

**PUBLIC STORAGE
MOUNTAIN VIEW**

1040 TERRA BELLA ROAD
MOUNTAIN VIEW, CALIFORNIA

CONCEPTUAL DESIGN
SEA19-0015-00
03.04.2022



PROJECT DATA

CONSTRUCTION TYPE I-B (FULLY SPRINKLERED)
 OCCUPANCY GROUP S-1,B,R-3

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES REDEVELOPMENT OF AN EXISTING 4.3 ACRE SELF-STORAGE FACILITY IN TWO PHASES. ALL EIGHTEEN EXISTING BUILDINGS WILL BE DEMOLISHED AND ONE 6-STORY AND ONE 4-STORY BUILDING WILL BE CONSTRUCTED, AND NEW SITE IMPROVEMENTS AND LANDSCAPING.

SITE DATA (AFTER LAND TRANSFER)

LOT AREA	164,396 SF (3.77 ACRES)
BUILDING 1 AREA	285,012 SF
BUILDING 2 AREA	123,952 SF
TOTAL NEW BUILDING AREA	408,964 SF
EXISTING BUILDING AREA TO BE DEMOLISHED	77,418 SF
NET NEW BUILDING AREA	331,546 SF
FAR PROPOSED (GROSS)	2.49
LOT COVERAGE PROPOSED	47.7%
MAXIMUM BUILDING HEIGHT PROPOSED	84'-7" FT
BUILDING FOOTPRINT	78,490 SF
LANDSCAPE AREA	24,303 SF
LANDSCAPE COVERAGE	14%
ACCESSOR'S PARCEL NO.	153-015-030, 153-015-002

PARKING REQUIRED

PERS. STORAGE	1/2000 SF	204 STALLS
OFFICE	1/300 SF	3 STALLS
RESIDENT MER.		2 STALLS
TOTAL		209 STALLS

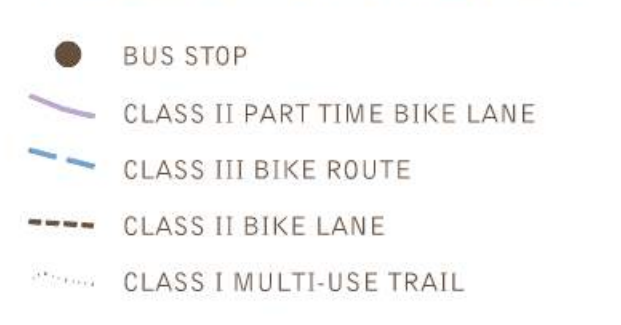
PARKING PROVIDE

TOTAL PROPOSED AUTO SPACES	75 STALLS @ 0.18/1000 GSF
REQUIRED ACCESSIBLE	3 STALLS
PROPOSED ACCESSIBLE	6 STALLS

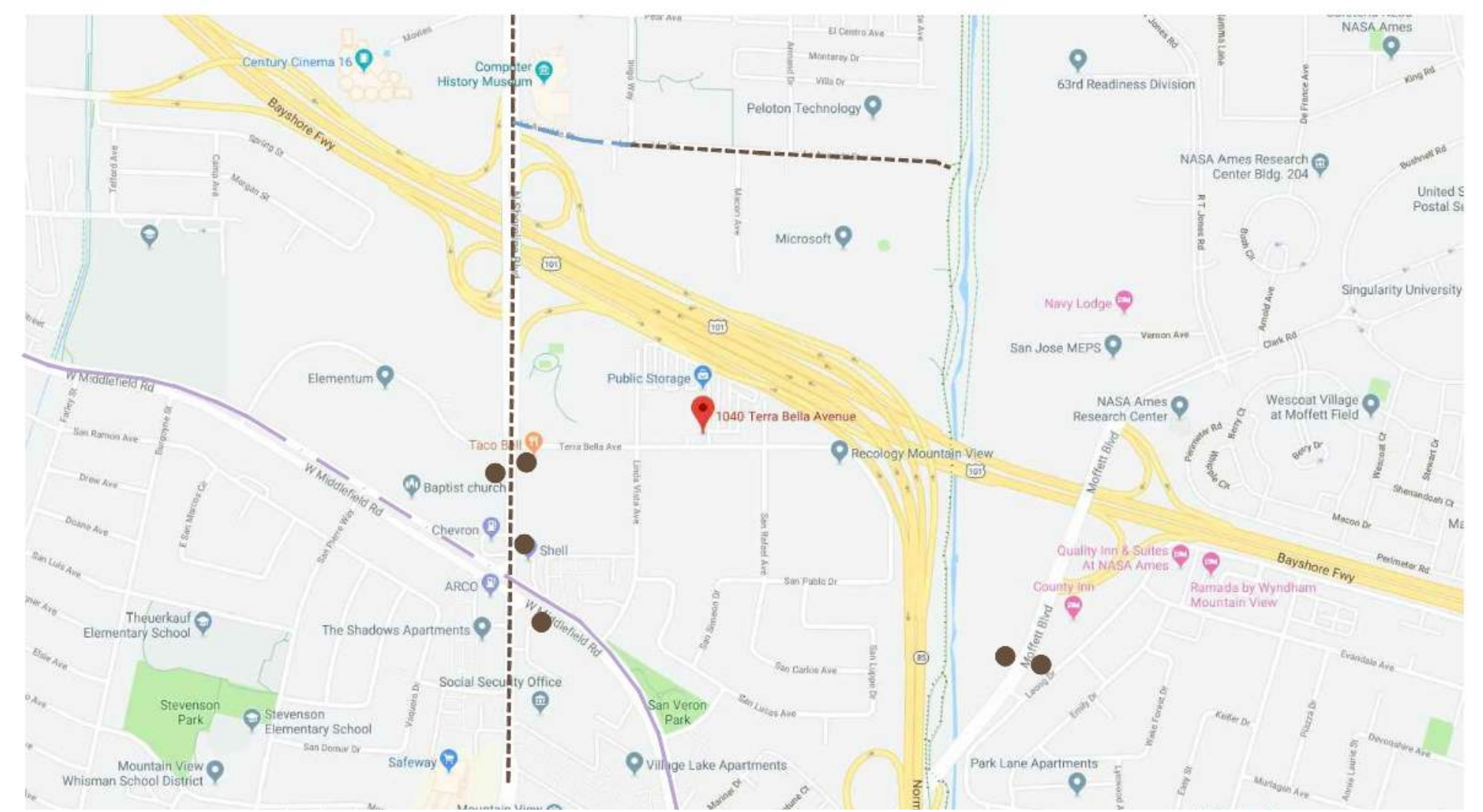
PROPOSED BUILDING SETBACKS

FRONT	10 FT
SIDE	10 FT
REAR	49 FT

TRANSIT-BIKE MAP LEGEND



TRANSIT-BIKE MAP



DEVELOPMENT STANDARDS:

CURRENT ZONE:	MM
PROPOSED ZONE:	P
CURRENT GEN. PLAN DESIGNATION:	GENERAL INDUSTRIAL
MAX. F.A.R.:	0.55
MAX. COVERAGE:	
MAX. HEIGHT:	NONE ¹
BUILDING SETBACKS:	
FRONT:	25 FT ²
PROPOSED FRONT:	10 FT
SIDE:	0 FT ³
REAR:	0 FT ³
LANDSCAPE SETBACKS:	
FRONT:	50% ⁴
SIDE:	
REAR:	
LANDSCAPE REQ.:	10%
AREA REQ.:	16,434
AREA PROVIDED:	24,303
% PROVIDED:	14%
OFF-STREET PARKING:	
STANDARD:	8.5X18
COMPACT:	N/A
COMPACT %:	N/A
DRIVE AISLE:	24 FT
FIRE LANE:	26 FT ⁵
OVERHANG:	2'

NOTES:

- 1 Provided however, that no structure shall exceed 50' in ht if located within 200' of any R district.
- 2 No parking space backup area shall occur in the first 20' from the street ROW and a parking lot entrance or exit.
- 3 Except as may be required by development review approval to ensure a reasonable layout taking not only the particular development, but also adjacent developments into consideration.
- 4 0f required front yard
- 5 Fire apparatus access roads shall have an unobstructed vertical of 13'-6"; Buildings with occupancy above 30' above the access road the minimum width is 26'. At least one road meeting this requirement shall be located 15' min and 30' max from the building parallel along one side (Sec. 14.10.15)
- 6 Note that the City measures height as "The vertical distance from the elevation of the top of the existing or planned curb along the front property line to the highest point of the coping of a flat roof or to the top of the slope of a mansard roof or the mean height level between the eaves and ridge for gable, hip or gambrel roofs."

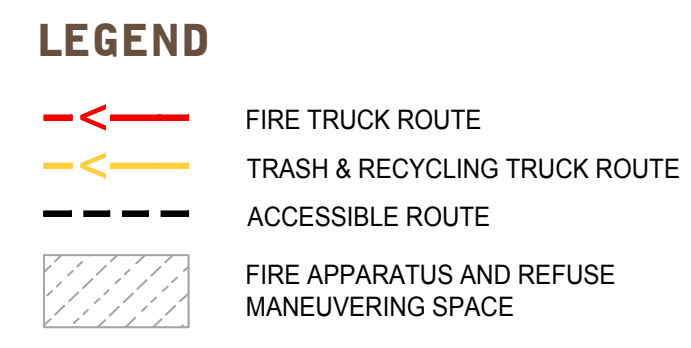


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OVERALL SITE PLAN AND PROJECT DATA
 PUBLIC STORAGE: MOUNTAIN VIEW



03.04.2022



PROJECT DATA (PHASE I):

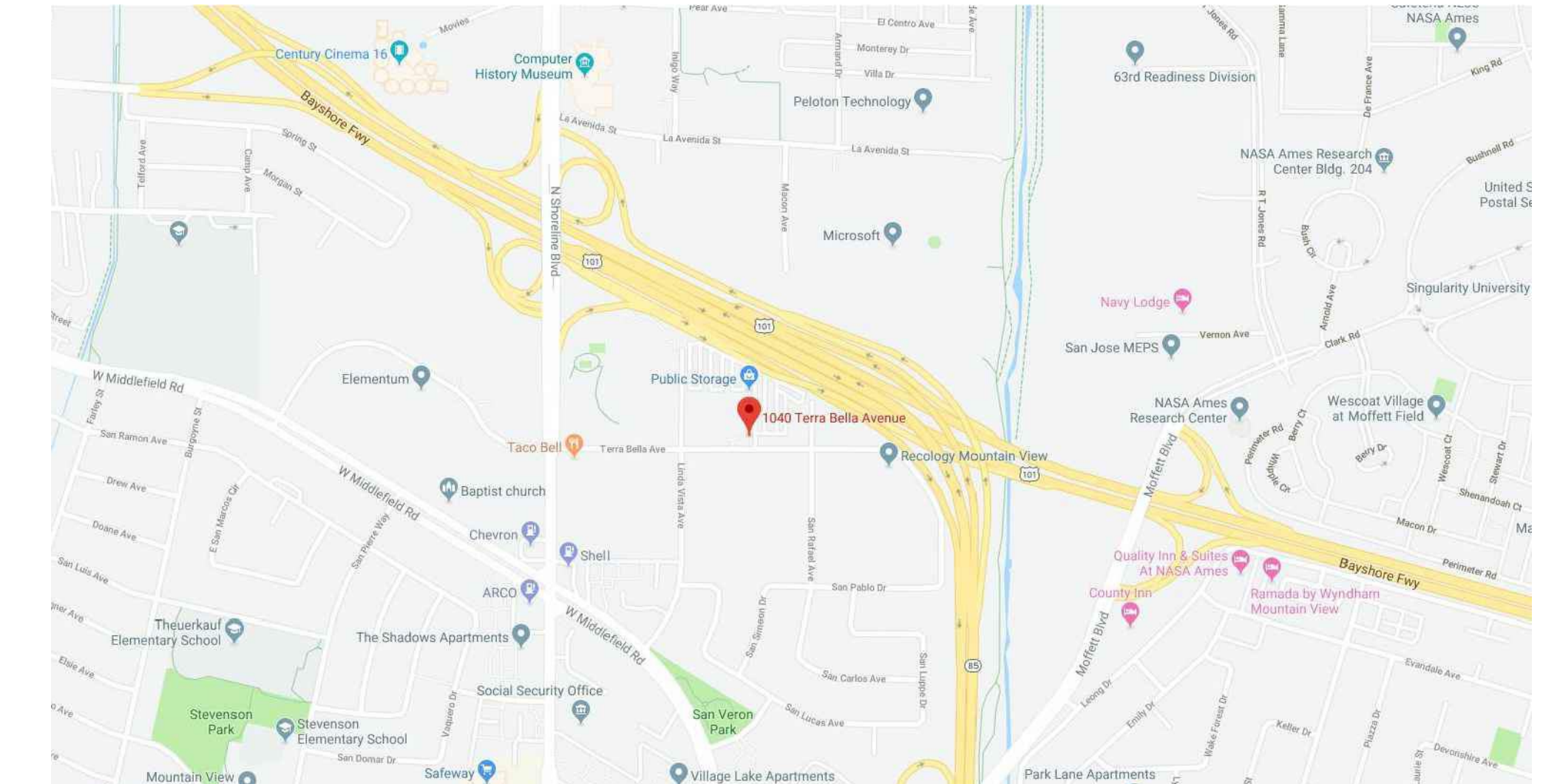
CONSTRUCTION TYPE:	I-B (FULLY SPRINKLERED)	
OCCUPANCY GROUPS:	S-1, B, R-3	
SITE AREA:		
GROSS:	3.77 AC	
	164,396 SF	
BUILDING AREA:		
BUILDING 1 (6-STORY)	285,012 SF	
TOTAL AREA:	285,012 SF	
EXIST. BLDG. AREA TO REMAIN	24,808 SF	
EXIST. BLDG. AREA TO BE DEMO'D.	52,610 SF	
NET NEW BLDG. AREA (PHASE I)	232,402 SF	
TOTAL BUILDING AREA (PHASE I)	309,820 SF	
BUILDING USE:		
PERS. STORAGE	283,312 SF	
MANAGER'S APARTMENT	800 SF	
OFFICE	900 SF	
FAR:		
EXISTING GROSS: (77,418/188,890)	0.41	
PROPOSED GROSS: (309,820/164,396)	1.88	
COVERAGE:		
GROSS:	44%	
PARKING REQUIRED:		
PERS. STORAGE	1/2000 SF	146 STALLS
RESIDENT MANAGER		2 STALLS
OFFICE	1/300 SF	3 STALLS
TOTAL		151 STALLS
PARKING PROVIDED:		
AUTO:		27 STALLS
		@0.09/1000 GSF
REQ. ACCESSIBLE		2 STALLS
APNs (EXISTING):	153-015-030	
	153-015-002	
PROP. BLDG. HT. (BUILDING 1) (T.O.P.)	84'-7"	

DEVELOPMENT STANDARDS:

CURRENT ZONE:	MM
PROPOSED ZONE:	P
CURRENT GEN. PLAN DESIGNATION:	GENERAL INDUSTRIAL
MAX. F.A.R.:	0.55
MAX. COVERAGE:	
MAX. HEIGHT:	NONE ¹
BUILDING SETBACKS:	
FRONT:	25 FT ²
PROPOSED FRONT:	10 FT
SIDE:	0 FT ³
REAR:	0 FT ³
LANDSCAPE SETBACKS:	
FRONT:	50% ⁴
SIDE:	
REAR:	
LANDSCAPE REQ.:	10%
AREA REQ.:	16,434
AREA PROVIDED:	24,303
% PROVIDED:	14%
OFF-STREET PARKING:	
STANDARD:	8.5X18
COMPACT:	N/A
COMPACT %:	N/A
DRIVE AISLE:	24 FT
FIRE LANE:	26 FT ⁵
OVERHANG:	2'

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 - 4 Of required front yard
 - 5 Fire apparatus access roads shall have an unobstructed vertical of 13'-6"; Buildings with occupancy above 30' above the access road the minimum width is 26'. At least one road meeting this requirement shall be located 15' min and 30' max from the building parallel along one side (Sec. 14.10.15)
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VICINITY MAP



PHASE ONE SITE PLAN



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PROJECT DATA (PHASE II):

CONSTRUCTION TYPE:	I-B (FULLY SPRINKLERED)	
OCCUPANCY GROUPS:	S-1	
SITE AREA (AFTER LAND TRANSFER):		
GROSS:	3.77 AC	
	164,396 SF	
BUILDING AREA:		
EXISTING BUILDING 1	285,012 SF	
BUILDING 2 (4-STORY)	123,952 SF	
TOTAL AREA:	408,964 SF	
EXIST. BLDG. AREA TO BE DEMO'D.	24,808 SF	
NET NEW BLDG. AREA (PHASE II)	99,144 SF	
BUILDING USE:		
PERS. STORAGE	123,952 SF	
FAR:		
PROPOSED GROSS: (408,964/164,396)	2.49	
COVERAGE:		
GROSS:	49%	
PARKING REQUIRED: (PHASE I & II)		
PERS. STORAGE	1/2000 SF	204 STALLS
OFFICE	1/300 SF	3 STALLS
RESIDENT MGR.		2 STALLS
TOTAL		209 STALLS
PARKING PROVIDED:		
EXISTING BUILDING 1		27 STALLS
PROP. BUILDING 2 PARKING		48 STALLS
TOTAL PROPOSED AUTO SPACES:		75 STALLS
		@0.18/1000 GSF
REQ. ACCESSIBLE		3 STALLS
APNs (EXISTING):	153-015-030	
	153-015-002	
PROP. BLDG HT. (BUILDING 2) (T.O.P.)	63'-3"	

DEVELOPMENT STANDARDS:

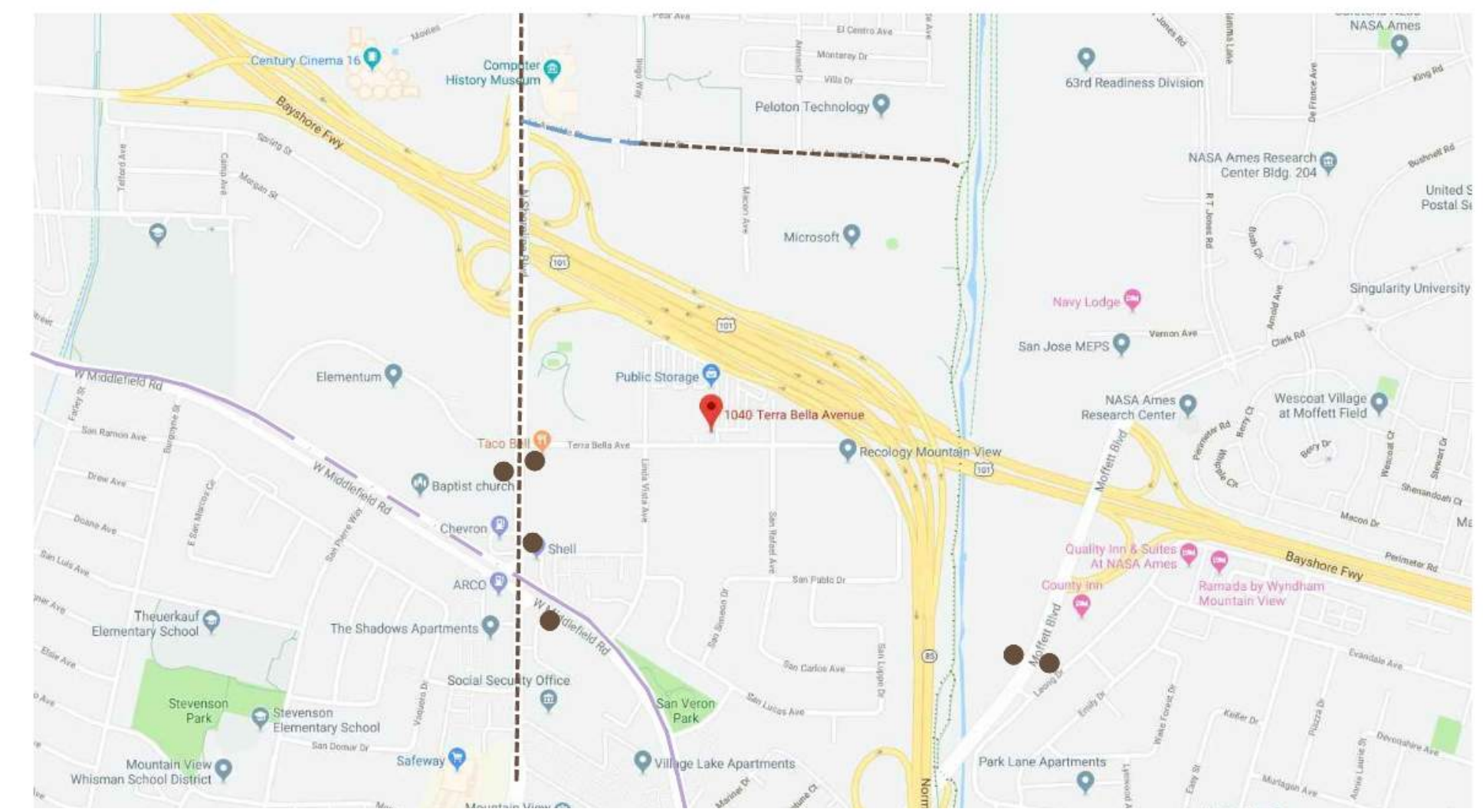
CURRENT ZONE:	MM
PROPOSED ZONE:	P
CURRENT GEN. PLAN DESIGNATION:	GENERAL INDUSTRIAL
MAX. F.A.R.:	0.55
MAX. COVERAGE:	NONE
MAX. HEIGHT:	NONE
BUILDING SETBACKS:	
FRONT:	25 FT ²
PROPOSED FRONT:	10 FT
SIDE:	0 FT ³
REAR:	0 FT ³
LANDSCAPE SETBACKS:	
FRONT:	50% ⁴
SIDE:	
REAR:	
LANDSCAPE REQ.:	10%
AREA REQ.:	16,434
AREA PROVIDED:	24,303
% PROVIDED:	14%
OFF-STREET PARKING:	
STANDARD:	8.5X18
COMPACT:	N/A
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TRANSIT-BIKE MAP LEGEND

- Blue circle: BUS STOP
- Blue line: CLASS II PART TIME BIKE LANE
- Blue dashed line: CLASS III BIKE ROUTE
- Black dashed line: CLASS II BIKE LANE
- Black dotted line: CLASS I MULTI-USE TRAIL

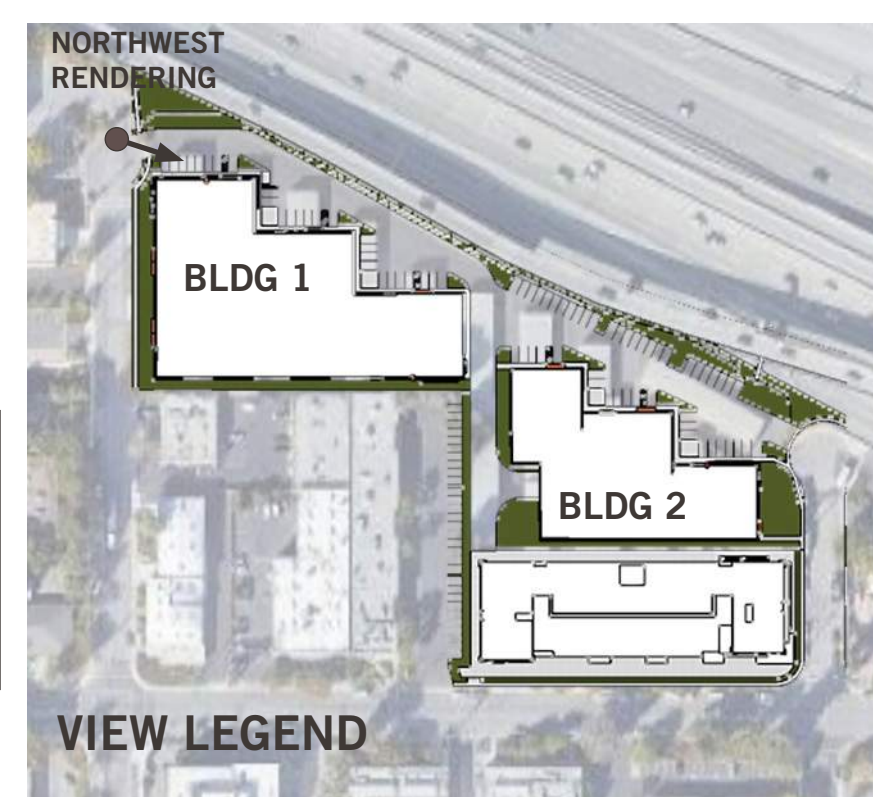
TRANSIT-BIKE MAP



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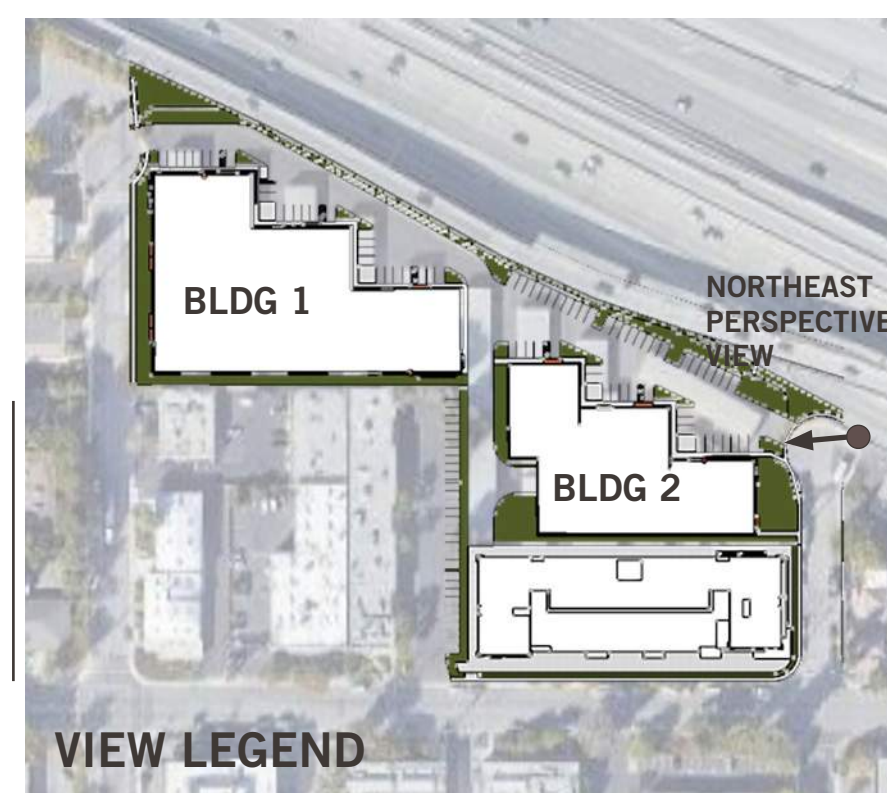
BUILDING 1 NORTHWEST RENDERING
PUBLIC STORAGE: MOUNTAIN VIEW

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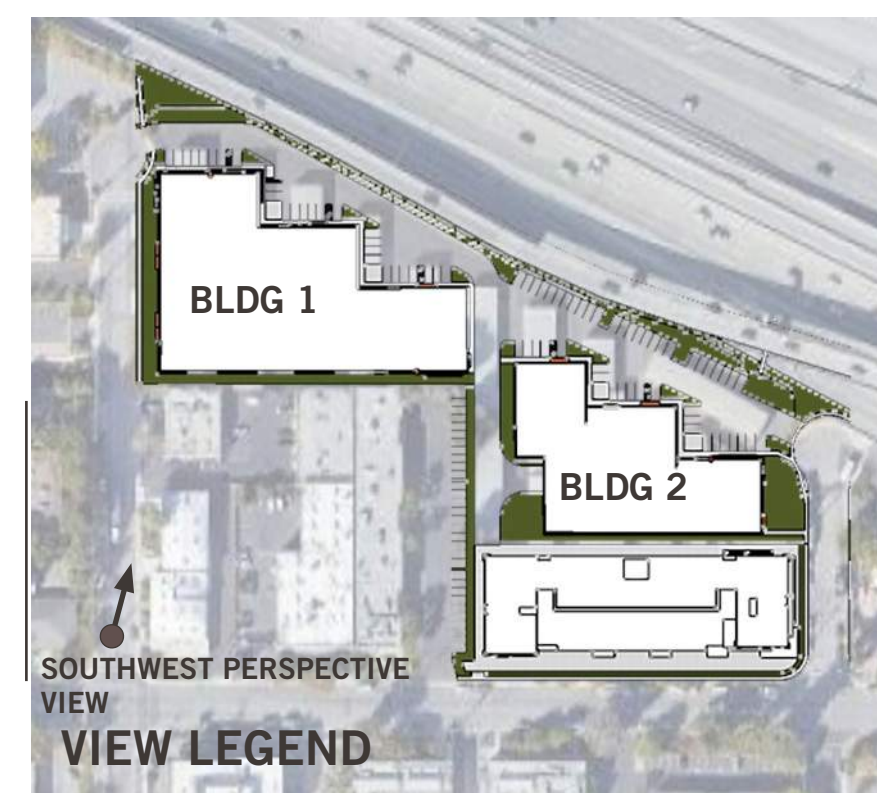
PERSPECTIVE VIEW-NORTHEAST
PUBLIC STORAGE: MOUNTAIN VIEW

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PERSPECTIVE VIEW-SOUTHWEST
PUBLIC STORAGE: MOUNTAIN VIEW

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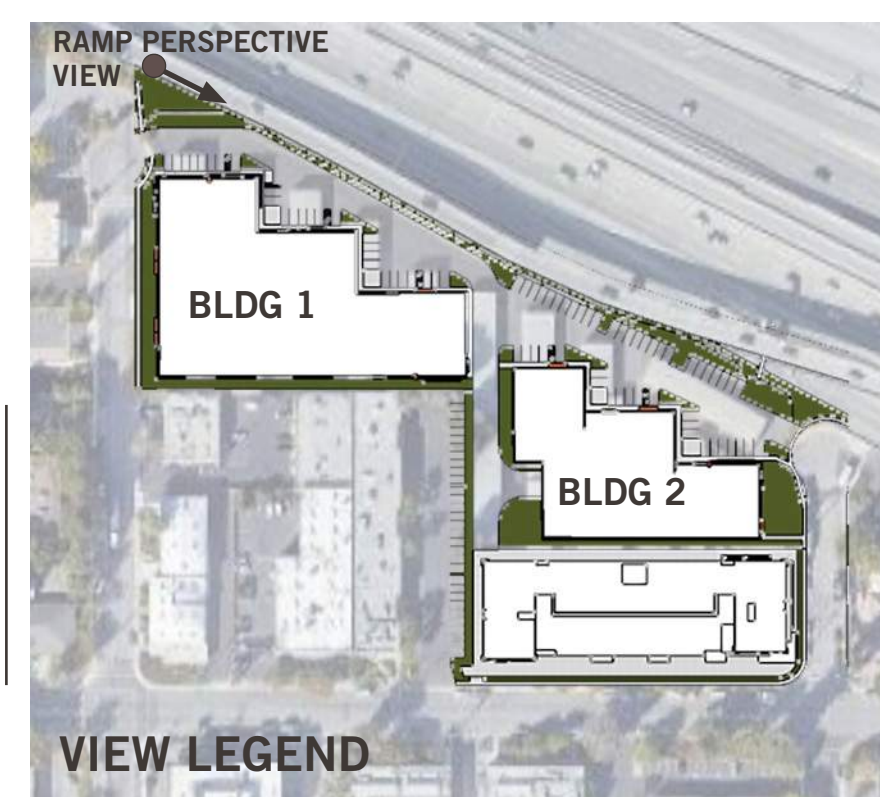
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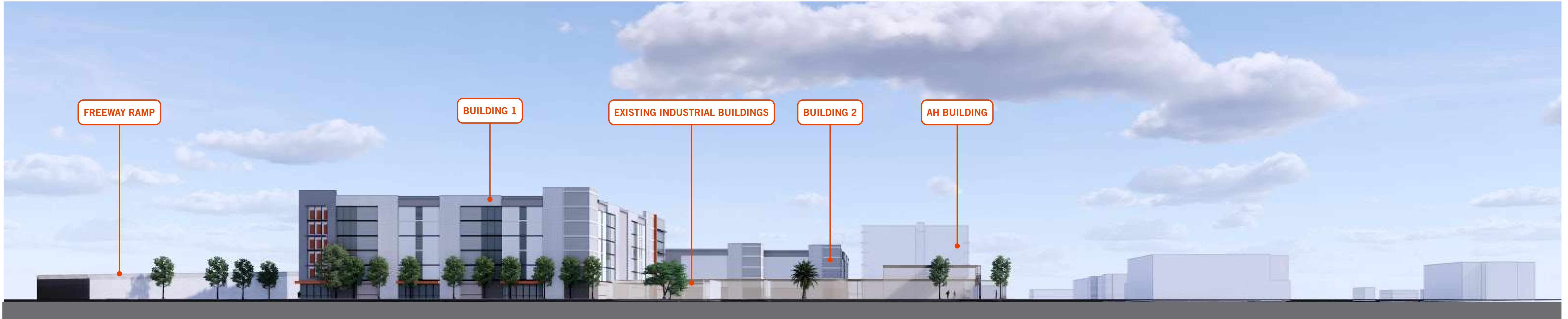
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VIEW AT RAMP (+/- 20' ABOVE GROUND)
PUBLIC STORAGE: MOUNTAIN VIEW

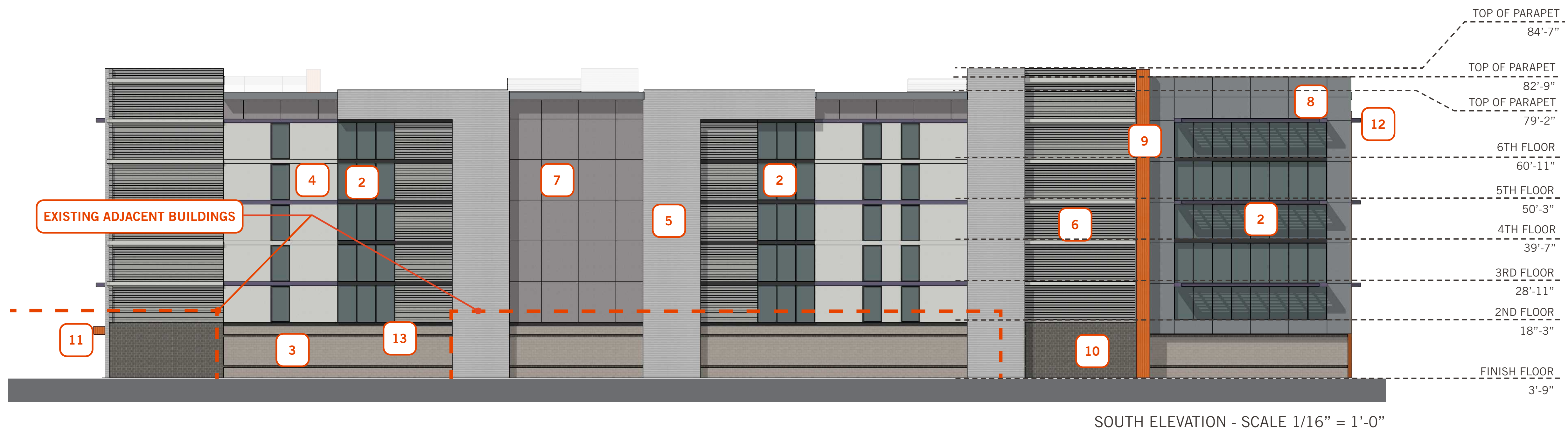
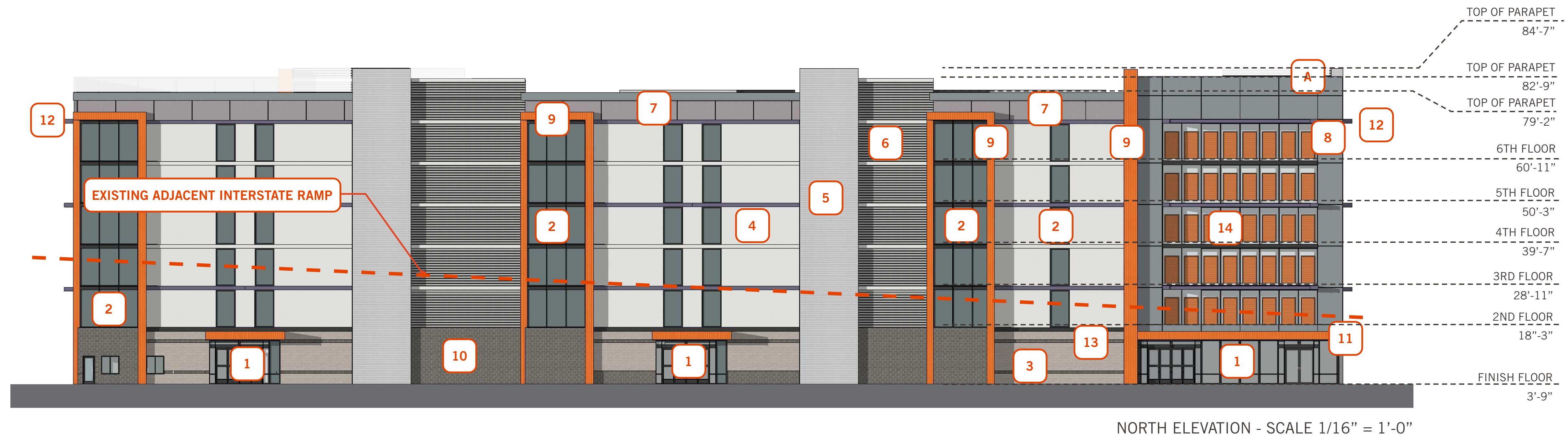
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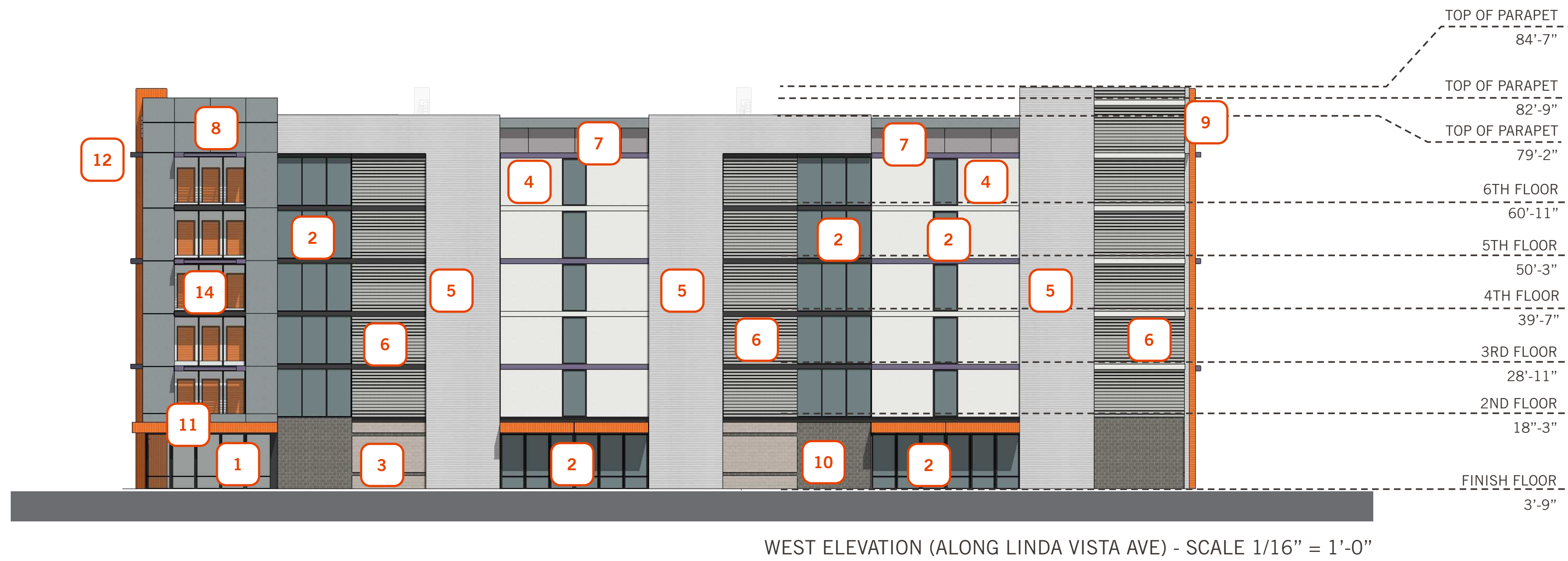
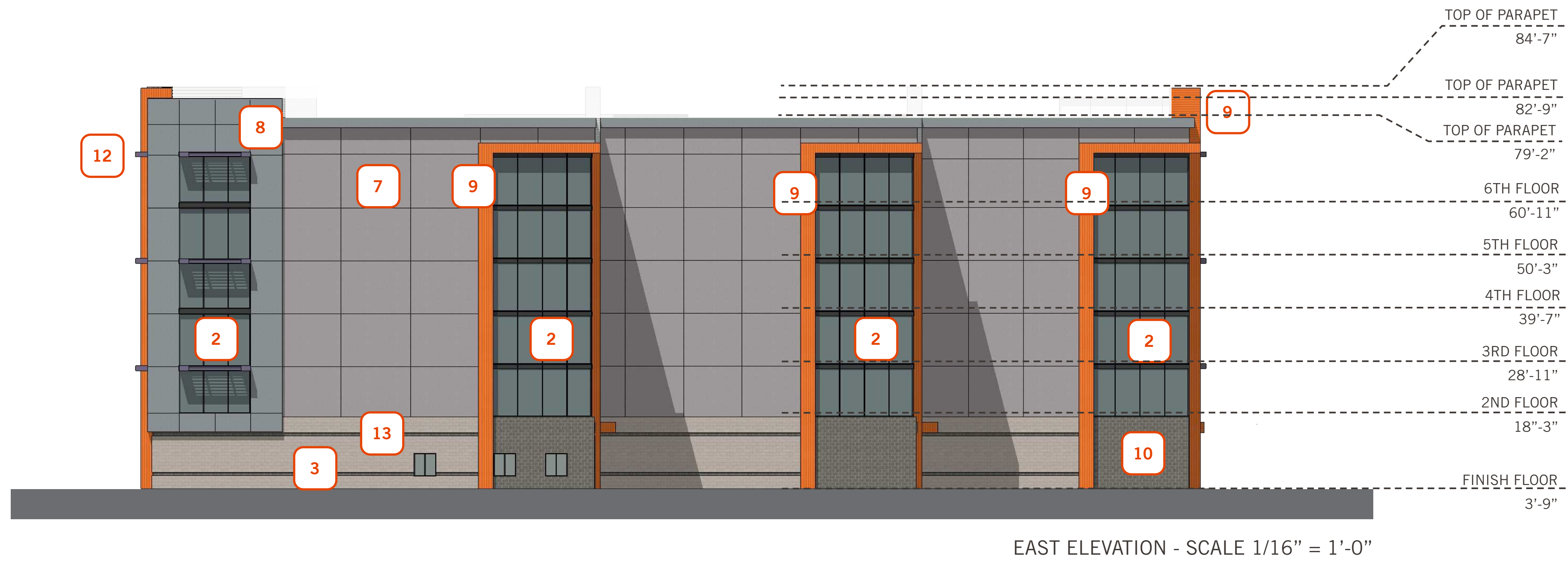
HIGHWAY 101

TERRA BELLA AVE



KEYNOTES

- | | | | | |
|---|--|---|---|--|
| <p>1 STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH VISION GLAZING AND SLIDING DOORS AT ENTRIES</p> <p>2 STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH SPANDREL GLAZING</p> <p>3 8" SPLIT FACE - "CHAMPAGNE" BY ANGELUS BLOCK</p> | <p>4 PAINTED STUCCO WALL TO BE PEGASUS - PPG1010-1</p> <p>5 METAL PANEL WITH REVEALS AS SHOWN TO BE TORNADO - PPG1009-4</p> <p>6 METAL PANEL WITH REVEALS AS SHOWN TO BE GRAY STONE - PPG1009-4</p> | <p>7 PAINTED STUCCO WALL TO BE HELIOTROPE - PPG1015-5</p> <p>8 PAINTED STUCCO WALL TO BE STEEPLE GRAY- PPG1012-5</p> <p>9 ACCENTS SHOWN TO BE SHERWIN WILLIAMS - PS ORANGE</p> | <p>10 ANGELUS 7 RIB SPLIT FACE - "GREYSTONE" BY ANGELUS BLOCK</p> <p>11 MAPES ARCHITECTURAL LUMISHADE CANOPY TO BE PS ORANGE</p> <p>12 MAPES ARCHITECTURAL LUMISHADE FRAME/ CANOPY TO BE PS PLUM</p> | <p>13 GREYSTONE STRIP</p> <p>14 SHOWCASE WINDOW VISION GLAZING</p> <p>A SIGNAGE AREA 4'-6" X 39'-2" (177) SF.</p> |
|---|--|---|---|--|



KEYNOTES

- | | | | | |
|--|---|--|---|--|
| 1 STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH VISION GLAZING AND SLIDING DOORS AT ENTRIES | 4 PAINTED STUCCO WALL TO BE PEGASUS - PPG1010-1 | 7 PAINTED STUCCO WALL TO BE HELIOTROPE - PPG1015-5 | 10 ANGELUS 7 RIB SPLIT FACE - "GREYSTONE" BY ANGELUS BLOCK | 13 GREYSTONE STRIP |
| 2 STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH SPANDREL GLAZING | 5 METAL PANEL WITH REVEALS AS SHOWN TO BE TORNADO - PPG1009-4 | 8 PAINTED STUCCO WALL TO BE STEEPLE GRAY- PPG1012-5 | 11 MAPES ARCHITECTURAL LUMISHADE CANOPY TO BE PS ORANGE | 14 SHOWCASE WINDOW VISION GLAZING |
| 3 8" SPLIT FACE - "CHAMPAGNE" BY ANGELUS BLOCK | 6 METAL PANEL WITH REVEALS AS SHOWN TO BE GRAY STONE - PPG1009-4 | 9 ACCENTS SHOWN TO BE SHERWIN WILLIAMS - PS ORANGE | 12 MAPES ARCHITECTURAL LUMISHADE FRAME/ CANOPY TO BE PS PLUM | A SIGNAGE AREA 4'-6" X 39'-2" (177) SF. |



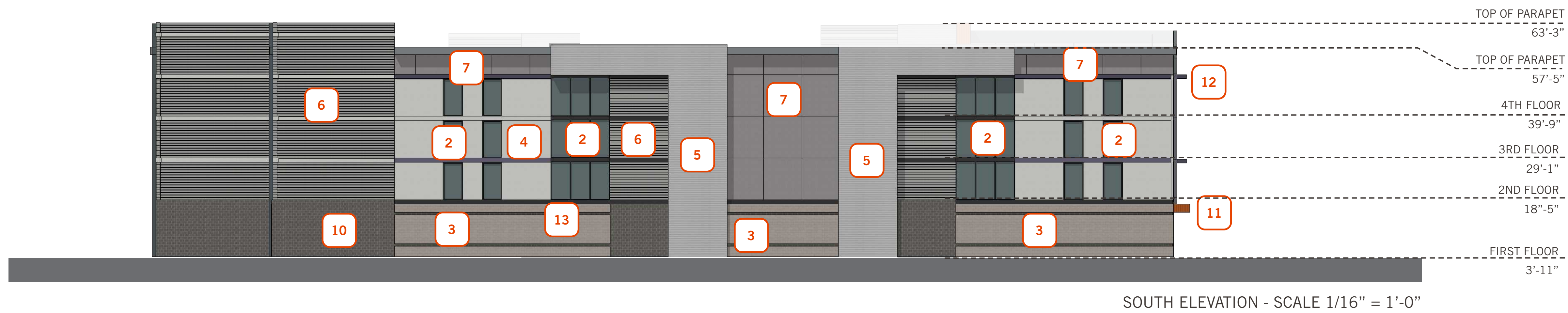
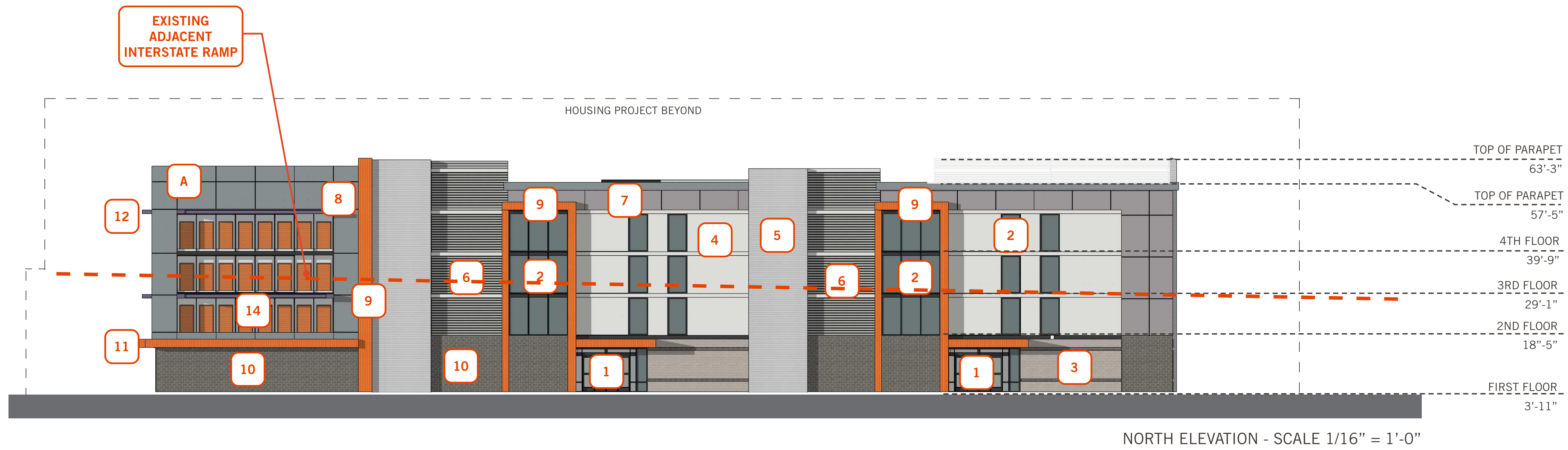
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BUILDING 1: EAST & WEST EXTERIOR ELEVATIONS
PUBLIC STORAGE: MOUNTAIN VIEW

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03.04.2022

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KEYNOTES

- | | | | | |
|--|---|--|---|--|
| 1 STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH VISION GLAZING AND SLIDING DOORS AT ENTRIES | 4 PAINTED STUCCO WALL TO BE PEGASUS - PPG1010-1 | 7 PAINTED STUCCO WALL TO BE HELIOTROPE - PPG1015-5 | 10 ANGELUS 7 RIB SPLIT FACE - "GREYSTONE" BY ANGELUS BLOCK | 13 GREYSTONE STRIP |
| 2 STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH SPANDREL GLAZING | 5 METAL PANEL WITH REVEALS AS SHOWN TO BE TORNADO - PPG1009-4 | 8 PAINTED STUCCO WALL TO BE STEEPLE GRAY- PPG1012-5 | 11 MAPES ARCHITECTURAL LUMISHADE CANOPY TO BE PS ORANGE | 14 SHOWCASE WINDOW VISION GLAZING |
| 3 8" SPLIT FACE - "CHAMPAGNE" BY ANGELUS BLOCK | 6 METAL PANEL WITH REVEALS AS SHOWN TO BE GRAY STONE - PPG1009-4 | 9 ACCENTS SHOWN TO BE SHERWIN WILLIAMS - PS ORANGE | 12 MAPES ARCHITECTURAL LUMISHADE FRAME/ CANOPY TO BE PS PLUM | A SIGNAGE AREA 4'-6" X 39'-2" (177) SF. |

Public Storage

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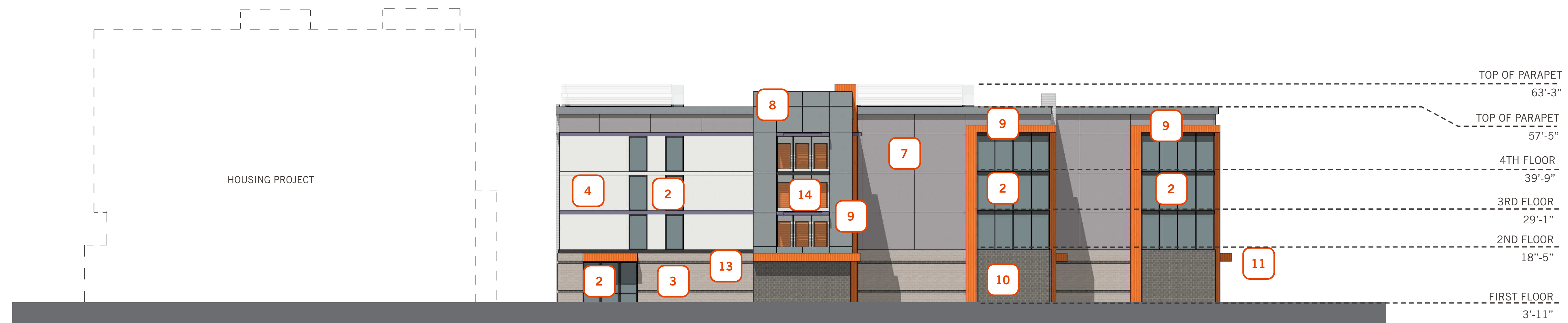
BUILDING 2: NORTH & SOUTH EXTERIOR ELEVATIONS

PUBLIC STORAGE: MOUNTAIN VIEW

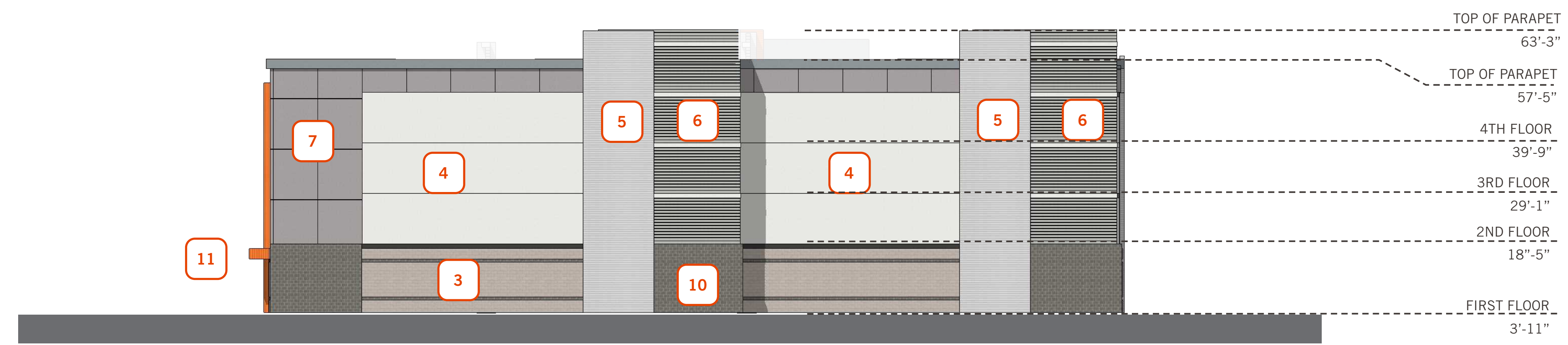
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EAST ELEVATION (ALONG SAN RAFAEL AVE.) - SCALE 1/16" = 1'-0"



WEST ELEVATION - SCALE 1/16" = 1'-0"

KEYNOTES

- | | | | | |
|--|---|--|---|--|
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| 2 STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH SPANDREL GLAZING | 5 METAL PANEL WITH REVEALS AS SHOWN TO BE TORNADO - PPG1009-4 | 8 PAINTED STUCCO WALL TO BE STEEPLE GRAY- PPG1012-5 | 11 MAPES ARCHITECTURAL LUMISHADE CANOPY TO BE PS ORANGE | 14 SHOWCASE WINDOW VISION GLAZING |
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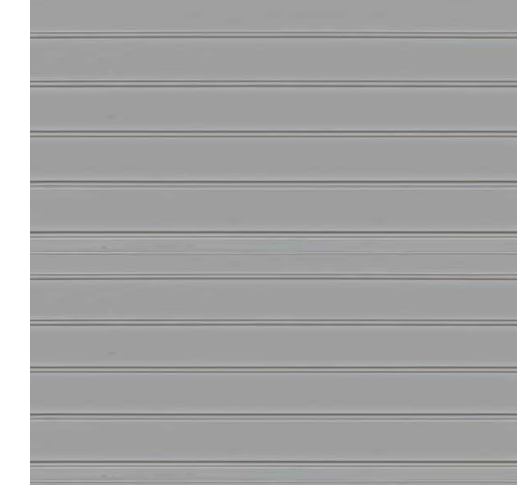
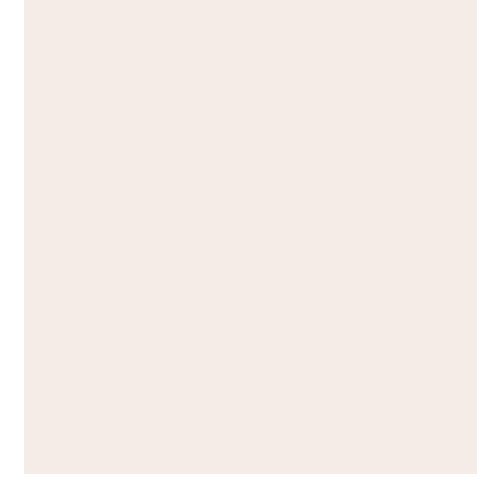
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BUILDING 2: EAST & WEST EXTERIOR ELEVATIONS
PUBLIC STORAGE: MOUNTAIN VIEW

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1 MULLIONS
STOREFRONT:
BLACK ANODIZED
ALUMINUM
MULLIONS WITH
VISION GLAZING AND
SLIDING DOORS AT
ENTRIES

2 GLASS
BLACK ANODIZED
ALUMINUM
MULLIONS WITH
SPANDREL GLAZING

3 CMU
8" SPLIT FACE -
"CHAMPAGNE" BY
ANGELUS BLOCK
WITH GREYSTONE
STRIPE

4 STUCCO PAINT
PAINTED STUCCO
WALL TO BE
PEGASUS -
PPG1010-1

5 METAL PANEL
METAL PANEL WITH
REVEALS AS SHOWN
TO BE TORNADO -
PPG1009-4

6 METAL PANEL
METAL PANEL WITH
REVEALS AS SHOWN
TO BE GRAY STONE -
PPG1009-4

7 STUCCO PAINT
PAINTED STUCCO
WALL TO BE
HELIOTROPE -
PPG1015-5

8 STUCCO PAINT
PAINTED STUCCO
WALL TO BE
STEEPLE GRAY-
PPG1012-5

9 PAINT
ACCENTS SHOWN TO
BE
SHERWIN WILLIAMS
- PS ORANGE



10 7 RIB CMU
ANGELUS 7 RIB
SPLIT FACE -
"GREYSTONE" BY
ANGELUS BLOCK



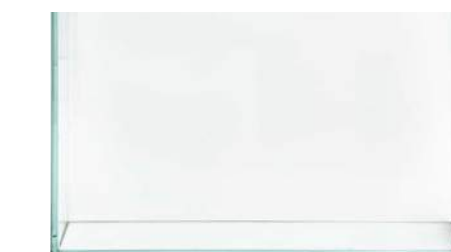
11 PAINT
MAPES
ARCHITECTURAL
LUMISHADE CANOPY
TO BE PS ORANGE



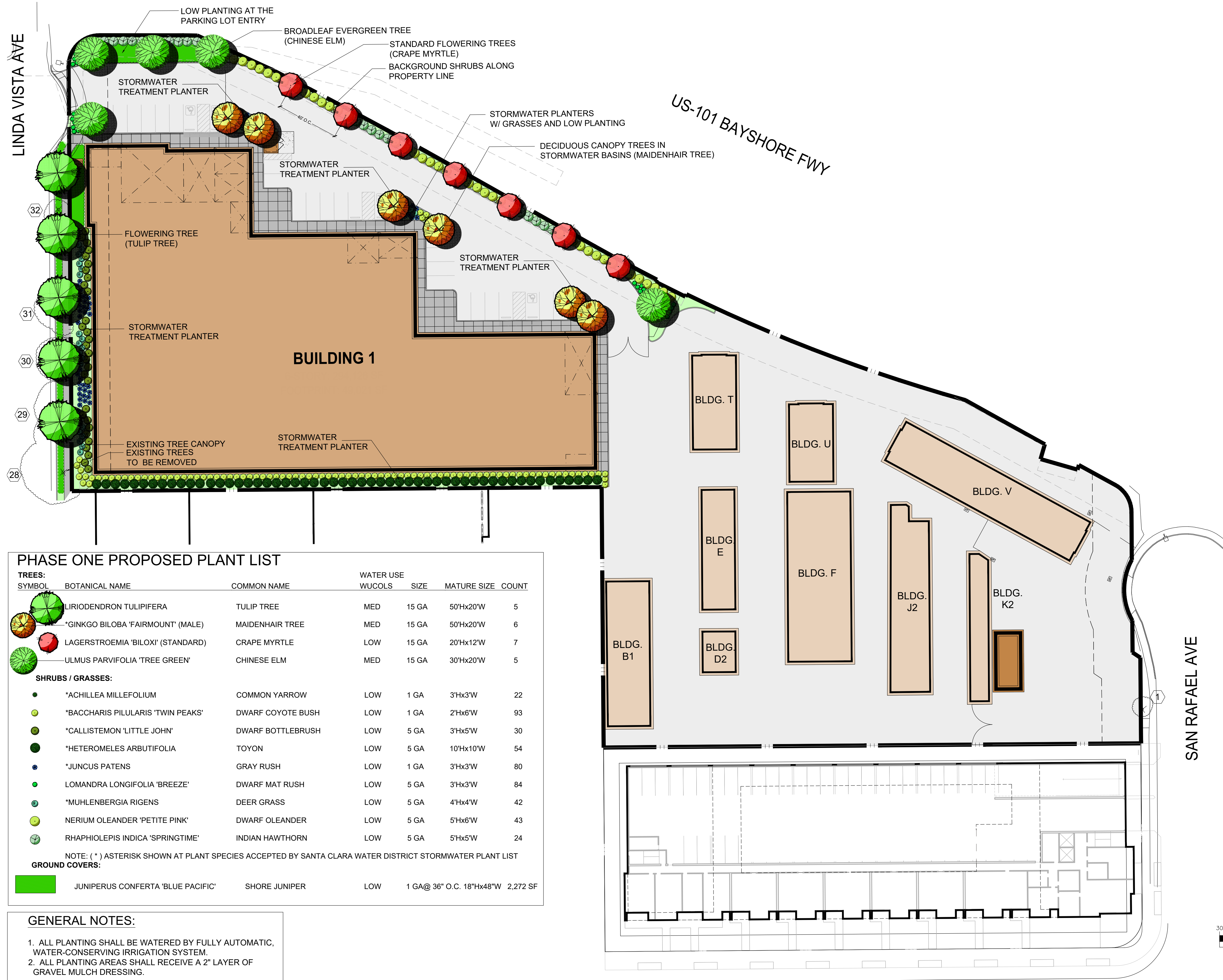
12 PAINT
ARCHITECTURAL
LUMISHADE FRAME
TO BE PS PLUM
(PURPLE RAIN PPG)



13 GREYSTONE STRIPE
GREYSTONE STRIP
WITH 8" SPLIT FACE
"CHAMPAGNE" BY
ANGELUS BLOCK



14 MULLIONS
SHOWCASE WINDOW
VISION GLAZING

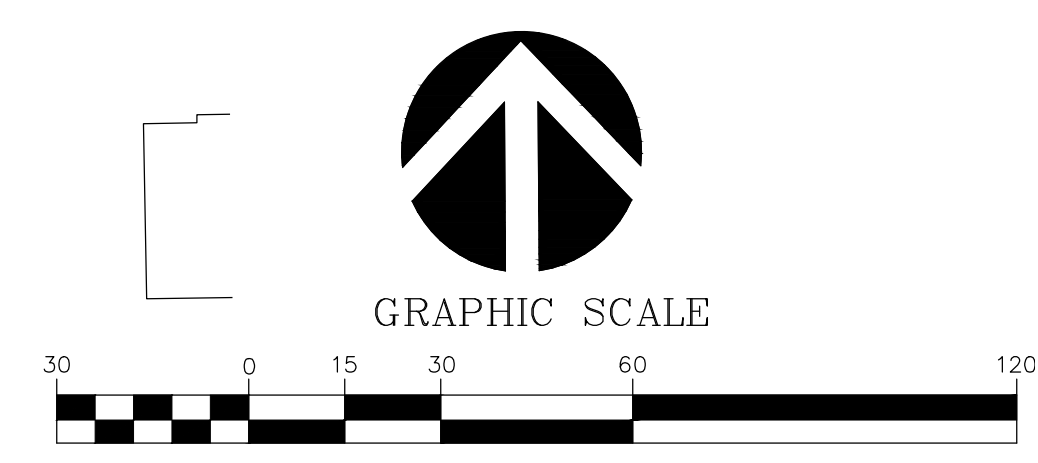


PHASE ONE PROPOSED PLANT LIST

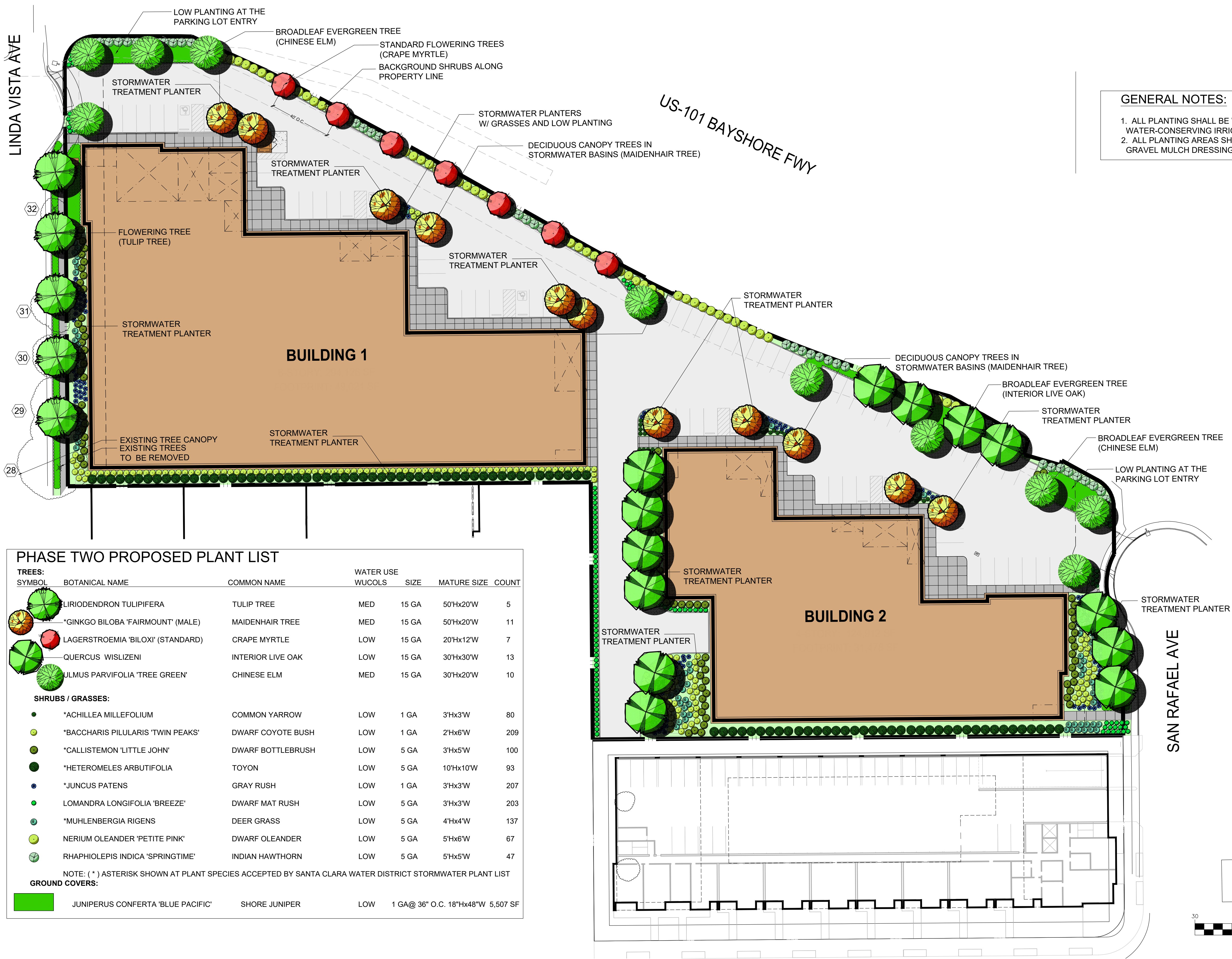
TREES:		WATER USE		COUNT		
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	MATURE SIZE	COUNT
	LIRIODENDRON TULIPIFERA	TULIP TREE	MED	15 GA	50'Hx20'W	5
	*GINKGO BILOBA 'FAIRMOUNT' (MALE)	MAIDENHAIR TREE	MED	15 GA	50'Hx20'W	6
	LAGERSTROEMIA 'BILOXI' (STANDARD)	CRAPE MYRTLE	LOW	15 GA	20'Hx12'W	7
	ULMUS PARVIFOLIA 'TREE GREEN'	CHINESE ELM	MED	15 GA	30'Hx20'W	5
SHRUBS / GRASSES:						
	*ACHILLEA MILLEFOLIUM	COMMON YARROW	LOW	1 GA	3'Hx3'W	22
	*BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	LOW	1 GA	2'Hx6'W	93
	*CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	5 GA	3'Hx5'W	30
	*HETEROMELES ARBUTIFOLIA	TOYON	LOW	5 GA	10'Hx10'W	54
	*JUNCUS PATENS	GRAY RUSH	LOW	1 GA	3'Hx3'W	80
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW	5 GA	3'Hx3'W	84
	*MUHLENBERGIA RIGENS	DEER GRASS	LOW	5 GA	4'Hx4'W	42
	NERIUM OLEANDER 'PETITE PINK'	DWARF OLEANDER	LOW	5 GA	5'Hx6'W	43
	RHAPHIOLEPIS INDICA 'SPRINGTIME'	INDIAN HAWTHORN	LOW	5 GA	5'Hx5'W	24
NOTE: (*) ASTERISK SHOWN AT PLANT SPECIES ACCEPTED BY SANTA CLARA WATER DISTRICT STORMWATER PLANT LIST						
GROUND COVERS:						
	JUNIPERUS CONFERTA 'BLUE PACIFIC'	SHORE JUNIPER	LOW	1 GA@ 36" O.C.	18"Hx48"W	2,272 SF

GENERAL NOTES:

- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
- ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF GRAVEL MULCH DRESSING.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.



GENERAL NOTES:

1. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
2. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF GRAVEL MULCH DRESSING.

PHASE TWO PROPOSED PLANT LIST

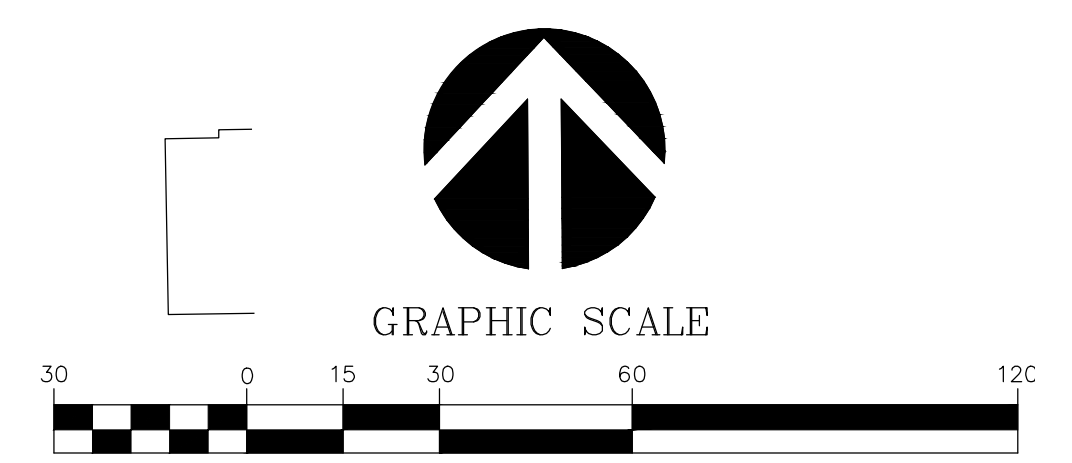
TREES:		COMMON NAME		WATER USE			
SYMBOL	BOTANICAL NAME			WUCOLS	SIZE	MATURE SIZE	COUNT
	LIRIODENDRON TULIPIFERA	TULIP TREE		MED	15 GA	50'Hx20'W	5
	*GINKGO BILOBA 'FAIRMOUNT' (MALE)	MAIDENHAIR TREE		MED	15 GA	50'Hx20'W	11
	LAGERSTROEMIA 'BILOXI' (STANDARD)	CRAPE MYRTLE		LOW	15 GA	20'Hx12'W	7
	QUERCUS WISLIZENI	INTERIOR LIVE OAK		LOW	15 GA	30'Hx30'W	13
	ULMUS PARVIFOLIA 'TREE GREEN'	CHINESE ELM		MED	15 GA	30'Hx20'W	10
SHRUBS / GRASSES:							
	*ACHILLEA MILLEFOLIUM	COMMON YARROW		LOW	1 GA	3'Hx3'W	80
	*BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH		LOW	1 GA	2'Hx6'W	209
	*CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH		LOW	5 GA	3'Hx5'W	100
	*HETEROMELES ARBUTIFOLIA	TOYON		LOW	5 GA	10'Hx10'W	93
	*JUNCUS PATENS	GRAY RUSH		LOW	1 GA	3'Hx3'W	207
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH		LOW	5 GA	3'Hx3'W	203
	*MUHLENBERGIA RIGENS	DEER GRASS		LOW	5 GA	4'Hx4'W	137
	NERIUM OLEANDER 'PETITE PINK'	DWARF OLEANDER		LOW	5 GA	5'Hx6'W	67
	RHAPHIOLEPIS INDICA 'SPRINGTIME'	INDIAN HAWTHORN		LOW	5 GA	5'Hx5'W	47
NOTE: (*) ASTERISK SHOWN AT PLANT SPECIES ACCEPTED BY SANTA CLARA WATER DISTRICT STORMWATER PLANT LIST							
GROUND COVERS:							
	JUNIPERUS CONFERTA 'BLUE PACIFIC'	SHORE JUNIPER		LOW	1 GA@ 36" O.C.	18'Hx48"W	5,507 SF



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

PHASE TWO LANDSCAPE PLAN
PUBLIC STORAGE: MOUNTAIN VIEW

WARE MALCOMB 03.04.2022



TREES:



LIRIODENDRON TULIPIFERA
(TULIP TREE)



GINKGO BILOBA (MALE)
(MAIDENHAIR TREE)



LAGERSTROEMIA 'BILOXI' (STANDARD)
(CRAPE MYRTLE)



ULMUS PARVIFOLIA
(CHINESE ELM)

SHRUBS:



ACHILLEA MILLEFOLIUM
(COMMON YARROW)



BACCHARIS PILULARIS 'TWIN PEAKS'
(DWARF COYOTE BUSH)



CALLISTEMON 'LITTLE JOHN'
(DWARF BOTTLEBUSH)



HETEROMELES ARBUTIFOLIA
(TOYON)



JUNCUS PATENS
(GRAY RUSH)



LOMANDRA LONGIFOLIA 'BREEZE'
(MAT RUSH)



MUHLENBERGIA RIGENS
(DEER GRASS)



NERIUM OLEANDER 'PETITE PINK'
(DWARF OLEANDER)

GROUND COVERS:



RHAPHIOLEPIS INDICA 'SPRINGTIME'
(INDIAN HAWTHORN)



JUNIPERUS CONFERTA 'BLUE PACIFIC'
(SHORE JUNIPER)