

VILLA STREET

MOUNTAIN VIEW, CALIFORNIA

PROJECT TEAM

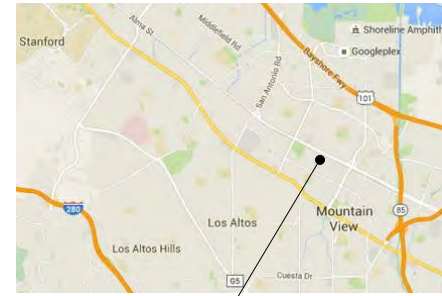
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AREA MAP



PROJECT SITE

PROJECT INFORMATION

ZONING: VILLA-MARIPOSA PRECISE PLAN
APN: SEE OWNERS INFORMATION
LOT AREA: 143,315 SF / 3.29 ACRES
BUILDING COVERAGE: 82,346 SF (57.5 %)
FLOOR AREA RATIO: 2.17
RESIDENTIAL DENSITY: 72.9 DU/ACRE
COMMON USABLE OPEN SPACE: 59,208 SF (41.3%)
PRIVATE USABLE OPEN SPACE: 17,375 SF (72.4 SF / UNIT)

LEVEL 1	77,059 SF
LEVEL 2	81,986 SF
LEVEL 3	71,003 SF
LEVEL 4	51,977 SF
LEVEL 5	28,426 SF

310,450 SF / 143,315 SF = 2.17 FAR*

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

OCCUPANCY CLASSIFICATIONS

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

TYPE OF CONSTRUCTION

GARAGE: TYPE IA
 RESIDENTIAL TYPE IIIA

PARKING

(1 PER BEDROOM)

	# UNITS	PARKING
JR BR	9	9
1BR	145	145
2BR	86	172
TOTAL PARKING REQUIRED		326

RESIDENT SPACES PROVIDED	277
GUEST SPACES PROVIDED	49
TOTAL PARKING PROVIDED	326

BICYCLE PARKING

REQUIRED (1 PER D.U.) 240
 PROVIDED 240

TENANT STORAGE

REQUIRED (1 PER D.U. @ 164 CF MIN.)	240
PROVIDED WITHIN UNIT:	151
PROVIDED OUTSIDE UNIT:	89
TOTAL PROVIDED	240

PROJECT DESCRIPTION:

1696 Villa Street is a 240 unit apartment community proposed for a 3.29 acre site located between Higdon Avenue and Mariposa Avenue. It is conveniently located within walking and biking distance of the Downtown Mountain View Station. The neighborhood surrounding the site is characterized by two to four story multifamily residential buildings as well as one and two story residences.

The proposed design is a series of apartment buildings ranging from two to five stories in height. Two story buildings with neighborhood residential character are planned along the Villa Street frontage. The buildings will have ground level stoop entries, porches, bay windows, trellises, and gabled roof forms designed to be compatible with the existing residential character found on Villa Street. The predominant exterior materials are vertical and horizontal wood-character siding, and sloped composition shingle roofs. A central community entry is located between the two buildings, and gives a transparent view into the central community courtyard. A leasing center with street entrance is located adjacent to the main courtyard entry.

The entry to the below grade garage is located on Villa Street directly opposite Chiquita Avenue. The garage occupies one full level below the apartments, with a guest parking area at the bottom of the ramp, and secure parking beyond that for residents.

A loading zone is located at the eastern property line along Villa Street adjacent to a fire lane serving the neighboring Avalon apartment complex.

The project main arrival point is a large centrally located courtyard. Two building lobbies are located on either side of the courtyard both of which feature glass fronted elevators. The courtyard is extensively landscaped and has seating and activity areas, as well as a 70' long pool and spa. Numerous resident amenity spaces face into the courtyard including a club room, meeting room, yoga space, and fitness area. A passage leads from the Central Courtyard to the smaller North Courtyard which is also landscaped and gives access the other two building lobbies.

A continuous pedestrian walk is located on the perimeter of the project. The walk is lined with trees, and has direct access stoop entries to the terraces of the ground level units located along it. A roof top deck is another significant amenity for tenants. In addition to seating, lounging and cooking areas, a community garden and areas of green roof are planned.

As the project moves from south to north (away from Villa Street) the massing increases incrementally from two stories to three, then to four, and finally to five stories on the portion of the site closest to the train tracks. The four and five story portions of the project have an architectural character that is compatible, but different from the Villa Street buildings, giving the project variety and scale.

Along the Higdon side of the site, the buildings establish a three story scale in deference to the up-to-two story existing buildings adjoining the project on that side of the site. The building then terraces back to either four or five stories.

The primary exterior material is plaster with accents of both vertical and horizontal wood type siding. The wood siding is utilized for example on the upper levels to create a top or attic story to give scale to the buildings. Overhanging eaves, projecting balconies with glass railings, trellises and ornamental metal railings are also architectural details providing character to the buildings. Along the west (Higdon side) additional gabled roofs have been incorporated as a transition into the existing neighborhood.

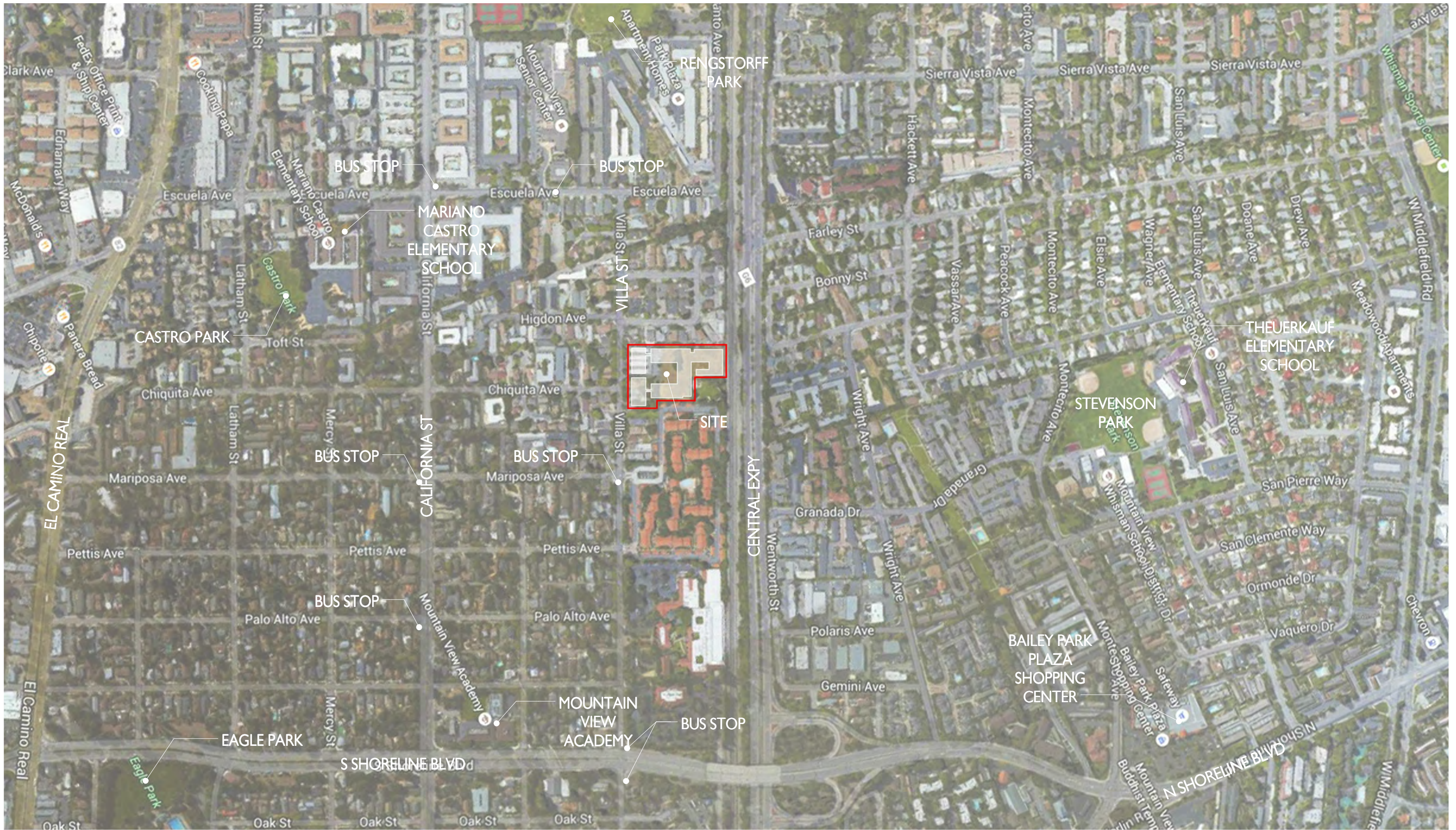
UNIT TABULATION

Unit Type	STUDIO	1A-1G	1A-1U	1A-2	1B	1C	1D	1E	2A-1	2A-2	2A-3	2B-1	2B-2	2C-1	2C-2	2D	Totals
Average GRSP*	727	806	806	743	829	850	638	927	1,161	1,158	1,052	1,252	1,171	1,317	1,218	1,148	
Ground floor	1	8	17		4	2	4		8	6		3					44
2nd floor	2	11	18			3	4		10	9		3		2		1	50
3rd floor	2	10	21			3	4		10	2		3		2			45
4th floor	2	7	9	1		3	2	5	8		2	2	1	2	2		37
5th floor	2	2		3		2	2		2		6	1	1				17
Totals	9	38	65	4	4	13	16	5	38	17	8	12	2	6	2	1	240
	9					145											86
%	3.8%	15.8%	27.1%	1.7%	1.7%	5.4%	6.7%	2.1%	15.8%	7.1%	3.3%	5.0%	0.8%	2.5%	0.8%	0.4%	
Unit Mix (%)	3.8%					60.4%											35.8%

*GROSS RENTABLE SQUARE FOOTAGE IS MEASURED FROM OUTSIDE FACE OF EXTERIOR & CORRIDOR WALLS, AND CENTERLINE OF PARTY...

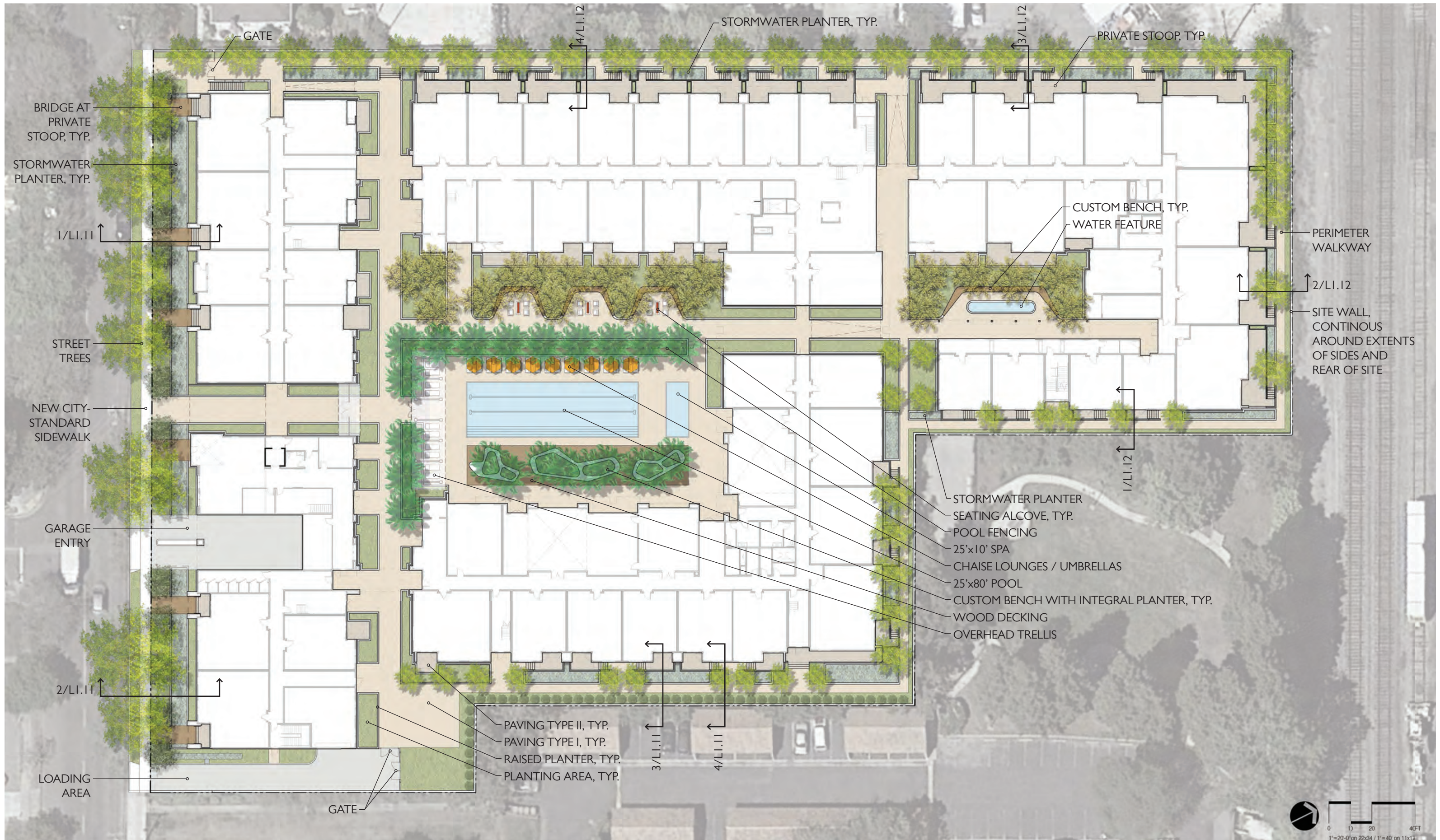
DRAWING INDEX

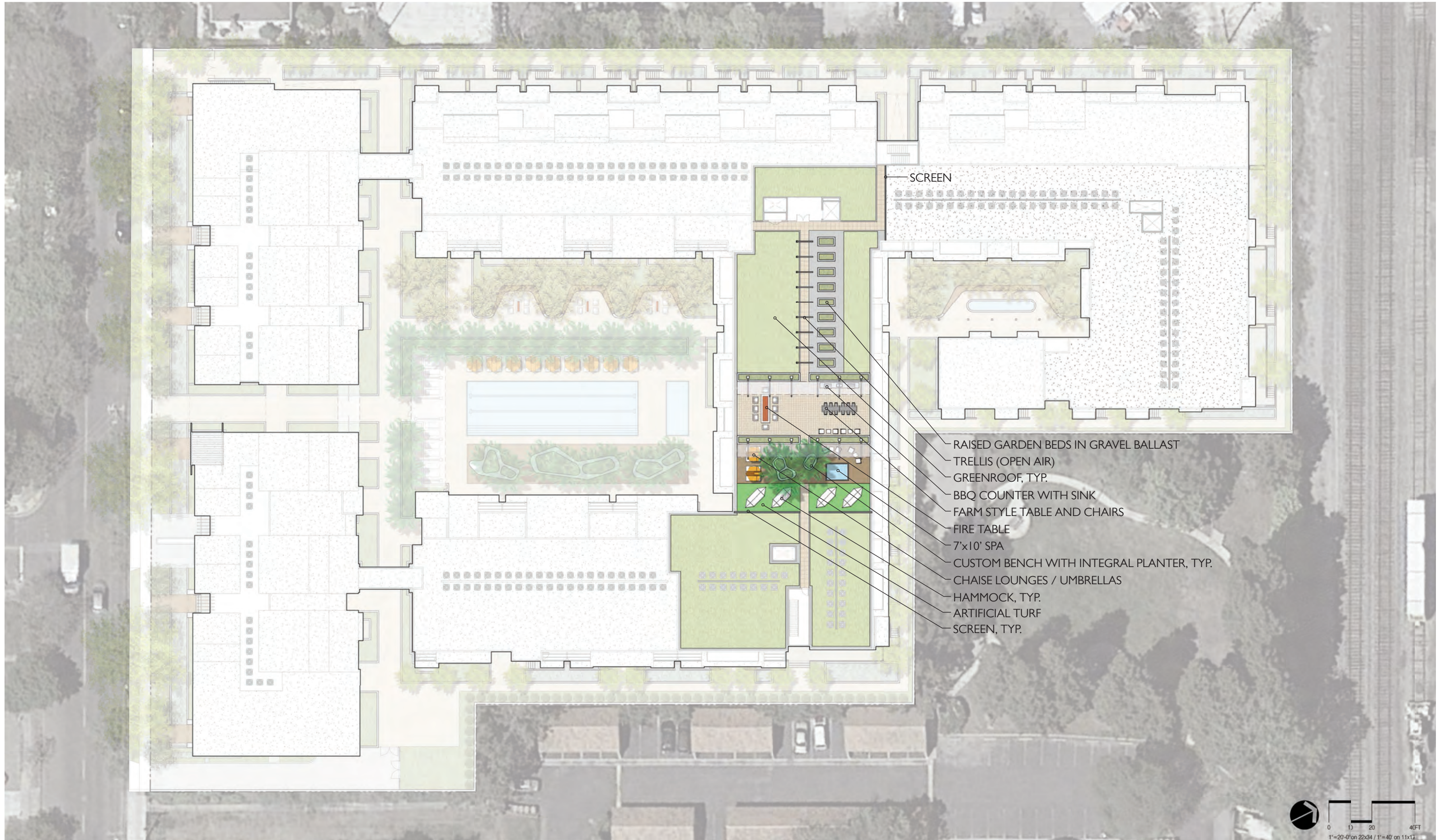
A0.0	PROJECT INFO
A1.0	CONCEPTUAL MACRO SITE PLAN
A1.1	SITE PHOTOS
L1.00	LANDSCAPE SITE PLAN
L1.01	LANDSCAPE ROOF PLAN
L1.11	LANDSCAPE SECTIONS
L1.12	LANDSCAPE SECTIONS
L1.21	LANDSCAPE IMAGES
L1.22	LANDSCAPE IMAGES
L2.00	TREE DISPOSITION PLAN
L2.10	LANDSCAPE PLANTING SCHEDULE
L2.20	LANDSCAPE PLANTING PLAN
L2.30	TREE CANOPY PLAN
L3.00	SAFETY TRIANGLES PLAN
A1.2	CONCEPTUAL MICRO SITE PLAN
A1.3	VEHICULAR & PEDESTRIAN CIRCULATION PLAN
A2.0	CONCEPTUAL GARAGE PLAN
A2.1	CONCEPTUAL FIRST FLOOR PLAN
A2.2	CONCEPTUAL SECOND FLOOR PLAN
A2.3	CONCEPTUAL THIRD FLOOR PLAN
A2.4	CONCEPTUAL FOURTH FLOOR PLAN
A2.5	CONCEPTUAL FIFTH FLOOR PLAN
A2.6	CONCEPTUAL ROOF PLAN
A3.1	CONCEPTUAL 3D RENDERING
A3.2	CONCEPTUAL ELEVATION
A3.3	CONCEPTUAL ELEVATION
A3.4	CONCEPTUAL ELEVATION
A3.5	CONCEPTUAL ELEVATIONS
A3.6	CONCEPTUAL ELEVATIONS
A3.7	CONCEPTUAL ELEVATIONS
A3.8	CONCEPTUAL ELEVATIONS
A3.9	CONCEPTUAL SITE SECTIONS
A3.10	CONCEPTUAL WALL SECTIONS
A3.11	CONCEPTUAL 3D VIEW
A3.12	CONCEPTUAL 3D VIEW
A3.13	CONCEPTUAL 3D VIEW
A3.14	CONCEPTUAL 3D VIEW
A4.1	1BR UNIT PLANS
A4.2	2 BR UNIT PLANS
A5.1	SITE AREA DIAGRAM
A5.2	OPEN SPACE AREA
A5.3	FLOOR AREA DIAGRAMS
A5.4	MASSING DIAGRAM
A6.1	ARCHITECTURAL DETAILS
C1.0	TOPOGRAPHIC SURVEY
C2.0	CONCEPTUAL GRADING AND UTILITY PLAN
C3.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN
C3.1	CONCEPTUAL STORMWATER MANAGEMENT PLAN
C4.0	WEST EVELYN SIDEWALK IMPROVEMENTS



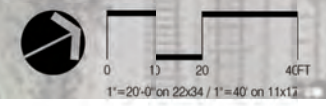
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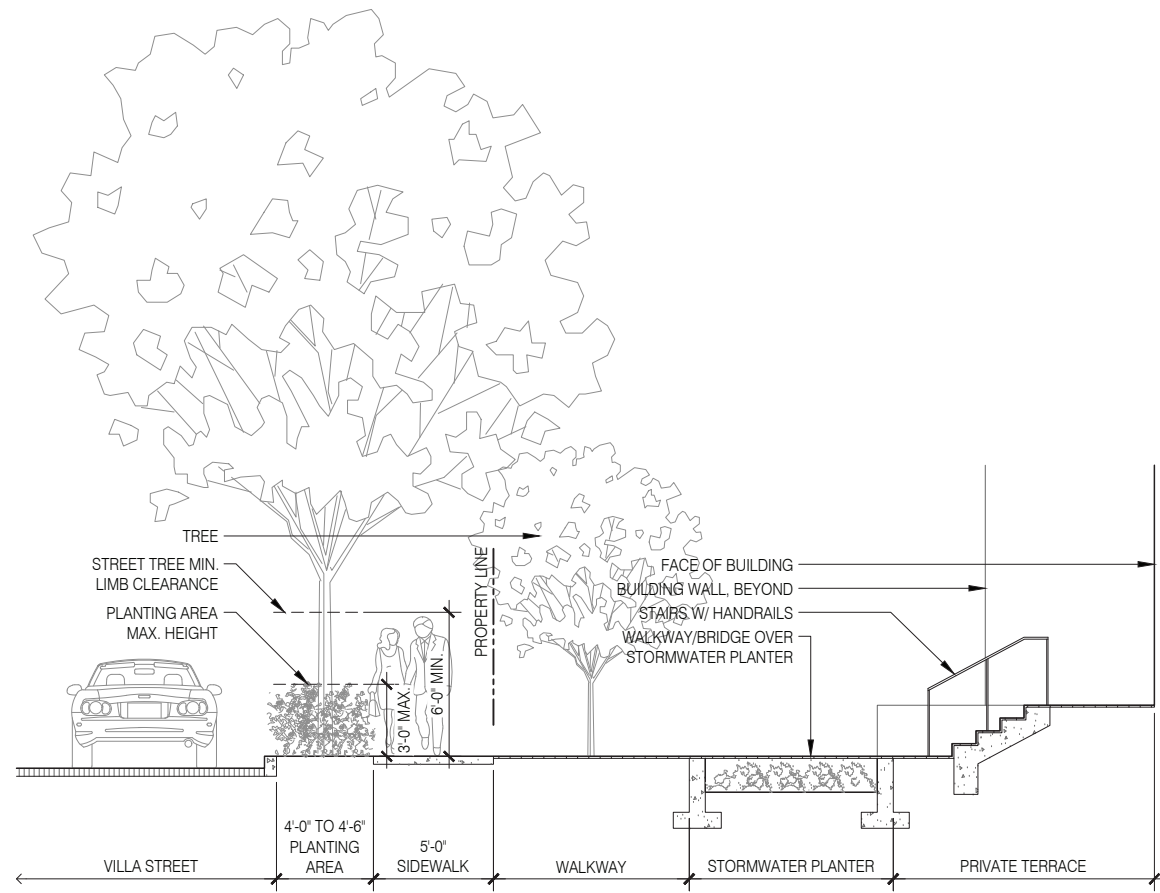






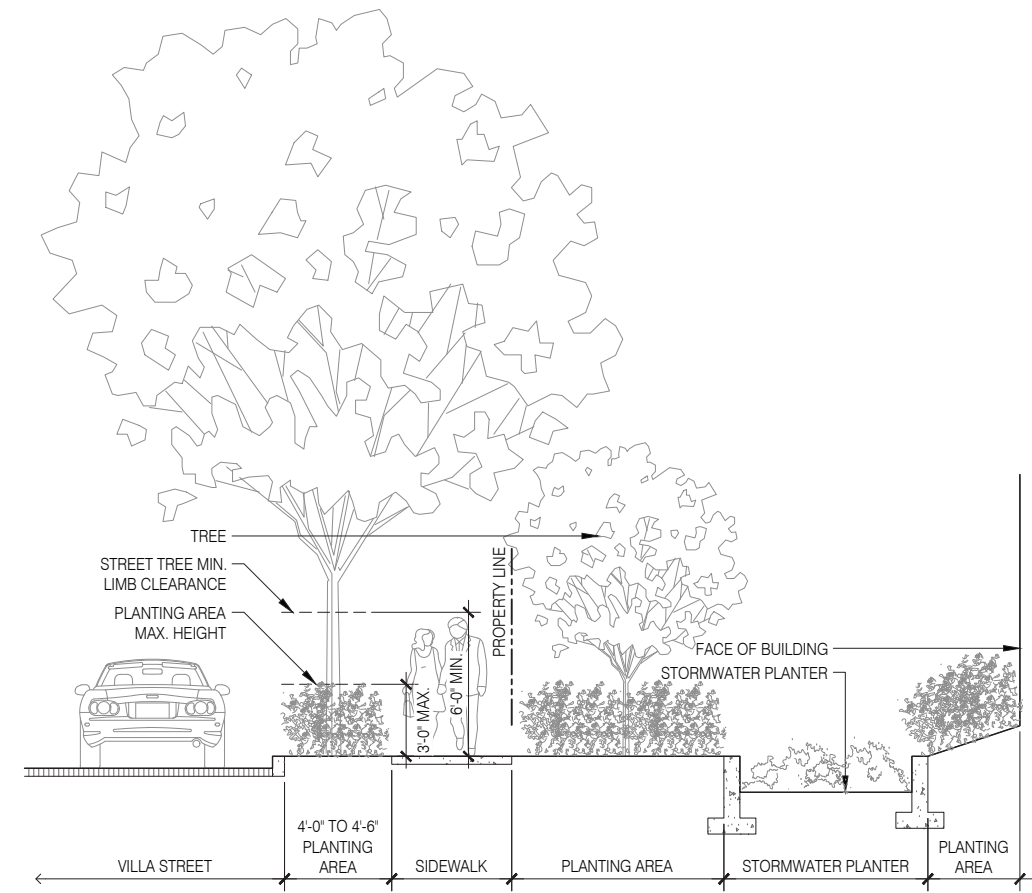
- SCREEN
- RAISED GARDEN BEDS IN GRAVEL BALLAST
- TRELLIS (OPEN AIR)
- GREENROOF, TYP.
- BBQ COUNTER WITH SINK
- FARM STYLE TABLE AND CHAIRS
- FIRE TABLE
- 7'x10' SPA
- CUSTOM BENCH WITH INTEGRAL PLANTER, TYP.
- CHAISE LOUNGES / UMBRELLAS
- HAMMOCK, TYP.
- ARTIFICIAL TURF
- SCREEN, TYP.





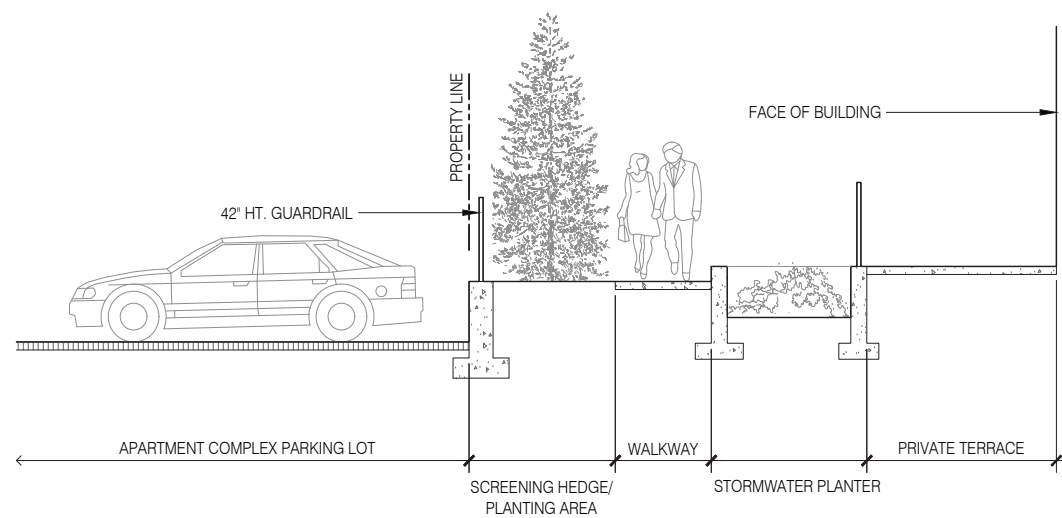
1/4" = 1'-0"

Villa Street 1
section 01



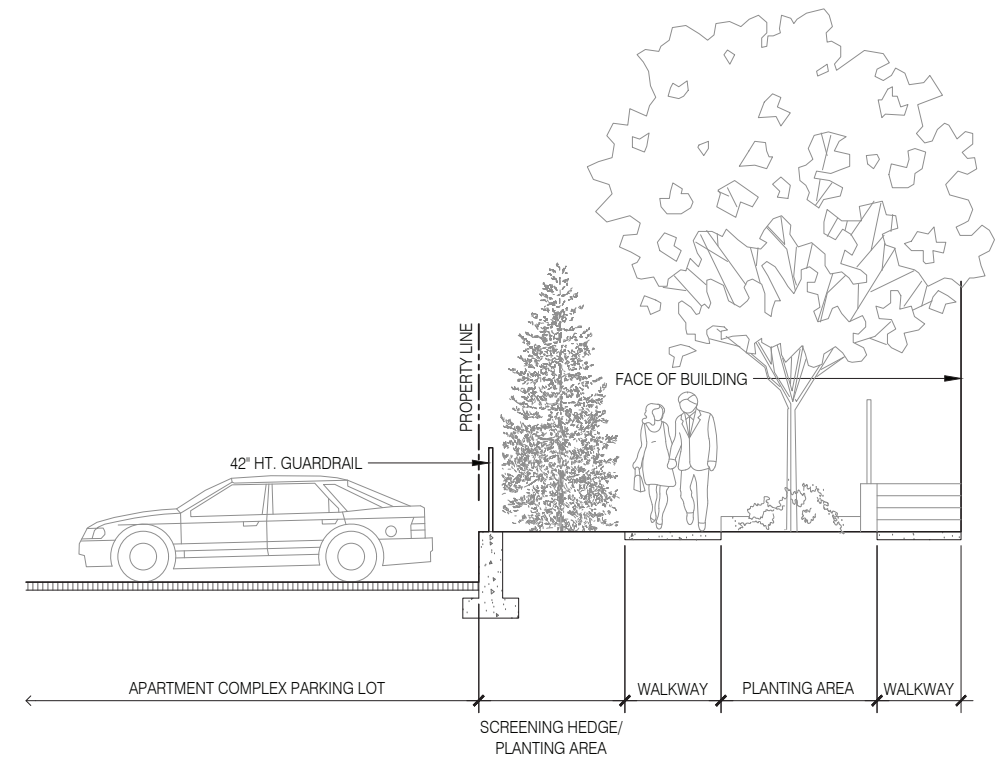
1/4" = 1'-0"

Villa Street 2
section 02



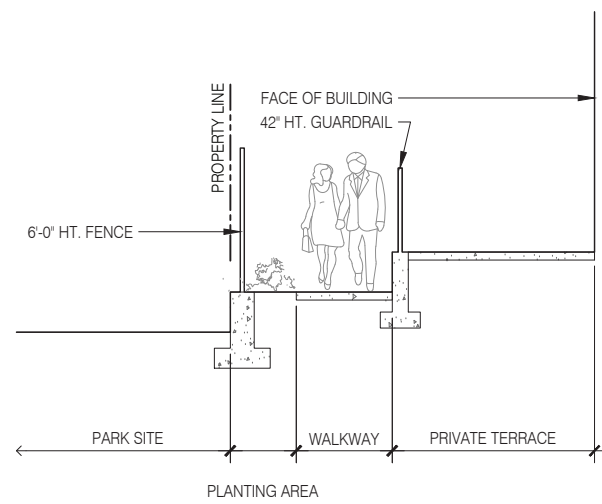
1/4" = 1'-0"

Property Line at East Apartment Complex 1
section 03



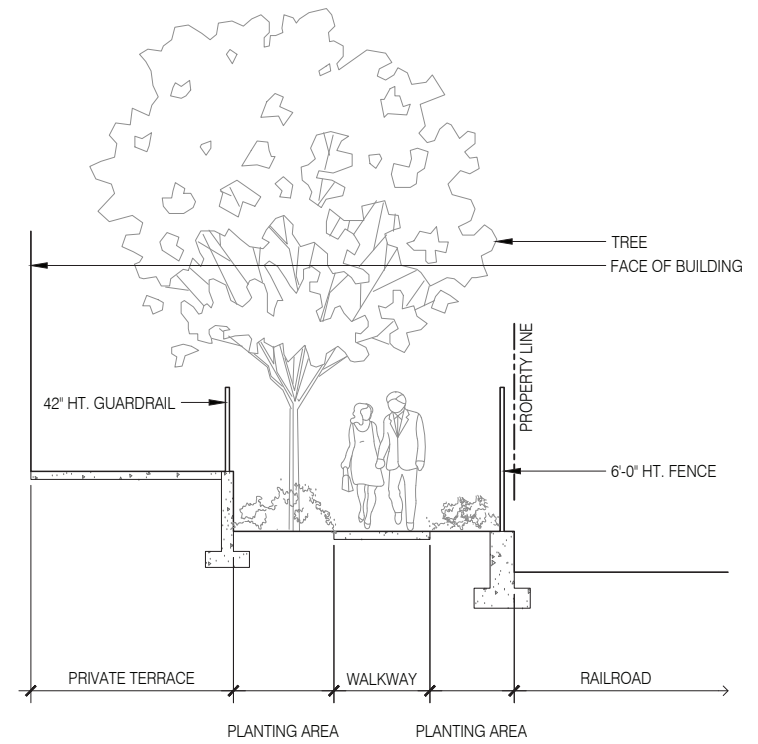
1/4" = 1'-0"

Property Line at East Apartment Complex 2
section 04



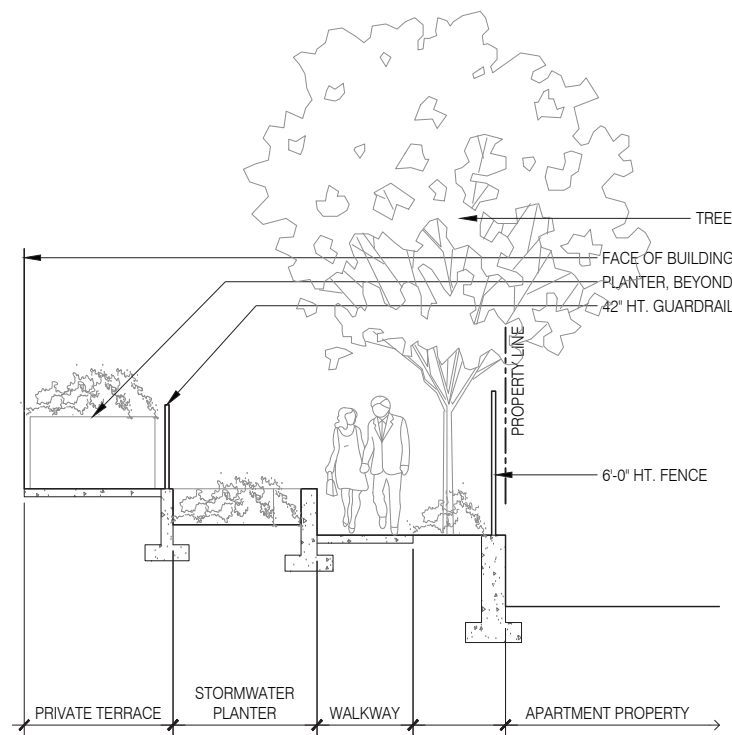
1/4" = 1'-0"

Property Line at East Park section 01



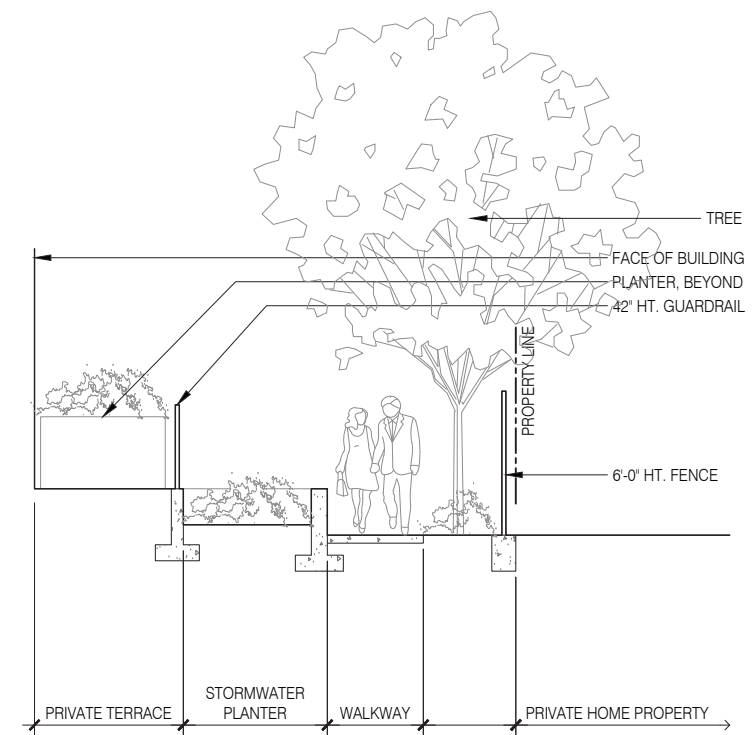
1/4" = 1'-0"

Property Line at North Railroad Tracks section 02



1/4" = 1'-0"

Property Line at West Apartments section 03



1/4" = 1'-0"

Property Line at West Homes section 04



GATHERING SPACE AND PLANTINGS



INTEGRATED SEATING



POOL AND AMENITIES



TRELLIS AND LOUNGE AREAS



BRIDGES AT STORMWATER PLANTERS



ROOF GARDEN



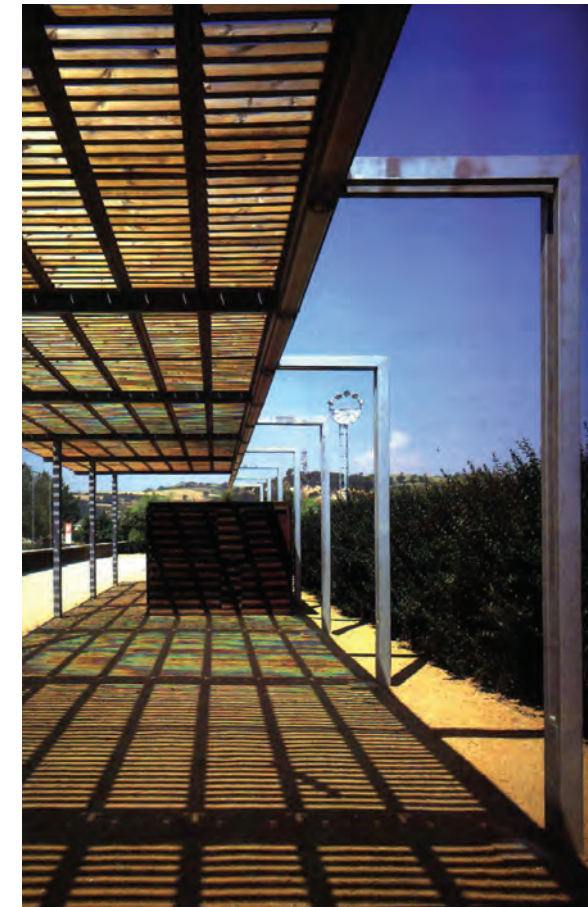
VEGETABLE GARDEN



SCULPTURAL SEATING



PRIVATE SEATING AREAS



SHADE STRUCTURES



OUTDOOR KITCHEN



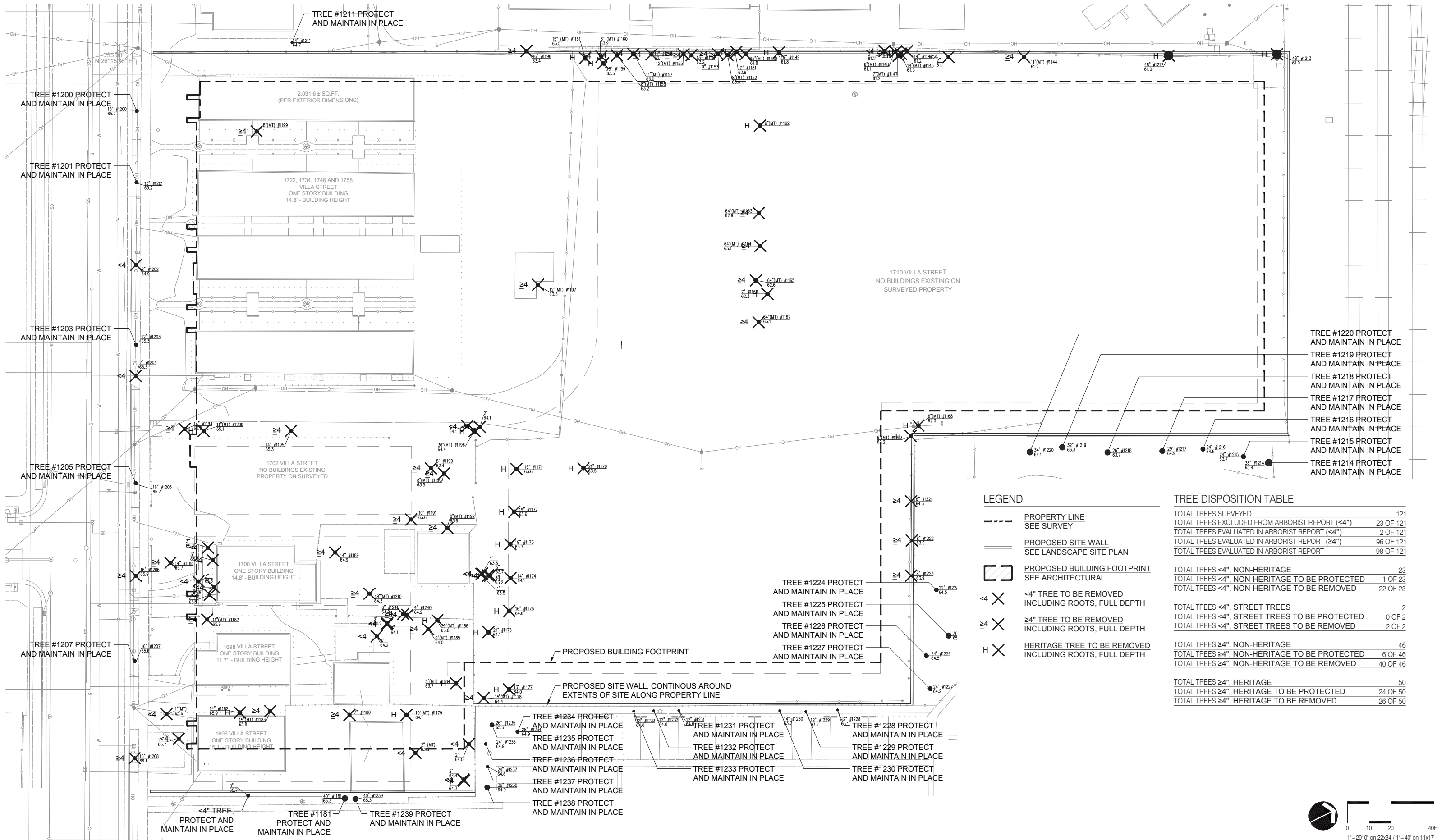
SCULPTURAL ELEVATED PLANTER AREAS



RADIUSED FLOWING FORMS



PAVING TEXTURE AND COLOR

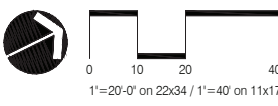


LEGEND

- PROPERTY LINE
SEE SURVEY
- == PROPOSED SITE WALL
SEE LANDSCAPE SITE PLAN
- ▭ PROPOSED BUILDING FOOTPRINT
SEE ARCHITECTURAL
- <4 X <4" TREE TO BE REMOVED
INCLUDING ROOTS, FULL DEPTH
- ≥4 X ≥4" TREE TO BE REMOVED
INCLUDING ROOTS, FULL DEPTH
- H X HERITAGE TREE TO BE REMOVED
INCLUDING ROOTS, FULL DEPTH

TREE DISPOSITION TABLE

TOTAL TREES SURVEYED	121
TOTAL TREES EXCLUDED FROM ARBORIST REPORT (<4")	23 OF 121
TOTAL TREES EVALUATED IN ARBORIST REPORT (<4")	2 OF 121
TOTAL TREES EVALUATED IN ARBORIST REPORT (≥4")	96 OF 121
TOTAL TREES EVALUATED IN ARBORIST REPORT	98 OF 121
TOTAL TREES <4", NON-HERITAGE	
TOTAL TREES <4", NON-HERITAGE TO BE PROTECTED	1 OF 23
TOTAL TREES <4", NON-HERITAGE TO BE REMOVED	22 OF 23
TOTAL TREES <4", STREET TREES	
TOTAL TREES <4", STREET TREES TO BE PROTECTED	0 OF 2
TOTAL TREES <4", STREET TREES TO BE REMOVED	2 OF 2
TOTAL TREES ≥4", NON-HERITAGE	
TOTAL TREES ≥4", NON-HERITAGE TO BE PROTECTED	6 OF 46
TOTAL TREES ≥4", NON-HERITAGE TO BE REMOVED	40 OF 46
TOTAL TREES ≥4", HERITAGE	
TOTAL TREES ≥4", HERITAGE TO BE PROTECTED	24 OF 50
TOTAL TREES ≥4", HERITAGE TO BE REMOVED	26 OF 50



PRELIMINARY PLANTING SCHEDULE

STREET TREES				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS
PICH	PISTACIA CHINENSIS CHINESE PISTACHE	3" CAL.	AS SHOWN	M

SITE TREES				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS
ACCI	ACER CIRCINATUM VINE MAPLE	8-10' HT	AS SHOWN	M
CEOC	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX	AS SHOWN	VL
CUSE	CUPRESSUS SEMPERVIRENS "TINY TOWER" TINY TOWER ITALIAN CYPRESS	24" BOX	AS SHOWN	L
DIAN	DICKSONIA ANTARCTICA TASMANIAN TREE FERN	36" BOX	AS SHOWN	H
LIFN	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE	24" BOX	AS SHOWN	L
OSVI	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	24" BOX	AS SHOWN	-
WARO	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	48" BOX	AS SHOWN	L

ZONE 01 - HIGH SCREEN LOW/MEDIUM WATER USE PLANTINGS (DRIP IRRIGATION)				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS
	ARCTOSTAPHYLOS DENSIFLORA 'H. MCMINN' HOWARD MCMINN MANZANITA	5 GAL.	4' O.C.	L
	BUXUS 'GREEN BEAUTY' GREEN BEAUTY JAPANESE BOXWOOD	5 GAL.	3' O.C.	M
	HYDRANGEA MACROPHYLLA 'FUJI WATERFALL' FUJI WATERFALL HYDRANGEA	5 GAL.	3' O.C.	M
	ILEX GLABRA 'CHAMZIN' NORDIC INKBERRY HOLLY	5 GAL.	42" O.C.	M
	LAURUS NOBILIS SWEET BAY	5 GAL.	4' O.C.	L
	LIGUSTRUM JAPONICUM JAPANESE PRIVET	5 GAL.	4' O.C.	M
	PRUNUS CAROLINIANA 'BRIGHT AND TIGHT' CAROLINA LAUREL	5 GAL.	4' O.C.	L
	VIBURNUM SUSPENSUM SANDANKWA VIBURNUM	5 GAL.	3' O.C.	M

ZONE 02 - LOW WATER USE PLANTINGS (DRIP IRRIGATION) - SUN				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS
	ACHILLEA MILLEFOLIUM YARROW	1 GAL.	24" O.C.	L
	AGAVE AMERICANA MEDIO-PICTA 'ALBA' WHITE STRIPED CENTURY PLANT	1 GAL.	48" O.C.	VL
	AGAVE ATTENUATA FOXTAIL AGAVE	1 GAL.	48" O.C.	L
	ANIGOZANTHOS 'BIG RED' KANGAROO PAW	1 GAL.	36" O.C.	L
	ARCTOSTAPHYLOS UVA-URSI 'WOODS COMP.' WOODS COMPACT KINNIKINNICK	1 GAL.	18" O.C.	L
	BOUTELLOUA GRACILIS 'BLONDE AMBITION' BLUE GRAMMA GRASS	1 GAL.	30" O.C.	L
	BULBINE FRUTESCENS STALKED BULBINE	1 GAL.	30" O.C.	L
	CAREX DIVULSA BERKELEY SEDGE	1 GAL.	24" O.C.	L
	CEANOETHUS GRISEUS VAR HORIZONTALIS YANKEE POINT CEANOETHUS	1 GAL.	48" O.C.	L
	CHAMAEMELUM NOBILE CHAMOMILE	1 GAL.	30" O.C.	L

ZONE 02 (CONTINUED) - LOW WATER USE PLANTINGS (DRIP IRRIGATION) - SUN				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS
	CHONDRROPETALUM TECTORIUM CAPE RUSH	2 GAL.	36" O.C.	L
	CROCOSMIA 'EMBER GLOW' EMBER GLOW MONTBRESIA	1 GAL.	24" O.C.	L
	DAPHNE ODORA WINTER DAPHNE	1 GAL.	36" O.C.	L
	DIETES IRIDIOIDES AFRICAN IRIS	1 GAL.	36" O.C.	L
	ECHIUM CANDICANS 'SELECT BLUE' SELECT BLUE MADEIRA	1 GAL.	48" O.C.	L
	EUPHORBIA CHARACIAS 'SILVER SWAN' SILVER SWAN EUPHORBIA	1 GAL.	24" O.C.	L
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL.	24" O.C.	L
	LAVANDULA STOECHAS 'LUTSKO'S DWARF' DWARF FRENCH LAVENDER	1 GAL.	18" O.C.	L
	MUHLENBERGIA CAPILLARIS HAIRY AWN MUHLY	1 GAL.	30" O.C.	L
	PENNISETUM ALOPECUROIDES 'MOUDRY' BLACK FLOWERING FOUNTAIN GRASS	1 GAL.	30" O.C.	-
	PHORMIUM 'ALISON BLACKMAN' ALISON BLACKMAN FLAX	1 GAL.	36" O.C.	L
	PITTIOSPORUM TOBIRA 'WHEELERS DWARF' DWARF PITTIOSPORUM	1 GAL.	36" O.C.	L
	PUNICA GRANATUM 'NANA' DWARF POMEGRANITE	1 GAL.	30" O.C.	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.	36" O.C.	L
	SALVIA CLEVELANDII BLUE SAGE	1 GAL.	36" O.C.	L
	SALVIA MELLIFERA BLACK SALVIA	1 GAL.	42" O.C.	L
	SANTOLINA CHAMAECYPARISSUS GRAY SANTOLINA	1 GAL.	30" O.C.	L
	SENECIO MANDRALISCAE BLUE FINGER	1 GAL.	18" O.C.	L
	SISYRINCHIUM BELLUM "ARROYO DE LA CRUZ" BLUE EYE GRASS	1 GAL.	12" O.C.	VL
	VERBENA BONARIENSIS TALL VERBENA	1 GAL.	24" O.C.	VL

ZONE 03 - MEDIUM WATER USE PLANTINGS (DRIP IRRIGATION) - SUN				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS
	ABELIA X GRANDIFLORA "LITTLE RICHARD" LITTLE RICHARD ABELIA	1 GAL.	30" O.C.	M
	ACANTHUS MOLLIS BEAR'S BREECHES	1 GAL.	24" O.C.	M
	AGAPANTHUS AFRICANUS "ALBUS" WHITE LILY OF THE NILE	1 GAL.	18" O.C.	M
	ARMERIA MARTIMA SEA THRIFT	1 GAL.	12" O.C.	M
	ASPARAGUS SPRENGERI ASPARAGUS FERN	1 GAL.	24" O.C.	M
	DIANELLA TASMANICA "TR20" TASRED FLAX LILY	1 GAL.	24" O.C.	M
	HEBE 'AUTUMN GLORY' AUTUMN GLORY HEBE	1 GAL.	30" O.C.	M
	HYDRANGEA MACROPHYLLA "FUJI WATERFALL" FUJI WATERFALL HYDRANGEA	1 GAL.	42" O.C.	M
	MISCANTHUS SINENSIS MORNING LIGHT MAIDEN GRASS	5 GAL.	36" O.C.	M
	VIBURNUM SUSPENSUM SANDANKWA VIBURNUM	1 GAL.	42" O.C.	M

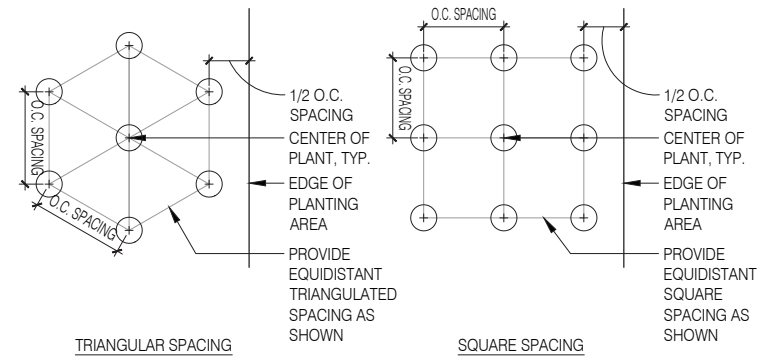
GENERAL NOTES

- THE MAXIMUM ALLOWABLE SOIL WEIGHT FOR SOILS PLACED ON-STRUCTURE FOR THIS PROJECT IS 100 LBS./C.F. SATURATED.
- ALL PLANTING AREAS TO BE IRRIGATED.
- SEE IRRIGATION PLAN FOR INFORMATION ABOUT LOCATING IRRIGATION SLEEVES.
- PROVIDE 3-INCH DEPTH ORGANIC COMPOST MULCH AT ALL PLANTING AREAS (NO WOOD OR BARK CHIPS).
- FINISH GRADE (FG) ELEVATION ON GRADING PLAN INDICATES TOP OF MULCH LAYER.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT PLANT QUANTITIES REQUIRED BASED ON PLAN.

ZONE 04 - LOW WATER USE PLANTINGS (DRIP IRRIGATION) - SHADE				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS
	ASPIDISTRA ELATIOIR IRON CAST PLANT	1 GAL.	24" O.C.	L
	CAREX DIVULSA BERKELEY SEDGE	1 GAL.	18" O.C.	L
	CHONDRROPETALUM TECTORIUM BLUE SIBERIAN IRIS	1 GAL.	36" O.C.	L
	DAPHNE ODORA WINTER DAPHNE	1 GAL.	36" O.C.	L
	IRIS DOUGLASIANA DOUGLAS IRIS	1 GAL.	24" O.C.	L
	JUNCUS PATENS 'ELK BLUE' ELK BLUE CALORFORNIA GRAY RUSH	1 GAL.	18" O.C.	L
	JUNCUS XIPHIODES IRIS LEAVED RUSH	1 GAL.	18" O.C.	-
	SARCOCOCCA HOOKERIANA VAR. HUMILIS LOW SWEET BOX	1 GAL.	24" O.C.	L
	SARCOCOCCA RUSCIFOLIA FRAGRANT SWEET BOX	1 GAL.	30" O.C.	L

ZONE 05 - MEDIUM WATER USE PLANTINGS (DRIP IRRIGATION) - SHADE				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS
	ABELIA X GRANDIFLORA 'LITTLE RICHARD' LITTLE RICHARD ABELIA	1 GAL.	30" O.C.	M
	ACANTHUS MOLLIS BEAR'S BREECHES	1 GAL.	24" O.C.	M
	AGAPANTHUS AFRICANUS 'ALBUS' WHITE LILY OF THE NILE	1 GAL.	24" O.C.	M
	ASPARAGUS SPRENGERI ASPARAGUS FERN	1 GAL.	24" O.C.	M
	DIANELLA TASMANICA "TR20" TASRED FLAX LILY	1 GAL.	24" O.C.	M
	HEBE 'AUTUMN GLORY' AUTUMN GLORY HEBE	1 GAL.	24" O.C.	M
	HYDRANGEA MACROPHYLLA 'FUJI WATERFALL' FUJI WATERFALL HYDRANGEA	1 GAL.	42" O.C.	M
	LIRIOPE MUSCARI 'MAJESTIC' MAJESTIC LILY TURF	1 GAL.	18" O.C.	M
	OPHIPOGON JABURAN GIANT MONDO GRASS	1 GAL.	24" O.C.	M
	OPHIPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS	1 GAL.	12" O.C.	M
	PHLEBODIUM AUREUM RABBITS FOOT FERN	1 GAL.	24" O.C.	M
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	1 GAL.	36" O.C.	M
	RUMOHRA ADIANTIFORMIS LEATHERLEAF FERN	1 GAL.	30" O.C.	M
	SALVIA CALALIFOLIA BLUE VINE SAGE	1 GAL.	42" O.C.	M
	THELYPTERIS NORMALIS SOUTHERN WOOD FERN	1 GAL.	36" O.C.	-
	VIBURNUM SUSPENSUM SANDANKWA VIBURNUM	1 GAL.	42" O.C.	M
	WOODWARDIA FIMBRIATA GIANT WESTERN SWORD FERN	1 GAL.	5' O.C.	M

PLANT SPACING DIAGRAMS



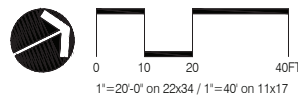
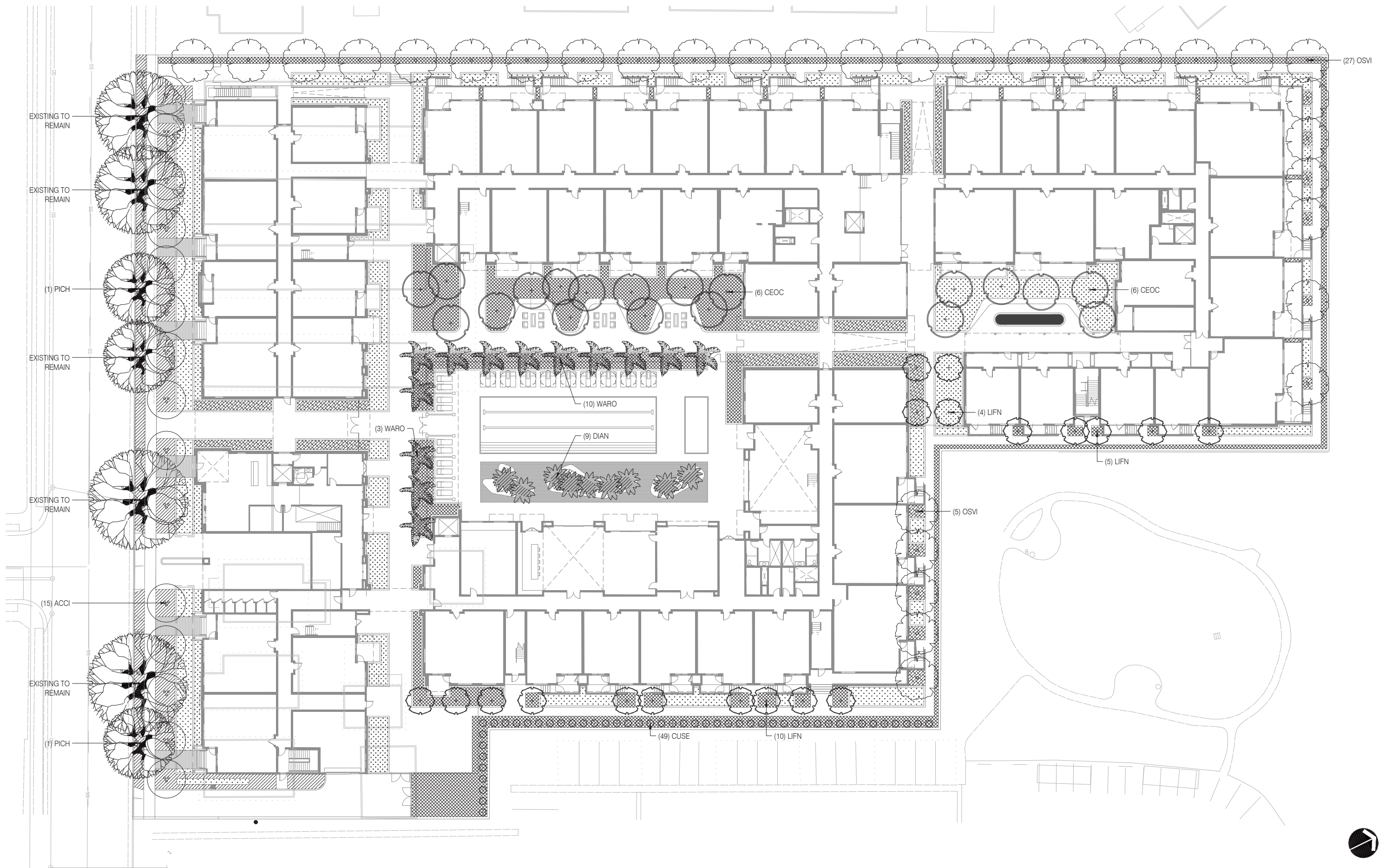
ZONE 06 - STORMWATER PLANTERS				
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS
	CORNUS SERICEA 'KELSEY' RED-OSIER DOGWOOD	1 GAL.	30" O.C.	H
	IRIS DOUGLASIANA DOUGLAS IRIS	1 GAL.	36" O.C.	L
	IRIS SIBIRICA "BENNERUP BLUE" BLUE SIBERIAN IRIS	1 GAL.	36" O.C.	M
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL.	18" O.C.	L
	JUNCUS PATENS "ELK BLUE" ELK BLUE CALORFORNIA GRAY RUSH	1 GAL.	18" O.C.	L
	JUNCUS XIPHIODES IRIS LEAVED RUSH	1 GAL.	18" O.C.	-

SUMMARY OF AREA CALCULATIONS

SYM.	WATER USE ZONE	IRRIGATION	AREA SQ FT	WUCOLS
	HIGH SCREEN LOW/MEDIUM WATER USE ZONE 1	DRIP	4,352	L/M
	LOW WATER USE (SUN) ZONE 2	DRIP	4,028	L
	MED WATER USE (SUN) ZONE 3	DRIP	5,119	M
	LOW WATER USE (SHADE) ZONE 4	DRIP	2,102	L
	MED WATER USE (SHADE) ZONE 5	DRIP	3,933	M
	STORM WATER ZONE 6	DRIP	4,273	L
	SEASONAL FOOD CROPS "SPECIAL LANDSCAPE AREA" (SLA)	HAND	0	L
	WATER FEATURE "SPECIAL LANDSCAPE AREA" (SLA)	NONE	138	L

IRRIGATION DESIGN NARRATIVE

- IRRIGATION DESIGN TO COMPLY WITH AB1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS.
- ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
- THE IRRIGATED SYSTEMS WILL BE A PERMANENT, BELOW GROUND, AUTOMATED SYSTEM ADEQUATE FOR THE ESTABLISHMENT AND LONG TERM MAINTENANCE OF ALL PLANT MATERIAL.
- ALL TREE, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM.
- TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES AND ZONES BASED ON PLANTING WATER USE AND MICROCLIMATE.
- ALL IRRIGATION SYSTEM SHALL BE DESIGNED, MAINTAINED, AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
- ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
- THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
 - LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
 - LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, DRIP IRRIGATION LINES, RAIN GAUGES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
 - STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
 - FLOW RATES (GALLONS PER MINUTE) AND REMOTE CONTROL VALVE SIZE.
- QUICK COUPLERS WILL BE LOCATED AT EVERY 100 FEET ALONG THE IRRIGATION MAIN LINE.
- IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
- IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
 - SMART IRRIGATION CONTROLLERS (WEATHERTRAK) CAPABLE OF RESPONDING TO REAL TIME ON-SITE WEATHER CONDITIONS.
 - CONTROLLERS WITH MULTIPLE PROGRAMS.
 - WATERING SCHEDULES EMPLOYING SHORT CYCLES.
 - RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
 - DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
 - USE OF FLOW SENSORS AND MASTER SHUT OFF VALVES TO ALLOW AUTOMATED SHUT DOWN OF THE SYSTEM AND NOTIFICATION OF MAINTENANCE STAFF IN THE EVENT OF A LEAK WITHIN THE SYSTEM.

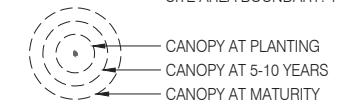


EXISTING TREE CANOPY TO REMAIN, TYP.

EXISTING TREE CANOPY TO BE REMOVED, TYP.

LEGEND

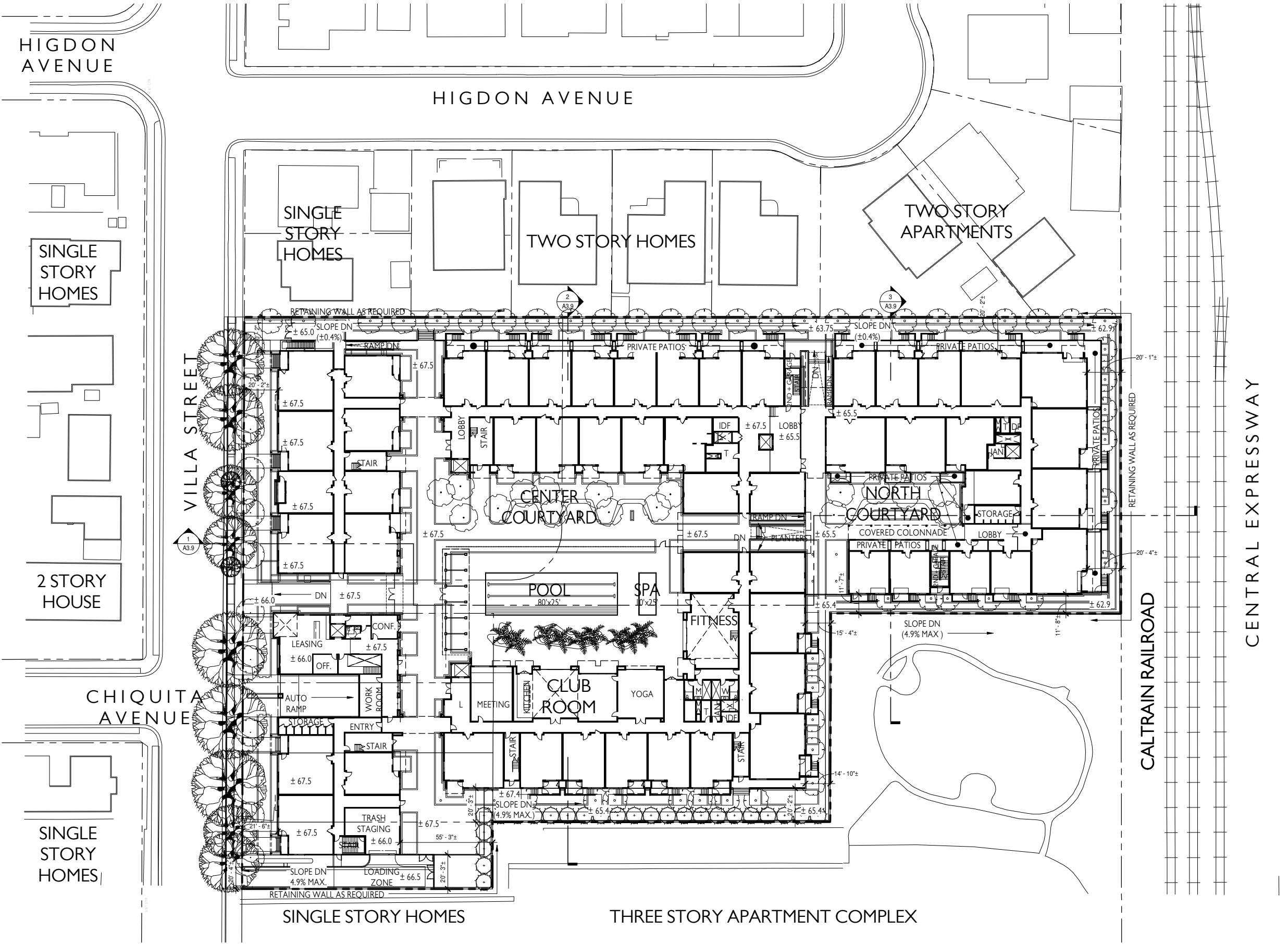
--- SITE AREA BOUNDARY: 146,741sf



TREE CANOPY COVERAGE

CANOPY COVERAGE	TOTAL AREA	% OF SITE*
EXISTING	56,844 SF	38.7%
EXISTING TO REMAIN	18,912 SF	12.9%
AT PLANTED	5,992 SF	4.1%
5-10 YEARS	19,409 SF	13.2%
FULL GROWTH	44,796 SF	30.5%
AT PLANTED + EXISTING TO REMAIN	24,904 SF	17.0%
5-10 YEARS + EXISTING TO REMAIN	38,321 SF	26.1%
FULL GROWTH + EXISTING TO REMAIN	63,708 SF	43.4%





HIGDON AVENUE

HIGDON AVENUE

SINGLE STORY HOMES

SINGLE STORY HOMES

TWO STORY HOMES

TWO STORY APARTMENTS

VILLA STREET

2 STORY HOUSE

CHIQUITA AVENUE

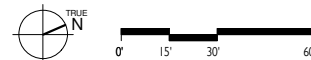
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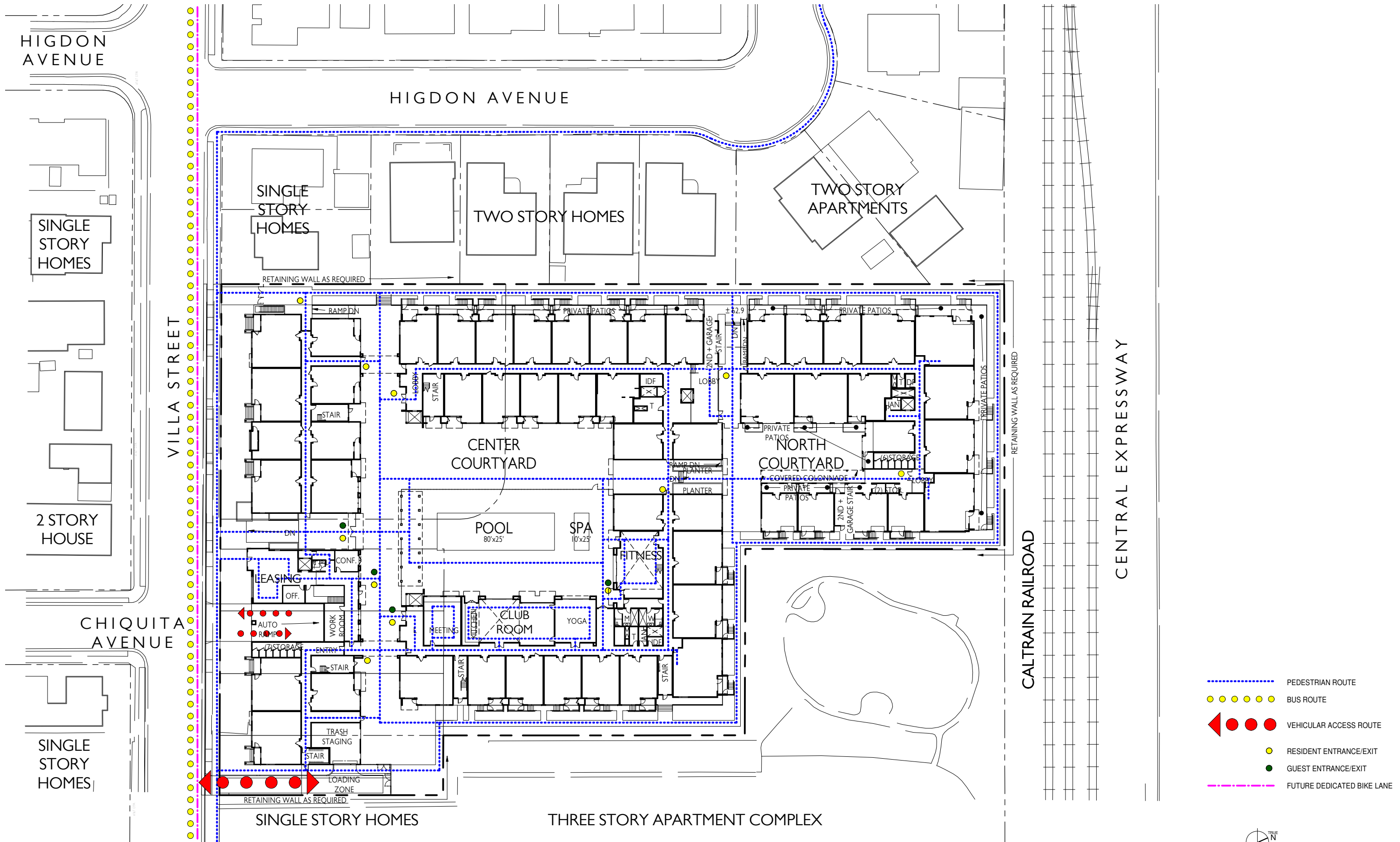
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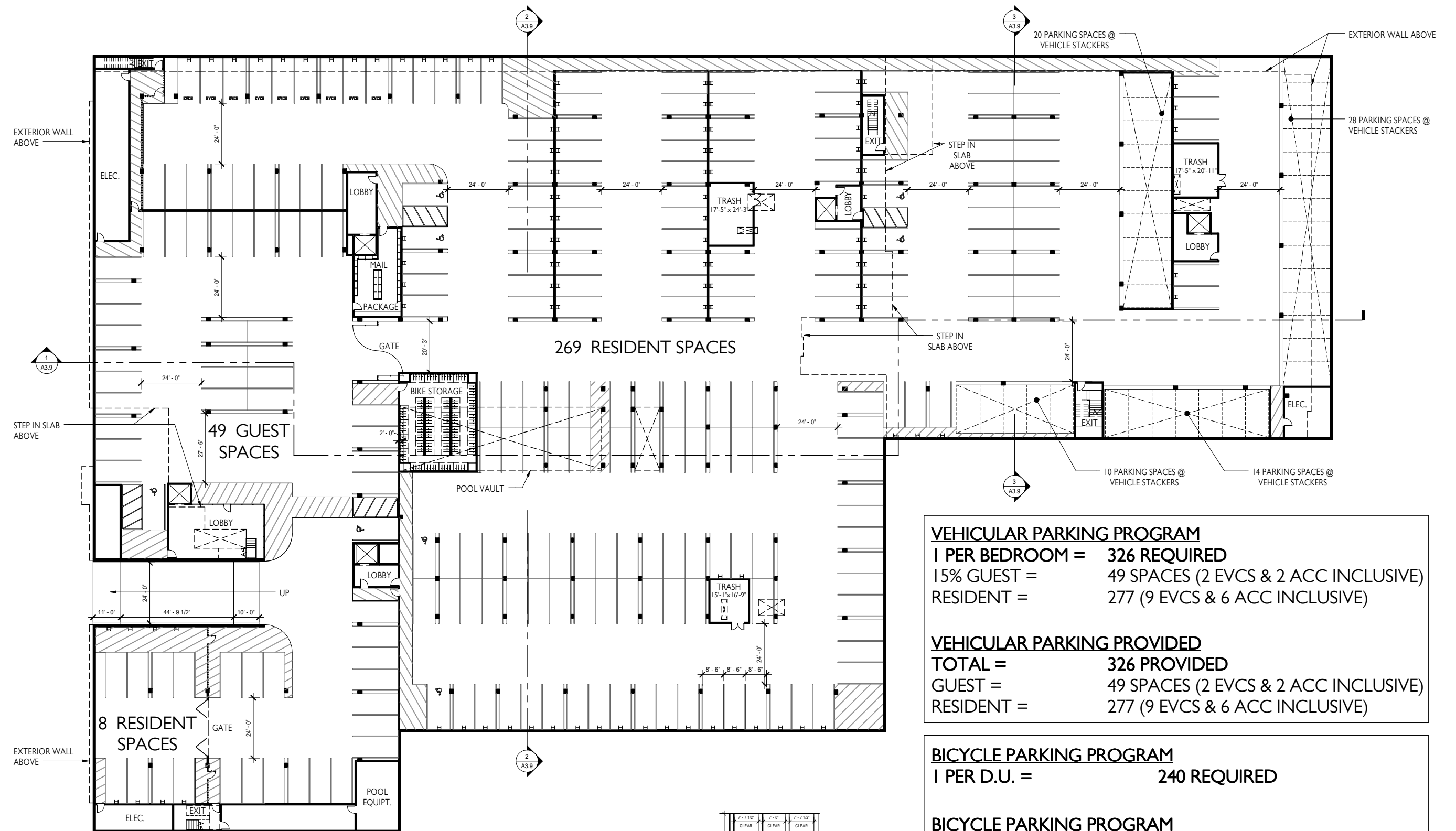
THREE STORY APARTMENT COMPLEX

CALTRAIN RAILROAD

CENTRAL EXPRESSWAY







VEHICULAR PARKING PROGRAM

1 PER BEDROOM =	326 REQUIRED
15% GUEST =	49 SPACES (2 EVCS & 2 ACC INCLUSIVE)
RESIDENT =	277 (9 EVCS & 6 ACC INCLUSIVE)

VEHICULAR PARKING PROVIDED

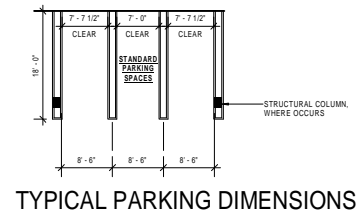
TOTAL =	326 PROVIDED
GUEST =	49 SPACES (2 EVCS & 2 ACC INCLUSIVE)
RESIDENT =	277 (9 EVCS & 6 ACC INCLUSIVE)

BICYCLE PARKING PROGRAM

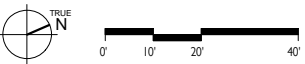
1 PER D.U. =	240 REQUIRED
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BICYCLE PARKING PROGRAM

BIKE STORAGE ROOM =	132
AT PARKING STALLS =	108
TOTAL =	240 PROVIDED

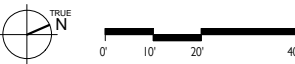
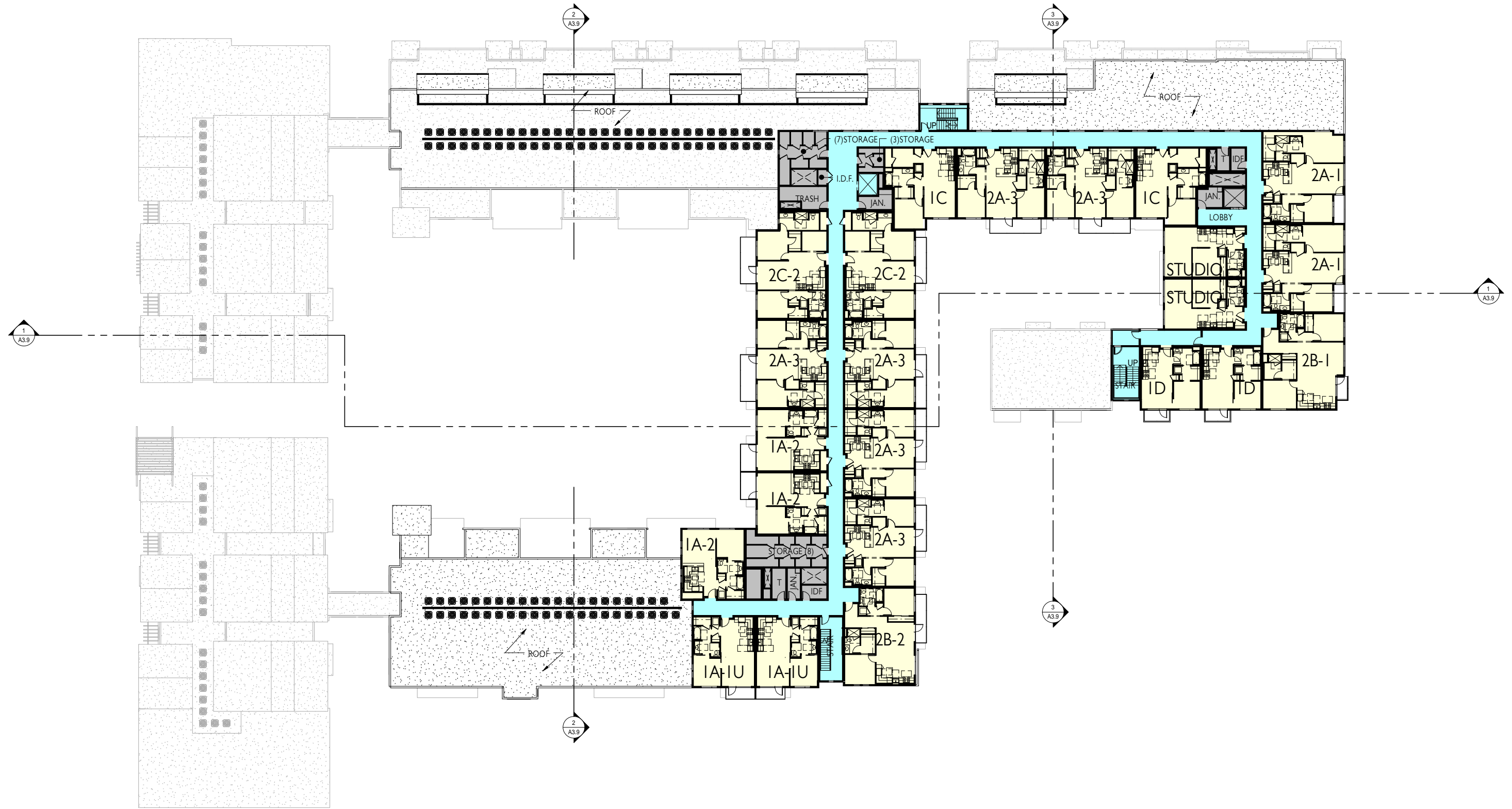


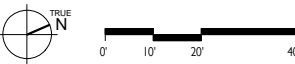
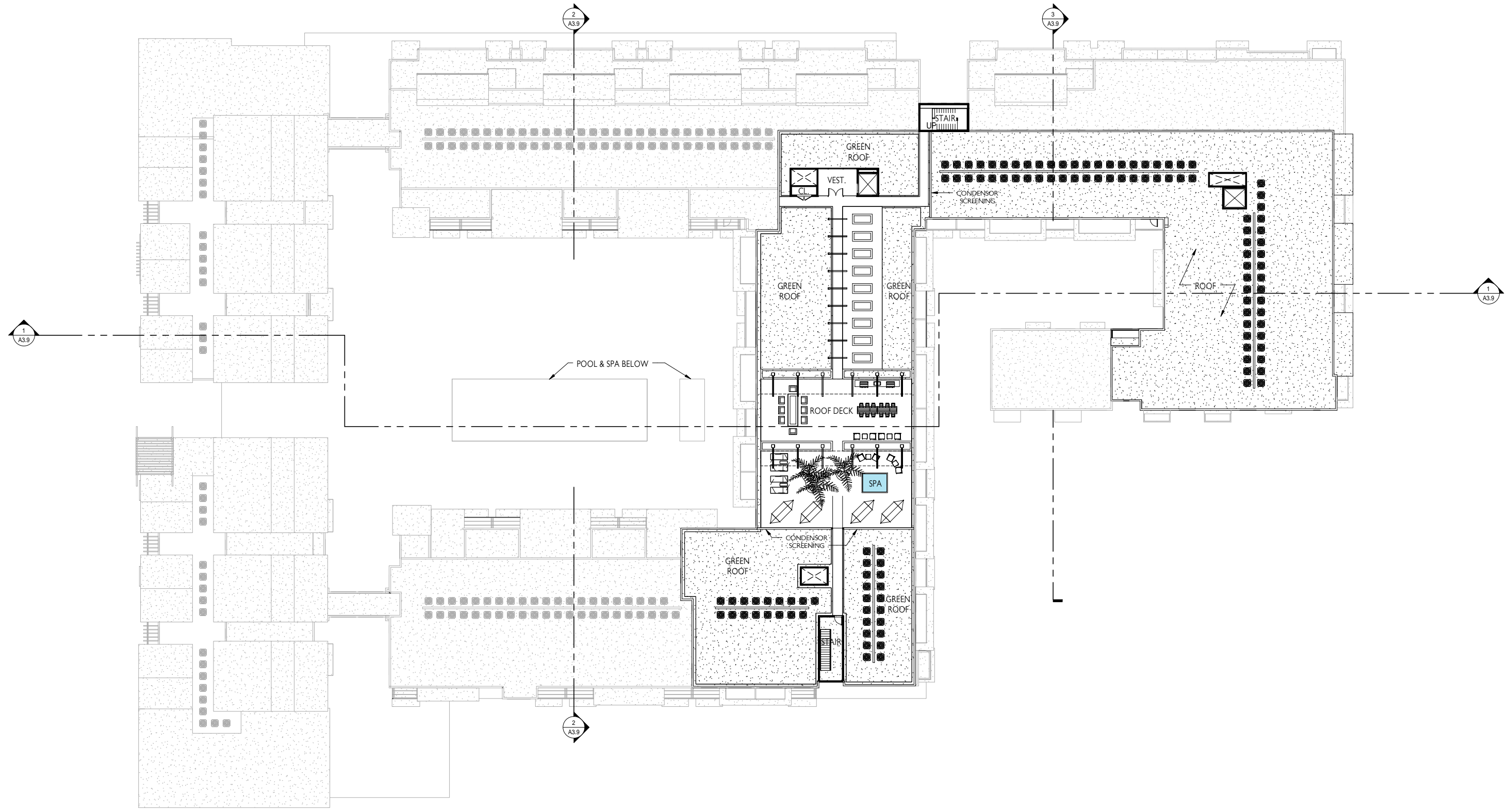














VIEW ACROSS VILLA STREET



- SHINGLE ROOF
- COMPOSITE WOOD HORIZONTAL SIDING
- METAL AWNING
- METAL RAILING
- METAL TRELLIS
- CEMENTITIOUS VERTICAL SIDING
- COMPOSITE WOOD HORIZONTAL SIDING

VILLA STREET ELEVATION





- SHINGLE ROOF
- COMPOSITE WOOD HORIZONTAL SIDING
- METAL TRELLIS
- HARDIE PANEL
- METAL RAILING
- CEMENTITIOUS VERTICAL SIDING
- COMPOSITE WOOD HORIZONTAL SIDING

CENTER COURT NORTH ELEVATION





CENTER COURT EAST ELEVATION





WEST ELEVATION



WEST ELEVATION (CONT.)





EAST ELEVATION



EAST ELEVATION (CONT.)





NORTH ELEVATION



CENTER COURT - WEST ELEVATION



CENTER COURT - NORTH ELEVATION





NORTH COURT - WEST ELEVATION



NORTH COURT - EAST ELEVATION

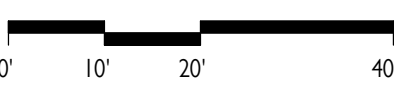
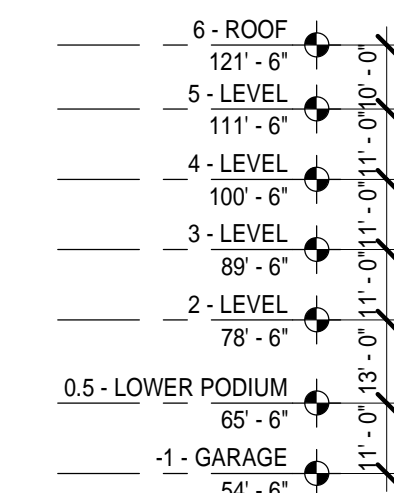
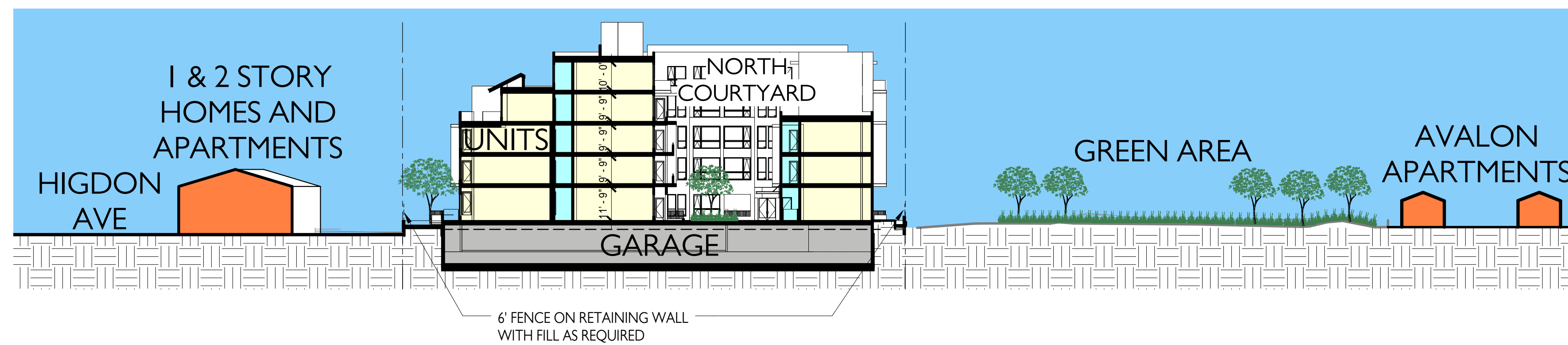
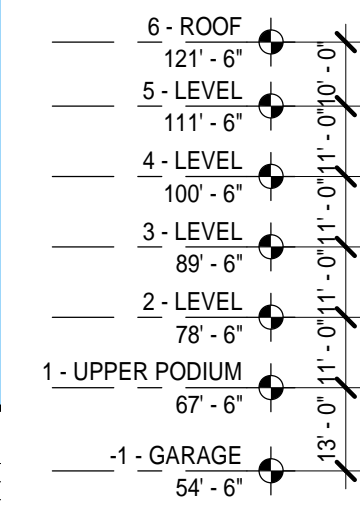
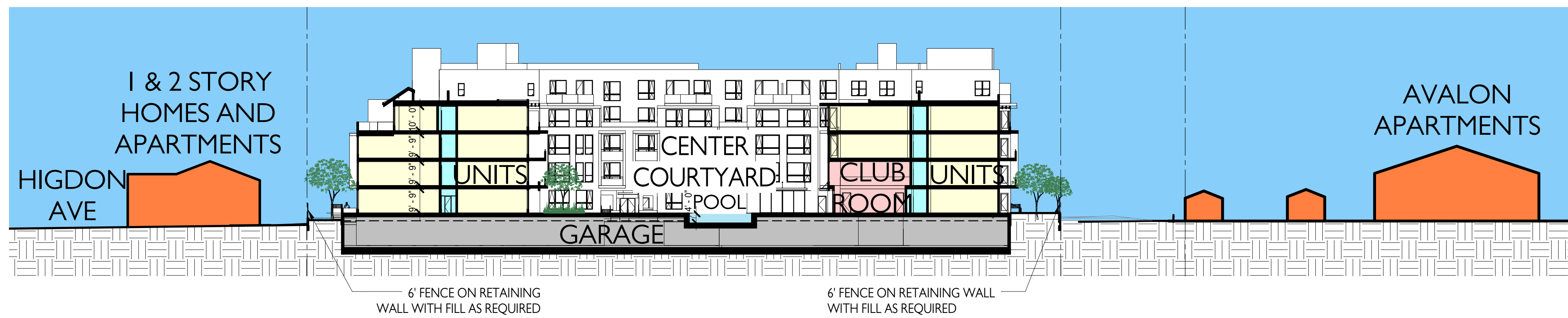
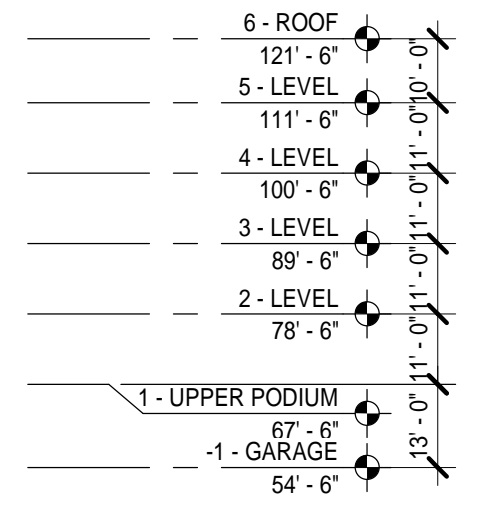
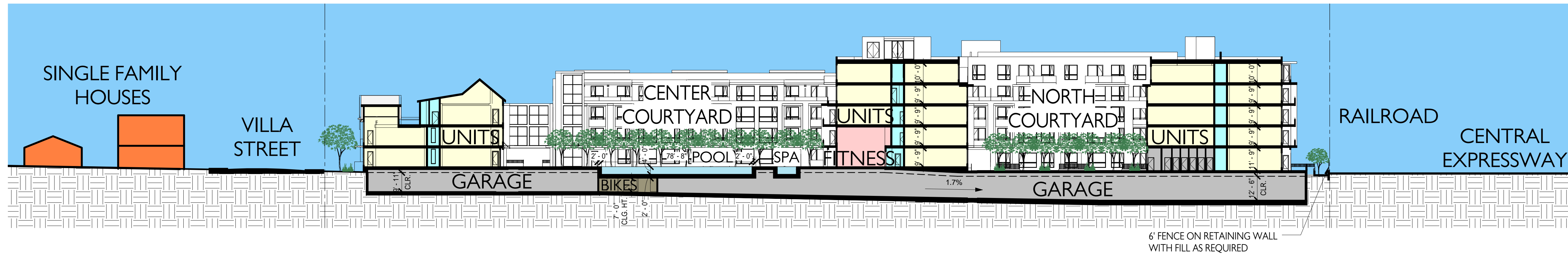


NORTH COURT - NORTH ELEVATION



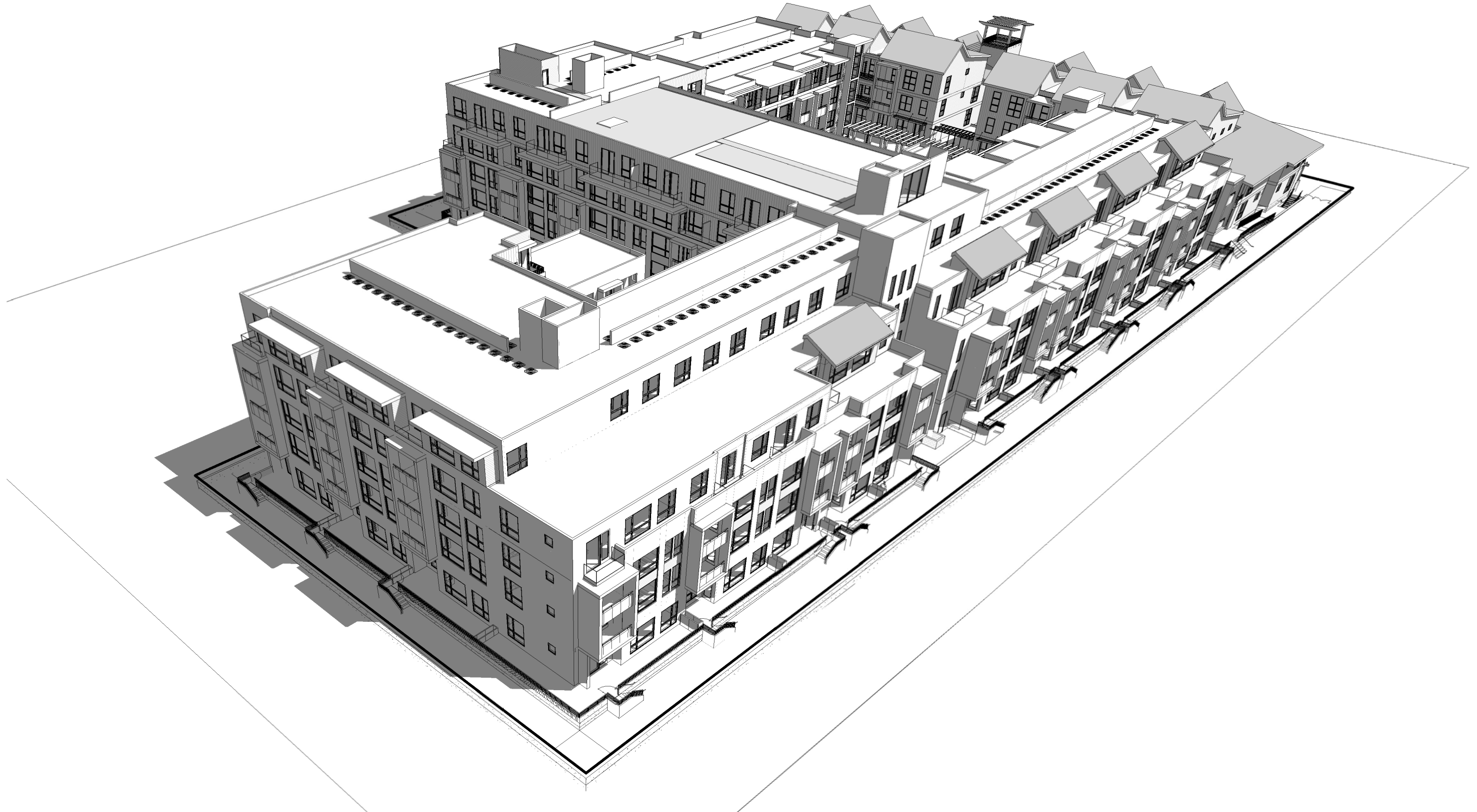
NORTH COURT - SOUTH ELEVATION



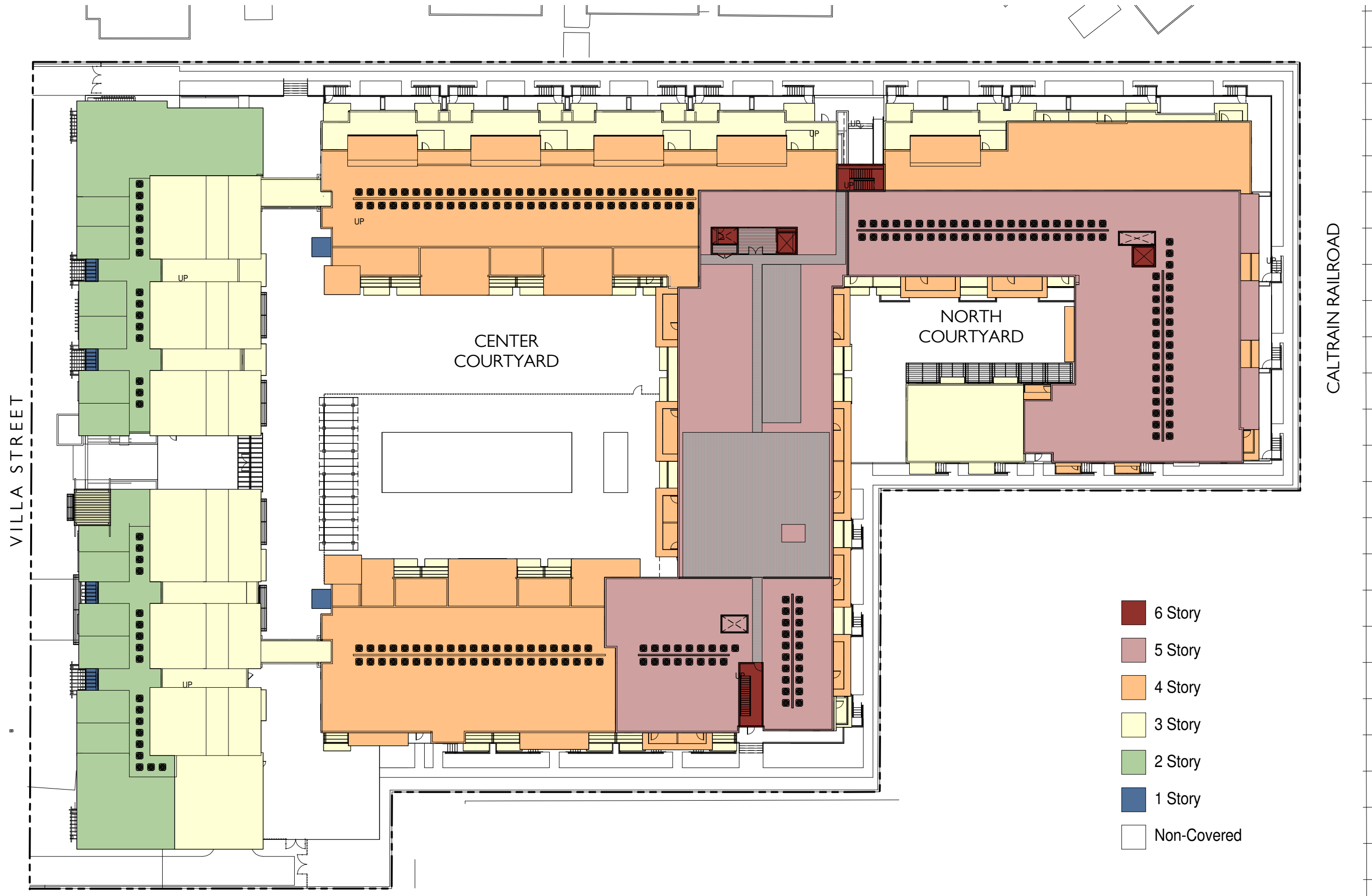


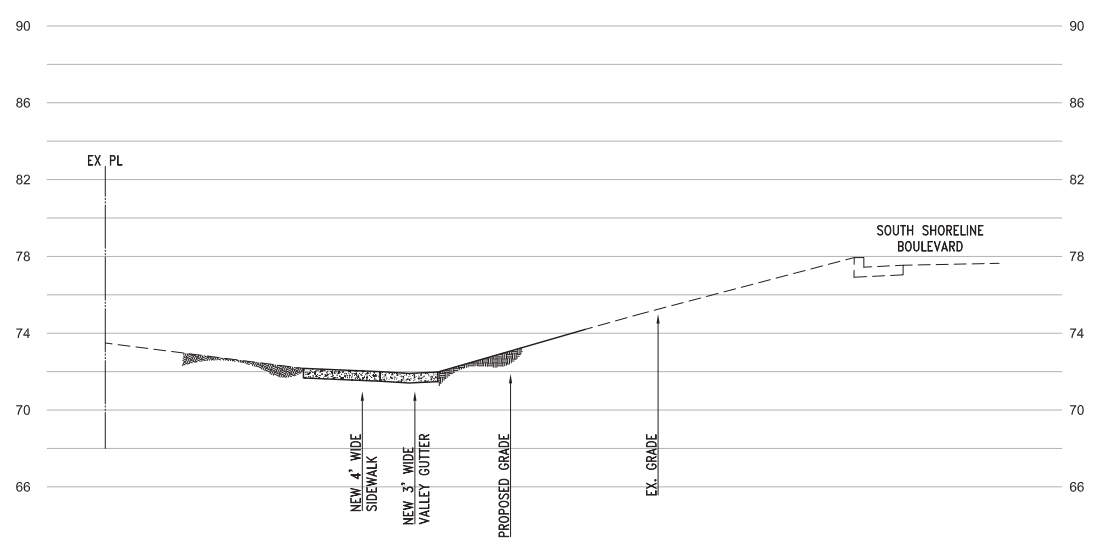
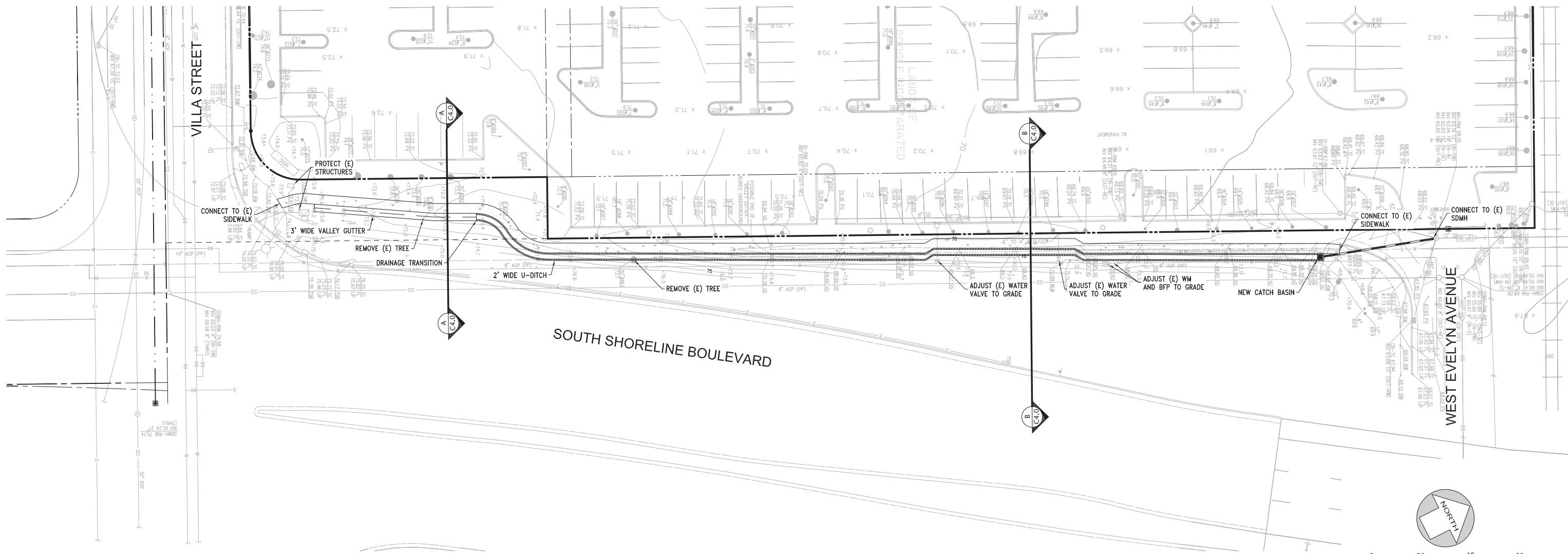




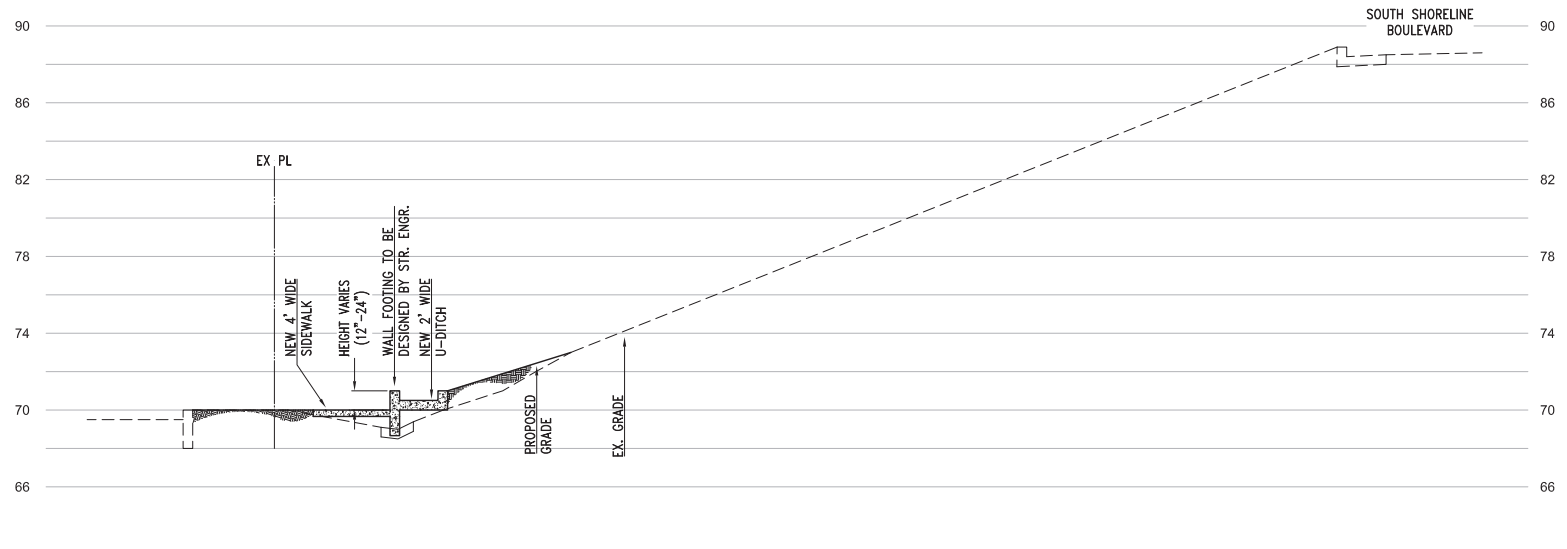








A SECTION A-A
SCALE: H 1" = 5'
V 1" = 5'



B SECTION B-B
SCALE: H 1" = 5'
V 1" = 5'