

# 334 SAN ANTONIO ROAD MOUNTAIN VIEW, CA

## FORMAL PLANNING APPLICATION



### PROJECT DESCRIPTION:

The proposed project at 334 San Antonio Road is a 100-unit, affordable housing development located at the corner of San Antonio Road and California Street in Mountain View. The multi-family housing development will provide a mix of one, two, and three-bedrooms in a C-shaped building that wraps around an at-grade secured courtyard. While the building will be an all-residential use, the ground level facades on San Antonio Road and California Street have been designed to intentionally activate the streetscape. Consistent with the San Antonio Precise Plan, active indoor spaces, including the resident amenity areas—lobby, leasing offices, mail, and secured bike room—have been located on the San Antonio Road frontage with transparent storefronts to enhance the pedestrian environment. A taller plate height will be provided at the ground floor to further the sense of a retail aesthetic. The secured courtyard fronts California Street and will provide visibility between the private and public realm for connectivity to the neighborhood. The streetscape and the building will be designed in harmony with one another, particularly as it relates to the corner of San Antonio Road and California Street. As the design progresses further, the architecture will be articulated to acknowledge the street corner as the gateway into the neighborhood.

The building is five stories of type IIIA construction over three stories of type IA construction, for a total of 8 stories. The massing has been designed to give the building a sense of base, which balances out the height of the structure. All sides of the architecture will be articulated with variety in color, materials, and plane changes. Accent materials will be used at select locations where they will have the most substantial impact. A flat roof with parapets is proposed, which is a style consistent with the neighborhood context and provides adequate space for solar and mechanical equipment to be concealed. The building will be designed to comply with the California Building Code including Chapter 11B insofar as it is applicable to this project. The project will be all electric, designed with solar PV, and will comply with all other applicable California Codes, including the California Energy Code, and the California Green Building Code. The project will also comply with the Mountain View Green Building Code and LEED intent.

A ground-level garage is provided on the west side of the building that will accommodate approximately 17 parking stalls. Vehicular access to the site is proposed at one location on California Street, consistent with the location of an existing vehicular entrance to the gas station that is currently located on the site. As the site falls within half of a mile of major transit, alternate means of transportation will be highly utilized. The building will also provide 100 secured bike storage spaces for the residents that will have space and charging capability for electric bikes. Guest bike parking will be provided.

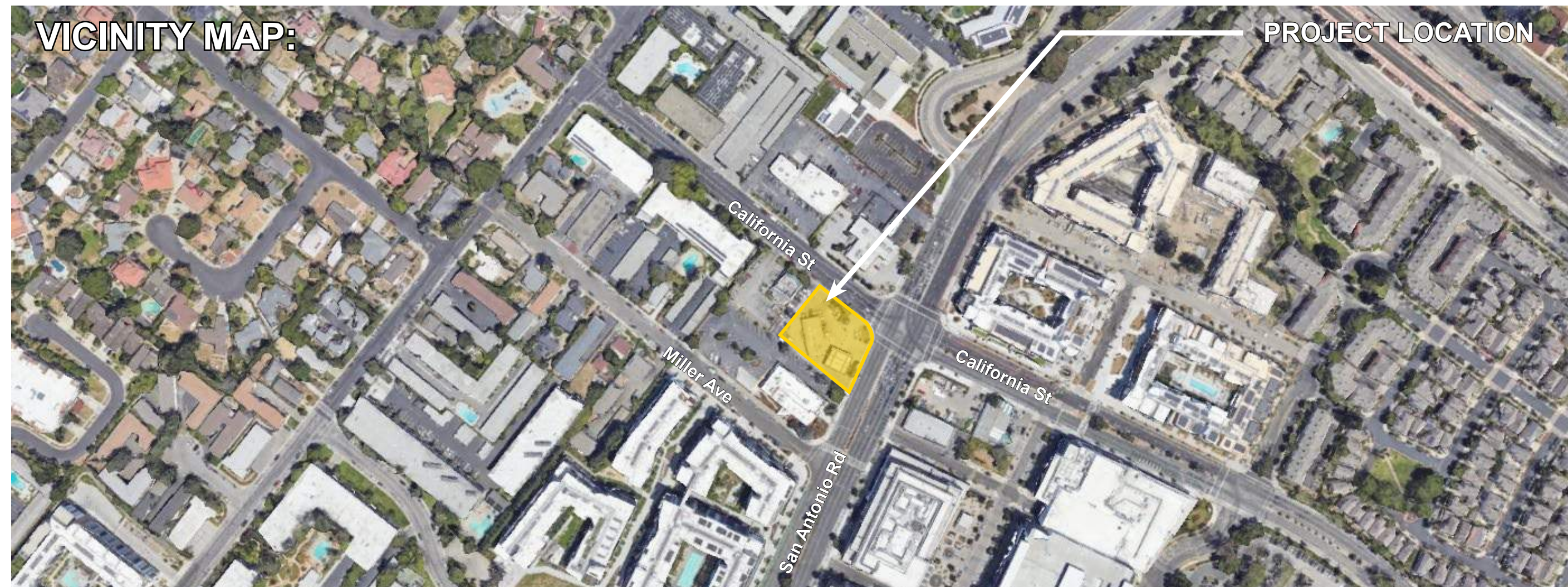
As of August 2023, the site's use is commercial. Onsite operations consist of the sale of fuel and convenience store items and auto repair with asphalt-paved parking areas, concrete-paved parking areas, limited landscaping, and one fuel canopy, four fuel islands, and eight pump dispensers. The subject property is currently occupied by Valero for commercial use. Hours of operation for the convenience store are 5:40am-11:00pm daily; the auto shop is open 8:00am-6:00pm Monday through Saturday and is closed on Sundays. Currently, there are four active underground storage tanks (USTs) located on the eastern portion of the subject property that will be excavated prior to construction.

Sidewalks and streets surrounding the site will be revised per City standards as shown in the drawing set. For more information on offsite improvements, please refer to the Civil sheets.

There are no requested approvals under the Subdivision Map Act, including, but not limited to, a parcel map, or a condominium map.

### SHEET INDEX:

A1.1	TITLE SHEET
L-1	LANDSCAPE PLAN
A1.2	PERSPECTIVE VIEW: SAN ANTONIO ROAD (EAST) ELEVATION
A1.3	PERSPECTIVE VIEW: VIEW OF SOUTH ELEVATION FROM SAN ANTONIO ROAD
A1.4	PERSPECTIVE VIEW: CALIFORNIA STREET (NORTH) ELEVATION
A1.5	PERSPECTIVE VIEW: AERIAL
A1.6	ARCHITECTURAL SITE PLAN
A2.1	GROUND FLOOR PLAN
A2.2	SECOND AND THIRD FLOOR PLANS
A2.3	FOURTH FLOOR PLAN
A2.4	FIFTH THROUGH EIGHTH FLOOR PLAN
A2.5	ROOF PLAN
A2.6	TYPICAL UNIT PLANS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING COURTYARD ELEVATIONS
A3.4	BUILDING COURTYARD ELEVATIONS
A3.5	BUILDING COURTYARD ELEVATIONS
A3.6	BUILDING ELEVATIONS
A3.7	BUILDING ELEVATIONS
A3.8	COLORS & MATERIALS
A4.1	STREETSCAPE ELEVATIONS
A4.2	BUILDING SECTION
A4.3	TYPICAL WALL SECTION
A5.1	TYPICAL DETAILS
A5.2	TYPICAL DETAILS
A5.3	TYPICAL DETAILS
A5.4	TYPICAL DETAILS
A5.5	PROPOSED MAILBOXES & PARCEL LOCKERS
A5.6	PROPOSED BIKE RACKS
A6.1	PROJECT DATA SUMMARY
A6.2	VICINITY MAPS
A6.3	NEIGHBORHOOD CONTEXT
A6.4	SHADOW STUDIES
A6.5	CIRCULATION DIAGRAM
A6.6	ZONING CALCULATIONS & DIAGRAM
A6.7	FAR DIAGRAM
L-2	COURTYARD ENLARGEMENT PLAN
L-3	PRELIMINARY PLANTING PLAN
L-4	PRELIMINARY TREE AND CANOPY PLAN
L-5	SITE IMAGERY
L-6	IRRIGATION HYDROZONE PLAN
L-7	TYPICAL IRRIGATION DETAILS
L-8	PRELIMINARY LIGHTING PLAN
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY CIVIL SITE PLAN
C3.0	PRELIMINARY GRADING & DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	STORMWATER CONTROL PLAN
C6.0	FIRE ACCESS PLAN
A7.1	GROUND FLOOR EGRESS PLAN
A7.2	TYPICAL SECOND TO EIGHTH FLOOR EGRESS PLAN
E1.00	SITE LIGHTING
E1.01	SITE PHOTOMETRICS
E1.02	SITE LIGHTING DETAILS
TR0.1	FLOOR PLAN LEVEL 1
TR0.2	FLOOR PLAN LEVEL 2
TR1.0	RESIDENTIAL TRASH
TR1.1	RESIDENTIAL GROUND FLOOR TRASH
TR1.2	PULLOUT SERVICE BY HAULER



### PROJECT TEAM INFO:

**DEVELOPER:**  
CRP Affordable Housing  
and Community Development  
4429 Morena Blvd., Suite A  
San Diego, CA 92117  
Contact: Jack Burlison  
jburlison@crpaffordable.com

**APPLICANT:**  
SMR Development  
Phone: (406) 531-0401  
Contact: Shellan Rodriguez  
shellan@smrdevelopment.com

**ARCHITECT:**  
Dahlin Group  
5865 Owens Drive  
Pleasanton, CA 94588  
Phone: (925) 251-7200  
Contact: Lauri Moffet-Fehlberg  
lfehlberg@dahlingroup.com

**CIVIL:**  
BKF Engineers  
1730 N. First Street, Suite 600  
San Jose, CA 95112  
Phone: (408) 467-9100  
Contact: Joey Bernardi  
jbernardi@bkf.com

**LANDSCAPE:**  
vanderToolen Associates  
855 Bordeaux Way, Suite 240  
Napa, CA 94558  
Phone: (707) 224-2299  
Contact: Phil vanderToolen  
phil@vandertoolen.com



### PROPOSED TREE LEGEND

TREES	BOTANICAL NAME COMMON NAME	CONT	WATER USE	QTY
	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY NORWAY MAPLE	24"BOX	MOD	3
	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	36"BOX	MOD	4
	ACER X FREEMANII 'JEFFERSRED' AUTUMN BLAZE® FREEMAN MAPLE	36"BOX	MOD	3
	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' OKLAHOMA TEXAS REDBUD	24"BOX	MOD	3
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEEN	48"BOX	LOW	1
	EXISTING TREE	N/A	N/A	

### PROPOSED SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NATIVE/ ADAPTIVE
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	NATIVE
	AZALEA RUTHERFORDIANA 'ALASKA'	ALASKA AZALEA	5 GAL	LOW	ADAPTIVE
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	LOW	NATIVE
	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GAL	MOD	NATIVE
	CHONDRPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	LOW	ADAPTIVE
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL	MOD	ADAPTIVE
	GALVEZIA SPECIOSA 'FIRECRACKER'	FIRECRACKER ISLAND SNAPDRAGON	5 GAL	LOW	NATIVE
	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	MOD	NATIVE
	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH	1 GAL	LOW	NATIVE
	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILYTURF	1 GAL	MOD	ADAPTIVE
	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	LOW	ADAPTIVE
	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI SHRUBBY YEW PODOCARPUS	15 GAL	MOD	ADAPTIVE
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	MOD	NATIVE
	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA LAUREL CHERRY	15 GAL	LOW	ADAPTIVE
	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL	LOW	NATIVE
	SARCOCOCCA HOOKERIANA HUMILIS 'FRAGRANT MOUNTAIN'	FRAGRANT MOUNTAIN SWEETBOX	5 GAL	LOW	ADAPTIVE
	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	MOD	NATIVE

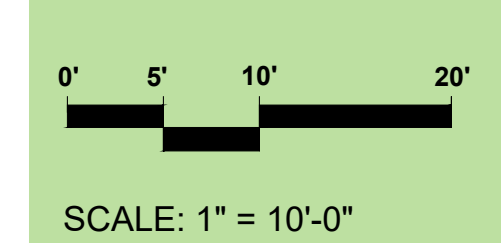
### SETBACK NOTES

- TYPICAL TREE SETBACKS:
- 5'-0" FROM WATER METERS AND JOINT TRENCH
  - 10'-0" FROM SANITARY SEWER LINES
  - 15'-0" FROM STREETLIGHT

**334 SAN ANTONIO ROAD**  
Mountain View, California

**LANDSCAPE PLAN**  
CONCEPTUAL PHASE  
APRIL 5, 2024

vanderToolen Associates  
700 Ygnacio Valley Rd.  
Suite 100  
Walnut Creek, CA 94596  
tel: 925.274.1305  
www.vandertoolen.com



**L-1**  
Project No. 05123



**KEYPLAN**



**PERSPECTIVE VIEW:  
SAN ANTONIO ROAD  
(EAST) ELEVATION**

NOT TO SCALE (N.T.S.)

**334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA**  
**CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT**

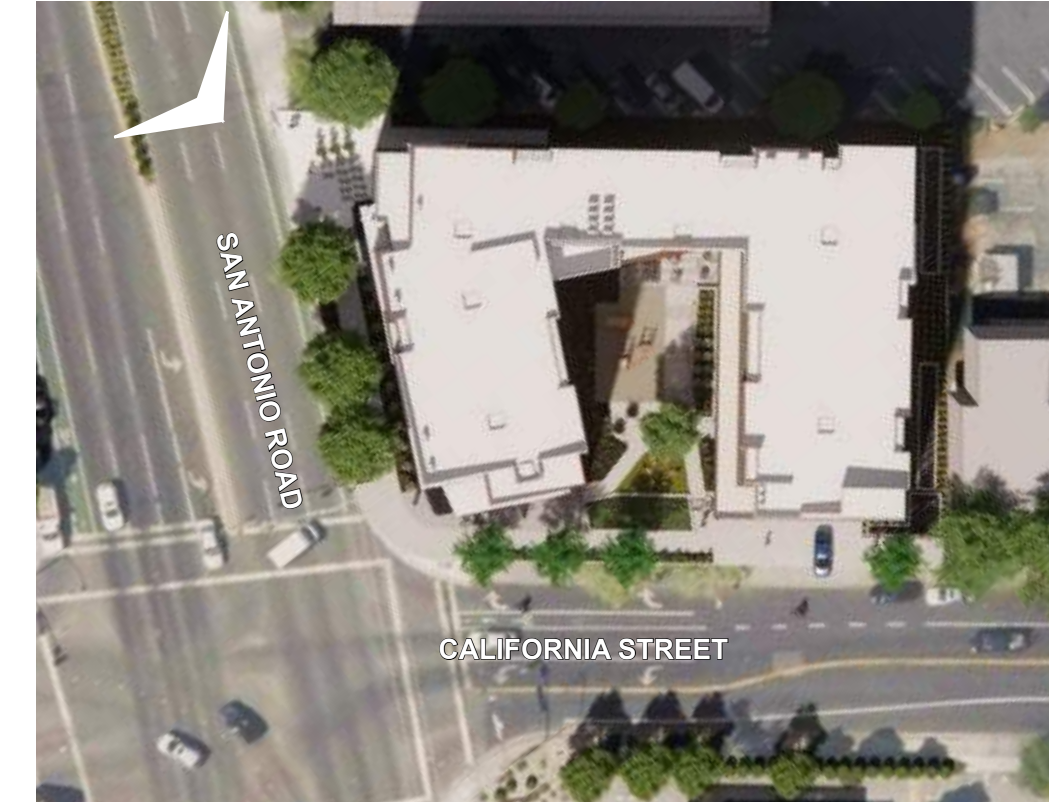


**JOB NO.** 1648.002  
**DATE** 04.05.2024  
 5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200





KEYPLAN



**PERSPECTIVE VIEW:  
VIEW OF SOUTH  
ELEVATION FROM  
SAN ANTONIO ROAD**

NOT TO SCALE (N.T.S.)

334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA  
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT

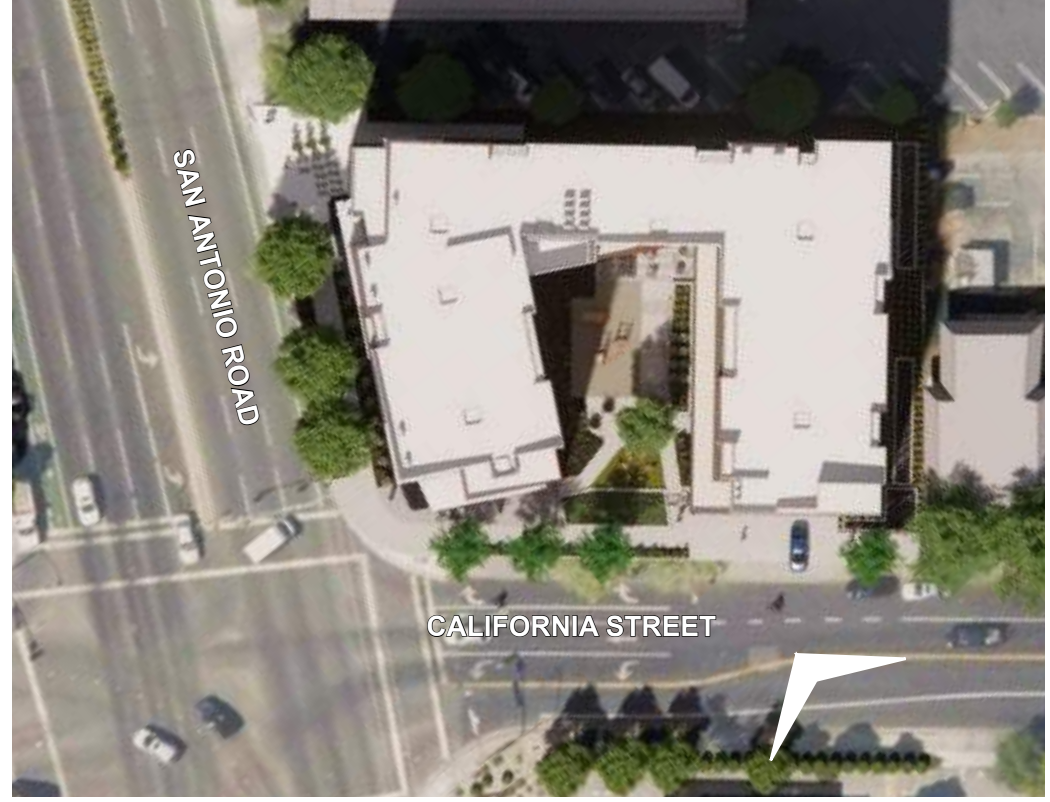


JOB NO. 1648.002  
DATE 04.05.2024  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200





**KEYPLAN**



**PERSPECTIVE VIEW:  
CALIFORNIA STREET  
(NORTH) ELEVATION**

NOT TO SCALE (N.T.S.)

**334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA  
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT**



**JOB NO.** 1648.002  
**DATE** 04.05.2024  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200





**PERSPECTIVE VIEW:  
AERIAL**

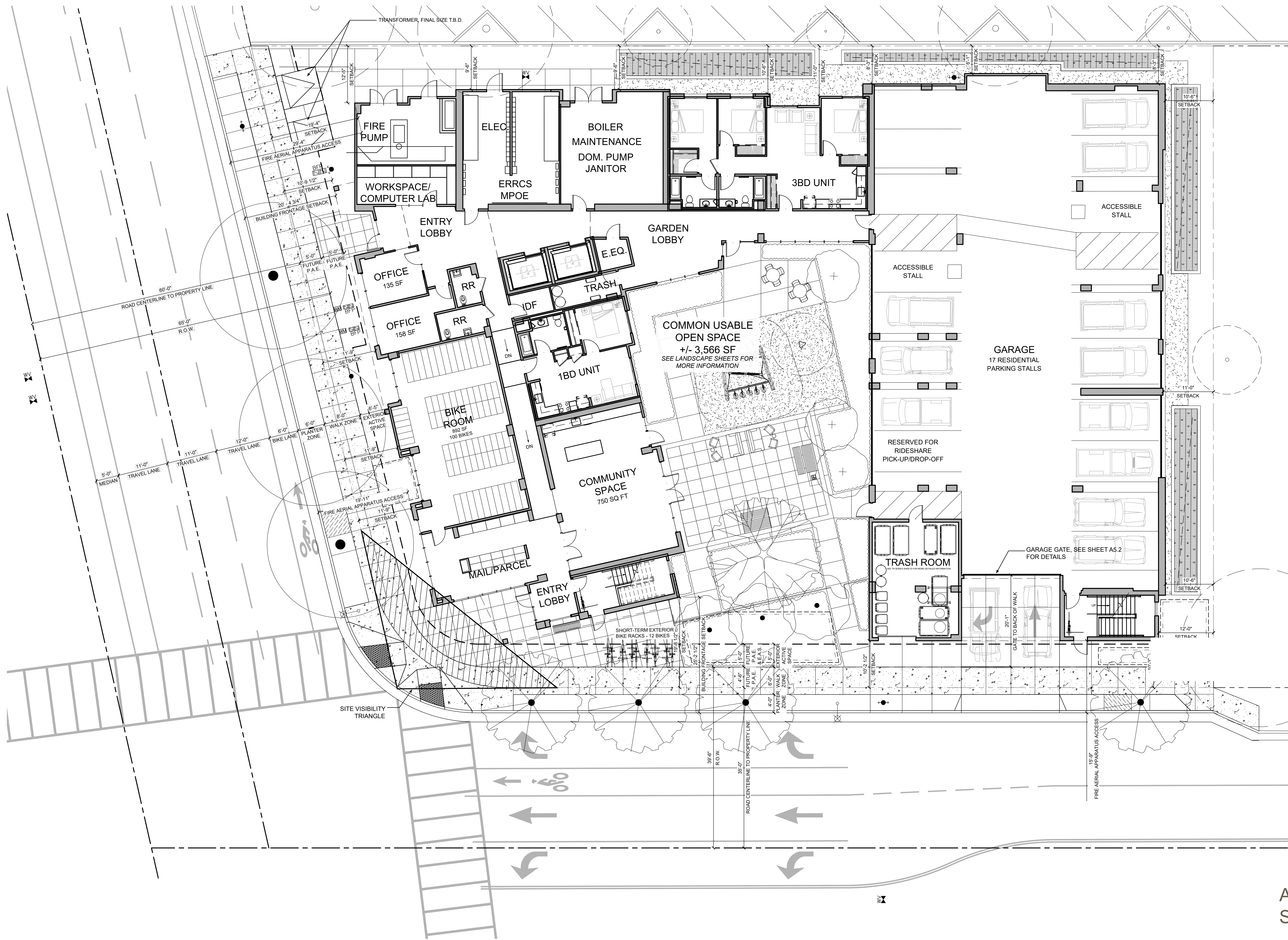
NOT TO SCALE (N.T.S.)

**334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA  
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT**

**JOB NO.** 1648.002  
**DATE** 04.05.2024  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



**A1.5**



ARCHITECTURAL  
SITE PLAN

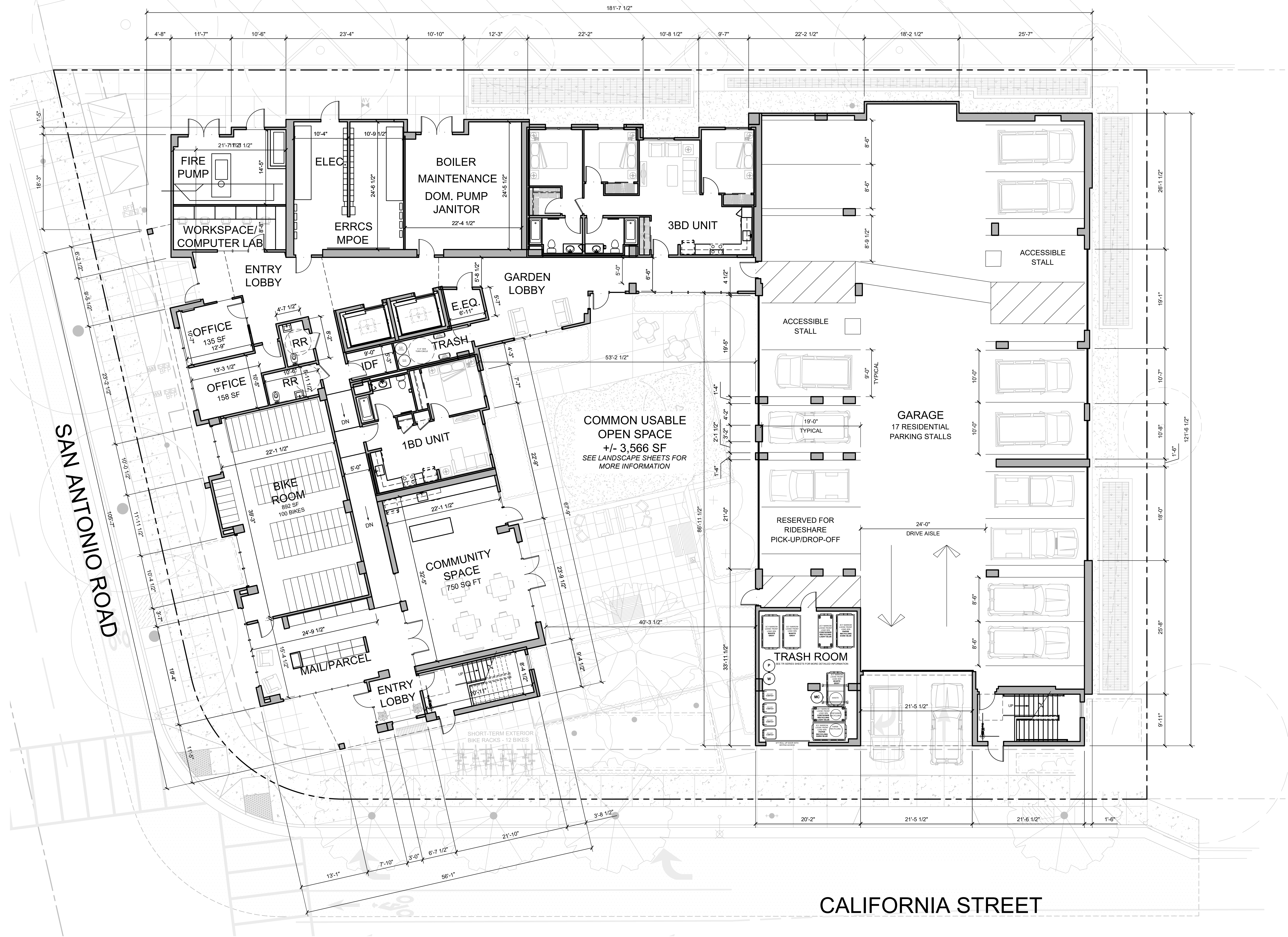
0 8 16 32

334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA  
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT



JOB NO. 1648.002  
DATE 04.05.2024  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200





**GROUND FLOOR  
UNIT MIX:**

1 BD:	1 UNITS
2 BD:	0 UNITS
3BD:	1 UNIT
<b>TOTAL:</b>	<b>2 UNITS</b>

**GROUND FLOOR  
PLAN**



334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA  
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT



JOB NO. 1648.002  
DATE 04.05.2024  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200







**SECOND & THIRD FLOOR  
UNIT MIX:**

1 BD:	5 UNITS
2 BD:	4 UNITS
3 BD:	5 UNITS
<b>TOTAL:</b>	<b>14 UNITS</b>

**SECOND AND THIRD  
FLOOR PLANS**





**FOURTH FLOOR  
UNIT MIX:**

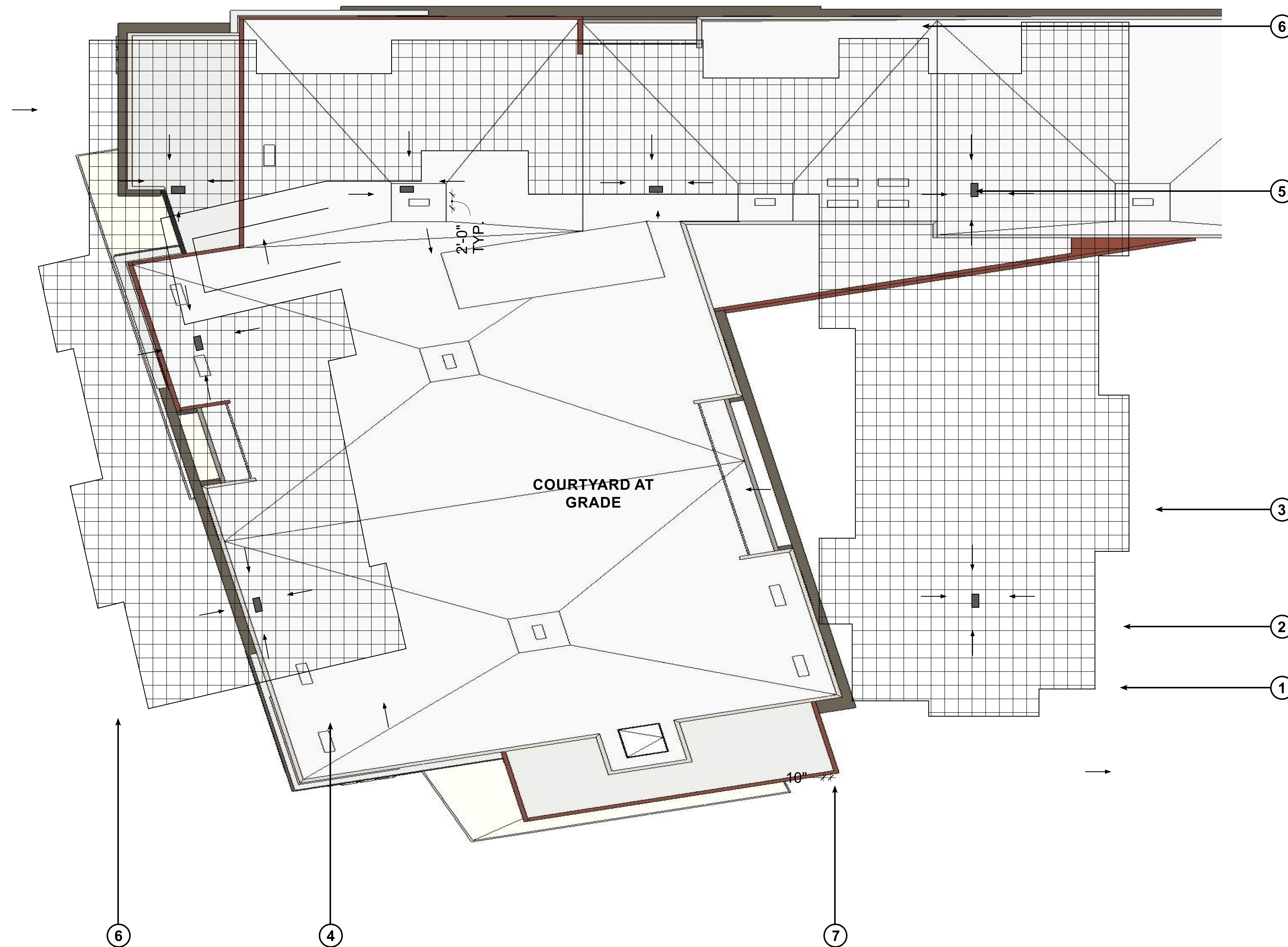
1 BD:	5 UNITS
2 BD:	4 UNITS
3 BD:	5 UNITS
<b>TOTAL:</b>	<b>14 UNITS</b>





**FIFTH THROUGH EIGHTH FLOOR UNIT MIX**

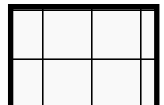
1 BD:	5 UNITS
2 BD:	4 UNITS
3 BD:	5 UNITS
<b>TOTAL:</b>	<b>14 UNITS</b>



**ROOF PLAN KEYNOTE LEGEND:** #

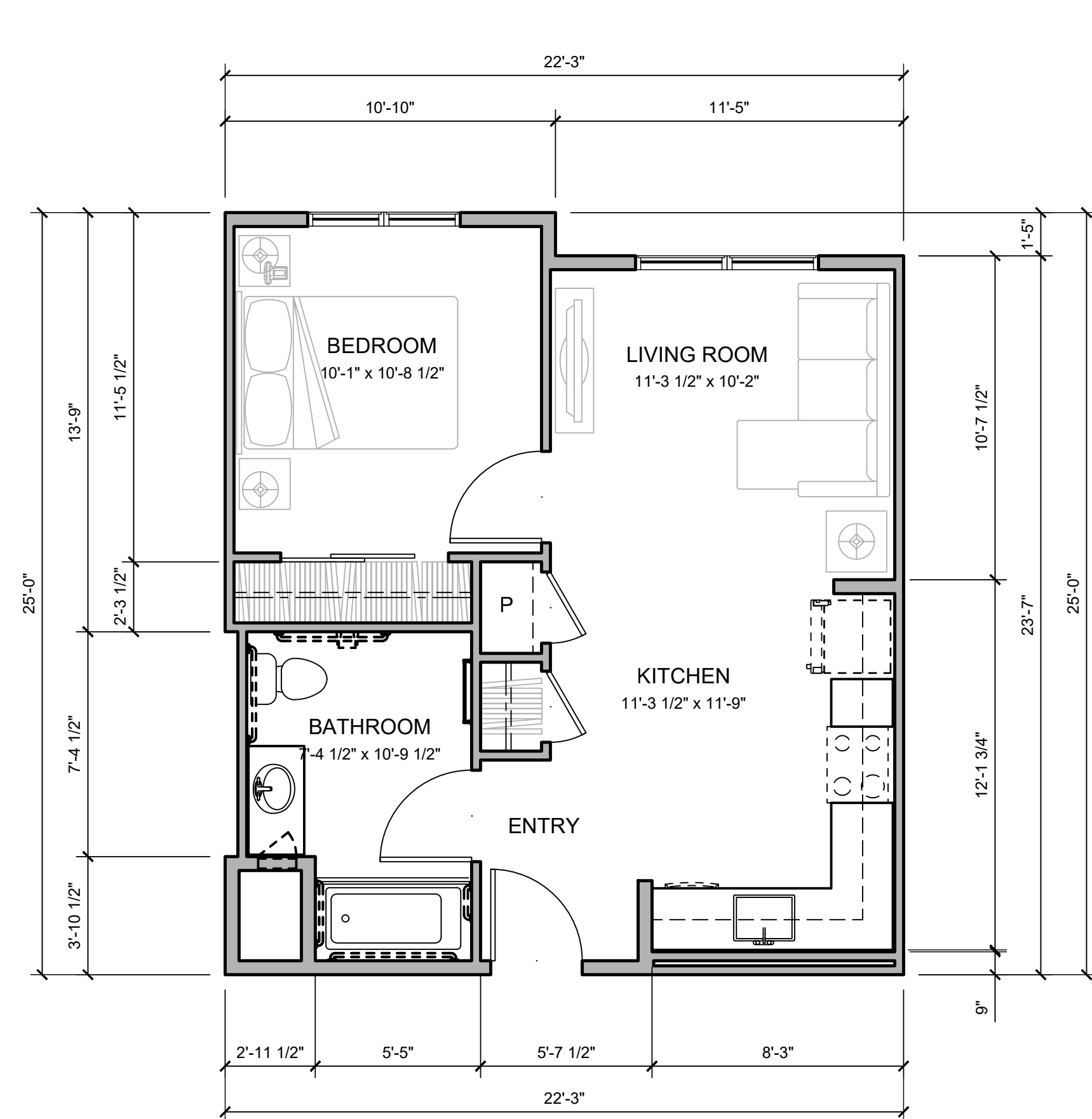
1. FLAT ROOF, TYP. - SLOPE 1/2" PER FOOT MINIMUM TO DRAIN. DIRECTION OF SLOPE REPRESENTED GRAPHICALLY.
2. METAL RAILING, TYP.
3. METAL PARAPET CAP, TYP.
4. HATCH ROOF ACCESS
5. ROOF DRAIN, TYP. - FINAL LOCATION AND NUMBER TBD
6. MECHANICAL UNIT, TYP. - FINAL LOCATION AND NUMBER TBD, TYPICAL DISTANCE FROM PARAPET WALL SHOWN
7. TRASH CHUTE VENT

NOTE: ROOF PLAN IS CONCEPTUAL. ADDITIONAL TIE-BACKS AND PENETRATION LOCATIONS WILL BE DETERMINED AS THE PROJECT PROGRESSES TOWARD BUILDING PERMITS. EXACT EQUIPMENT MODELS AND HEIGHTS WILL BE DETERMINED AS THE PROJECT PROGRESSES TOWARD BUILDING PERMITS. PARAPETS WILL BE UTILIZED TO SCREEN THE EQUIPMENT. THE SOLAR PV SYSTEM WILL BE DESIGNED BY A PV ENGINEER AND FINAL LOCATIONS AND NUMBERS OF PANELS WILL BE DETERMINED AS THE PROJECT PROGRESSES TOWARD BUILDING PERMITS; THE SYSTEM WILL BE DESIGNED TO COMPLY WITH BUILDING CODE.

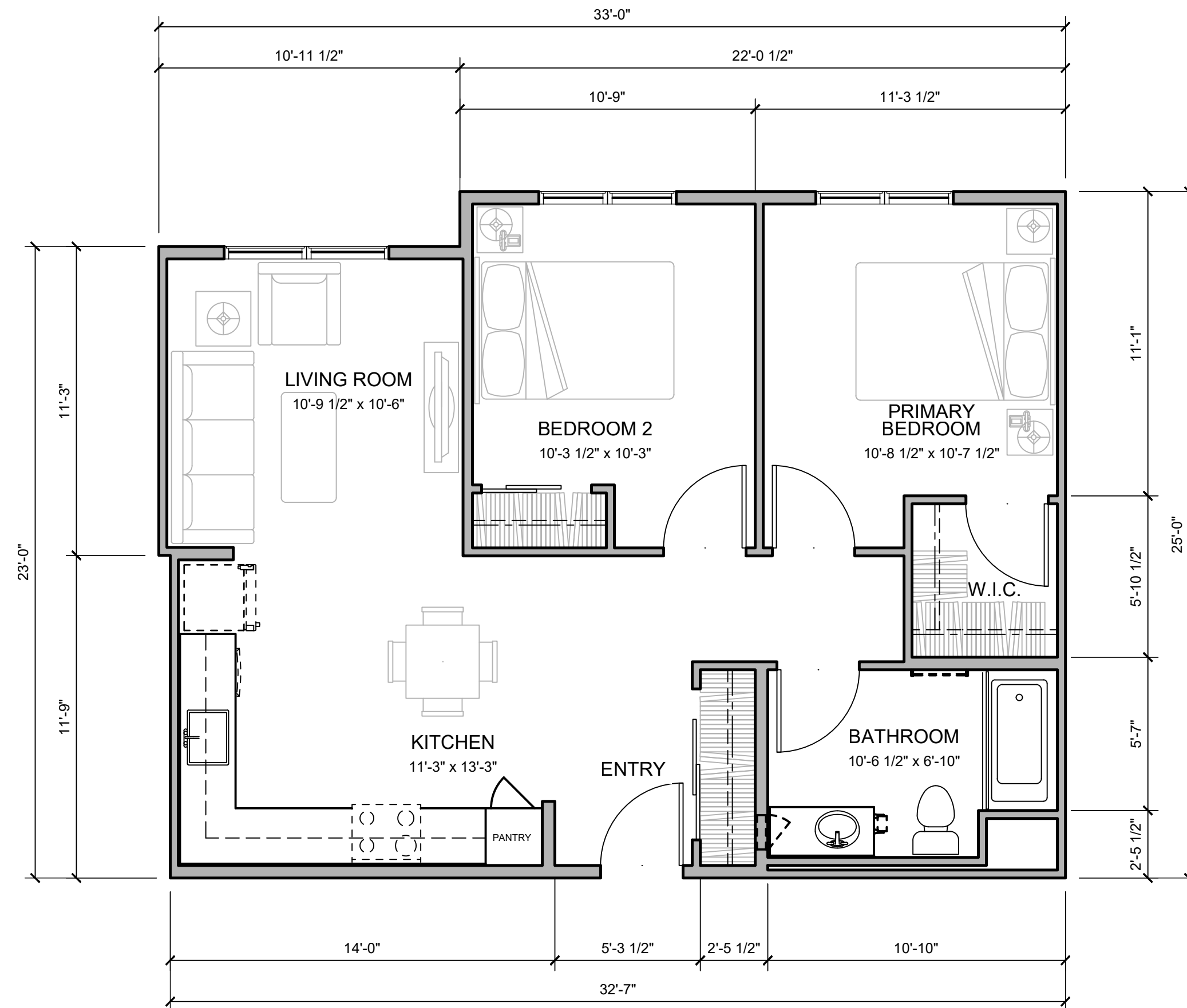
 POTENTIAL SOLAR PV AREA

**ROOF PLAN**

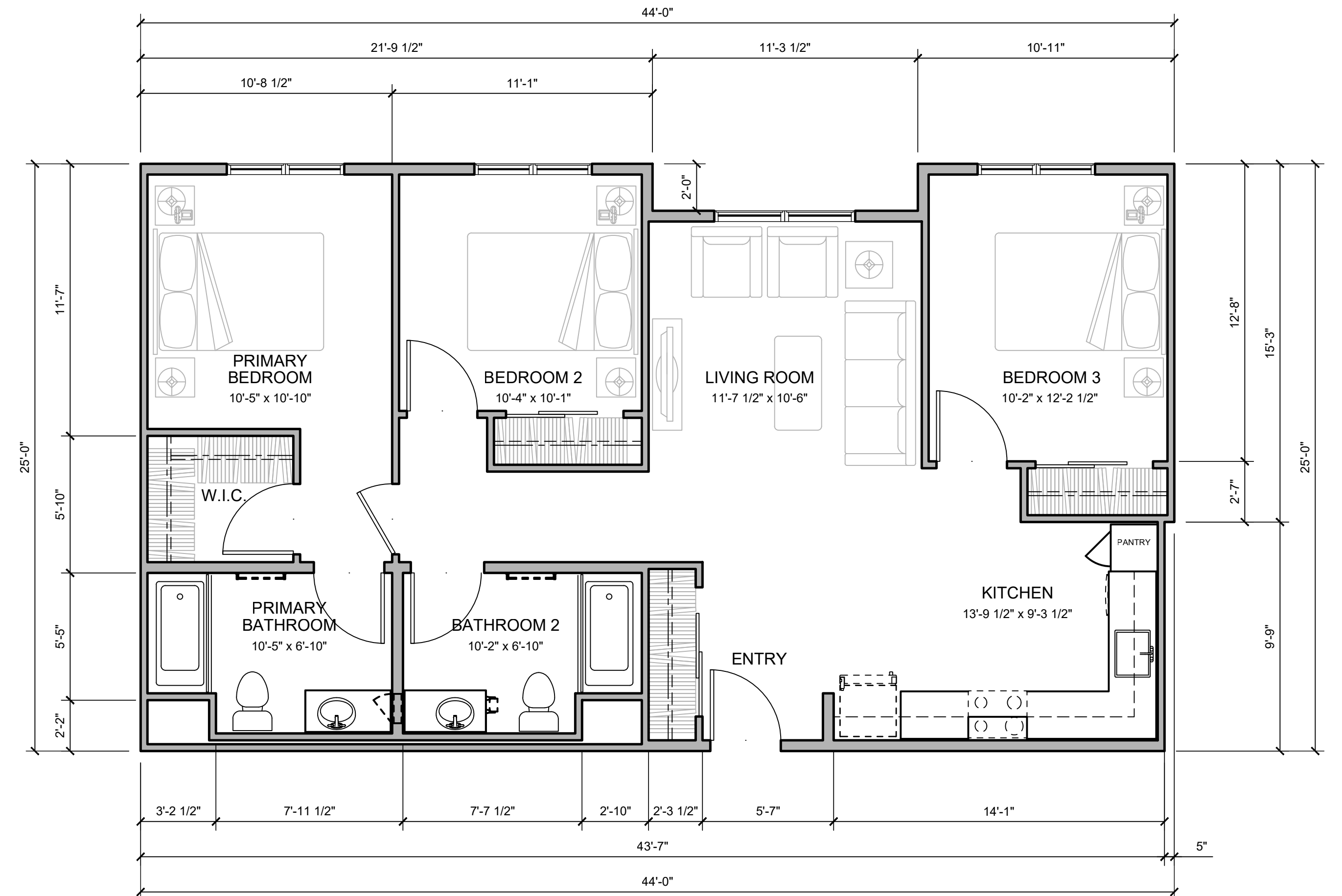




**TYPICAL 1BD UNIT**  
 1BED/1 BATH  
 GROSS SF: 540 SQ. FT.  
 NET SF: 497 SQ. FT.



**TYPICAL 2 BD UNIT**  
 2 BED/1 BATH  
 GROSS SF: +/- 803 SQ. FT.  
 NET SF: +/- 749 SQ. FT.

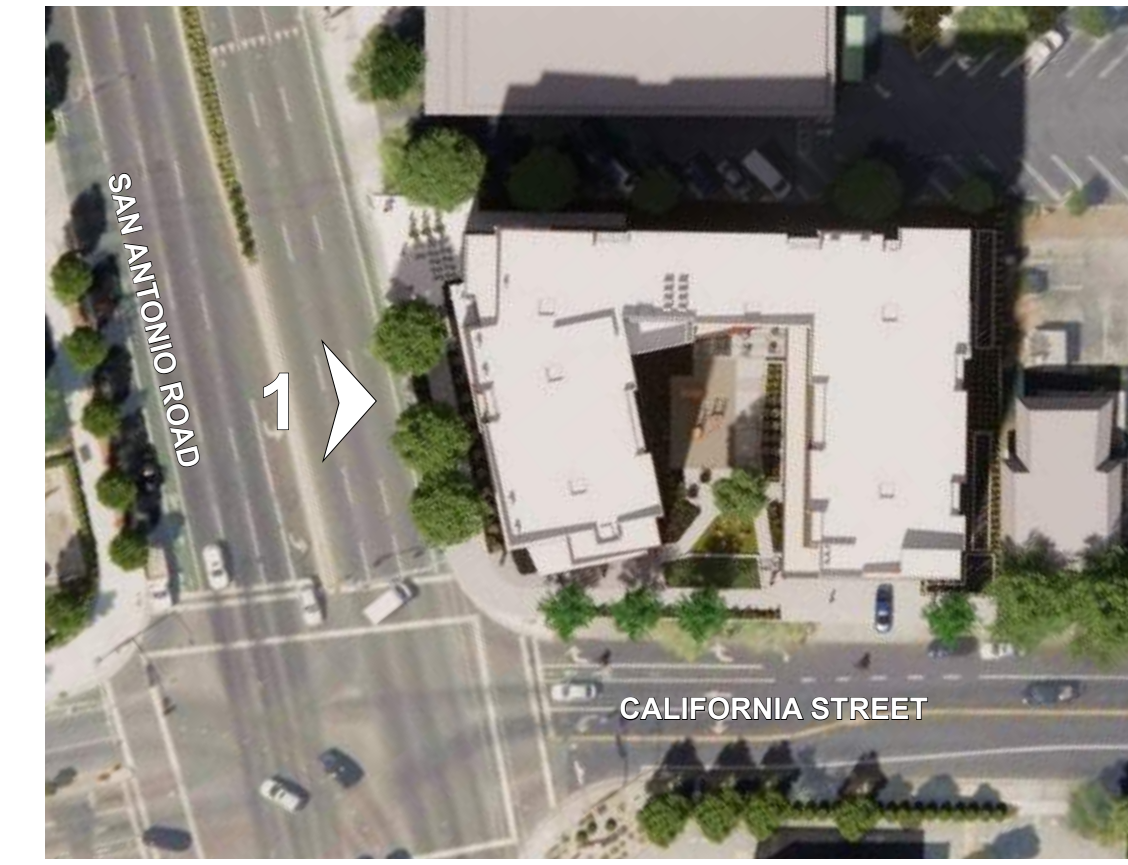


**TYPICAL 3 BD UNIT**  
 3 BED/1 BATH  
 GROSS SF: +/- 1077 SQ. FT.  
 NET SF: +/- 1008 SQ. FT.

TYPICAL UNIT PLANS



**KEYPLAN**



**ELEVATION KEYNOTE LEGEND:**

- 1. PAINTED METAL FLASHING CAP
- 2. METAL GUARD RAIL
- 3. PAINTED STUCCO WITH CONTROL JOINTS, TYPICAL
- 4. DARK BRONZE ANODIZED VINYL FRAME WINDOW BY PLYGEM (OR SIMILAR), TYPICAL
- 5. DARK BRONZE ANODIZED STOREFRONT BY KAWNEER (OR SIMILAR) TYPICAL
- 6. PAINTED MECHANICAL LOUVER
- 7. PAINTED METAL CANOPY AT PROJECT ENTRY
- 8. PAINTED DOOR
- 9. METAL ROLL-UP DOOR
- 10. METAL GRATE
- 11. PROJECT SIGNAGE
- 12. LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS

**1** BUILDING ELEVATION - SAN ANTONIO ROAD

**BUILDING ELEVATIONS**



334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA  
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT

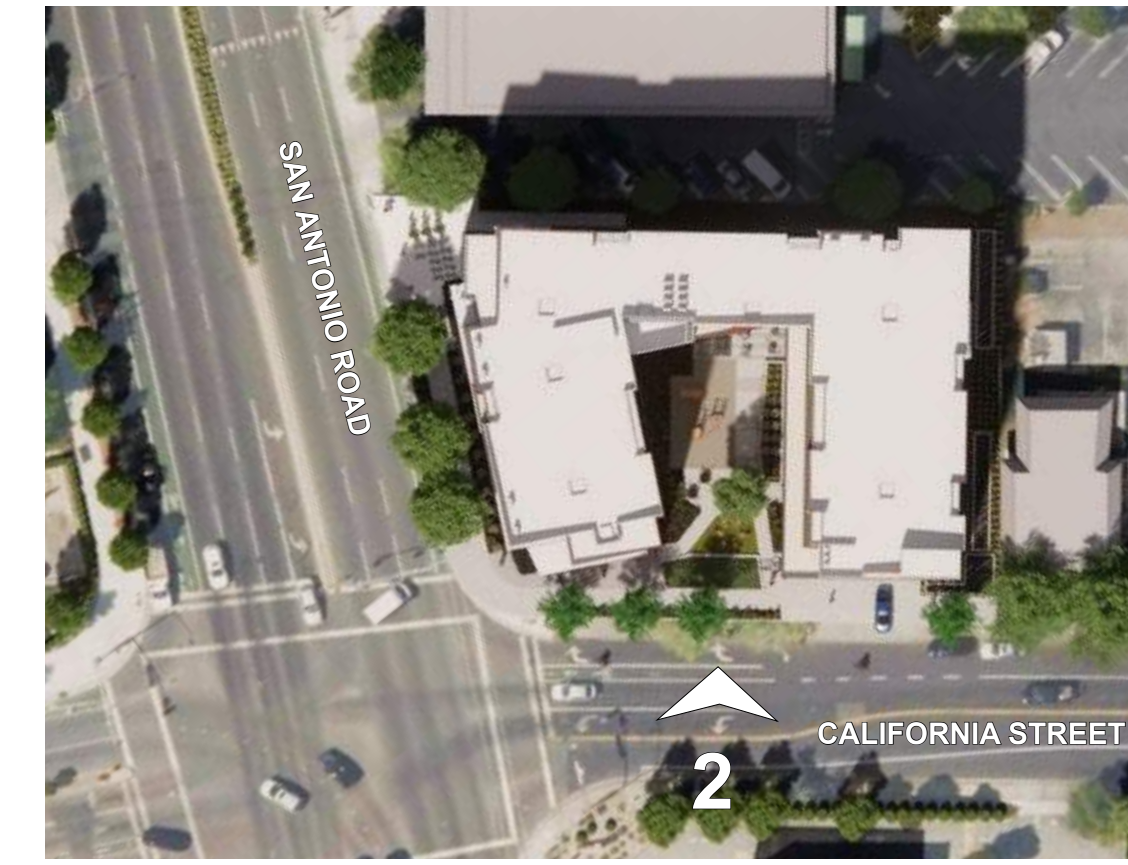


JOB NO. 1648.002  
DATE 04.05.2024  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200





**KEYPLAN**



**ELEVATION KEYNOTE LEGEND:** #

1. PAINTED METAL FLASHING CAP
2. METAL GUARD RAIL
3. PAINTED STUCCO WITH CONTROL JOINTS, TYPICAL
4. DARK BRONZE ANODIZED VINYL FRAME WINDOW BY PLYGEM (OR SIMILAR), TYPICAL
5. DARK BRONZE ANODIZED STOREFRONT BY KAWNEER (OR SIMILAR) TYPICAL
6. PAINTED MECHANICAL LOUVER
7. PAINTED METAL CANOPY AT PROJECT ENTRY
8. PAINTED DOOR
9. METAL ROLL-UP DOOR
10. METAL GRATE
11. PROJECT SIGNAGE
12. LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS

**2** BUILDING ELEVATION - CALIFORNIA STREET

**BUILDING ELEVATIONS**



334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA  
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT



JOB NO. 1648.002  
DATE 04.05.2024  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



**A3.2**

**KEYPLAN**



**ELEVATION KEYNOTE LEGEND:** #

- 1. PAINTED METAL FLASHING CAP
- 2. METAL GUARD RAIL
- 3. PAINTED STUCCO WITH CONTROL JOINTS, TYPICAL
- 4. DARK BRONZE ANODIZED VINYL FRAME WINDOW BY PLYGEM (OR SIMILAR), TYPICAL
- 5. DARK BRONZE ANODIZED STOREFRONT BY KAWNEER (OR SIMILAR) TYPICAL
- 6. PAINTED MECHANICAL LOUVER
- 7. PAINTED METAL CANOPY AT PROJECT ENTRY
- 8. PAINTED DOOR
- 9. METAL ROLL-UP DOOR
- 10. METAL GRATE
- 11. PROJECT SIGNAGE
- 12. LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS



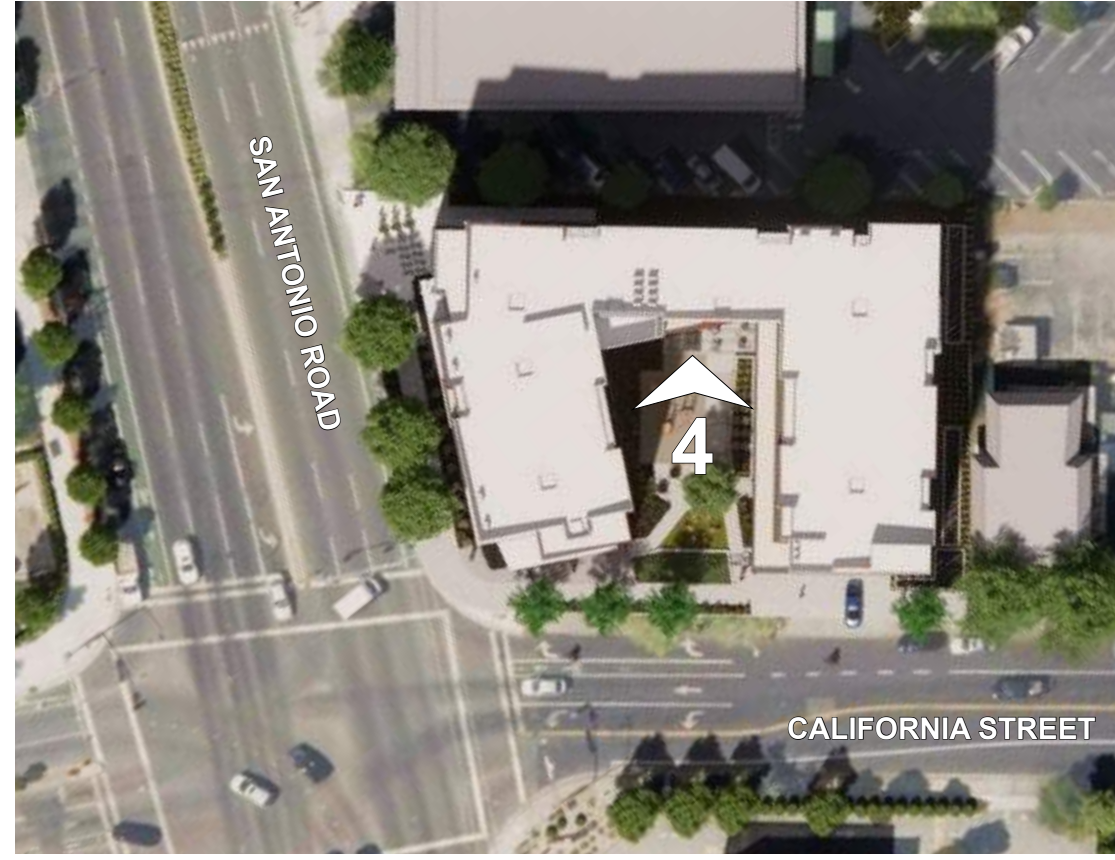
**3 BUILDING ELEVATION - INTERIOR COURTYARD**

**BUILDING COURTYARD ELEVATIONS**

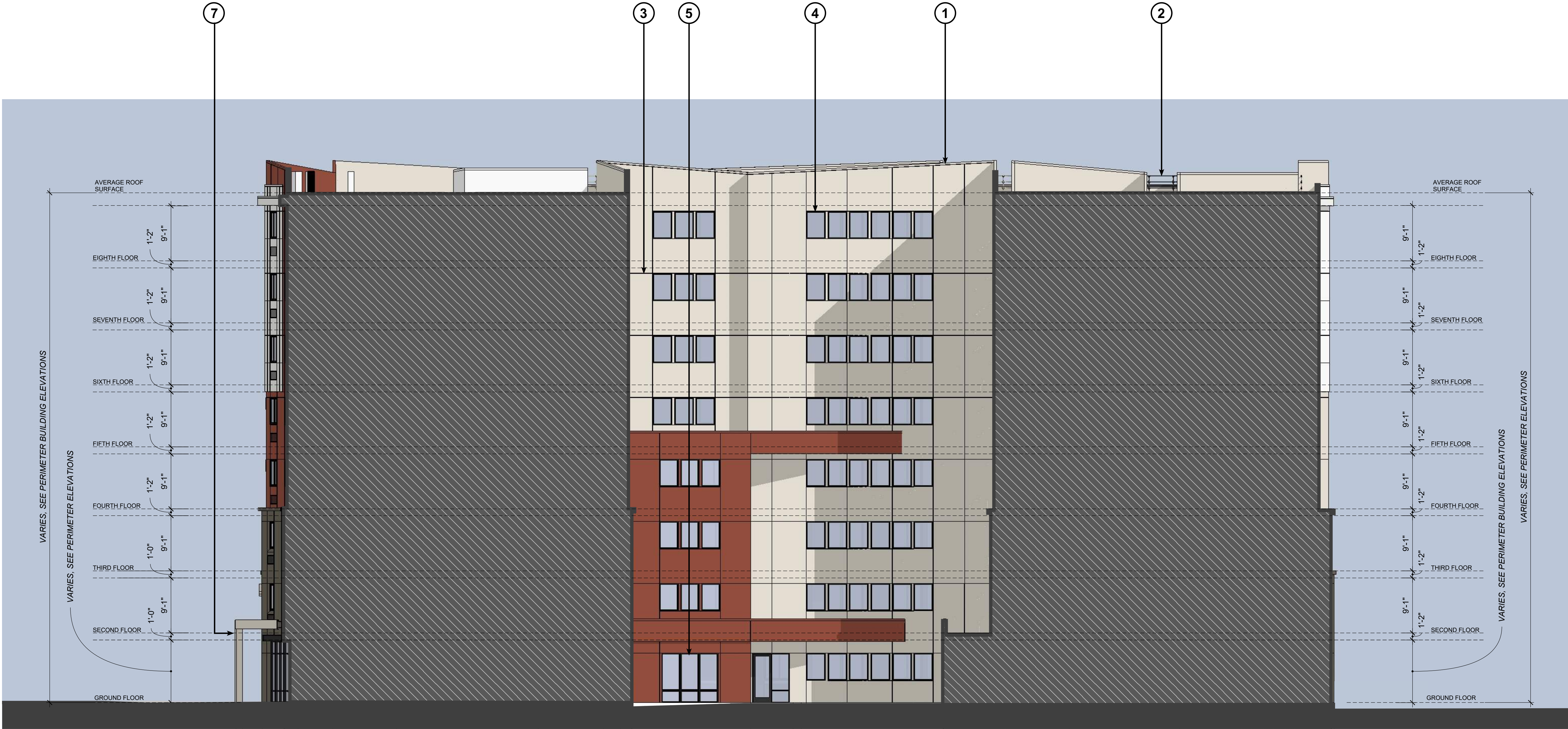




**KEYPLAN**



- ELEVATION KEYNOTE LEGEND:** #
1. PAINTED METAL FLASHING CAP
  2. METAL GUARD RAIL
  3. PAINTED STUCCO WITH CONTROL JOINTS, TYPICAL
  4. DARK BRONZE ANODIZED VINYL FRAME WINDOW BY PLYGEM (OR SIMILAR), TYPICAL
  5. DARK BRONZE ANODIZED STOREFRONT BY KAWNEER (OR SIMILAR) TYPICAL
  6. PAINTED MECHANICAL LOUVER
  7. PAINTED METAL CANOPY AT PROJECT ENTRY
  8. PAINTED DOOR
  9. METAL ROLL-UP DOOR
  10. METAL GRATE
  11. PROJECT SIGNAGE
  12. LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS



4 BUILDING ELEVATION - INTERIOR COURTYARD

**BUILDING COURTYARD ELEVATIONS**



KEYPLAN

KEYPLAN



ELEVATION KEYNOTE LEGEND: #

1. PAINTED METAL FLASHING CAP
2. METAL GUARD RAIL
3. PAINTED STUCCO WITH CONTROL JOINTS, TYPICAL
4. DARK BRONZE ANODIZED VINYL FRAME WINDOW BY PLYGEM (OR SIMILAR), TYPICAL
5. DARK BRONZE ANODIZED STOREFRONT BY KAWNEER (OR SIMILAR) TYPICAL
6. PAINTED MECHANICAL LOUVER
7. PAINTED METAL CANOPY AT PROJECT ENTRY
8. PAINTED DOOR
9. METAL ROLL-UP DOOR
10. METAL GRATE
11. PROJECT SIGNAGE
12. LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS

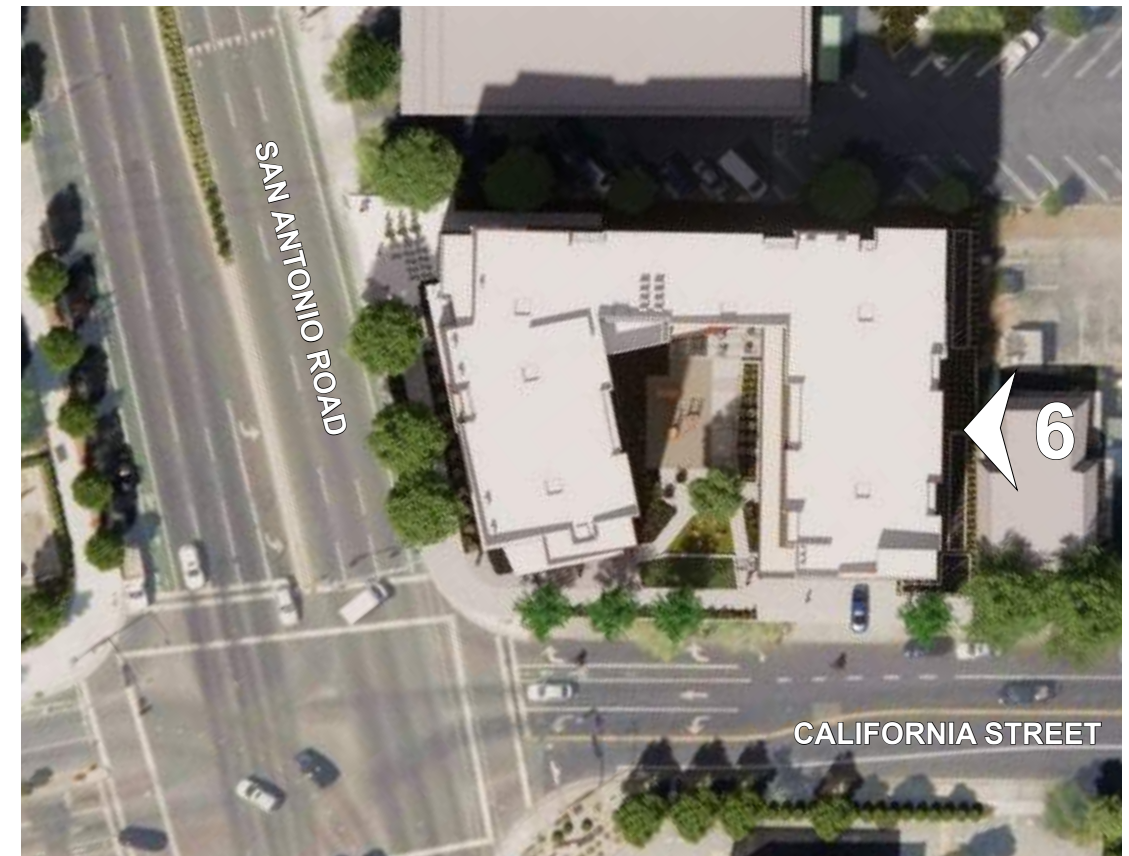


5 BUILDING ELEVATION - INTERIOR COURTYARD

BUILDING COURTYARD ELEVATIONS



**KEYPLAN**



**ELEVATION KEYNOTE LEGEND:**

1. PAINTED METAL FLASHING CAP
2. METAL GUARD RAIL
3. PAINTED STUCCO WITH CONTROL JOINTS, TYPICAL
4. DARK BRONZE ANODIZED VINYL FRAME WINDOW BY PLYGEM (OR SIMILAR), TYPICAL
5. DARK BRONZE ANODIZED STOREFRONT BY KAWNEER (OR SIMILAR) TYPICAL
6. PAINTED MECHANICAL LOUVER
7. PAINTED METAL CANOPY AT PROJECT ENTRY
8. PAINTED DOOR
9. METAL ROLL-UP DOOR
10. METAL GRATE
11. PROJECT SIGNAGE
12. LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS

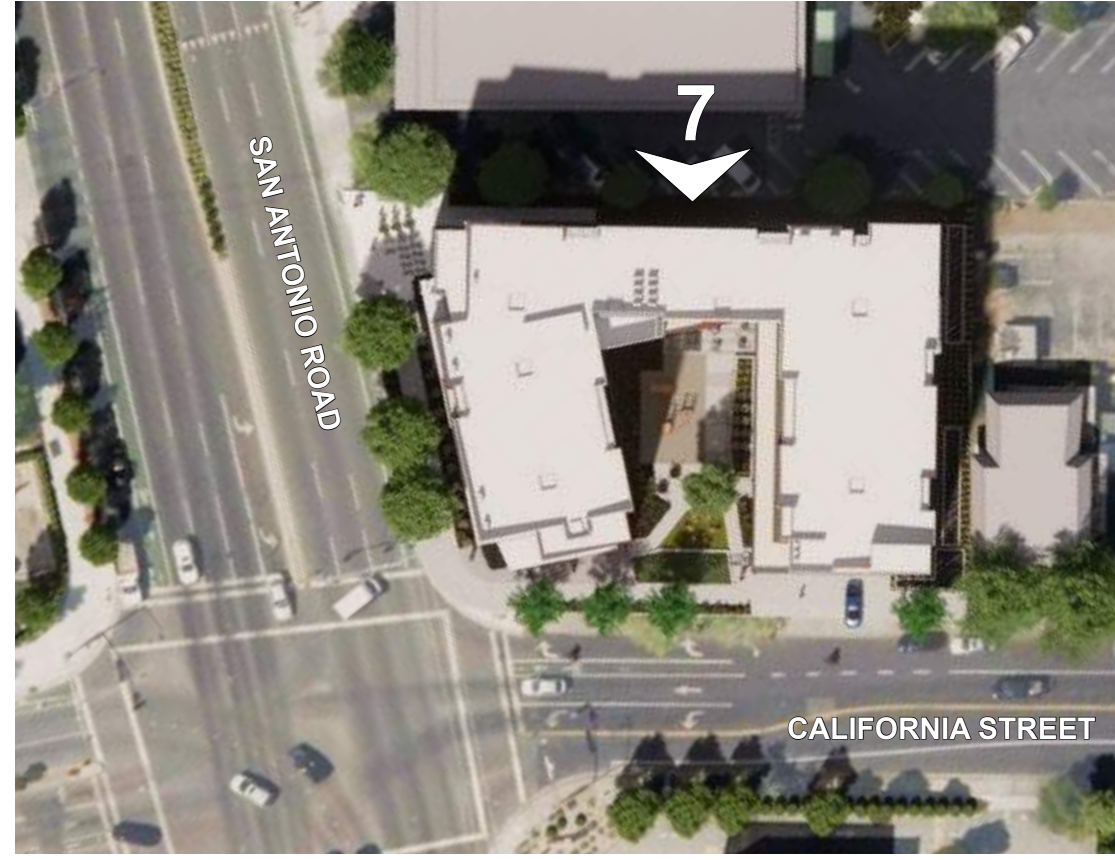


**6 BUILDING ELEVATION**

**BUILDING ELEVATIONS**



**KEYPLAN**



- ELEVATION KEYNOTE LEGEND:**
1. PAINTED METAL FLASHING CAP
  2. METAL GUARD RAIL
  3. PAINTED STUCCO WITH CONTROL JOINTS, TYPICAL
  4. DARK BRONZE ANODIZED VINYL FRAME WINDOW BY PLYGEM (OR SIMILAR), TYPICAL
  5. DARK BRONZE ANODIZED STOREFRONT BY KAWNEER (OR SIMILAR) TYPICAL
  6. PAINTED MECHANICAL LOUVER
  7. PAINTED METAL CANOPY AT PROJECT ENTRY
  8. PAINTED DOOR
  9. METAL ROLL-UP DOOR
  10. METAL GRATE
  11. PROJECT SIGNAGE
  12. LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS



**7 BUILDING ELEVATION**

**BUILDING ELEVATIONS**

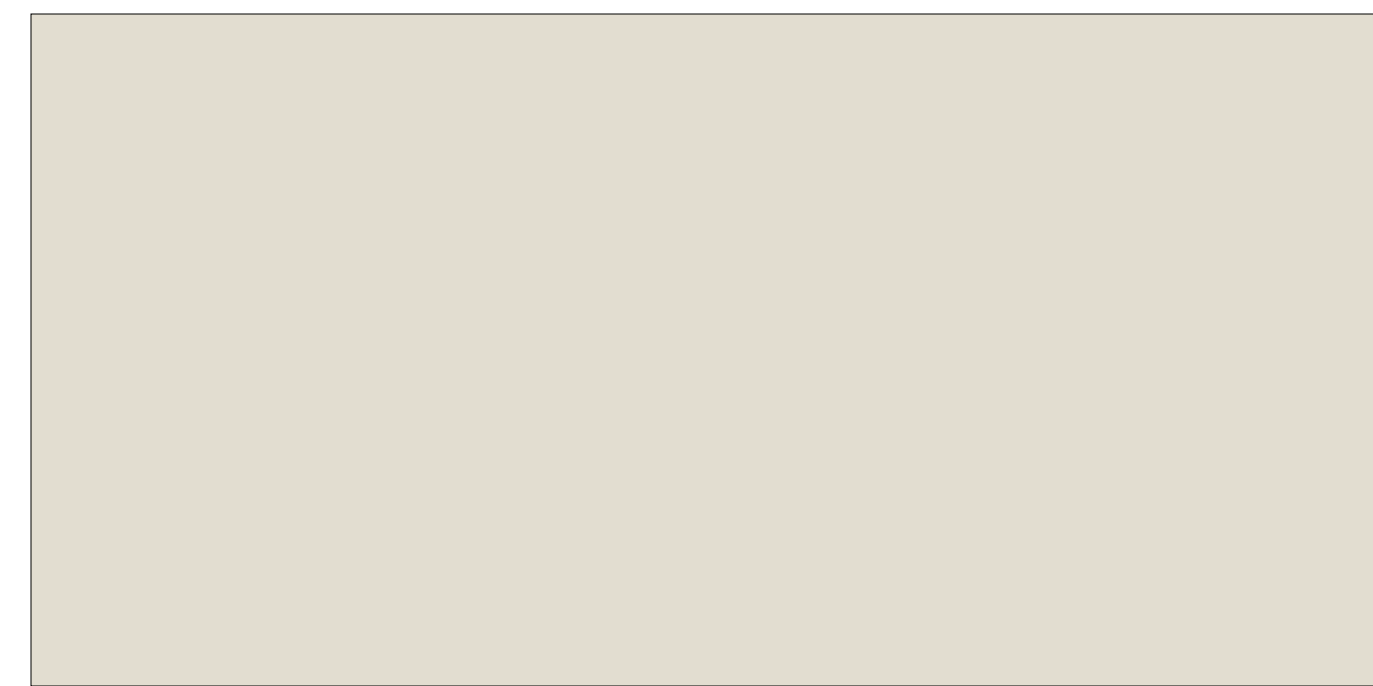


334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA  
 CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT



JOB NO. 1648.002  
 DATE 04.05.2024  
 5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200

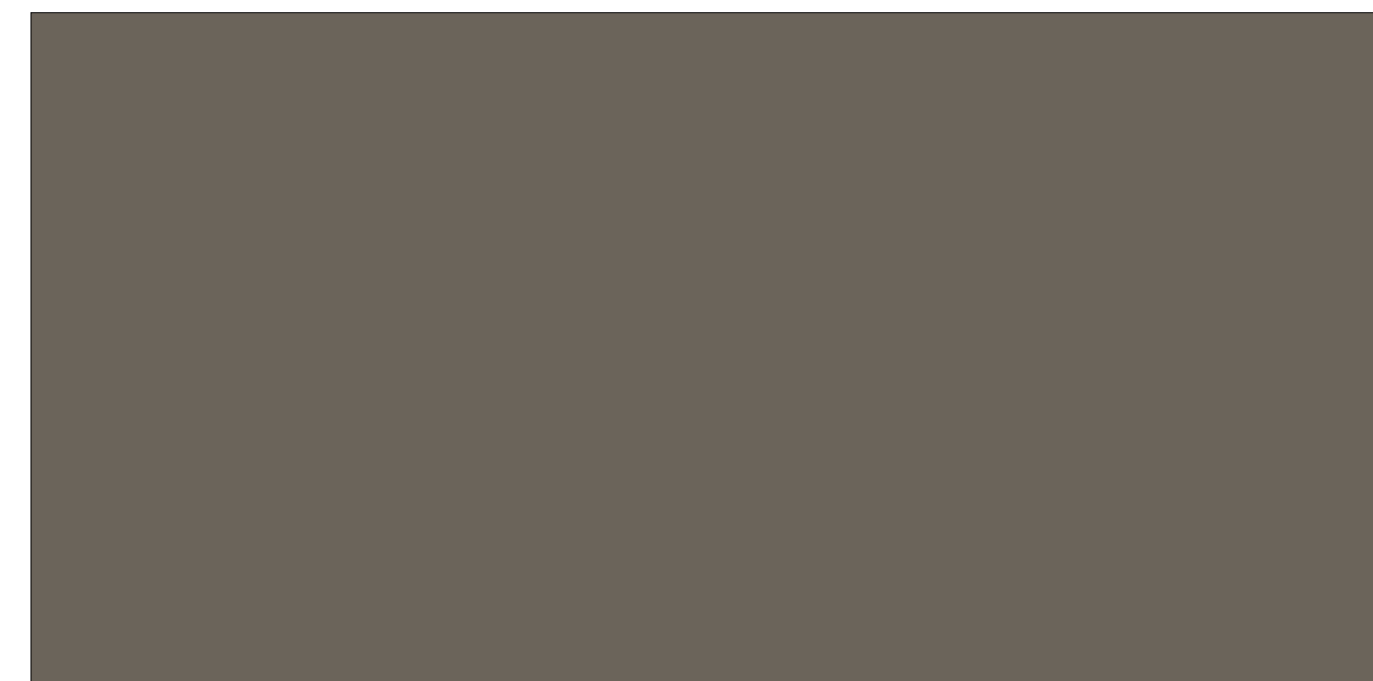




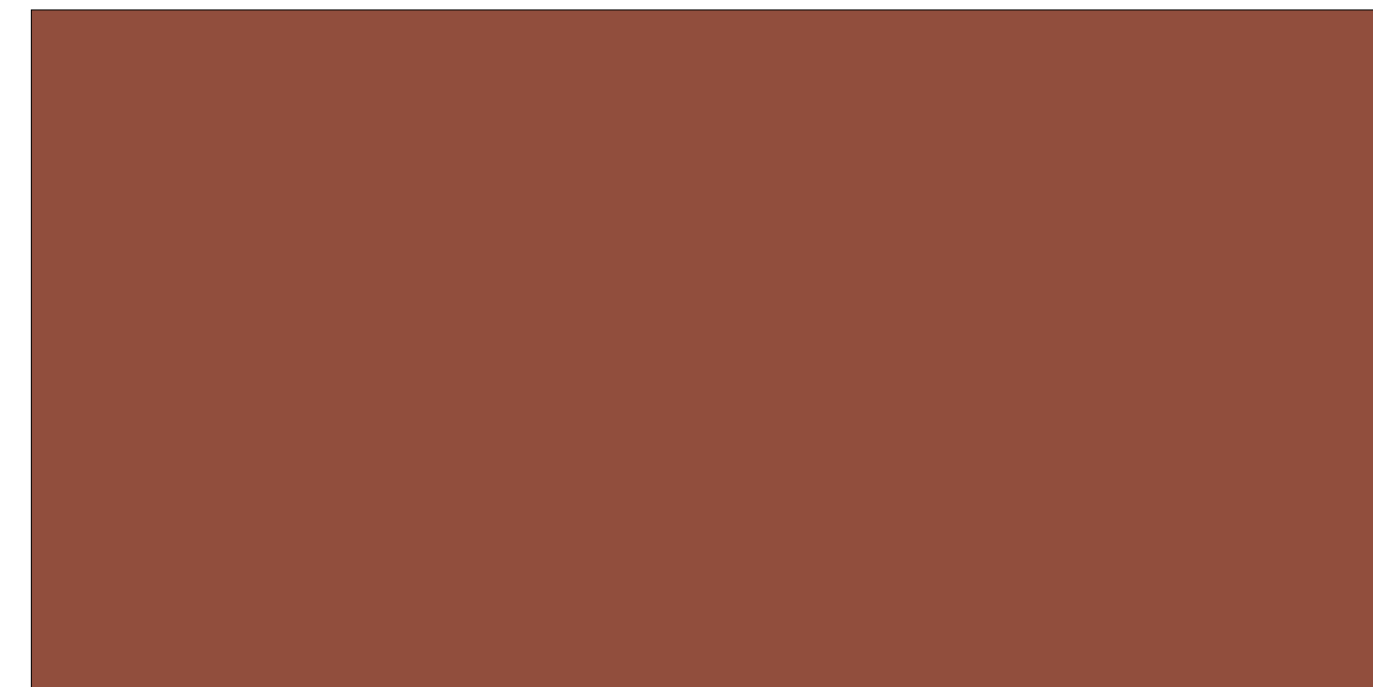
① BODY COLOR 1  
**EXTERIOR WALL MATERIAL**  
**CEMENT PLASTER - SAND FINISH**  
*Oyster White SW 7637 by Sherwin Williams*



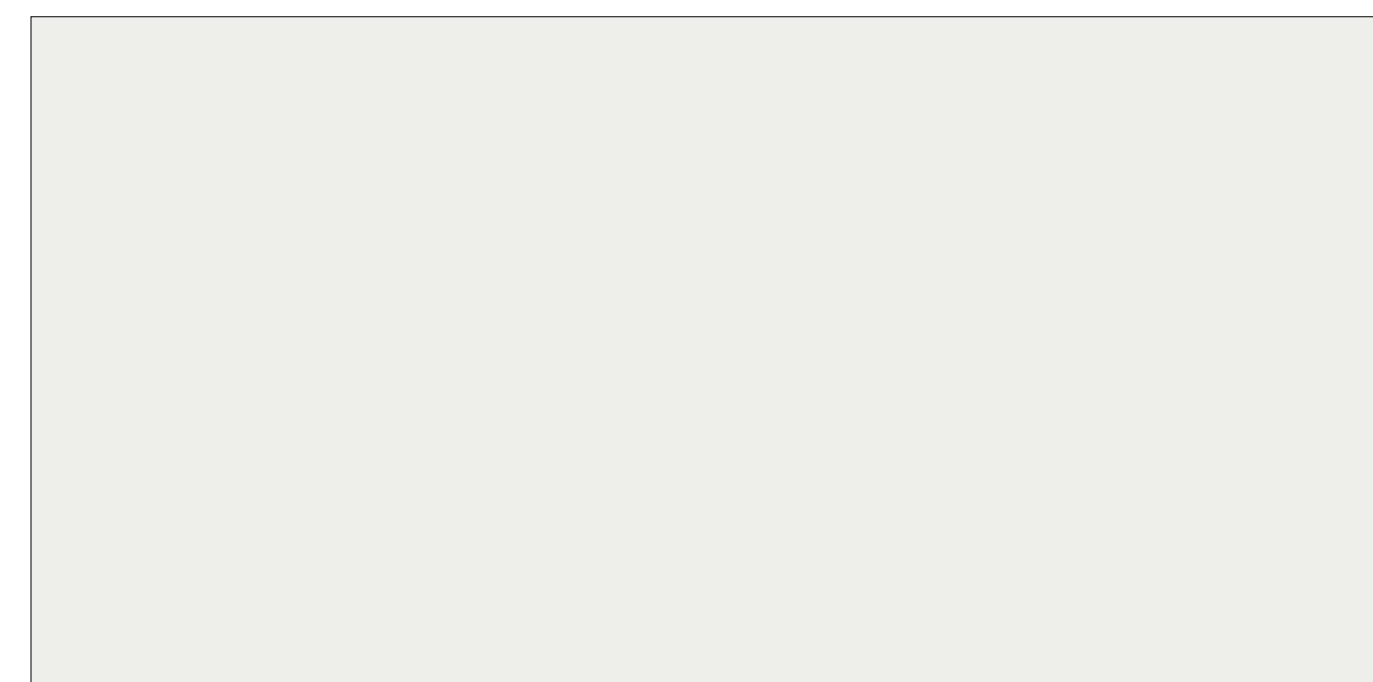
② BODY COLOR 2  
**EXTERIOR WALL MATERIAL**  
**CEMENT PLASTER - SAND FINISH**  
*Intellectual Gray SW 7045 by Sherwin Williams*



③ BODY COLOR 3  
**EXTERIOR WALL MATERIAL**  
**CEMENT PLASTER - SAND FINISH**  
*Porpoise SW 7047 by Sherwin Williams*



④ BODY COLOR 4  
**EXTERIOR WALL MATERIAL**  
**CEMENT PLASTER - SAND FINISH**  
*Sierra Redwood SW 7598 by Sherwin Williams*



⑤ ACCENT COLOR 5  
**EXTERIOR WALL MATERIAL**  
**CEMENT PLASTER - SAND FINISH**  
*Extra White SW 7006 by Sherwin Williams*



⑥ ACCENT COLOR 6  
**EXTERIOR WALL MATERIAL**  
**CEMENT PLASTER - SAND FINISH**  
*Caviar SW 6990 by Sherwin Williams*



## COLORS & MATERIALS

NOT TO SCALE (N.T.S.)



1 SAN ANTONIO ROAD STREETScape



2 CALIFORNIA STREETScape

NOTE: ELEMENTS OF STREETScape ELEVATIONS ARE REPRODUCED FROM PREVIOUS ENTITLEMENT OF OUR PROJECT SITE

**KEYPLAN**



**SECTION A-A**

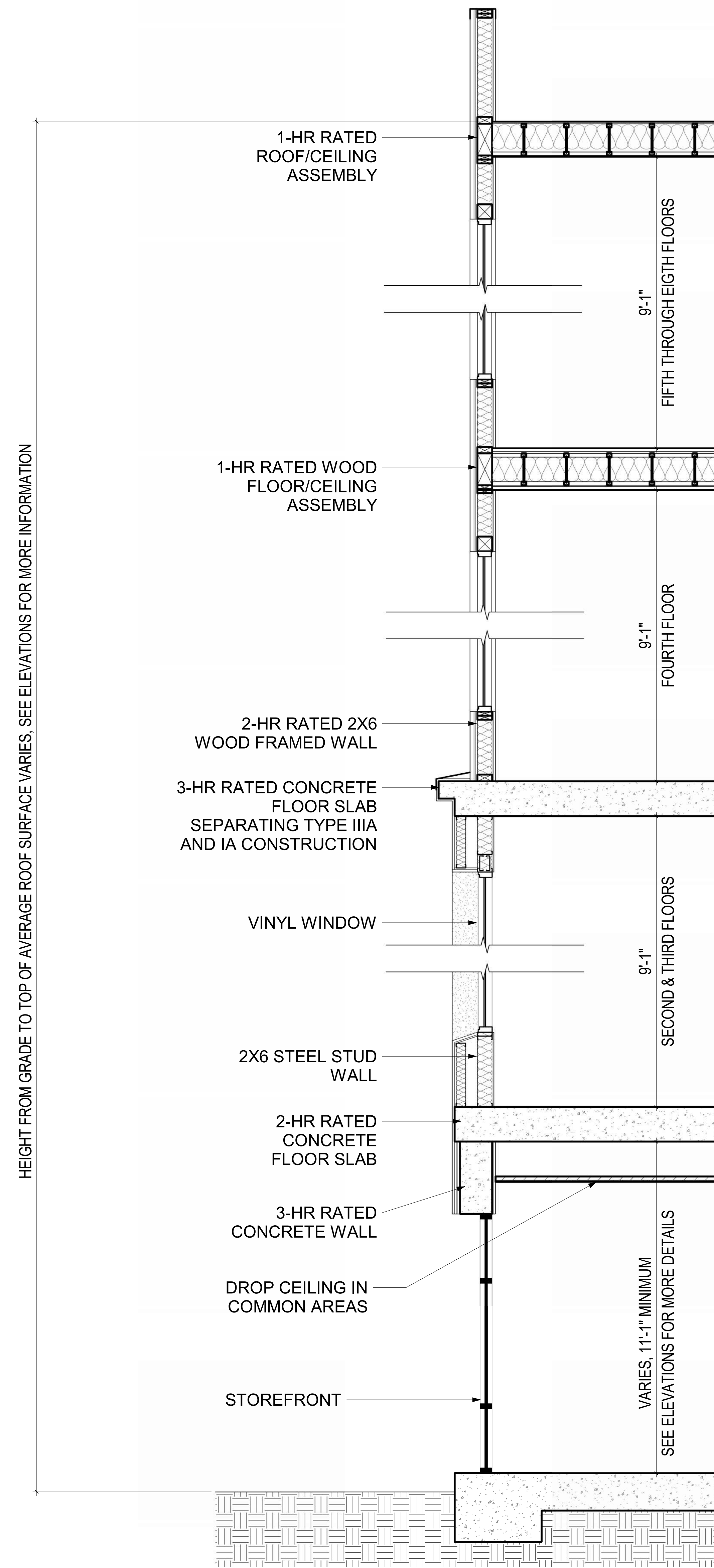
**BUILDING SECTION**

334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA  
 CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT



JOB NO. 1648.002  
 DATE 04.05.2024  
 5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200





**WALL SECTION B**

**KEYPLAN**



**TYPICAL WALL SECTION**





PLANNING DATA	
Address	334 San Antonio Road, Mountain View, California 94040
APN	148-15-020
Total Site Area	27,090 SF 0.62 AC
Existing Zoning	P(40) - Planned Community / San Antonio Precise Plan
Existing GP Land Use Information	Mixed Use Corridor (January 2020)
Project Units Proposed	100
Proposed DU/AC	161
FEMA Special Hazard Zone	FEMA Special Hazard Zone Maps not applicable

BUILDING CODE	
Construction shall comply with the 2022 California Building Code including CBC Chapter 11B insofar as it is applicable to this project.	

OCCUPANCY GROUPS	
Residential	R-2
Garage	S-2

CONSTRUCTION TYPE	
2022 CBC Table 601 Fire-resistance rating	
Primary Structural Frame	3 HOURS
Bearing Walls - Exterior	2 HOURS
Bearing Walls - Interior	2 HOURS
Non-Bearing Walls - Exterior	1 HOUR
Non-Bearing Walls - Interior	0 HOUR
Floor Construction	2 HOURS
Roof Construction	1.5 HOURS
<b>3 STORIES TYPE IA, NFPA 13 SPRINKLERS</b>	
Horizontal Separation <b>3 HOURS</b> PER 2022 CBC 510.2	
2022 CBC Table 601 Fire-resistance rating	
Primary Structural Frame	1 HOUR
Bearing Walls - Exterior	2 HOURS
Bearing Walls - Interior	1 HOUR
Non-Bearing Walls - Exterior	1 HOUR
Non-Bearing Walls - Interior	0 HOUR
Floor Construction	1 HOUR
Roof Construction	1 HOUR
<b>5 STORIES TYPE IIIA, NFPA 13 SPRINKLERS</b>	

ZONING BUILDING PARAMETERS (SAN ANTONIO PRECISE PLAN, TIER 1)		
HEIGHT	ALLOWED <sup>1, 2</sup>	PROPOSED
STORIES	55'-0"	85'-0"
(1) Per the San Antonio Precise Plan, Tier 1 projects of 5 stories (65 feet) will be considered if project provides significant public benefits.		
(2) Per the San Antonio Precise Plan, Tier 1 projects of 5 stories (65 feet) will be considered if project provides significant public benefits.		
SETBACKS		
Maor Public Street (San Antonio Road) <sup>1</sup>	ALLOWED	PROPOSED <sup>2</sup>
Neighborhood Street (California Street) <sup>1</sup>	18'-0"	10'-9"
Side Yard (southwest)	24'-0"	10'-3"
Rear Yard (northwest)	0'-0"	6'-1"
(3) Minimum setback is provided, actual setbacks vary, see Architectural Site Plan Sheet A1.6		
(4) Provided setback is less, based on Waiver		
FAR	ALLOWED	PROPOSED <sup>2</sup>
(5) Density Bonus Law is used to permit a higher FAR than allowed by the San Antonio Precise Plan		

CODE BUILDING PARAMETERS (2022 CBC) Occupancy R2 / S2 without area increase / Type IA & IIIA		
HEIGHT <sup>6</sup>	ALLOWED	PROPOSED
STORIES	85'-0"	85'-0"
Type IA	UL	3
Type IIIA	5	5
Total		8
(6) Building height is defined as the vertical distance from grade plane to the average height of the highest roof surface; excludes stair tower penthouse.		
ALLOWABLE AREAS (SF)		
Occupancy S-2 / SM with height increase / Type IA	ALLOWED	PROPOSED
Occupancy R-2 / SM with height increase / Type IA	UL	6,817
Occupancy R-2 / SM with height increase / Type IIIA	UL	24,296
Occupancy R-2 / SM with height increase / Type IIIA	48,000	40,385

BUILDING ALLOWABLE AREAS				
TOTAL	OCCUPANCY	ACTUAL (SF)	ALLOWABLE (SF)	
Level 1	Mixed Occupancy	7,972	UL	
Level 2	S-2 (Garage)	6,817	UL	
Level 3	R-2 (Residential)	14,940	UL	
Level 4	R-2 (Residential)	14,940	UL	
Level 5	R-2 (Residential)	14,963	24,000	0.62
Level 6	R-2 (Residential)	14,263	24,000	0.59
Level 7	R-2 (Residential)	14,263	24,000	0.59
Level 8	R-2 (Residential)	14,263	24,000	0.59
				3.00 >2
FIRE WALL AREA #A				
Level 1	Mixed Occupancy	7,972	UL	
Level 2	R-2 (Residential)	8,162	UL	
Level 3	R-2 (Residential)	8,162	UL	
Level 4	R-2 (Residential)	8,125	24,000	0.34
Level 5	R-2 (Residential)	8,125	24,000	0.34
Level 6	R-2 (Residential)	8,125	24,000	0.34
Level 7	R-2 (Residential)	8,125	24,000	0.34
Level 8	R-2 (Residential)	7,885	24,000	0.33
				1.68 < 2
FIRE WALL AREA #B				
Level 1	S-2 (Garage)	7,507	UL	
Level 2	R-2 (Residential)	6,775	UL	
Level 3	R-2 (Residential)	6,775	UL	
Level 4	R-2 (Residential)	6,591	24,000	0.27
Level 5	R-2 (Residential)	6,591	24,000	0.27
Level 6	R-2 (Residential)	6,591	24,000	0.27
Level 7	R-2 (Residential)	6,591	24,000	0.27
Level 8	R-2 (Residential)	6,591	24,000	0.27
				1.37 < 2
2022 CBC 506.2.2				

BASE DENSITY CALCULATION	
Refer to Base Density Study provided.	

BMR UNITS PROVIDED	
Refer to Density Bonus Letter provided.	

CONCESSIONS/INCENTIVES	
Refer to Density Bonus Letter provided.	

WAIVERS	
Refer to Density Bonus Letter provided.	

RESIDENTIAL STORAGE UNITS	
Total Required	164 SF / unit 100 UNITS = 16,400 SF
Total Provided <sup>7</sup>	0 SF / unit 0 SF
(7) Refer to Density Bonus Letter provided for more information regarding residential storage requirements.	

FLOOR AREA CALCULATIONS		Gross Building		
ALLOWABLE FAR	Tier 1	1.85 FAR		
ACTUAL TOTAL BUILDING AREA				
Level 1	Residential	8,894	0	7,972 SF
	Garage	6,817	0	6,817 SF
Level 2	Residential	14,940	0	14,940 SF
Level 3	Residential	14,940	0	14,940 SF
Level 4	Residential	14,718	0	14,963 SF
Level 5	Residential	14,463	0	14,263 SF
Level 6	Residential	14,463	0	14,263 SF
Level 7	Residential	14,463	0	14,263 SF
Level 8	Residential	14,463	0	14,263 SF
<b>PROPOSED FAR (includes Density Bonus)</b>		<b>118,161</b>	<b>0</b>	<b>4.36 FAR</b>

ZONING BUILDING AREA	
Residential	111,344
Non-Residential (Garage)	6,817
<b>Total</b>	<b>118,161</b>

GROSS BUILDING AREAS BY SPACE TYPE (SF)	
Residential	82,624
Amenity	2,356
Office	341
Circulation	20,118
Utility	5,905
Garage	6,817
<b>Total</b>	<b>118,161</b>
GROSS BUILDING AREAS BY SPACE TYPE PER FLOOR (SF)	
Level 1	
Residential	1,625
Amenity	2,356
Office	341
Circulation	2,099
Utility	2,473
Garage	6,817
<b>Total</b>	<b>15,711</b>
Level 2	
Residential	11,747
Circulation	2,557
Utility	636
<b>Total</b>	<b>14,940</b>
Level 3	
Residential	11,747
Circulation	2,557
Utility	636
<b>Total</b>	<b>14,940</b>
Level 4	
Residential	11,501
Circulation	2,581
Utility	636
<b>Total</b>	<b>14,718</b>
Level 5	
Residential	11,501
Circulation	2,581
Utility	381
<b>Total</b>	<b>14,463</b>
Level 6	
Residential	11,501
Circulation	2,581
Utility	381
<b>Total</b>	<b>14,463</b>
Level 7	
Residential	11,501
Circulation	2,581
Utility	381
<b>Total</b>	<b>14,463</b>
Level 8	
Residential	11,501
Circulation	2,581
Utility	381
<b>Total</b>	<b>14,463</b>

COMMON USABLE OPEN SPACE			
Total Required	175 SF / unit	100 UNITS =	17,500 SF
Total Provided <sup>8</sup>	4.91 SF / unit		3,566 SF
(8) Refer to Density Bonus Letter provided for more information regarding common usable open space. See Sheet A6.6 for diagram.			

PRIVATE OPEN SPACE	
No requirement per San Antonio Precise Plan.	

PAVING COVERAGE, OPEN AREA, & PERCENTAGE OF LANDSCAPING.	
See Sheet A6.6 for calculations and diagram.	

GREEN BUILDING NOTES	
Project shall meet mandatory CalGreen requirements and any Mountain View Amendments	
Project shall demonstrate energy compliance to meet or exceed Title 24, Part 6	
Project will install photovoltaic panels as required for Multi-family housing. The system will be designed by a PV Engineer and additional details on the system will be provided as the building progresses toward building permits.	
All installed water fixtures will be low-flow per CalGreen requirements	
Annular spaces shall be rodent proofed	
Project shall meet the minimum 65% construction waste diversion requirements per Cal Green	
Project shall be all electrical, no natural gas installed	
All open duct/registers shall be covered/protected during construction	
All installed materials such as flooring, insulation, counter top, carpets, and finishing materials such as paints, primers, adhesives shall meet CalGreen's VOC requirements	
Concrete foundations shall have a vapor retarder/capillary break installed	
Moisture content for wood framing shall not exceed 19% per CalGreen	
Bathroom exhaust fans shall be Energy Star rated	
HVAC installers shall be qualified and trained to perform the required installations	
Construction Waste Management Plan/Diversion will be provided for demolitions	
Operation and maintenance manual will be provided at the time of final inspection	

RESIDENTIAL UNITS PROVIDED				
Unit Type	Quantity	Avg Unit Mix	Total SF	
1 bedroom	36	540	36%	19,440
2 bedroom	28	803	28%	22,484
3 bedroom	36	1,077	36%	38,772
<b>TOTAL ALL UNITS</b>	<b>100</b>	<b>807</b>	<b>100%</b>	<b>80,696</b>

CAR PARKING SPACES REQUIRED				
Residential	Quantity	SAPP Ratio	SAPP Required	Density Bonus
1 bedroom	36	1	36	0
2 bedroom	28	2	56	0
3 bedroom	36	2	72	0
<b>Total Car Parking Spaces Required</b>				<b>0</b>
ACCESSIBLE SPACES <sup>10</sup> per 2022 CBC Table 11B-208.2				
EVSE - LEVEL 2 CHARGER (EV2)	per MCVV Table 101.10 (15%*17 = 2.55)			
EVSE - LEVEL 3 CHARGER (EV3)	per MCVV Table 101.10 (1 per 100 spaces)			
EV Capable	per MCVV Table 101.10 (all non EV installed spaces)			
				<b>ALL SPACES</b>
(9) Per Density Bonus Law (State of California Government Code Section 65915) no parking is required for 100% low-income rental developments located within 1/2 mile of a major transit stop.				
(10) No additional guest parking required, see Density Bonus Letter Provided.				

CAR PARKING SPACES PROVIDED				
Residential				
<b>Total Car Parking Spaces Provided</b>	<b>17</b>			
Accessible Spaces <sup>11</sup> per 2022 CBC Table 11B-208.2				
EVSE - Level 2 Charger (EV2)	per MCVV Table 101.10 (15%*17 = 2.55)			
EVSE - Level 3 Charger (EV3)	per MCVV Table 101.10 (1 per 100 spaces)			
EV Capable	per MCVV Table 101.10 (all non EV installed spaces)			
				<b>14</b>
(11) No additional guest parking required, see Density Bonus Letter Provided.				

PAVEMENT COVERAGE (per SAPP Section 4.D p. 82)	
Garage Area	6,817
Driveway	511
<b>PAVEMENT COVERAGE AS PERCENTAGE OF SITE AREA</b>	<b>27%</b>

BIKE PARKING			
Resident	1 per unit	CLASS I <sup>12</sup>	CLASS II <sup>13</sup>
Residential Guest	1 per 10 units	100	10
<b>Total Required</b>		<b>100</b>	<b>10</b>
Level 1 Bicycle Room Parking (Long-Term) <sup>12</sup>		100	
Level 1 Bicycle Rack Parking (Short-Term) <sup>13</sup>			12
<b>Total Provided</b>		<b>100</b>	<b>12</b>
(12) Class I Facility - locked storage room and/or lockers inside building for residents and retail owner / not general public			
(13) Class II Facility - exterior racks to which bicycles can be locked / general public. Each rack has capacity for 2 bikes. Number represents number of bikes accommodated by bike racks, not number of racks.			

# 334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA

## CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT

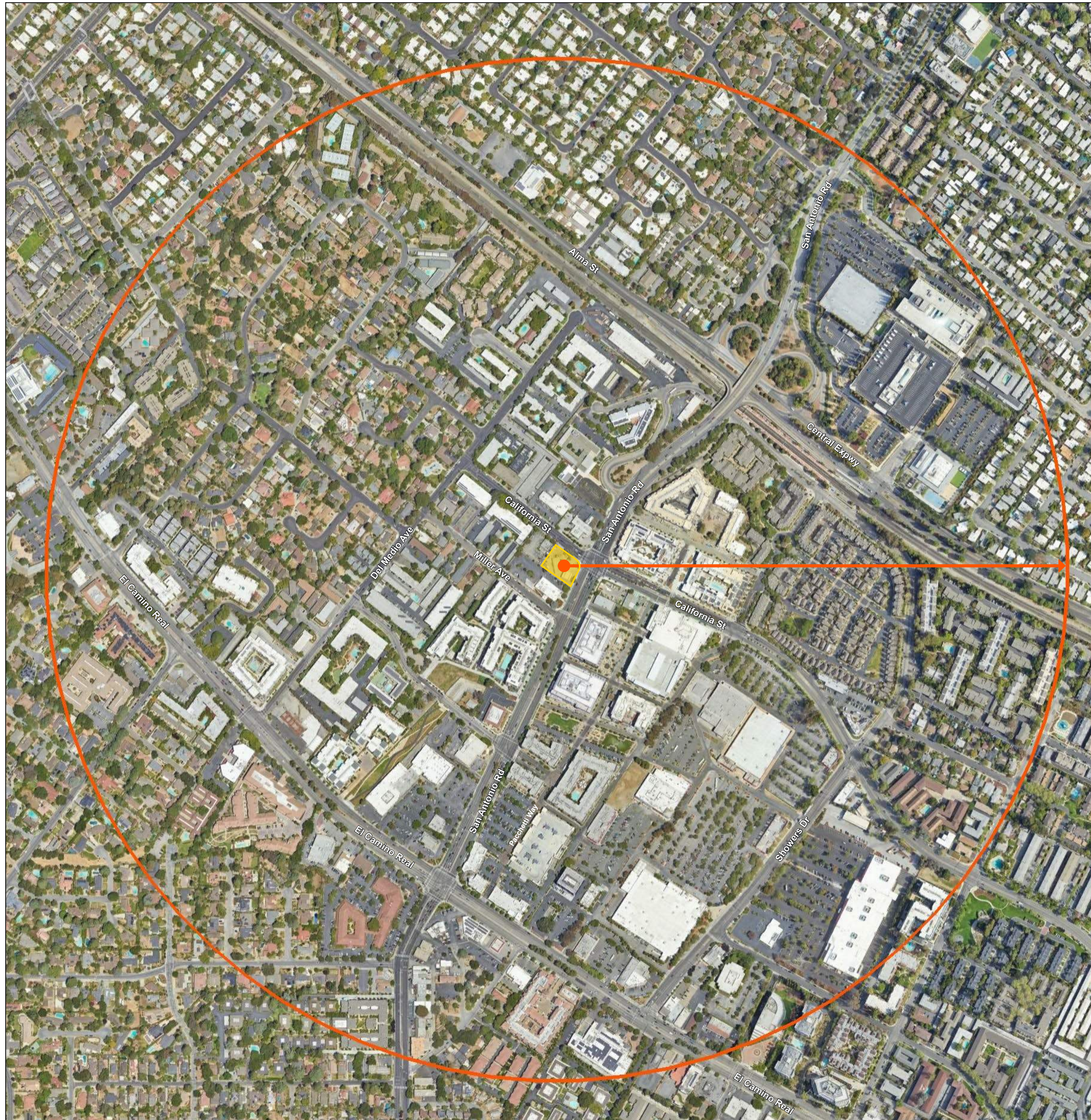
**JOB NO.** 1648.002

**DATE** 04.05.2024



5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

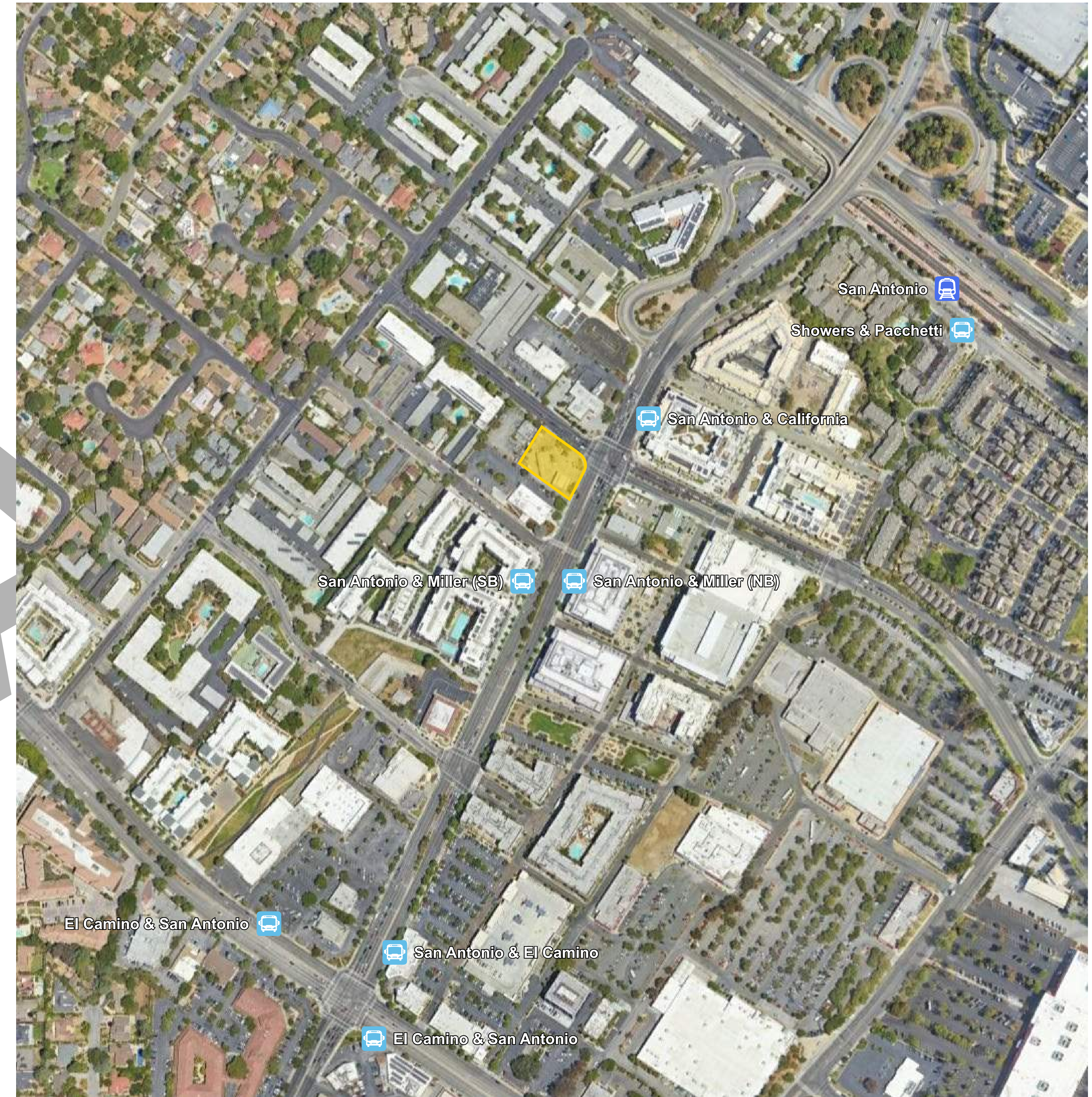
A6.1

## PROJECT DATA SUMMARY






**VICINITY MAP - 1/2 MILE RADIUS**

-  1/2 MILE RADIUS
-  PROJECT SITE



**ENLARGED TRANSIT MAP - ALL STATIONS SHOWN WITHIN 1/2 MILE RADIUS**

-  CAL TRAIN STATION
-  BUS STOP
-  PROJECT SITE

334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA  
 CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT

**VICINITY MAPS**

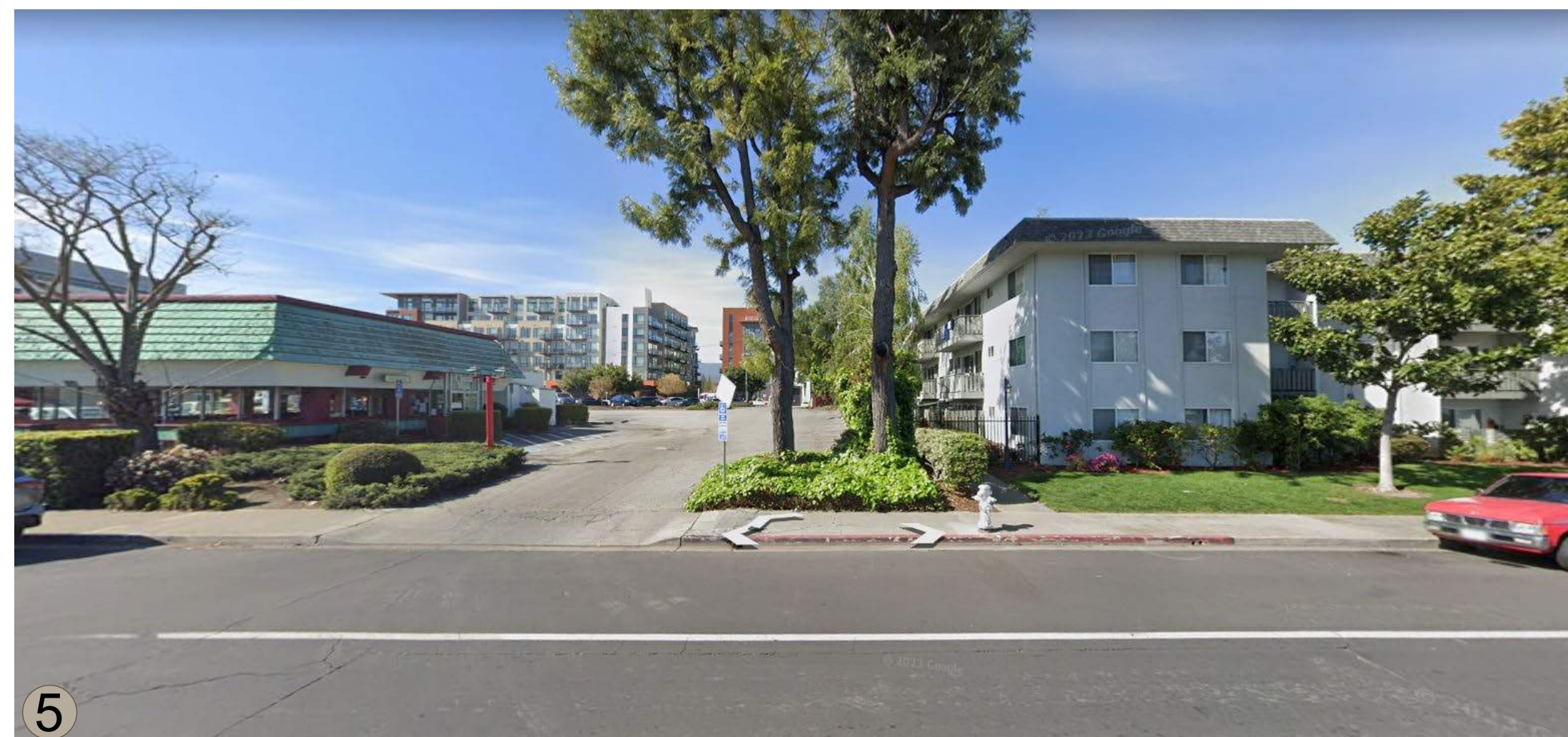
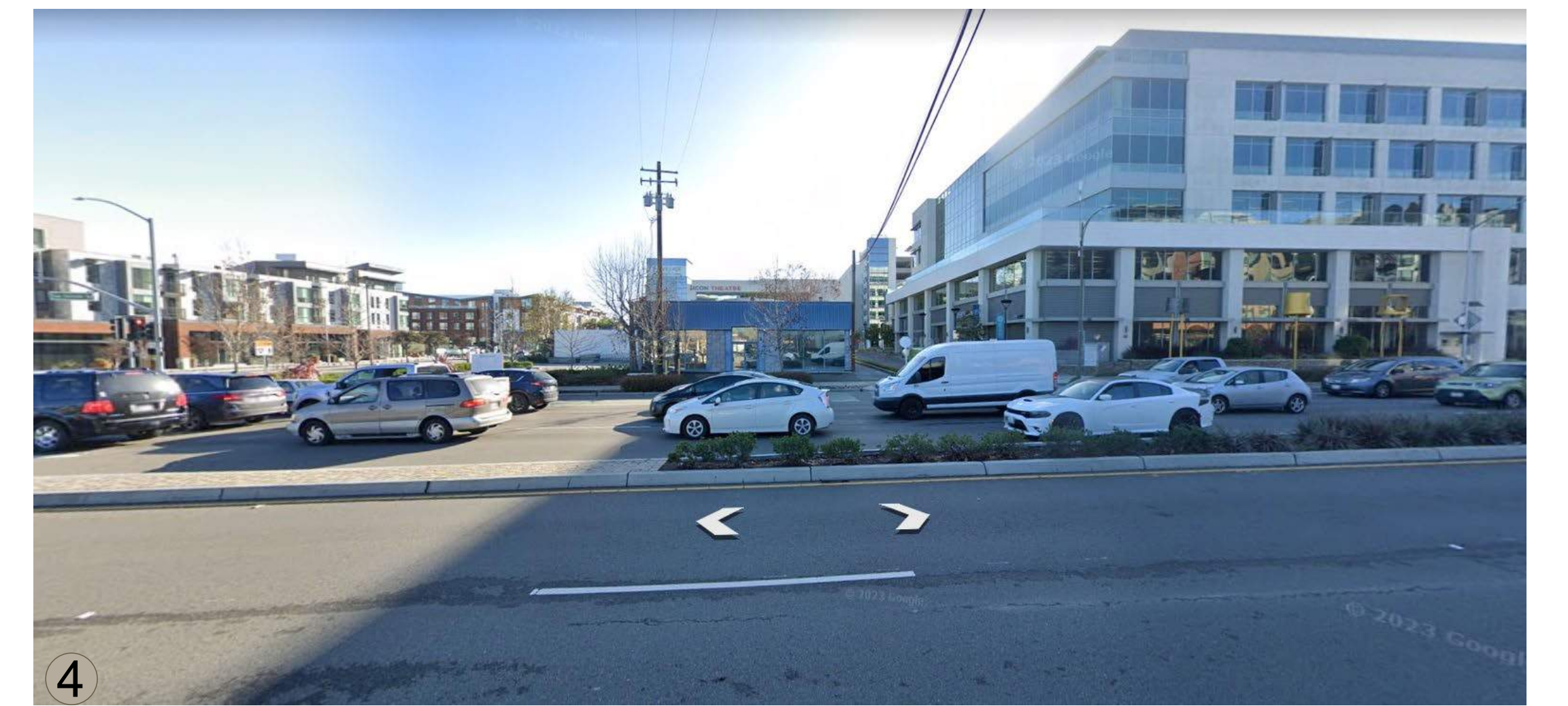
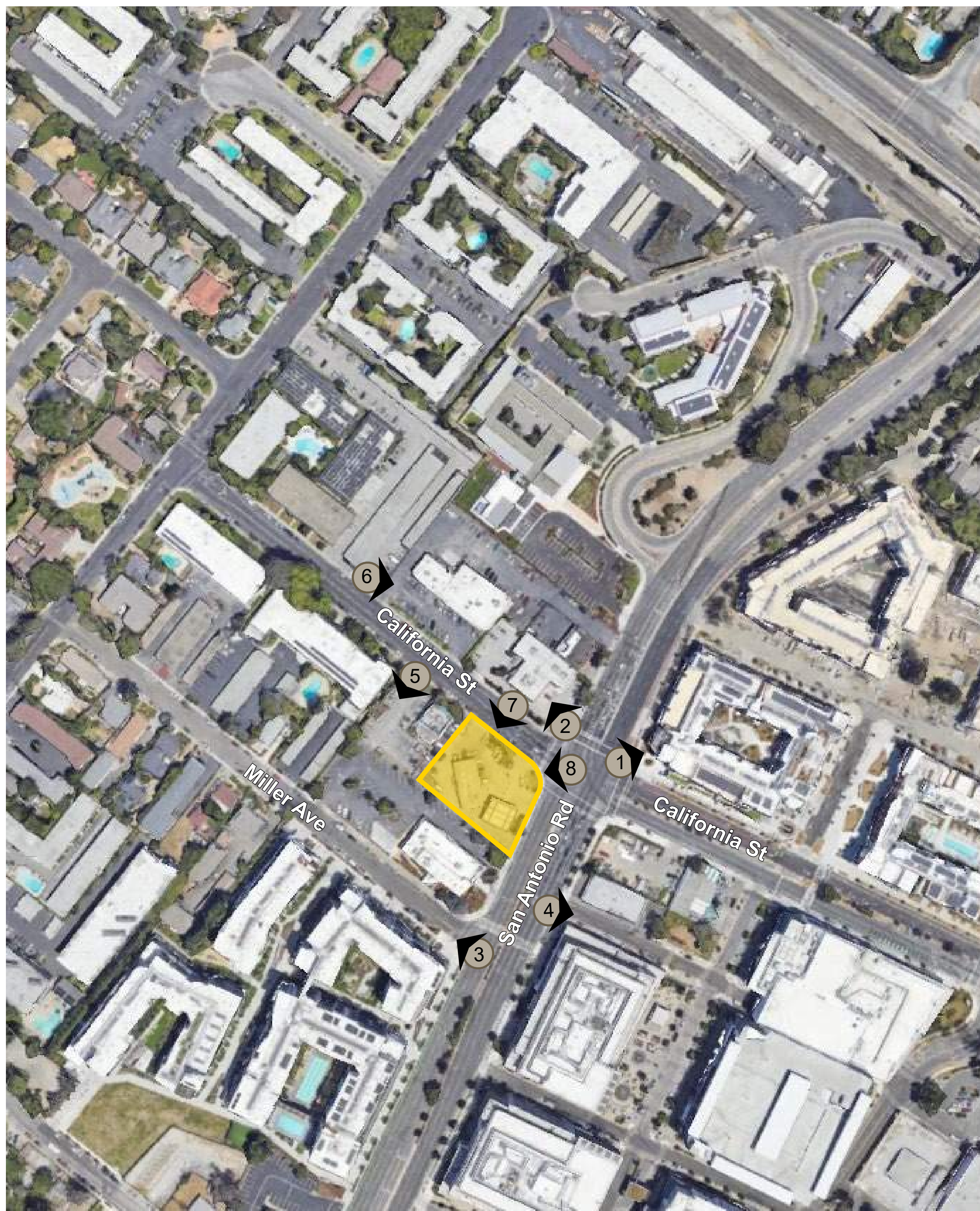
NOT TO SCALE (N.T.S.)



JOB NO. 1648.002  
 DATE 04.05.2024  
 5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200



A6.2



NEIGHBORHOOD  
CONTEXT

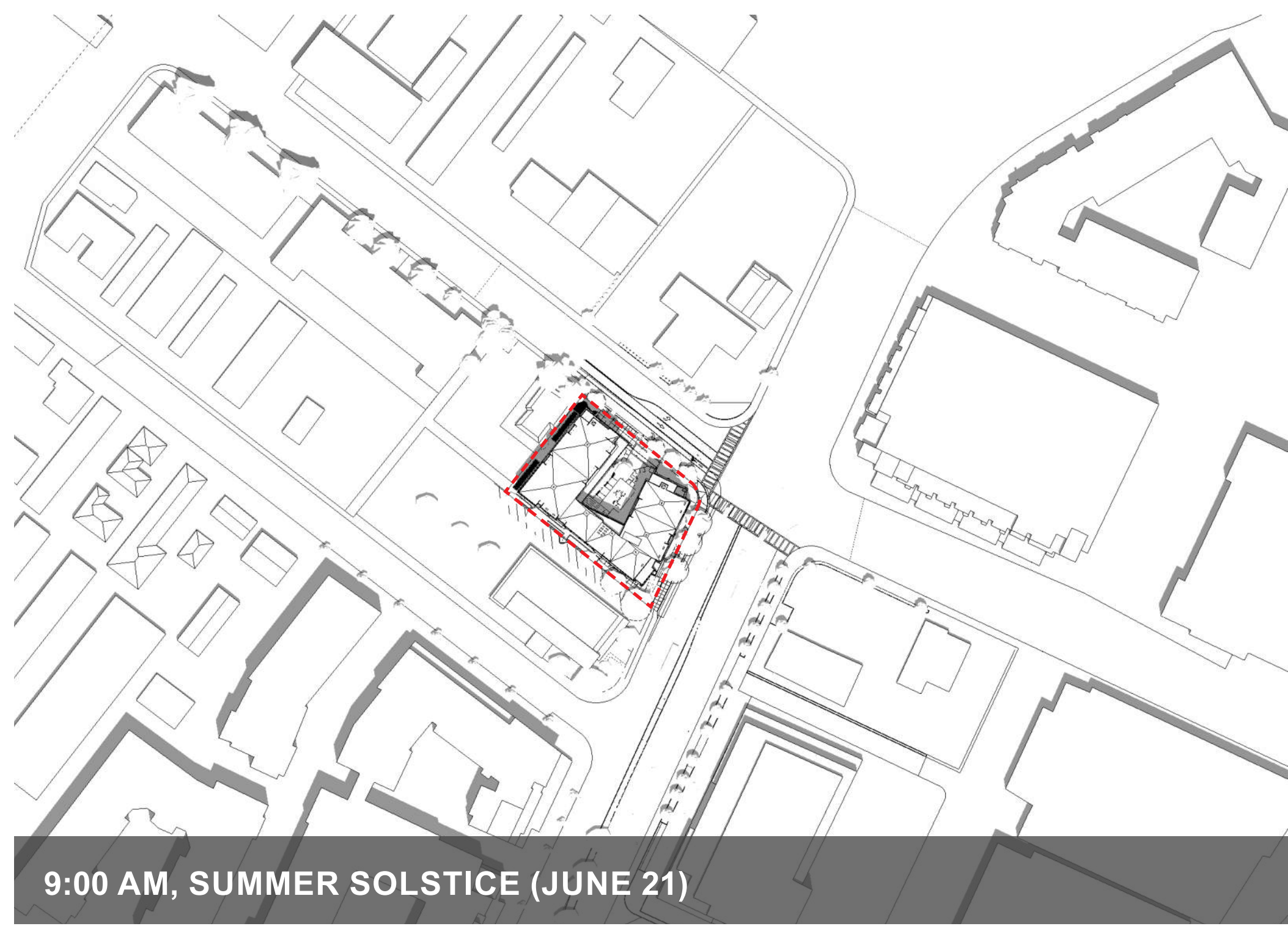
NOT TO SCALE (N.T.S.)

334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA  
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT

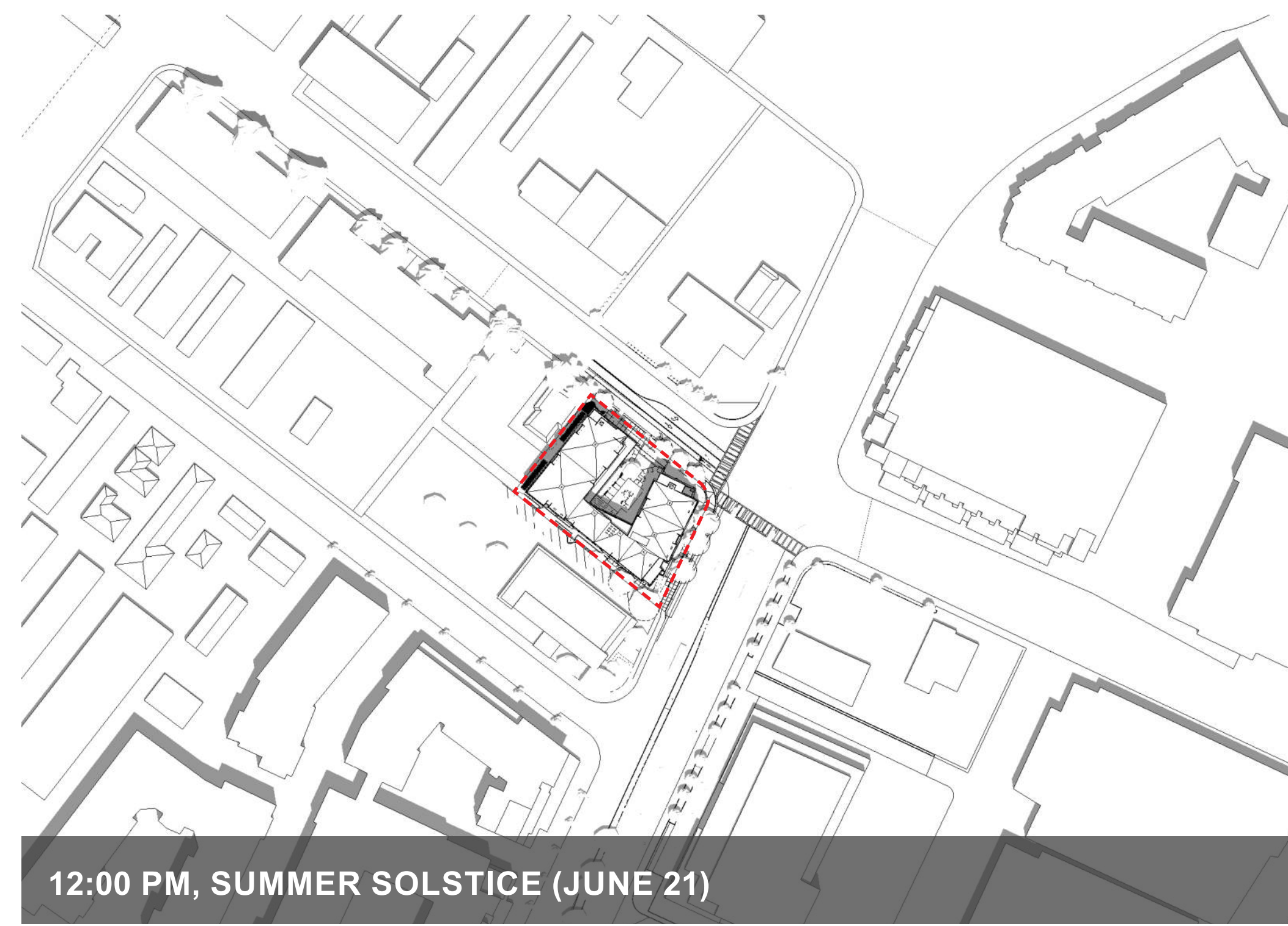


JOB NO. 1648.002  
DATE 04.05.2024  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

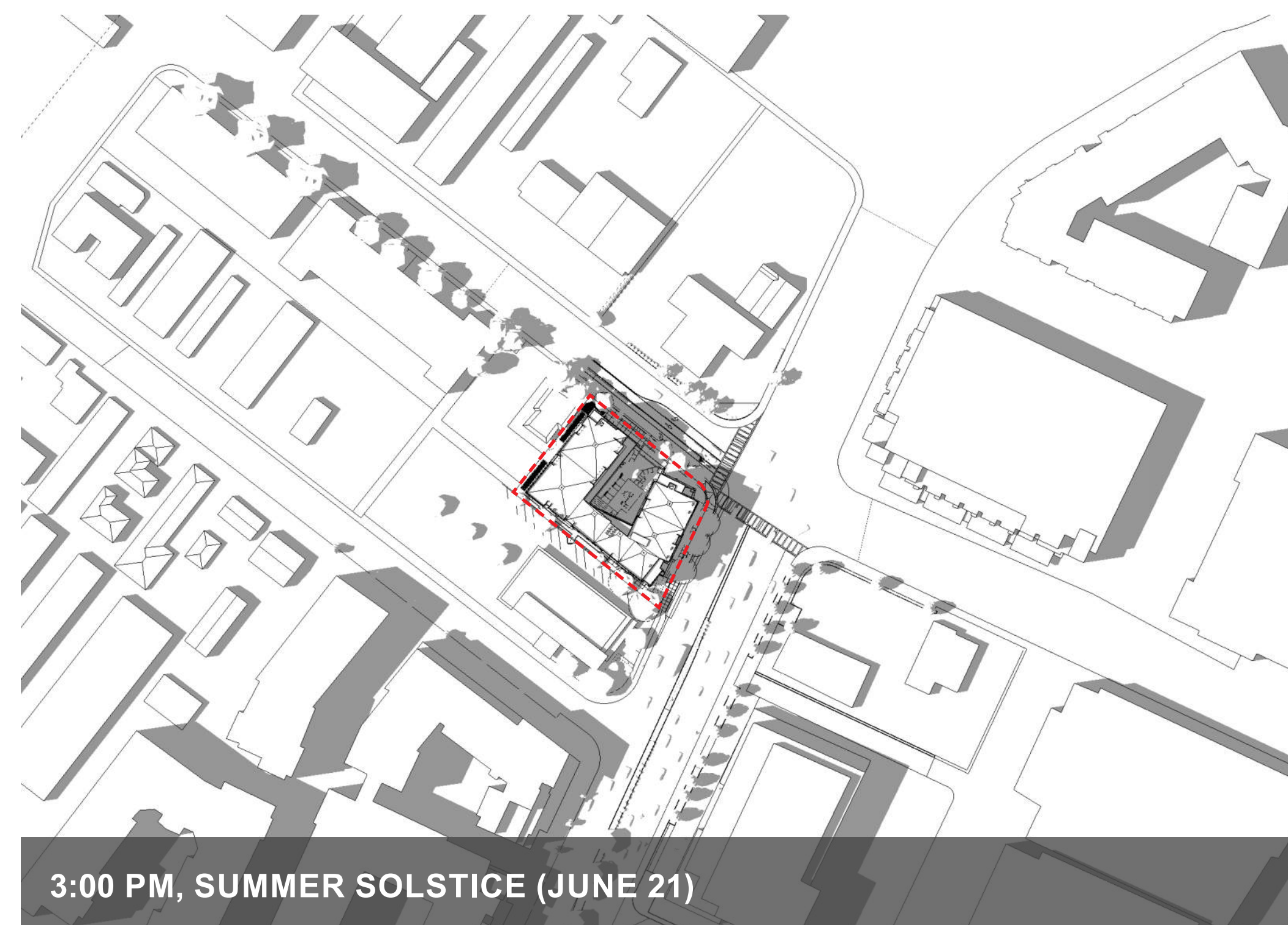




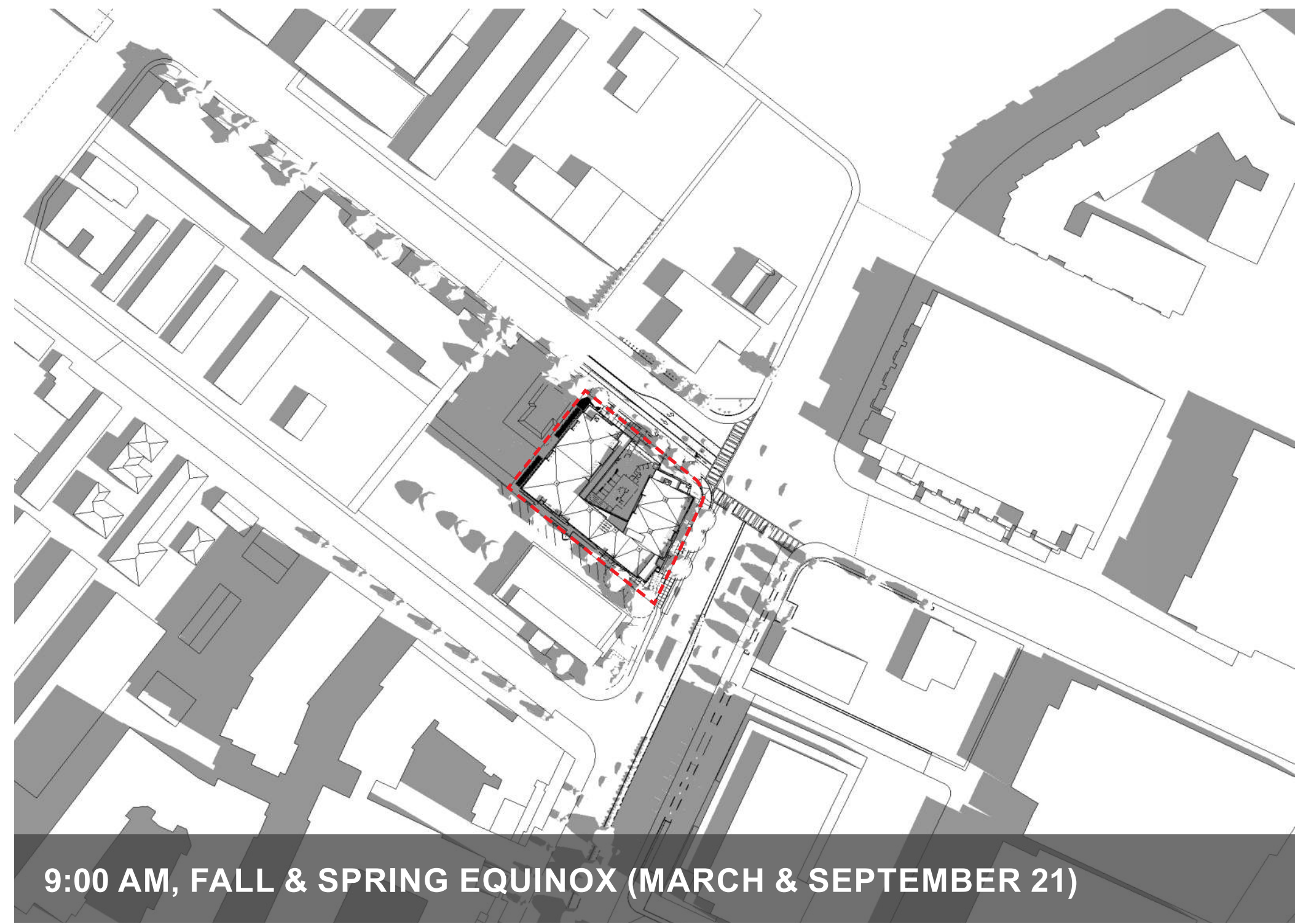
9:00 AM, SUMMER SOLSTICE (JUNE 21)



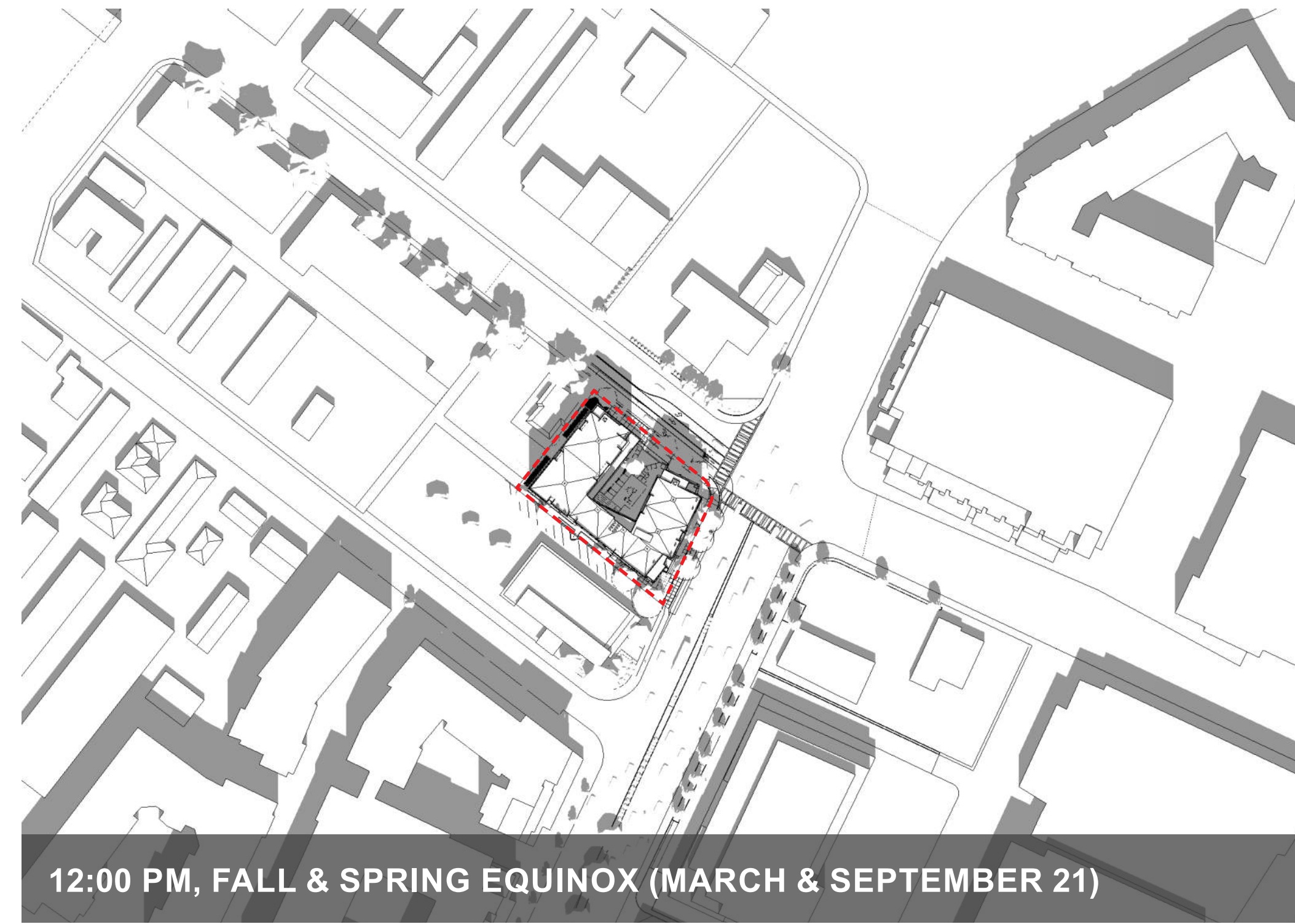
12:00 PM, SUMMER SOLSTICE (JUNE 21)



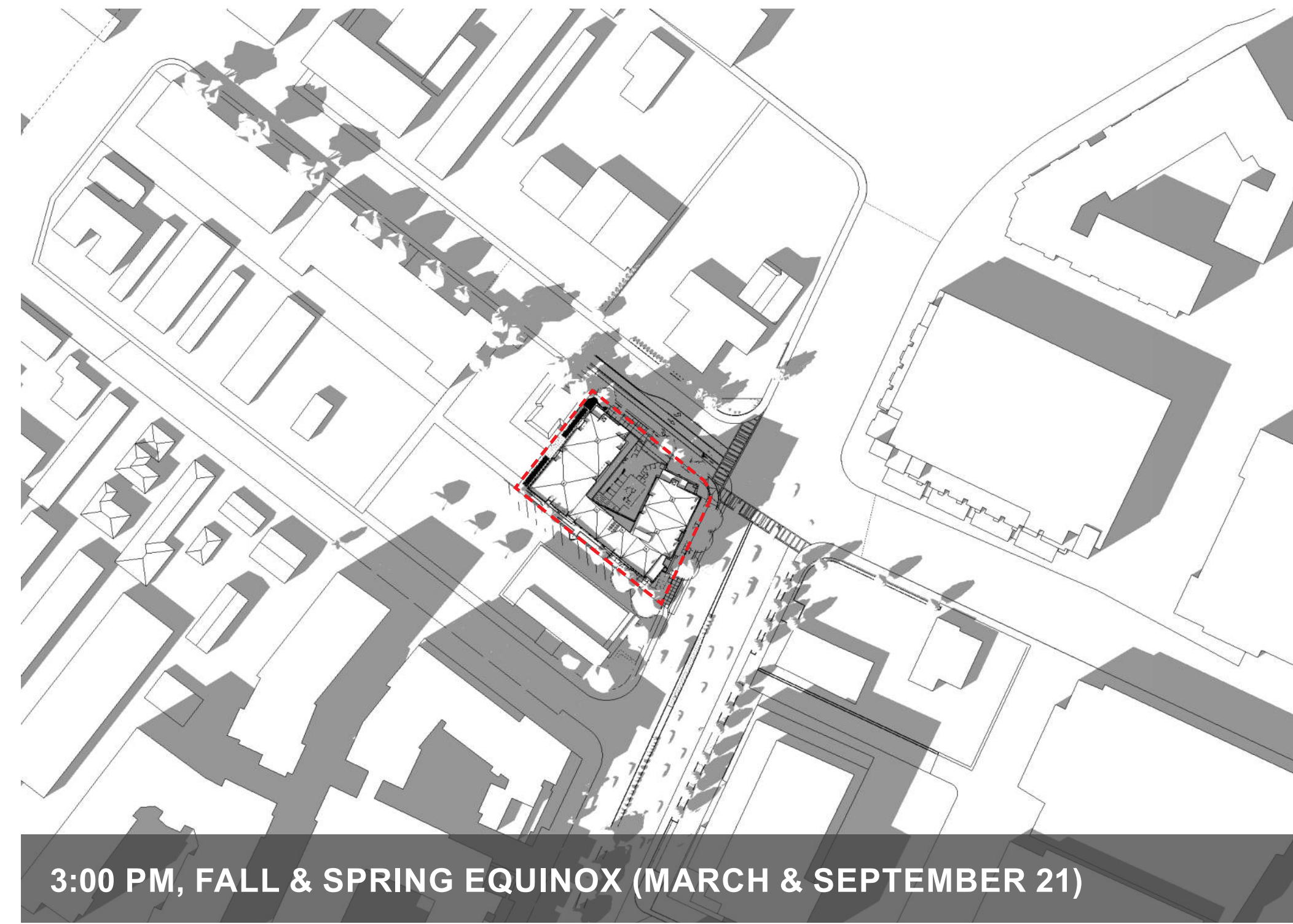
3:00 PM, SUMMER SOLSTICE (JUNE 21)



9:00 AM, FALL & SPRING EQUINOX (MARCH & SEPTEMBER 21)



12:00 PM, FALL & SPRING EQUINOX (MARCH & SEPTEMBER 21)



3:00 PM, FALL & SPRING EQUINOX (MARCH & SEPTEMBER 21)



9:00 AM, WINTER SOLSTICE



12:00 PM, WINTER SOLSTICE (DECEMBER 21)



3:00 PM, WINTER SOLSTICE (DECEMBER 21)

### SHADOW STUDIES

NOT TO SCALE (N.T.S.)

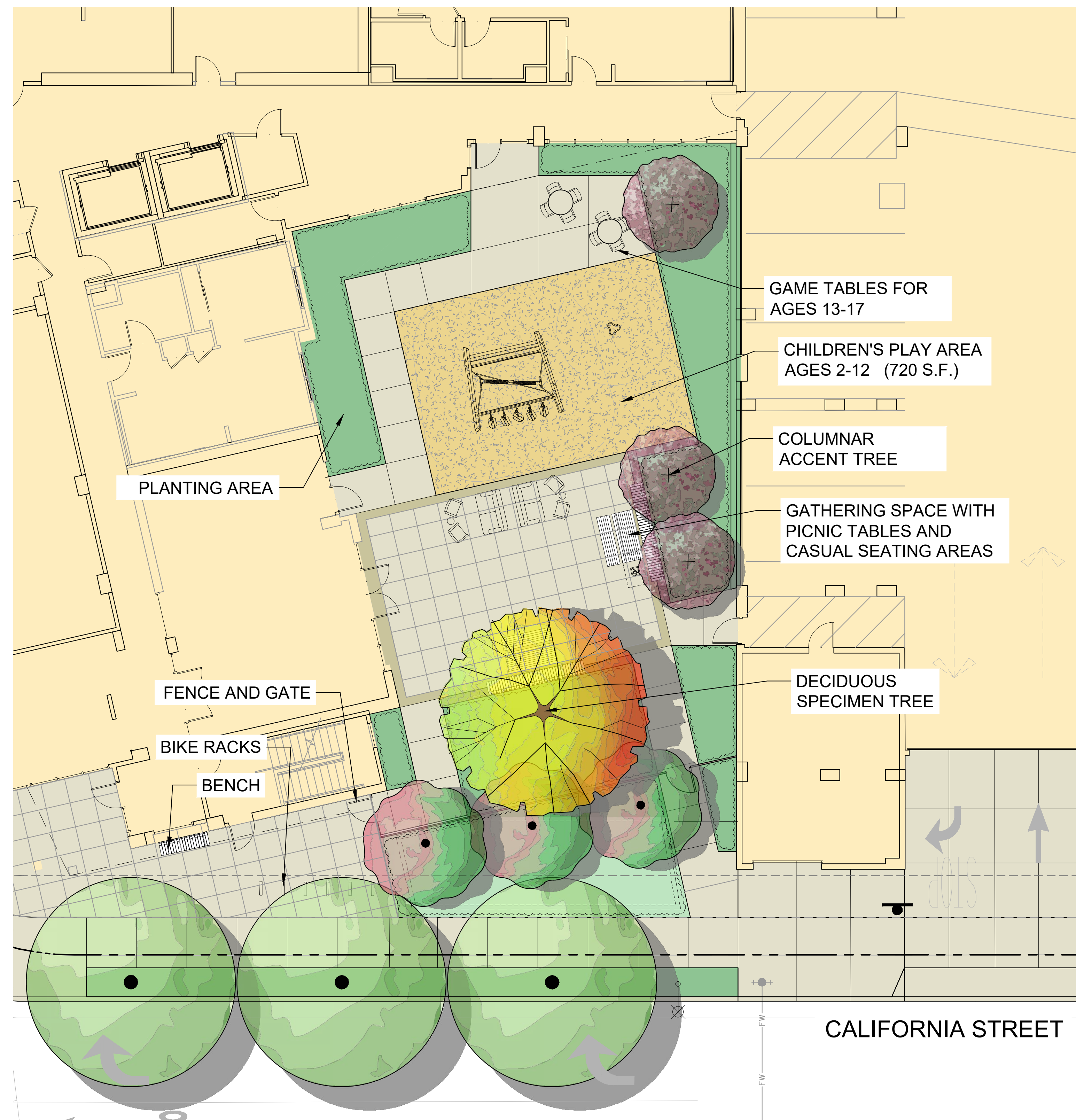
334 SAN ANTONIO ROAD | MOUNTAIN VIEW, CA  
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT



JOB NO. 1648.002  
DATE 04.05.2024  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



A6.4

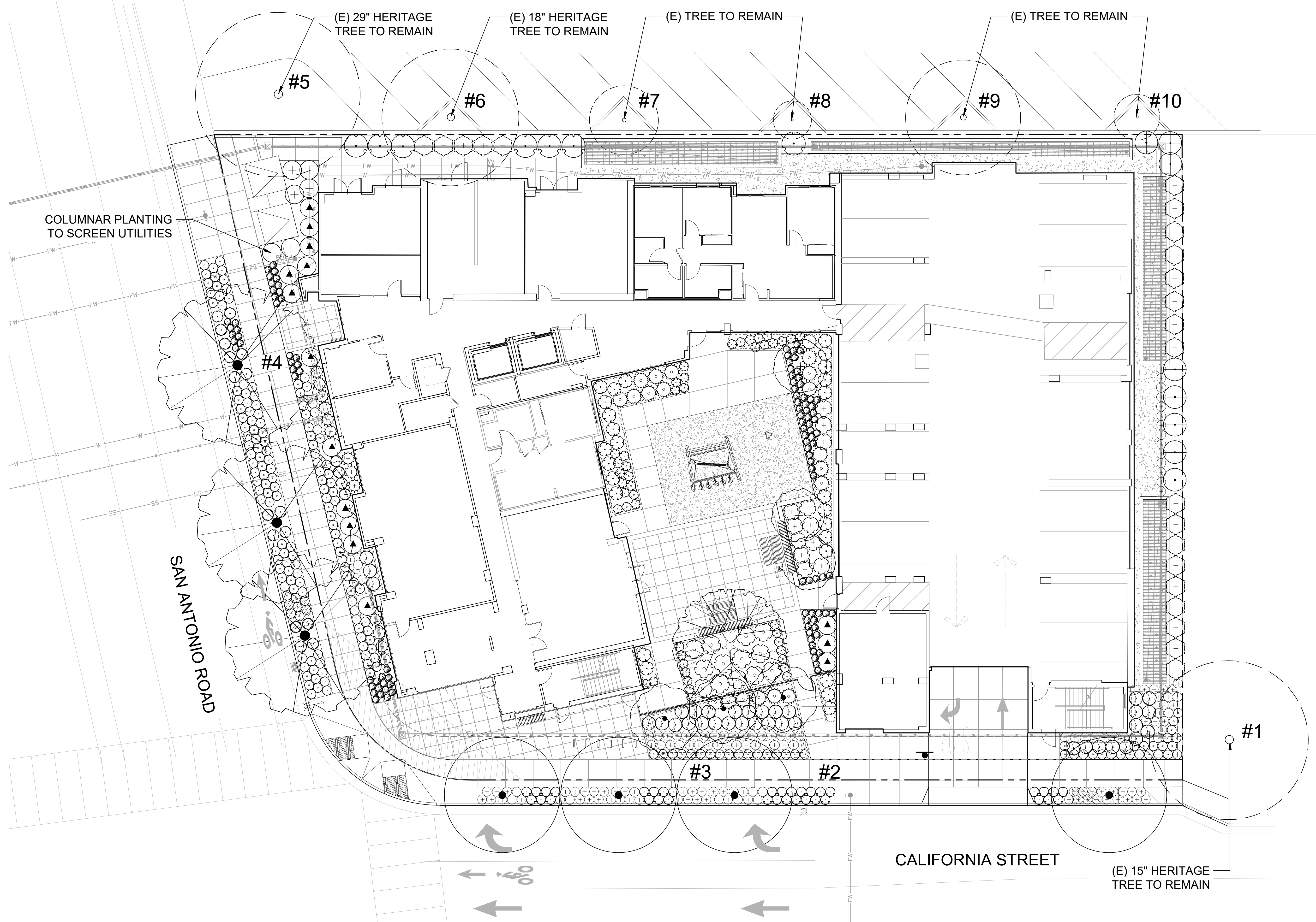


### PROPOSED TREE LEGEND

TREES	BOTANICAL NAME COMMON NAME	CONT	WATER USE	QTY
	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY NORWAY MAPLE	24"BOX	MOD	3
	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	36"BOX	MOD	4
	ACER X FREEMANII 'JEFFERSRED' AUTUMN BLAZE® FREEMAN MAPLE	36"BOX	MOD	3
	CERCIS CANADENSIS 'TEXENSIS' 'OKLAHOMA' OKLAHOMA TEXAS REDBUD	24"BOX	MOD	3
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	48"BOX	LOW	1
	EXISTING TREE	N/A	N/A	

### PROPOSED SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NATIVE/ ADAPTIVE
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	NATIVE
	AZALEA RUTHERFORDIANA 'ALASKA'	ALASKA AZALEA	5 GAL	MOD	ADAPTIVE
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	LOW	NATIVE
	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GAL	MOD	NATIVE
	CHONDRPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	LOW	ADAPTIVE
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL	MOD	ADAPTIVE
	GALVEZIA SPECIOSA 'FIRECRACKER'	FIRECRACKER ISLAND SNAPDRAGON	5 GAL	LOW	NATIVE
	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	MOD	NATIVE
	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH	1 GAL	LOW	NATIVE
	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILYTURF	1 GAL	MOD	ADAPTIVE
	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	LOW	ADAPTIVE
	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI SHRUBBY YEW PODOCARPUS	15 GAL	MOD	ADAPTIVE
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	MOD	NATIVE
	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA LAUREL CHERRY	15 GAL	LOW	ADAPTIVE
	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL	LOW	NATIVE
	SARCOCOCCA HOOKERIANA HUMILIS 'FRAGRANT MOUNTAIN'	FRAGRANT MOUNTAIN SWEETBOX	5 GAL	LOW	ADAPTIVE
	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	MOD	NATIVE



### PROPOSED SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NATIVE/ADAPTIVE	QTY
○	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	NATIVE	7
⊕	AZALEA RUTHERFORDIANA 'ALASKA'	ALASKA AZALEA	5 GAL	MOD	ADAPTIVE	12
○	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	LOW	NATIVE	185
⊕	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GAL	MOD	NATIVE	6
⊕	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	LOW	ADAPTIVE	35
⊕	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL	MOD	ADAPTIVE	13
⊕	GALVEZIA SPECIOSA 'FIRECRACKER'	FIRECRACKER ISLAND SNAPDRAGON	5 GAL	LOW	NATIVE	20
⊕	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	MOD	NATIVE	107
⊕	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH	1 GAL	LOW	NATIVE	138
⊕	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILYTURF	1 GAL	MOD	ADAPTIVE	45
⊕	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	LOW	ADAPTIVE	35
▲	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI SHRUBBY YEW	15 GAL	MOD	ADAPTIVE	15
⊕	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	MOD	NATIVE	20
⊕	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA LAUREL CHERRY	15 GAL	LOW	ADAPTIVE	8
⊕	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL	LOW	NATIVE	22
⊕	SARCOCOCOA HOOKERIANA HUMILIS 'FRAGRANT MOUNTAIN'	FRAGRANT MOUNTAIN SWEETBOX	5 GAL	LOW	ADAPTIVE	13
⊕	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	MOD	NATIVE	26
TOTAL NATIVE PLANTINGS 75%						

### PROPOSED TREE LEGEND

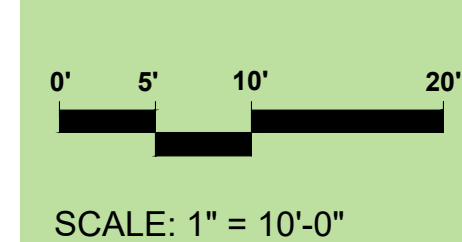
TREES	BOTANICAL NAME COMMON NAME	CONT	WATER USE	QTY
○	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY NORWAY MAPLE	24"BOX	MOD	3
○	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	36"BOX	MOD	4
○	ACER X FREEMANII 'JEFFERSRED' AUTUMN BLAZE® FREEMAN MAPLE	36"BOX	MOD	3
○	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' OKLAHOMA TEXAS REDBUD	24"BOX	MOD	3
○	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	48"BOX	LOW	1
#	EXISTING TREE	N/A	N/A	

- ### PLANTING NOTES
1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
  2. PROPOSED TREE LOCATIONS ARE BASED ON PRELIMINARY UTILITY LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
  3. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
  4. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

**334 SAN ANTONIO ROAD**  
Mountain View, California

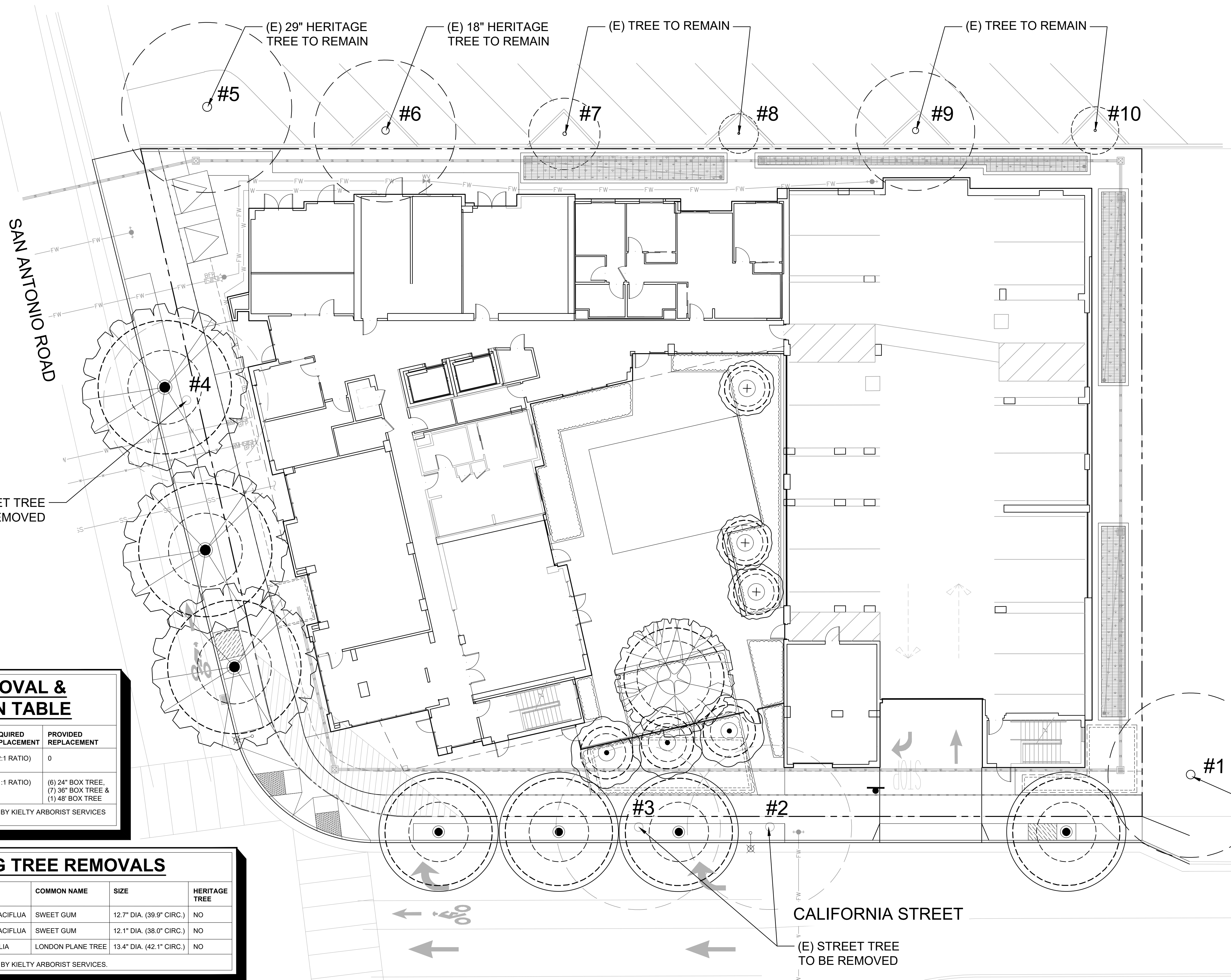
**PRELIMINARY PLANTING PLAN**  
CONCEPTUAL PHASE  
APRIL 5, 2024

vanderToolen Associates  
700 Ygnacio Valley Rd.  
Suite 100  
Walnut Creek, CA 94596  
tel: 925.274.1305  
www.vandertoolen.com



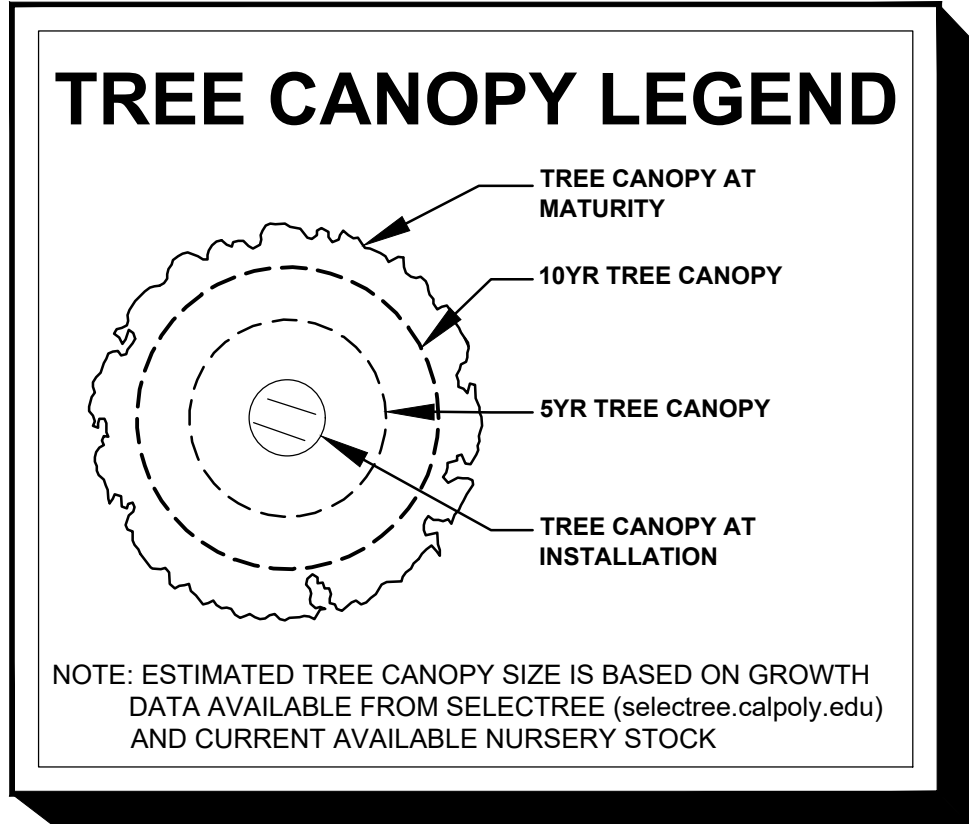
**L-3**

Project No. 05123



### PROPOSED TREE LEGEND

TREES	BOTANICAL NAME COMMON NAME	CONT	WATER USE	QTY
	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY NORWAY MAPLE	24"BOX	MOD	3
	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	36"BOX	MOD	4
	ACER X FREEMANII 'JEFFERSRED' AUTUMN BLAZE® FREEMAN MAPLE	36"BOX	MOD	3
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA TEXAS REDBUD	24"BOX	MOD	3
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	48"BOX	LOW	1
	EXISTING TREE	N/A	N/A	



### TREE CANOPY COVERAGE TABLE

CANOPY COVERAGE*	TOTAL AREA	% OF SITE
EXISTING OFF-SITE TREE TO BE REMOVED	1,128 SF	4.16%
AT INSTALLATION	95 SF	0.35%
5 TO 10 YEARS	1,814 SF	6.70%
AT MATURITY	2,774 SF	10.24%

TOTAL SITE AREA: 27,088 SF  
\*CANOPY AREA MEASURED WHERE CANOPY OVERHANGS PROJECT SITE AREA

### TREE REMOVAL & MITIGATION TABLE

EXISTING TREE CLASSIFICATION	REMOVED	REQUIRED REPLACEMENT	PROVIDED REPLACEMENT
HERITAGE TREES (>48" CIRCUMFERENCE)	0	0 (2:1 RATIO)	0
NON-HERITAGE TREES	3	3 (1:1 RATIO)	(6) 24" BOX TREE, (7) 36" BOX TREE & (1) 48" BOX TREE

NOTE: SEE ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES

### EXISTING TREE REMOVALS

TREE # PER ARBORIST REPORT	BOTANICAL NAME	COMMON NAME	SIZE	HERITAGE TREE
#2	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	12.7" DIA. (39.9" CIRC.)	NO
#3	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	12.1" DIA. (38.0" CIRC.)	NO
#4	PLATANUS ACERIFOLIA	LONDON PLANE TREE	13.4" DIA. (42.1" CIRC.)	NO

NOTE: SEE ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES.

- \*NOTES:
- TOTAL SQUARE FOOTAGE NOTED ABOVE IS OF THE GROUND LEVEL PROPOSED TREE CANOPIES. EXISTING TREES ON ADJACENT PROPERTIES & PROPOSED STREET TREES OUTSIDE THE PROPERTY LINE ARE NOT INCLUDED.
  - CITY REQUIREMENTS STATE THAT THERE SHALL BE NO NET LOSS OF TREE CANOPY COVERAGE WITH NEW IMPROVEMENTS. THE PROPOSED PLAN PROVIDES 1,174 SF NET GAIN OF TREE CANOPY COVERAGE ONCE PROPOSED TREES REACH MATURITY.
  - ALL PRUNING SHALL BE COMPLETED BY A CERTIFIED ARBORIST OR TREE WORKER. NOT BY CONSTRUCTION PERSONNEL. PRUNING SHALL ADHERE TO THE LATEST EDITION OF THE ANSI Z133 AND A300 STANDARDS AS WELL AS THE BEST MANAGEMENT PRACTICES - TREE PRUNING PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

**334 SAN ANTONIO ROAD**  
Mountain View, California

**PRELIMINARY TREE AND CANOPY PLAN**  
CONCEPTUAL PHASE  
APRIL 5, 2024

vanderToolen Associates  
700 Ygnacio Valley Rd.  
Suite 100  
Walnut Creek, CA 94596  
tel: 925.274.1305  
www.vandertoolen.com

0' 5' 10' 20'  
SCALE: 1" = 10'-0"  
NORTH

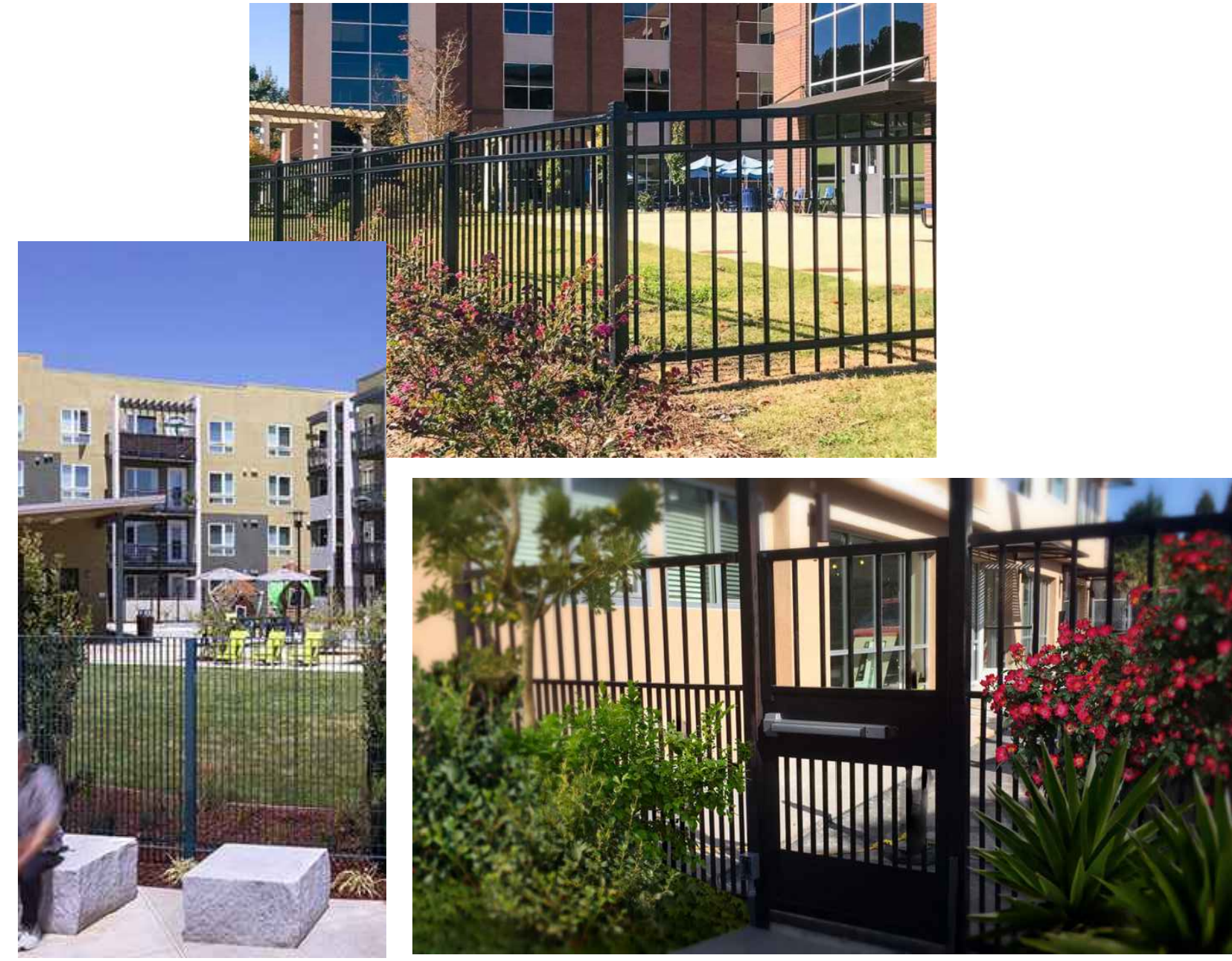
**L-4**  
Project No. 05123



CONCRETE WITH SCORELINES TO CREATE PATTERNS



RUBBERIZED SURFACE WITH PLAYFUL PATTERN AND COLORS



**B** VIEW FENCE AND SECURITY GATE AT COURTYARD



**C** BIKE RACKS

**A** ENHANCED PAVING



PICNIC TABLES

CASUAL SEATING TABLE AND CHAIRS

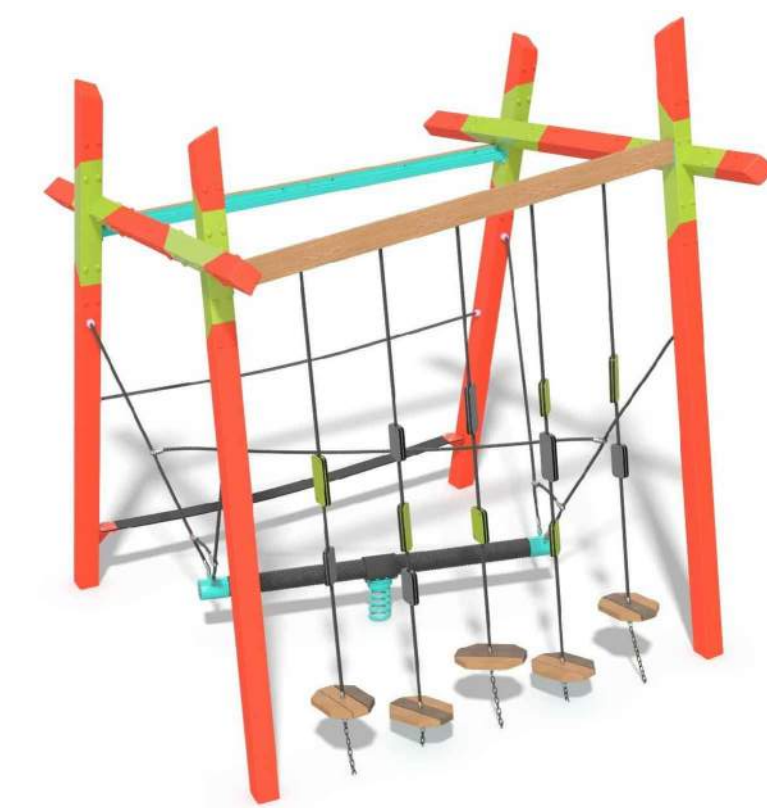


BENCH STYLE SEATING



GAME TABLES

**D** COURTYARD SITE FURNITURE



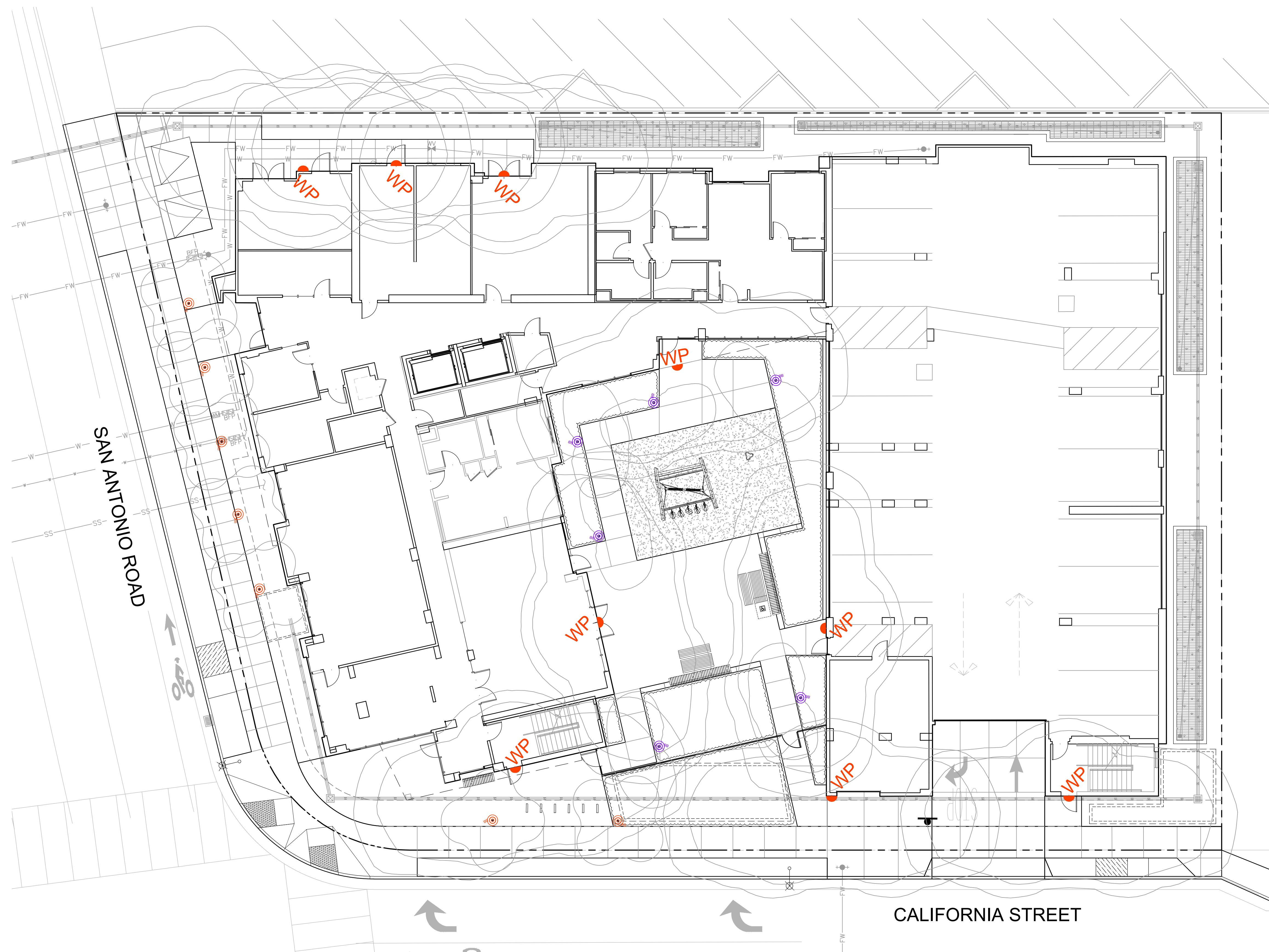
CLIMBER



CHILDREN'S SEATING

**E** PLAY EQUIPMENT FOR AGES 2-12





### LIGHTING CONCEPT STATEMENT

THE SITE LIGHTING WILL SERVE AS BOTH FUNCTIONAL LIGHTING AS WELL AS ACCENT. LIGHTING WILL MEET OR EXCEED THE MINIMUM FOOT-CANDLE LEVELS REQUIRED BY THE CITY OF MOUNTAIN VIEW. THE STYLE OF THE FIXTURES ARE PROPOSED TO COMPLEMENT THE ARCHITECTURAL CHARACTER.

THE BUILDING ENTRIES WILL BE LIT VIA ARCHITECTURALLY MOUNTED AREA DOWNLIGHTS.

COURTYARD: THE COURTYARD IS INTENDED TO BE LIT USING WALL MOUNTED DOWNLIGHTS AT THE ENTRIES TO THE SPACE AND BOLLARDS FOR WALKS. BOLLARD LIGHT IS DIRECTIONAL SO GLARE INTO UNIT WINDOW IS MINIMIZED.

SIDE WALK ALONG SAN ANTONIO ROAD AND CALIFORNIAL STREET: THE SIDEWALK IS INTENDED TO BE LIT WITH BOLLARDS WITH 360-DEGREE THROW, THE WALK AND ADJACENT PLANTING AREAS ARE ILLUMINATED.

LIGHT LOCATIONS ARE SCHEMATIC FINAL LOCATIONS SHALL BE PER PHOTOMETRIC PLAN.

### LIGHT FIXTURE SCHEDULE

SYMBOL	CATALOG #	HEIGHT	DESCRIPTION
⊙ BB	COURTYARD BOLLARD (180 DEGREE) BEGA #54 238 11.5 W 1650LM (OR EQUIVALENT)	42" HIGH	SHIELDED BOLLARD LIGHTS
⊙ BB	SIDEWALK BOLLARD (360 DEGREE) BEGA #84 063 13.4 W 1363LM (OR EQUIVALENT)	42" HIGH	BOLLARD LIGHTS
WP	H.E. WILLIAMS, INC. WWM LED - VOLTAIRE MINI ARCHITECTURAL WALL PACK WWM-H-L20740-T3-DBZ-SDGL-XX-DIM-UNV (OR EQUIVALENT)	NA	WALL PAC LIGHTS
⊗	RELOCATED STREET LIGHT	PER CITY OF MOUNTAIN VIEW STANDARDS	