

CASTRO STREET + EL CAMINO REAL MIXED USE

MOUNTAIN VIEW, CALIFORNIA



GREYSTAR
SEIDEL ARCHITECTS

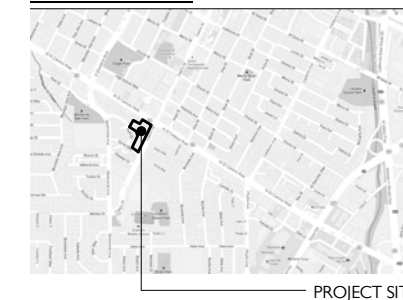
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AREA MAP



VICINITY MAP



PROJECT TEAM

APPLICANT
GREYSTAR
ONE MARKET
SPEAR TOWER, 36TH FLOOR
SAN FRANCISCO, CA 94105
P: 415.293.8232

OWNERS
NICO, A CALIFORNIA
LIMITED PARTNERSHIP
1032,1044, & 1060
CASTRO STREET
MOUNTAIN VIEW, CA
APN - 189-01-125
APN - 189-01-126
APN - 189-01-127
APN - 189-01-128

CITY OF MOUNTAIN VIEW
VACANT LAND
MOUNTAIN VIEW, CA
APN - 189-01-124

JOHN S. ANDERSON
801, 805, 809, & 813
WEST EL CAMINO REAL
MOUNTAIN VIEW, CA
APN - 189-01-153
APN - 189-01-148
APN - 189-01-152
APN - 189-01-133

ARCHITECT
SEIDEL ARCHITECTS
545 SANSOME ST.
SUITE 901
SAN FRANCISCO, CA 94111
P: 415.397.5535

LANDSCAPE ARCHITECT
APRIL PHILIPS DESIGN WORKS, INC.
1530 FIFTH AVE.
SUITE A
SAN RAFAEL, CA 94901
P: 415.457.2774

CIVIL ENGINEER
BKF ENGINEERS
1650 TECHNOLOGY DR.
SUITE 650
SAN JOSE, CA 95110
P: 408.467.9187

GEOTECHNICAL ENGINEER
ROCKRIDGE GEOTECHNICAL
4379 PIEDMONT AVENUE
OAKLAND, CA 94611
P: 510.420.5738

ACOUSTICAL
CHARLES M. SALTER ASSOCIATES
130 SUTTER ST.
SUITE 500
SAN FRANCISCO, CA 94104
P: 415.397.0442

RESIDENTIAL TABULATION

Unit Type	1B	1C	1C-2	1C-3	1D	1D-2	1E	1E-2	1F	1F-2	1F-3	1G	1G-2	1J	1L	1N	1P	1Q	1R	1U	1U-2	1V	1V-2	1W	1W-2	1U-3	2A	2B	2B-2	2B-3	2C	2D	2F	2L	2M	2N	2N-2	2N-3	2N-4	2Q	3A	3B	3B-2	Totals																																																																																									
Bedrooms	1BR																																	1BR + DEN																																	2BR																																	3BR																																	
SF	585	645	594	727	718	761	873	1069	664	650	595	702	753	709	745	821	892	709	780	939	894	821	734	1004	885	1167	1071	1043	1074	996	1050	1135	1058	1057	1109	1206	1205	1210	1230	1178	1349	1261	1150																																																																																										
Stair with			1C		1F	1F-2	1E-2, 2A, 2C, 3A	1E	1D	1D-2	1F-2			1Q, 2F	1Q, 2F	2B-2		1J, 1L	1T, 2Q	2N-2	2N	1V-2	1V	1W-2	1W	2N-3	1E, 2D, 2L, 3A	2B-3	1N	2B	1D	2A, 3A	1J, 1L	2A	1R, 1Q	2N-4	1U	1U-3	2N	1R, 1T	2A, 2D	3B-2	3B																																																																																										
Ground floor	3	1	0	0	2	0	0	0	0	0	0	1	1	2	3	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18																																																																																								
2nd floor	3	1	0	1	2	0	0	0	0	0	0	1	1	3	3	0	1	0	0	0	0	0	0	0	0	0	0	4	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	22																																																																																							
3rd floor	3	1	0	1	0	0	2	0	0	0	0	1	1	3	3	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	18																																																																																							
4th floor	3	1	0	1	0	0	0	0	0	0	0	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	11																																																																																								
Totals	12	4	0	3	4	0	2	0	0	0	0	4	4	8	9	1	2	1	0	0	0	0	0	0	0	0	0	8	0	2	0	0	1	2	1	0	0	0	0	0	1	0	0	69																																																																																									
Ground floor	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5																																																																																								
2nd floor	2	1	0	0	9	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	1	0	21																																																																																							
3rd floor	2	1	0	0	9	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	1	1	0	0	0	1	0	21																																																																																								
4th floor	2	0	1	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	1	13																																																																																								
Totals	6	2	1	0	24	0	3	1	2	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	0	3	4	0	2	2	0	0	0	0	0	0	2	2	0	0	2	1	60																																																																																									
Ground floor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																								
2nd floor	0	0	0	0	0	4	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11																																																																																							
3rd floor	0	0	0	0	0	4	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11																																																																																							
4th floor	0	0	0	0	0	0	1	0	0	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13																																																																																							
Totals	0	0	0	0	0	8	3	0	0	9	1	0	0	0	0	0	0	1	1	1	1	0	0	2	1	1	1	0	0	0	0	0	0	0	1	4	0	0	1	1	0	0	0	0	35																																																																																								
Grand Total	18	6	1	3	28	8	8	1	2	9	1	4	4	8	9	1	2	1	1	1	1	2	1	2	1	1	1	11	4	2	2	2	2	1	2	1	4	2	2	1	1	2	1	164																																																																																									
Residential NRSF	10,530	3,870	594	2,181	20,104	6,088	6,984	1,069	1,328	5,850	595	2,808	3,012	5,672	6,705	821	1,784	709	780	939	894	1,642	734	2,008	885	1,167	11,781	4,172	2,148	1,992	2,100	1,135	2,116	1,057	1,109	4,824	2,410	2,420	1,250	1,178	1,349	2,522	1,150	134,466																																																																																									
Unit Mix (%)	11%	4%	1%	2%	17%	5%	5%	1%	1%	5%	1%	2%	2%	800%	5%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	7%	2%	1%	1%	1%	1%	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%																																																																																										
Unit Mix (%) by BD	71%																																	4%																																	22%																																	2%																																	

CENT. BLDG	58,551 SF
CENT. BLDG - TYPE 1	14,254 SF
NORTH BLDG	34,472 SF
NORTH BLDG - TYPE 1	12,140 SF
SOUTH BLDG	71,956 SF

191,373 SF / 104,021 SF = 1.84 FAR*

* AREAS ARE MEASURED PER CITY OF MOUNTAIN VIEW ZONING CALCULATIONS: METHODS, DEFINITIONS, AND CLARIFICATIONS.

PROJECT INFORMATION

ZONING: CRA ZONING or P DISTRICT
GENERAL PLAN 2030 - MIXED USE CORRIDOR

APN: SEE OWNERS INFORMATION
LOT AREA: 104,021 SF / 2.388 ACRES
BUILDING COVERAGE: 191,373 SF (55.2%)
FLOOR AREA RATIO: 1.84
RESIDENTIAL DENSITY: 69 DU/ACRE
COMMON USABLE OPEN SPACE: 30,453 SF
OPEN AREA PERCENTAGE: 41.63%
PRIVATE USABLE OPEN SPACE: 4,380 SF (26.7 SF / UNIT)

TYPE OF CONSTRUCTION

GARAGE: TYPE I
RESIDENTIAL / RETAIL TYPE V-A

OCCUPANCY CLASSIFICATIONS

R-2 RESIDENTIAL
A-2 RETAIL
A-3 POOL/COURTYARD, LOUNGE, FITNESS
S-2 PARKING GARAGE

RETAIL

AREA: 10,800 SF

PARKING REQUIRED:

1:180 SF: 50
1:100 SF: 20

+ 45 EXTERIOR SEATS: 18
(1:2.5 SEATS)
TOTAL REQUIRED: 88

PARKING PROVIDED:

97

RESIDENTIAL

1 BR 124 UNITS
2 BR 36 UNITS
3 BR 4 UNITS

TOTAL

164 UNITS

PARKING REQUIRED:

(1BR x 1, 2BR x 2, 3BR x 2) 204 (15% GUEST INCLUSIVE)

PARKING PROVIDED:

204

RESIDENT BICYCLE STORAGE

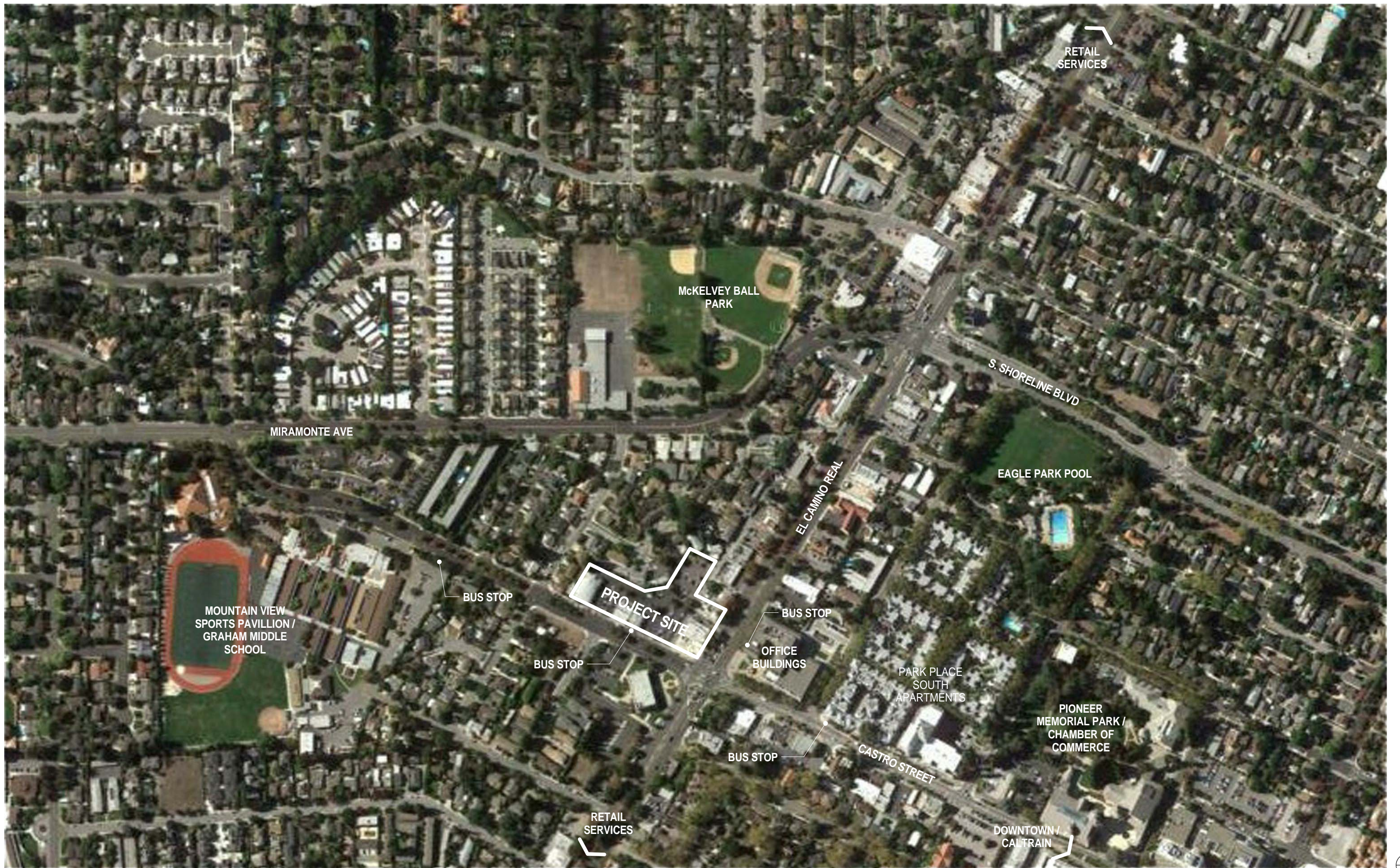
REQUIRED (1 PER UNIT) 164
PROVIDED 164

COMMERCIAL BICYCLE STORAGE

REQUIRED (5% OF AUTO PARKING) 5
PROVIDED 15

TENANT STORAGE

REQUIRED (1 PER UNIT @ 164 CF MIN.) 164
PROVIDED 164





1



2



3



4



5



6



7



8



9



10



11



12



13



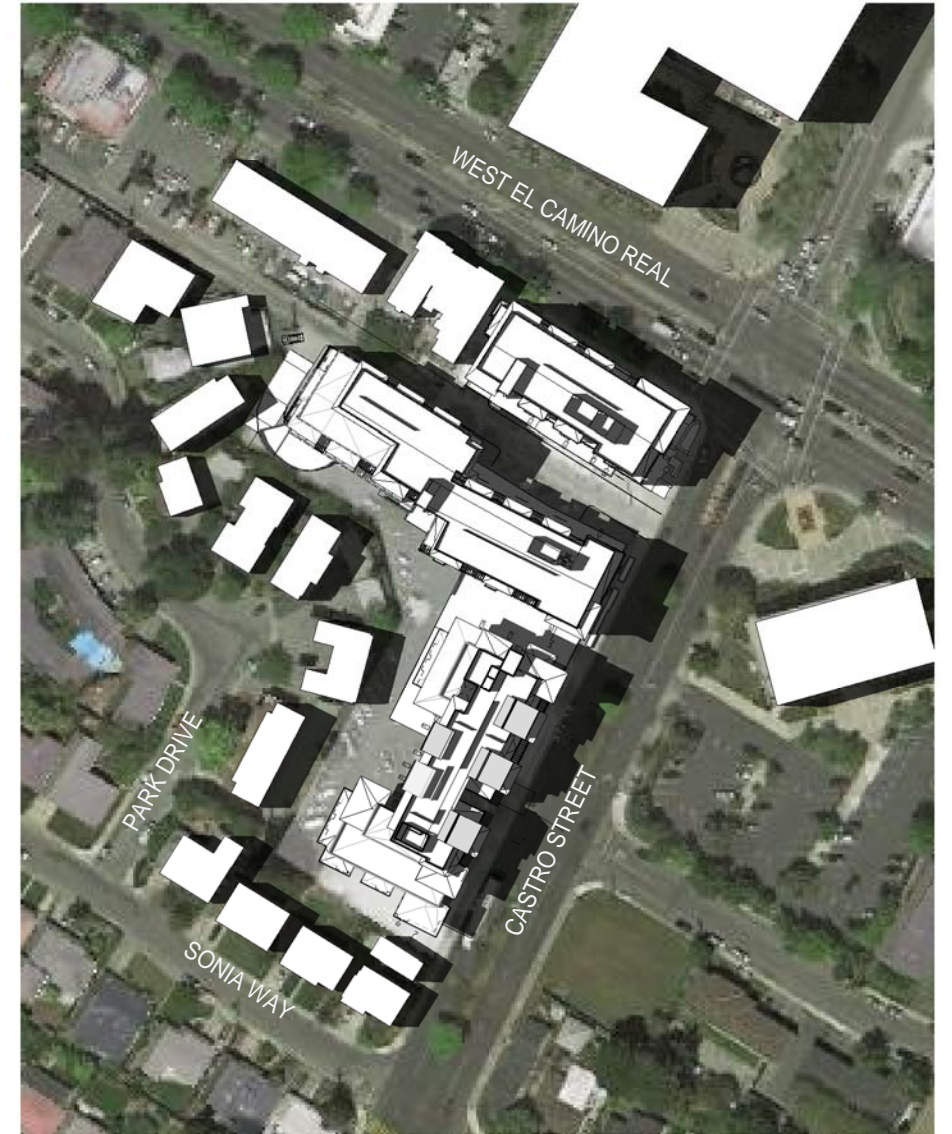
14



SUMMER SOLSTICE (6/21) - 9AM



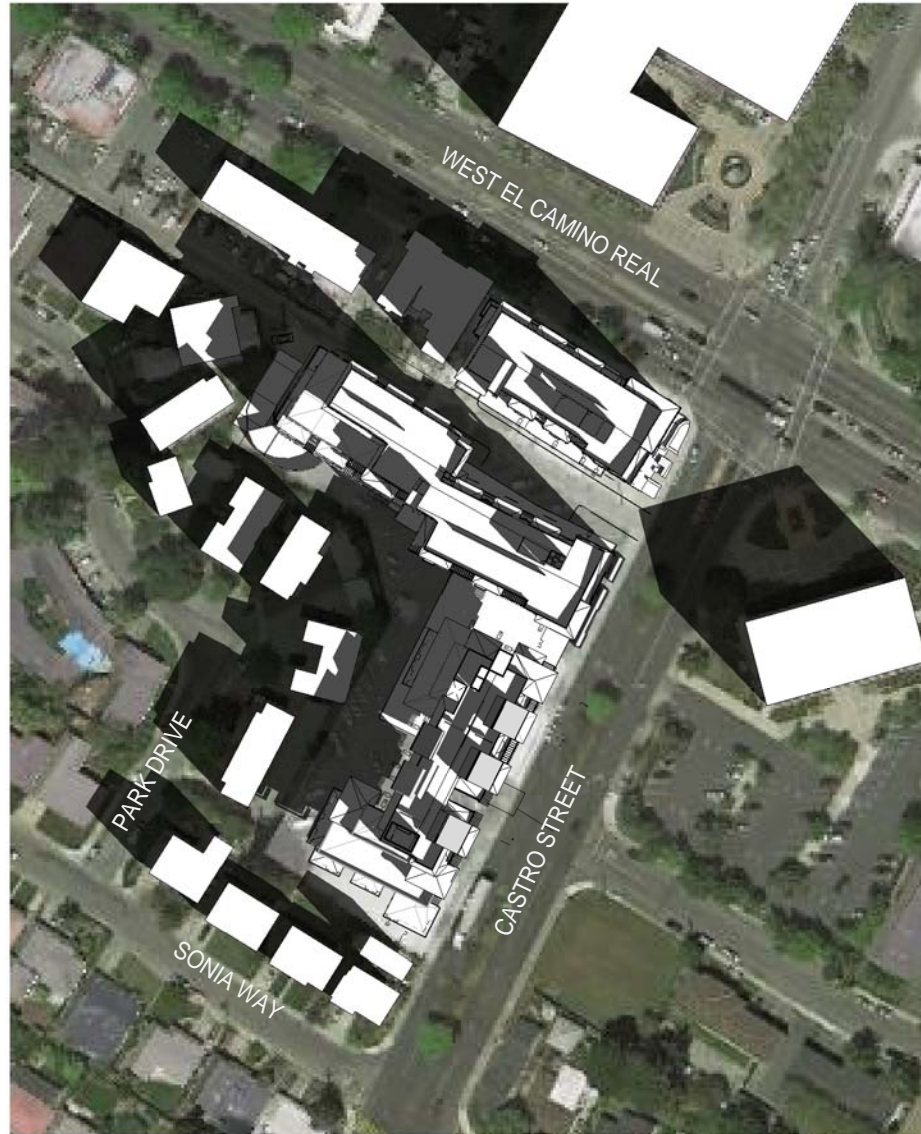
SUMMER SOLSTICE (6/21) - 12PM



SUMMER SOLSTICE (6/21) - 4PM

NOTE: SUNRISE - 5:48 AM
SUNSET - 8:32 PM





WINTER SOLSTICE (12/21) - 9AM



WINTER SOLSTICE (12/21) - 12PM



WINTER SOLSTICE (12/21) - 4PM

NOTE: SUNRISE - 7:19 AM
SUNSET - 4:54 PM





SPRING/AUTUMN EQUINOX (3/21 & 9/21) - 9AM



SPRING/AUTUMN EQUINOX (3/21 & 9/21) - 12PM

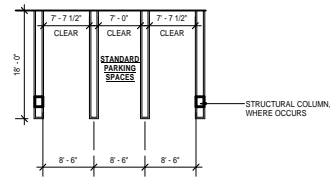


SPRING/AUTUMN EQUINOX (3/21 & 9/21) - 4PM

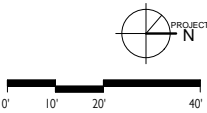
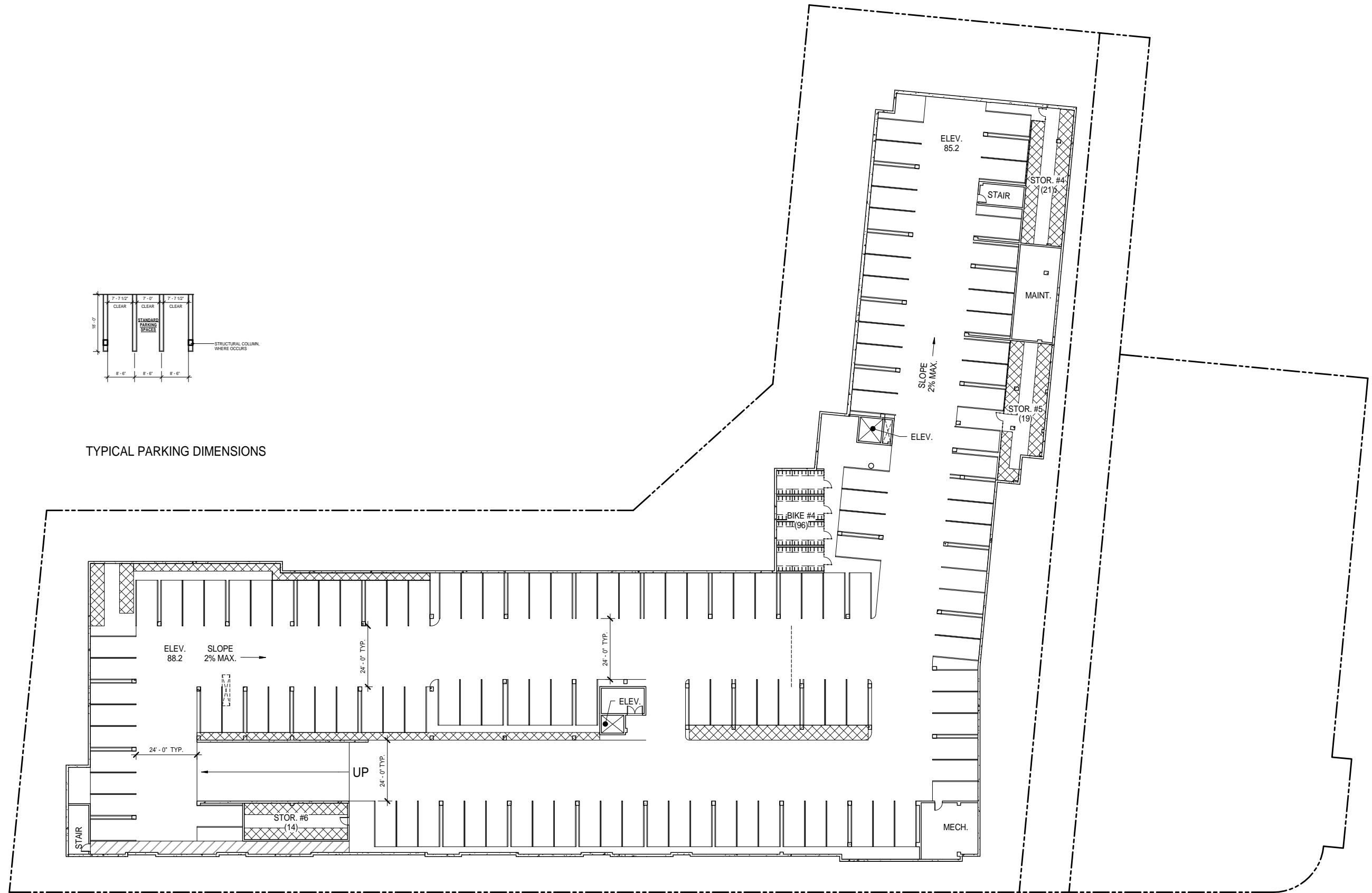
NOTE: SUNRISE - 7:10 AM
 SUNSET - 7:21 PM
 (SPRING)

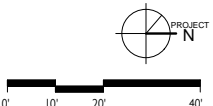
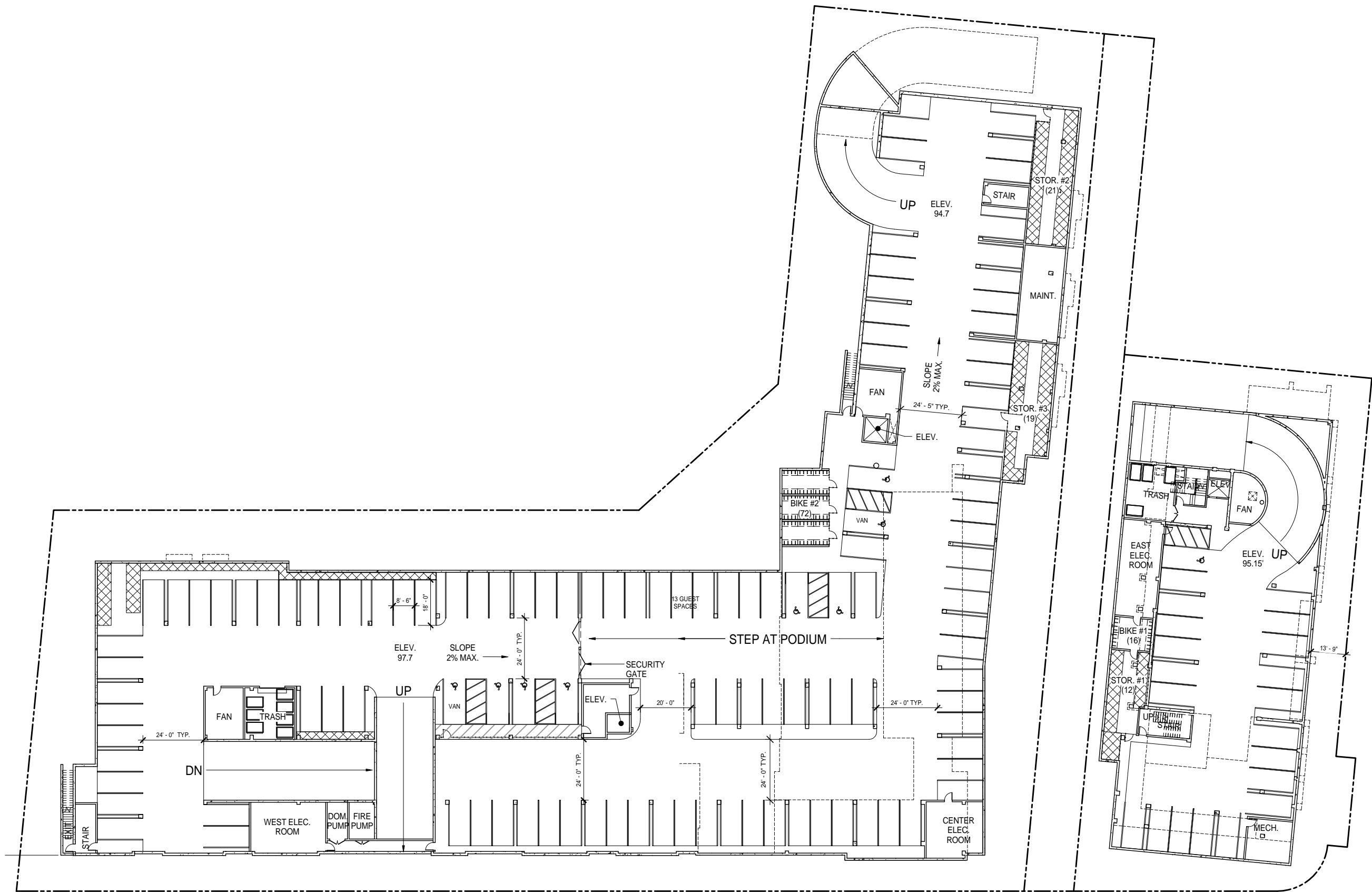
SUNRISE - 6:55 AM
 SUNSET - 7:07 PM
 (AUTUMN)

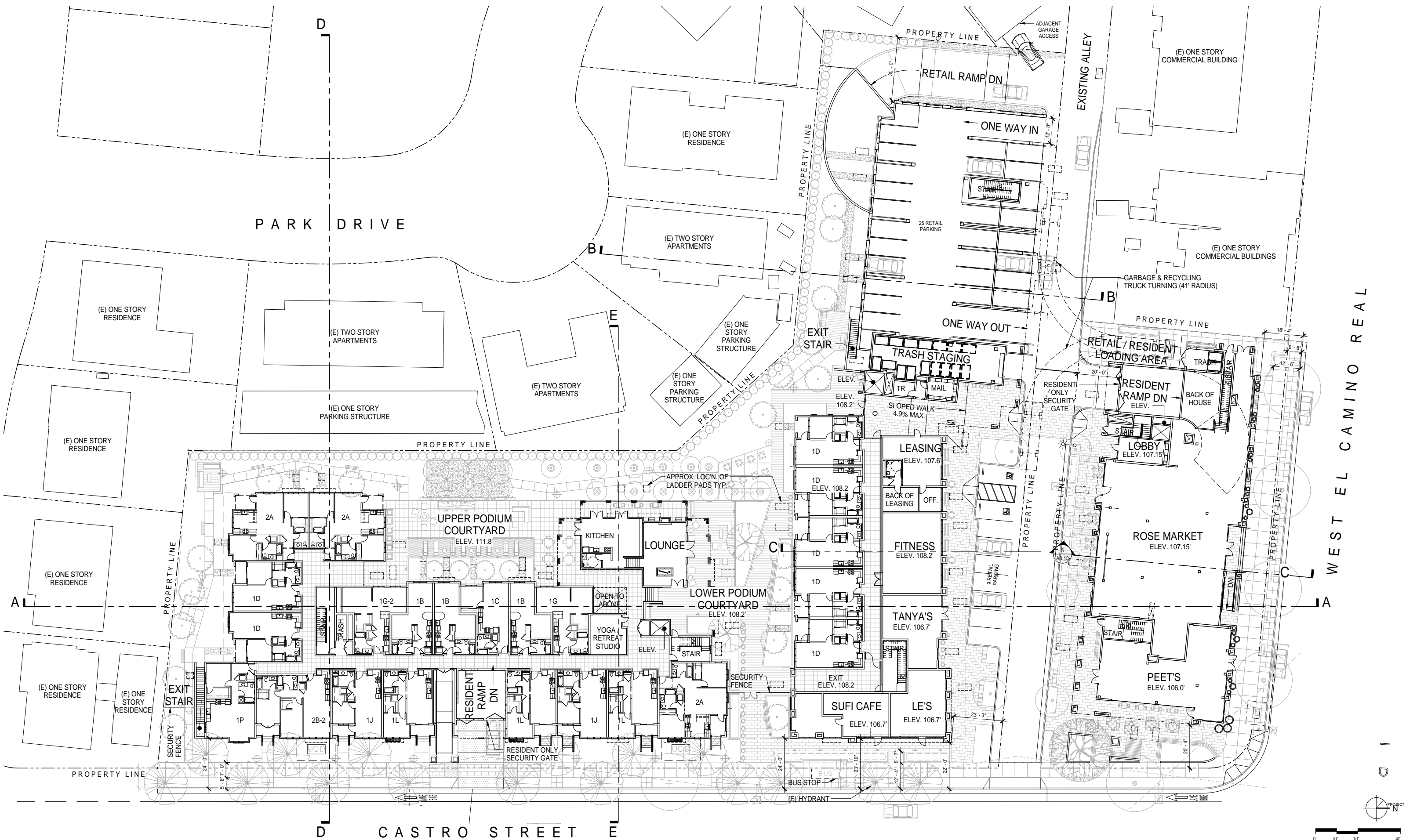


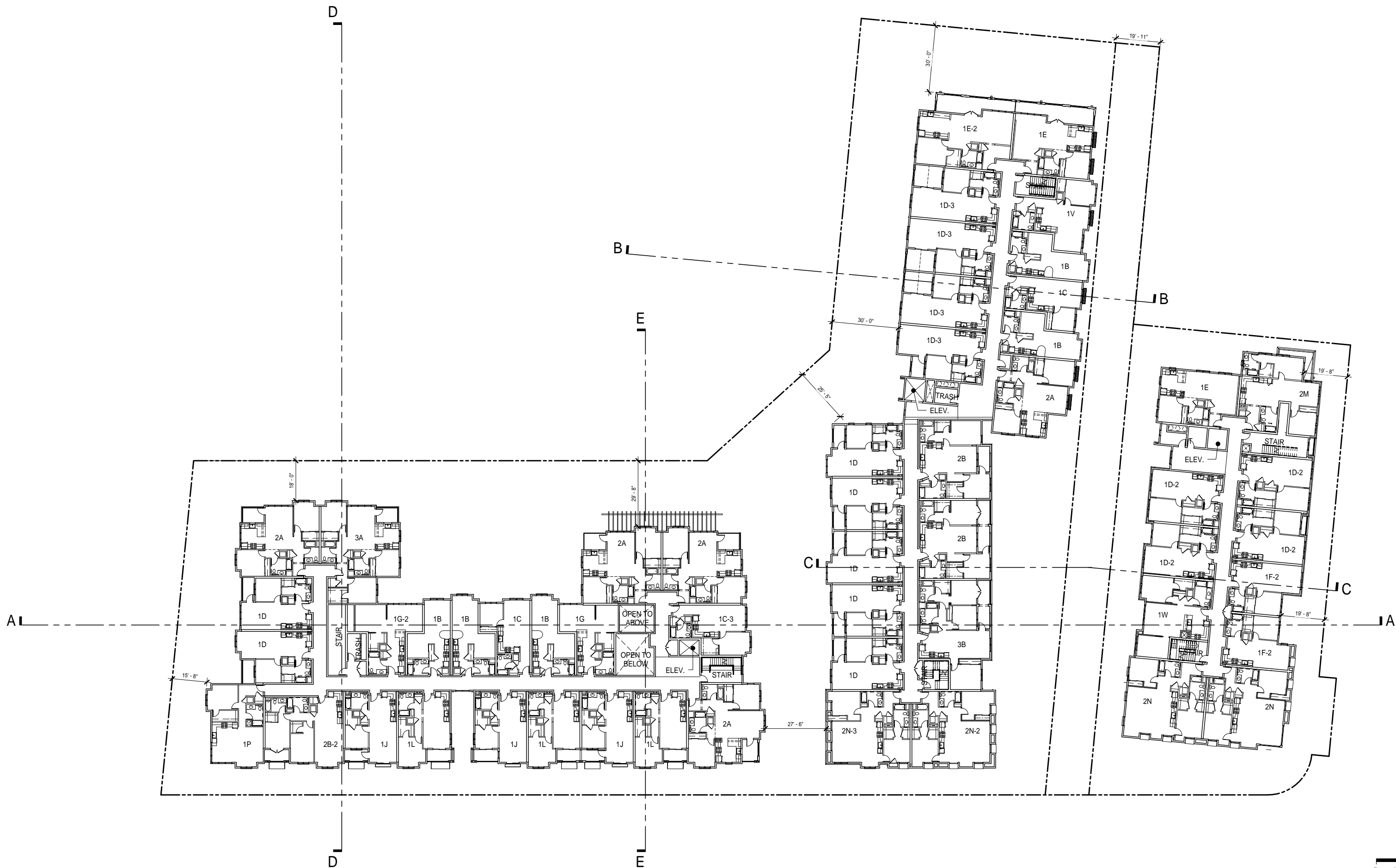


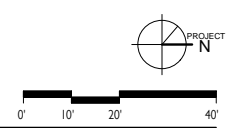
TYPICAL PARKING DIMENSIONS

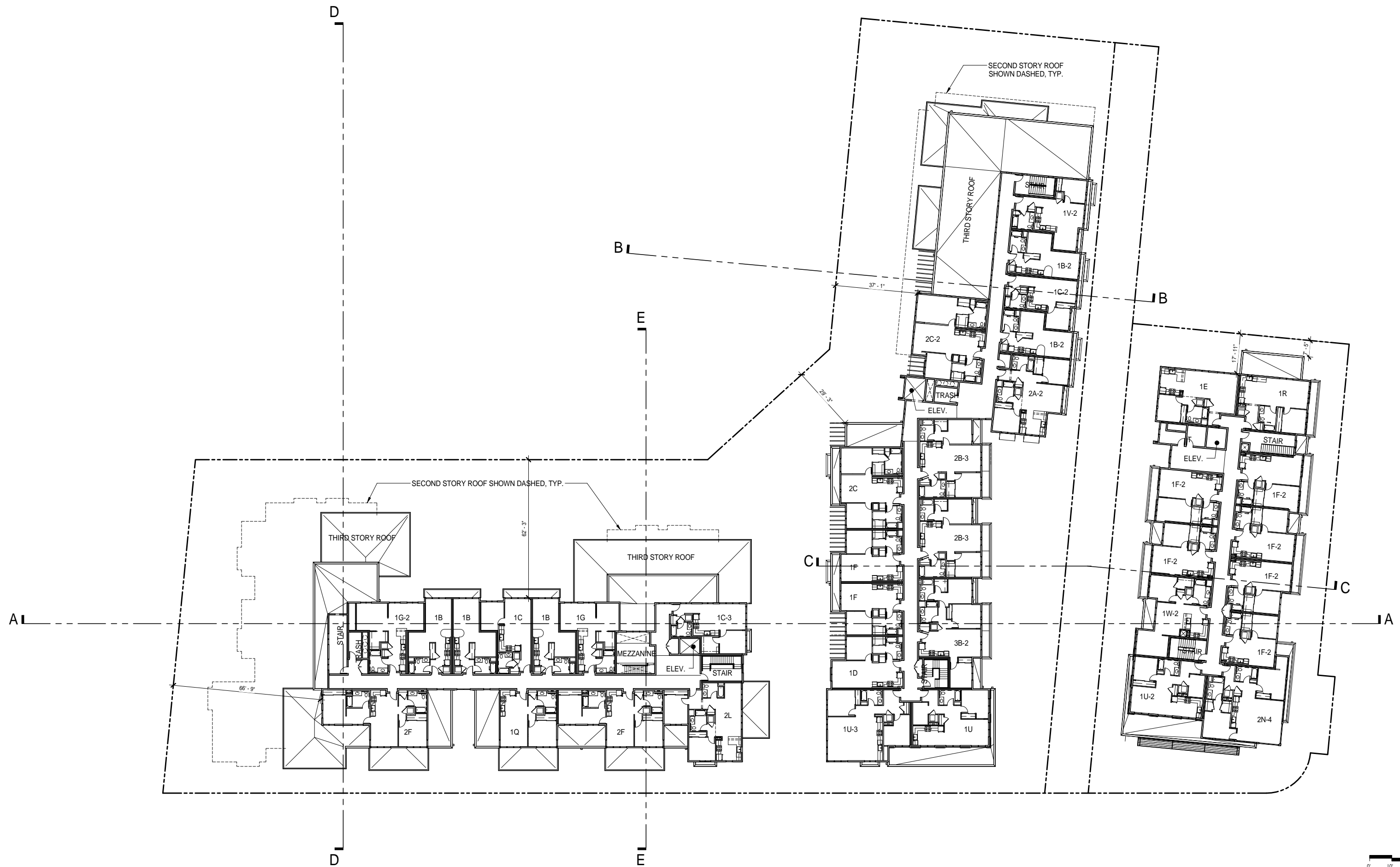


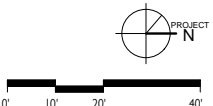
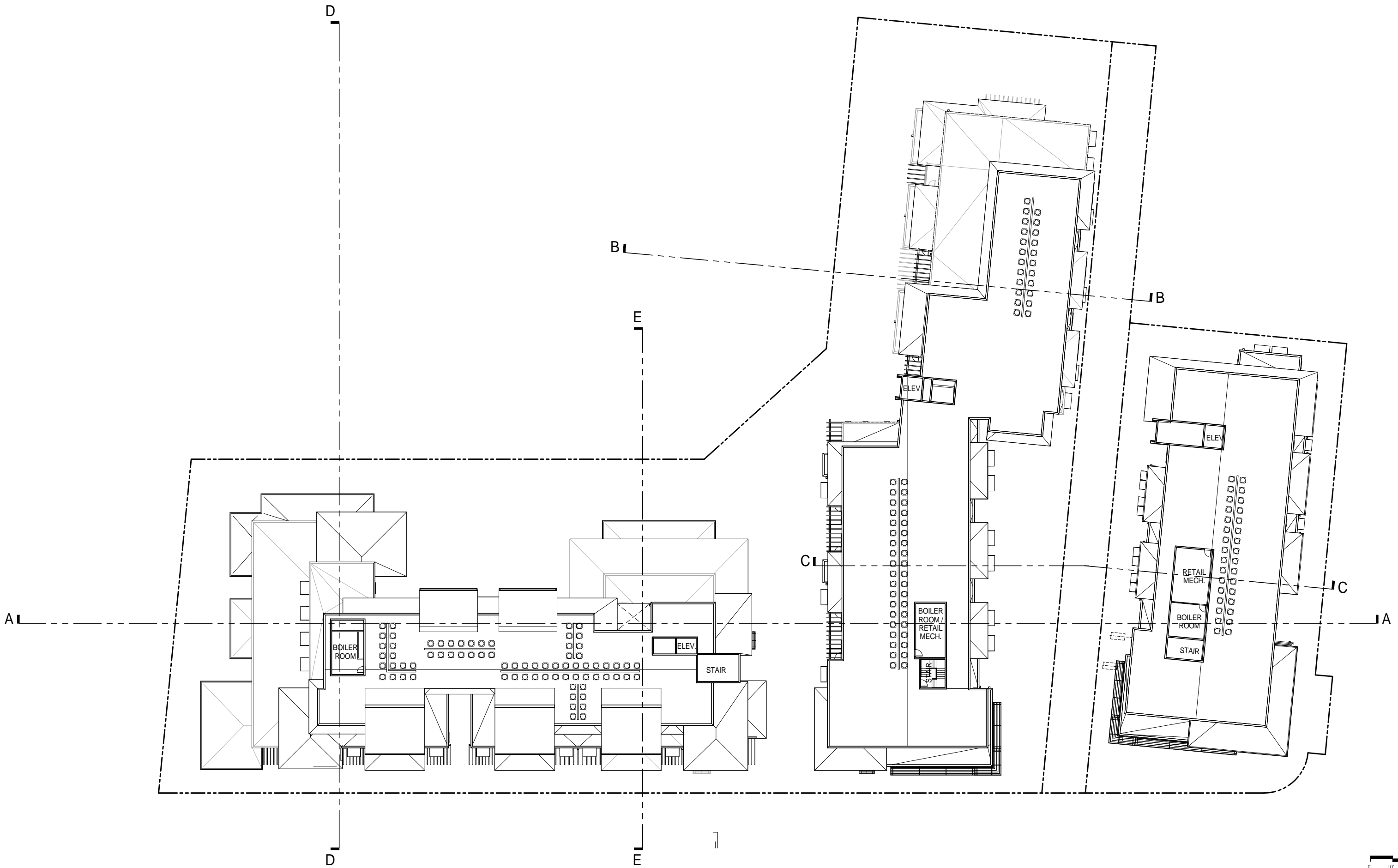


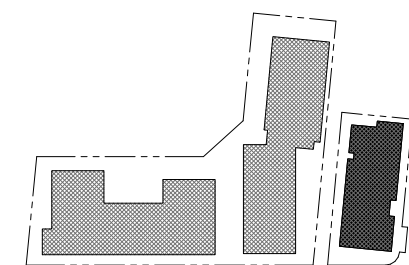






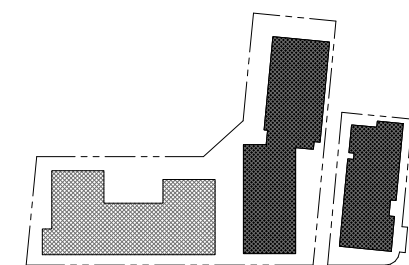
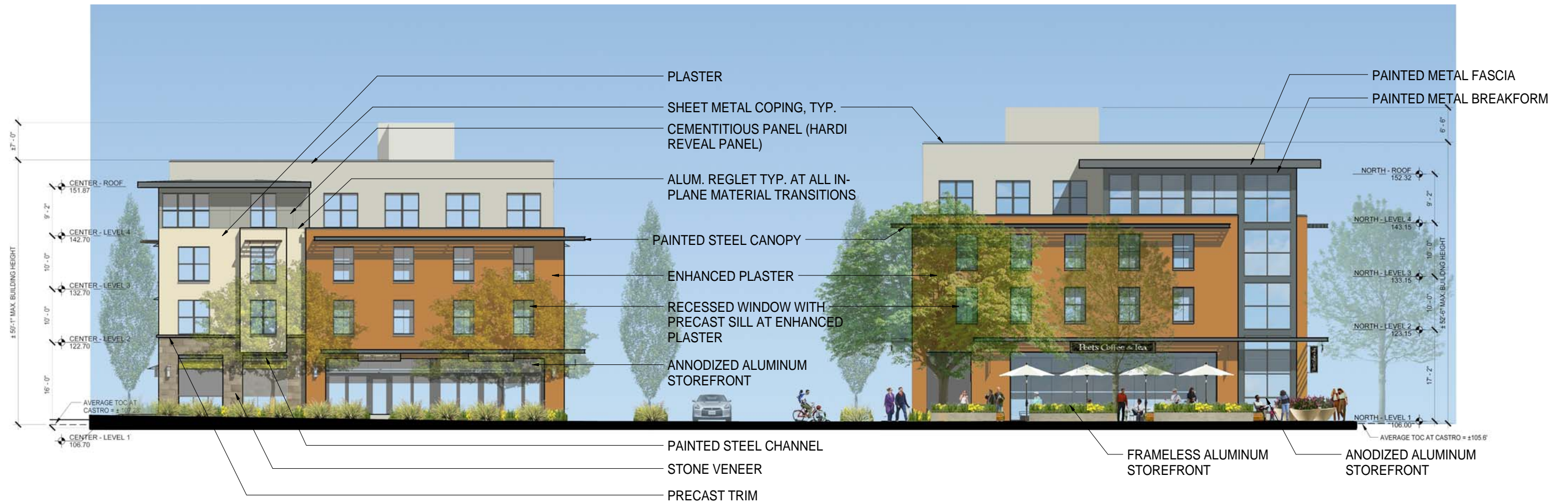






NOTE: 1" = 10'-0"



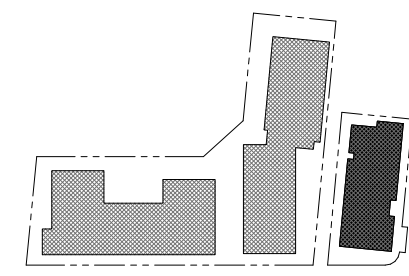


NOTE: 1" = 10'-0"





- PRECAST CAP
- VINYL WINDOWS WITH TYPICAL SILL, U.O.N.
- SHEET METAL COPING, TYP.
- PAINTED STEEL CANOPY
- ENHANCED PRECAST CAP
- RECESSED WINDOW WITH PRECAST SILL AT ENHANCED PLASTER
- PRECAST TRIM



NOTE: 1" = 10'-0"



NOTE: 1" = 10'-0"



SHEET METAL COPING, TYP.
 PAINTED METAL FASCIA
 ALUM. REGLET TYP. AT ALL IN-PLANE MATERIAL TRANSITIONS
 CEMENTITIOUS PANEL (HARDI REVEAL PANEL)
 PAINTED METAL GRILL
 STAINED WOOD TRELLIS

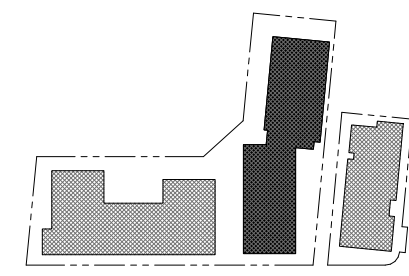
COMPOSITE WOOD SIDING, (RESYSTA)
 PAINTED STEEL RAILING
 VINYL WINDOWS TYP. EXCEPT AS NOTED
 PRECAST TRIM

HARDI ARTISAN LAP SIDING

FABRIC AWNING

PAINTED STEEL CHANNEL
 STONE VENEER

ANODIZED ALUMINUM
 STOREFRONT



NOTE: 1" = 10'-0"



NORTH BUILDING - REAR ELEVATION

- SHEET METAL COPING, TYP.
- HARDI ARTISAN LAP SIDING
- CEMENTITIOUS PANEL (HARDI REVEAL PANEL)
- PRECAST CAP
- VINYL WINDOWS WITH TYPICAL SILL, U.O.N.
- PLASTER
- STONE VENEER



CENTER BUILDING - REAR ELEVATION



NOTE: 1" = 10'-0"

- HARDI ARTISAN LAP SIDING
- FABRIC AWNING
- PAINTED METAL FASCIA
- SHEET METAL COPING
- STAINED WOOD TRELLIS
- VINYL WINDOWS EXCEPT AS NOTED
- ALUM. REGLET TYP. AT ALL IN-PLANE MATERIAL TRANSITIONS
- PLASTER
- STONE VENEER
- PAINTED STEEL JULIET BALCONY
- MOTORIZED STEEL FOLDING VEHICULAR GATES



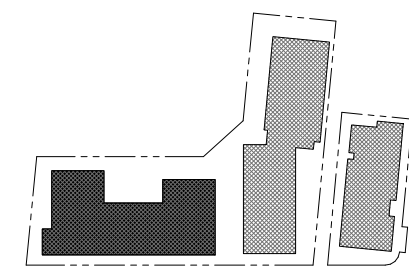
ANODIZED ALUMINUM STOREFRONT

COMPOSITION SHINGLE ROOF

SOUTH - ROOF 150.97
 SOUTH - LEVEL 4 141.80
 SOUTH - LEVEL 3 131.80
 SOUTH - LEVEL 2 121.80
 SOUTH - LEVEL 1 111.80

PAINTED STEEL RAILING

AVERAGE TOC = ±109.5'



NOTE: 1" = 10'-0"





NORTH ELEVATION



SOUTH ELEVATION



NOTE: 1" = 10'-0"





NOTE: 1" = 10'-0"









CONCEPTUAL STATEMENT OF DESIGN INTENT

Gateway Open Space, Recreation, and Landscaping

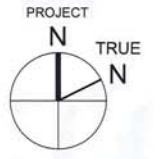
The landscape and open space acknowledges the gateway aspect of the project location at the intersection of Castro Street and El Camino Real in the Mountain View downtown corridor. The project envisions a public plaza at this corner that serves the public, the adjacent neighborhood, and the tenants of the mixed use development. The public plaza extends through and around both buildings in the public realm offering café and seating space, passive gathering areas, strolling, climate responsive plantings, shade tree canopy, and a pedestrian oriented streetscape that follows the City's El Camino and downtown guidelines. In the retail plaza a large specimen oak tree provides an iconic landscape anchor to the corner gateway experience. Several at grade planters with raised wood seating decks and long benches are located to provide for informal yet unique pedestrian city gathering. The retail's planted green spaces provide both seasonal interest and storm water management. Parking along the central alleyway uses pavers to add to the extended plaza experience and allows for a more pedestrian friendly environment with its at grade relationship, lighting, site furnishings, and columnar street tree landscape. It will serve as a safety measure for slowing the vehicles within this highly pedestrian oriented zone. Street trees would be located along El Camino Real, Castro Street and the central alley. The Castro streetscape combines street trees, landscape and porch stoop entrance to the residential walk up units.

The private tenant zone includes several courtyard spaces for recreation and leisure. In the western interior of the site a lounging area offers a variety of outdoor "rooms" including a fireplace, outdoor kitchen, fountain for cooling ambience, and destination nodes along the circulation path for different sized gatherings. Each area has opportunities for relaxing, grilling and eating. To the east of the outdoor kitchen adjacent to the community room is a two sided fireplace for daytime and nighttime gathering. A central entrance from Castro Street and walkway south of the outdoor kitchen connects all the spaces for residential access and is seamless with the public plaza domain through the circulation paths.

Along the western and northern boundary of the site a tall hedgerow of trees and new fencing is located to provide privacy for residents on each side. This landscaped area is also to be used for storm water management. Water conservation practices through planting, soil and irrigation will be incorporated into the landscape systems of the project. Use of local and natural materials will be emphasized. The landscape amenities have been designed to accommodate fire access "pads" per fire code requirements around the building.



- NOTES:**
- 1) SEE L7.0 FOR ENLARGEMENT PLANS
 - 2) FOR MATERIALS AND PLANTING LEGEND SEE L2.0.
 - 3) FOR LIGHTING LENDG SEE L9.0.



PLANT LEGEND

PLANTING AREA	SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY.	IRRIGATION TYPE / IRRIGATION EFFICIENCY
WOODLAND (HYDROZONE 1)		ANENOME X HYBRIDA 'HONORINE JOBERT' DRYOPTERIS ARGUTA FRAGARIA CHILOENSIS 'CHAVAL' FRANGULA CALIFORNICA SP. HEUCHERA MAXIMA GERANIUM SANGUINEUM HYDRANGEA QUERCIFOLIA MAHONIA REPENS POLYSTICHUM MUNITUM RIBES SANGUINEUM 'CLAREMONT' WOODWARDIA FIMBRIATA	HONORINE JOBERT WINDFLOWER WOOD FERN BEACH STRAWBERRY CALIFORNIA COFFEEBERRY CORAL BELLS CRANESBILL OAKLEAF HYDRANGEA CREEPING MAHONIA WESTERN SWORD FERN PINK FLOWERING CURRANT GIANT CHAIN FERN	M M M L M M M L M L M	5 GAL	1,545 FT²	DRIP/0.85
RAIN GARDEN (HYDROZONE 2)		ACHILLEA MILLEFOLIUM CALYCANTHUS OCCIDENTALIS CAREX SP. CHONDROPETALUM TECTORUM DESCHAMPSIA CAESPITOSA JUNCUS PATENS MIMULUS AURANTIACUS	YARROW SPICEBUSH SEDGE CAPE REED GRASS TUFTED HAIR GRASS CALIFORNIA GRAY RUSH MONKEY FLOWER	L L M H L H L	5 GAL	2,360 FT²	DRIP/0.85
SUNNY BORDER (HYDROZONE 3)		ACHILLEA MILLEFOLIUM ACHILLEA 'MOONSHINE' AEONIUM ARBOREUM 'ZWARKTOP' ALOE ACUTISSIMA ALOE 'BLUE ELF' ANIGOZANTHOS 'ORANGE CROSS' CALAMAGROSTIS SPP. DESCHAMPSIA CAESPITOSA LEUCADENDRON 'CLOUDBAN GINNY' MUHLENBERGIA RIGENS PHORMIUM HYBRIDS SEDUM SPATHULIFOLIUM 'CAPE BLANCO'	YARROW MOONSHINE YARROW BLUE ALOE BLUE ELF ALOE LARGE PURPLE AEONIUM 'ORANGE CROSS' KANGAROO PAW FEATHER REED GRASS TUFTED HAIR GRASS LEUCADENDRON 'COUDBANK GINNY' DEER GRASS NEW ZEALAND FLAX CAPE BLANCO STONECROP	L L L L L L L L L L L L	5 GAL	6,220 FT²	DRIP/0.85
STREETSCAPE (HYDROZONE 4)		CALAMAGROSTIS SPP. DESCHAMPSIA CAESPITOSA PHORMIUM HYBRIDS STIPA ARUNDINACEA ANENOME X HYBRIDA 'HONORINE JOBERT' DRYOPTERIS ARGUTA FRAGARIA CHILOENSIS 'CHAVAL' HEUCHERA MAXIMA FRANGULA CALIFORNICA SP. GERANIUM SANGUINEUM HYDRANGEA QUERCIFOLIA MAHONIA REPENS	FEATHER REED GRASS TUFTED HAIR GRASS NEW ZEALAND FLAX NEW ZEALAND WIND GRASS 'HONORINE JOBERT' WIND FLOWER WOOD FERN BEACH STRAWBERRY CORAL BELLS CALIFORNIA COFFEEBERRY CRANESBILL OAK LEAF HYDRANGEA CREEPING MAHONIA	L L L L M M L M L M M L	5 GAL	4,915 FT²	DRIP/0.85
GREEN ROOF (HYDROZONE 5)		SEDUM SP.	SEDUM SP.	L	4"	1,370 FT²	DRIP/0.85
LAWN (HYDROZONE 6)		LAWN	---	H	---	520 FT²	SPRAY
HEDGE		AFROCARPUS GRACILIOR DODONAEA VISCOSA PURPUREA HETEROMELES ARBUTIFOLIA PHOTINIA GLABRA	FERN PINE PURPLE-LEAVED HOP SEED BUSH TOYON RED-LEAVED PHOTINIA	M L L M	15 GAL 8' HT	126	BUBBLER
EL CAMINO STREET TREES		QUERCUS COCCINEA	SCARLET OAK	M	36" BOX	2	BUBBLER
CASTRO STREET TREES		PISTACIA CHINENSIS	CHINESE PISTACHE	L	36" BOX	16	BUBBLER
ALLEY TREES		CARPINUS BETULUS FASTIGIATA	HORNBEAM	M	36" BOX	8	BUBBLER
BOSQUE TREES		GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	M	36" BOX	8	BUBBLER
GARDEN TREES		ACER PALMATUM CERCIS CANADENSIS PRUNUS CERASIFERA PYRUS CALLERYANA	JAPANESE MAPLE EASTERN REDBUD FLOWERING PLUM CALLERY PEAR	M M L M	24" BOX	23	BUBBLER
SPECIMEN TREE		SPECIMEN TREE A. QUERCUS AGRIFOLIA (AT PLAZA) B. OLEA EUROPAEA (AT COMMUNITY ROOM)	COAST LIVE OAK EUROPEAN OLIVE	VL VL	120" BOX 36" BOX	1 2	BUBBLER
CISTRUS GARDEN		CITRUS TREE IN POT	TBD	M	15 GAL	11	BUBBLER
FERNWALL		SHADE PLANTS / FERNS INTERIOR PLANTS LIVING WALL	TBD	M H	4"	TBD	BUBBLER
(E) TREE TO REMAIN		VARIES. SEE PLAN.					

MATERIALS LEGEND

SYMBOL	DESCRIPTION	NOTES
	VEHICULAR CONCRETE PAVERS ON PODIUM & AT GRADE	SEE 2 & 3 / L5.0
	PEDESTRIAN CONCRETE PAVERS ON PODIUM & AT GRADE	SEE 2 & 3 / L5.0
	CONCRETE PAVING - CITY STANDARD	SEE 2 / L5.0
	PEDESTRIAN CONCRETE PAVERS ON PODIUM	SEE 2 / L5.0
	FLUSH WOOD DECKING ON PODIUM	SEE 6 / L5.0
	DECOMPOSED GRANITE / GRAVEL LOK	SEE 1&5 / L5.0
	DINING TABLE & CHAIRS	SEE 11 / L5.0
	LOUNGE FURNITURE	SEE 11 / L5.0
	CAFE FURNITURE	SEE 12 / L5.0
	VERTICAL FIRE FEATURE	SEE 10 / L5.0
	BIKE RACK - TOTAL 18	SEE 13 / L5.0
	BOLLARD	SEE 15 / L5.0
	BENCH (BUILT INTO RAISED PLANTER)	SEE 7 / L5.0
	BENCH (STAND ALONE)	SEE 8 / L5.0
	ORNAMENTAL POTS	SEE 14 / L5.0
	7' WOOD FENCE	SEE 9 / L5.0
	PLAZA DECK AND BENCHES	SEE L6.0

GENERAL NOTES:

- DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
- SEE CIVIL PLANS FOR GRADES, STORMWATER MANAGEMENT, AND ADA PATH OF TRAVEL.
- LIGHTING TO BE LOW LEVEL AND DARK SKY COMPLIANT.
- VERIFY EXISTING SITE INFORMATION, INCLUDING GRADES, UTILITIES, PROPERTY LINES, SETBACKS, EASEMENTS, LIMITS OF ROADWAYS, CURBS AND GUTTERS.
- PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS. CONTRACTOR SHALL REVIEW THESE PLANS THOROUGHLY, MAKE A DETAILED SITE VISIT, AND SHALL BRING ANY INCONSISTENCIES, SITE LAYOUT PROBLEMS, OR ANY OTHER REQUESTS FOR CLARIFICATION TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS.
- INFORMATION ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS APPROXIMATE ONLY. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS. THE CONTRACTOR SHALL EXERCISE CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES AND STRUCTURES.
- ALL MATERIALS, FINISHES, MANUFACTURED ITEMS AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR THESE DOCUMENTS, WHICHEVER IS MOST STRINGENT.
- LOCATE, IDENTIFY, AND CLEARLY MARK UNDERGROUND UTILITY LINES, PIPES, CABLES, AND CONDUITS. PROTECT EXISTING SEWER AND DRAIN LINES FROM DAMAGE. THE CONTRACTOR SHALL EXERCISE CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES AND STRUCTURES.
- PROVIDE CONSTRUCTION BARRIERS AS REQUIRED. PROTECT ADJACENT PROPERTY.
- SCALE APPLIES TO FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.

PLANTING & WATER USE NOTES:

- ALL PLANT GROUPS ARE DESIGNED FOR LOW WATER USE, AND LAID OUT BY WATER ZONES DEPENDING ON WATER NEEDS. ALL PLANTING IS WATERED BY DRIP, BUBBLERS OR SUB-SURFACE IRRIGATION.
- ALL GROUND COVER PLANTING AREAS ARE EXPECTED TO UNIFORMLY COVER THE PLANTING AREA IN TWO (2) YEARS. ALL SHRUB PLANTING AREAS ARE EXPECTED TO UNIFORMLY COVER THE PLANTING AREA IN FIVE (5) YEARS.
- ALL NEW PLANTING AREA SHALL HAVE A MINIMUM OF 3" DEPTH LAYER OF ORGANIC MULCH APPLIED. STABILIZING MULCH PRODUCTS SHALL BE APPLIED TO SLOPES OF 3 TO 1 OR GREATER.
- A SOIL ANALYSIS SHOULD BE PERFORMED DETERMINING THE SOIL TEXTURE, ORGANIC MATTER AND ESSENTIAL NUTRIENTS. SOIL INFILTRATION RATE, MEASURE OF PH AND TOTAL SOLUBLE SALTS. ALL RECOMMENDATIONS SHALL BE ORGANIC AND NON-SYNTHETIC AND BASED ON RECYCLED WATER USE. TOP SOIL SHALL BE STOCKPILED ON SITE AS SPACE ALLOWS.
- PROTECT EXISTING TREES PER ARBORIST'S RECOMMENDATIONS.
- AMENDMENTS OF SOILS DESIGNED TO PROMOTE HEALTHY WATER AND AIR ACCESS TO THE ROOT ZONE OF TREES TO BE PLANTED WITHIN 5 FEET OF ANY PAVEMENT OR OTHER COMPACTED AREA AND THE AMOUNT OF COMPOST SHALL ACHIEVE A MINIMUM OF 3.5% ORGANIC MATTER CONTENT BY DRY WEIGHT UNLESS SOIL REPORT RECOMMENDS AN ALTERNATIVE PERCENT OF ORGANIC MATTER TAILORED TO THE PLANT MATERIALS SPECIFIED IN THE LANDSCAPE DESIGN PLAN.
- THIS DRAWING IS FOR WATER USE CONCEPT PURPOSES AND DESIGNED WITH HYDROZONES. PROJECT TO BE DESIGNED TO ORDINANCE 1880 AND SHALL MEET CITY CODES. PER WATER USE REPORT ALL IRRIGATION IS TO BE DRIP OR SUBSURFACE. EACH IRRIGATION VALVE SHALL WATER ONE TYPE OF HYDROZONE.
- SEE CIVIL DRAWINGS FOR STORMWATER AND GRADING INFORMATION.

TREE NOTES:

- SIX HERITAGE TREES, AS DEFINED IN THE CITY OF MOUNTAIN VIEW MUNICIPAL CODE, ARE CURRENTLY LOCATED ON THE SITE. THREE (3) OF THE HERITAGE TREES AND TWELVE (12) OTHER TREES WILL BE REMOVED. SEVENTY ONE (71) NEW TREES ARE PROPOSED ON THE SITE ALONG THE STREET FRONTAGE, ALONG THE ALLEY, AT THE SITE'S PERIMETER, AND WITHIN INTERIOR COURTYARDS. THIS EXCEEDS A RATIO OF 3:1.
- FOR LOCATIONS OF EXISTING TREES TO BE REMOVED SEE CIVIL DRAWINGS AND ARBORIST REPORT.

IRRIGATION NOTES

- ALL PLANT GROUPS ARE LAID OUT BY WATER ZONES DEPENDING ON WATER NEEDS. ALL PLANTING IS WATERED BY DRIP, BUBBLERS OR SUB-SURFACE IRRIGATION, TIE TO EXISTING IRRIGATION CONTROL SYSTEM. CONNECT TO WEATHER BASED CONTROLLER AND BACKFLOW PREVENTOR. COORDINATE WITH CLIENT REPRESENTATIVE.
- ALLOW ONE VALVE MINIMUM PER HYDRO ZONE IN EACH PLANTER. THERE ARE THREE TYPES OF WATER ZONE GROUPINGS FOR THIS WORK.
- ALLOW ONE OVERFLOW DRAIN AND DRAIN PER PLANTER. COORDINATE WITH PLUMBER AND ASSOCIATED TRADES.
- CONTROLLER SYSTEM TO BE WEATHERTRAK OR EQUAL WITH RAIN SENSOR. SUPPLY 2-YEAR SUBSCRIPTION. LOCATION TO BE DETERMINED.
- USE NETAFIM PRESSURE COMPENSATING DRIP LINES WITH EMITTERS AT 12" O.C. AND 0.9 GPH FOR IRRIGATION OR APPROVED EQUAL. ALL IRRIGATION LINES AND HEADS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS ENSURING EQUIPMENT & INSTALLATION MEETS OR EXCEEDS STATE CODES.
- IRRIGATION LINES UNDER PAVING SHALL BE PLACED IN A SLEEVE THAT IS AT LEAST 2 SIZES LARGER THAN PIPE.
- CONTRACTOR TO VERIFY PRESSURE ON SITE BEFORE BEGINNING ANY IRRIGATION WORK.
- ALL THREADED JOINTS SHALL BE COATED WITH TEFLON TAPE.
- CONDUCT PRESSURE TEST.



WATER ZONES LEGEND:

TOTAL LANDSCAPE AREA: 16,930 FT²
 TOTAL NEW TREES: 71

HYDROZONE	PLANT WATER USE TYPE(S)	IRRIGAT. EFFIC.	PLANT FACTOR (PF)*	HYDROZONE AREA (HA) (SQUARE FEET)	PF X HA (SQUARE FEET)
1	MODERATE	.85	0.5	1,545	773
2	HIGH	.85	0.8	2,360	1,888
3	LOW	.85	0.2	6,220	1,244
4	MODERATE	.85	0.4	4,915	1,966
5	LOW	0.8500	0.2	1,370	275
6	HIGH	0.8500	0.8000	520	416
				16,930 TOTAL	6,562 TOTAL

DEFINITIONS:

- MAWA = MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
- ET_o = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR) DERIVED FROM APDX.A OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, CALIFORNIA DEPARTMENT OF WATER RESOURCES.
- 0.7 = ET ADJUSTMENT FACTOR (ETAF)
- LA = PLANTED LANDSCAPE AREA INCLUDING SLA AND NOT INCLUDING HARDSCAPES. ALSO INCLUDE SURFACE AREA OF WATER FEATURES NOT USING RECYCLED WATER.
- 0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
- SLA = PORTION OF THE LANDSCAPED AREA IDENTIFIED AS SPECIAL LANDSCAPED AREA. ALSO INCLUDE SURFACE AREA OF WATER FEATURES USING RECYCLED WATER.
- 0.3 = THE ADDITIONAL ET ADJUSTMENT FACTOR FOR SLA (1.0 - 0.7 = 0.3)

WATER USE EVALUATION:

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):

$$\begin{aligned} \text{MAWA} &= (\text{ET}_o) (0.62) [(0.7 \times \text{LA}) + (0.3 \times \text{SLA})] \\ &= (46.3)(0.62)[(0.7 \times 17,805\text{ft}^2) + (0.3 \times 0\text{ft}^2)] \\ &= (28.7\text{in/year})(12,464\text{ft}^2) \\ &= \mathbf{357,703\text{ gallons/year}} \end{aligned}$$

ESTIMATED TOTAL WATER USE (ETWU):

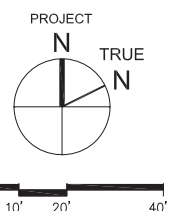
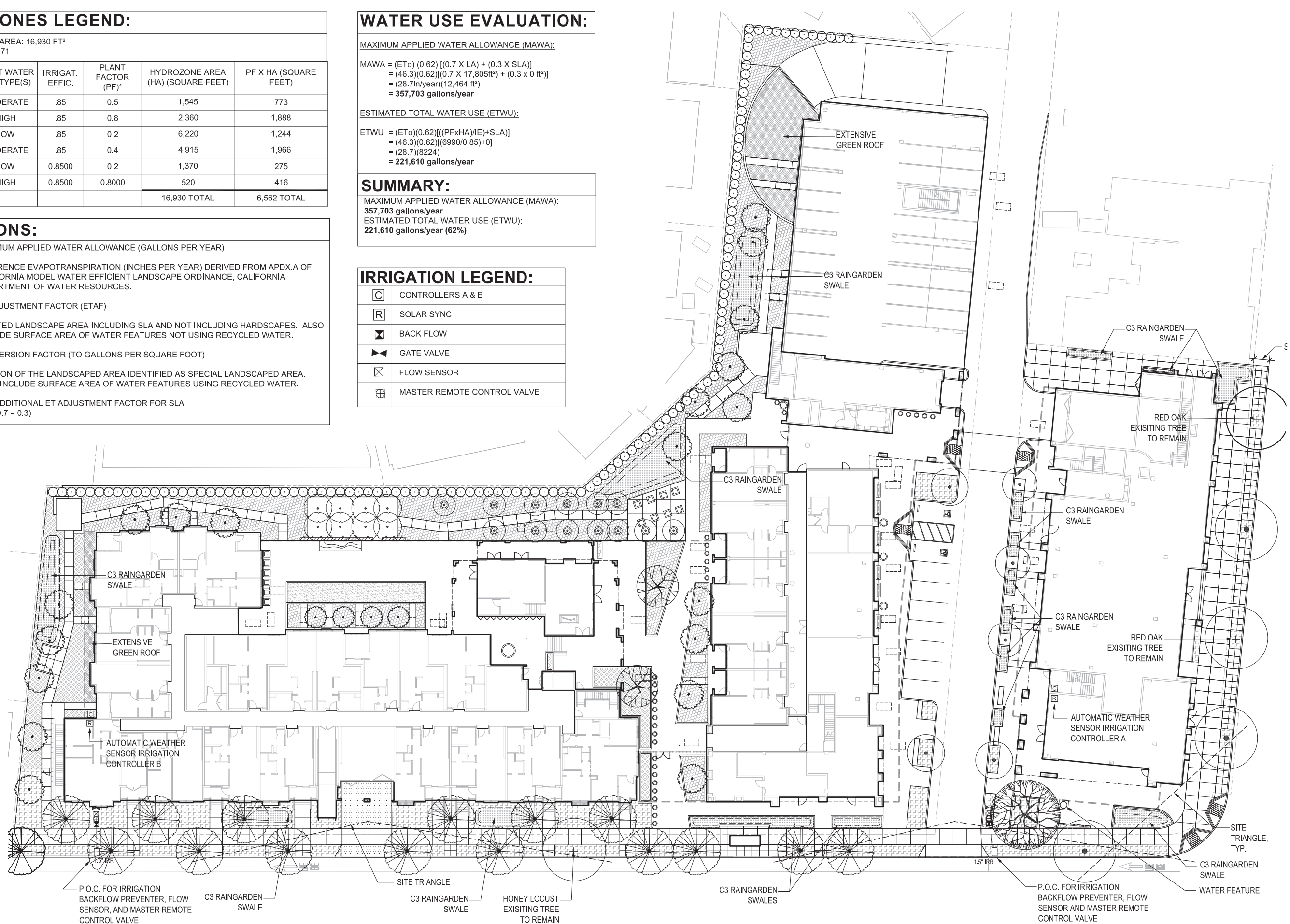
$$\begin{aligned} \text{ETWU} &= (\text{ET}_o)(0.62)[((\text{PF} \times \text{HA})/\text{IE}) + \text{SLA}] \\ &= (46.3)(0.62)[(6990/0.85) + 0] \\ &= (28.7)(8224) \\ &= \mathbf{221,610\text{ gallons/year}} \end{aligned}$$

SUMMARY:

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
357,703 gallons/year
 ESTIMATED TOTAL WATER USE (ETWU):
221,610 gallons/year (62%)

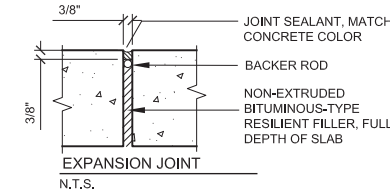
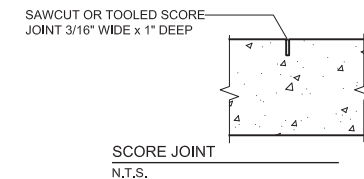
IRRIGATION LEGEND:

	CONTROLLERS A & B
	SOLAR SYNC
	BACK FLOW
	GATE VALVE
	FLOW SENSOR
	MASTER REMOTE CONTROL VALVE





NOTE: FOR VEHICULAR PAVING, S.C.D.



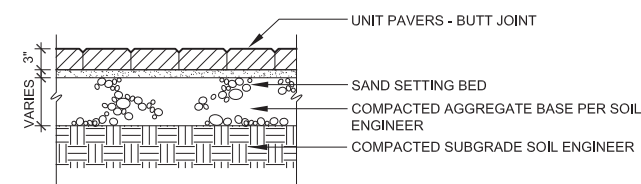
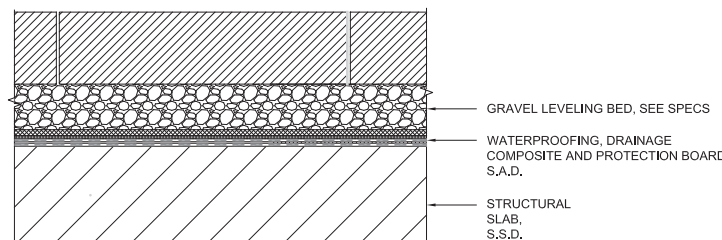
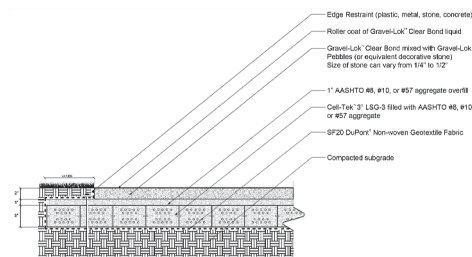
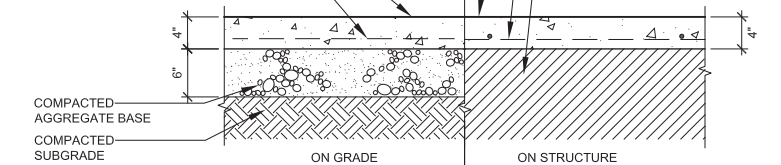
COLOR A : STANDARD DOWNTOWN DARK GREY CONCRETE, MICA ADDITIVE, SANDBLAST FINISH, TOOL SCORE JOINT 24" X 24" GRID PATTERN. PROVIDE ALLOWANCE FOR "HISTORIC ART" INSERTS IN PAVING.

COLOR B: INTEGRAL COLOR CONCRETE SCOFIELD MESA BEIGE, SANDBLAST FINISH, TOOL SCORE JOINT 12" X 12"

SURFACE FINISH AND COLOR, SEE L1.1

CONCRETE PAVING WITH #4 @ 18 O.C. EACH WAY

SLOPED STRUCTURAL SLAB, PROTECTION BOARD AND WATERPROOFING - S.S.D./ S.A.D.



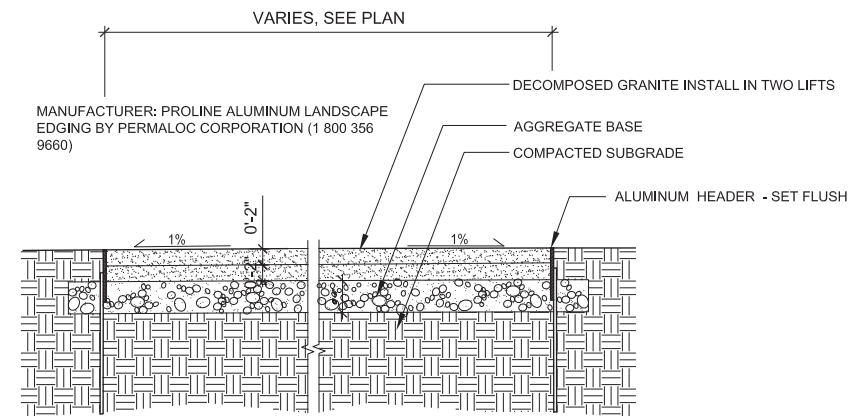
NOTE: FOR VEHICULAR

1 GRAVEL-LOK PAVING AT BOSQUE
NTS

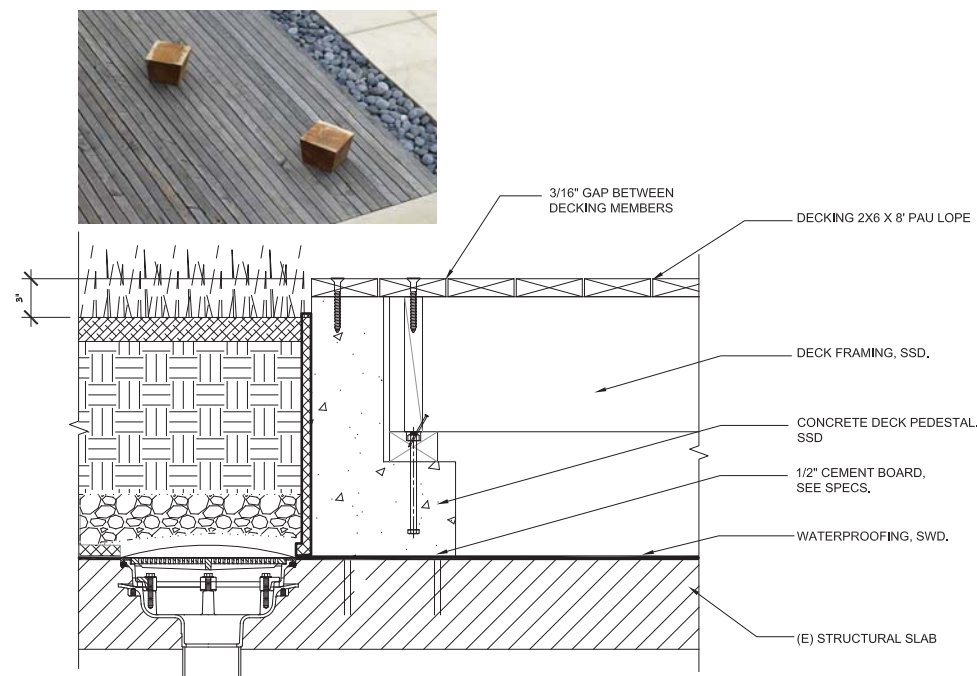
2 CONCRETE PAVERS PAVERS ON PODIUM
SCALE: 3" = 1'

3 CONCRETE PAVERS ON GRADE - PEDESTRIAN / VEHICULAR
SCALE: 1" = 1'-0"

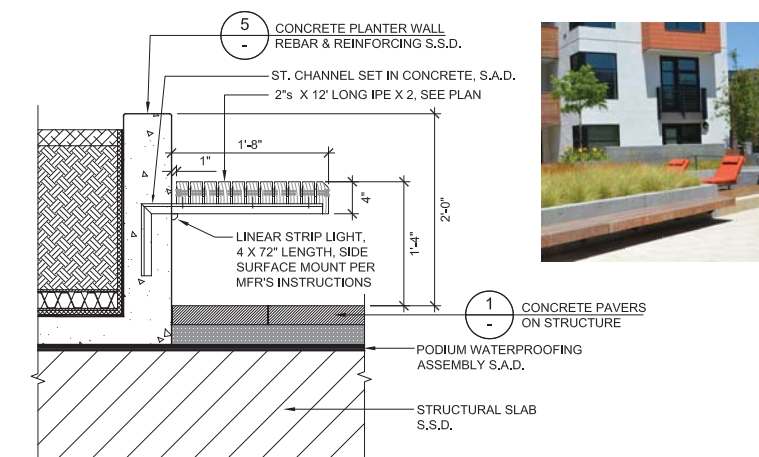
4 CONCRETE PAVING - PEDESTRIAN (CITY STANDARD)
SCALE: 1" = 1'



5 DECOMPOSED GRANITE PAVING WITH HEADER
SCALE: 1" = 1'-0"



6 FLUSH WOOD DECK ON PODIUM
SCALE: 1 1/2" = 1'-0"



7 RAISED CONCRETE PLANTER WITH LONG WOOD BENCH
SCALE: 1" = 1'



"NEOROMANTICO" BY LANDSCAPE FORMS



"REST" BY LANDSCAPE FORMS

8 BENCHES
NTS



9 PERIMETER FENCE
NTS



"URBANFIRE" FIRE PIT BY MODFIRE

10 FIRE PIT
NTS



"MONTEGO" BY ROOM & BOARD

11 LOUNGE FURNITURE & DINING TABLE
NTS



"CHIPMAN" CAFE TABLE & CHAIRS BY LANDSCAPE FORMS

12 CAFE TABLE & CHAIRS
NTS



"RIDE" BY LANDSCAPE FORMS



"BIKE BENCH" BY STREETLIFE

13 BIKE RACKS
NTS



"DUNE SERIES" BY KORNEGAY DESIGN

14 ORNAMENTAL POTS
NTS





PLAZA DECK SEATING CONCEPT



PLAZA LONG BENCH CONCEPT



CURVED BENCH



PLAZA AT GRADE PLANTERS CONCEPT



PLAZA FURNISHINGS



PLAZA ELEVATION (N.T.S.)



WALKWAY CONCEPT



OUTDOOR KITCHEN



GARDEN DESTINATION IMAGE



RESIDENTIAL FOUNTAIN CONCEPT



BOSQUE GARDEN ON GRAVEL-LOK PAVING



PLAZA FOUNTAIN CONCEPT



LIVE OAK AT PLAZA



SCARLET OAK - EL CAMINO



CHINESE PISTACHE - CASTRO ST.



HORNBEAM - ALLEY



HEDGE PLANTING - DODENAEA SPP.



GARDEN PLANTS - LOW WATER

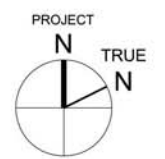


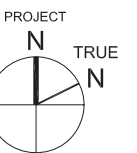
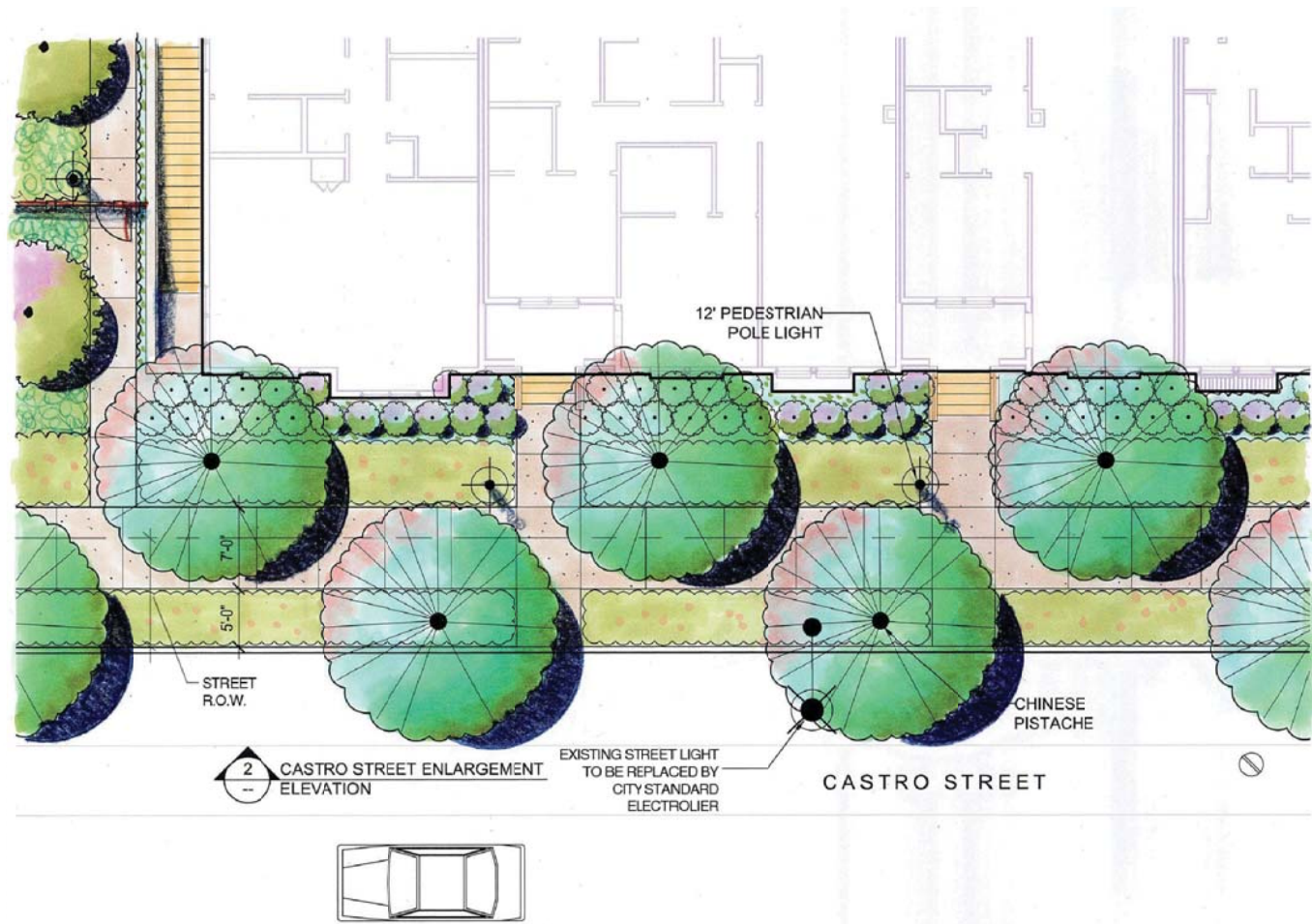







1 PLAZA ENLARGEMENT PLAN
1/8" = 1'-0"



2 PLAZA ENLARGEMENT ELEVATION
1/8" = 1'-0"





CANOPY LEGEND	
SYMBOL	CANOPY
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
	AFTER CONSTRUCTION
	AFTER 5 YEARS
	AT MATURITY

