SHEET INDEX

TYRELLA AVENUE CONDOMINIUMS

Formal Planning - Response 5 08.01.2025

266 & 272 TYRELLA AVENUE, MOUNTAIN VIEW, CA

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William Maston Architect & Associates
372 Castro St.
Mountain View, CA 94041
650.968.5090
www.mastonarchitect.com

PRELIMINARY

NOT FOR CONSTRUCTION

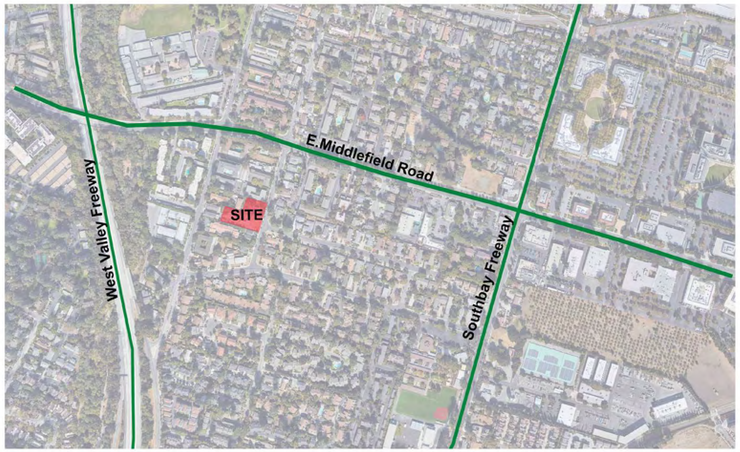
TYRELLA HOMES
266 & 272 Tyrella Avenue, Mountain View 94043

COVER SHEET

Job:	TYR 2021 005
Date:	08.01.2025
Checked By:	WM
Drawn By:	PA

A0.00

VICINITY MAP



PROJECT DATA

ARCHITECT
WILLIAM J. MASTON ARCHITECT & ASSOC.
372 CASTRO STREET
MOUNTAIN VIEW, CA 94041

CONTACT: PRIYA ARORA
PH. 650.968.7900 ext. 14
E. priyaa@mastonarchitect.com

ARBORIST
KIELTY ARBORIST SERVICES LLC
P.O. BOX 6187
SAN MATEO, CA 94403

CONTACT: DAVID BECKHAM
PH.: 650-532-4418
E.: davidkieltyarborist@gmail.com

SURVEY
LEA AND BRAZE ENGINEERING
2495 INDUSTRIAL PRKY WEST
HAYWARD, CA 94545

CONTACT: DARREN BUNTING
PH. 510.887.4086 ext -133
E. dbunting@leabraze.com

LANDSCAPE
LEVESQUE DESIGN
1414 BAY STREET, STE 100
ALAMEDA, CA 94502

CONTACT: KEVIN LEVESQUE
PH. 510.521.6700
E. ktlplanning@gmail.com

CIVIL / SURVEY
LEA AND BRAZE ENGINEERING
2495 INDUSTRIAL PRKY WEST
HAYWARD, CA 94545

CONTACT: JOHN HALBOM
PH. 510.887.4086 ext 146
E. JHalborm@leabraze.com

TDM (Transportation Demand Management)
ASSOCIATED TRANSPORTATION ENGINEERS
100 N. HOPE AVENUE, SUITE 4
SANTA BARBARA, CA 93110

CONTACT: SCOTT A. SCHELL
PH.: 805.687.4418
E.: SSchell@atesb.com

PG&E Representative
Muhammad Hamza

PHASE I ENVIRONMENTAL SITE ASSESSMENT
AEI Consultants
3880 S. BASCOM AVENUE, SUITE 104
SAN JOSE, CA 95124

CONTACT: TONY GOLINO
PH.: 408.628.0675
E.: tgolino@aeiconsultants.com

JOINT TRENCH
TARRAR UTILITY CONSULTANTS
9245 LAGUNA SPRING DRIVE SUITE 380
ELK GROVE, CA 95758

CONTACT: VICTOR FALLIS
PH.: 925-240-2595
E.: vfallis@tarrar.com

UTILITY IMPACT STUDY
SCHAAF AND WHEELER
4699 OLD IRONSIDES DR. STE 350
SANTA CLARA, CA 95054

CONTACT: LEIF M. COPONEN
PH.: 408.246.4848 X 205
E.: LCoponen@swsv.com

PHOTOMETRIC/ MEP
ACIES ENGINEERING
400N. Mc Carthy Blvd
Suite 250, Milpitas CA 95036

CONTACT: VANCHO DAMJANOV / ZORAN SUTILOVIC
PH.: 408-522-5255
E.: vancho@acies.net
zoran@acies.net

PROJECT DESCRIPTION

The project site is located at 266 & 272 Tyrella Avenue and is currently developed with fourplex (266 Tyrella Ave) and a single family residence (272 Tyrella Ave) built in 1946 and 1947, that will be demolished for the project. The site is located in a residential area surrounded by single and multi-family residences. The site is in close proximity to transit and services, which include Mountain View Transit Center, Whisham and Middlefield Light rail stations, Creekside Park and amenities of Downtown Mountain View. A 25 ft Right of way and 5 ft road dedication run along the East Property line along Tyrella Avenue.

The proposed design is a 1 acre multi- family residential project encompassing 47 total units distributed in two connected buildings. A single sublevel garage serves both the buildings accessed from the Tyrella Avenue. The project will be wood framed Type VA residential condominiums on a concrete podium over a one story parking structure with common areas on ground floor.

The project will be four stories with 15 feet minimum setback along the Tyrella Ave in front and in rear and sides. Along the sensitive property edge on south, next to the single family house, the setback is 31 feet, which includes 26 feet fire lane as suggested by the City. Fire lane also provides access to the Pedestrian Paseo, both the buildings, Transformer/ Electrical room and Trash staging area.

The project requests for a 42.5% density bonus. Zoning for this site is R3-1 and maximum allowed base units per lot density is 31 units, however with a density bonus of 42.5% we can provide up to 47 total units under an affordable housing component. The density bonus request includes 3 waivers for Setbacks, Floor Area Ratio and Site Coverage . The project consists of 5 affordable units.

The units range in size from one to three bedrooms. The buildings are oriented in such a way to provide ample landscape and courtyard opportunities. A central courtyard is planned which is connected to entry courtyard, rear courtyard and pedestrian paseo. Attempt has been made to create a entry courtyard around the existing oak tree on the north side and the rear courtyard around the existing oak tree in rear. After further evaluation Oak tree on north in entry courtyard is replaced by a new tree. Common open area along Tyrella Avenue is connected to the entry courtyard with glazed lobby creating a lively and welcoming arrival space . These interconnected courtyards will provide relaxing seating areas, resident amenities with landscaping. Garage entry is located to align with Kittoe Ave to reduce conflicting movement and to address line of sight issues and as suggested by the City.

The front entry is pulled back to have a continuous sidewalk and create an inviting entry plaza as requested by the Staff. New replacement tree and more shrubs have been proposed along Tyrella Avenue to front the street and create a common open area.

A range of sustainable strategies will be incorporated from energy and water conservation, support for electric vehicles, bicycle parking, electrical heating and cooking appliances and photovoltaic panels.

There are 24 existing trees on the site with 20 heritage trees. A total of 8 heritage trees and 2 non-heritage trees are proposed for removal due to their poor condition and/or conflict with the proposed site improvement.These will be replaced by 18 trees (8x2 = 16 + 2x1 =18). Proposed mitigation includes 24 new 24" box and 1 - 36" box tree on-site.

For architectural style, the project has gable and sloped roofs which blend with the neighborhood. Gable roofs at main and garage entry will create focal points. The style is marked by the use of different materials such as smooth plaster along with ship lap siding and board and batten siding to break up the massing with the materials similar in the neighborhood. Dormer windows and traditional wood awnings and railings add to the building design. Sloped roofs helps transition to the neighboring buildings.

This project will greatly enhance and fit seamlessly into the existing neighborhood.

PROJECT DATA

APN	LOT 266 : 160-32-007 & LOT 272 : 160-32-006
PROPERTY OWNER	ERIC CHIU
ZONING DISTRICT	R3-1
LAND USE	MEDIUM HIGH DENSITY RESIDENTIAL
FLOOD ZONE	FLOOD ZONE X (reduced risk due to levee)
OCCUPANCY GROUP	R-2 FOR RESIDENTIAL / S-2 FOR PARKING GARAGE
TYPE OF CONST.	VA FOR R-2 / 1A FOR S-2
EXISTING USE	LOT 266 : 4 RESIDENTIAL UNITS , LOT 277 : 1 UNIT (SINGLE FAMILY)
PROPOSED USE	47 RESIDENTIAL UNITS (CONDOMINIUMS)
NUMBER OF STORIES	4 STORIES / 1 UNDERGROUND PARKING
FIRE SPRINKLERS	FULLY SPRINKLED
CODE COMPLIANCE	2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA FIRE CODE (CFC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS (CAL GREEN)

PROJECT SUMMARY

LOT AREA

GROSS LOT AREA	44,289 SF.	(1.01 acres)
NET LOT AREA (Right of way and Road Dedications Removed)	38,289 SF.	(0.87 acres)

DENSITY CALCULATIONS

Base Density for General Plan Medium- High Density = 35 DU/ acre

BASE UNITS	Gross Site Area x 35
	1.01 x 35 = 35.35 = 36 UNITS (round-up[1])
Provided	5 Affordable units (very-low income) 5 Affordable units / 36 base units = 13% affordable
	13% = 42.5% density bonus or 16 units (round-up[1])
TOTAL UNITS ALLOWED	36 + 16 = 52 UNITS
UNITS PROVIDED	47 UNITS

% increase in units with density bonus = 47-36 = 11 (31%)

City Required Base BMR 15% BASE UNITS = 36 X .15 = 5.4 UNITS = 5 UNITS

5 VERY LOW INCOME UNITS + .4 FEE PAYMENT

[1]As per MV zoning ordinance- SEC. 36.48.75. : General provisions for density bonus.
b. Rounding. All density calculations resulting in fractional units shall be rounded up to the next whole number.)

FOR ADDITIONAL INFORMATION, SEE F.A.R. ANALYSIS ON SHEET A0.10 & A0.10(a)

[2]As per City of Mountain View, Density Bonus Program Guidelines (updated May 2021)
Section 4. **PARKING**
Government Code Section 65915(p)
A. REDUCED PARKING RATIOS
Inclusive of guest and unassigned parking, but not including nonresidential parking.

Qualifications	Parking Ratio
Projects located within one-half mile to a major transit stop (unobstructed access) *and* meet one of the following criteria:	0.5 space per unit
At least 11% of base units restricted to very low-income; or	
At least 20% of base units restricted to low-income; or	
At least 40% of base units restricted to moderate-income.	

As per California Legislative Information - Assembly Bill AB 2097
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB2097

AB-2097 Residential, commercial, or other development types: parking requirements.(2021-2022) Chapter 459

This bill would prohibit a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project, as defined, that is located within 1/2 mile of public transit, as defined.

DEVELOPMENT STANDARDS PER MV CODE R3 ZONE

Applicant is requesting 4 waivers - Site Coverage, Height, Setbacks and Floor Area Ratio

Development Standard		Allowed/ Required	Provided (with Density Bonus)	% increase	in compliance	incentive / waiver requested
Site Coverage		35% of net site area = 35% of 38,289 SF. = 13,401 SF.	47 % = 18,008 SF.	4,607 SF. % increase = 18,008- 13,401 13,401 = 34.3 %	N	Y
Paving Coverage		20% of net site area = 20% of 38,289 SF. = 7,658 SF.	5.1 % = 1,964 SF.		Y	N
Open Area		55% min. of net site area = 21,059 SF.	58 % = 22,202 SF. (including balconies)		Y	N
Height of Building		45 FT. max.	55 FT. - 3IN.		N	Y
Setback						
Level 1	Front	15 ft., but not less than the height of the adjacent building wall of the subject parcel, as measured to the top of the wall plate	15' min. to 25'-0"		Y	N
	Side		15' min. to 73'-7"		Y	N
	Rear	15'-0" min.	15' min. to 59'-6"		Y	N
Level 2	Front	15 ft., but not less than the height of the adjacent building wall of the subject parcel, as measured to the top of the wall plate	15' min. to 25'		N	Y
	Side		15' min. to 73'-7"		N	Y
	Rear	19'-9" min.	15' min. to 59'-6"		N	Y
Level 3	Front	15 ft., but not less than the height of the adjacent building wall of the subject parcel, as measured to the top of the wall plate	15' min. to 25'		N	Y
	Side		15' min. to 73'-7"		N	Y
	Rear	30'-0" min.	15' min. to 59'-6"		N	Y
Level 4	Front	15 ft., but not less than the height of the adjacent building wall of the subject parcel, as measured to the top of the wall plate	15' min. to 25'		N	Y
	Side		15' min. to 73'-7"		N	Y
	Rear	44'-1" min.	15' min. to 59'-6"		N	Y
Personal Storage	Number	1 per unit (47 storages)	47 storages		Y	N
	volume	500 cubic feet	> 500 cubic feet		Y	N
Floor Area						
Basement Parking (does not include in FAR)			20,499 SF			
First Floor			16,966 SF			
Second Floor			17,359 SF			
Third Floor			17,359 SF			
Fourth Floor			16,892 SF			
Total Floor Area		1.05 of site gross area = 1.05 x 44,289 = 46,503 SF.	68,577 SF (FAR = 68,577/44,289= 1.5)	% increase = 68,577 - 46,503 = 22,074 SF (47.5%)	N	Y
Parking (The project site is within 1/2 mile of transit light rail and can utilize AB 2097)						
Resident Assigned parking spaces (including guest and unassigned parking)[2]		.5 car space per unit 47x.5 = 23.5 car spaces (24 car spaces)[2]	1 car space per unit 47x1 = 47 car spaces		Y	N
Accessible assigned parking spaces		2% of total assigned parking spaces = 2% of 47 spaces = 0.94 = 1 car space	2 car spaces		Y	N
EV charger Ready Spaces		one per car space	one per car space		Y	N
EV 1		85% of total car spaces = 85% of 47 = 39.9 = 39 car spaces	39 car spaces		Y	N
Level 2 EVSE		15% total car spaces 15% of 47 = 7 car spaces	7 car spaces		Y	N
Level 3/DC Fast charger		1 per 100 car spaces	1 car space		Y	N
Bike Parking						
Resident		1 per unit = 1x47 = 47				
Guest		1 space/10 units = 4.7 = 5				
Total		47+5 = 52	62 (48 as long-term in bicycle storage on ground floor and 14 as short term on site)		Y	N

#	Rev.	Date

William Maston Architect & Associates
372 Castro St.
Mountain View, CA 94041
t.650.968.7900
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PRELIMINARY

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TYRELLA HOMES
266 & 272 Tyrella Avenue,
Mountain View 94043

PROJECT DATA

Job:	TYR 2021 005
Date:	08.01.2025
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AERIAL VIEW ALONG TYRELLA AVE

AERIAL VIEW OF ENTRY AND REAR COURTYARD

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William Maston Architect & Associates
372 Castro St.
Mountain View, CA 94041
t. 650.968.7020
www.mastonarchitect.com

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CONCEPTUAL RENDERINGS

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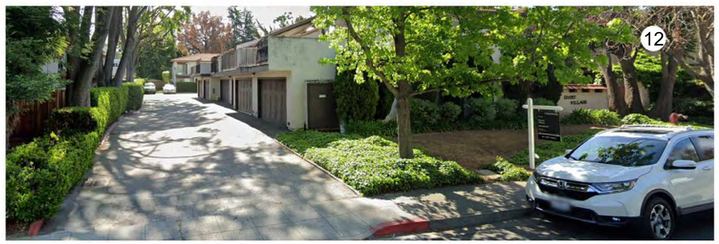

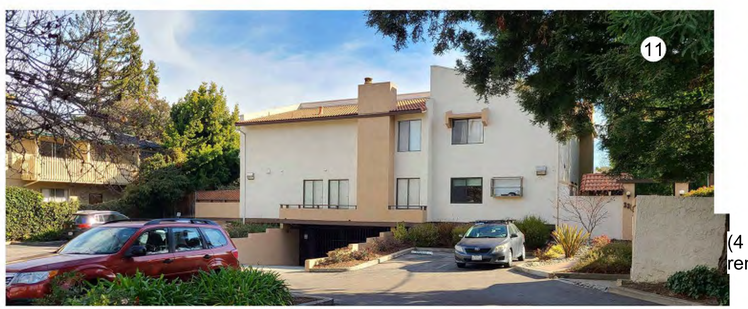

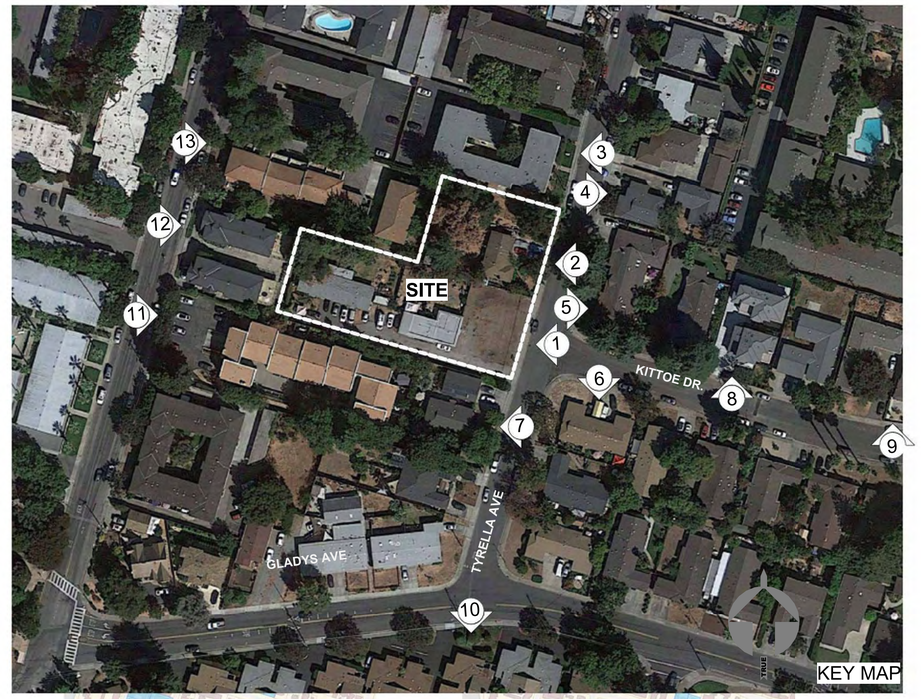

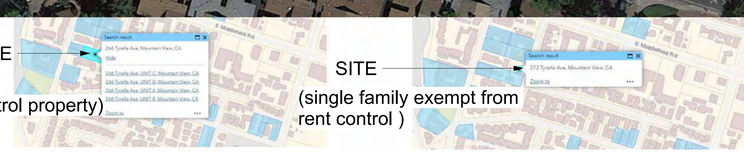

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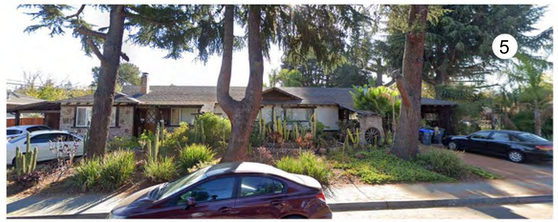

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William Maston
Architect & Associates
372 Castro St.
Mountain View, CA 94041
650.968.7020
www.mastonarchitect.com

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Mountain View 94043

NEIGBORHOOD CONTEXT

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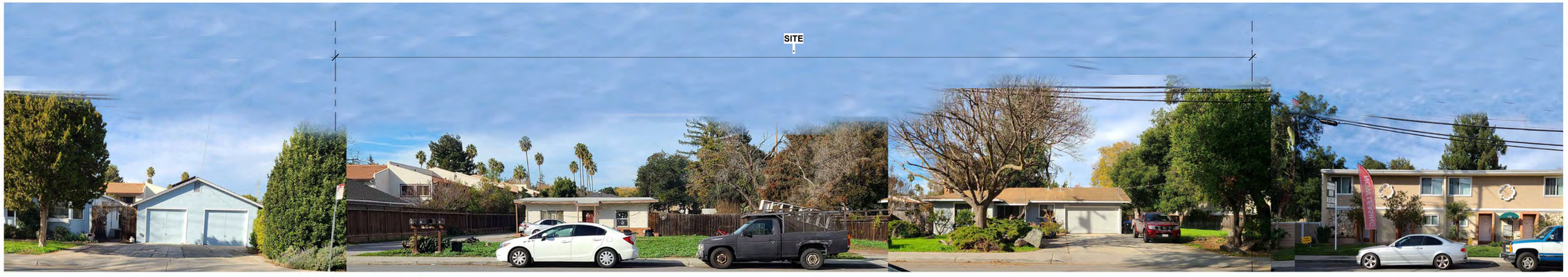
PROPOSED STREETSCAPE



EXISTING STREETSCAPE

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William Maston
Architect & Associates
372 Castro St.
Mountain View, CA 94041
t. 650.968.7000
www.mastonarchitect.com

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266 & 272 Tyrella Avenue,
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STREETSCAPE ELEVATIONS

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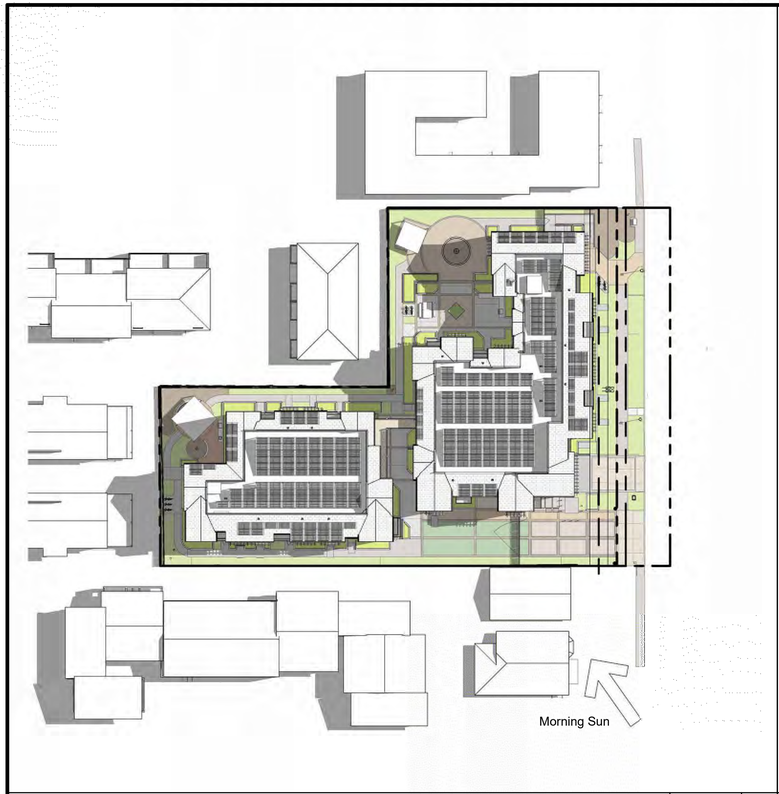
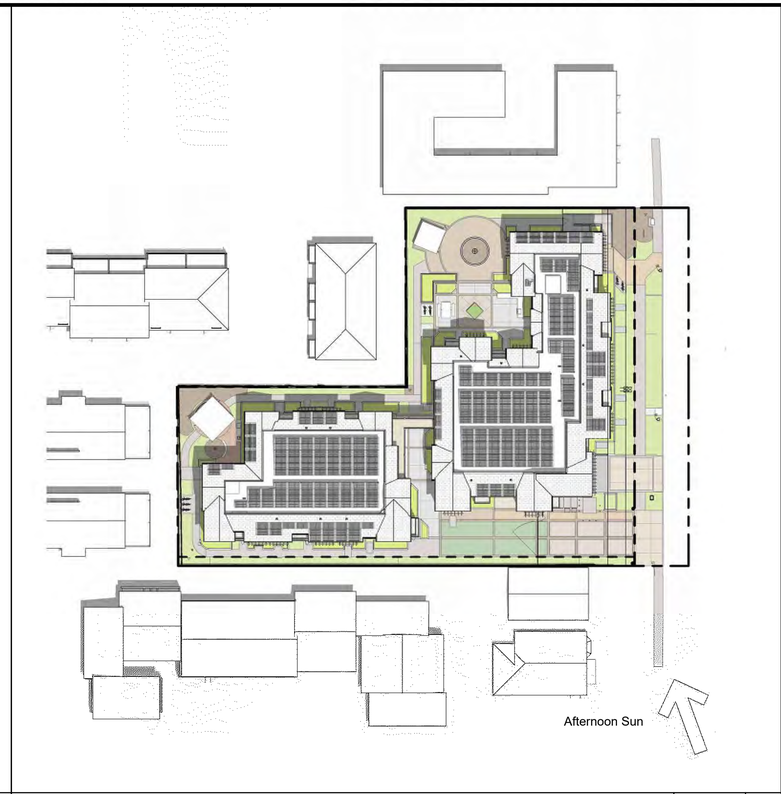


SOLAR STUDY- SUMMER SOLSTICE AT 9 AM | 1" = 40'-0" | 1



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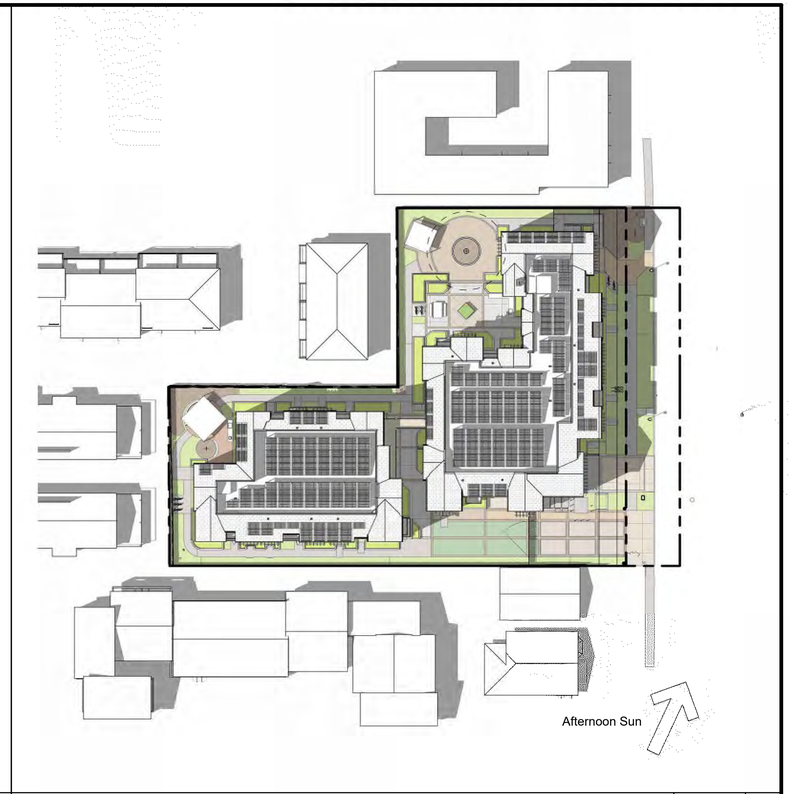

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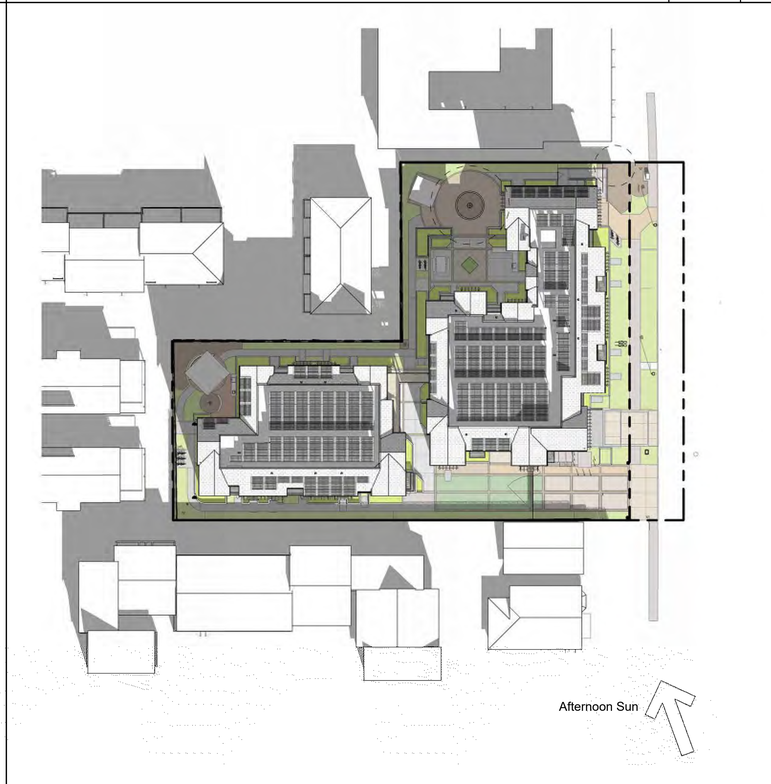
SOLAR STUDY- WINTER SOLSTICE AT 9 AM | 1" = 40'-0" | 4



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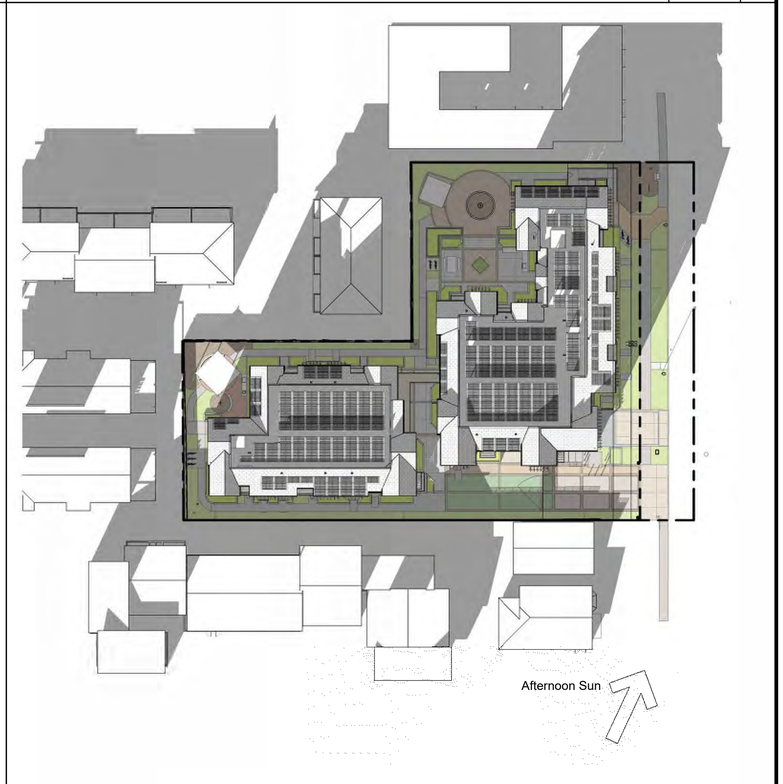

SOLAR STUDY- WINTER SOLSTICE AT 3 PM | 1" = 40'-0" | 6

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William Maston
Architect & Associates
372 Castro St.
Mountain View, CA 94041
650.968.9000
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SOLAR STUDY

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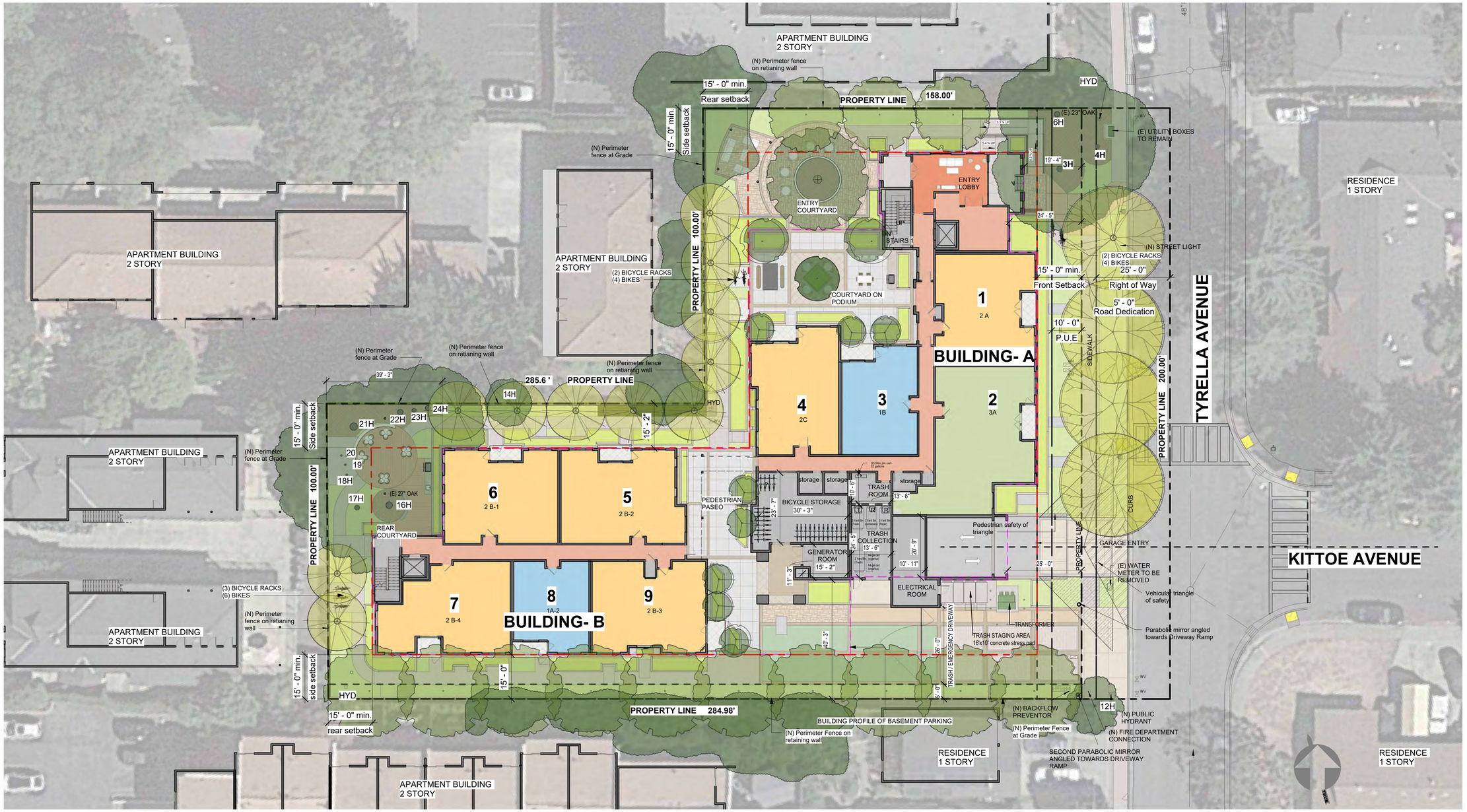

SITE PLAN | 1/16" = 1'-0"

SHEET NOTES

SITE LEGEND

EXISTING TREES TO REMAIN — 1H — HERITAGE TREE NUMBER

(N) TREE

PROPERTY LINE

FOR MORE INFORMATION ON EXISTING TREES, SEE SHEET A1.01

2b. Unit Mix (Rentable Area)

Unit Type / Plan		No. of Bedrooms	Living sq ft. (Interior Area)	No. of units	Total square ft.
(12) 1 Bedroom (26%)	1A	(12 Bedrooms)	732	2	1,464
	1A-2		720	4	2,880
	1B		860	4	3,440
	1C		751	2	1,502
	Total (1 Bedroom)			12	9,286
(33) 2 Bedroom (70%)	2A	(66 Bedrooms)	1,143	4	4,572
	2B-1		1,136	4	4,544
	2B-2		1,184	4	4,736
	2B-3		1,114	4	4,456
	2B-4		1,117	4	4,468
	2C		1,108	4	4,432
	2D		1,209	3	3,627
	2E		1,206	3	3,618
	2F		1,089	3	3,267
	Total (2 Bedroom)			33	37,720
3 Bedroom (4%)	3A	(6 Bedrooms)	1,555	1	1,555
	3A-1		1,558	1	1,558
	Total (3 Bedroom)			2	3,113
Total (1,2&3 Bedrooms)		84 Bedrooms		47	50,119

Interior Area includes all interior walls, excludes exterior walls, party walls, corridor walls, patios and balconies

UNIT SUMMARY

LEVEL	1BR	2BR	3BR	TOTAL
1	2	6	1	9
2	4	9	0	13
3	4	9	0	13
4	2	9	1	12
TOTAL	**12**	**33**	**2**	**47**

ALLOWED = 47 UNITS WITH 50% DENSITY BONUS) FOR BMR

UNIT MIX (%)	**26%**	**70%**	**4.0%**

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t. 650.962.9063
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SITE PLAN

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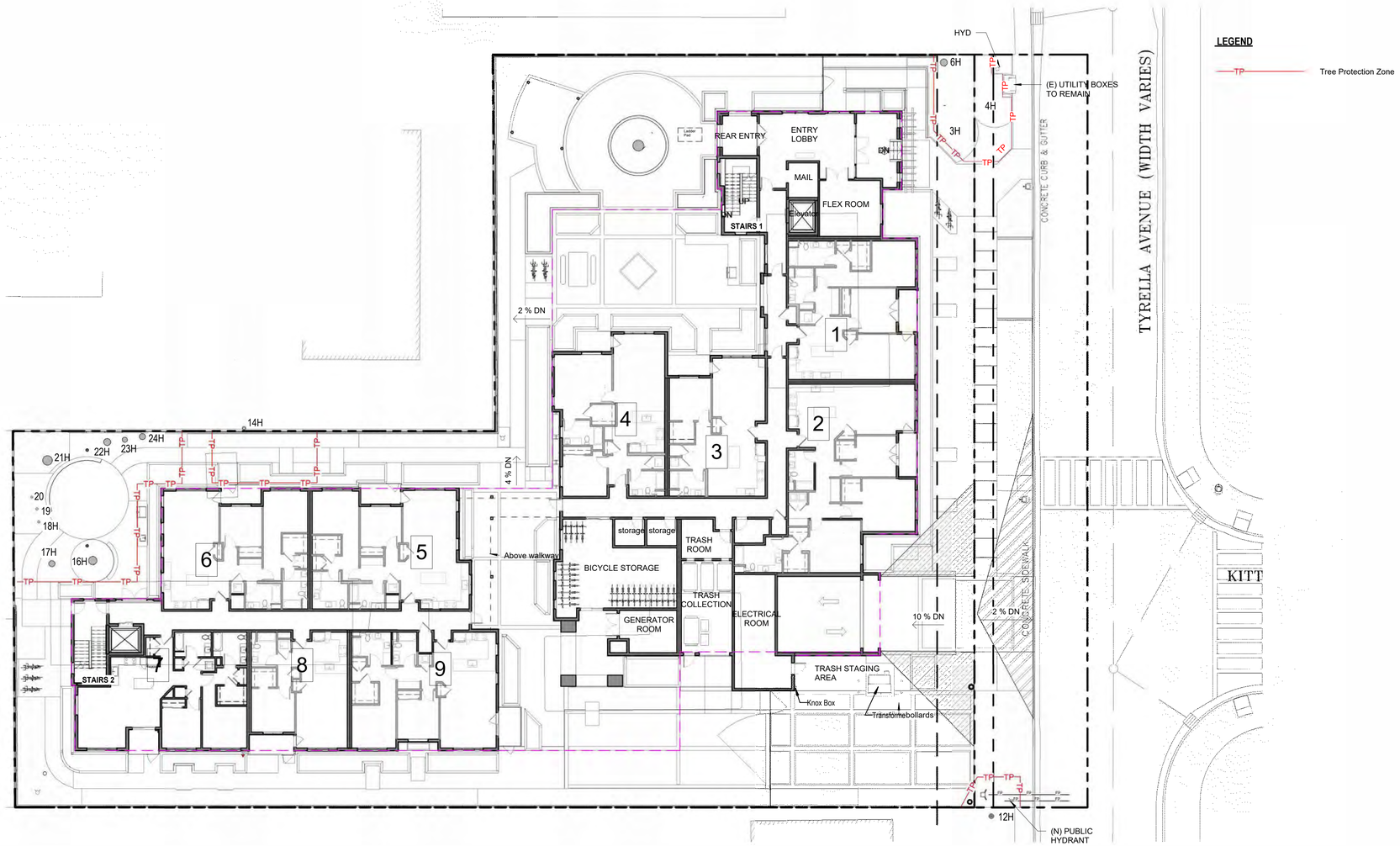

SITE PLAN_ TREE PROTECTION ZONE

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SITE PLAN - TREE PROTECTION ZONE

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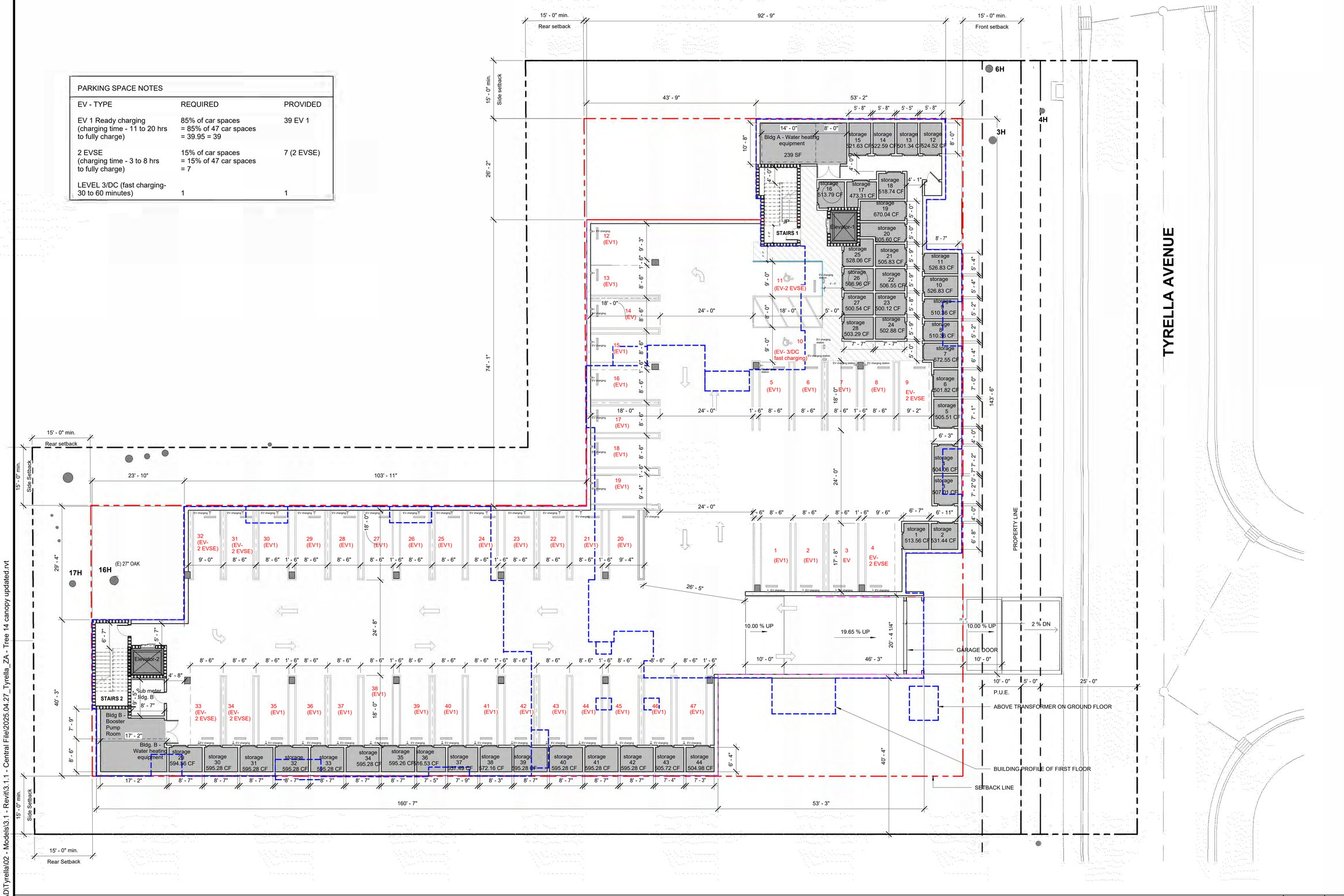
PARKING SPACE NOTES		
EV - TYPE	REQUIRED	PROVIDED
EV 1 Ready charging (charging time - 11 to 20 hrs to fully charge)	85% of car spaces = 85% of 47 car spaces = 39.95 = 39	39 EV 1
2 EVSE (charging time - 3 to 8 hrs to fully charge)	15% of car spaces = 15% of 47 car spaces = 7	7 (2 EVSE)
LEVEL 3/DC (fast charging- 30 to 60 minutes)	1	1



PARKING LEVEL A 3/32" = 1'-0"

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Mountain View 94043

PARKING LEVEL PLAN

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Drawn By:	PA

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GENERAL SITE PLAN NOTES

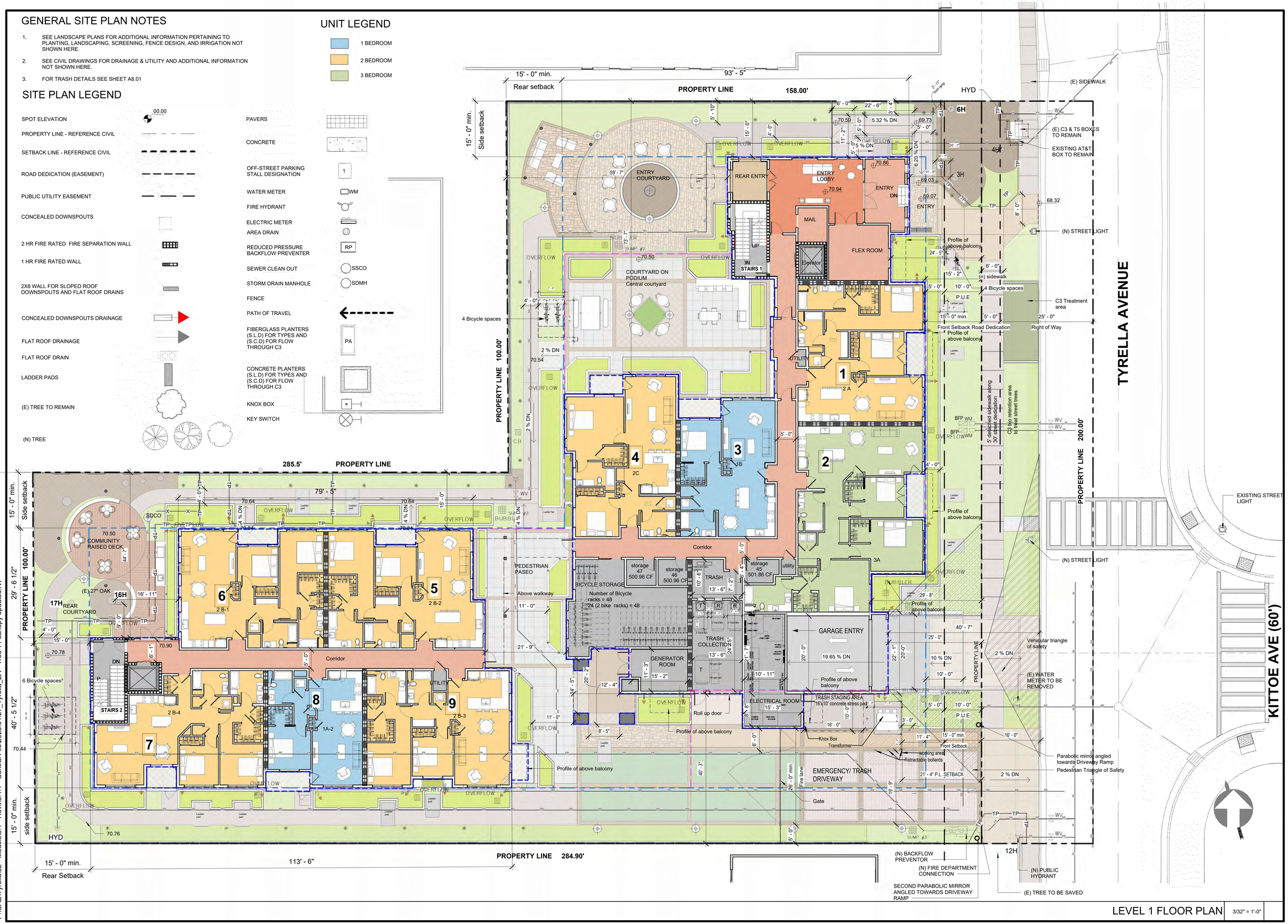
1. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION PERTAINING TO PLANTING, LANDSCAPING, SCREENING, FENCE DESIGN, AND IRRIGATION NOT SHOWN HERE.
2. SEE CIVIL DRAWINGS FOR DRAINAGE & UTILITY AND ADDITIONAL INFORMATION NOT SHOWN HERE.
3. FOR TRASH DETAILS SEE SHEET A8.01

UNIT LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

SITE PLAN LEGEND

- SPOT ELEVATION (00.00)
- PROPERTY LINE - REFERENCE CIVIL
- SETBACK LINE - REFERENCE CIVIL
- ROAD DEDICATION (EASEMENT)
- PUBLIC UTILITY EASEMENT
- CONCEALED DOWNSPOUTS
- 2 HR FIRE RATED FIRE SEPARATION WALL
- 1 HR FIRE RATED WALL
- 2X8 WALL FOR SLOPED ROOF DOWNSPOUTS AND FLAT ROOF DRAINS
- CONCEALED DOWNSPOUTS DRAINAGE
- FLAT ROOF DRAINAGE
- FLAT ROOF DRAIN
- LADDER PADS
- (E) TREE TO REMAIN
- (N) TREE
- PAVERS
- CONCRETE
- OFF-STREET PARKING STALL DESIGNATION (1)
- WATER METER (WM)
- FIRE HYDRANT
- ELECTRIC METER
- AREA DRAIN
- REDUCED PRESSURE BACKFLOW PREVENTER (RP)
- SEWER CLEAN OUT (SSCO)
- STORM DRAIN MANHOLE (SDMH)
- FENCE
- PATH OF TRAVEL
- FIBERGLASS PLANTERS (S.L.D) FOR TYPES AND (S.C.D) FOR FLOW THROUGH C3 (PA)
- CONCRETE PLANTERS (S.L.D) FOR TYPES AND (S.C.D) FOR FLOW THROUGH C3
- KNOX BOX
- KEY SWITCH



LEVEL 1 FLOOR PLAN 3/32" = 1'-0"

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LEVEL 1 FLOOR PLAN

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LEVEL 2 FLOOR PLAN | 3/32" = 1'-0"

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LEVEL 2 FLOOR PLAN

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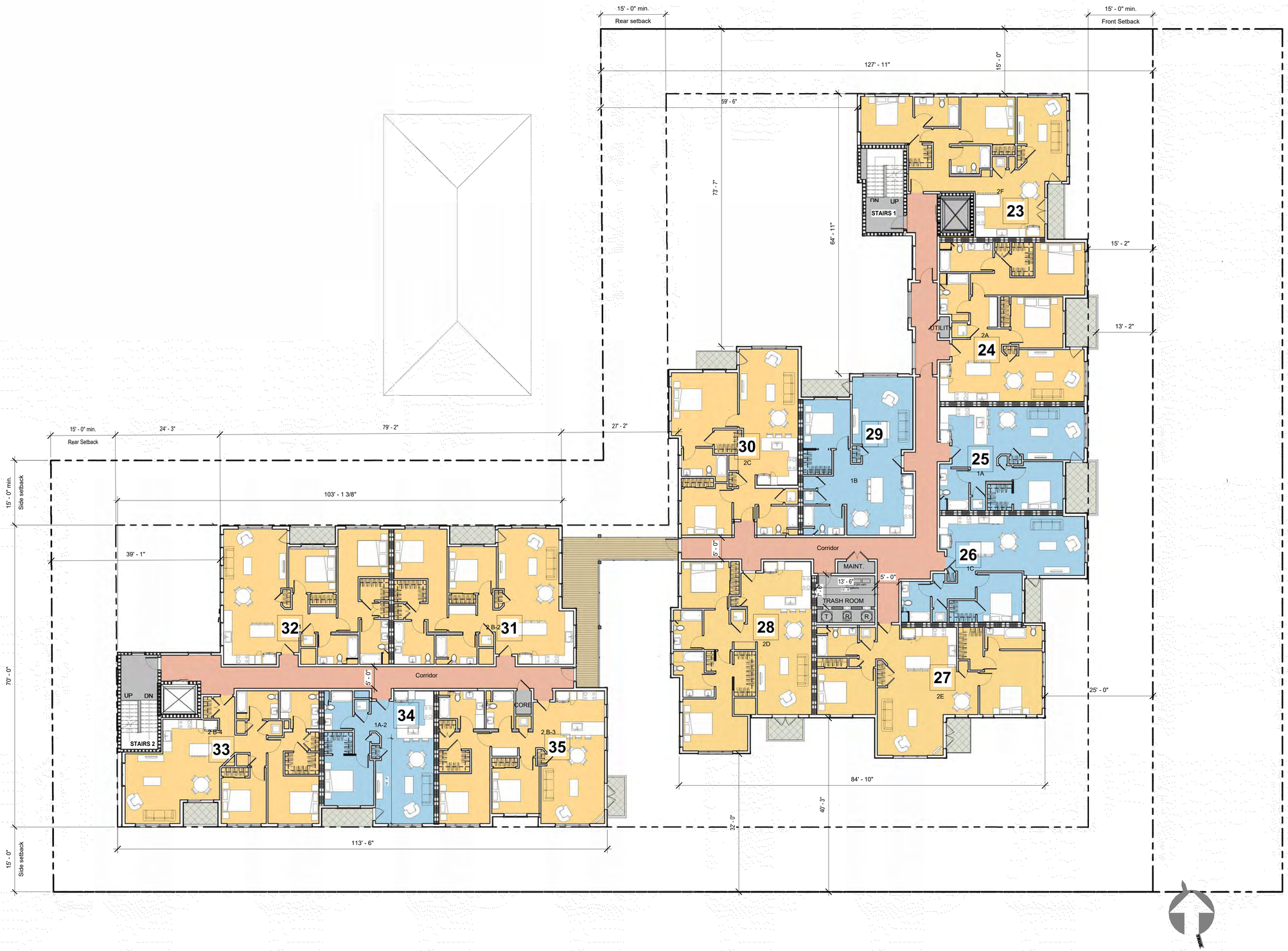

LEVEL 3 FLOOR PLAN 3/32" = 1'-0"

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LEVEL 3 FLOOR PLAN

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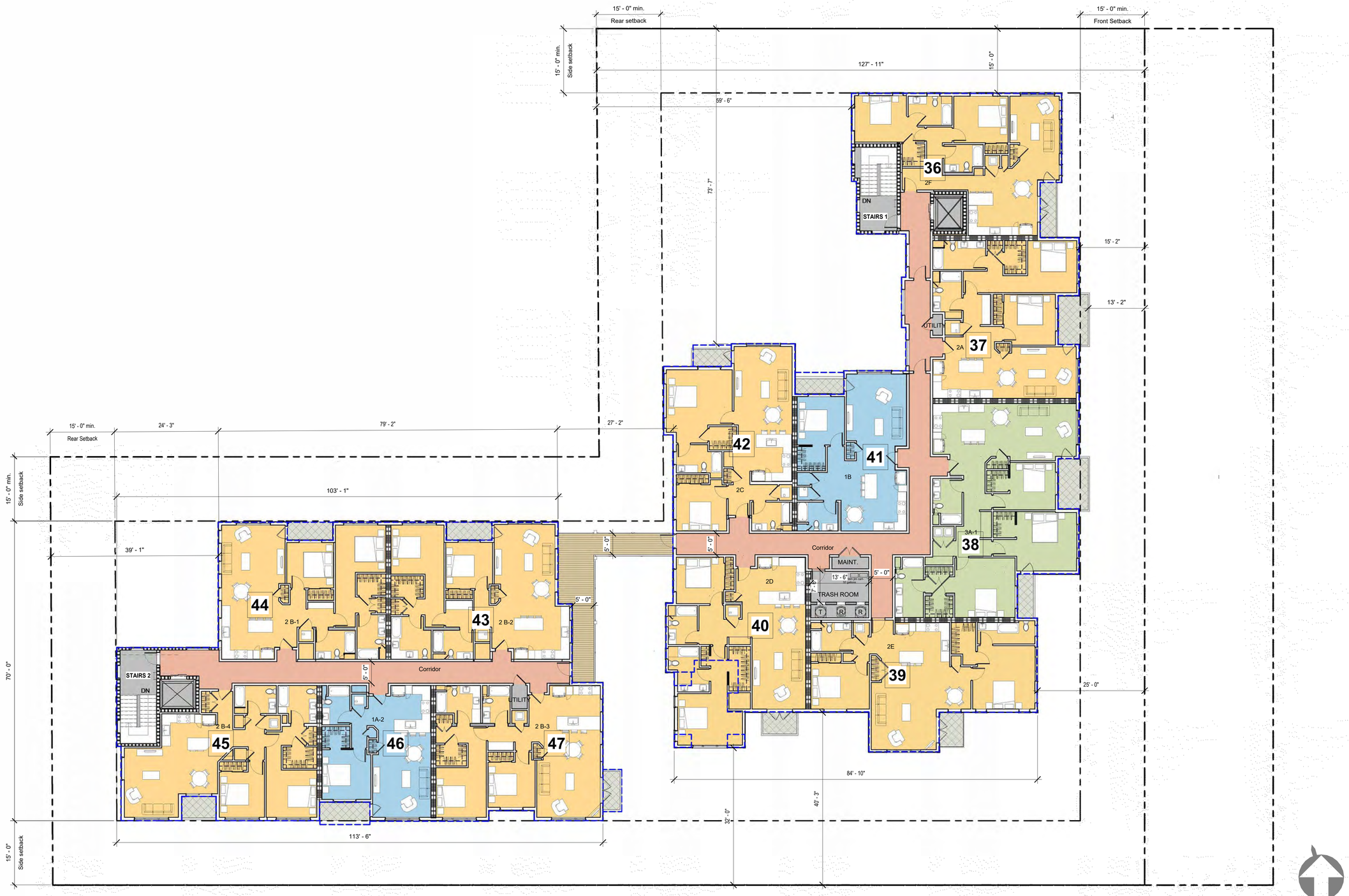

LEVEL 4 FLOOR PLAN | 3/32" = 1'-0"

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LEVEL 4 FLOOR PLAN

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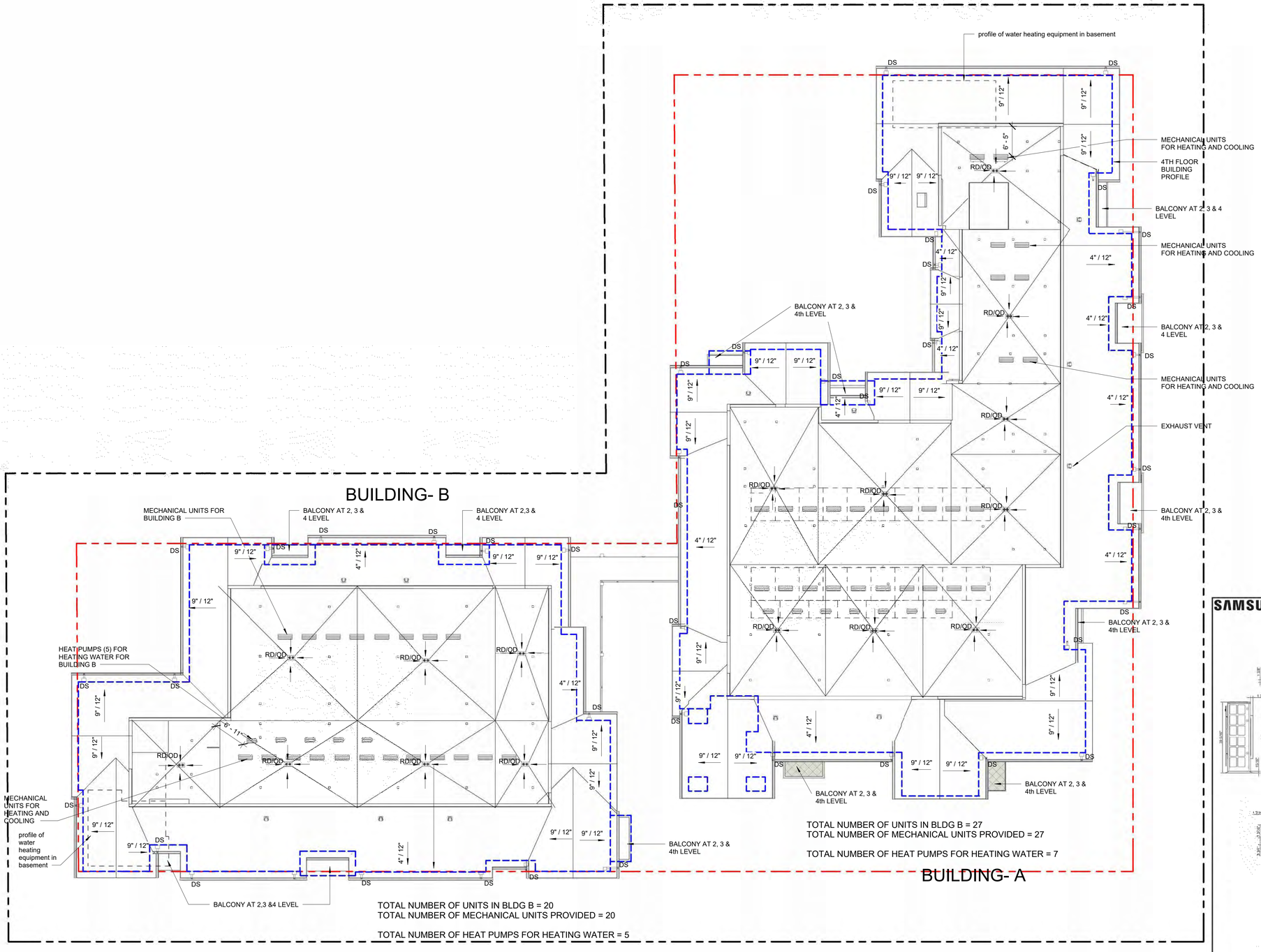
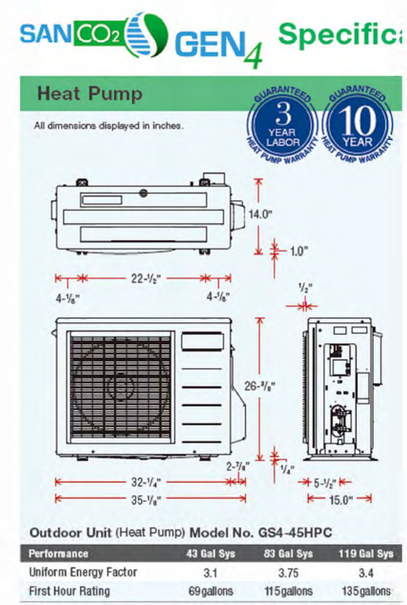
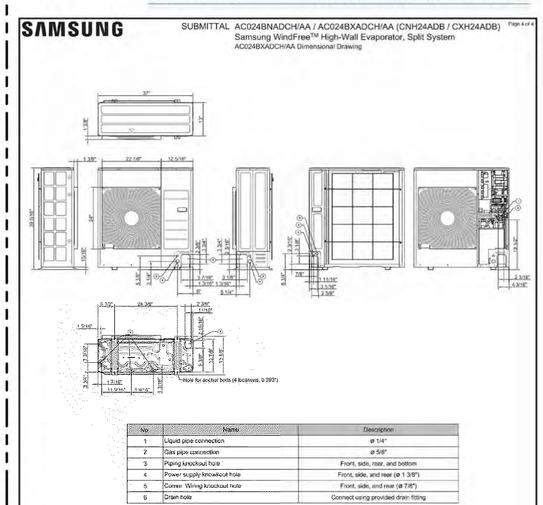
ROOF LEGEND

- DOWNSPOUT
- SCUPPER & DOWNSPOUT
- GUTTER
- IN/FT — SLOPE
- MECHANICAL UNITS (HEAT PUMP) FOR AIR CONDITIONING
- HEAT PUMPS FOR HEATING WATER





Performance	43 Gal Sys	83 Gal Sys	119 Gal Sys
Uniform Energy Factor	3.1	3.75	3.4
First Hour Rating	69 gallons	115 gallons	135 gallons



No.	Name	Description
1	Liquid pipe connection	φ 1/4"
2	Gas pipe connection	φ 5/8"
3	Piping knockout hole	Front, side, rear, and bottom
4	Power supply knockout hole	Front, side, and rear (φ 1 3/8")
5	Comm. Wiring knockout hole	Front, side, and rear (φ 7/8")
6	Drain hole	Connect using provided drain fitting

www.SamsungHVAC.com

ROOF PLAN 3/32" = 1'-0"

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ROOF PLAN

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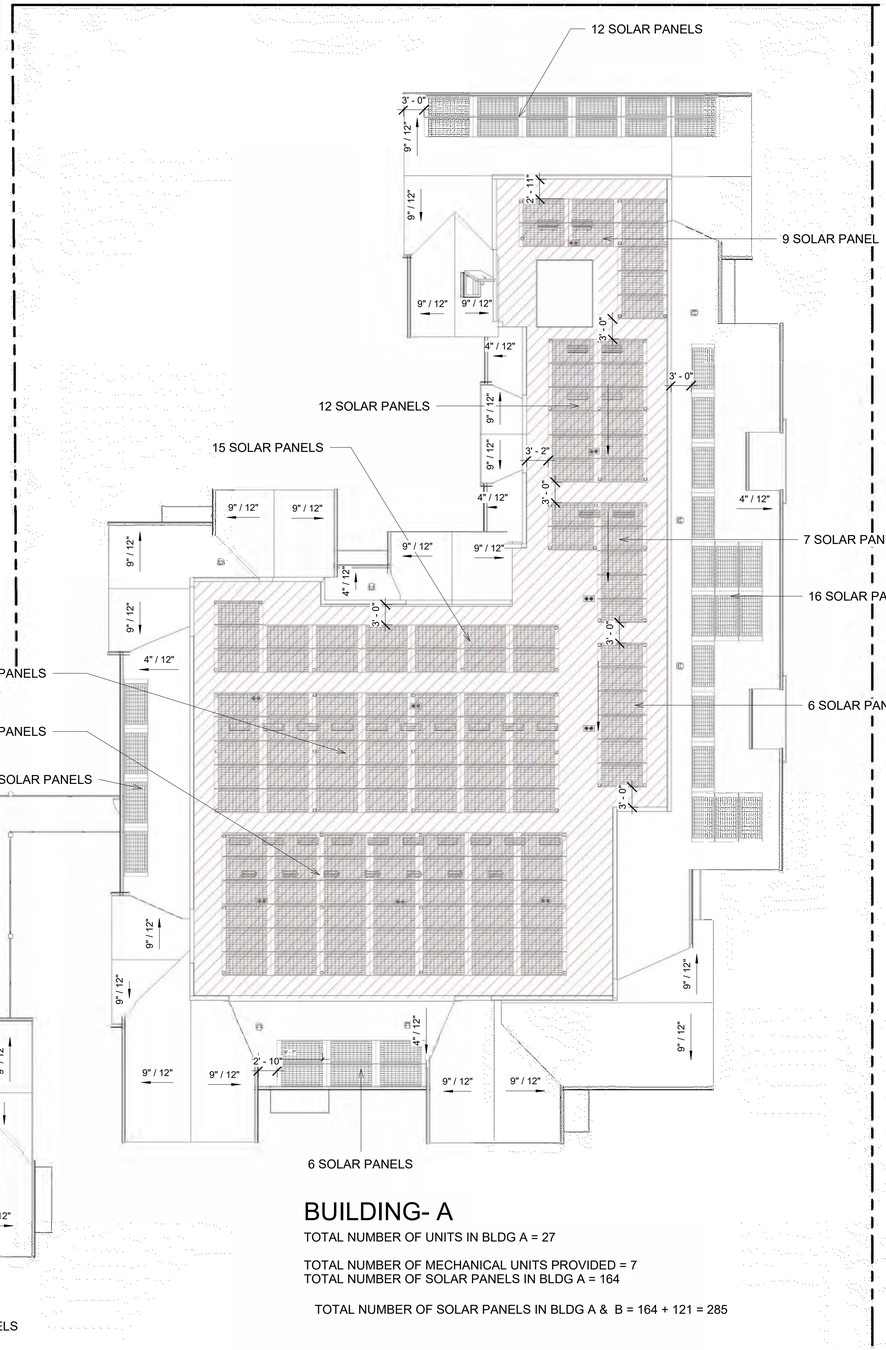
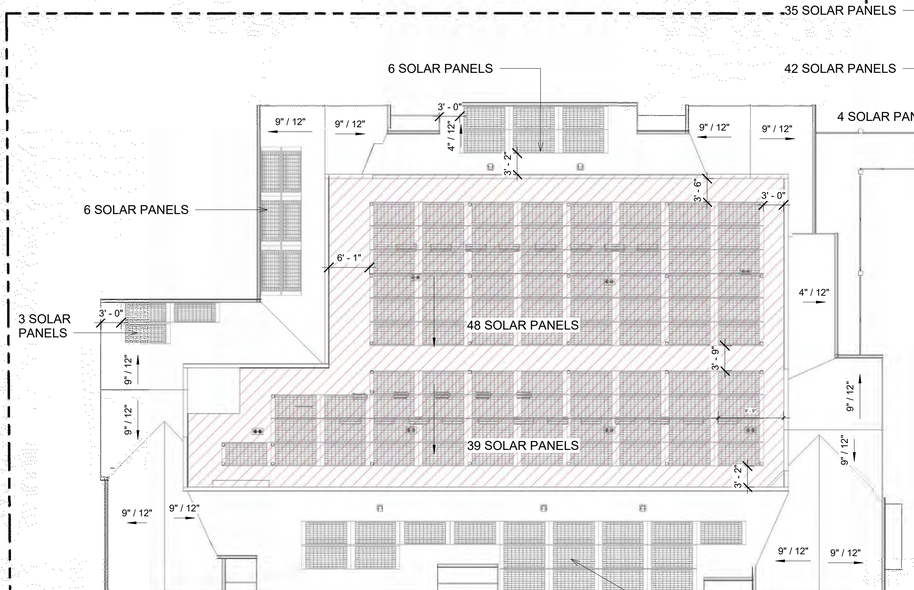
ROOF LEGEND

- DOWNSPOUT
- SCUPPER & DOWNSPOUT
- GUTTER
- IN/FT — SLOPE
- MECHANICAL UNITS (HEAT PUMP) FOR AIR CONDITIONING
- HEAT PUMPS FOR HEATING WATER





BUILDING- B

TOTAL NUMBER OF UNITS IN BLDG B = 20
TOTAL NUMBER OF MECHANICAL UNITS PROVIDED = 5

TOTAL NUMBER OF SOLAR PANELS IN BLDG B = 121

BUILDING- A

TOTAL NUMBER OF UNITS IN BLDG A = 27

TOTAL NUMBER OF MECHANICAL UNITS PROVIDED = 7
TOTAL NUMBER OF SOLAR PANELS IN BLDG A = 164

TOTAL NUMBER OF SOLAR PANELS IN BLDG A & B = 164 + 121 = 285

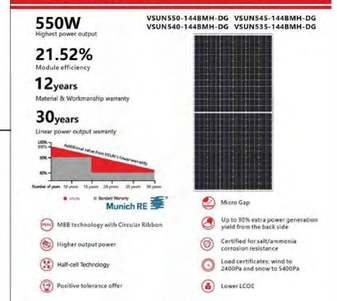
ROOF PLAN WITH SOLAR PANELS 3/32" = 1'-0"

Calculation showing power generated by PV on Rooftop

Solar Panels used : VSUN550 - 144BMH-DG

VSUN Innovative & Smart

VSUN550-144BMH-DG



Power generated by 1 photovoltaic panel / day

= 5.5hrs X 550 W
= 3,025 Watts - Hour or 3 Kwh per day
= 3 x 365 = 1,095 Kwh / year (91.25 Kwh/month)

Power generated by photovoltaic panels provided :

Building A

Number of photovoltaic panels provided = 164
PV generation

= 164 x 1,095 Kwh/year = 179,580 Kwh / year (**14,965** Kwh/ month).

Average Energy Consumption in California (with energy efficient appliances) is 452 kWh/month.

Average Energy Consumption by State

State	Number of Customers	Average Monthly Consumption (kWh)	Average Price (cents/kWh)
Alabama	2,308,226	1,140	13
Alaska	292,451	594	23
Arizona	2,953,823	1,048	13
Arkansas	1,436,246	1,098	11
California	13,883,994	542	23

Source: EIA
https://www.energybot.com/blog/average-energy-consumption.html

27 units electricity usage = 542 x 27 = **14,634** Kwh/month.

Photovoltaic panels provide 100% of the annual energy consumption.

Total output = 164 x 550 = 90,200 W (90.2 KW)

Building B

Number of photovoltaic panels provided = 121
PV Generation

= 121 x 1,095 Kwh/year = 132,495 Kwh / year (**11,041** Kwh/ month).

Average Energy Consumption in California (with energy efficient appliances) is 452 kWh/month.

20 units electricity usage = 542 x 20 = **10,840** Kwh/month.

Photovoltaic panels provide 100% of the annual energy consumption.

Total output = 121 x 550 = 66,550 W (66.5 KW)

Total (Building A+ Building B)
Total number of photovoltaic Panels provided = 164+121=285

PV Generation
= 285 x 1,095 Kwh/year = 312,075 Kwh / year (**26,006** Kwh/ month).

Average Energy Consumption in California (with energy efficient appliances) is 452 kWh/month.

47 units electricity usage = 542 x 47 = **25,474** Kwh/month.

Photovoltaic panels provide 100% of the annual energy consumption.

Total output = 285 x 550 = 156,750 W (156 KW)

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ROOF PLAN WITH SOLAR PANELS

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Material Legend

1. Stucco, Soft Chamois or sim. (Sand Finish)
2. Cementitious Horizontal Siding, Hardie Siding- painted with Tate Olive or sim. (Smooth Finish)
3. Cementitious Horizontal Siding , Hardie Siding - painted with Soft Chamois or sim. (Smooth Finish)
4. Board and Batten Siding, Hardie Siding painted with Marina Gray or sim. (Smooth Finish)
5. Thin Brick, Blenden- Napier Blend Velour
6. Trim - Brick, Blenden - Napier Blend Velour
7. Trim - Manufactured wood, Hardie Trim painted with Tate Olive (smooth finish)
8. Trim - Manufactured wood, Hardie Trim painted with Marina Grey (smooth finish)
9. Trim - Manufactured wood, Hardie Trim painted with Soft Chamois (smooth finish)
10. Casement Aluminum Clad Window trim, Kolbe window - exterior color Corbean or sim.
11. Storefront Kanweer, black or sim
12. Metal Railing Type 1 - Knotwood or sim. - Atlantic Cedar
13. Metal Railing Type 2 - Parasoleil Metal Panel Railing
14. Asphalt Shingles Roofing, Presidential shake shingles Roofing by Certainteed classic weathered wood
15. Wood Trellis painted with Benjamin Moore Woodluxe Translucent stain, Chestnut Brown
16. Wood Awning painted with Benjamin Moore Woodluxe Translucent stain, Chestnut Brown
17. Wood Gable end detail
18. Fiber glass planter, Tournesol - Weathering Steel
19. CMU Block planter, Basalite - Finish Split Face , 345
20. Lighting Fixture
21. Wall louver for mechanical vent
22. Wood perimeter fence painted with Benjamin Moore Woodluxe Translucent stain, Chestnut Brown
23. Emergency Gate painted with Benjamin Moore Woodluxe Translucent stain, Chestnut Brown
24. Main Entrance Gate painted with Benjamin Moore Woodluxe Translucent stain, Chestnut Brown
25. Metal Column - Knotwood Atlantic Cedar
26. Metal Garage roll up door - Knotwood or sim. - Atlantic Cedar

NOTE : Location of vent / louvers is conceptual

Key Map

TYRELLA AVE ELEVATION 3/32" = 1'-0" 1

SOUTH ELEVATION 3/32" = 1'-0" 2

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EXTERIOR ELEVATIONS

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Material Legend

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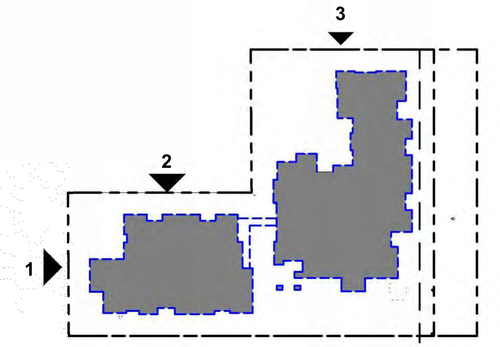
NOTE : Location of vent / louvers is conceptual



Key Map

NORTH ELEVATION -2 3/32" = 1'-0" 3.

WEST ELEVATION_BLDG. B 3/32" = 1'-0" 1

NORTH ELEVATION 3/32" = 1'-0" 2.

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EXTERIOR ELEVATIONS

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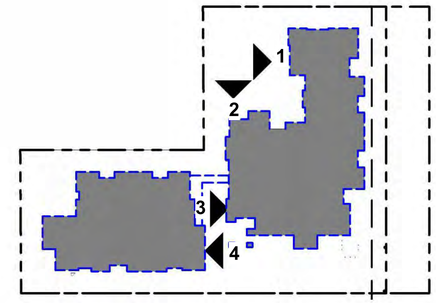

Key Map

COURTYARD ELEVATION - 2 3/32" = 1'-0" **2**

COURTYARD ELEVATION - 1 3/32" = 1'-0" **1**

ELEVATION ALONG PEDESTRIAN PASEO -2 3/32" = 1'-0" **4**

ELEVATION ALONG PEDESTRIAN PASEO-1 3/32" = 1'-0" **3**

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EXTERIOR ELEVATIONS

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1. Stucco

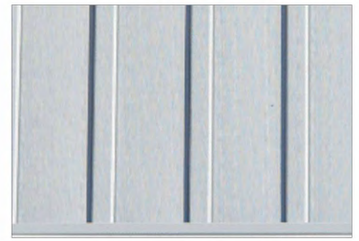
Manufacturer: Benjamin Moore
Color : Soft Camois or sim.
Finish : Sand Finish

2. Cementitious Horizontal Siding

Manufacturer: Hardie Siding
painted with Benjamin Moore Tate Olive or sim.
Smooth Finish

3. Cementitious Horizontal Siding

Manufacturer: Hardie Siding
painted with Benjamin Moore Soft Camois or similar Smooth Finish



4. Board and Batten Siding

Manufacturer: Hardie Siding
painted with Benjamin Moore Marina Grey or sim.
Smooth Finish

5. Napier Blend Velour

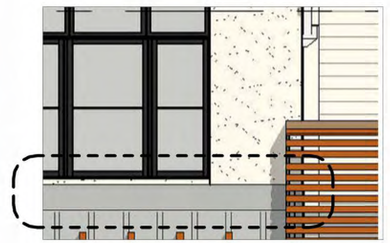
Manufacturer: Belden
Napier Blend Velour, modular (7 5/8"x2 1/4"x3/4")

6. Thin Brick Soldier

Manufacturer: Belden
Napier Blend Velour

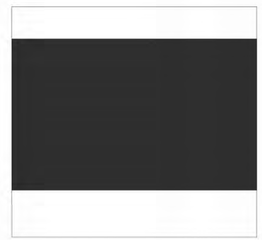
7. Manufactured wood Trim

Manufacturer: James Hardie, Hardie Trim
painted with Benjamin Moore Tate Olive or sim.
Smooth Finish



8. Manufactured wood Trim

Manufacturer: James Hardie, Hardie Trim
painted with Benjamin Moore Marina Grey or sim.
Smooth Finish

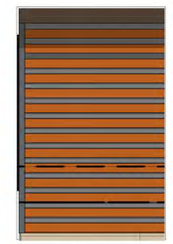


9. Casement Aluminum Clad window

Manufacturer : Kolbe window
Finish: Corbean or sim.

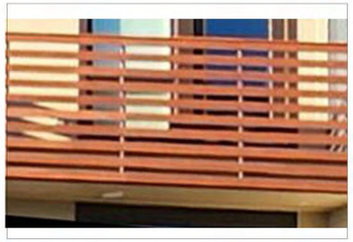
10. Aluminum Storefront

Manufacturer : Kanweer
Finish : black or sim.



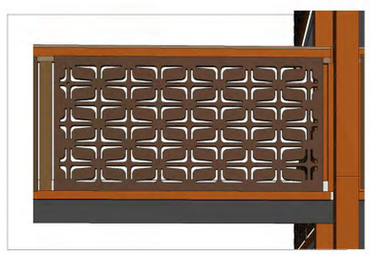
11. Metal Garage Gate

Manufacturer : Knotwood
Color : Atlantic Cedar



12. Metal Railing - Type 1

Manufacturer : Knotwood or sim.
Color : Atlantic Cedar

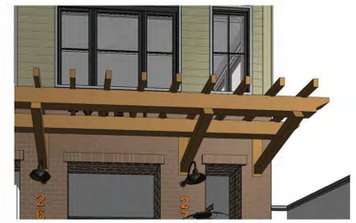


13. Metal Railing with parasoleil panels - Type 2

Manufacturer : Knotwood or sim.
& Parasoleil metal panel
Pattern/ color : Kenyan pattern, Cor 11

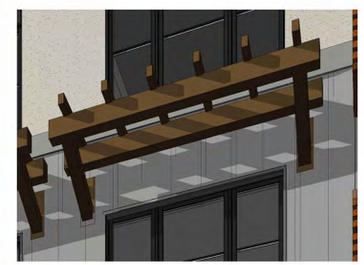
14. Asphalt Shingles Roofing

Manufacturer: Presidential Shake Shingles Roofing by Certaiteed
Classic Weathered Wood



15. Wood Trellis at Main and Garage Entrance

painted with Benjamin Moore Woodluxe
Translucent stain
Chestnut Brown



16. Wood Awning above windows

painted with Benjamin Moore Woodluxe
Translucent stain
Chestnut Brown

17. CMU Block planter

Finish : Split Face
Color : 345
Manufacture: Basalite

18. Translucent stain for Fence Emergency and Main Entry Gate

Color : Benjamin Moore - Woodluxe ,
Chestnut Brown

#	Rev.	Date

William Maston Architect & Associates
372 Castro St.
Mountain View, CA 94041
t.650.968.9600
www.mastonarchitect.com

PRELIMINARY

NOT FOR CONSTRUCTION

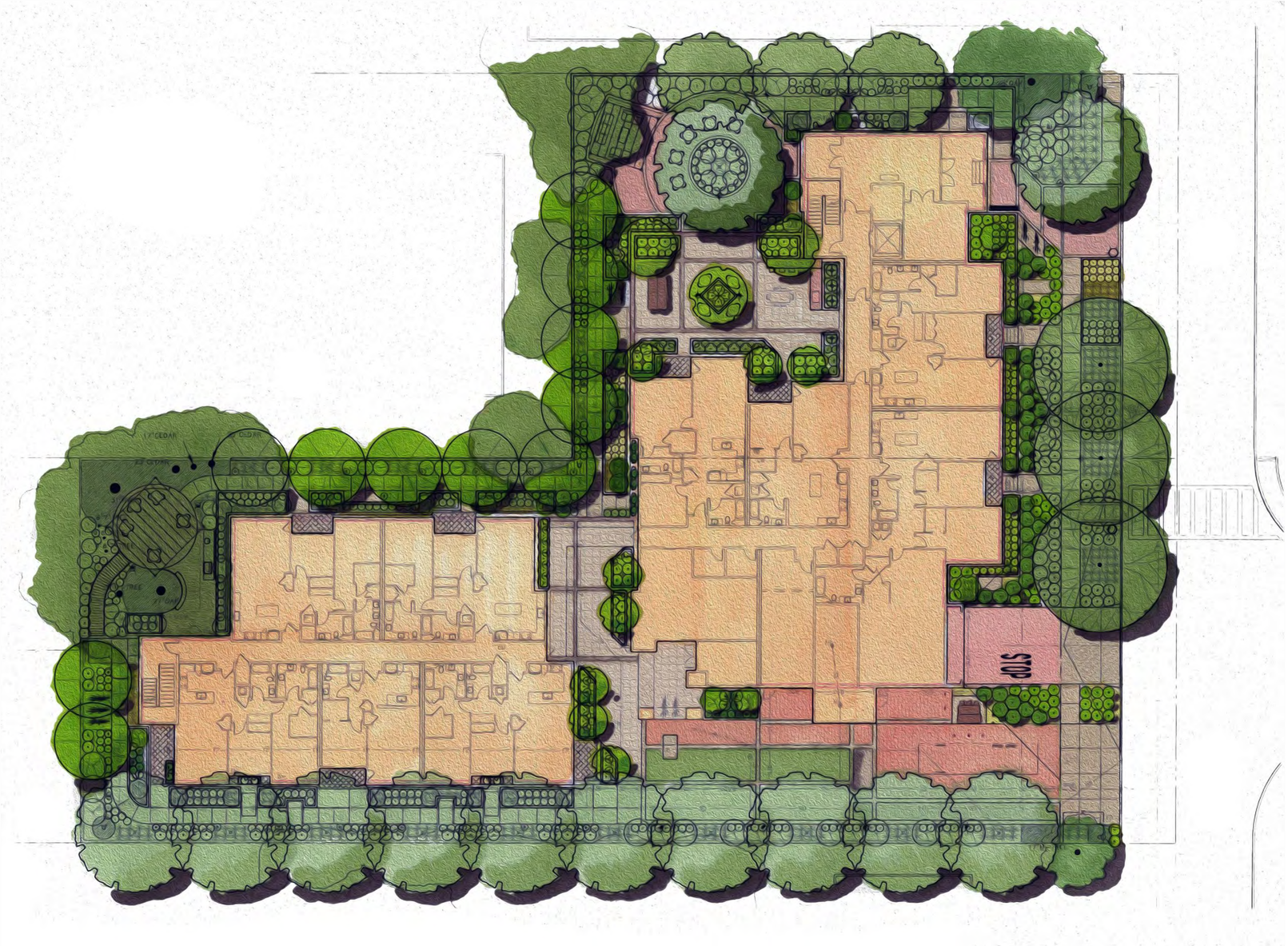
TYRELLA HOMES
266 & 272 Tyrella Avenue,
Mountain View 94043

MATERIAL COLOR BOARD

Job:	TYR 2021 005
Date:	08.01.2025
Checked By:	WM
Drawn By:	PA

A7.01

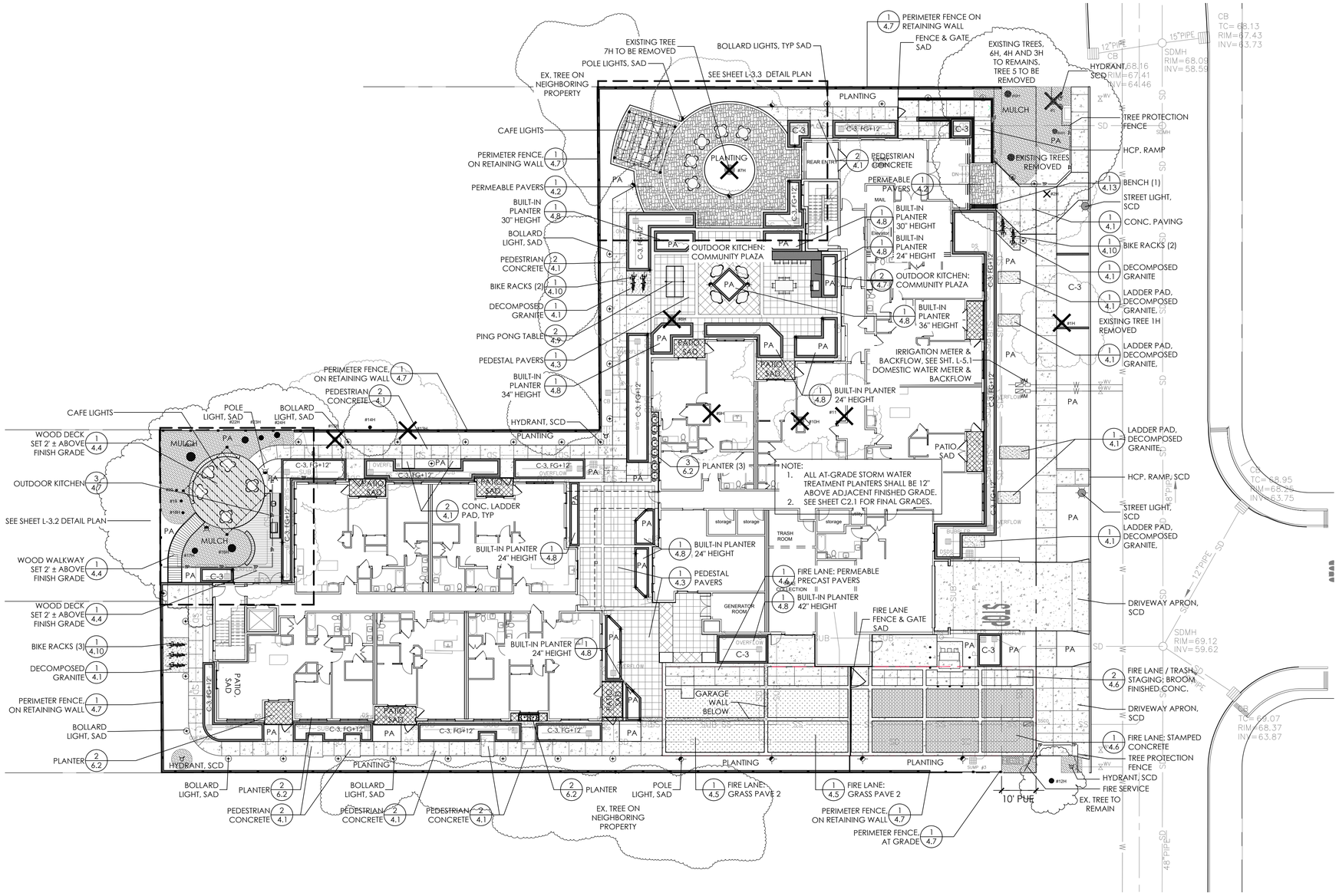
8/1/2025 12:45:22 PM
P:\CAD\Tyrella\02 - Models\3.1 - Revit\3.1.1 - Central File\2025.04.27_Tyrella_ZA - Tree 14 canopy updated.rvt



Landscape Plans
for
Tyrella Homes

266 & 272 Tyrella Avenue
Mountain View, CA 94943

October 9, 2024



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

AS-BUILTS
PREPARED FROM LANDSCAPE CONTRACTORS RECORDS
BY: _____ DATE: _____
RLA: _____ LICENSE EXPIRES: _____
APPROVED AS-BUILT PLANS IN BOTH 2016 FORMAT AND PDF FORMAT TO BE SUBMITTED TO THE OWNER IN ADDITION TO THE ATLAS PROVIDED OF THE APPROVED AS-BUILT PLANS.

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
03-31-2026
Renewal Date
Date
STATE OF CALIFORNIA

Tyrella Homes

266 & 272 Tyrella Avenue
Mountain View, CA 94943

Per MWELO 492.6 Landscape Design Plans (b)(13) contain the following statement. "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

KEVIN LEVESQUE LA 4177

LANDSCAPE PLANS

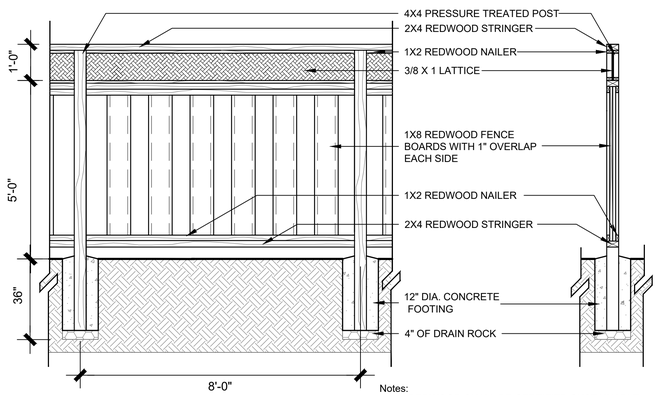
LANDSCAPE PLAN

Scale:

Date: June 2, 2025		Scale:
Job: 22-281	Design: KTL	Drawn: KTL / Checked: KTL
North:		Sheet: L-3.1

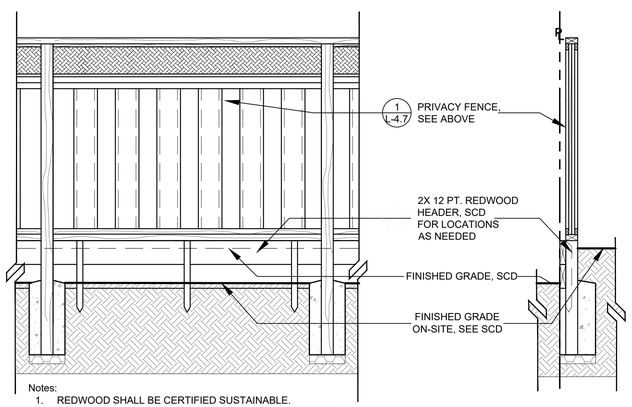
Sheets

UNDERGROUND SERVICE ALERT
CALL 811
CALL BEFORE YOU DIG



Notes:
1. REDWOOD SHALL BE CERTIFIED SUSTAINABLE.
2. TREAT REDWOOD WITH SAFECOAT DUROSTAIN CLEAR STAIN, OR APPROVED "LOW VOC" EQUAL.
3. ALL METAL COMPONENTS SHALL HOT DIPPED GALV.

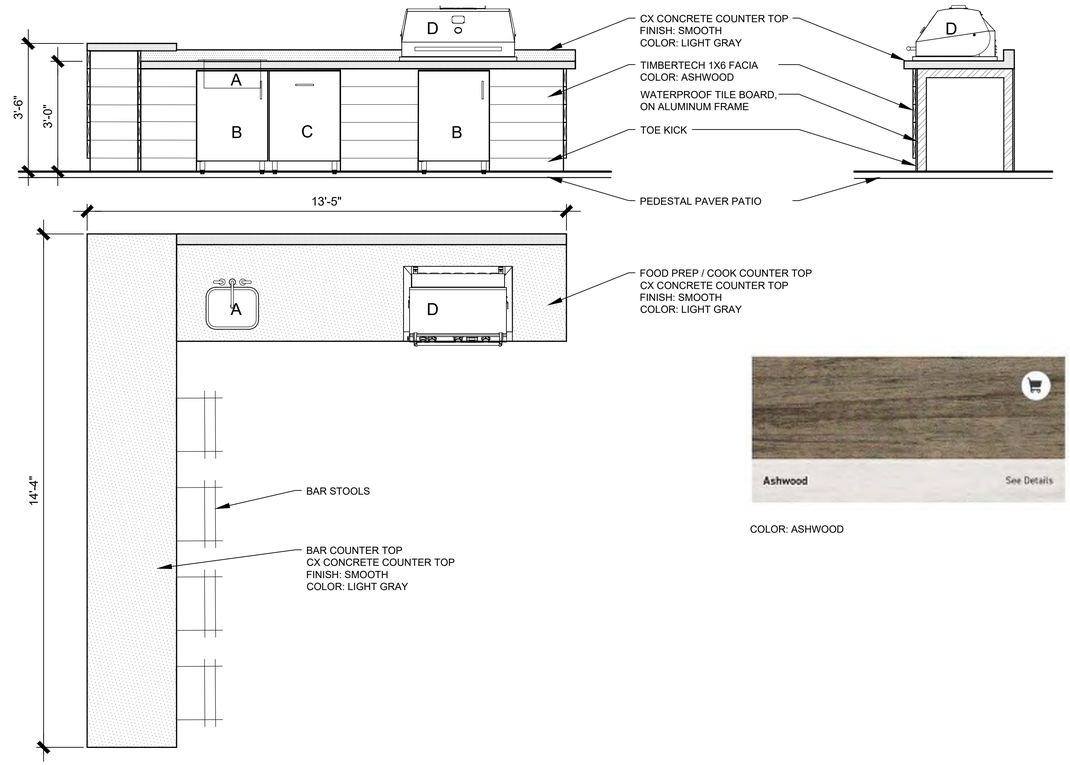
PRIVACY FENCE (AT GRADE)
SCALE: 1/2"=1'-0"



Notes:
1. REDWOOD SHALL BE CERTIFIED SUSTAINABLE.
2. TREAT REDWOOD WITH SAFECOAT DUROSTAIN CLEAR STAIN, OR APPROVED "LOW VOC" EQUAL.
3. ALL METAL COMPONENTS SHALL HOT DIPPED GALVANIZED

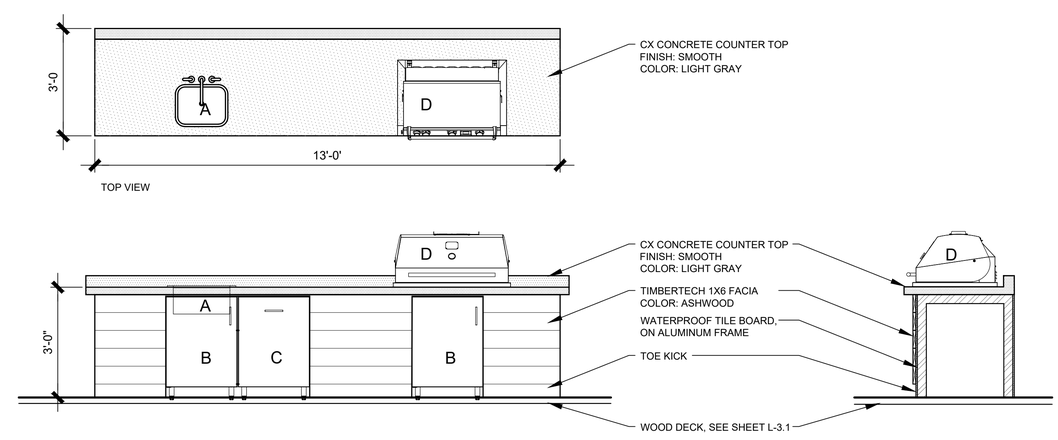
PERIMETER FENCE (RETAINING WALL)
SCALE: 1/2"=1'-0"

1 WOOD FENCE



COLOR: ASHWOOD

2 OUTDOOR KITCHEN: COMMUNITY PLAZA
SCALE: 1/2" = 1'-0"



A	SInk	Revati	RVA5221
B	Sink Cabinet	Kalamazoo	K-SNK-24
C	Pull Out Trash	Kalamazoo	K-RY-24-PO
D	Hybrid Grill	Electric-Chef	Electric Marine Model 4400-EC-448-IM-D-32

3 OUTDOOR KITCHEN: COMMUNITY DECK
SCALE: 1/2" = 1'-0"

UNDERGROUND SERVICE ALERT CALL 811 CALL BEFORE YOU DIG

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ALAMEDA, CALIFORNIA 94501
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AS-BUILTS
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LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
03-31-2026
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Date
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Tyrella Homes

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Mountain View, CA 94943

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KEVIN LEVESQUE LA 4177

LANDSCAPE PLANS

PRIVACY FENCE / KITCHEN DETAILS

Scale:

Date: June 2, 2025		Scale:	
Job: 22-281	Design: KTL	Drawn: KTL	Checked: KTL
North:		Sheet: L-4.7	

Sheets

FORMS+SURFACES®

The **Pacifica Bench** consists of strongly defined linear seating elements cradled in a relaxed, sweptback structure. Incredibly rugged, the bench frame components are laser-cut from solid steel plate. Wood seats and backs are made from FSC® 100% Jatoba, a beautiful hardwood that is highly resistant to vandalism, moisture, and decay. Available in backed and backless versions, the Pacifica Bench provides distinctive and versatile public seating for a range of environments, including parks, courtyards, shopping malls, and waterfront areas.

MATERIAL & CONSTRUCTION DETAILS

FRAME

- Frame and base plates are made of rugged carbon steel plate; all joints are fully welded for maximum durability.
- For the ultimate in corrosion resistance, the steel finishing process includes an electrodeposited zinc undercoat per ASTM B633 with additional Type II conversion coating followed with a powdercoat finish.
- See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.

BACK OPTIONS

- Backed benches are available with full or short backs. Full backs are the same length as the seat; short backs are approximately two-thirds the length of the seat.

SLATS

- Seats and backs are made of nominal 1.5" x 2.38" (31 mm x 60.5 mm) Jatoba hardwood slats and cross-members fitted together with tenoned joinery and stainless steel spacers.
- Jatoba hardwood slats offer superior resistance to moisture, insects, fire, vandalism and decay. All Pacifica wood is FSC® 100% and has a natural oiled finish that enhances the wood's rich color. (FSC License Code: FSC-C004453)

ARMRESTS

- Optional armrests are available for an upcharge and consist of formed and welded steel "D" sections, which can be installed at any desired location along the length of the bench.

INSTALLATION & MAINTENANCE

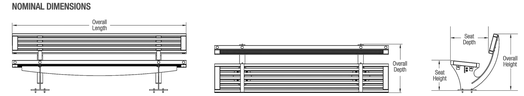
INSTALLATION

- Backed benches can be freestanding or surface mounted. Surface mounted models use 10" (254 mm) diameter round base plates; freestanding models use 4" x 24" (102 mm x 610 mm) straight base plates for stability.
- Backless benches must be surface mounted and use 10" (254 mm) diameter round base plates.
- Surface mounted models include anchors and stainless steel mounting screws.

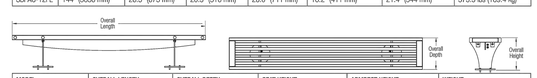
MAINTENANCE

- Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.
- Jatoba hardwood slats can be maintained by re-oiling as needed with Penofin® hardwood finish or similar products.

NOMINAL DIMENSIONS

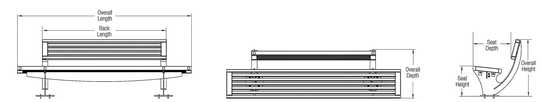


MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT
SBPAC-8SL	96" (2438 mm)	26.8" (681 mm)	21.0" (533 mm)	31.3" (795 mm)	16.6" (422 mm)	21.8" (554 mm)	286.1 lbs (129.8 kg)
SBPAC-8FL	96" (2438 mm)	26.5" (673 mm)	20.3" (516 mm)	28.0" (711 mm)	16.2" (411 mm)	21.4" (544 mm)	256.4 lbs (116.3 kg)
SBPAC-12SL	144" (3658 mm)	26.8" (681 mm)	21.0" (533 mm)	31.3" (795 mm)	16.6" (422 mm)	21.8" (554 mm)	374.3 lbs (169.8 kg)
SBPAC-12FL	144" (3658 mm)	26.5" (673 mm)	20.3" (516 mm)	28.0" (711 mm)	16.2" (411 mm)	21.4" (544 mm)	373.5 lbs (169.4 kg)



MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT
SBPAC-8SN	96" (2438 mm)	15.8" (401 mm)	15.9" (404 mm)	21.8" (554 mm)	163.5 lbs (74.2 kg)
SBPAC-12SN	144" (3658 mm)	15.8" (401 mm)	15.9" (404 mm)	21.8" (554 mm)	233.8 lbs (106.0 kg)

NOMINAL DIMENSIONS (Continued)



MODEL	OVERALL LENGTH	BACK LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT
SBPAC-8SS	96" (2438 mm)	69.3" (1760 mm)	26.8" (681 mm)	21.0" (533 mm)	31.3" (795 mm)	16.6" (422 mm)	21.8" (554 mm)	244.3 lbs (110.8 kg)
SBPAC-8FS	96" (2438 mm)	69.3" (1760 mm)	26.5" (673 mm)	20.3" (516 mm)	28.0" (711 mm)	16.2" (411 mm)	21.4" (544 mm)	243.8 lbs (110.6 kg)
SBPAC-12SS	144" (3658 mm)	96" (2438 mm)	26.8" (681 mm)	21.0" (533 mm)	31.3" (795 mm)	16.6" (422 mm)	21.8" (554 mm)	345.3 lbs (156.6 kg)
SBPAC-12FS	144" (3658 mm)	96" (2438 mm)	26.5" (673 mm)	20.3" (516 mm)	28.0" (711 mm)	16.2" (411 mm)	21.4" (544 mm)	344.5 lbs (156.3 kg)

NOTE: Each armrest adds 7 lbs to the Pacifica Bench.

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Pacifica Bench Environmental Data Sheet for detailed environmental impact information.
- All components are fully recyclable; all Pacifica wood is FSC® 100%.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.

MODEL NUMBERS AND DESCRIPTIONS

MODEL	DESCRIPTION
SBPAC-8SL	Pacifica Bench, 8 foot, full back, surface mount
SBPAC-8FL	Pacifica Bench, 8 foot, full back, freestanding
SBPAC-8SS	Pacifica Bench, 8 foot, short back, surface mount
SBPAC-8FS	Pacifica Bench, 8 foot, short back, freestanding
SBPAC-8SN	Pacifica Bench, 8 foot, backless, surface mount
SBPAC-12SL	Pacifica Bench, 12 foot, full back, surface mount
SBPAC-12FL	Pacifica Bench, 12 foot, full back, freestanding
SBPAC-12SS	Pacifica Bench, 12 foot, short back, surface mount
SBPAC-12FS	Pacifica Bench, 12 foot, short back, freestanding
SBPAC-12SN	Pacifica Bench, 12 foot, backless, surface mount

PRODUCT OPTIONS

The following options are available for an upcharge

Intermediate armrest(s)	Custom RAL powdercoat color
Premium Texture Colors from Forms+Surfaces Powdercoat Chart	

1 ENTRY BENCH
NTS

BENCH - 8' BACKLESS SURFACE MOUNTED
1. SBPAC=8SN (WITH 2 INTERMEDIATE ARMRESTS)

UNDERGROUND SERVICE ALERT
CALL 811
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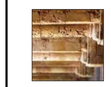
(510) 521 6700



AS-BUILTS
PREPARED FROM LANDSCAPE CONTRACTORS RECORDS
BY: _____ DATE: _____
RLA: _____ LICENSE EXPIRES: _____
APPROVED AS-BULT PLANS IN BOTH 2016 FORMAT AND PDF FORMAT ARE REQUIRED TO BE SUBMITTED IN ADDITION TO THE 'WLAM' ORIGINALS OF THE APPROVED AS-BUILT PLANS.

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
03-31-2026
Renewal Date
Date
STATE OF CALIFORNIA

Tyrella Homes

266 & 272 Tyrella Avenue
Mountain View, CA 94943

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KEVIN LEVESQUE LA 4177

LANDSCAPE PLANS

SITE FURNITURE

Scale:

Date: June 2, 2025		Scale:	
Job: 22-281	Design: KTL	Drawn: KTL	Checked: KTL
North:		Sheet: L-4.12	

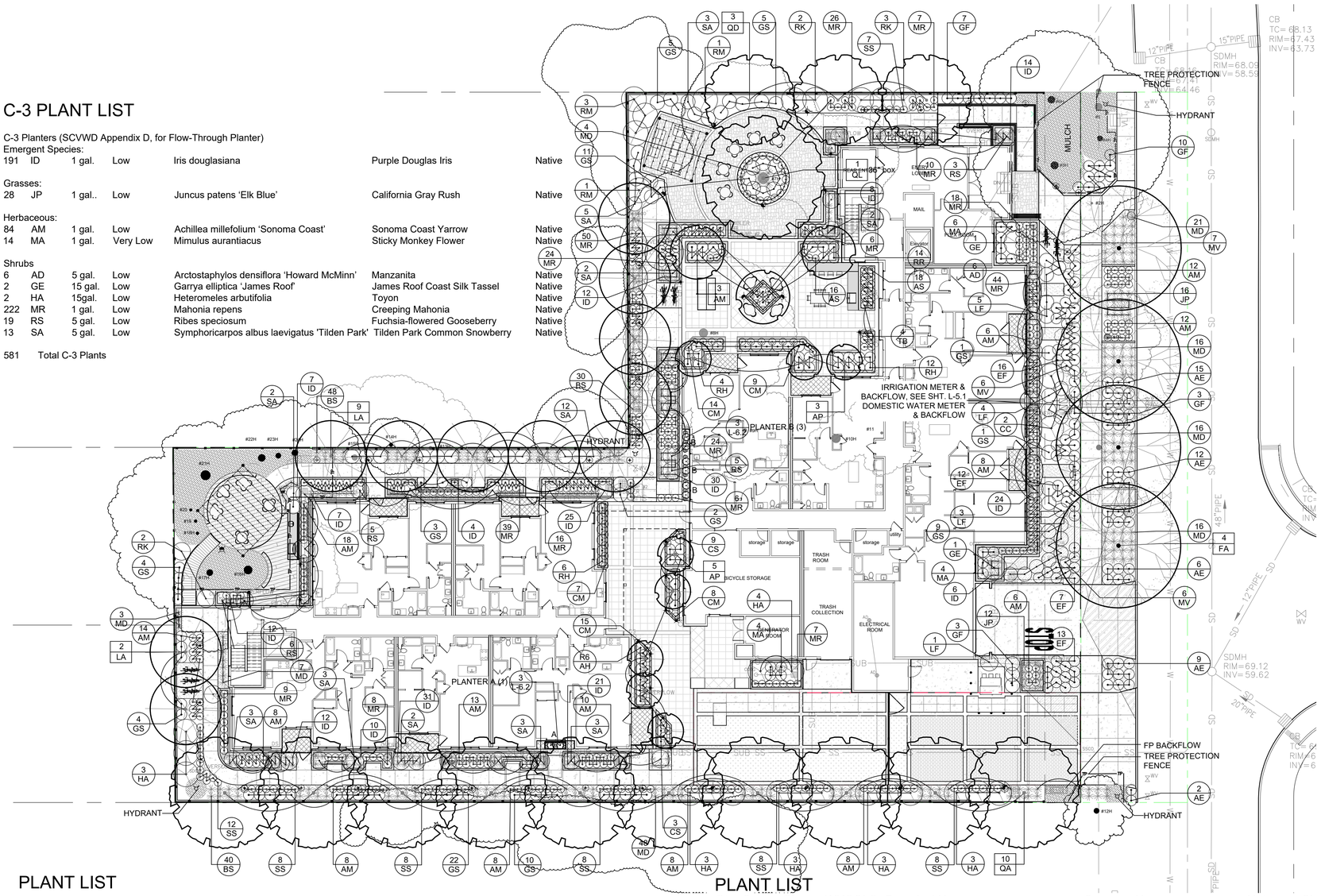
Sheets

C-3 PLANT LIST

C-3 Planters (SCVWD Appendix D, for Flow-Through Planter)

Qty.	Sym.	Size	WUCOLS	Botanical Name	Common Name	Notes
Emergent Species:						
191	ID	1 gal.	Low	Iris douglasiana	Purple Douglas Iris	Native
Grasses:						
28	JP	1 gal..	Low	Juncus patens 'Elk Blue'	California Gray Rush	Native
Herbaceous:						
84	AM	1 gal.	Low	Achillea millefolium 'Sonoma Coast'	Sonoma Coast Yarrow	Native
14	MA	1 gal.	Very Low	Mimulus aurantiacus	Sticky Monkey Flower	Native
Shrubs						
6	AD	5 gal.	Low	Arctostaphylos densiflora 'Howard McMinn'	Manzanita	Native
2	GE	15 gal.	Low	Garrya elliptica 'James Roof'	James Roof Coast Silk Tassel	Native
2	HA	15gal.	Low	Heteromeles arbutifolia	Toyon	Native
222	MR	1 gal.	Low	Mahonia repens	Creeping Mahonia	Native
19	RS	5 gal.	Low	Ribes speciosum	Fuchsia-flowered Gooseberry	Native
13	SA	5 gal.	Low	Symphoricarpos albus laevigatus 'Tilden Park'	Tilden Park Common Snowberry	Native

581 Total C-3 Plants



PLANT LIST

Qty.	Sym.	Size	WUCOLS	Botanical Name	Common Name	Notes	Size
Native Trees:							
11	LA	24" box	Mod	Lyonothamnus floribundus ssp. aspleniifolius	Fernleaf Catalina Ironwood	Native	40' T x 15-20' W
10	QA	36" box	Low	Quercus agrifolia	Coast Live Oak	Native	70' T x 30'-70' W
3	GD	24" box	Low	Quercus douglasii	Blue Oak	Native	70' T x 40'-50' W
1	QL	36" box	Low	Quercus lobata	Valley Oak	Native	70' T x 50' W
Non-Native Trees							
3	AM	24" box	Low	Arbutus 'Marina'	Marina Strawberry Tree		Built-in Planter
8	AP	24" box	Mod	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple		Built-in Planter
3	FA	24" box	Mod	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	Street Tree	80' T x 50' W
25 Total Native Trees							
14 Total Non-Native Trees							
Native Shrubs:							
2	CC	15 gal.	Low	Ceanothus 'Concha'	Concha California Lilac	Native	
68	GS	5 gal.	Low	Galvezia speciosa	Island Snapdragon	Native	
31	GF	5 gal.	Low	Galvezia speciosa 'Firecracker'	Island Snapdragon	Native	
15	HA	15gal.	Low	Heteromeles arbutifolia	Toyon	Native	
14	LF	5 gal.	Low	Lepechinia fragrans	Fragrant Pitcher Sage	Native	
7	RK	5 gal.	Low	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	Native	
5	RM	5 gal.	Low	Ribes malvaceum 'Cupertino Rose'	Chaparral Current	Native	
20	SA	5 gal.	Low	Symphoricarpos albus laevigatus 'Tilden Park'	Tilden Park Common Snowberry	Native	

PLANT LIST

Qty.	Sym.	Size	WUCOLS	Botanical Name	Common Name	Notes
Non-Native Shrubs:						
34	AS	1 gal.	Mod	Agapanthus hybrid 'Monmid'	Midnight Lily of the Nile	
12	CS	5 gal.	Mod	Camellia sasanqua 'Chansonette'	Chansonette Camellia	
53	CM	2 gal.	Mod	Clivia miniata 'Good Hope'	Good Hope Fire Lily	
22	RH	5 gal.	Mod	Rhododendron 'Hino Crimson'	Hino Crimson Azalea	
14	RR	5 gal.	Mod	Rosa 'Double Knock Out'	Double Knock Out Rose	
4	TB	15 gal.	Mod	Taxus baccata 'Stricta'	Irish Yew	
Native Herbaceous:						
44	AM	1 gal.	Low	Achillea millefolium 'Sonoma Coast'	Sonoma Coast Yarrow	Native
12	ID	1 gal.	Low	Iris douglasiana	Purple Douglas Iris	Native
19	MV	1 gal.	Very Low	Monardella villosa	Coyote Mint	Native
Native Grasses:						
127	MD	5 gal.	Low	Muhlenbergia rigens	Deer Grass	Native
Native Ferns:						
118	BS	1 gal.	Low	Blechnum spicant	Deer Fern	Native
Native Groundcovers						
44	AE	1 gal.	Low	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	Native
41	EF	1 gal.	Low	Eriogonum fasciculatum 'Warriner Lytle'	California Buckwheat	Native
64	MR	1 gal.	Low	Mahonia repens	Creeping Mahonia	
67	SS	1 gal.	Low	Salvia spathacea	Hummingbird Sage	Native

PLANT LIST QUANTITIES

581	Native Plants C-3 Treatment Planters	38.6%
718	Native Plants	47.6%
154	Non Native Plants	10.2%
54	Non-Native Plants in Pots	3.6%
1507	Total Plants	100.0%

Prepared By:
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ALAMEDA, CALIFORNIA 94501
(510) 521 6700

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LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
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LANDSCAPE PLANS

PLANTING PLAN

Scale:

Date: June 2, 2025
Scale:
Job: 22-281
Design: KTL
Drawn: KTL
Checked: KTL
North:
Sheet: L-6.1
Sheets

UNDERGROUND SERVICE ALERT
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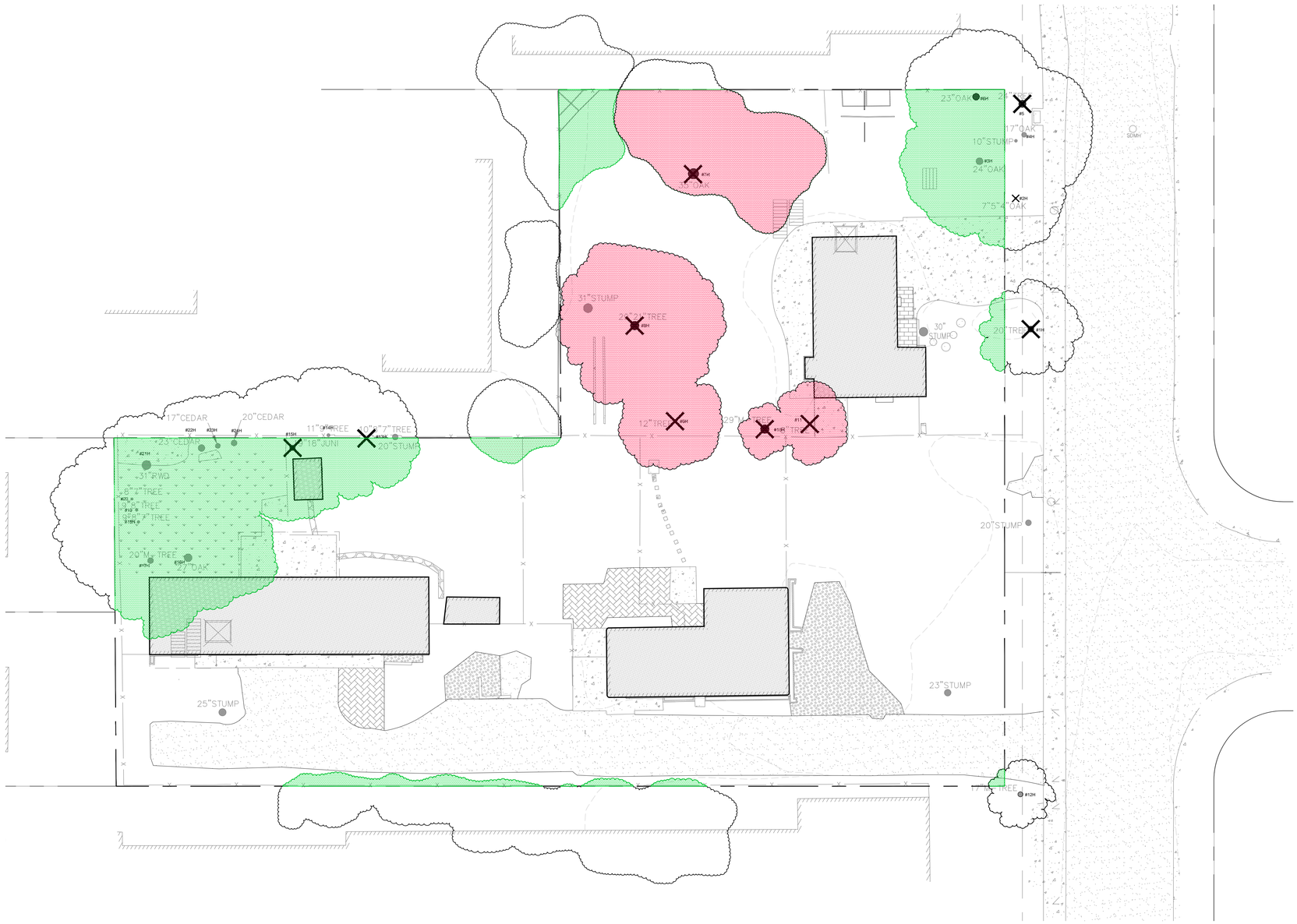

1 EXISTING TREE CANOPY: 8745 sq. ft.

TREE LEGEND

EXISTING TREE CANOPY TO REMAIN

EXISTING TREE CANOPY TO BE REMOVED

UNDERGROUND SERVICE ALERT CALL 811 CALL BEFORE YOU DIG

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1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

AS-BUILTS
PREPARED FROM LANDSCAPE CONTRACTORS RECORDS
BY: _____ DATE: _____
RLA: _____ LICENSE EXPIRES: _____
APPROVED AS-BUILT PLANS IN BOTH 2016 FORMAT AND PDF FORMAT TO BE SUBMITTED TO THE CITY IN ADDITION TO THE ALTAIR PROOFS OF THE APPROVED AS-BUILT PLANS.

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
03-31-2026
Renewal Date
Date
STATE OF CALIFORNIA

Tyrella Homes

266 & 272 Tyrella Avenue
Mountain View, CA 94943

Per MWELO 492.6 Landscape Design Plans (b)(13) contain the following statement. "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

KEVIN LEVESQUE LA 4177

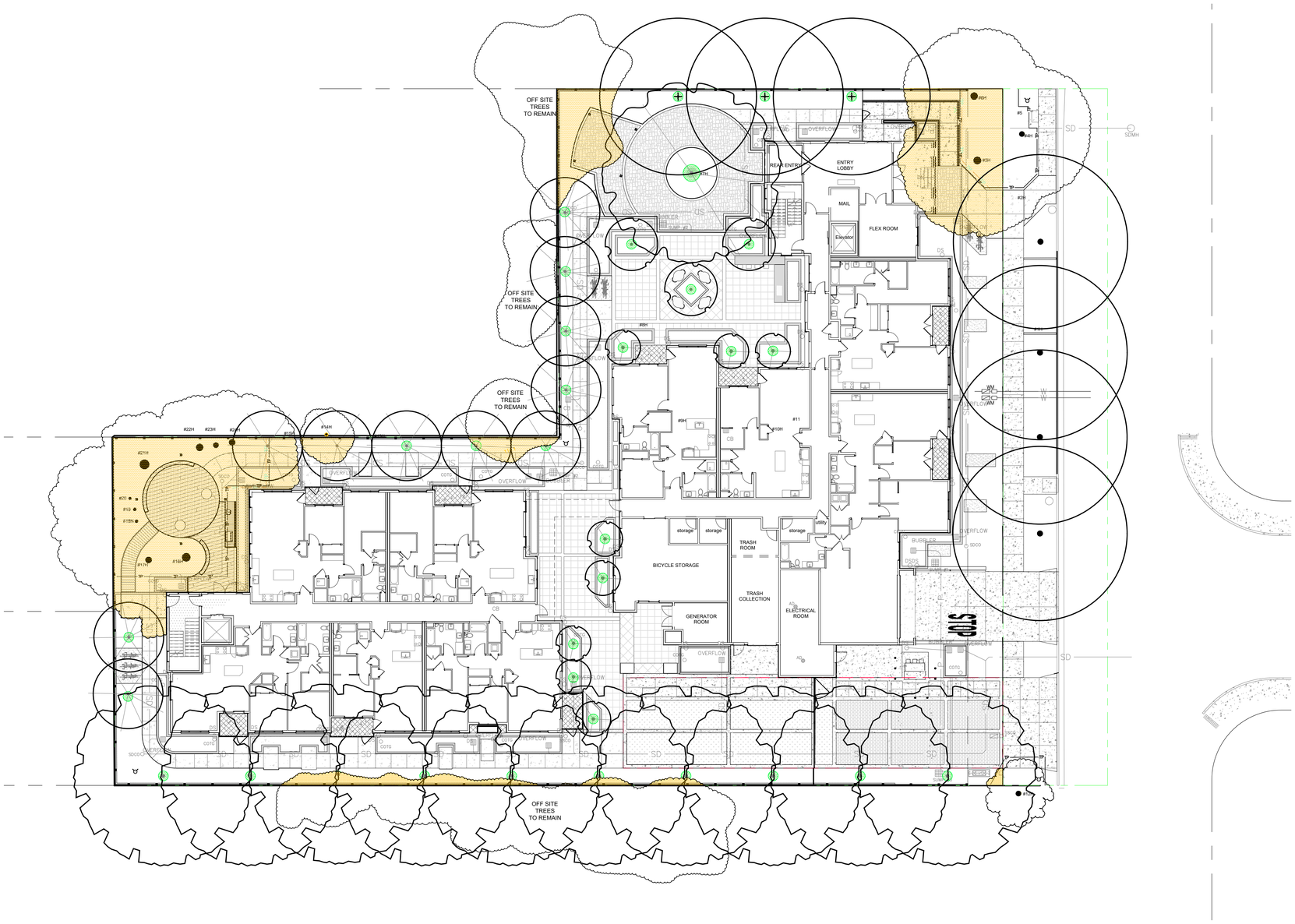
LANDSCAPE PLANS

EXISTING SHADE CANOPY COVERAGE

Scale:

Date: June 2, 2025		Scale:	
Job: 22-281	Design: KTL	Drawn: KTL	Checked: KTL
North:		Sheet: L-8.1	

Sheets



1 PROPOSED TREE CANOPY: AT PLANTING

PROPOSED TREES	264 sq. ft.
EXISTING TREES	3,285 sq. ft.
TOTAL	3,549 sq. ft.
Pre-development canopy	9,848 sq. ft
Post-development percentage	35.2%
Net Lot Area	38,398 sq. ft.
Percentage of Canopy Coverage	9.2%

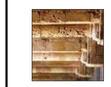
TREE LIST

Qty.	Sym.	Size	WUCOLS	Botanical Name	Common Name	Notes	Size
Trees:							
3	AM	24" box	Low	Arbutus 'Marina'	Marina Strawberry Tree		Built-in Planters
11	LF	24" box	Mod	Lyonothamnus floribundus ssp. asplenifolius	Fernleaf Catalina Ironwood	Native	40' T x 15-20' W
4	FA	24" box	Mod	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	Street Tree	80' T x 50' W
8	LN	24" box	Low	Laurus nobilis	Grecian Laurel, Sweet Bay		Built-in planters
10	QA	36" box	Low	Quercus agrifolia	Coast Live Oak	Native	70' T x 30'-70' W
3	QD	24" box	Low	Quercus douglasii	Blue Oak	Native	70' T x 40'-50' W
1	QL	36" box	Low	Quercus lobata	Valley Oak	Native	70' T x 50' W

Notes:
1. Tree canopy's shown on the plan are based on size information provided the University of California Cal Poly UFEI web site. https://selectree.calpoly.edu.
2. Trees in built-in planters have limited root area and generally fail to reach a natural mature size.

UNDERGROUND SERVICE ALERT CALL 811 CALL BEFORE YOU DIG

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



AS-BUILTS
PREPARED FROM LANDSCAPE CONTRACTORS RECORDS
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RLA: _____ LICENSE EXPIRES: _____
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03-31-2026
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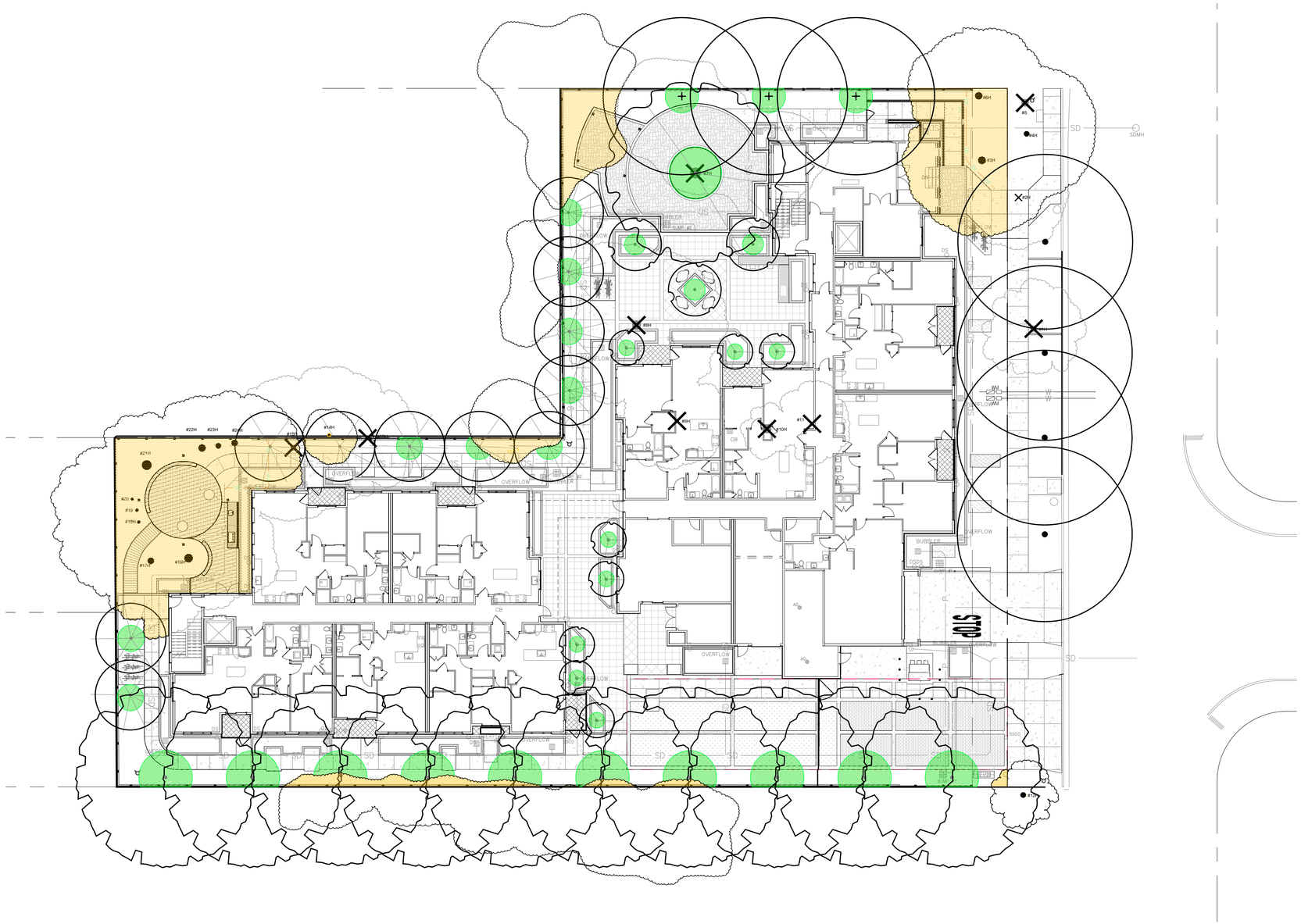
KEVIN LEVESQUE LA 4177

LANDSCAPE PLANS

SHADE CANOPY AT PLANTING

Scale:

Date: June 2, 2025
Scale:
Job: 22-281
Design: KTL
Drawn: KTL
Checked: KTL
North:
Sheet: L-8.2
Sheets



1 PROPOSED TREE CANOPY: AT 5 YEATS

PROPOSED TREES	2,046 sq. ft.
EXISTING TREES	3,285 sq. ft.
TOTAL	5,331 sq. ft.
Pre-development canopy	9,848 sq. ft
Post-development percentage	54.1%
Net Lot Area	38,398 sq. ft.
Percentage of Canopy Coverage	13.8%

TREE LIST

Qty.	Sym.	Size	WUCOLS	Botanical Name	Common Name	Notes	Size
Trees:							
3	AM	24" box	Low	Arbutus 'Marina'	Marina Strawberry Tree		Built-in Planters
11	LF	24" box	Mod	Lyonothamnus floribundus ssp. aspleniifolius	Fernleaf Catalina Ironwood	Native	40' T x 15-20' W
4	FA	24" box	Mod	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	Street Tree	80' T x 50' W
8	LN	24" box	Low	Laurus nobilis	Grecian Laurel, Sweet Bay		Built-in planters
10	QA	36" box	Low	Quercus agrifolia	Coast Live Oak	Native	70' T x 30'-70' W
3	GD	24" box	Low	Quercus douglasii	Blue Oak	Native	70' T x 40'-50' W
1	QL	36" box	Low	Quercus lobata	Valley Oak	Native	70' T x 50' W

Notes:
1. Tree canopy's shown on the plan are based on size information provided the University of California Cal Poly UFEI web site. https://selectree.calpoly.edu.
2. Trees in built-in planters have limited root area and generally fail to reach a natural mature size.

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AS-BUILTS
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LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
03-31-2026
Renewal Date
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KEVIN LEVESQUE LA 4177

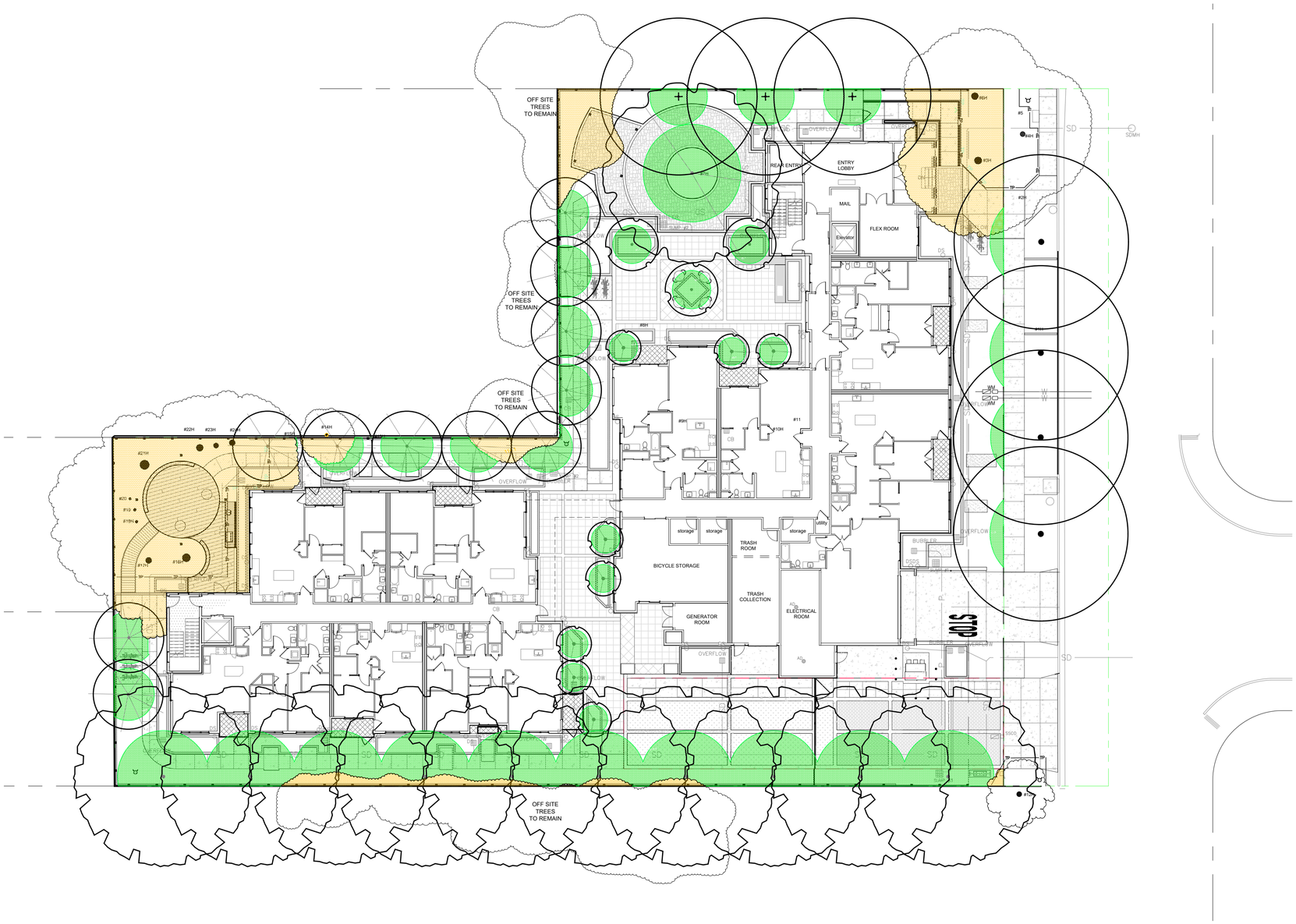
LANDSCAPE PLANS

SHADE CANOPY AT 5 YEARS

Scale:

Date: June 2, 2025		Scale:	
Job: 22-281	Design: KTL	Drawn: KTL	Checked: KTL
North:		Sheet: L-8.3	

Sheets



1 PROPOSED TREE CANOPY: AT10 YEARS

PROPOSED TREES	6,132 sq. ft.
EXISTING TREES	3,285 sq. ft.
TOTAL	9,417 sq. ft.
Pre-development canopy	9,848 sq. ft
Post-development percentage	95.6%
Net Lot Area	38,398 sq. ft.
Percentage of Canopy Coverage	25.6%

TREE LIST

Qty.	Sym.	Size	WUCOLS	Botanical Name	Common Name	Notes	Size
Trees:							
3	AM	24" box	Low	Arbutus 'Marina'	Marina Strawberry Tree		Built-in Planters
11	LF	24" box	Mod	Lyonothamnus floribundus ssp. asplenifolius	Fernleaf Catalina Ironwood	Native	40' T x 15-20' W
4	FA	24" box	Mod	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	Street Tree	80' T x 50' W
8	LN	24" box	Low	Laurus nobilis	Grecian Laurel, Sweet Bay		Built-in planters
10	QA	36" box	Low	Quercus agrifolia	Coast Live Oak	Native	70' T x 30'-70' W
3	QD	24" box	Low	Quercus douglasii	Blue Oak	Native	70' T x 40'-50' W
1	QL	36" box	Low	Quercus lobata	Valley Oak	Native	70' T x 50' W

Notes:
1. Tree canopy's shown on the plan are based on size information provided the University of California Cal Poly UFEI web site. https://selectree.calpoly.edu.
2. Trees in built-in planters have limited root area and generally fail to reach a natural mature size.

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ALAMEDA, CALIFORNIA 94501
(510) 521 6700

AS-BUILTS
PREPARED FROM LANDSCAPE CONTRACTORS RECORDS
BY: DATE:
RLA: LICENSE EXPIRES:
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LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
03-31-2026
Renewal Date
Date
STATE OF CALIFORNIA

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LANDSCAPE PLANS

SHADE CANOPY AT 10 YEARS

Scale:

Date: June 2, 2025
Scale:
Job: 22-281
Design: KTL
Drawn: KTL
Checked: KTL
North:
Sheet: L-8.4
Sheets

UNDERGROUND SERVICE ALERT
CALL 811
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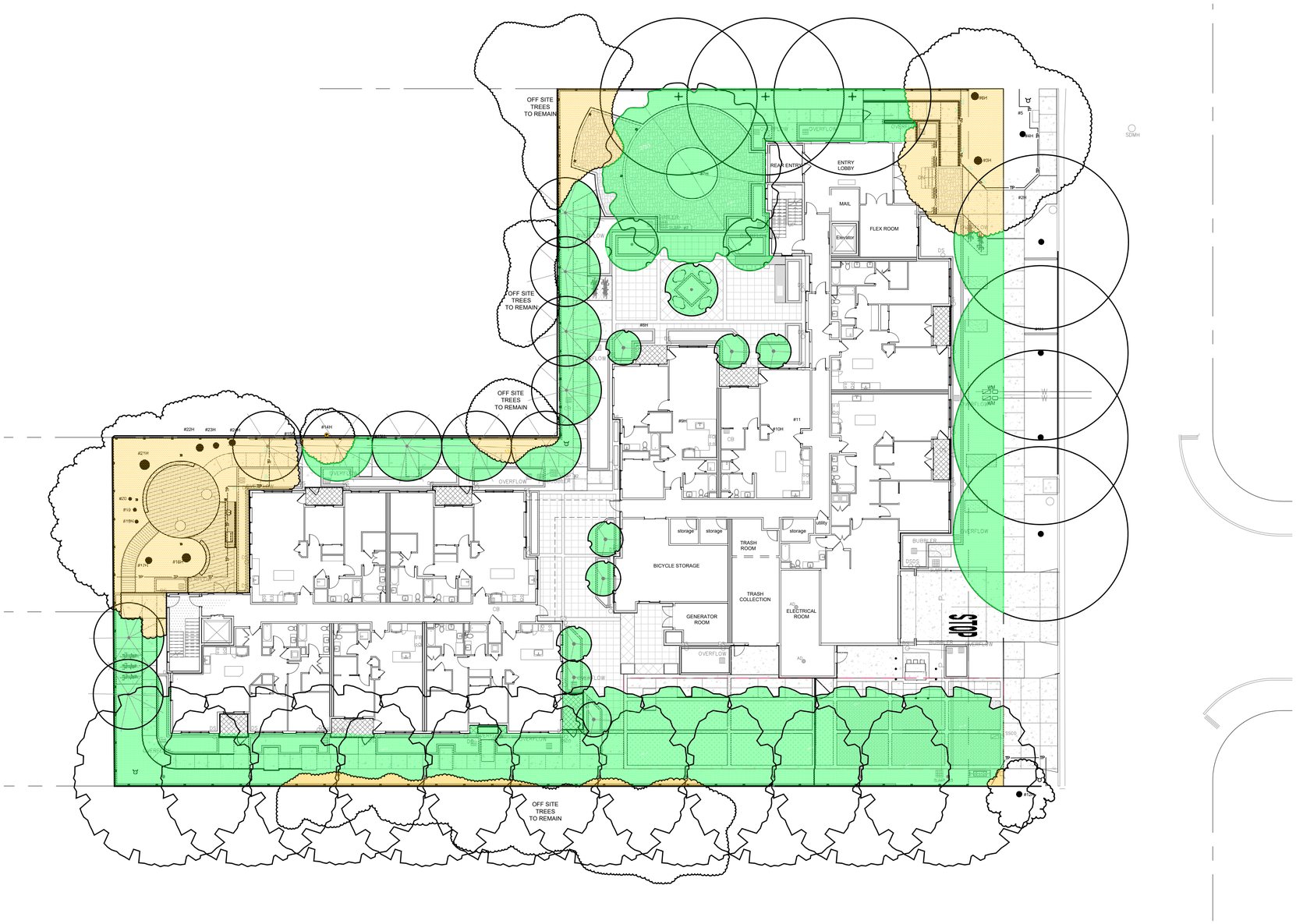

1 PROPOSED TREE CANOPY: AT MATURITY

PROPOSED TREES	11,766 sq. ft.
EXISTING TREES	3,285 sq. ft.
TOTAL	15,051 sq. ft.
Pre-development canopy	9,848 sq. ft
Post-development percentage	153%
Net Lot Area	38,398 sq. ft.
Percentage of Canopy Coverage	39.2%

TREE LIST

Qty.	Sym.	Size	WUCOLS	Botanical Name	Common Name	Notes	Size
Trees:							
3	AM	24" box	Low	Arbutus 'Marina'	Marina Strawberry Tree		Built-in Planters
11	LF	24" box	Mod	Lyonothamnus floribundus ssp. asplenifolius	Fernleaf Catalina Ironwood	Native	40' T x 15-20' W
4	FA	24" box	Mod	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	Street Tree	80' T x 50' W
8	LN	24" box	Low	Laurus nobilis	Grecian Laurel, Sweet Bay		Built-in planters
10	QA	36" box	Low	Quercus agrifolia	Coast Live Oak	Native	70' T x 30'-70' W
3	GD	24" box	Low	Quercus douglasii	Blue Oak	Native	70' T x 40'-50' W
1	QL	36" box	Low	Quercus lobata	Valley Oak	Native	70' T x 50' W

Notes:
1. Tree canopy's shown on the plan are based on size information provided the University of California Cal Poly UFEI web site. https://selectree.calpoly.edu.
2. Trees in built-in planters have limited root area and generally fail to reach a natural mature size.

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(510) 521 6700

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LICENSED LANDSCAPE ARCHITECT
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03-31-2026
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Date
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KEVIN LEVESQUE LA 4177

LANDSCAPE PLANS

SHADE CANOPY AT MATURITY

Scale:

Date: August 1, 2025
Scale:
Job: 22-281
Design: KTL
Drawn: KTL
Checked: KTL
North:
Sheet: L-8.5
Sheets

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