# 08/30/19 AS-NOTE Job No: Revision:



# RENDERING PERSPECTIVE SHFFT INDEX



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**COVER SHEET** 

# COLONY SIERRA HOMES (9) 3-STORY ROWHOUSE PROJECT

851 & 853 (A+B) SIERRA VISTA AVE. MOUNTAIN VIÉW, CA 94043

# STATEMENT:

Colony Sierra Homes proposes (9) 3-Story Rowhouses. 2 Units will be attached as "Building 1", 3 Units will be attached as "Building 2" and the remaining 4 Units will be detached. All 9 Units will have entries facing either Sierra Vista Ave., Colony St. or a Common Open Space. The Project is adjacent to 2 other Rowhouse Developments and a 1-Story Single-Family Home.

Currently, the 3 Combined Sites have (3) Single-Family Homes and an Office Warehouse. The 9 Units will be standard Wood-Frame Construction with Transitional and Modern Elements (Wood/Metal Accents, Fiber Cement Paneling, Composition Roofing)

Owner: MBI Homes & Design Groups

2251 Grand Road, Suite G. Los Altos, CA 94024. Tel: 650-646-1717

Project Designer: MBI Design

86 3rd Street, Unit 302. Los Altos, CA 94022. Tel: 650-208-1140

**Civil Engineer:** JET Engineering

1048 El Camino Real, Redwood City, CA 94063. Tel: 650-260-2755

Landscape Architect: Wilson & Associates

815 San Diego Road, Berkeley, CA 94707. Tel: 510-644-9602

Green Point/Cal-Green: Achievement Engineering Corp. 2455 Autumnvale Drive, Unit E. San Jose, CA 95131. Tel:

408-217-9174

**Arborist:** Kielty Arborist Services

P.O. Box 6187, San Mateo, CA 94403. Tel: 650-515-9783

# UNIT BREAKDOWN

Unit Type	Description	Garage SF	Garage Type		Private Open Spaces	Approx. Unit Net SF	Approx. Unit Gross
	4 Bed + 3.5 Bath	433 SF	Side x Side	5	850 SF	1,850 SF	2,283 SF
Plan B	4 Bed + 3.5 Bath	470 SF	Side x Side	4	688 SF	2,107 SF	2,577 SF
Subtotal				9	1,538 SF	17,678 SF	21,723 SF
Approx. A	verage Unit Squ	are Footage:				1,964 SF	2,413 SF

SHEET 1

# PROJECT INFORMATION

(For Detailed Calculations, See Sheet AS-4)

Existing Zoning: R-3.2sd & MM-40

**Proposed Zoning:** R-3.2

**APN:** 153-03-022, 153-03-006, 153-03-007

Lot Area (Gross): ± 0.70 AC; 30,535 SF Lot Area (Net): ± 0.56 AC; 24,400 SF

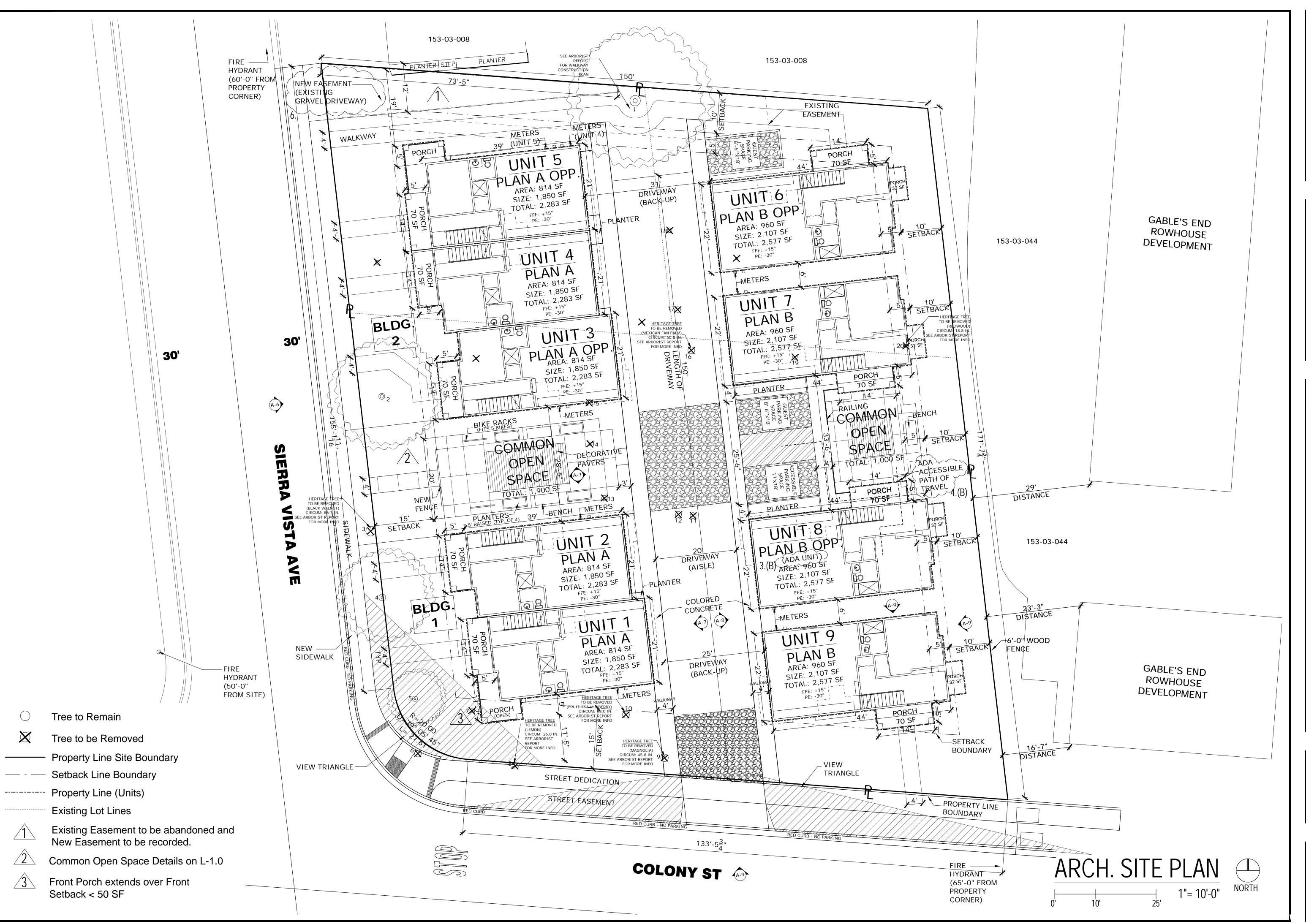
**Density:** 5 DU / 16,000 SF + 1 DU / 2,000 SF (4) = **9 DU** 

**Site Coverage:** 1,768 SF + 2,654 SF + 1,000 SF (4) = 8,422 SF / 24,400 SF = **0.34** (35% Maximum)

**FAR Calculation:** 2,283 SF (5) + 2,577 SF (4) = 21,723 SF / 24,400 SF = **0.89** (0.90 Maximum) Required Parking: 2 Covered Stalls / Unit + 0.3 Guest Stalls / Unit = 21 Spaces Total (21 Required)

**Landscape Open Space:** 11,288 SF / 24,400 SF (Site) = **0.46** (35% Minimum) Common Open Space: 322 SF / Unit Provided. 2,900 SF Total (900 SF Minimum) Private Open Space: 190 SF / Unit Provided. 1,718 SF Total (900 SF Minimum)

Storage Areas: 89 SF/Unit or 164 CF / Unit Provided





86 3rd Street Unit 302 Los Altos, CA. 94022

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Notes:

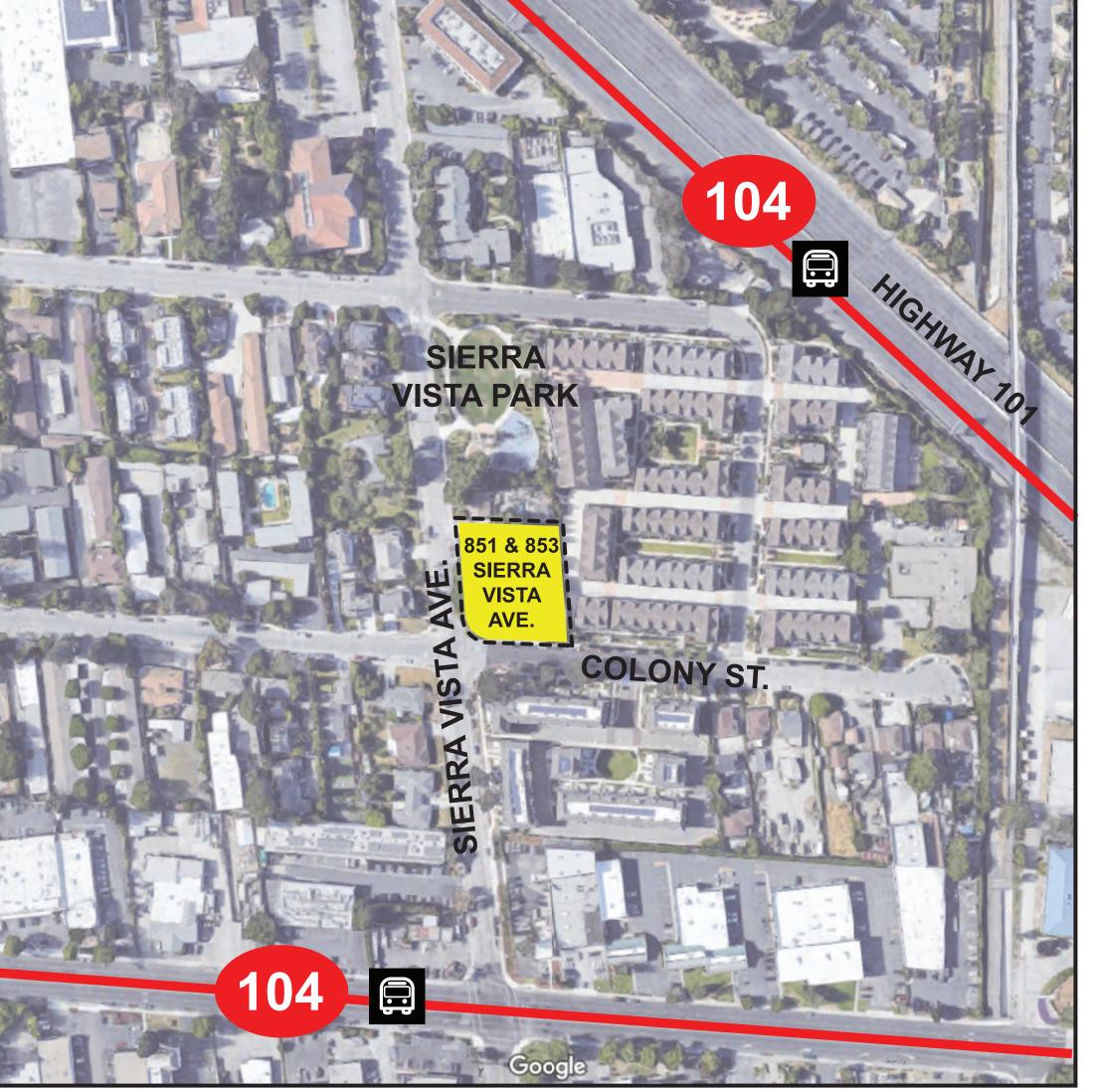
OLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

<b>.</b>	
Date:	08/30/19
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### **VICINITY MAP**



### **CONTEXT MAP**

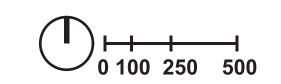


VTA EXPRESS BUS ROUTES



SCALE: AS NOTED

VTA BUS ROUTES
VTA EXPRESS BUS ROUTES
---- 1/2 MILE RADIUS



SITE CONTEXT & TRANSIT MAP



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Notes

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851 & 853 (A+B) SIERRA VISTA AVE.
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Scale: AS-NOTED

Job No: 1801

Revision: 2

### **Project Summary**

**Zoning:** R3-2sd & MM-40 (Existing)

R3-2 (Proposed)

Mountain View Rowhouse Design Guidelines (2005)

**APN:** 153-03-022, 153-03-006, 153-03-007

Overall Site Area (Gross): ± 0.70 AC

30,535 SF

Overall Site Area (Net): ± 0.56 AC

24,400 SF

**Unit Type:** Rowhouse

**Dwelling Units:** 9 DU

**Density:** 5 DU / 16,000 SF + 1 DU / 2,000 SF (4) = 9 DU

**Building Height:** ± 40'-0" (Max allowed 45'-0" per Rowhouse Design Guidelines)

### **Building Code Summary**

Reference: 2016 California Code: CRC

Building, Fire, Electrical, Mechanical, Plumbing, CAL Green and Mountain View

**Building Code** 

California Code of Regulations, TItle 24. Part 2.5

Occupancy: R-3 Fee Simple; U, Two Separate One-Hour Assemblies at each lot line

separated by a 2 1/4 inch Assembly Air Gap.

Fire Sprinkler System: NFPA 13D; Each Unit will have individual dual fire/domestic service

**Construction Type:** VB Non-Rated

Allowable Height\*\*: 3 Stories; 40 Feet

Allowable Area\*: R-3 = Unlimited (Per CBC 506.2)

U = 1,000 SF (Per CBC 406.3.1)

Accessibility: Per 2016 CBC, Chapter 11A and CRC R320: 10% of Total Units on Site will

be accessible.

Other Notes: Units in Buildings will be structurally independent, with the Slab, 2nd and 3rd

Floor Sheathing or Top Plates, Roof and Exterior Walls not tied together.

Meters for Gas, Electric and Telecommunication Service will be ganged at the ends of Each Building and Service to each individual unit will run through underground lines from the

ganged meters to the individual units.

\*CBC 406.3.1 Classification. Private garages and Carports shall be classified as Group U Occupancies. Each private garage shall be no greater than 1,000 SF in Area. Multiple private garages are permitted in a building where each private garage is separated from the other private garages by 1-hour fire barriers in accordance with section 707, or 1-hour horizontal assemblies in accordance with section 711, or both. Exception: The area of a private garage accessory to Group R-3 one or two-family dwellings shall not be greater than 3,000 SF in area.

\*\* Please refer to CBC Table 506.2 - Allowable heights and areas. R-3 allows for unlimited building area per story for 3 stories above grade plane.

Note: All required standards per Mountain View Rowhouse Design Guidelines unless otherwise noted.

### **Building Coverage Summary**

Allowed: 35% Proposed: 34%

### **Building Coverage Calculations:**

(Includes Enclosed Private Open Space Patios)

Plan A	(1,768 SF) + (2,654 SF)	4,422 SF
Plan B	1,000 SF x 4	4,000 SF
Total Site Building Area		8,422 SF
Overall Site Area		24,400 SF

8,422 SF / 24,400 SF

Building Coverage Proposed
(See Graphic Calculation Sheet)

= 0.34

7.+ 8.

### **R-3 Fee Simple**

### **FAR Summary:**

Allowed: 0.90 Proposed: 0.89

### **Average Building Square Foot Calculations:**

Plan A (+ Plan A Opposite)	2,283 SF x (5)	11,415 SF
Plan B (+Plan B Opposite)	2,577 SF x (4)	10,308 SF
Total Approx. Building Gros	s SF	21,723 SF

### **FAR Calculations:**

	= 0.89
FAR Proposed:	21,723 SF / 24,400 SF
Overall Site Area	24,400 SF
Approximate Building Gross SF	21,723 SF

### **Storage Summary**

Required:

80 SF / Unit or 164 CF / Unit

Proposed:

80 SF / Unit or 164 CF / Unit

### **Paving Coverage Summary**

Allowed: N/A

Proposed: 22%

### **Paving Coverage Calculations:**

Proposed Paving SF:	5,106 SF /
Site Area:	24,400 SF/
% Covered (Paving / Site Area):	0.21

### **Setbacks**

Standard	Requirement	Proposed
Front Setback	15' minimum	Units 1-5,6,9:(19'-24'),Units 7-8: Minimum setback at each story
Side Setbacks	10' minimum for 1st and 2nd story; 15' minimum for 3rd story	Units 1,5: 18', Units 2-4: N/A Units 6-9: 10' on 1st story and 15' on 2nd and 3rd stories.
Rear Setbacks	15' minimum for first 2 stories. 15' minimum for the third story.	Units 1-9: 28' (Driveway) Minimum setback at each story

### **Parking Summary**

Parking Required:

Residential Stalls Required:
Guest Stalls Required:
Total Required:

2 Covered Stalls / Unit (18 Stalls Total) 0.3 Guest Stalls / Unit (3 Stalls) 21 Spaces

Parking Provided:

Garage Spaces:

Guest Stalls Required:

Total Spaces:

18 Spaces

3 Spaces

21 Spaces

**Bicycle Parking (Resident):** 

Required: 1 Bicycle Parking spot per Unit

Provided: 1 Bicycle Parking Space within each Residential Unit in the Garage

**Bicycle Parking (Guest):** 

Required: 1 Bicycle Parking spot per Unit

Provided: (2) Bicycle Racks that each park 5 Bicycles located in Common Open Space.

### **Open Space Summary\***

\*Per R-3 Standards (Includes Landscape Open Area, Common Open Space, Private Open Space)

### **Landscape Open Space:**

8,540 SF Minimum
46% of Site
11,288 SF Total

## Common Open Space:

Required:	100 SF/Unit (20' Min. Dimension)
	900 SF Total
Provided:	322 SF/Unit
	2,900 SF Total

### **Private Open Space:**

Required:	100 SF/Unit (Minimum) 900 SF Total
Provided:	Patios & Open Space (Plan A) 680 SF Patios (Plan B) 408 SF 2nd Floor Decks 630 SF
Total:	1,718 SF 190 SF/Unit

### **Landscape Summary Table:**

	Total Number of Existing Trees:	20
	Total Number of Non-Heritage Trees:	11
	Heritage Trees:	9
	Total Heritage Trees Proposed for Removal:	6
,	Total Non-Heritage Trees To Be Removed:	10
	Total Existing Trees To Be Preserved:	4

# PROJECT DATA & CALCULATIONS



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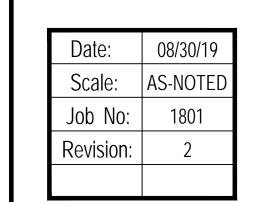
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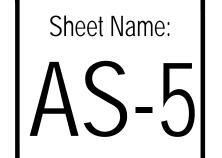
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MOUNTAIN VIEW, CA 94043

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SIERRA VISTA AVE.

CONTEXTUAL STREETSCAPE
BUILDING 1 AND BUILDING 2 (EAST)
NOT TO SCALE



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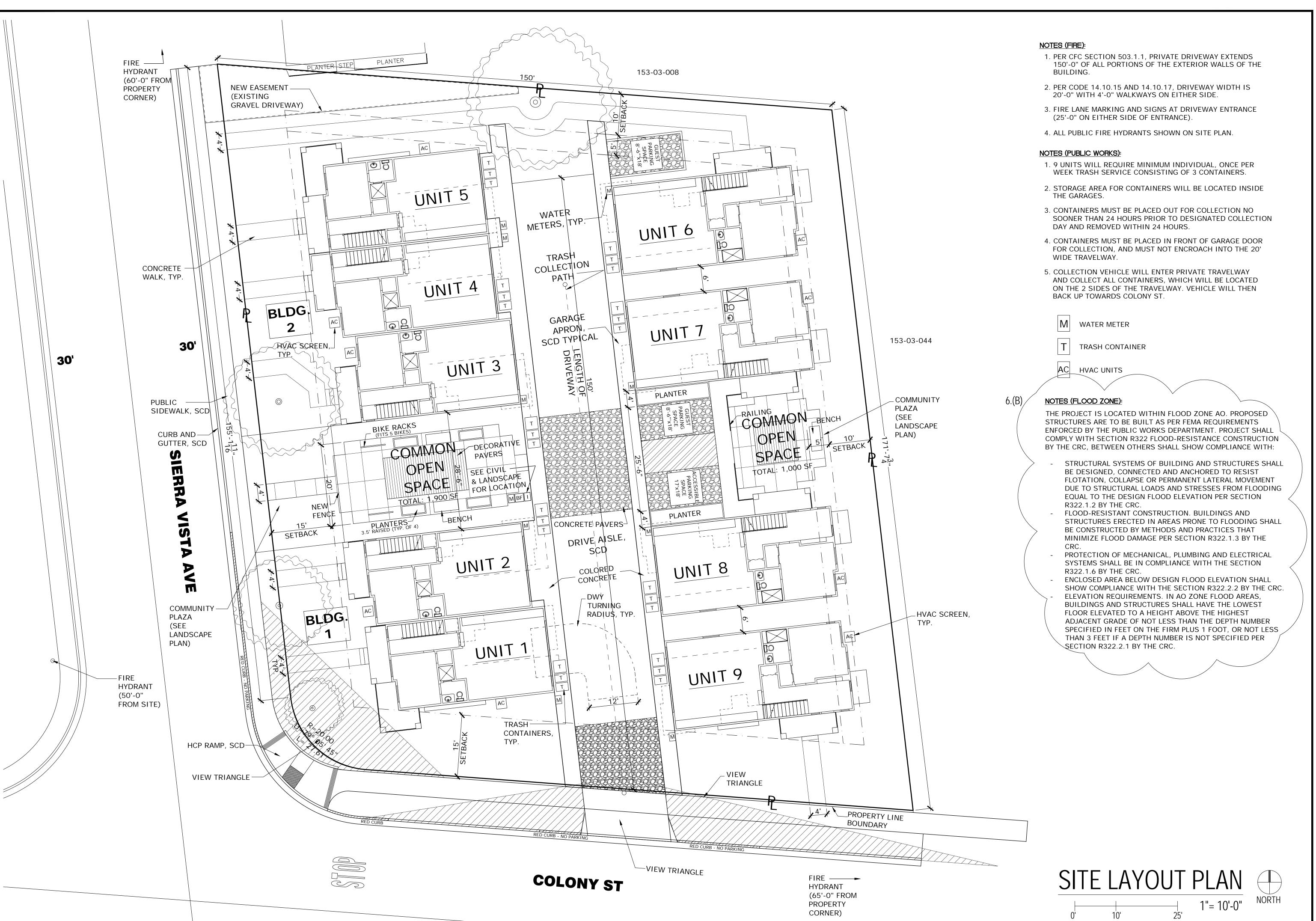
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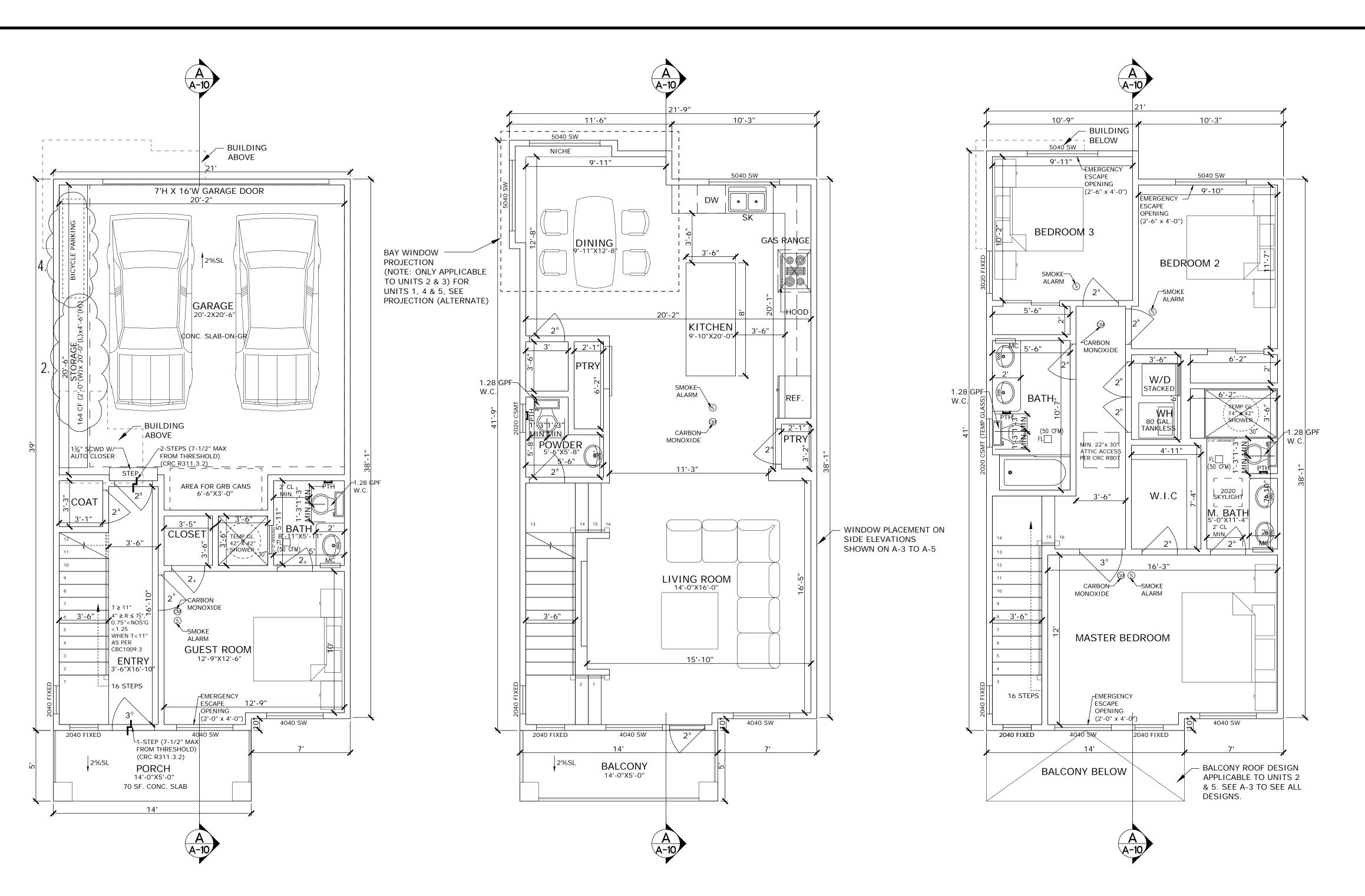
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PROJECTION (ALTERNATE) (UNITS 1,4 & 5)

Notes:

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11STA 9404

08/30/19 AS-NOTE Scale: Job No: 1801 Revision:

Sheet Name:

GROUND FLOOR SECOND FLOOR THIRD FLOOR

### COLONY SIERRA - 1,850 SF (PLAN A + PLAN A OPPOSITE)

1ST FLOOR LIVING AREA: 352 SQ. FT. 2ND FLOOR LIVING AREA: 775 SQ. FT. 3RD FLOOR LIVING AREA: 723 SQ. FT.

TOTAL LIVING AREA: 1,850 SQ. FT.

GARAGE AREA: 433 SQ. FT.

TOTAL: 2,283 SQ. FT.

FAR CALCULATION: 2,283 SQ. FT. (5) + 2,577 SQ. FT. (4) = 21,723 SQ. FT. 21,723 SQ. FT. / 24,400 SQ. FT. = 0.89 < 0.90 (MAX. FAR)

### FIRE SPRINKLER REQUIREMENTS:

PROVIDE FIRE SPRINKLER SYSTEM THROUGH HOUSE PER NFPA-13D AS AMENDED PER MOUNTAIN VIEW CITY ORDINANCE

FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED BY LICENSED FIRE SPRINKLER CONTRACTOR. CITY TO REVIEW AND APPROVE FIRE SPRINKLER PLAN PRIOR TO INSTALLATION.

### NOTE: FLOOR PLAN

- 1) USE VENT PIPE FROM EXTERIOR TO PROVIDED LOWER COMBUSTION AIR 2) WATER HEATER CLOSET TO BE LINED W/ 5/8" TYPE-X W/ FIER TAPING ALL SEAMS.
- 3) USE WATER HEATER PAN W/ DRAIN TO OBVIOUS LOCATION UNDER W.H.
- 4) WATER HEATER STRAPPING AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF 4" SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
- 5) ALL EXTERIOR DOORS MUST HAVE A LEVEL FLOOR, DECK OR LANDING AREA. BOTH INSIDE AND OUTSIDE, MEASURING NO LESS THAN 36" DEEP AND THE WIDTH OF THE POEN AREA OF THE DOOR OR 36" WHICH EVER IS GREATER (TYP.)

### ASHRAE 62.2 COMPLIANCE

A. WHOLE BUILDING VENTILATION: HVAC SYSTEM ENERGY USE: 0.92

### NOTE: WINDOWS

1) BEDROOM WINDOWS WILL FOLLOW VENTILATION REQUIREMENTS OF CRC R303.1 AND EMERGENCY EGRESS REQUIREMENTS OF CRC R310.1.

### ATTIC VENT CALC.

### BUILDING 1:

PROPOSED ATTIC AREA: 1,650 SQ. FT. REQUIRED VENTING: 1,650 / 150 = 11 SQ. FT. = 1,584 SQ. IN. USE (24) 22"x3" SCREEN VENTS = 66 SQ. IN PER VENT VENTS REQUIRED: 1,584/66 = 24 = 24 VENTS

### **BUILDING 2**:

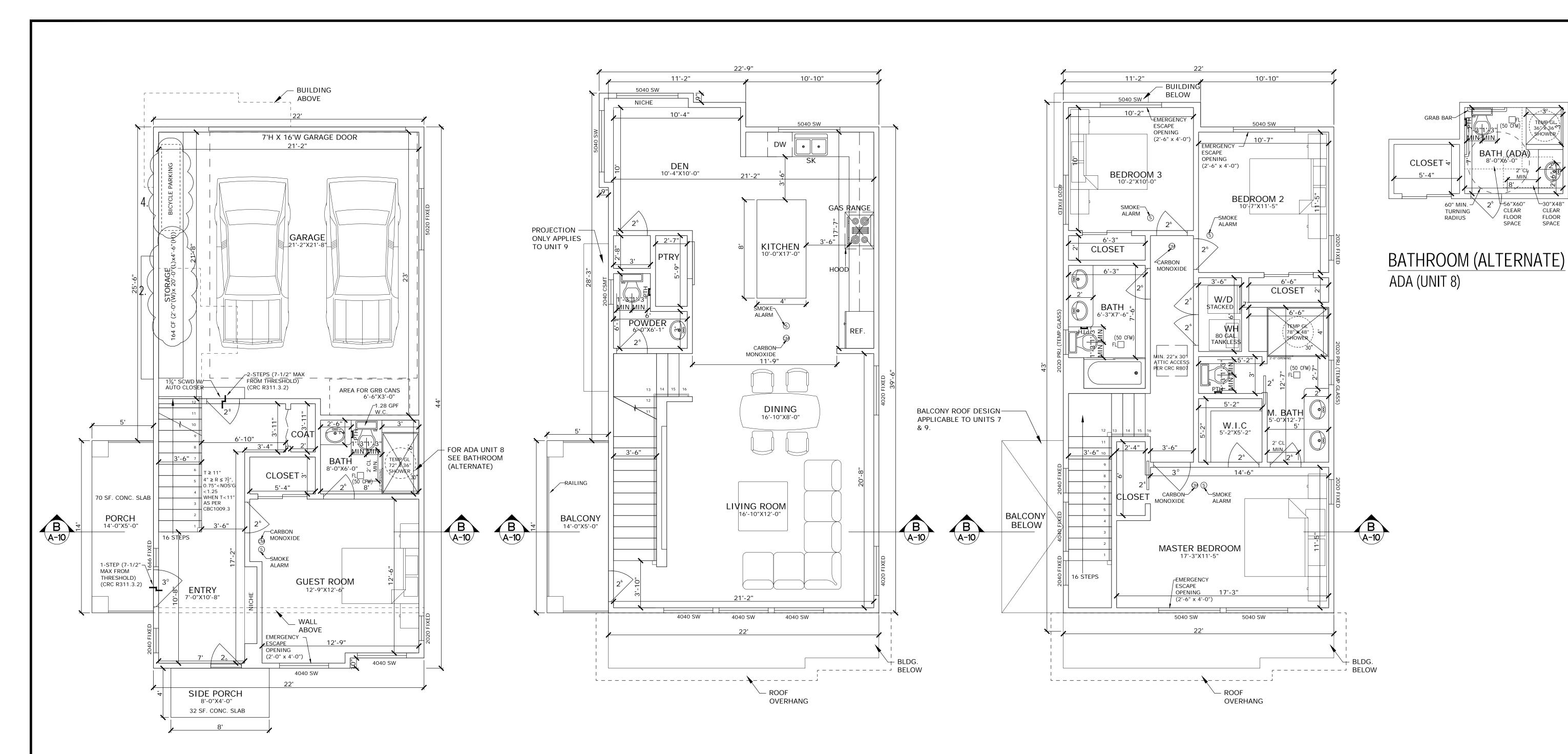
PROPOSED ATTIC AREA: 2,300 SQ. FT. REQUIRED VENTING: 2,300 / 150 = 15.3 SQ. FT. = 2,208 SQ. IN. USE (34) 22"x3" SCREEN VENTS = 66 SQ. IN PER VENT VENTS REQUIRED: 2,208/ 66 = 33.4 = 34 VENTS

# FLOOR PLANS

1/4"=1'-0" LIVING- 1,850 SF GAR - 433 SF

PLAN A

TOTAL - 2,283 SF



GROUND FLOOR SECOND FLOOR THIRD FLOOR

### COLONY SIERRA - 2,107 SF (PLAN B + PLAN B OPPOSITE)

1ST FLOOR LIVING AREA: 457 SQ. FT. 2ND FLOOR LIVING AREA: 830 SQ. FT. 3RD FLOOR LIVING AREA: 820 SQ. FT.

TOTAL LIVING AREA: 2,107 SQ. FT.

GARAGE AREA: 470 SQ. FT.

TOTAL: 2,577 SQ. FT.

FAR CALCULATION: 2,283 SQ. FT. (5) + 2,577 SQ. FT. (4) = 21,723 SQ. FT. 21,723 SQ. FT. / 24,400 SQ. FT. = 0.89 < 0.90 (MAX. FAR)

# FIRE SPRINKLER REQUIREMENTS: PROVIDE FIRE SPRINKLER SYSTEM THROUGH HOUSE PER NFPA-13D AS

AMENDED PER MOUNTAIN VIEW CITY ORDINANCE FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED BY LICENSED FIRE SPRINKLER CONTRACTOR. CITY TO REVIEW AND APPROVE FIRE SPRINKLER PLAN PRIOR TO INSTALLATION.

### NOTE: FLOOR PLAN

USE VENT PIPE FROM EXTERIOR TO PROVIDED LOWER COMBUSTION AIR
 WATER HEATER CLOSET TO BE LINED W/ 5/8" TYPE-X W/ FIER TAPING ALL SEAMS.
 USE WATER HEATER PAN W/ DRAIN TO OBVIOUS LOCATION UNDER W.H.
 WATER HEATER STRAPPING AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3

OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF 4" SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.

5) ALL EXTERIOR DOORS MUST HAVE A LEVEL FLOOR, DECK OR LANDING AREA. BOTH INSIDE AND OUTSIDE, MEASURING NO LESS THAN 36" DEEP AND THE WIDTH

OF THE POEN AREA OF THE DOOR OR 36" WHICH EVER IS GREATER (TYP.)

### ASHRAE 62.2 COMPLIANCE

A. WHOLE BUILDING VENTILATION: HVAC SYSTEM ENERGY USE: 0.92

### NOTE: WINDOWS

1) BEDROOM WINDOWS WILL FOLLOW VENTILATION REQUIREMENTS OF CRC R303.1 AND EMERGENCY EGRESS REQUIREMENTS OF CRC R310.1.

### ATTIC VENT CALC.

PROPOSED ATTIC AREA: 880 SQ. FT.

REQUIRED VENTING: 880 / 150 = 5.8 SQ. FT. = 844 SQ. IN.

USE (11) 22"x3" SCREEN VENTS = 66 SQ. IN PER VENT

VENTS REQUIRED: 844/66 = 12.8 = 13 VENTS

# FLOOR PLANS

1/4"=1'-0"

LIVING- 2,107 SF GAR - 470 SF TOTAL - 2,577 SF

PLAN B

MBI Design

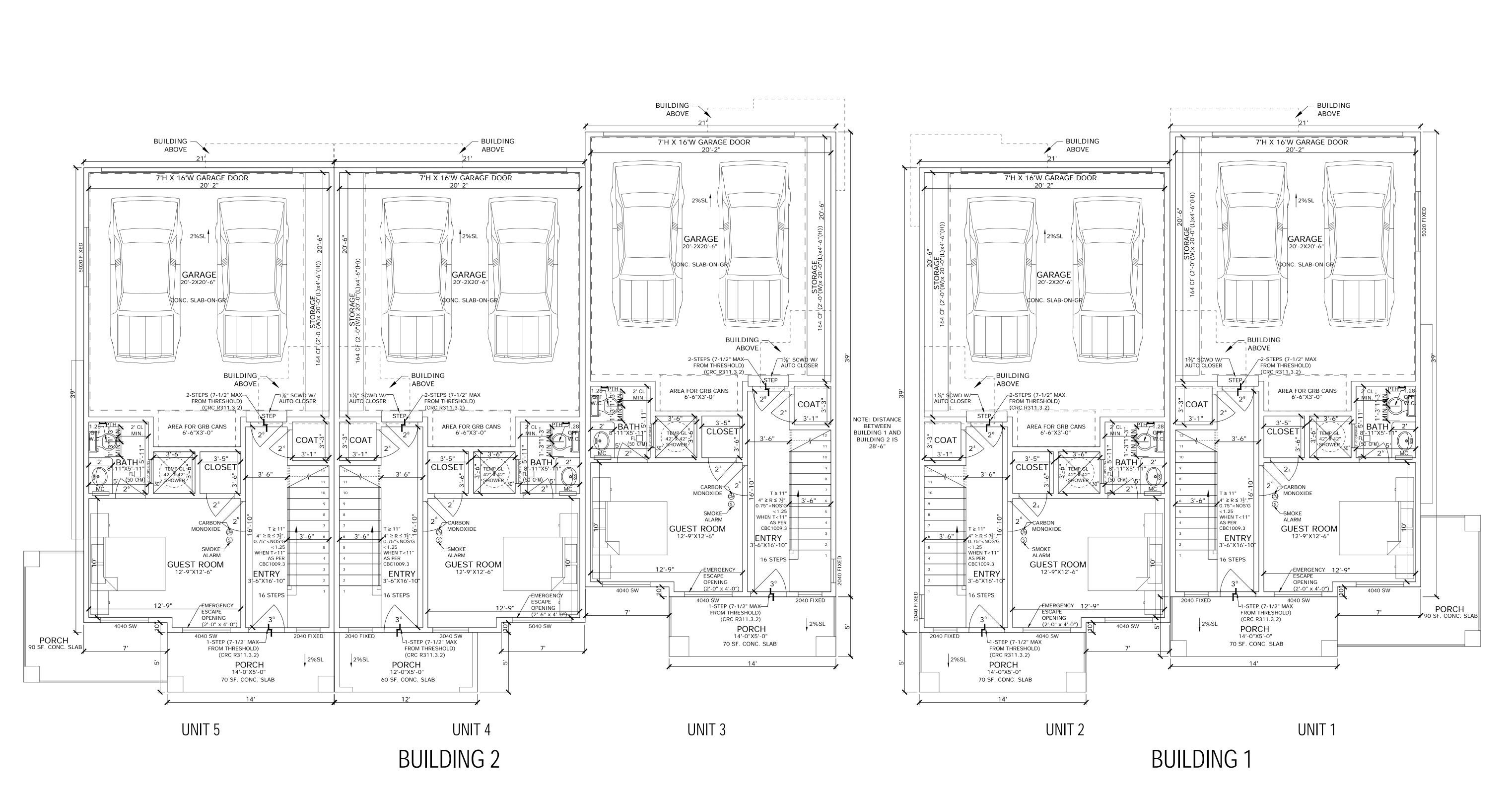
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Notes:

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# PLAN A & PLAN A OPPOSITE BUILDING 1 & BUILDING 2

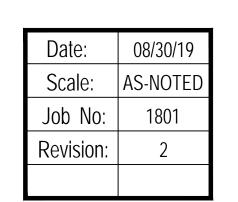
GROUND FLOOR 1/4"=1'-0" LIVING - 1,850 SF GAR - 433 SF TOTAL - 2,283 SF

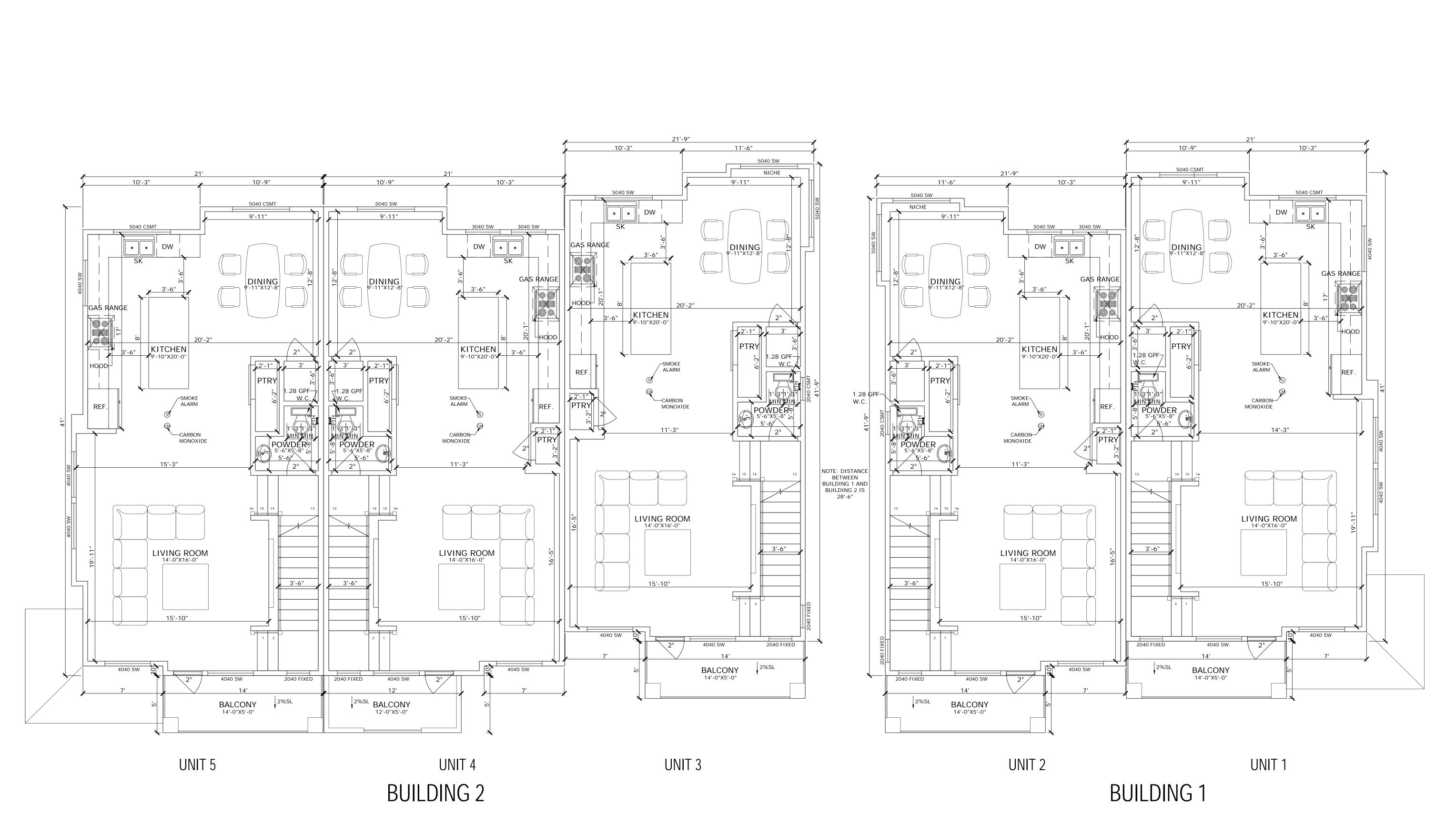


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# PLAN A & PLAN A OPPOSITE BUILDING 1 & BUILDING 2

SECOND FLOOR 1/4"=1'-0" LIVING - 1,850 SF

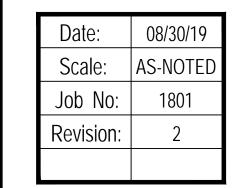
GAR - 433 SF TOTAL - 2,283 SF MBI Design

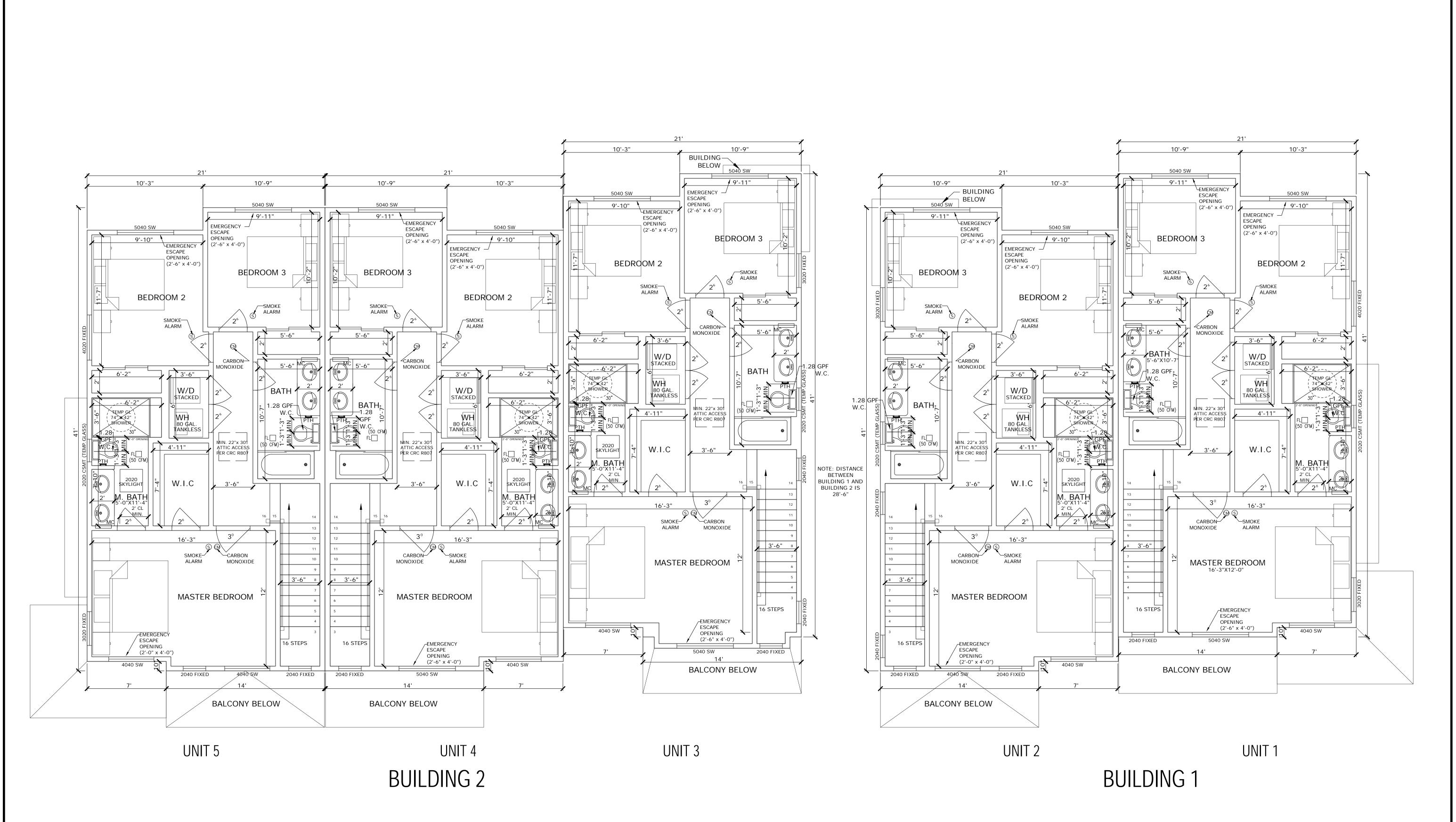
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# PLAN A & PLAN A OPPOSITE BUILDING 1 & BUILDING 2

THIRD FLOOR

1/4"=1'-0"

LIVING - 1,850 SF

GAR - 433 SF

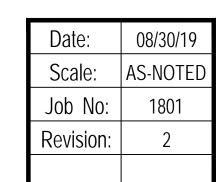
TOTAL - 2,283 SF



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COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043



OTHER TYPICAL EXTERIOR MATERIALS:
- FIBER CEMENT PANELS (LAP,

WOOD POSTSSTEEL GARAGE DOORS WITH WOOD APPEARANCE

VERTICAL, SHINGLE)
VINYL WINDOWS WITH BUILT-UP
HIGH DENSITY FOAM/WOOD TRIM
WOOD DECORATIVE TRELLIS
WOOD WINDOW ACCENTS

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NY SIERRA HOMES

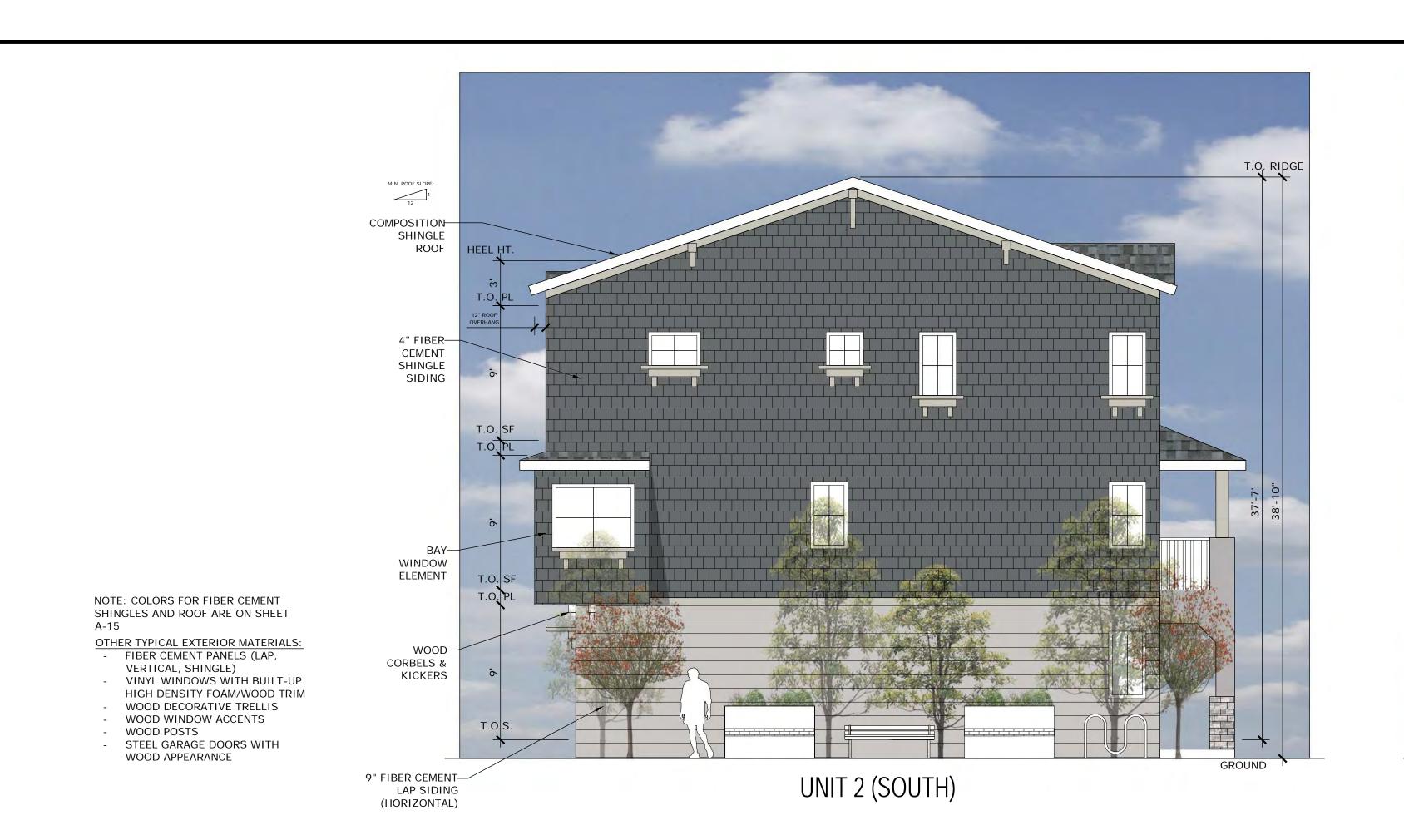
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MOUNTAIN VIEW, CA 94043

Date: 08/30/19
Scale: AS-NOTED
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Sheet Name:

ELEVATION - (EAST)
SIERRA VISTA AVE.
3/16"=1'-0"







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**SIERRA VISTA AVE.**(A+B) SIERRA VISTA AVE.

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HIGH DENSITY FOAM/WOOD TRIM
WOOD DECORATIVE TRELLIS
WOOD WINDOW ACCENTS
WOOD POSTS

- STEEL GARAGE DOORS WITH WOOD APPEARANCE

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08/30/19 AS-NOTED Job No: 1801 Revision:

Sheet Name:

ELEVATION - (EAST)
PRIVATE DRIVEWAY

3/16"=1'-0"



UNIT 1

O. RIDGE COMPOSITION— SHINGLE ROOF 5" FIBER— CEMENT LAP SIDING (HORIZONTAL) 9" FIBER— CEMENT SIDING (VERTICAL) UNITS 6-9 (NORTH/SOUTH)

UNIT 9

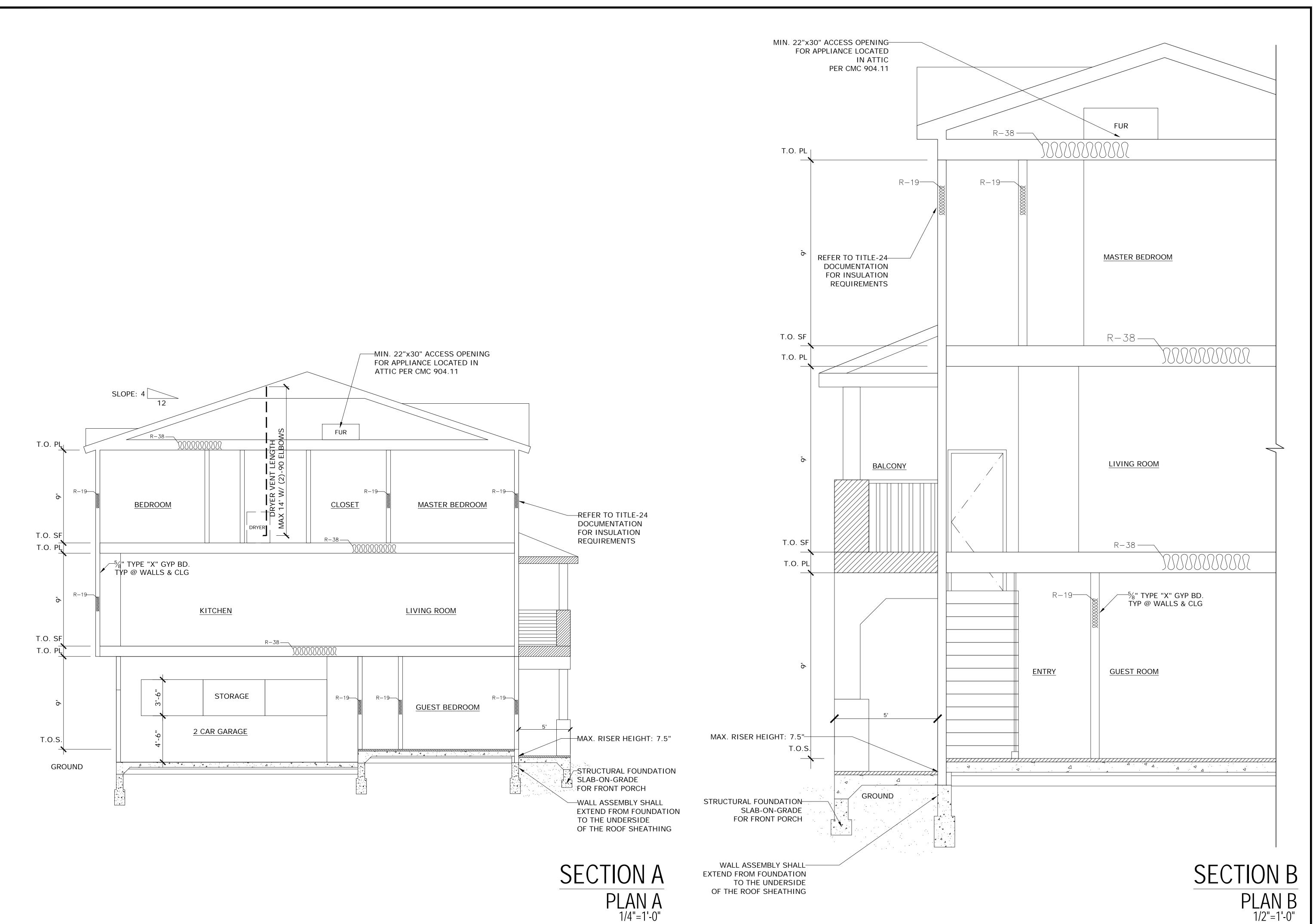
T.O. RIDGE 4'-0" WALKWAY 20'-0" DRIVEWAY 4'-0" WALKWAY

86 3rd Street Unit 302 Los Altos, CA. 94022 (650) 208-1140 www.MBIHDGROUPS.com

AS-NOTED Job No: Revision:

Sheet Name:

ELEVATION - (NORTH)
COLONY ST.
3/16"=1'-0"



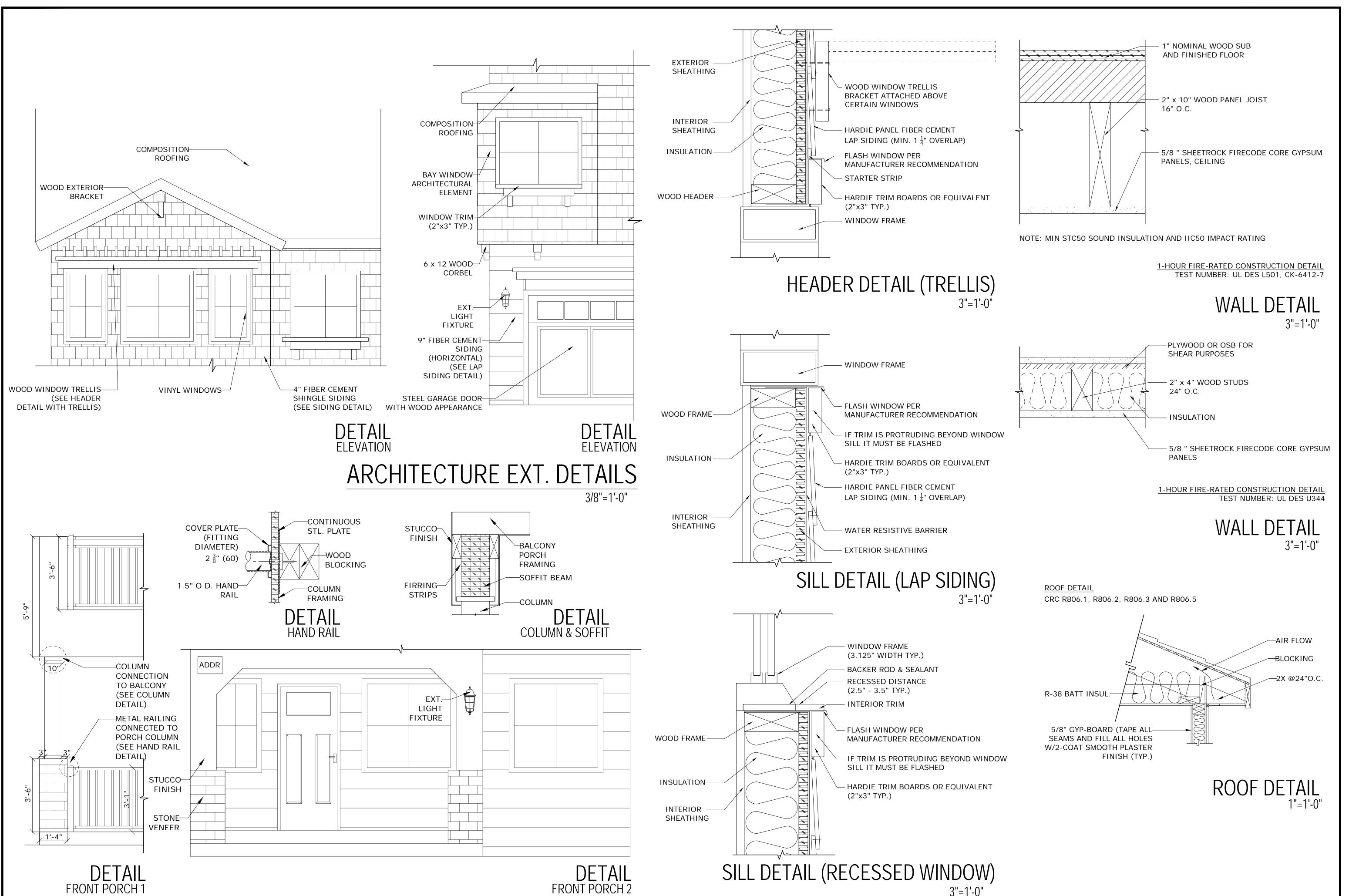


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Notes:



Date:	08/30/19
Scale:	AS-NOTED
Job No:	1801
Revision:	2



ARCHITECTURE EXT. DETAILS

1/2"=1'-0"

MBI Design 86 3rd Street

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VISTA A 9404

08/30/19 AS-NOTE Job No: Revision:

Sheet Name:

CONSTRUCTION DETAILS

# BUILDING 1

### ATTIC VENT CALC.

### BUILDING 1:

PROPOSED ATTIC AREA: 1,650 SQ. FT.
REQUIRED VENTING: 1,650 / 150 = 11 SQ. FT. = 1,584 SQ. IN.
USE (24) 22"x3" SCREEN VENTS = 66 SQ. IN PER VENT
VENTS REQUIRED: 1,584/ 66 = 24 = 24 VENTS

ROOF PLAN - BUILDING 1
PLAN A
3/16"=1'-0"

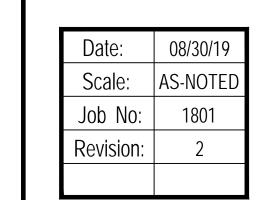


86 3rd Street Unit 302 Los Altos, CA. 94022

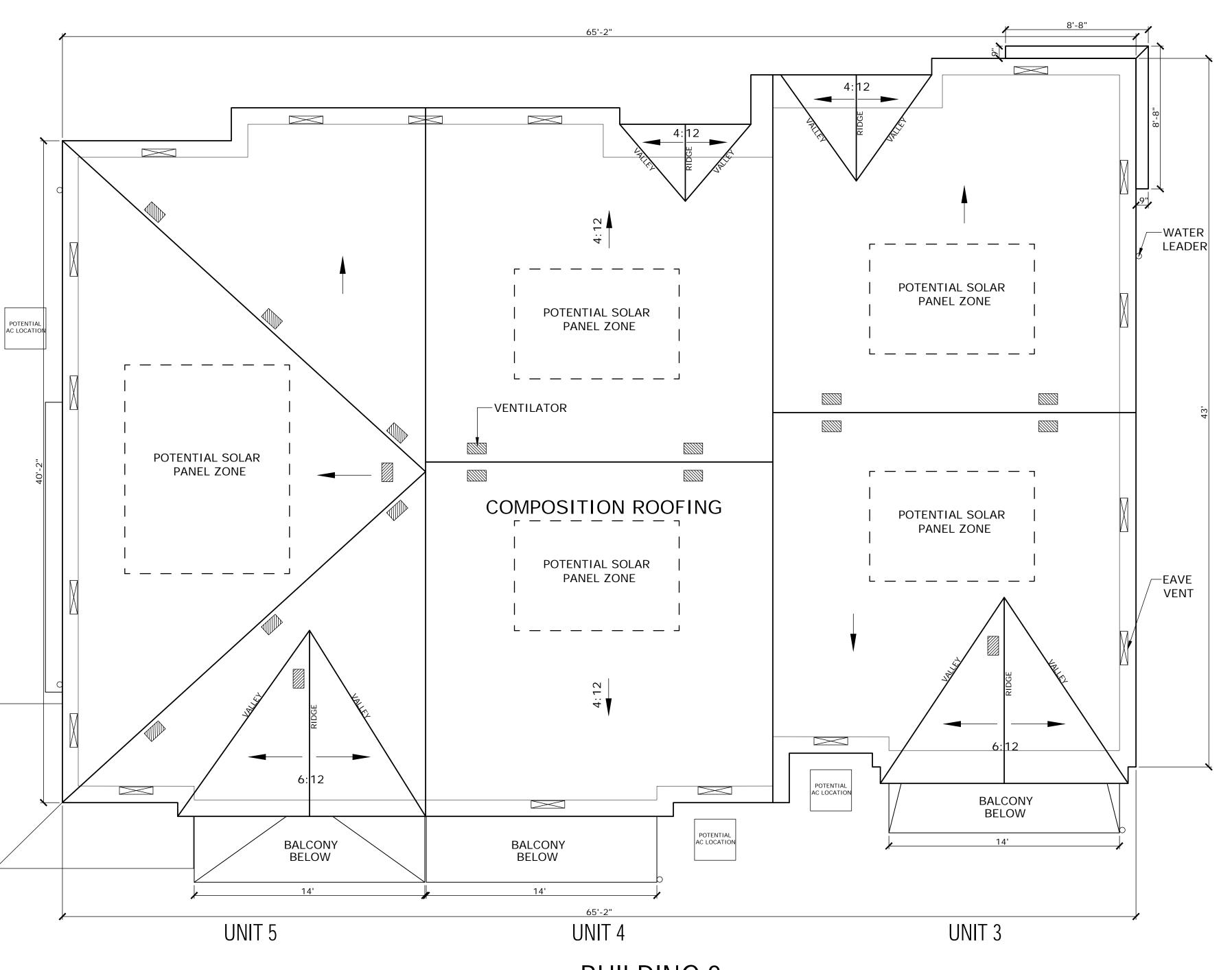
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Notes

DLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043



Sheet Name:  $\Delta = 1.7$ 



# BUILDING 2

### ATTIC VENT CALC.

BUILDING 2:

PROPOSED ATTIC AREA: 2,300 SQ. FT.

REQUIRED VENTING: 2,300 / 150 = 15.3 SQ. FT. = 2,208 SQ. IN.

USE (34) 22"x3" SCREEN VENTS = 66 SQ. IN PER VENT

VENTS REQUIRED: 2,208/ 66 = 33.4 = 34 VENTS

ROOF PLAN - BUILDING 2
PLAN A & PLAN A OPPOSITE
1/4"=1'-0"



86 3rd Street Unit 302 Los Altos, CA. 94022

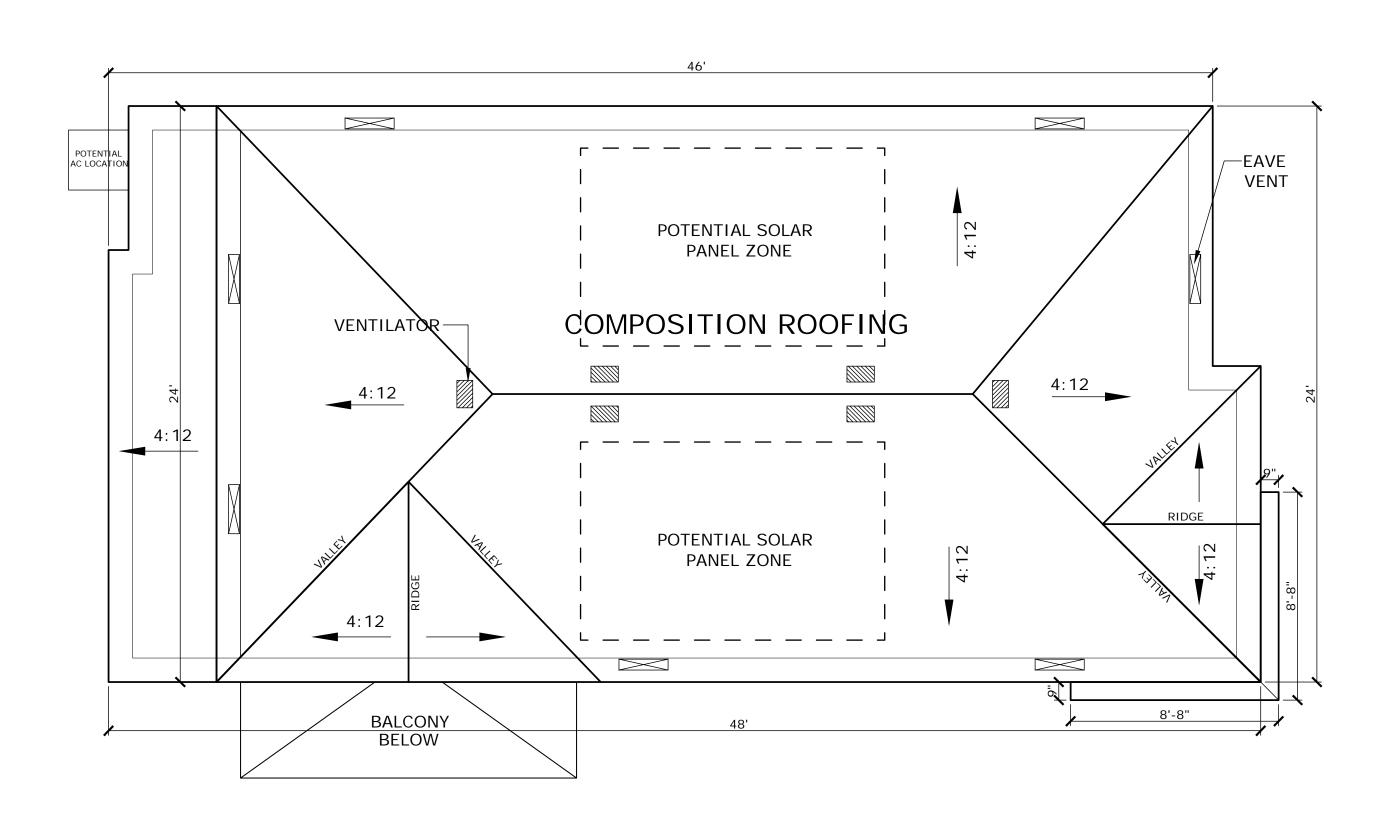
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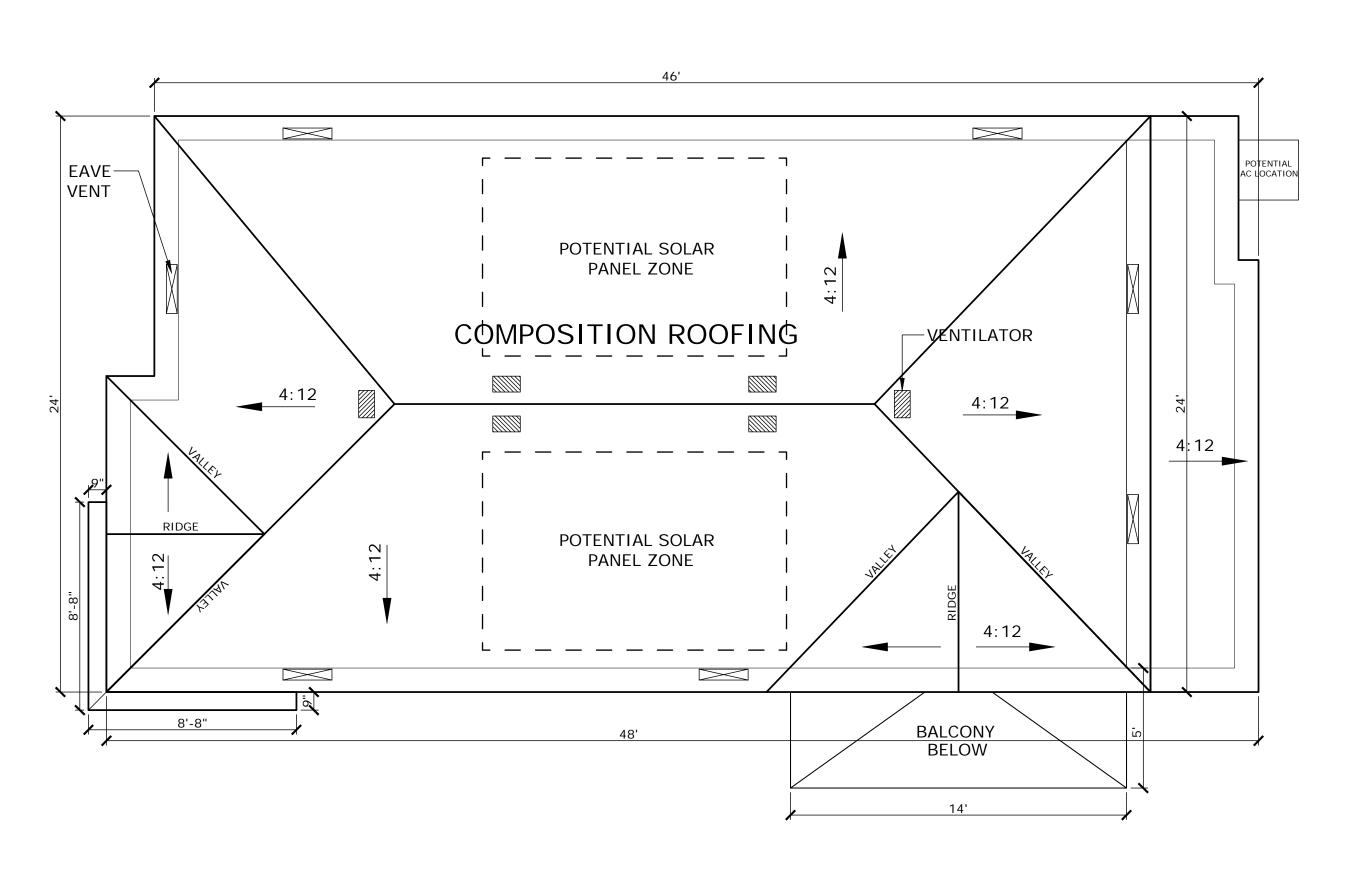
Not

COLONY SIERRA HOME 851 & 853 (A+B) SIERRA VISTA AVE. MOUNTAIN VIEW, CA 94043

Date: 08/30/19
Scale: AS-NOTED
Job No: 1801
Revision: 2

Sheet Name:





PLAN B OPPOSITE

PLAN B

### ATTIC VENT CALC.

PROPOSED ATTIC AREA: 880 SQ. FT.
REQUIRED VENTING: 880 / 150 = 5.8 SQ. FT. = 844 SQ. IN.
USE (11) 22"x3" SCREEN VENTS = 66 SQ. IN PER VENT
VENTS REQUIRED: 844/66 = 12.8 = 13 VENTS

ROOF PLANS
PLAN B & PLAN B OPPOSITE
1/4"=1'-0"

MBI Design

86 3rd Street
Unit 302
Los Altos, CA. 94022

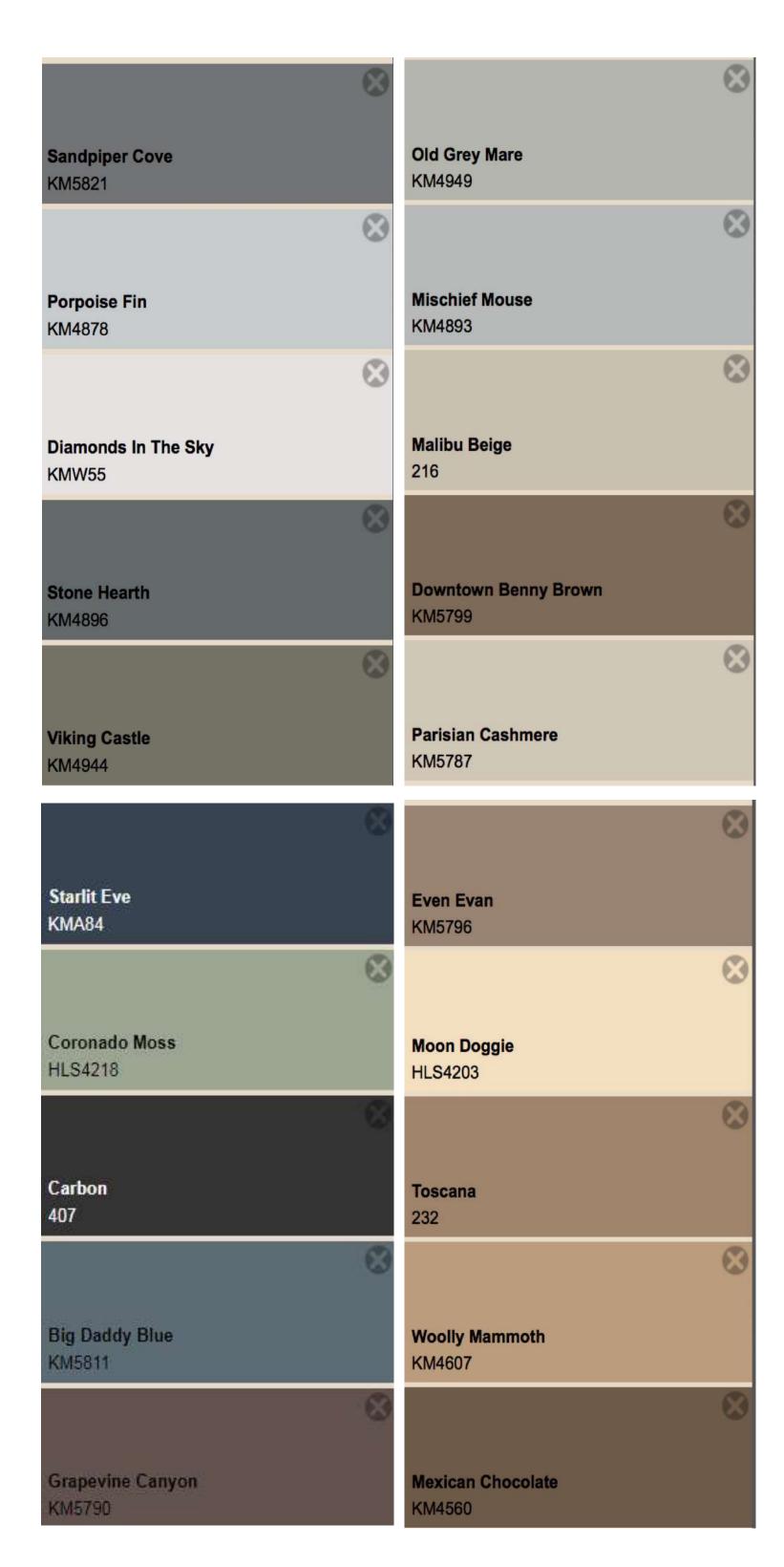
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Mataa.

COLONY SIERRA HOMES
851 & 853 (A+B) SIERRA VISTA AVE.
MOUNTAIN VIEW, CA 94043

Revision: 2

AS-NOTED



BODY: COLOR SWATCHES

PAINTED FIBER CEMENT PANELING
SEE SAMPLES









ROOF: COLOR SWATCHES
COMPOSITION ROOFING
SEE SAMPLES







STONE: COLOR SWATCHES
STONE VENEER ON COLUMNS

COLORS AND MATERIALS
PLAN A & PLAN B



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Notes:



Date: 08/30/19
Scale: AS-NOTED
Job No: 1801
Revision: 2



Single Family New Home Version 6.0.2

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build it Green

	Vista Ave, Mt. View, CA uzjaei - Certified Green Building Professional	Points Achieved	Community	Energy	AQHesith	Resources	Water	
	MEASURES			Po	ssible Po	ints		
CALGreen								
Yes	CALGraien Res (REQUIRES)	4		- 4	T	-11	1	
A. SITE								

Paints Actrieved: 102

POINTS REQUIRED

ALGreen								
Yes	CALGraen Res (REQUIRED)	- 4		1	T	1	1	
SITE			1					
Yes	A1. Construction Footprint	100				1		
	A2, Job Site Construction Waste Diversion							
Yes	AZ 1 65% C&D Waste Diversion(Including Alternative Daily Cover)	2	1		T	2		
TBD	A2.2 85% C&D Waste Diversion (Excluding Atternative Daily Cover)					2		
TBD	A2.5 Recycling Rates from Third-Party Vertied Mozet-Use Waste Esplity.					1		
TBD	A3. Recycled Content Base Material					1		
TBD	A4. Heat Island Effect Reduction (Non-Roof)			1				
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out				1			
	A6. Stormwater Control: Prescriptive Path							
TB0	A6.1 Permeable Paying Material	1					1	
TBD	A5.2 Ephation and or Bio-Retention Features						1	
TBD	A6 3 Non Leaching Hoofing Materials						- 1	
T80	AB 4 Smart Stormwater Street Design		1					
TBD	A7, Stormwater Control: Performance Path						3	
FOUNDATION								
Yes	B1. Fly Ash and/or Slag in Concrete	1				1		
Yes	BY, Radon-Resistant Construction	2			2			
TBD	B3. Foundation Drainage System					2		
TBD	B4 Moisture Controlled Crewlapace				1			
	B5. Structural Pest Controls							
Yes	B5.1 Termile Sive(de and Separated Exterior Wood-to-Consteté Connections	1				1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
LANDSCAPE			1		100		100	
5.00%	Enter the landscape area percentage							
TBD	C1. Plants Grouped by Water Needs (Hydrozoning).						40	
Yes	C2. Three Inches of Mulch in Planting Beds	7.					t	
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invesive-Species Listed by Call-IPC					1		
TBD	C3.2 Plante Chosen and Located to Grow to Natural Size					1		
Yes	C3.5 Drought Tolerant, California Native, Mediterrahean Species, or Other						- 04	
165	Appropriate Species	- 3					3	
	AND THE RESERVE AND ADDRESS OF THE PARTY OF							
	C4. Minimal Turf in Landscape							
Yes	G4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in							
	Areas Less Than Eight Feet Wide	2					2	
≤25%	C4.2 Turf on a Small Percentage of Landscaped Area	0					2	
TBD	C5. Trees to Moderate Building Temperature		1	1			1	
Yes	Cli. High-Efficiency Irrigation System	0					2	
TBD	C7. One Inch of Compost in the Top Six to Twelve inches of Soil						2	
TBD	Cfl. Rainwater Harvesting System						3	
TBD	C9. Recycled Wastewater Irrigation System						1	
TBD	C19, Submeter or Dedicated Meter for Landscape Irrigation						2	
TBD	C11, Landscape Meets Water Budget				-		2	
	C12. Environmentally Preferable Materials for Site			-	-	_		
TBD	C 12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape					1		
	Elements and Fencing C13. Reduced Light Pollution			_	-	1		
Yes			1	_	$\rightarrow$	_		
TBD TBD	C14. Large Stature Tree(s) C15. Third Party Landscape Program Certification		1	_	-	_	4	
	C16. Maintanance Contract with Certified Professional			-	-	-	-	
T80					_		1	
STRUCTURAL FRA	ME AND BUILDING ENVELOPE							
	D1. Optimal Value Engineering			4	-	-		
Yes	D1.1 Josta, Raflers, and Studs at 24 Inches on Center	3		1	_	2		
Yes	D1 2 Non-Load Bearing Door and Window Heaters Sized for Load	- 1			-	1		
TBD	D1.3 Advanced Framing Measures				-	2		
TBD	D2. Construction Material Efficiencies				- 1	1		
700	D3. Engineered Lumber			-	-			
TBD	D3 1 Engineered Beams and Héaders					1		
TBO	D3.2 Wood I-Justs or Web Trusses for Floors				-	1		
TED	D3.3 Enginered Lumber for Roof Rafters			-		1		
TBD	D3.4 Engineered or Finger-Jointed Study for Vertical Applications D3.5 GS8 for Subfloor	- 0.0			-	0.5		
Yes	D3.6 OSB for Wall and Spot Sheathing	0.5		_	-	0.5		
Yes	DA Insulated Headers	11.5		-		U.S		
				1				

Single Family New Home	Version 6.0.2				_		
	Db. PSC-Certified Wood						
≥40% TBD	D5.1 Cimensona) Lumber, Study, and Timber D5.2 Panel Products	2				6	_
100	D8. Solid Wall Systems					- 4	-
TBD	D6 Y At Least 90% of Floors					1	
TBD	DO 2 At Least 90% of Exterior Walls			1		1	
TBD	D6.3 At Least 90% of Roots			1		1	
TBO	D7. Energy Heels on Roof Trusses D8. Gverhands and Gutters		-	1		3	-
16 inches	D9. Reduced Pollution Entering the Home from the Garage	-	-	- 1		- 1	-
TBD	D9 1 Detached Garage				2		
TBO	D9.2 Mitigation Stralegies for Attached Garage				1		
	D10, Structural Pesi and Rot Controls						
Yes	D10 1 At Wood Located At Least 12 Inches Above the 500 D10 2 Wood Framing Treated With Botates or Factory-Impregnated, or William	3				1	
TBD	Malana's Other Than V/cod					1	
	D11. Moisture-Resistant Materials in Wet Areas (such as Kasnen, Bathrooms,					-	
Yes	Utility Rooms, and Basements)	2			1	1	
EXTERIOR						Name of Street	
TBD	E1. Environmentally Preferable Decking	100				1	
Yes	E2. Flashing Installation Third-Party Ventied	2				2	
TBD	E3. Rain Screen Wall System	- 1	_			2	
Yes	E4. Durable and Non-Combustible Cladding Materials E5. Durable Roofing Materials	1				1	
TBD	E0. I Durable and Fire Resistant Rooting Materials or Assembly					1	
TBD	E6. Vegetated Roof		2	2			
INSULATION				-			
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content	0					
Yes	F1.1 Walls and Floors	1				1	
Yes	F1.2 Calings	1				1	
	F2. Insulation that Meets the CDPH Standard Method—Residential for	-					
466	Low Emissions			_	-		
T80 T80	F2.1 Walls and Floors F2.2 Catings		-		1		
reu	F3 Insulation That Does Not Contain Fire Retardants		_		1	-	
TBD	F3.f Cavty Walls and Floors				1	T	1
TBD	F3.2 Gelinds				1		
TBD	F3.3 Interior and Exterior				- 1		
G. PLUMBING				_			
	G1. Efficient Distribution of Domestic Hot Water						
Yes	G1.1 Insulated Hol Water Pipes			1			
TBO	31.2 WaterSense Volume Limit for Hot Water Distribution						t
TBD	G1 3 Increased Efficiency in Hot Water Distribution G2. Install Water-Efficient Figtures						2
TBD	G2. I WaterSense Showerheads with Maiching Compensation Valve					-	1 2
	D2.) Washington and Sharing and Marching Compensation years						-
TBD	G2 2 WaterSense Bathroom Faucets						4
TAD	G2.3 WaterSense Toylets with a Maximum Parformance (MaP) Threshold of No.						
180	Less Than 500 Grams						1
TBD	G3. Pre-Plumbing for Graywater System						t
TBD	G4. Operational Graywater System						3
I. HEATING, VENTILATIO	N, AND AIR CONDITIONING						
40	H1. Sealed Combustion Units H1.1 Sealed Combustion Furnace			_			-
Yes Yes	H11 Sealed Combustion Furnace H12 Sealed Combustion Water Finater	2			7		
TBD	H1 2 Sealed Composition Willer Heater H2. High Performing Zened Hydronic Radiant Heating System	2		1	1		
199	H1. Effective Ductwork			-		-	-
		Annual Value of the last of th		1			
Yes	+43.1 Duct Mastic on Duct Jeints and Seams.						
Yes Yes	H3.2 Pressure Balance the Ductwork System	1		1			
	H3.2 Pressure Balance the Ductwork System  H4. ENERGY STARS Bethroom Facs Per HVI Standards with Air Flow Venified	1		1	d.		
Yes Yes	H3.2 Pressure Balance the Ductwork System H4. EMERGY STARS Bathroom Faas Per HVI Standards with Air Flow Venified H5. Advanced Practices for Cooling	1		1	1		
Yes	H3.2 Pressure Balance the Ductwork System H4. ENERGY STARS Bathroom Fears Per HVI Standards with Air Flow Venified H5. Advanced Practices for Cooling H5. 1 ENERGY STAR Calling Fans In Living Areas and Bedrooms	1		1	4		
Yes Yes TBD	H.3.2 Pressure Balance the Ductivork System H.3.2 Pressure Balance in Baus Per HVI Standards with Air Flow Verified M.5. Advanced Practices for Cooling Living Areas and Badrooms H.5.1 ENERGY STAR Caring Feas in Lung Areas and Badrooms M.5. Whole Moose Mechanical Windlation Practices to Improve Indigor Air Quality	1	D		1		В
Yes Yes TBD Yes	H3 2 Pressure Islainos the Quotivorii System H4. EMERGY 91 ARR Bethroom Prais Per HYI Standards with Air Flow Verified M5. Advanced Practices for Cooling H3. 18 NET VI STAT Citing Fare it Juney Annas and Badrooms M6. Whole Mouse Mechanical Verifitation Practices to Improve Indion Air Quality H6. 1 Near APPARA ECT 22 OIL Versitation Feedbanks Standards	1 1	R	1 H	R	В	R
Yes Yes TBD Yes TBD	HIS Pressure Balance the Ductorit System  H. EMERGY STARS Bathroom Fans Per HVI Standards with Air Flav Verified  MS. Advanced Practices for Cooling  H. STARS HEART STAR Castrop Facs in Living Areas and Badrooms  MS. Whole Mouse Mechanical Verifiation Practices to Improve Indion Air Quality  HIS T Mear ASHARE EQ 2010 Verifiation (Feedential Standards  MG. Advanced Verifiation Standards)	1 1 1	R		1	В	R
Yes Yes TBD Yes TBD TBD	HIS Pressure Islance the Ductorit System H. EMERGY STARS Bethroom Fans Per HVI Standards with Air Flaw Verified MS. Advanced Practices for Cooling HIS TENERUS STAR Castrop Fans in Living Areas and Bedforms HIS TENERUS STAR Castrop Fans in Living Areas and Bedforms White Mouse Mechanical Verification Practices to Improve Indianor Air Quality HIS Tibest ASHRALE ST 2010 Verification (Feedential Standards HIS 2 Advanced Verification Standards HIS 3 Coldocy Air Ductes to Bedform and Living Areas HIS STARS All Consequences and Air Air Advanced Standards HIS STARS All Consequences and Air	Y	R		R 1 2	В	Ħ
Yes Yes TBD Yes TBD TBD TBD Yes	H3 2 Pressure Balance the Quelvoir System H4. EMERGY 47ARS Bethroom Fass Per HYI Standards with Air Flow Verified M5. Advanced Practices for Cooling H3. 18NRADY STAR Cisting Fase in Juney Annas and Badrooms M6. Whole House Mechanical Verifitation Practices to Improve Indion Air Quality H6. 1 Near AFAPAR ECT 22 OF Verifiation Readential Standards H6.2 Advanced Verifiation Standards H6.3 College An Ducted of Bedoma and Living Areas H7. Effective Range Hood Design and Imstallation H7. Effective Range Hood Design and Imstallation	Y	R		1 2	В	Ħ
Yes Yes TBD Yes TBD TBD Yes TBD TBD	HIS Pressure Islance the Ductorit System H. EJERGY 21ARS Bathroom Fass Per HVI Standards with Air Flaw Verified MS. Advanced Practices for Cooling HIS TEMPHOY STAR Casting Fass in Living Areas and Baddooms HIS TEMPHOY STAR Casting Fass in Living Areas and Baddooms HIS Whole Mouse Mechanical Verified to Practices to Improve Indioor Air Quality HIS THEM AD-PLACE START OF Verified Files dental Standards HIS J. Advanced Verifieldon Standards HIS J. Outdoor Air Ducted to Standards HIS START AND HIS START OF THE	1 1 1	R		1 2	Я	R
Yes Yes TBD Yes TBD TBD Yes TBD Yes TBD Yes	HS 2 Pressure Balance the Quetonic System HE. EMERGY of ARRS Bathroom Frain Per HYI Standards with Air Flow Verified MS. Advanced Practices for Cooling HS 1 EMERGY STAR Cisting Frair II. units Annas and Badrooms MS. Whole House Mechanical Verifitation Practices to Improve Indion Air Quality HS 1 Near APPIARE CE 22 OIL Verifiation Readential Standards HS 2 Advanced Verifiation Standards HS 3 College An Ducted of Bedroom and Living Areas HZ. Effective Range Hood Design and Imstallation HY 1 Effective Range Hood Control HS 1 No Fireplace or Shaded Gas Strengan	Y	R		1 1 1 1	Я	Ħ
Yes Yes TBU Yes TBU Yes TBU Yes TBU Yes TBU TBU	HIS Pressure Islance the Ductorit System H. EJEEGY STARS Bethroom Fass Per HVI Standards with Air Flow Verified MS. Advanced Practices for Cooling HS. HVINGH Practices for Cooling HS. HVINGH MCCONTROL STAR Conting Fass in Living Amas and Bedrooms HS. HVINGH MCCONTROL Verification Practices to Improve Indion Air Quality HS. Tilbert ACHARLE START Or Verification Pleaseferthal Standards HS. Zinchard Verifiation Districtions to Establish HS. Zinchard Verifiation Districtions HS. Standards HS. HS. Standards HS. HS. Standards HS. HS. HS. Standards HS. HS. HS. Standards HS. HS. HS. HS. Standards HS.	Y	R	н	1 2	Я	Ħ
Yes Yes TBD Yes TBD TBD Yes TBU Yes TBD TBD TBD TBD TBD	HS 2 Pressure Islainos the Quelvoir System H. EMERGY 21 ARR Bathroom Fass Per HY Standards with Air Flow Verified MS. Advanced Practices for Cooling HS 1 EMPRINY STAR Cisting Fase in Juney Annas and Badrooms No. Whole Mouse Mechanical Verifitation Practices to Improve Indion Air Quality HS 1 Next APPRIAR ECT 22 OIL Verifitation Foundation Standards HS 2 Advanced Verifitation Blandards HS 3 Coldoor Air Ducles to Beform and Living Areas H7. Effective Range Hood Design and Brastaleton H7 1 Effective Range Hood Control H8. No Fireplace or Seaded Gas Fireplace NS. Hamidity Control Systems HM. Replace or Saley Gas Striptace		R		1 2 1 1 1 1 1	н	H
Yes Yes TED Yes TED TED Yes TED Yes TED TED TED TED TED TED TED Yes	HIS Pressure Islance the Ductorit System H. EJEEGY STARS Bethroom Fass Per HVI Standards with Air Flow Verified MS. Advanced Practices for Cooling HS. HVINGH Practices for Cooling HS. HVINGH MCCONTROL STAR Conting Fass in Living Amas and Bedrooms HS. HVINGH MCCONTROL Verification Practices to Improve Indion Air Quality HS. Tilbert ACHARLE START Or Verification Pleaseferthal Standards HS. Zinchard Verifiation Districtions to Establish HS. Zinchard Verifiation Districtions HS. Standards HS. HS. Standards HS. HS. Standards HS. HS. HS. Standards HS. HS. HS. Standards HS. HS. HS. HS. Standards HS.	1 1 1	R	н	1 1 1 1	H	H
Yes Yes TBD TBD	HS 2 Pressure Islainos the Quelvoir System H. EMERGY 21ARS Bathroom Fass Per HVI Standards with Air Flow Verified MS. Advanced Practices for Cooling HS 1 EMPRIOY STAR Citiling Fase in I. I. I. Mg Annas and Baddooms No. Whole Mouse Mechanical Verifitation Practices to Improve Indion Air Quality HS 1 Near A Paril Act of 2 2010 Verifiation Released HS 1 Mg Areas HS 2 My Annas Verification Bandomis HS 3 CANDOM For Include to Reprotom and Living Areas HT. Efficative Range Hood Design and Installation HT 1 Efficient Range Hood Conting HS 1 Mg Principle Conting Air Conting HS. No Fireplace or Sealed Gas Fireplace NS. Hamidily Conting Systems HS Register Design Per ACCA Menual T HS1. High Efficiency HVAC Filter (MERV 8+)		R	п 1	1 2 1 1 1 1 1	н	THE .
Yes Yes TBD	HIS 2-Pressure Islance the Ductorit System HE. EMERGY YARS Bishnown Brain Per HVI Standards with Air Flow Verified MS. Advanced Practices for Cooling HIS 1-ENERTY STAFE Clarifs Care IT-Juny Ansas and Badroome HIS VENDER VISTAF Clarifs Care IT-Juny Ansas and Badroome HIS VENDER Who HIS STAFE CLARIFS CARE IT-JUNY AND AIR STANDARD AIR COUNTY OF AIR COUN		R	н	1 2 1 1 1 1 1	В	R
Yes Yes TBD TBD Yes TBD TBD TBD TBD TBD TBD TBD TBD	HS 2 Pressure Islainos the Quelvoir System H. EMERGY 21ARS Bathroom Fass Per HI Standards with Air Flow Verified MS. Advanced Practices for Cooling HS 1 EMPRINY STAR Cisting Fase in I. I. I. My Amas and Baddooms No. Whole Mouse Mechanical Verifitation Practices to Improve Indion Air Quality HS 1 Near APPRIAR CE 27 2010 Verifiation Readmiss Standards HS 2 Advanced Verifiation Blandards HS 3 CANDARD AT Ductles to Bederoom and Living Areas HT. Efficative Range Hood Design and Bristaletion HT 1 Effective Range Hood Control HS. No Fireplace Strape Hood Control HS. No Fireplace or Seaded Gas Fireplace HS. No Fireplace or Seaded Gas Fireplace HS. Hoof Project Control HS. Register Design Per ACCA Menual T HHS. Register Design Per ACCA Menual T HHS. Ingit Efficiency HIACF Filter (NERV 8+) II. Phy-Filterbing for Soler Water Heaters		R	1 1	1 2 1 1 1 1 1	В	H
Yes Yes TBD TBD TBD TBD TBD TBD TBD TBD TBD	HIS 2-Presional Balance the Ducknerk System H.A. EMERGY 9-14RR Besthroom Fass Per HVI Standards with Air Flow Verified M.S. Advanced Practices for Cooling H.S. 16/NRDV STAR Casing Fass in Juving Areas and Badrooms M.B. Whole Mouse Mechanical Verifitation Practices to Improve Indion Air Quality HIS 1 Near ASPIRACE 07/23/01 Verification Residential Standards HIS 2 DAVAGE AT Duckes to Residence and Living Areas M.C. Effective Range Hood Design and Installation H.T. Stiffsether Arrays stood Design and Installation HIS Medical Control Systems HIS Register Design Fer ACCA Mesual T HIS Higher Design Fer ACCA Mesual T HIS Higher Design For Size What Fleeting I.P. Pra-Plumbing for Solar Water Fleeting I.P. Pra-Plumbing for Solar Plumbing for Solar		R	п 1	1 2 1 1 1 1 1	H	H
Yes Yes TBD TBD TBD TBD TBD TBD TBD TBD TBD	HS 2 Pressure Islainos the Quelvoir System H. EMERGY 21ARS Bathroom Fass Per HI Standards with Air Flow Verified MS. Advanced Practices for Cooling HS 1 EMPRINY STAR Cisting Fase in I. I. I. My Amas and Baddooms No. Whole Mouse Mechanical Verifitation Practices to Improve Indion Air Quality HS 1 Near APPRIAR CE 27 2010 Verifiation Readmiss Standards HS 2 Advanced Verifiation Blandards HS 3 CANDARD AT Ductles to Bederoom and Living Areas HT. Efficative Range Hood Design and Bristaletion HT 1 Effective Range Hood Control HS. No Fireplace Strape Hood Control HS. No Fireplace or Seaded Gas Fireplace HS. No Fireplace or Seaded Gas Fireplace HS. Hoof Project Control HS. Register Design Per ACCA Menual T HHS. Register Design Per ACCA Menual T HHS. Ingit Efficiency HIACF Filter (NERV 8+) II. Phy-Filterbing for Soler Water Heaters		R	1 1	1 2 1 1 1 1 1	H	R

TABLODY OF PERSONNELS (FOR EAST) A street product of Control of Personnels (FOR EAST)	Single Family New Home	Version 6.0.2	-				-		
1		CE AND TESTING  (A) Third Party Verification of Quality of Insulation Installation	-		1	4			
1 10		J2. Supply and Return Air Flow Testing	2		+	4			
### 1	TBD	J3. Mechanical Ventilation Testing and Low Leskage				1			
### 1500 A. The A Proceed on Signed by a ACASC Certified Sumpy Journal of State (1997) and the Company of the C	TBD	J4. Combustion Appliance Safety Testing		1		1			
190	10.00%	JS 1 (one Outerlams Title 24 Part 8	26		60				
1	T80	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analysis			1				
1	TBD	47. Participation in Unity Program with Third-Party Plan Review			1				
## A Published Control Principal Review Franch Continuouses ## 10	TBO	J8. ENERGY STAR for Homes	w		1				
A. F. March		J.D. Blower Door Textino	0	-	_	- 1			
1.	V FINISHES	, and the place over results	_		_				
Part   Control	L. Filmonico	K1. Entryways Designed to Redoce Tracked-in Contominants							
Page   Col. Lower   Country   Control and Advanced   Col. Colored   Colore		K3 1 Individual Entryways.				1			
At Service content of Profession Relative Services Franch.  100 100 100 100 100 100 100 100 100 1		K3. Low-VOC Coults and Arbestuse	- 2	-	-	2			
### 100   ### 10	103	K4. Environmentally Preferable Materials for Interior Finish.				-			
1969	TED	K4.1 Cabinets					- 2		
## 180  ## 1	TBD						2		
Fig.   4.1   Column	280% TRD	K4.4 Sports	-2	-	-	_	2		
A. P.	TBD	K4.5 Countenops	-		_		1		
150		K5. Formaldehyde Emissions in Interior Finish Exceed CARS							
### Service Provided Formation (Comparison of Control Standard Product Declaration Comparison Standard (Comparison Standard Comparison Standard Stand	TBD					1			
Fig.   M. Products That Coopy With the Health Product Controlled Control Con				1		-			
### 150   17   Statisch & Formatchipple Level Less Than 27 Parts Pe Billion   2   2     ### 150   150						2			
FLOORING		K7. Indoor Air Formsidehyde Level Less Than 27 Parts Per Billion				2			
TRO		K8. Comprehensive inclusion of Low Emitting Finishes	0	4		1			
To									
Var		L1. Environmentally Profession Monte COSM 2010 Security May 2					3		
### TOO   L. Thomas Makes Processor  **PAPERATIONS PAULICH NO.**  **PAPERA		L3. Durable Flooring Minits CUPH ZITE STANDART Method—Mesigential	1	1	1	ď	1		
MapPlack(ICS NOL NUTFFICE)				1	1		-		
Yes		TING		1-				100	
CEET Table 2 W. S. CEET Annual Chlorides Washing and Communication Commu	Yes	M1. ENERGY STAR® Dishwasher	200					1	
Table Mil Table in Recipitation (International Principles Mill International Mill Internati	CEE Tier 2		2	1	1			2	
TBG	<20 cubic feet	MA Permanant Centers for Waste Reduction Strategies	-2	_	2				
West Lighting Philosophy T5D W2 Lighting System Disagnated It 83MA Forecomed Standards for Disagnated by Uniform Consultant W2 Lighting System Disagnated It 83MA Forecomed Standards for Disagnated by Uniform Consultant W1 Standard Disagnated Itemporal Resources by Uniform Consultant W1 Standard Disagnated Itemporal Resources by International W1 Standard Disagnated Resources W1 Standard Resou	TBD						1		
## ST PLANT CONTROL OF THE PLA		M4.2 Buff in Composting Center					1		
TSD		MS. Lighting Efficiency							
TSD	Yes	MC 1 Mar Change Space	- 60		~				
COMMAND   Comment   Comm		M5.2 Lighting System Descried to ESNA Footgand's Standards by Descried by	- 2		- 2				
## Smart Development ## 1780 ## 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Lighting Consultant			2				
180	N COMMUNITY								
190	***	N1 Smart Development							
1-20				1	-	4	-		
Yes		N1.3 Conserve Resources by mereasing Density	4	1	2	-	- 2		
Fig. 19. House, of the form, it is sparse feel Bristonium is the control Wishin 12 Mile of a Major Transit Brop 2 2 2 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Yes	N1.4 Gluster Homes for Land Bresquation	2	-1			1		
Tell Committee of bedocarses  12 - Individual Suppression Contect (Within 1/2 Mile of a Major Trainer) Brog  13 - Predictarian reacts of Environment Units of Community Survises  2 - Individual Committee of Tell 2 analysis  14 - Predictarian Acade to Environment Vital Mile of Community Survises  2 - Individual Committee of Tell 2 analysis  15 - Individual Committee of Tell 2 analysis  16 - Individual Committee of Tell 2 analysis  17 - Individual Committee of Tell 2 analysis  18 - Individual Committee of Tell 2 analysis  19 - Individual Committee of Committee							9		
Yes   12. Hornel-sylbrevial power Located Within 12 Mile of a Major Transit Stop   13. Pedestrain and Blaycole Access   13. Pedestrain Access to Services Within 12 Mile of Community Standors   2   1   1   1   1   1   1   1   1   1		Enter the area of the home in aquare feet							
M.P. Pedestrain Authority Recens   2	Yes		2	2					
Enter the number of Time 2 services		N3. Pedestrian and Bibyole Access							
Finds the number of Tar 2 sanctos   1		AG I Pedestrian Access to Services Within T/2 Mile of Community Europes		2					
Yes		Enter the number of Tier 2 services							
TBD	Yes	N3 2 Connection to Pedestrian Pathways	1	1					
TBD		N3.3 Traffic Calming Strategies		2					
1	740				-	_			
Services		NA 1 Public or Semi-Public Outdoor Gathering Places for Nesdents	-	1					
NS Social Interaction   No.   Residence Embrea with Views to Calliers   1	TBD	Services		+					
Yes		N5: Social Interaction							
Visal		NS / Residence Entries with Views to Callers	1.	:t					
T80		N5.3 Ponches Oriented to Street and Public Source	1	1					
No.   Plasting Solar Design   No.   Plasting Load		NS A Social Gathering Space		1					
TBD		N6. Passive Solar Design			1				
Nr. Adaptable Building					2				
T8D	180	N7. Adentable Fullding		1	2				
T80   N1 2 Full Function Independent Rental Unit   N2   N3   N4   N5   N5   N5   N5   N5   N5   N5	TBD	N7.1 Universal Design Prinoples in Units		t		4			
Yes	TBD			9.					
Yes	O. OTHER			1					
Yes	Yes	Q1, GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
T8D		O3. Orientation and Training in Occurrents. Commet Educational Walkformatic	2			a n	0.5		
Professionals		Oil Builder's or Developer's Management Staff are Certified Green Building	2		4.5	0.3	V.0	V.V	
Col. Green Building Education		Professionals			0.5	0.5	0.5	0.5	
TBD	TBD	O5, Home System Monitors			1			1	
TBD D8.2 Creen Building Signage  Yes OF, Grown Apprisals Addendum  Y R R R R R  TBD 08. Detailed Dursbliry Plan and Third-Party Verification of Plan Implementation  Total Available Points in Specific Categories  Minimum Points Required in Specific Categories  50 2 25 8 6 8	TAN	OB, Green Building Education							
7/8 O7, Green Appraisal Addendum T80 O8. Detailed Dursbility Plan and Thred-Party Verification of Plan Implementation  Summary  Total Available Points in Specific Categories  Minimum Points Required in Specific Categories 50 2 25 6 6 6	TBD	DB 2 Green Bolding Signage		-	0.5			0.5	
Total Available Points in Specific Categories 342 28 331 54 83 48  Minimum Points Required in Specific Categories 50 2 25 8 6 6	Yes	07. Green Appraisal Addendum	Y	B		R	Ħ		
Total Available Points in Specific Categories   342   26   131   54   83   48	TBD	08. Detailed Durability Plan and Third-Party Verification of Plan Implementation		X			1		
Total Available Points in Specific Categories 342 26 131 54 83 48  Minimum Points Required in Specific Categories 50 2 25 8 6 8									
Minimum Points Required in Specific Categories 50 2 25 6 6 6		OH IIIII III		-	1				
Minimum Points Required in Specific Categories 50 2 25 6 6 6		Total Available Points in Specific Categor	ies	4	144	201	1	20	
50 2 25 6 6 6		,	342	26	131	54	63	48	
50 2 25 6 6 6		Minimum Points Required in Specific Categori	es					2.1	
Total Points Achieved			50	2	25	- 8	6	0	
Total Paints Admisved		Total Bounds Automoral							
		Lotal Points Achieved			1		1	2000	

Build it Green D Build it Green D Build it Green GreenPoint Rated New Home Single Family Checklist Version 6.0 GreenPoint Rated New Home Single Family Checklist Version 6.0 GreenPoint Rated New Home Single Family Checklist Version 6.0

#### 2016 Cal Green and MVGB: Residential Compliance Sheet 1 of 2

tesidential: R occupancies	one -and two- family dwelling, townhouse with attached private garages & multifamily dwellings)
Project Number:	
Permit Address:	



	_					1			
Х×		1	_		crease the conditioned space, volume or size 1				
Chec		2		tesidential Buildings < 5 units (single ar		ļ			
_		3	New R	esidential Buildings ≥ 5 units (single ar	nd multi-family)				
#	1	2	3	Residential Code Sections	Measures	Plan	Location on	Verificat Responsible	tion [3]
"	<u> </u>	1		Residential Code Sections	meade	Requirements	Plans	Responsible Party	Construction
				Division III Section 8.20.8 & 8.20.9	MOUNTAIN VIEW GREEN BUILDING CODE (California Green Building Standards Code - Adopted):				
1				MVGBC 8.20.8	Mandatory CalGreen / MVGBC requirements	Details/notes on plans		Field Insp	
2			•	MVGBC 8.20.9	BUILD IT GREEN (B.I.G.) GUIDELINES (Meet the intent of 70 Green Points Rated)	B.I.G. doc. on plans		Green Pt Rater	
3				MVGBC 8.20.14 & 8.20.15	Mixed-use Projects all new mix-use construction projects must comply with MVGBC requirements and meet the requirements applicable to each primary occupancy component (MVGBC table 8.20.15)	Details/notes on plans / LEED doc.		Field Insp / LEED Prof	
		_		CalGreen Division 4.1 Section 4.106	PLANNING AND DESIGN (Site Development CalGreen section):	LEED GOC.		PIOI	
3				MVGBC 8.20.30	Storm water drainage and retention during construction [2]	Details/notes on plans		Env Safety	Г
4	•	•	•	CalGreen Section 4.106.3	Grading and paving [2]	Details/notes on plans		Env Safety	
*	÷	-	<u> </u>	Caroleen Section 4, 100.5		Detallarriotes on plans		Lift Salety	
5		•	•	CalGreen Section 4.106.4.1	New one-and two- family dwellings and townhouses with attached private garages, for each dwelling install a listed raceway to accommodate a dedicated 208/240-volt banch circuit in close proximity to the proposed location of an EV charger.	Details/notes on plans		Field Insp	
6		•	•	MVGBC 8.20.31	New multifamily dwellings where 3 or more constructed on a building site 10% of the total number of parking spaces provided shall be electric vehicle charging spaces	Details/notes on plans		Field Insp	
7		•	•	CalGreen Section 4.106.4.2.1	Electric vehicle charging space locations for new multifamily shall be indicated in the construction documents and at least one EV space shall be located in common use areas and available for use by all residents	Details/notes on plans		Field Insp	
8		•	•	MVGBC 8.20.32	Identification panel/subpanel circuit directory shall identify the overcurrent protective device space(s) reserve for EV charging purposes	Details/notes on plans		Field Insp	
				CalGreen Division 4.2 Section 4.201	ENERGY EFFICIENCY (General):				
9	•	•	•	CalGreen Section - 4.201.1	Meet energy requirements of Title 24 Part 6 (California Energy Code)	Details/notes on p.		HERS Rater	
				Senate Bill No.7 Chapter 623	WATER METERS MULTIUNIT STRUCTURES:				
10				New multiunit structures are required to be individually metered in the state of California - submeters must be located in an accessible location - (exempt: low income housing, housing at a place of education, long-term health facilities, time-share proper		Details/notes on plans		Field Insp	
					residential care facilities for the elderly)				
				CalGreen Division 4.3 Section 4.303	WATER EFFICIENCY AND CONSERVATION (Indoor Water Use):				
11	•	•	•	CalGreen Section 4.303.1.1	Water closets shall not exceed 1.28 gallons per flush	Notes on Plans		Field Insp	
12	•	•	•	CalGreen Section 4.303.1.2	Wall mounted Urinals shall not exceed 0.125 gallons per flush	Notes on Plans		Field Insp	
13	•	•	•	CalGreen Section 4.303.1.2	Floor mounted Urinals shall not exceed 0.5 gallons per flush	Notes on Plans		Field Insp	
14	•	•	•	CalGreen Section 4.303.1.3.1	Single showerhead shall have a maximum flow of 2.0 gpm at 80 psi	Notes on Plans		Field Insp	
15	•	•	•	CalGreen Section 4.303.1.3.2	Multiple showerheads > than 1 shower shall have combined flow of 2.0 gpm at 80 psi or 1 operating at a time	Notes on Plans		Field Insp	
16	•	•	•	CalGreen Section 4.303.1.4.1	Residential lavatory faucets shall have a max. flow rate of 1.2 gpm at 60 psi & min. of 0.8 gpm at 20 psi	Notes on Plans		Field Insp	
17	•	•		CalGreen Section 4.303.1.4.2	Lavatory faucets in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60 psi	Notes on Plans		Field Insp	
18	•	•	•	CalGreen Section 4.303.1.4.4	Kitchen faucets shall have a maximum flow rate of not more than 1.8 gpm at 60 psi	Notes on Plans		Field Insp	
				CalGreen Division 4.3 Section 4.304	WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use):				
19	•	•	•	MVGBC 8.20.33	Compliance with Local Water-Efficient Landscape Ordinance projects with landscape areas ≥ 500 square feet must comply w/ MVGBC section 36.34.30	* Details on plans & checklist form		Planning field Insp	
20		•		CalGreen Section 4.304.1	Outdoor potable water use in landscape areas new residential developments w/an aggregate landscape area ≥ 500 square feet [4]	* Det & checklist form		Planning field insp	
21	•	•	_	MVGBC & CalGreen	MVGBC Commercial Compliance (if required please comply with rows 22-29 in MVGB Commercial checklist) [4]	* Det & checklist form		Planning field insp	
		_	_	CalGreen Division 4.4 Section 4.406	MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Enhanced Durability and Reduced Maintenance):				
22	•	T •	•	CalGreen Section 4.406.1	Rodent Proofing joints and openings protected against the passage of rodents	Details/notes on plans		Field Insp	
	_	_	_	CalGreen Division 4.4 Section 4.408	MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling):	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		1 1010 1110	
23				MVGBC 8.20.34	Compliance with local construction and demolition debris diversion program for projects adding or constructing ≥ 5000 square	* Mountain View waste		Public Works	
		-	<u> </u>		feet of new floor area [2]	tracking form			
24	•	•	•	MVGBC 8.20.35	Construction waste reduction of at least 50% of nonhazardous construction and demolition debris, recycle and/or savage for reuse [2]	* Mountain View waste tracking form		Public Works	
25	•	•	•	MVGBC 8.20.36	Excavated soil and land clearing debris 100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reuse or recycled [2]	* Mountain View waste tracking form		Public Works	

				CalGreen Division 4.4 Section 4.410	MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Building Maintenance & Operation):		
26	•	•	•	MVGBC 8.20.37	Recycling by occupants. Provide readily accessible identified areas that serve the entire building, including (min.) paper, corrugated cardboard, glass, plastic and metals [2]	Details/notes on plans	Field Insp
27	•	•	•	MVGBC 8.20.38	Sample ordinance space allocation for recycling areas shall comply with chapter 18, part 3 division 30 of the Public Resource Code [2]	Details/notes on plans	Field Insp
				Division III Section 8.20.39	MVGBC ENVIRONMENTAL QUALITY (Fireplaces):		
28	•		•	MVGBC 8.20.39 & 8.20.40	Any installed gas fireplace shall be direct-vent, sealed-combustion type and any wood stoves/pellet stove shall comply with U.S. EPA phase II emission limits shere applicable. Verification of compliance shall be provided [2]	Details/notes on plans	Field Insp
				CalGreen Division 4.5 Section 4.504	ENVIRONMENTAL QUALITY (Pollulant Control):		<u> </u>
9	•	•	•	CalGreen Section 4.504.1	Covering of duct openings and protection of mechanical equipment during construction shall be covered with tape, plastic, sheet metal or other methods	Notes on Plans	Field Insp
0	•	•	•	CalGreen Section 4.504.2.1	Finish material pollutant control adhesives, sealants & caulks shall comply w/VOC limits (Table 4.504.1 & 5.504.2)	Notes on Plans	Field Insp
1	•	•	•	CalGreen Section 4.504.2.2	Finish material pollutant control paints and coatings shall comply with VOC (Table 5.504.3)	Notes on Plans	Field Insp
2	•	•	•	CalGreen Section 4.504.2.3	Finish material pollutant control aereosol paints and coatings shall comply with MIR limits for ROC & VOC	Notes on Plans	Field Insp
3	•	•	•	CalGreen Section 4.504.2.4	Verification of compliance and documentation [2]	Notes on Plans	Field Insp
34	•	•	•	CalGreen Section 4.504.3	Finish material pollutant control carpet systems shall meet testing and product requirements (carpet cushion & carpet adhesive)	Notes on Plans	Field Insp
5	•	•	•	CalGreen Section 4.504.4	Finish material pollulant control resilient flooring systems shall comply with VOC emission limits (80%)	Notes on Plans	Field Insp
6	•	•	•	CalGreen Section 4.504.5	Finish material pollulant control composite wood products shall comply with formaldehyde limits requirements (Table 5.504.5) & verification	Notes on Plans	Field Insp
				CalGreen Division 4.5 Section 4.505	ENVIRONMENTAL QUALITY (Interior Moisture Control):		
37	•	•	•	CalGreen Section 4.505.2	Concret slab foundations required to have a vapor retarder & capillary break	Details/notes on plans	Field Insp
8	•		•	CalGreen Section 4.505.3	Moisture content of building materials. Building materials wivisible signs of water damage shall not be installed. Wall and floors framing members shall be verified	Details/notes on plans	Field Insp
				CalGreen Division 4.5 Section 4.506	ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust):		
9	•	•	•	CalGreen Section 4.506.1	Bathroom exhaust fans each bathroom shall be mechanically ventilated	Details/notes on plans	Field Insp
				CalGreen Division 4.5 Section 4.507	ENVIRONMENTAL QUALITY (Environmental Comfort):		
0	•		•	CalGreen Section 4.507.2	Heating and air-conditioning system design (ducts) shall be sized, designed and have their equipment selected	Details/notes on plans	HERS Rater
_				CalGreen Chapter 7 Section 701	INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS:		
11	•	•	•	CalGreen Section 702.1	Installer training. HVAC installers trained and certified	Notes on plans	Field Insp
_		1				1	
s l				e area of alteration			
NOTES				Other Mountain View City Code (MVCC)			
읽	1-7			IN TO BE COMPLETED AFTER CONSTR	UCTION" on sheet 2.		
	[4]	See ex	ceptio	ns for one-and two- family dwellings			
					OWNER ACKNOWLEDGEMENT		
	OWNER ACKNOWLEDGEMENT s project is required to comply with the State California Green Building Code (T24, Part 11) and the City of Mountain View Green Building Code. I, the property owner / legal representative, acknowledge						

### Print Full Name SECTION TO BE COMPLETED AFTER CONSTRUCTION In order to schedule a final building inspection with the Building Department, follow the procedures below. At the final building inspection prepare to be submitted the following items: (Initial for each applicable item) (Initial below) Per the California Energy Code & projects energy reports, provide the completed CF2R, CF3R forms (Certificate of Installation & Certificate of Verification). Cutsheets or proof of installation of products and materials that meet the required VOC and formaldehyde limits. (CALGreen 4.504.2.1-4, 4.504.3-5) Completed Build It Green field verification checklist (when required) Provide Proof of Construction Waste Diversion, contact Public Works at (650) 903-6311 certify that: There have been no alterations that have impacted the energy report (CF-1R form) for the project, unless the new report is provided; All mandatory CALGreen measures noted in the checklist have been implemented unless a new checklist is provided Signature (Owner) and Date (Sign only after construction is completed) Signature (Contractor) and Date Print Name Print Name

\* Planning: https://www.mountainview.gov/depts/comdev/planning/application.asp

\* Public works: http://www.mountainview.wastetracking.com/

rev. 7/10/2018





SI INDICATES PLANT QUANTITY

3 INDICATES PLANT KEY

<ey th=""  <=""><th>BOTANICAL/COMMON NAME</th><th></th><th>SIZE</th><th>QTY.</th><th>REMARKS</th></ey>	BOTANICAL/COMMON NAME		SIZE	QTY.	REMARKS
	TREES				
T1	PLATANUS ACERIFOLIA 'COLUMBIA'	— LONDON PLANE TREE —————	- 24" BOX	3	
T2	ARBUTUS 'MARINA'	— N.C.N. —	- 24" BOX	10	STANDARD FORM
T3	DELETED -		-   -	-	
T4		— AUSTRALIAN WILLOW (STREET TREE) —	· ·		
T5	LOPHOSTEMON CONFERTUS -	— BRISBANE BOX (STREET TREE) ———	- 36" BOX	4	STANDARD FORM
	SHRUBS, PERENNIALS, AND GRASSES				
SI	HEMEROCALLIS VAR'S.	— DAYLILY ————	- 1 G.C.	105	MIXED EV'RGR'N VAR'S
<b>S</b> 2	PHORMIUM T. 'APRICOT QUEEN'	— NEW ZEALAND FLAX —————	- 5 G.C.	10	
<b>6</b> 3		— N.C.N. —		43	
54		— LAURUSTINUS ——————		37	
S5	RAPHIOLEPIS I. 'DANCER'	— INDIA HAWTHORN —————	- 5 G.C.	38	
56	PITTOSPORUM T. 'VARIEGATA'	— N.C.N. —	- 5 G.C.	39	
57	TULBACHIA VIOLACEA	— SOCIETY GARLIC —————	- 1 G.C.	13	
58		— BEARBERRY COTONEASTER ————		25	
<i>9</i>	LIGUSTRUM J. 'TEXANUM'	— TEXAS PRIVET ———————	- 5 G.C.	34	
S1Ø		— HEAVENLY BAMBOO —————		14	
S11		— JAPANESE ANEMONE —————		75	
S12	PELARGONIUM PELTATUM 'RED'	— IVY GERANIUM ———————	- 1 G.C.	5	
<b>S</b> 13	NASSELLA TENUISSIMA	— MEXICAN FEATHER GRASS —————	- 1 G.C.	12	
	GROUNDCOYERS_				
GI	DYMONDIA MARGARETAE	— N.C.N.	- FLATS	AS REQ.	SPACE TRI. @ 12" C
G2		— WILD STRAWBERRY —————		AS REQ.	SPACE TRI. @ 12" C
G3	BARK MULCH —		-   -	AS REQ.	2" DEPTH

1. SEE SEPARATE ARBORIST'S REPORT BY KIELTY ARBORIST SERVICES FOR FURTHER INFORMATION ON THE EXISTING TREES.

2. PER CITY OF MOUNTAIN VIEW DEFINITION, EXISTING TREES NUMBER 1, 3, 4, 8, 9, 10, 16 AND 20 ARE HERITAGE TREES. TREES 1 AND 4 ARE TO REMAIN. TREES 3, 8, 9, 10, 16 AND 20 ARE TO BE REMOVED.

3. A 2" LAYER OF BARK CHIP MULCH WILL BE PROVIDED IN ALL LANDSCAPE AREAS.

### LANDSCAPE DESIGN STATEMENT

THE PROPOSED SITE HAS A NUMBER OF EXISTING TREES. SEVERAL TREES ALONG SIERRA VISTA AVENUE AND AT THE NORTHERN PROPERTY LINE WILL BE PRESERVED. SEVERAL TREES ON THE SITE, MOSTLY IN POOR CODITION, ARE TO BE REMOVED.

LANDSCAPE PLANTING AND IRRIGATION FOR THE STREET-SIDE AND OPEN SPACE AREAS WILL BE PROVIDED.

THE OPEN SPACE AREA WILL HAVE A PAVED PATIO AND BENCHES FOR RECREATION USE

THE PLANT PALETTE WILL CONSIST OF PRIMARILY DROUGHT TOLERANT TREE, SHRUB, PERENNIALS, AND GROUND COVER PLANTINGS IN ALL AREAS TO PROVIDE A MIX OF VARIOUS COMPATIBLE FORMS, TEXTURES, COLORS, FLOWERS AND SCENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL COMMON LANDSCAPE AREAS CONFORMING TO THE LATEST CITY AND STATE WATER CONSERVATION STANDARDS.

### **EXISTING AND PROPOSED TREES**

TOTAL EXISTING HERITAGE TREES — 8 - SEE PLAN, NOTE #2, AND ARBORIST'S REPORT.

TOTAL HERITAGE TREES TO BE REMOVED — 6 - SEE PLAN, NOTE #2, AND ARBORIST'S REPORT.

TOTAL HERITAGE TREES TO REMAIN — 2 - SEE PLAN, NOTE #2, AND ARBORIST'S REPORT.

TOTAL NEW TREES TO BE PLANTED — 21 TOTAL: 8 - 36" BOX STREET TREES AND 13 - 24" BOX ON-SITE TREES.



COMMON OPEN SPACE PAVING SEEDED AGGREGATE CONCRETE



PAVERS. PACIFIC INTERLOCK
PAVINGSTONE "HOLLAND" STYLE



BIKE RACK. DuMor MODEL 125-20



COMMON OPEN SPACE BENCH DuMor MODEL 95 SERIES

PLANTING PLAN

9

CHARLES WILSON
NO. 1682
Charles (miles)
Signature
Exp. 3-31-21

OF CALIFOR

SSOCIPTES HITECTURE ERKELEY, CA 94707

BY: CW

JOB:

DATE: 12/07/18

L-1.0

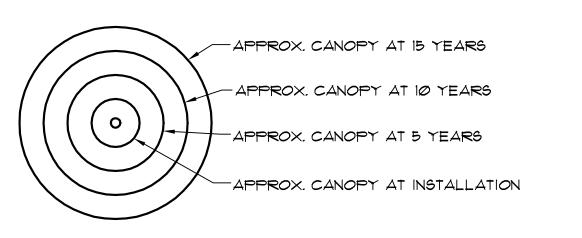
EXISTING TREE CANOPY

# COLONY ST SCALE: 1"=20'-0" PROPOSED TREE CANOPY

### TDEE CANODY TARLE AND LEGEND

TREE CANOPY TABLE AND LEGEND						
	AT INSTALLATION	AT 5 YEARS	AT 10 YEARS	AT 15 YEARS / MATURITY		
EXISTING TREES TO REMAIN	1,980 S.F.	1,980 S.F.	1,980 S.F.	1,980 S.F.		
PROPOSED TREES 21 TOTAL	264 S.F.	2,248 S.F.	6,291 S.F.	12,398 S.F.		
TOTAL CANOPY AREA	2,244 S.F.	4,228 S.F.	8,271 S.F.	14,378 S.F.		

- 1. TOTAL SITE AREA WITHIN PROPERY LINES (ON-SITE). ——— 25,231 SQ. FT. +/-
- 2. 5, 10, AND 15 YEAR TOTALS DO NOT INCLUDE GROWTH OF EXISTING MATURE TREES.



TREE CANOPY PLAN

BY: CW DATE: 09/16/19



COLONY SIERRA HOMES
851 & 853 SIERRA VISTA AVE.
MOUNTAIN VIEW, CALIFORNIA

CHARLES WLSON

NO. 1682

Charles Lindson

Signature

Exp. 3-31-21

OF CALIFORM

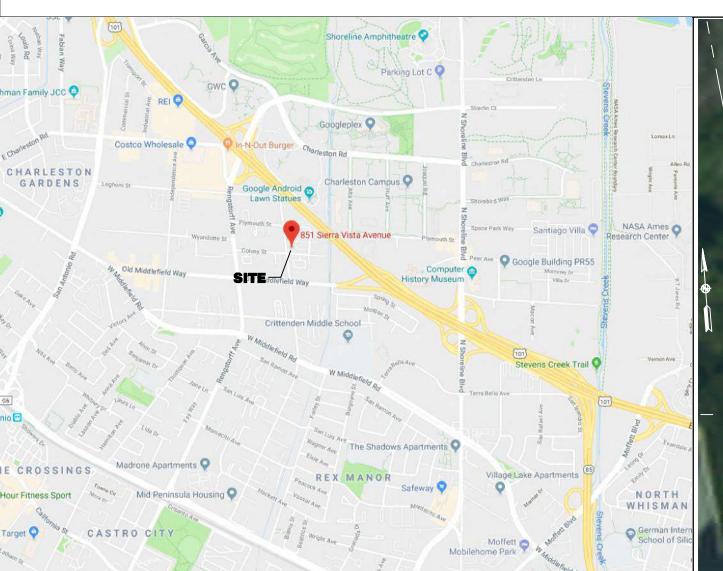
OF

CONCEPTUAL IRRIGATION PLAN

L-2.0

# **COLONY SIERRA - TENTATIVE MAP** FOR THE SUBDIVISION OF

APN 153-03-022, 153-03-006 & 007



# VICINITY MAP NOT TO SCALE

### SCOPE OF WORK

- ONLY WORK DETAILED ON THESE PLANS IS APPROVED FOR CONSTRUCTION. ANY ADDITIONAL WORK REQUIRED NOT DETAILED ON THESE PLANS MUST BE SUBMITTED SEPARATELY AS A REVISION TO THE PROJECT. REVISIONS MAY REQUIRE NEW PLANS, PERMITS AND ADDITIONAL FEES.
- THE ENGINEER SHALL NOT BE RESPONSIBLE NOR LIABLE FOR ANY UNAUTHORIZED CHANGES TO THESE PLANS. ALL PROPOSED CHANGES TO PLANS SHALL BE IN WRITING AND MUST BE APPROVED BY ENGINEER PRIOR TO PROCEEDING.
- 4. APPLICABLE CODES FOR THIS PROJECT:
- COUNTY OF SANTA CLARA MUNICIPAL CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2016 CALIFORNIA FIRE CODE
- HOUSING CODE (REFERENCING THE 2016 UNIFORM HOUSING CODE)
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS

### **OWNER INFORMATION:**

NAME: MICHAEL AHI ADDRESS: 2251 GRANT ROAD, SUITE G LOS ALTOS, CA 94024 **PHONE**: (650) 646.1717

CIVIL ENGINEER
JET ENGINEERING

CONTACT: JAMES E. THOMPSON ADDRESS: 1048 EL CAMINO REAL, SUITE C REDWOOD CITY, CA 94063

**CONSULTANT INFORMATION:** 

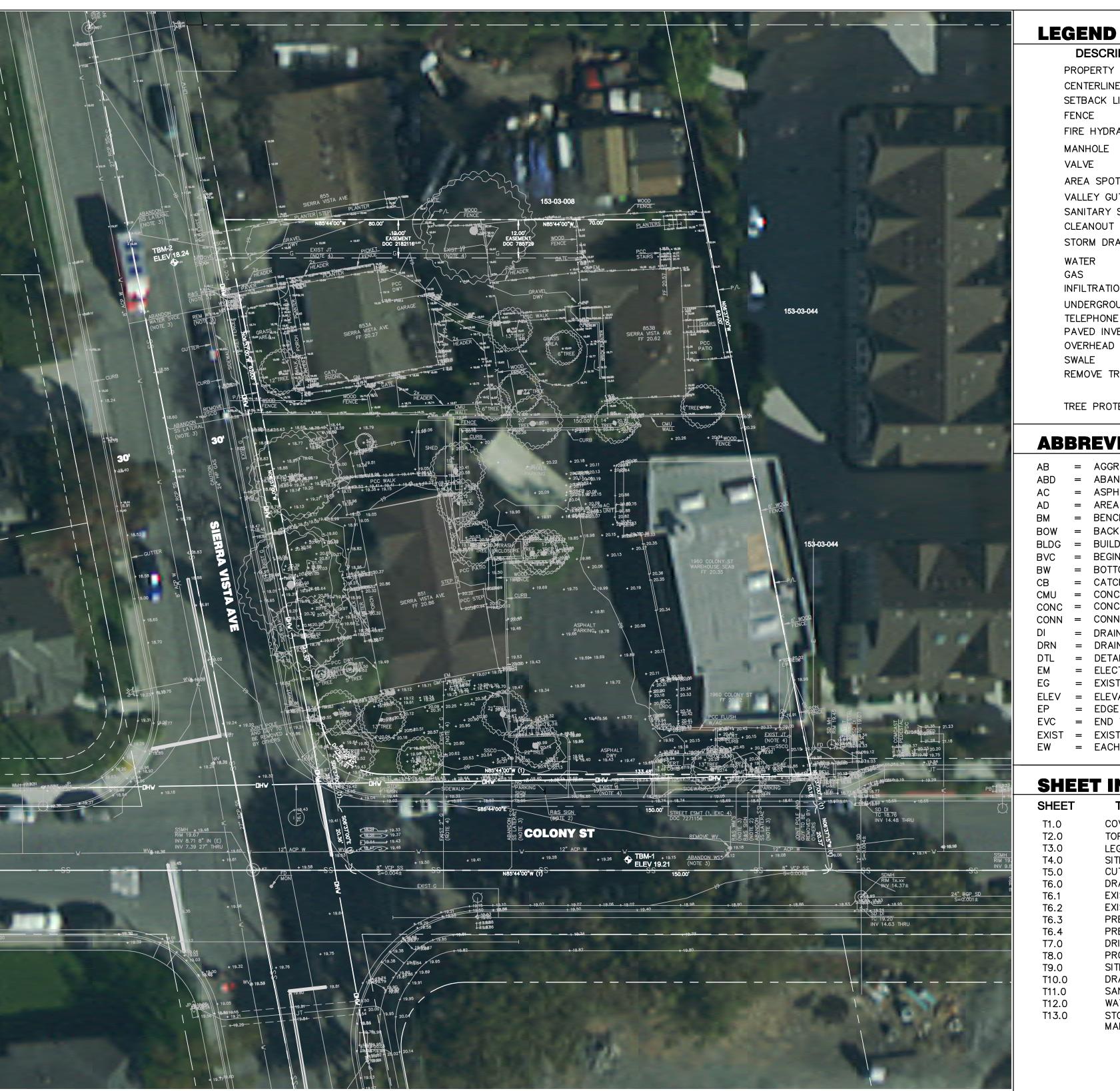
CONTACT: WAYNE L. TING ADDRESS: 42329 OSGOOD RD, UNIT A FREMONT, CA 94539 **PHONE**: (510) 623-7768

GEOTECHNICAL ENGINEER
WAYNE TING & ASSOCIATES, INC.

## ARCHITECTURE MBI DESIGN

**PHONE**: (650) 260-2755

CONTACT: MEHRUSS AHI **ADDRESS:** 86 3<sup>RD</sup> STREET UNIT 302 LOS ALTOS, CA 94022 **PHONE**: (650) 208-1140



**EXSITING SITE PLAN** 

### **DESCRIPTION PROPOSED** PROPERTY LINE CENTERLINE SETBACK LINE FIRE HYDRANT MANHOLE AREA SPOT ELEVATION VALLEY GUTER SANITARY SEWER CLEANOUT STORM DRAIN INFILTRATION TRENCH UNDERGROUND ELECTRIC **TELEPHONE** PAVED INVERT OVERHEAD WIRE REMOVE TREE

### ADDDEVIATIONS

ABE	3R	EVIATIONS				
AB	=	AGGREGATE BASE	FF	_	FINISH FLOOR	TC
ABD	_	ABANDON	FG	=	FINISH GRADE	TW
AC	=	ASPHALT CONCRETE	FOC	=	FACE OF CURB	TYP
AD	=	AREA DRAIN	Н	=	HEIGHT	VC
ВМ	=	BENCHMARK	GM	=	GAS METER	W
BOW	=	BACK OF WALK	INF TR	=	INFILTRATION TRENCH	WM
BLDG	=	BUILDING	INT	=	INTERCEPTOR	
BVC	=	BEGIN VERTICAL CURVE	INV	=	INVERT	
BW	=	BOTTOM OF WALL	JT	=	JOINT TRENCH	
CB	=	CATCH BASIN	OC	=	ON CENTER	
CMU	=	CONCRETE MASONRY UNIT	PCC	=	PORTLAND CEMENT CONCRETE	
CONC	=	CONCRETE	PG	=	PROFILE GRADE	
CONN	=	CONNECT	PKNG	=	PARKING	
DI	=	DRAINAGE INLET	P/L	=	PROPERTY LINE	
DRN	=	DRAIN	PPUD	=	PERFORATED PIPE UNDER DRAII	V
DTL	=	DETAIL	PTDF	=	PRESSURE TREATED DOUGLAS F	FIR
EM	=	ELECTRIC METER	PT	=	POINT	
EG	=	EXISTING GRADE	PVC	=	POLYVINYL CHLORIDE	
ELEV	=	ELEVATION	RWL	=	RAINWATER LEADER	
EP	=	EDGE OF PAVEMENT	SD	=	STORM DRAIN	
EVC	=	END VERTICAL CURVE	SHT	=	SHEET	
EXIST	=	EXISTING	SS	=	SANITARY SEWER	
EW	=	EACH WAY	TBM	=	TEMPORARY BENCHMARK	

### **SHEET INDEX**

<u> </u>	
SHEET	TITLE
T1.0	COVER SHEET - EXISTING SITE PLAN
T2.0	TOPOGRAPHIC SURVEY AND DEMOLITION AND REMOVAL PLAN
T3.0	LEGAL DESCRIPTIONS
T4.0	SITE AND GRADING PLAN
T5.0	CUT AND FILL DIAGRAM
T6.0	DRAINAGE AND UTILITY PLAN
T6.1	EXISTING JOINT POLE AN FACILITY PLAN
T6.2	EXISTING JOINT POLE AN FACILITY PLAN PHOTOS
T6.3	PRELIMINARY JOINT TRENCH COMPOSITE PLAN
T6.4	PRELIMINARY JOINT TRENCH COMPOSITE DETAILS
T7.0	DRIVEWAY & CURB PROFILE VIEWS
T8.0	PROPERTY LINE PROFILES 1 & 2
T9.0	SITE GRADING DETAILS
T10.0	DRAINAGE DETAILS
T11.0	SANITARY SEWER DETAILS
T12.0	WATER DETAILS
T13.0	STORMWATER POLLUTION PREVENTION PLAN BEST MANAGEMENT PRACTICES

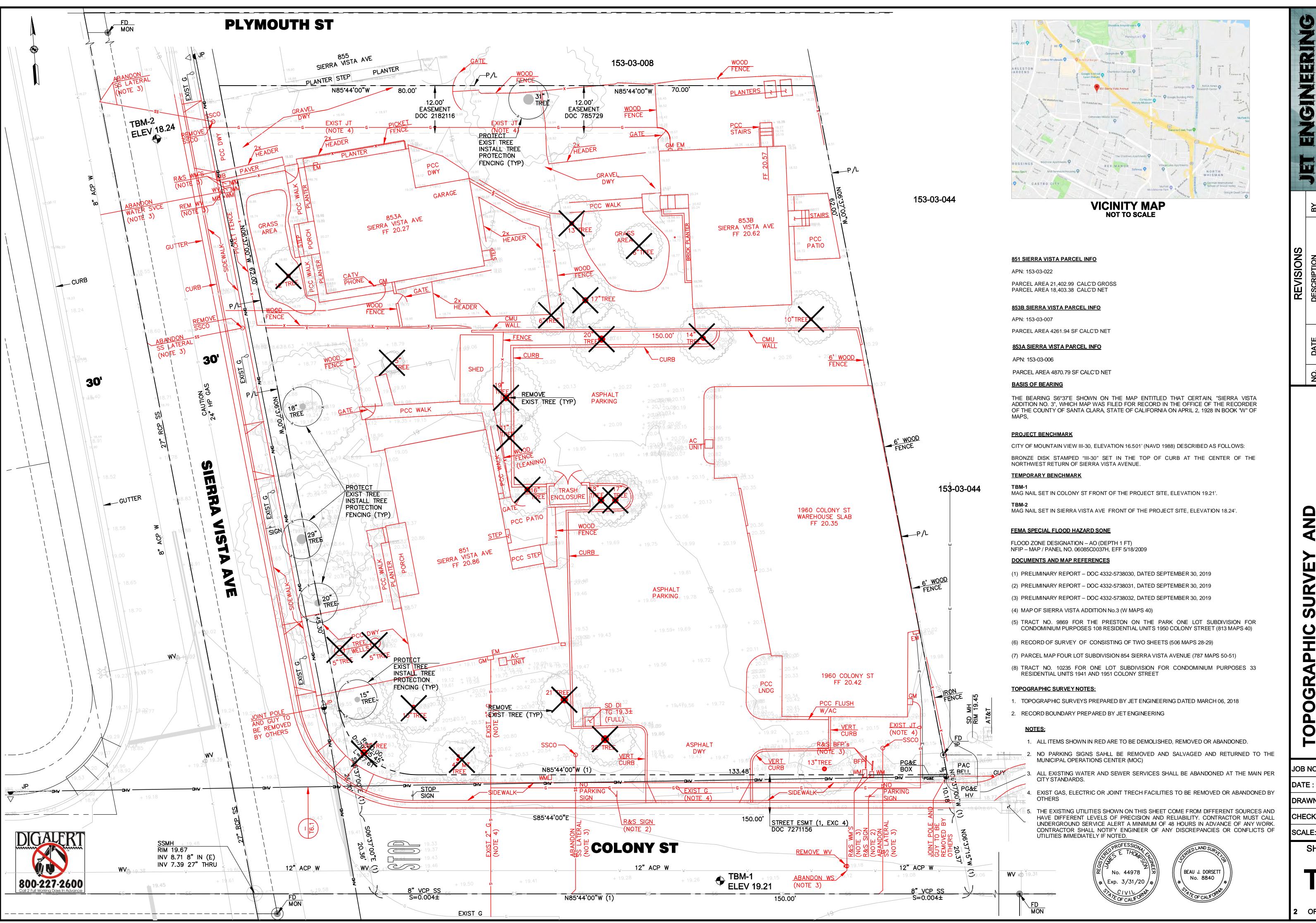


= WATER METER

JOB NO. **R851-S-18** DATE: 11/22/19 DRAWN: DC CHECKED: **JET** SCALE: 1' - 20'

SHEET NO.

OF 17 SHEETS



0

JOB NO. **R851-S-18** 

DATE: 11/22/19

DRAWN: **DC** 

CHECKED: **JET** 

SCALE: 1" - 10'

SHEET NO.

OF 17 SHEETS

### **EXISTING LEGAL DESCRIPTIONS** APN'S: 153-03-022, 153-03-006 AND 153-03-007

#### 851 SIERRA VISTA PARCEL INFO

APN: 153-03-022

PARCEL AREA 21,402.99 CALC'D GROSS PARCEL AREA 18,403.38 CALC'D NET

### **BOUNDARY**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SANTA CLARA, CITY OF MOUNTAIN VIEW, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PORTION OF LOT 66, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "SIERRA VISTA ADDITION NO. 3", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON APRIL 2, 1928 IN BOOK "W" OF MAPS, AT PAGE(S) 40 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE CENTER LINE OF COLONY STREET WITH THE EASTERLY LINE OF SIERRA VISTA AVENUE, AS SAID STREET AND AVENUE ARE SHOWN UPON THE MAP ABOVE REFERRED TO; RUNNING THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SIERRA VISTA AVENUE. 145.30 FEET: RUNNING THENCE EASTERLY AND PARALLEL WITH THE SAID CENTER LINE OF COLONY STREET, 150 FEET TO THE EASTERLY LINE OF LOT 66, AS SAID LOT IS SHOWN UPON THE MAP ABOVE REFERRED; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 66, 145.30 FEET TO THE INTERSECTION THEREOF WITH THE CENTER LINE OF COLONY STREET ABOVE REFERRED TO; RUNNING THENCE WESTERLY ALONG THE SAID CENTER LINE OF COLONY STREET, 150 FEET TO THE POINT OF BEGINNING.

### **853A SIERRA VISTA PARCEL INFO**

APN: 153-03-006

PARCEL AREA 4870.79 SF CALC'D NET

#### **BOUNDARY**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SIERRA VISTA AVENUE DISTANT THEREON SOUTHERLY 62 FEET FROM THE INTERSECTION THEREOF WITH THE NORTHEASTERLY LINE OF LOT 66, AS SAID AVENUE AND LOT ARE SHOWN ON THE MAP HERINAFTER REFERRED TO; THENCE RUNNING SOUTHERLY ALONG SAID EASTERLY LINE OF SIERRA VISTA AVENUE 62 FEET; THENCE LEAVING SAID LINE OF SIERRA VISTA AVENUE AND RUNNING SOUTHEASTERLY AND PARALLEL WITHOUT SAID NORTHEASTERLY LINE OF LOT 68 A DISTANCE OF 150 FEET TO THE EASTERLY LINE OF SAID LOT 66 A DISTANCE OF 62 FEET; THENCE LEAVING SAID EASTERLY LINE OF LOT 66 AND RUNNING NORTHWESTERLY AND PARALLEL TO SAID NORTHEASTERLY LINE OF LOT 66 A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING AND BEING A PORTION OF LOT 66 AS SHOWN ON THAT CERTAIN MAP ENTITLED SIERRA VISTA ADDITION 3, IN THE CITY OF MOUNTAIN VIEW, AS SHOWN ON MAP RECORDED APRIL 2, 1928 IN BOOK W, PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION CONVEYED TO LOUIS C. DUMO, ET UX, BY INSTRUMENT RECORDED APRIL 26, 1962 IN BOOK 5552, PAGE 660 OF OFFICIAL RECORDS, DESCRIBED AS

BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 66 DISTANT THEREON SOUTHERLY 62 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE RUNNING PARALLEL TO THE NORTHERLY LINE OF SAID LOT 66 WESTERLY 70 FEET: THENCE RUNNING PARALLEL TO THE EASTERLY LINE OF SAID LOT 66 SOUHTERLY 62 FEET; THENCE RUNNING PARALLEL TO THE NORTHERLY LINE OF SAID LOT 66 EASTERLY 70 FEET TO A POINT IN SAID EASTERLY LINE; THENCE RUNNING ALONG SAID LAST NAMED LINE NORTHERLY 62 FEET TO THE POINT OF BEGINNING AND BEING A PORTION OF LOT 66 AS SHOWN ON THAT CERTAIN MAP ENTITLED SIERRA VISTA ADDITION 3, IN THE CITY OF MOUNTAIN VIEW, AS SHOWN ON MAP RECORDED APRIL 2, 1928 IN BOOK W, PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF

### **853B SIERRA VISTA PARCEL INFO**

APN: 153-03-007

PARCEL AREA 4261.94 SF CALC'D NET

### **BOUNDARY**

THE LAND REFERRED TO IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SANTA CLARA, CITY OF MOUNTAIN VIEW, AND IS DESCRIBED AS FOLLOWS:

### PARCEL ONE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF LOT 66, DISTANT THEREON SOUTHERLY 62.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE RUNNING PARALLEL TO THE NORTHERLY LINE OF SAID LOT 66 WESTERLY 70.00 FEET; THENCE RUNNING PARALLEL TO THE EASTERLY LINE OF SAID LOT 66 SOUTHERLY 62.00 FEET; THENCE RUNNING PARALLEL TO THE NORTHERLY LINE OF SAID LOT 66 EASTERLY 70.00 FEET TO A POINT IN SAID EASTERLY LINE; THENCE RUNNING ALONG SAID LAST NAMED LINE NORTHERLY 62.00 FEET TO THE POINT OF BEGINNING AND BEING A PORTION OF LOT 66, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "SIERRA VISTA ADDITION" NO. 3", WHICH SAID MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON APRIL 2, 1928 IN BOOK "W" OF MAPS, AT PAGE 40, SANTA CLARA COUNTY RECORDS.

### PARCEL TWO:

AN EASEMENT FOR INGRESS AND EGRESS AND THE INSTALLATION AND ASSISTANCE OF PUBLIC UTILITIES AS APPURTENANT TO THE HEREINABOVE DESCRIBED PARCEL OF LAND OVER ALONG AND UNDER A STRIP OF LAND 12.00 FEET WIDE THE NORTHERLY LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SIERRA VISTA AVENUE DISTANT THEREON SOUTHERLY 62.00 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHERLY LINE OF LOT 66, AS SAID AVENUE AND LOT ARE SHOWN UPON THE MAP HEREINAFTER REFERRED TO; RUNNING THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 66 EASTERLY 80.00 FEET, AND BEING A PORTION OF LOT 66, AS SAID-LOT IS SHOWN UPON THE MAP OF SIERRA VISTA ADDITION NO. 3, WHICH SAID MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON APRIL 2, 1928 IN BOOK "W", OF MAPS, AT PAGE 40, SANTA CLARA COUNTY RECORDS.

### TOTAL PARCEL AREA

30,535.72 SF CALC'D GROSS

27,536.11 SF CALC'D NET

### PROPOSED LEGAL DESCRIPTION **COLONY SIERRA HOMES**

#### **BOUNDARY**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SANTA CLARA, CITY OF MOUNTAIN VIEW, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BIENG A PORTION OF LOT 66, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "SIERRA VISTA ADDITION NO. 3". WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON APRIL 2, 1928 IN BOOK "W" OF MAPS, AT PAGE(S) 40 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE CENTER LINE OF COLONY STREET WITH THE EASTERLY LINE OF SIERRA VISTA AVENUE, AS SAID STREET AND AVENUE ARE SHOWN UPON THE MAP ABOVE REFERRED TO;

THENCE NORTH 06° 37' 00" WEST 207.30 FEET ALONG THE EASTERLY LINE OF SAID SIERRA VISTA AVENUE;

THENCE SOUTH 85° 44' 00" EAST AND PARALLEL WITH THE SAID CENTER LINE OF COLONY STREET, 150 FEET TO THE EASTERLY LINE OF LOT 66, AS SAID LOT IS SHOWN UPON THE MAP ABOVE REFERRED;

THENCE SOUTH 06° 37' 00" EAST ALONG THE EASTERLY LINE OF SAID LOT 66, 207.30 FEET TO THE INTERSECTION THEREOF WITH THE CENTER LINE OF COLONY STREET;

THENCE NORTH 85° 44' 00" WEST ALONG THE SAID CENTER LINE OF COLONY STREET, 150 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC USE FOR COLONY STREET AS SHOWN ON SAID MAP ABOVE REFERRED TO;

EXCEPTING THEREFROM A STREET EASEMENT FOR STREET PURPOSES AND ALL PUBLIC UTILITIES AS GRANTED TO THE CITY OF MOUNTAIN VIEW ON FEBRUARY 1, 1982 IN BOOK G582 OF OFFICIAL RECORDS, PAGE 298;

EXCEPTING THEREFROM A STRIP OF LAND TO BE DEDICATED TO THE CITY OF MOUNTAIN VIEW AS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE CENTER LINE OF COLONY STREET WITH THE EASTERLY LINE OF SIERRA VISTA AVENUE, AS SAID STREET AND AVENUE ARE SHOWN UPON THE MAP ABOVE REFERRED TO;

THENCE NORTH 06° 37' 00" WEST 46.06 FEET ALONG THE EASTERLY LINE OF SAID SIERRA VISTA AVENUE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 06° 37' 00" WEST 5.09 FEET ALONG THE EASTERLY LINE OF SAID SIERRA VISTA AVENUE TO A CURVE WITH A RADIUS OF 20 FT AND A RADIAL BEARING OF NORTH 83° 23' 00" EAST AND A CURVE LENGTH OF 27.62 FT AND A DELTA OF 79° 07' 00" TO A POINT OF TANGENCY;

THENCE SOUTH 85° 44' 00" EAST AND PARALLEL WITH THE SAID CENTER LINE OF COLONY STREET, 133.48 FEET TO THE EASTERLY LINE OF LOT 66, AS SAID LOT IS SHOWN UPON THE MAP ABOVE REFERRED;

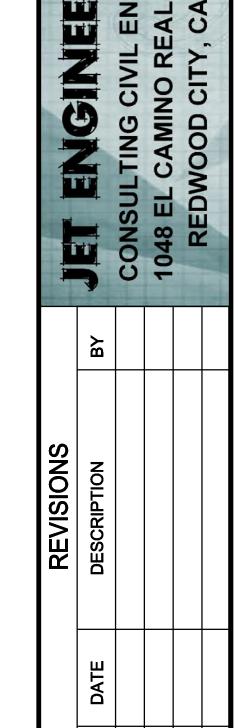
THENCE SOUTH 06° 37' 00" EAST ALONG THE EASTERLY LINE OF SAID LOT 66, 5.09' FEET;

THENCE NORTH 85° 44' 00" WEST AND PARALLEL WITH THE SAID CENTER LINE OF COLONY STREET, 133,48 FEET TO A 20 FT TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 27.62 FT AND A DELTA OF 79° 07' 00" TO THE TRUE POINT OF BEGINNING;

CONTAINING AN AREA OF 25,231 SQ. FT., MORE OR LESS







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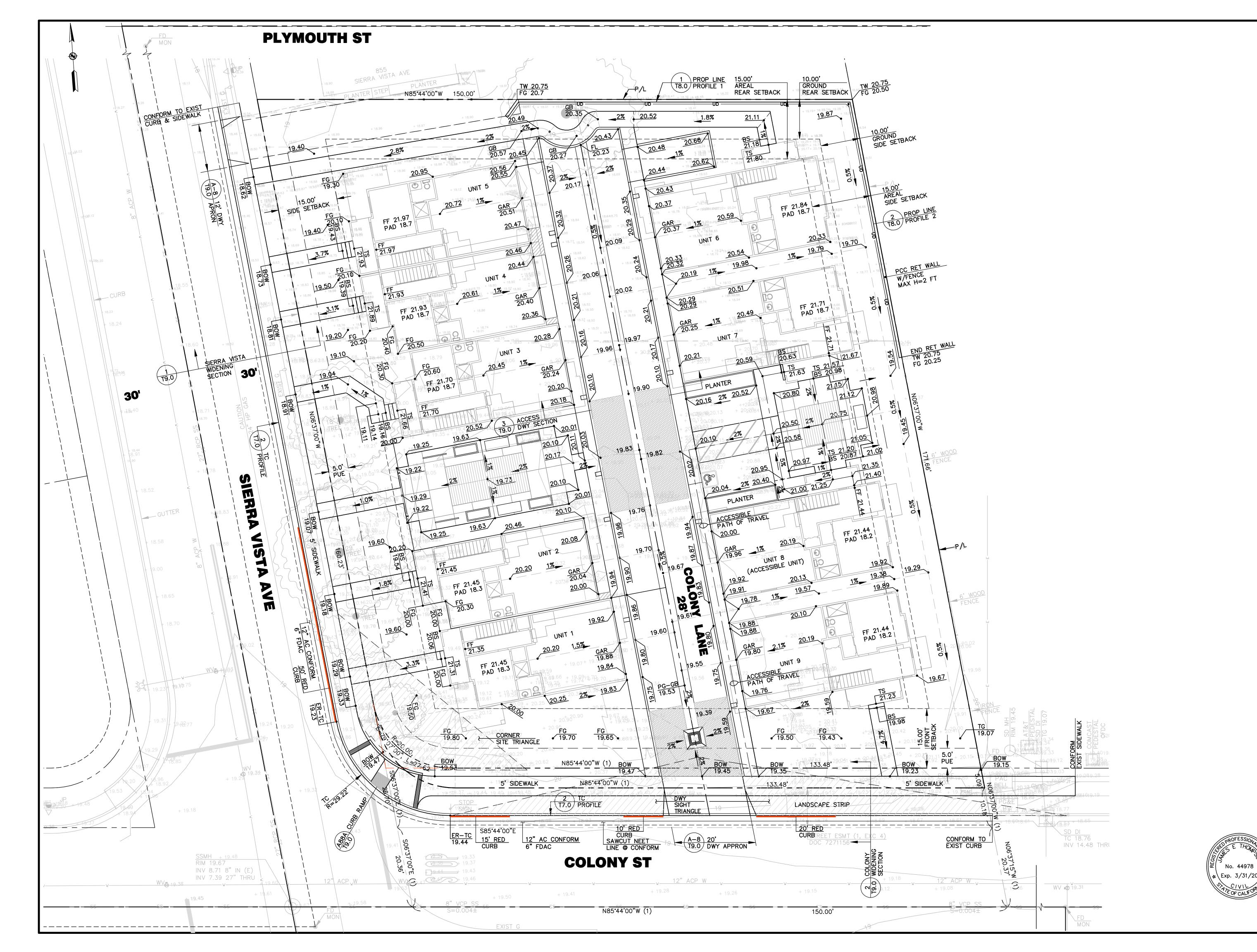
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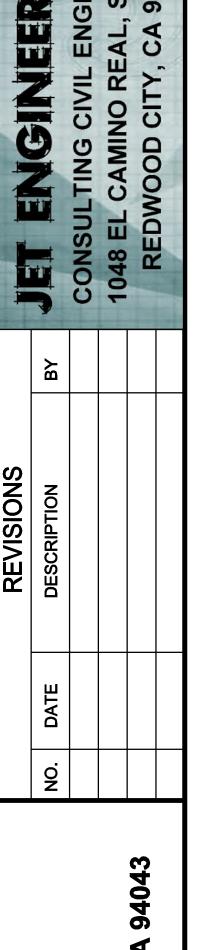
JOB NO. **R851-S-18** DATE: 11/22/19 DRAWN: **DC** CHECKED: **JET** 

SCALE: NTS

SHEET NO.

OF 17 SHEET



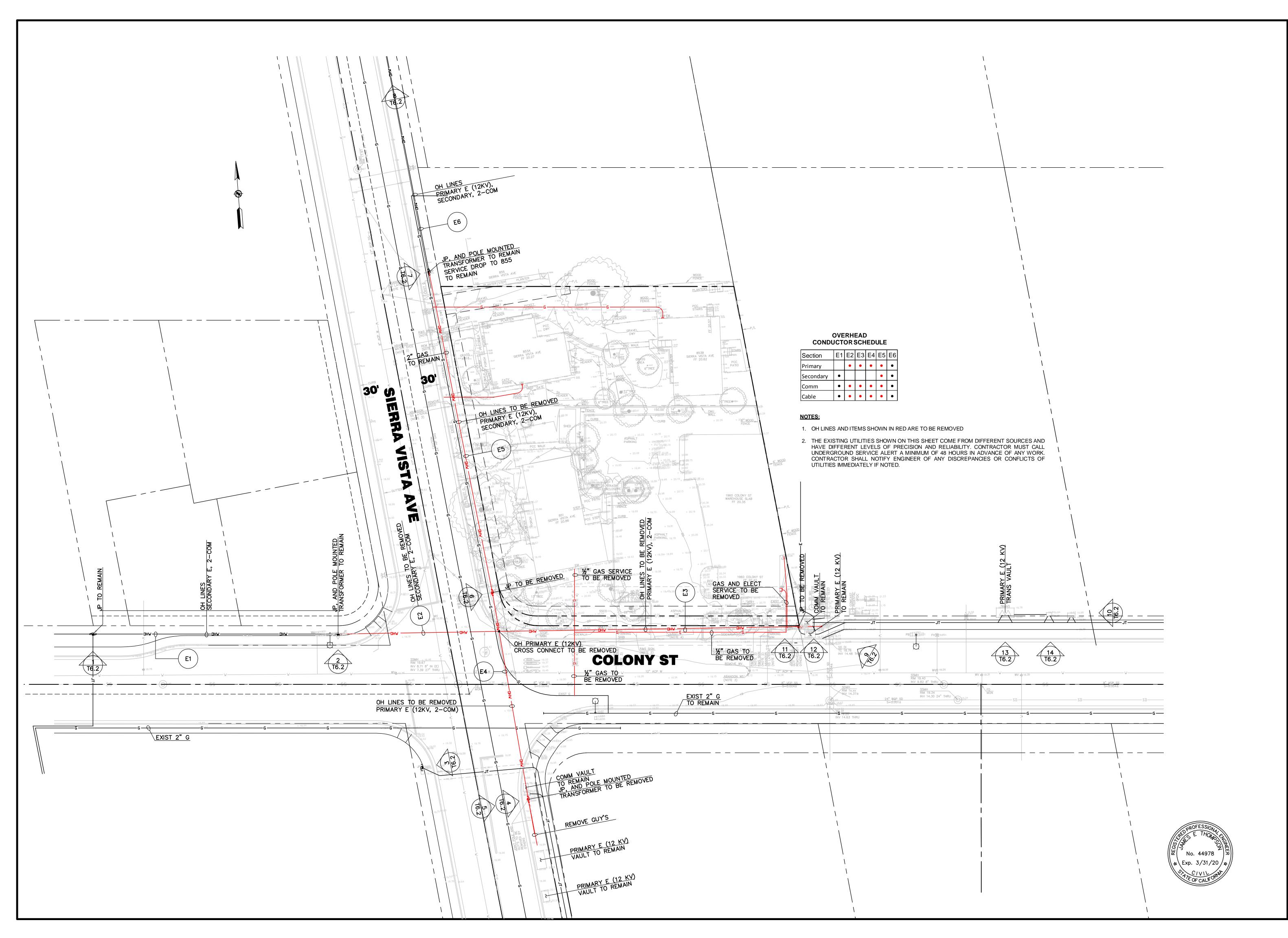


JOB NO. **R851-S-18** DATE: 11/22/19 DRAWN: **DC** 

CHECKED: **JET** 

SCALE: 1" - 10' SHEET NO.

OF 17 SHEETS



TENTATIVE EXISTING JO

/E MAP JOINT

JOB NO. **R851-S-18** DATE: 11/22/19

DRAWN: **DC** CHECKED: **JET** 

SCALE: 1" - 20'

SHEET NO. T6.1

OF 17 SHEETS