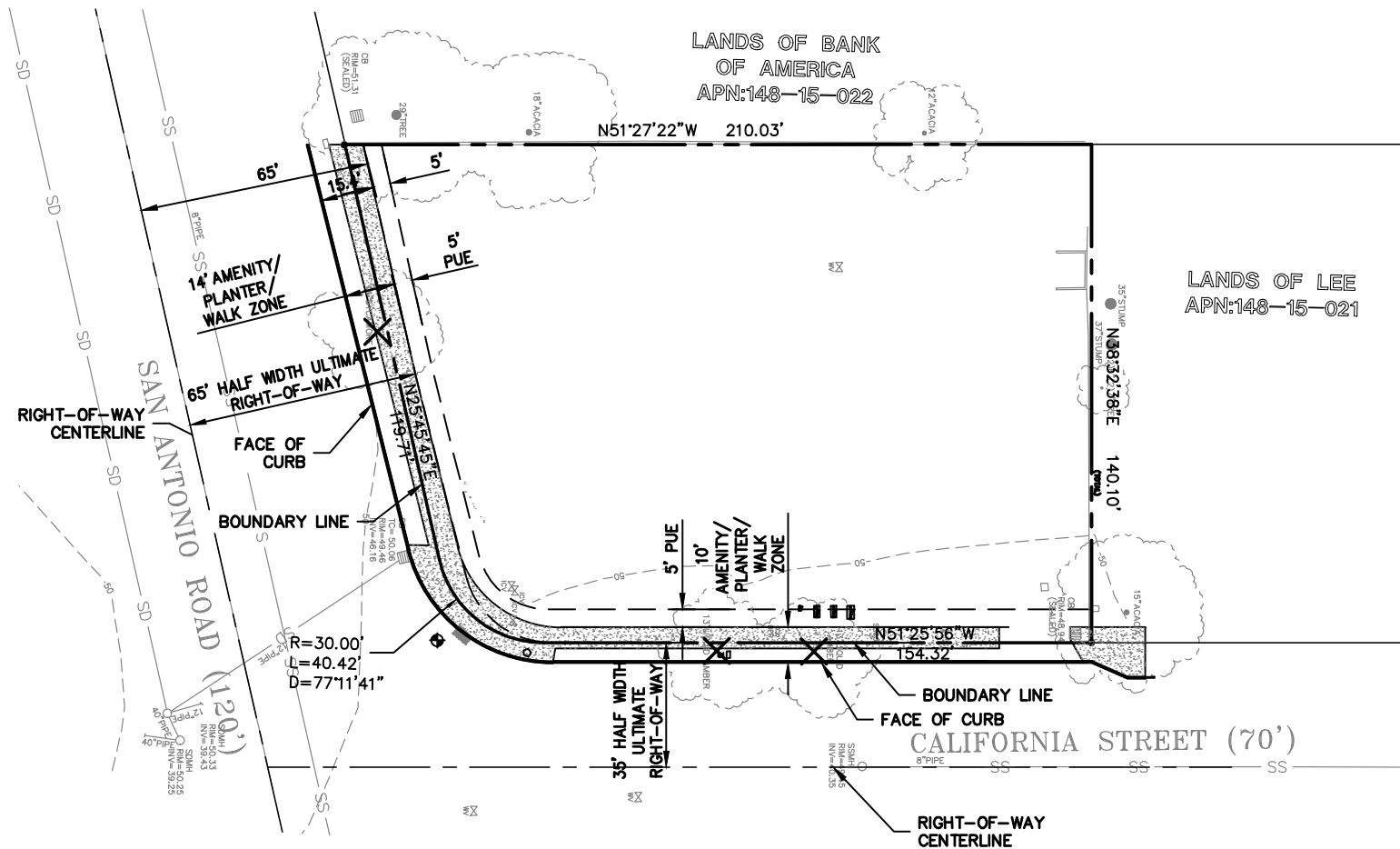
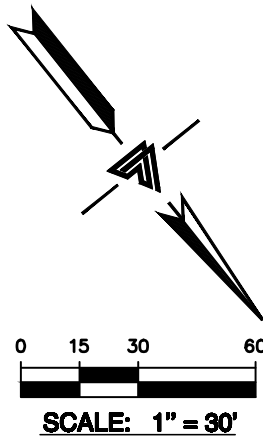


Scale: 1" = 10'
 Drawn by: KP, SF
 Date: 07/06/22
 Job: 20028.01
 Sheet



NOT FOR CONSTRUCTION

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



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



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

PROJECT DESCRIPTION

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

PROJECT DATA

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

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

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

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

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

EXISTING AND PROPOSED

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

PROPOSED USE: MIXED USE
 62 - RESIDENTIAL
 1 - COMMERCIAL

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

GENERAL NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

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

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

EASEMENT NOTE

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

SITE BENCHMARK

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

UTILITY NOTE

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

BENCHMARK

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

NOTES

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

FEMA FLOOD NOTE

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

FEMA NOTE

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

TREE NOTE

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

UTILITIES

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

300 SAN ANTONIO ROAD
 MOUNTAIN VIEW,
 CALIFORNIA

APN: 148-15-020
 SANTA CLARA COUNTY

VESTING TENTATIVE
 PARCEL MAP

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

C-1.0

01 OF 16 SHEETS