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# GEE ESCUELA PROJECT

601-643 ESCUELA AVE, MOUNTAIN VIEW, CA

## CONSULTANTS

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 120 W CAMPBELL AVE  
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## PROJECT DATA

**APN:** 154-35-013 & 154-35-014  
**PROJECT ADDRESS:** 601-643 ESCUELA AVE & 1873 LATHAM ST MOUNTAIN VIEW, CA  
**GENERAL PLAN:** APN 154-35-013: MIXED USE CORRIDOR  
 APN 154-35-014 MEDIUM DENSITY RESIDENTIAL (13 TO 25 DU/ AC)  
**ZONING:** APN 154-35-013  
 EXISTING: P-38 (EL CAMINO REAL) PRECISE PLAN (LOW INTENSITY CORRIDOR)  
 PROPOSED: P-38 (EL CAMINO REAL) PRECISE PLAN (LOW INTENSITY CORRIDOR)  
 APN 154-35-014  
 EXISTING: R3-2.5 MULTIPLE- FAMILY  
 PROPOSED: P-38 (EL CAMINO REAL) PRECISE PLAN (LOW INTENSITY CORRIDOR)  
**PROPOSED USE:** MIXED- USE PROJECT CONSISTING OF APPROXIMATELY 2700SF OF COMMERCIAL USES AND UP TO 25 ATTACHED RESIDENTIAL UNITS (APARTMENTS)  
**PROPOSED TYPE OF CONSTRUCTION:** IA & IIIA  
**AUTOMATIC SPRINKLER:** YES  
**PROPOSED TYPE OF OCCUPANCY:** R-2, S-2  
**NUMBER OF STORIES:** 3 (W/ BASEMENT GARAGE AND ROOF DECK)  
**FLOOD ZONE:** X

UNIT TYPE	DESCRIPTION	UNIT AREA (SF)	STREET LEVEL	2ND FLOOR	3RD FLOOR	TOTAL	TOTAL UNIT AREA (SF)
2A	2Bed, 2Bath	846		0	2	2	4
1A	1Bed, 1Bath	532		0	7	4	11
Sa	Studio	447		0	1	1	2
Sb	Studio	410		0	3	3	6
Sc	Studio	480		0	1	1	2
<b>TOTAL</b>			<b>0</b>	<b>14</b>	<b>11</b>	<b>25</b>	<b>13,550</b>
<b>DENSITY:</b>						<b>=</b>	<b>55.8123 DU/ AC</b>

PARKING REQUIRED		PARKING PROVIDED	
TYPE	# OF UNITS	RATIO	TOTAL
2A	4		8
1A	11	1.5	16.5
Sa	2	1.5	3
Sb	6	1.5	9
Sc	2	1.5	3
<b>TOTAL RESIDENTIAL (VEHICLE)</b>	<b>25</b>		<b>39.5</b>
<b>RESIDENTIAL GUEST (VEHICLE)</b>	<b>25</b>	<b>15%</b>	<b>5.925</b>
<b>BICYCLE RES/UNIT</b>	<b>25</b>	<b>1</b>	<b>25</b>
<b>COMMERCIAL (SF; 1/180SF (VEHICLE))</b>	<b>2329</b>	<b>180</b>	<b>12.939</b>
<b>BICYCLE (COMMERCIAL)</b>		<b>5%</b>	<b>0.6469</b>
<b>Total</b>			<b>58.4</b>

AREA CALCULATIONS	
LOT SIZE (GROSS)	21691
LOT SIZE (NET)	19582
FAR (MAXIMUM)	1.35
	26435.7

GROSS BUILDING AREA (SF)	
BASEMENT	14206
GROUND/1ST FLOOR	4942
	2329
2ND FLOOR	9680
3RD FLOOR	7774
ROOF DECK	758
<b>FAR PROVIDED</b>	<b>1.182</b>
	<b>23154</b>

BUILDING COVERAGE	
3-STORY BUILDING	12021
PAVING (DRIVEWAY)	2288
	61%
	12%

OPEN SPACE (35% REQUIRED)	
2ND FLR COURTYARD	1197
ROOF DECK	7044
PRIVATE PATIOS	747
<b>TOTAL PROVIDED</b>	<b>8988</b>
	46%
	359.5 SF/UNIT

PERSONAL STORAGE (MIN. 164 CUBIC FEET/UNIT REQUIRED)	
PROVIDED IN BASEMENT: 25 PERSONAL STORAGE @ 225 CUBIC FEET/ EA	

## PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS MAINLY 25 PRIVATE RESIDENTIAL HOUSING UNITS (APARTMENTS) ON SECOND AND THIRD FLOORS WITH COMMERCIAL ON GROUND FLOOR, AND AN UNDERGROUND PARKING.

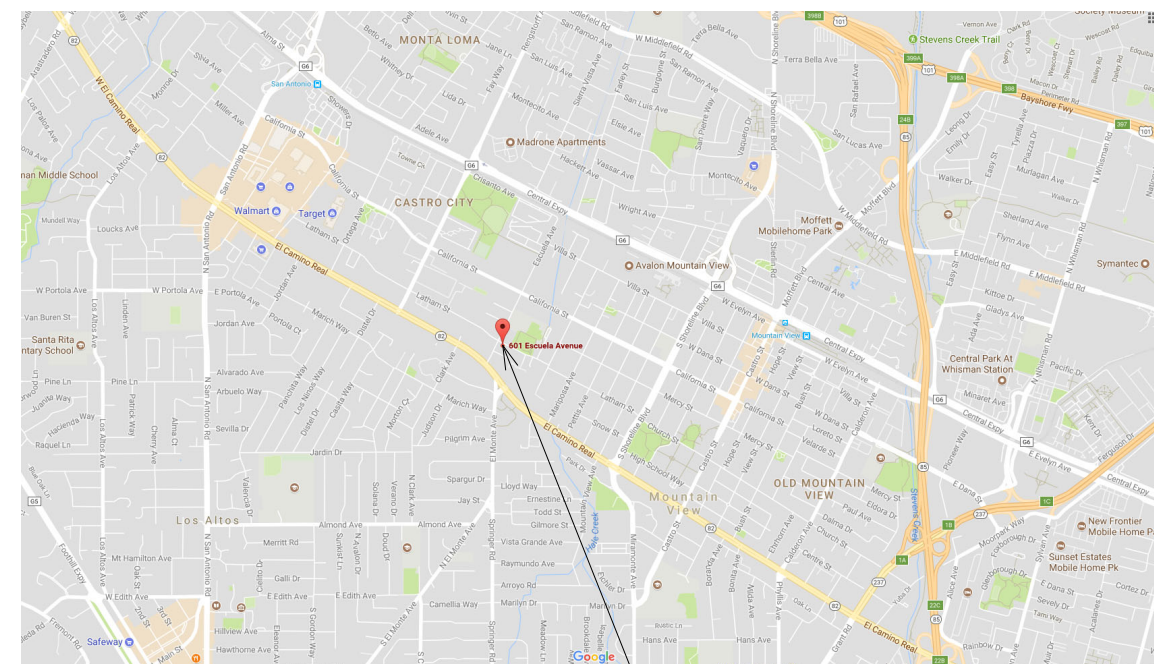
THE PROJECT WILL INCLUDE 4 BMR UNITS: 2 UNITS AT 50% AMI, 2 UNITS AT 805 AMI. THE UNIT LOCATION ARE DESIGNATED ON THE FLOOR PLANS SHEET A2.3 AND A2.4.

THE MECHANICAL CAR-STACKERS WILL BE OPERATED BY THE RESIDENTS THEMSELVES.

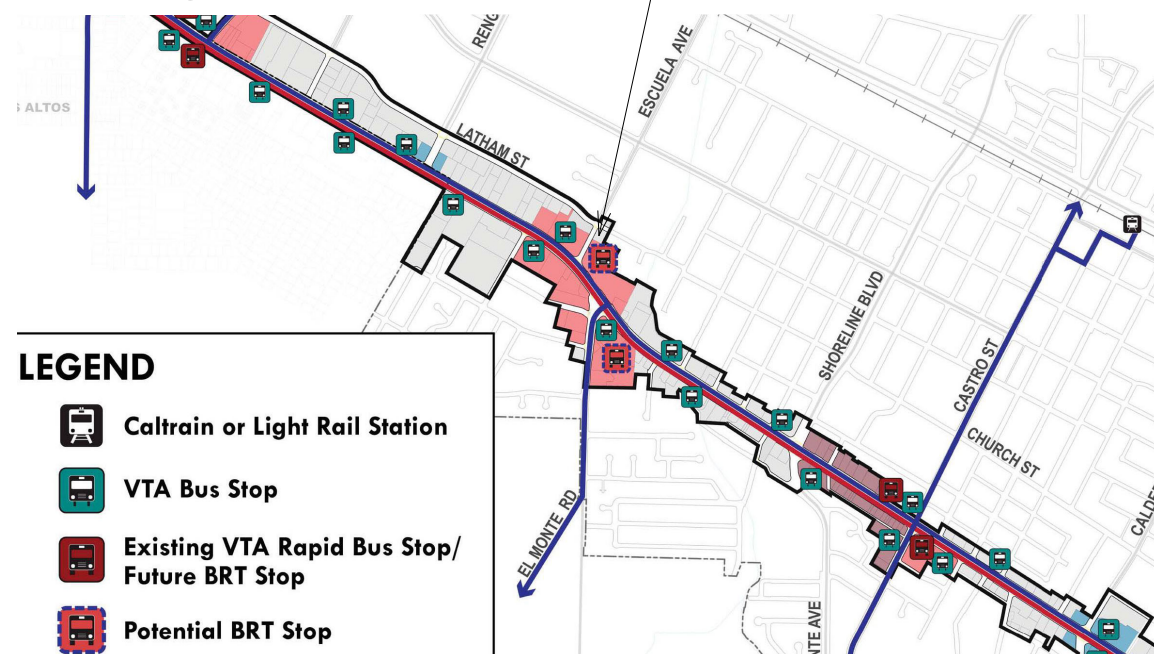
THE PROPOSED SITE IS A COMBINATION OF EXISTING 2 PARCELS : LOT 13 (APN: 154-35-013, ZONED P(38)) AND LOT 12- 1873 LATHAM ST (APN: 154-35-014, ZONED R3-2.5 WHICH WILL BE INCORPORATED INTO THE P(38) EL CAMINO REAL PRECISE PLAN THROUGH ZONING AND GENERAL PLAN MAP AMENDMENTS)

WE ARE SEEKING A PROVISIONAL USE PERMIT PER THE ECRPP FOR THE ROOF DECK

## VICINITY MAP



## TRANSIT MAP



Sheet List	
Sheet Number	Sheet Name

0- GENERAL	
A0.0	Cover Sheet
1- ARCHITECTURE	
A0.1	Photographic Display
A0.2.1	Code Analysis
A0.2.2	Code Analysis
A1.1	Site Plan
A1.2.1	3D Views- Street Views
A1.2.2	3D Views- Courtyard & Roof Deck
A2.1	Basement Floor Plan
A2.2	Level 1/ Ground Floor Plan
A2.3	Level 2 Floor Plan
A2.4	Level 3 Floor Plan
A2.5	Level 4/ Roof Deck Plan
A2.6	Roof Level
A3.1	Exterior Elevation, Solar Study, Neighborhood Context
A3.1.1	Streetscape Elevations
A3.2	Exterior Elevations
A4.1	Building Sections
A4.2	Building Sections
A9.1	Typical Architectural Details
A10.0	Graphic/ Area Calculations
A11.0	Mechanical Parking Information

2- LANDSCAPE	
L-1	Landscape Plan Ground Level
L-2	Landscape Plan 2nd Floor
L-3	Landscape Plan Roof Deck
L-4	Irrigation Hydrozone Plan Ground Level
L-5	Irrigation Hydrozone Plan Second Level
L-6	Irrigation Hydrozone Plan Roof Deck
L-7	Landscape Sections
L-8	Landscape Construction Details
L-9	Planting Details
L-10	Irrigation Details
L-11	Irrigation Details
L-12	Irrigation Details

Sheet List	
Sheet Number	Sheet Name

L-13	Irrigation Details
L-14	Tree Canopy Analysis- Ground Level
L-15	Tree Canopy Analysis- 2nd Level
L-16	Tree Canopy Analysis- Roof Deck Level
3-CIVIL	
C0.0	Existing Conditions
C1.0	Grading & Drainage Plan
C2.0	Stormwater Control Plan
C3.0	Construction Details
C4.0	Signing & Striping Plan
4- LIGHTING	
E1.00	Lighting Plan- Basement Floor Plan
E1.00P	Photometric Plan- Basement
E1.01	Lighting Plan- Level 1/ Ground Floor Plan
E1.01P	Photometric Plan- Ground Level
5- Sustainability	
G1	Green Point Checklist

**BUILDING HEIGHT:**  
 REQUIRED: 45'  
 PROPOSED: 45'

**SETBACKS:** REQUIRED PROPOSED  
 ESCUELA AVE:  
 GROUND FLOOR COMMERCIAL 10' 10'-5 3/4"  
 UPPER FLOORS 15' 15'-5 3/4"

LATHAM ST:  
 GROUND FLOOR COMMERCIAL 10' 10'-4"  
 UPPER FLOORS 15' 15'-1 1/2"

SOUTH  
 GROUND FLOOR COMMERCIAL 0' 10'-3 1/2"  
 UPPER FLOORS 10' 10'-3 1/2"  
 SURFACE PARKING 5' 5'-0"

EAST (RESIDENTIAL ZONE)  
 GROUND FLOOR COMMERCIAL 15' 25'-9 1/4"  
 UPPER FLOORS 15' 26'-3 1/2"  
 SURFACE PARKING 10' 10'-2"

**PAVEMENT COVERAGE:** 25% MAX. 12% (SEE A10.0)

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 San Jose, CA

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No.	Description	Date
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1	Planning Formal Review- 1st Revision	10/31/2019
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Scale:  
 Drawn By: ANN  
 Checked By: Checker

Sheet Title:

Cover Sheet  
 Planning Division  
 City of Mountain View  
**Received on  
 Dec 20, 2021**

Sheet No.:

**A0.0**





**STREET VIEW 1**



**STREET VIEW 2**



**STREET VIEW 3**



**STREET VIEW 4**



**STREET VIEW 5**



**AERIAL VIEW**



**STREET VIEW 6**



**STREET VIEW 7**



**STREET VIEW 12**



**STREET VIEW 11**



**STREET VIEW 10**



**STREET VIEW 9**



**STREET VIEW 8**

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No.	Description	Date
0	Planning- Informal Review	07-12-18
1		
2		
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Initial Submittal Date: 07-12-18  
 Scale: NTS  
 Drawn By: ANN  
 Checked By: KBA  
 Sheet Title:

*Photographic Display*

Sheet No.:  
**A0.1**













AERIAL VIEW OF 2ND COURTYARD FROM EAST



VIEW OF ROOF DECK FROM FROM SOUTH-WEST



AERIAL VIEW OF ROOF DECK FROM SOUTH-WEST



VIEW OF ROOF DECK FROM WEST SITTING AREA

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Sheet Title:

*3D Views- Courtyard & Roof Deck*

Sheet No.:  
***A1.2.2***



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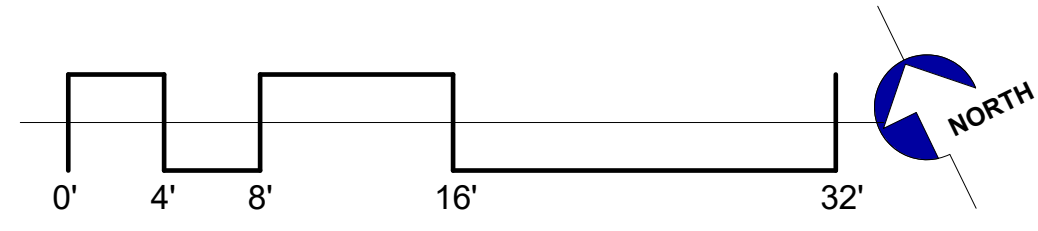
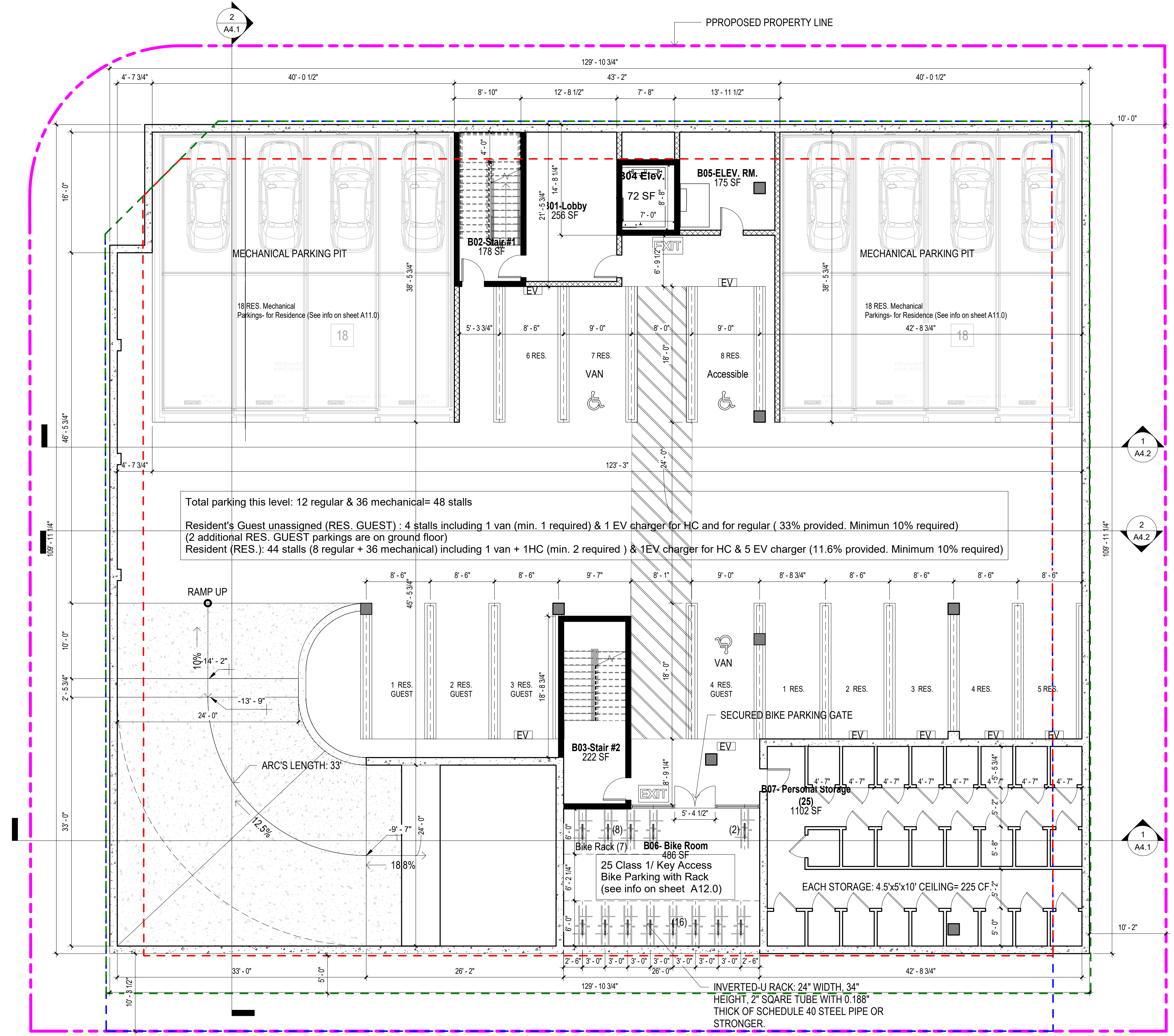
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**Basement Floor Plan**

Sheet No.:

**A2.1**





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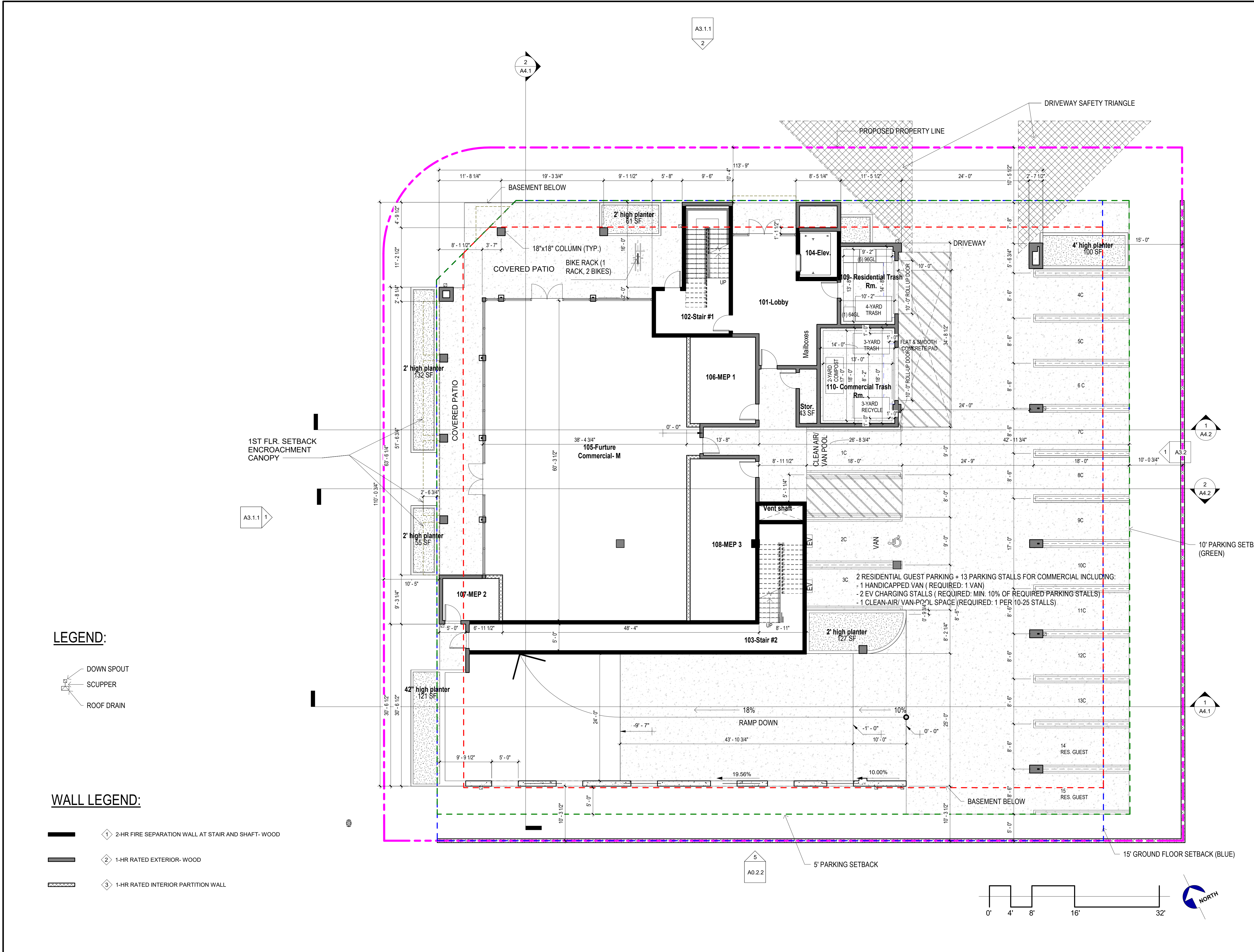
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 Drawn By: Author  
 Checked By: Checker  
 Sheet Title:

*Level 1/ Ground Floor Plan*

Sheet No.: **A2.2**



**LEGEND:**

- DOWN SPOUT
- SCUPPER
- ROOF DRAIN

**WALL LEGEND:**

- 2-HR FIRE SEPARATION WALL AT STAIR AND SHAFT- WOOD
- 1-HR RATED EXTERIOR- WOOD
- 1-HR RATED INTERIOR PARTITION WALL



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Drawn By: Author

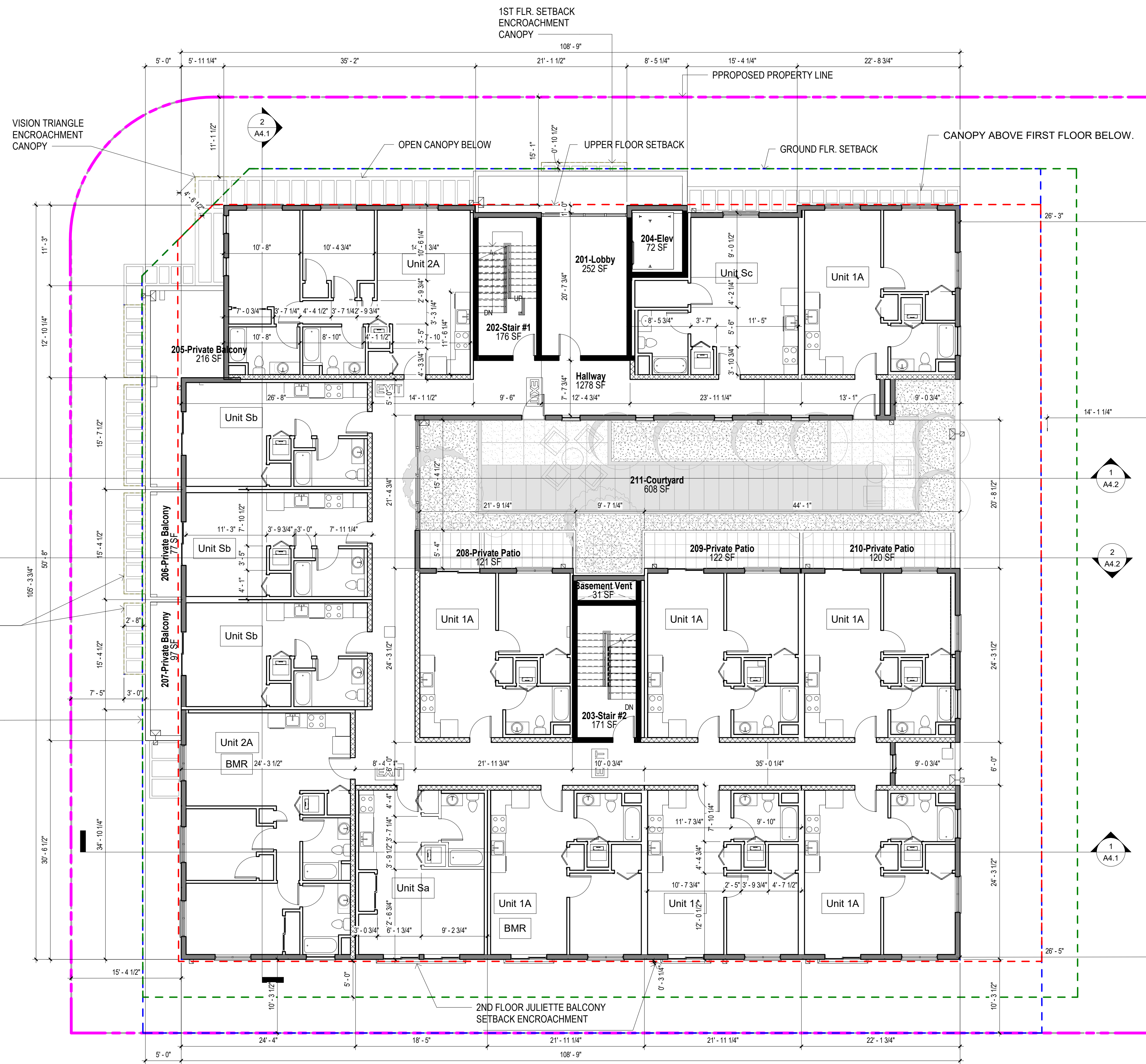
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Sheet Title:

Level 2 Floor Plan

Sheet No.:

A2.3

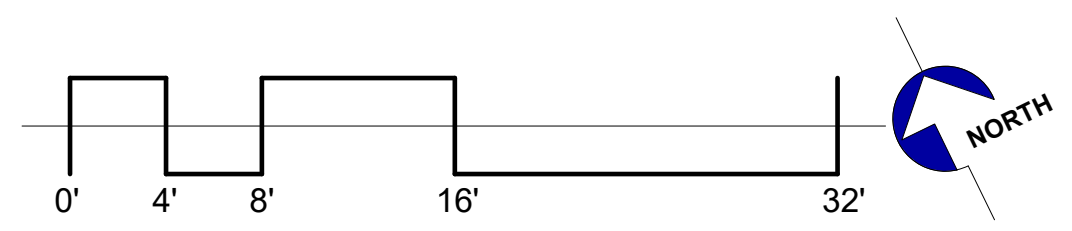


LEGEND:

- DOWN SPOUT
- SCUPPER
- ROOF DRAIN

WALL LEGEND:

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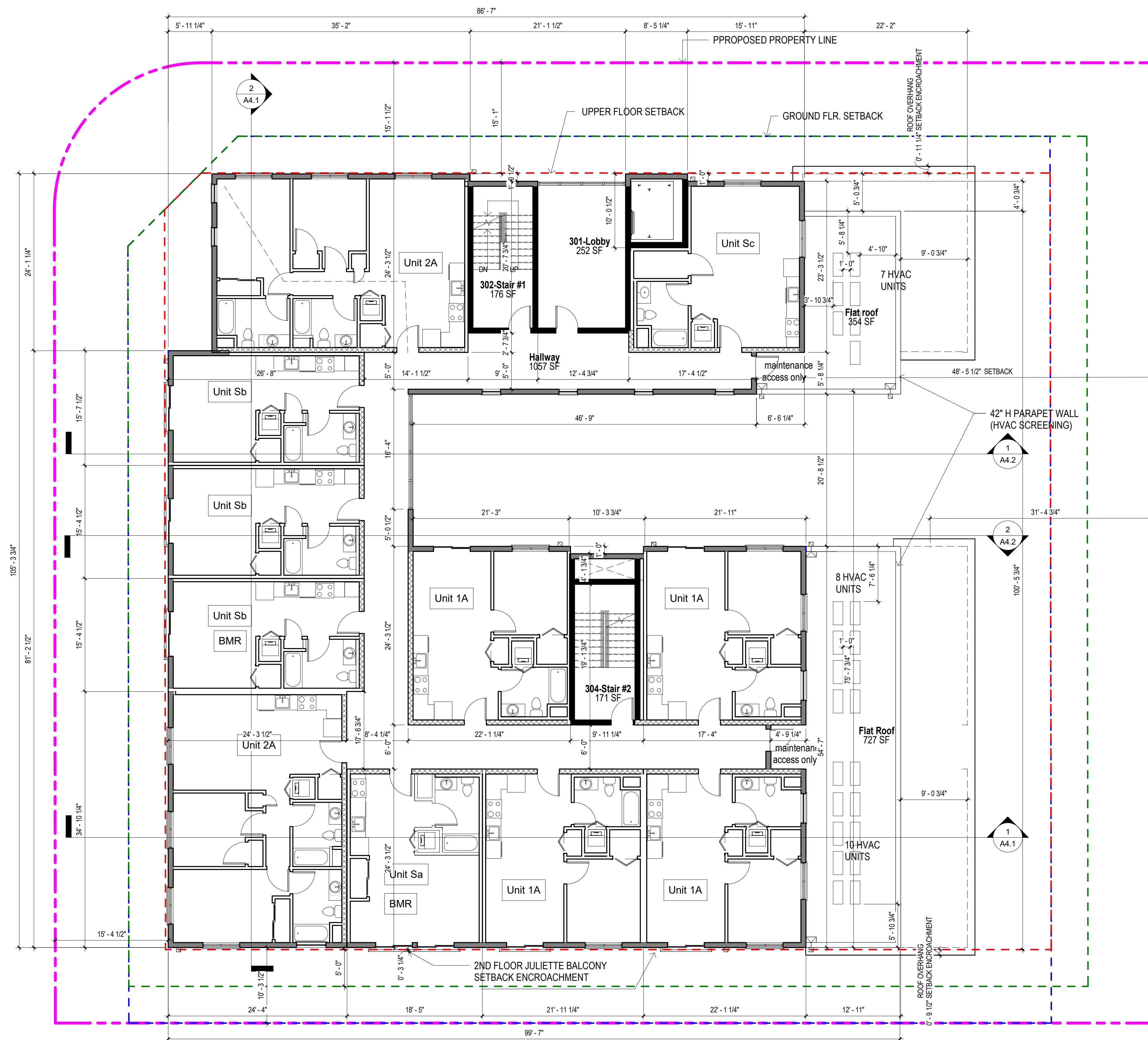
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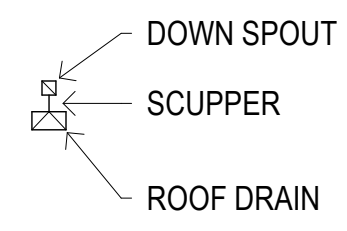
# Level 3 Floor Plan

Sheet No.:

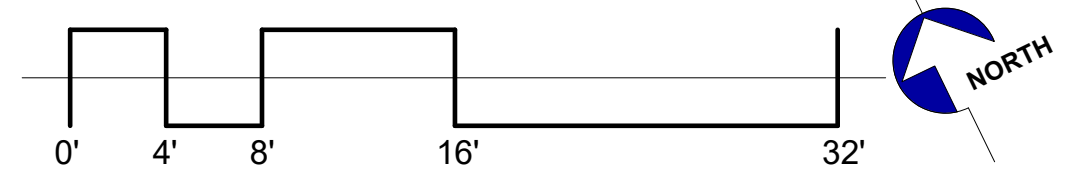
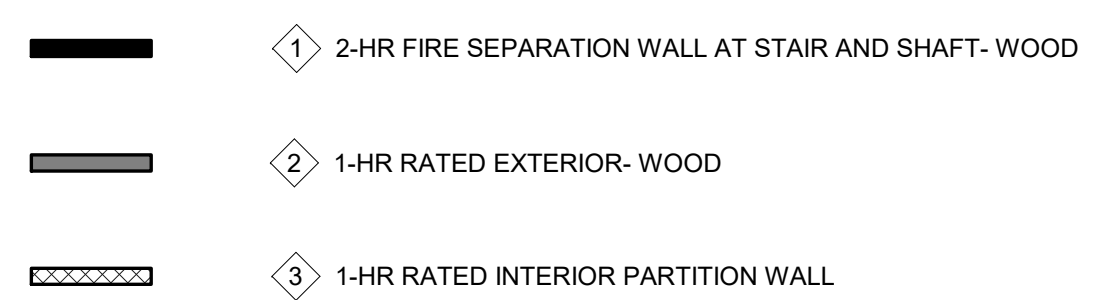
# A2.4



**LEGEND:**



**WALL LEGEND:**





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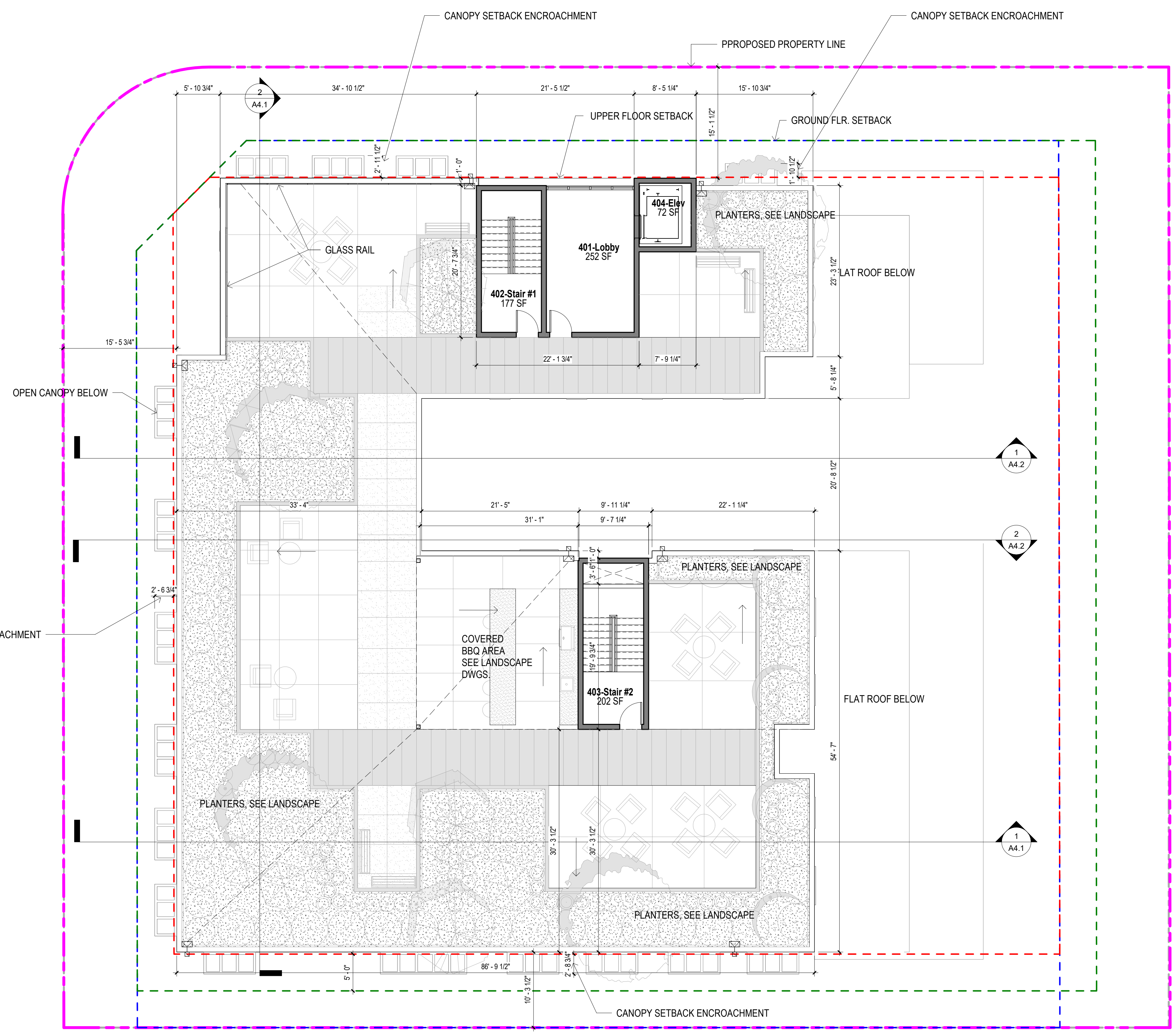
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Scale: 1/8" = 1'-0"  
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**Level 4/ Roof Deck Plan**

Sheet No.: **A2.5**

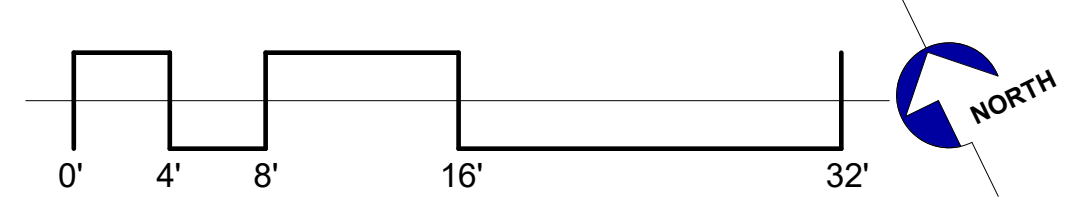


**LEGEND:**

- DOWN SPOUT
- SCUPPER
- ROOF DRAIN

**WALL LEGEND:**

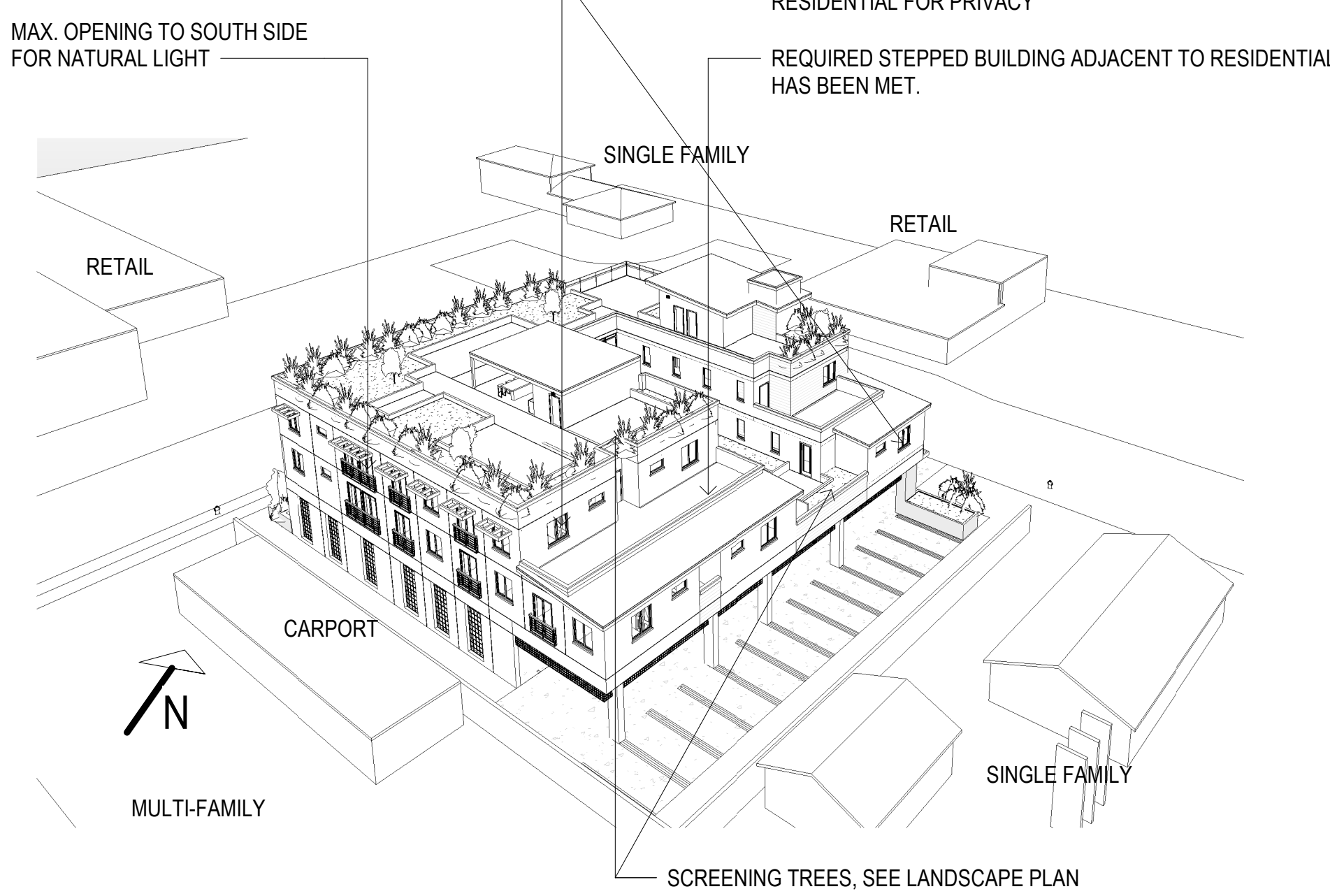
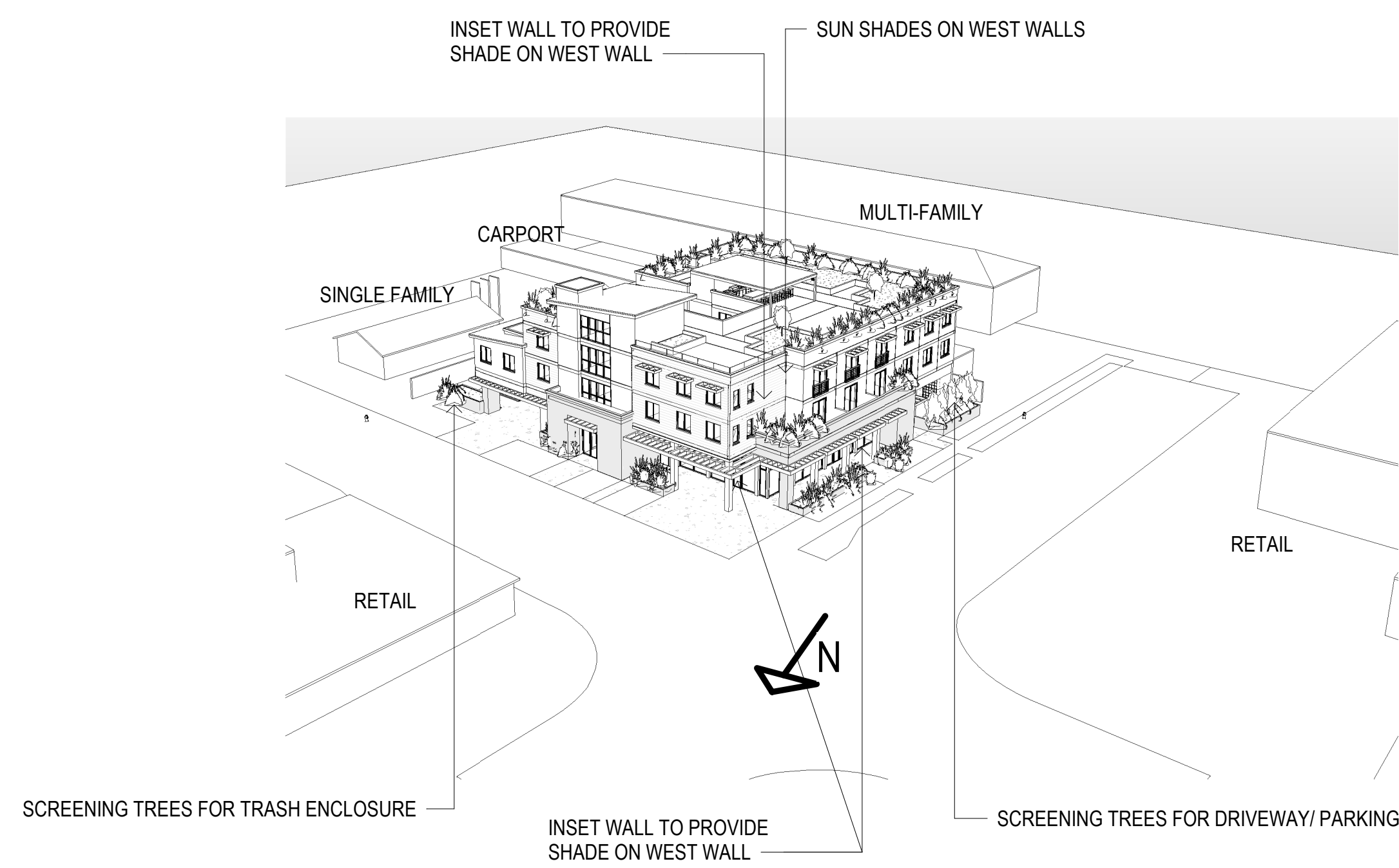
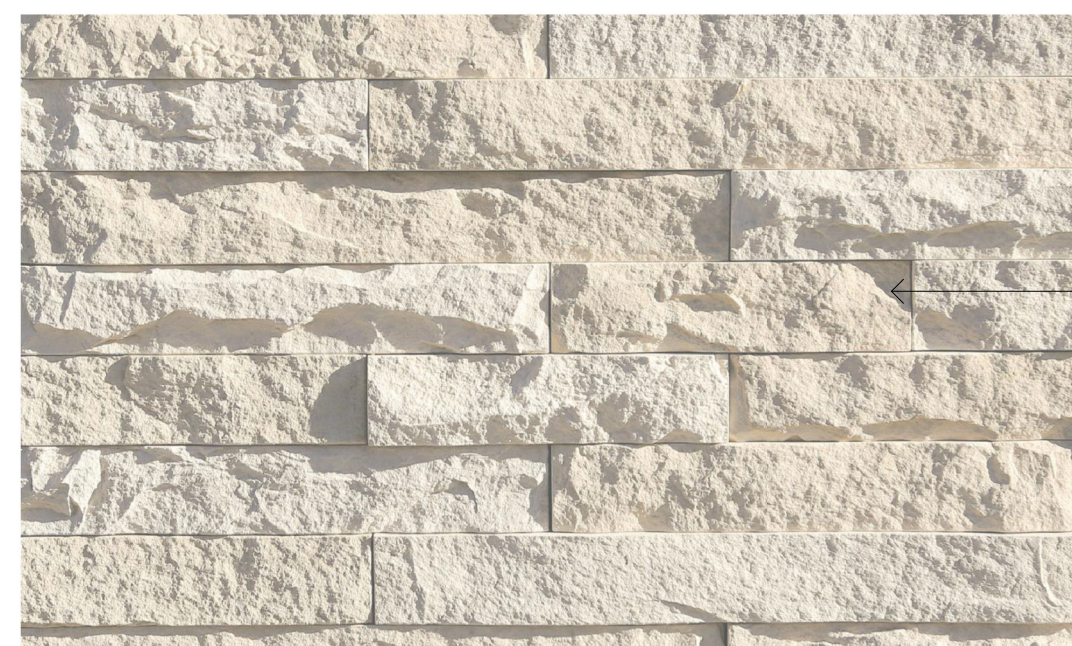
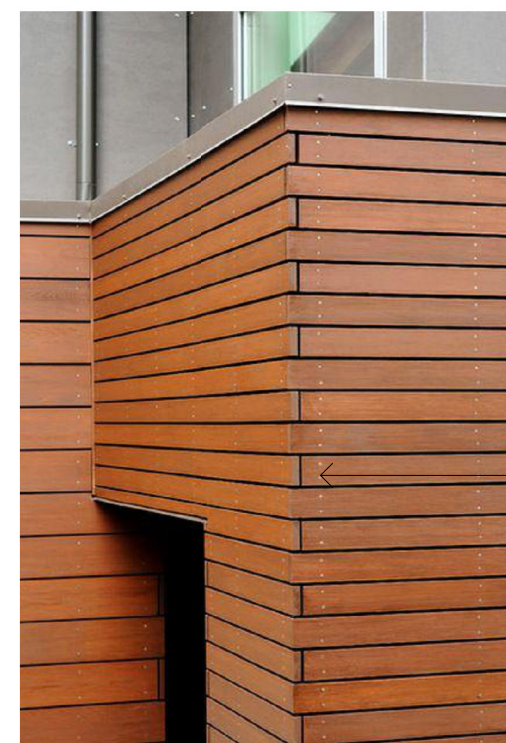
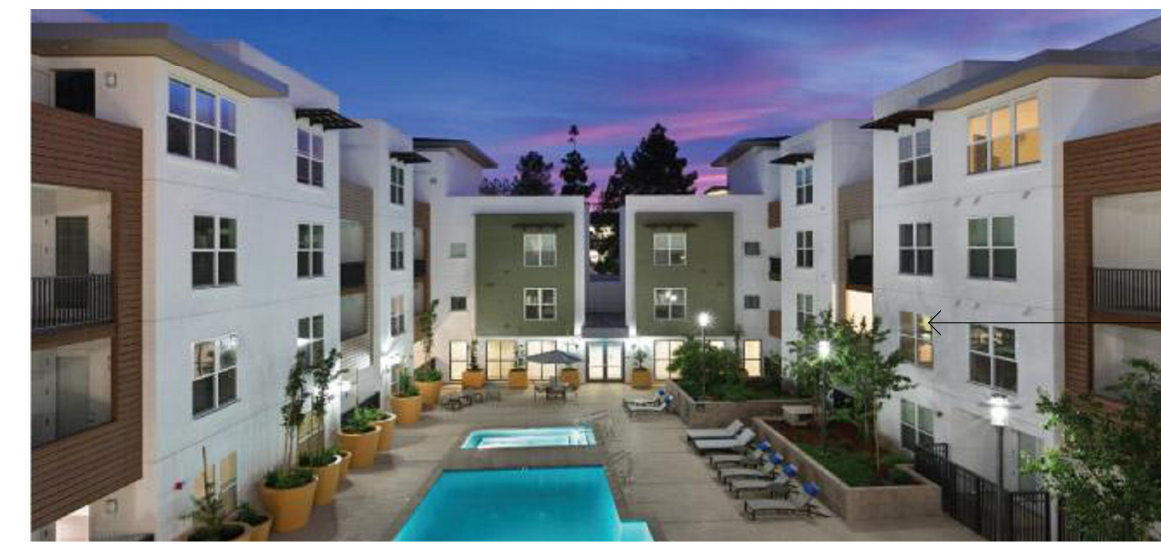
- 1 2-HR FIRE SEPARATION WALL AT STAIR AND SHAFT- WOOD
- 2 1-HR RATED EXTERIOR- WOOD
- 3 1-HR RATED INTERIOR PARTITION WALL











BUILDING KEYNOTES	
KEY #	KEYNOTE TEXT
1	7/8" PAINTED STUCCO FINISH (LIGHT GRAY)
2	HORIZONTAL COMPOSITION SIDING/ RAIN SCREEN
3	FLAT ROOF W/ WOOD FASCIA PAINTED IN GRAY
4	GLASS WINDOW/ STOREFRONT W/ DARK GRAY FRAME/ MULLION
5	SLIDING DOOR W/ PAINTED METAL GUARDRAIL (DARK GRAY)
6	PAINTED METAL-TUBE CANOPY
7	STONE VENEER



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4	Planning Formal Review- 4th Revision	12/16/2021

Scale: 1/8" = 1'-0"

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Sheet Title:

*Exterior Elevation, Solar Study, Neighborhood Context*

Sheet No.: **A3.1**



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No.	Description	Date

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

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Checked By: \_\_\_\_\_ Checker

Sheet Title:

*Streetscape Elevations*

Sheet No.:

*A3.1.1*





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Client:  
Guggenheim Realty Group, Inc.

792 Meridian Way  
San Jose, CA

Project:  
GEE Escuela Project

601-643 Escuela Ave  
Mountain View, CA

Status:  
Planning Application- Formal Review

Stamp:

Issued For

No.	Description	Date
2	Planning Formal Review- 2nd Revision	08/04/2021
3	Planning Formal Review- 3rd Revision	10/06/2021
4	Planning Formal Review- 4th Revision	12/16/2021

Scale: 1/8" = 1'-0"

Drawn By: Author

Checked By: Checker

Sheet Title:

*Exterior Elevations*

Sheet No.: **A3.2**



**BUILDING KEYNOTES**

KEY #	KEYNOTE TEXT
1	7/8" PAINTED STUCCO FINISH (LIGHT GRAY)
2	FLAT ROOF W/ WOOD FASCIA PAINTED IN GRAY
3	GLASS WINDOW/ STOREFRONT W/ DARK GRAY FRAME/ MULLION
4	SLIDING DOOR W/ PAINTED METAL GUARDRAIL (DARK GRAY)
5	PAINTED METAL-TUBE CANOPY
6	STONE VENEER
7	HORIZONTAL COMPOSITION SIDING/ RAIN SCREEN

1 EAST ELEVATION  
1/8" = 1'-0"

3 LATHAM ST. ELEVATION  
1/8" = 1'-0"

2 SOUTH ELEVATION  
1/8" = 1'-0"



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 Mountain View, CA

Status:  
 Planning Application- Formal Review

Stamp:

Issued For

No.	Description	Date
3	Planning Formal Review- 3rd Revision	10/06/2021

Scale: 1/8" = 1'-0"

Drawn By: Author

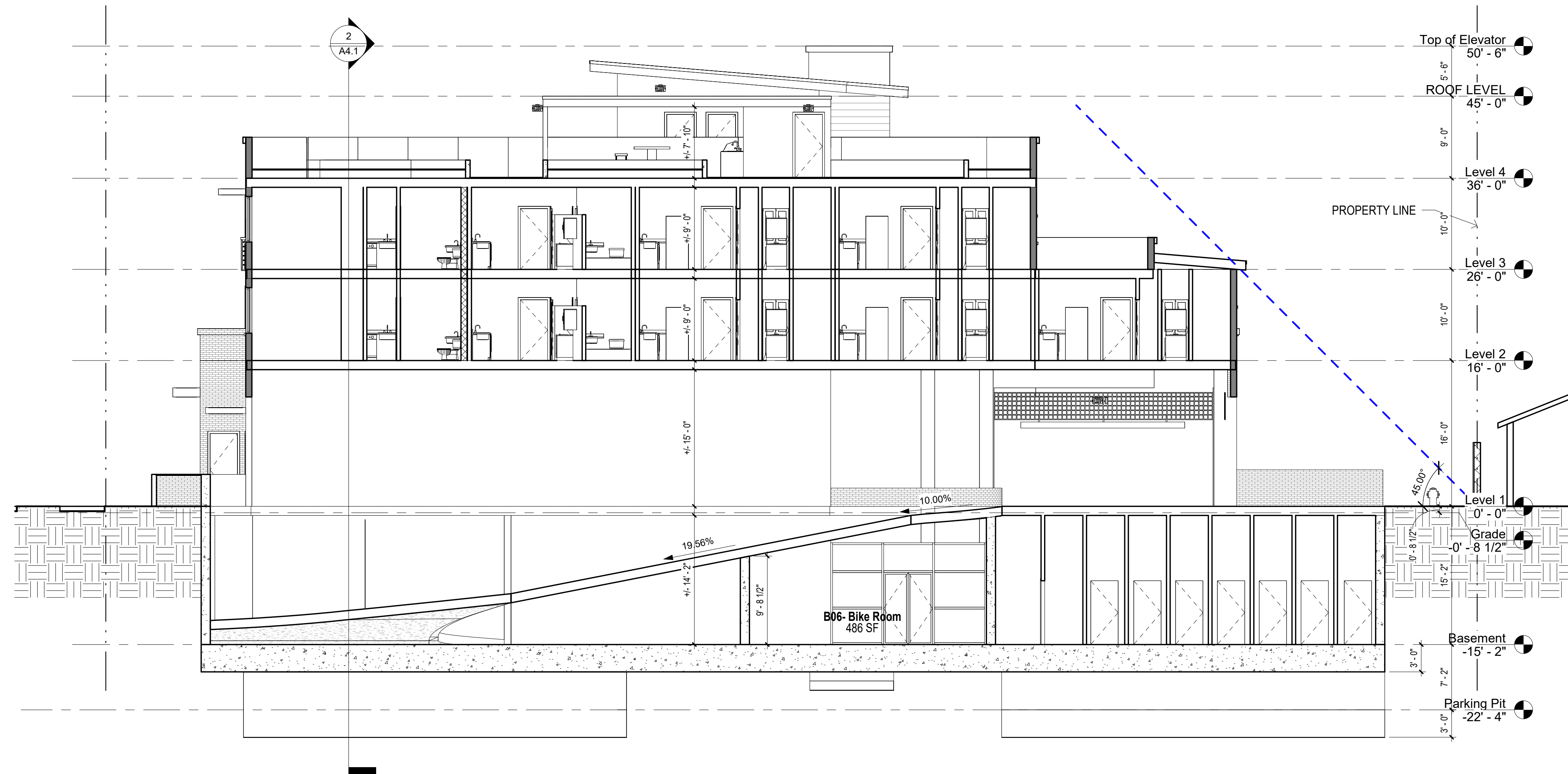
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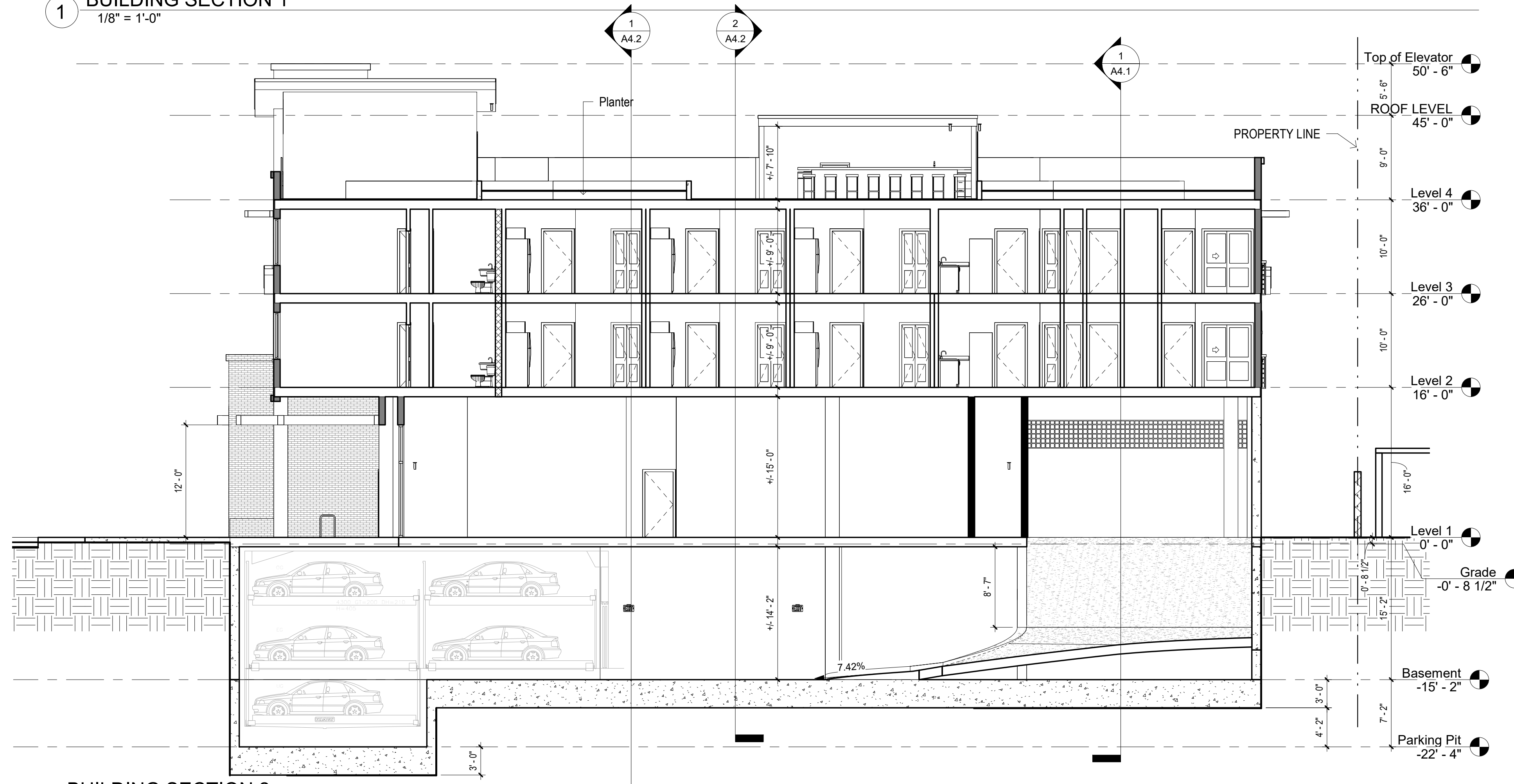
*Building Sections*

Sheet No.:

**A4.1**



**1** BUILDING SECTION 1  
 1/8" = 1'-0"



**2** BUILDING SECTION 2  
 1/8" = 1'-0"







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 792 Meridian Way  
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Project:  
 GEE Escuela Project  
 601-643 Escuela Ave  
 Mountain View, CA

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 Planning Application- Formal Review

Stamp:

Issued For

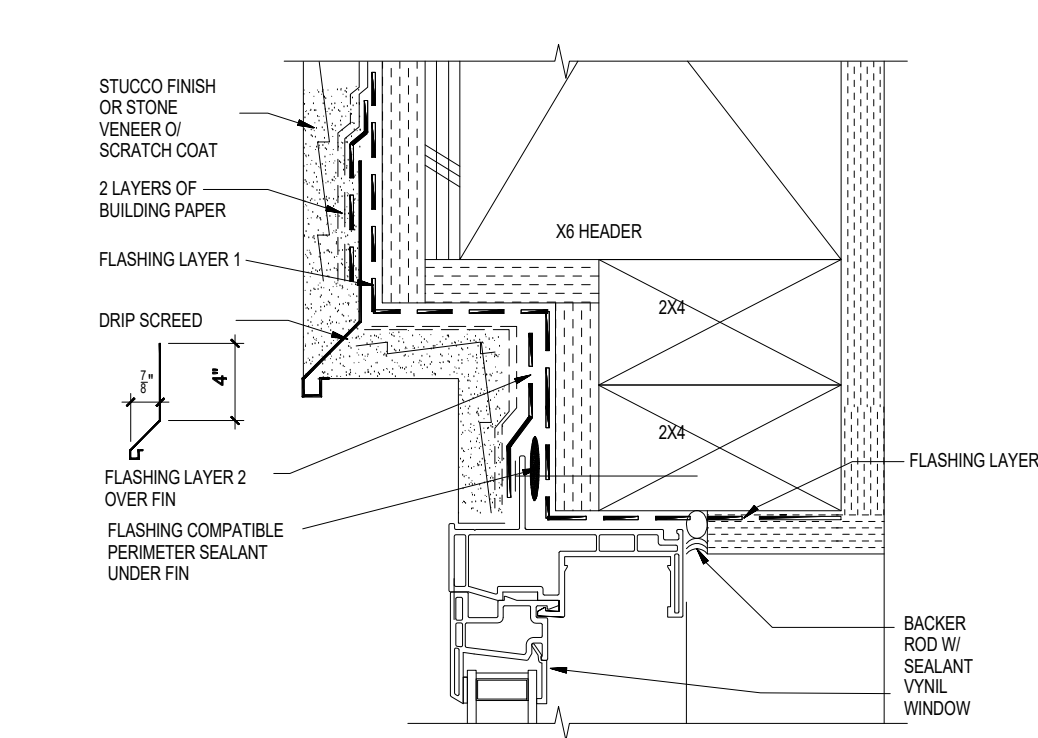
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 Checked By: Checker  
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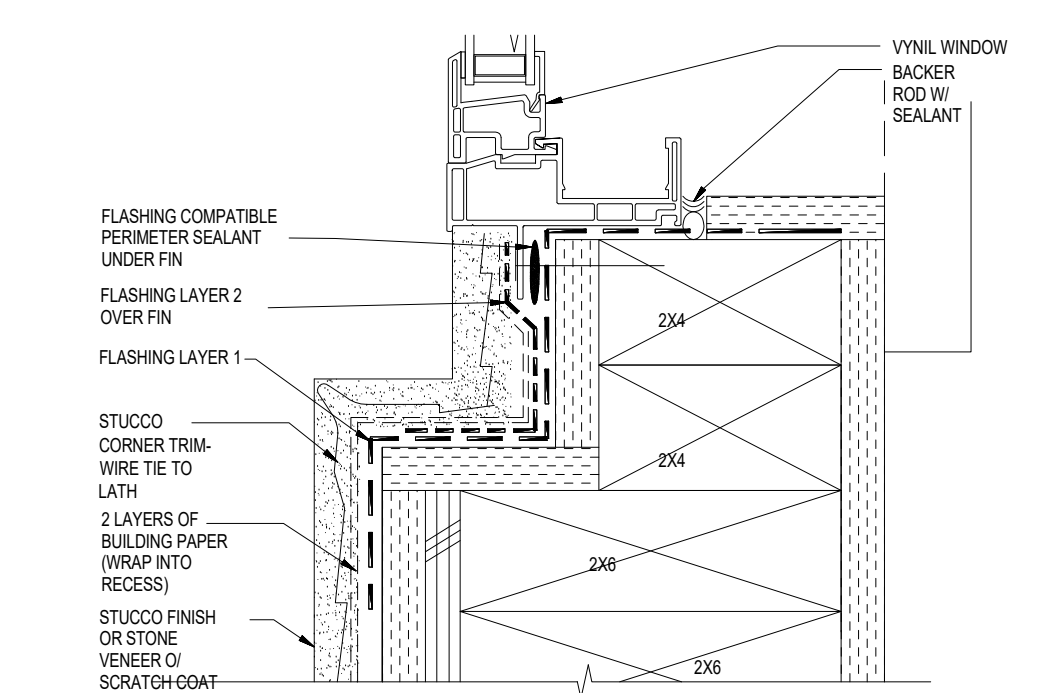
Typical Architectural Details

Sheet No.:

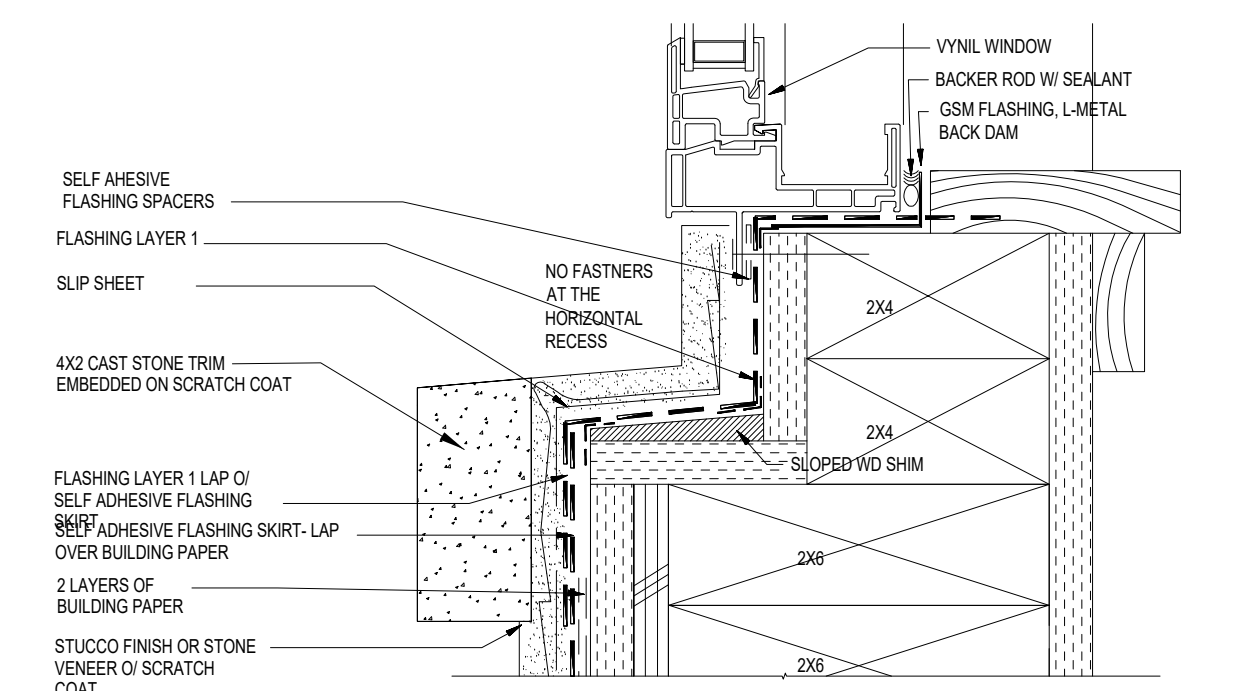
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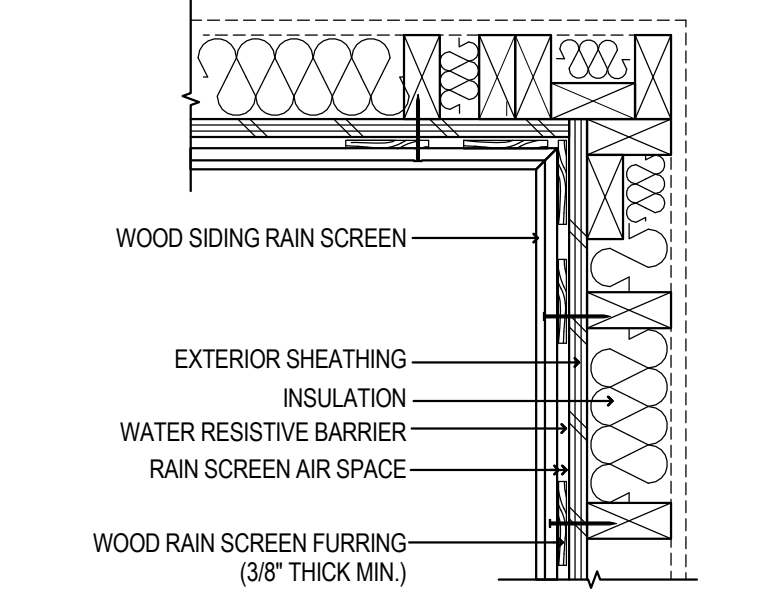
1. TYP. RECESSED VINYL HEAD  
N.T.S.



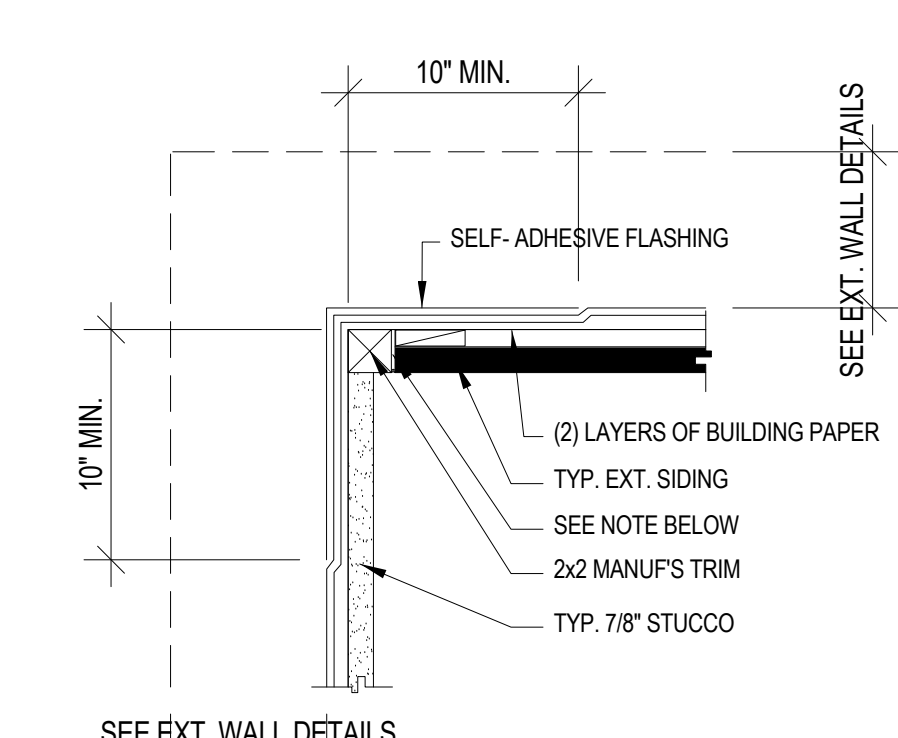
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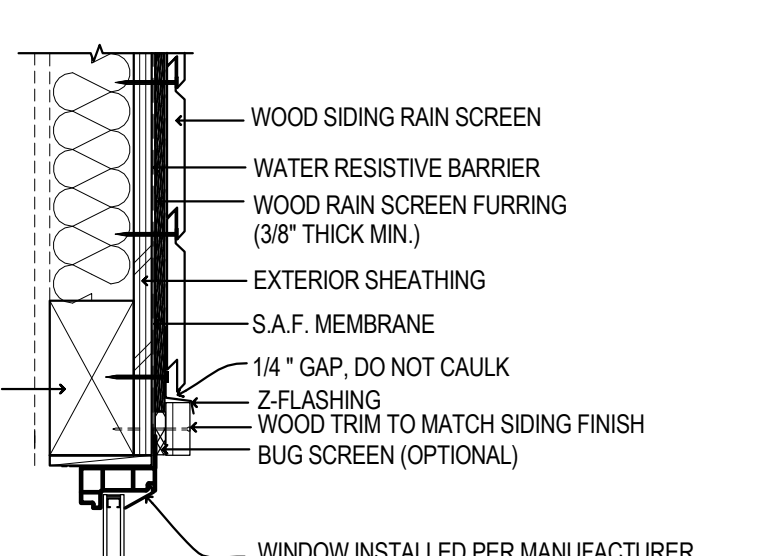
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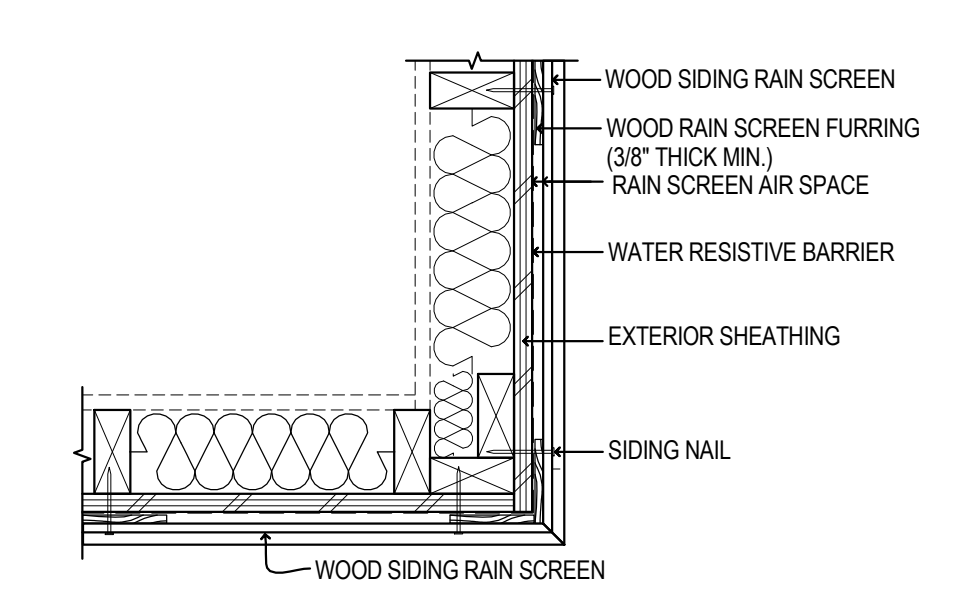
4 TYP. SIDING INSIDE CORNER  
N.T.S.



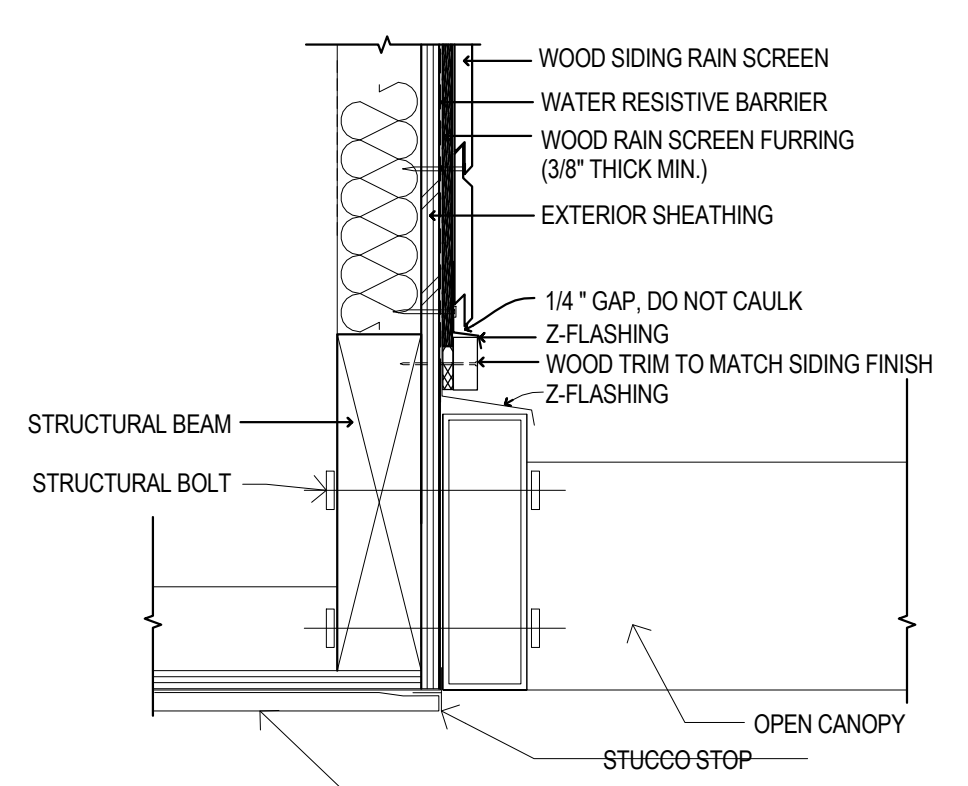
5 TYP. STUCCO TO SIDING INSIDE CORNER DETAIL  
N.T.S.



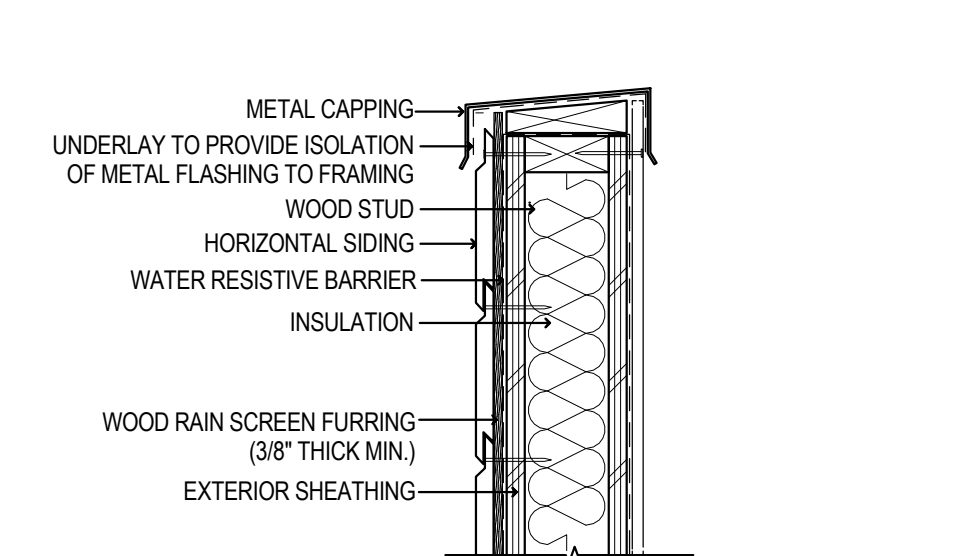
6 TYP. SIDING AT WINDOW HEAD  
N.T.S.



1 TYP. SIDING @ OUTSIDE CORNER  
N.T.S.



2 TYP. SIDING AT WINDOW HEAD  
N.T.S.



3 TYP. SIDING AT PARAPET  
N.T.S.



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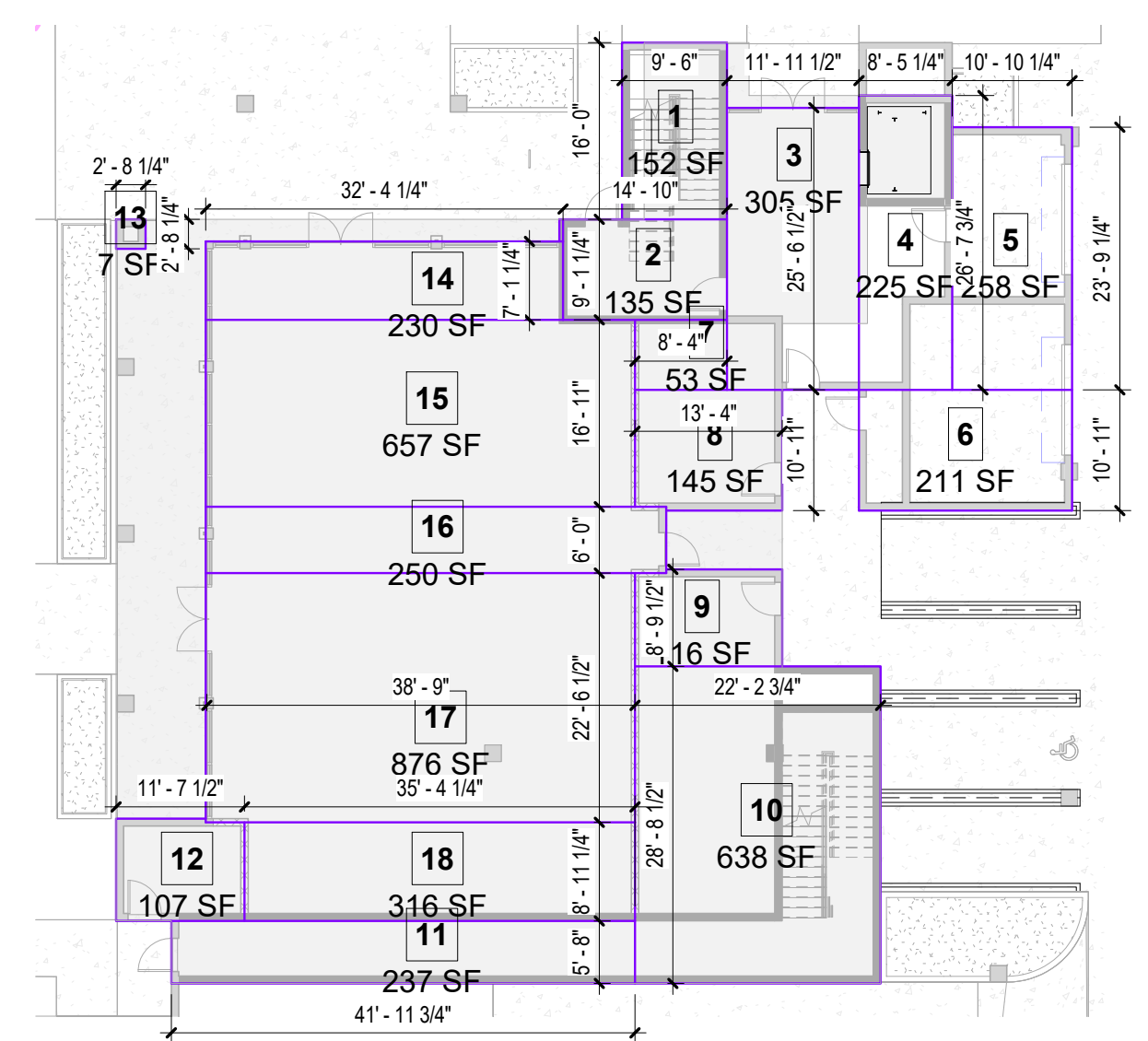
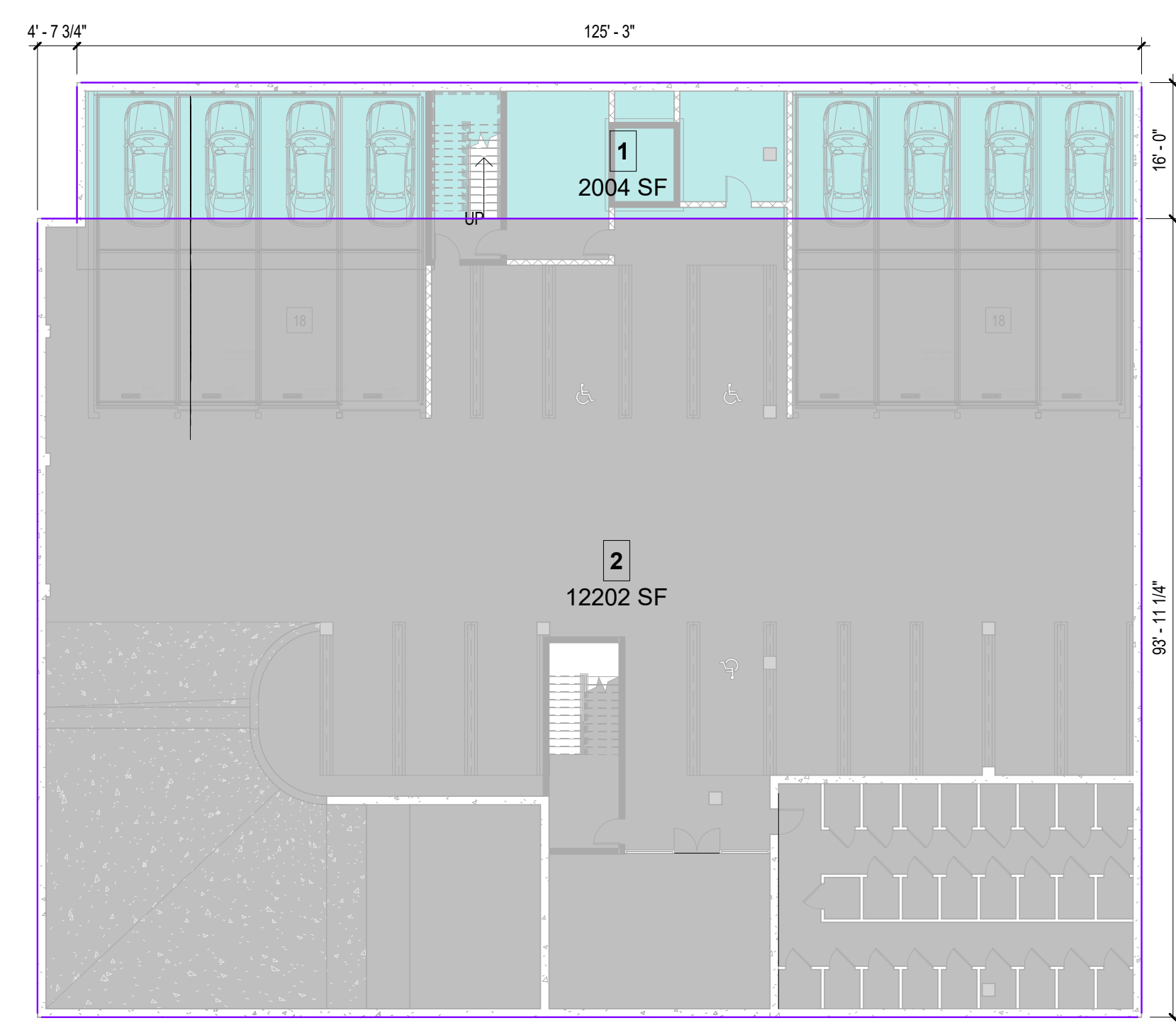
Status:  
 Planning Application- Formal Review

Stamp:

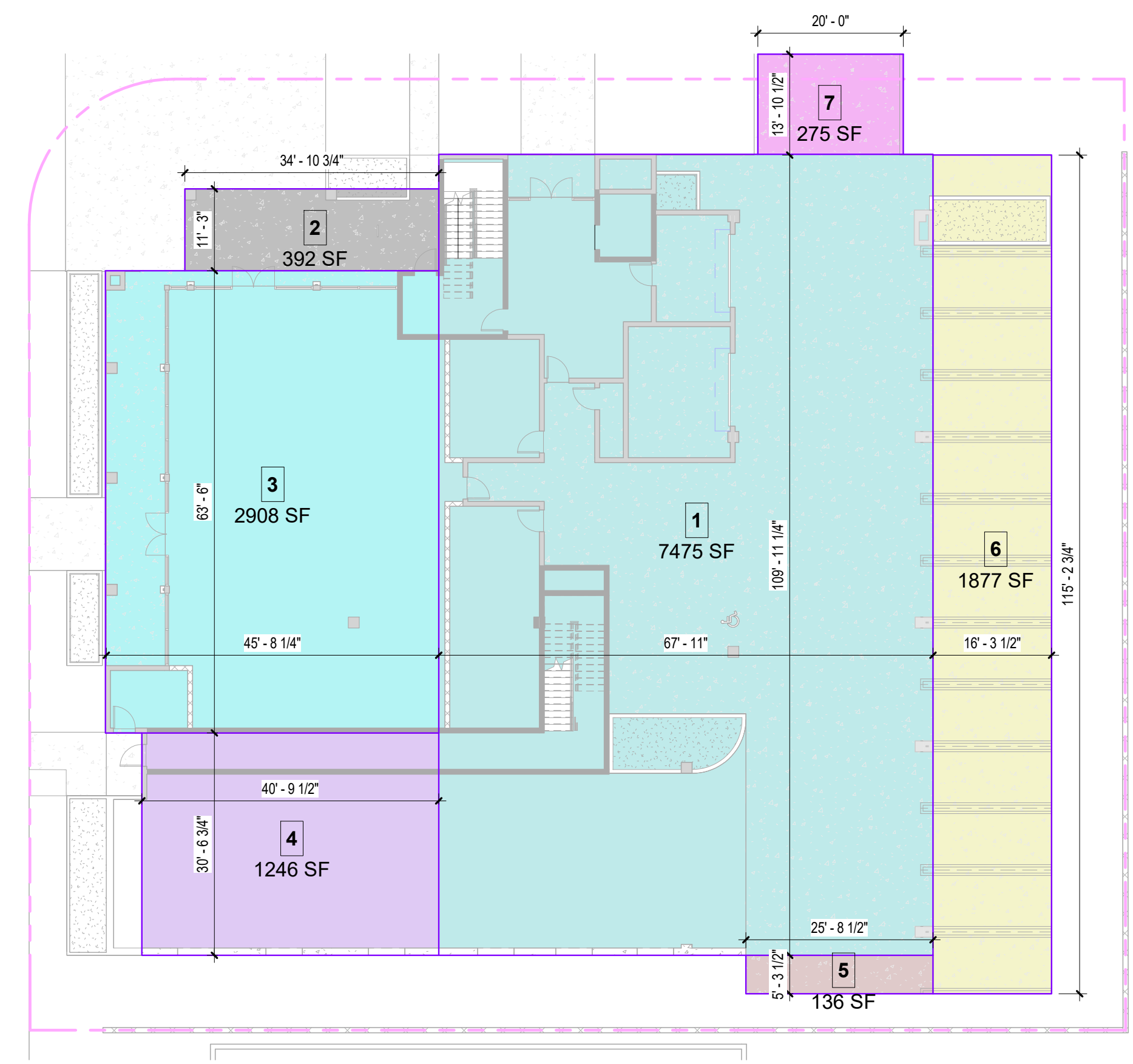
Issued For

No.	Description	Date
2	Planning Formal Review- 2nd Revision	08/04/2021

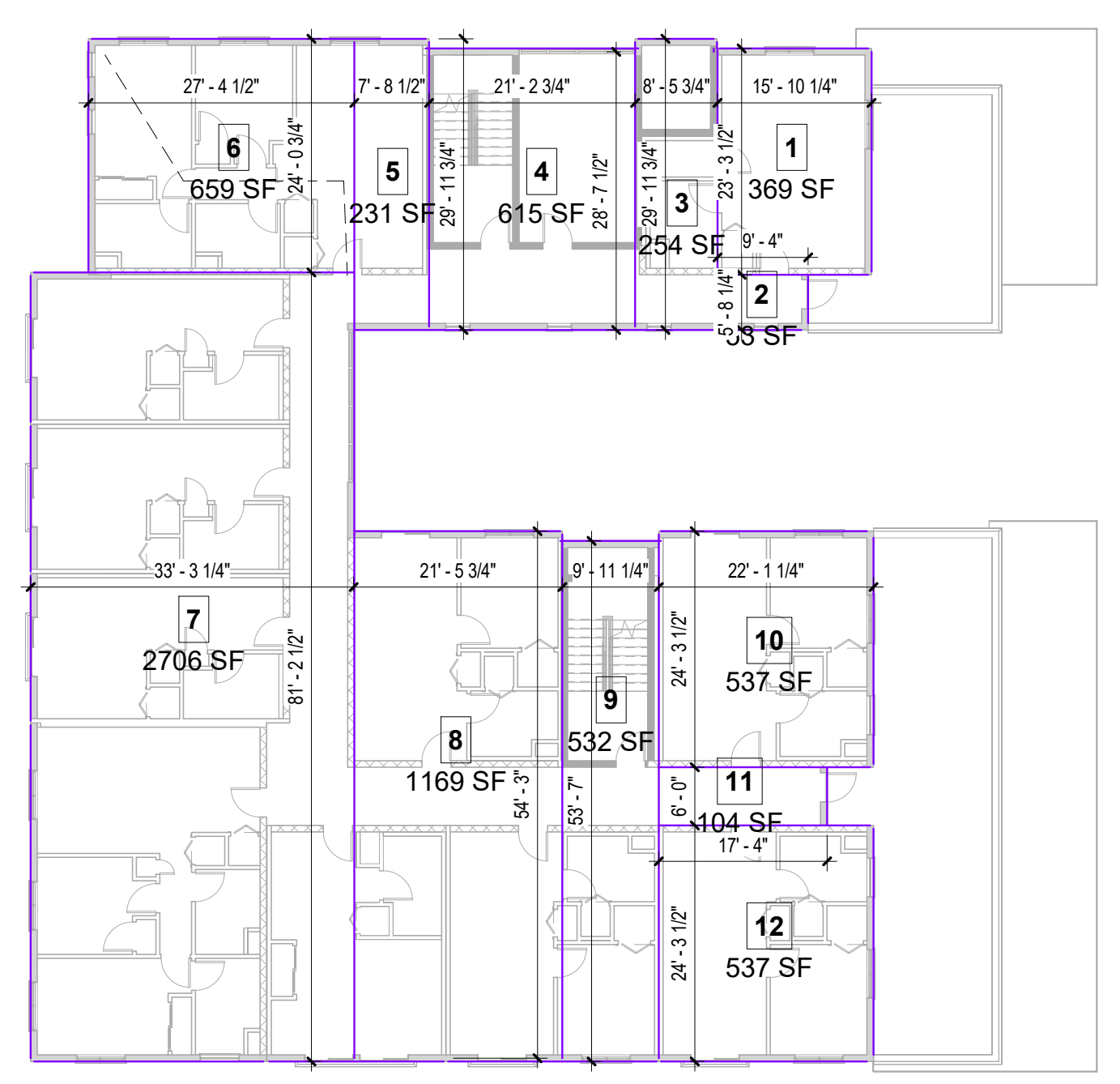
BOX NUMBER	Area
<b>Level 1</b>	
1	7475 SF
2	392 SF
3	2908 SF
4	1246 SF
5	136 SF
6	1877 SF
7	275 SF
<b>Paver</b>	<b>2288 SF</b>



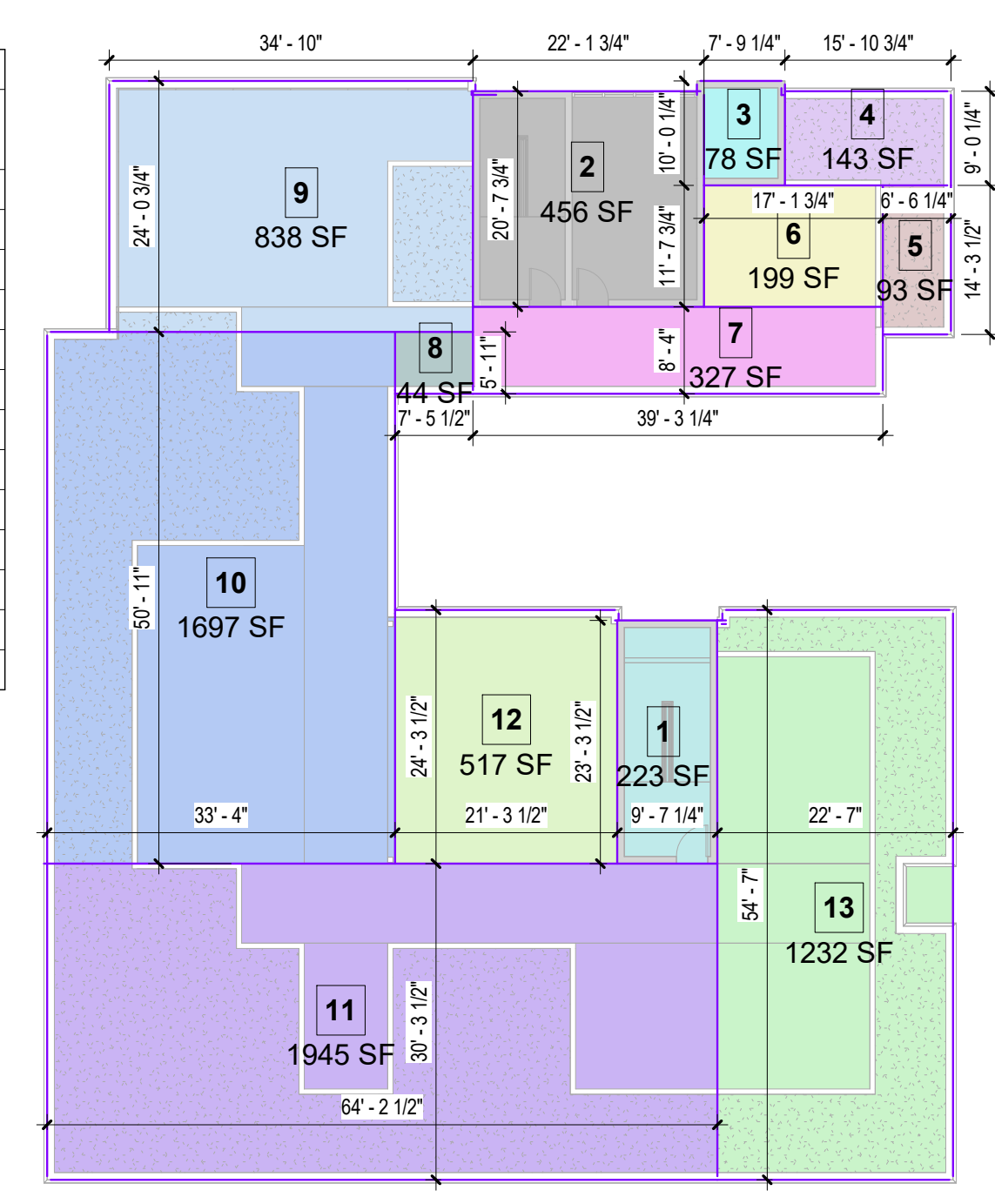
BOX NUMBER	Area	BOX NUMBER	Area
<b>Level 1</b>			
1	152 SF	14	230 SF
2	135 SF	15	657 SF
3	305 SF	16	250 SF
4	225 SF	17	876 SF
5	258 SF	18	316 SF
6	211 SF	<b>Commercial</b>	<b>2353 SF</b>
7	53 SF		
8	145 SF		
9	116 SF		
10	638 SF		
11	237 SF		
12	107 SF		
13	7 SF		
<b>Building Gross</b>	<b>2589 SF</b>		



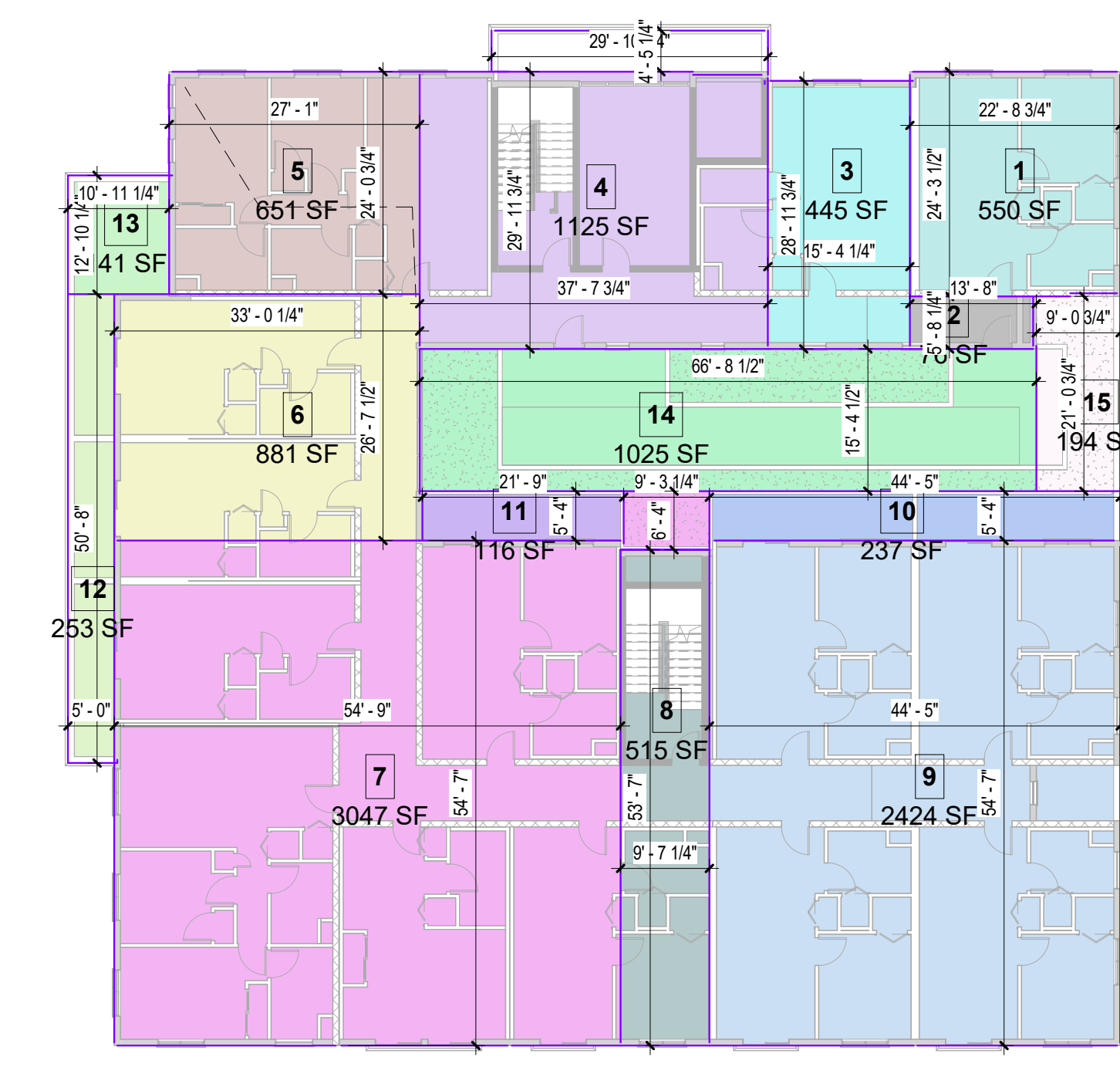
BOX NUMBER	Area
<b>Level 2</b>	
1	550 SF
2	76 SF
3	445 SF
4	1125 SF
5	651 SF
6	881 SF
7	3047 SF
8	515 SF
9	2424 SF
<b>Building Gross</b>	<b>9714 SF</b>
10	237 SF
11	116 SF
12	253 SF
13	141 SF
<b>Private Patio</b>	<b>747 SF</b>



BOX NUMBER	Area
<b>Level 3</b>	
1	369 SF
2	53 SF
3	254 SF
4	615 SF
5	231 SF
6	659 SF
7	2706 SF
8	1169 SF
9	532 SF
10	537 SF
11	104 SF
12	537 SF
<b>Building Gross</b>	<b>7766 SF</b>



BOX NUMBER	Area
<b>Basement</b>	
1	2004 SF
2	12202 SF
<b>Basement Gross</b>	<b>14206 SF</b>
1	223 SF
2	456 SF
3	78 SF
<b>Building Gross</b>	<b>758 SF</b>
4	143 SF
5	93 SF
6	199 SF
7	327 SF
8	44 SF
9	838 SF
10	1697 SF
11	1945 SF
12	517 SF
13	1232 SF
<b>Roof Deck</b>	<b>7036 SF</b>



BOX NUMBER	Area
<b>Level 1</b>	
1	152 SF
2	135 SF
3	305 SF
4	225 SF
5	258 SF
6	211 SF
7	53 SF
8	145 SF
9	116 SF
10	638 SF
11	237 SF
12	107 SF
13	7 SF
<b>Building Gross</b>	<b>2589 SF</b>

Scale: 1/16" = 1'-0"  
 Drawn By: Author  
 Checked By: Checker  
 Sheet Title:

# Graphic/ Area Calculations

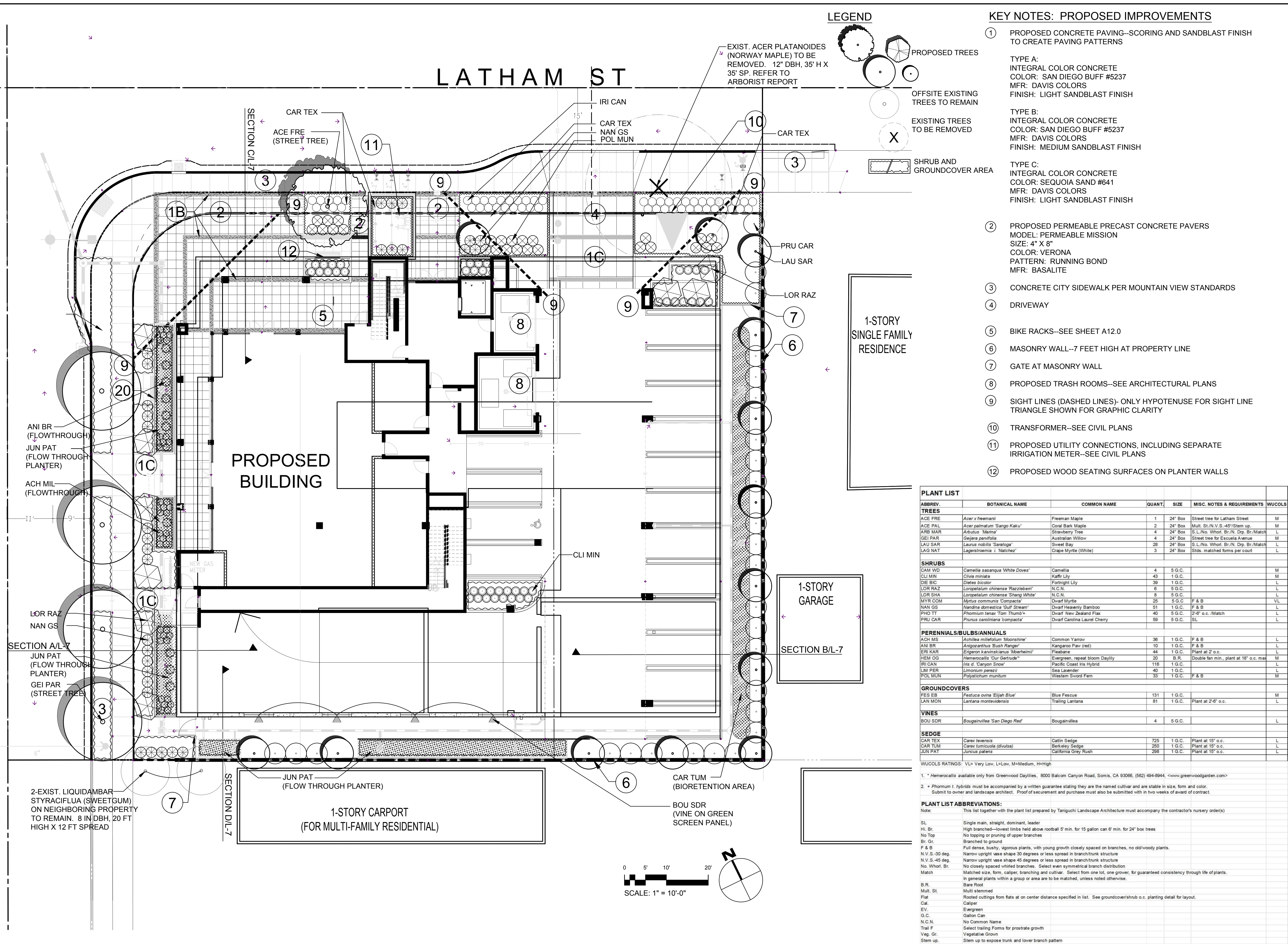
Sheet No.:

# A10.0



ESCUELA AVE

LATHAM ST



LEGEND

- PROPOSED TREES
- OFFSITE EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- SHRUB AND GROUNDCOVER AREA

KEY NOTES: PROPOSED IMPROVEMENTS

- 1 PROPOSED CONCRETE PAVING--SCORING AND SANDBLAST FINISH TO CREATE PAVING PATTERNS  
 TYPE A:  
 INTEGRAL COLOR CONCRETE  
 COLOR: SAN DIEGO BUFF #5237  
 MFR: DAVIS COLORS  
 FINISH: LIGHT SANDBLAST FINISH  
 TYPE B:  
 INTEGRAL COLOR CONCRETE  
 COLOR: SAN DIEGO BUFF #5237  
 MFR: DAVIS COLORS  
 FINISH: MEDIUM SANDBLAST FINISH  
 TYPE C:  
 INTEGRAL COLOR CONCRETE  
 COLOR: SEQUOIA SAND #641  
 MFR: DAVIS COLORS  
 FINISH: LIGHT SANDBLAST FINISH
- 2 PROPOSED PERMEABLE PRECAST CONCRETE PAVERS  
 MODEL: PERMEABLE MISSION  
 SIZE: 4" X 8"  
 COLOR: VERONA  
 PATTERN: RUNNING BOND  
 MFR: BASALITE
- 3 CONCRETE CITY SIDEWALK PER MOUNTAIN VIEW STANDARDS
- 4 DRIVEWAY
- 5 BIKE RACKS--SEE SHEET A12.0
- 6 MASONRY WALL--7 FEET HIGH AT PROPERTY LINE
- 7 GATE AT MASONRY WALL
- 8 PROPOSED TRASH ROOMS--SEE ARCHITECTURAL PLANS
- 9 SIGHT LINES (DASHED LINES)- ONLY HYPOTENUSE FOR SIGHT LINE TRIANGLE SHOWN FOR GRAPHIC CLARITY
- 10 TRANSFORMER--SEE CIVIL PLANS
- 11 PROPOSED UTILITY CONNECTIONS, INCLUDING SEPARATE IRRIGATION METER--SEE CIVIL PLANS
- 12 PROPOSED WOOD SEATING SURFACES ON PLANTER WALLS

PLANT LIST

ABBREVI.	BOTANICAL NAME	COMMON NAME	QUANT.	SIZE	MISC. NOTES & REQUIREMENTS	WUCOLS
<b>TREES</b>						
ACE FRE	<i>Acer x freemanii</i>	Freeman Maple	1	24" Box	Street tree for Latham Street	M
ACE PAL	<i>Acer palmatum 'Sango Kaku'</i>	Coral Bark Maple	2	24" Box	Multi. St./N.V.S.-45'/Stems up.	M
ARB MAR	<i>Arbutus 'Marina'</i>	Strawberry Tree	4	24" Box	S.L.No. Whorl. Br./N. Drg. Br./Match	L
GEI PAR	<i>Geijera parvifolia</i>	Australian Willow	4	24" Box	Street tree for Escuela Avenue	M
LAU SAR	<i>Laurus nobilis 'Sarotoga'</i>	Sweet Bay	28	24" Box	S.L.No. Whorl. Br./N. Drg. Br./Match	L
LAG NAT	<i>Lagerstroemia 'Natchez'</i>	Crape Myrtle (White)	3	24" Box	Stds. matched forms per court	L
<b>SHRUBS</b>						
CAM WD	<i>Camellia sasanqua 'White Doves'</i>	Camellia	4	5 G.C.		M
CLI MIN	<i>Clivia miniata</i>	Kaffir Lily	43	1 G.C.		M
DIE BIC	<i>Clivia bicolor</i>	Fortnight Lily	39	1 G.C.		L
LOR RAZ	<i>Loropetalum chinense 'Razziberm'</i>	N.C.N.	6	5 G.C.		L
LOR SHA	<i>Loropetalum chinense 'Shang White'</i>	N.C.N.	8	5 G.C.		L
MYR COM	<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle	25	5 G.C.	F & B	VL
NAN GS	<i>Nandina domestica 'Gulf Stream'</i>	Dwarf Heavenly Bamboo	51	1 G.C.	F & B	L
PHOT	<i>Phormium tenax 'Tom Thumb'</i>	Dwarf New Zealand Flax	40	5 G.C.	2'4" o.c./Match	L
PRU CAR	<i>Prunus caroliniana 'compacta'</i>	Dwarf Carolina Laurel Cherry	59	5 G.C.	SL	L
<b>PERENNIALS/BULBS/ANNUALS</b>						
ACH MS	<i>Achillea millefolium 'Moonshine'</i>	Common Yarrow	36	1 G.C.	F & B	L
ANI BR	<i>Angotanthus 'Bush Ranger'</i>	Kangaroo Paw (red)	10	1 G.C.	F & B	L
ERK KAR	<i>Erigeron karwinskianus 'Moonbeam'</i>	Flexruss	44	1 G.C.	Plant at 2' o.c.	L
HEM OG	<i>Hemerocallis 'Our Gertrude'</i>	Evergreen, repeat bloom Daylily	20	B.R.	Double fan min., plant at 18" o.c. max	M
IRI CAN	<i>Iris d. 'Canyon Snow'</i>	Pacific Coast Iris Hybrid	116	1 G.C.		L
LM PER	<i>Limonium peretzii</i>	Sea Lavender	40	1 G.C.		L
POL MUN	<i>Polystichum munum</i>	Western Sword Fern	33	1 G.C.	F & B	M
<b>GROUNDCOVERS</b>						
FES EB	<i>Festuca ovina 'Elijah Blue'</i>	Blue Fescue	131	1 G.C.		M
LAN MON	<i>Lantana montevidensis</i>	Trailing Lantana	81	1 G.C.	Plant at 2'-6" o.c.	L
<b>VINES</b>						
BOU SDR	<i>Bougainvillea 'San Diego Red'</i>	Bougainvillea	4	5 G.C.		L
<b>SEDGE</b>						
CAR TEX	<i>Carex texensis</i>	Cattin Sedge	725	1 G.C.	Plant at 15' o.c.	L
CAR TUM	<i>Carex tumucocua (divulsa)</i>	Belted Sedge	250	1 G.C.	Plant at 15' o.c.	L
JUN PAT	<i>Juncus patens</i>	California Grey Rush	298	1 G.C.	Plant at 15' o.c.	L

WUCOLS RATINGS: VL= Very Low, L=Low, M=Medium, H=High

1. \* Hemerocallis available only from Greenwood Daylilies, 8000 Balcom Canyon Road, Somis, CA 93066, (562) 494-8944, <www.greenwoodgarden.com>

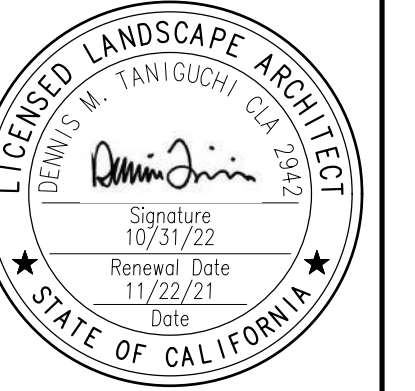
2. \* Phormium t. hybrids must be accompanied by a written guarantee stating they are the named cultivar and are stable in size, form and color. Submit to owner and landscape architect. Proof of securement and purchase must also be submitted with in two weeks of award of contract.

PLANT LIST ABBREVIATIONS:

- Note: This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s)
- SL Single main, straight, dominant, leader
  - Hi. Br. High branched--lowest limbs held above rootball 5' min. for 15 gallon can 6' min. for 24" box trees
  - No Top No topping or pruning of upper branches
  - Br. Gr. Branched to ground
  - F & B Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old/woody plants.
  - N.V.S.-30 deg. Narrow upright, vase shape 30 degrees or less spread in branch/trunk structure
  - N.V.S.-45 deg. Narrow upright, vase shape 45 degrees or less spread in branch/trunk structure
  - No. Whorl. Br. No closely spaced whorled branches. Select even symmetrical branch distribution
  - Matched size, form, caliper, branching and cultivar. Select from one lot, one grower, for guaranteed consistency through life of plants.
  - Match In general plants within a group or area are to be matched, unless noted otherwise.
  - B.R. Bare Root
  - Multi. St. Multi stemmed
  - Flat Rooted cuttings from flats at center distance specified in list. See groundcover/shrub o.c. planting detail for layout.
  - Cal. Caliper
  - EV. Evergreen
  - G.C. Gallon Can
  - N.C.N. No Common Name
  - Trail F Select trailing forms for prostrate growth
  - Veg. Gr. Vegetative Crown
  - Stem up. Stem up to expose trunk and lower branch pattern
  - o.c. On center

GEE ESCUELA PROJECT  
 601-643 Escuela Ave  
 Mountain View, CA 94040

Taniguchi Landscape Architecture  
 1013 South Claremont St., Ste 1  
 San Mateo, CA 94402  
 v 650.638.9985 | f 650.638.9986  
 CLA #2942



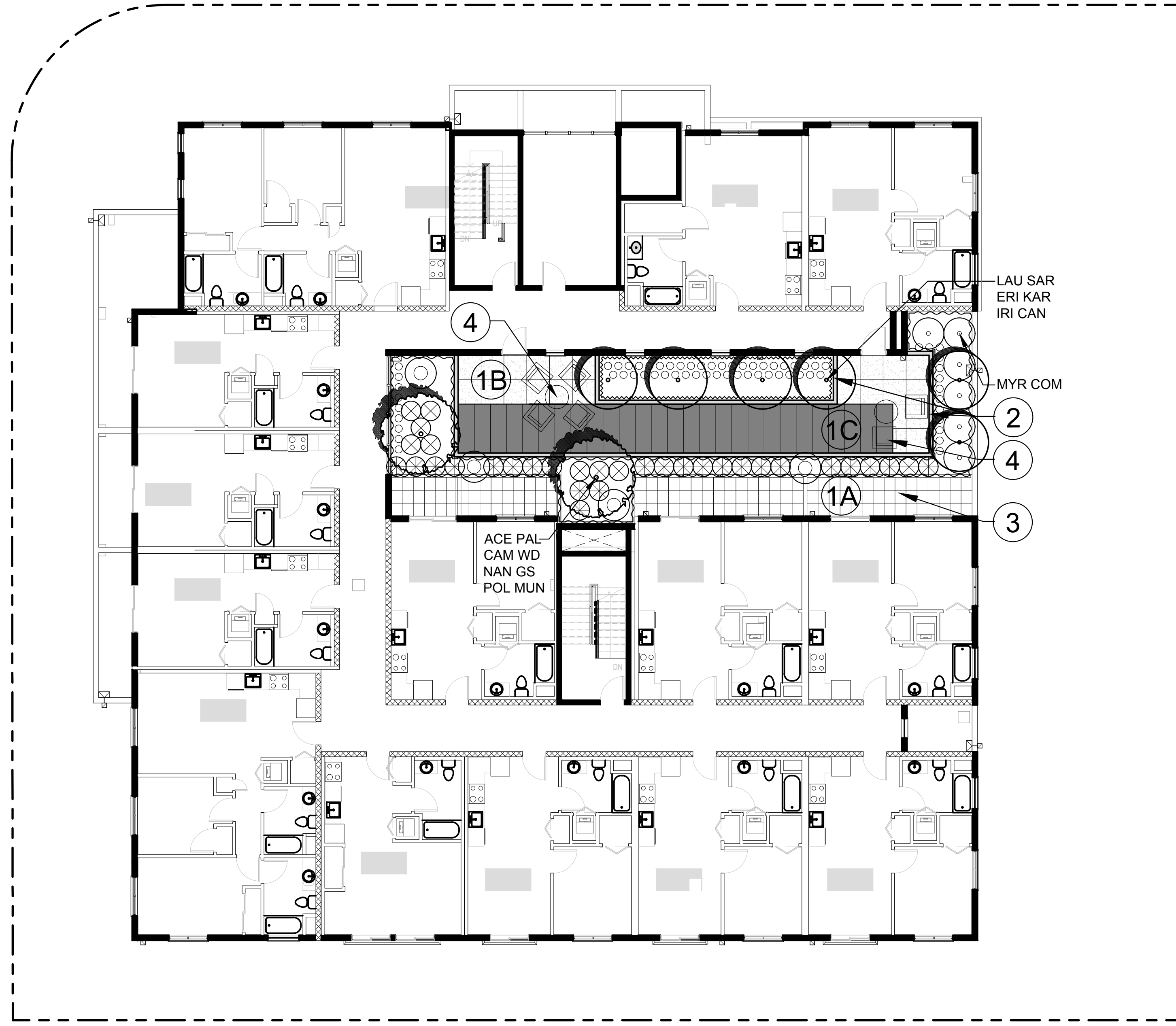
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1	PLANNING SUBMITTAL	02/20/19
2	PLANNING RESUBMITTAL	10/30/19
3	PLANNING FORMAL REVIEW	10/01/21
4	PLANNING RESUBMITTAL	11/22/21

SCALE: 1" = 10'-0"  
 PROJECT NUMBER: TLA# 18019.000

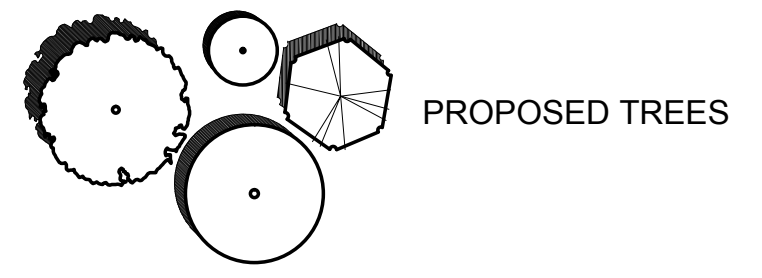
LANDSCAPE PLAN  
 GROUND LEVEL

SHEET NO.  
 L-1





**LEGEND**



PROPOSED TREES



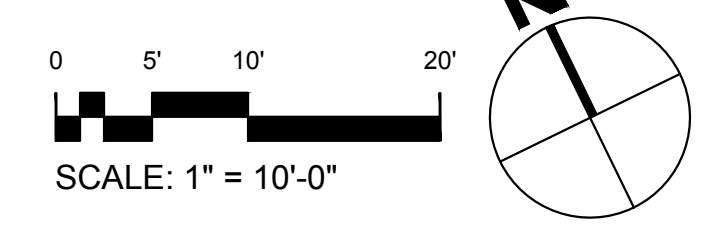
SHRUB AND GROUNDCOVER AREA

**KEY NOTES: PROPOSED IMPROVEMENTS**

- ① PROPOSED CONCRETE PAVING--SCORING AND SANDBLAST FINISH TO CREATE PAVING PATTERNS  
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 MFR: DAVIS COLORS  
 FINISH: LIGHT SANDBLAST FINISH  
 TYPE B:  
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 COLOR: SAN DIEGO BUFF #5237  
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 FINISH: MEDIUM SANDBLAST FINISH  
 TYPE C:  
 INTEGRAL COLOR CONCRETE  
 COLOR: SEQUOIA SAND #641  
 MFR: DAVIS COLORS  
 FINISH: LIGHT SANDBLAST FINISH
- ② CONCRETE CURBS/WALLS  
 INTEGRAL COLOR CONCRETE  
 COLOR: SAN DIEGO BUFF #5237  
 FINISH: LIGHT SANDBLAST  
 MFR: DAVIS COLORS
- ③ PRIVATE PATIO ENCLOSURE
- ④ SITE FURNITURE

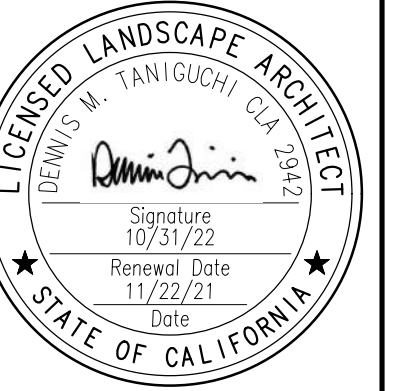
**NOTES:**

- 1. FOR PLANT LIST, NOTES AND ABBREVIATIONS SEE SHEET L-1.



**GEE ESCUELA PROJECT**  
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 Mountain View, CA 94040

**Taniguchi Landscape Architecture**  
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 v 650.638.9985 | f 650.638.9986  
 CLA #2942



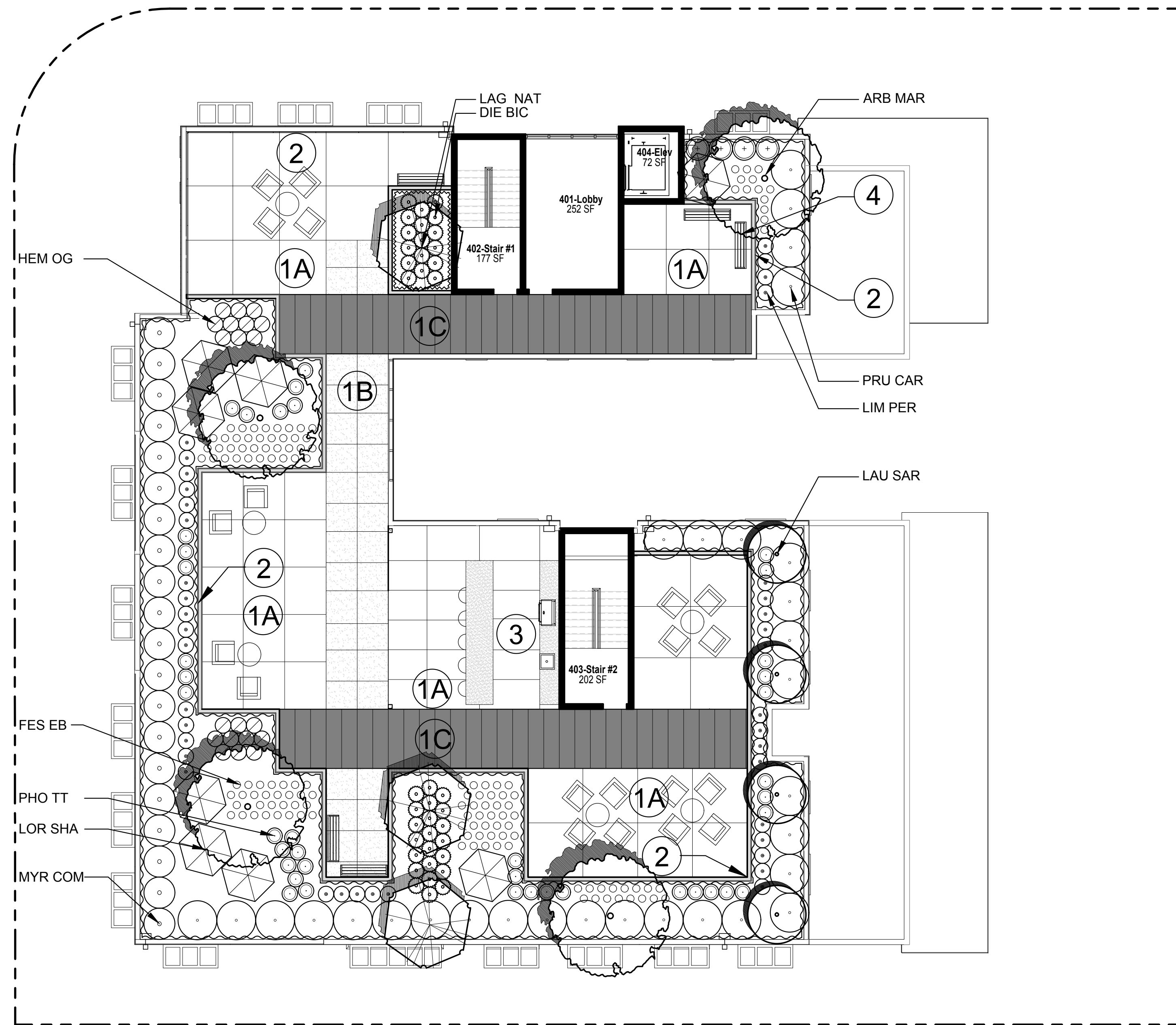
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SCALE: 1" = 10'-0"  
 PROJECT NUMBER: TLAF: 18019.000

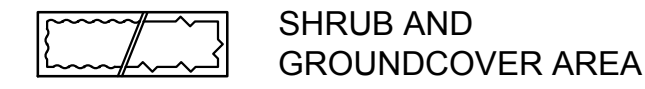
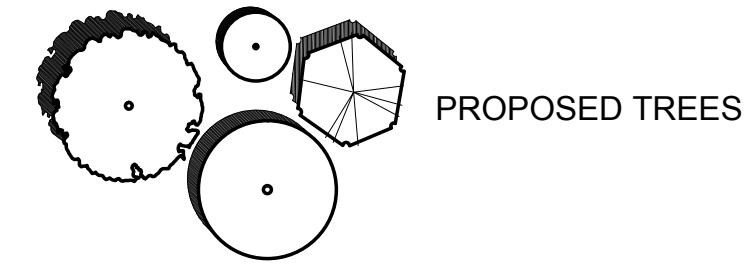
SHEET TITLE  
**LANDSCAPE PLAN SECOND FLOOR**

SHEET NO.  
**L-2**





**LEGEND**

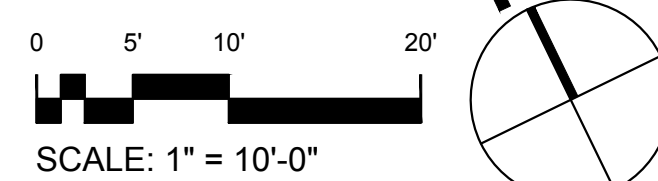


**KEY NOTES: PROPOSED IMPROVEMENTS**

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MFR: DAVIS COLORS  
FINISH: LIGHT SANDBLAST FINISH
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COLOR: SEQUOIA SAND #641  
MFR: DAVIS COLORS  
FINISH: LIGHT SANDBLAST FINISH
- ② CONCRETE CURBS/WALLS  
INTEGRAL COLOR CONCRETE  
COLOR: SAN DIEGO BUFF #5237  
FINISH: LIGHT SANDBLAST  
MFR: DAVIS COLORS
- ③ BBQ AREA  
COVERED--SEE ARCHITECTURE DRAWINGS  
  
WITH COUNTERS FOR FOOD PREPARATION INCLUDING GAS GRILL AND SINK. COUNTERTOP SEATING FOR DINING
- ④ SITE FURNITURE

**NOTES:**

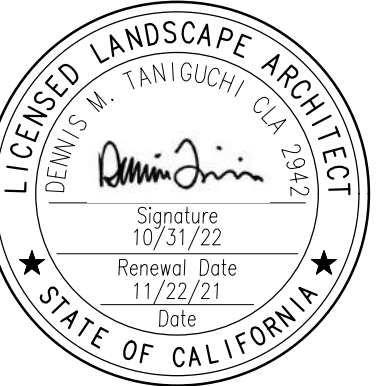
- 1. FOR PLANT LIST, NOTES AND ABBREVIATIONS SEE SHEET L-1.



**GEE ESCUELA PROJECT**

601-643 Escuela Ave  
Mountain View, CA  
94040

**Taniguchi Landscape Architecture**  
1013 South Claremont St., Ste 1  
San Mateo, CA 94402  
v 650.638.9985 | f 650.638.9986  
CLA #2942



ISSUE	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	02/20/19
2	PLANNING RESUBMITTAL	10/30/19
3	PLANNING FORMAL REVIEW	10/01/21
4	PLANNING RESUBMITTAL	11/22/21

SCALE: 1" = 10'-0"  
PROJECT NUMBER: TLAF: 18019.000

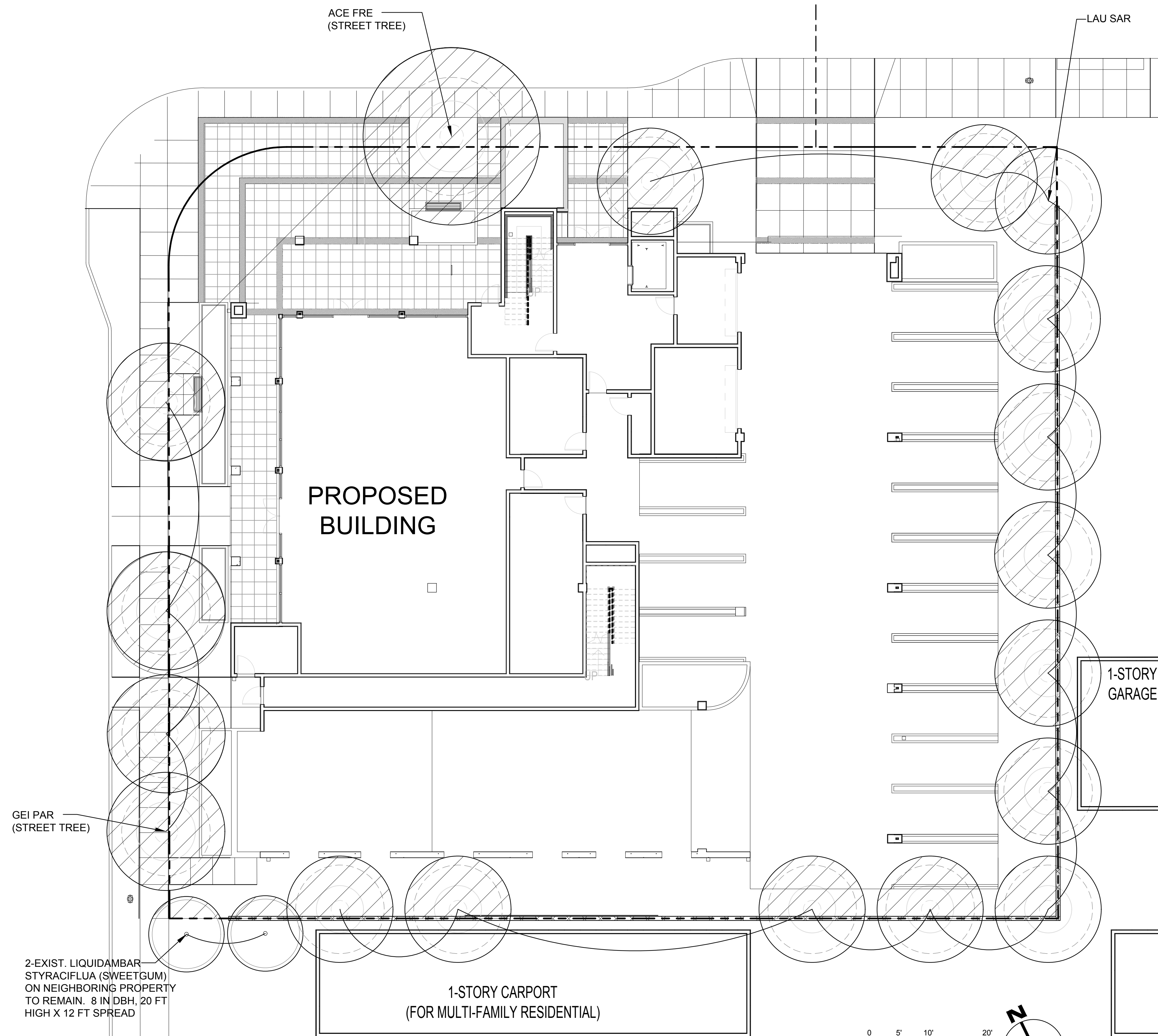
SHEET TITLE  
**LANDSCAPE PLAN  
ROOF DECK**

SHEET NO.  
**L-3**

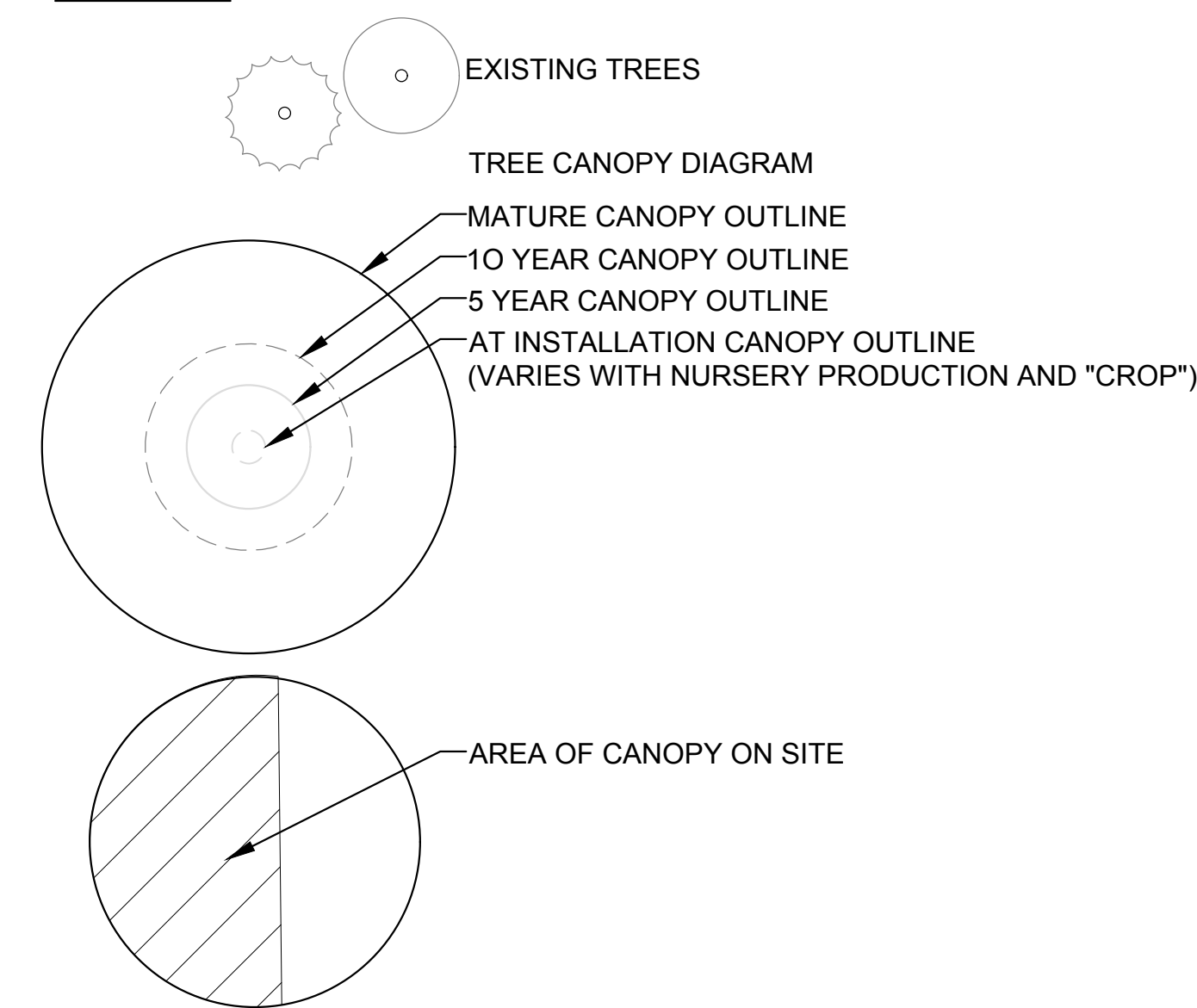


# LATHAM ST

# ESCUELA AVE



## LEGEND



## TREE CANOPY ANALYSIS:

### Street Level Tree Canopy Cover at Installation

Species	Quant	Dia. Feet	Canopy (SF)
Acer x freemanii	1	4	13
Geijera parvifolia	4	4	52
Laurus n. 'Saratoga'	13	3	91
Ex Liquidambar styraciflua	2	13	64
<b>TOTAL CANOPY SF</b>			<b>220</b>
<b>SITE AREA (SF)</b>			<b>22,960</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>1%</b>

### Second Floor Tree Canopy Cover at Installation

Species	Quant	Dia. Feet	Canopy (SF)
Acer palmatum 'Sango Kaku'	2	3	14
Laurus n. 'Saratoga'	6	3	42
<b>TOTAL CANOPY SF</b>			<b>56</b>
<b>SITE AREA (SF)</b>			<b>22,960</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>0%</b>

### Roof Level Tree Canopy Cover at Installation

Species	Quant	Dia. Feet	Canopy (SF)
Arbutus 'Marina'	4	3	28
Lagerstroemia i. 'Natchez'	3	3	24
Laurus n. 'Saratoga'	4	3	28
<b>TOTAL CANOPY SF</b>			<b>80</b>
<b>SITE AREA (SF)</b>			<b>22,960</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>0%</b>

**TOTAL CANOPY SF ALL LEVELS** 356  
**TOTAL CANOPY AS PERCENTAGE OF SITE** 2%

### Street Level Tree Canopy Cover at 10 Years

Species	Quant	Dia. Feet	Canopy (SF)
Acer x freemanii	1	20	314
Geijera parvifolia	4	15	701
Laurus n. 'Saratoga'	13	15	1429
Ex Liquidambar styraciflua	2	13	64
<b>TOTAL CANOPY SF</b>			<b>2,508</b>
<b>SITE AREA (SF)</b>			<b>22,960</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>11%</b>

### Second Floor Tree Canopy Cover at 10 Years

Species	Quant	Dia. Feet	Canopy (SF)
Acer palmatum 'Sango Kaku'	2	12	226
Laurus n. 'Saratoga'	6	15	856
<b>TOTAL CANOPY SF</b>			<b>1,082</b>
<b>SITE AREA (SF)</b>			<b>22,960</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>5%</b>

### Roof Level Tree Canopy Cover at 10 Years

Species	Quant	Dia. Feet	Canopy (SF)
Arbutus 'Marina'	4	18	1018
Lagerstroemia i. 'Natchez'	3	15	530
Laurus n. 'Saratoga'	4	15	707
<b>TOTAL CANOPY SF</b>			<b>2,255</b>
<b>SITE AREA (SF)</b>			<b>22,960</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>10%</b>

**TOTAL CANOPY SF ALL LEVELS** 5,845  
**TOTAL CANOPY AS PERCENTAGE OF SITE** 25%

### Street Level Tree Canopy Cover at 5 Years

Species	Quant	Dia. Feet	Canopy (SF)
Acer x freemanii	1	12	113
Geijera parvifolia	4	10	314
Laurus n. 'Saratoga'	11	8	472
Ex Liquidambar styraciflua	2	13	64
<b>TOTAL CANOPY SF</b>			<b>963</b>
<b>SITE AREA (SF)</b>			<b>22,960</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>4%</b>

### Second Floor Tree Canopy Cover at 5 Years

Species	Quant	Dia. Feet	Canopy (SF)
Acer palmatum 'Sango Kaku'	2	6	57
Laurus n. 'Saratoga'	6	8	302
<b>TOTAL CANOPY SF</b>			<b>359</b>
<b>SITE AREA (SF)</b>			<b>22,960</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>2%</b>

### Roof Level Tree Canopy Cover at 5 Years

Species	Quant	Dia. Feet	Canopy (SF)
Arbutus 'Marina'	4	8	201
Lagerstroemia i. 'Natchez'	3	8	151
Laurus n. 'Saratoga'	4	8	201
<b>TOTAL CANOPY SF</b>			<b>553</b>
<b>SITE AREA (SF)</b>			<b>22,960</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>2%</b>

**TOTAL CANOPY SF ALL LEVELS** 1,875  
**TOTAL CANOPY AS PERCENTAGE OF SITE** 8%

### Street Level Tree Canopy Cover at Maturity

Species	Quant	Dia. Feet	Canopy (SF)
Acer x freemanii	1	30	709
Geijera parvifolia	4	20	1240
Laurus n. 'Saratoga'	13	18	2093
Ex Liquidambar styraciflua	2	13	64
<b>TOTAL CANOPY SF</b>			<b>4,106</b>
<b>SITE AREA (SF)</b>			<b>22,960</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>18%</b>

### Second Floor Tree Canopy Cover at Maturity

Species	Quant	Dia. Feet	Canopy (SF)
Acer palmatum 'Sango Kaku'	2	15	326
Laurus n. 'Saratoga'	6	18	1126
<b>TOTAL CANOPY SF</b>			<b>1,452</b>
<b>SITE AREA (SF)</b>			<b>22,960</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>6%</b>

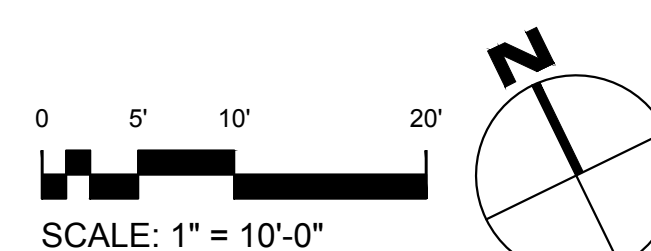
### Roof Level Tree Canopy Cover at Maturity

Species	Quant	Dia. Feet	Canopy (SF)
Arbutus 'Marina'	4	25	1964
Lagerstroemia i. 'Natchez'	3	18	740
Laurus n. 'Saratoga'	4	18	970
<b>TOTAL CANOPY SF</b>			<b>3,674</b>
<b>SITE AREA (SF)</b>			<b>22,960</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>16%</b>

**TOTAL CANOPY SF ALL LEVELS** 9,232  
**TOTAL CANOPY AS PERCENTAGE OF SITE** 40%

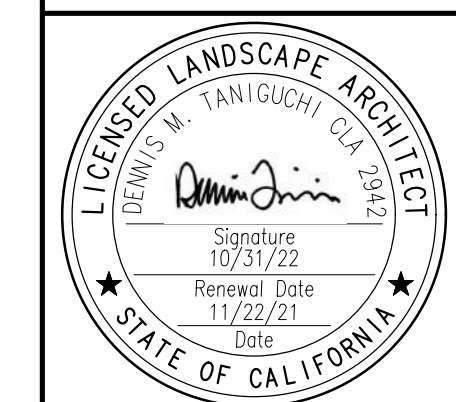
## PROPOSED TREE LIST: CANOPY DIAMETERS

ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	INSTALL	CANOPY DIAMETERS IN FEET			
					5 YEARS	10 YEARS	MATURE	
ACE FRE	<i>Acer x freemanii</i>	Freeman Maple	24" Box	4	12	20	30	
ACE PAL	<i>Acer palmatum 'Sango Kaku'</i>	Coral Bark Maple	24" Box	3	6	12	15	
ARB MAR	<i>Arbutus 'Marina'</i>	Strawberry Tree	24" Box	3	8	18	25	
GEI PAR	<i>Geijera parvifolia</i>	Australian Willow	24" Box	4	10	15	20	
LAU SAR	<i>Laurus nobilis 'Saratoga'</i>	Sweet Bay	24" Box	3	8	15	18	
LAG NAT	<i>Lagerstroemia i. 'Natchez'</i>	Crape Myrtle (White)	24" Box	4	10	15	18	



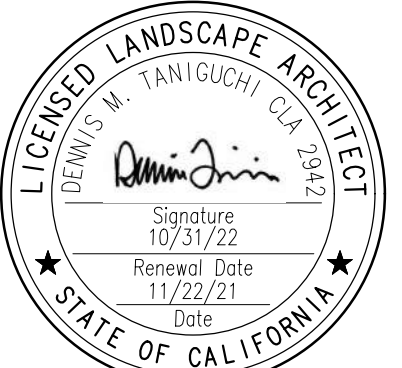
## NOTES:

1. THE EXISTING TREES ON THE LANDSCAPE PLAN ARE REACHING MATURITY SO LITTLE (LESS THAN 10%) CANOPY GROWTH IS ANTICIPATED.



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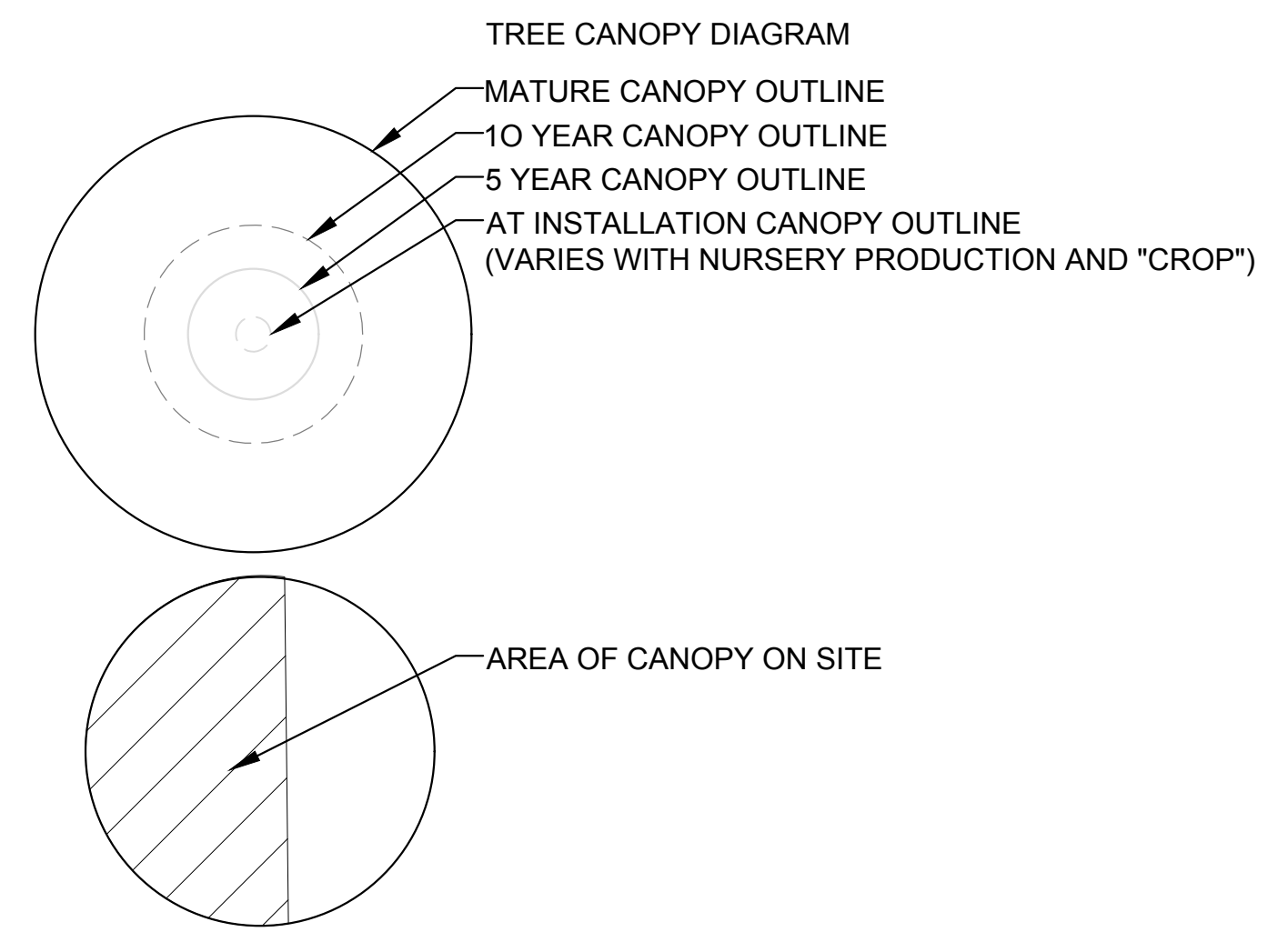
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SCALE: 1" = 10'-0"  
PROJECT NUMBER: TLAR 18019.000

SHEET TITLE  
**TREE CANOPY ANALYSIS  
SECOND FLOOR**

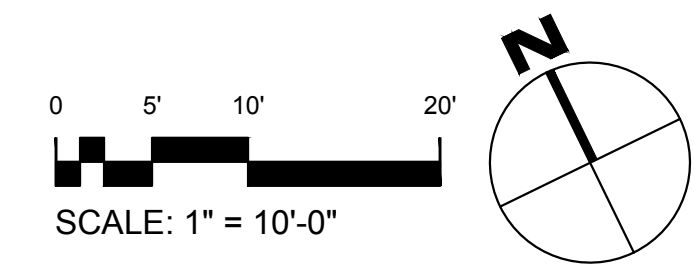
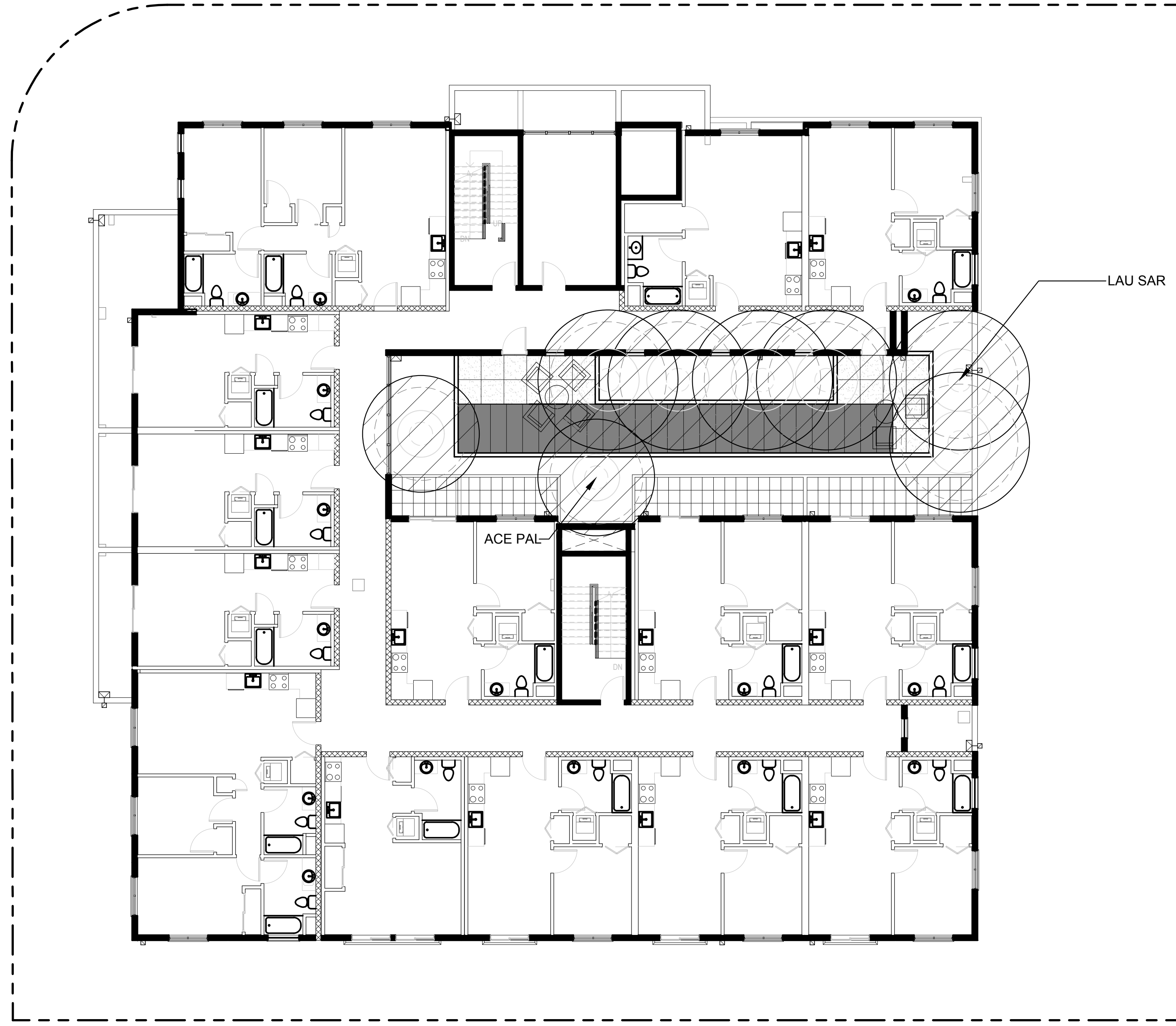
SHEET NO.  
**L-15**

**LEGEND**



**NOTES:**

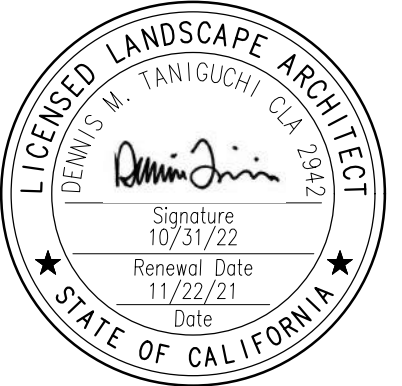
1. THE TREES IN RAISED PLANTERS, ON-STRUCTURE WILL LIKELY NOT REACH THE MATURE SIZE CANOPY GIVEN THAT GROWING CONDITION.
2. FOR TREE CANOPY ANALYSIS SEE SHEET L-14.



**PROPOSED TREE LIST: CANOPY DIAMETERS**

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY DIAMETERS IN FEET			
				INSTALL	5 YEARS	10 YEARS	MATURE
ACE FRE	<i>Acer x freemanii</i>	Freeman Maple	24" Box	4	12	20	30
ACE PAL	<i>Acer palmatum 'Sango Kaku'</i>	Coral Bark Maple	24" Box	3	6	12	15
ARB MAR	<i>Arbutus 'Marina'</i>	Strawberry Tree	24" Box	3	8	18	25
GEI PAR	<i>Geijera parvifolia</i>	Australian Willow	24" Box	4	10	15	20
LAU SAR	<i>Laurus nobilis 'Saratoga'</i>	Sweet Bay	24" Box	3	8	15	18
LAG NAT	<i>Lagerstroemia i. 'Natchez'</i>	Crape Myrtle (White)	24" Box	4	10	15	18





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4	PLANNING RESUBMITTAL	11/22/21

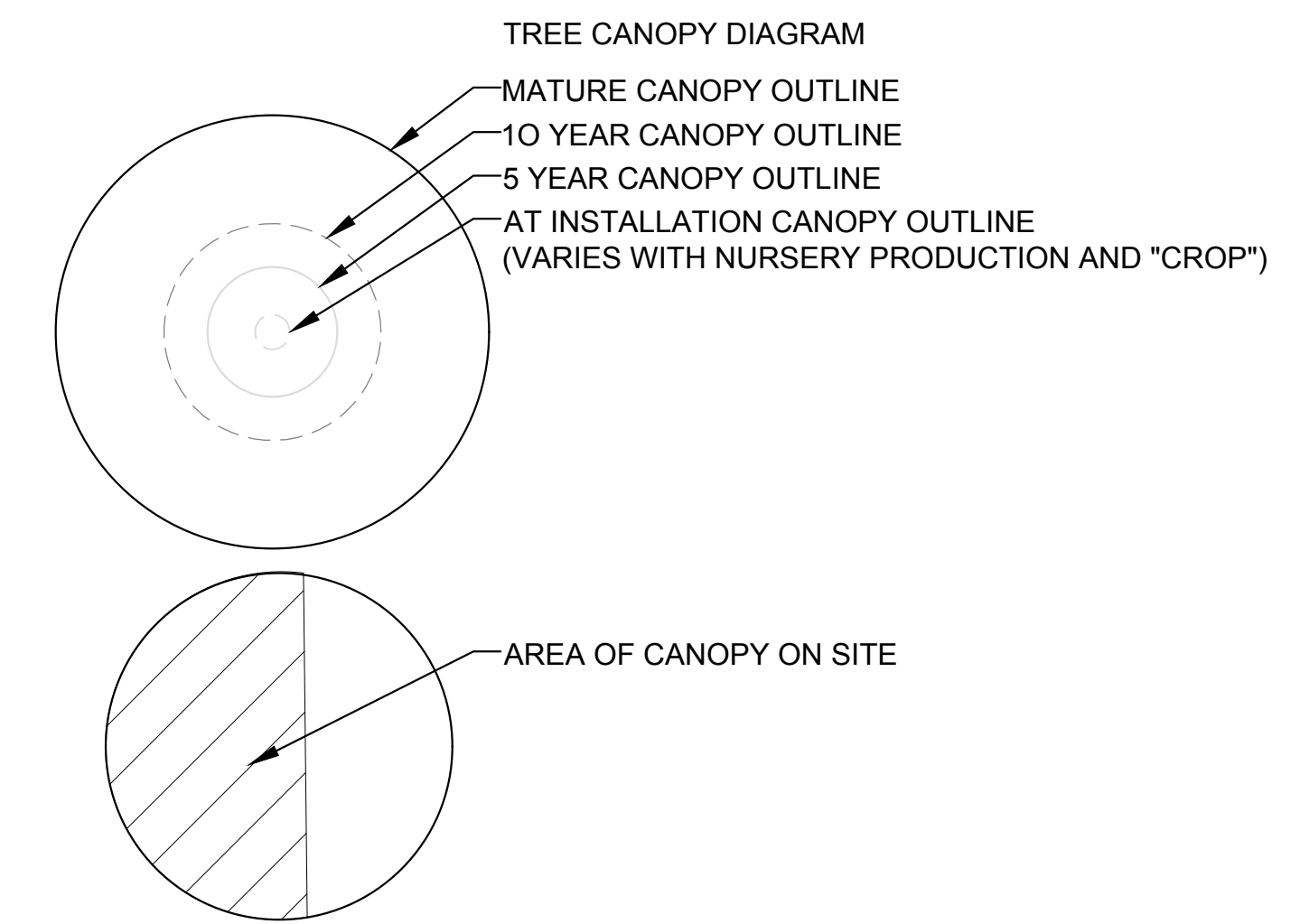
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PROJECT NUMBER: TLAF: 18019.000

SHEET TITLE  
**TREE CANOPY ANALYSIS ROOF DECK**

SHEET NO.

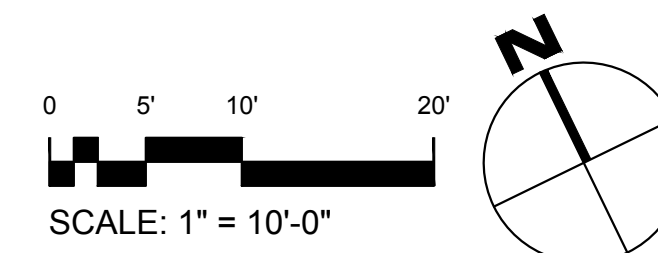
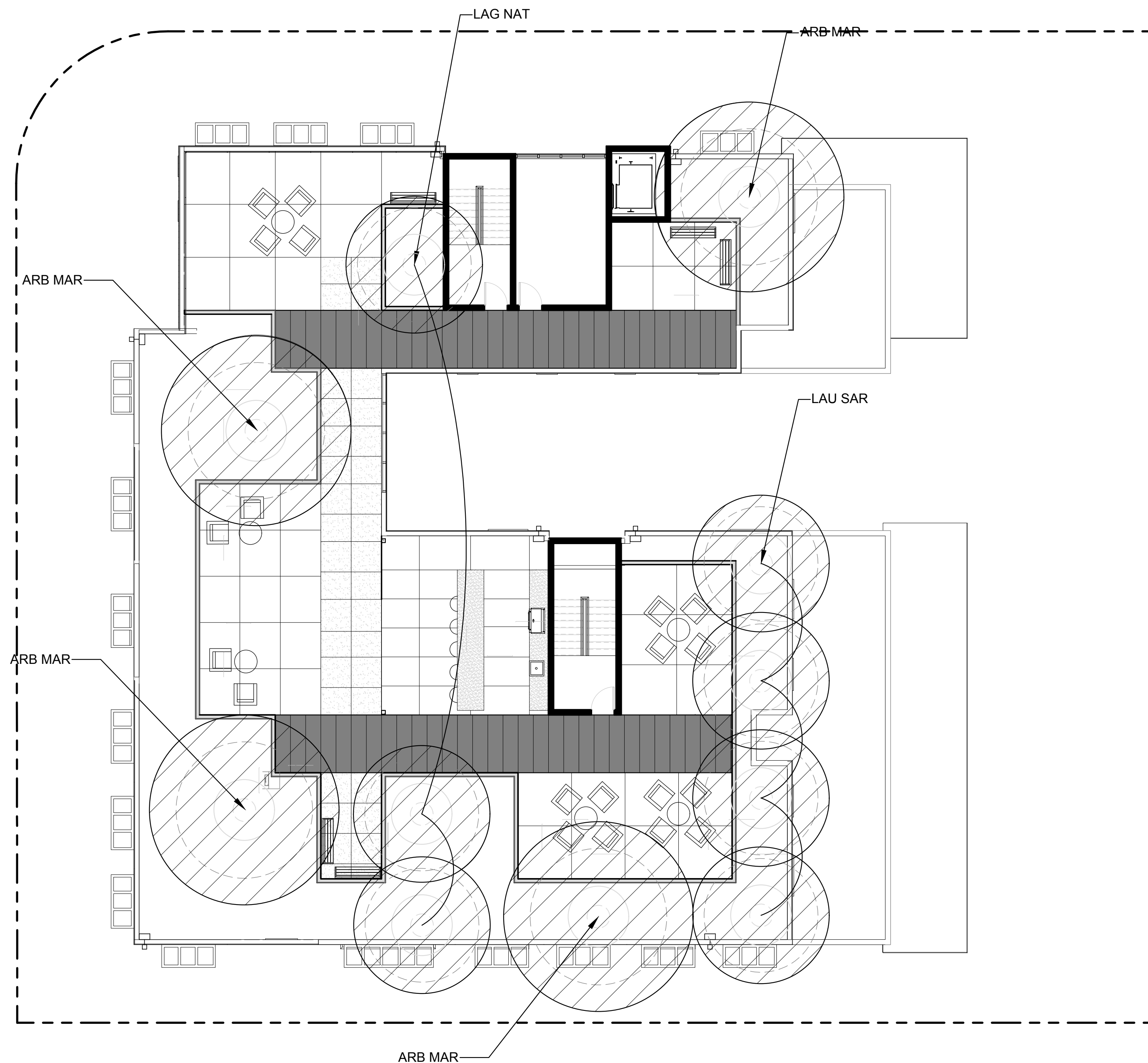
L-16

**LEGEND**



**NOTES:**

1. THE TREES IN RAISED PLANTERS, ON-STRUCTURE WILL LIKELY NOT REACH THE MATURE SIZE CANOPY GIVEN THAT GROWING CONDITION.
2. FOR TREE CANOPY ANALYSIS SEE SHEET L-14.



**PROPOSED TREE LIST: CANOPY DIAMETERS**

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	INSTALL	CANOPY DIAMETERS IN FEET			
					5 YEARS	10 YEARS	MATURE	
ACE FRE	<i>Acer x freemanii</i>	Freeman Maple	24" Box	4	12	20	30	
ACE PAL	<i>Acer palmatum 'Sango Kaku'</i>	Coral Bark Maple	24" Box	3	6	12	15	
ARB MAR	<i>Arbutus 'Marina'</i>	Strawberry Tree	24" Box	3	8	18	25	
GEI PAR	<i>Geijera parvifolia</i>	Australian Willow	24" Box	4	10	15	20	
LAU SAR	<i>Laurus nobilis 'Saratoga'</i>	Sweet Bay	24" Box	3	8	15	18	
LAG NAT	<i>Lagerstroemia i. 'Natchez'</i>	Crape Myrtle (White)	24" Box	4	10	15	18	