

# GEE ESCUELA PROJECT

601-643 ESCUELA AVE, MOUNTAIN VIEW, CA

## CONSULTANTS

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## PROJECT DATA

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

## UNIT COUNTS

UNIT TYPE	DESCRIPTION	UNIT AREA (SF)	STREET LEVEL	2ND FLOOR	3RD FLOOR	TOTAL	TOTAL UNIT AREA (SF)
2A	2Bed, 2Bath	846		0	2	2	3,384
1A	1Bed, 1Bath	532		0	7	4	5,852
Sa	Studio	447		0	1	1	894
Sb	Studio	410		0	3	3	2,460
Sc	Studio	480		0	1	1	960
<b>TOTAL</b>			<b>0</b>	<b>14</b>	<b>11</b>	<b>25</b>	<b>13,550</b>
<b>DENSITY:</b>						<b>=</b>	<b>55.6123 DU/ AC</b>

## PARKING CALCULATIONS

TYPE	# OF UNITS	RATIO	TOTAL	PARKING PROVIDED	
				VEHICLE	BICYCLE
2A	4		2	8	
1A	11	1.5	16.5		
Sa	2	1.5	3		
Sb	6	1.5	9		
Sc	2	1.5	3		
<b>TOTAL RESIDENTIAL (VEHICLE)</b>	<b>25</b>		<b>39.5</b>	<b>44</b>	
<b>RESIDENTIAL GUEST (VEHICLE)</b>	<b>25</b>	<b>15%</b>	<b>5.925</b>	<b>6</b>	
<b>BICYCLE RES/UNIT</b>	<b>25</b>	<b>1</b>	<b>25</b>		<b>25 (BASEMENT)</b>
<b>COMMERCIAL (SF; 1/180SF (VEHICLE))</b>	<b>2329</b>	<b>180</b>	<b>12.939</b>	<b>13</b>	
<b>BICYCLE (COMMERCIAL)</b>		<b>5%</b>	<b>0.6469</b>		<b>2 (1 RACK - GROUND FLR)</b>
<b>Total</b>			<b>58.4</b>	<b>63</b>	

## AREA CALCULATIONS

LOT SIZE (GROSS)	21691		
LOT SIZE (NET)	19582	0.4495	ACRES
FAR (MAXIMUM)	1.35	26435.7	

## GROSS BUILDING AREA (SF)

BASEMENT	Total	14206	
GROUND/1ST FLOOR	Total	4942	
	Ground/1st commercial only	2329	
2ND FLOOR		9680	
3RD FLOOR		7774	
ROOF DECK		758	
<b>FAR PROVIDED</b>	<b>1.182</b>	<b>23154</b>	
<b>BUILDING COVERAGE</b>			
3-STORY BUILDING		12021	61%
PAVING (DRIVEWAY)		2288	12%

## OPEN SPACE (35% REQUIRED)

2ND FLR COURTYARD	1197		
ROOF DECK	7044		
PRIVATE PATIOS	747		
<b>TOTAL PROVIDED</b>	<b>8988</b>	<b>46%</b>	<b>OR 359.5 SF/UNIT</b>

## PERSONAL STORAGE (MIN. 164 CUBIC FEET/UNIT REQUIRED)

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

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

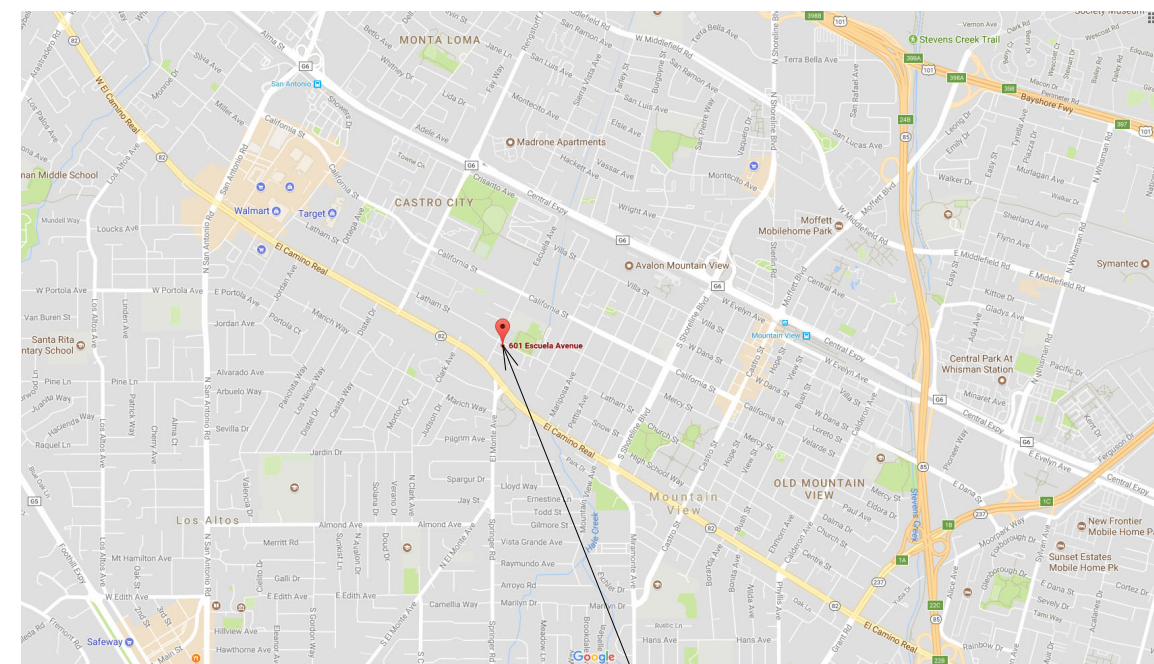
THE PROJECT WILL INCLUDE 4 BMR UNITS: 2 UNITS AT 50% AMI, 2 UNITS AT 805 AMI. THE UNIT LOCATION ARE DESIGNATED ON THE FLOOR PLANS SHEET A2.3 AND A2.4.

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

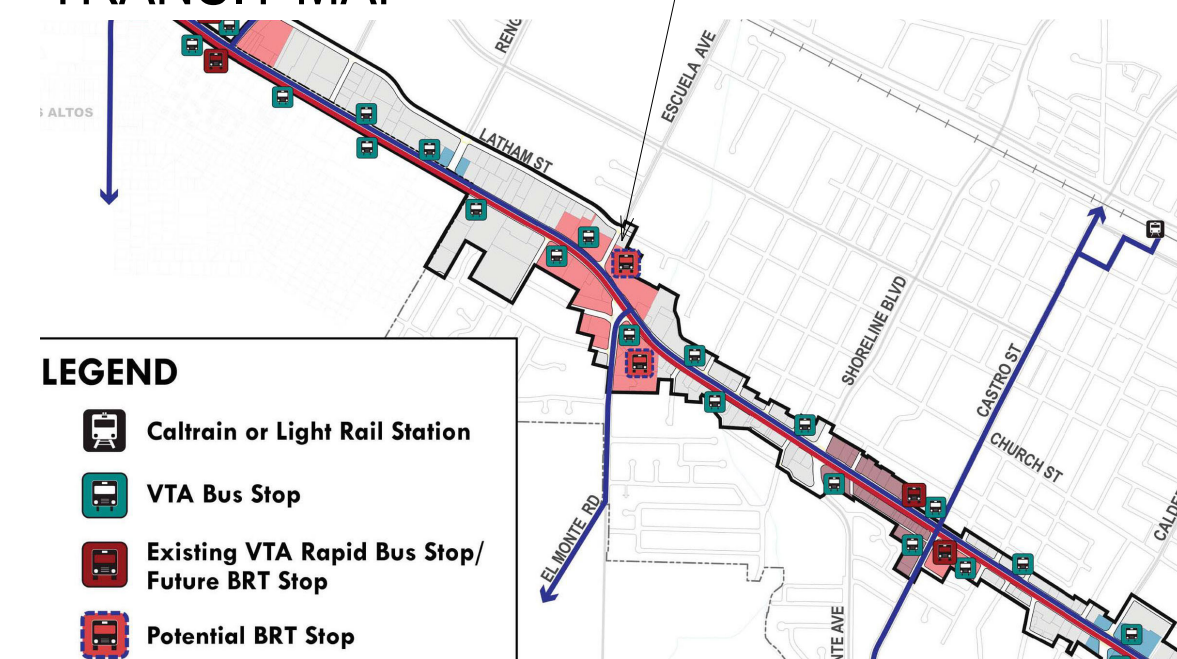
THE PROPOSED SITE IS A COMBINATION OF EXISTING 2 PARCELS : LOT 13 (APN: 154-35-013, ZONED P(38)) AND LOT 12- 1873 LATHAM ST (APN: 154-35-014, ZONED R3-2.5 WHICH WILL BE INCORPORATED INTO THE P(38) EL CAMINO REAL PRECISE PLAN THROUGH ZONING AND GENERAL PLAN MAP AMENDMENTS)

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

## VICINITY MAP



## TRANSIT MAP



Sheet List	
Sheet Number	Sheet Name

<b>0- GENERAL</b>	
A0.0	Cover Sheet
<b>1- ARCHITECTURE</b>	
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

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

Sheet List	
Sheet Number	Sheet Name

L-13	Irrigation Details
L-14	Tree Canopy Analysis- Ground Level
L-15	Tree Canopy Analysis- 2nd Level
L-16	Tree Canopy Analysis- Roof Deck Level
<b>3-CIVIL</b>	
C0.0	Existing Conditions
C1.0	Grading & Drainage Plan
C2.0	Stormwater Control Plan
C3.0	Construction Details
C4.0	Signing & Striping Plan
<b>4- LIGHTING</b>	
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
<b>5- Sustainability</b>	
G1	Green Point Checklist

## BUILDING HEIGHT:

REQUIRED: 45'  
PROPOSED: 45'

## SETBACKS:

	REQUIRED	PROPOSED
ESCUELA AVE:		
GROUND FLOOR COMMERCIAL	10'	10'-5 3/4"
UPPER FLOORS	15'	15'-5 3/4"
LATHAM ST:		
GROUND FLOOR COMMERCIAL	10'	10'-4"
UPPER FLOORS	15'	15'-1 1/2"
SOUTH:		
GROUND FLOOR COMMERCIAL	0'	10'-3 1/2"
UPPER FLOORS	10'	10'-3 1/2"
SURFACE PARKING	5'	5'-0"
EAST (RESIDENTIAL ZONE):		
GROUND FLOOR COMMERCIAL	15'	25'-9 1/4"
UPPER FLOORS	15'	26'-3 1/2"
SURFACE PARKING	10'	10'-2"

## PAVEMENT COVERAGE:

25% MAX. 12% (SEE A10.0)



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792 Meridian Way  
San Jose, CA

Project:  
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601-643 Escuela Ave  
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Status:  
Planning Application- Formal Review

Stamp:

## Issued For

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

Scale:

Drawn By: ANN

Checked By: Checker

Sheet Title:

Cover Sheet

Sheet No.:

10.0

File: Z:\PROJECTS\ESCUCLA AVENUE\Planning\Escuela Ave.rvt Job: GEE Escuela Project





**STREET VIEW 1**



**STREET VIEW 2**



**STREET VIEW 3**



**STREET VIEW 4**



**STREET VIEW 5**



**AERIAL VIEW**



**STREET VIEW 6**



**STREET VIEW 7**



**STREET VIEW 12**



**STREET VIEW 11**



**STREET VIEW 10**



**STREET VIEW 9**



**STREET VIEW 8**

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

*Photographic Display*

Sheet No.:  
**A0.1**



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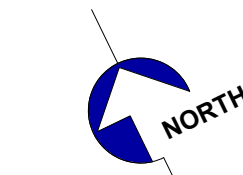
- ↓ DOWN SPOUT
- SCUPPER
- ROOF DRAIN

2-STORY RESIDENTIAL

1-STORY RETAILS

1-STORY RESIDENTIAL

1872 LATHAM ST



GRAPHIC SCALE



**LINE TYPE LEGEND:**

- SURFACE PARKING SETBACK
- 1ST FLOOR BUILDING SETBACK
- 2ND FLOOR BUILDING SETBACK
- EASEMENT

COMMERCIAL BIKE PARKING

ACCESSIBLE PATH- RESIDENTIAL- PEDESTRIAN

ACCESSIBLE PATH- COMMERCIAL- PEDESTRIAN

**2 SITE PLAN- ACCESS PATHS**  
1/32" = 1'-0"



LATHAM ST

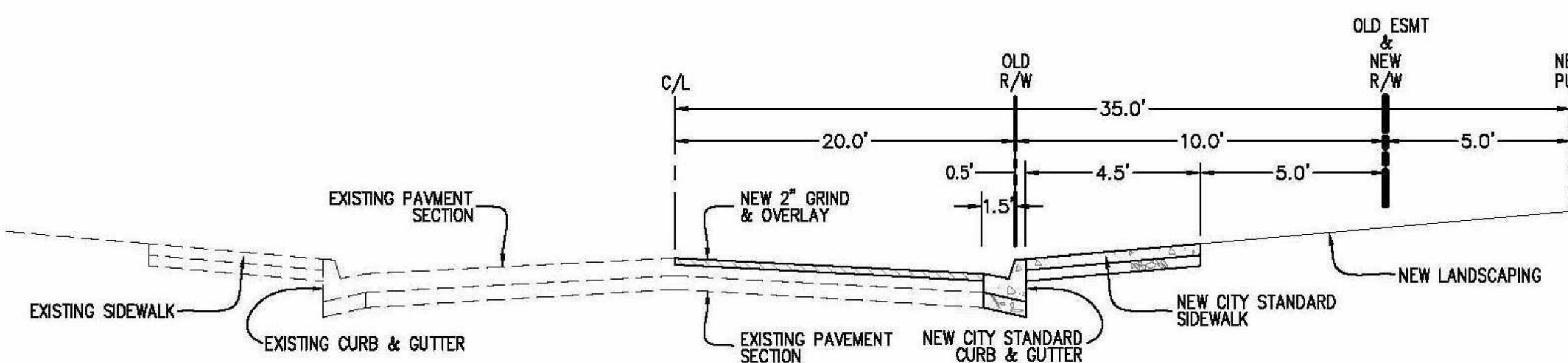
ESCUELA AVE

**PROPOSED 3-STORY MIXED-USE BUILDING W/ BASEMENT & ROOF DECK**

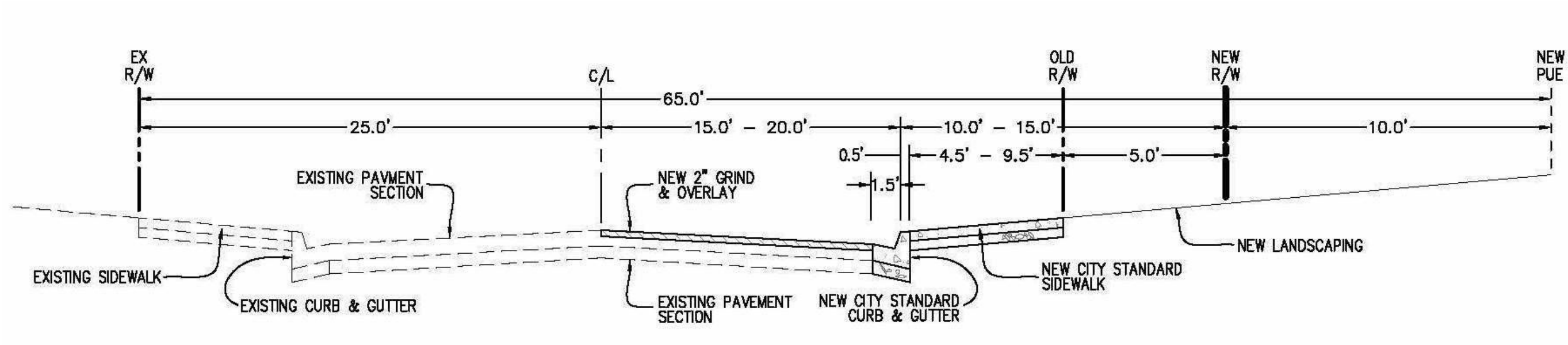
**1 SITE PLAN**  
1/16" = 1'-0"



**STREET SECTION- ESCUELA AVENUE- N.T.S.**



**STREET SECTION- LATHAM STREET- N.T.S.**



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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



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Scale:  
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 Sheet Title:

*3D Views- Courtyard & Roof Deck*

Sheet No.:

# A1.2.2



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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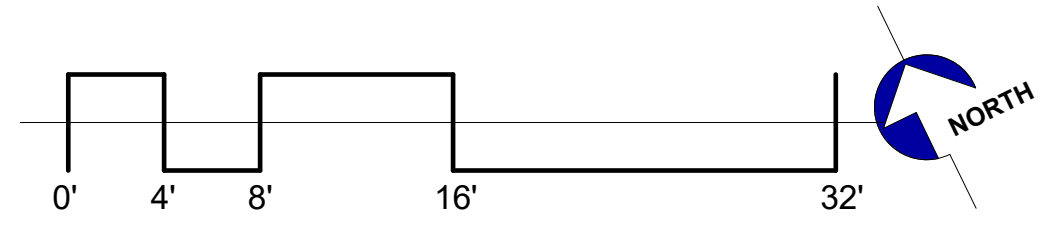
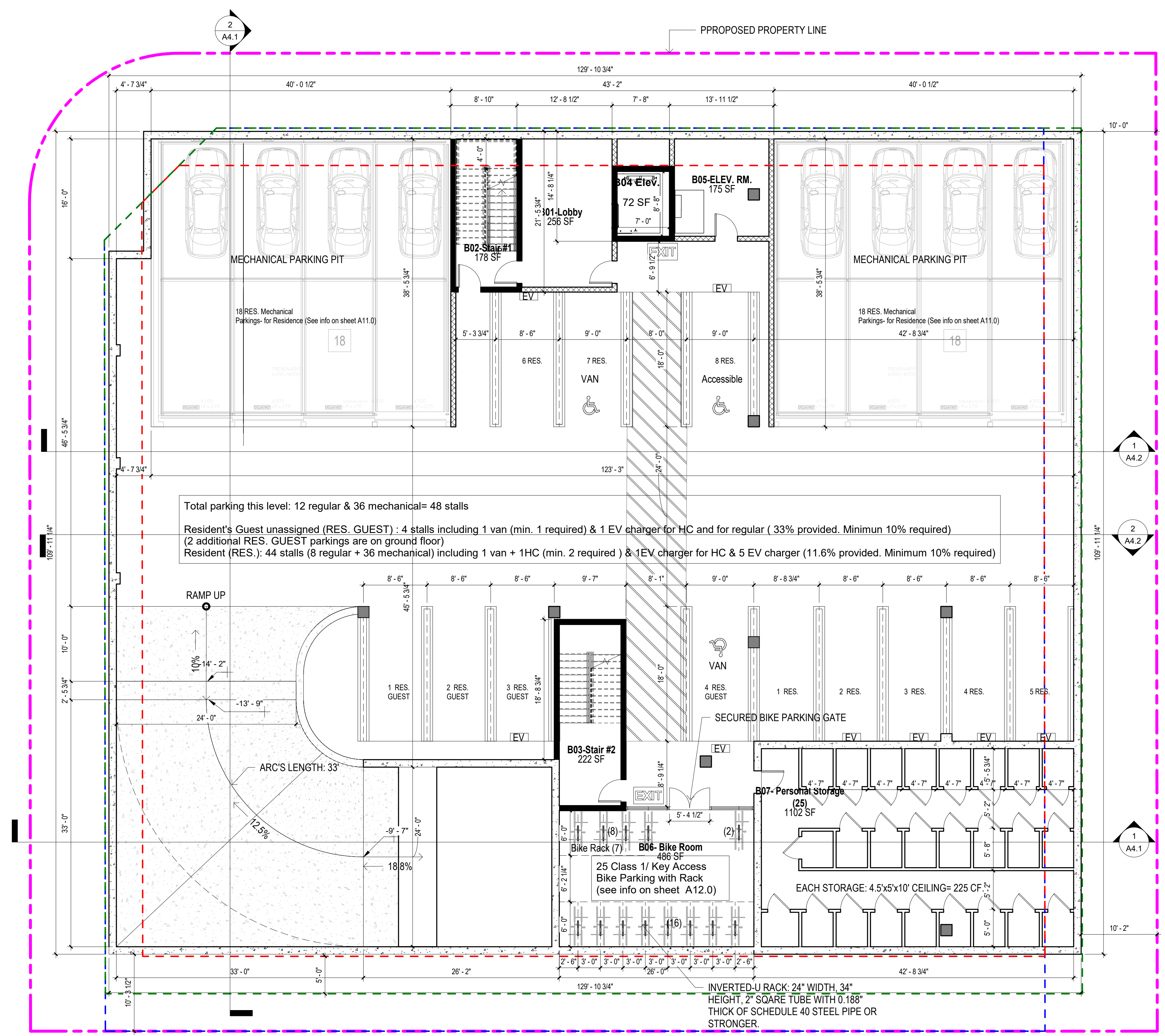
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Scale: 1/8" = 1'-0"  
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**Basement Floor Plan**

Sheet No.:

**A2.1**





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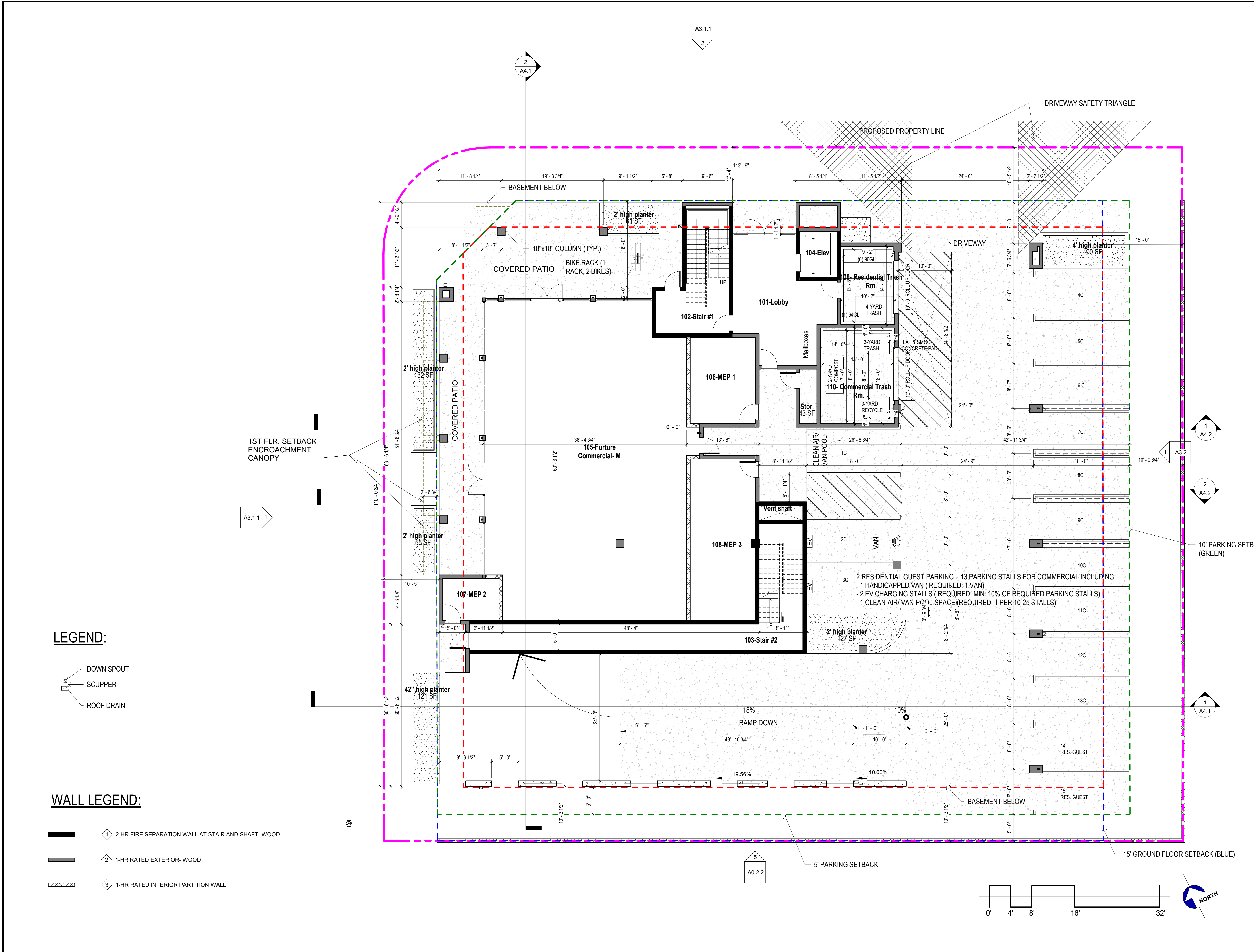
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 Sheet Title:

*Level 1/ Ground Floor Plan*

Sheet No.: **A2.2**

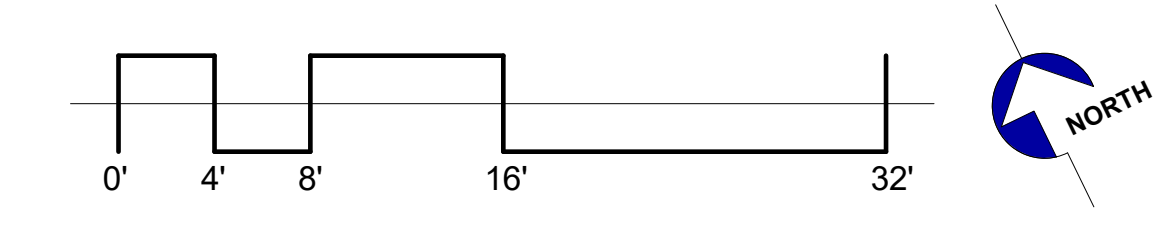


**LEGEND:**

- 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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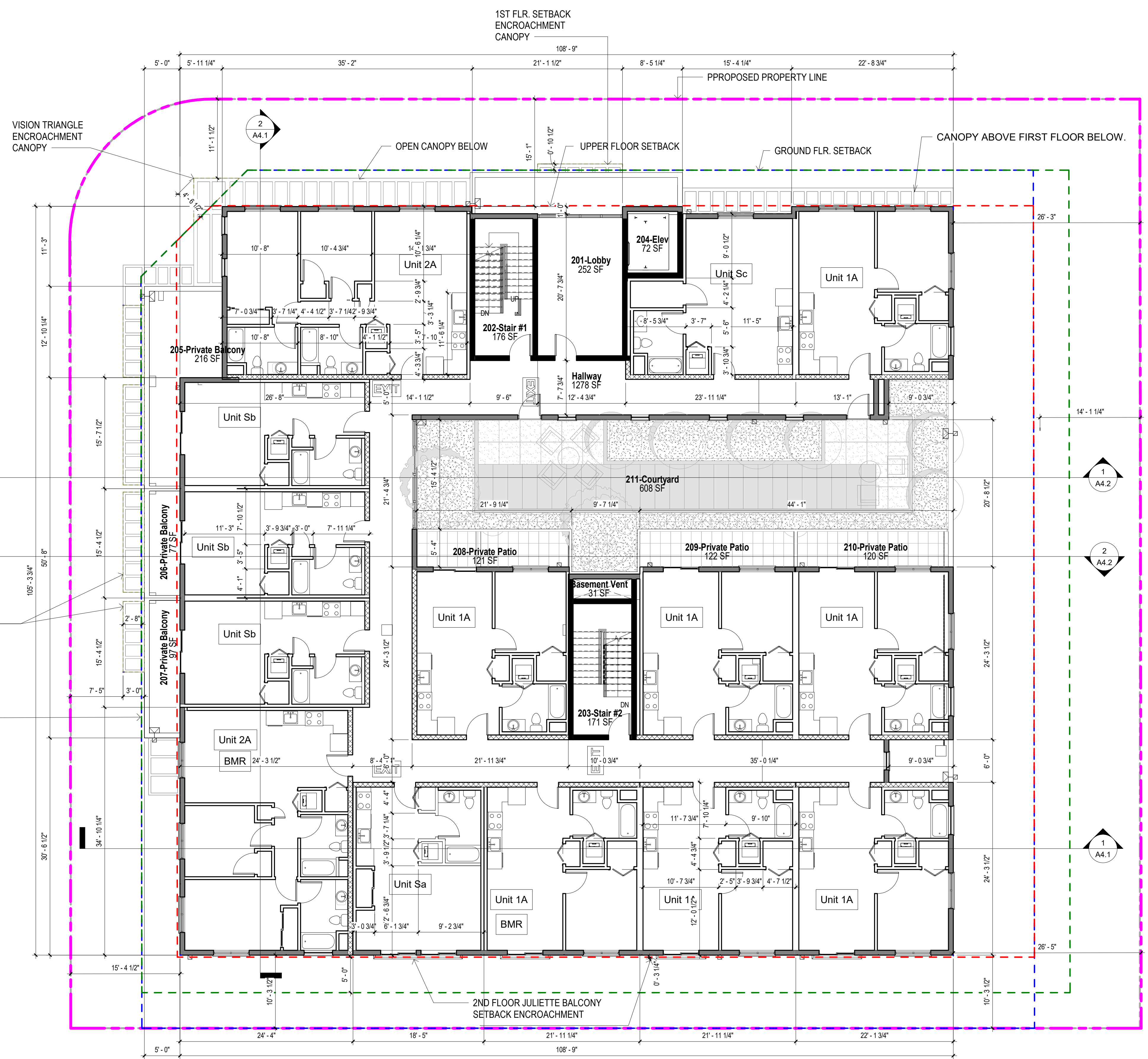
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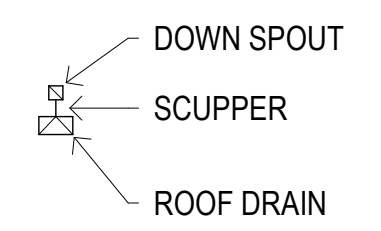
*Level 2 Floor Plan*

Sheet No.:

**A2.3**

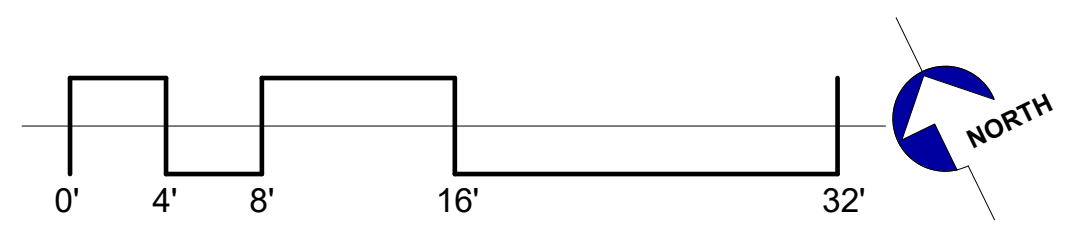


**LEGEND:**



**WALL LEGEND:**

- ① 2-HR FIRE SEPARATION WALL AT STAIR AND SHAFT- WOOD
- ② 1-HR RATED EXTERIOR- WOOD
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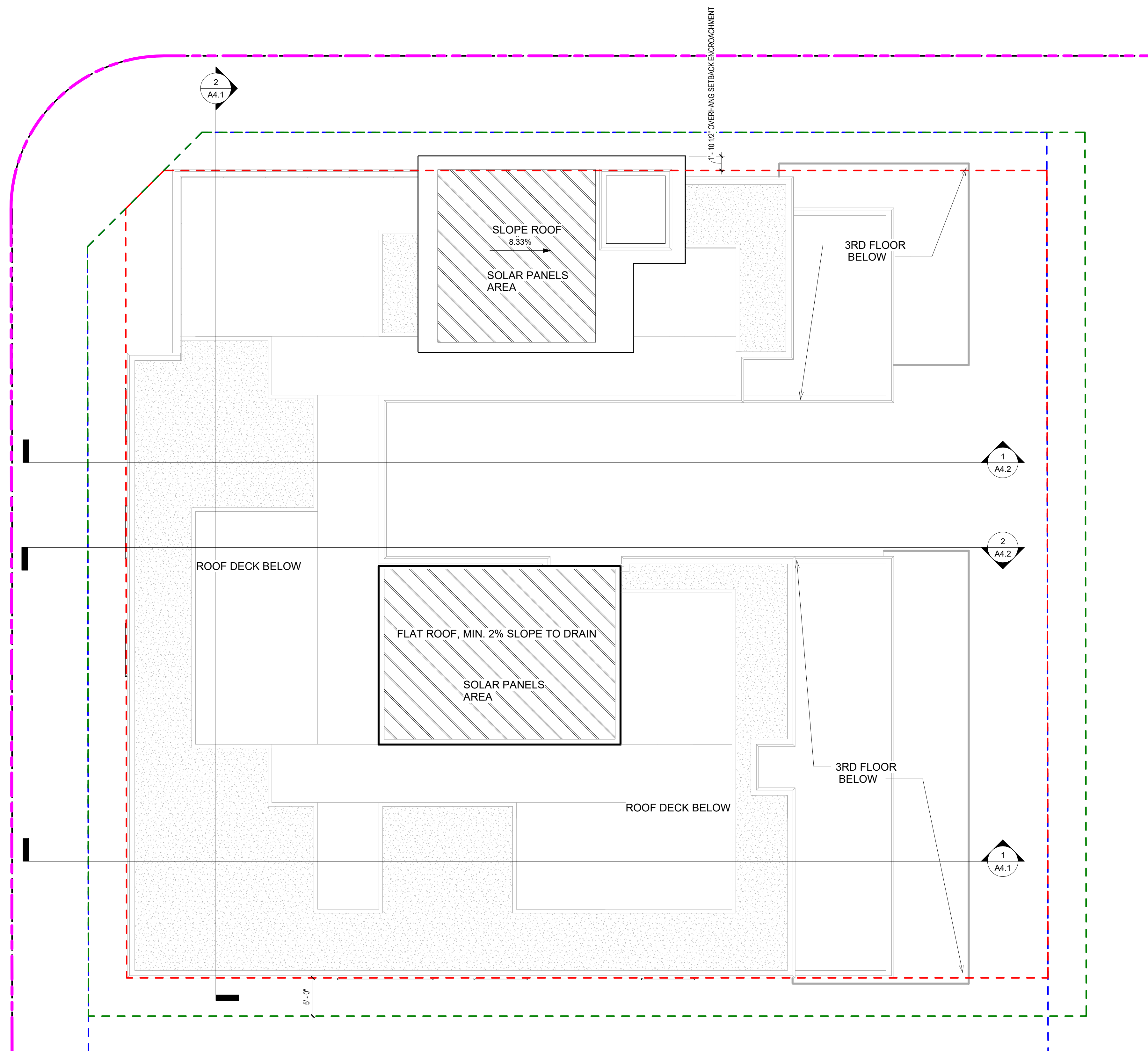
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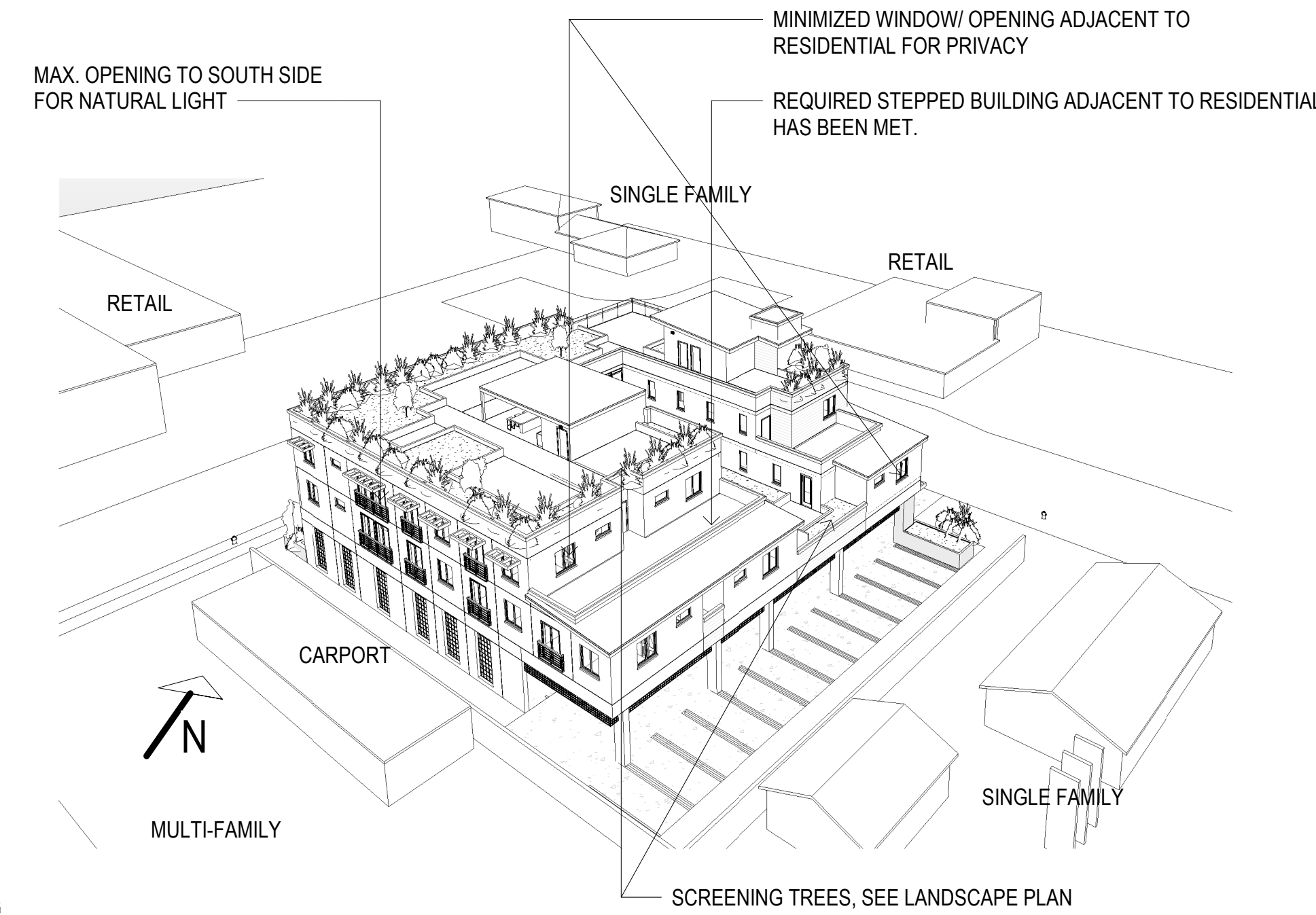
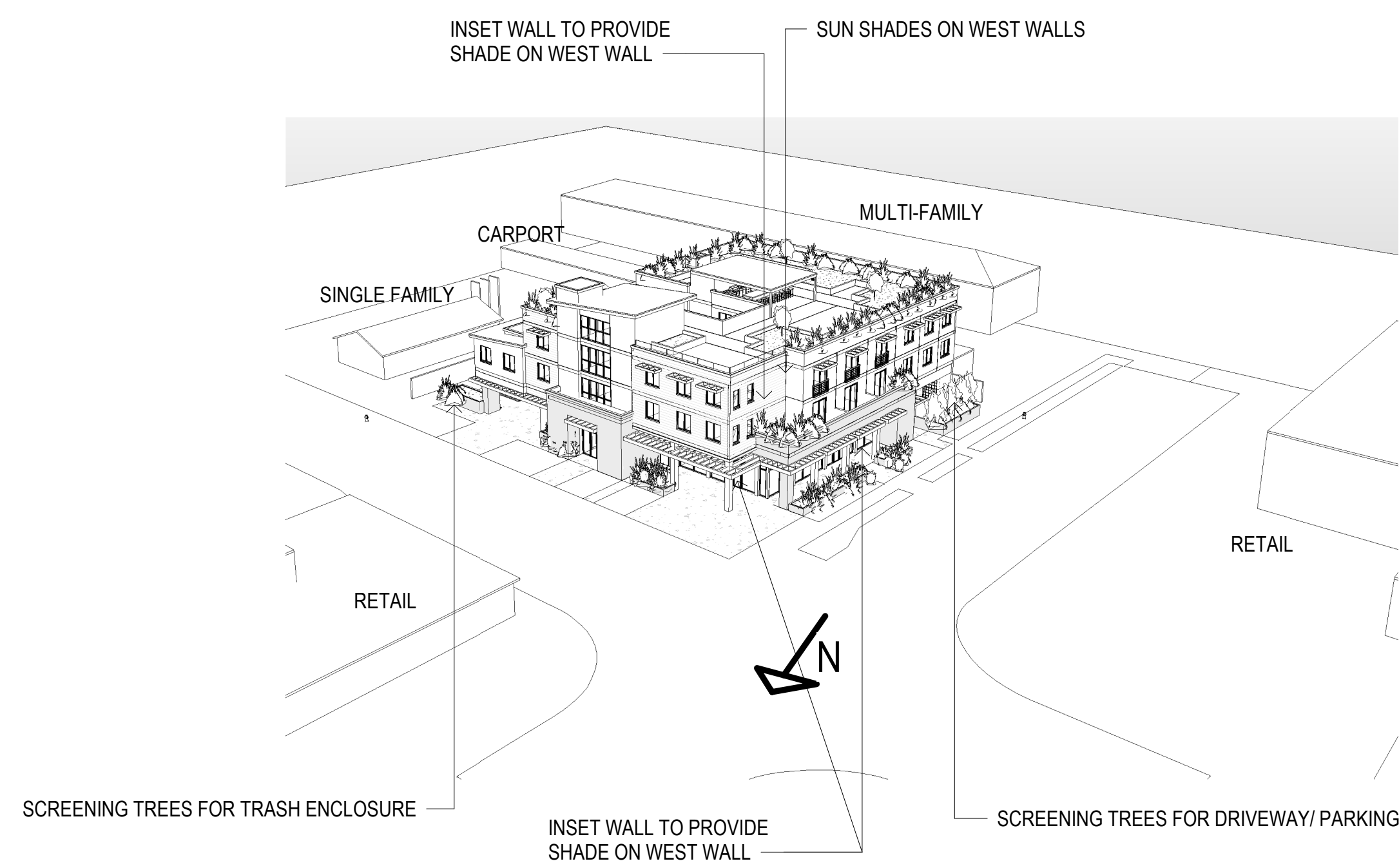
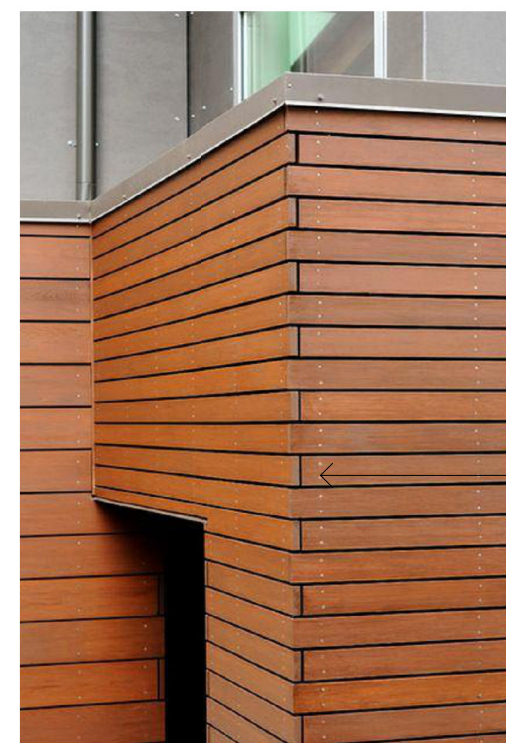
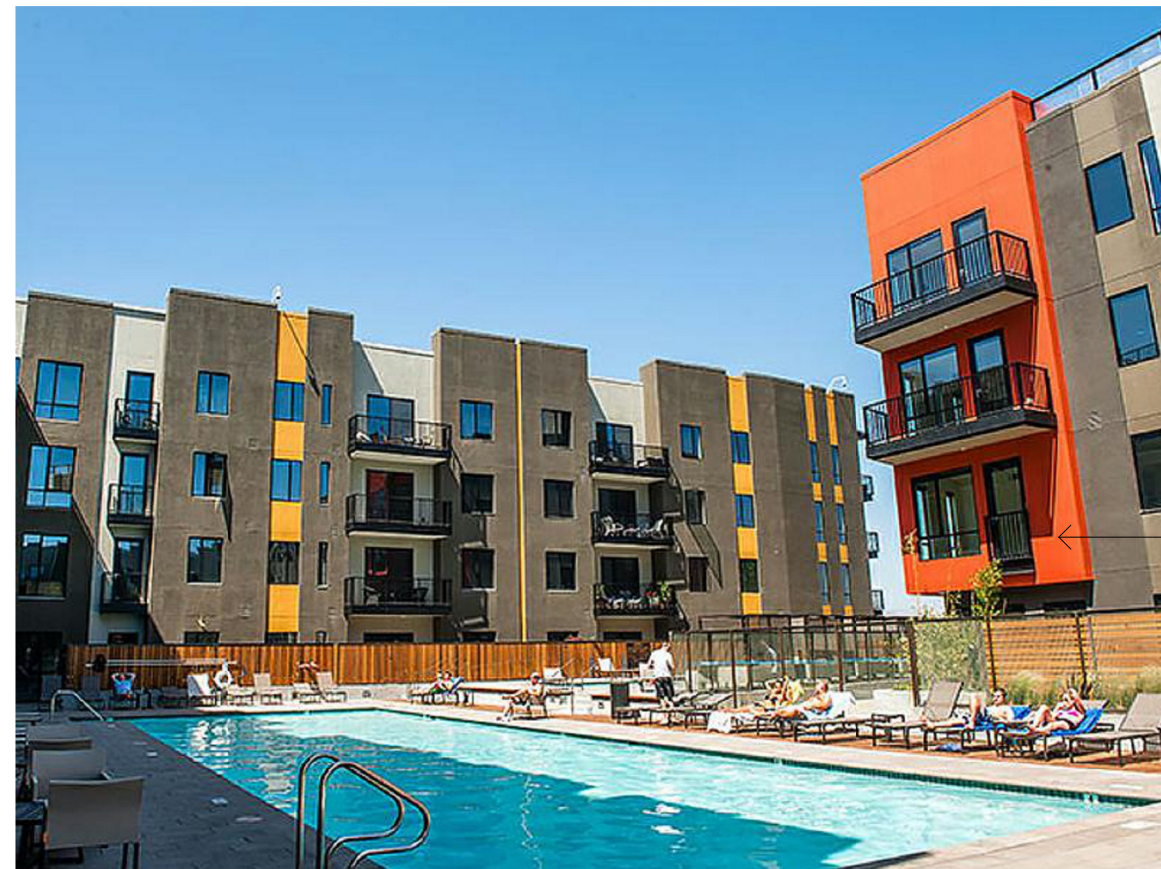
*Roof Level*

Sheet No.:

**A2.6**







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
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 Elevation, Solar Study, Neighborhood Context*

Sheet No.:  
**A3.1**





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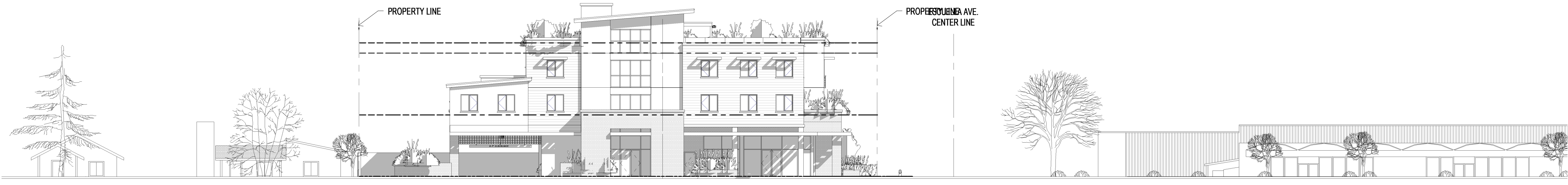
Client:  
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Project:  
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601-643 Escuela Ave  
Mountain View, CA

Status:  
Planning Application- Formal Review

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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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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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 Planning Application- Formal Review

Stamp:

Issued For

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

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

Drawn By: Author

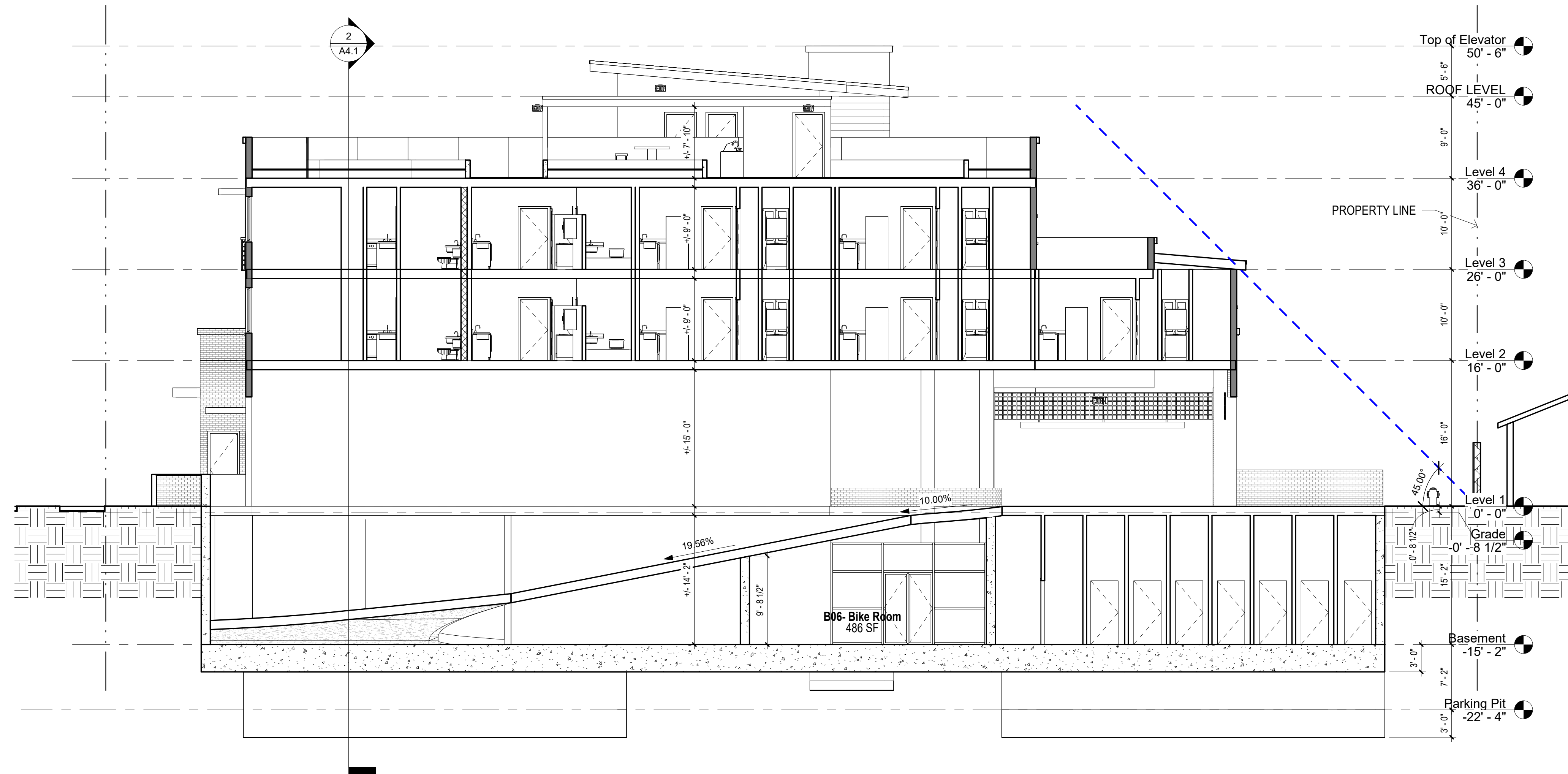
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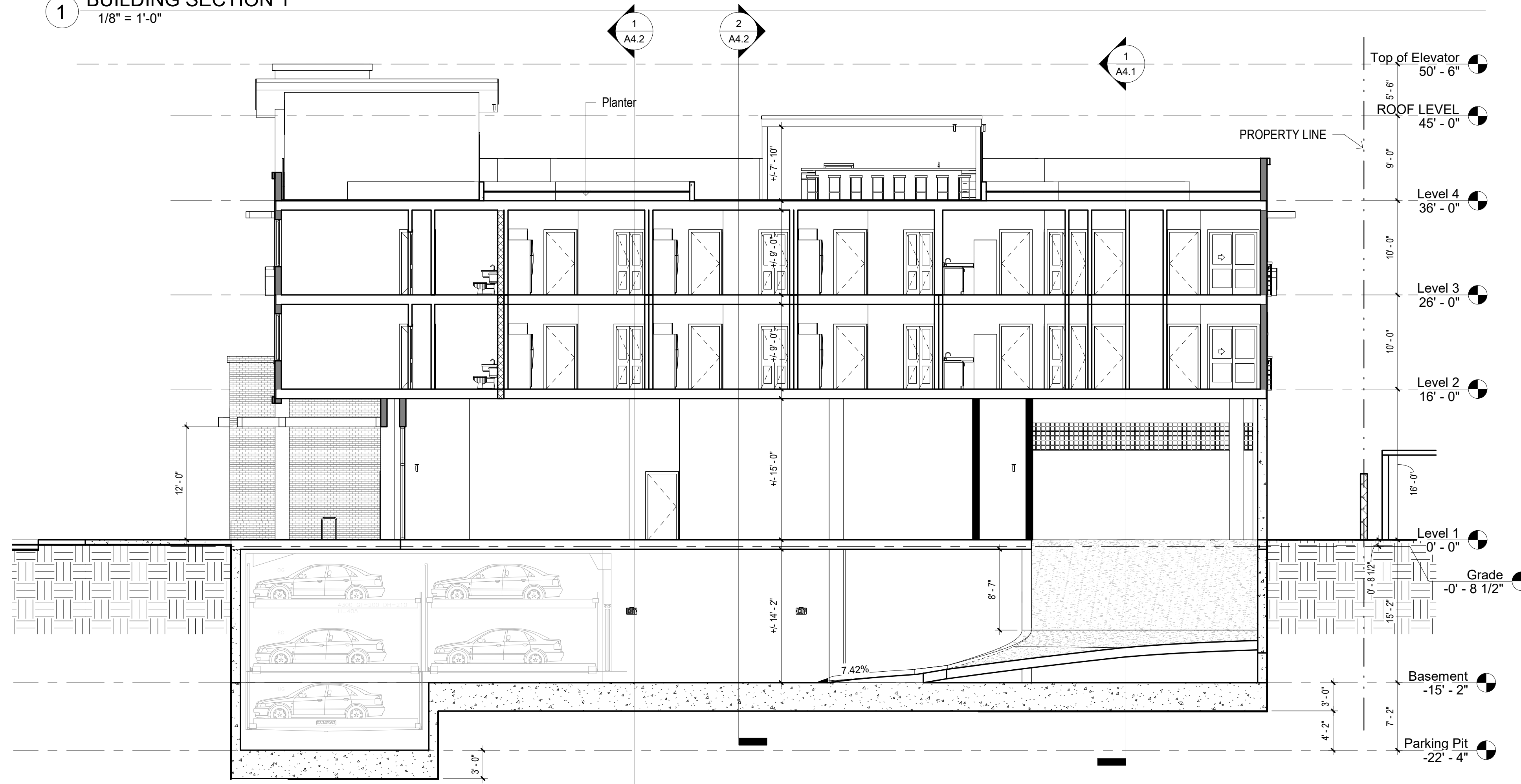
*Building Sections*

Sheet No.:

**A4.1**



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



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



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Status:  
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Stamp:

Issued For

No.	Description	Date

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

Drawn By: \_\_\_\_\_ Author

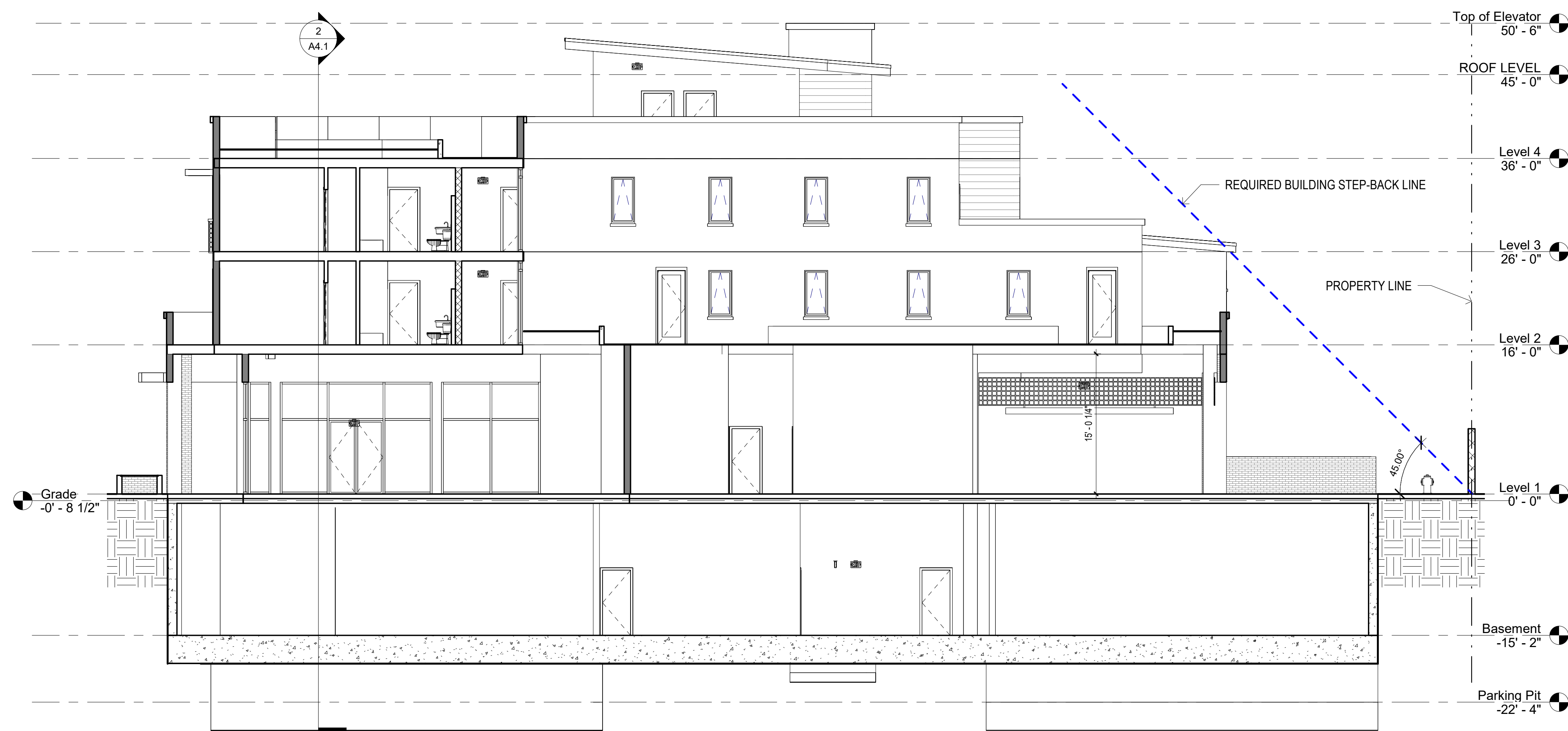
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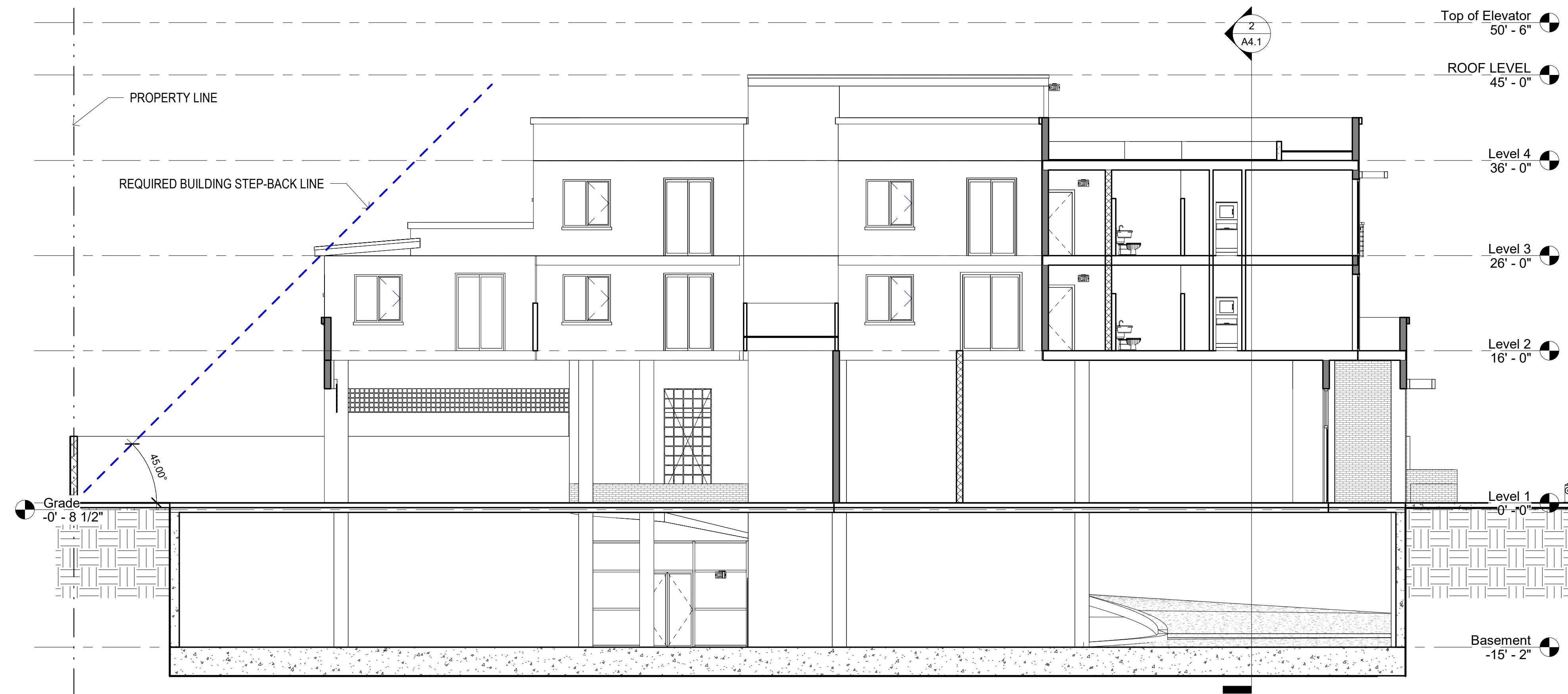
**Building Sections**

Sheet No.:

# A4.2

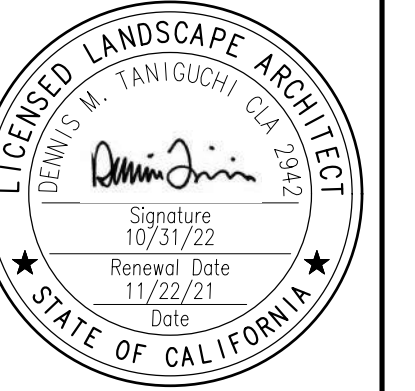


1 BUILDING SECTION 3  
1/8" = 1'-0"



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





ISSUE	DESCRIPTION	DATE
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4	PLANNING RESUBMITTAL	11/22/21

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

SHEET TITLE  
**LANDSCAPE PLAN  
GROUND LEVEL**

SHEET NO.  
**L-1**

**KEY NOTES: PROPOSED IMPROVEMENTS**

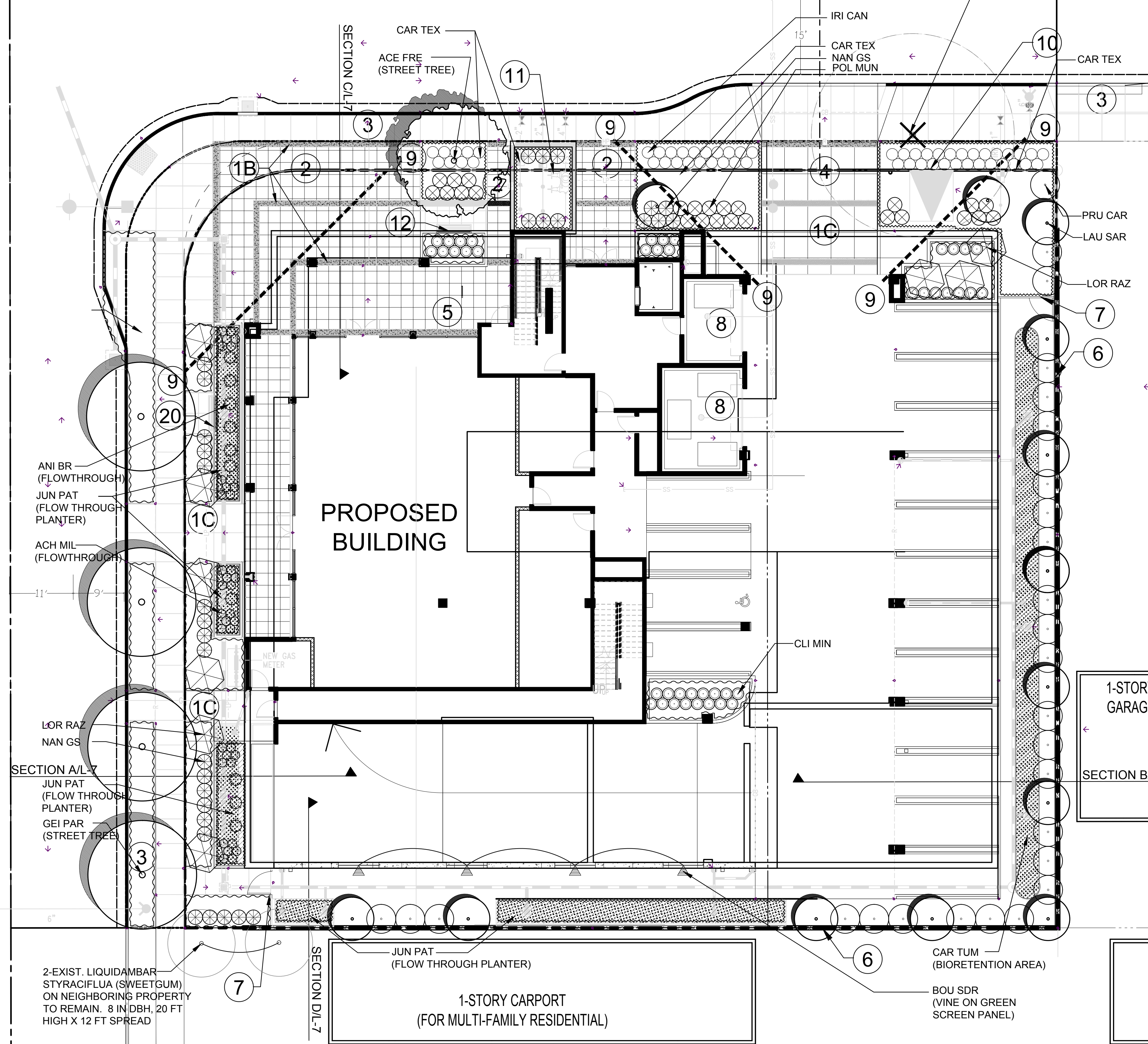
- PROPOSED CONCRETE PAVING--SCORING AND SANDBLAST FINISH TO CREATE PAVING PATTERNS  
TYPE A:  
INTEGRAL COLOR CONCRETE  
COLOR: SAN DIEGO BUFF #5237  
MFR: DAVIS COLORS  
FINISH: LIGHT SANDBLAST FINISH  
TYPE B:  
INTEGRAL COLOR CONCRETE  
COLOR: SAN DIEGO BUFF #5237  
MFR: DAVIS COLORS  
FINISH: MEDIUM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

**LEGEND**

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

**LATHAM ST**

**ESCUELA AVE**



1-STORY SINGLE FAMILY RESIDENCE

1-STORY GARAGE

PROPOSED BUILDING

1-STORY CARPORT (FOR MULTI-FAMILY RESIDENTIAL)

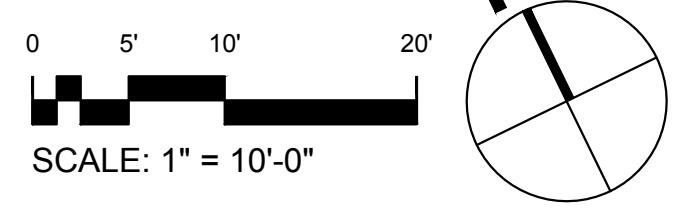
ABBREVI.	BOTANICAL NAME	COMMON NAME	QUANT.	SIZE	MISC. NOTES & REQUIREMENTS	WUCOLS
<b>TREES</b>						
ACE FRE	<i>Acer x freemanii</i>	Freeman Maple	1	24" Box	Street tree for Latham Street	M
ACE PAL	<i>Acer palmatum 'Sango Kaku'</i>	Coral Bark Maple	2	24" Box	Multi. St./N.V.S.-45'/Stems up.	M
ARB MAR	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

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

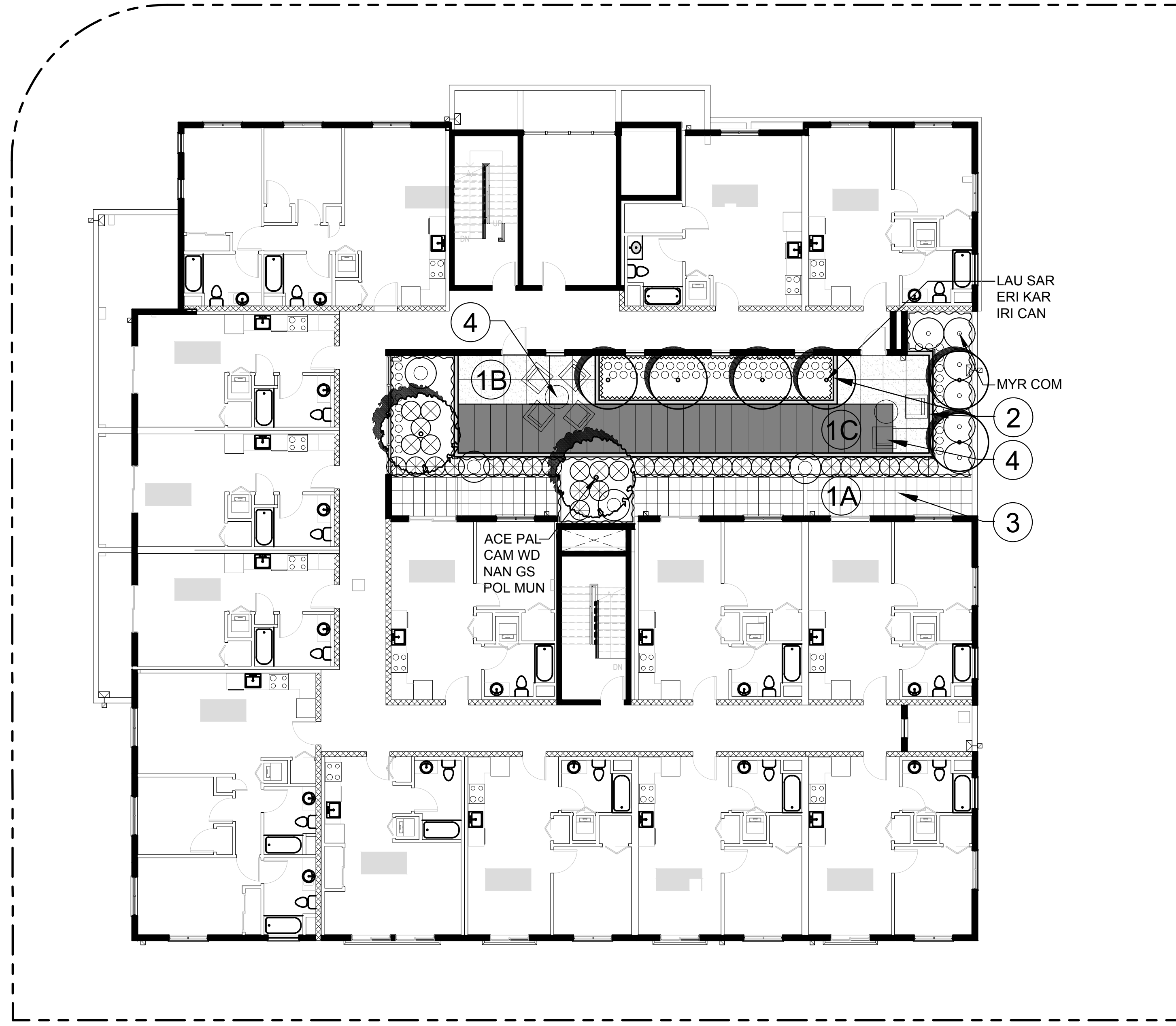
**PLANT LIST ABBREVIATIONS:**

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

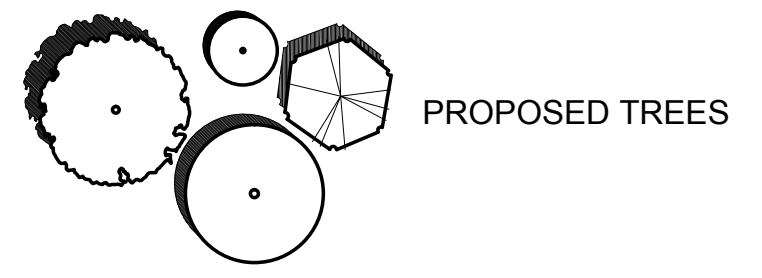
SL	Single main, straight, dominant, leader
Hi. Br.	High branched--lowest limbs held above rootball 5' min. for 15 gallon can 6' min. for 24" box trees
No Top	No topping or pruning of upper branches
Br. Gr.	Branched to ground
F & B	Full dense bushy vigorous plants, with young growth closely spaced on branches, no old/woody plants.
N.V.S.-30 deg.	Narrow upright 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



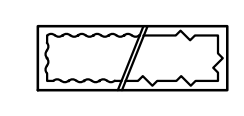




**LEGEND**



PROPOSED TREES



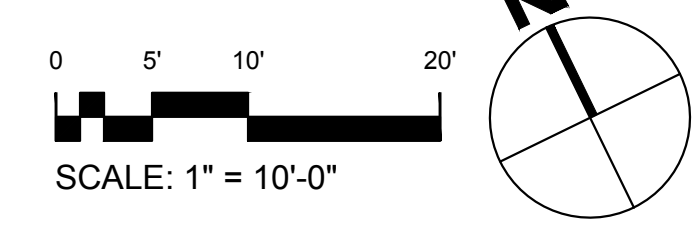
SHRUB AND GROUND COVER AREA

**KEY NOTES: PROPOSED IMPROVEMENTS**

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 TYPE A:  
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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:**

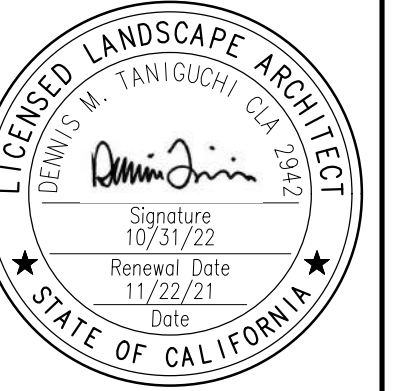
- 1. FOR PLANT LIST, NOTES AND ABBREVIATIONS SEE SHEET L-1.



**GEE ESCUELA PROJECT**

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 Mountain View, CA  
 94040

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



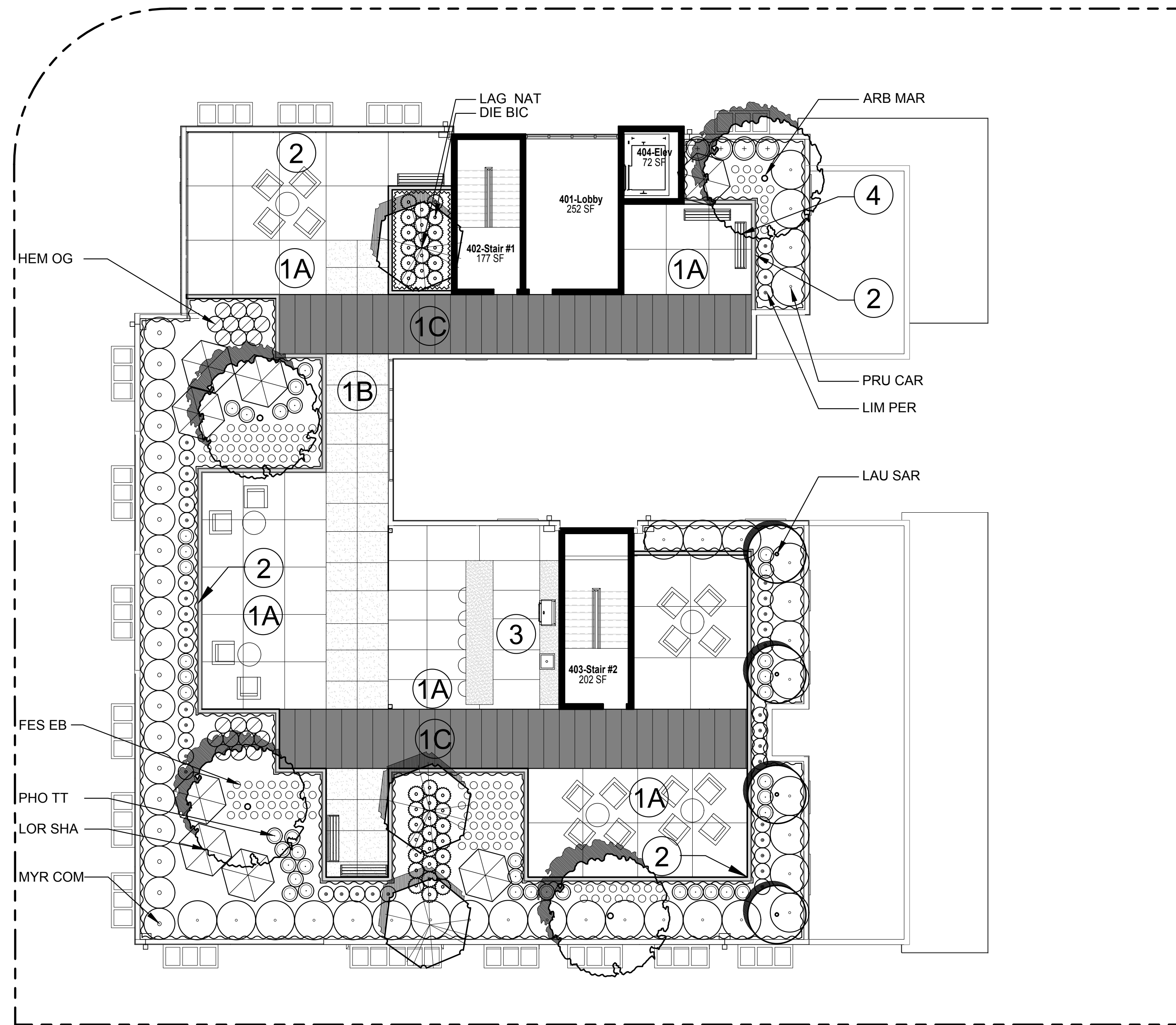
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1	PLANNING SUBMITTAL	02/20/19
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SCALE: 1" = 10'-0"  
 PROJECT NUMBER: TLAF: 18019.000

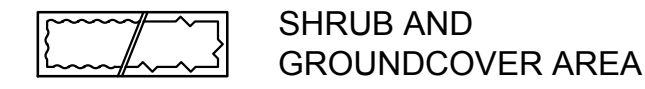
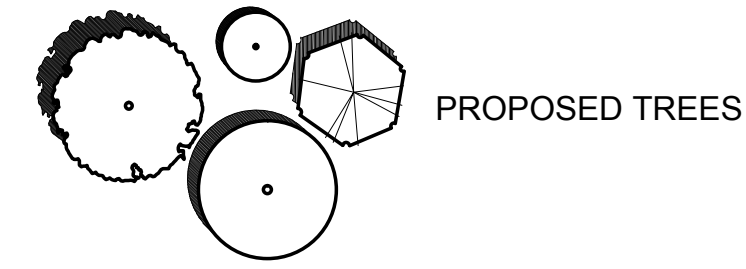
SHEET TITLE  
**LANDSCAPE PLAN  
 SECOND FLOOR**

SHEET NO.  
**L-2**





**LEGEND**

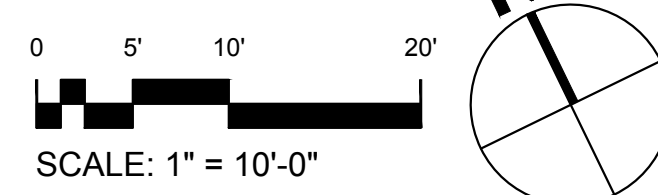


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COLOR: SEQUOIA SAND #641  
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- ② CONCRETE CURBS/WALLS  
INTEGRAL COLOR CONCRETE  
COLOR: SAN DIEGO BUFF #5237  
FINISH: LIGHT SANDBLAST  
MFR: DAVIS COLORS
- ③ BBQ AREA  
COVERED--SEE ARCHITECTURE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

**NOTES:**

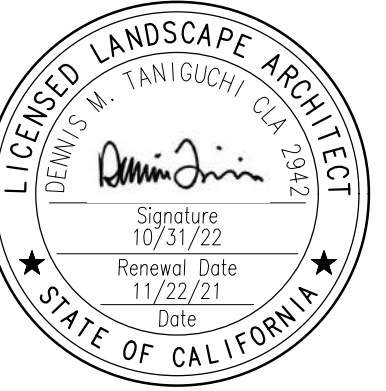
- 1. FOR PLANT LIST, NOTES AND ABBREVIATIONS SEE SHEET L-1.



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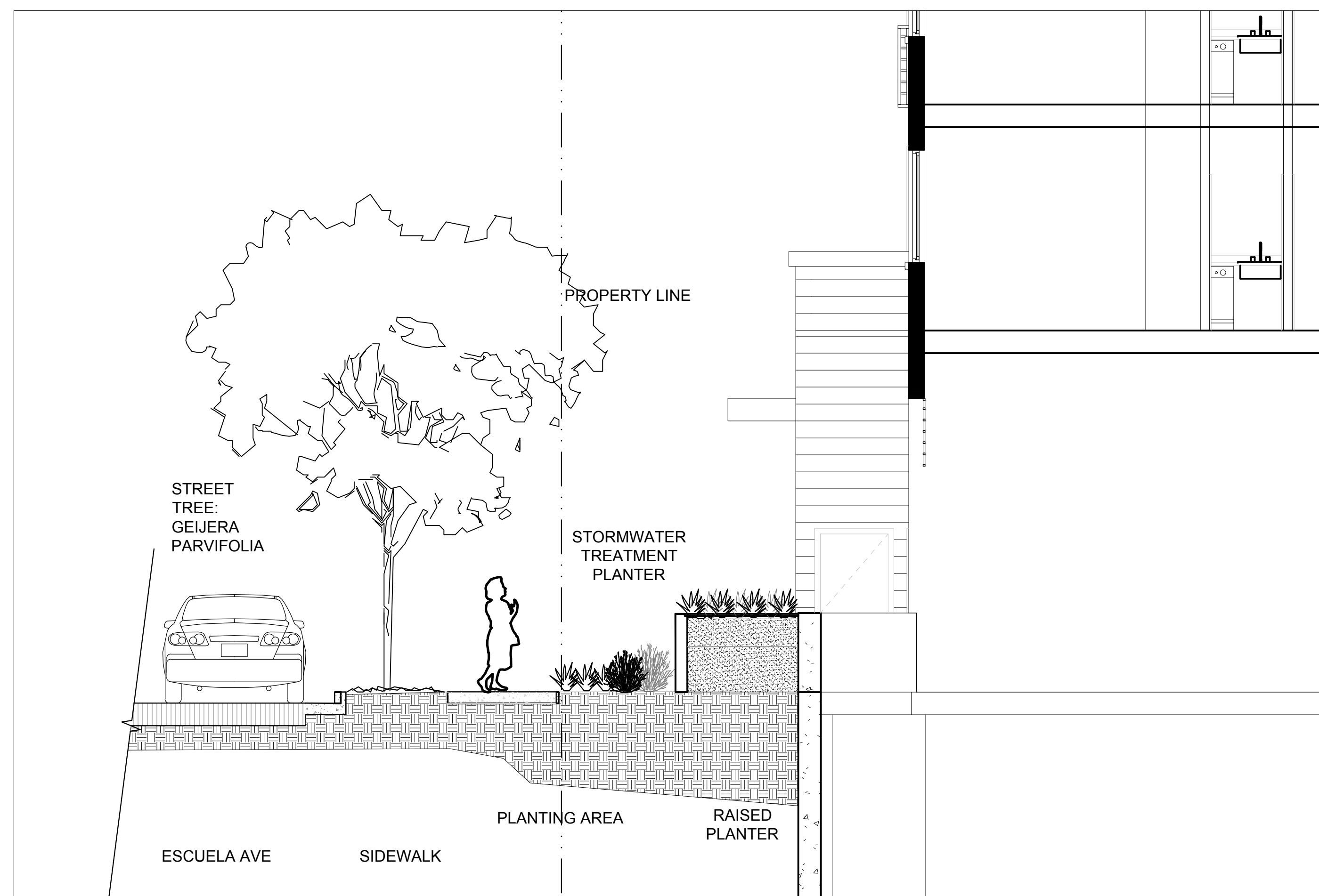
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SCALE: 1" = 10'-0"  
PROJECT NUMBER: TLAF: 18019.000

SHEET TITLE  
**LANDSCAPE PLAN  
ROOF DECK**

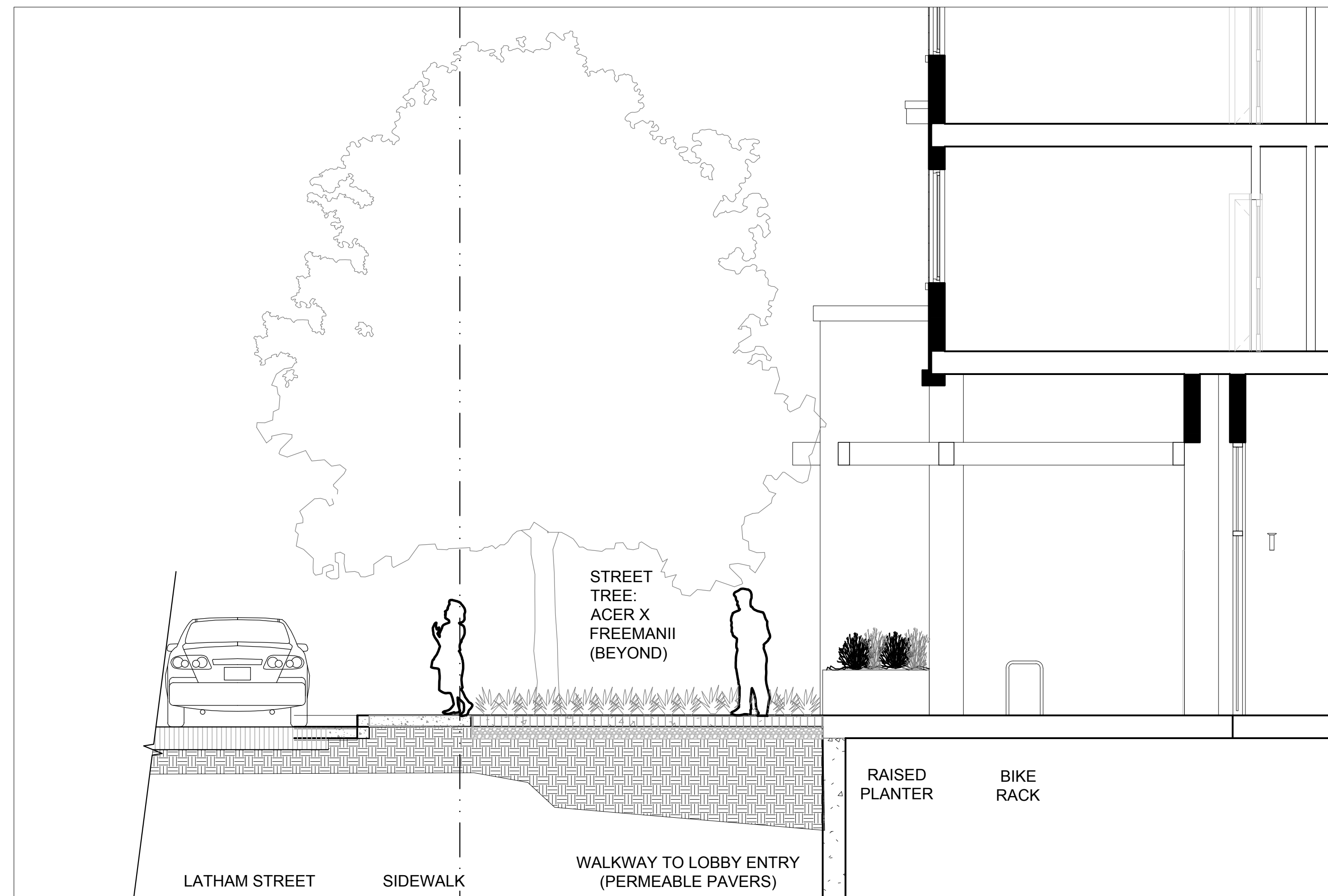
SHEET NO.  
**L-3**





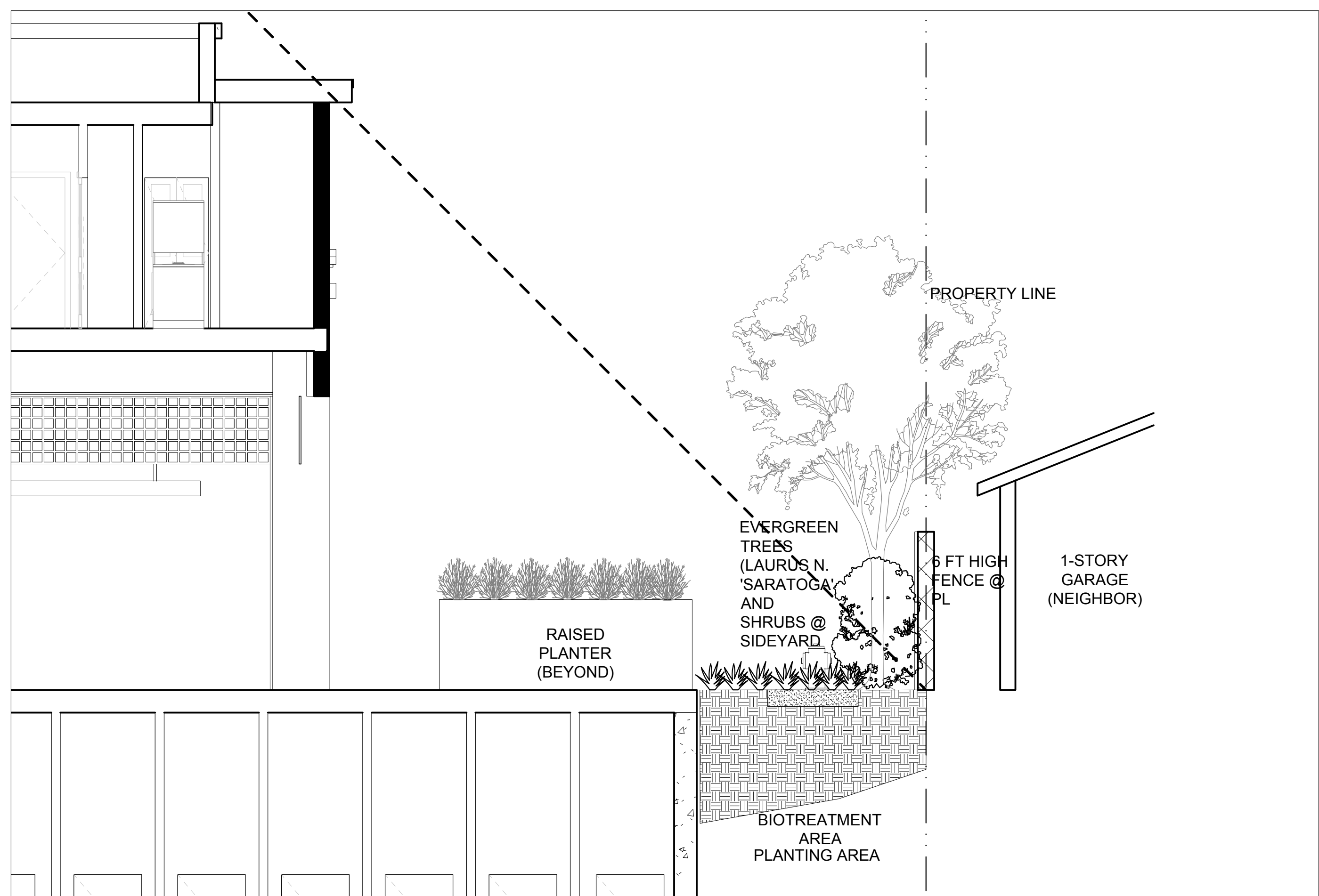
**SECTION A: ESCUELA AVENUE FRONTAGE**

SCALE: 1/4" = 1'-0" CORRESPONDS TO ARCHITECTURE SECTION 1/A4.1



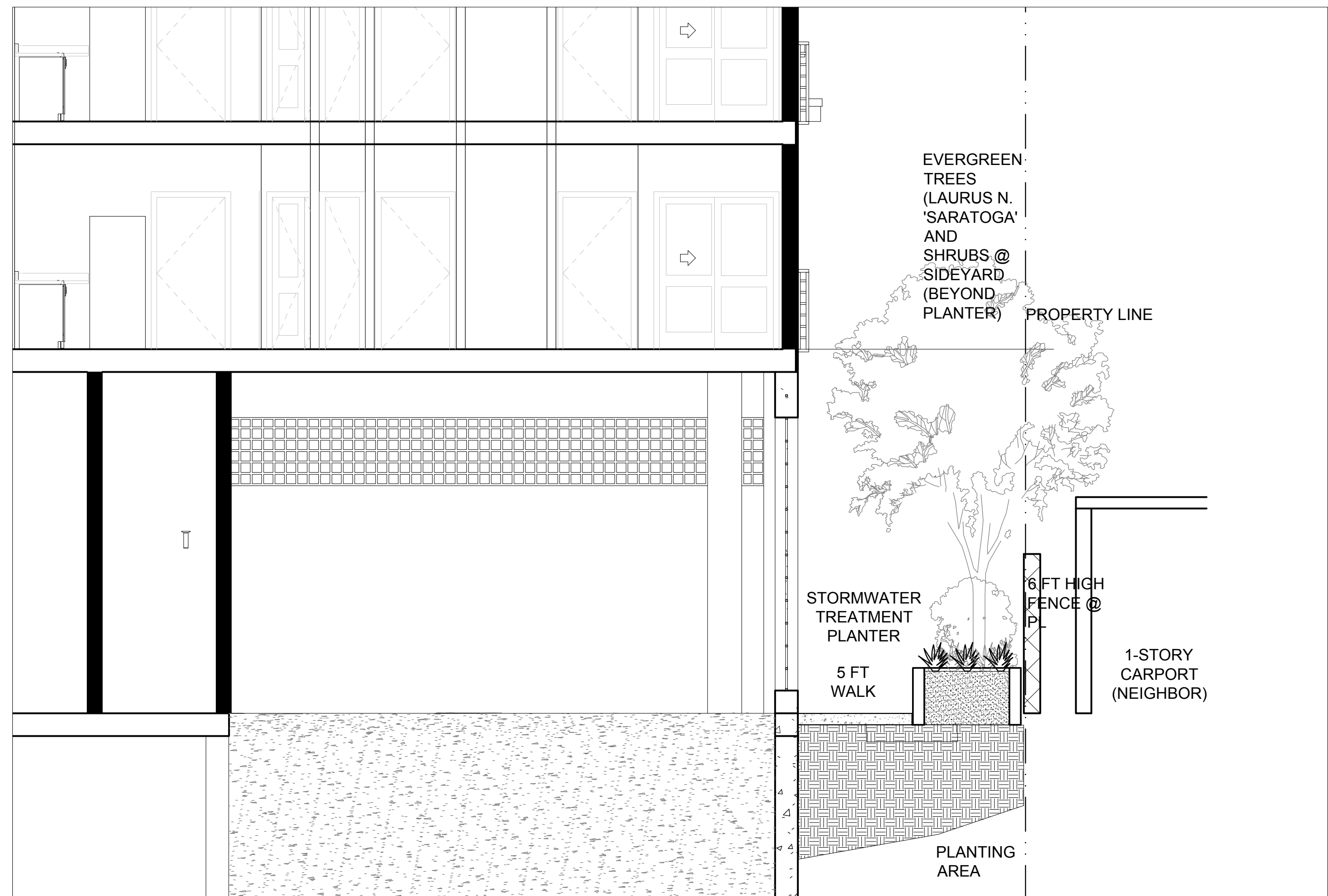
**SECTION C: LATHAM STREET FRONTAGE**

SCALE: 1/4" = 1'-0" CORRESPONDS TO ARCHITECTURE SECTION 2/A4.1



**SECTION B: EAST PROPERTY LINE**

SCALE: 1/4" = 1'-0" CORRESPONDS TO ARCHITECTURE SECTION 1/A4.1



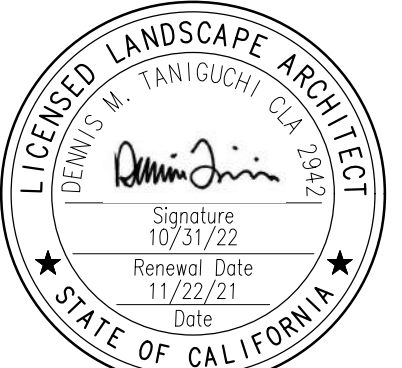
**SECTION D: SOUTH PROPERTY LINE**

SCALE: 1/4" = 1'-0" CORRESPONDS TO ARCHITECTURE SECTION 2/A4.1

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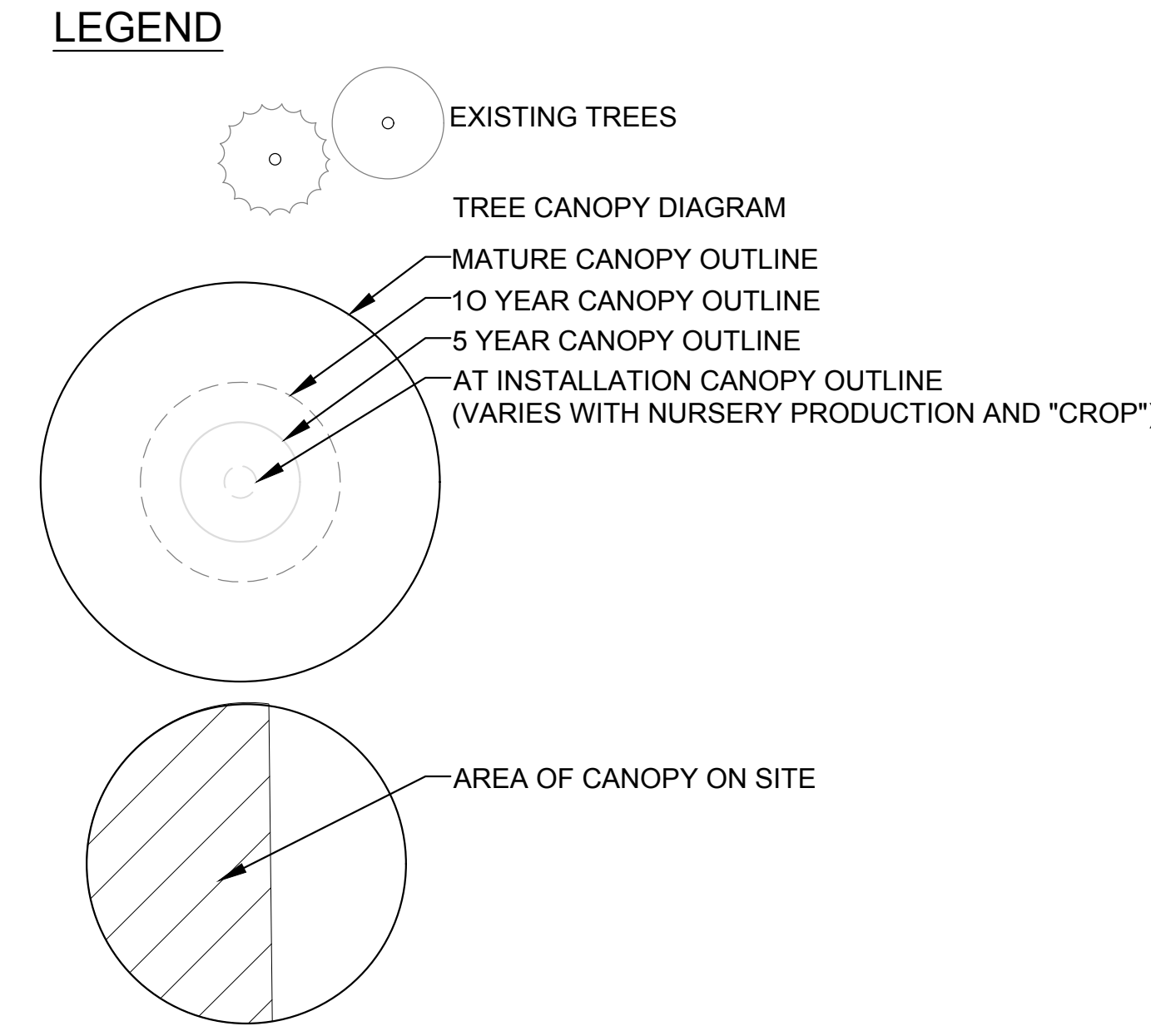
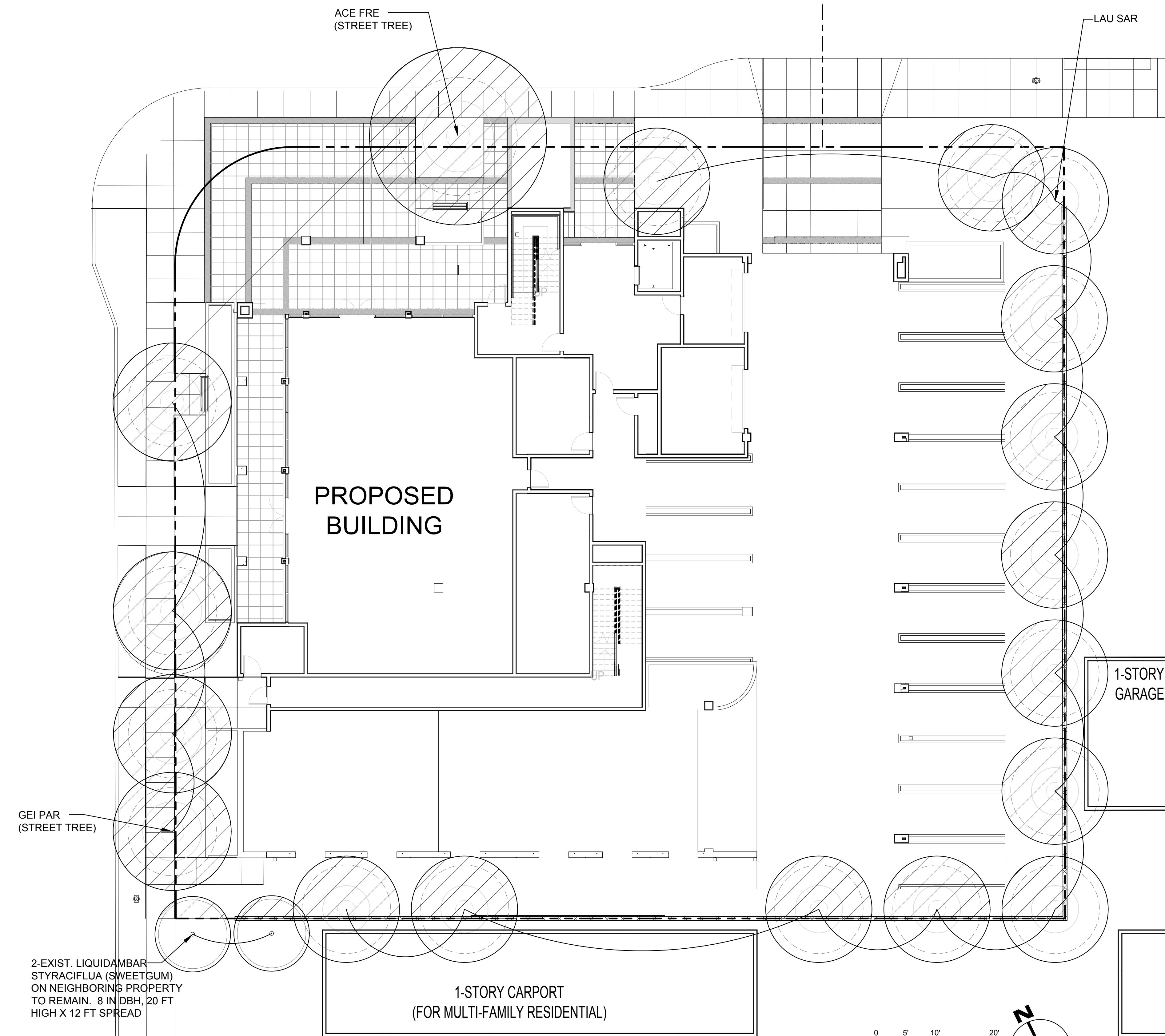
SHEET TITLE  
**LANDSCAPE SECTIONS**

SHEET NO.  
**L-7**



# LATHAM ST

# ESCUELA AVE



### TREE CANOPY ANALYSIS:

#### Street Level Tree Canopy Cover at Installation

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

#### Second Floor Tree Canopy Cover at Installation

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

#### Roof Level Tree Canopy Cover at Installation

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

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

#### Street Level Tree Canopy Cover at 10 Years

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

#### Second Floor Tree Canopy Cover at 10 Years

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

#### Roof Level Tree Canopy Cover at 10 Years

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

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

#### Street Level Tree Canopy Cover at 5 Years

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

#### Second Floor Tree Canopy Cover at 5 Years

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

#### Roof Level Tree Canopy Cover at 5 Years

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

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

#### Street Level Tree Canopy Cover at Maturity

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

#### Second Floor Tree Canopy Cover at Maturity

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

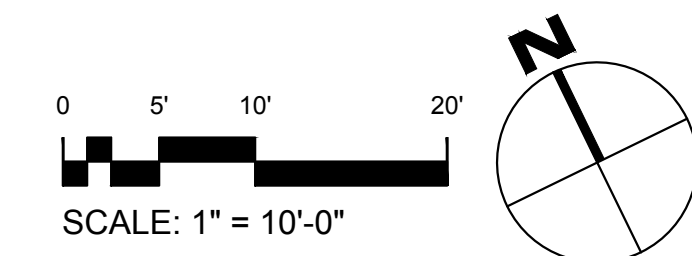
#### Roof Level Tree Canopy Cover at Maturity

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

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

### PROPOSED TREE LIST: CANOPY DIAMETERS

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

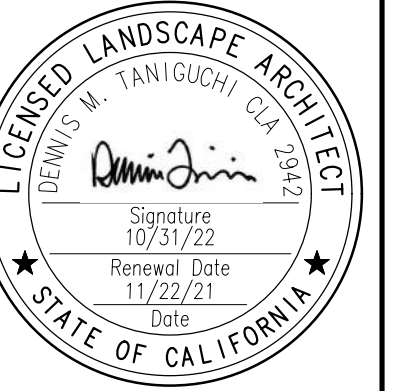


### NOTES:

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

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

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



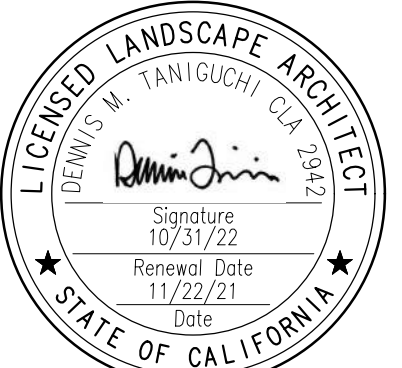
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1	PLANNING SUBMITTAL	02/20/19
2	PLANNING RESUBMITTAL	10/30/19
3	PLANNING FORMAL REVIEW	10/01/21
4	PLANNING RESUBMITTAL	11/22/21

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

### TREE CANOPY ANALYSIS GROUND LEVEL

SHEET NO.  
**L-14**





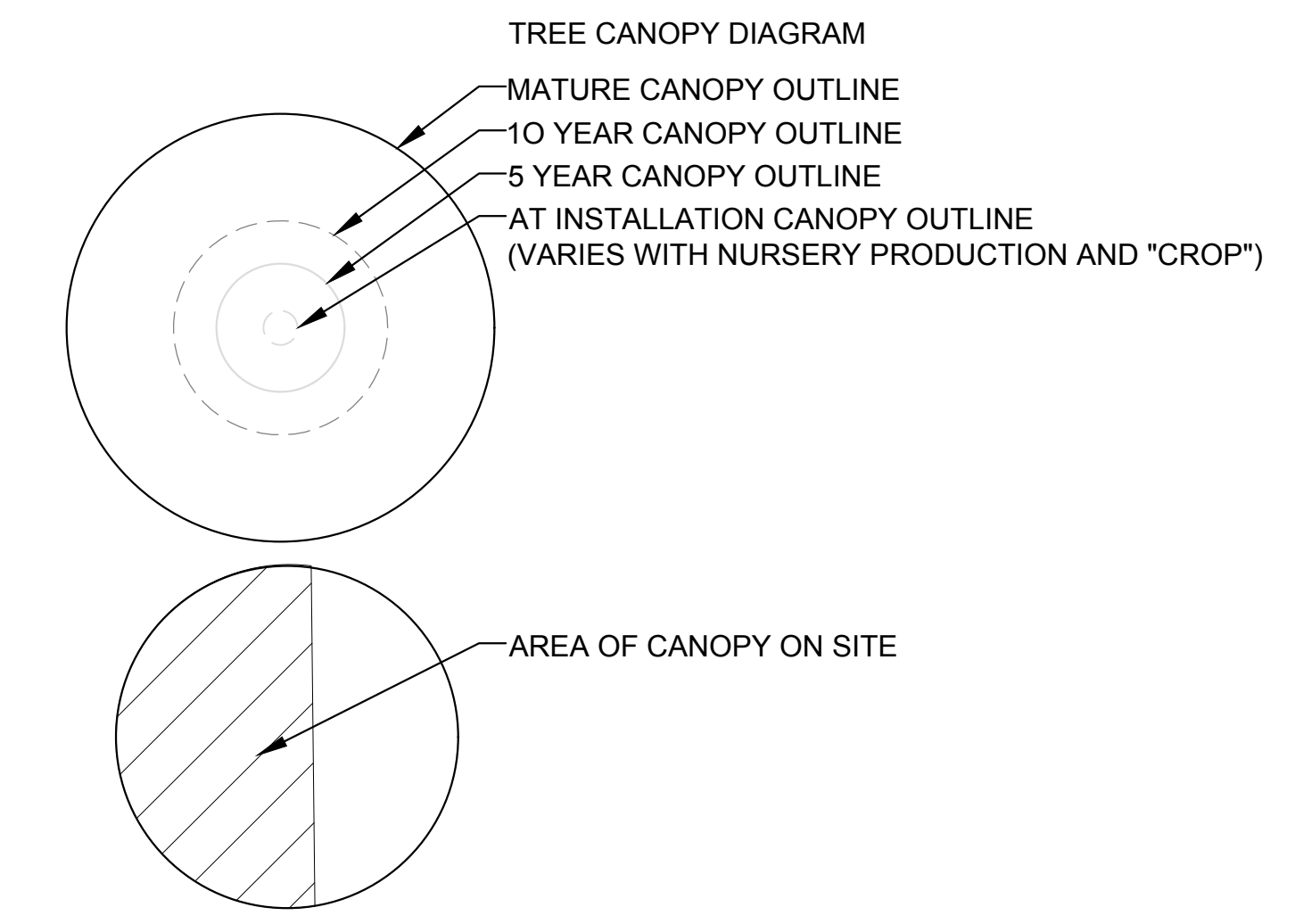
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1	PLANNING SUBMITTAL	02/20/19
2	PLANNING RESUBMITTAL	10/30/19
3	PLANNING FORMAL REVIEW	10/01/21
4	PLANNING RESUBMITTAL	11/22/21

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

SHEET TITLE  
**TREE CANOPY ANALYSIS  
SECOND FLOOR**

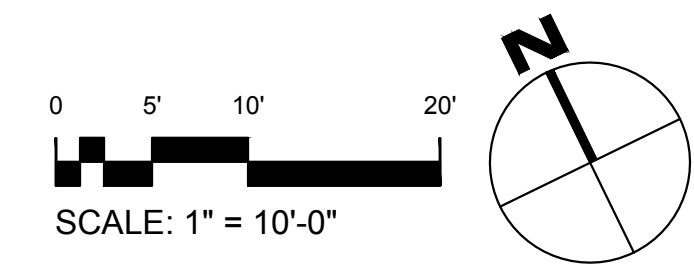
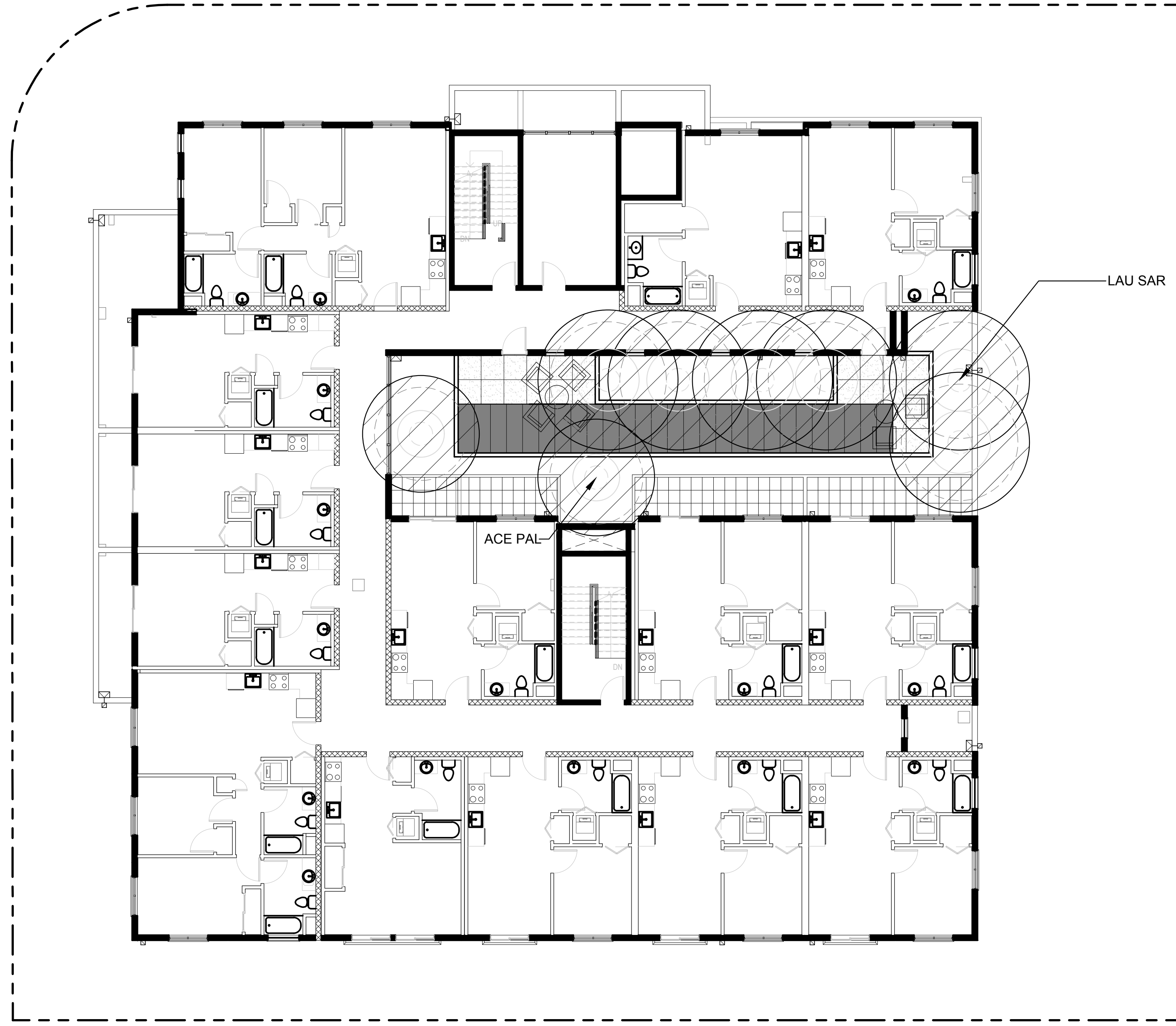
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**L-15**

**LEGEND**



**NOTES:**

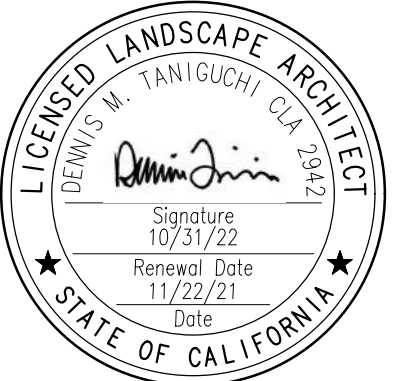
1. THE TREES IN RAISED PLANTERS, ON-STRUCTURE WILL LIKELY NOT REACH THE MATURE SIZE CANOPY GIVEN THAT GROWING CONDITION.
2. FOR TREE CANOPY ANALYSIS SEE SHEET L-14.



**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
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

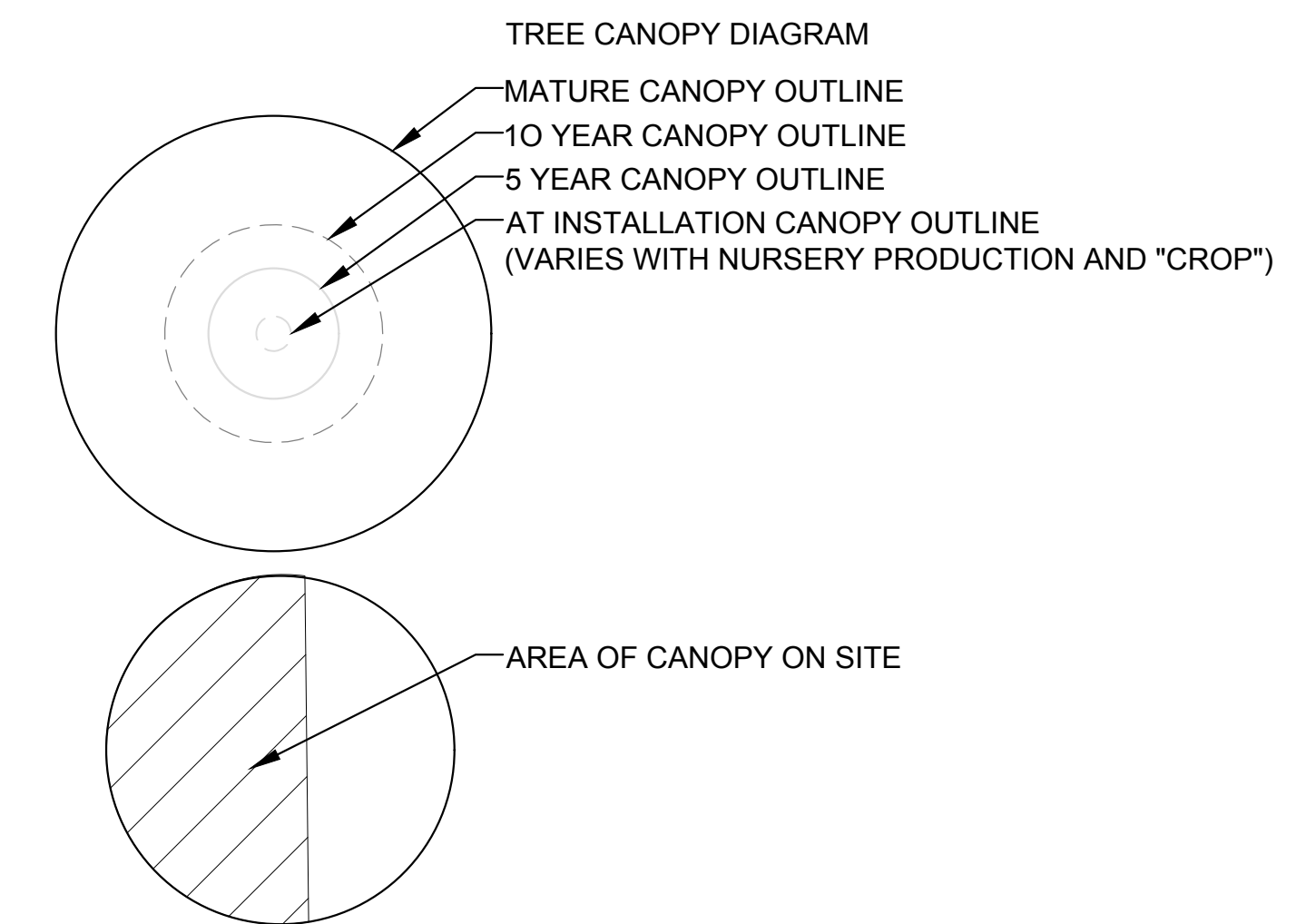
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PROJECT NUMBER: TLAF: 18019.000

SHEET TITLE  
**TREE CANOPY ANALYSIS ROOF DECK**

SHEET NO.

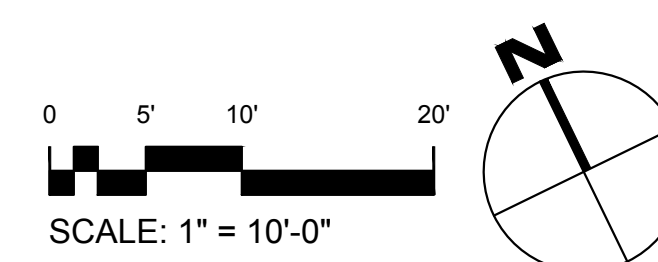
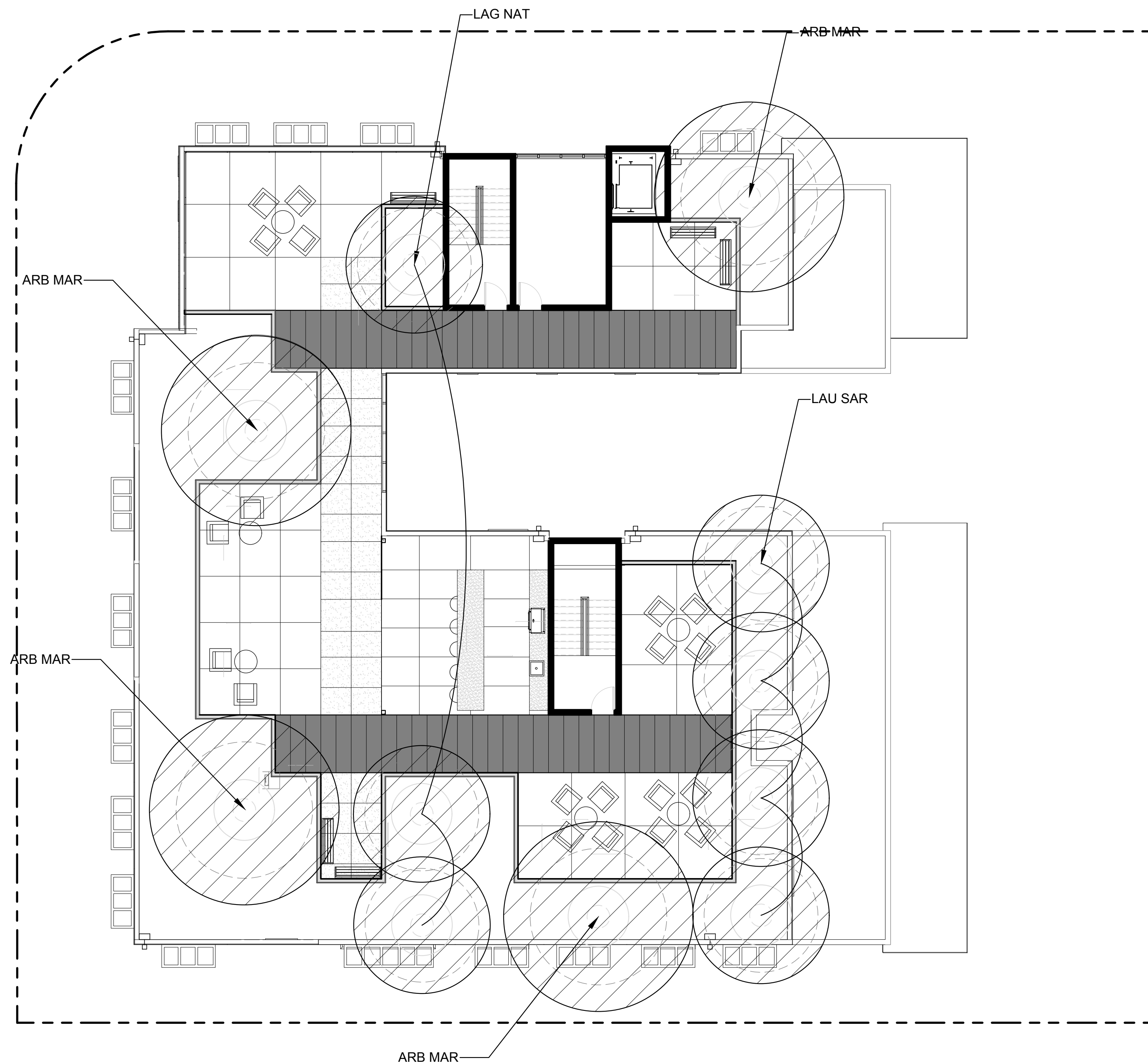
L-16

**LEGEND**



**NOTES:**

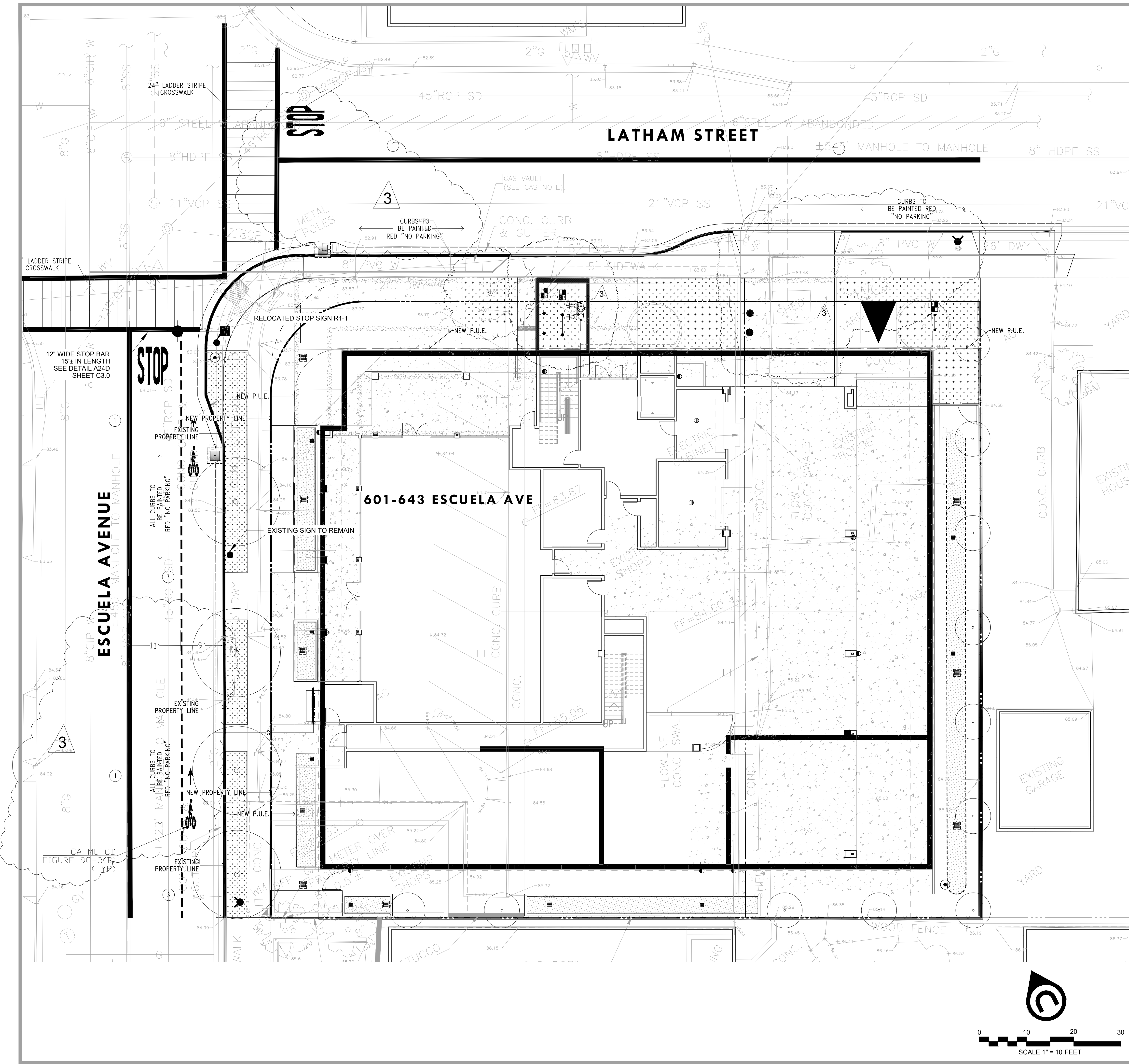
1. THE TREES IN RAISED PLANTERS, ON-STRUCTURE WILL LIKELY NOT REACH THE MATURE SIZE CANOPY GIVEN THAT GROWING CONDITION.
2. FOR TREE CANOPY ANALYSIS SEE SHEET L-14.



**PROPOSED TREE LIST: CANOPY DIAMETERS**

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





### SIGNING AND STRIPING NOTES

1. ALL STRIPING, PAVEMENT MARKERS AND MARKINGS INSTALLATION TO BE PERFORMED BY THE CONTRACTOR UNLESS NOTED ON PLANS.
2. ALL STRIPING, PAVEMENT MARKERS AND MARKINGS REMOVAL TO BE PERFORMED BY THE CONTRACTOR PER THE CITY OF MOUNTAIN VIEW STANDARD SPECIFICATIONS. ALL STRIPING, PAVEMENT MARKERS AND MARKINGS THAT ARE IN CONFLICT WITH THE NEW INSTALLATION MUST BE REMOVED BY THE CONTRACTOR.
3. ALL STRIPING, PAVEMENT MARKERS AND MARKINGS LAYOUT (CAT-TRACKING) SHALL BE DONE BY THE CONTRACTOR PRIOR TO PLACEMENT.
4. UNLESS INDICATED OTHERWISE, ALL STRIPING, PAVEMENT MARKERS AND MARKINGS, AND SIGNS INSTALLATION ARE PER THE LATEST CALIFORNIA MUTCD, CALTRANS STANDARD PLANS AND SPECIFICATIONS.
5. THE WIDTH OF THE CROSSWALK SHALL BE MEASURED FROM CENTER OF STRIPING ON ONE SIDE TO CENTER OF STRIPING ON THE OTHER SIDE.
6. UNLESS INDICATED OTHERWISE, NUMBER ONE LANE DIMENSIONS SHALL BE MEASURED FROM MEDIAN FACE OF CURB TO CENTER OF STRIPING WHERE MEDIAN IS PRESENT; OTHERWISE LANE DIMENSIONS SHALL BE MEASURED FROM CENTER OF STRIPING TO CENTER OF STRIPING.
7. CENTER LANE DIMENSIONS SHALL BE MEASURED FROM CENTER OF STRIPING TO CENTER OF STRIPING.
8. WHERE BIKE LANE IS NEXT TO FACE OF CURB, BIKE LANE DIMENSIONS SHALL BE MEASURED FROM CENTER OF STRIPING TO FACE OF CURB.
9. WHERE BIKE LANE IS NOT PRESENT BETWEEN FACE OF CURB AND CURB LANE, CURB LANE DIMENSIONS SHALL BE MEASURED FROM CENTER OF STRIPING TO FACE OF CURB.
10. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

### STRIPING LEGEND

STRIPING ELEMENT	
①	A20A STATE DETAIL 22 SHEET C3.0
②	A24D STOP DETAIL SHEET C3.0
③	A20A STATE DETAIL 39A FOR 100' CLOSEST TO INTERSECTION AND DETAIL 39 FOR REMAINDER SHEET C3.0

Civil Engineer:



**NTERRA GROUP**  
1295 E. DUNNE AVENUE, SUITE 230  
MORGAN HILL, CALIFORNIA 95037

Client:  
Guggenheim Realty Group, Inc.

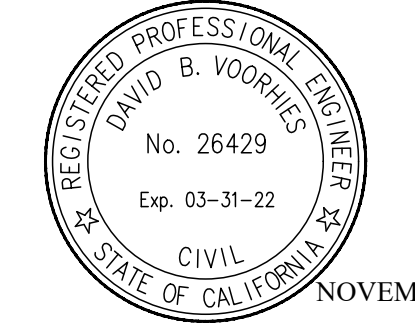
792 Meridian Way  
San Jose, CA

Project:  
GEE Escuela Project

601-643 Escuela Ave  
Mountain View, CA

Status:  
Planning Application - Formal Review

Stamp:



Client Revisions

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

City Revisions

No.	Description	Date
1	Response to plan check comments	10.28.19
2	Response to plan check comments	8.3.21
3	RESPONSE TO COMMENTS	10.04.21
4	RESPONSE TO COMMENTS	12.17.21
5		
6		
7		
8		

Issue Date: x

Scale: AS SHOWN

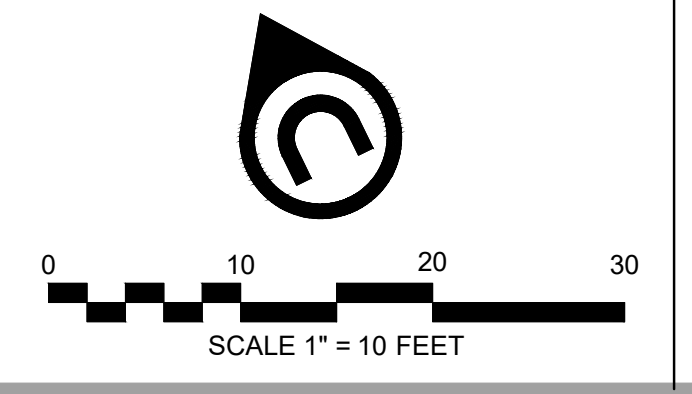
Drawn By: DV

Checked By: DV

Sheet Title:

## Signing & Striping Plan

Sheet No.: **C4.0**



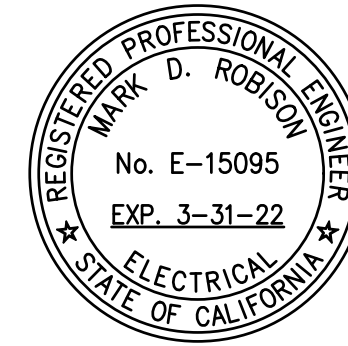


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Client:  
Guggenheim Realty Group, Inc.  
792 Meridian Way  
San Jose, CA

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

**ROBISON**  
ENGINEERING, INC  
19401 40TH AVE W, SUITE 302  
LYNNWOOD, WA 98036  
PHONE: (206)364-3343  
CONTACT:

Stamp:  
  
09/28/21

**Client Revisions**

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

**City Revisions**

No.	Description	Date
1	Planning-Formal Review-First Revision	10/11/2019
2	Planning-Formal Review-Second Revision	02/02/2021
3	Planning-Formal Review-Third Revision	10/01/2021
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6		
7		
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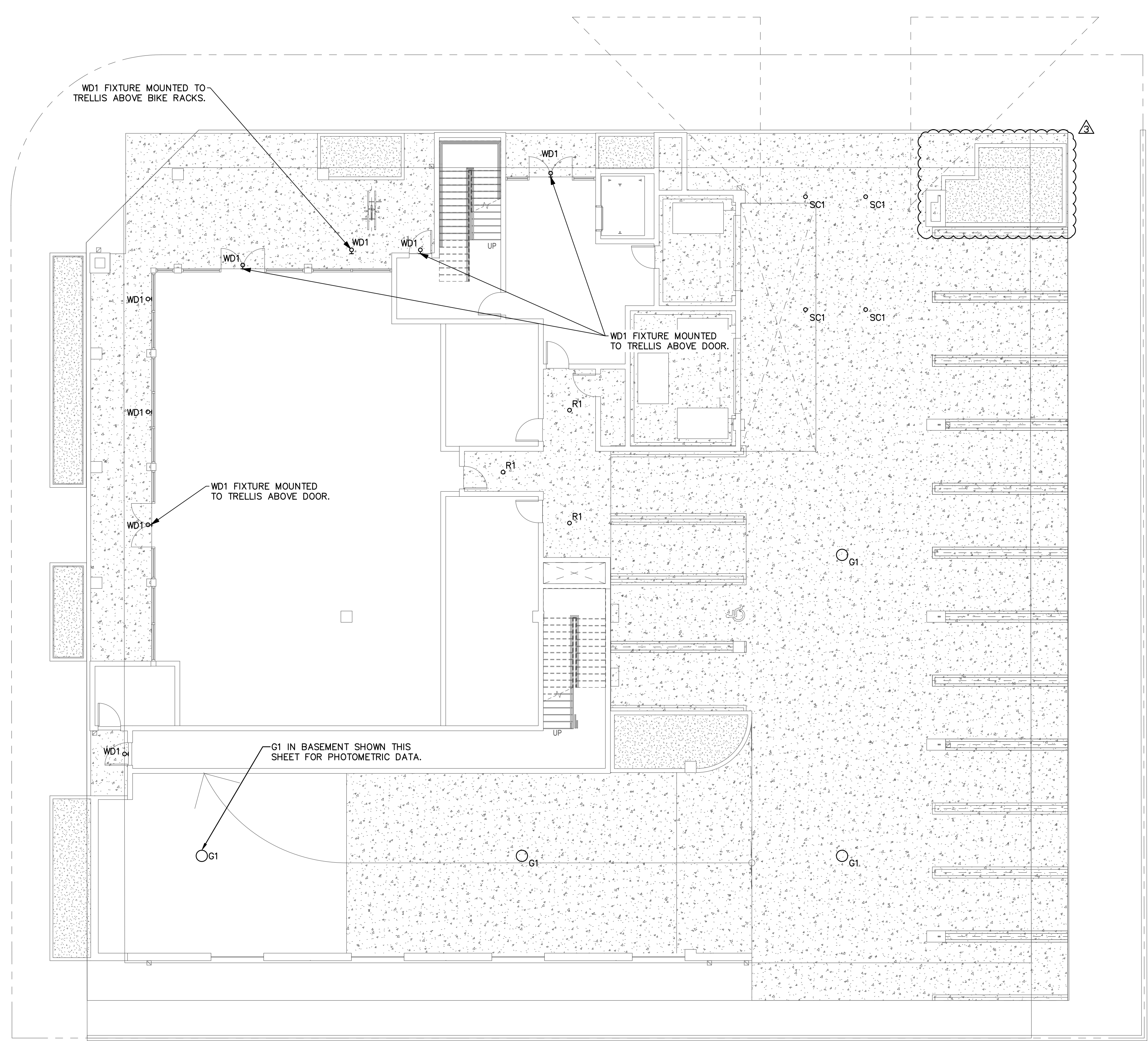
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Checked By: \_\_\_\_\_  
Sheet Title:

LIGHTING PLAN – LEVEL 1/  
GROUND FLOOR PLAN

Sheet No.:

**E1.01**

File: Job: GEE Escuela Project



LIGHTING PLAN  
LEVEL 1/GROUND FLOOR PLAN

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