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Client: Guggenheim Realty Group, Inc. 792 Meridian Way, San Jose, CA

Project: GEE Escuela Project

601-643 Escuela Ave Mountain View, CA

Status: Planning Application- Formal Review

Stamp: [Blank area for official stamp]

Issued For

Table with 3 columns: No., Description, Date. Shows revision history from 02/27/2019 to 10/06/2021.

Scale:

Drawn By: ANN Checked By: Checker

Sheet Title:



Sheet No.: 40.0

GEE ESCUELA PROJECT

601-643 ESCUELA AVE, MOUNTAIN VIEW, CA

CONSULTANTS

ARCHITECT: ANDERSON ARCHITECTS INC. KURT B. ANDERSON, AIA 120 W CAMPBELL AVE CAMPBELL, CA 95008

CIVIL ENGINEER: NTERRA GROUP DAVE VOORHIES 1295 E DUNNE AVE, SUITE 230 MORGAN HILL, CA 95112

LANDSCAPE: TANIGUCHI LANDSCAPE ARCHITECTURE 1013 SOUTH CLAREMONT ST, SUITE 1 SAN MATEO, CA 94401



PROJECT DATA

APN: 154-35-013 & 154-35-014
PROJECT ADDRESS: 601-643 ESCUELA AVE & 1873 LATHAM ST MOUNTAIN VIEW, CA
GENERAL PLAN: APN 154-35-013: MIXED USE CORRIDOR
ZONING: APN 154-35-013 EXISTING: P-38 (EL CAMINO REAL) PRECISE PLAN (LOW INTENSITY CORRIDOR)
PROPOSED USE: MIXED- USE PROJECT CONSISTING OF APPROXIMATELY 2700SF OF COMMERCIAL USES AND UP TO 25 ATTACHED RESIDENTIAL UNITS (APARTMENTS)

UNIT COUNTS table with columns: UNIT TYPE, DESCRIPTION, UNIT AREA (SF), STREET LEVEL, 2ND FLOOR, 3RD FLOOR, TOTAL, TOTAL UNIT AREA (SF). Includes rows for 2A, 1A, Sa, Sb, Sc, Studio units and a TOTAL row.

PARKING CALCULATIONS table with columns: PARKING REQUIRED (TYPE, # OF UNITS, RATIO, TOTAL), PARKING PROVIDED (VEHICLE, BICYCLE). Totals: 44 vehicles, 6 bicycles.

AREA CALCULATIONS table with columns: LOT SIZE (GROSS), LOT SIZE (NET), FAR (MAXIMUM). Totals: 21691 gross, 19582 net, 1.35 FAR.

GROSS BUILDING AREA (SF) table with columns: BASEMENT, GROUND/1ST FLOOR, 2ND FLOOR, 3RD FLOOR, ROOF DECK, FAR PROVIDED. Total provided: 23154 SF.

BUILDING COVERAGE table with columns: 3-STORY BUILDING, PAVING (DRIVEWAY). Coverage: 61% for building, 12% for paving.

OPEN SPACE (35% REQUIRED) table with columns: 2ND FLOOR COURTYARD, ROOF DECK, PRIVATE PATIOS, TOTAL PROVIDED. Total provided: 8988 SF.

PERSONAL STORAGE (MIN. 164 CUBIC FEET/UNIT REQUIRED) table with columns: 2ND FLOOR COURTYARD, ROOF DECK, PRIVATE PATIOS, TOTAL PROVIDED. Total provided: 225 cubic feet.

PROVIDED IN BASEMENT: 25 PERSONAL STORAGE @ 225 CUBIC FEET/ EA

PROJECT DESCRIPTION

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

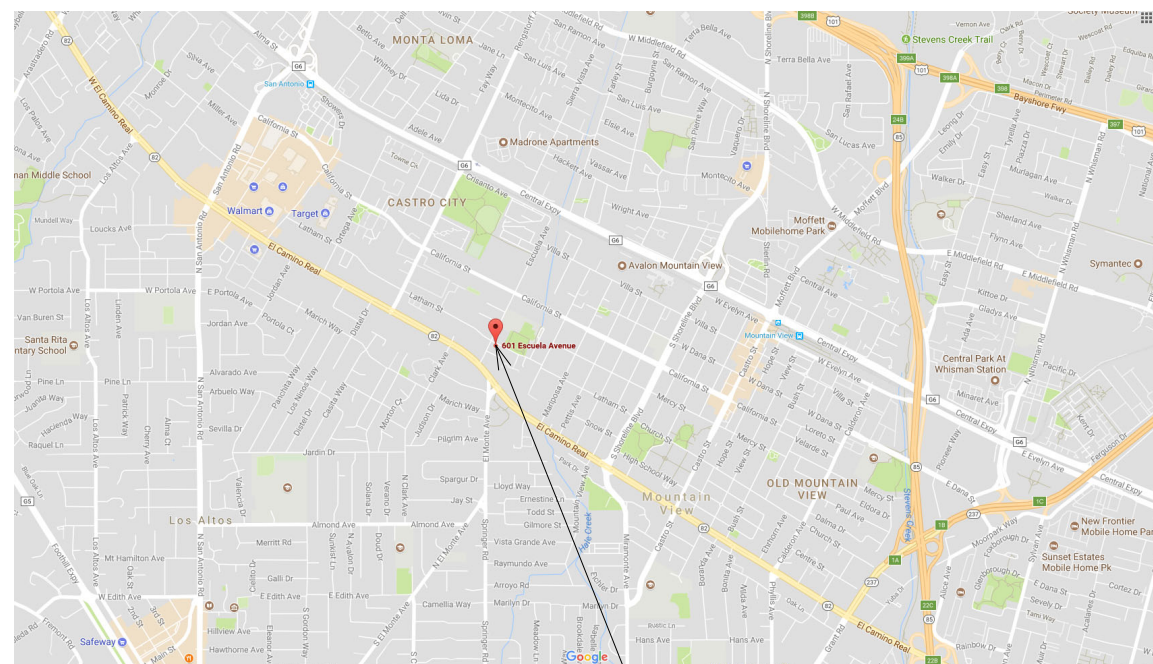
THE PROJECT WILL INCLUDE 4 BMR UNITS: 2 UNITS AT 50% AMI, 2 UNITS AT 80% AMI. THE UNIT LOCATION ARE DESIGNATED ON THE FLOOR PLANS SHEET A2.3 AND A2.4.

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

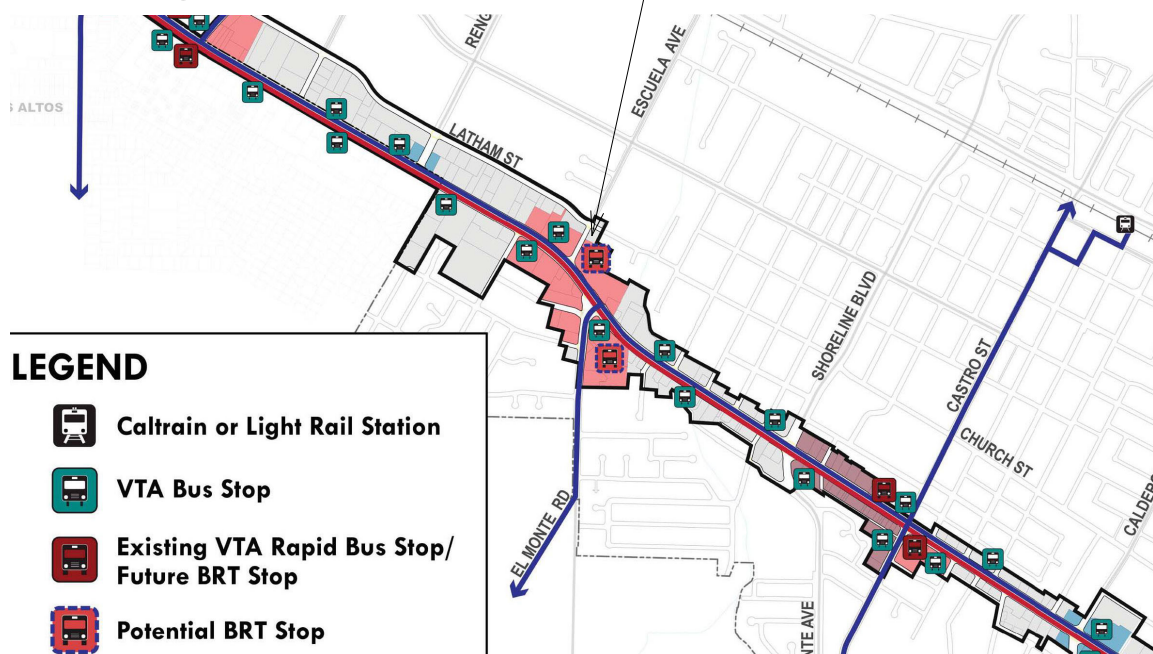
THE PROPOSED SITE IS A COMBINATION OF EXISTING 2 PARCELS : LOT 13 (APN: 154-35-013, ZONED P(38)) AND LOT 12- 1873 LATHAM ST (APN: 154-35-014, ZONED R3-2.5 WHICH WILL BE INCORPORATED INTO THE P(38) EL CAMINO REAL PRECISE PLAN THROUGH ZONING AND GENERAL PLAN MAP AMENDMENTS)

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

VICINITY MAP



TRANSIT MAP



Sheet List table with columns: Sheet Number, Sheet Name

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

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

Sheet List table with columns: Sheet Number, Sheet Name

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

BUILDING HEIGHT: REQUIRED: 45' PROPOSED: 45'

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

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

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

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

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



STREET VIEW 1



STREET VIEW 2



STREET VIEW 3



STREET VIEW 4



STREET VIEW 5



AERIAL VIEW



STREET VIEW 6



STREET VIEW 7



STREET VIEW 12



STREET VIEW 11



STREET VIEW 10



STREET VIEW 9



STREET VIEW 8

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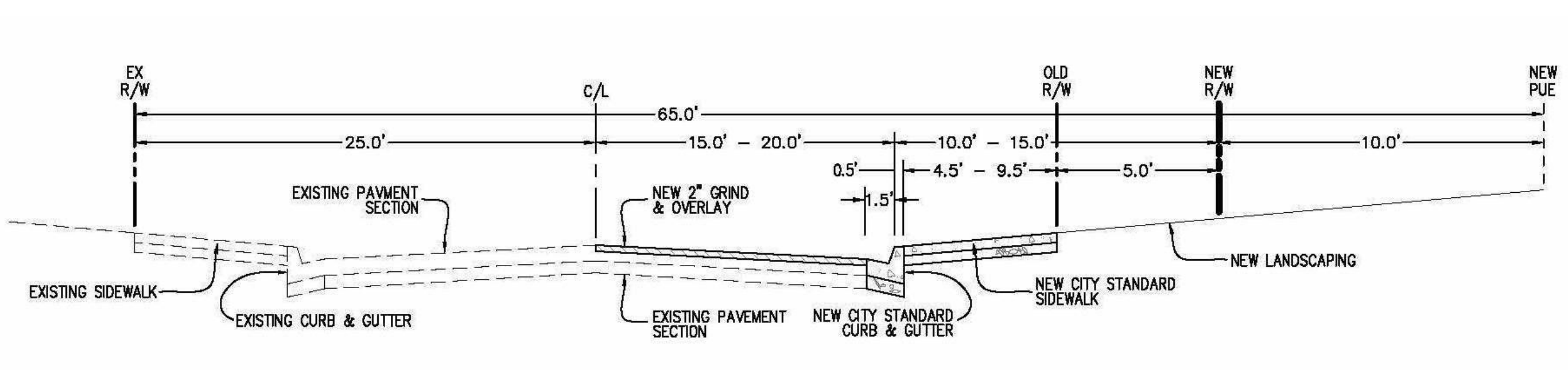
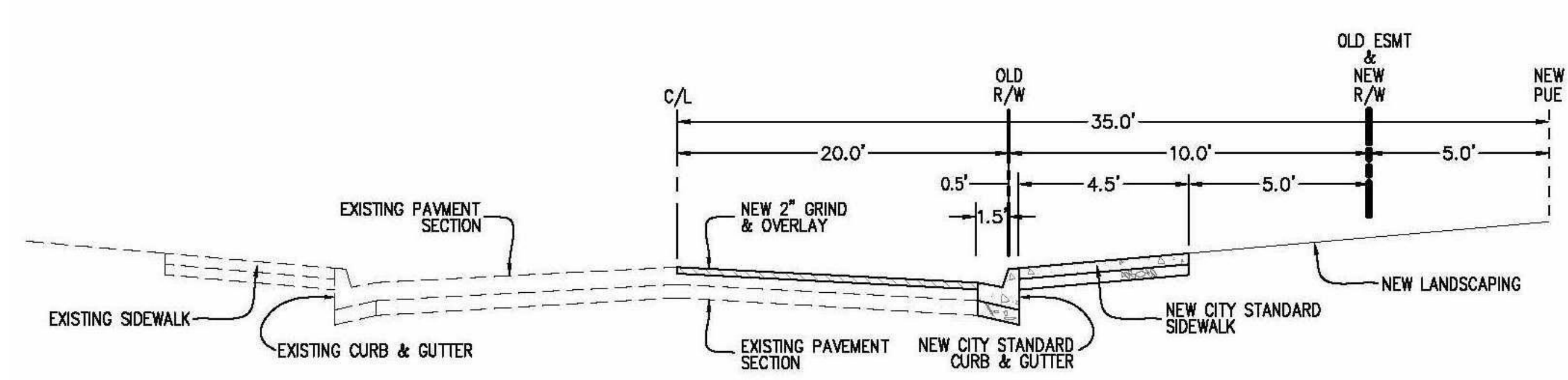
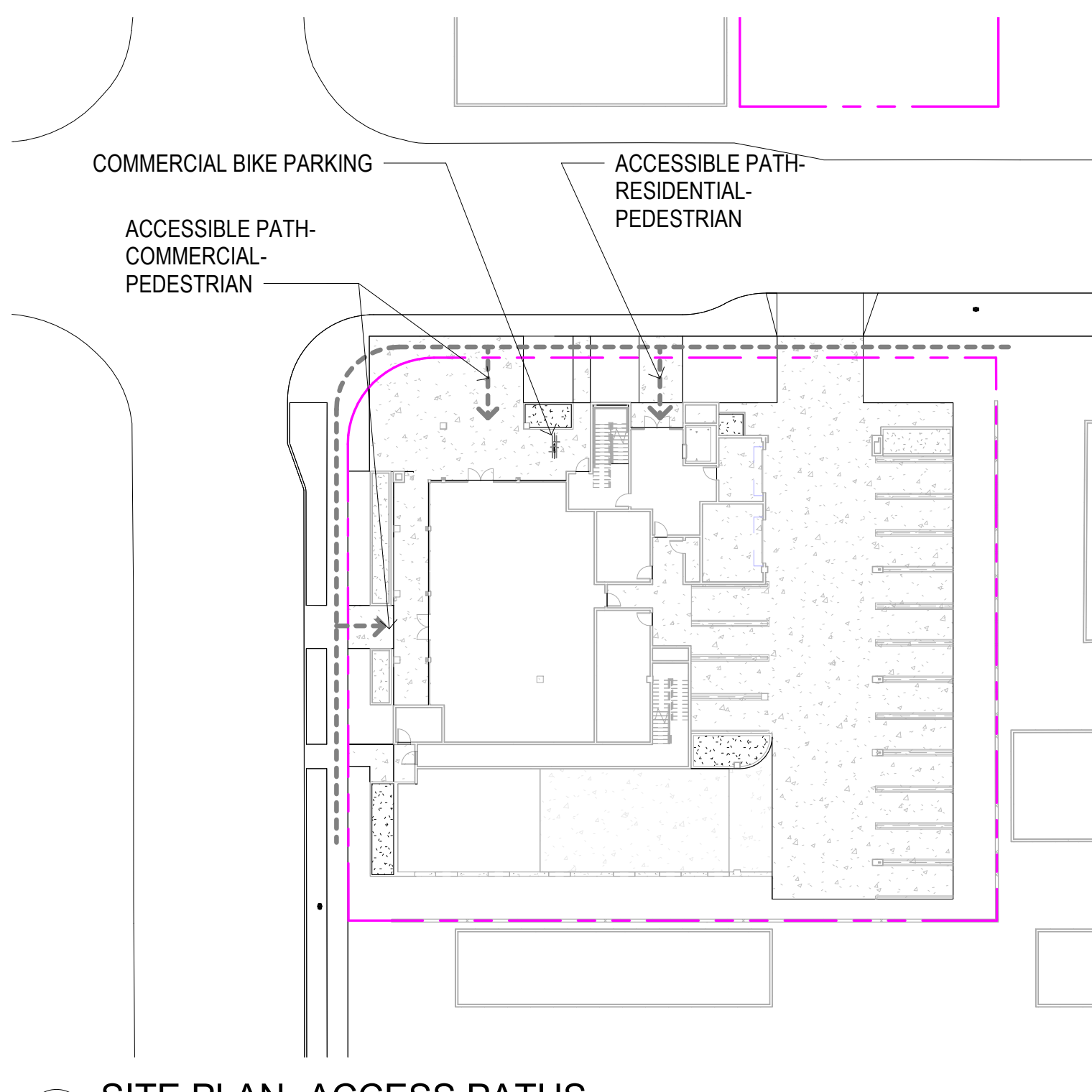
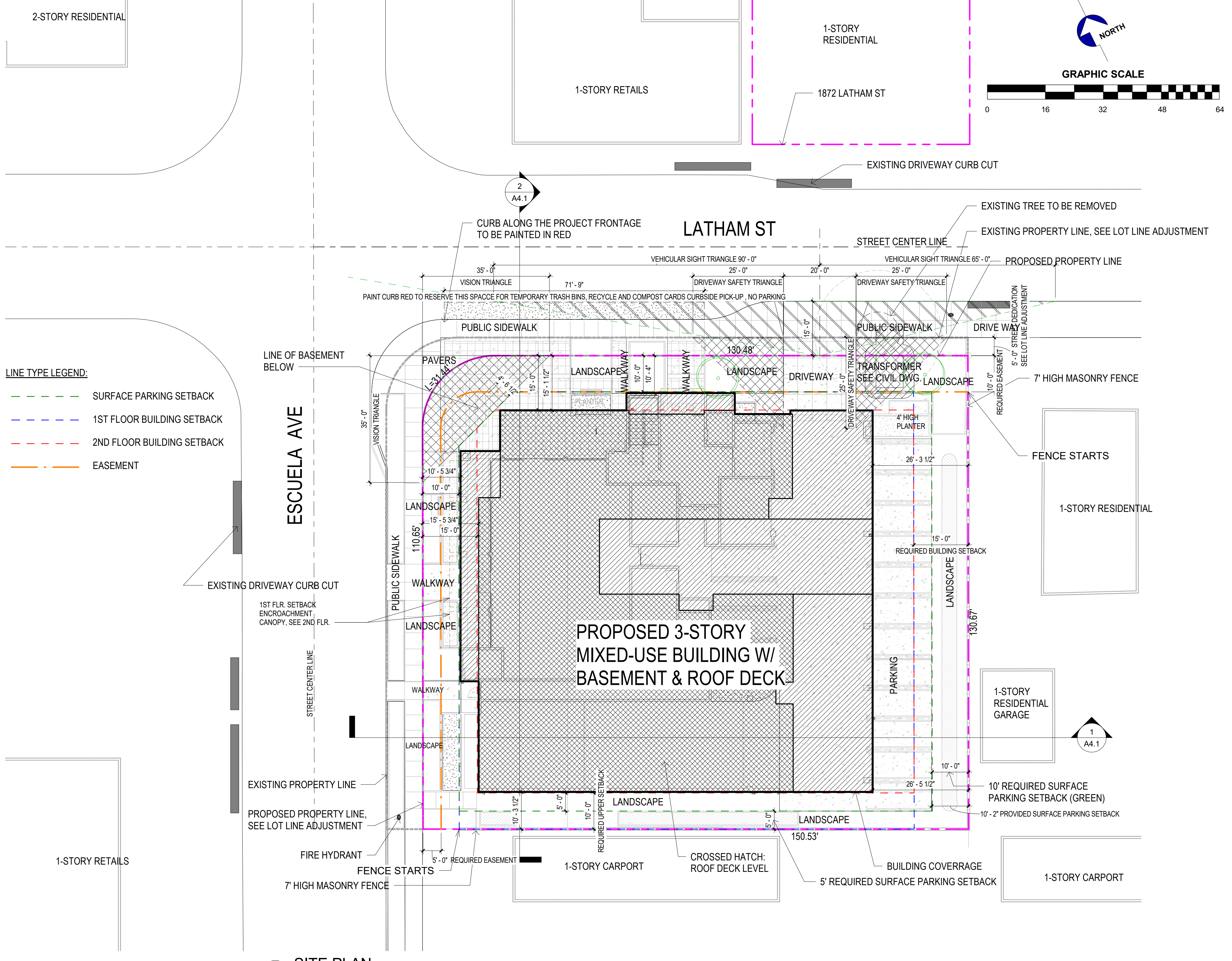
Initial Submittal Date: 07-12-18
 Scale: NTS
 Drawn By: ANN
 Checked By: KBA
 Sheet Title:

Photographic Display

Sheet No.:
A0.1

LEGEND:

- DOWN SPOUT
- SCUPPER
- ROOF DRAIN



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1	Planning Formal Review- 1st Revision	10/31/2019
2	Planning Formal Review- 2nd Revision	08/04/2021
3	Planning Formal Review- 3rd Revision	10/06/2021
4	Planning Formal Review- 4th Revision	12/16/2021

Scale: As indicated

Drawn By: ANN

Checked By: KA

Sheet Title:

Site Plan

Sheet No.: **A1.1**

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Sheet Title:

3D Views- Street Views

Sheet No.:
A1.2.1



LATHAM STREET VIEW FROM NORTH-EAST



CORNER STREET VIEW FROM NORTH-WEST



CORNER STREET VIEW FROM NORTH-WEST



LATHAM STREET VIEW FROM NORTH



AERIAL VIEW OF 2ND COURTYARD FROM EAST



VIEW OF ROOF DECK FROM FROM SOUTH-WEST



AERIAL VIEW OF ROOF DECK FROM SOUTH-WEST



VIEW OF ROOF DECK FROM WEST SITTING AREA

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Sheet Title:

3D Views- Courtyard & Roof Deck

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

12/17/2021 11:57:27 AM

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

Drawn By: Author

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Sheet Title:

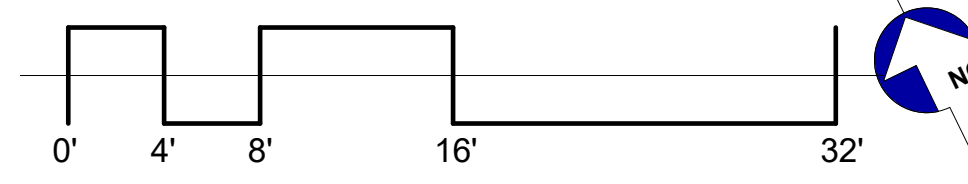
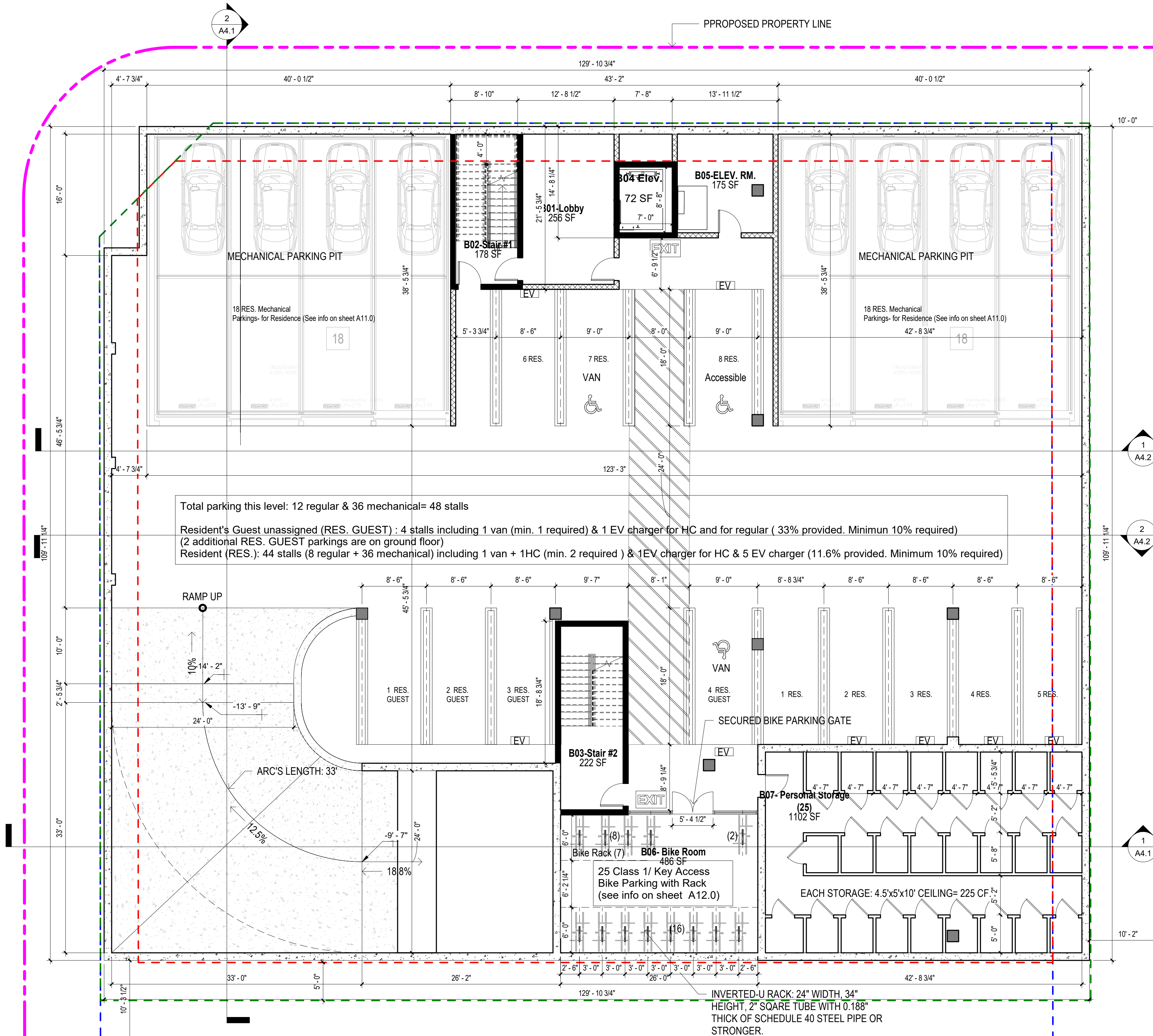
Basement Floor Plan

Sheet No.:

A2.1

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Job: GEE Escuela
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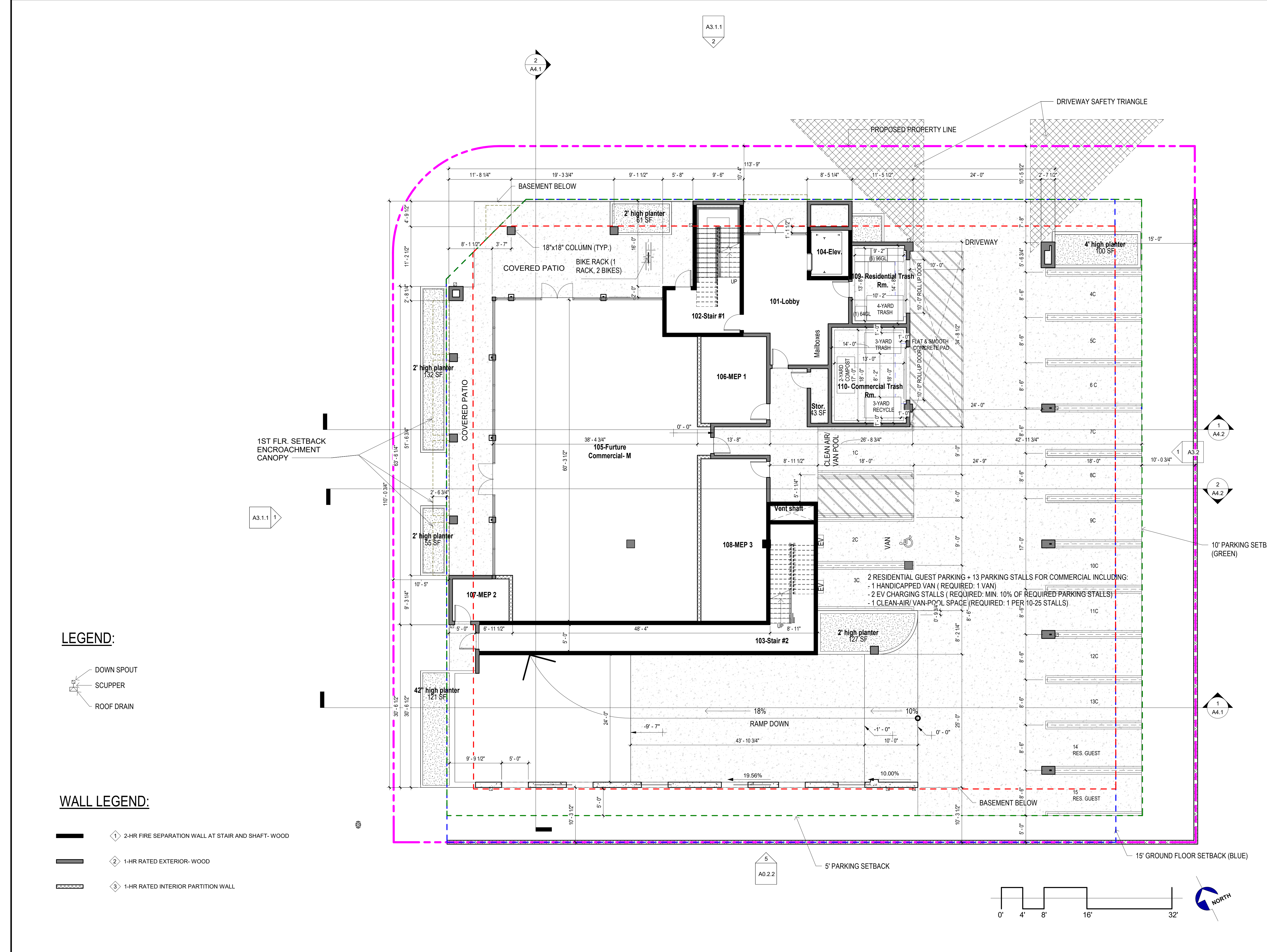
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3	Planning Formal Review- 3rd Revision	10/06/2021

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 Sheet Title:

Level 1/ Ground Floor Plan

Sheet No.: **A2.2**

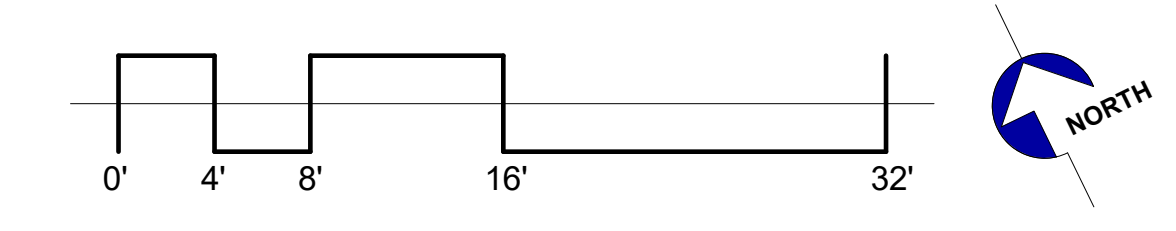


LEGEND:

- DOWN SPOUT
- SCUPPER
- ROOF DRAIN

WALL LEGEND:

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



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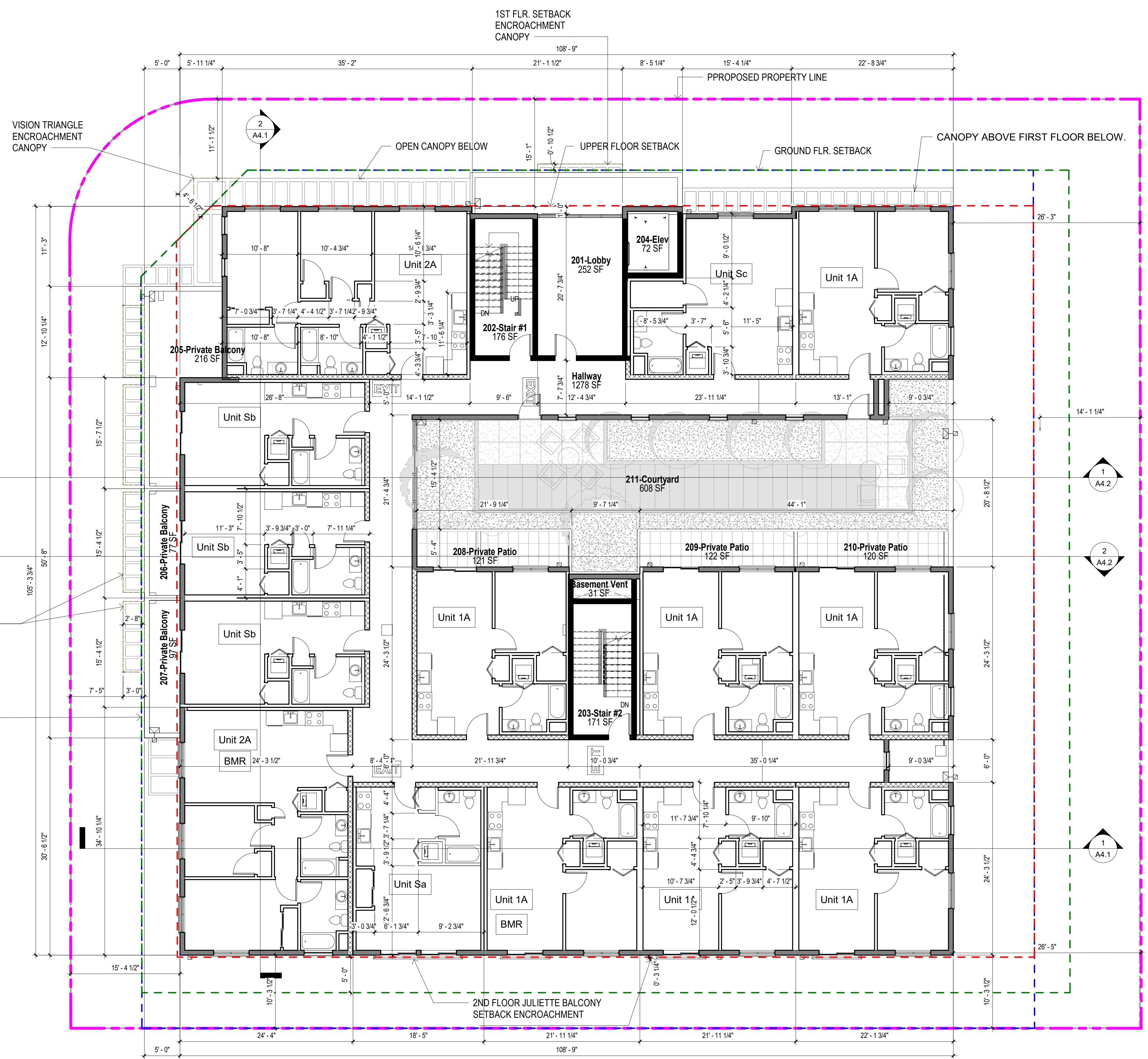
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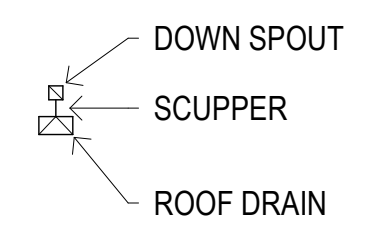
Level 2 Floor Plan

Sheet No.:

A2.3

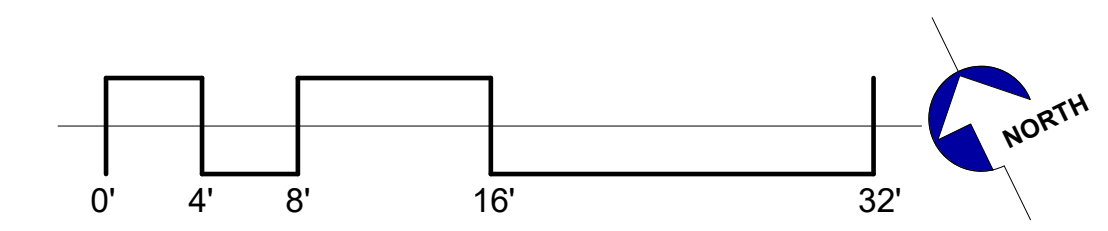


LEGEND:



WALL LEGEND:

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



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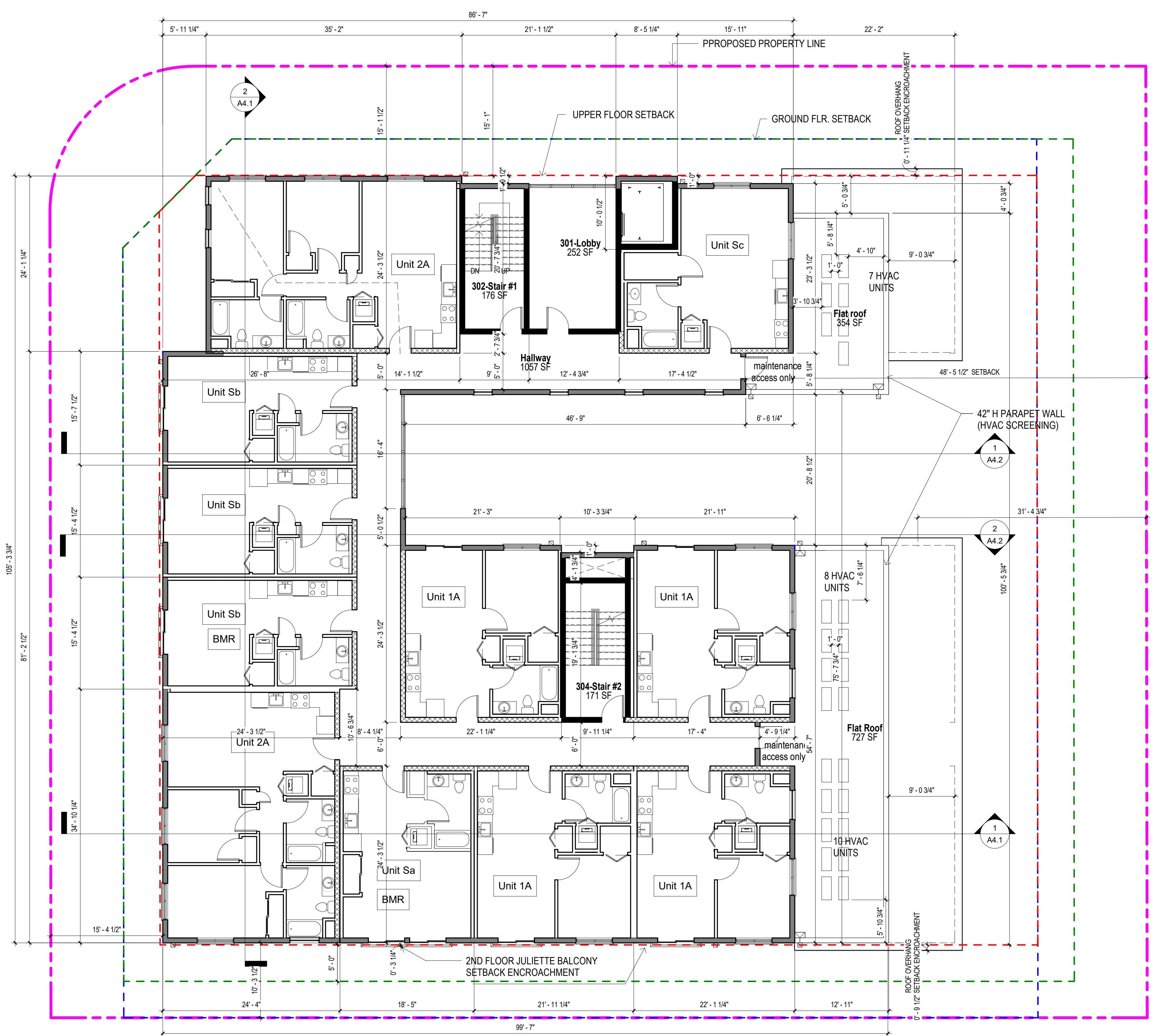
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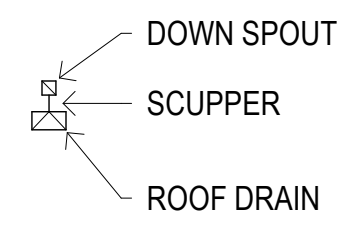
Level 3 Floor Plan

Sheet No.:

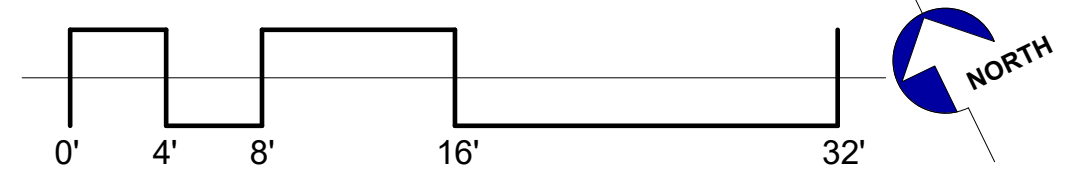
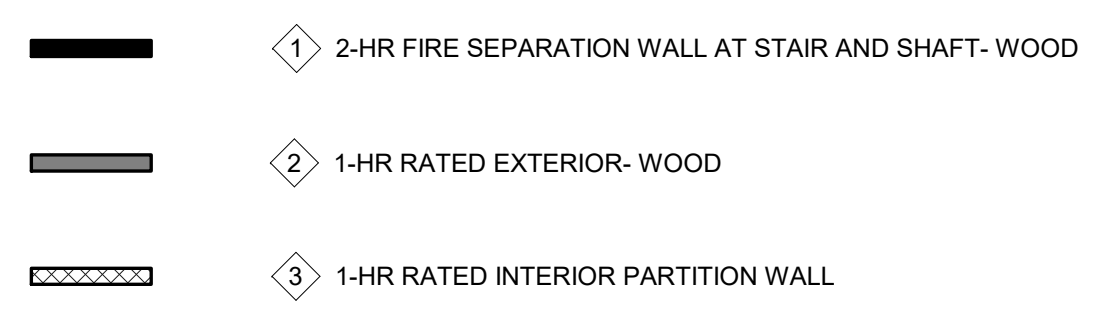
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LEGEND:



WALL LEGEND:



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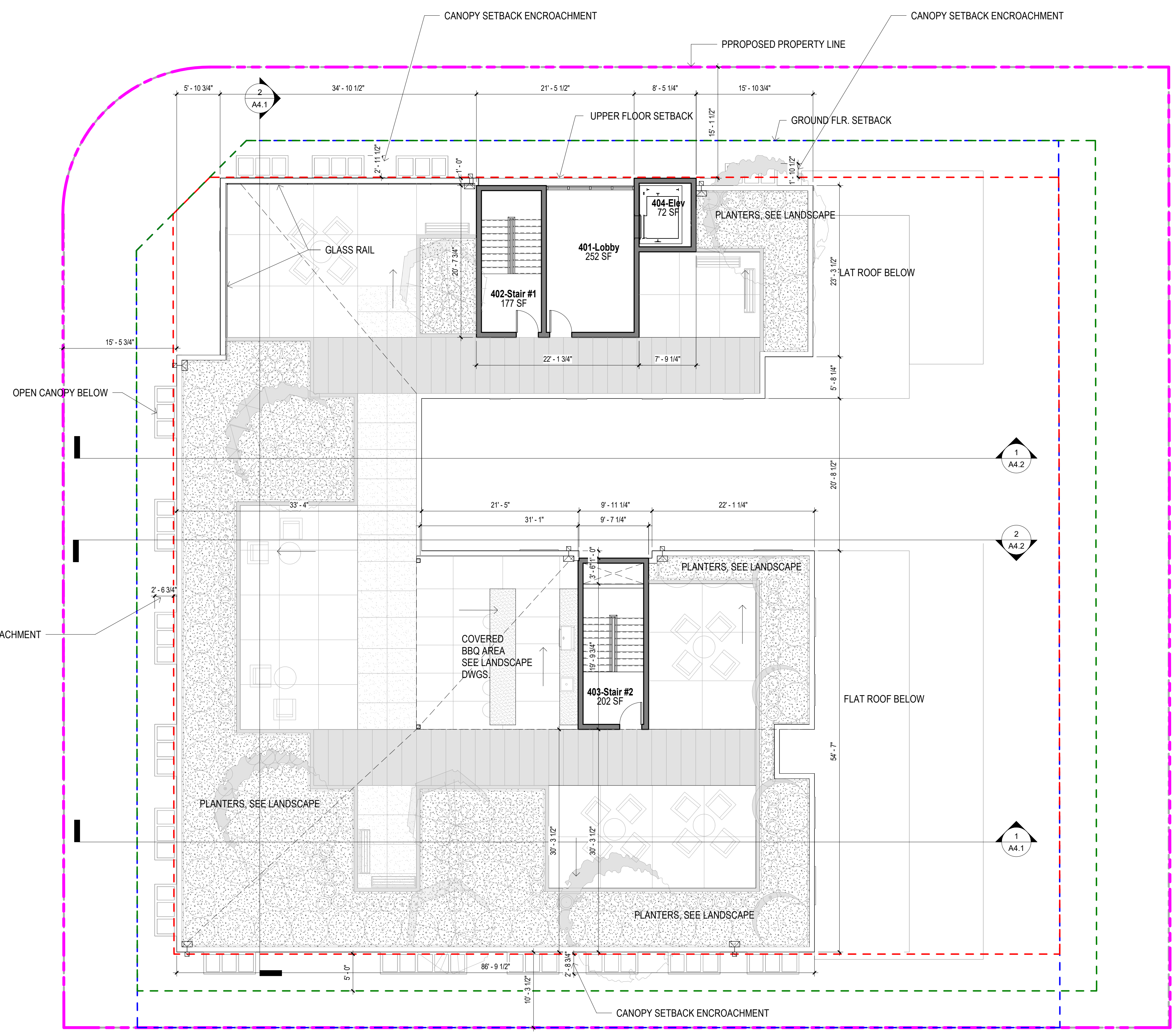
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Scale: 1/8" = 1'-0"
 Drawn By: Author
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 Sheet Title:

Level 4/ Roof Deck Plan

Sheet No.: **A2.5**

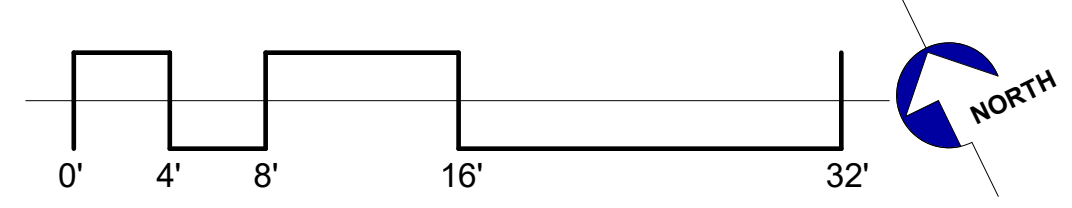


LEGEND:

- DOWN SPOUT
- SCUPPER
- ROOF DRAIN

WALL LEGEND:

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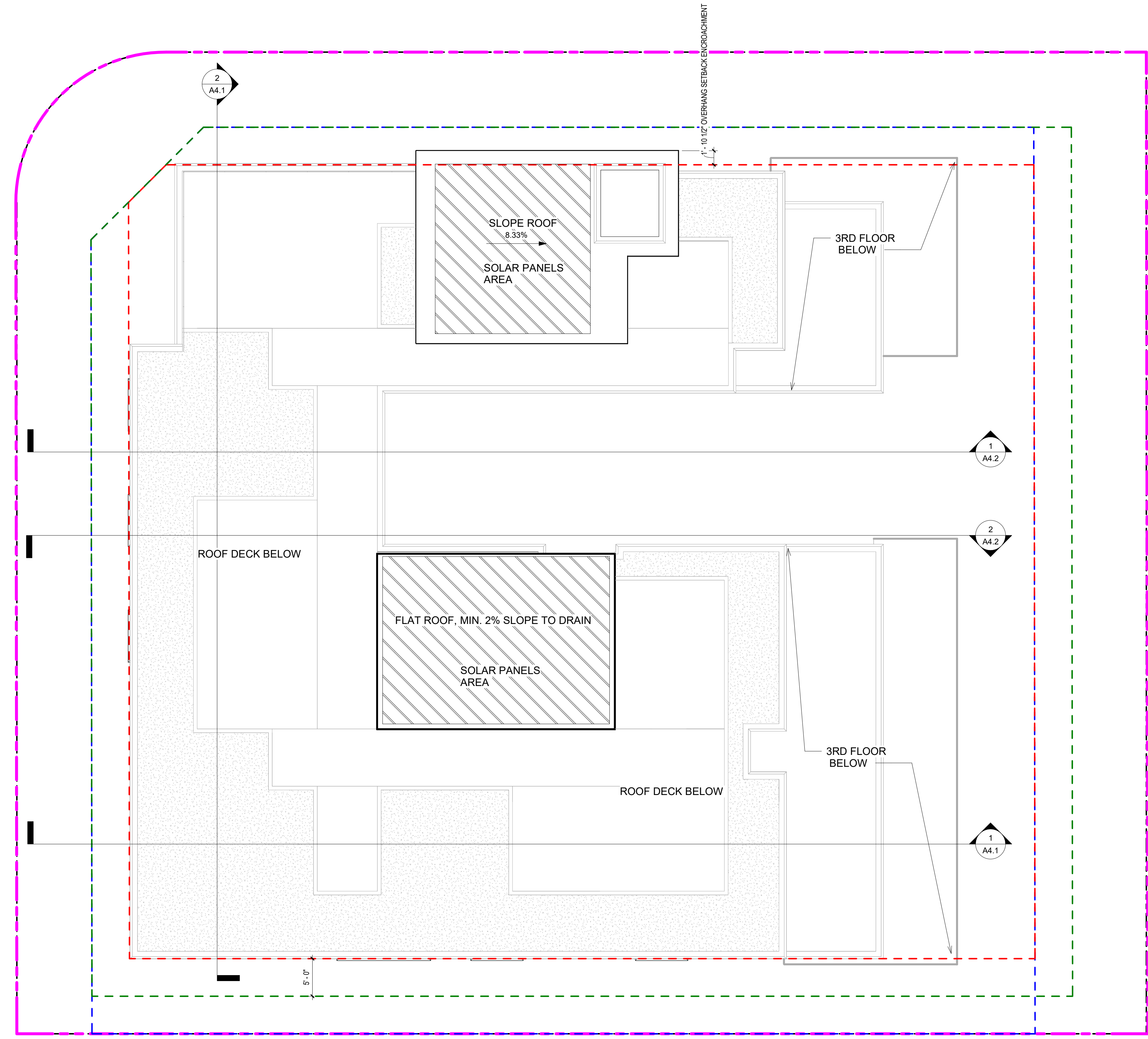
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Sheet Title:
Roof Level
 Sheet No.:
A2.6



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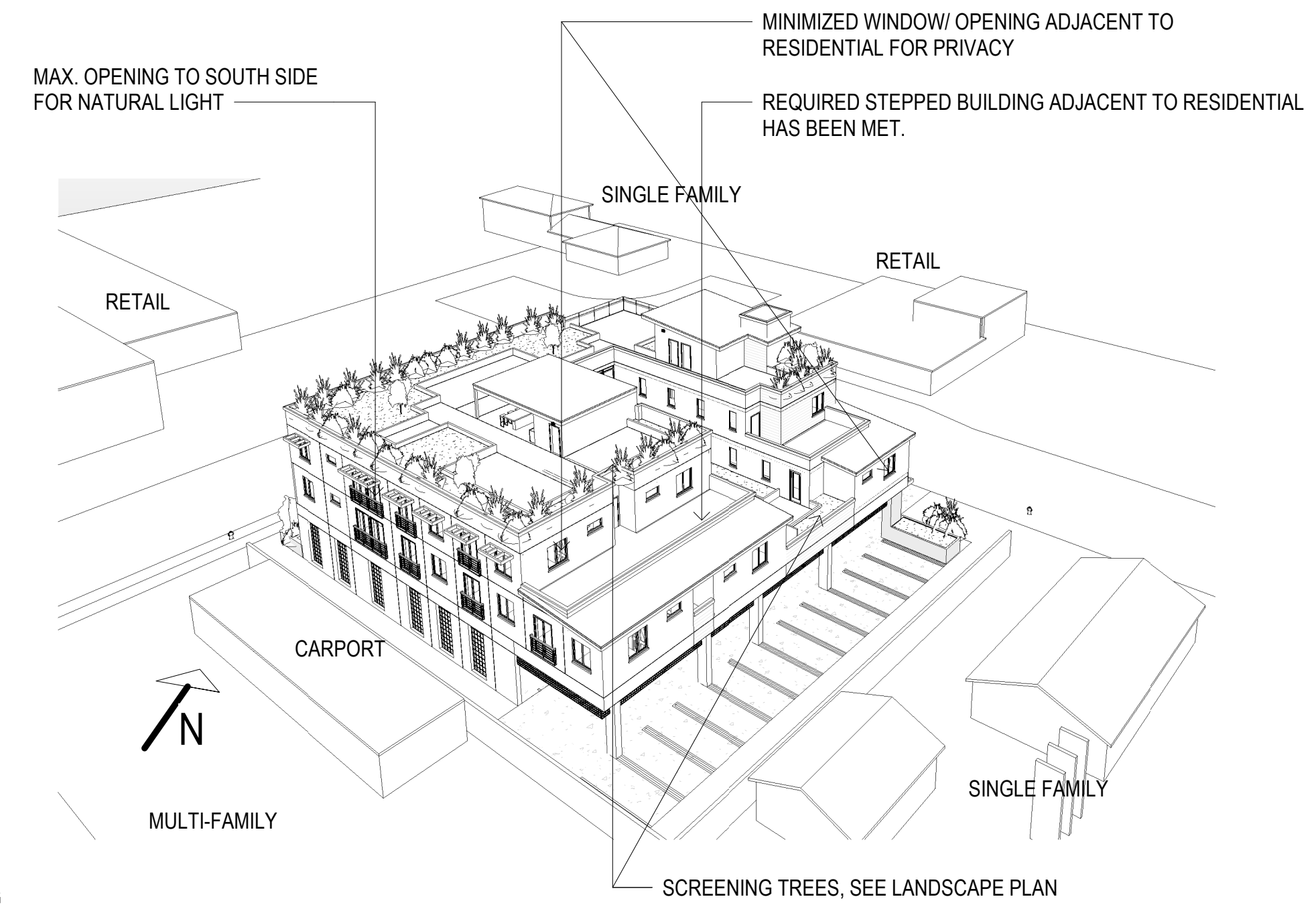
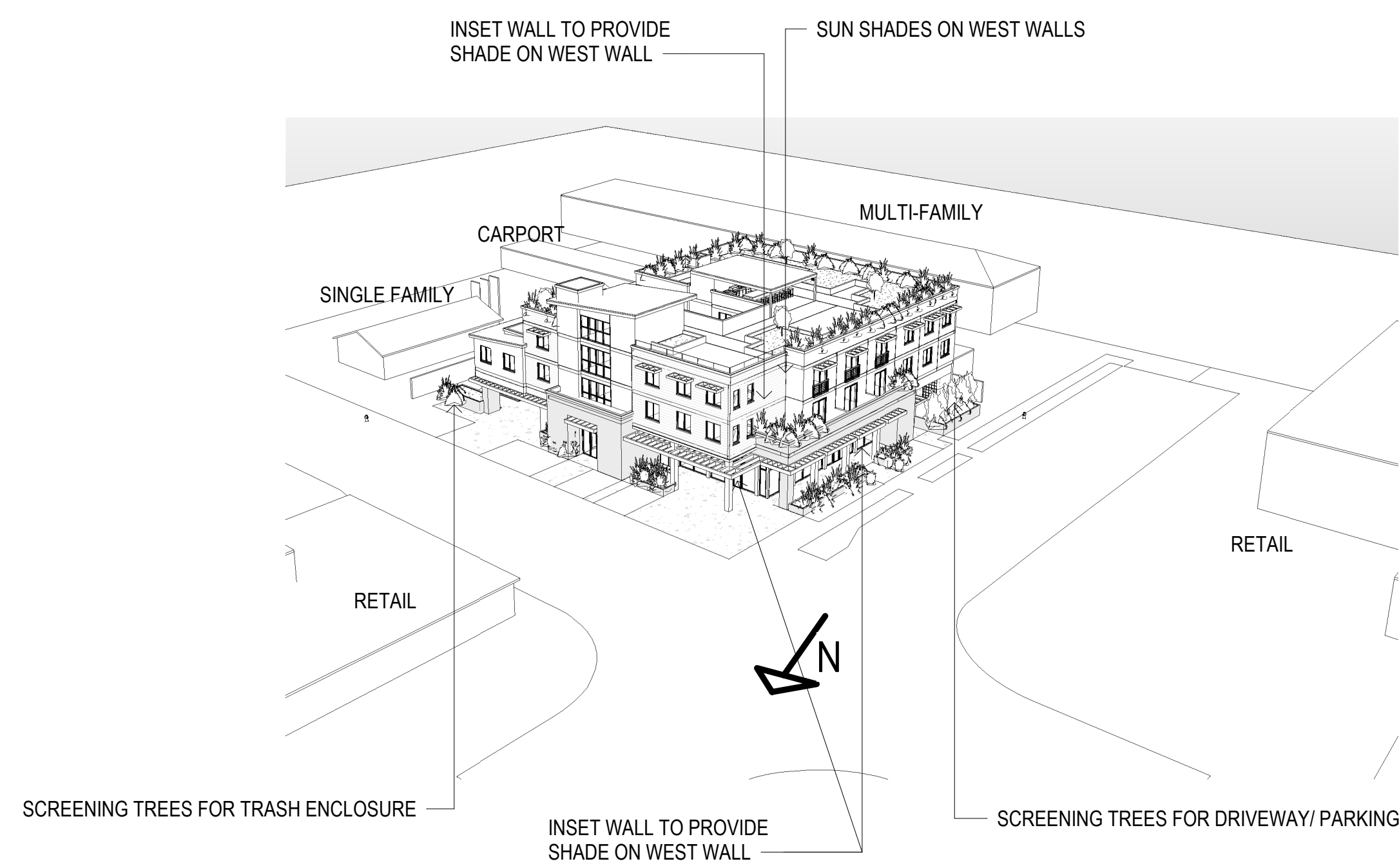
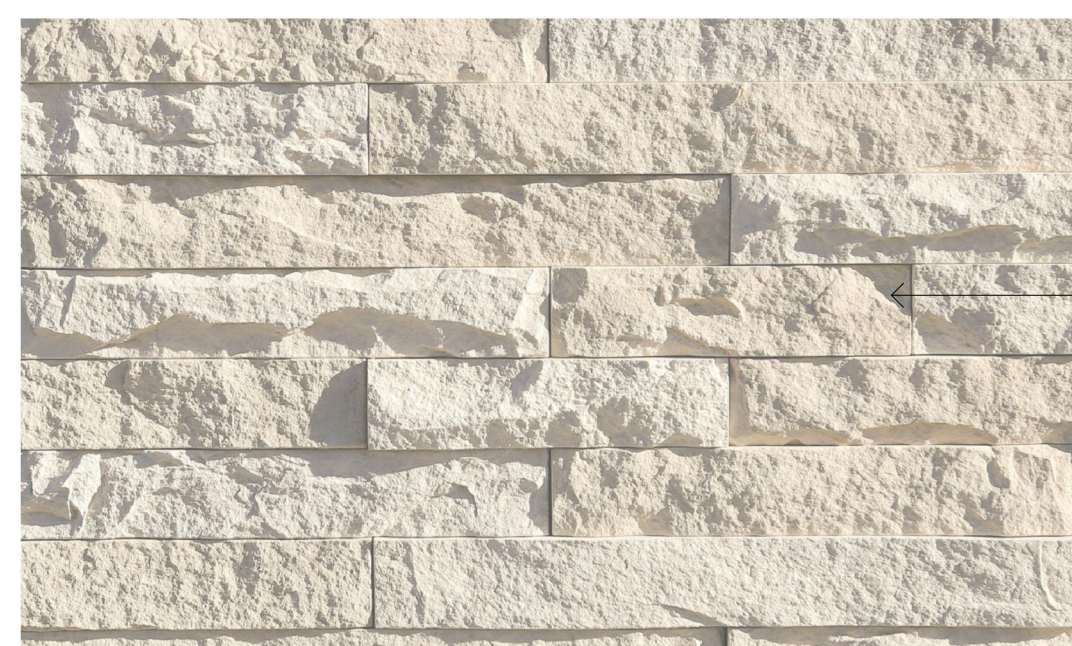
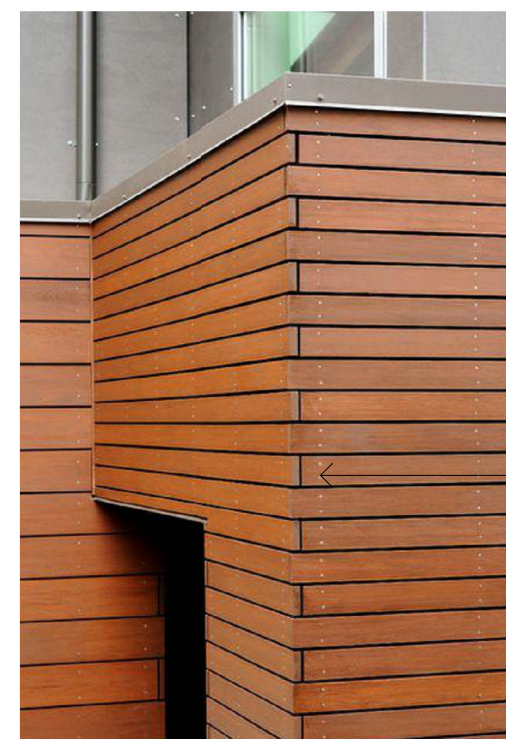
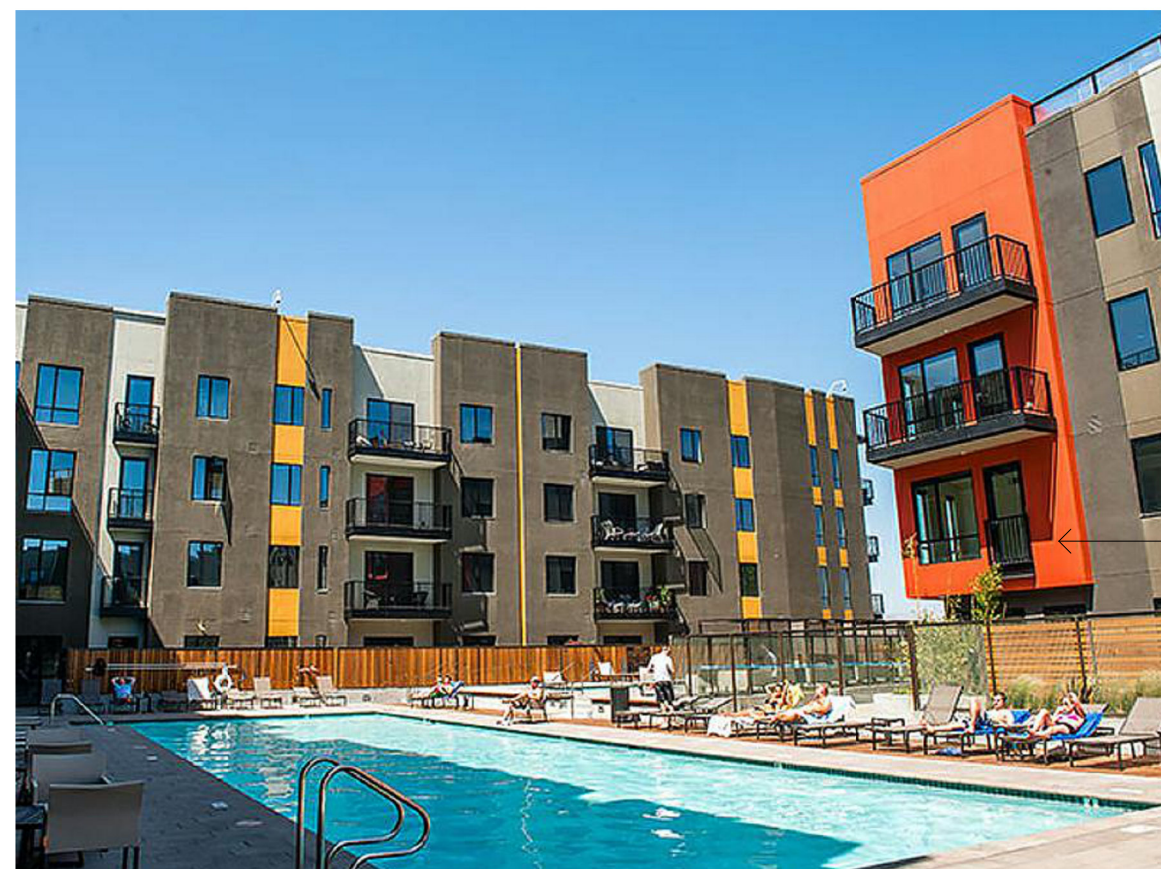
Checked By: Checker

Sheet Title:

Exterior Elevation, Solar Study, Neighborhood Context

Sheet No.:

A3.1



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



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Client:

Guggenheim Realty Group, Inc.

792 Meridian Way
San Jose, CA

Project:

GEE Escuela Project

601-643 Escuela Ave
Mountain View, CA

Status:

Planning Application- Formal Review

Stamp:

Issued For

No.	Description	Date

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

Drawn By: Author

Checked By: Checker

Sheet Title:

Streetscape Elevations

Sheet No.:

A3.1.1



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Status:
 Planning Application- Formal Review

Stamp:

Issued For

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

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

Drawn By: Author

Checked By: Checker

Sheet Title:

Exterior Elevations

Sheet No.:

A3.2



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

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

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

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

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 601-643 Escuela Ave
 Mountain View, CA

Status:
 Planning Application- Formal Review

Stamp:

Issued For

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

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

Drawn By: Author

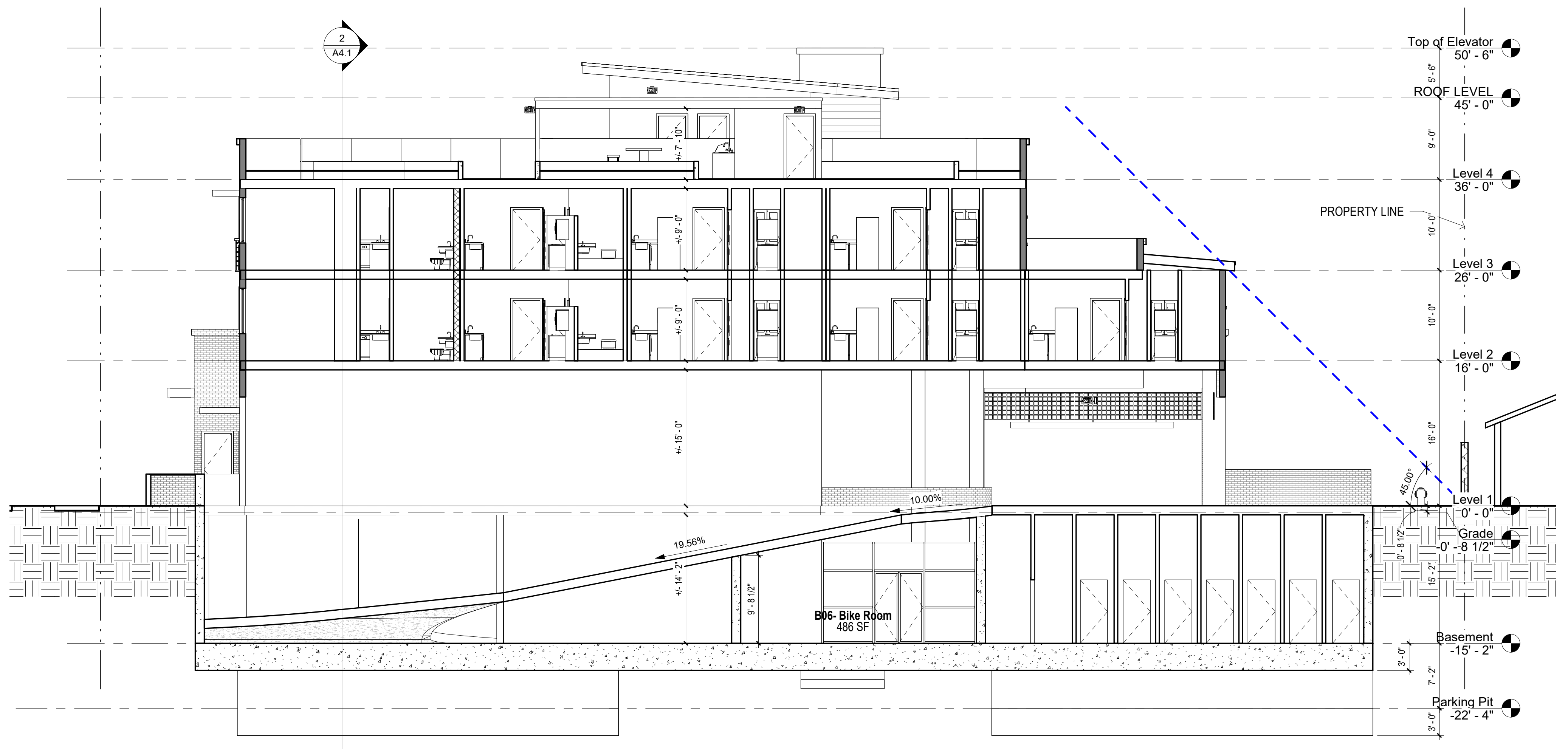
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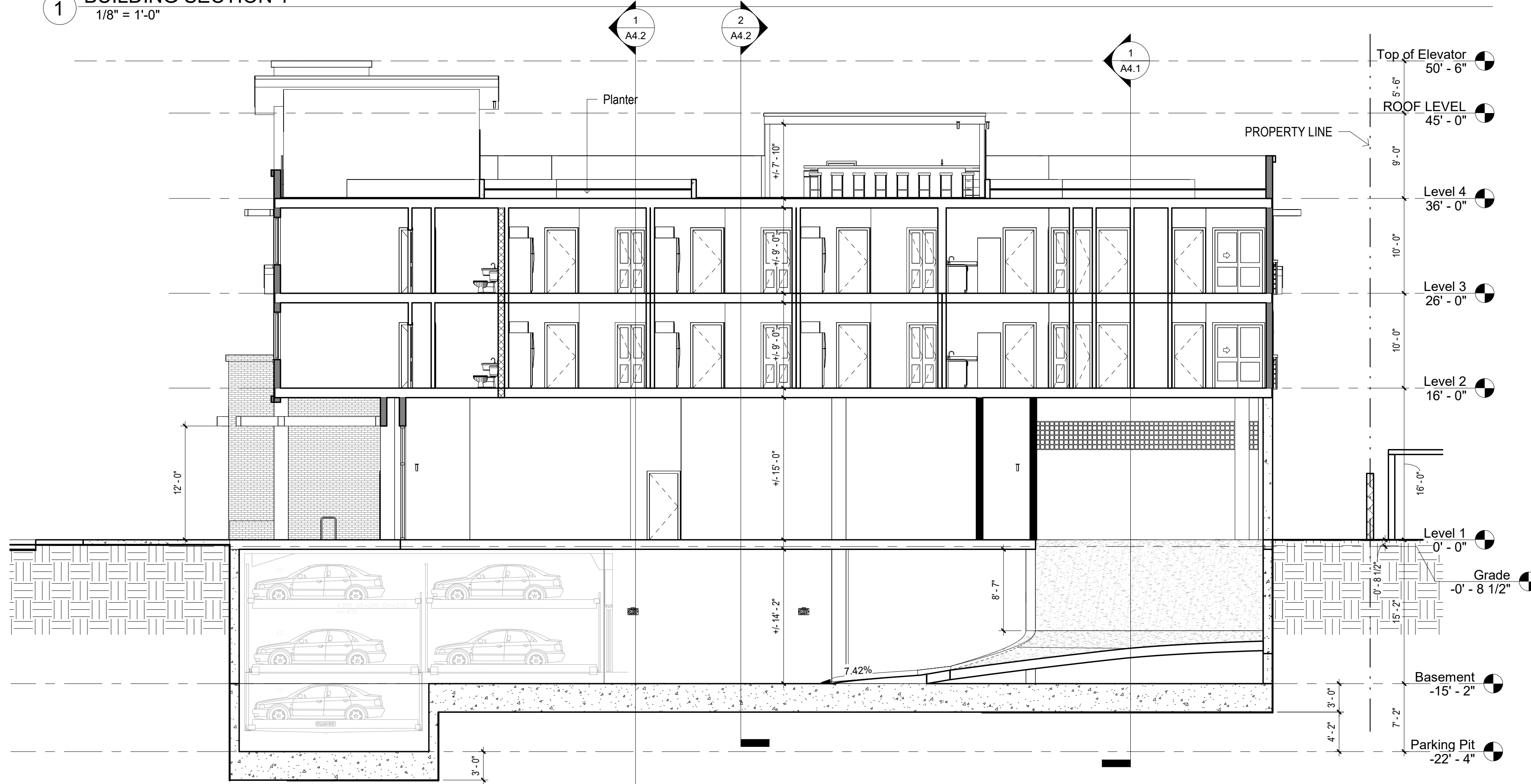
Building Sections

Sheet No.:

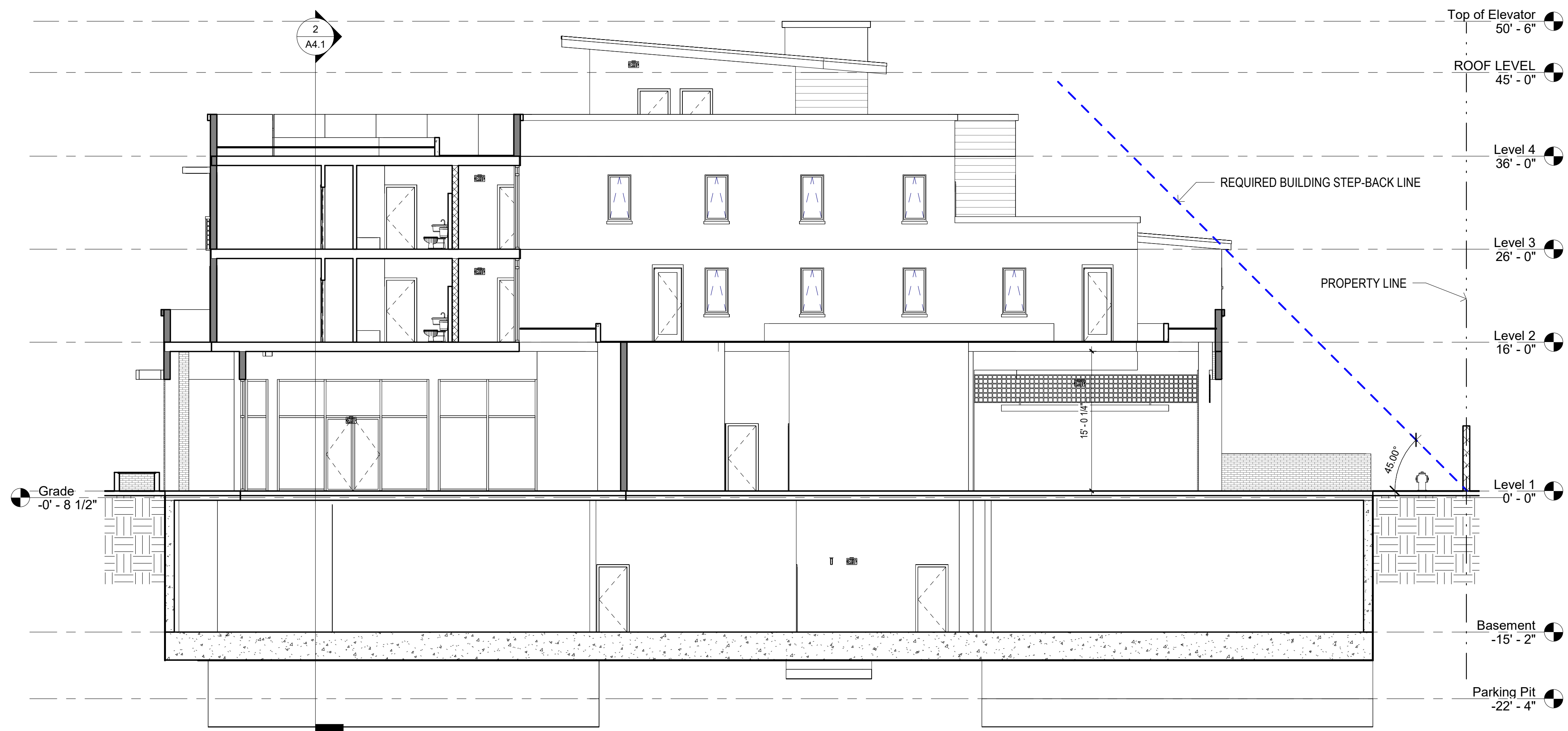
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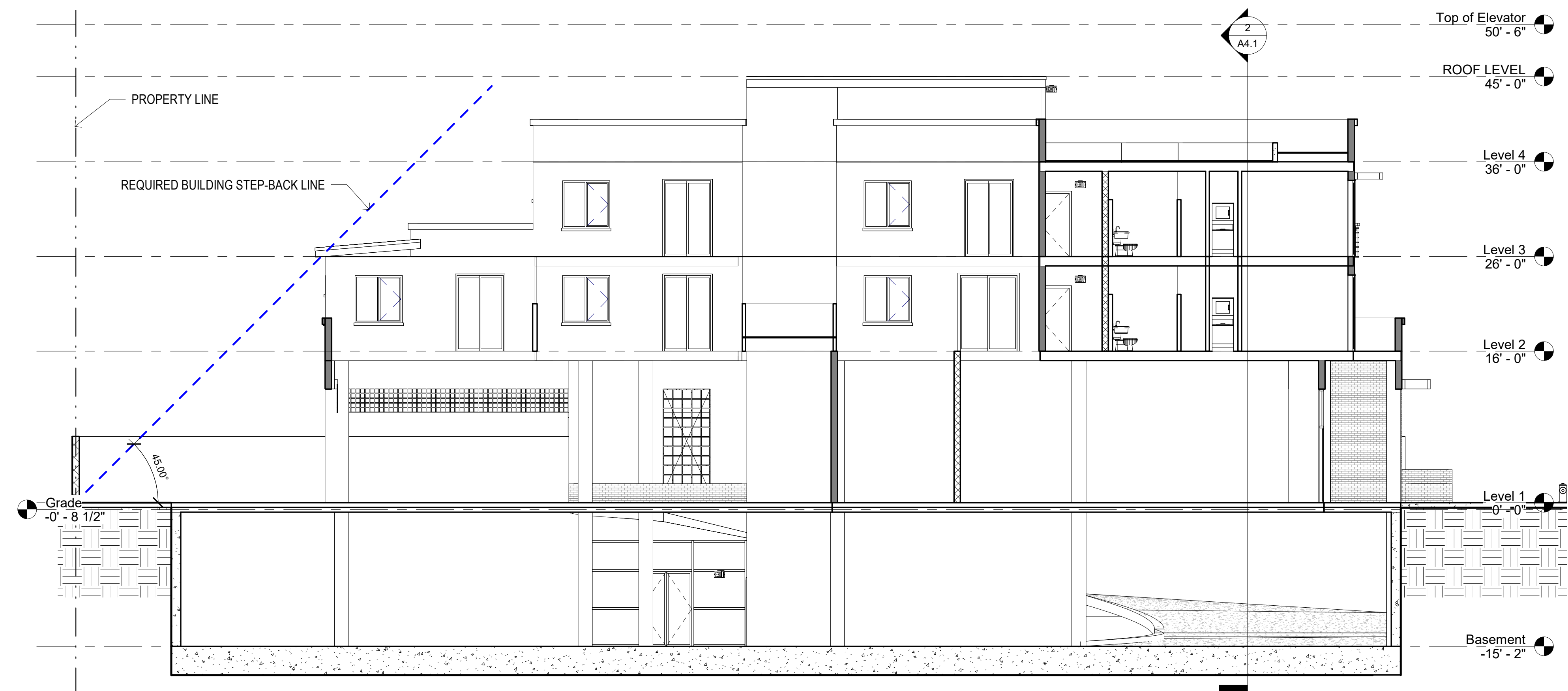
1 BUILDING SECTION 1
 1/8" = 1'-0"



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



1 BUILDING SECTION 3
1/8" = 1'-0"



2 BUILDING SECTION 4
1/8" = 1'-0"

Anderson Architects INC.

kanderson@andarchinc.com
Cell 408.202.5462

120 W. Campbell Ave. Suite D
Campbell, CA 95008

Kurt B. Anderson, AIA
Principal

Tel. 408.371.1269
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Planning Application- Formal Review

Stamp:

Issued For

No.	Description	Date

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

Drawn By: _____ Author

Checked By: _____ Checker

Sheet Title:

Building Sections

Sheet No.:

A4.2

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Client:
Guggenheim Realty Group, Inc.
 792 Meridian Way
 San Jose, CA

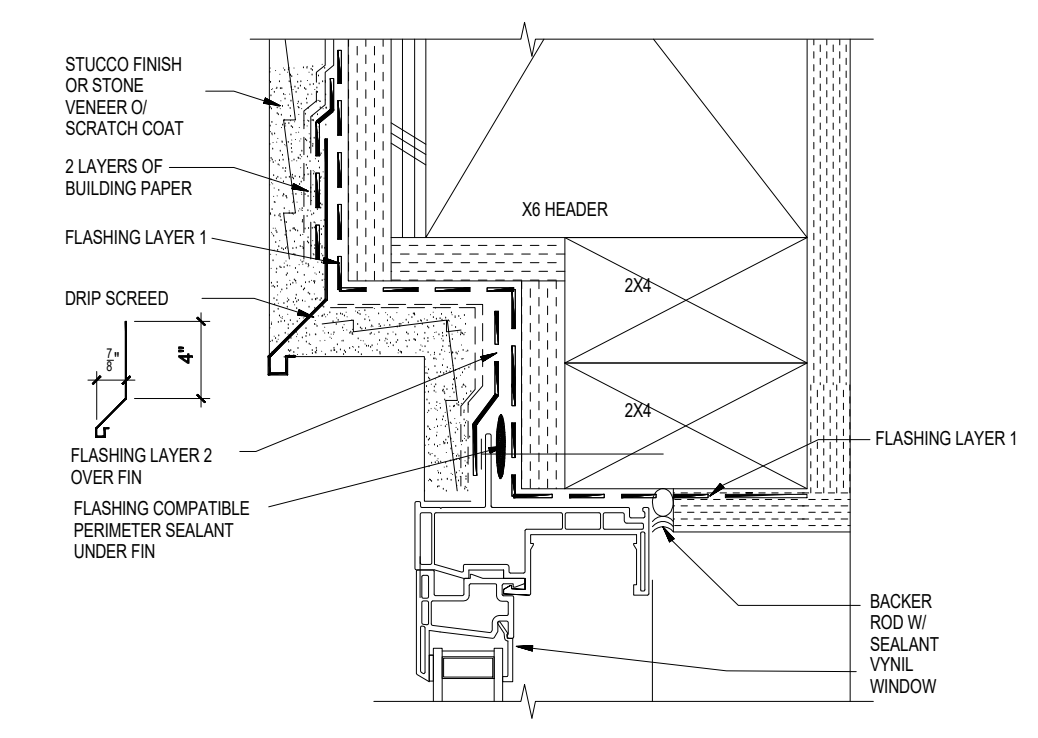
Project:
GEE Escuela Project
 601-643 Escuela Ave
 Mountain View, CA

Status:
Planning Application- Formal Review

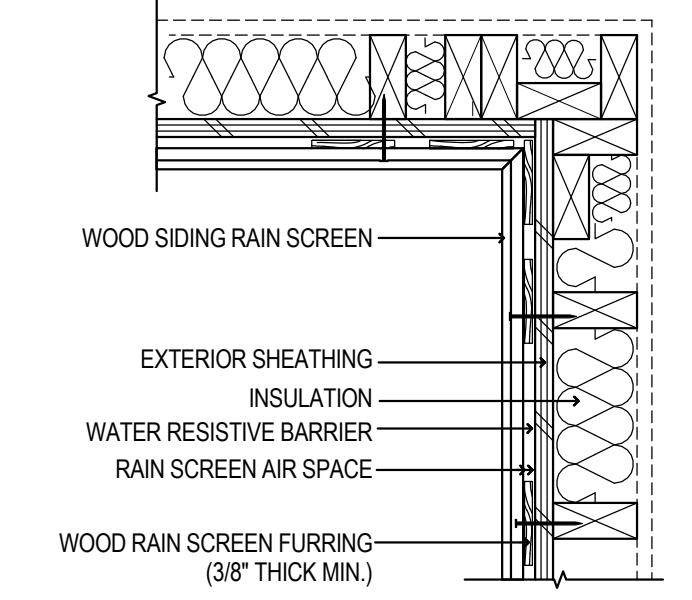
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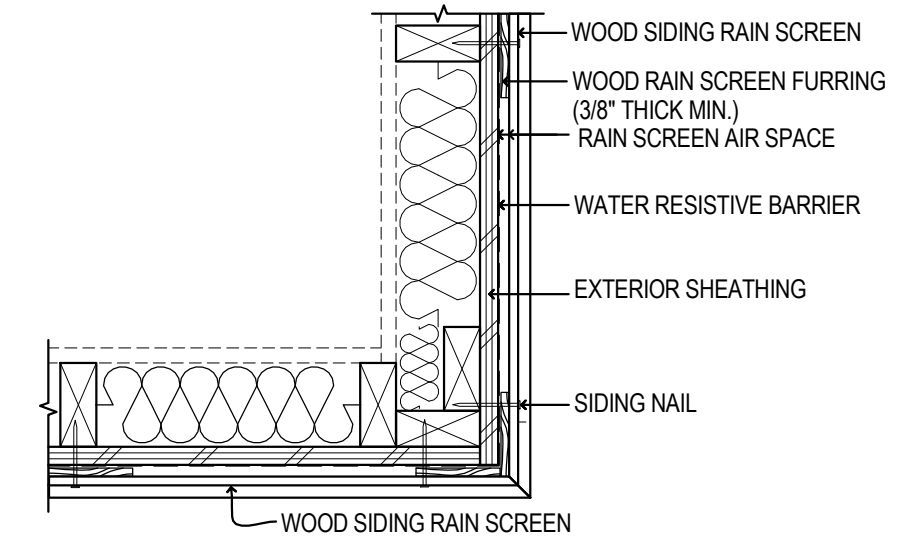
No.	Description	Date
3	Planning Formal Review- 3rd Revision	10/06/2021



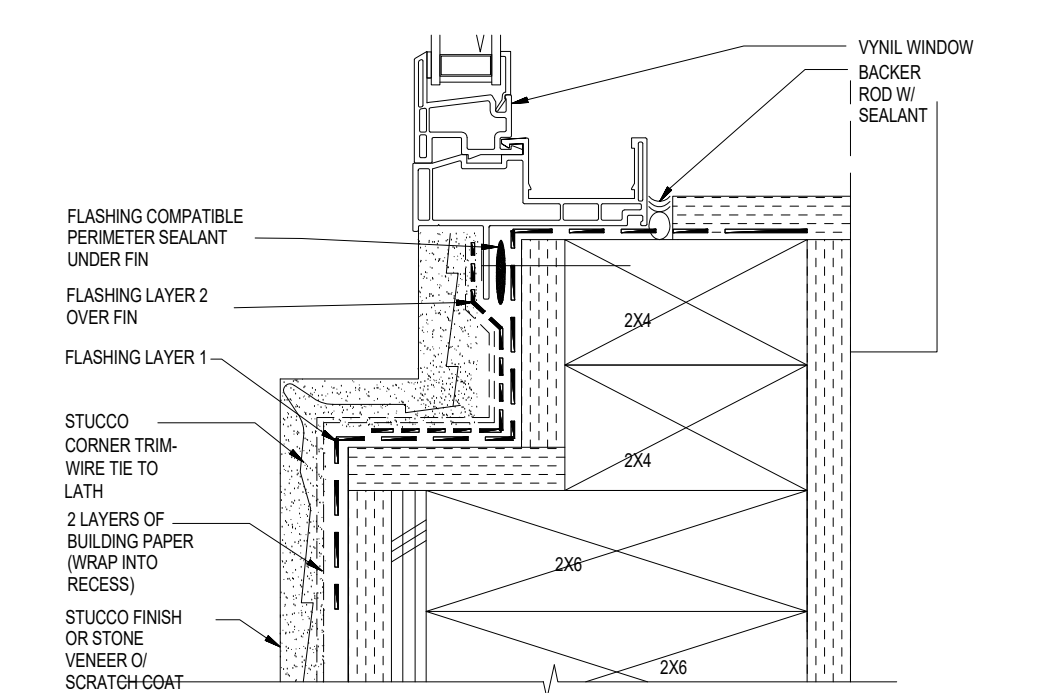
1. TYP. RECESSED VINYL HEAD
N.T.S.



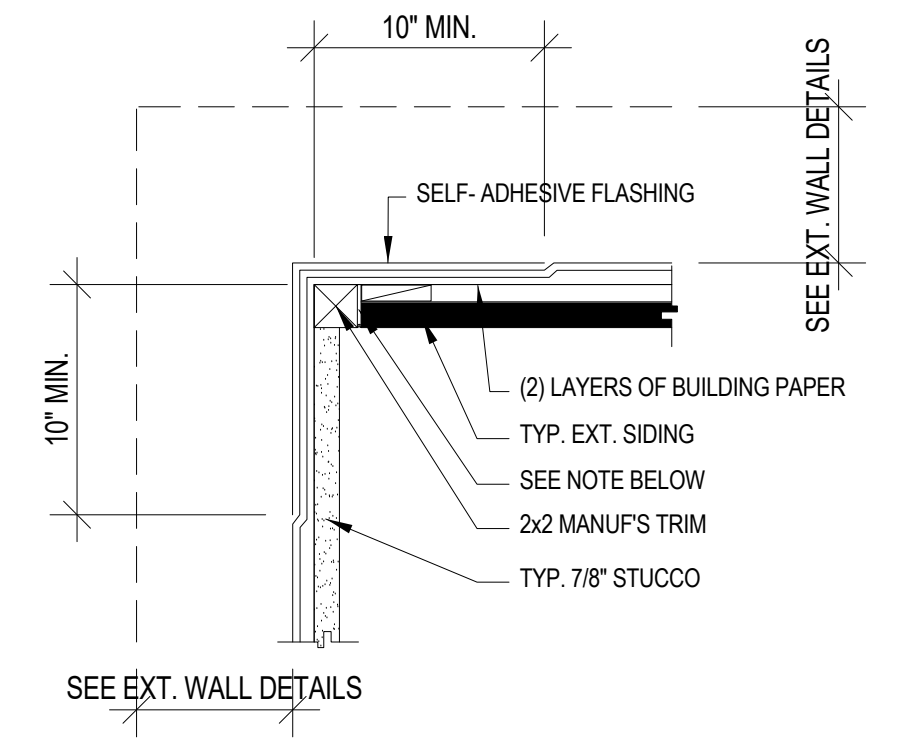
4. TYP. SIDING INSIDE CORNER
N.T.S.



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

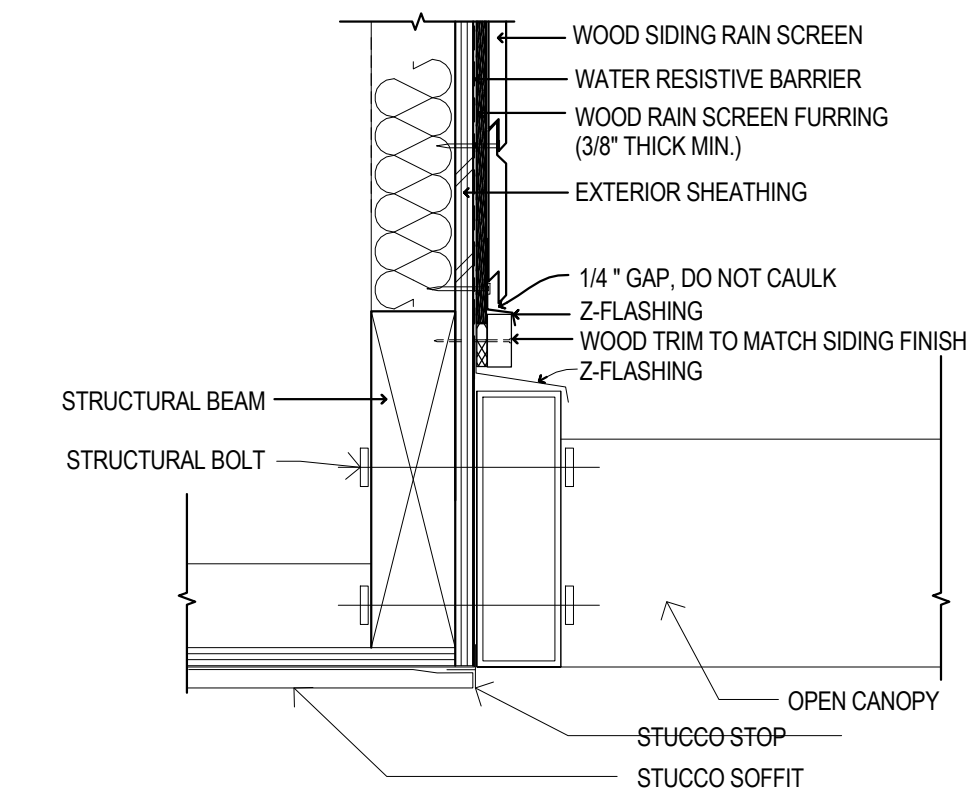


2. TYP. RECESSED VINYL JAMB
N.T.S.

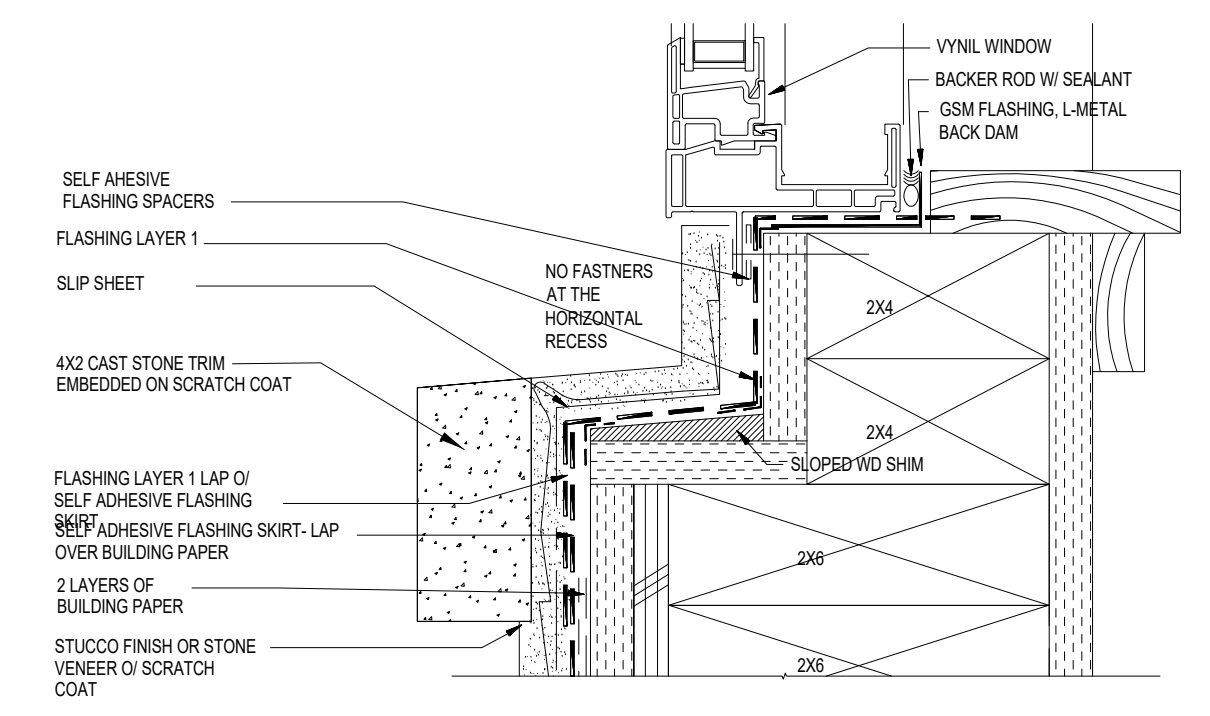


NOTE:
 • ALL EXPOSED WOOD TRIM SHALL BE BENCH PRIMED 4 SIDES, PAINT TO MATCH TRIM
 • AT TERMINATION OF SIDING AT VERTICAL WOOD TRIM, PROVIDE AN 1/8-INCH GAP, AND INSTALL PERMANENTLY FLEXIBLE
 • RECESSED-CUT EDGES SHALL BE FIELD-PRIMED PRIOR TO INSTALLATION.

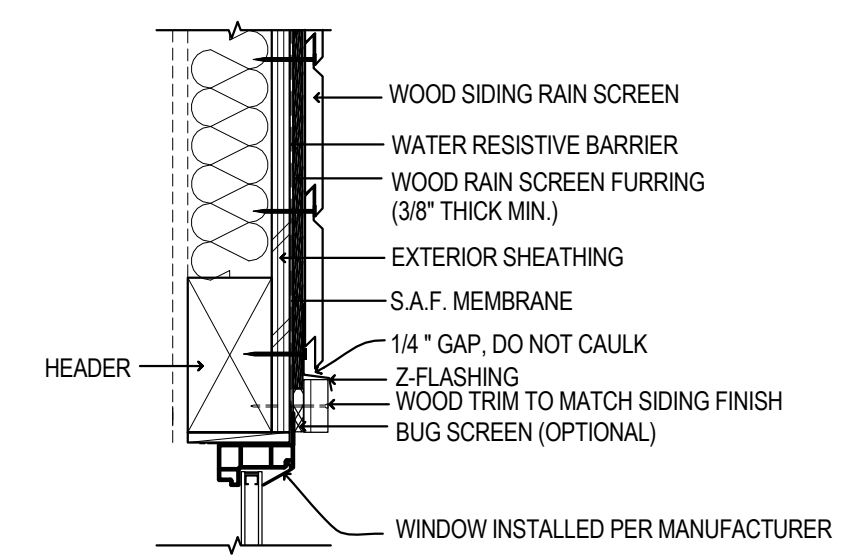
5. TYP. STUCCO TO SIDING INSIDE CORNER DETAIL
N.T.S.



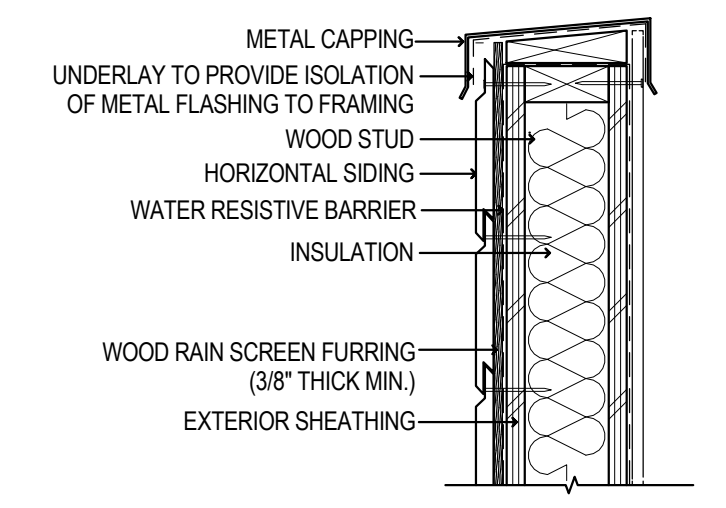
2. TYP. SIDING AT WINDOW HEAD
N.T.S.



3. TYP. RECESSED VINYL SILL
N.T.S.



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



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

Scale: 1/2" = 1'-0"

Drawn By: _____ Author

Checked By: _____ Checker

Sheet Title:

*Typical Architectural
 Details*

Sheet No.:

A9.1

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 San Jose, CA

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 601-643 Escuela Ave
 Mountain View, CA

Status:
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Issued For

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

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

Drawn By: Author

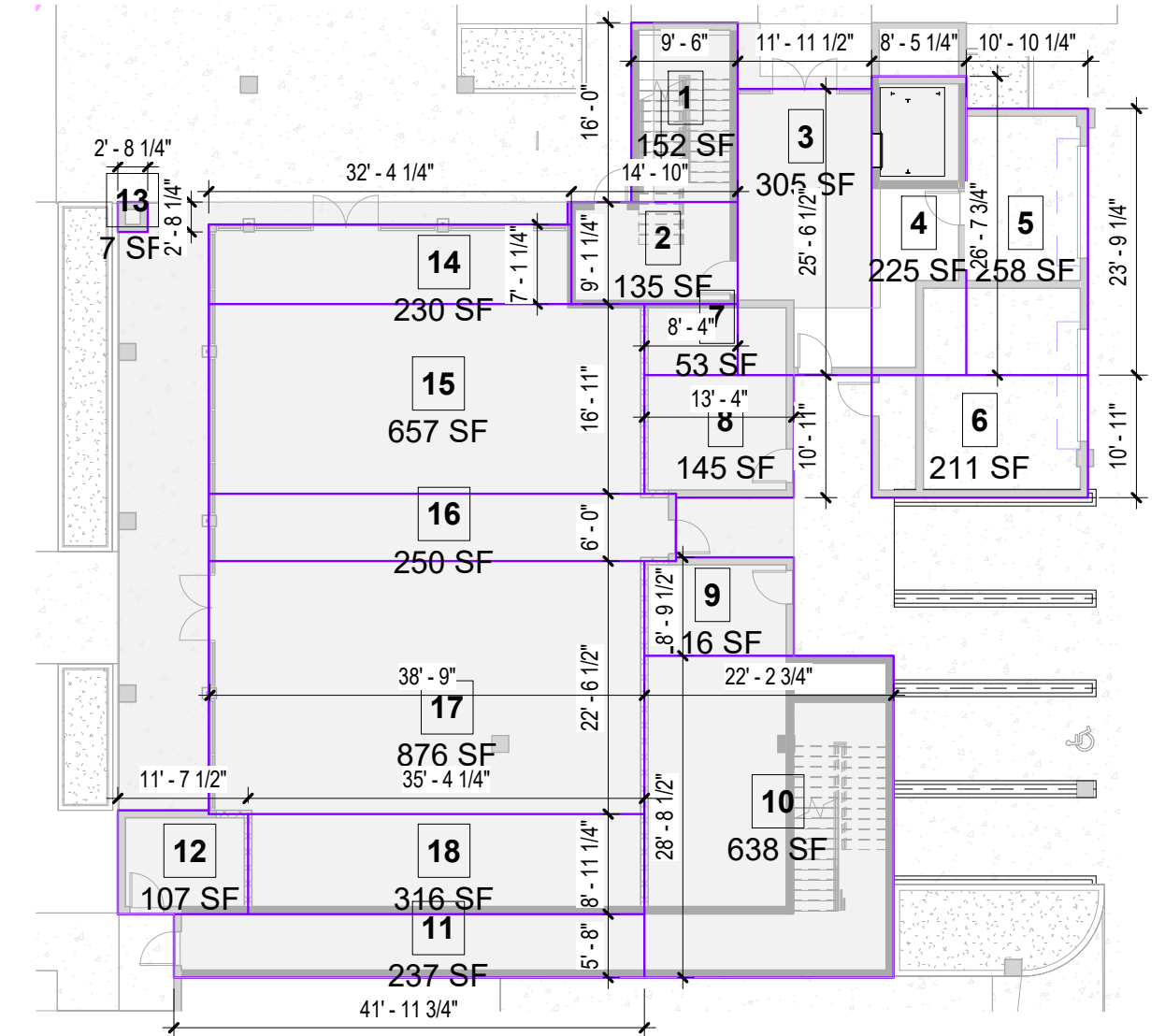
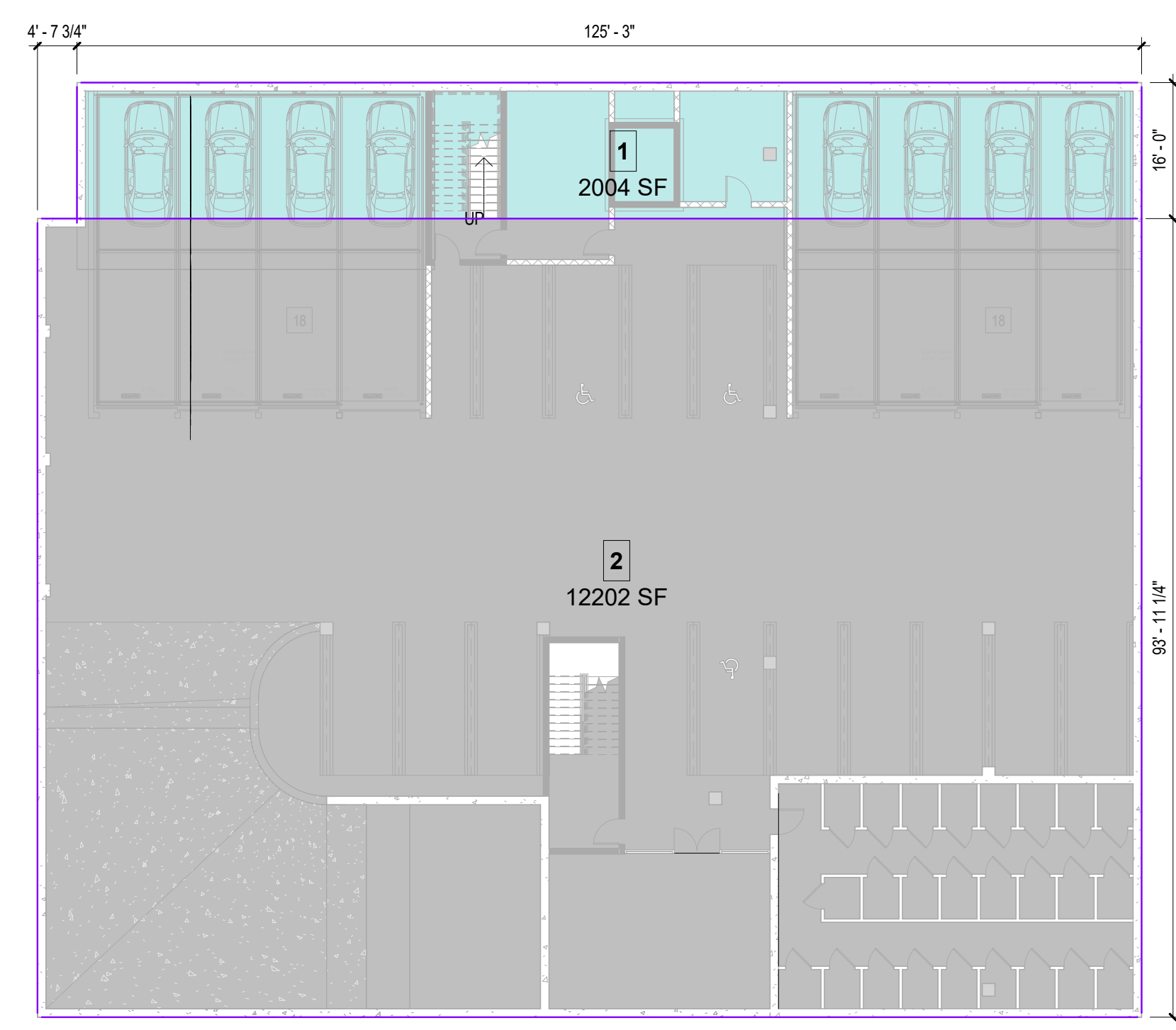
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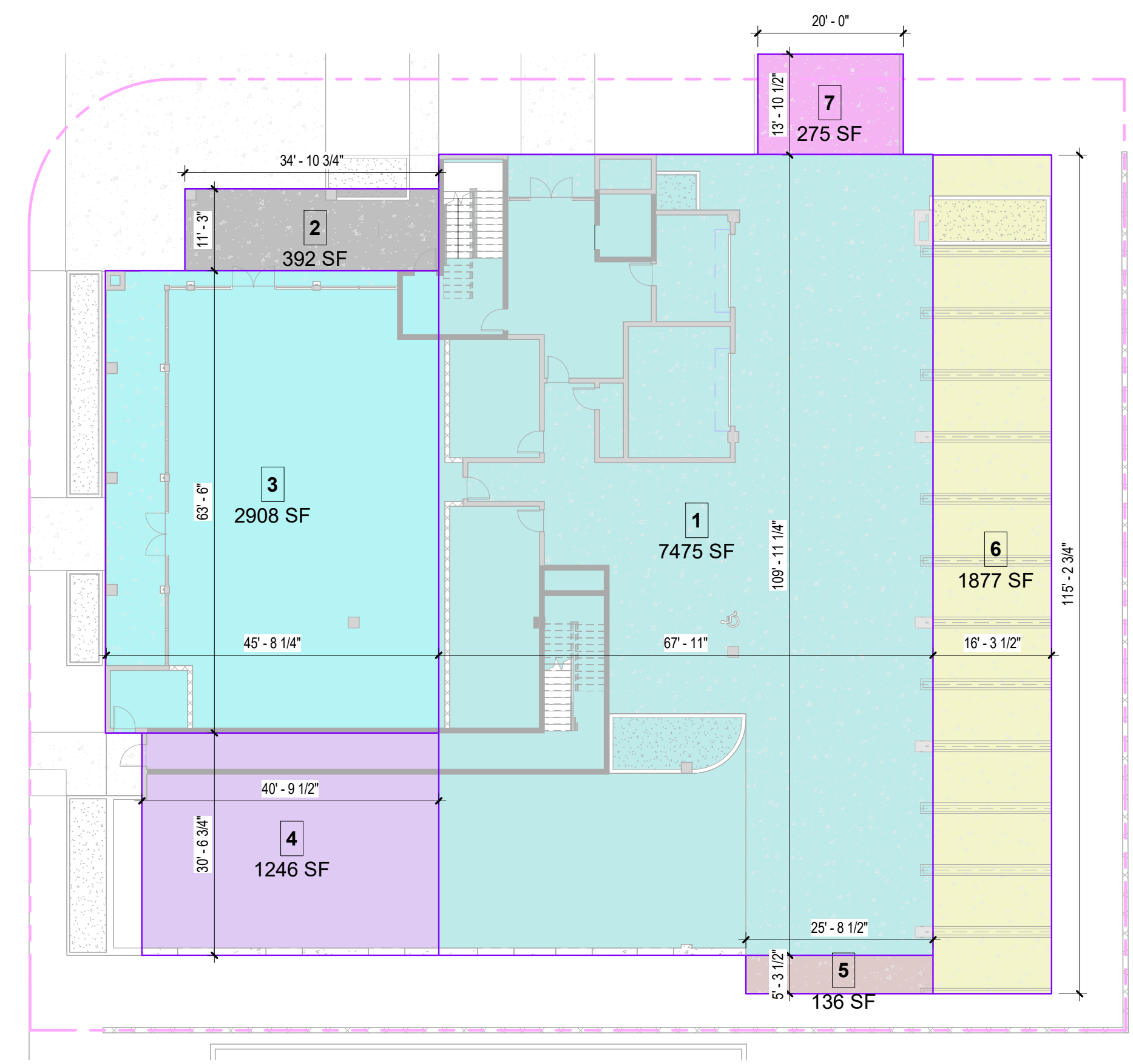
Graphic/ Area Calculations

Sheet No.:

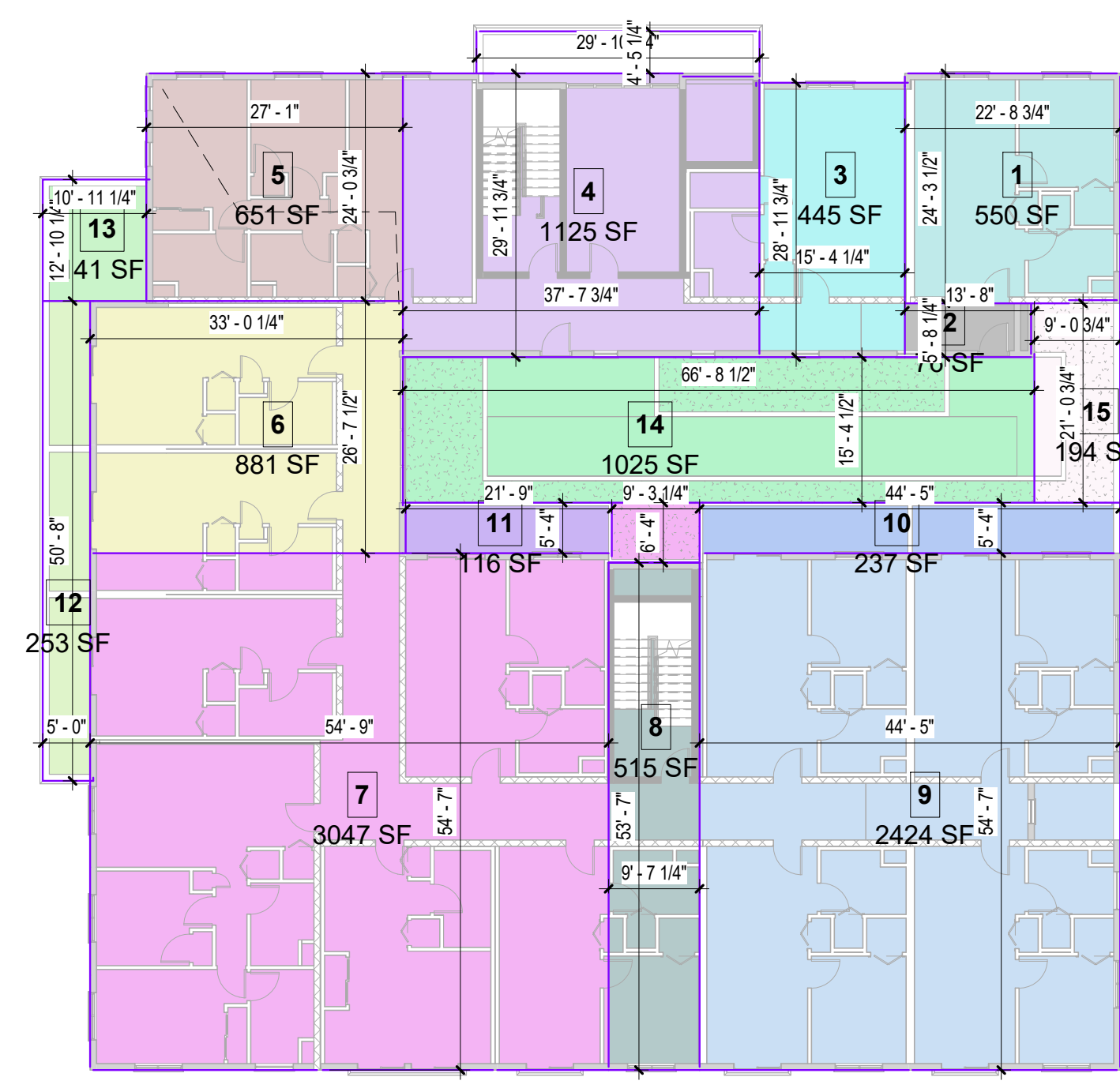
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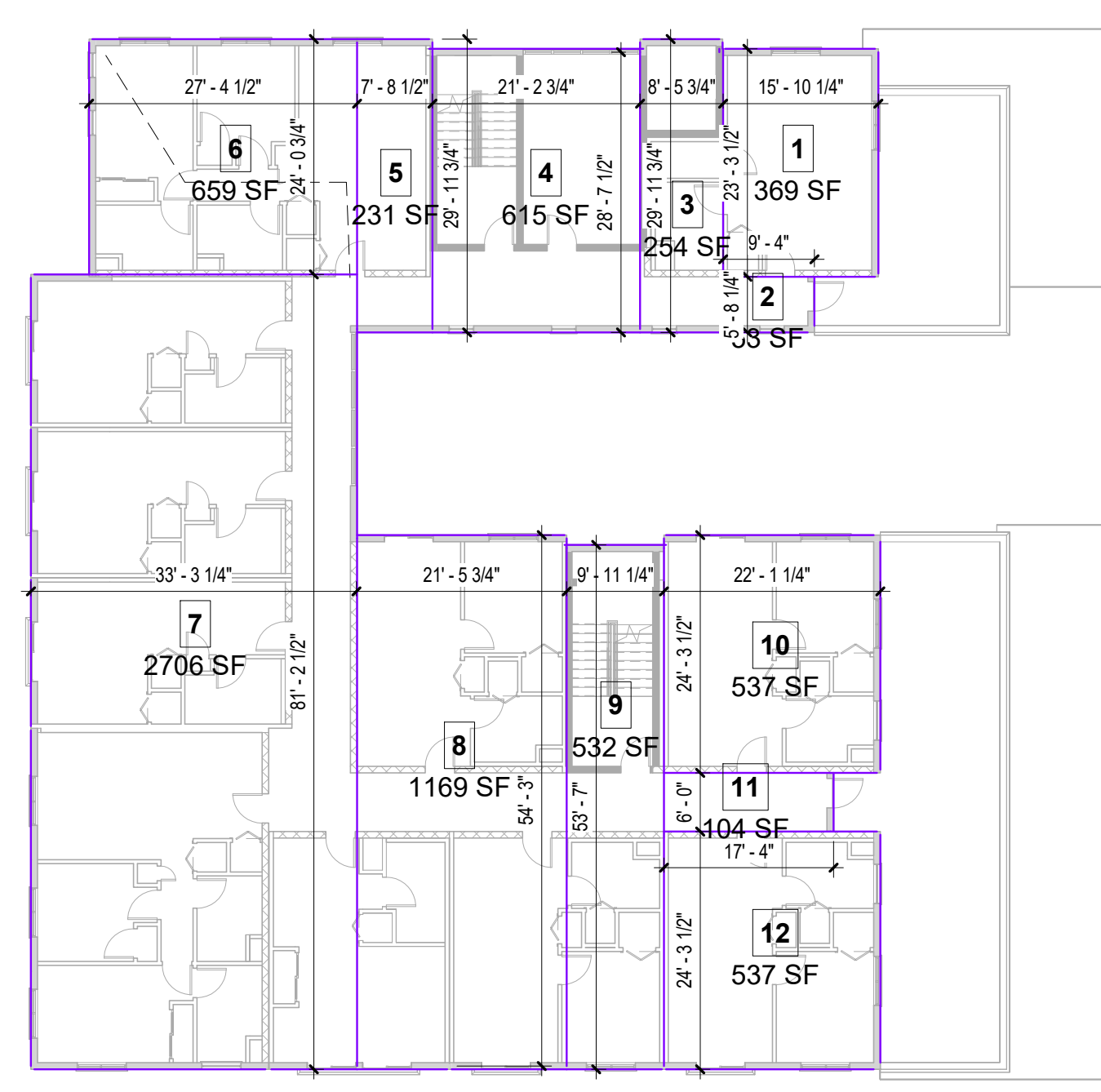
BOX NUMBER	Area	BOX NUMBER	Area
Level 1			
1	152 SF	14	230 SF
2	135 SF	15	657 SF
3	305 SF	16	250 SF
4	225 SF	17	876 SF
5	258 SF	18	316 SF
6	211 SF	Commercial	2353 SF
7	53 SF		
8	145 SF		
9	116 SF		
10	638 SF		
11	237 SF		
12	107 SF		
13	7 SF		
Building Gross		2589 SF	



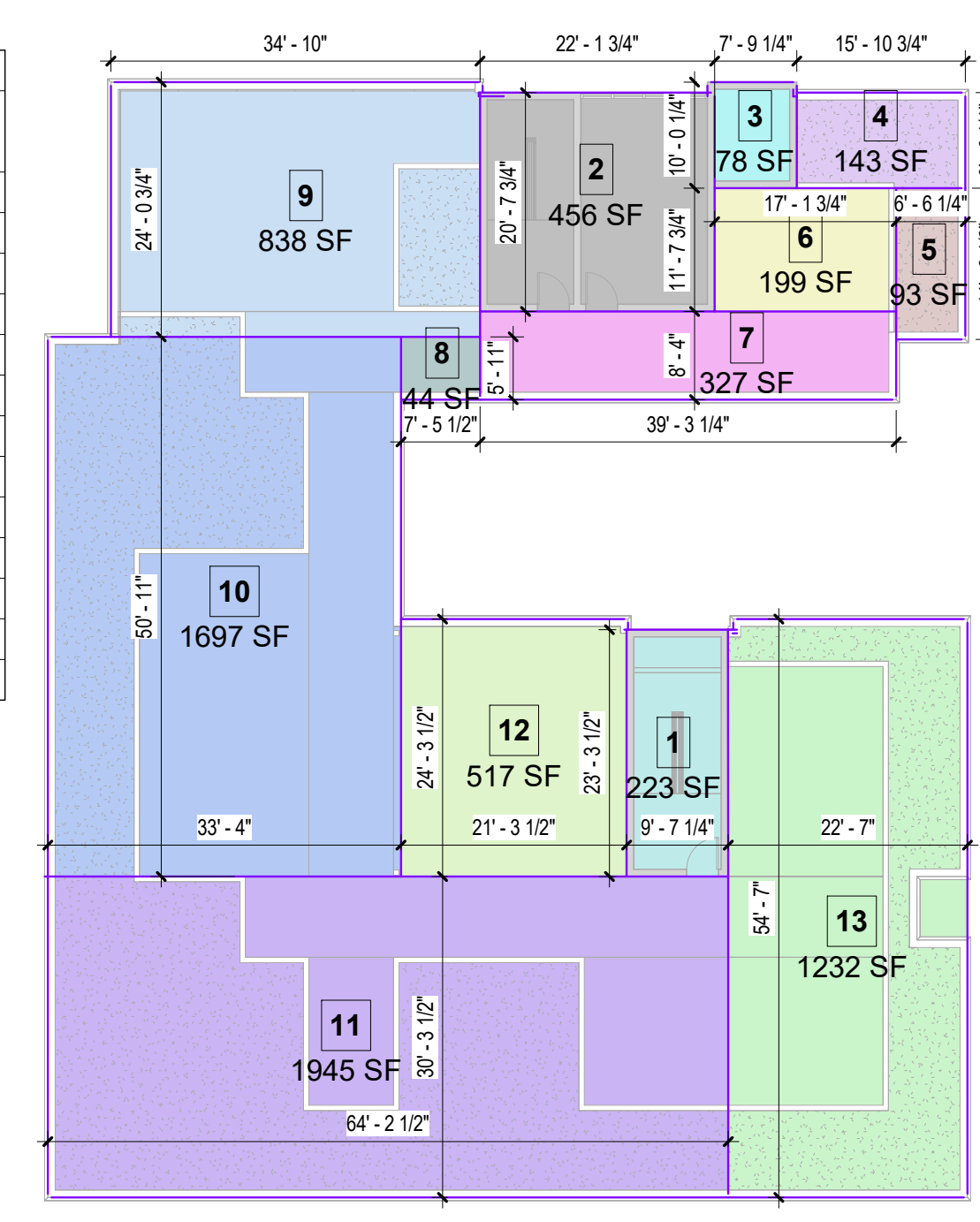
BOX NUMBER	Area
Level 1	
Site	7475 SF
2	392 SF
3	2908 SF
4	1246 SF
Building Coverage	
5	136 SF
6	1877 SF
7	275 SF
Paver	2288 SF



BOX NUMBER	Area
Level 2	
14	1025 SF
15	194 SF
2nd Floor Courtyard	
1	550 SF
2	76 SF
3	445 SF
4	1125 SF
5	651 SF
6	881 SF
7	3047 SF
8	515 SF
9	2424 SF
Building Gross	
9714 SF	
10	237 SF
11	116 SF
12	253 SF
13	141 SF
Private Patio	
747 SF	



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



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

ESCUELA AVE

LATHAM ST

LEGEND

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

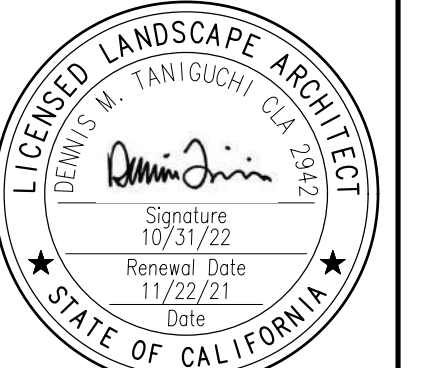
KEY NOTES: PROPOSED IMPROVEMENTS

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

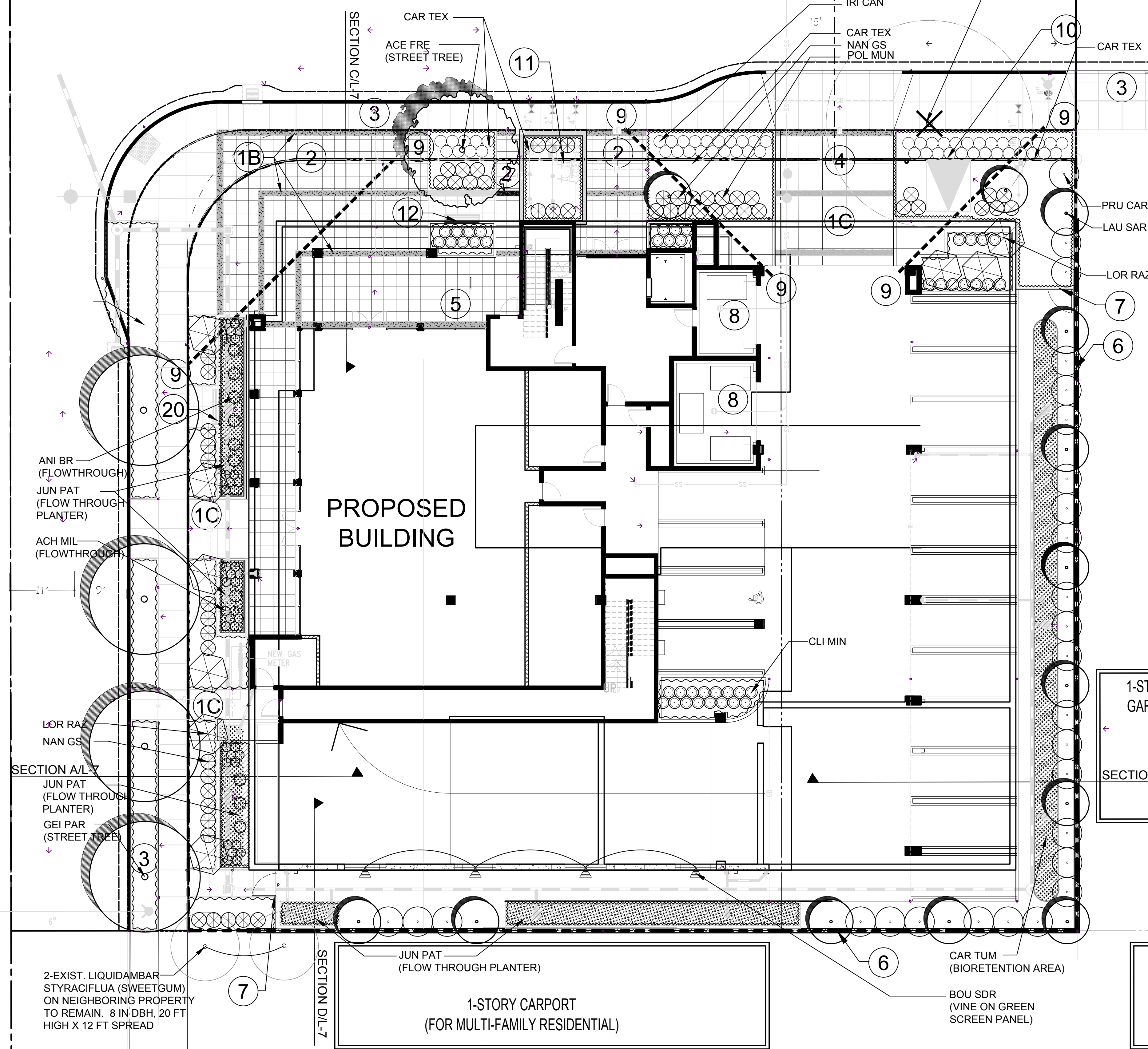
GEE ESCUELA PROJECT

601-643 Escuela Ave
Mountain View, CA 94040

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



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

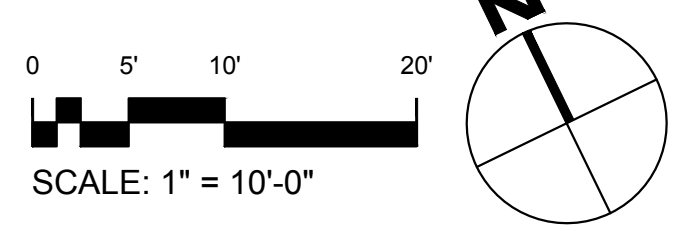


ABBREVIATION	BOTANICAL NAME	COMMON NAME	QUANT	SIZE	MISC. NOTES & REQUIREMENTS	WUCOLS
TREES						
ACE FRE	<i>Acer x freemanii</i>	Freeman Maple	1	24" Box	Street tree for Latham Street	M
ACE PAL	<i>Acer palmatum 'Sango Kaku'</i>	Coral Bark Maple	2	24" Box	Multi-St./N.V.S.-45'/Stems up.	M
ARB MAR	<i>Arbutus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

WUCOLS RATINGS: VL= Very Low, L=Low, M=Medium, H=High
 1. * Hemerocallis available only from Greenwood Daylilies, 8000 Balcom Canyon Road, Somis, CA 93066, (562) 494-8944, <www.greenwoodgarden.com>
 2. * Photinia t. hybrids must be accompanied by a written guarantee stating they are the named cultivar and are stable in size, form and color. Submit to owner and landscape architect. Proof of securement and purchase must also be submitted with in two weeks of award of contract.

PLANT LIST ABBREVIATIONS:
 Note: This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s)

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



SCALE: 1" = 10'-0"

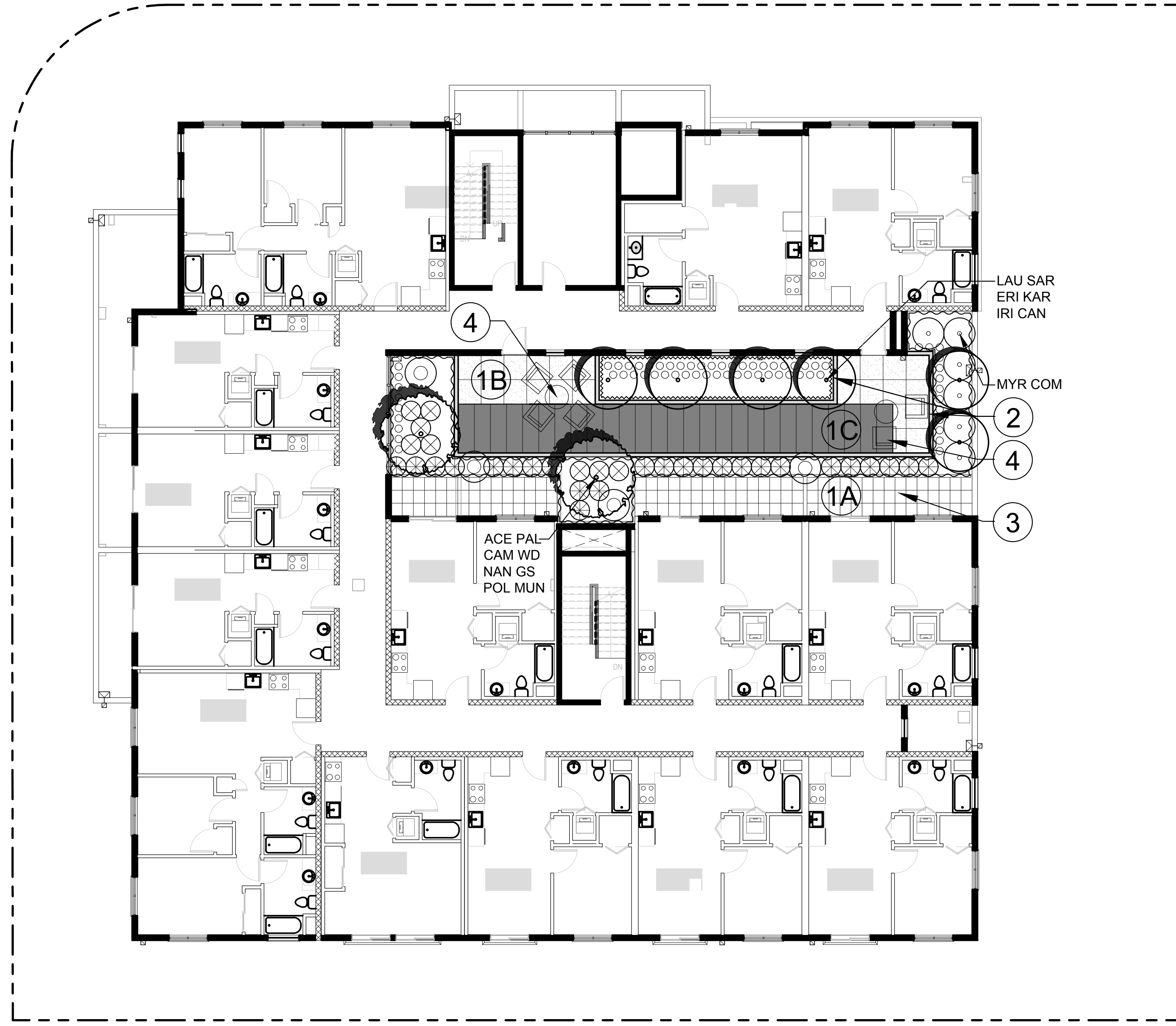
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SHEET TITLE

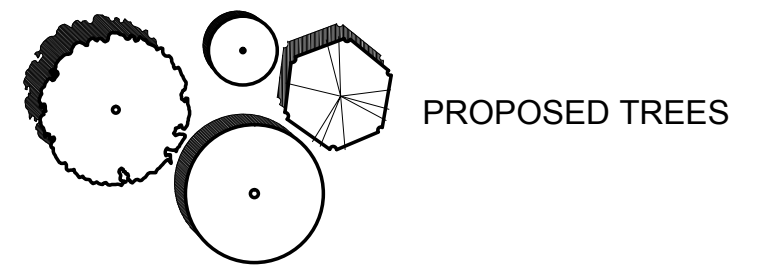
LANDSCAPE PLAN
GROUND LEVEL

SHEET NO.

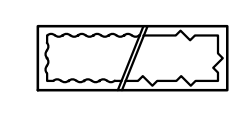
L-1



LEGEND



PROPOSED TREES



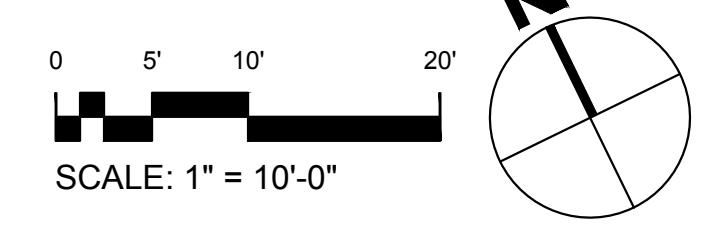
SHRUB AND GROUNDCOVER AREA

KEY NOTES: PROPOSED IMPROVEMENTS

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

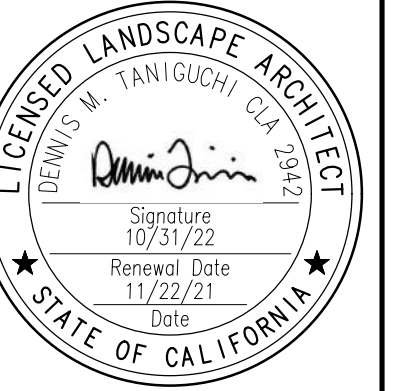
NOTES:

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



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

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

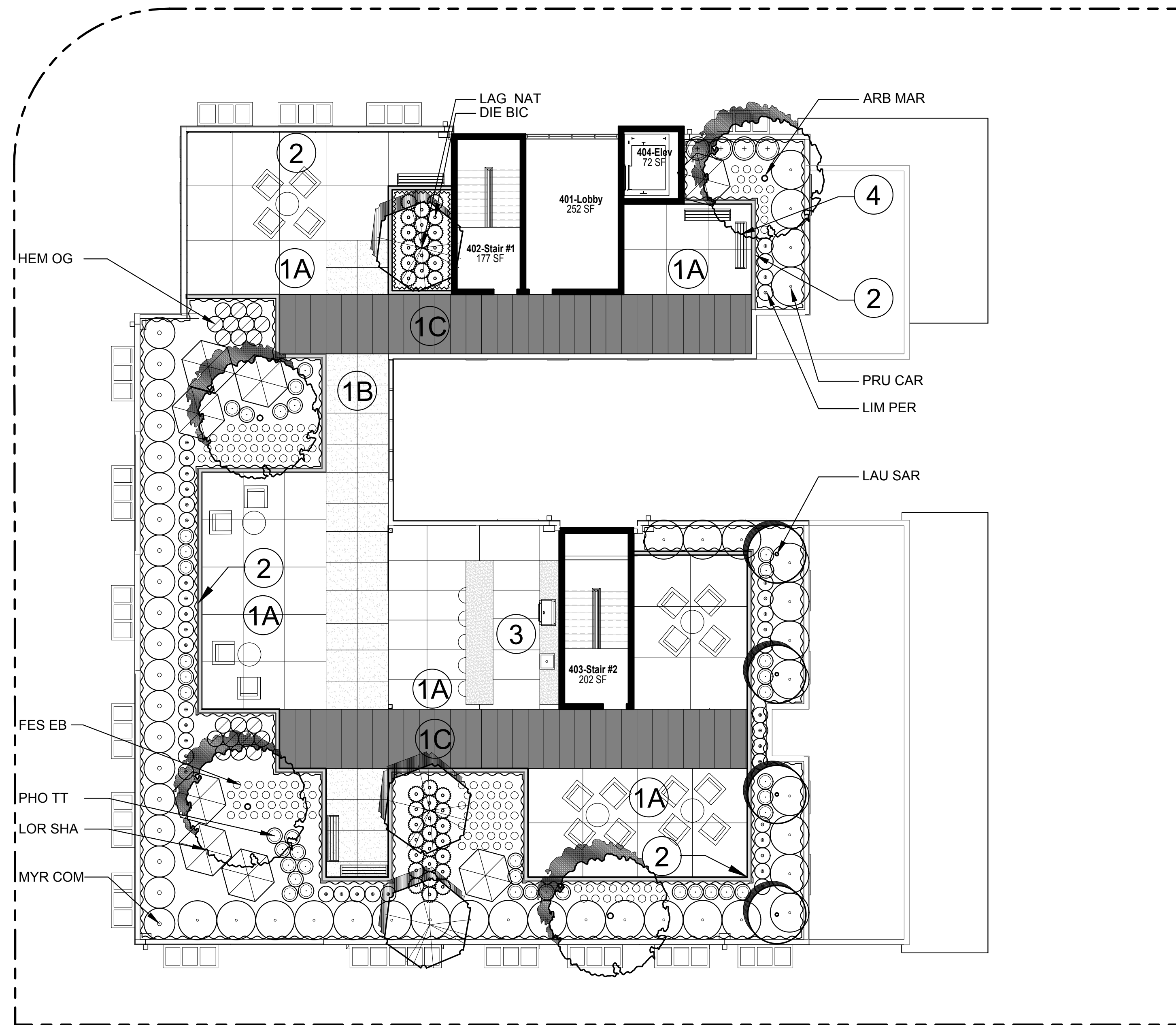


ISSUE	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	02/20/19
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3	PLANNING FORMAL REVIEW	10/01/21
4	PLANNING RESUBMITTAL	11/22/21

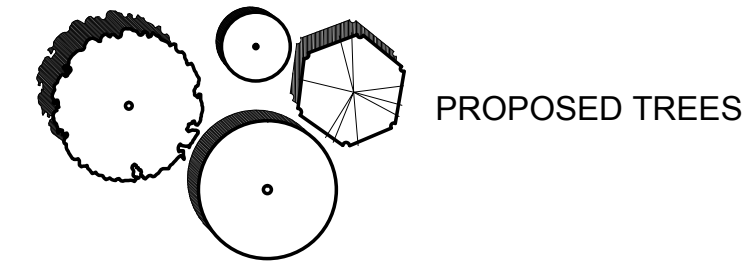
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 PROJECT NUMBER: TLAF: 18019.000

SHEET TITLE
**LANDSCAPE PLAN
 SECOND FLOOR**

SHEET NO.
L-2



LEGEND



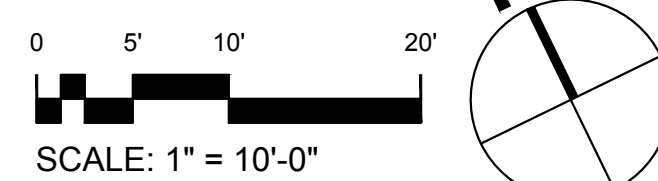
KEY NOTES: PROPOSED IMPROVEMENTS

- ① PROPOSED CONCRETE PAVING--SCORING AND SANDBLAST FINISH TO CREATE PAVING PATTERNS
 - TYPE A:
INTEGRAL COLOR CONCRETE
COLOR: SAN DIEGO BUFF #5237
MFR: DAVIS COLORS
FINISH: LIGHT SANDBLAST FINISH
 - TYPE B:
INTEGRAL COLOR CONCRETE
COLOR: SAN DIEGO BUFF #5237
MFR: DAVIS COLORS
FINISH: MEDIUM SANDBLAST FINISH
 - TYPE C:
INTEGRAL COLOR CONCRETE
COLOR: SEQUOIA SAND #641
MFR: DAVIS COLORS
FINISH: LIGHT SANDBLAST FINISH
- ② CONCRETE CURBS/WALLS
INTEGRAL COLOR CONCRETE
COLOR: SAN DIEGO BUFF #5237
FINISH: LIGHT SANDBLAST
MFR: DAVIS COLORS
- ③ BBQ AREA
COVERED--SEE ARCHITECTURE DRAWINGS

WITH COUNTERS FOR FOOD PREPARATION INCLUDING GAS GRILL AND SINK. COUNTERTOP SEATING FOR DINING
- ④ SITE FURNITURE

NOTES:

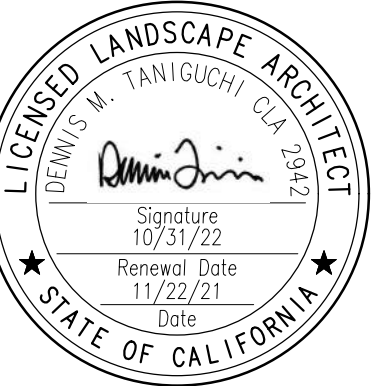
- 1. FOR PLANT LIST, NOTES AND ABBREVIATIONS SEE SHEET L-1.



GEE
ESCUELA
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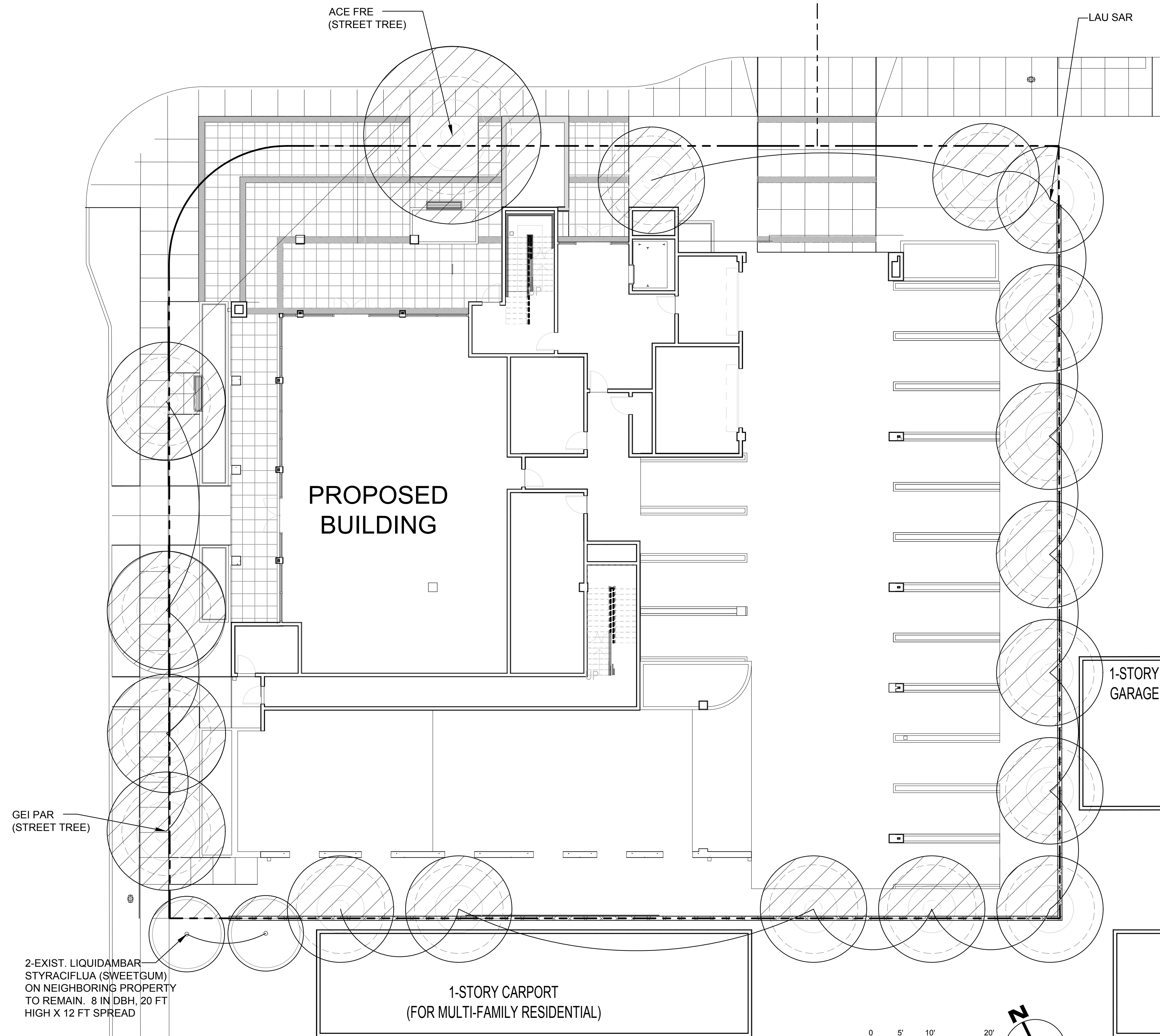
SHEET TITLE
**LANDSCAPE
PLAN
ROOF DECK**

SHEET NO.

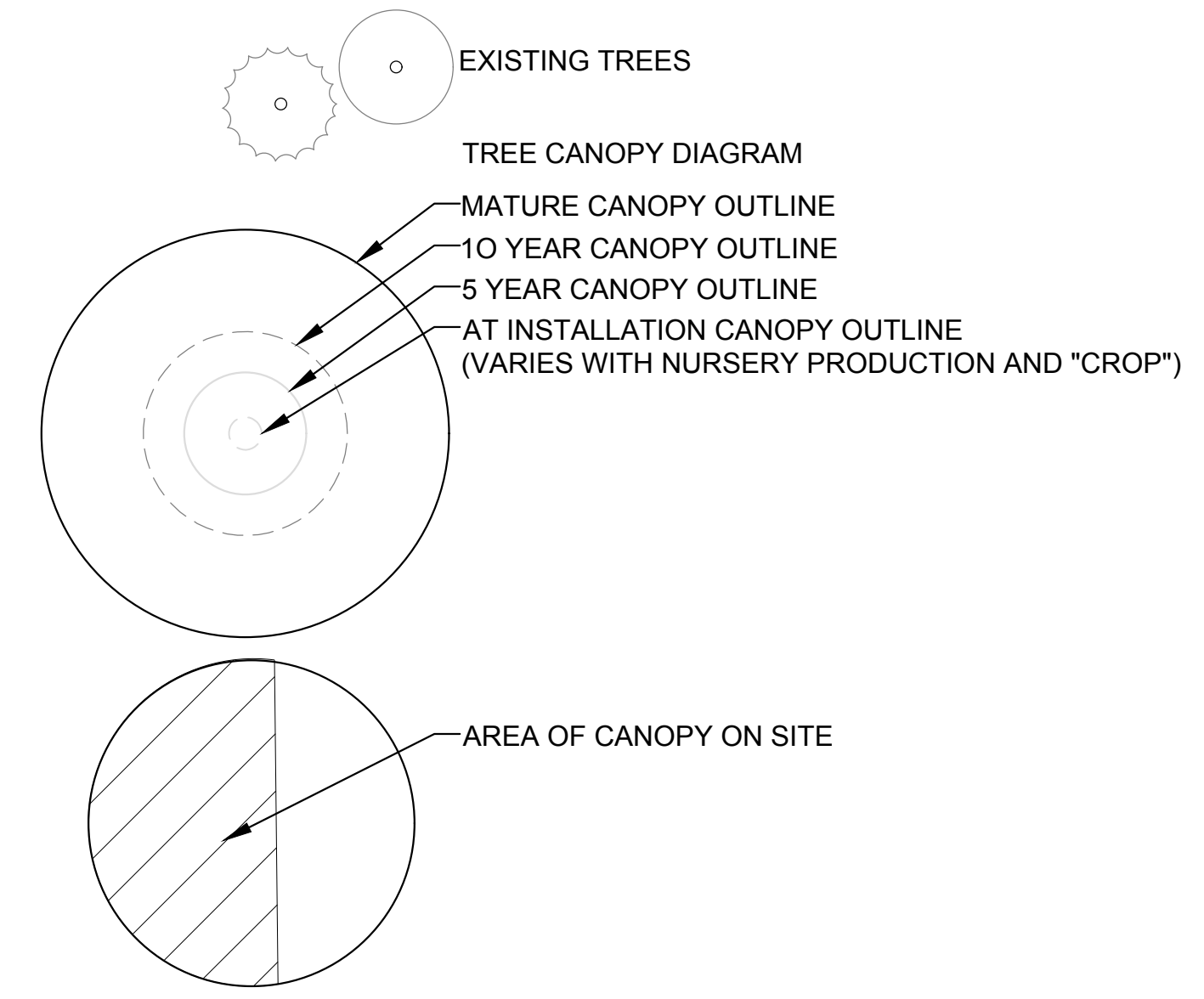
L-3

LATHAM ST

ESCUELA AVE



LEGEND



TREE CANOPY ANALYSIS:

Street Level Tree Canopy Cover at Installation

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

Second Floor Tree Canopy Cover at Installation

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

Roof Level Tree Canopy Cover at Installation

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

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

Street Level Tree Canopy Cover at 10 Years

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

Second Floor Tree Canopy Cover at 10 Years

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

Roof Level Tree Canopy Cover at 10 Years

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

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

Street Level Tree Canopy Cover at 5 Years

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

Second Floor Tree Canopy Cover at 5 Years

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

Roof Level Tree Canopy Cover at 5 Years

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

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

Street Level Tree Canopy Cover at Maturity

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

Second Floor Tree Canopy Cover at Maturity

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

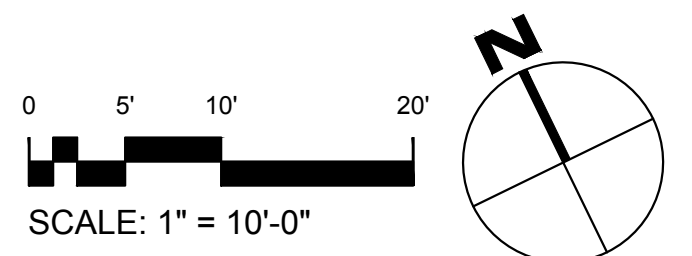
Roof Level Tree Canopy Cover at Maturity

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

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

PROPOSED TREE LIST: CANOPY DIAMETERS

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

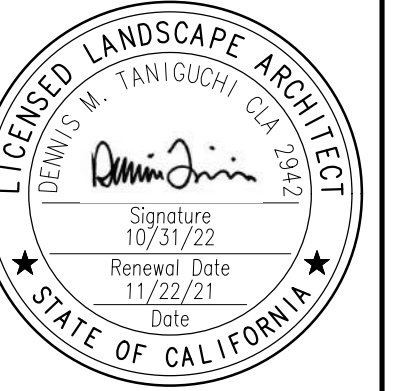


NOTES:

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

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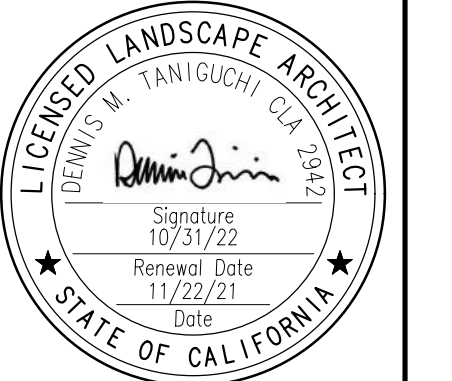


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TREE CANOPY ANALYSIS GROUND LEVEL

SHEET NO.
L-14



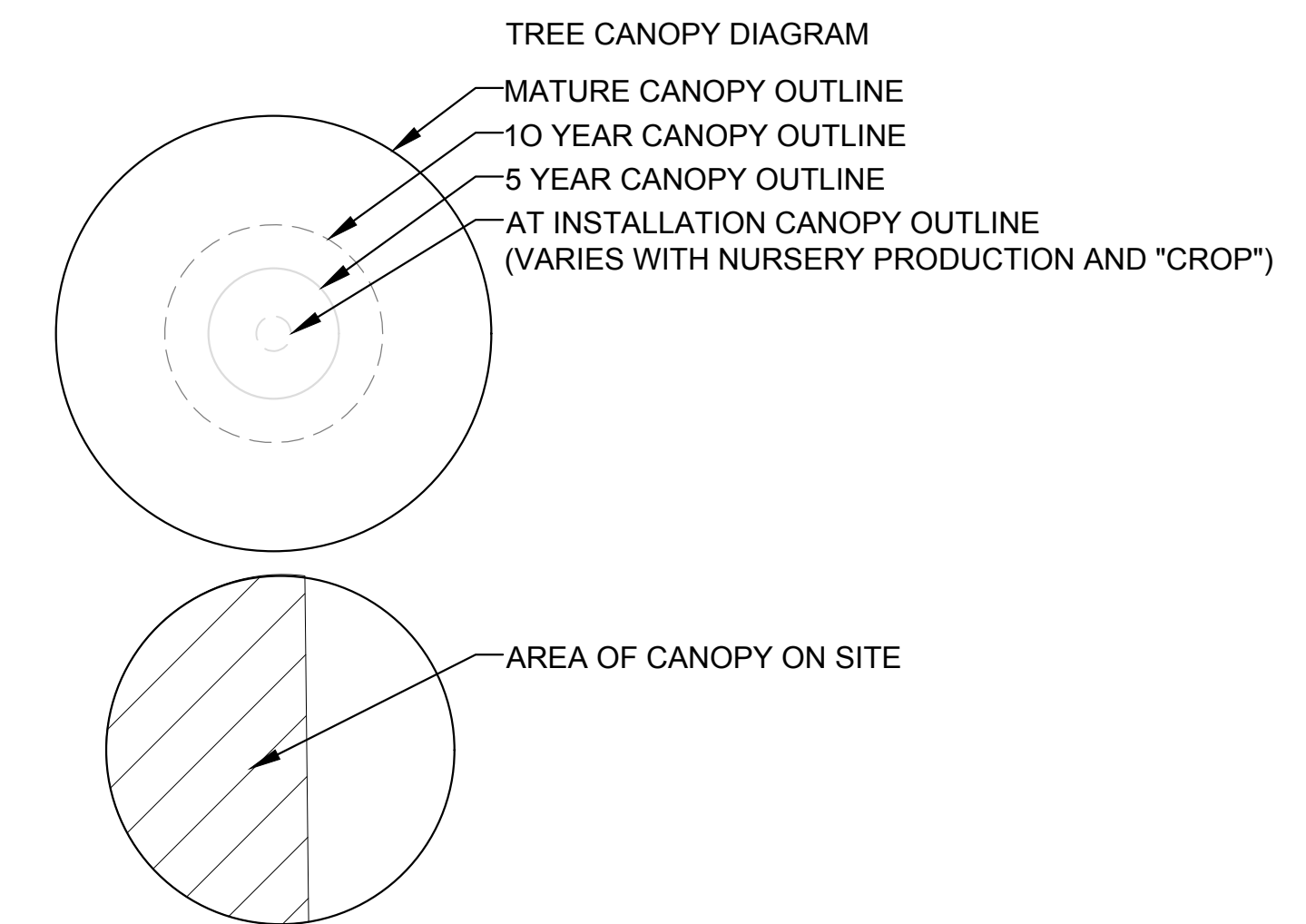
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SCALE: 1" = 10'-0"
PROJECT NUMBER: TLAR 18019.000

SHEET TITLE
**TREE CANOPY ANALYSIS
SECOND FLOOR**

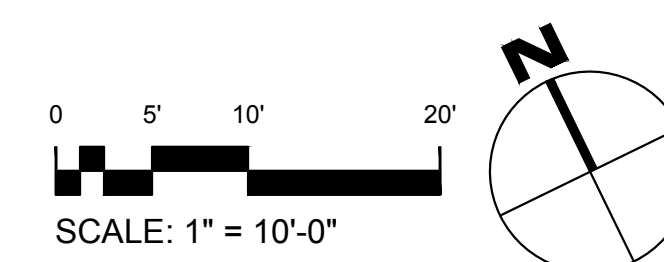
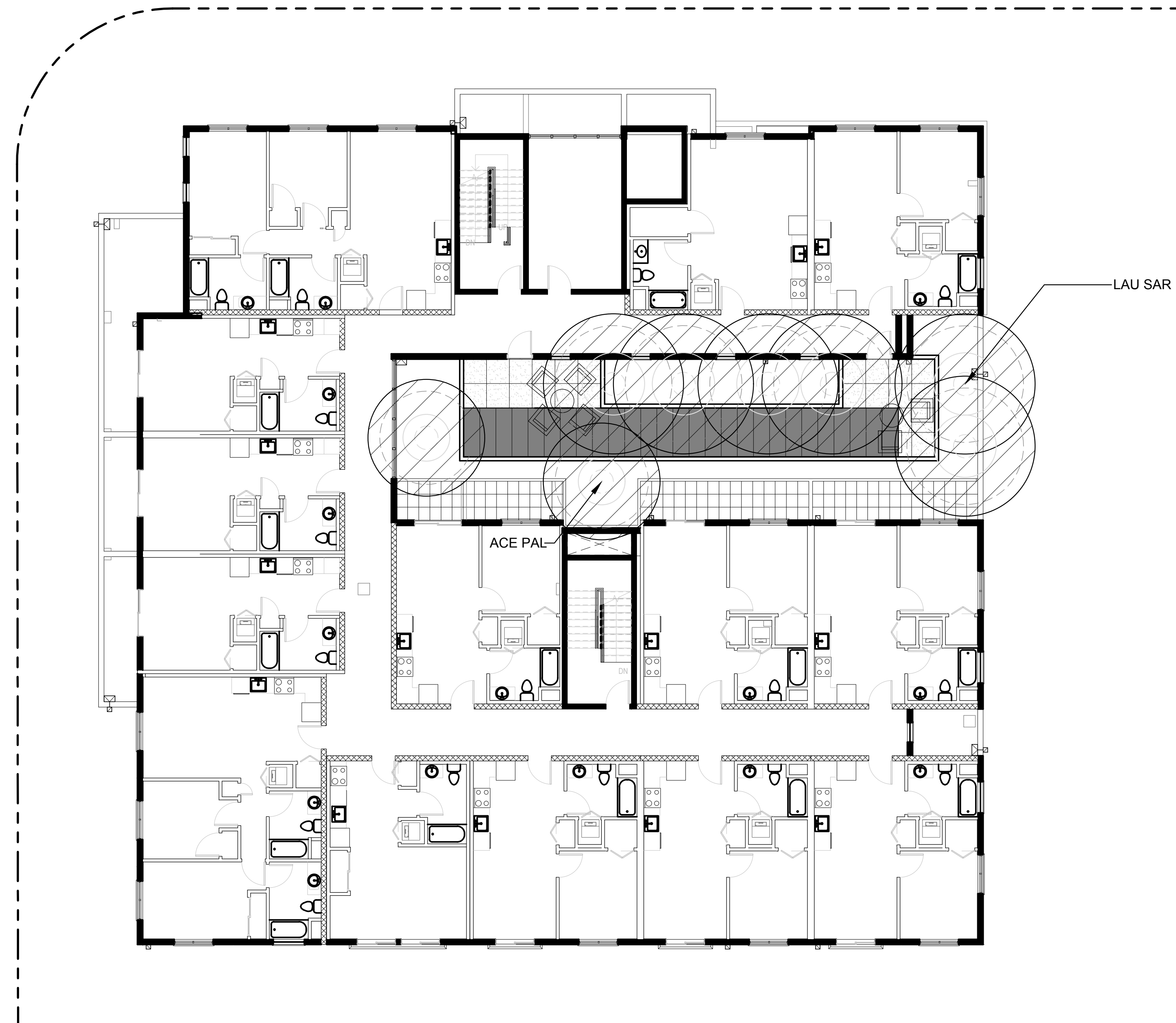
SHEET NO.
L-15

LEGEND



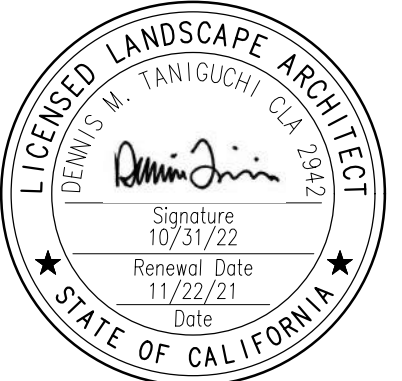
NOTES:

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



PROPOSED TREE LIST: CANOPY DIAMETERS

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



ISSUE	DESCRIPTION	DATE
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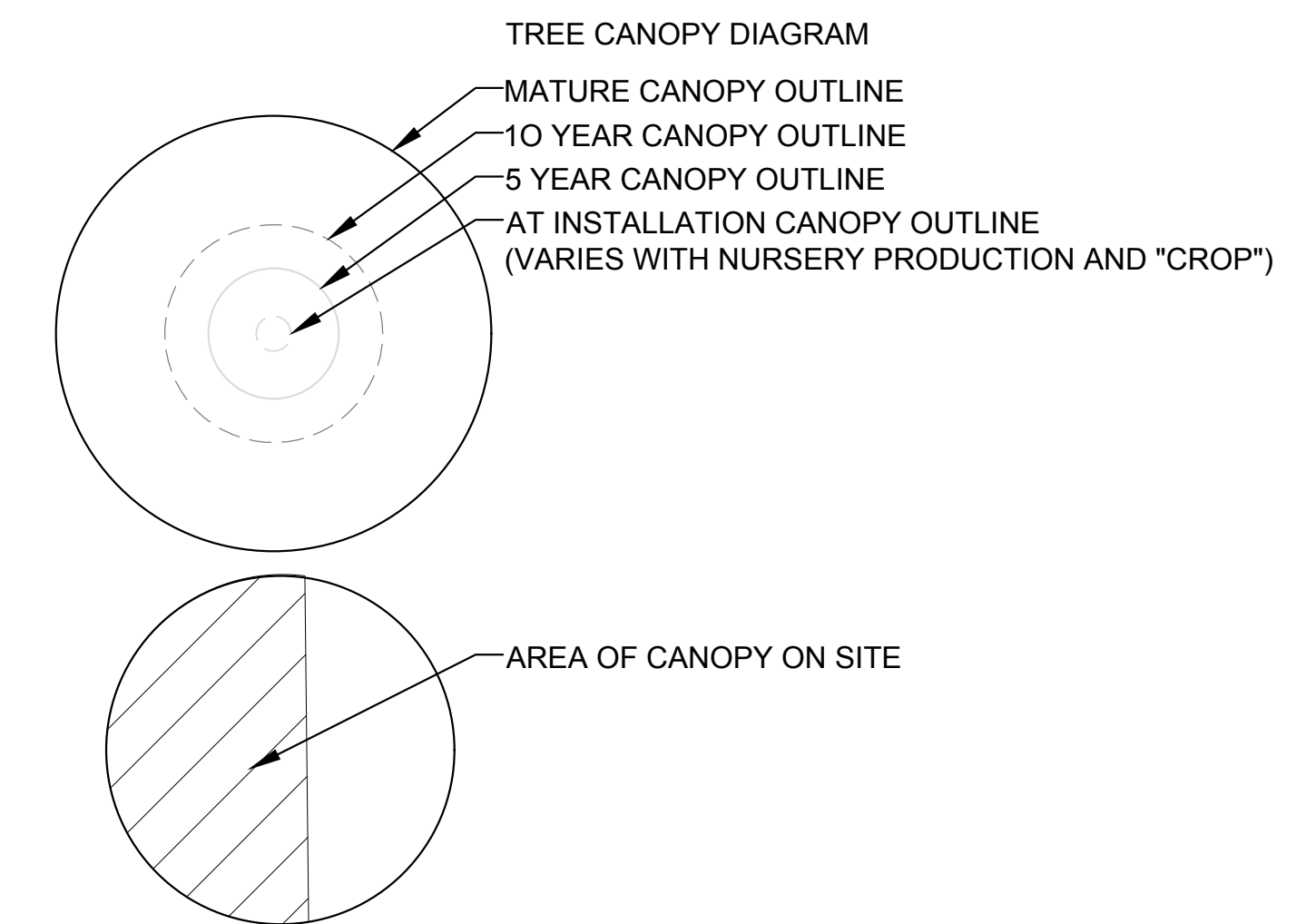
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SHEET TITLE
TREE CANOPY ANALYSIS ROOF DECK

SHEET NO.

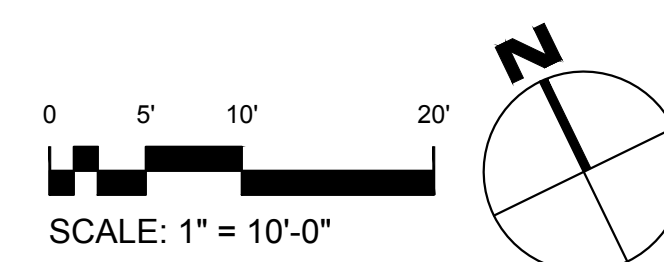
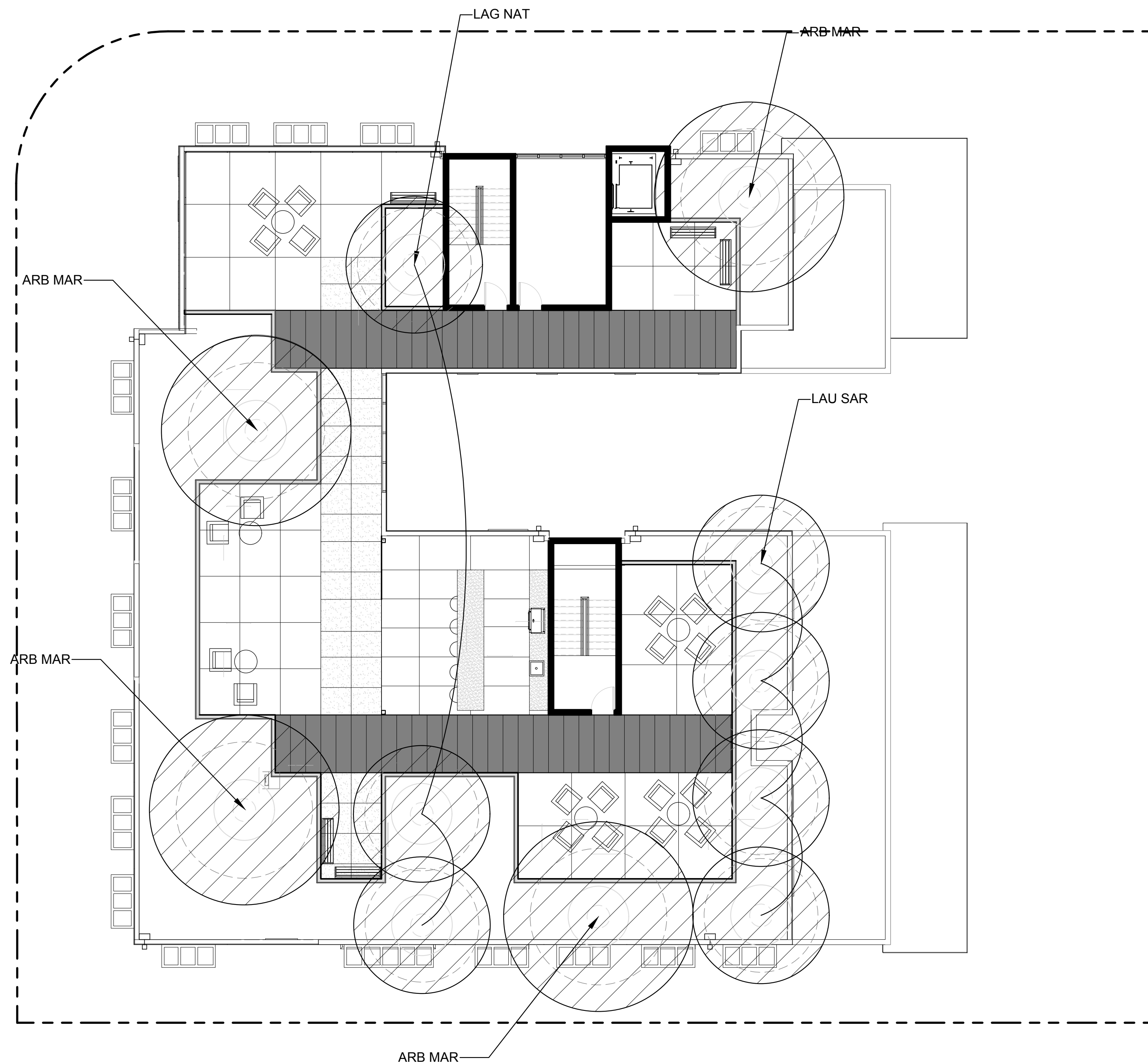
L-16

LEGEND



NOTES:

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



PROPOSED TREE LIST: CANOPY DIAMETERS

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