



TYRELLA AVENUE CONDOMINIUMS

266 & 272 TYRELLA AVENUE, MOUNTAIN VIEW, CA

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Formal Planning - Response 5

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VICINITY MAP



PROJECT DATA

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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 AREA44,289 SF. (1.01 acres)

NET LOT AREA38,289 SF. (0.87 acres)
(Right of way and Road Dedications Removed)

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-up¹)

Provided
5 Affordable units (very-low income)
5 Affordable units / 36 base units = 13% affordable

13% = 42.5% density bonus or 16 units (round-up¹)

TOTAL UNITS ALLOWED36 + 16 = 52 UNITS

UNITS PROVIDED47 UNITS

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

City Required Base BMR15% BASE UNITS = 36 X .15 = 5.4 UNITS = 5 UNITS

5 VERY LOW INCOME UNITS + .4 FEE PAYMENT

¹As 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)

²As 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.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

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 back 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.

Date

Rev.

#

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PRELIMINARY

NOT FOR CONSTRUCTION

TYRELLA HOMES
266 & 272 Tyrella Avenue,
Mountain View 94043

PROJECT DATA

Job: TYR 2021 005

Date: 08.01.2025

Checked By: WM

Drawn By: PA

A0.01



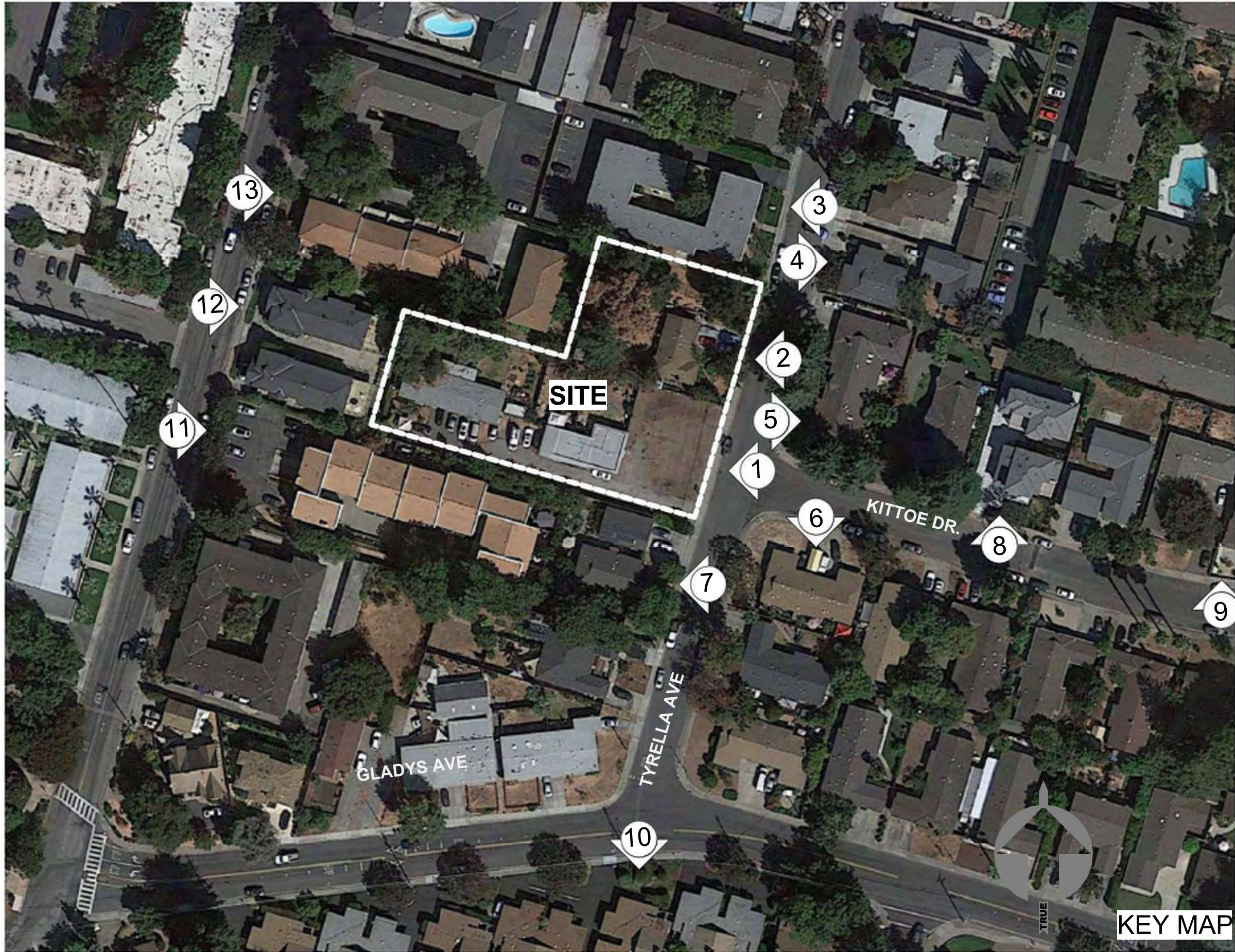
AERIAL VIEW ALONG TYRELLA AVE



AERIAL VIEW OF ENTRY AND REAR COURTYARD

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	PRELIMINARY NOT FOR CONSTRUCTION
TYRELLA HOMES 266 & 272 Tyrella Avenue, Mountain View 94043	
CONCEPTUAL RENDERINGS Job: TYR 2021 005 Date: 08.01.2025 Checked By: WM Drawn By: PA	
A0.02.	



SITE
(4 units-
rent control property)

SITE
(single family exempt from
rent control)

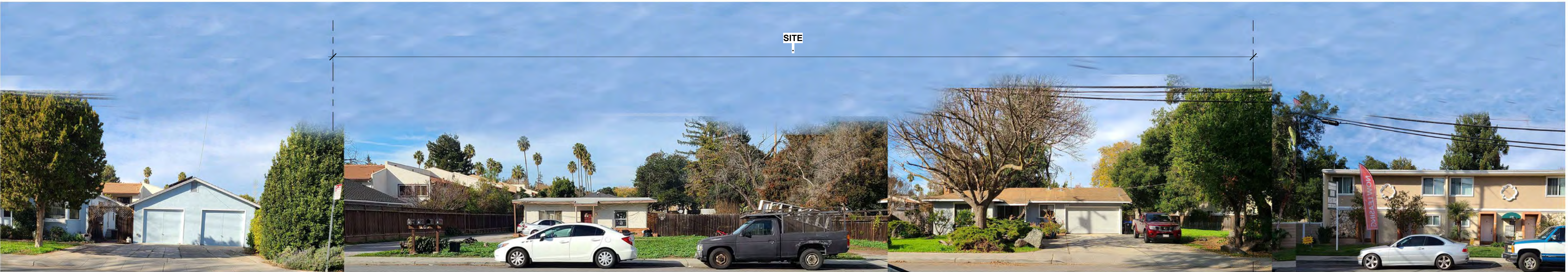
ESRI INC. CITY OF MOUNTAIN VIEW

#	Rev.	Date
William Maston Architect & Associates 272 Canyon Blvd, Suite 200 Mountain View, CA 94041 T. 650.968.7900 www.mastonarchitect.com		
PRELIMINARY NOT FOR CONSTRUCTION		
TYRELLA HOMES 266 & 272 Tyrella Avenue, Mountain View 94043		
NEIGHBORHOOD CONTEXT		
Job:	TYR 2021 005	
Date:	08.01.2025	
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PROPOSED STREETSCAPE



EXISTING STREETSCAPE

#	Rev.	Date



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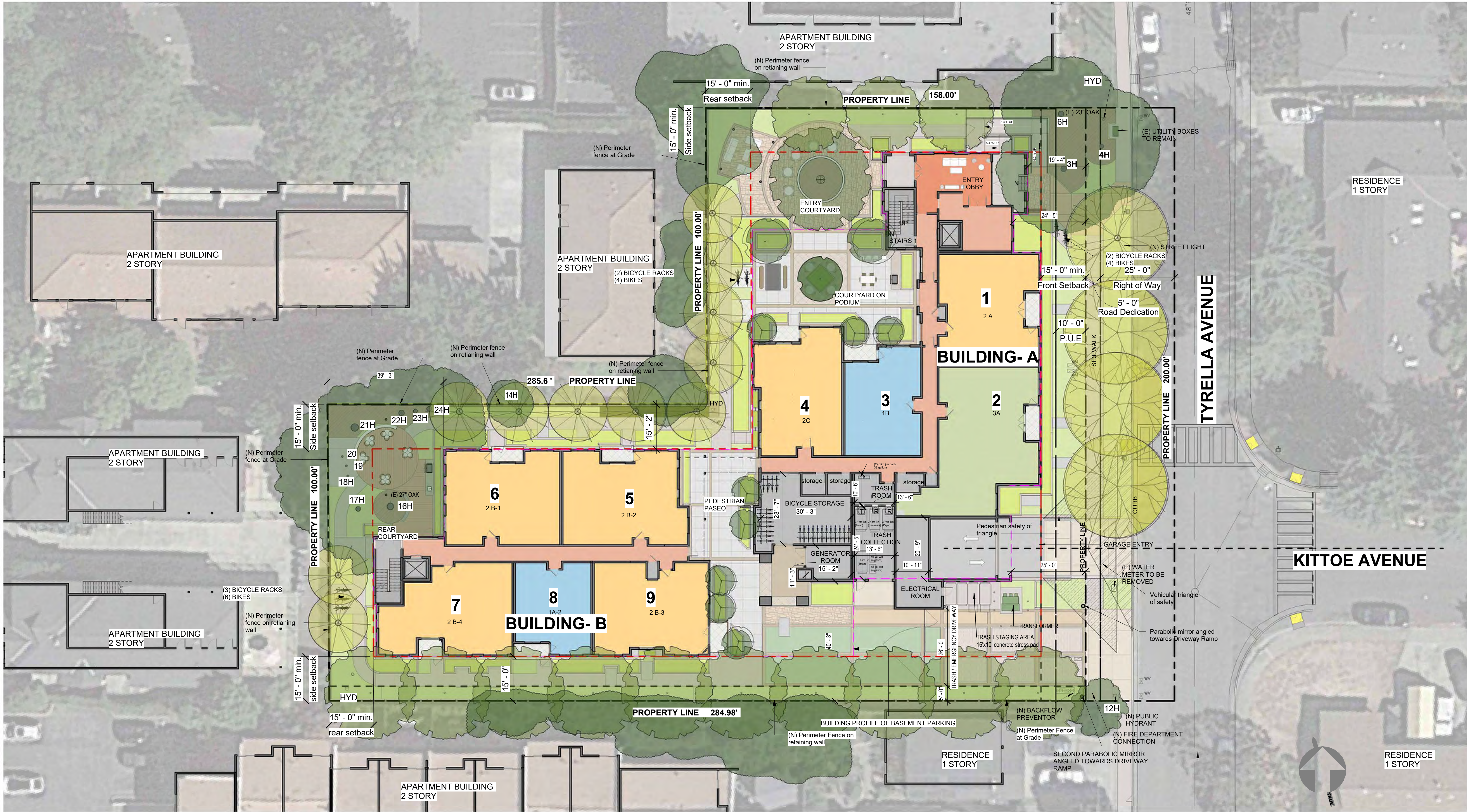
TYRELLA HOMES
266 & 272 Tyrella Avenue,
Mountain View 94043

STREETSCAPE ELEVATIONS

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Date: 08.01.2025
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Drawn By: PA

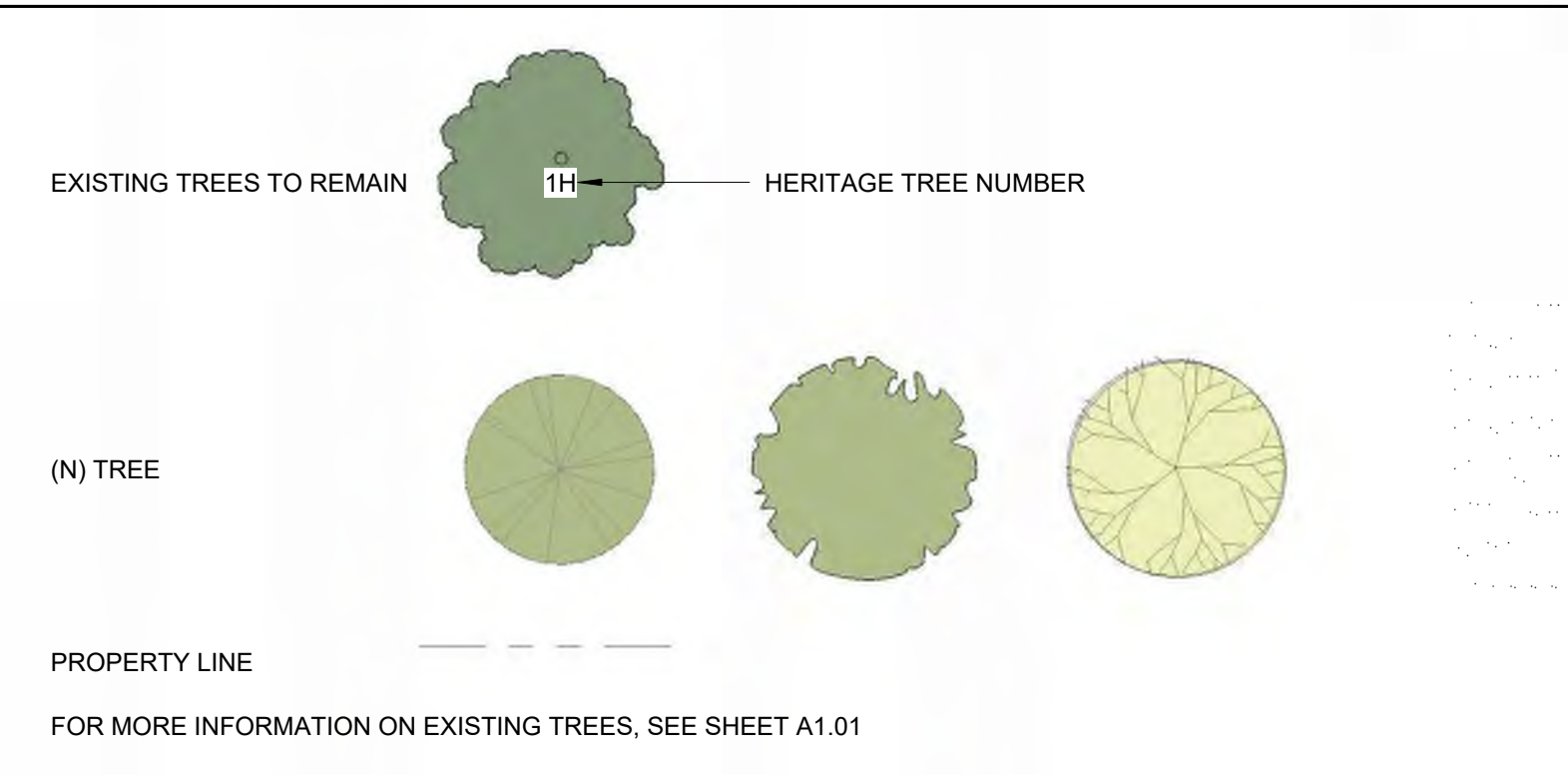
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SHEET NOTES

SITE LEGEND



2b. Unit Mix (Rentable Area)			
Unit Type / Plan	No. of Bedrooms	Living sq ft. (Interior Area)	Total square ft.
(12) 3 Bedroom (26%)	1A	732	2
	1A-2	720	4
	1B	660	4
	1C	751	2
	Total (12 Bedroom)	1,863	12
(38) 3 Bedroom (76%)	2A	1,143	4
	2B-1	1,136	4
	2B-2	1,184	4
	2B-3	1,114	4
	2B-4	1,117	4
	2C	1,108	4
	2D	1,209	3
	2E	1,206	3
	2F	1,095	3
	Total (12 Bedroom)	1,155	1
(4%) 3 Bedroom (4%)	3A	1,558	1
	Total (12 Bedroom)	1,558	1
Total (1,2&3 Bedrooms)		84 Bedrooms	47

Interior Area includes all exterior 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%	

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

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PRELIMINARY
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TYRELLA HOMES
266 & 272 Tyrella Avenue,
Mountain View 94043

SITE PLAN

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

A1.02

#

Rev.

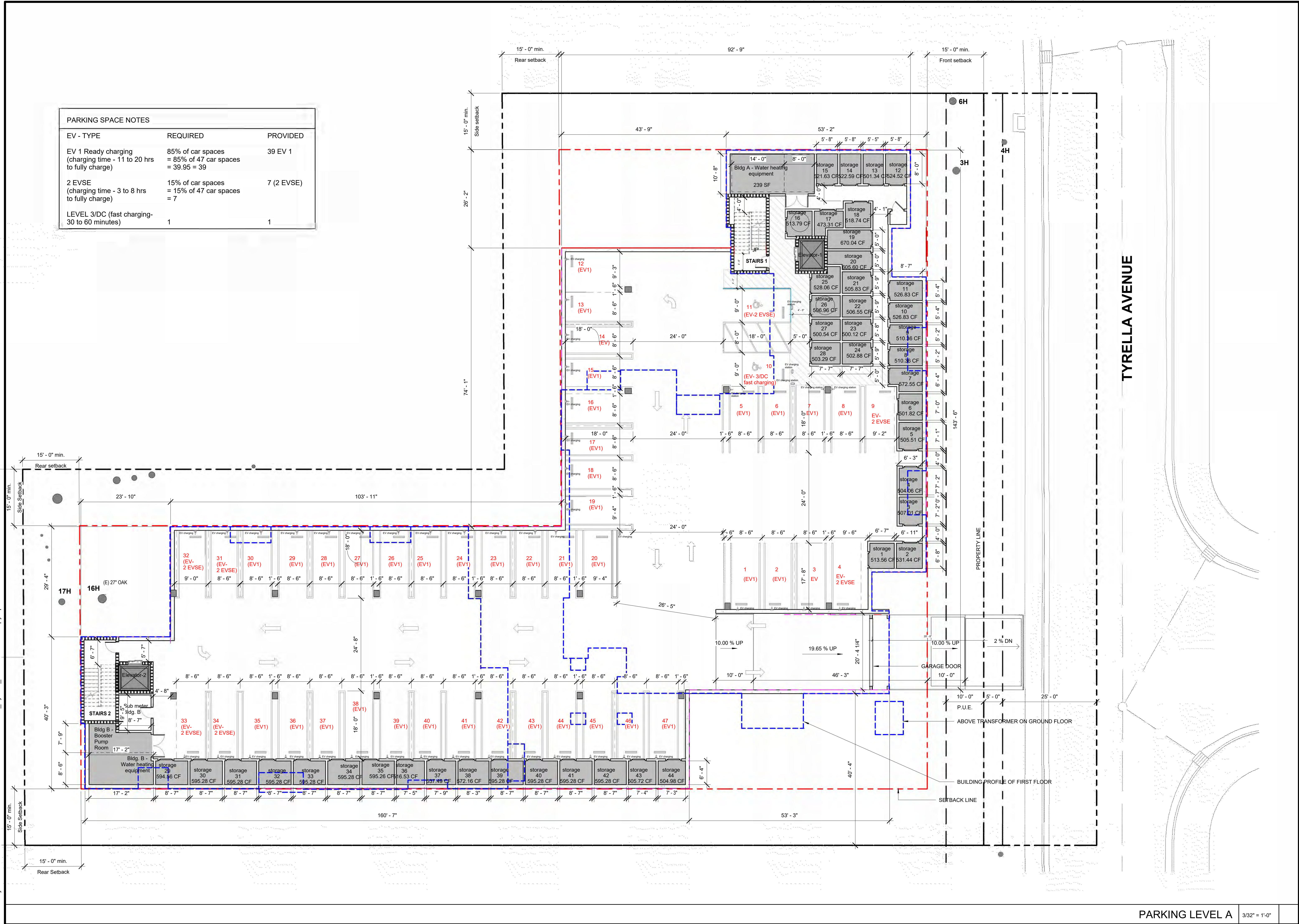
Date



SITE PLAN_ TREE PROTECTION ZONE

TYRELLA HOMES 266 & 272 Tyrella Avenue, Mountain View 94043 SITE PLAN - TREE PROTECTION ZONE	Job: TYR 2021 005	PRELIMINARY NOT FOR CONSTRUCTION	 William Maston Architect & Associates 72 Castro St. Mountain View, CA 94041 T. 650.968.7900 www.mastonarchitect.com	#	Rev.	Date	
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8/1/2025 12:36:04 PM
P:\CAD\TYrellia02 - Models\3.1.1 - Central File\2025 04.27 Tyrella_ZA - Tree 14 canopy updated.rvt



#	Rev.	Date



William Maston
Architect & Associates
272 Garfield Ave.
Mountain View, CA 94041
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www.mastonarchitect.com

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TYRELLA HOMES
266 & 272 Tyrella Avenue,
Mountain View 94043

PARKING LEVEL PLAN

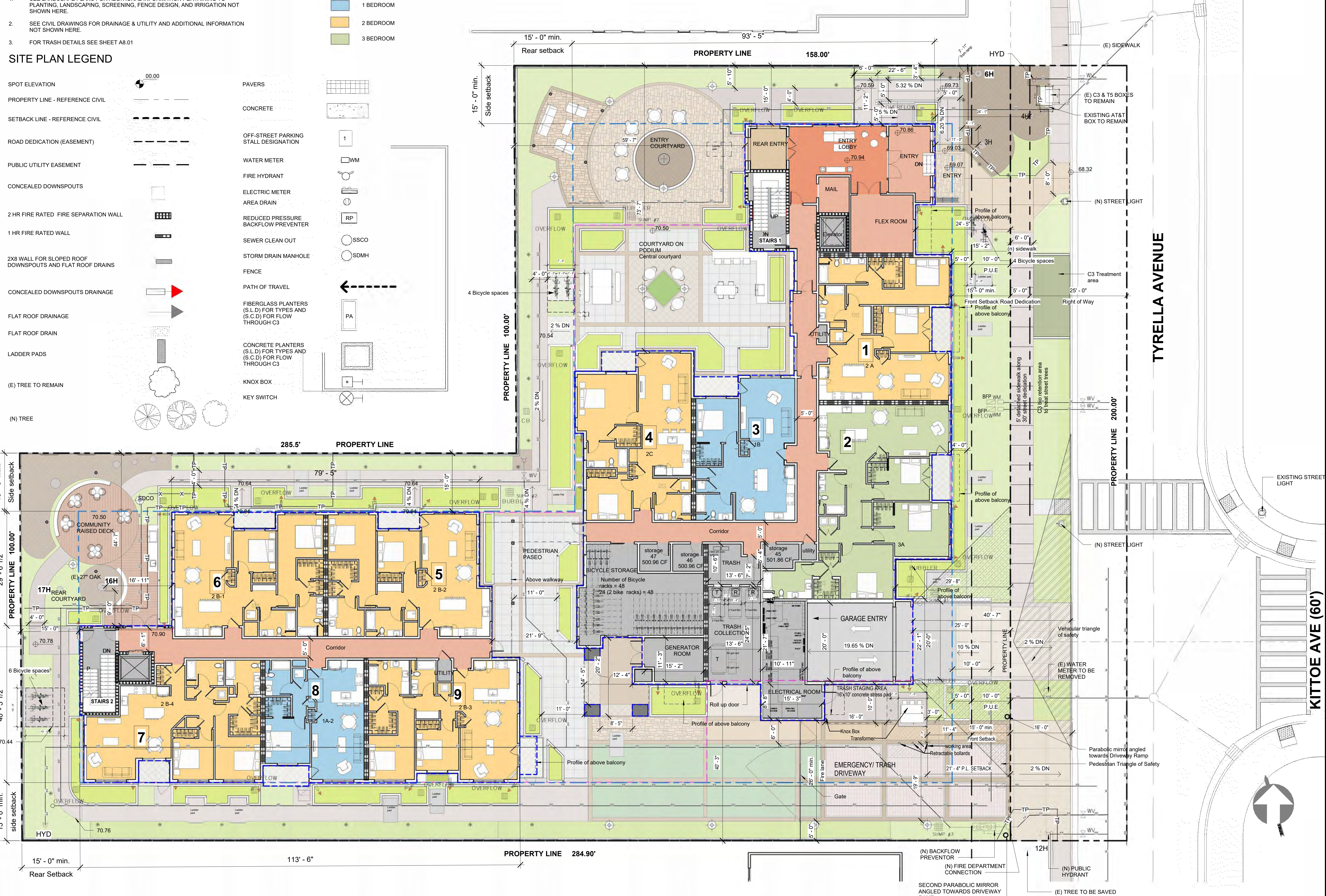
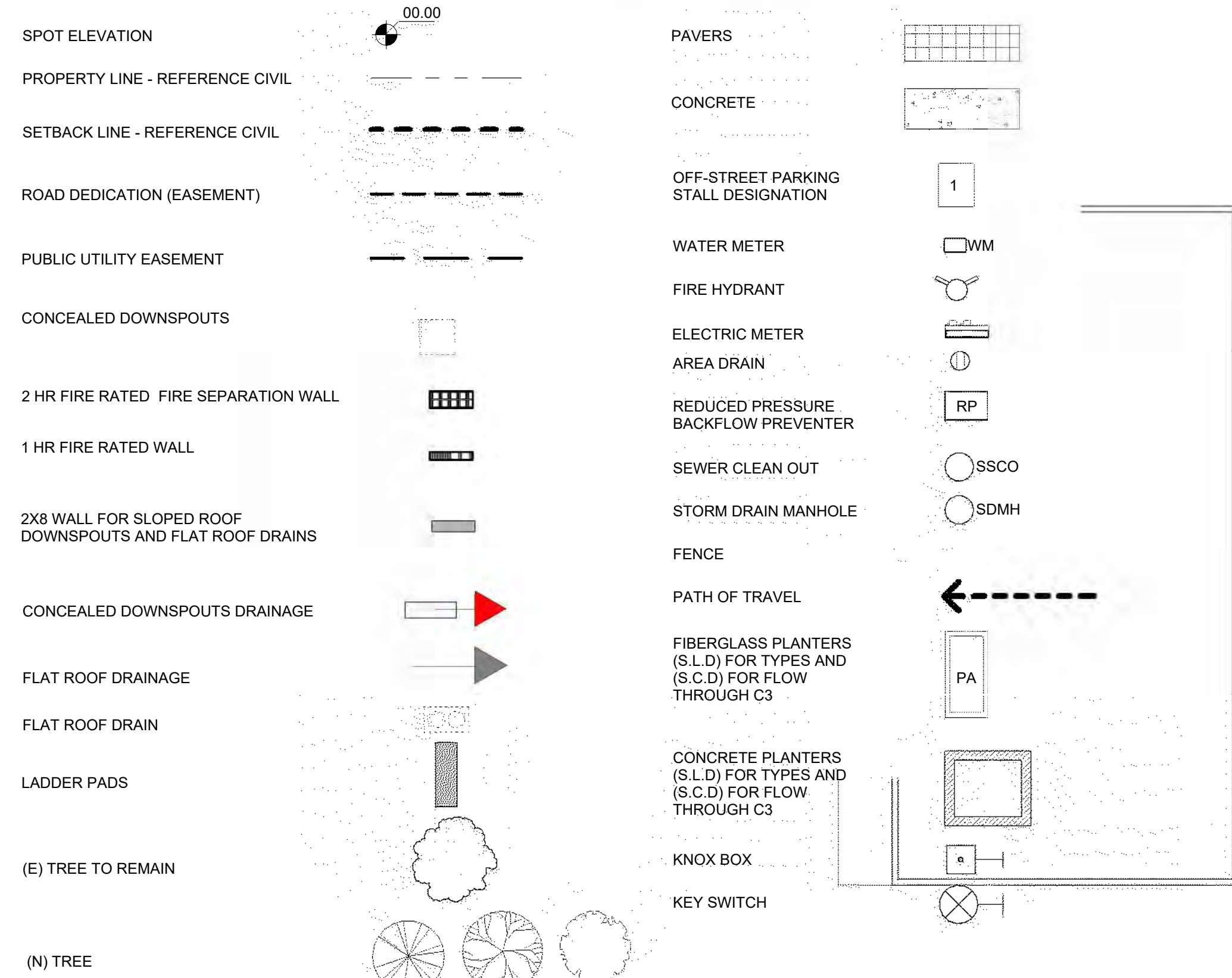
Job: TYR 2021 005
Date: 08.01.2025
Checked By: WM
Drawn By: PA

A2.01

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

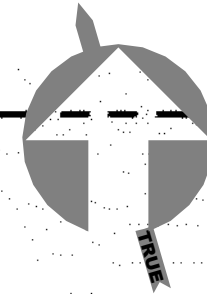
SPOT ELEVATION	
PROPERTY LINE - REFERENCE CIVIL	
SETBACK LINE - REFERENCE CIVIL	
ROAD DEDICATION (EASEMENT)	
PUBLIC UTILITY EASEMENT	
CONCEALED DOWNSPOUTS	
2 HR FIRE RATED FIRE SEPARATION WALL	
1 HR FIRE RATED WALL	
2X8 WALL FOR SLOPED ROOF DOWNSPOUTS AND FLAT ROOF DRAINS	
CONCEALED DOWNSPOUTS DRAINAGE	
FLAT ROOF DRAINAGE	
FLAT ROOF DRAIN	
LADDER PADS	
(E) TREE TO REMAIN	
(N) TREE	

1 BEDROOM
2 BEDROOM
3 BEDROOM

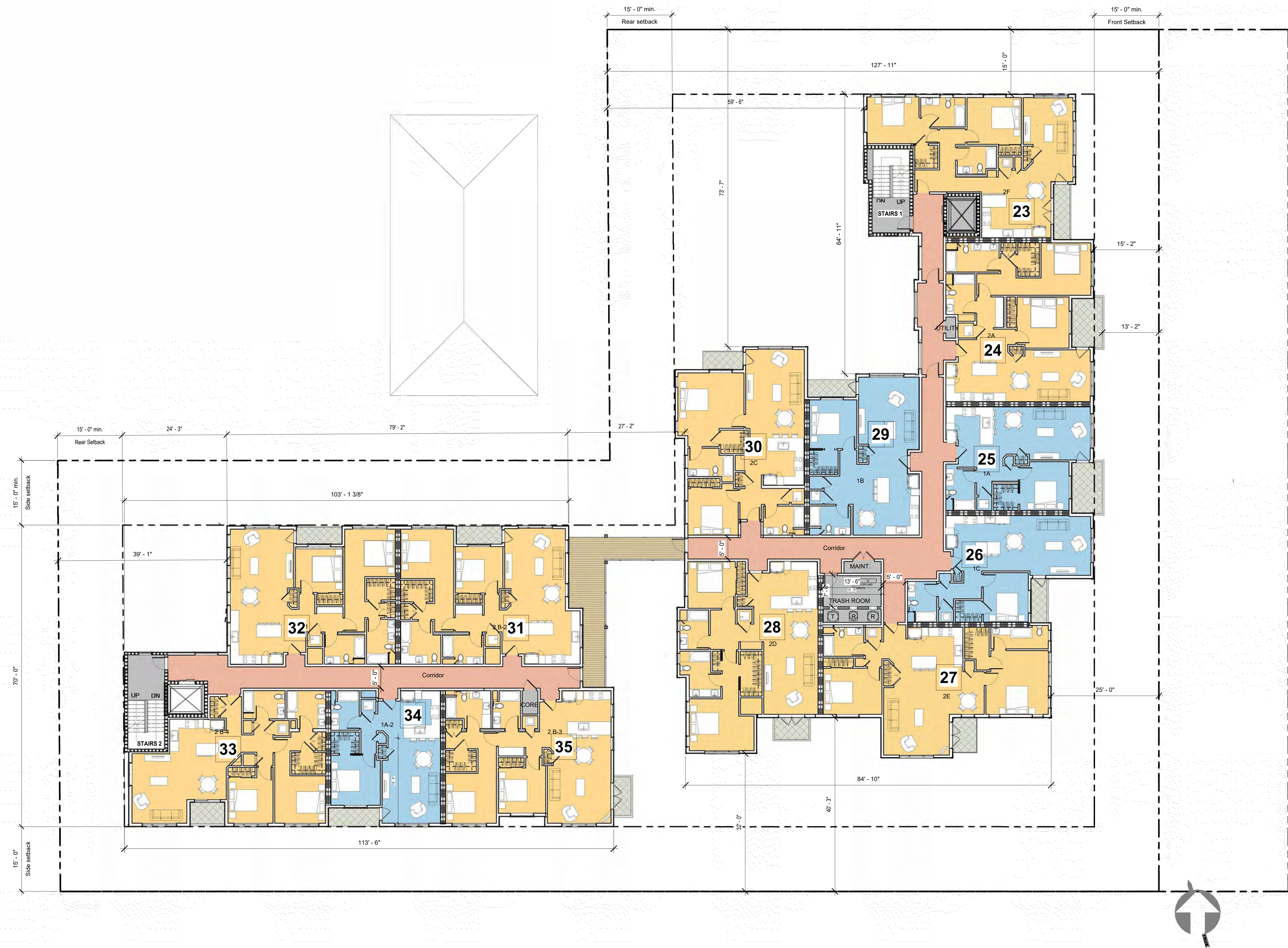


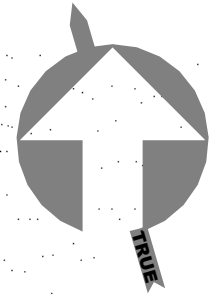
LEVEL 1 FLOOR PLAN	3/32" = 1'-0"
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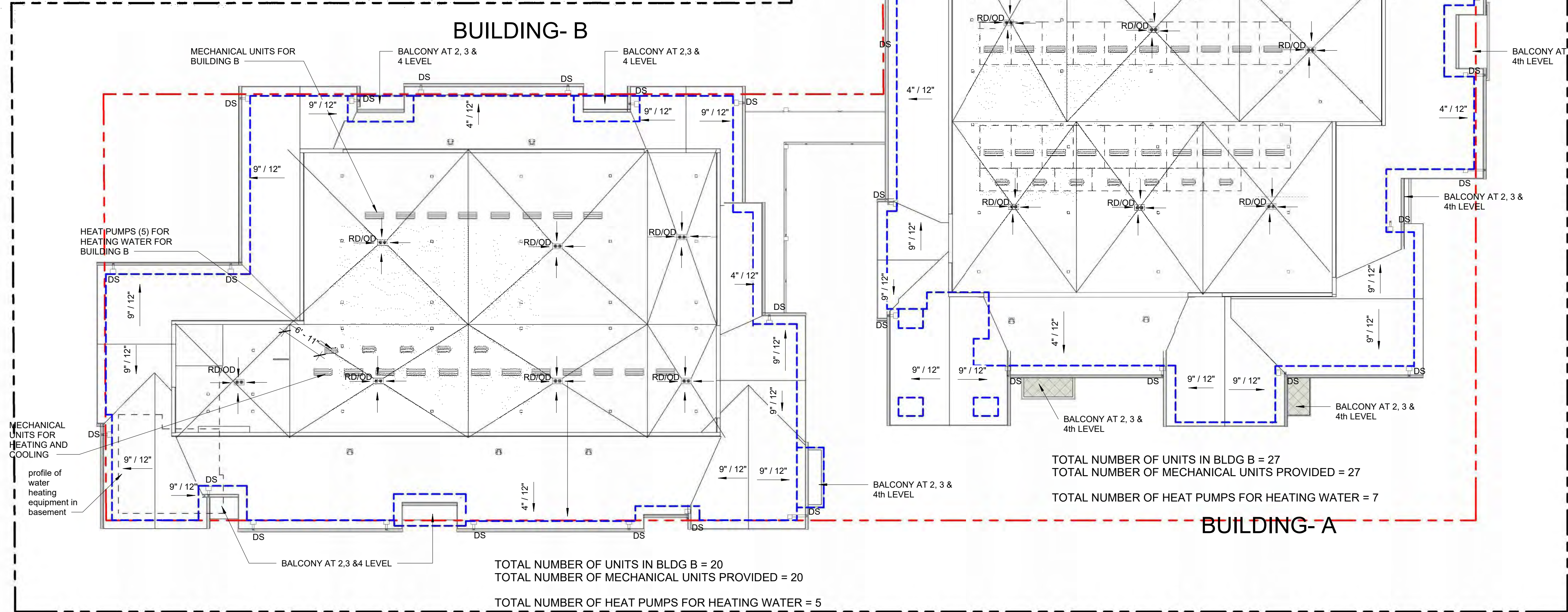
LEVEL 1 FLOOR PLAN		TYRELLA HOMES 266 & 272 Tyrella Avenue, Mountain View 94043		PRELIMINARY NOT FOR CONSTRUCTION		 William Maston Architect & Associates 372 Castro St. Mountain View, CA 94041 t. 650.968.7900 www.mastonarchitect.com		# Rev. Date	
Job: TYR 2021.005 Date: 08.01.2025 Checked By: WM Drawn By: PA		© 2021 ALL RIGHTS RESERVED THIS DOCUMENT IS THE SOLE PROPERTY OF TYRELLA HOMES. IT IS THE PROPERTY OF MASTON ARCHITECT & ASSOCIATES. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF MASTON ARCHITECT & ASSOCIATES.							


$$3/32'' = 1'-0''$$

A2.03




$$3/32'' = 1'-0''$$

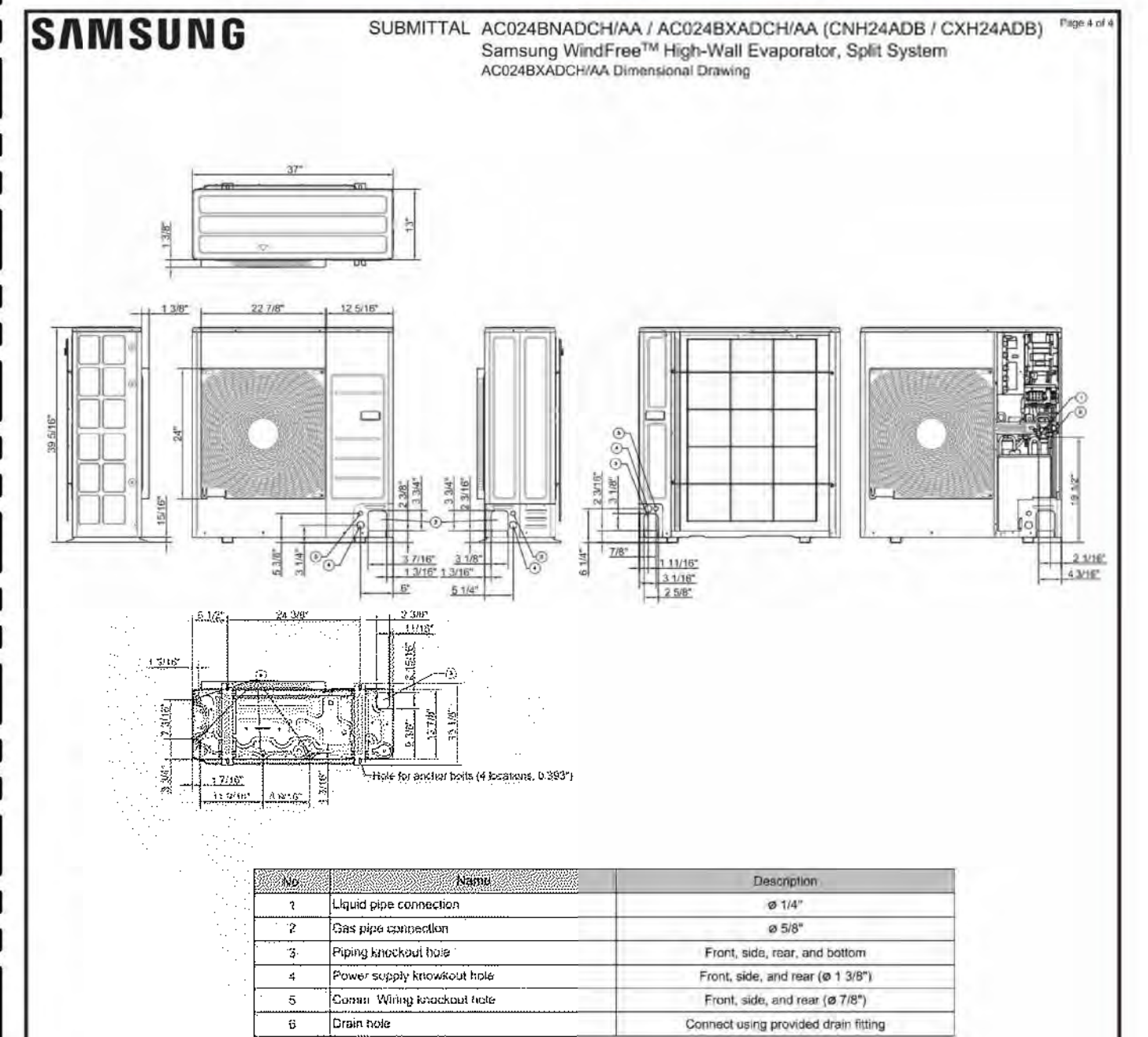
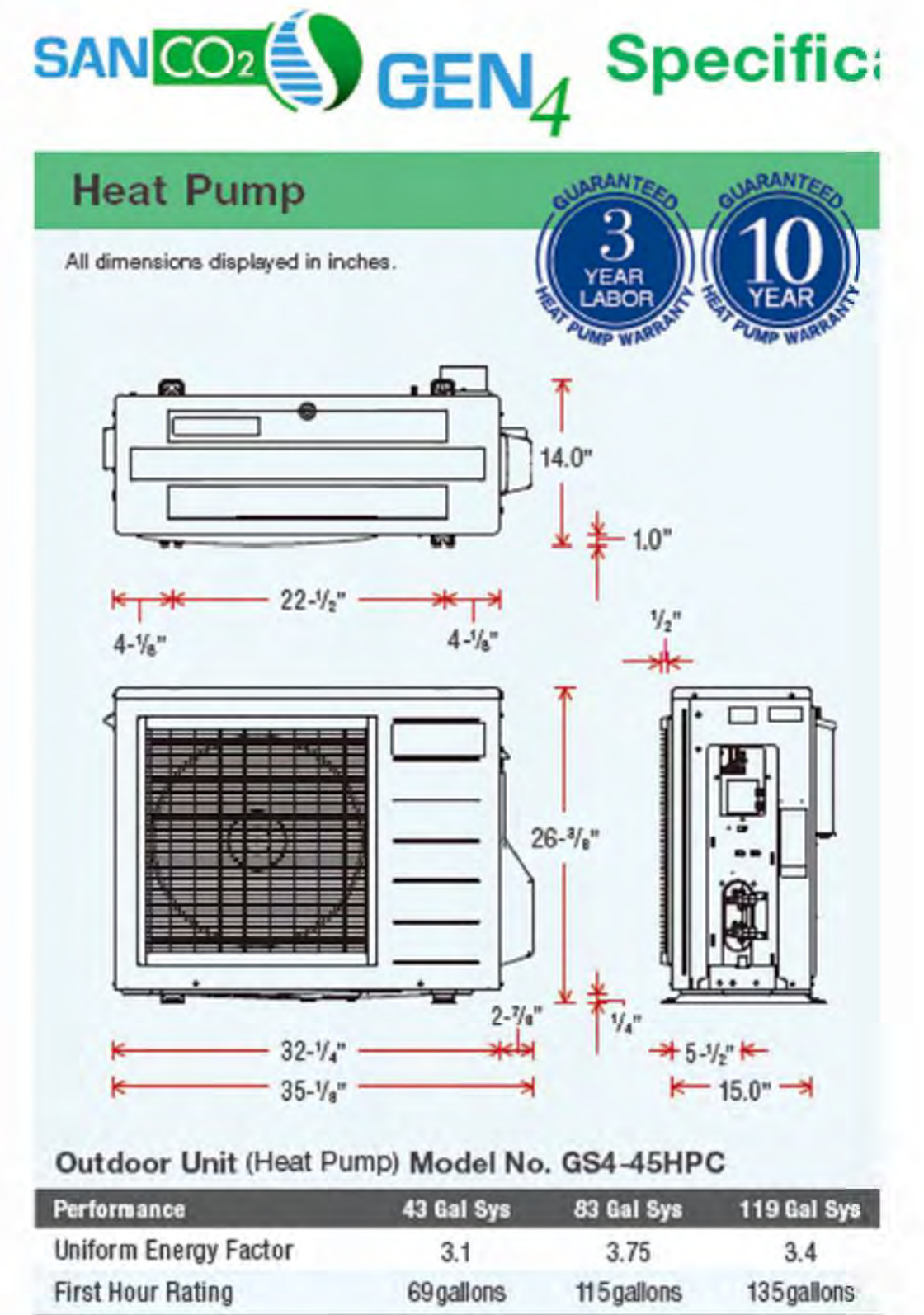


TOTAL NUMBER OF UNITS IN BLDG B = 27
TOTAL NUMBER OF MECHANICAL UNITS PROVIDED = 27

~~BUILDING- A~~

ROOF LEGEND

- | | |
|---|---|
|  | DOWNSPOUT |
|  | SCUPPER & DOWNSPOUT |
|  | GUTTER |
|  | SLOPE |
|  | MECHANICAL UNITS (HEAT PUMP) FOR AIR CONDITIONING |
|  | HEAT PUMPS FOR HEATING WATER |



ROOF PLAN

$$3/32'' = 1'-0''$$

**William Maston
Architect & Associates**
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TYRELLA HOMES
266 & 272 Tyrella Avenue,
Mountain View 94043

MY 1001

b: TYR 2021 005

ate: 08.01.2025

Checked By: WM

Drawn By: PA

A2.06

8/1/2025 12:39:36 PM
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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

Calculation showing power generated by PV on Rooftop

Solar Panels used : VSUN550 - 144BMH-DG



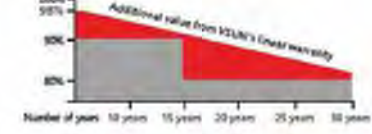
VSUN550-144BMH-DG

550W
Highest power output

21.52%
Module efficiency

12 years
Material & Workmanship warranty

30 years
Linear power output warranty



VSUN550-144BMH-DG VSUN545-144BMH-DG
VSUN540-144BMH-DG VSUN535-144BMH-DG



Micro Gap

MBB technology with Circular Ribbon

Higher output power

Half-cell Technology

Positive tolerance offer

Up to 30% extra power generation yield from the back side

Certified for salt/ammonia corrosion resistance

Load resisters: wind to 2400Pa and snow to 5400Pa

Lower LCOE

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)

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

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

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

Date	
Rev.	
#	

William Maston
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TYRELLA HOMES
266 & 272 Tyrella Avenue,
Mountain View 94043

**ROOF PLAN WITH SOLAR
PANELS**

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

A2.07.

8/1/2025 12:40:04 PM
P:\CAD\Tyrella02 - Models\3.1 - Revit\3.1.1 - Central File\2025 04.27_Tyrella_ZA - Tree 14 canopy updated.rvt

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 Certaineed 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



Key Map

NOTE : Location of vent / louvers is conceptual



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TYRELLA HOMES
266 & 272 Tyrella Avenue,
Mountain View 94043

EXTERIOR ELEVATIONS

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

A3.01

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



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

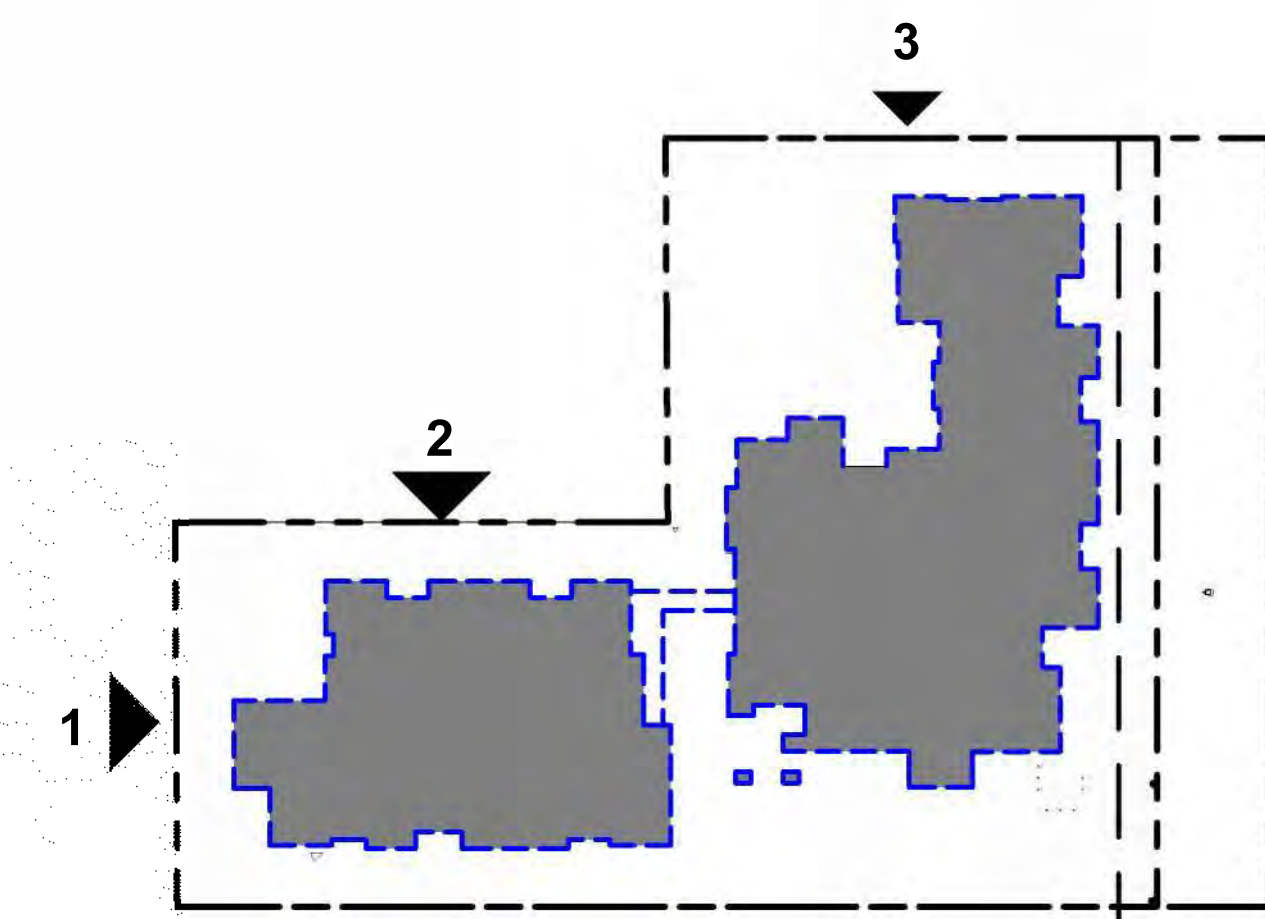


NORTH ELEVATION 3/32" = 1'-0" 2.

Material Legend

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2. Cementitious Horizontal Siding, Hardie Siding- painted with Tate Olive or sim. (Smooth Finish)
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NOTE : Location of vent / louvers is conceptual



Key Map

8/1/2025 12:40:42 PM

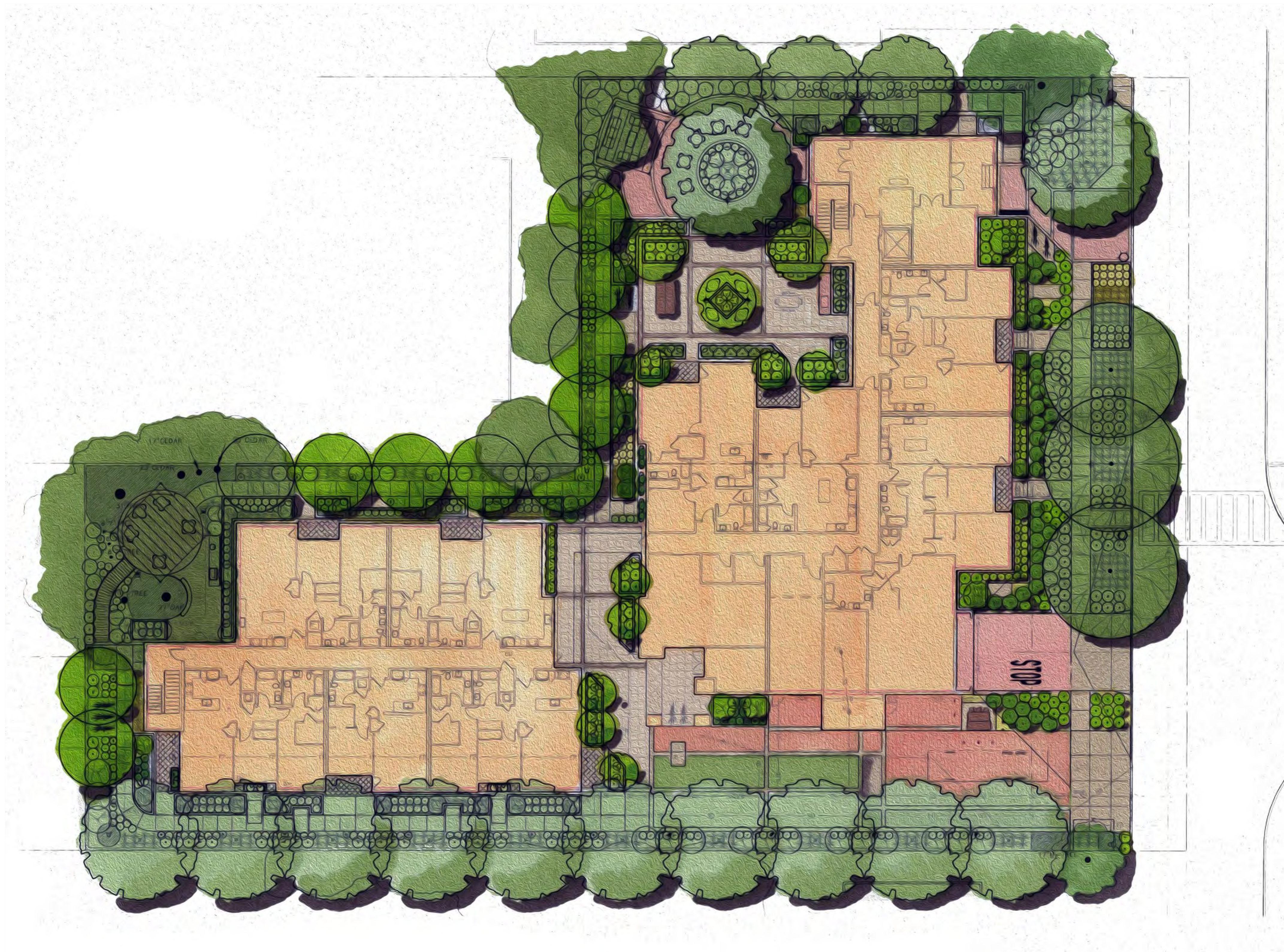


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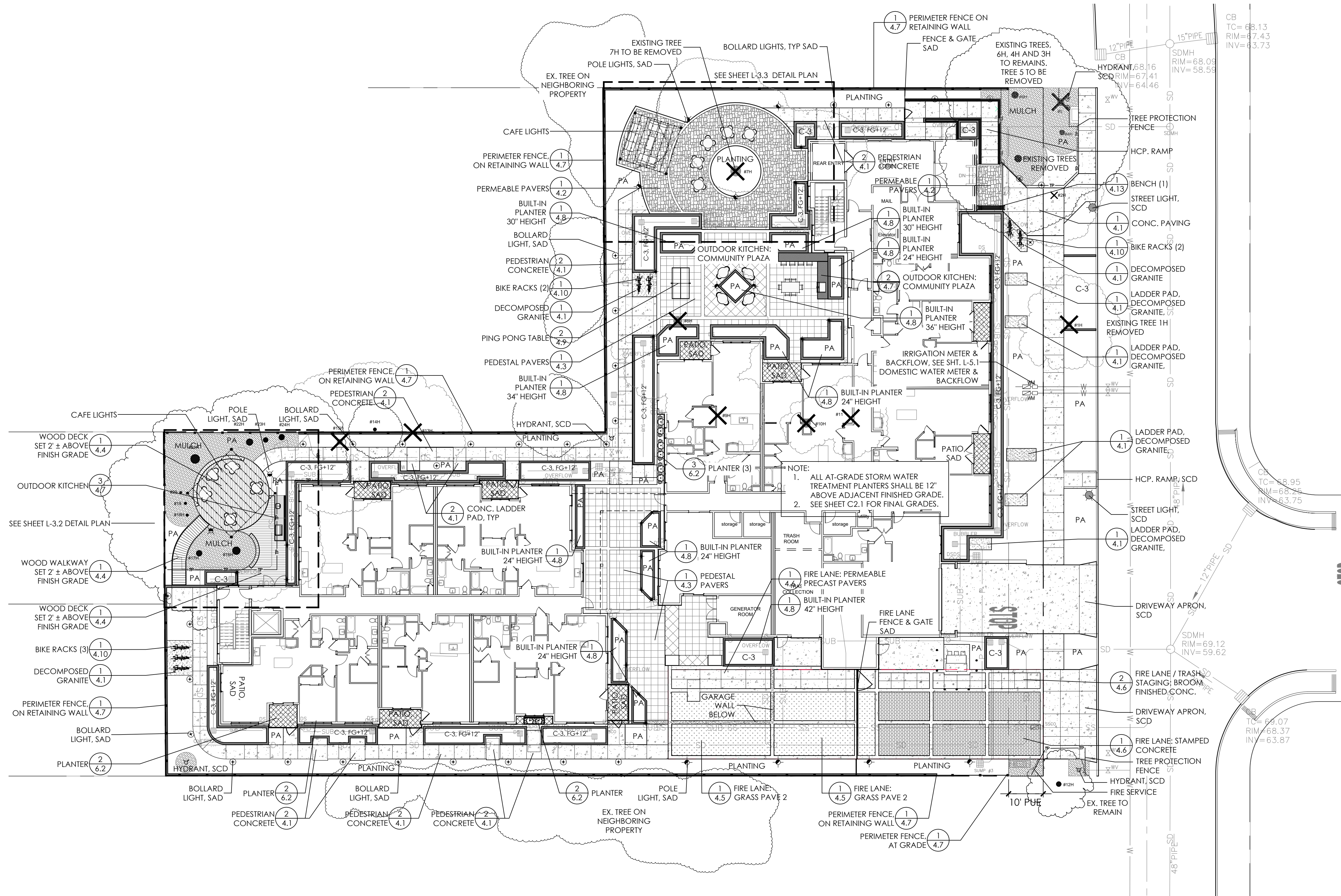
A3.03



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 94601
(510) 521 6700

AS-BUILTS

PREPARED FROM LANDSCAPE CONTRACTORS RECORDS

DATE: _____
BY: _____
LISCENSE EXPIRES: _____
APPROVED AS-BUILT PLANS IN BOTH 2016 FORMAT AND PDF FORMAT
TO BE SUBMITTED TO THE CITY IN ADDITION TO THE MYLAR ORIGINALS
OF THE APPROVED AS-BUILT PLANS.



Tyrella Homes

266 & 272 Tyrella Avenue
Mountain View, CA 94943

Per MWEO 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:

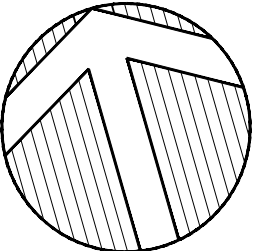
Job: 22-281

Design: KTL

Drawn: KTL

Checked: KTL

North:

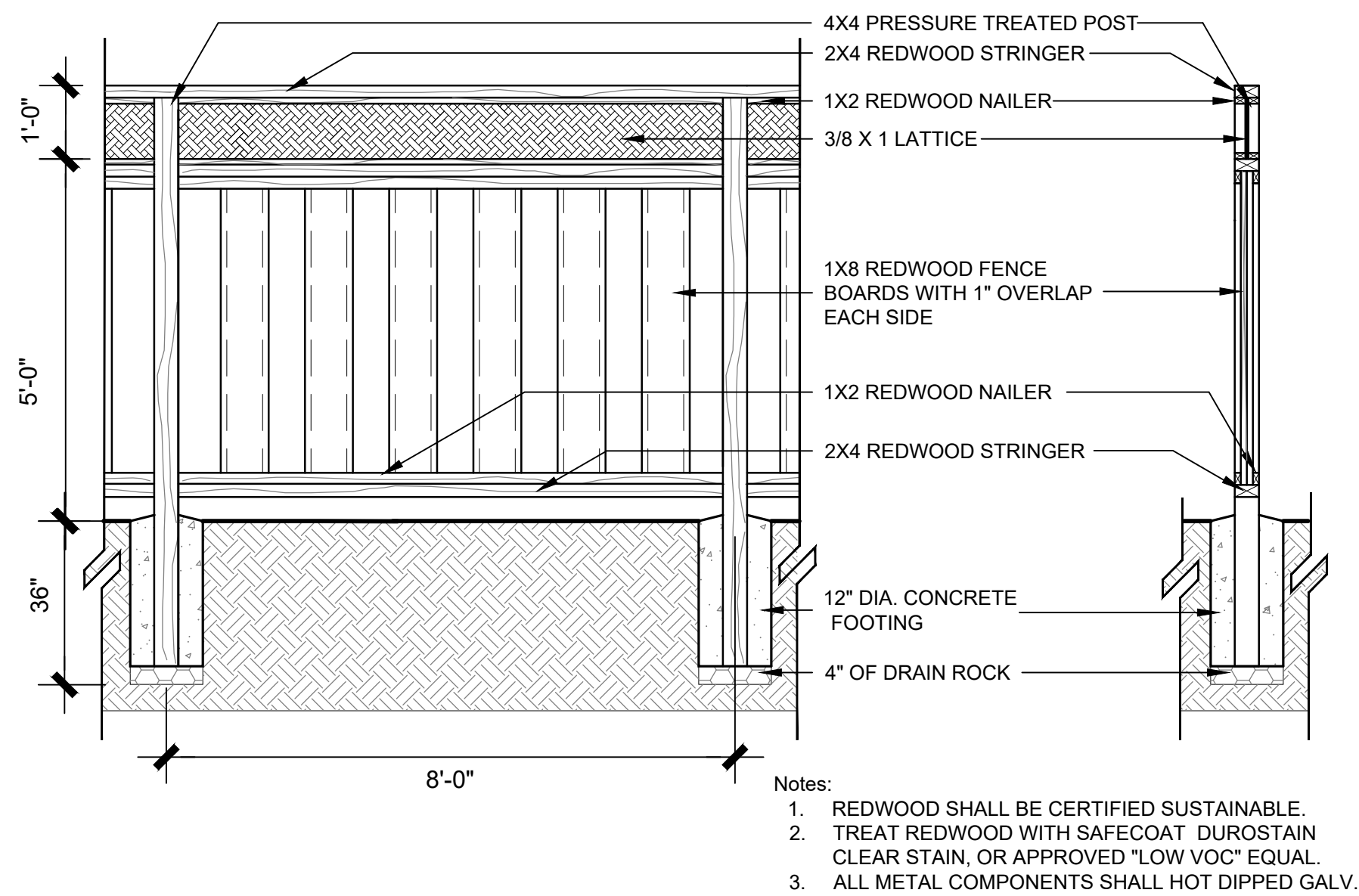


Sheet:

L-3.1

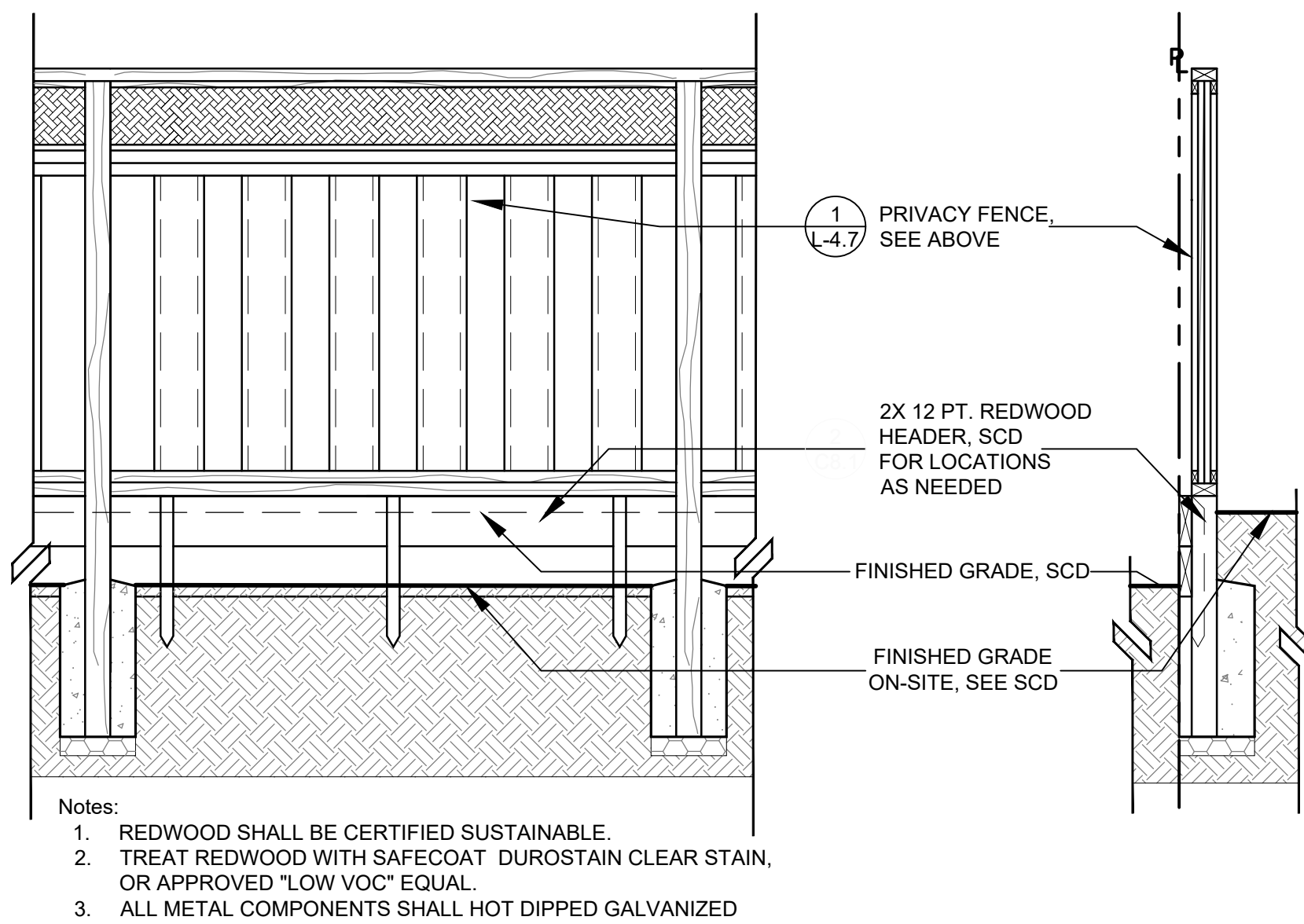
Sheets





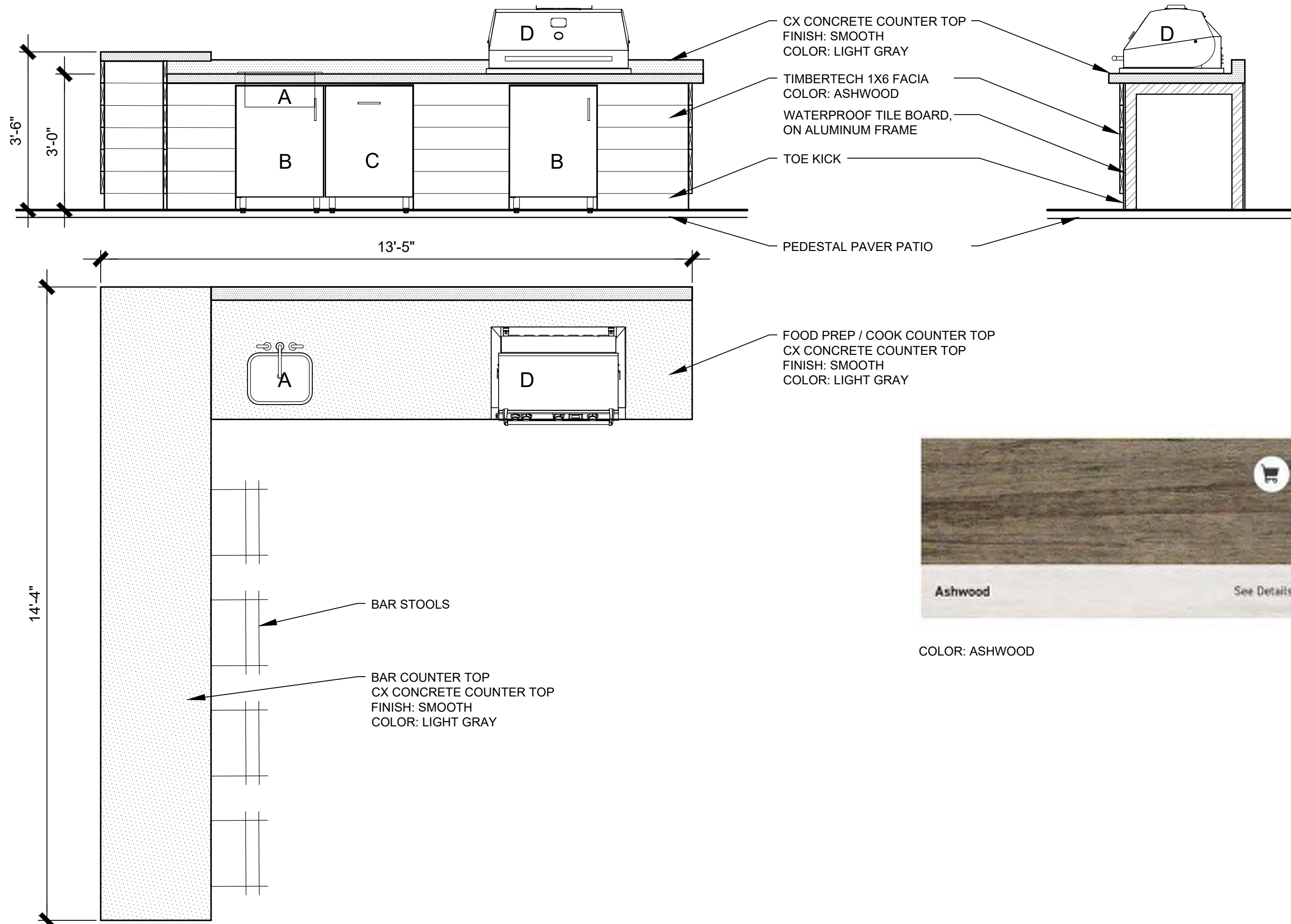
- Notes:
1. REDWOOD SHALL BE CERTIFIED SUSTAINABLE.
 2. TREAT REDWOOD WITH SAFE COAT DUROSTAIN CLEAR STAIN, OR APPROVED "LOW VOC" EQUAL.
 3. ALL METAL COMPONENTS SHALL HOT DIPPED GALV.

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

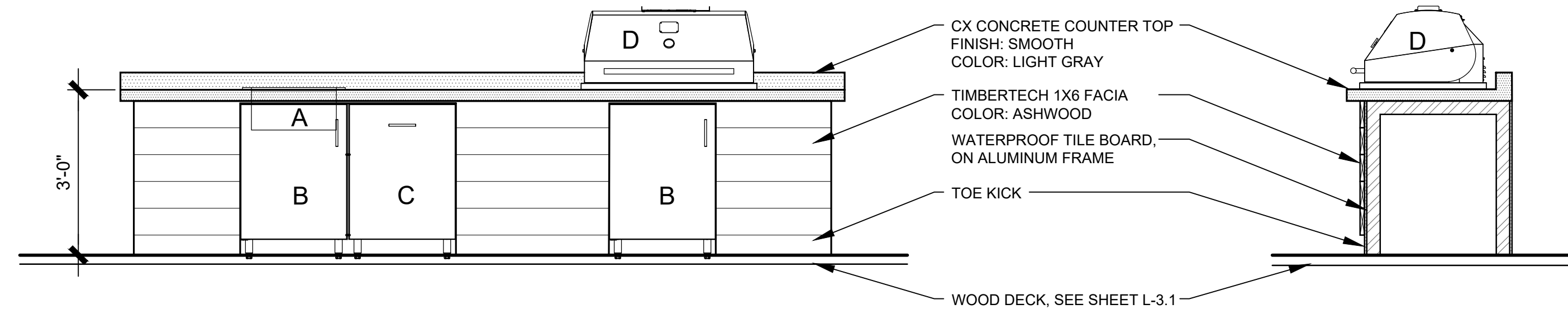
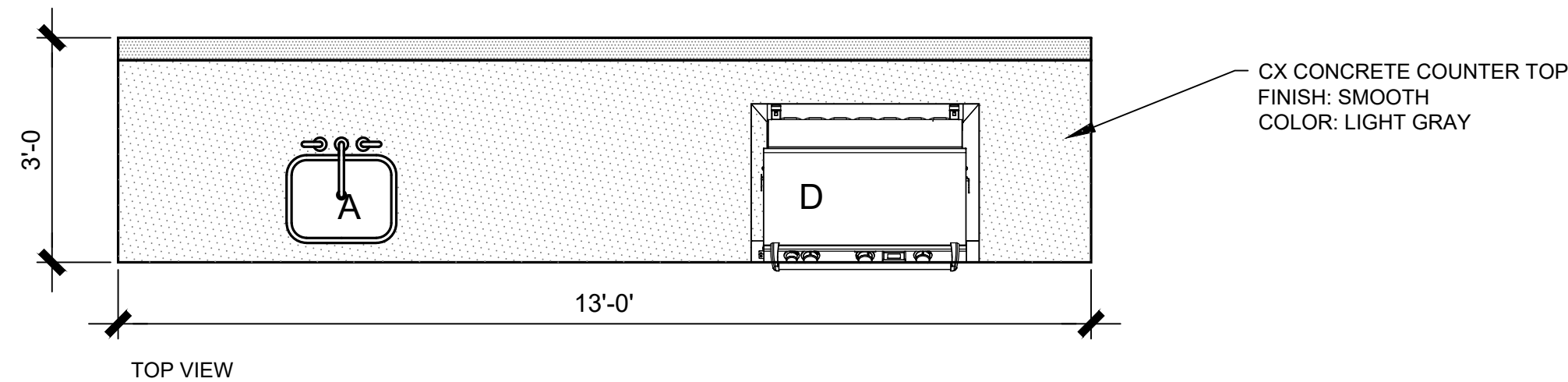


PERIMETER FENCE (RETAINING WALL)
SCALE: 1/2"=1'-0"

1 WOOD FENCE



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"

Prepared By: LEVESQUE DESIGN 1414 BAY STREET, SUITE 100 ALAMEDA, CALIFORNIA 94601 (510) 521 6700	AS-BUILTS PREPARED FROM LANDSCAPE CONTRACTORS RECORDS DATE: _____ BY: _____ L.A. LICENSE EXPIRES: _____ APPROVED AS-BUILT PLANS IN BOTH 2016 FORMAT AND PDF FORMAT TO BE SUBMITTED TO THE CITY IN ADDITION TO THE MYLAR ORIGINALS OF THE APPROVED AS-BUILT PLANS.
--	--



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

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





PACIFICA™ BENCH
PRODUCT DATA



FORMS+SURFACES®



PACIFICA™ BENCH

PRODUCT DATA

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.

- 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)

- 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.

- INSTALLATION & MAINTENANCE**
- 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.

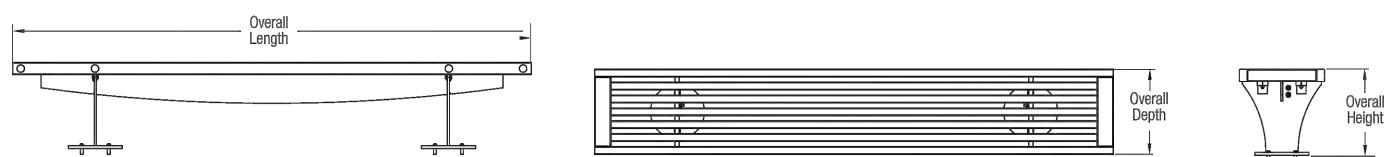
- ARMRESTS**
- Optional armrests are available for an upcharge and consist of formed and welded steel 10" sections, which can be installed at any desired location along the length of the bench.

- 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-BSL	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-BFL	96" (2438 mm)	26.8" (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-BSN	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)

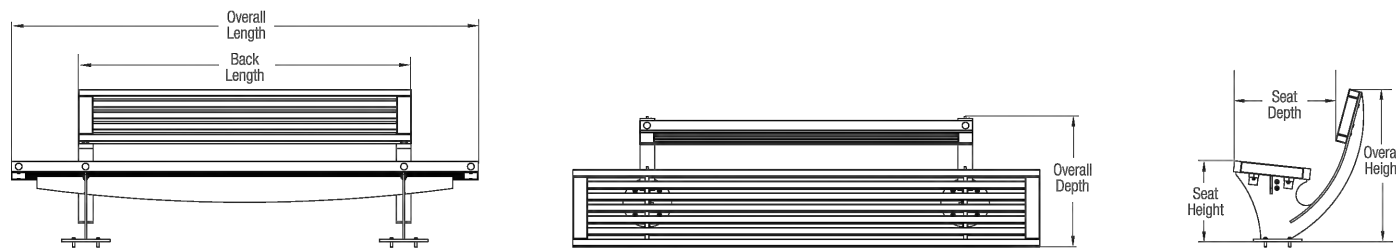
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PACIFICA™ BENCH

PRODUCT DATA

NOMINAL DIMENSIONS (Continued)



MODEL	OVERALL LENGTH	BACK LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT
SBPAC-BSS	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 (110.9 kg)
SBPAC-BFS	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)	243.9 lbs (110.6 kg)
SBPAC-12SS	144" (3658 mm)	98" (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)	98" (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-BSL	Pacifica Bench, 8 foot, full back, surface mount
SBPAC-BFL	Pacifica Bench, 8 foot, full back, freestanding
SBPAC-BSS	Pacifica Bench, 8 foot, short back, surface mount
SBPAC-BFS	Pacifica Bench, 8 foot, short back, freestanding
SBPAC-BSN	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	

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Prepared By:
LEVESQUE DESIGN



1414 BAY STREET, SUITE 100
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(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 MYLAR ORIGINALS OF THE APPROVED AS-BUILT PLANS.



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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



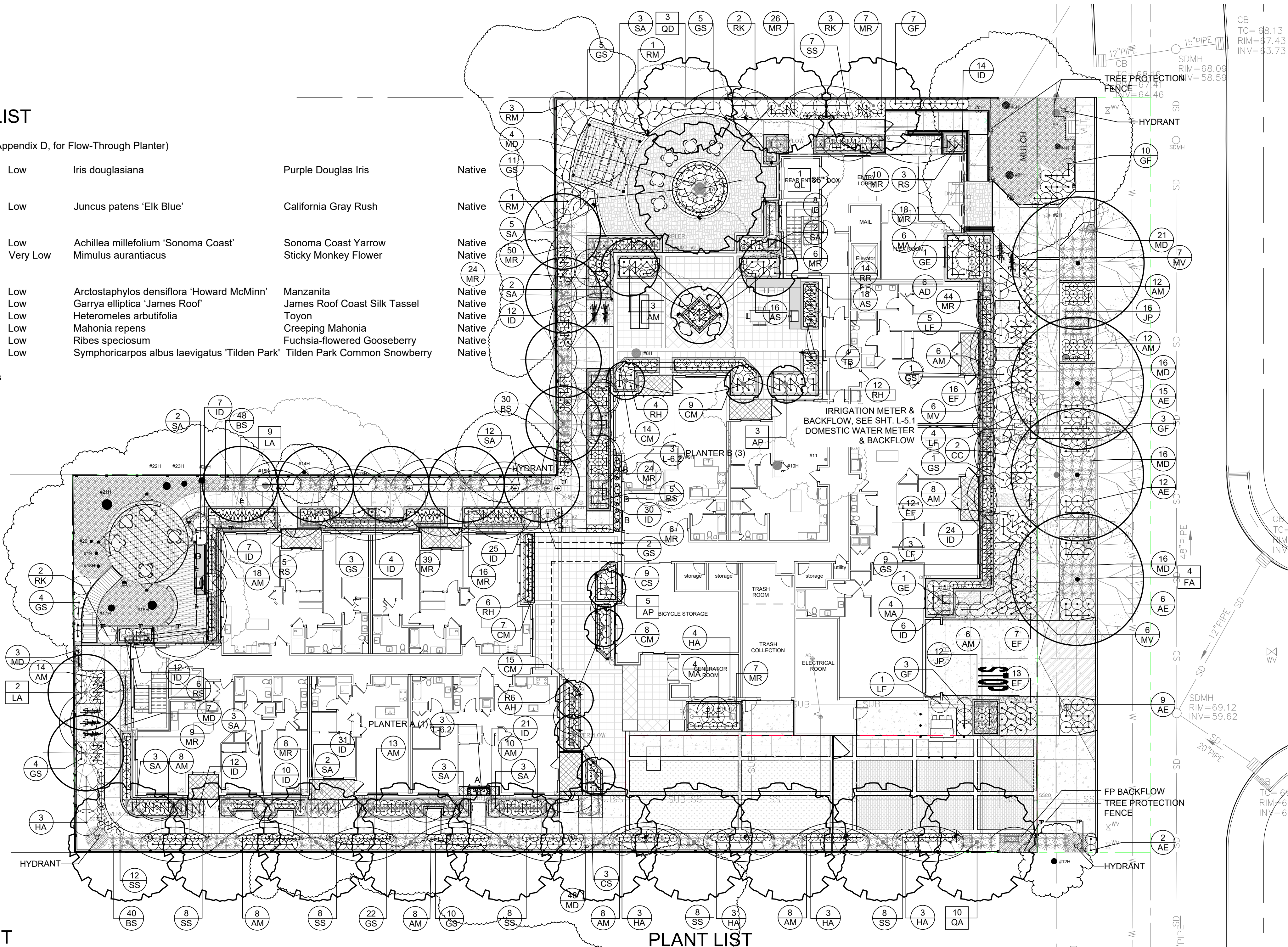
C-3 PLANT LIST

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

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 Currant	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	Size
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%



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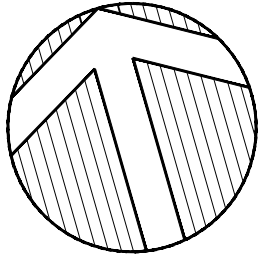
KEVIN LEVESQUE LA 4177

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

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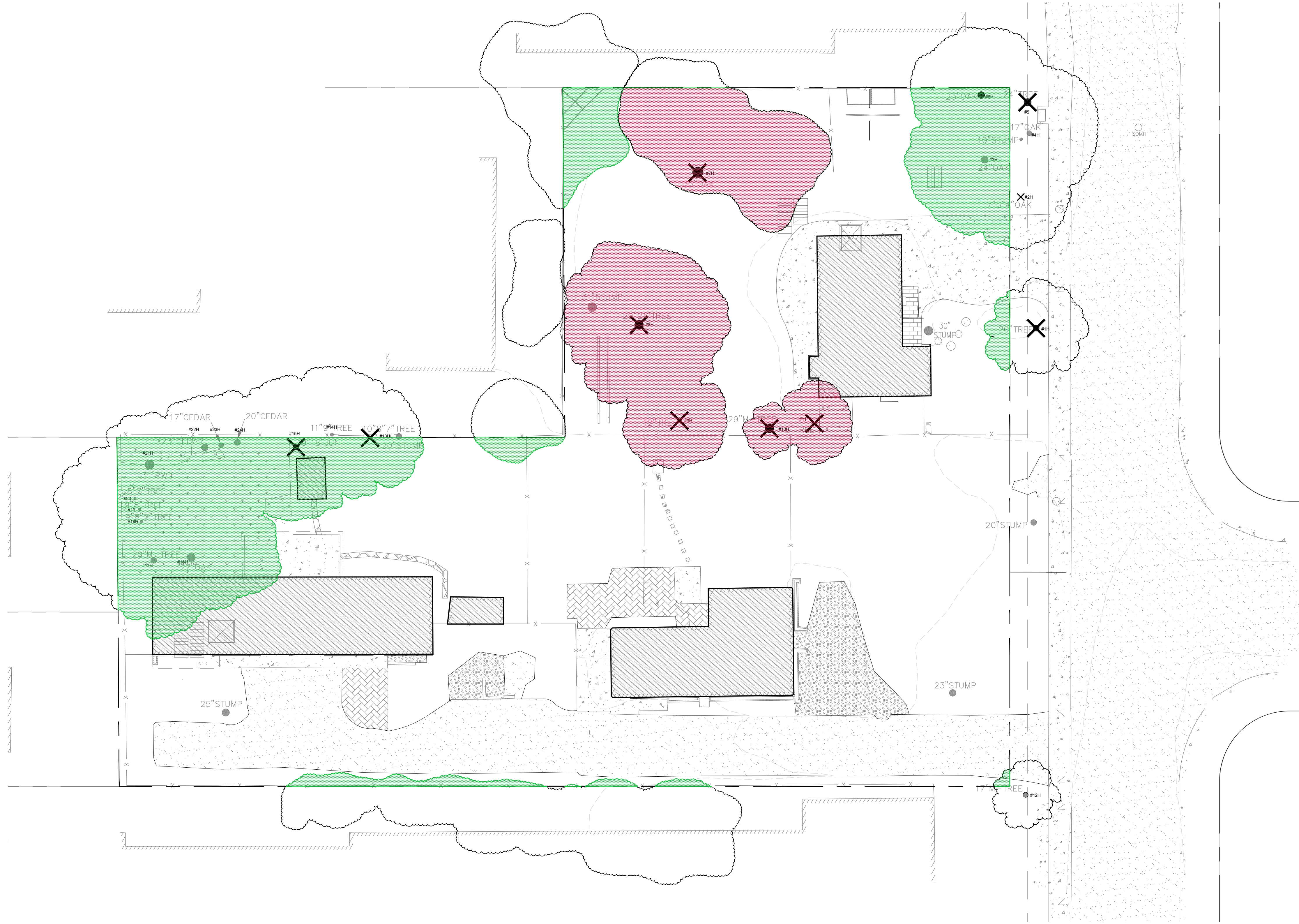
PREPARED FROM LANDSCAPE CONTRACTORS RECORDS

DATE:

LICENSE EXPIRES:

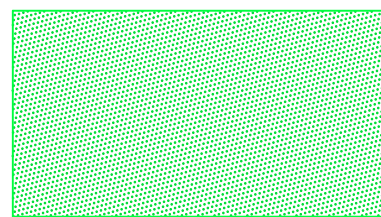
APPROVED AS-BUILT PLANS IN BOTH 2016 FORMAT AND PDF FORMAT TO BE SUBMITTED TO THE CITY IN ADDITION TO THE ATLAS ORIGINALS OF THE APPROVED AS-BUILT PLANS.



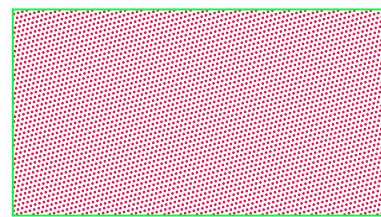


1 EXISTING TREE CANOPY: 8745 sq. ft.

TREE LEGEND



EXISTING TREE CANOPY TO REMAIN



EXISTING TREE CANOPY TO BE REMOVED



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Kevin Levesque

KEVIN LEVESQUE

LA 4177

**LANDSCAPE
PLANS**

**EXISTING SHADE
CANOPY COVERAGE**

Scale:

Date: June 2, 2025

Scale:

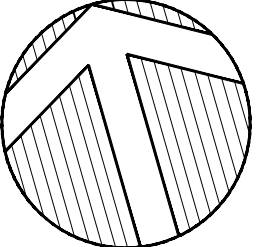
Job: 22-281

Design: KTL

Drawn: KTL

Checked: KTL

North:

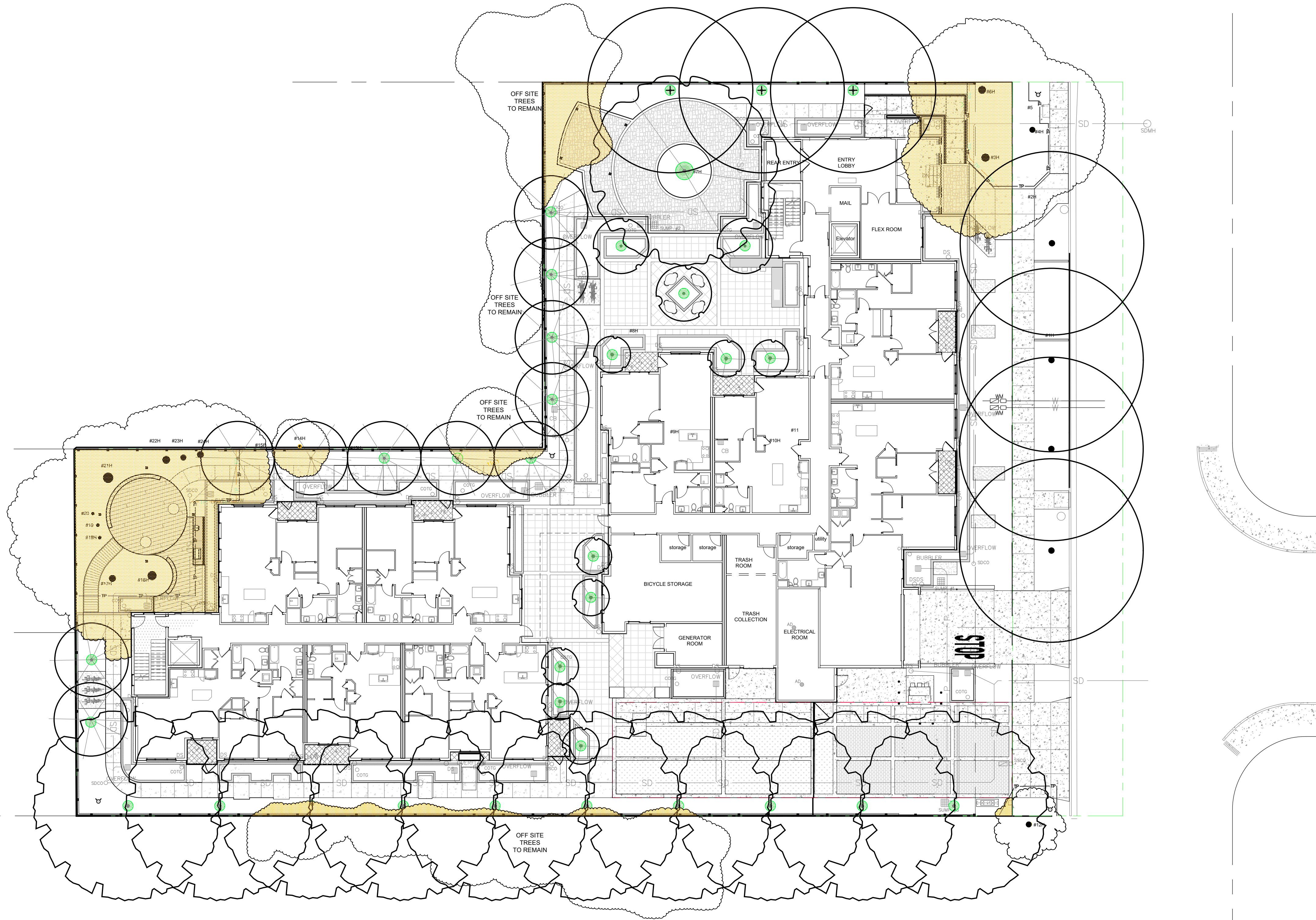


Sheet:

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
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	Native	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:
- 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>
 - Trees in built-in planters have limited root area and generally fail to reach a natural mature size.

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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

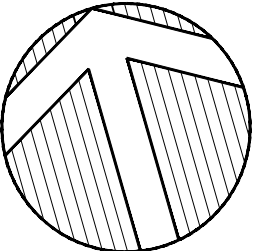
Drawn:

KTL

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North:



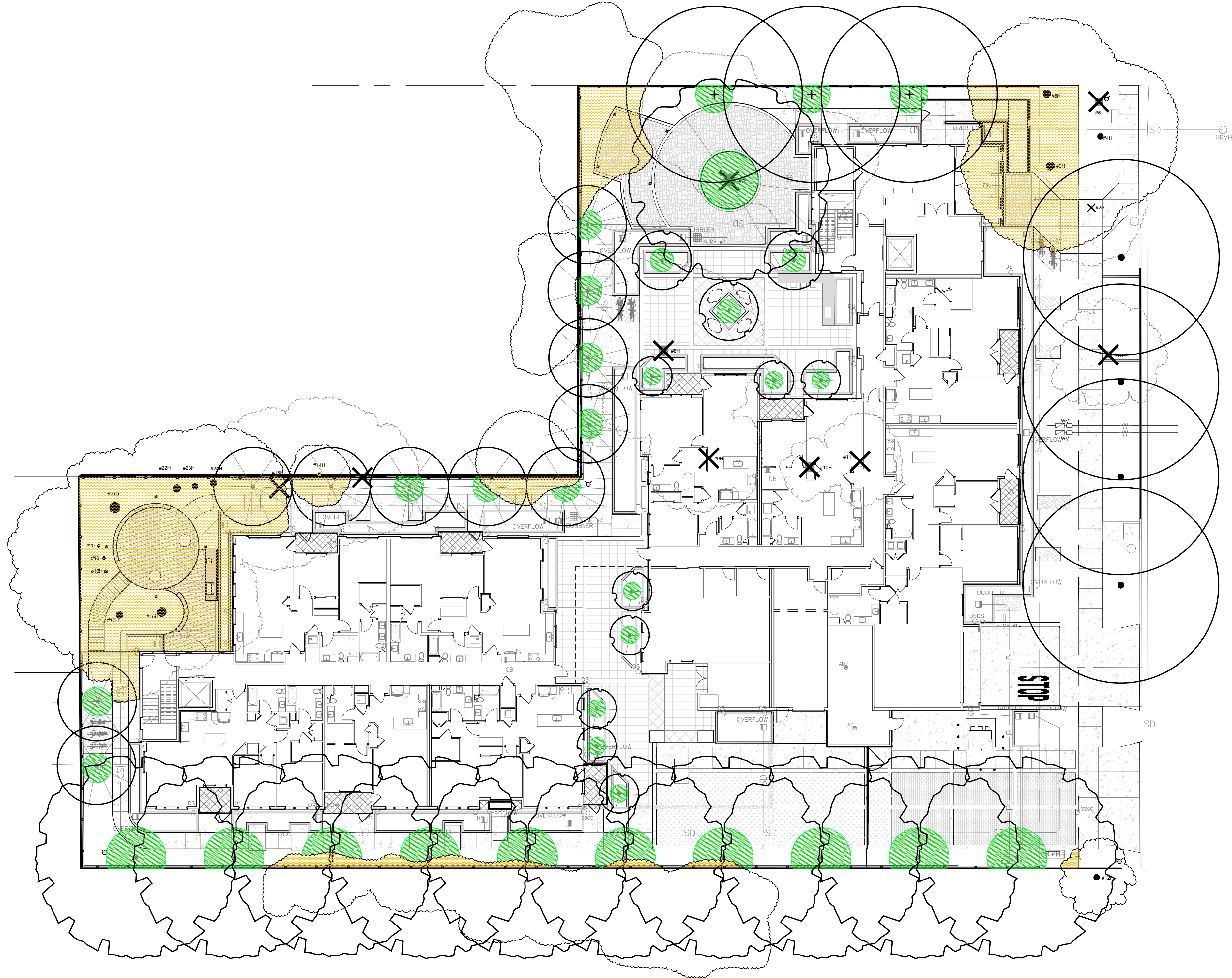
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L-8.2

Sheets



1	PROPOSED TREE CANOPY: AT 5 YEARS	
	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

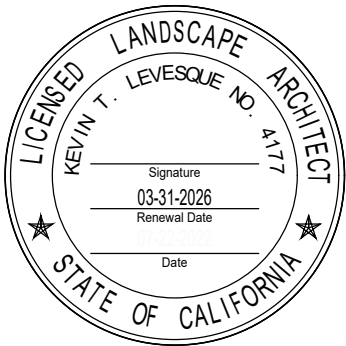
Qty.	Sym.	Size	WUCOLS	Botanical Name	Common Name	Notes	Size
3	AM	24" box	Low	Arbutus "Marina"	Marina Strawberry Tree		Built-in Planters
11	LF	24" box	Mod	Lyonothamnus floribundus ssp. asplenifolius	Fernleaf Catalina Ironwood		40' T x 15-20' W
4	FA	24" box	Mod	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	Native	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://selecttree.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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applied them for the efficient use of water in
the landscape design plan."

KEVIN LEVESQUE

LA 4177

LANDSCAPE
PLANS

SHADE CANOPY
AT 5 YEARS

Scale:

Date: June 2, 2025

Scale:

Job:

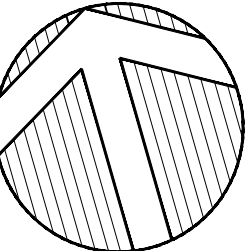
Design:

Drawn:

Checked:

North:

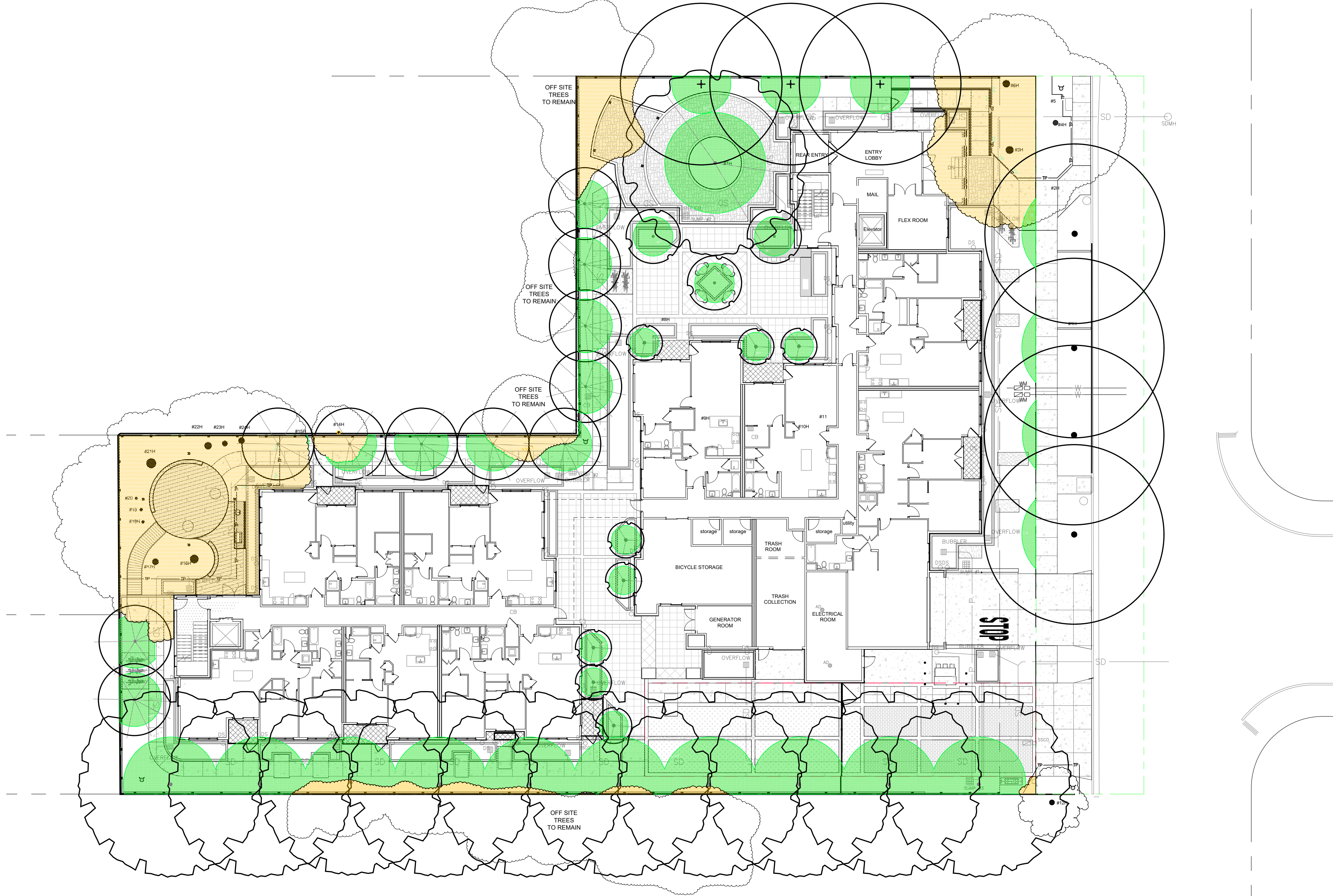
Sheet:



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
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	Native	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://selecttree.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 94601
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AS-BUILTS

PREPARED FROM LANDSCAPE CONTRACTORS RECORDS

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KEVIN LEVESQUE

LA 4117

LANDSCAPE
PLANS

SHADE CANOPY
AT 10 YEARS

Scale:

Date: June 2, 2025

Scale:

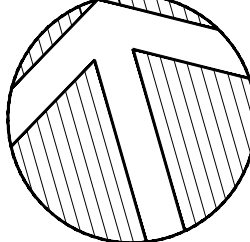
Job: 22-281

Design: KTL

Drawn: KTL

Checked: KTL

North:

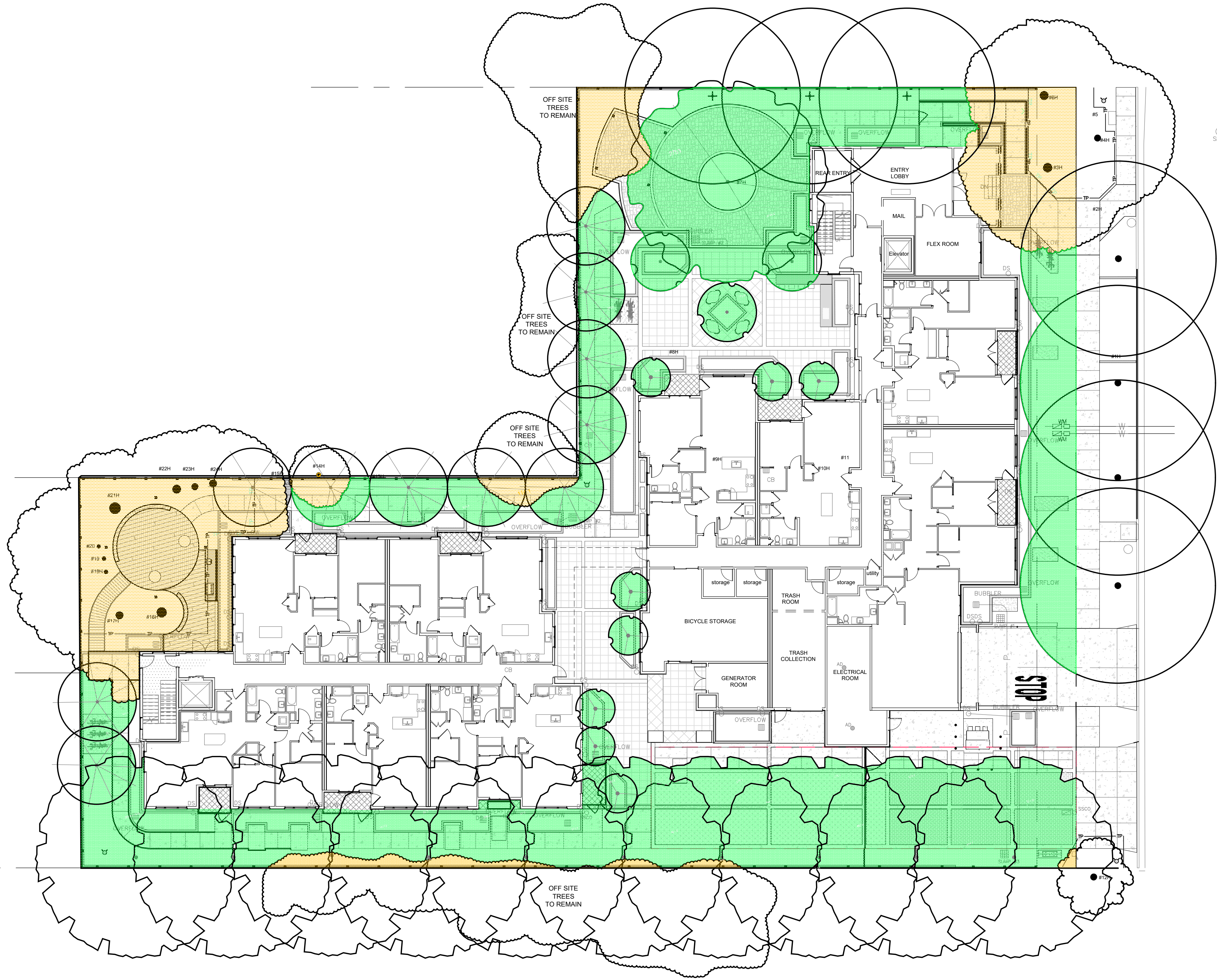


L-8.4

Sheets



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
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	Native	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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DATE: _____

EXPIRES: _____

APPROVED AS-BUILT PLANS IN BOTH 2016 FORMAT AND PDF FORMAT TO BE SUBMITTED TO THE CITY IN ADDITION TO THE MYLAR ORIGINALS OF THE APPROVED AS-BUILT PLANS.



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

SHADE CANOPY AT MATURITY

Scale:

Date: August 1, 2025

Scale:

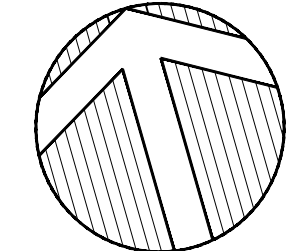
Job: 22-281

Design: KTL

Drawn: KTL

Checked: KTL

North:



L-8.5

Sheets

