



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





<u>ARCHITECTURAL</u>	
COVER SHEET	A0
SHEET INDEX & SITE CONTEXT	A1
AERIAL VICINITY MAP	A2
PROJECT DATA	A3
PROJECT AREAS	A3.1
FLOOR AREA RATIO	A3.2
SITE AND SURROUNDING PHOTOS	A4
CONTEXTUAL STREETSCAPE	A5
CORNER PERSPECTIVE 1	A5.1
CORNER PERSPECTIVE 2	A5.2
CONCEPTUAL SITE PLAN	A6
BUILDING 'B' SETBACK EXHIBIT	A6.1
UNITS 1-2 FLOOR PLANS	A7
UNIT 3 FLOOR PLANS	A8
UNIT 4 FLOOR PLANS	A9
UNIT 5 FLOOR PLANS	A10
BUILDING 'A' FRONT ELEVATION	A11
BUILDING 'A' EXTERIOR ELEVATIONS	A12
BUILDING 'A' FLOOR AND ROOF PLANS	A13
BUILDING 'B' FRONT ELEVATION	A14
BUILDING 'B' EXTERIOR ELEVATIONS	A15
BUILDING 'B' FLOOR AND ROOF PLANS	A16
BUILDING 'C' FRONT ELEVATION	A17
BUILDING 'C' EXTERIOR ELEVATIONS	A18
BUILDING 'C' FLOOR AND ROOF PLANS	A19
BUILDING 'D' FRONT ELEVATION	A20
BUILDING 'D' EXTERIOR ELEVATIONS	A21
BUILDING 'D' FLOOR AND ROOF PLANS	A22
BUILDING SECTIONS	A23
ARCHITECTURAL EXTERIOR MATERIALS & DETAILS	A24
SEPARATION WALL DETAILS	A24.1
SUN STUDY	A25
SUN STUDY	A26
COLOR AND MATERIALS	A27
<u>CIVIL</u>	
TITLE SHEET	C0.0
EXISTING CONDITIONS	C1.0
SITE PLAN/STRIPING PLAN	C2.0
VESTING TENTATIVE MAP	C3.0
GRADING AND DRAINAGE PLAN	C4.0
GRADING AND DRAINAGE PLAN	C4.1
UTILITY PLAN	C5.0
UTILITY PLAN	C5.1
UTILITY PLAN	C5.2
STORMWATER CONTROL PLAN	C6.0
STORMWATER CALCULATIONS	C6.1
FIRE HYDRANT SPACING AND	C7.0
TRUCK TURN EXHIBIT	
GARBAGE ACCESS EXHIBIT	C7.1
<u>LANDSCAPE</u>	
COVER SHEET	
NOTES AND LEGENDS	L-1.0
LAYOUT PLAN	L-3.1
CONSTRUCTION DETAILS	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
IRRIGATION NOTES & LEGENDS	L-5.0
HYDROZONE PLAN	L-5.1
IRRIGATION NOTES & LEGENDS	L-5.2
IRRIGATION DETAILS	L-5.3
IRRIGATION DETAILS	L-5.4
PLANTING NOTES	L-6.0
PLANTING PLAN	L-6.1
PLANTING DETAILS	L-6.2
TREE CANOPY PLAN	L-8.0
TREE CANOPY PLAN	L-8.1
<u>JOINT TRENCH</u>	
JOINT TRENCH INTENT TITLE SHEET	INT1
JOINT TRENCH INTENT PLAN	INT2
<u>PHOTOMETRICS</u>	
SITE PHOTOMETRICS	1
<u>GREEN BUILDING</u>	
GREEN BUILDING CHECKLIST	GB-1

366.017 Colony Street
Mountain View, CA
May 21, 2025

Legend Colony LLC

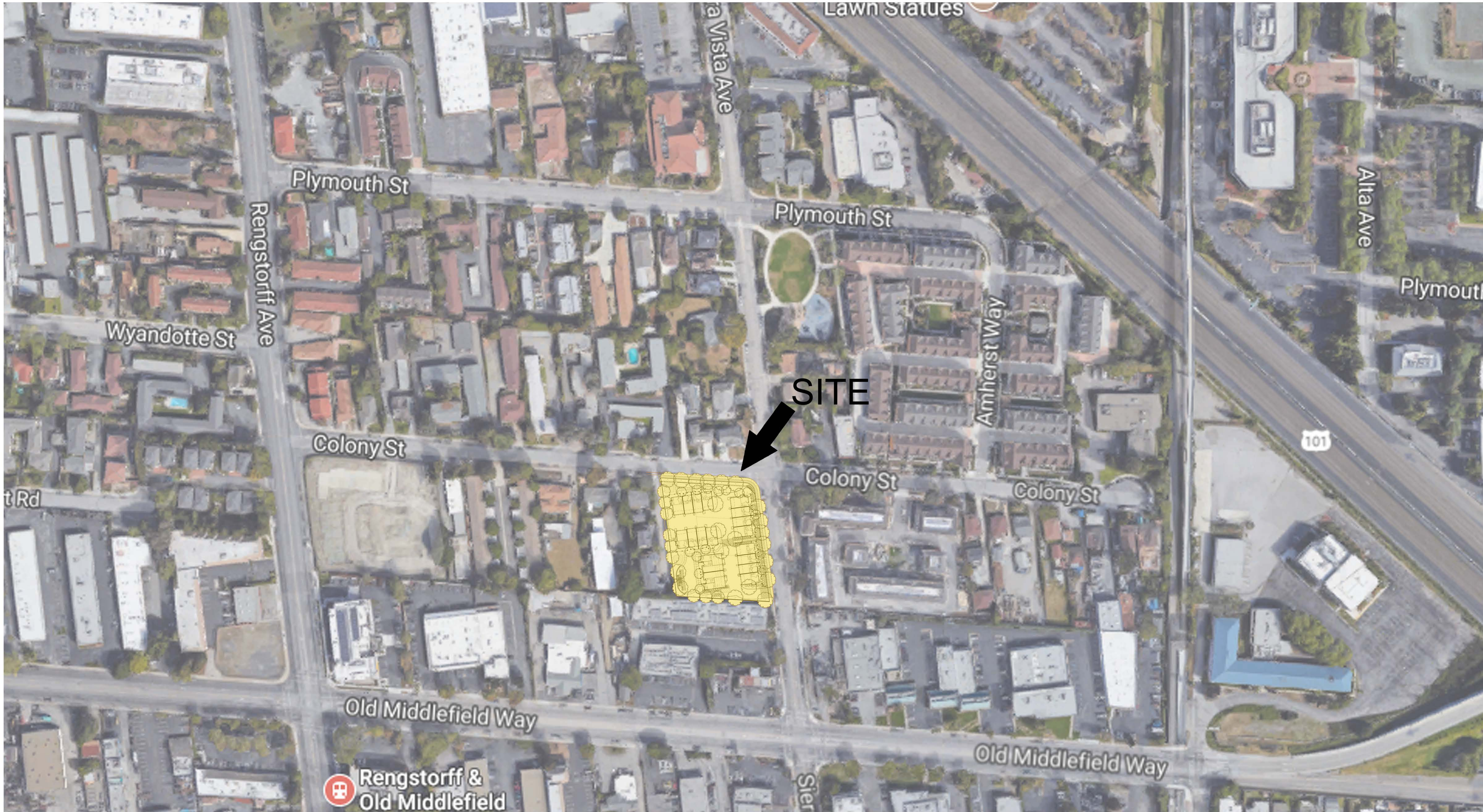
341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



SHEET INDEX & SITE CONTEXT
A1

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

AERIAL VICINITY MAP
A2

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



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.

366.017
Colony Street
Mountain View, CA
May 21, 2025

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

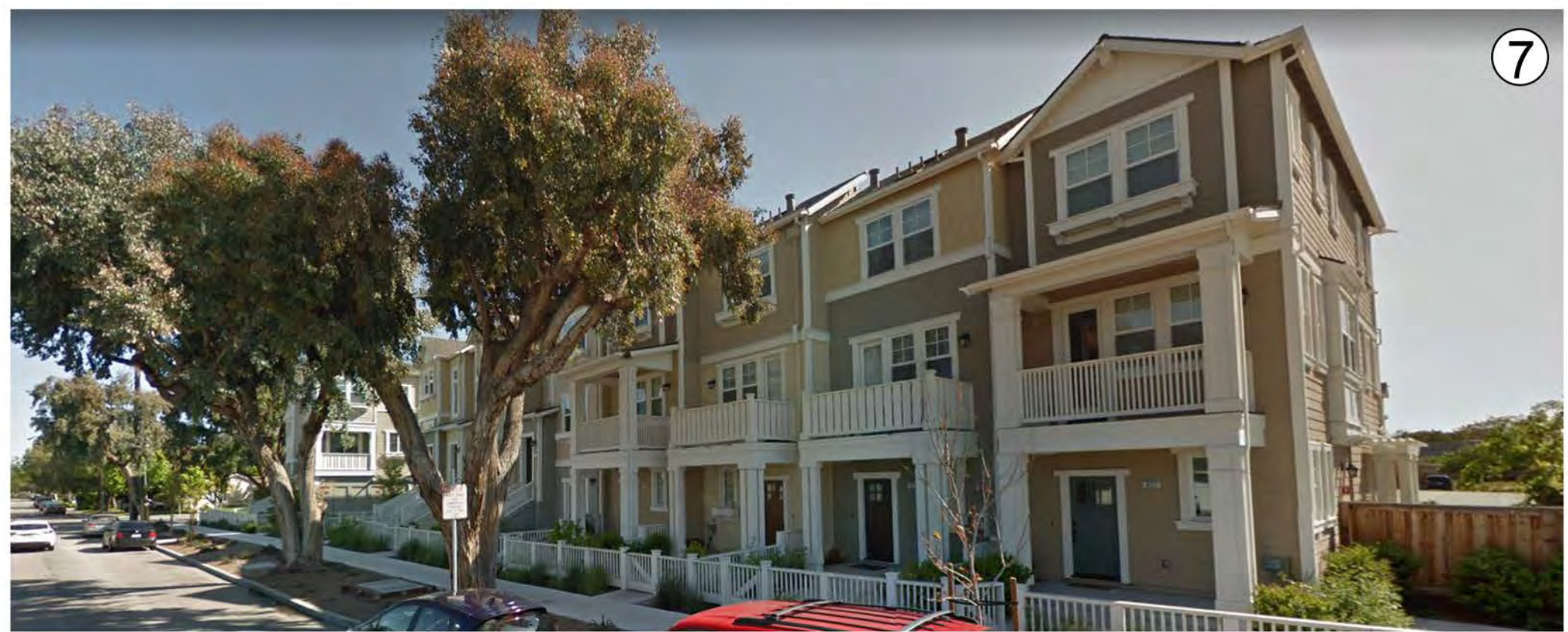
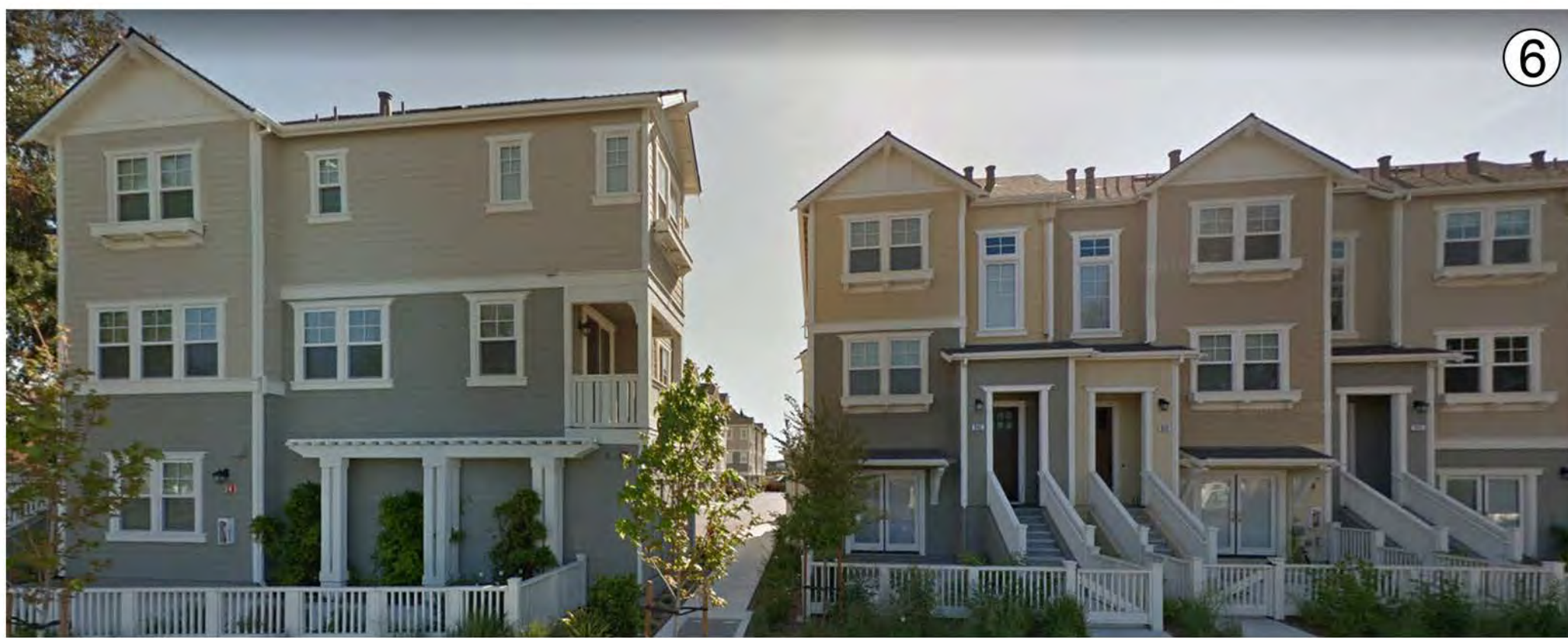
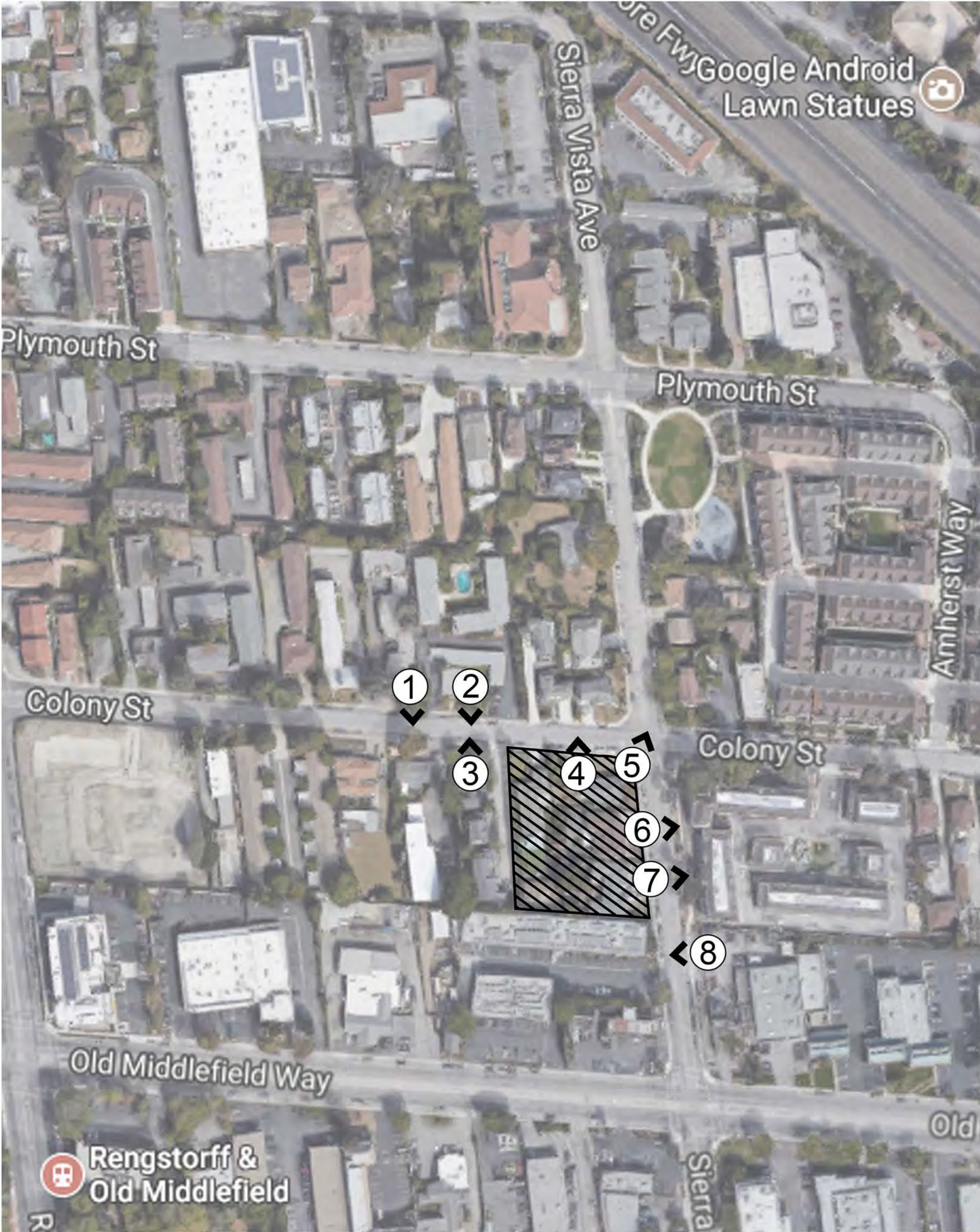
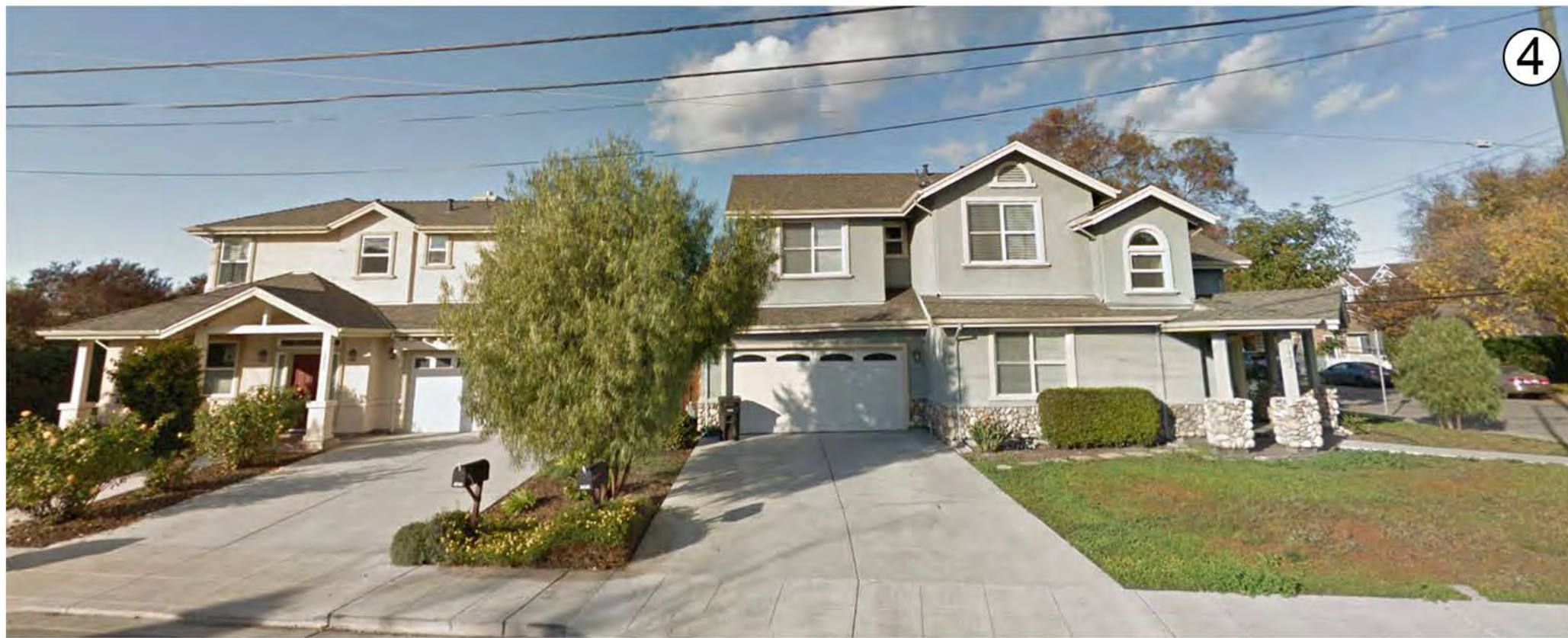
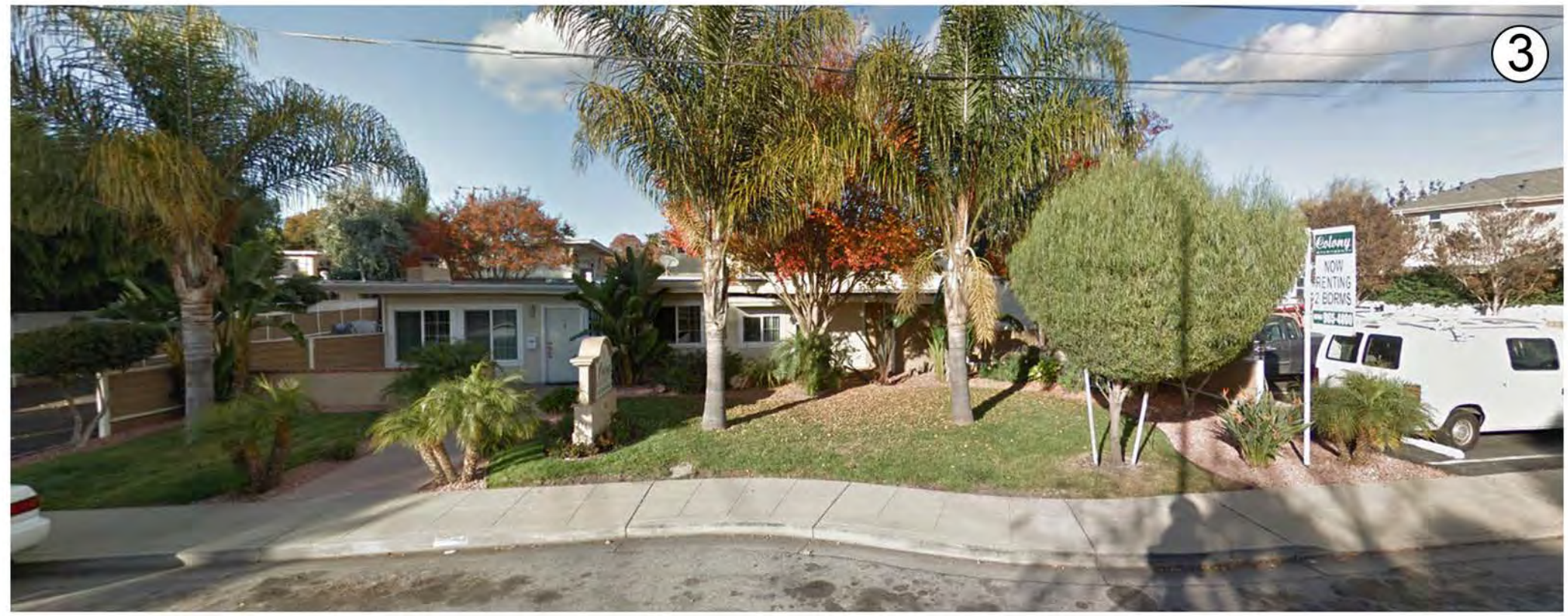
Legend Colony LLC

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

Legend Colony LLC

341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



SITE AND SURROUNDING PHOTOS
A4

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





COLONY STREET VIEW



SIERRA VISTA AVENUE VIEW

366.017 Colony Street
Mountain View, CA
May 21, 2025

CONTEXTUAL STREETScape
A5

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

Legend Colony LLC

341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



CORNER PERSPECTIVE 1
A5.1

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

Legend Colony LLC

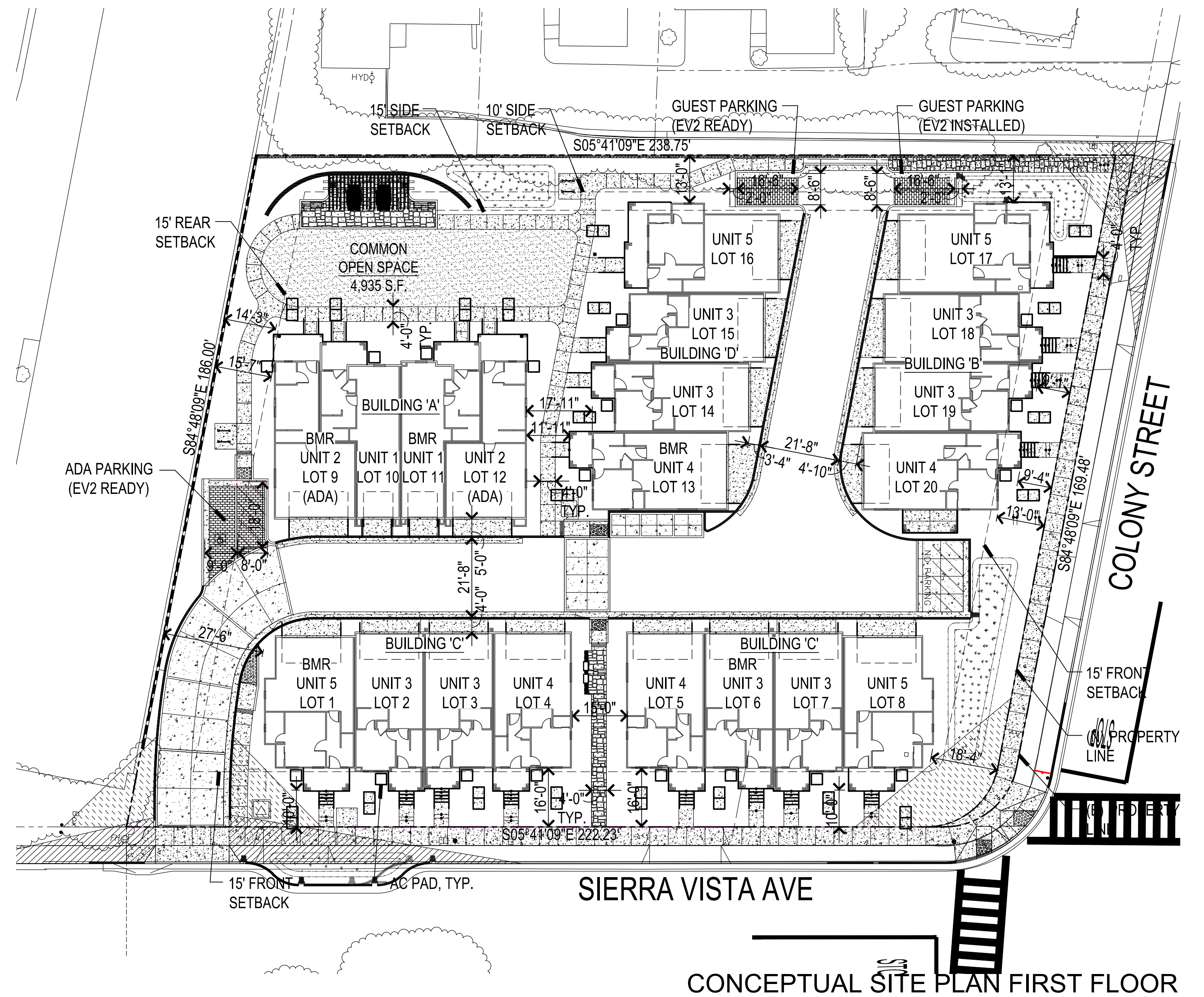
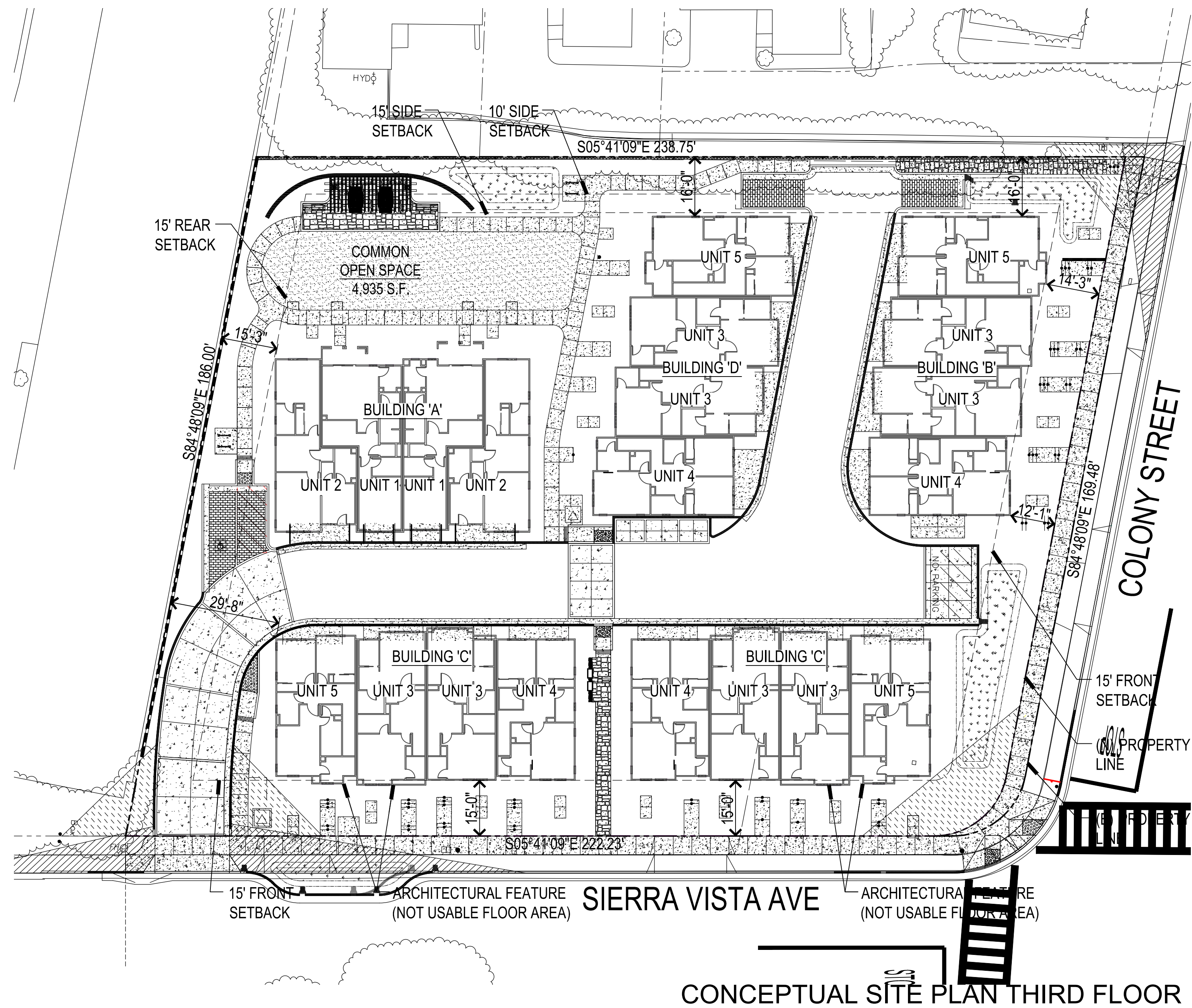
341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



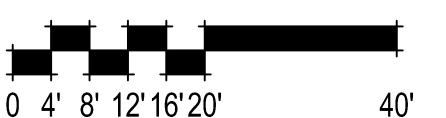
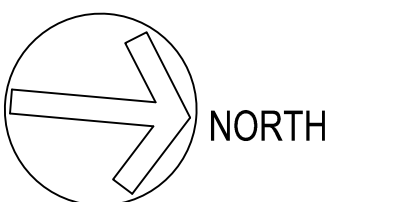
CORNER PERSPECTIVE 2
A5.2

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





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





366.017 Colony Street
Mountain View, CA
May 21, 2025

Legend Colony LLC

341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



BUILDING 'A' FRONT ELEVATION
A11

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





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



UNIT 2R
RIGHT ELEVATION

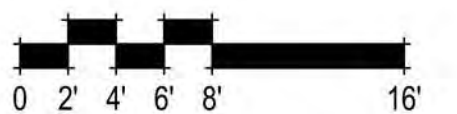
- TYPICAL EXTERIOR MATERIALS**
- STONE VENEER
 - EXTERIOR PLASTER WITH LIGHT SAND FINISH
 - VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM TRIM
 - METAL ROOFING
 - CABLE RAILING
 - WOOD CORBELS & KICKERS
 - WOOD POSTS
 - DECORATIVE TRELLIS
 - AUTHENTIC WOOD APPEARANCE
 - CARRIAGE STEEL GARAGE DOORS



UNIT 2
LEFT ELEVATION



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



BUILDING 'A' EXTERIOR ELEVATIONS
A12

366.017 Colony Street
Mountain View, CA
May 21, 2025

Legend Colony LLC

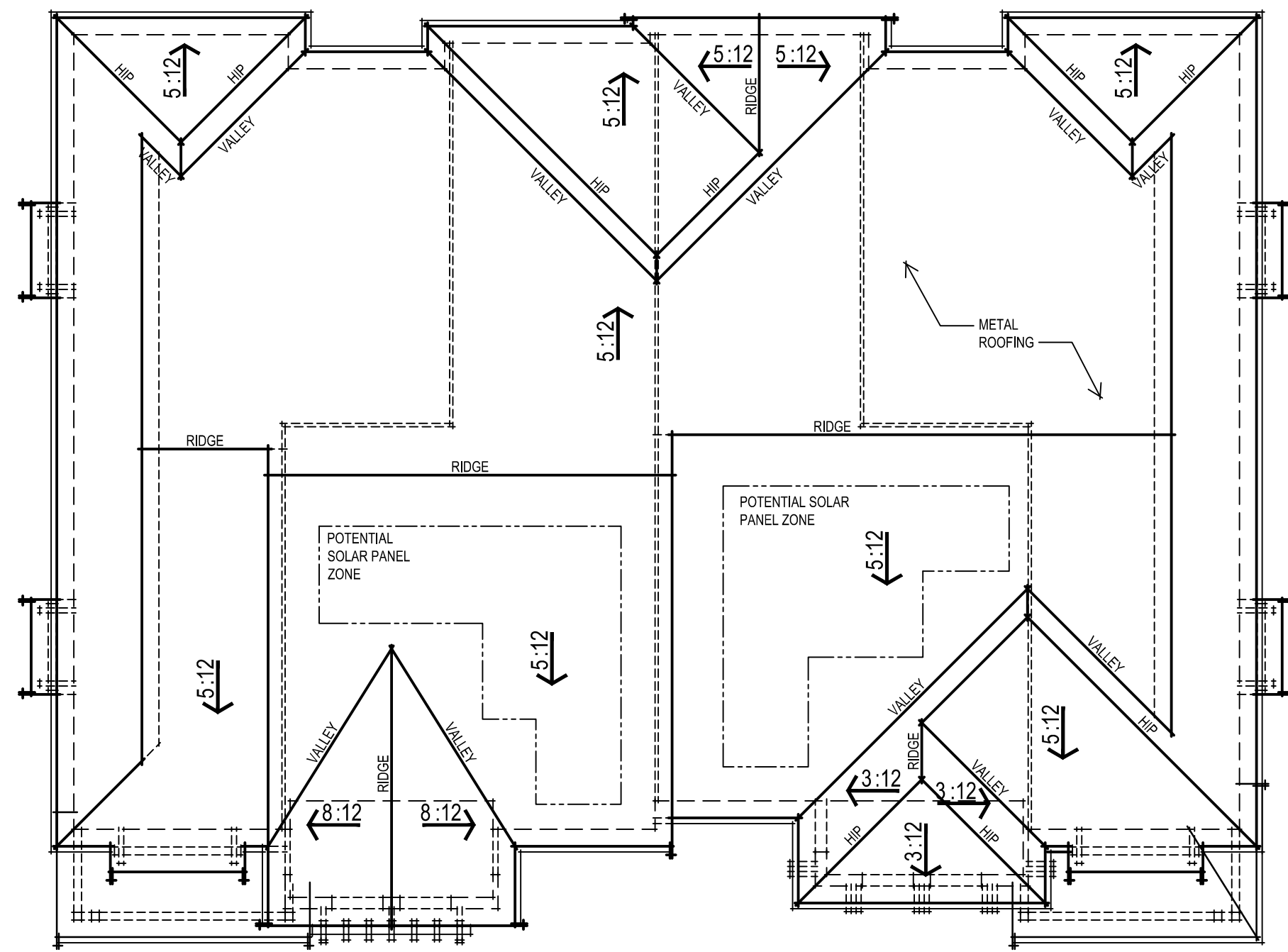
341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



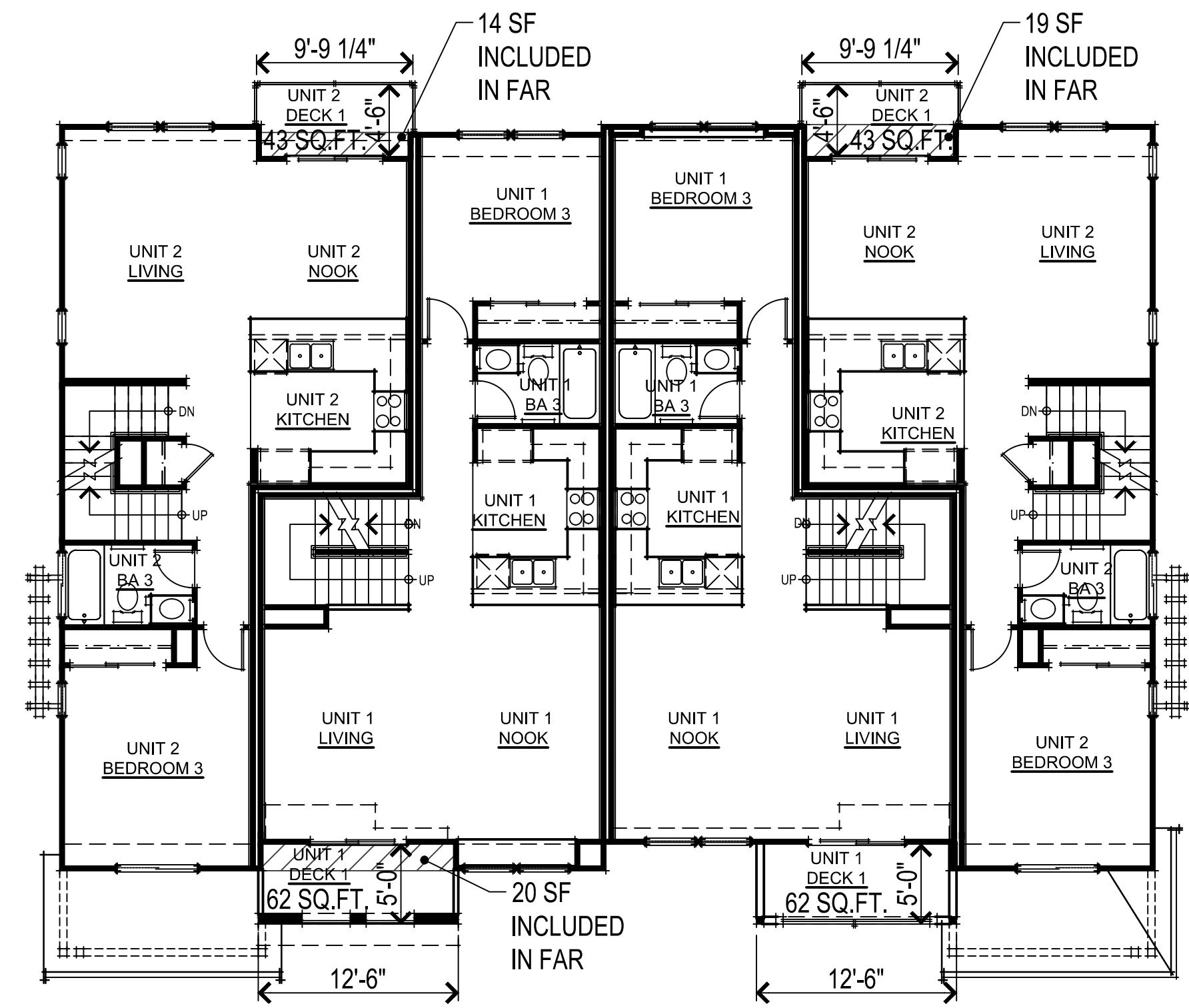
SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



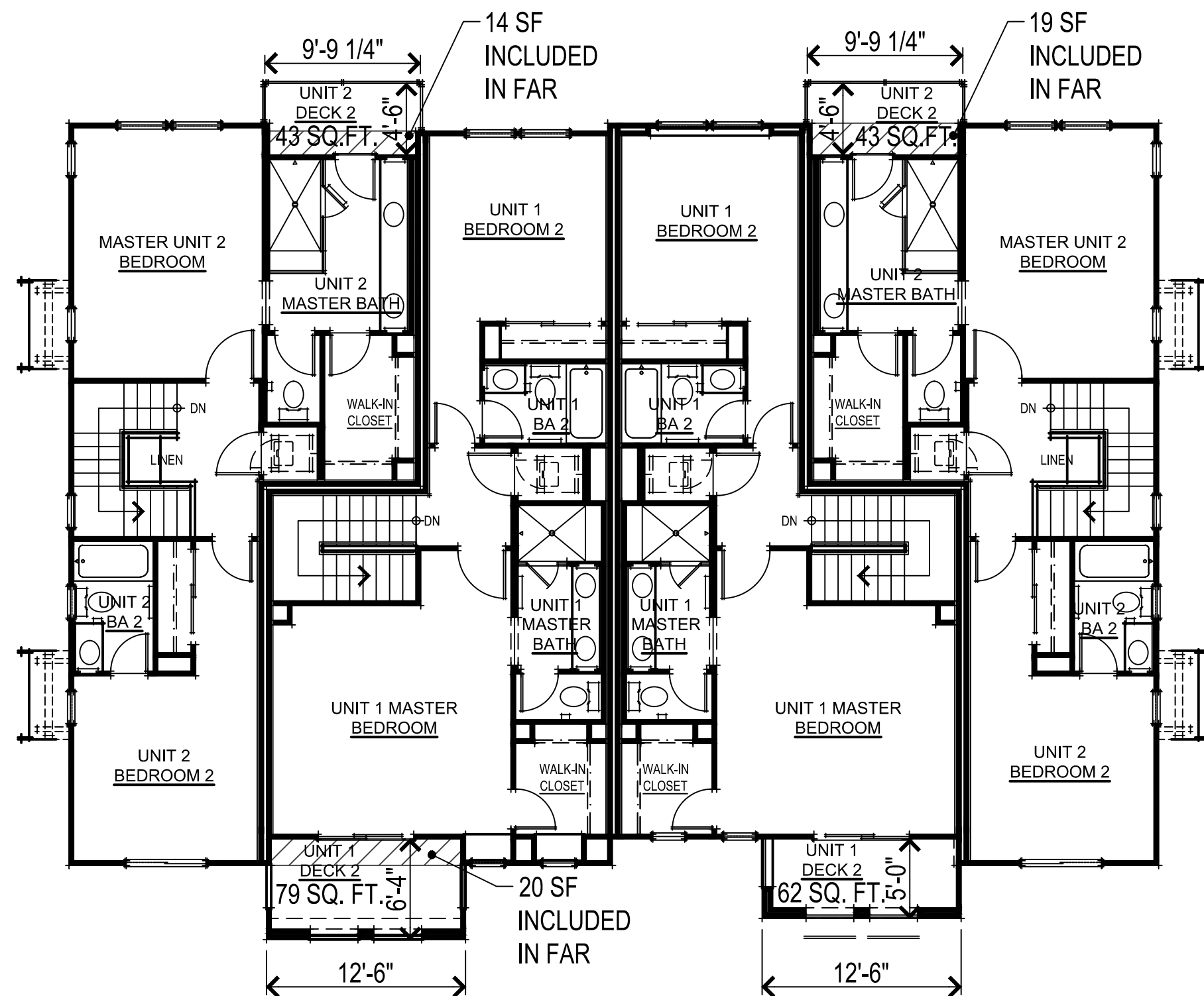
SOLAR ZONES
FRONT OF
BUILDING 'A'



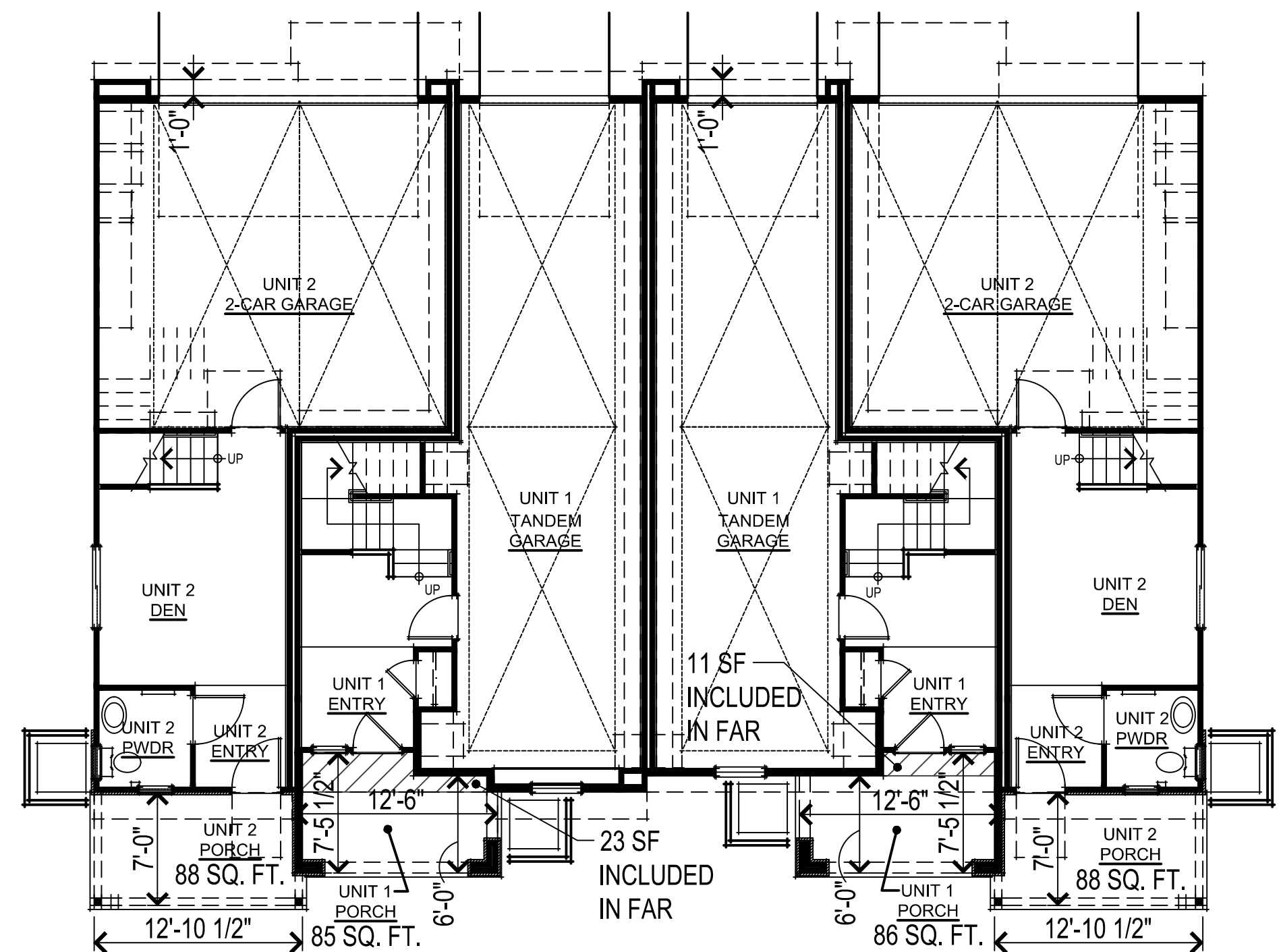
UNIT 2 UNIT 1 UNIT 1R UNIT 2R
ROOF PLAN



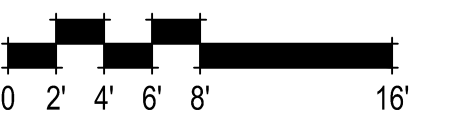
UNIT 2 UNIT 1 UNIT 1R UNIT 2R
SECOND FLOOR PLAN



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

366.017 Colony Street
Mountain View, CA
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 'B' FRONT ELEVATION
A14

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





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



UNIT 5R
RIGHT ELEVATION

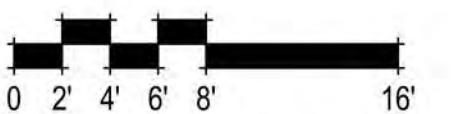
- TYPICAL EXTERIOR MATERIALS**
- STONE VENEER
 - EXTERIOR PLASTER WITH LIGHT SAND FINISH
 - VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM TRIM
 - METAL ROOFING
 - CABLE RAILING
 - WOOD CORBELS & KICKERS
 - WOOD POSTS
 - DECORATIVE TRELLIS
 - AUTHENTIC WOOD APPEARANCE
 - CARRIAGE STEEL GARAGE DOORS



UNIT 4
LEFT ELEVATION



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



BUILDING 'B' EXTERIOR ELEVATIONS
A15

366.017 Colony Street
Mountain View, CA
May 21, 2025

Legend Colony LLC

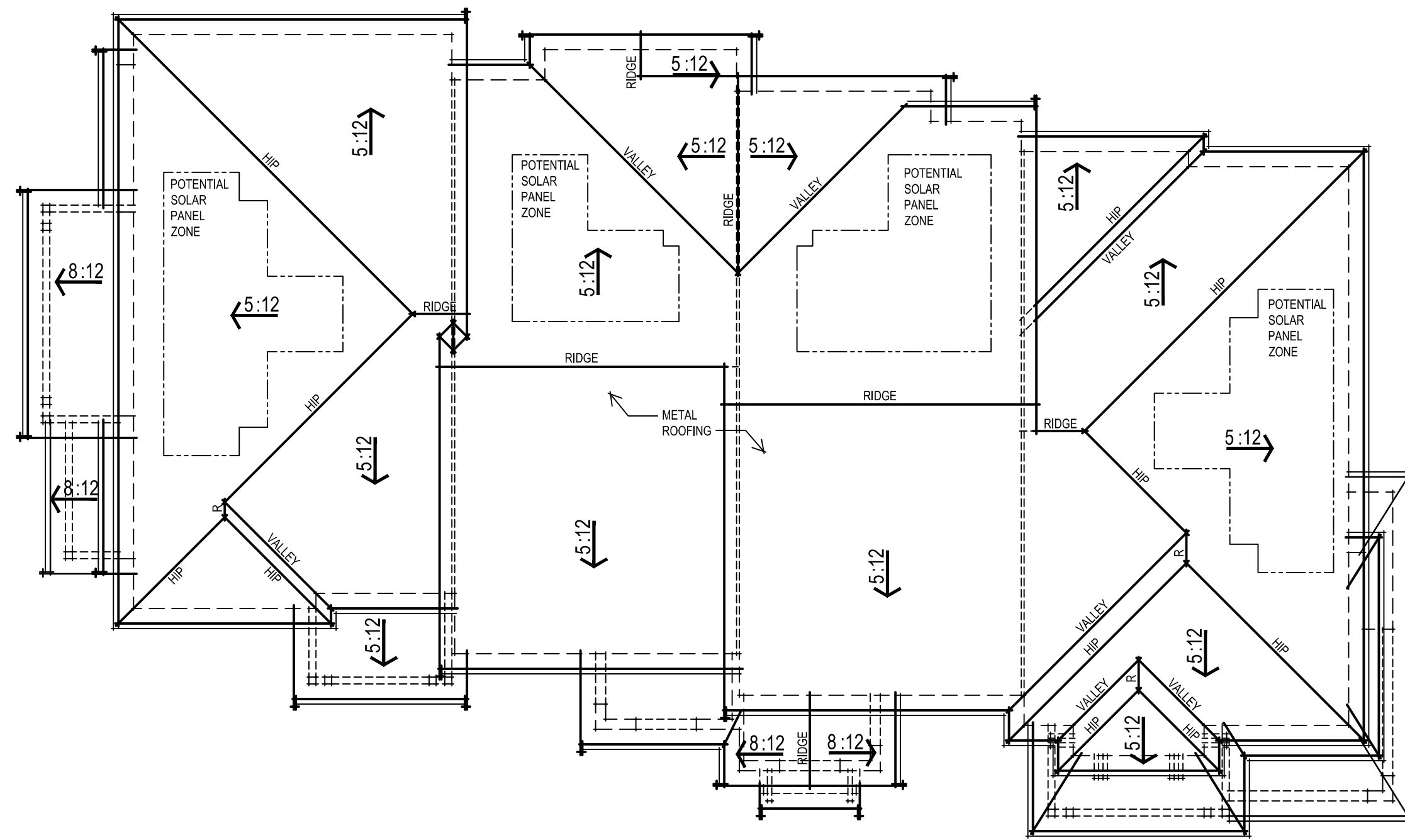
341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



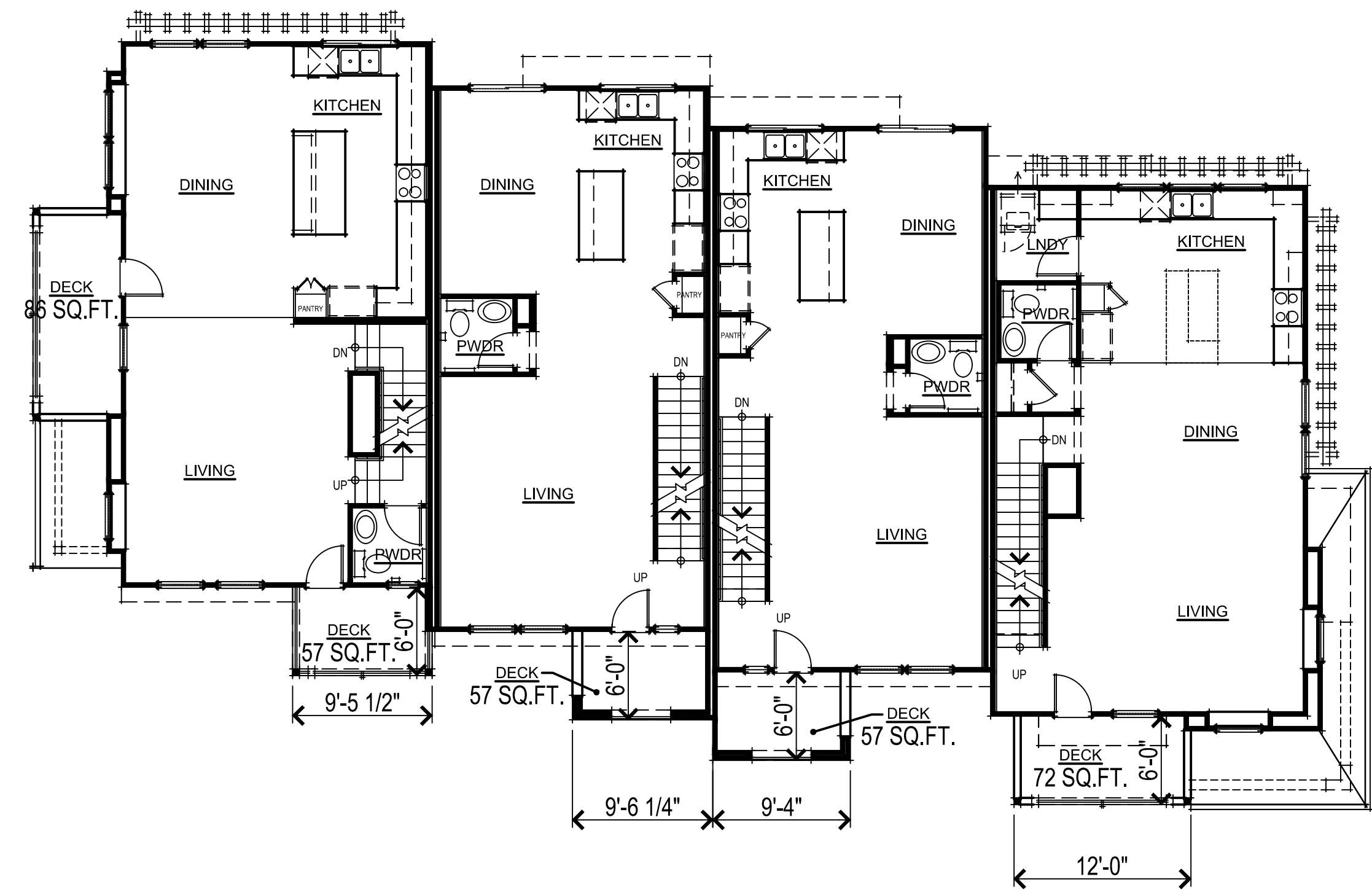
SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



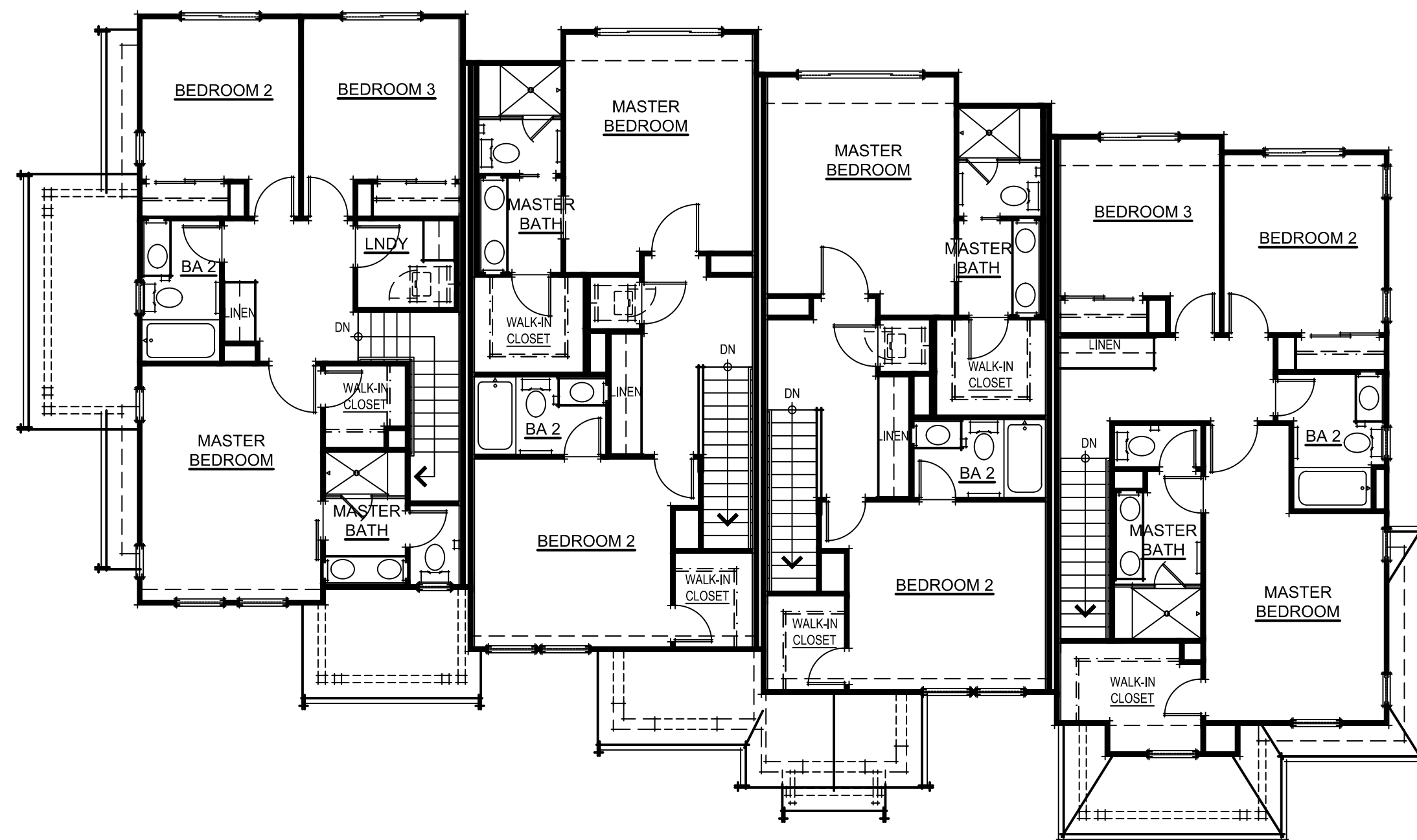
SOLAR ZONES
REAR OF
BUILDING 'B'



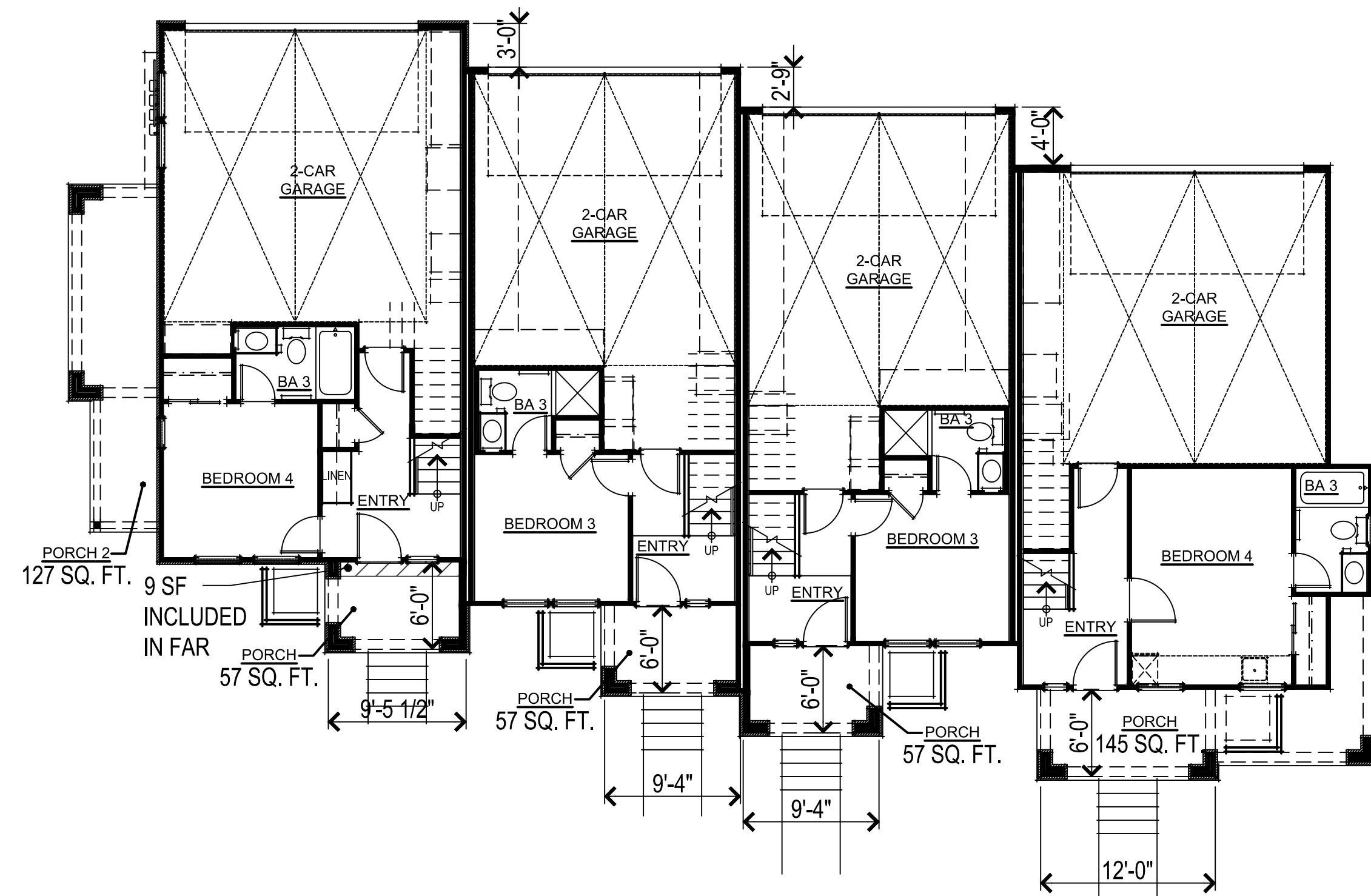
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
ROOF PLAN



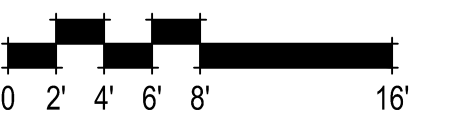
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
SECOND FLOOR PLAN



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

366.017 Colony Street
Mountain View, CA
May 21, 2025

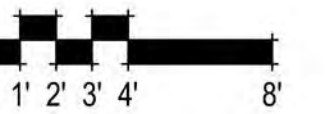
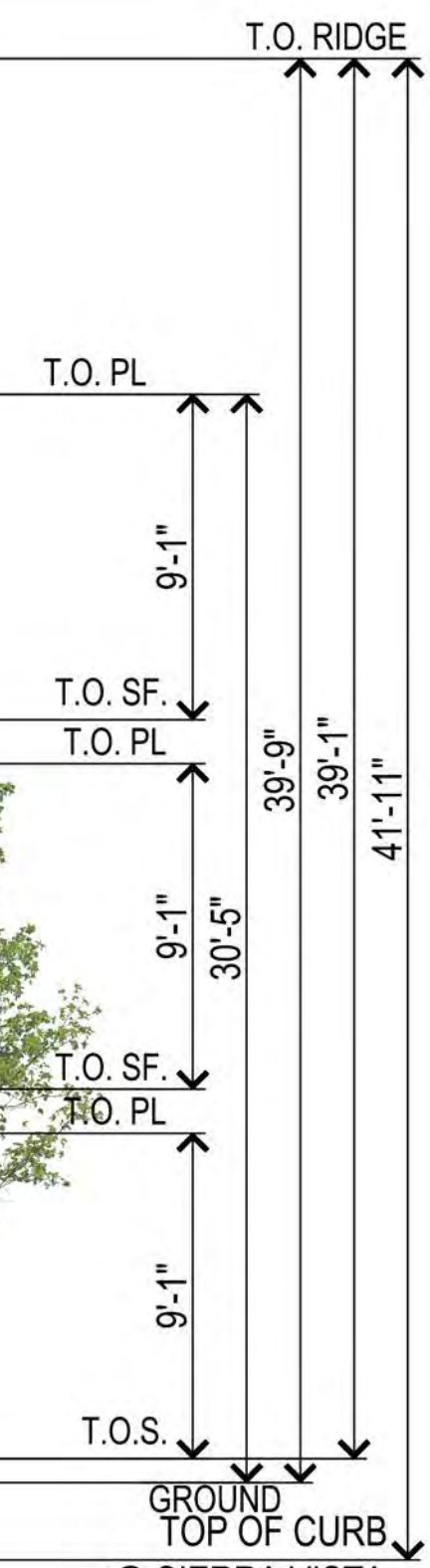
Legend Colony LLC

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

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





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



UNIT 5R
RIGHT ELEVATION

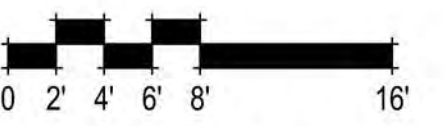
- TYPICAL EXTERIOR MATERIALS**
- STONE VENEER
 - EXTERIOR PLASTER WITH LIGHT SAND FINISH
 - VINYL WINDOWS WITH BUILT-UP HIGH DENSITY FOAM TRIM
 - METAL ROOFING
 - CABLE RAILING
 - WOOD CORBELS & KICKERS
 - WOOD POSTS
 - DECORATIVE TRELLIS
 - AUTHENTIC WOOD APPEARANCE
 - CARRIAGE STEEL GARAGE DOORS



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

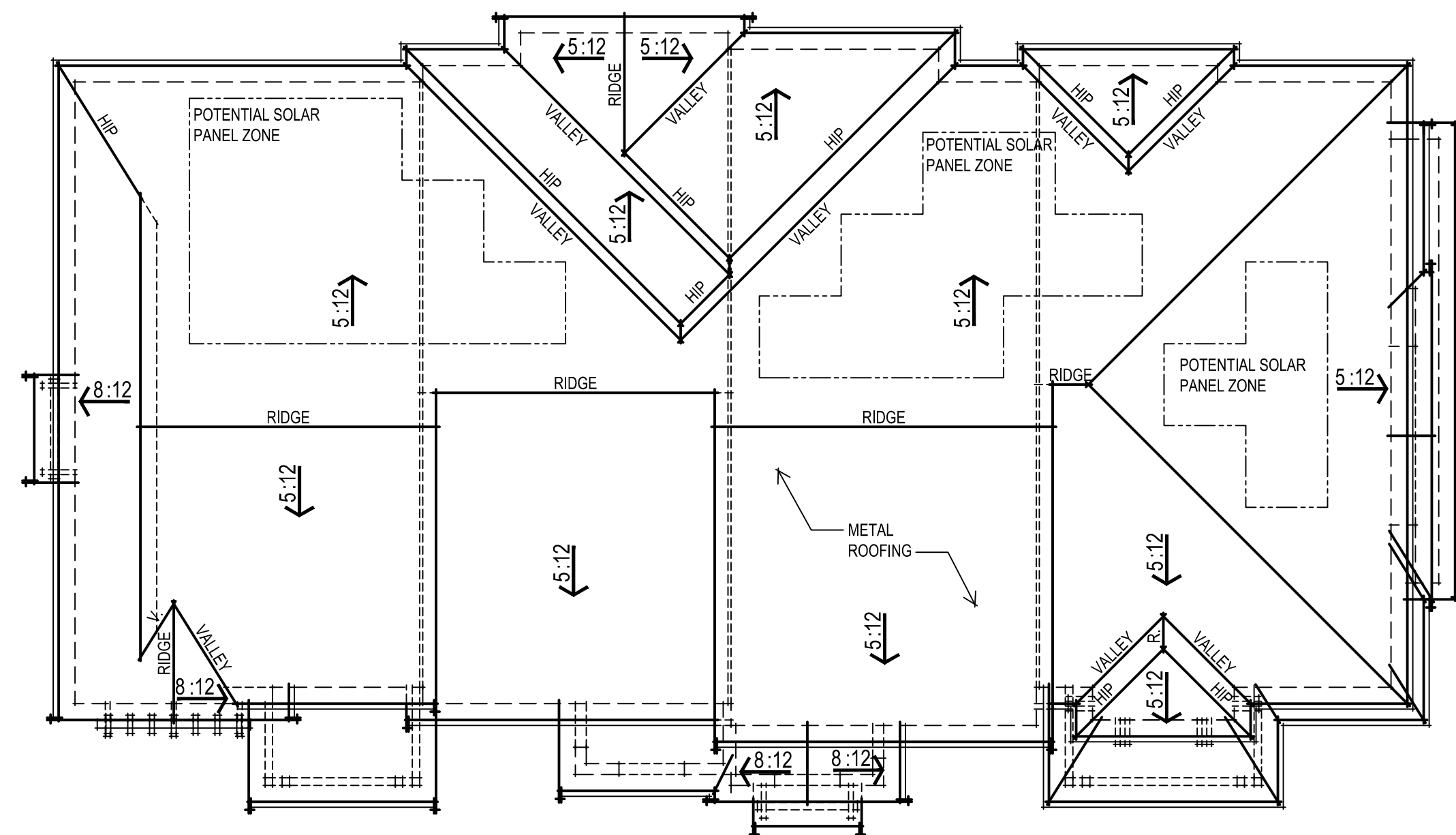
Legend Colony LLC
341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



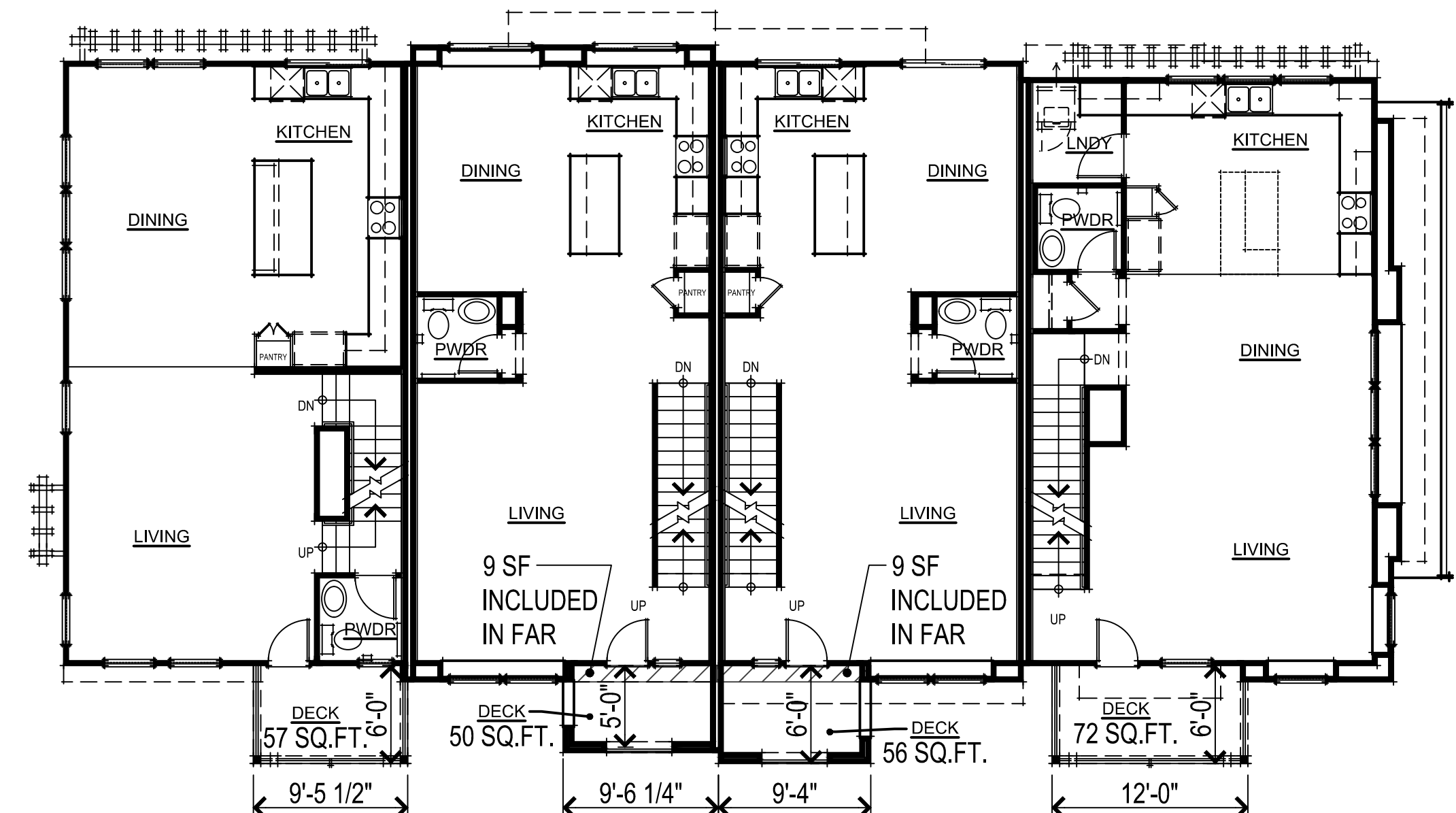
SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



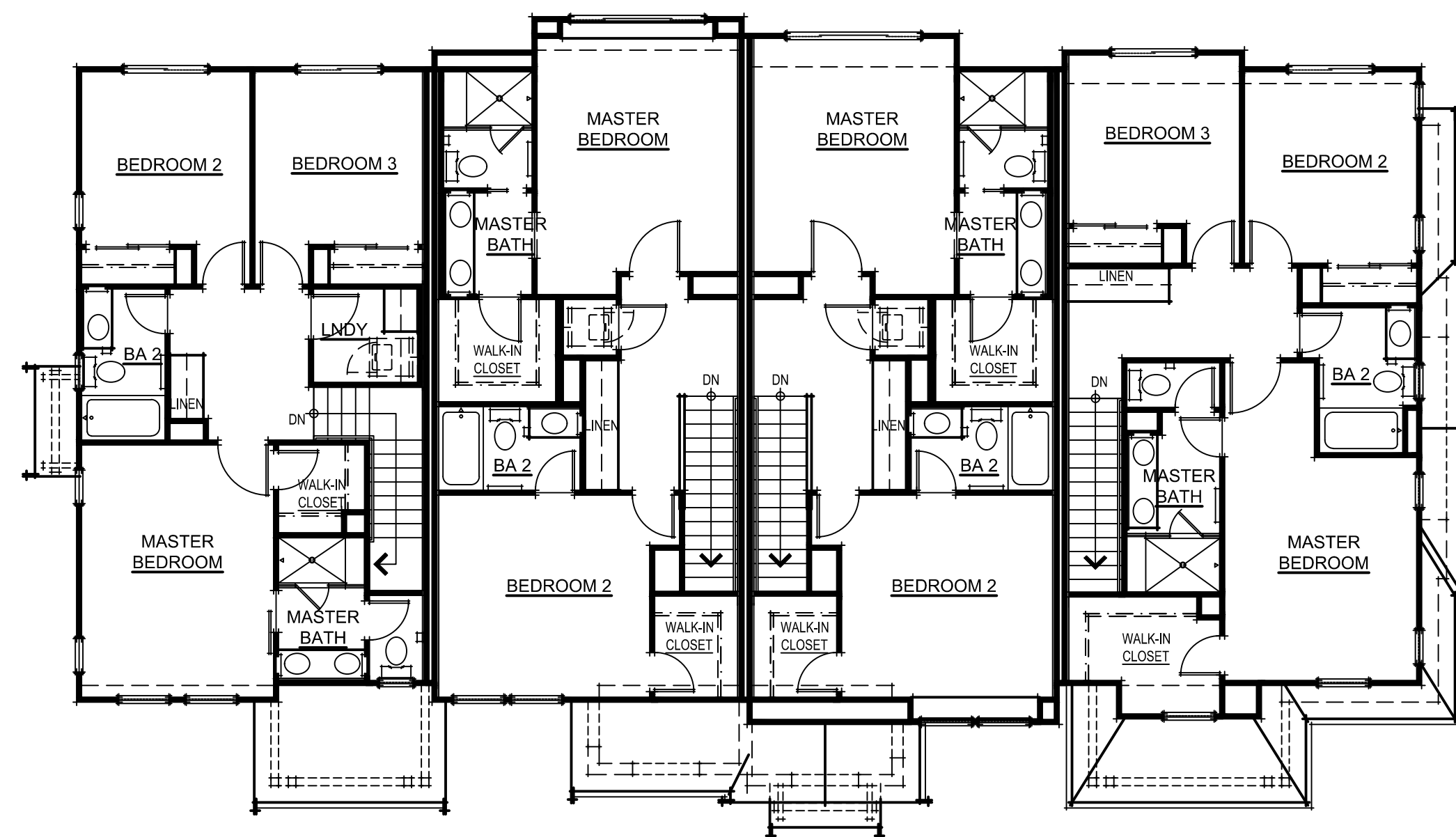
SOLAR ZONES
REAR OF
BUILDING 'C'



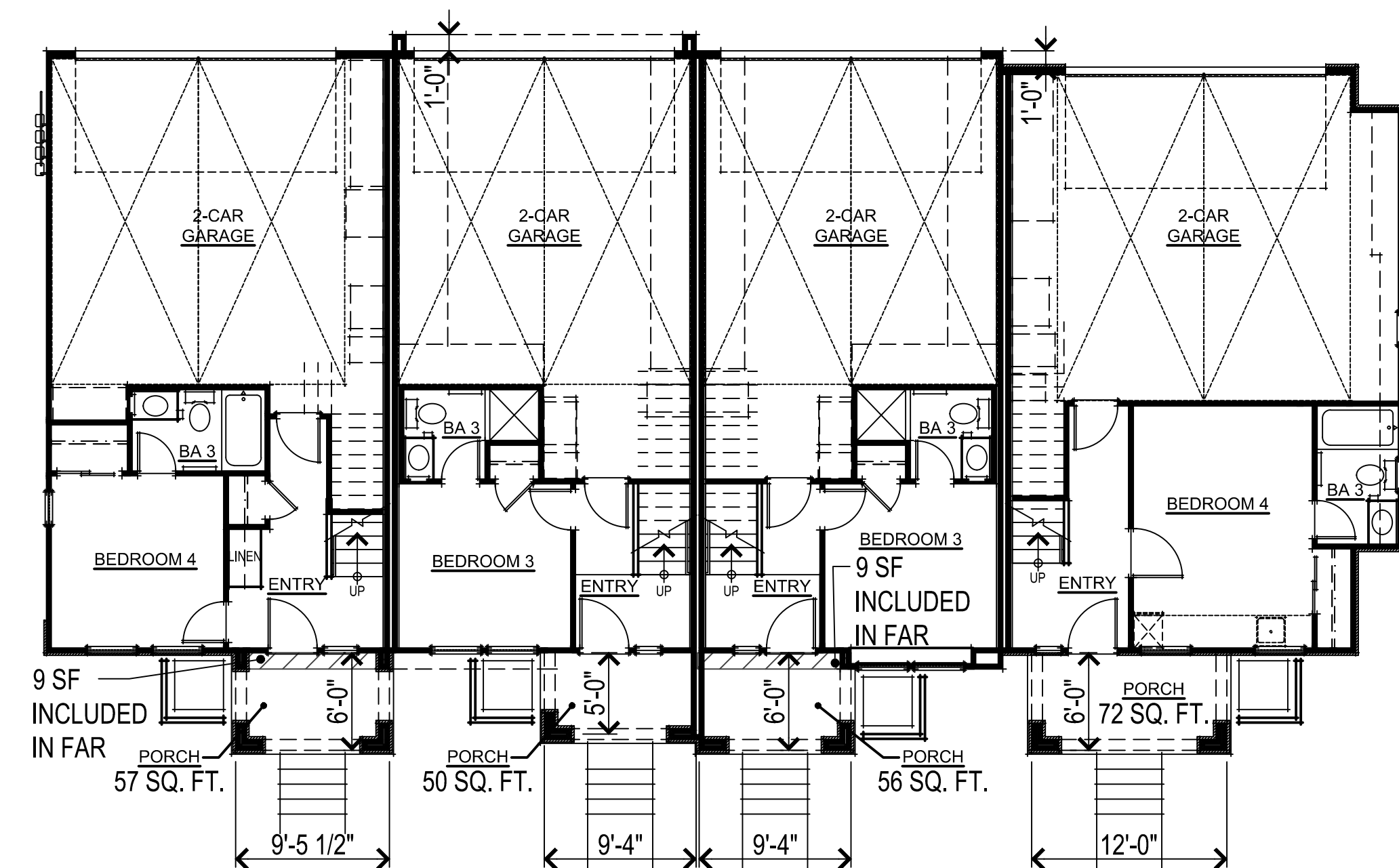
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
ROOF PLAN



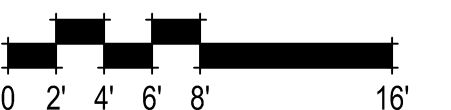
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
SECOND FLOOR PLAN



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

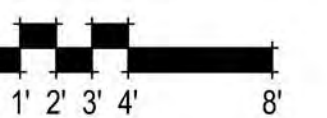


UNIT 5

UNIT 3

UNIT 3R

UNIT 4R



BUILDING 'D' FRONT ELEVATION
A20

366.017 Colony Street
Mountain View, CA
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





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



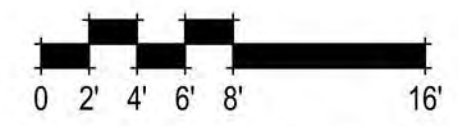
UNIT 5

UNIT 3

UNIT 3R

UNIT 4R

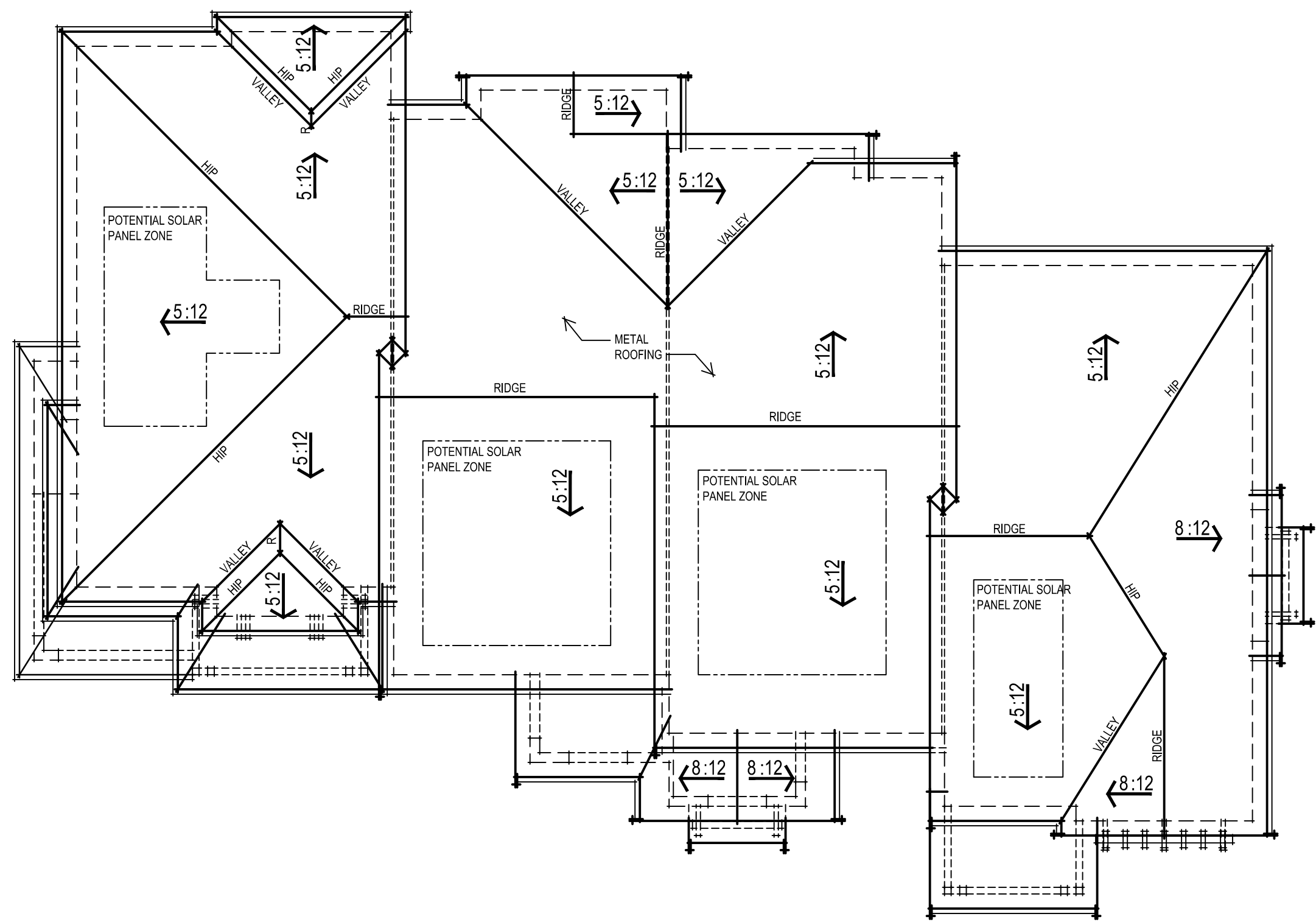
FRONT ELEVATION



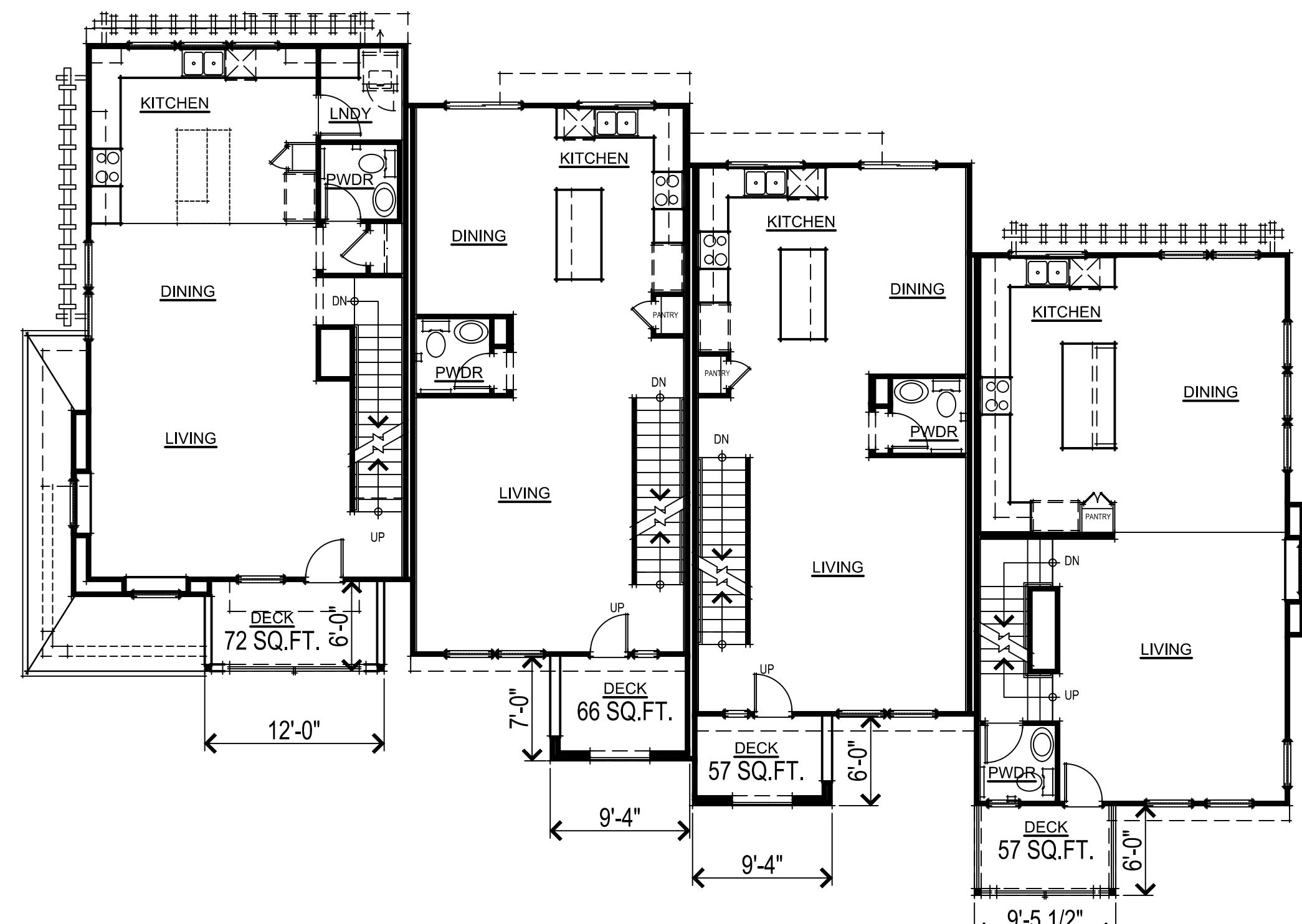
BUILDING 'D' EXTERIOR ELEVATIONS
A21

366.017 Colony Street
Mountain View, CA
May 21, 2025

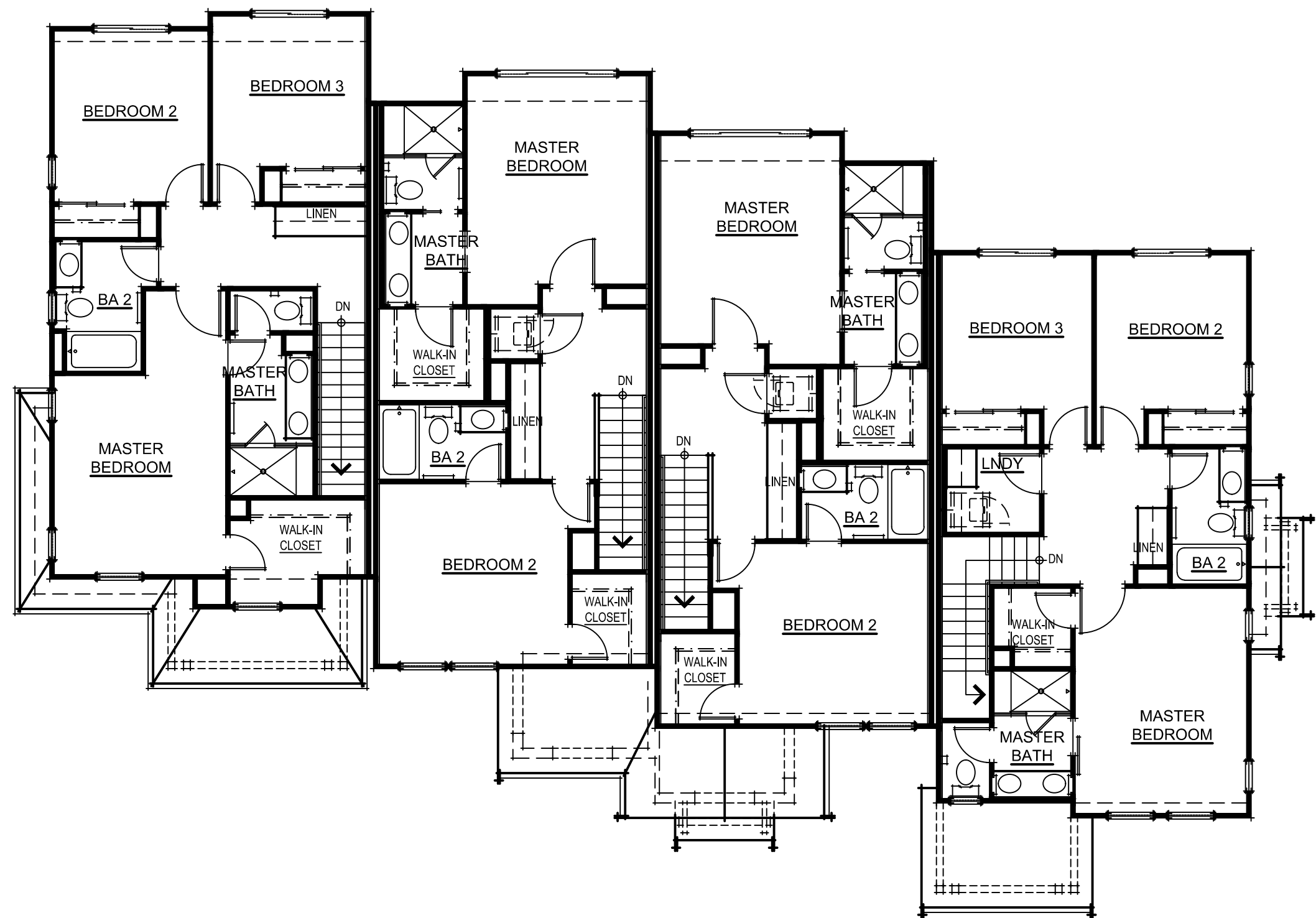
SOLAR ZONES
FRONT OF
BUILDING 'D'



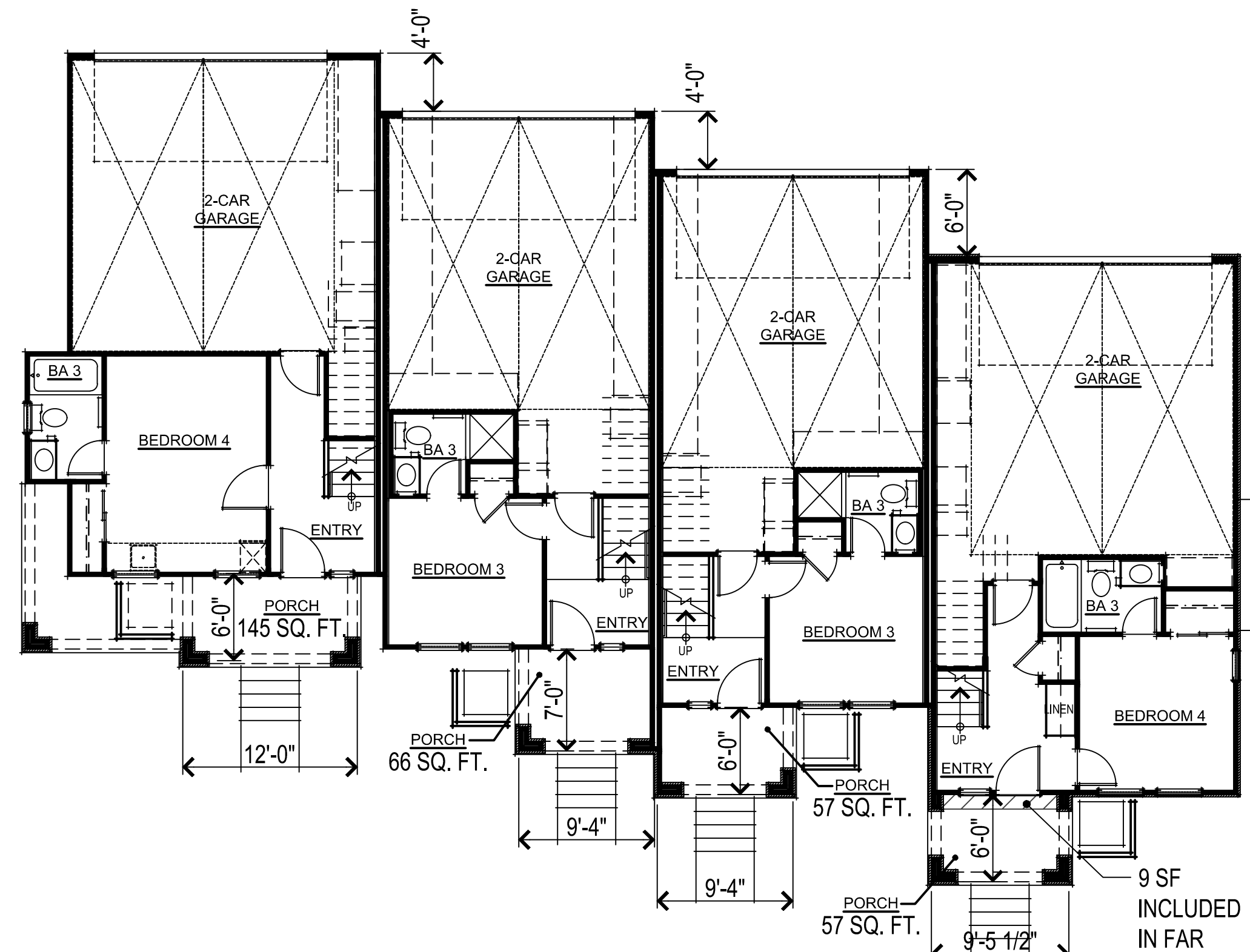
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
ROOF PLAN



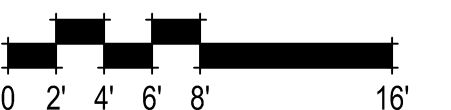
UNIT 4 UNIT 3 UNIT 3R UNIT 5R
SECOND FLOOR PLAN



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

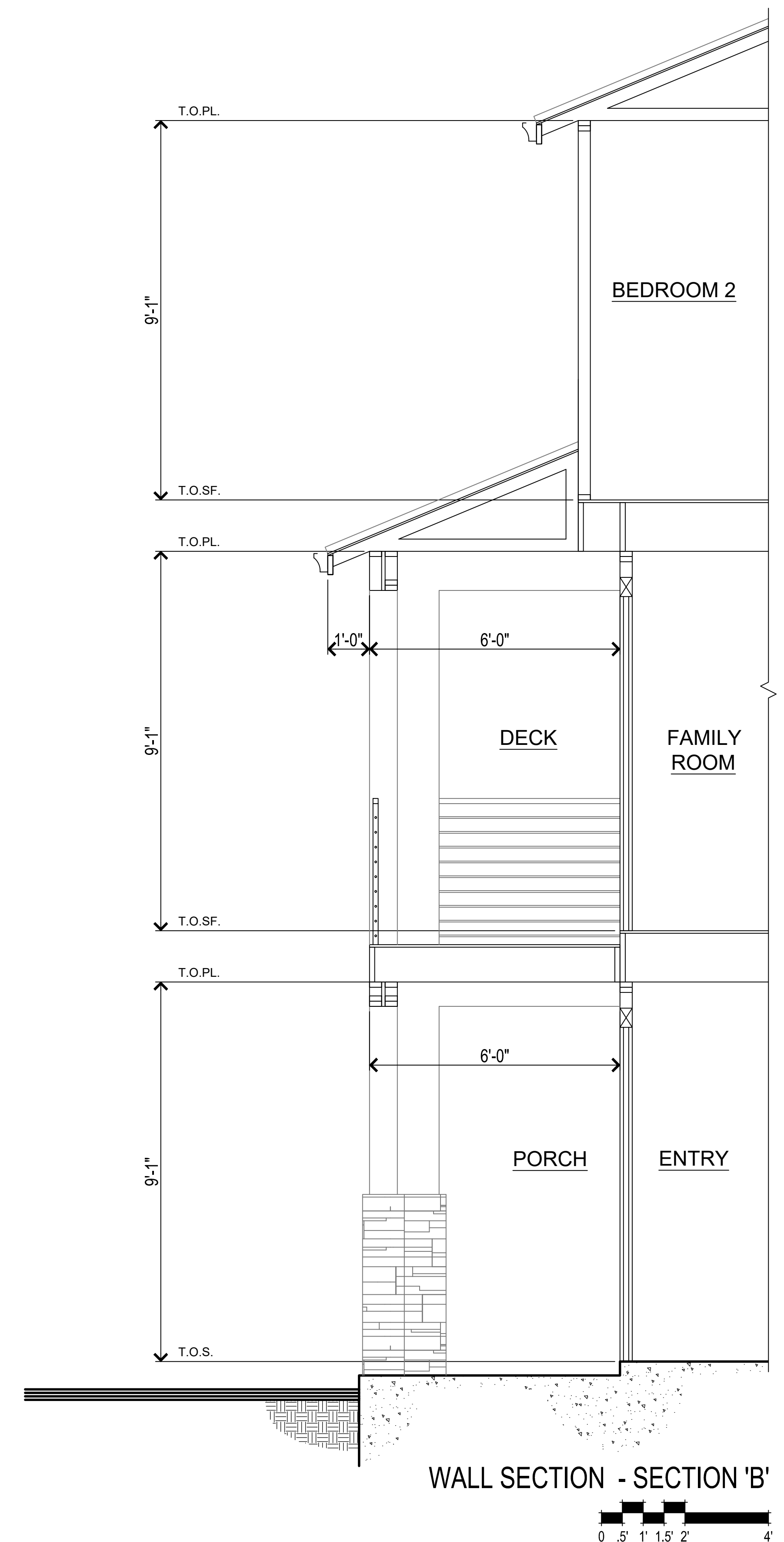
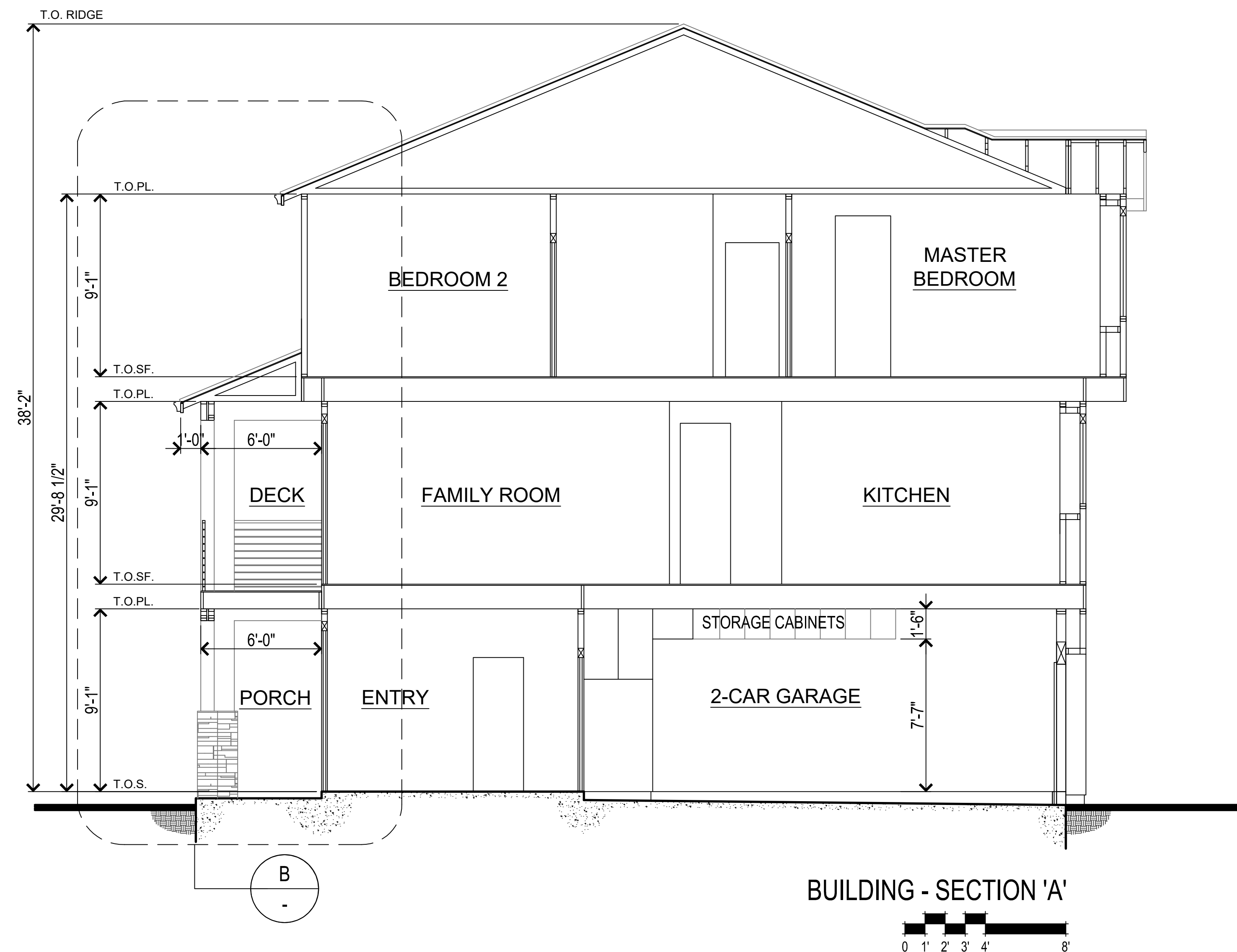
Legend Colony LLC

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

Legend Colony LLC

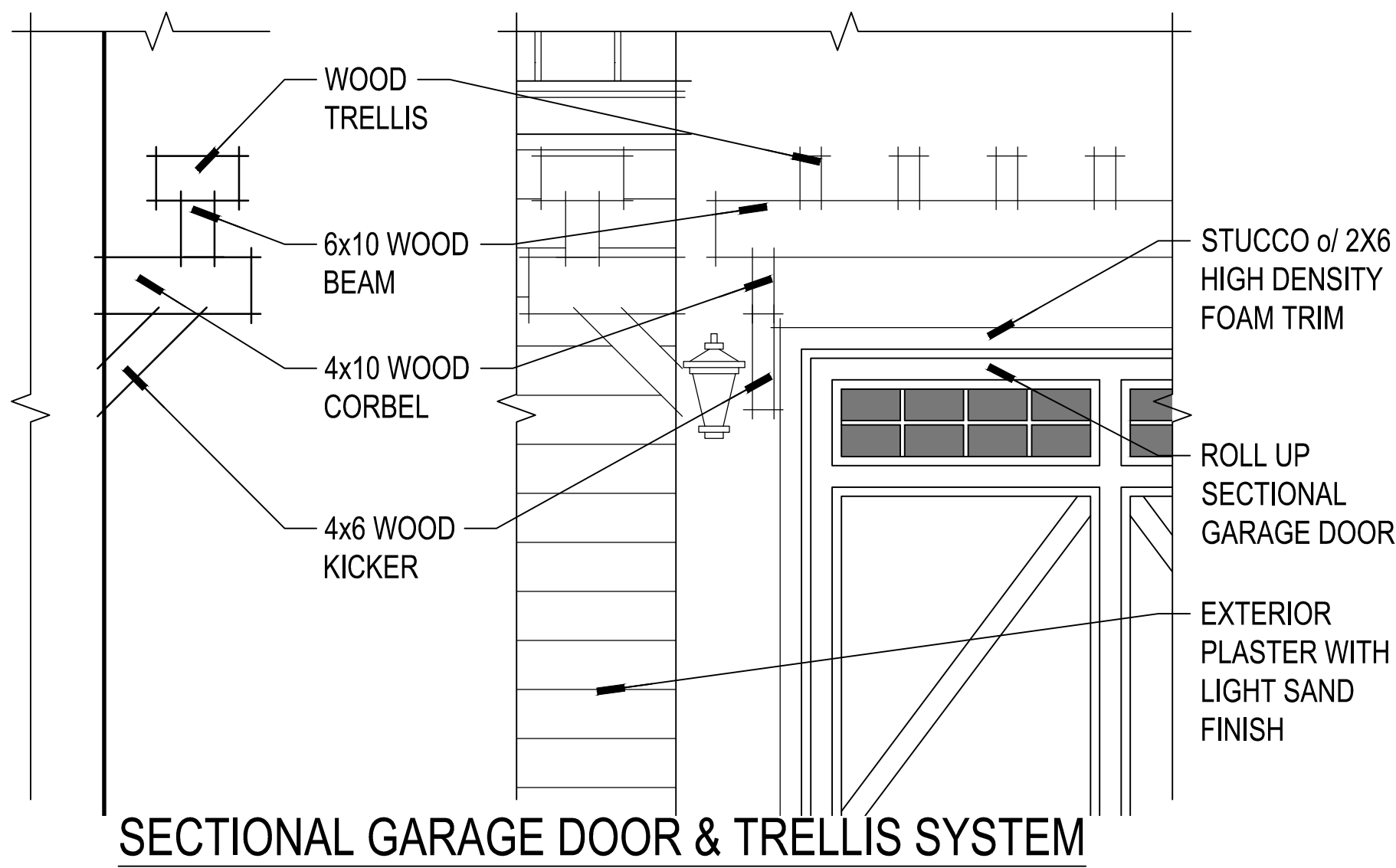
341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



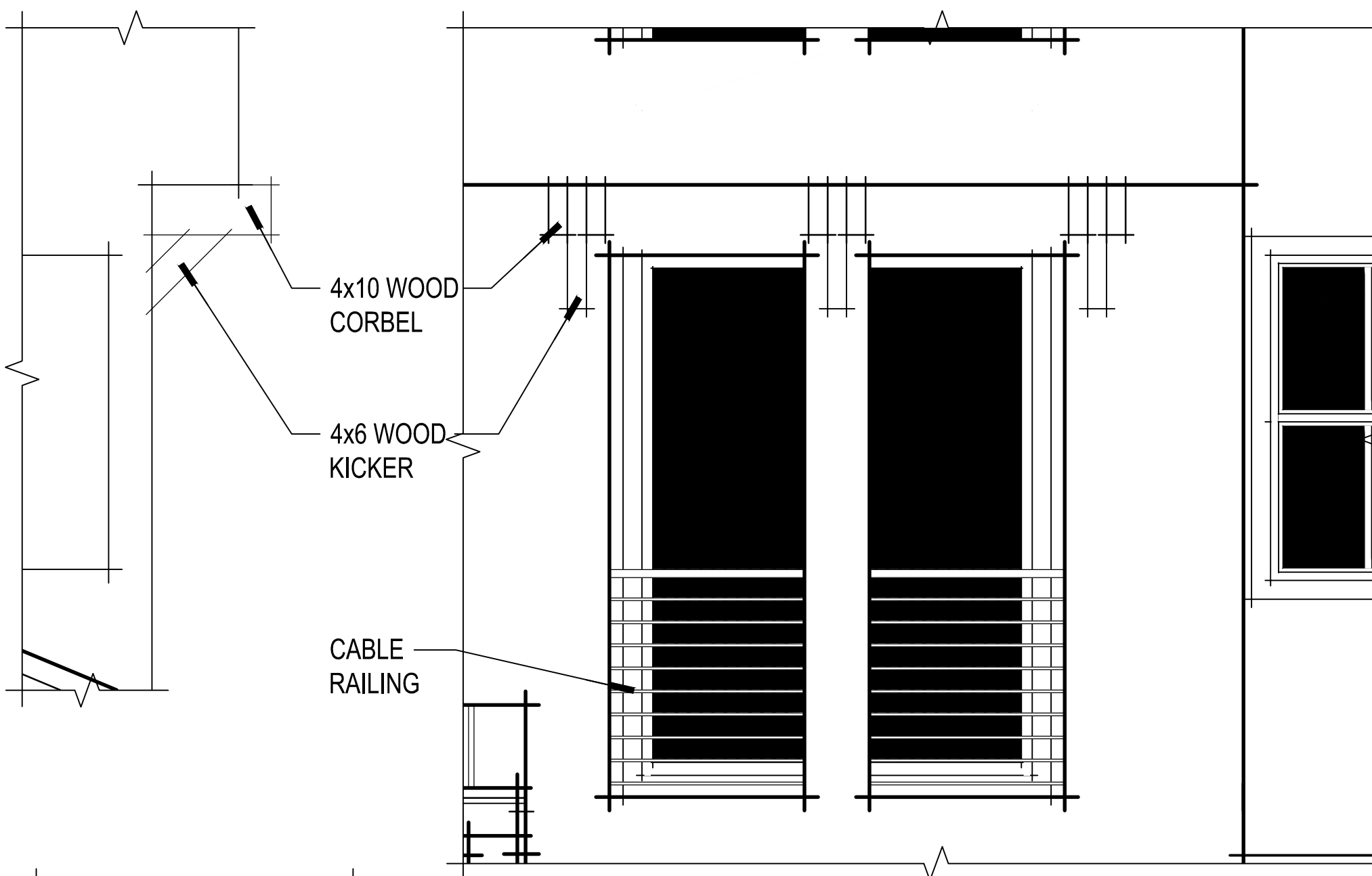
BUILDING SECTIONS
A23

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

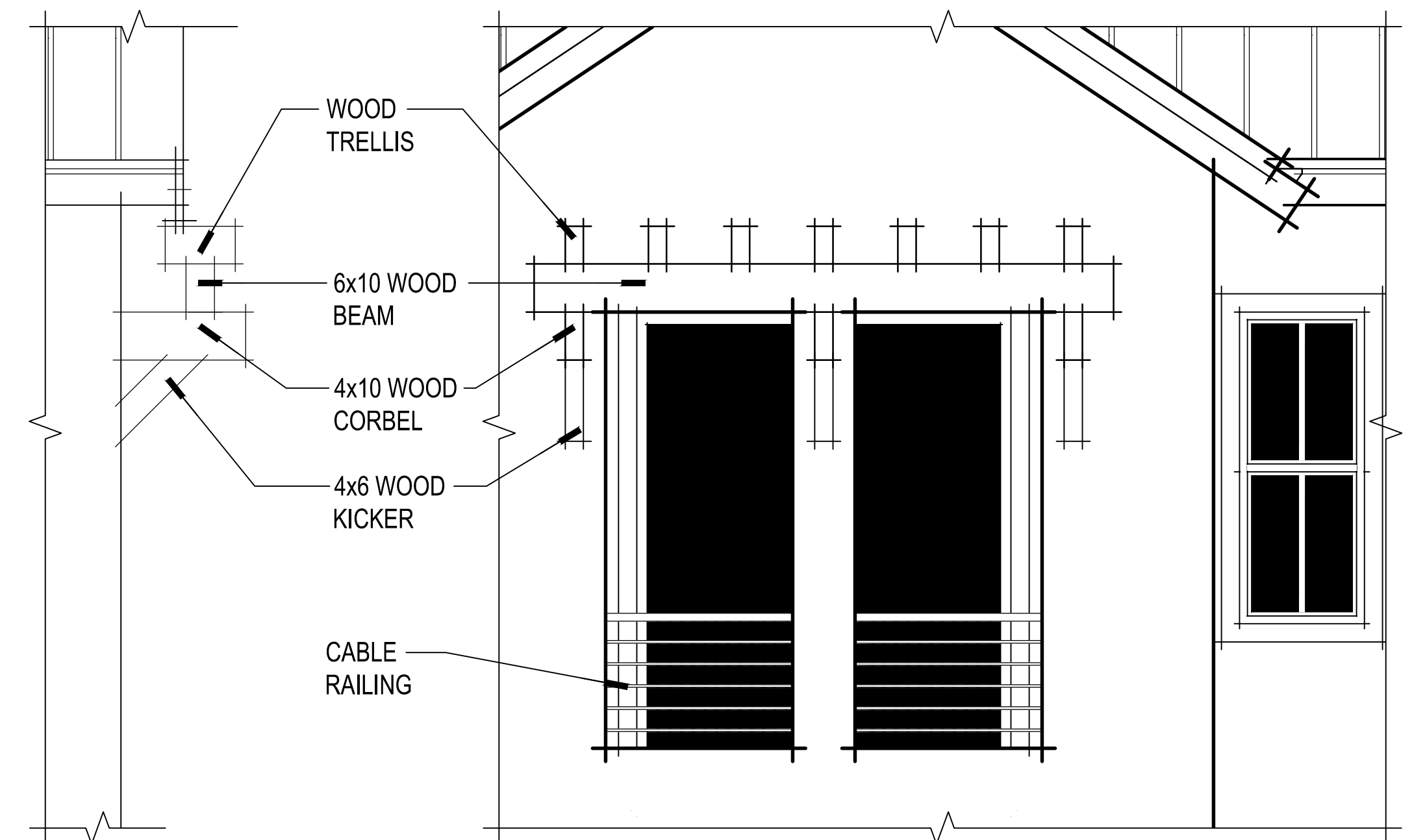




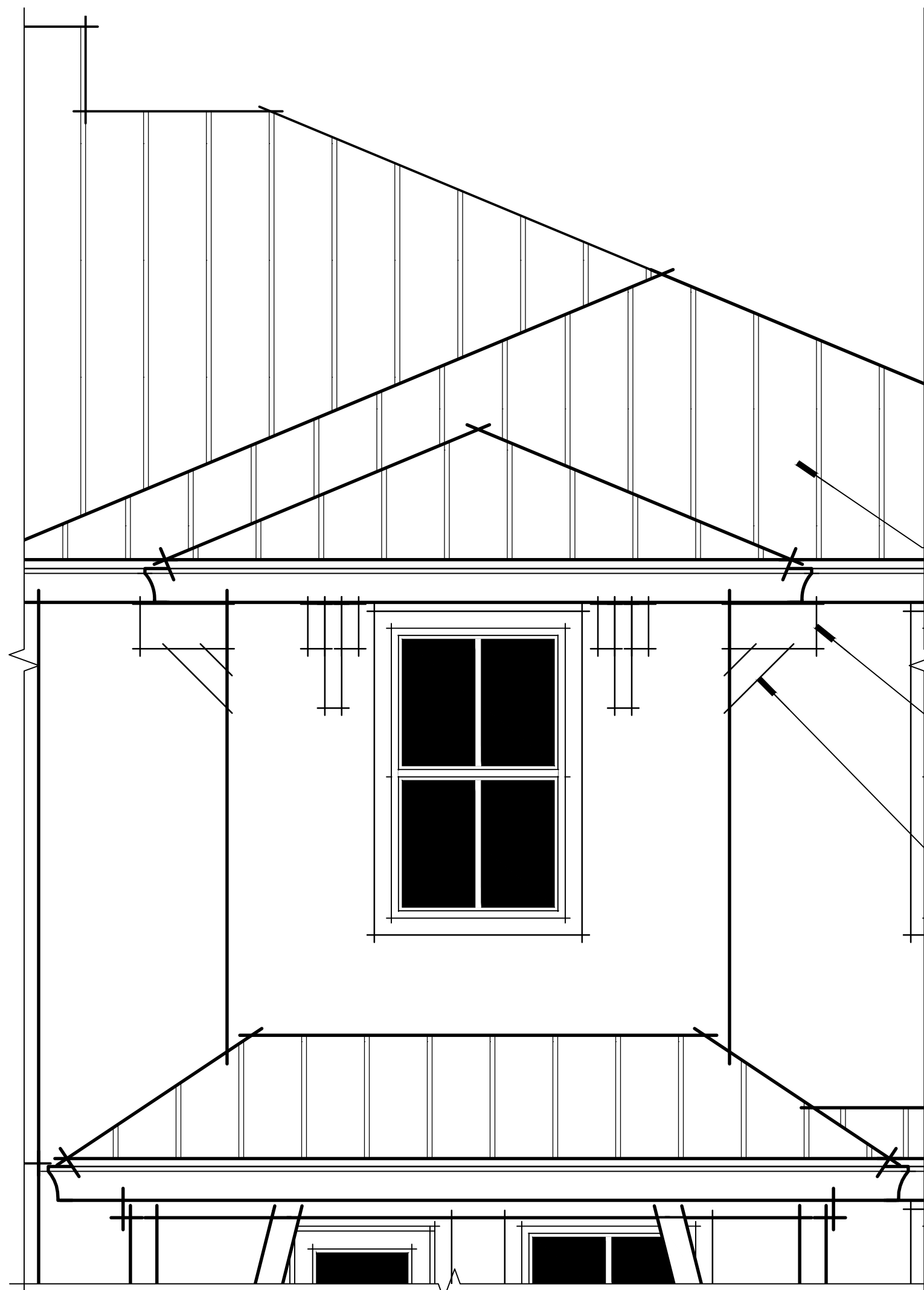
SECTIONAL GARAGE DOOR & TRELLIS SYSTEM



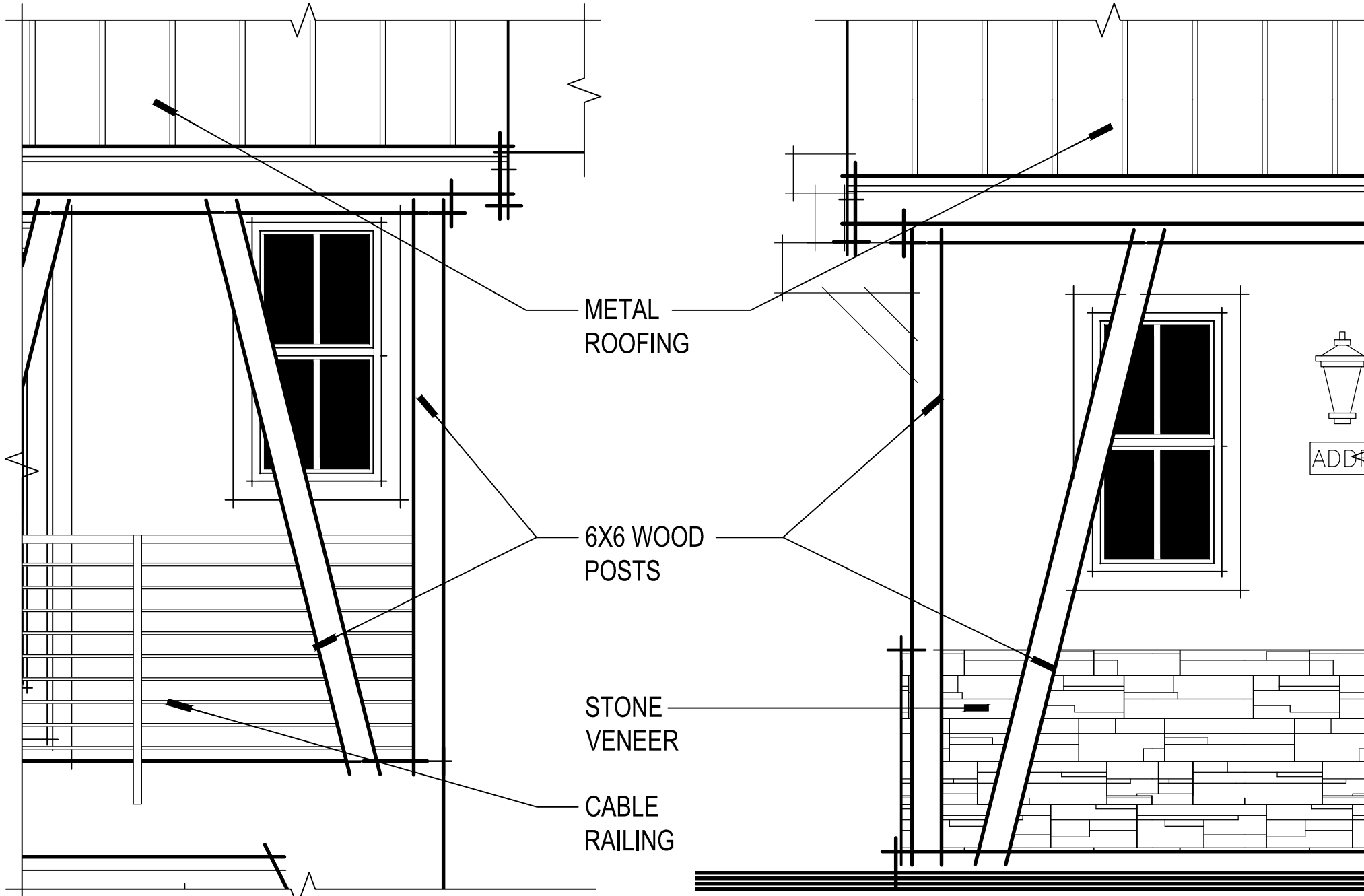
CORBEL & KICKER @ CANTILEVER



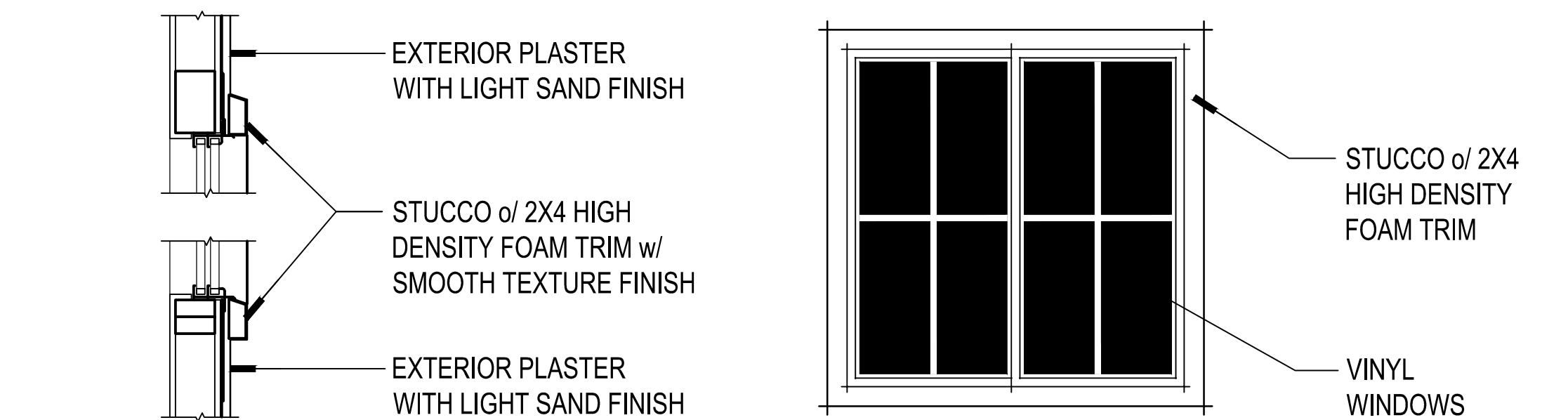
TRELLIS SYSTEM @ WINDOW



CORBEL & KICKER @ GABLE END

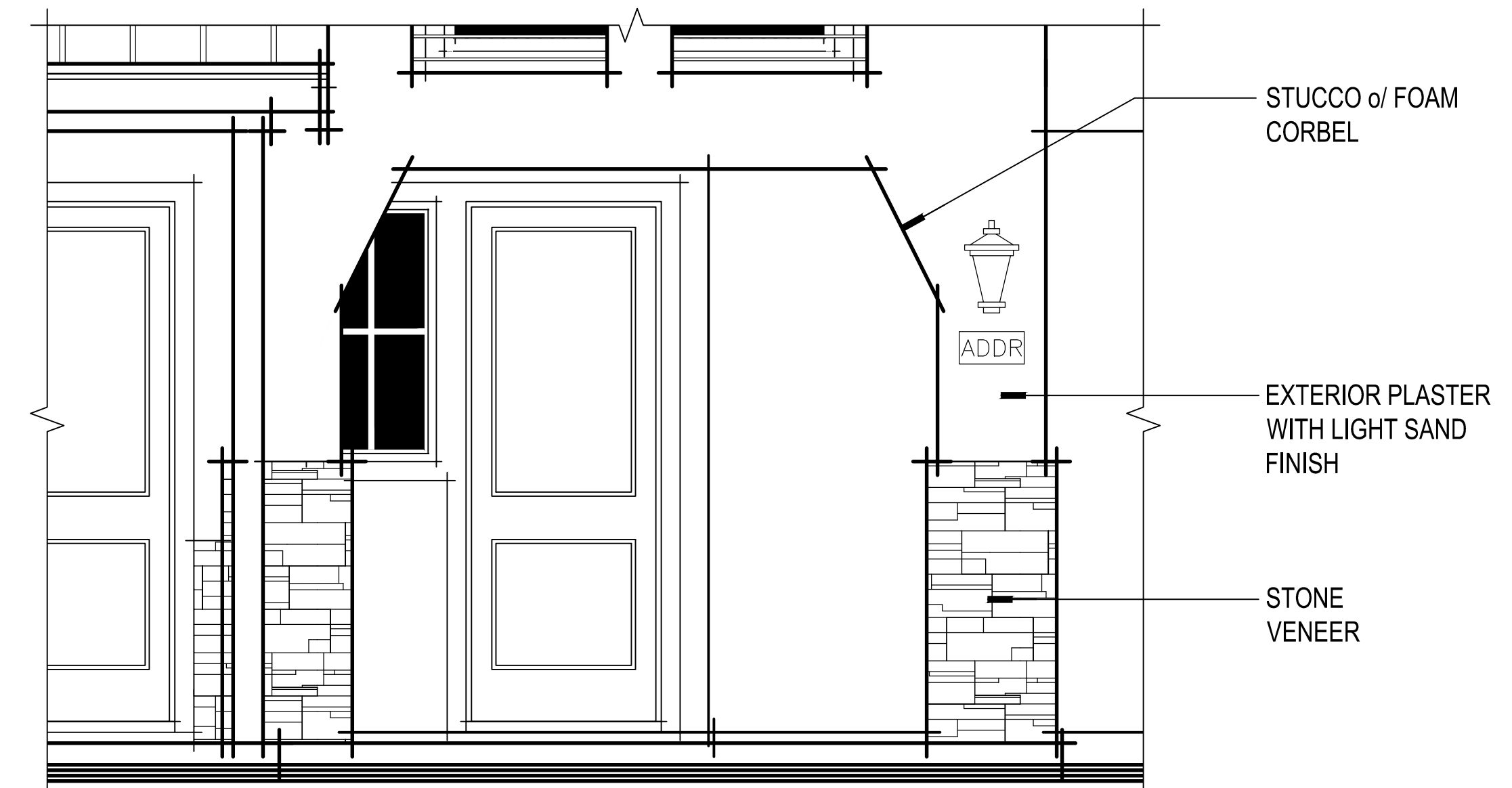


CABLE RAIL & WOOD POSTS @ DECK WOOD POSTS & STONE VENEER @ PORCH



STUCCO WINDOW TRIM

WINDOW DETAIL



COLUMN w/ CORBEL & STONE VENEER @ PORCH

CORBEL & KICKER

366.017 Colony Street
Mountain View, CA
May 21, 2025

Legend Colony LLC

341 Cobalt Way, Suite 208
Sunnyvale, CA 94085



ARCHITECTURAL EXTERIOR MATERIALS & DETAILS

A24

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

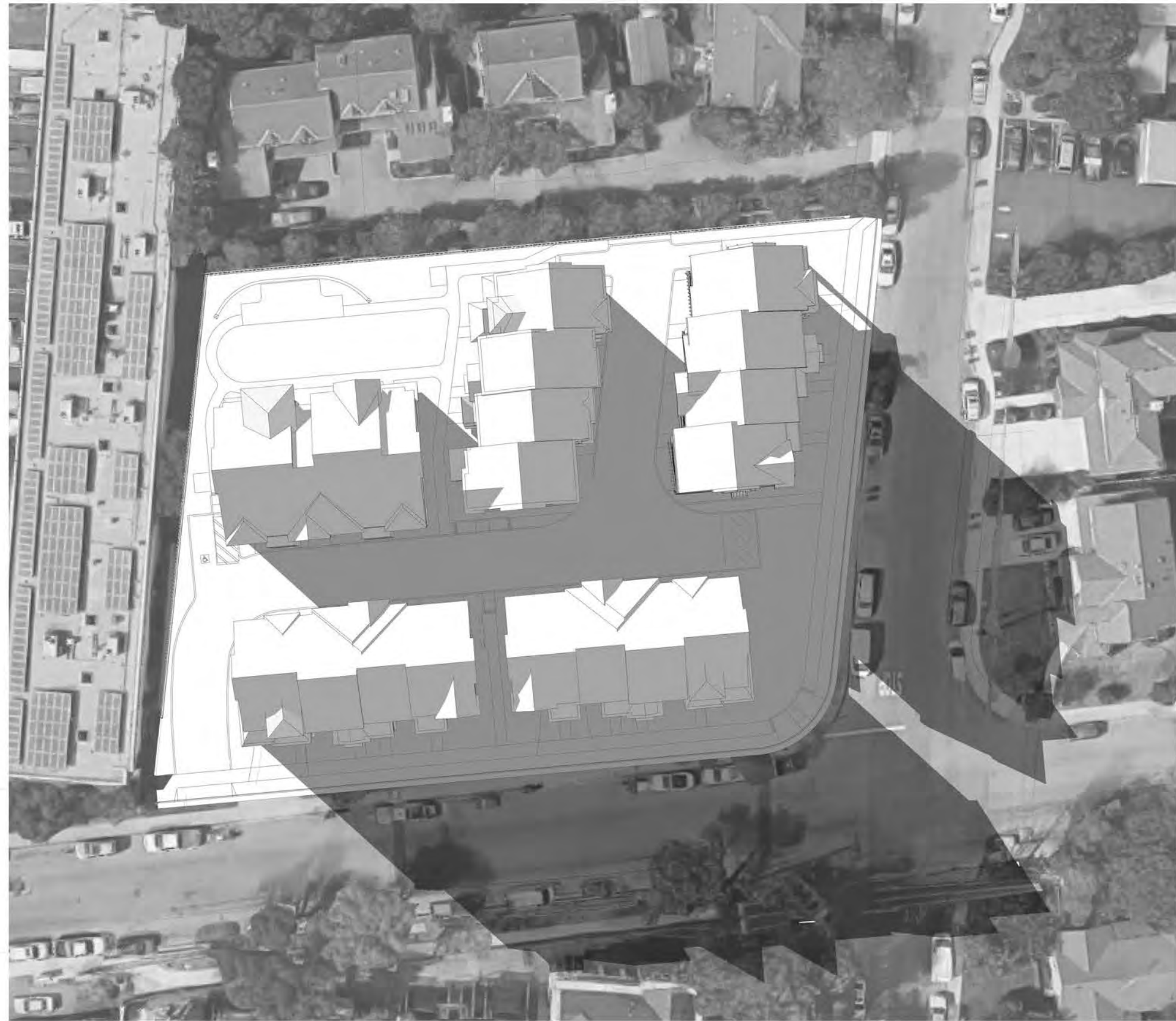




WINTER SOLSTICE
DECEMBER 21ST 9:00 AM



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

366.017 Colony Street
Mountain View, CA
May 21, 2025



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



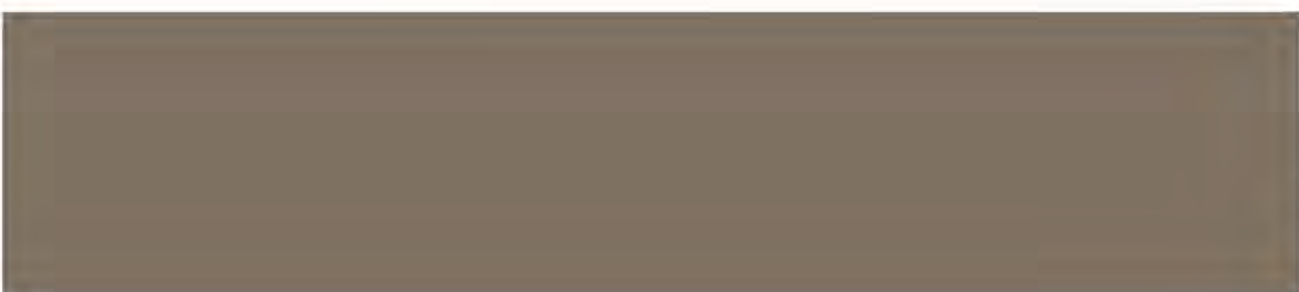
Body 5
SW 7540 Artisan Tan



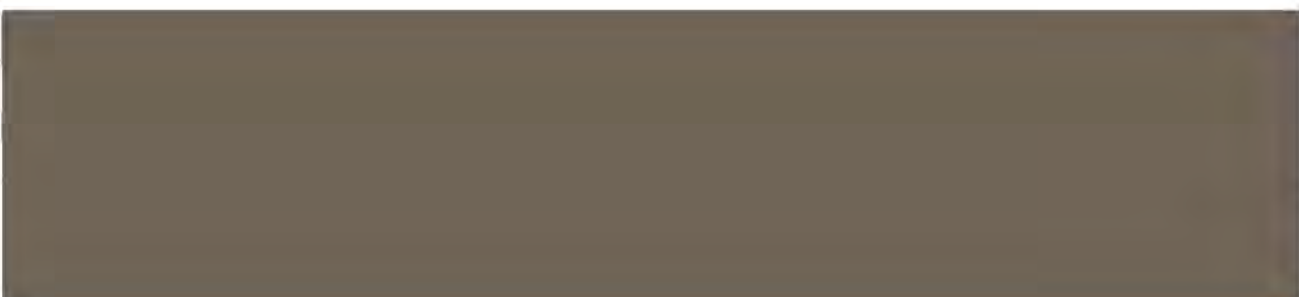
Siding & Trim 1
SW 7040 Smokehouse



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.*



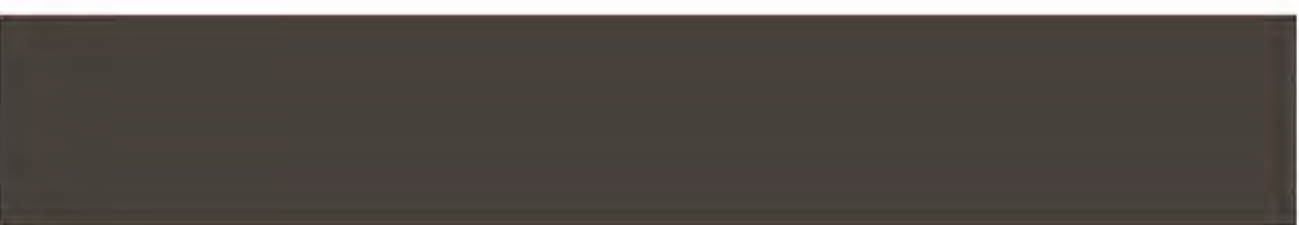
**High Density
Foam Trim**
SW 6377 Butterscotch



Accent 1
SW 2846 Roycroft Bronze Green



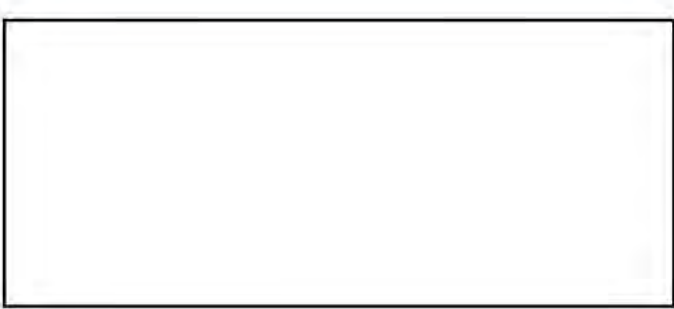
Accent 2
SW 7076 Cyberspace



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	S	SLOPE/SOUTH
CB	CATCH BASIN	HP	HIGH POINT	SIG	SIGNAL
CC	CURB CUT	HYD	HYDRANT	SD	STORM DRAIN
CI	CURB INLET	INV	INVERT (ELEVATION)	SDMH	STORM DRAIN MANHOLE
OIP	CAST IRON PIPE	IRR	IRRIGATION	SF	SQUARE FEET
C&G	CURB AND GUTTER	JP	JOINT UTILITY POLE	SHT	SHEET
C CL	CENTERLINE	JT	JOINT UTILITY TRENCH	SL	STREET LIGHT
CLF	CHAIN LINK FENCE	L	LEFT/LENGTH	SLB	STREET LIGHT BOX
CMV	CITY OF MOUNTAIN VIEW	LL	LOT LINE	SLD	SEE LANDSCAPE DRAWINGS
CO	CLEANOUT	LAG	LOWEST ADJACENT GRADE	SL	STREET LIGHT CONDUIT
COMM	COMMUNICATION	LAT	LATERAL	SS	SANITARY SEWER
CONC	CONCRETE	LF	LINEAL FEET	SSCO	SANITARY SEWER CLEANOUT
CONST	CONSTRUCTION	LG	LIP OF GUTTER	SSD	SEE STRUCTURAL DRAWINGS
CR	CURB RETURN	MAX	MAXIMUM	SSMH	SANITARY SEWER MANHOLE
CU	COPPER	MIN	MINIMUM	ST	STREET
DET	DETAIL	MH	MANHOLE	STA	STATION
DI	DROP INLET	N	NORTH	STD	STANDARD DETAIL
DIP	DUCTILE IRON PIPE	(N)	NEW	SW	SIDEWALK
DWY	DRIVEWAY	N.T.S	NOT TO SCALE	T, TEL	TELEPHONE
DWG	DRAWING	O.D.	OUTSIDE DIMENSION	TC	TOP OF CURB
E	EAST/ELECTRIC	OFD	OVER FLOW DRAIN	TRC	TOP OF ROLLED CURB
(E).EX	EXISTING	OFF	OFFSET	TSW	TOP OF SCREEN WALL
ELEC	ELECTRIC	OH	OVERHEAD (WIRES)/	TW	TOP OF WALL
ELEV	ELEVATION	PB	PULL BOX	TYP	TYPICAL (OF SEVERAL)
EP	EDGE OF PAVEMENT	PCC	PORTLAND CEMENT CONCRETE	UNO	UNLESS NOTED OTHERWISE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PGE	PG&E EASEMENT	UG	UNDERGROUND
FC	FACE OF CURB	PIE	PRIVATE INGRESS, EGRESS EASEMENT	UTIL	UTILITY
FDC	FIRE DEPT CONNECTION	PIE	PRIVATE INGRESS, EGRESS EASEMENT	VCP	VITRIFIED CLAY PIPE
FF	FINISH FLOOR	PIV	POST INDICATOR VALVE	VF	VERIFY IN FIELD
FH	FIRE HYDRANT	P/L	PROPERTY LINE	WM	WATER METER
FT	FEET	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

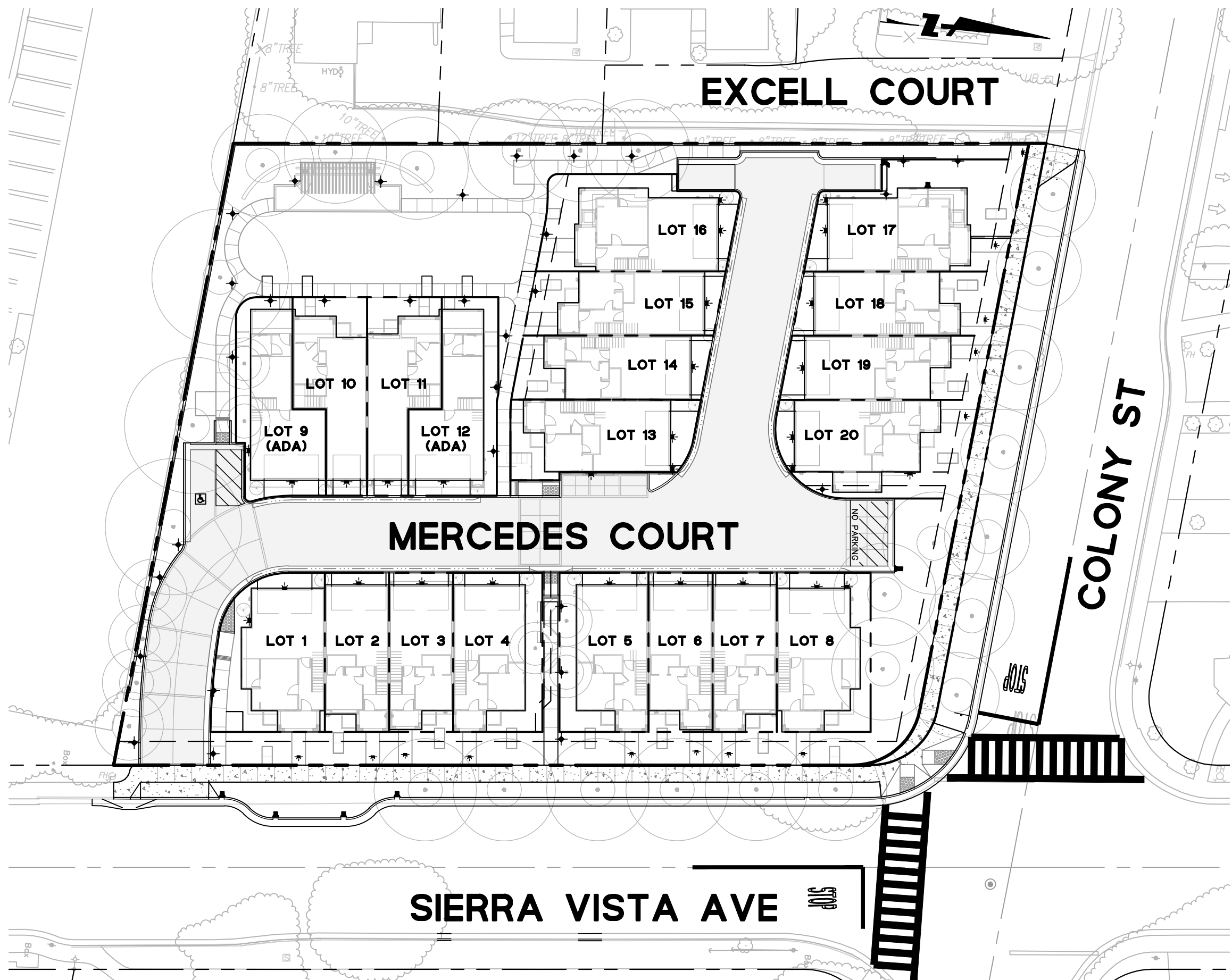
THE BEARING N05°41'09"W OF THE MONUMENT LINE OF SIERRA VISTA AVENUE, BETWEEN FOUND MONUMENTS, TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP, WAS ROTATED CLOCKWISE 00°55'51" FROM THE BEARING SHOWN AS S06°37'E PER MAP OF TRACT NO. 132, FILED FOR RECORD ON APRIL 14, 1941 IN BOOK 5 OF MAPS AT PAGE 541, RECORDS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



SITE MAP
N.T.S.



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 (659)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

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

Drawing Number:

CO.0



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
Sheet #

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 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

NOTES AND LEGENDS

Scale:

Date:

March 24, 2025

Scale:

Job:

24-308

Design:

KTL

Drawn:

KTL

Checked:

KTL

North:

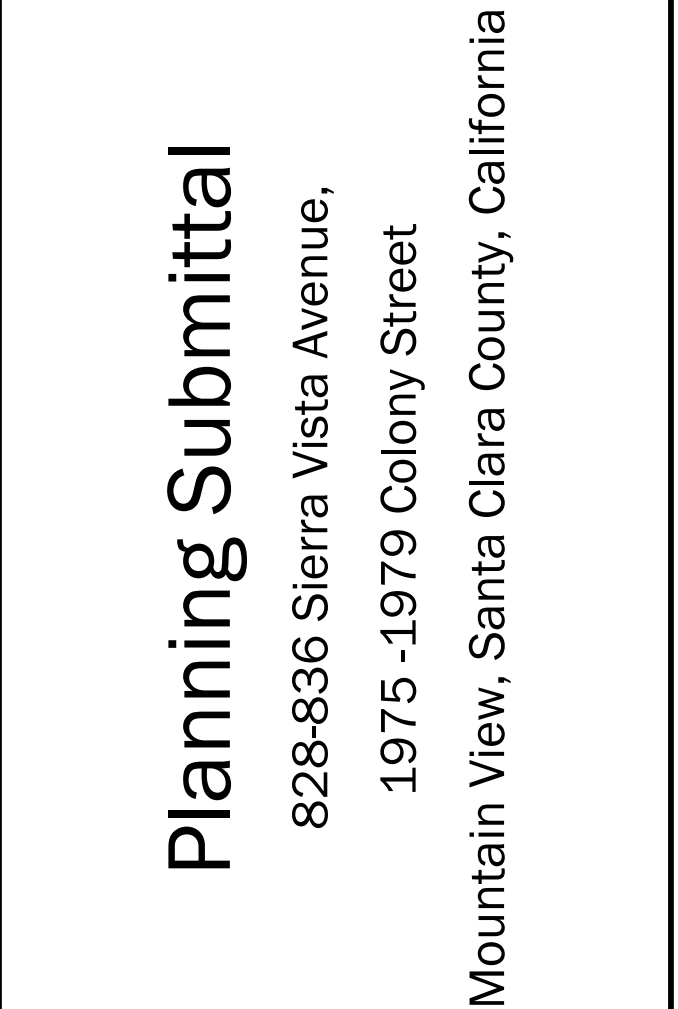
Sheet:

L-1.0

of 10 Sheets

A close-up photograph of a concrete wall. The wall shows horizontal layers of aggregate and a vertical crack running through the center. The concrete appears aged and weathered.

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



the landscape design plan."

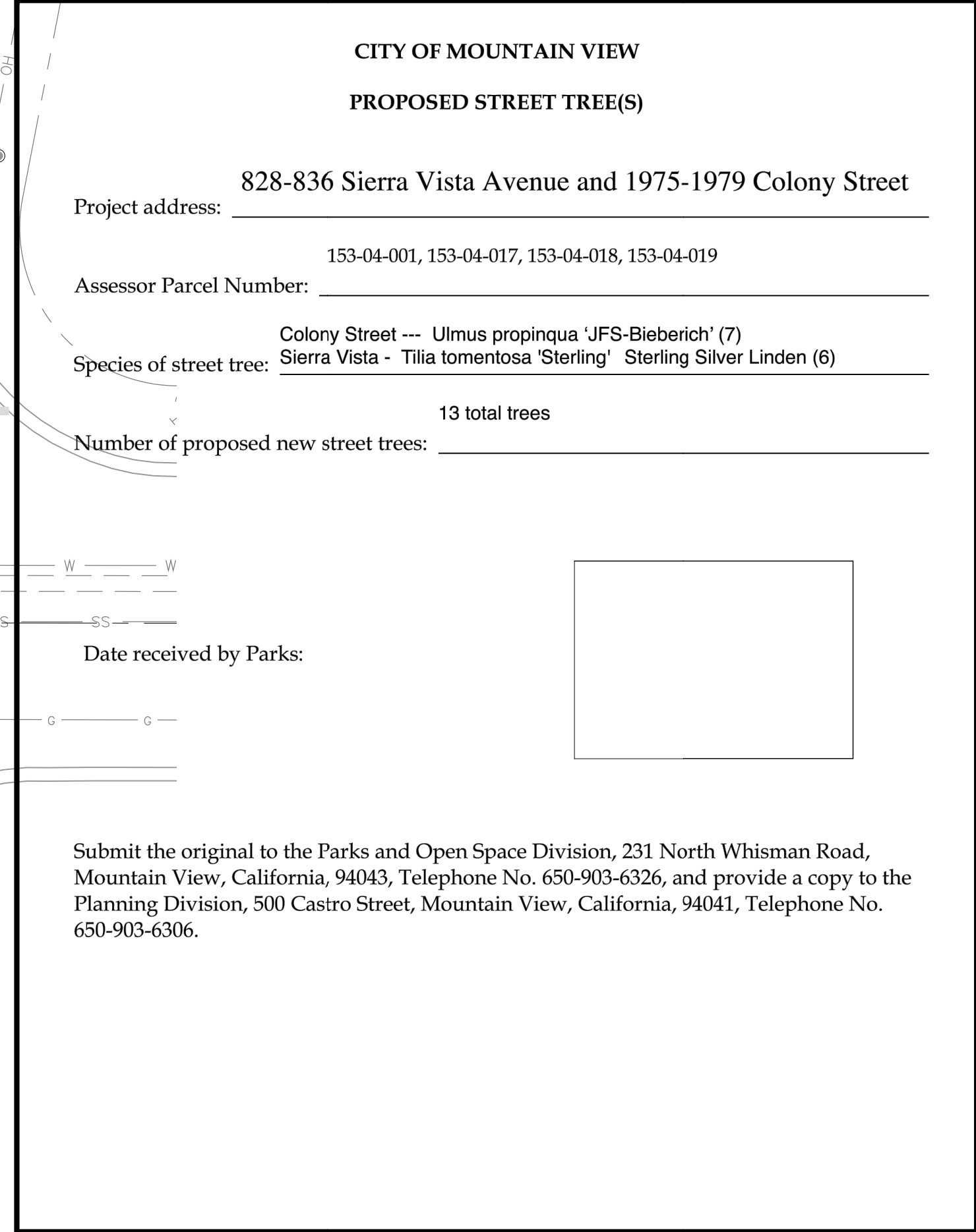
LA 4177

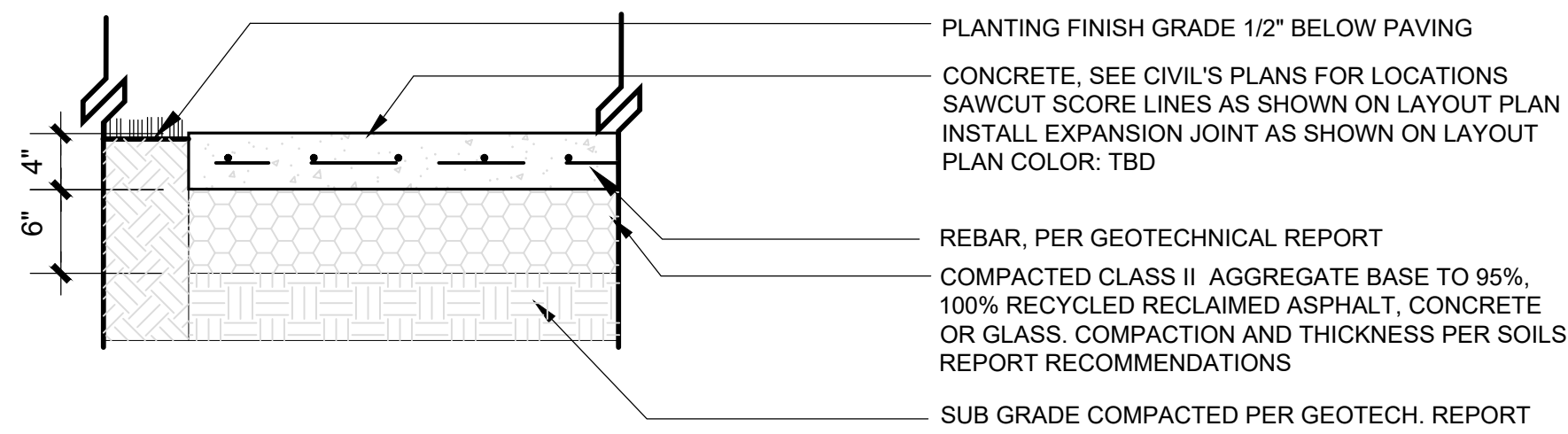
LAYOUT PLAN

Scale:

1

of 61 Sheets



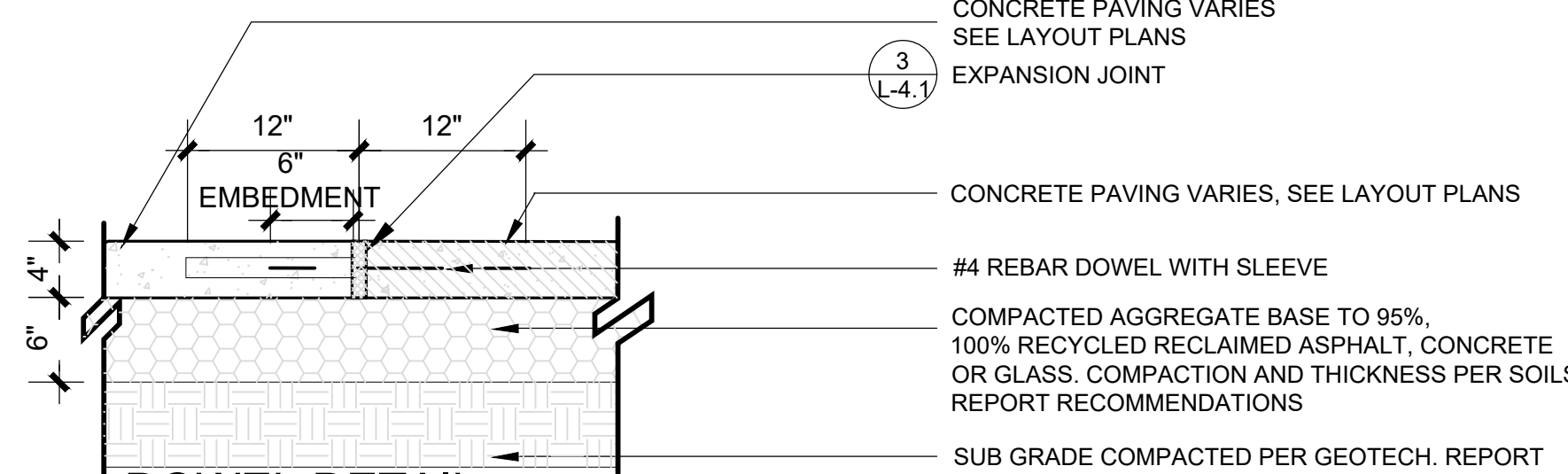


FINISH: MEDIUM BROOM FINISH
COLOR: SANDSTONE
WWW.DAVISCOLORS.COM
800-356-4848

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

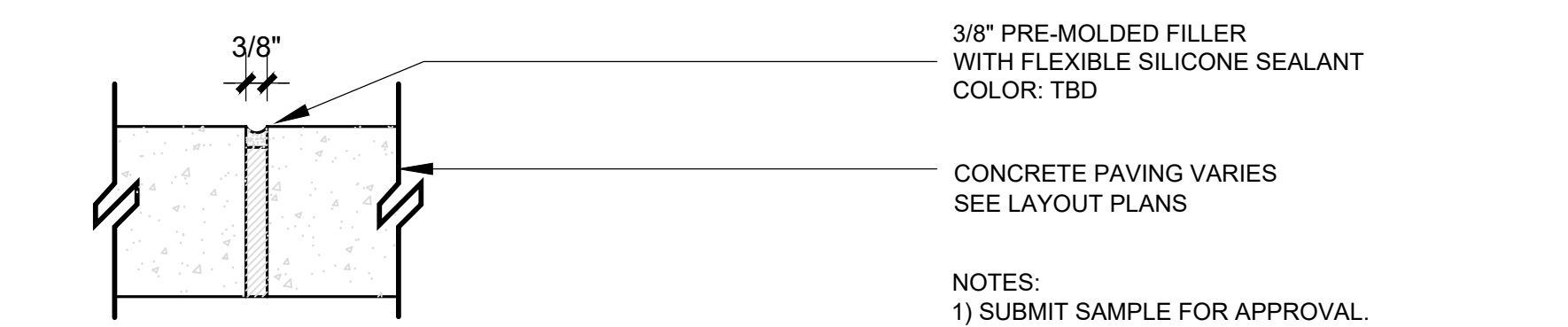
1 PEDESTRIAN CONCRETE PAVING

SCALE: 1"=1'-0"



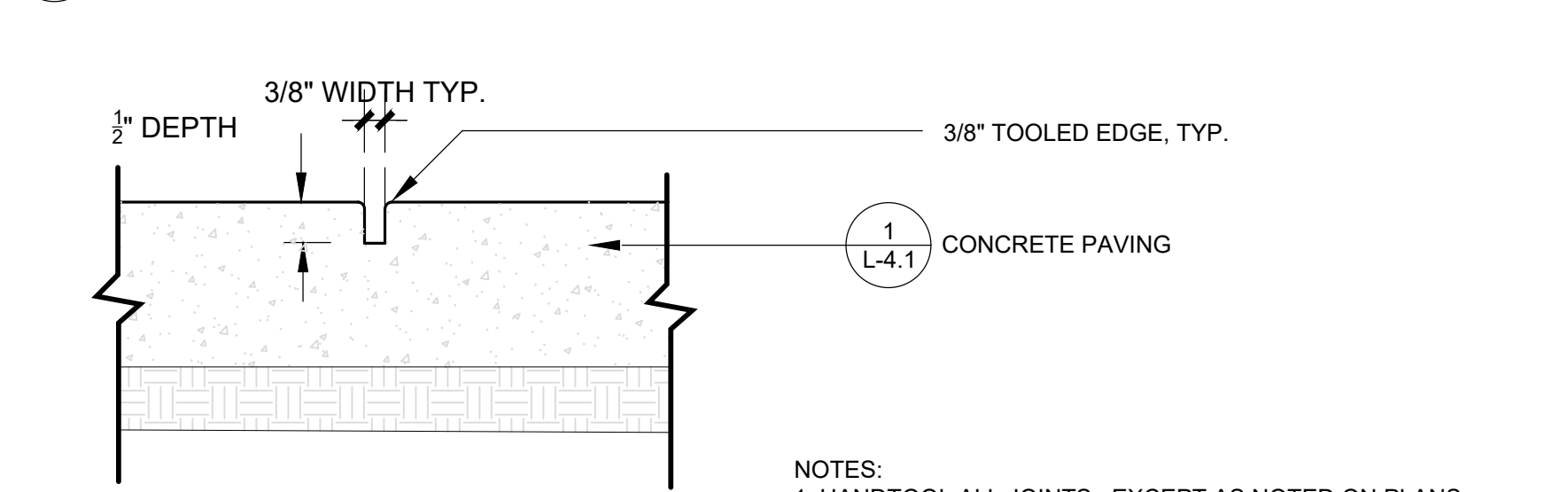
2 DOWEL DETAIL

SCALE: 1"=1'-0"



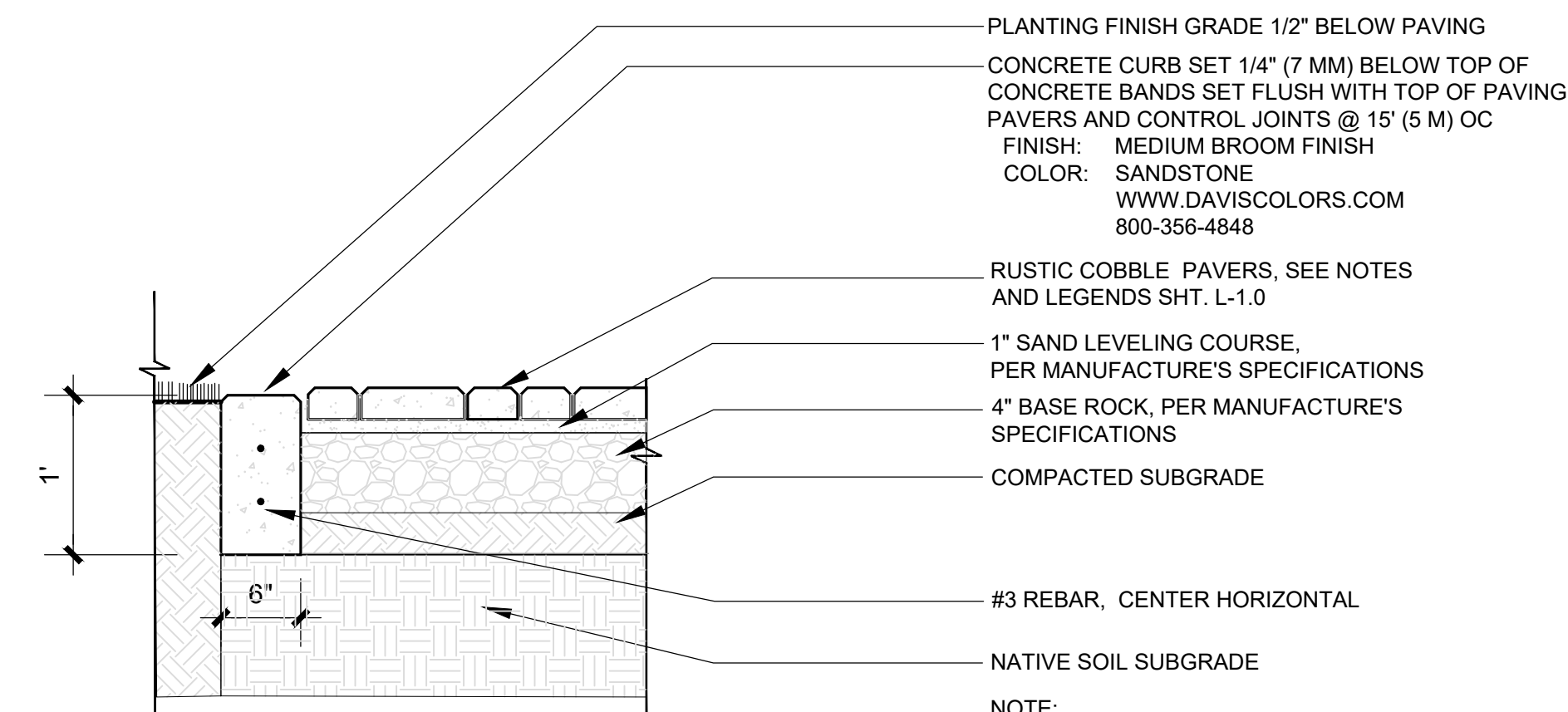
3 EXPANSION JOINT

3" = 1'-0"



4 CONTROL JOINT

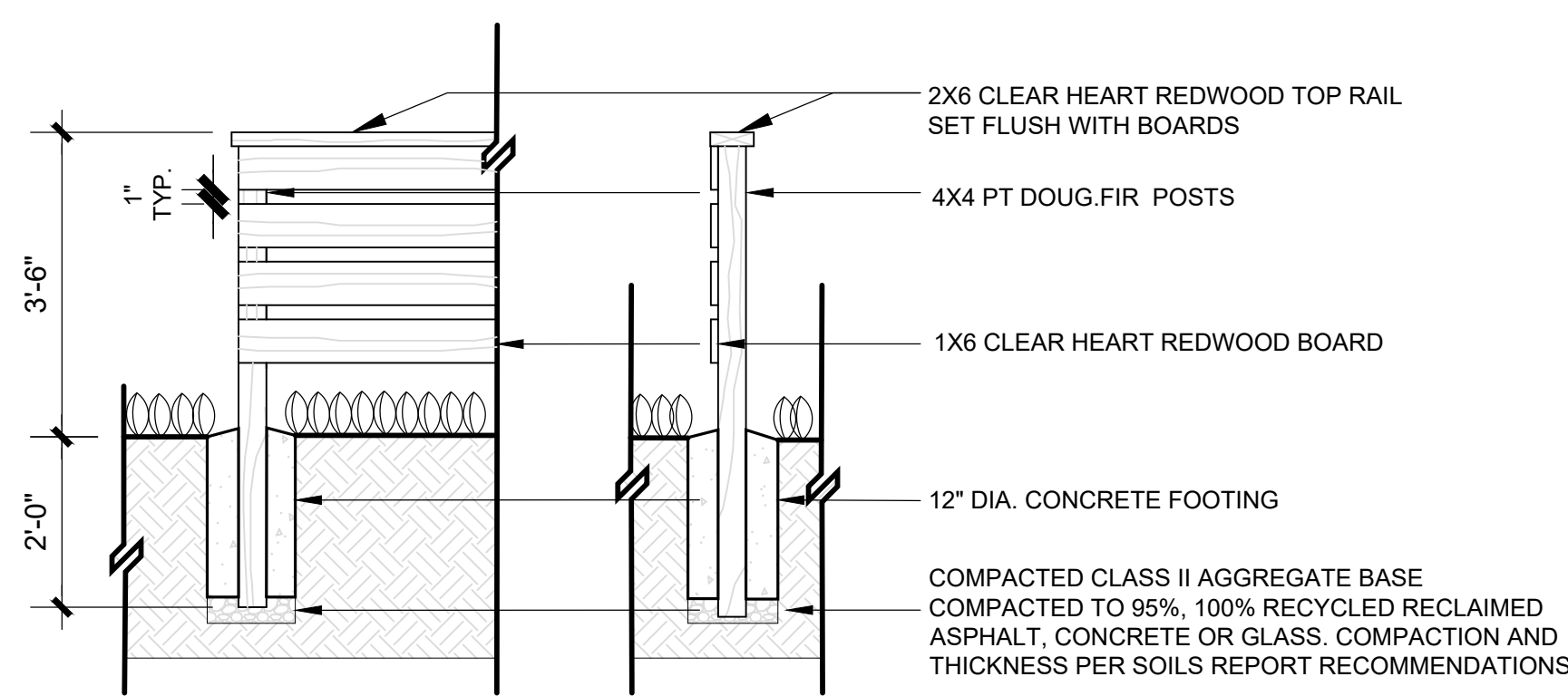
SCALE: 3"=1'-0"



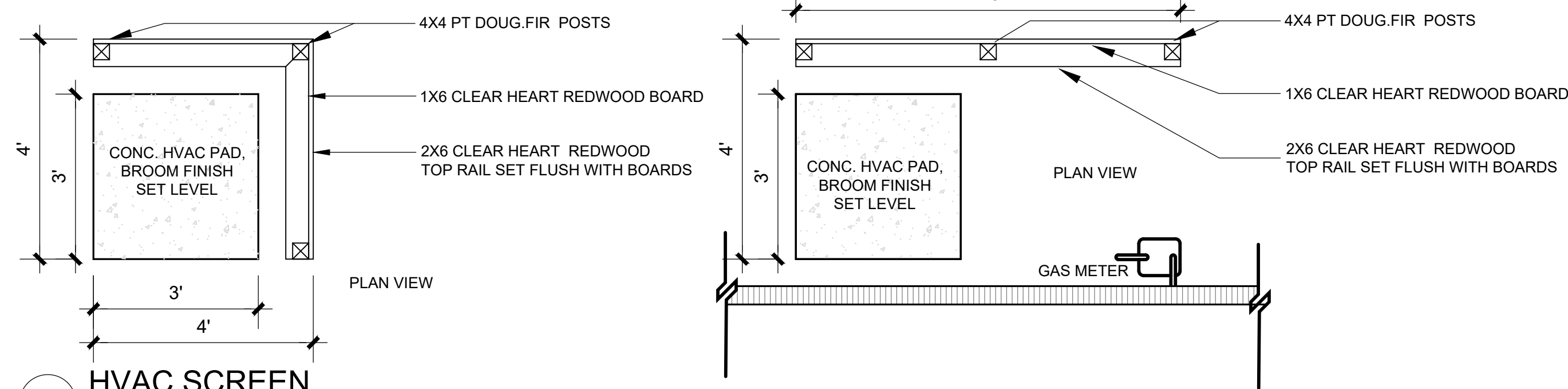
- NOTE:
1. CONCRETE HEADER FOR USE AT COMMUNITY PATIO.
2. STEEL HEADER FOR USE AT PEDESTRIAN PATHWAYS, SEE DETAIL 1 ON SHEET L-1.0

5 PRECAST PAVERS: PEDESTRIAN

SCALE: 1"=1'-0"

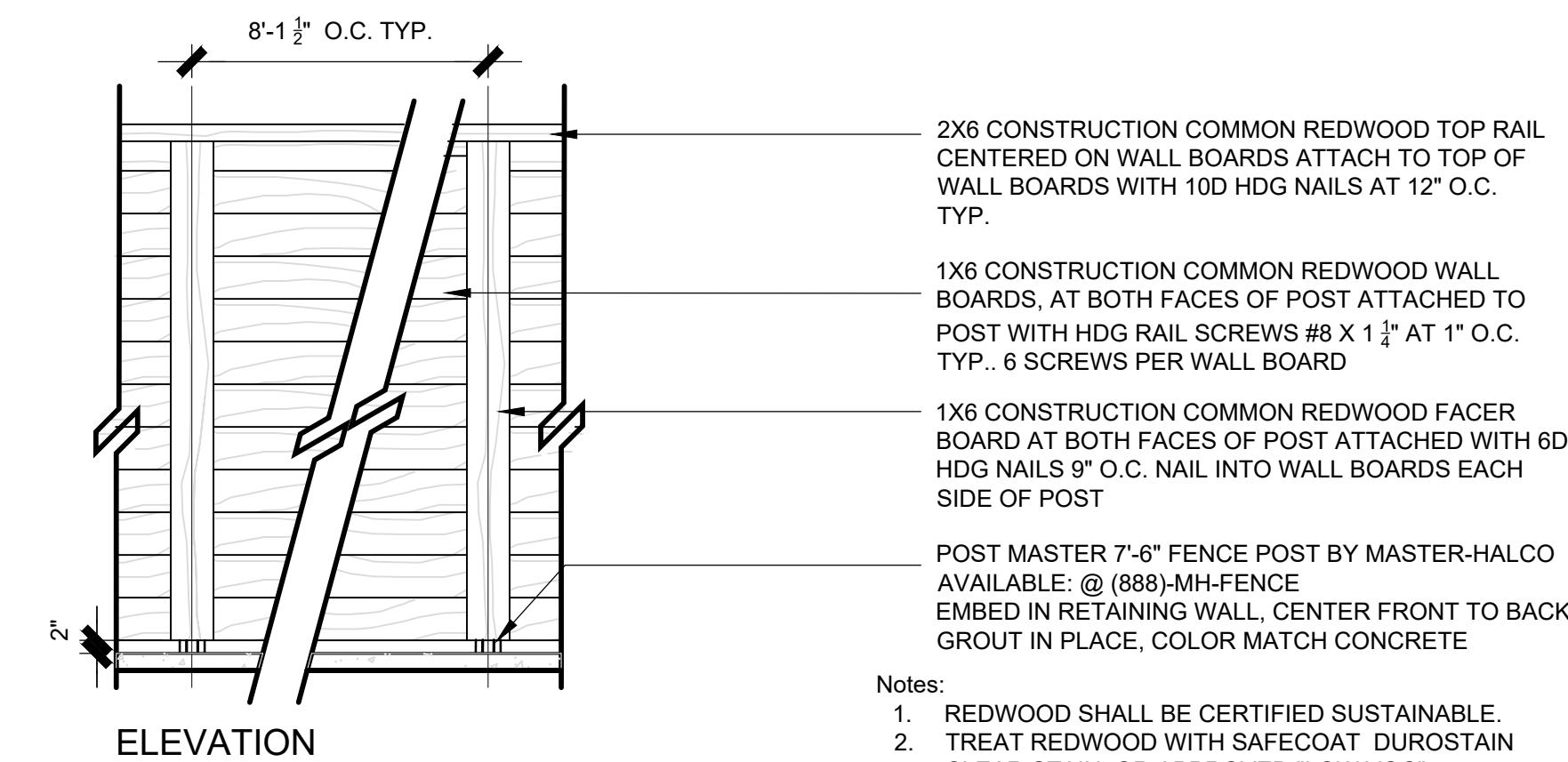


- Notes:
1. REDWOOD SHALL BE CERTIFIED SUSTAINABLE.
2. TREAT REDWOOD WITH SAFE COAT DUROSTAIN CLEAR STAIN, OR APPROVED "LOW VOC" EQUAL.
3. ALL METAL COMPONENTS SHALL HOT DIPPED GALVANIZED



6 HVAC SCREEN

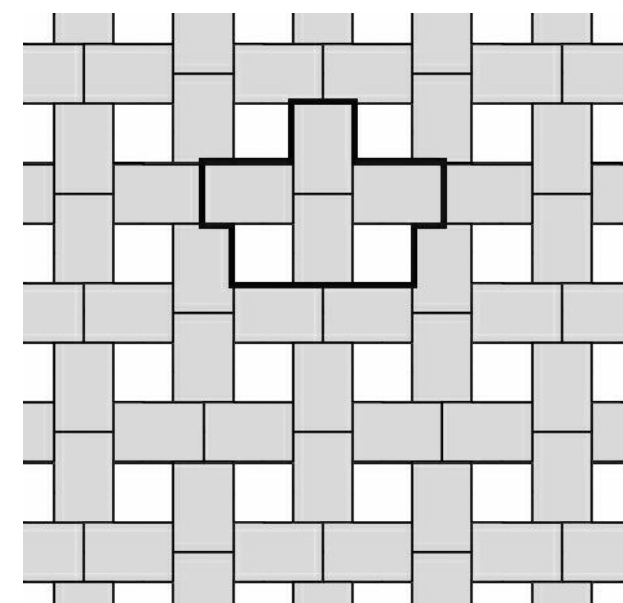
SCALE: 1/2"=1'-0"



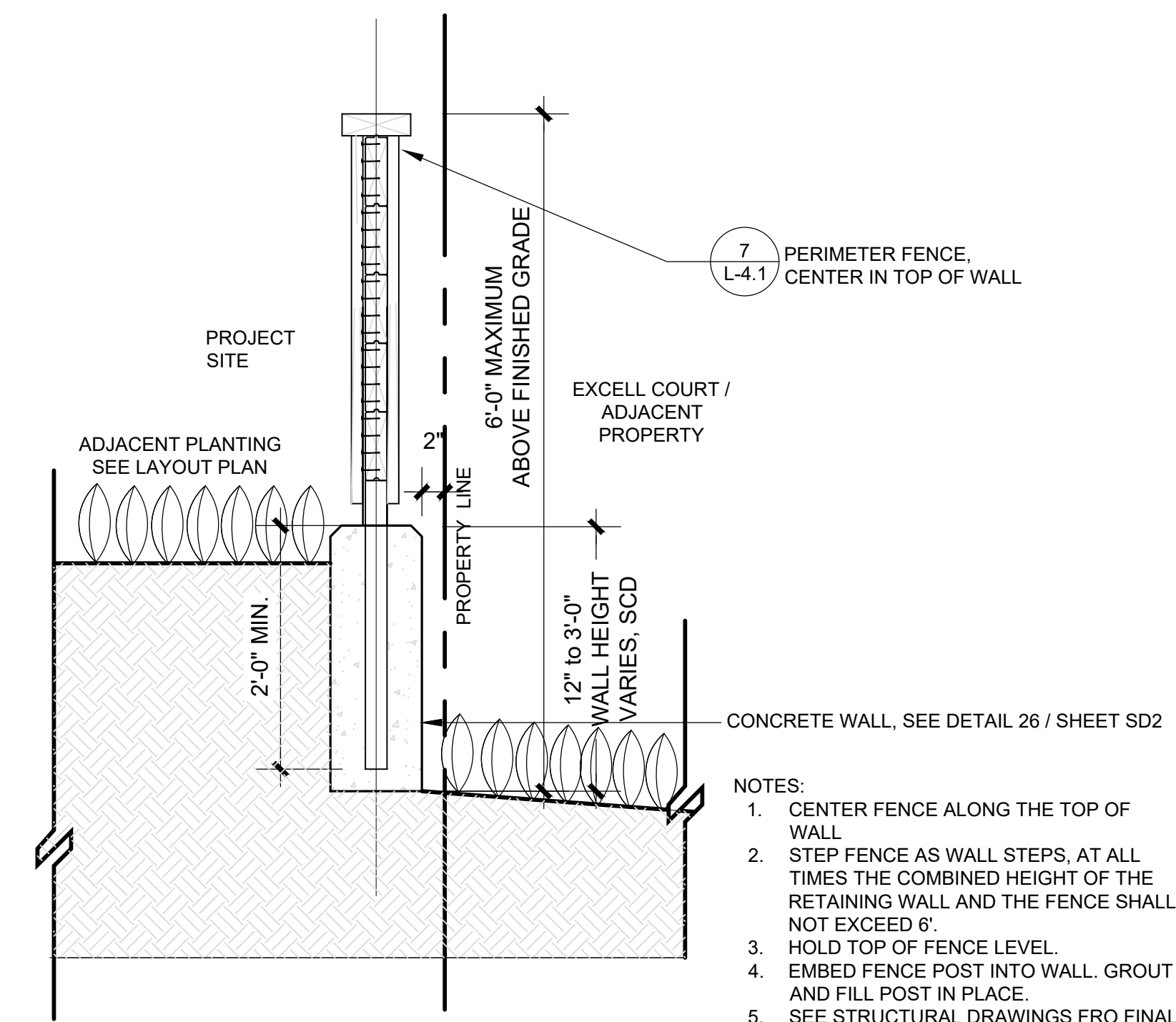
- Notes:
1. REDWOOD SHALL BE CERTIFIED SUSTAINABLE.
2. TREAT REDWOOD WITH SAFE COAT DUROSTAIN CLEAR STAIN, OR APPROVED "LOW VOC" EQUAL.
3. ALL METAL COMPONENTS SHALL HOT DIPPED GALVANIZED

7 PERIMETER FENCE

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



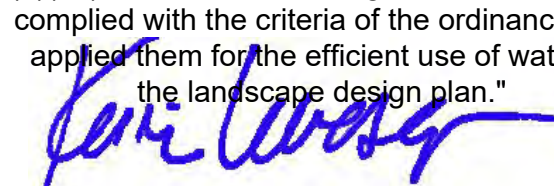
PEDESTRIAN PAVING
RUSTIC COBBLE PAVERS (60MM)
AVAILABLE: PACIFIC INTERLOCK PAVERS
408.379.1436
COLOR: B5 MOJAVE DUNES
PATTERN: OLD TOWN

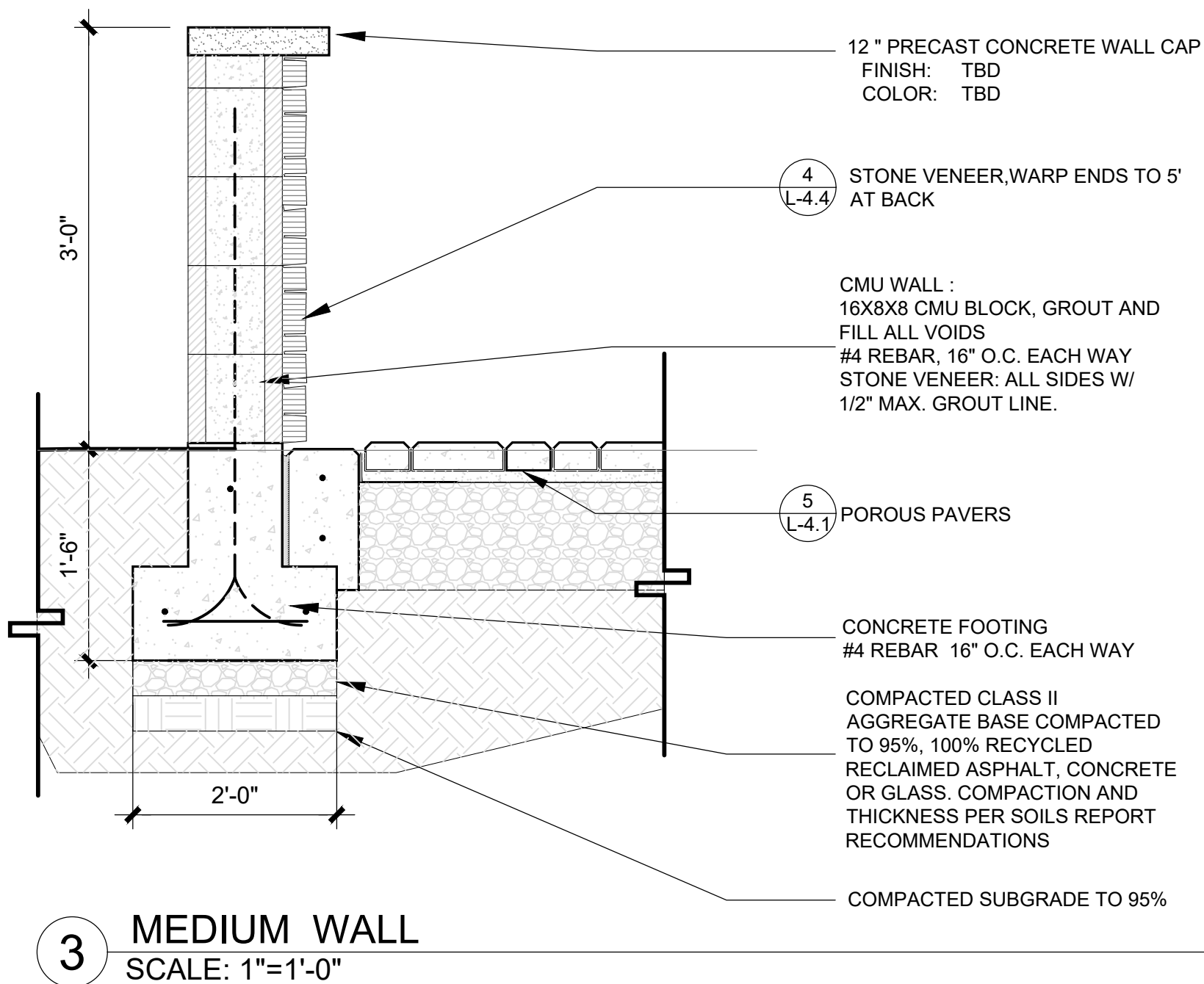
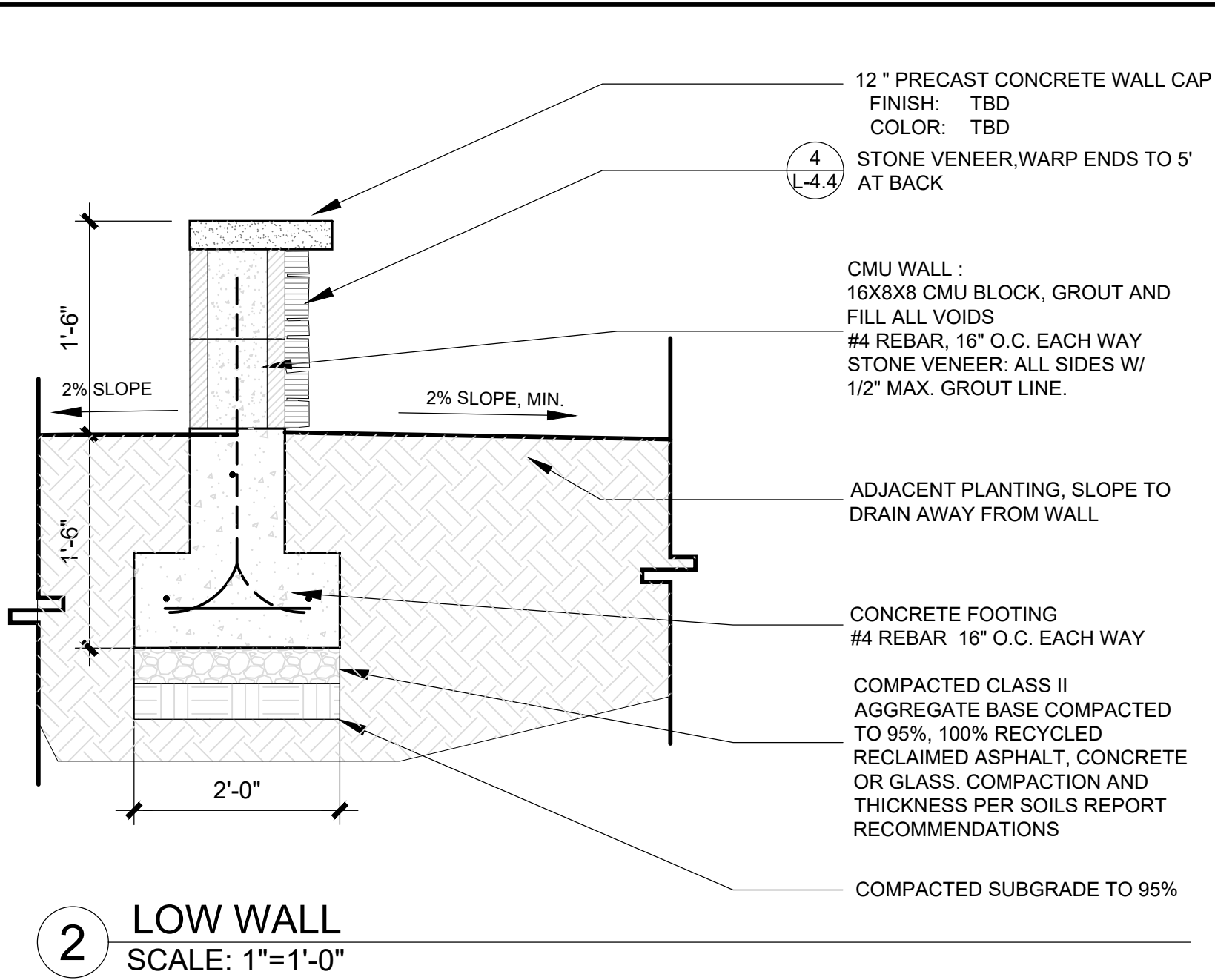
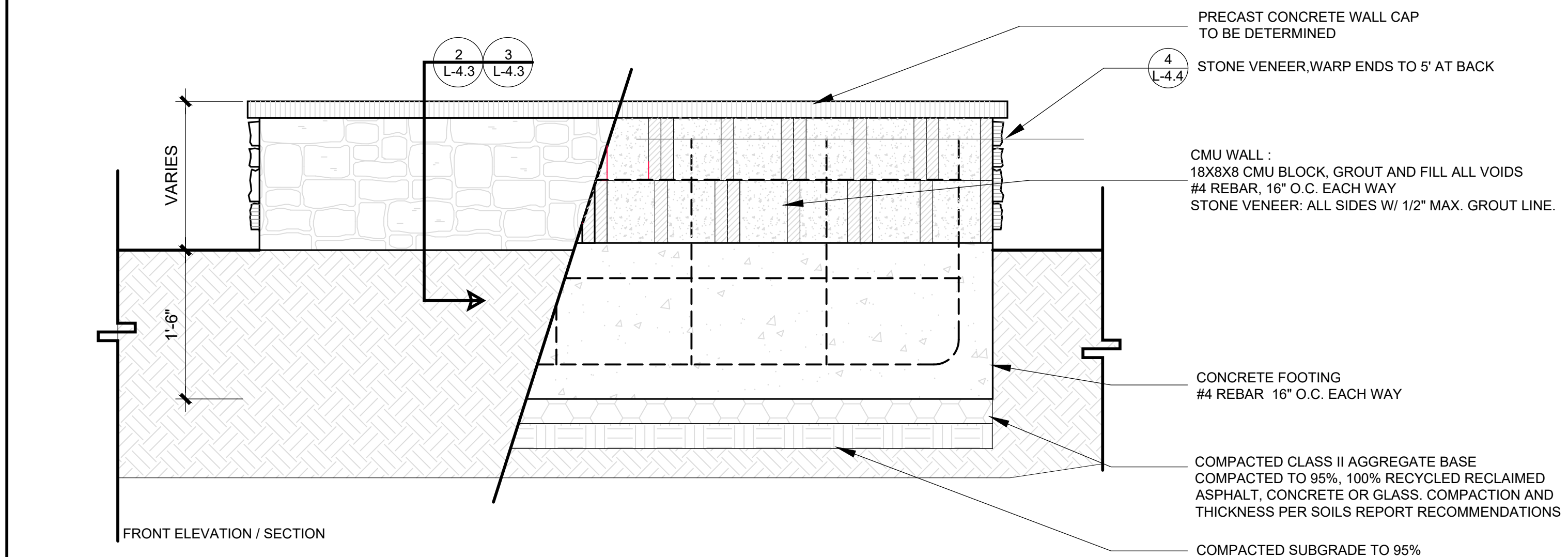
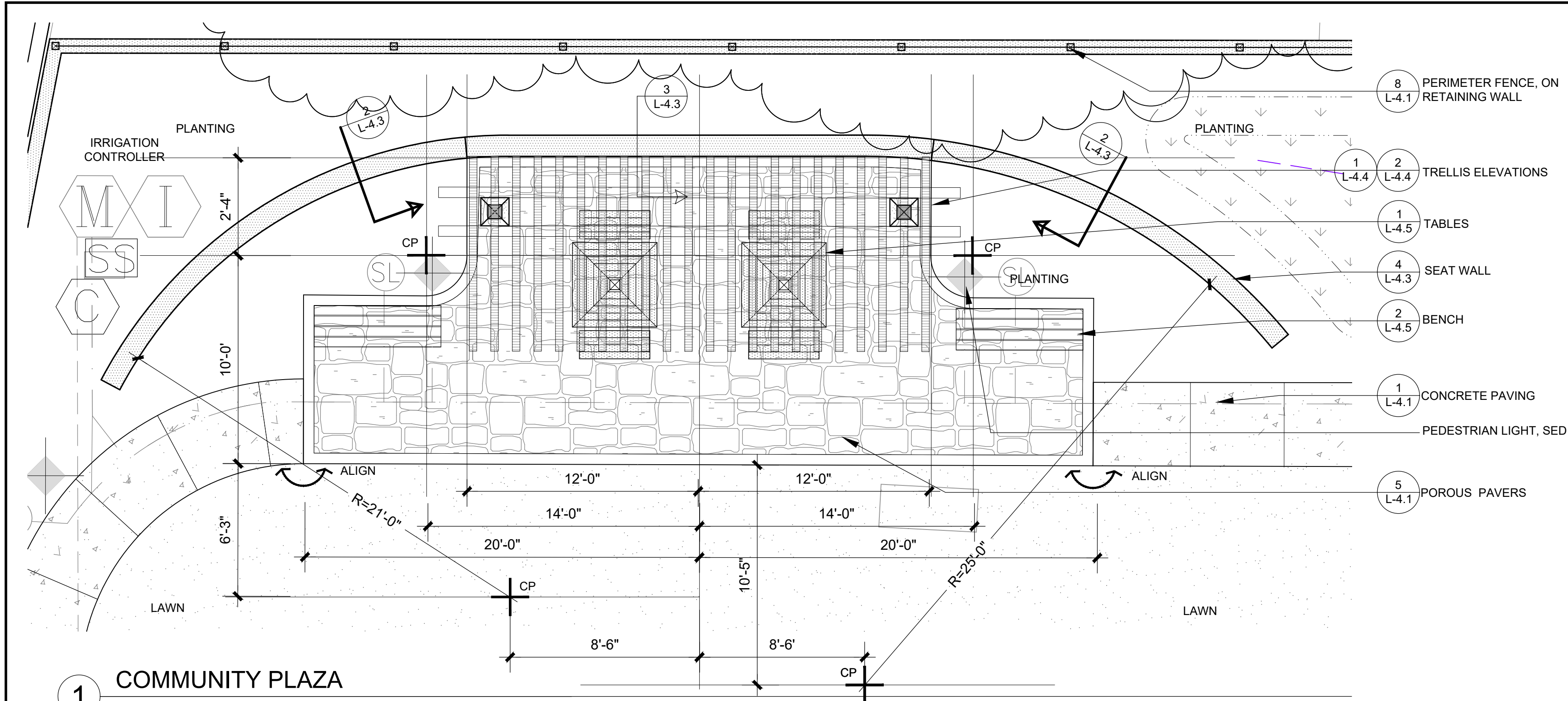


- NOTES:
1. CENTER FENCE ALONG THE TOP OF WALL
2. STEP FENCE AS WALL STEPS, AT ALL TIMES THE COMBINED HEIGHT OF THE RETAINING WALL AND THE FENCE SHALL NOT EXCEED 6'.
3. HOLD TOP OF FENCE LEVEL.
4. EMBED FENCE POST INTO WALL. GROUT AND FILL POST IN PLACE.
5. SEE STRUCTURAL DRAWINGS FRO FINAL DETAILS.

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 LA 4117					
LANDSCAPE PLANS					
CONSTRUCTION DETAILS					
Scale:					
Date: March 24, 2025		Scale:			
Job: 24-308	Design: KTL	Drawn: KTL	Checked: KTL		
North:		Sheet:			
L-4.1 of 01 Sheets					



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



AS-BUILTS
PREPARED FROM LANDSCAPE CONTRACTORS RECORDS
BY: DATE: 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
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-4.3

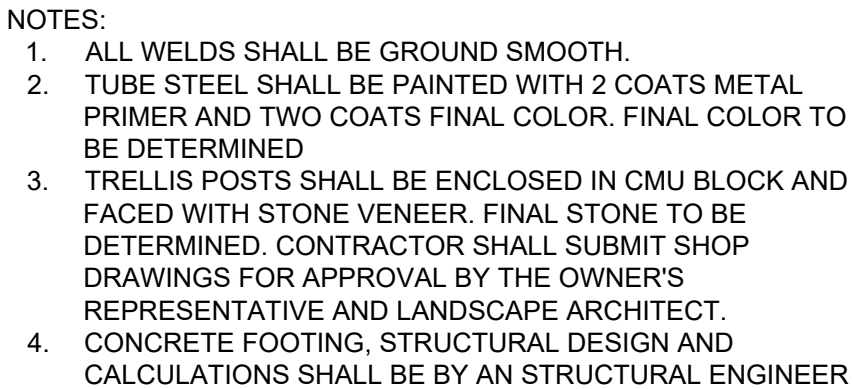
of 01 Sheets

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

the landscape design plan."

Scale:

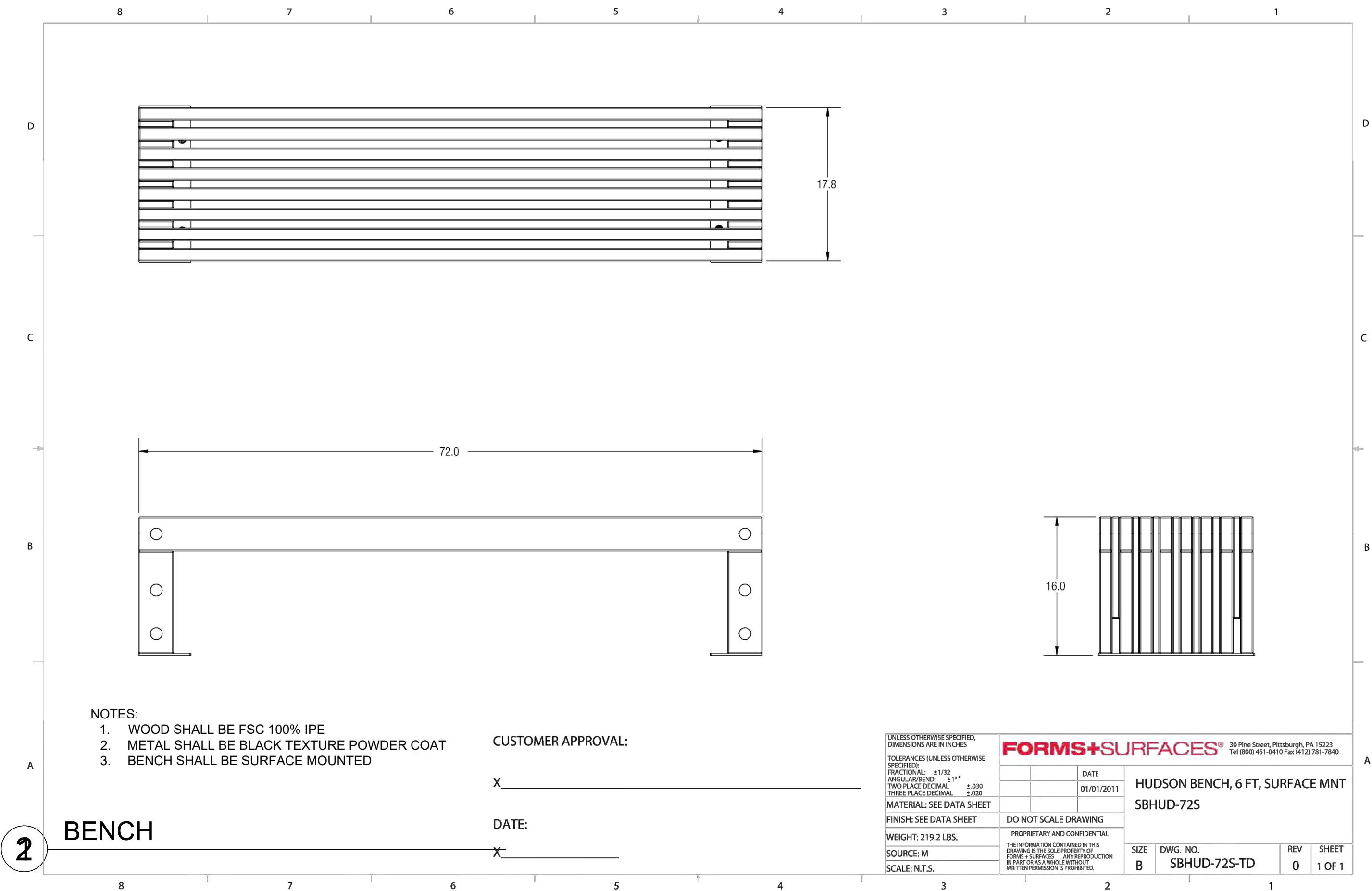
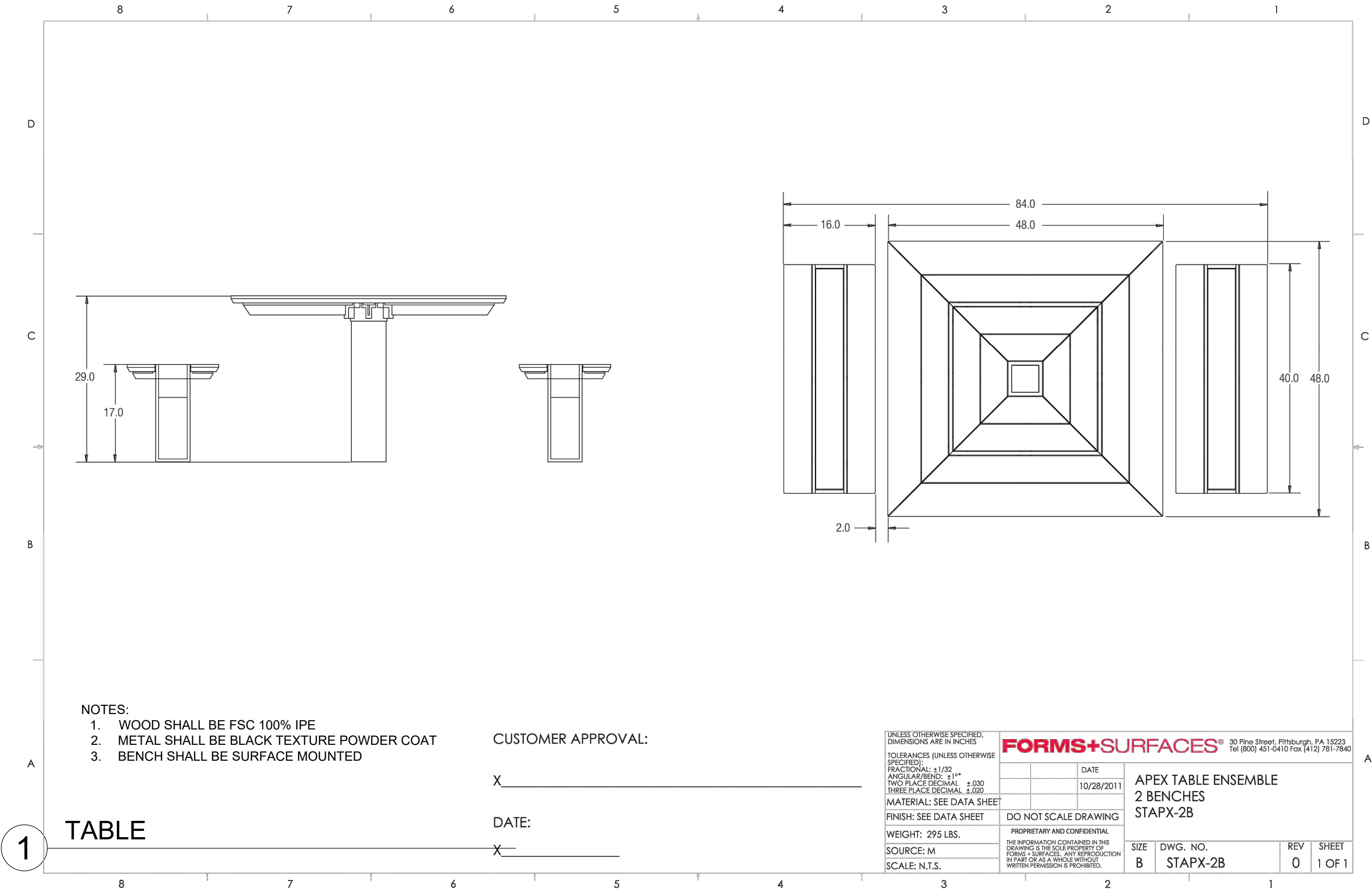
of 61 Sheets



NOTES:

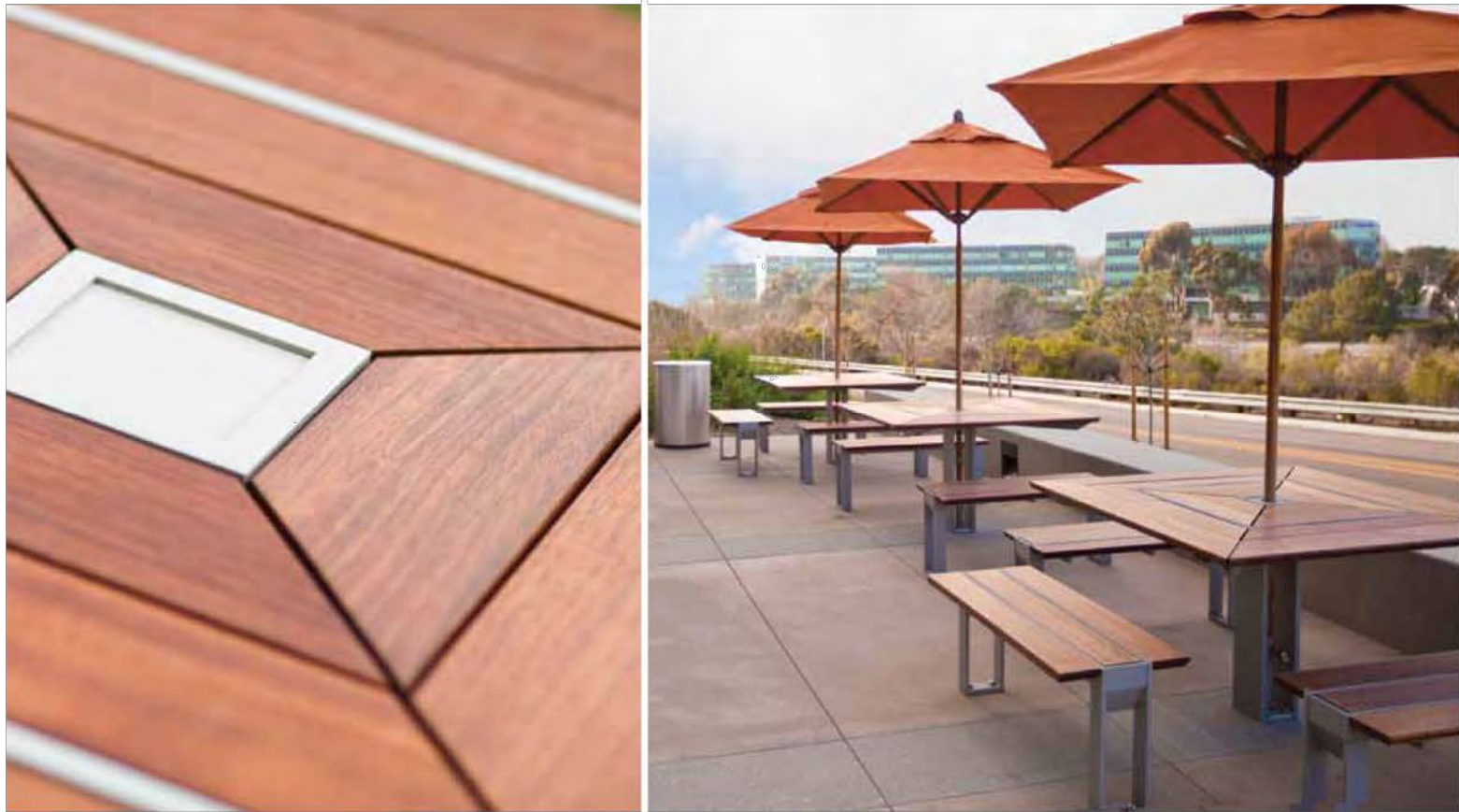
1. ALL WELDS SHALL BE GROUND SMOOTH.
2. TUBE STEEL SHALL BE PAINTED WITH 2 COATS METAL PRIMER AND TWO COATS FINAL COLOR. FINAL COLOR TO BE DETERMINED
3. TRELLIS POSTS SHALL BE ENCLOSED IN CMU BLOCK AND FACED WITH STONE VENER. FINAL STONE TO BE DETERMINED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL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

4 STONE VENEER



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

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

CONSTRUCTION DETAILS

Scale:

Date: March 24, 2025

Scale:

Job: 24-308

Design: KTL

Drawn: KTL

Checked: KTL

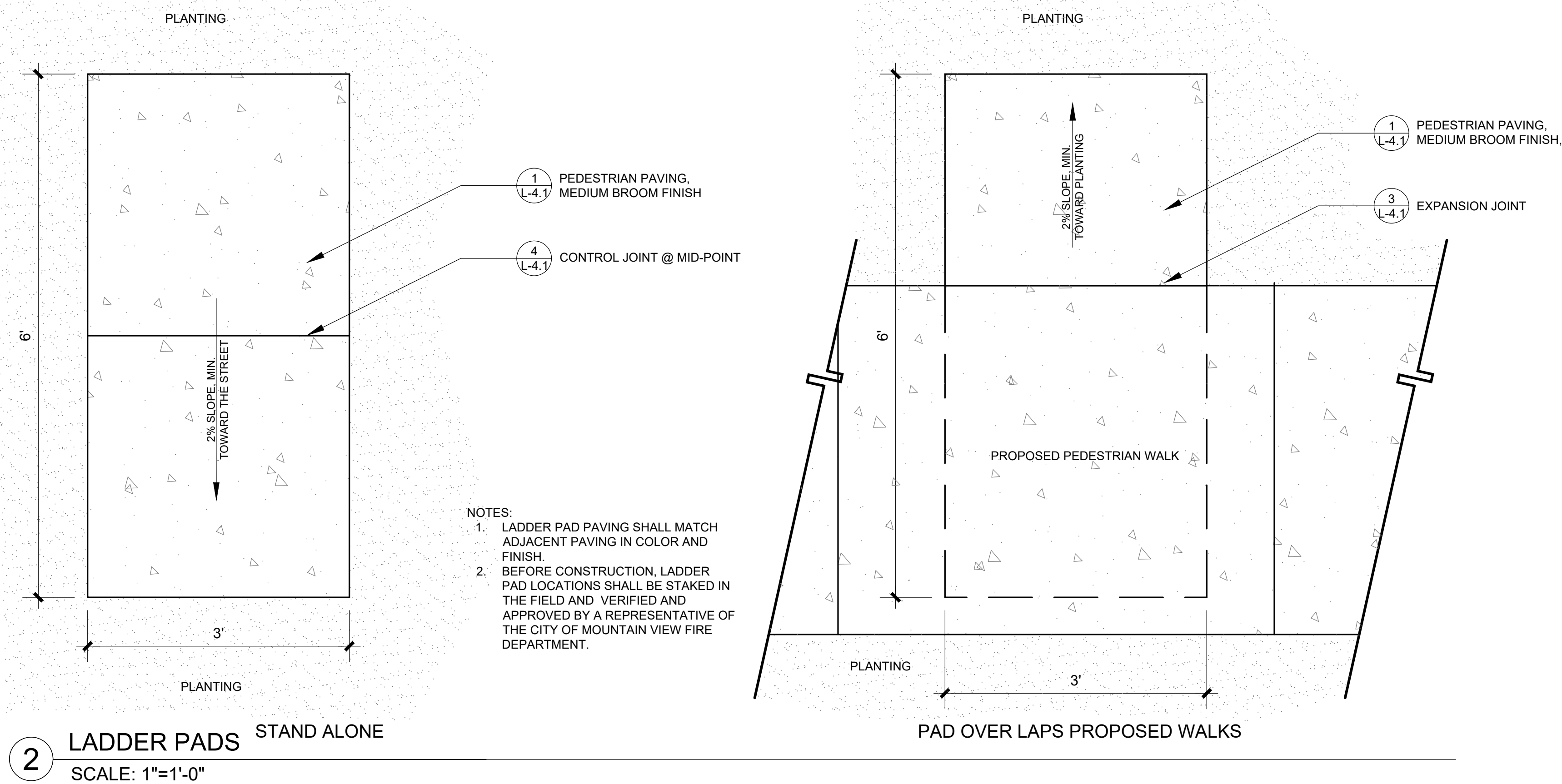
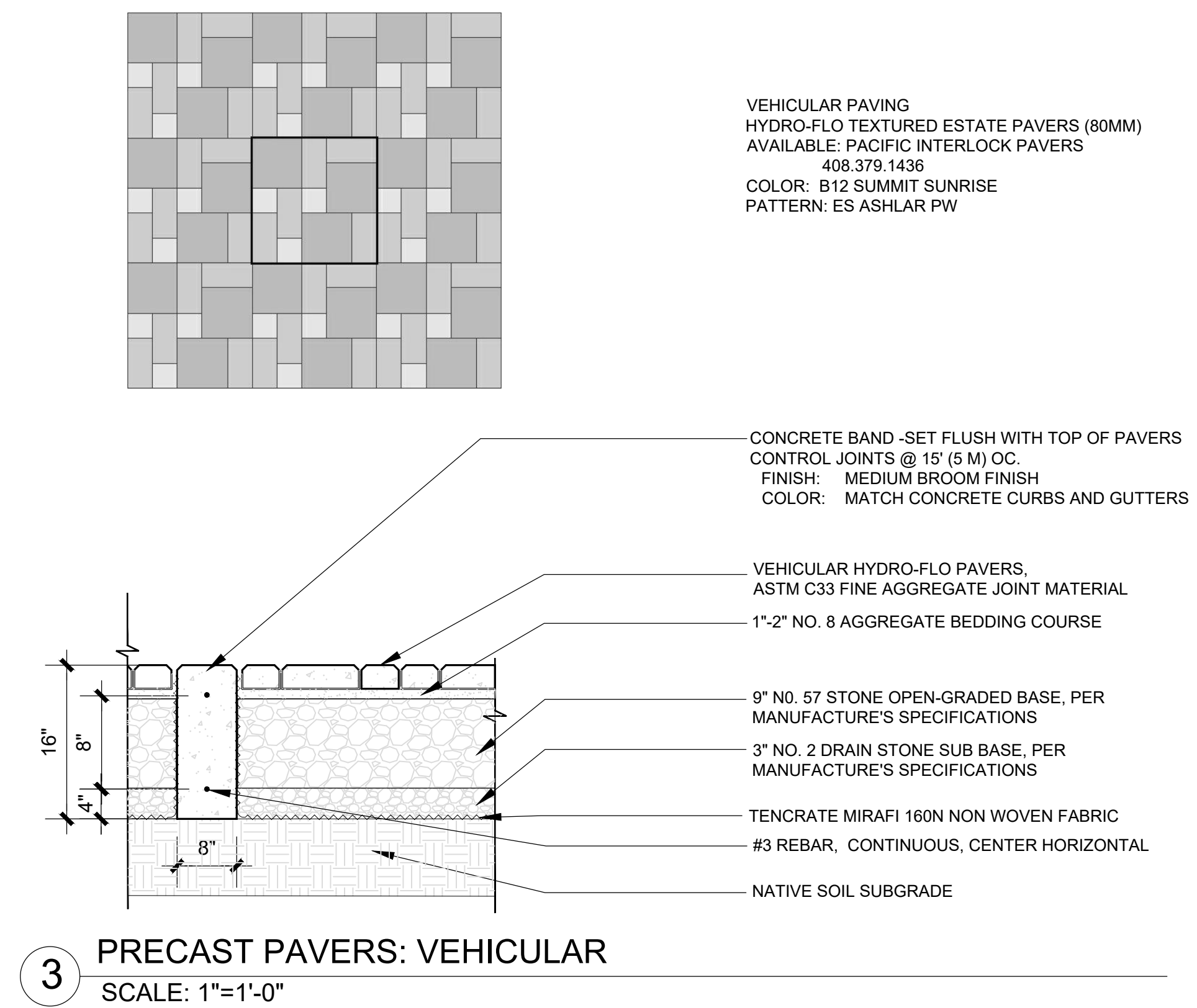
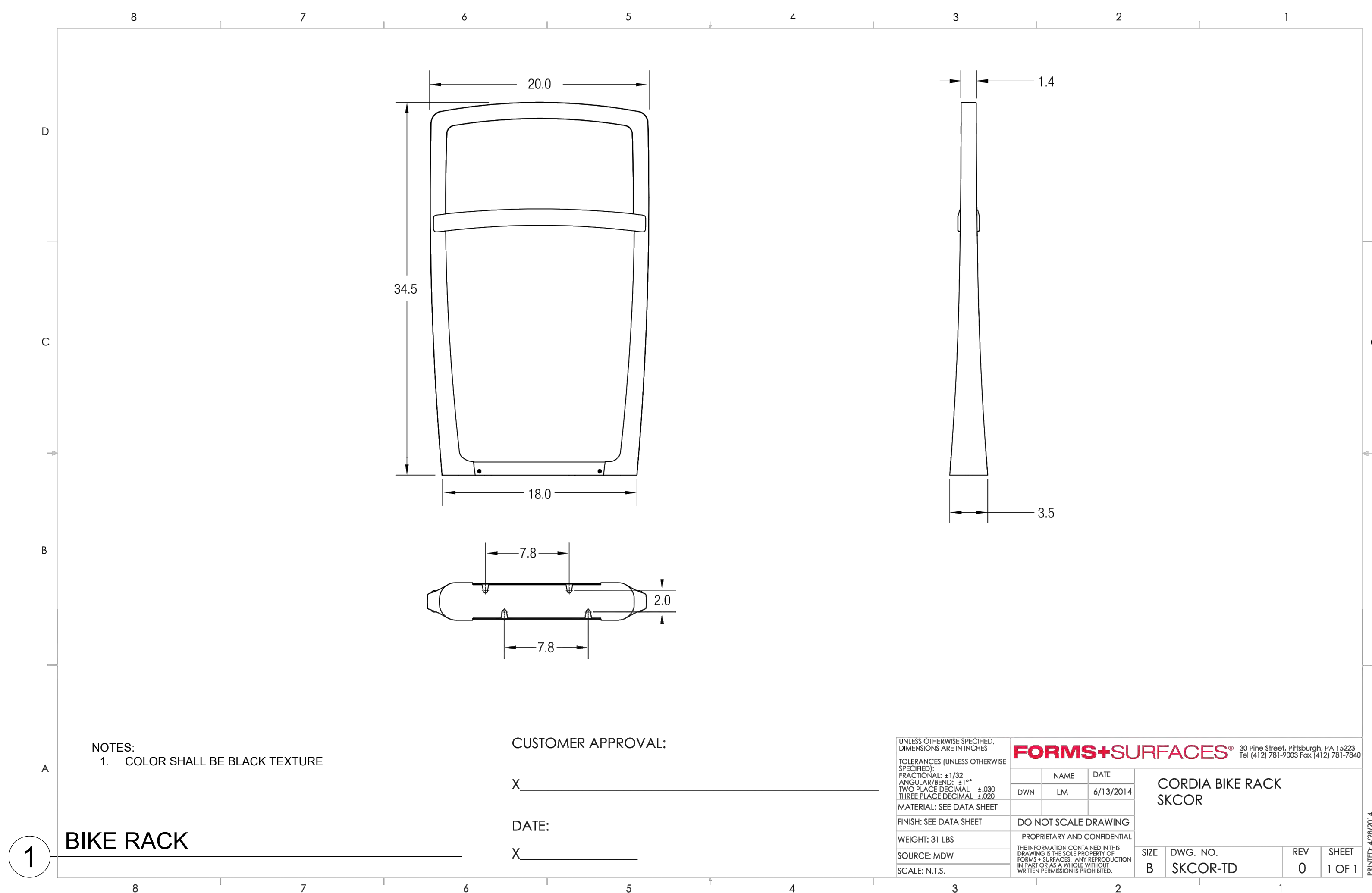
North:

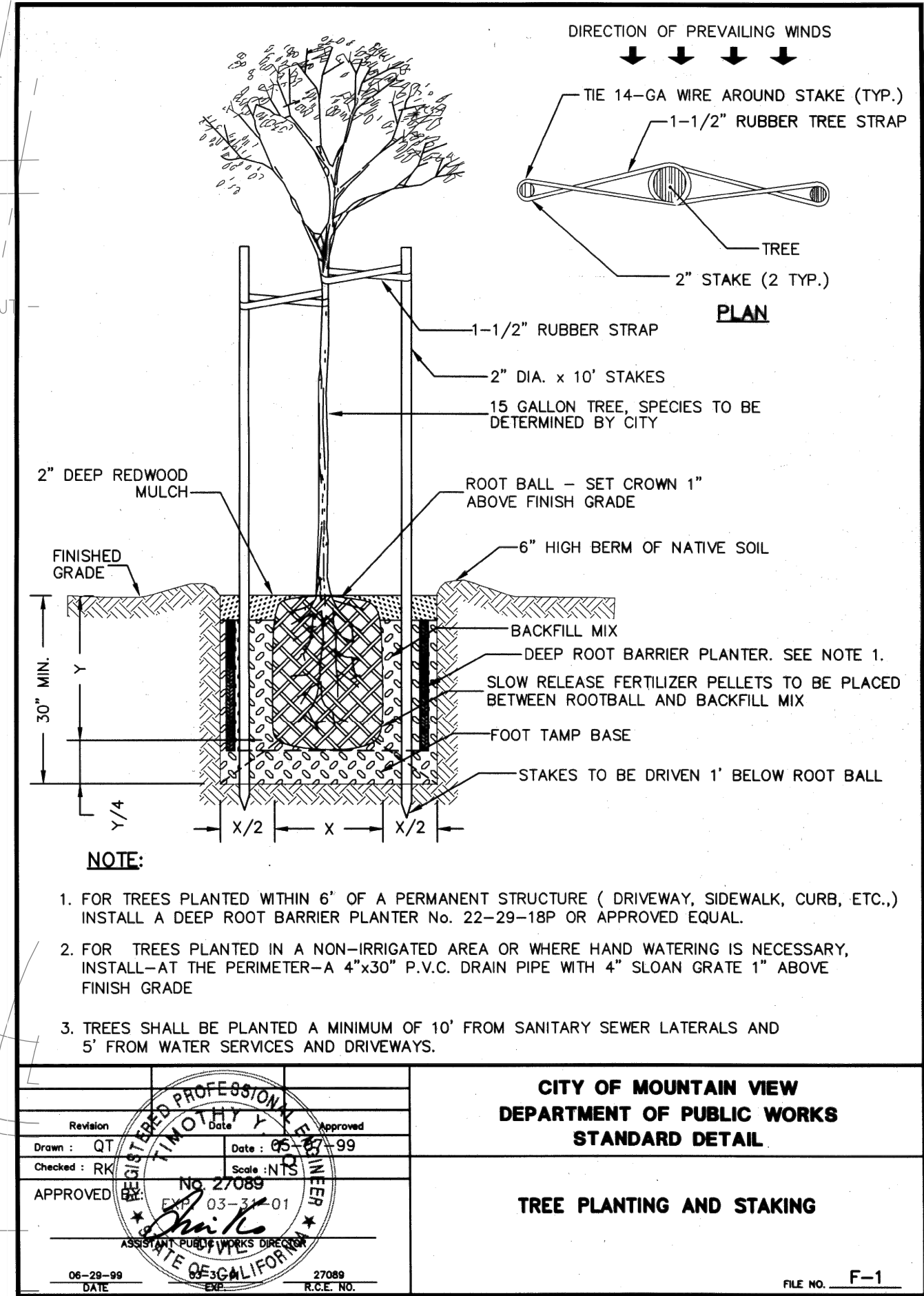
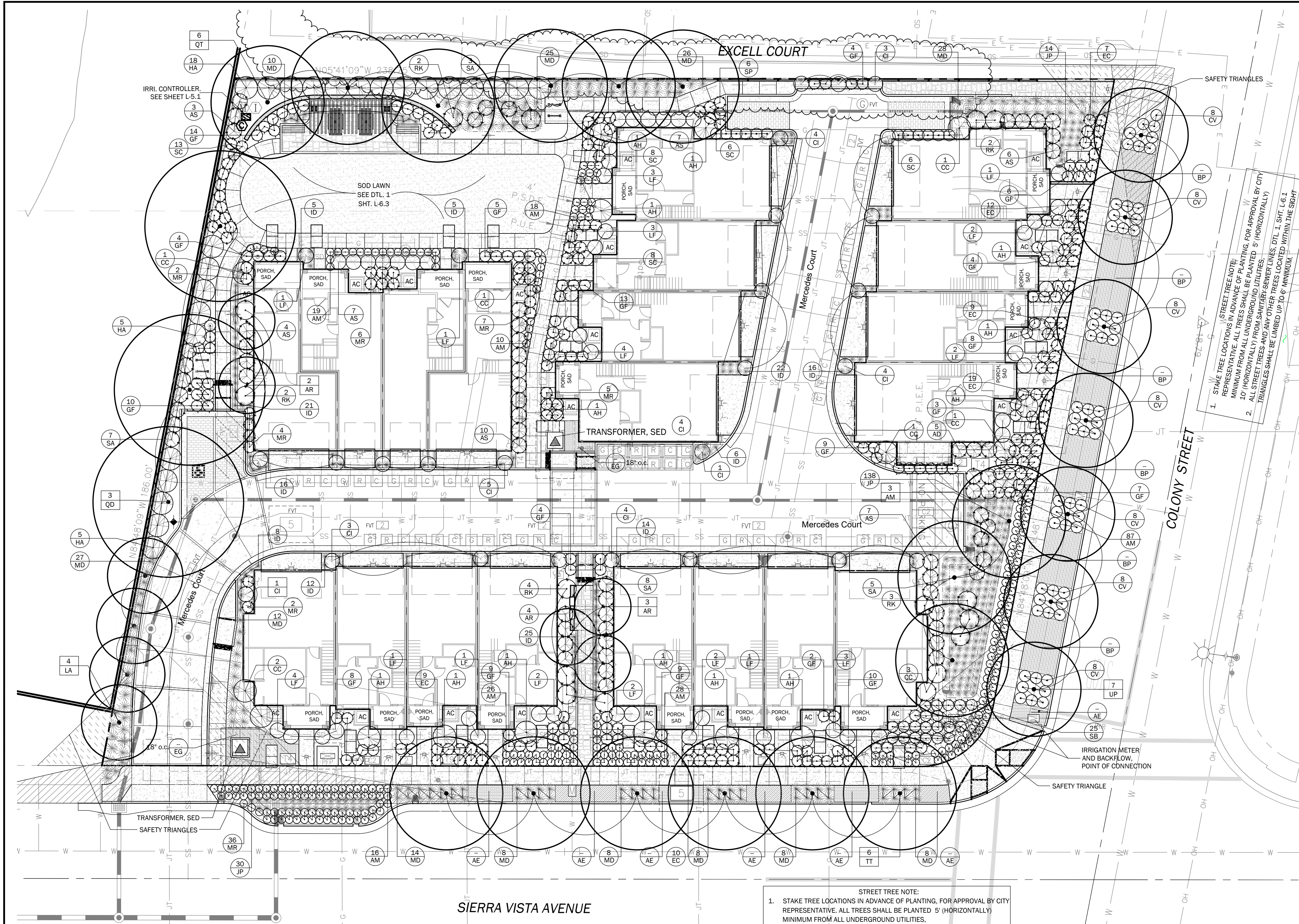
Sheet:

L-4.5

of

Sheets

[illegible]



1 TREE STAKING DETAIL
N.T.S

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

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

PLANT LIST

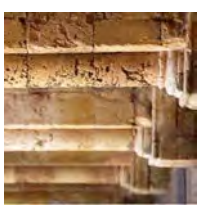
Qty.	Sym.	Size	WUCOLS	Botanical Name	Common Name	Notes
Non-Native Shrubs						
21	CI	25" box	Low	Cupressus sempervirens 'Dwarf Compacta'	Dwarf Italian Cypress	
56	CV	5 gal.	Low	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	
Native Herbaceous:						
233	AM	1 gal.	Low	Achillea millefolium 'Sonoma 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

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%

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



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

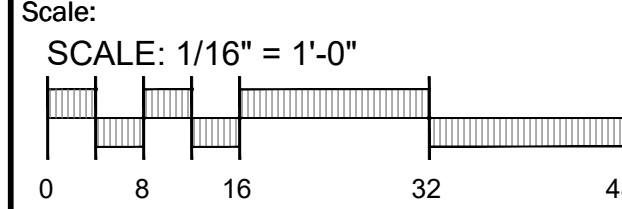
Per MWEL 492.6 Landscape Design Plans
(b)(13) contain the following statement. "I have
complied with the criteria of the ordinance and
applied them for the efficient use of water in
the landscape design plan."

KEVIN LEVESQUE

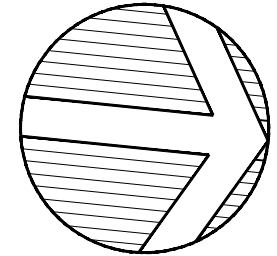
LA 4177

LANDSCAPE
PLANS

PLANTING PLAN

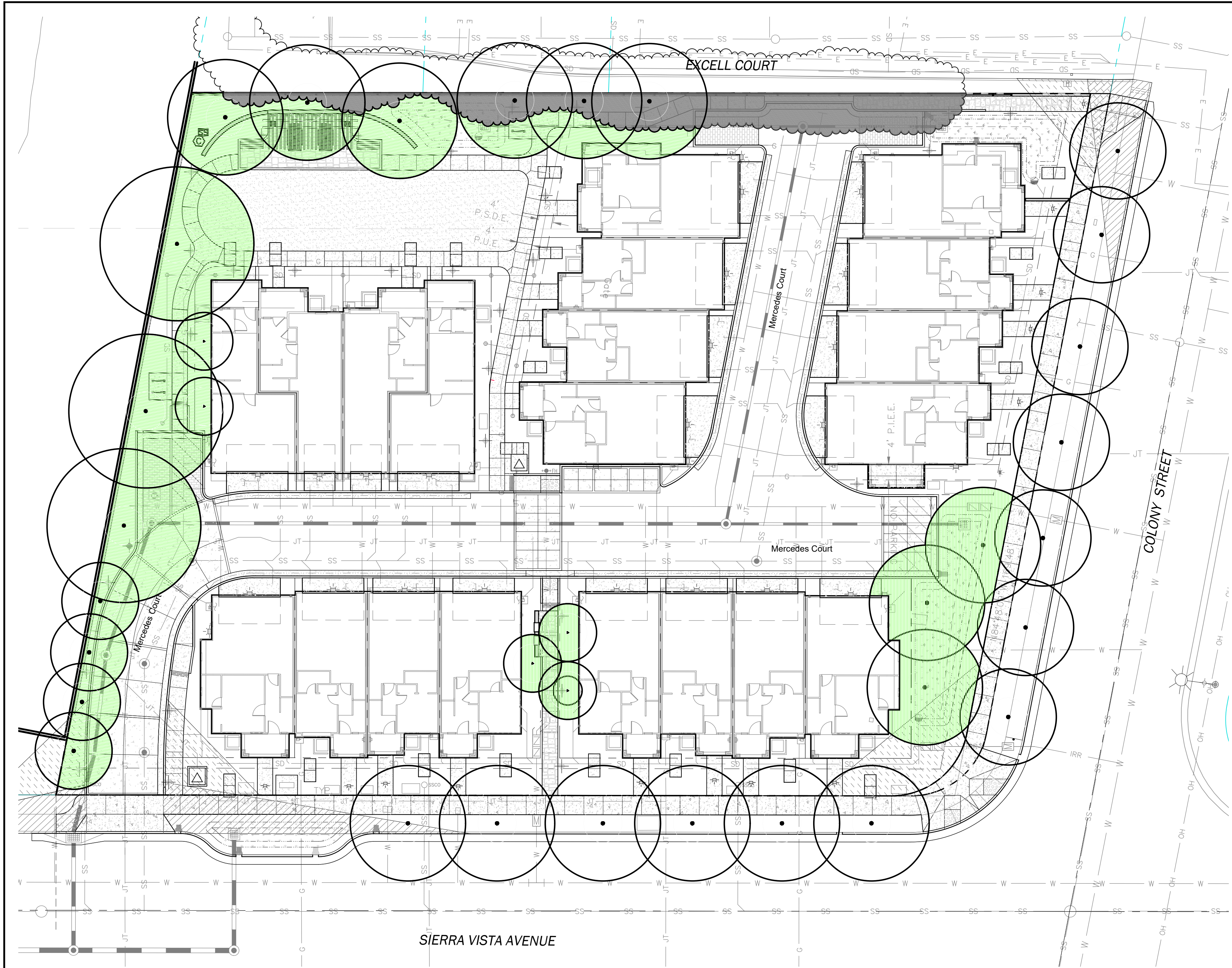


Date:	March 24, 2025	Scale:	
Job:	24-308	Design:	KTL
Drawn:	KTL	Checked:	KTL



L-6.1

of 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.

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



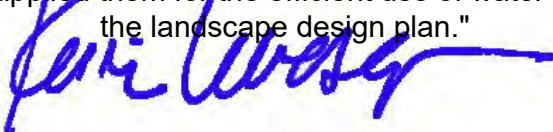
AS-BUILTS
PREPARED FROM LANDSCAPE CONTRACTORS RECORDS
BY: _____ LICENSE EXPIRES: _____
DATE: _____
RLA: _____
APPROVED AS-BUILT PLANS IN BOTH 2016 FORMAT AND PDF FORMAT
OF THE APPROVED AS-BUILT PLANS.



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 LEVESQUELA 4177

LANDSCAPE PLANS

TREE CANOPY PLAN

Scale:

Date: March 24, 2025

Scale:

Job: 24-308

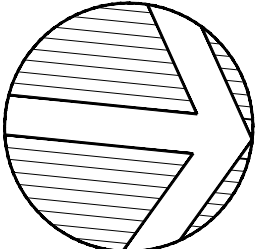
Design: KTL

Drawn: KTL

Checked: KTL

North:

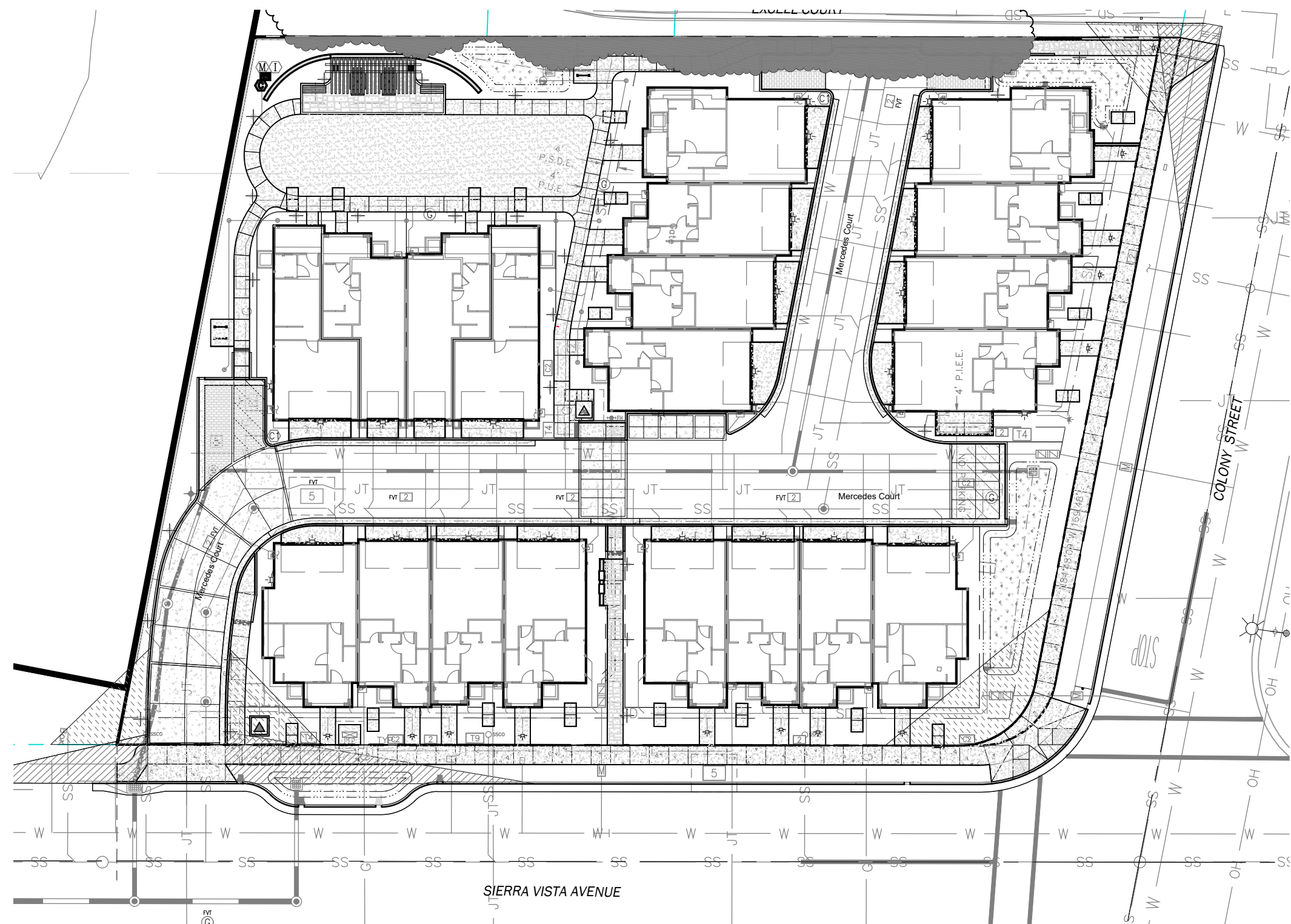
Sheet:



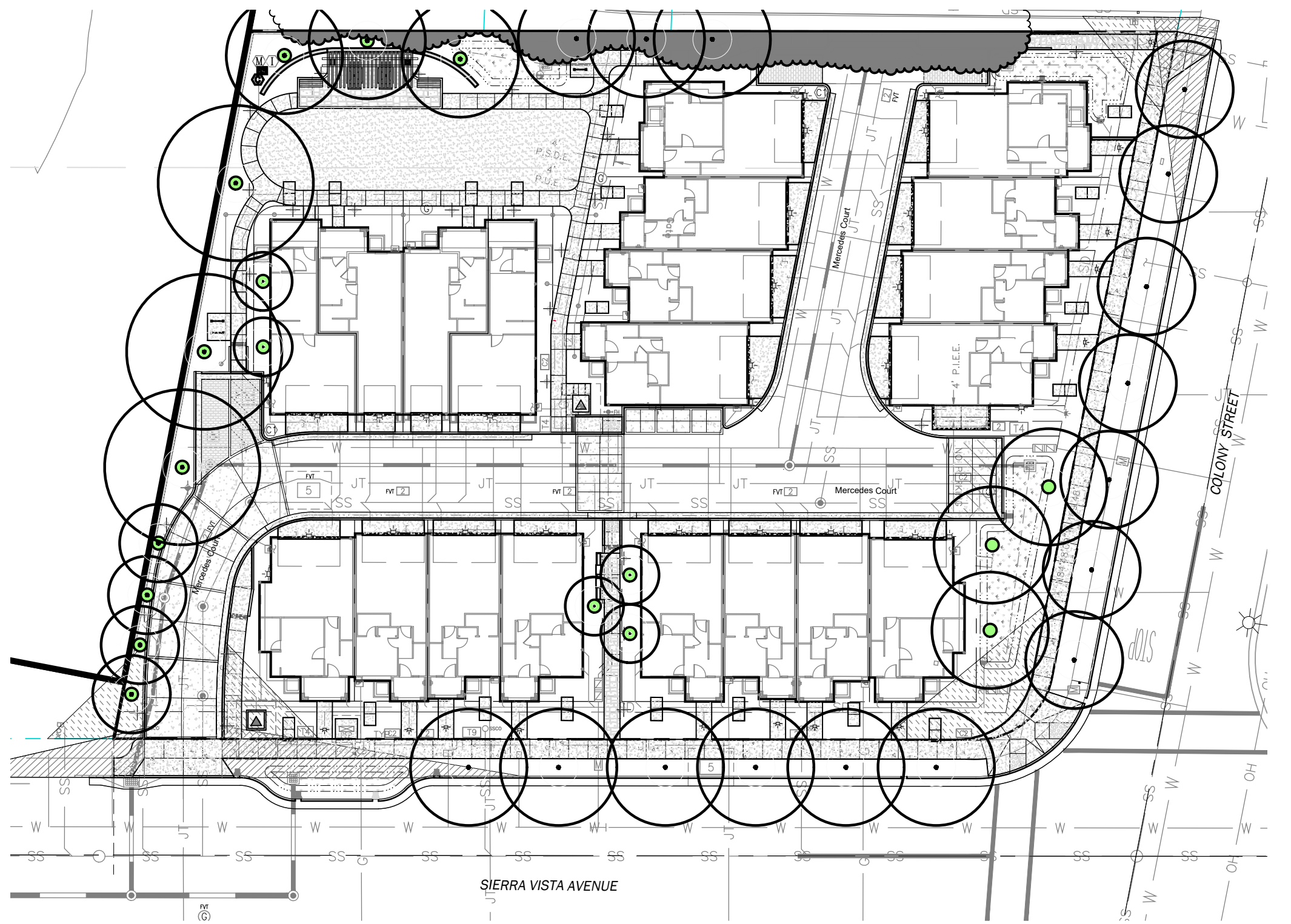
L-8.0

of 10 Sheets

© 2025 Levesque Planning & Design. Architectural Work Protected by U.S. Code Title 17 § 102(a)(5) & 102(a)(8)



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

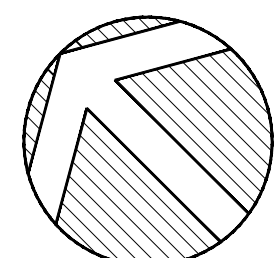
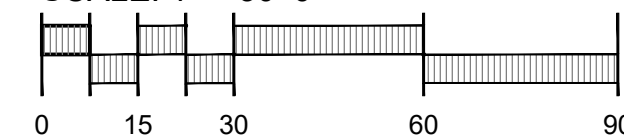


3 TREE CANOPY AT 5 YEARS: Off-Site Existing Canopy 1,300 sq. ft.
On-Site Existing Canopy 0 sq. ft.
Proposed 1,574 sq. ft.
Total 2,874 sq. ft.
6.7 % Site Coverage

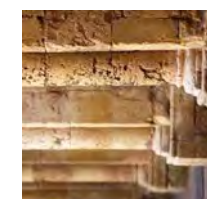


4 TREE CANOPY AT 10 YEARS: Off-Site Existing Canopy 1,300 sq. ft.
On-Site Existing Canopy 0 sq. ft.
Proposed 3,589 sq. ft.
Total 4,889 sq. ft.
11.4 % Site Coverage

SCALE: 1" = 30'-0"



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



AS-BUILTS
PREPARED FROM LANDSCAPE CONTRACTORS RECORDS
BY: _____ DATE: _____
RLA: _____ LICENSE EXPIRES: _____
APPROVED AS-BUILT PLANS IN BOTH 2016 FORMAT AND PDF FORMAT
OF THE APPROVED AS-BUILT PLANS.



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

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