



366.017 Colony Street
Mountain View, CA
May 21, 2025

Legend Colony LLC
341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



COVER SHEET
A0

SDG Architects, Inc.
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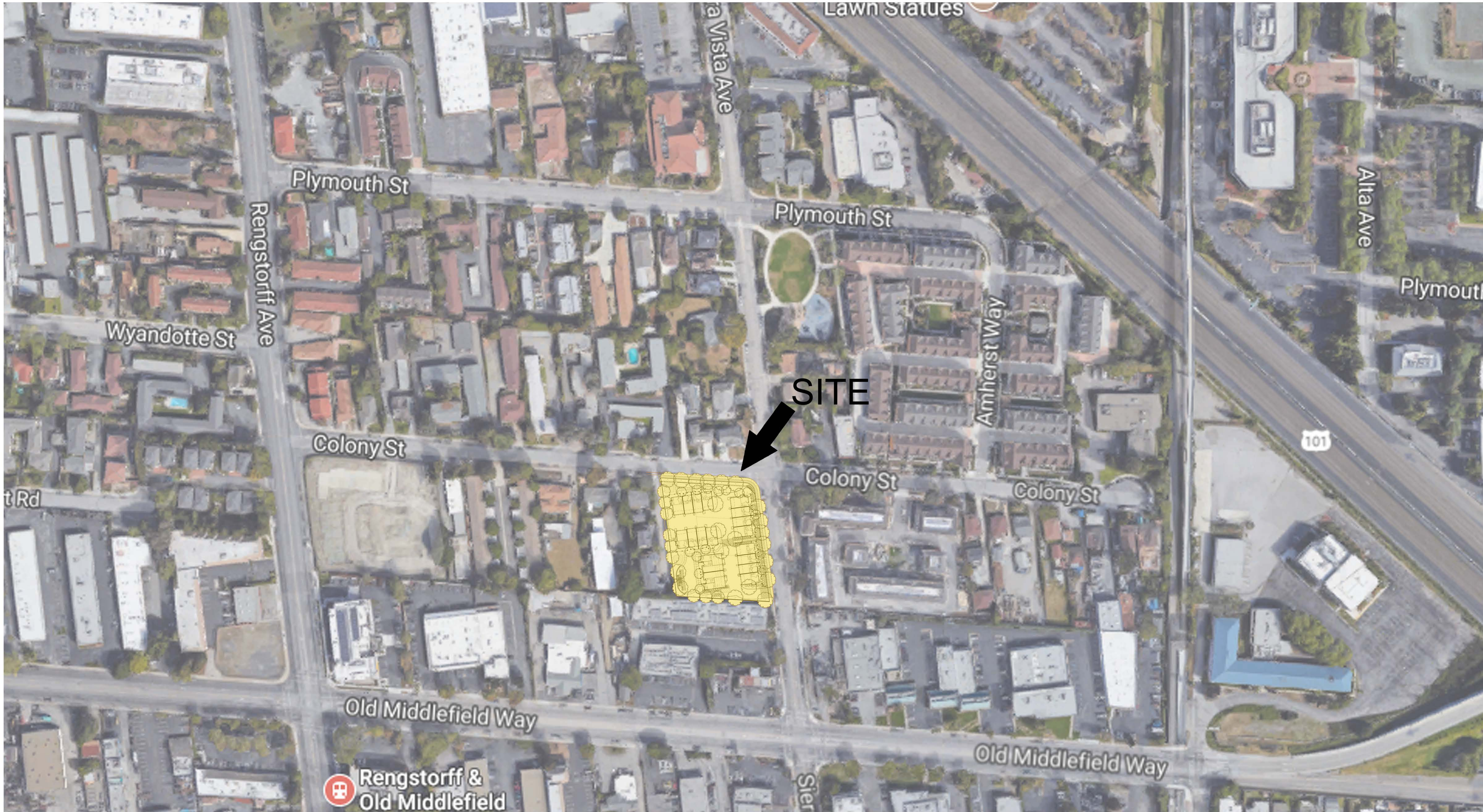
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SHEET INDEX & SITE CONTEXT
A1

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AERIAL VICINITY MAP
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SITE INFORMATION

ZONING	R3-2
GENERAL PLAN	MEDIUM DENSITY RESIDENTIAL
APN	153-04-001, 153-04-017, 153-04-018, 153-04-019
SITE AREA GROSS:	+/- .99 AC (43,555 SF)
SITE AREA NET:	+/- .98 AC (42,624 SF) AFTER SIDEWALK DEDICATION
PROJECT TYPE:	ROWHOUSE (PER MVCC SEC 36.16.20)
DENSITY	
ALLOWABLE DENSITY	5 UNITS FOR FIRST 16,000 SF 1 UNIT PER ADDITIONAL 2000 SF=13.3 UNITS TOTAL =18.3 UNITS (19 UNITS)
	16% DENSITY BONUS FOR 21% MODERATE UNITS
	4 BONUS UNITS FOR 4 MODERATE UNITS
	TOTAL = 22.3 (23 UNITS)
	20 UNITS = 20 DU / AC
DENSITY BONUS	
ACTUAL DENSITY	
FLOOR AREA RATIO	
MAX FAR:	1.05 FOR ROWHOUSE DEVELOPMENTS (PER MVCC 36.16.25) = 44,755 SF
FAR PROVIDED:	44,656 SF = 1.05
SITE COVERAGE	
COVERAGE AREA ALLOWED:	35% (PER MVCC 36.16.25) = 14,918 SF
BUILDING AREA W/O PORCHES:	14,864 SF = 34.87%
BUILDING AREA INCL. PORCHES:	16,407 SF = 38.49% (WAIVER)
LANDSCAPE AREA REQUIRED:	35% (PER MVCC 36.16.25) = 14,918 SF
LANDSCAPE AREA PROVIDED:	16,364 SF = 38.39%
COMMON OPEN SPACE REQUIRED:	100 SF /UNIT (PER MVCC 36.16.25): 20 UNITS X 100 SF = 2,000 SF
COMMON OPEN SPACE PROVIDED:	5,311 SF
PRIVATE OPEN AREA REQUIRED:	100 SF /UNIT (PER MVCC 36.16.25): 20 UNITS X 100 SF = 2,000 SF
PRIVATE OPEN AREA PROVIDED:	3,073 SF
BIO-RETENTION AREA:	4% OF IMPERVIOUS SURFACE
BIO-RETENTION AREA PROVIDED:	SEE CIVIL ENGINEERING DRAWINGS
SETBACKS	
FRONT:	15' MIN. TO PRIMARY STRUCTURE (PER MVCC 36.16.25)
SIDE:	10' MIN. FOR FIRST TWO STORIES, 15' MIN FOR THIRD STORY (PER MVCC 36.16.25)
BACK:	10' MIN. FOR FIRST TWO STORIES, 15' MIN FOR THIRD STORY (PER MVCC 36.16.25)
BUILDING SEPARATION:	12' OR HALF THE SUM OF THE TWO OPPOSING WALLS HEIGHTS PER R3 STANDARDS.
BUILDING SIDE SEPARATION:	5' FOR 1-STORY BUILDINGS, 10' FOR 2-STORY BUILDINGS, AND 15' FOR 3-STORY BUILDINGS (PER MVCC 36.16.25)
PARKING	
RESIDENTIAL STALLS REQUIRED:	2 COVERED STALLS / UNIT (PER MVCC 36.32.50) = 40 COVERED STALLS
GUEST STALLS REQUIRED:	0.3 GUEST STALLS / UNIT (PER MVCC 36.32.50) = 6 STALLS
TOTAL STALLS REQUIRED:	46 STALLS (38 PER DENSITY BONUS LAW OF 1.5 PER 3-BED UNIT AND 2.5 PER 4 BED UNIT)
STALLS PROVIDED:	43 STALLS (REDUCTION PER DENSITY BONUS LAW) 36 STANDARD GARAGE + 4 TANDEM GARAGE 3 UNCOVERED STALLS 21 SPACES REQUIRED, 21 SPACES PROVIDED
BICYCLE PARKING:	
CITY STANDARDS AND ROWHOUSE STANDARD GUIDELINES	
PARKING DIMENSIONS:	PERPENDICULAR - 8.5' x 18', PARALLEL - 8' x 24'
BACKUP DISTANCE:	24' MIN.
FIRE ACCESS ROAD:	20' MIN. 26' MIN. WHEN PORTION OF BUILDING HAS HUMAN OCCUPANCY LOCATED MORE THAN 30' ABOVE THE ACCESS ROAD
RETURN RADIUS:	20' MIN.
HOSE PULL:	150' FROM FIRE ACCESS ROAD
TRASH ACCESS:	150' MAX. BACKUP DISTANCE

BUILDING HEIGHT AND STORAGE

45' MAX, 36' MAX WALL HEIGHT - PER ROWHOUSE STANDARD GUIDELINES

PROPOSED BUILDING HEIGHT: +/- 41 FT TO ROOF RIDGE LINE

STORAGE REQUIRED: 80 SF ENCLOSED OR 164 CU. FT. / UNIT

STORAGE PROPOSED: 164 CU. FT. / UNIT

BUILDING CODE SUMMARY

REFERENCE:	2022 CALIFORNIA RESIDENTIAL CODE / CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2.5
OCCUPANCY:	R-3; U, WITH 2 - 1 HOUR WALLS AT REAL/ASSUMED PL PER MVCC
FIRE SPRINKLER SYSTEM:	NFPA 13D
TYPE OF CONSTRUCTION:	VB NON-RATED
ALLOWABLE HEIGHT:	3 STORIES
ACCESSIBILITY:	PER 2022 CBC, CHAPTER 11A AND CRC R320
UTILITIES:	NO UTILITIES SHALL CROSS REAL/ASSUMED PL THROUGH BUILDING. EACH UNIT SHALL BE INDIVIDUALLY SERVICED.

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UNIT DATA

	FIRST FLOOR (SF)	SECOND FLOOR (SF)	THIRD FLOOR (SF)	*NET (SF)	GARAGE (SF)	BEDROOMS	BATHROOMS	POWDER ROOMS
UNIT 1	185	754	687	1,626	519	3	3	0
UNIT 2	277	782	758	1,817	459	3	3	1
UNIT 3	278	698	699	1,675	420	3	3	1
UNIT 4	324	784	751	1,859	459	4	3	1
UNIT 5	360	777	781	1,918	444	4	3	1

*NET SF: MEASURED TO OUTSIDE FACE OF STUD, EXCLUDES GARAGE AREA, DECKS AND PORCHES. INCLUDES AIR GAP PER UNIT.

**GROSS SF: MEASURED TO OUTSIDE FACE OF STUD, INCLUDES GARAGE AREA. INCLUDES AIR GAP PER UNIT.

BUILDING DATA

BUILDING A	FIRST FLOOR (SF)	SECOND FLOOR (SF)	THIRD FLOOR (SF)	*NET (SF)	GARAGE (SF)	**GROSS (SF)	PORTION OF PORCH/DECK ENCLOSED ON 3 SIDES (SF)	FAR (SF)
UNIT 2	277	782	758	1,817	459	2,276	28	2,304
UNIT 1	185	754	687	1,626	519	2,145	63	2,208
UNIT 1R	185	754	687	1,626	519	2,145	11	2,156
UNIT 2R	277	782	758	1,817	459	2,276	38	2,314
TOTAL	924	3,072	2,890	6,886	1,956	8,842	140	8,982

BUILDING B	FIRST FLOOR (SF)	SECOND FLOOR (SF)	THIRD FLOOR (SF)	*NET (SF)	GARAGE (SF)	**GROSS (SF)	PORTION OF PORCH/DECK ENCLOSED ON 3 SIDES (SF)	FAR (SF)
UNIT 4	324	784	751	1,859	459	2,318	9	2,327
UNIT 3	278	698	699	1,675	420	2,095		2,095
UNIT 3R	278	698	699	1,675	420	2,095		2,095
UNIT 5R	360	777	781	1,918	444	2,362		2,362
TOTAL	1,240	2,957	2,930	7,127	1,743	8,870	9	8,879

BUILDING C	FIRST FLOOR (SF)	SECOND FLOOR (SF)	THIRD FLOOR (SF)	*NET (SF)	GARAGE (SF)	**GROSS (SF)	PORTION OF PORCH/DECK ENCLOSED ON 3 SIDES (SF)	FAR (SF)
UNIT 4	324	784	751	1,859	459	2,318	9	2,327
UNIT 3	278	698	699	1,675	420	2,095	9	2,104
UNIT 3R	278	698	699	1,675	420	2,095	18	2,113
UNIT 5R	360	777	781	1,918	496	2,414		2,414
TOTAL	1,240	2,957	2,930	7,127	1,795	8,922	36	8,958

BUILDING D	FIRST FLOOR (SF)	SECOND FLOOR (SF)	THIRD FLOOR (SF)	*NET (SF)	GARAGE (SF)	**GROSS (SF)	PORTION OF PORCH/DECK ENCLOSED ON 3 SIDES (SF)	FAR (SF)
UNIT 5	360	777	781	1,918	444	2,362		2,362
UNIT 3	278	698	699	1,675	420	2,095		2,095
UNIT 3R	278	698	699	1,675	420	2,095		2,095
UNIT 4R	324	784	751	1,859	459	2,318	9	2,327
TOTAL	1,240	2,957	2,930	7,127	1,743	8,870	9	8,879

BUILDING COMPOSITION

	BUILDING A	BUILDING B	BUILDING C	BUILDING D
UNIT 1	2			
UNIT 2	2			
UNIT 3		2	2	2
UNIT 4		1	1	1
UNIT 5		1	1	1

BUILDING C
OCCURS
TWICE

PRIVATE OPEN SPACE		
PORCH (SF)	DECK (SF)	TOTAL (SF)
88	86	174
85	141	226
86	124	210
88	86	174
347	437	784

PRIVATE OPEN SPACE		
PORCH (SF)	DECK (SF)	TOTAL (SF)
184	143	327
57	57	114
57	57	114
145	72	217
443	329	772

PRIVATE OPEN SPACE		
PORCH (SF)	DECK (SF)	TOTAL (SF)
57	57	114
50	50	100
56	56	112
72	72	144
235	235	470

PRIVATE OPEN SPACE		
PORCH (SF)	DECK (SF)	TOTAL (SF)
145	72	217
66	66	132
57	57	114
57	57	114
325	252	577

PROJECT DATA
A3

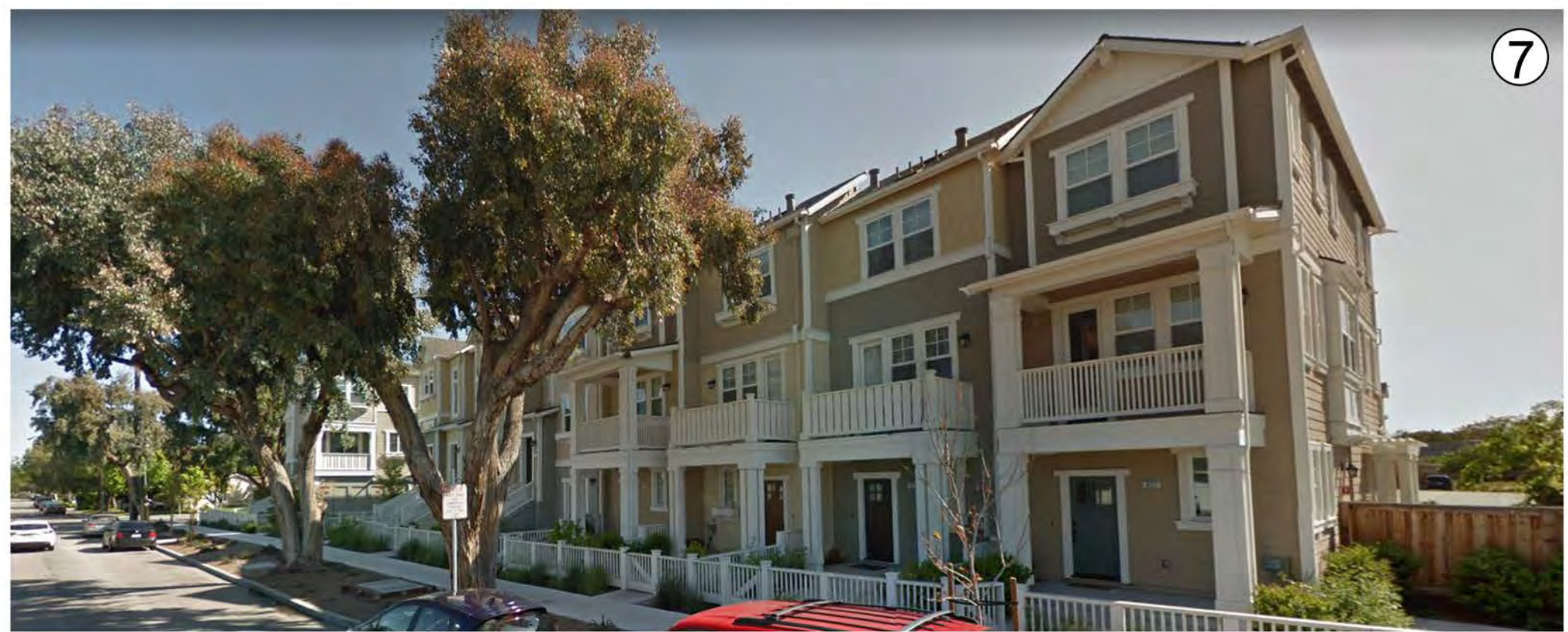
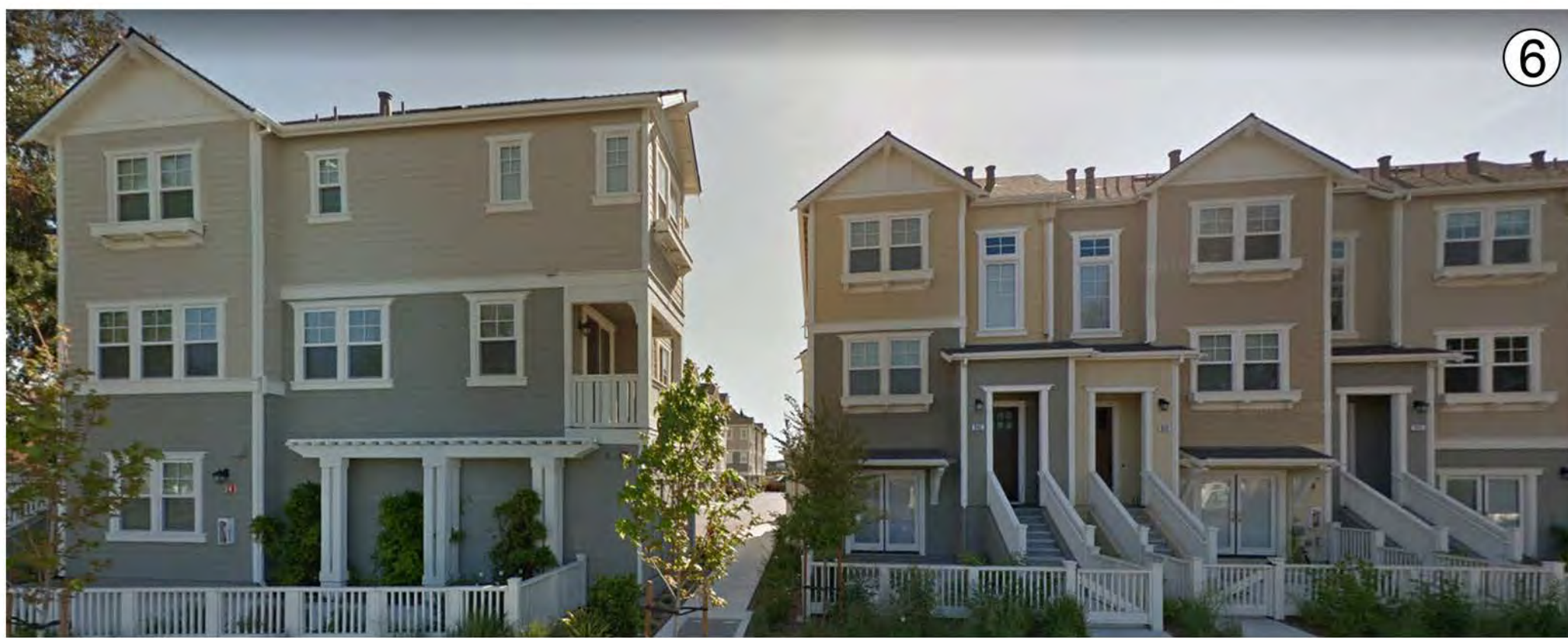
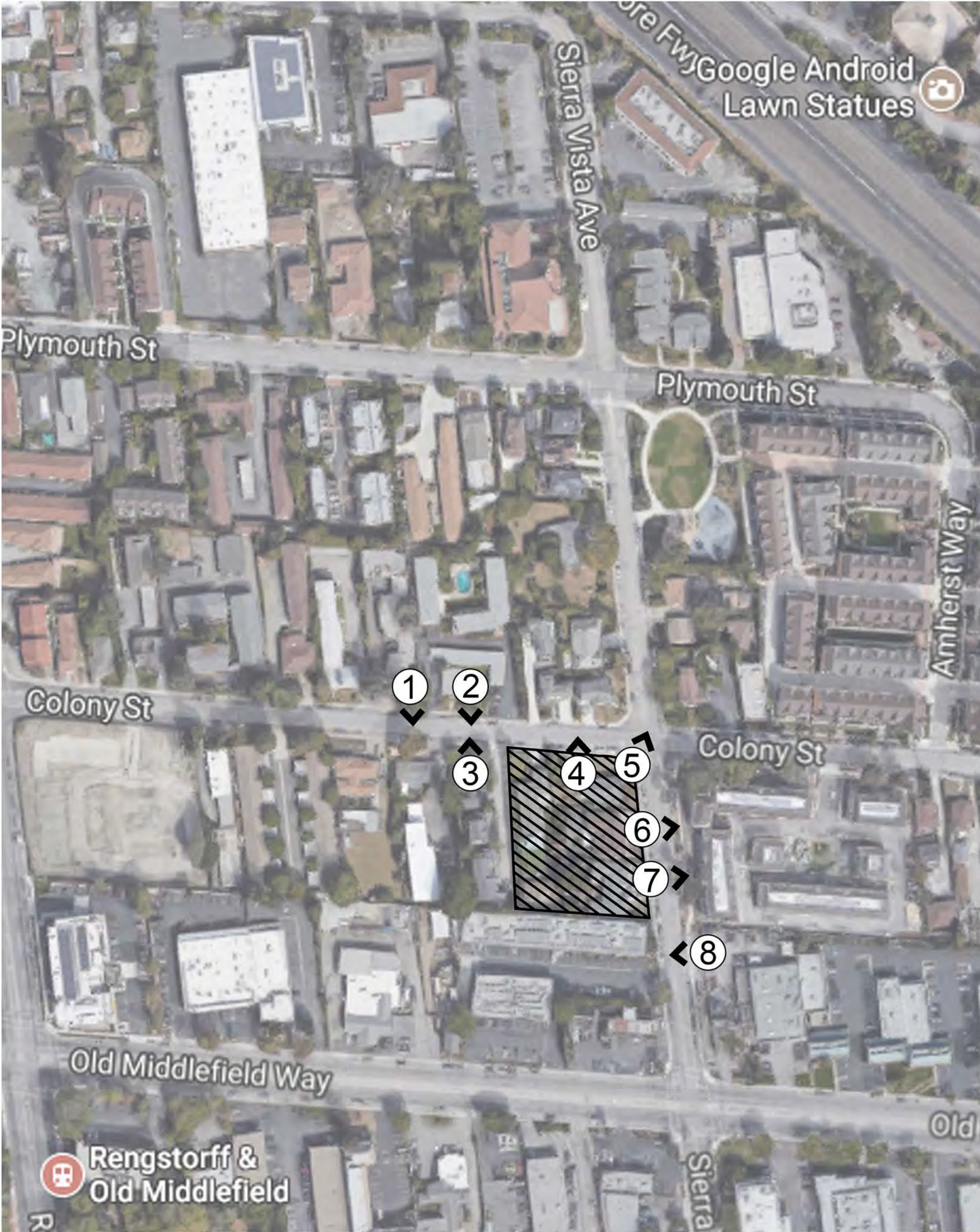
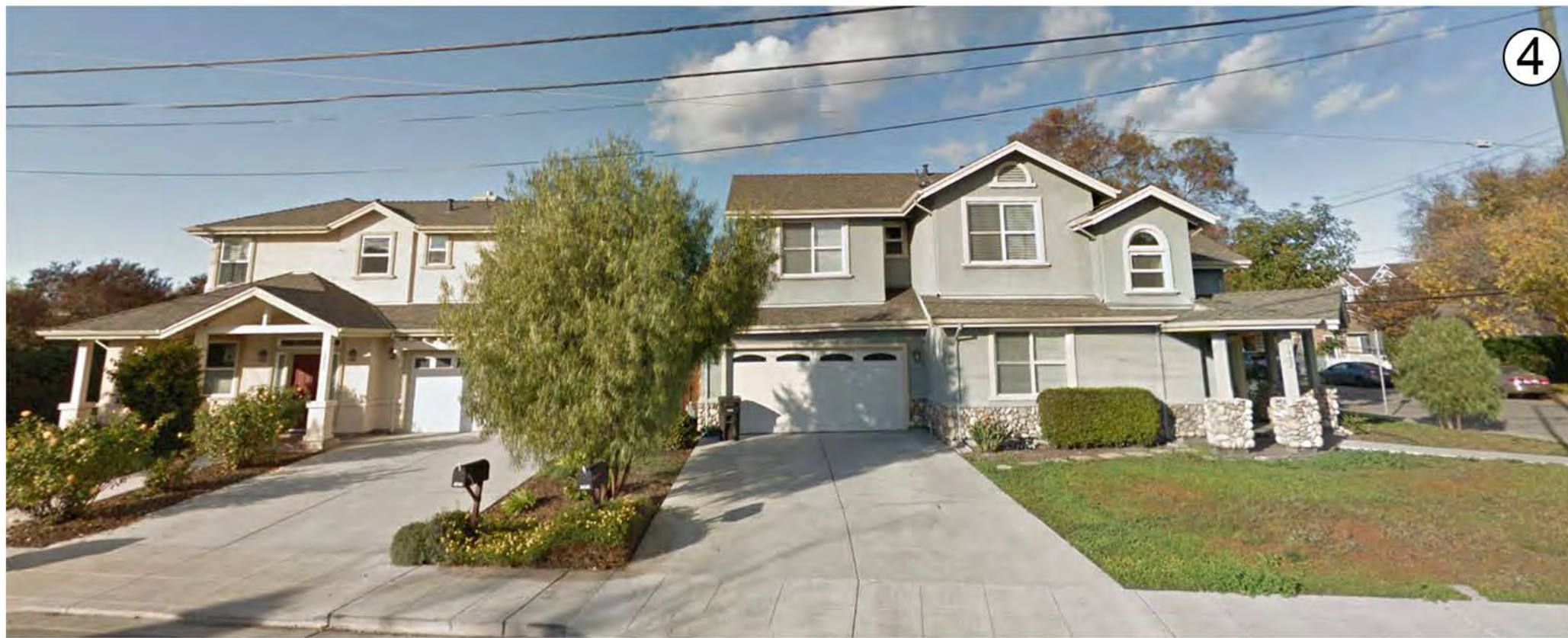
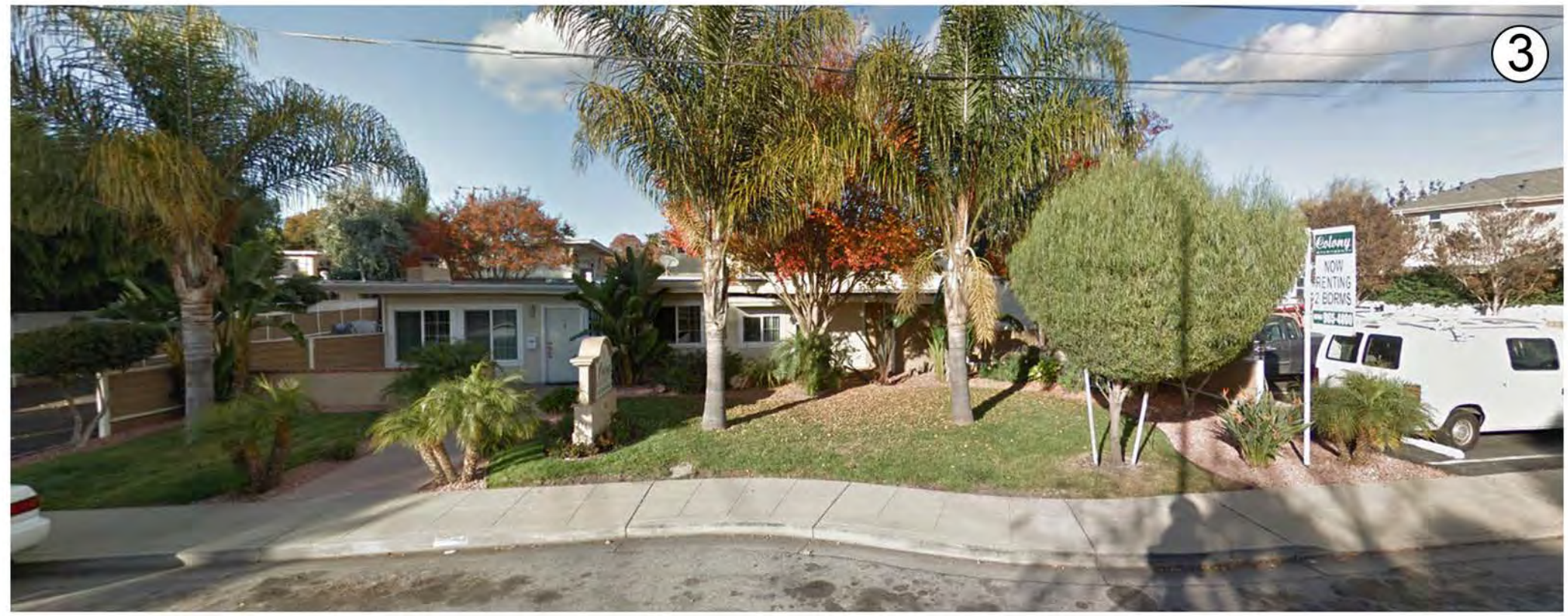
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SITE AND SURROUNDING PHOTOS
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COLONY STREET VIEW



SIERRA VISTA AVENUE VIEW

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CONTEXTUAL STREETScape
A5

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CORNER PERSPECTIVE 1
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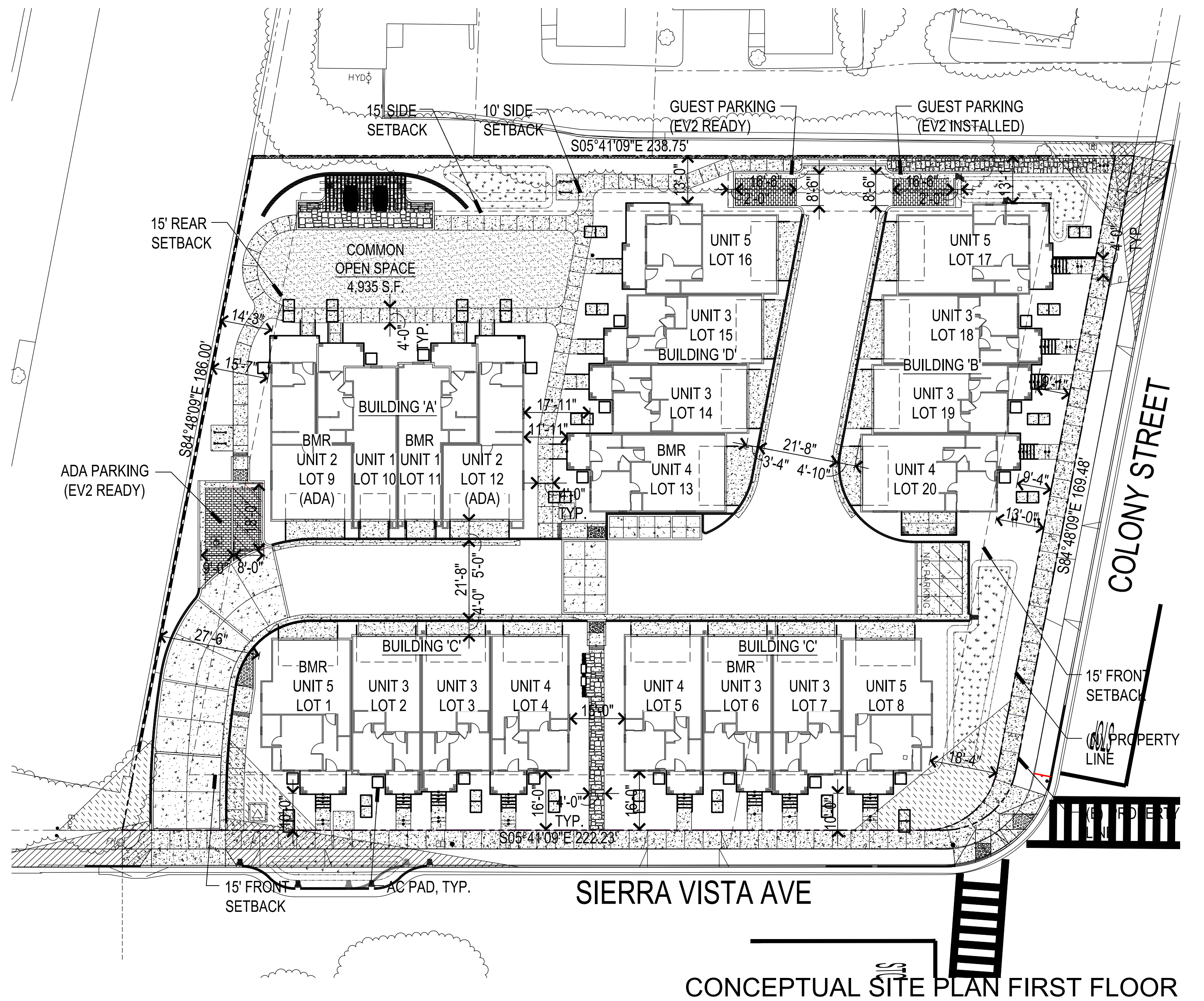
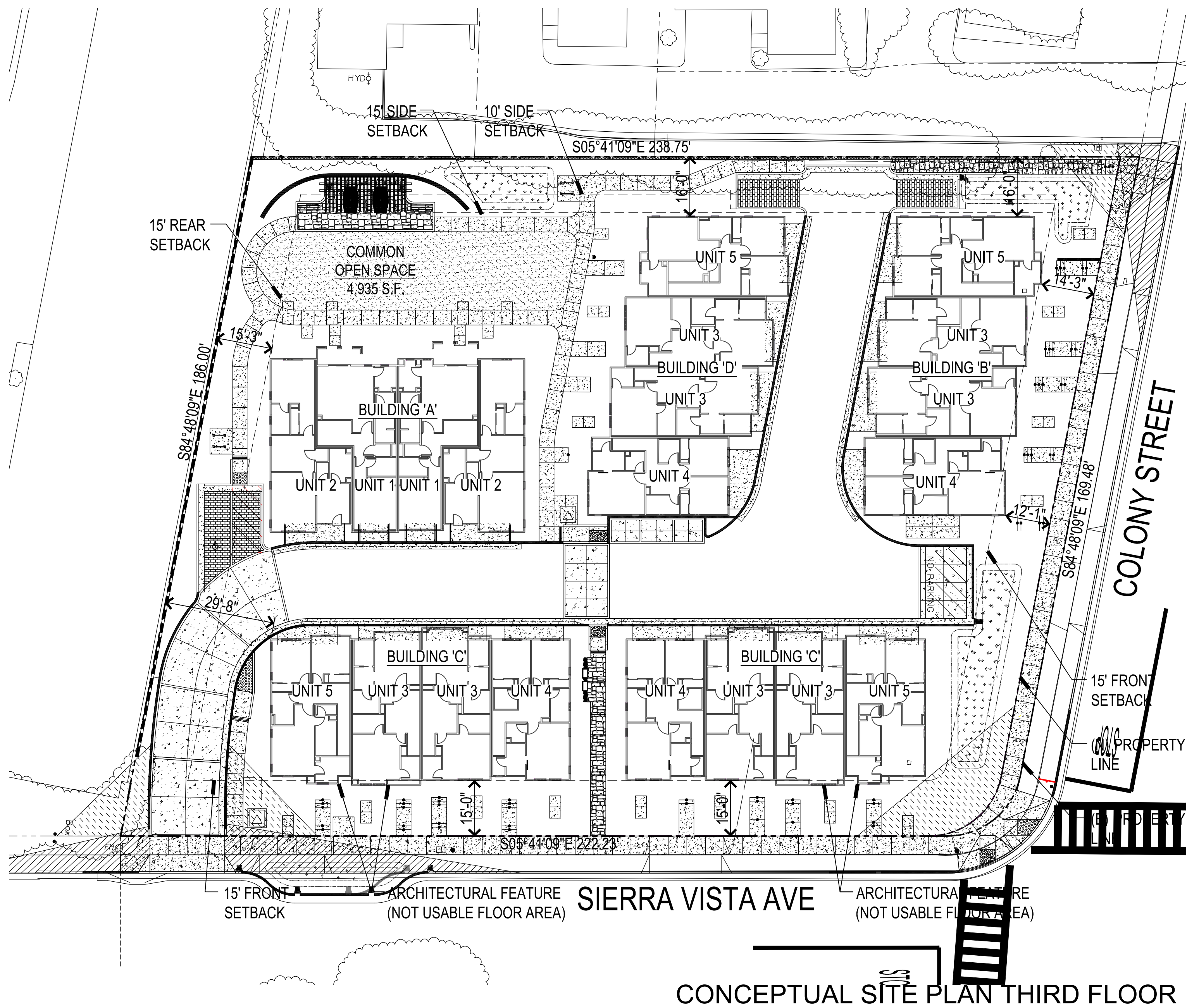
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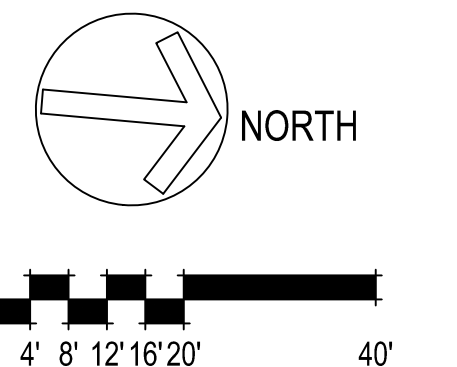
CORNER PERSPECTIVE 2
A5.2

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BELOW MARKET RATE (BMR) ALLOCATION
 (1) PROVIDED AT 80 AMI PER DENSITY BONUS LAW
 (1) PROVIDED AT 100 AMI PER DENSITY BONUS LAW
 (2) PROVIDED AT 120 AMI PER DENSITY BONUS LAW
 (1) PROVIDED AT 150 AMI PER MVCC SEC 36.40.10



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CONCEPTUAL SITE PLAN
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BUILDING 'A' FRONT ELEVATION
A11

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UNIT 2R UNIT 1R UNIT 1 UNIT 2
REAR ELEVATION



UNIT 2R
RIGHT ELEVATION

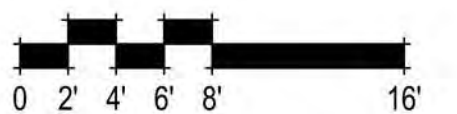
- TYPICAL EXTERIOR MATERIALS**
- STONE VENEER
 - EXTERIOR PLASTER WITH LIGHT SAND FINISH
 - VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM TRIM
 - METAL ROOFING
 - CABLE RAILING
 - WOOD CORBELS & KICKERS
 - WOOD POSTS
 - DECORATIVE TRELLIS
 - AUTHENTIC WOOD APPEARANCE
 - CARRIAGE STEEL GARAGE DOORS



UNIT 2
LEFT ELEVATION



UNIT 2 UNIT 1 UNIT 1R UNIT 2R
FRONT ELEVATION



BUILDING 'A' EXTERIOR ELEVATIONS
A12

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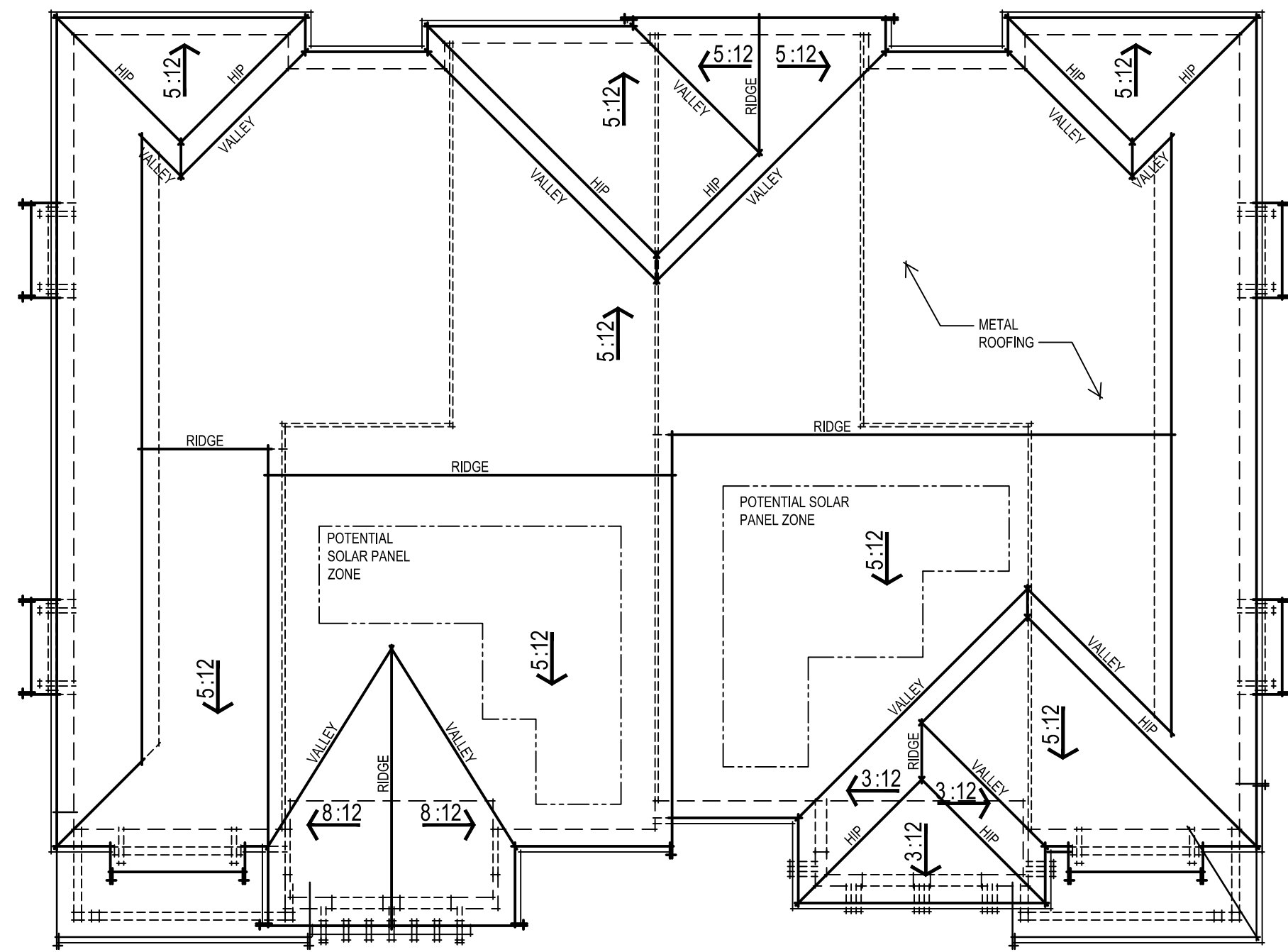
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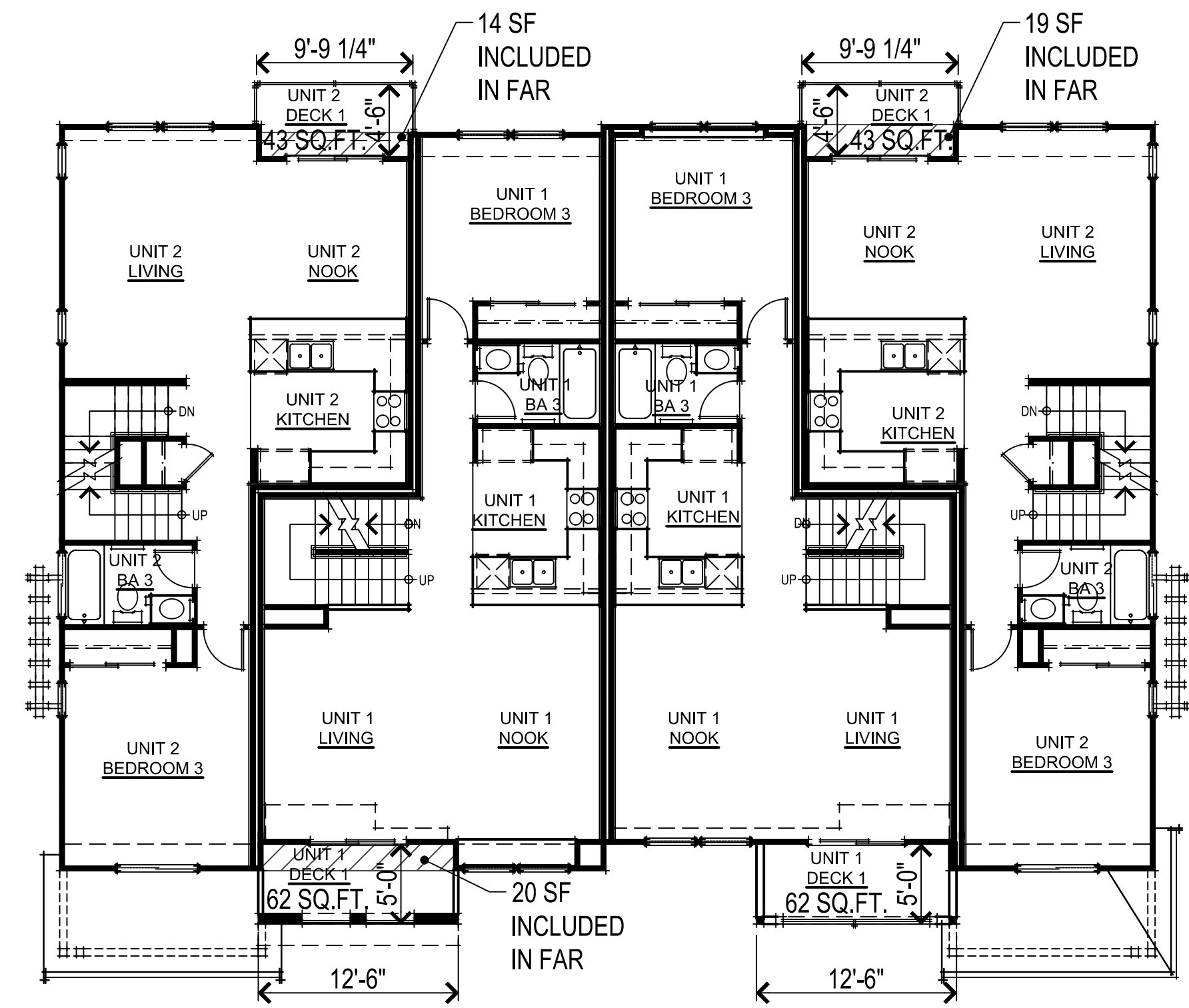
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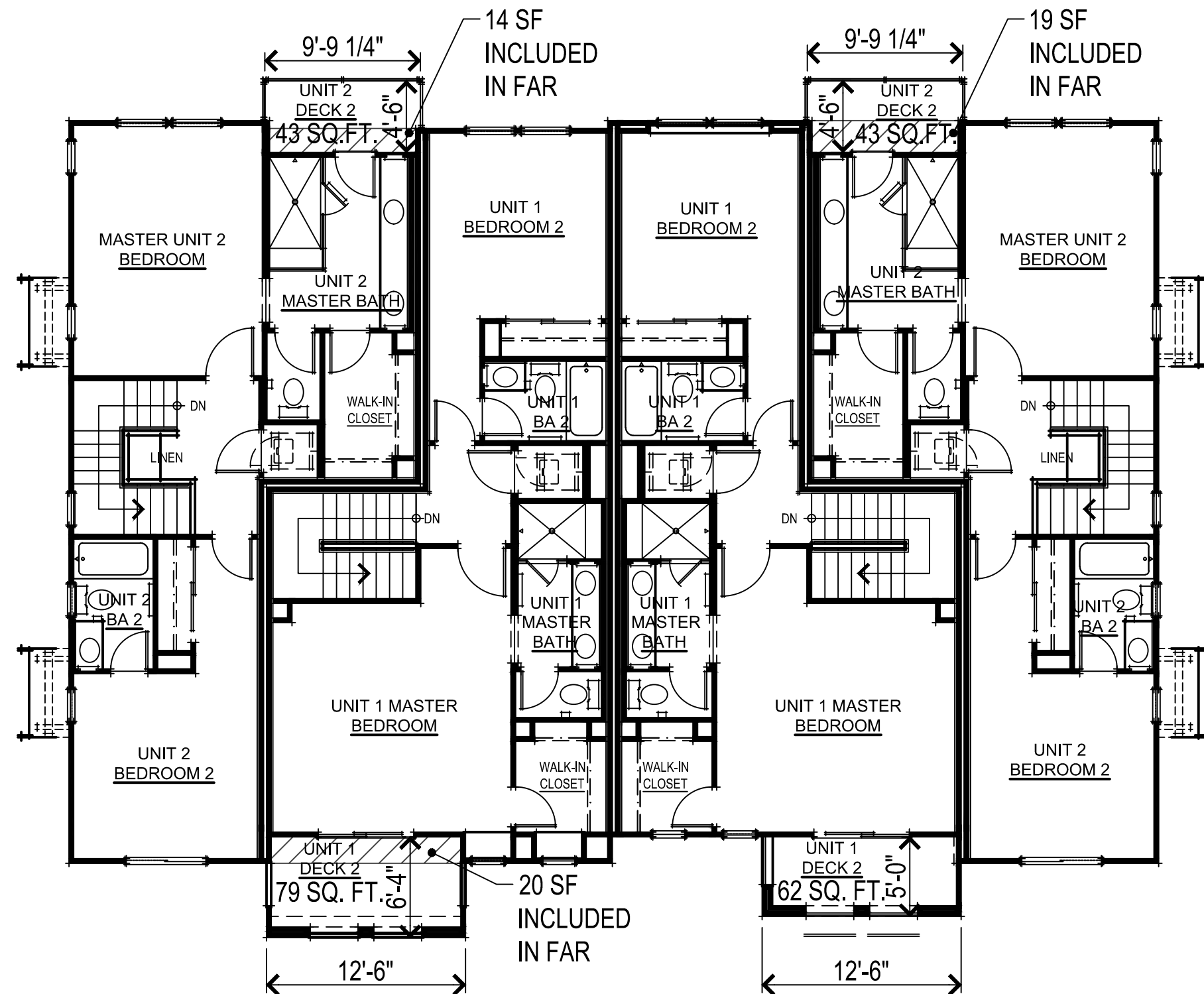
SOLAR ZONES
FRONT OF
BUILDING 'A'



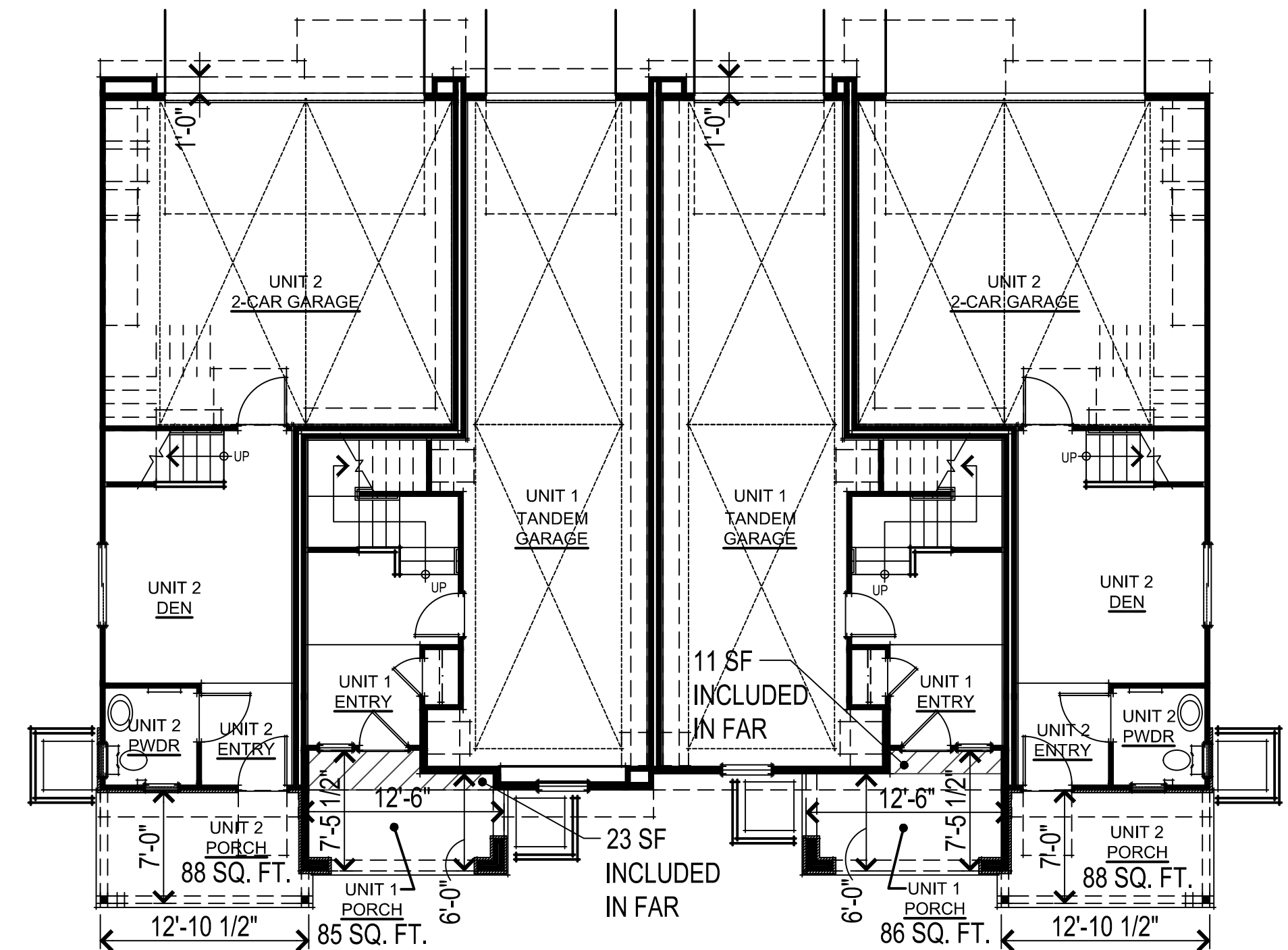
UNIT 2 UNIT 1 UNIT 1R UNIT 2R
ROOF PLAN



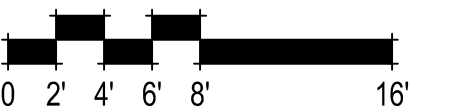
UNIT 2 UNIT 1 UNIT 1R UNIT 2R
SECOND FLOOR PLAN



UNIT 2 UNIT 1 UNIT 1R UNIT 2R
THIRD FLOOR PLAN



UNIT 2 UNIT 1 UNIT 1R UNIT 2R
FIRST FLOOR PLAN



BUILDING 'A' FLOOR AND ROOF PLANS
A13

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UNIT 4

UNIT 3

UNIT 3R

UNIT 5R

BUILDING 'B' FRONT ELEVATION
A14

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UNIT 5R UNIT 3R UNIT 3 UNIT 4
REAR ELEVATION



UNIT 5R
RIGHT ELEVATION

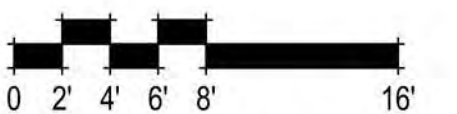
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UNIT 4
LEFT ELEVATION



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
FRONT ELEVATION



BUILDING 'B' EXTERIOR ELEVATIONS
A15

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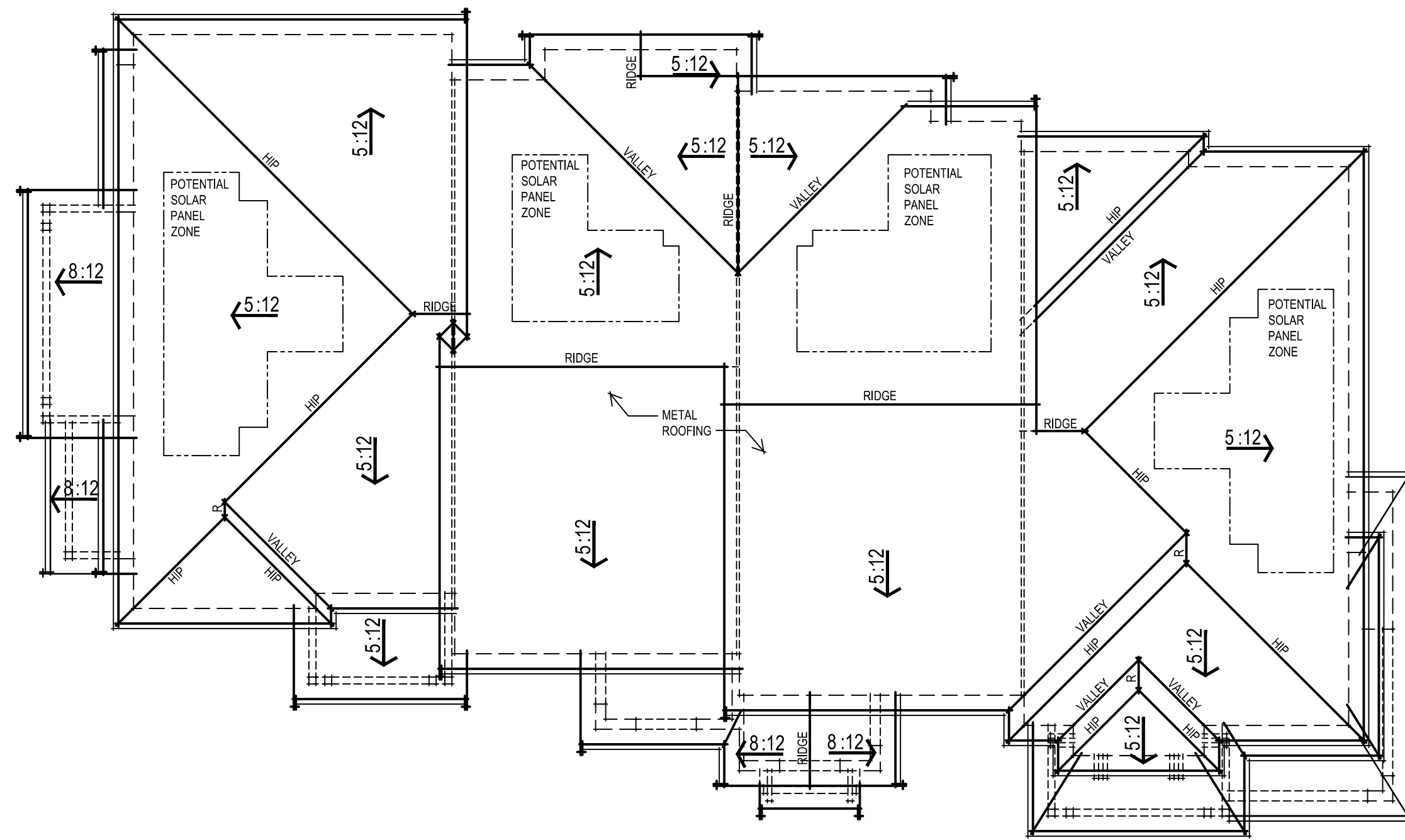
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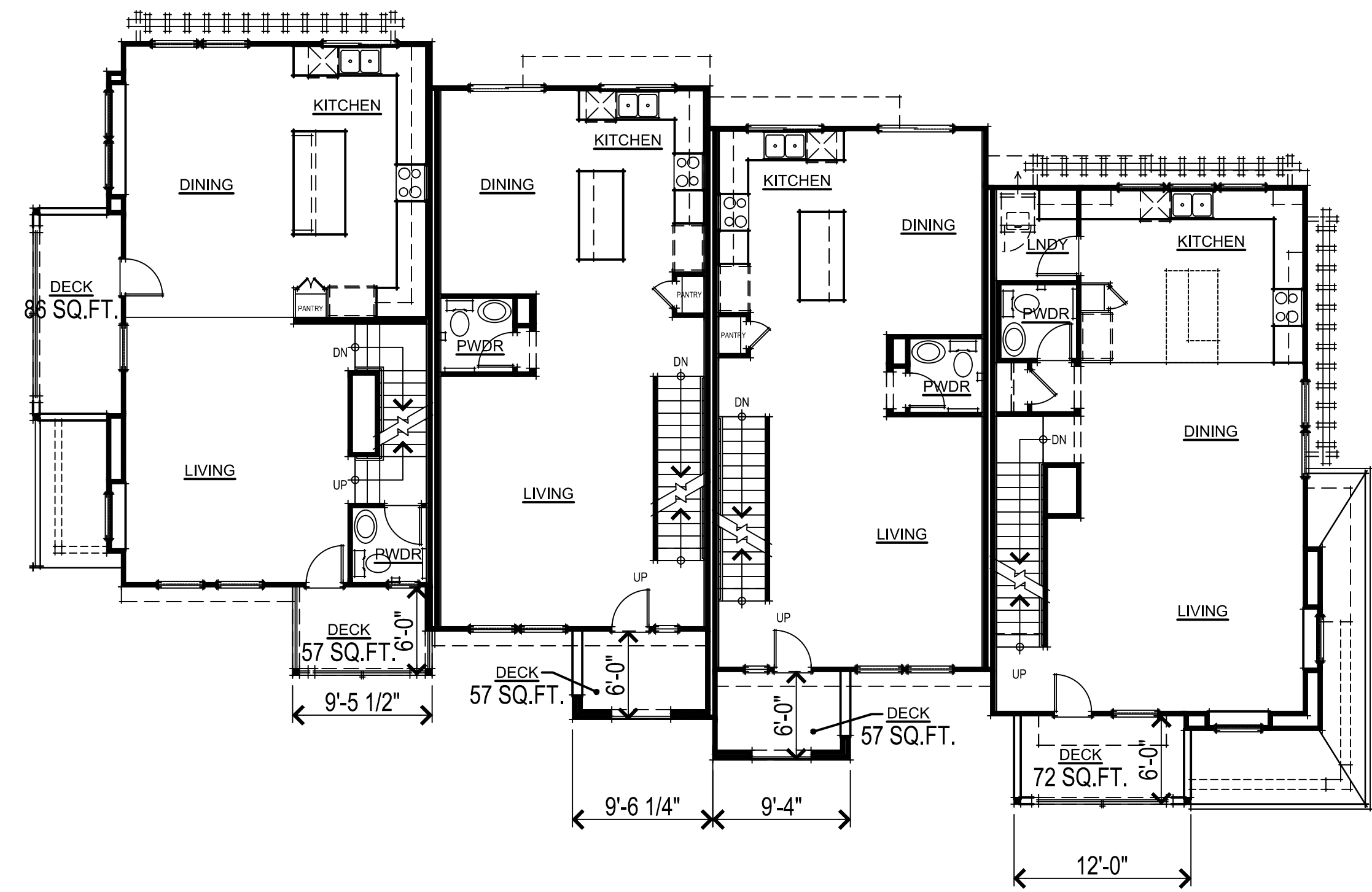
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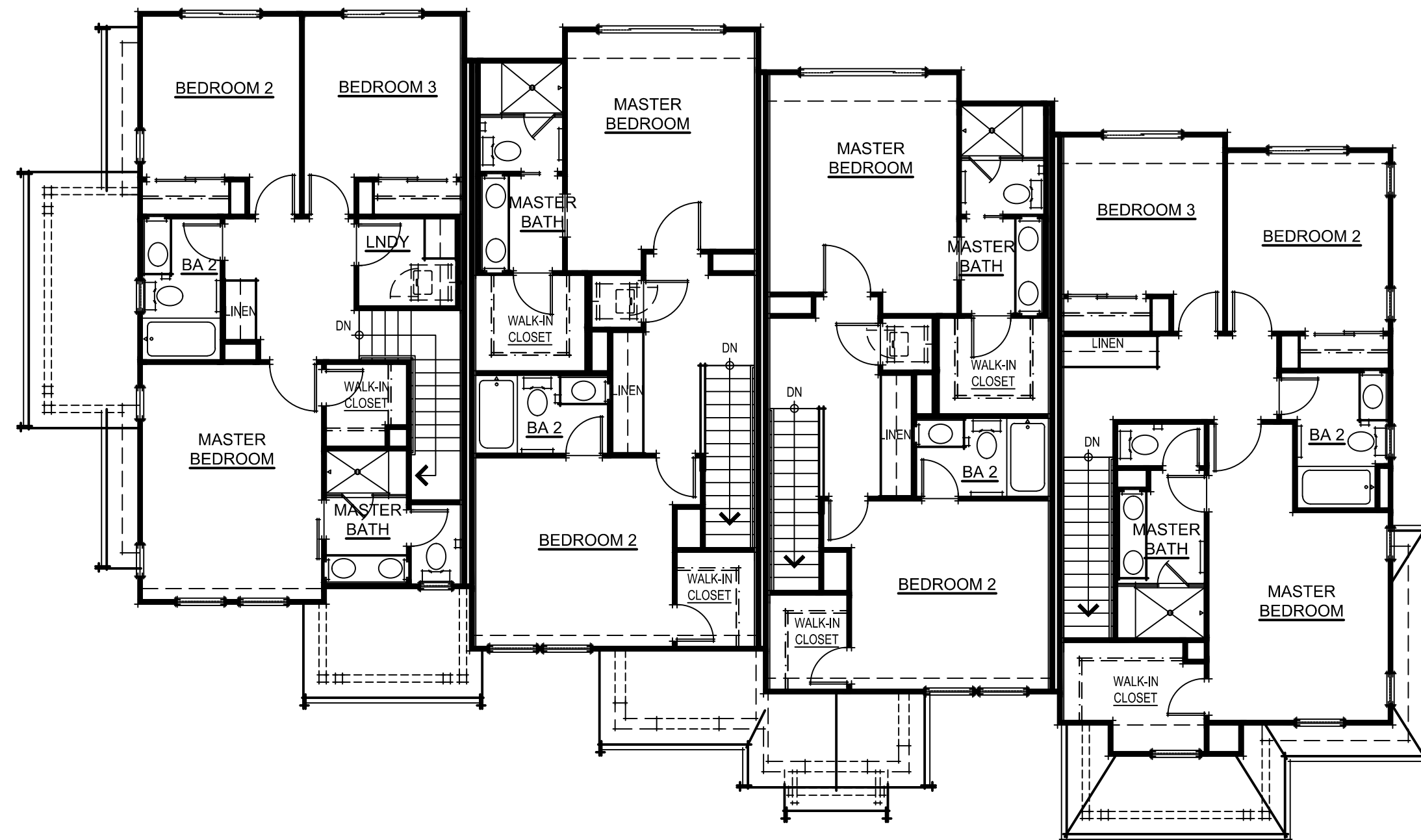
SOLAR ZONES
REAR OF
BUILDING 'B'



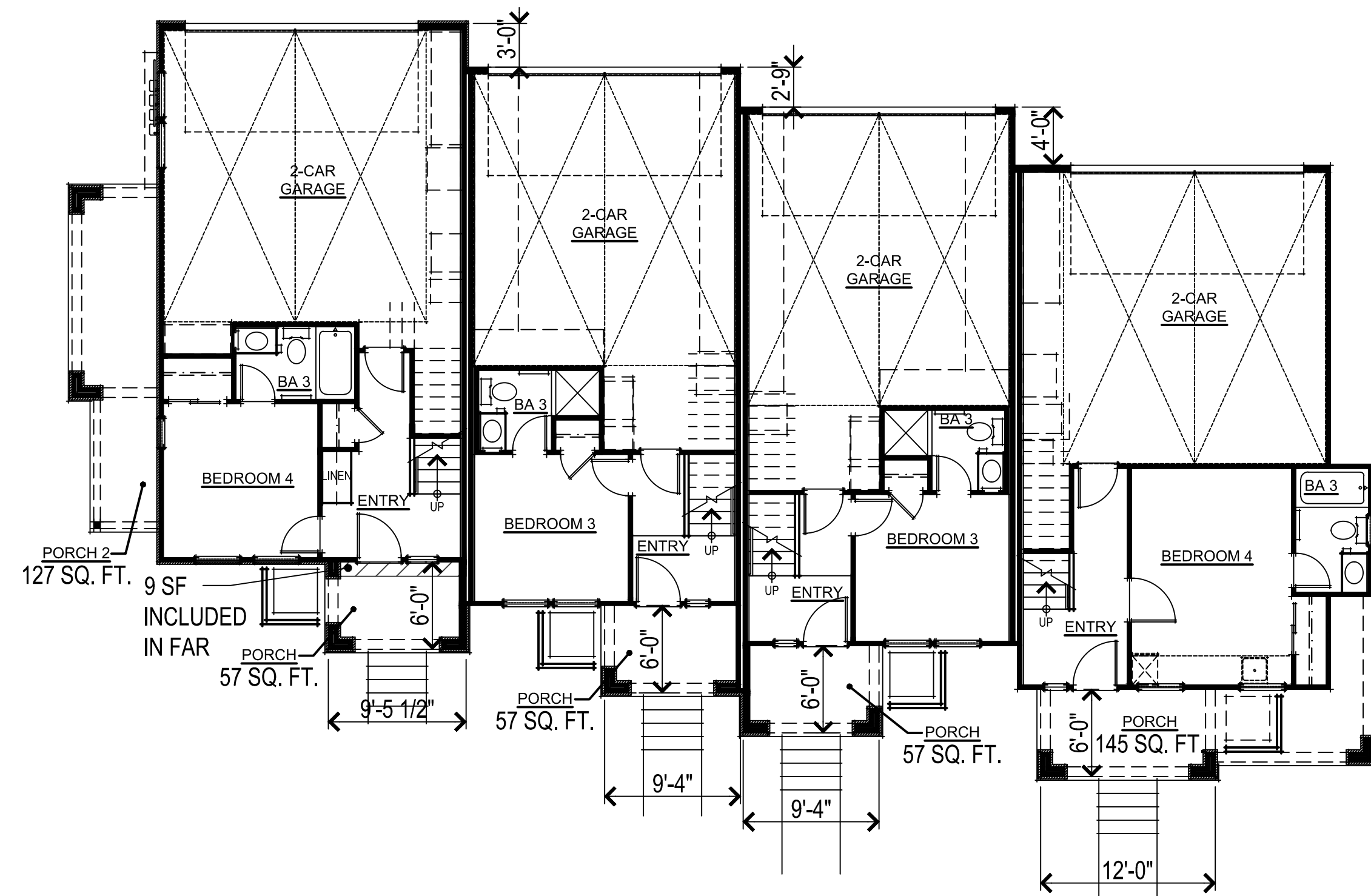
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
ROOF PLAN



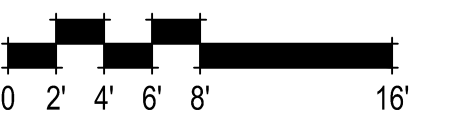
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
SECOND FLOOR PLAN



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
THIRD FLOOR PLAN



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
FIRST FLOOR PLAN



BUILDING 'B' FLOOR AND ROOF PLANS
A16

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May 21, 2025

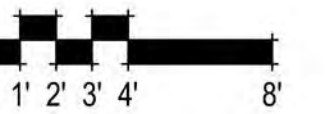
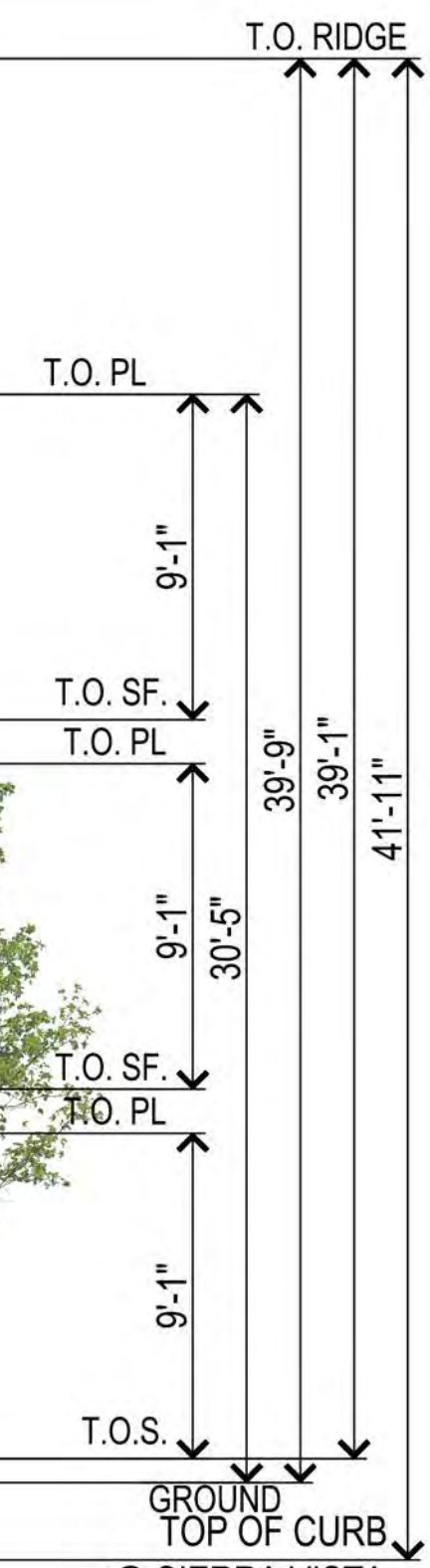
Legend Colony LLC

341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





366.017 Colony Street
Mountain View, CA
May 21, 2025

UNIT 4

UNIT 3

UNIT 3R

UNIT 5R

BUILDING 'C' FRONT ELEVATION
A17

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UNIT 5R UNIT 3R UNIT 3 UNIT 4
REAR ELEVATION



UNIT 5R
RIGHT ELEVATION

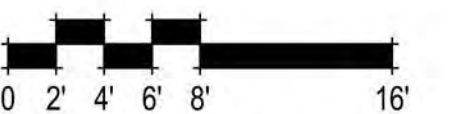
- TYPICAL EXTERIOR MATERIALS**
- STONE VENEER
 - EXTERIOR PLASTER WITH LIGHT SAND FINISH
 - VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM TRIM
 - METAL ROOFING
 - CABLE RAILING
 - WOOD CORBELS & KICKERS
 - WOOD POSTS
 - DECORATIVE TRELLIS
 - AUTHENTIC WOOD APPEARANCE
 - CARRIAGE STEEL GARAGE DOORS



UNIT 4
LEFT ELEVATION



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
FRONT ELEVATION



BUILDING 'C' EXTERIOR ELEVATIONS
A18

366.017 Colony Street
Mountain View, CA
May 21, 2025

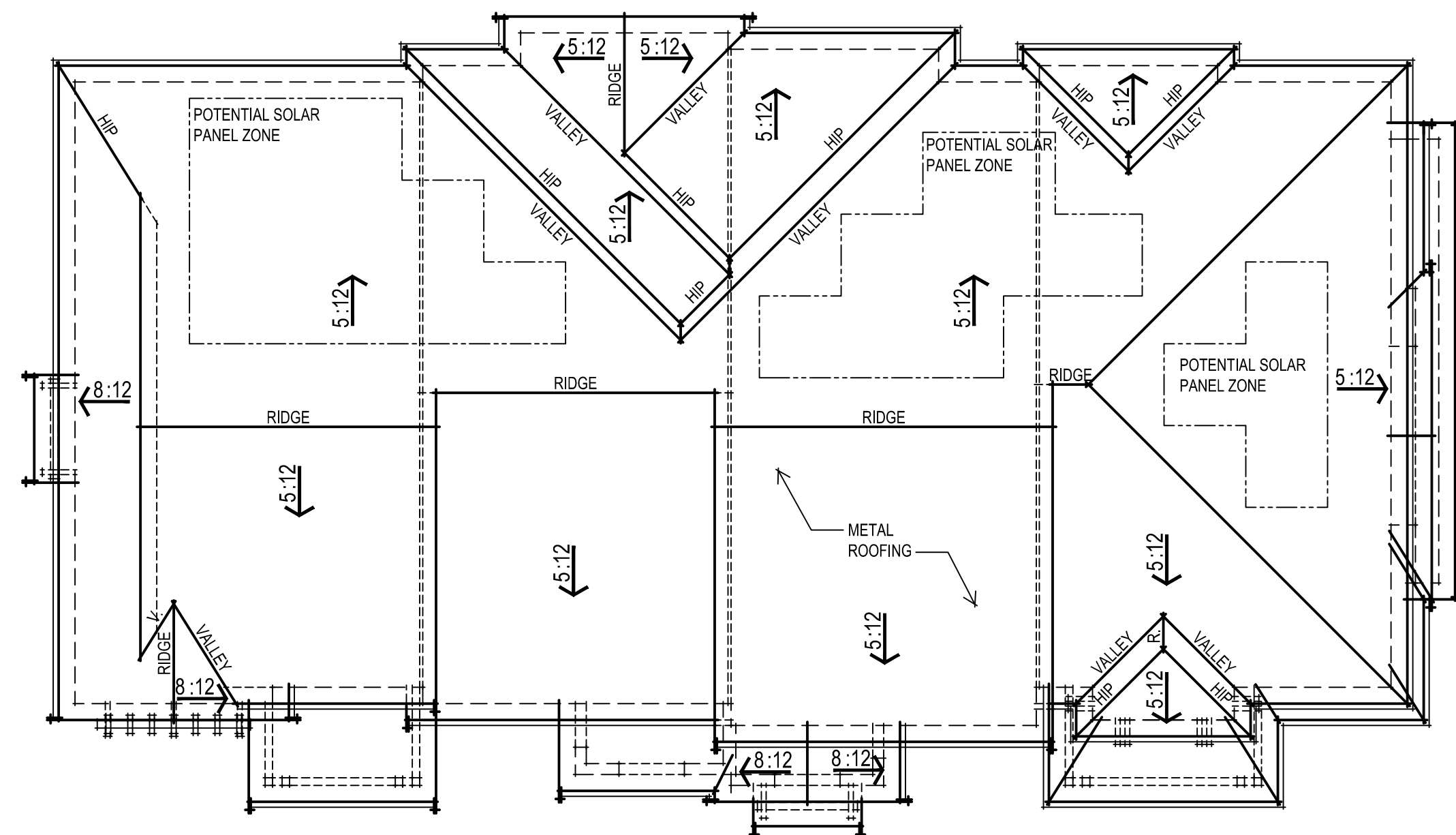
Legend Colony LLC
341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



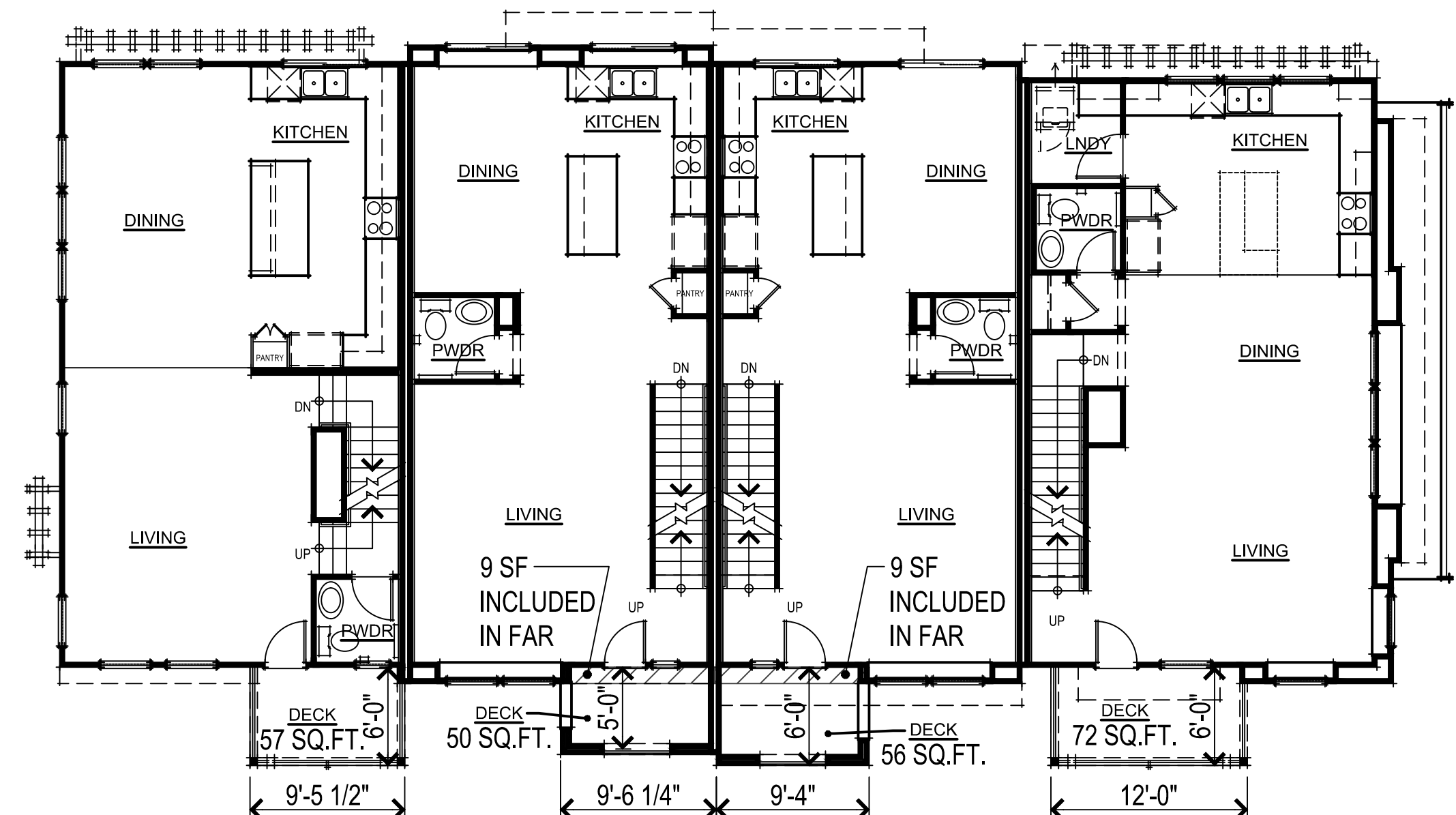
SDG Architects, Inc.
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925.634.7000 | sdgarchitectsinc.com



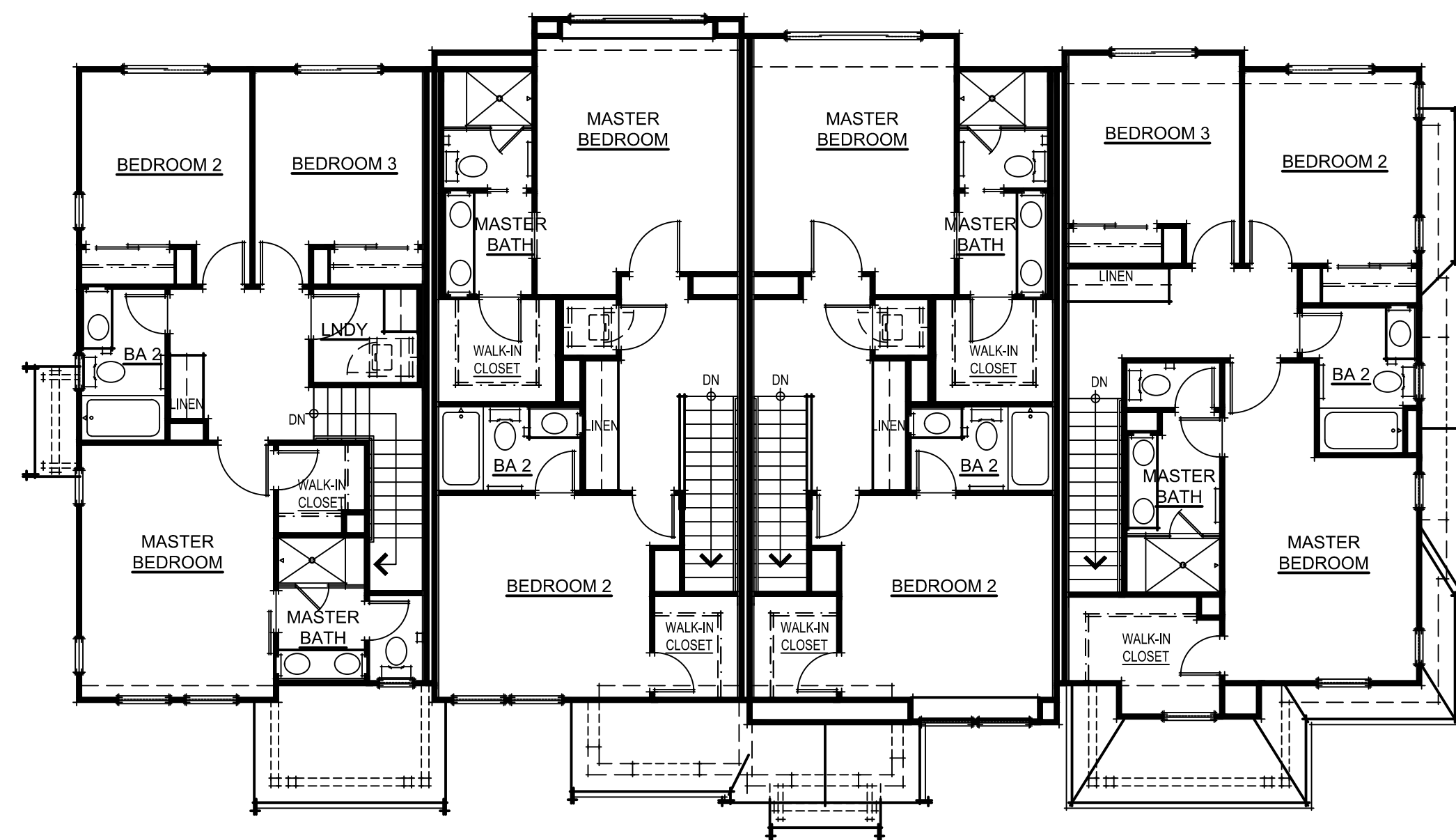
SOLAR ZONES
REAR OF
BUILDING 'C'



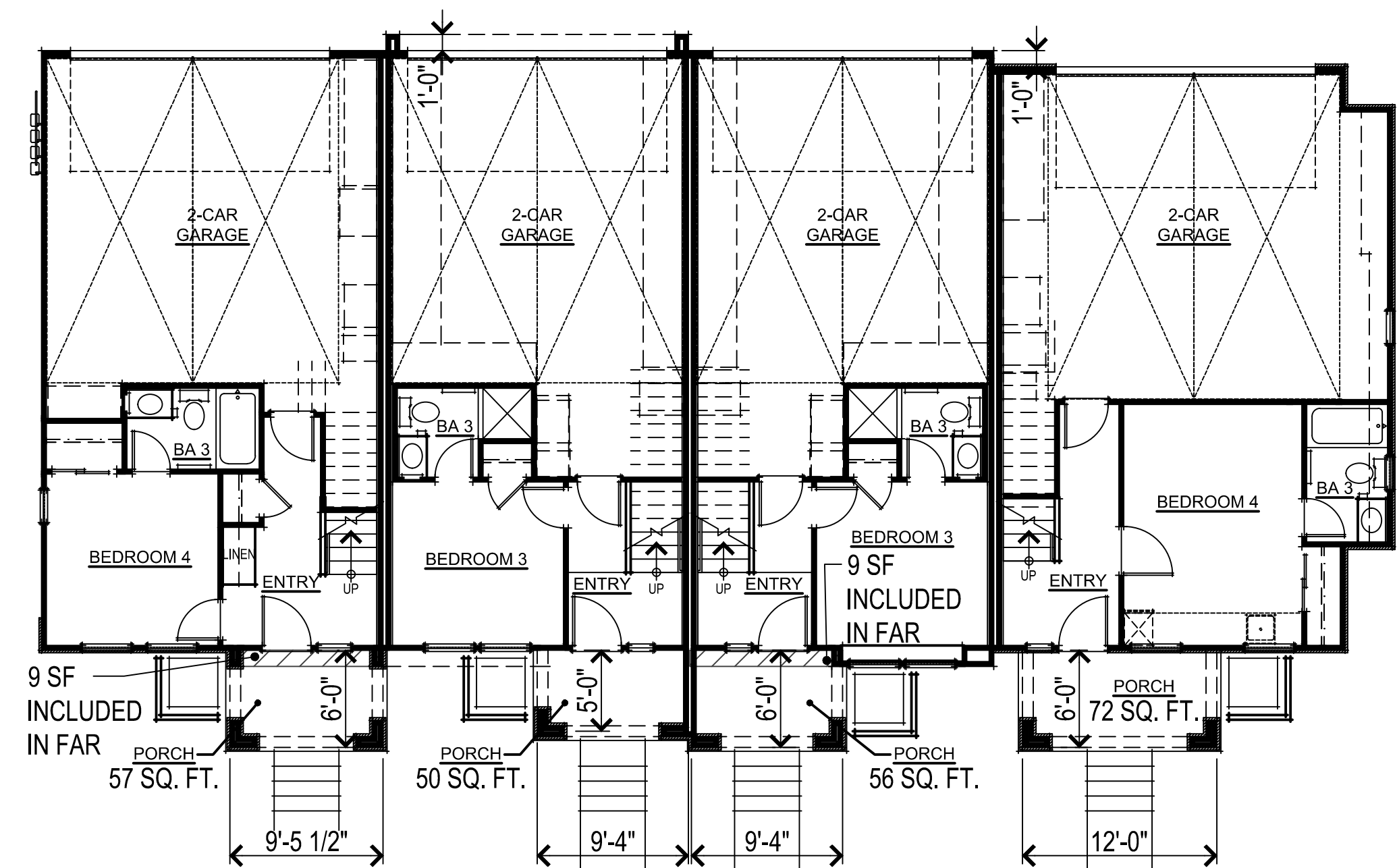
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
ROOF PLAN



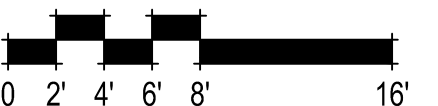
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
SECOND FLOOR PLAN



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
THIRD FLOOR PLAN



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
FIRST FLOOR PLAN



BUILDING 'C' FLOOR AND ROOF PLANS
A19

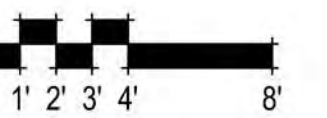


UNIT 5

UNIT 3

UNIT 3R

UNIT 4R



BUILDING 'D' FRONT ELEVATION
A20

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Mountain View, CA
May 21, 2025

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REAR ELEVATION



UNIT 4R

RIGHT ELEVATION

- TYPICAL EXTERIOR MATERIALS**
- STONE VENEER
 - EXTERIOR PLASTER WITH LIGHT SAND FINISH
 - VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM TRIM
 - METAL ROOFING
 - CABLE RAILING
 - WOOD CORBELS & KICKERS
 - WOOD POSTS
 - DECORATIVE TRELLIS
 - AUTHENTIC WOOD APPEARANCE
 - CARRIAGE STEEL GARAGE DOORS



UNIT 5

LEFT ELEVATION



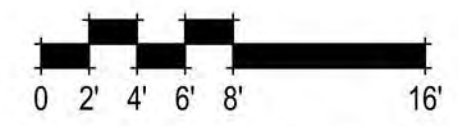
UNIT 5

UNIT 3

UNIT 3R

UNIT 4R

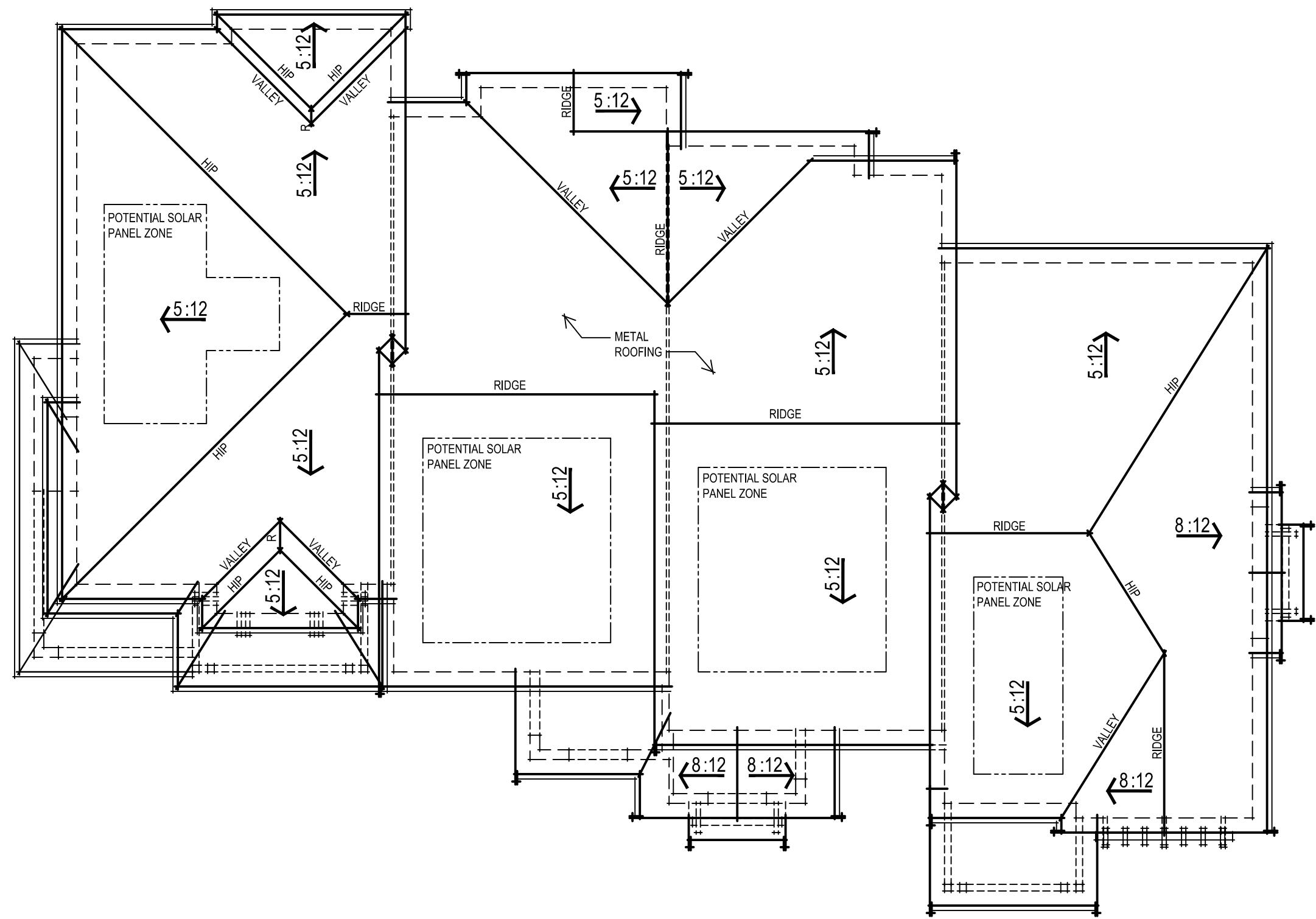
FRONT ELEVATION



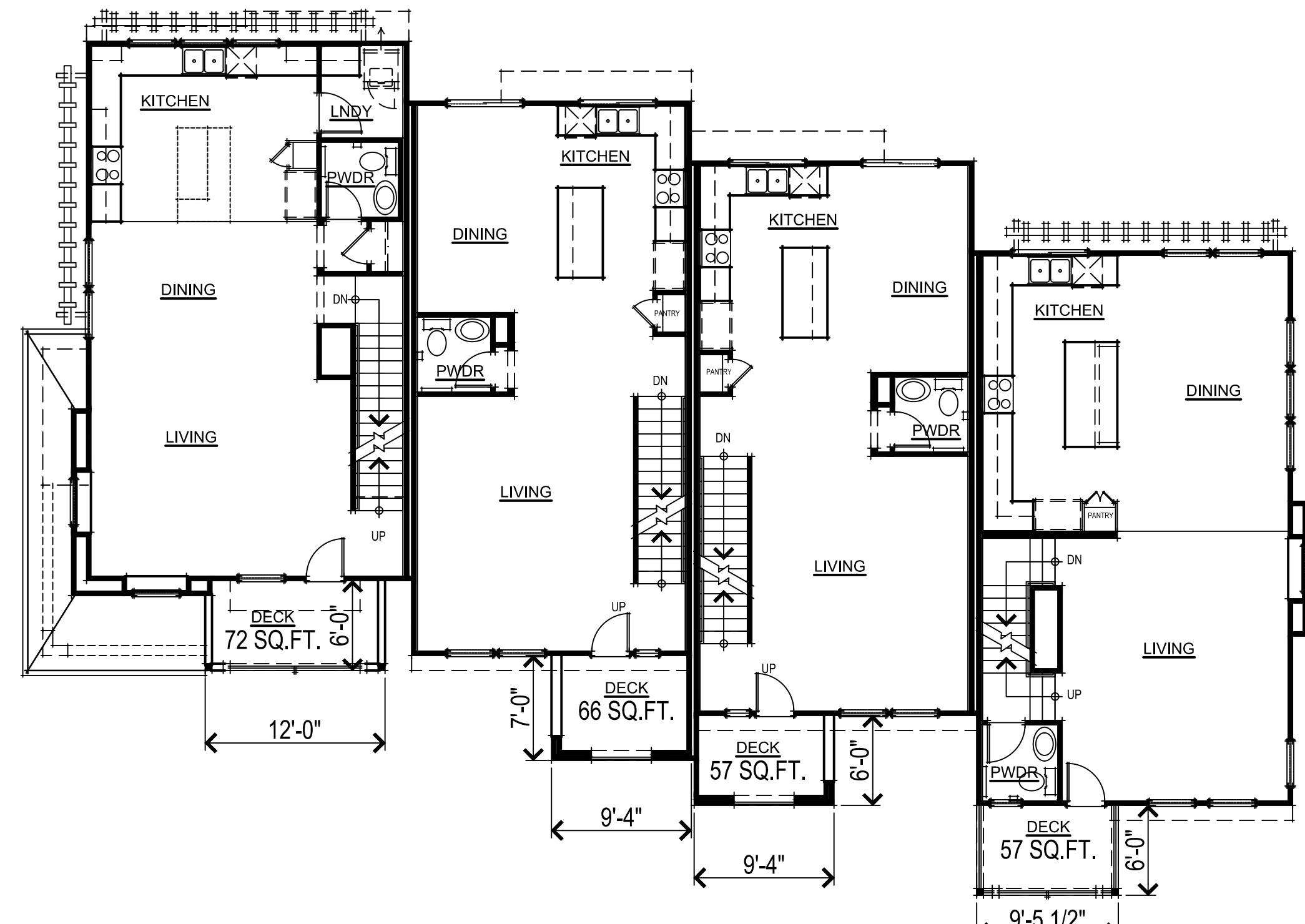
BUILDING 'D' EXTERIOR ELEVATIONS
A21

366.017 Colony Street
Mountain View, CA
May 21, 2025

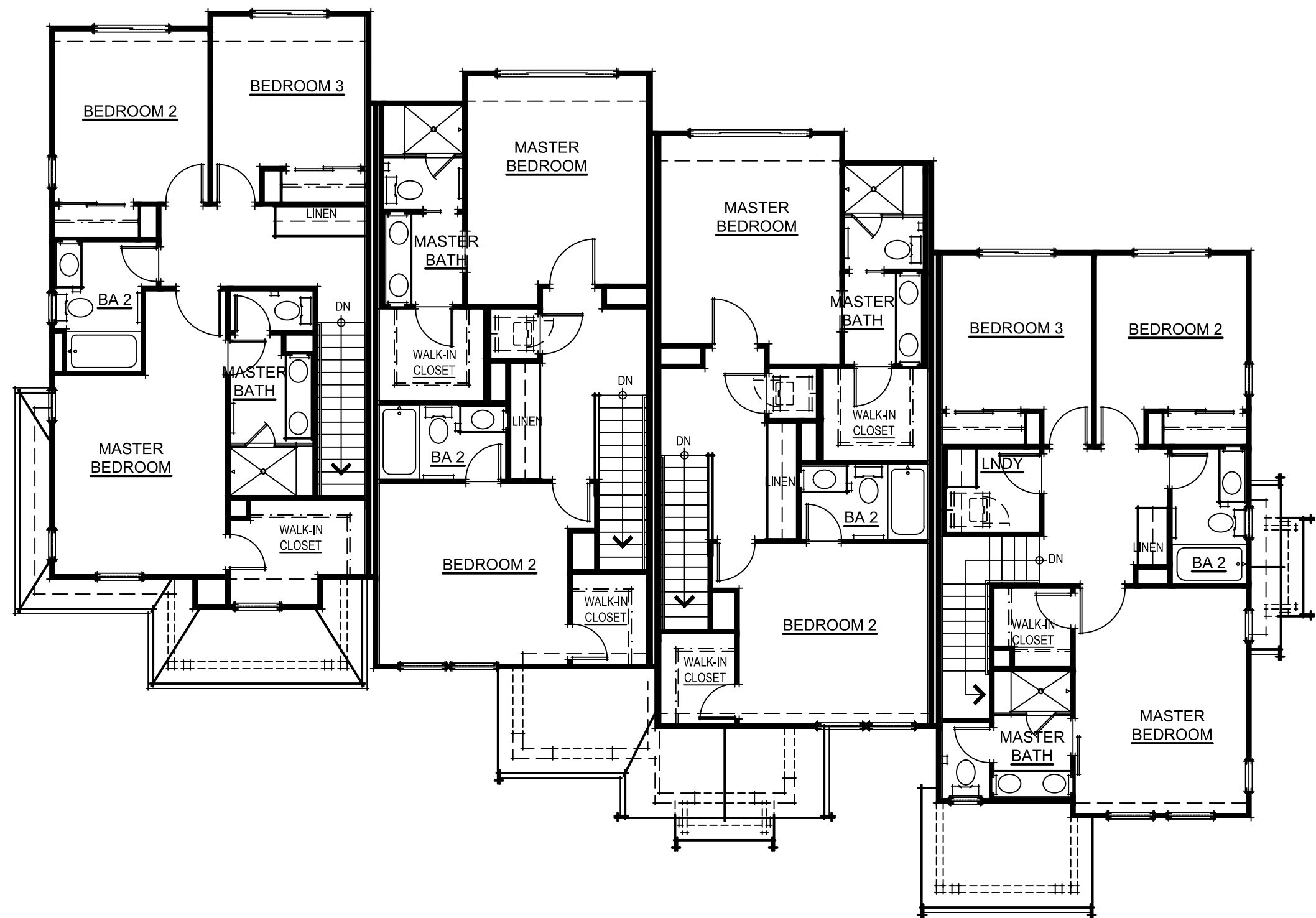
SOLAR ZONES
FRONT OF
BUILDING 'D'



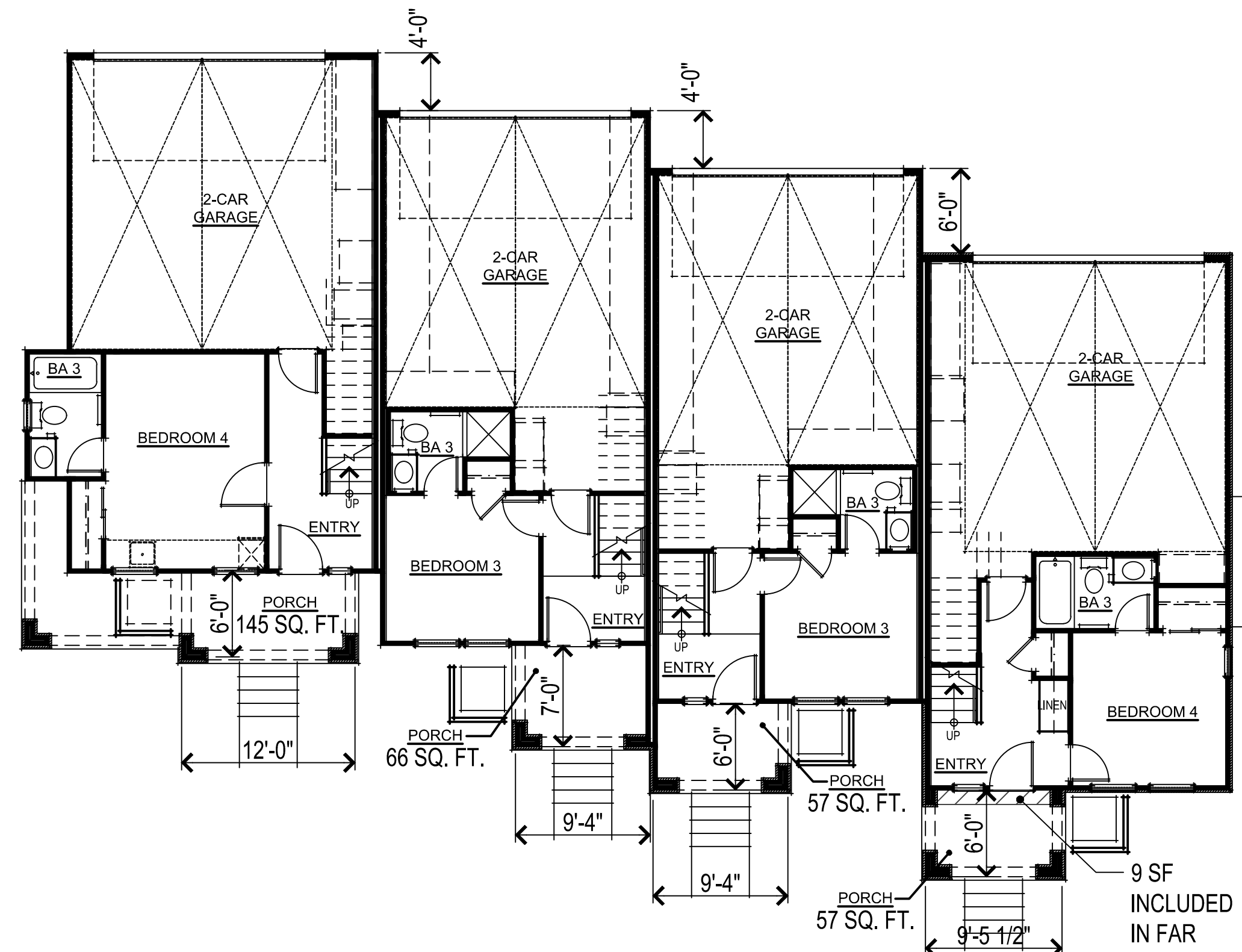
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
ROOF PLAN



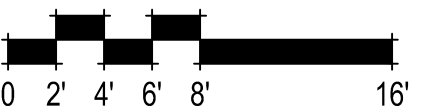
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
SECOND FLOOR PLAN



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
THIRD FLOOR PLAN



UNIT 4 UNIT 3 UNIT 3R UNIT 5R
FIRST FLOOR PLAN



BUILDING 'D' FLOOR AND ROOF PLANS
A22

366.017 Colony Street
Mountain View, CA
May 21, 2025

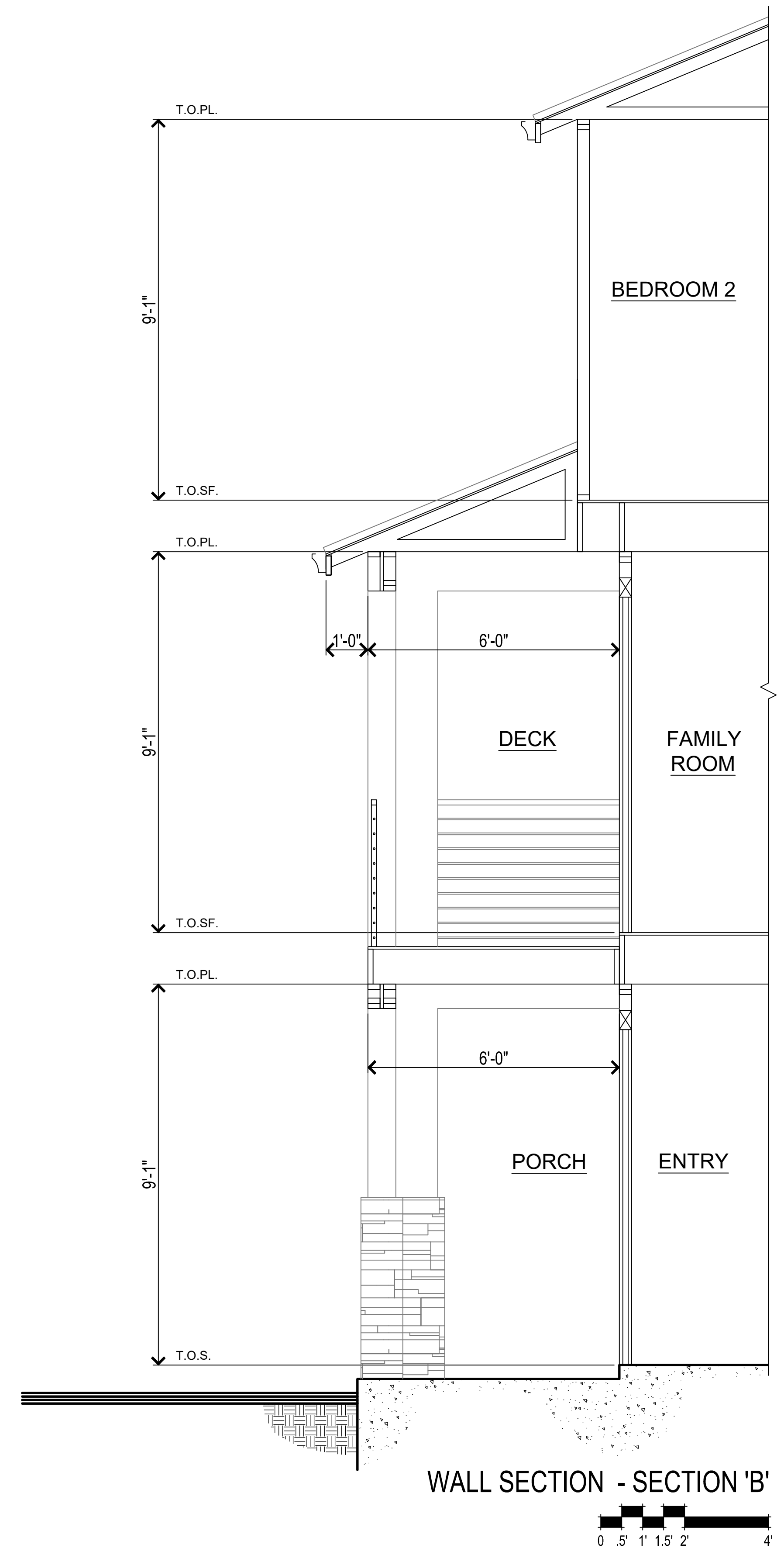
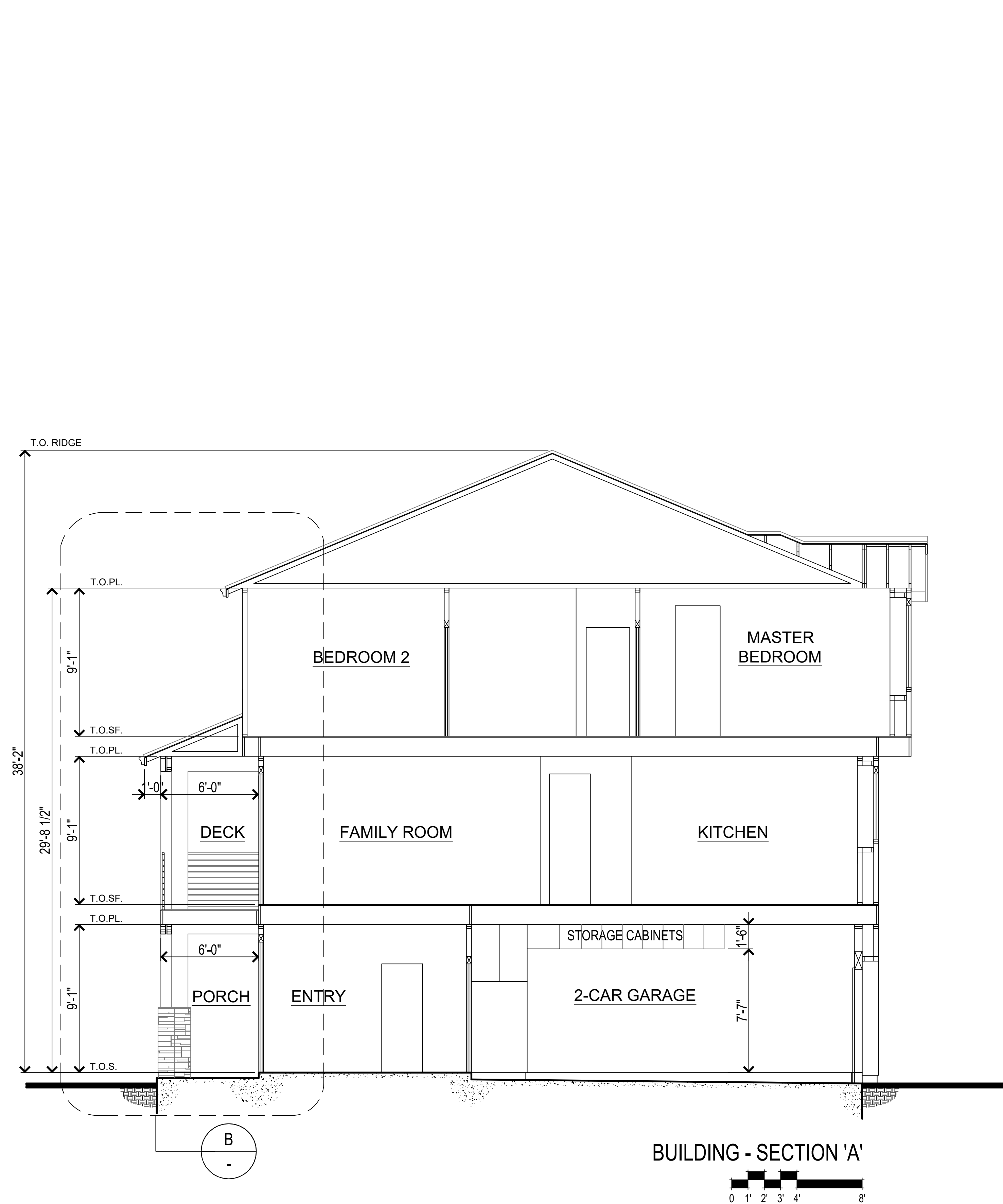
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366.017 Colony Street
Mountain View, CA
May 21, 2025

Legend Colony LLC

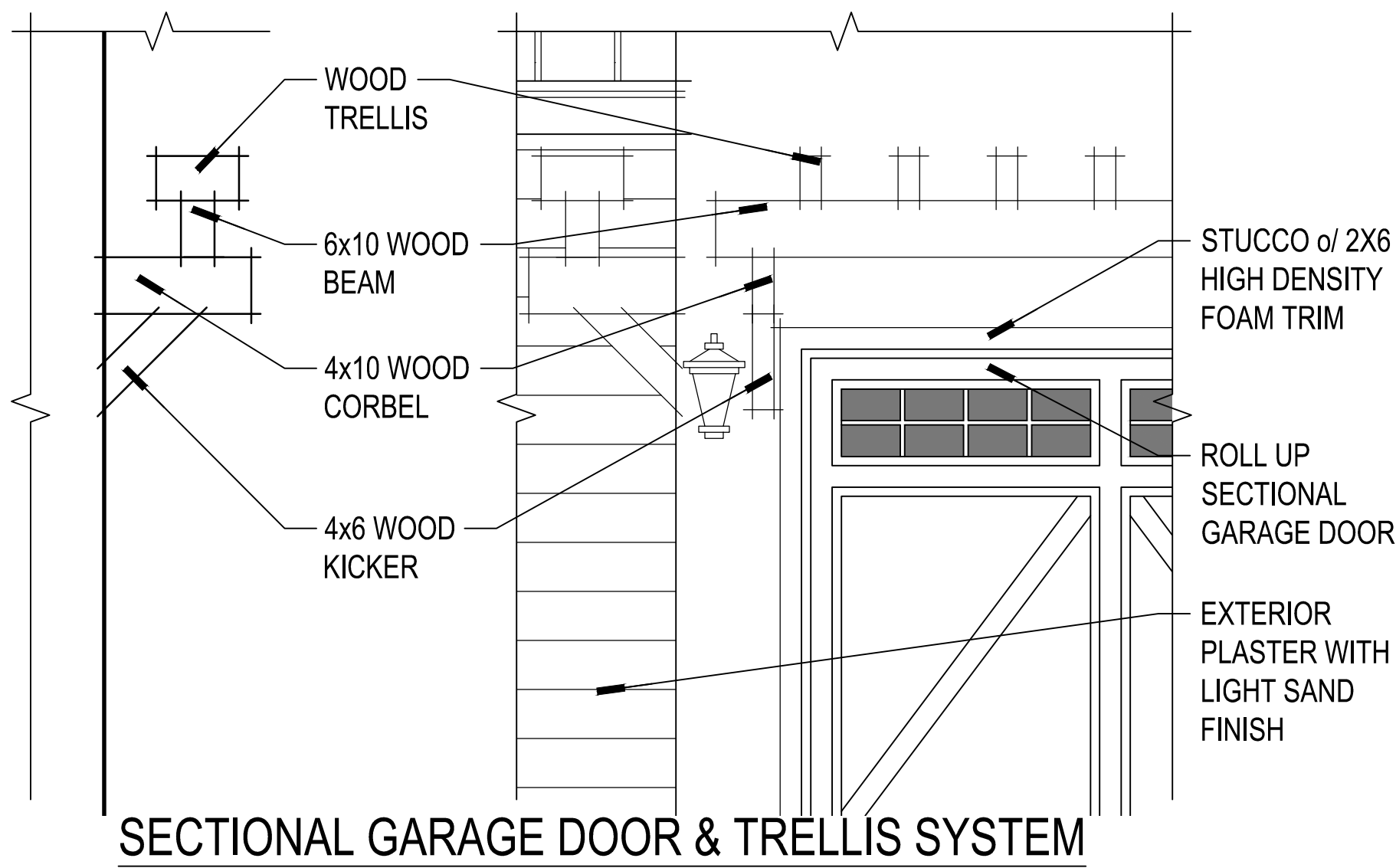
341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



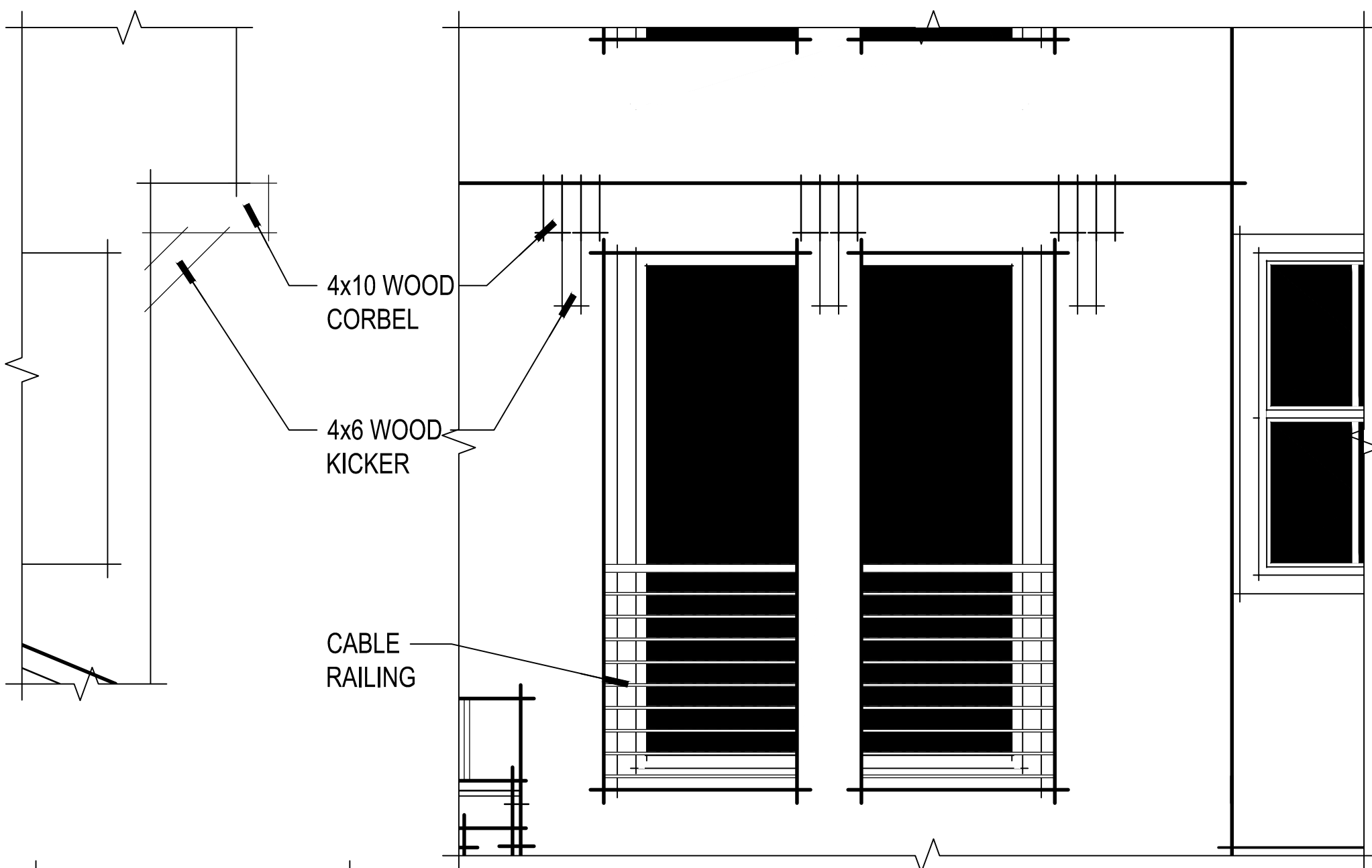
BUILDING SECTIONS
A23

SDG Architects, Inc.
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Brentwood, CA 94513
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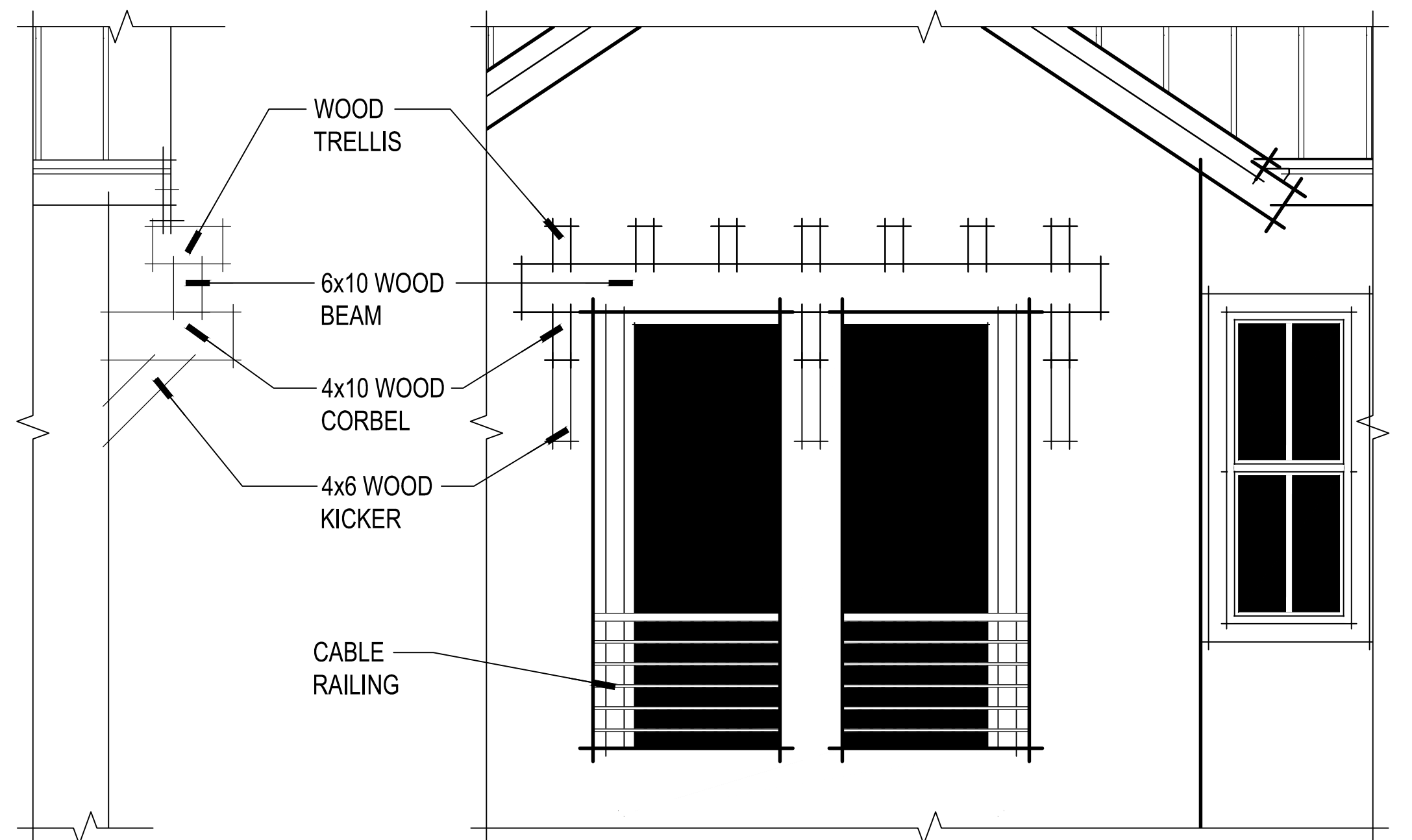




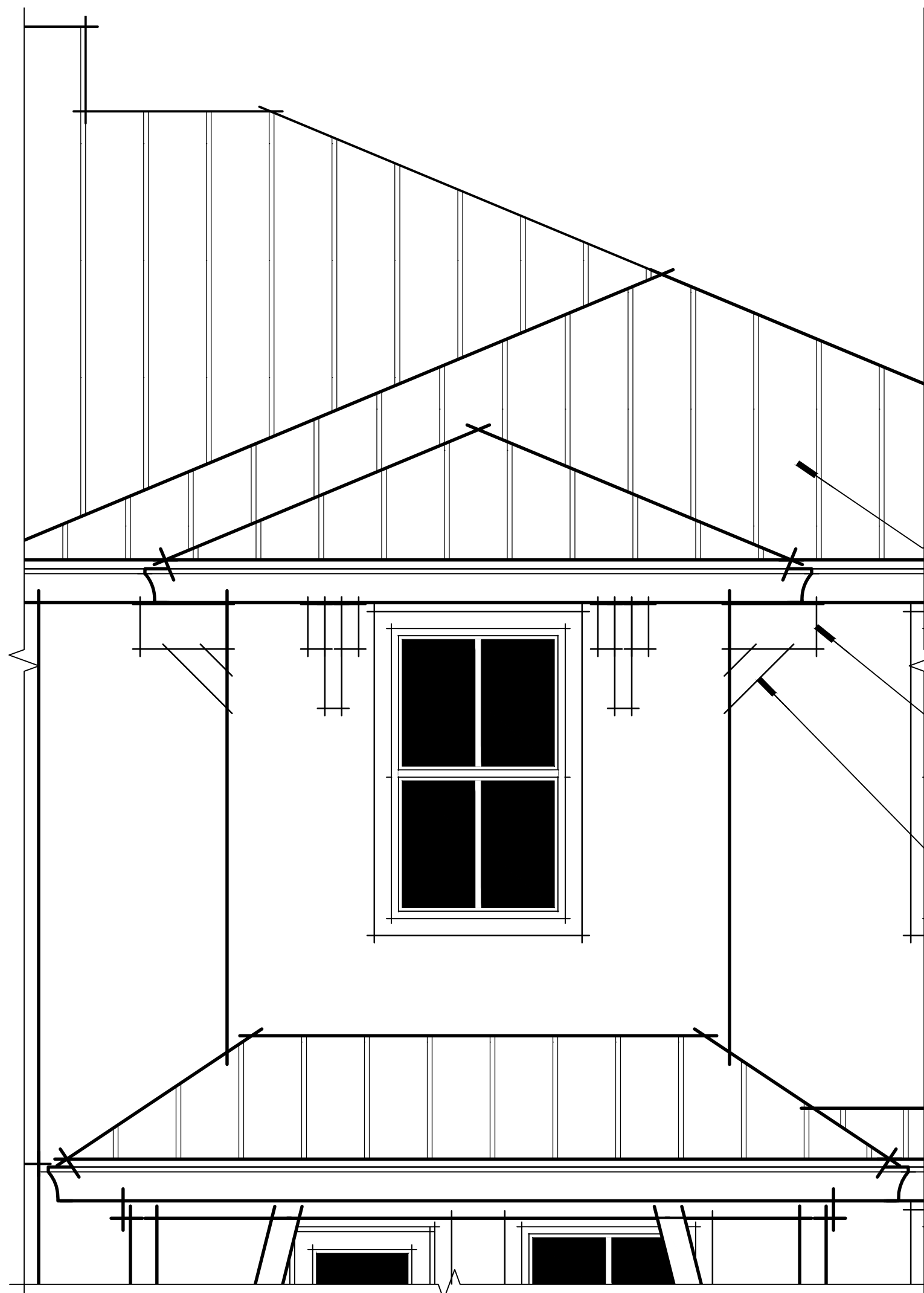
SECTIONAL GARAGE DOOR & TRELLIS SYSTEM



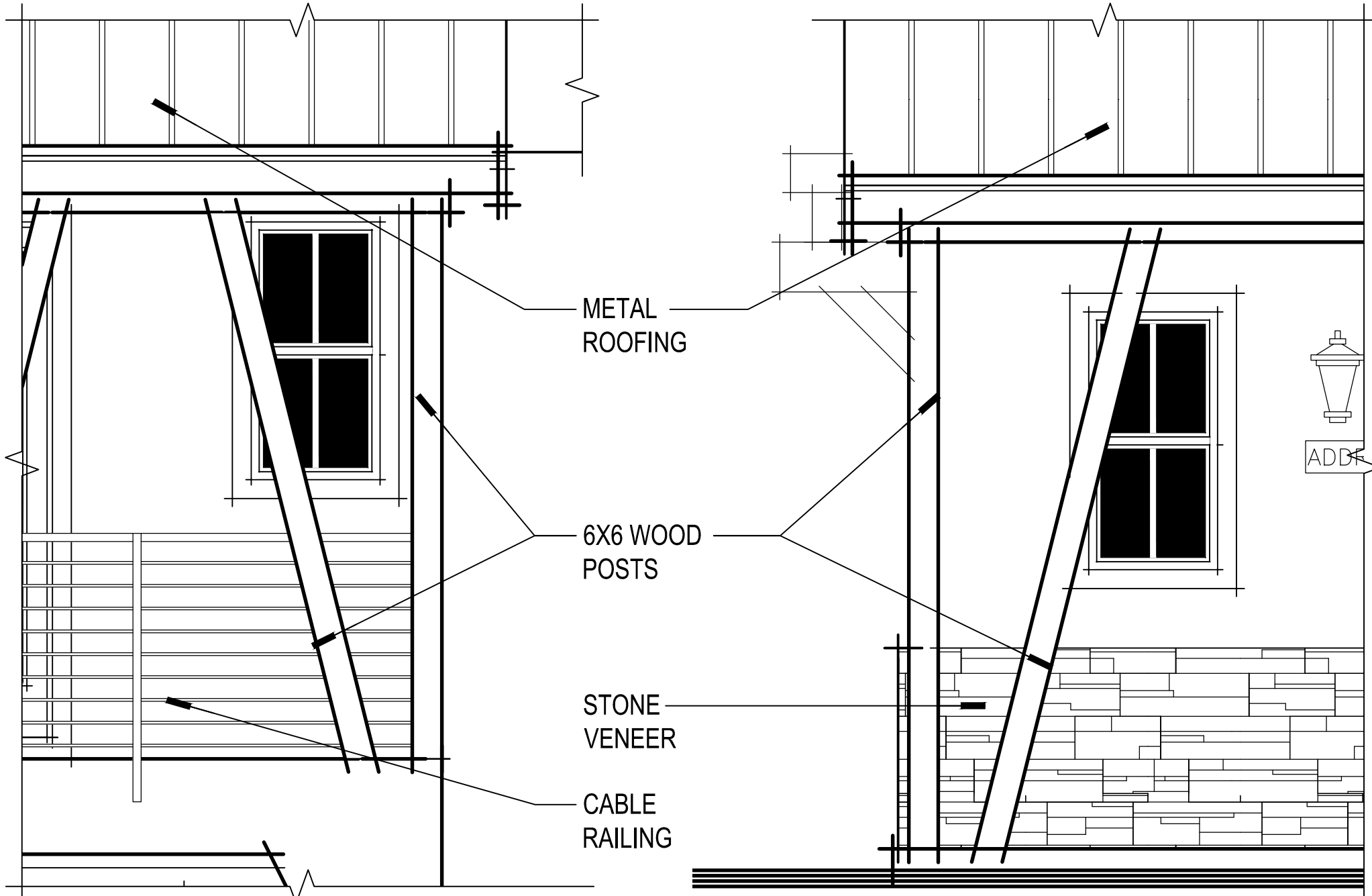
CORBEL & KICKER @ CANTILEVER



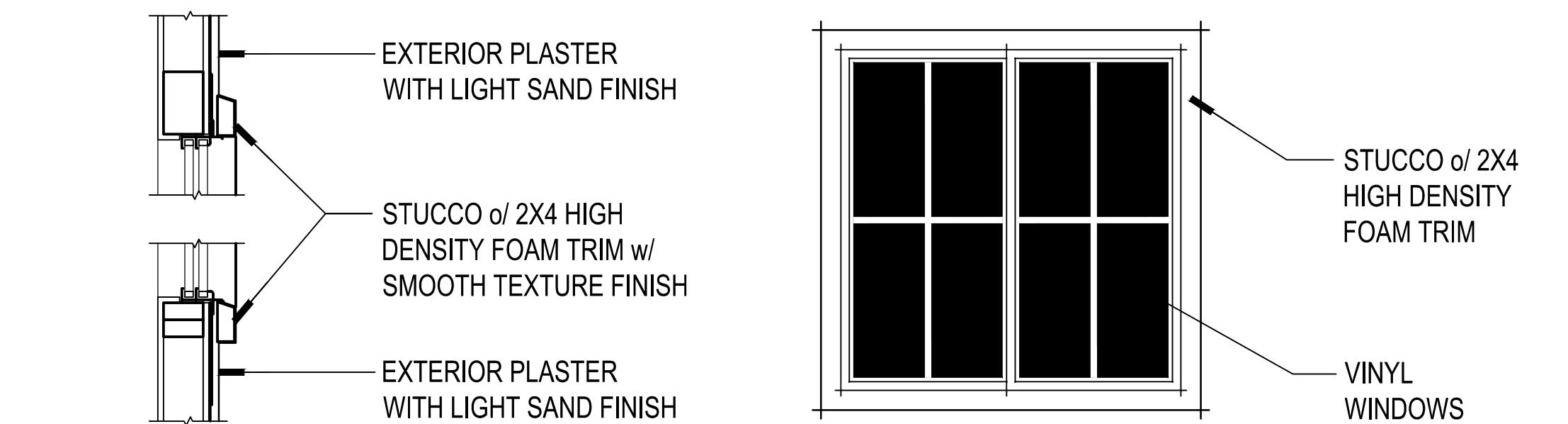
TRELLIS SYSTEM @ WINDOW



CORBEL & KICKER @ GABLE END

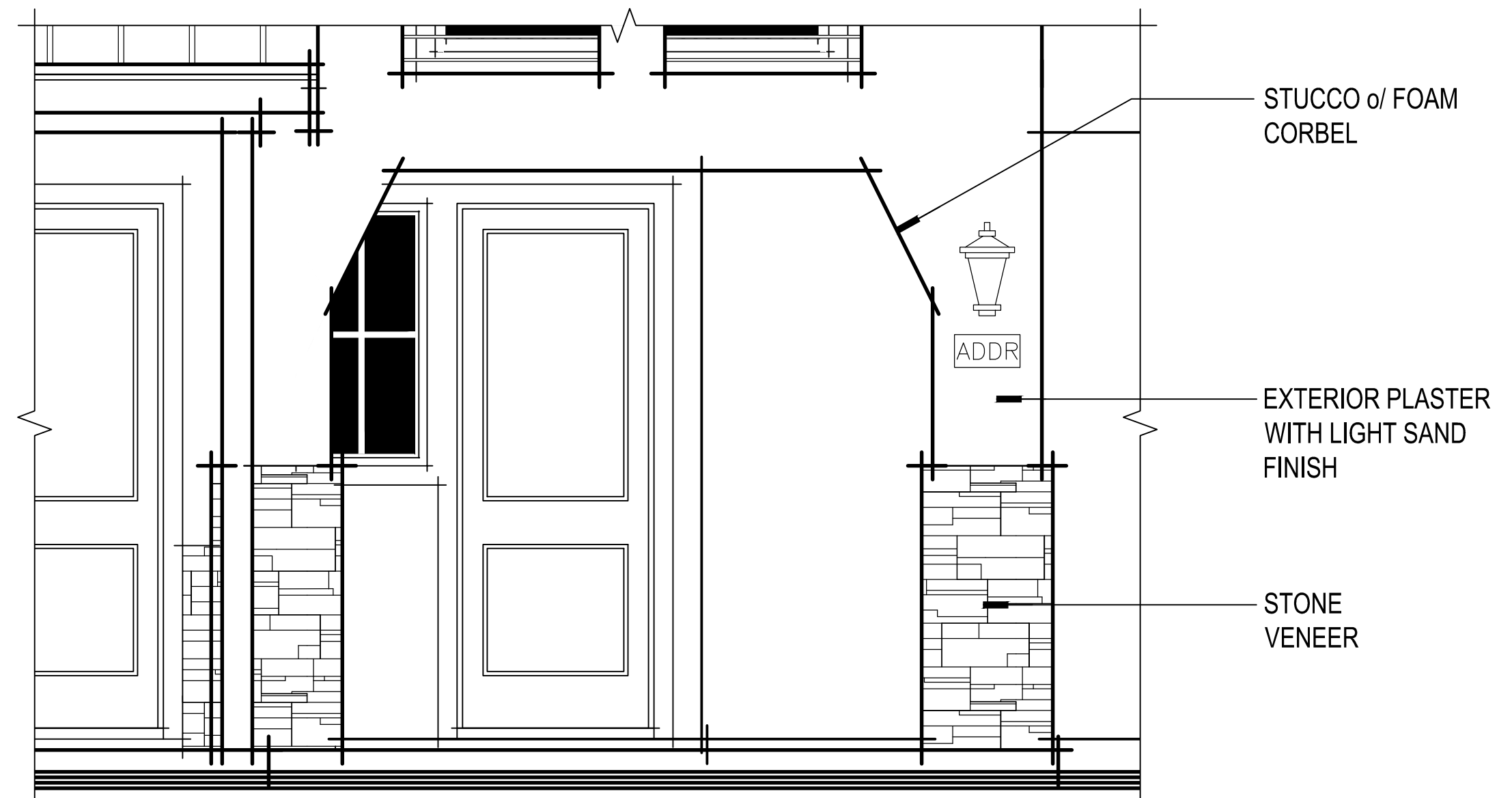


CABLE RAIL & WOOD POSTS @ DECK WOOD POSTS & STONE VENEER @ PORCH



STUCCO WINDOW TRIM

WINDOW DETAIL



COLUMN w/ CORBEL & STONE VENEER @ PORCH

CORBEL & KICKER

ARCHITECTURAL EXTERIOR MATERIALS & DETAILS

A24

366.017 Colony Street
Mountain View, CA
May 21, 2025

Legend Colony LLC

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Sunnyvale, CA 94085



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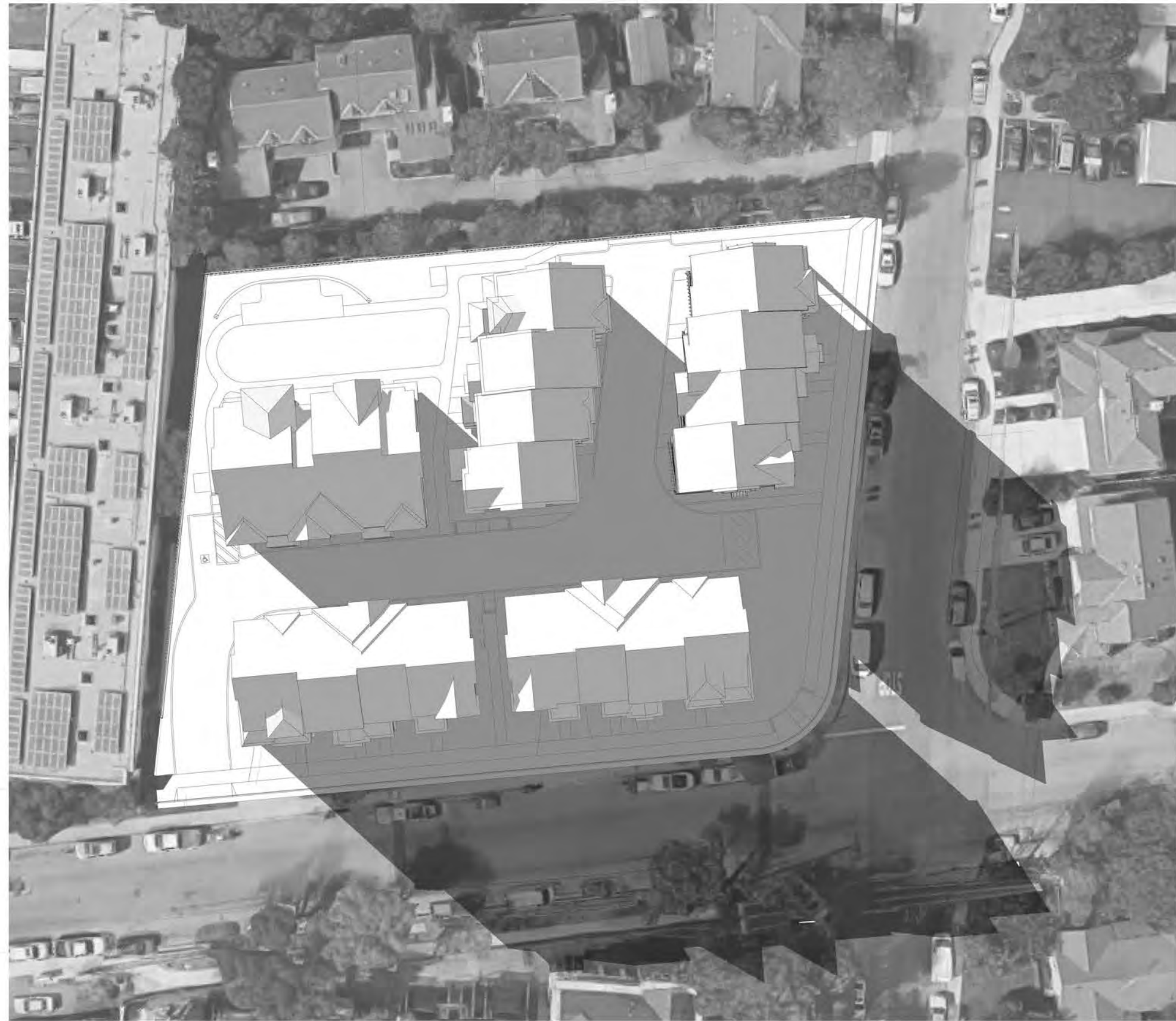




WINTER SOLSTICE
DECEMBER 21ST 9:00 AM



WINTER SOLSTICE
DECEMBER 21ST 12:00 PM



WINTER SOLSTICE
DECEMBER 21ST 3:00 PM

366.017 Colony Street
Mountain View, CA
May 21, 2025



SUMMER SOLSTICE
JUNE 21ST 9:00 AM



SUMMER SOLSTICE
JUNE 21ST 12:00 PM



SUMMER SOLSTICE
JUNE 21ST 3:00 PM



Metal Roofing
Taylor Metal Products
Zinc Gray



Body 1
SW 2822 Downing Sand



Body 2
SW 7039 Virtual Taupe



Body 3
SW 6105 Divine White



Body 4
SW 2826 Colonial
Revival Green Stone



Body 5
SW 7540 Artisan Tan



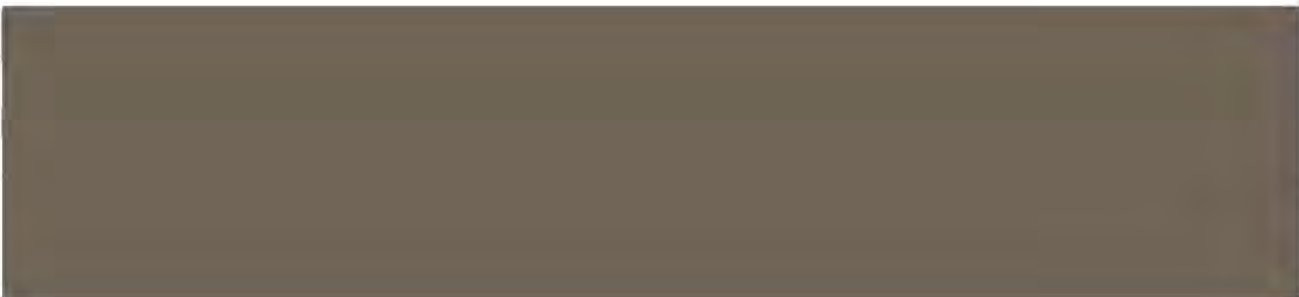
Siding & Trim 1
SW 7040 Smokehouse



Siding & Trim 2
SW 9168 Elephant Ear



Siding & Trim 3
SW 0038 Library Pewter



Siding & Trim 4
SW 7026 Griffin



Siding & Trim 5
SW 6081 Down Home

***Note:** All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*



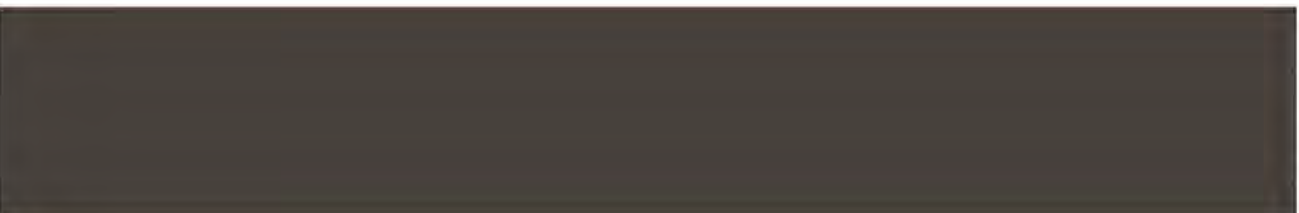
**High Density
Foam Trim**
SW 6377 Butterscotch



Accent 1
SW 2846 Roycroft Bronze Green



Accent 2
SW 7076 Cyberspace



Accent 3
SW 7675 Sealskin



Cultured Stone
Intaglio Pro-Fit Modera LedgeStone



Window Finish
White Vinyl

DRAWING NAME: K:\2017\176047\Colony St at Sierra Vista Av.MV\ENG\PLANNING\SHEETS\00-CLNY-TS0.0.dwg
PLOT DATE: 05-08-25 PLOTTED BY: jcoe

ABBREVIATIONS

AB	AGGREGATE BASE	FL	FLOWLINE	PR	PROPOSED
AC	ASPHALT CONCRETE	FOB	FACE OF BUILDING	PS	PARKING STALL
ACP	ASBESTOS CEMENT PIPE	FOC	FACE OF CURB	PSDE	PRIVATE STORM DRAIN EASEMENT
AD	AREA DRAIN	FS	FINISH SURFACE	PSSE	PRIVATE SANITARY SEWER EASEMENT
ALT	ALTERNATIVE	G	GAS/GROUND	P/SBC	POWER/SBC TRENCH
AP	ANGLE POINT	GB	GRADE BREAK	PUE	PUBLIC UTILITY EASEMENT
BB	BUBBLER BOX	GM	GAS METER	PV	PAVEMENT ELEVATION
BC	BACK OF CURB	GV	GAS VALVE	PVC	POLYVINYL CHLORIDE PIPE
BFE	BASE FLOOD ELEVATION	GR	GRATE	R	RIGHT/RIM/RADIUS
BFP	BACK FLOW PREVENTOR	GRD	GROUND	RCP	REINFORCED CONCRETE PIPE
BLDG	BUILDING	GS	GARAGE SLAB	RET WALL	RETAINING WALL
B/W	BOTTOM OF WALL	GYW	GUY WIRE	RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
BW	BACK OF WALK	HAG	HIGHEST ADJACENT GRADE	R/W	RIGHT-OF-WAY
C	CONDUIT/CONCRETE	HC	HANDICAP	RWD	REDWOOD
CB	CATCH BASIN	HP	HIGH POINT	S	SLOPE/SOUTH
CC	CURB CUT	HYD	HYDRANT	SIG	SIGNAL
CI	CURB INLET	INV	INVERT (ELEVATION)	SD	STORM DRAIN
OIP	CAST IRON PIPE	IRR	IRRIGATION	SDMH	STORM DRAIN MANHOLE
C&G	CURB AND GUTTER	JP	JOINT UTILITY POLE	SF	SQUARE FEET
C CL	CENTERLINE	JT	JOINT UTILITY TRENCH	SHT	SHEET
CLF	CHAIN LINK FENCE	L	LEFT/LENGTH	SL	STREET LIGHT
CMV	CITY OF MOUNTAIN VIEW	LL	LOT LINE	SLB	STREET LIGHT BOX
CO	CLEANOUT	LAG	LOWEST ADJACENT GRADE	SLD	SEE LANDSCAPE DRAWINGS
COMM	COMMUNICATION	LAT	LATERAL	SL	STREET LIGHT CONDUIT
CONC	CONCRETE	LF	LINEAL FEET	SS	SANITARY SEWER
CONST	CONSTRUCTION	LG	LIP OF GUTTER	SSCO	SANITARY SEWER CLEANOUT
CR	CURB RETURN	MAX	MAXIMUM	SSD	SEE STRUCTURAL DRAWINGS
CU	COPPER	MIN	MINIMUM	SSMH	SANITARY SEWER MANHOLE
DET	DETAIL	MH	MANHOLE	ST	STREET
DI	DROP INLET	N	NORTH	STA	STATION
DIP	DUCTILE IRON PIPE	(N)	NEW	STD	STANDARD DETAIL
DWY	DRIVEWAY	N.T.S	NOT TO SCALE	SW	SIDEWALK
DWG	DRAWING	O.D.	OUTSIDE DIMENSION	T, TEL	TELEPHONE
E	EAST/ELECTRIC	OFD	OVER FLOW DRAIN	TC	TOP OF CURB
(E).EX	EXISTING	OFF	OFFSET	TRC	TOP OF ROLLED CURB
ELEC	ELECTRIC	OH	OVERHEAD (WIRES)/	TSW	TOP OF SCREEN WALL
ELEV	ELEVATION		CAR OVERHANG	TW	TOP OF WALL
EP	EDGE OF PAVEMENT	PB	PULL BOX	TYP	TYPICAL (OF SEVERAL)
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PCC	PORTLAND CEMENT CONCRETE	UNO	UNLESS NOTED OTHERWISE
FC	FACE OF CURB	PGE	PG&E EASEMENT	UG	UNDERGROUND
FDC	FIRE DEPT CONNECTION	PIE	PRIVATE INGRESS, EGRESS EASEMENT	UTIL	UTILITY
FF	FINISH FLOOR			VCP	VITRIFIED CLAY PIPE
FH	FIRE HYDRANT	PIV	POST INDICATOR VALVE	VF	VERIFY IN FIELD
FT	FEET	P/L	PROPERTY LINE	WM	WATER METER
		PLSDI	PROPERTY LINE STORM DRAIN INLET	WME	WATER METER EASEMENT

BENCHMARK

BRONZE DISK STAMPED "111-30" SET IN TOP OF CURB AT CENTER OF THE NORTHWEST RETURN OF SIERRA VISTA AVENUE AT PLYMOUTH STREET.

ELEVATION = 16.501 FEET (NAVD 88)

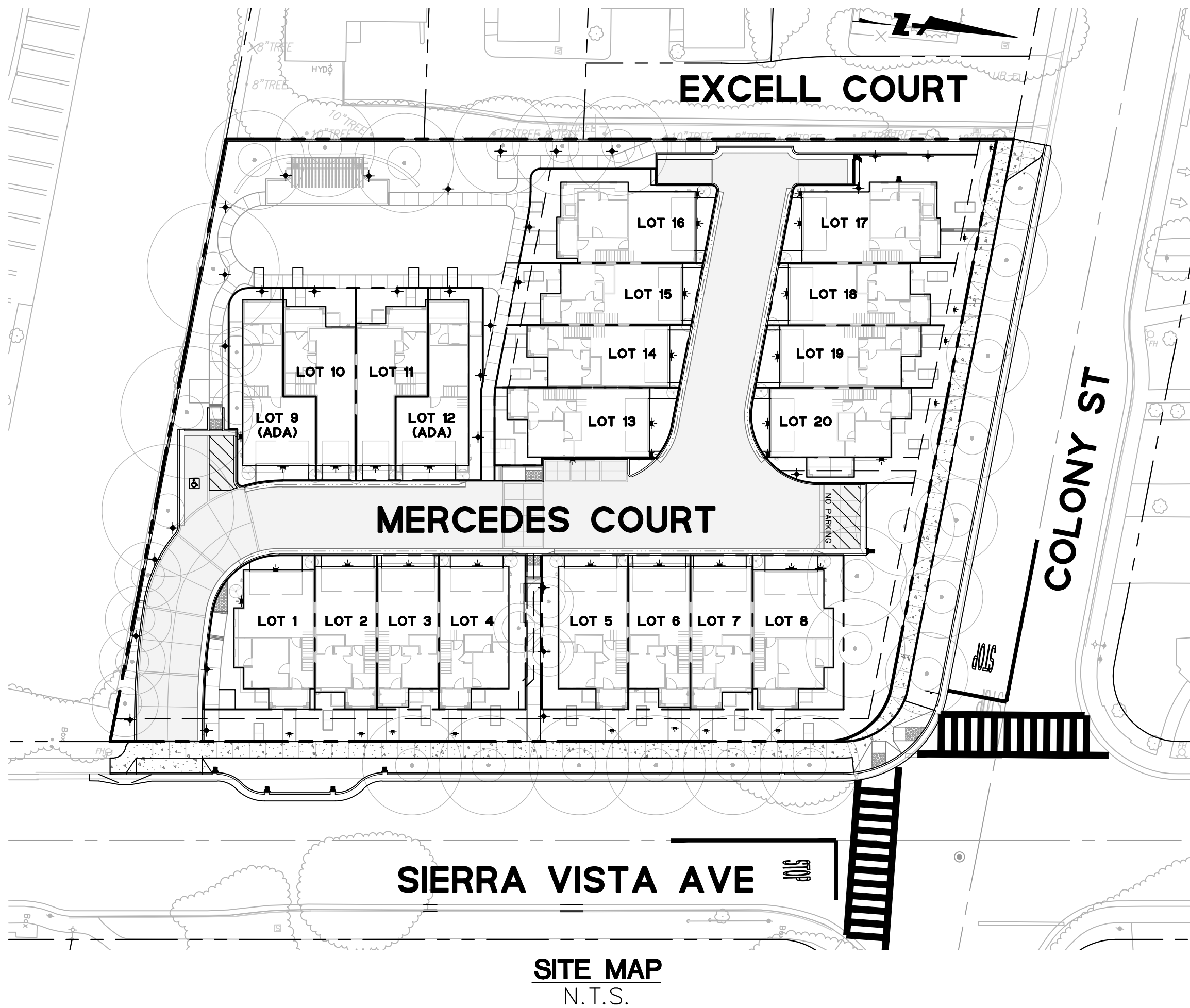
BASIS OF BEARINGS

THE BEARING N05°41'09"W OF THE MONUMENT LINE OF SIERRA VISTA AVENUE, BETWEEN FOUND MONUMENTS, TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP, WAS ROTATED CLOCKWISE 00°55'51" FROM THE BEARING SHOWN AS S06°37'E PER MAP OF TRACT NO. 132, FILED FOR RECORD ON APRIL 14, 1941 IN BOOK 5 OF MAPS AT PAGE 541, RECORDS OF SANTA CLARA COUNTY.

FLOOD ZONE

THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN LOWR 22-09-1032P, DATED SEPTEMBER, 5, 2024. THE FLOOD ZONE WAS PREVIOUSLY CATEGORIZED AS ZONE A0 PER FLOOD INSURANCE RATE MAP COMMUNITY MAP NO. 06085C0037H, DATED MAY 18, 2009

PLANNING SUBMITTAL
VILLA FORTUNA
TRACT NO. 10508
828-836 SIERRA VISTA AVENUE, 1975-1979 COLONY STREET
CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA



VICINITY MAP
N.T.S.

SHEET INDEX

C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN/STRIPING PLAN
C3.0	VESTING TENTATIVE MAP
C4.0	GRADING AND DRAINAGE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C5.0	UTILITY PLAN
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN AND PROFILE
C6.0	STORMWATER CONTROL PLAN
C6.1	STORMWATER CALCULATIONS
C7.0	FIRE HYDRANT SPACING AND FIRE TRUCK TURN EXHIBIT
C7.1	GARBAGE ACCESS EXHIBIT

PROJECT CONTACTS

DEVELOPER:	LEGEND COLONY LLC 341 COBALT WAY, SUITE 208 SUNNYVALE, CA 94085 (650)209-2988 CONTACT: ALBERT WANG
CIVIL ENGINEER:	BKF ENGINEERS 1730 N. FIRST STREET SAN JOSE, CA 95112 (408)467-9100 CONTACT: PHONG KIET
BUILDING ARCHITECT:	SDG ARCHITECTS, INC. 3361 WALNUT BOULEVARD, SUITE 120 BRENTWOOD, CA 94513 (925)634-7000 CONTACT: DAVE VENEMAN
LANDSCAPE ARCHITECT:	LEVESQUE DESIGN 1414 BAY STREET, SUITE 100 ALAMEDA, CA 94501 (510)521-6700 CONTACT: KEVIN LEVESQUE
JOINT TRENCH:	GIACALONE DESIGN SERVICES, INC. 5820 STONERIDGE MALL RD, #345 PLEASANTON, CA 94588 (925)467-1740 CONTACT: ANDREW CUMMINS
GEOTECHNICAL ENGINEER:	SILICON VALLEY SOIL ENGINEERING 2391 ZANKER ROAD, SUITE 350 SAN JOSE, CA 95131 (408)324-1400 CONTACT: SEAN DEIVERT

PLANNING SUBMITTAL
COLONY STREET & SIERRA VISTA AVENUE
TITLE SHEET

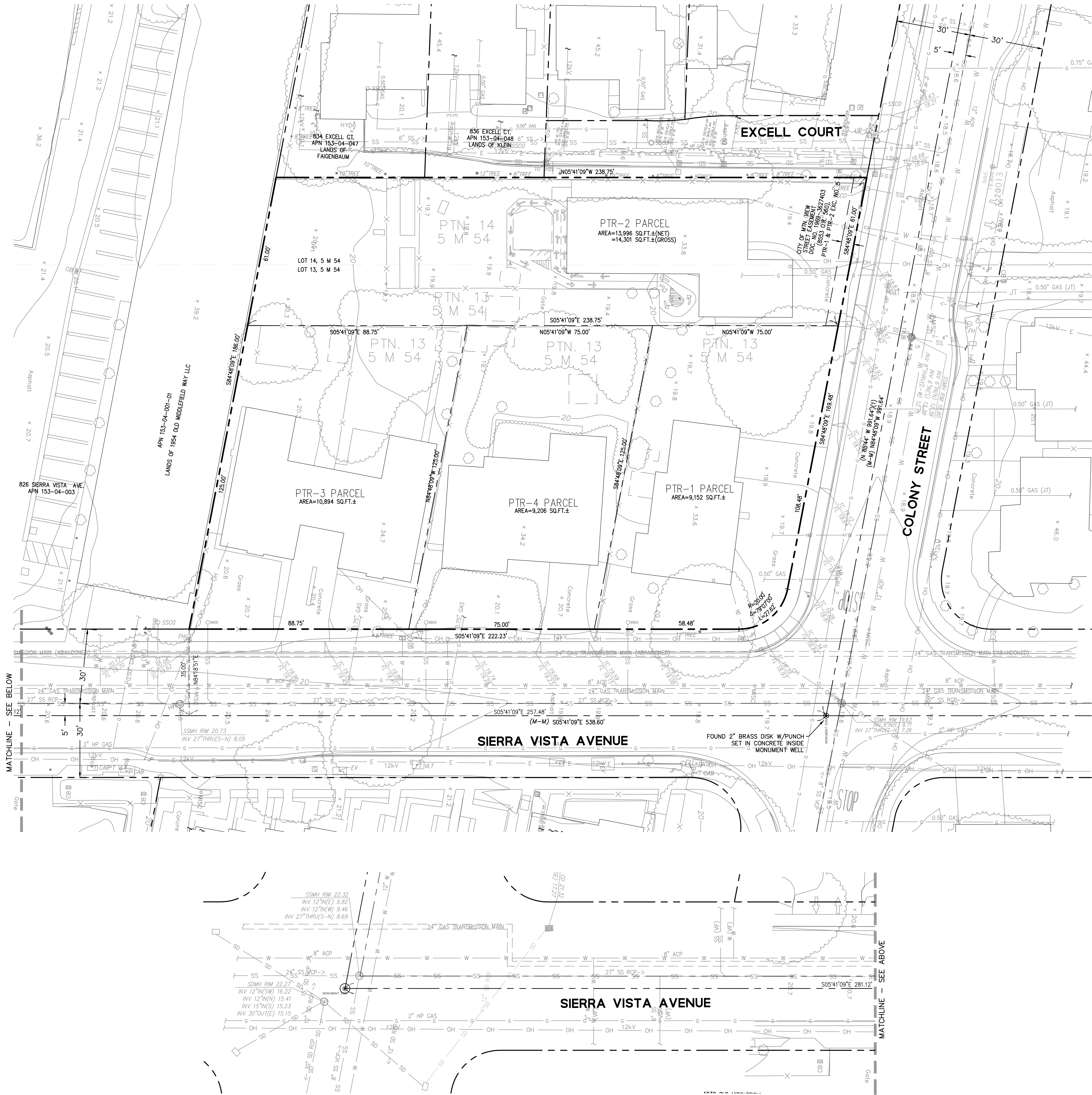
MOUNTAIN VIEW
SANTA CLARA COUNTY
CALIFORNIA

Date	05/08/25	No.		Revisions
Scale	NTS			
Design	AC			
Drawn	AC			
Approved	PC			
Job No	20176047			

Drawing Number:

CO.0

1 OF 13

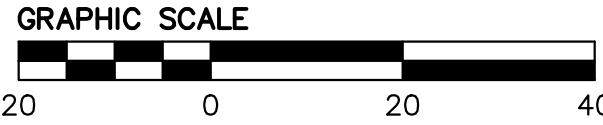
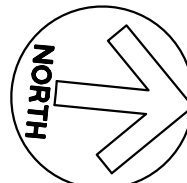


LEGEND

	PROPERTY LINE
	ADJACENT LOT LINE
	CENTER LINE
	GAS
	WATER MAIN
	ELECTRICAL LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE (AERIAL TOPO)
	JOINT UTILITY TRENCH
	OVER HEAD WIRE
	UNDERGROUND TELEPHONE
	STREET LIGHT ELECTRIC
	FENCE
	CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
	CATCH BASIN
	STORM DRAIN INLET
	ELECTRIC PULLBOX
	GAS METER
	FIRE HYDRANT
	ELECTRICAL BOX
	UTILITY BOX (GENERAL)
	TELEPHONE BOX
	MANHOLE (UNSPECIFIED)
	TELEPHONE MANHOLE
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER LATERAL
	ELECTROLIER
	STREETLIGHT
	STREET LIGHT PULL BOX
	POWER POLE
	JOINT UTILITY POLE
	TELEPHONE POLE
	SURVEY CONTROL PT
	STREET MONUMENT (SURVEY)
	PARALLEL PARKING MARKS
	SIGN (SINGLE POLE)
	SIGN (DOUBLE POLE)
	WATER METER
	WATER VALVE

NOTES

BENCHMARK
BRONZE DISK STAMPED "111-30" SET IN TOP OF CURB AT CENTER OF THE NORTHWEST RETURN OF SIERRA VISTA AVENUE AT PLYMOUTH STREET.
ELEVATION = 16.501 FEET (NAVD 88)



PLANNING SUBMITTAL COLONY STREET & SIERRA VISTA AVENUE EXISTING CONDITIONS

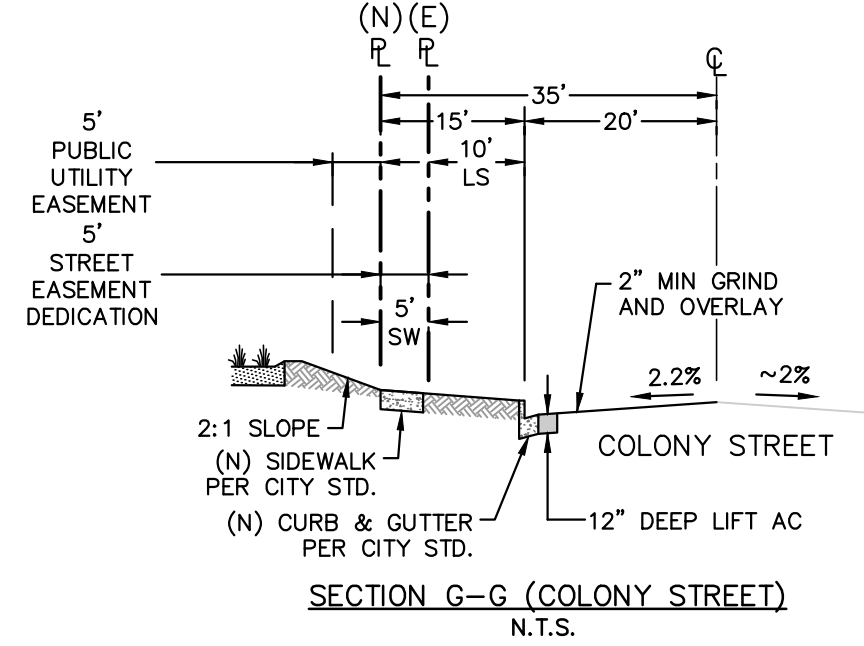
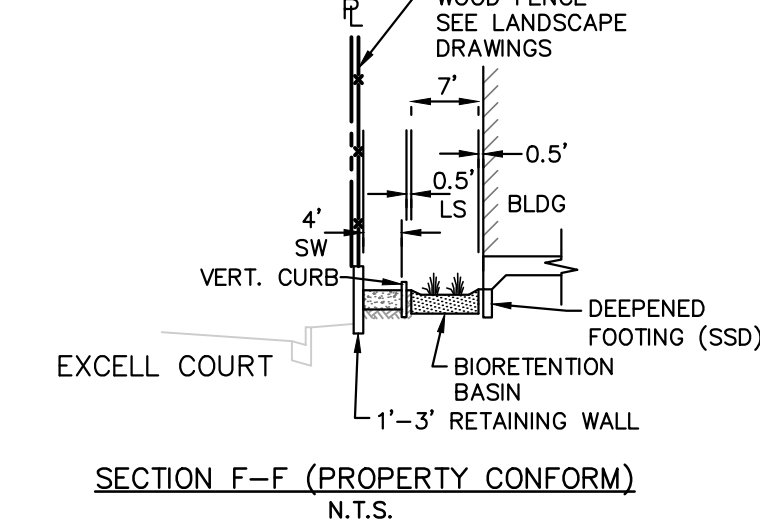
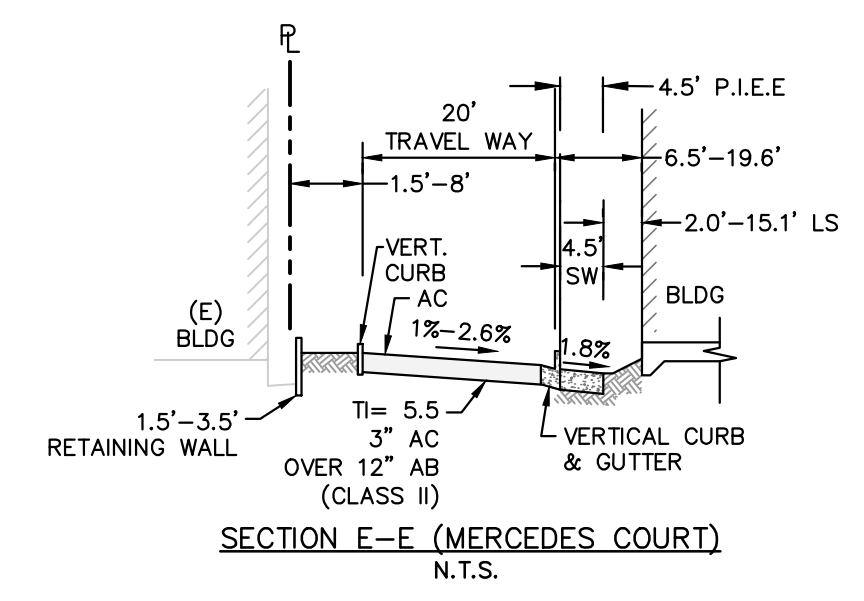
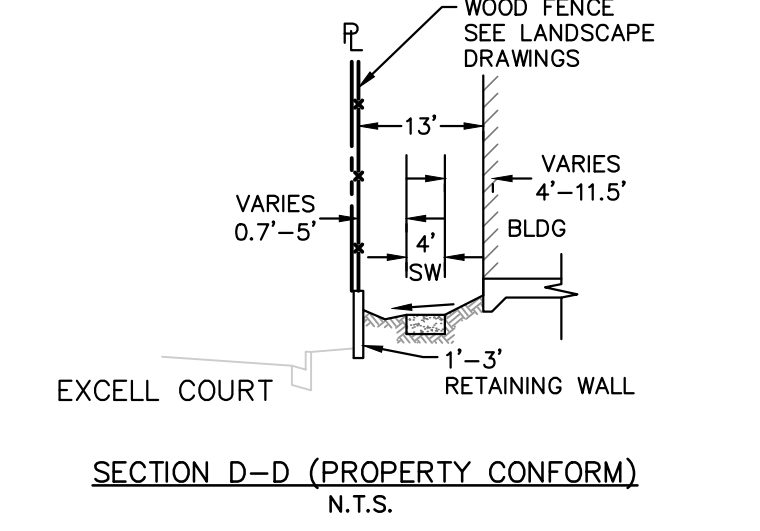
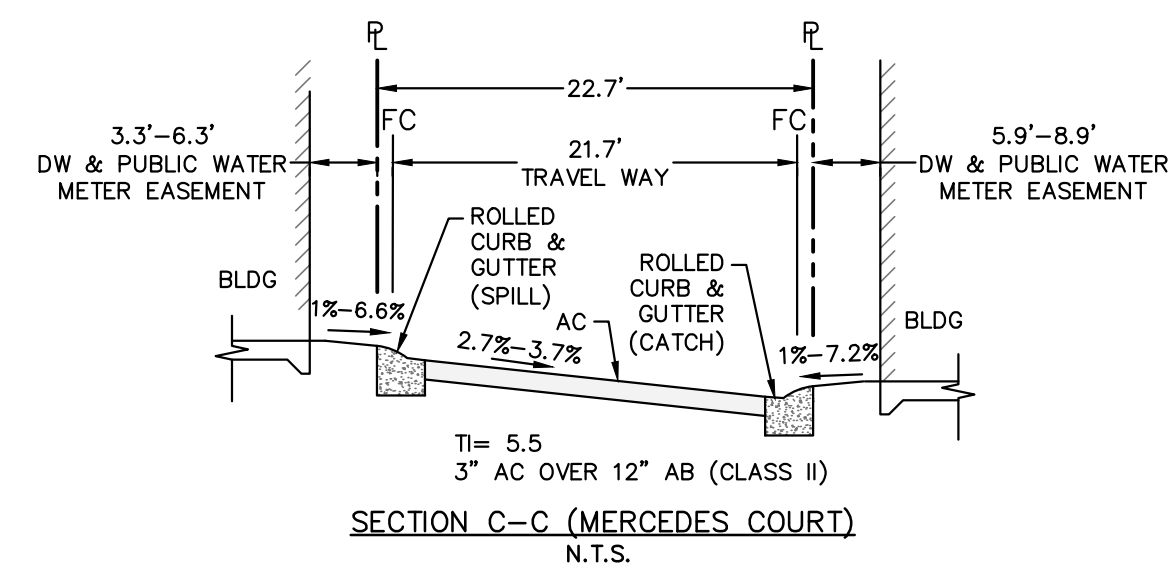
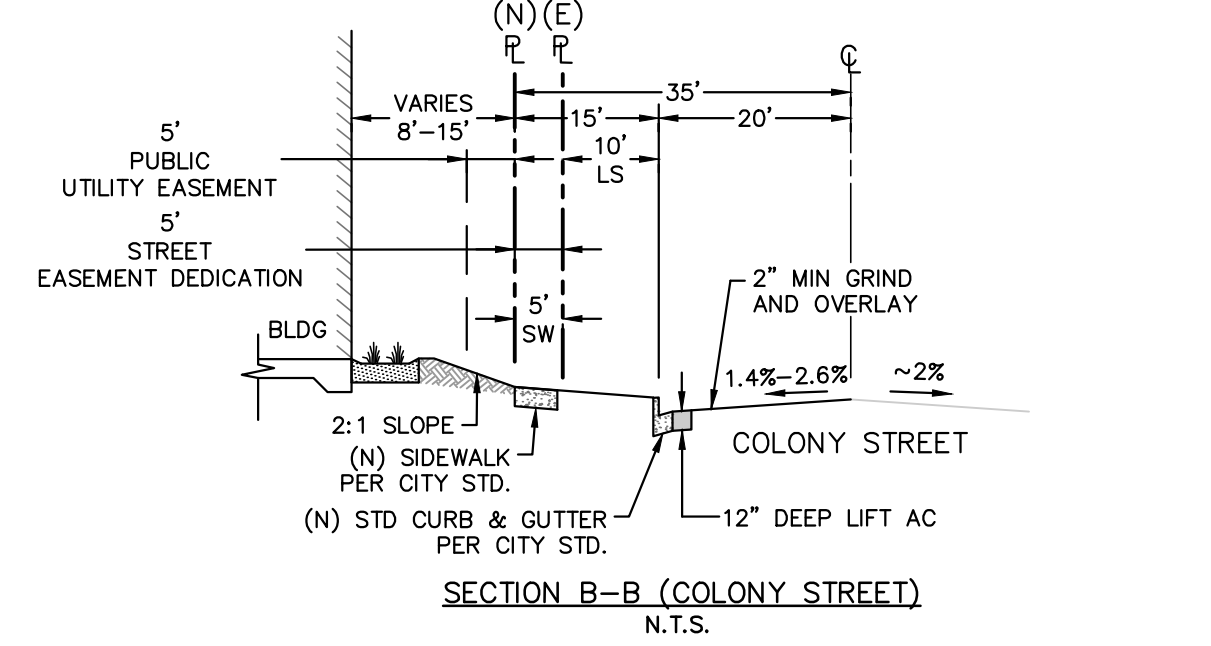
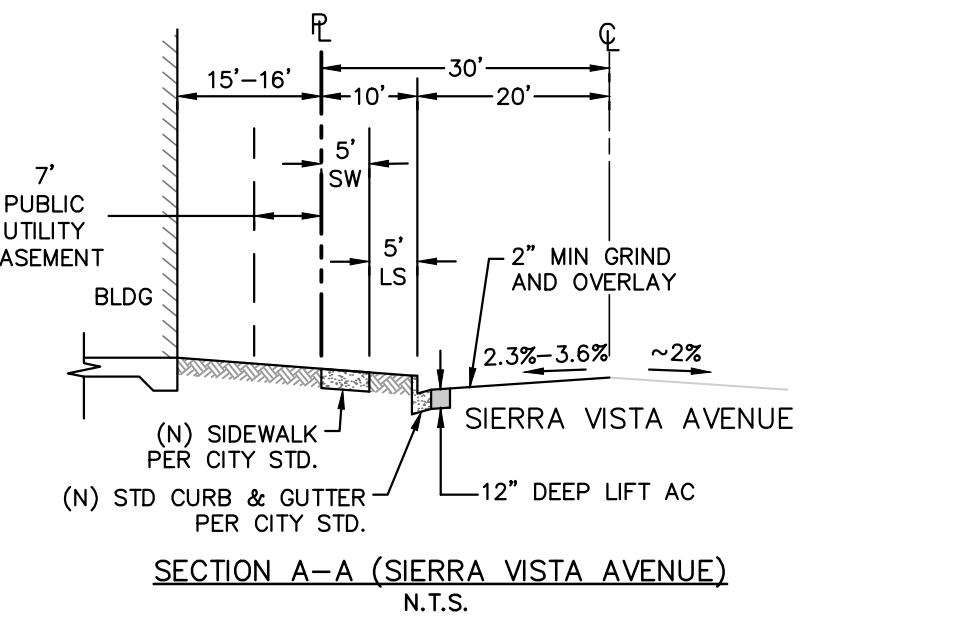
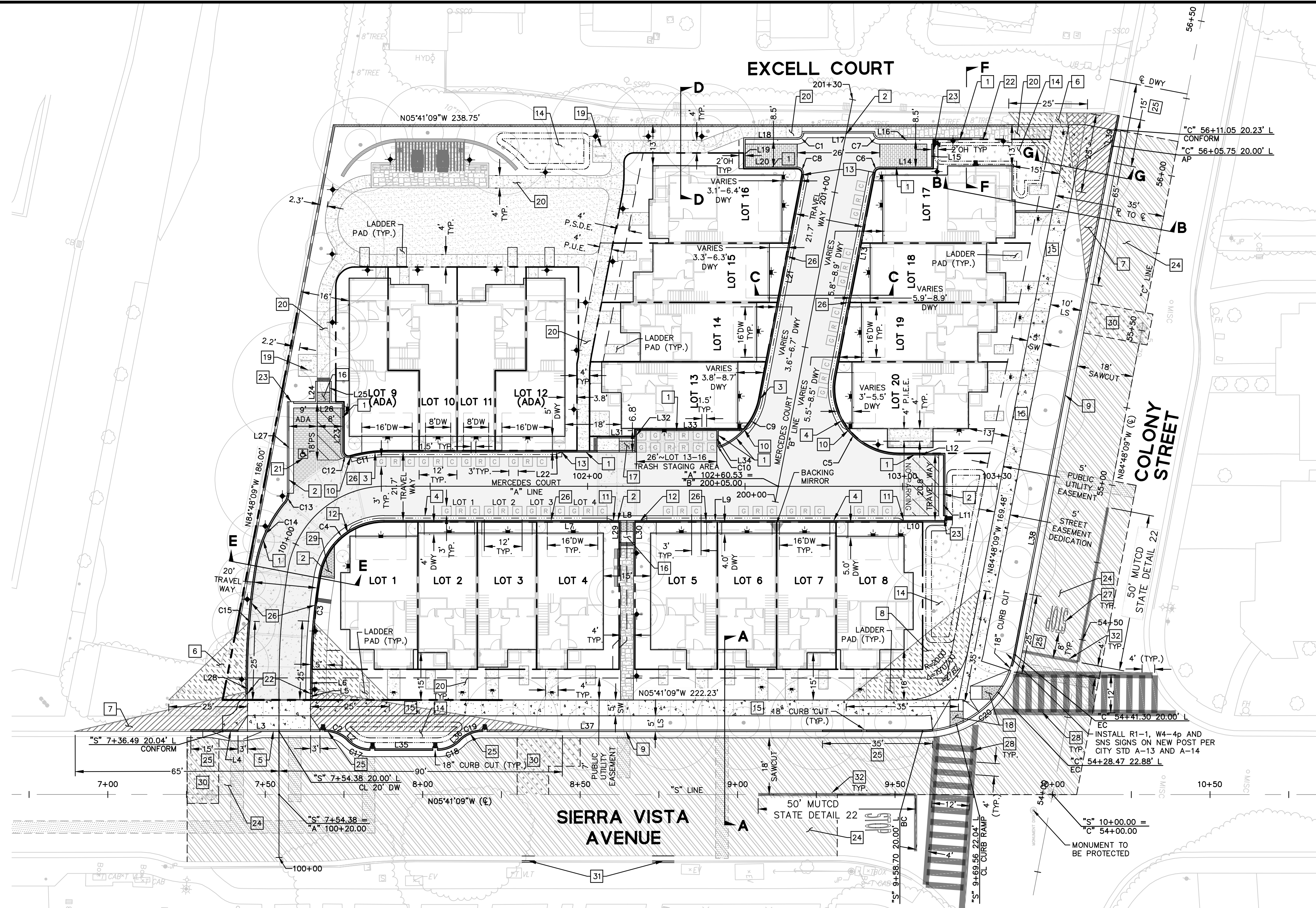
MOUNTAIN VIEW

SANTA CLARA COUNTY

CALIFORNIA

Revisions	
No.	
05/08/25	Date
1"=20'	Scale
AC	Design
AC	Drawn
PC	Approved
20176047	Job No
Drawing Number:	

DRAWING NAME: K:\2017\176047 Colony St. at Sierra Vista Av. MV\ENG\PLANNING\Sheets\02-CLNY-SP2.0.dwg
PLOT DATE: 05-08-25 PLOTTED BY: jcoe



LEGEND	
	PROPERTY LINE
	LOT LINE
	MONUMENT LINE (2X SCALE SHOWN HERE)
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	STREET CENTER LINE
	VERTICAL CURB/FLUSH CURB
	VERTICAL CURB & GUTTER
	ROLLED CURB & GUTTER
	PAINTED RED CURB
	BIORETENTION BASIN
	GARBAGE AND RECYCLING BINS (SHOWN FOR REFERENCE)
	WOOD FENCE (SLD)
	WOOD FENCE ON RETAINING WALL
	RETAINING WALL (SHOWN FOR REFERENCE)
	CONCRETE SIDEWALK
	2" GRIND AND OVERLAY
	ONSITE CONCRETE WALKWAY (4"PC/8"AB)
	ADA PARKING MARKING
	TRUNCATED DOMES
	NEW ASPHALTIC CONCRETE (3.5"AC/10"AB)
	DECORATIVE PAVING (SEE LANDSCAPE PLANS)
	PEDESTRIAN TRIANGLE OF SAFETY (VISION TRIANGLE)
	VEHICULAR TRIANGLE OF SAFETY (VISION TRIANGLE)
	LIMITS OF PAVEMENT FAILURE TO BE REPAIRED BY A DIG-OUT BEFORE GRIND AND OVERLAY
	UTILITY TRENCH
	LADDER PAD (SHOWN FOR REFERENCE) SEE ARCHITECTURAL PLANS
	BACKING MIRROR

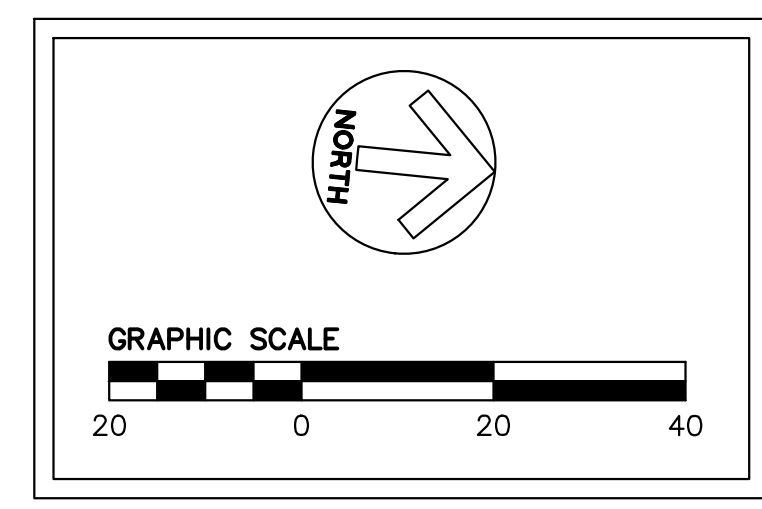
KEYNOTES	
1 VERTICAL CURB	29 TRUNCATED DOMES
2 VERTICAL CURB & GUTTER	30 LIMITS OF PAVEMENT FAILURE TO BE REPAIRED BY A DIG-OUT BEFORE GRIND AND OVERLAY
3 ROLLED CURB & GUTTER (SPILL)	31 REMOVE AND REPLACE CURB & GUTTER IN KIND
4 ROLLED CURB & GUTTER (CATCH)	32 12" SOLID WHITE LINE
5 STANDARD DRIVEWAY	
6 PEDESTRIAN TRIANGLE OF SAFETY	
7 VEHICULAR TRIANGLE OF SAFETY	
8 CORNER/INTERSECTION TRIANGLE OF SAFETY	
9 PUBLIC CURB & GUTTER	
10 TRANSITION FROM VERTICAL CURB TO ROLLED CURB & GUTTER	
11 TRANSITION FROM ROLLED CURB & GUTTER TO VERTICAL CURB & GUTTER	
12 TRANSITION FROM VERTICAL CURB & GUTTER TO ROLLED CURB & GUTTER	
13 TRANSITION FROM ROLLED CURB & GUTTER TO VERTICAL CURB	
14 BIORETENTION BASIN	
15 PUBLIC SIDEWALK	
16 CURB RAMP	
17 CURB RAMP, CALTRANS STD AB8A (CASE C)	
18 CURB RAMP, CALTRANS STD AB8A (CASE A)	
19 BIKE RACK	
20 ON-SITE CONCRETE WALKWAY	
21 ACCESSIBLE PARKING STALL	
22 CURB TAPER	
23 CURB CUT/OPENING	
24 AC DEEPLIFT/ GRIND AND OVERLAY	
25 PAINT CURB RED PER MOUNTAIN VIEW MUNICIPAL CODE	
26 PAINT CURBS RED WITH THE WORDS: NO PARKING - FIRE LANE	
27 STENCILLED IN WHITE ON THE TOP AND SIDE OF THE CURB	
28 INSTALL STOP LEGEND 8" BEHIND STOP BAR	
29 HIGH VISIBILITY 24" SOLID WHITE LINE	

NOTES

- ALL CURVES SHOWN ON TABLE ARE TAKEN FROM FACE OF CURB
- SEE LANDSCAPE PLANS FOR SCORING OF DRIVEWAYS, ENTRIES, AND WALKWAYS
- EXPANSION JOINTS, CONTROL JOINTS AND SCORE MARKS SHALL CONFORM TO THE CITY OF MOUNTAIN VIEW STANDARDS AND PROJECT'S GEOTECHNICAL INVESTIGATION REPORTS.
- PAVEMENT MARKINGS AND STRIPING SHALL BE CAT TRACKED. FINAL LOCATION SHALL BE DETERMINED BY CITY ENGINEER IN THE FIELD.
- ALL TRAFFIC STRIPES, PAVEMENT MARKINGS, PAVEMENT MARKERS, AND SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL OF TRAFFIC CONTROL DEVICES (CA MUTCD). ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND CONFORM TO SECTION 84 OF THE LATEST STATE OF CALIFORNIA, DEPARTMENT TRANSPORTATION STANDARD SPECIFICATIONS AND STANDARD PLANS. ALL PAVEMENT MARKERS SHALL CONFORM TO SECTION 85 OF THE LATEST STATE OF CALIFORNIA, DEPARTMENT TRANSPORTATION STANDARD SPECIFICATIONS AND STANDARD PLANS.
- DIMENSIONS SHOWN FOR BUILDING LOCATIONS ARE TO FACE OF BUILDING.
- ANY EXISTING TRAFFIC STRIPING, PAVEMENT MARKINGS, PAVEMENT SURFACE, ETC. (NOT IDENTIFIED TO BE REPLACED) DAMAGED OR DESTROYED BY CONTRACTOR'S WORK SHALL BE REPLACED BY CONTRACTOR TO THE SATISFACTION OF THE CITY AT THE CONTRACTOR'S SOLE EXPENSE.
- ACCESSIBLE PATH SHALL BE MINIMUM 48" WIDE, SLOPE ALONG THE PATH SHALL NOT EXCEED 5%, AND CROSS SLOPES SHALL NOT EXCEED 2% PER CBC 113A. SEE GRADING PLAN FOR SLOPES
- SHARED FENCE SHALL BE COORDINATED WITH ADJACENT PROPERTY OWNER

CURVE DATA			
CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	3.14	2.00	090°00'00"
C2	7.87	10.00	045°05'30"
C3	32.52	199.50	009°20'26"
C4	29.56	21.00	080°39'34"
C5	36.98	21.00	100°53'00"
C6	2.76	2.00	079°07'00"
C7	3.14	2.00	090°00'00"
C8	3.52	2.00	100°53'00"
C9	20.60	21.00	056°12'44"
C10	1.97	1.00	112°54'14"
C11	11.82	42.00	016°07'17"
C12	3.70	2.00	106°07'17"
C13	3.46	5.00	039°35'38"
C14	22.22	42.00	030°18'30"
C15	35.57	219.50	009°17'09"
C17	7.87	10.00	045°05'47"
C18	7.85	10.00	044°59'43"
C19	7.85	10.00	045°00'01"
C20	41.43	30.00	079°07'00"

LINE DATA		
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L2	0.17	N39°24'21"E
L3	27.49	N05°41'09"W
L4	5.00	N05°16'58"W
L5	2.25	N84°18'56"E
L6	3.28	N84°19'04"E
L7	66.53	S05°41'09"E
L8	21.17	N05°41'09"W
L9	73.69	N05°41'09"W
L10	16.21	N05°41'09"W
L11	19.33	N84°18'51"E
L12	14.07	N05°41'09"W
L13	65.92	S84°48'09"E
L14	16.50	S05°41'09"E
L15	7.00	N84°18'51"E
L16	17.00	S05°41'09"E
L17	22.14	N05°41'09"W
L18	16.50	N05°41'09"W
L19	8.50	N84°18'51"E
L20	16.50	N05°41'09"W
L21	72.37	S84°48'09"E
L22	79.17	S05°41'09"E
L23	15.25	S84°18'51"W
L24	7.00	N84°18'55"E
L25	7.00	N84°18'55"E
L26	15.50	S05°41'09"E
L27	29.07	N84°18'51"E
L28	7.03	N84°18'51"E
L29	6.50	S84°18'51"W
L30	6.50	S84°18'51"W
L31	12.50	S05°41'55"E
L32	6.85	S84°20'20"W
L33	34.22	N05°40'02"W
L34	4.26	S84°18'51"W
L35	21.43	N05°41'27"W
L36	0.20	N50°41'10"W
L37	139.72	N05°41'09"W
L38	164.45	N84°48'09"W
L39	5.31	N87°18'36"W



LEGEND

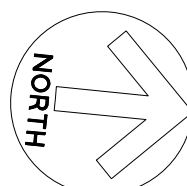
---	PROPERTY LINE
---	LOT LINE
---	EASEMENT LINE
---	ADJACENT PROPERTY LINE
---	STREET CENTER LINE
	(EVAE/PUE/PSSE/PSDE/PSDRE/PWE/PIEE)
	WATER METER EASEMENT (WME)
	PUBLIC UTILITY EASEMENT (PUE)
	PRIVATE STORM DRAIN EASEMENT (PSDE)
	PRIVATE INGRESS EGRESS EASEMENT (PIEE)
	PRIVATE WATER EASEMENT (PWE)
	(PUE/PIEE)

GENERAL NOTES

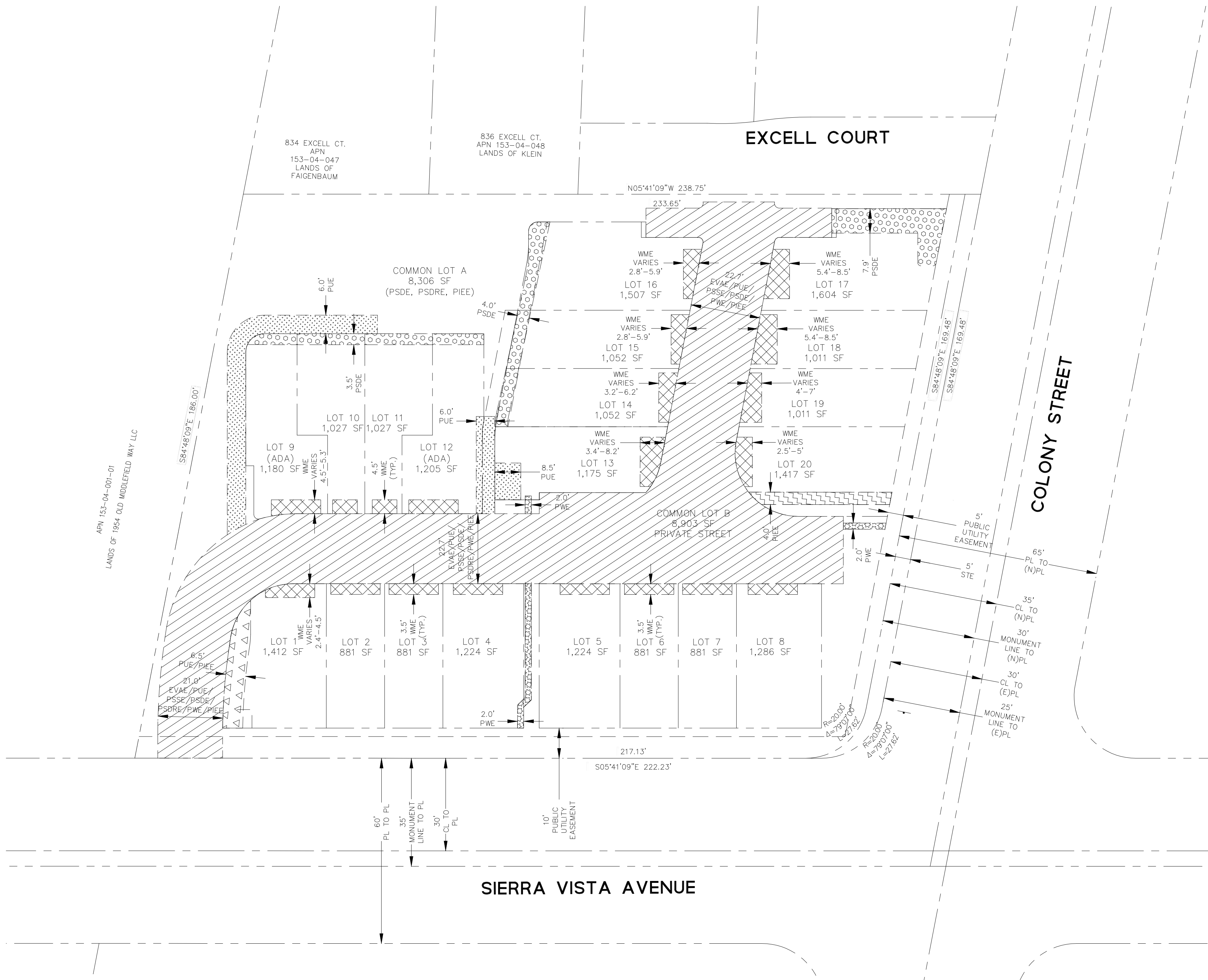
- OWNER: LEGEND COLONY LLC
- DEVELOPER: LEGEND COLONY LLC
341 COBALT WAY, SUITE 208
SUNNYVALE, CA 94085
CONTACT: ALBERT WANG
(669)209-2988
- CIVIL ENGINEER: BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA. 95112
CONTACT: PATRICK CHAN
(408)467-9100
- PROPERTY DESCRIPTION: PORTION OF LOT 13
"TRACT NO. 132 SIERRA VISTA ADDITION NO.4"
RECORDED APRIL 14, 1941
BOOK 5 OF MAPS,
PAGE 54
- ASSESSORS' PARCEL NO.: 153-04-001,017,018,019
- GENERAL PLAN: MEDIUM-DENSITY RESIDENTIAL
ALLOWED DENSITY: 13-25 DU/AC, ~27-60 RESIDENTS/AC
- EXISTING ZONING: R3-2
- PROPOSED ZONING: R3-2
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- AREA: GROSS: 1.00± ACRES
NET: 0.98± ACRES
- NUMBER OF UNITS: 20
- NUMBER OF LOTS: 22
- UTILITIES
 - WATER: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION
 - SANITARY SEWER: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION
 - STORM DRAIN: PUBLIC STREETS: CITY OF MOUNTAIN VIEW
PRIVATE STREETS: HOME OWNERS ASSOCIATION
 - GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 - TELEPHONE: AT&T/SBC
 - CABLE TV: COMCAST
- BENCHMARK: BRONZE DISK STAMPED "11-30" SET IN
TOP OF CURB AT CENTER OF THE
NORTHWEST RETURN OF SIERRA VISTA
AVENUE AT PLYMOUTH STREET.
(ELEV.16.501, NAVD 88)
- TOPOGRAPHY: INFORMATION SHOWN IS BASED ON AERIAL SURVEY
PREPARED BY 360 AERIAL SURVEYS, DATED 03/28/17,
SUPPLEMENTED BY BKF FIELD SURVEY, DATED 04/04/17
- LOT SIZES:

COMMON LOT A	8,306 SF (COMMON PARCEL INCLUDES PSDE, PSDRE, PRGE, PIEE)
COMMON LOT B	8,903 SF (COMMON PARCEL INCLUDES EVAE, PUE, PWE, PSDE, PSDRE, PSSE, PWME, PIEE)
PUBLIC UTILITY EASEMENT	2,477 SF
LOT 1-20 TOTAL	22,938 SF 42,624 SF
- EASEMENTS:

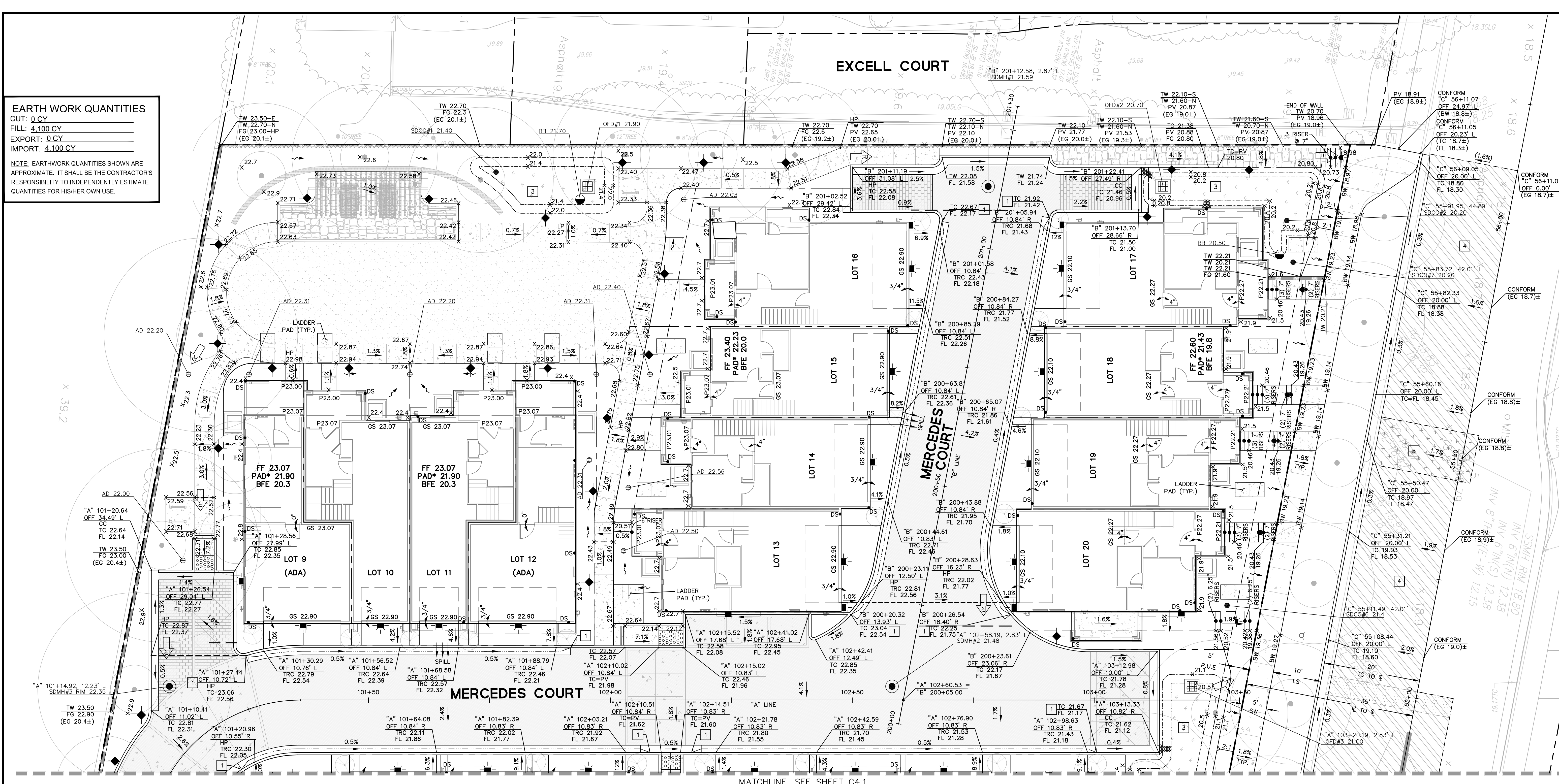
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PRGE	PRIVATE GAS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER EASEMENT
STE	STREET EASEMENT DEDICATION
WME	PRIVATE WATER METER EASEMENT



GRAPHIC SCALE



EARTH WORK QUANTITIES
CUT: 0 CY
FILL: 4,100 CY
EXPORT: 0 CY
IMPORT: 4,100 CY
NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.



LEGEND

	PROPERTY LINE		SLOPE TO DRAIN (HARDSCAPE)
	ADJACENT PROPERTY LINE		SLOPE TO DRAIN (LANDSCAPE)
	VERTICAL CURB		STORM DRAIN AREA DRAIN
	VERTICAL CURB & GUTTER		STORM DRAIN MANHOLE
	ROLLED CURB & GUTTER		STORM DRAIN OVERFLOW DRAIN
	GRADE BREAK		STORM DRAIN BUBBLER BOX
	AC PAVEMENT		STORM DRAIN CATCH BASIN
	BIORETENTION BASIN		STORM DRAIN CLEANOUT
	SPECIAL CONCRETE PAVING		PROPERTY LINE STORM DRAIN INLET
	2" GRIND AND OVERLAY		DOWNSPOUT (SHOWN FOR REFERENCE)
	UTILITY TRENCH		SEE ARCHITECTURAL PLANS
	LIMITS OF PAVEMENT FAILURE TO BE REPAIRED BY A DIG-OUT BEFORE GRIND AND OVERLAY		PROPOSED ELEVATION
	WOOD FENCE ON RETAINING WALL		EXISTING ELEVATION
	RETAINING WALL (SHOWN FOR REFERENCE)		EXISTING SLOPE
	LADDER PAD (SHOWN FOR REFERENCE)		OVERLAND RELEASE

ARBORIST REPORT MITIGATION MEASURES

SUMMARY:
THE TREES ON SITE ARE A MIX OF NON NATIVE TREES, THERE ARE NO NATIVES ON SITE. THE TREES ARE IN POOR OR DEAD TO FAIR CONDITION WITH NO GOOD OR EXCEPTIONAL TREES. THE MAJORITY OF THE TREES ON SITE DO NOT CONTRIBUTE TO THE SITE AND WILL BE REMOVED. THE TREES WILL BE REPLACED AT THE TIME OF THE LANDSCAPING PHASE OF THE PROJECT.

THE PEARS THAT LINE THE NORTHWEST SIDE OF THE PROJECT MAY BE SHARED TREES OR THE NEIGHBORS. THE PEARS PROVIDE A GOOD SCREEN TO THE DEVELOPMENT TO THE NORTHWEST. IF THE PEARS ARE TO BE RETAINED THE FOLLOWING TREE PROTECTION PLAN SHOULD BE FOLLOWED TO LESSEN THE IMPACTS TO THE TREES.

THE NEIGHBORING TREES ALONG EXCELL COURT WILL HAVE SOME ENROACHMENT WITHIN THEIR DRIPLINES. ALL EXCAVATION WITHIN THE DRIPLINES (100DB) WILL BE MONITORED BY THE PROJECT ARBORIST. ALL EXCAVATION WITH THE NEIGHBORING TREES DRIPLINES WILL BE DONE BY HAND. THE PROJECT ARBORIST WILL MAKE MITIGATION RECOMMENDATIONS IF ANY ROOTS ARE DAMAGED. THE SITE INCLUDING THE TREES ON EXCELL COURT WILL BE MONITORED BY MONTHLY INSPECTIONS DURING THE FIRST WEEK OF EACH MONTH.

TREE PROTECTION PLAN:
TREE PROTECTION ZONES SHOULD BE ESTABLISHED AND MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. FENCING FOR THE PROTECTION ZONES SHOULD BE 6 FOOT TALL METAL CHAIN LINK TYPE SUPPORTED BY 2 INCH METAL POLES POUNDED INTO THE GROUND BY NO LESS THAN 2 FEET. THE SUPPORT POLES SHOULD BE SPACED NO MORE THAN 10 FEET APART ON CENTER. THE LOCATION FOR THE PROTECTION FENCING SHOULD BE AS CLOSE TO THE DRIFLINE AS POSSIBLE STILL ALLOWING ROOM FOR CONSTRUCTION TO SAFELY CONTINUE. SIGNS SHOULD BE PLACED ON FENCING SIGNIFYING "TREE PROTECTION ZONE, KEEP OUT". NO MATERIALS OR EQUIPMENT SHOULD BE STORED OR CLEANED INSIDE THE TREE PROTECTION ZONES. AREAS OUTSIDE THE FENCING BUT STILL BENEATH THE DRIFLINE OF PROTECTED TREES, WHERE FOOT TRAFFIC IS EXPECTED TO BE HEAVY, SHOULD BE MULCHED WITH 4 TO 6 INCHES OF CHIPPER CHIPS. WHEN WORK IS TO TAKE PLACE UNDERNEATH THE DRIFLINE OF A PROTECTED TREE ON SITE, HAND TOOLS SHOULD BE USED IN ORDER TO FIRST EXPOSE WHAT ROOTS MAY EXIST WHERE CONSTRUCTION IS TO TAKE PLACE. THE SITE ARBORIST WILL BE CALLED OUT TO THE SITE TO INSPECT ALL WORK DONE UNDERNEATH THE DRIFLINES OF THE PROTECTED TREES ON SITE.

ROOT CUTTING:
ANY ROOTS TO BE CUT SHALL BE MONITORED AND DOCUMENTED. LARGE ROOTS (OVER 2" DIAMETER) OR LARGE MASSES OF ROOTS TO BE CUT MUST BE INSPECTED BY THE SITE ARBORIST. AT THIS TIME, MAY RECOMMEND IRRIGATION OR FERTILIZATION OF THE ROOT ZONE. ALL ROOTS NEEDING TO BE CUT SHOULD BE CUT CLEAN WITH A SAW OR LOPPER. ROOTS TO BE LEFT EXPOSED FOR A PERIOD OF TIME SHOULD BE COVERED WITH LAYERS OF BURLAP AND KEPT MOIST. THE SITE ARBORIST WILL BE ON SITE FOR ALL EXCAVATION WHEN WITHIN THE DRIFLINE OF THE PROTECTED TREES LISTED ABOVE.

TRENCHING:
TRENCHING FOR IRRIGATION, DRAINAGE, ELECTRICAL OR ANY OTHER REASON SHALL BE DONE BY HAND WHEN INSIDE THE DRIFLINE OF A PROTECTED TREE. HAND DIGGING AND THE CAREFUL PLACEMENT OF PIPES BELOW OR BESIDES PROTECTED ROOTS WILL SIGNIFICANTLY REDUCE ROOT LOSS. THIS REDUCING TRAUMA TO THE TREE. ALL TRENCHES SHALL BE BACKFILLED WITH NATIVE MATERIALS AND COMPACTED TO NEAR ITS ORIGINAL LEVEL, AS SOON AS POSSIBLE. TRENCHES TO BE LEFT OPEN FOR A PERIOD OF TIME (24 HOURS), WILL REQUIRE THE COVERING OF ALL EXPOSED ROOTS WITH BURLAP AND BE KEPT MOIST. THE TRENCHES WILL ALSO NEED TO BE COVERED WITH PLYWOOD TO HELP PROTECT THE EXPOSED ROOTS.

IRRIGATION:
NORMAL IRRIGATION SHOULD BE MAINTAINED FOR THE IMPORTED TREES. IRRIGATION WILL CONSIST OF FLOOD TYPE IRRIGATION WITH ENOUGH WATER TO WET THE TREES ENTIRE ROOT ZONE. TREES SHOULD BE IRRIGATED TWO TIMES PER MONTH FOR THE ENTIRE WARM SEASON. SOME IRRIGATION MAY BE REQUIRED DURING THE WINTER DEPENDING ON SEASONAL RAINFALL. THE OAKS ON SITE SHOULD NOT REQUIRE WARM SEASON IRRIGATION UNLESS THEIR ROOT ZONES ARE TRAUMATIZED AS WATERING OAK TREES DURING THE DRY SEASON ENCOURAGES ROOT ROT. THE INFORMATION INCLUDED IN THIS REPORT IS BELIEVED TO BE TRUE AND BASED ON SOUND ARBORICULTURAL PRINCIPLES AND PRACTICES.

NOTES

- ALL WALKWAYS FROM PORCH TO SIDEWALK SHALL SLOPE 2% MAX.
- ALL PORCHES SHALL SLOPE 2% MAX.
- SEE LANDSCAPE PLANS FOR TREE PROTECTION NOTE AND DETAILS.
- LANDSCAPE FINISH GRADE ADJACENT TO THE BUILDING SHALL BE MINIMUM 8" BELOW FINISH FLOOR.
- NO GRADING OR STORAGE OF MATERIALS SHALL OCCUR UNDER THE TREE'S CANOPY AT ANY TIME, UNLESS OTHERWISE SPECIFY BY PLAN.
- DOWNSPOUTS TO BE DISCHARGE ONTO SPLASH BLOCKS, SEE DETAIL 11 ON SHEET C8.0. SPLASH BLOCKS SHALL BE POSITIONED TOWARDS PRIVATE STREET, BIORETENTION BASINS, OR AREA DRAIN.
- 2'-4" COBBLE STONE ENERGY DISSIPATORS SHALL BE A MINIMUM 24"x24" AREA AS DEPICTED PER PLAN AND TO BE PLACED AT CURB CUTS AND AROUND OVERFLOW DRAINS (OFD) & BUBBLER BOXES (BB).
- FOR TREE REMOVAL, SEE LANDSCAPE PLANS SHEET T-1.0.
- THE CONDITION OF APPROVAL FOR THE PROJECT STATED PERMITS TO REMOVE, RELOCATE, OR OTHERWISE ALTER HERITAGE TREES CANNOT BE IMPLEMENTED UNTIL A BUILDING PERMIT IS SECURED AND THE PROJECT IS PURSUED. THE IMPROVED PLANS PROPOSING THE REMOVAL OF THE HERITAGE TREES CANNOT BE APPROVED UNTIL THE BUILDING PERMIT IS ISSUED.
- ANY SOIL GENERATED FROM THE PROPERTY DURING PREDEVELOPMENT ACTIVITY SHALL BE SAMPLED FOR PESTICIDES, CAM 5 METALS AND PETROLEUM HYDROCARBONS PRIOR TO TRANSPORTING OFF-SITE, SEE NOTE ON DEMOLITION AND GRADING PLANS.
- SEPARATE SOIL CONDITIONS ACROSS THE PROPERTY SHALL BE VISUALLY ASSESSED AFTER THE EQUIPMENT, VEHICLES, MATERIALS AND DEBRIS ARE REMOVED AS THE PRESENCE OF THOSE ITEMS PREVENT A THOROUGH VISUAL ASSESSMENT OF GROUND CONDITIONS ACROSS THE PROPERTY. IF ANY SIGNIFICANT OIL STAINING OR OTHER EVIDENCE OF POTENTIAL SURFACE SOIL IMPACT IS NOTED, AN ENVIRONMENTAL SPECIALIST SHOULD BE CONSULTED TO GUIDE THE REMOVAL OF THE IMPACTED SOIL.
- FINISHED GRADES AROUND THE PERIMETER OF BUILDING SHOULD BE COMPACTED AND SLOPED AT A MIN. 2% GRADIENT AWAY FROM FOUNDATION.
- SEE ARCHITECTURAL PLANS FOR INTERIOR STEPPING ELEVATIONS.

KEYNOTES

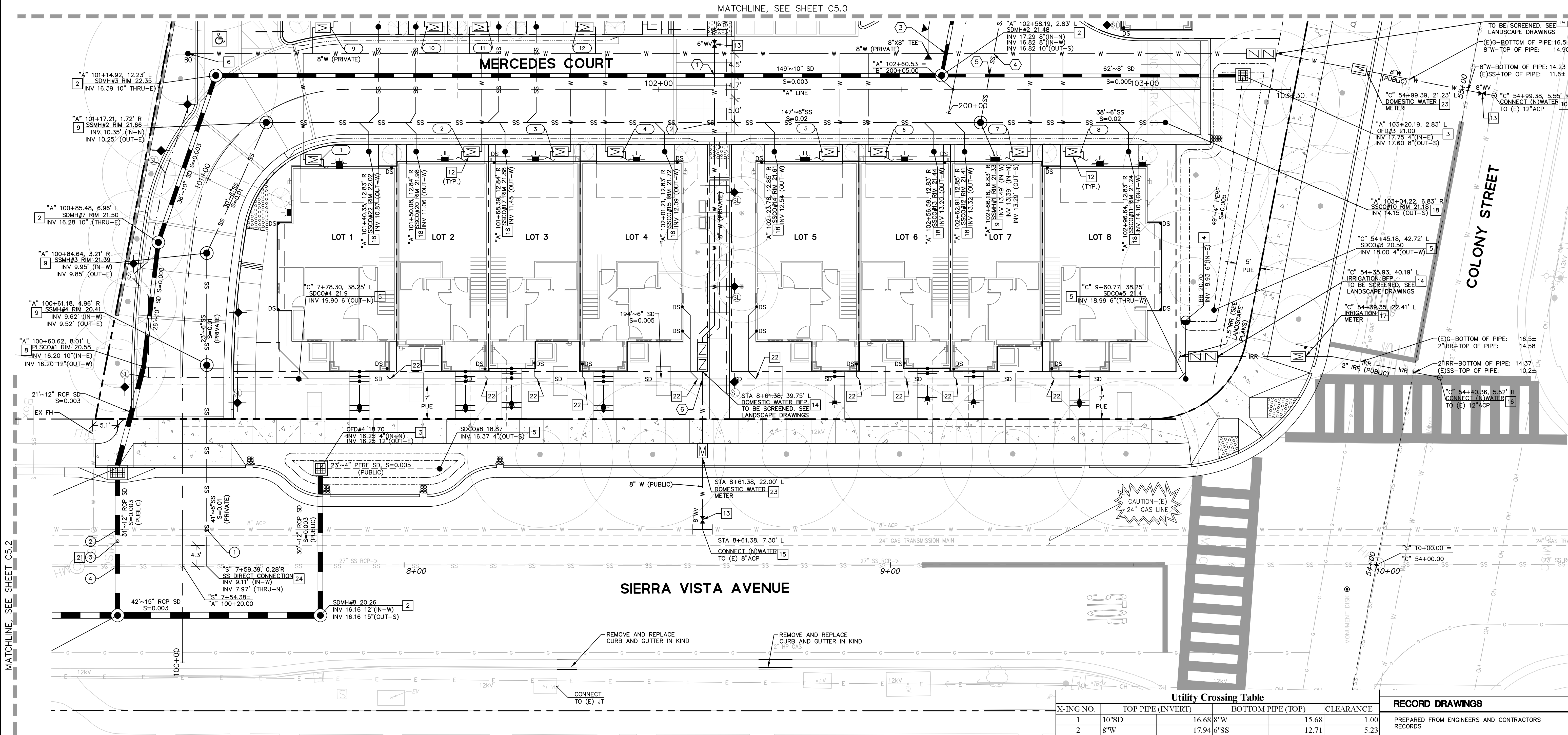
- TRANSITION FROM VERTICAL CURB TO ROLLED CURB & GUTTER (SPILL).
- CURB TAPER
- BIORETENTION AREA
- AC DEEP LIFT THEN GRIND AND OVERLAY
- LIMITS OF PAVEMENT FAILURE TO BE REPAIRED BY A DIG-OUT BEFORE GRIND AND OVERLAY. ADJUST STRUCTURES TO GRADE.

FLOOD ZONE

THIS PROPERTY IS LOCATED WITHIN ZONE AO (1' DEPTH) AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY MAP NO. 06085C0037H, DATED MAY 18, 2009

***CONTRACTOR SHALL CONFIRM ALL FINISH FLOOR, PAD, AND SLAB SECTION WITH ARCHITECT, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION**

GRAPHIC SCALE
10 0 10 20



LEGEND			
	PROPERTY LINE		DOWNSPOUT (SHOWN FOR REFERENCE) SEE ARCHITECTURAL PLANS
	ADJACENT PROPERTY LINE		STORM DRAIN AREA DRAIN
	VERTICAL CURB		STORM DRAIN MANHOLE
	VERTICAL CURB & GUTTER		STORM DRAIN OVERFLOW DRAIN
	ROLLED CURB & GUTTER		STORM DRAIN BUBBLER BOX
	BIORETENTION BASIN		STORM DRAIN CATCH BASIN
	PROPOSED STORM DRAIN LINE		STORM DRAIN CLEANOUT
	PROPOSED PERFORATED PIPE		PROPERTY LINE STORM DRAIN CLEANOUT
	PROPOSED SANITARY SEWER LINE		SANITARY SEWER MANHOLE
	PROPOSED WATER LINE		SANITARY SEWER CLEANOUT
	PROPOSED IRRIGATION WATER LINE		WATER VALVE
	PROPOSED FIRE WATER LINE		WATER METER
	PROPOSED GAS LINE		BACK FLOW PREVENTER
	PROPOSED JOINT TRENCH LINE (SHOWN FOR REFERENCE) SEE JOINT TRENCH PLANS		REDUCE PRESSURE PRINCIPLE ASSEMBLY
	STREET LIGHT LINE (SHOWN FOR REFERENCE) SEE JOINT TRENCH PLANS		FIRE HYDRANT
	STAIR RISER		
	UTILITY CROSSING TABLE MARKER		

WATER LATERALS	
1	LOT 1: STA "A" 101+26.30 OFF 13.61'R
2	LOT 2: STA "A" 101+68.39 OFF 12.83'R
3	LOT 3: STA "A" 101+78.19 OFF 12.83'R
4	LOT 4: STA "A" 101+92.69 OFF 12.83'R
5	LOT 5: STA "A" 102+33.57 OFF 12.83'R
6	LOT 6: STA "A" 102+46.80 OFF 12.83'R
7	LOT 7: STA "A" 102+72.70 OFF 12.83'R
8	LOT 8: STA "A" 102+86.84 OFF 12.83'R
9	LOT 9: STA "A" 101+33.50 OFF 12.83'L
10	LOT 10: STA "A" 101+33.50 OFF 12.83'L
11	LOT 11: STA "A" 101+61.58 OFF 12.83'L
12	LOT 12: STA "A" 101+83.29 OFF 12.83'L
13	LOT 13: STA "A" 200+29.93 OFF 14.80'L
14	LOT 14: STA "A" 200+58.40 OFF 13.22'L
15	LOT 15: STA "B" 200+67.59 OFF 13.41'L
16	LOT 16: STA "B" 201+00.16 OFF 13.41'L
17	LOT 17: STA "B" 201+05.21 OFF 12.81'R
18	LOT 18: STA "B" 200+72.63 OFF 12.81'R
19	LOT 19: STA "B" 200+63.45 OFF 13.00'R
20	LOT 20: STA "B" 200+33.04 OFF 16.98'R

KEYNOTES	
1	AREA DRAIN
2	STORM DRAIN MANHOLE. SEE GENERAL NOTE 9.
3	OVERFLOW DRAIN
4	BUBBLER BOX
5	STORM DRAIN CLEANOUT
6	BLOW OFF VALVE
7	NOT USED
8	PROPERTY LINE STORM DRAIN CLEANOUT WITH SOLID LID.
9	SANITARY SEWER MANHOLE. SEE GENERAL NOTE 9.
10	HOT TAP CONNECTION.
11	FIRE HYDRANT (PAINT SAFETY YELLOW).
12	1" COPPER TYPE K WATER SERVICE & 1" METER
13	WATER VALVE
14	REDUCE PRESSURE BACKFLOW PREVENTOR
15	8"x8"x8" CUT-IN TEE
16	HOT TAP CONNECTION
17	1" IRRIGATION METER
18	SEWER LATERAL AND CLEANOUT, LATERAL SHALL BE 4" PVC SDR-26 AND SLOPE AT 2% MIN
19	NEW PIPE CONNECTION TO EXISTING MANHOLE
20	NEW STORM CURB INLET
21	PROVIDE CONCRETE SADDLE
22	DOWNSPOUT CONNECTION
23	8" DOMESTIC WATER METER
24	SEWER LATERAL CONNECTION

NOTES	
1.	SEE ARCHITECTURAL PLANS FOR INTERIOR STEPPING ELEVATIONS
2.	SEE LANDSCAPE PLANS FOR SCORING OF DRIVEWAYS, ENTRIES, AND WALKWAYS
3.	EXPANSION JOINTS, CONTROL JOINTS AND SCORE MARKS SHALL CONFORM TO THE CITY OF MOUNTAIN VIEW STANDARDS AND PROJECT'S GEOTECHNICAL INVESTIGATION REPORTS.
4.	ALL TRAFFIC STRIPES, PAVEMENT MARKINGS, PAVEMENT MARKERS, AND SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL OF TRAFFIC CONTROL DEVICES (CA MUTCD). ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND CONFORM TO SECTION 84 OF THE LATEST STATE OF CALIFORNIA, DEPARTMENT TRANSPORTATION STANDARD SPECIFICATIONS AND STANDARD PLANS. ALL PAVEMENT MARKERS SHALL CONFORM TO SECTION 85 OF THE LATEST STATE OF CALIFORNIA, DEPARTMENT TRANSPORTATION STANDARD SPECIFICATIONS AND STANDARD PLANS.
5.	DIMENSIONS SHOWN FOR BUILDING LOCATIONS ARE TO FACE OF BUILDING.
6.	ANY EXISTING TRAFFIC STRIPING, PAVEMENT MARKINGS, PAVEMENT SURFACE, ETC. (NOT IDENTIFIED TO BE REPLACED) DAMAGED OR DESTROYED BY CONTRACTOR'S WORK SHALL BE REPLACED BY CONTRACTOR TO THE SATISFACTION OF THE CITY AT THE CONTRACTOR'S SOLE EXPENSE.
7.	CONTRACTOR SHALL MAINTAIN 12" VERTICAL CLEARANCE ABOVE OR BELOW EXISTING AND NEW UTILITIES CROSSINGS.
8.	HORIZONTAL DIMENSIONS ARE TAKEN FROM CENTER OF PIPE TO CENTER OF PIPE. R/W ELEVATIONS ARE SPECIFIED AT THE CENTER OF THE FRAME.
9.	FOR ON-SITE PRIVATE SDMH AND SSMH FRAMES AND COVERS, DO NOT LABEL "CITY OF MOUNTAIN VIEW", SEE KEY NOTES 2 AND 9.
10.	TRENCHES: A. PUBLIC UTILITIES TRENCHES PER CMTA STD A-18, SHEET C8.3 B. PRIVATE UTILITIES TRENCHES PER CMTA A-18, SHEET C8.3 AND PER GEOTECHNICAL REPORT.
11.	PIPE MATERIAL: A. PRIVATE SD: PVC SDR-26, UNLESS OTHERWISE NOTED; PRIVATE SD W/N LANDSCAPE AREA: PVC SDR-35. B. PUBLIC SD: RCP CLASS III C. PRIVATE SS: PVC SDR-26, UNLESS OTHERWISE NOTED D. PUBLIC SS: PVC SDR-26 E. WATER (PUBLIC & PRIVATE): FOR PIPES 2" AND SMALLER - TYPE "K" COPPER TUBING FOR PIPES 4" AND LARGER - PVC C900
12.	ALL NEW COPPER AND DIP WATER SERVICES, DIP FIRE SERVICES AND DIP WATER MAINS SHALL BE CATHODICALLY PROTECTED PER SECTION 38 OF THE STANDARD PROVISIONS AND STANDARD DETAILS D-18 THROUGH D-38.
13.	PUBLIC UTILITY LATERALS WITHIN THE PUBLIC UTILITY EASEMENT WILL BE CITY MAINTAINED. UTILITY STRUCTURES/LATERALS OUTSIDE OF THE PUBLIC UTILITY EASEMENT WITHIN THE PRIVATE RIGHT OF WAY WILL BE PRIVATELY MAINTAINED.
14.	REQUIRED HORIZONTAL CLEARANCE BETWEEN TREES AND SS SERVICE SHALL BE 10', BETWEEN TREES AND WATER/DRIVEWAYS SHALL BE 5' & BETWEEN WATER AND SD SERVICES SHALL BE 5'.
15.	ALL LIDS FOR UTILITY STRUCTURES WITHIN VEHICULAR AREAS MUST BE TRAFFIC-RATED.
16.	REQUIRED CLEARANCE BETWEEN LATERAL/SERVICES CONNECTIONS SHALL BE 2'.

POTHOLE TABLE	
1	(E)W-INVERT OF PIPE: 13.2±
2	6"SS-TOP OF PIPE: 8.67
3	12"SD-INVERT OF PIPE: 16.10
4	(E)W-TOP OF PIPE: 13.8±
5	12"SD-INVERT OF PIPE: 16.09
6	(E)G-TOP OF PIPE: 15.5±
7	12"SD-TOP OF PIPE: 16.08
8	(E)SS-TOP OF PIPE: 10.3±
9	15"SD-INVERT OF PIPE: 15.93
10	(E)G-TOP OF PIPE: 15.3±
11	12"SD-INVERT OF PIPE: 17.2±
12	15"SD-TOP OF PIPE: 16.60
13	15"SD-INVERT OF PIPE: 15.20
14	(E)W-TOP OF PIPE: 14.6±
15	15"SD-INVERT OF PIPE: 15.19
16	(E)SS-TOP OF PIPE: 10.9±

GRAPHIC SCALE

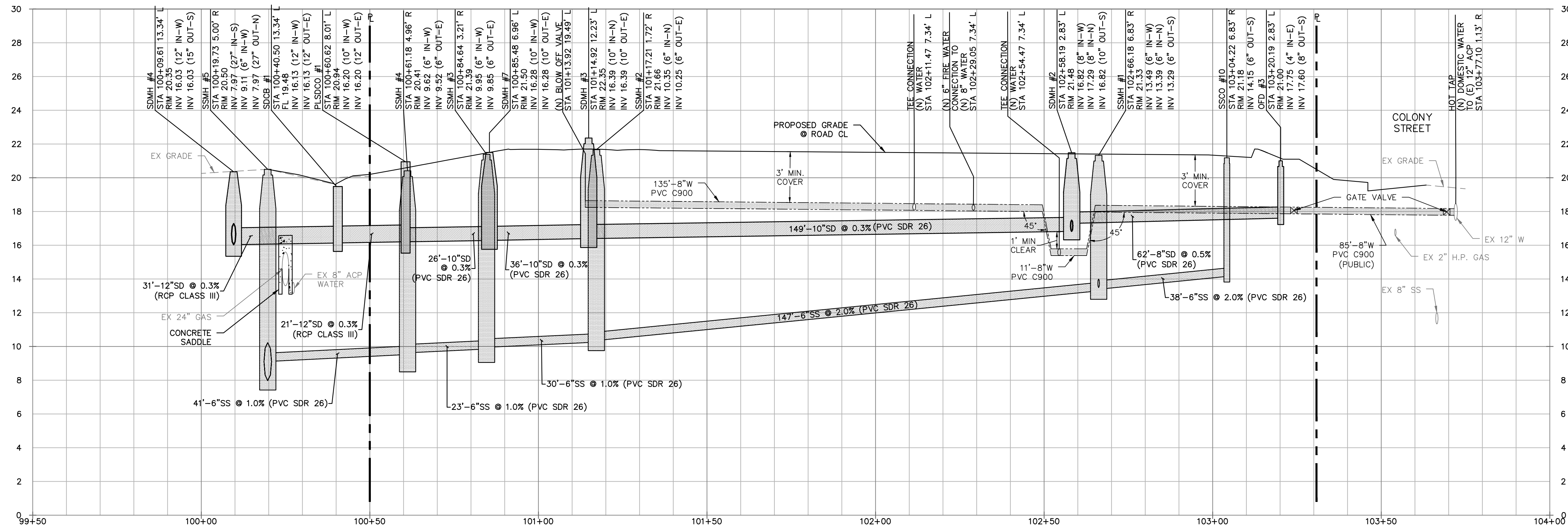
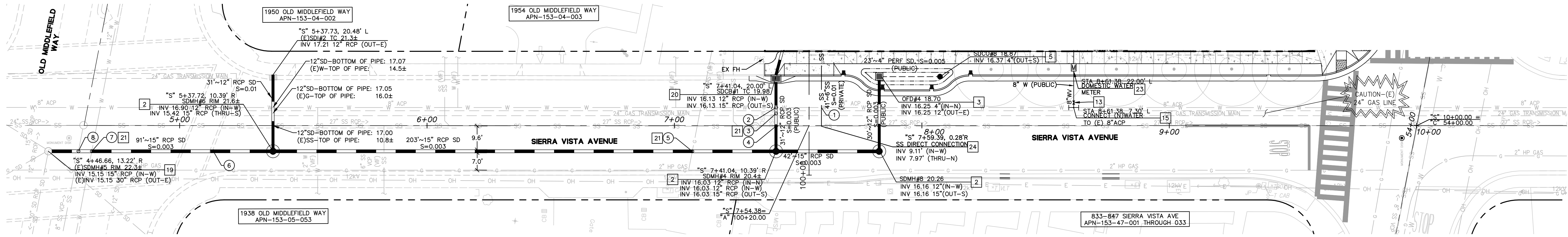
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Utility Crossing Table				
X-ING NO.	TOP PIPE (INVERT)	BOTTOM PIPE (TOP)	CLEARANCE	
1	10"SD	16.68 8"W	15.68	1.00
2	8"W	17.94 6"SS	12.71	5.23
3	10"SD	16.83 8"W	15.79	1.04
4	8"W	17.96 6"SS	14.28	3.68
5	10"SD	17.33 6"SS	14.19	3.14
6	6"SD	19.56 8"W	17.18	2.38

RECORD DRAWINGS	
PREPARED FROM ENGINEERS AND CONTRACTORS RECORDS	
PHONG KIET	DATE
RCE NUMBER: 78237	EXPIRES: 09/30/19

Revisions	
No.	Date
1	05/08/25
2	05/08/25
3	05/08/25
4	05/08/25
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DRAWING NAME: K:\2017\176047 Colony St at Sierra Vista Av.MV\ENG\PLANNING\SHEETS\05-CLNY-UT5.0.dwg
PLOT DATE: 05-08-25 PLOTTED BY: jcoe



MERCEDES COURT 'A' LINE PROFILE

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.
STA 99+50 TO STA 104+00

LEGEND

	PROPERTY LINE		DOWNSPOUT (SHOWN FOR REFERENCE) SEE ARCHITECTURAL PLANS		BLOW OFF VALVE
	ADJACENT PROPERTY LINE		STORM DRAIN AREA DRAIN		FIRE DEPARTMENT CONNECTION
	VERTICAL CURB		STORM DRAIN MANHOLE		THRUST BLOCK PER CMV DET D-13 TO D-15
	VERTICAL CURB & GUTTER		STORM DRAIN OVERFLOW DRAIN		GAS VALVE
	ROLLED CURB & GUTTER		STORM DRAIN BUBBLER BOX		GAS METER
	BIORETENTION BASIN		STORM DRAIN CATCH BASIN		STREETLIGHT BOLLARD (SHOWN FOR REFERENCE) SEE LANDSCAPE PLANS
	PROPOSED STORM DRAIN LINE		STORM DRAIN CLEANOUT		SANITARY SEWER MANHOLE
	PROPOSED PERFORATED PIPE		PROPERTY LINE STORM DRAIN CLEANOUT		SANITARY SEWER CLEANOUT
	PROPOSED SANITARY SEWER LINE		WATER VALVE		WATER METER
	PROPOSED WATER LINE		BACK FLOW PREVENTER		REDUCE PRESSURE PRINCIPLE ASSEMBLY
	PROPOSED IRRIGATION WATER LINE		FIRE HYDRANT		
	PROPOSED FIRE WATER LINE				
	PROPOSED GAS LINE				
	PROPOSED JOINT TRENCH LINE (SHOWN FOR REFERENCE) SEE JOINT TRENCH PLANS				
	STREET LIGHT LINE (SHOWN FOR REFERENCE) SEE JOINT TRENCH PLANS				

POTHOLE TABLE

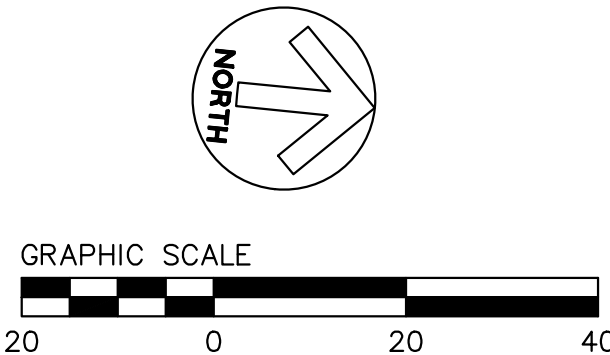
①	(E)W-INVERT OF PIPE:	13.2±
②	6"SS-TOP OF PIPE:	8.67
③	12"SD-INVERT OF PIPE:	16.10
④	(E)W-TOP OF PIPE:	13.8±
⑤	12"SD-INVERT OF PIPE:	16.09
⑥	(E)G-TOP OF PIPE:	15.5±
⑦	12"SD-INVERT OF PIPE:	16.08
⑧	(E)SS-TOP OF PIPE:	10.3±
⑨	15"SD-INVERT OF PIPE:	15.93
⑩	(E)G-TOP OF PIPE:	15.3±
⑪	(E)SD-INVERT OF PIPE:	17.2±
⑫	15"SD-TOP OF PIPE:	16.60
⑬	15"SD-INVERT OF PIPE:	15.20
⑭	(E)W-TOP OF PIPE:	14.6±
⑮	15"SD-INVERT OF PIPE:	15.19
⑯	(E)SS-TOP OF PIPE:	10.9±

KEYNOTES

- AREA DRAIN
- STORM DRAIN MANHOLE. SEE GENERAL NOTE 9.
- OVERFLOW DRAIN
- BUBBLER BOX
- STORM DRAIN CLEANOUT
- BLOW OFF VALVE
- NOT USED
- PROPERTY LINE STORM DRAIN CLEANOUT WITH SOLID LID.
- SANITARY SEWER MANHOLE. SEE GENERAL NOTE 9.
- HOT TAP CONNECTION.
- FIRE HYDRANT (PAINT SAFETY YELLOW).
- 1" COPPER TYPE K WATER SERVICE & 1" METER
- WATER VALVE
- REDUCE PRESSURE BACKFLOW PREVENTOR
- 8"x8"x8" CUT-IN TEE
- HOT TAP CONNECTION
- 1" IRRIGATION METER
- SEWER LATERAL AND CLEANOUT, LATERAL SHALL BE 4" PVC SDR-26 AND SLOPE AT 2% MIN
- NEW PIPE CONNECTION TO EXISTING MANHOLE
- NEW STORM CURB INLET
- PROVIDE CONCRETE SADDLE
- DOWNSPOUT CONNECTION
- 8" DOMESTIC WATER METER
- SEWER LATERAL CONNECTION

NOTES

- SEE ARCHITECTURAL PLANS FOR INTERIOR STEPPING ELEVATIONS
- SEE LANDSCAPE PLANS FOR SCORING OF DRIVEWAYS, ENTRIES, AND WALKWAYS
- EXPANSION JOINTS, CONTROL JOINTS AND SCORE MARKS SHALL CONFORM TO THE CITY OF MOUNTAIN VIEW STANDARDS AND PROJECT'S GEOTECHNICAL INVESTIGATION REPORTS.
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- TRENCHES:
 - PUBLIC UTILITIES TRENCHES PER CMV STD A-18, SHEET C8.3
 - PRIVATE UTILITIES TRENCHES PER CMV A-18, SHEET C8.3 AND PER GEOTECHNICAL REPORT.
- PIPE MATERIAL:
 - PRIVATE SD: PVC SDR-26, UNLESS OTHERWISE NOTED; PRIVATE SD W/N LANDSCAPE AREA: PVC SDR-35.
 - PUBLIC SD: RCP CLASS III
 - PRIVATE SS: PVC SDR-26, UNLESS OTHERWISE NOTED
 - PUBLIC SS: PVC SDR-26
 - WATER (PUBLIC & PRIVATE): FOR PIPES 2" AND SMALLER - TYPE "K" COPPER TUBING FOR PIPES 4" AND LARGER - PVC C900
- ALL NEW COPPER AND DIP WATER SERVICES, DIP FIRE SERVICES AND DIP WATER MAINS SHALL BE CATHODICALLY PROTECTED PER SECTION 38 OF THE STANDARD PROVISIONS AND STANDARD DETAILS D-18 THROUGH D-38.
- PUBLIC UTILITY LATERALS WITHIN THE PUBLIC UTILITY EASEMENT WILL BE CITY MAINTAINED. UTILITY STRUCTURES/LATERALS OUTSIDE OF THE PUBLIC UTILITY EASEMENT WITHIN THE PRIVATE RIGHT OF WAY WILL BE PRIVATELY MAINTAINED.
- REQUIRED HORIZONTAL CLEARANCE BETWEEN TREES AND SS SERVICE SHALL BE 10', BETWEEN TREES AND WATER/DRIVEWAYS SHALL BE 5' & BETWEEN WATER AND SD SERVICES SHALL BE 5'.
- ALL LIDS FOR UTILITY STRUCTURES WITHIN VEHICULAR AREAS MUST BE TRAFFIC-RATED.
- REQUIRED CLEARANCE BETWEEN LATERAL/SERVICES CONNECTIONS SHALL BE 2'.



PLANNING SUBMITTAL COLONY STREET & SIERRA VISTA AVENUE UTILITY PLAN AND PROFILE

MOUNTAIN VIEW

SANTA CLARA COUNTY

CALIFORNIA

Revisions

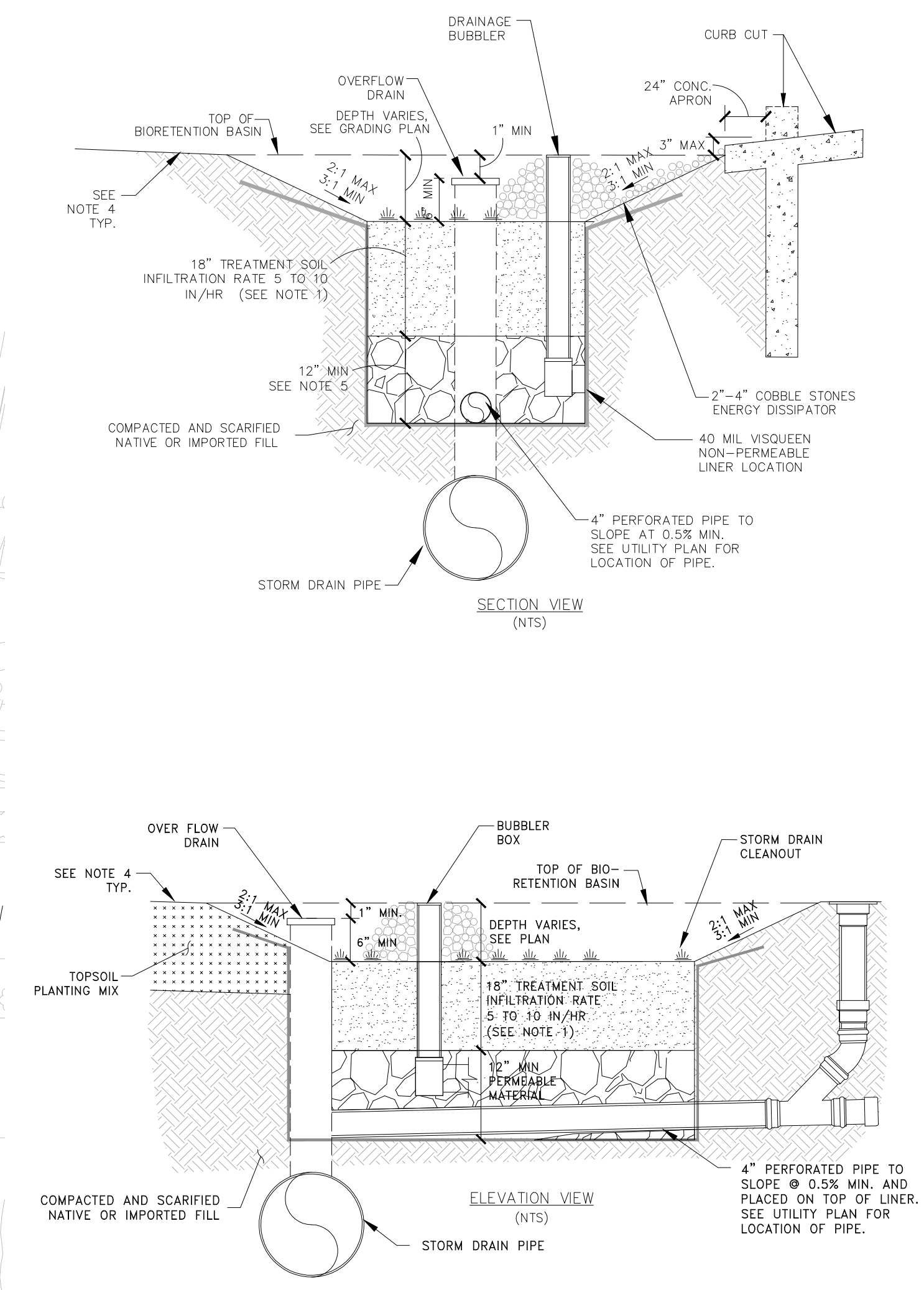
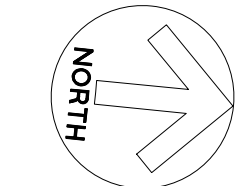
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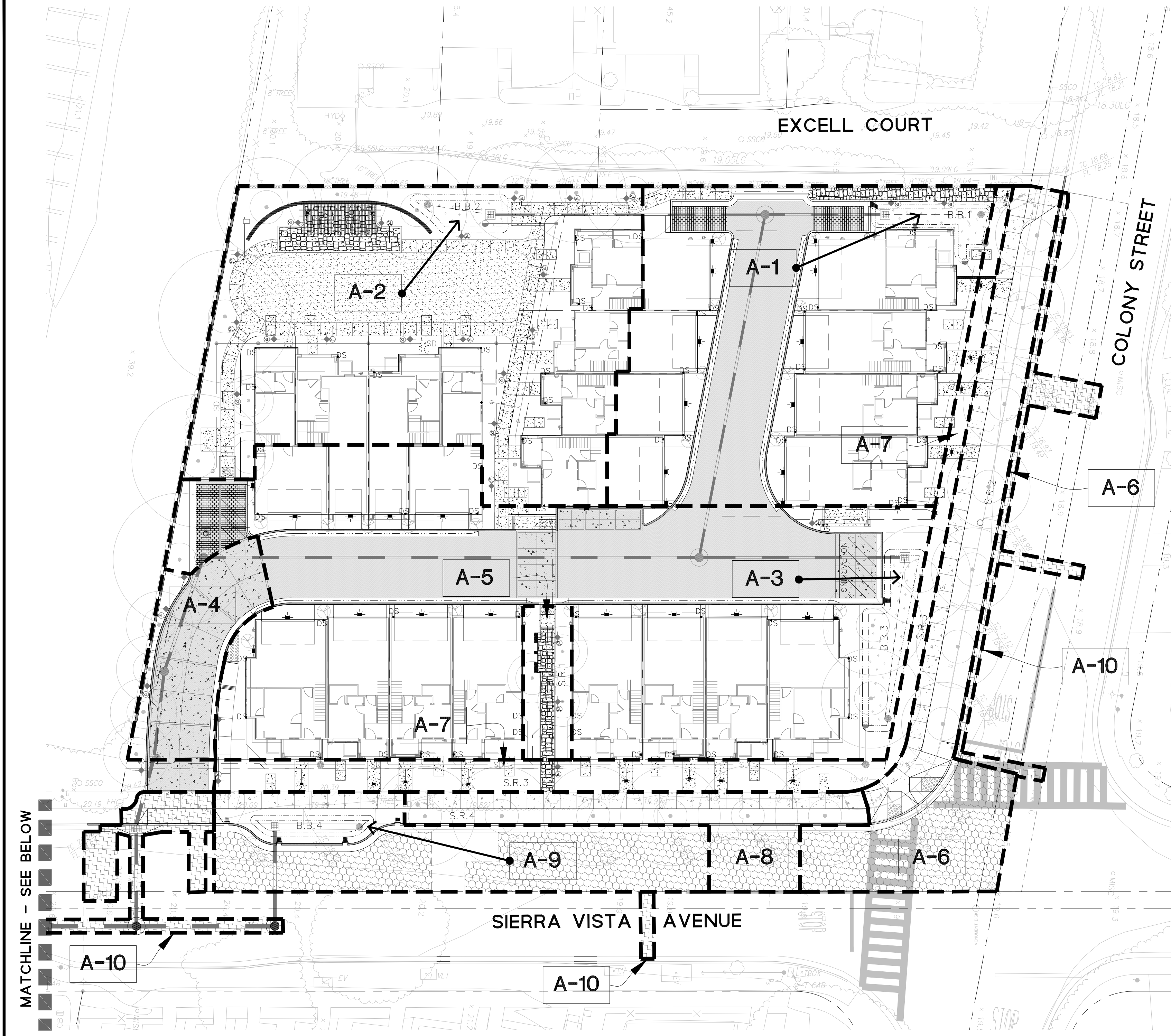
C5.2

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DRAINAGE AREA BOUNDARY
- EXTENTS OF GRIND AND OVERLAY CREDITED TOWARDS IN-LIEU TREATMENT
- UNTREATED IMPERVIOUS AREA
- DIRECTION OF FLOW
- BIORETENTION BASIN
- SLOPE TO DRAIN
- STORM DRAIN AREA DRAIN
- STORM DRAIN OVERFLOW DRAIN
- STORM DRAIN BUBBLER BOX
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN CLEANOUT



- NOTE:
1. FOR TREATMENT SOIL SPECIFICATION, SEE APPENDIX C IN SCVURPPP C3 STORMWATER HANDBOOK DATED APRIL 2012.
 2. BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL. CONTRACTOR MUST COORDINATE WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION.
 3. CONTACT THE CITY'S ENVIRONMENTAL SAFETY COORDINATOR FOR INSPECTION DURING INSTALLATION OF BIOTREATMENT SOIL AND FINAL LANDSCAPING. RESULT FROM A PERCOLATION RATE SHALL BE GREATER THAN 5.0 IN/HR AND LESS THAN 10.0 IN/HR.
 4. A MINIMUM 2-FOOT LEVEL CLEARANCE (MAX 2%) SHALL BE PROVIDE BETWEEN THE TOP OF BASIN AND WALKWAYS/PUBLIC SIDEWALKS.
 5. DRAIN ROCK TO BE CLASS 2 PERMEABLE MATERIAL PER CALTRANS STANDARD SPECIFICATIONS, SECTION 68-2.02F.



TREATMENT CONTROL MEASURE SUMMARY										
DRAINAGE AREAS	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	IMPERVIOUS SURFACE (C=0.90)	IMPERVIOUS SURFACE TYPE (SF) (C=0.90)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)	PROPOSED TREATMENT CONTROLS	
A-1	11,498	2,916	LANDSCAPE (C=0.10)	8,582	5,711	488	2,383	246	253	B.B.1 BIORETENTION BASIN 1
A-2	10,209	4,862	LANDSCAPE (C=0.10)	5,347	3,677	1,670	0	162	163	B.B.2 BIORETENTION BASIN 2
A-3	19,525	5,177	LANDSCAPE (C=0.10)	14,348	9,328	229	4,791	413	419	B.B.3 BIORETENTION BASIN 3
A-4	1,644	1,644	PERVIOUS CONCRETE (C=0.10)	0	0	0	0	0	0	SELF-TREATING
A-5	678	492	LANDSCAPE (C=0.10)	186	0	186	0	93	225	S.R.1 SELF-RETAINING AREA 1
A-6	4,650	1,550	LANDSCAPE (C=0.10)	3,100	0	1,396	1,704 (1,584 SF IN-LIEU)	1,550	1,550	S.R.2 SELF-RETAINING AREA 2
A-7	2,822	2,220	LANDSCAPE (C=0.10)	602	0	602	0	301	2,220	S.R.3 SELF-RETAINING AREA 3
A-8	1,869	623	LANDSCAPE (C=0.10)	1,246	0	756	490 (490 SF IN-LIEU)	623	623	S.R.4 SELF-RETAINING AREA 4
A-9	3,568	468	LANDSCAPE (C=0.10)	3,100	0	288	3,100 (2,202 SF IN-LIEU)	87	104	B.B.4 BIORETENTION BASIN 4
A-10	3,417	-	-	3,417	0	3,417	-	-	SEE IN-LIEU TREATMENT IN A-6, A-8, A-9	UNTREATED

[A-1/B.B.1]: COMBINATION METHOD		
DRAINAGE AREA FOR BMP: <i>Determine the drainage area flowing into the bioretention</i>	A _d (ft ²)	11,498
	A _d (acres)	0.26
IMPERVIOUS AREA RATIO AND EQUIVALENT IMPERVIOUS AREA		
	Impervious Area A _{impervious} (ft ²)	8,582
	Pervious Area A _{pervious} (ft ²)	2,916
Total Equivalent Impervious	IA _{eq}	8874
MEAN ANNUAL PRECIPITATION (M.A.P.): <i>Determine mean storm event at site using reference gages</i> M.A.P at Palo Alto M.A.P at Site Correction Factor C = MAP _{site} /MAP _{gage}		
	MAP _{gage} (in)	13.70
	MAP _{site} (in)	13.5
	C	0.99
UNIT BASIN STORAGE VOLUME <i>(Use Figure B-3 Unit Basin Volume for 80% Capture - Palo Alto Rain</i> Average slope of drainage area < 1% Adjusted Unit Basin Storage Vol. u _{adjusted} = C x u		
	u (in)	0.55
	u _{adjusted} (in)	0.54
WATER QUALITY DESIGN VOLUME V _{quality} = U _{adjusted} x IA _{eq}	V _{quality} (ft ³)	401
RAIN EVENT DURATION T _{event} = U _{basin} / i i = 0.2 in/hr (flow based sizing criteria per SVURPPP)		
	T _{event} (hours)	2.71
TREATMENT AREA REQUIRED Maximum Ponding Depth Proposed Treatment Soil Infiltration Rate (5 in/hr minimum) Volume of Treated Runoff in Soil Ponding between Flowline and Overflow Minimum Treatment Area Required	D _{pond} (in)	6
	I _{soil} (in/hr)	5
	V _T (ft ³)	278
	V _{pond} (ft ³)	123
	A _{required} (ft ²)	246
TREATMENT AREA PROVIDED Treatment Area	A _{provided} (ft ²)	253

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[A-2/B.B.2]: COMBINATION METHOD		
DRAINAGE AREA FOR BMP: <i>Determine the drainage area flowing into the bioretention</i>	A _d (ft ²)	10,209
	A _d (acres)	0.23
IMPERVIOUS AREA RATIO AND EQUIVALENT IMPERVIOUS AREA		
	Impervious Area A _{impervious} (ft ²)	5,347
	Pervious Area A _{pervious} (ft ²)	4,862
Total Equivalent Impervious	IA _{eq}	5833
MEAN ANNUAL PRECIPITATION (M.A.P.): <i>Determine mean storm event at site using reference gages</i> M.A.P at Palo Alto M.A.P at Site Correction Factor C = MAP _{site} /MAP _{gage}		
	MAP _{gage} (in)	13.70
	MAP _{site} (in)	13.5
	C	0.99
UNIT BASIN STORAGE VOLUME <i>(Use Figure B-3 Unit Basin Volume for 80% Capture - Palo Alto Rain</i> Average slope of drainage area < 1% Adjusted Unit Basin Storage Vol. u _{adjusted} = C x u		
	u (in)	0.55
	u _{adjusted} (in)	0.54
WATER QUALITY DESIGN VOLUME V _{quality} = U _{adjusted} x IA _{eq}	V _{quality} (ft ³)	263
RAIN EVENT DURATION T _{event} = U _{basin} / i i = 0.2 in/hr (flow based sizing criteria per SVURPPP)		
	T _{event} (hours)	2.71
TREATMENT AREA REQUIRED Maximum Ponding Depth Propo: Treatment Soil Infiltration Rate (5 in/hr minimum) Volume of Treated Runoff in Soil Ponding between Flowline and Overflow Minimum Treatment Area Required	D _{pond} (in)	6
	I _{soil} (in/hr)	5
	V _T (ft ³)	183
	V _{pond} (ft ³)	81
	A _{required} (ft ²)	162
TREATMENT AREA PROVIDED Treatment Area	A _{provided} (ft ²)	163

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[A-3/B.B.3]: COMBINATION METHOD		
DRAINAGE AREA FOR BMP: <i>Determine the drainage area flowing into the bioretention</i>	A _d (ft ²)	19,525
	A _d (acres)	0.45
IMPERVIOUS AREA RATIO AND EQUIVALENT IMPERVIOUS AREA		
	Impervious Area A _{impervious} (ft ²)	14,348
	Pervious Area A _{pervious} (ft ²)	5,177
Total Equivalent Impervious	IA _{eq}	14866
MEAN ANNUAL PRECIPITATION (M.A.P.): <i>Determine mean storm event at site using reference gages</i> M.A.P at Palo Alto M.A.P at Site Correction Factor C = MAP _{site} /MAP _{gage}		
	MAP _{gage} (in)	13.70
	MAP _{site} (in)	13.5
	C	0.99
UNIT BASIN STORAGE VOLUME <i>(Use Figure B-3 Unit Basin Volume for 80% Capture - Palo Alto Rain</i> Average slope of drainage area < 1% Adjusted Unit Basin Storage Vol. u _{adjusted} = C x u		
	u (in)	0.55
	u _{adjusted} (in)	0.54
WATER QUALITY DESIGN VOLUME V _{quality} = U _{adjusted} x IA _{eq}	V _{quality} (ft ³)	671
RAIN EVENT DURATION T _{event} = U _{basin} / i i = 0.2 in/hr (flow based sizing criteria per SVURPPP)		
	T _{event} (hours)	2.71
TREATMENT AREA REQUIRED Maximum Ponding Depth Propo: Treatment Soil Infiltration Rate (5 in/hr minimum) Volume of Treated Runoff in Soil Ponding between Flowline and Overflow Minimum Treatment Area Required	D _{pond} (in)	6
	I _{soil} (in/hr)	5
	V _T (ft ³)	465
	V _{pond} (ft ³)	206
	A _{required} (ft ²)	412
TREATMENT AREA PROVIDED Treatment Area	A _{provided} (ft ²)	419

K:\2017\176047_Colony St at Sierra Vista Av MV\DOCS\06-Design\0-Stormwater_System\C3 CALC\CLNY_C3 CALC.xlsx - A-3

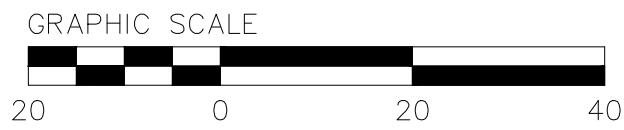
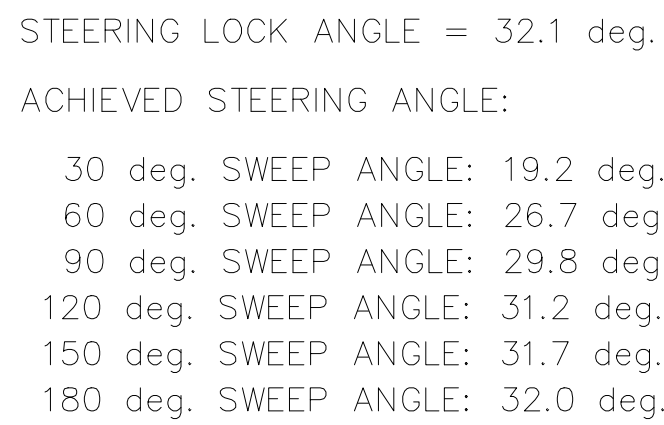
[A-9/B.B.4]: COMBINATION METHOD		
DRAINAGE AREA FOR BMP: <i>Determine the drainage area flowing into the bioretention</i>	A _d (ft ²)	3,568
	A _d (acres)	0.08
IMPERVIOUS AREA RATIO AND EQUIVALENT IMPERVIOUS AREA		
	Impervious Area A _{impervious} (ft ²)	3,100
	Pervious Area A _{pervious} (ft ²)	468
Total Equivalent Impervious	IA _{eq}	3147
MEAN ANNUAL PRECIPITATION (M.A.P.): <i>Determine mean storm event at site using reference gages</i> M.A.P at Palo Alto M.A.P at Site Correction Factor C = MAP _{site} /MAP _{gage}		
	MAP _{gage} (in)	13.70
	MAP _{site} (in)	13.5
	C	0.99
UNIT BASIN STORAGE VOLUME <i>(Use Figure B-3 Unit Basin Volume for 80% Capture - Palo Alto Rain</i> Average slope of drainage area < 1% Adjusted Unit Basin Storage Vol. u _{adjusted} = C x u		
	u (in)	0.55
	u _{adjusted} (in)	0.54
WATER QUALITY DESIGN VOLUME V _{quality} = U _{adjusted} x IA _{eq}	V _{quality} (ft ³)	142
RAIN EVENT DURATION T _{event} = U _{basin} / i i = 0.2 in/hr (flow based sizing criteria per SVURPPP)		
	T _{event} (hours)	2.71
TREATMENT AREA REQUIRED Maximum Ponding Depth Propo: Treatment Soil Infiltration Rate (5 in/hr minimum) Volume of Treated Runoff in Soil Ponding between Flowline and Overflow Minimum Treatment Area Required	D _{pond} (in)	6
	I _{soil} (in/hr)	5
	V _T (ft ³)	99
	V _{pond} (ft ³)	44
	A _{required} (ft ²)	87
TREATMENT AREA PROVIDED Treatment Area	A _{provided} (ft ²)	104

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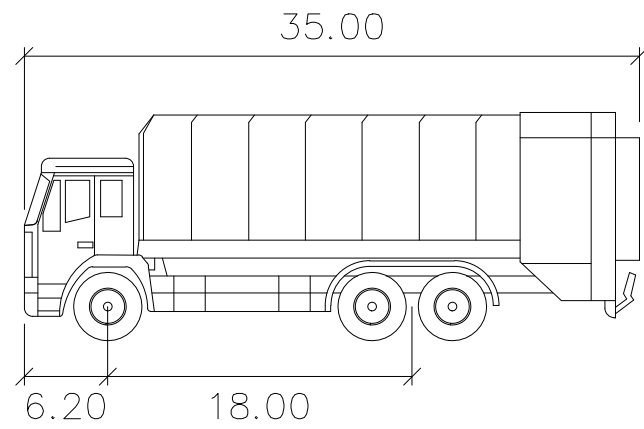
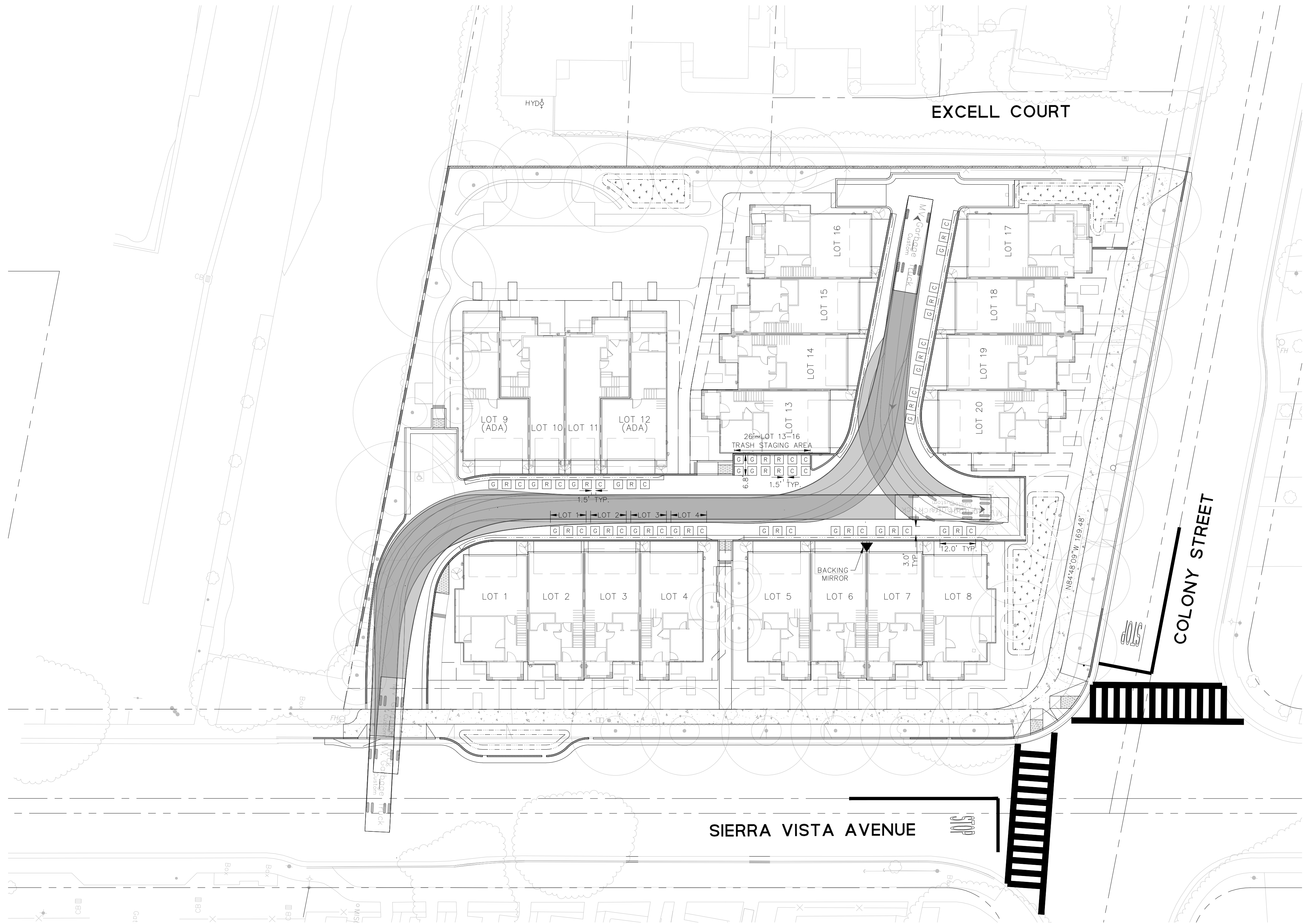
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PLOT DATE: 05-09-25 PLOTTED BY: jcoe

MOUNTAIN VIEW

C7.0
12 OF 13

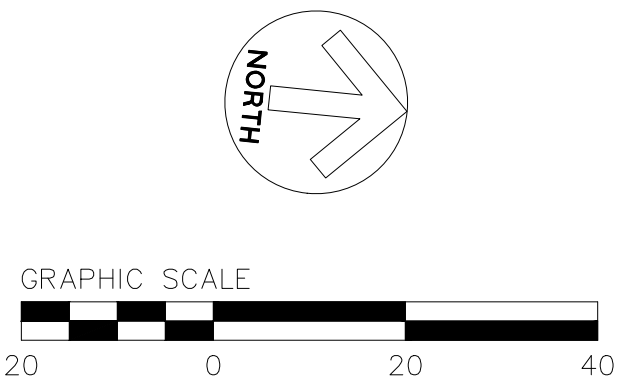


DRAWING NAME: K:\2017\176047 Colony St at Sierra Vista Av MV\ENG\PLANNING\SHEETS\07-CLNY-VHT.0.dwg
PLOT DATE: 05-09-25 PLOTTED BY: jcoe



MOUNTAIN VIEW GARBAGE TRUCK

	feet
Width	: 8.30
Track	: 8.30
Lock to Lock Time	: 6.0
Steering Angle	: 29.0



PLANNING SUBMITTAL
COLONY STREET & SIERRA VISTA AVENUE
GARBAGE ACCESS EXHIBIT

MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

BKF100+

YEARS

ENGINEERS . SURVEYORS . PLANNERS

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1730 N. FIRST STREET,
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

Date	05/08/25	No.	Revisions
Scale	1"=20'		
Design	AC		
Drawn	AC		
Approved	PC		
Job No	20176047		



COLONY STREET

MOUNTAIN VIEW, CALIFORNIA
January 24, 2025
PRELIMINARY LANDSCAPE PLANS

LAYOUT LEGEND

Concrete Paving
Detail 1, Sheet L-4.1

Porous Vehicular Concrete Paving
See Architect's Plans

Pedestrian Paving
Rustic Cobble Pavers (60mm)
Available: Pacific Interlocking Pavingstone
408.379.1436
Color: B5 Mojave Dunes
Pattern: Old Town
See Detail 6, Sheet L-4.1

Vehicular Paving
Hydro-Flo Textured Estate Pavers (80mm)
Available: Pacific Interlocking Pavingstone
408.379.1436
Color: B12 Summit Sunrise
Pattern: ES Ashlar PW
See Detail 3, Sheet L-4.5

Sod Lawn
Bolero Plus
Available: Delta Bluegrass Co.
Detail 1, Sheet L-6.3

Storm water treatment areas
per Civil Engineer's Plans

Detail #
Layout Plans
Lighting Plans

Qty.
Planting Plans
Plant

Center Line

Property Line

Match Line

AD

Area Drain

BOC

Back of Curb

BC

Back of Curb

CL

Center Line

CO

Clean Out

CP

Center Point

DIA

Diameter

DI

Drain Inlet

EQ

Equal

EJ

Expansion Joint

FOC

Face of Curb

FC

Face of Curb

GALV

Galvanized

MA

Mulch Area

MAX

Maximum

MIN

Minimum

PA

Planting Area

PL

Property Line

POC

Point of connection

PREF

Perforated

PREP

Perpendicular

PT

Pressure Treated

RDRW

Redwood

RW

Right of Way

ROW

Right of Way

SAD

See Architect's Drawings

SCD

See Civil Engineer's Drawings

SED

See Electrical Engineer's Drawings

SHT

Sheet

SP

Start Point

SSD

See Structural Engineer's Drawings

TBD

To Be Determined

TYP

Typical

Align

Start Point

Existing Street Lights

Proposed Transformers (in ground)

PROJECT INFORMATION

Project Name:

828 Sierra Vista

Project Type:

Row Houses

Project Applicant / Owner:

Legend Colony LLC

Project Address:

828-836 Sierra Vista Avenue,
1975 -1979 Colony Street

APN

153-04-001, -017, -018, and -019.

Total Landscape Area:

11,613 sq. ft.

Water Purveyor:

City of Mountain View Water

Supply:

Potable

LANDSCAPE DESIGN INTENT

The landscape design complies with Water Efficient Landscape Ordinance and incorporates the principles of Bay-Friendly landscaping and integrated pest management practices.

The entire plant palette is a diverse group of low maintenance, reduced water-use, native and climate adapted species.

"Lawn" identified on the plan is a dwarf fescue sod mix with improved drought and heat tolerance. The lawn area provides for an active recreation area for the residences.

Plants are grouped in hydrozones based on similar water needs and exposures. Invasive species listed by CALIPC are not used.

The following Bay-Friendly principles have been incorporated into the landscape plans.

1.

Landscape Locally.
2.

Less to the landfill.
3.

Nurture the soil.
4.

Conserve Water.
5.

Conserve Energy.
6.

Protect Water and Air Quality
7.

Create Wildlife Habitat

IRRIGATION DESIGN INTENT

The irrigation system is designed to comply with the Water Efficient Landscape Ordinance.

It is designed to reduce water use to the lowest practical amount. It is designed to prevent runoff, and low head drainage. Separate valves are used to irrigation each hydrozone. The system incorporates high quality, heavy duty, water conserving equipment. Backflow protection shall be provided at the point of connection. A smart controller provides evapotranspiration sensor data for scheduling.

Hydrozone to be broken out into valve stations based on flow during final design phase.

SOIL MANAGEMENT REPORT

The contractor shall test soil and provide soil analysis report to the landscape architect and owner after construction is complete and before planting is installed.

Conduct sample in accordance with all laboratory protocols.

Submit soil test report by accredited soils testing laboratory. Take samples from a minimum of 3 locations (front, middle and back) of site. Follow recommended sampling procedures from the Lab.

The soils test shall include: soil texture, infiltration rates, PH, total soluble salts, sodium, percent organic matter and recommendations for organic amendments and compost.

Compost: PER WELO, a minimum of four cubic yards of compost per 1,000 sq. ft. of permeable area to a depth of six inches shall be applied for the purpose of reducing evaporation, weed suppression, soil temperature moderation and to prevent soil erosion.

Soil Preparation: Top dress planting areas with a minimum of six cubic yards of organic compost to the entire planting area. Do not till, tilling damages the soil structure and releases carbon into the atmosphere.

Moisture content: Do not work on or around the soil when the moisture content is so great that compaction will occur, nor when it is so dry that dust will for, or when soil clods will not break readily. Apply water if necessary to bring soil to optimum moisture content to complete specified work.

Mulch: Per WELO, a minimum 3 inch layer of organic mulch shall be applied on all exposed soil surfaces for the purpose of reducing evaporation, weed suppression, moderation of soil temperature and preventing soil erosion.

Contractor shall submit documentation verifying implementation of soil analysis recommendations to the local agency with certificate of completion.

LAYOUT NOTES

1.

The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the builder and Landscape Architect for a decision before proceeding with the work.
2.

All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building, wall, face of curb, edge of walk, property line, or centerline of street or column unless otherwise noted on the drawings.
3.

Walk scoring, expansion joints and headers shall be located as indicated on the Plans or as field adjusted under the direction of the Landscape Architect.
4.

The contractor is to verify location of all on-site utilities before commencing with the work. The contractor shall also be responsible for the repair of any damaged utilities.
5.

All work is to be in compliance with the City of Mountain View's Conditions of Approval, standard plans and specifications.
7.

Design Team :

Owner:
Legend Colony LLC
341 Cobalt Way, Suite 208
Sunnyvale, CA 94085
669-209-2988
Contact: Albert Wang

Arborist:

Kieltly Arborist Services LLC
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403

Architect:
SDG Architects, Inc
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
(925) 634-7000

Civil Engineer:
BKF Engineers
1730 N. First Street, Suite 600
San Jose, CA 95112

Joint Trench:
Giacalone Design Services Inc.
5820 Stoneridge Mall Road #345
Pleasanton, CA 94588

FINE GRADING NOTES

1.

The Landscape Contractor is responsible for fine grading and positive surface drainage in all landscape areas. The Contractor shall verify all rough grades in the field and bring any discrepancies to the attention of the General Contractor, Landscape Architect and Civil Engineer for a decision before proceeding with the work.
2.

See Civil Engineer's drawings for road surface elevations, roadway sections, catch basins, sidewalks, and top of curb elevations.
3.

Contractors are to exercise extreme care in backfilling and compacting any excavation or trenching in areas previously compacted for other aspects of the work.
4.

The Landscape Contractor shall remove from the site all debris and unsuitable material generated by their construction operations.
5.

All on-grade areas marked for planting shall be verified, by the fine grading contractor, that they are within a tenth of a foot of final grade. The Landscape Contractor shall rip compacted rough graded soil to a depth of 12 inches in both directions, then till in the soil amendment. Soil amendment shall be determined by an agricultural suitability's analysis (see Planting Note 5). A minimum of one foot depth of non- mechanically compacted soil is available for water absorption and root growth in planted areas.
6.

Review structural soils report for recommendations on soil type, grading procedures, soil compaction, maximum allowable slopes, flatwork base material, etc. Copies of the report are available from the Owner.
7.

Minimum paving slope to be typically 1 percent. Minimum planting area slope to be typically 2 percent. Bring any discrepancies to the attention of the Landscape Architect for a decision prior to fine grading.
8.

Groundcover areas: Finish grades shall be 2 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.
9.

Lawn Areas: Finish grades shall be 1 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.

CERTIFICATE OF COMPLETION

Final Acceptance section / Certificate of Completion
At the completion of the project the contractor shall supply a Certificate of Completion document. Document shall include:

1.

Project information sheet that contains:

a.

Date,

b.

Project name,

c.

Project applicant name, telephone and mailing address,

d.

Project address and location,

e.

Property owner name, telephone, and mailing address.
2.

Certification by either the signer of the landscape design plan, the designer of the irrigation design plan or the licensed landscape contractor that the landscape project has been installed per the approved Landscape documentation Package.

a.

Where there have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with the certification.
- b.

A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
3.

Irrigation scheduling parameters used to set he controller.
4.

Landscape and irrigation maintenance schedule.
5.

Irrigation audit report.
6.

Soils analysis report if not submitted with the Landscape Documentation package and documentation verifying implementation of the soil recommendations.

SHEET SCHEDULE

L-1.0

NOTES AND LEGENDS

L-3.1

LAYOUT PLAN

L-4.1

CONSTRUCTION DETAILS

L-4.2

CONSTRUCTION DETAILS

L-4.3

CONSTRUCTION DETAILS

L-4.4

CONSTRUCTION DETAILS

L-4.5

CONSTRUCTION DETAILS

L-4.6

CONSTRUCTION DETAILS

L-5.0

IRRIGATION NOTES AND LEGENDS

L-5.1

IRRIGATION HYDROZONE PLAN

L-5.2

IRRIGATION DETAILS

L-5.3

IRRIGATION DETAILS

L-5.4

IRRIGATION DETAILS

L-6.0

PLANTING NOTES AND LEGENDS

L-6.1

PLANTING PLAN

L-6.2

PLANTING DETAILS

L-8.0

TREE CANOPY COVERAGE

L-8.1

TREE CANOPY COVERAGE

Planning Submittal

828-836 Sierra Vista Avenue,
1975 -1979 Colony Street
Mountain View, Santa Clara County, California

Per MWEL0 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

NOTES AND LEGENDS

Scale:

Date:

March 24, 2025

Scale:

Job:

24-308

Design:

KTL

Drawn:

KTL

Checked:

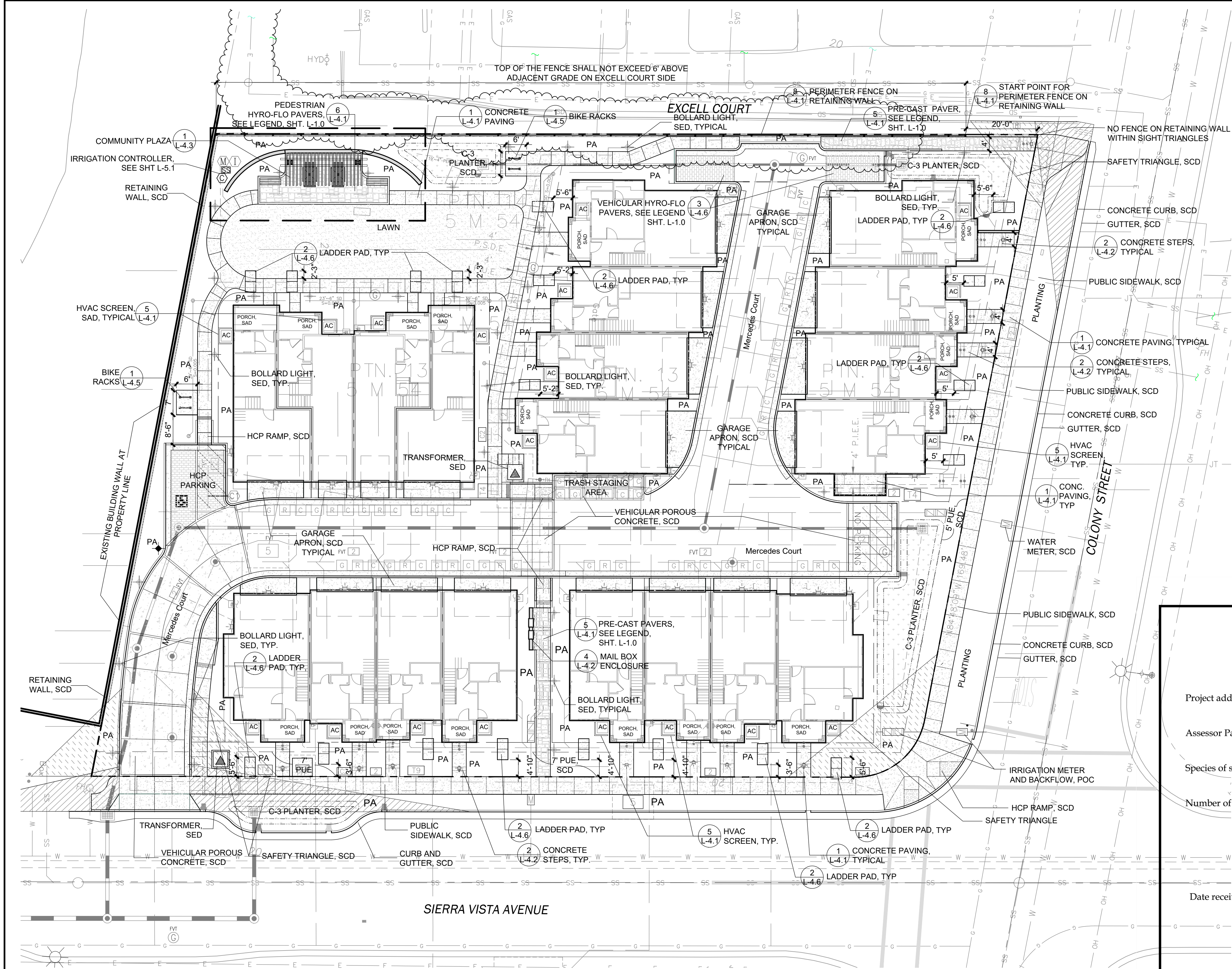
KTL

North:

Sheet:

L-1.0

of 10 Sheets



CITY OF MOUNTAIN VIEW

PROPOSED STREET TREE(S)

Project address: 828-836 Sierra Vista Avenue and 1975-1979 Colony Street

Assessor Parcel Number: 153-04-001, 153-04-017, 153-04-018, 153-04-019

Species of street tree: Colony Street --- Ulmus propinqua 'JFS-Bieberich' (7)
Sierra Vista - Tilia tomentosa 'Sterling' Sterling Silver Linden (6)

Number of proposed new street trees: 13 total trees

Date received by Parks:

Submit the original to the Parks and Open Space Division, 231 North Whisman Road, Mountain View, California, 94043, Telephone No. 650-903-6326, and provide a copy to the Planning Division, 500 Castro Street, Mountain View, California, 94041, Telephone No. 650-903-6306.

CD-51 (Rev. 02-23-16)

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

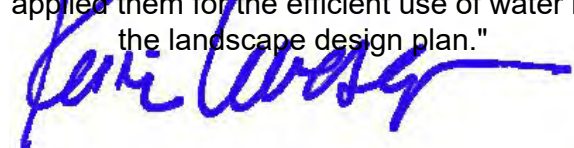


AS-BUILTS
PREPARED FROM LANDSCAPE CONTRACTORS RECORDS
BY: DATE:
R/A: LICENSE EXPIRES:
APPROVED AS-BUILT PLANS IN PDF, 2016 FORMAT AND PDF FORMAT
TO BE SUBMITTED TO THE CITY IN ADDITION TO THE MYLAR ORIGINALS
OF THE APPROVED AS-BUILT PLANS.



Planning Submittal
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KEVIN LEVESQUE LA 4177

LANDSCAPE
PLANS

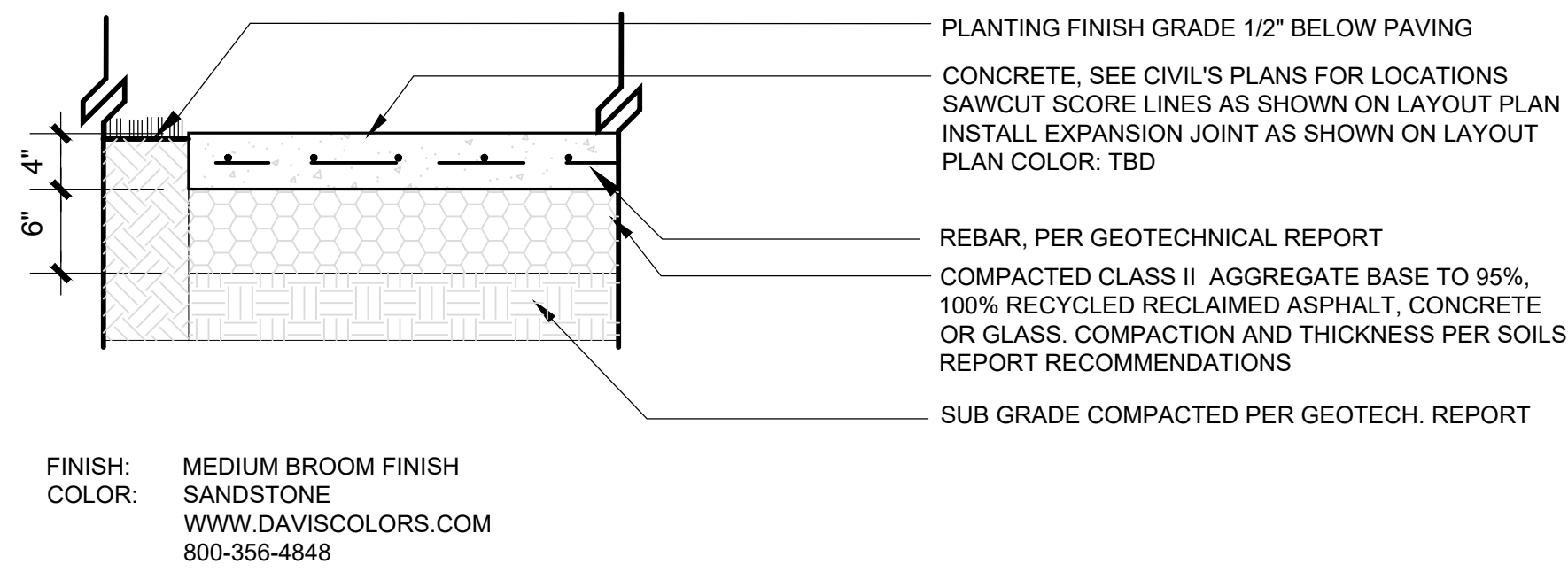
LAYOUT PLAN

Scale:

Date:	March 24, 2025	Scale:	
Job:	24-308	Design:	KTL
North:		Drawn:	KTL
		Checked:	KTL

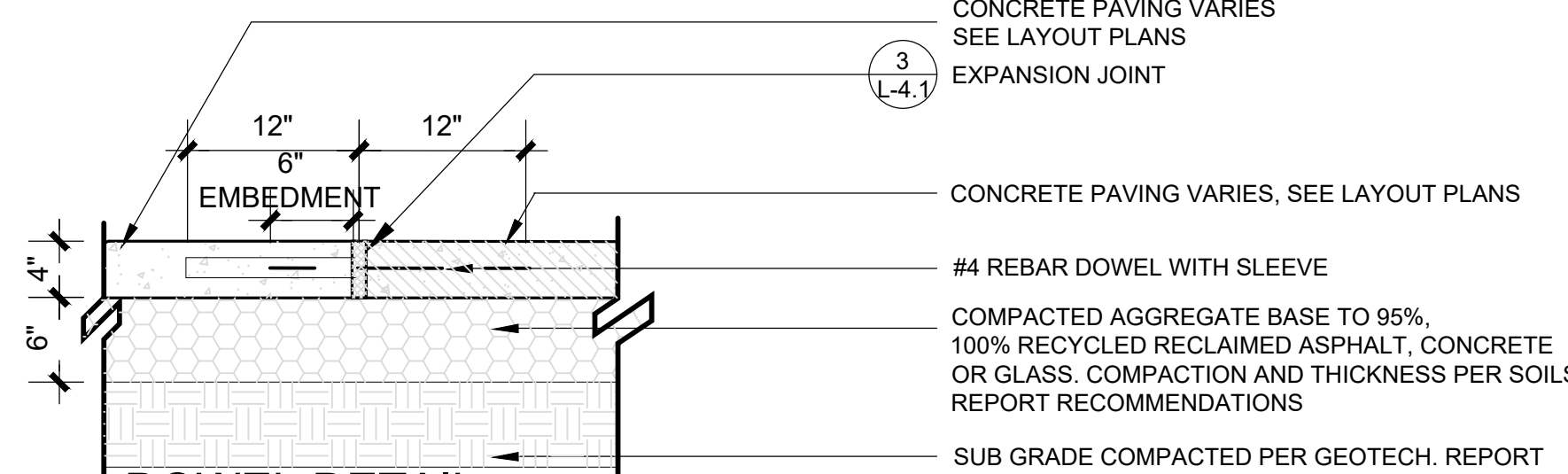
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of 01 Sheets

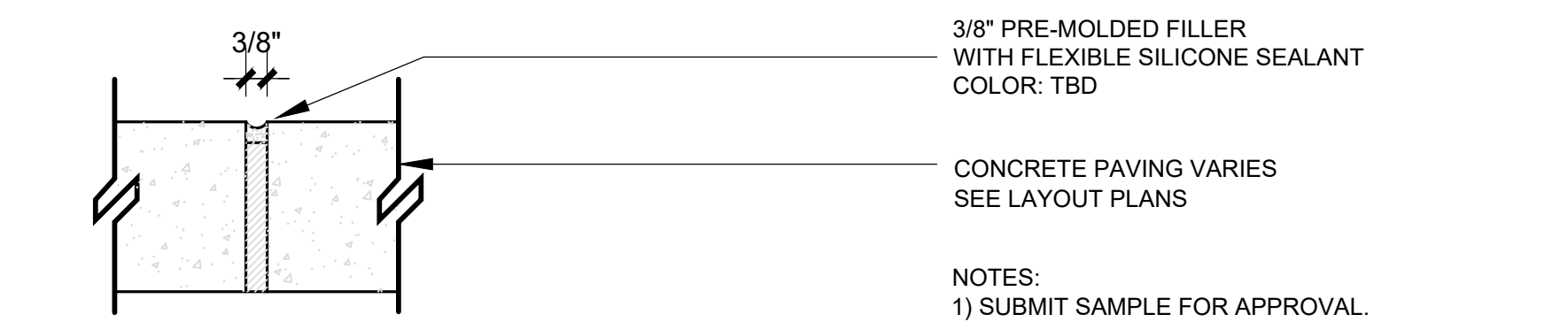


1) CONTRACTOR TO PROVIDE 2'X2' MOCK UP FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
2) NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO REVIEW

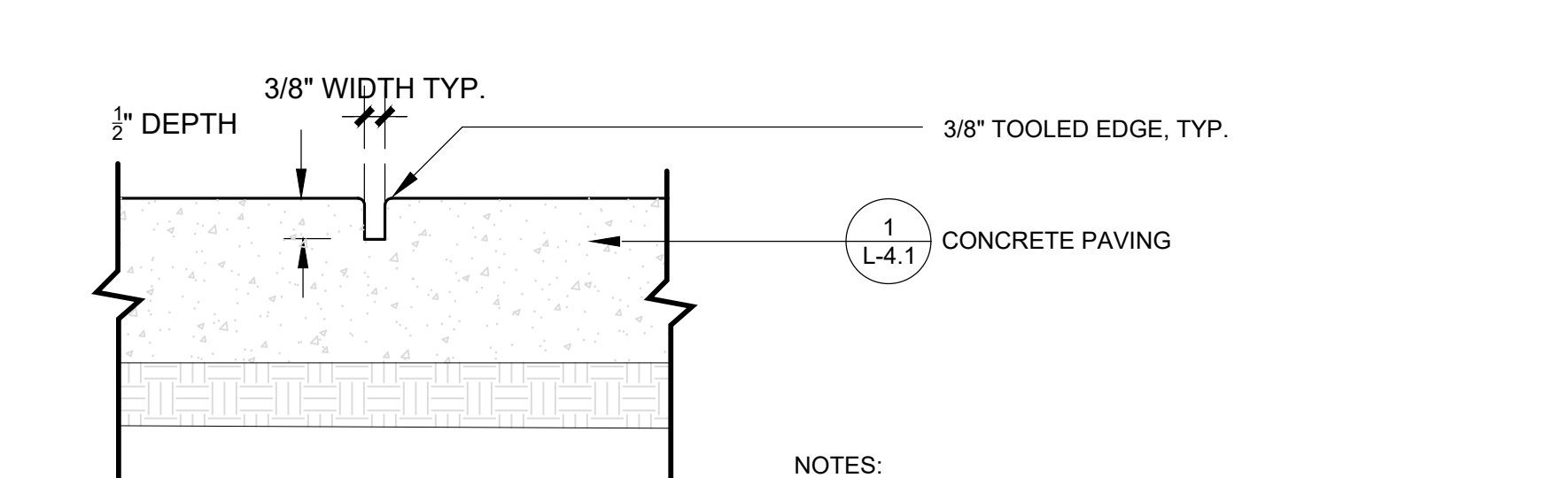
1 PEDESTRIAN CONCRETE PAVING
SCALE: 1"=1'-0"



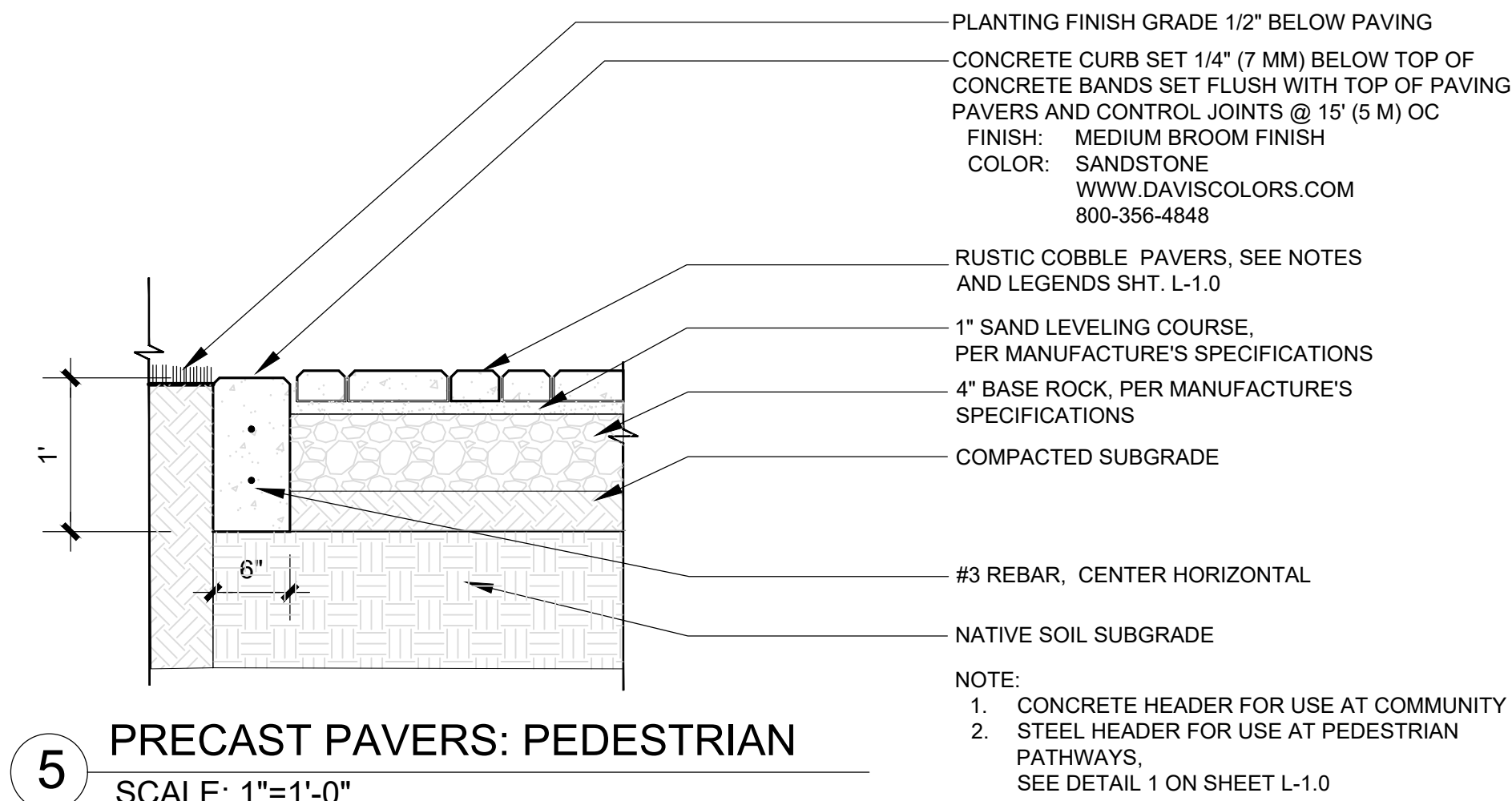
2 DOWEL DETAIL
SCALE: 1"=1'-0"



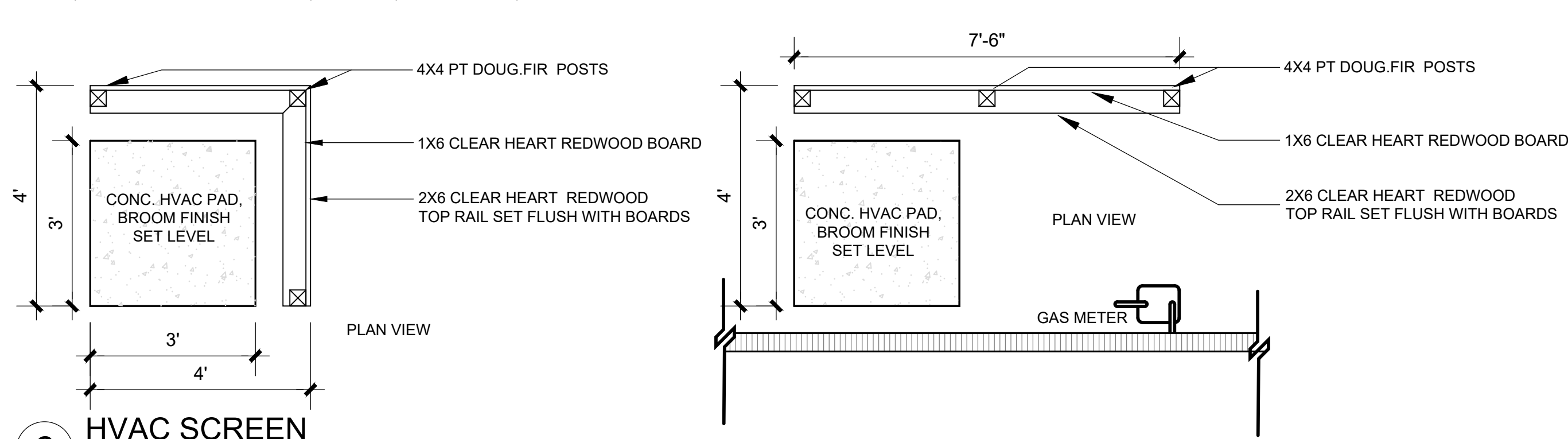
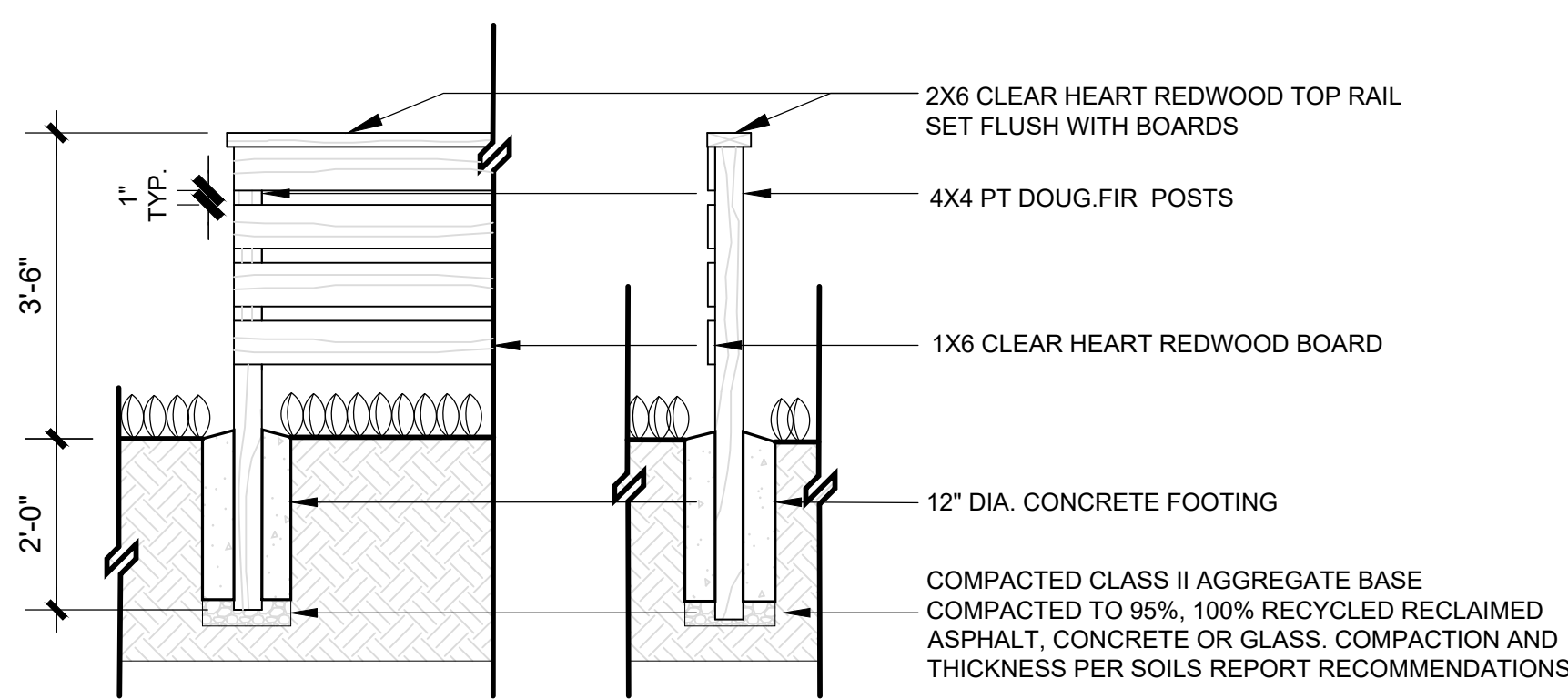
3 EXPANSION JOINT
3" = 1'-0"



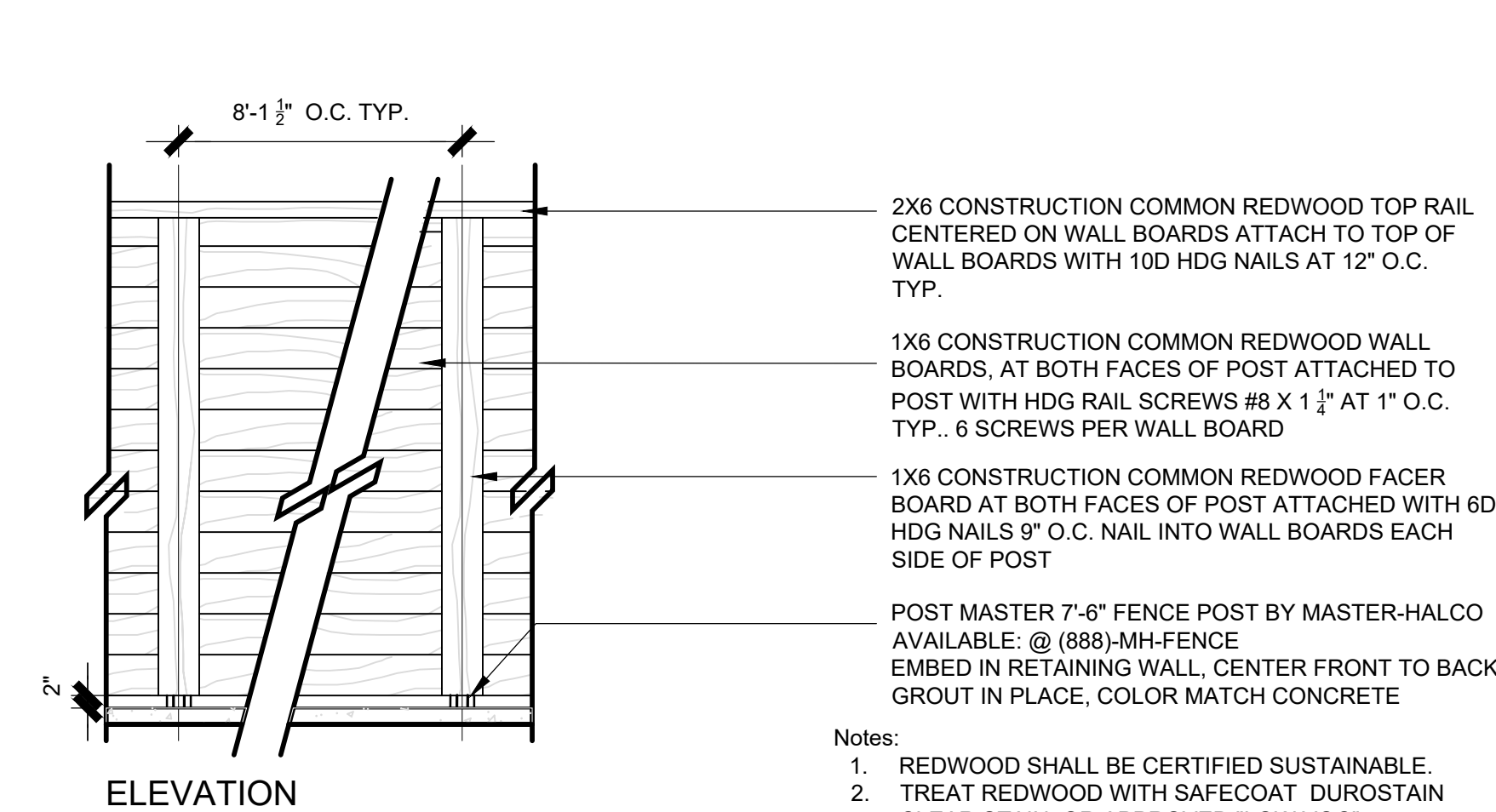
4 CONTROL JOINT
SCALE: 3"=1'-0"



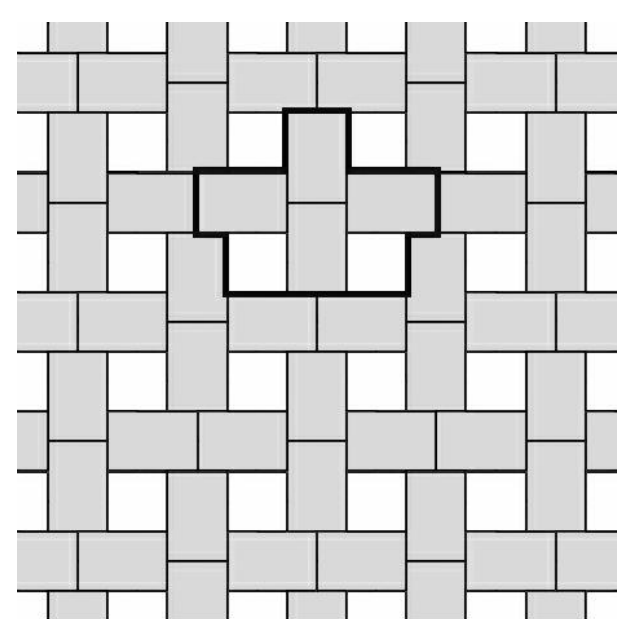
5 PRECAST PAVERS: PEDESTRIAN
SCALE: 1"=1'-0"



6 HVAC SCREEN
SCALE: 1/2"=1'-0"

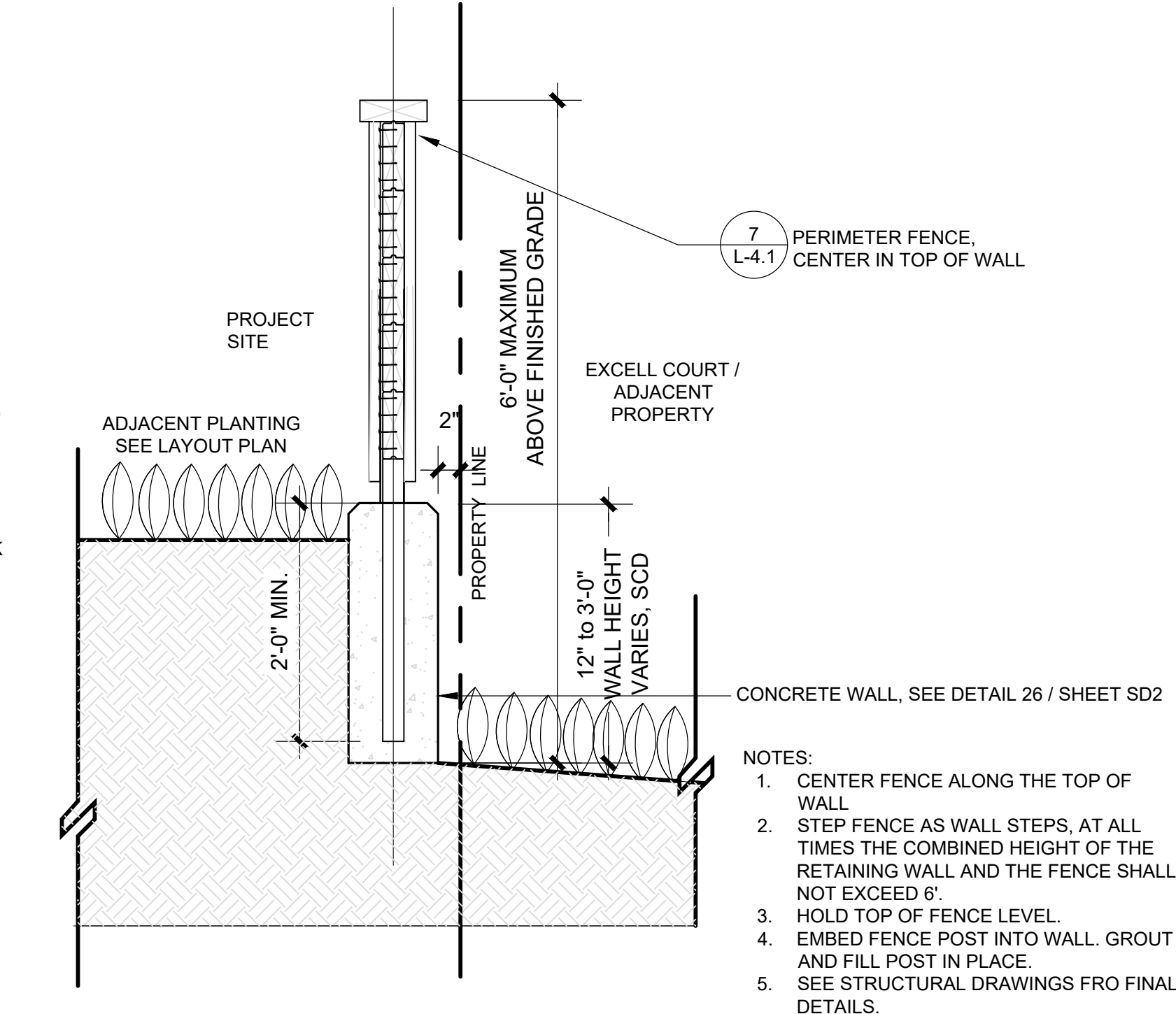


7 PERIMETER FENCE
SCALE: 1/2"=1'-0"



PEDESTRIAN PAVING
RUSTIC COBBLE PAVERS (60MM)
AVAILABLE: PACIFIC INTERLOCK PAVERS
408.379.1436
COLOR: B5 MOJAVE DUNES
PATTERN: OLD TOWN

- Notes:
1. REDWOOD SHALL BE CERTIFIED SUSTAINABLE.
 2. TREAT REDWOOD WITH SAFE COAT DUROSTAIN CLEAR STAIN, OR APPROVED "LOW VOC" EQUAL. APPLY PER MANUFACTURE'S SPECIFICATIONS
 3. ALL METAL COMPONENTS SHALL HOT DIPPED GALVANIZED

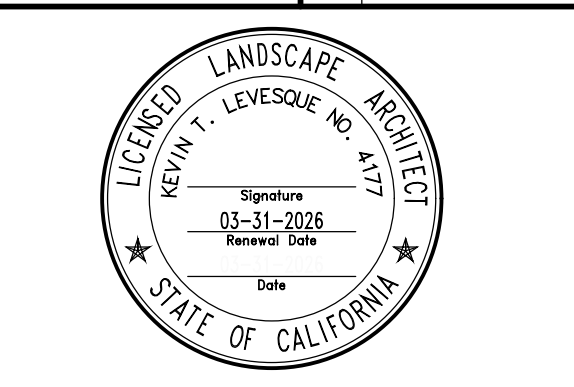


8 PERIMETER FENCE ON RETAINING WALL
SCALE: 1" = 1'-0"

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

AS-BUILTS
PREPARED FROM LANDSCAPE CONTRACTORS RECORDS

DATE: _____
BY: _____
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.



Planning Submittal
828-836 Sierra Vista Avenue,
1975 -1979 Colony Street
Mountain View, Santa Clara County, California

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
KEVIN LEVESQUE LA 4177

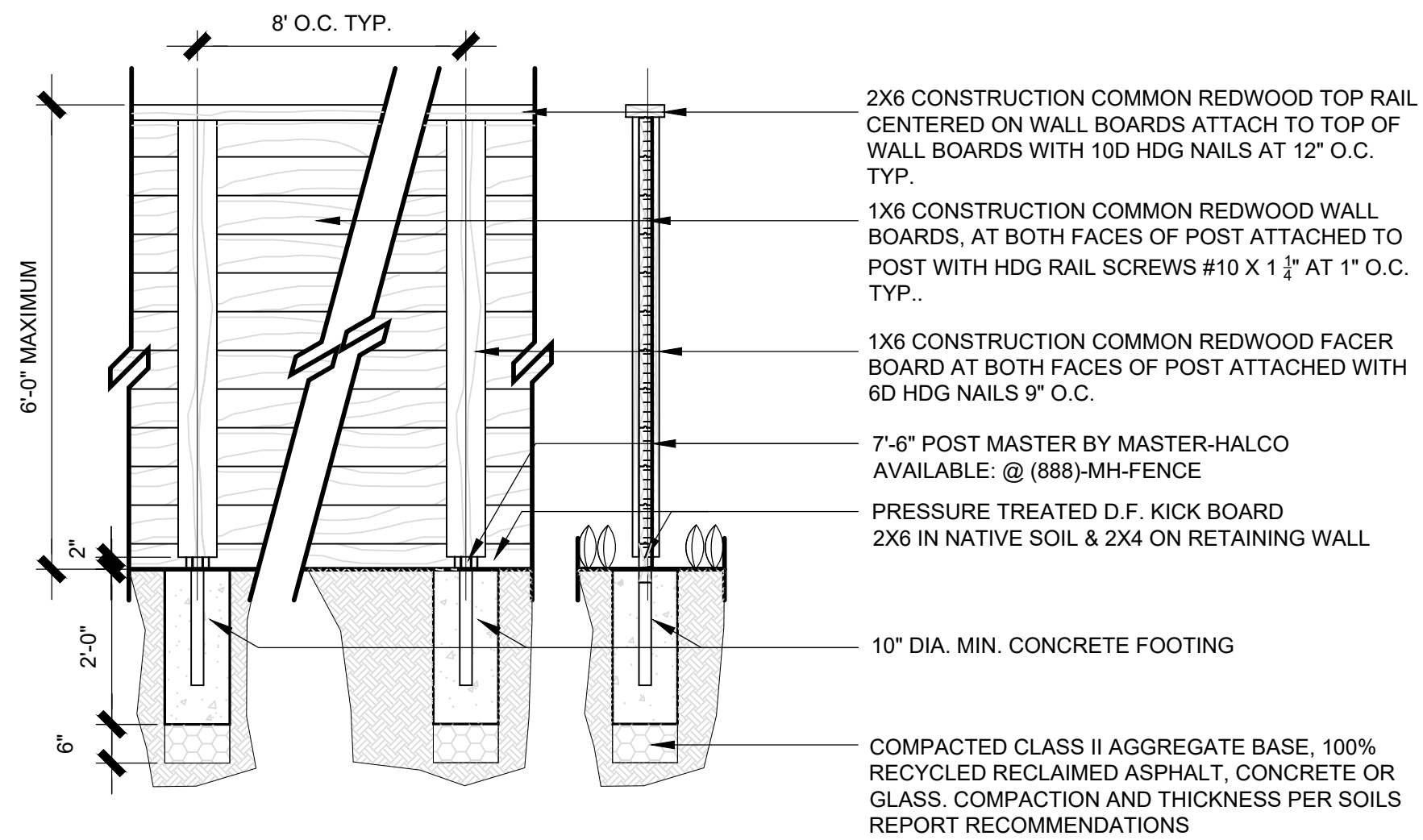
LANDSCAPE PLANS

CONSTRUCTION DETAILS

Scale:

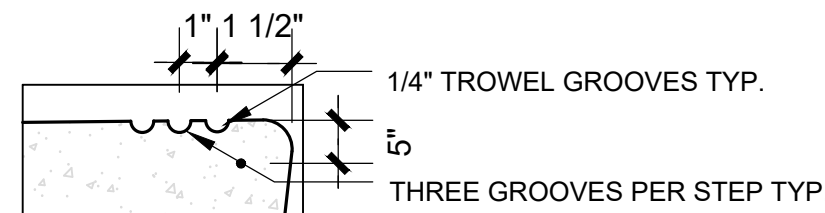
Date: March 24, 2025
Job: 24-308 Design: KTL Drawn: KTL Checked: KTL
North:

Sheet:
L-4.1
of 01 Sheets

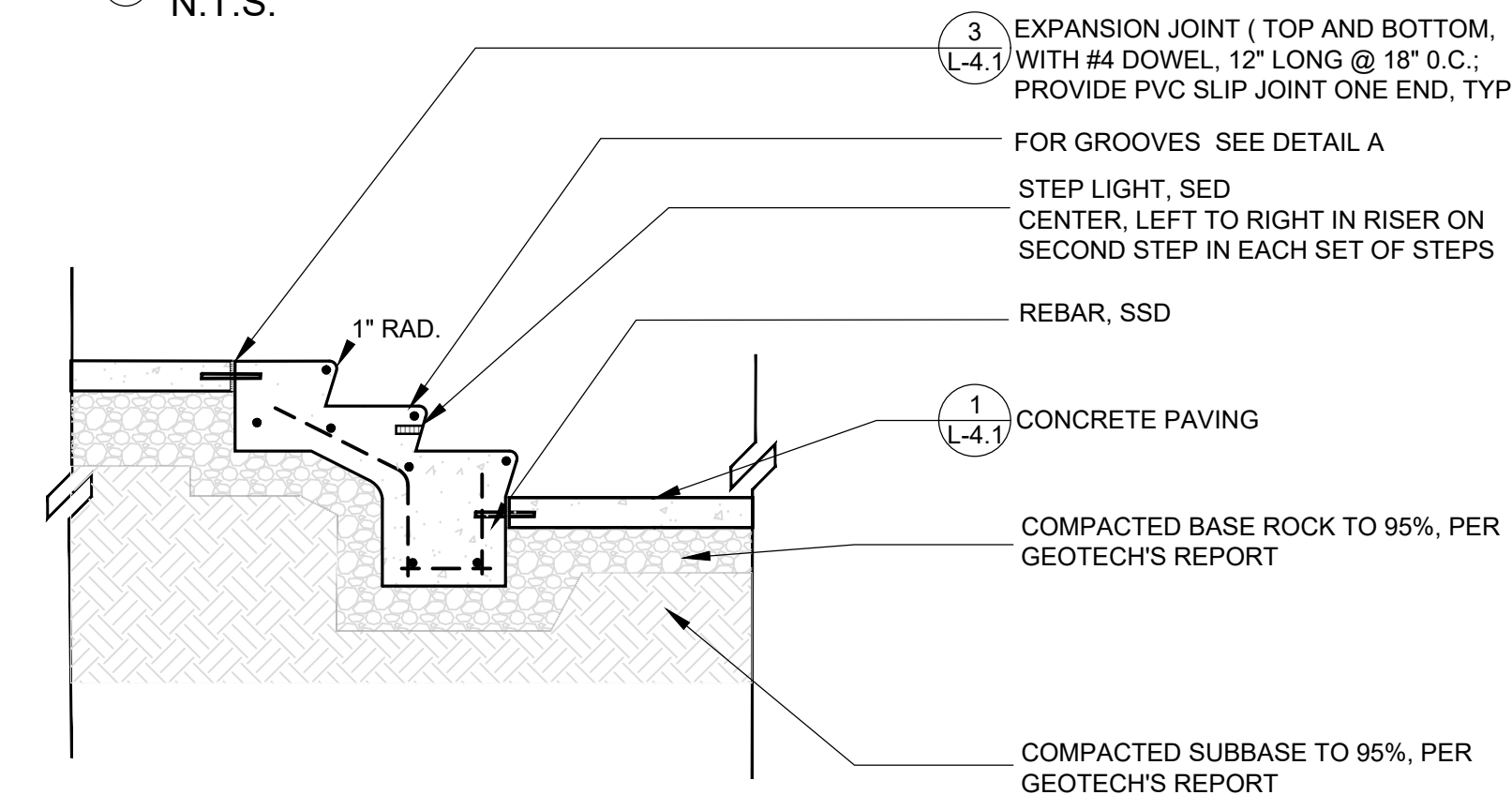


ELEVATION SECTION

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

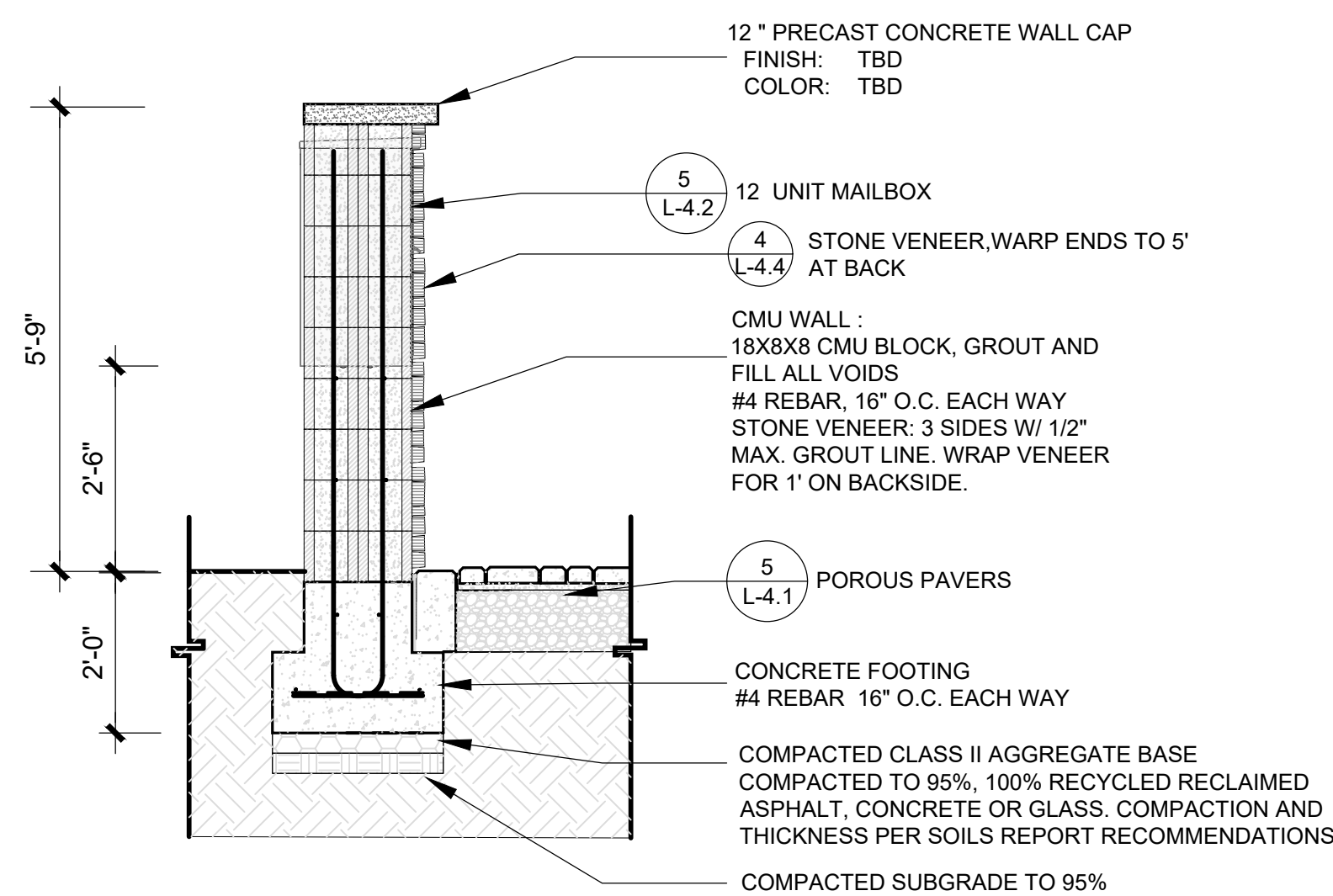


A STAIR GROOVES
N.T.S.

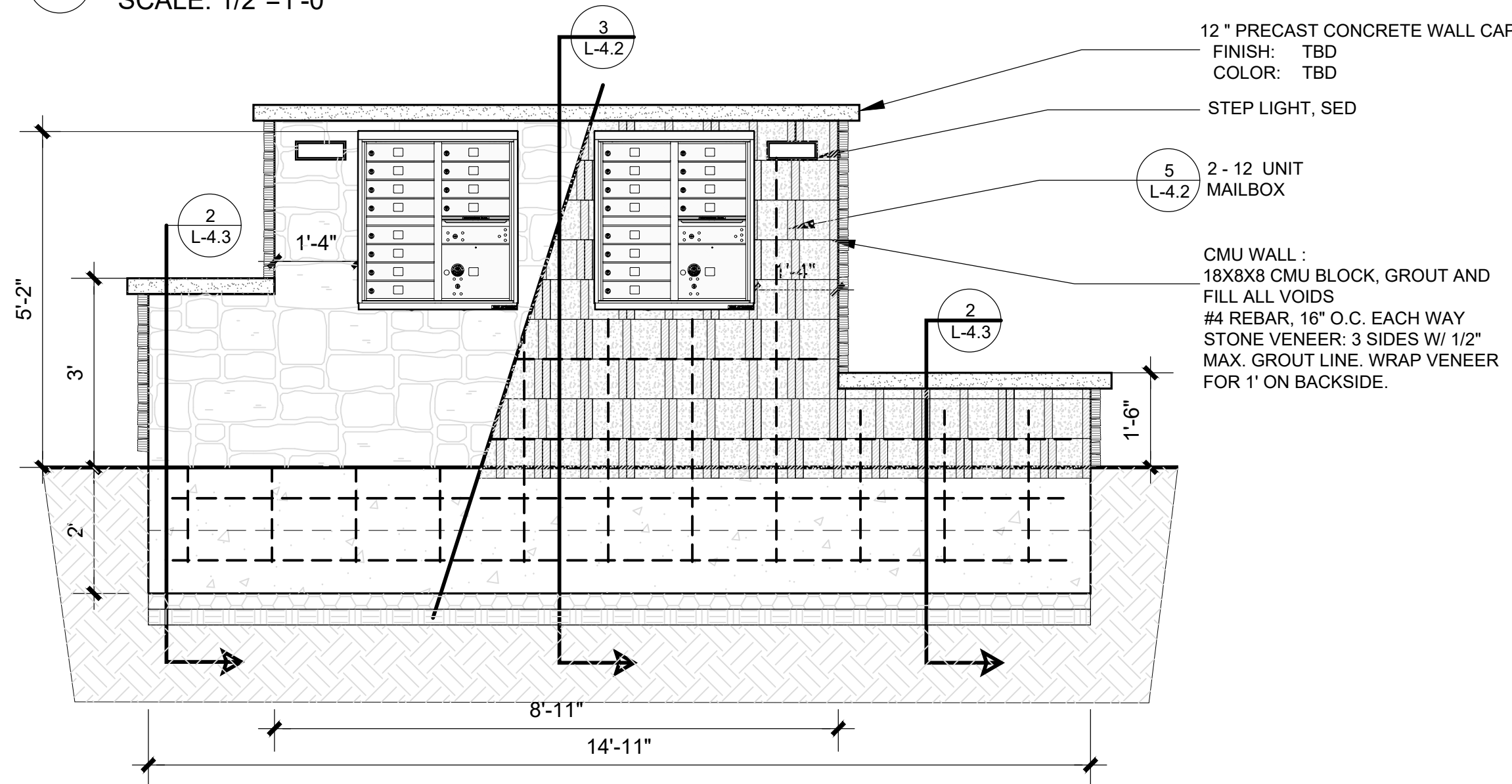


- NOTES:
1. MAXIMUM NUMBER OF RISERS IS 3, SEE CIVIL'S GRADING PLANS.
 2. MINIMUM NUMBER OF RISERS IS 2, SEE CIVIL'S GRADING PLANS.
 3. 11" MIN. AND 7" MAX. RISER, MAY VARY, SEE CIVIL'S DRAWINGS FOR GRADING.
 4. ALL STEPS WITHIN EACH RUN OF STEPS SHALL HAVE MATCHING TREAD AND RISER DIMENSIONS.
 5. SLOPE TREADS @ 2% TOWARD STAIR NOSE.
 6. PROVIDE COLOR CONTRAST STRIP @ UPPER APPROACH AND AT EACH STAIR TREAD PER DETAIL A (ABOVE)

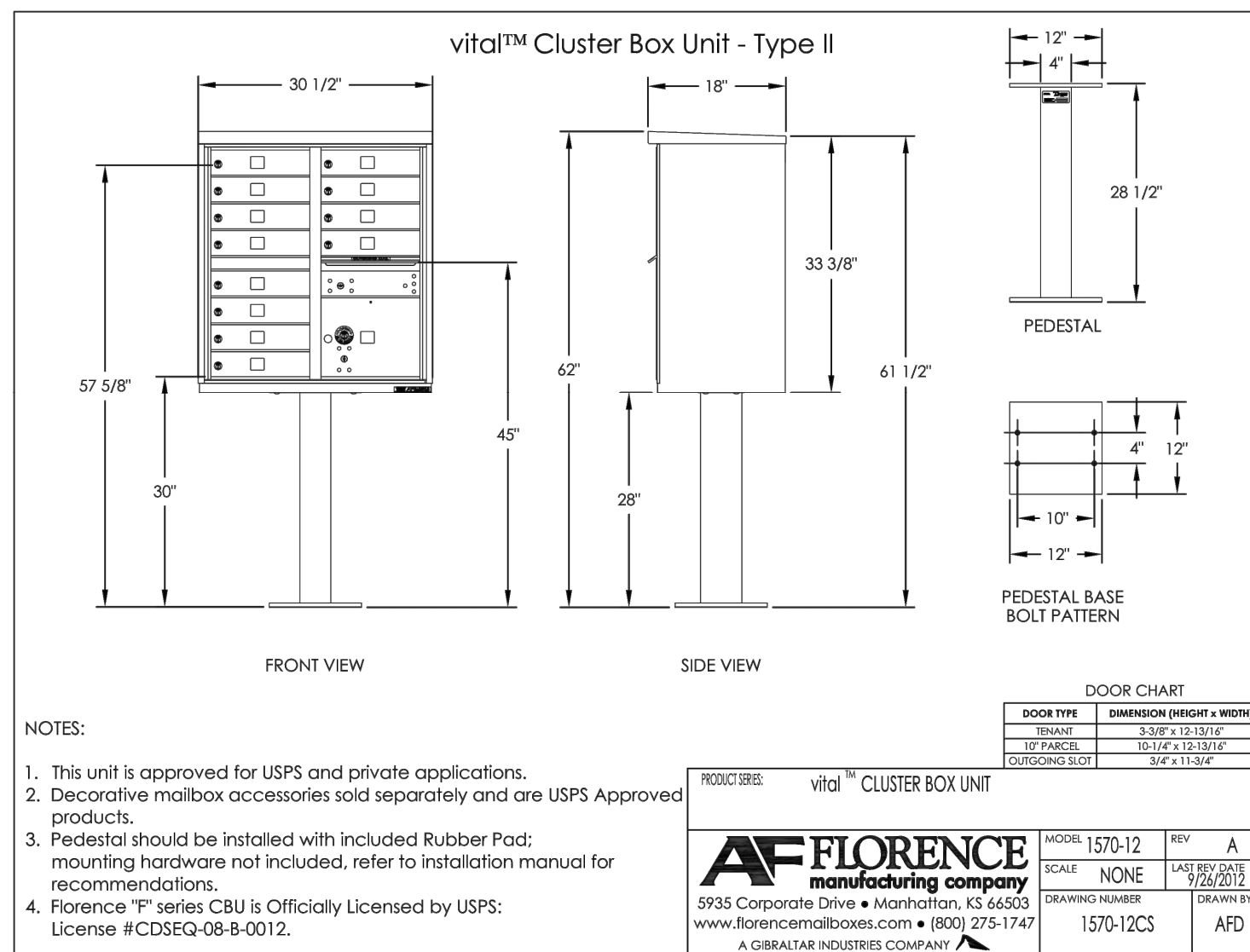
2 CONCRETE STEPS
SCALE: 1/2"=1'-0"



3 MAILBOX ENCLOSURE
SCALE: 1/2"=1'-0"

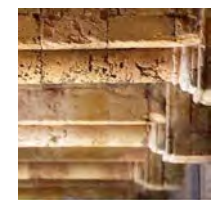


4 MAILBOX ENCLOSURE
SCALE: 1/2"=1'-0"



5 MAILBOX

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



AS-BUILTS
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KEVIN LEVESQUE LA 4177

LANDSCAPE
PLANS

CONSTRUCTION
DETAILS

Scale:

Date: March 24, 2025

Scale:

Job: 24-308

Design: KTL

Drawn: KTL

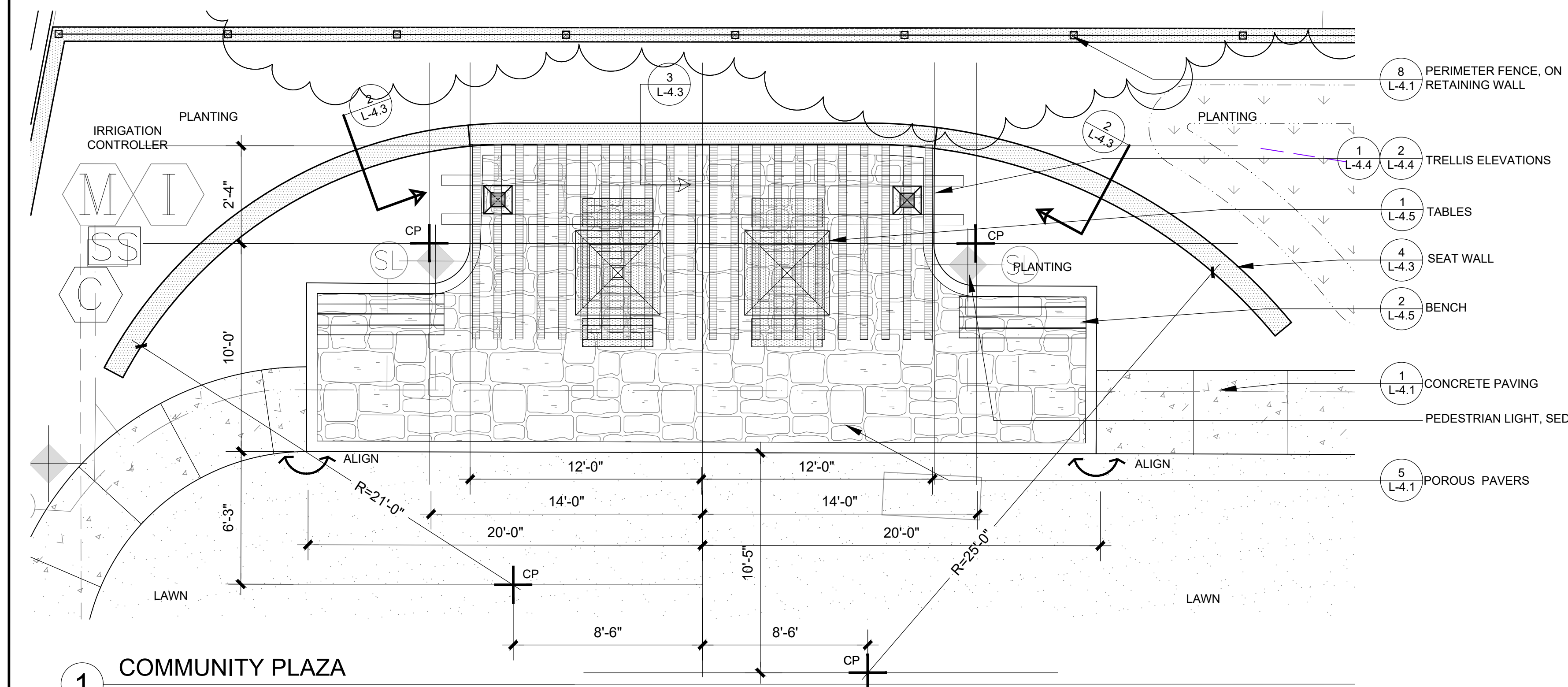
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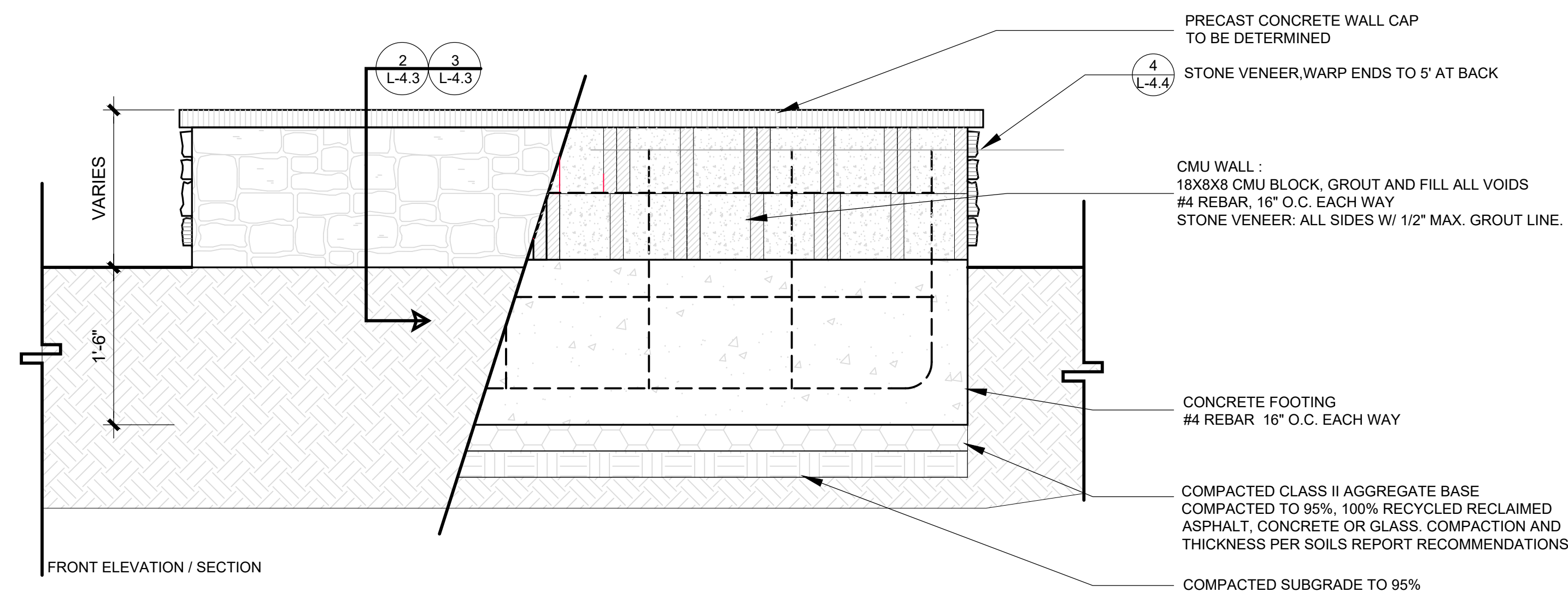
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L-4.2

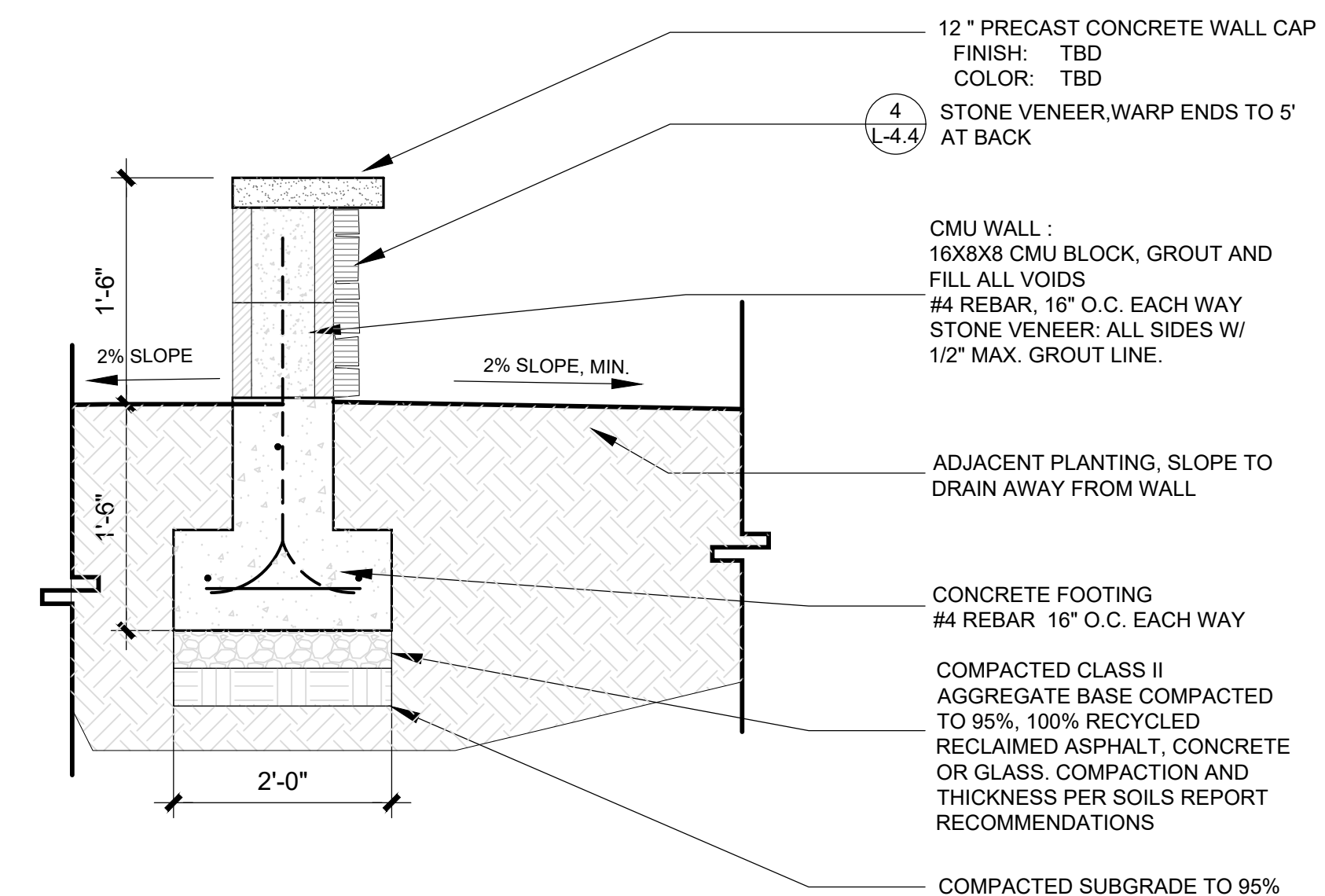
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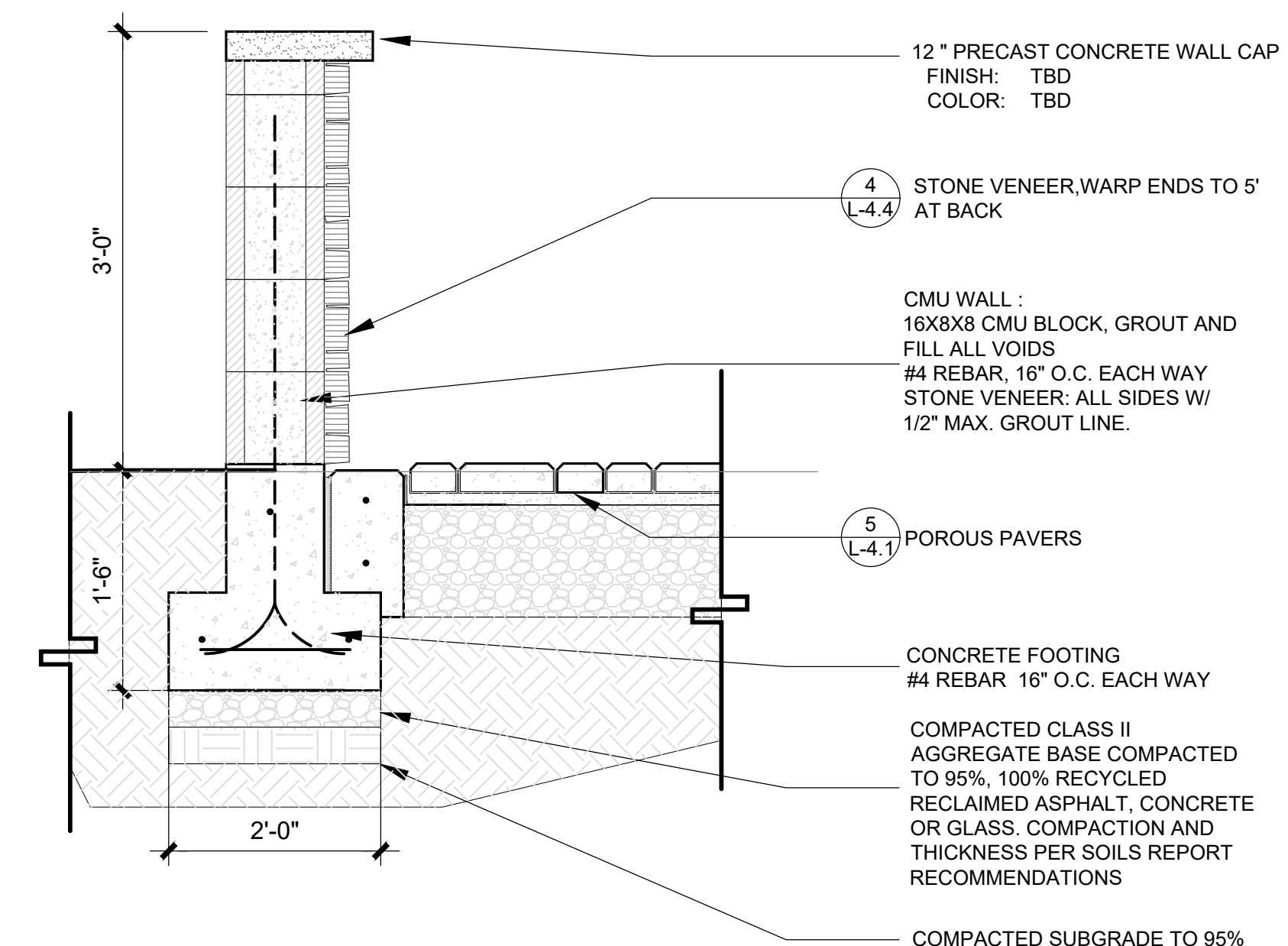
1 COMMUNITY PLAZA
SCALE: 1/4"=1'-0"



4 SEAT WALL
SCALE: 1"=1'-0"



2 LOW WALL
SCALE: 1"=1'-0"



3 MEDIUM WALL
SCALE: 1"=1'-0"

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



AS-BUILTS

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.



Planning Submittal

828-836 Sierra Vista Avenue,
1975 -1979 Colony Street
Mountain View, Santa Clara County, California

Per MWEL 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

CONSTRUCTION DETAILS

Scale:

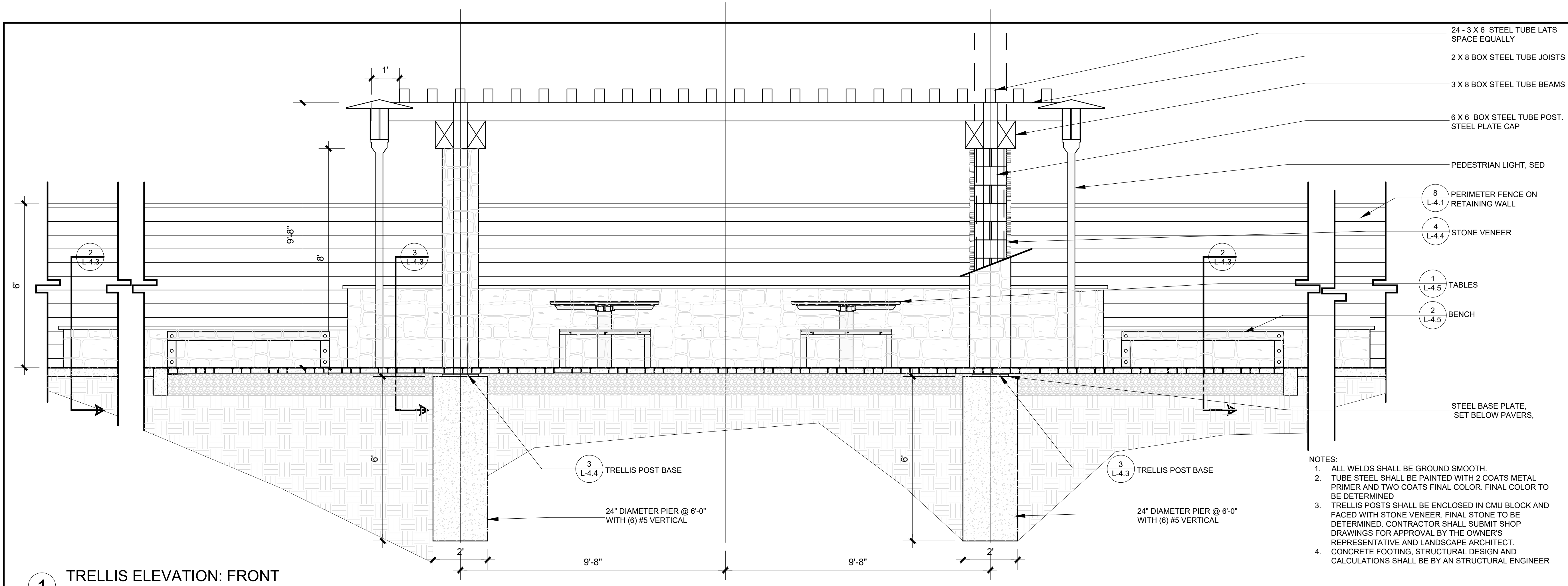
Date: March 24, 2025

Job: 24-308	Design: KTI	Drawn: KTI	Checked: KTI
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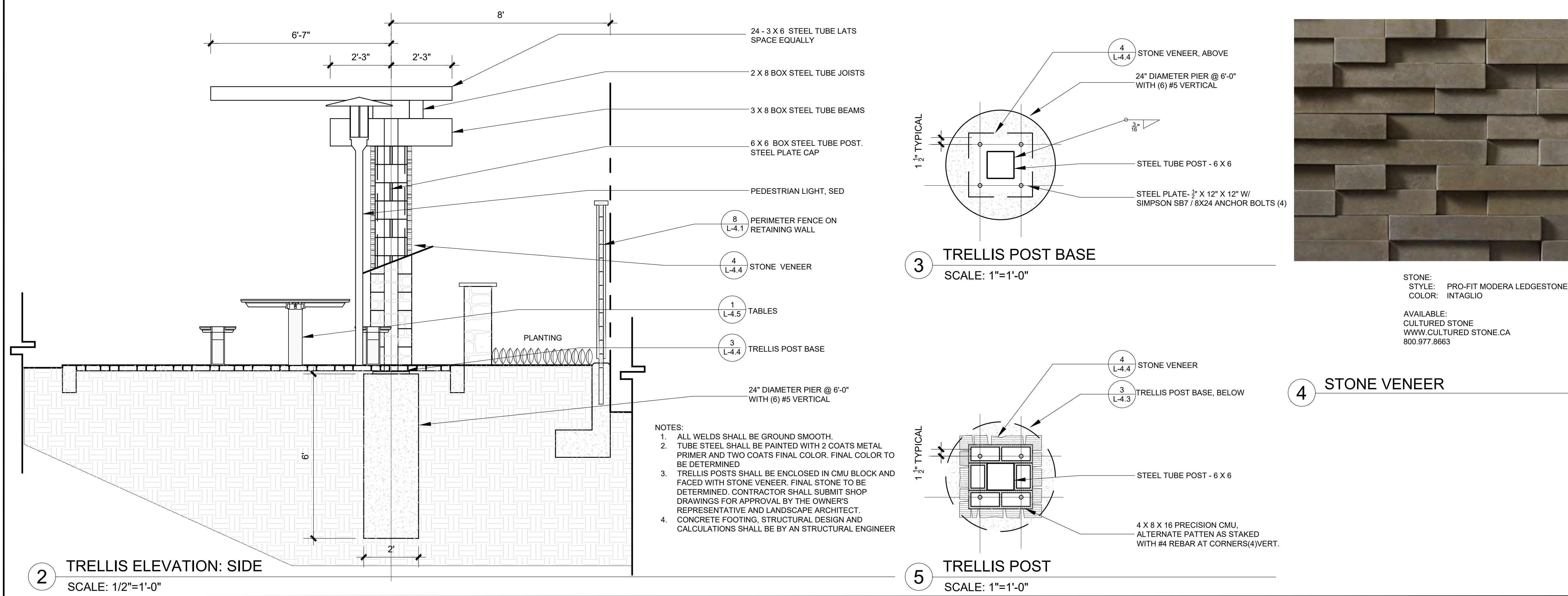
North:	Sheet:
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L-4.3

of 61 Sheets



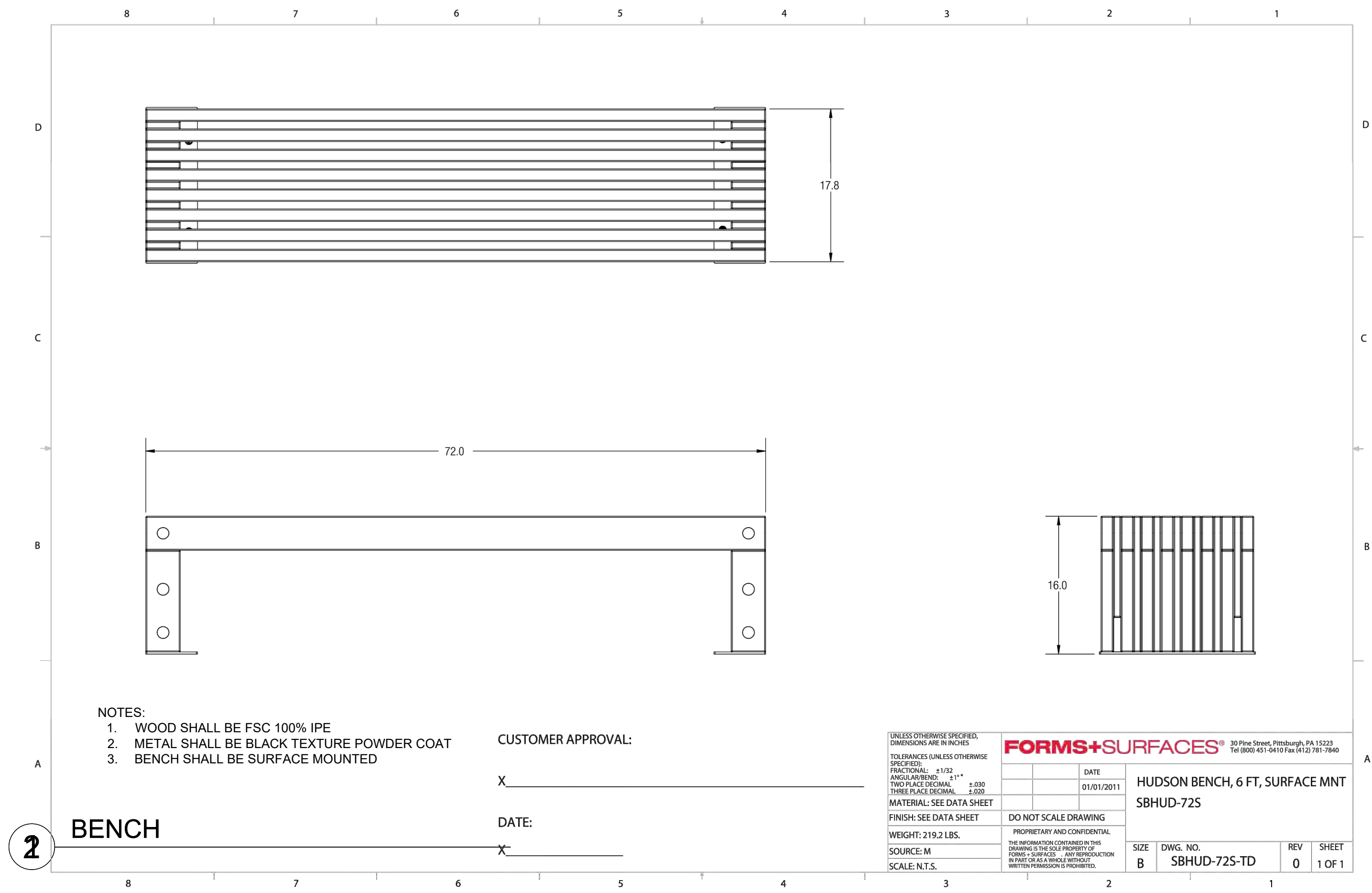
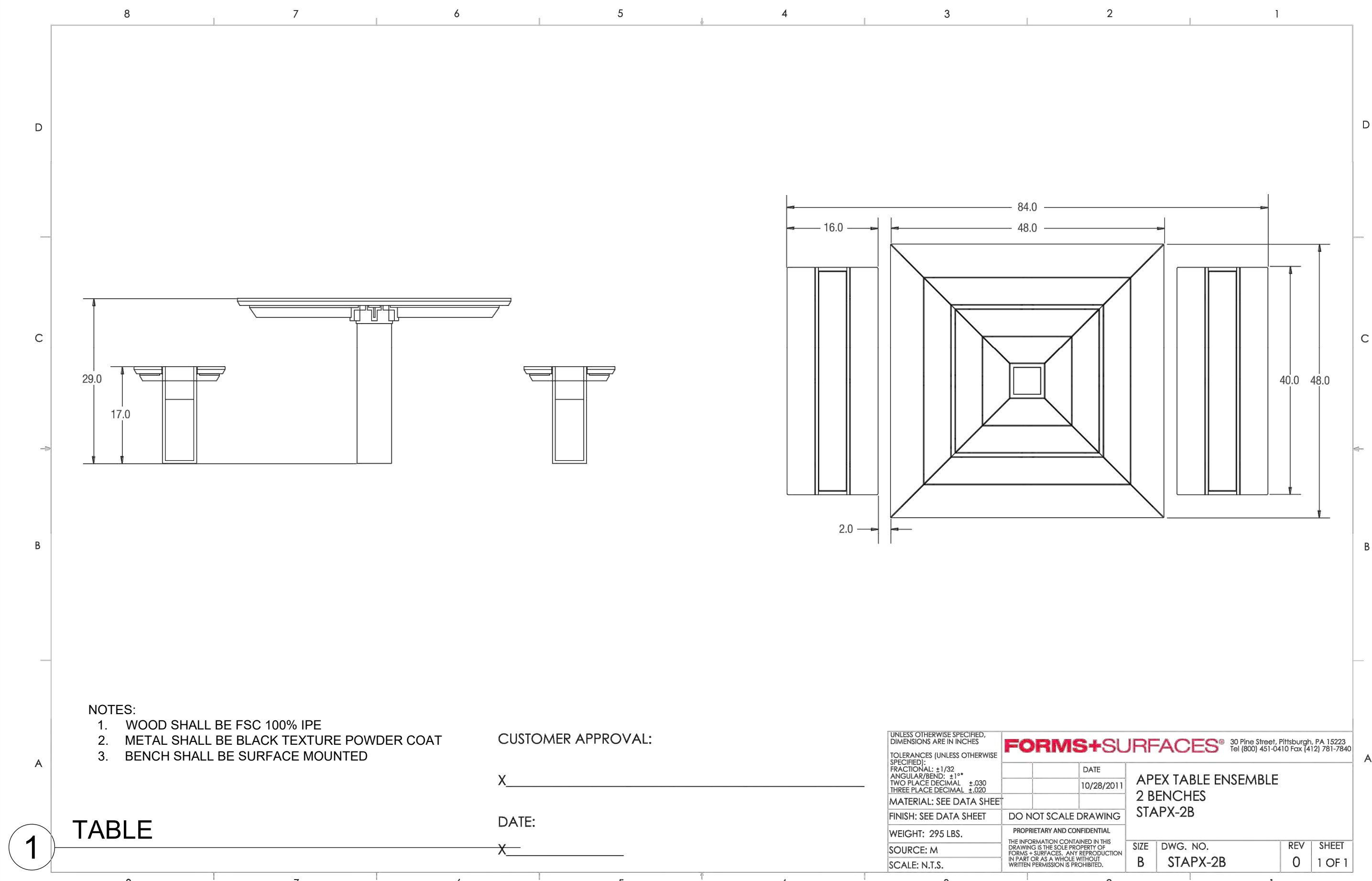
- NOTES:
1. ALL WELDS SHALL BE GROUND SMOOTH.
 2. TUBE STEEL SHALL BE PAINTED WITH 2 COATS METAL PRIMER AND TWO COATS FINAL COLOR. FINAL COLOR TO BE DETERMINED.
 3. TRELLIS POSTS SHALL BE ENCLOSED IN CMU BLOCK AND FACED WITH STONE VENEER. FINAL STONE TO BE DETERMINED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
 4. CONCRETE FOOTING, STRUCTURAL DESIGN AND CALCULATIONS SHALL BE BY AN STRUCTURAL ENGINEER



STONE:
STYLE: PRO-FIT MODERA LEDGESTONE
COLOR: INTAGLIO

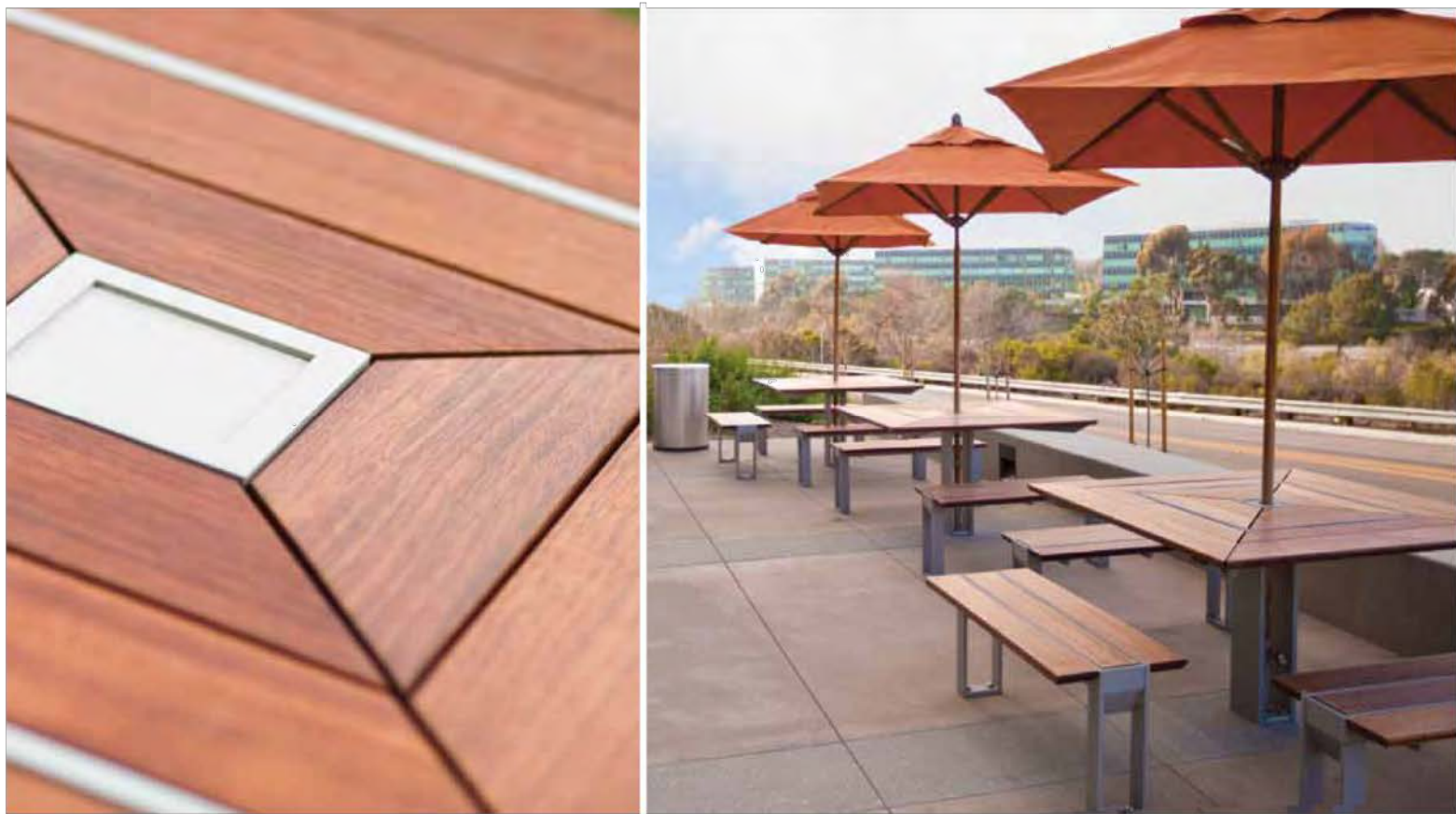
AVAILABLE:
CULTURED STONE
WWW.CULTURED.STONE.CA
800.977.8663

Prepared By: LEVESQUE DESIGN 1414 BAY STREET, SUITE 100 ALAMEDA, CALIFORNIA 94501 (510) 521 6700		AS-BUILTS PREPARED FROM LANDSCAPE CONTRACTORS RECORDS BY: _____ DATE: _____ R/LA: _____ 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.	
			
Planning Submittal 828-836 Sierra Vista Avenue, 1975 -1979 Colony Street Mountain View, Santa Clara County, California			
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			
CONSTRUCTION DETAILS			
Scale:			
Date:	March 24, 2025	Scale:	
Job:	24-308	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	
		L-4.4	
		of 01 Sheets	



APEX TABLE ENSEMBLE

48" square tables and 2-4 backless 40" benches have powdercoated aluminum frames and FSC® 100% jatoba hardwood slats. ADA compliant options.



107 | FORMS+SURFACES



Planning Submittal

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1975-1979 Colony Street
Mountain View, Santa Clara County, California

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KEVIN LEVESQUE

LA 4177

LANDSCAPE PLANS

CONSTRUCTION DETAILS

Scale:

Date: March 24, 2025

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Job: 24-308

Design: KTL

Drawn: KTL

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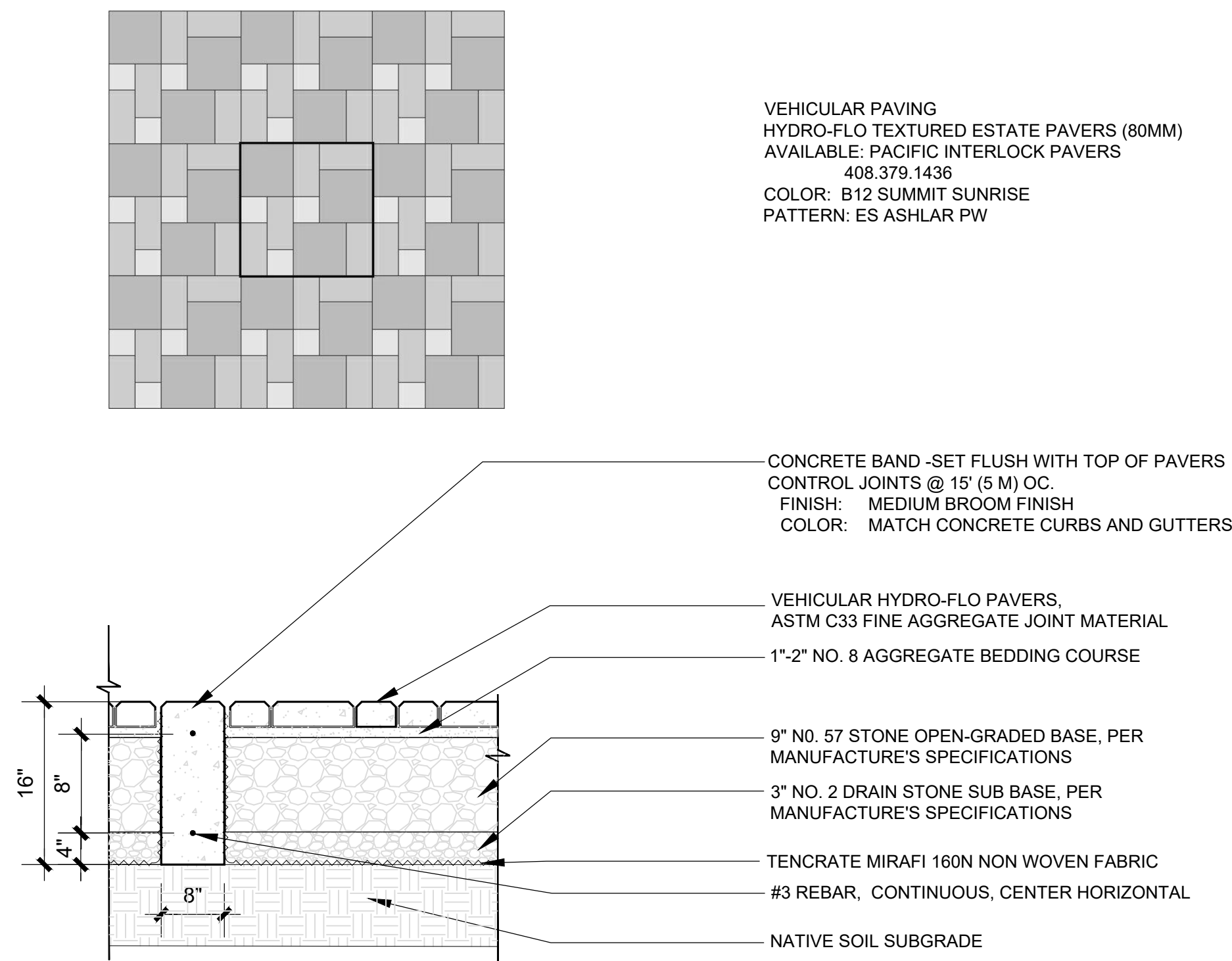
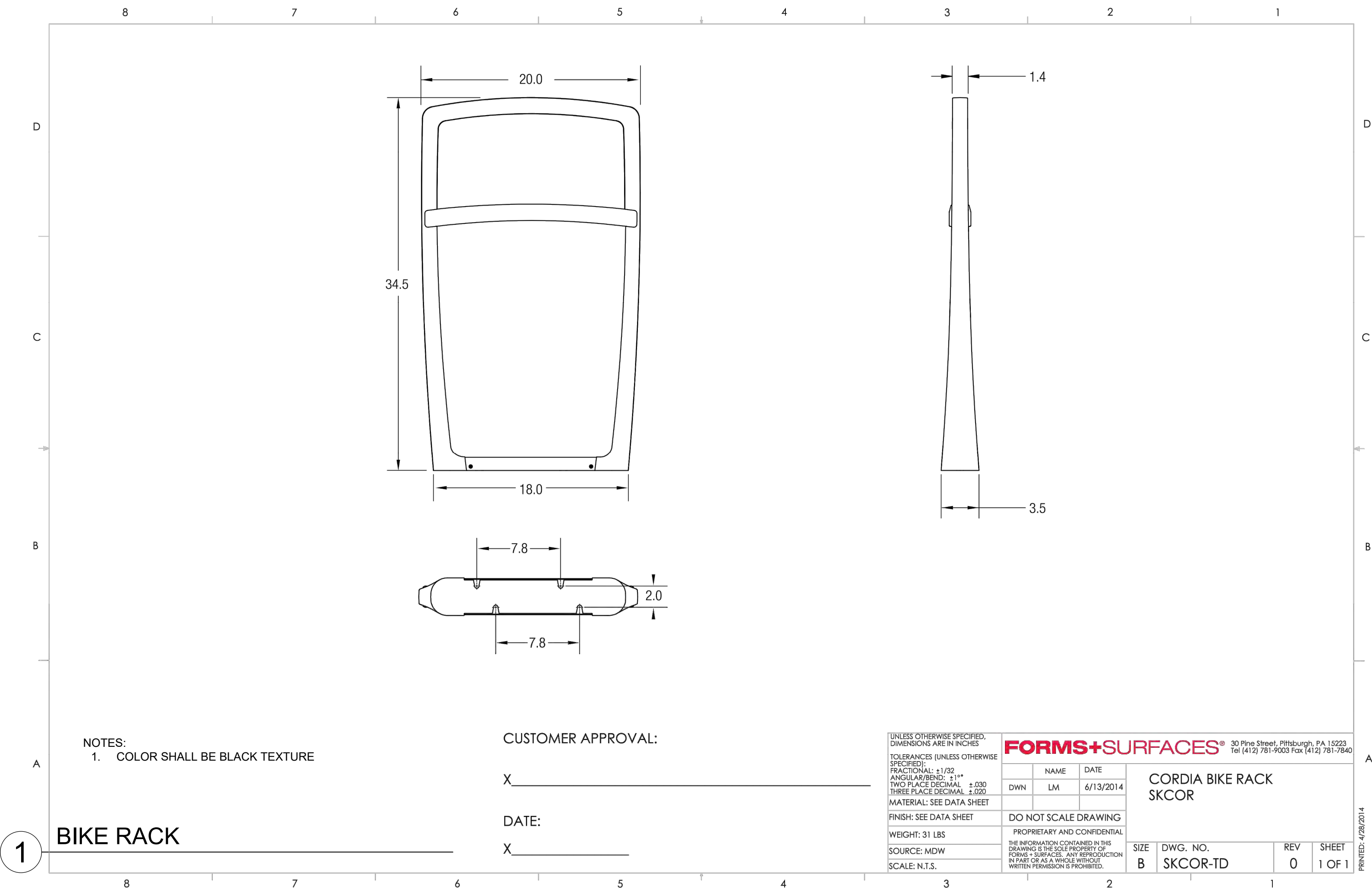
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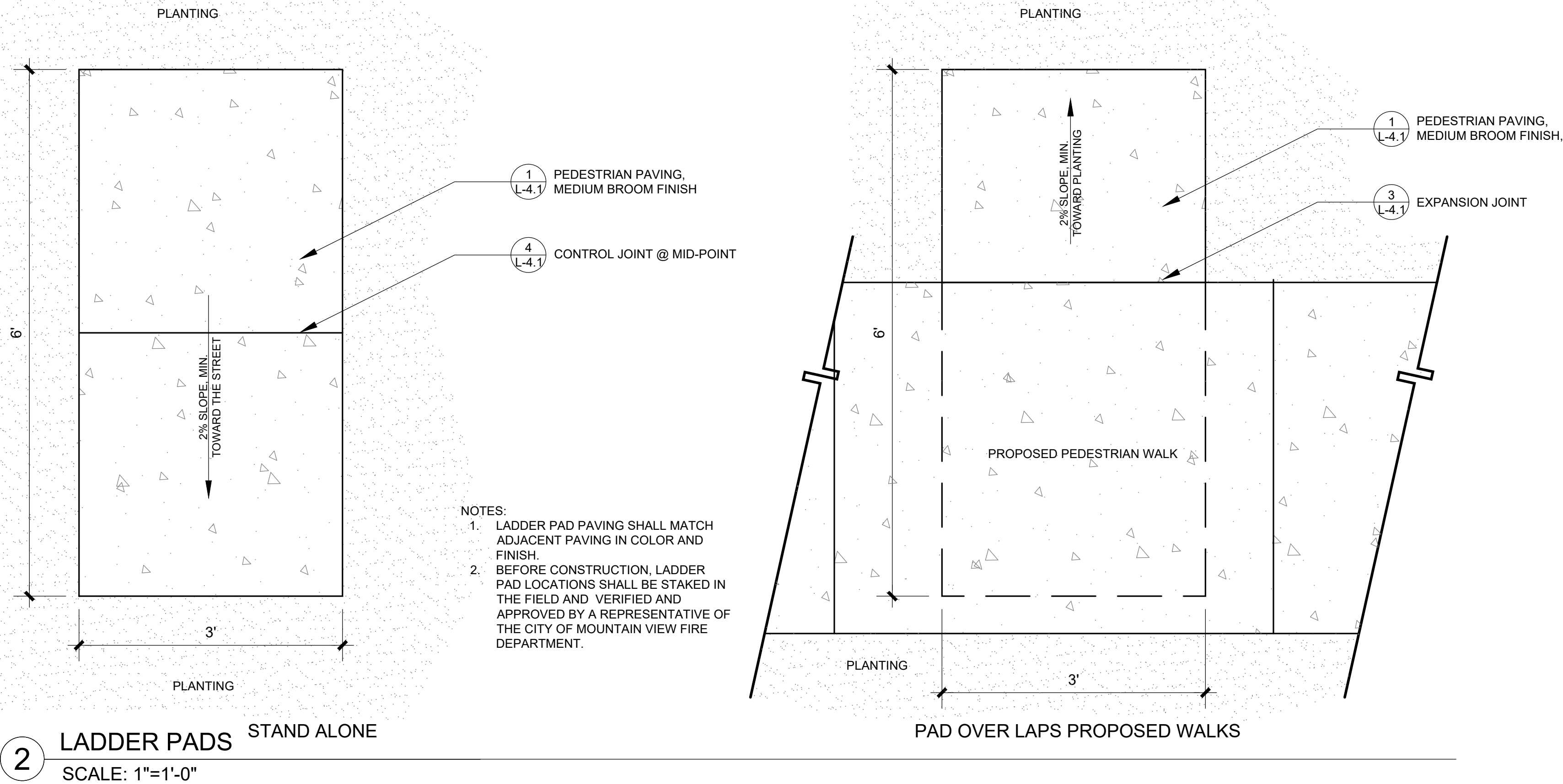
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of

61 Sheets



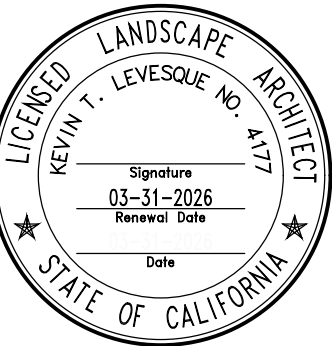
3 PRECAST PAVERS: VEHICULAR
SCALE: 1"=1'-0"



Prepared By:
LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521.6700

AS-BUILTS
PREPARED FROM LANDSCAPE CONTRACTORS RECORDS

DATE: _____
BY: _____
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.



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Kevin Levesque

KEVIN LEVESQUE LA 4177

LANDSCAPE
PLANS

CONSTRUCTION
DETAILS

Scale:

Date:	March 24, 2025	Scale:	
Job:	24-308	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	

L-4.6

of 01 Sheets

PLANTING NOTES

1. The scope of the planting work includes, but is not limited to the following:
- A. Ordering and delivery of the plant materials to site.
 - B. Soil preparation and conditioning.
 - C. Fine grading of all landscape areas, including supplying and installing amendments or imported topsoil as described on the drawings and as required by the recommendations of the soils testing report.
 - D. Coordination of additional drainage work as shown on the drawings.
 - E. Soil Testing by Landscape Contractor.
 - F. Installation of plant materials.
 - G. Ninety (90) day maintenance period.
 - H. Replacement of all unsatisfactory plant materials.
 - I. Final Approval
 - J. Warranty

2. The Landscape Contractor shall notify the site contractor and Landscape Architect of any discrepancy between the Drawings and/or Specifications and actual conditions. Specifications shall take precedence. No work shall be done in any area where there is such a discrepancy until the discrepancy has been clarified and a written response has been given by the Landscape Architect.

3. All work shall be performed by peons familiar with planting work and under supervision of a qualified planting foreman.

4. Within 30 days after award of contract the Landscape Contractor shall arrange with a nursery to obtain all plant materials noted on the plans and have them available for inspection by the Owner and the Landscape Architect. Upon approval of the plant material, the contractor shall purchase the material and have it segregated and grown for the job. The deposit necessary for such contract growing (if required) is to be born by the Landscape Contractor. If travel is required by the L.A. to inspect plant material, cost of travel shall be at the contractor's expense.

5. The Landscape Contractor shall arrange and pay provide for 4 (four) sustainable agricultural suitability and soil fertility tests to be performed on the rough graded soil. Two test shall include soil samples taken at a depth of 18". Two test shall include samples of soil taken at between 6" and 12". The Landscape Architect shall approve of the soil testing lab in advance. The soil lab shall make recommendations for use of organic and locally available amendments. Locations for soil samples shall be determined by the Landscape Architect. Soil amendments shall be thoroughly and evenly incorporated into the top 12" of all planter and lawn areas. After amendment, the soil shall have an organic content of 5.0% min. The results of these tests shall be reviewed by the Owner, General Contractor and the Landscape Architect for a decision prior to amending the soil. This analysis shall be conducted and paid for by the Landscape Contractor. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. For bid purposes include:

- A. 6 cubic yards of Composted Greenwaste/Thousand Sq. Ft.
- B. 10 pounds of Soil Sulfur /Thousand Sq. Ft.

6. All trees are to be staked or guyed as shown in the staking/guying diagrams (see Planting Plan sheets). Contractor shall establish one in place example of each for approval by the Landscape Architect. Cut stake height as directed by the Landscape Architect.

7. The Landscape Contractor shall be responsible for providing all plant material indicated on the plans, unless otherwise directed in writing. Contractor to submit unit quantities and unit costs as a part of his bid. Cost for additional plants requested and approved by Owner and/or Landscape Architect will be based on this bid unit price.

8. Plant locations are diagrammatic and are to be adjusted in the field as necessary to screen utilities but not impede access.

9. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as he feels necessary while work is in progress. Such changes, with written authorization, are to be accompanied by equitable adjustments in the contract price if and when necessary.

10. All ground cover planting areas and plant pits shall be top-dressed with 3" layer of "Walk-On" mulch, a shredded fir bark product or shredded cedar bark mulch. Submit sample to Landscape Architect for approval prior to ordering. Material shall not be a redwood product.

11. The planting backfill mix shall consist of 75% (by volume) native topsoil (with no rocks larger than 2" diameter) mixed with 25% approved soil amendment.

12. Materials Delivery and Storage: Manufactured materials shall be delivered in original container with brand and maker's name marked thereon. Materials in broken contained or showing evidence of damage will be rejected and must be immediately removed from the site. Odorous materials shall not be brought to the site until they are to be used.

13. Contractor shall provide dust alleviation and control measures during the course of the work to the Owner's satisfaction at no additional costs to the contract.

PLANTING NOTES (CONTINUED)

12. Plant Material Specifications and Quantities: Plant materials shall be furnished in quantities required to complete the work as indicated on the drawings and shall be of species, kinds, sizes, spacing, etc., specified in the drawings herein.
- A. Plant material shall conform with American Association of Nurserymen Standards, ANSI Z60.1, in all ways.
 - B. Nomenclatures: Plant Names listed on drawings conform to Standardized Plant Names established by American Joint Committee on Horticultural Nomenclature, except that for names not covered therein, the established custom of naming plants by the nursery trade shall be followed.
 - C. Right of inspection for approval or rejection is reserved at the place of growth or on the project site at any time upon delivery or during the work. Plants shall be inspected for size, variety, condition, defects, or injury. Notify the Landscape Architect as to place of growth for inspection of plants within one month of award of contract.
 - D. No plant shall be bound with wire or rope at any time so as to damage the bark or break branches.
 - E. Dimensions: If applicable, height and spread of specimen plant materials are specified on the drawings. Measurements shall be made with materials in normal position without support of branches. Plants specified by container size shall be equal in size to similar plants in local retail nurseries.
 - F. Plants shall not be pruned prior to delivery, except as authorized by the Landscape Architect.

15. Fine Grading and Soil Preparation:
- A. The current site is at final grade. The contractor shall maintain existing grading and ensure positive drainage away from the building foundation.
 - B. All planting areas shall provide positive runoff at a minimum 2 percent slope without pockets or low points.
 - C. All planting areas shall be cleaned of weeds and debris prior to any soil preparation or grading work. Noxious weeds and grasses shall be removed by the roots wherever they are found at any stage of the work. Weeds and debris shall be disposed of off the site. Contractor shall meet with Landscape Architect before removing any existing shrubs and groundcover.
 - D. Soil contaminants by cement, paint, plaster, herbicides, or other construction debris shall be removed from the site and replaced with soil at no extra cost to the Owner. Replacement soil shall be reviewed by the Landscape Architect prior to placement.
 - E. Moisture Content: Soil shall not be worked when moisture content is so great that excessive compaction will occur nor when it is so dry that there will be dust in the air or that clods will not readily break. Water shall be applied, if necessary, to bring soil to an ideal moisture content for planting.

16. Planting Procedures:
- A. The final installed locations and sizes of the proposed utilities may vary. The landscape architect shall be on-site for final plant placement to maximum screening of utilities, including backflow devices, gas mete, and above ground boxes. Screen planting shall not block required maintenance access to transformer and mete.
 - B. Do not install plant materials until all exterior construction work has been completed and sprinkler systems have been installed and tested. Planting areas shall have been graded and prepared as specified and shall be approved by the Landscape Architect.
 - C. Install drainage well in tree pits which do not drain. Fill tree pits with 18" of water and let settle for 24 hours. Pits with 12" or more of standing water shall have an 8" diameter by 36" deep well filled with drain rock (below bottom of plant pit). Cover top of well with a 24" square piece of filter fabric. Install per written authorization by the Owner. Provide a unit price quote per tree in the bid.
 - D. Before excavation, plants in container shall be placed as indicated on the planting plan bringing any conflict with underground utility lines to the attention of the Landscape
 - E. Excavate square shaped and vertical sided holes to the sizes and depths indicated on the Drawings. Scarify the sides and bottom of all holes.
 - F. Remove container, including boxes, prior to backfilling.
 - G. Verify that plants are not root bound or girdled, and that the primary leader is intact.
 - H. Remove any solid rock encountered to a depth of not less than 2 feet below the bottom of plant container. If existing conditions prevent this, bring the condition to the attention of the Landscape Architect for a solution.
 - I. Backfill the planting holes with the special backfill mix herein specified, see Planting Note11.
 - J. Water-settle backfill areas thoroughly or compact by other approved method after planting so plants do not settle.
 - K. Place "Best" products fertilizer tablets or Agriform Plant Tablets in holes, per manufacturer's written recommendations, at the following rates: 1-Gallon Container: 2 tablets @ 21 grams. 5-Gallon Container: 4 tablets @ 21 grams. Larger sized plants per manufacturer's recommendations

17. Inspections
- Notify Owner's Authorized Representative at least seven (7) days in advance of an anticipated inspection. Inspections are as follows.
- A. Commencement of Establishment and Maintenance work.
 - B. At thirty (30) day intervals through the maintenance period.
 - C. Completion of the Establishment and Maintenance work - Final walk-through, ten (10) days before the end of the maintenance period

PLANTING NOTES (CONTINUED)

18. Establishing Maintenance Period:
- A. Start of Maintenance - Establishment and Maintenance period shall not start until all elements of the landscape construction, including planting and irrigation for the entire project are complete. Project will not be segmented into maintenance phases, unless specifically authorized in writing by he Owner's Authorized Representative.
 - B. Request an inspection to begin the Establishment and Maintenance period after planting and related work has been completed in accordance with the Contract Documents. All planting shall be complete at the time of inspection. If such criterion is met to the satisfaction of the Owner's Authorized Representative and the Landscape Architect, written notification shall be issued to he Contractor to start the Establishment Maintenance period, noting the effective beginning and ending date of completion.

19. Plant Establishment & Maintenance:
- A. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any area damage by the maintenance contractor, including paved areas, shall be repaired at no additional expense to the Owner.
 - B. Continuously maintain all plantings in areas included in the Contract from the beginning of the Contract work, during the progress of work, and for a period of 90 days after certified completion of all work until final acceptance of all contract work. Maintenance shall be performed at intervals of not more than ten (10) days.
 - C. Scope: Continuous maintenance and operations of the irrigation system, cultivating, weeding, trimming, pruning, adjustment of planting depth, fertilizing, spraying, and debris removal and clean-up, insect, pest, fungus, and rodent control, and any other operations are to be included in this scope of work to assure healthy, normal growth.
 - D. Fertilizing:
 - 1.Fertilize all planting with he following or as noted in the required Horticulture Soils Report. At the end of the fit 30 day and at 30 day intervals, apply top dress fertilizer. The fertilize shall be 16% nitrogen, 6% phosphoric acid, 8% potash unless otherwise specified in the soils report. Fertilizer shall be mixed by a commercial fertilizer supplier.
 - 2.After application, water fertilizer thoroughly into the soil.
 - 3.Avoid applying fertilizer to the rootball or base of main stems; rather, spread evenly under the plant drip line.
 - E. Weed Control
 - Weeding, Cultivating, and Cleanup: Planting areas shall be kept neat and free from weeds and debris at all times and shall be manually weeded at not more than 10-day intervals. Said areas shall be weed free at the end of the Maintenance Period. Apply pre-emergent weed control per city standards, verify compatibility of herbicide with the plant material. Do not use material which inhibits specified plant material's growth.
 - F. Tree and Shrub Care
 - 1. Maintain large enough basin around plants so hat enough water can be applied to establish moisture throughout the major root zone. When hand water, use a water wand to break the force. maintain mulch at a depth of 2" minimum depth to reduce evaporation and frequency of watering.
 - 2. Pruning Trees: Prune trees to develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached; which have vertical spacing from 18" to 48" and radial orientation so as not to overlay one another, to eliminate diseased or damaged growth; to eliminate narrow V-shaped branch forks that lack strength; to reduce toppling and wind damage by thinning out crowns to maintain growth within space limitation; to maintain a natural appearance; to balance crown with roots.
 - 3.Trees shall not be topped and shall be allowed to grow to the full genetic height and habit. Under no circumstance will stripping of lower branches(raising-up) of young trees be permitted. lower branches shall be retained in a "tipped back" or pinched condition with as much foliage as possible to promote caliper trunk growth(tapered trunk). Lower branches can be cut flush with he trunk only after the tree is able to stand erect without staking or other support. Remove sucker growth if deemed appropriate by the Owner's authorized representative.
 - 4.Thin out evergreen trees and shape when necessary to prevent wind storm damage. The primary pruning of deciduous trees shall be done during the dormant season. Prune damaged trees or those that constitute health or safety hazards at anytime of the year as required to eliminate unsafe conditions.
 - 5.Trimming Shrubs: The objective of shrub pruning is the same as for trees. Do not clip shrubs into balled or boxed forms unless such is required by the design and directed by the landscape architect. Make pruning cuts at lateral branches or buds or flush with the trunk. "Stubbing" will not be permitted.
 - 6.Staking and Guying: Remove stakes and guys as soon as they are no longer needed. Periodically inspect stakes to prevent girdling or rubbing that causes bark wounds. Replace broken stakes and ties with specified materials. All stakes shall be removed at one year after completed installation, if not sooner.
 - G. Replacements: The contractor shall replace any plant materials that die or are damaged. Replacement shall occur within seven (7) days of plant death or damage. Replacements shall be made to the same Specifications as required for original plantings.

PLANTING NOTES (CONTINUED)

H. At the termination of the Maintenance Period, all plant materials shall be alive, healthy, undamaged, free from infestations, and in flourishing condition. Plantings that do not conform to Specifications shall be replaced and brought to a satisfactory condition before final acceptance of the work can be made.

20. Following the 90 day Maintenance Period, there will be a final inspection by the Owner, Landscape Architect, and the City Representative. Items noted during the final inspection as not in accordance with the maintenance requirements shall be corrected by the Contractor prior to Final Acceptance of the landscape work.The 1 year warranty period shall begin with the Final Acceptance and the Owner's acceptance of the project. A letter documenting Final Acceptance, signed by the Owner's Authorized Representative, the Contractor and the Landscape Architect shall be issued, with the starting date and the completion date of the warranty period.

21. Warranty
- A. Trees, shrubs, groundcover and other plant materials shall be guaranteed to take root, grow and thrive for a period of one year after acceptance of the Work by the Owner. Plant materials which do not thrive as the direct result of the installation procedure or maintenance practices during the maintenance period of the installing contractor shall be replaced by the installing contractor. This shall be as determined by the Owner.
 - B. Plant materials which fail as the result of poor maintenance practices after acceptance of the landscape by the Owner (at the end of the maintenance period) shall be the responsibility of the Owner's maintenance contractor.
 - C. Trees or other plant materials that die back and lose the form and size originally specified shall be replaced, even though they have taken root and are growing after the die-back.
 - D. Within fifteen days of written notification by the Owner, remove and replace warranted plant materials which, for any reason, fail to meet requirements of Warranty. Replacements shall be made to the same Specifications required for original materials and shall carry the same Warranty from the time they are replaced.

22. The intent of the layout design and planting is to establish a high quality landscape installation. Future plant growth should require minimum trimming, thinning and pruning of the plant materials. Plant spacing is designed to allow for natural full growth and should not need the removal of some plant materials if over crowding occur. The planting installations will require maintenance and management, by knowledgeable and trained personnel, to assure a quality project.

23. Water Efficient Ordinance / AB 1881 Requirements
- A. This project requires compliance with AB 1881, Model Water Efficient Landscape Ordinance, the Maintenance contractor shall provide the following:
 - 1. Irrigation schedule based on ET weather -based data and information on the drawings;
 - 2. A regular landscape maintenance schedule;
 - 3. An irrigation audit report of he newly installed irrigation system;
 - 4.Copy of the horticultural soils report per the Planting Note 5, this sheet.
 - B. Penalties by a governing agency for non-compliance and over-water use during the landscape maintenance period shall be the responsibility of the maintenance contractor.
 - C. See the Irrigation Notes on sheet L-5.0

20. Irrigation System:
- A. The Landscape Contractor shall arrange a meeting with the manufacturer's representative of the irrigation controller to train the maintenance personnel on the controller's proper use. Controller charts and as-builts of the planting and irrigation plans shall be given to the Owner at the end of the maintenance period.
 - B. Set and program automatic controller per irrigation schedule. Give the Owner's authorized representative, keys to each controller and written instructions on how to turn the system off in case of emergency.
 - C. Check system weekly fir proper operation and coverage.Lateral lines shall be flushed out after removing the bubbler or two at the end of the lateral.
 - D. Repair damages to irrigation system at Contractor's expense. Make repairs within one watering period.

25. Drainage System
- A. All drains in landscaped areas, subsurface drain lines and grates shall be kept free and clear of leaves, litter and debris to ensure proper and free flow of water.
 - B. Drain lines shall be periodically flushed with clean water to avoid build up of silt and debris.
 - C. Ensure that at the end of Maintenance period, drainage system is clean and free of debris and siilt build up.

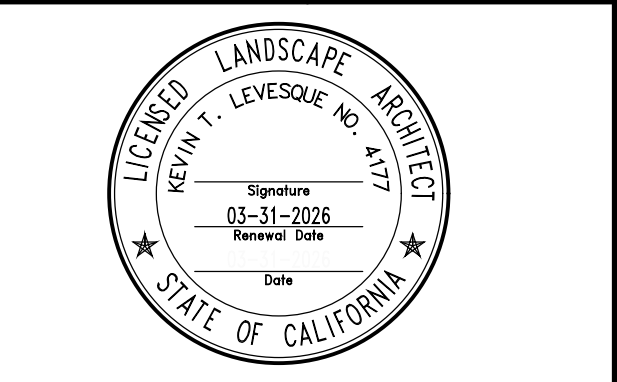
26. Debris Removal
- Remove trash in the landscape areas and debris generated by landscape maintenance operations and legally dispose of offsite.

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



AS-BUILTS
PREPARED FROM LANDSCAPE CONTRACTOR'S RECORDS

DATE: _____
BY: _____
RJA: _____
LICENSE EXPIRES: _____
APPROVED AS-BUILT PLANS IN BOTH 2016 FORMAT AND PDF FORMAT
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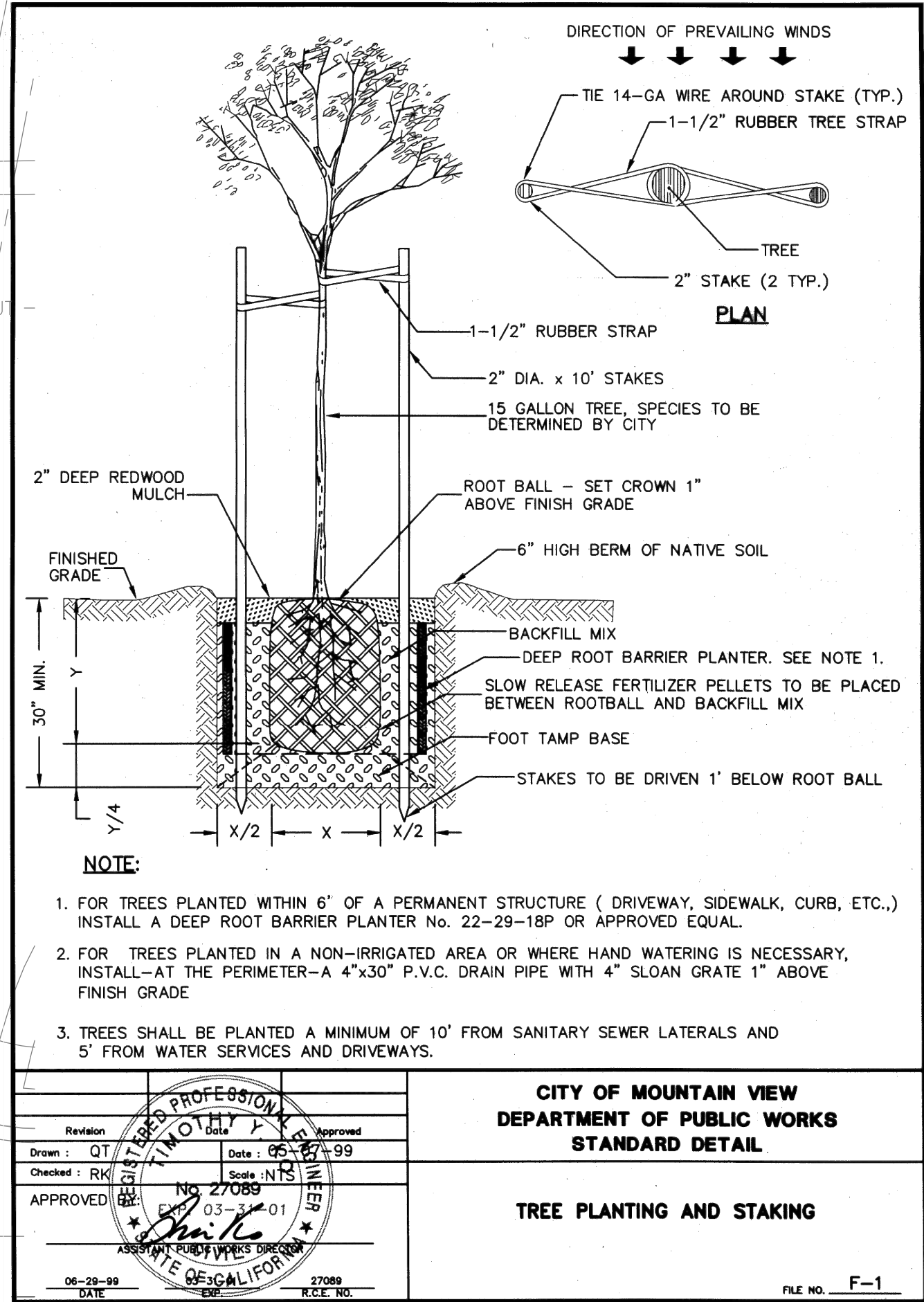
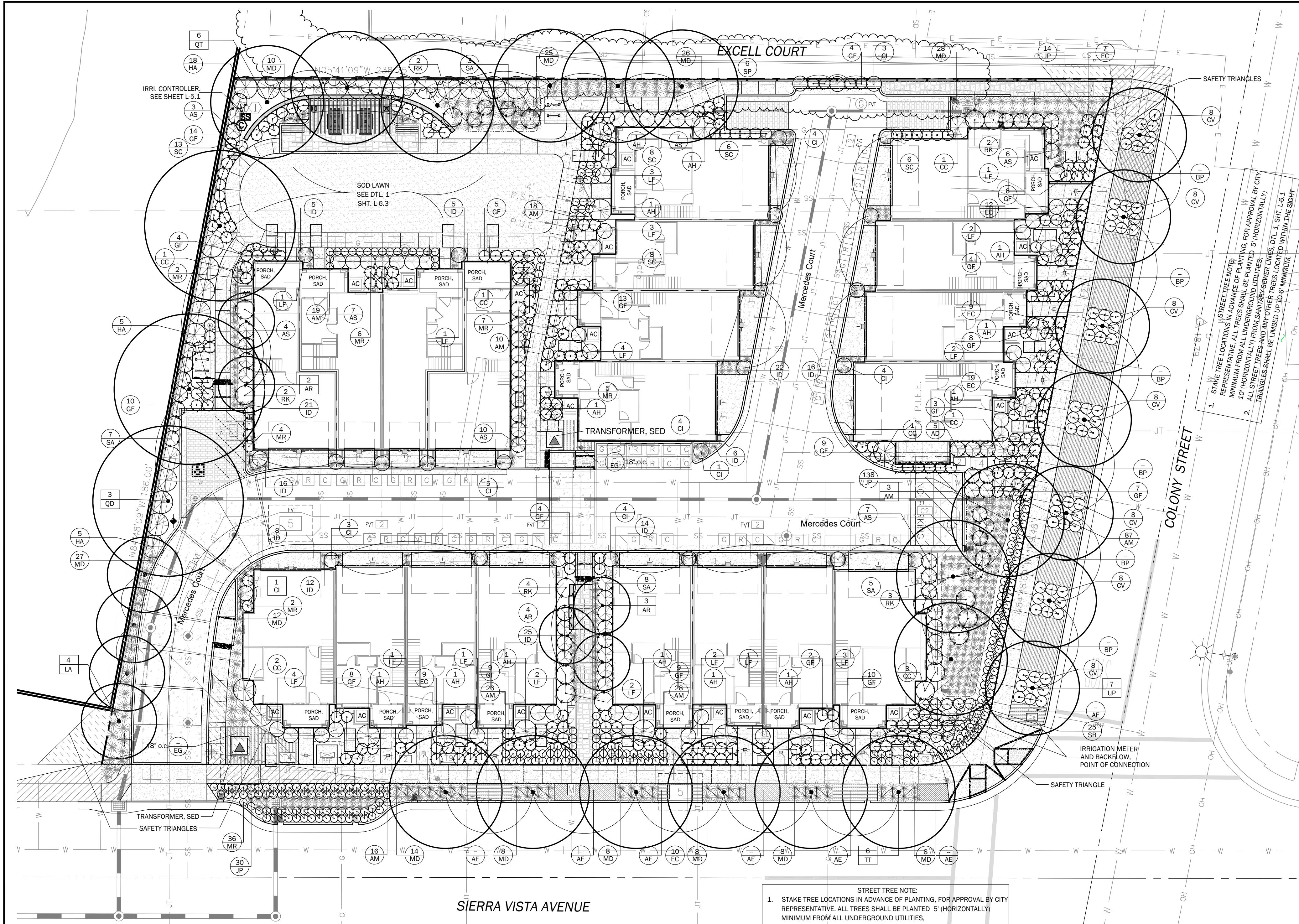
LANDSCAPE PLANS

PLANTING NOTES

Date: March 24, 2025	Scale:
Job: 24-308	Design: KTL
Drawn: KTL	Checked: KTL
North:	Sheet:

L-6.0

of Sheets



PLANT LIST

Qty.	Sym.	Size	WUCOLS	Botanical Name	Common Name	Notes
Native Trees:						
5	AR	24" box	Mod	Acer rubrum 'Armstrong'	Columnar Red Maple	Native 10'-15' T x 10'-15' W
4	LA	24" box	Low	Lyonothamnus floribundus ssp. aspleniifolius	Fernleaf Catalina Ironwood	Native 40' T x 15-20' W
3	AM	24" box	Low	Arbutus 'Marina'	Marina Strawberry Tree	Native 20'-40' T x 20'-30' W
3	QD	24" box	Low	Quercus douglasii	Blue Oak	Native 50' T x 40'-50' W
6	QT	24" box	Low	Quercus tomentella	Island Oak	Native 25'-50' T x 25'-40' W
Non-Native Trees:						
7	UP	24" box	Low	Ulmus propinqua 'JFS-Bieberich'	Emerald Sunshine® Elm	Limb up to 6' min.
6	TT	24" box	Low	Tilia tomentosa 'Sterling'	Sterling Silver Linden	Limb up to 6' min.
21 Total Native Trees						
13 Total Non-Native Trees (Approved Street Trees)						
Native Shrubs:						
13	AH	15 gal.	Low	Arctostaphylos manzanita 'Dr. Hurd'	Manzanita	Native
45	AS	5 gal.	Low	Arctostaphylos 'Sunset'	Sunset Manzanita	Native
10	CC	15 gal.	Low	Ceanothus 'Concha'	Concha California Lilac	Native
133	GF	5 gal.	Low	Galvezia speciosa 'Firecracker'	Island Snapdragon	Native
28	HA	15 gal.	Low	Heteromeles arbutifolia	Toyon	Native
33	LF	5 gal.	Low	Lepechinia fragrans	Fragrant Pitcher Sage	Native
64	MR	1 gal.	Low	Mahonia repens	Creeping Mahonia	Native
14	RK	5 gal.	Low	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	Native
23	SA	5 gal.	Low	Symphoricarpos albus laevigatus 'Tilden Park'	Tilden Park Common Snowberry	Native
41	SC	5 gal.	Low	Salvia clevelandii 'Winnifred Gilman'	Winnifred Gilman Cleveland Sage	Native
25	SB	5 gal.	Low	Salvia x 'Bee's Bliss'	Bee's Bliss Sage	Native

STREET TREE NOTE:
1. STAKE TREE LOCATIONS IN ADVANCE OF PLANTING, FOR APPROVAL BY CITY.
2. REPRESENTATIVE ALL TREES SHALL BE PLANTED 5' (HORIZONTALLY) MINIMUM FROM ALL UNDERGROUND UTILITIES.
3. 10' (HORIZONTALLY) FROM SANITARY SEWER LINES, DTL. 1, SHT. L-6.1
4. ALL STREET TREES AND ANY OTHER TREES LOCATED WITHIN THE SIGHT TRIANGLES SHALL BE LIMBED UP TO 6' MINIMUM.

PLANT LIST

Qty.	Sym.	Size	WUCOLS	Botanical Name	Common Name	Notes
Non-Native Shrubs:						
21	CI	25" box	Low	Cupressus sempervirens 'Dwarf Compacta'	Dwarf Italian Cypress	
56	CV	5 gal.	Low	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	
Native Herbaceous:						
233	AM	1 gal.	Low	Achillea millefolium 'Sonoma Coast'	Sonoma Coast Yarrow	Native
180	ID	1 gal.	Low	Iris douglasiana	Purple Douglas Iris	Native
Native Grasses:						
182	JP	1 gal..	Low	Juncus patens 'Elk Blue'	California Gray Rush	Native
92	MD	5 gal.	Low	Muhlenbergia rigens	Deer Grass	Native
Non- Native Grasses:						
56	LB	5 gal..	Low	Lomandra longifolia 'Breeze LM300'	Dwarf Mat Rush	
Native Groundcovers:						
xx	AE	1 gal.	Low	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	Native
xx	BP	5 gal.	Low	Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Bush	Native
XX	EG	1 gal.	Low	Erigeron glaucus 'Sea Breeze'	Sea Breeze Seaside Daisy	Native
xx	EC	1 gal.	Low	Epilobium c. var. latifolium 'Everett's Choice'	Everett's California Fuchsia	Native

1128 Total Native Shrubs, Ferns, Grasses
136 Total Non-Native Shrubs, Ferns, Grasses

1 TREE STAKING DETAIL
N.T.S

NOTE:
LIMB UP ALL STREET TREES,
CLEAR LIMBS TO 6' ABOVE GRADE

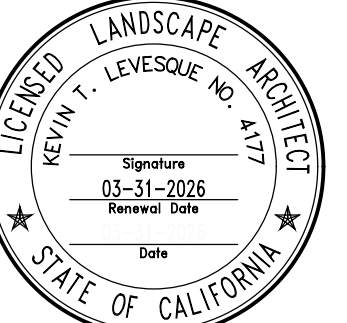
All C-3 Stormwater treatment planting
complies with Appendix D of the SCVURPPP

1149	Total Native Plants	89%
149	Total Non-Native Plants	11%
1298	Total Plants	100%

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(510) 521 6700



AS-BUILTS
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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.



Planning Submittal

828-836 Sierra Vista Avenue,
1975-1979 Colony Street
Mountain View, Santa Clara County, California

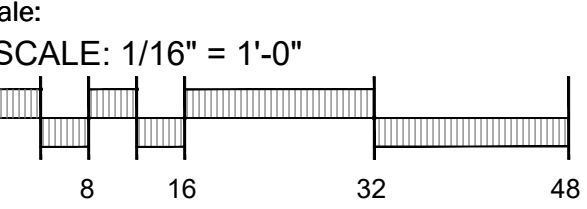
Per MWEL 492.6 Landscape Design Plans
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the landscape design plan."

KEVIN LEVESQUE

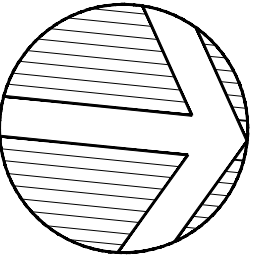
LA 4177

LANDSCAPE
PLANS

PLANTING PLAN

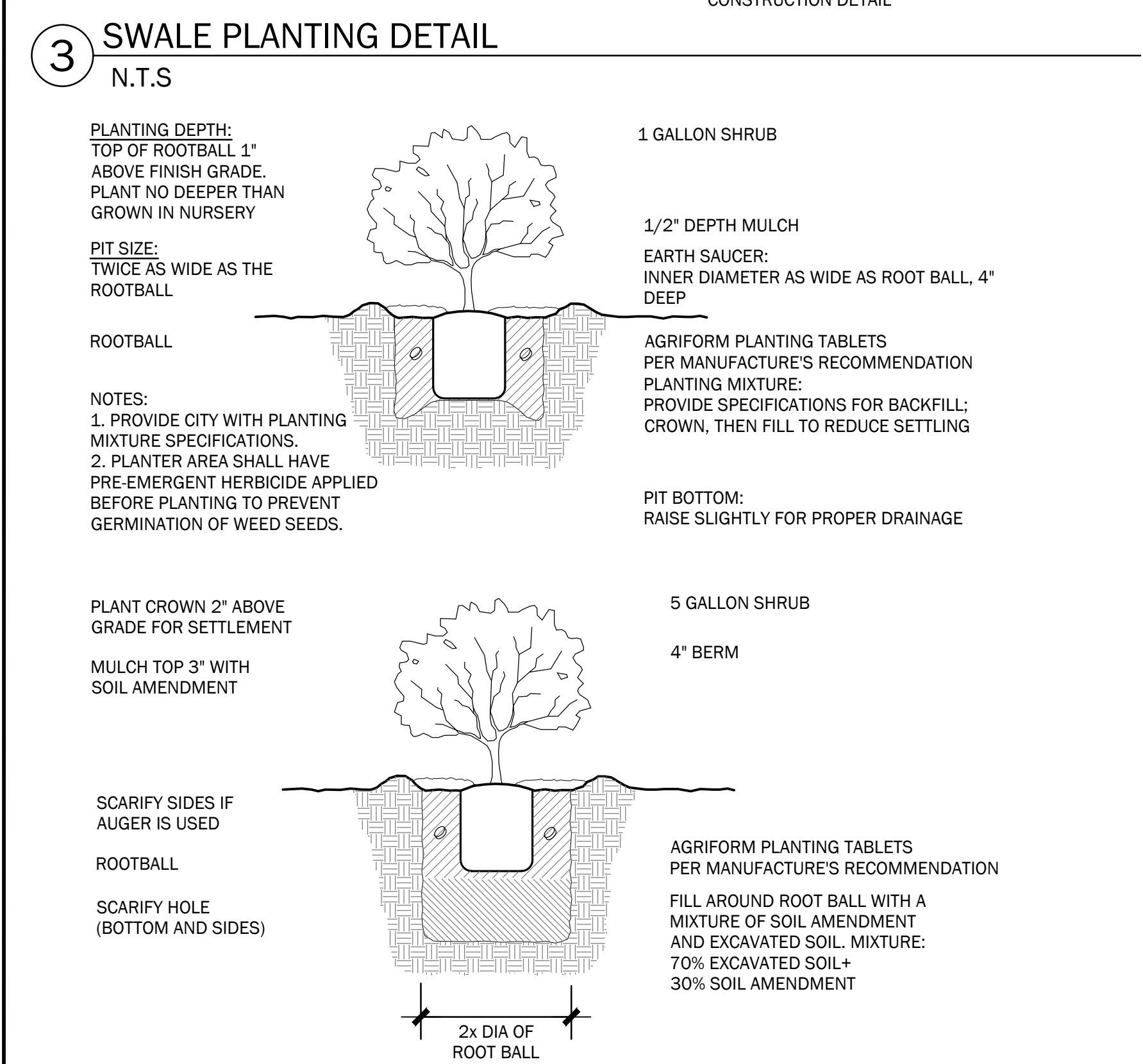
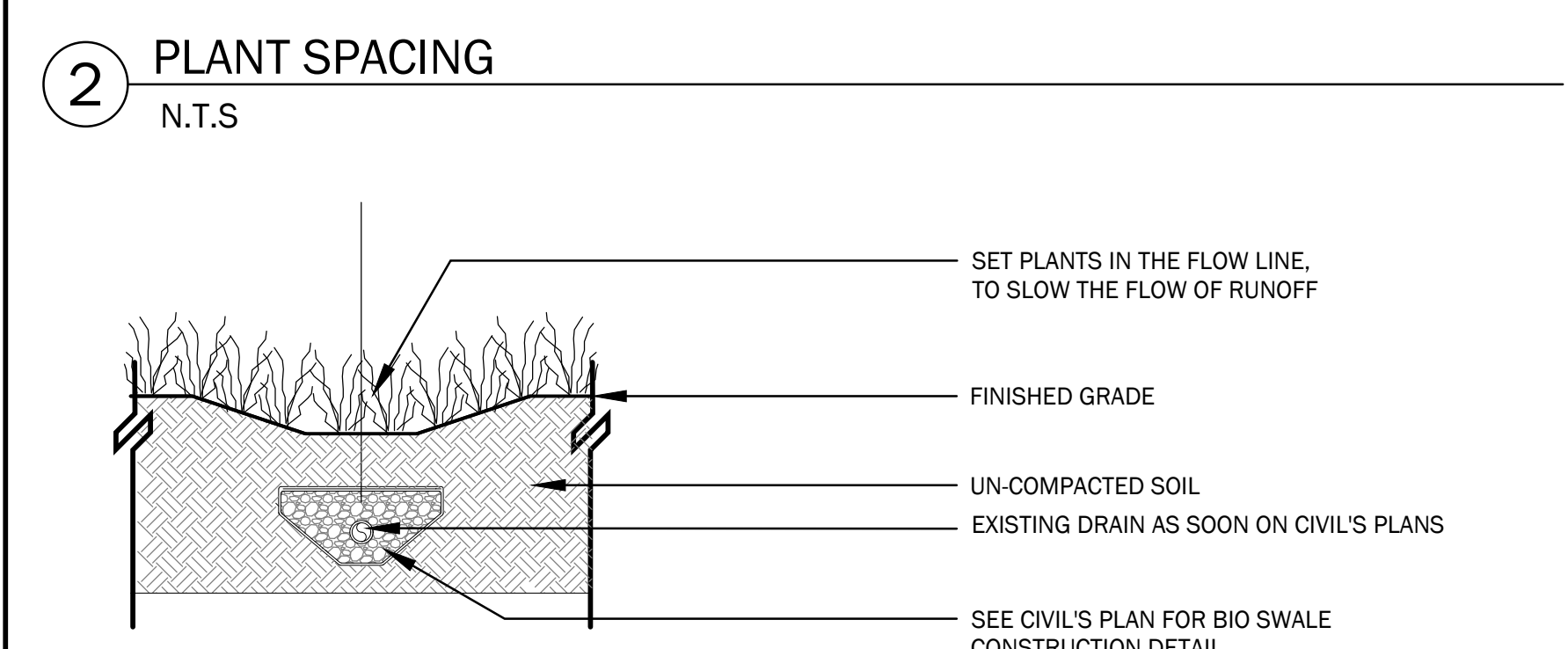
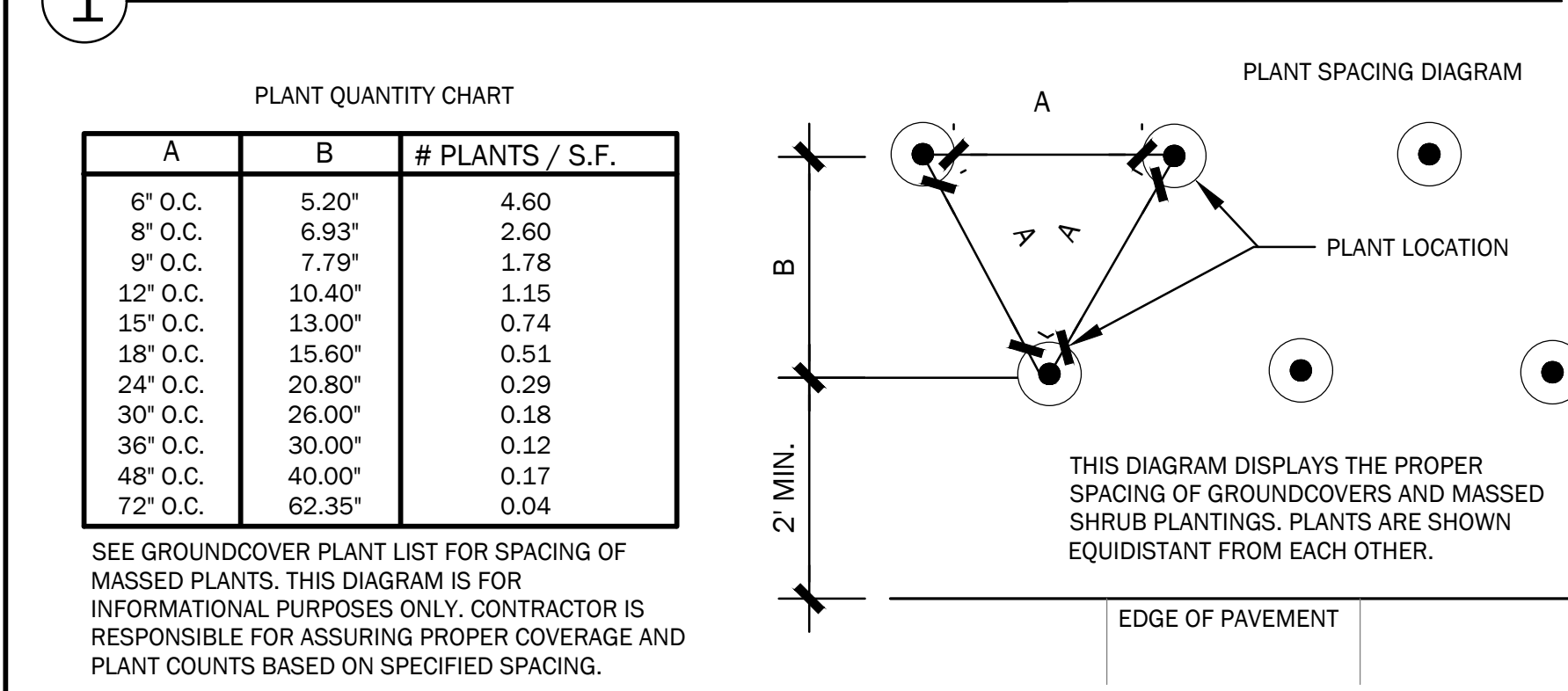
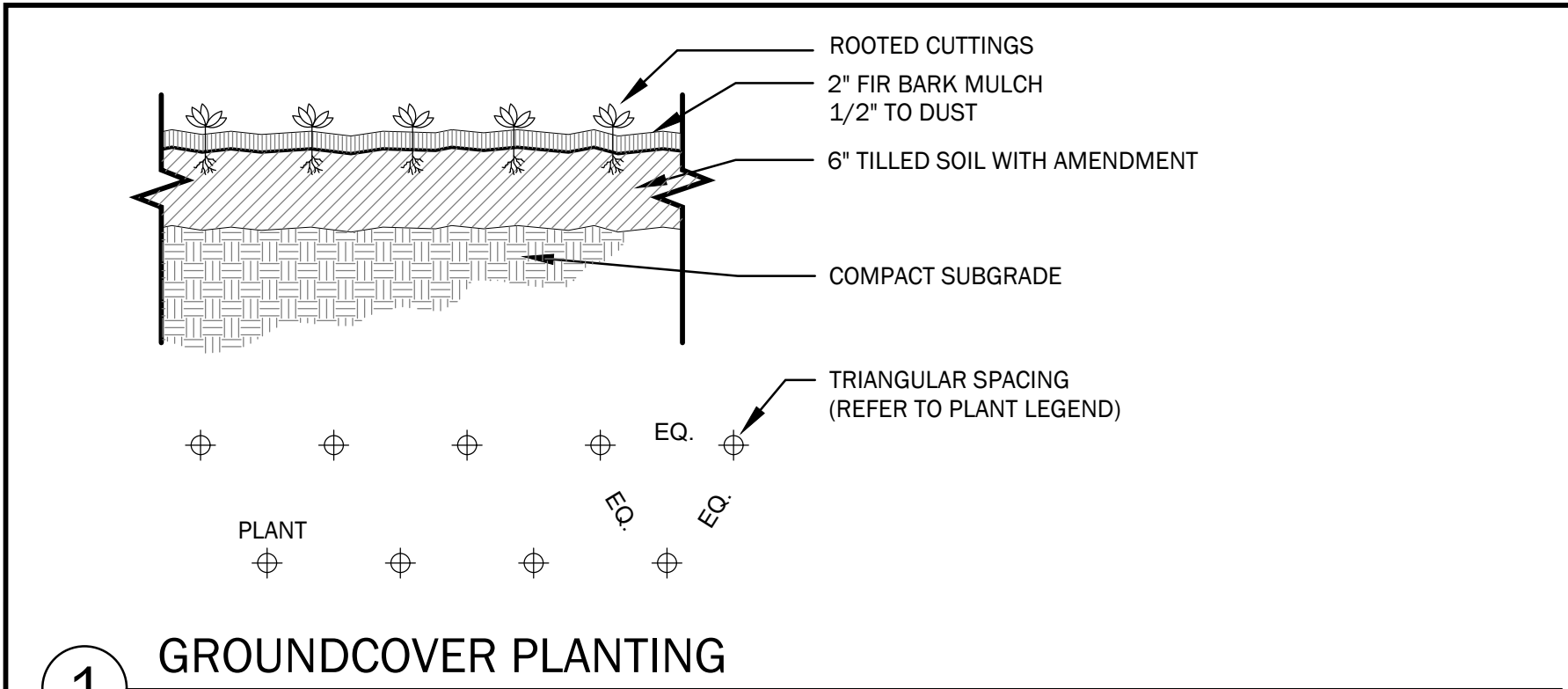


Date:	March 24, 2025	Scale:	
Job:	24-308	Design:	KTL
Drawn:	KTL	Checked:	KTL

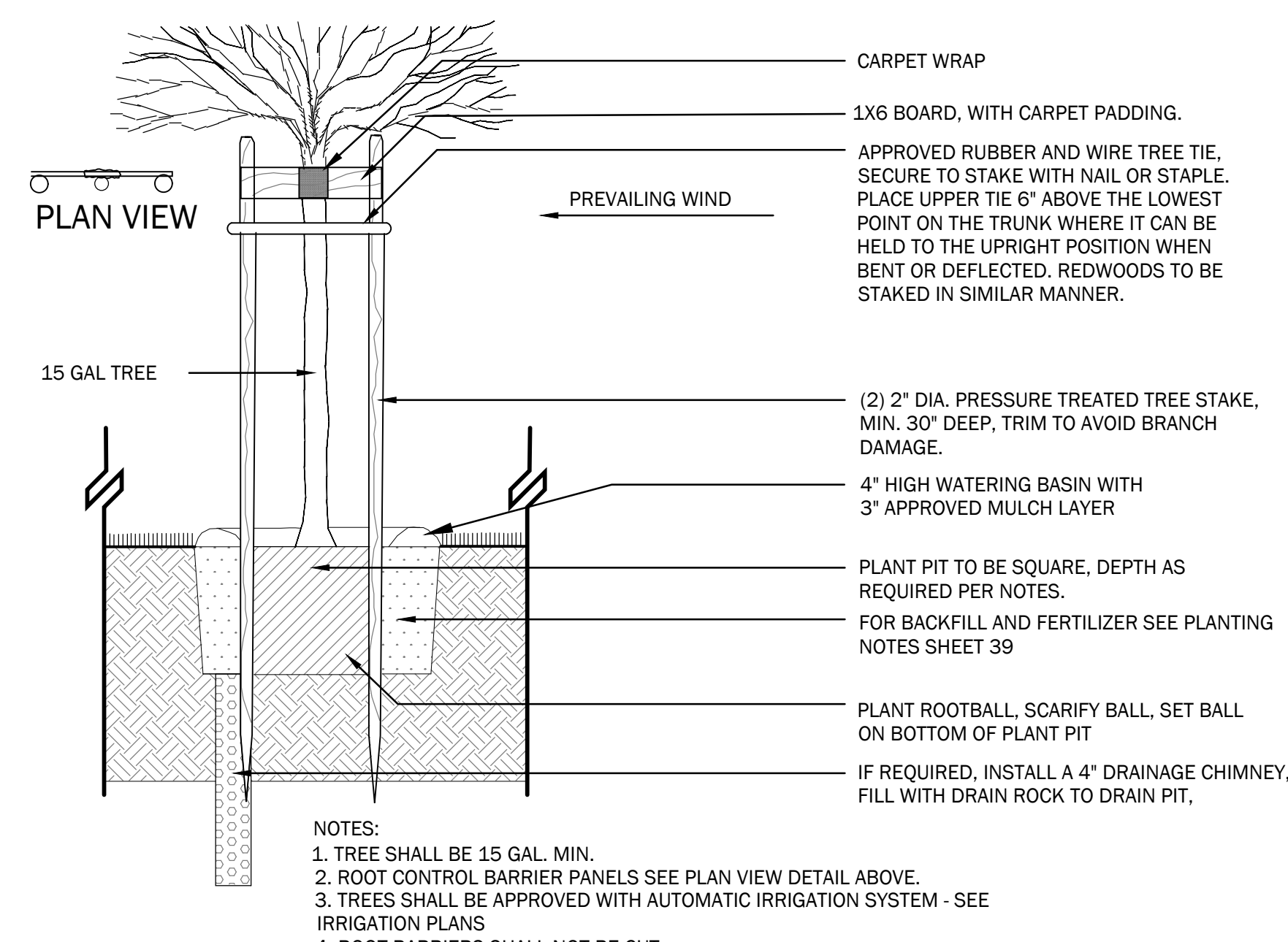
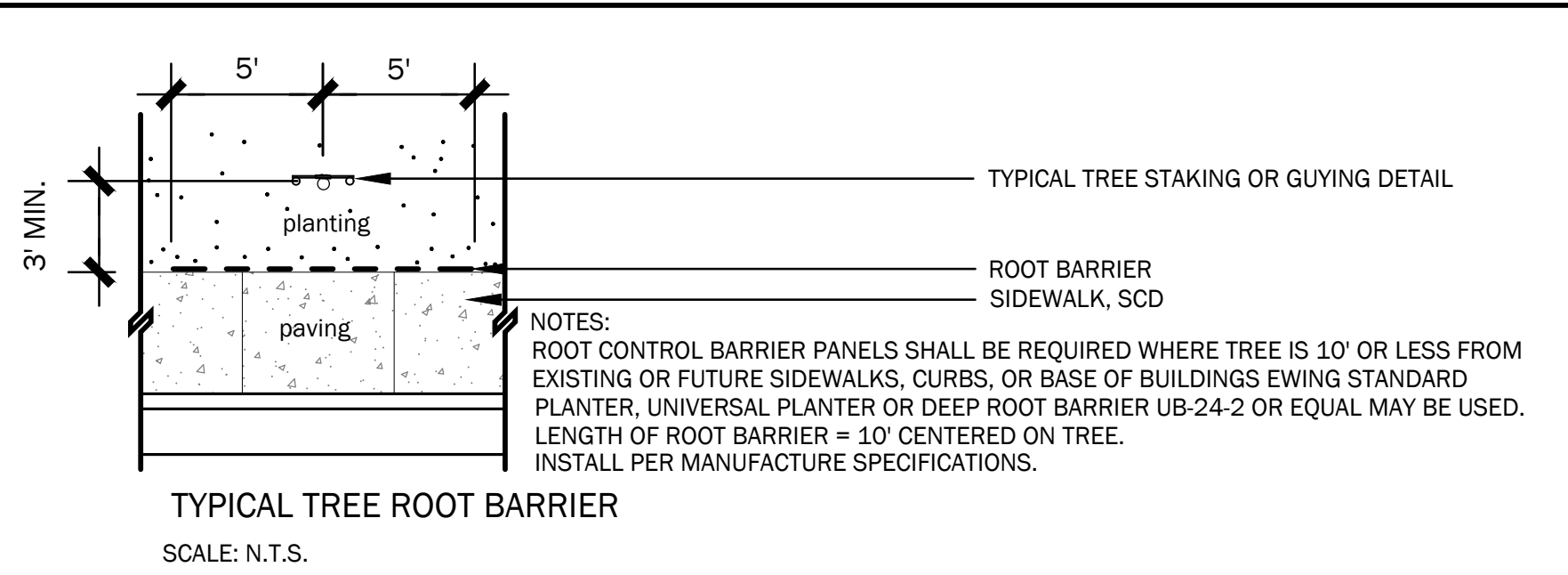


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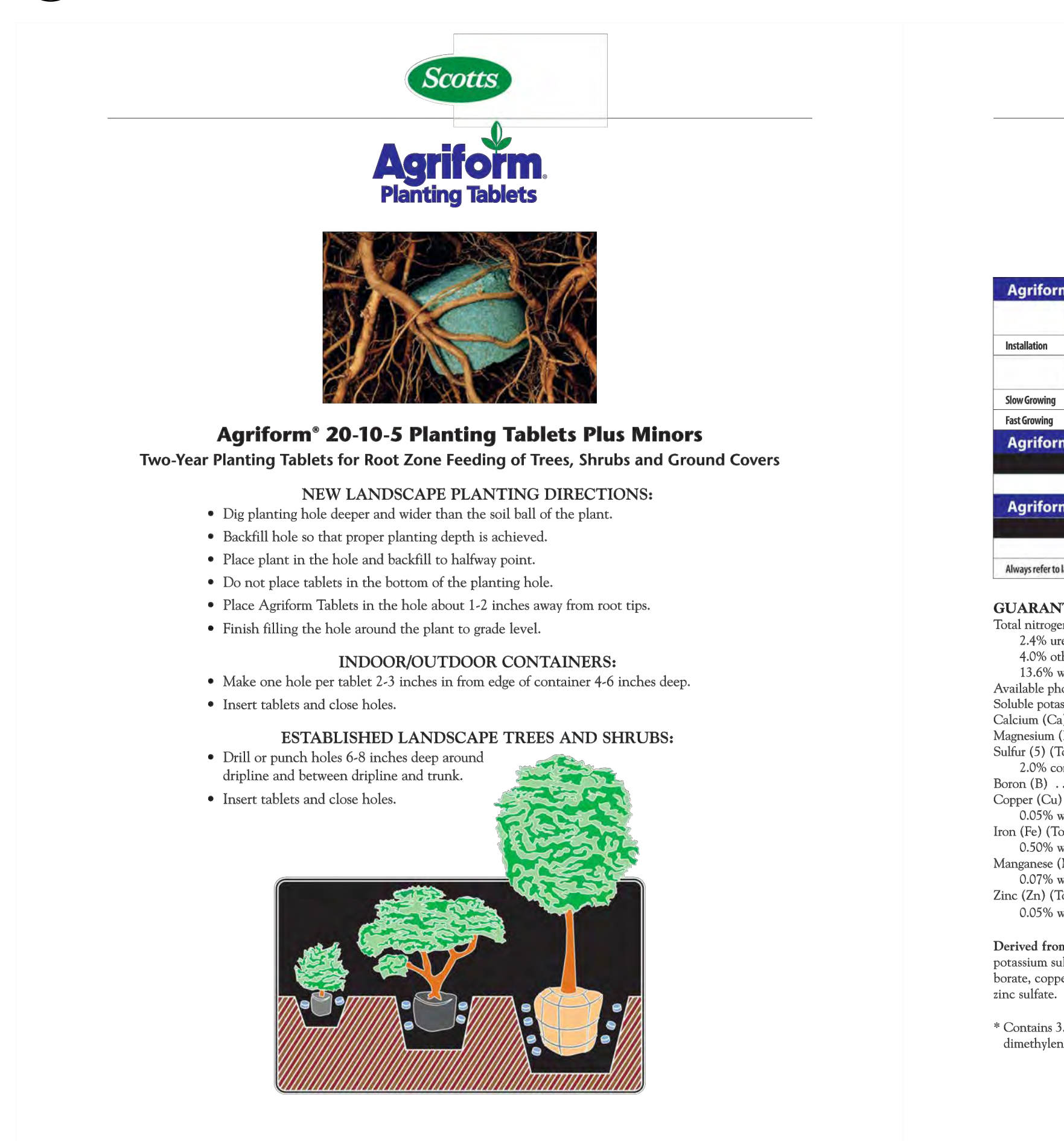
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4 SHRUB PLANTING DETAILS



5 TREE STAKING DETAIL



6 FERTILIZER



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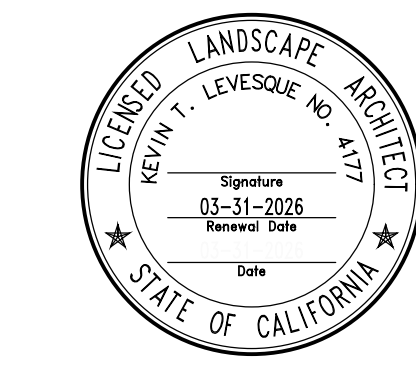


7 SOD

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BY: _____
LICENSE EXPIRES: _____
APPROVED AS-BUILT PLANS IN PDF, 2016 FORMAT AND PDF FORMAT TO BE SUBMITTED TO THE CITY IN ADDITION TO THE ANULAR ORIGINALS OF THE APPROVED AS-BUILT PLANS.



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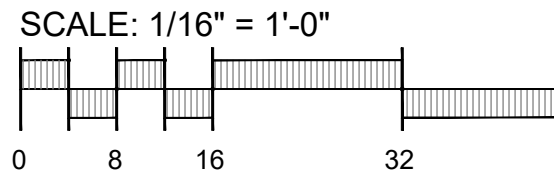
Per MWEO 492.6 Landscape Design Plans (b)(13) contain the following statement. "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

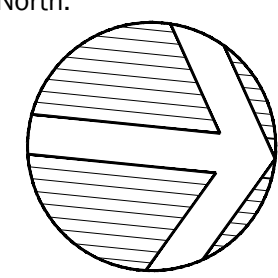
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LANDSCAPE PLANS

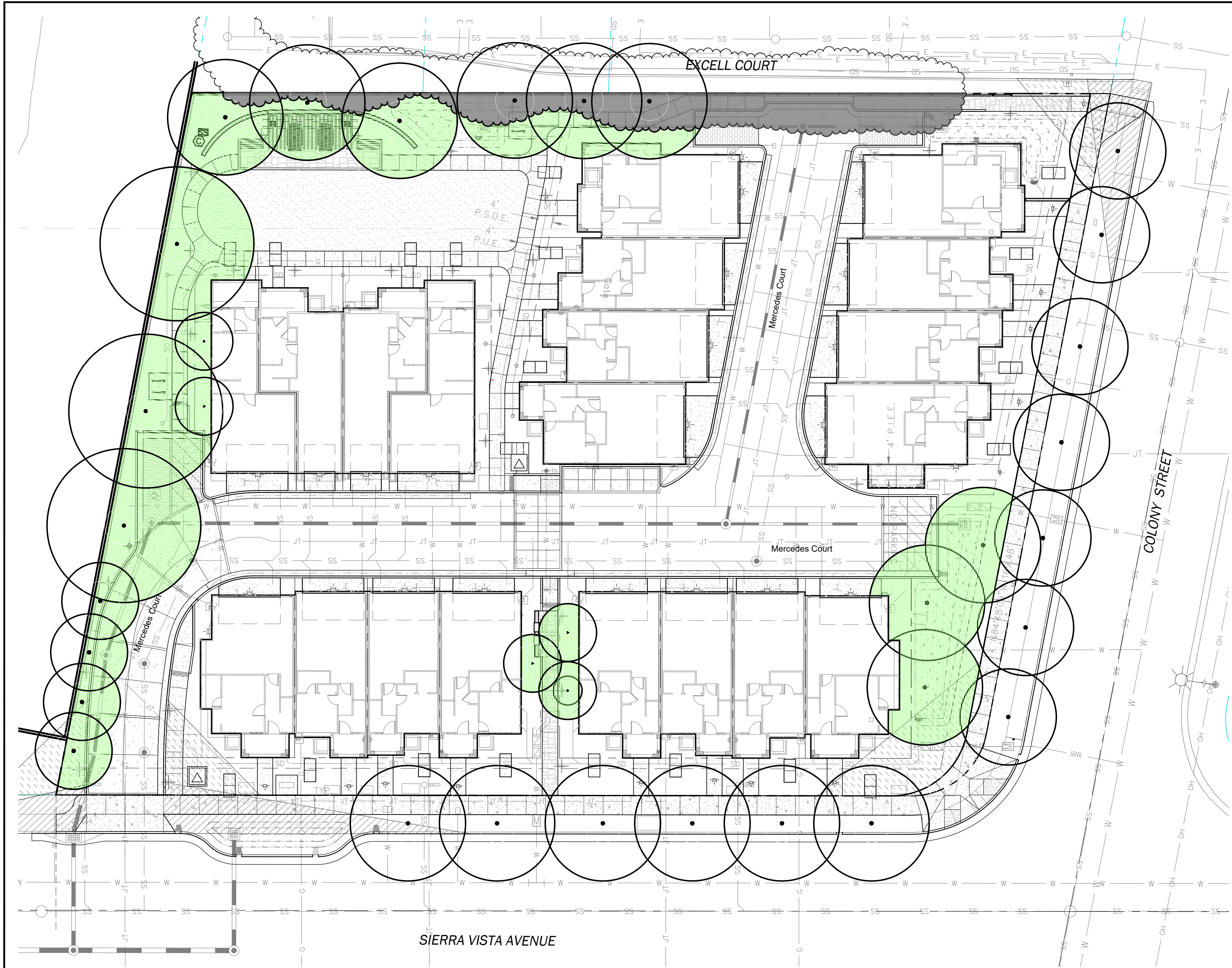
PLANTING DETAILS

Scale:
SCALE: 1/16" = 1'-0"



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Job: 24-308
Design: KTL
Drawn: KTL
Checked: KTL
North: 

Scale:
KTL
Sheet:
L-6.2
of 10 Sheets



1	TREE CANOPY AT MATURITY	Off-Site Existing Canopy	1,300 sq. ft.	12.8 % Site Coverage
		On-Site Existing Canopy	0 sq. ft.	
		Proposed	4,176 sq. ft.	
		Total	5,476 sq. ft.	

- Notes:
- No existing trees on site, see Arborist's report.
 - Utility lines, boxes and PUE are shown in red.
 - The project site is 42,624 sq. ft.

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AS-BUILTS
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RLA: _____
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OF THE APPROVED AS-BUILT PLANS.

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

Planning Submittal
828-836 Sierra Vista Avenue,
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LANDSCAPE PLANS

TREE CANOPY PLAN

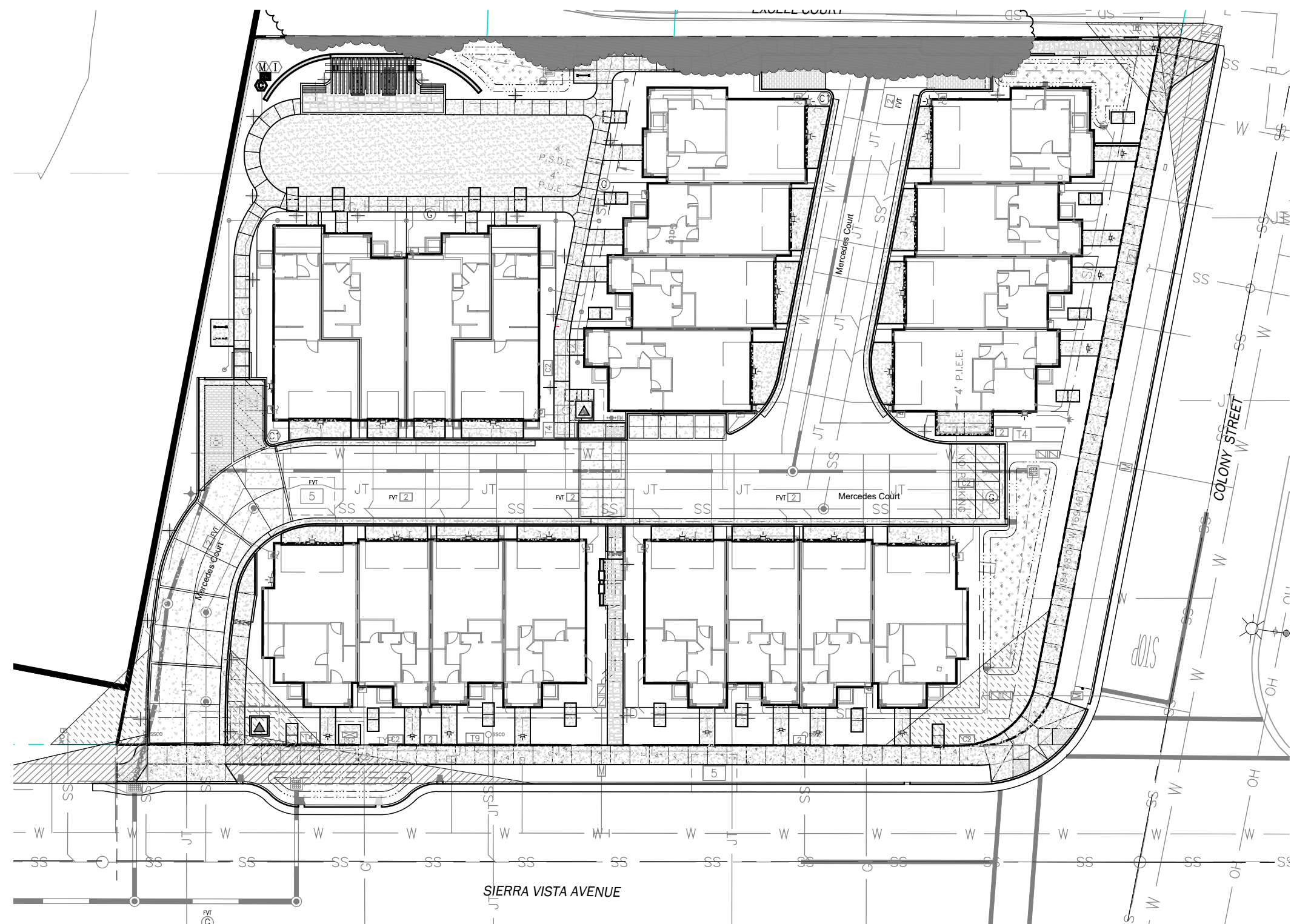
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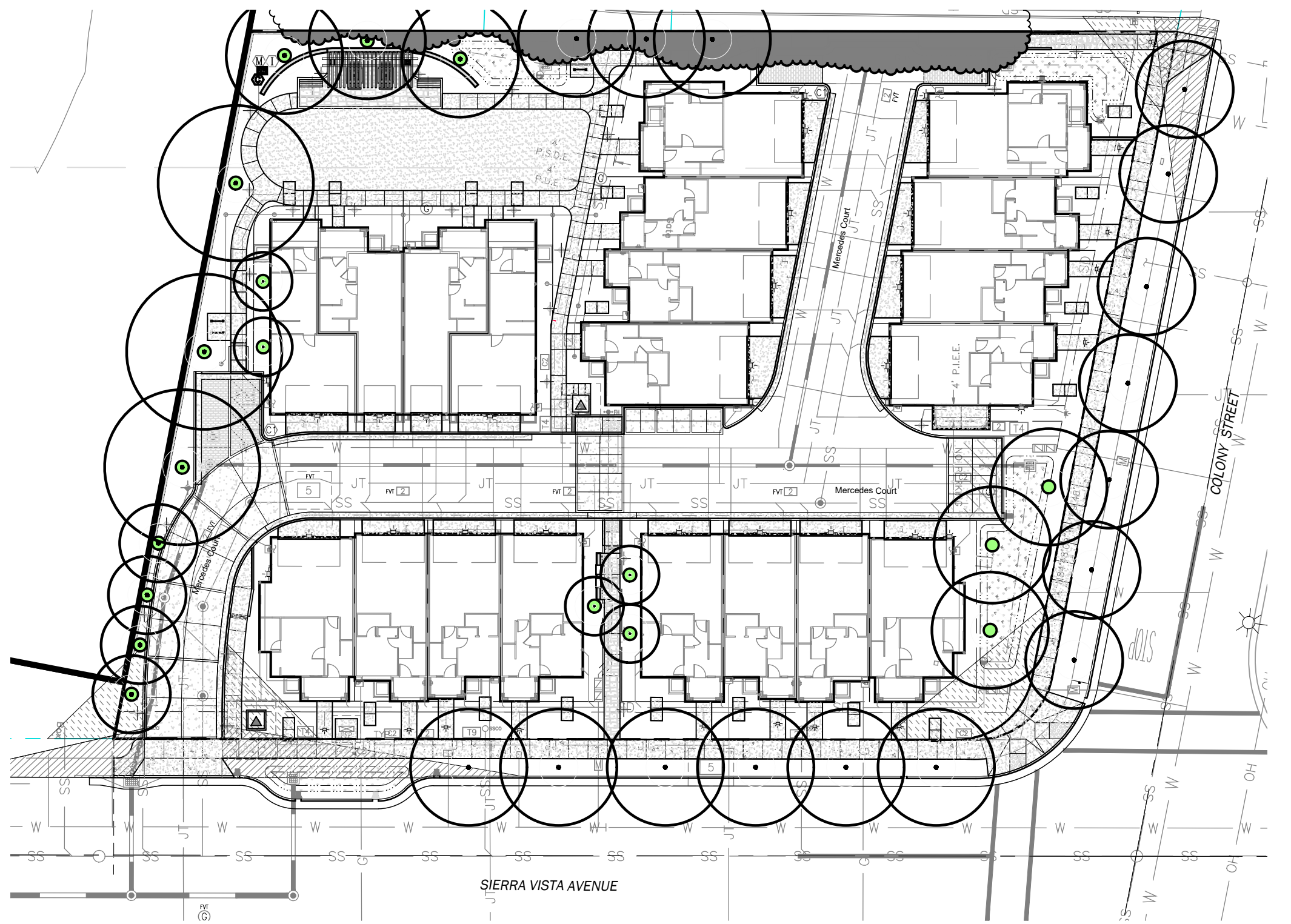
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1 EXISTING TREE CANOPY: Off-Site Existing Canopy 1,300 sq. ft.
On-Site Existing Canopy 0 sq. ft.



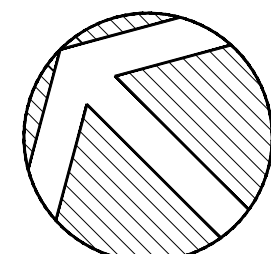
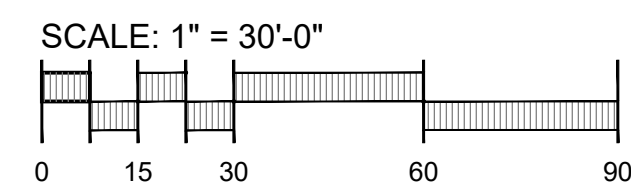
2 TREE CANOPY AT PLANTING: Off-Site Existing Canopy 1,300 sq. ft.
On-Site Existing Canopy 0 sq. ft.
Proposed 153 sq. ft.
Total 1,453 sq. ft.
3.4% Site Coverage



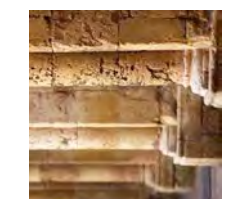
3 TREE CANOPY AT 5 YEARS: Off-Site Existing Canopy 1,300 sq. ft.
On-Site Existing Canopy 0 sq. ft.
Proposed 1,574 sq. ft.
Total 2,874 sq. ft. 6.7 % Site Coverage



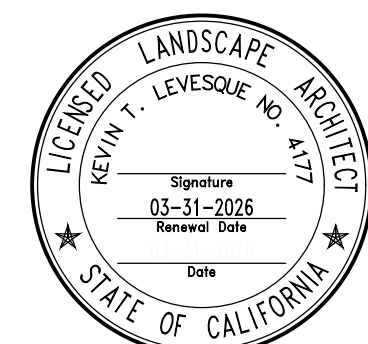
4 TREE CANOPY AT 10 YEARS: Off-Site Existing Canopy 1,300 sq. ft.
On-Site Existing Canopy 0 sq. ft.
Proposed 3,589 sq. ft.
Total 4,889 sq. ft.
11.4 % Site Coverage



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Kevin Levesque

KEVIN LEVESQUE LA 4177

LANDSCAPE
PLANS

TREE CANOPY
PLAN

Scale:

Date: March 24, 2025

Job: 24-308

North:

Scale:

Design: KTL

Sheet:

Drawn: KTL

Checked: KTL

L-8.1

of Sheets



NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

Colony Street		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
		Possible Points							
CALGreen	Yes	CALGreen Res (REQUIRED)	4	1	1	1	1		
A. SITE	Yes	A2. Job Site Construction Waste Diversion	2			2			
B. FOUNDATION	Yes	B1. Fly Ash and/or Slag in Concrete	1			1			
	Yes	B3. Foundation Drainage System	2			2			
	Yes	B5. Structural Pest Controls	1			1			
C. LANDSCAPE	Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1				1		
	Yes	C2. Three Inches of Mulch in Planting Beds	1				1		
	Yes	C3. Resource Efficient Landscapes	1			1			
	Yes	C3.1 No Invasive Species Listed by Cal-IPC	7			1			
	Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	7						
	Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	7		1	1	4		
	Yes	C5. Trees to Moderate Building Temperature	0				2		
	Yes	C6. High-Efficiency Irrigation System	0				2		
	Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0				2		
	Yes	C13. Reduced Light Pollution	1	1					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE	Yes	D1. Optimal Value Engineering	1			1			
	Yes	D3. Engineered Lumber	1						
	Yes	D3.1 Engineered Beams and Headers	1			1			
	Yes	D3.5 OSB for Subfloor	0.5			0.5			
	Yes	D3.6 OSB for Wall and Roof Sheathing	0.5			0.5			
	Yes	D8. Overhangs and Gutters	1		1	1			
	Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2		1	1			
E. EXTERIOR	Yes	E1. Environmentally Preferable Decking	1			1			
	Yes	E4. Durable and Non-Combustible Cladding Materials	1			1			
	Yes	E5. Durable Roofing Materials	1			1			
	Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	Y		1		1		
	Yes	E5.2 Roofing Warranty for Shingle Roofing	Y		1		1		
F. INSULATION	Yes	F1. Insulation with 50% Post-Consumer or 60% Post-Industrial Recycled Content	1			1			
	Yes	F1.1 Walls and Floors	1			1			
	Yes	F1.2 Ceilings	1			1			
G. PLUMBING	Yes	G1. Efficient Distribution of Domestic Hot Water	1		1				
	Yes	G2.1 Insulated Hot Water Pipes	2				2		
	Yes	G2.2 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	1				1		
	Yes	G2.3 WaterSense Bathroom Faucets with 1.0gpm or less	1				1		
	Yes	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1				2		
H. HEATING, VENTILATION, AND AIR CONDITIONING	Yes	H1. Sealed Combustion Units	1			1			
	Yes	H1.1 Sealed Combustion Furnace	2			2			
	Yes	H3. Effective Ductwork	1		1				
	Yes	H3.1 Duct Mastic or Duct Joints and Seams	1		1				
	Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1			
	Yes	H5. Advanced Practices for Cooling	1		1				
	Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	Y						
	Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	Y						
	Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y						
	Yes	H7. Effective Range Design and Installation	1			1			
	Yes	H7.1 Effective Range Hood Ducting and Design	1			1			
	Yes	H8. High Efficiency HVAC Filter (MERV 13+)	1			1			
J. BUILDING PERFORMANCE AND TESTING	Yes	J1. Third-Party Verification of Quality of Insulation Installation	1			1			
	Yes	J5. Building Performance Exceeds Title 24 Part 6	41.8		+7A				
	Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24	1						
	Yes	J6. Title 24 Prepared and Signed by a CABC Certified Energy Analyst	1			1			
K. FINISHES	Yes	K1. Entryways Designed to Reduce Tracked-In Contaminants	1			1			
	Yes	K1.1 Entryways to Individual Units	1			1			
	Yes	K1.2 Entryways to Buildings	1			1			
	Yes	K3. Low-VOC Caulks and Adhesives	1			1			
	Yes	K4. Environmentally Preferable Materials for Interior Finish	1				2		
	Yes	K4.1 Cabinets	1				2		
	Yes	K5. Formaldehyde Emissions in Interior Finish Exceed CARB	1			1			
	Yes	K5.1 Doors	1			1			
	Yes	K5.2 Cabinets and Countertops	2			2			
L. FLOORING	Yes	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	+			+			
M. APPLIANCES AND LIGHTING	Yes	M1. ENERGY STAR® Dishwasher	1				1		
	Comm	M2. Efficient Clothes Washing and Drying	2		1		2		
	Yes	M2.1 CEE-Rated Clothes Washer	1		1				
	Yes	M2.2 Energy Star Dryer	1		2				
	<25 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	1						
	Yes	M4. Permanent Centers for Waste Reduction Strategies	1				1		
	Yes	M4.1 Built-In Recycling Center	1				1		
	Yes	M5. Lighting Efficiency	2		2				
	Infrastructure	M6. Electric Vehicle Charging Stations and Infrastructure	2						
N. COMMUNITY	Yes	N1. Smart Development	2	1			1		
	Yes	N1.1 Infill Site	1	1					
	Yes	N5. Social Interaction	1	1					
	Yes	N5.1 Residence Entries with Views to Callers	1	1					
	Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1					
	Yes	N5.3 Porches Oriented to Street and Public Space	1	1					
O. OTHER	Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	1			1		
	Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	Y	1			1		
	Yes	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	Y	1			1		
	Yes	O7. Green Appraisal Addendum	Y	1			1		
	Yes	O11. Smokefree Housing	Y	1			1		
Summary		Total Available Points in Specific Categories	375.5	46	110.5	77	95	64	
		Minimum Points Required in Specific Categories	50	2	25	6	6	6	
Total Points Targeted			111.8	6	52.8	20.5	22.5	10	

REVISIONS	BY

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GREEN BUILDING CHECKLIST