

# 515 & 545 N. WHISMAN

MOUNTAIN VIEW, CA

Attachment 5



## Project Team

### STONELEX A, LLC

**OWNER**  
Nick Browne  
EQ Office  
1314 7th Street  
Santa Monica, CA 90401  
nbrowne@eqoffice.com



### APPLICANT

Brian Griggs  
935 Moraga Road, Suite 200  
Lafayette, CA 94549  
925-580-4902



### ARCHITECTURE + PLANNING

The Leamington Building  
1814 Franklin St., Suite 400  
Oakland, CA 94612  
510-272-2910  
ktgy.com



### LANDSCAPE

100 Avenida Miramar  
San Clemente, CA 92672  
949-366-6624  
c2collaborative.com



### CIVIL ENGINEER

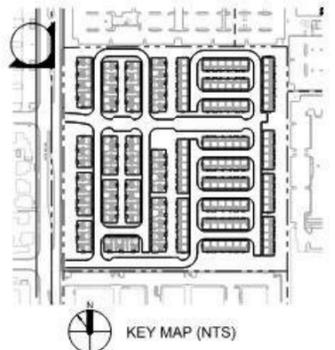
2633 Camino Ramon, Ste. 350  
San Ramon, CA 94583  
925-866-0322  
cbandg.com



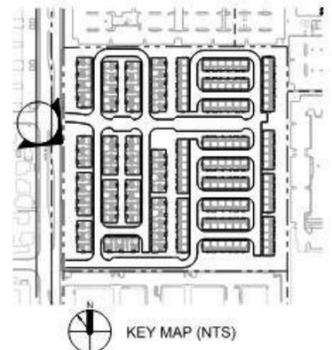
**GIACALONE**  
DESIGN SERVICES, INC.

### JOINT TRENCH

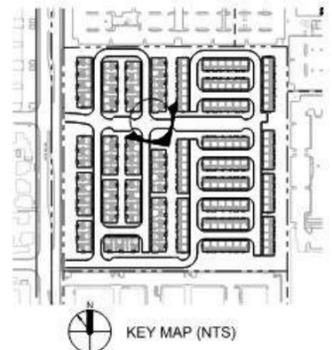
8080 Santa Teresa Blvd, Ste. 240  
Gilroy, CA 95020  
925-467-1740  
giacalonedesign.com







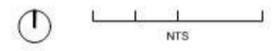


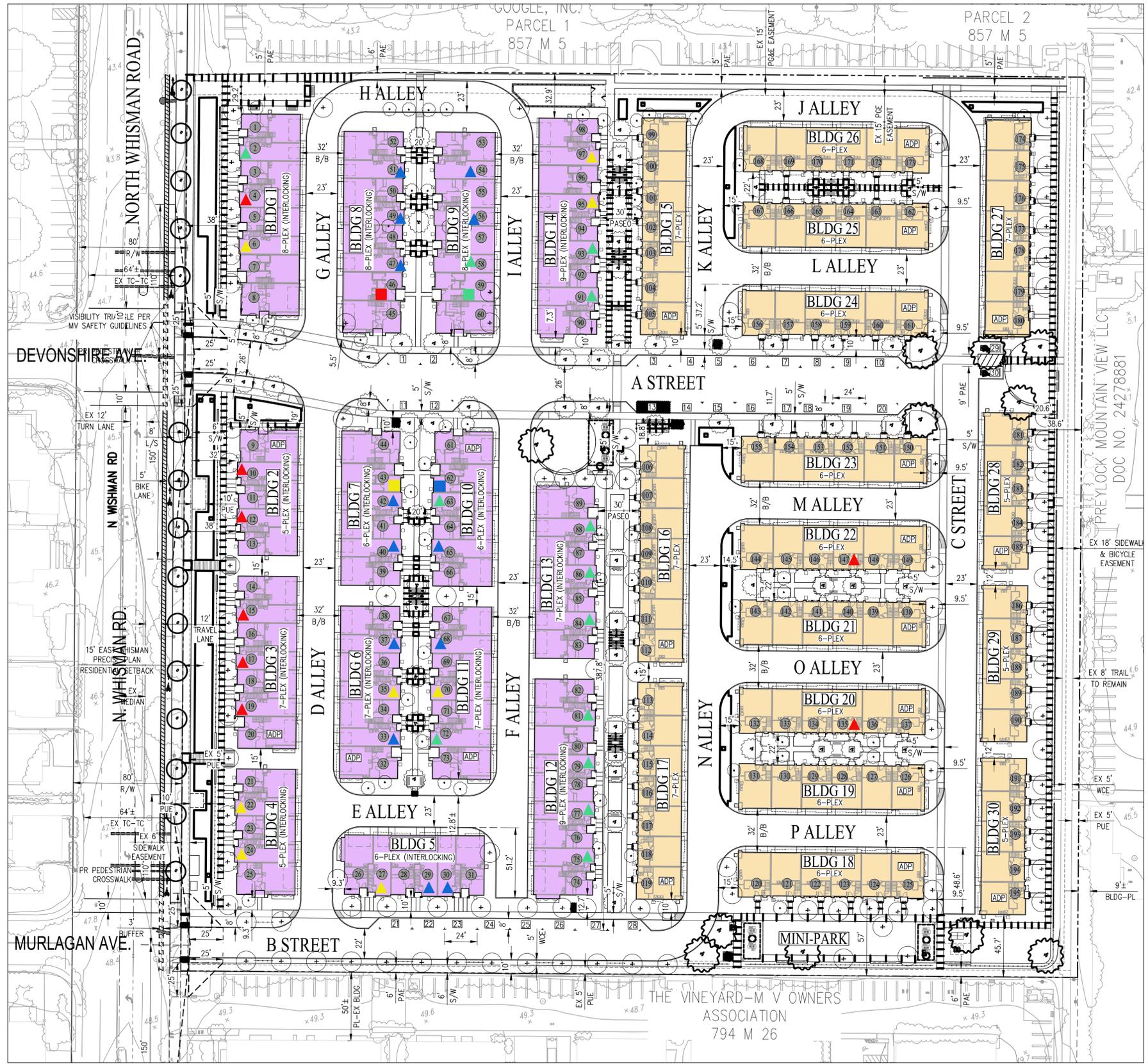






- LIGHT RAIL STATION
- BUS STATION
- BIKE LANES
- STEVENS CREEK TRAIL





**Project Summary**

Address: 515 & 545 N. Whisman Rd.  
 City: Mountain View, CA  
 Site: 435,717 sf 10 AC  
 Zoning: East Whisman Precise Plan Area P(41)  
 Character Area: Low Intensity Mixed-Use  
 General Plan Designation: East Whisman Mixed-Use  
 Proposed Density: 19.5 du/ac

**Project Description**

Site consists of two vacant existing office buildings to be demolished for the construction of 195 rowhouses. See separate project description under separate cover for detailed information.

**Unit Summary**

*Shallow Rowhouse: Const Type VB (3-story, SxS garage)*

Neighborhood 1	Bed / Bath Count	Garage	# du	%	Accessible Ground Floor *	Deck	Storage	NSF	Total NSF
Plan 1A** (2 BMR)	3 bd/2.5 ba	s x s	29 du	30%	n/a	68 sf	164 cuft	1,574 sf	45,646 sf
Plan 1B	3 bd/2.5 ba	s x s	36 du	37%	n/a	99 sf	164 cuft	1,574 sf	56,664 sf
Plan 2	3 bd/2.5 ba	s x s	16 du	16%	9	95 sf	164 cuft	1,690 sf	27,040 sf
Plan 3	3 bd/2.5 ba	s x s	16 du	16%	6	55 sf	164 cuft	1,708 sf	27,328 sf
<b>Total</b>			<b>97 du</b>	<b>100%</b>	<b>15</b>				<b>156,678 sf</b>
<b>Average NSF/du</b>									<b>1615 sf/du</b>

*Interlocking Rowhouse: Const Type VB (3-story, Interlocking with Tandem Garage)*

Neighborhood 2	Bed / Bath Count	Garage	# du	%	Accessible Ground Floor *	Deck	Storage	NSF	Total NSF
Plan 1** (40 BMR)	3 bd/3 ba	tandem	40 du	41%	n/a	67 sf	164 cuft	1,288 sf	51,520 sf
Plan 2	3 bd/3.5 ba	s x s	40 du	41%	2	100 sf	164 cuft	1,774 sf	70,960 sf
Plan 3** (4 BMR)	4 bd/3.5 ba	s x s	7 du	7%	n/a	100 sf	164 cuft	1,983 sf	13,881 sf
Plan 4 (side entry)	4 bd/3.5 ba	s x s	7 du	7%	0	122 sf	164 cuft	2,165 sf	15,155 sf
Plan 4 ALT	4 bd/3.5 ba	s x s	4 du	4%	3	122 sf	164 cuft	2,157 sf	8,628 sf
<b>Total</b>			<b>98 du</b>	<b>100%</b>	<b>5</b>				<b>160,144 sf</b>
<b>Average NSF/du</b>									<b>1,634 sf/du</b>

**Site Total** 195 du 20 du 1,625 sf/du Average 316,822 NSF Total

\* Accessible ground floor in accordance with CBC 1102A.3.1  
 \*\*46 Total Below Market Rate (BMR) Units provided (25% of the base unit count of 184)

**Unit and Building Coverage Summary**

Building type	# of buildings	du/building	Total DU	Building Coverage SF	Total Coverage SF
<b>Neighborhood 1</b>					
5-plex	3	5	15 du	4,372 sf	13,116 sf
6-plex	9	6	54 du	5,195 sf	46,755 sf
7-plex	4	7	28 du	6,050 sf	24,200 sf
<b>Neighborhood 2</b>					
5-plex	2	5	10 du	4,476 sf	8,952 sf
6-plex	2	6	12 du	5,493 sf	10,986 sf
6-plex Alt	1	6	6 du	5,015 sf	5,015 sf
7-plex	4	7	28 du	6,058 sf	24,232 sf
8-plex	3	8	24 du	7,150 sf	21,450 sf
9-plex	2	9	18 du	7,705 sf	15,410 sf
<b>Total:</b>	<b>30</b>		<b>195 du</b>	<b>170,116 sf</b>	<b>39.0% coverage</b>

**Mountain View Zoning Code Defines:**  
**Lot, coverage.** That percentage of the total lot area covered by structures as herein defined.  
**Structure.** That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.  
 Therefore, building coverage is calculated as entire area of buildings covered by a roof structure.

**Parking Summary**

Required	Ratio	Total Required	EVSE - See EV-Ready standard noted in Code Analysis Sheet A0.1.4
Residential Private Garages (per EWPP)	2 spaces/du minimum	390 spaces	EVSE Stalls to meet 10% of unassigned parking stalls (See Civil TM.3)
Guest on-street (per MVRDG)	0.3 spaces/du minimum	59 spaces	Accessible Parking Require (5% of Provided Surface Parking Spaces)
<b>Total</b>	<b>2.3 spaces/du</b>	<b>449 spaces</b>	
Short-Term Bicycle (per EWPP)	1/10 spaces/du	20 spaces	
Long-Term Bicycle (per EWPP)	1 space/du	195 spaces	
<b>Provided</b>			
Residential In-garage	310 spaces (standard)	21% of DU's	Private Garages EV ready (see Code analysis and unit plan notes)
Guest on-street	30 spaces (standard)	2 Accessible Parking Spaces Required/Provided	
<b>Total</b>	<b>420 spaces</b>		See civil sheet TM.3 Parking Summary Notes for additional info for EVSE, Shared USPS, and Temporary Loading Space Locations
Parking Ratio	2.15 spaces/du		
Short-Term Bicycle (per EWPP)	24 spaces		
Long-Term Bicycle (per EWPP)	195 spaces		

**Open Space Summary**

Required	Ratio	Total
Common Open Space	100 sf/du	19,500 sf
Private Open Space	100 sf/du	19,500 sf
<b>Total</b>		<b>39,000 sf</b>
Minimum Area of Site To Be Landscaped	35%	152,501 sf
<b>Provided</b>		
Common Open Space	207 sf/du	40,275 sf
Private Open Space	85 sf/du (average)	16,658 sf
<b>Total</b>		<b>56,933 sf</b>
Overall Ratio		292 sf/du
Area of Site Landscaped	28%	120,150 sf

**Common Open Space Summary**

Type	Total Provided
Home Owner Common Usable Open Space	29,925 sf 0.69 acres
Home Owner Central Paseo	14,450 sf 0.33 acres
Existing Public Easement Trail	11,590 sf 0.26 acres
Publicly Accessible Mini Park	10,350 sf 0.24 acres
Multi-Use Path	9,800 sf 0.22 acres
<b>TOTAL</b>	<b>76,115 sf 1.74 acres</b>

City Qualified Common Open Space (EWPP/MVRDG)	Area
	29,925 sf 0.69 AC
	10,350 sf 0.24 AC
<b>Total</b>	<b>40,275 sf 0.93 AC</b>

**SB330 Gross Square Footage Calculation**

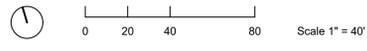
Building type	# of buildings	# of units	GSF / bldg	Total gross SF
<b>N1 Townhouses</b>				
5-plex	3	15	11,807 sf	35,421 sf
6-plex	9	54	14,106 sf	126,954 sf
7-plex	4	28	16,375 sf	65,500 sf
<b>Subtotal</b>	<b>16</b>	<b>97</b>		<b>227,875 sf</b>
<b>Neighborhood 2</b>				
5-plex	2	10	12,416 sf	24,832 sf
6-plex	2	12	15,206 sf	30,412 sf
6-plex Alt	1	6	14,057 sf	14,057 sf
7-plex	4	28	17,077 sf	68,308 sf
8-plex	3	24	19,875 sf	59,625 sf
9-plex	2	18	21,498 sf	42,996 sf
<b>Subtotal</b>	<b>14</b>	<b>98</b>		<b>240,230 sf</b>
<b>Total Per Site</b>	<b>30</b>	<b>195</b>	<b>Total GSF</b>	<b>468,105 sf</b>

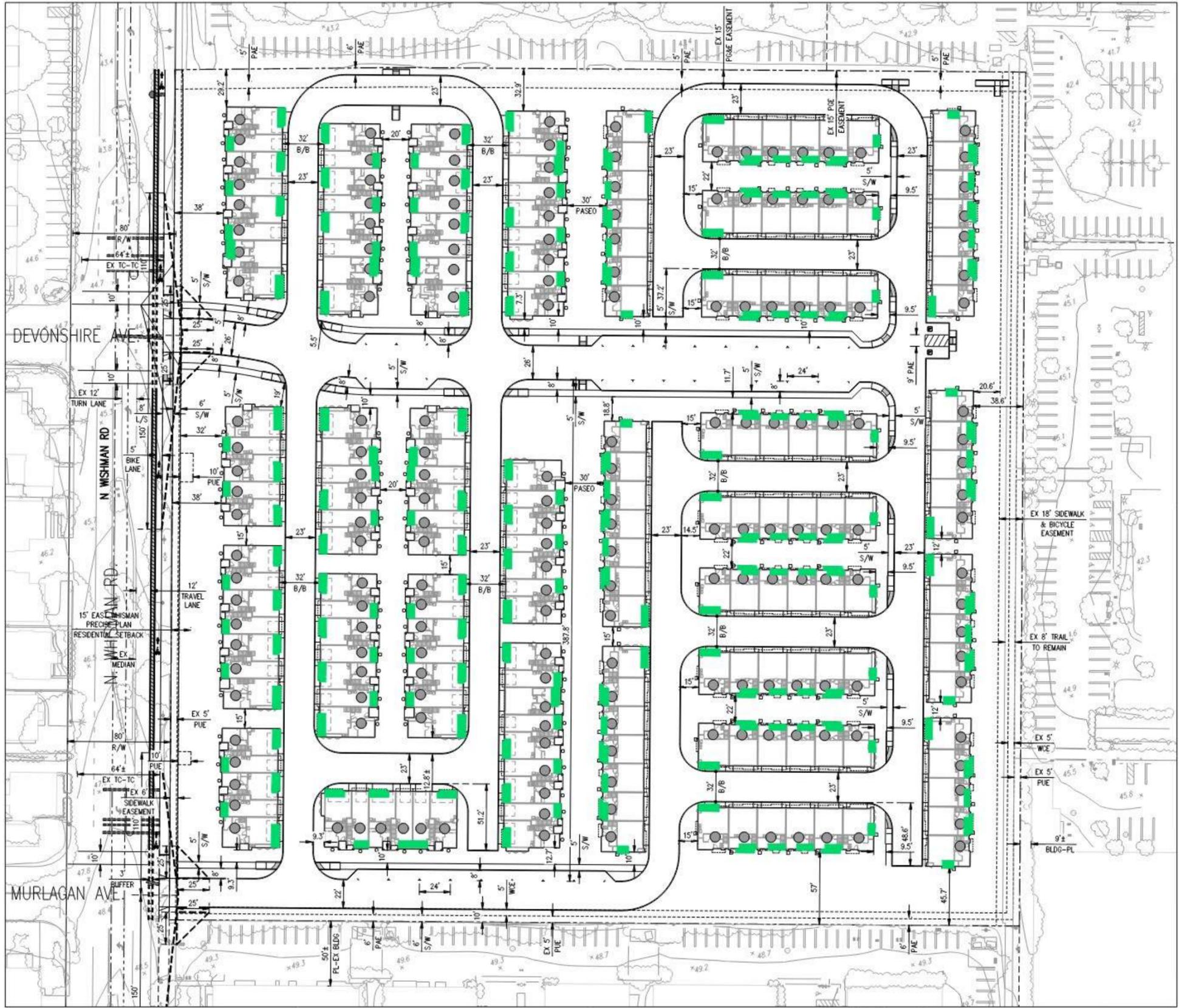
SB330 Comparison	Units Per Site	GSF
Original SB330	192	455,819
Current Proposed	195	468,105
<b>Percent Difference</b>	<b>2% Increase*</b>	<b>3% Increase*</b>

\* 20% maximum change allowed per SB330

**BMR Unit Distribution**

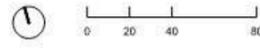
	100%AMI	120%AMI	160%AMI	180%AMI	Total
3BD	13	13	8	8	42
4BD	1	1	1	1	4
<b>Total</b>	<b>14</b>	<b>14</b>	<b>9</b>	<b>9</b>	<b>46</b>





**2nd Floor Decks**

(see unit plans for additional info)



**Private Open Space Key**

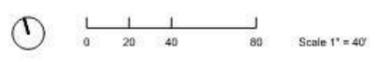
Second Floor Deck

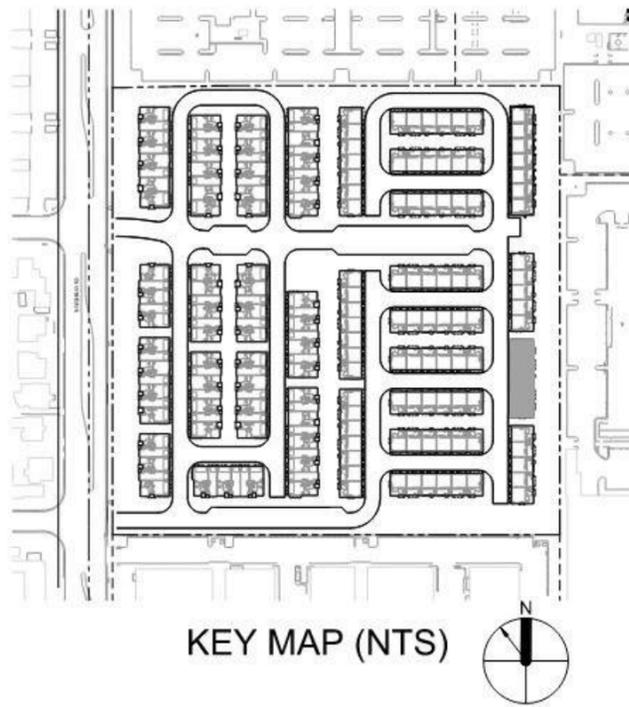
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Overall Ratio	292 sf/du	
Area of Site Landscaped	28%	120,150 sf



- N1
- N2
- STYLE 1
- STYLE 2
- STYLE 3
- STYLE 4





KEY MAP (NTS)

MATERIAL LEGEND

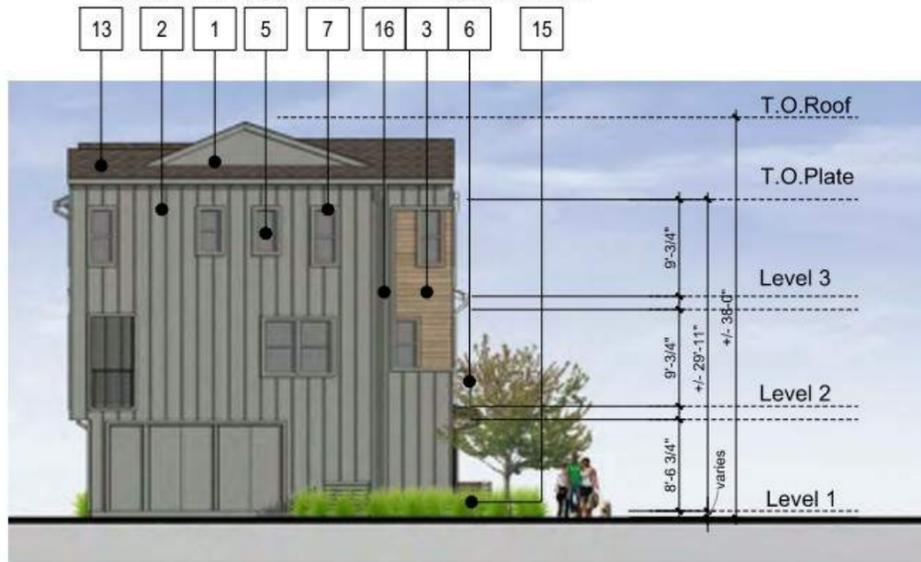
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| 4. Masonry veneer                 | 12. Entry door               |
| 5. Vinyl window                   | 13. Composition shingle roof |
| 6. Metal railing                  | 14. Standing seam metal roof |
| 7. Fiber cement trim/fascia board | 15. Heat pump and screen     |
| 8. Foam trim at stucco            | 16. Downspout                |

\* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



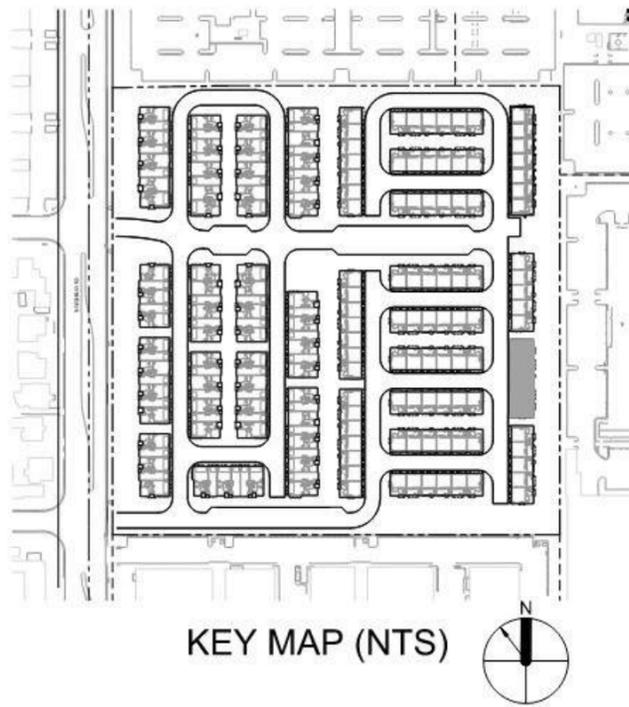
FRONT PERSPECTIVE



LEFT Scale 1" = 8'



PLAN 2R PLAN 1B PLAN 1A PLAN 1B PLAN 3 FRONT Scale 1" = 8'



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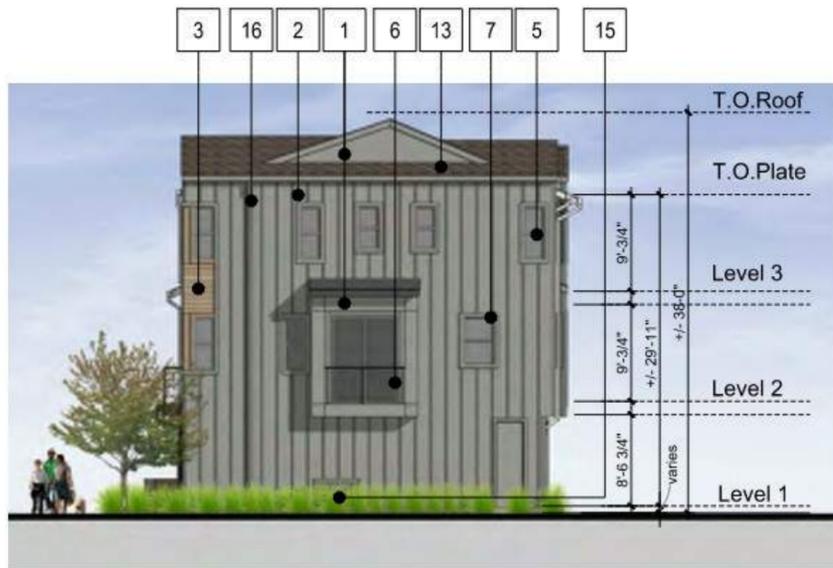
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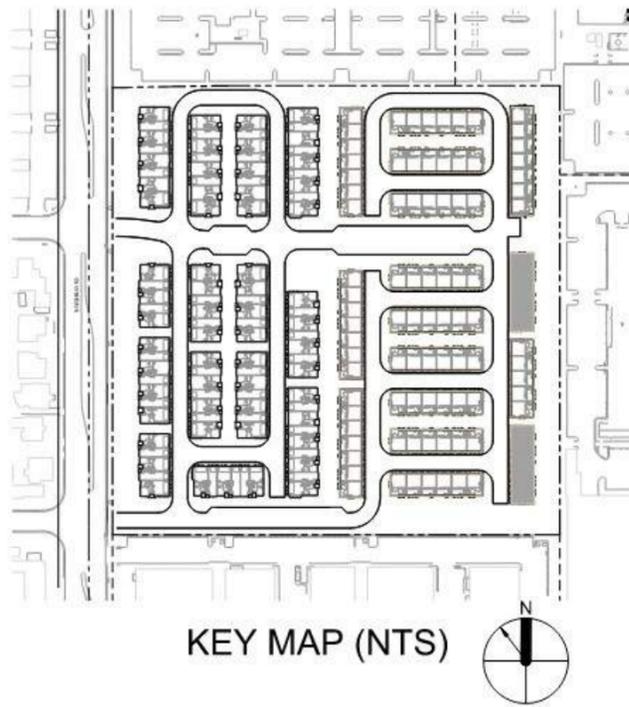
REAR PERSPECTIVE



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PLAN 2R PLAN 1B PLAN 1A PLAN 1B PLAN 3 REAR Scale 1" = 8'



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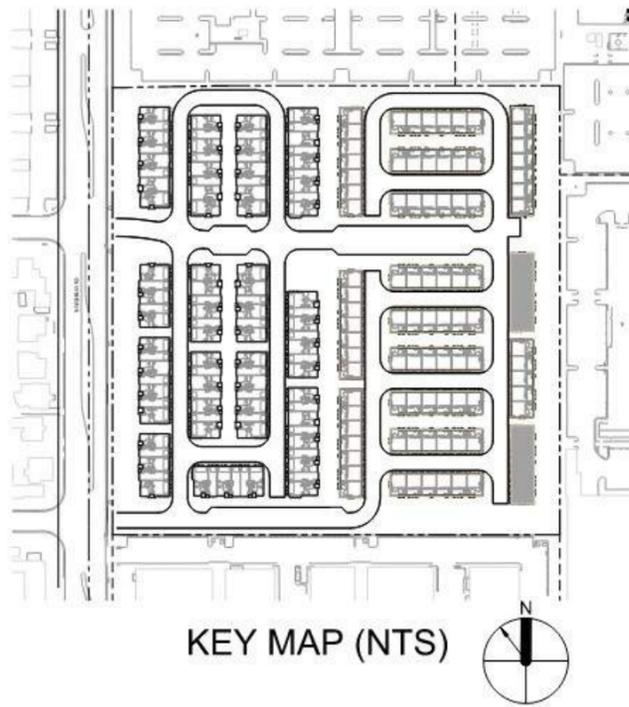
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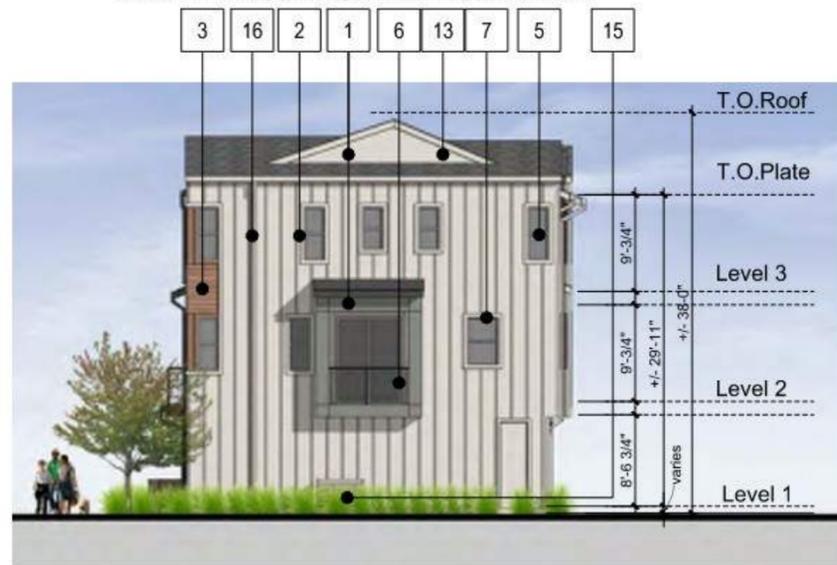
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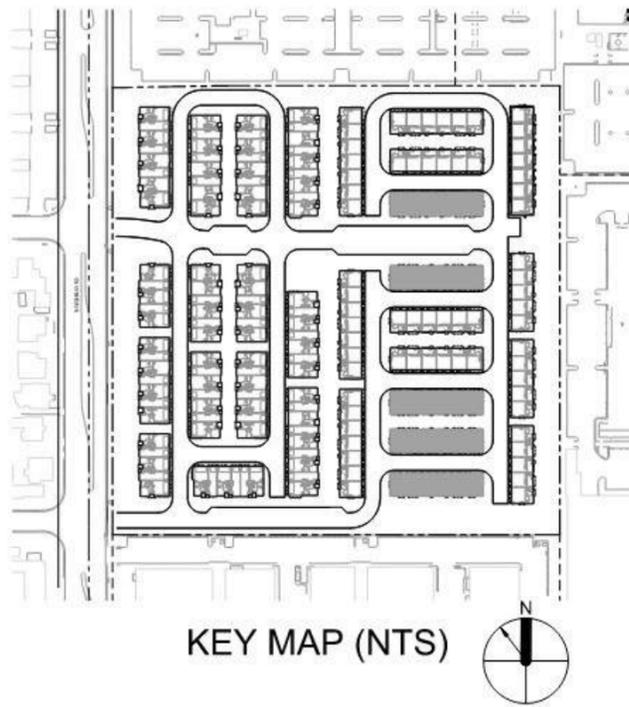
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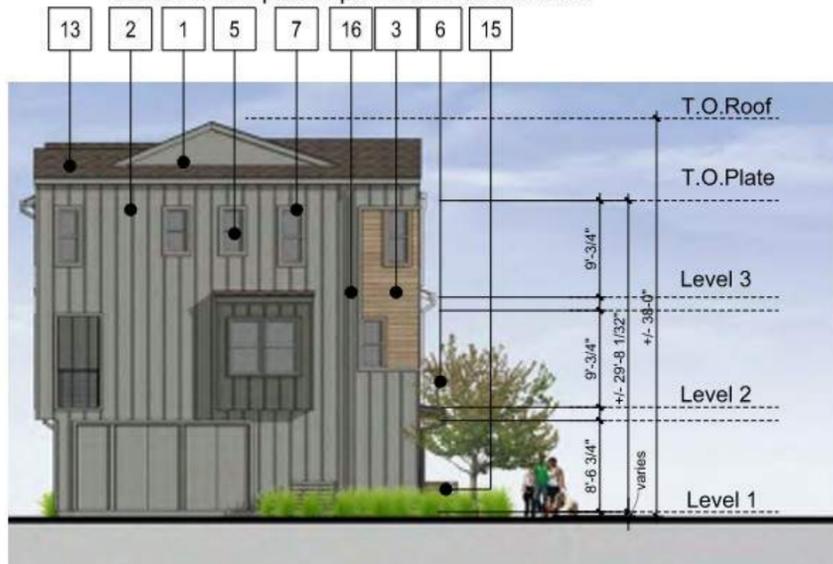
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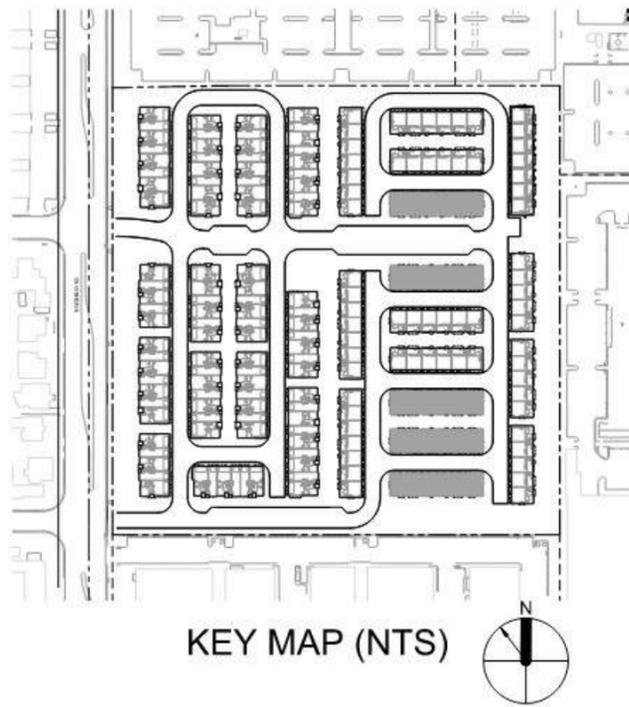
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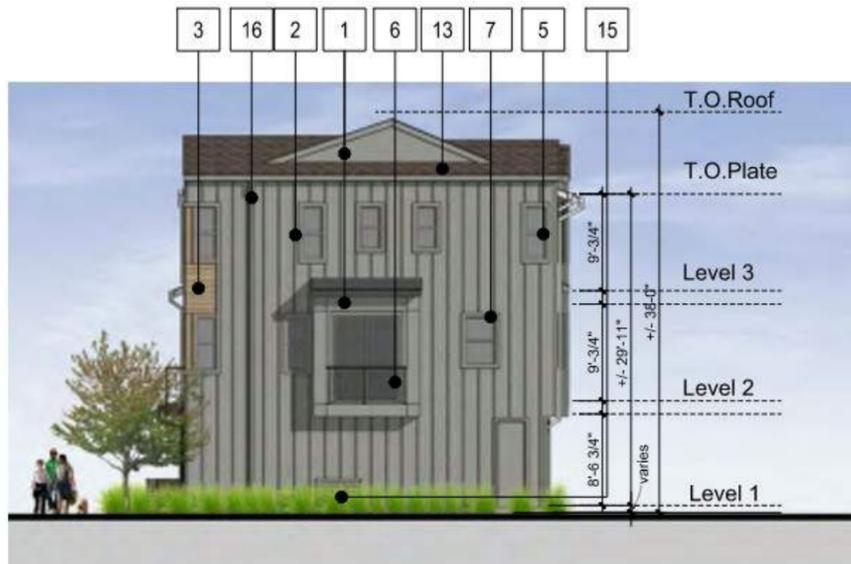
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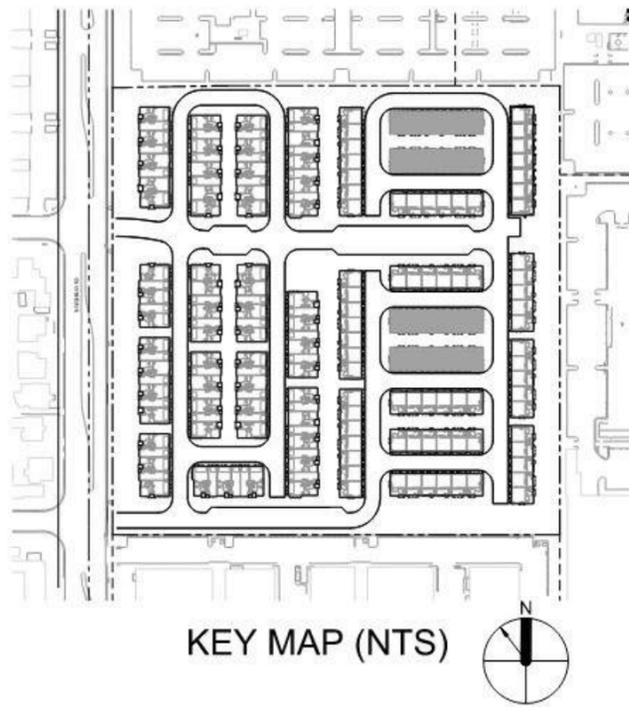
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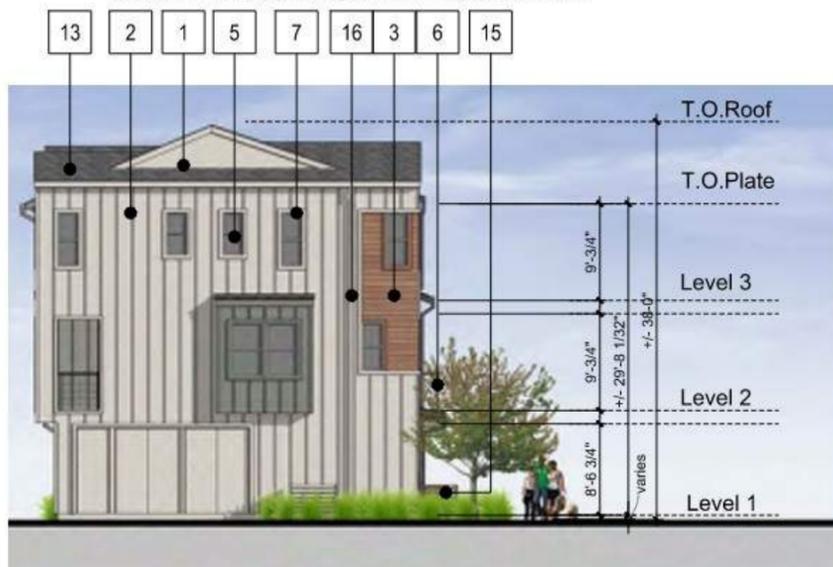
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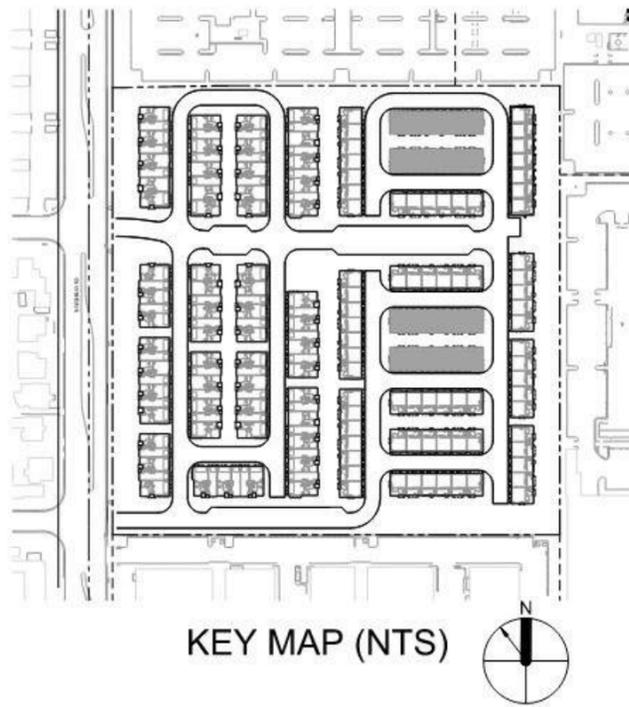
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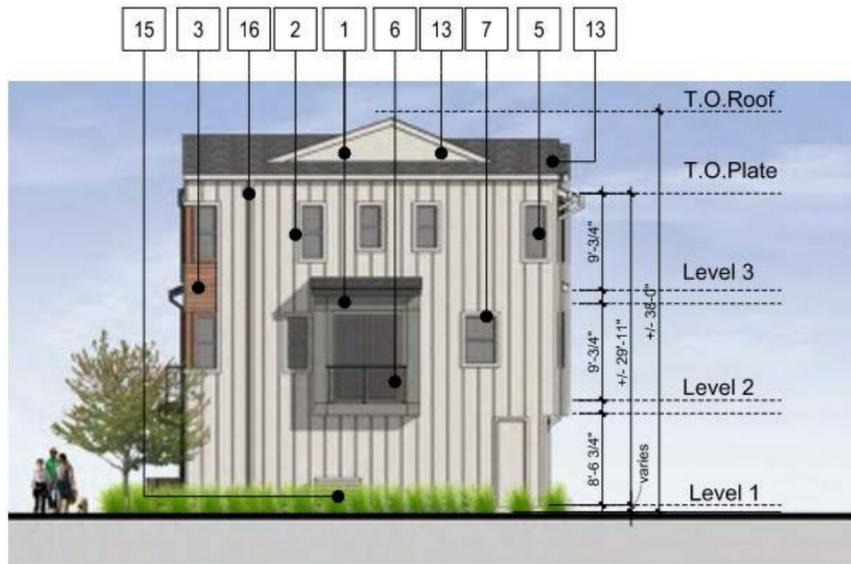
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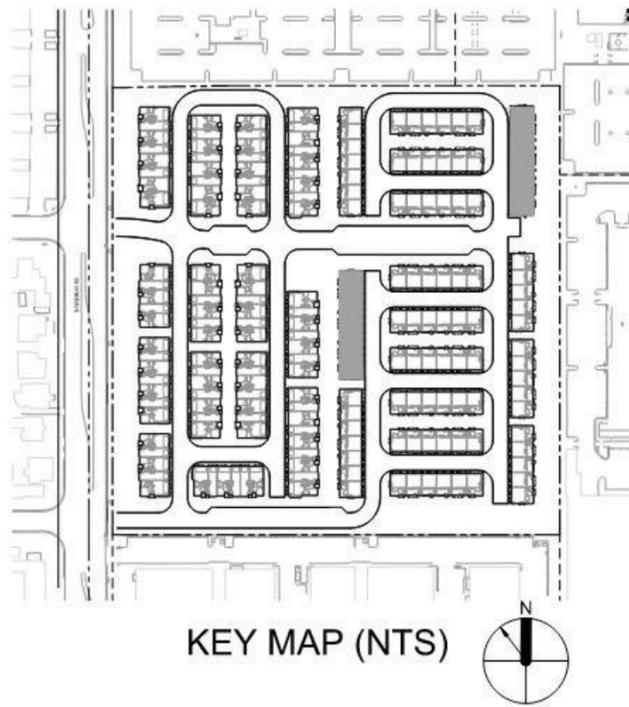
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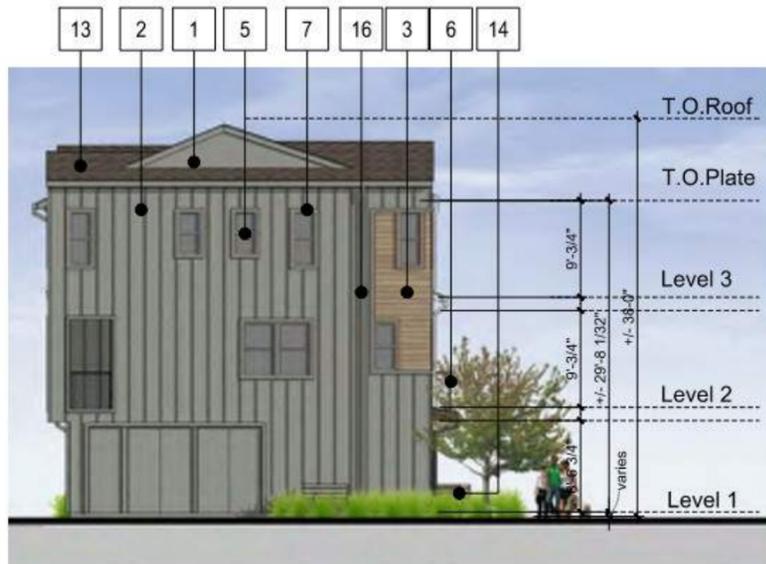
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Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



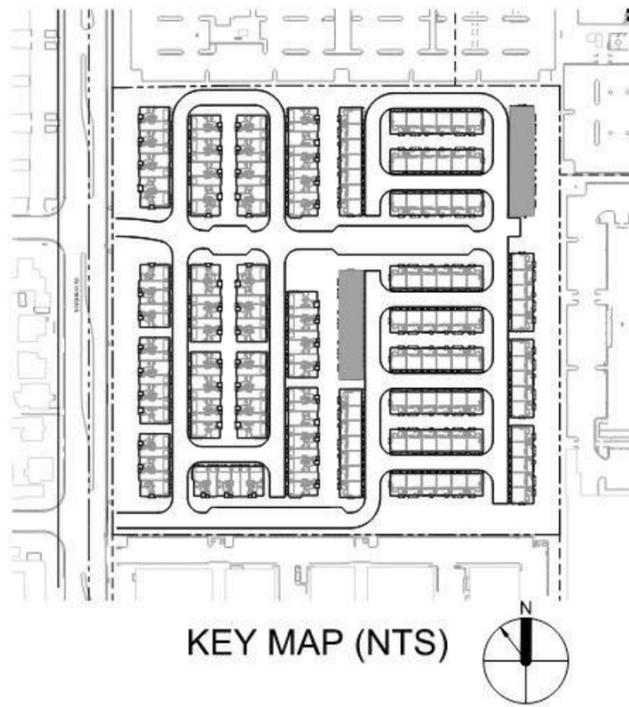
FRONT PERSPECTIVE



LEFT Scale 1" = 8'



PLAN 2R PLAN 1B PLAN 1A PLAN 1B PLAN 1A PLAN 1B PLAN 3 FRONT Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

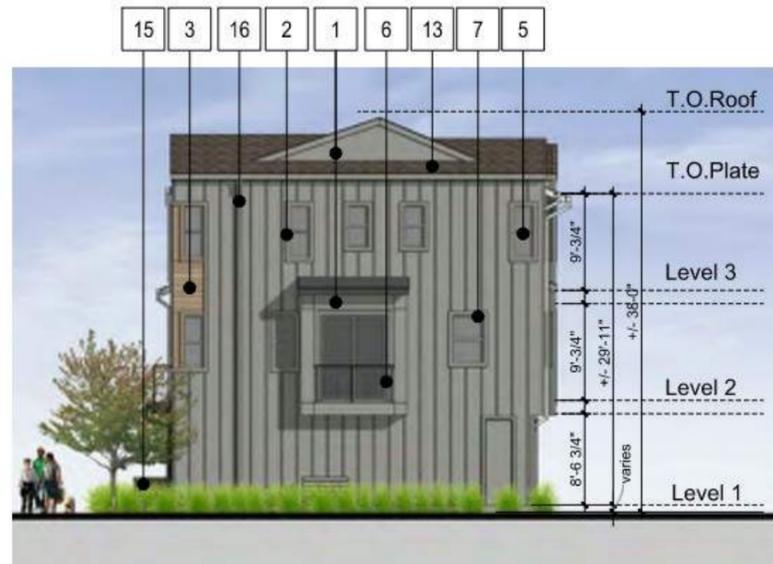
- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Metal garage door         |
| 2. Fiber cement board/batten      | 10. Light fixture            |
| 3. Woodlook Siding                | 11. Unit address             |
| 4. Masonry veneer                 | 12. Entry door               |
| 5. Vinyl window                   | 13. Composition shingle roof |
| 6. Metal railing                  | 14. Standing seam metal roof |
| 7. Fiber cement trim/fascia board | 15. Heat pump and screen     |
| 8. Foam trim at stucco            | 16. Downspout                |

\* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



REAR PERSPECTIVE



RIGHT



PLAN 2R

PLAN 1B

PLAN 1A

PLAN 1B

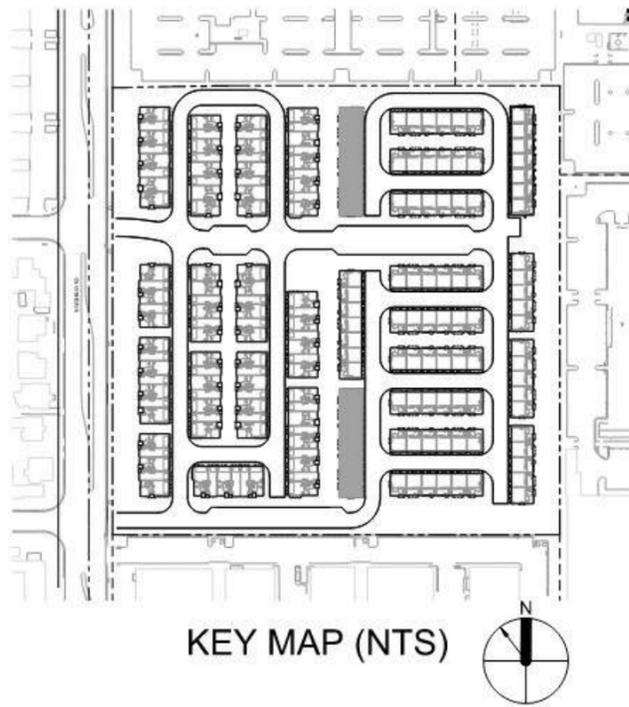
PLAN 1A

PLAN 1B

PLAN 3

REAR





KEY MAP (NTS)

MATERIAL LEGEND

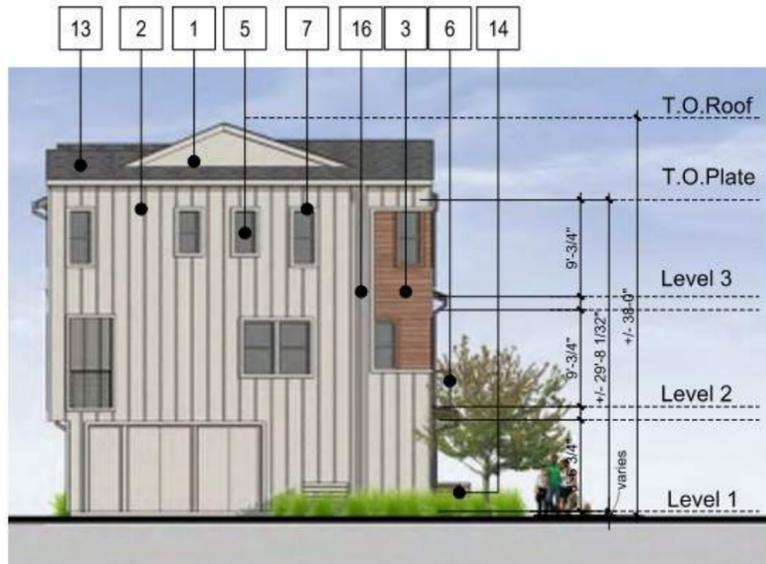
- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Metal garage door         |
| 2. Fiber cement board/batten      | 10. Light fixture            |
| 3. Woodlook Siding                | 11. Unit address             |
| 4. Masonry veneer                 | 12. Entry door               |
| 5. Vinyl window                   | 13. Composition shingle roof |
| 6. Metal railing                  | 14. Standing seam metal roof |
| 7. Fiber cement trim/fascia board | 15. Heat pump and screen     |
| 8. Foam trim at stucco            | 16. Downspout                |

\* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



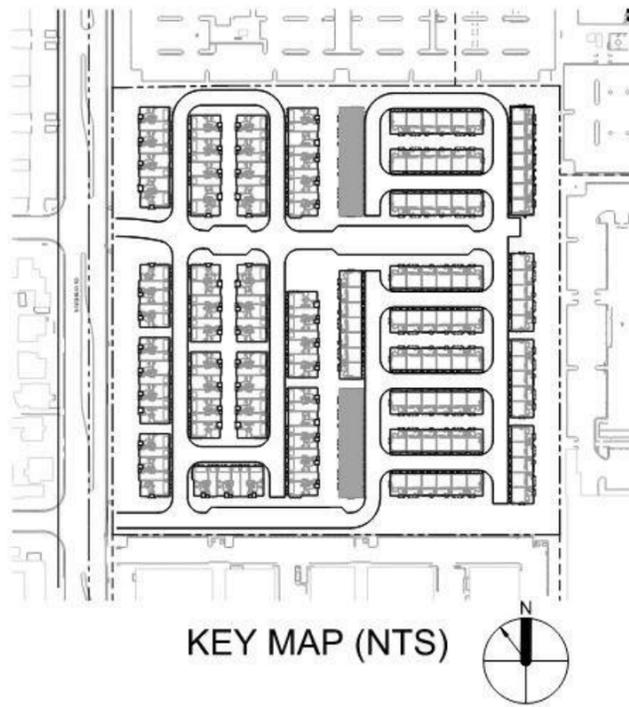
FRONT PERSPECTIVE



LEFT Scale 1" = 8'



PLAN 2R PLAN 1B PLAN 1A PLAN 1B PLAN 1A PLAN 1B PLAN 3 FRONT Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

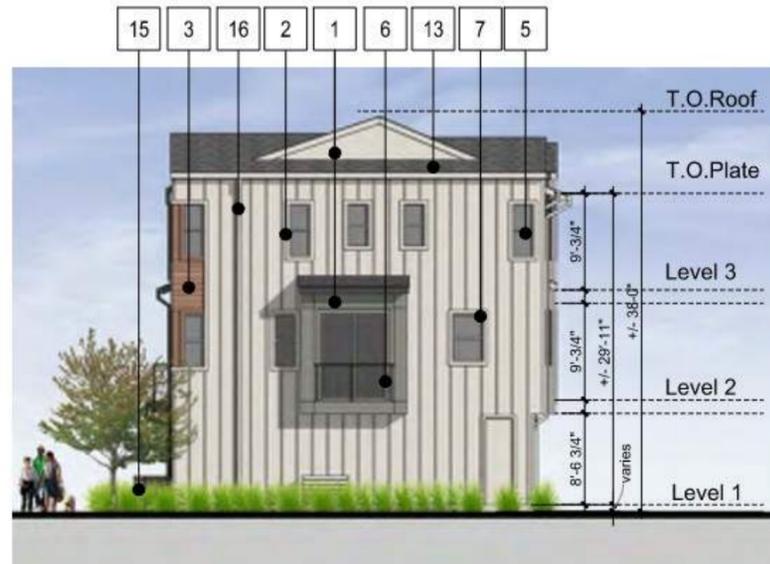
- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Metal garage door         |
| 2. Fiber cement board/batten      | 10. Light fixture            |
| 3. Woodlook Siding                | 11. Unit address             |
| 4. Masonry veneer                 | 12. Entry door               |
| 5. Vinyl window                   | 13. Composition shingle roof |
| 6. Metal railing                  | 14. Standing seam metal roof |
| 7. Fiber cement trim/fascia board | 15. Heat pump and screen     |
| 8. Foam trim at stucco            | 16. Downspout                |

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Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



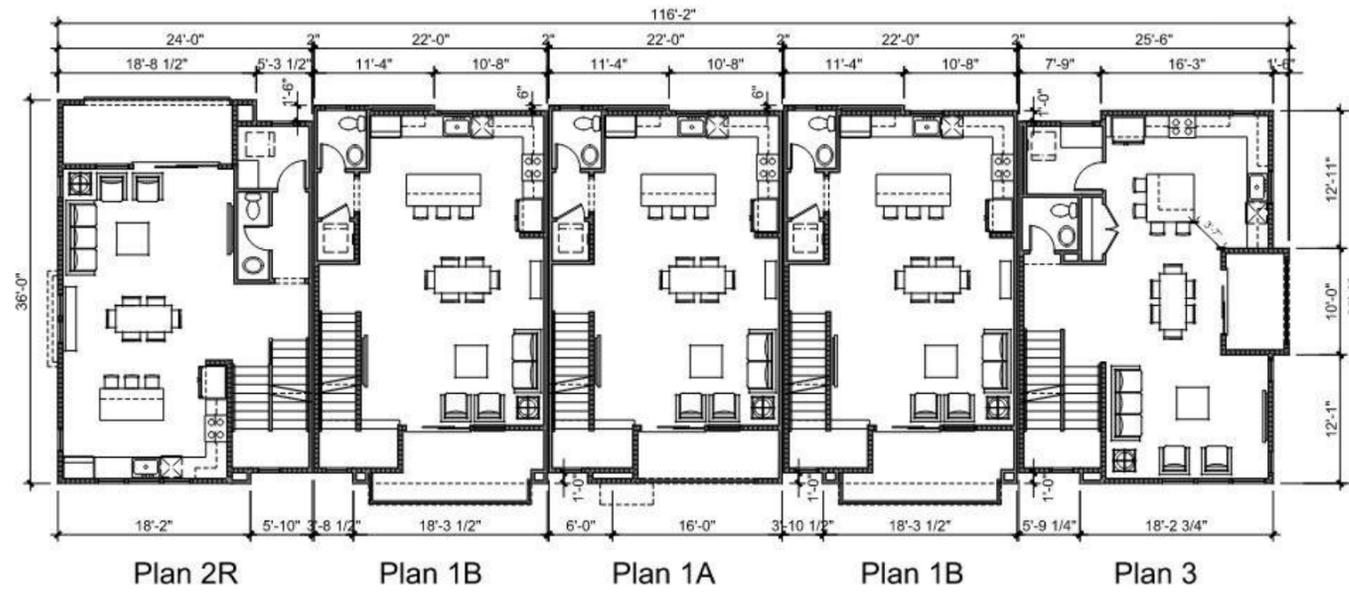
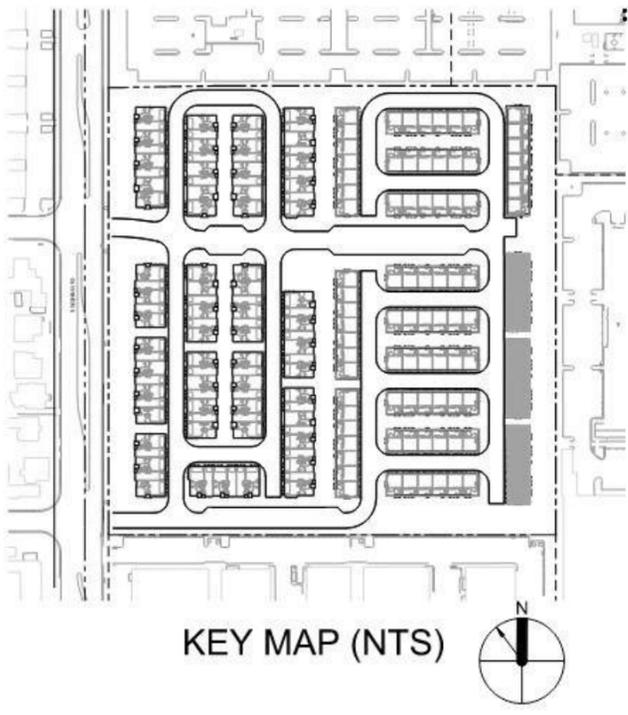
REAR PERSPECTIVE



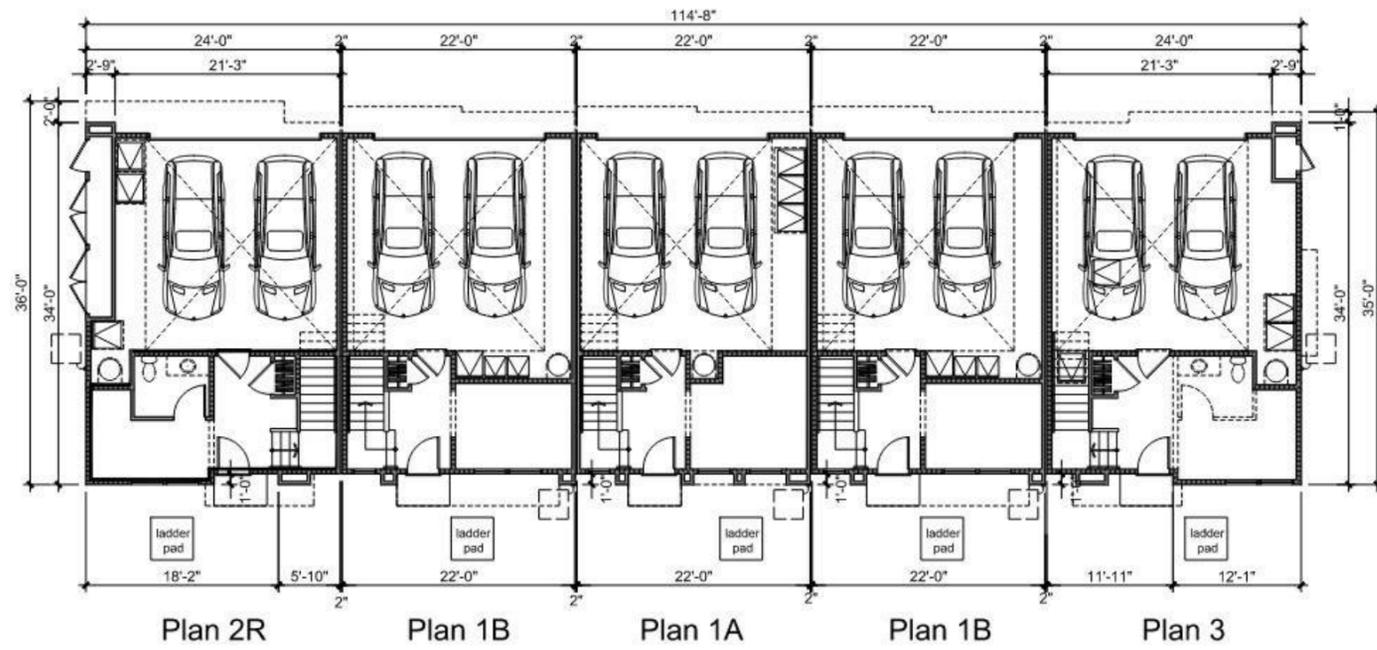
RIGHT Scale 1" = 8'



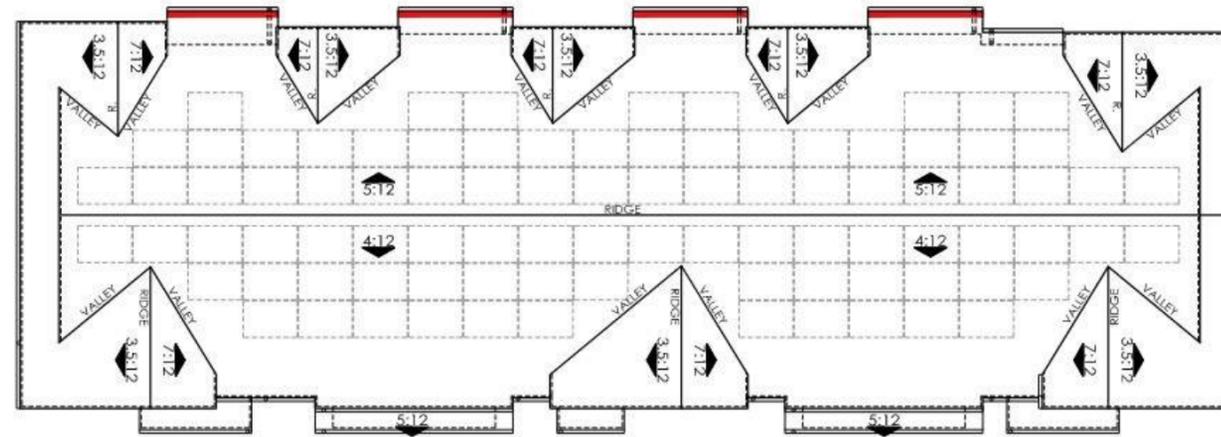
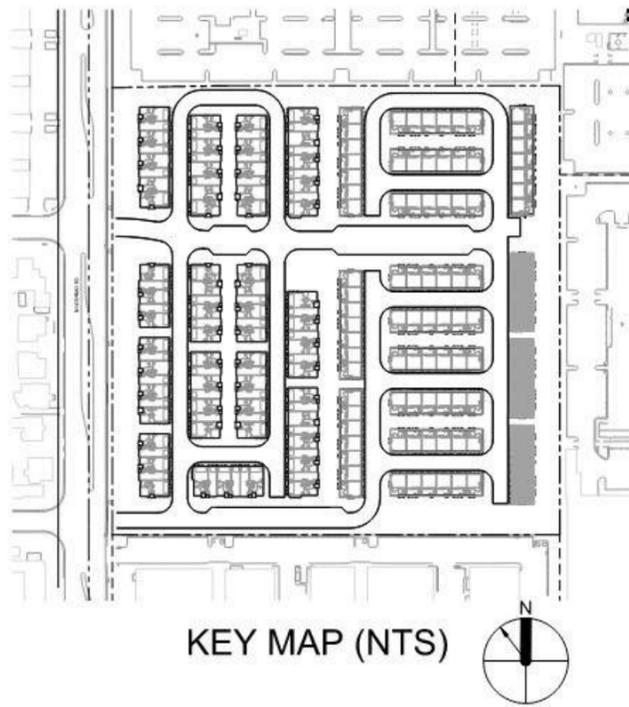
PLAN 2R PLAN 1B PLAN 1A PLAN 1B PLAN 1A PLAN 1B PLAN 3 REAR Scale 1" = 8'



LEVEL 2 0 4 8 16 Scale 1" = 8'

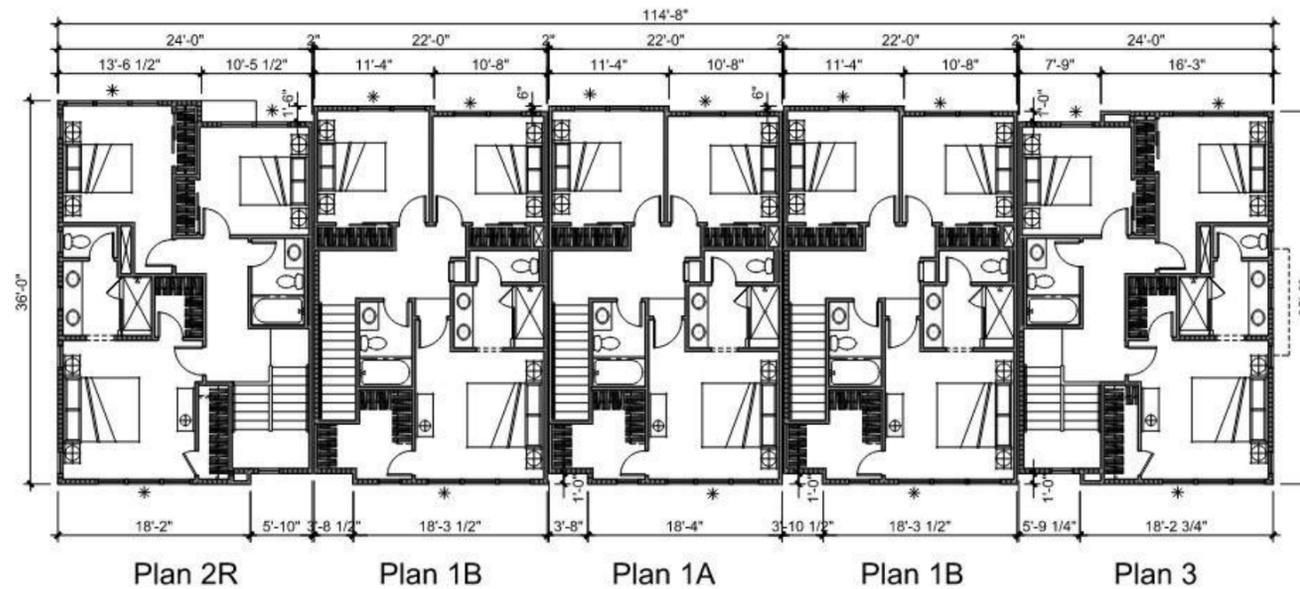


LEVEL 1 0 4 8 16 Scale 1" = 8'



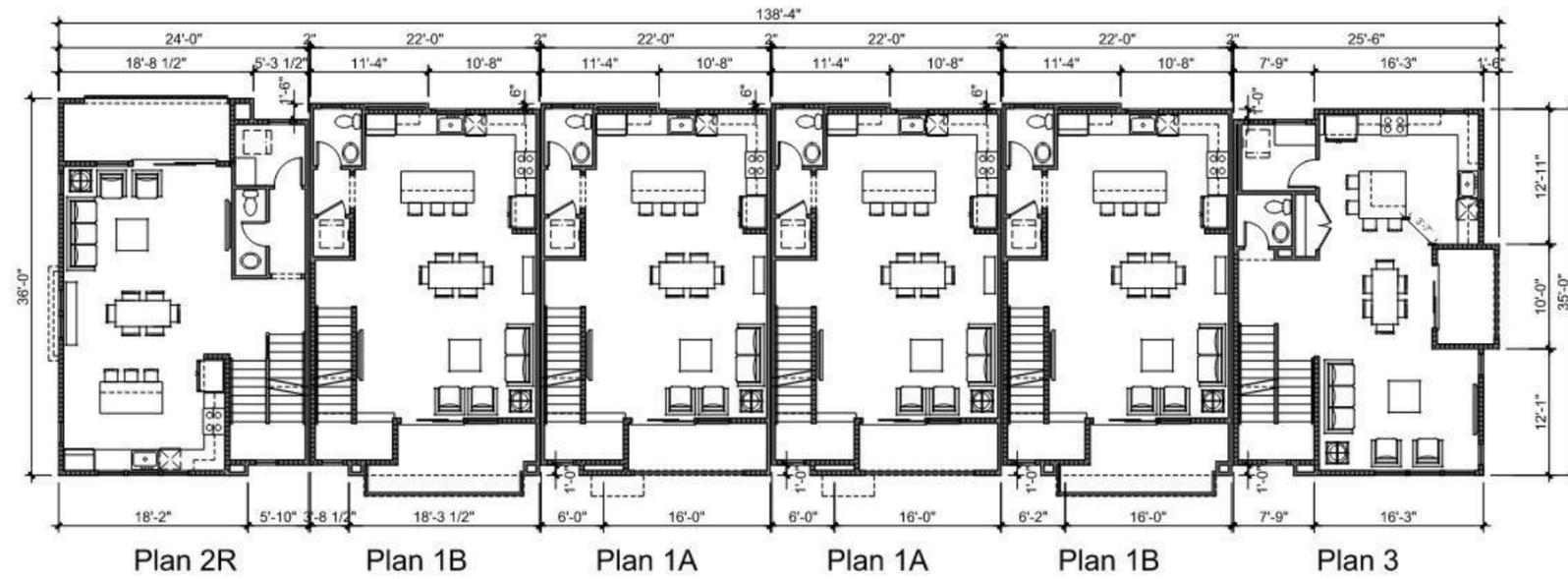
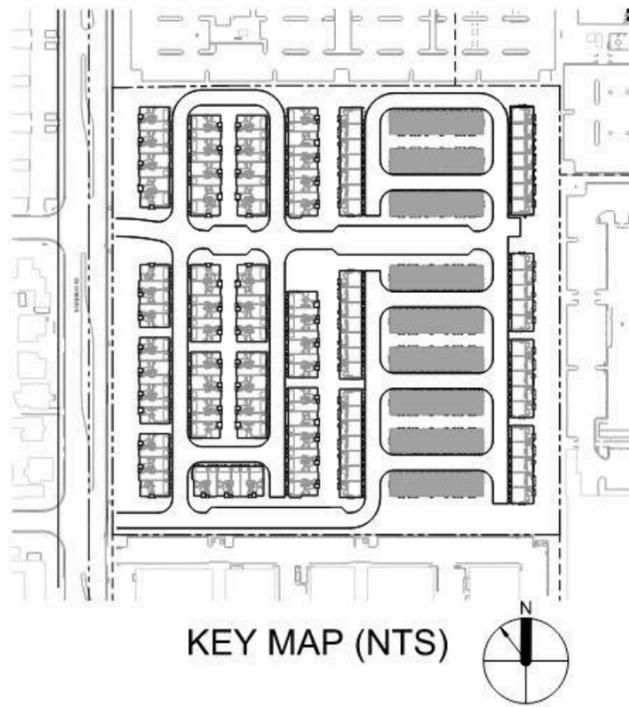
— Eave height less than 30' for fire ladder access.  
 NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.  
 No roof mounted mechanical equipment.

ROOF PLAN 0 4 8 16 Scale 1" = 8'

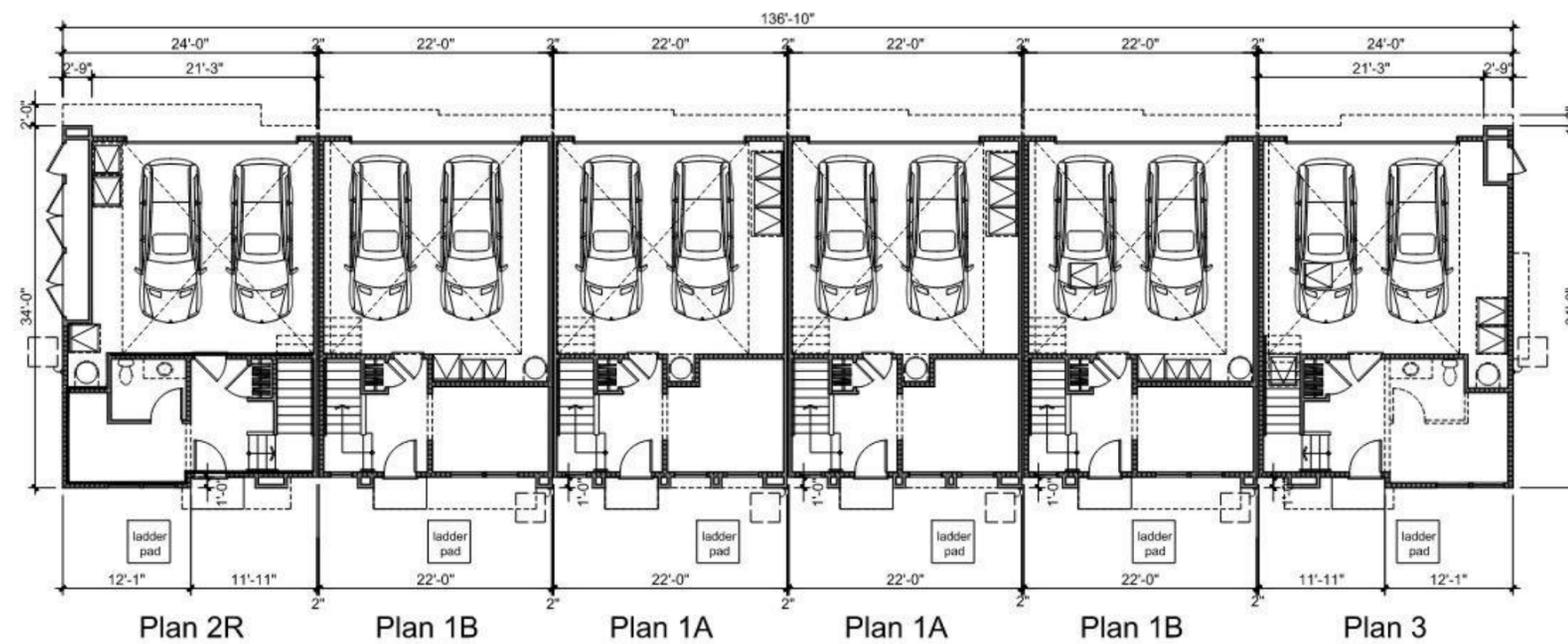


LEVEL 3 0 4 8 16 Scale 1" = 8'

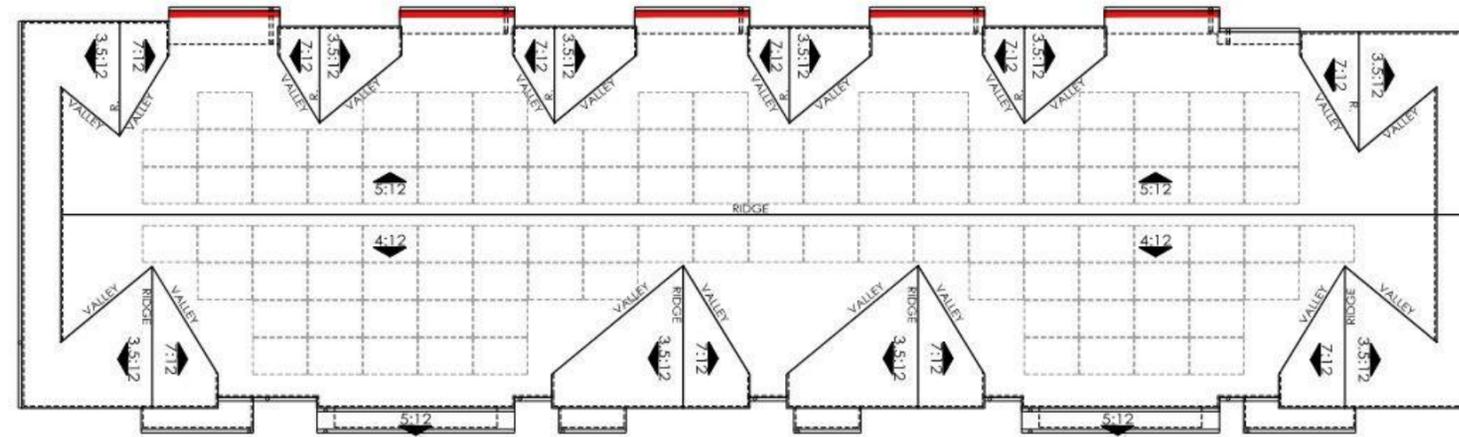
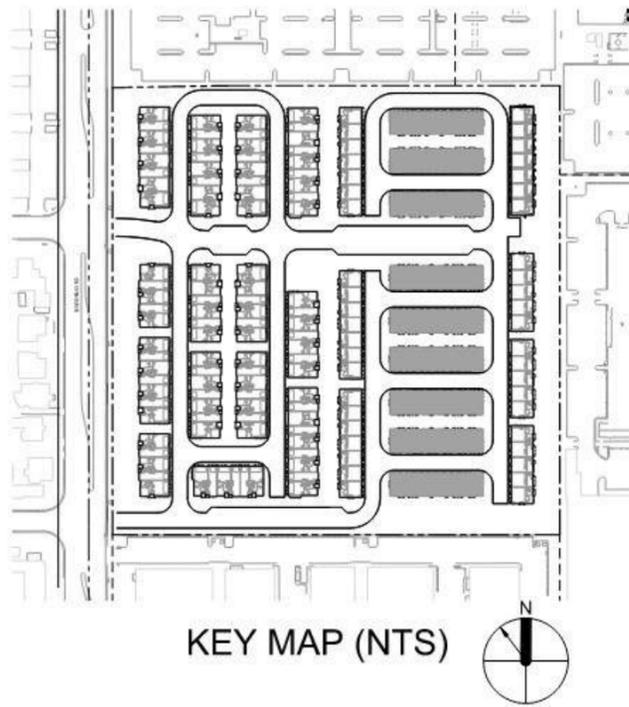
✱ Emergency Rescue Opening (Egress Window)



LEVEL 2 0 4 8 16 Scale 1" = 8'



LEVEL 1 0 4 8 16 Scale 1" = 8'

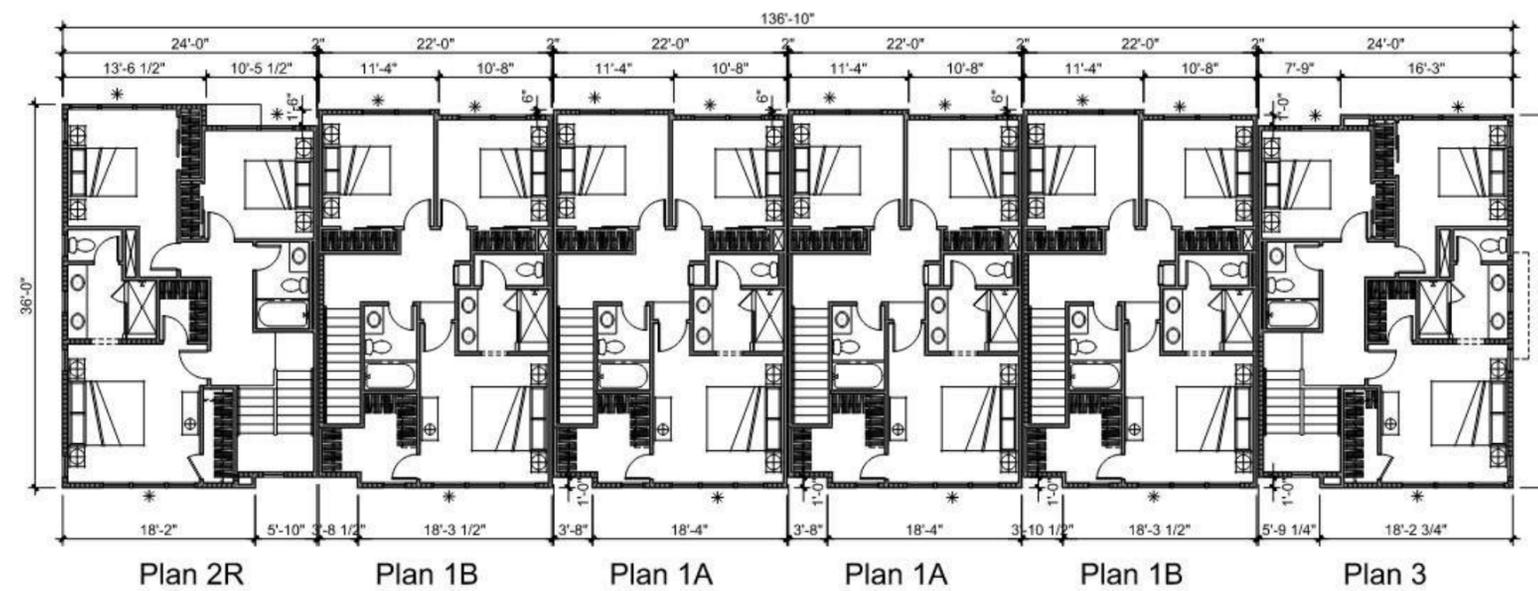


**Eave height less than 30' for fire ladder access.**

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

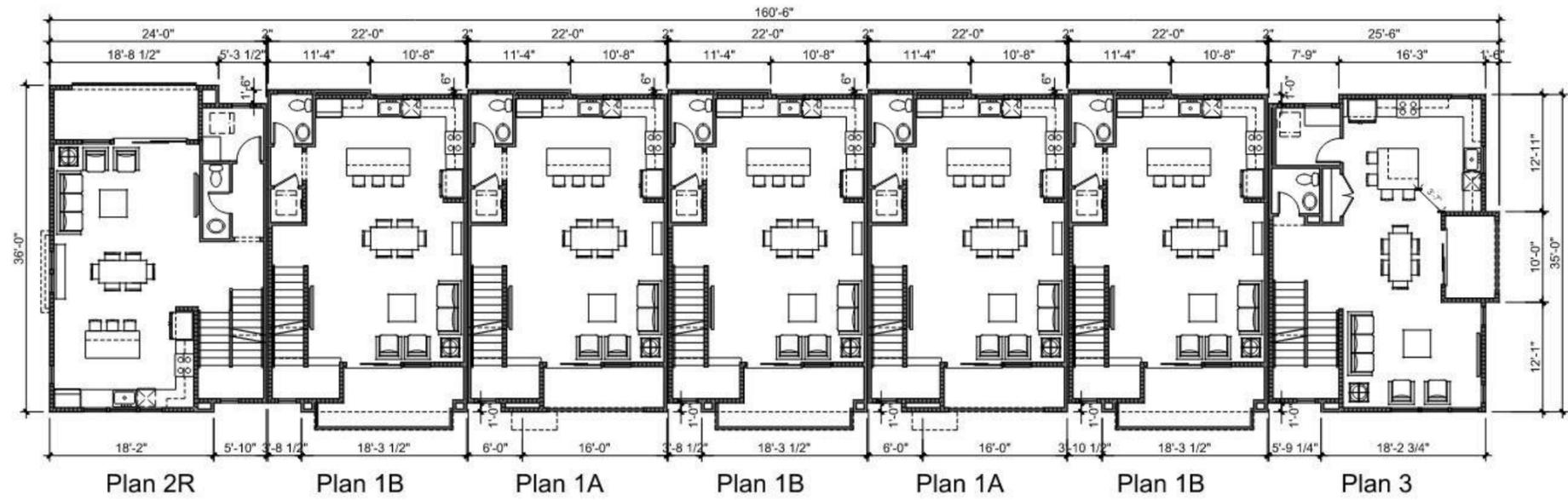
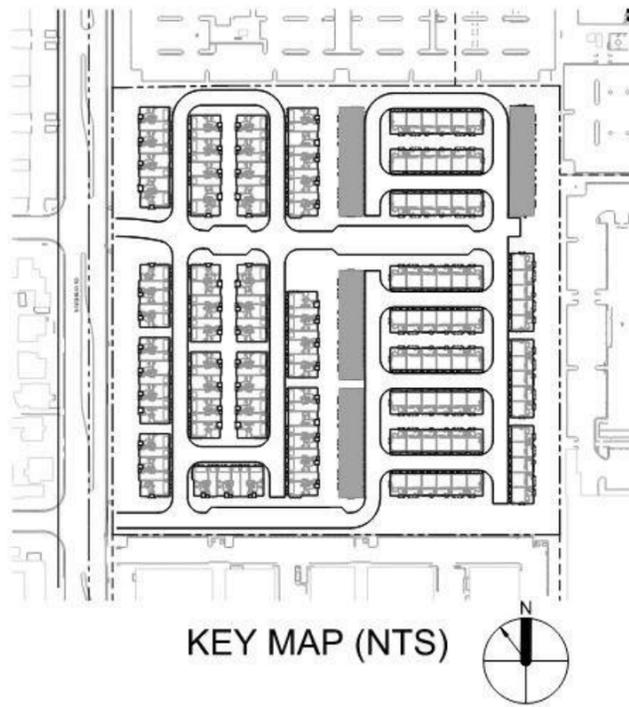
No roof mounted mechanical equipment.

ROOF PLAN 0 4 8 16 Scale 1" = 8'

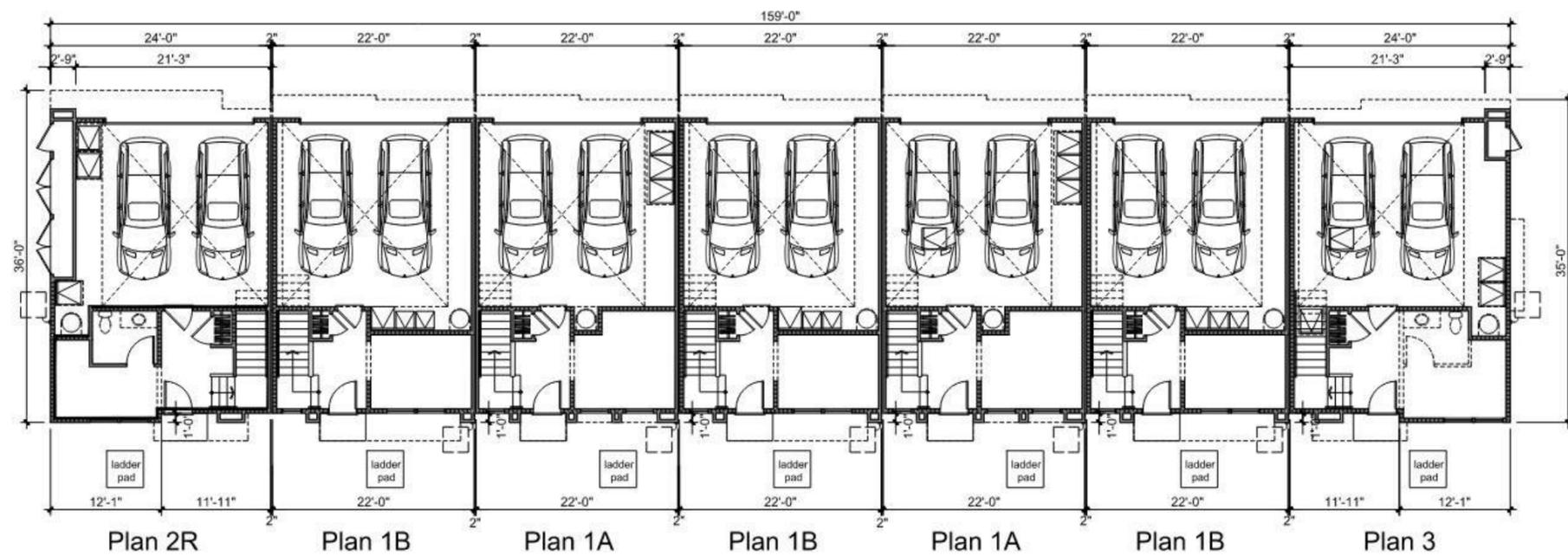


LEVEL 3 0 4 8 16 Scale 1" = 8'

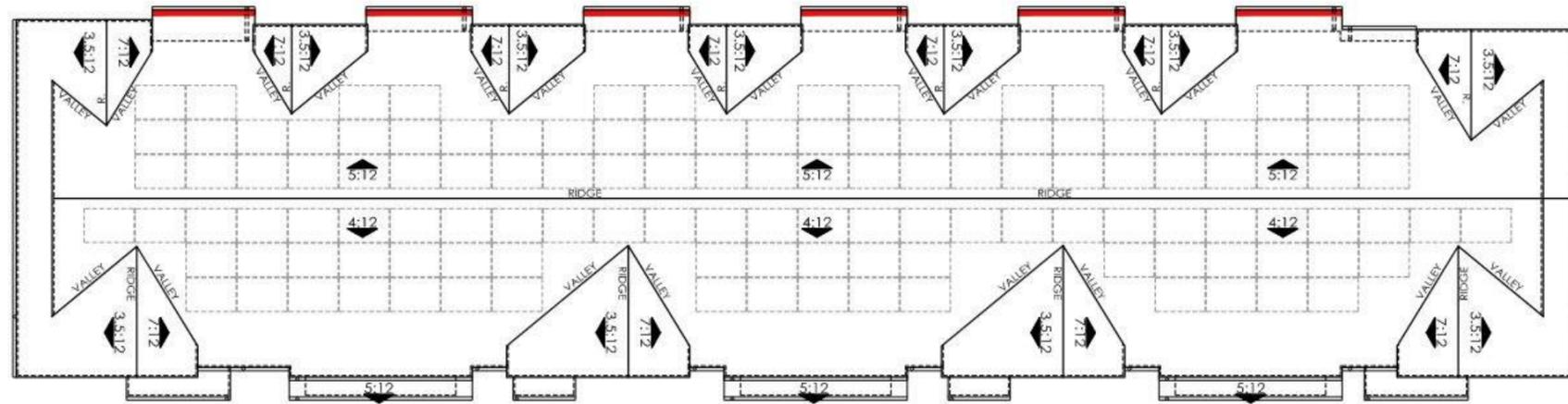
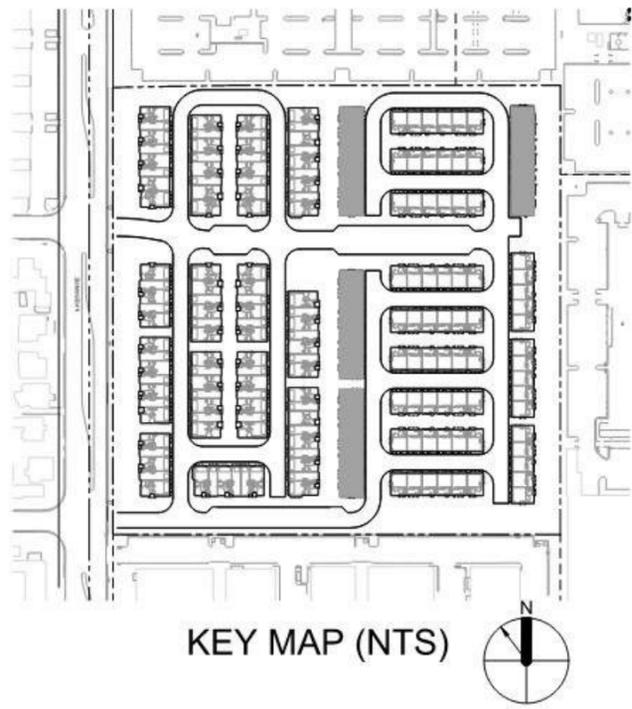
✱ Emergency Rescue Opening (Egress Window)



LEVEL 2 0 4 8 16 Scale 1" = 8'

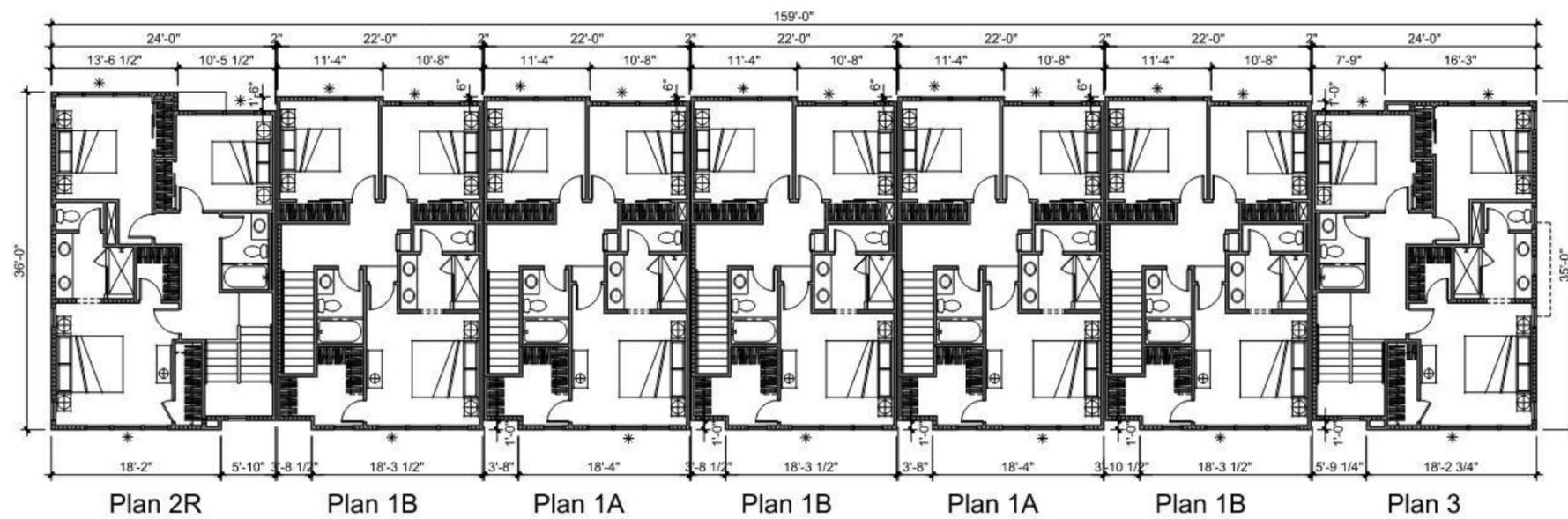


LEVEL 1 0 4 8 16 Scale 1" = 8'



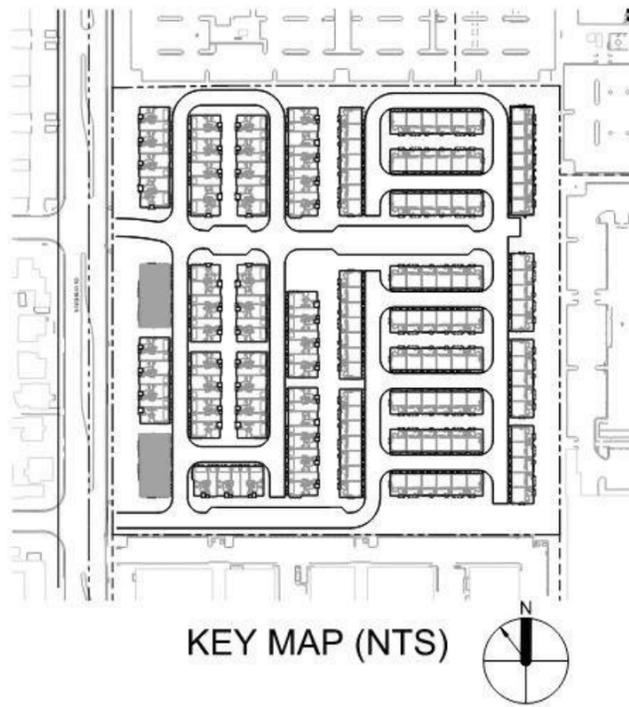
— Eave height less than 30' for fire ladder access.  
 NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.  
 No roof mounted mechanical equipment.

ROOF PLAN 0 4 8 16 Scale 1" = 8'



LEVEL 3 0 4 8 16 Scale 1" = 8'

✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

MATERIAL LEGEND

- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
| 3. Masonry veneer                 | 11. Entry door               |
| 4. Vinyl window                   | 12. Composition shingle roof |
| 5. Wood railing                   | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen     |
| 7. Foam trim at stucco            | 15. Downspout                |
| 8. Metal garage door              |                              |

\* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



FRONT PERSPECTIVE

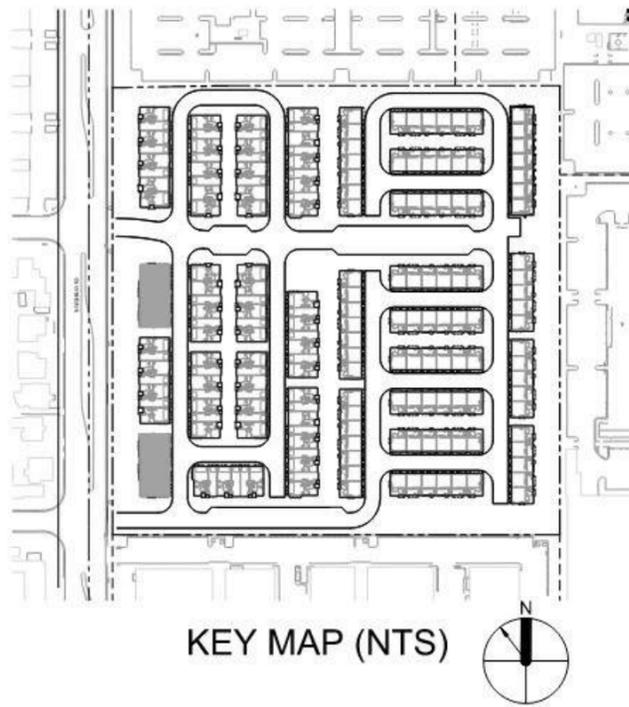


LEFT Scale 1" = 8'



PLAN 4 PLAN 1R PLAN 2R PLAN 1R PLAN 2R

FRONT Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
| 3. Masonry veneer                 | 11. Entry door               |
| 4. Vinyl window                   | 12. Composition shingle roof |
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\* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

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REAR PERSPECTIVE

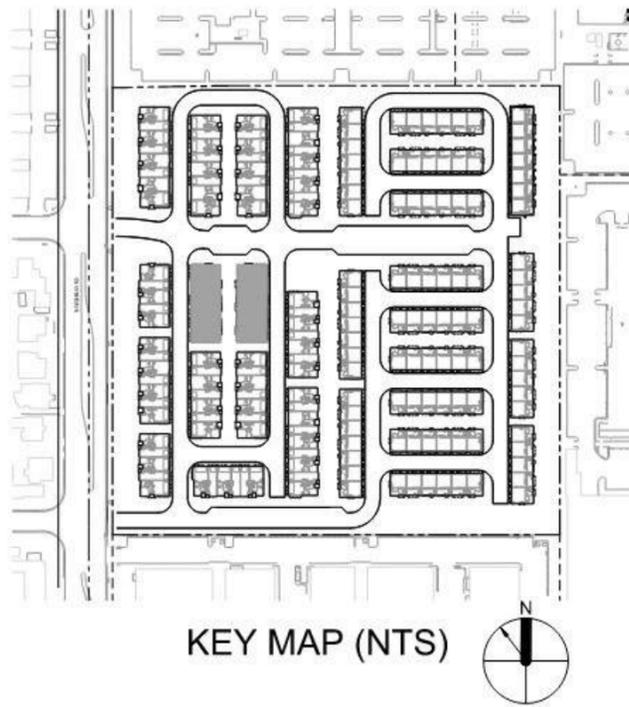


RIGHT Scale 1" = 8'



PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 4

REAR Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
| 3. Masonry veneer                 | 11. Entry door               |
| 4. Vinyl window                   | 12. Composition shingle roof |
| 5. Wood railing                   | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen     |
| 7. Foam trim at stucco            | 15. Downspout                |
| 8. Metal garage door              |                              |

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Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



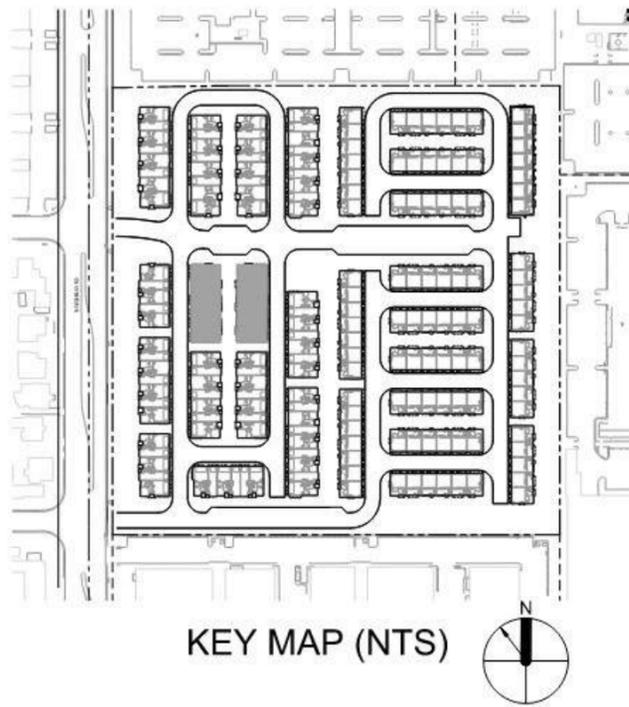
FRONT PERSPECTIVE



LEFT Scale 1" = 8'



PLAN 4 PLAN 3 PLAN 1R PLAN 2R PLAN 1R PLAN 2R FRONT Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

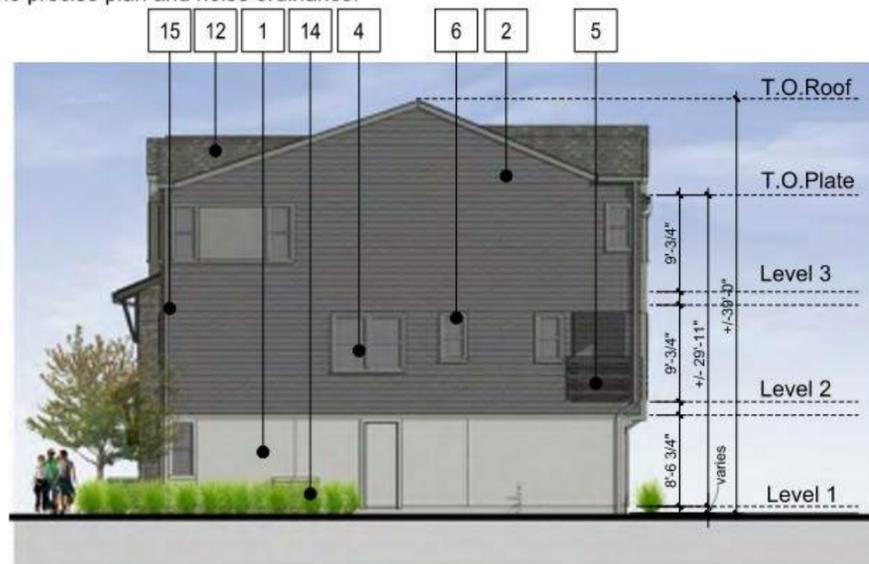
- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
| 3. Masonry veneer                 | 11. Entry door               |
| 4. Vinyl window                   | 12. Composition shingle roof |
| 5. Wood railing                   | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen     |
| 7. Foam trim at stucco            | 15. Downspout                |
| 8. Metal garage door              |                              |

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REAR PERSPECTIVE

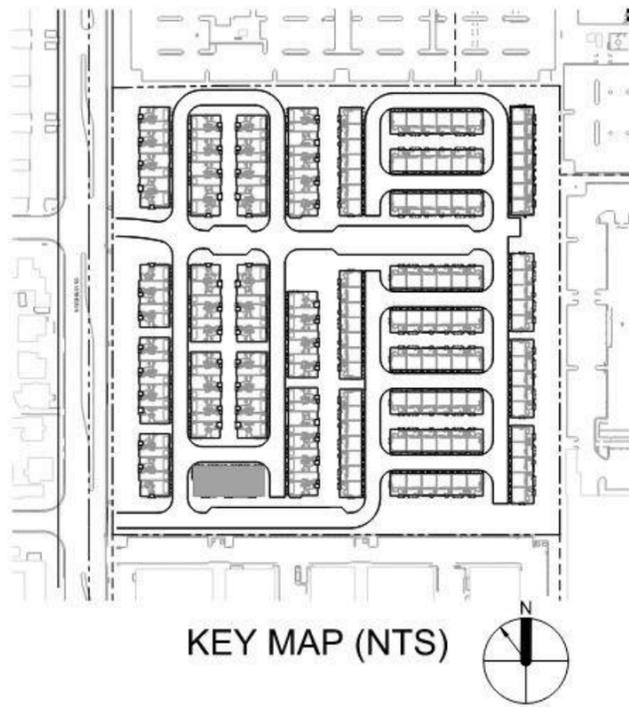


RIGHT Scale 1" = 8'



PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 3 PLAN 4

REAR Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
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| 3. Masonry veneer                 | 11. Entry door               |
| 4. Vinyl window                   | 12. Composition shingle roof |
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FRONT PERSPECTIVE

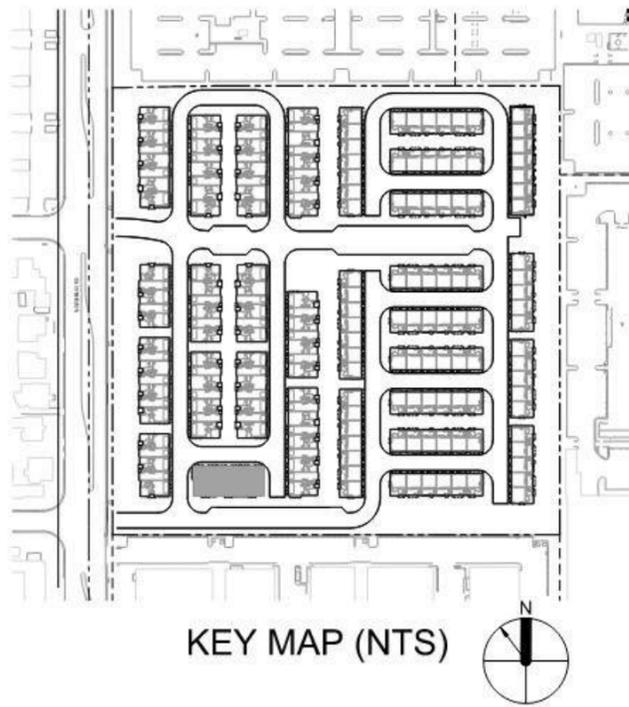


LEFT Scale 1" = 8'



PLAN 2 PLAN 1 PLAN 2 PLAN 1 PLAN 1R PLAN 2R

FRONT Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

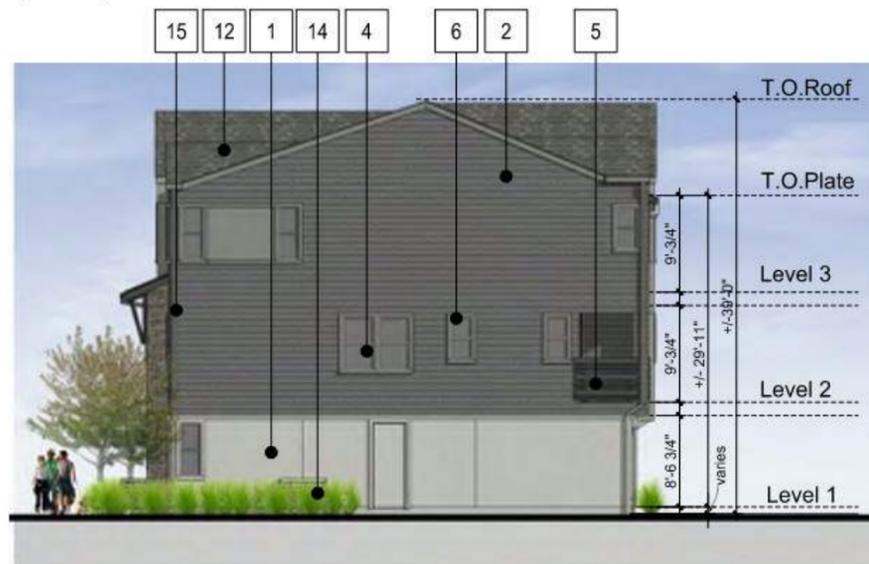
- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
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REAR PERSPECTIVE

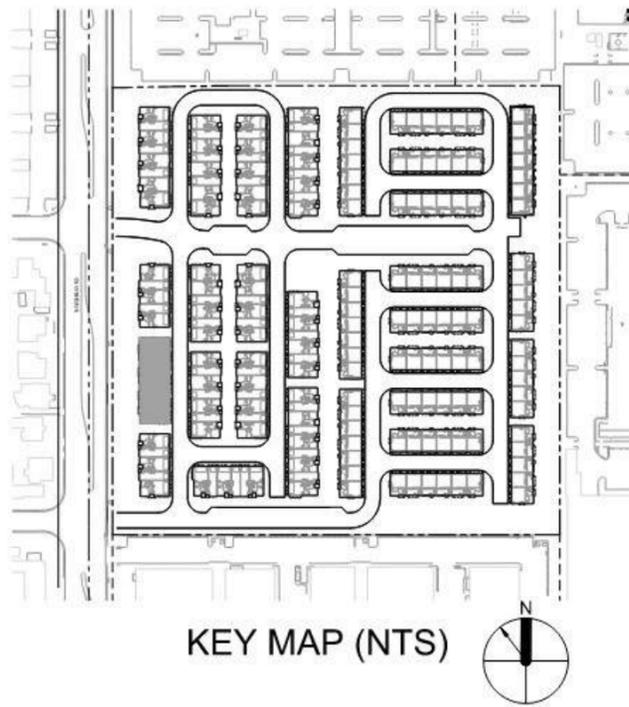


RIGHT Scale 1" = 8'



PLAN 2R PLAN 1R PLAN 1 PLAN 2 PLAN 1 PLAN 2

REAR Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
| 3. Masonry veneer                 | 11. Entry door               |
| 4. Vinyl window                   | 12. Composition shingle roof |
| 5. Wood railing                   | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen     |
| 7. Foam trim at stucco            | 15. Downspout                |
| 8. Metal garage door              |                              |

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FRONT PERSPECTIVE

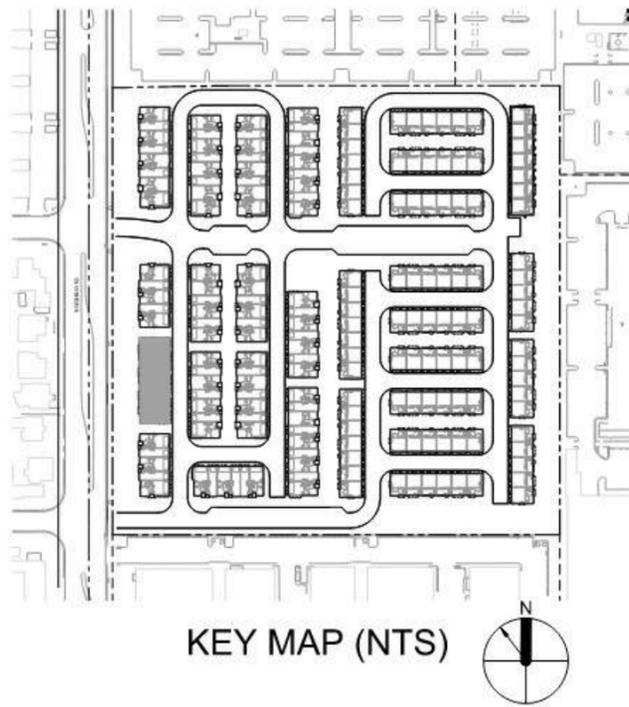


LEFT Scale 1" = 8'



PLAN 4 ALT PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R

FRONT Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

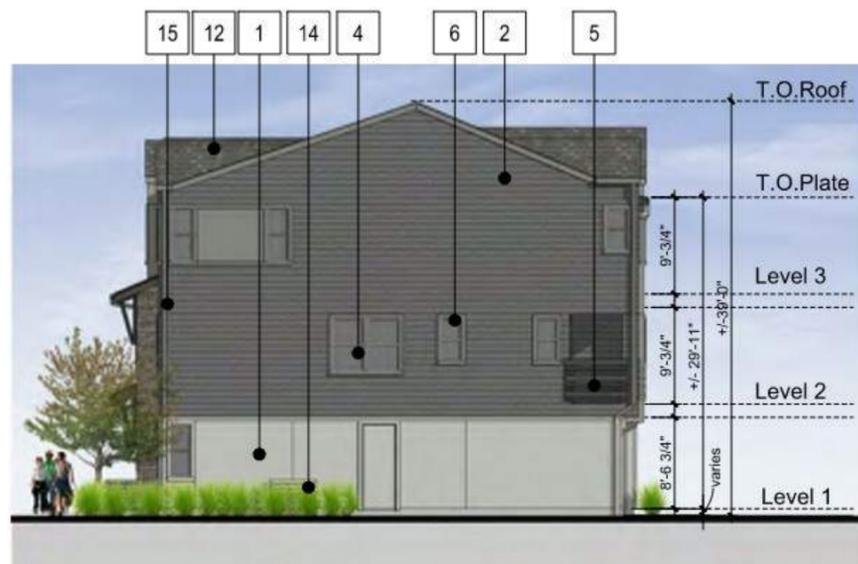
- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
| 3. Masonry veneer                 | 11. Entry door               |
| 4. Vinyl window                   | 12. Composition shingle roof |
| 5. Wood railing                   | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen     |
| 7. Foam trim at stucco            | 15. Downspout                |
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REAR PERSPECTIVE

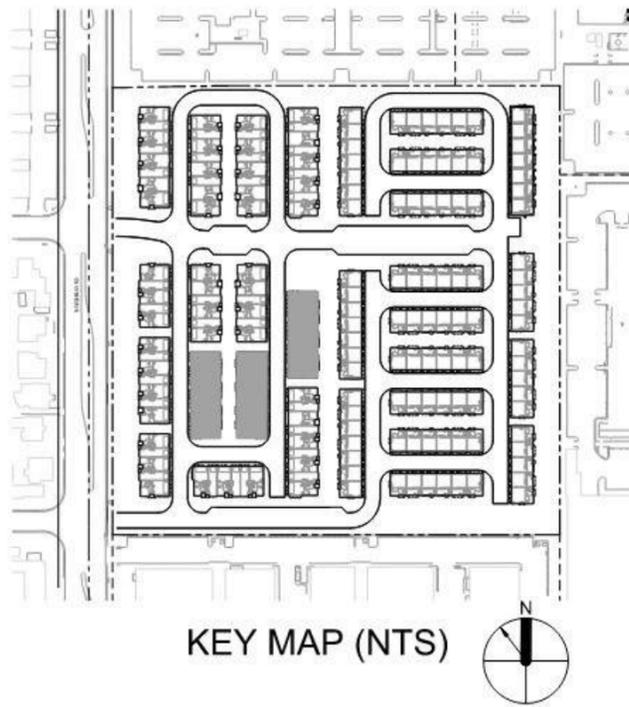


RIGHT Scale 1" = 8'



PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 4 ALT

REAR Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
| 3. Masonry veneer                 | 11. Entry door               |
| 4. Vinyl window                   | 12. Composition shingle roof |
| 5. Wood railing                   | 13. Standing seam metal roof |
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FRONT PERSPECTIVE

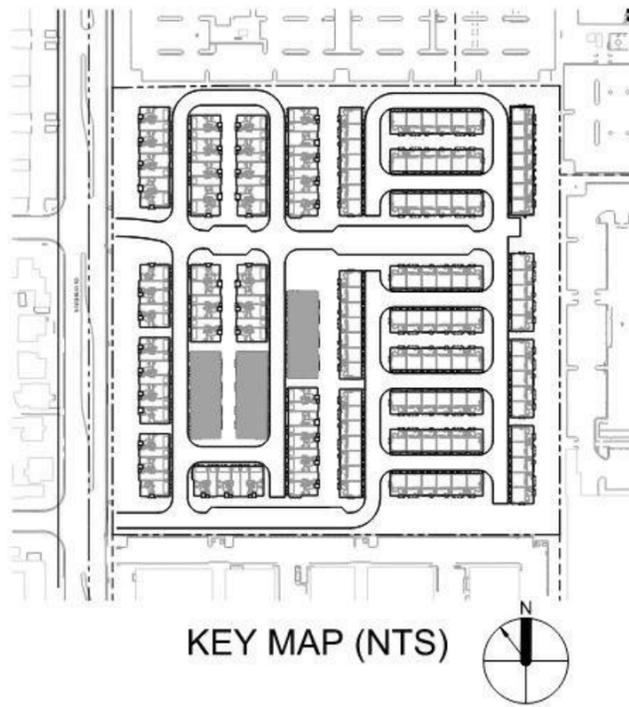


LEFT Scale 1" = 8'



PLAN 4 PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R

FRONT Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
| 3. Masonry veneer                 | 11. Entry door               |
| 4. Vinyl window                   | 12. Composition shingle roof |
| 5. Wood railing                   | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen     |
| 7. Foam trim at stucco            | 15. Downspout                |
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REAR PERSPECTIVE

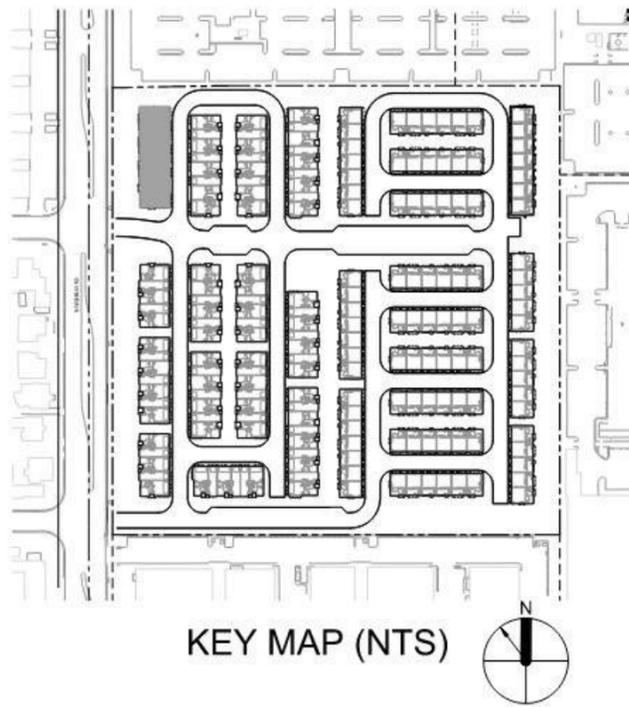


RIGHT Scale 1" = 8'



PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 4 ALT

REAR Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
| 3. Masonry veneer                 | 11. Entry door               |
| 4. Vinyl window                   | 12. Composition shingle roof |
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REAR PERSPECTIVE

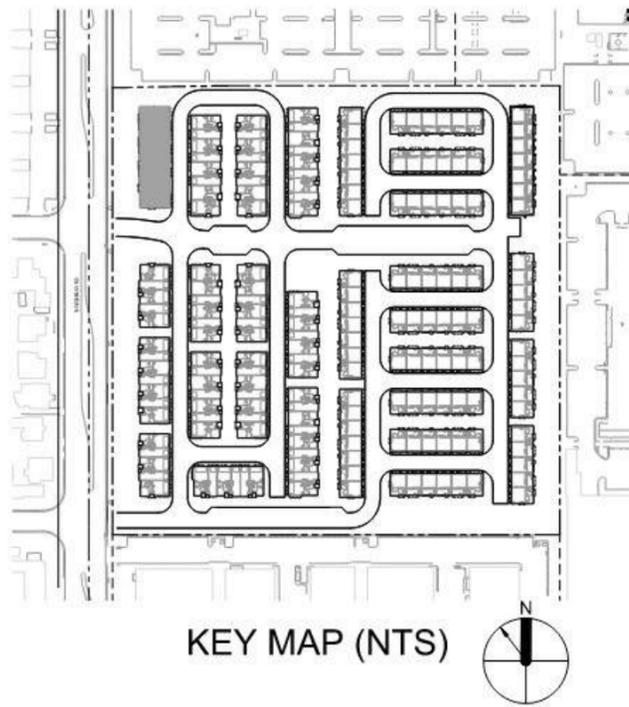


RIGHT Scale 1" = 8'



PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 3 PLAN 4

REAR Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

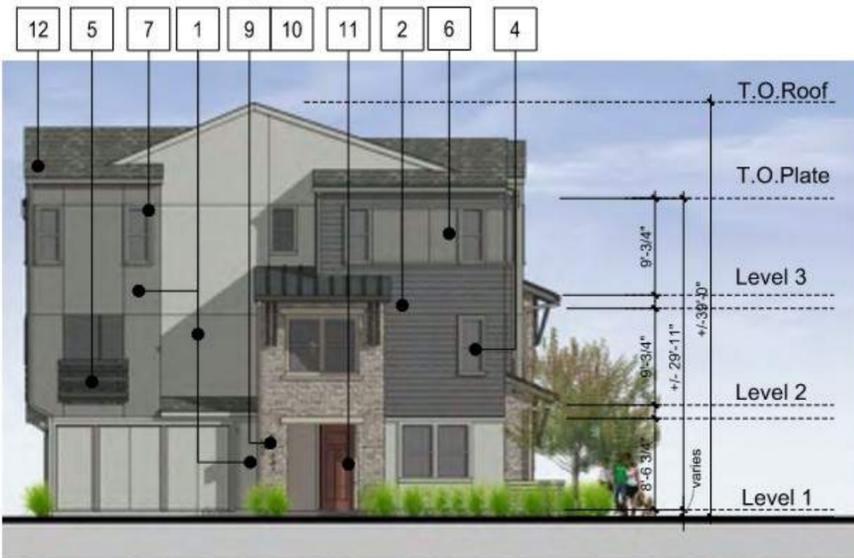
- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
| 3. Masonry veneer                 | 11. Entry door               |
| 4. Vinyl window                   | 12. Composition shingle roof |
| 5. Wood railing                   | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen     |
| 7. Foam trim at stucco            | 15. Downspout                |
| 8. Metal garage door              |                              |

\* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



FRONT PERSPECTIVE

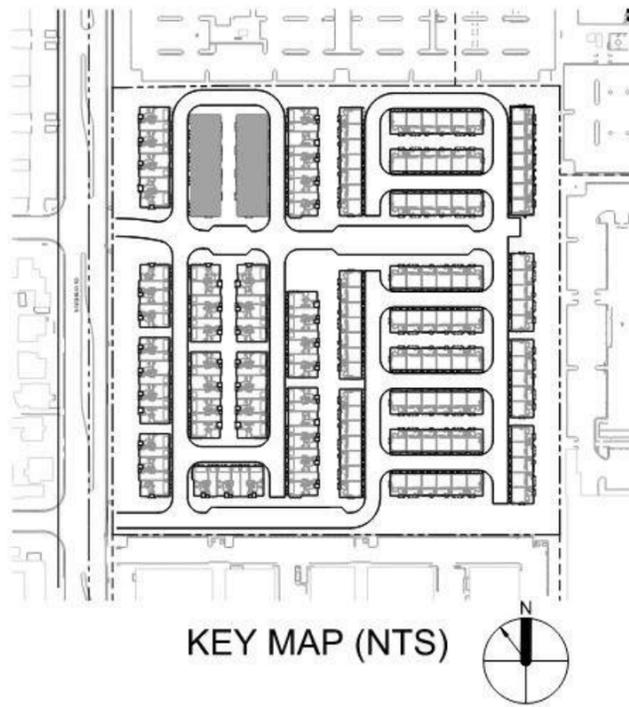


LEFT Scale 1" = 8'



PLAN 4 PLAN 3 PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R

FRONT Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
| 3. Masonry veneer                 | 11. Entry door               |
| 4. Vinyl window                   | 12. Composition shingle roof |
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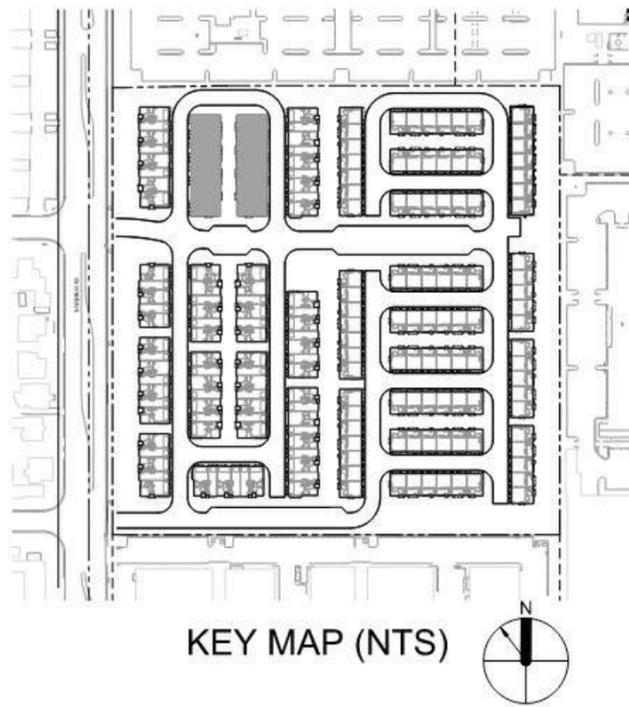


LEFT Scale 1" = 8'



PLAN 4 PLAN 3 PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R

FRONT Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- |                                   |                              |
|-----------------------------------|------------------------------|
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| 3. Masonry veneer                 | 11. Entry door               |
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Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



REAR PERSPECTIVE

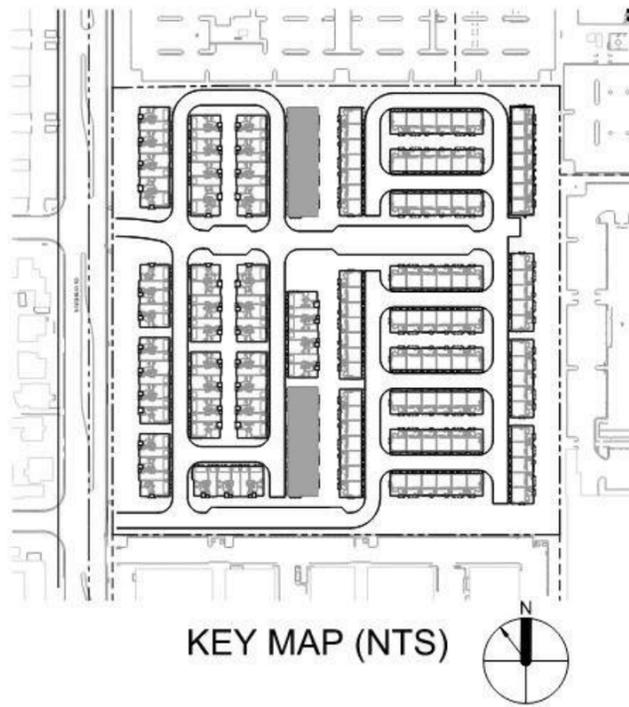


RIGHT Scale 1" = 8'



PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 3 PLAN 4

REAR Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

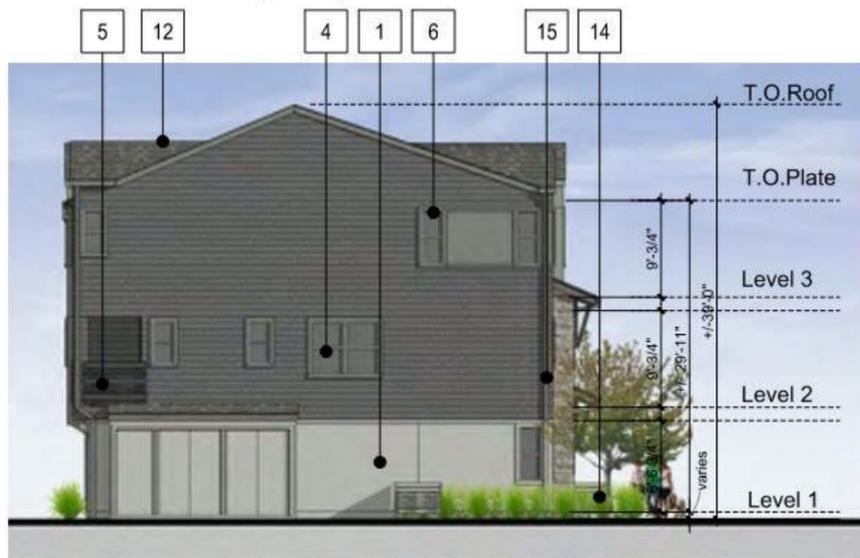
- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
| 3. Masonry veneer                 | 11. Entry door               |
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| 5. Wood railing                   | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen     |
| 7. Foam trim at stucco            | 15. Downspout                |
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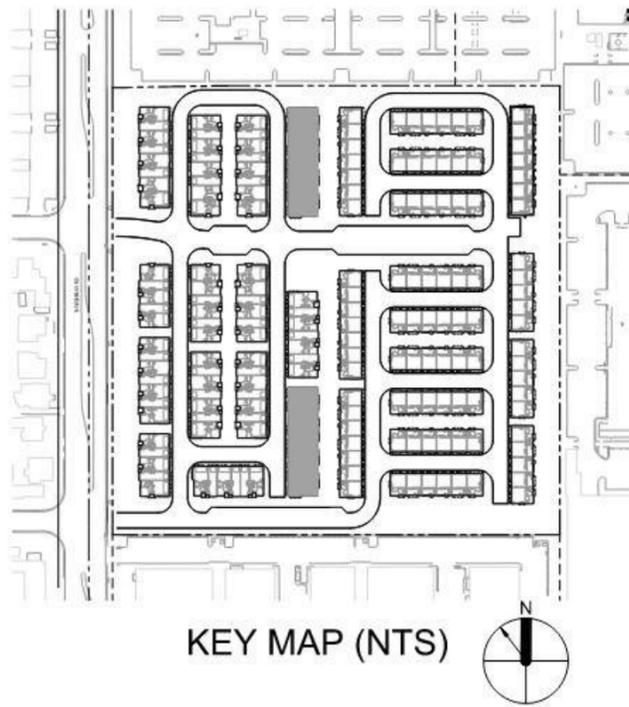


LEFT Scale 1" = 8'



PLAN 2 PLAN 1 PLAN 2 PLAN 1 PLAN 2 PLAN 1 PLAN 3 PLAN 1R PLAN 2R

FRONT Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

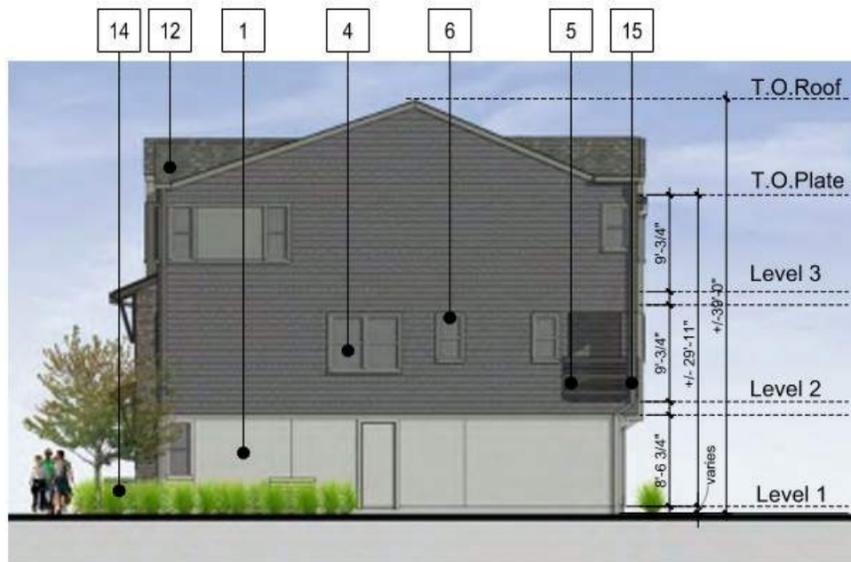
- |                                   |                              |
|-----------------------------------|------------------------------|
| 1. Stucco                         | 9. Light fixture             |
| 2. Fiber cement shingle siding    | 10. Unit address             |
| 3. Masonry veneer                 | 11. Entry door               |
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REAR PERSPECTIVE

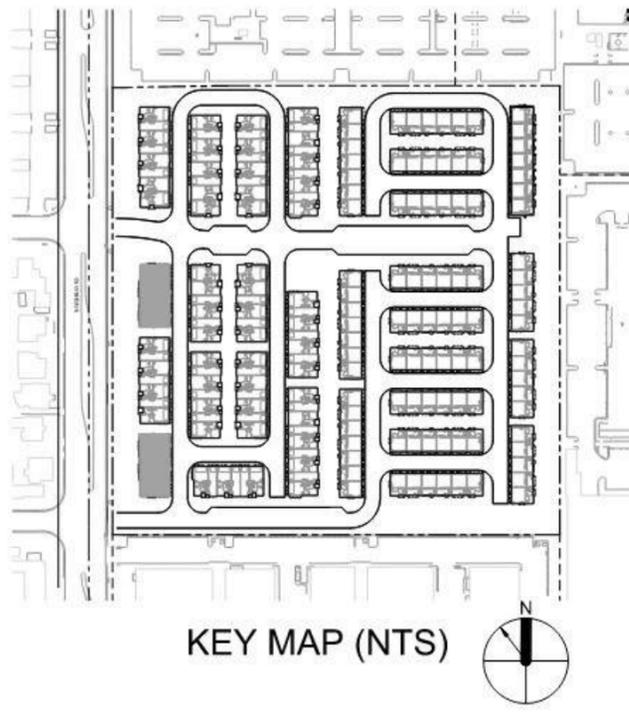


RIGHT Scale 1" = 8'

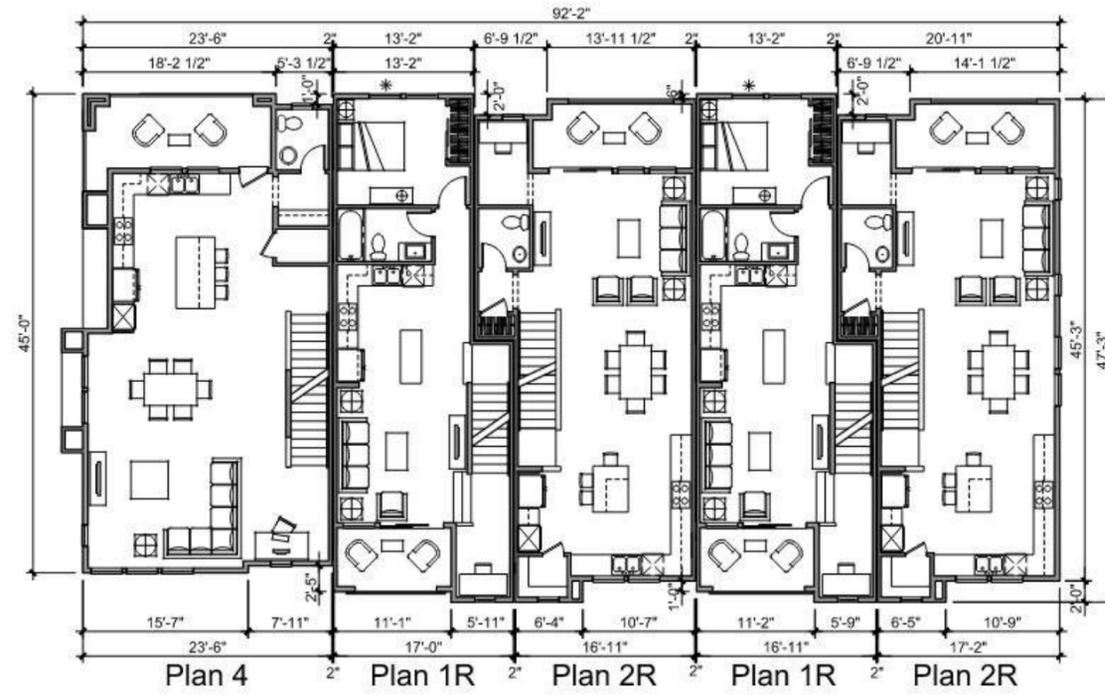


PLAN 2R PLAN 1R PLAN 3 PLAN 1 PLAN 2 PLAN 1 PLAN 2 PLAN 1 PLAN 2

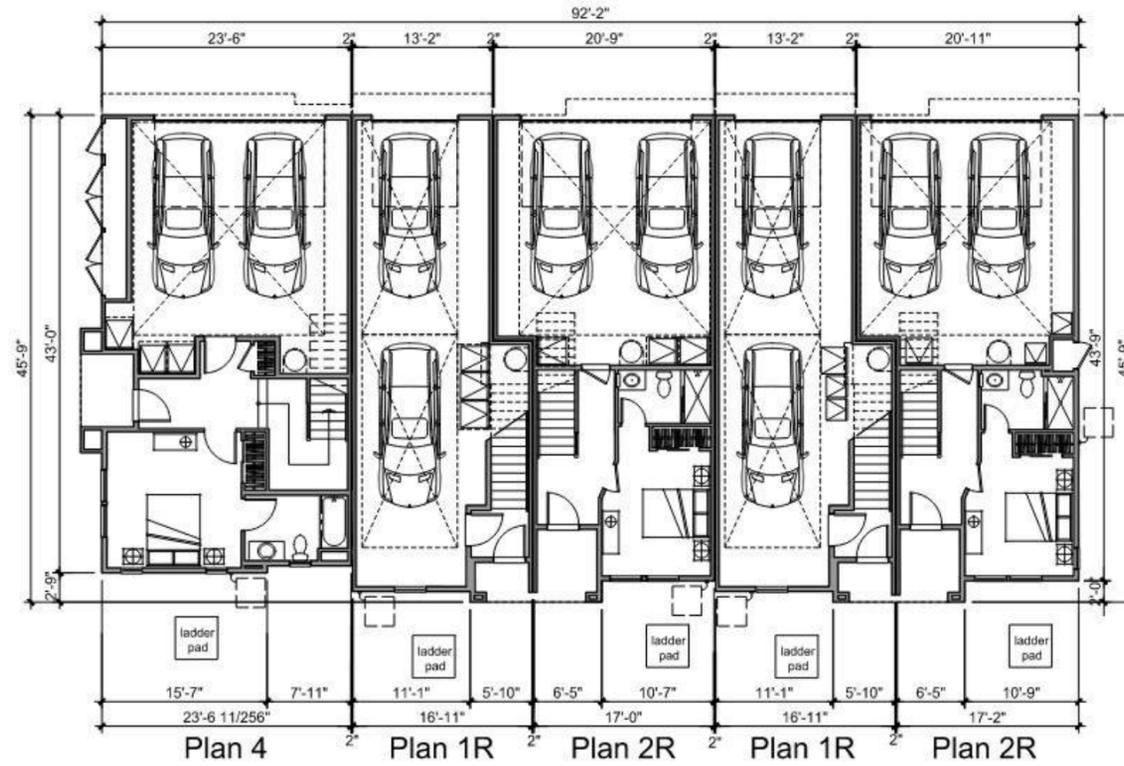
REAR Scale 1" = 8'



KEY MAP (NTS)

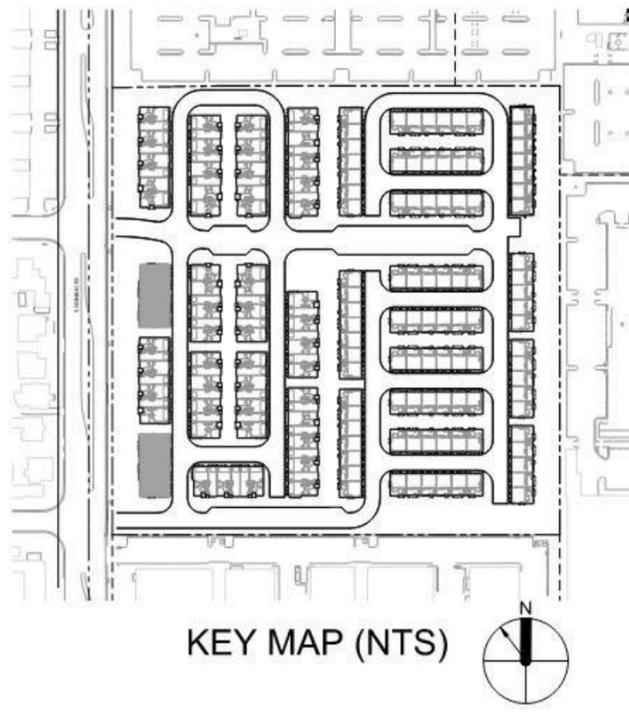


LEVEL 2 0 4 8 16 Scale 1" = 8'

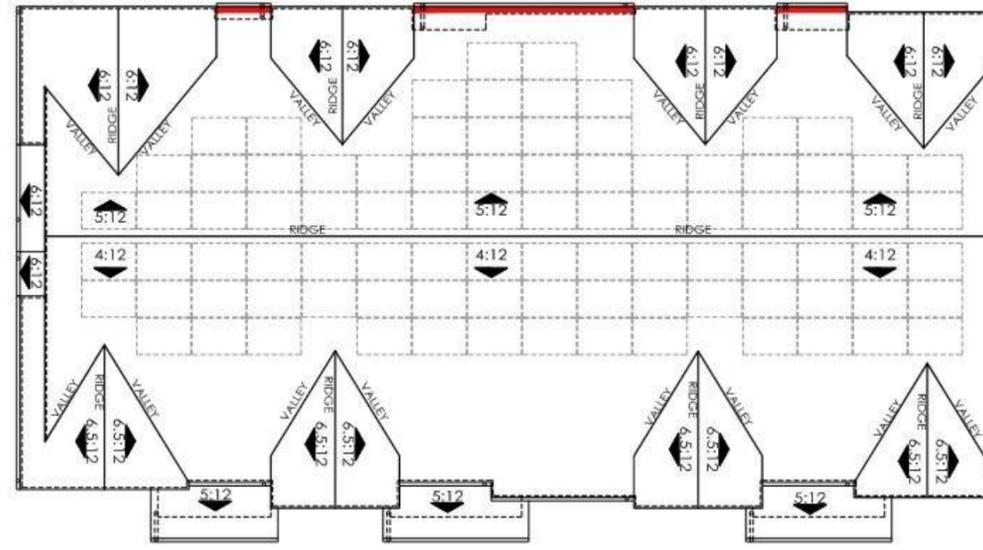


LEVEL 1 0 4 8 16 Scale 1" = 8'

\* Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

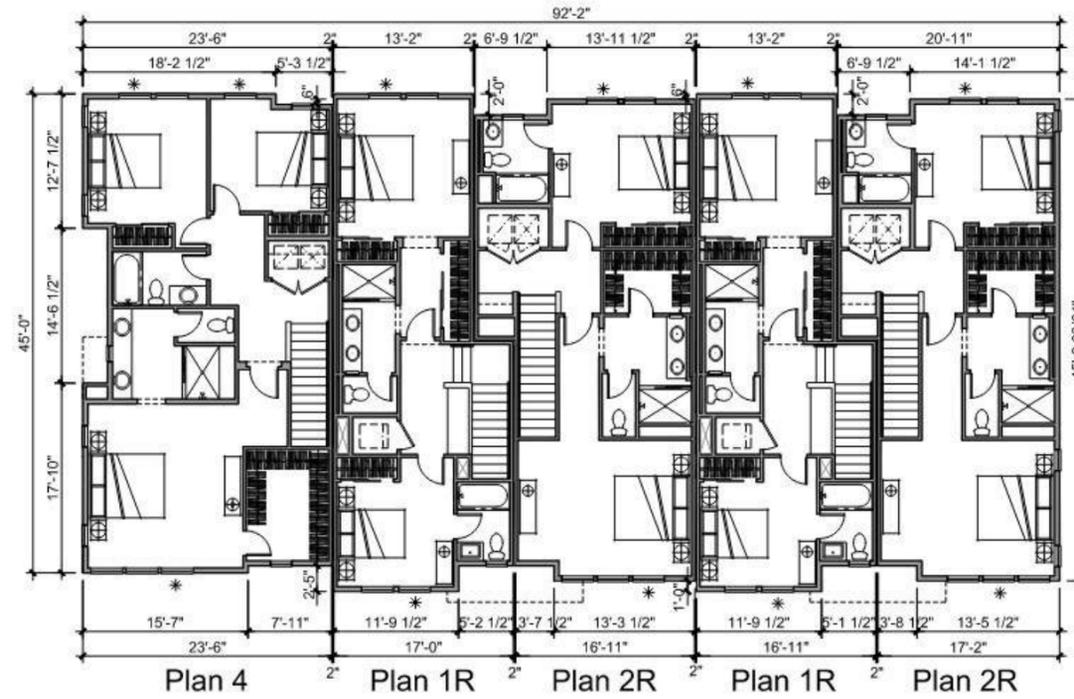


— Eave height less than 30' for fire ladder access.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

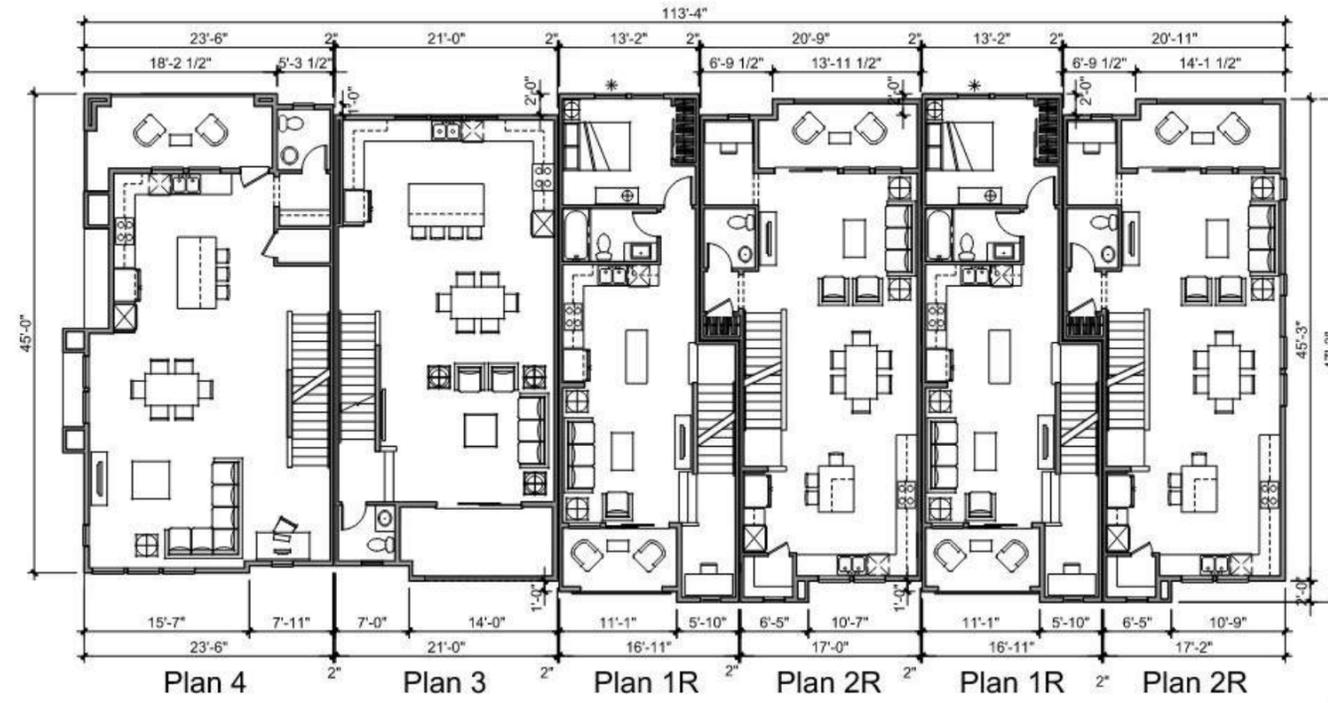
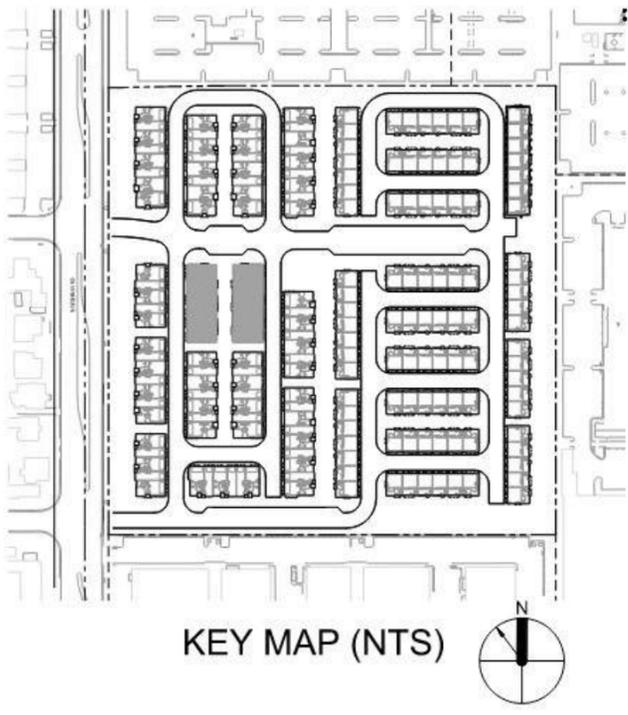
No roof mounted mechanical equipment.

ROOF PLAN Scale 1" = 8'

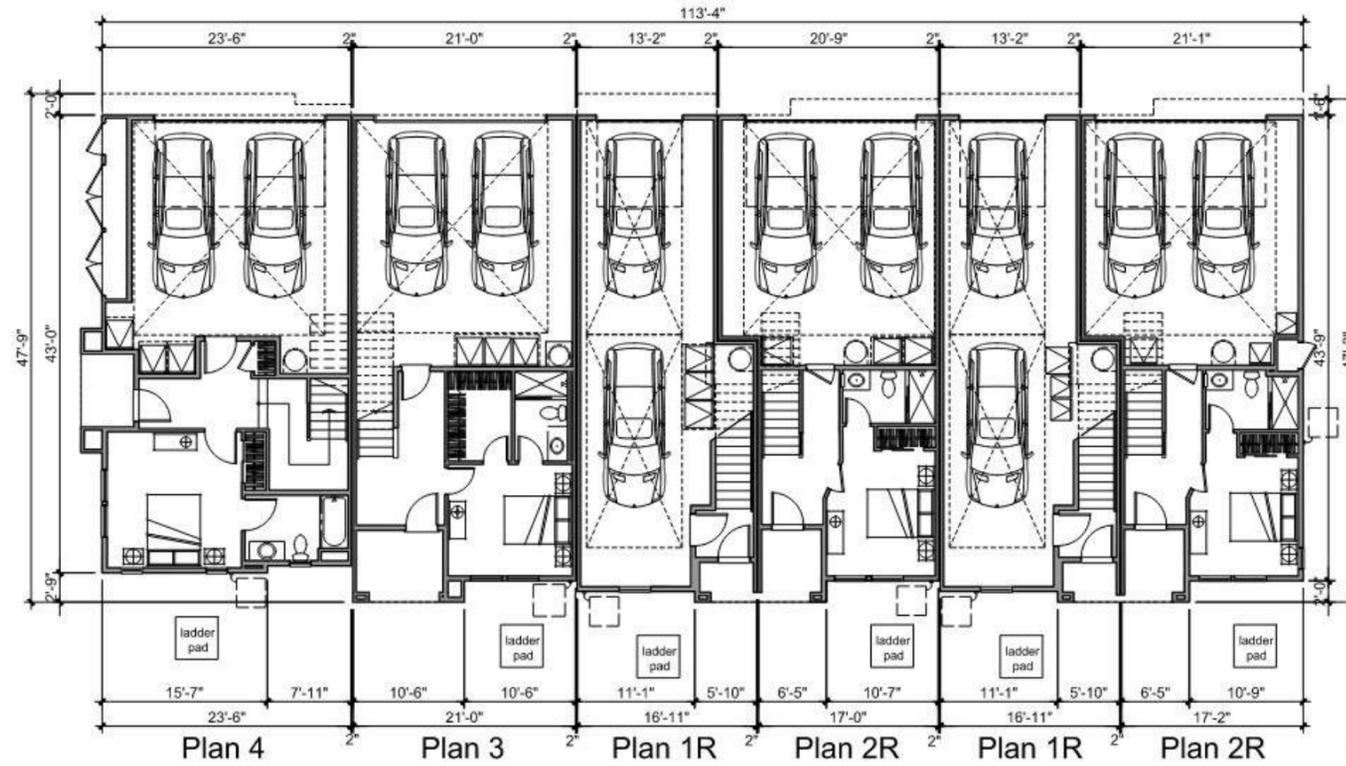


LEVEL 3 Scale 1" = 8'

Emergency Rescue Opening (Egress Window)

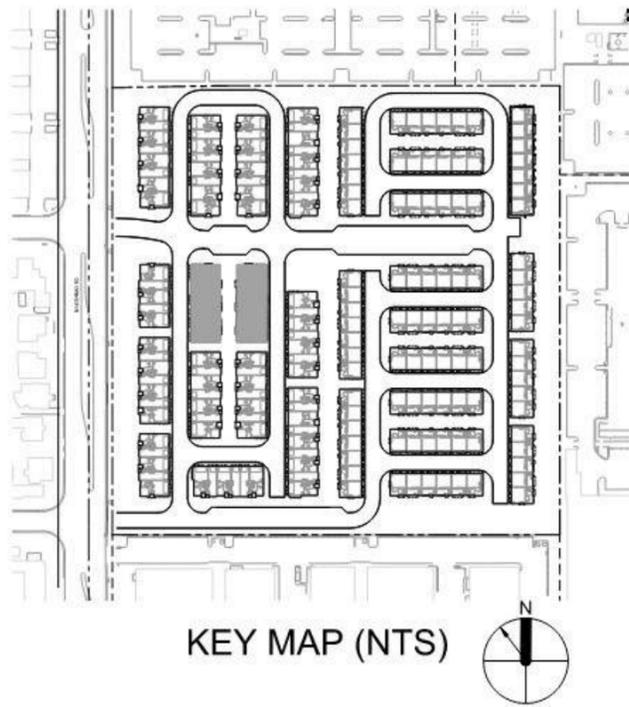


LEVEL 2 0 4 8 16 Scale 1" = 8'

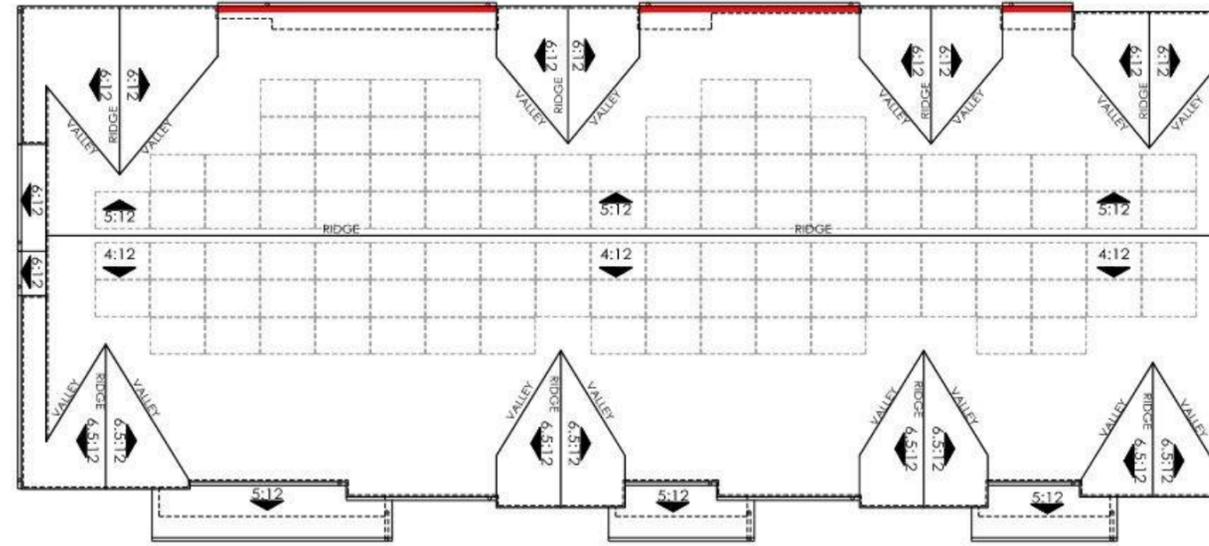


LEVEL 1 0 4 8 16 Scale 1" = 8'

✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

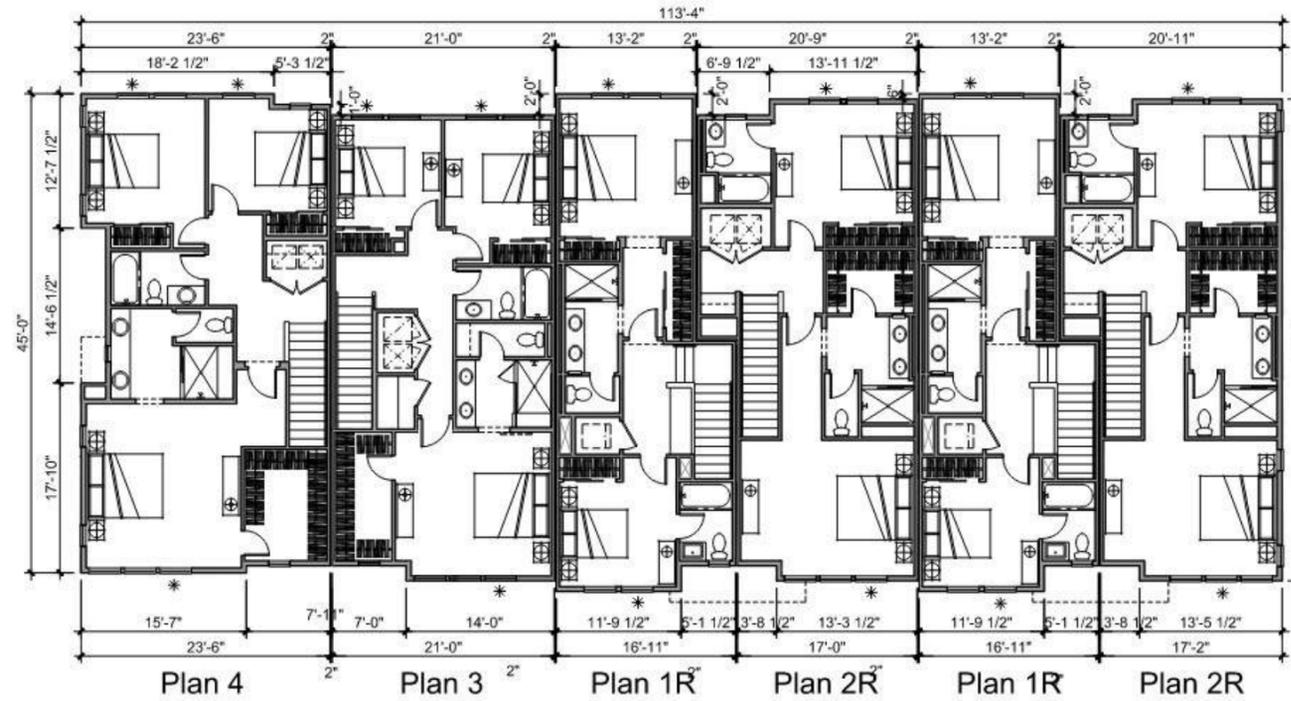


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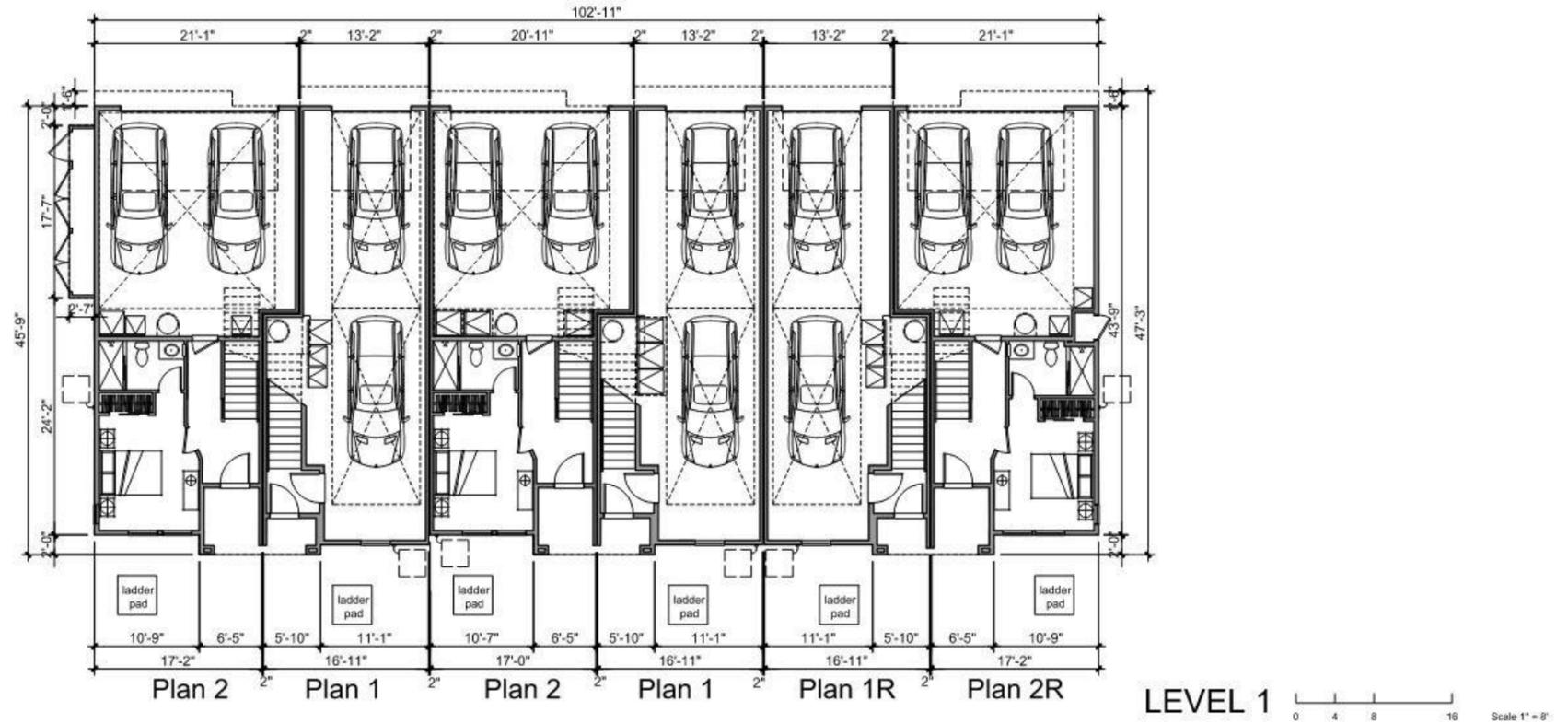
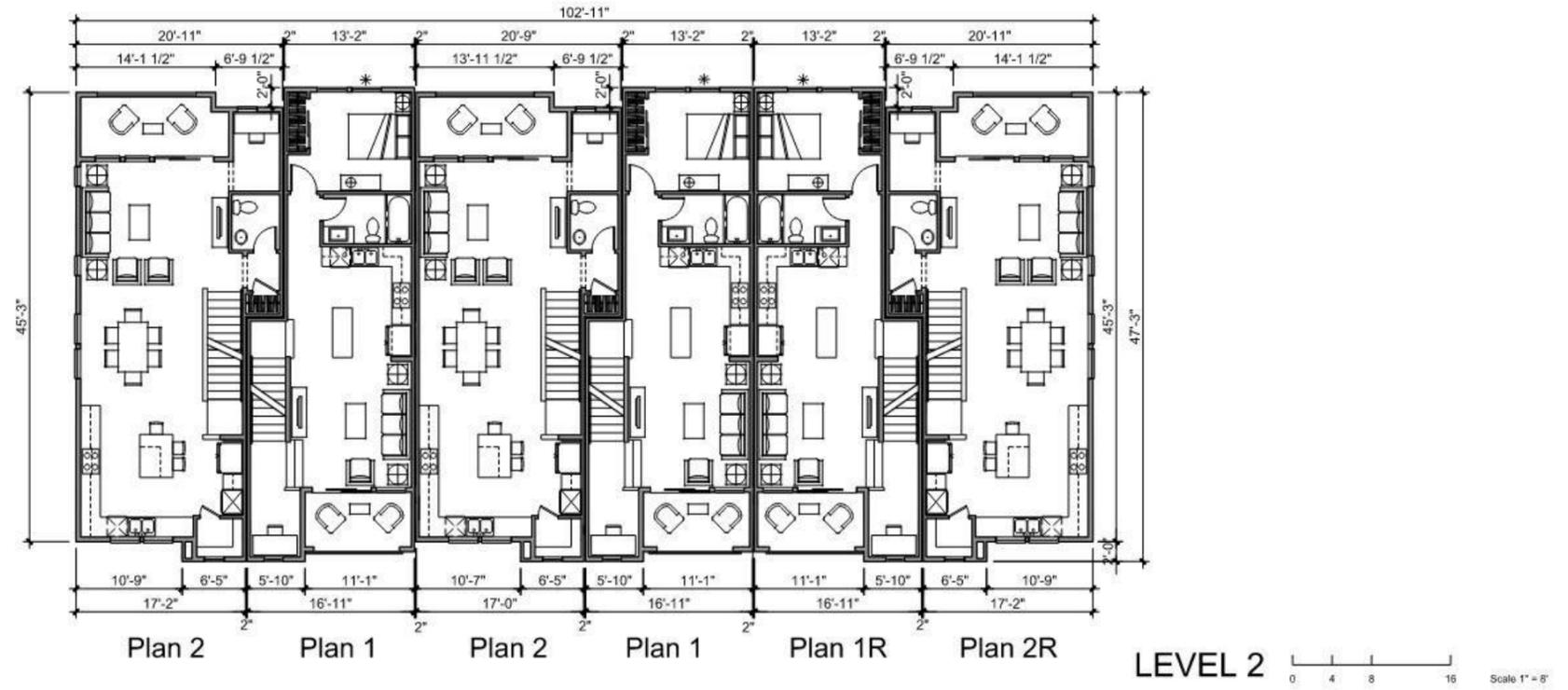
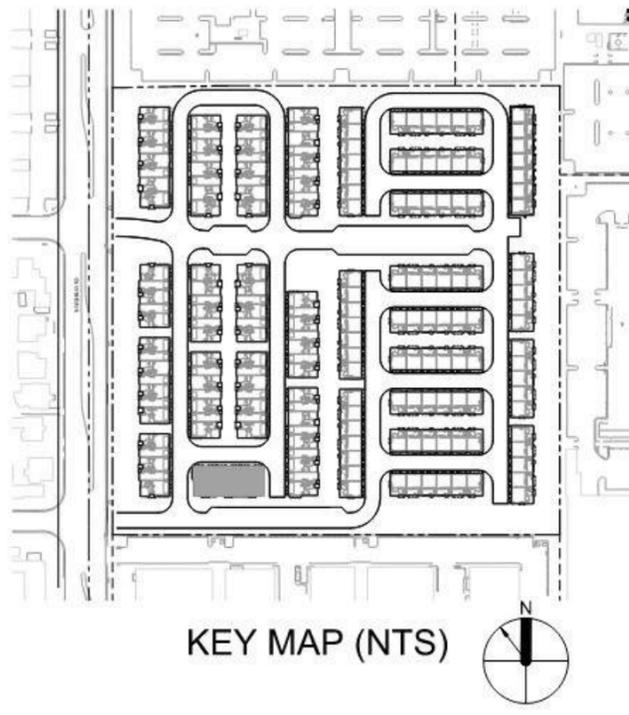
No roof mounted mechanical equipment.

ROOF PLAN Scale 1" = 8'

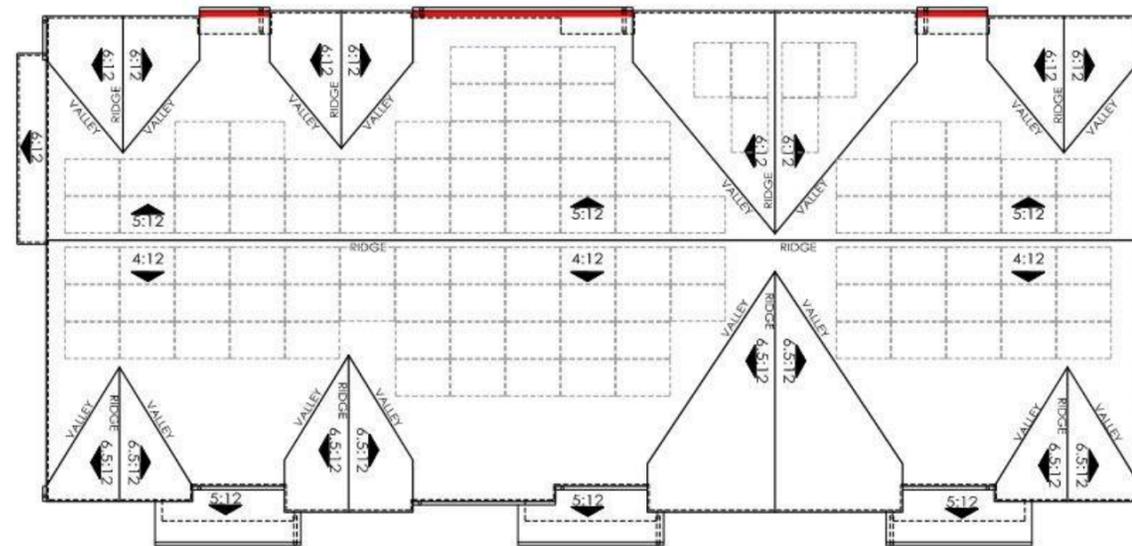
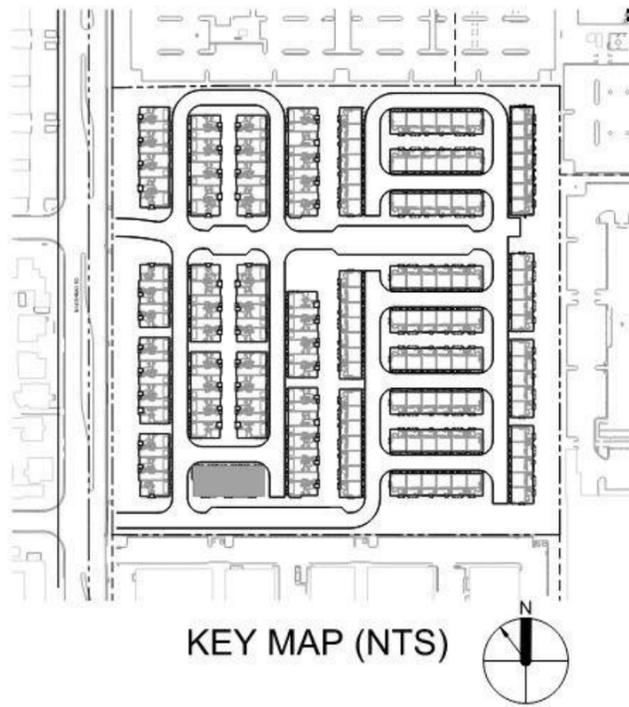


LEVEL 3 Scale 1" = 8'

Emergency Rescue Opening (Egress Window)

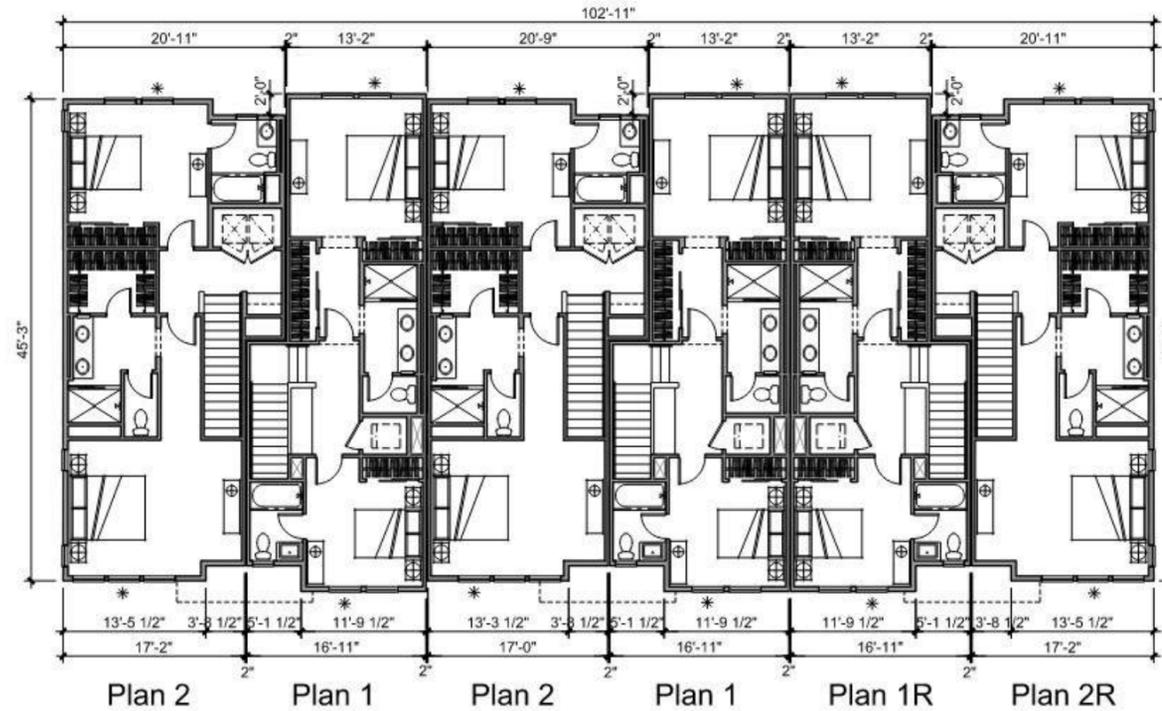


✱ Emergency Rescue Opening (Egress Window)



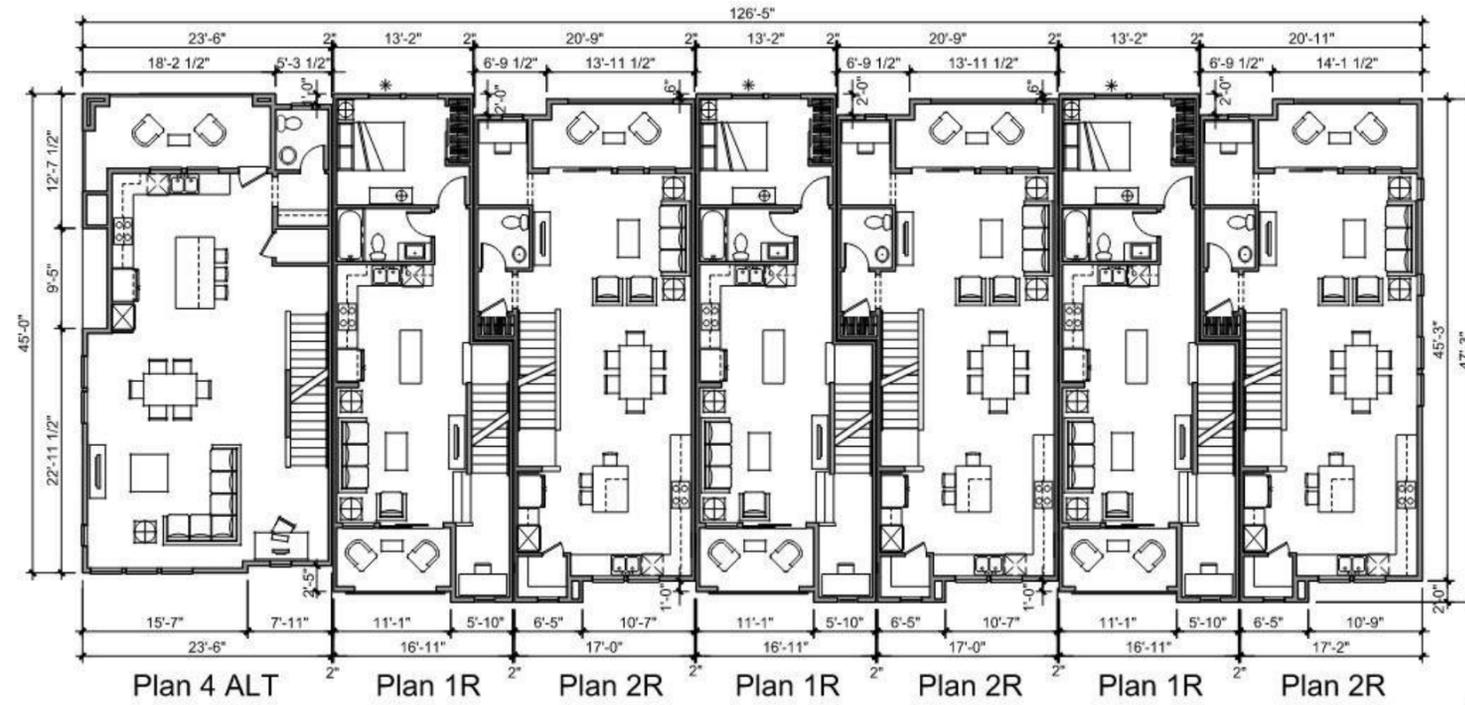
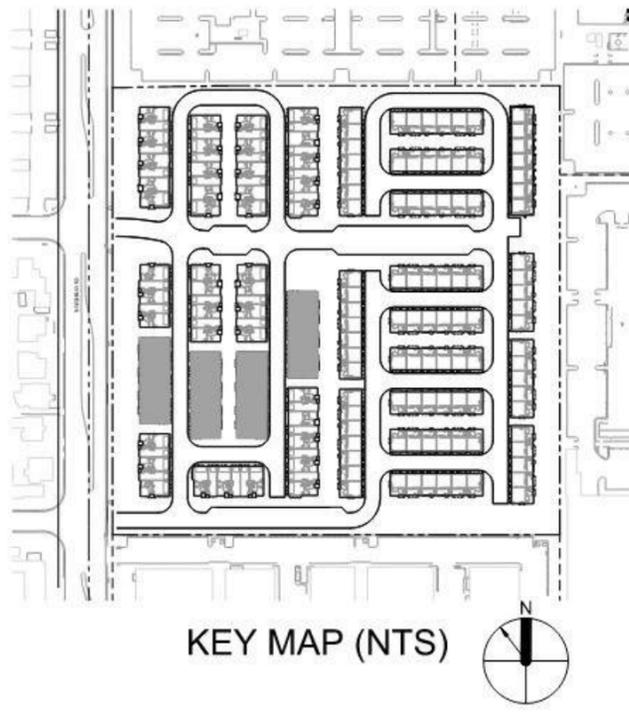
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ROOF PLAN 0 4 8 16 Scale 1" = 8'

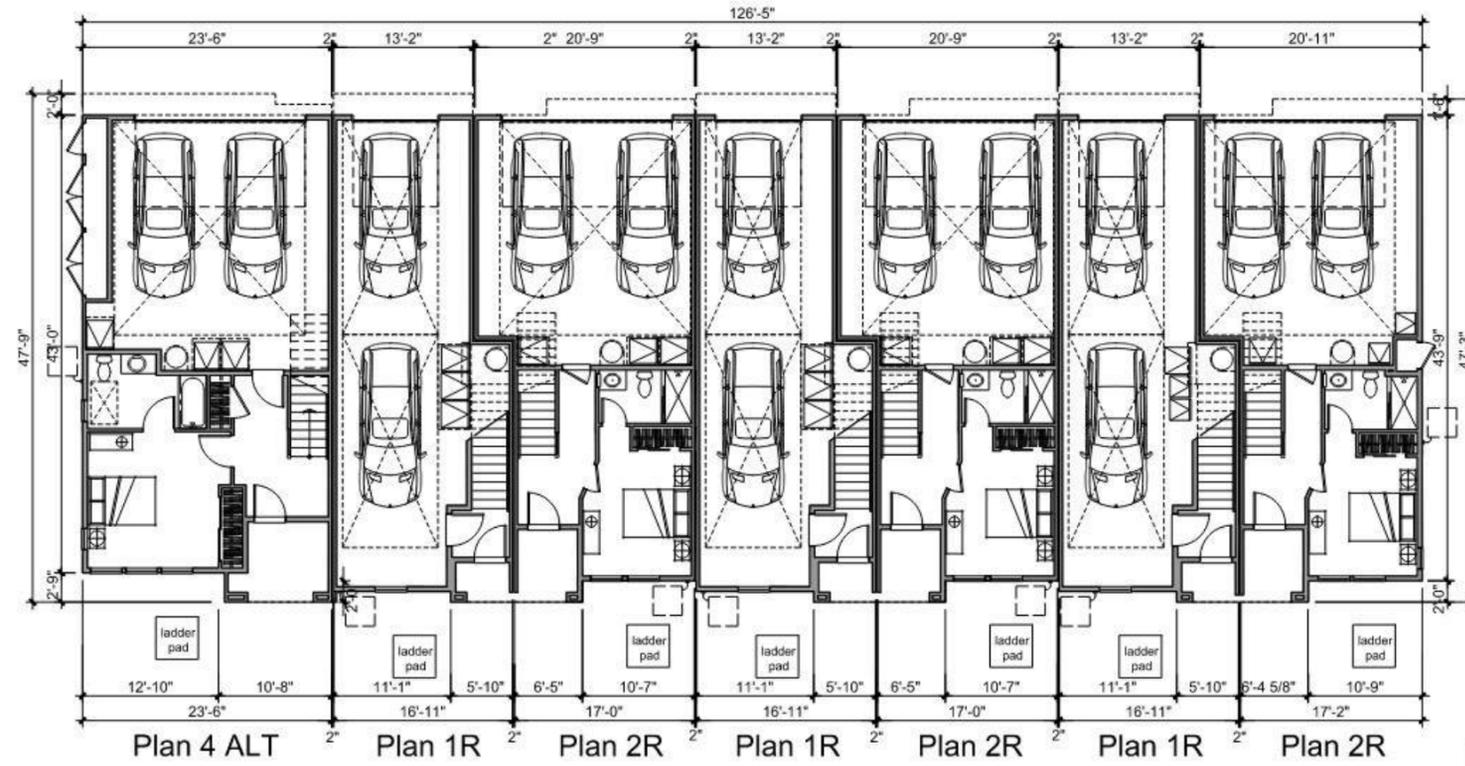


LEVEL 3 0 4 8 16 Scale 1" = 8'

✱ Emergency Rescue Opening (Egress Window)

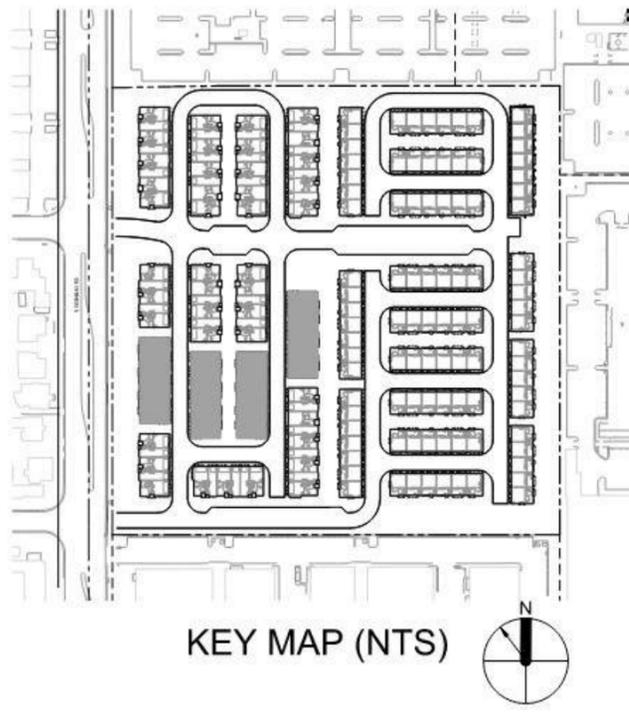


LEVEL 2 0 4 8 16 Scale 1" = 8'

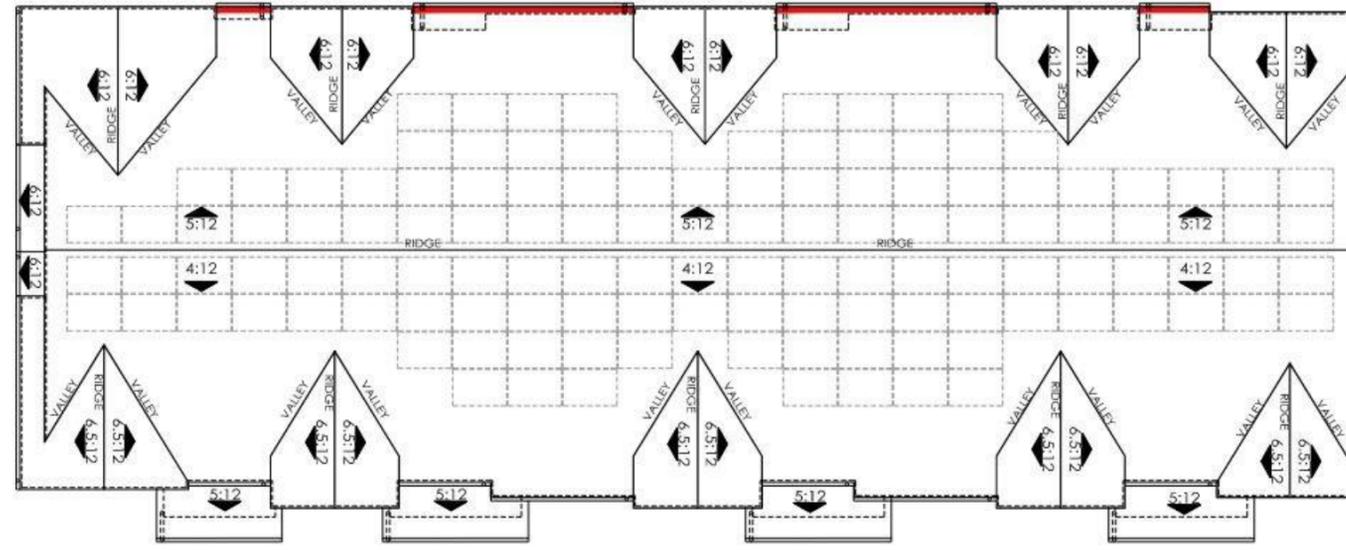


LEVEL 1 0 4 8 16 Scale 1" = 8'

✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

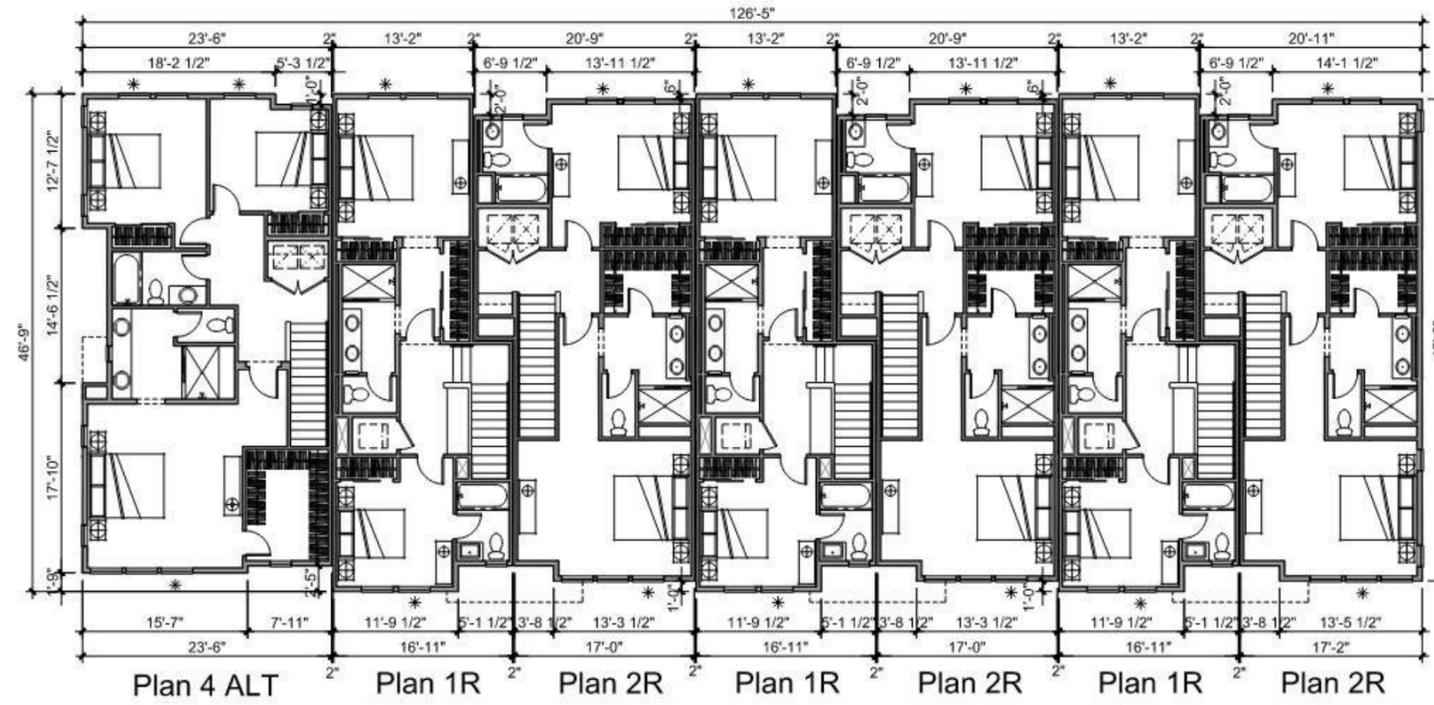


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NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

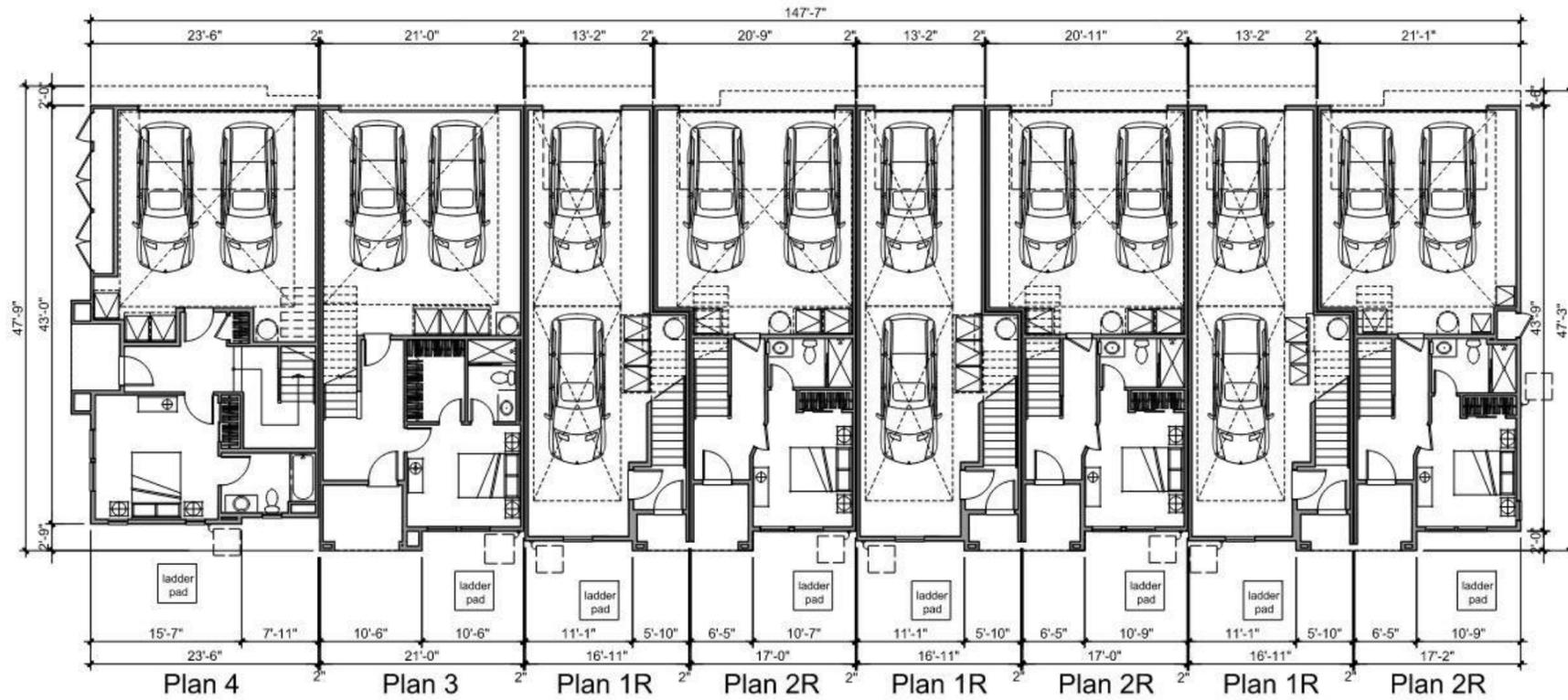
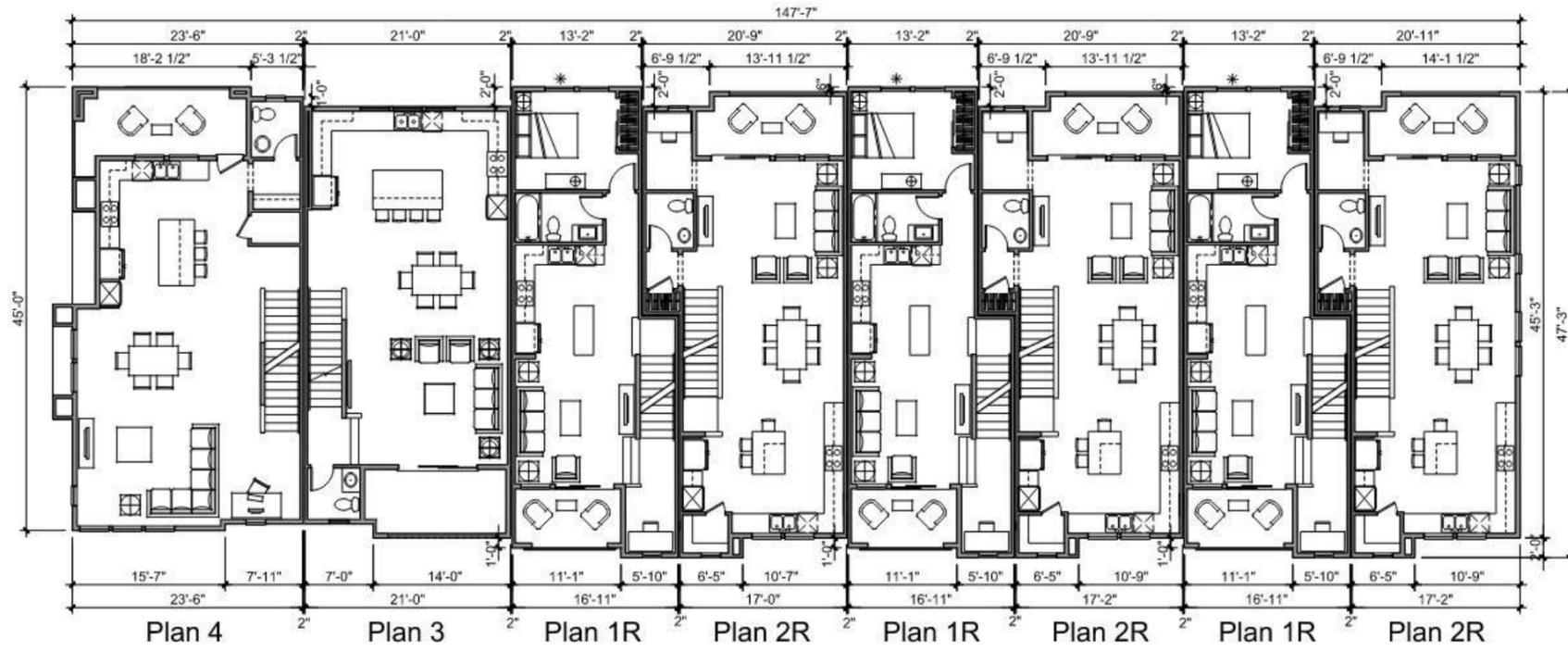
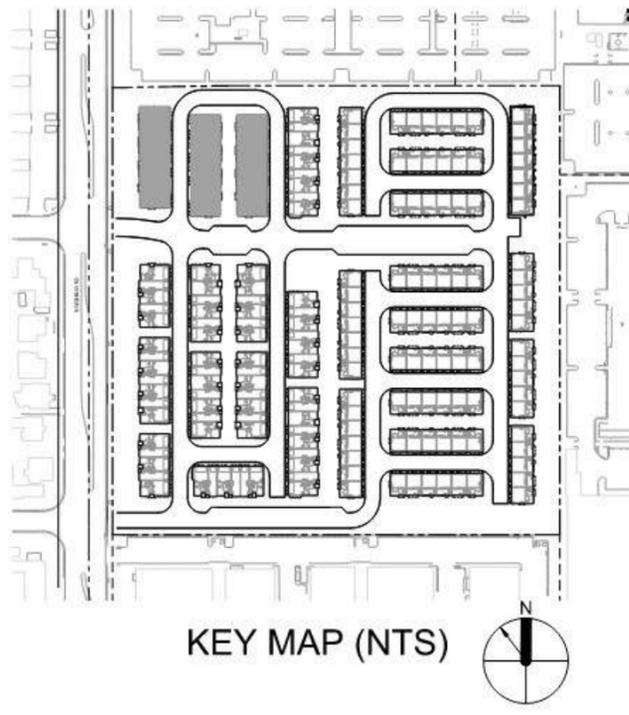
No roof mounted mechanical equipment.

ROOF PLAN Scale 1" = 8'

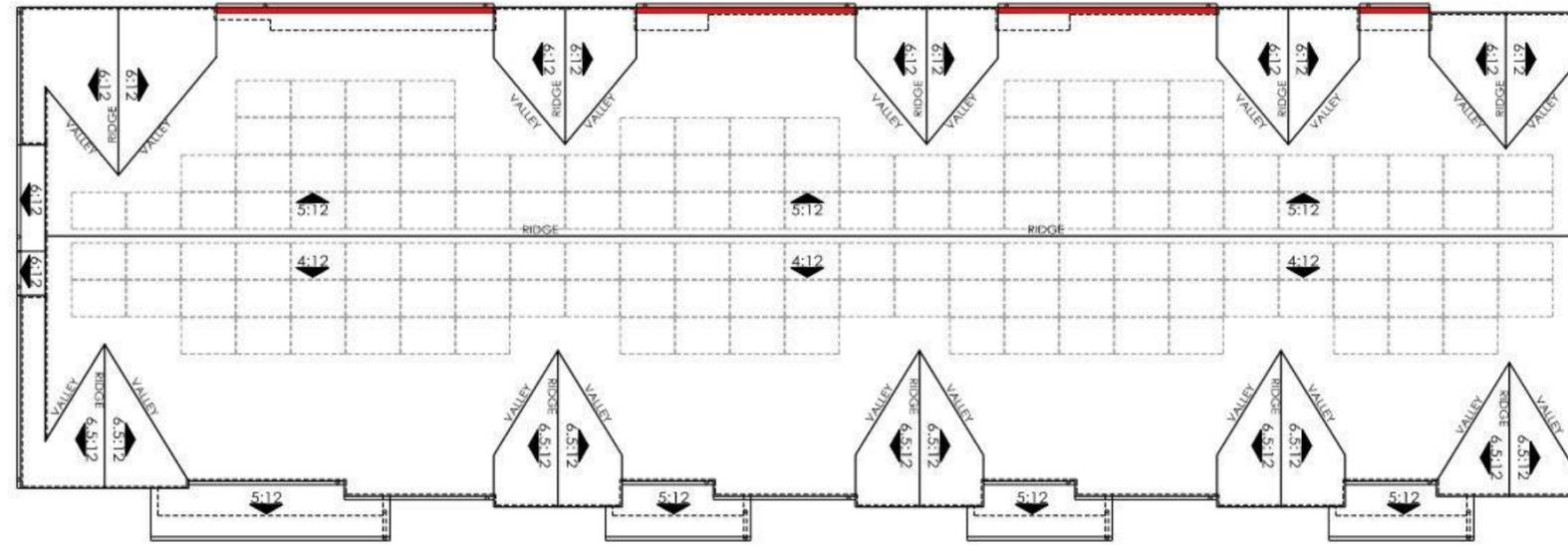
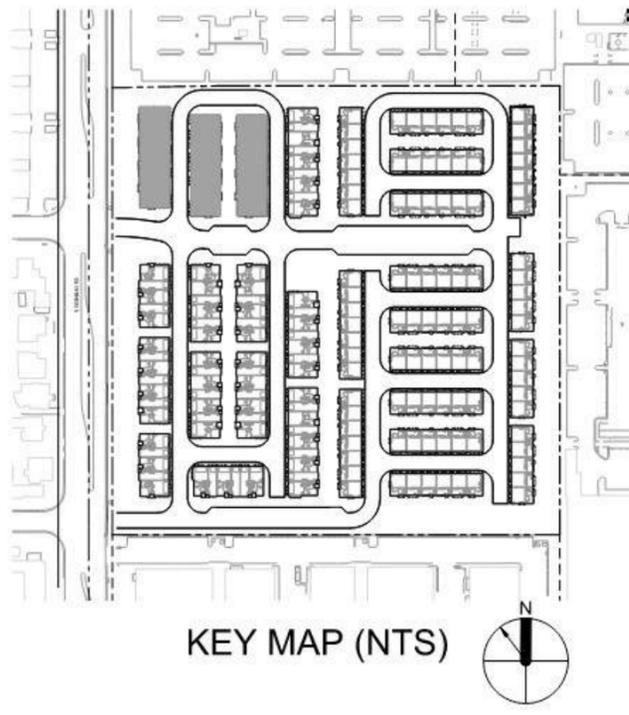


LEVEL 3 Scale 1" = 8'

Emergency Rescue Opening (Egress Window)

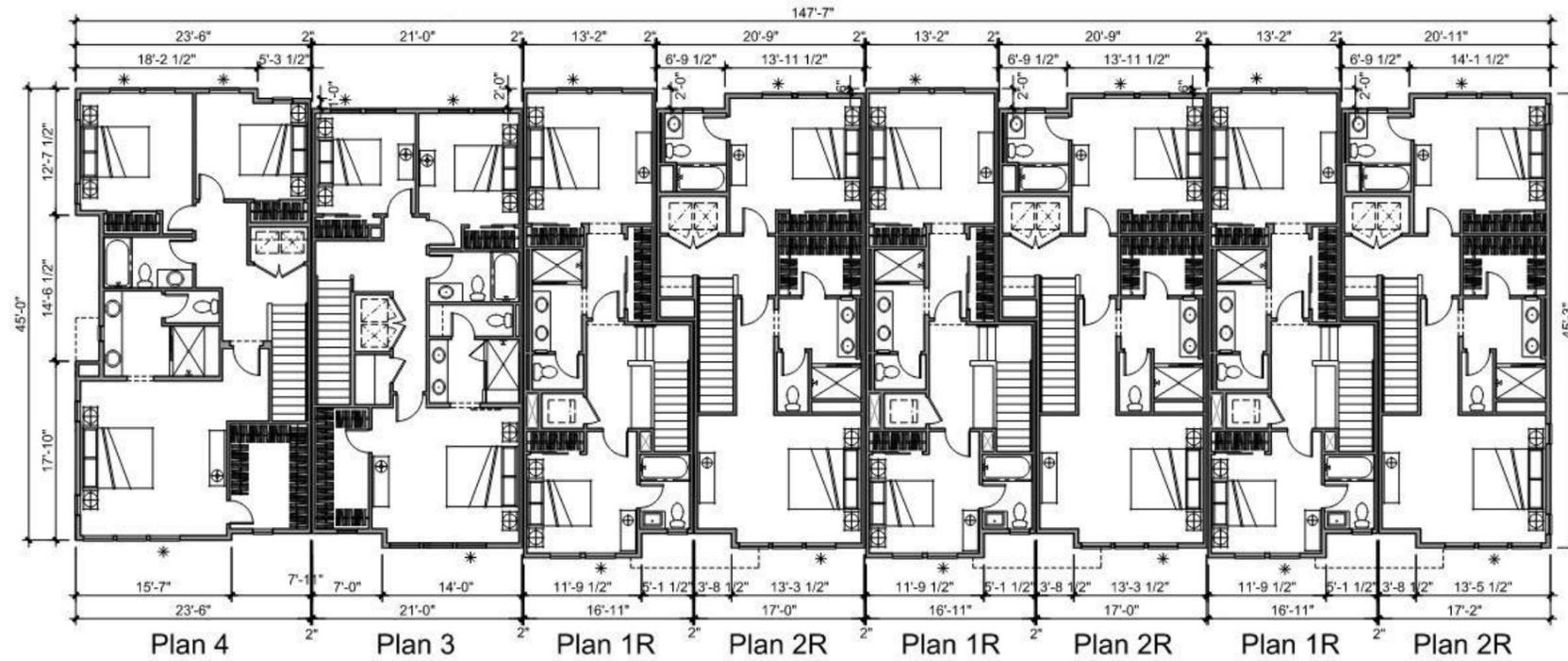


\* Emergency Rescue Opening (Egress Window)



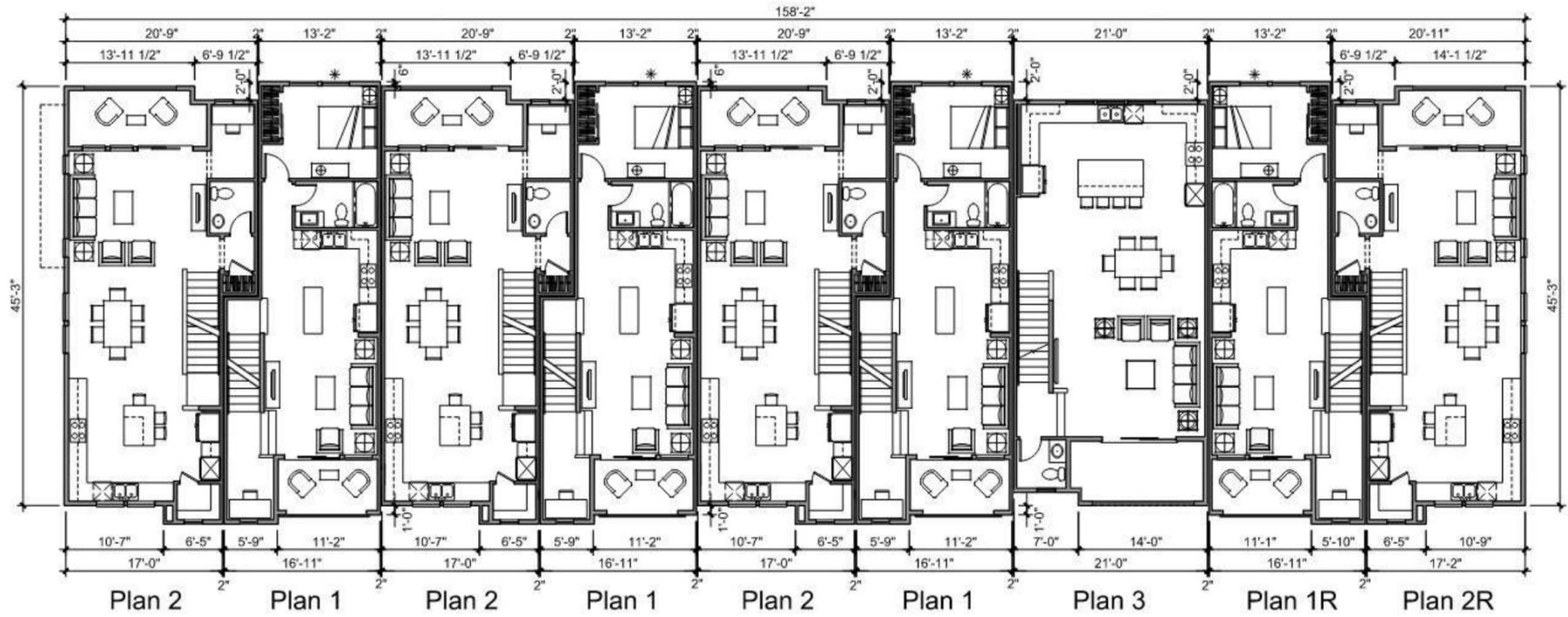
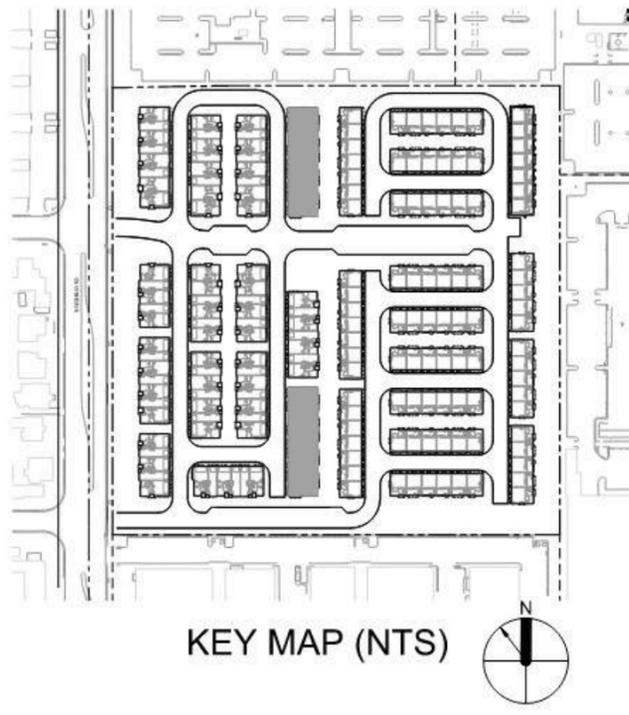
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ROOF PLAN 0 4 8 16 Scale 1" = 8'

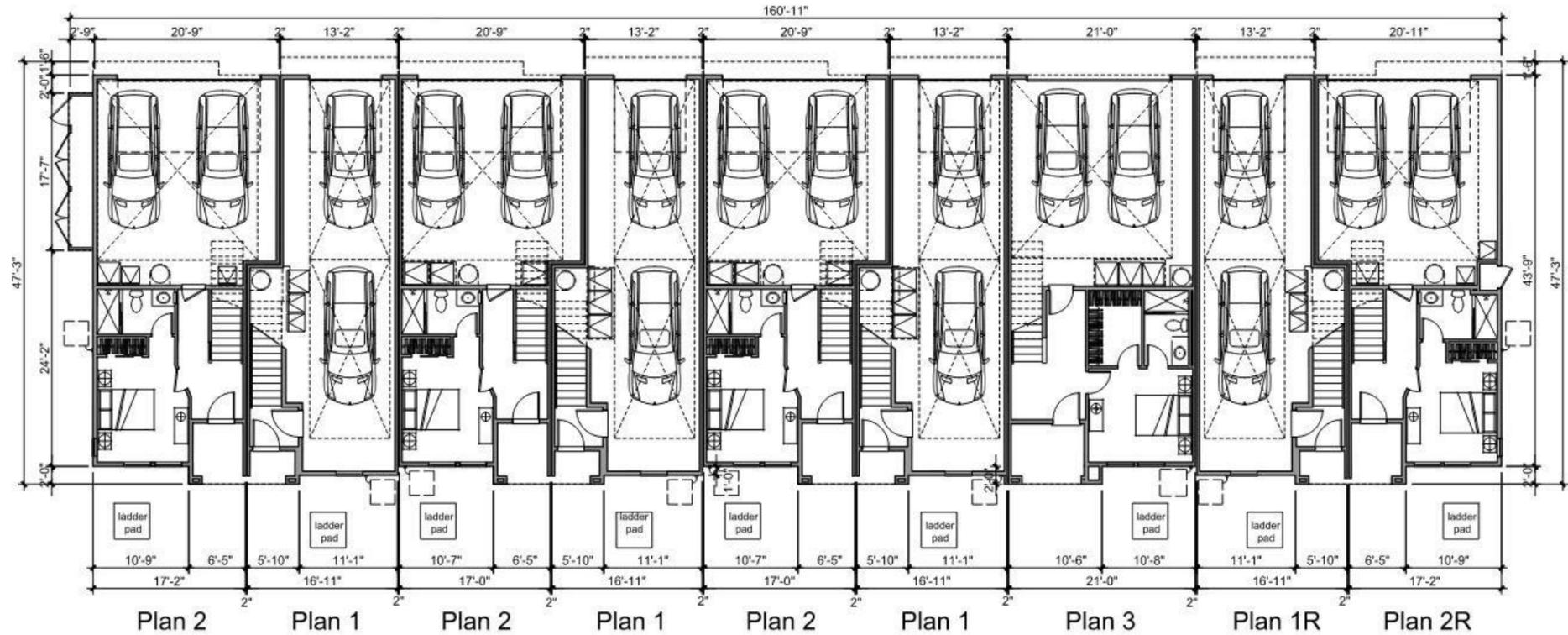


LEVEL 3 0 4 8 16 Scale 1" = 8'

\* Emergency Rescue Opening (Egress Window)

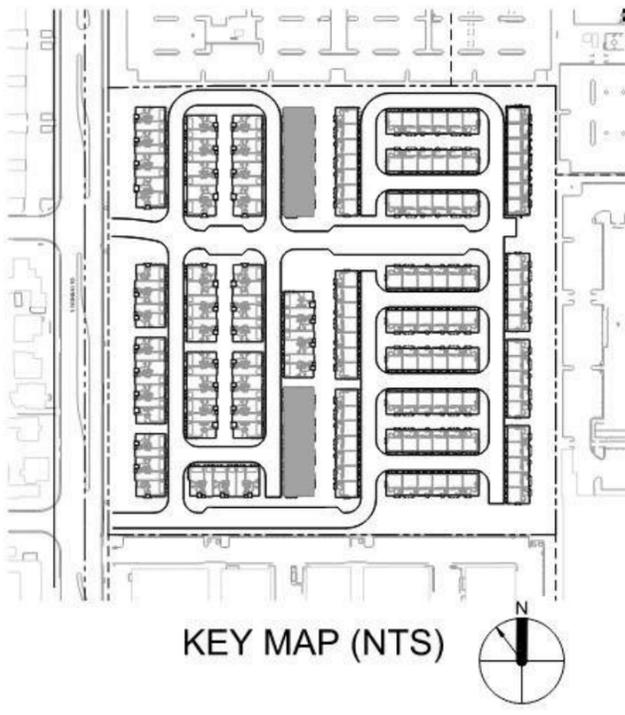


LEVEL 2 0 4 8 16 Scale 1" = 8'

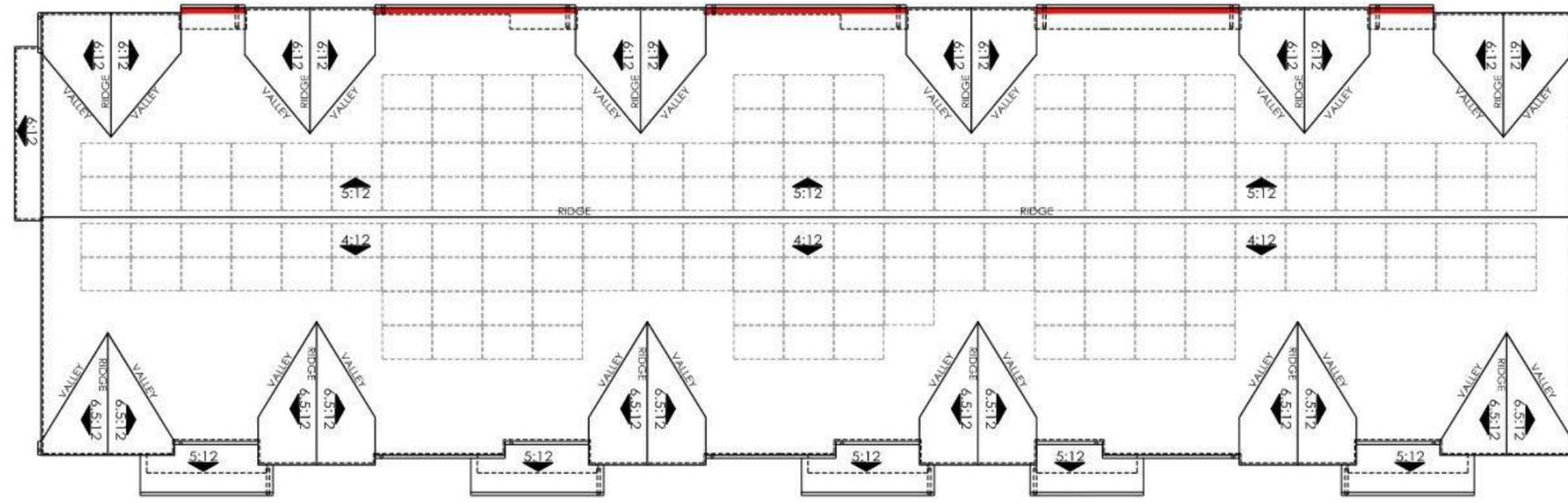


LEVEL 1 0 4 8 16 Scale 1" = 8'

\* Emergency Rescue Opening (Egress Window)

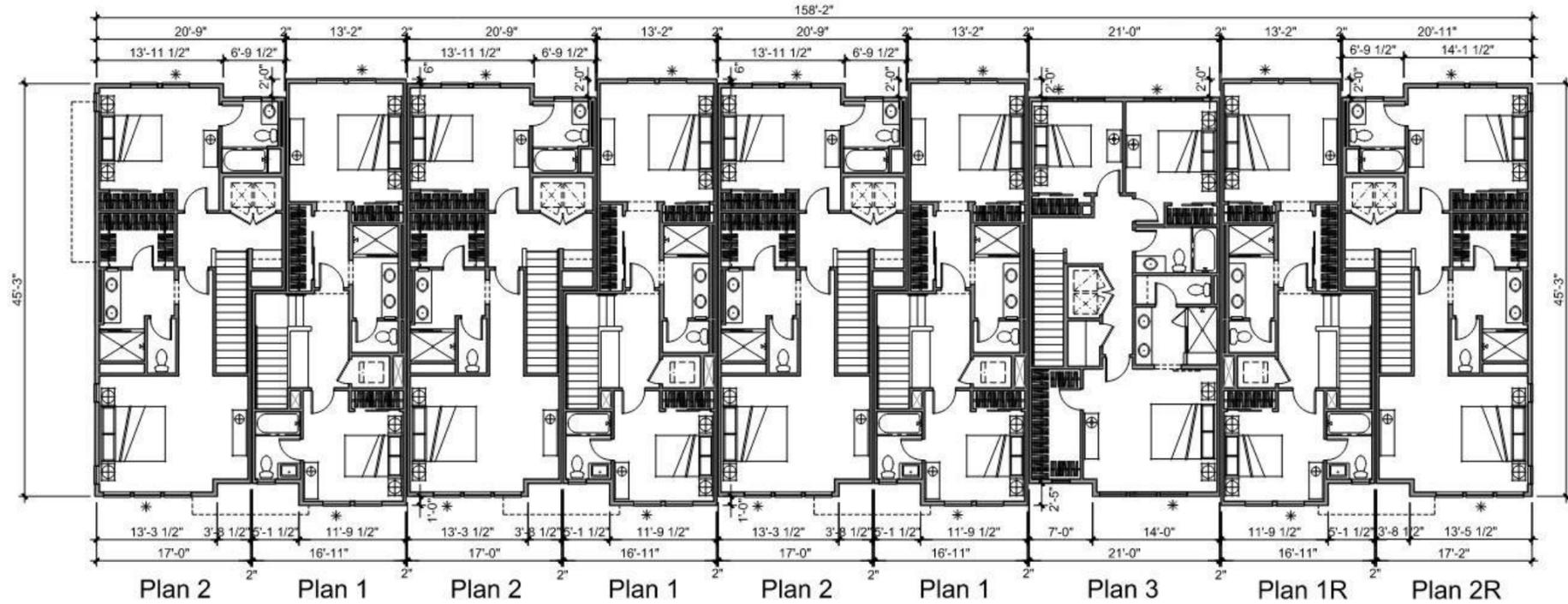


KEY MAP (NTS)



— Eave height less than 30' for fire ladder access.  
 NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.  
 No roof mounted mechanical equipment.

ROOF PLAN Scale 1" = 8'



LEVEL 3 Scale 1" = 8'

\* Emergency Rescue Opening (Egress Window)



## LEGEND

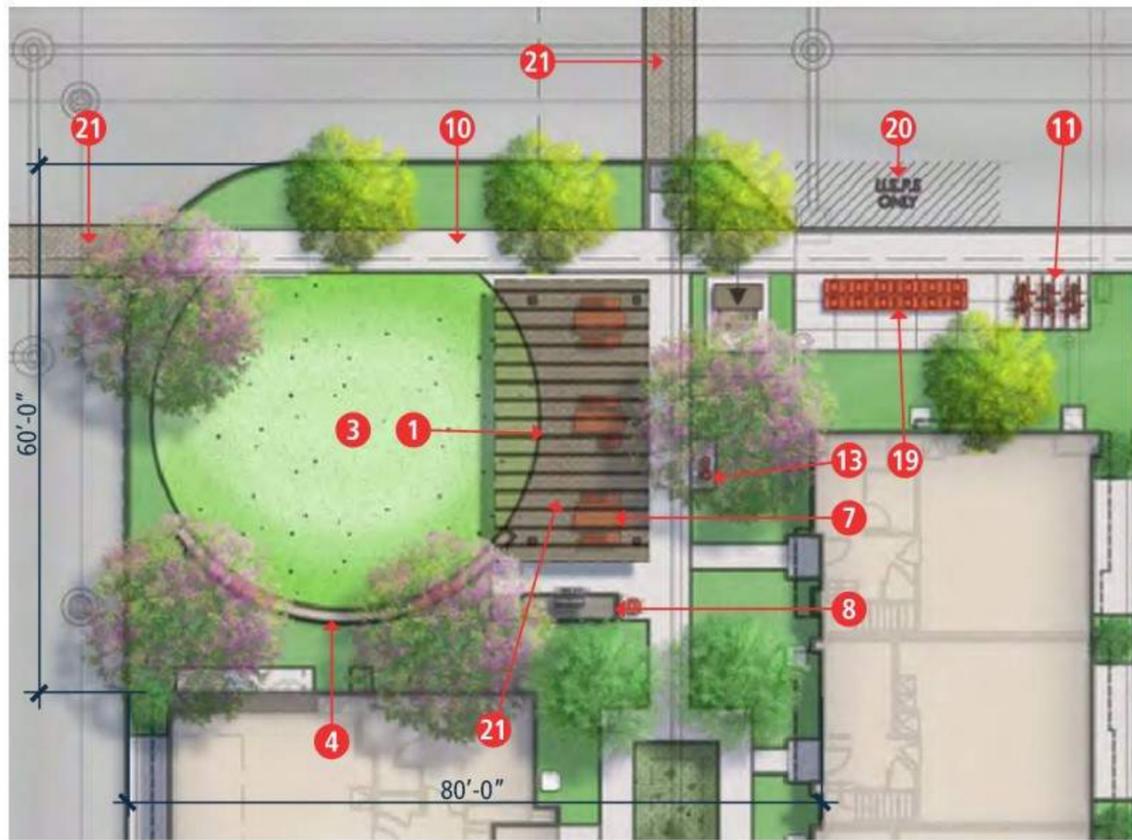
- 1 Vehicular Entry
- 2 Plaza Park (Common Open Space - See Page L-3)
- 3 Picnic Park (Common Open Space - See Page L-3)
- 4 North Whisman Mini Park (See Page L-3)
- 5 Pedestrian Paseos (See Page L-4)
- 6 Public Sidewalk and Parkway
- 7 Concrete Sidewalk
- 8 Common Landscape Areas
- 9 Bio-retention, per Civil
- 10 LID Planters, per Civil
- 11 Parking, per Civil
- 12 Bike Rack (Short Term Use) (4/L-6)
- 13 Property Line
- 14 Visibility Triangle per City of Mountain View Triangle of Safety Guidelines (35 MPH)
- 15 Existing 10' wide Public Easement Trail
- 16 Pedestrian connection to trail system
- 17 Dog Run
- 18 Bench Seating (2/L-6)
- 19 USPS Parking & Mail Box Area
- 20 Loading Area & Short Term Parking
- 21 Outdoor Common Open Space Area
- 22 City Street Light
- 23 Fire Hydrant
- 24 Existing Overhead Utility Pole
- 25 Pedestrian Crossing with Enhanced Paving (10/L-6)

## SHEET INDEX

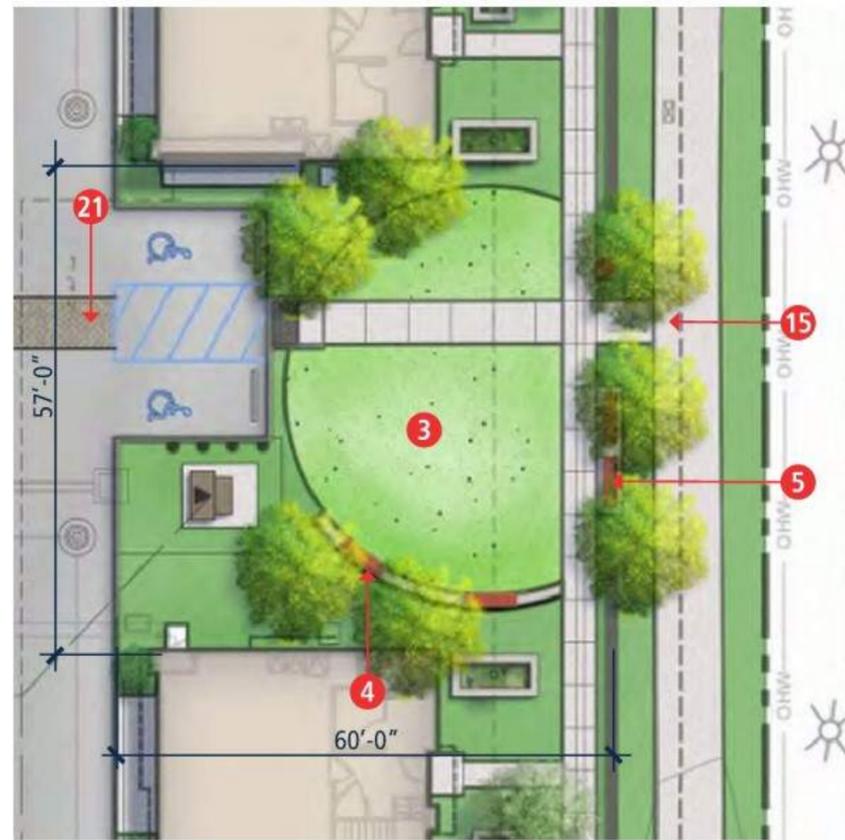
- L-1 Conceptual Landscape Imagery
- L-2 Landscape Site Plan
- L-3 Conceptual Open Space Enlargements
- L-4 Conceptual Open Space Enlargements
- L-5 Conceptual Section and Elevation
- L-6 Conceptual Material Imagery
- L-7 Conceptual Material Imagery
- L-8 Typical Utility Screening and Bike Rack Placement
- L-9 Conceptual Wall and Fence Plan
- L-10 Conceptual Tree Planting Plan & Mitigation Replacement
- L-11 Canopy Coverage Plan
- L-12 Preliminary Hydrozone Plan
- L-13 Preliminary Irrigation Plan
- L-14 Conceptual Lighting Plan
- L-15 Conceptual Open Space Plan

### NOTES:

- 12 bike racks are proposed for this community to allow for 24 bike parking spaces.
- The shown site plan is conceptual and subject to design and material changes at later phases of development.



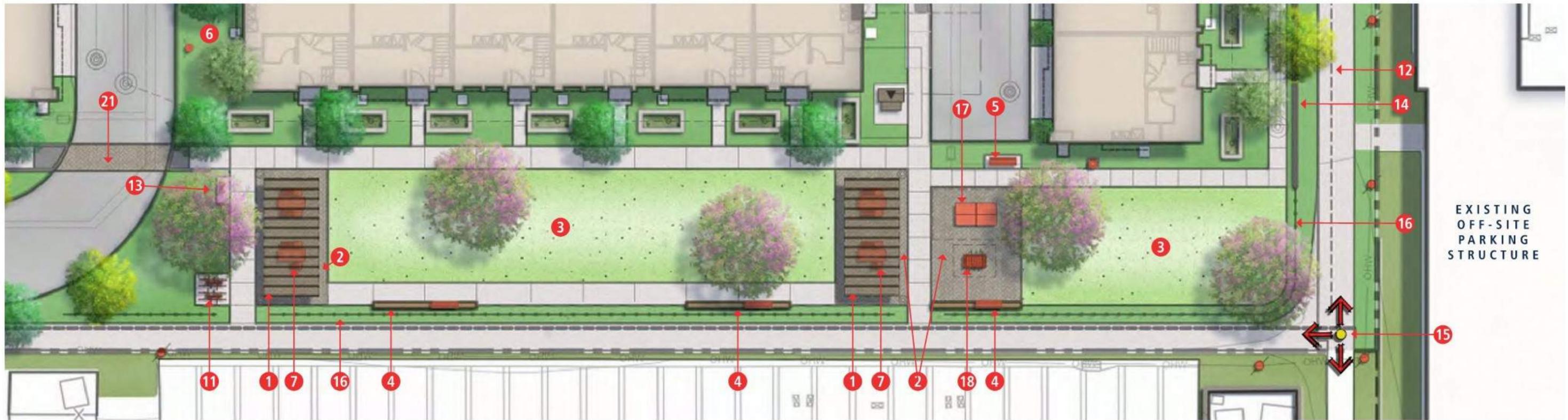
PLAZA PARK  
(COMMON OPEN SPACE)



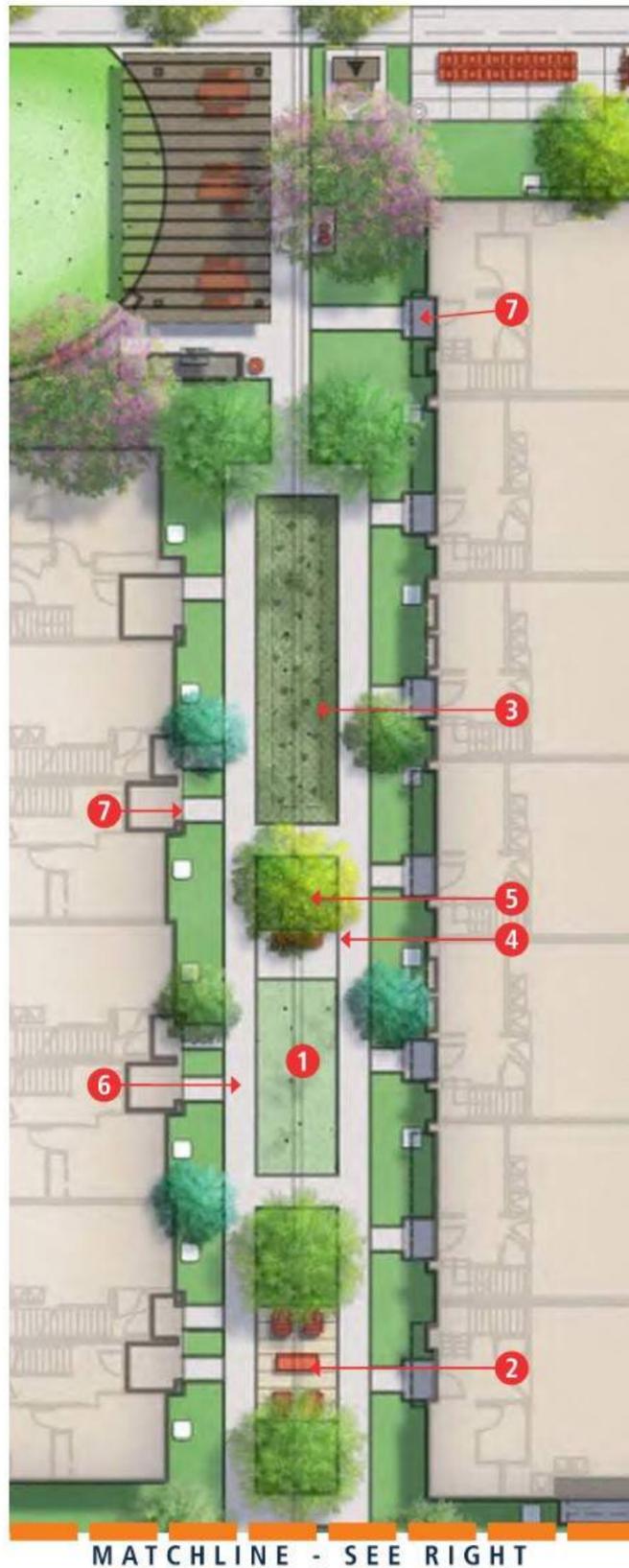
PICNIC PARK  
(COMMON OPEN SPACE)

### LEGEND

- |   |  |
|---|--|
| 1 Shade Structure (4/L-7)                               | 15 Community Trail Connection                        |
| 2 Enhanced Paving (10/L-6)                              | 16 +/- 38" Tall Fence (L-5)                          |
| 3 Natural Grass   | 17 Concrete Table Tennis (6/L-7)                     |
| 4 Accent wall with bench Seating (1/L-7)                | 18 Concrete Foosball Table (3/L-7)                   |
| 5 Bench Seating (2/L-6)                                 | 19 Mailbox Area (9/L-6)                              |
| 6 Common Landscape Area                                 | 20 USPS Parking                                      |
| 7 Picnic Tables / Game Tables (2,5/L-7)                 | 21 Pedestrian Crossing with Enhanced Paving (10/L-6) |
| 8 Electric BBQ Grill (7/L-6)                            |  |
| 9 Enhanced Paving                                       |  |
| 10 Sidewalk   |  |
| 11 Bike Rack (4/L-6)                                    |  |
| 12 Existing Public Trail Easement                       |  |
| 13 Drinking Fountain (8/L-6)                            |  |
| 14 +/- 20" CMU Wall with +/- 28" Decorative Fence (L-5) |  |

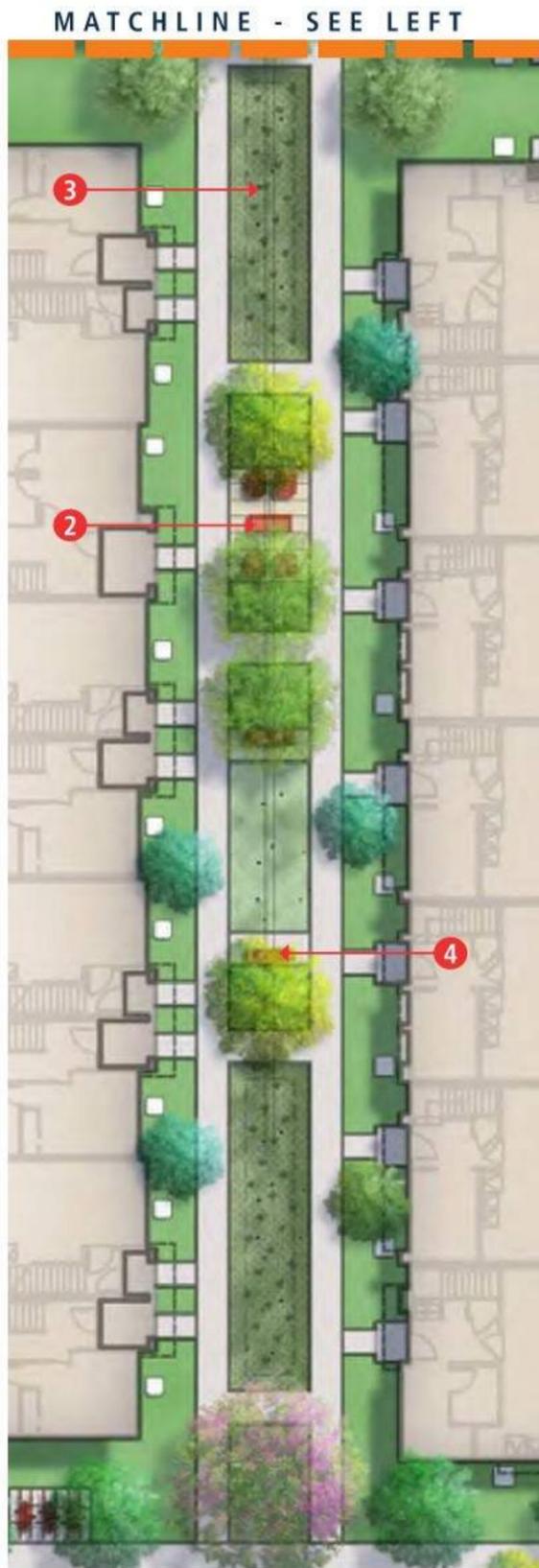


NORTH WHISMAN MINI PARK (PUBLICLY ACCESSIBLE)

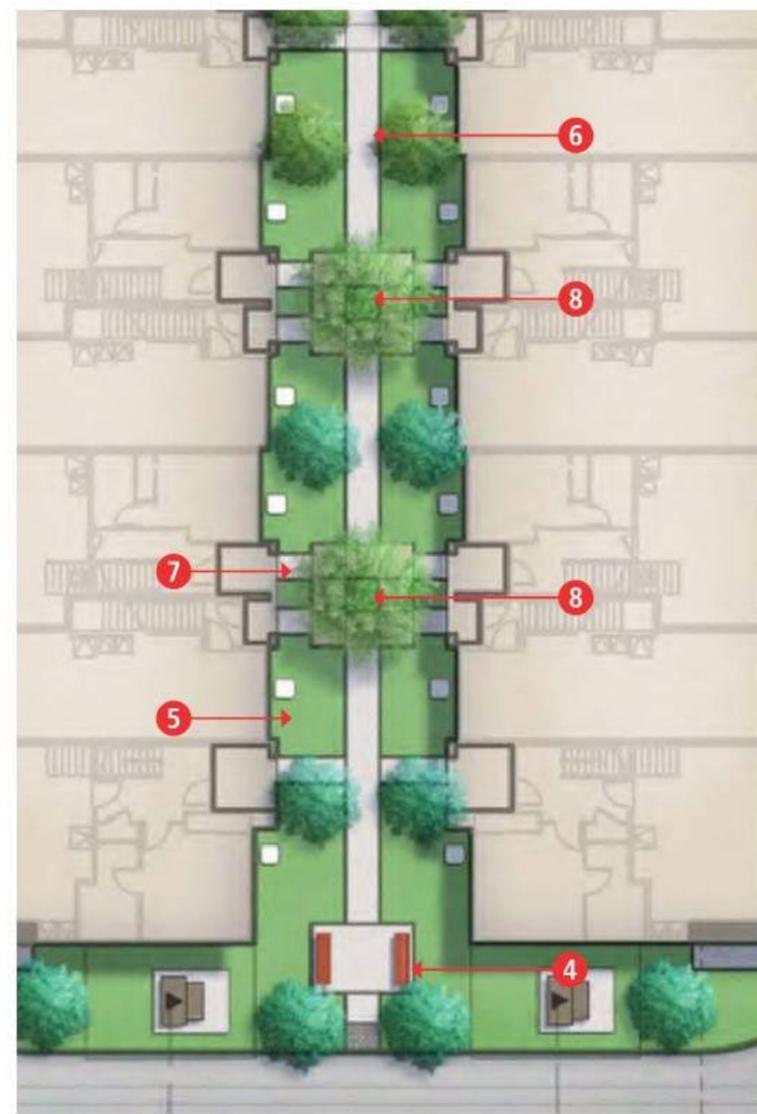


MATCHLINE - SEE RIGHT

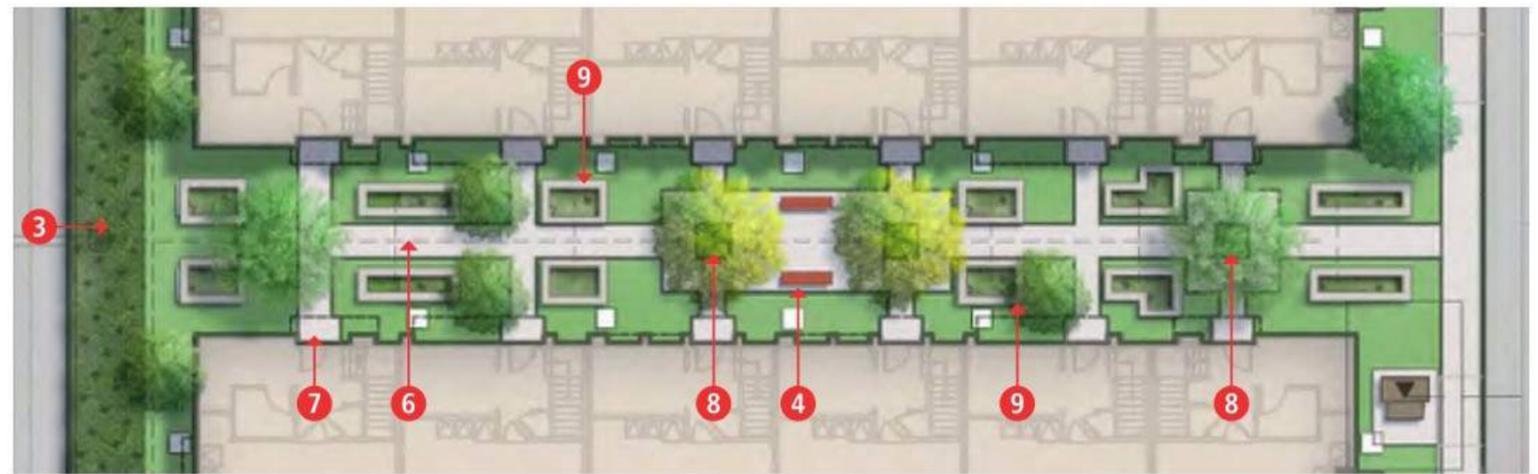
CENTRAL PASEO ENLARGEMENT 'A'



MATCHLINE - SEE LEFT



COMMON OPEN SPACE ENLARGEMENT 'B'



COMMON OPEN SPACE ENLARGEMENT 'C'

**LEGEND**

- 1 Low water, no mow grass
- 2 Social Nodes with Lounge Seating (3/L-6)
- 3 Bio-Retention, per Civil
- 4 Bench Seating (2/L-6)
- 5 Common Landscape Area
- 6 Sidewalk
- 7 Unit Entry
- 8 Tree Grate
- 9 LID Planters

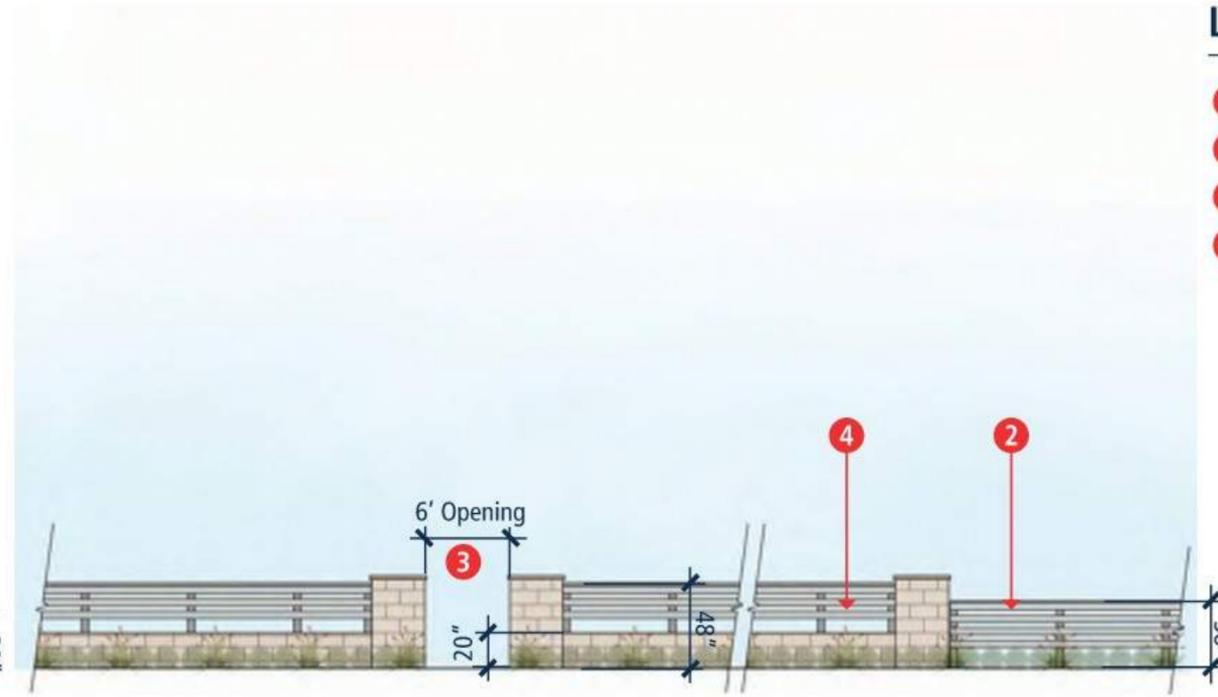


KEY MAP

N.T.S.



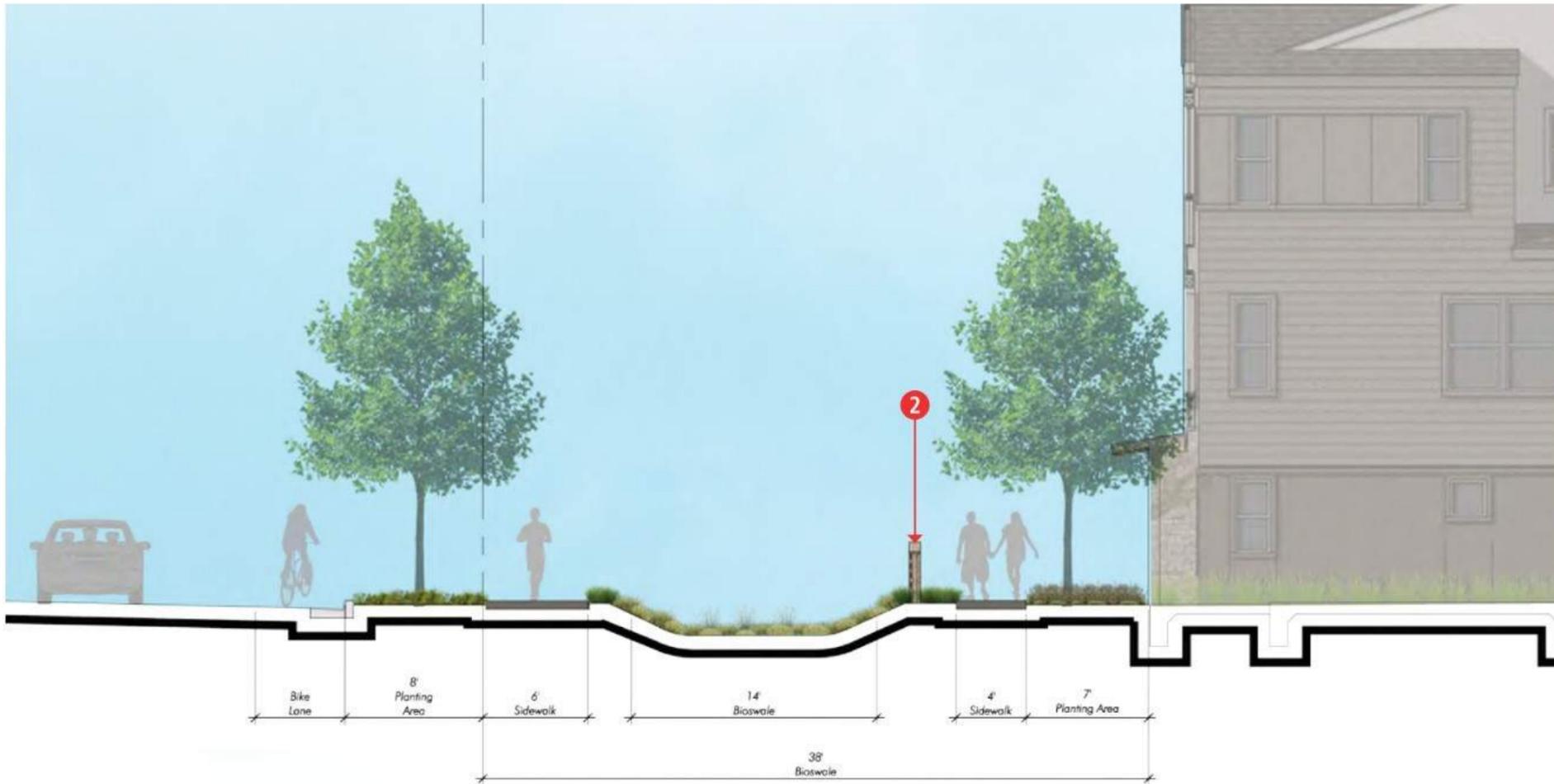
**ELEVATION A: WHISMAN ROAD**  
SCALE: 1/4"=1'-0"



**ELEVATION B: PERIMETER WALL AT EAST SIDE OF PROJECT**  
SCALE: 1/4"=1'-0"

**LEGEND**

- 1 +/-48" Tall Entry Accent Wall
- 2 +/-38" Decorative Community Fence
- 3 Pedestrian Access Opening
- 4 +/-20" Tall CMU Wall with +/-28" Tall Decorative Fence



**SECTION A: WHISMAN ROAD TO BLDG 3**  
SCALE: 1/8"=1'-0"

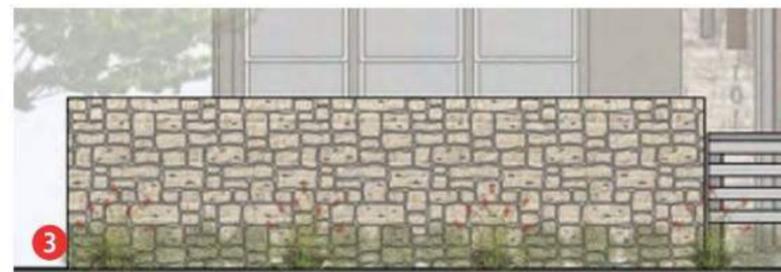
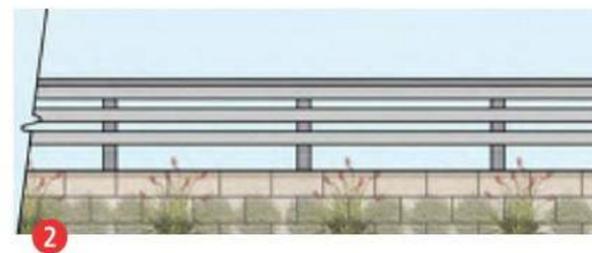


**KEY MAP**

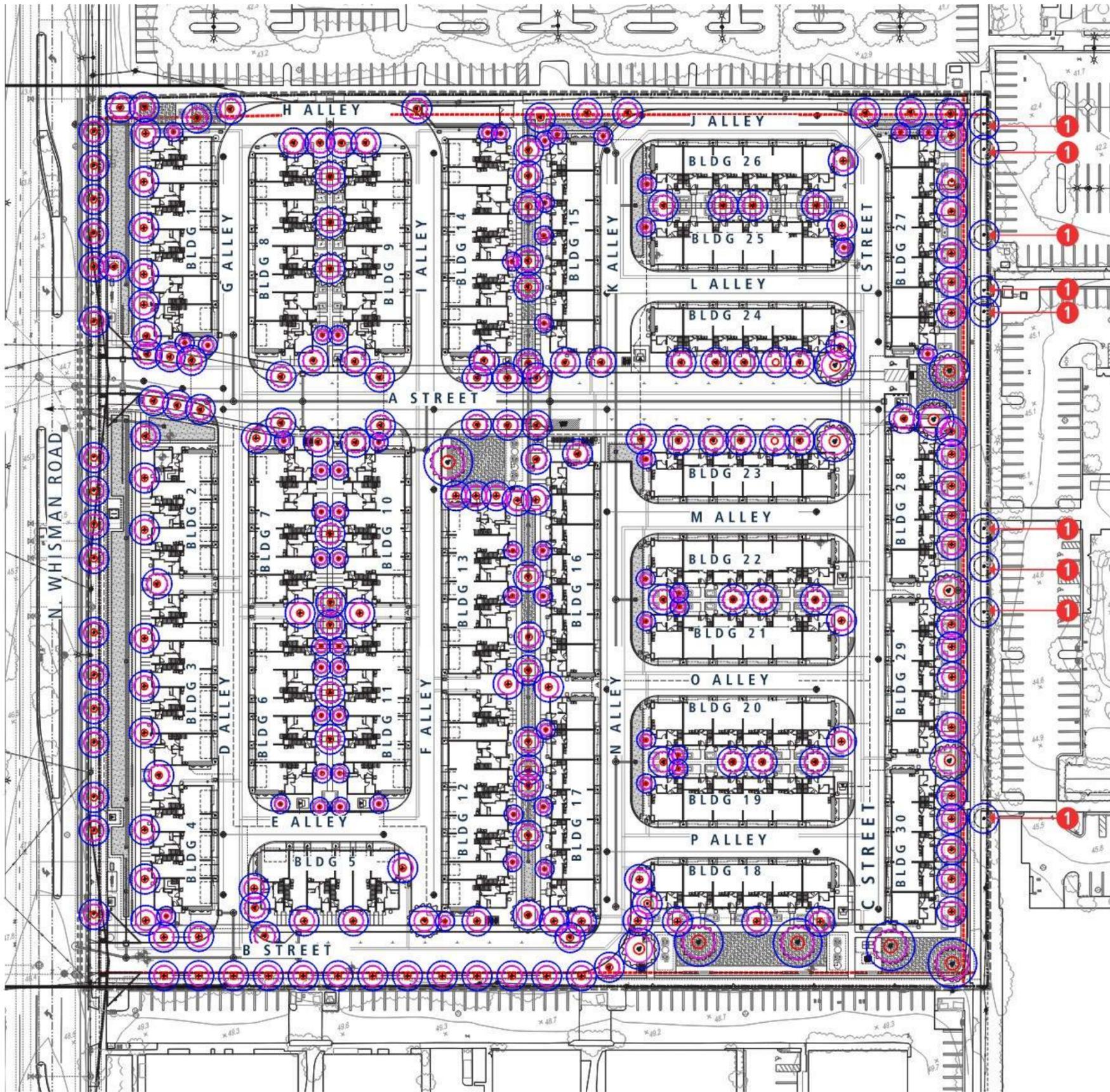


### LEGEND

- 1 — +/-38" Tall Decorative Fence
- 2 — +/-24" Tall CMU Wall with 28" Tall with Decorative Fence (Four 6'-0" Wide Openings for Pedestrian Access)
- 3 — +/-48" Tall Entry Accent Wall
- 4 - - - Existing Chainlink Fence over Concrete Stem Wall (Adjacent property)
- 5 - - - +/-48" Tall Black Vinyl Coated Chain link Fence at Dog Run







# LEGEND

TREE SYMBOLS	PERCENTAGE LOT COVERAGE (LOT AREA : 435,717 SF)	
	Coverage at Construction Completion	5,312 SF 1.2%
	5 to 10 Year Coverage	48,765 SF 11.2%
	Full Growth Coverage	96,884 SF 22.2%
	Existing Trees to Remain	

## HERITAGE TREE REMOVAL MITIGATION

HERITAGE TREES TO BE REMOVED	EXISTING HERITAGE TREES TO REMAIN	PROPOSED NEW TREES
137 Total	9	440

Requirement: Heritage Tree: 2:1  
Total Required Trees: 274

## TREE MITIGATION

- Of the 319 existing trees on site, 162 were protected (146 Heritage, 16 Street) per the preliminary Arborist report dated February 2025.
- 9 existing Heritage trees are proposed to remain.
- 16 Street trees and 137 Heritage trees are proposed to be removed.
- The project is proposing 282 new trees and 158 vertical accent trees in the alleys (adjacent to garage doors).

Note:  
Refer to TREE INVENTORY REPORT (dated February 2025 ) for species, size, health, and structural condition information. The management of the 3 off-site trees should include the detailed Tree Protection Measures as outlined in the report, including the installation of Tree Protection Fencing. If any branches overhang the site should require pruning, pruning would need to adhere to the ISA Tree Pruning Standards as listed on page 24.