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PROJECT TEAM DIRECTORY

APPLICANT

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4966 W. EL CAMINO REAL #209
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650.961.1234

ARCHITECT

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LANDSCAPE ARCHITECT

GATES + ASSOCIATES
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SAN RAMON, CA 94583
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CIVIL ENGINEER

BKF ENGINEERS
300 FRANK OGAWA PLAZA, #380
OAKLAND, CA 94612
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ELECTRICAL ENGINEER

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15 STUDEBAKER
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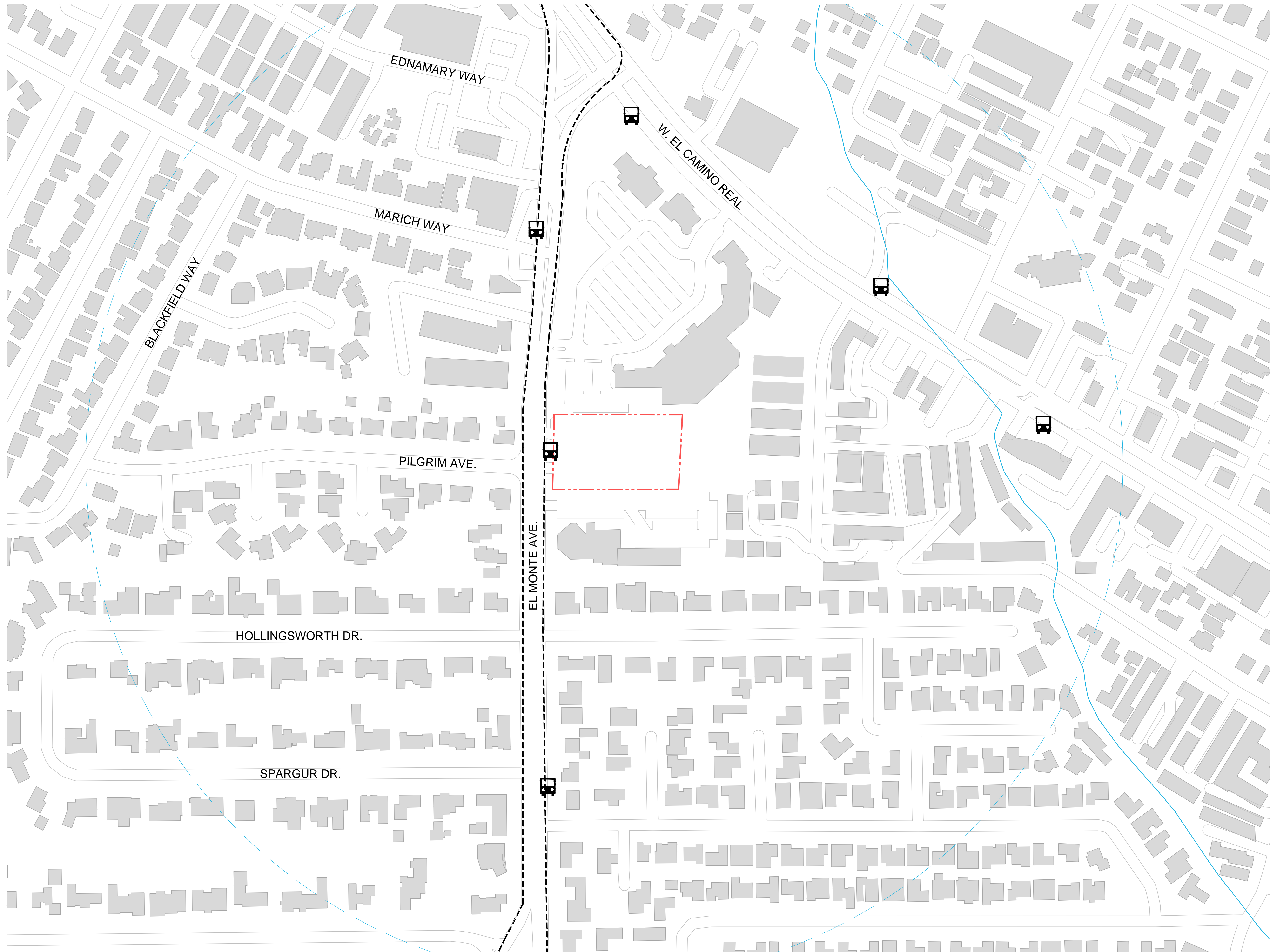
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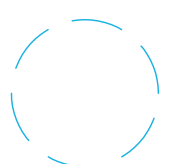



ZONING ADMIN SET
NOVEMBER 18, 2021

SHEET INDEX

A0-0



SYMBOLS LEGEND

-  PROJECT SITE
-  1/2 MILE RADIUS
-  BUS STOP
-  BIKE LANE
-  PERMANENTE CREEK

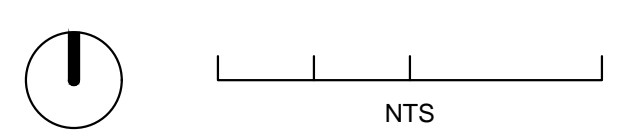


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VICINITY MAP

A0-1



[1]



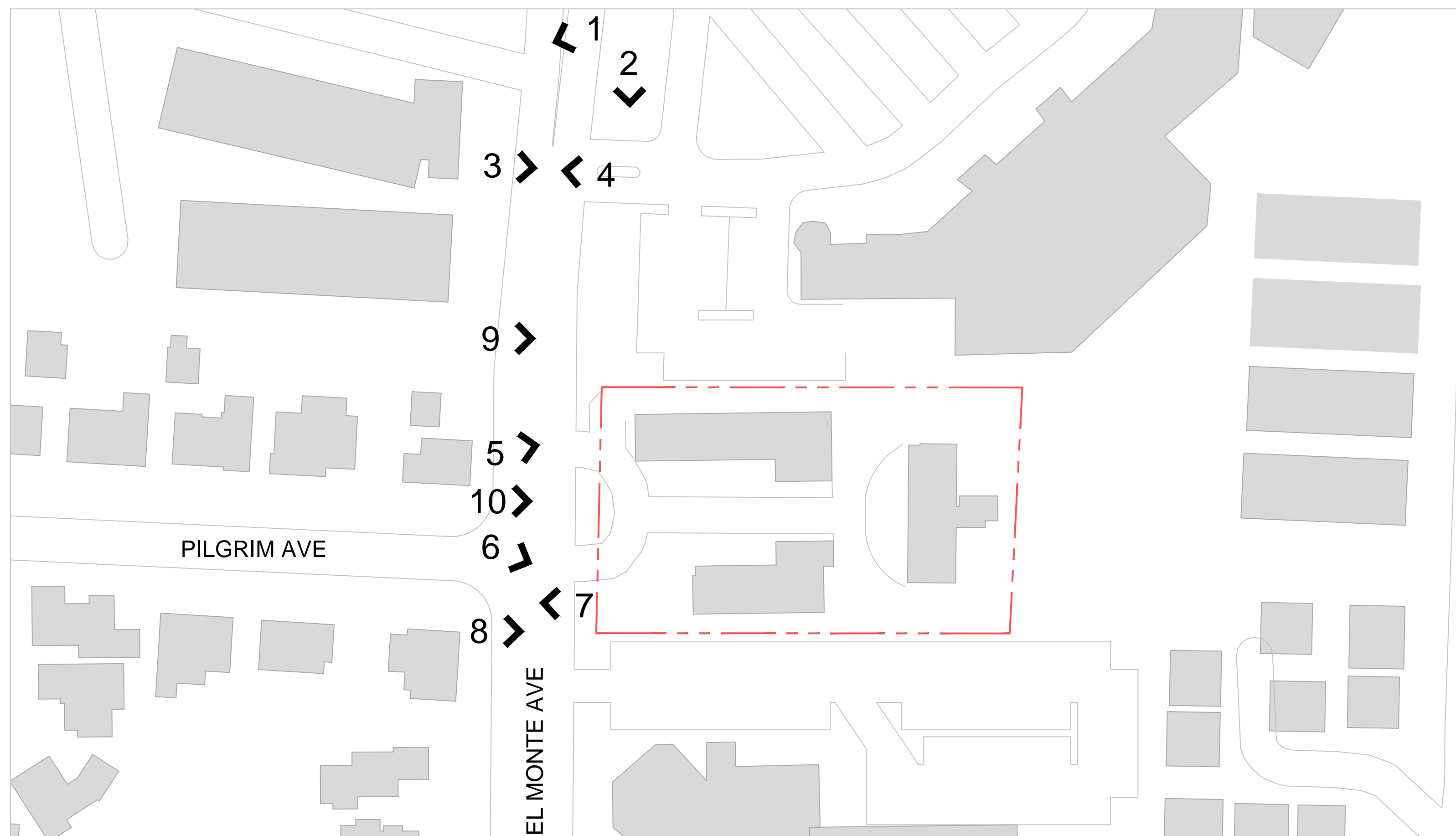
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[2]



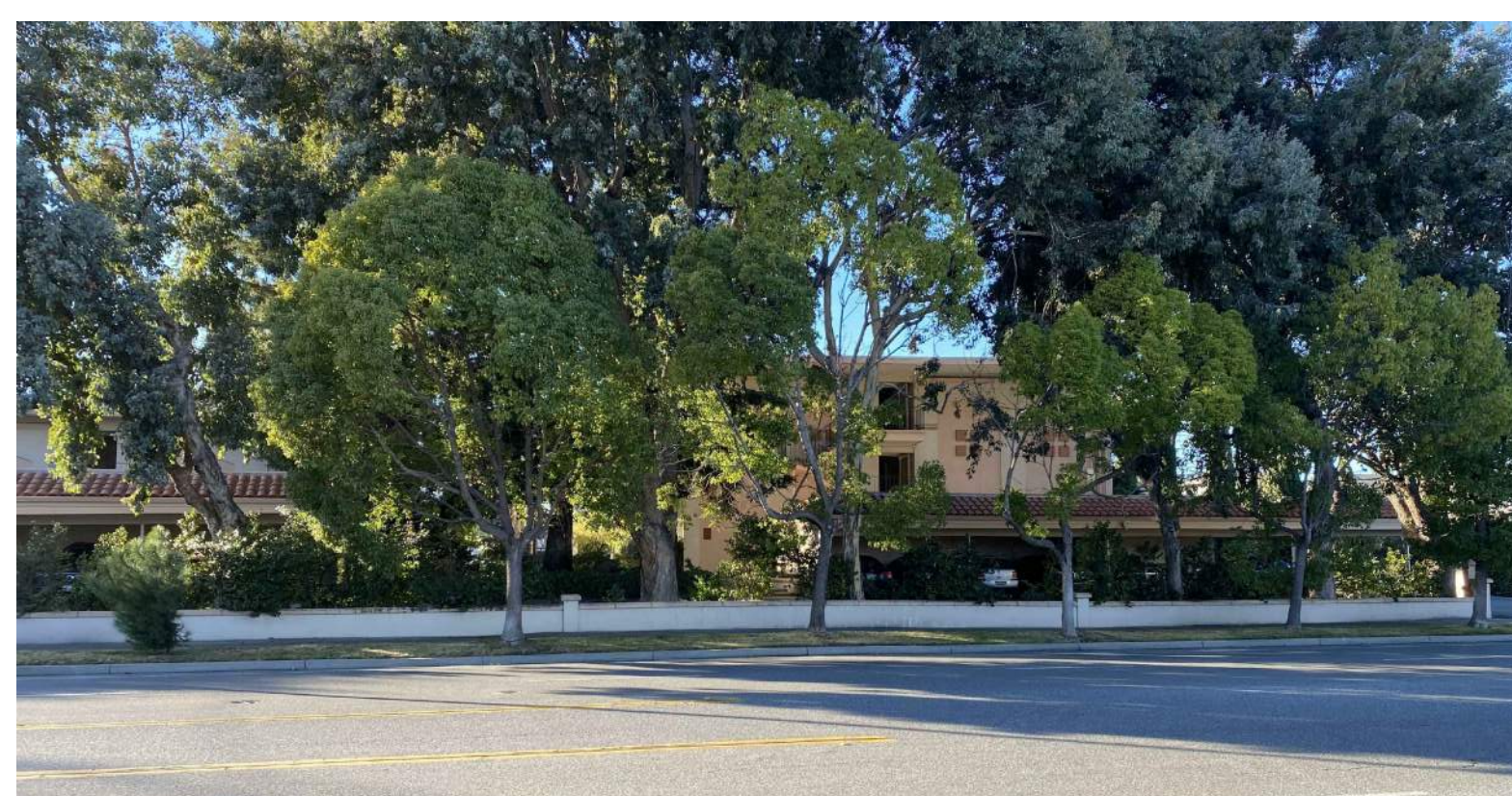
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[3]



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[4]



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EXISTING CONTEXT

A0-2



EXISTING SITE SUMMARY

BUILDING AREAS:

1057 EL MONTE AVE.	3,780 SF
1059 EL MONTE AVE.	2,835 SF
1061 EL MONTE AVE.	2,776 SF
SITE TOTAL	9,391 SF

PARKING:
51 STALLS
(2 ACCESSIBLE)

* See sheet A8-1.1 for graphical calculation of FAR.

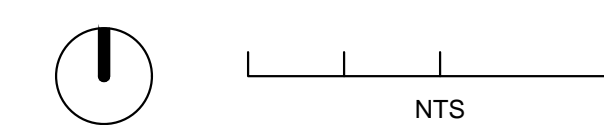


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EXISTING SITE PLAN

A0-3



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SITE PLAN

A1-0

SITE SUMMARY

ADDRESSES	1057, 1059, 1061	El Monte Ave., Mountain View, CA 94040
APN	189-33-027	
ZONING DISTRICT	R3-1	Residential Multiple-Family
GENERAL PLAN	R-4MHD	Medium High Density Residential (26 to 35 du/ac)
LAND USE		Senior Care Facility
CONSTRUCTION TYPE	TYPE IB	
OCCUPANCY GROUPS	R2.1	Rooms
	A-2, A-3	Amenities
	B	Offices
	S-2	Parking Garage
FEMA FLOOD ZONE	Area with Reduced Flood Risk due to Levee (Zone X)	
LOT AREA	54,262 SF	
	1,246 AC	
BUILDING COVERAGE *	28,657 SF	53% (See sheet A8-0.1 for graphical calculation)
PAVEMENT COVERAGE *	14,264 SF	26% (See sheet A8-0.2 for graphical calculation)
OPEN AREA *	23,062 SF	43% (See sheet A8-0.3 for graphical calculation)
FAR *	1.489	(See sheet A8-1.2 for graphical calculation)
HEIGHT *	48'-3"	(See sheet A8-8.2 for graphical calculation)

* Density Bonus Waiver Request

BUILDING SUMMARY

	LEVEL B	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL (levels 1-4)	TOTAL (levels B-4)
ROOMS	-	7,849	14,061	17,391	14,767	54,068	54,068
AMENITIES	2,196	5,638	2,553	271	414	8,876	11,072
ADMIN / OFFICE	511	985	157	439	-	1,581	2,092
BACK OF HOUSE	2,117	1,989	210	220	473	2,892	5,009
CIRCULATION	1,688	3,792	3,273	3,130	3,200	13,395	15,083
TOTAL SF	6,512	20,253	20,254	21,451	18,854	80,812	87,324

DENSITY BONUS COMPARISON

BASE PROJECT	LEVEL B	LEVELS 1 - 3	TOTAL (levels B-4)
ROOMS (75 count)		45,040	45,040
COMMON AREA	15,710	11,935	27,645
		56,975	72,685
		Avg. SF/Room	601
		Common Space/Room	369
PROPOSED PROJECT	LEVEL B	LEVELS 1 - 4	TOTAL (levels B-4)
ROOMS (90 count)		54,068	54,068
COMMON AREA	6,512	26,744	33,256
		80,812	87,324
		Avg. SF/Room	601
		Common Space/Room	369

ROOM SUMMARY

	TYPE	ROOM SF	ROOM COUNT PER LEVEL				SUBTOTAL	TOTAL SF
			L1	L2	L3	L4		
AL 0.0	studio	430	0	0	6	5	11	4,730
AL 0.1	studio	0	0	0	0	0	0	-
AL 0.2	studio	407	0	0	1	1	2	814
AL 0.3	studio	535	1	0	0	0	1	535
AL 0.4	studio	536	0	0	1	1	2	1,072
AL 1.0	1bed/1bath	636	8	0	12	10	30	19,080
AL 1.1	1bed/1bath	676	1	0	0	0	1	676
AL 1.2	1bed/1bath	0	0	0	0	0	0	-
AL 1.3	1bed/1bath	628	1	0	1	1	3	1,884
AL 2.0	2bed/2bath	922	1	0	5	4	10	9,220
AL 2.1	2bed/2bath	998	0	0	1	1	2	1,996
AL TOTAL							62	40,007
MC 0.0	studio	427	0	10	0	0	10	4,270
MC 0.1	studio	445	0	8	0	0	8	3,560
MC 0.2	studio	0	0	0	0	0	0	-
MC 0.3	studio	405	0	1	0	0	1	405
MC 1.0	1bed/1bath	646	0	7	0	0	7	4,522
MC 1.1	1bed/1bath	676	0	1	0	0	1	676
MC 1.2	1bed/1bath	628	0	1	0	0	1	628
MC TOTAL							28	14,061
TOTAL			12	28	27	23	90	54,068
	Avg. room size	601						

VEHICULAR PARKING

Standard Stalls Required: ***** Parking study to follow. *****

Standard Stalls Provided:
0.65 x 90 rooms = **59 TOTAL**
55 standard
4 accessible

Electric Vehicle Charging Required: (per MVGBC SEC. 8.20.14. Table 101.10)
0.15 x 59 standard stalls = 8.85 EVCS stations

Electric Vehicle Charging Provided:
9 TOTAL
2 EVCS stations
1 accessible EVCS station
6 EVSE stations

BICYCLE PARKING

Required: ***** Parking study to follow. *****

Provided:

Long-term	(level B)	10 stalls
Short-term	(level 1)	6 stalls
TOTAL		16 stalls

DESIGN NARRATIVE:

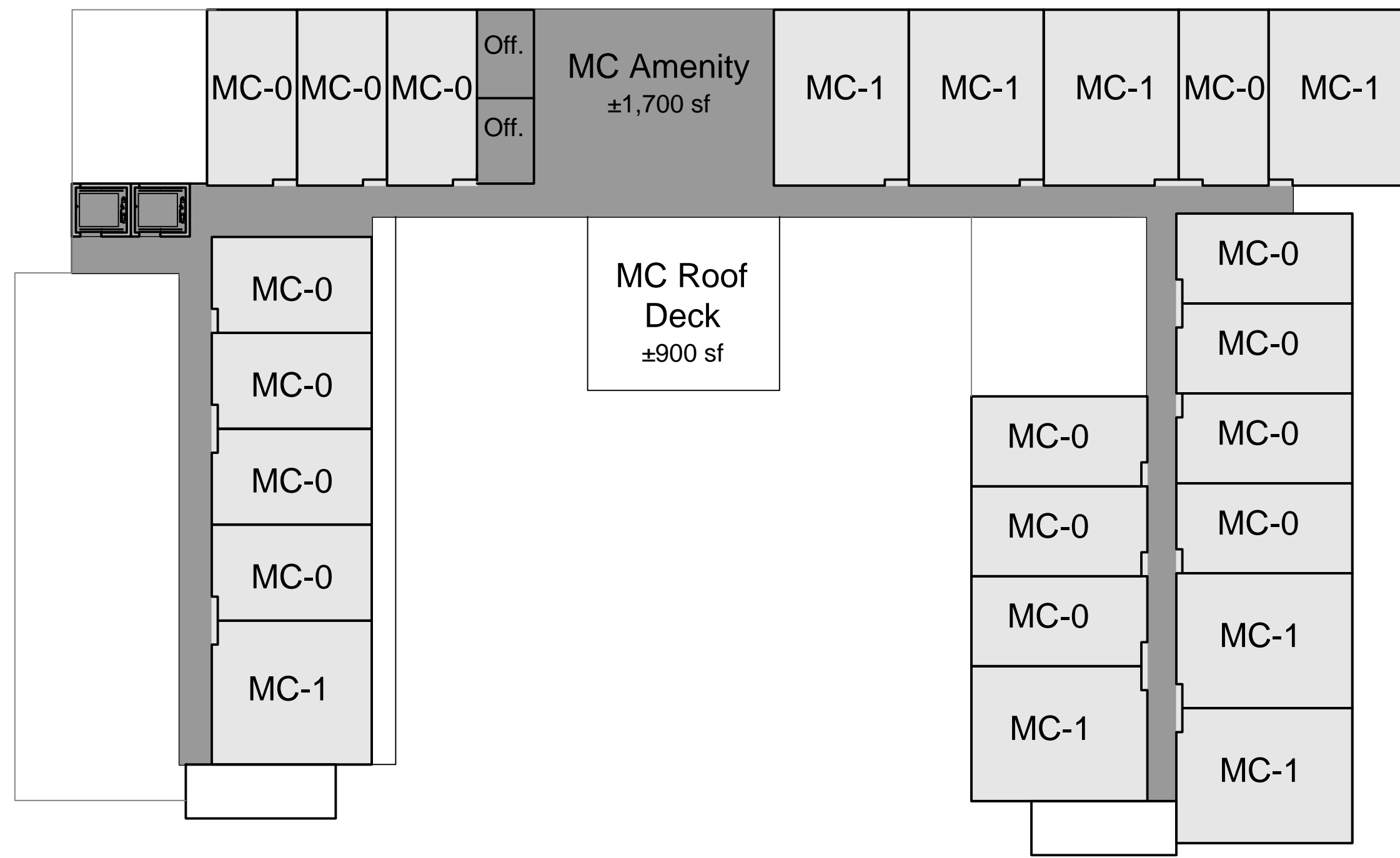
The proposed design is a 1.246 acre senior housing community consisting of a total of 90 Assisted Living and Memory Care rooms in a single building. The single building sits above a subterranean garage with parking. The garage parks 58 vehicles (54 standard, 4 accessible), with one additional standard stall at the project entry on grade, for a total of 59 stalls.

The primary structure is four stories above grade, however the massing steps down to three stories along El Monte Avenue. The building is specifically designed to provide ample landscape and courtyard opportunities on each level so a resident never needs to get into an elevator to enjoy some fresh air.

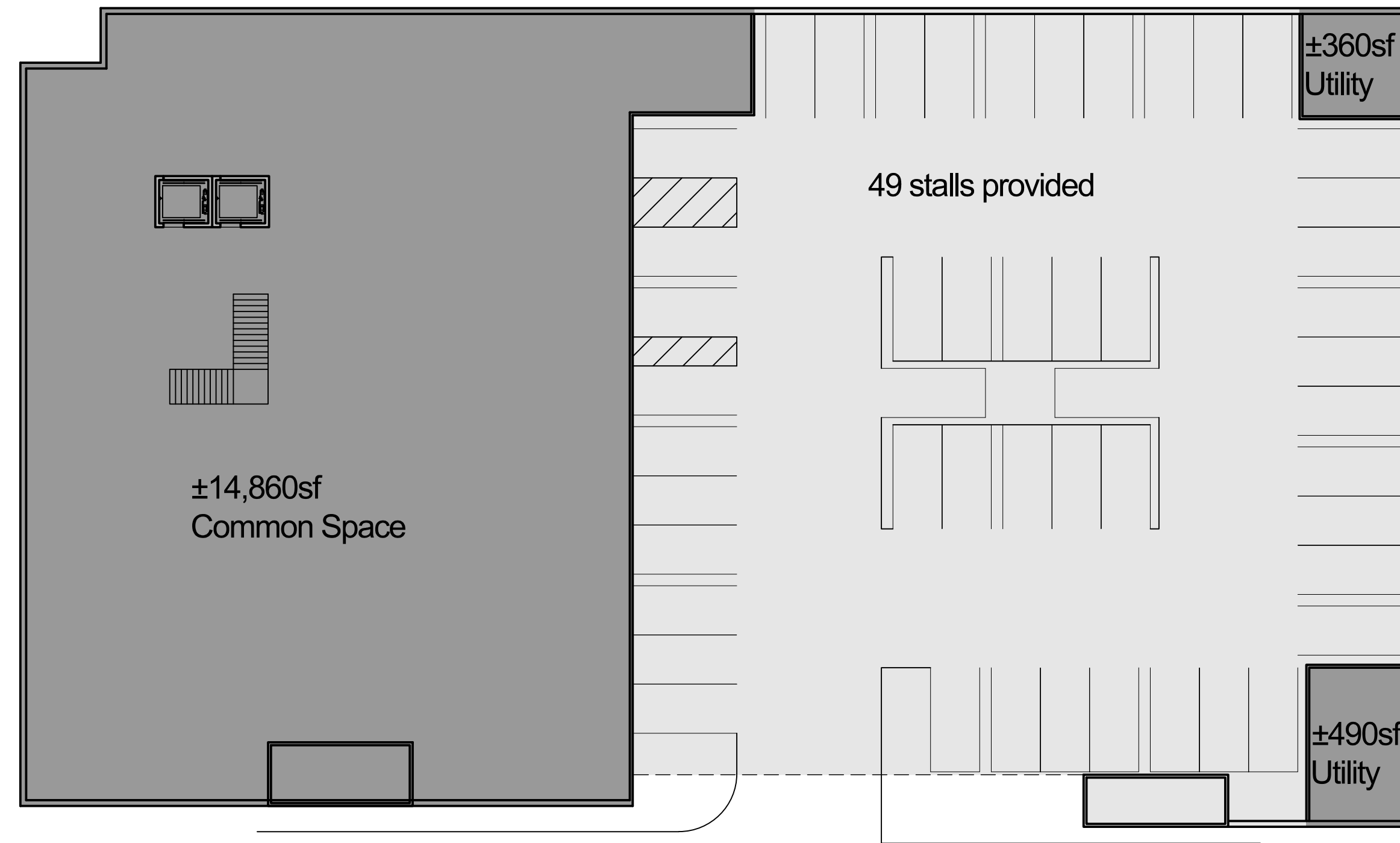
Various programs such as library, lounge, theater, clubroom, restaurant, and administration are located on level one. The subterranean level will house wellness center, lounge, and back of house uses such as commercial laundry, utility spaces, and staff lounge. In order to bring light into the habitable subterranean spaces, the project proposes light wells and sunken courtyards at the basement level. Memory Care is on level 2 and includes it's own dedicated dining, activities, kitchen, and outdoor courtyard. Levels 3 and 4 house assisted living residences, common area for activities, and a roof deck on each level.

The project proposes a clean architectural language featuring stucco, stone, siding, and wood-like Juliet balconies. Much of level one features storefront glazing bringing life to the ground plane and ample light into the common spaces. The residential areas of the building feature large vinyl windows bringing interest to the facade and natural light into each residential room.

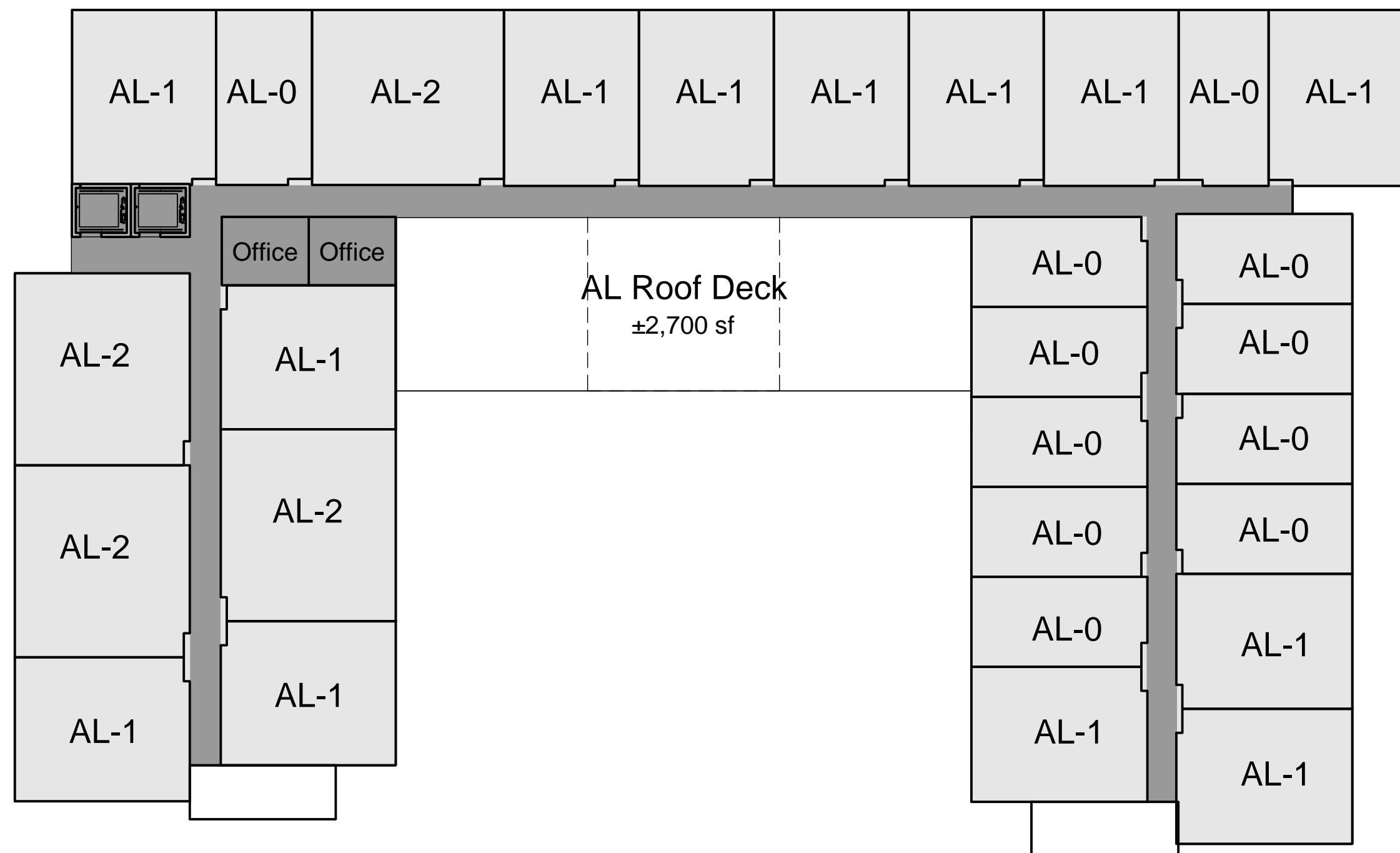




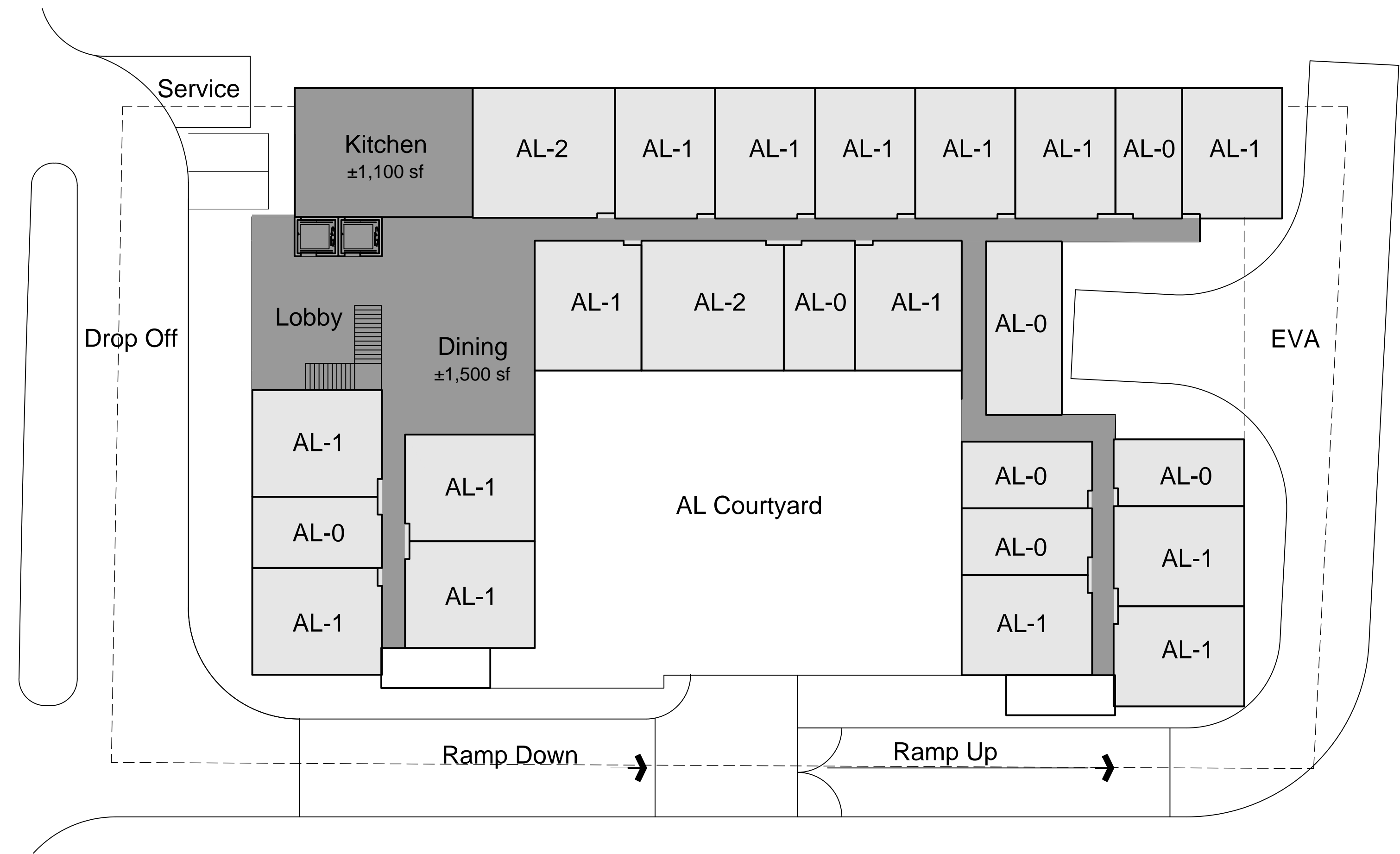
LEVEL 3
3,802 sf Common Space
14,357 sf Residential



LEVEL 0
15,365sf Common Space



LEVEL 2
2,813 sf Common Space
15,396 sf Residential



LEVEL 1
6,112 sf Common Space
14,692 sf Residential

DENSITY BONUS COMPARISON			
BASE PROJECT	LEVEL B	LEVELS 1 - 3	TOTAL (levels B-4)
ROOMS (75 count)		45,040	45,040
COMMON AREA	15,710	11,935	27,645
		56,975	72,685
		Avg. SF/Room Common Space/Room	601 369
PROPOSED PROJECT	LEVEL B	LEVELS 1 - 4	TOTAL (levels B-4)
ROOMS (90 count)		54,068	54,068
COMMON AREA	6,512	26,744	33,256
		80,812	87,324
		Avg. SF/Room Common Space/Room	601 369

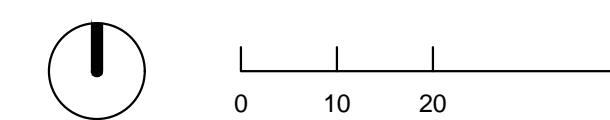


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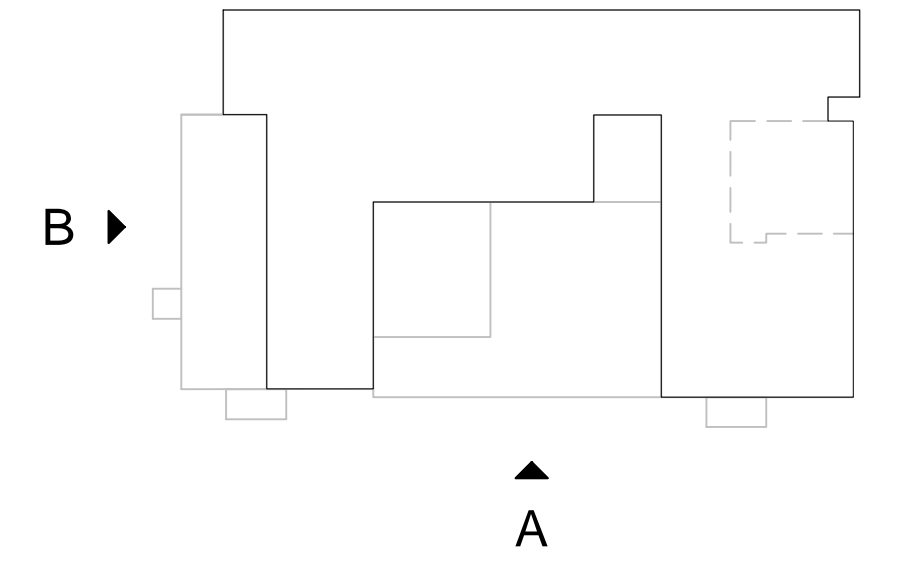
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BASE PROJECT
DENSITY BONUS COMPARISON

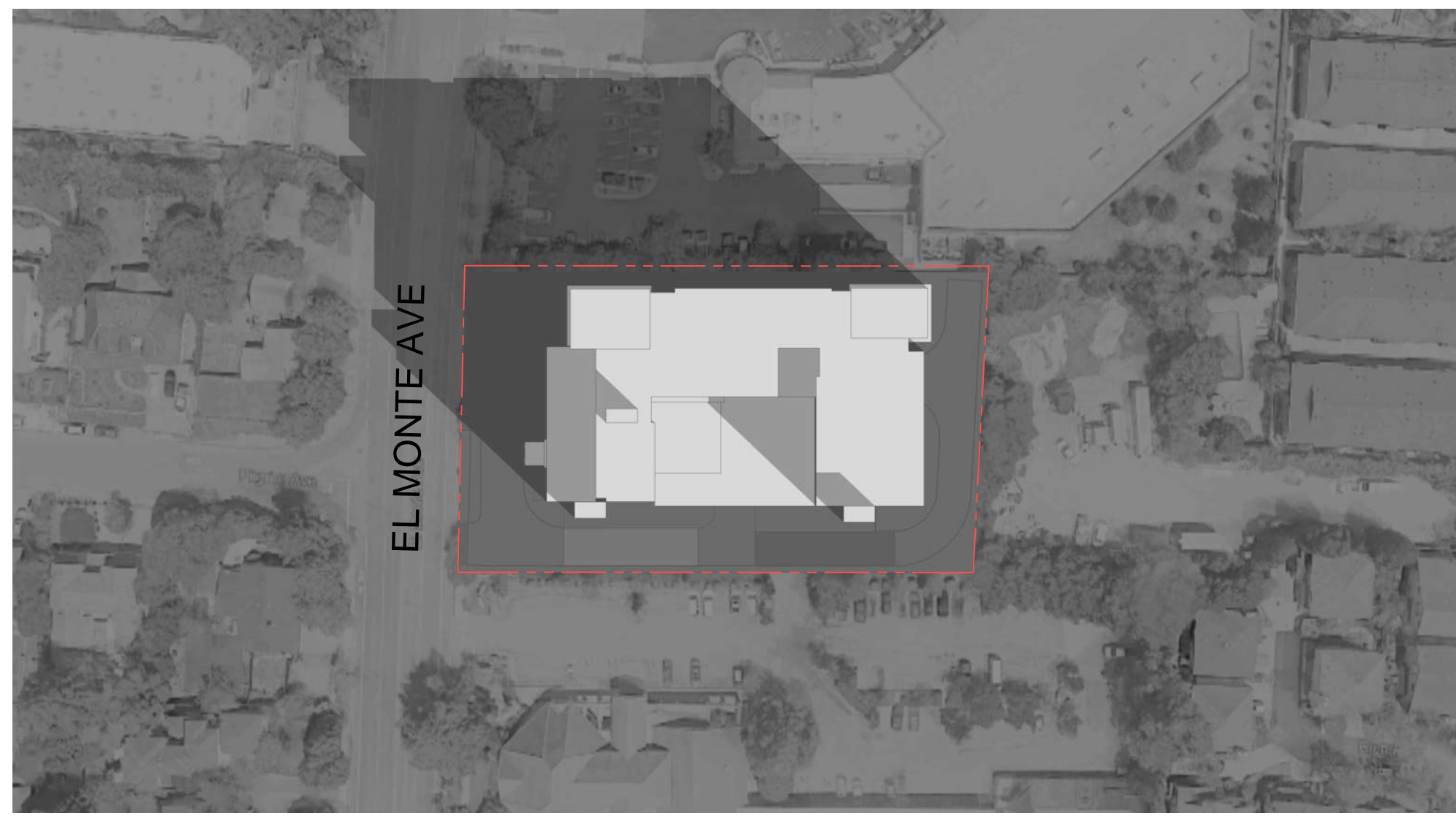
A1-01



ELEVATION 'B' WEST



ELEVATION 'A' SOUTH



WINTER SOLSTICE 9AM



WINTER SOLSTICE 12PM



WINTER SOLSTICE 3PM



SUMMER SOLSTICE 9AM



SUMMER SOLSTICE 12PM



SUMMER SOLSTICE 3PM



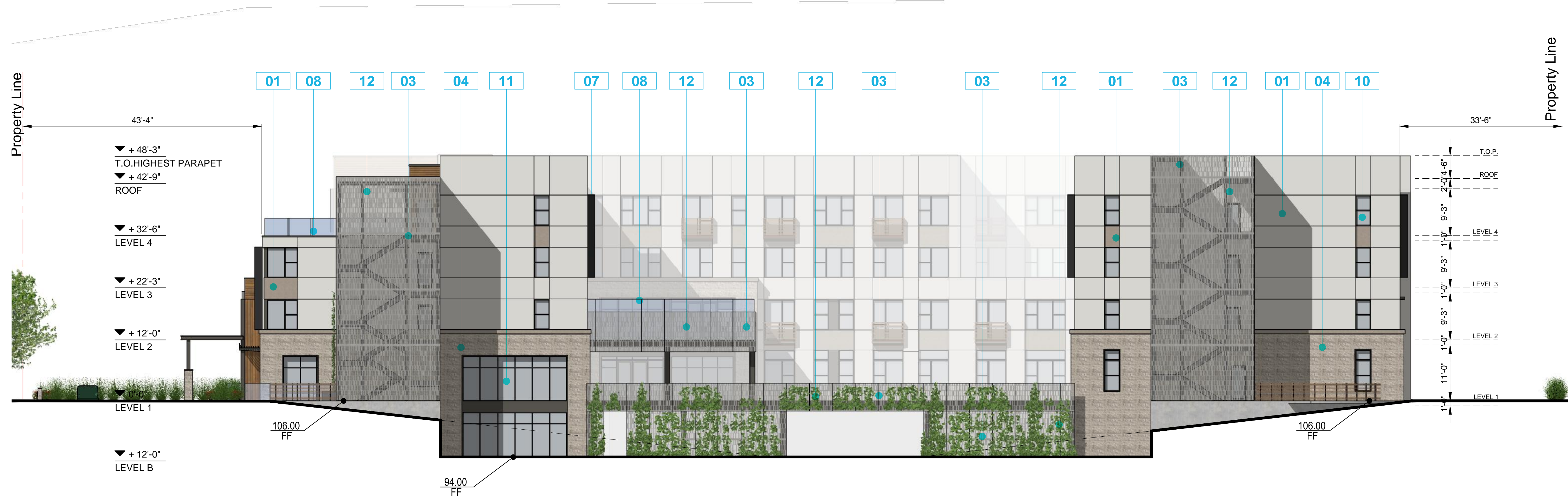
SPRING/AUTUMN EQUINOX 9AM



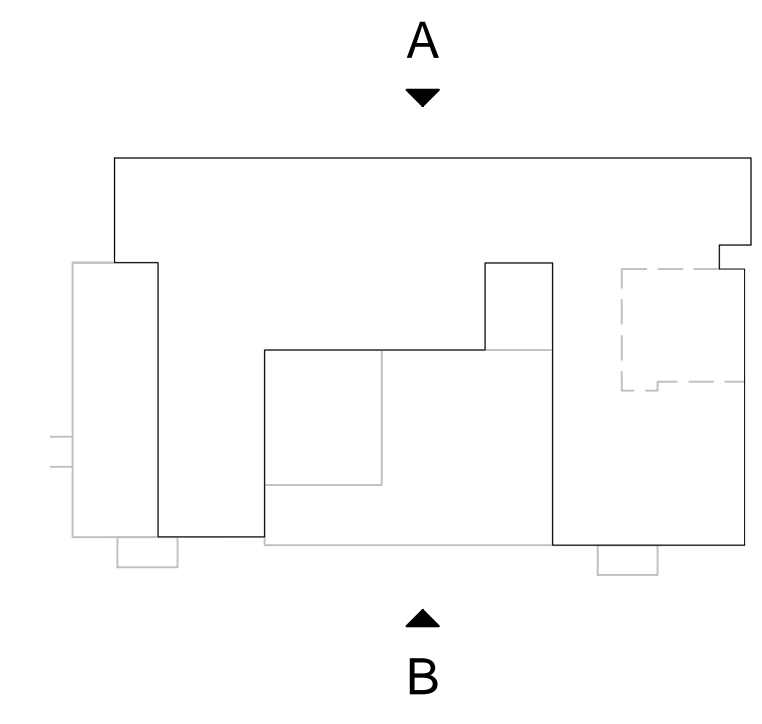
SPRING/AUTUMN EQUINOX 12PM



SPRING/AUTUMN EQUINOX 3PM



ELEVATION 'B' SOUTH



CALLOUT LEGEND

- 01 STUCCO
- 02 COMPOSITE SIDING
- 03 PERFORATED METAL PANEL
- 04 STONE VENEER
- 05 SLATTED AWNING
- 06 ROLL-UP DOOR
- 07 METAL SUNSHADE
- 08 GLASS RAILING
- 09 HORIZONTAL SLAT RAILING
- 10 VINYL WINDOW
- 11 STOREFRONT

FOR PRODUCT SPECIFICATIONS SEE SHEET A7-0 "COLORS & MATERIALS".



ELEVATION 'A' NORTH

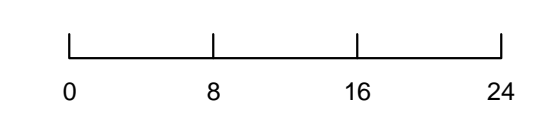


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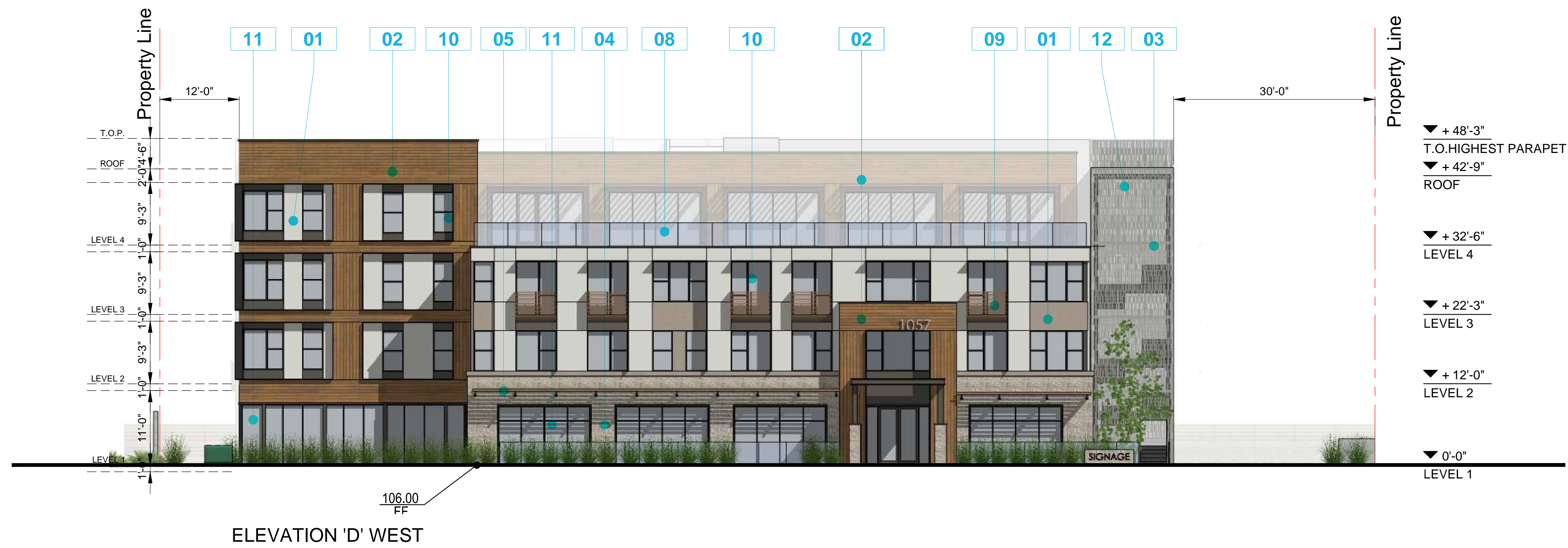
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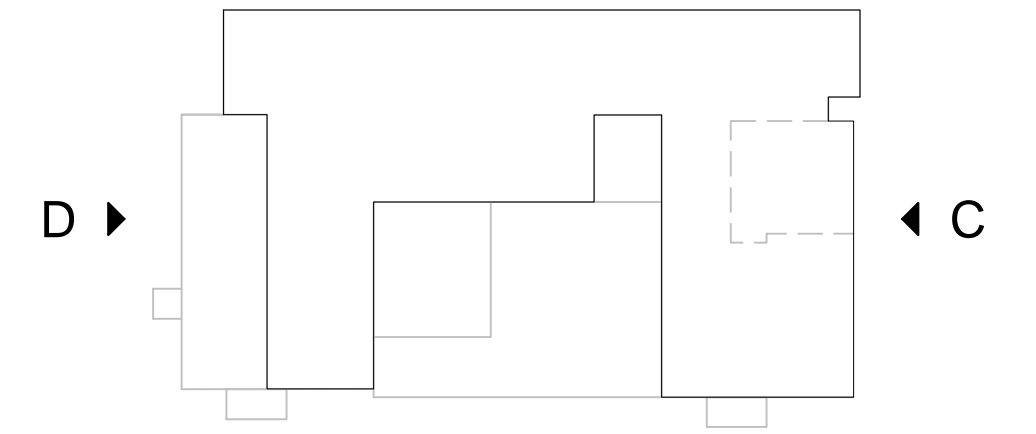


BUILDING ELEVATIONS
NORTH AND SOUTH

A2-0

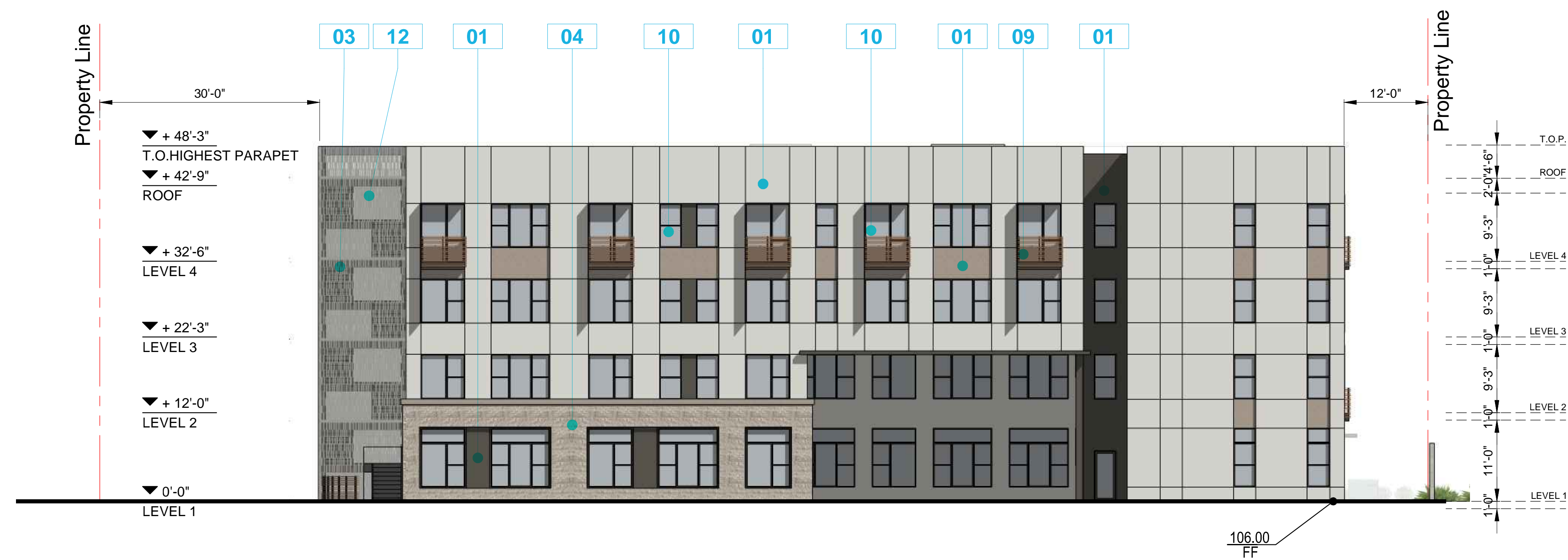


ELEVATION 'D' WEST



CALLOUT LEGEND

- 01 STUCCO
- 02 COMPOSITE SIDING
- 03 PERFORATED METAL PANEL
- 04 STONE VENEER
- 05 SLATTED AWNING
- 06 ROLL-UP DOOR
- 07 METAL SUNSHADE
- 08 GLASS RAILING
- 09 HORIZONTAL SLAT RAILING
- 10 VINYL WINDOW
- 11 STOREFRONT



ELEVATION 'C' EAST

FOR PRODUCT SPECIFICATIONS SEE SHEET A7-0 "COLORS & MATERIALS".

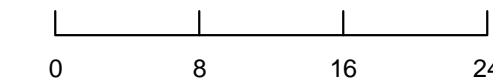


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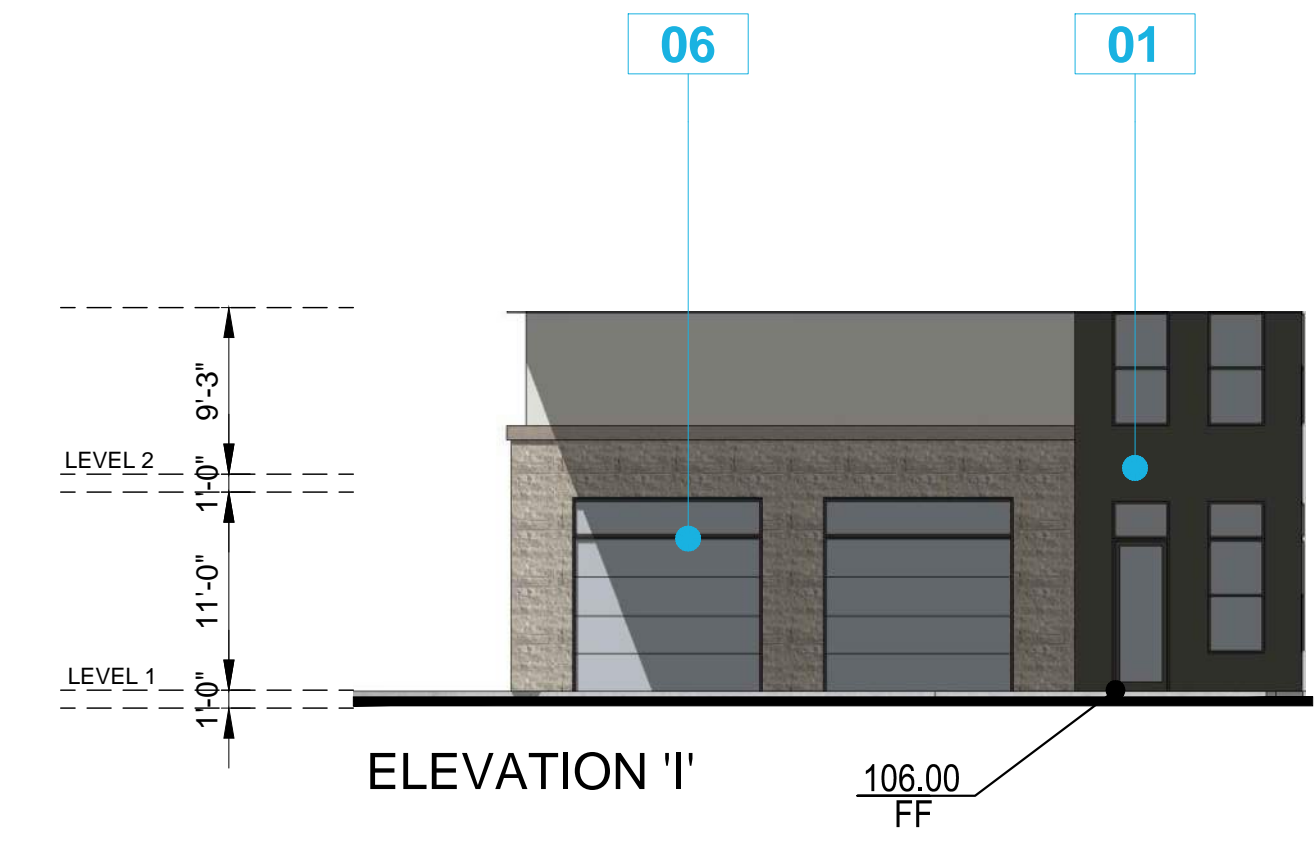
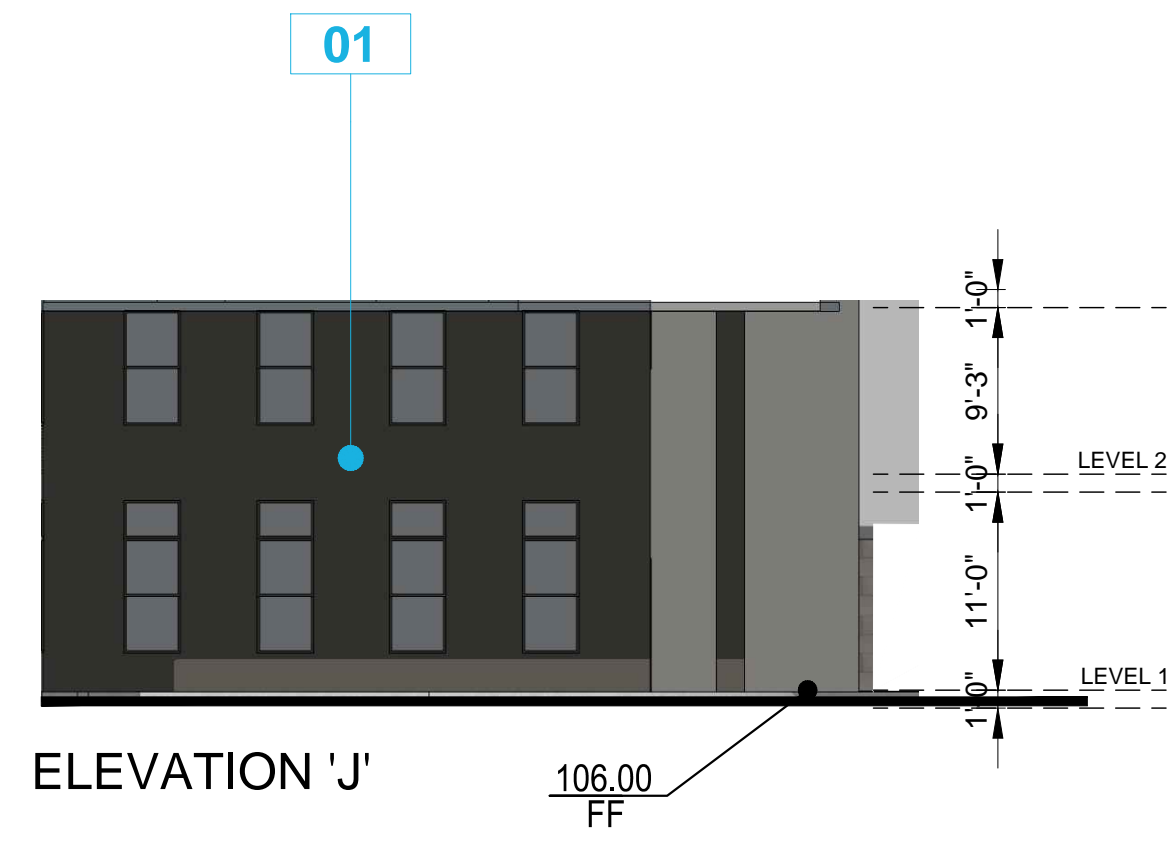
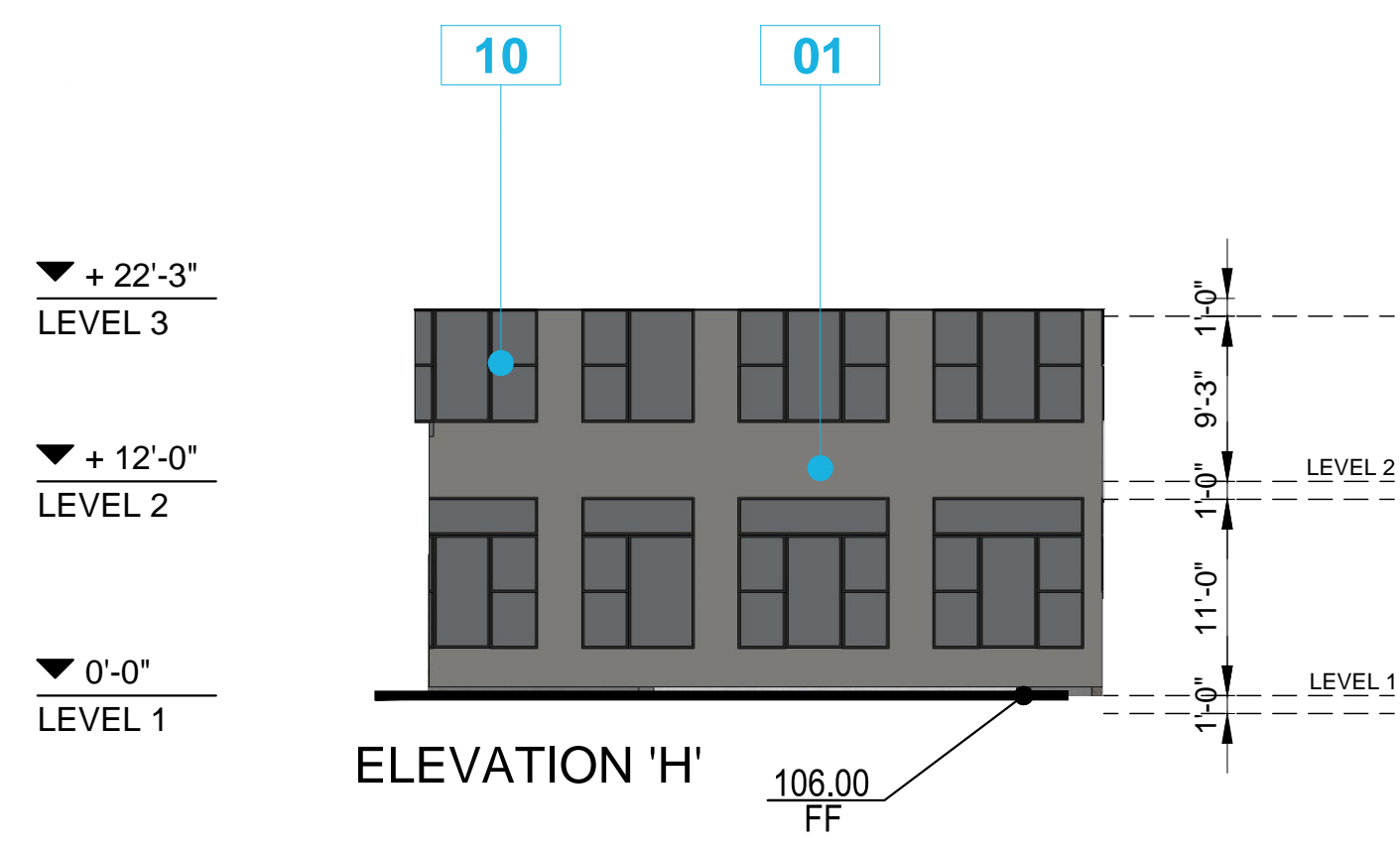
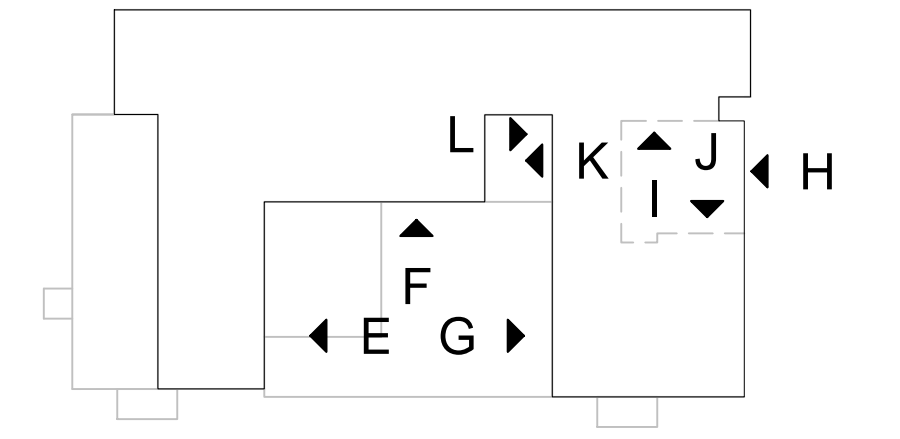
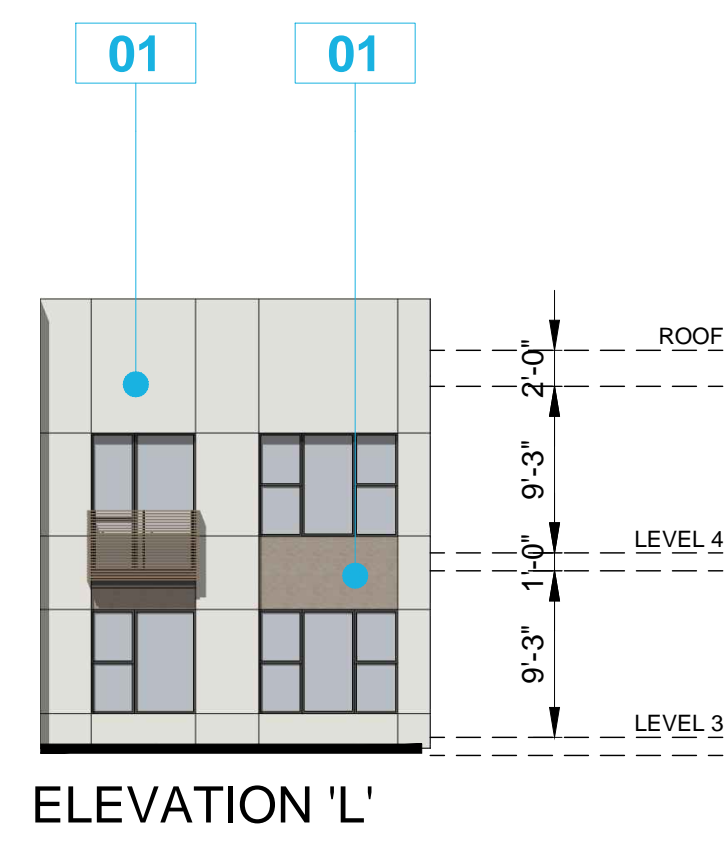
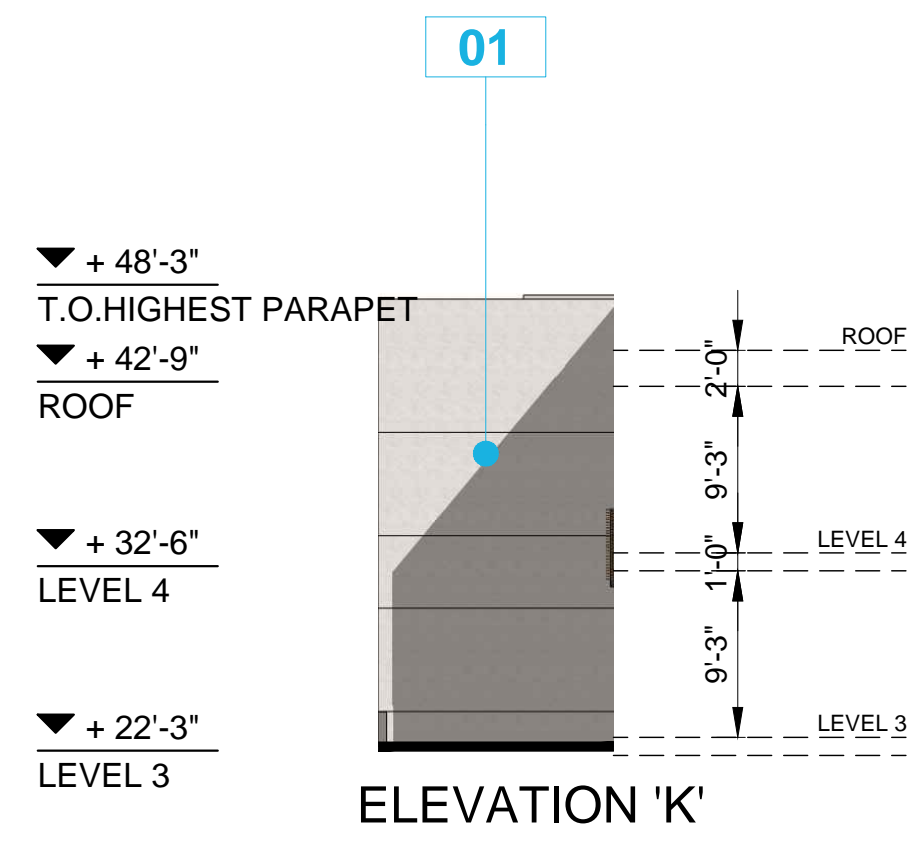
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BUILDING ELEVATIONS
EAST AND WEST

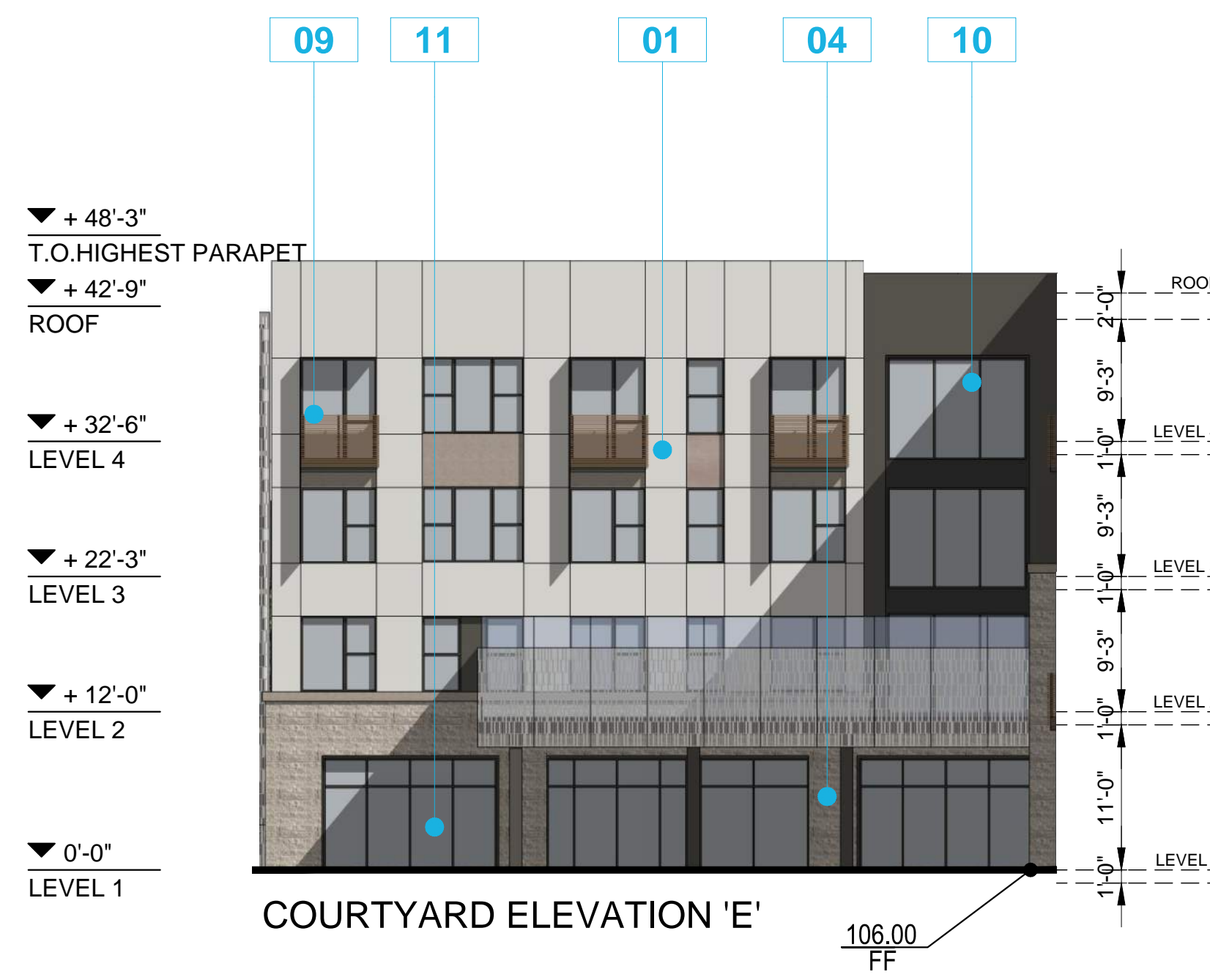
A2-1



CALLOUT LEGEND

- 01 STUCCO
- 02 COMPOSITE SIDING
- 03 PERFORATED METAL PANEL
- 04 STONE VENEER
- 05 SLATTED AWNING
- 06 ROLL-UP DOOR
- 07 METAL SUNSHADE
- 08 GLASS RAILING
- 09 HORIZONTAL SLAT RAILING
- 10 VINYL WINDOW
- 11 STOREFRONT

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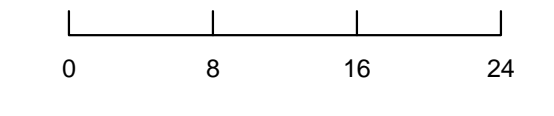


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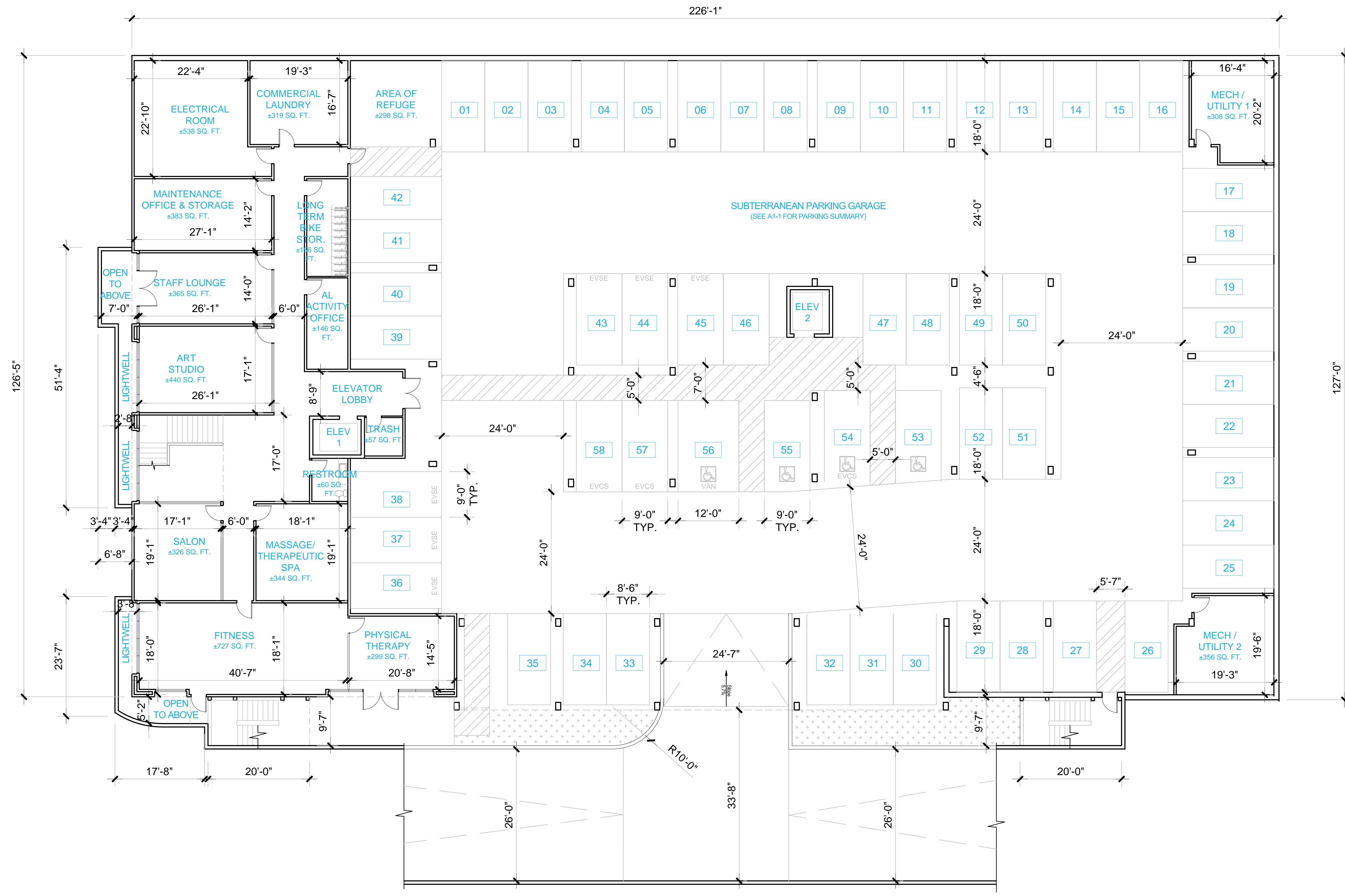
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BUILDING ELEVATIONS
COURTYARDS



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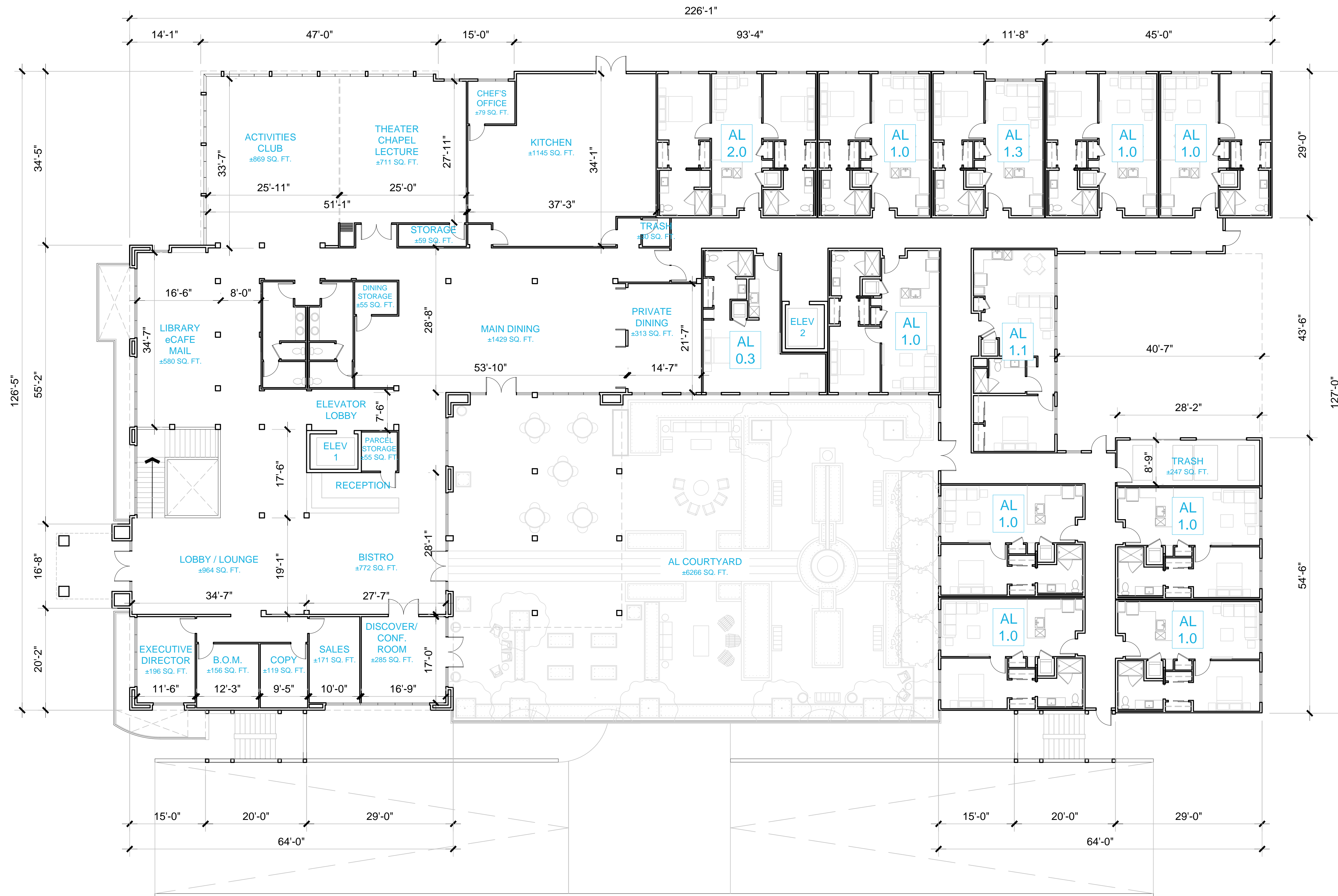
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BUILDING PLANS
LEVEL B

A3-0



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BUILDING PLANS
LEVEL 1

A3-1



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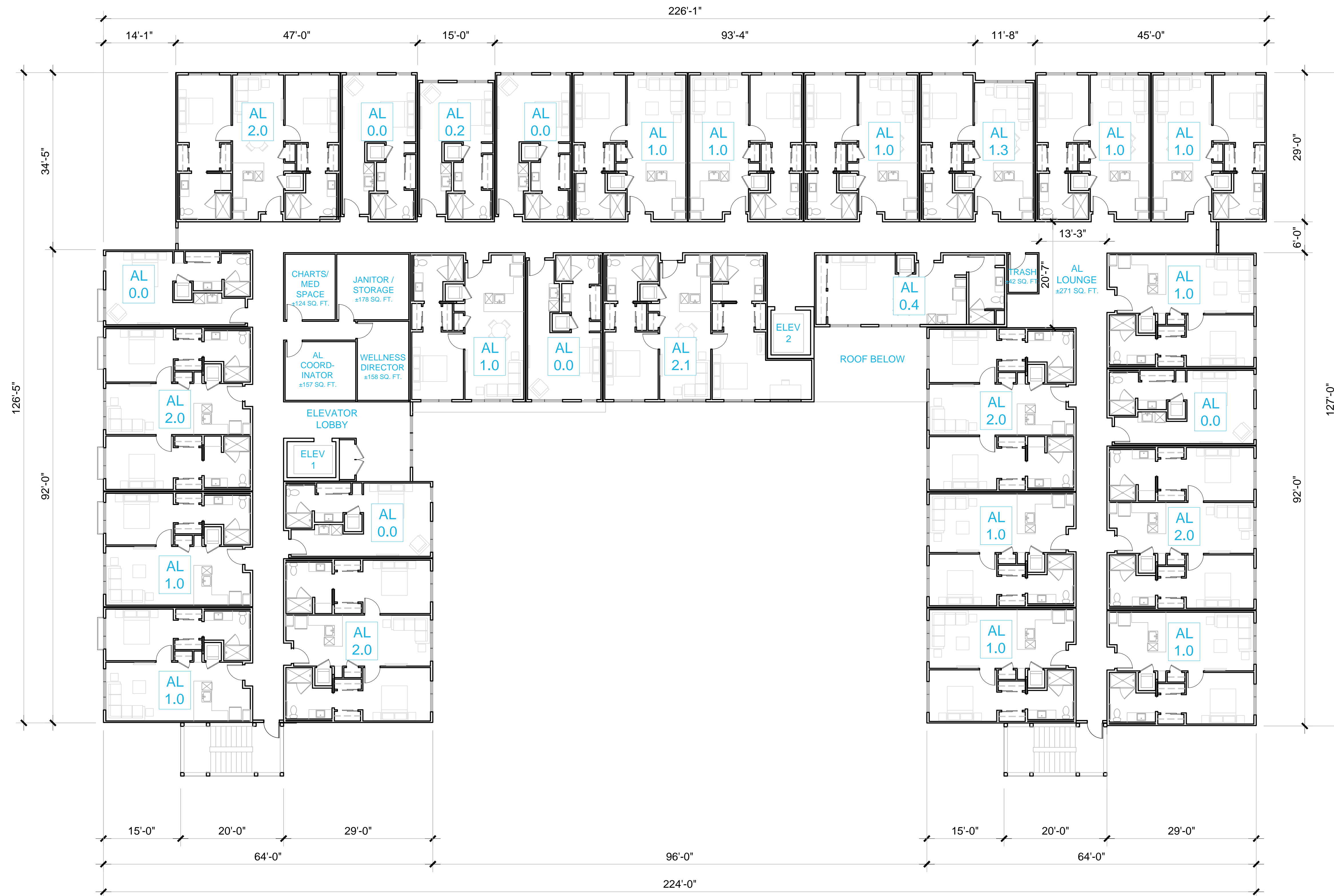
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BUILDING PLANS
LEVEL 2

A3-2



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MORNINGSTAR OF MOUNTAIN VIEW
MOUNTAIN VIEW, CA # 2019-0400

ZONING ADMIN SET
NOVEMBER 18, 2021



BUILDING PLANS
LEVEL 3

A3-3



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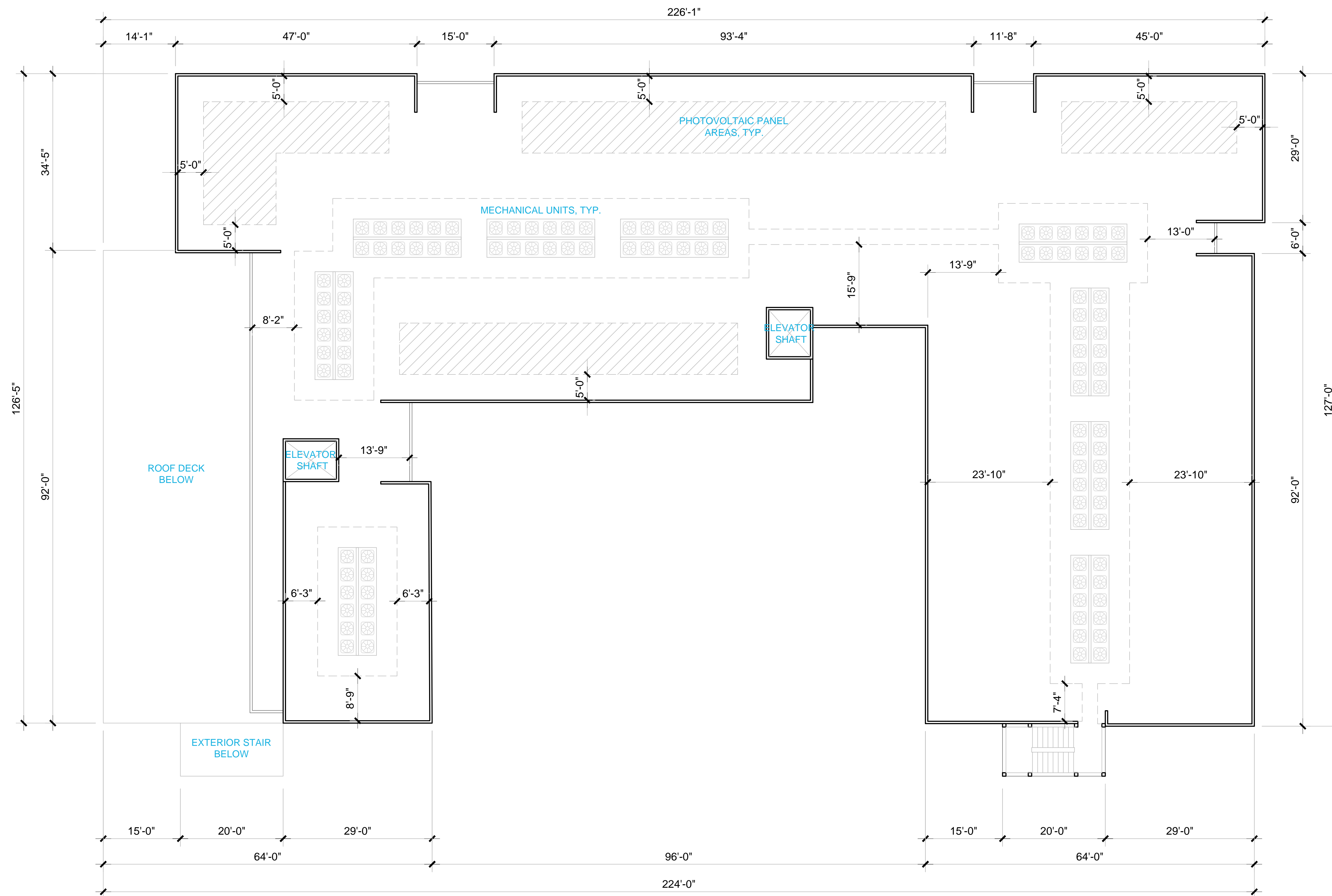
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BUILDING PLANS
LEVEL 4

A3-4



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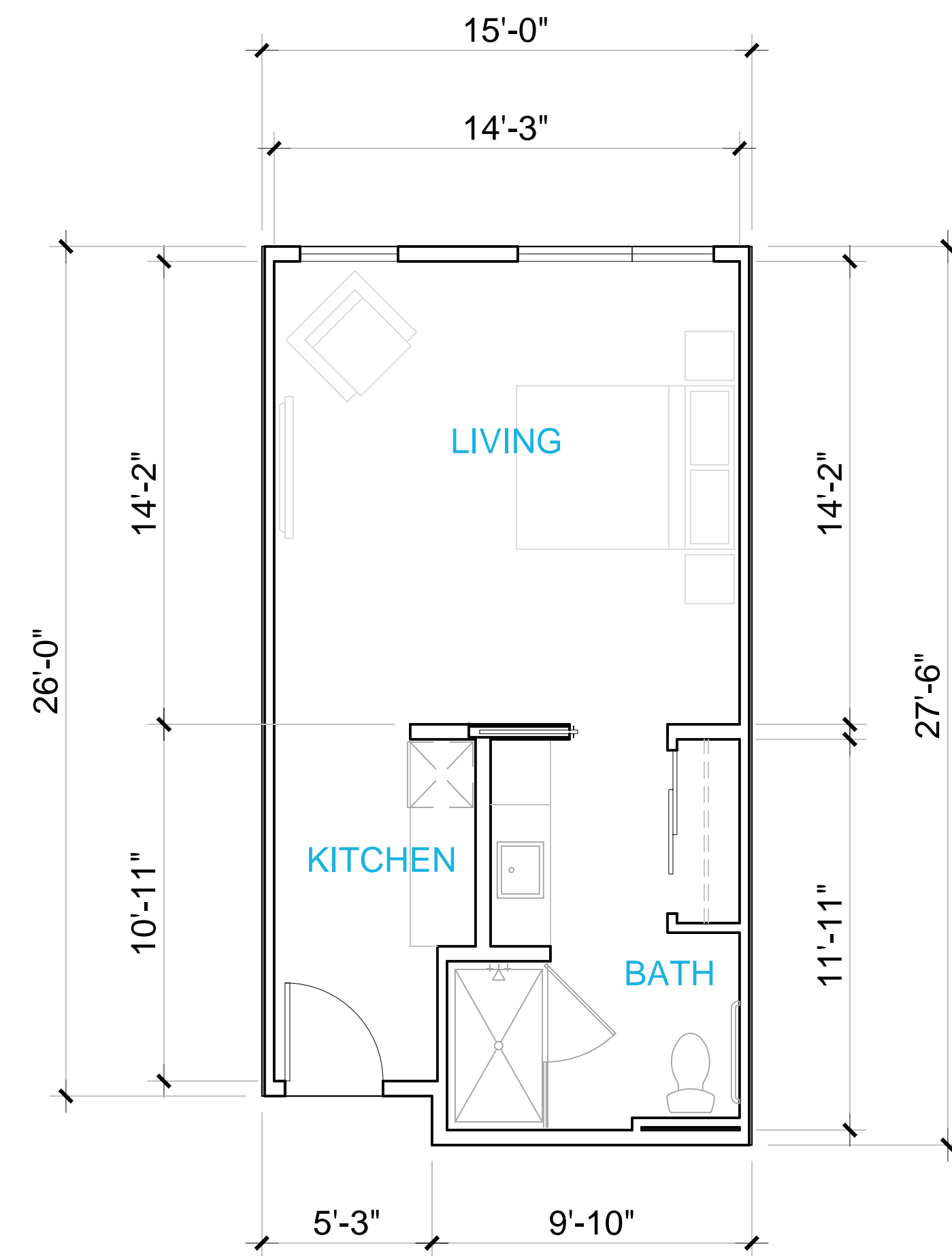
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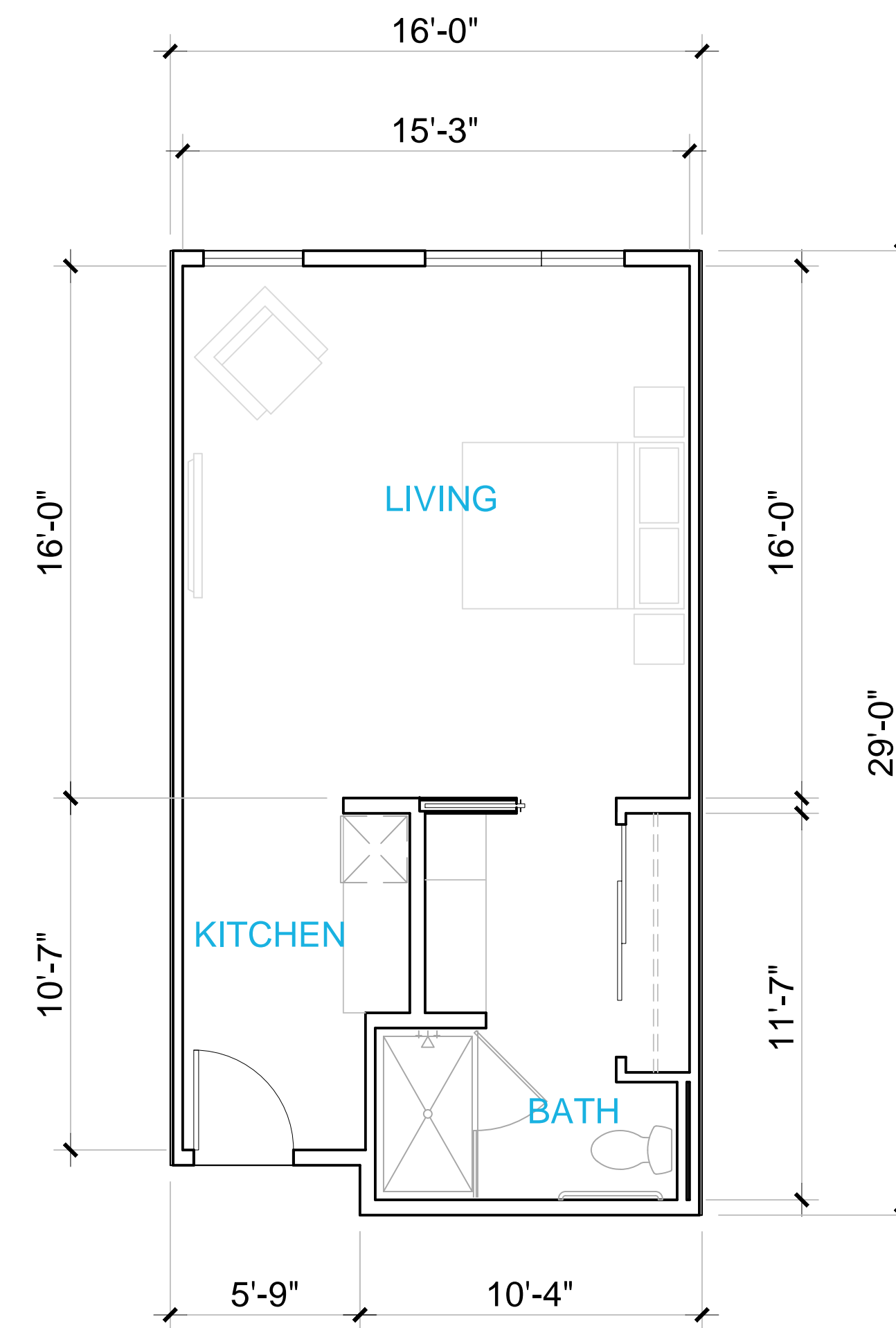


ROOF PLAN

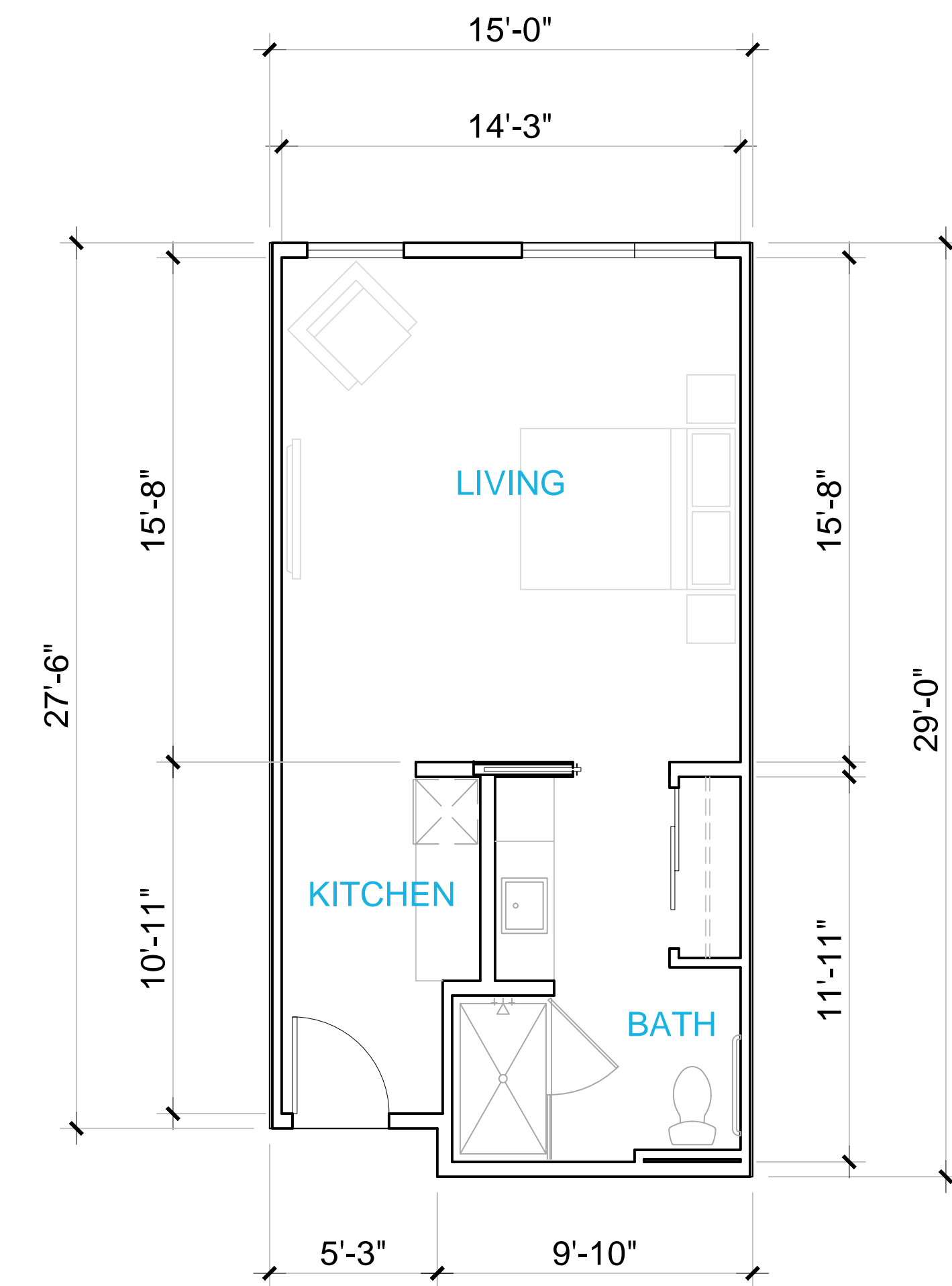
A3-5



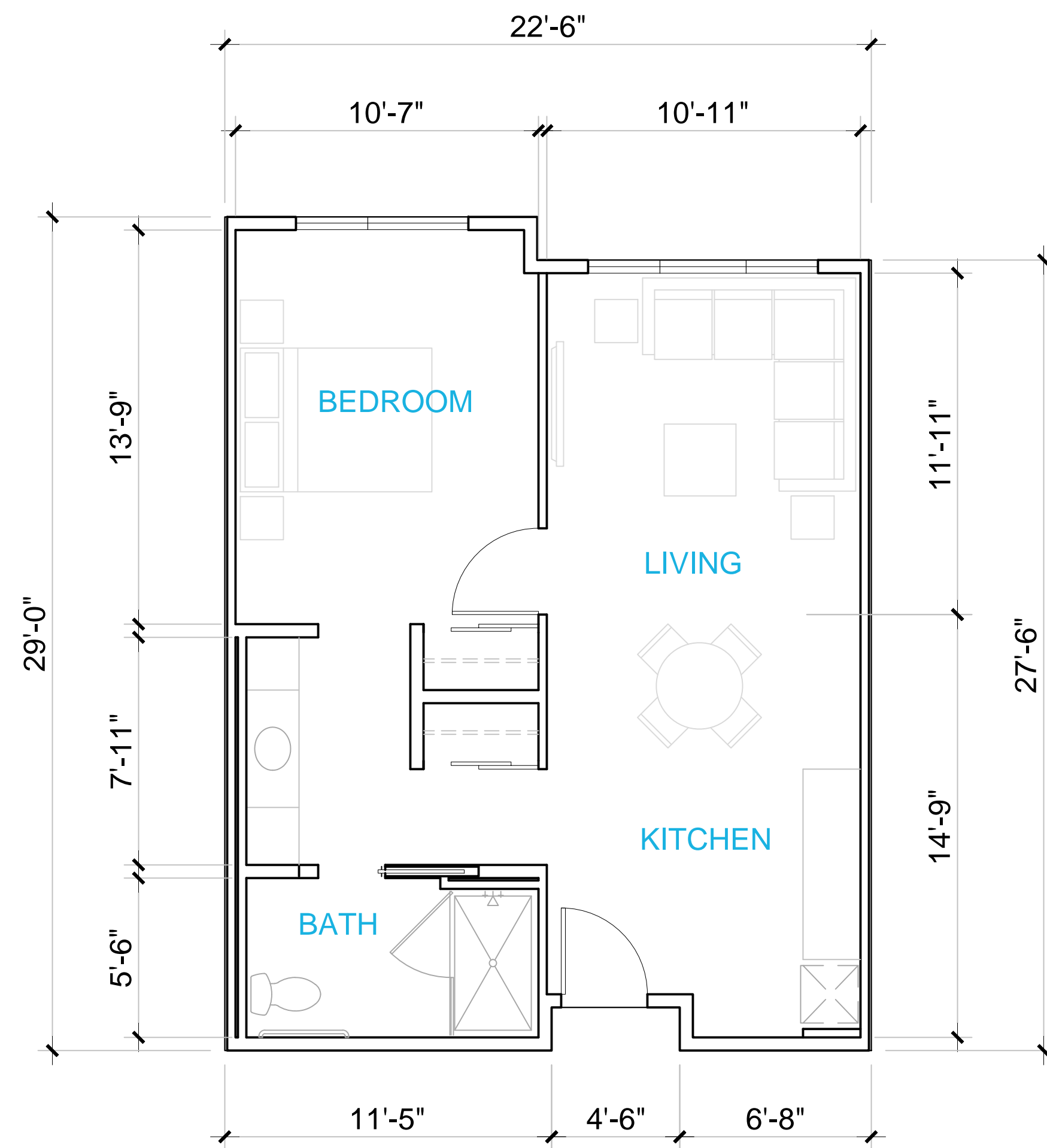
Memory Care
MC 0.3
± 405 Sq. Ft.



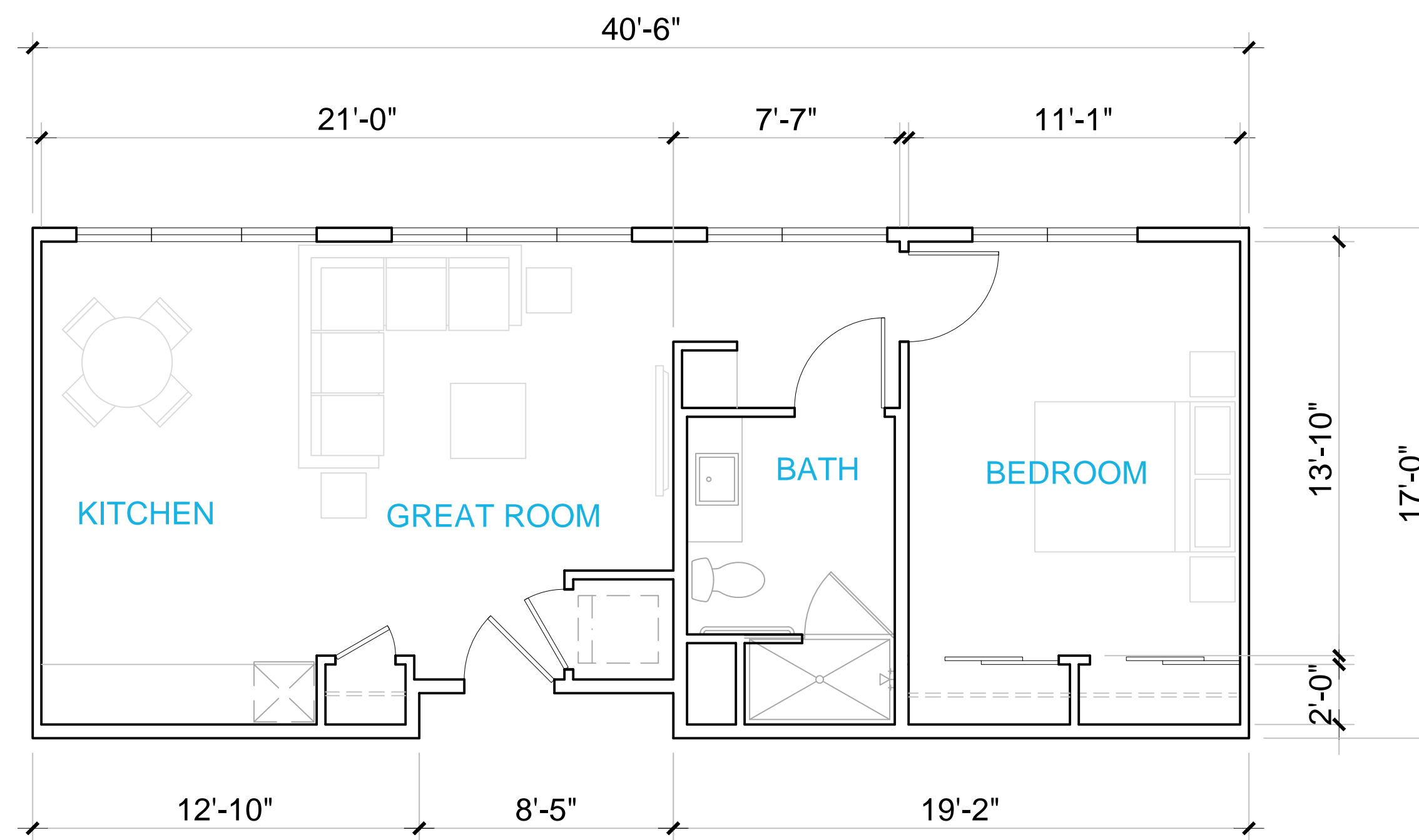
Memory Care
MC 0.1
± 455 Sq. Ft.



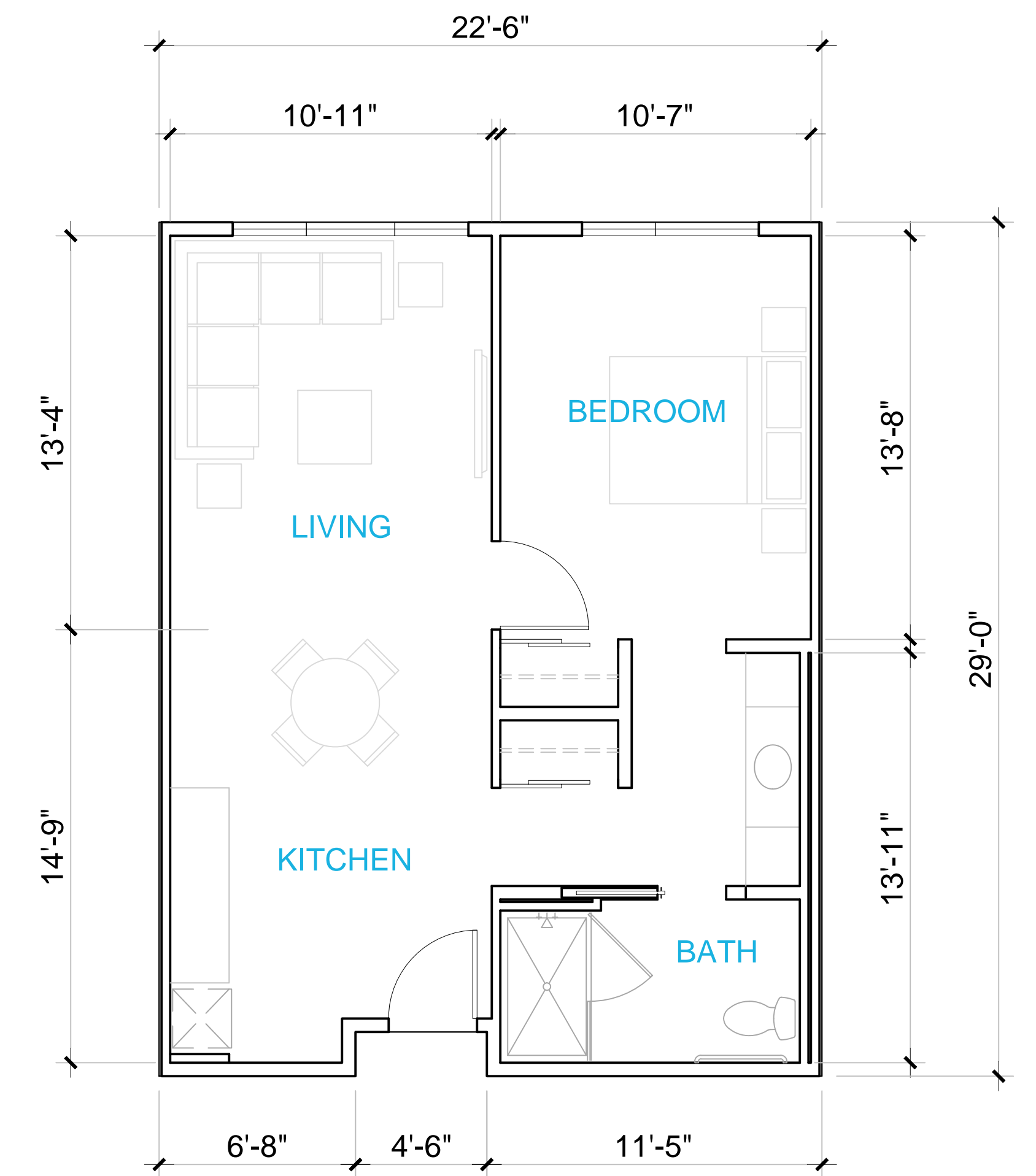
Memory Care
MC 0.0
± 427 Sq. Ft.



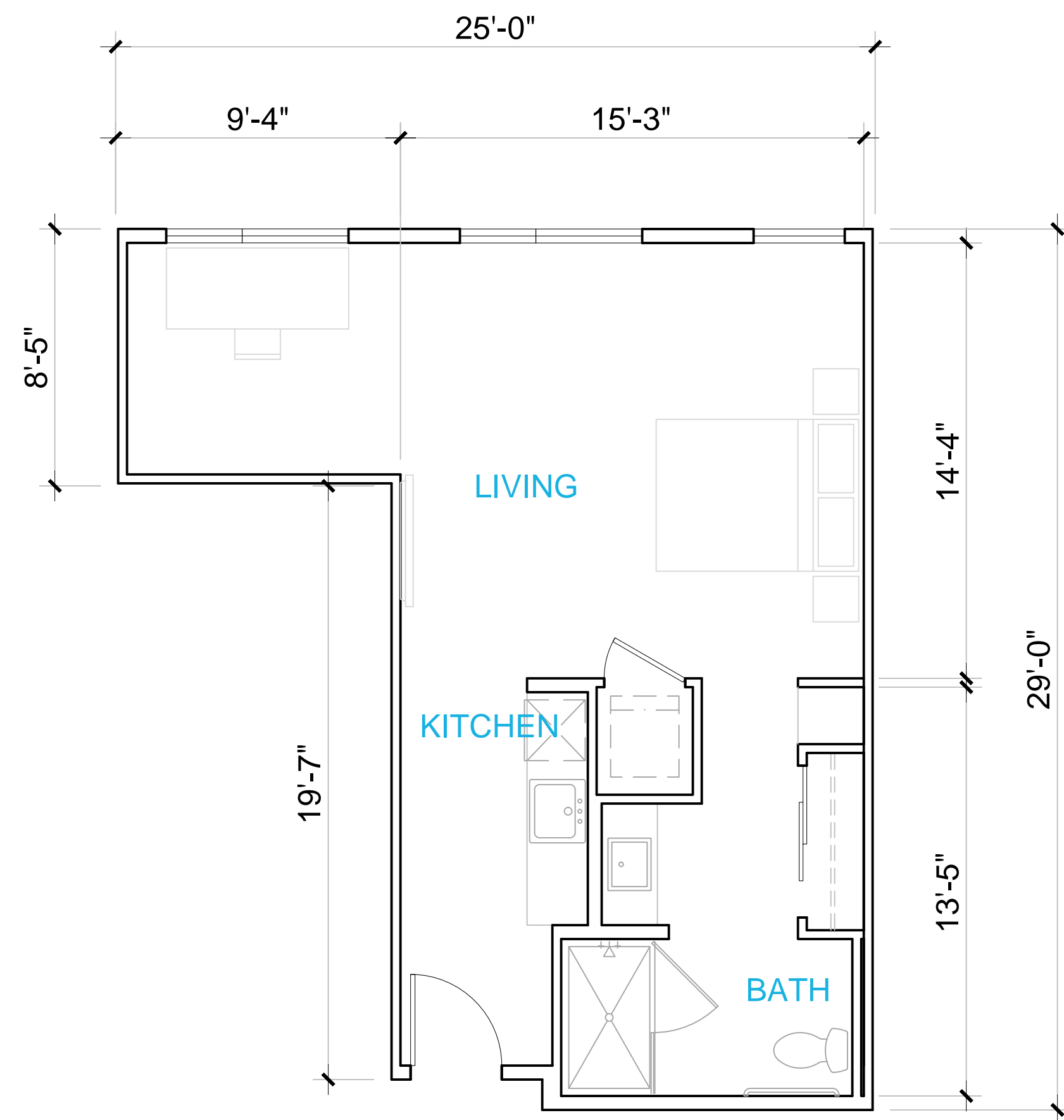
Memory Care
MC 1.2
628 SQ. FT.



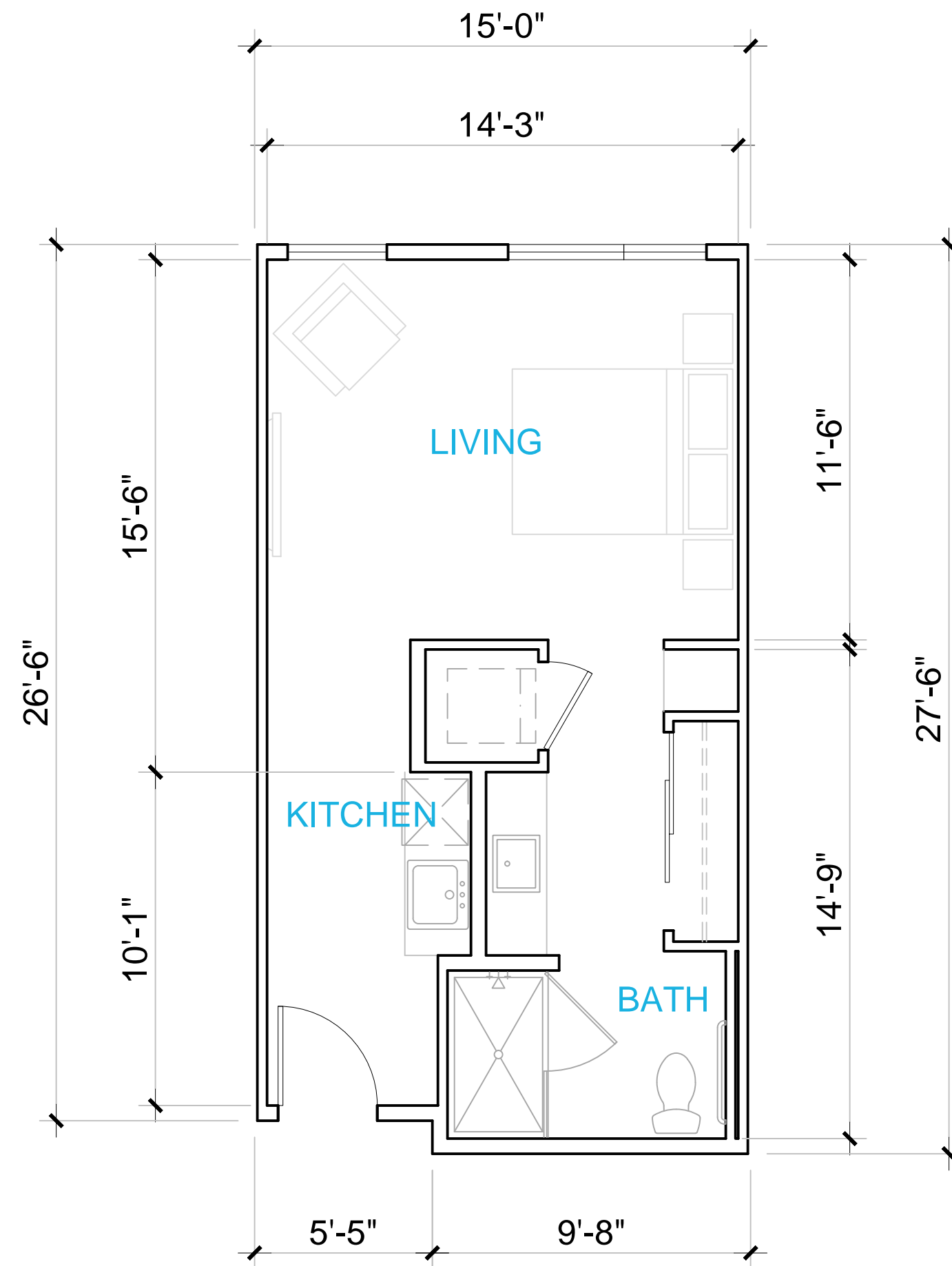
Memory Care
MC 1.1
± 676 Sq. Ft.



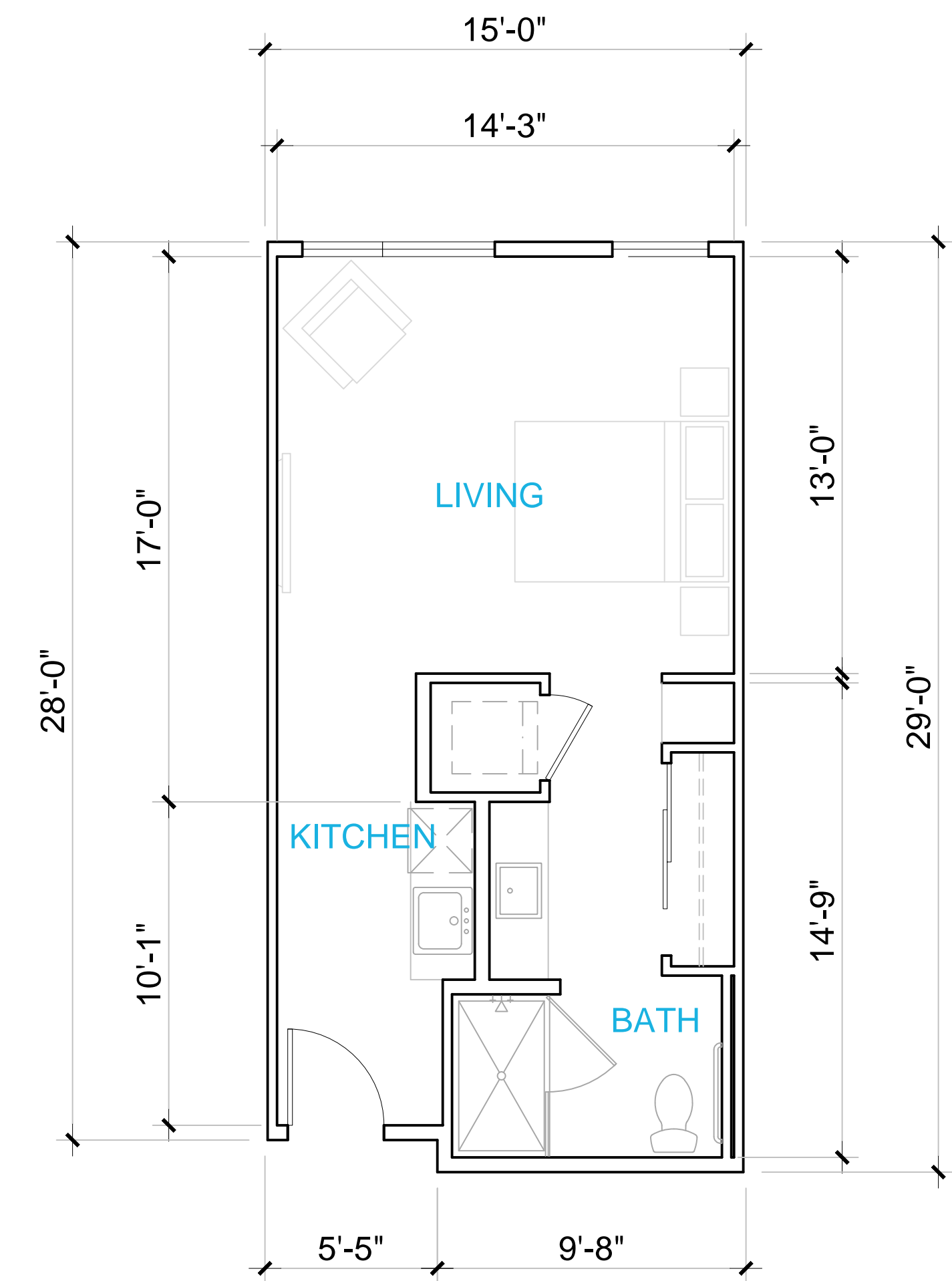
Memory Care
MC 1.0
± 646 Sq. Ft.



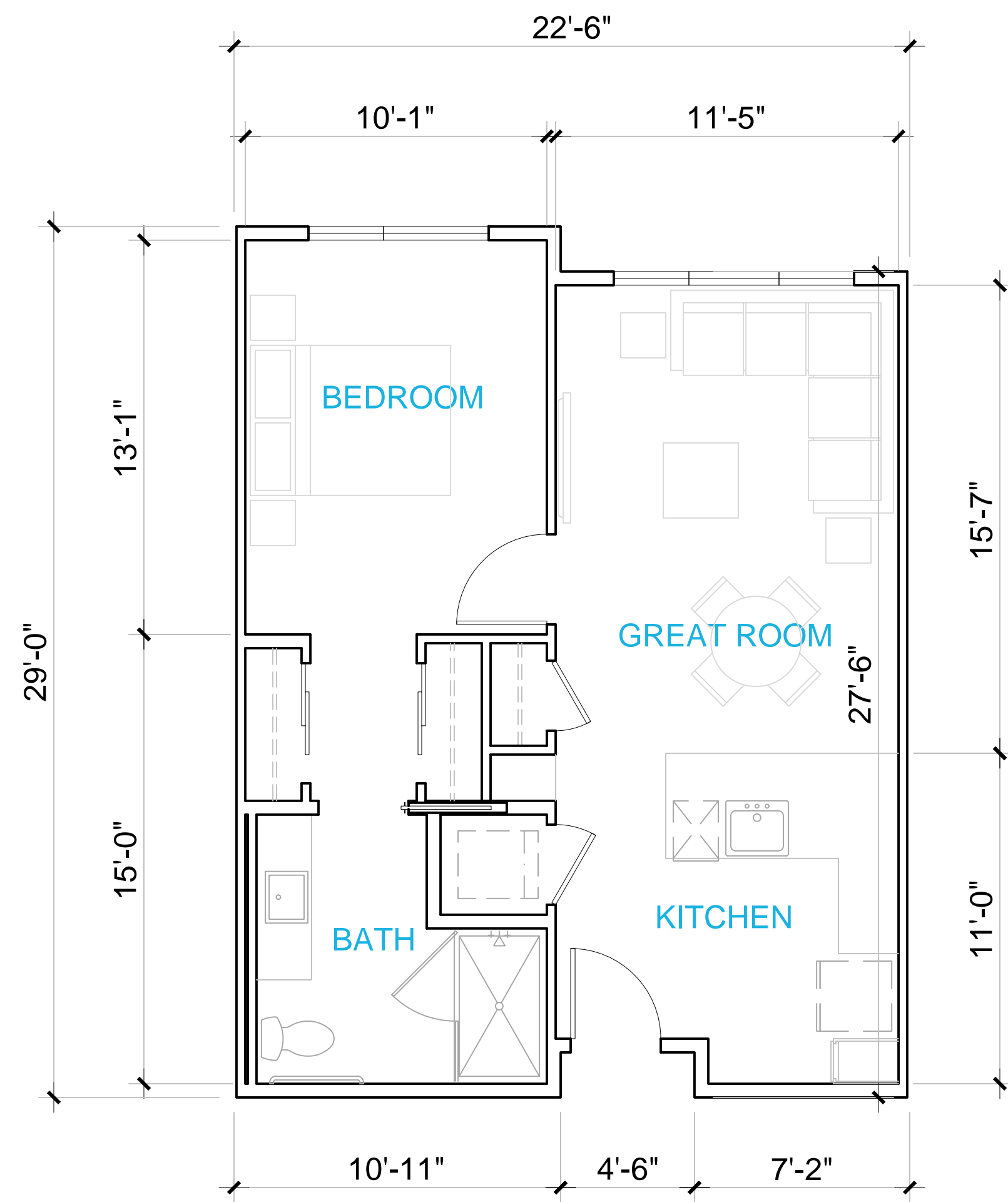
Assisted Living
AL 0.3
535 SQ. FT.



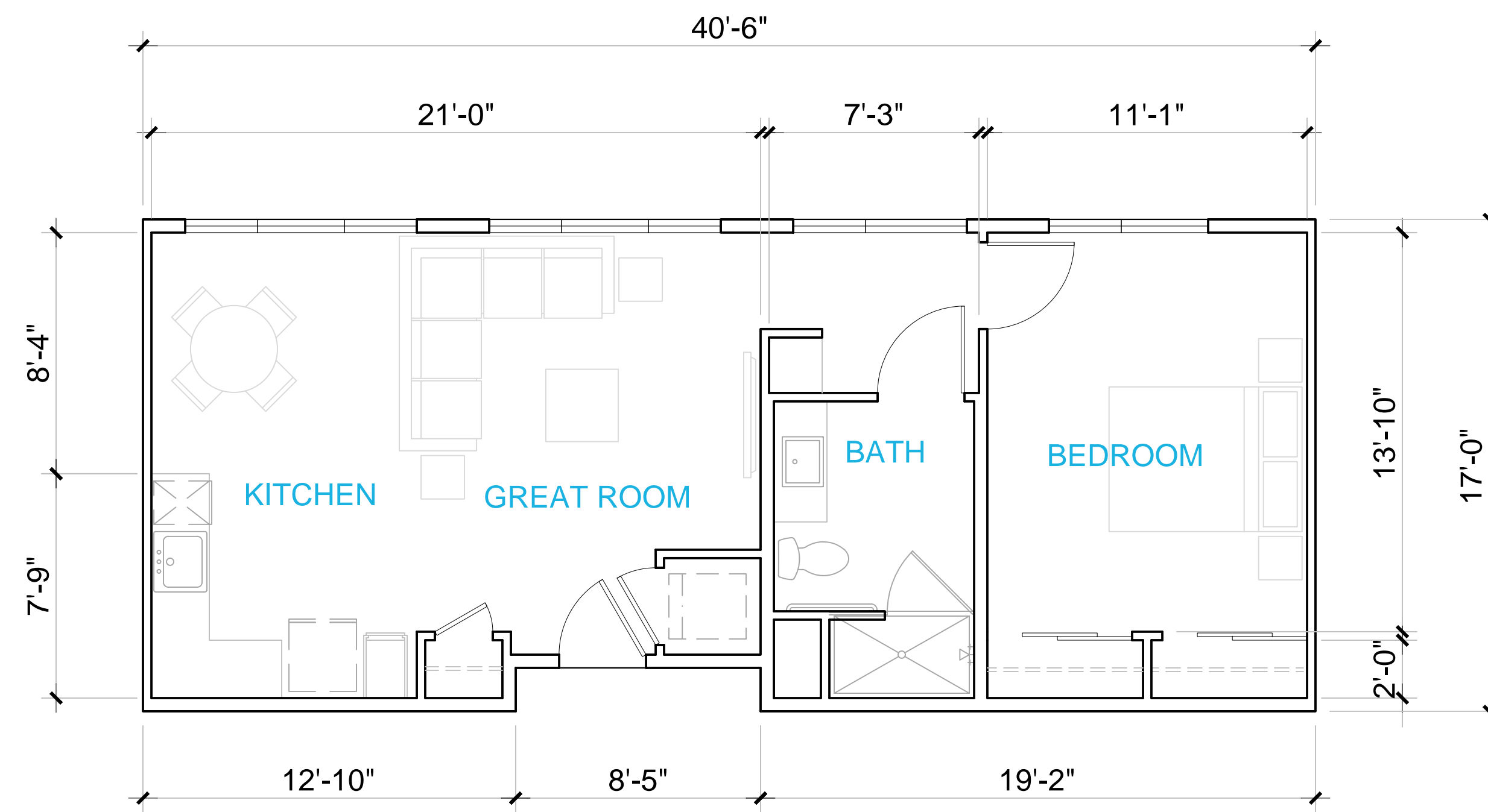
Assisted Living
AL 0.2
± 407 Sq. Ft.



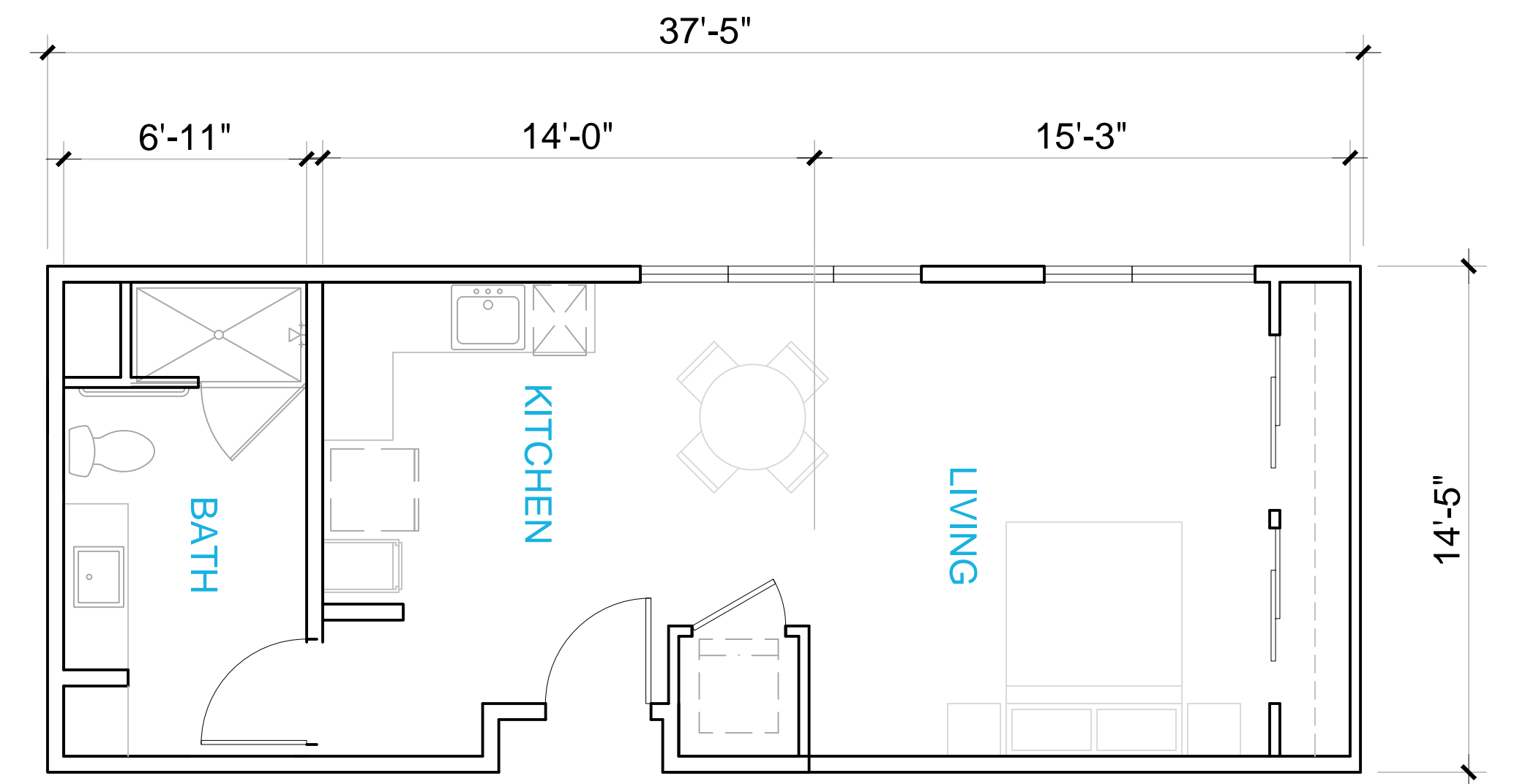
Assisted Living
AL 0.0
± 430 Sq. Ft.



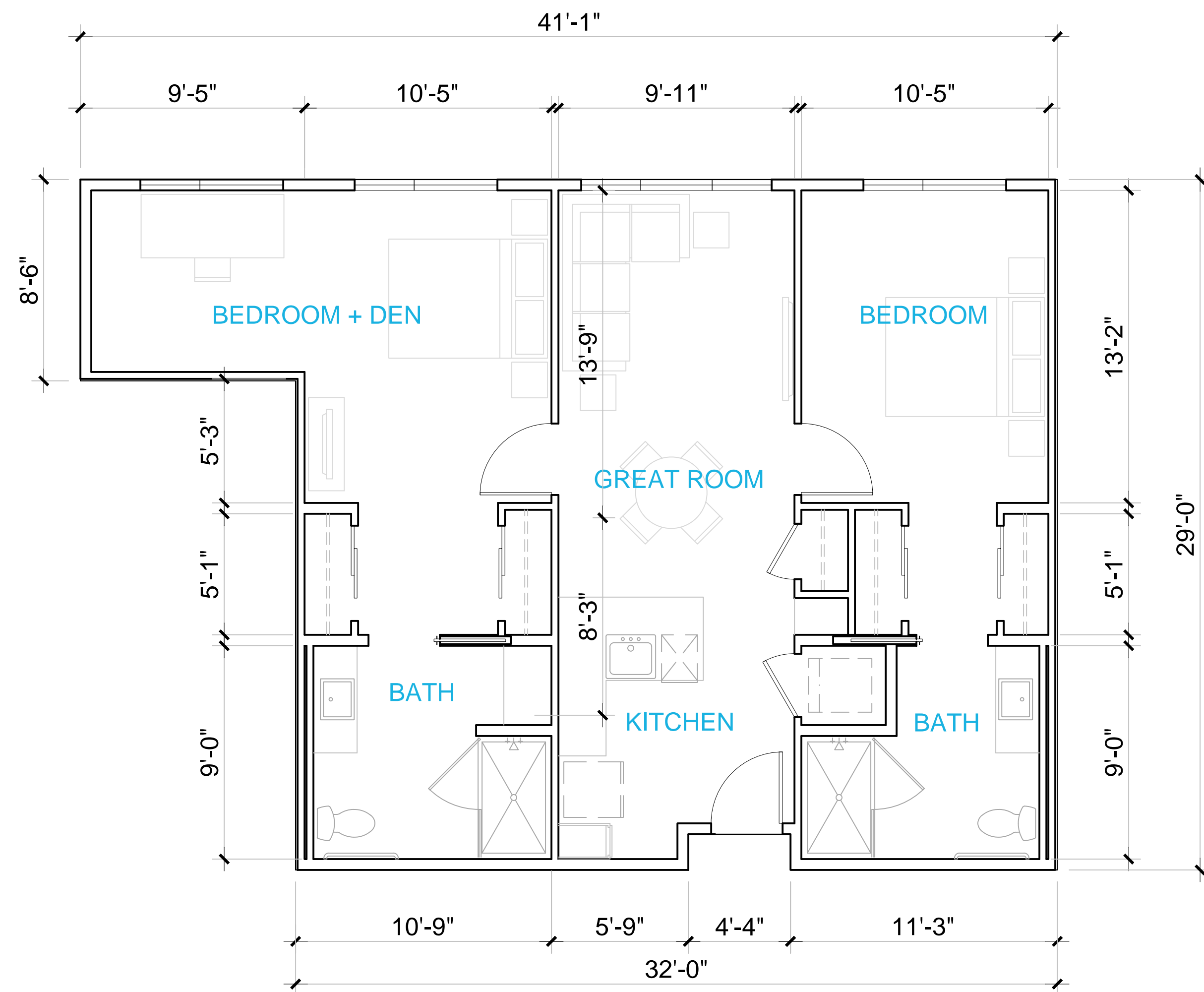
Assisted Living
 AL 1.3
 ± 628 Sq. Ft.



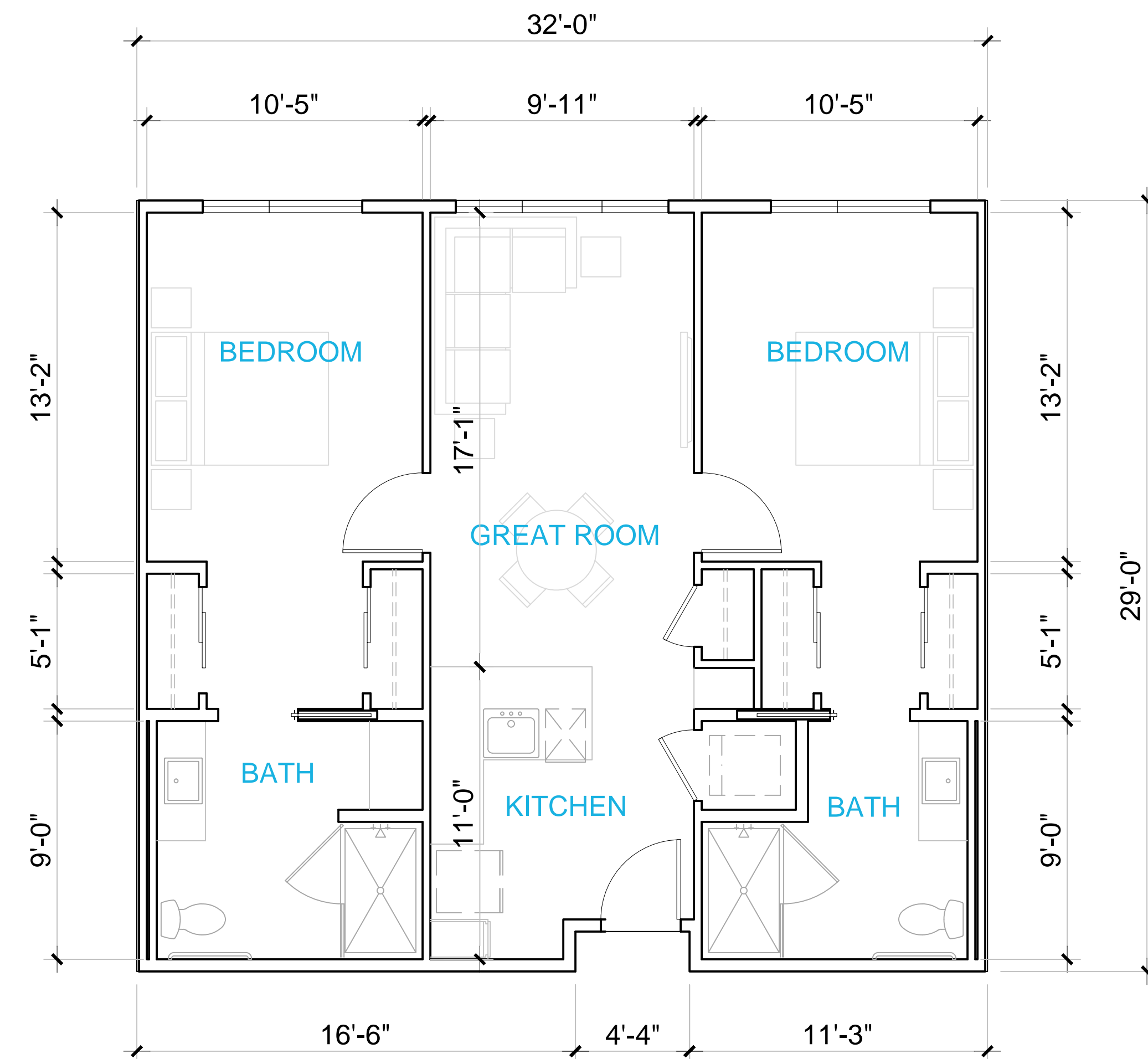
Assisted Living
 AL 1.1
 ± 676 Sq. Ft.



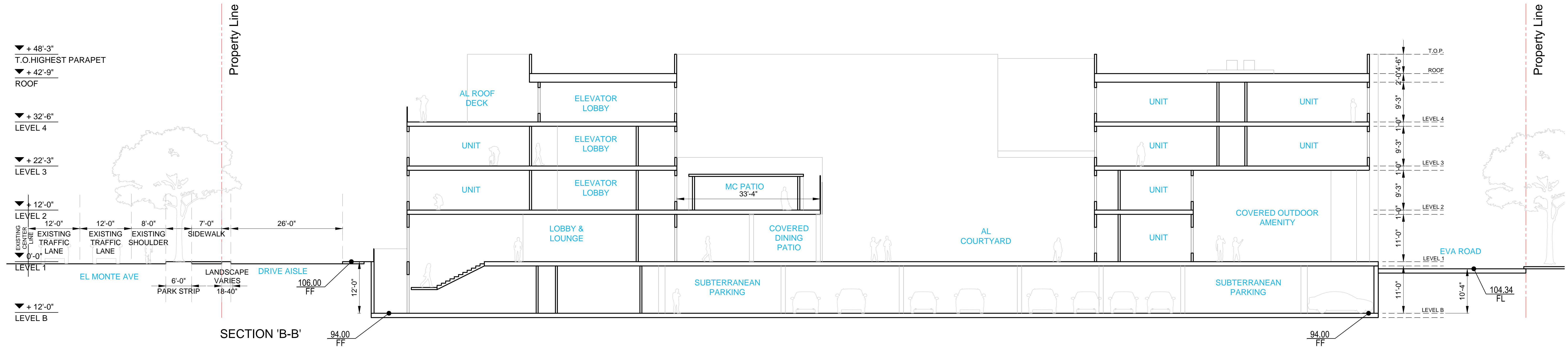
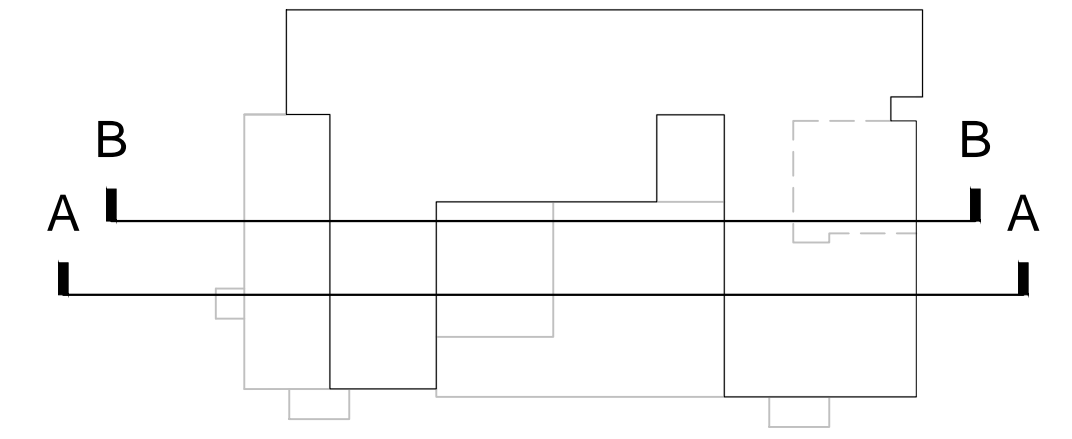
Assisted Living
 AL 0.4
 ± 536 Sq. Ft.



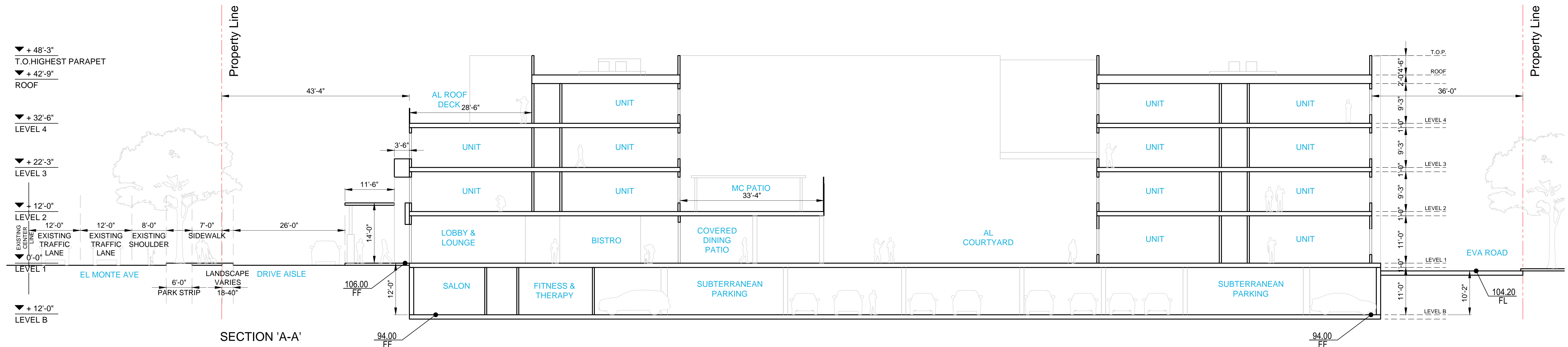
Assisted Living
AL 2.1
± 998 Sq. Ft.



Assisted Living
AL 2.0
± 922 Sq. Ft.



SECTION 'B-B'



SECTION 'A-A'



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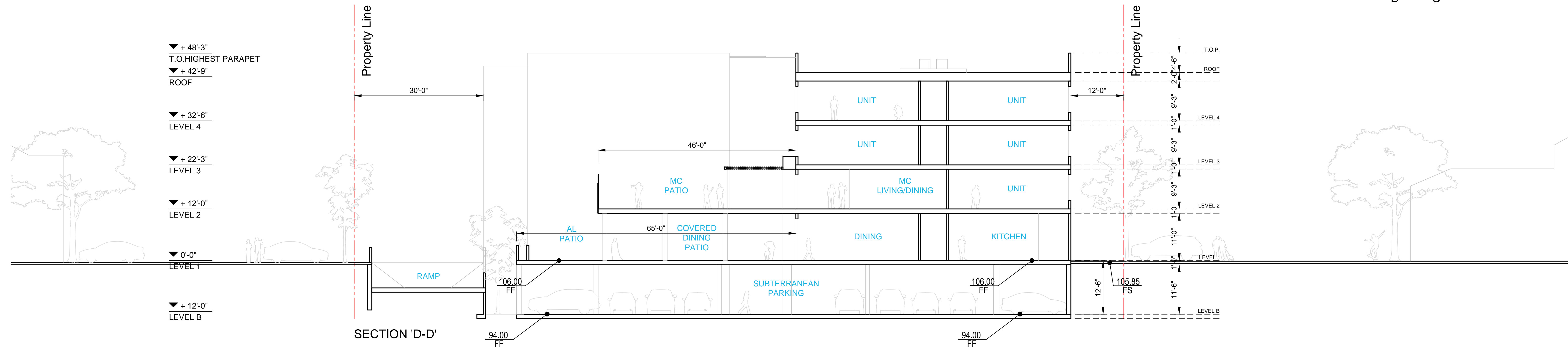
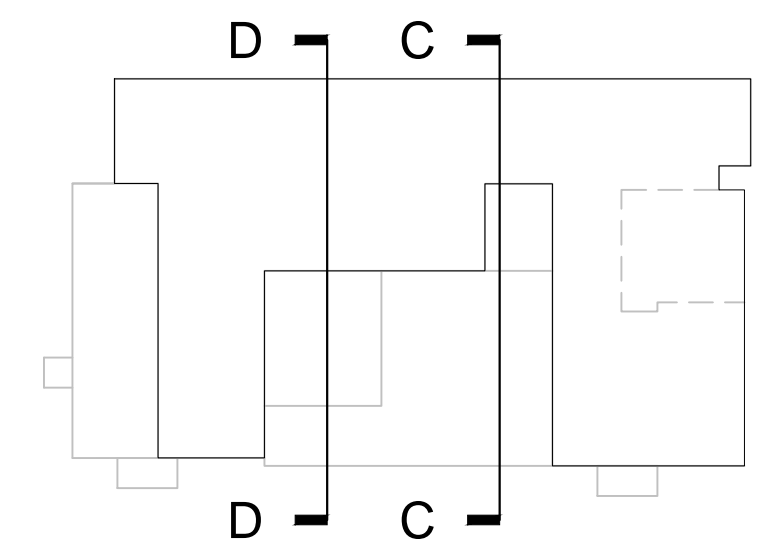
MORNINGSTAR OF MOUNTAIN VIEW
MOUNTAIN VIEW, CA # 2019-0400

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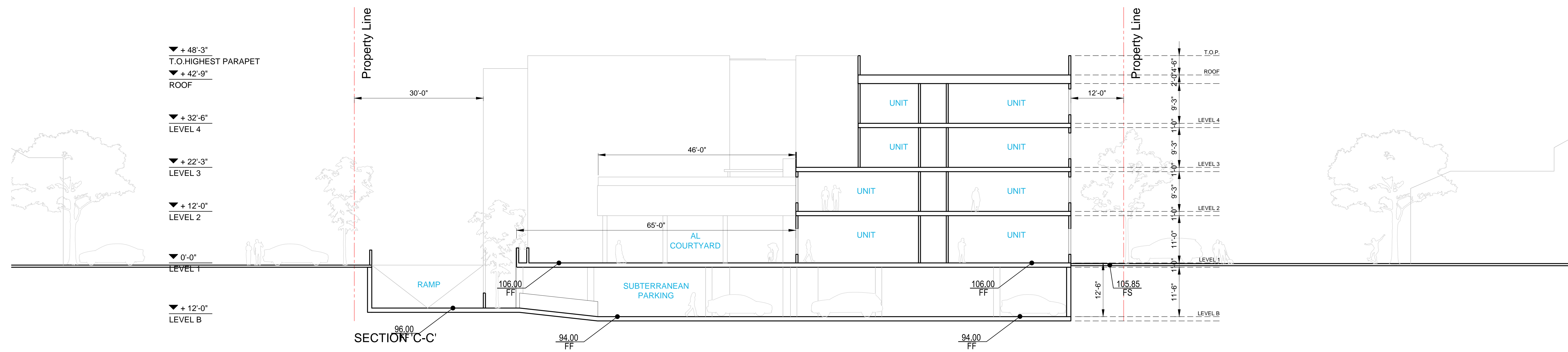


BUILDING SECTIONS
LONG SECTIONS

A4-0



SECTION 'D-D'



SECTION 'C-C'

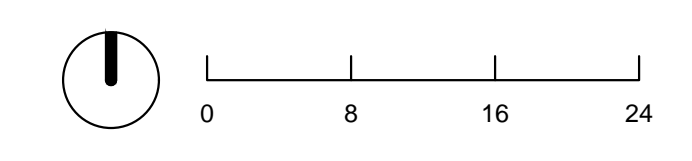


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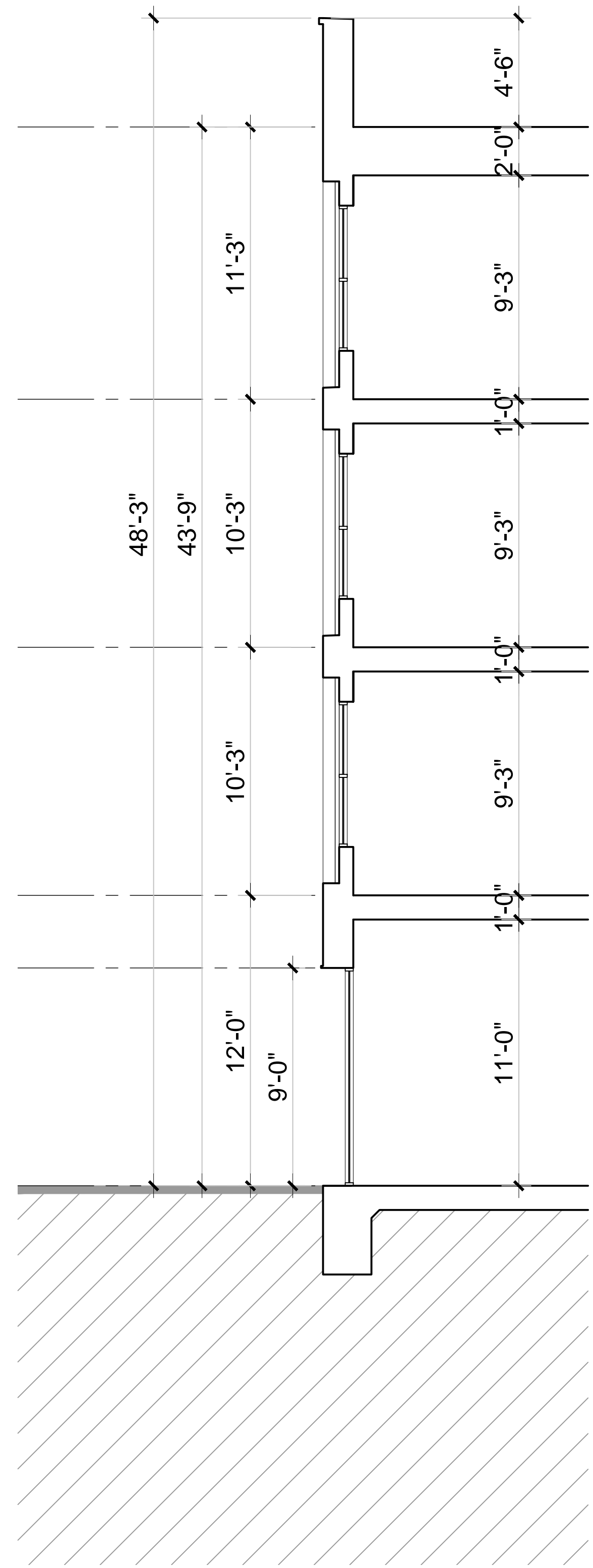
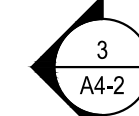
ZONING ADMIN SET
NOVEMBER 18, 2021



BUILDING SECTIONS
SHORT SECTIONS



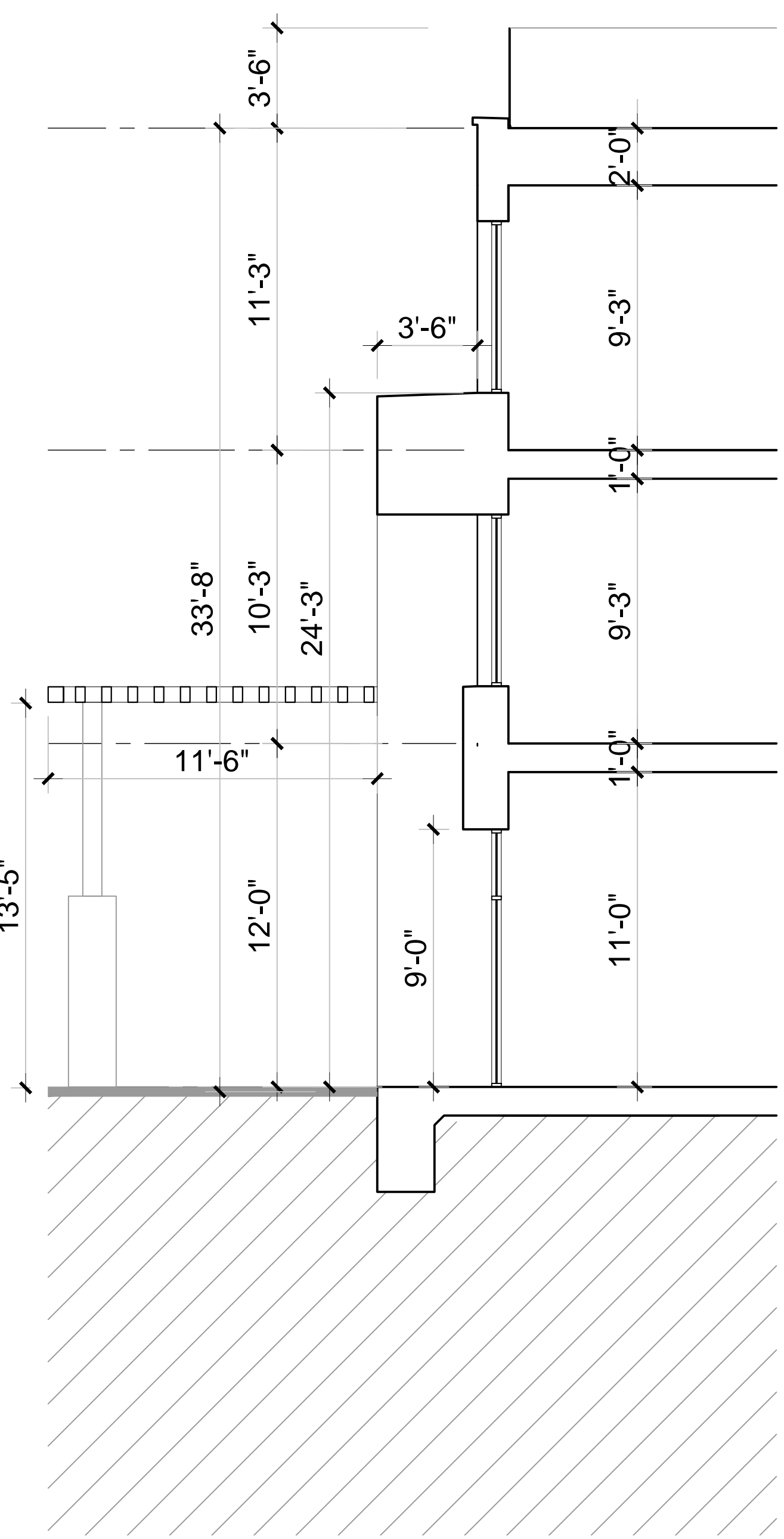
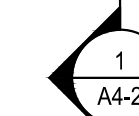
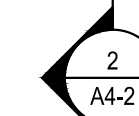
ELEVATION 'D' WEST



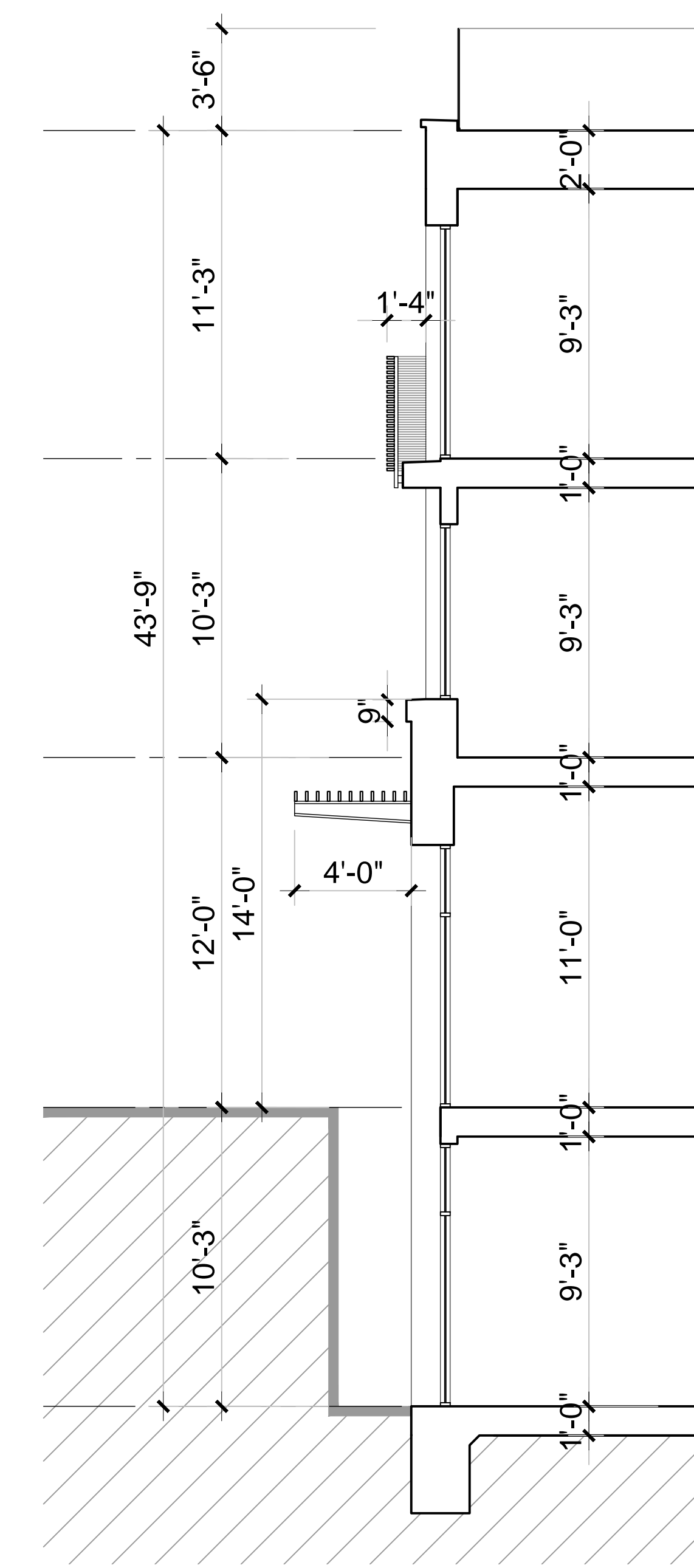
SECTION 3



ELEVATION 'D' WEST



SECTION 2



SECTION 1

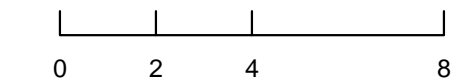


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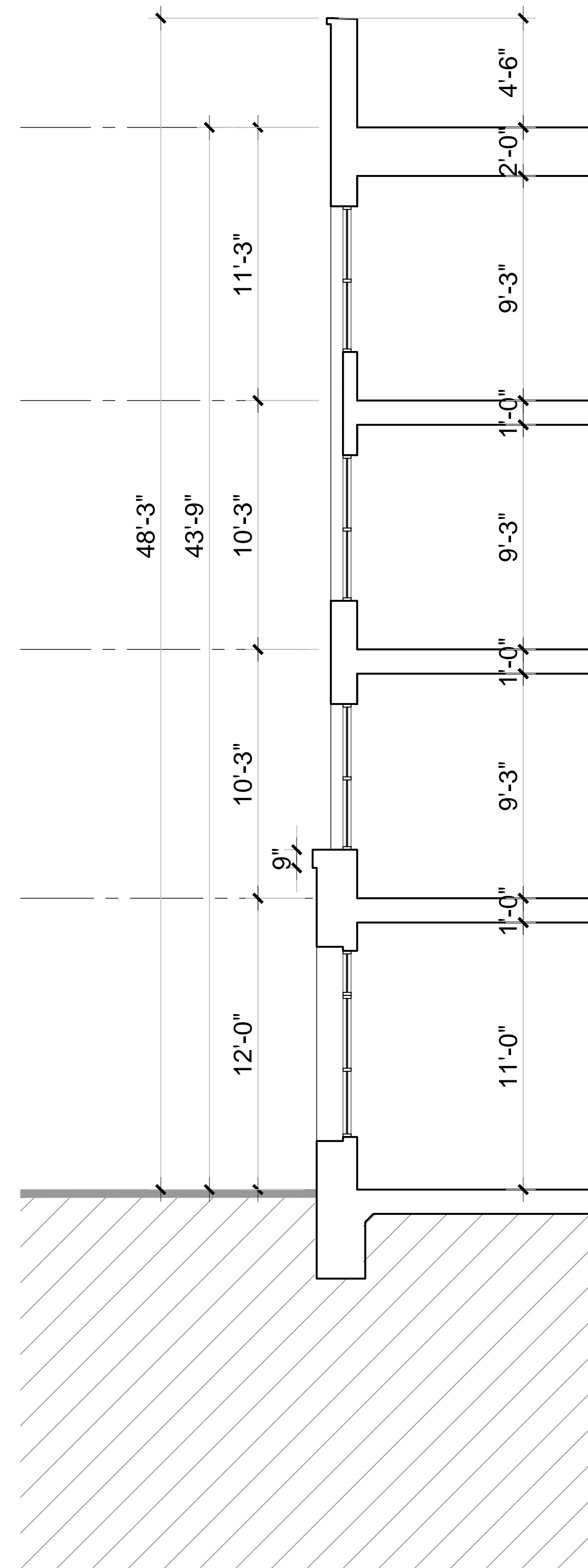


TYPICAL WALL SECTIONS
ELEVATION 'D' WEST

A4-2



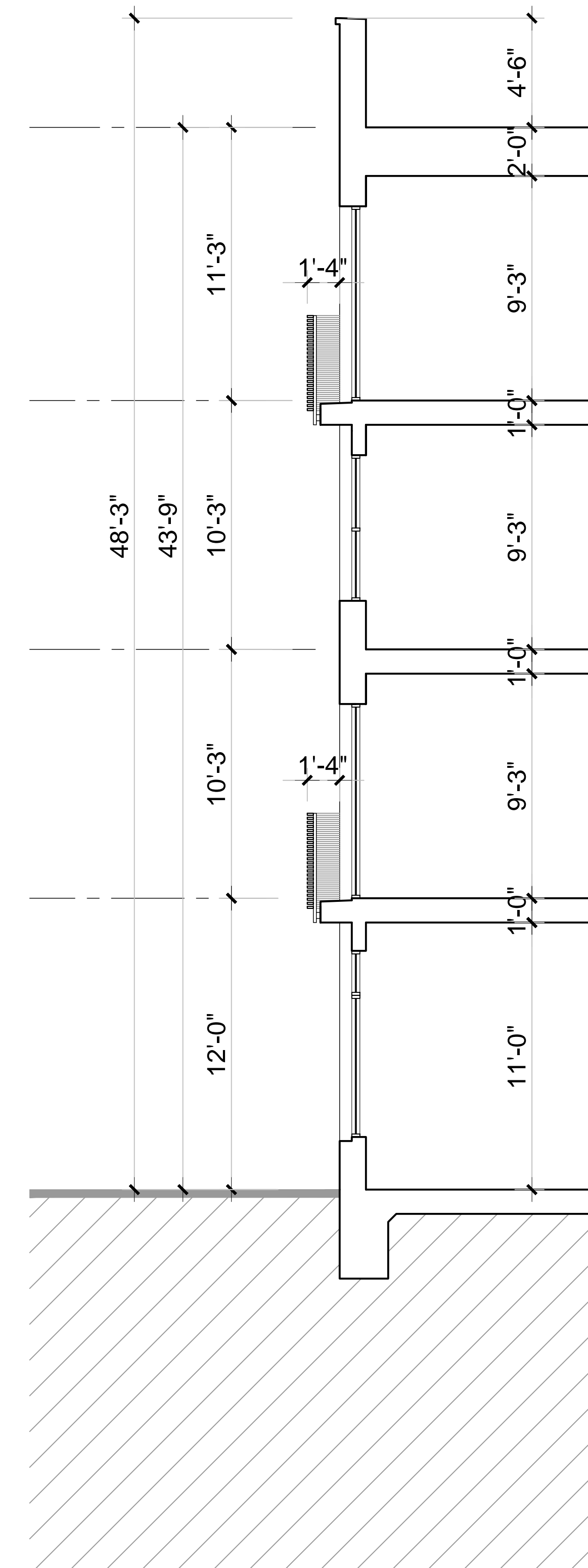
ELEVATION 'C' EAST



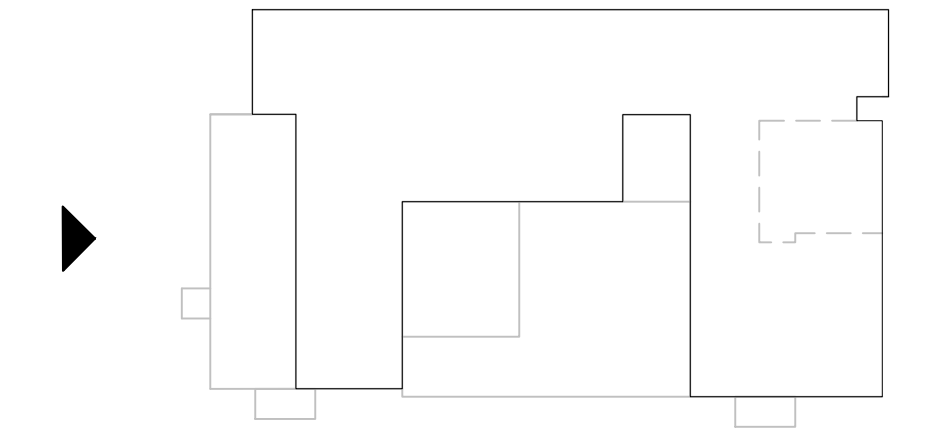
SECTION 2



ELEVATION 'A' NORTH



SECTION 1



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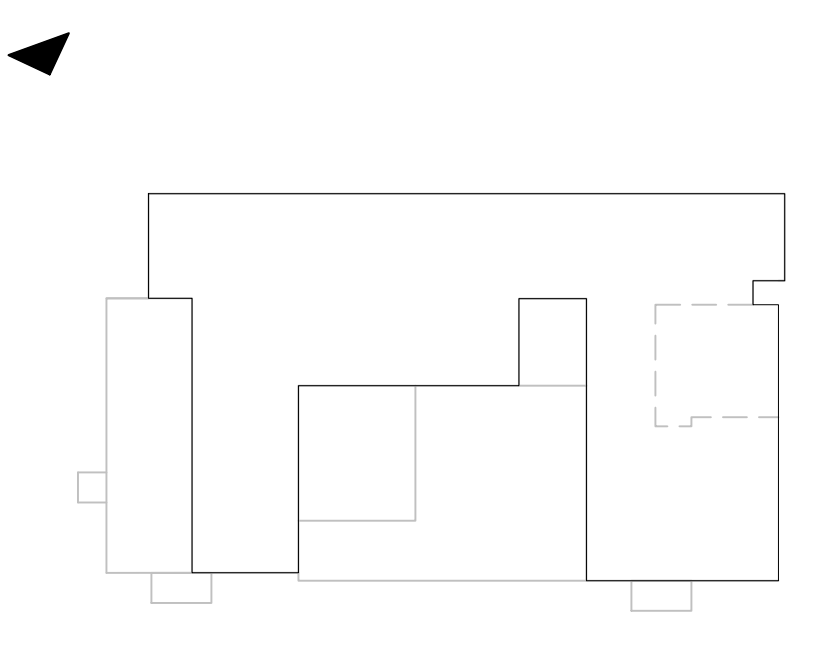
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RENDERING

A5-0



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RENDERING

A5-1



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RENDERING

A5-2



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RENDERING

A5-3



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RENDERING

A5-4



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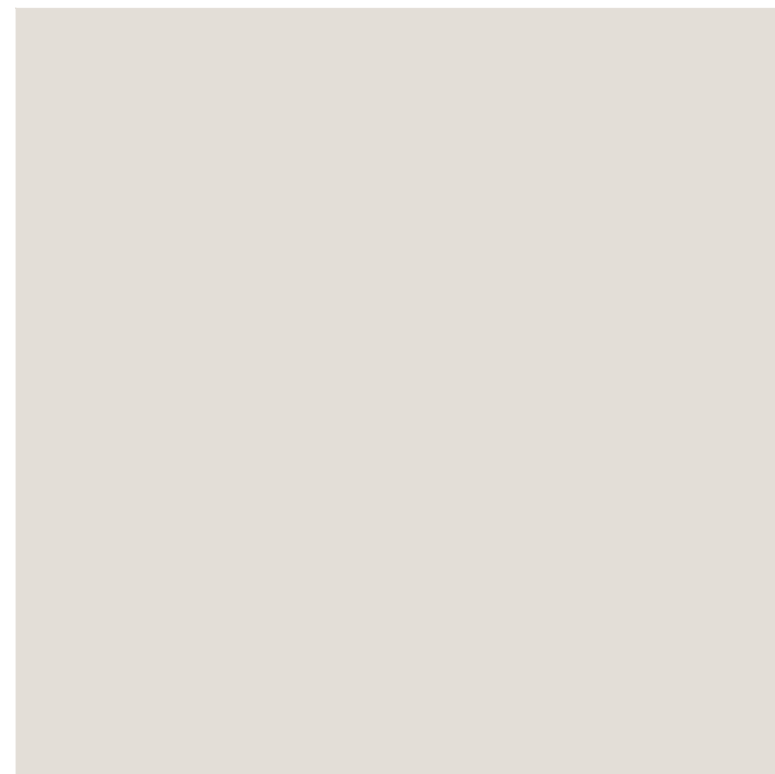
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MOUNTAIN VIEW, CA # 2019-0400

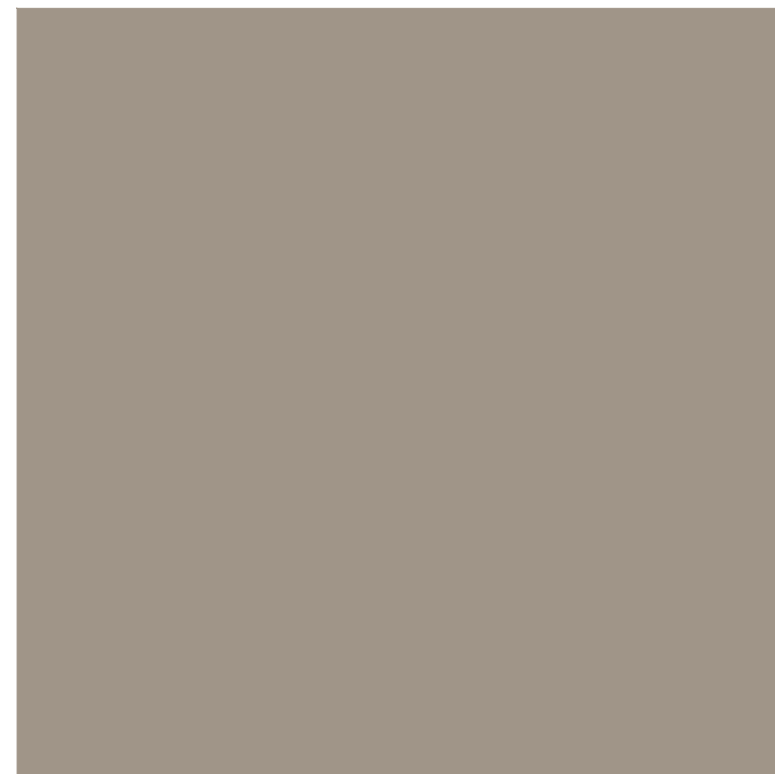
ZONING ADMIN SET
NOVEMBER 18, 2021

RENDERING

A5-5



[1A] OMEGA SUPER CEMENT
20/30 "FINE SAND" FINISH
SW 7028 - INCREDIBLE WHITE



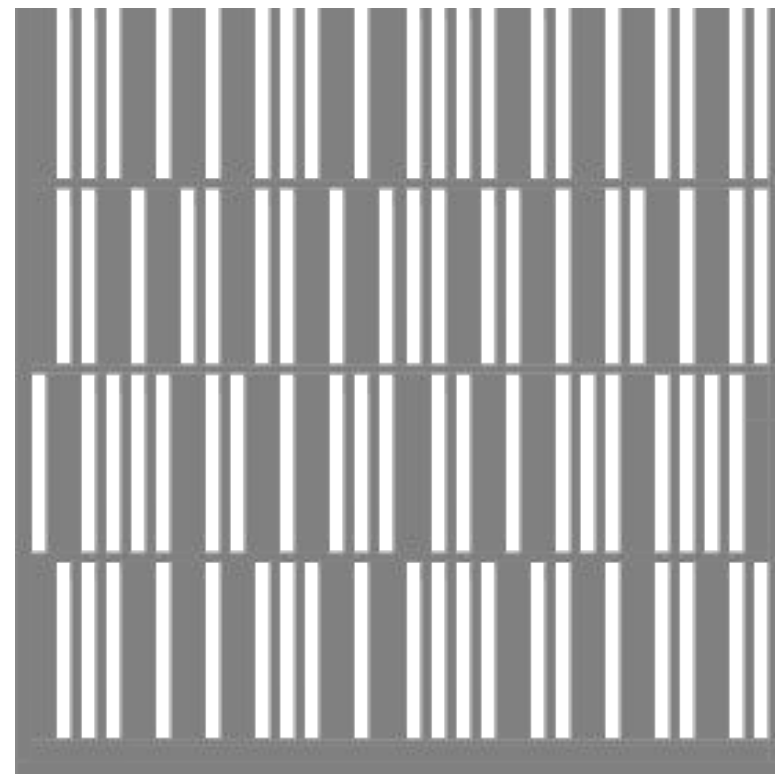
[1B] OMEGA SUPER CEMENT
20/30 "FINE SAND" FINISH
SW 7504 - KEYSTONE GRAY



[1C] OMEGA SUPER CEMENT
20/30 "FINE SAND" FINISH
SW 7048 - URBANE BRONZE



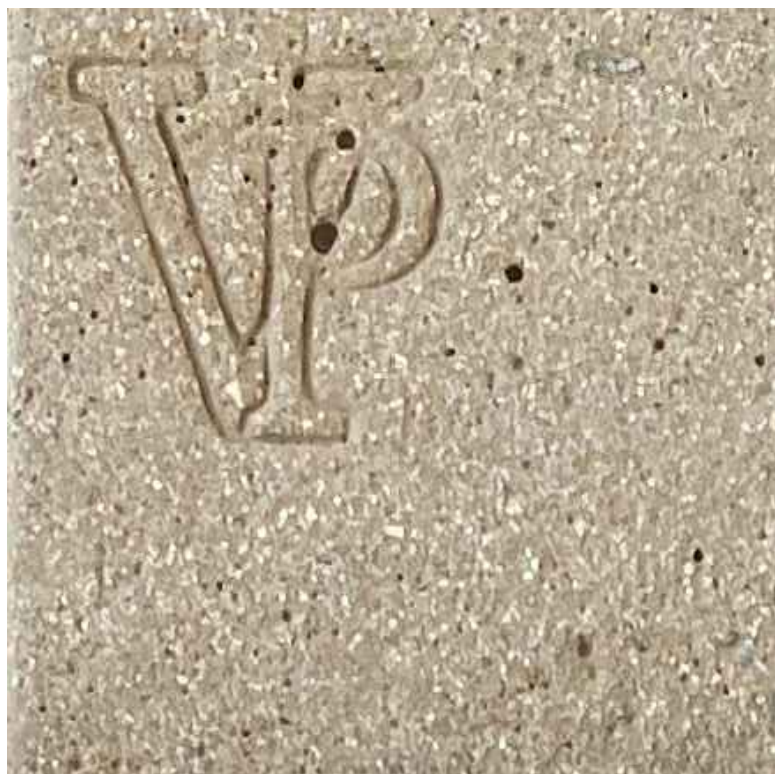
[2] COMPOSITE SIDING
PARKLEX FACADE
COPPER COLOR
MATT FINISH



[3] PERFORATED METAL
PANEL
BOK MODERN
PATTERN B21



[4] STONE VENEER
CULTURED STONE
HEWN STONE
TALUS COLOR



[5] PRECAST TRIM
VALORI PRECAST
MOCHA COLOR
SANDBLAST FINISH



[6] SLATTED AWNING
EXTRUDED ALUMINUM TUBE
WOOD FINISH
(COLOR TO MATCH SIDING)



[7] METAL SUNSHADE
SW 7048 - URBANE BRONZE



[8] GLASS RAILING



[9] HORIZONTAL SLAT RAILING
EXTRUDED ALUMINUM TUBE
WOOD FINISH
(COLOR TO MATCH SIDING)

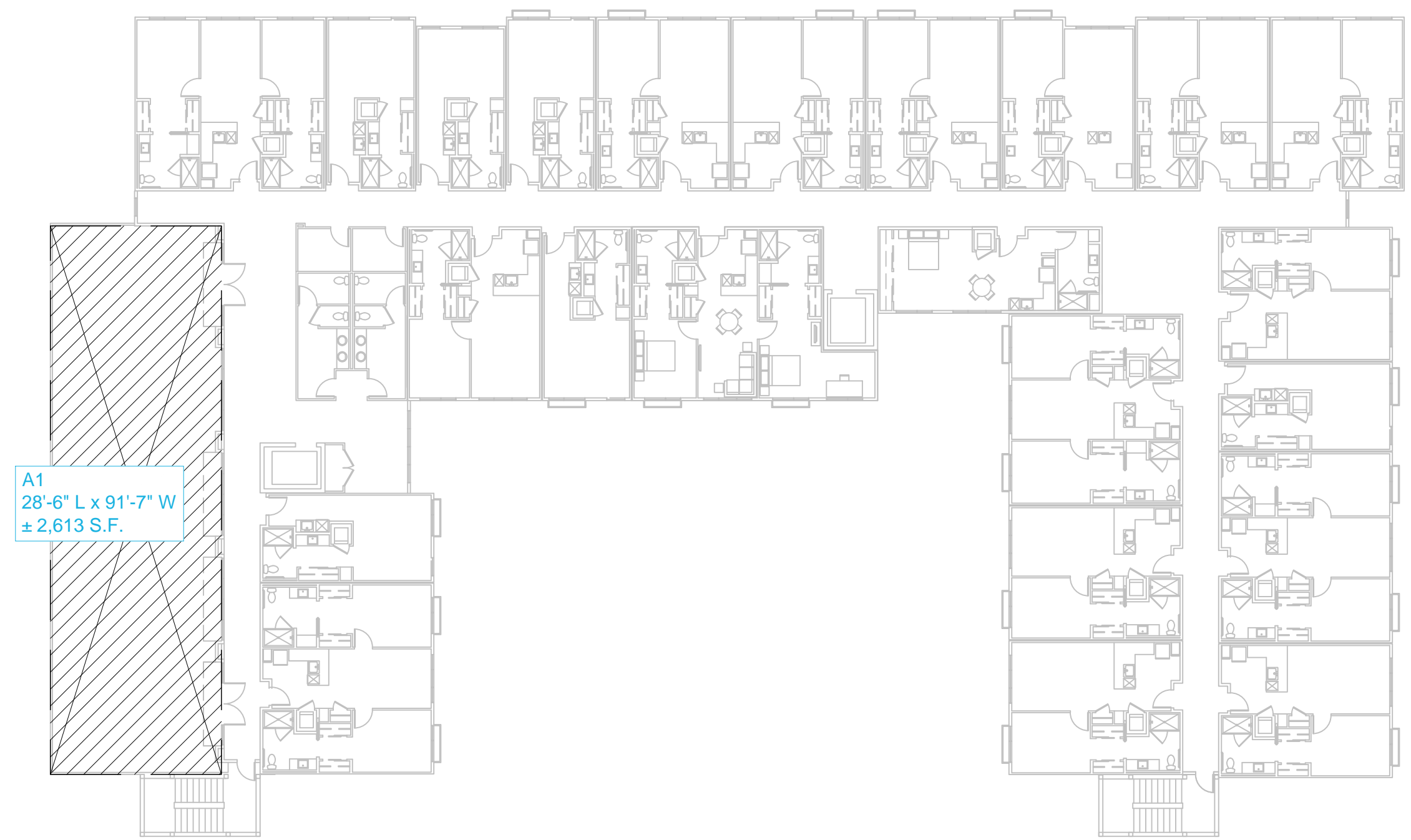


[10] VINYL WINDOW
MILGARD
BRONZE

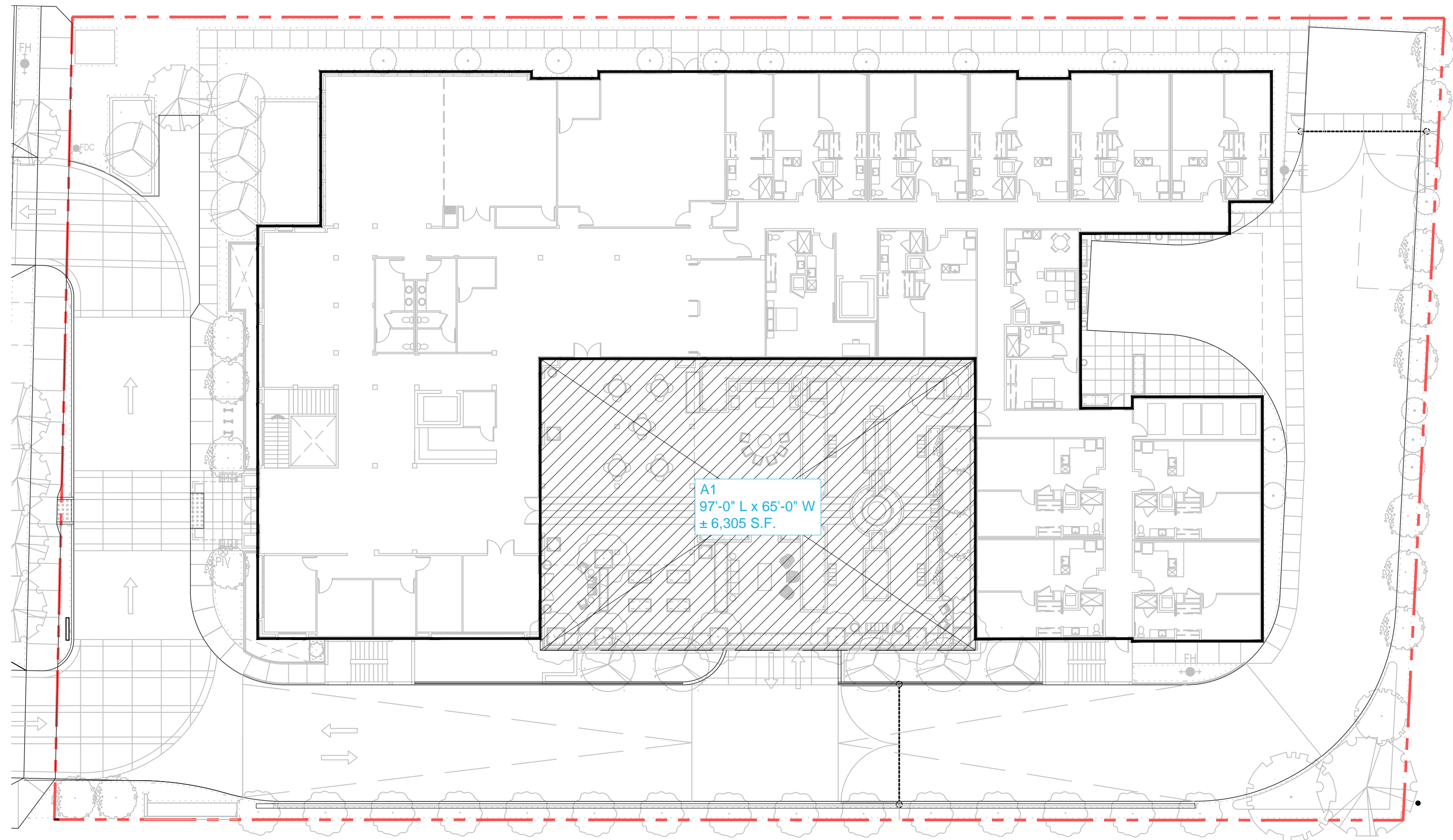


[11] STOREFRONT
ARCADIA
STANDARD DARK BRONZE
AB-7

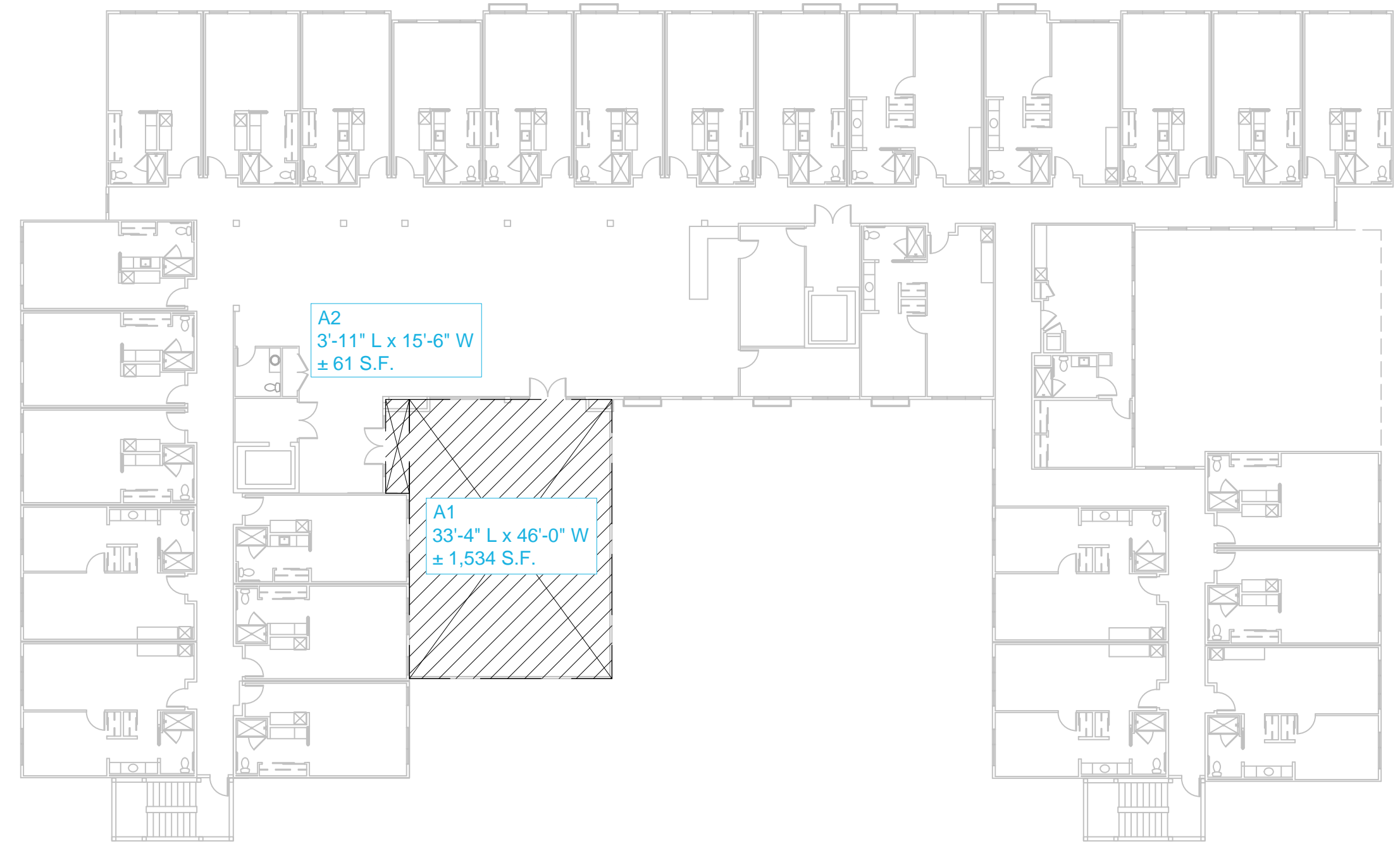




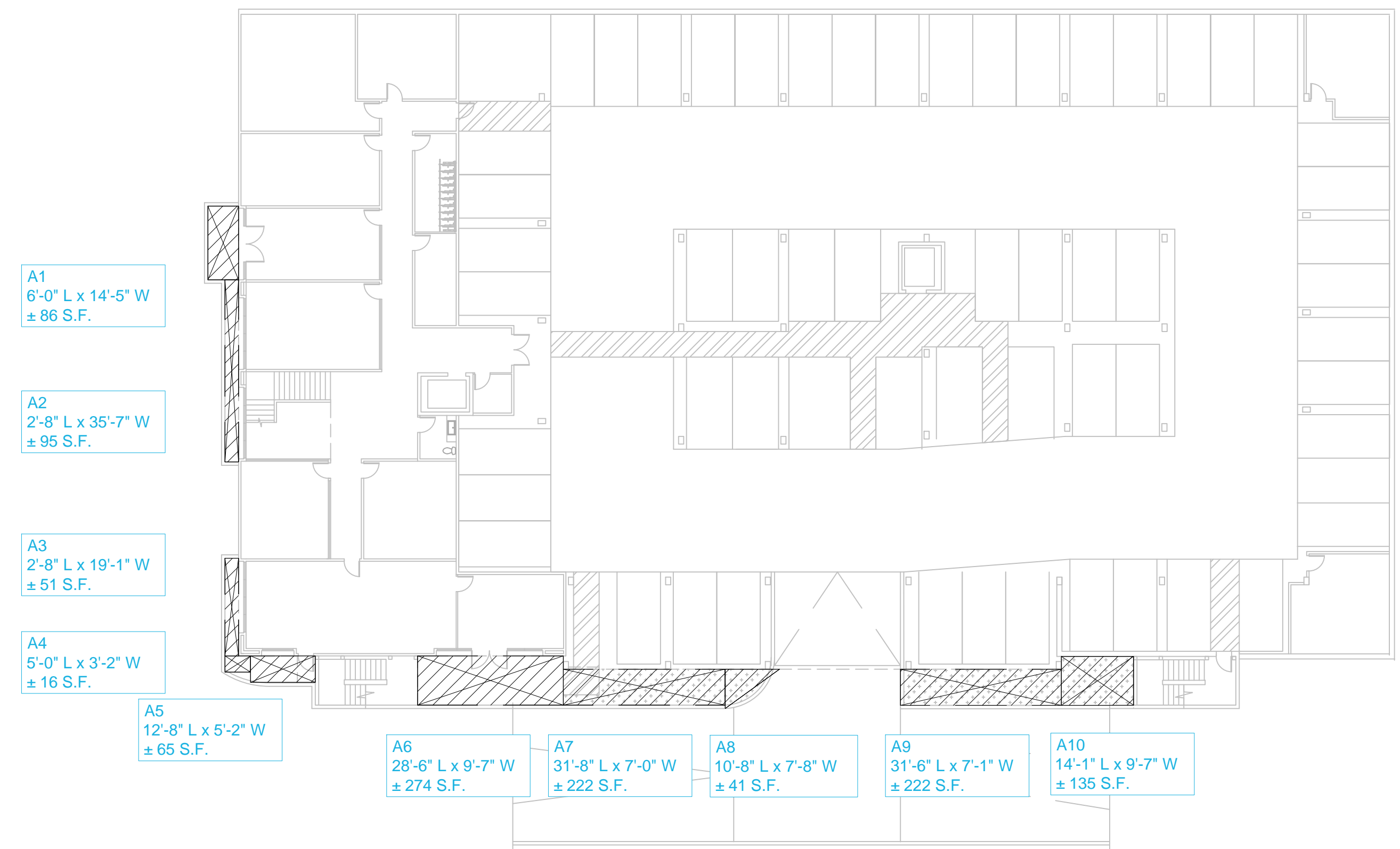
LEVEL 4



LEVEL 1



LEVEL 2



LEVEL B

OPEN AREA	
Level B	
A1	86 SF
A2	96 SF
A3	51 SF
A4	16 SF
A5	65 SF
A6	274 SF
A7	222 SF
A8	41 SF
A9	222 SF
A10	135 SF
Subtotal	1,208 SF
Level 1	
<i>On Grade:</i>	
Lot Area (LA)	54,262 SF
Building Coverage (BC)	28,657 SF
Pavement Coverage (PC)	14,264 SF
LA - (BC+PC) =	<u>11,341 SF</u>
<i>Podium Courtyard:</i>	
A1	6,305 SF
Subtotal	17,646 SF
Level 2	
A1	1,534 SF
A2	61 SF
Subtotal	1,595 SF
Level 3	
	0 SF
Level 4	
A1	2,613 SF
TOTAL	23,062 SF
% OF SITE	43%

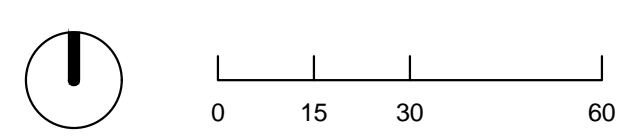


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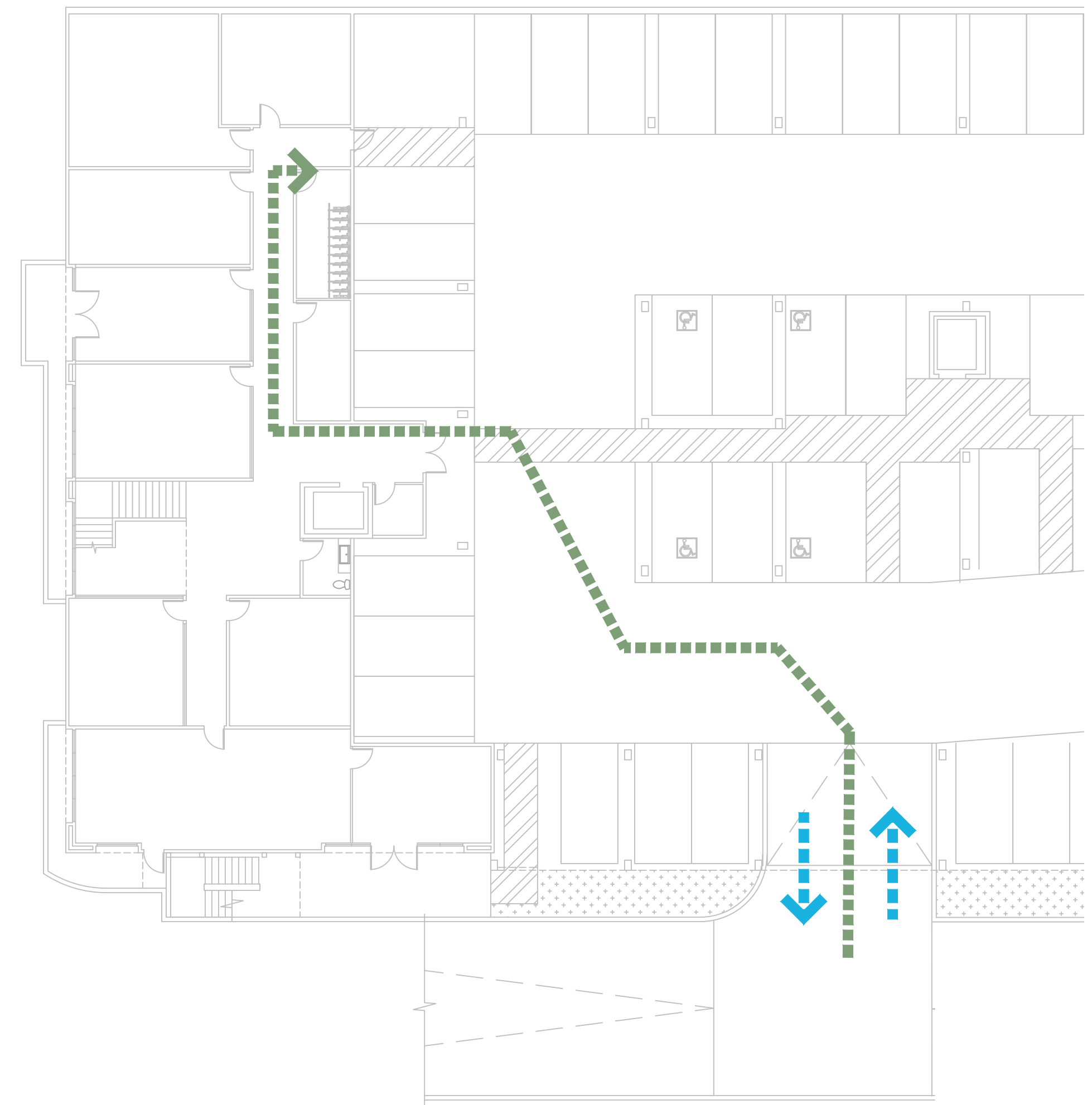
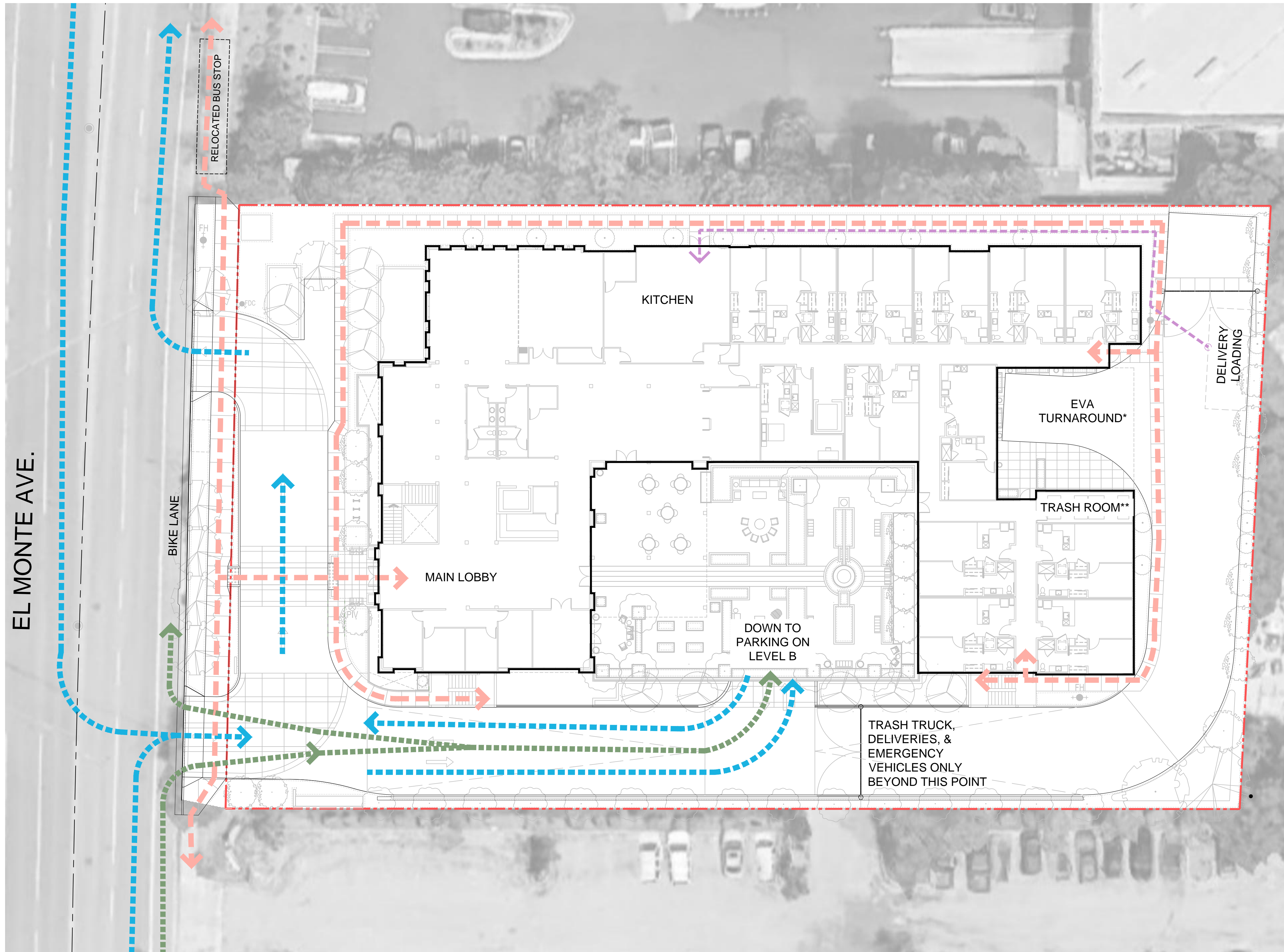
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MOUNTAIN VIEW, CA # 2019-0400

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NOVEMBER 18, 2021



OPEN AREA
ZONING ORDINANCE COMPLIANCE

A8-0.3



LEGEND

- ACCESSIBLE PATH OF TRAVEL***
- DELIVERIES
- VEHICLE PATH
- BICYCLE CIRCULATION
(BIKE ROOM LOCATED IN BASEMENT)

* FOR INFORMATION ON EMERGENCY VEHICLE ACCESS, SEE SHEET A8-3

** FOR INFORMATION ON TRASH TRUCK ACCESS, SEE SHEET A8-4

*** SEE GRADING PLAN FOR SLOPES AND CURB CUTS



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SITE CIRCULATION
PEDESTRIAN, VEHICLE, & BICYCLE

A8-2

**Waiver 01
Personal Storage**

Assuming 500 cu ft of personal storage:
8' W x 7' D x 9' H / unit

90 unit personal storage:
8' x 7' x 90 = **5040 sf**

26 stalls lost

****note: this assumes storage units are stacked back to back, does not include required 5'-0" walkway in between storage units****



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PLANNING RESUBMITTAL
AUGUST 12, 2021



DENSITY BONUS WAIVERS -
01 PERSONAL SPACE

A8-8.1

Waiver 04
Setbacks for R3 Development:
North, Rear and Side

A tiered setback would take up significant real estate leaving limited room for development

ADJACENT COMMERCIAL SURFACE PARKING (NOT A PART)

ADJACENT COMMERCIAL LOADING DOCK (NOT A PART)

ADJACENT 1-STORY COMMERCIAL (NOT A PART)

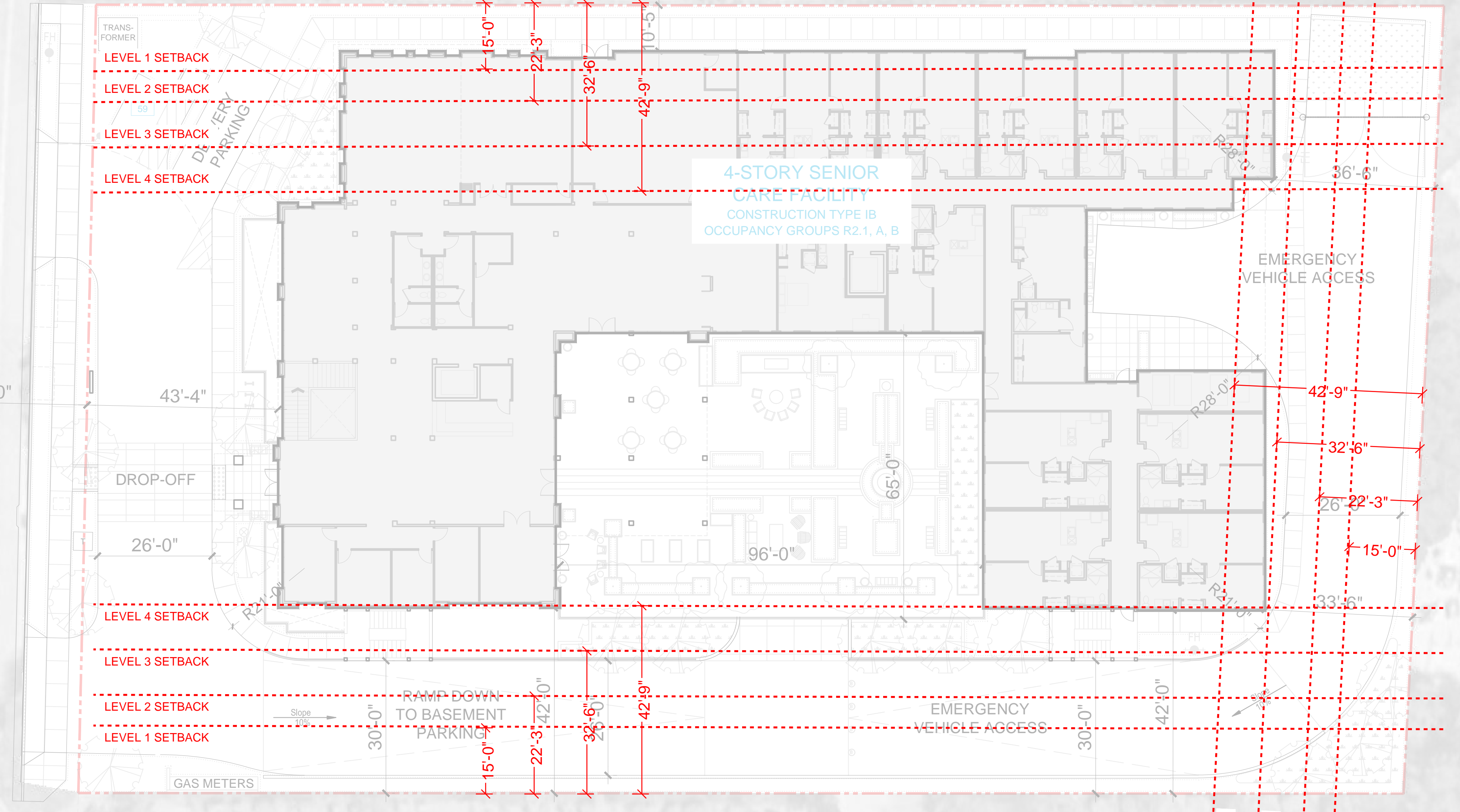
ADJACENT 1-STORY SINGLE FAMILY RESIDENCE (NOT A PART)

ADJACENT 1-STORY SINGLE FAMILY RESIDENCE (NOT A PART)

ADJACENT 2-STORY SINGLE FAMILY RESIDENCES (NOT A PART)

EL MONTE AVE.

EL MONTE AVE.



ADJACENT EMPTY LOT (NOT A PART)

ADJACENT CHURCH SURFACE PARKING (NOT A PART)

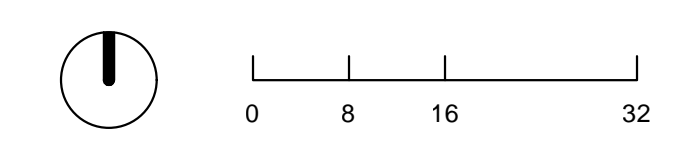


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PLANNING RESUBMITTAL
 AUGUST 12, 2021



DENSITY BONUS WAIVERS -
 04 SETBACKS

A8-8.2

PLANTING LIST

TREES

LEGEND	STREET TREE	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT (N)	DROUGHT TOLERANT	NOTES
	PISTACIA CHINENSIS CHINESE PISTACHE	24"BOX	5	L		L	FULL TO PT SHADE, 30" H X 30" W, DECIDUOUS
LEGEND	COLUMNAR TREE	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT (N)	DROUGHT TOLERANT	NOTES
	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	24"BOX	9	M		N	FULL TO PT SHADE, 55" H X 15" W, DECIDUOUS
LEGEND	COURTYARD TREES	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT (N)	DROUGHT TOLERANT	NOTES
SPECIMEN TREES							
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE MULTI-TRUNK	24"BOX	10	VL		Y	FULL SUN TO PT SHADE, 20" H X 20" W, EVERGREEN
ACCENT TREES							
	CITRUS SPP. ORANGE TREE	24"BOX	8	M		Y	FULL SUN, 8" H X 10" W, EVERGREEN
	CHILOPSIS LINEARIS DESSERT WILLOW	24"BOX	2	VL	N	Y	FULL SUN, 20" H X 20" W, DECIDUOUS
	CERCIS OCCIDENTALIS WESTERN REDBUD	24"BOX	15	VL	N	Y	FULL SUN, PT SUN 15" H X 10" W, EVERGREEN
	LAGERSTROEMIA INDICA 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE	24"BOX	15	L		Y	FULL SUN, 20" H X 15" W, DECIDUOUS
	PRUNUS SERRULATA 'KUANZAN' JAPANESE FLOWERING CHERRY	24"BOX		M		Y	PT SHADE TO FULL SUN, 25" H X 12" W, DECIDUOUS
	ROSA FLORIBUNDA 'BRILLIANT PINK ICEBERG' ROSE	15 GAL.	4	M		N	PT TO FULL SUN, 5" H X 5" W, DECIDUOUS
EVERGREEN TREES							
	ARBUTUS X 'MARINA' ARBUTUS STANDARD	24"BOX	4	L	N	Y	FULL SUN, 30" H X 20" W, EVERGREEN
	LAURUS NOBILIS 'SARATOGA' SWEET BAY	24"BOX		L		Y	FULL SUN TO PT SHADE, 30" H X 20" W, EVERGREEN
	OLEA EUROPAEA 'WILSONII' DESSERT WILLOW	15 GAL.	8	VL		Y	FULL SUN, 15" H X 12" W, EVERGREEN
	CUPRESSUS SEMPERVIRENS 'MONSHEL' TINY TOWER ITALIAN CYPRESS	24"BOX	1	L		Y	FULL SUN, 25" H X 3" W, EVERGREEN
	PODOCARPUS MACROPHYLLUS 'MAKI' MAKI SHRUBBY YEW PODOCARPUS	15 GAL.	17	M		Y	FULL SUN PT SHADE, 10" H X 5" W, EVERGREEN

TOTAL TREES PROPOSED	98
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SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	BOTANICAL NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT (N)	DROUGHT TOLERANT	NOTES
	ABUTILON PALMERI INDIAN MALLOW	5 GAL		L		Y	FULL SUN, 4" H X 4" W, EVERGREEN
	ACHILLEA X 'FIREFLY PEACH SKY' FIREFLY PEACH SKY YARROW	5 GAL		L	N	Y	FULL SUN, 3" H X 2.5" W, PERENNIAL
	AGAVE ATTENUATA 'KARA'S STRIPES' AGAVE	5 GAL		L	N	Y	SUN OR SHADE, 4" H X 4" W, EVERGREEN
	ARBUTUS UNEDO STRAWBERRY TREE SHRUB	15 GAL		L	N	Y	FULL SUN PT SHADE, 10" H X 10" W, EVERGREEN
	ARETEMESIA CALIFORNICA CALIFORNIA SAGEBRUSH	5 GAL		L	N	Y	FULL SUN, 3" H X 4" W, EVERGREEN
	ASCLEPIAS FASCICULARIS NARROW LEAF MILKWEEED	1 GAL		L	N	Y	FULL SUN, 3" H X 1" W, DECIDUOUS
	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BRUSH	1 GAL		L	N	Y	FULL SUN, 1" H X 5" W, EVERGREEN
	CAMELLIA SASANQUA CHRISTMAS CAMELLIA	5 GAL		M		Y	FULL SUN TO PT SHADE, 8" H X 8" W, EVERGREEN
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	15 GAL		VL	N	Y	SUN/PT SHADE 15" H X 10" W, DECIDUOUS
	DIETES BICOLOR FORTNIGHT LILY	1 GAL		L		Y	FULL SUN PT SHADE, 3" H X 2" W, EVERGREEN
	DIETES GRANDIFLORA 'VARIEGATA' STRIPED FORTNIGHT LILY	5 GAL		L		Y	SUN OR PT SHADE, 4" H X 3" W, EVERGREEN
	ENCELIA CALIFORNICA CALIFORNIA BRITTLEBUSH	5 GAL		L	N	Y	SUN OR SHADE, 3" H X 5" W, DECIDUOUS
	EPIOBIUM CALIFORNICUM 'BOWMAN'S #1' CALIFORNIA FUCHSIA	1 GAL		L	N	Y	FULL SUN, 2" H X 2" W, DECIDUOUS
	EPIOBIUM CANUM 'CATALINA' CATALINA FUCHSIA	5 GAL		L	N	Y	FULL SUN, 3" H X 4" W, DECIDUOUS
	ERIGERON GLAUCUS SEASIDE DAISY	1 GAL		L	N	Y	SUN OR SHADE, 1" H X 2" W, EVERGREEN
	ERIOPHYLLUM CONFERTIFLORUM CALIFORNIA FESCUE	1 GAL		L	N	Y	FULL SUN, 2" H X 1" W, DECIDUOUS
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS RED YUCCA	5 GAL		L		Y	FULL SUN, 3" H X 3" W, EVERGREEN
	HETEROMELES ARBUTIFOLIA TOYON	15 GAL		L	N	Y	SUN OR SHADE, 10" H X 8" W, EVERGREEN
	HEUCHERA X 'ELECTRIC LIME' CORAL BELLS	1 GAL		M		Y	FULL SUN, 3" H X 3" W, EVERGREEN
	HEUCHERA MICRANTHA CREVICE ALUM ROOT	1 GAL		M	N	Y	SUN OR SHADE, 2" H X 1" W, EVERGREEN
	IRIS DOUGLASIANA DOUGLAS IRIS	5 GAL		L	N	Y	SUN OR SHADE, 2" H X 3" W, EVERGREEN
	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILY TURF	1 GAL		M		Y	FULL SUN TO PT SHADE, 1" H X 2" W, EVERGREEN
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE MAT RUSH	1 GAL		L		Y	SUN OR SHADE, 3" H X 4" W, EVERGREEN
	MUHLENBERGIA DUBIA PINE MUILLY	5 GAL		L		Y	FULL SUN, 30" H X 30" W, EVERGREEN
	MIMULUS AURANTIACUS STICKY MONKEY FLOWER	5 GAL		VL	N	Y	SUN OR SHADE, 4" H X 5" W, EVERGREEN
	MIMULUS CARDINALIS SCARLET MONKEY FLOWER	5 GAL		L	N	Y	FULL SUN TO PT SHADE, 2" H X 3" W, EVERGREEN
	MONARDELLA VILLOSA COYOTE MINT	5 GAL		VL	N	Y	FULL SUN TO PT SHADE, 2" H X 3" W, EVERGREEN
	NEPETA FAASSENI CATMINT	1 GAL		L		Y	FULL SUN TO PT SHADE, 2" H X 3" W, EVERGREEN
	PENSTEMON SPECTABILIS SHOWY PENSTEMON	5 GAL		L	N	Y	FULL SUN, 3" H X 2" W, EVERGREEN
	PODOCARPUS MACROPHYLLUS 'MAKI' MAKI SHRUBBY YEW PODOCARPUS	15 GAL		M		Y	FULL SUN PT SHADE, 10" H X 5" W, EVERGREEN
	RHAMNUS CALIFORNICA 'EVE CASE' CALIFORNIA COFFEEBERRY	5 GAL		L	N	Y	SUN OR SHADE, 8" H X 8" W, EVERGREEN
	RIBES VIBURNIFOLIUM EVERGREEN CURRANT	5 GAL		L	N	Y	SUN OR SHADE, 4" H X 6" W, EVERGREEN
	SALVIA CLEVELANDII CLEVELAND SAGE	5 GAL		L	N	Y	FULL SUN TO PT SHADE, 3" H X 8" W, EVERGREEN
	SALVIA LEUCOPHYLLA PURPLE SAGE	5 GAL		L	N	Y	FULL SUN, 4" H X 8" W, EVERGREEN
	SALVIA MICROPHYLLA 'HOT LIPS' HOT LIPS SAGE	5 GAL		L		Y	FULL SUN TO PT SHADE, 3" H X 3" W, EVERGREEN
	SALVIA SPATHACEA HUMMINGBIRD SAGE	5 GAL		L	N	Y	SHADE TO PT SHADE, 2" H X 3" W, EVERGREEN
	SALVIA SONOMENSIS SONOMA SAGE	1 GAL		L	N	Y	FULL SUN TO PT SHADE, 2" H X 15" W, EVERGREEN
	SENECIO SERPENS BLUE CHALKSTICKS	1 GAL		L		Y	FULL SUN, 1" H X 4" W, EVERGREEN
	SISYRINCHIUM BELLUM BLUE EYED GRASS	1 GAL		VL	N	Y	FULL SUN TO PT SHADE, 1" H X 3" W, DECIDUOUS
	TRICHOSTEMA LANTANUM WOOLY BLUE CURLS	5 GAL		L	N	Y	FULL SUN TO PT SHADE, 5" H X 10" W, EVERGREEN

VINES

LEGEND	BOTANICAL NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT (N)	DROUGHT TOLERANT	NOTES
	CAMPISIS RADICANS TRUMPET VINE	15 GAL		L		Y	FULL SUN TO PT SHADE, 25" H X 10" W, DECIDUOUS
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER' PURPLE VINE LILAC	15 GAL		M		Y	FULL SUN TO SHADE, 15" H X 15" W, EVERGREEN
	VITIS CALIFORNICA CALIFORNIA GRAPES	15 GAL		L	N	Y	FULL SUN TO PT SHADE, 10" H X 1" W, DECIDUOUS

STORMWATER TREATMENT AREA

LEGEND	BOTANICAL NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT (N)	DROUGHT TOLERANT	NOTES
	BOUTELLOUA GRACILIS BLUE GRAMA GRASS	1 GAL		L		Y	FULL SUN TO PT SHADE, 1" H X 1" W, DECIDUOUS
	CAREX TUMULICOLA BERKELEY SEDGE	1 GAL		L	N	Y	SUN OR SHADE, 1" H X 2" W, EVERGREEN
	CHONDROPETALUM TECTORUM 'EL CAMPO' CAPE RUSH	5 GAL		L		Y	SUN OR SHADE, 3" H X 4" W, EVERGREEN
	JUNCUS PATENS 'CARMAN'S GREY' SPREADING RUSH	5 GAL		L	N	Y	SUN OR SHADE, 2" H X 2" W, EVERGREEN
	LEYMUS CONDENSATUS 'CANYON PRINCE' NATIVE BLUE RYE	1 GAL		L	N	Y	FULL SUN, 3" H X 3" W, EVERGREEN
	MIMULUS AURANTIACUS STICKY MONKEYFLOWER	5 GAL		VL	N	Y	FULL SUN TO PT SHADE, 4" H X 3" W, EVERGREEN

NOTE:
1. FINAL PLANTING DESIGN SHALL PROVIDE FOR 75% CALIFORNIA NATIVE LANDSCAPE PLANTING.
2. TOTAL TREE QUANTITY IS CONTINGENT BASED ON SURVEY INFORMATION.

LANDSCAPE PLAN SHEET INDEX

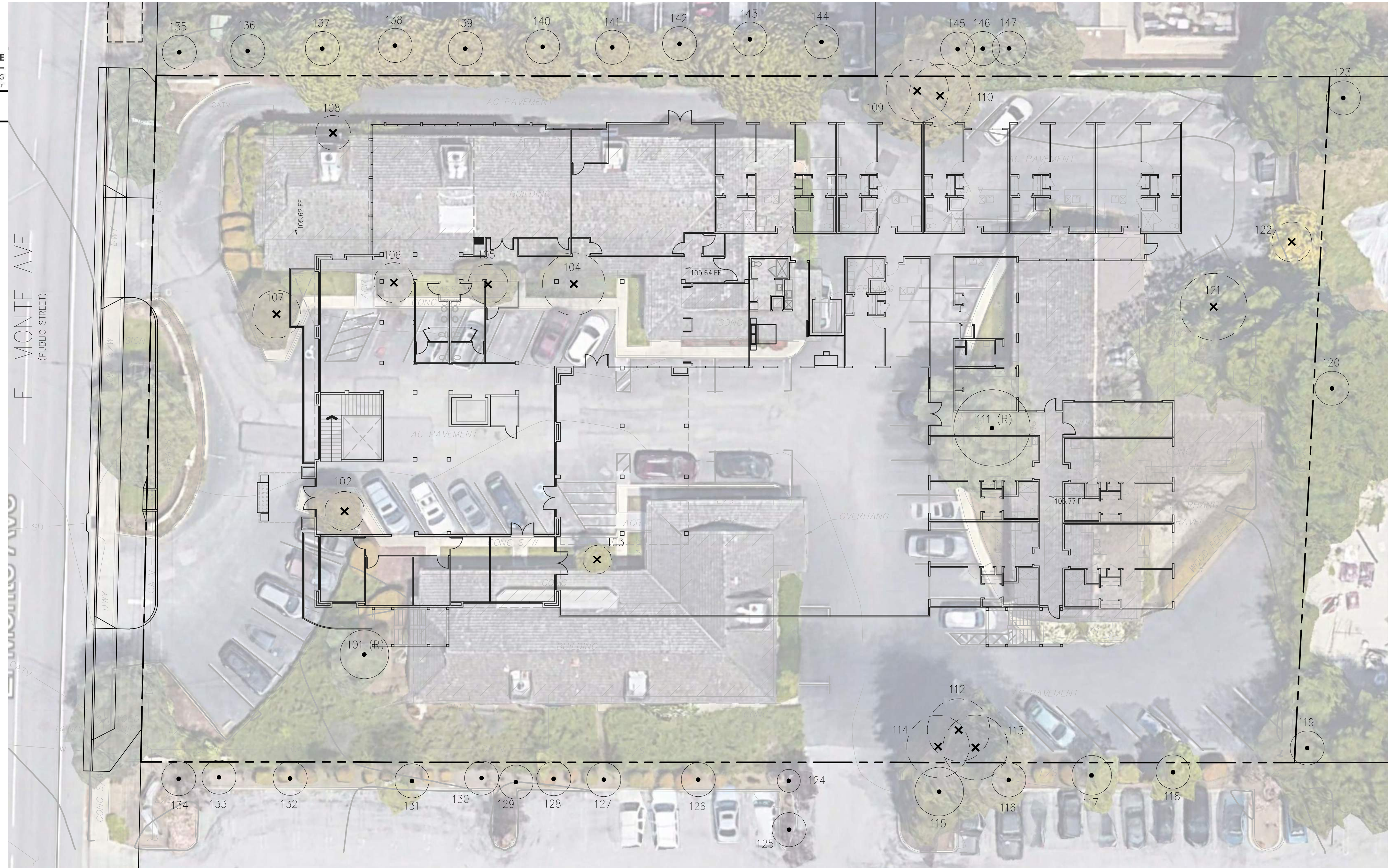
- L1-0 COVER SHEET
- L2-0 TREE REMOVAL PLAN
- L3-0 PLANT PALETTE
- L4-0 OVERALL SITE PLAN
- L5-0 COURTYARD ENLARGEMENTS
- AL COURTYARD
- SUNKEN GARDEN
- L6-0 COURTYARD ENLARGEMENTS
- MC COURTYARD
- PATIO ON LEVEL 3
- ROOFTOP GARDEN
- L7-0 CHARACTER IMAGES
- L8-0 FENCING
- L9-0 SHADE ELEMENT AND WALL

Tree Disposition

1057 El Monte Blvd.
Mountain View, CA
January 2021



Heritage Tree (H)	Tree No.	Species	Tree Condition	Circumference (in.)	Suitability	Protected?	Disposition	Disposition notes
H	101	Olive	3	53.38	Low	Yes	Preserve	Relocated on site.
	102	Glossy privet	3	25.12	Moderate	No	Remove	Within building footprint.
	103	Glossy privet	3	15.7	Low	No	Remove	Within building footprint; low suitability
H	104	Glossy privet	0	47.1	Low	Yes	Remove	Within building footprint; dead.
	105	Coast redwood	0	28.26	Low	No	Remove	Within building footprint; dead.
	106	Glossy privet	1	34.54	Low	No	Remove	Within building footprint; nearly dead.
	107	Glossy privet	2	31.4	Low	No	Remove	Low suitability
	108	Coast live oak	3	9.42	Low	No	Remove	Low suitability
H	109	Coast redwood	3	113.04	Moderate	Yes	Remove	Basement excavation.
H	110	Coast redwood	3	91.06	Moderate	Yes	Remove	Basement excavation.
H	111	Olive	3	147.58	Moderate	Yes	Preserve	Relocated on site.
H	112	Coast redwood	3	59.66	Moderate	Yes	Remove	Within EVA
H	113	Coast redwood	3	81.64	Moderate	Yes	Remove	Within EVA
H	114	Coast redwood	3	69.08	Moderate	Yes	Remove	Within EVA
	115	Blackwood acacia	3	62.8	Low	No	Preserve	Located off site.
	116	Plum	0	9.42	Low	No	Preserve	Located off site.
	117	Raywood ash	3	18.84	Low	No	Preserve	Located off site.
	118	Raywood ash	3	25.12	Low	No	Preserve	Located off site.
	119	Chinese elm	3	43.96	Moderate	No	Preserve	Located off site.
H	120	Coast live oak	3	75.36	Moderate	Yes	Preserve	Located off site.
	121	Southern magnolia	2	28.26	Low	No	Remove	Within EVA; low suitability
	122	Persimmon	3	53.38	Moderate	No	Remove	Within EVA
H	123	Coast live oak	3	65.94	Moderate	Yes	Preserve	Located off site.
	124	Purpleleaf plum	2	15.7	Low	No	Preserve	Located off site.
	125	Purpleleaf plum	1	31.4	Low	No	Preserve	Located off site.
	126	Raywood ash	2	9.42	Low	No	Preserve	Located off site.
	127	Raywood ash	3	9.42	Low	No	Preserve	Located off site.
	128	Chinese elm	3	6.28	Moderate	No	Preserve	Located off site.
	129	Purpleleaf plum	1	6.28	Low	No	Preserve	Located off site.
	130	Purpleleaf plum	1	3.14	Low	No	Preserve	Located off site.
	131	Raywood ash	3	21.98	Low	No	Preserve	Located off site.
	132	Raywood ash	3	12.56	Low	No	Preserve	Located off site.
	133	Purpleleaf plum	1	9.42	Low	No	Preserve	Located off site.
	134	Purpleleaf plum	3	15.7	Low	No	Preserve	Located off site.
H	135	Coast redwood	3	43.96	Moderate	Yes	Preserve	Located off site.
H	136	Coast redwood	4	40.82	Moderate	Yes	Preserve	Located off site.
	137	Brazilian pepper	3	34.54	Moderate	No	Preserve	Located off site.
	138	Brazilian pepper	3	34.54	Moderate	No	Preserve	Located off site.
	139	Brazilian pepper	3	34.54	Moderate	No	Preserve	Located off site.
H	140	Brazilian pepper	4	47.1	Moderate	Yes	Preserve	Located off site.
	141	Brazilian pepper	5	25.12	Moderate	No	Preserve	Located off site.
	142	Brazilian pepper	5	15.7	Moderate	No	Preserve	Located off site.
	143	Brazilian pepper	4	34.54	Moderate	No	Preserve	Located off site.
H	144	Brazilian pepper	4	47.1	Moderate	Yes	Preserve	Located off site.
H	145	Coast redwood	4	37.68	Moderate	Yes	Preserve	Located off site.
H	146	Coast redwood	3	40.82	Moderate	Yes	Preserve	Located off site.
H	147	Coast redwood	3	43.96	Moderate	Yes	Preserve	Located off site.



TOTAL EXISTING ON-SITE TREES	16
TOTAL EXISTING ON-SITE HERITAGE TREES	8
TOTAL EXISTING ON-SITE TREES TO BE REMOVED	14
TOTAL EXISTING ON-SITE HERITAGE TREES TO BE REMOVED	6
TOTAL EXISTING ON-SITE TREES TO BE RELOCATED	2
TREE MITIGATION REQUIREMENT:	
HERITAGE TREE REPLACEMENT 2:1	12
NON-HERITAGE TREE REPLACEMENT 1:1	8
TOTAL REPLACEMENT TREES REQUIRED	20

NOTE: ALL REPLACEMENT TREES TO BE 24-INCH BOX SIZE

TOTAL EXISTING OFF-SITE TREES	31
TOTAL EXISTING OFF-SITE HERITAGE TREES	9

EXISTING TREE LEGEND

- 115 EXISTING TREE TO BE PRESERVED
- 101 (R) EXISTING TREE TO BE PRESERVED AND RELOCATED
- 102 EXISTING TREE TO BE REMOVED
- PROPERTY LINE

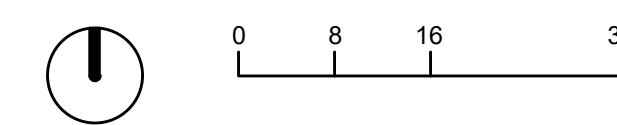
NOTE: REFER TO ARBORIST REPORT DATED February 8, 2021 PREPARED BY HORTSCIENCE-BARTLETT CONSULTING FOR ADDITIONAL INFORMATION AND TREE PROTECTION MEASURE.



EL MONTE SENIOR LLC
4966 W. El Camino Real #209
Los Altos, CA 94022

MORNINGSTAR OF MOUNTAIN VIEW
MOUNTAIN VIEW, CA # 2019-0400

ZONING ADMIN SET
NOVEMBER 18, 2021



TREE REMOVAL PLAN

L2-0

TREES



ACER RUBRUM
"ARMSTRONG GOLD"
ARMSTRONG RED MAPLE



ARBUTUS X "MARINA"
MARINA STRAWBERRY TREE



CERCIS OCCIDENTALIS
WESTERN REDBUD



CITRUS SPP
ORANGE TREE



CHILOPSIS LINEARIS
DESSERT WILLOW



CUPRESSUS SEMPERVIRENS 'MONSHEL'
TINY TOWER ITALIAN CYPRESS



LAGERSTROEMIA INDICA 'MUSKOGEE'
MUSKOGEE CRAPE MYRTLE



LAURUS NOBILIS 'SARATOGA'
SARATOGA BAY LAUREL



OLEA EUROPAEA 'WILSONII'
WILSONII OLIVE



OLEA EUROPAEA 'SWAN HILL'
SWAN HILL OLIVE



PODOCARPUS MACROPHYLLUS
'MAKI'
MAKI YEW PODOCARPUS



PISTACIA CHINENSIS
CHINESE PISTACHE



PRUNUS SERRULATA 'AMANOGAWA'
JAPANESE FLOWERING CHERRY



ROSA FLORIBUNDA
'BRILLIANT PINK ICEBERG'
ROSE

SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER



ABUTILON PALMERI
INDIAN MALLOW



ACHILLEA 'FIREFLY PEACH SKY'
FIREFLY PEACH SKY YARROW



AGAVE ATTENUATA 'KARA'S STRIPES'
AGAVE



ARBUTUS UNEDO
STRAWBERRY TREE SHRUB



ARTEMISIA CALIFORNICA
CALIFORNIA SAGEBRUSH



ASCLEPIAS FASCICULARIS
NARROW LEAF MILKWEED



BACCHARIS PILULARIS
'PIGEON POINT'
DWARF COYOTE BRUSH



CAMELLIA SASANQUA
CHRISTMAS CAMELLIA



CERCIS OCCIDENTALIS
WESTERN REDBUD MULTI-TRUNK



DIETES BICOLOR
FORTNIGHT LILY



DIETES GRANDIFLORA 'VARIEGATA'
STRIPED FORTNIGHT LILY
CALIFORNIA FUCHSIA



ENCELIA CALIFORNICA
CALIFORNIA BRITTLEBUSH



EPILOBIMUM CALIFORNICUM
CALIFORNIA FUCHSIA



EPILOBIMUM CANUM 'CATALINA'



ERIGERON GLAUCUS
SEASIDE DAISY



ERIOPHYLLUM CONFERTIFLOUM
GOLDEN YARROW



FESTUCA CALIFORNICA
CALIFORNIA FESCUE



HETEROMELES ARBUTIFOLIA
TOYON



HESPERALOE PARVIFLORA
'BRAKELIGHT'
BRAKELIGHTS RED YUCCA



HEUCHERA X 'ELECTRIC LIME'
CORAL BELLS



NEUCHERA MICRANTHA
CREVICE ALUM ROOT



IRIS DOUGLASIANA
DOUGLAS IRIS



LIRIOPE MUSCARI 'VARIEGATA'
VARIEGATED LILY TURF



LOMANDRA LONGIFOLIA 'BREEZE'
BREEZE MAT RUSH



MIMULUS CARDINALIS
SCARLETTE MONKEY FLOWER



MONARDELLA VILLOSA
COYOTE MINT



MUHLENBERGIA DUBIA
PINE MUHLY



NEPETA FAASSENII
CATMINT



MIMULUS AURANTIACUS
STICKY MONKEY FLOWER



PENSTEMON SPECTABILIS
SHOWY PENSTEMON



PODOCARPUS MACROPHYLLUS
'MAKI'
SHRUBBY YEW PODOCARPUS



RHAMNUS CALIFORNICA
'MOUND SAN BRUNO'
CALIFORNIA COFFEEBERRY



RIBES VIBURNIFOLIUM
EVERGREEN CURRANT



SALVIA CLEVELANDII
CLEVELAND SAGE



SALVIA LEUCOPHYLLA
PURPLE SAGE



SALVIA SONOMENSIS
SONOMA SAGE



SALVIA SPATHACEA
HUMMINGBIRD SAGE



SALVIA MICROPHYLLA
'HOT LIPS'
HOT LIPS SAGE



SENECIO SERPENS
CURIO REPENS



SISYRINCHIUM BELLUM
BLUE EYED GRASS



TRICHOSTEMA LANTANUM
WOOLY BLUE CURLS

VINES



CAMPSIS RADICANS
TRUMPET VINE



HARDENBERGIA VIOLACEA
'HAPPY WANDERER'
PURPLE VINE LILAC



VITIS CALIFORNICA
CALIFORNIA GRAPES

STORMWATER TREATMENT AREA



BOUTELOUA GRACILIS
BOUTELOUA GRACILIS



CAREX TUMULICOLA
BERKELEY SEDGE



CHONDRPETALUM
TECTORUM 'EL CAMPO'
CAPE RUSH



JUNCUS PATENS 'CARMEN'S GREY'
CALIFORNIA GRAY RUSH



LEYMUS CONDENSATUS
'CANYON PRINCE'
NATIVE BLUE RYE



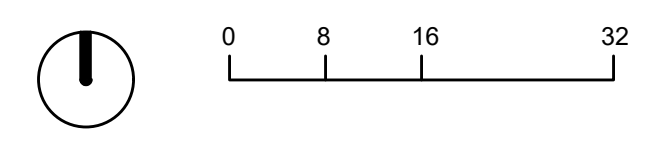
MIMULUS AURANTIACUS
STICKY MONKEY FLOWER

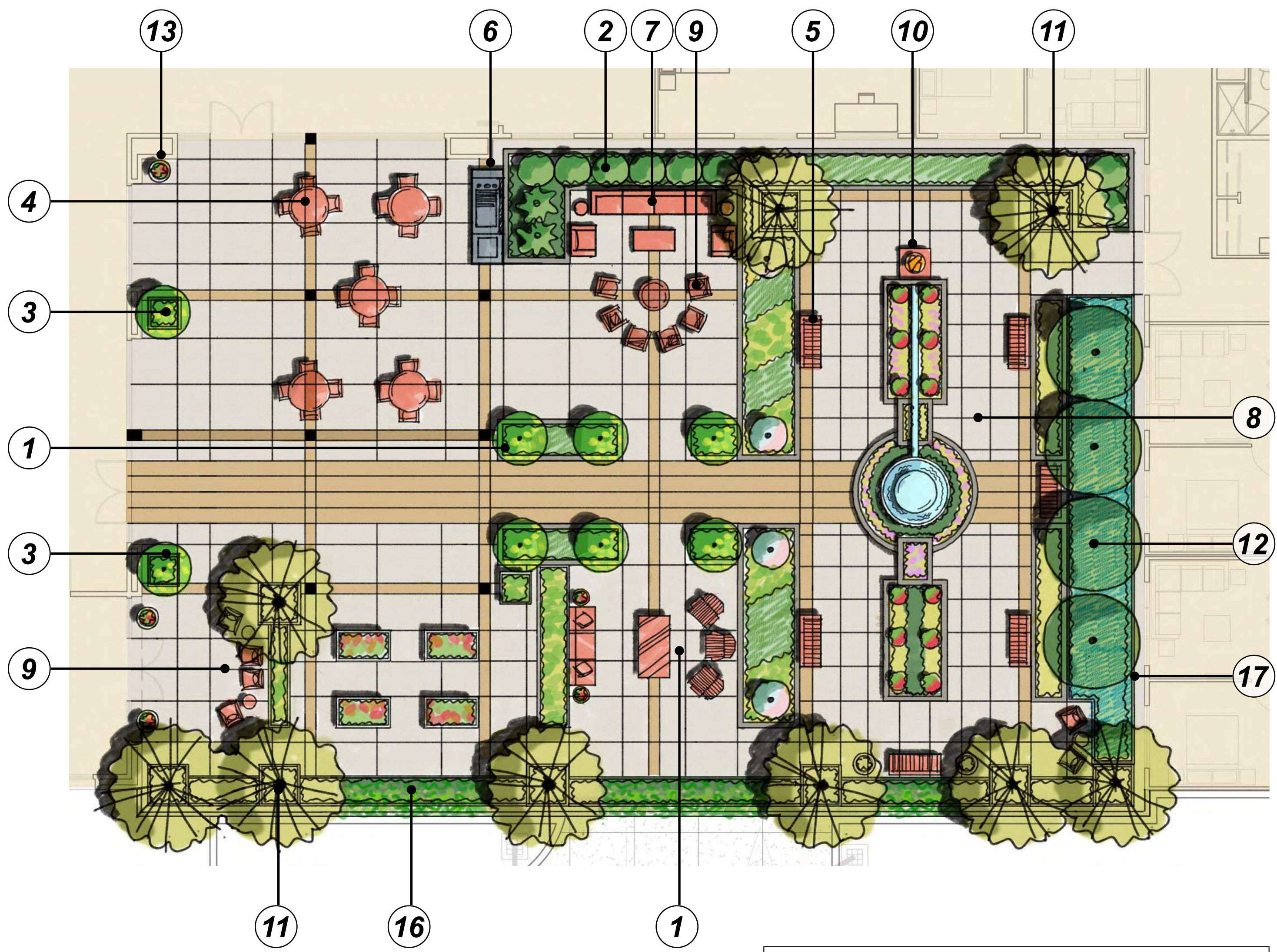


- 1 Street Tree, Typ.
- 2 5' Wide Perimeter Path
- 3 Decorative Vehicular Paving
- 4 Special Paving at Entry
- 5 Pot, Typ.
- 6 Bench, Typ.
- 7 Low Accent Planting
- 8 Storm Water Treatment Area
- 9 Columnar Tree, Typ.
- 10 EVA Gate
- 11 Relocated Existing Olive Tree
- 12 Planter with Shade Tolerant Plants
- 13 Perimeter Planting Buffer with Drought Tolerant Plants
- 14 Existing Off-Site Trees to Remain
- 15 4' Wide Path
- 16 Accent Tree, Typ.
- 17 Small Evergreen Screening Tree
- 18 Monument Signage
- 19 Guardrail, S.A.D.
- 20 Pet Relief Area
- 21 4'H Pet Fence
- 22 6'H Good Neighbor Fence
- 23 Vehicular Double Gates
- 24 Existing Wall
- 25 Gas Meter Wall with Decomposed Granite Paving
- 26 Bike Rack
- 27 Columnar Tree and Vines in planter at Stair Tower
- 28 Retaining Wall
- 29 Trailing Vines

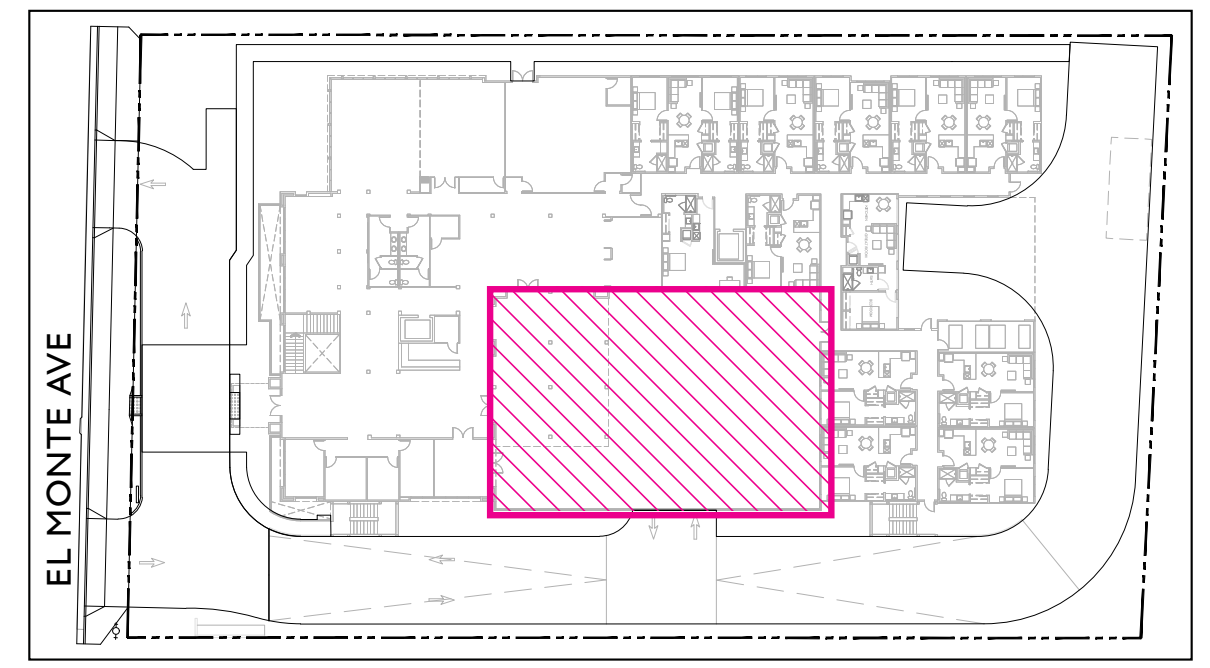
PLANTS IN BETWEEN
RETAINING WALL AND FENCE 2 L9-0

TREE SHADE CHART			
EXISTING TREES	QTY.	SHADE SF	
	16	2,975	
PROPOSED TREES			
BOTANICAL NAME/ COMMON NAME	QTY.	SHADE SF @ INSTALLATION	SHADE SF @ 10 YEARS
<i>Pistacia chinensis</i> / Chinese Pistache	5	196 SF (@ 28 SF)	1,232 SF (@ 176 SF)
<i>Chilopsis linearis</i> / Dessert Willow	2	72 SF (@ 36 SF)	360 SF (@ 180 SF)
<i>Acer rubrum</i> 'Armstrong'/ Red Maple	9	117 SF (@ 13 SF)	1,017 SF (@ 113 SF)
<i>Arbutus</i> 'Marina'/ Marina Strawberry Tree	4	112 SF (@ 28 SF)	704 SF (@ 176 SF)
<i>Olea europaea</i> 'Wilsonii'/ Wilsonii olive tree	8	160 SF (@ 20 SF)	904 SF (@ 113 SF)
<i>Citrus</i> spp./ Orange Tree	8	56 SF (@ 7 SF)	400 SF (@ 50 SF)
<i>Lagerstroemia indica</i> 'Muskogee'/ Crape Myrtle	9	180 SF (@ 20 SF)	1,017 SF (@ 113 SF)
<i>Prunus serrulata</i> 'Kuanzan'/ Japanese Flowering Cherry	6	120 SF (@ 20 SF)	678 SF (@ 113 SF)
<i>Cercis occidentalis</i> / Western Redbud	15	225 SF (@ 15 SF)	1,500 SF (@ 100 SF)
<i>Olea europaea</i> 'Swan Hill'/ Swan Hill Olive	10	130 SF (@ 13 SF)	780 SF (@ 78 SF)
<i>Podocarpus macrophyllus</i> 'Maki'/ Maki Shrubby Yew	17	119 SF (@ 7 SF)	850 SF (@ 50 SF)
<i>Cupressus sempervirens</i> 'Monshel'/ Tiny Tower Italian Cypress	1	16 SF (@ 16 SF)	45 SF (@ 45 SF)
TOTALS	94	1,503 SF	9,487 SF

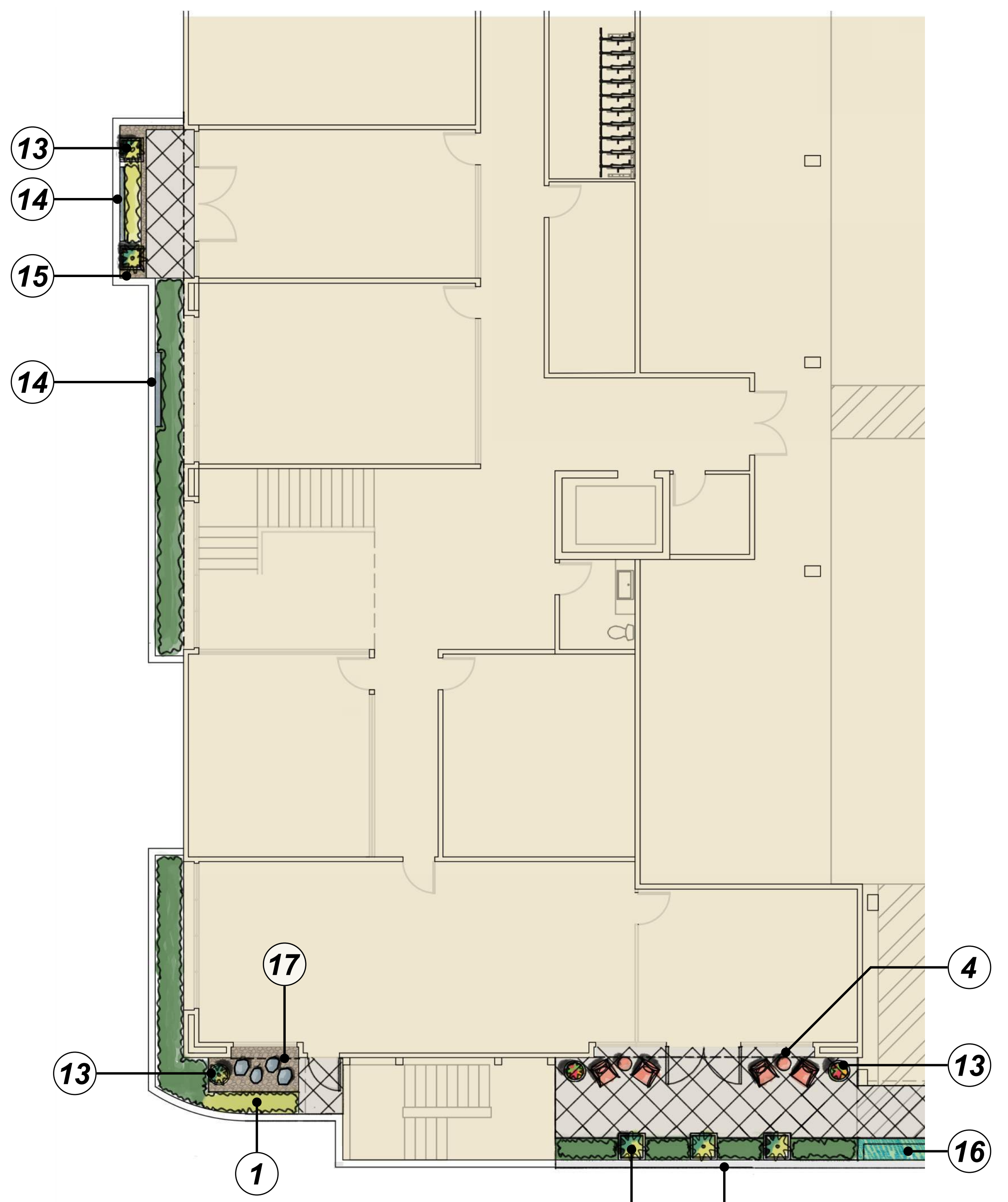




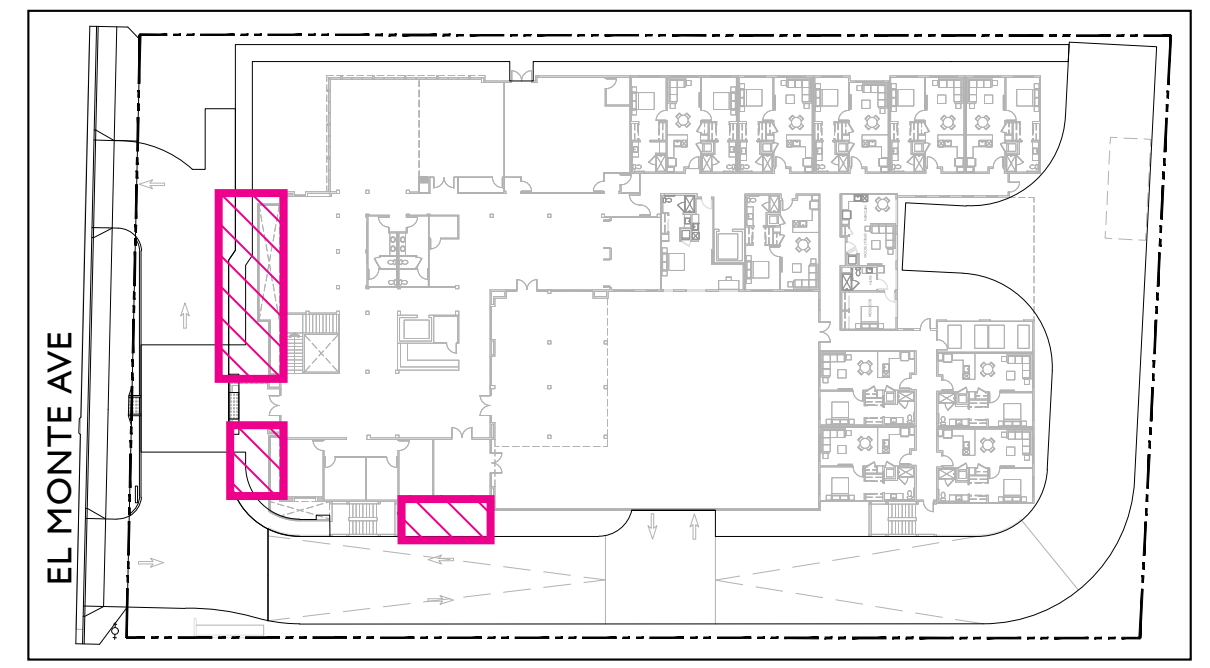
**AL COURTYARD
LEVEL I**



**KEY PLAN
N.T.S.**

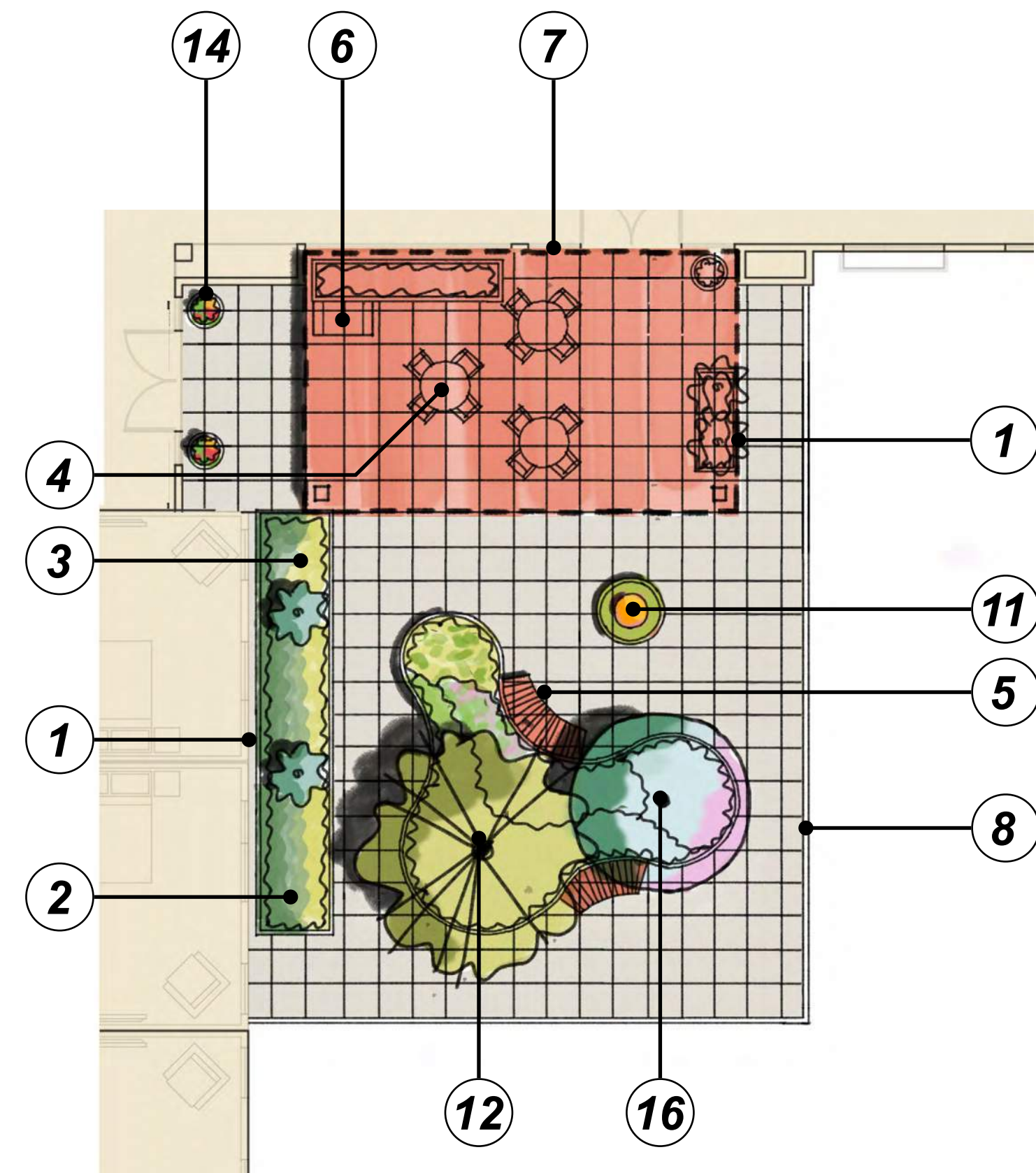


**SUNKEN GARDEN
LEVEL 0**



**KEY PLAN
N.T.S.**

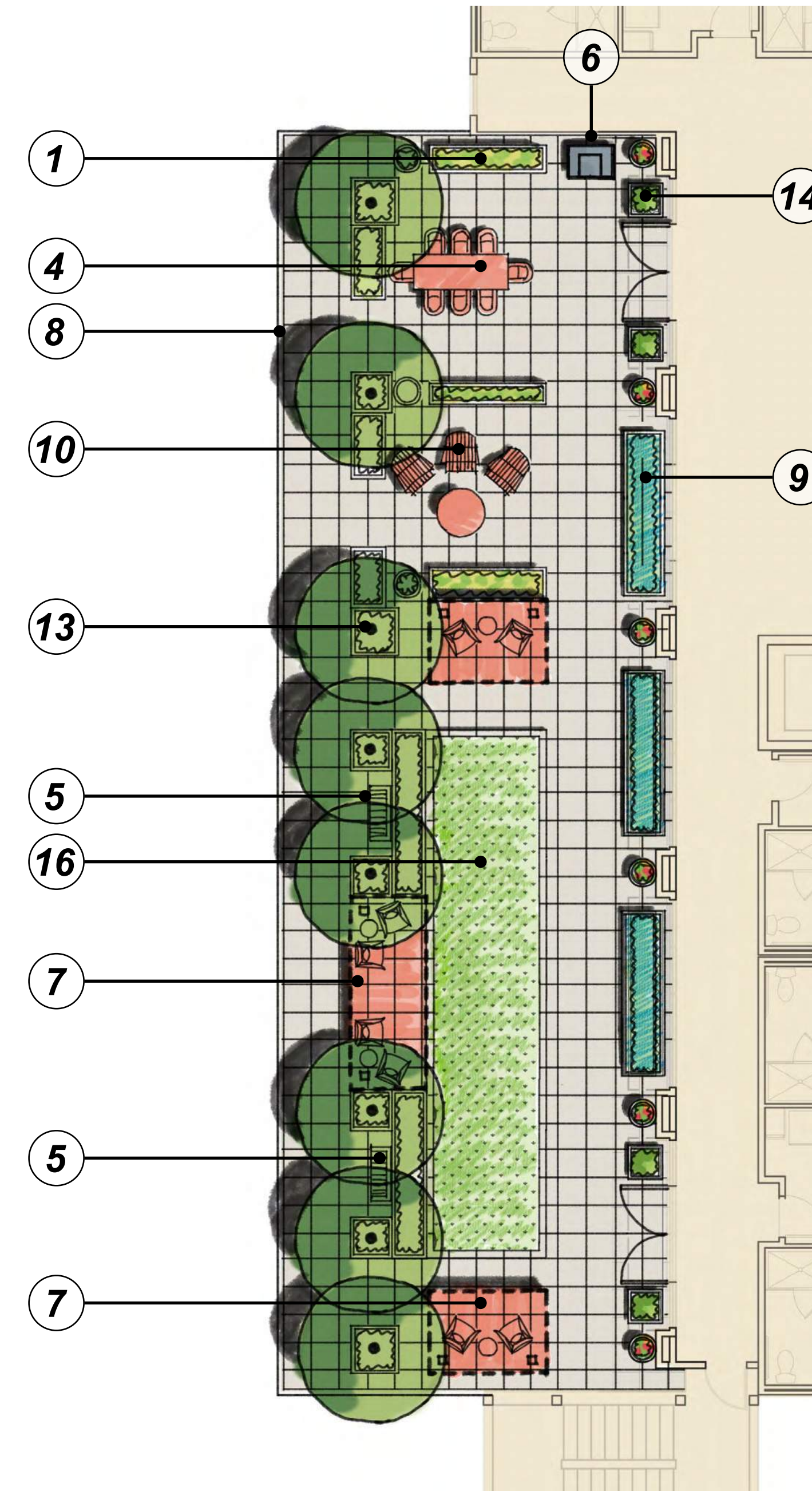
- ① Planter, Typ.
- ② Screening Shrubs
- ③ Pot with Citrus
- ④ Table and Chairs, Typ.
- ⑤ Bench, Typ.
- ⑥ Electric B.B.Q.
- ⑦ Lounge Setting
- ⑧ Formal Garden Space
- ⑨ Seating Node
- ⑩ Focal Element
- ⑪ Specimen Tree, Typ.
- ⑫ Evergreen Trees, Typ.
- ⑬ Pot with Accent Planting, Typ.
- ⑭ Art Display on the Wall
- ⑮ Gravel Band
- ⑯ Stormwater Planter
- ⑰ Decorative Gravel and Stone Pavers



**MC COURTYARD
LEVEL 2**



**KEY PLAN
N.T.S.**



**ROOFTOP GARDEN
LEVEL 4**



**KEY PLAN
N.T.S.**

- ① Planter, Typ.
- ② Screening Shrubs
- ③ Accent Planting
- ④ Table and Chairs, Typ.
- ⑤ Bench, Typ.
- ⑥ Electric B.B.Q.
- ⑦ Shade Element
- ⑧ Guardrail, S.A.D.
- ⑨ Stormwater Planter
- ⑩ Seating Node
- ⑪ Focal Element
- ⑫ Specimen Tree, Typ.
- ⑬ Evergreen Trees, Typ.
- ⑭ Pot with Accent Planting, Typ.
- ⑮ Bocce Courts
- ⑯ Accent Tree

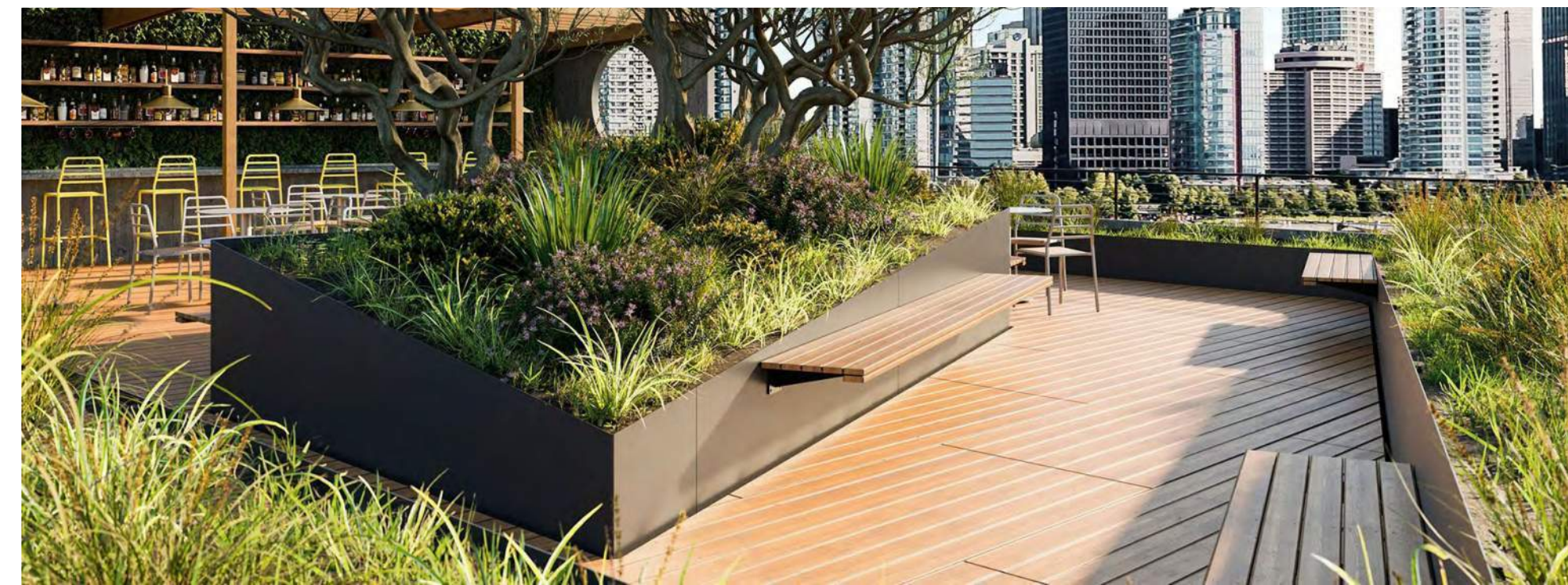
AL COURTYARD



ROOFTOP GARDEN



MEMORY CARE COURTYARD

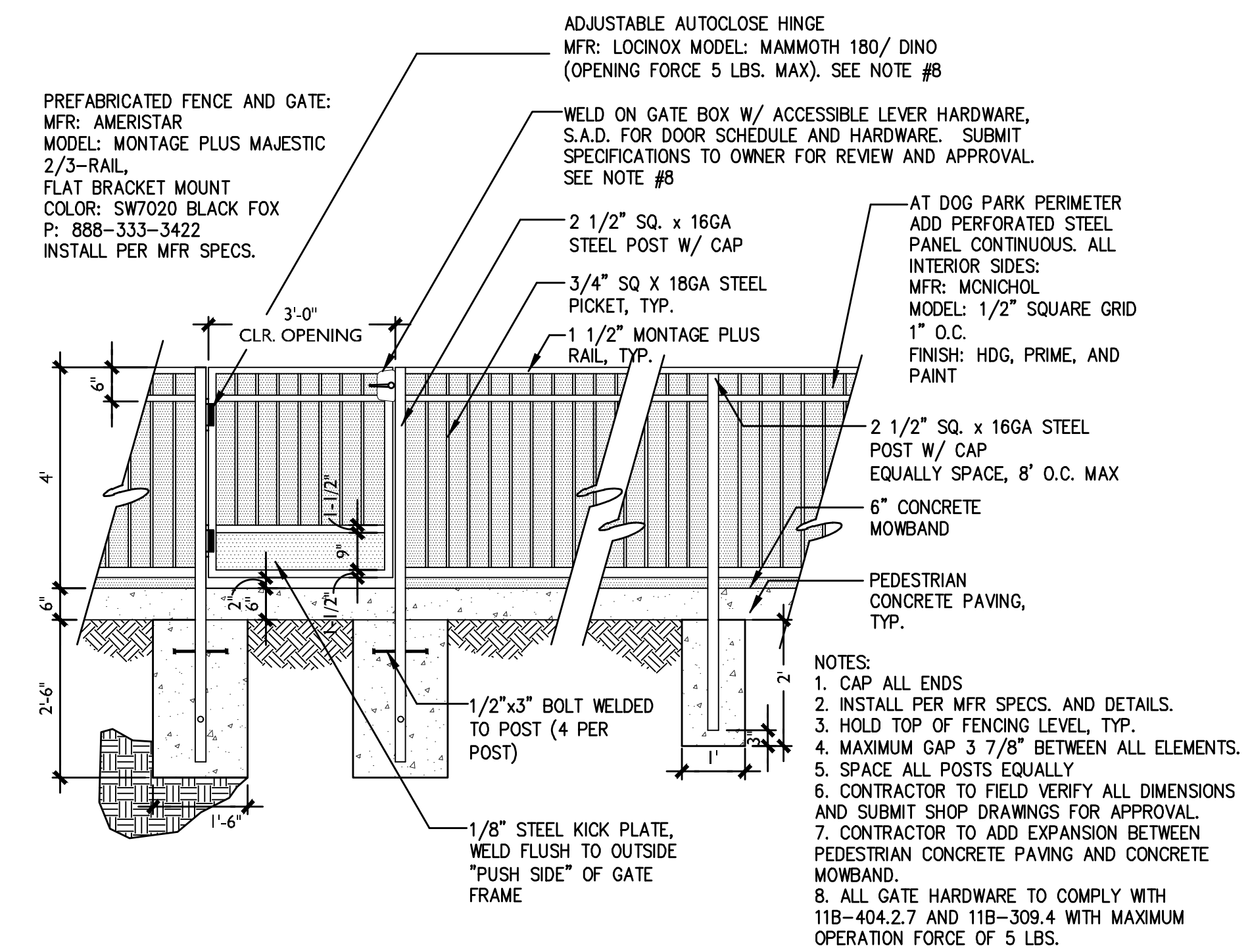
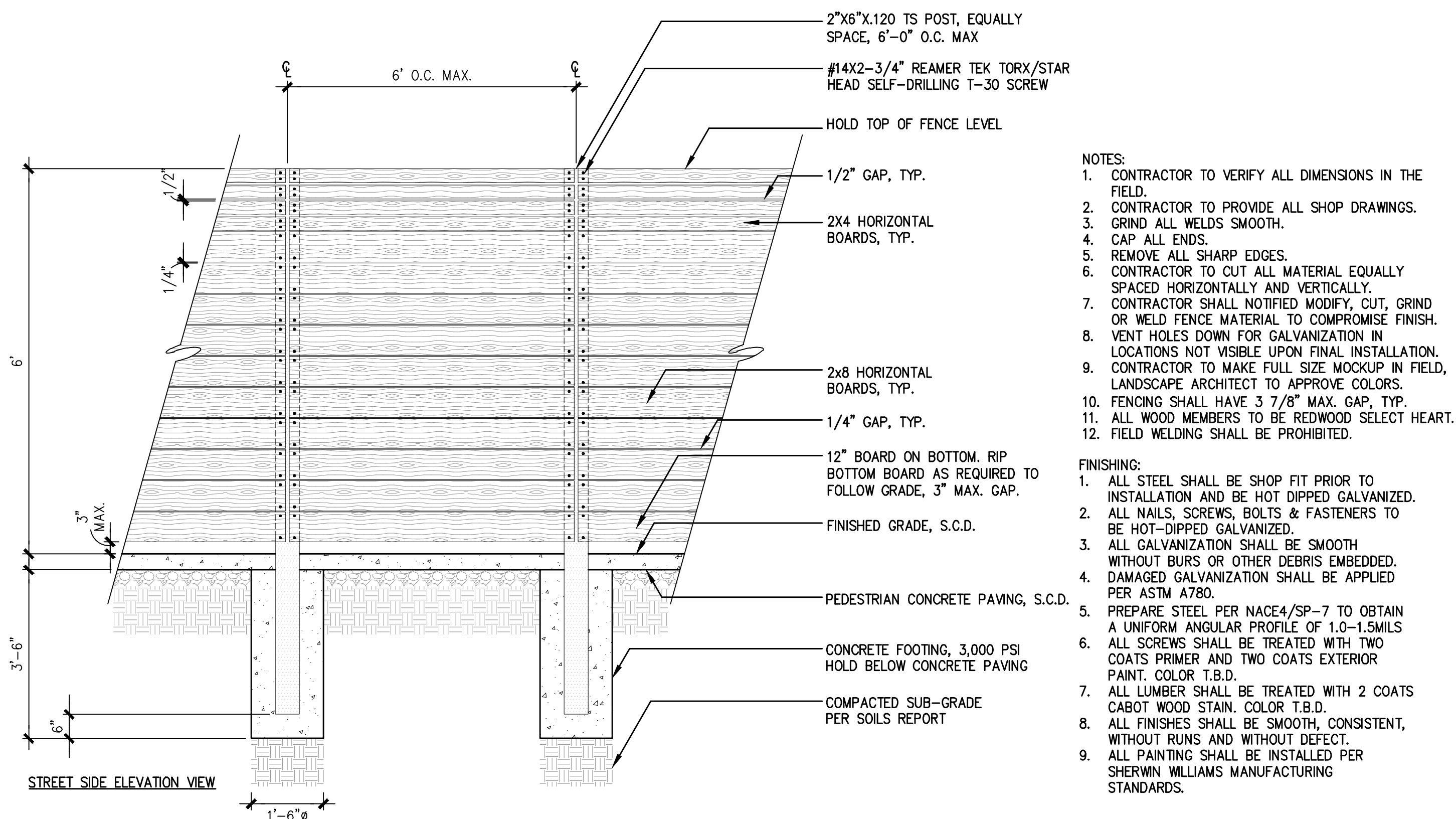


SUNKEN PATIO

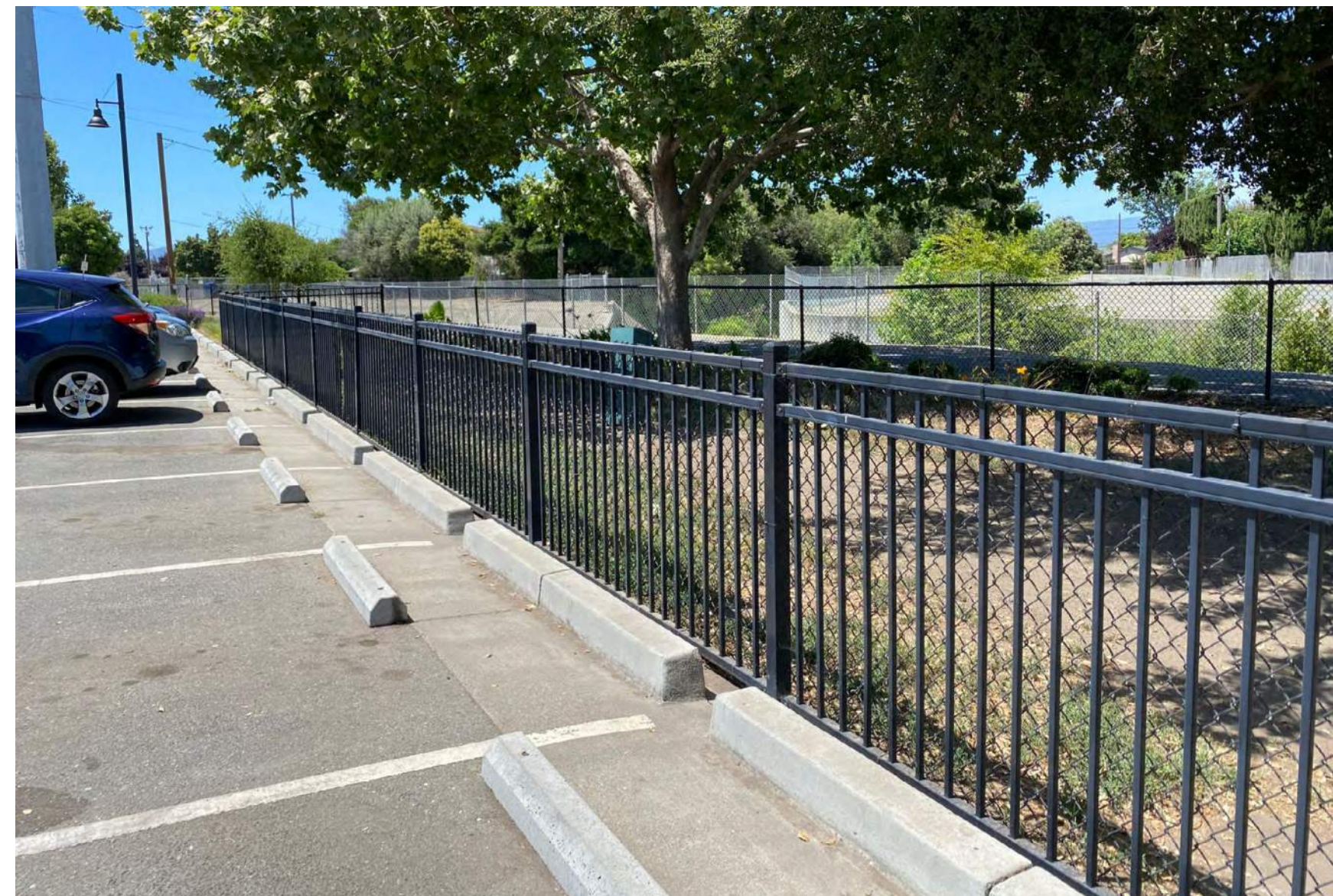


FENCING CHARACTER IMAGES

6'H GOOD NEIGHBOR FENCE



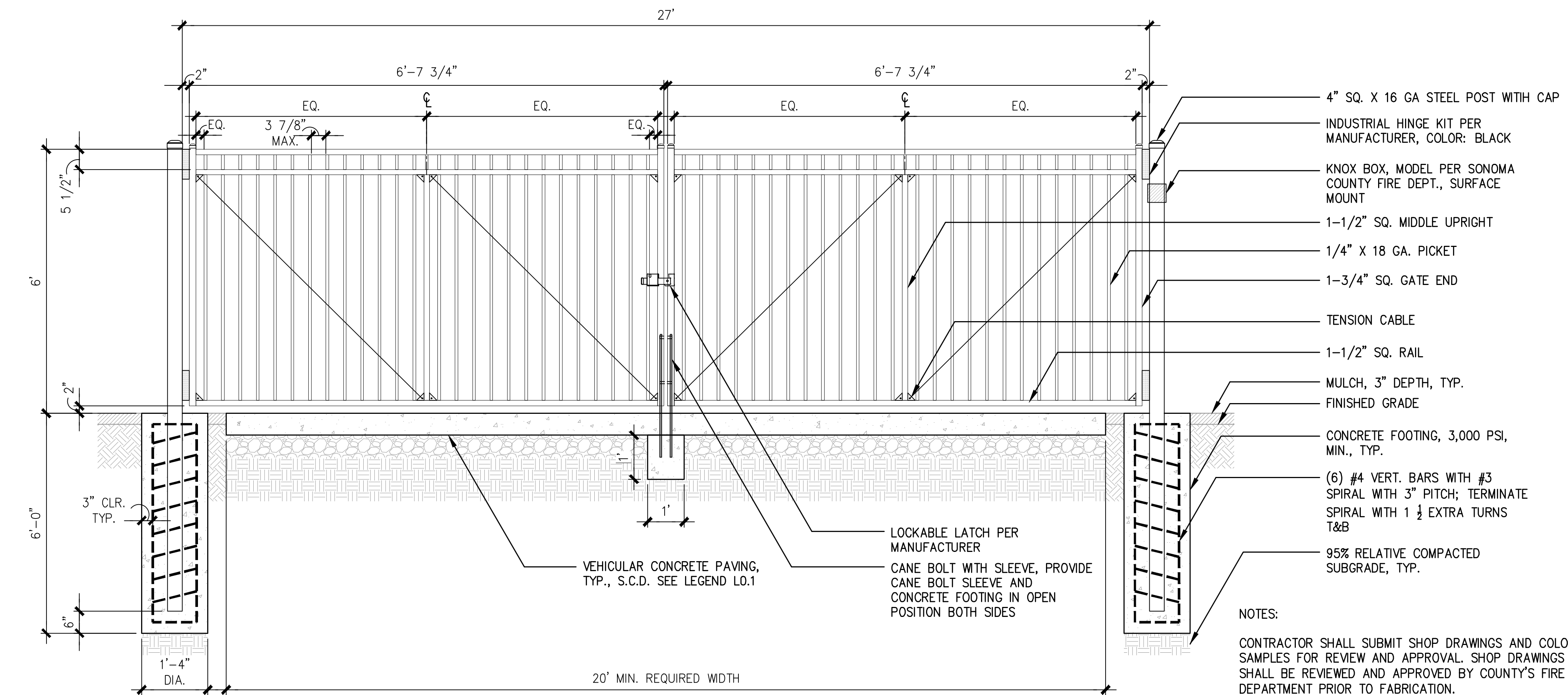
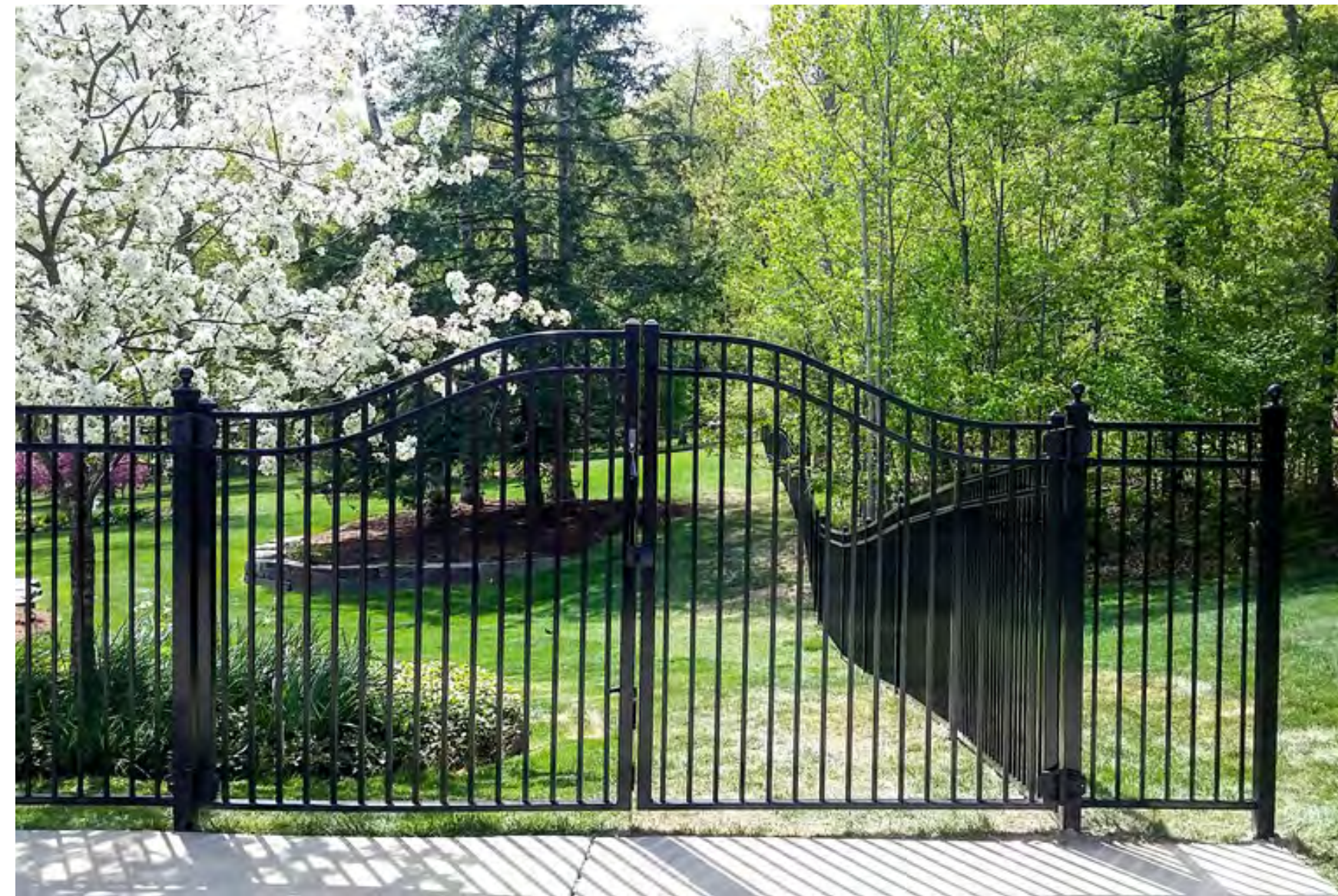
4'H PET FENCE AT DOG RUN



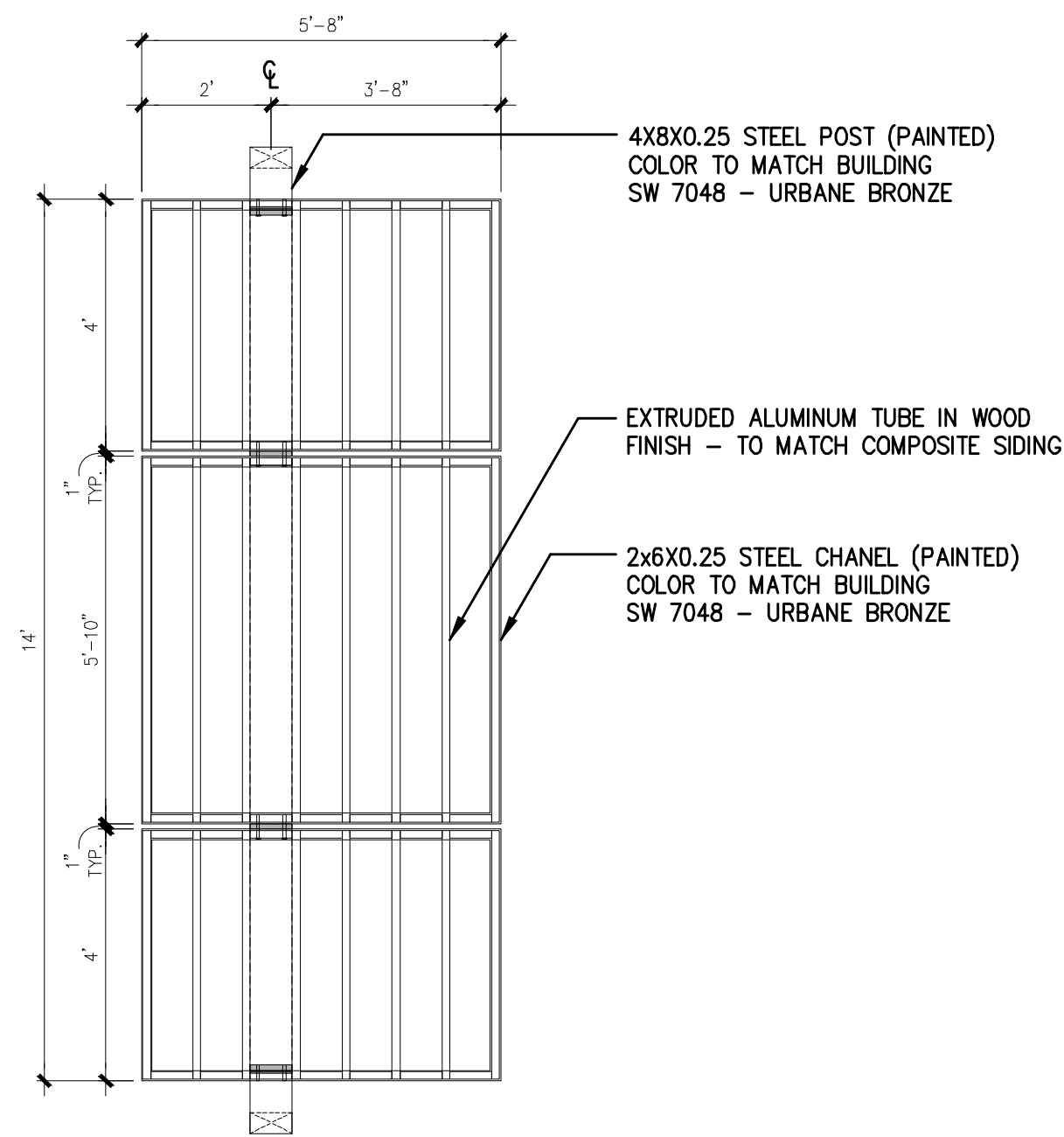
3 6'H GOOD NEIGHBOR FENCE
SCALE: NTS

2 4'H PET FENCE
SCALE: NTS

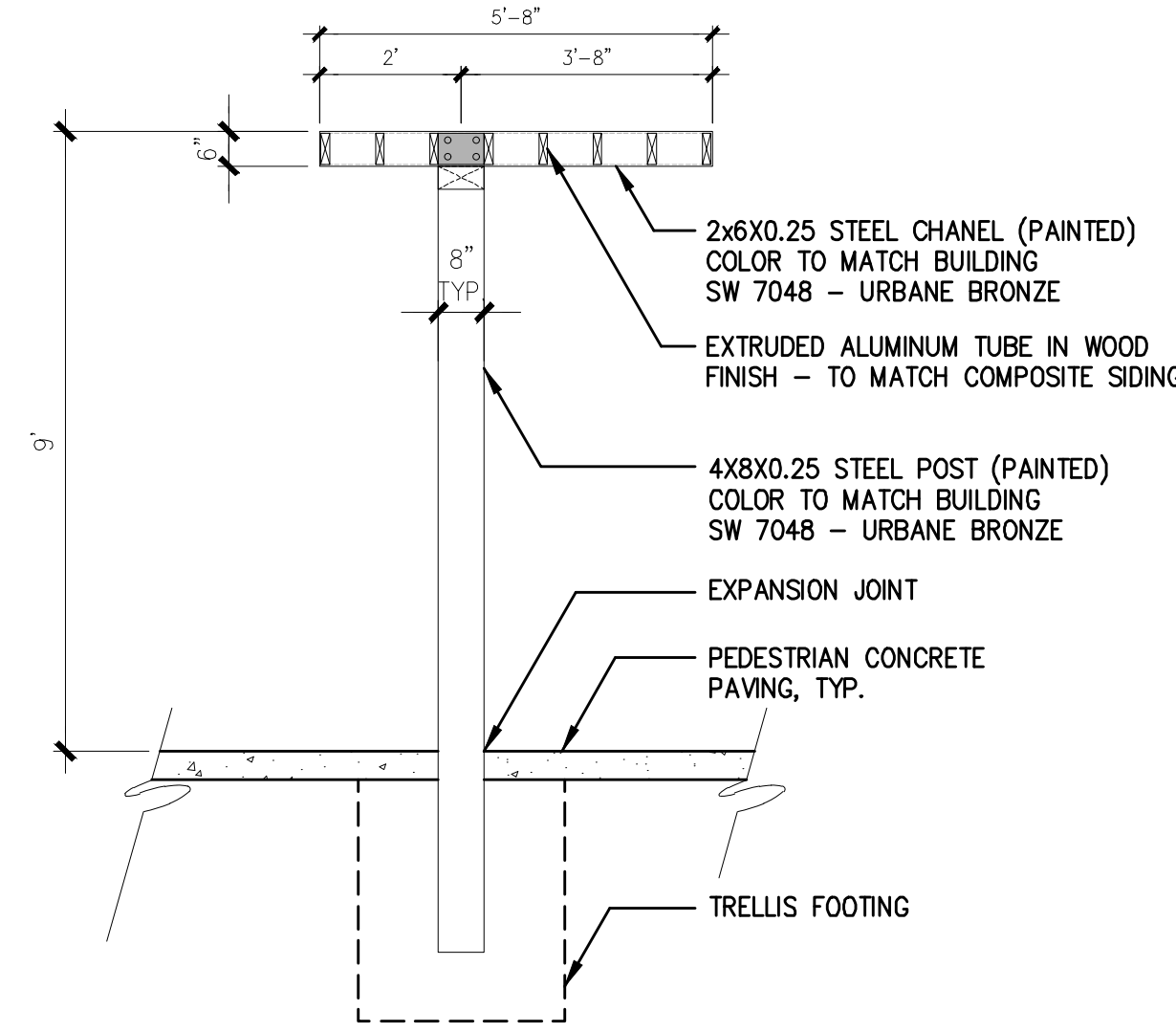
VEHICULAR DOUBLE GATE



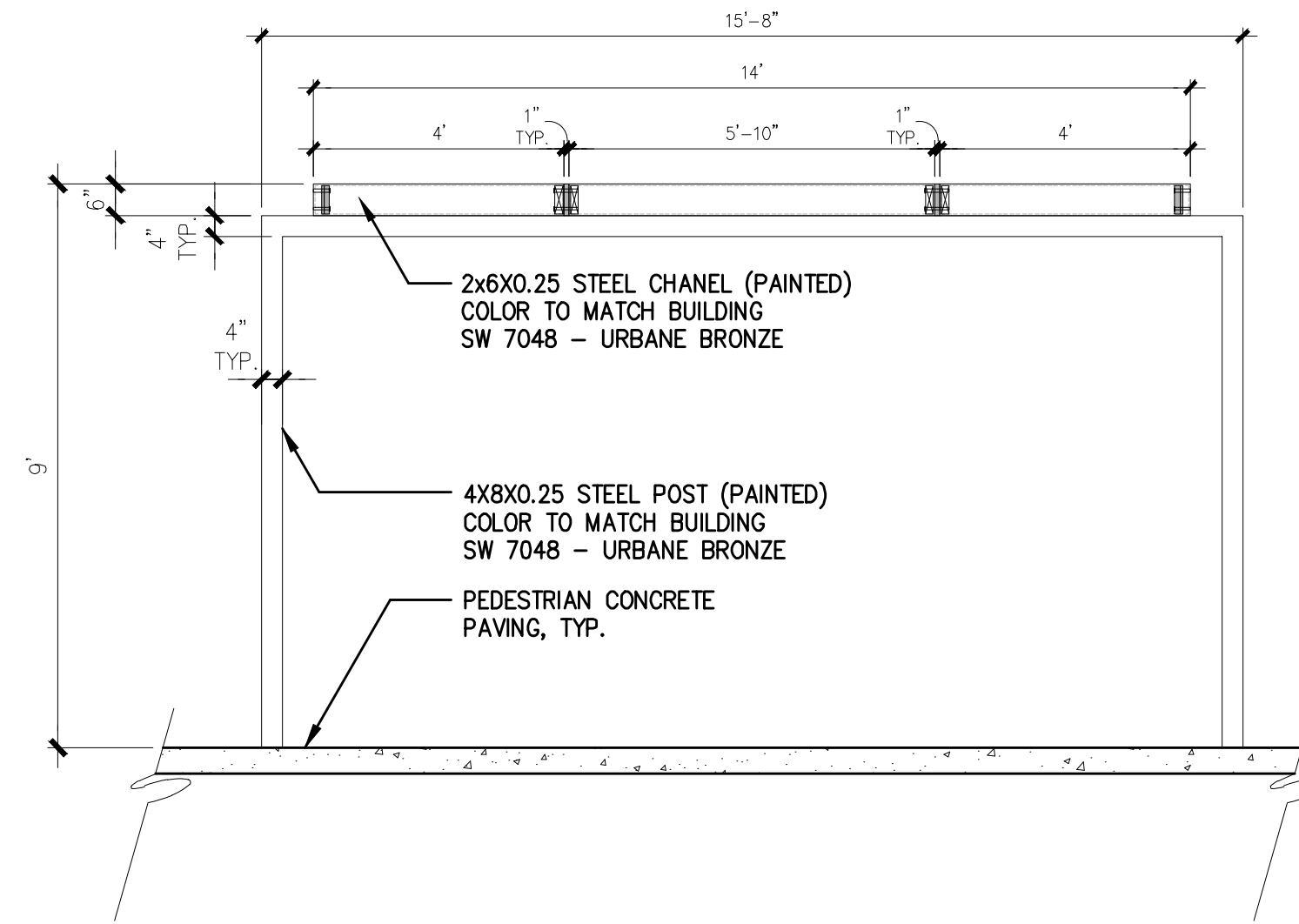
1 VEHICULAR DOUBLE GATES
SCALE: 1/2" = 1' - 0"



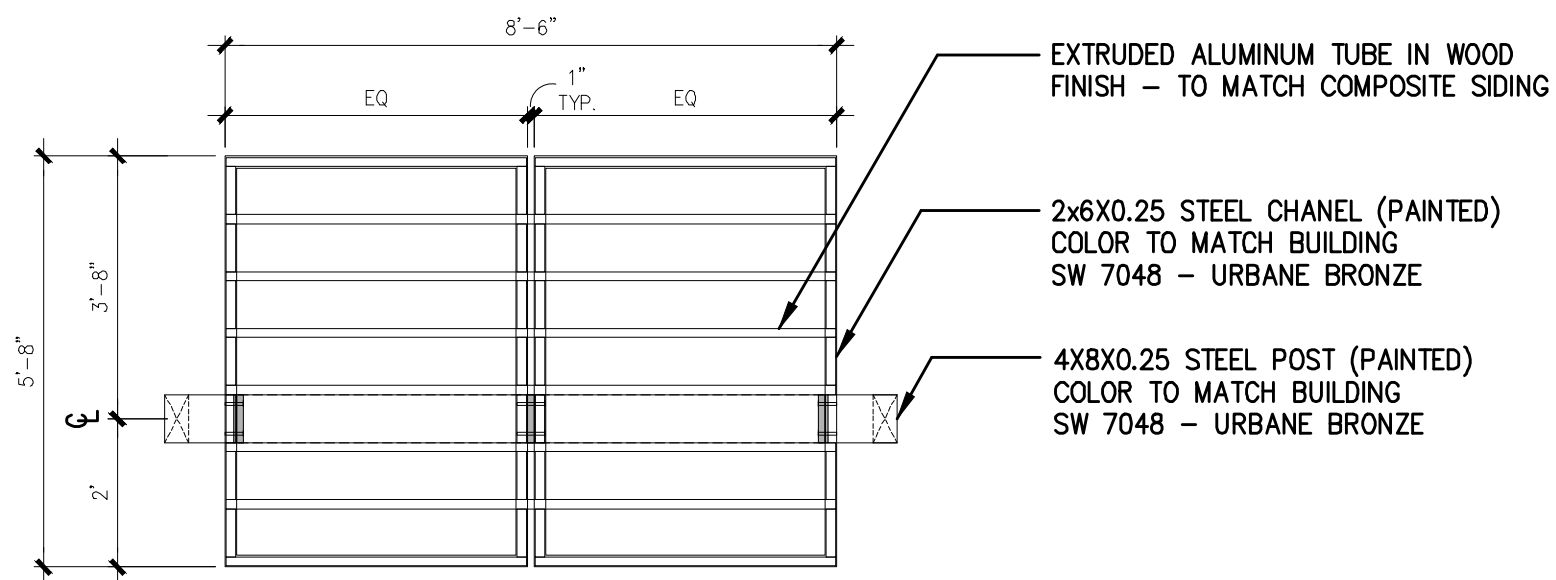
SHADE ELEMENT B - PLAN VIEW



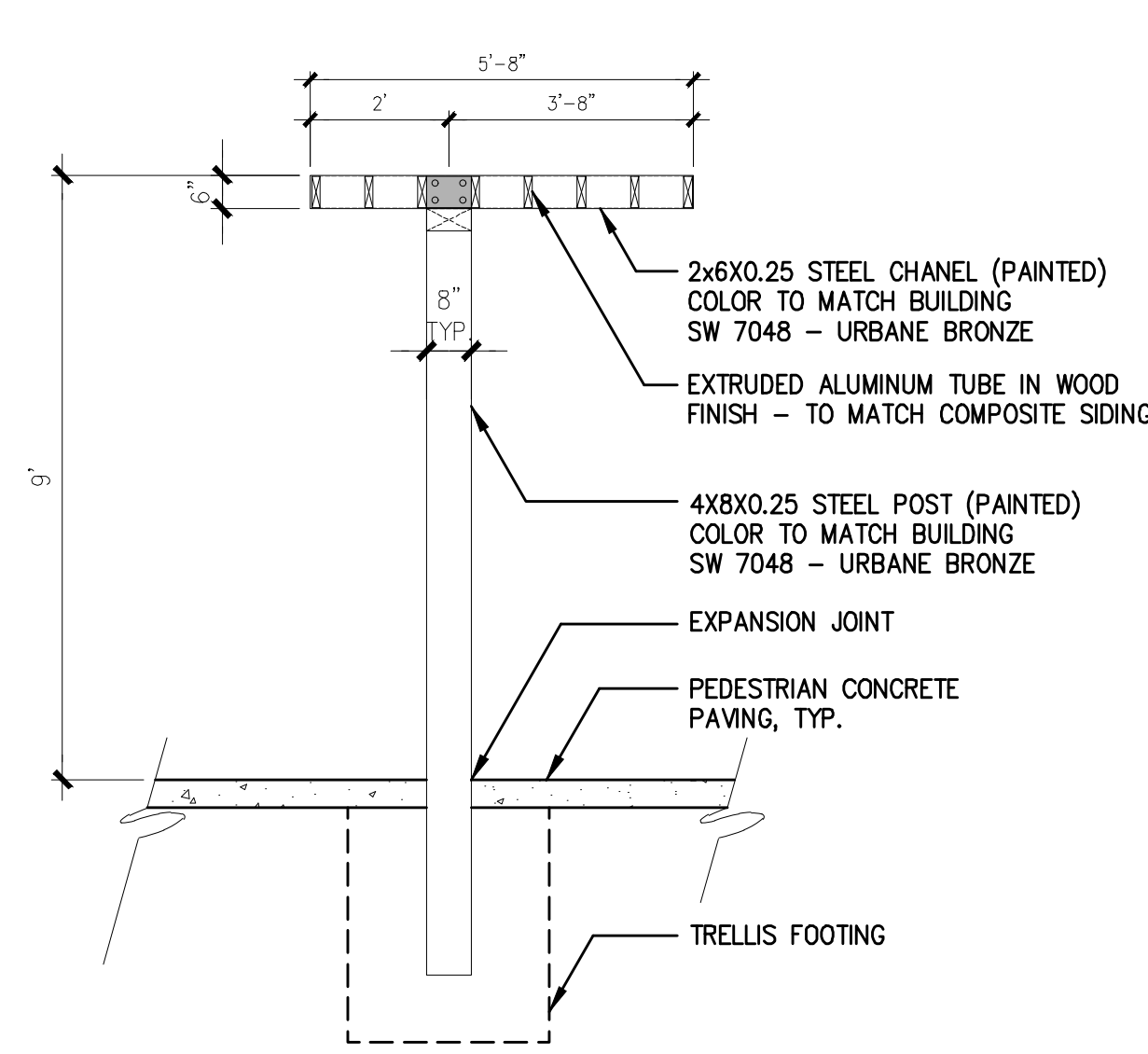
SHADE ELEMENT B - SIDE SECTION



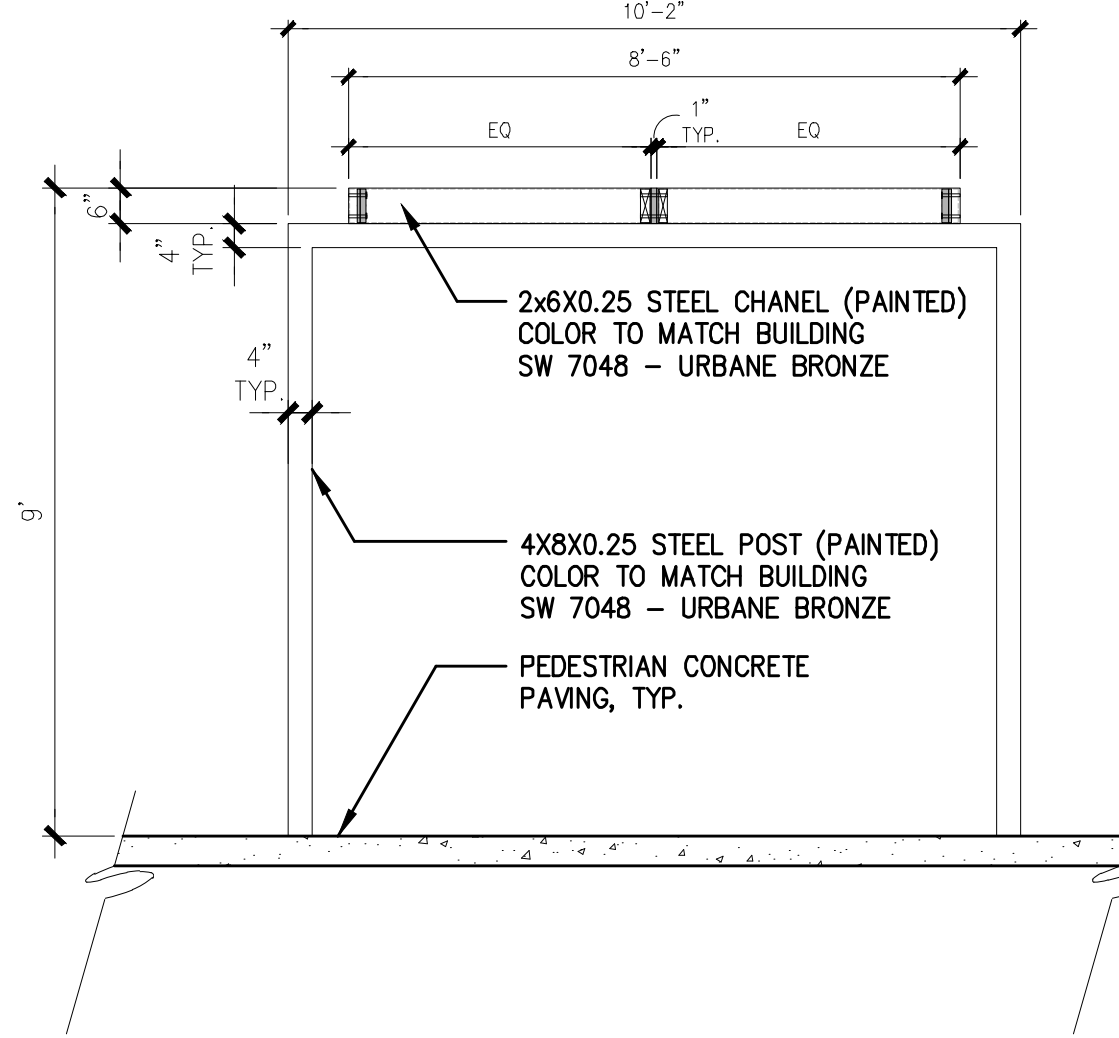
SHADE ELEMENT B - FRONT ELEVATION



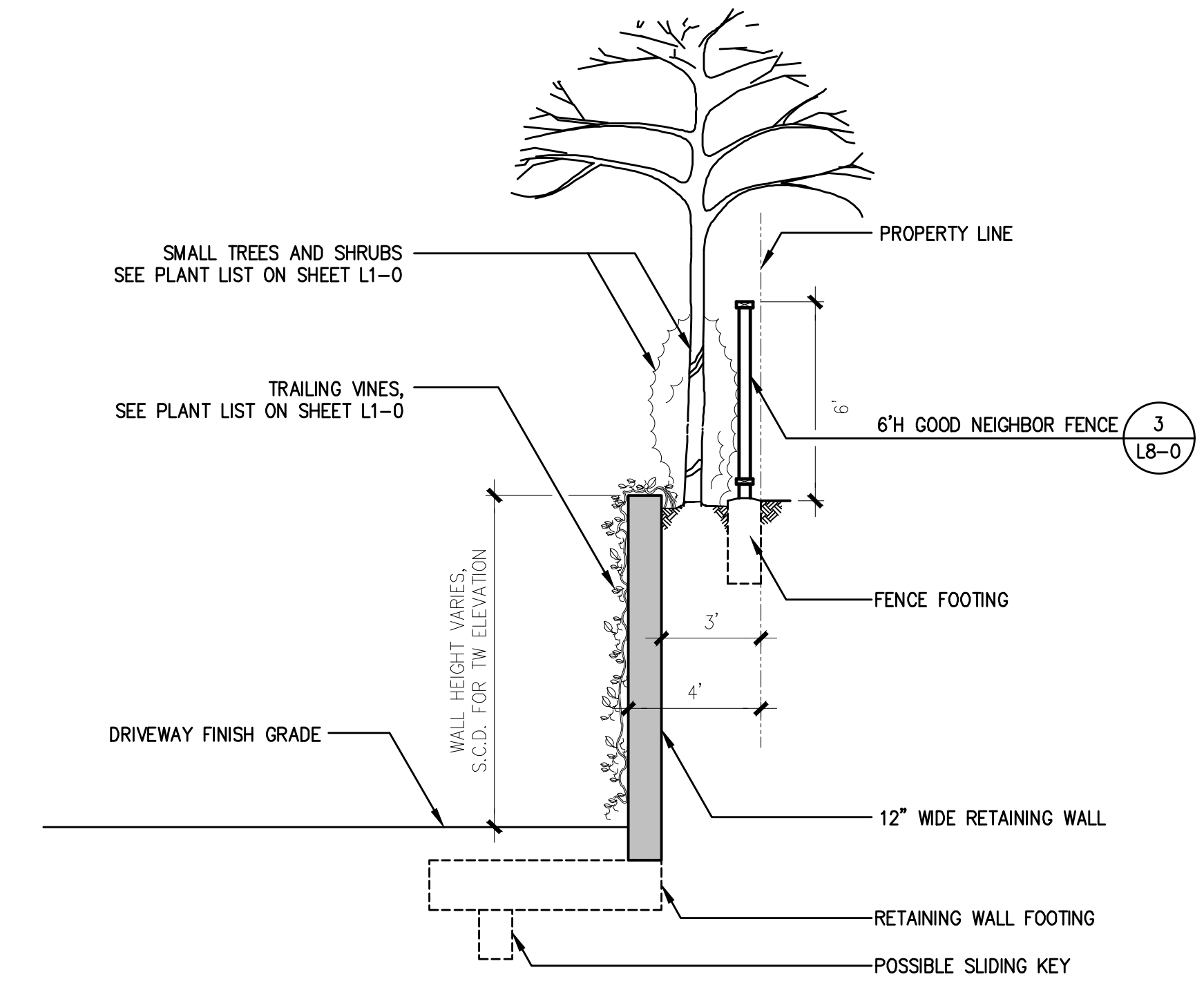
SHADE ELEMENT A - PLAN VIEW



SHADE ELEMENT A - SIDE SECTION



SHADE ELEMENT A - FRONT ELEVATION



2 PLANTS IN BETWEEN RETAINING WALL AND FENCE
SCALE: 1/2" = 1' - 0"

SHADE ELEMENT CHARACTER IMAGE



1 SHADE ELEMENT AT ROOFTOP GARDEN
SCALE: 1/2" = 1' - 0"

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
SC	6	TLWP-LED-07L-40				1	7157	1	61
SA	7	EACL01_D4AF730 WITH ELS-EAC-ABL-BLCK	EACL AREA LIGHT	LEDs	1	8870	1	73	
SB	24	7601-C17-35K				1	1594	1	16.21
F	9	LCD4_LAD4_LAD4R-LED-14L-30-FL-TR4R-SF-HAZ	LCD4-LAD4-LAD4R			1	1131	1	13.9
H	15	XBVR-ID-LED-24-400-NW-UE				1	1224	1	38

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building Exit 1	+	1.3 fc	1.4 fc	1.3 fc	1.1:1	1.0:1
Building Exit 2	+	2.2 fc	3.2 fc	1.2 fc	2.7:1	1.8:1
Building Exit 2	+	2.6 fc	2.7 fc	2.4 fc	1.1:1	1.1:1
Courtyard	+	4.2 fc	17.8 fc	0.5 fc	35.6:1	8.4:1
Driveway	+	4.2 fc	17.5 fc	0.7 fc	25.0:1	6.0:1
Walkway	+	1.6 fc	4.0 fc	0.3 fc	13.3:1	5.3:1
Zone Property #1	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Zone Property #2	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Zone Property #2	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

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