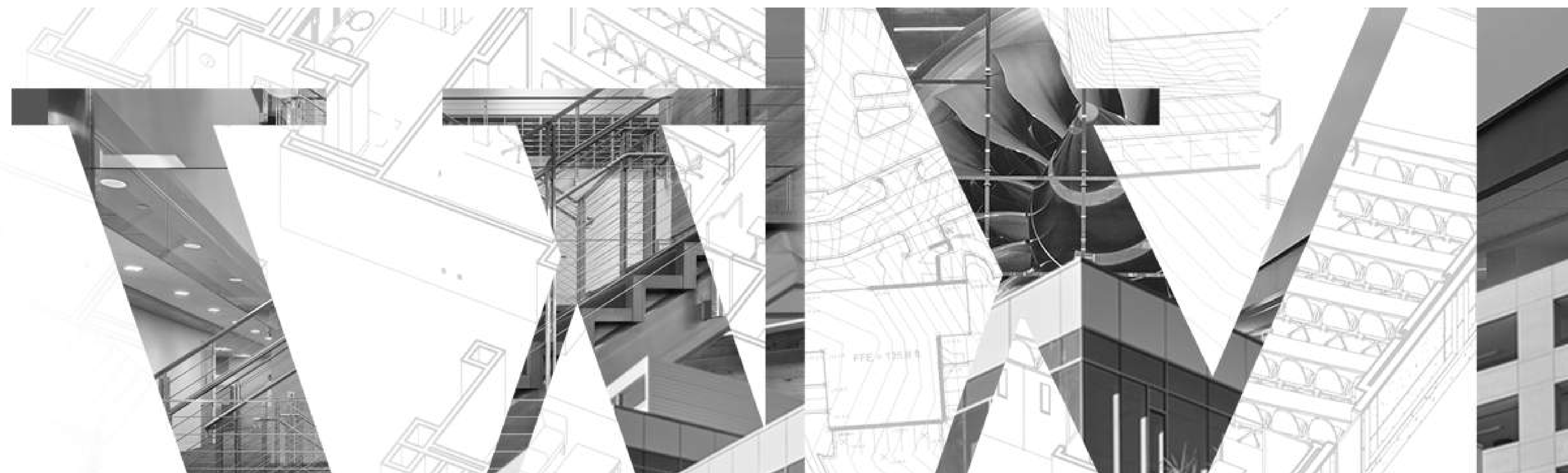




## **PUBLIC STORAGE MOUNTAIN VIEW**

1040 TERRA BELLA ROAD  
MOUNTAIN VIEW, CALIFORNIA

**CONCEPTUAL DESIGN**  
SEA19-0015-00  
03.04.2022







**PROJECT DATA**

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

**PROJECT DESCRIPTION**

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

**SITE DATA (AFTER LAND TRANSFER)**

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

**PARKING REQUIRED**

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

**PARKING PROVIDE**

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

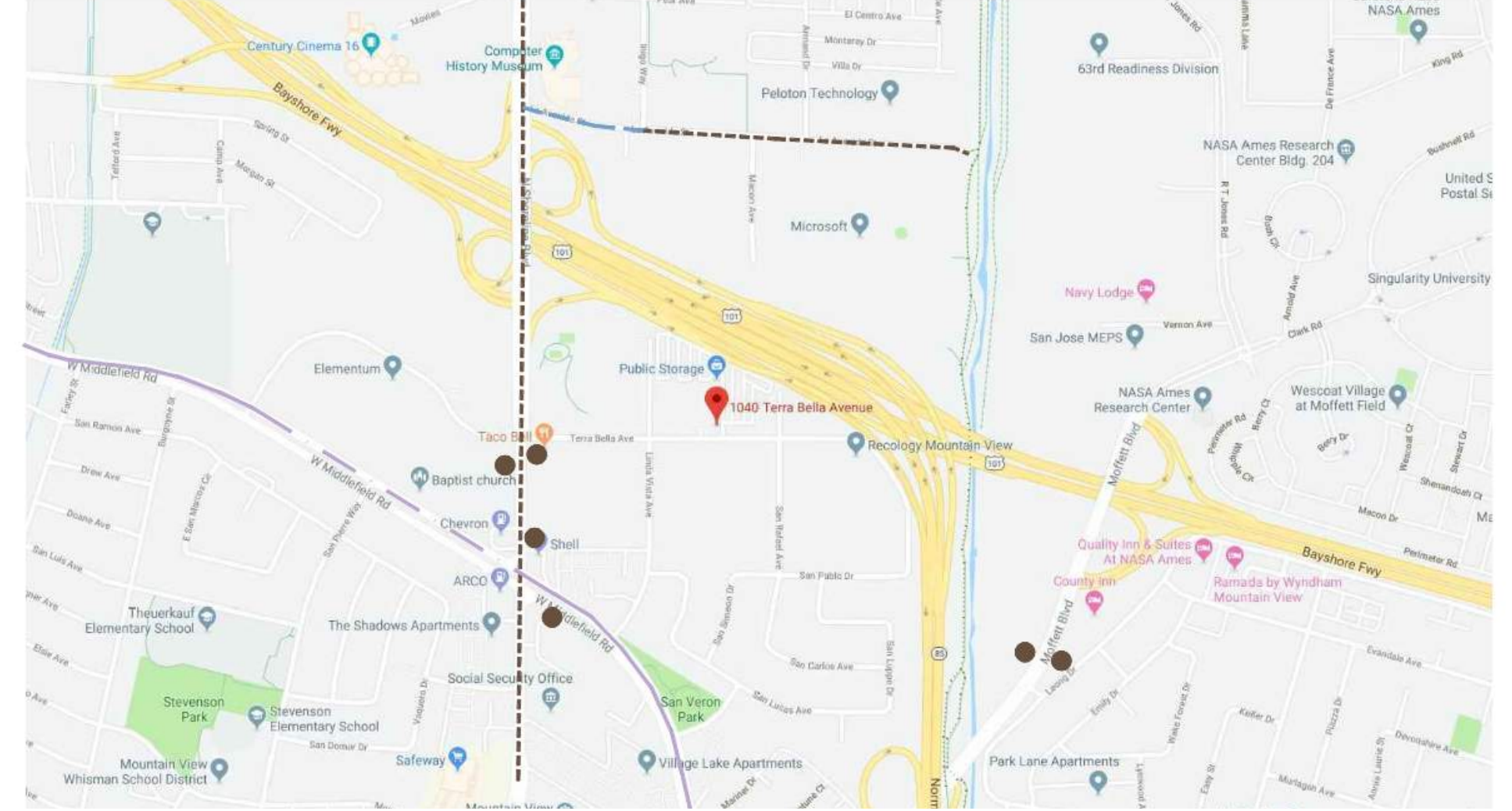
**PROPOSED BUILDING SETBACKS**

FRONT	10 FT
SIDE	10 FT
REAR	49 FT

**TRANSIT-BIKE MAP LEGEND**

- BUS STOP
- CLASS II PART TIME BIKE LANE
- CLASS III BIKE ROUTE
- CLASS II BIKE LANE
- CLASS I MULTI-USE TRAIL

**TRANSIT-BIKE MAP**



**DEVELOPMENT STANDARDS:**

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

**NOTES:**

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



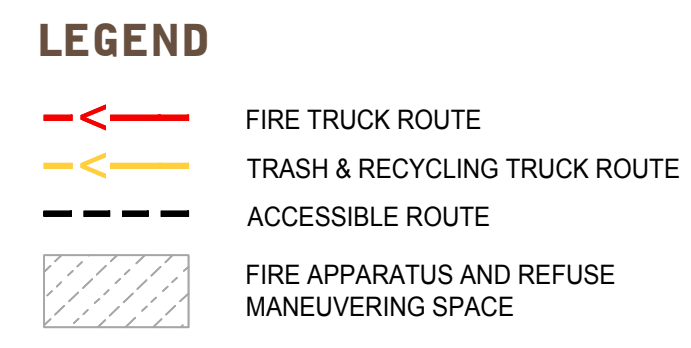
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OVERALL SITE PLAN AND PROJECT DATA  
 PUBLIC STORAGE: MOUNTAIN VIEW



03.04.2022





**PROJECT DATA (PHASE I):**

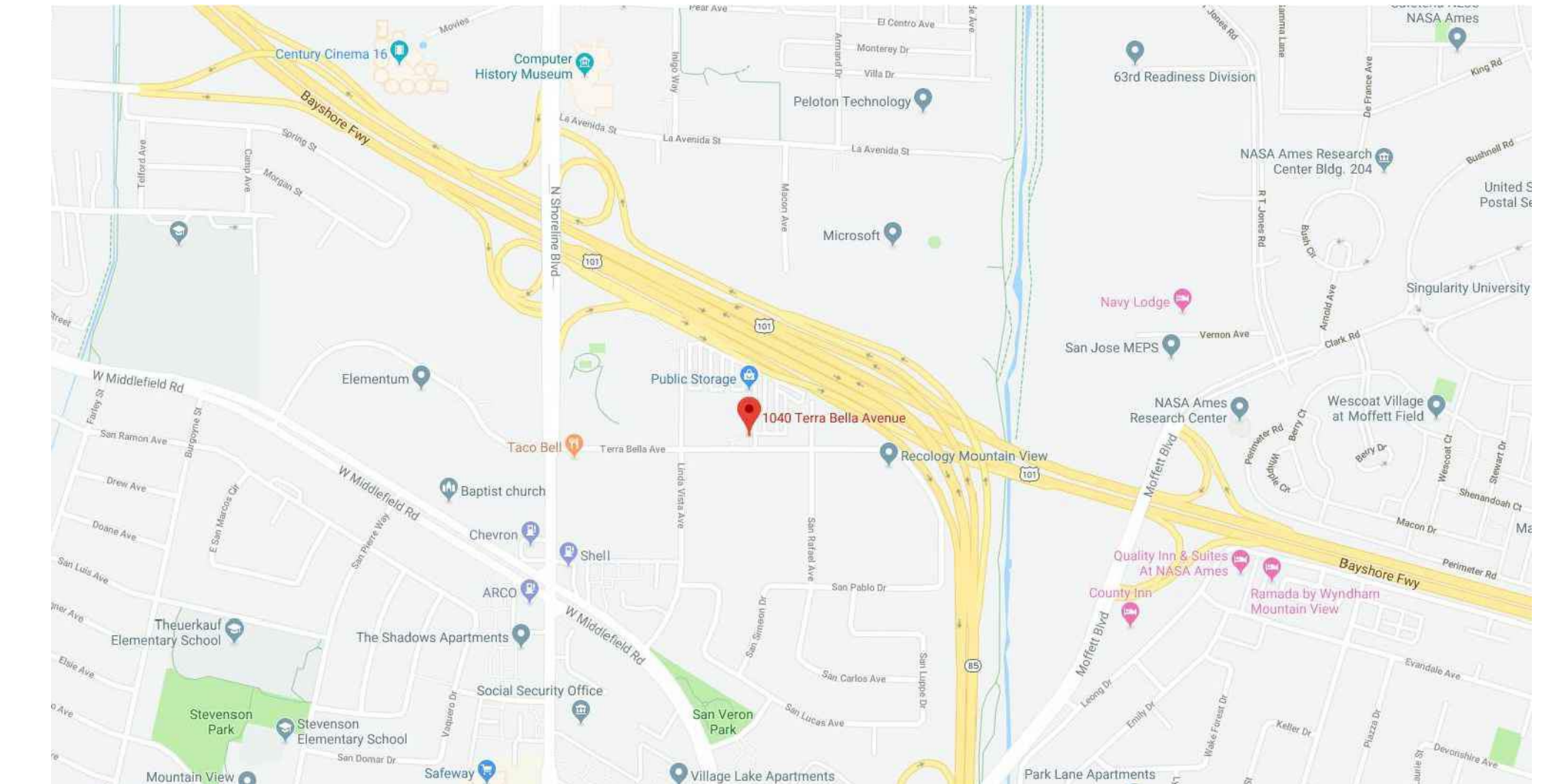
CONSTRUCTION TYPE:	I-B (FULLY SPRINKLERED)	
OCCUPANCY GROUPS:	S-1, B, R-3	
SITE AREA:		
GROSS:	3.77 AC	
	164,396 SF	
BUILDING AREA:		
BUILDING 1 (6-STORY)	285,012 SF	
TOTAL AREA:	285,012 SF	
EXIST. BLDG. AREA TO REMAIN	24,808 SF	
EXIST. BLDG. AREA TO BE DEMO'D.	52,610 SF	
NET NEW BLDG. AREA (PHASE I)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

**DEVELOPMENT STANDARDS:**

CURRENT ZONE:	MM
PROPOSED ZONE:	P
CURRENT GEN. PLAN DESIGNATION:	GENERAL INDUSTRIAL
MAX. F.A.R.:	0.55
MAX. COVERAGE:	
MAX. HEIGHT:	NONE <sup>1</sup>
BUILDING SETBACKS:	
FRONT:	25 FT <sup>2</sup>
PROPOSED FRONT:	10 FT
SIDE:	0 FT <sup>3</sup>
REAR:	0 FT <sup>3</sup>
LANDSCAPE SETBACKS:	
FRONT:	50% <sup>4</sup>
SIDE:	
REAR:	
LANDSCAPE REQ.:	10%
AREA REQ.:	16,434
AREA PROVIDED:	24,303
% PROVIDED:	14%
OFF-STREET PARKING:	
STANDARD:	8.5X18
COMPACT:	N/A
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DRIVE AISLE:	24 FT
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- NOTES:**
- 1 Provided however, that no structure shall exceed 50' in ht if located within 200' of any R district.
  - 2 No parking space backup area shall occur in the first 20' from the street ROW and a parking lot entrance or exit.
  - 3 Except as may be required by development review approval to ensure a reasonable layout taking not only the particular development, but also adjacent developments into consideration.
  - 4 Of required front yard
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**VICINITY MAP**



PHASE ONE SITE PLAN

PUBLIC STORAGE: MOUNTAIN VIEW

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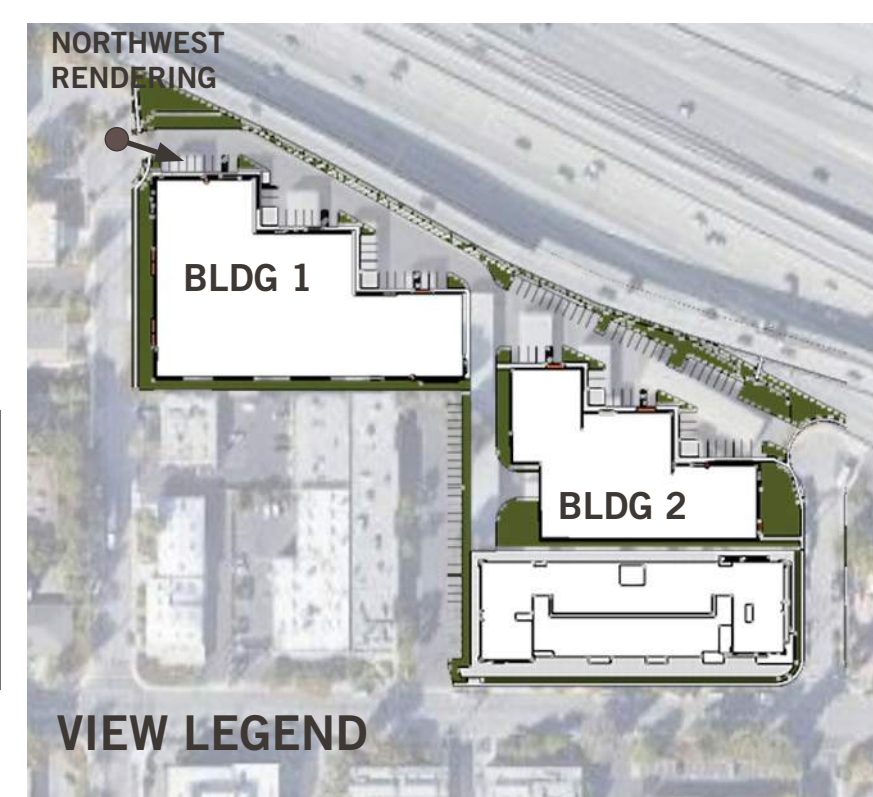








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BUILDING 1 NORTHWEST RENDERING  
PUBLIC STORAGE: MOUNTAIN VIEW

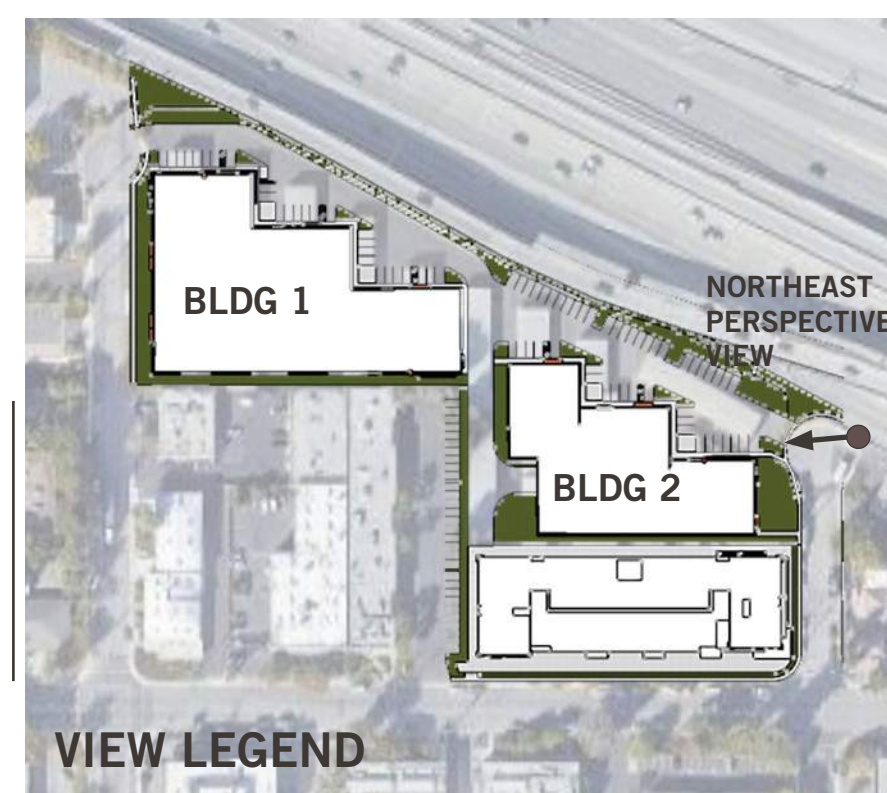
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**Public Storage.**

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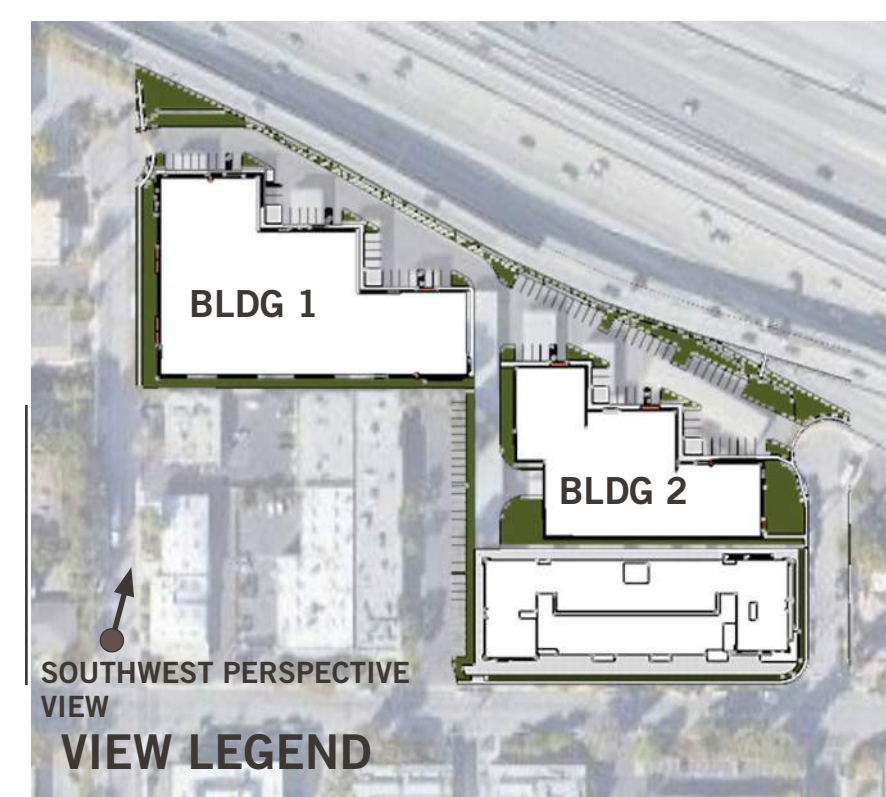


PERSPECTIVE VIEW-NORTHEAST  
PUBLIC STORAGE: MOUNTAIN VIEW

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03.04.2022





PERSPECTIVE VIEW-SOUTHWEST  
PUBLIC STORAGE: MOUNTAIN VIEW

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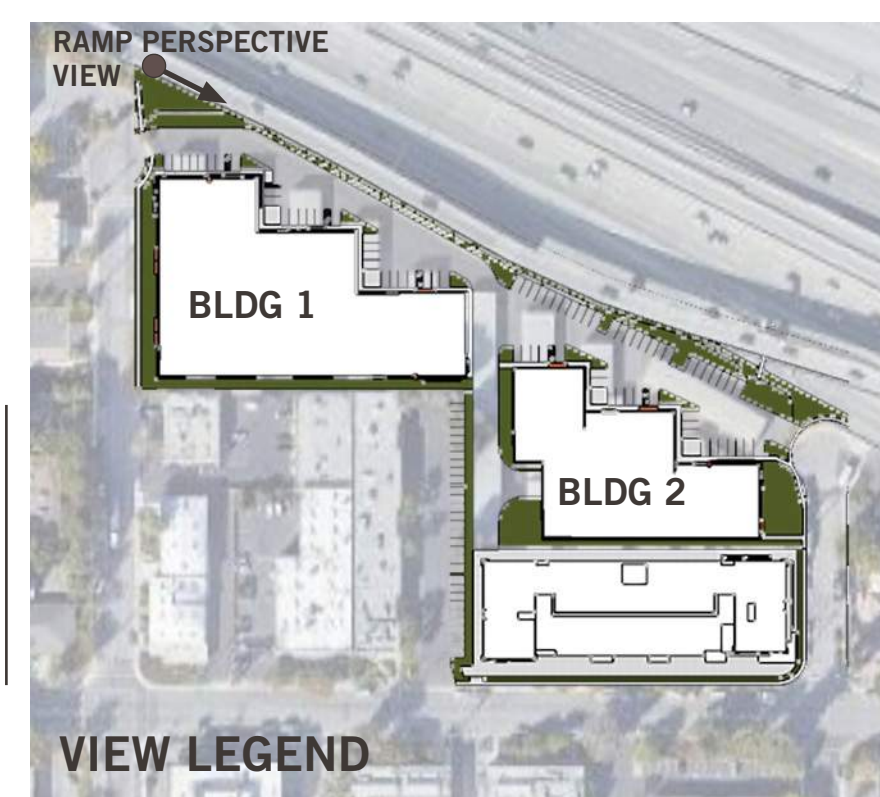
PAGE  
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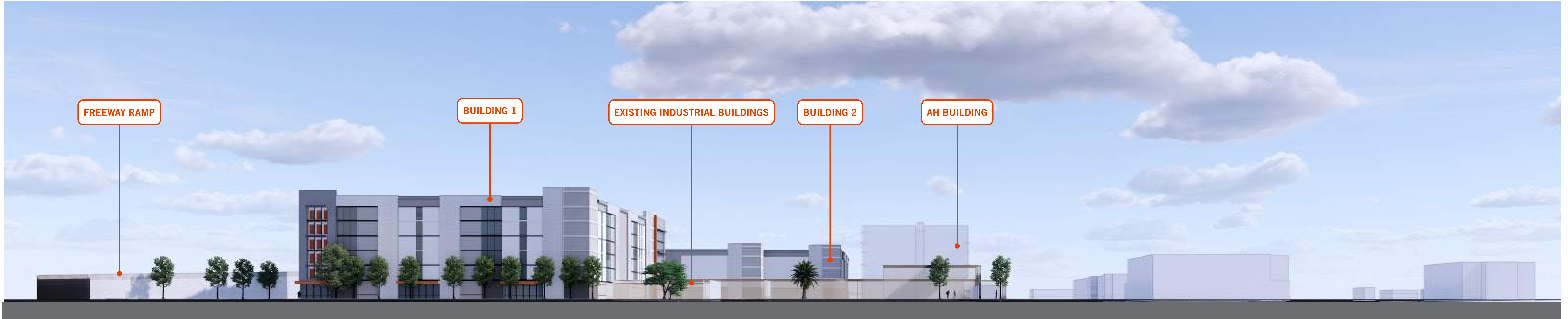


VIEW AT RAMP (+/- 20' ABOVE GROUND)  
PUBLIC STORAGE: MOUNTAIN VIEW

**WARE MALCOMB**

03.04.2022

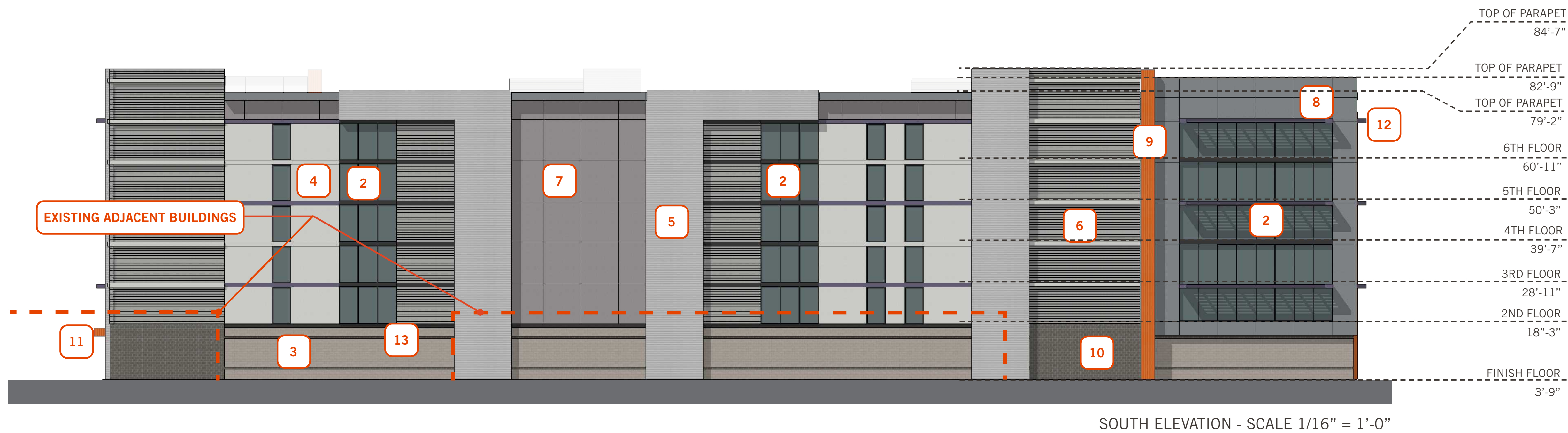
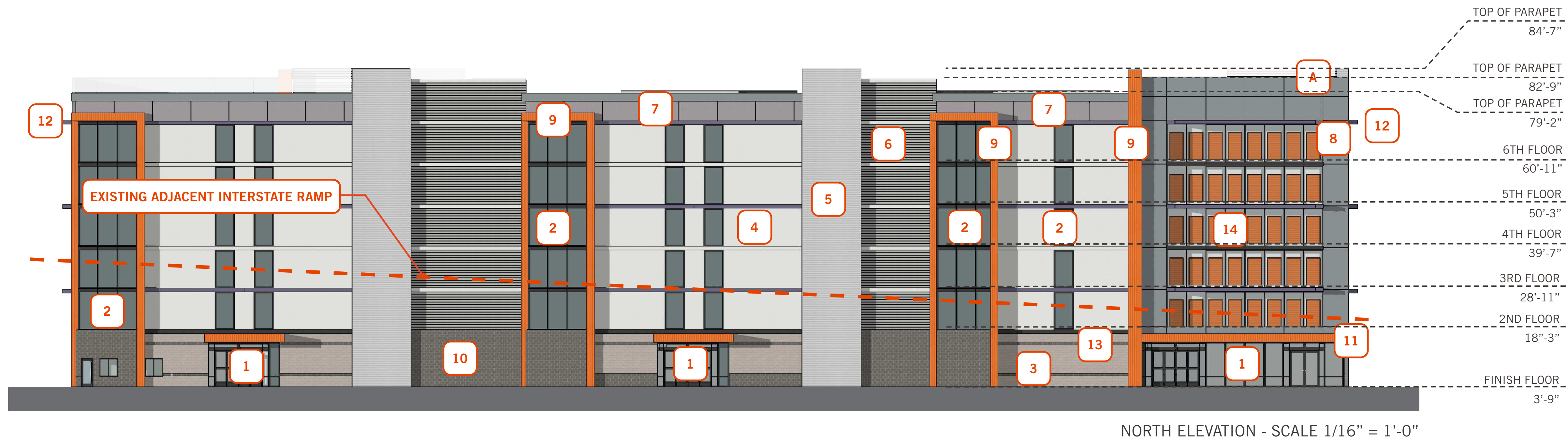




HIGHWAY 101

TERRA BELLA AVE





**KEYNOTES**

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



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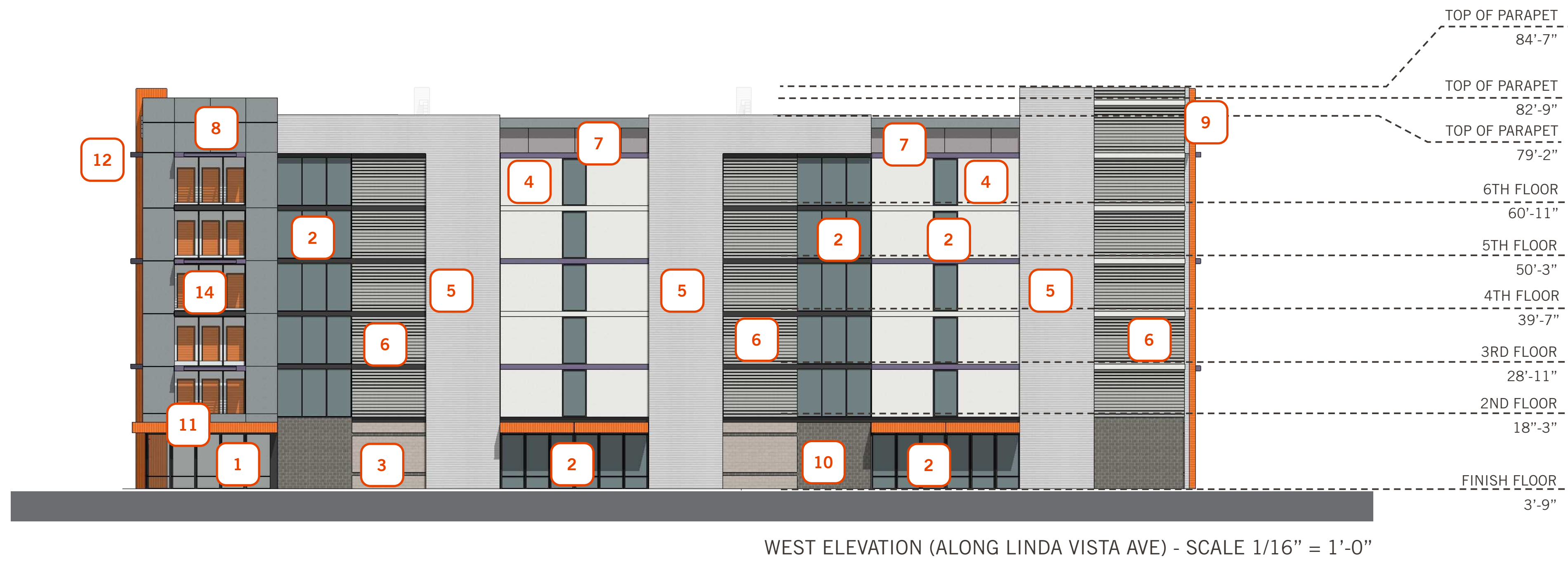
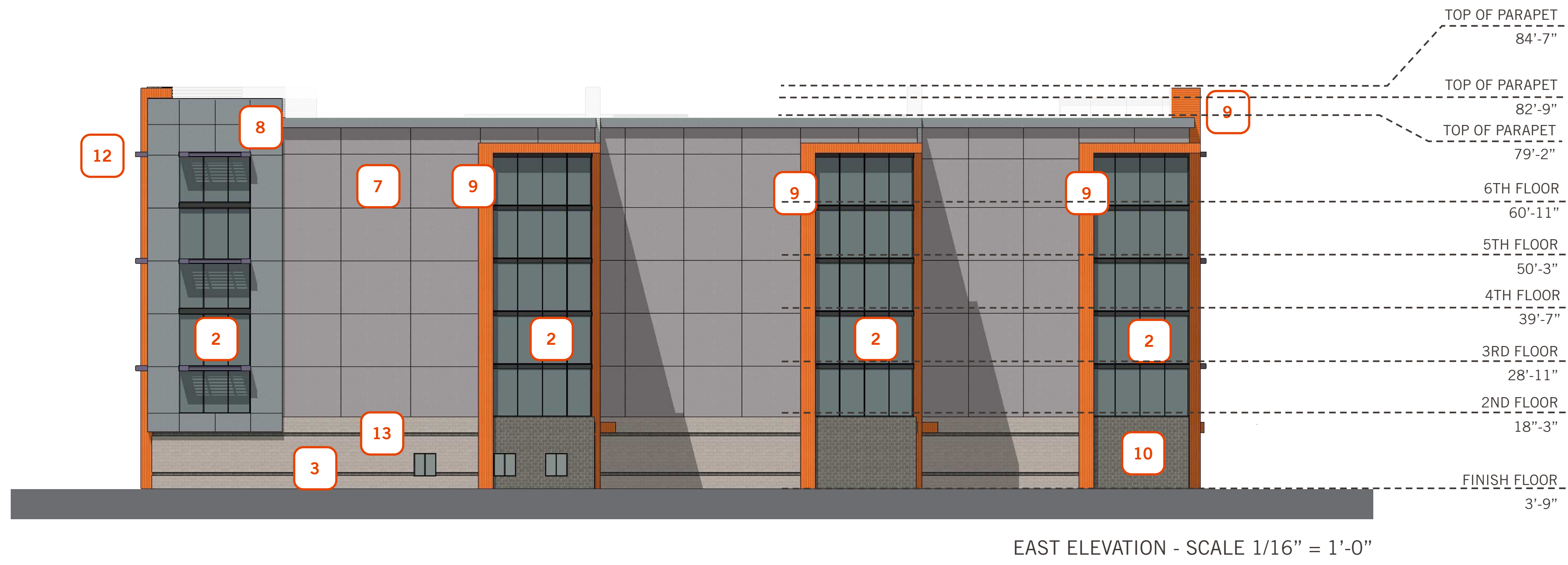
BUILDING 1: NORTH & SOUTH EXTERIOR ELEVATIONS  
PUBLIC STORAGE: MOUNTAIN VIEW

**WARE MALCOMB**

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**KEYNOTES**

- |  |   |  |   |  |
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| <b>2</b> STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH SPANDREL GLAZING                            | <b>5</b> METAL PANEL WITH REVEALS AS SHOWN TO BE TORNADO - PPG1009-4    | <b>8</b> PAINTED STUCCO WALL TO BE STEEPLE GRAY- PPG1012-5 | <b>11</b> MAPES ARCHITECTURAL LUMISHADE CANOPY TO BE PS ORANGE      | <b>14</b> SHOWCASE WINDOW VISION GLAZING       |
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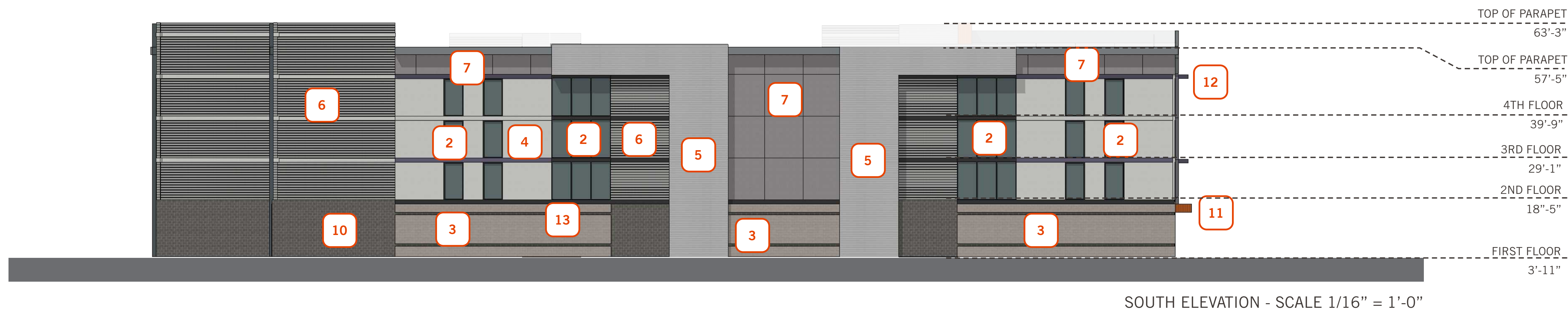
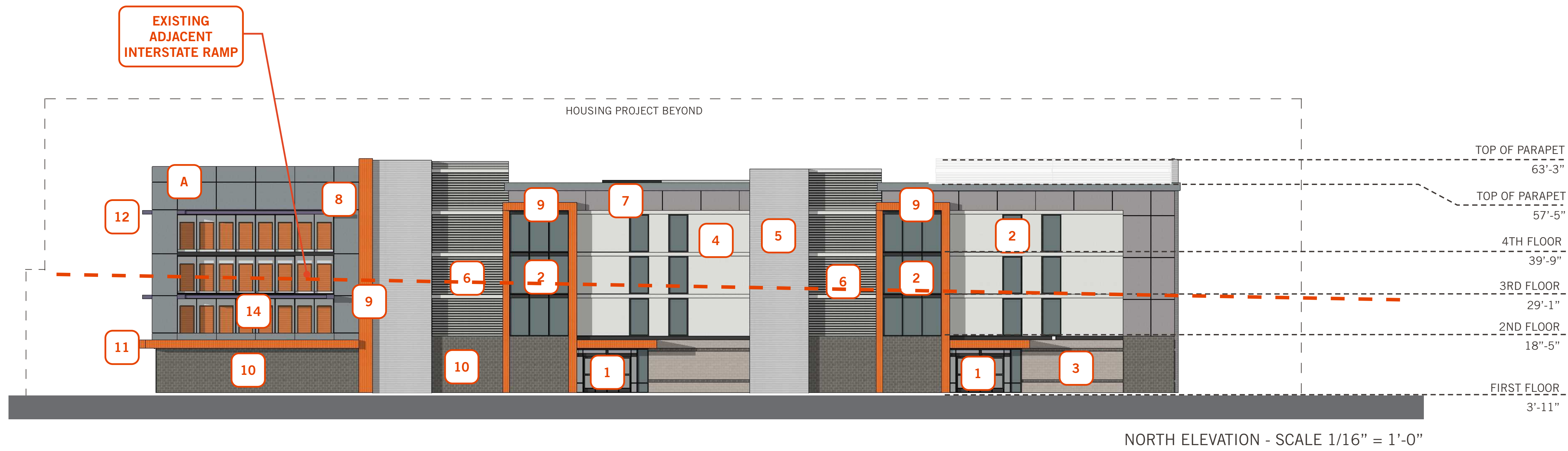
BUILDING 1: EAST & WEST EXTERIOR ELEVATIONS  
PUBLIC STORAGE: MOUNTAIN VIEW

**WARE MALCOMB**

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**KEYNOTES**

- |  |   |  |   |  |
|--|---|--|---|--|
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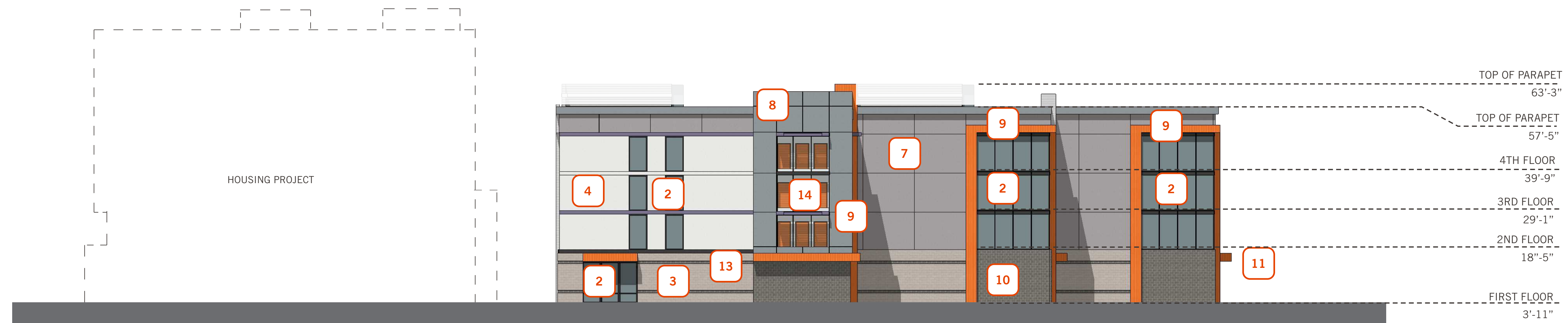
BUILDING 2: NORTH & SOUTH EXTERIOR ELEVATIONS  
PUBLIC STORAGE: MOUNTAIN VIEW

WARE MALCOMB

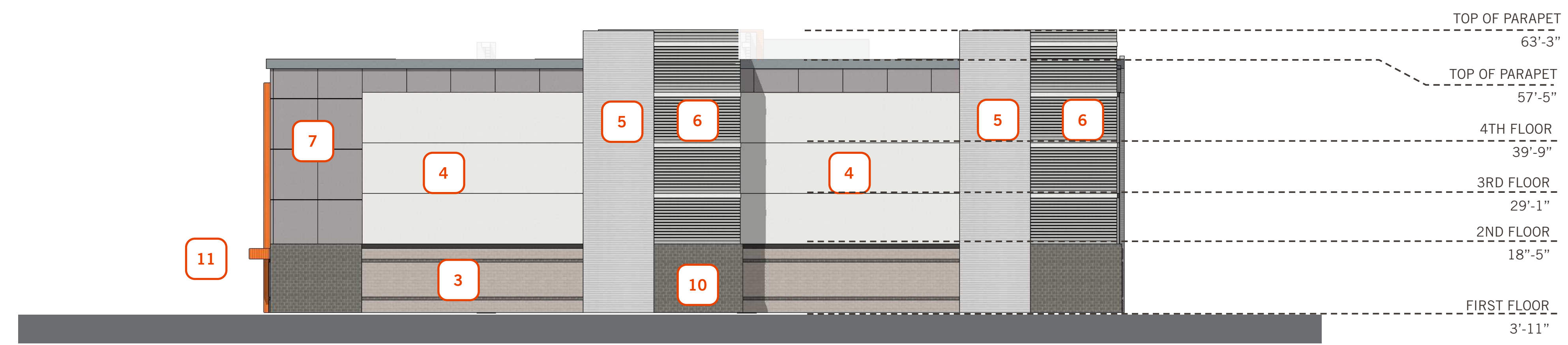
03.04.2022

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



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

**KEYNOTES**

- |  |   |  |   |  |
|--|---|--|---|--|
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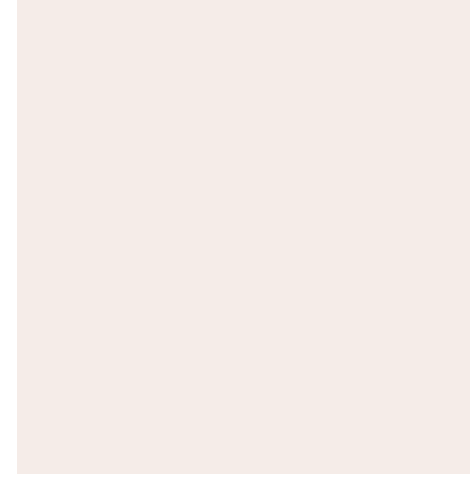
BUILDING 2: EAST & WEST EXTERIOR ELEVATIONS  
PUBLIC STORAGE: MOUNTAIN VIEW

**WARE MALCOMB**

03.04.2022

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

**2** GLASS  
BLACK ANODIZED  
ALUMINUM  
MULLIONS WITH  
SPANDREL GLAZING

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

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

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

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

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

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

**9** PAINT  
ACCENTS SHOWN TO  
BE  
SHERWIN WILLIAMS  
- PS ORANGE



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



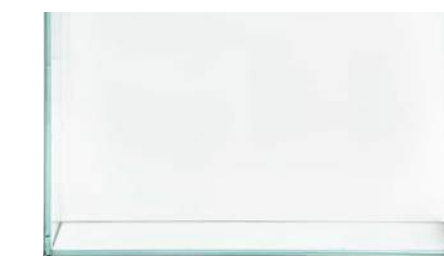
**11** PAINT  
MAPES  
ARCHITECTURAL  
LUMISHADE CANOPY  
TO BE PS ORANGE



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

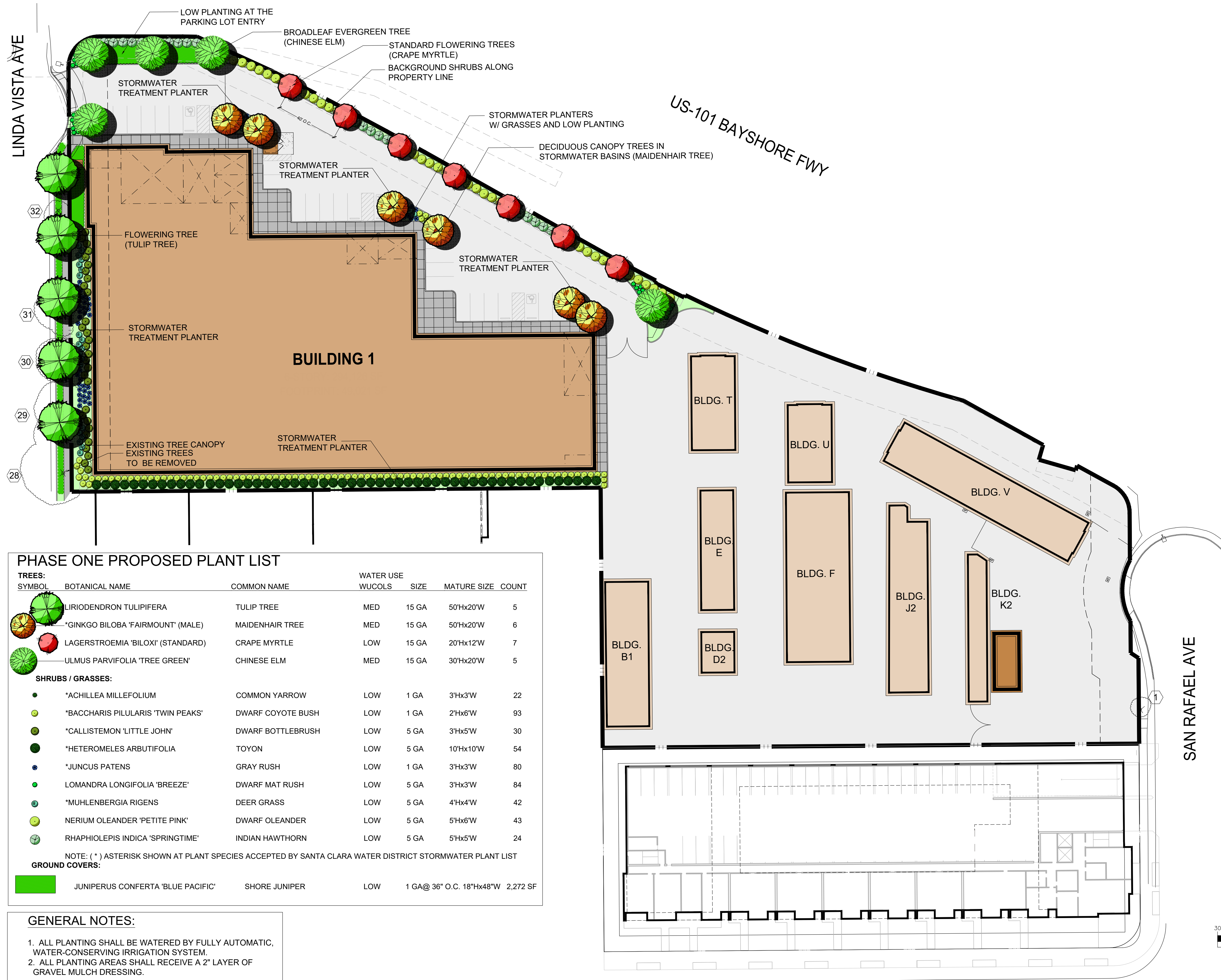


**13** GREYSTONE STRIPE  
GREYSTONE STRIP  
WITH 8" SPLIT FACE  
"CHAMPAGNE" BY  
ANGELUS BLOCK



**14** MULLIONS  
SHOWCASE WINDOW  
VISION GLAZING



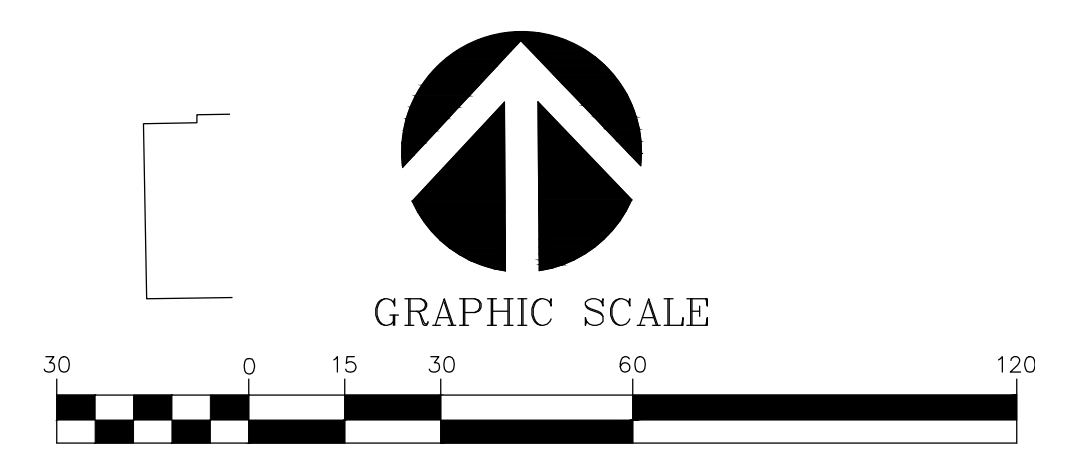


**PHASE ONE PROPOSED PLANT LIST**

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

**GENERAL NOTES:**

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

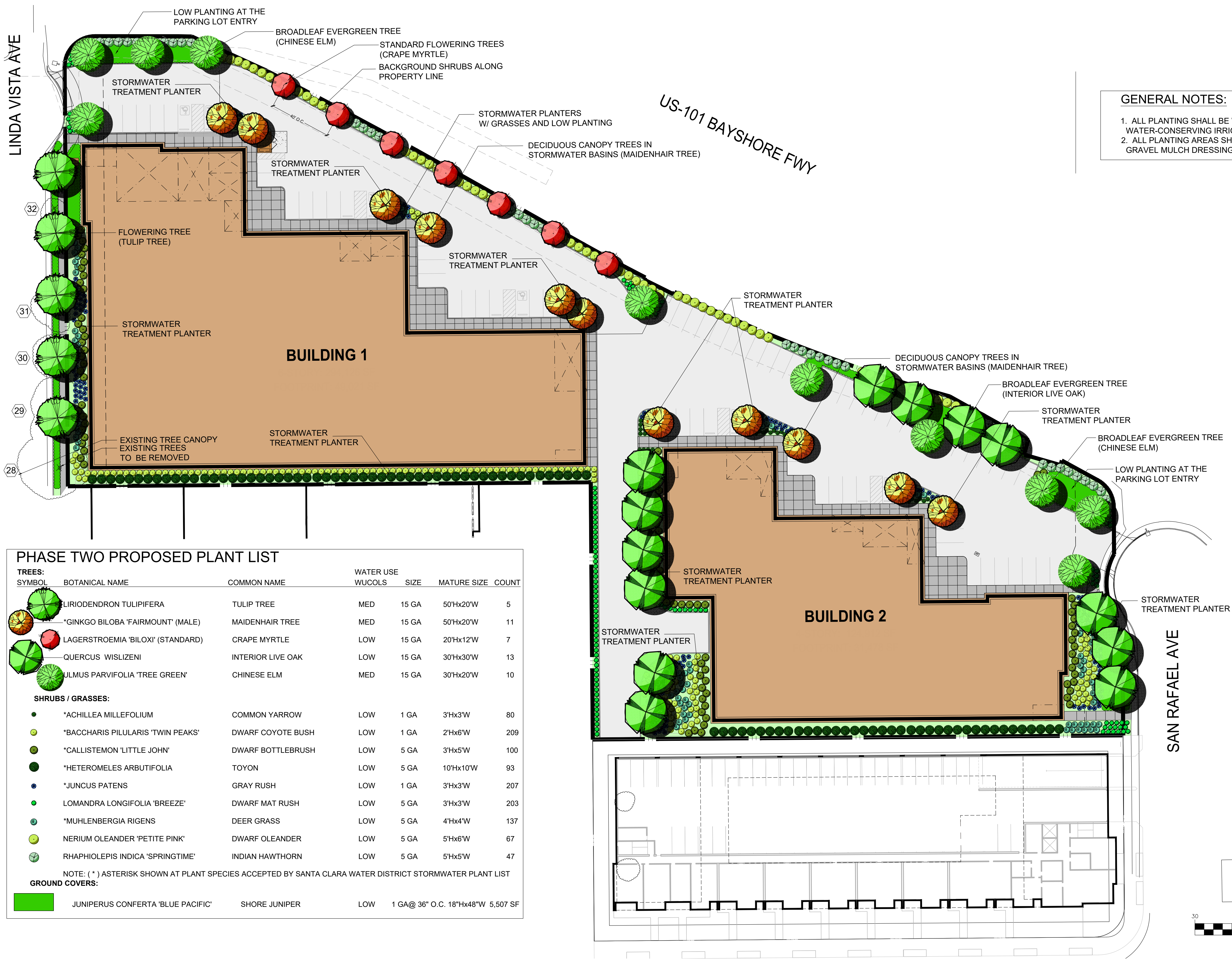


This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does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

PHASE ONE LANDSCAPE PLAN  
PUBLIC STORAGE: MOUNTAIN VIEW

WARE MALCOMB 03.04.2022





**GENERAL NOTES:**

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

**PHASE TWO PROPOSED PLANT LIST**

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



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

PHASE TWO LANDSCAPE PLAN  
PUBLIC STORAGE: MOUNTAIN VIEW

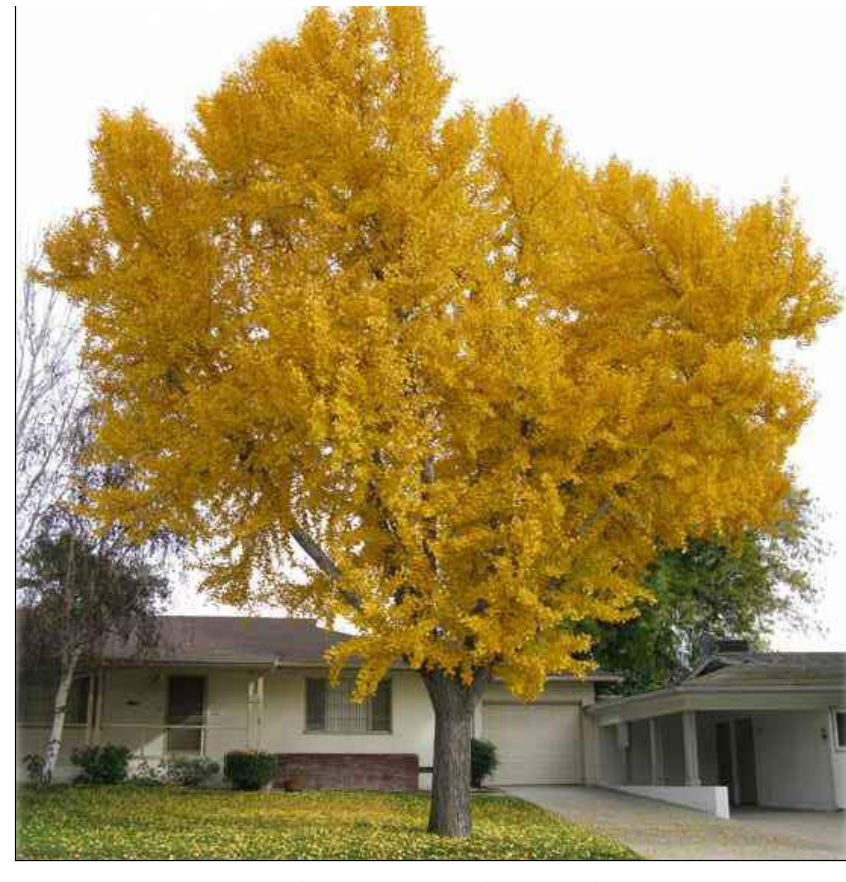
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TREES:



LIRIODENDRON TULIPIFERA  
(TULIP TREE)



GINKGO BILOBA (MALE)  
(MAIDENHAIR TREE)



LAGERSTROEMIA 'BILOXI' (STANDARD)  
(CRAPE MYRTLE)



ULMUS PARVIFOLIA  
(CHINESE ELM)

SHRUBS:



ACHILLEA MILLEFOLIUM  
(COMMON YARROW)



BACCHARIS PILULARIS 'TWIN PEAKS'  
(DWARF COYOTE BUSH)



CALLISTEMON 'LITTLE JOHN'  
(DWARF BOTTLEBUSH)



HETEROMELES ARBUTIFOLIA  
(TOYON)



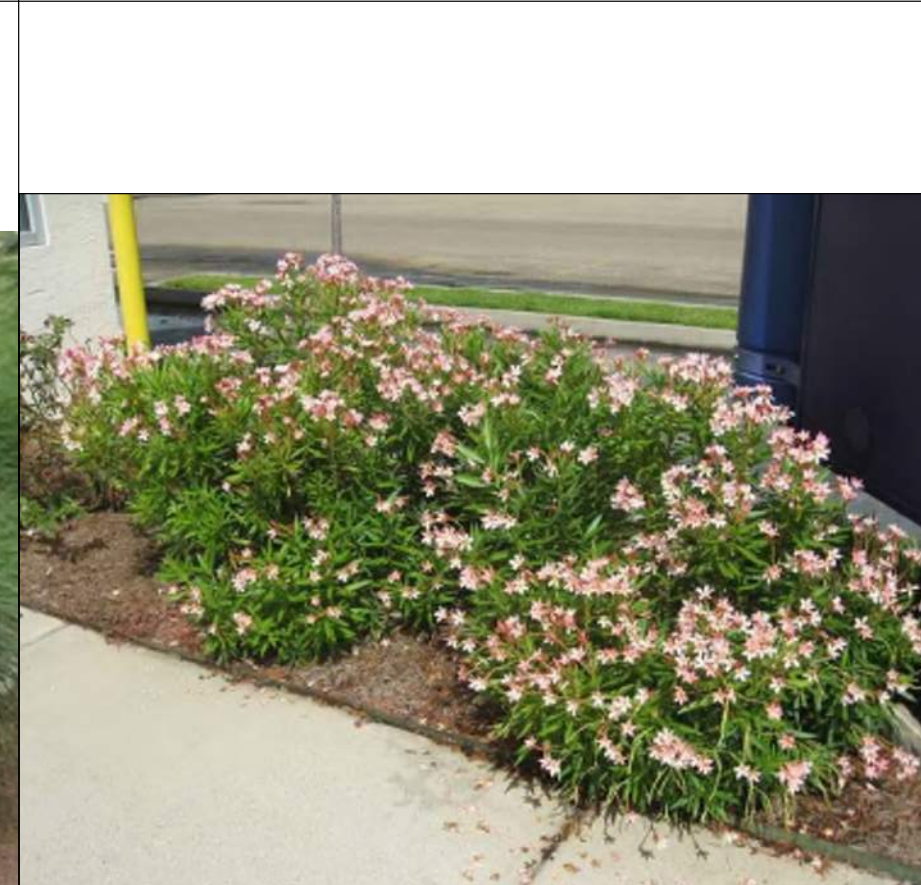
JUNCUS PATENS  
(GRAY RUSH)



LOMANDRA LONGIFOLIA 'BREEZE'  
(MAT RUSH)



MUHLENBERGIA RIGENS  
(DEER GRASS)



NERIUM OLEANDER 'PETITE PINK'  
(DWARF OLEANDER)

GROUND COVERS:



RHAPHIOLEPIS INDICA 'SPRINGTIME'  
(INDIAN HAWTHORN)



JUNIPERUS CONFERTA 'BLUE PACIFIC'  
(SHORE JUNIPER)