

# 1100 LA AVENIDA AVENUE

## NOFA SUBMITTAL



### PROJECT DIRECTORY

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### PROJECT SITE

**ADDRESS:** 1100 LA AVENIDA AVENUE, MOUNTAIN VIEW, CA, 94043

**APN:** 116-14-111

**LOT SIZE:** 0.96 AC / 41,768 SF

**CURRENT LAND USE:** OFFICE / PARKING

**ZONING AREA:** P-PLANNED COMMUNITY, INCLUDED IN THE NORTH BAYSHORE PRECISE PLAN, AREA P39

**CHARACTER AREA:** EDGE

**NEIGHBORHOOD AREA:** COMPLETE NEIGHBORHOOD

**STREET TYPES:** LA AVENIDA & ARMAND ARE NEIGHBORHOOD STREETS

### VICINITY MAP & TRANSIT LINKS

- BUS: 40
- BUS: 120, 185, 824, EAST BAYSHORE, MOUNTAIN VIEW COMM. SHUTTLE GREY & RED



### PROJECT INFORMATION

#### BUILDING TYPES & HEIGHTS

3 LEVELS OF TYPE VA CONSTRUCTION OVER 1 LEVEL OF TYPE IA CONCRETE CONSTRUCTION (TYPICAL)

BUILDING HEIGHT: 46 FT

#### USE

100% AFFORDABLE MULTIFAMILY RESIDENTIAL  
PER NORTH BAYSHORE PRECISE PLAN NOTE 2 RESIDENTIAL ALLOWED WITHIN COMPLETE NEIGHBORHOOD AREAS

#### OCCUPANCY

R-2 RESIDENTIAL, S-2 STORAGE (PARKING)

#### PROJECT AREA

Level 1	CIRCULATION	210 SF
Level 1	RESIDENTIAL	10578 SF
Level 1	RESIDENTIAL PARKING	9076 SF
Level 1	SERVICE	1753 SF
Level 1	STAIR/ELEV.	315 SF
Level 1		21932 SF

Level 2	CIRCULATION	1865 SF
Level 2	RESIDENTIAL	17431 SF
Level 2	SERVICE	101 SF
Level 2	STAIR/ELEV.	309 SF
Level 2		19706 SF

Level 3	CIRCULATION	2001 SF
Level 3	RESIDENTIAL	17431 SF
Level 3	SERVICE	101 SF
Level 3	STAIR/ELEV.	309 SF
Level 3		19842 SF

Level 4	CIRCULATION	2001 SF
Level 4	RESIDENTIAL	16534 SF
Level 4	SERVICE	101 SF
Level 4	STAIR/ELEV.	309 SF
Level 4		18945 SF
<b>TOTAL FLOOR AREA</b>		<b>80424 SF</b>

#### RESIDENTIAL UNITS

UNIT TYPE	COUNT	AREA
UNIT 0A - STUDIO	57	371 SF ... 386 SF
UNIT 0B - STUDIO	6	374 SF ... 375 SF
UNIT 1A - 1 BR	15	561 SF ... 634 SF
UNIT 1B - 1 BR	3	582 SF
UNIT 2A - 2 BR	8	821 SF ... 822 SF
UNIT 2B - 2 BR	6	937 SF ... 942 SF
UNIT 2C - 2BR	2	895 SF ... 977 SF
UNIT 2D - 2BR	3	796 SF ... 835 SF
<b>TOTAL</b>	<b>100</b>	

#### VEHICLE PARKING

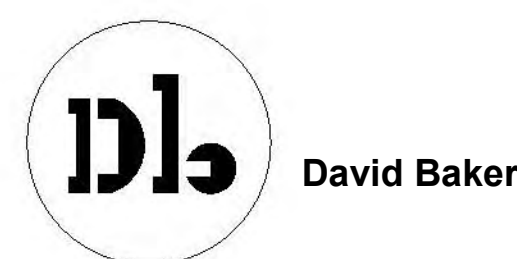
##### RESIDENTIAL PARKING CALCULATIONS

UNIT TYPE	COUNT	FACTOR	ALLOWED
S: STUDIO	63	0.25	15.75
1BR: 1 BEDROOM	18	0.5	09
2BR: 2 BEDROOM	19	1.0	19
<b>TOTAL ALLOWED (EXCLUDING CARSHARE)</b>			<b>43.75</b>
<b>TOTAL PROVIDED</b>			<b>44 + 1 Carshare</b>

RESIDENTIAL STACKERS	
ACCESSIBLE	38
EV CHARGING	02
VISITOR	02
CARSHARE	01

#### BICYCLE PARKING

TYPE	REQUIRED	PROVIDED
SHORT TERM	1 PER 10 UNITS	10
LONG TERM	1 PER UNIT	100



EDEN HOUSING

1100 LA AVENIDA

Title Sheet

job #: 21822  
date: 10/23/20  
scale: 12" = 1'-0" when printed on 22X34

G.00

ZONING SUMMARY				
ITEM	REQ. BY ZONING	SECTION	PROPOSED	STATUS
Allowed Land Use	Allowable land uses. Allowable land uses for each character area are listed in Table 3. Multiple-family Residential are "P" in the Edge District. P=Permitted uses, zoning compliance and Development Review Required.	3.3.2 & Table 3	Multiple-family Residential	Complying
Floor Area Ratio (FAR)	Item 1. For new construction and additions, the Minimum, Base, and Maximum FARs are defined in Table 4. Item 6. Parking – FAR Calculations...Residential projects shall include above grade parking structures in their project's FAR calculations... Table 4: Residential Project, Edge District FAR, Base: 1.0 & Maximum: 1.85.	3.3.3 & Table 4	Project is 100 percent affordable and is seeking to use the California State Density Bonus Law allowing for an additional 35 percent in residential units. FAR of 1.85 (FAR Max) x 1.33 (Add 35 percent) = 2.5 Max. FAR.	Complying under Density Bonus
Building Height	Item 3. Maximum residential building heights. The maximum permitted heights of new residential buildings shall not exceed the heights shown on Figure 14. Figure 14 project is in area indicated by 4 Stories (55ft).	3.3.5 & Figure 14	Project is 4 Stories and less than 55ft tall.	Complying
Lot Coverage	Item 1. Lot coverage. New construction shall comply with the ground level lot coverage standards for building coverage, paving area, and landscaping/open area defined in Table 6. Table 6 Residential Areas Maximum 70 percent lot coverage.	3.3.6 & Table 6	Project has a 70 percent lot coverage. For Paving Area and Landscaping Area see Landscape drawings.	Complying
Open Space	Item 2. Upper-story open areas. Upper-story open areas such as green roofs, patios, and decks may be counted towards landscaping/open area requirements. Where upper-stories include open areas, the total lot coverage may exceed 100%. Item 3. Residential open space. A minimum 80 square feet of usable open space per residential unit shall be provided. Open space may be provided as private, common, or publicly-accessible usable open space for residents. Minimum dimensions for private open space is 6 feet. Setback areas are not considered usable open space unless they have a minimum depth of 25 feet.	3.3.6	Ground floor and 2nd floor open areas.	Complying
Personal Storage	Personal storage. A minimum 164 cubic feet of personal storage per residential unit shall be provided. Personal storage may be integrated into the design of each unit or located in an accessible common area. Bike storage facilities shall not be counted towards personal storage requirements.	3.3.6	Personal storage is provided within residential units.	Complying
Setbacks	Setbacks, Front: 10ft Min - 15ft Max., Side: 10ft Min., Rear: 15ft Min.	Table 8	Complying with all setbacks.	Complying
Building Placement Standards	Item 4. Mobile home park adjacency. When adjacent to the existing mobile home park, new building volumes must remain within a 45-degree plane from the adjacent property line at grade.	3.3.7	No building development within this area.	Complying
Build to Area	3.3.7 Item 1. Build-to-area. For new construction, a percentage of the building façade shall be located within the build-to-area as defined in Table 7 and Table 8.14. NOTE 14: The build-to-area is defined as the area between the minimum and maximum setback lines. 3.3.8 Item 1. Frontage location. The proportion of the primary building façade located within the front build-to-area of an existing street shall be no less than the amount described in Table 9. A pedestrian pass-through or paseo shall count towards the minimum frontage requirements. Table 9: Complete Neighborhood Area, Edge, All Uses: Neighborhood Street 50 percent of frontage	3.3.7, 3.3.8	The combined frontage of La Avenida and Armand is 445 ft. The project has 138 ft of facade located in the Build to Area for a total percentage of 31%. The project is unable to achieve the 50% requirement due to an existing PG&E easement in the front setback area.	Not Complying
Green Building Design	Item 4. Residential green building standards. All new residential construction shall meet the City's minimum green building requirements, mandatory CALGreen requirements, and other green building regulations outlined in the Precise Plan. Item 5. Residential green building standards for the North Bayshore Density Bonus Program. All new residential construction participating in the North Bayshore Density Bonus Program shall implement the green building measures specified in Appendix B. Item 6. Publicly-financed buildings. All new publicly-financed buildings and City-funded capital improvement projects over 10,000 square feet shall meet the intent of LEED BD+C Gold and the mandatory CALGreen requirements. Appendix B: Min 120 Points Green Point Rated, Energy Star appliances, Reduction of Heat Island effect, such as green roofs, high-reflectance roof and paving materials, and vegetation shading, tracking individual energy use through submetering or other technology.	4.1 & Appendix B		Concession under Density Bonus
Energy Efficiency	Item 3. Solar ready buildings. All new construction shall be designed to be solar ready, which includes provision of a solar zone and infrastructure such as solar panel standoffs and conduit. Item 4. Electric vehicle ready buildings. All new construction shall be electric vehicle (EV) ready and shall comply with the City's latest EV code.	4.2	Meeting requirement	Complying
Bike Parking	Short Term: Residential 1 per 10 units. Long Term: Residential 1 per unit.	6.7 & Table 22	Total short term required = 10 Residential. Provided = 10. Total long term required = 100 Residential. Provided = 100	Complying
Vehicle Parking	Residential Parking ratio maximums by unit type: Micro-units*: 0.25 spaces/unit 1 BR: 0.5 spaces/unit 2 BR: 1.0 spaces/unit 3 BR: 1.0 spaces/unit	Table 23	See Title Sheet for Calculations. 44 Total parking spaces allowed, 44 Actual plus 1 car share which is excluded from the total.	Complying
Vehicle Ridesharing	Standard Item 1. Required parking for carsharing programs. New projects shall provide parking for carsharing programs per the requirements in Table 24. Table 24: Residential 0-49 parking spaces - 0 car-sharing spaces required	6.12 & Table 24	0 required, 1 provided	Complying
Vehicle Carsharing	Per Section 6.13 not required for residential developments	6.13 & Table 25	Not required	Complying



1



2



3



4



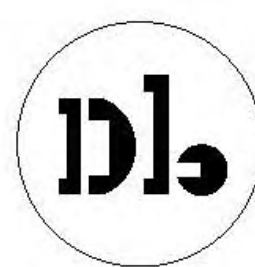
5



6



KEY



David Baker

EDEN HOUSING

1100 LA AVENIDA

3D View - La Avenida @ Corner

job #: 21822  
date: 10/23/20  
scale:

when printed on  
22X34

G.04



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1100 LA AVENIDA

3D View - Armand Dr.

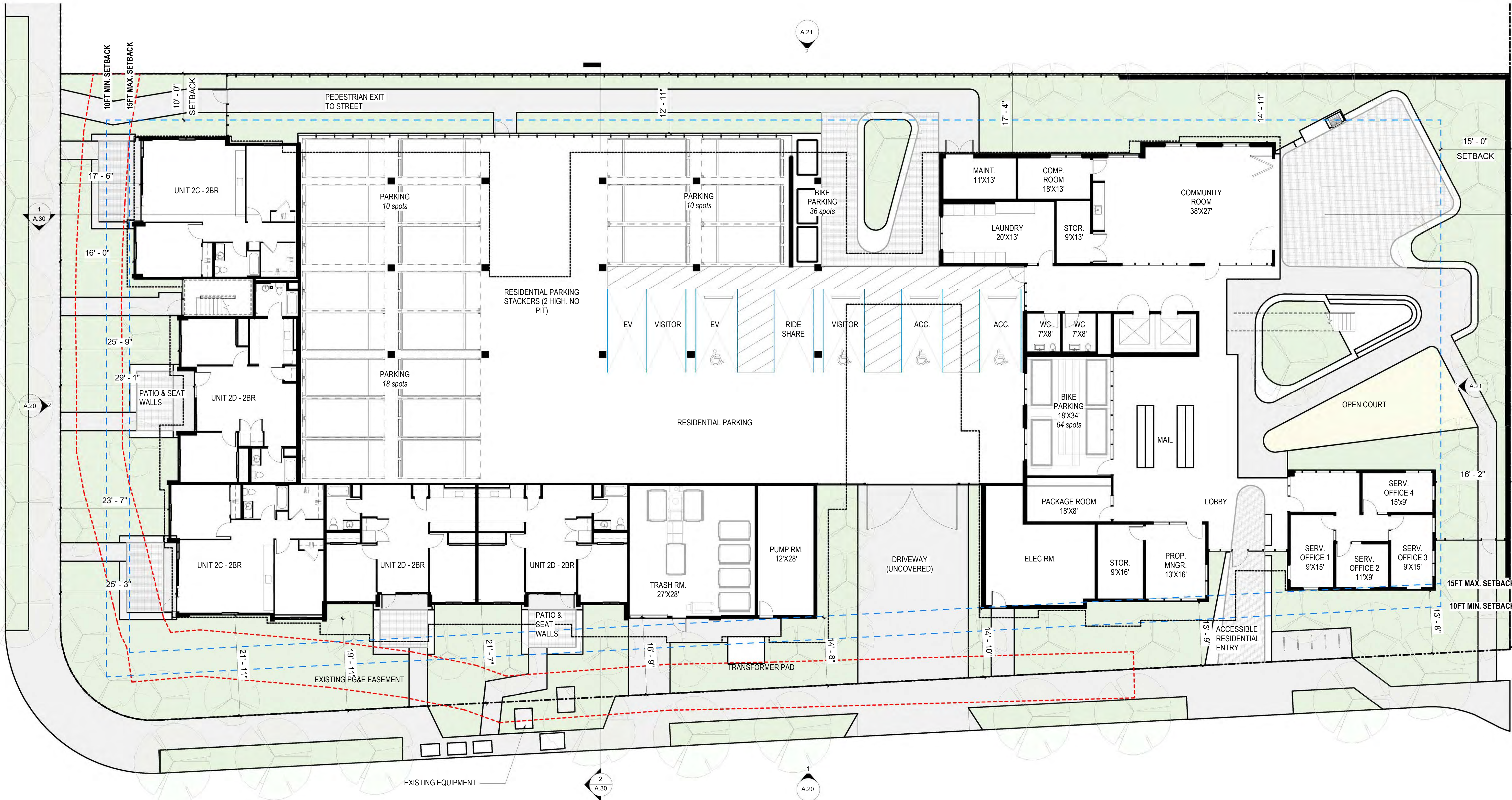
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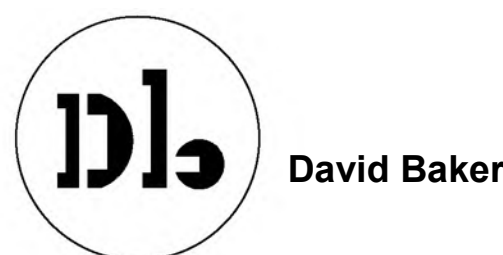
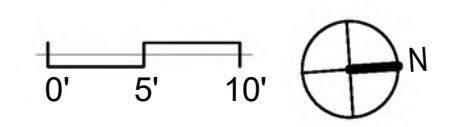
G.05



LA AVENIDA AVENUE



ARMAND DRIVE



EDEN HOUSING

1100 LA AVENIDA

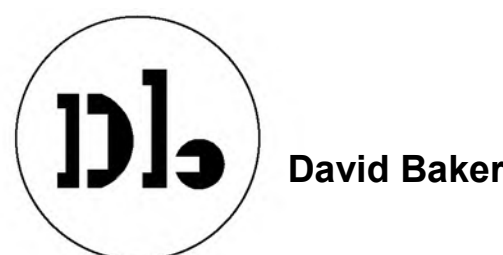
Ground Floor

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 date: 10/29/2020  
 scale: 1" = 10'-0" when printed on 22X34

A.10

LA AVENIDA AVENUE

ARMAND DRIVE



EDEN HOUSING

1100 LA AVENIDA

Second and Third Floors

job #: 21822  
 date: 10/23/20  
 scale: 1" = 10'-0" when printed on 22X34

A.11



LA AVENIDA AVENUE

ARMAND DRIVE

1  
A.30

A.20  
2

A.21  
2

1  
A.21

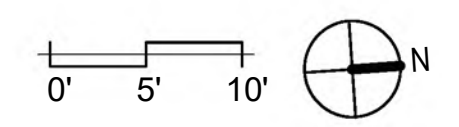
2  
A.30

A.20  
1

MIN. SETBACK  
MAX. SETBACK



EXISTING PG&E EASEMENT



EDEN HOUSING

1100 LA AVENIDA

Fourth Floor

job #: 21822  
 date: 10/23/20  
 scale: 1" = 10'-0" when printed on 22X34

A.12



### MATERIAL LEGEND

1. Textured Concrete
2. Storefront
3. Window
4. Fiber Cement Siding
5. Corten Panel Guardrail
6. Corten Siding
7. Metal Sunshade (South and West Facades)
8. Thin Brick
9. Common Entry Wood Siding
10. Perforated Metal Site Fence

2 South Elevation - La Avenida  
1" = 10'-0"



1 East Elevation - Armand Dr.  
1" = 10'-0"



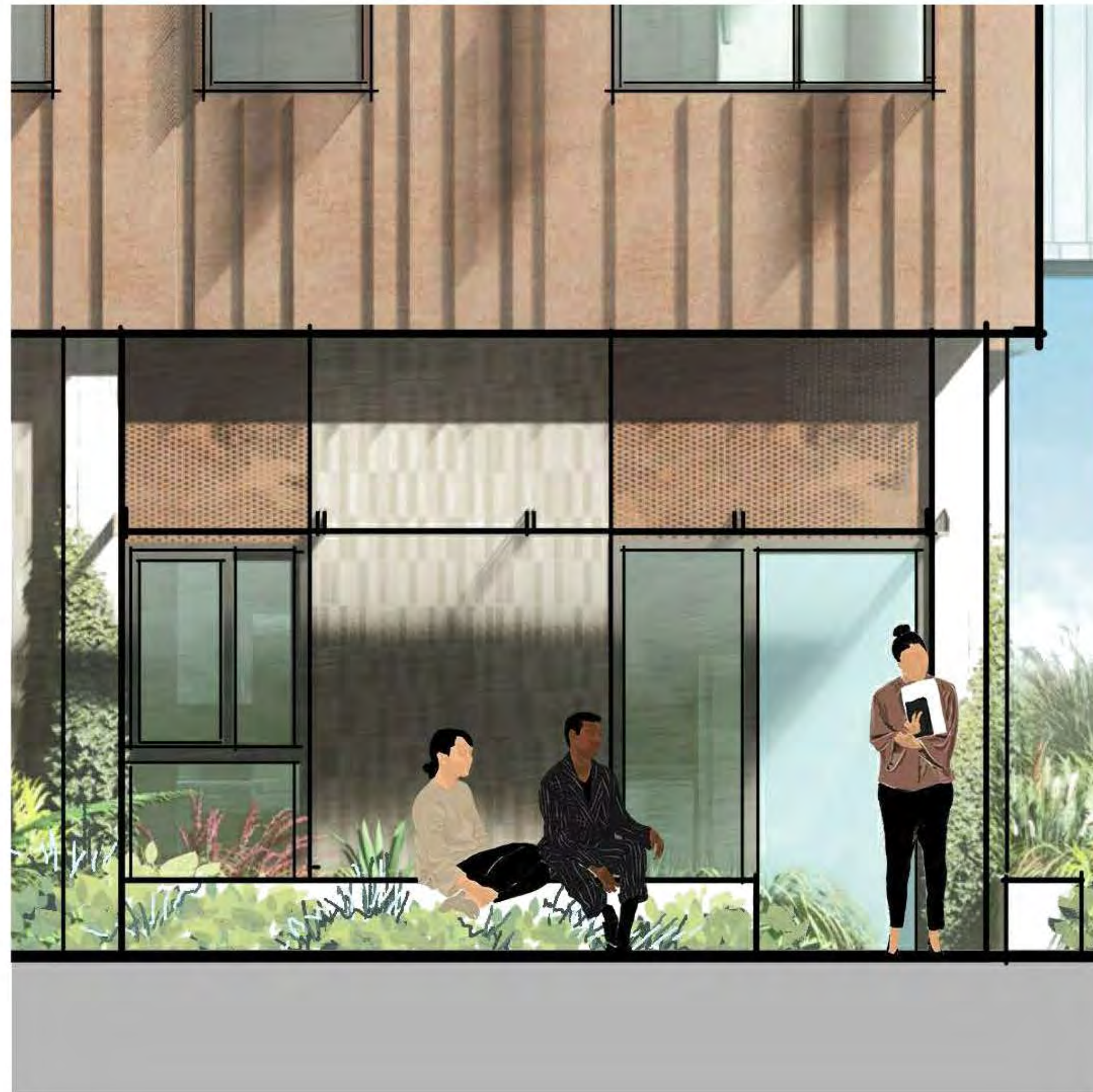
1 North Elevation  
1" = 10'-0"

MATERIAL LEGEND

- 1. Textured Concrete
- 2. Storefront
- 3. Window
- 4. Fiber Cement Siding
- 5. Corten Panel Guardrail
- 6. Corten Siding
- 7. Metal Sunshade (South and West Facades)
- 8. Thin Brick
- 9. Common Entry Wood Siding
- 10. Perforated Metal Site Fence



2 Building Elevation - West  
1" = 10'-0"



2 Elevation - Private Unit Entry  
1/2" = 1'-0"



1 Elevation - Common Entry  
1/2" = 1'-0"

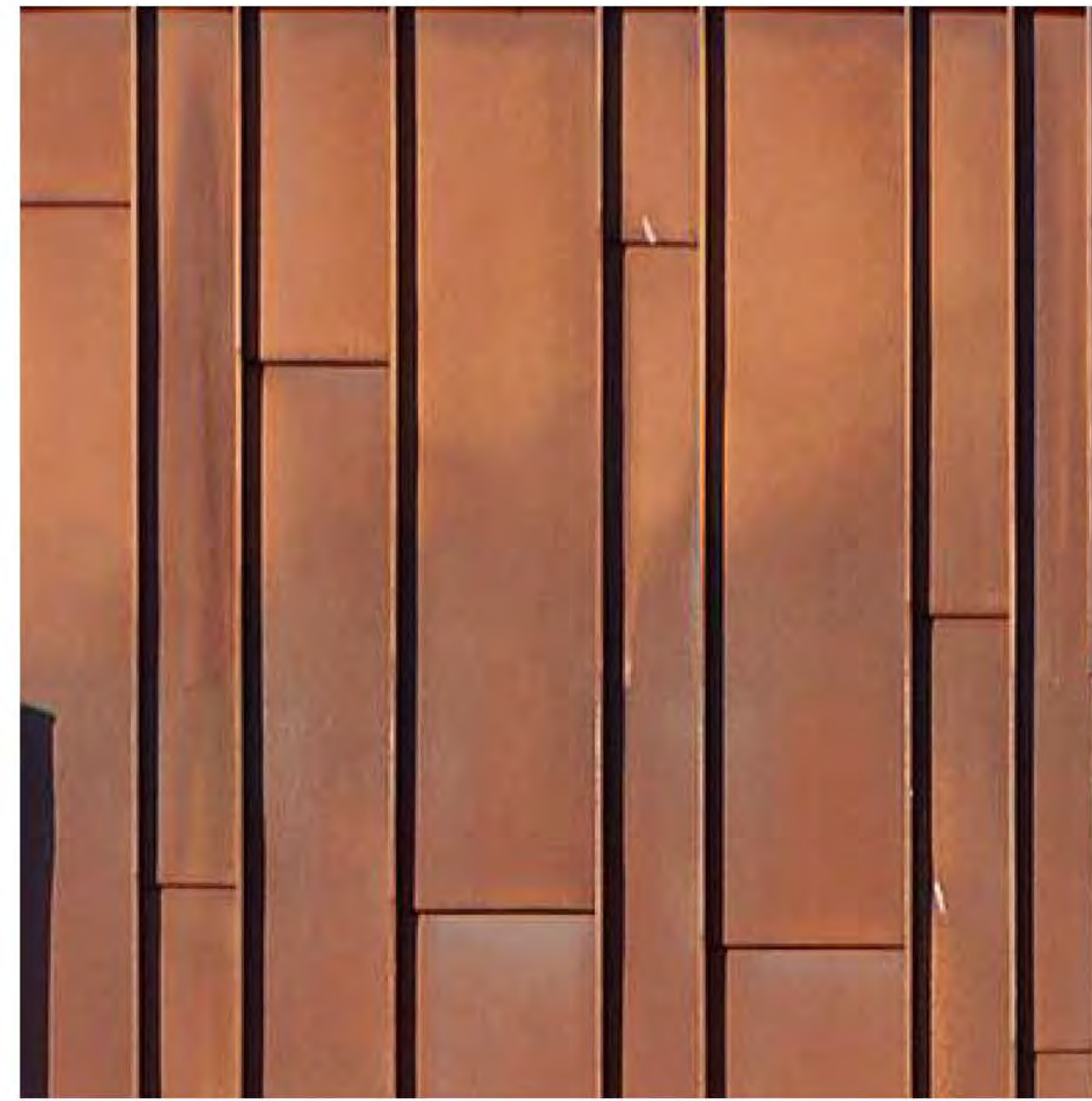




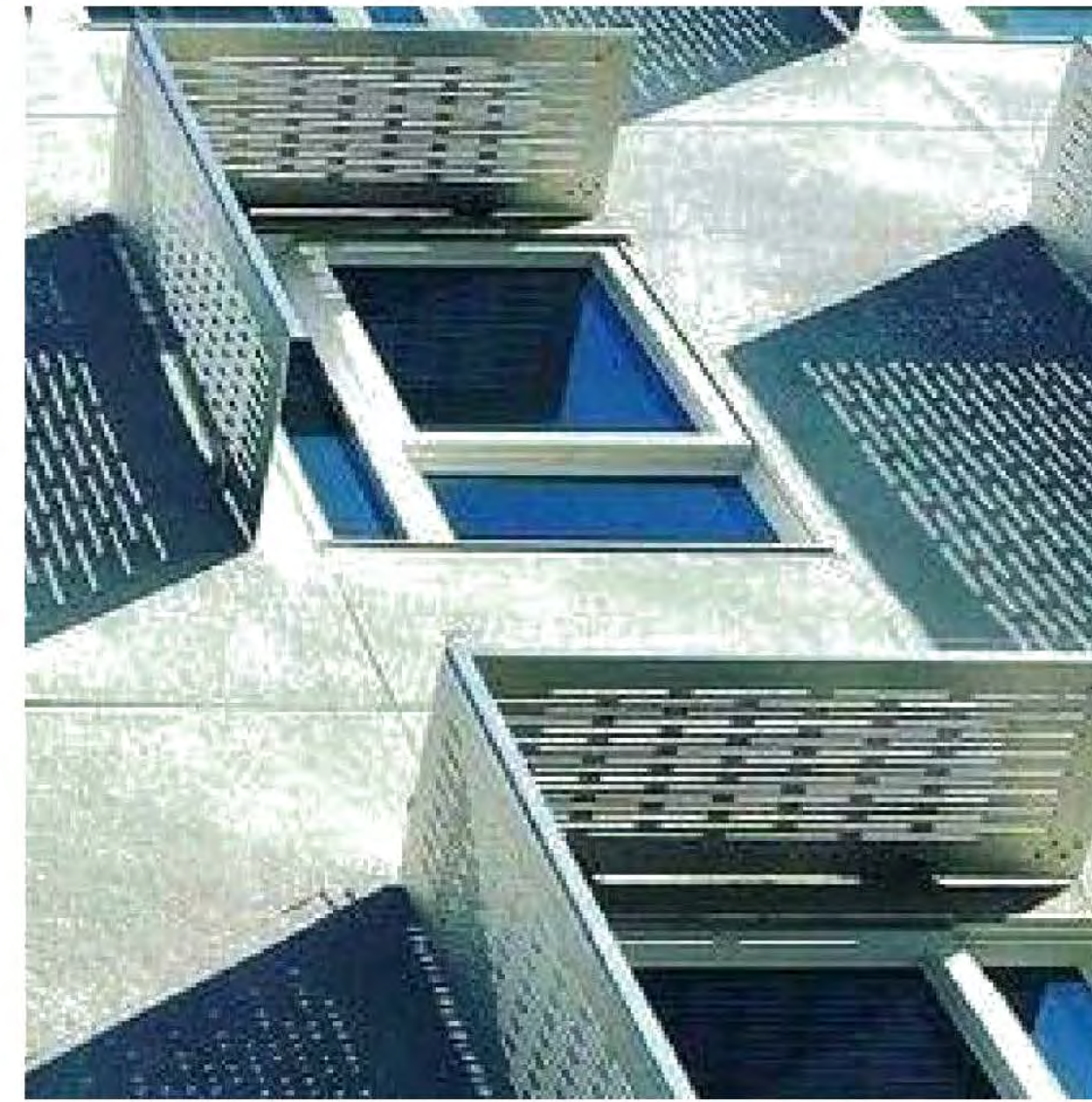
Fiber Cement Siding (Light)



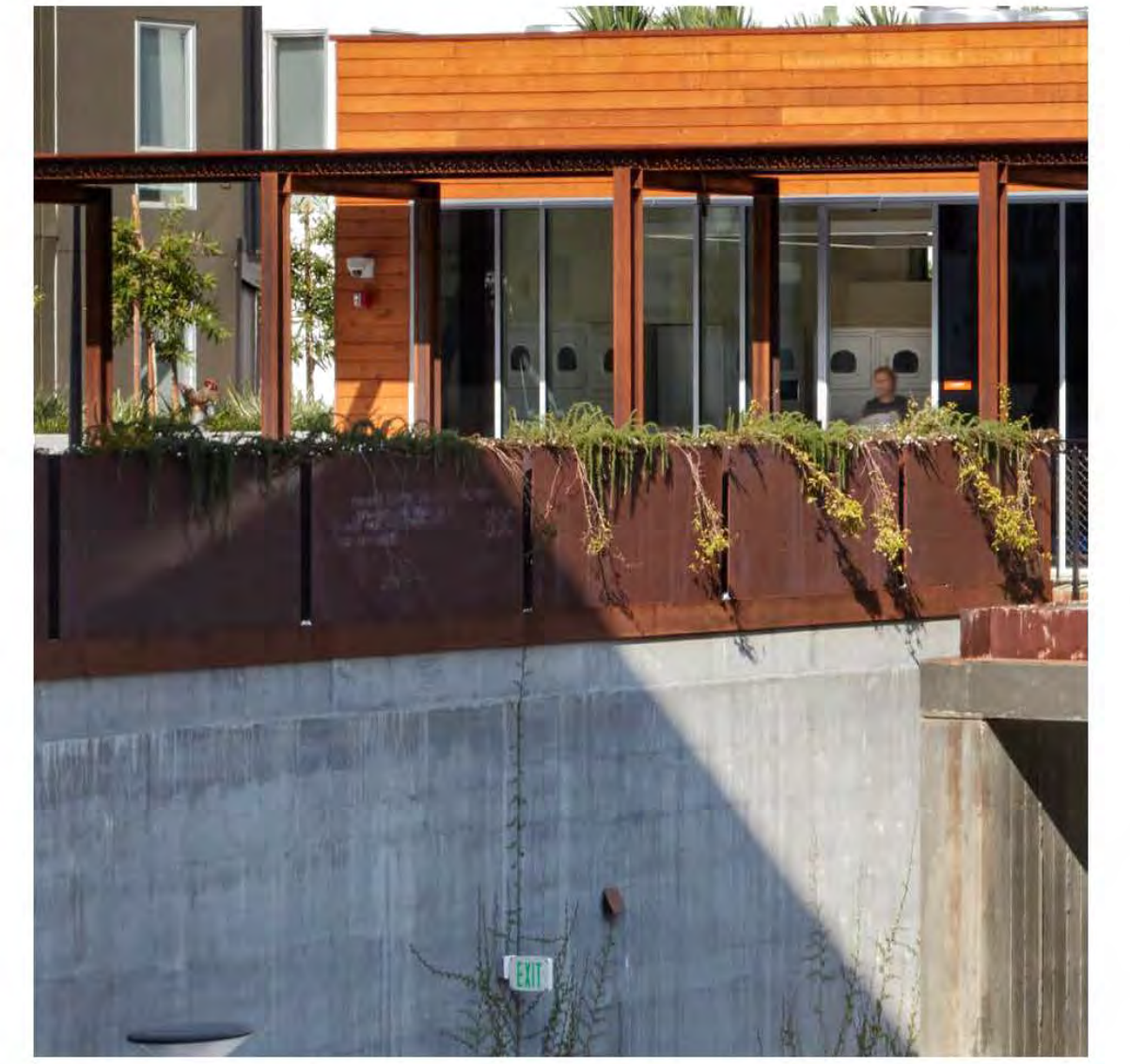
Fiber Cement Siding (Dark)



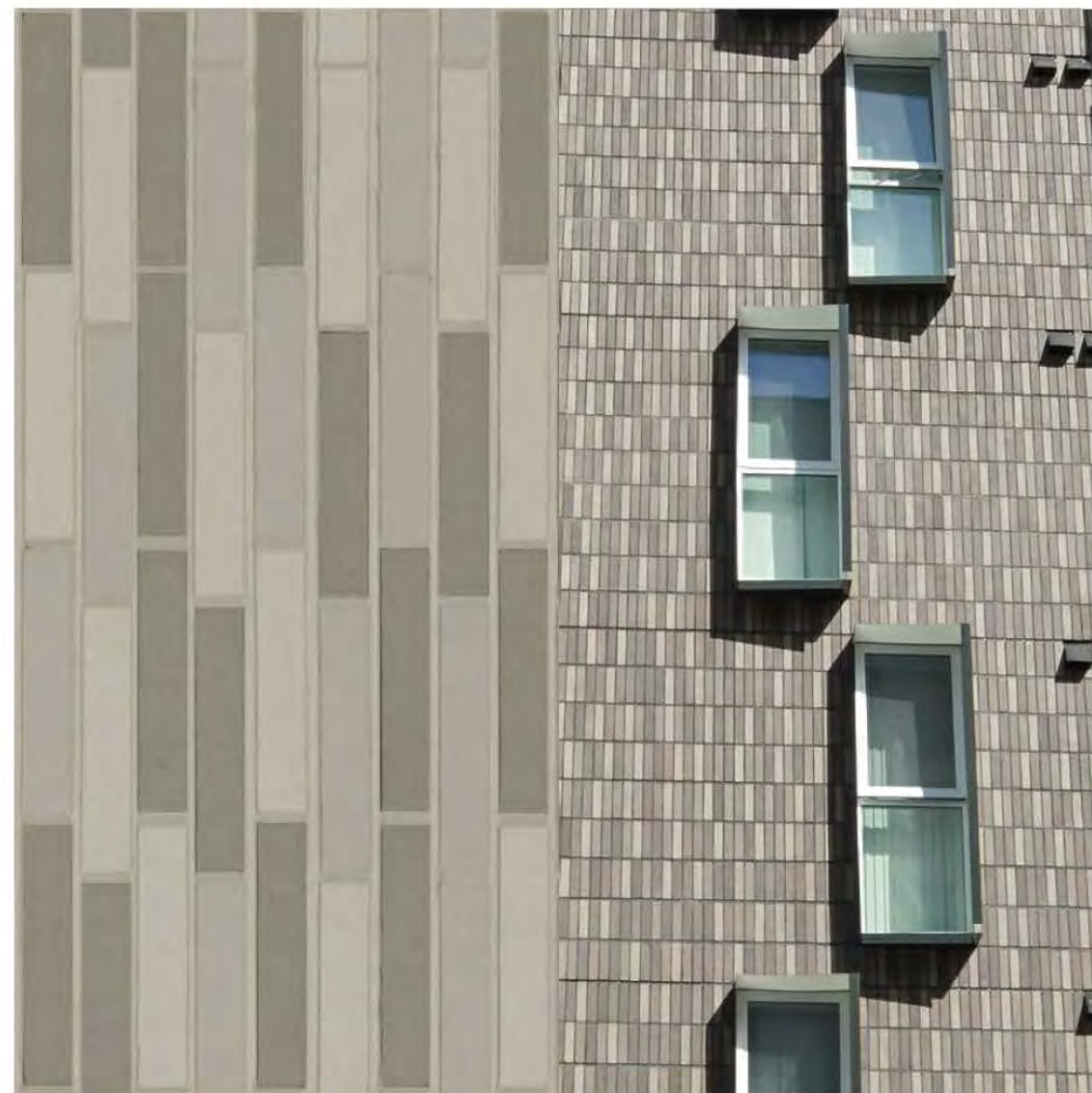
Corten Siding



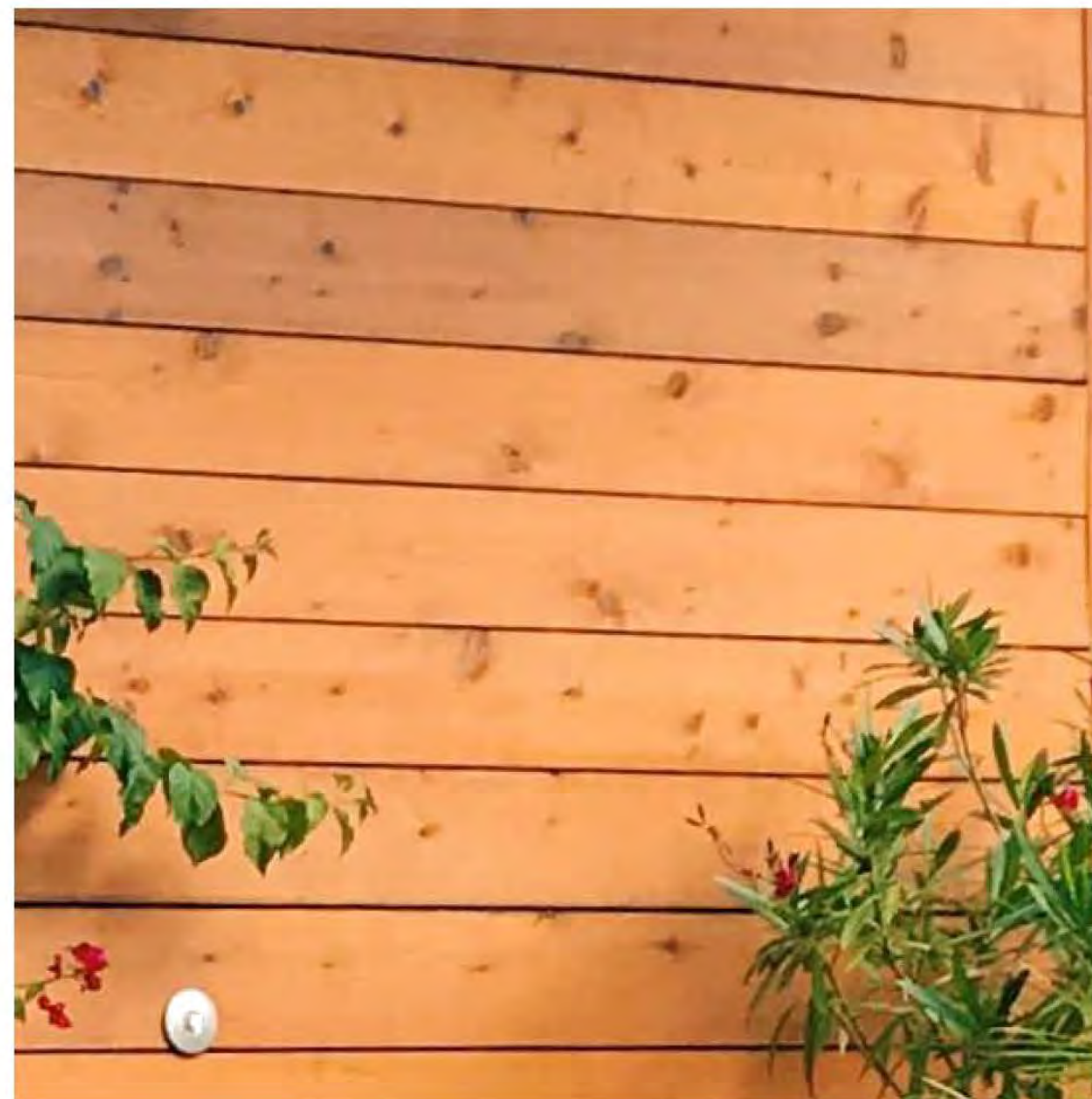
Sunshades



Corten Planter Guardrail



Thin Brick (Neutral)



Common Entry Wood Siding



Storefront



Textured Concrete with Vines



Perforated Metal Site Fence

