Attachment 3

Received on August 30, 2021

Planning Division
City of Mountain View

294 & 296 TYRELLA MOUNTAIN VIEW, CALIFORNIA

PLANNED UNIT DEVELOPMENT

11 UNIT ROWHOUSE

SITE MAP

PROJECT DESCRIPTION:

A NEW FOR-SALE 11 UNIT ROWHOUSE PROJECT LOCATED IN MOUNTAIN VIEW ON A HALF ACRE LOT. EACH UNIT IS DESIGNED TO CREATE AN INDIVIDUALIZED APPEARANCE WITH A MIX OF ARCHITECTURAL DESIGN FEATURES TO BLEND IN WITH THE SURROUNDING NEIGHBORHOOD. TWO COMMON OPEN SPACES ARE PROVIDED WITH A MIX OF AMENITIES TO FURTHER ENHANCE THE RESIDENTIAL EXPERIENCE AND BRING A HIGH QUALITY OF LIFE ONTO THE SITE. ALL PARKING IS PROVIDED AT GRADE WITH RESIDENT PARKING IN PRIVATE GARAGES AND GUEST PARKING ADJACENT TO COMMON OPEN SPACES.

Project Data Table

GENERAL PLAN:		MEDIUM HIGH RESIDENTIAL (26-35 DU/ACRE)
ZONING		R3-1
APN #		160-32-001 & 160-32-002
GROSS SITE AREA:		27,340 sq.ft.
PROVIDED FAR:	0.80	21,906 sq.ft.
PROVIDED DENSITY:		18 DU/ACRE
BUILDING COVERAGE:	7,869 sq.ft.	28.8%
PROVIDED OPEN SPACE		
LANDSCAPE OPEN AREA	(42%)	11,499 sq.ft.
1. PRIVATE OPEN SPACE:		3,647 sq.ft.
2. MISC. LANDSCAPED AREA:		5,301 sq.ft.
3. COMMON OPEN SPACE:		2,551sq.ft.
STORAGE AREAS:		164 CU FT/UNIT
PARKING SPACES REQUIRED:	(2.3 /UNIT x 11)	25
PARKING SPACES PROVIDED:		25 SPACES
GARAGE:		22 SPACES
STANDARD:		2 SPACES
ACCESSIBLE:		1 SPACES
BIKE SPACES REQUIRED:	(11 + 3 Guest)	14 SPACES
BIKE SPACES PROVIDED:		15 SPACES

Project Team

CIVIL ENGINEER & DESIGNER
BERRY & ASSOCIATES
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MENLO PARK, CA 94025
1 (650) 400-9003

ARBORIST
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1 (650) 532-4418

LANDSCAPE ARCHITECT
MICHAEL ARNONE & ASSOCIATES
3370 SAMUEL PL.
SANTA CRUZ, CA 95062
1 (831) 462-4988

OWNER
TOWER, LLC
785 CASTRO ST. SUITE A
MOUNTAIN VIEW, CA 94041
1 (650) 324-0688

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

DRC SUBMITTAL
AUGUST 30, 2021

Berry and Associates
Civil Engineer

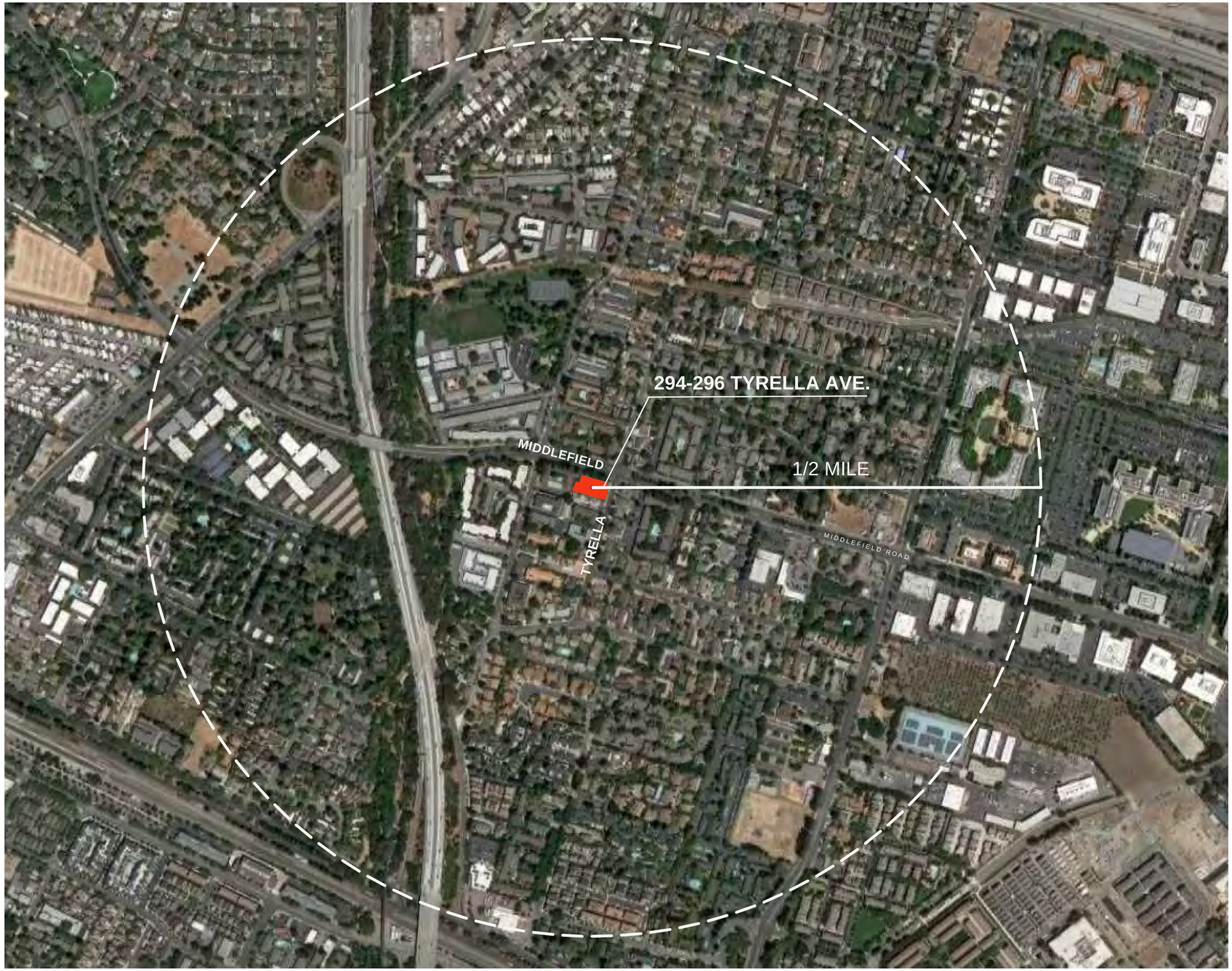
Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

DATE: 8-30-2021

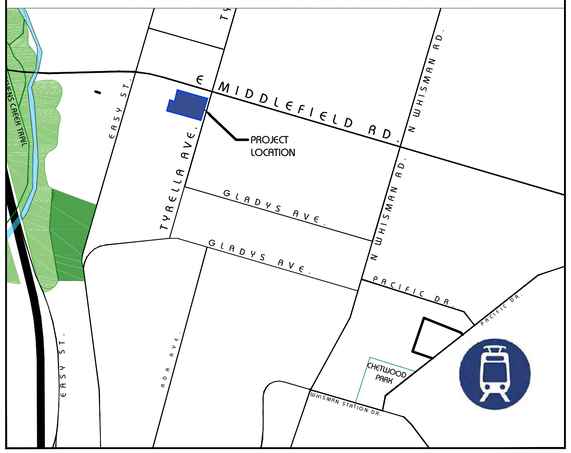
COVER SHEET

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041



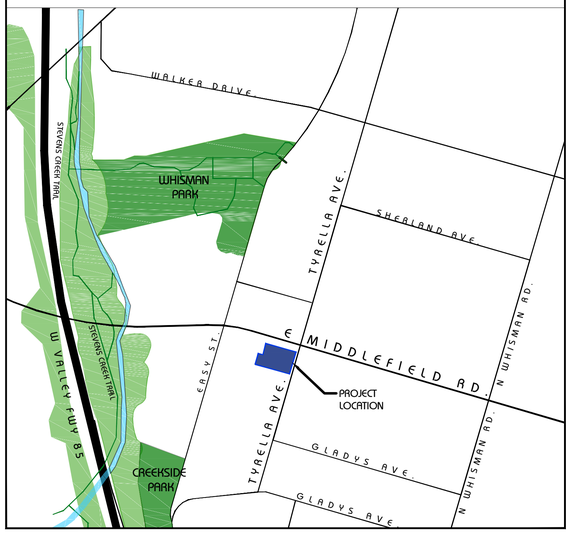
(TOD) TRANSIT ORIENTATION DEVELOPMENT

0.4 MILE DISTANCE TO LIGHT RAIL STATION



DISTANCE TO PARKS & RECREATION

TWO BLOCKS TO WHISMAN PARK & CREEKSIDE PARK



294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

DATE: 8-30-2021

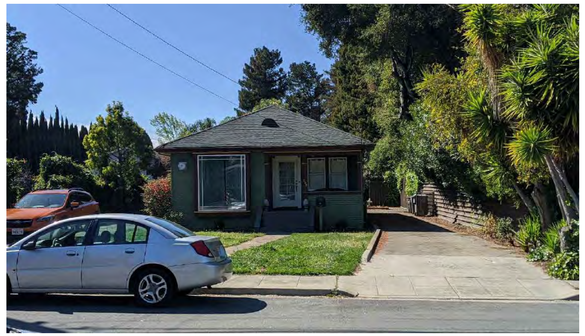
SITE LOCATIION

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

SP-1

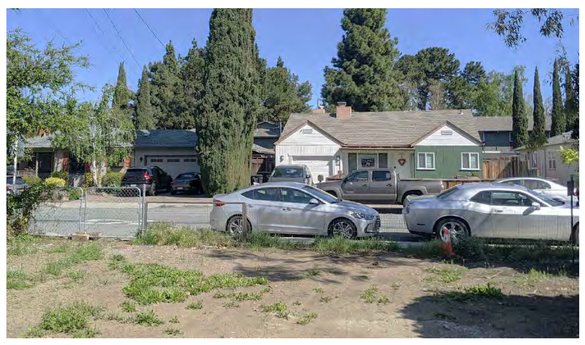
REVISED: 5/29/2020

5 FROM TYRELLA AVENUE



4 FROM TYRELLA AVENUE

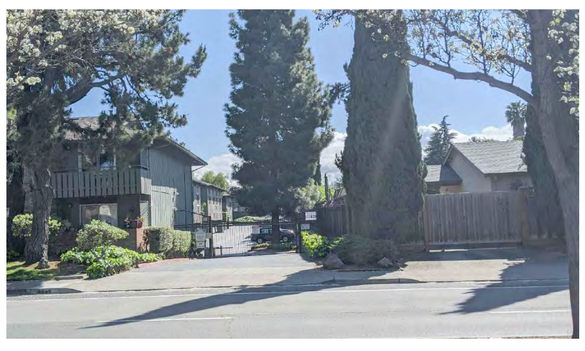
6 FROM TYRELLA AVENUE



3 FROM TYRELLA AVENUE

SITE PHOTO LOCATIONS

7 FROM TYRELLA AVENUE



2 FROM MIDDLEFIELD ROAD

1 FROM MIDDLEFIELD ROAD

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

SITE PHOTOS
DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

SP-2

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

ILLUSTRATIVE SITE PLAN

16' 32' 48' 64'

DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

SP-3

PROJECT CALCULATIONS

APN #	160-32-001 & 160-32-002
GENERAL PLAN:	MEDIUM HIGH RESIDENTIAL (26-35 DU/ACRE)
ZONING	R3-1
BUILDING TYPE	R-3 -VB W/ 13 D SPRINKLER

1. PARKING SUMMARY

SPACES REQUIRED:	(2.3 /UNIT x 11)	25
SPACES PROVIDED:		**25 SPACES**
GARAGE:		22 SPACES
STANDARD:		2 SPACES
ACCESSIBLE:		1 SPACES

2. BICYCLE PARKING

SPACES REQUIRED:	(11 + 3 Guest)	14 SPACES
SPACES PROPOSED:		**15 SPACES**

3. SITE AREA

GROSS SITE AREA:	**27,340 sq.ft.**
ACREAGE:	.63 ACRES

4. DENSITY

ALLOWABLE DENSITY: (35 DU/AC X .63 AC)	22 UNITS
PROVIDED DENSITY:(18 DU/AC)	**11 UNITS**

5. FAR SUMMARY

ALLOWABLE FAR:	.90	24,606 sq.ft.
PROVIDED FAR:	**0.80**	**21,906 sq.ft.**

TOTAL FLOOR AREA INCLUDES ALL ENCLOSED AREA: ALL LIVING SPACE+GARAGE+STORAGE+ENCLOSED PORCHES+2 1/4" AIR GAPS

6. PAVING COVERAGE

TOTAL PAVING COVERAGE:	**7,972 sq.ft.**	**29.2%**

7. BUILDING COVERAGE

ALLOWABLE BUILDING COVERAGE:	9,569 sq.ft.	35%
PROVIDED BUILDING COVERAGE:	**7,869 sq.ft.**	**28.8%**

8. OPEN SPACE

LANDSCAPE OPEN AREA REQUIRED: (35% MIN)	9,569 sq.ft.
LANDSCAPE OPEN AREA PROVIDED: (42%)	**11,499 sq.ft.**
1. PRIVATE OPEN SPACE:	3,647 sq.ft.
2. MISC. LANDSCAPED AREA:	5,301 sq.ft.
3. COMMON OPEN SPACE:	2,551 sq.ft.
COMMON OPEN SPACE: (REQUIRED) (100 SF x 11)	1,100 sq.ft.

9. SETBACKS

SETBACKS:	REQUIRED:	**PROVIDED:**
FRONT	15'	15'
SIDE & REAR	10' 1st & 2nd. 15' 3rd	10' 1st & 2nd. 15' 3rd
INTERIOR	15'	23'

SITE SUMMARY	%
Building Coverage	29%
Auto Paving	29%
Porch (included in building coverage & private yards)	N/A
Porch w/ Deck Above	N/A
Common Open Space	9%
Private Yards	14%
Misc. Landscape Open Space	19%
Total Open Area	42%

CALCULATION NOTES

1. FLOOR AREA RATIO (F.A.R.) IS MEASURED FROM THE EXTERIOR OF THE BUILDING WALLS.
2. ALL ENCLOSED AREAS ARE INCLUDED IN F.A.R.. THIS INCLUDES ALL AREAS ENCLOSED BY 3 WALLS AND A ROOF.
3. HIGH VOLUME AREAS MEASURING 16' OR GREATER FROM FINISHED FLOOR TO TOP OF ROOF ARE DOUBLE COUNTED IN F.A.R. AS IF THEY ARE AN ADDITIONAL FLOOR. THIS INCLUDES SUCH THINGS AS STAIRWELLS, HIGH CEILINGS, AND NONHABITABLE SPACES (ATTIC). THERE ARE NO > 16'h, HIGH VOLUME AREAS IN THIS PROJECT PROPOSAL.

CEQA EXEMPTION INFORMATION:
THE CITY HAS DETERMINED THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTIONS 15332 AND 15304 ("INFILL DEVELOPMENT" AND "MINOR ALTERATIONS TO LAND")

ARCHITECTURAL SUMMARY

UNIT TYPE	UNIT COUNT	LIVING AREA	TOTAL LIVING AREA	BEDROOM COUNT	BATHROOM COUNT	DECK AREA	PORCH AREA	PRIVATE YARDS	PARKING PROVIDED	PERSONAL STORAGE
		MARKETING SQ.FT.	MARKETING SQ.FT.					SQ.FT PER UNIT		CU.FT. PER UNIT
		PER UNIT	GROSS	PER UNIT	PER UNIT	GROSS SQ.FT.	GROSS SQ.FT.	REQUIRED 100 S.F.	GROSS PER PLAN	REQ'D: 164 CU.FT. / UNIT
A	1	1,448	1,448	3	2.5	38	55	663	2	204
B	2	1,346	2,692	3	2.5	64	110	379	4	292
C	1	1,359	1,359	3	2.5	0	0	365	2	292
Cx	1	1,391	1,391	3	2.5	0	0	486	2	292
D	1	1,717	1,717	3	3.5	55	55	698	2	167
Dx	1	1,644	1,644	3	3.5	55	55	210	2	325
E	2	1,467	2,934	3	3.5	0	117	121	4 TANDEM	398
F	2	1,836	3,672	3	3.5	0	79	315	4	183
TOTAL	11		16,857			212	471		22 + 3 GUEST = 25	

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

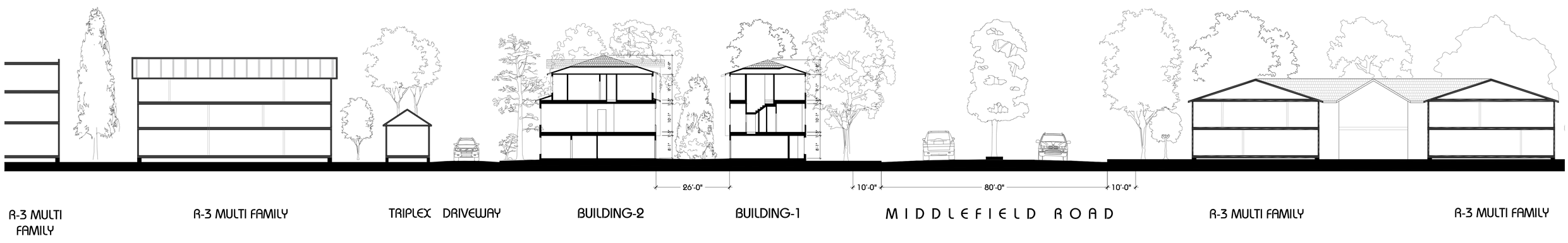
SITE COVERAGE PLAN

10' 20' 30' 40'

DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

SP-4



STREET SECTION

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

STREET SECTION

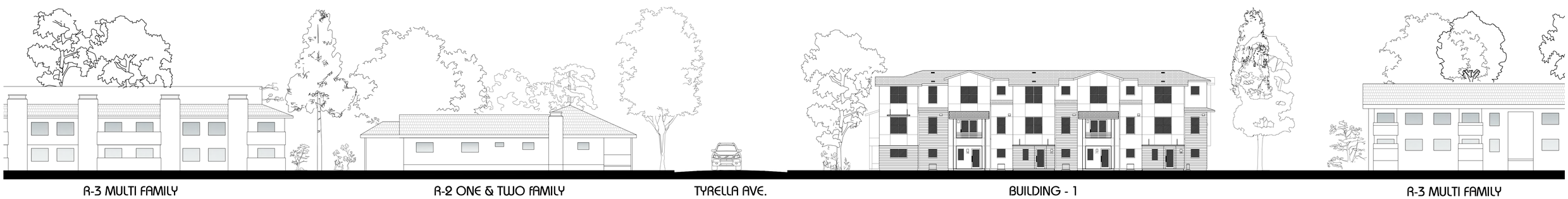
16' 32' 48' 64'

DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

SP-5

1 TYRELLA AVE. STREETSCAPE



2 MIDDLEFIELD RD. STREETSCAPE

STREETSCAPE

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

STREETSCAPE

16' 32' 48' 64'

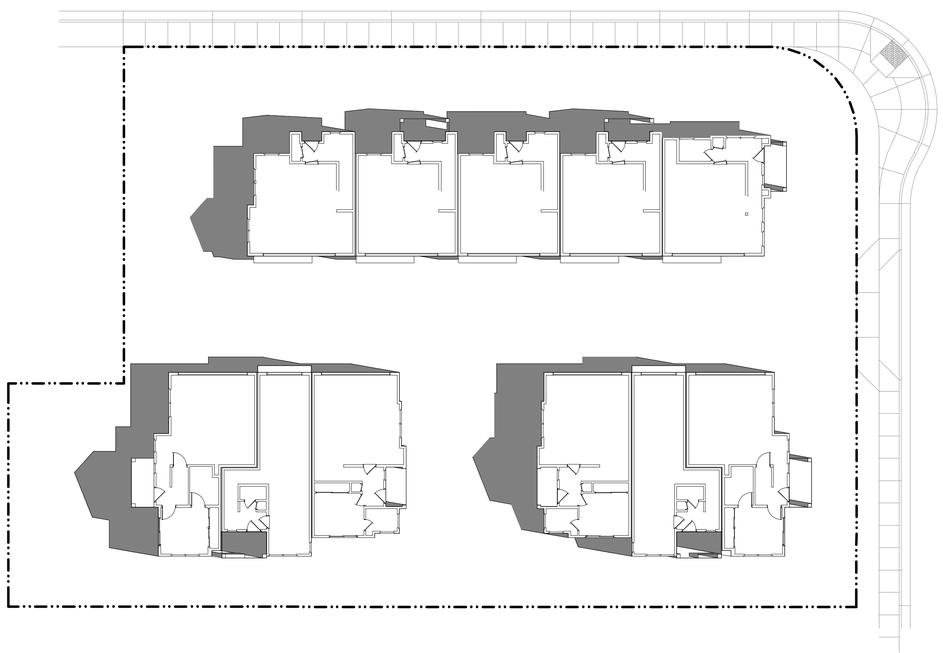
DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

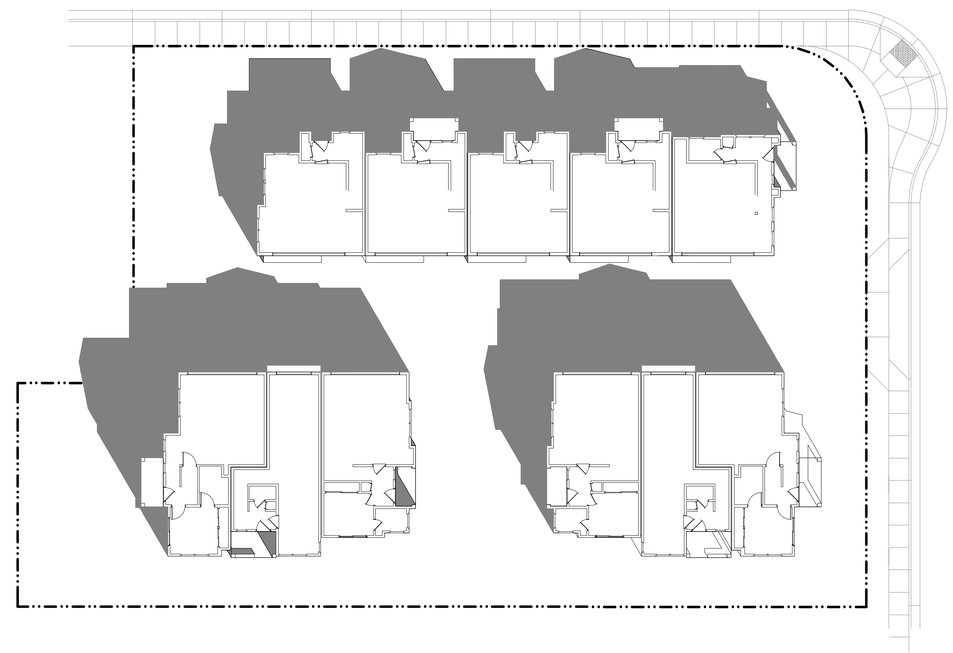
SP-6

6 / 21 SUMMER SOLSTICE - 3 PM

12 / 21 WINTER SOLSTICE - 3 PM



6 / 21 SUMMER SOLSTICE - 9 AM



12 / 21 WINTER SOLSTICE - 9 AM

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

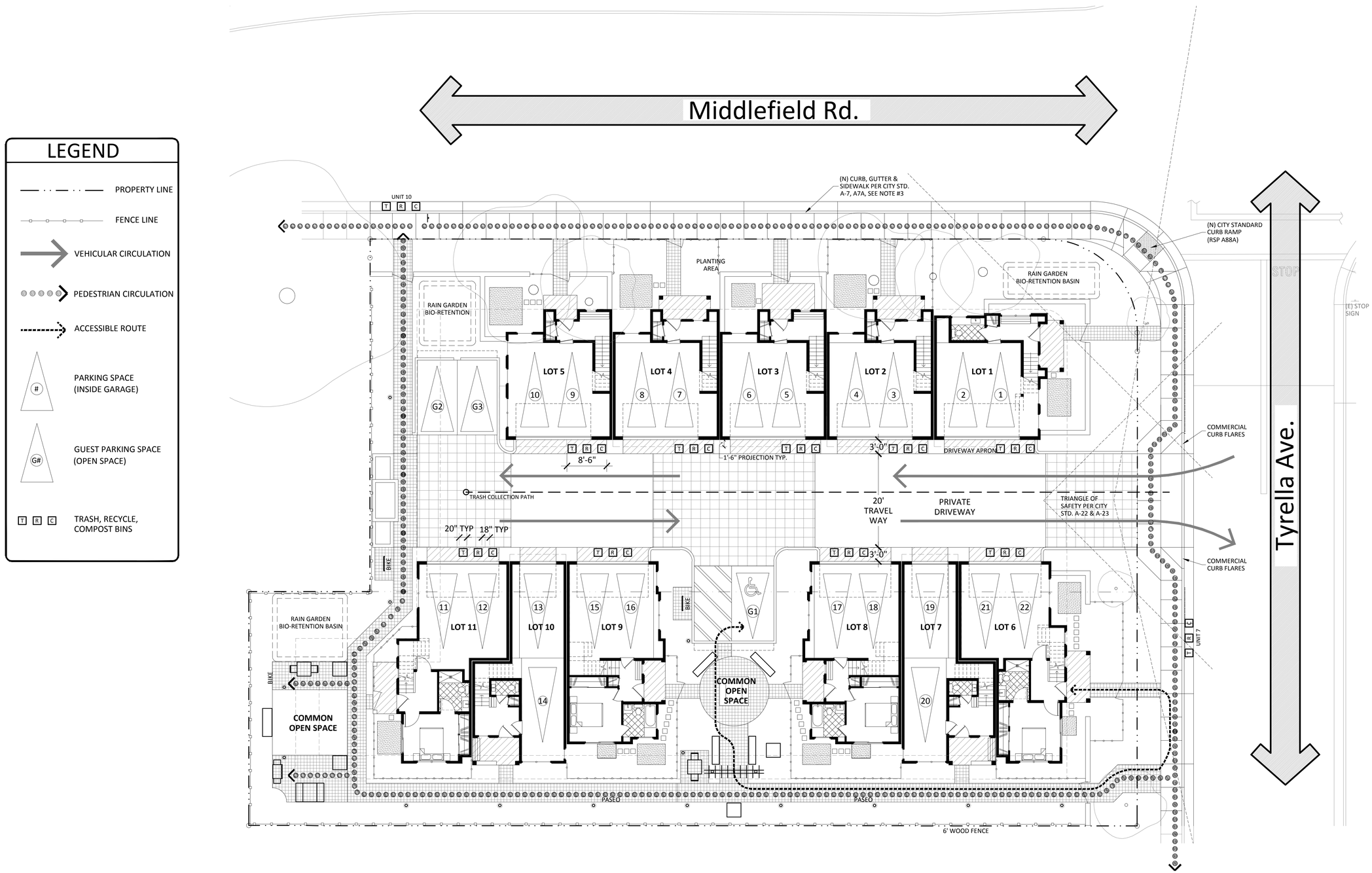
SOLAR STUDY

16' 32' 48' 64'

DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

SP-7



SITE CIRCULATION AND TRASH PLAN

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS APN# 160-32-001 & 160-32-002

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

SITE CIRCULATION PLAN

10' 20' 30' 40'

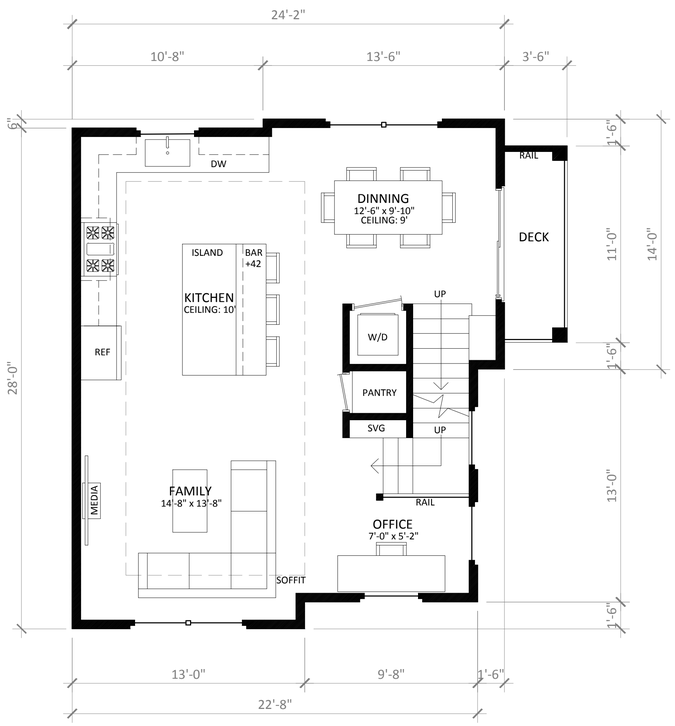
DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

SP-8

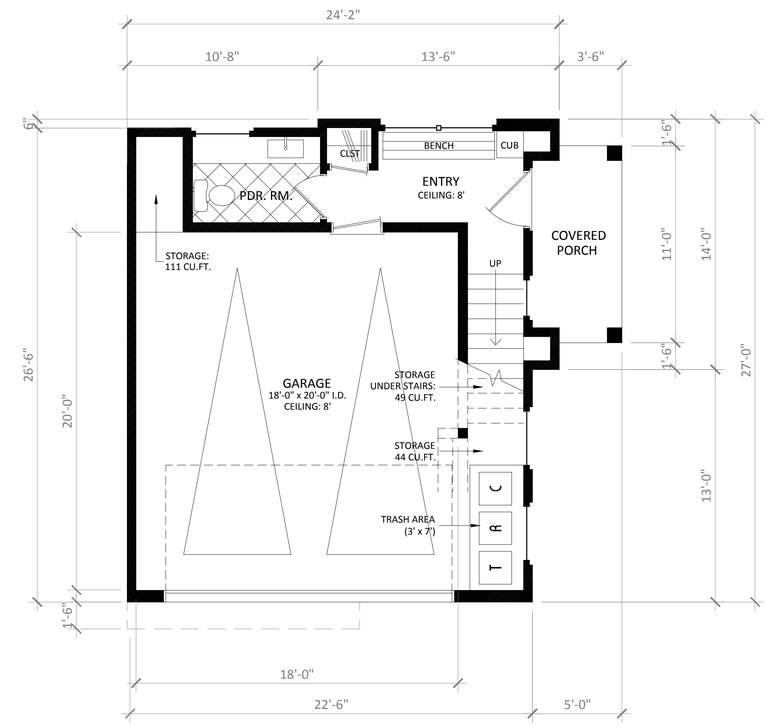
THIRD FLOOR PLAN

UNIT 1 FLOOR PLAN A



SECOND FLOOR PLAN

UNIT 1 FLOOR PLAN A



FIRST FLOOR PLAN

UNIT 1 FLOOR PLAN A

UNIT 1 - FLOOR PLAN A

3 BEDROOMS / 2.5 BATHS	
FIRST FLOOR:	172 SQ.FT.
SECOND FLOOR:	647 SQ.FT.
THIRD FLOOR:	629 SQ.FT.
TOTAL:	1,448 SQ.FT.
GARAGE:	439 SQ.FT.

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

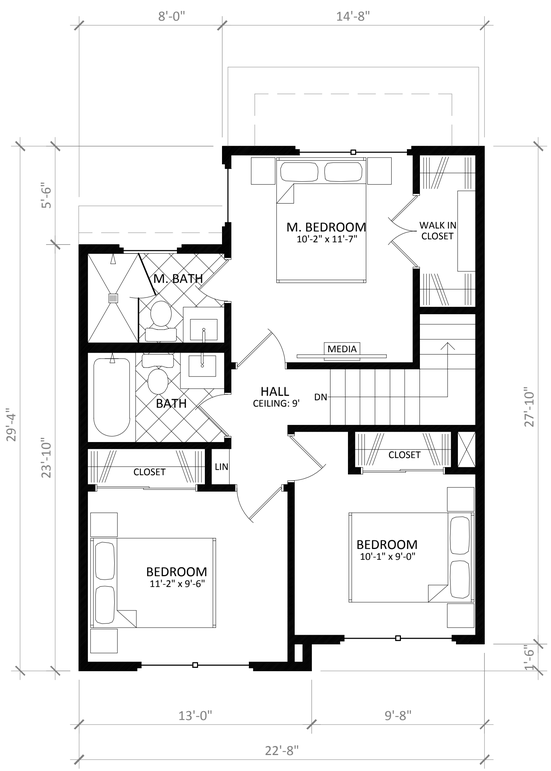
FLOOR PLAN A - UNIT 1

0' 4' 8' 12' 16'

DATE: 8-30-2021

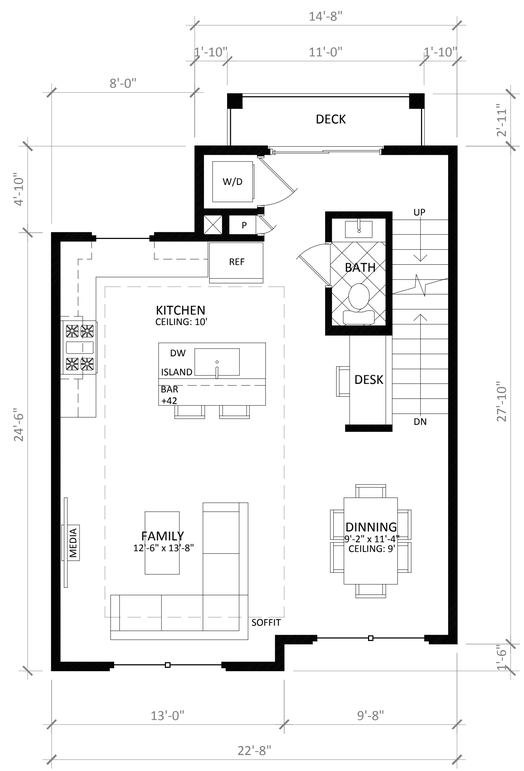
785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

A0-1



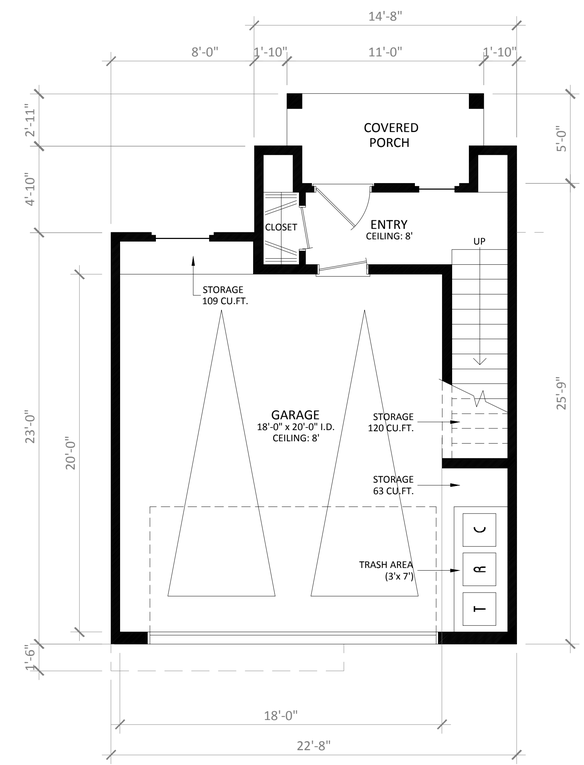
THIRD FLOOR PLAN

UNITS 2 & 4 FLOOR PLAN B



SECOND FLOOR PLAN

UNITS 2 & 4 FLOOR PLAN B



FIRST FLOOR PLAN

UNITS 2 & 4 FLOOR PLAN B

UNIT 2 & 4 FLOOR PLAN B

3 BEDROOMS / 2.5 BATHS	
FIRST FLOOR:	127 SQ.FT.
SECOND FLOOR:	612 SQ.FT.
THIRD FLOOR:	606 SQ.FT.
TOTAL:	1,345 SQ.FT.
GARAGE:	442 SQ.FT.

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

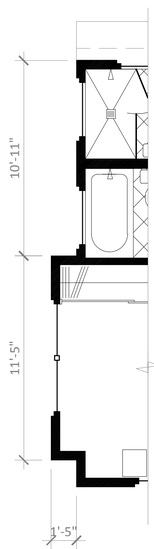
FLOOR PLAN B - UNITS 2 & 4

0' 4' 8' 12' 16'

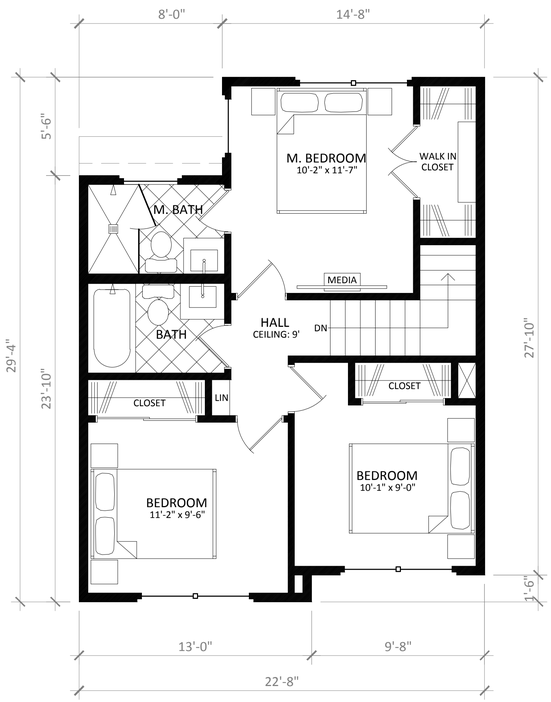
DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

A0-2

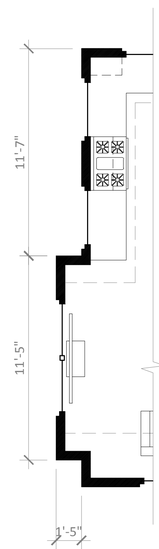


ALT. END CONDITION @ UNIT 5

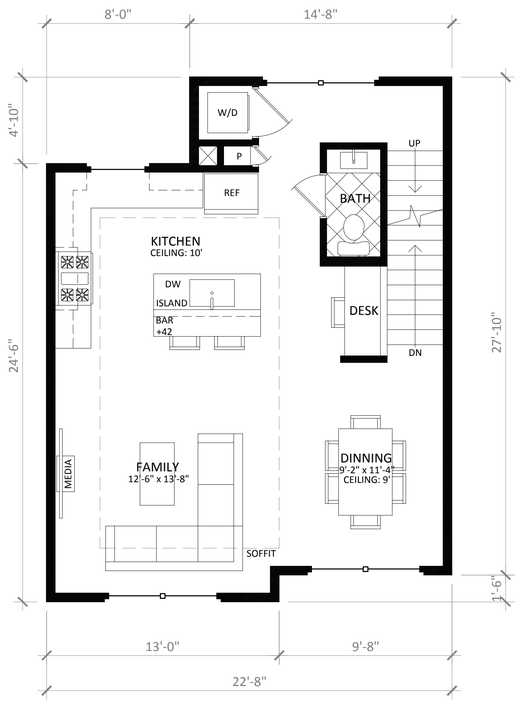


THIRD FLOOR PLAN

UNITS 3 & 5 FLOOR PLAN C

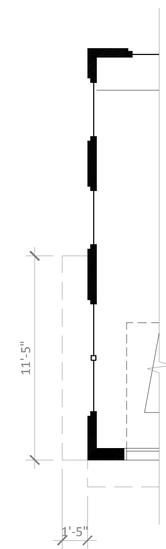


ALT. END CONDITION @ UNIT 5

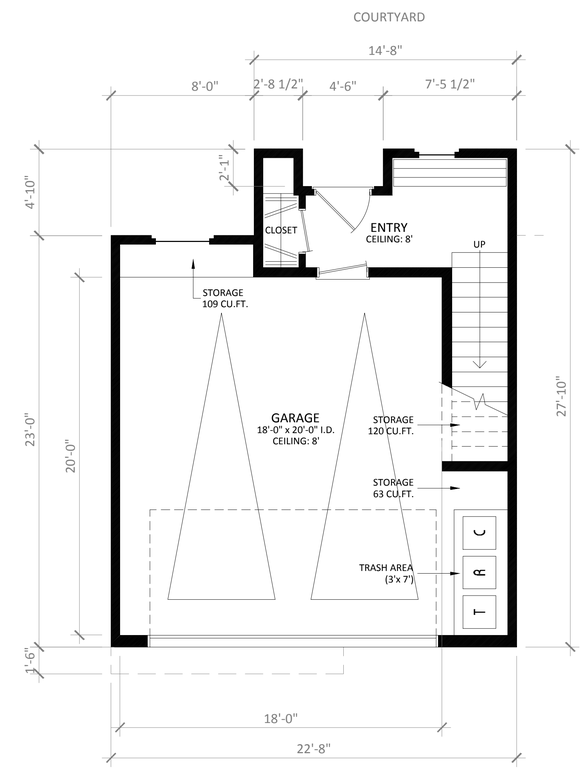


SECOND FLOOR PLAN

UNITS 3 & 5 FLOOR PLAN C



ALT. END CONDITION @ UNIT 5



FIRST FLOOR PLAN

UNITS 3 & 5 FLOOR PLAN C

UNIT 5 - FLOOR PLAN Cx

3 BEDROOMS / 2.5 BATHS	
FIRST FLOOR:	141 SQ.FT.
SECOND FLOOR:	628 SQ.FT.
THIRD FLOOR:	623 SQ.FT.
TOTAL:	1,391 SQ.FT.
GARAGE:	442 SQ.FT.

UNIT 3 - FLOOR PLAN C

3 BEDROOMS / 2.5 BATHS	
FIRST FLOOR:	141 SQ.FT.
SECOND FLOOR:	612 SQ.FT.
THIRD FLOOR:	606 SQ.FT.
TOTAL:	1,359 SQ.FT.
GARAGE:	442 SQ.FT.

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

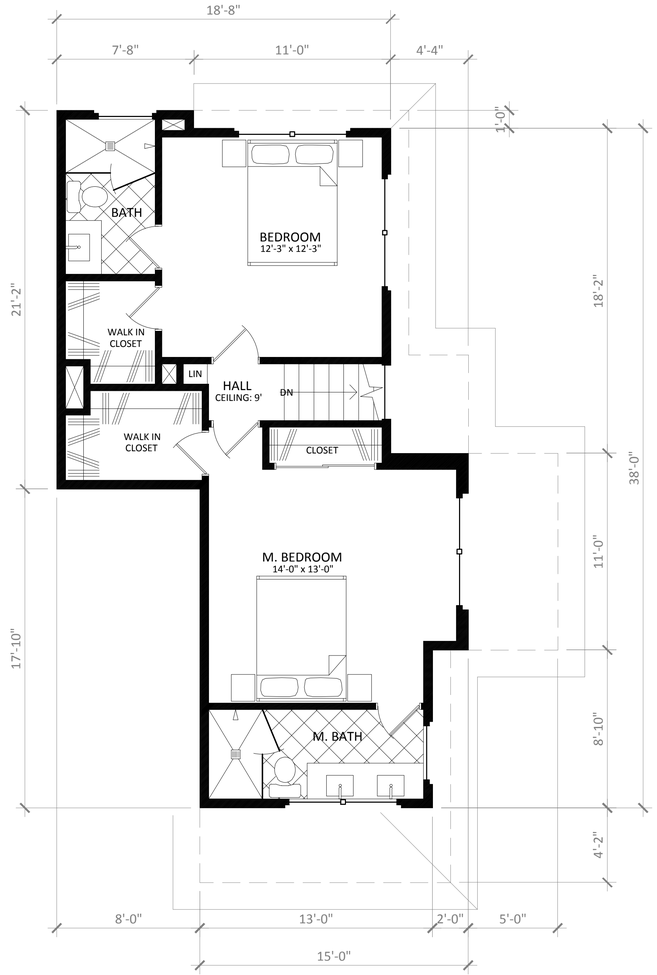
FLOOR PLAN C - UNITS 3 & 5

0' 4' 8' 12' 16'

DATE: 8-30-2021

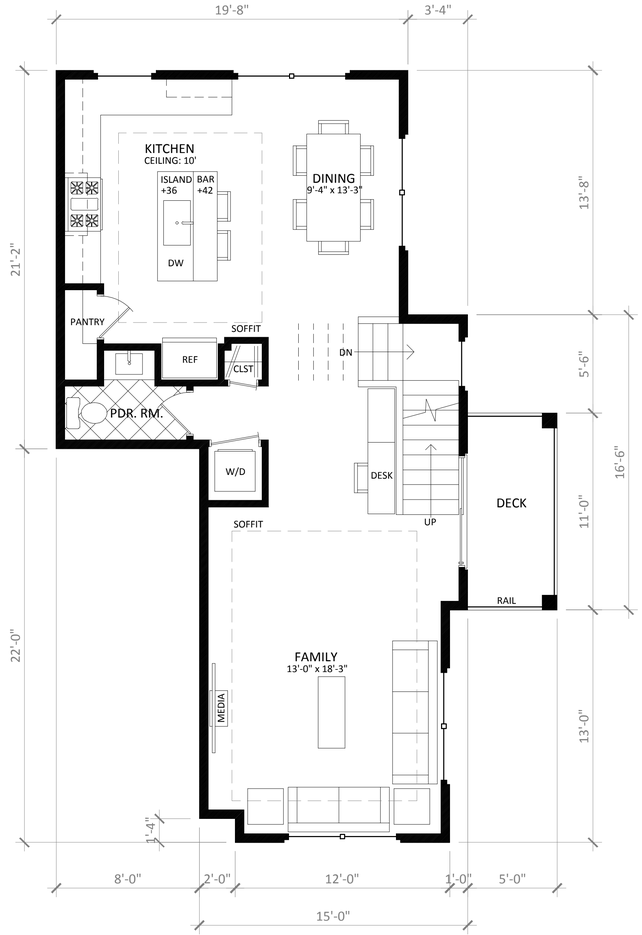
785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

A0-3



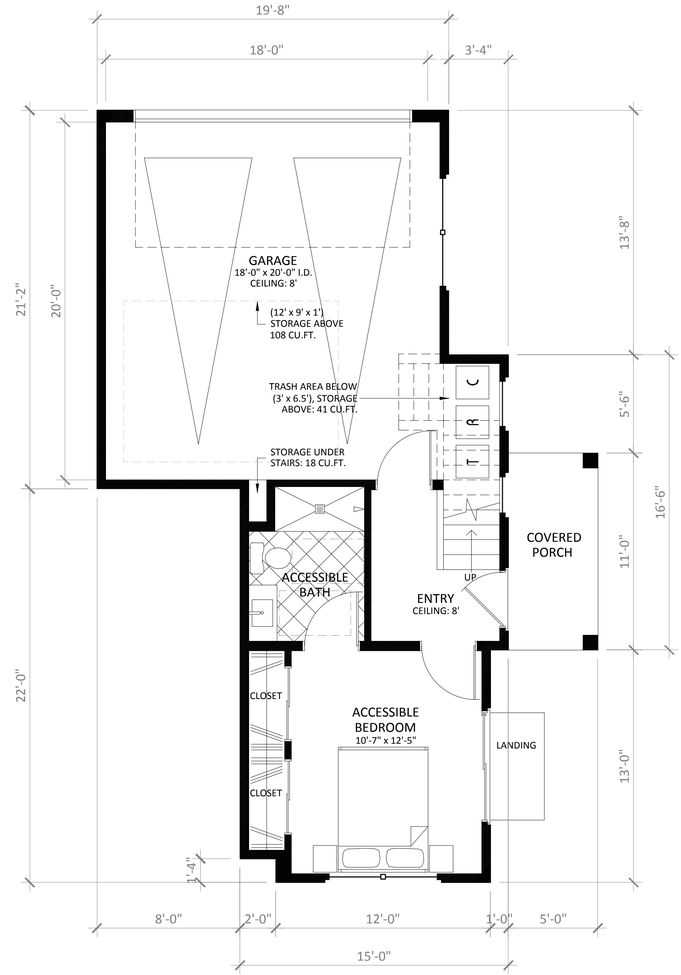
THIRD FLOOR PLAN

UNIT 6 & 11 FLOOR PLAN D



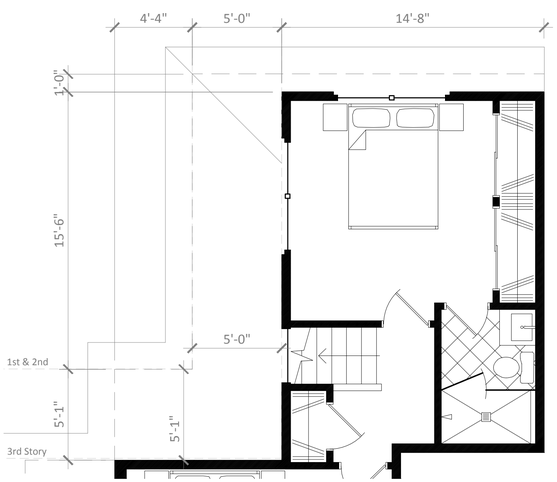
SECOND FLOOR PLAN

UNIT 6 & 11 FLOOR PLAN D



FIRST FLOOR PLAN

UNIT 6 & 11 FLOOR PLAN D



ALT. END CONDITION @ UNIT 11

UNIT 11 - FLOOR PLAN Dx

3 BEDROOMS / 3.5 BATHS	
FIRST FLOOR:	305 SQ.FT.
SECOND FLOOR:	775 SQ.FT.
THIRD FLOOR:	564 SQ.FT.
TOTAL:	1,644 SQ.FT.
GARAGE:	471 SQ.FT.

UNIT 6 - FLOOR PLAN D

3 BEDROOMS / 3.5 BATHS	
FIRST FLOOR:	318 SQ.FT.
SECOND FLOOR:	756 SQ.FT.
THIRD FLOOR:	643 SQ.FT.
TOTAL:	1,717 SQ.FT.
GARAGE:	437 SQ.FT.

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

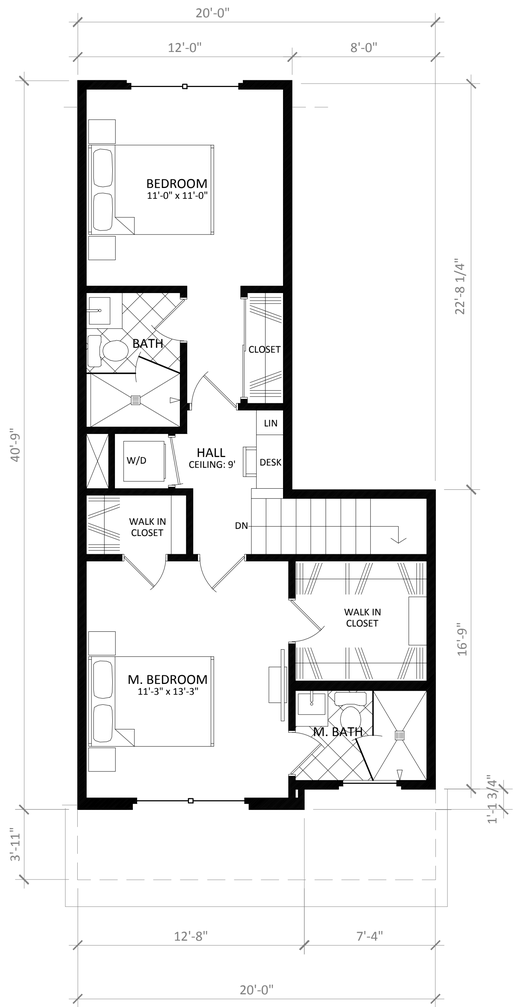
FLOOR PLAN D - UNIT 6 & 11

0' 4' 8' 12' 16'

DATE: 8-30-2021

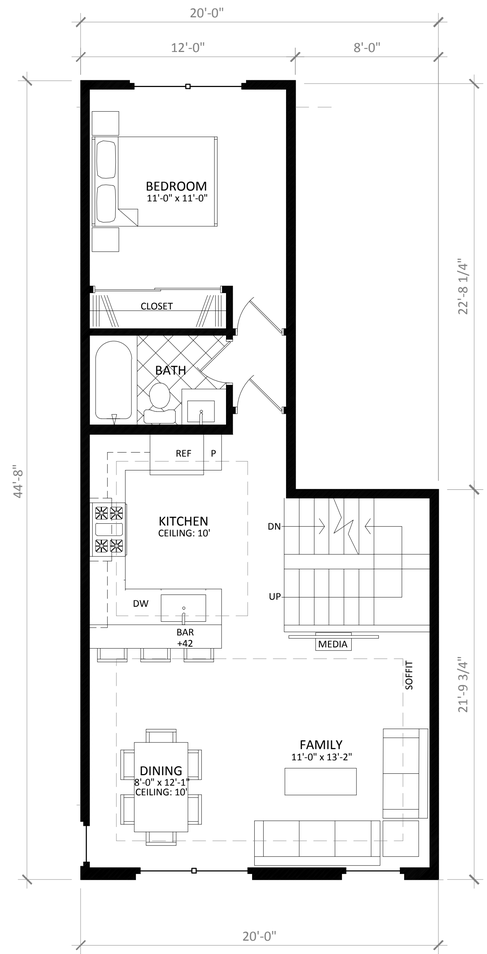
785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

A0-4



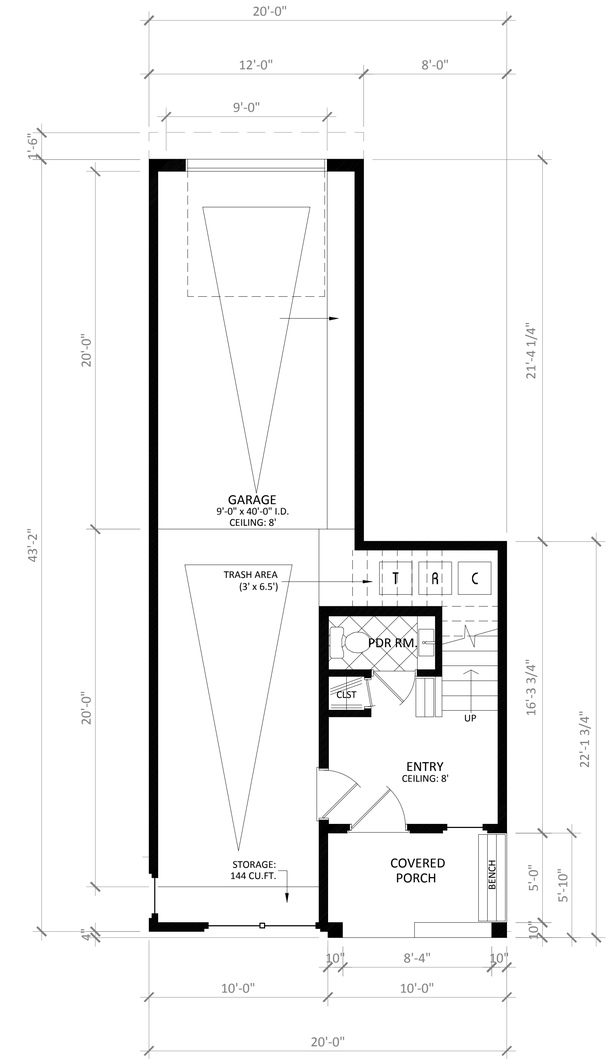
THIRD FLOOR PLAN

UNIT 7 & 10 FLOOR PLAN E



SECOND FLOOR PLAN

UNIT 7 & 10 FLOOR PLAN E



FIRST FLOOR PLAN

UNIT 7 & 10 FLOOR PLAN E

UNIT 7 & 10 - FLOOR PLAN E

3 BEDROOMS / 3.5 BATHS

FIRST FLOOR:	133 SQ.FT.
SECOND FLOOR:	711 SQ.FT.
THIRD FLOOR:	624 SQ.FT.
TOTAL:	1,468 SQ.FT.
GARAGE:	504 SQ.FT.

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

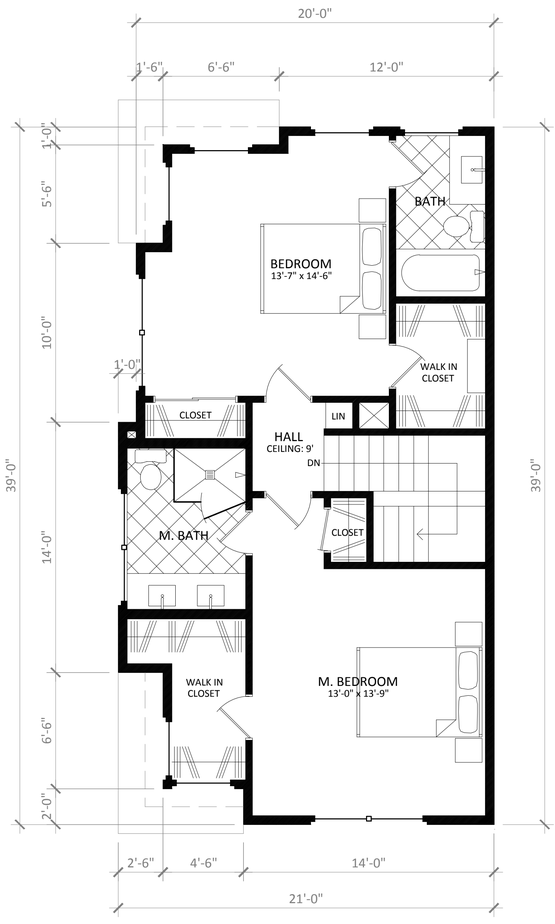
FLOOR PLAN E - UNIT 7 & 10

0' 4' 8' 12' 16'

DATE: 8-30-2021

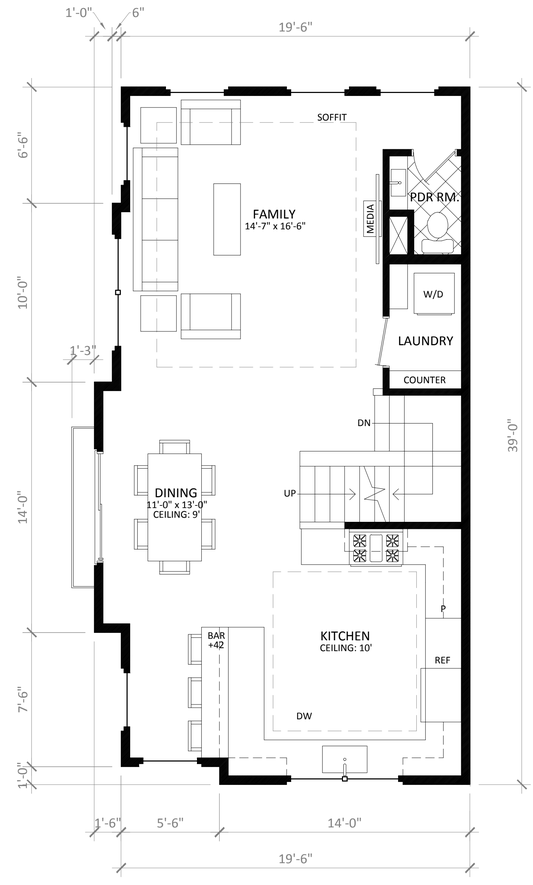
785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

A0-5



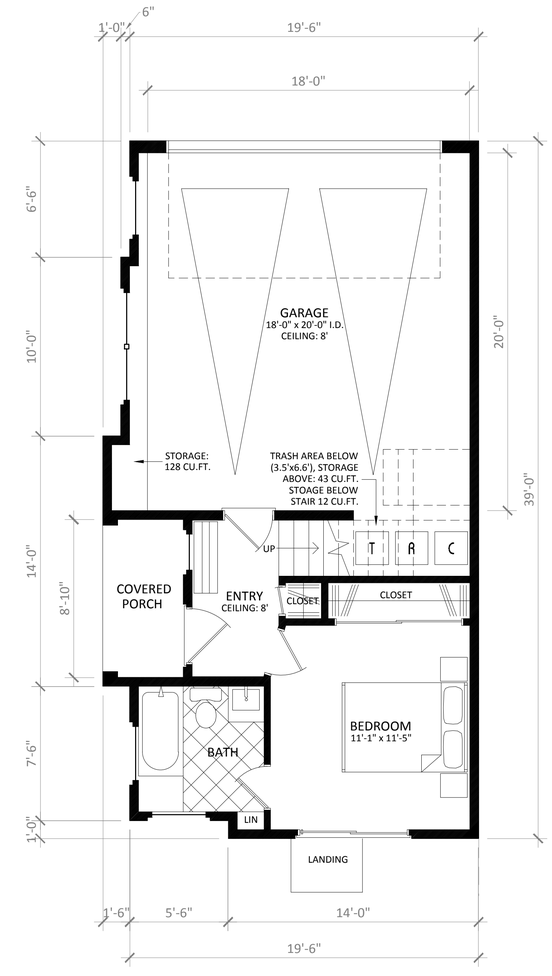
THIRD FLOOR PLAN

UNIT 8 & 9 FLOOR PLAN F



SECOND FLOOR PLAN

UNIT 8 & 9 FLOOR PLAN F



FIRST FLOOR PLAN

UNIT 8 & 9 FLOOR PLAN F

UNIT 8 & 9 - FLOOR PLAN F

3 BEDROOMS / 3.5 BATHS

FIRST FLOOR:	299 SQ.FT.
SECOND FLOOR:	781 SQ.FT.
THIRD FLOOR:	756 SQ.FT.
TOTAL:	1,836 SQ.FT.
GARAGE:	442 SQ.FT.

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

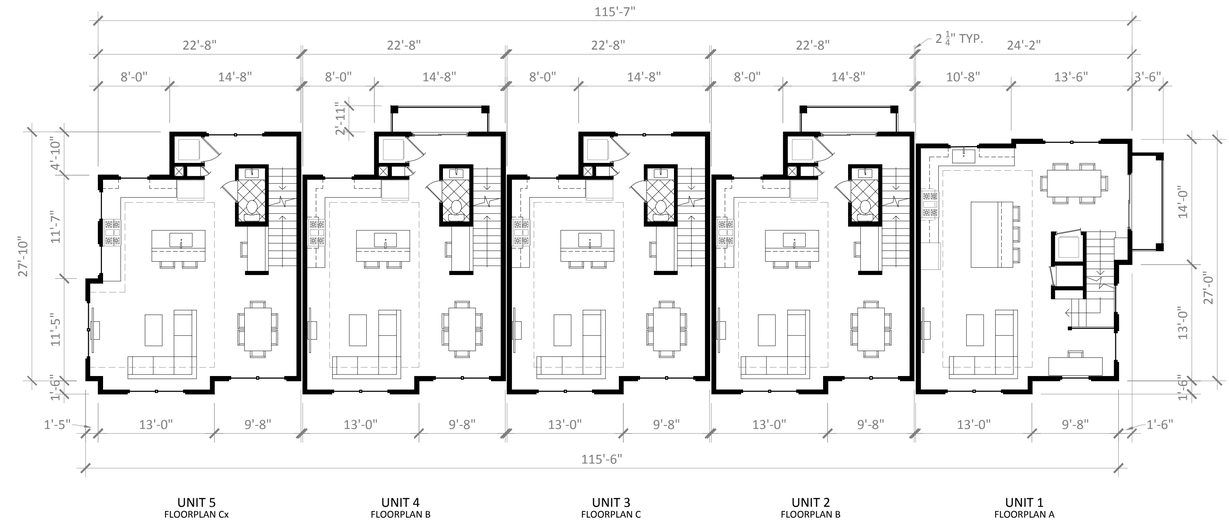
FLOOR PLAN F - UNIT 8 & 9

0' 4' 8' 12' 16'

DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

A0-6

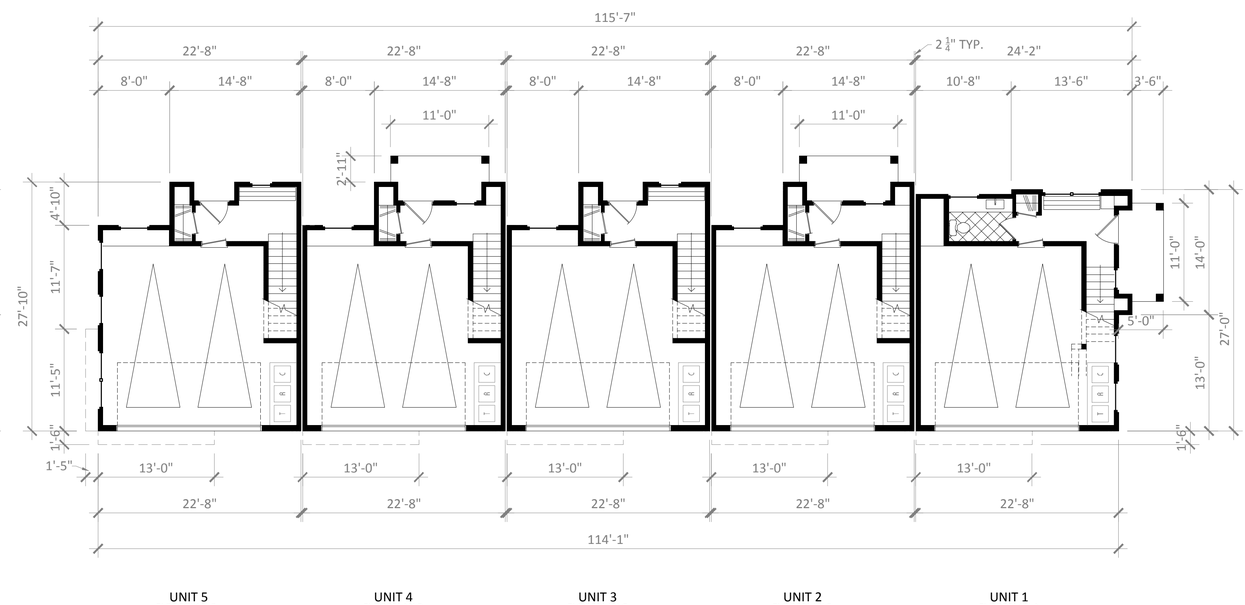


SECOND FLOOR PLAN

BUILDING 1

THIRD FLOOR PLAN

BUILDING 1



FIRST FLOOR PLAN

BUILDING 1

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

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Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

BUILDING 1 FLOOR PLANS

0' 8' 16' 24' 32'

DATE: 8-30-2021

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MOUNTAIN VIEW, CA 94041

A1-1

NORTH ELEVATION

BUILDING 1

WEST ELEVATION

BUILDING 1

SOUTH ELEVATION

BUILDING 1

EAST ELEVATION

BUILDING 1

BUILDING 1 ELEVATIONS

0' 8' 16' 24' 32'

294 & 296 TYRELLA AVE

PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

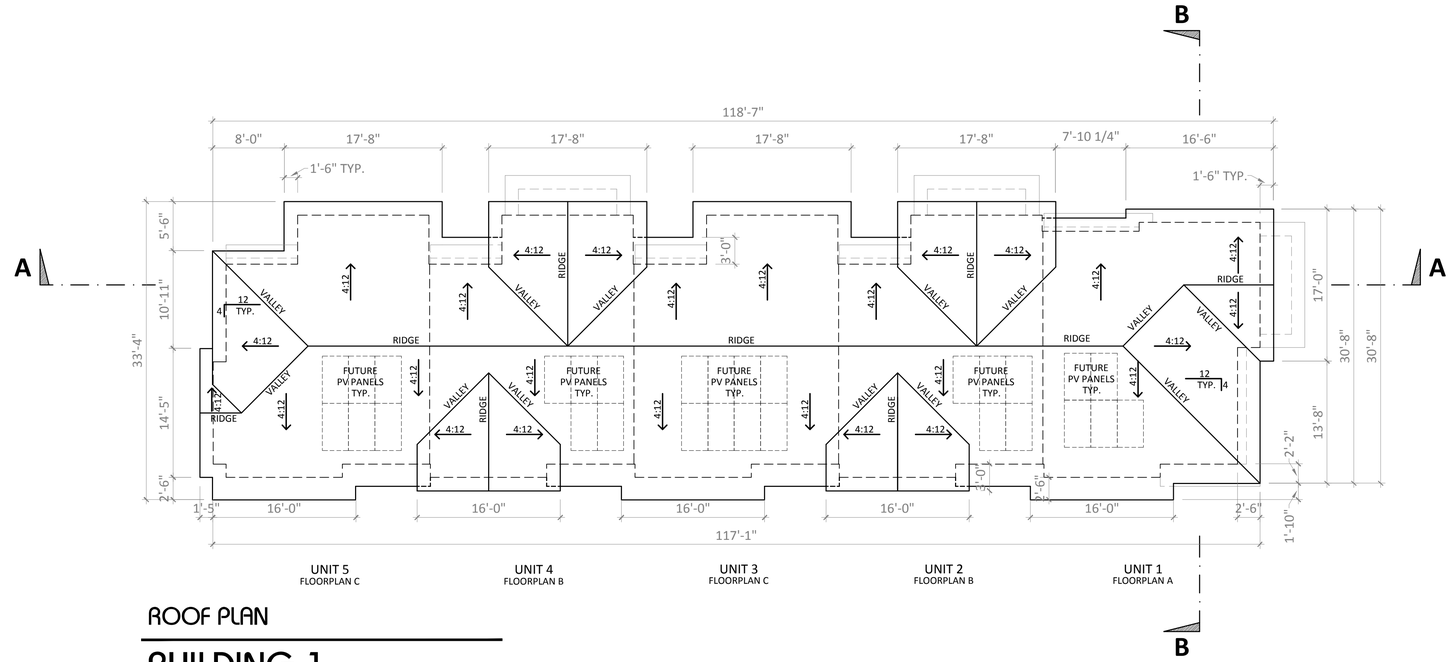
Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

DATE: 8-30-2021

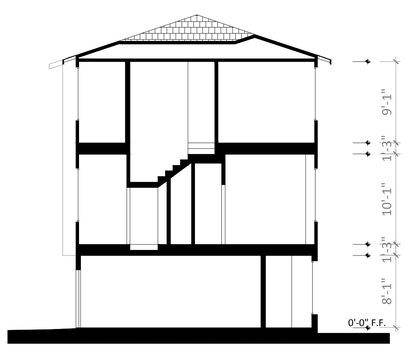
A1-2

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041



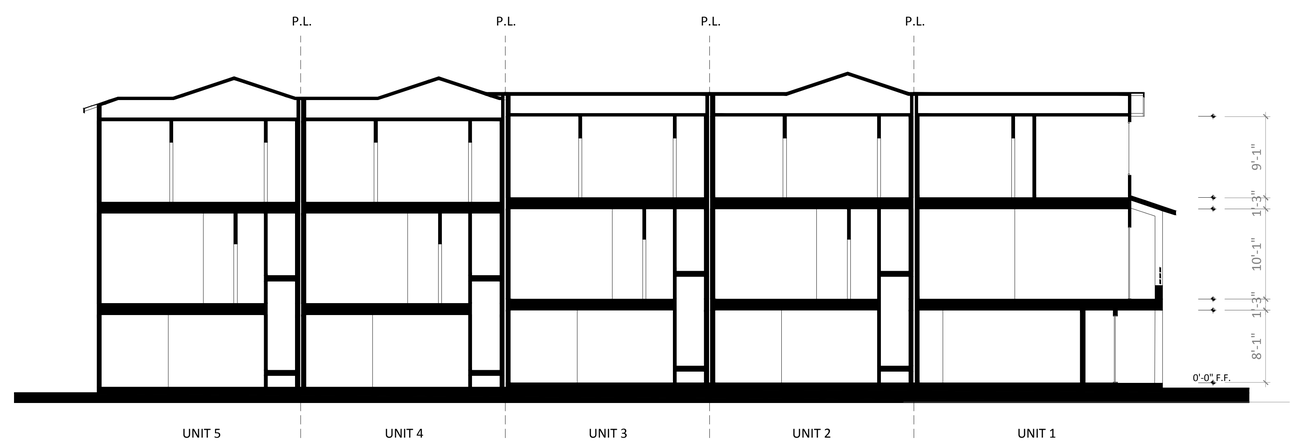
ROOF PLAN

BUILDING 1



SECTION B-B

BUILDING 1



SECTION A-A

BUILDING 1

BUILDING 1 SECTIONS & ROOF

0' 8' 16' 24' 32'

A1-3

DATE: 8-30-2021

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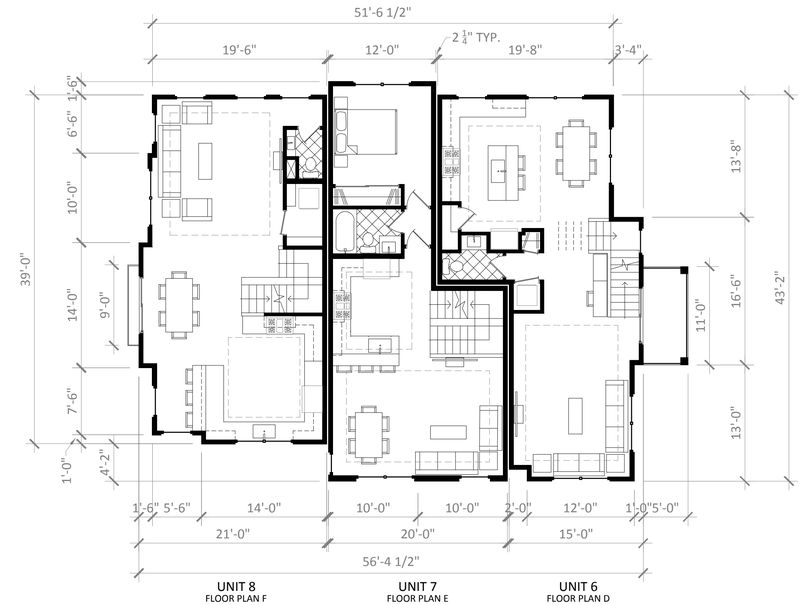
MOUNTAIN VIEW, CA 94041

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

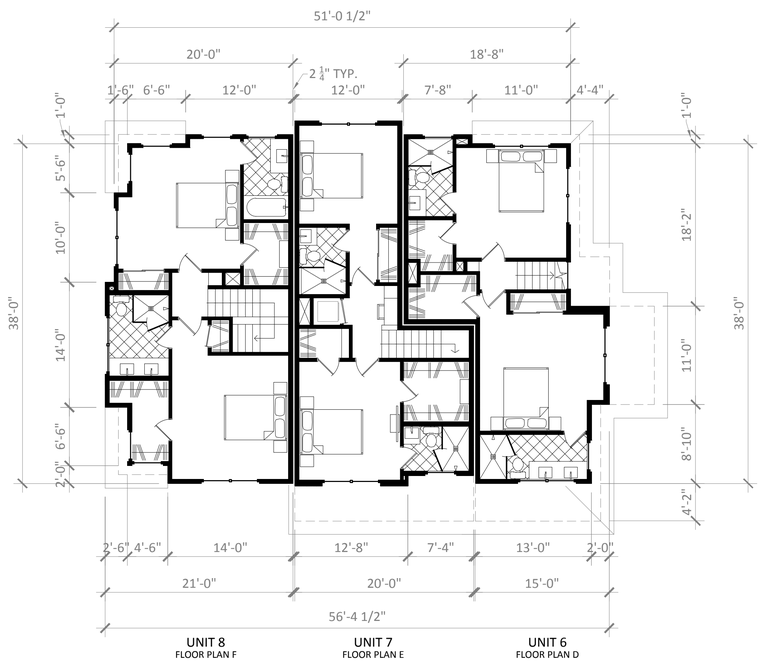
Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER



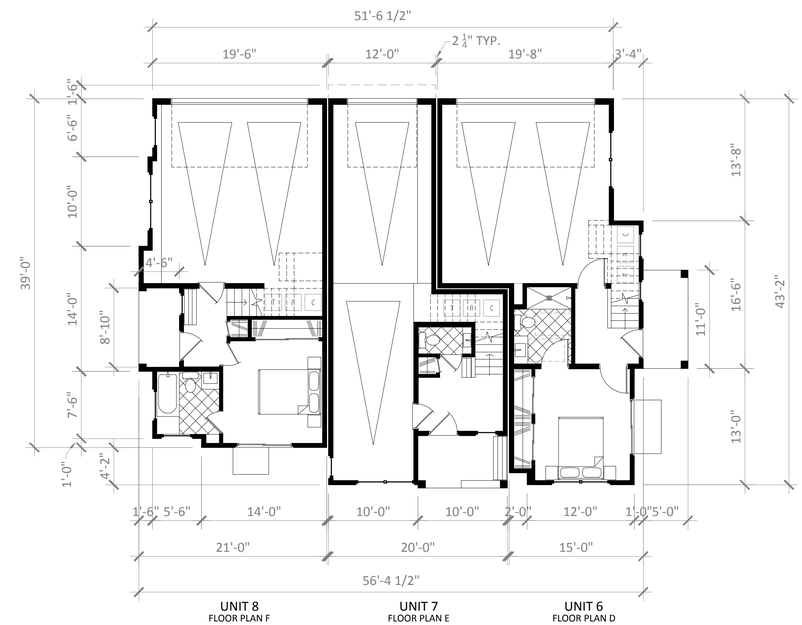
SECOND FLOOR PLAN

BUILDING 2



THIRD FLOOR PLAN

BUILDING 2



FIRST FLOOR PLAN

BUILDING 2

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

BUILDING 2 FLOOR PLANS

0' 8' 16' 24' 32'

DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

A2-1

SOUTH ELEVATION

BUILDING 2

0' 5'-4" 10'-8" 16'-0" 21'-4"

EAST ELEVATION

BUILDING 2

NORTH ELEVATION

BUILDING 2

WEST ELEVATION

BUILDING 2

BUILDING 2 ELEVATIONS

0' 8' 16' 24' 32'

294 & 296 TYRELLA AVE

PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

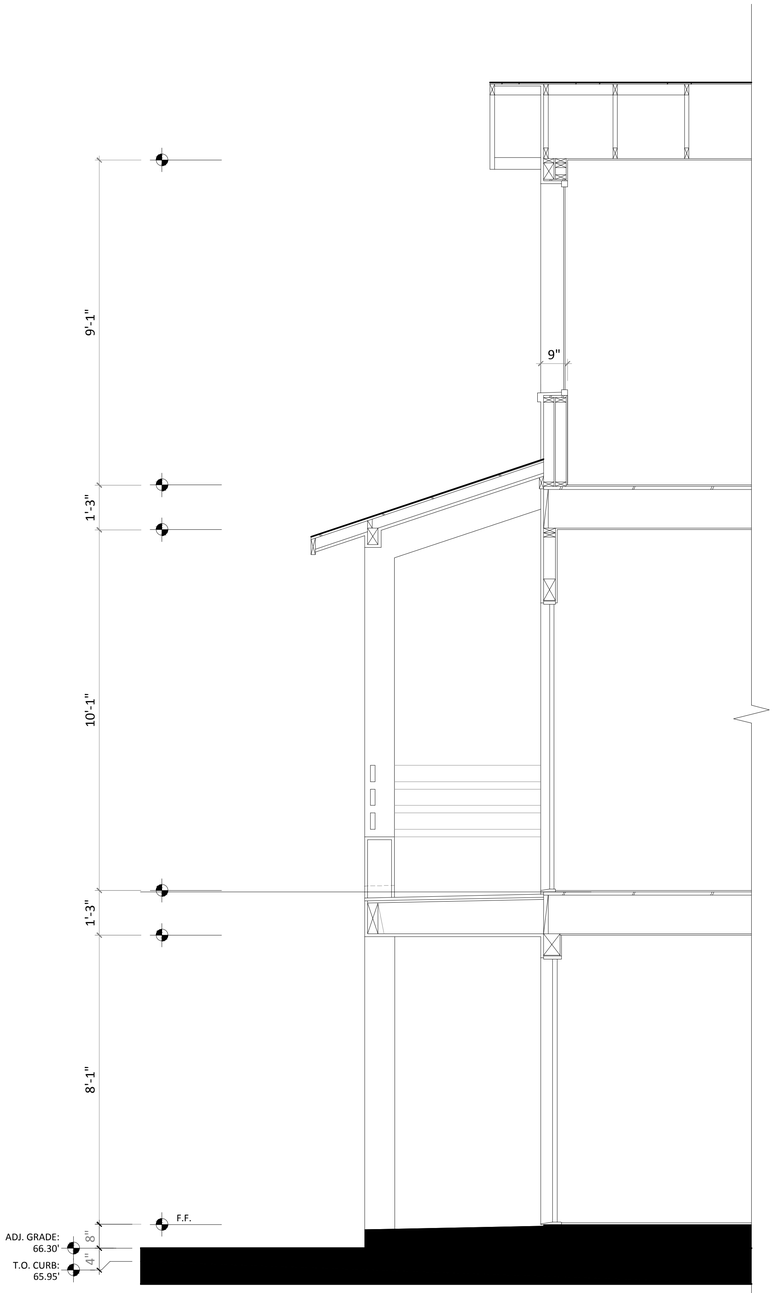
Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

DATE: 8-30-2021

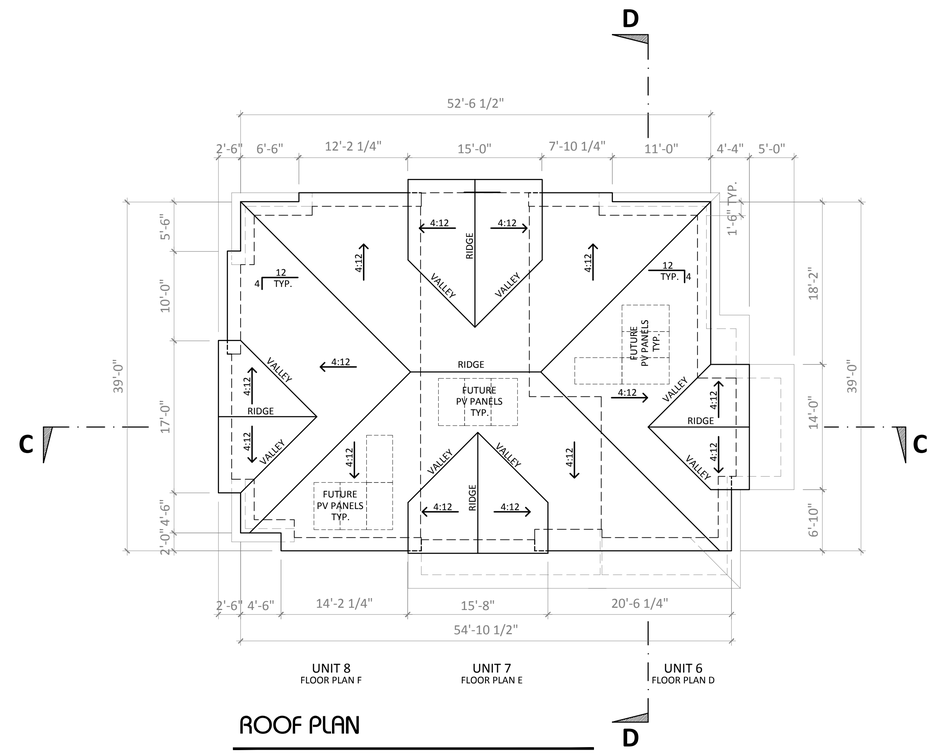
A2-2

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041



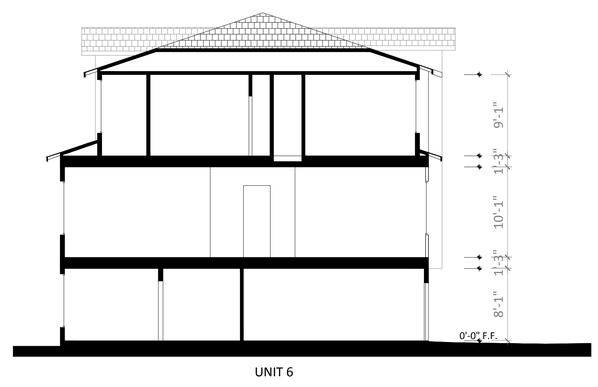
ENLARGED PARTIAL SECTION C

BUILDING 2 SCALE: 1/2"=1'-0"



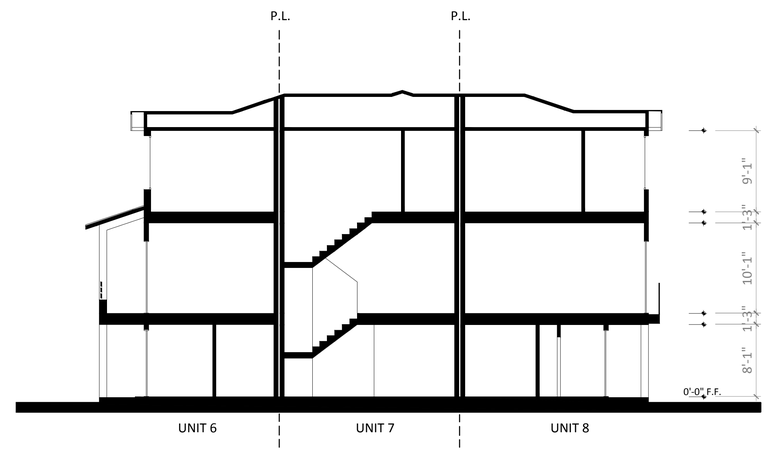
ROOF PLAN

BUILDING 2



SECTION D-D

BUILDING 2



SECTION C-C

BUILDING 2

BUILDING 2 SECTIONS & ROOF

0' 8' 16' 24' 32'

A2-3

DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

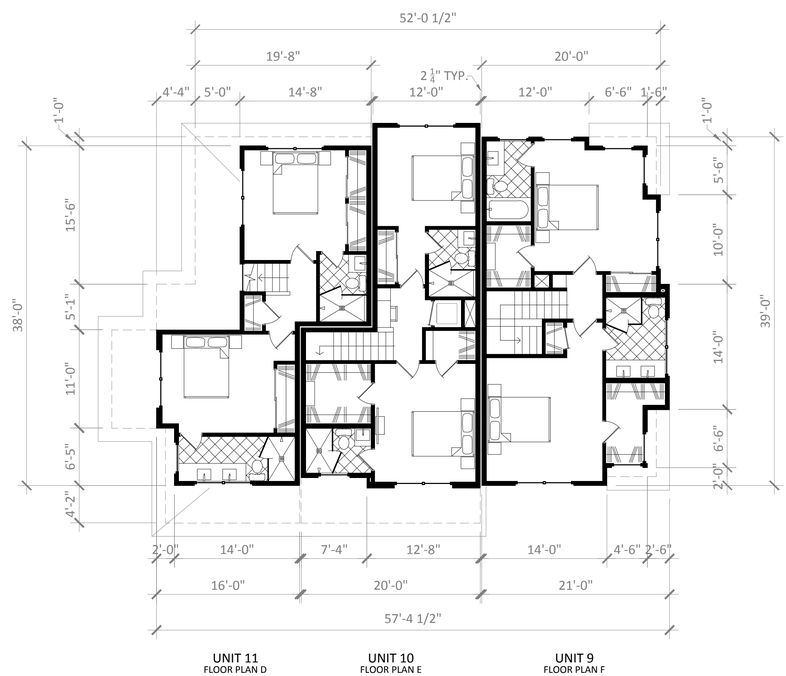
Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

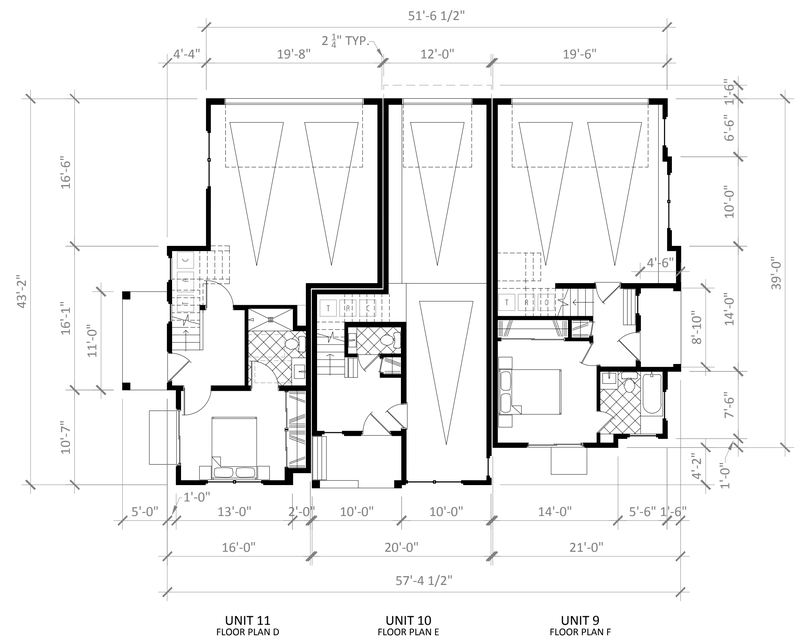
SECOND FLOOR PLAN

BUILDING 3



THIRD FLOOR PLAN

BUILDING 3



FIRST FLOOR PLAN

BUILDING 3

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

BUILDING 3 FLOOR PLANS

0' 8' 16' 24' 32'

DATE: 8-30-2021

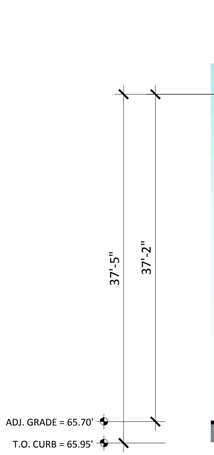
785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

A3-1

SOUTH ELEVATION

BUILDING 3

0' 5'-4" 10'-8" 16'-0" 21'-4"



EAST ELEVATION

BUILDING 3

NORTH ELEVATION

BUILDING 3

WEST ELEVATION

BUILDING 3

BUILDING 3 ELEVATIONS

0' 8' 16' 24' 32'

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

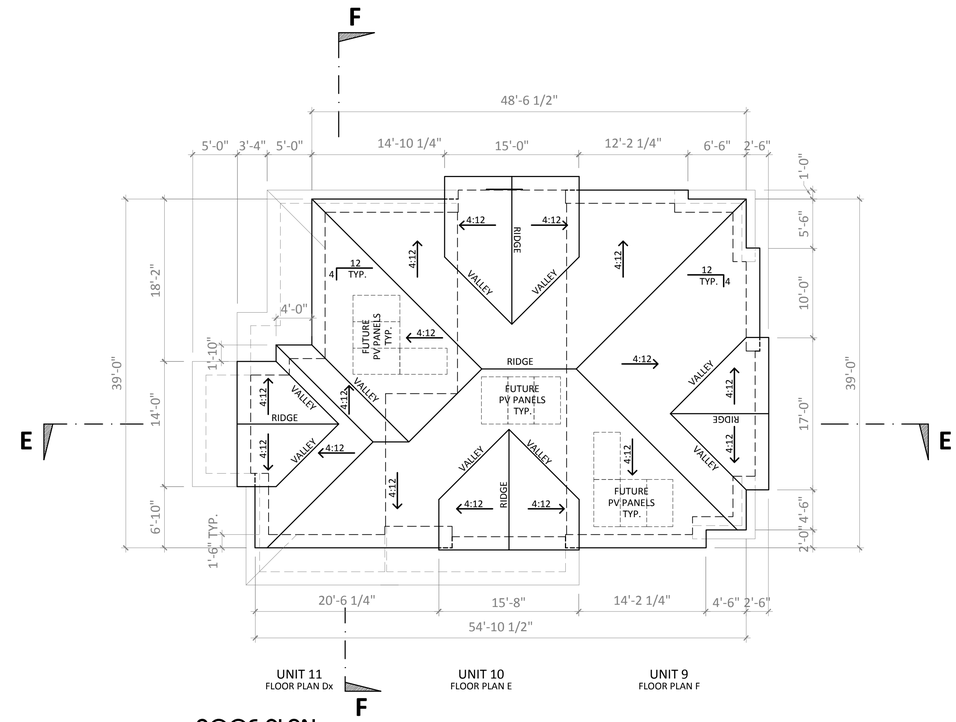
Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

DATE: 8-30-2021

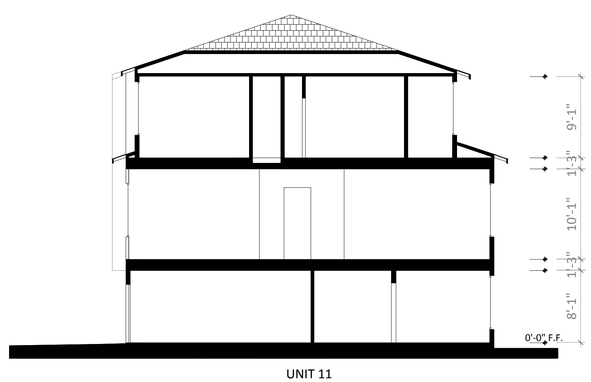
A3-2

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041



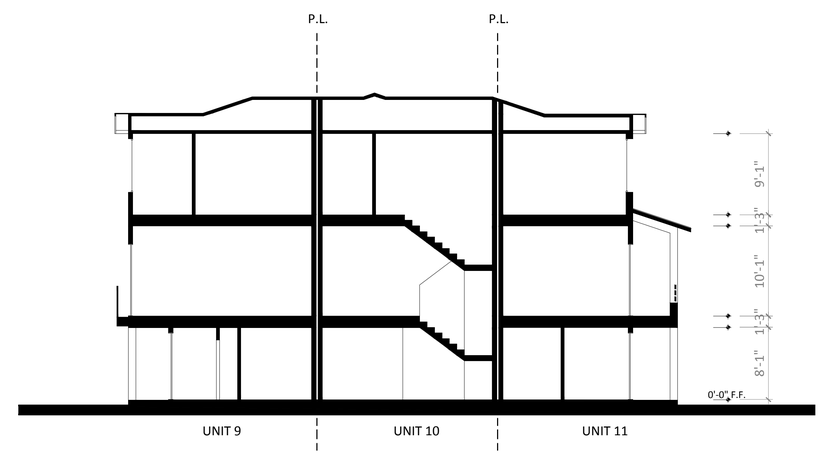
ROOF PLAN

BUILDING 3



SECTION F-F

BUILDING 3



SECTION E-E

BUILDING 3

BUILDING 3 SECTIONS & ROOF

0' 8' 16' 24' 32'

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

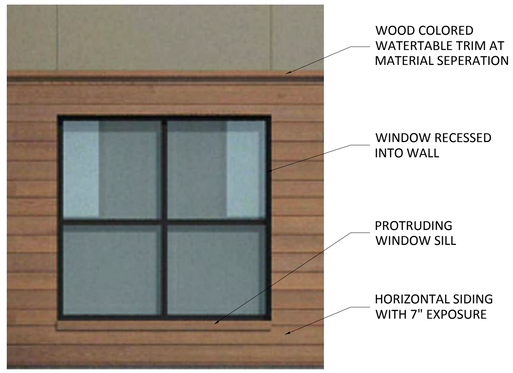
Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

DATE: 8-30-2021

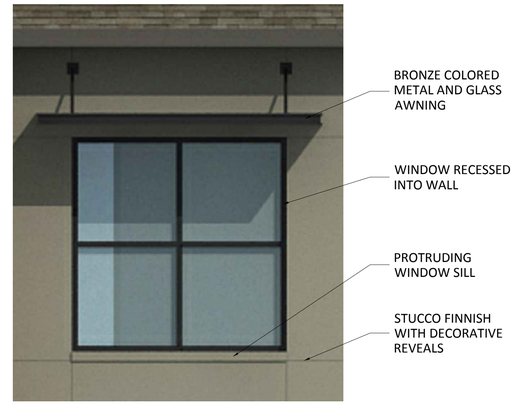
A3-3

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041



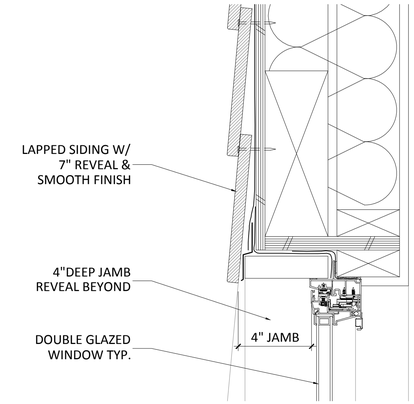
8. WINDOW W/ WATERTABLE & SILL

SCALE: 1/2"=1'-0"



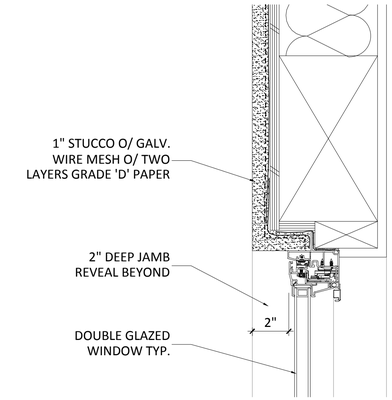
7. WINDOW WITH AWNING & SILL

SCALE: 1/2"=1'-0"



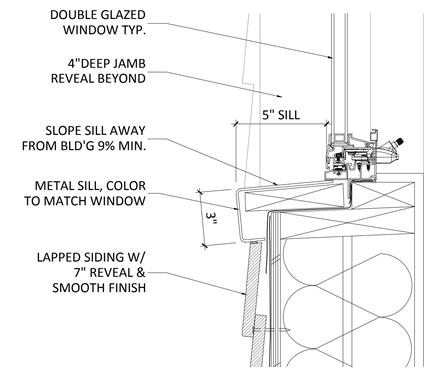
4. WINDOW HEAD @ 9" WALL

SCALE: 3"=1'-0"



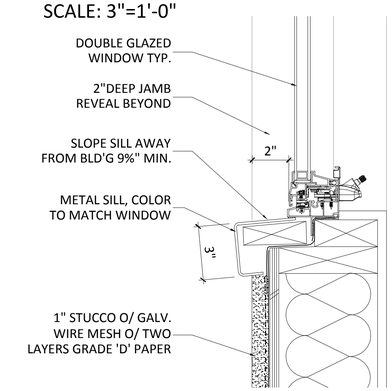
1. WINDOW HEAD @ 2 x 6 WALL

SCALE: 3"=1'-0"



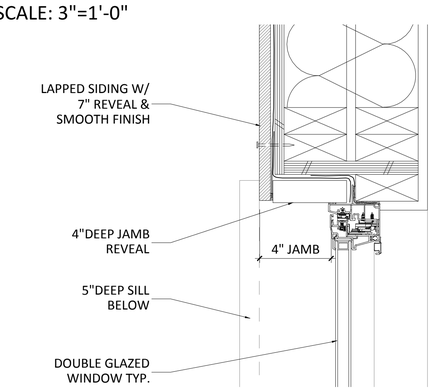
5. WINDOW SILL @ 9" WALL

SCALE: 3"=1'-0"



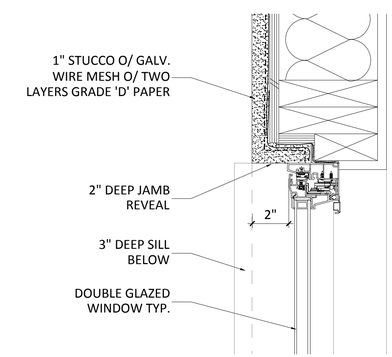
2. WINDOW SILL @ 2 x 6 WALL

SCALE: 3"=1'-0"



6. WINDOW JAMB @ 9" WALL

SCALE: 3"=1'-0"



3. WINDOW JAMB @ 2 x 6 WALL

SCALE: 3"=1'-0"

BUILDING DETAILS

0' 8' 16' 24' 32'

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

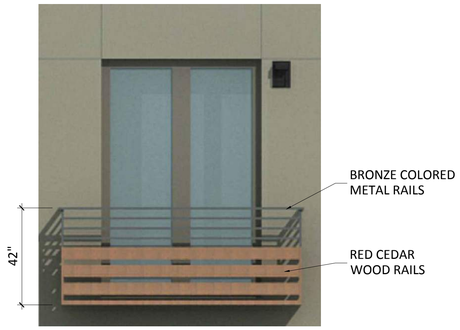
Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

DATE: 8-30-2021

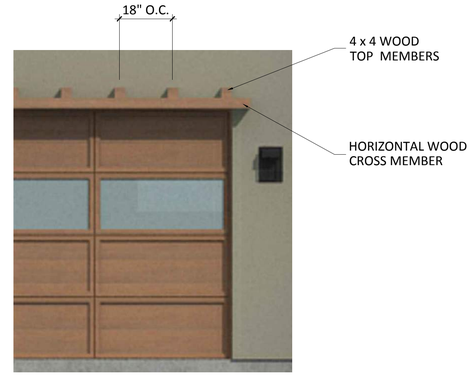
A4-1

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041



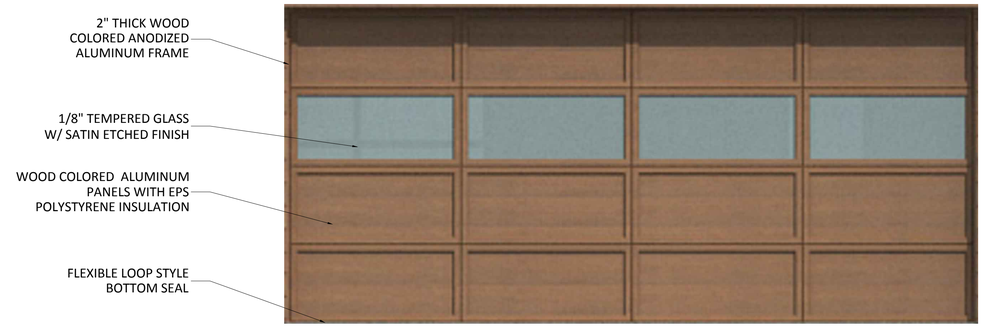
7. JULIET BALCONY

SCALE: 3/8"=1'-0"



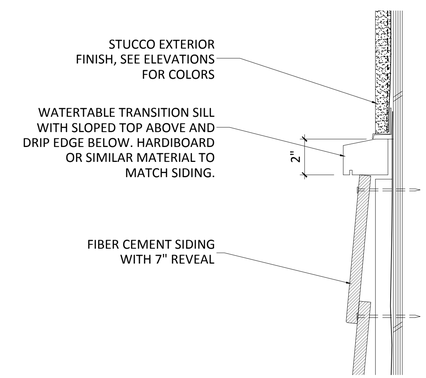
6. WOOD TRELLIS @ GARAGES

SCALE: 1/2"=1'-0"



1. GARAGE DOOR WITH GLASS PANELS AND METAL FRAME

NTS



4. WATERTABLE TRANSITION

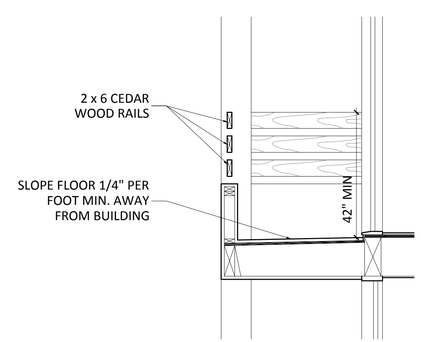
SCALE: 3"=1'-0"

Pavel LED Outdoor Wall Light

- 9 1/2" high x 5" wide. Extends 4 3/4" from the wall. Weighs 2.13 lbs.
- Distance from mounting point to the top of the fixture is 4 3/4".
- Built-in 13 watt LED. 1150 lumens, comparable to a 75 watt incandescent. 3000K color temperature.
- Energy-efficient LED outdoor wall sconce from the Pavel brand. Vertical installation only.
- Textured bronze finish. Steel construction. Round 3" wide crystal diffuser.
- **Material:** Extruded Aluminum
- Etched glass lens
- Made of aluminum, will not rust
- Dark Sky compliant
- UL Listed Wet
- **Finish:** Bronze,
- **Light Option:** Halogen, LED

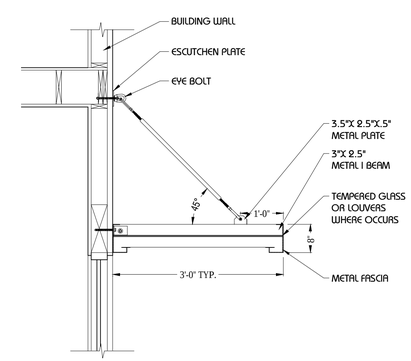
2. EXTERIOR LIGHT

NOT TO SCALE



5. CEDAR WOOD RAILINGS

SCALE: 1/2"=1'-0"



3. METAL AWNING WITH GLASS

SCALE: 1/2"=1'-0"

BUILDING DETAILS

0' 8' 16' 32' 48'

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

DATE: 8-30-2021

A4-2

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

Unit 1

S1	Siding	7" smooth HardiPlank Lap Siding by James Hardi 'Select Cedarmill' #215518 Color: Swing Brown SW6046
B1	Body 1	Cement Plaster, Smooth Finish Color: Ethereal Mood SW7639
A1	Accent 1	Cement Plaster, Smooth Finish Color: Anonymous SW7046
A3	Red Cedar Rail	5 1/2" wide wood
A4	Metal Accents	Statuary Bronze
A5	Windows & Doors	Double Pane Aluminum Windows & Doors by Georgia Windows & Doors Color: Bronze
F1	Facia	Painted - Sherwin Williams Color: Black Fox SW7020 Sheen: Satin
RF	Roof	'Timberline - American Harvest' Architectural Shingles by GAF Fiberglass Asphalt, Class A
	Pavers	7.7"x 7.7" Permeable Paving Stones 'SF Rima' by Basalite Color: Tan/Charcoal blend
	Walkways	Stamped Colored Concrete with 24" grid pattern Stamp: Brickform FM-E Sanded Slate Texture Skin Color: Scofield #447 Prairie

Unit 2

S1	Siding	7" smooth HardiPlank Lap Siding by James Hardi 'Select Cedarmill' #215518 Color: Swing Brown SW6046
B2	Body 2	Cement Plaster, Smooth Finish Color: Accessible Beige SW7036
A2	Accent 2	Cement Plaster, Smooth Finish Color: Retreat SW6207
A3	Red Cedar Rail	5 1/2" wide wood
A4	Metal Accents	Statuary Bronze
A5	Windows & Doors	Double Pane Aluminum Windows & Doors by Georgia Windows & Doors Color: Bronze
F1	Facia	Painted - Sherwin Williams Color: Black Fox SW7020 Sheen: Satin
RF	Roof	'Timberline - American Harvest' Architectural Shingles by GAF Fiberglass Asphalt, Class A
	Pavers	7.7"x 7.7" Permeable Paving Stones 'SF Rima' by Basalite Color: Tan/Charcoal blend
	Walkways	Stamped Colored Concrete with 24" grid pattern Stamp: Brickform FM-E Sanded Slate Texture Skin Color: Scofield #447 Prairie

Unit 3

S1	Siding	7" smooth HardiPlank Lap Siding by James Hardi 'Select Cedarmill' #215518 Color: Swing Brown SW6046
B3	Body 3	Cement Plaster, Smooth Finish Color: Contented SW6191
A1	Accent 1	Cement Plaster, Smooth Finish Color: Anonymous SW7046
A3	Red Cedar Rail	5 1/2" wide wood
A4	Metal Accents	Statuary Bronze
A5	Windows & Doors	Double Pane Aluminum Windows & Doors by Georgia Windows & Doors Color: Bronze
F1	Facia	Painted - Sherwin Williams Color: Black Fox SW7020 Sheen: Satin
RF	Roof	'Timberline - American Harvest' Architectural Shingles by GAF Fiberglass Asphalt, Class A
	Pavers	7.7"x 7.7" Permeable Paving Stones 'SF Rima' by Basalite Color: Tan/Charcoal blend
	Walkways	Stamped Colored Concrete with 24" grid pattern Stamp: Brickform FM-E Sanded Slate Texture Skin Color: Scofield #447 Prairie

Unit 4

S1	Siding	7" smooth HardiPlank Lap Siding by James Hardi 'Select Cedarmill' #215518 Color: Swing Brown SW6046
B4	Body 4	Cement Plaster, Smooth Finish Color: Ancient Marble SW6162
A2	Accent 2	Cement Plaster, Smooth Finish Color: Retreat SW6207
A3	Red Cedar Rail	5 1/2" wide wood
A4	Metal Accents	Statuary Bronze
A5	Windows & Doors	Double Pane Aluminum Windows & Doors by Georgia Windows & Doors Color: Bronze
F1	Facia	Painted - Sherwin Williams Color: Black Fox SW7020 Sheen: Satin
RF	Roof	'Timberline - American Harvest' Architectural Shingles by GAF Fiberglass Asphalt, Class A
	Pavers	7.7"x 7.7" Permeable Paving Stones 'SF Rima' by Basalite Color: Tan/Charcoal blend
	Walkways	Stamped Colored Concrete with 24" grid pattern Stamp: Brickform FM-E Sanded Slate Texture Skin Color: Scofield #447 Prairie

Unit 5

S1	Siding	7" smooth HardiPlank Lap Siding by James Hardi 'Select Cedarmill' #215518 Color: Swing Brown SW6046
B5	Body 5	Cement Plaster, Smooth Finish Color: Bunglehouse Gray SW2845
A1	Accent 1	Cement Plaster, Smooth Finish Color: Anonymous SW7046
A3	Red Cedar Rail	5 1/2" wide wood
A4	Metal Accents	Statuary Bronze
A5	Windows & Doors	Double Pane Aluminum Windows & Doors by Georgia Windows & Doors Color: Bronze
F1	Facia	Painted - Sherwin Williams Color: Black Fox SW7020 Sheen: Satin
RF	Roof	'Timberline - American Harvest' Architectural Shingles by GAF Fiberglass Asphalt, Class A
	Pavers	7.7"x 7.7" Permeable Paving Stones 'SF Rima' by Basalite Color: Tan/Charcoal blend
	Walkways	Stamped Colored Concrete with 24" grid pattern Stamp: Brickform FM-E Sanded Slate Texture Skin Color: Scofield #447 Prairie

COLORS & MATERIALS

0' 8' 16' 24' 32'

294 & 296 TYRELLA AVE

PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

DATE: 8-30-2021

A5-1

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

Unit 11

S1	Siding	7" smooth HardiPlank Lap Siding by James Hardi 'Select Cedarmill' #215518 Color: Swing Brown SW6046
B6	Body 6a	Cement Plaster, Smooth Finish Color: Ethereal Mood SW7639
B7	Body 6b	Cement Plaster, Smooth Finish Color: Ancient Marble SW6162
A1	Accent 1	Cement Plaster, Smooth Finish Color: Anonymous SW7046
A3	Red Cedar Rail	5 1/2" wide wood
A4	Metal Accents	Statuary Bronze
A5	Windows & Doors	Double Pane Aluminum Windows & Doors by Georgia Windows & Doors Color: Bronze
F1	Facia	Painted - Sherwin Williams Color: Black Fox SW7020 Sheen: Satin
RF	Roof	'Timberline - American Harvest' Architectural Shingles by GAF Fiberglass Asphalt, Class A
	Pavers	7.7"x 7.7" Permeable Paving Stones 'SF Rima' by Basalite Color: Tan/Charcoal blend
	Walkways	Stamped Colored Concrete with 24" grid pattern Stamp: Brickform FM-E Sanded Slate Texture Skin Color: Scofield #447 Prairie

Unit 10

S1	Siding	7" smooth HardiPlank Lap Siding by James Hardi 'Select Cedarmill' #215518 Color: Swing Brown SW6046
B4	Body 4	Cement Plaster, Smooth Finish Color: Ancient Marble SW6162
A2	Accent 2	Cement Plaster, Smooth Finish Color: Retreat SW6207
A4	Metal Accents	Statuary Bronze
A5	Windows & Doors	Double Pane Aluminum Windows & Doors by Georgia Windows & Doors Color: Bronze
F1	Facia	Painted - Sherwin Williams Color: Black Fox SW7020 Sheen: Satin
RF	Roof	'Timberline - American Harvest' Architectural Shingles by GAF Fiberglass Asphalt, Class A
	Pavers	7.7"x 7.7" Permeable Paving Stones 'SF Rima' by Basalite Color: Tan/Charcoal blend
	Walkways	Stamped Colored Concrete w/ 24" grid pattern Stamp: Brickform FM-E Sanded Slate Texture Skin Color: Scofield #447 Prairie

Unit 9

S1	Siding	7" smooth HardiPlank Lap Siding by James Hardi 'Select Cedarmill' #215518 Color: Swing Brown SW6046
B1	Body 1	Cement Plaster, Smooth Finish Color: Ethereal Mood SW7639
B3	Body 3	Cement Plaster, Smooth Finish Color: Contented SW6191
A1	Accent 1	Cement Plaster, Smooth Finish Color: Anonymous SW7046
A3	Red Cedar Rail	5 1/2" wide wood
A4	Metal Accents	Statuary Bronze
A5	Windows & Doors	Double Pane Aluminum Windows & Doors by Georgia Windows & Doors Color: Bronze
F1	Facia	Painted - Sherwin Williams Color: Black Fox SW7020 Sheen: Satin
RF	Roof	'Timberline - American Harvest' Architectural Shingles by GAF Fiberglass Asphalt, Class A
	Pavers	7.7"x 7.7" Permeable Paving Stones 'SF Rima' by Basalite Color: Tan/Charcoal blend
	Walkways	Stamped Colored Concrete with 24" grid pattern Stamp: Brickform FM-E Sanded Slate Texture Skin Color: Scofield #447 Prairie

Unit 8

S1	Siding	7" smooth HardiPlank Lap Siding by James Hardi 'Select Cedarmill' #215518 Color: Swing Brown SW6046
B1	Body 1	Cement Plaster, Smooth Finish Color: Ethereal Mood SW7639
B3	Body 3	Cement Plaster, Smooth Finish Color: Contented SW6191
A1	Accent 1	Cement Plaster, Smooth Finish Color: Anonymous SW7046
A3	Red Cedar Rail	5 1/2" wide wood
A4	Metal Accents	Statuary Bronze
A5	Windows & Doors	Double Pane Aluminum Windows & Doors by Georgia Windows & Doors Color: Bronze
F1	Facia	Painted - Sherwin Williams Color: Black Fox SW7020 Sheen: Satin
RF	Roof	'Timberline - American Harvest' Architectural Shingles by GAF Fiberglass Asphalt, Class A
	Pavers	7.7"x 7.7" Permeable Paving Stones 'SF Rima' by Basalite Color: Tan/Charcoal blend
	Walkways	Stamped Colored Concrete with 24" grid pattern Stamp: Brickform FM-E Sanded Slate Texture Skin Color: Scofield #447 Prairie

Unit 7

S1	Siding	7" smooth HardiPlank Lap Siding by James Hardi 'Select Cedarmill' #215518 Color: Swing Brown SW6046
B4	Body 4	Cement Plaster, Smooth Finish Color: Ancient Marble SW6162
A2	Accent 2	Cement Plaster, Smooth Finish Color: Retreat SW6207
A4	Metal Accents	Statuary Bronze
A5	Windows & Doors	Double Pane Aluminum Windows & Doors by Georgia Windows & Doors Color: Bronze
F1	Facia	Painted - Sherwin Williams Color: Black Fox SW7020 Sheen: Satin
RF	Roof	'Timberline - American Harvest' Architectural Shingles by GAF Fiberglass Asphalt, Class A
	Pavers	7.7"x 7.7" Permeable Paving Stones 'SF Rima' by Basalite Color: Tan/Charcoal blend
	Walkways	Stamped Colored Concrete w/ 24" grid pattern Stamp: Brickform FM-E Sanded Slate Texture Skin Color: Scofield #447 Prairie

Unit 6

S1	Siding	7" smooth HardiPlank Lap Siding by James Hardi 'Select Cedarmill' #215518 Color: Swing Brown SW6046
B6	Body 6a	Cement Plaster, Smooth Finish Color: Ethereal Mood SW7639
B7	Body 6b	Cement Plaster, Smooth Finish Color: Ancient Marble SW6162
A1	Accent 1	Cement Plaster, Smooth Finish Color: Anonymous SW7046
A3	Red Cedar Rail	5 1/2" wide wood
A4	Metal Accents	Statuary Bronze
A5	Windows & Doors	Double Pane Aluminum Windows & Doors by Georgia Windows & Doors Color: Bronze
F1	Facia	Painted - Sherwin Williams Color: Black Fox SW7020 Sheen: Satin
RF	Roof	'Timberline - American Harvest' Architectural Shingles by GAF Fiberglass Asphalt, Class A
	Pavers	7.7"x 7.7" Permeable Paving Stones 'SF Rima' by Basalite Color: Tan/Charcoal blend
	Walkways	Stamped Colored Concrete with 24" grid pattern Stamp: Brickform FM-E Sanded Slate Texture Skin Color: Scofield #447 Prairie

COLORS & MATERIALS

0' 8' 16' 24' 32'

294 & 296 TYRELLA AVE

PLANNED UNIT DEVELOPMENTS

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

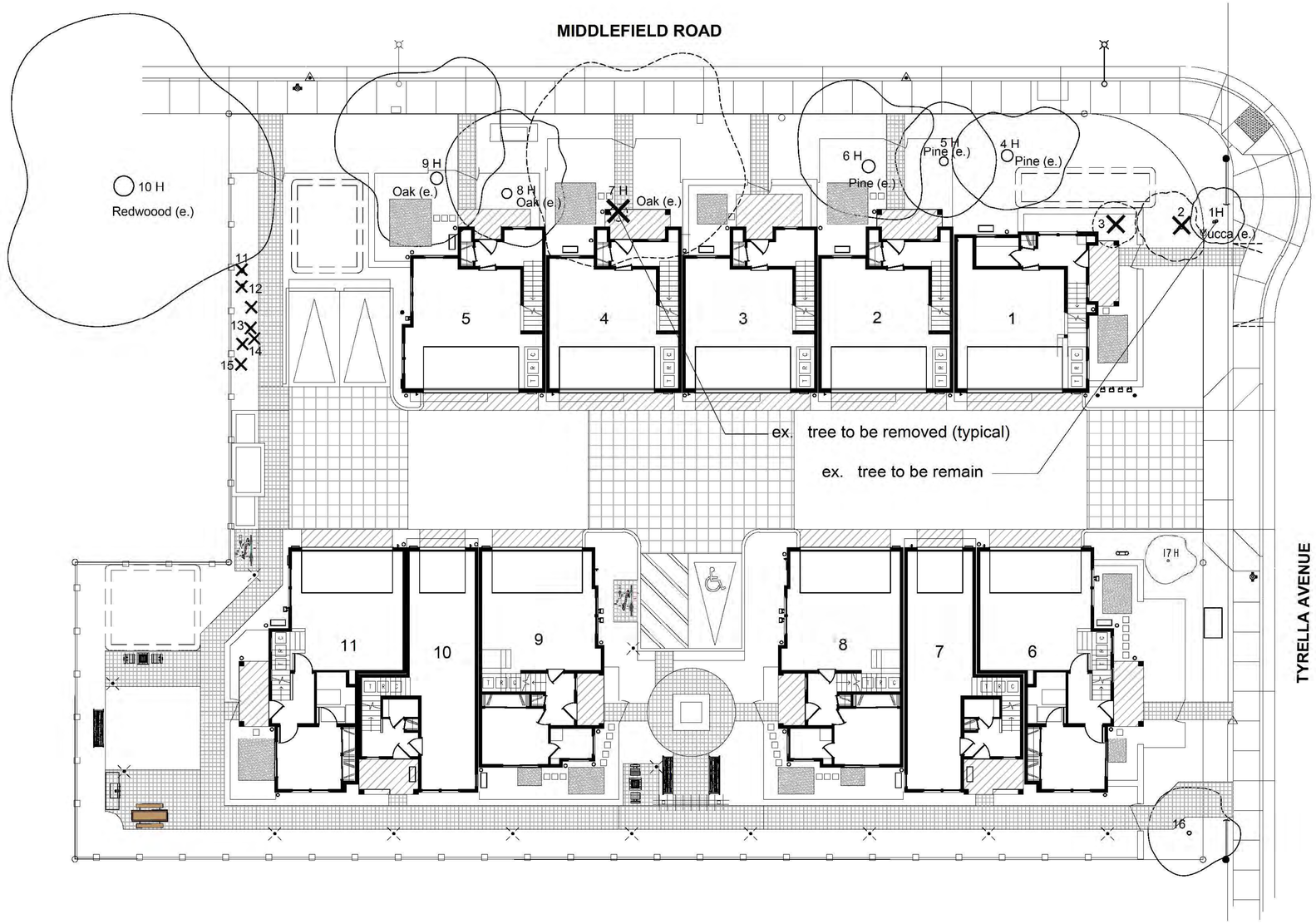
DATE: 8-30-2021

A5-2

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

TREE PROTECTION NOTES:

1. Prior to initiating any construction activity in the area, including grading, temporary fencing shall be installed at each site tree. Fencing shall be located at or beyond the canopy drip line so that 100% of the drip line will be protected by fencing. To reduce soil compaction from equipment, a mulch of 1-2 inch sized wood chips shall be placed at a depth of 4 inches where no excavation is to occur un the vicinity if the trees to be protected.
2. The tree protection fence shall be 6' high chain link with immovable posts. The fencing shall form a continuous barrier around each tree with one 24" to 36" wide opening for inspection. Any encroachment into the drip line for fencing or construction purposes shall not be permitted.
3. Low hanging limbs of saved trees shall be pruned prior to grading, or any equipment mobilization on site. The purpose of this requirement is to avoid tearing limbs by heavy equipment. All limbs to be pruned shall be supervised by the arborist of record for the job.
4. This fencing shall serve as a barrier to prevent drip line encroachment of any type of construction activities and equipment. No oils, gas, chemicals, liquid waste, solid waste, construction machinery or construction materials shall be stored or allowed to stand for any period of time within the drip line of the tree. Further, no one shall enter the fence perimeter for any reason except for the purpose of monitoring the health of the tree. Accidental damage to bark, root crown, or limbs may increase the potential for future decline in the health of the tree.
5. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area and at all times until the project is complete, and shall instruct employees as to the purpose and importance of fencing.
6. A warning sign shall be posted at each tree indicating the purpose of the fencing.
7. The arborist of record for the job and or the city arborist shall be responsible for inspection and approval of the fencing prior to any grading operations.
8. Fencing must remain in place and shall not be removed until all construction activities are completed. This shall include grading and compaction activities, installation of underground utilities, all construction activities, and any other construction or activity that is scheduled prior to landscape installation.
9. Roots of single standing trees often extend up the to three times the distance of the actual drip line and function primarily in the uptake of nutrients and water. The drip line is arbitrarily established as the minimum root area generally required to preserve tree health. As much area around the circumference of the tree should have minimum intrusion to further insure tree survival and health.



Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
3370 Samuel Pl. Santa Cruz, CA 95062
831.462.4988 mike@arnonelandscape.com www.arnonelandscape.com

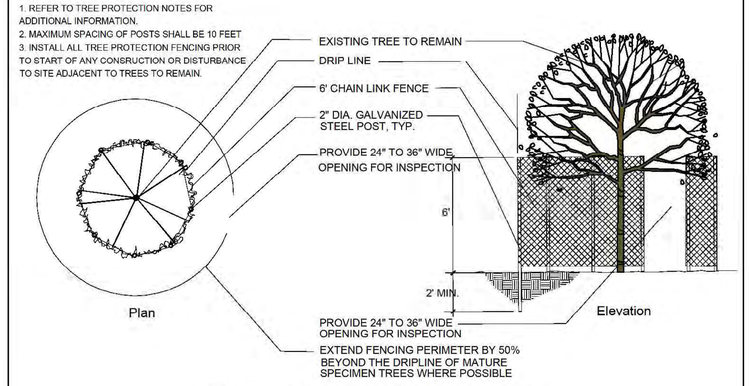
ELEVEN ROW HOUSES
294 & 296 TYRELLA AVE
MOUNTAIN VIEW, CALIFORNIA

OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. BASE INFORMATION HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, FENCE LINES OR PROPERTY CORNERS.

REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

NOTE:
1. REFER TO TREE PROTECTION NOTES FOR ADDITIONAL INFORMATION.
2. MAXIMUM SPACING OF POSTS SHALL BE 10 FEET
3. INSTALL ALL TREE PROTECTION FENCING PRIOR TO START OF ANY CONSRUCTION OR DISTURBANCE TO SITE ADJACENT TO TREES TO REMAIN.



A/1 PROTECTIVE FENCING FOR EXISTING TREES
not to scale

TREE REPLACEMENT TABLE

TOTAL TREES SURVEYED ON SITE	~~15~~ 16
TREE SURVEYED ON NEIGHBORING LOT	1
NON HERITAGE TREES TO BE REMOVED	7
HERITAGE TREES TO BE REMOVED	1
TOTAL TREES TO BE REMOVED	8
NON HERITAGE TREES TO REMAIN	1
HERITAGE TREES TO REMAIN	~~6~~ 7
TOTAL TREES TO REMAIN	~~7~~ 8
NEW TREES TO BE PLANTED	29
TOTAL TREES FOR PROJECT AT COMPLETION	36

Note: All new trees will be 24" box size

0 10 20 30 feet
SCALE: 1" = 10'

EXISTING TREE LEGEND

(H) # 1 — EXISTING TREE TO REMAIN (H) DENOTES HERITAGE TREE

X # 3 — EXISTING TREE TO BE REMOVED

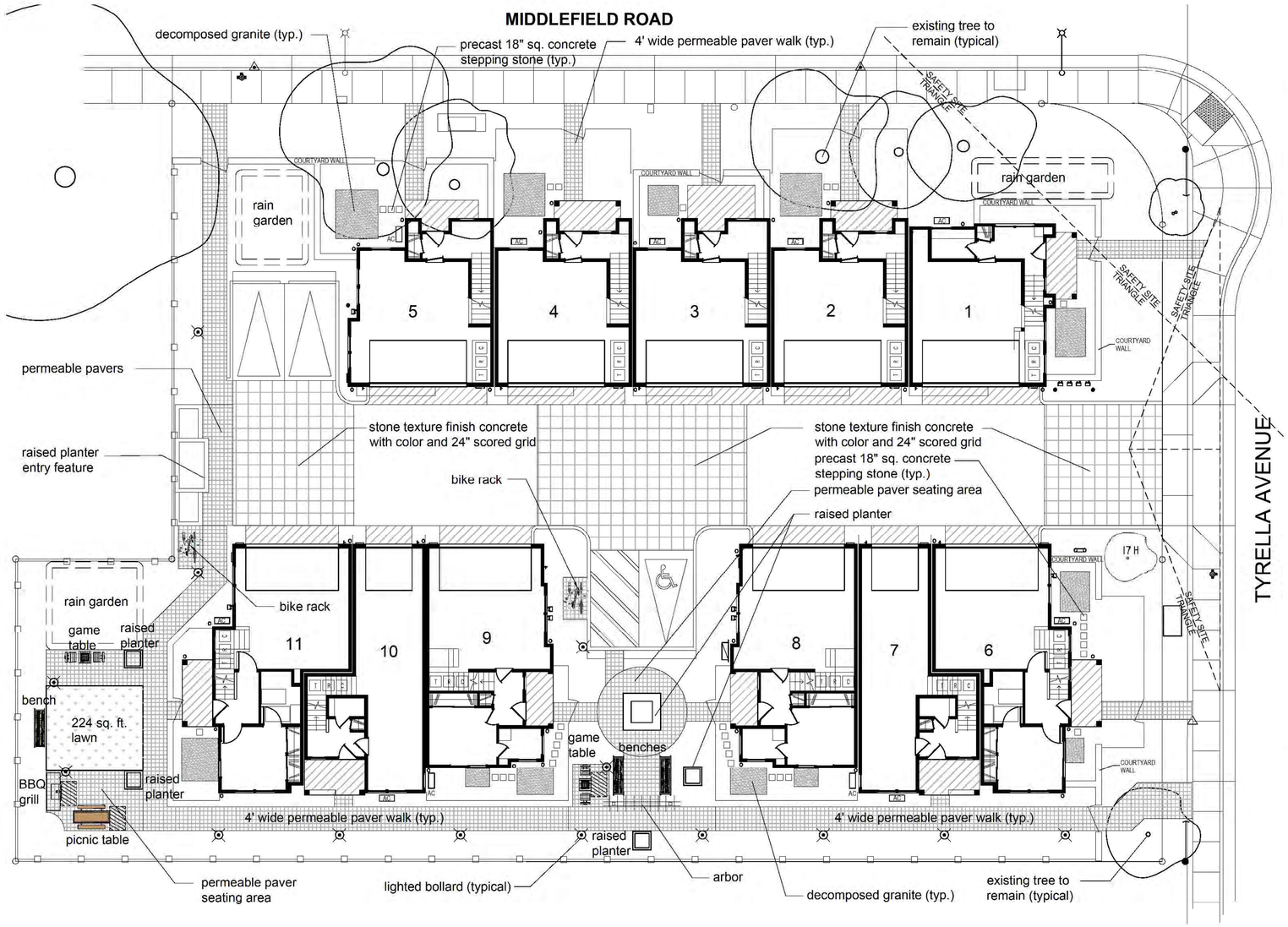
EXISTING TREES

JOB NO.	201742
SCALE	1/8" = 1' - 0"
DRAWN	MA
CHECK	JC/MA
DATE	8.17.21

SHEET
T-1.0

CONSTRUCTION NOTES:

1. Contractor shall notify Underground Service Alert (USA) at 811 to verify the location and depth of all existing utilities prior to any demolition, trenching or excavation.
2. Contractor shall take care not to damage in any way, any existing elements to remain. Such damage is the responsibility of the contractor and shall be replaced or repaired to match the original at no additional cost to the owner.
3. All dimensions and elevations shall be verified in the field and chalked, flagged or string lined prior to any construction. If any discrepancies occur, notify Landscape Architect immediately before proceeding.
4. Contractor shall place 3" diameter sleeves (chases) under all paving crossings to be used for drip irrigation lines, irrigation laterals or low voltage lighting cable.
5. The entry road special paving shall be colored with Scofield color #447 (Prairie) and finished with the Brickform FM-E Sanded Slate Texture Skin or equal product. The concrete shall be scored with a 24" x 24" grid.
6. The residential entry walkways, paseo walkways and common area seating shall be Basalite SF Rima Permeable Paving Stones set on sand as per manufacturer's standard detail. Pavers will be Tan/Charcoal color. (7.71" x 7.71" x 3.1")
8. The bike parking area and the private patios shall be constructed of a 1" bed of Cal Gold decomposed granite path fines set on a 3" bed of $\frac{3}{4}$" base rock. A concrete stabilizer will be used to limit washout and erosion.
9. Planter shall be poured concrete with a smooth finish and colored with Scofield color #447 (Prairie) to match the common area and paseo paving.
10. Wood for the perimeter fence shall be fence grade Redwood.
11. Site furnishings (benches, table/chairs, bike racks and BBQ grill shall be anchored in place as per manufacturer's standard detail.
12. Light transformer for the low voltage bollards shall be located at the power source provided on the west exterior wall on Lot 8.



Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
3370 Samuel Pl. Santa Cruz, CA 95062
831.462.4888 mike@arnonelandscape.com www.arnonelandscape.com

ELEVEN ROW HOUSES
294 & 296 TYRELLA AVE
MOUNTAIN VIEW, CALIFORNIA

REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

Hardscape Material Legend

Key	Location	Description	Color	Finish	Size
	Residential walkways Common area seating Paseo walkways	Basalite SF Rima Permeable Paving Stones	Tan/Charcoal	Ground Face	7.71" x 7.71" x 3.1"
	Special Paving along entry road	Concrete	Natural Gray Scofield #447 Prairie	Brickform FM-E Sanded Slate Texture Skin	24" x 24" scored grid pattern
	Private back yard patios	Decomposed Granite path fines	Cal Gold	with concrete stabilizer	n/a

AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY	manufacturer	model number	color/finish
	Loop Bike Rack	2	Landscape Forms	LOOP-BR 35 Series	Aluminum casting w/ black ponder coat finish
	6' Wood Bench	3	Du Mor	Bench 460	Wood and Metal
	6' ADA wood picnic table	1	Du Mor	Table 475060-1/S-5	Black ponder coat frame w/ Ipe wood slats
	2 Seat Wood Game Table	2	Du Mor	Table 78-32	Black ponder coat frame w/ Ipe wood slats
	Custom cooking island with 28" drop-in propane gas grill	1	Memphis Grills see detail sheet L-1.1	VGB00015 28"	Stainless Steel

0 10 20 30 feet
SCALE: 1" = 10'

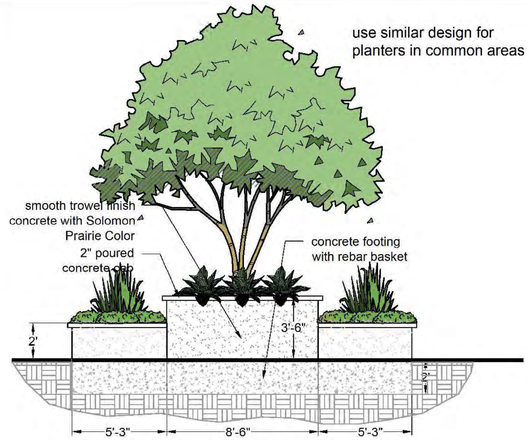
LIGHTING_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	Material	Finish	Electrical	Lamp	Watts	Optics/Glare
	FX Luminaire PX Transformer	1	Stainless Steel	N/A	N/A	N/A	N/A	N/A
	FX Luminaire PM - LED Bollard	14	Aluminum Alloy	(AL) Almond	10 to 15 Volts	9LED	11.2W	(F) Frosted

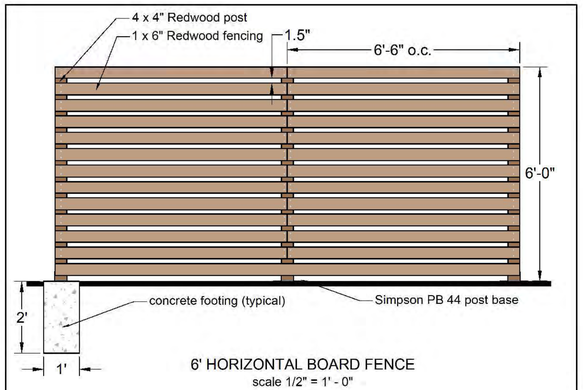
HARDSCAPE PLAN

JOB NO.	201742
SCALE	1" = 10 - 0"
DRAWN	MA
CHECK	JC/MA
DATE	8.17.21

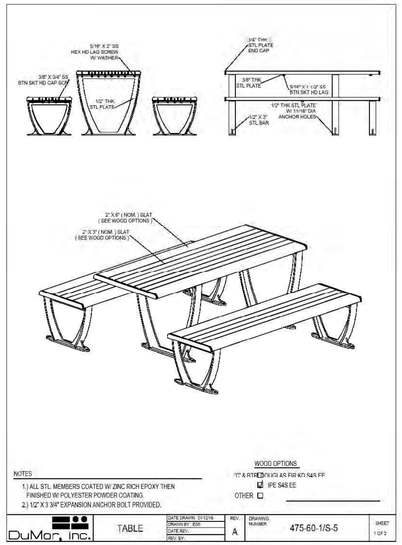
SHEET
L-1.0

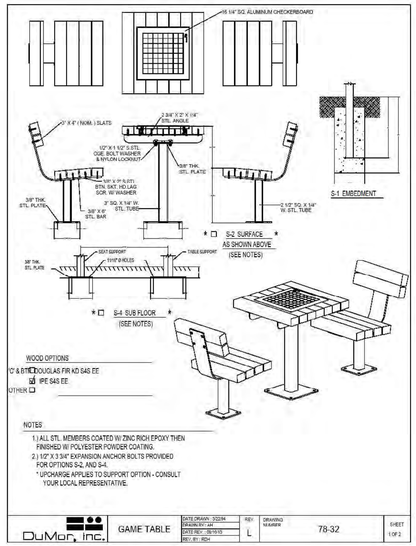


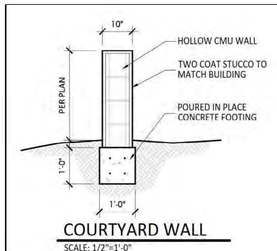
PLANTER ELEVATION
scale 1/4" = 1' - 0"



6' HORIZONTAL BOARD FENCE
scale 1/2" = 1' - 0"







COURTYARD WALL
SCALE: 1/2"=1'-0"

Flindt Garden Long LED Bollard

By Louis Poulsen

Product Options

Finish: Aluminum , Corten
Base Plate: Anchor , Base Plate , Spike
Color Temperature: 4000 , 3000 , 2700

Details

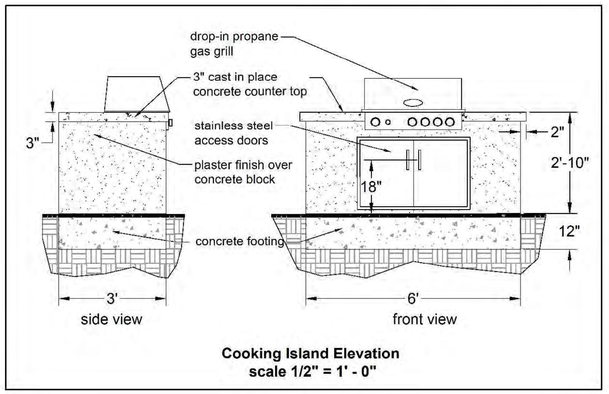
- Power supply can daisy-chain up to 6 bollards
- Designed by Christian Flindt
- Material: Cast Aluminum
- Shade Material: Glass
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- UL Listed
- Made In Denmark

Dimensions

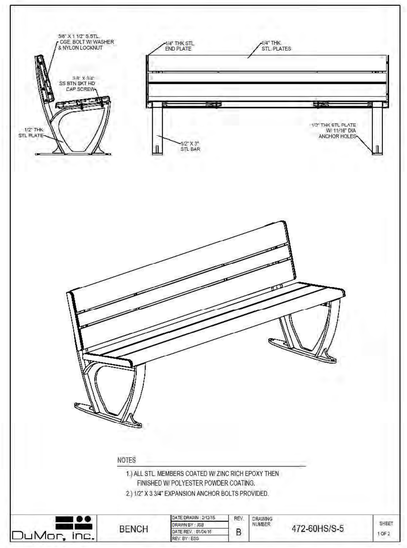
Base: Diameter 4.14"
Fixture: Height 27.36". Diameter 1.97". Weight 3.31Lbs

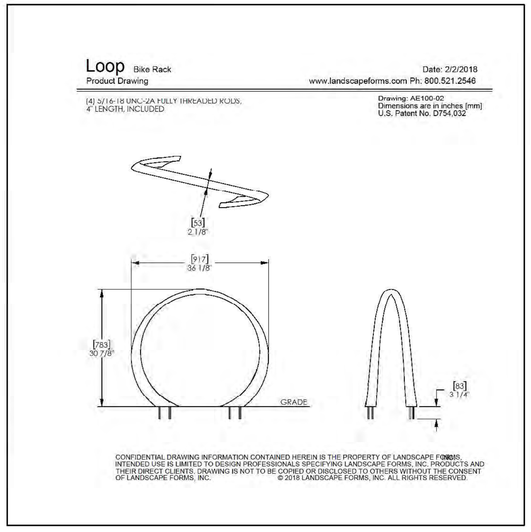
Lighting

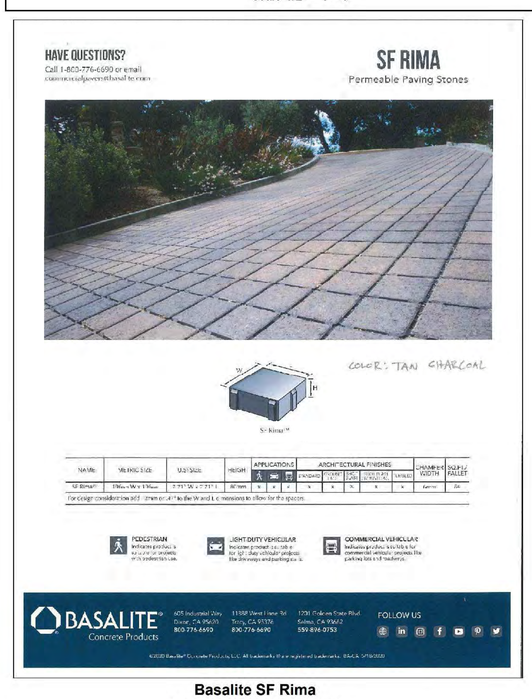
- 4000K Option: 7 Watt (252 Lumens) 24 Volt Integrated LED: CRI: 90 Color Temp: 4000K
- 3000K Option: 7 Watt (252 Lumens) 24 Volt Integrated LED: CRI: 90 Color Temp: 3000K
- 2700K Option: 7 Watt (252 Lumens) 24 Volt Integrated LED: CRI: 90 Color Temp: 2700K



Cooking Island Elevation
scale 1/2" = 1' - 0"



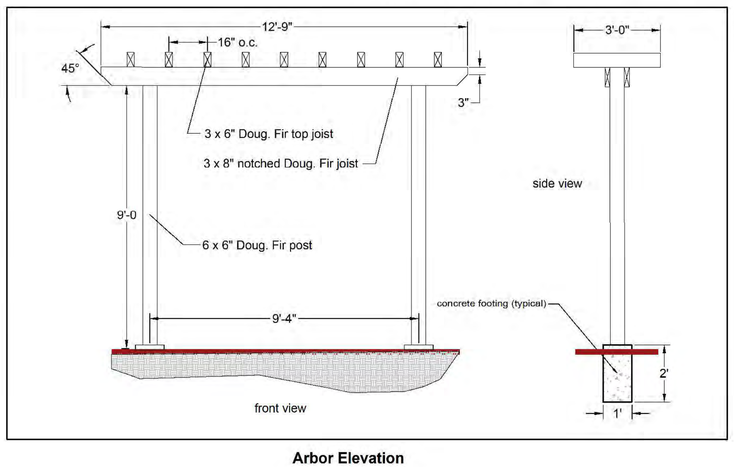




Basalite SF Rima
Permeable Paving Stone
Color: Tan/Charcoal

Brickform FM-E Sanded Slate
Texture Skin with 24" x 24" grid scoring

Scofield Concrete Color
447 Prairie



Arbor Elevation
not to scale

Landscape Forms
35 Series Loop Bike Rack

Michael Arnone + Associates
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REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

ELEVATIONS & DETAILS

JOB NO.	201742
SCALE	as noted
DRAWN	MA
CHECK	JC/MA
DATE	8.17.21

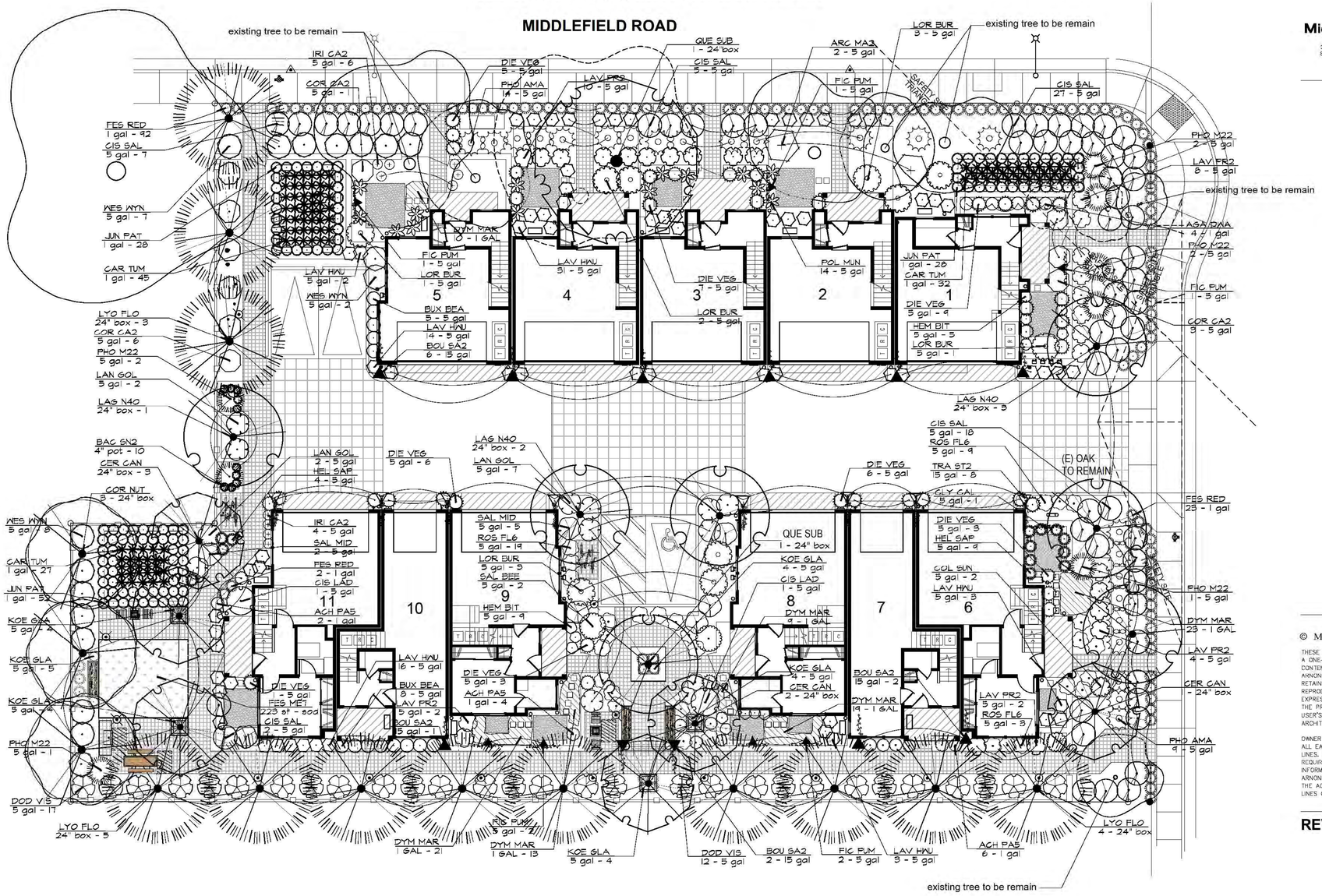
SHEET
L-1.1

SEE SHEET L2.2 FOR PLANTING LEGEND, NOTES AND DETAILS

SEE SHEET L2.3 and L2.4 FOR PLANT IMAGES

0 10 20 30 feet

SCALE: 1" = 10'



TREE REPLACEMENT TABLE

TOTAL TREES SURVEYED ON SITE	~~15~~ 16
TREE SURVEYED ON NEIGHBORING LOT	1
NON HERITAGE TREES TO BE REMOVED	7
HERITAGE TREES TO BE REMOVED	1
TOTAL TREES TO BE REMOVED	8
NON HERITAGE TREES TO REMAIN	1
HERITAGE TREES TO REMAIN	~~8~~ 7
TOTAL TREES TO REMAIN	~~7~~ 8
NEW TREES TO BE PLANTED	29
TOTAL TREES FOR PROJECT AT COMPLETION	36

Note: All new trees will be 24" box size

EXISTING TREE LEGEND

(H) # 1 — EXISTING TREE TO REMAIN (H) DENOTES HERITAGE TREE

X # 3 — EXISTING TREE TO BE REMOVED

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
	Cercis canadensis / Eastern Redbud	24" box
	Cornus nuttallii / Western Flowering Dogwood	24" box
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box
	Lyonothamnus floribundus asplenifolius / Fernleaf Catalina Ironwood	24" box
	Quercus suber / Cork Oak	24"box
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**
	Achillea x 'Moonwalker' / Antheia Yarrow	1 gal
	Agapanthus africanus 'Peter Pan' / Dwarf Blue Lily of the Nile	1 gal
	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal
	Bacopa x 'Snowflake' / White Bacopa	4" pot
	Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood	5 gal
	Cistus ladanifer / Crimson Spot Rockrose	5 gal
	Cistus salviifolius / Rockrose Sageleaf	5 gal
	Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven	5 gal
	Correa pulchella 'Carmine Bells' / Australian Fuchsia	5 gal
	Dietes vegeta / African Iris	5 gal
	Dodonaea viscosa 'Green' / Green Hopseed Bush	15 gal
	Hemerocallis x 'Stella' / Yellow Daylily	5 gal
	Iris douglasiana 'PGH Canyon Snow' / Canyon Snow Iris	5 gal
	Lantana montevidensis 'Goldrush' / Trailing Lantana	5 gal
	Lavandula angustifolia 'Dwarf Blue' / Dwarf Blue English Lavender	5 gal
	Lavandula x intermedia 'Provence' / Provence Lavender	5 gal
	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	5 gal
	Polystichum munitum / Western Sword Fern	5 gal
	Rosa x 'Flower Carpet White' / Rose	5 gal
	Salvia leucantha / Mexican Bush Sage	5 gal
	Salvia x 'Bee's Bliss' / Sage	5 gal
	Westringia fruticosa 'Wynyabbie Gem' / Wynyabbie Gem Coast Rosemary	5 gal

GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
	Carex tumulicola / Berkeley Sedge	1 gal	104
	Festuca rubra / Red Fescue	1 gal	117
	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal	13
	Juncus patens / California Gray Rush	1 gal	106
	Koeleria glauca / Large Blue Hair Grass	5 gal	25
	Phormium tenax 'Amazing Red' / Dwarf Red Flax	5 gal	23
	Phormium tenax 'Maori Maiden/Sunrise' / Tricolor New Zealand Flax	5 gal	5
VINES	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**
	Bougainvillea x 'San Diego Red' / Bougainvillea	15 gal	11
	Clytostoma callistegioides / Violet Trumpet Vine	5 gal	1
	Ficus pumila / Creeping Fig	5 gal	7
	Trachelospermum jasminoides 'Star' / Star Jasmine	15 gal	5

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	DYM MAR	Dymondia margaretae / Silver Carpet Dymondia	1 GAL	16" o.c.	95
	FES MET	Festuca arundinacea 'Medallion' / Tall Fescue	sod		223 sf

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ELEVEN ROW HOUSES
294 & 296 TYRELLA AVE
MOUNTAIN VIEW, CALIFORNIA

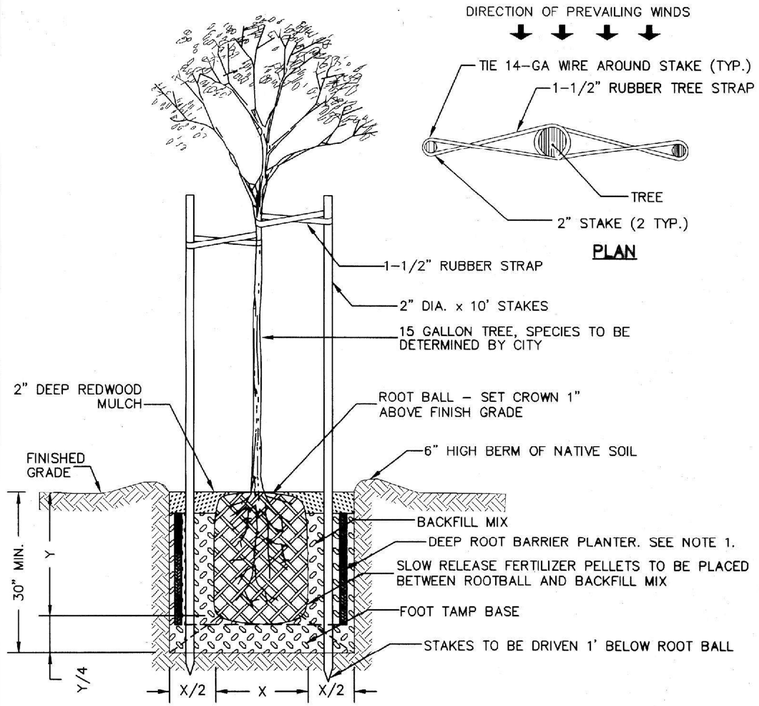
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

PLANTING PLAN

JOB NO. 201742
SCALE 1" = 10' - 0"
DRAWN MA
CHECK JC/MA
DATE 8.17.21

SHEET
L-2.0



NOTE:

1. FOR TREES PLANTED WITHIN 6' OF A PERMANENT STRUCTURE (DRIVEWAY, SIDEWALK, CURB, ETC.,) INSTALL A DEEP ROOT BARRIER PLANTER No. 22-29-18P OR APPROVED EQUAL.
2. FOR TREES PLANTED IN A NON-IRRIGATED AREA OR WHERE HAND WATERING IS NECESSARY, INSTALL-AT THE PERIMETER-A 4"x30" P.V.C. DRAIN PIPE WITH 4" SLOAN GRATE 1" ABOVE FINISH GRADE
3. TREES SHALL BE PLANTED A MINIMUM OF 10' FROM SANITARY SEWER LATERALS AND 5' FROM WATER SERVICES AND DRIVEWAYS.

Revision	Date	Approved
Drawn : QT	Date : 05-07-99	
Checked : RK	Scale :NTS	

APPROVED BY: EXP. 03-31-01

ASSISTANT PUBLIC WORKS DIRECTOR

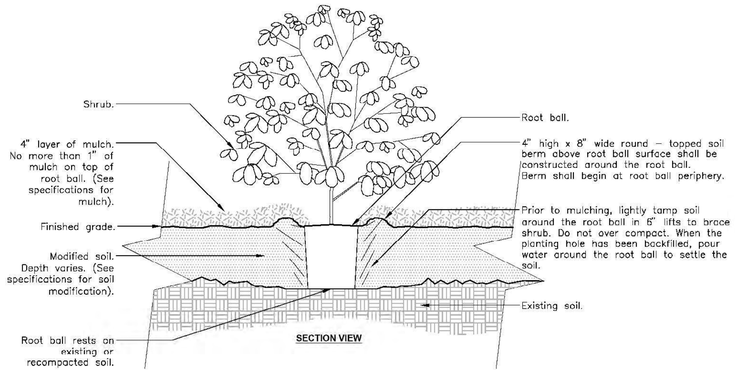
06-29-99 DATE — EXP. — 27089 R.C.E. NO.

REGISTERED PROFESSIONAL ENGINEER TIMOTHY A. GIBSON No. 27089 STATE OF CALIFORNIA

CITY OF MOUNTAIN VIEW
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL

TREE PLANTING AND STAKING

FILE NO. F-1



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

2 SHRUB - MODIFIED SOIL

3/4" = 1'-0"

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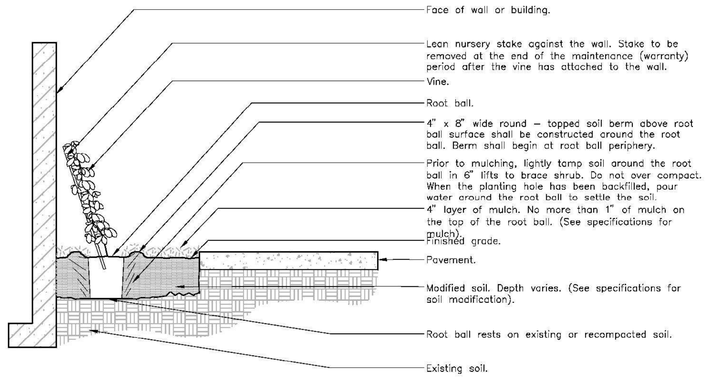
FX-PL-FX-SHRB-03



Notes:
1- Vines shall be of quality as prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

3 VINE - MODIFIED SOIL

1/2" = 1'-0"

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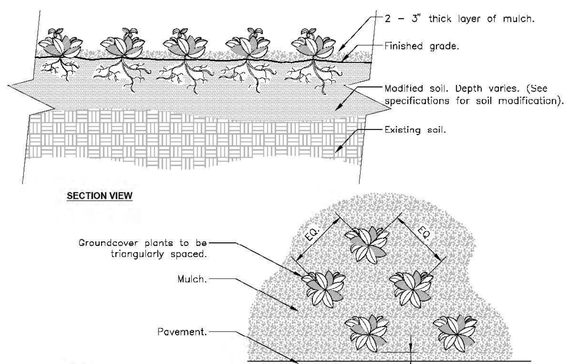
FX-PL-FX-SHRB-06



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

4 GROUNDCOVER

3/4" = 1'-0"

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FX-PL-FX-GROU-01

PLANTING NOTES

1. All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
2. If topsoil is intact, spread 2-4 inches of treated Redwood sawdust compost over surface of soil and incorporate into top 12-24 inches of planting area. If topsoil has been scraped and stored, mix one cubic yard of treated Redwood sawdust compost to 3-5 cubic yards of topsoil before re-spreading.
3. After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
4. Quantities are for aiding in bidding only. Contractor shall verify all quantities.
5. Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
6. No plants shall be planted with root balls or new pits in a dry condition.
7. Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
8. All newly planted material shall be watered by deep soaking within 3 hours of planting.
9. All planting areas shall receive 3 inches of mini bark chip top dressing (mulch).
10. Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
11. Thirty days after planting Contractor shall re-stake and straighten all trees as necessary to be approved by Landscape Architect.
12. Within the Safety Sight Triangle, nothing shall be erected, placed, planted, or allowed to grow exceeding three feet in height with the exception of trees with canopies no lower than six feet.

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REVISIONS

LICENSED LANDSCAPE ARCHITECT MICHAEL A. ARNONE No. 3347 (Exp 7/31/22) STATE OF CALIFORNIA

PLANTING NOTES & DETAILS

JOB NO. 201742
SCALE as noted
DRAWN MA
CHECK JC/MA
DATE 8.17.21

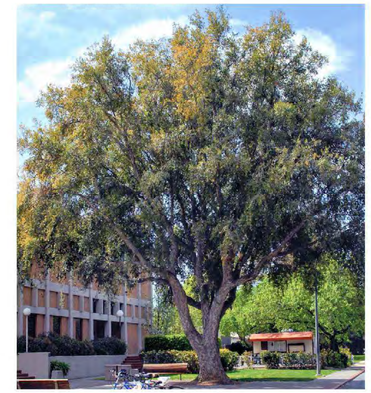
SHEET L-2.1

TREES

Western Flowering Dogwood
Cornus nuttallii

Lagerstroemia indica 'Glendora White'
White Crape Myrtle

Lyonothanmnus florivundus asplenifolius
Fernleaf Catalina Ironwood



Quercus suber
Cork Oak

Cercis canadensis
Eastern Redbud

VINES

Bougainvillea 'San Diego Red'
Red Bougainvillea

Clytostoma callistegoides
Lavender Trumpet Vine

Ficus pumila
Creeping Fig

Trachelospermum jasminoides
Star Jasmine

GROUND COVERS

Dymondia margaretae
Silver Carpet Dymondia

Festuca arundinacea `Medallion`
Tall Fescue Lawn Grass

ORNAMENTAL GRASSES

Carex barbarae
Santa Barbara Sedge

Festuca rubra
Red Fescue

Helictotrichon sempervirens 'Saphire'
Blue Oat Grass

Juncus patens
California Gray Rush

Koeleria glauca
Large Blue Hair Grass

Phormium tenax 'Amazing Red'
Red Flax

Phormium tenax 'Maori Maiden'
Tricolor New Zealand Flax

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PLANT IMAGES

JOB NO.	201742
SCALE	not to scale
DRAWN	MA
CHECK	JC/MA
DATE	8.17.21

SHEET
L-2.2

SHRUBS


Achellia 'Paprika'
Yarrow


Agapanthus africanus 'Peter Pan'
Dwarf Blue Lily of the Nile


Bacopa x `Snowflake`
White Bacopa


Buxus microphylla 'Green Beauty'
Green Beauty Boxwood


Cistus ladanifer
Crimson Spot Rockrose


Cistus salviifolius
Rockrose Sageleaf


Coleonema pulchrum 'Sunset Gold'
Golden Breathe of Heaven


Correa pulchella 'Carmine Bells'
Australian Fuchsia


Dietes vegeta
African Iris


Dodonaea viscosa 'Green'
Green Hopseed Bush


Hemerocallis x `Bitsy`
Yellow Daylily


Iris douglasiana Pacific Coast Hybrids 'Canyon Snow'
Canyon Snow Iris


Lantana montevidensis 'Yellow'
Yellow Trailing Lantana


Lavandula angustifolia 'Dwarf Blue'
Dwarf Blue English Lavender


Lavandula 'Provence'
Provence Lavender


Loropetalum chinense
Japanese Fringe Flower


Polystichum munitum
Western Sword Fern


Rosa x 'Flower Carpet White'
Rose


Salvia leucantha
Mexican Sage


Salvia x Bee's Bliss
Sage


Wesringia fruticosa 'Wynabbie Gem'
Wynabbie Gem Coast Rosemary

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PLANT IMAGES

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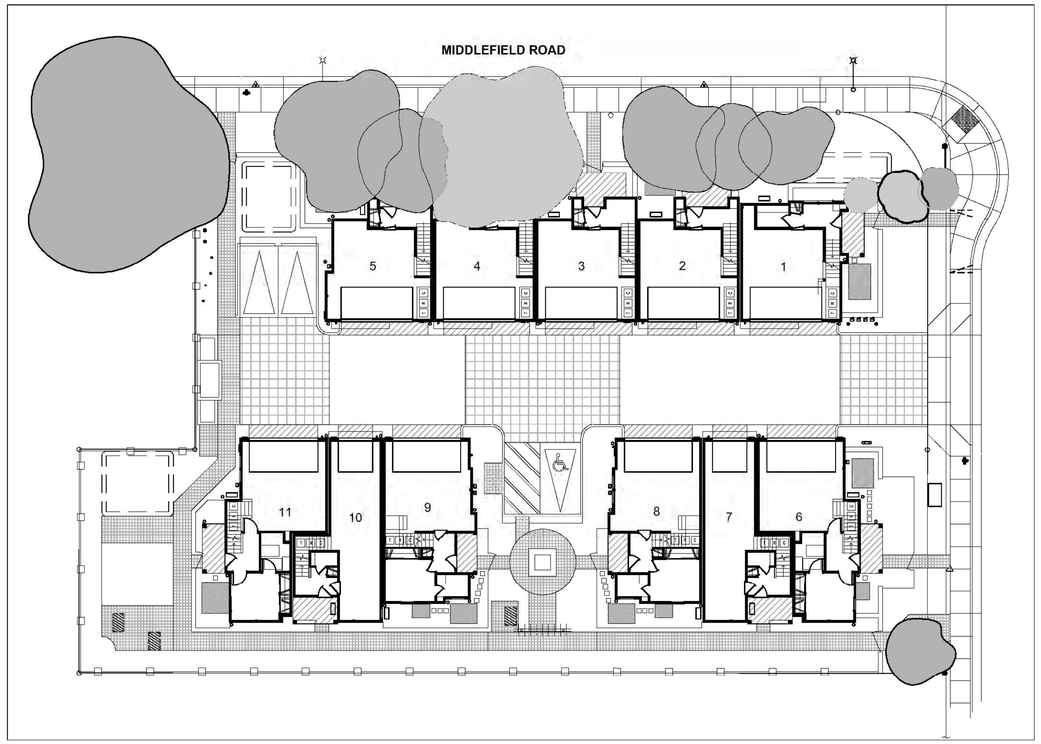
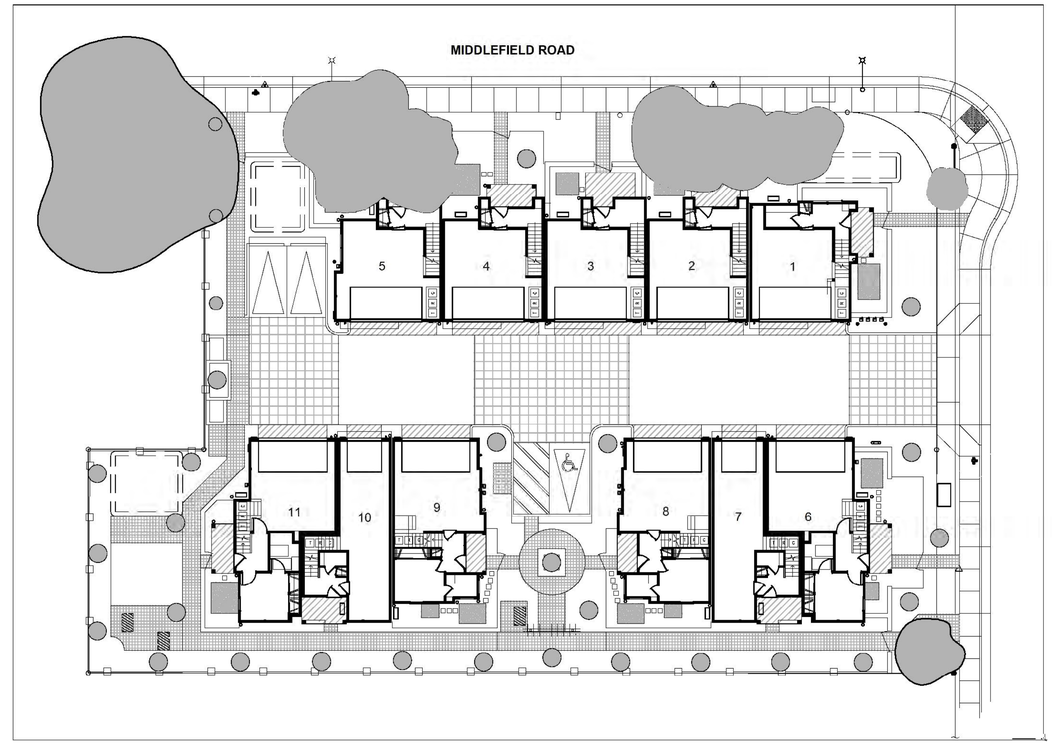
SHEET
L-2.3



TREE CANOPY PRIOR TO CONSTRUCTION



TREE CANOPY DAY ONE

TYRELLA AVENUE ROW HOUSE TREE GROWTH PROJECTIONS

Alias	Scientific Name	Common Name	Container Size	Growth Rate*	Initial Size at Planting** H x W	5 to 10 Year Growth H x W	Growth at Maturity*** H x W
COR NUT	Cornus nuttallii	Western Flowering Dogwood	24"-Box	Moderate	6-8' x 3-4'	18' x 20'	40-50' x 20-25'
LAG GL2	Lagerstroemia indica 'Natchez'	White Crape Myrtle	24"-Box	Fast	9-10' x 3-5'	18' x 16'	25-40' x 25-30'
LYN FLO	Lyonothanmnus florivundus asplenifolius	Fernleaf Catalina Ironwood	24"-Box	Fast	8-10' x 3-4'	20' x 16'	25-40' x 12-25'
QUE SUB	Quercus suber	Cork Oak	24"-Box	Moderate	8-10' x 3-4'	20' x 25'	25-40' x 25-40'
CER CAN	Cercis canadensis	Eastern Redbud	24"-Box	Fast	4-5' x 2-3'	8' x 12'	12-20' x 12-20'

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

TYRELLA AVENUE ROWHOUSE TREE CANOPY COVERAGE

square footage of existing tree canopy (all trees) * 6,015	project area square footage 27,340	% of existing tree canopy (all trees) 22.0%
square footage of tree canopy @ time of planting 4,976	project area square footage 27,340	% of tree canopy at time of planting 18.2%
square footage of tree canopy @ 5 to 10 years 7,327	project area square footage 27,340	% of tree canopy at 5 year growth 26.8%
square footage of tree canopy @ maturity 10,417	project area square footage 27,340	% of tree canopy at maturity 38.1%

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

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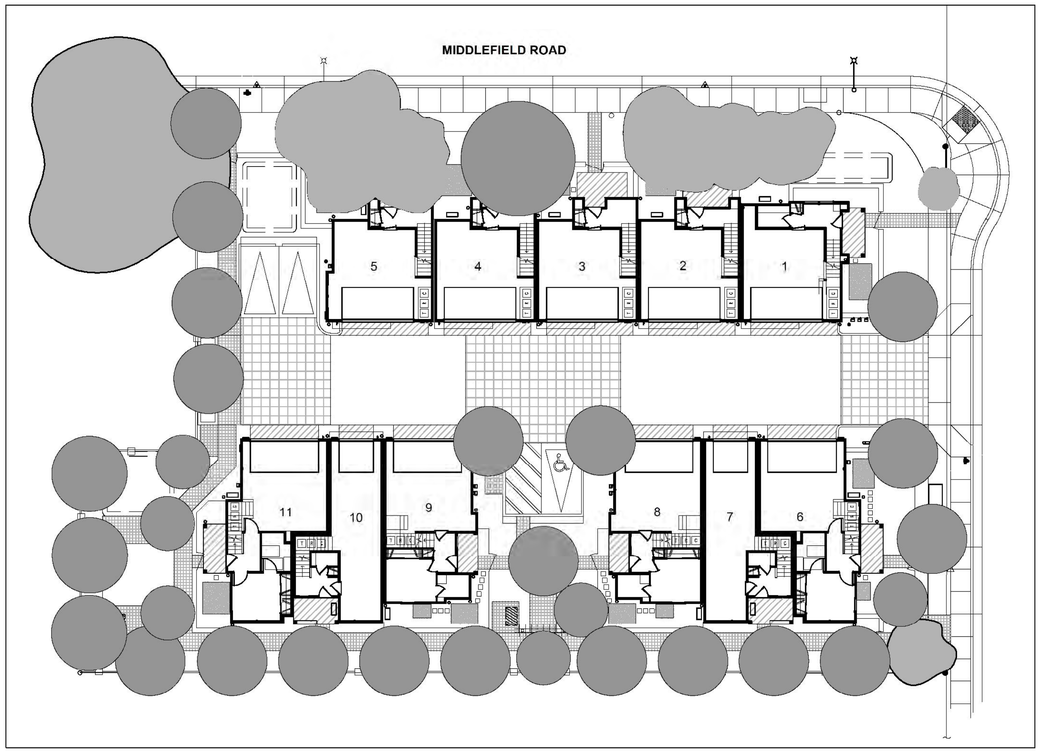
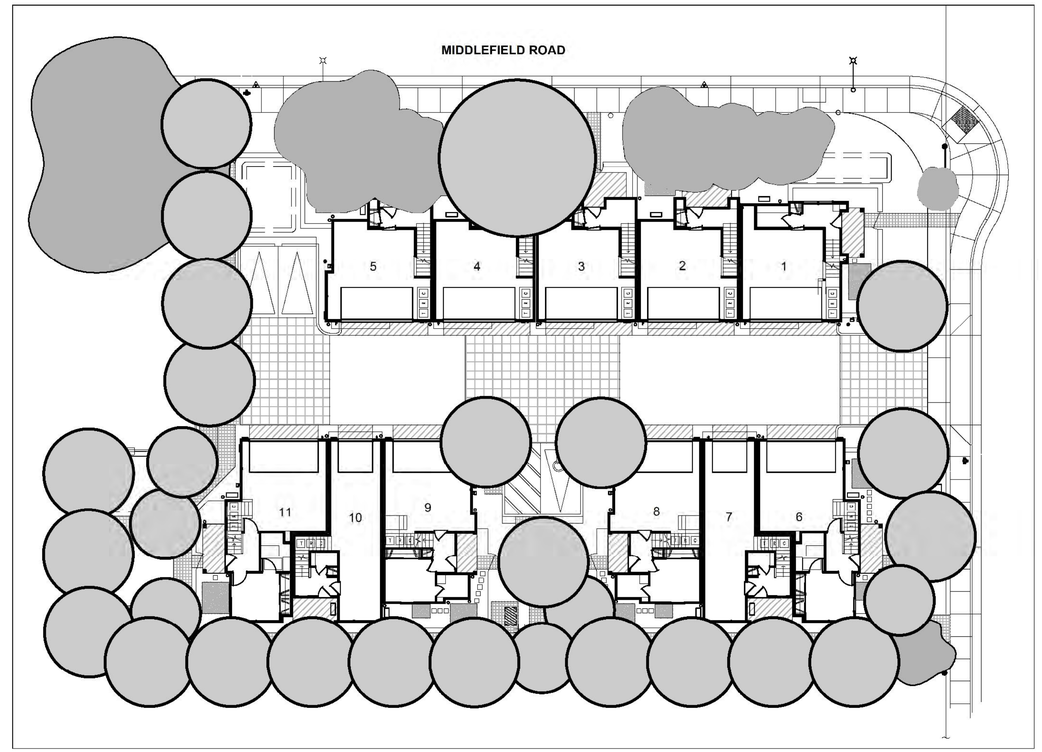
TREE CANOPY GROWTH PROJECTIONS

JOB NO. 201742
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 8.17.21

SHEET
L-2.4



TREE CANOPY YEARS 5-10



TREE CANOPY AT MATURITY

TYRELLA AVENUE ROW HOUSE TREE GROWTH PROJECTIONS

Alias	Scientific Name	Common Name	Container Size	Growth Rate*	Initial Size at Planting** H x W	5 to 10 Year Growth H x W	Growth at Maturity*** H x W
COR NUT	Cornus nuttallii	Western Flowering Dogwood	24"-Box	Moderate	6-8' x 3-4'	18' x 20'	40-50' x 20-25'
LAG GL2	Lagerstroemia indica 'Natchez'	White Crape Myrtle	24"-Box	Fast	9-10' x 3-5'	18' x 16'	25-40' x 25-30'
LYN FLO	Lyonothanmnus florivundus asplenifolius	Fernleaf Catalina Ironwood	24"-Box	Fast	8-10' x 3-4'	20' x 16'	25-40' x 12-25'
QUE SUB	Quercus suber	Cork Oak	24"-Box	Moderate	8-10' x 3-4'	20' x 25'	25-40' x 25-40'
CER CAN	Cercis canadensis	Eastern Redbud	24"-Box	Fast	4-5' x 2-3'	8' x 12'	12-20' x 12-20'

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

TYRELLA AVENUE ROWHOUSE TREE CANOPY COVERAGE

square footage of existing tree canopy (all trees) *	project area square footage	% of existing tree canopy (all trees)
6,015	27,340	22.0%
square footage of tree canopy @ time of planting	project area square footage	% of tree canopy at time of planting
4,976	27,340	18.2%
square footage of tree canopy @ 5 to 10 years	project area square footage	% of tree canopy at 5 year growth
7,327	27,340	26.8%
square footage of tree canopy @ maturity	project area square footage	% of tree canopy at maturity
10,417	27,340	38.1%

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

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TREE CANOPY GROWTH PROJECTIONS

JOB NO. 201742
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 8.17.21

SHEET
L-2.5

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
M L O	Hunter MP1000 PRS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	4	40
ADJ. 360	Hunter MP8005R PRS-06-PRS40-CV Turf Rotator, 6.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	1	40
0.25 0.50	Hunter RZWS-18-CV 18" long RZWS with installed .25gpm or .50gpm bubbler options, Check Valve, 1/2" swing joint for connection to 1/2" pipe	29	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PCZ-101-LF Drip Control Valve Kit. 1" PGV globe valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow range: 0.5 GPM to 15 GPM. 150 mesh stainless steel screen.	12
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	18
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant)	7,543 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-151-DC 1 ½" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, With Flow Control and DC-latching solenoid.	4
	Hunter HQ-44LRC-AW Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body. Acme Key with Anti-Rotation Wings.	8
	Shut Off Valve	2
BF	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1
C	Rain Master RME1656E-ST 16 Station Controller with large stainless wall mount and surge protection.	1
RD	Hunter WR-CLIK Rain Sensor, Install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	1
M	METER - See Civil dwg's for meter location Badger Record All Disc Series (or equal) ¾" x ¾"	1
	Irrigation Lateral Line: ¾" PVC Class 315 for drip, 1" PVC Class 315 for bubblers	940 l.f.
	Irrigation Mainline: 2" PVC Schedule 40	620 l.f.
	Pipe Sleeve: 3" Schedule 80	280 l.f.

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

SCALE: 1" = 10'

WATER EFFICIENT LANDSCAPE STATEMENT

The irrigation system shall be designed to meet current water efficiency standards and State Model Water Efficient Landscape Ordinance AB1881 as required by local jurisdictions while achieving the goal of effectively and efficiently providing the landscape with water by means of high efficiency spray irrigation to the turf and groundcover areas and drip irrigation bubblers to restricted shrub planting and shrub mass planting areas as applicable.

Irrigations systems shall be designed to accommodate recycled water where available either currently or in the future as directed by the local water purveyor. Recycled water systems shall be designed in accordance with local and state codes.

Irrigation systems for landscapes greater than 5,000 SF shall have a dedicated water meter for irrigation.

A Water Efficient Landscape Worksheet shall be included with hydrozone information table, water budget calculations and irrigation operation schedules.

A state of the art ET based self adjusting irrigation controller shall be specified for this project to automatically control the water allocated to each valve grouped per individual hydrozone (based on plant type and exposure). This shall include rain and flow sensors as applicable for a higher level of water conservation.

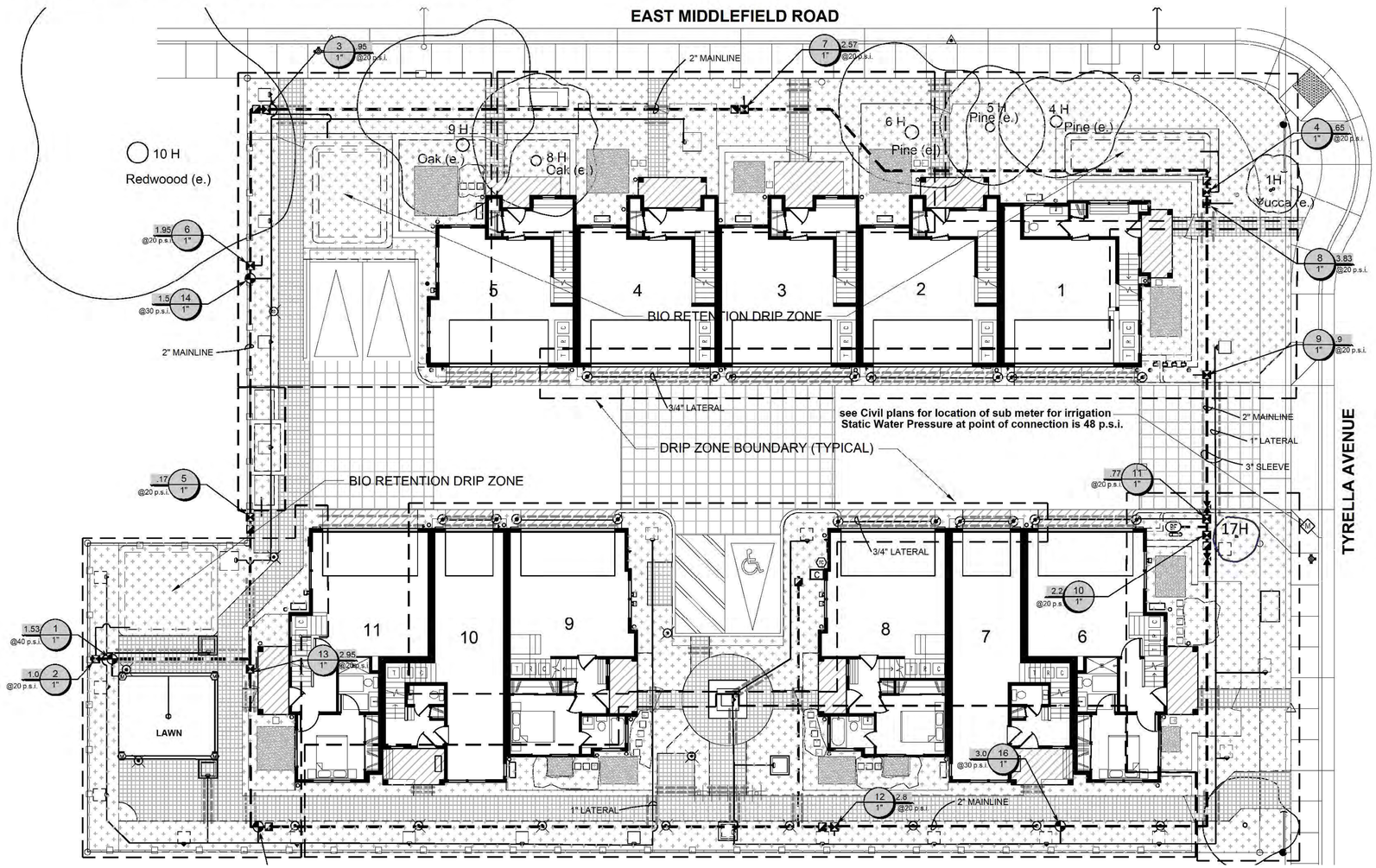
Tree bubblers shall be included on separate circuits to isolate the irrigation to the trees and provide deep watering to promote a deeper root structure.

Spray irrigation systems for groundcover areas greater than 10' wide in any direction shall be designed with commercial series spray heads with high efficiency nozzles that include internal check valve and pressure compensation devices. The heads shall be designed in a head to head layout to achieve an even level of precipitation throughout the irrigation system. The nozzles deliver water at minimum 10% efficiency with a low precipitation rate that matches the infiltration rate of the soil.

The drip system will incorporate pressure compensating drip emitters with ¼" drip tubes to each plant that deliver water at 90% efficiency at an application rate that matches the soil type.

IRRIGATION NOTES

1. Contractor shall notify U.S.A. (Underground Service Alert) at 811, prior to start of any excavation or trenching.
2. Contractor shall review all plans and documents pertaining to the project prior to the start of work to coordinate work with other trades.
3. Contractor shall install irrigation system in accordance with all local codes and ordinances.
4. Static pressure at the point of connection off of Tyrella is 48 p.s.i.. Spray valves have been designed to operate at a maximum of 5 gallons per minute at 40 p. s. i. static pressure. Bubbler valves have been designed to operate at a maximum of 4 gallons per minute at 30 p. s. i. static pressure. Drip valves have been designed to operate at a maximum of 4 gallons per minute at 20 p. s. i. static pressure. Irrigation contractor shall verify a static pressure of at least 65 p.s.i. at the point of connection prior to the installation of the irrigation system. Should the p.s.i. or the g.p.m. be insufficient to operate the system, contractor shall notify landscape architect and request review of design. If a booster pump is required we recommend the RainBird CLP Series Boost Model or equal product.
5. Point of connection shall be taken from new water service line to be located along Tyrella Avenue south of the entry drive. The contractor shall install new back flow device, mainline, valves, piping and tubing necessary to complete system as noted on plan. See Irrigation Legend and Irrigation Details.
6. The irrigation controller shall be located on the west exterior wall on Lot 8. Programming of the controller shall be the responsibility of the contractor for a period of thirty days after acceptance of work.
7. Irrigation design is diagrammatic. Mainline, valves, laterals and other irrigation equipment may be shown outside of planting beds for graphic clarity. All irrigation equipment shall be located in adjacent planting beds. Use common trenching and common sleeving when possible.
8. Irrigation pipe depths: Mainlines under paving shall have 24" cover over pipes. Lateral lines under paving shall have 18" cover over pipes. Sleeves shall be located as per plan. Mainlines in planting beds shall have 12" of cover over pipes. Laterals in planting beds shall have 12" cover over pipes. All mainline shall be 2", see Irrigation Schedule.
9. Lateral lines (non pressure lines) sizing guidelines shall be as follows: 3/4" O.D. - 0 to 10 GPM; 1" O.D. - 11 to 15 GPM; 1 1/4" O.D. - 16 to 25 GPM; 1 1/2" O.D. 26 to 30 GPM; 2" O.D. 31 to 55 GPM. Refer to Irrigation Legend and plan sheets for further data.
10. Control wires shall be 14 gauge UF direct burial wire. Use red for control wire and white for common wire. Contractor shall run one spare common and one spare control wire to each of the end valves. All low voltage wire connections shall be made only at remote control boxes. All connections shall be made with a 2' coil of wire for service. Connections shall be made with RainBird 'Snap-Tite' connectors or equal.
11. All electrical connections for the controller shall be installed by a licensed electrical contractor. All work shall comply with the most current standards and codes at the time of installation. Contractor shall hard wire new controller at location shown on plans.
12. Contractor shall determine the location of drip emitters based on the plant counts and actual plant locations in the field. Contractor shall adjust all drip distribution tubing to effectively irrigate all plant material.
13. Contractor shall provide a minimum of one drip end cap assembly per drip zone for ease of flushing system. Tubing should be staked at 6' intervals on top of soil and covered by mulch at completion of installation.
14. The Wireless solar sync rain sensor, Flow sensor shall be mounted and installed as per manufacturer's instructions.



SEE SHEET L3.1 FOR IRRIGATION NOTES AND DETAILS
SEE SHEET L3.2 FOR HYDROZONE MAP AND WATER USE CALCULATIONS

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ELEVEN ROW HOUSES
294 & 296 TYRELLA AVE
MOUNTAIN VIEW, CALIFORNIA

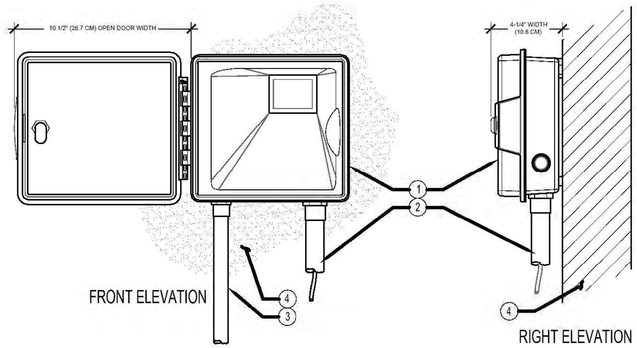
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

IRRIGATION PLAN

JOB NO.	201742
SCALE	1" = 10' - 0"
DRAWN	MA
CHECK	JC/MA
DATE	8.17.21

SHEET
L-3.0



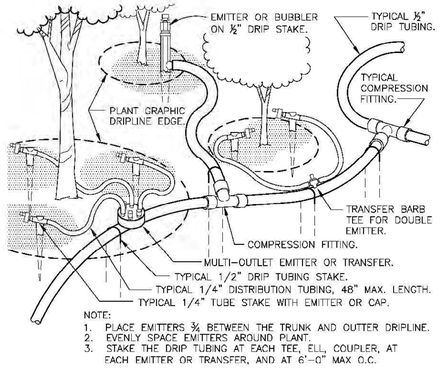
LEGEND:

1. IRRIGATION CONTROLLER PER IRRIGATION SCHEDULE
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

1 IRRIGATION CONTROLLER

NOT TO SCALE

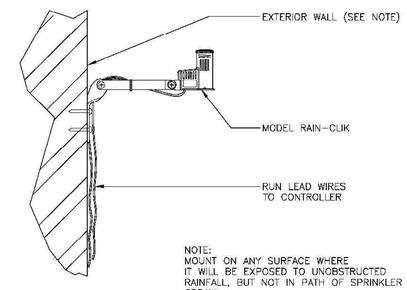


NOTE:
1. PLACE EMITTERS ¾ BETWEEN THE TRUNK AND OUTTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

USE BUBBLERS FOR TREES AS NOTED IN LEGEND; USE TUBING FOR ALL SHRUBS

6 TYPICAL DRIP TUBING

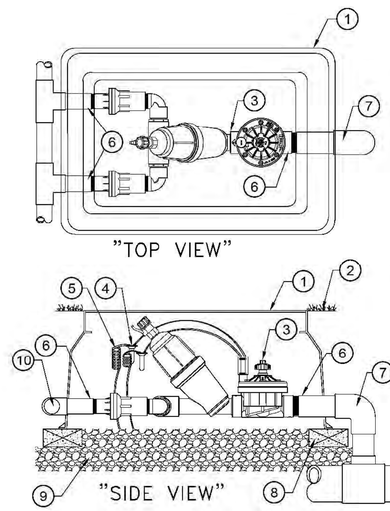
1 1/2" = 1'-0" FX-IR-FX-DRIP-01



NOTE:
MOUNT ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

2 RAIN-CLIK

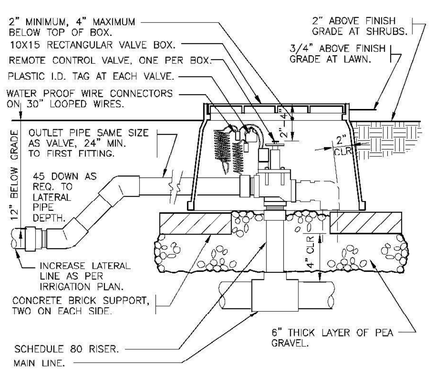
3" = 1'-0" FX-IR-HUNT-SENS-16



1. SUPER JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE KIT MODEL ICZ-151-40 WITH FILTER (TIP 45 DEGREES) REGULATOR 40 PSI
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (7)
9. 3/4" MINUS WASHED GRAVEL
10. LATERAL PIPE AND FITTINGS

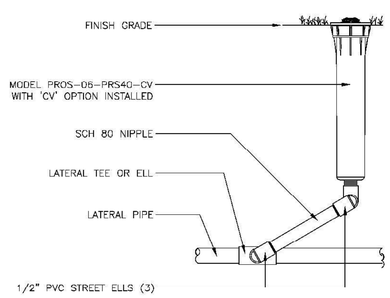
4 ICZ-151-40 DRIP CONTROL KIT

1 1/2" = 1'-0" FX-IR-HUNT-DRIP-20



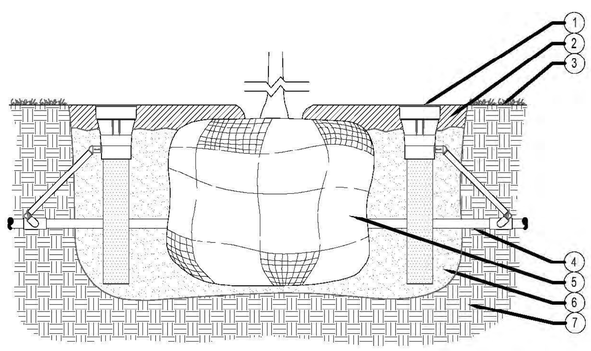
3 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" FX-IR-FX-RCV-04



5 PROS-06-PRS40-CV MP ROTATOR SPRINKLER (1)

3" = 1'-0" FX-IR-HUNT-SPRA-77



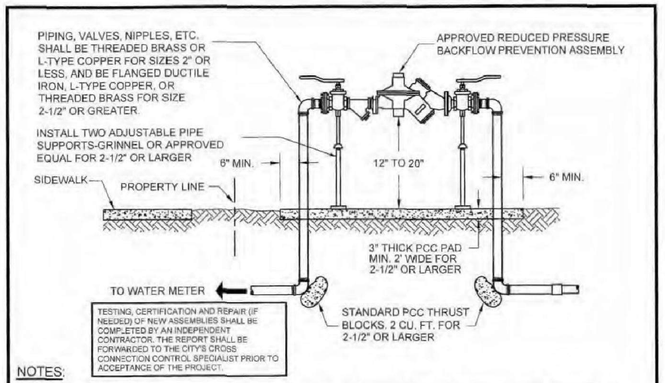
LEGEND:

1. 18" ROOT ZONE WATERING SYSTEM PER PLAN
2. MULCH
3. FINISHED GRADE
4. LATERAL PIPE - SIZE PER PLAN
5. ROOT BALL
6. AMENDED SOIL MEDIA (PER SOILS REPORT)
7. NATIVE SOIL

NOTES
INSTALL RZWS SLEEVE OVER TUBE TO HELP PREVENT SOIL INTRUSION

7 ROOT ZONE WATERING SYSTEM - 18"

NOT TO SCALE



NOTES:

1. REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLIES SHALL BE REQUIRED FOR ANY USE WHERE TOXIC MATERIALS ARE USED OR WHERE POSITIVE PROTECTION FOR THE PUBLIC WATER SUPPLY IS REQUIRED. TYPICAL APPLICATIONS INCLUDE: HOSPITALS, MEDICAL AND DENTAL LABORATORIES, MORTUARIES, INDUSTRIAL PLANTS, DRY CLEANERS, LANDSCAPE IRRIGATION, OR AS DETERMINED BY THE CITY.
2. APPROVED REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLIES SHALL BE LISTED IN THE LATEST EDITION OF THE CITY STANDARD PROVISIONS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED ADJACENT TO AND ON PROPERTY SIDE OF SIDEWALK WHERE APPLICABLE. THE ASSEMBLY SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE WATER METER.
4. ALL ASSEMBLIES 3/4" TO 2" WILL HAVE FULL PORT DOMESTIC BALL VALVES, WITH THREADED ENDS. 3" AND LARGER ASSEMBLIES WILL HAVE RESILIENT SEATED GATE VALVES, WITH FLANGED ENDS.
5. PRESSURE DIFFERENTIAL VALVE IS TO BE AT LEAST 12" ABOVE GRADE TO A MAXIMUM OF 20".
6. NO CONNECTION BETWEEN THE BACKFLOW PREVENTION ASSEMBLY AND WATER METER WILL BE PERMITTED. BACKFLOW PREVENTION ASSEMBLIES SMALLER THAN 2.5" SHALL BE PLACED DIRECTLY BEHIND THE WATER METERS, UNLESS THERE IS A CONFLICT WITH OTHER UTILITIES, DRIVEWAYS OR SIDEWALKS. BACKFLOW PREVENTION ASSEMBLIES 2.5" OR LARGER SHALL BE PLACED AS CLOSE TO THE METER AS POSSIBLE, UNLESS AN EXEMPTION IS GRANTED BY THE PUBLIC SERVICES DEPARTMENT. IF AN EXEMPTION IS GRANTED, THE BACK FLOW PREVENTION ASSEMBLY SHALL BE SCREENED WITH LANDSCAPING AND THE TRENCHES SHALL BE LEFT OPEN SO THAT THE CITY CAN VERIFY THAT THERE ARE NO CONNECTIONS BETWEEN THE BACKFLOW PREVENTION ASSEMBLY AND THE METER. THE CITY RESERVES THE RIGHT TO TEST THE SYSTEM TO ENSURE THAT THESE REQUIREMENTS ARE MET.
7. WHERE A BACKFLOW PREVENTION ASSEMBLY IS INSTALLED MORE THAN 8' BEHIND THE WATER OR IRRIGATION METER, THE PIPING BETWEEN THE BACKFLOW PREVENTION ASSEMBLY AND THE METER SHALL BE ENCASED IN CONTROLLED DENSITY FILL (CDF).

Revision	Date	Approved	CITY OF MOUNTAIN VIEW PUBLIC WORKS DEPARTMENT STANDARD DETAIL
Drawn: QT	Date: 10-18-17		
Checked: LA	Scale: NTS		REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY
APPROVED BY: Jacqueline Casolomon			
10/24/2017 DATE	12-31-17 EXP.	57093 R.C.E. NO.	FILE NO. D-05

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ELEVEN ROW HOUSES
294 & 296 TYRELLA AVE
MOUNTAIN VIEW, CALIFORNIA

REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

IRRIGATION DETAILS

JOB NO.	201742
SCALE	AS NOTED
DRAWN	MA
CHECK	JC/MA
DATE	8.17.21

SHEET
L-3.1

LANDSCAPE AND IRRIGATION MAINTENANCE CHECKLIST	
Parameter	Components
Irrigation System	System check (every six months)
	routine inspection (monthly)
	Adjustment and repair
	Failed irrigation hardware components shall be replaced with same of functionally equivalent components
Landscape	Replenish mulch
	Fertilize
	Prune
	Weed control
	Pest control
	Aeration and dethatchinf of turf areas
	Failed plants shall be replaced with the same of functionally equivalent plants

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	**San Jose**	**Name of City**
ETo of City from Appendix A	**45.30**	**ETo (inches/year)**
	224	Overhead Landscape Area (ft2)
	7712	Drip Landscape Area (ft2)
	0	SLA (ft2)
Total Landscape Area	**7,936.00**	
Results:		
(ETo) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	122,607.23	Gallons
	16,390.26	Cubic Feet
	163.90	HCF
	0.38	Acre-feet
	0.12	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ETo of City from Appendix A	45.30	ETo (inches/year)
Total Landscape Area	7,936.00	LA (ft2)
Special Landscape Area	0.00	SLA (ft2)
		Total annual precipitation (inches/year)
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = [(ETo - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	**Plant Factor**
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	**Select System From the Dropdown List click on cell below**	**Plant Water Use Type (s) (low, medium, high)**	**Plant Factor (PF)**	**Hydrozone Area (HA) (ft2) Without SLA**	**Irrigation Efficiency (IE)**	**(PF x HA (ft2))/IE**
Zone 1	Drip	Medium	0.50	664	0.81	**410**
Zone 2	Bubblers	Medium	0.50	84	0.75	**56**
Zone 3	Drip	Low	0.30	6,827	0.81	**2,529**
Zone 4	Drip	Medium	0.40	60	0.81	**30**
Zone 5	Path fines	No Irrigation	0.00	77		
Zone 6	Overhead Spray	High	0.75	224	0.75	**224**
						3,248
		SLA		0		**0**
			Sum	7,936		

Results

MAWA = 122,607	ETWU=	91,237	Gallons
		12,197	Cubic Feet
		122	HCF
		0	Acre-feet
		0	Millions of Gallons

ETWU complies with MAWA

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT INFORMATION

DATE:	08.17.21
PROJECT APPLICANT:	FORREST LINEBARGER
PROJECT ADDRESS:	294 & 296 TYRELLA AVENUE
PROJECT CONTACTS:	MICHAEL ARNONE
PROJECT OWNER:	FORREST LINEBARGER
TOTAL LANDSCAPE AREA:	7,936 S.F.
PROJECT TYPE:	PRIVATE
WATER SUPPLY TYPE:	POTABLE WATER
APPLICANT SIGNATURE AND DATE:	08.17.21

MWELO CERTIFICATION

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT SIGNATURE AND DATE 08.17.21

CHECKLIST REQUIREMENTS

YES	PROJECT INFORMATION
YES	WATER EFFICIENT LANDSCAPE WORKSHEET
SEE CIVIL PLANS	SOIL MANAGEMENT REPORT
YES	LANDSCAPE DESIGN PLAN
YES	IRRIGATION PLAN
SEE CIVIL PLANS	GRADING PLAN

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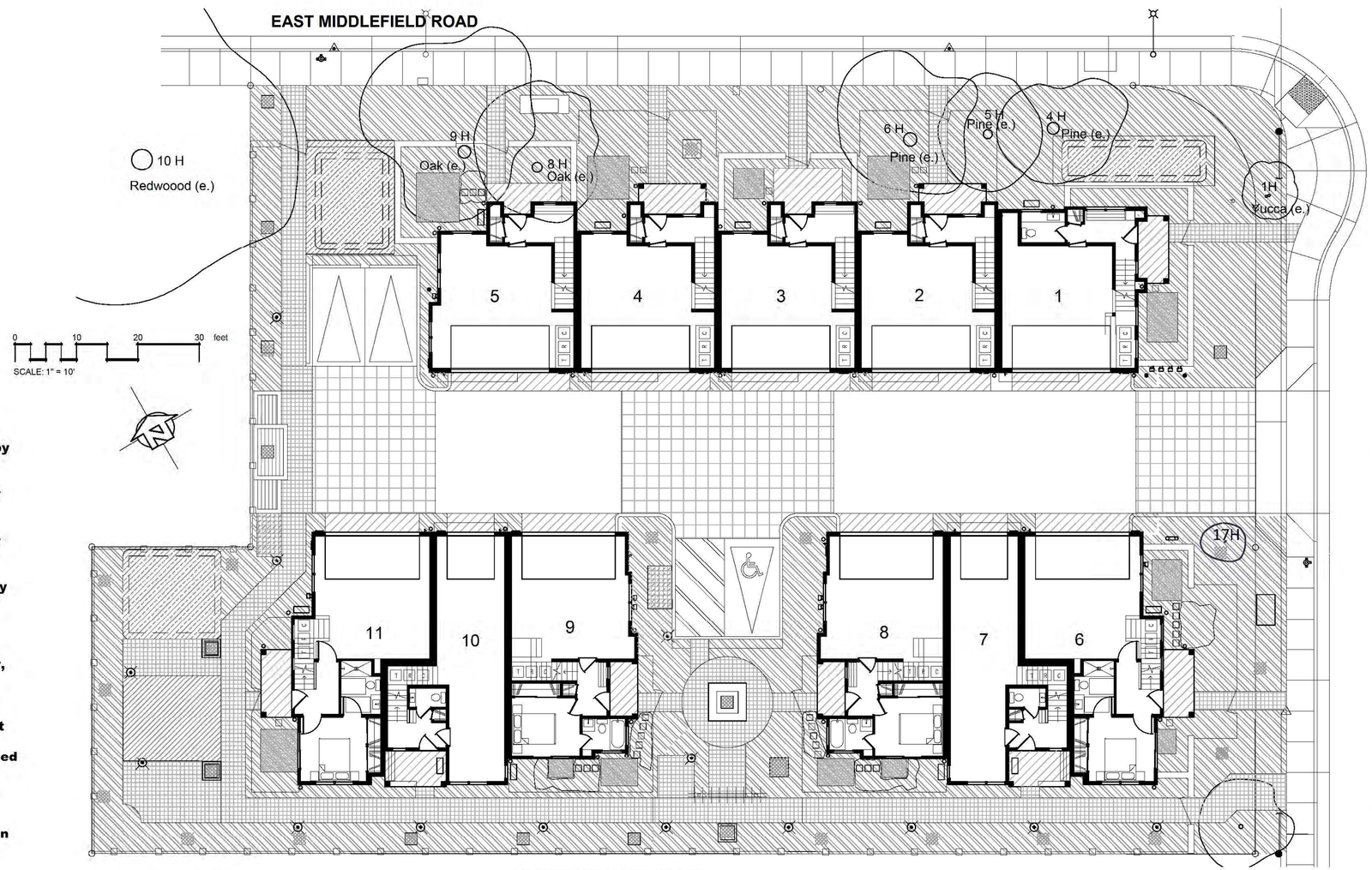
ELEVEN ROW HOUSES
294 & 296 TYRELLA AVE
MOUNTAIN VIEW, CALIFORNIA

HYDROZONE MAP

SYMBOL	DESCRIPTION	QTY
1	BIO RETENTION MODERATE DRIP	664.0 s.f.
2	BUBBLERS Tree Bubblers Moderate	100.0 s.f.
3	DRIP LOW	6,811.0 s.f.
4	DRIP MODERATE	60.0 s.f.
5	PATH FINES No Irrigation	77.0 s.f.
6	ROTARY TURF SPRAY Overhead Spray	224.0 s.f.
	TOTAL LANDSCAPE AREA	7,936.0 s.f.



HYDROZONE MAP

IRRIGATION SCHEDULING AND MAINTENANCE

1. System shall be monitored and adjusted to prevent overspray and runoff of overhead spray lawn valve.
2. Irrigation schedule for all landscape areas shall be regulated by automatic irrigation controller using the approximate schedule:
Spring/Fall
Lawn: 2-3 days per week, 20 minutes per circuit in the early morning. Drip irrigation: 15 minutes, 2 times per week
Summer
Lawn: 3-4 days per week, 20 minutes per circuit in the early morning. Drip Irrigation: 15 minutes, 3 times per week
Winter
Lawn: 1-2 times per week, 20 minutes per circuit in the early morning. Drip irrigation: once a week or less, 10-15 minutes per circuit in the early morning.
3. Overhead spray for turf irrigation will be scheduled to occur between 8PM and 10AM.
4. Irrigation (overhead spray valves) will be avoided during windy, freezing or rainy weather.
5. Irrigation schedule shall be reduced (frequency and duration) after plants are established (1 year).
6. Irrigation schedule shall be adjusted seasonally based on plant needs.
7. Irrigation schedule provided to appropriate personnel and posted near irrigation controller.
8. Irrigation system to be inspected regularly and maintained in good working condition.
9. Repairs to be made using identical or improved parts.
10. Confirm that rain sensor is terminating irrigation run cycles on rainy days.
11. Landscape maintenance schedule to be followed.

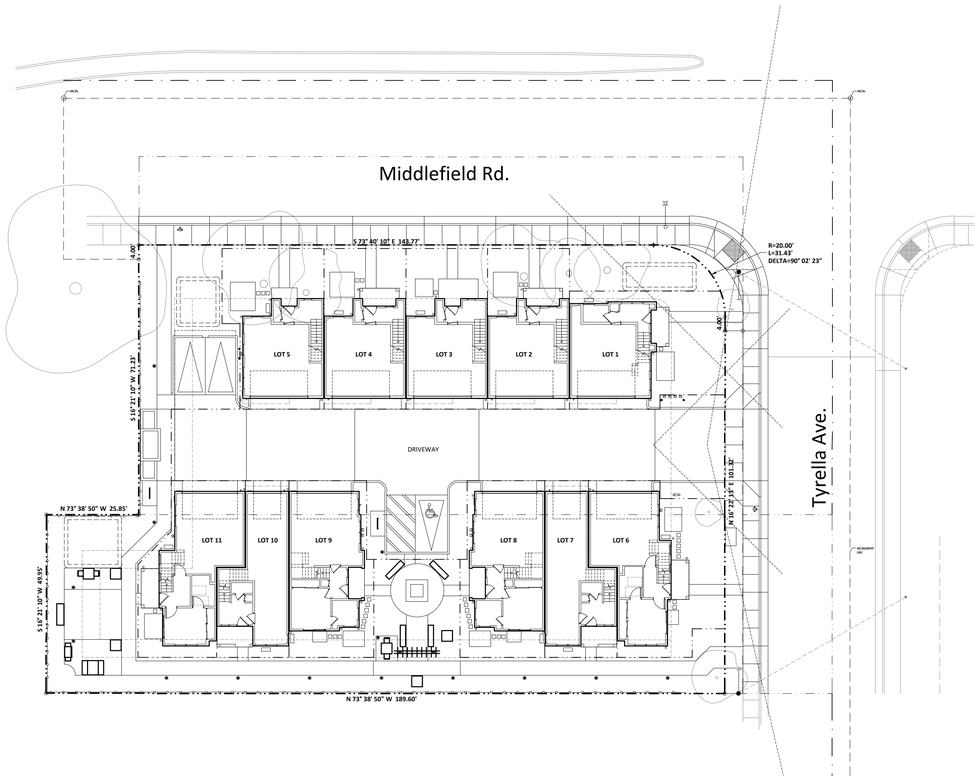
REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

HYDROZONE MAP & WATER USE CALCULATIONS

JOB NO. 201742
SCALE 1" = 10' - 0"
DRAWN MA
CHECK JC/MA
DATE 8.17.21

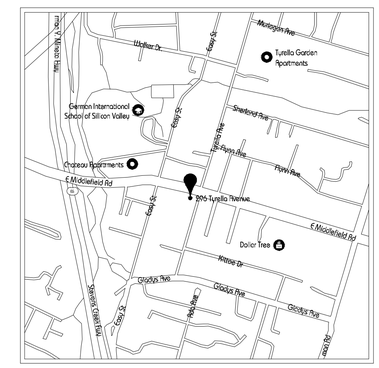
SHEET
L-3.2



Site Map

294 & 296 Tyrella Avenue

VICINITY MAP



SHEET INDEX

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

BENCHMARK:

CITY OF MT. VIEW BENCH MARK NO. 111-55, ELEVATION 61.124 FEET, NAVD 1988, WAS USED TO PROVIDE ALL THE ELEVATIONS SHOWN ON THIS MAP.

SITE DEVELOPMENT PLANS

294 & 296 TYRELLA AVE

PLANNED UNIT DEVELOPMENTS APN# 160-32-001 & 160-32-002

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

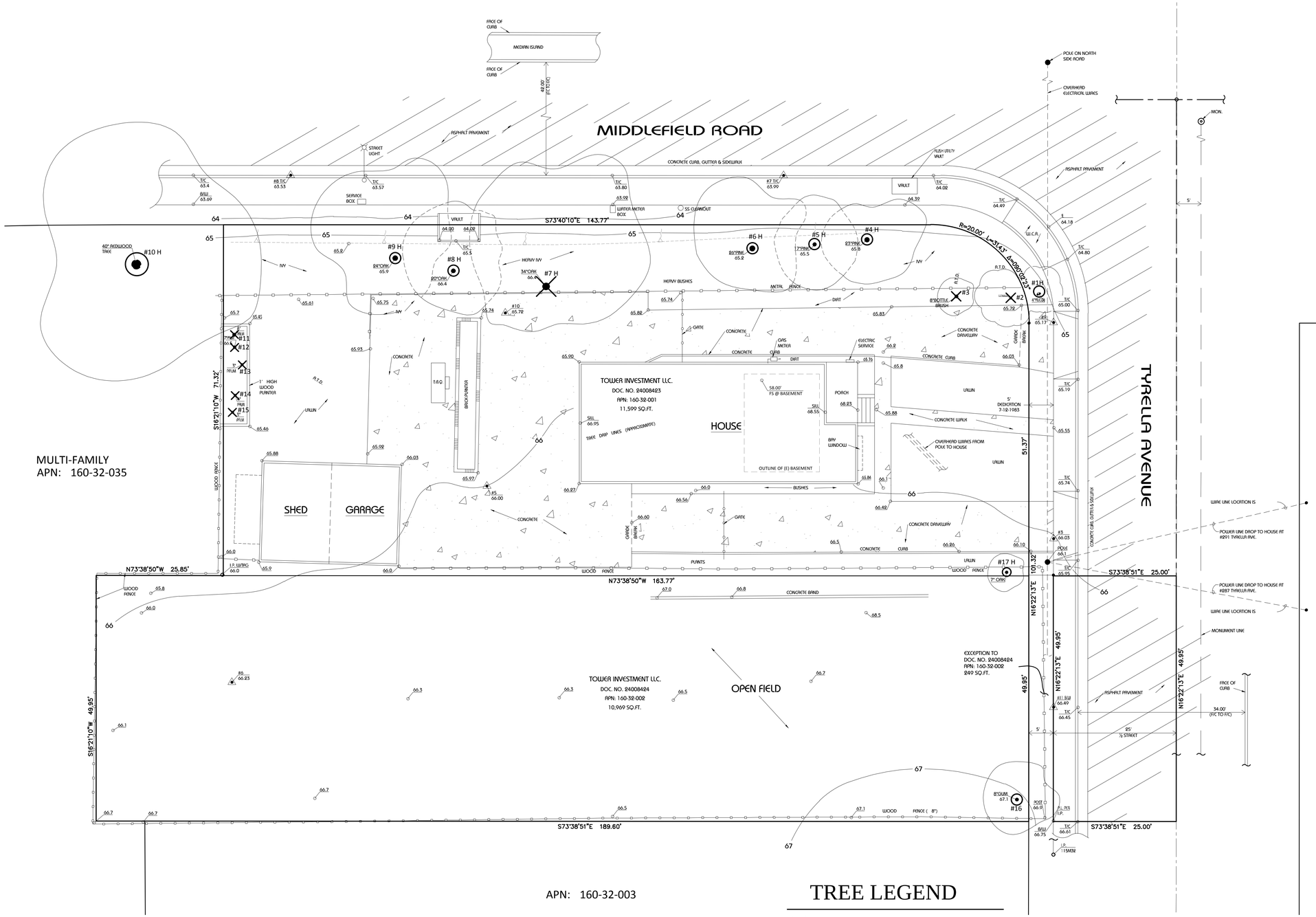
TITLE SHEET

20' 40' 60' 80'

DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

C-1



TREE LEGEND

- ╳ EXISTING TREES TO BE REMOVED
- ○ EXISTING TREES TO REMAIN
- H HERITAGE TREES

CALL BEFORE YOU DIG 1-800-227-8600 USA UNDERGROUND SERVICE ALERT

Existing Conditions And Tree Removal

294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS APN# 160-32-001 & 160-32-002

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

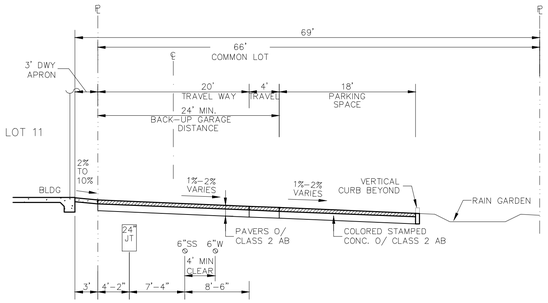
EXISTING CONDITIONS & TREE REMOVAL

10' 20' 30' 40'

DATE: 8-30-2021

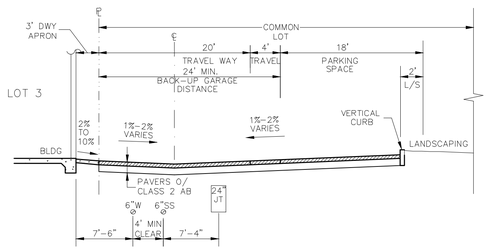
785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

C-2



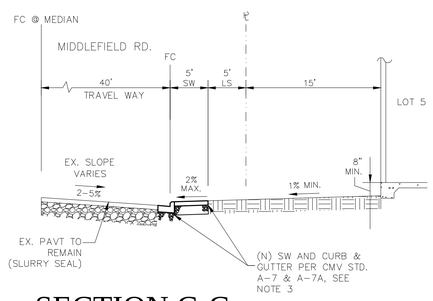
SECTION A-A NOT TO SCALE

TYPICAL OFF-SITE IMPROVEMENT



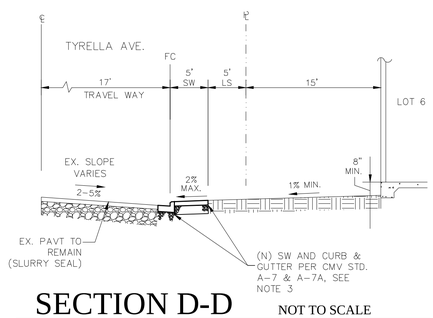
SECTION B-B NOT TO SCALE

TYPICAL OFF-SITE IMPROVEMENT



SECTION C-C NOT TO SCALE

TYPICAL OFF-SITE IMPROVEMENT



SECTION D-D NOT TO SCALE

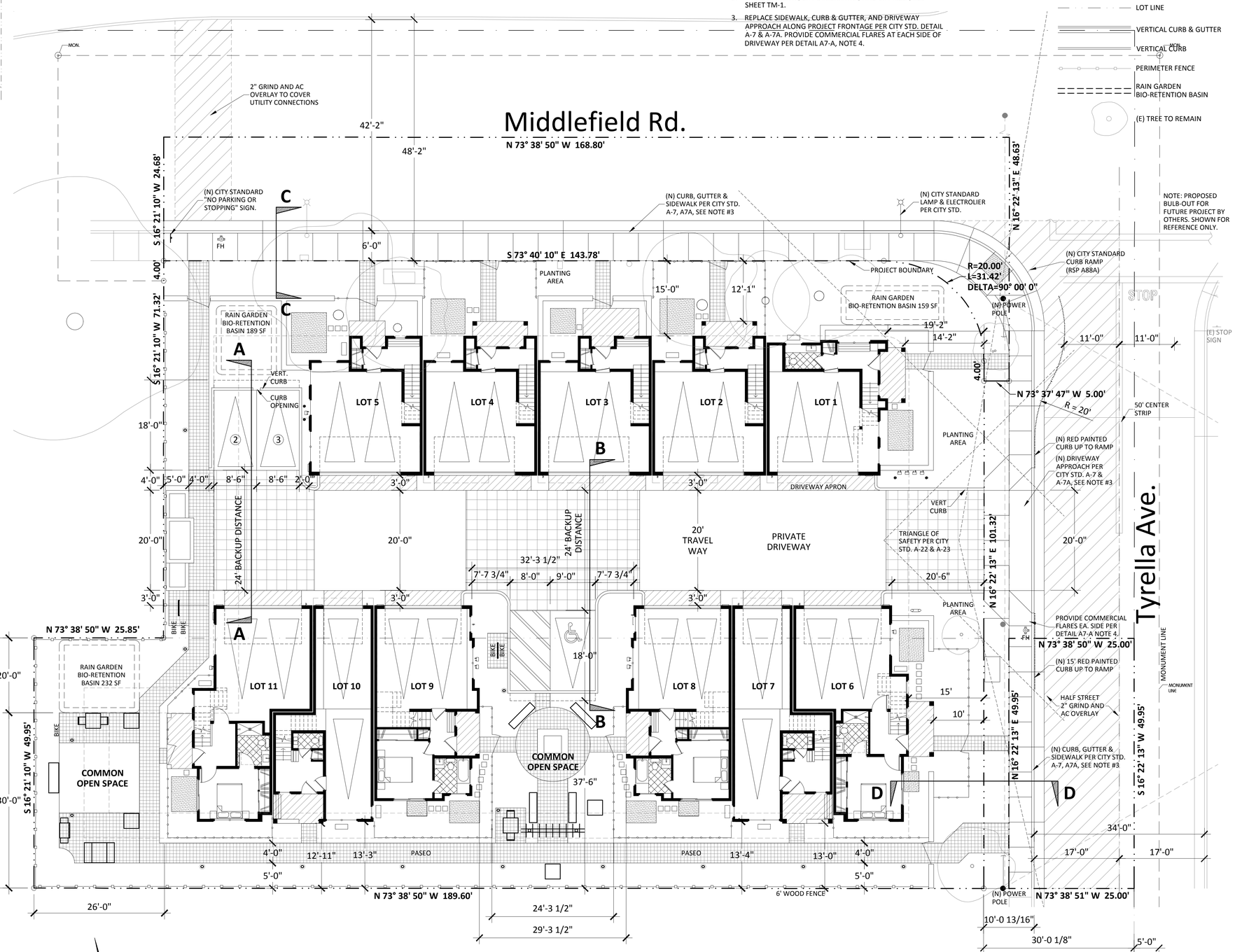
TYPICAL OFF-SITE IMPROVEMENT

SITE PLAN NOTES

1. DRIVEWAY / SIDEWALK SHALL BE CONSTRUCTED PER CITY STD. DETAIL A-7 & A-7A WITH APRONS.
2. FOR EASEMENTS, LOT DIMENSIONS, AND LOT SIZES, SEE SHEET TM-1.
3. REPLACE SIDEWALK, CURB & GUTTER, AND DRIVEWAY APPROACH ALONG PROJECT FRONTAGE PER CITY STD. DETAIL A-7 & A-7A. PROVIDE COMMERCIAL FLARES AT EACH SIDE OF DRIVEWAY PER DETAIL A7-A, NOTE 4.

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- VERTICAL CURB & GUTTER
- VERTICAL CURB
- PERIMETER FENCE
- RAIN GARDEN BIO-RETENTION BASIN
- (E) TREE TO REMAIN



PRELIMINARY SITE PLAN

294 & 296 TYRELLA AVE

PLANNED UNIT DEVELOPMENTS APN# 160-32-001 & 160-32-002

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

SITE PLAN

10' 20' 30' 40'

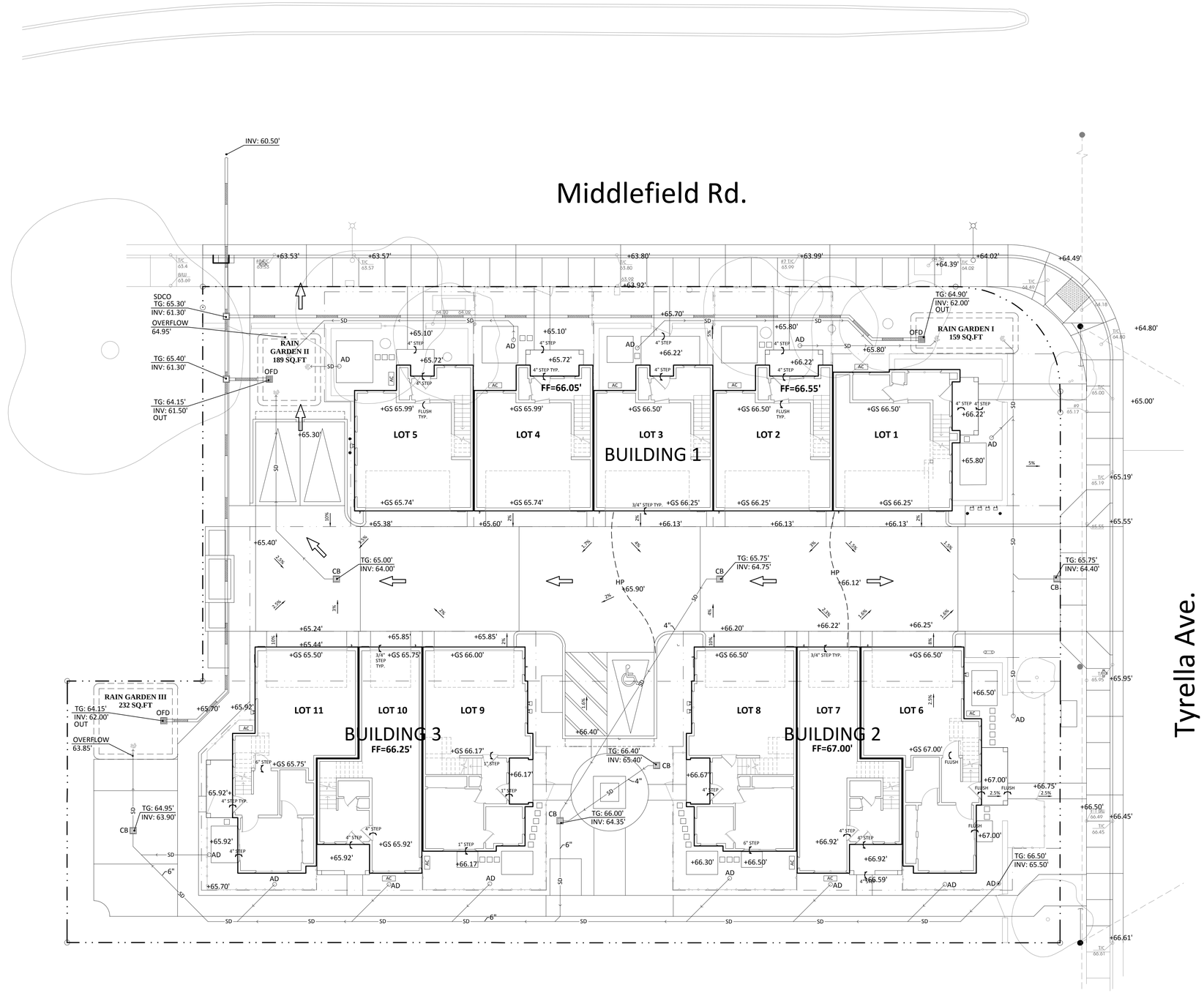
DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

C-3

LEGEND

RL	ROOF LEADER
	SPLASH BLOCK SURFACE FLOW
	OVERLAND RELEASE
AD	CATCH BASIN
CB	CATCH BASIN
JB	JUNCTION BOX W/ LID
OFD	OVER FLOW DRAIN
WM	WATER METER
EM	ELECTRIC METER
GM	GAS METER
AC	AIR CONDITIONER CONDENSOR
MH	MAN HOLE
CO	CLEAN OUT
IRRIG. BFP	BACK FLOW PREVENTER FOR IRRIGATION SYSTEM
SDO	STORM DRAIN OUTLET
WV	WATER VALVE
	STORM DRAIN LINE (TREATED)
SD	STORM DRAIN LINE (UNTREATED)
SDCO	STORM DRAIN CLEAN OUT



294 & 296 TYRELLA AVE
PLANNED UNIT DEVELOPMENTS

PRELIMINARY GRADING & DRAINAGE PLAN

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

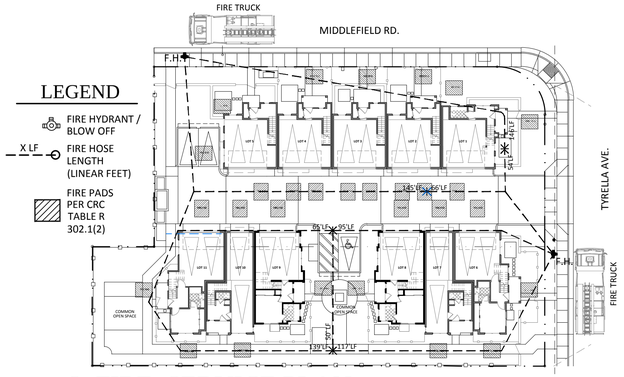
GRADING & DRAINAGE

10' 20' 30' 40'

DATE: 8-30-2021

785 CASTRO STREET
MOUNTAIN VIEW, CA 94041

C-4



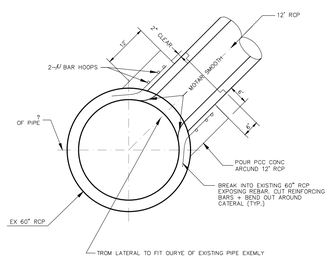
2 FIRE SERVICE PLAN

SCALE: 1"=30'

FIRE LADDER PADS, FIRE HYDRANT LOCATIONS & 150' HOSE REACH EXHIBIT

FIRE PLAN NOTES

1. PROVIDE STRAIGHT ACCESS (COMPLIANT STAIRS MAY BE USED); 6 FEET WIDE TO AREA(S) HARBORING RESCUE WINDOWS. ILLUSTRATE THAT A 35 FOOT EXTENSION LADDER FOLDED TO IT'S CARRYING SIZE OF 14'-0" LONG BY 2'-3" WIDE BY 1'0" THICK, CARRIED BY A 3 PERSON TEAM CAN BE MANEUVERED INTO ALL LOCATIONS WITH RESCUE WINDOWS.
2. ALL RESCUE WINDOWS MUST BE ACCESSIBLE. A STABLE, SLIP RESISTANT, LEVEL FIRE LADDER LOCATION (PAD) CAPABLE OF SUPPORTING THE WEIGHT OF THE LADDER, THE FIREFIGHTER IN GEAR, EQUIPMENT, AND THE PERSON TO BE RESCUED (NO LESS THAN 1,000 POUNDS TOTAL). PADS MAY BE OF GRASS, GRAVEL OR OTHER PERMEABLE MATERIALS CAPABLE OF SUPPORTING THE LADDER WITHOUT SLIPPING. THIS FIRE LADDER PAD SHALL BE NO LESS THAN 6'-0" WIDE BY 7'-0" DEEP AND SHALL ALLOW THE UNOBSTRUCTED RAISING OF THE LADDER FREE OF OVERHEAD OBSTACLES. THE EXTENDED LADDER ANGLE MUST BE AT LEAST 70° FROM HORIZONTAL OR 4:1 SLOPE UNLESS OTHERWISE APPROVED. PROVIDE ELEVATION AND PLAN VIEWS WITH LADDER DETAILS.



P.C.C. PIPE COLLAR CONNECTION

NO SCALE

1 STORM DRAIN CONNECTION

LEGEND

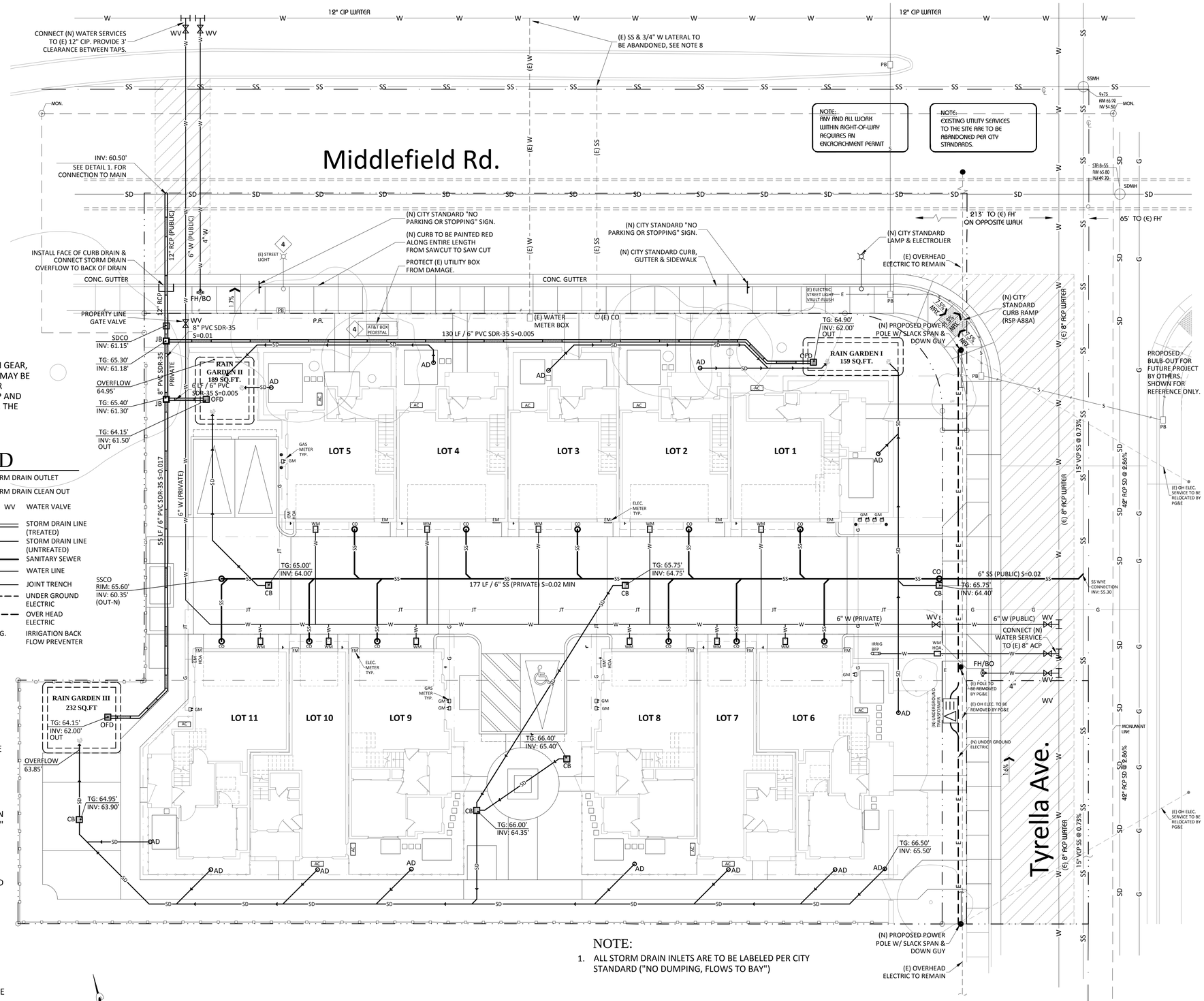
AD	CATCH BASIN	SDO	STORM DRAIN OUTLET
CB	CATCH BASIN	SDCO	STORM DRAIN CLEAN OUT
JB	JUNCTION BOX W/ LID	WV	WATER VALVE
OFD	OVER FLOW DRAIN		STORM DRAIN LINE (TREATED)
WM	WATER METER	SD	STORM DRAIN LINE (UNTREATED)
EM	ELECTRIC METER	SS	SANITARY SEWER
GM	GAS METER	W	WATER LINE
	UNDERGROUND TRANSFORMER	JT	JOINT TRENCH
		E	UNDER GROUND ELECTRIC
AC	AIR CONDITIONER CONDENSOR	OH	OVER HEAD ELECTRIC
MH	MAN HOLE		IRRIGATION BACK FLOW PREVENTER
CO	CLEAN OUT		

UTILITY PLAN NOTES

1. ALL ON-SITE WATER MAIN WILL BE A COMBINE DOMESTIC AND FIRE SYSTEM AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. THE ON-SITE WATER METERS WILL BE READ AND MAINTAINED BY THE CITY.
2. ALL SANITARY SEWER, STORM DRAIN AND WATER LINES AND ASSOCIATED STRUCTURES IN THE PUBLIC STREET WILL BE OWNED AND MAINTAINED BY THE CITY OF MOUNTAIN VIEW.
3. ALL ON-SITE SANITARY SEWER AND STORM DRAIN LINES AND ASSOCIATED STRUCTURES IN THE PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE HOA.
4. SEE LANDSCAPE PLANS FOR ON-SITE STREET LIGHT LOCATIONS. PROPOSED LIGHTING SHALL NOT CREATE OFF-SITE GLARE TO ADJACENT PROPERTIES.
5. DRY UTILITY LINES AND STRUCTURES ARE SHOWN SCHEMATICALLY. FINAL LOCATIONS TO BE DETERMINED AT THE CONSTRUCTION PERMIT PHASE.
6. UTILITIES SHALL COMPLY WITH THE "STANDARD DESIGN CRITERIA (AUG 2002)" AND "STANDARD DESIGN CRITERIA FOR COMMON GREEN DEVELOPMENTS AND TOWNHOUSE TYPE CONDOMINIUMS (NOV 1990)"
7. NEW ON-SITE ELECTRICAL, TELEPHONE, CABLE TELEVISION SERVICES AND ASSOCIATED STRUCTURES, SUCH AS TRANSFORMERS, SHALL BE PLACED UNDERGROUND.
8. ALL UNUSED EXISTING UTILITY SERVICES SHALL BE ABANDONED PER CITY STANDARDS.
9. EACH UNIT WILL HAVE A SEPERATE WATER SERVICE AND 4" SANITARY SEWER LATERAL.
10. TREES SHALL BE PLANTED 10' CLEAR FROM SANITARY SEWER SERVICES AND 5' CLEAR FROM WATER AND STORM DRAIN SERVICES.
11. CITY STANDARD TYPE II STREET LIGHTS SHALL BE INSTALLED ALONG EXISTING STREETS, IF REQUIRED.
12. STORM WATER TREATMENT SYSTEMS SHALL BE MAINTAINED BY HOA.
13. THE SPRINKLER SYSTEM FOR THE ROWHOUSES WILL BE NFPA 13D AND WILL NOT REQUIRE SEPERATE DOMESTIC AND FIRE LINES.
14. SEE TYPICAL STREET SECTION ON SHEET C-3.
15. THE ON-SITE UTILITIES SHALL MEET ALL CURRENT SEPERATION STANDARDS OF THE CALIFORNIA OFFICE OF DRINKING WATER.
16. JUNCTION BOX NEAR THE PROPERTY LINE SHALL BE A 2' X 2' INLET / CLEAN OUT BOX PER CMV STD B-8.
17. WHERE GATE VALVE VALVES ARE LOCATED NEAR THE DRIVEWAY AND IN THE ACCENT PAVEMENT, PLACE CONCRETE BAND AROUND THE STRUCTURE.
18. THE CC&R'S SHALL INCLUDE A PROVISION TO PROVIDE AND MAINTAIN A UTILITY MAINTENANCE PLAN AND AN EMERGENCY SANITARY SEWER OVERFLOW RESPONSE PLAN.

294 & 296 TYRELLA AVE

PLANNED UNIT DEVELOPMENTS



NOTE:

1. ALL STORM DRAIN INLETS ARE TO BE LABELED PER CITY STANDARD ("NO DUMPING, FLOWS TO BAY")

PRELIMINARY UTILITY PLAN

Berry and Associates
Civil Engineer

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

TOWER

UTILITY PLAN

10' 20' 30' 40'

DATE: 8-30-2021

785 CASTRO STREET
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C-5