



Architecture + Planning
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FortBay, LLC
22 S. Santa Cruz Ave.
Los Gatos, CA 95030

777 WEST MIDDLEFIELD
MOUNTAIN VIEW, CA # 2016-0479

FORMAL PLANNING REVIEW #3
APRIL 17, 2019



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VICINITY MAP



TRANSIT MAP



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DESIGN NARRATIVE:

The proposed design is a 9.71 acre multi-family residential project encompassing 716 total units distributed in three individual buildings, of which 572 units will be market-rate located in 2 buildings and the third building will consist of 144 moderate and low income units reserved for Mountain View Whisman School District employees and teachers. A two-level subterranean garage beneath the market-rate buildings provides 878 un-bundled parking spaces for both the market and affordable housing units. The market rate units are parked per the model parking standards (1 space per bedroom) and the affordable units are parked at 1 space per unit, an exception that yields a reduction of 38 spaces from the model parking standards. The project is also providing a robust TDM program to encourage residents to use mass transit and alternative modes of transportation. The subterranean garage is accessed from both Middlefield Road and Shoreline Boulevard. The community is uniquely located to provide a bridge between the N. Bayshore areas and the Transit Center and Downtown Areas.

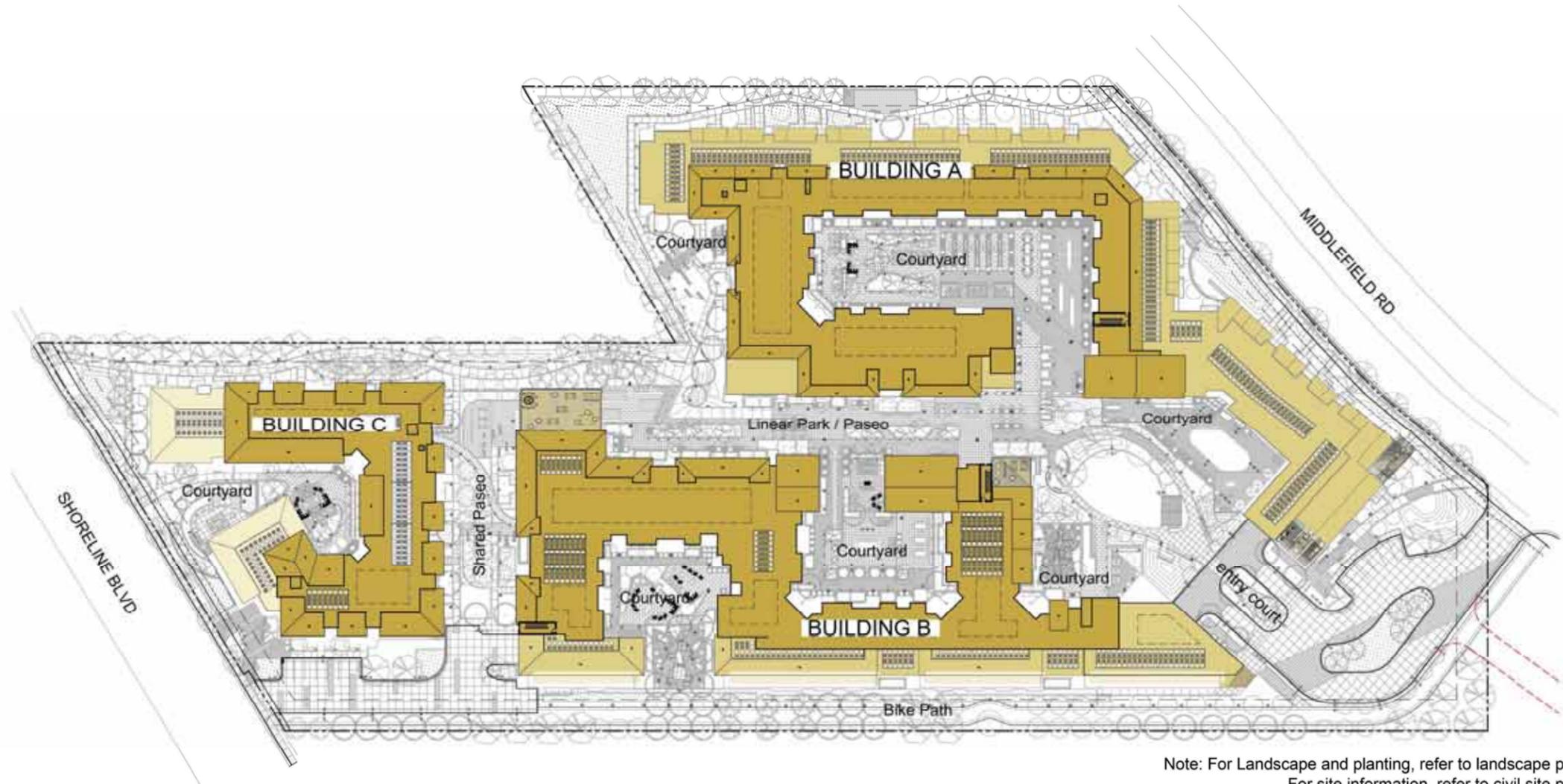
The residential levels vary from three stories along property boundaries, to five stories in select locations in the center of the project. Two of the three buildings are market-rate while the building closest to Shoreline Blvd will be dedicated to affordable school district housing. The three buildings are oriented to provide ample landscape and courtyard opportunities. The project provides access from private patios to the street, internal public pedestrian paseo, and private courtyards along the property boundaries. The project aims to connect both Middlefield Rd. and Shoreline Blvd. through a privately-owned but publicly-accessible linear park for pedestrians and a dedicated "Class 1" bike path along the southern boundary of the site. The motor plaza accessed from Middlefield Rd serves as the main entry for the market rate buildings. The internal drive aisle from Shoreline Blvd provides another point of access for all residents to the subterranean garage.

Various programs such as leasing, community amenity spaces, co-work, roof terraces, and podium courtyards engage the entry plaza with activity and visual connections adding to the overall placemaking of the site. The affordable teacher housing project along Shoreline Boulevard will share all the amenities with the market rate units in addition to its own 3,300 square feet on the ground floor dedicated to amenities that will serve the residents of Building C and activate the street frontage.

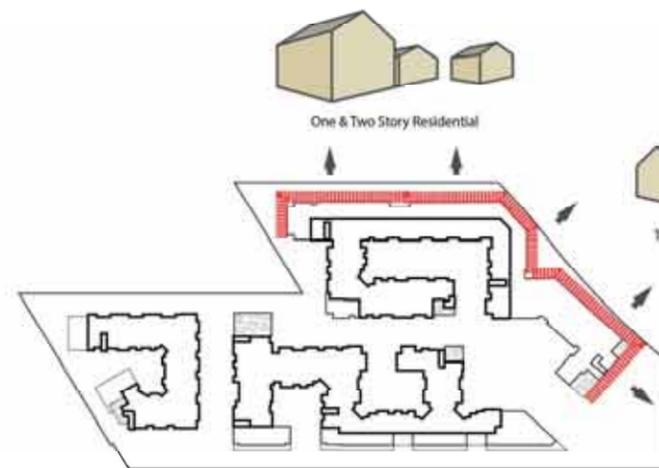
The joint proposal between FortBay/Mountain View and the Mountain View Whisman School District seeks to provide units affordable to households with 60% to 120% AMI with no subsidy from the City of Mountain View. The teacher housing would reserve 5% (36 units) as 60% - 80% AMI and the remaining 15% (108 units) for moderate income households at 80% - 120% AMI. The affordable housing targeting teachers and staff of the Mountain View Whisman School District is considered a significant community benefit that aligns with the City's and District's desire to retain qualified teachers and District staff to better serve the Mountain View community.

Another unique attribute of the proposed project is the amount of open space provided. The buildings are positioned to maximize the amount of open area on site while limiting total auto-dedicated pavement. The expansive project open area features multiple zones including a main plaza for community engagement, a great lawn for gathering, wildlife oriented eco-passage and habitat area, active plazas extending from the building amenities, and much more.

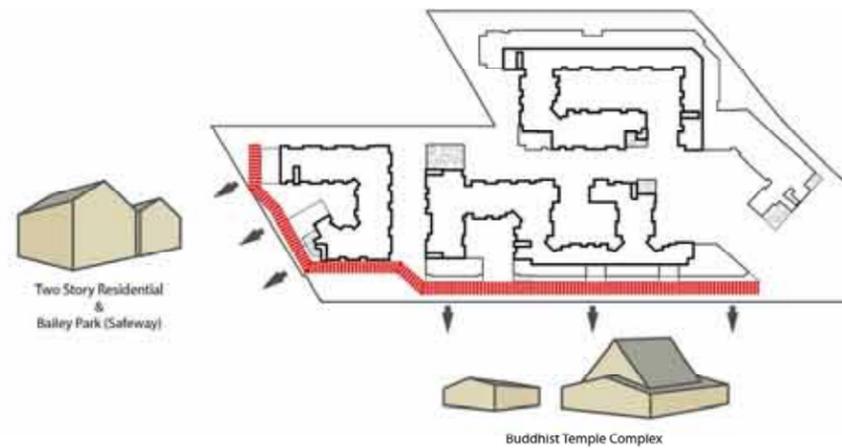
Architectural languages along the street edges on Middlefield Rd and Shoreline Blvd articulate both vertical and horizontal elements encouraged by the City of Mountain View's development guidelines. By incorporating top, middle, and base design elements, transitional architectural gestures, and stepping the massing down to three and four stories, the buildings along the streets relate to the neighborhood context in scale and architecture. With three separate buildings situated on the site, this project design allows the pedestrians, cyclists, and vehicles to experience the site in varying ways. The architecture along Middlefield Rd and Shoreline Blvd creates two different entry moments and creates a campus-like experience throughout the entire site. Utilizing massing breaks, building openings, and distinct architectural zones, the proposed project emphasizes the important of placemaking. Together, the landscape and architecture create interest within the project that is both interesting and engaging for both the residents and the community.



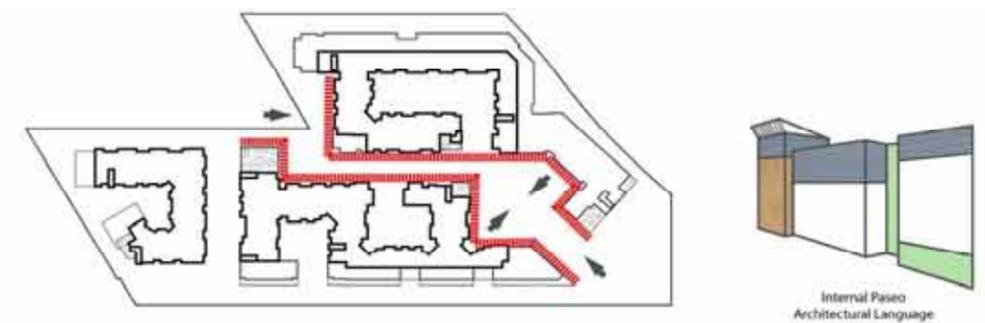
Note: For Landscape and planting, refer to landscape plan
For site information, refer to civil site plan



Middlefield Road + Northern Edge
Architectural Language A



Shoreline Blvd + Southern Edge
Architectural Language B



Interior Courtyard + Paseo
Architectural Language C



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PROJECT NARRATIVE
DESIGN INTENT & PROJECT DESCRIPTION

A1.1.0

PROJECT SUMMARY:

777 W. MIDDLEFIELD, MOUNTAIN VIEW, CA				
Project Information:				
Proposed Zoning: Zoning Map Amendment from R3-2 (Multiple-Family) to P (Planned Community)				
General Plan: General Plan Amendment from Medium-Density Residential to High-Density Residential				
APN:	153-24-005			
Total Site Area:	9.84	gross acres		
Net Site Area (Less street dedications)	9.71	gross acres		
TOTAL SITE: OVERALL PROJECT SUMMARY				
Total Units	716 units			
Density (gross acreage)	73.7 du/ac			
FAR	1.85			
Site Coverage	-			
<i>*Note: Refer to Graphic Calculations Sheet A1.2.0 for Site Coverage Totals</i>				
OVERALL UNIT SUMMARY: Market Rate + Affordable				
	UNIT TYPE	UNIT SIZE (NRSF)	# OF UNITS	UNIT MIX (%)
Studio	1bd / 1ba	Refer Below	85	12%
1 Bedroom	1bd / 1ba	Refer Below	431	60%
2 Bedroom	2bd / 2 ba	Refer Below	200	28%
TOTAL			716	100%
MARKET RATE UNIT SUMMARY: Buildings A & B				
	UNIT TYPE	UNIT SIZE (NRSF)	# OF UNITS	UNIT MIX (%)
Studio	1bd / 1ba	480 - 520	66	12%
1 Bedroom	1bd / 1ba	700 - 1015	344	60%
2 Bedroom	2bd / 2 ba	1040 - 1560	162	28%
TOTAL			572	100%
AFFORDABLE UNIT SUMMARY: Building C				
	UNIT TYPE	UNIT SIZE (NRSF)	# OF UNITS	UNIT MIX (%)
Studio	1bd / 1ba	480 - 520	19	13%
1 Bedroom	1bd / 1ba	660 - 785	87	60%
2 Bedroom	2bd / 1 ba	965 - 980	38	26%
TOTAL			144	100%
Teacher Housing Proposal & Income Levels				
Unit Types	Households	# of LI Units (5%)	# of MI Units (15%)	Total
Studio	1	5	14	19
1 Bedroom	1.5	22	65	87
2 Bedroom	3	9	29	38
Total		36	108	144
FLOOR AREA RATIO CALCULATIONS				
BUILDING	TOTAL FLOOR AREA (GSF)	TOTAL SITE AREA (GSF)	FLOOR AREA RATIO	
Building A	328,849			
Building B	311,256			
Building C	142,236			
TOTAL	782,341	422,999	1.85	

COMMON USEABLE OPEN SPACE			
	TOTAL UNITS	SF/UNIT	TOTAL (SF)
TOTAL REQUIRED SF	716	175	125,300
TOTAL PROPOSED SF			± 187,412

PRIVATE USEABLE OPEN SPACE			
	TOTAL UNITS	SF/UNIT	TOTAL (SF)
TOTAL REQUIRED AVG SF (where provided,	716	40	28,640
TOTAL PROPOSED SF			± 34,258

BUILDING A & B (Market Rate) SUMMARY:

BUILDING A UNIT SUMMARY: Market Rate				
	UNIT TYPE	UNIT SIZE (NRSF)	# OF UNITS	UNIT MIX (%)
Studio	1bd / 1ba	525 - 660	42	14%
1 Bedroom	1bd / 1ba	700 - 1015	176	58%
2 Bedroom	2bd / 2 ba	1040 - 1560	88	29%
TOTAL			306	100%

* Note: Private Open Space: Average minimum of 40 sf where provided.

BUILDING B UNIT SUMMARY: Market Rate				
	UNIT TYPE	UNIT SIZE (NRSF)	# OF UNITS	UNIT MIX (%)
Studio	1bd / 1ba	525 - 660	24	9%
1 Bedroom	1bd / 1ba	700 - 1015	168	63%
2 Bedroom	2bd / 2 ba	1040 - 1560	74	28%
TOTAL			266	100%

* Note: Private Open Space: Average minimum of 40 sf where provided.

BUILDING A BICYCLE SUMMARY: Market Rate			
BICYCLE SPACES REQUIRED			
	Total	Ratio	Spaces
Dwelling Units	306	1 / unit	306
Guest		10 / unit	31
TOTAL BICYCLE SPACES			337
BICYCLE SPACES PROVIDED			
On-Grade Short Term Spaces	31		
Garage - Secured Bicycle Spaces	306		
TOTAL BICYCLE SPACES			337

BUILDING B BICYCLE SUMMARY: Market Rate			
BICYCLE SPACES REQUIRED			
	Total	Ratio	Spaces
Dwelling Units	266	1 / unit	266
Guest		10 / unit	27
TOTAL BICYCLE SPACES			293
BICYCLE SPACES PROVIDED			
On-Grade Short Term Spaces	27		
Garage - Secured Bicycle Spaces	266		
TOTAL BICYCLE SPACES			293

BUILDING A & B PARKING SUMMARY: Market Rate				
PARKING REQUIRED				
	Unit Count	Model Parking Ratio	Total Stalls	Guest
Studios	66	1	66	(15% of required parking to be unassigned)
1 Bds	344	1	344	
2 Bds	162	2	324	
TOTAL STALLS			734	110
PARKING RATIO				1.28

PARKING PROVIDED				
	Assigned	Unassigned	TOTAL	Accessible Stalls
Garage Level 1	247	110	357	18
Garage Level 2	377	0	377	0
TOTAL STALLS	624	110	734	18
PARKING RATIO				1.28

*Note: Accessible Stalls: 2% of assigned parking will be accessible surface stalls. 5% of unassigned parking will be accessible.

BUILDING A STORAGE SUMMARY: Market Rate			
PERSONAL STORAGE REQUIRED			
	Total	Ratio	Total Storage Units *
Dwelling Units	306	1 / unit	306

*Note: Minimum of 164 cu. ft. of personal storage / unit required.

PERSONAL STORAGE PROVIDED			
Garage Lvl 1	105		
Garage Lvl 2	201		
TOTAL STORAGE UNITS PROVIDED *			306

*Note: Minimum of 164 cu. ft. of personal storage / unit provided.

BUILDING B STORAGE SUMMARY: Market Rate			
PERSONAL STORAGE REQUIRED			
	Total	Ratio	Total Storage Units *
Dwelling Units	266	1 / unit	266

*Note: Minimum of 164 cu. ft. of personal storage / unit required.

PERSONAL STORAGE PROVIDED			
Garage Lvl 1	105		
Garage Lvl 2	161		
TOTAL STORAGE PROVIDED *			266

*Note: Minimum of 164 cu. ft. of personal storage / unit provided.

BUILDING C (Affordable) SUMMARY:

BUILDING C UNIT SUMMARY: Affordable				
	UNIT TYPE	UNIT SIZE (NRSF)	# OF UNITS	UNIT MIX (%)
Studio	1bd / 1ba	480 - 520	19	13%
1 Bedroom	1bd / 1ba	660 - 785	87	60%
2 Bedroom	2bd / 2 ba	965 - 980	38	26%
TOTAL			144	100%

* Note: Private Open Space: Average minimum of 40 sf where provided.

BUILDING C BICYCLE SUMMARY: Market Rate			
BICYCLE SPACES REQUIRED			
	Total	Ratio	Spaces
Dwelling Units	144	1 / unit	144
Guest		10 / unit	14
TOTAL BICYCLE SPACES			158
BICYCLE SPACES PROVIDED			
On-Grade Short Term Spaces	14		
Garage - Secured Bicycle Spaces	72		
On-Grade - Secured Bicycle Spaces	72		
TOTAL BICYCLE SPACES			158

BUILDING C PARKING SUMMARY: Affordable				
PARKING REQUIRED				
	Unit Count	Parking Ratio	Total Stalls	Guest
Studios	19	1.0	19	(15% of required parking to be unassigned)
1 Bds	87	1.0	87	
2 Bds	38	1.0	38	
TOTAL STALLS			144	22
PARKING RATIO				1.00

PARKING PROVIDED				
	Assigned	Unassigned	TOTAL	Accessible Stalls
Garage Level 1	36	22	58	4
Garage Level 2	86	0	86	0
TOTAL STALLS	122	22	144	4
PARKING RATIO				1.00

*Note: Accessible Stalls: 2% of assigned parking will be accessible surface stalls. 5% of unassigned parking will be accessible.

BUILDING C STORAGE SUMMARY: Market Rate			
PERSONAL STORAGE REQUIRED			
	Total	Ratio	Total Storage Units *
Dwelling Units	144	1 / unit	144

*Note: Minimum of 164 cu. ft. of personal storage / unit required.

PERSONAL STORAGE PROVIDED			
Garage Lvl 1	75		
Garage Lvl 2	69		
TOTAL STORAGE PROVIDED *			144

*Note: Minimum of 164 cu. ft. of personal storage / unit provided.



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PROJECT SUMMARY
BUILDING, PARKING, STORAGE, & BICYCLE

A1.1.1



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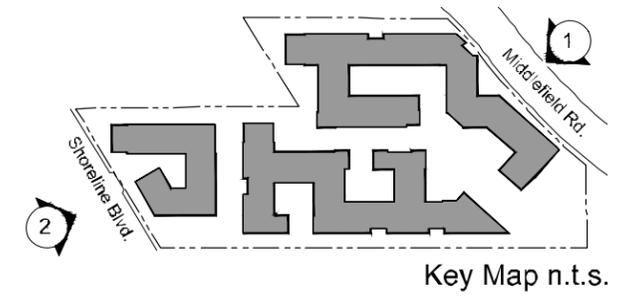
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SITE CONTEXT

A1.1.3



1. Middlefield Rd. Elevation



2. Shoreline Blvd. Elevation

ZONING CALCULATIONS:

BLDG A AREA (SF)	
A1	± 3,636
A2	± 11,052
A3	± 3,540
A4	± 1,644
A5	± 7,549
A6	± 945
A7	± 591
A8	± 385
A9	± 11,575
A10	± 2,120
A11	± 10,027
A12	± 2,845
A13	± 7,477
A14	± 1,415
A15	± 4,907
A16	± 5,203
A17	± 871
A18	± 964
TOTAL:	± 76,745

BLDG B AREA (SF)	
B1	± 1,437
B2	± 2,013
B3	± 1,431
B4	± 5,154
B5	± 5,554
B6	± 1,302
B7	± 884
B8	± 1,183
B9	± 775
B10	± 6,755
B11	± 2,120
B12	± 5,304
B13	± 3,772
B14	± 5,192
B15	± 1,415
B16	± 5,412
B17	± 2,680
B18	± 2,916
B19	± 5,688
B20	± 2,120
B21	± 3,156
B22	± 3,172
B23	± 1,135
TOTAL:	± 70,573

BLDG C AREA (SF)	
C1	± 13,156
C2	± 5,104
C3	± 6,245
C4	± 1,991
C5	± 3,327
C6	± 2,175
TOTAL:	± 31,998

ZONING CALCULATIONS	
TOTAL SITE AREA (SF)	± 423,000

BLDG COVERAGE (SF)	
	± 179,316
% OF SITE AREA: 42%	

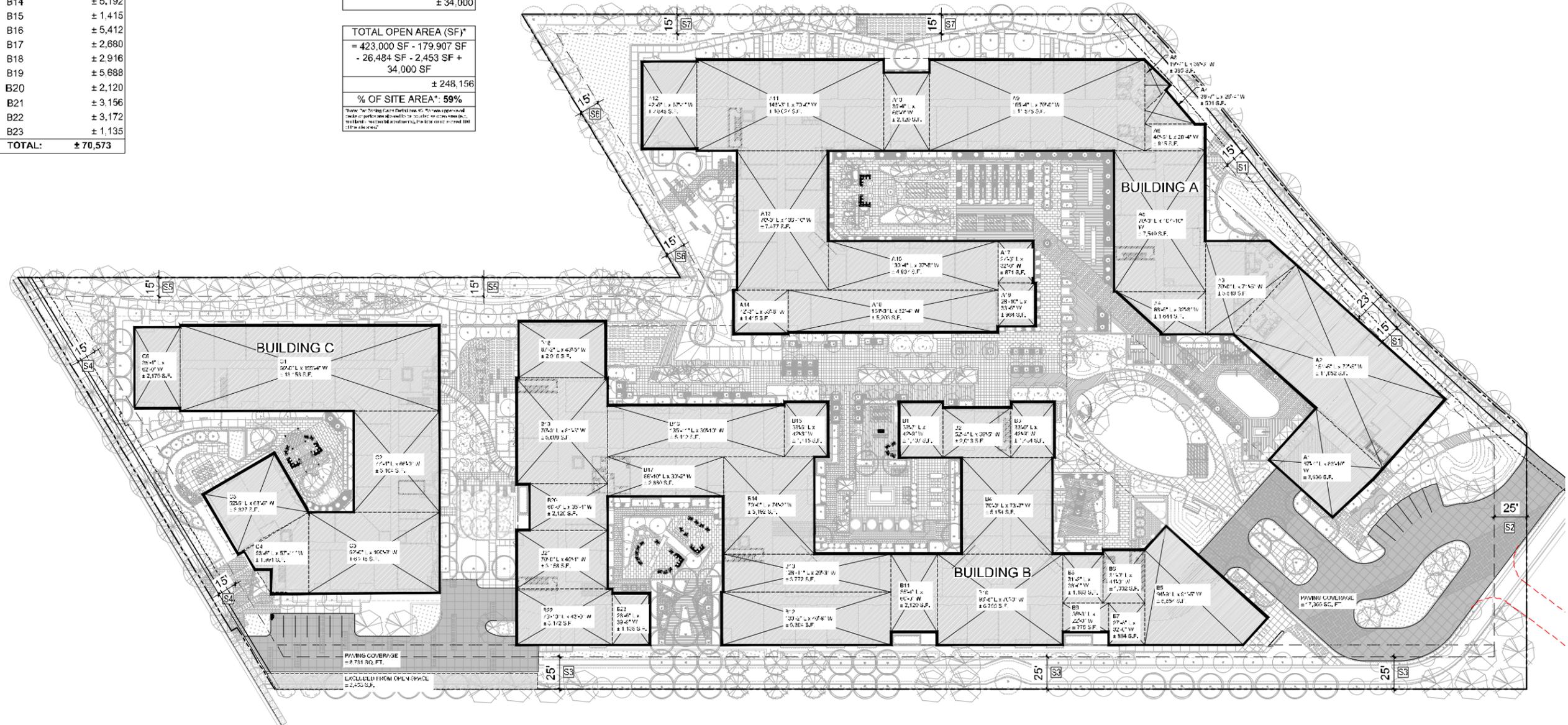
AUTO DEDICATED AREA PAVING (SF)	
	± 26,126
% OF SITE AREA: 6%	

PRIVATE OPEN AREA (SF)	
	± 34,000

TOTAL OPEN AREA (SF)*	
	= 423,000 SF - 179,907 SF
	= 26,484 SF - 2,453 SF + 34,000 SF
	± 248,156
% OF SITE AREA: 59%	

*Based on the 2016 City of Oakland Zoning Ordinance, Section 17.01.010. The total open area is calculated based on the total site area minus the total building coverage, auto dedicated area, and private open area.

SITE SETBACKS	
S1	Middlefield Rd. (Noted on Plan)
S2	Adjacent to Future Residential (Noted on Plan)
S3	Adjacent to Religious / Future Residential (Noted on Plan)
S4	Shoreline Blvd. (Noted on Plan)
S5	Interior Side Yard - Paseo (Noted on Plan)
S6	Interior Side Yard (Noted on Plan)
S7	Interior Side Yard (Noted on Plan)



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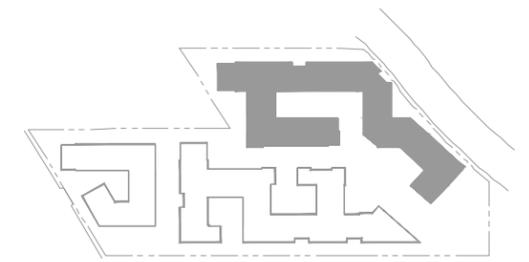
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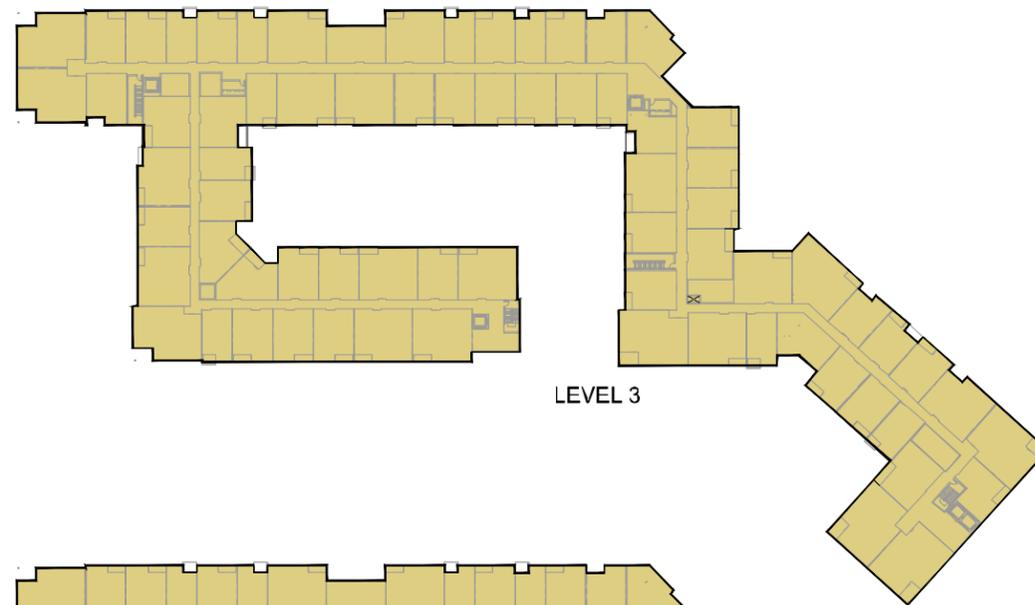


ZONING ORDINANCE
GRAPHIC CALCULATION SHEET

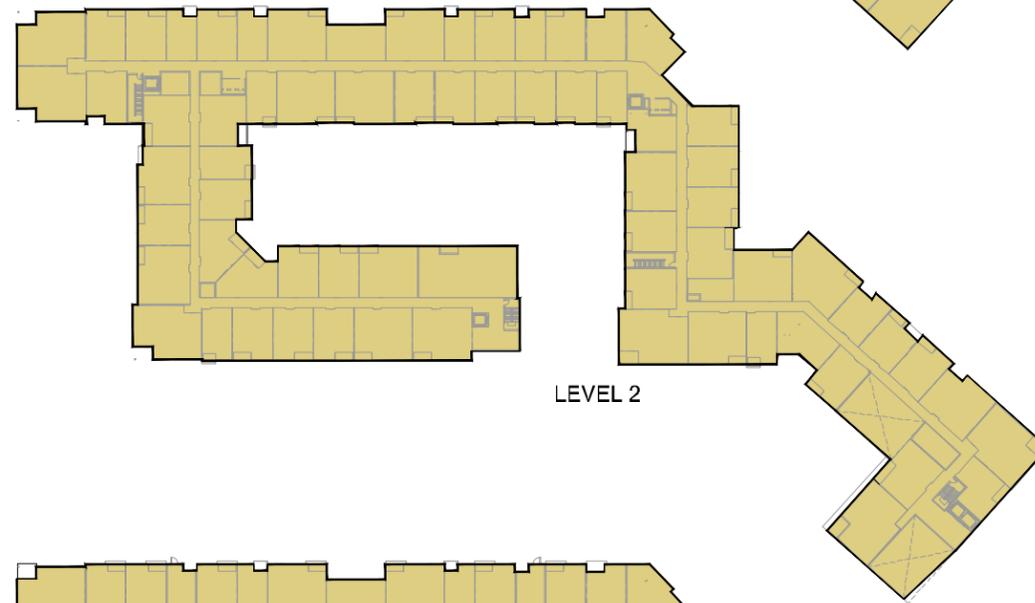
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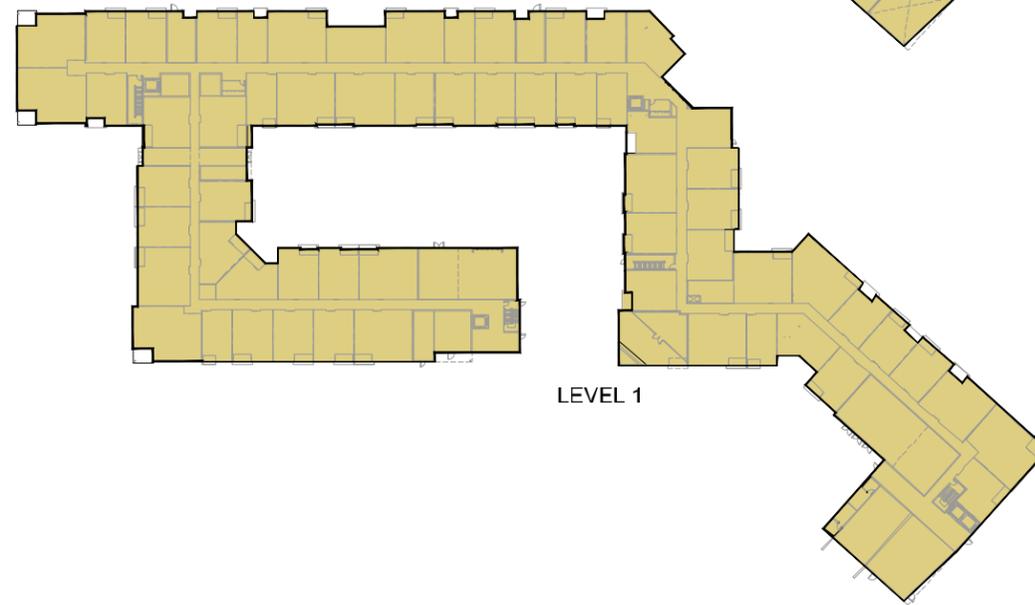
Key Map n.t.s.



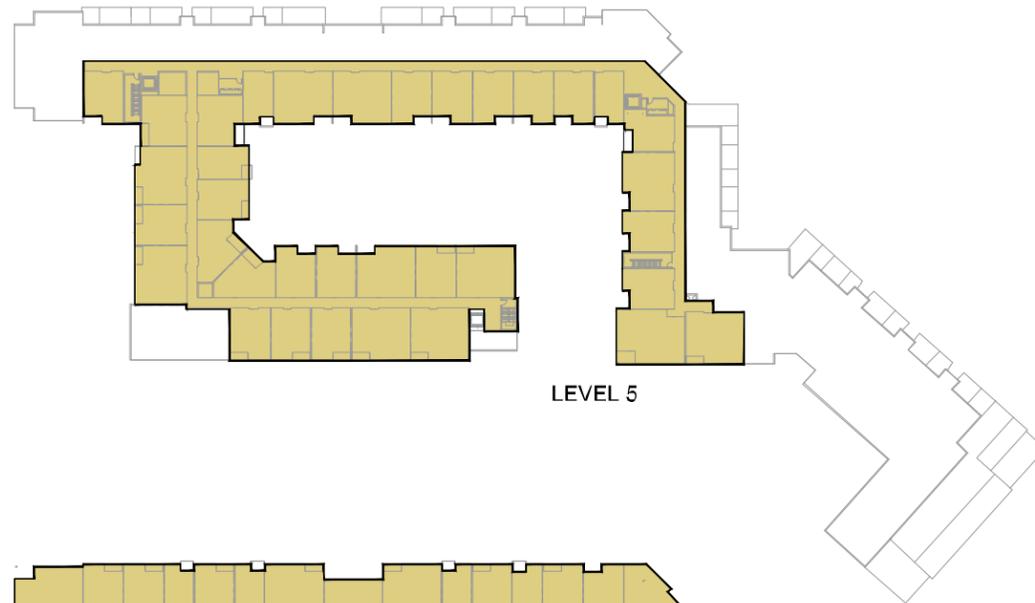
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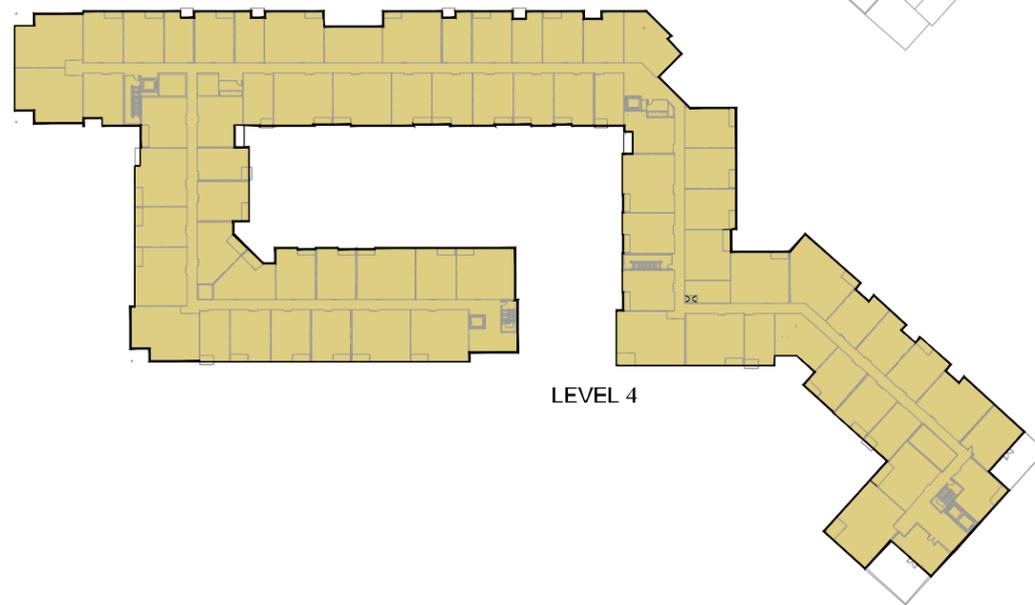
LEVEL 2



LEVEL 1



LEVEL 5



LEVEL 4

FLOOR AREA RATIO CALCULATIONS:

BUILDING A - AREAS (FAR Calcs)	
TOTAL BUILDING FLOOR AREA (GSF)*	
Level 1	73,181
Level 2	73,222
Level 3	73,236
Level 4	72,150
Level 5	37,130
TOTAL	328,849

* Non-circled building areas are measured to the exterior face of building walls, such as fire decks, fire stairs and balconies, etc. All areas are measured on more than three sides. No deductions for stairs or stairwells are included.

FLOOR AREA RATIO CALCULATIONS			
BUILDING	TOTAL FLOOR AREA (GSF)	TOTAL SITE AREA (GSF)	FLOOR AREA RATIO
Building A	328,849		
Building B	311,246		
Building C	142,236		
TOTAL	782,341	422,959	1.85



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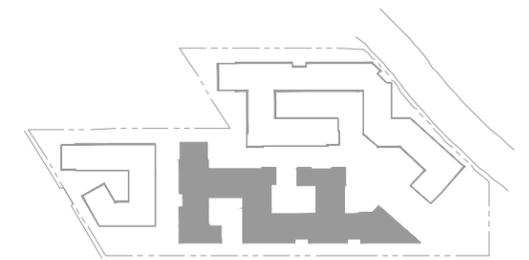
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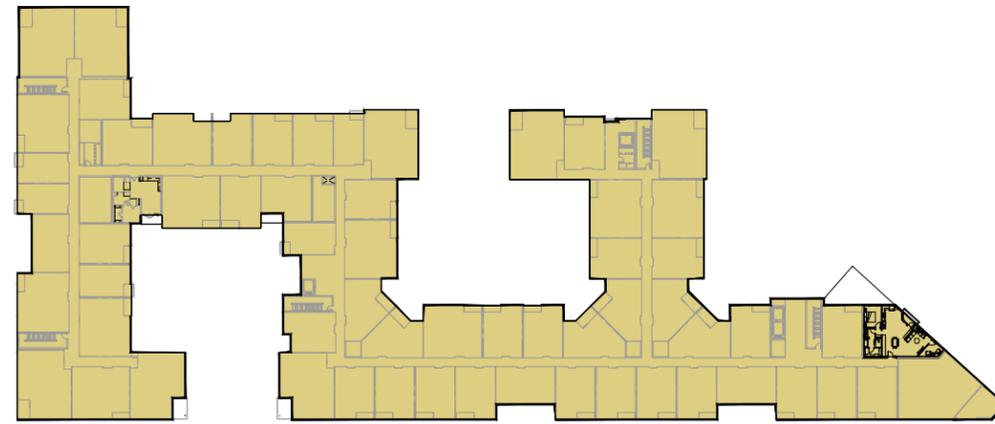


ZONING ORDINANCE
FLOOR AREA RATIO CALCULATION (BUILDING A)

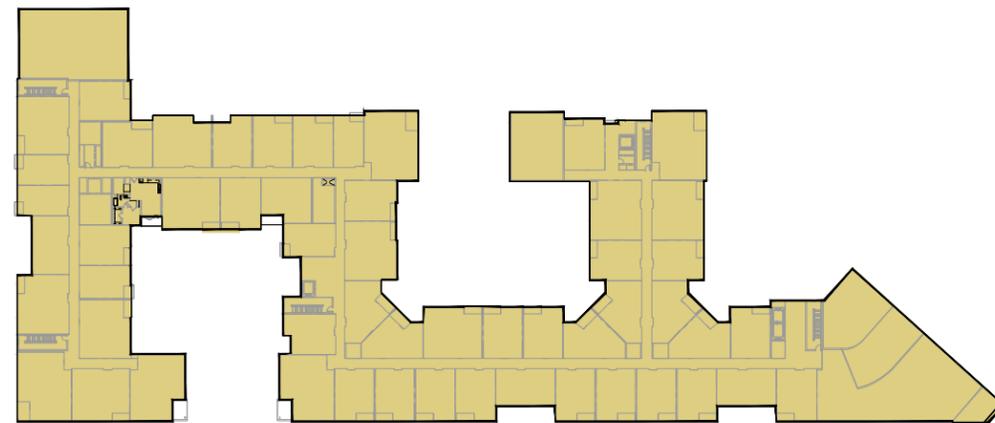
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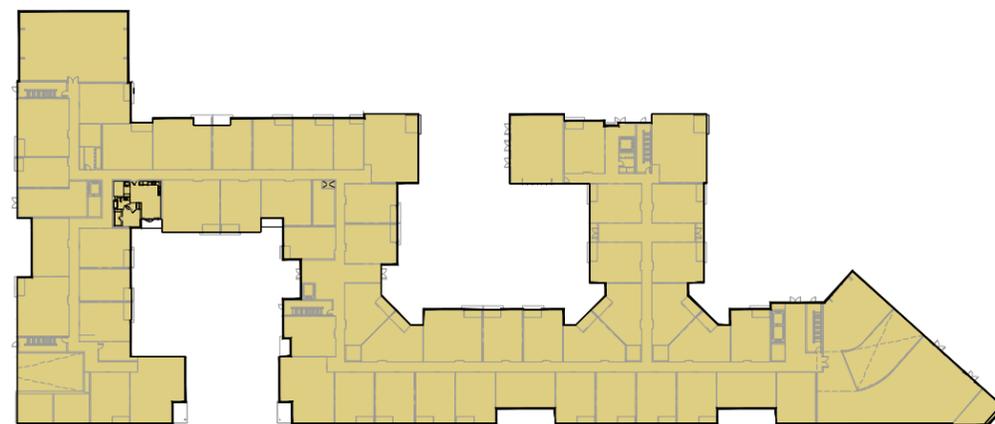
Key Map n.t.s.



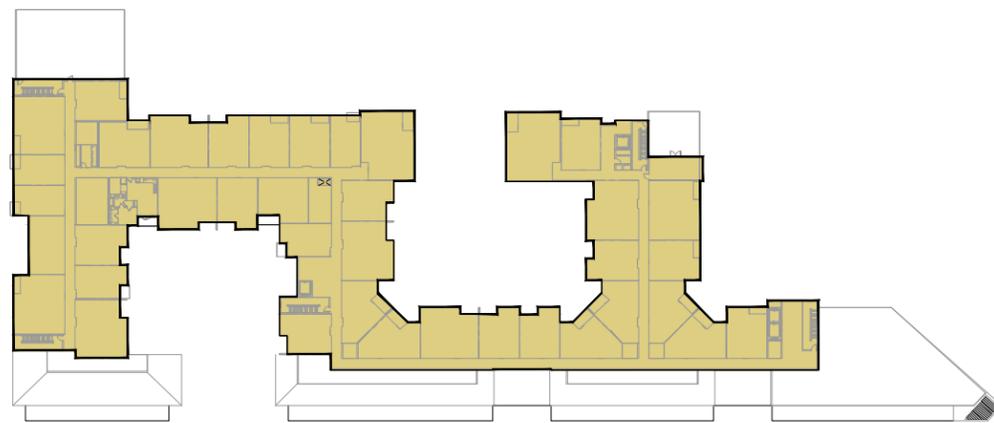
LEVEL 3



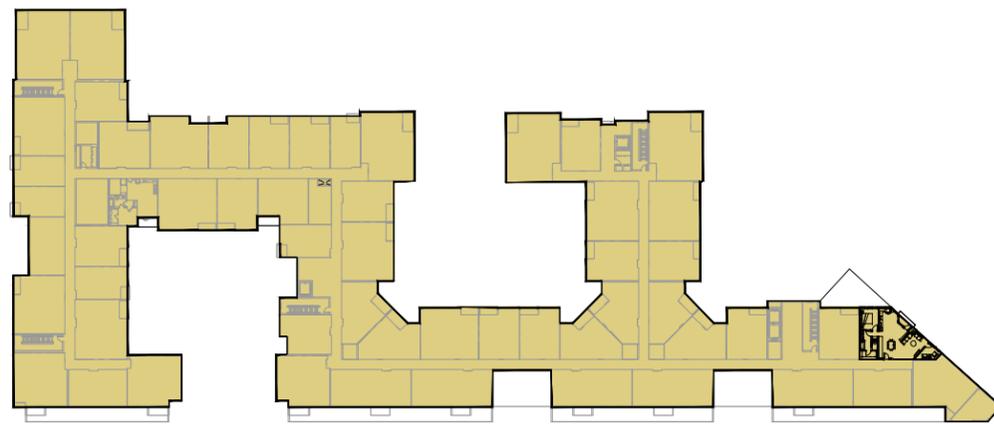
LEVEL 2



LEVEL 1



LEVEL 5



LEVEL 4

FLOOR AREA RATIO CALCULATIONS:

BUILDING B - AREAS (FAR Calcs)	
TOTAL BUILDING FLOOR AREA (GSF)*	
Level 1	68,145
Level 2	68,145
Level 3	67,764
Level 4	62,505
Level 5	44,701
TOTAL	311,255

*Note: Gross building areas are measured to the exterior face of building walls, excluding decks, porches, balconies, and overhangs that are less than three feet. No deductions for shafts or stairways are included.

FLOOR AREA RATIO CALCULATIONS			
BUILDING	TOTAL FLOOR AREA (GSF)	TOTAL SITE AREA (GSF)	FLOOR AREA RATIO
Building A	378,548		
Building B	311,255		
Building C	142,236		
TOTAL	782,341	422,959	1.85



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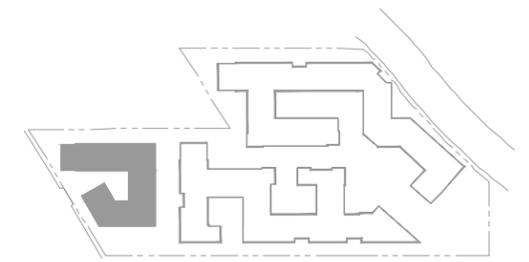
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ZONING ORDINANCE
FLOOR AREA RATIO CALCULATION (BUILDING B)

A1.2.2



Key Map n.t.s.



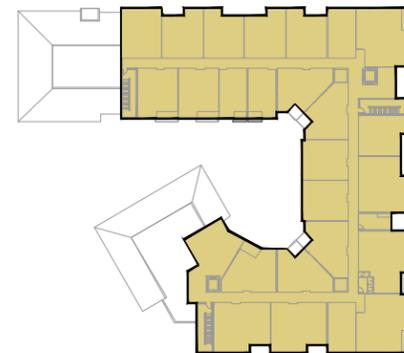
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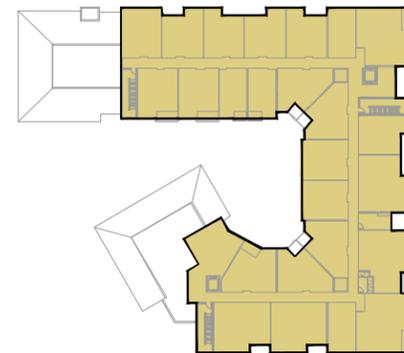
LEVEL 2



LEVEL 1



LEVEL 5



LEVEL 4

FLOOR AREA RATIO CALCULATIONS:

BUILDING C - AREAS (FAR Calc)	
TOTAL BUILDING FLOOR AREA (GSF)*	
Level 1	30,786
Level 2	30,376
Level 3	30,376
Level 4	24,370
Level 5	24,324
TOTAL	142,236

* Note: Gross building area is measured to the exterior face of the walls, excluding decks that are open and under closed roof walls on no more than three sides. No deduction for shaft or stairways are included.

FLOOR AREA RATIO CALCULATIONS			
BUILDING	TOTAL FLOOR AREA (GSF)	TOTAL SITE AREA (GSF)	FLOOR AREA RATIO
Building A	378,848		
Building B	411,246		
Building C	142,236		
TOTAL	782,341	422,959	1.85



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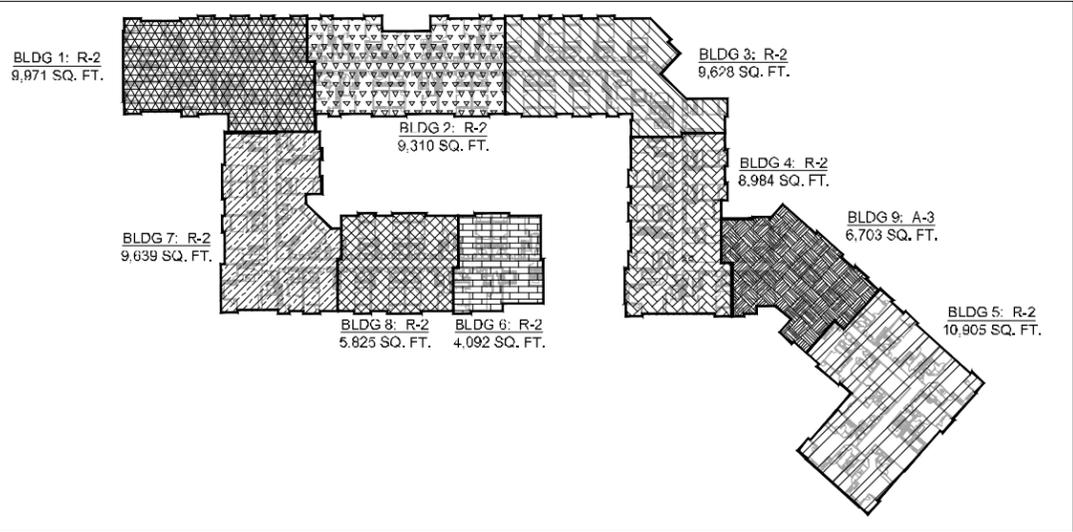
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0 25 50 100

ZONING ORDINANCE
FLOOR AREA RATIO CALCULATION (BUILDING C)

A1.2.3



Type IIIA, R-2 Allowable Area Calculation
Single Occupancy, multistory buildings (CBC 506.2.3)

$$A_a = [A_t + (NS \times I_f)] \times S_n$$

A_a = Allowable area
 A_t = Tabular allowable area = 24,000
 NS = Tabular allowable area factor for nonsprinklered building = 24,000
 I = Frontage increase = 0 (not taken)
 S_n = Stories, not to exceed 2 = 2

$$A_a = [24,000 + (24,000 \times 0)] \times 2 = 48,000 \text{ SF allowable area}$$

Chart below demonstrate that building areas comply under the 48,000 sf allowable area.

Building #	Occupancy	Level 1	Level 2	Level 3	Level 4	Level 5	Total Area SF
Building 1	R-2	9,927	9,971	9,971	9,971	1,265	44,265
Building 2	R-2	9,310	9,310	9,310	9,310	5,225	42,464
Building 3	R-2	9,431	9,678	9,678	9,678	3,154	43,489
Building 7	R-2	9,533	9,640	9,640	9,640	7,733	46,185
Building 8	R-2	5,825	5,825	5,825	5,825	5,825	29,125
Building 9	R-2	6,703	6,703	6,703	6,703	0	26,812

BUILDING A - LEVEL 3

Type IIIA Allowable Area Calculation
Mixed-occupancy, multistory buildings (CBC 506.2.4)

$$A_a = [A_t + (NS \times I_f)]$$

A_a = Allowable area
 A_t = A-3 Tabular allowable area = 14,000
 A_t = R-2 Tabular allowable area = 24,000

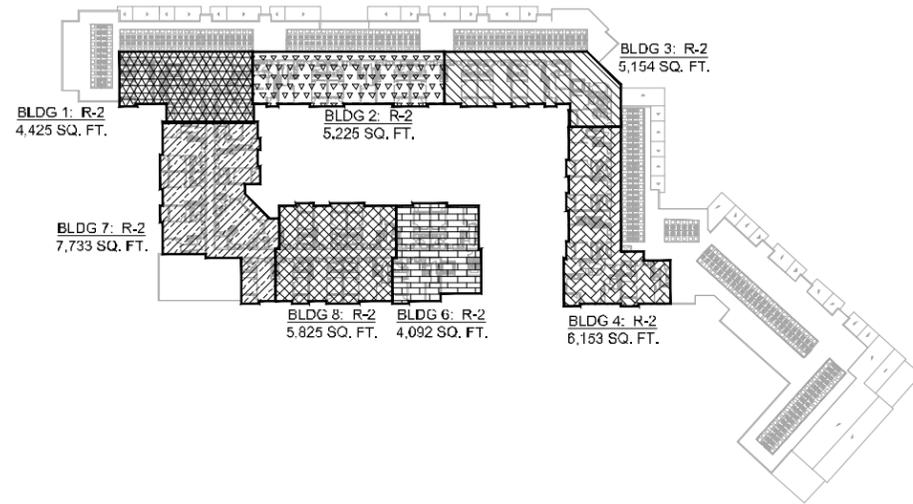
No sprinkler increase taken for area.
 No frontage increase taken.

$$A_a = \text{A-3 Allowable area} = [14,000 + (0)] = 14,000 \text{ SF Allowable area (A-3)}$$

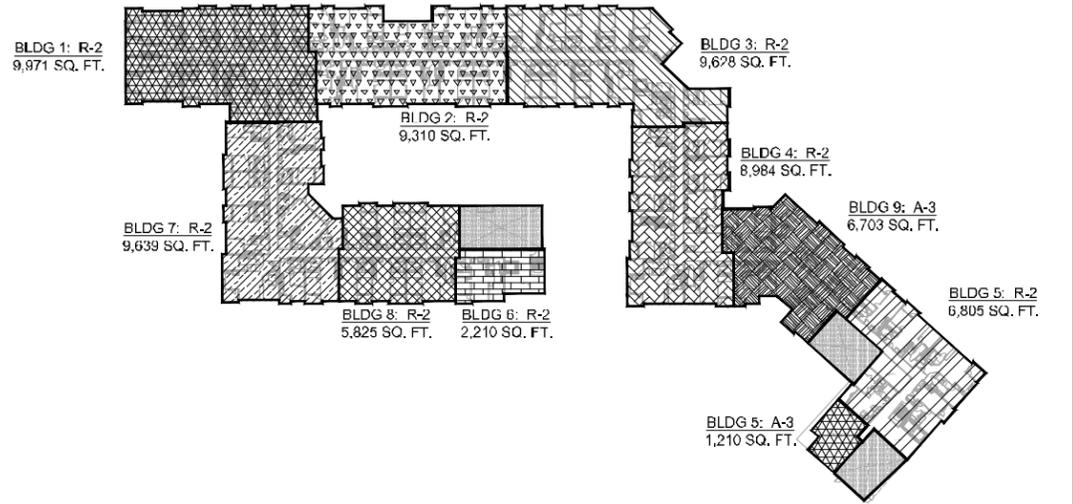
$$A_a = \text{R-2 Allowable area} = [24,000 + (0)] = 24,000 \text{ SF Allowable area (R-2)}$$

The sum of all ratios as seen in chart below is less than 2.

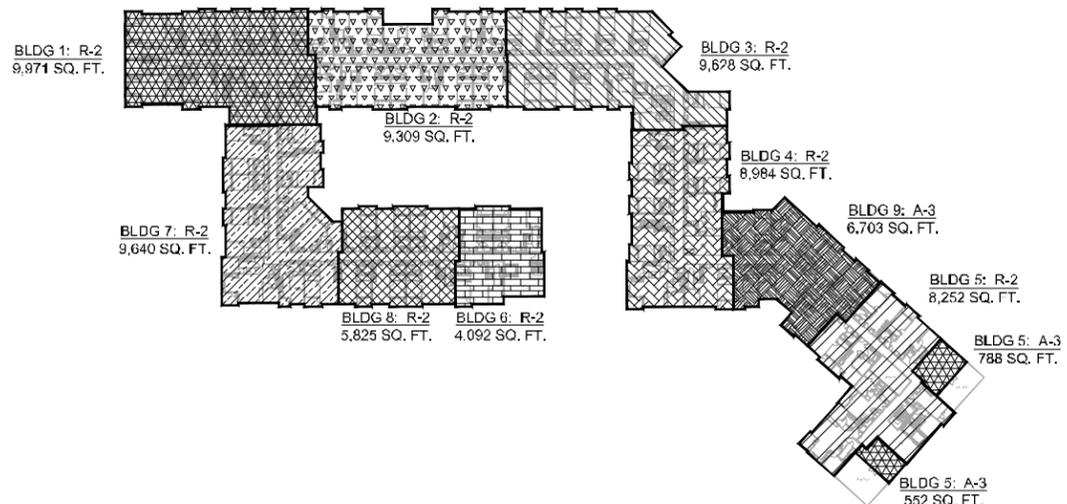
Building #	Occupancy	Level 1	Level 2	Level 3	Level 4	Level 5	Total Area SF
Building 4	R-2	7,611	8,984	8,984	8,984	6,153	46,716
	A-3	526	0	0	0	0	526
	Ratio R-2	0.32	0.37	0.37	0.37	0.26	0.70
	Ratio A-3	0.02	0.00	0.00	0.00	0.00	0.04
	Ratio total (R-2) + (A-3)						1.73
Building 5	R-2	5,225	6,905	10,905	8,252	0	31,387
	A-3	5,588	1,210	0	1,340	0	8,138
	Ratio R-2	0.23	0.28	0.45	0.34	0.00	0.31
	Ratio A-3	0.24	0.09	0.00	0.06	0.00	0.39
	Ratio total (R-2) + (A-3)						1.89
Building 6	R-2	0	2,210	1,092	1,092	1,092	14,486
	A-3	3,904	0	0	0	0	3,904
	Ratio R-2	0.00	0.09	0.17	0.17	0.17	0.60
	Ratio A-3	0.28	0.00	0.00	0.00	0.00	0.28
	Ratio total (R-2) + (A-3)						0.88



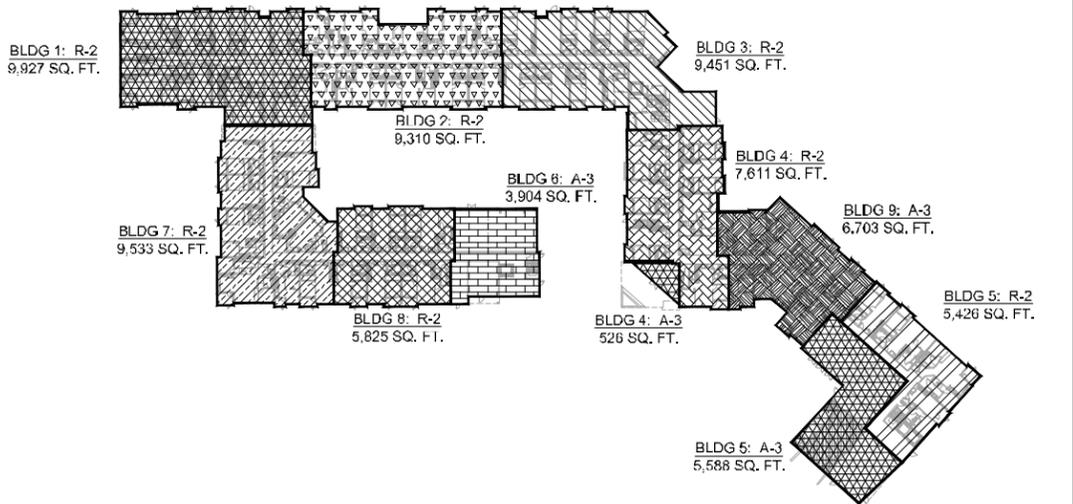
BUILDING A - LEVEL 5



BUILDING A - LEVEL 2



BUILDING A - LEVEL 4



BUILDING A - LEVEL 1

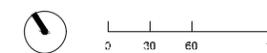


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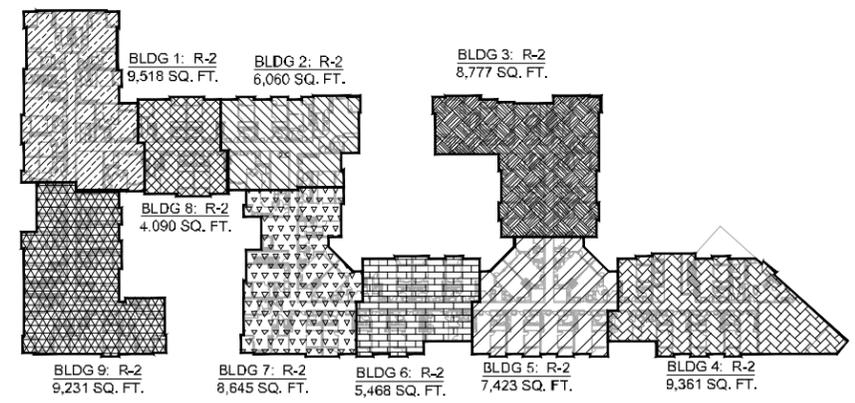
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CODE COMPLIANCE
 BUILDING A AREA CALCULATIONS

A1.2.4



Type IIIA, R-2 Allowable Area Calculation
 Single Occupancy, multistory buildings (CBC 506.2.3)

$A_a = [A_t + (NS \times I_f)] \times S_n$

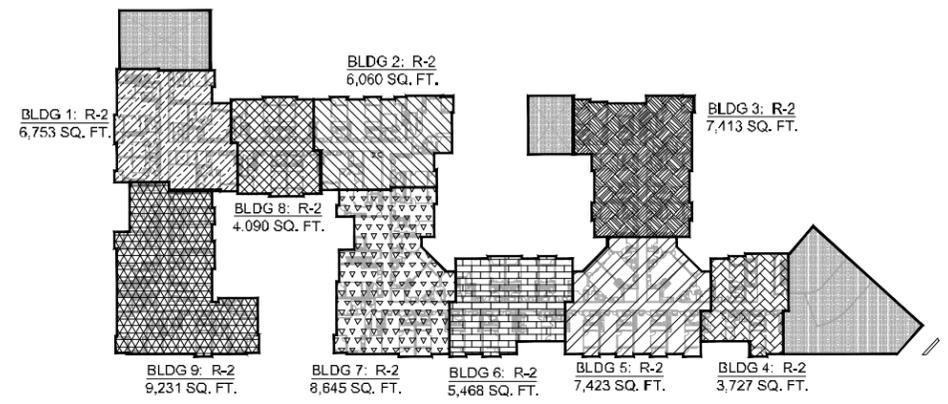
A_a = Allowable area
 A_t = Tabular allowable area = 24,000
 NS = Tabular allowable area factor for nonsprinklered building = 24,000
 I_f = Frontage increase = 0 (not taken)
 S_n = Stories, not to exceed 2 = 2

$A_a = [24,000 + (24,000 \times 0)] \times 2 = 48,000$ SF allowable area

Chart below demonstrate that building areas comply under the 48,000 sf allowable area.

Building #	Occupancy	Level 1	Level 2	Level 3	Level 4	Level 5	Total Area SF
Building 2	R-2	6,060	6,060	6,060	6,060	6,060	36,360
Building 5	R-2	7,423	7,423	7,423	6,585	4,388	33,243
Building 6	R-2	5,468	5,468	5,468	4,291	3,152	23,887
Building 7	R-2	8,645	8,645	8,645	7,584	3,812	30,111
Building 8	R-2	4,090	4,090	4,090	4,090	4,090	20,450
Building 9	R-2	9,231	9,231	9,231	8,365	5,185	41,233

BUILDING B - LEVEL 3



Type IIIA Allowable Area Calculation
 Mixed-occupancy, multistory buildings (CBC 506.2.4)

$A_a = [A_t + (NS \times I_f)]$

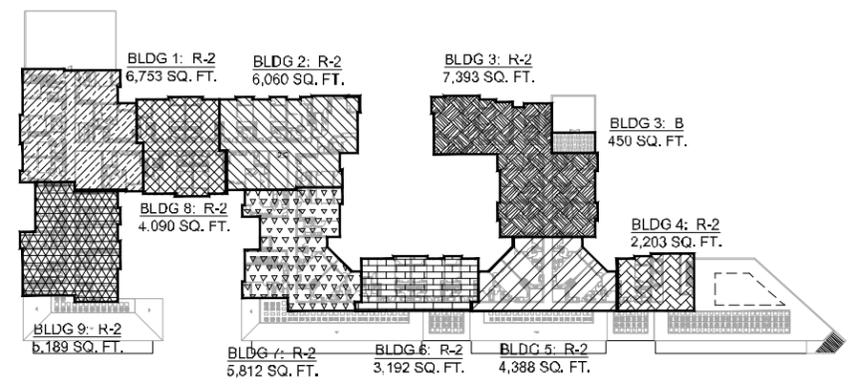
A_a = Allowable area
 A_t = A-3 Tabular allowable area = 14,000
 A_t = R-2 Tabular allowable area = 24,000
 A_t = B Tabular allowable area = 28,500

No sprinkler increase taken for area.
 No frontage increase taken.

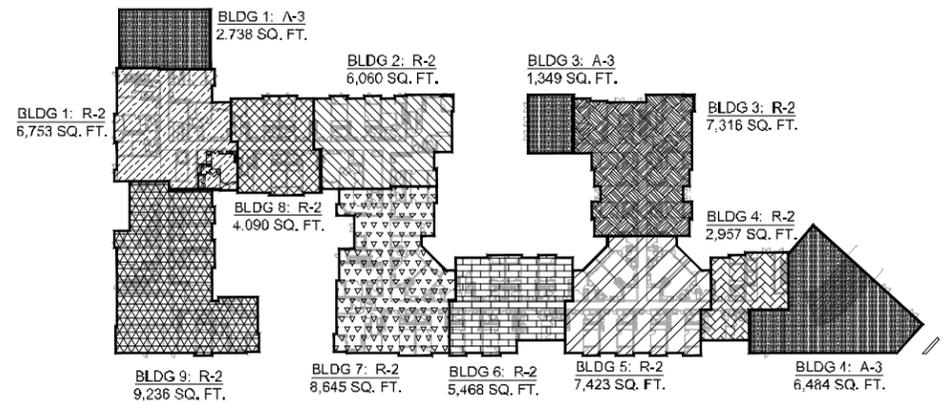
A_a = A-3 Allowable area = [14,000 + (0)] = 14,000 SF Allowable area (A-3)
 A_a = R-2 Allowable area = [24,000 + (0)] = 24,000 SF Allowable area (R-2)

The sum of all ratios as seen in chart below is less than 2.

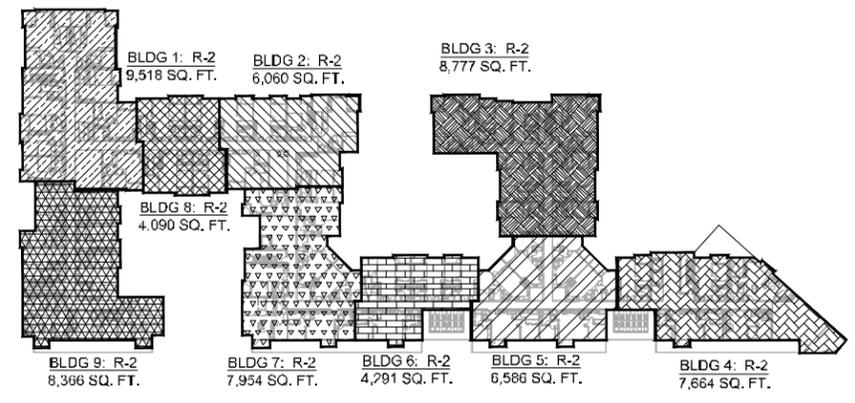
Building #	Occupancy	Level 1	Level 2	Level 3	Level 4	Level 5	Total Area SF
Building 1	R-2	6,753	6,753	6,518	6,518	6,753	30,295
	A-3	2,738	0	0	0	0	2,738
	Ratio R-2	0.78	0.78	0.40	0.40	0.78	1.64
	Ratio A-3	0.20	---	---	---	---	0.20
	Ratio total (R-2) + (A-3)						1.83
Building 2	R-2	7,316	7,413	6,777	6,777	7,393	39,676
	A-3	1,349	0	0	0	0	1,349
	B	0	0	0	0	150	150
	Ratio R-2	0.30	0.31	0.37	0.37	0.31	1.65
	Ratio A-3	0.10	---	---	---	---	0.10
	Ratio B	---	---	---	---	0.02	0.02
	Ratio total (R-2) + (A-3) + (B)						1.77
Building 4	R-2	2,957	3,727	3,361	7,661	2,203	25,912
	A-3	6,484	0	0	0	0	6,484
	Ratio R-2	0.12	0.16	0.30	0.32	0.09	1.09
	Ratio A-3	0.46	---	---	---	---	0.46
	Ratio total (R-2) + (A-3)						1.54



BUILDING B - LEVEL 5



BUILDING B - LEVEL 2



BUILDING B - LEVEL 4

BUILDING B - LEVEL 1



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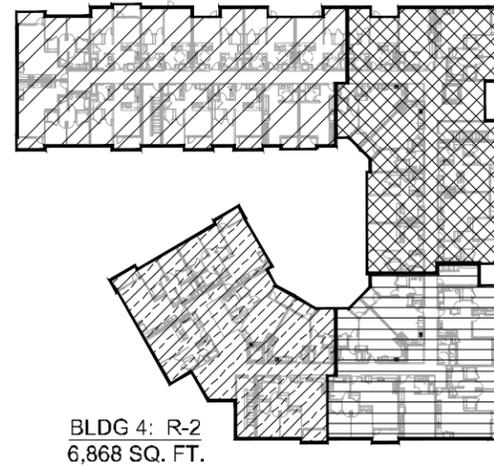
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CODE COMPLIANCE
 BUILDING B AREA CALCULATIONS

A1.2.5

BLDG 1: R-2
10,079 SQ. FT.



BLDG 2: R-2
8,547 SQ. FT.

BLDG 3: R-2
6,181 SQ. FT.

BLDG 4: R-2
6,868 SQ. FT.

Type IIIA, R-2 Allowable Area Calculation
Single Occupancy, multistory buildings (CBC 506.2.3)

$$A_s = [A_t + (NS \times I_f)] \times S_n$$

A_s = Allowable area
 A_t = Tabular allowable area = 24,000
 NS = Tabular allowable area factor for nonsprinklered building = 24,000
 I = Frontage increase = 0 (not taken)
 S_n = Stories, not to exceed 2 = 2

$$A_s = [24,000 + (24,000 \times 0)] \times 2 = 48,000 \text{ SF allowable area}$$

Chart below demonstrate that building areas comply under the 48,000 sf allowable area.

BUILDING C							
Building #	Occupancy	Level 1	Level 2	Level 3	Level 4	Level 5	Total Area SF
Building 1	R-2	10,079	10,079	10,079	6,221	6,221	42,679
Building 2	R-2	8,547	8,547	8,547	8,547	8,547	42,745
Building 3	R-2	6,181	6,181	6,181	6,181	6,181	30,905

Type IIIA Allowable Area Calculation
Mixed-occupancy, multistory buildings (CBC 506.2.4)

$$A_s = [A_t + (NS \times I_f)]$$

A_s = Allowable area
 A_t = A-3 Tabular allowable area = 14,000
 A_t = R-2 Tabular allowable area = 24,000

No sprinkler increase taken for area.
 No frontage increase taken.

$$A_s = A-3 \text{ Allowable area} = [14,000 + (0)] = 14,000 \text{ SF Allowable area (A-3)}$$

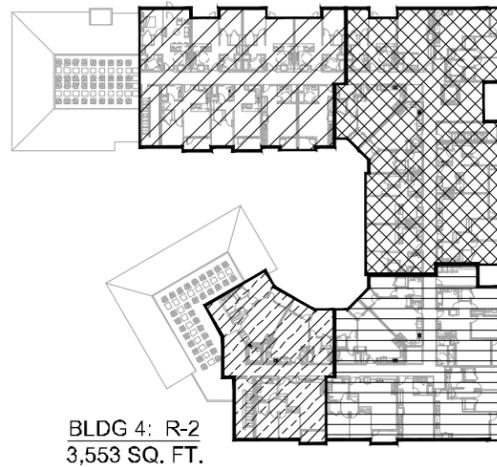
$$A_s = R-2 \text{ Allowable area} = [24,000 + (0)] = 24,000 \text{ SF Allowable area (R-2)}$$

The sum of all ratios as seen in chart below is less than 2.

Building #	Occupancy	Level 1	Level 2	Level 3	Level 4	Level 5	Total Area SF
Building 4	R-2	3,019	3,868	3,968	3,553	3,553	17,960
	A-3	3,196	0	0	0	0	3,196
Ratio R-2		0.13	0.15	0.16	0.15	0.15	0.74
Ratio A-3		0.23					0.23
Ratio total (R-2) + (A-3)							0.97

BUILDING C - LEVEL 3

BLDG 1: R-2
6,221 SQ. FT.

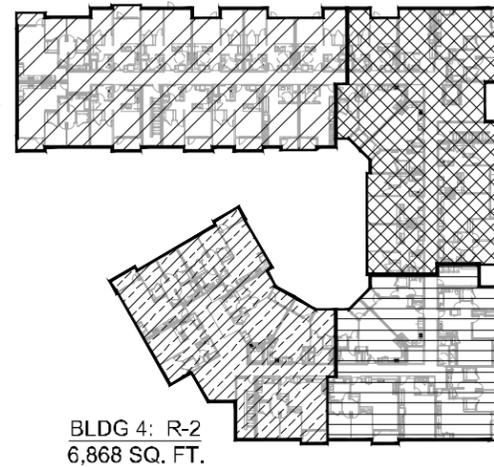


BLDG 2: R-2
8,547 SQ. FT.

BLDG 3: R-2
6,181 SQ. FT.

BLDG 4: R-2
3,553 SQ. FT.

BLDG 1: R-2
10,079 SQ. FT.



BLDG 2: R-2
8,547 SQ. FT.

BLDG 3: R-2
6,181 SQ. FT.

BLDG 4: R-2
6,868 SQ. FT.

BUILDING C - LEVEL 5

BUILDING C - LEVEL 2

BLDG 1: R-2
6,221 SQ. FT.



BLDG 2: R-2
8,547 SQ. FT.

BLDG 3: R-2
6,181 SQ. FT.

BLDG 4: R-2
3,553 SQ. FT.

BLDG 1: R-2
10,079 SQ. FT.



BLDG 2: R-2
8,547 SQ. FT.

BLDG 3: R-2
6,181 SQ. FT.

BLDG 4: A-3
3,196 SQ. FT.

BLDG 4: R-2
3,018 SQ. FT.

BUILDING C - LEVEL 4

BUILDING C - LEVEL 1

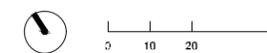


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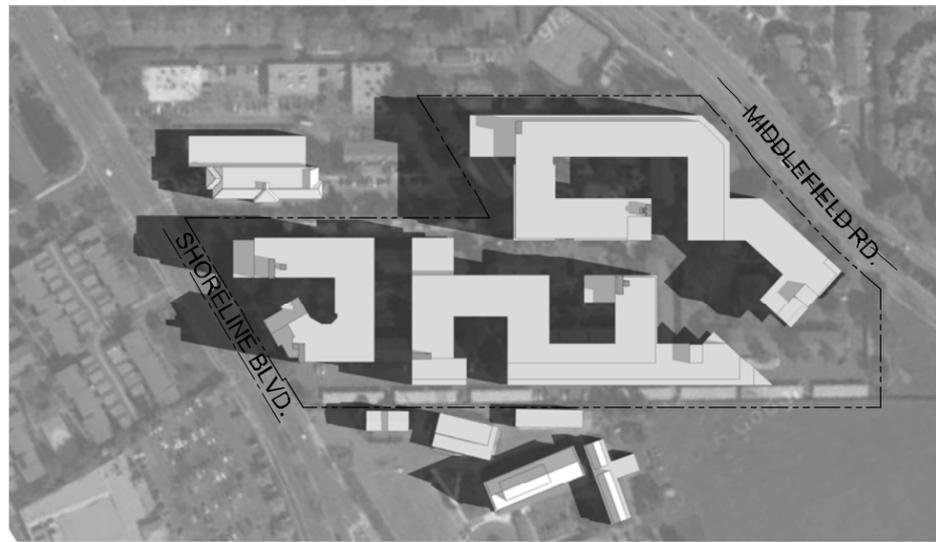
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CODE COMPLIANCE
 BUILDING C AREA CALCULATIONS

A1.2.6



JANUARY 9 AM



JANUARY 12 PM



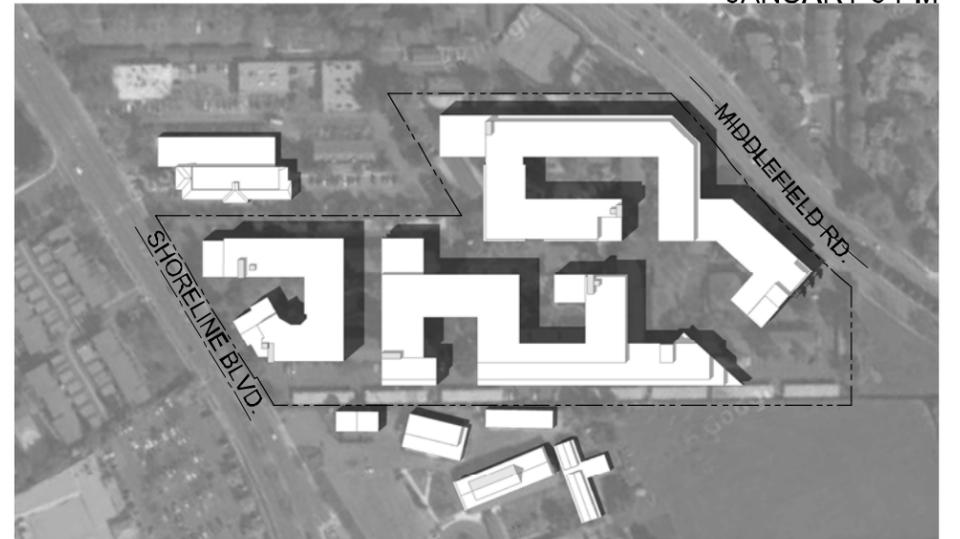
JANUARY 3 PM



JUNE 9 AM



JUNE 12 PM



JUNE 3 PM



SEPTEMBER 9 AM



SEPTEMBER 12 PM



SEPTEMBER 3 PM



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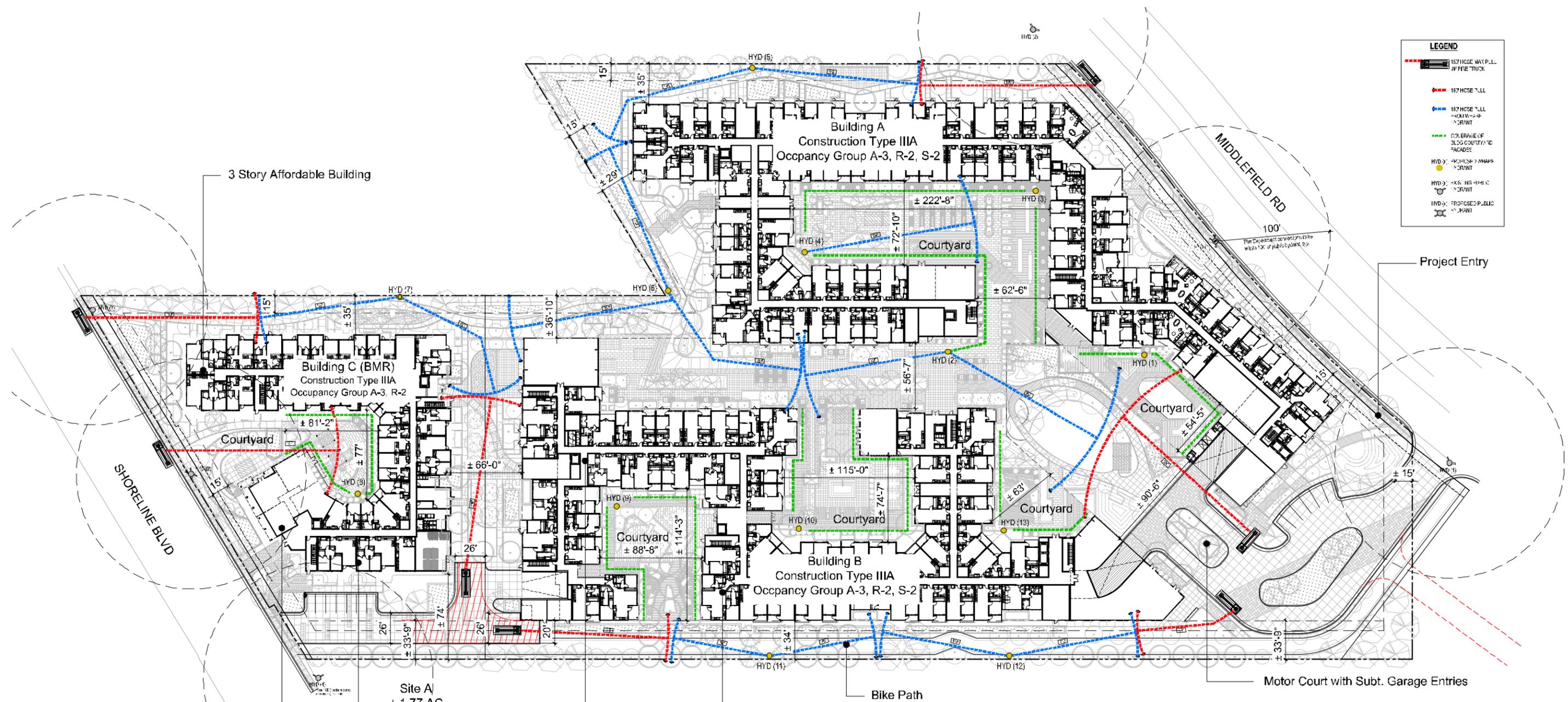
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SOLAR STUDY

A1.3.1



LEGEND

- 157' HOSE W/ P.L.L. W/ FIRE TRUCK
- 100' HOSE P.L.L.
- 157' HOSE P.L.L. 100' W/ P.L.L. W/ FIRE TRUCK
- COVERAGE OF BLDG COURTYARD FRAGILES
- HYD (1) - FIREHOUSE W/ WHARF W/ TRUCK
- HYD (2) - FIREHOUSE W/ WHARF W/ TRUCK
- HYD (3) - FIREHOUSE W/ WHARF W/ TRUCK

3 Story Affordable Building

Building C (BMR)
Construction Type IIIA
Occupancy Group A-3, R-2

Building A
Construction Type IIIA
Occupancy Group A-3, R-2, S-2

Building B
Construction Type IIIA
Occupancy Group A-3, R-2, S-2

Site A
± 1.77 AC

Stepback: 3 Story Affordable Building

5 Story Affordable Building
without Subterranea Parking

Stepbacks: Res. Building Stepbacks
to 4 and 3 levels along property edge

5 Story Residential Building Above
Subterranean Parking

Fire Department Meeting Minutes - Feb. 3, 2017

1. Proposed hydrants internal to the site would all want to be wharf hydrants. It was stated that City of Mountain View fire department prefers not to mix between standards and wharf hydrants on site. Street hydrants can remain as is.
2. The project will utilize wharf hydrants on site and not rely on standpipes for coverage of the building exteriors. Every portion of the exterior building wall will be within 150ft of a hydrant.
3. The two buildings along Middlefield (Bldg A & Bldg B) and the Shoreline building (Bldg C) will have separate systems. It was clarified that Bldg A & Bldg B share a subterranean parking garage. Therefore, Fire Department suggested Bldg A and Bldg B can use a single system.
4. Fire Department requested showing existing street hydrant locations.
5. Roof access would comply with CBC code regulations. Mountain View Fire Department did not have any other regulations and requirements outside of what code allows.
6. Fire Department connections are required to be 100ft from public hydrants.
7. Fire department clarified the requirement for 26ft drive aisles for fire access and inside turning radii to be 21ft for apparatus maneuvering.
8. Paving materials for the EVAs were requested to be handscaped.
9. For clear distinction, the EVAs will be clearly marked through signage and striping.

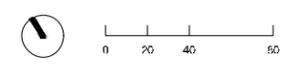


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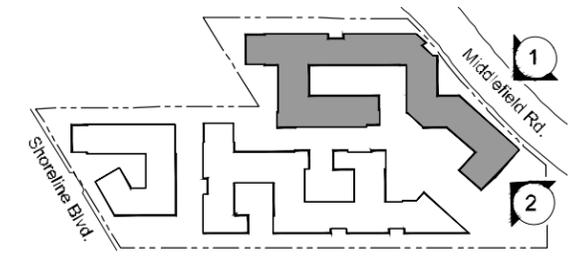
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FIRE ACCESS DIAGRAM
FIRE APPARATUS | WHARF HYDRANTS

A1.3.2



Key Map n.t.s.



1. Middlefield Rd. Elevation



2. Motor Court Elevation

- Material Legend:**
1. Stucco
 2. Composite Wood Panel
 3. Cementitious Panel
 4. Cementitious Siding
 5. Masonry Veneer
 6. Vinyl Window
 7. Metal Awning
 8. Metal Railing
 9. Storefront
 10. Composite Roof
 11. Metal Roof
 12. Decorative Canopy
 13. Decorative Rafter Tails
 14. Garage Entry
 15. Ground Floor Porches
 16. Decorative Metal Railing



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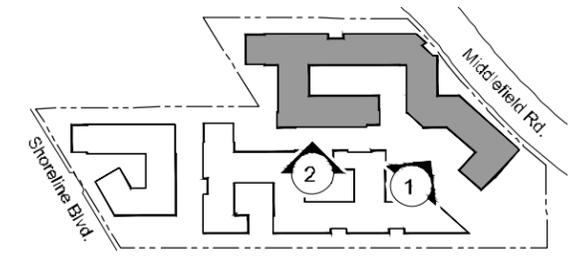
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BUILDING A ELEVATIONS

A2.1.0



Key Map n.t.s.



1. Pool Courtyard Elevation



2. Paseo Elevation

- Material Legend:**
1. Stucco
 2. Composite Wood Panel
 3. Cementitious Panel
 4. Cementitious Siding
 5. Masonry Veneer
 6. Vinyl Window
 7. Metal Awning
 8. Metal Railing
 9. Storefront
 10. Composite Roof
 11. Metal Roof
 12. Decorative Canopy
 13. Decorative Rafter Tails
 14. Garage Entry
 15. Ground Floor Porches
 16. Decorative Metal Railing

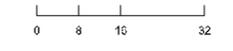


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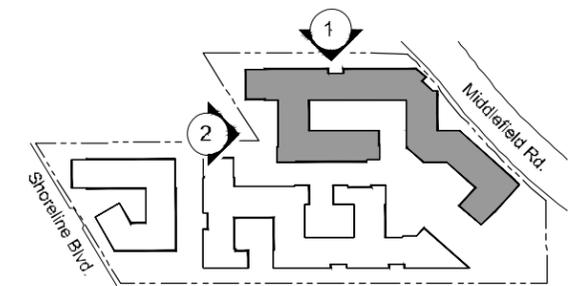
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MOUNTAIN VIEW, CA # 2016-0479

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BUILDING A ELEVATIONS

A2.1.1



Key Map n.t.s.



1. North Elevation



2. West Elevation

- Material Legend:**
1. Stucco
 2. Composite Wood Panel
 3. Cementitious Panel
 4. Cementitious Siding
 5. Masonry Veneer
 6. Vinyl Window
 7. Metal Awning
 8. Metal Railing
 9. Storefront
 10. Composite Roof
 11. Metal Roof
 12. Decorative Canopy
 13. Decorative Rafter Tails
 14. Garage Entry
 15. Ground Floor Porches
 16. Decorative Metal Railing



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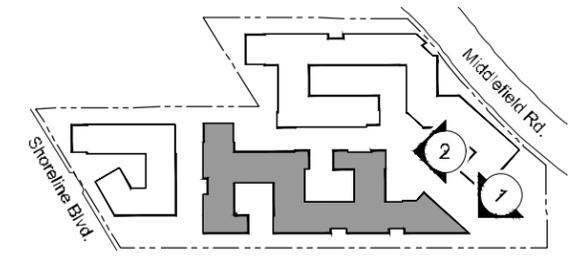
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BUILDING A ELEVATIONS

A2.1.2



Key Map n.t.s.



1. Motor Court Elevation



2. Courtyard Elevation

Material Legend:

1. Stucco
2. Composite Wood Panel
3. Cementitious Panel
4. Cementitious Siding
5. Masonry Veneer
6. Vinyl Window
7. Metal Awning
8. Metal Railing
9. Storefront
10. Decorative Metal Railing
11. Decorative Metal Fins
12. Decorative Rafter Tail
13. Composite Roof
14. Metal Roof
15. Garage Entry



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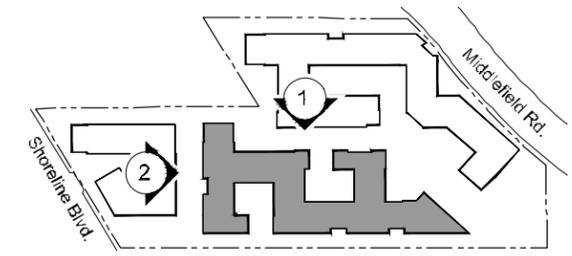
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FORMAL PLANNING REVIEW #3
APRIL 17, 2019



BUILDING B ELEVATIONS

A2.2.0



Key Map n.t.s.



1. Paseo Elevation



2. West Elevation

- Material Legend:**
1. Stucco
 2. Composite Wood Panel
 3. Cementitious Panel
 4. Cementitious Siding
 5. Masonry Veneer
 6. Vinyl Window
 7. Metal Awning
 8. Metal Railing
 9. Storefront
 10. Decorative Metal Railing
 11. Decorative Metal Fins
 12. Decorative Rafter Tail
 13. Composite Roof
 14. Metal Roof
 15. Garage Entry



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BUILDING B ELEVATIONS

A2.2.1



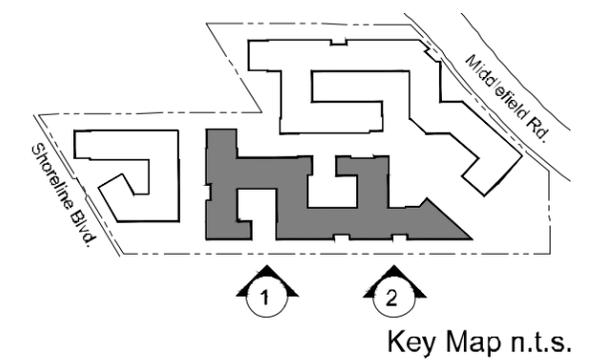
1. Partial South Elevation



2. Partial South Elevation



3. Full South Elevation



- Material Legend:**
1. Stucco
 2. Composite Wood Panel
 3. Cementitious Panel
 4. Cementitious Siding
 5. Masonry Veneer
 6. Vinyl Window
 7. Metal Awning
 8. Metal Railing
 9. Storefront
 10. Decorative Metal Railing
 11. Decorative Metal Fins
 12. Decorative Rafter Tail
 13. Composite Roof
 14. Metal Roof
 15. Garage Entry



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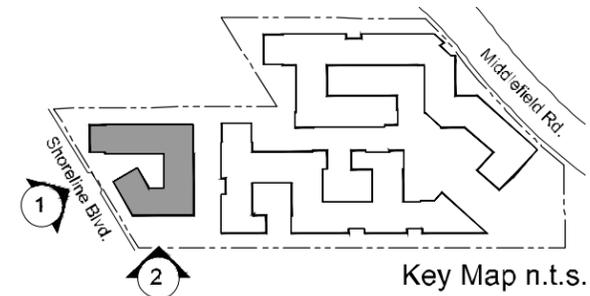
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BUILDING B ELEVATIONS

A2.2.2



1. Shoreline Blvd. Elevation



Material Legend:

- 1. Stucco
- 2. Composite Wood Panel
- 3. Cementitious Siding
- 4. Masonry Veneer
- 5. Vinyl Window
- 6. Metal Awning
- 7. Decorative Metal Railing
- 8. Metal Railing
- 9. Decorative Metal Fins
- 10. Storefront
- 11. Metal Roof
- 12. Composite Roof
- 13. Garage Entry
- 14. Ground Level Porches
- 15. Metal Canopy

2. South Elevation

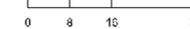


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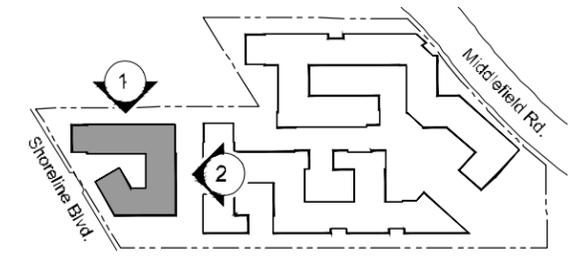
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BUILDING C ELEVATIONS

A2.3.0



Key Map n.t.s.



1. North Elevation



2. East Elevation

- Material Legend:**
- 1. Stucco
 - 2. Composite Wood Panel
 - 3. Cementitious Siding
 - 4. Masonry Veneer
 - 5. Vinyl Window
 - 6. Metal Awning
 - 7. Decorative Metal Railing
 - 8. Metal Railing
 - 9. Decorative Metal Fins
 - 10. Storefront
 - 11. Metal Roof
 - 12. Composite Roof
 - 13. Garage Entry
 - 14. Ground Level Porches
 - 15. Metal Canopy



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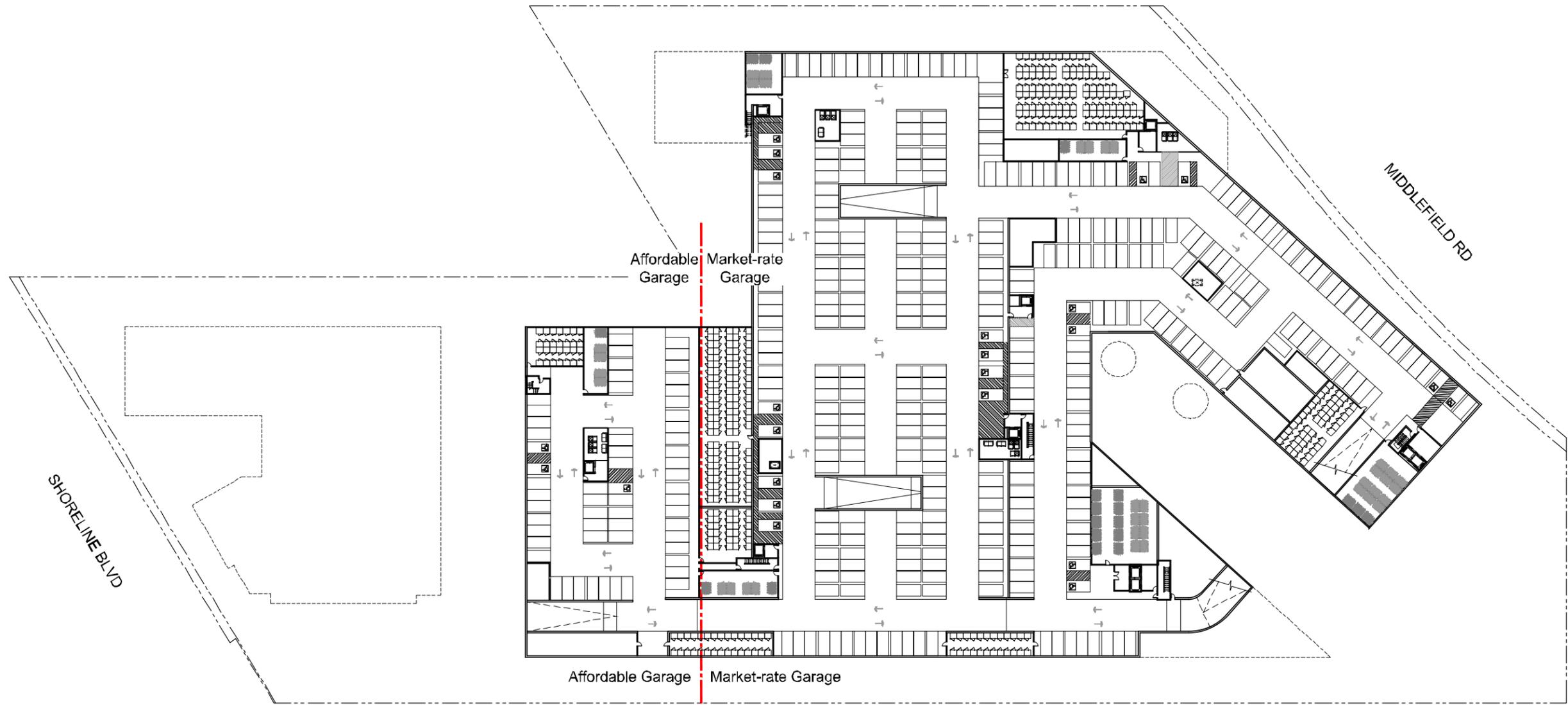
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BUILDING C ELEVATIONS

A2.3.1



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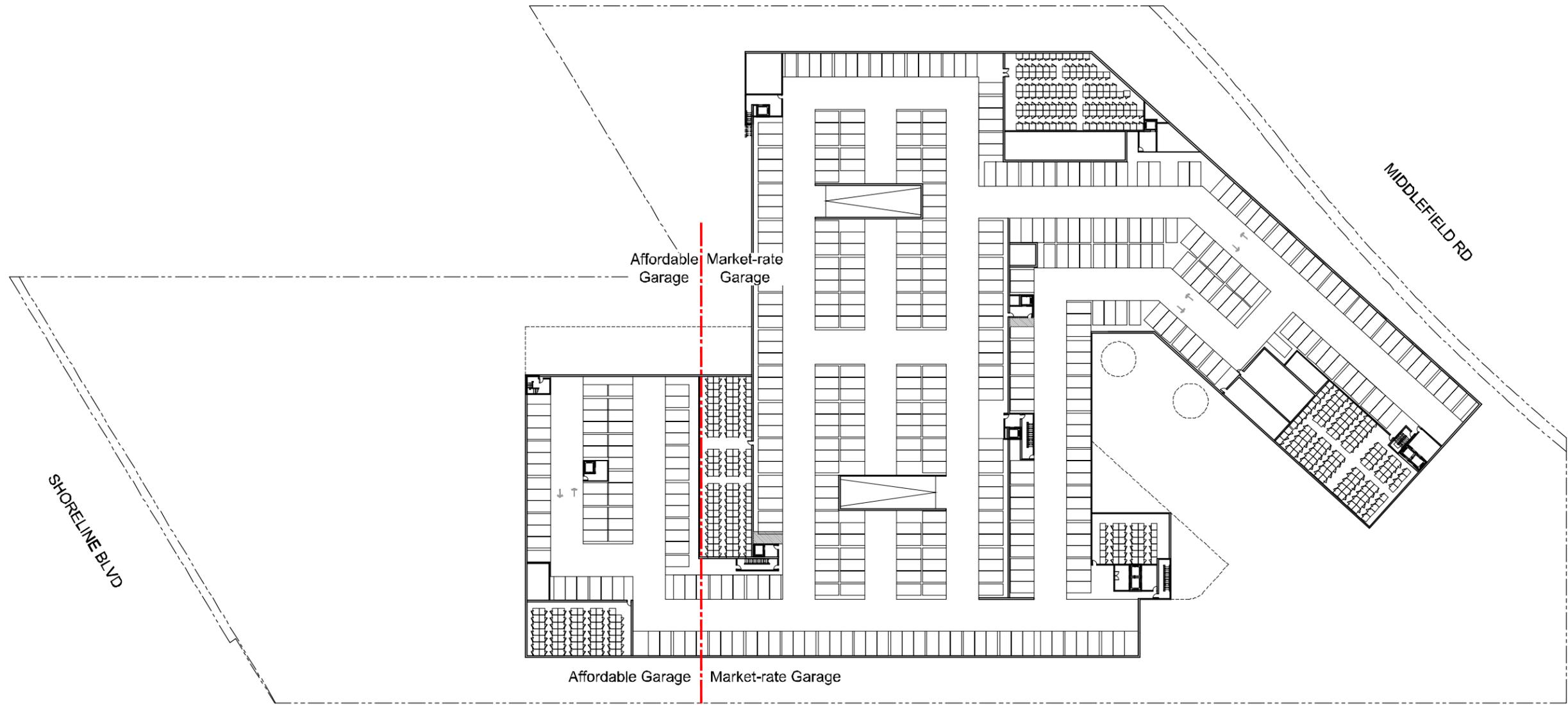
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GARAGE PLAN
 LEVEL 1 SUBTERRANEAN GARAGE

A3.0.0



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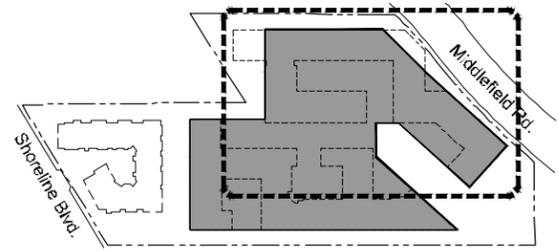
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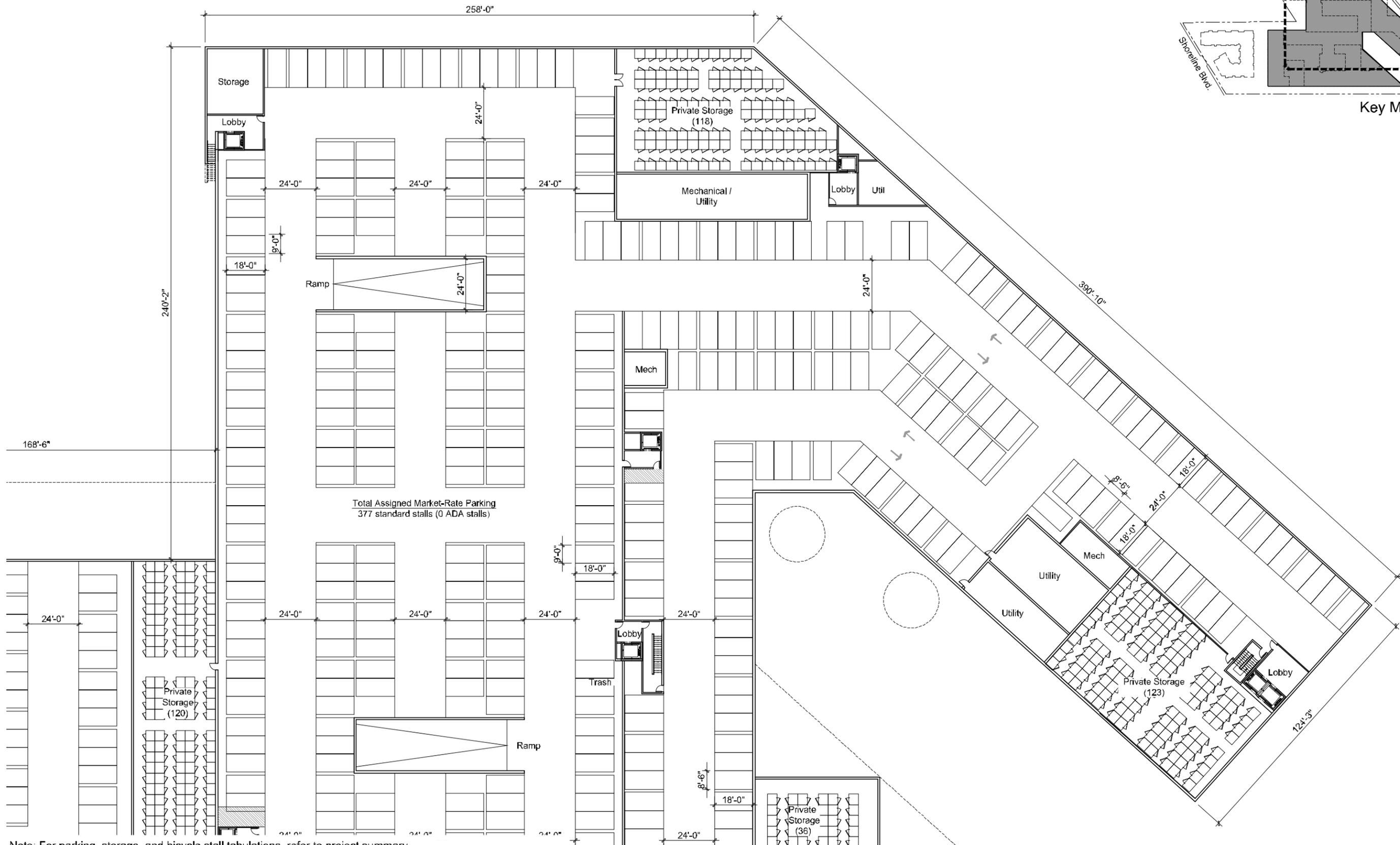


GARAGE PLAN
 LEVEL 2 SUBTERRANEAN GARAGE

A3.0.3



Key Map n.t.s.



Total Assigned Market-Rate Parking
377 standard stalls (0 ADA stalls)

Note: For parking, storage, and bicycle stall tabulations, refer to project summary.



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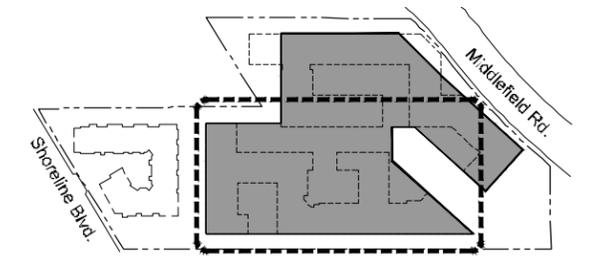
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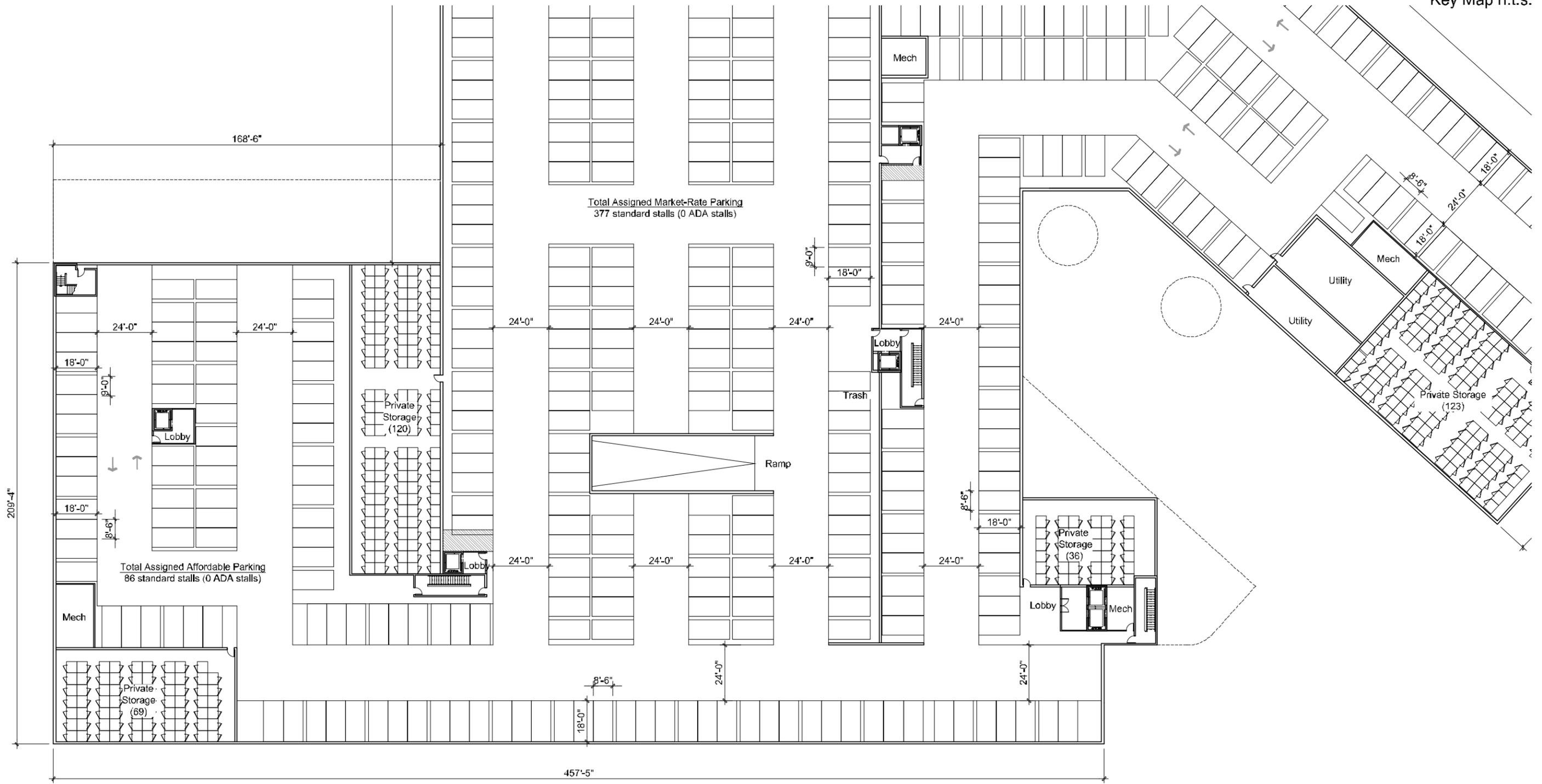


GARAGE PLAN
ENLARGED SUBTERRANEAN GARAGE - LVL 2

A3.0.4



Key Map n.t.s.



Total Assigned Market-Rate Parking
377 standard stalls (0 ADA stalls)

Total Assigned Affordable Parking
86 standard stalls (0 ADA stalls)

Private Storage
(120)

Private Storage
(123)

Private Storage
(69)

Private Storage
(36)

Note: For parking, storage, and bicycle stall tabulations, refer to project summary.



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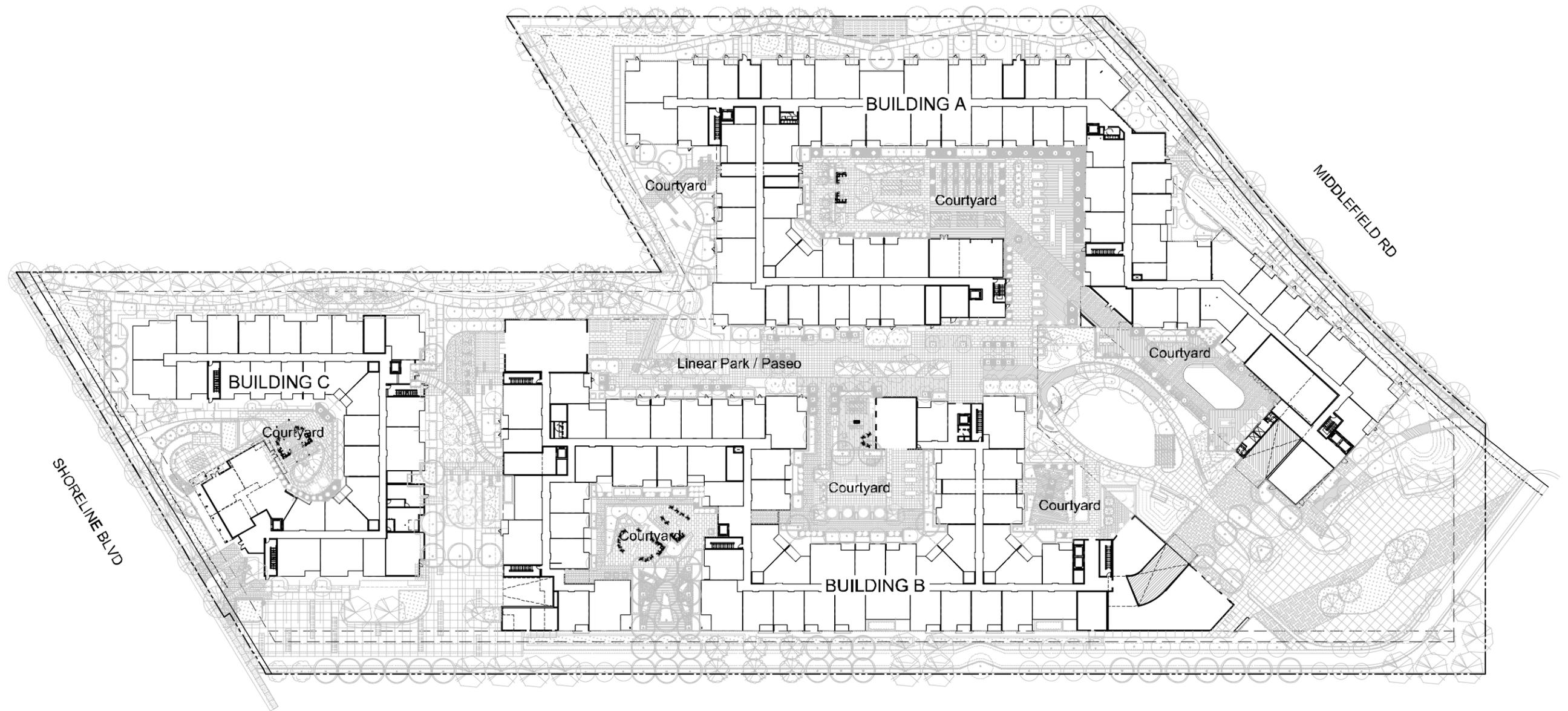
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GARAGE PLAN
ENLARGED SUBTERRANEAN GARAGE - LVL 2

A3.0.5



Note: For landscape and planting, refer to landscape plan.
 For site plan access and additional information, refer to civil plans.



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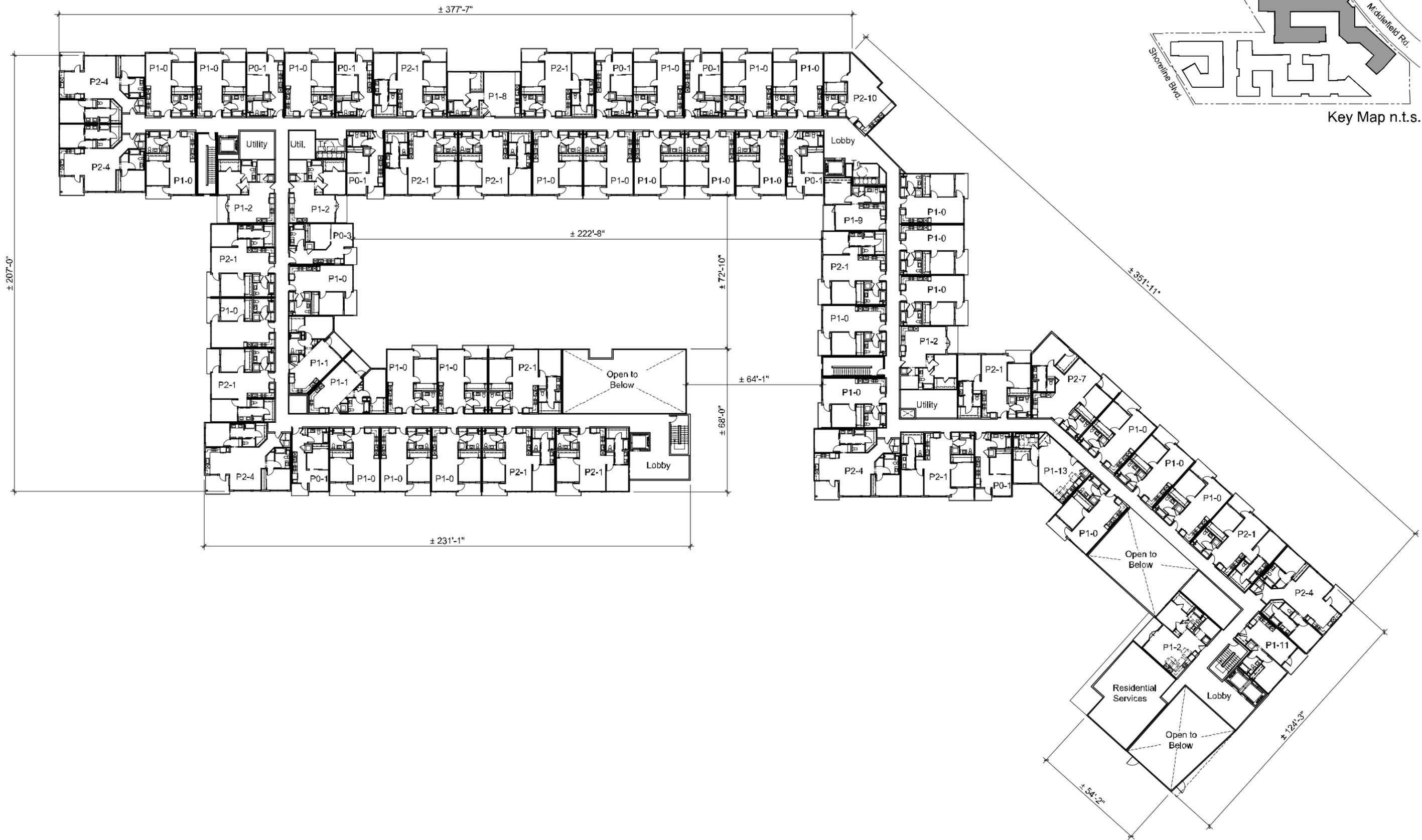
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0 20 40 60

BUILDING FLOOR PLANS
 Ground Level

A3.0.6



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BUILDING A FLOOR PLAN
 LEVEL 2

A3.1.1



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BUILDING A FLOOR PLAN
 LEVEL 3

A3.1.2



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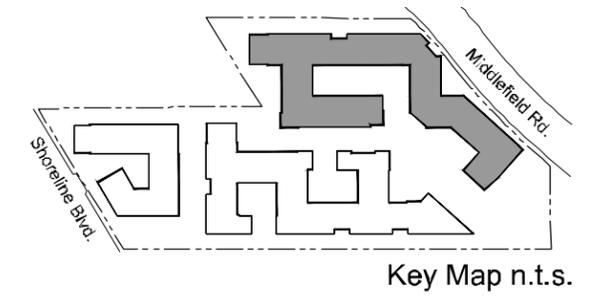
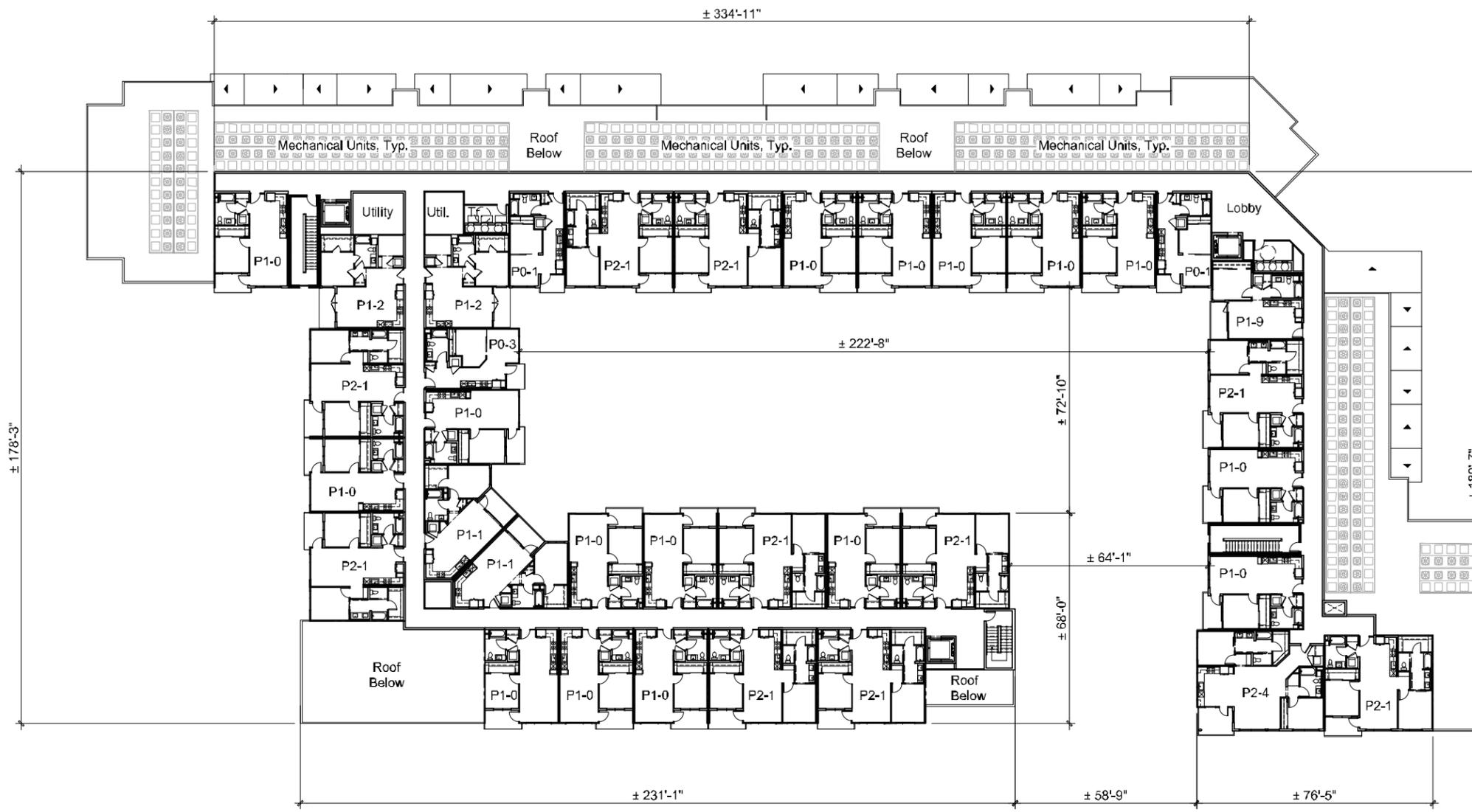
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BUILDING A FLOOR PLAN
 LEVEL 4

A3.1.3



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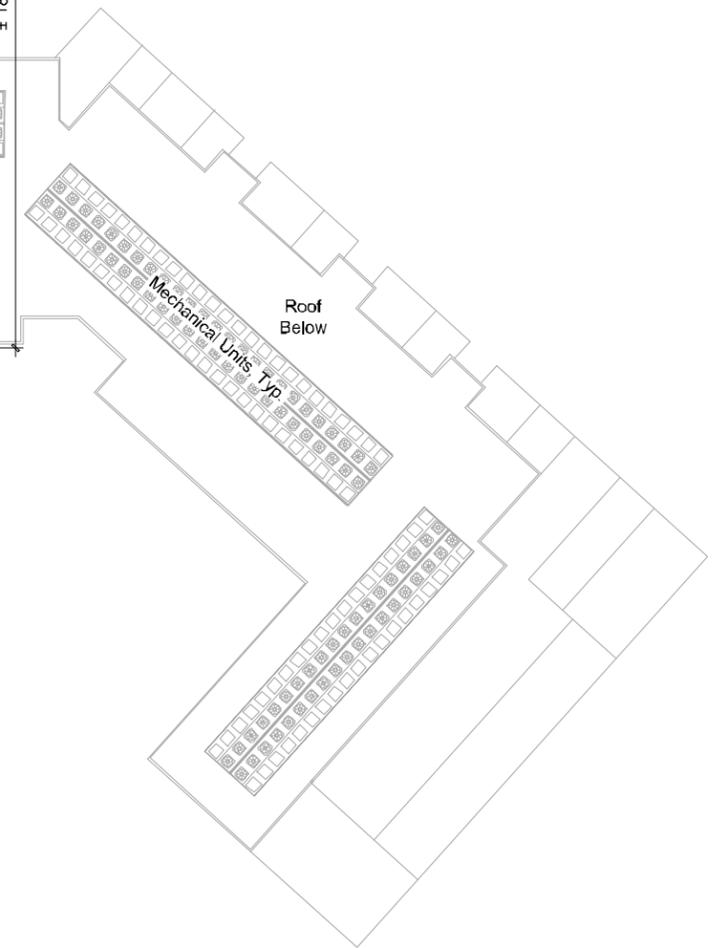
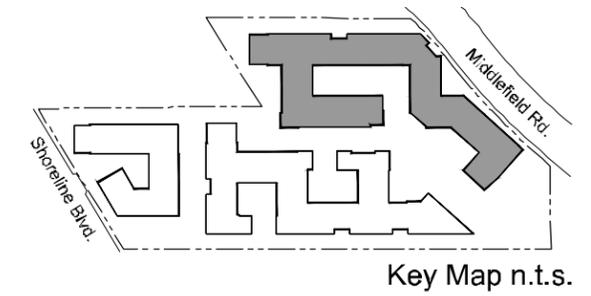
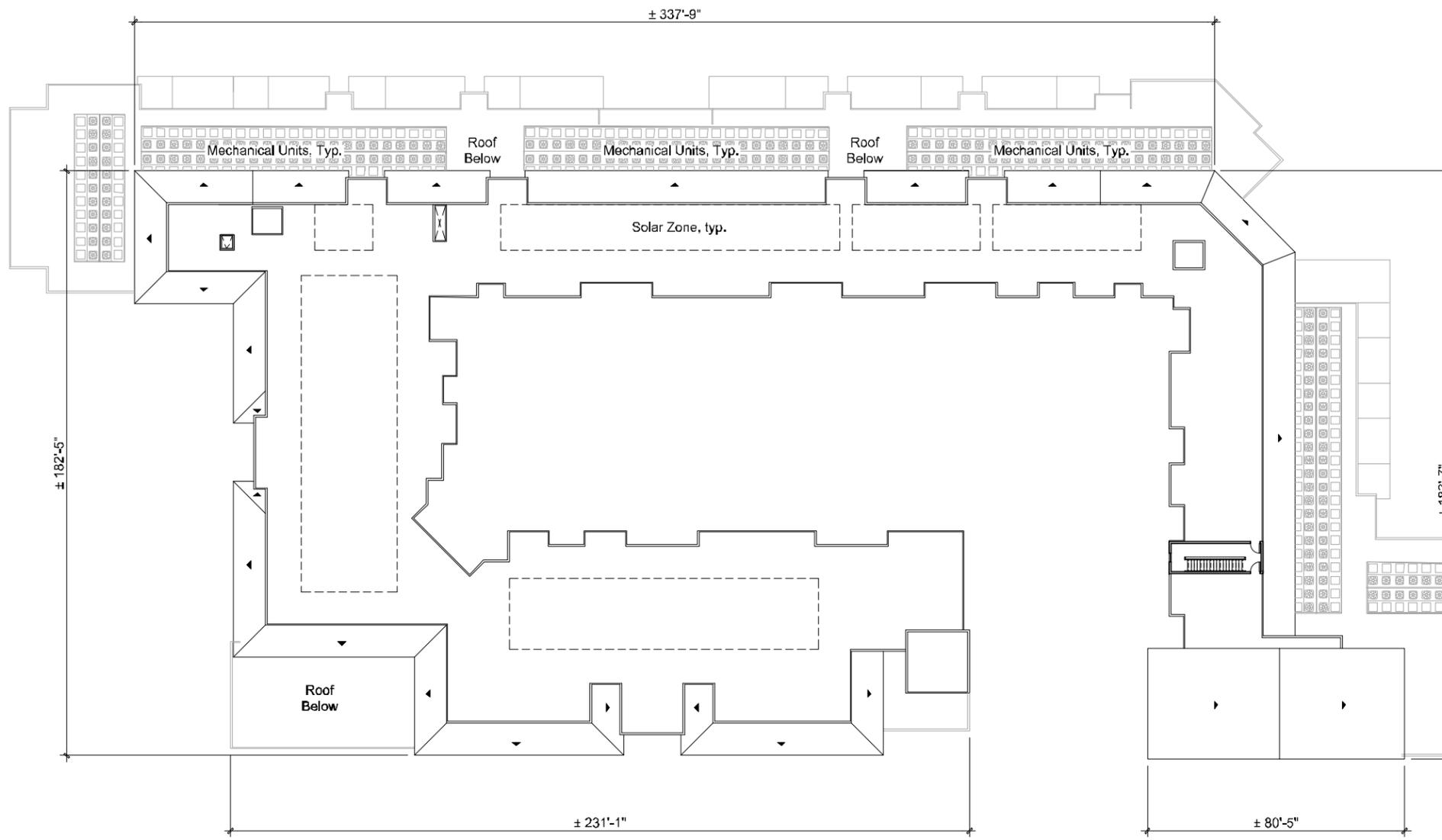
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BUILDING A FLOOR PLAN
 LEVEL 5

A3.1.4



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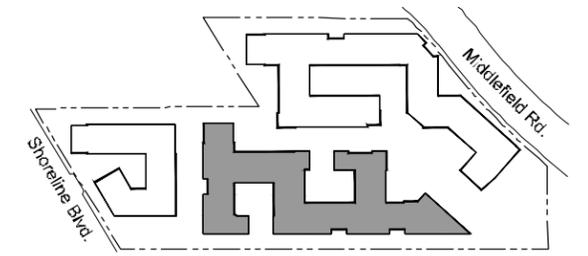
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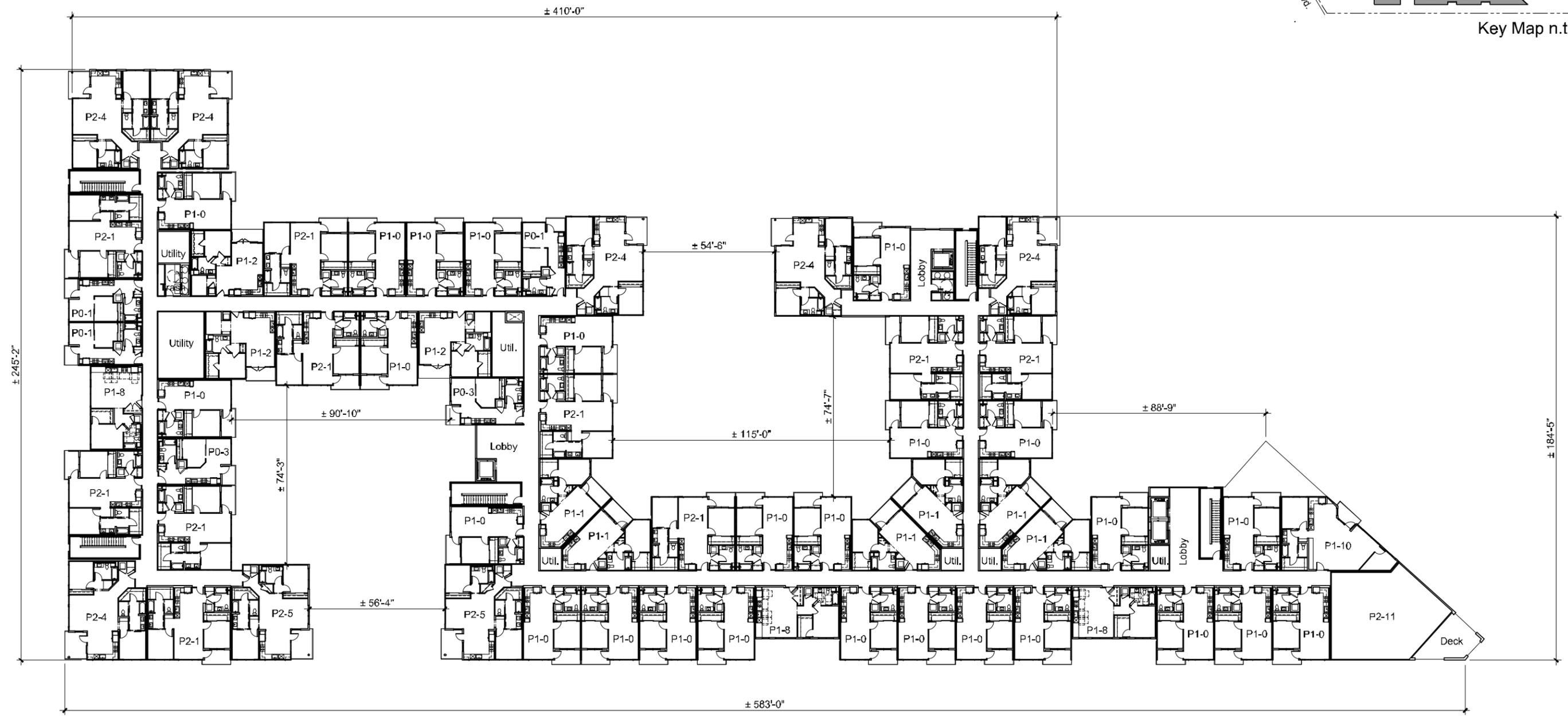


BUILDING A FLOOR PLAN
 ROOF PLAN

A3.1.5



Key Map n.t.s.

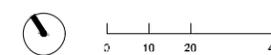


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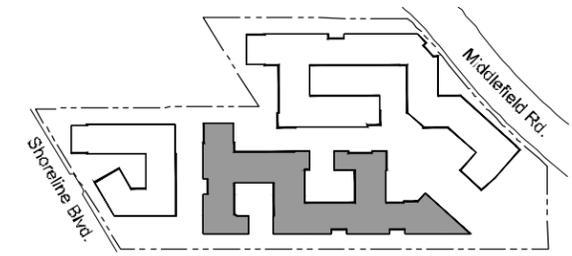
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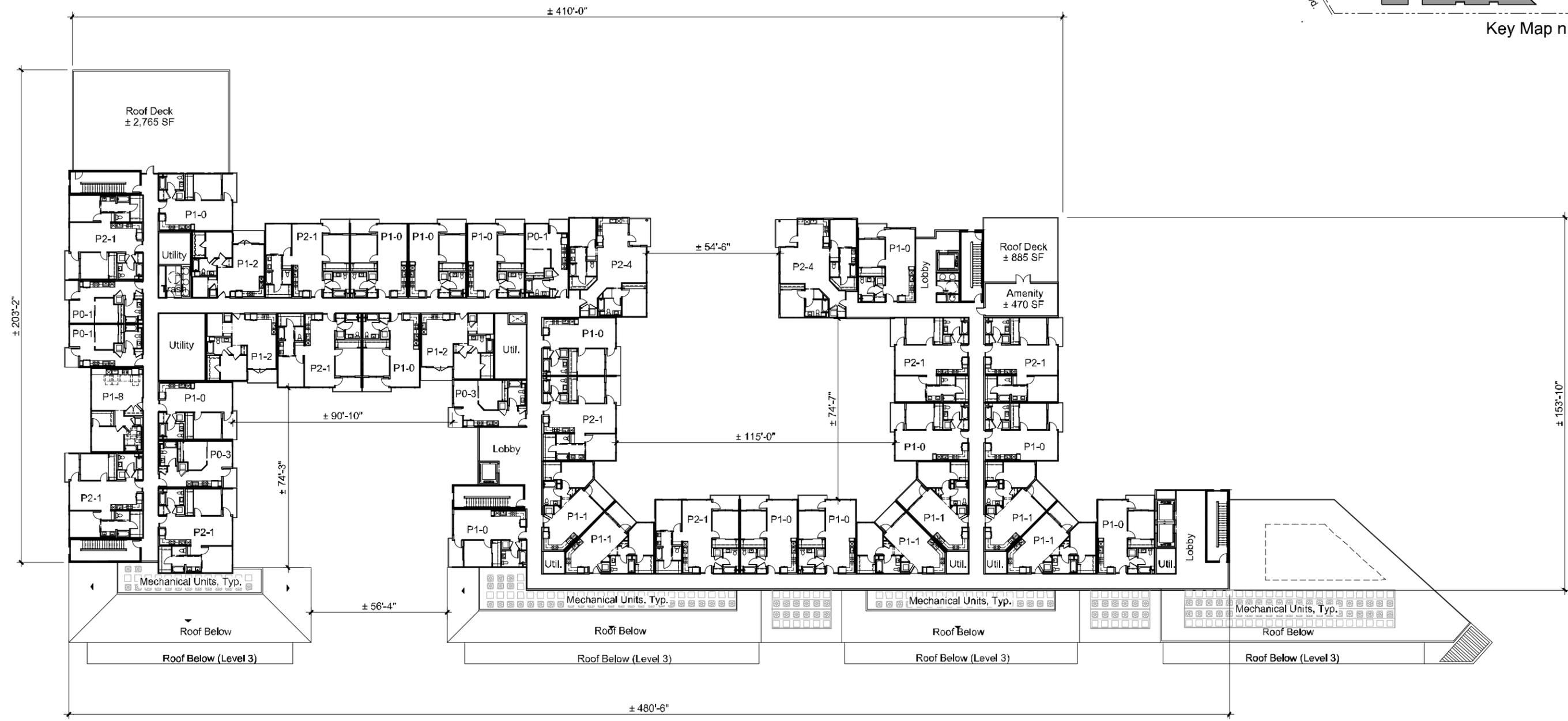


BUILDING B FLOOR PLAN
LEVEL 3

A3.2.2



Key Map n.t.s.



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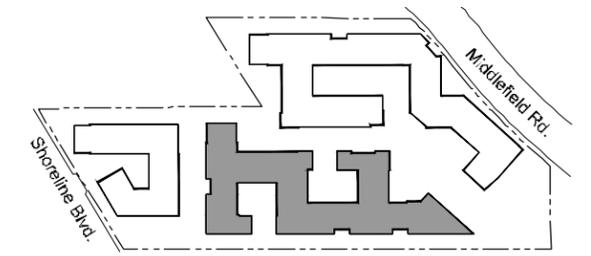
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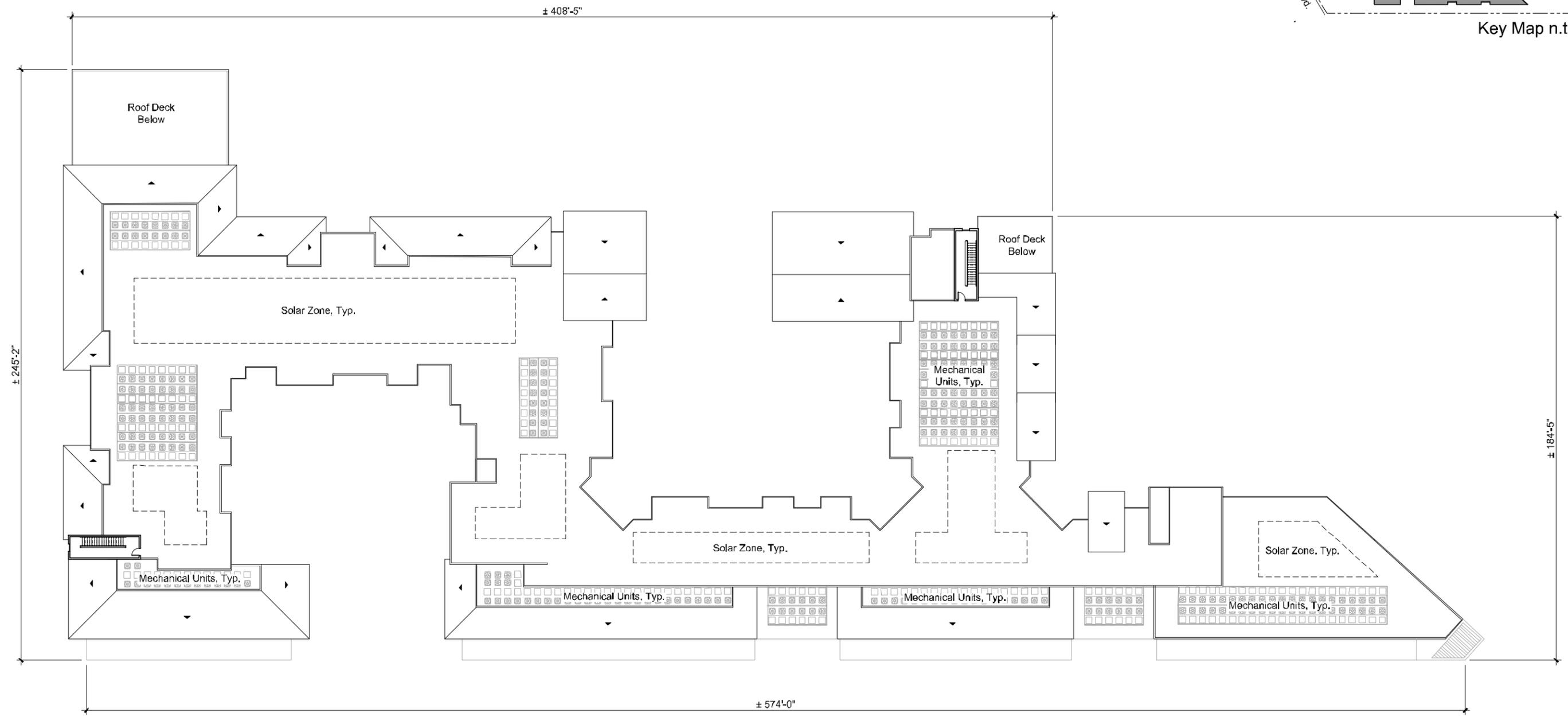


BUILDING B FLOOR PLANS
 LEVEL 5

A3.2.4



Key Map n.t.s.

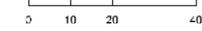


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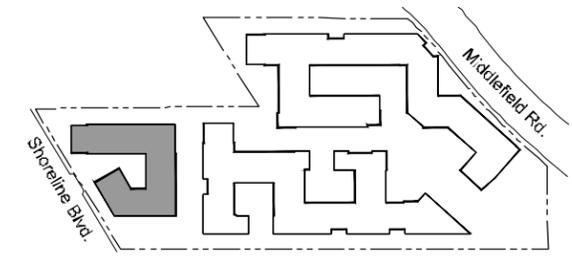
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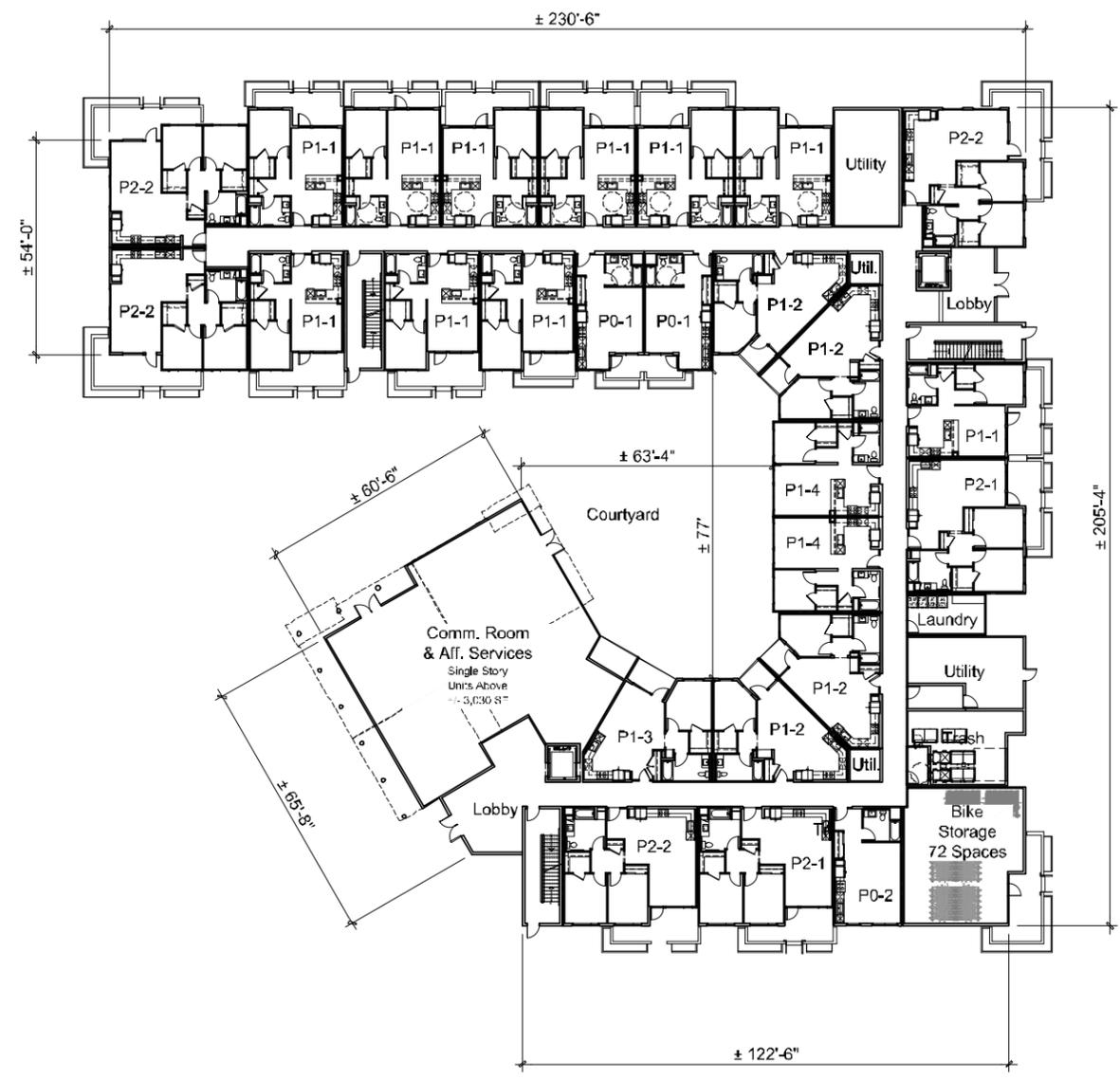


BUILDING B FLOOR PLAN
 ROOF PLAN

A3.2.5



Key Map n.t.s.



Note: For landscape and planting, refer to landscape plan
 For site information, refer to architectural site plan
 For parking, storage, and bicycle stall totals, refer to enlarged garage plan and project summary

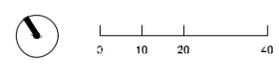


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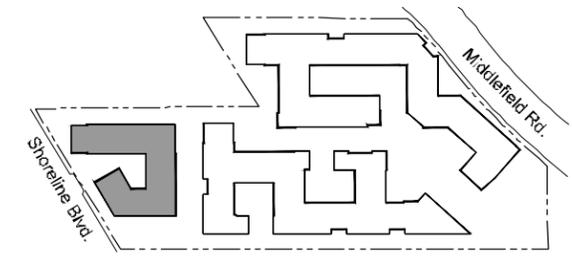
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BUILDING C FLOOR PLAN
 LEVEL 1

A3.3.0



Key Map n.t.s.



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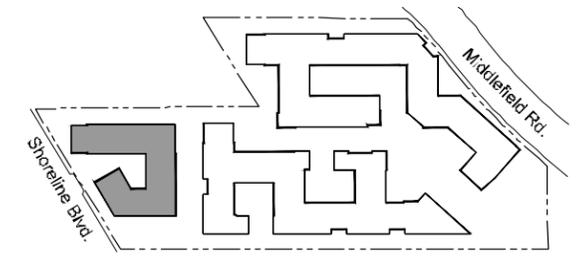
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BUILDING C FLOOR PLAN
LEVEL 2

A3.3.1



Key Map n.t.s.

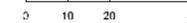


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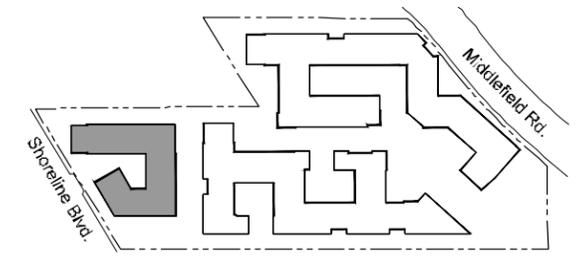
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BUILDING C FLOOR PLAN
LEVEL 3

A3.3.2



Key Map n.t.s.

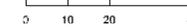


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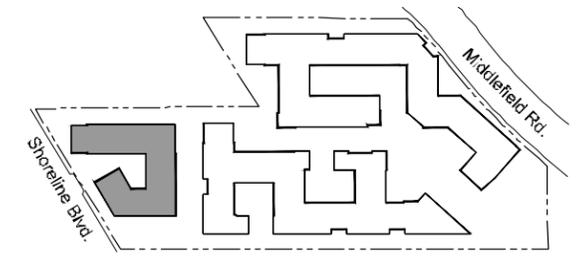
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BUILDING C FLOOR PLAN
 LEVEL 4

A3.3.3



Key Map n.t.s.

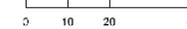


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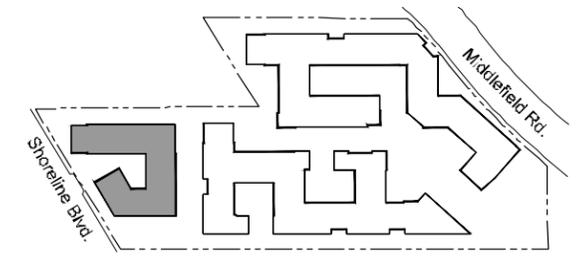
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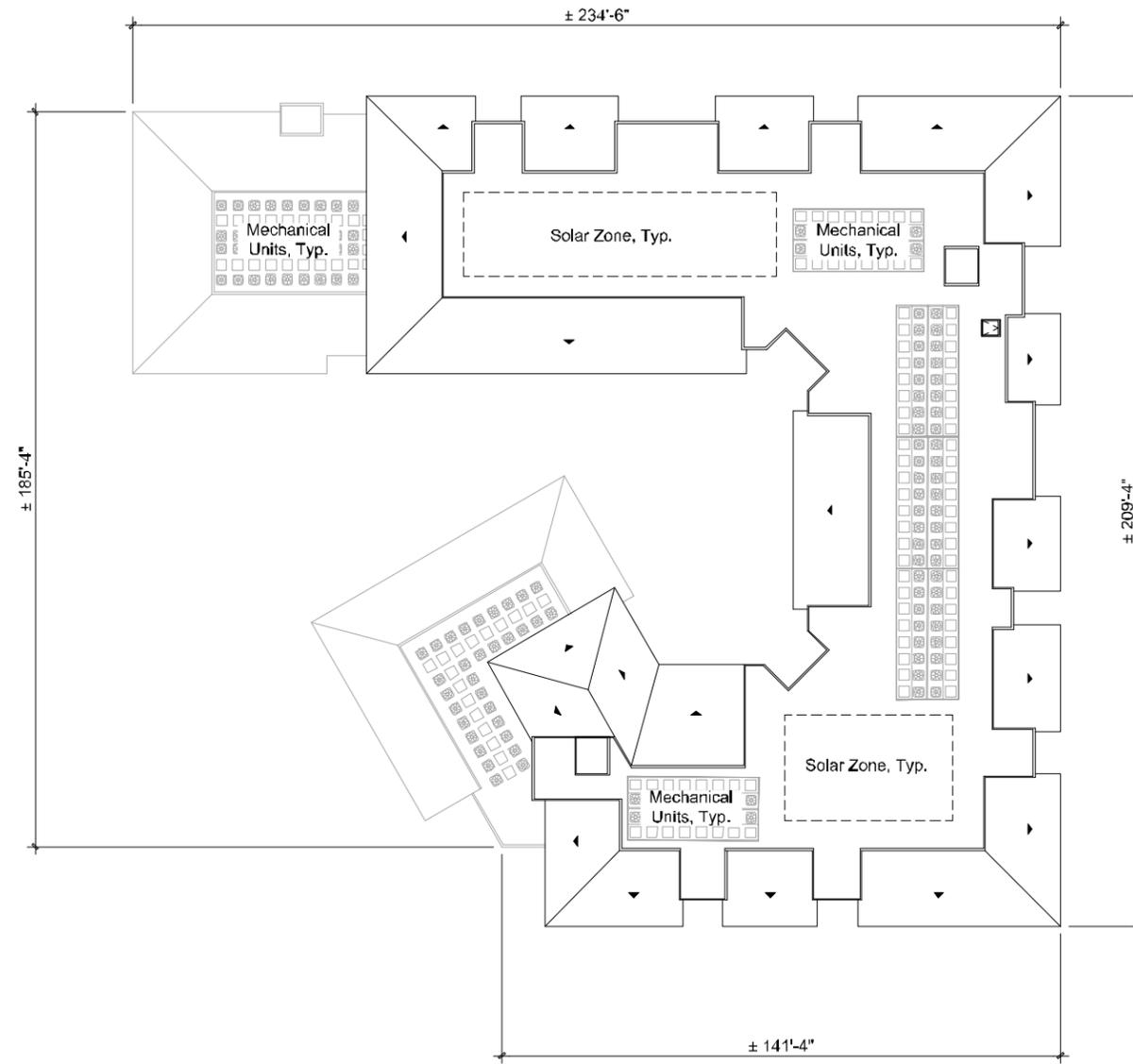


BUILDING C FLOOR PLAN
 LEVEL 5

A3.3.4



Key Map n.t.s.



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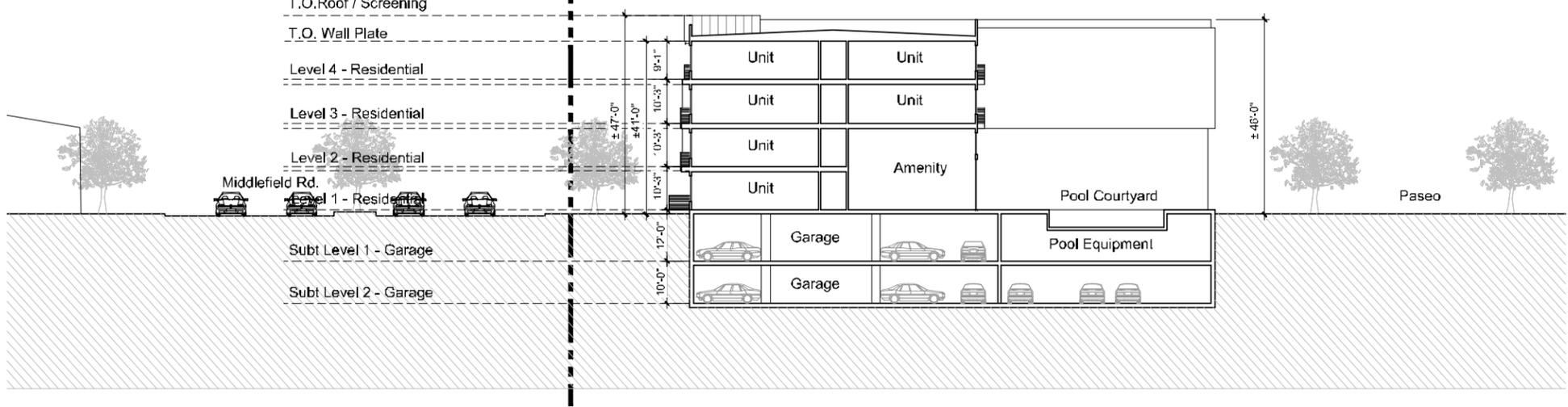
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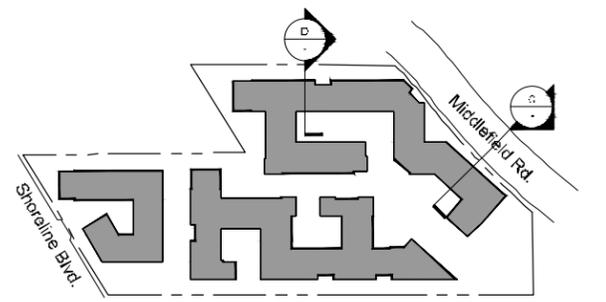
BUILDING C FLOOR PLAN
 ROOF LEVEL

A3.3.5

Max Bldg. Height: 65'-0"
 (Per El Camino Real Precise Plan: Height Bonus)
 Max Bldg. Height: 55'-0"
 (Per El Camino Real Precise Plan: Medium Intensity)

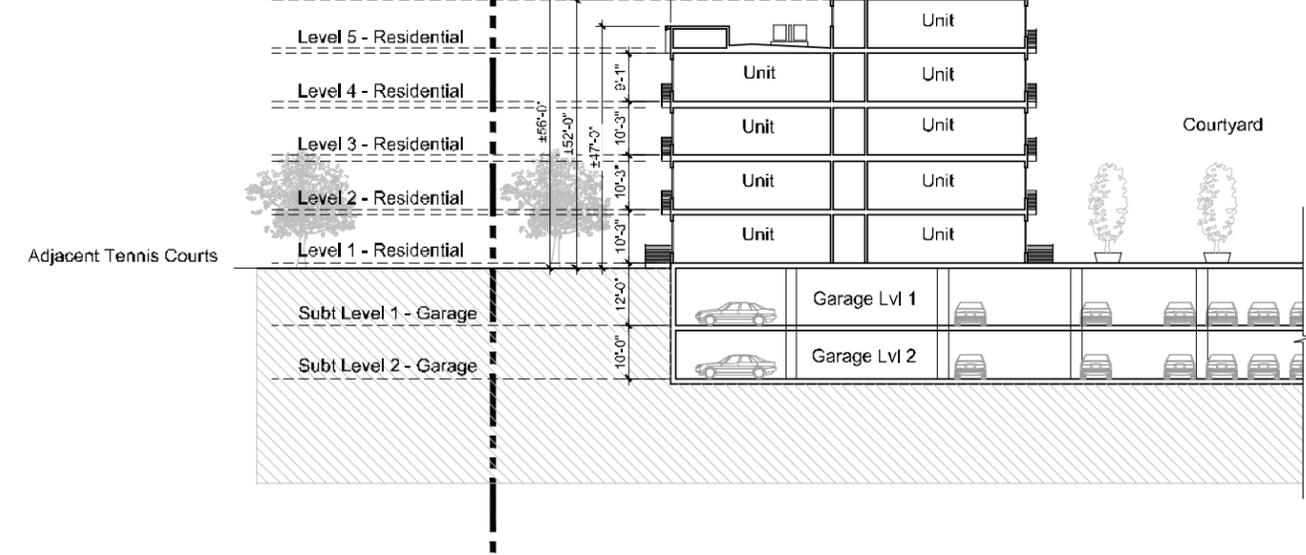


Section C



Key Map n.t.s.

Max Bldg. Height: 65'-0"
 (Per El Camino Real Precise Plan: Height Bonus)
 Max Bldg. Height: 55'-0"
 (Per El Camino Real Precise Plan: Medium Intensity)



Section D



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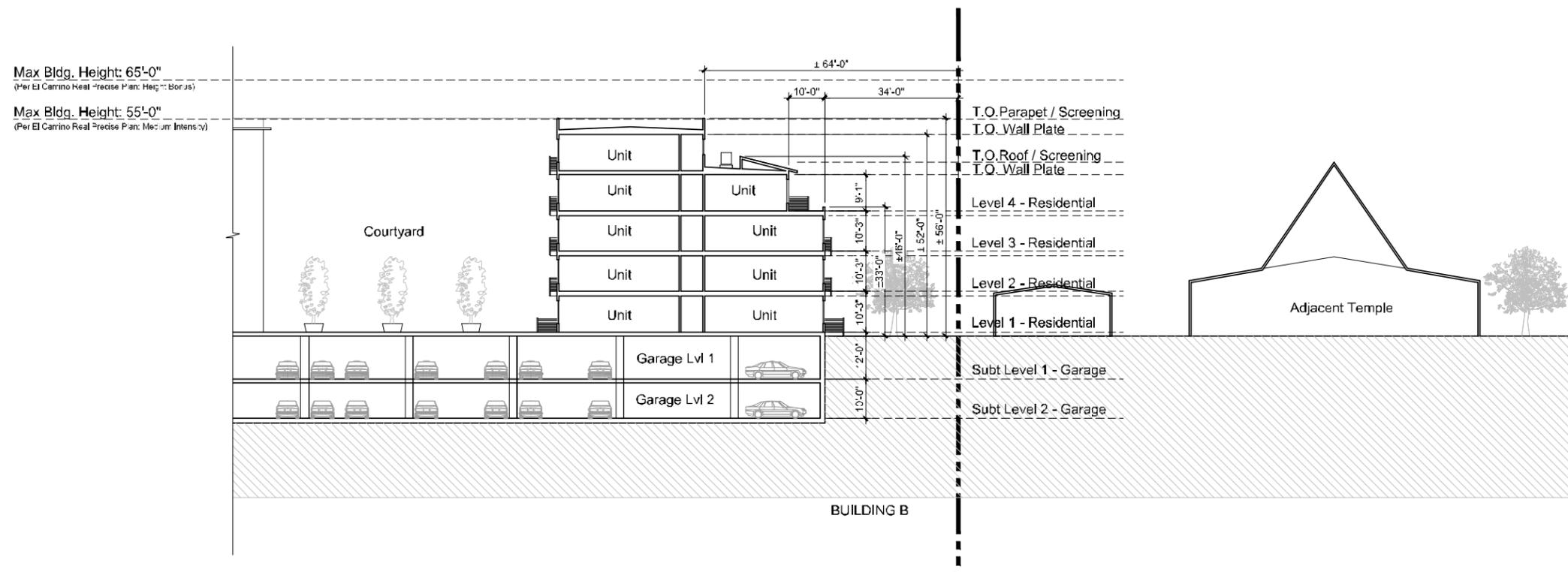
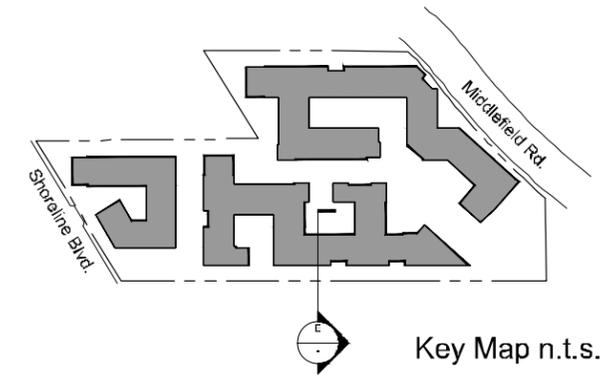
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SITE SECTIONS

A4.1.1



Section E



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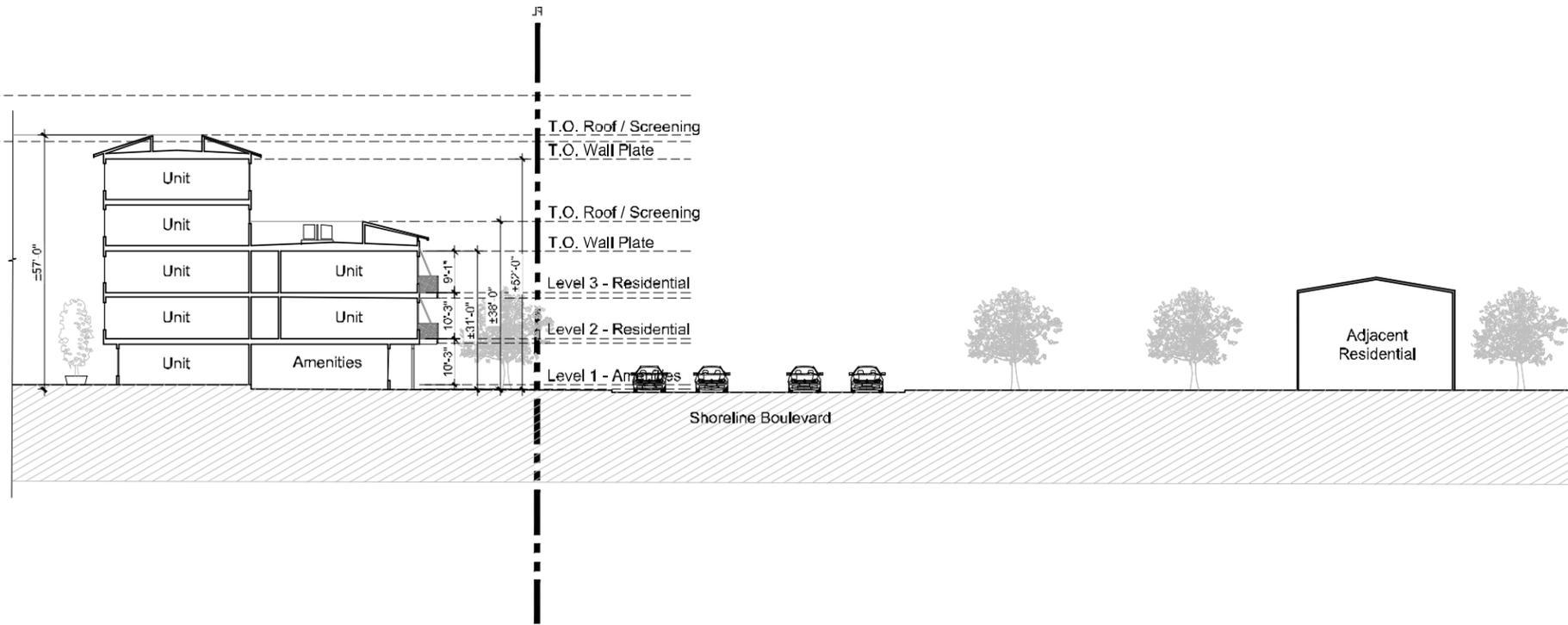


SITE SECTIONS

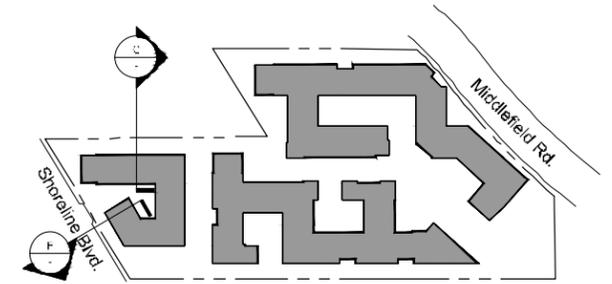
A4.1.2

Max Bldg. Height: 65'-0"
 (Per El Camino Real Precise Plan: Light Bonus)

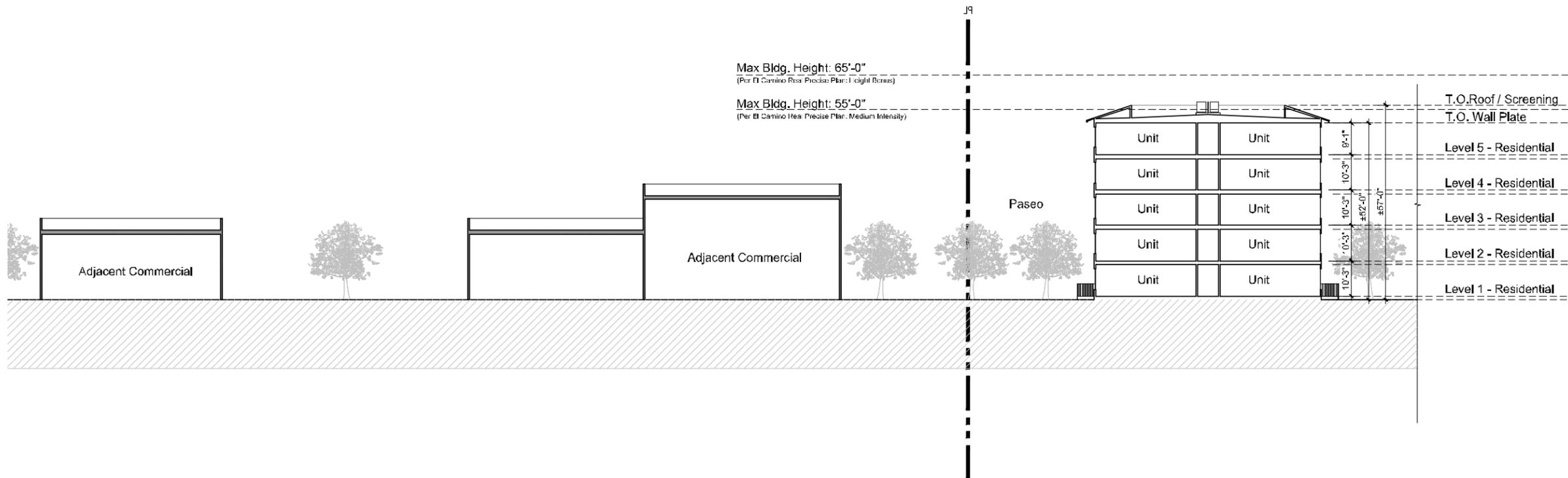
Max Bldg. Height: 55'-0"
 (Per El Camino Real Precise Plan: Medium Intensity)



Section F



Key Map n.t.s.



Section G



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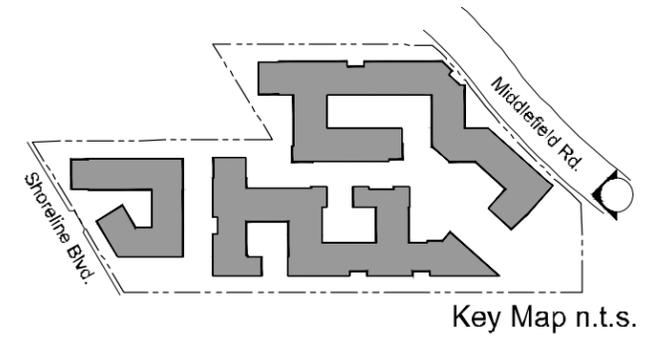
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SITE SECTIONS

A4.1.3



View of project entry corner from Middlefield Road



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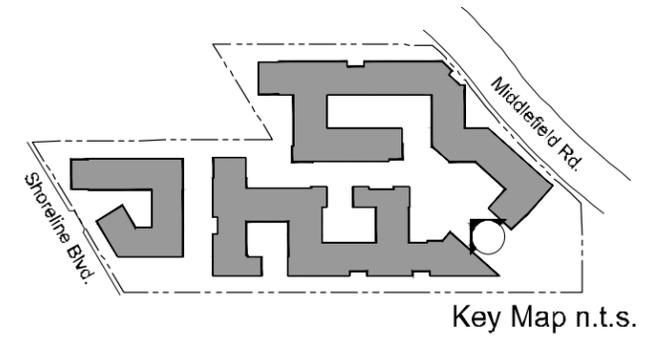
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CONCEPTUAL RENDERING

A5.1.0



View of great lawn courtyard from the motor court



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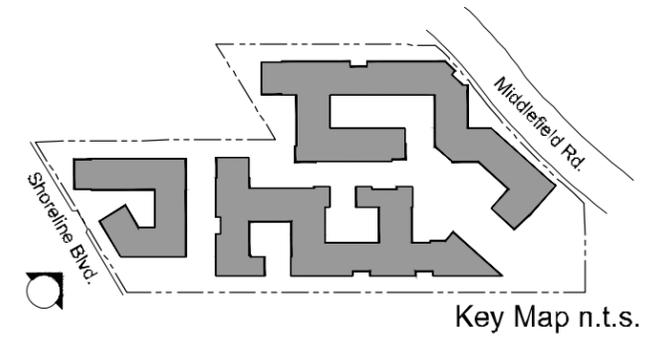
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CONCEPTUAL RENDERING

A5.1.1



Aerial view of Shoreline Blvd



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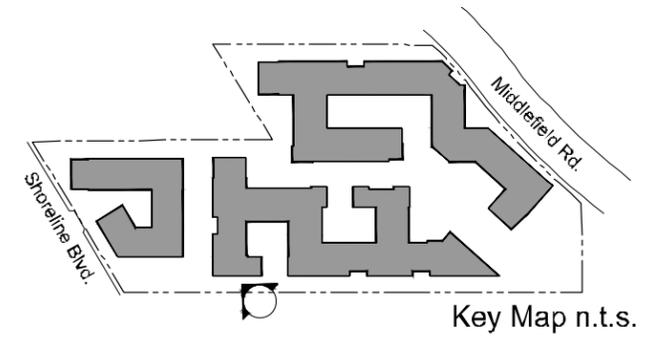
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CONCEPTUAL RENDERING

A5.1.4



View of bicycle path to Shoreline Blvd.



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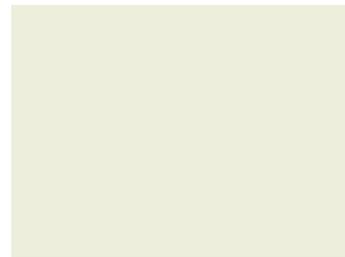
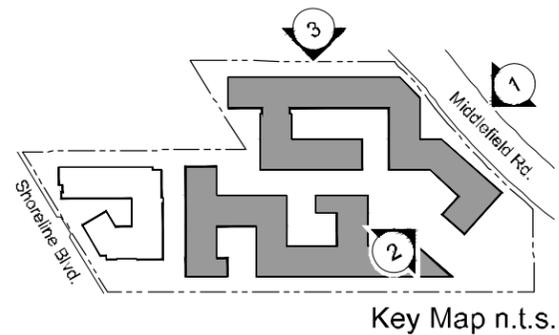
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CONCEPTUAL RENDERING

A5.1.5



1. Stucco
30/30 Finish
Smooth Finish in premium locations



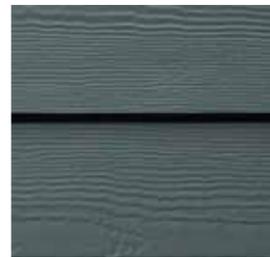
2. Stucco
30/30 Finish
Smooth Finish in premium locations



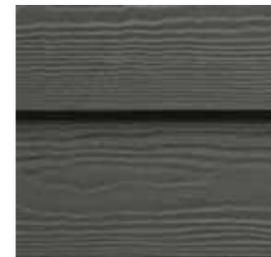
3a. Composite Wood Panel
Parklex or similar



3b. Composite Wood Panel
Parklex or similar



4. Cementitious Siding
Hardie Artisan Siding -
Evening Blue or sim.



5. Cementitious Siding
Hardie Artisan Siding -
Rich Espresso or sim.



6. Cementitious Panel
Hardie Panel Reveal 2.0 or similar



7. Cementitious Panel
Hardie Panel Reveal 2.0 or similar



8. Cementitious Panel
Hardie Panel Reveal 2.0 or similar



9. Cementitious Panel
Hardie Panel Reveal 2.0 or similar



10. Cementitious Panel
Hardie Panel Reveal 2.0 or similar



11. Masonry Veneer
Endicott - Grey Blend Smooth
or similar



12. Vinyl Window
VPI Window - Bronze or sim.



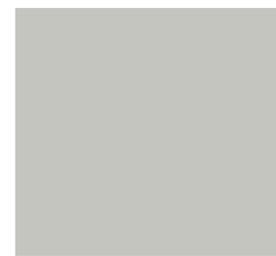
13. Storefront
Kawneer - Bronze or sim.



14. Metal Railing



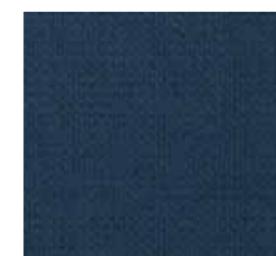
15. Metal Railing
Knotwood or similar



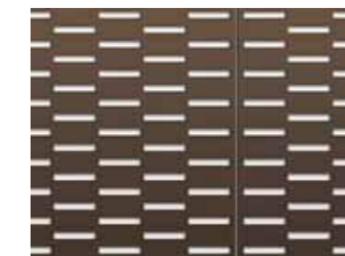
16. Metal Awning



17. Fabric Canopy
Sunbrella or similar



18. Fabric Canopy
Sunbrella or similar



19. Decorative Metal Railing
BOK Modern or similar



3. North Elevation



2. Courtyard Elevation



1. Middlefield Rd. Elevation n.t.s.



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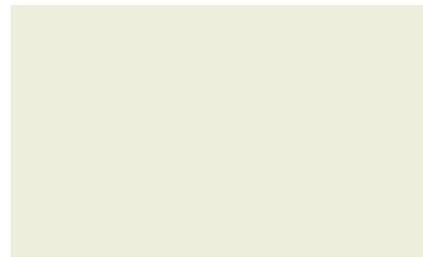
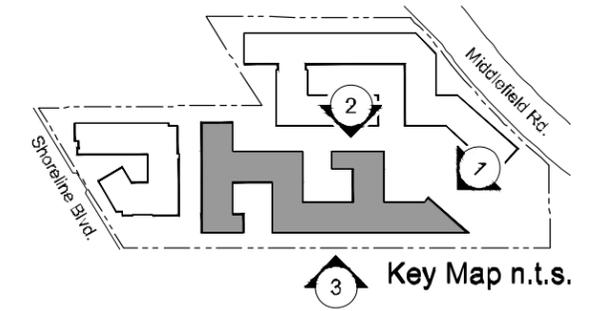
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FORMAL PLANNING REVIEW #3
APRIL 17, 2019

COLOR MATERIAL BOARD
BUILDINGS A

A7.1.0



1. Stucco
30/30 Finish
Smooth Finish in premium locations



2. Stucco
30/30 Finish
Smooth Finish in premium locations



3. Stucco
30/30 Finish
Smooth Finish in premium locations



4. Composite Wood Panel
Parklex or similar



5. Cementitious Siding
Hardie Artisan Siding - Evening Blue or sim.



6. Cementitious Panel
Hardie Panel Reveal 2.0 or similar



7. Cementitious Panel
Hardie Panel Reveal 2.0 or similar



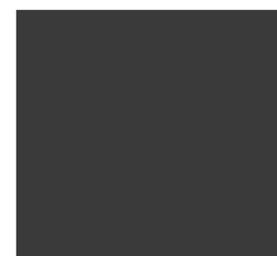
8. Cementitious Panel
Hardie Panel Reveal 2.0 or similar



9. Masonry Veneer
Endicott - Grey Blend Smooth or similar



10. Vinyl Window
VPI Window - Bronze or sim.



11. Storefront
Kawneer - Bronze or sim.



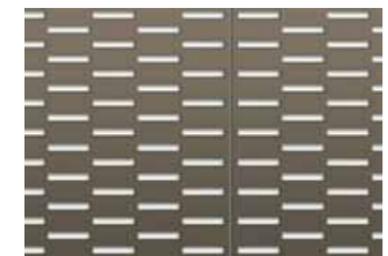
12. Metal Railing



13. Metal Railing
Knotwood or similar



14. Metal Awning



15. Decorative Metal Railing
BOK Modern or similar



3. South Elevation



2. Paseo Elevation



1. Motor Court Elevation n.t.s.



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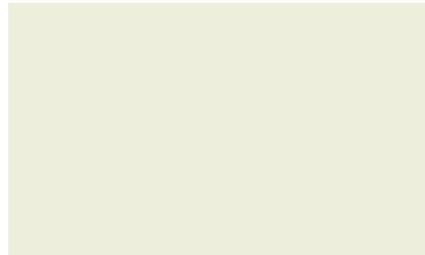
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APRIL 17, 2019

COLOR MATERIAL BOARD
BUILDING B

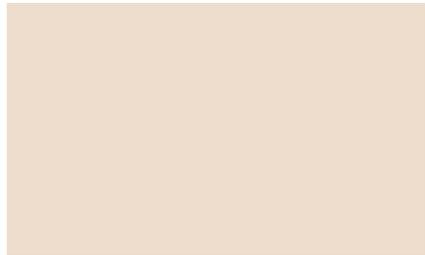
A7.2.0



1. Stucco
30/30 Finish
Smooth Finish in premium locations



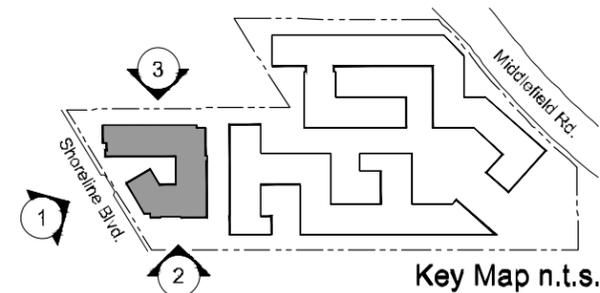
2. Stucco
30/30 Finish
Smooth Finish in premium locations



3. Stucco
30/30 Finish
Smooth Finish in premium locations



4. Composite Wood Panel
Parklex or similar



Key Map n.t.s.



5. Cementitious Siding
Hardie Artisan Siding



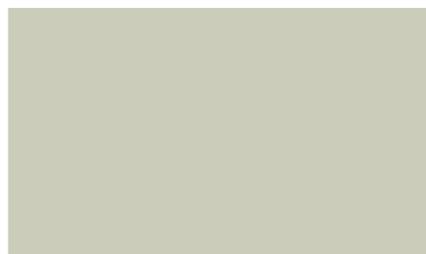
6. Vinyl Window
VPI Window - Bronze or sim.



7. Storefront
Kawneer - Bronze or sim.



8. Metal Railing



9. Metal Awning



10. Decorative Metal Railing/Awning
BOK Modern or similar



3. North Elevation



2. South Elevation



1. Shoreline Blvd Elevation n.t.s.



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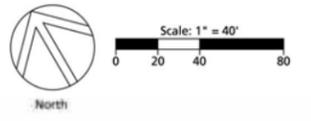
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COLOR MATERIAL BOARD
BUILDING C

A7.3.0



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FORMAL PLANNING REVIEW (DRC#4)
 March 21, 2019

LANDSCAPE PLAN

L1.1



1. FRONTAGE PARK



2. ARRIVAL COURT - VIEW TOWARDS PUBLIC PARK



3. PUBLIC PARK - STAGE VIEW



4. PUBLIC PARK - NATIVE PLANT WALK



5. PUBLIC PASEO ENTRY - OPEN LAWN VIEW



6. PUBLIC PASEO WALK



7. PUBLIC PASEO - OUTDOOR FITNESS PLAZA



7. FITNESS PASSAGE - WALK TOWARDS FITNESS PARK



7. FITNESS PASSAGE - TREE GROVE WITH LOUNGE SEATING



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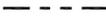
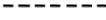
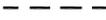
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MOUNTAIN VIEW, CA # 2016-0479

DRC SPECIFIC SUBMITTAL (DRC #4)
March 21, 2019

LANDSCAPE VIEWS

L1.2

LAYOUT LEGEND

	Lawn		Pedestrian/Vehicular Concrete
	Ground Cover and Shrubs		Stormwater Treatment Area, S.C.D.
	Detail Number	E.J.	Expansion Joint
	Sheet Number	S.A.D.	See Architect's Drawings
	Property Line	S.C.D.	See Civil Engineer's Drawings
	Center Line	S.E.D.	See Electrical Engineer's Drawings
	Phase Line	S.M.D.	See Mechanical Engineer's Drawings
	Match Line	S.P.D.	See Plumbing Engineer's Drawings
	Align	S.C.F.S.	See Color and Finish Schedule
	Street Light. S.E.D. and S.C.D.		
	Pedestrian Scale Pole Light. S.E.D. See Color and Finish Schedule		
	Fire Hydrant S.C.D.		
	Utility Boxes S.C.D.		
	Below grade utilities as noted. S.C.D.		
	Recycle Receptacle. See Color and Finish Schedule		
	Ash Urn. See Color and Finish Schedule		
	Wood / Composite Seating Element		

LAYOUT NOTES

- The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the Landscape Architect for a decision before proceeding with the work.
- Contractor to take all necessary precautions to protect buildings and waterproof membranes from damage. Any damage caused by the Contractor or the Contractor's representatives during their activities shall be repaired at no cost to the Owner.
- All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building wall, face of curb, edge of walk, property line, or centerline of column unless otherwise noted on the drawings.
- Walk scoring, expansion joints and paving shall be located as indicated on the Layout Plans, Landscape Construction Details, in the Specifications, or as field adjusted under the direction of the Landscape Architects.
- All building information is based on drawings prepared by:
ArcTec (Architectural Technologies)
99 Almaden Boulevard Suite 840
San Jose, California 95113
408.496.0676
- All site civil information is based on drawings prepared by:
BKF Engineers - Civil Engineers, Land Surveyors, Planners
1650 Technology Drive, Suite 650
San Jose, CA 95110
408.467.9100
- The Contractor is to verify location of all on-site utilities before commencing with the work. The Contractor shall be responsible for the repair of any damage to utilities caused by the activities of the Contractor or the Contractor's representatives. Any utilities shown on Landscape Drawings are for reference and coordination purposes only.
- Protect all existing construction from damage. The Contractor shall be responsible for the repair of any damage to existing construction caused by the activities of the Contractor or the Contractor's representatives.
- Expansion joints shall be located no less than 16' o.c. nor greater than 20' o.c. and/or as indicated on the Layout Plans, Landscape Construction Details, in Specifications, or as field adjusted under the direction of the Landscape Architect.

COLOR AND FINISH SCHEDULE

PEDESTRIAN CONCRETE PAVING

- Type 1 Natural grey concrete with light broom finish. Sweep perpendicular to path of travel.
Type 2 Integral Colored Concrete with light broom finish. Sweep perpendicular to path of travel.
*All colors to be: "DAVIS"

CONCRETE BANDS AT ACCENT PAVING

Color and finish to match Pedestrian Concrete Paving

PLANTER CURB

Color and finish to match adjacent Pedestrian Concrete Paving or Concrete Band

PEDESTRIAN AND VEHICULAR ACCENT PAVING

- Type 1 Linear Pavers by StepStone, Color and Finish: TBD
Type 2 Stamped Asphalt Paving, Color and Finish: TBD

PLANTER WALLS AND SEAT WALLS

- Type 1: Cast-in-Place Concrete w/ Natural Grey Color, Finish: TBD
Type 2: Cast-in-Place Concrete w/ Wood Clad Finish, Type and Color: TBD
Type 3: Gabion structure w/ Wood Top, Type and Color: TBD
Type 4: Steel, Type and Color: TBD

TRASH RECEPTACLES/ASH URNS

'Multiplicity Litter' Receptacle, Color: TBD; by Landscape Forms

PRE-CAST PLANTERS

- Type 1: 'Wilshire' Collection; Size, Shape, and Color: TBD; by Tournesol Siteworks
Type 2: 'Boulevard' Wood Clads; Size, Shape, and Color: TBD; by Tournesol SiteWorks
Type 3: 'Urban' Collection; Size, Shape, and Color: TBD; by Tournesol Siteworks
Type 4: 'Ponto' Cone Shape; Size and Color: TBD; by Old Town Fiberglass
Type 5: 'Matrix' Bowl Shape; Size and Color: TBD; by Old Town Fiberglass

Contractor to submit sample to Landscape Architect for approval prior to acquisition or installation. Contractor to provide unit price.

LIGHTING FIXTURES

 Pedestrian-scale Pole Light: '35 Signal Light-2 luminaire'; Size, Color, and Finish: TBD; by Landscape Forms; See Electrical Drawings.

 Bollard Light: 'Flindt' Bollard; Size, Color, and Finish: TBD; by Louis Poulsen. See Electrical Drawings.

POOL/SPA TILE(S)

Pool Tile: TBD
Spa Tile: TBD

All tile to be suitable for use in exterior situations where freeze/thaw cycles occur. Submit samples to Landscape Architect for review prior to acquisition or installation

PROJECT/POOL FENCE

Prime metal work with one (1) coat of rust-inhibiting paint. Apply two (2) coats finish paint to all exposed metal work except gate hardware. Color to be as selected by Landscape Architect and Owner.

TABLES AND CHAIRS

- '35 Chill Seating' Lounge Chairs; Size and Color: TBD; by Landscape Forms
- 'Catena' Table Set; Size and Color: TBD; by Landscape Forms
- 'Nuvola' Benches and Table; Size and Color: TBD; by IdMetalco
- 'Color Corten Style' Seats; Size and Color: TBD; by IdMetalco
- 'Newport Outdoor' Wicker Pod Chairs; Size and Color: TBD; by Abbyson

BENCHES

'Rest' Bench' Size and Color: TBD; by Landscape Forms

UMBRELLAS

'Woodline Piccolo' Umbrella, Size and color: TBD; by ShadeScapes Americas

OUTDOOR FITNESS MACHINES

Quantity, Type, Color, and Finish, TBD; by Xccent Fitness

BIKE RACKS

'Ride' Bike Rack, Color and finish TBD; by Landscape Forms

5.0 Tree Preservation Guidelines: Tree Protection Measures

5.1 Fencing and other root zone protection

Must be in place before demolition or any other project site work.

Though generally expected to extend to the dripline, here the TPF can be installed as close to that as possible.

One 24- to 36-inch opening or gate should be left for inspection access to each area. Fence material is to be 6-foot-high chain link fence supported by 8-foot long, 2-inch diameter galvanized fence posts driven 2-feet into the soil.

Where no plant material root zone buffer is growing (e.g. ivy, shrubs, turf), a wood chip mulch is to be spread evenly to a 4-inch depth from the dripline to 6-inches from the base of the trunk. Taper to existing ground level at the base of the trunk with a slope of about 2:1.

Additional root zone areas requiring protection can be buffered as Project Arborist requires, e.g., if project scope changes. Commonly acceptable buffer materials often include wood chips, crushed rock, plywood, steel trench plates, and/or a combination of such materials. Consult Project Arborist for depth specifications (which vary depending on use of area and/or specific traffic).

Root zone areas to be protected may be modified by the Municipal Arborist or Project Arborist as plans develop.

5.2 Prohibited Acts & Admonishments/Requirements

5.2.1 No parking or vehicle traffic over any root zones, unless using buffers approved by Project Arborist.

5.2.2 Monitor root zone moisture and maintain as per above.

5.2.3 Have a certified arborist repair any damage promptly.

5.2.4 No pouring or storage of fuel, oil, chemicals, or hazardous materials under these foliage canopies.

5.2.5 No grade changes (cuts, fills, etc.) under these foliage crowns without prior Project Arborist approval. For instance, hand excavation and thinner base prep may be required in the redwood root zone areas.

5.2.6 Any additional pruning required must be performed under arborist supervision – including root pruning – clean, smooth cuts with no breaking, scraping, shattering, or tearing of wood tissue and/or bark.

5.2.7 No storage of construction materials under any foliage canopy without prior Project Arborist approval.

5.2.8 No trenching within the critical root zone area. Consult Project Arborist before any trenching or root cutting beneath any tree's foliage canopy. It is best to route all trenching out from under trees' driplines. Often trenches in root zones must be hand excavated to leave roots intact.

5.2.9 No clean out of trucks, tools, or other equipment over the critical root zone. Keep this debris outside of any existing or future root zone.

5.2.10 No attachment of signs or other construction apparatus to these trees.

5.3 Construction-time Maintenance

5.3.1 Monitor root zone moisture and maintain as per above (§4.1).

5.3.2 Maintain/repair tree protection fences and/or root zone mulch/buffer material.

5.3.3 Have a certified arborist promptly repair any damage to trees.



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FORMAL PLANNING REVIEW (DRC#4)
March 21, 2019

LAYOUT NOTES
& LEGENDS

L2.1

PLANTING NOTES

THE FOLLOWING SIX (6) NOTES ARE FOR BIDDING PURPOSES ONLY

- The contractor is required to submit plant quantities and unit prices for all plant materials as a part of the bid.
- Assume 15 gallon plant for any unlabelled or un-sized tree; 5 gallon plant for any unlabelled or un-sized shrub; and 4" pots @ 12" o.c. (not flats) for any unlabelled ground cover. All planting beds, except for lawns, are to receive ground cover plant installation in addition to the shrubs and trees shown on the plans.
- The planting areas shall be ripped to a depth of 8" to reduce compaction. The native subgrade soil shall be treated with 100 lbs of gypsum/1000 sf and leached to improve drainage and reduce the soil interface barrier. Contractor shall coordinate this work with other trades. This is subject to the final recommendations of the soils test (see below) and review by the Landscape Architect and the Owner.
- All planting areas are to receive Super Humus Compost by BFI (408.945.2844; www.bfi.com) at the rate of 6 cubic yards/1000 square feet, evenly tilled 6" deep into the soil to finish grade. All planting areas shall have 6-20-20 Commercial Fertilizer at 25lbs/1000 square feet evenly distributed into the soil. This is subject to the final recommendations and review of the soils test (see below) by the Landscape Architect and the Owner.
- Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended native soil.
- The General Contractor is to provide an agricultural suitability analysis for on-site rough graded soil and any imported topsoil. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. See specifications for testing procedure.
- All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
- Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
- All trees are to be staked as shown in the staking diagrams.
- All street trees to be installed in accordance with the standards and specifications of the City of Mountain View. Contractor to verify tree species/cultivar specification(s) with City Arborist (or designated municipal authority) prior to acquisition and installation of all street trees. Contractor to obtain written, signed documentation from the City Arborist (or designated municipal authority) confirming the species/cultivar specification(s) to be installed including installation size and installation detailing.
- Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
- The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
- All planting areas, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Prochip" by BFI (408.888.7632; www.bfi.com) or equal. This shall include all pre-cast planter pots. Mulch shall be brown in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
- All street trees to be installed in accordance with the standards and specifications of the City of Mountain View, California.
- Seasonal color is to be current and locally available. Plant material is to be selected by the Landscape Architect from a list of currently available stock provided by the Landscape Contractor prior to installation. Seasonal color to be 4" pots at 12" o.c. unless otherwise noted.
- The lawn shall be Pacific Sod "Medallion", installed per Pacific Sod's specifications. Trees planted in lawn areas shall not have lawn planted over the top of the rootball but shall have 12" diameter circle of lawn cut out for trimming purposes.
- Trees shall be planted to anticipate settlement.
- Plant material requiring iron supplements shall have chelated iron foliar feeding applications per manufacturer's specifications. See specifications for materials.
- All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications for materials.
- Ground cover shall be planted as shown on the plan, including under shrubs and in tree watering basins.
- The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
- The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.

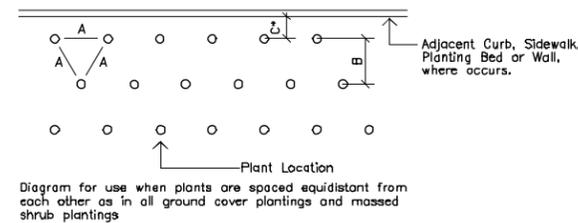
- The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
- The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.

PLANT PALETTE

TREES + 36" Box Standards Unless Noted Otherwise on Plans						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	CA NATIVE
ACE RUB		Acer rubrum 'Armstrong'	Red Maple 'Armstrong'		M	N
ACE BLO		Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple		M	N
ACE SAN		Acer palmatum 'Sango Kaku'	Carol Bark Japanese Maple		M	N
AES CAL		Aesculus californica	California Buckeye		L	Y
ARB UNE		Arbutus unedo	Strawberry Tree		L	N
ARB MAR		Arbutus 'Marina'	Marina Strawberry Tree		L	N
CER OCC		Cercis occidentalis	Western Redbud		L	Y
CIT MEY		Citrus 'Improved Meyer'	Meyer Lemon		M	N
CIT SIN		Citrus sinensis 'Dwarf Campbell'	Dwarf Campbell Valencia Orange		M	N
COT COG		Cotinus coggygria 'Royal Purple'	Purple Smoke Tree		L	N
CUP CEM		Cupressus sempervirens	Italian Cypress		M	N
DIC ANT		Dicksonia antarctica	Tasmanian Tree Fern		M	N
ELA DEC		Elaeocarpus decipiens 'Monproud'	Little Emperor Japanese Blueberry Tree		M	N
GIN BIL		Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo		M	N
LAG MUS		Lagerstroemia 'Muskegee'	Crape Myrtle		L	N
LAG TUS		Lagerstroemia 'Tuskegee'	Crape Myrtle		L	N
LAU NOB		Laurus nobilis 'Sarotoga'	Saratoga Bay Laurel		L	N
MAG GRA		Magnolia grandiflora 'Little Gem'	Little Gem Magnolia		M	N
MAG SDU		Magnolia soulangeana 'Brazzoni'	Saucer Magnolia		M	N
MEL QUI		Melaleuca quinquanervia	Punk Tree		L	N
OLE EUR		Olea europaea 'Swan Hill'	Swan Hill Olive		L	N
PHO ROE		Phoenix roebelenii	Pygmy Date Palm		M	N
PIN CAN		Pinus canariensis	Canary Island Pine		L	N
PIS CHI		Platanus chinensis	Chinese Platano		L	N
PLA ACE		Platanus acerifolia 'Columbia'	London Plane Tree		M	N
PRU ILI		Prunus ilicifolia	Hollyleaf Cherry		VL	Y
PRU SER		Prunus serotina 'Kwanzan'	Kwanzan Flowering Cherry		M	N
PYR CAL		Pyrus calleryana 'Bradford'	Bradford Pear		M	N
RHU LAN		Rhus lancea	African Sarnac		L	N
QUE AGR		Quercus agrifolia	Coast Live Oak		L	Y
QUE FRA		Quercus frainetto	Hungarian Oak		L	N
TRI CON		Triplaris conferta	Brisbane Box		L	N
WAS FIL		Washingtonia filifera	California Fan Palm		L	Y
SHRUBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING		
CC	5 gal	Cotinus coggygria 'Royal Purple'	Purple Smoke Tree	72" o.c.	L	
CS	5 gal	Coleonema p. 'Sunset Gold'	Gold Breath of Heaven	36" o.c.	M	
DO	5 gal	Dodonaea v. 'Purpurea'	Purple Hop Bush	60" o.c.	L	
LO	5 gal	Laropetalum chinense	Chinese fringe flower	36" o.c.	L	
RH	5 gal	Rhamnus californica	Coffeaberry	48" o.c.	L	Y
RA	5 gal	Rhaphirolepis indica 'Clara'	Indian Hawthorn	24" o.c.	L	
SG	5 gal	Salvia greggii	Autumn Sage	30" o.c.	L	Y
VINES						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	LOCATION		
CL	5 Gal	Clematis armandii	Evergreen Clematis		M	
MA	5 Gal	Macfadyena unguis-cati	Cat's Claw		M	

ACCENT SHRUBS, GRASSES AND PERENNIALS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	CA NATIVE
AG	1 gal	Agapanthus 'Queen Anne'	Lily of the Nile	24" o.c.	M	
AD	5 gal	Agave 'desmetiana'	Smooth agave	30" o.c.	VL	Y
AN	5 gal	Anigzeranthos spp.	Kangaroo Paws	24" o.c.	L	
CA	5 gal	Calamagrostis foliosa	Mendocino Reed Grass	36" o.c.	L	Y
CK	5 gal	Calamagrostis x o. 'Karl Foerster'	Feather Reed Grass	36" o.c.	L	
CH	5 gal	Chondropetalum tectorum	Cape Reed	36" o.c.	L	
DI	5 gal	Dietsa vegeta / hybrida	Fortnight Lily / Lemon Drops	30" o.c.	L	
EU	1 gal	Euphorbia characias	Euphorbia	36" o.c.	L	
HE	1 gal	Helictotrichon sempervirens	Blue Oat Grass	24" o.c.	L	Y
HP	5 gal	Hesperaloe parviflora	Red Yucca	36" o.c.	VL	
LA	5 gal	Lavandula x i. 'Provence'	French Lavender	30" o.c.	L	
LI	1 gal	Libertia peregrinans	-	24" o.c.	L	
LE	1 gal	Leymus condensatus 'Canyon Prince'	Lyme Grass	30" o.c.	VL	Y
NE	1 gal	Nephrolepis cordifolia	Southern Sword Fern	24" o.c.	M	Y
PE	5 gal	Pennisetum s. 'Rubrum'	Purple Fountain Grass	36" o.c.	L	Y
MU	5 gal	Muhlenbergia c. 'Regal Mist'	Regal Mist Pink Muhlenbergia	42" o.c.	L	
ST	5 gal	Stipa arundinacea	New Zealand Wind Grass	42" o.c.	L	
GROUNDCOVERS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING		
AC	5 gal	Acacia cagnata 'Cousin It'	Little River Wattle	30" o.c.	L	
CD	1 gal	Coprosma x kirkii	Creeping Coprosma	30" o.c.	L	
FE	1 gal	Festuca Rubra	Red Fescue	18" o.c.	M	Y
MP	1 gal	Myoporum parvifolium	Myoporum	36" o.c.	L	
NH	1 gal	Nandina 'Firepower'	Firepower Heavenly Bamboo	30" o.c.	L	
RO	5 gal	Rosmarinus o. 'Prostratus'	Prostrate Rosemary	36" o.c.	L	
RI	1 gal	Ribes viburnifolium	Catalina Currant	48" o.c.	L	Y
SE	1 gal	Sedum r. 'Angelina'	Angelina Stonecrop	24" o.c.	L	

PLANT SPACING DIAGRAM



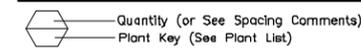
PLANT QUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	82.35"	31.18"	0.04

See Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.

PLANT CALLOUT SYMBOL



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580 Second St., Suite 200
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F 415 153 5003

FortBay, LLC
22 S. Santa Cruz Ave.
Los Gatos, CA 95030

777 WEST MIDDLEFIELD
MOUNTAIN VIEW, CA # 2016-0479

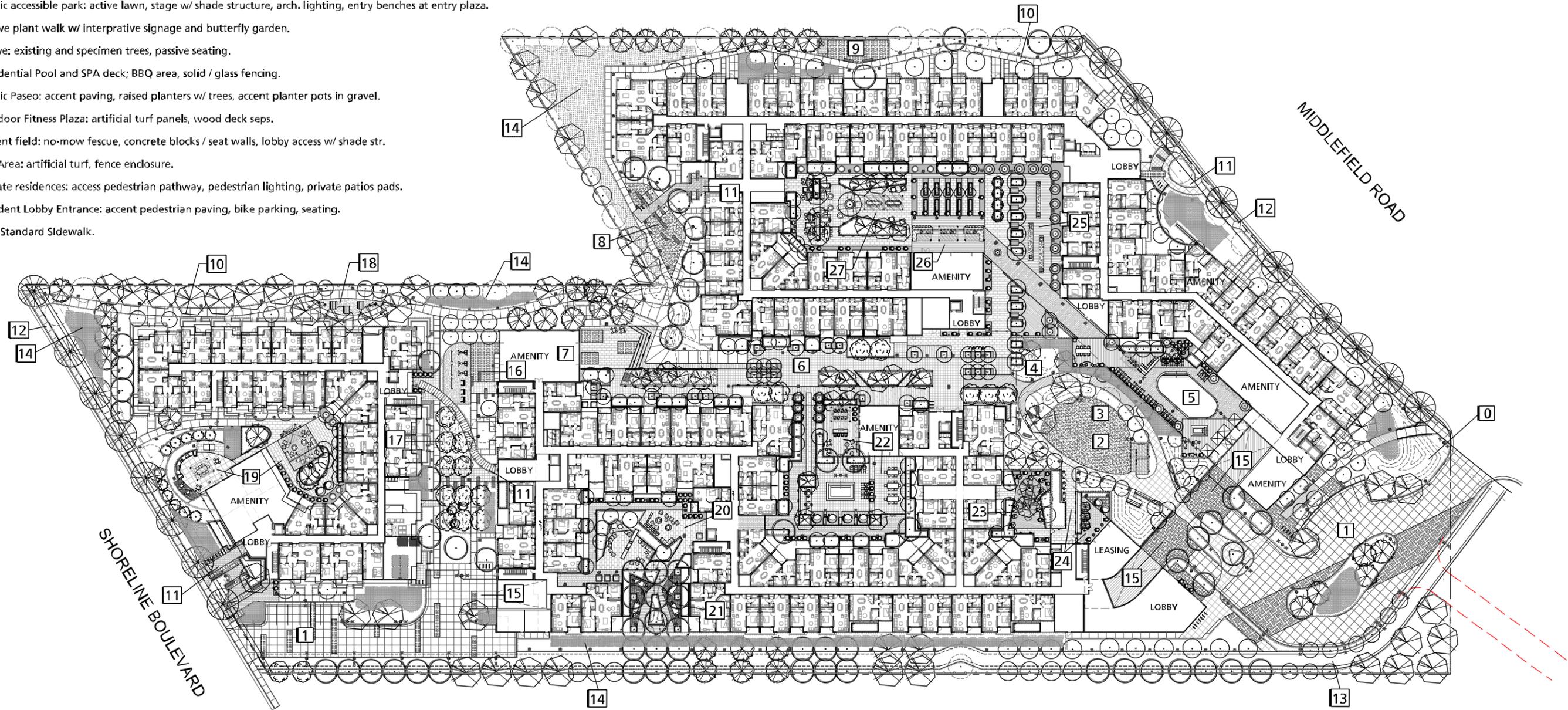
FORMAL PLANNING REVIEW (DRC#4)
March 21, 2019

PLANTING NOTES
& LEGENDS

L2.2

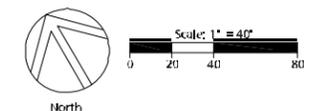
LEGEND:

- 0** Frontage park: accent earth mound and stormwater treatment, access pathway to lobby area with seating and bike parking.
- 1** Arrival court: vehicular accent paving, street scale lighting, shared access road.
- 2** Public accessible park: active lawn, stage w/ shade structure, arch. lighting, entry benches at entry plaza.
- 3** Native plant walk w/ interpretive signage and butterfly garden.
- 4** Grove: existing and specimen trees, passive seating.
- 5** Residential Pool and SPA deck; BBQ area, solid / glass fencing.
- 6** Public Paseo: accent paving, raised planters w/ trees, accent planter pots in gravel.
- 7** Outdoor Fitness Plaza: artificial turf panels, wood deck seps.
- 8** Accent field: no-mow fescue, concrete blocks / seat walls, lobby access w/ shade str.
- 9** Pet Area: artificial turf, fence enclosure.
- 10** Private residences: access pedestrian pathway, pedestrian lighting, private patios pads.
- 11** Resident Lobby Entrance: accent pedestrian paving, bike parking, seating.
- 12** City Standard Sidewalk.



- 13** CalTrans Standard Bike Trail
- 14** Stormwater Retention per Civil. Typ.
- 15** Garage drive-in: vehicular accent paving.
- 16** Fitness Passage: artificial turf for yoga, sport surfacing w/ fitness equipment.
- 17** Fitness Passage: tree grove w/ DG paving, hammocks and lounge chairs; lobby walk with trellis.
- 18** Picnic area: DG paving, communal dining tables, outdoor BBQ stands.
- 19** Courtyard #1: outdoor kitchen w/ shade str., lounge area w/ seating.
- 20** Courtyard #2: double sided fireplace, bar w/ lounge seating.
- 21** Courtyard #3: tree grove in raised planters, gravel paving w/ hammocks, accent planter pots.
- 22** Courtyard #4: dining areas, SPA w/ sun deck and lounge seating.
- 23** Courtyard #5: raised planters; hanging chairs, specimen trees in planter pots.
- 24** Courtyard #6: communal tables under umbrellas, lounge cabanas on artificial lawn paving, access to park.
- 25** Courtyard #7: game lawn panels, communal seating.
- 26** Courtyard #8: demonstration kitchen w/ shade str., raised garden plots w/ fruit trees.
- 27** Courtyard #9: dining w/ shade str., lounge area w/ seating and fire tables.

BIKE PARKING ON GRADE:
 BLDG A - 31 bike spaces required: 16 BIKE RACKS = 32 bike spaces PROVIDED
 BLDG B - 27 bike spaces required: 14 BIKE RACKS = 28 bike spaces PROVIDED
 BLDG C - 10 BIKE RACKS = 20 bike spaces PROVIDED



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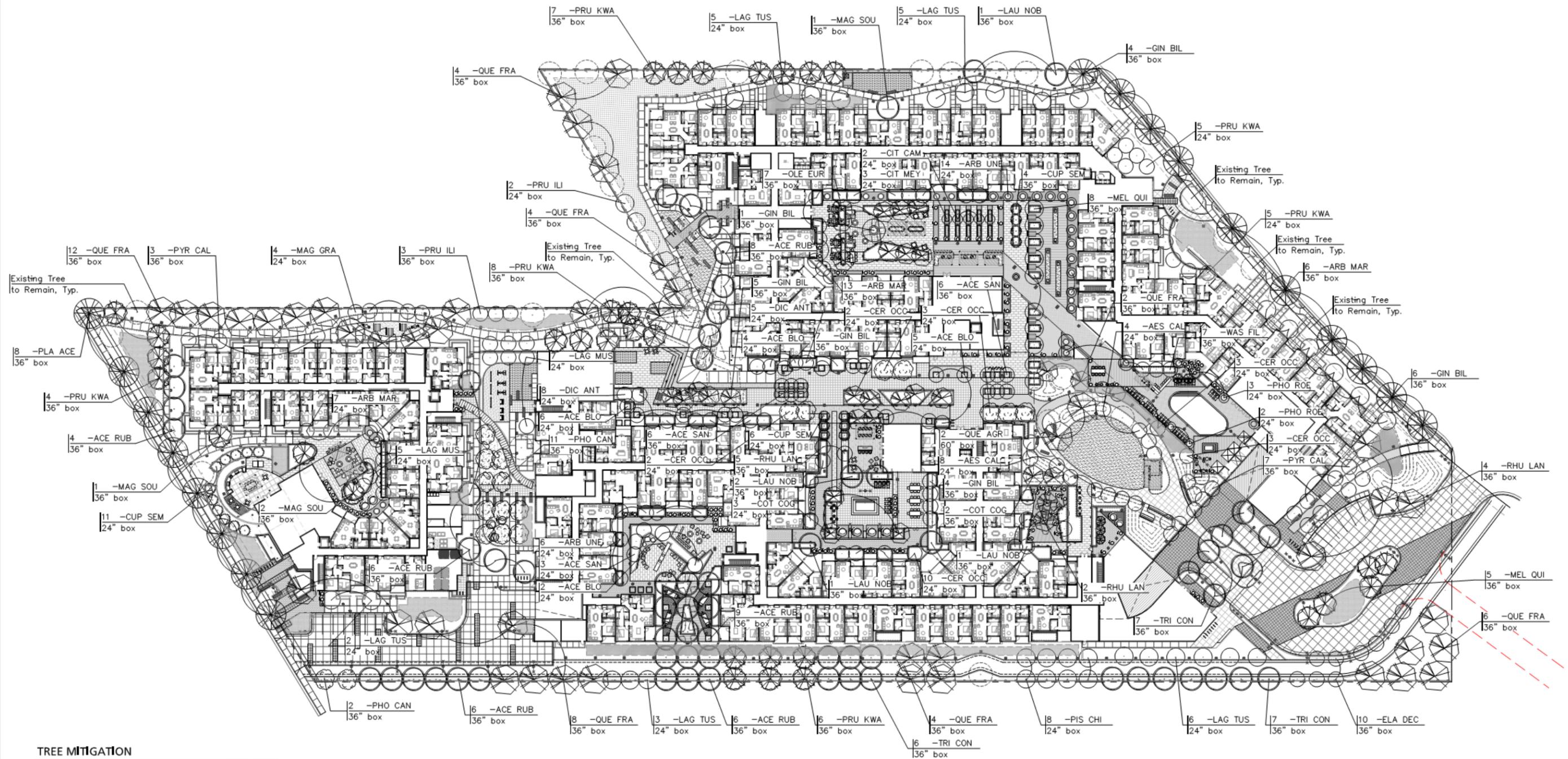
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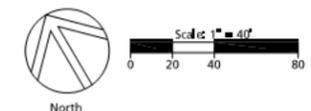
LAYOUT PLAN

L3.1



TREE MITIGATION

EXISTING CONDITIONS	TOTAL # OF EX. TREES	202	TOTAL NEW TREES NEEDED: 299
	TOTAL # OF EX. HERITAGE TREES	155	
NEW CONDITIONS	TOTAL # OF NON-HERITAGE TREES TO BE REMOVED	45	TOTAL NEW TREES NEEDED: 299
	TOTAL # OF HERITAGE TREES TO BE REMOVED	127	
MITIGATION	TOTAL # OF NEW TREES TO BE PLANTED	473	TOTAL NEW TREES NEEDED: 299
	NON-HERITAGE TREE MITIGATION 1:1	REQUIRED: 45	
	HERITAGE TREE MITIGATION 2:1	REQUIRED: 254	



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 MOUNTAIN VIEW, CA # 2016-0479

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 March 21, 2019

PLANTING PLAN

L4.1

TREE MITIGATION

EXISTING CONDITIONS	TOTAL # OF EX. TREES	202
	TOTAL # OF EX. HERITAGE TREES	155
NEW CONDITIONS	TOTAL # OF NON-HERITAGE TREES TO BE REMOVED	45
	TOTAL # OF HERITAGE TREES TO BE REMOVED	127
	TOTAL # OF NEW TREES TO BE PLANTED	473
MITIGATION	NON-HERITAGE TREE MITIGATION 1:1	REQUIRED: 45
	HERITAGE TREE MITIGATION 2:1	REQUIRED: 254

TOTAL NEW TREES NEEDED: 299

TREE CANOPY TABLE AND LEGEND

TOTAL SITE AREA IS 9.71 acres		SQ. FT. AREA	% SITE
SITE		422,957.6 SF	
EXISTING CANOPY TO REMAIN		23,340 SF	5.4 %
NEW CANOPY AT PLANTING (new +exist.)		35,415 SF	8.3 %
TOTAL CANOPY AT 5 YEARS (new +exist.)		81,300 SF	19.2 %
TOTAL CANOPY AT 15 YEARS (new +exist.)		146,505 SF	34.6 %

NOTE: 5 YEAR AND 15 YEAR TOTALS INCLUDE EXISTING TREES, BUT DO NOT INCLUDE THEIR GROWTH.

NEW TREE CANOPY AT COMPLETION OF PLANTING
 NEW TREE CANOPY AT 5 YEARS AFTER COMPLETION
 NEW TREE CANOPY AT 15 YEARS AFTER COMPLETION
 EXISTING TREE CANOPY

PL
 (Existing trees: 26, new trees: 473)

EXISTING CANOPY TODAY
 138,510 SF 32.7%



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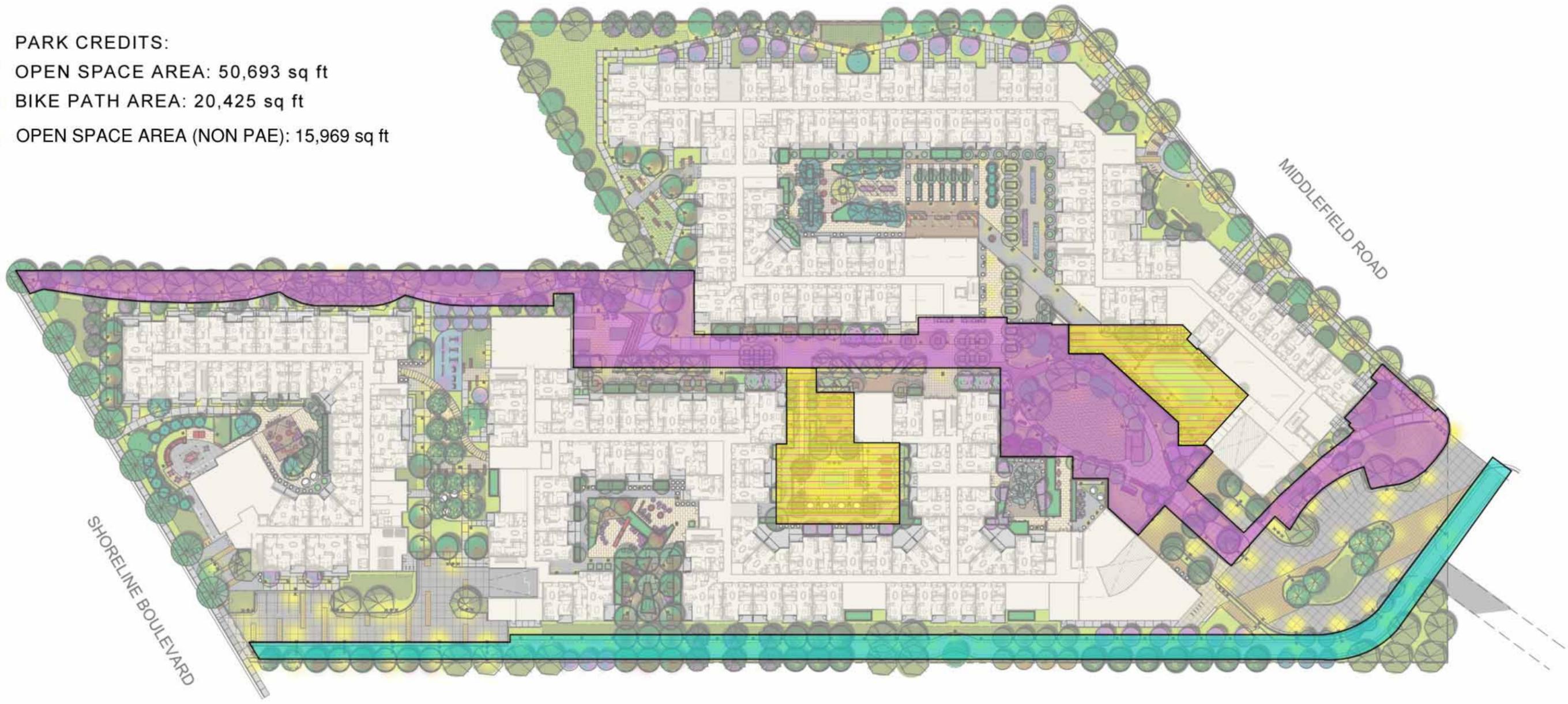
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 MOUNTAIN VIEW, CA # 2016-0479

FORMAL PLANNING REVIEW (DRC#4)
 March 21, 2019

TREE CANOPY COVERAGE
 DIAGRAM

L6.1

- PARK CREDITS:**
- OPEN SPACE AREA: 50,693 sq ft
 - BIKE PATH AREA: 20,425 sq ft
 - OPEN SPACE AREA (NON PAE): 15,969 sq ft



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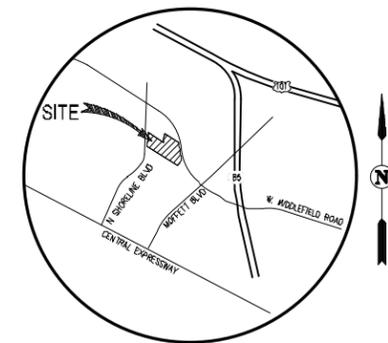
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OPEN SPACE EXHIBIT

777 WEST MIDDLEFIELD ROAD

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

TENTATIVE PARCEL MAP



VICINITY MAP
NOT TO SCALE

CONTACTS:

- OWNER/DEVELOPER: FORTBAY, INC.
22 S. SANTA CRUZ AVENUE, FLOOR 2
LOS GATOS, CA 95030
(408) 600-0368
PERRY HARIRI / LANCE TATE
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
COLT ALVERNAZ, RCE 75740

LEGEND

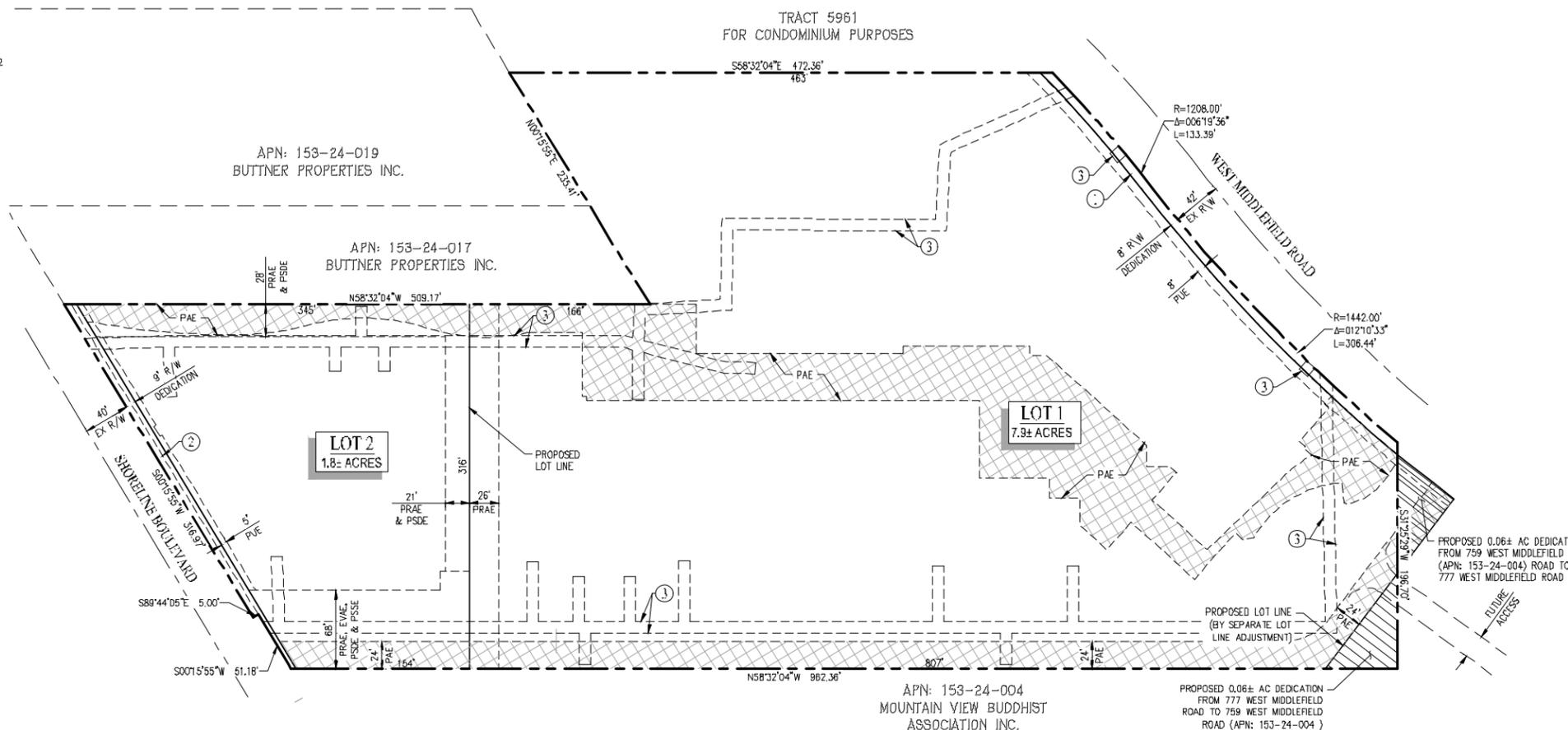
EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		BUILDING
		PUBLIC ACCESS EASEMENT

ABBREVIATIONS

AC	ACRES
APN	ASSESSOR'S PARCEL NUMBER
BD	BOUNDARY
CL	CENTERLINE
EX	EXISTING
FC	FACE OF CURB
L	LENGTH
LS	LANDSCAPE
PAE	PUBLIC ACCESS EASEMENT
PRAE	PRIVATE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W OR RW	RIGHT-OF-WAY
SW	SIDEWALK

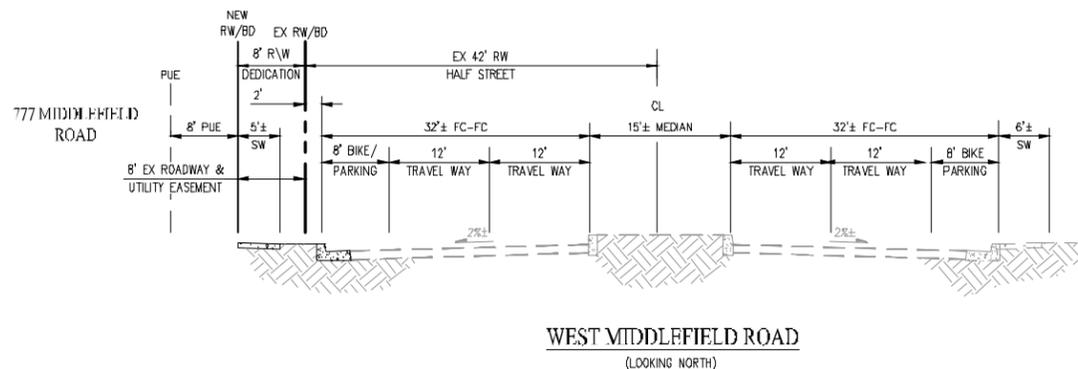
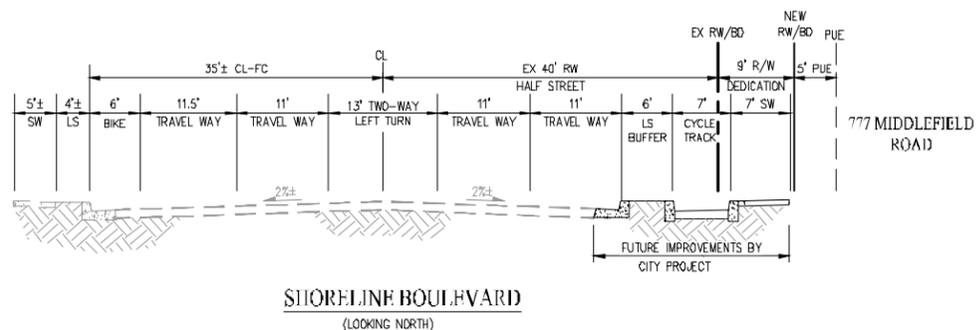
EXISTING EASEMENTS

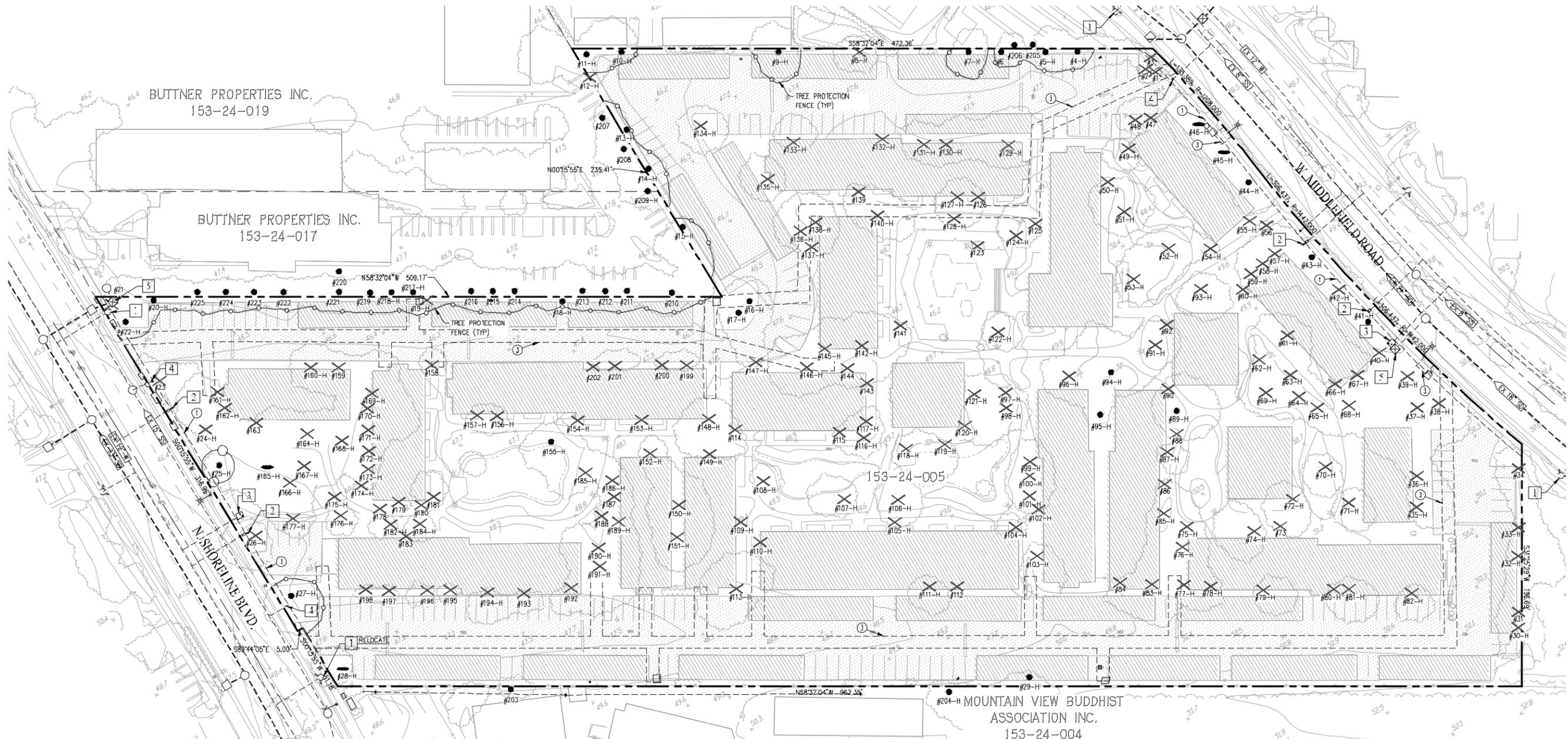
- STREET, UTILITY AND INCIDENTAL PURPOSE EASEMENT, 8474 OR 8 (TO REMAIN)
- STREET UTILITY AND INCIDENTAL PURPOSE EASEMENT, 8474 OR 13 (TO REMAIN)
- ELECTRICAL FACILITIES AND INCIDENTAL PURPOSE EASEMENT, 8725 OR 155 (TO BE REMOVED)



GENERAL NOTES

- ASSESSOR'S PARCEL NO. 153-24-005
- SITE ADDRESS: 777 W. MIDDLEFIELD ROAD
MOUNTAIN VIEW, CA 74043
- SITE AREA: GROSS: 9.8 AC±
NET: 9.7 AC±
- DWELLING UNITS: 716
- SITE DENSITY: 73.7 DU/AC (NET)
- EXISTING GENERAL PLAN: MEDIUM-DENSITY RESIDENTIAL (13-25 DU/AC)
PROPOSED GENERAL PLAN: HIGH-DENSITY RESIDENTIAL (36-80 DU/AC)
- EXISTING ZONING: R3 - RESIDENTIAL-MULTIPLE-FAMILY
PROPOSED ZONING: P - PLANNED COMMUNITY
- EXISTING LAND USE: MULTIPLE-FAMILY RESIDENTIAL
PROPOSED LAND USE: MULTIPLE-FAMILY RESIDENTIAL
- BENCHMARK: THE CITY OF MOUNTAIN VIEW BM NO. III-61
ELEVATION 46.0487 (NAVD 88)
- BASIS OF BARINGS: THE NORTHEASTERN LINE OF THE SUBJECT PROPERTY, BEING S58°32'04"E AS SHOWN ON "RECORD OF SURVEY OF MIDDLEFIELD ROAD", FILED IN BOOK 231 OF MAPS AT PAGES 27-28, SANTA CLARA COUNTY RECORDS.
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS AND PAVEMENT WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
- EXISTING UTILITIES: EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED.
- FLOOD ZONE: ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 060850 0039 H
DATE: MAY 18, 2009
- UTILITIES:
WATER: CITY OF MOUNTAIN VIEW
SEWER: CITY OF MOUNTAIN VIEW
STORM DRAIN: CITY OF MOUNTAIN VIEW
GAS: PG&E
ELECTRIC: PG&E
TELEPHONE: AT&T
CABLE TV: COMCAST
- PHASING: PROJECT MAY BE CONSTRUCTED IN PHASES & MULTIPLE FINAL MAPS MAY BE FILED.
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- GRADING: GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- UTILITIES: ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF MOUNTAIN VIEW STANDARDS.
- EASEMENTS: ADDITIONAL EASEMENTS MAY BE REQUIRED WITH THE FINAL DESIGN PROCESS.





EXISTING EASEMENTS

- ① STREET, UTILITY AND INCIDENTAL PURPOSE EASEMENT, 8474 OR 8 (TO REMAIN)
- ② STREET UTILITY AND INCIDENTAL PURPOSE EASEMENT, 8474 OR 13 (TO REMAIN)
- ③ ELECTRICAL FACILITIES AND INCIDENTAL PURPOSE EASEMENT, 8725 OR 155 (TO BE REMOVED)

EXISTING UTILITY NOTES

- ① EXISTING FIRE HYDRANT TO BE PROTECTED IN PLACE.
- ② EXISTING DOMESTIC WATER SERVICE, METER AND BACKFLOW TO BE ABANDONED PER CITY OF MOUNTAIN VIEW REQUIREMENTS.
- ③ EXISTING PRIVATE FIRE WATER SERVICE, VAULT, PV AND FDC TO BE ABANDONED PER CITY OF MOUNTAIN VIEW REQUIREMENTS.
- ④ EXISTING SANITARY SEWER SERVICE TO BE ABANDONED PER CITY OF MOUNTAIN VIEW REQUIREMENTS.
- ⑤ EXISTING STORM DRAIN PIPE AND INLETS TO BE REMOVED AND REPLACED PER CITY OF MOUNTAIN VIEW REQUIREMENTS.

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	RIGHT-OF-WAY
---	---	EASEMENT
---	---	SIDEWALK
---	---	FENCE
---	---	TREE PROTECTION FENCE (SEE NOTE 2)
○	○	SPOT ELEVATIONS
○	○	EXISTING TREE TO BE RELOCATED
○	○	EXISTING TREE TO BE REMOVED
○	○	EXISTING TREE TO REMAIN
○	○	EXISTING ASPHALT TO BE REMOVED
○	○	EXISTING STRUCTURE TO BE REMOVED
○	○	EXISTING HERITAGE TREE

TREE PROTECTION NOTES

1. CERTIFIED ARBORIST TO BE ONSITE DURING CONSTRUCTION TO ENSURE TREE HEALTH FOR EXISTING TREES TO REMAIN.
2. CHAINLINK TREE PROTECTION FENCING TO BE INSTALLED OUTSIDE THE DRUPLINE OF THE CANOPY OF TREES TO REMAIN.
3. TREES 22, 25, 27, 35, 41, 43, 44, 45, 46, 89, 94, 95 WILL REQUIRE SUPPLEMENTAL WATER APPLIED WEEKLY FOR 60 MINUTES DURING DEMOLITION AND CONSTRUCTION PERIOD.