

**Sheet Index**

TS-1	Title Sheet
Architectural	
A0-1	Perspectives
A0-2	Perspectives
A0-3	Perspectives
A0-4	Perspectives
A0-5	Site Context Photos
A1-1	Level 1 Floor Plan/ Site Plan
A1-2	Level 2 Floor Plan
A1-3	Level 3,4 Floor Plan
A1-4	Level 5 Floor Plan
A1-5	Roof Plan
A2-1	Building Sections
A3-1	Exterior Elevations
A3-2	Exterior Elevations
A3-3	Exterior Elevations
A3-4	Built Examples
A3-5	Materials Board
A7-0	Schematic Details
A7-1	Schematic Details
A8-0	Solar Study
Landscape	
L1.1	Neighborhood Landscape Context Plan
L1.2	Illustrative Site Plan
L1.3	Planting Plan
L1.4	Entry Area Illustrative Plan
L1.5	Entry Area Planting Plan
L1.6	Podium Level Illustrative Plan
L1.7	Podium Level Planting Plan
L1.8	Outdoor Activity Area Illustrative Plan
L1.9	Outdoor Activity Area Planting Plan
L1.10	Plant Images
L1.11	Planting Notes, Details & Legend
L2.1	Tree Assessment & Disposition Plan
L2.2	Tree Canopy Coverage Plan
L3.1	Irrigation Zone Diagram and Dimensions
L3.2	Irrigation Notes and Water Calculations
L4.1	Hardscape Plan
L4.2	Hardscape Details
L4.3	Hardscape, General Notes & Legend
Lighting	
EL0.1	Exterior Lighting Schedule
EL1.1	Level 1 Exterior Lighting Plan
EL1.2	Level 2 Exterior Lighting Plan
EL2.1	Level 1 Site Photometric Plan
Civil	
C1.0	Stormwater Management Plan Title Sheet
C2.1	Demolition Plan
C3.1	Horizontal Control Plan
C4.1	Prelim Grading Drainage Utility Plan
C5.1	Underground Utility Plan
C6.1	Stormwater Management Plan
Architectural	
A5-0	Code Analysis, Egress Plans & Area Plans
A5-2	Fire Access Plan

**Project Description / Design Intent Narrative**

**Existing Conditions:** The 1.04 acre project site is located at 1265 Montecito Ave., at the corner of Montecito Ave. and N. Shoreline Blvd and is currently developed with a vacant two-story, 12,300 sf office building that will be demolished for the project. The site is adjacent to a 2-story apartment complex to the west, a shopping center across Montecito Ave. to the north, the intersection between Montecito Ave. and N. Shoreline Blvd. to the east, and a 3-story apartment complex to the south, separated by an 80 ft wide SFPU easement. A 10 ft Public Utility Easement and 5 ft Wire Clearance Easement run along the south/rear property line. A 5 ft Public Utility Easement and 5 ft Wire Clearance Easement run along the west property line.

**Proposed Project:** The proposed project is a 100% affordable multifamily development consisting of one five-story, 85-unit development with 84 affordable units for households with incomes at or below 60% area median income (AMI) and a three-bedroom manager's unit. The project will be four stories of wood framed Type V-A residential apartments on a concrete podium over a one-story Type I-A parking structure with common areas and utility spaces on the ground floor.

The current General Plan Land Use Designation is Neighborhood Commercial (CN) and the project is requesting a General Plan Amendment to High Density Residential which would allow a density of up to 80 dwelling units per acre or 83.18 base units (rounded up to 84 base units for affordable housing.) The project meets all other requirements of the R4 zone including a minimum 1 acre site, 160 ft lot width, and 60 ft maximum building height limit.

The project requests a 1.2% density bonus to 81.73 du/ac to allow one additional unit beyond the base density of 84 dwelling units allowed under the proposed R4 zoning (85 units total.) The project is also within 0.5 miles of a major transit stop and eligible for a 0.5 spaces/unit parking ratio per State Density Bonus Law. The density bonus request includes a development standard concession to provide no personal storage, which is required at 80 sq ft or 164 cu ft per unit in the R4 Zoning District.

**NOTE: PER MOUNTAIN VIEW REACH CODE, BUILDING WILL BE ALL-ELECTRIC.  
THERE WILL BE NO GAS APPLIANCES.**

**Architectural Design Concept:** The building has contemporary massing and design, featuring flat roofs and a variety of materials such as stucco, vertical board and batten siding, lap siding, decorative metal screens and guardrails, exposed board formed concrete, vertical T&G cedar siding, and steel awning elements.

The 'Z'-shaped mass is broken into two volumes connected by an open bridge spanning over a landscaped podium deck. The massing takes advantage of the triangular lot by pushing the rear mass against the rear setback and the front mass against the front setback. The resulting voids form two opposing courtyards that allow views through the building and reduce the building's bulk and scale.

At-grade parking garage is accessed from behind and obscured by common rooms, lobbies, bike storage rooms, and a landscaped entry plaza that activate the primary frontage along Montecito Ave. A rhythmic pattern of full-height transparent storefront, French doors, and vertical tongue-and-groove cedar siding at the base of the front building offers glimpses into the high activity common areas, lobby with mailboxes, and manager office.

The corners and east facades facing the intersection of Montecito Ave. and N. Shoreline Blvd. are articulated with glazed bay window pop-outs, an open stair with decorative screening, and staggered fiber cement siding with vertical battens to provide interest and articulation. White stucco portions contain recessed stacked windows and smaller punched windows in a regularized, diagonal alignment. Balconies are recessed, painted a dark gray accent color, and have lower parapets and overhanging eaves to draw the eye down, add rhythm and break up the massing. A contrasting exterior finish of horizontal lap siding painted a warm tan to mimic cedar siding clad the interior of the rear courtyard and on the backside of the front volume. Along the driveway and at the northwest corner of the site, the building steps down one story to relate to the smaller scale of the adjacent existing two-story apartment building.

**Landscape Design Narrative:** The 1265 Montecito Ave. project landscape is designed to be a beautiful residential setting. The proposed quantity of trees and tree canopy coverage is planned to meet the City of Mountain View's requirements. Street trees, established by the Street Tree Master Plan, are introduced to Montecito Avenue in a planting strip along a new detached sidewalk. Storm water is engineered toward bioretention basins within the designed planting areas. Plant species will be selected and composed based on water needs, form, color, and growth characteristics. Garden areas are defined across the landscape to encourage resident's enjoyment of the outdoors, family gathering, and children's play. The entry patio on Montecito Avenue is accessible and invites informal encounters as residents enter the building to park their bike, collect their mail and enter the elevator. Raised planters of shrubs and small trees will be arranged on the podium deck to define circulation and seating areas. The children's play area is adjacent to the laundry room and contained within the screen of trees along the southern easement. A BBQ patio located at the southwest corner of the property provides gathering area and is an attractive visual terminus at the driveway.

**NOFA Area Calculations**

Total Site Area: 45,296 sf (1.04 acres)  
Total Floor Area: 95,950 SF  
Total Rentable Area: 51,274 sf (See table below)

RENTABLE AREA UNIT MIX	NUMBER OF BEDROOMS	INTERIOR AREA	TOTAL
(24) Studios (28.6%)	(24 bedrooms)	348 sf	8,352 sf
(18) 1-Bedroom (21.4%)	(18 bedrooms)	517 sf	8,272 sf
(21) 2-Bedroom (25.0%)	(42 bedrooms)	666 sf	13,986 sf
(21) 3-Bedroom (25.0%)	(63 bedrooms)	984 sf	20,664 sf
(84) Units	(147 bedrooms)	51,274 sf	

(1) 3-BR Manager not included in calculations. Interior walls, excludes exterior walls, party walls, corridor walls, patios, and balconies

All 84 affordable housing units will have income and rent restrictions between 30%-60% area median income (AMI).

**1265 Montecito Ave. #PL-2021-152****Project Information**

**Project Address:** 1265 Montecito Ave., Mountain View, CA 94043

**Zoning:** A General Plan Amendment shall be processed to re-zone the site to R-4. Project meets major R-4 requirements per Sec. 36.12.10: >1 acre, 160+ ft lot width, and will utilize a density bonus for greater than 80 du/ac max.

**APN:** 150-26-004

**Legal Description:** Tract No. 3523, Block 4, Lot 1

**Lot Area:** 45,296 sf (1.04 acres)

**Unit Mix Summary:** 84 Units + (1) 3-BR Manager Unit (150 total bedrooms)  
(24) Studios (28.6%) (24 bedrooms)  
(18) One-Bedroom (21.4%) (18 bedrooms)  
(21) Two-Bedroom (25.0%) (42 bedrooms)  
(21) Three-Bedroom (25.0%) (63 bedrooms)  
(1) Three-Bedroom Manager (03 bedrooms)

**Residential Density:** R-4 Zone: 80 du/ac max. x 1.04 ac = 83.18  
(rounded up to 84 for affordable housing)

**Proposed Density:** 85 units / 1.04 ac = 81.73 du/ac

**(Project requests a 1.2% Density Bonus)**

**Impervious Area:**

**Building:** 22,775 sf

**Drive Aisle:** 4,617 sf

**TOTAL:** 27,392 sf x 4% =

**Estimated Stormwater Treatment:** 1,095 sf

**Height Limit:** R-4 Zone: Max. building height: 60 ft. (60 ft. to ridge)  
Max. wall height: 52 ft.

**Proposed Height:** 60 feet max. to avg. roof surface for Type VA construction.  
52'-0" proposed height to top of plate (aka wall height)  
57'-0" proposed height to average roof surface  
58'-0" proposed height to top of parapet

**Setbacks:** Front: 15 ft. min. Side (3 stories): 15 ft. min.  
Rear: 15 ft min. Street Side: 15 ft. min

**Landscaping:** Min. 15% of total site area  
Min. 10 ft. landscape buffer at street frontages  
Min. 10 ft. in front of parking

**Affordable Housing Density Bonus Request Concession #1:  
Eliminate Personal Storage Area**

**REQUIREMENT:** 80 sf per unit x 84+1 units = 6,800 sf of total  
**PROPOSED:** None. Request to eliminate requirement as an affordable housing density bonus concession.

**JUSTIFICATION:** This concession will reduce total hard cost and total cost per unit for the project. Furthermore, the site cannot physically fit 80 sf of personal storage for all 84+1 proposed units without physically displacing units and still comply with FAR, open space, and height requirements.

**Required Parking:** For 100% affordable housing per AB 1763:

Studio:	0.5 spaces/unit x 24 =	12.0
1-BR:	0.5 spaces/unit x 18 =	9.0
2-BR:	0.5 spaces/unit x 21 =	10.5
3-BR:	0.5 spaces/unit x 21 =	10.5
3-BR Manager's Unit	=	0.5
<b>TOTAL REQUIRED =</b>	<b>42.5 or 43 spaces</b>	

**Provided Parking:** 45 total at-grade spaces (Includes 3 accessible spaces, 1 van accessible EVCS, 1 loading space.

**Onsite loading zone space must work for moving trucks/delivery vehicles, and must not interfere with fire lanes, trash collection and parked vehicles.**

**Accessible Parking:** Per 2019 CBC Table 11B 208.2, 26-50 parking spaces requires two (2) accessible spaces, of which one shall be van accessible.

**EV Parking:** BAAQMD requires compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2, which requires 20% of total spaces to be EV capable.  
**20% EV2 Installed for 45 spaces = 9 spaces.**

**Motorcycle Parking:** Not identified in municipal code  
85 long term racks in secured bike storage rooms  
8 short term bike racks for guests

**Construction Type:** 4-Story Type V-A R-2 Occupancy building separated by a 3-HR horizontal assembly (concrete podium) from a 1-story Type I-A S-2 Parking Structure with A-3 Occ. Common Areas

**Project Team**

**Owner:** Charities Housing  
1400 Parkmoor Ave  
San Jose, CA 95126  
Contact: Dan Wu  
(408) 550-8311  
dwu@charitieshousing.org

**Civil Engineer:** Carroll Engineering  
1101 S. Winchester Blvd.  
San Jose, CA 95128  
Contact: Robert Henry, PE  
(408) 261-9800  
robert@carroll-engineering.com

**Architect:** Studio E Architects  
2258 First Avenue  
San Diego, CA 92101  
Contact: Kevin Bussett, AIA  
(619) 235-9262 x 1109  
kbussett@studioarchitects.com

**Landscape Architect:** ATTENTION2  
1545 Ketner Blvd.  
San Diego, CA 92101  
Contact: Laura Burnett, FASLA  
(619) 261-1341  
laura@attention2.com

**Lighting:** EL0.1  
EL1.1  
EL1.2  
EL2.1

**Civil:** C1.0  
C2.1  
C3.1  
C4.1  
C5.1  
C6.1

**Architectural:** A5-0  
A5-2

**Stormwater Management Plan:** Stormwater Management Plan Title Sheet

**Demolition Plan:** Demolition Plan

**Horizontal Control Plan:** Horizontal Control Plan

**Prelim Grading Drainage Utility Plan:** Prelim Grading Drainage Utility Plan

**Underground Utility Plan:** Underground Utility Plan

**Stormwater Management Plan:** Stormwater Management Plan

**Floor Areas**

**Lot Area:** 45,296 sf (1.04 acres)

**Floor Area Ratio:** 2.3 FAR Max. (R-4 Zone at 80 du/ac)

**Allowable FAR:** 45,296 x 2.3 = 104,181 SF

**Proposed FAR:** 95,950 sf or 2.12 FAR

**ZONING FLOOR AREAS:**

**Montecito Avenue**  
1265 Montecito Ave., Mountain View, CA 94043  
Charities Housing

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① Aerial View Looking South from Intersection at N. Shoreline Blvd.



② Aerial View Looking Southeast from Montecito Ave.



③ Aerial View Looking North from Shorebreeze Apartments

PL-2021-152  
Project 19131  
3/12/20 Informal Review Submittal  
6/8/20 Informal Review Resubmittal  
9/25/20 NOFA Submittal  
10/23/20 Informal Review 2nd Resubmit  
4/21/21 Informal Review 3rd Resubmit  
5/24/21 for NOFA Review  
7/14/21 Formal Submittal  
10/22/21 Formal Resubmit  
6/6/22 Formal Resubmit  
8/12/22 DRC #2 Updates

Perspectives

**Montecito Avenue**  
1265 Montecito Ave., Mountain View, CA 94043

Charities Housing

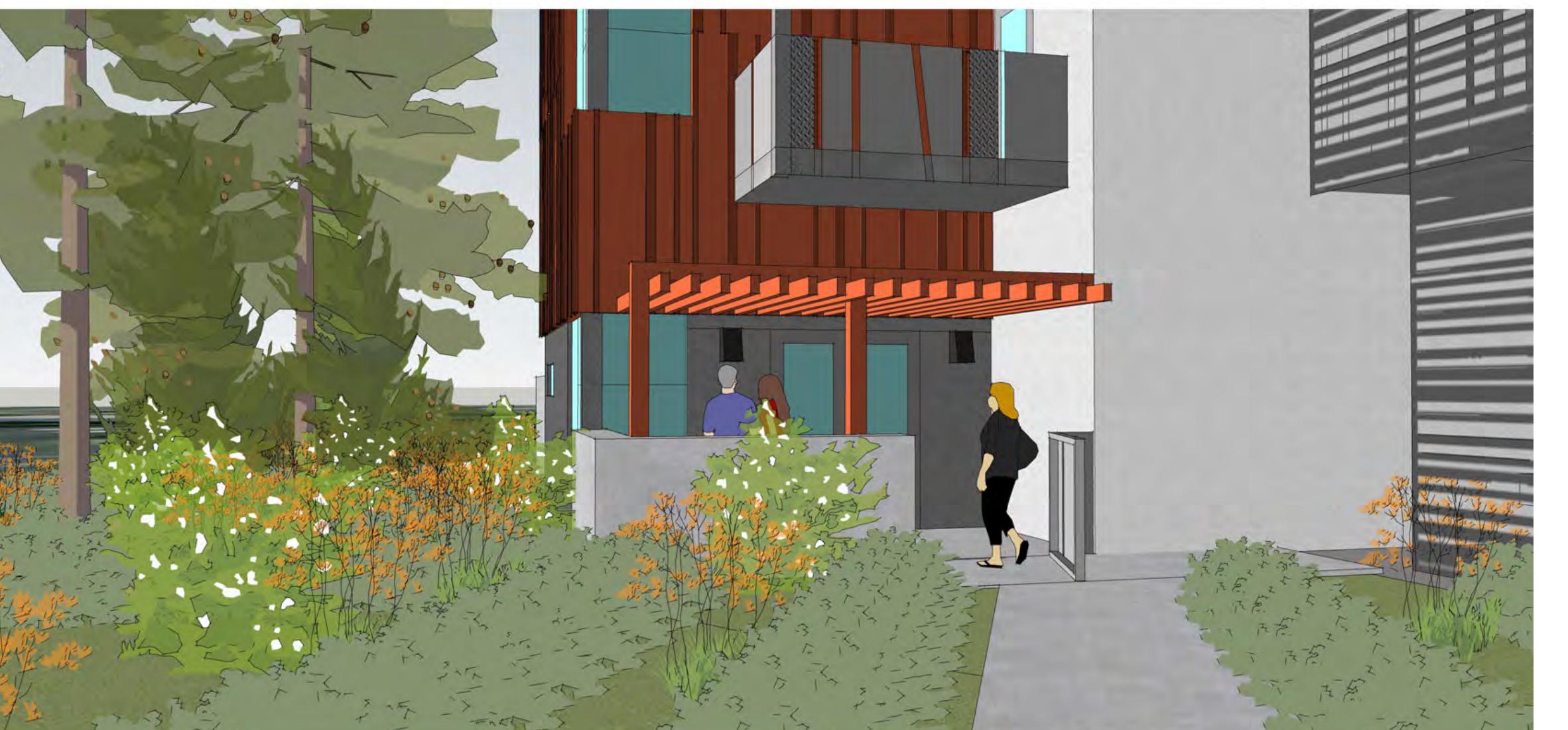
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① Eye Level Perspective Looking South Across Montecito Ave. from Shopping Center



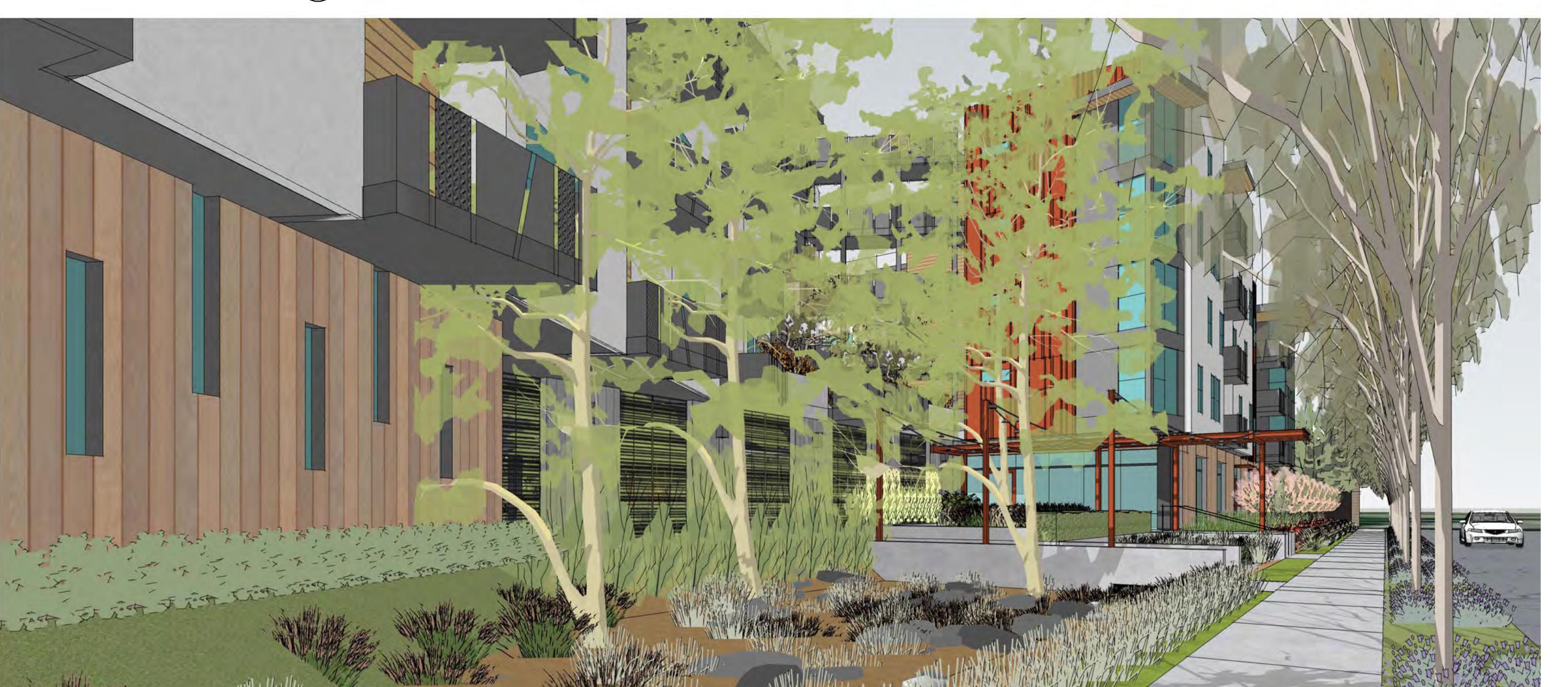
② Eye Level Perspective Looking West from N. Shoreline Blvd. Intersection along Montecito Ave.



③ Eye Level Perspective at Manager's Unit Entry Patio



④ Eye Level Perspective at Accessible Ramp up to Residential Entry Plaza



⑤ Eye Level Perspective Looking West Along Montecito Ave. Toward Residential Entry Plaza

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Perspectives

**Montecito Avenue**  
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① Eye Level Perspective Looking North from N. Shoreline Blvd. at Shorebreeze Apartments

② Aerial Perspective of Entry Plaza Showing Seating and Landscape



③ Eye Level Perspective of West Elevation from Driveway Entry with Heritage Cypress



④ Eye Level Perspective Looking Southeast from Shopping Center Driveway



⑤ Eye Level Perspective at Trellis and Stairs to Residential Entry Plaza



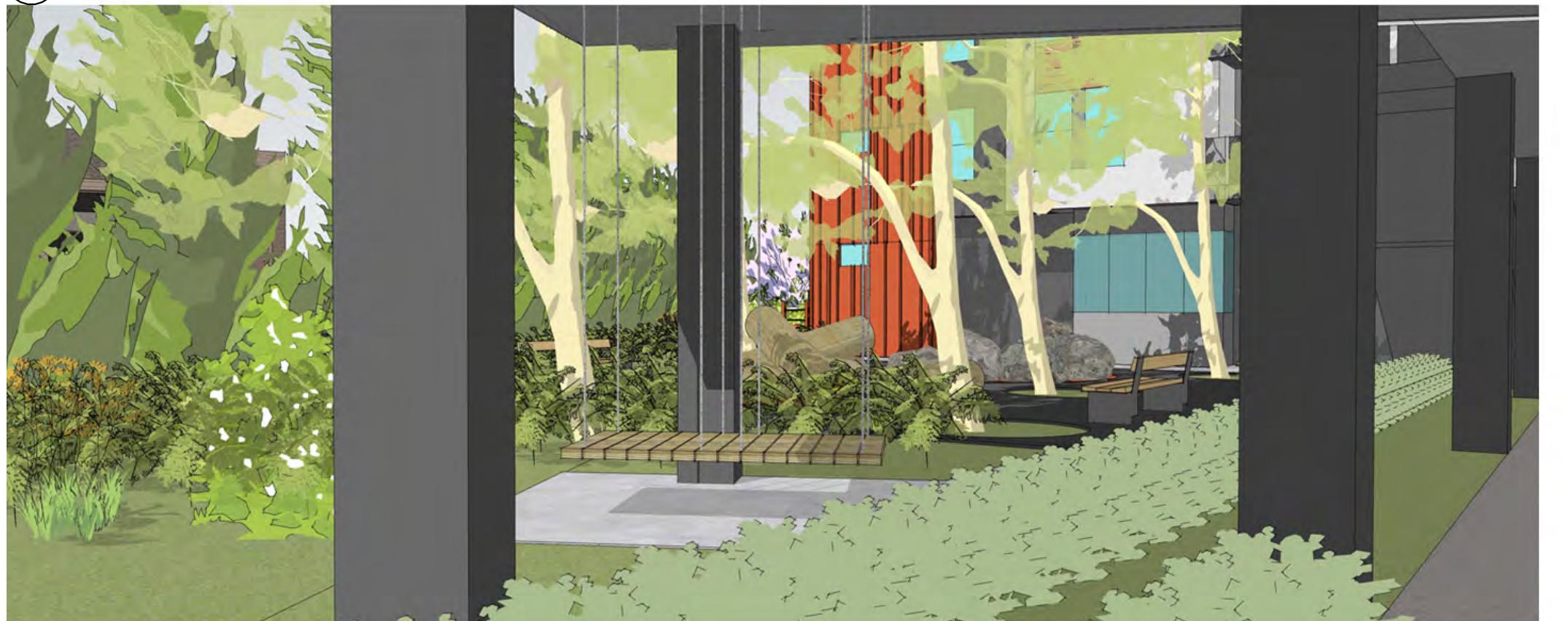
⑥ Eye Level Perspective Looking East from Driveway along Montecito Ave.

PL-2021-152	Project 19131
3/12/20	Informal Review Submittal
6/8/20	Informal Review Resubmittal
9/25/20	NOFA Submittal
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10/22/21	Formal Resubmit
6/6/22	Formal Resubmit
8/12/22	DRC #2 Updates

Perspectives



⑤ Enlarged View of Angled Balcony and Guardrail Concept



⑥ Enlarged View of Shade Garden at Outdoor Activity Area



③ Aerial Perspective of Playground with Podium Deck in Foreground



① Aerial Perspective of Rear Amenity Areas: BBQ Patio at Left, Playground at Center, Teen Area at Right, Podium Deck Above



② Eye Level Perspective of Rear Playground



④ Eye Level Perspective from Laundry Room Toward Playground

**Montecito Avenue**  
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PL-2021-152  
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10/23/20 Informal Review 2nd Resubmit

4/21/21 Informal Review 3rd Resubmit

5/24/21 for NOFA Review

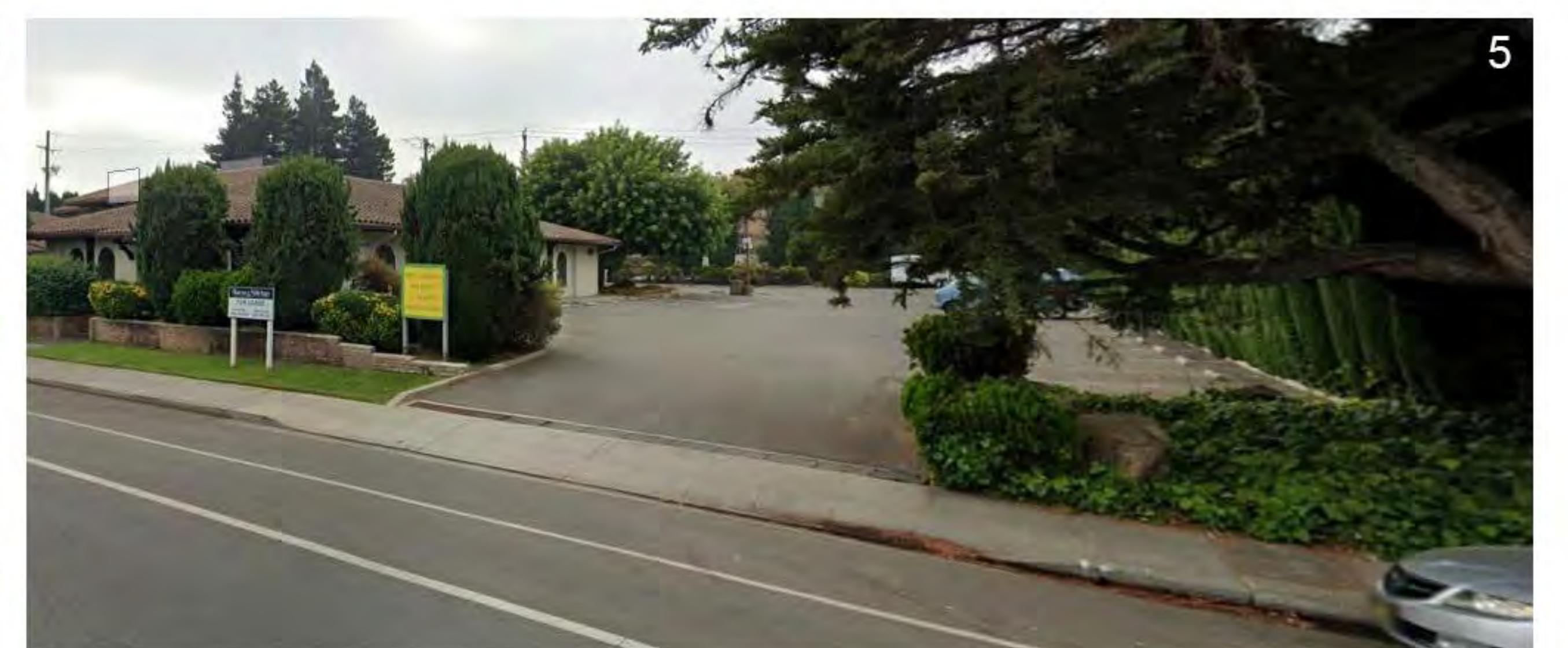
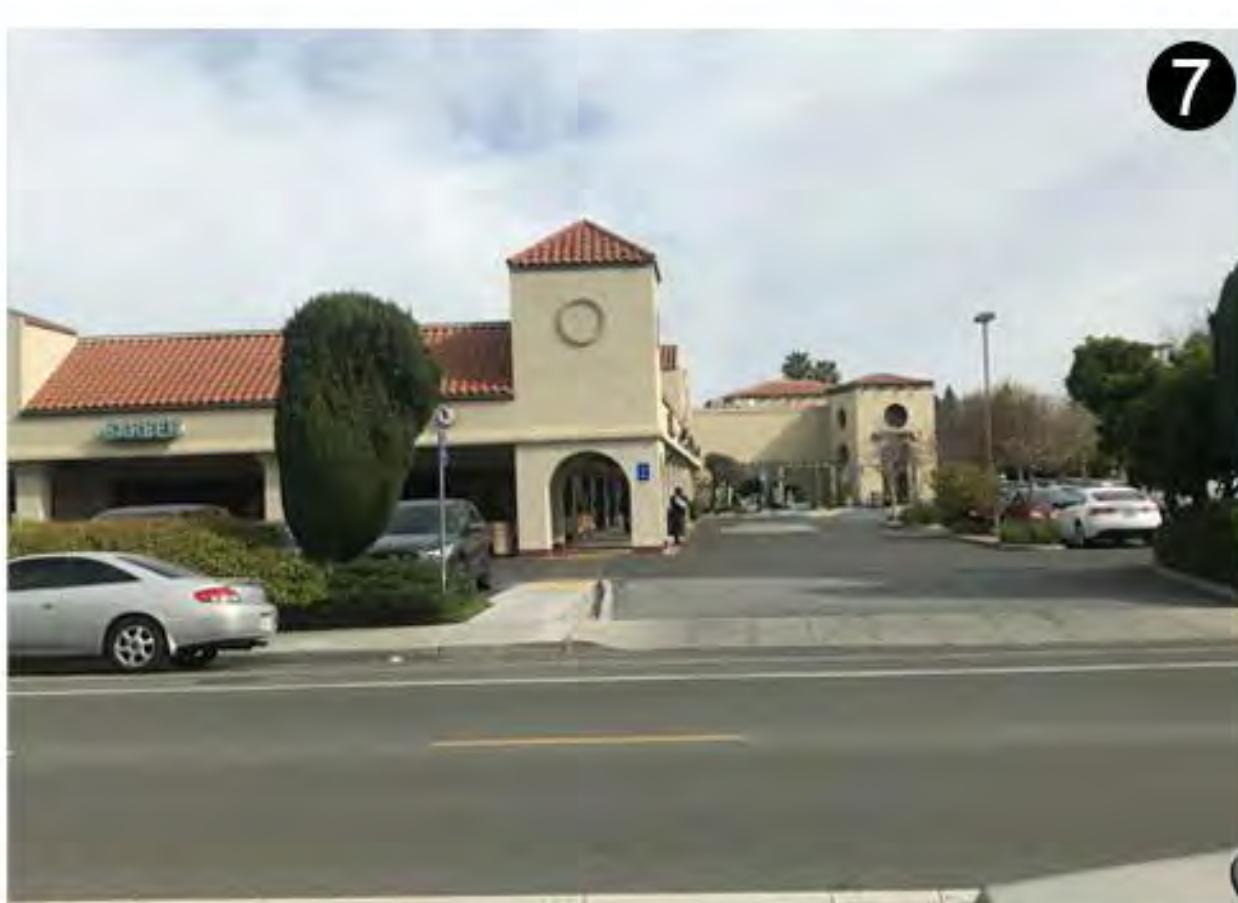
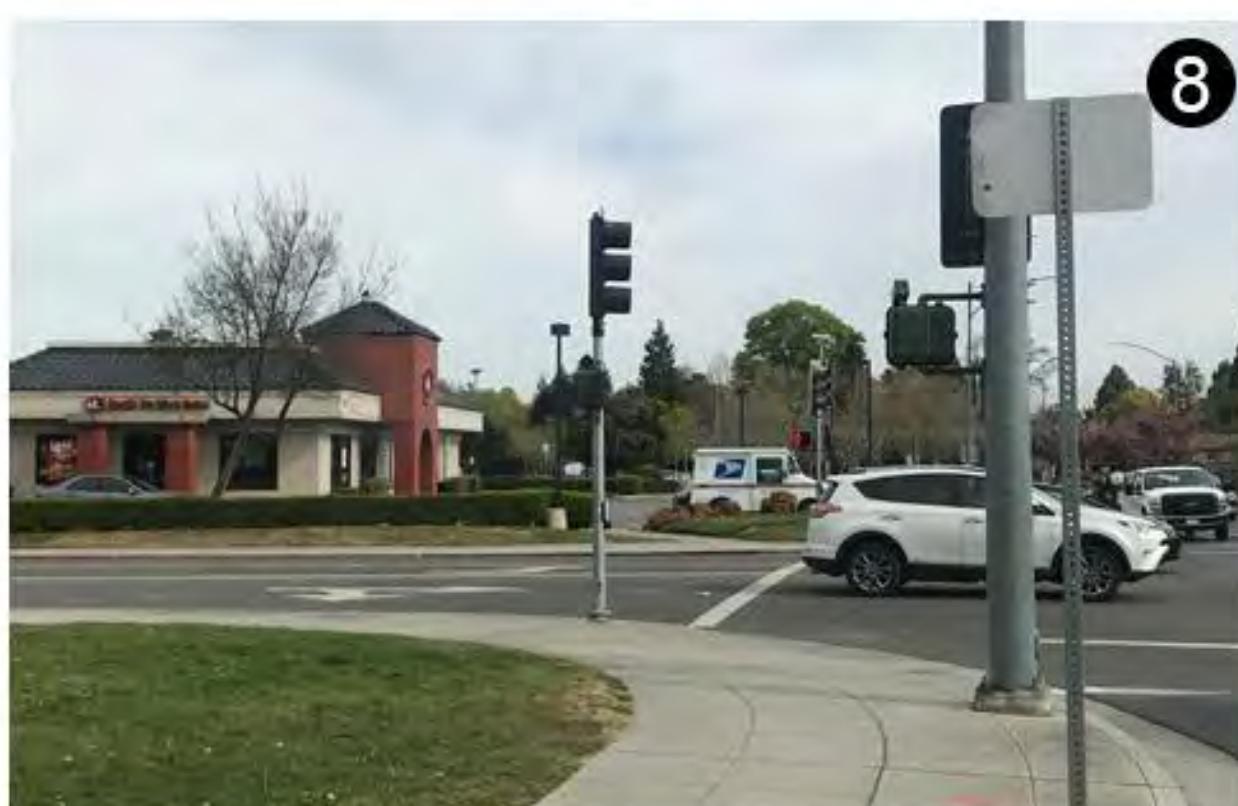
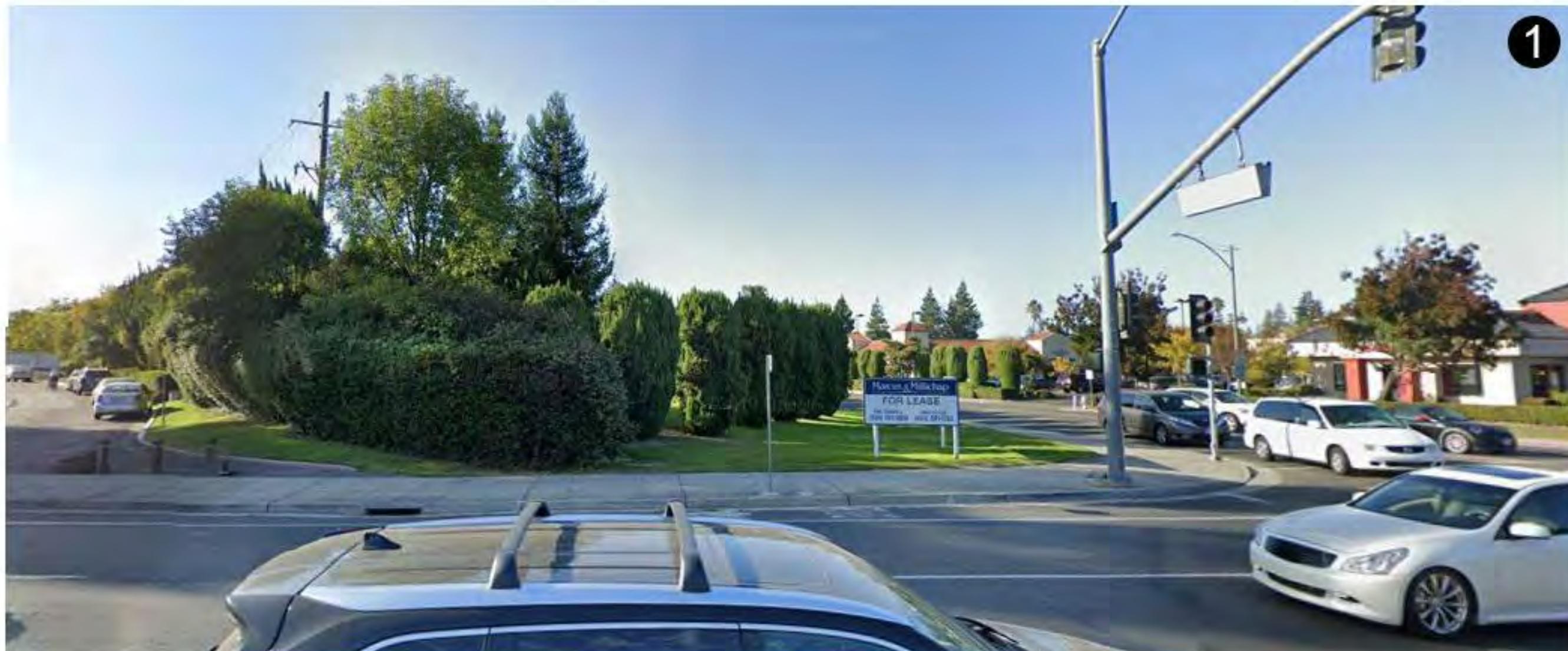
7/14/21 Formal Submittal

10/22/21 Formal Resubmit

6/6/22 Formal Resubmit

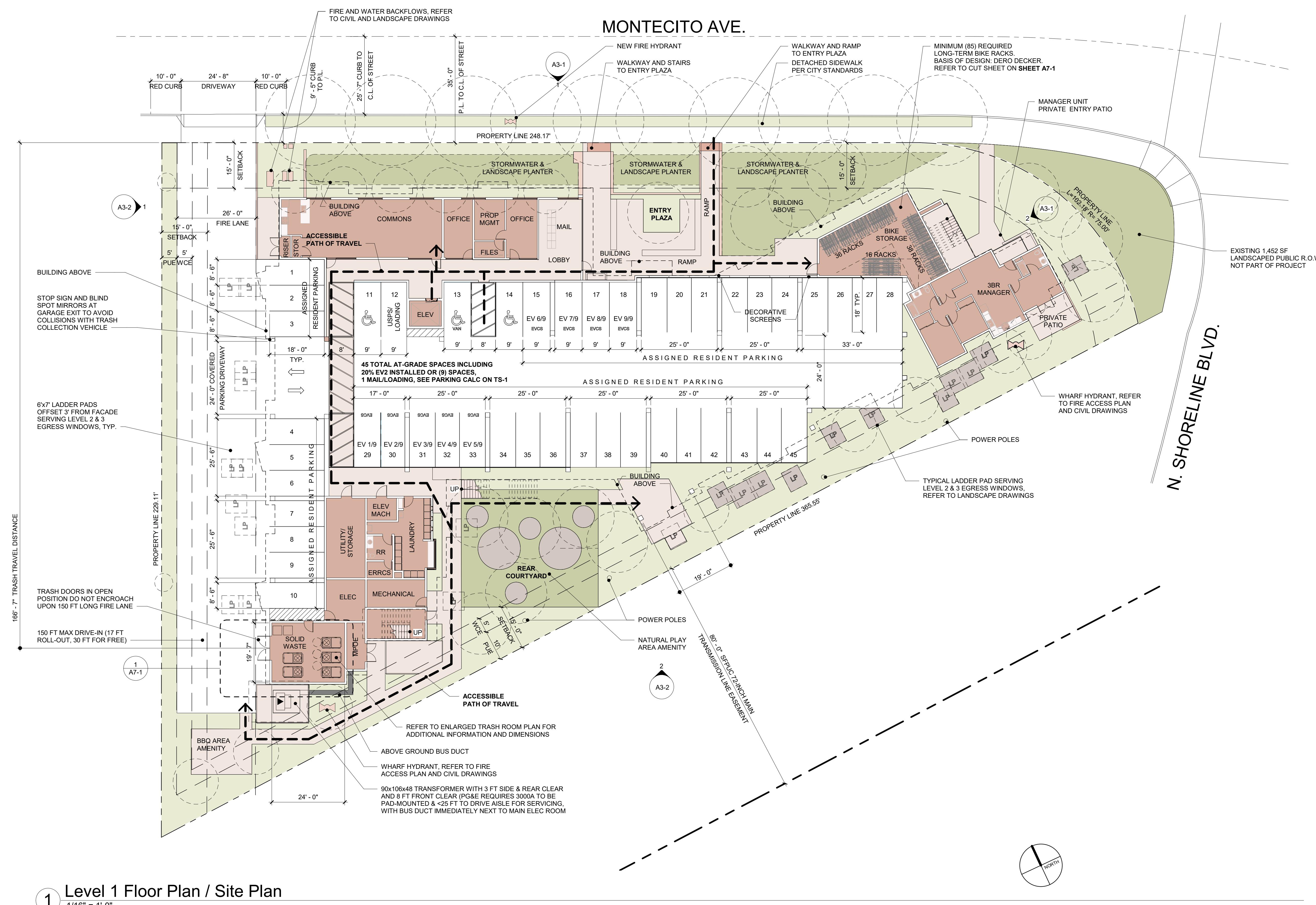
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Site Context Photos

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# 1 Level 1 Floor Plan / Site Plan

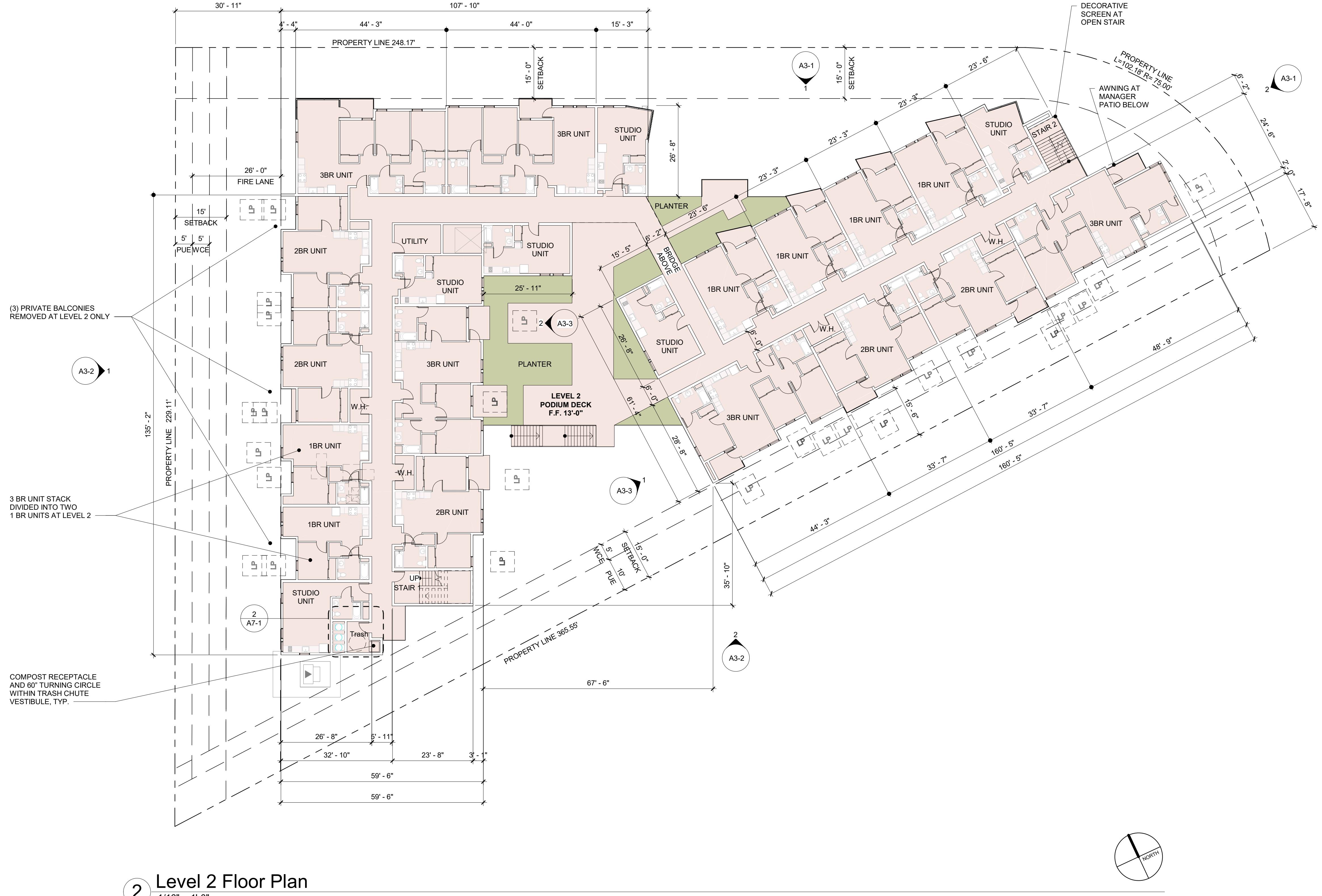
1/16" = 1' 0"

1/16" = 1'-0"

# Level 1 Floor Plan/ Site Plan

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**MONTECITO AVE.**



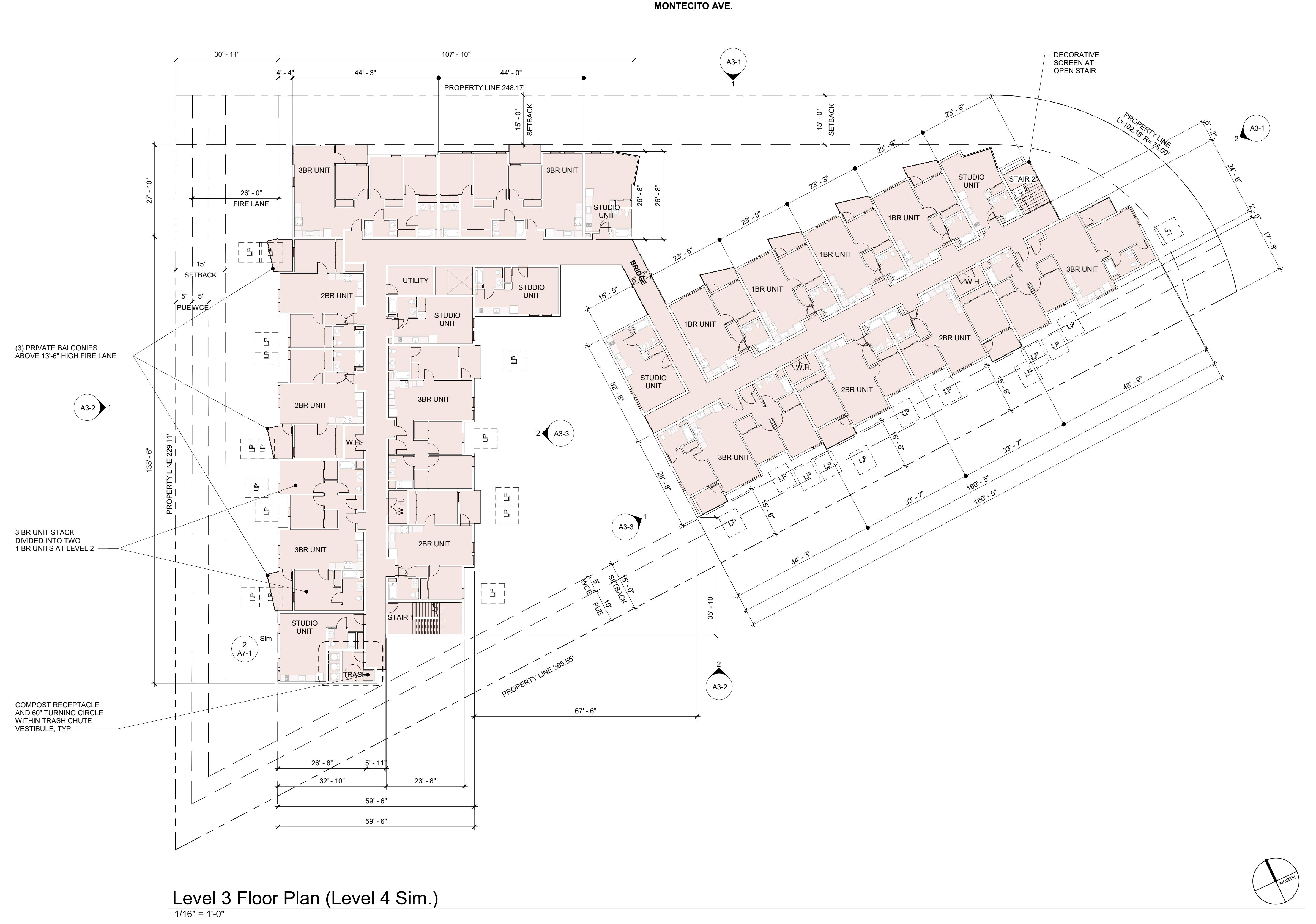
# Level 2 Floor Plan

 1/16" = 1'-0"

# Level 2 Floor Plan

A1-2

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# Level 3 Floor Plan (Level 4 Sim.)

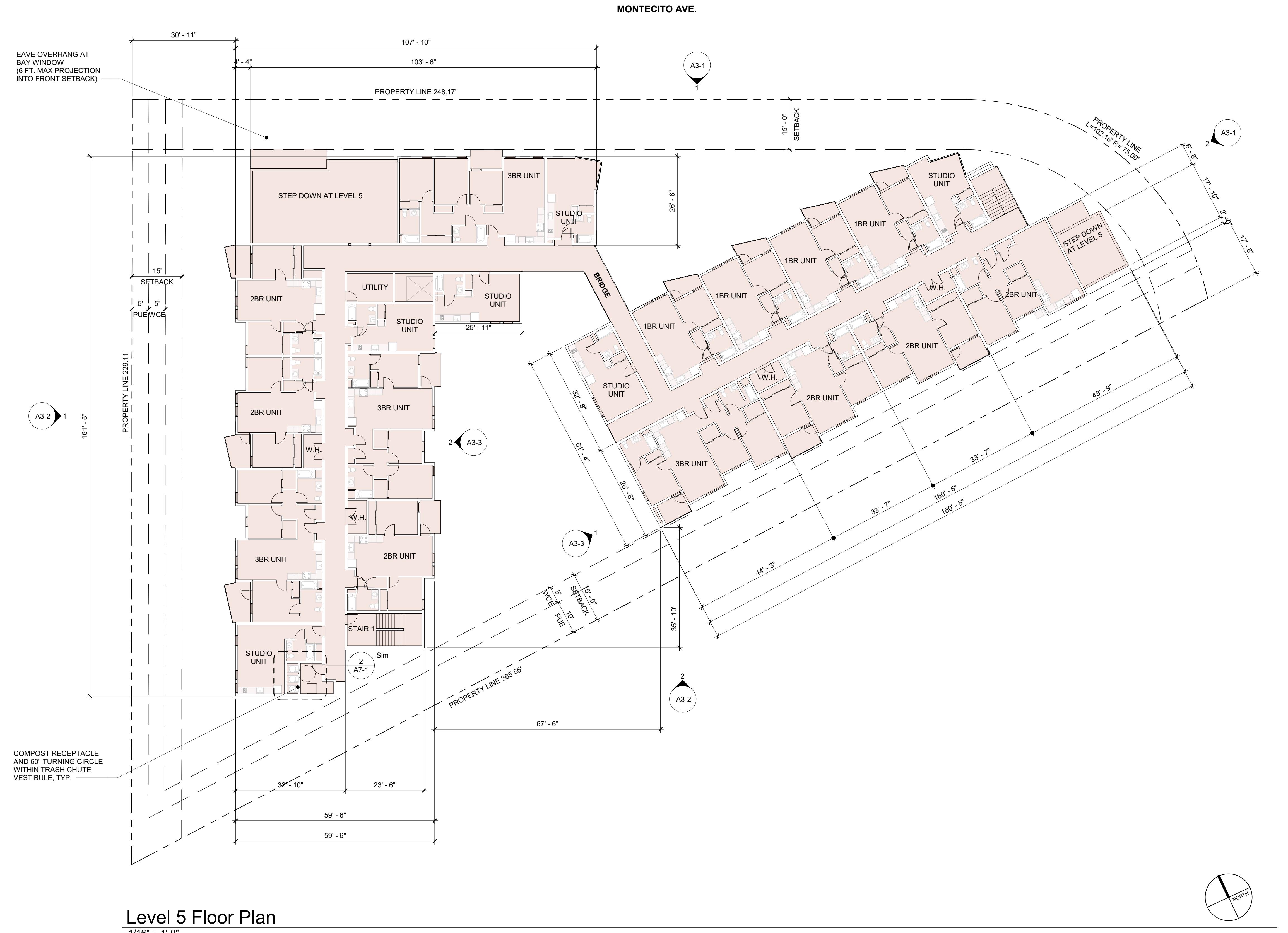
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1/16" = 1'-0"

# Level 3,4 Floor Plan

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Charities Housing

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10/22/21 Formal Resubmit  
6/6/22 Formal Resubmit  
8/12/22 DRC #2 Updates  
9/20/22 For Public Meetings

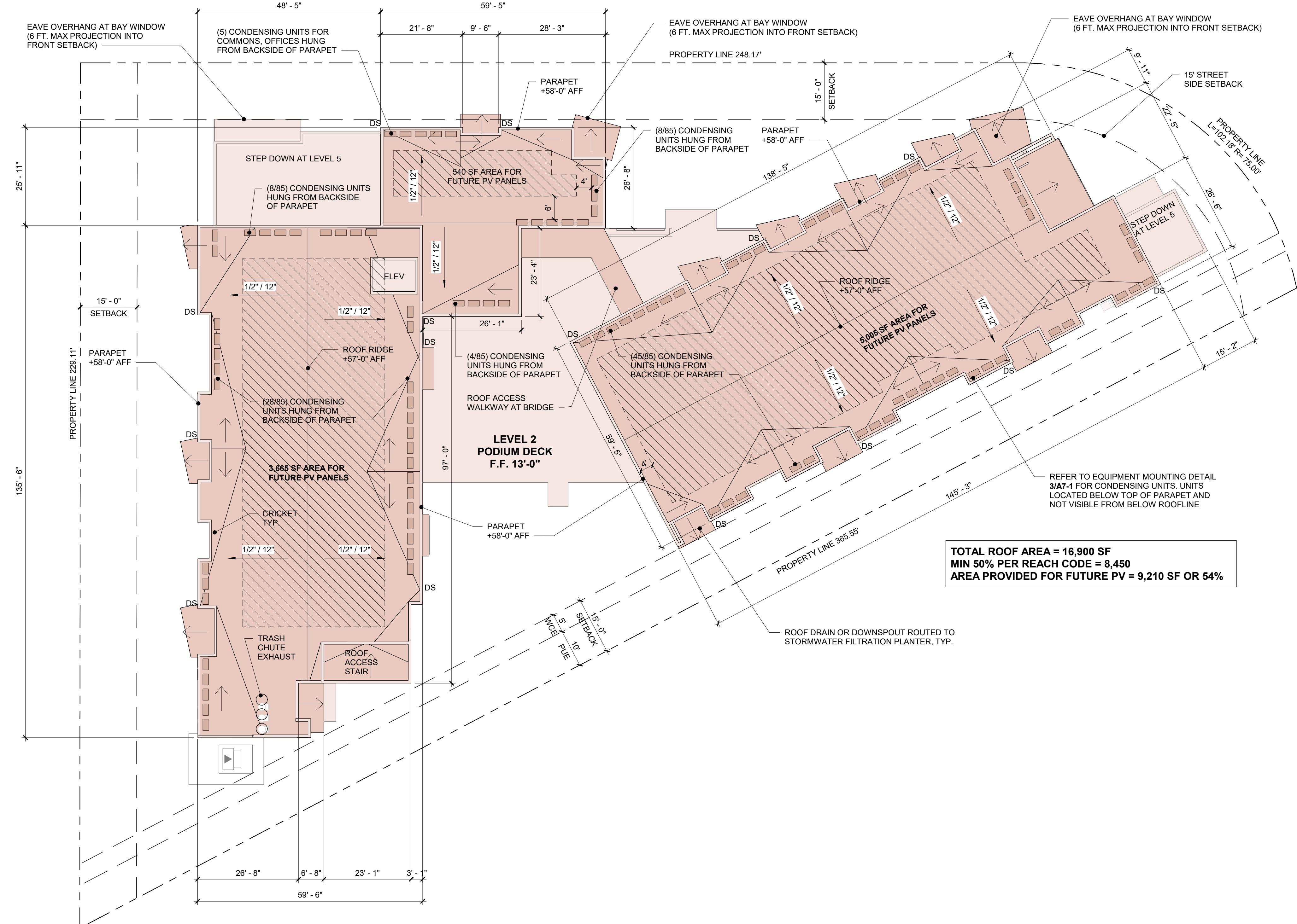


Level 5 Floor Plan

1/16" = 1'-0"

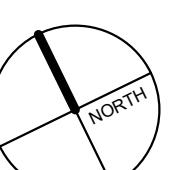
Level 5 Floor Plan

### MONTECITO AVE.



Roof Plan

1/16" = 1'-0"



### Montecito Avenue

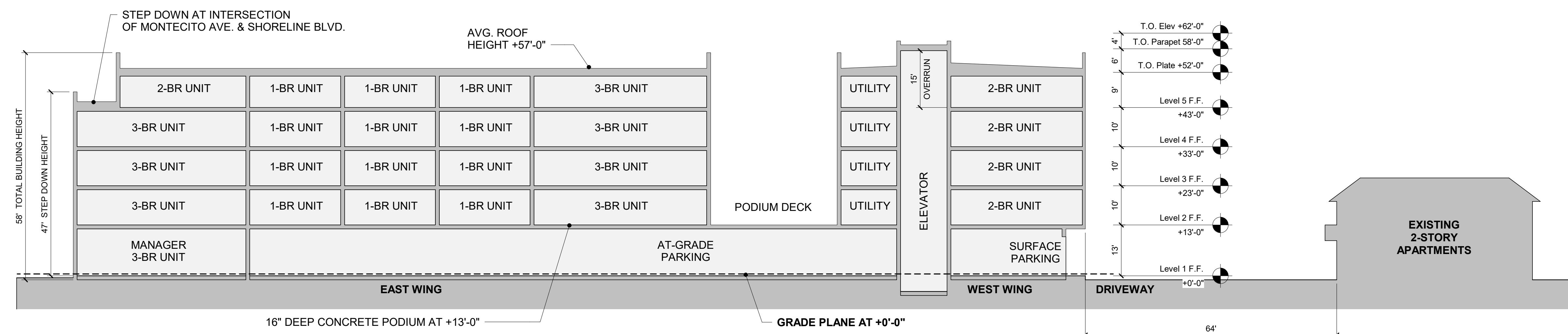
1265 Montecito Ave., Mountain View, CA 94043

Charities Housing

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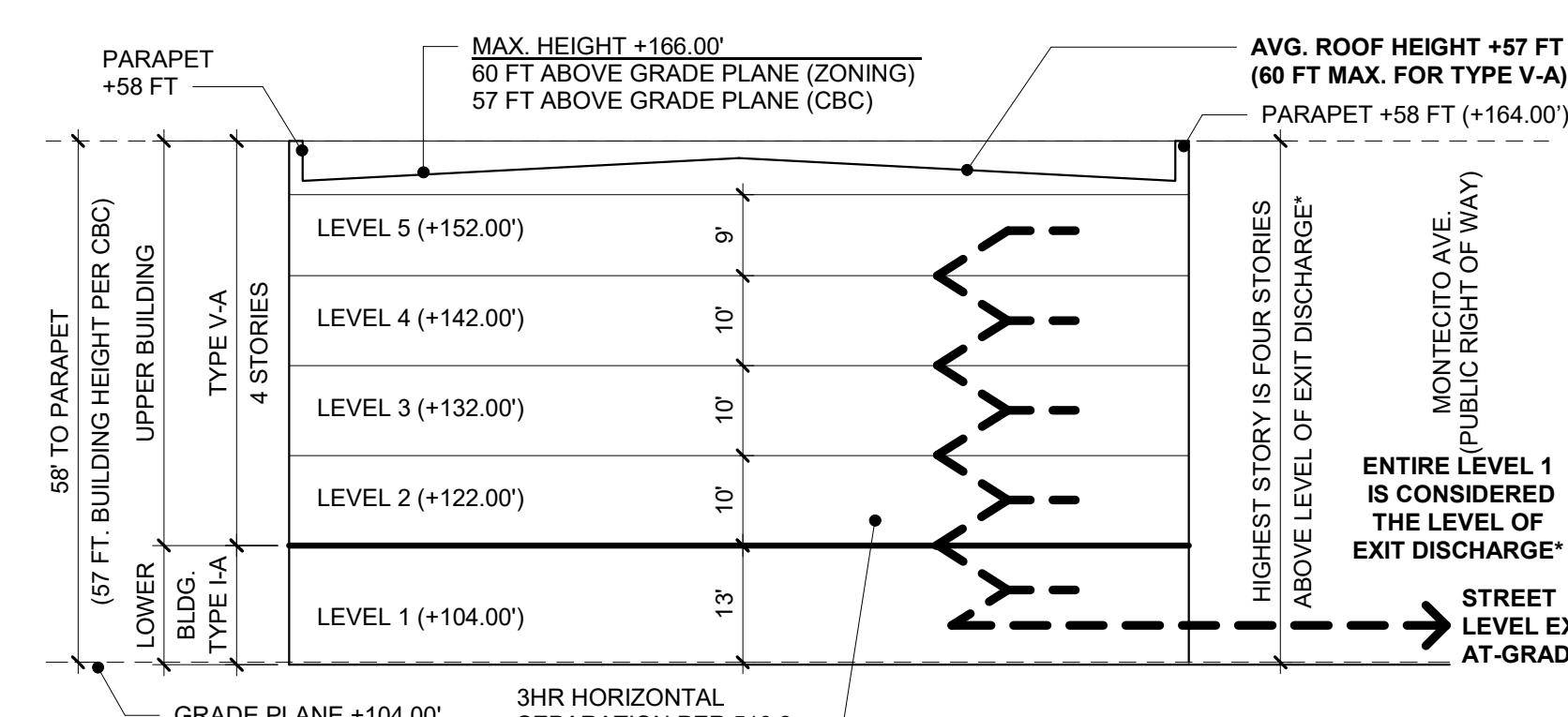
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7/14/21 Formal Submittal  
10/22/21 Formal Resubmit  
6/6/22 Formal Resubmit  
8/12/22 DRC #2 Updates

Roof Plan



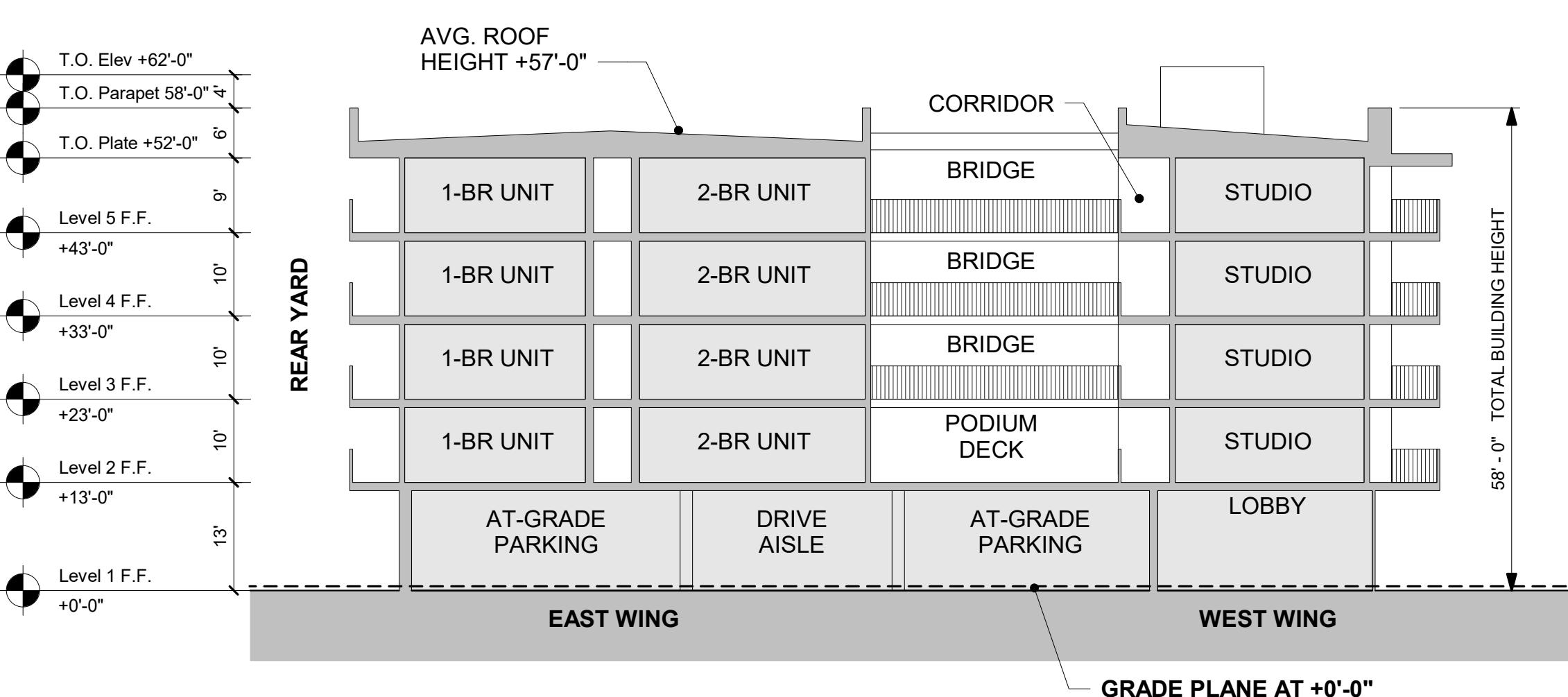
① Section Through Building Looking South

1/16" = 1'-0"



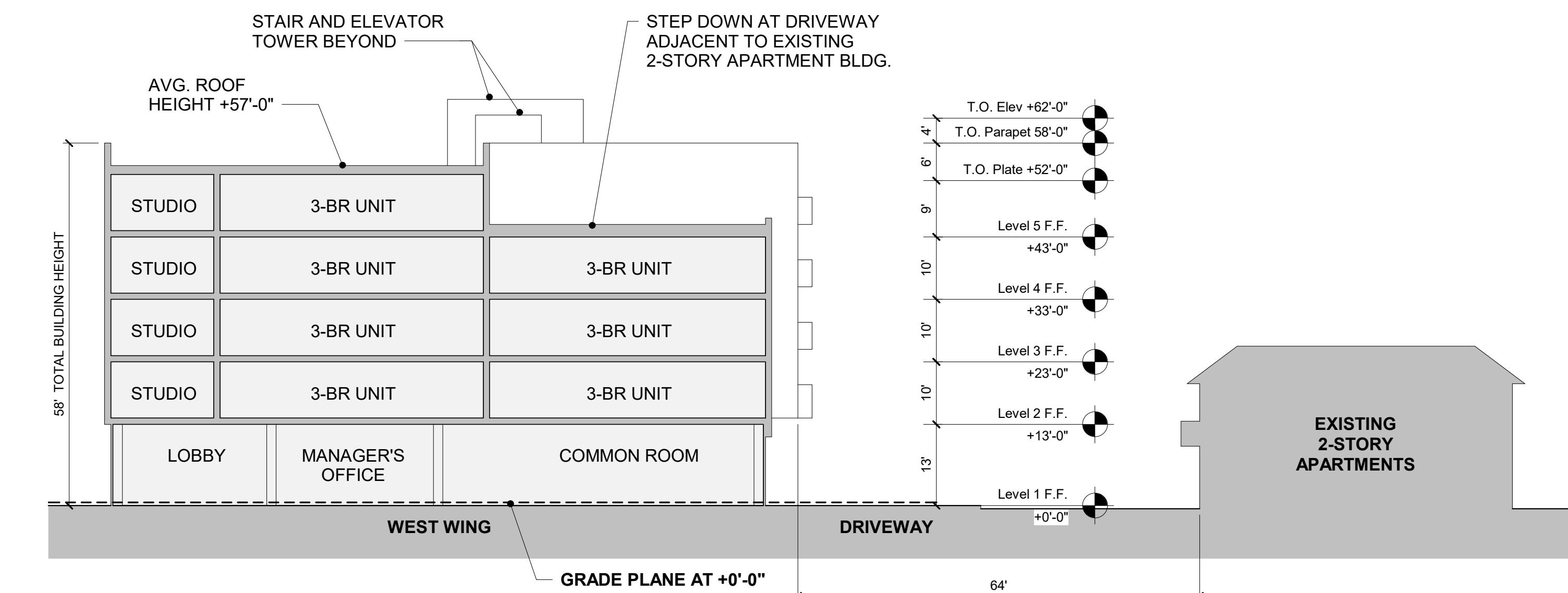
⑤ Type V-A Building Height, Accessible Means of Egress

1" = 20'-0"



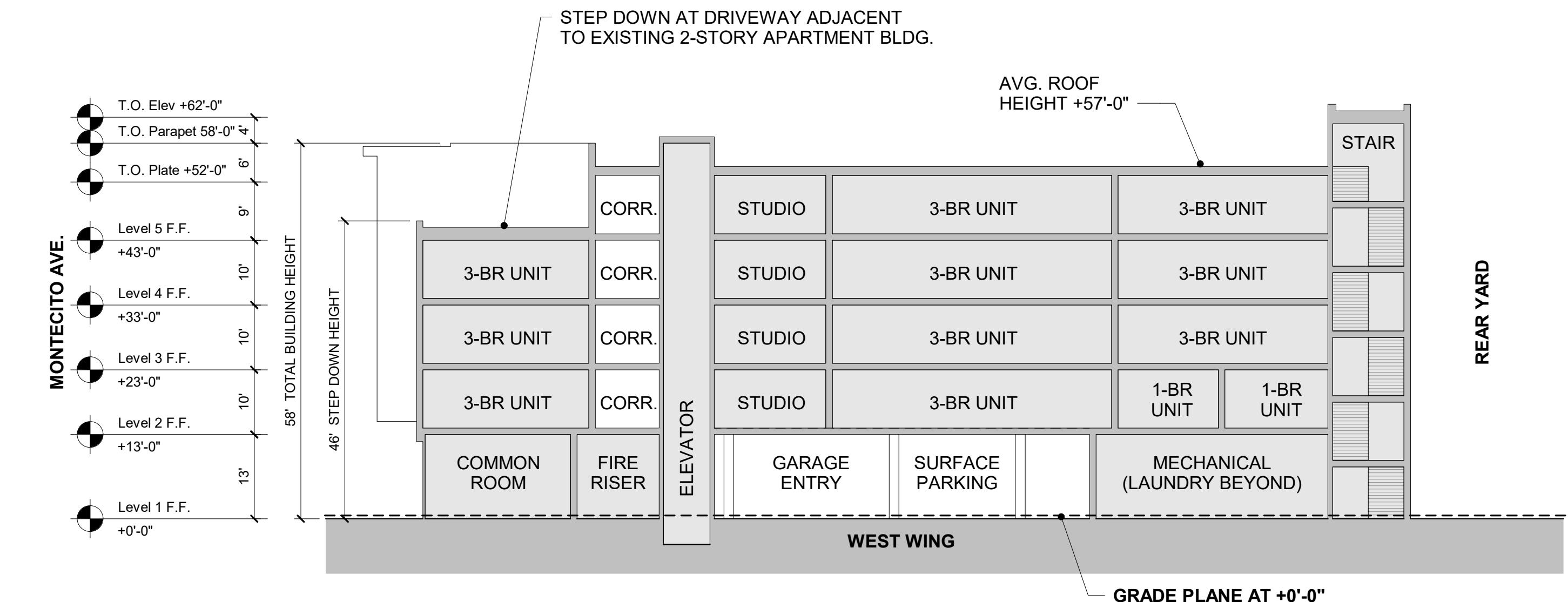
④ Section Through Building at Bridge

1/16" = 1'-0"



② Section Through West Wing Looking South

1/16" = 1'-0"



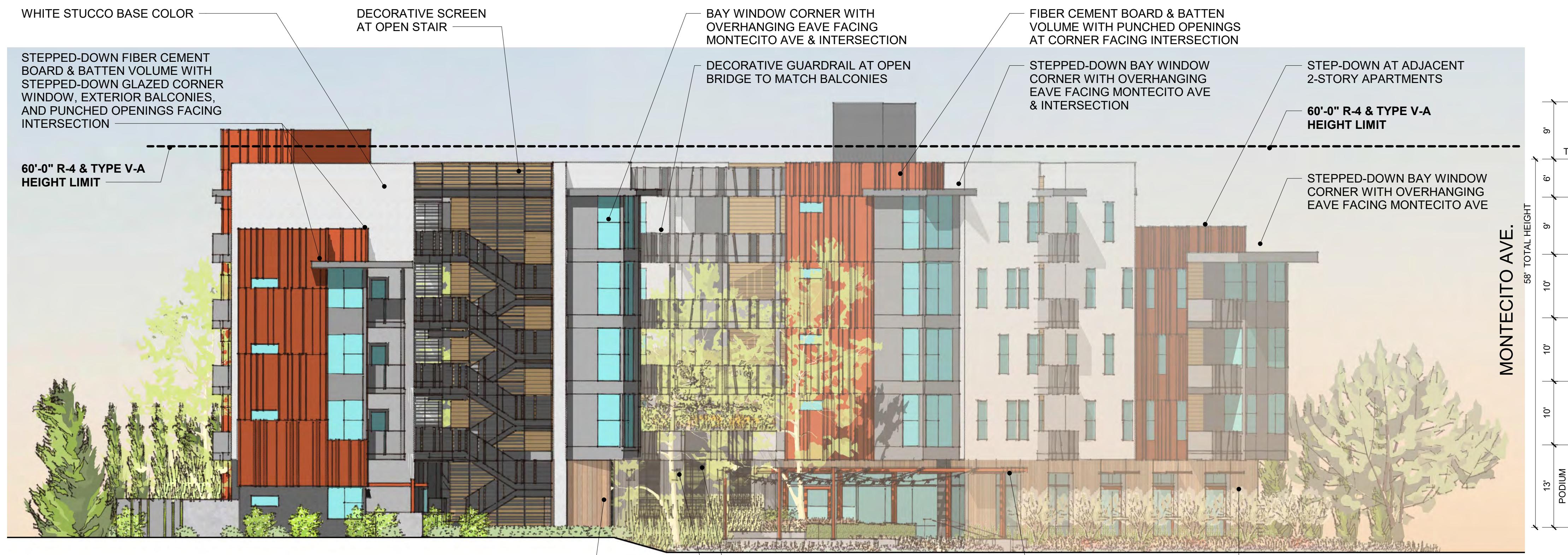
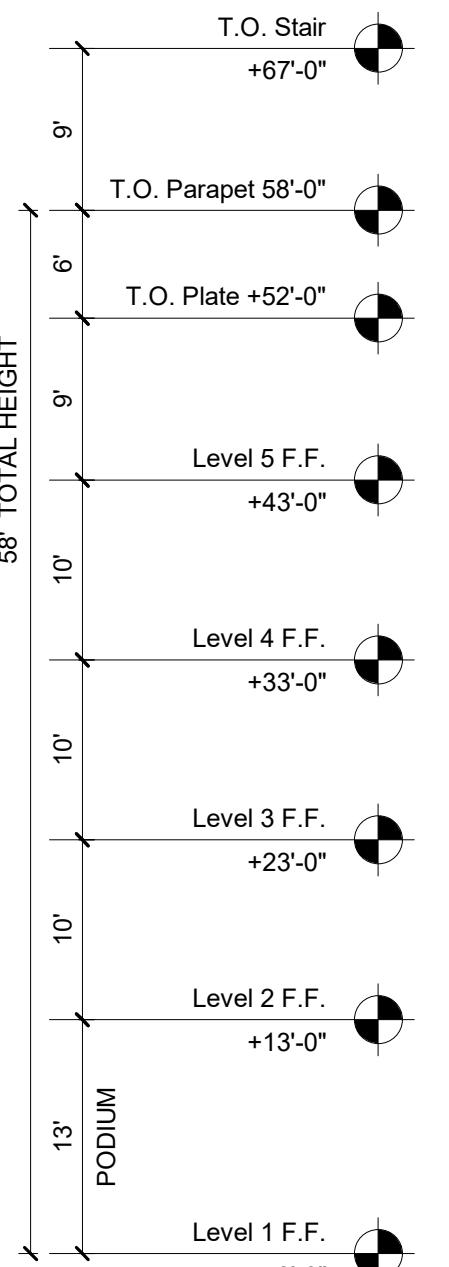
③ Section Through West Wing Looking East

1/16" = 1'-0"



1 North Elevation

3/32" = 1'-0"



2 East Elevation

3/32" = 1'-0"

### Legend - Exterior Materials

	Vertical T&G Cedar Siding with TWP Natural Stain in 'Pecan'
	Textured Vertical Board-Formed Concrete Standard Gray color with 6-8" wide joints
	Dark Gray Painted Steel Fascia and Drip Edge, Bonderized and Painted Similar to SW 7675 'Sealskin'
	Sheet Metal Guardrail with Irregular Vertical Gaps, Painted or Powder Coated Similar to SW 7066 'Gray Matters'
	Medium-Sand Finish Plaster Stucco Color Similar to SW 7066 'Gray Matters'
	Solarban Low-E Glazing with Gray or Bronze Vinyl Frames at Units or Bronze Anodized Storefront Mullions. Base of Design: Milgard 'Timber' or VPF 'Endurance' (Vinyl), Arcadia A400 Center Glazed (Storefront)

Exterior Elevations

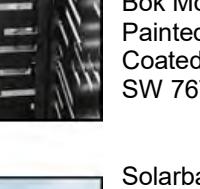
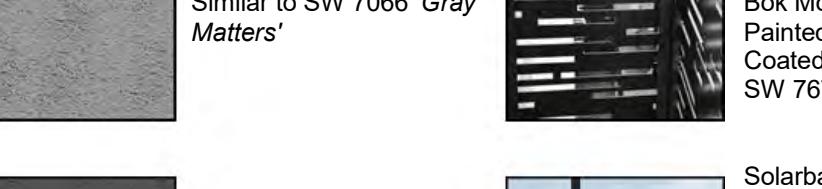
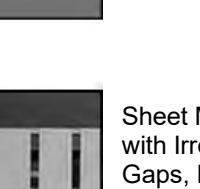
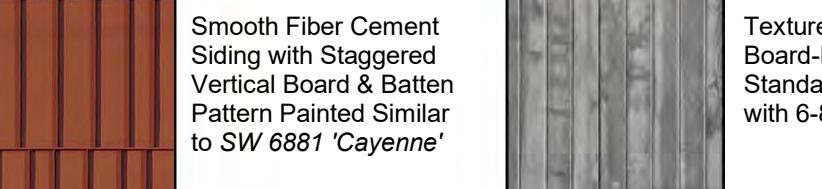


2 South Elevation

3/32" = 1'-0"



EXISTING TALL CYPRESS HEDGE TO REMAIN



SOFT LOW PLANTING STEEL ENTRY TRELLIS

CLOSURE AT FRONT STUCCO VOLUME, SEE ENLARGED VIEWS AT RIGHT

VERTICAL CEDAR SIDING AT BASE OF BUILDING

HIGH WINDOW OVER COMMON ROOM KITCHEN AT DRIVEWAY

WOOD FENCE/SCREEN AT FIRE BACKFLOW EQUIPMENT

DARK GRAY PAINT AT PODIUM BASE, COLUMNS AND WALLS

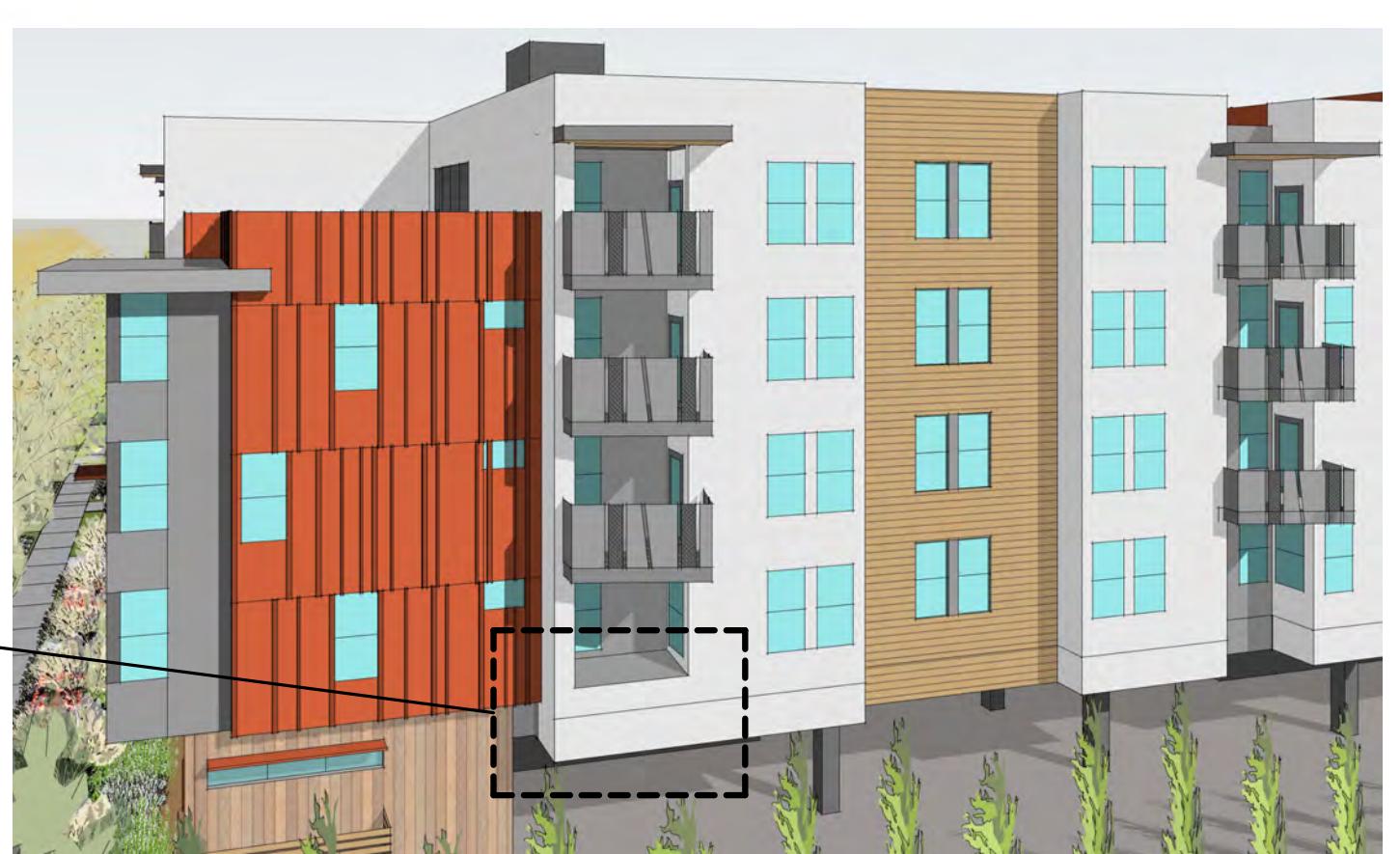
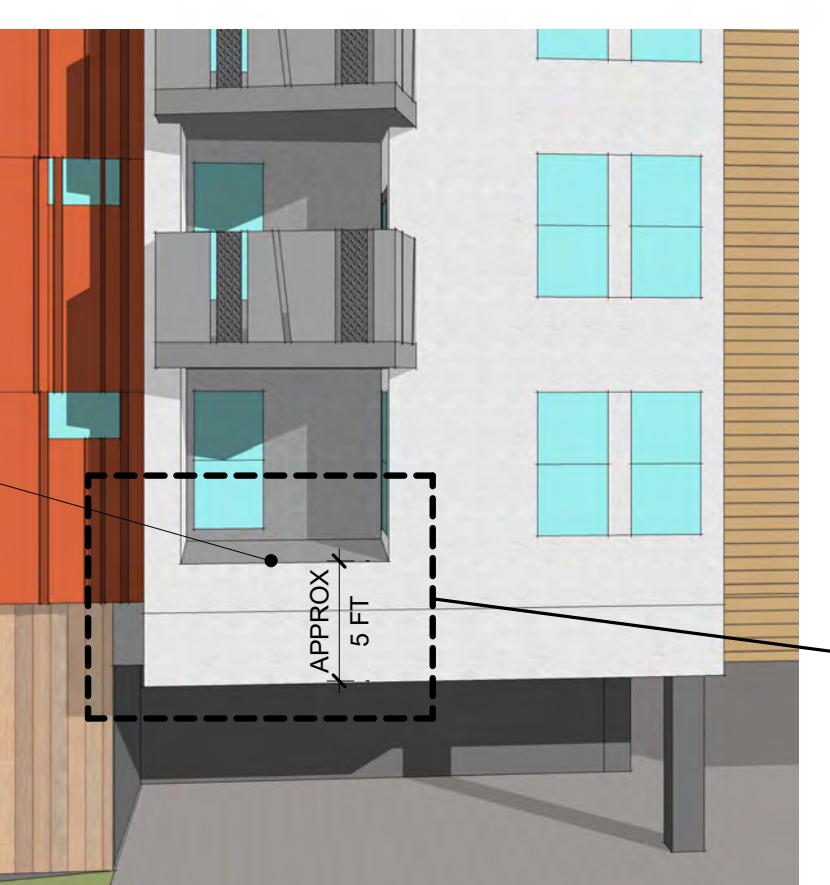
STUCCO "SKIRT" EXTENSION OF WALLS ABOVE AT TUCK UNDER PARKING

PLASTER STUCCO VOLUME CLOSEST TO STREET IS CLOSED AT BASE WHERE BALCONY WAS REMOVED DUE TO FIRE LANE ENCROACHMENT. SHEET METAL "SHELF" SHALL START 4-8" BELOW WINDOW SILL AND SLOPE TO EXTERIOR

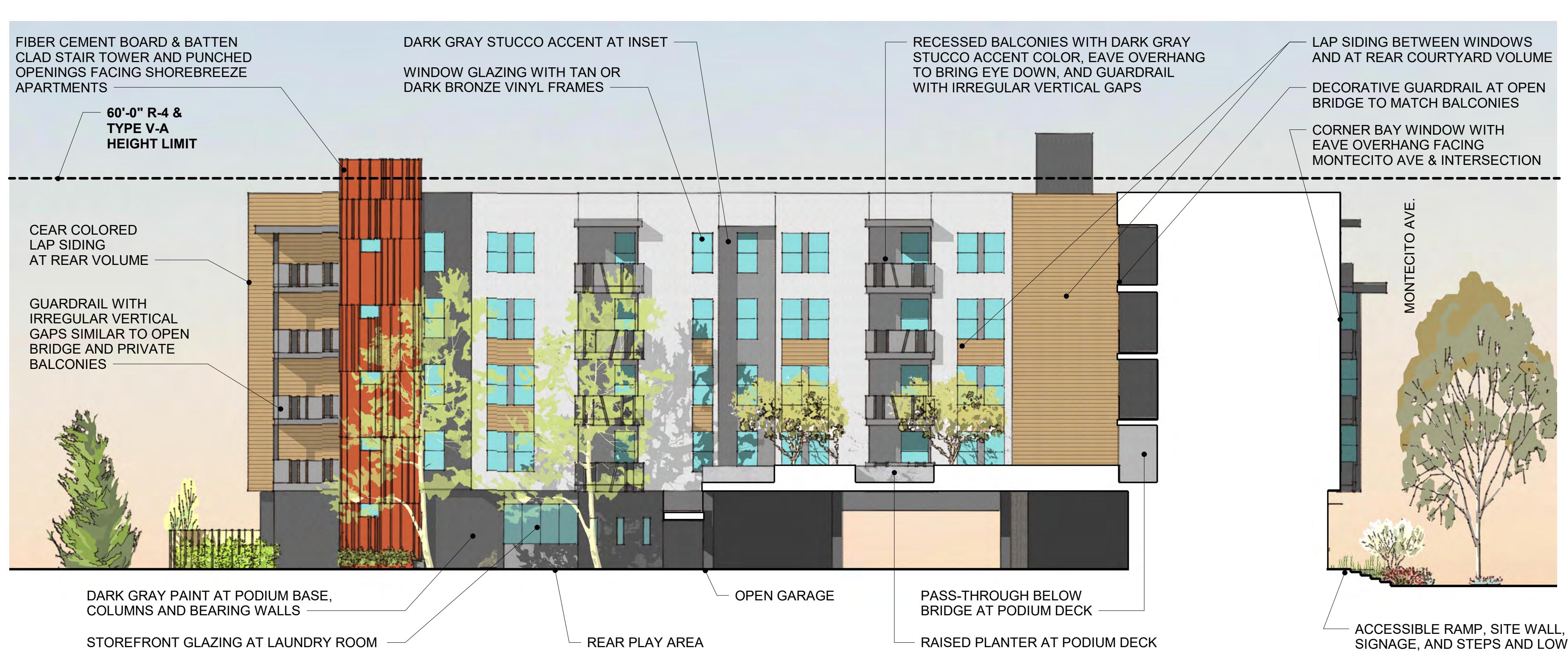
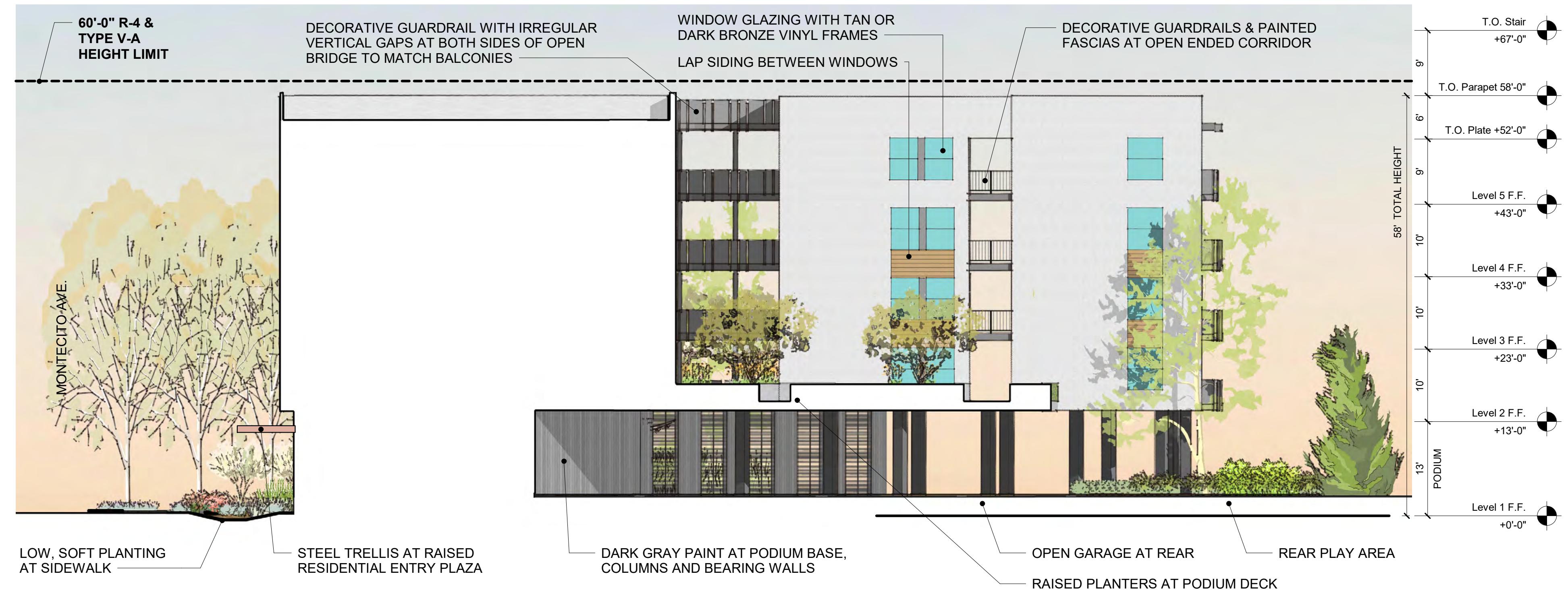
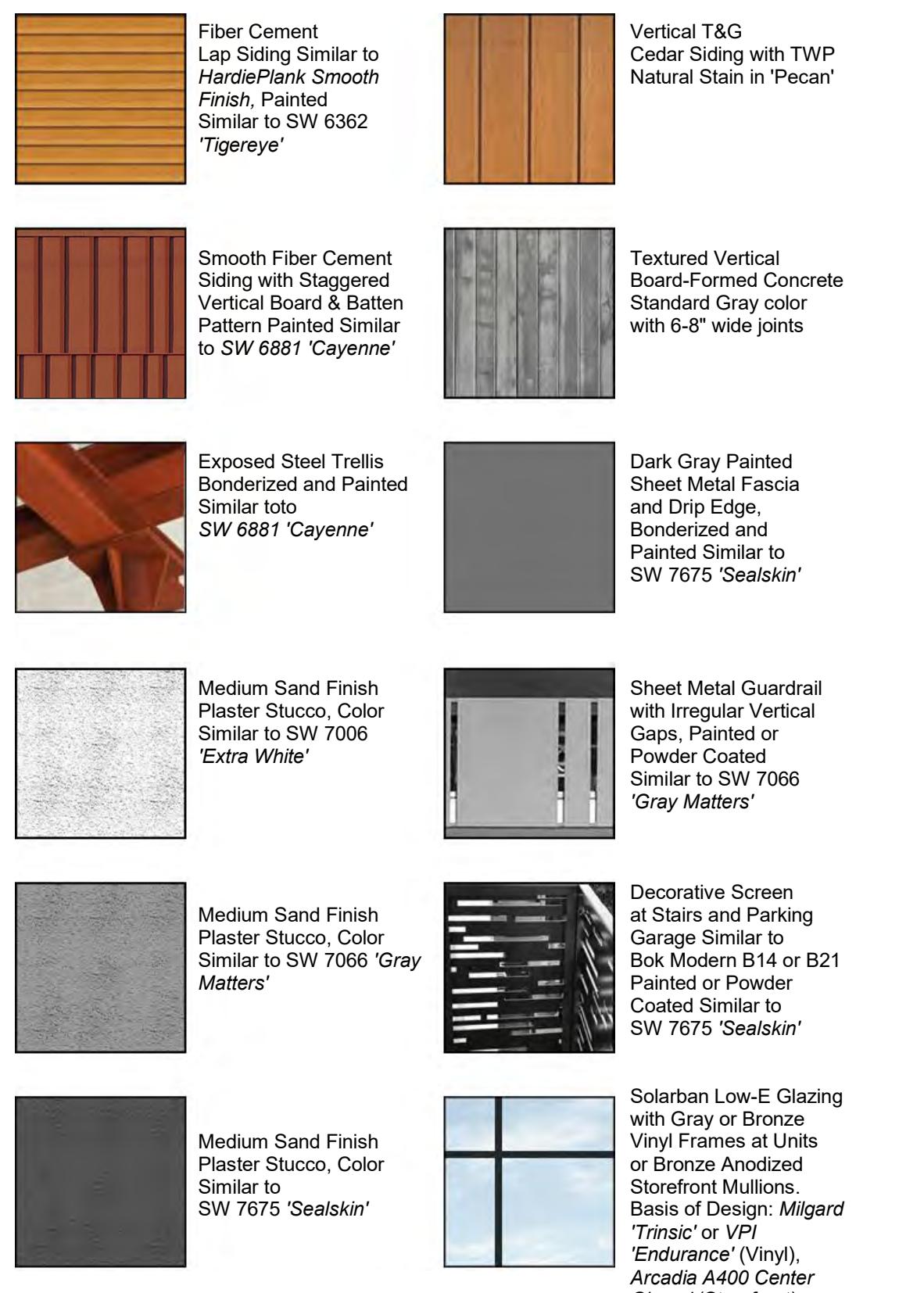
3/32" = 1'-0"

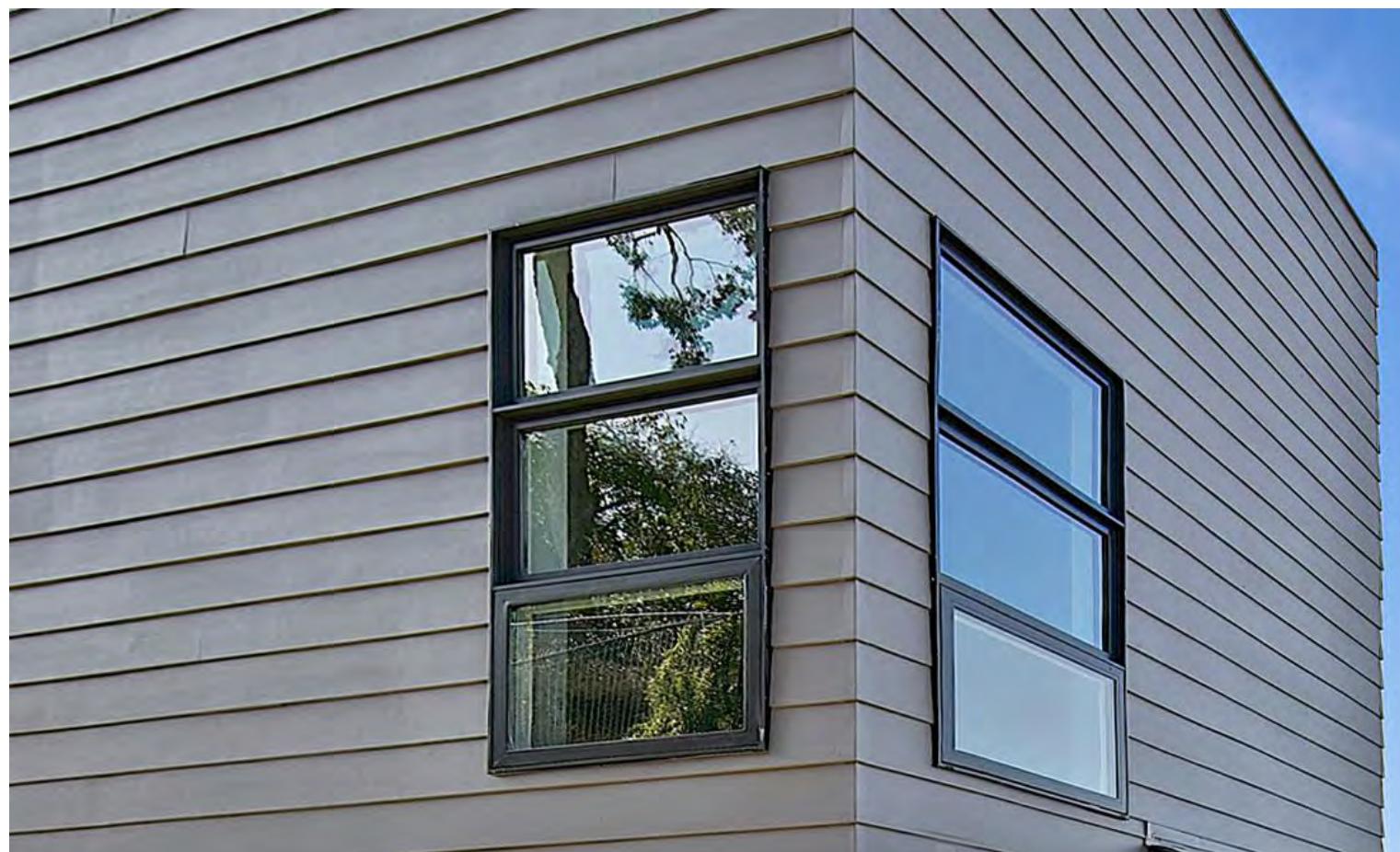
1 West Elevation

3/32" = 1'-0"



## Legend - Exterior Materials





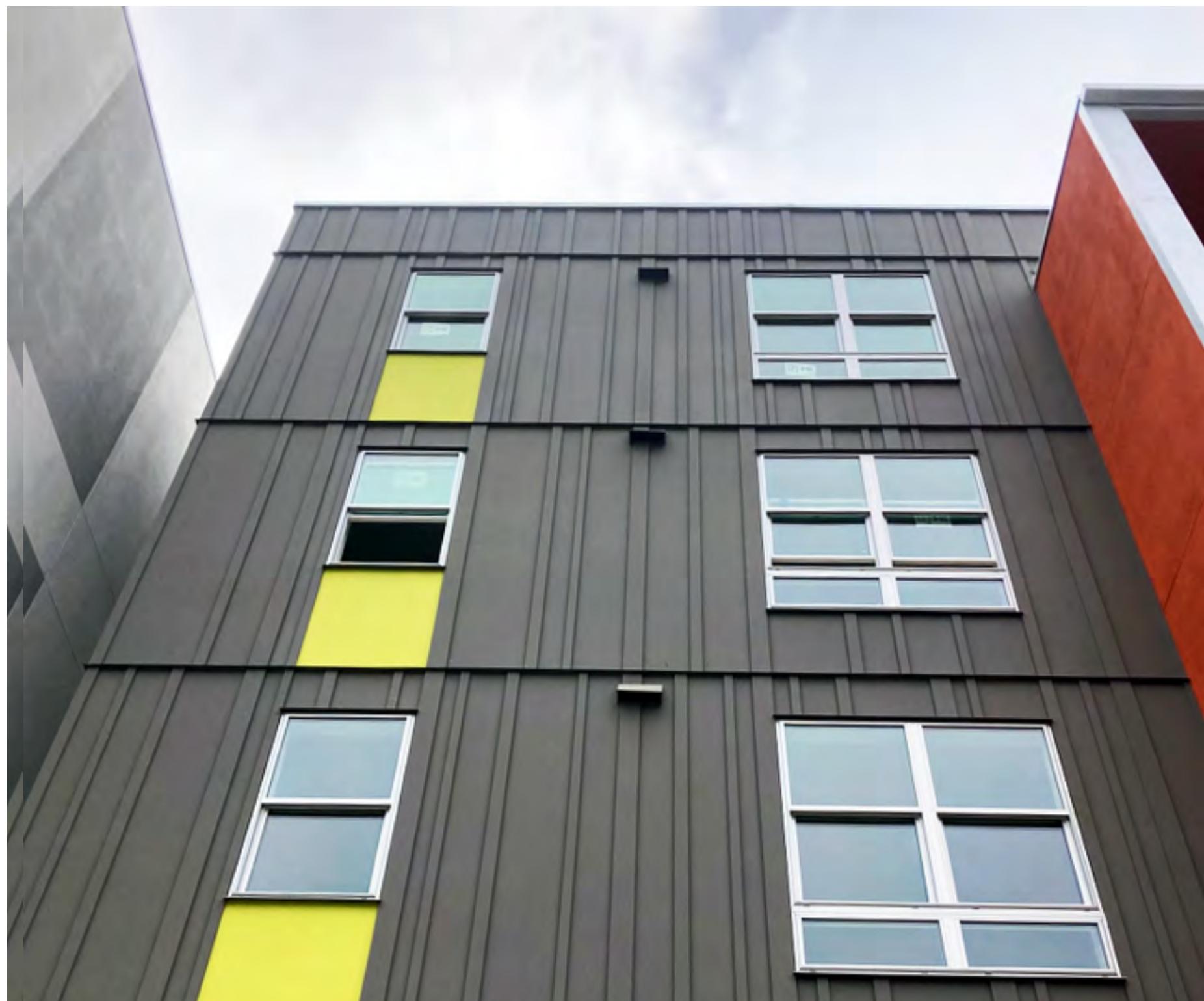
③ Example of Horizontal Lap Siding Steel Corner Cap  
(Flush window not indicative of intended alignment in lap siding)



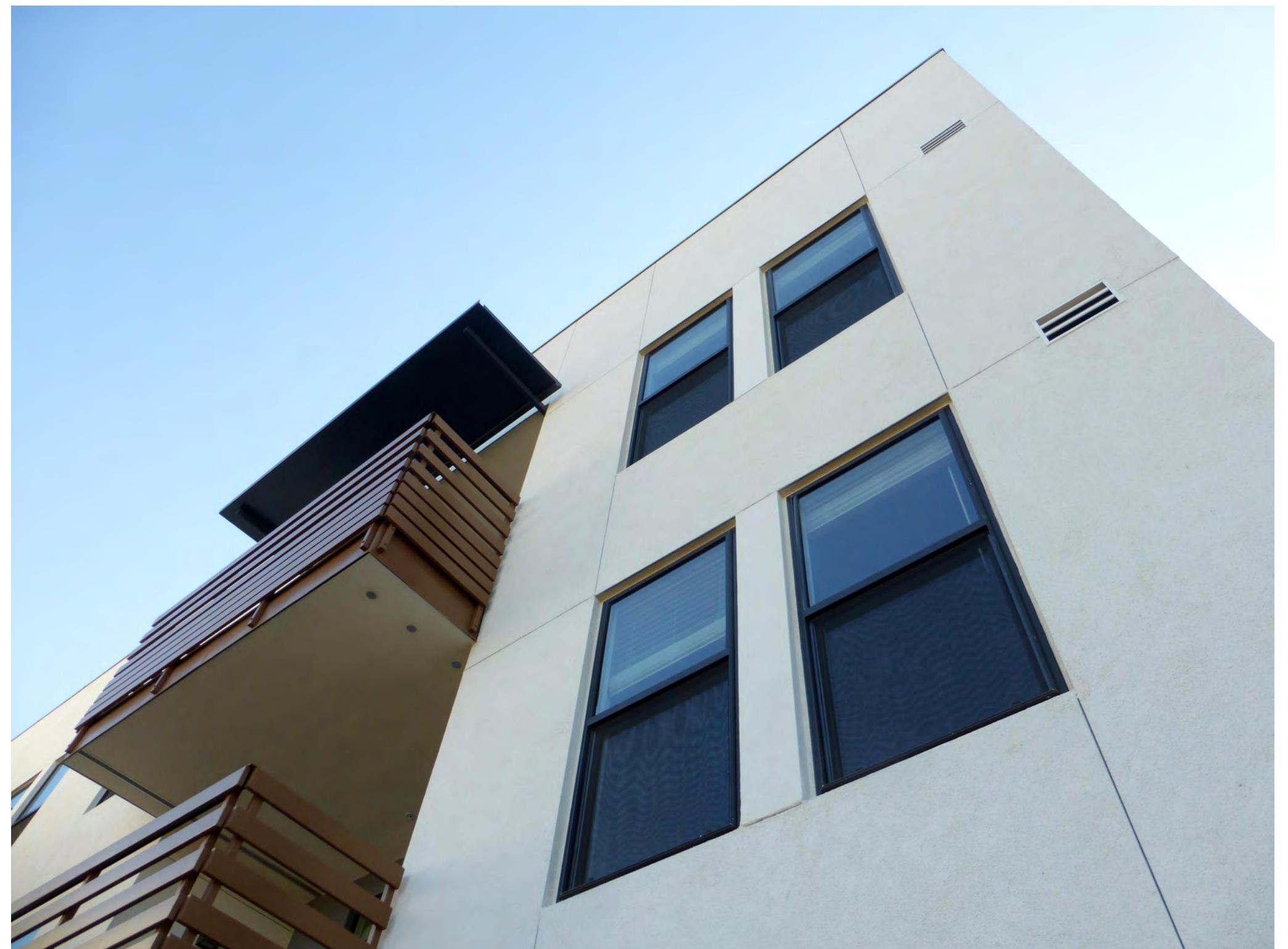
① Overall Example of Staggered Red Vertical Siding, White and Gray Medium Sand Finish Stucco  
(Provided for overall compositional effect, metal panel not indicative of proposed material, see view 3)



② Plaster Wall with Jogged Parapets, Medium Sand Finish Stucco,  
Gray Lap Siding, Staggered Windows (Similar to South Elevation)



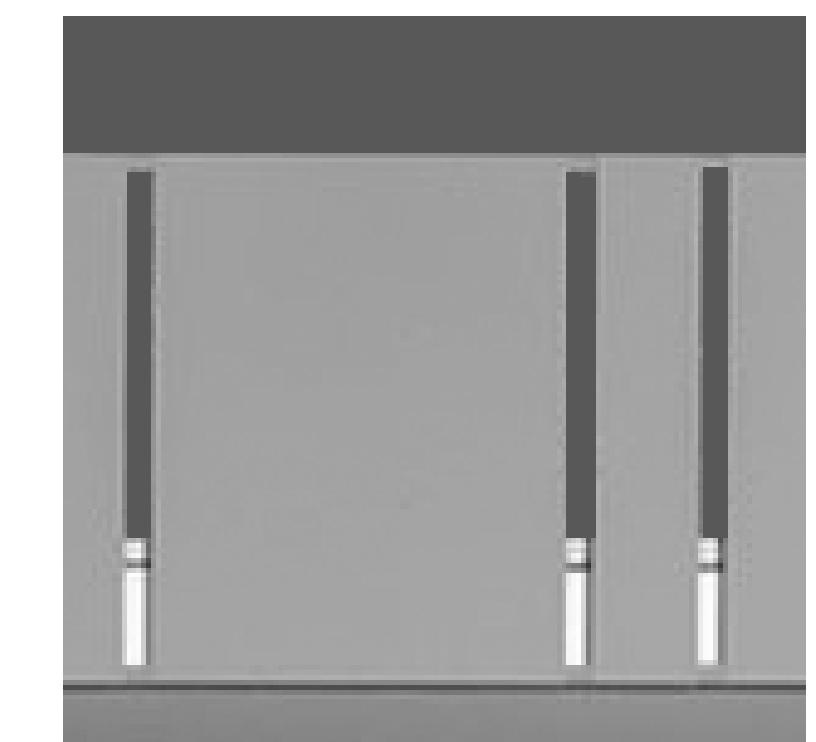
③ Staggered Smooth Vertical Batten Fiber Cement Siding with FLUSH Windows  
(Basis of Design for Windows in Red Vertical Siding)



④ Recessed Single-Hung Dark Vinyl Windows in Medium Sand Finish Stucco Wall  
with Face-Mounted Balcony Guardrail (Basis of Design for Windows and Stucco Walls)



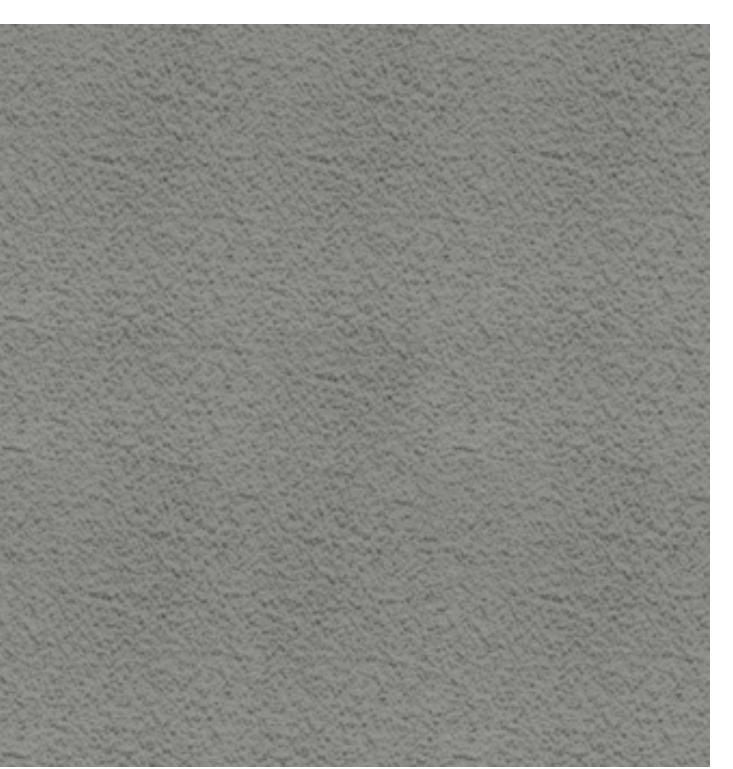
⑤ Example of Corner Bay Window Detailing with Gray Vinyl Windows,  
Lap Siding and Medium Sand Finish Stucco (Similar to North Elevation)



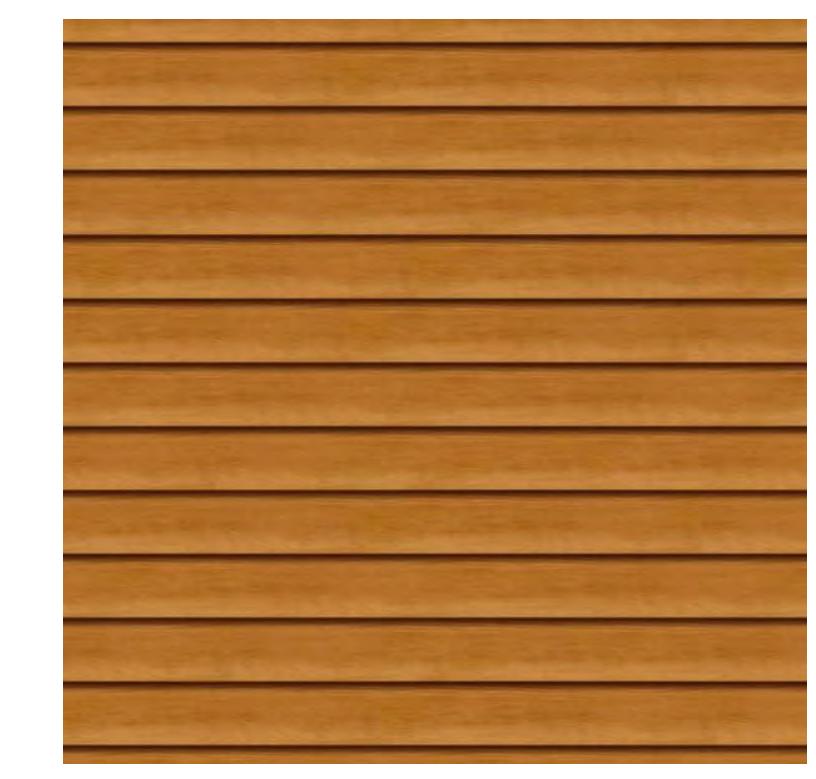
**A Sheet Metal Guardrail**



**B Decorative Screen**



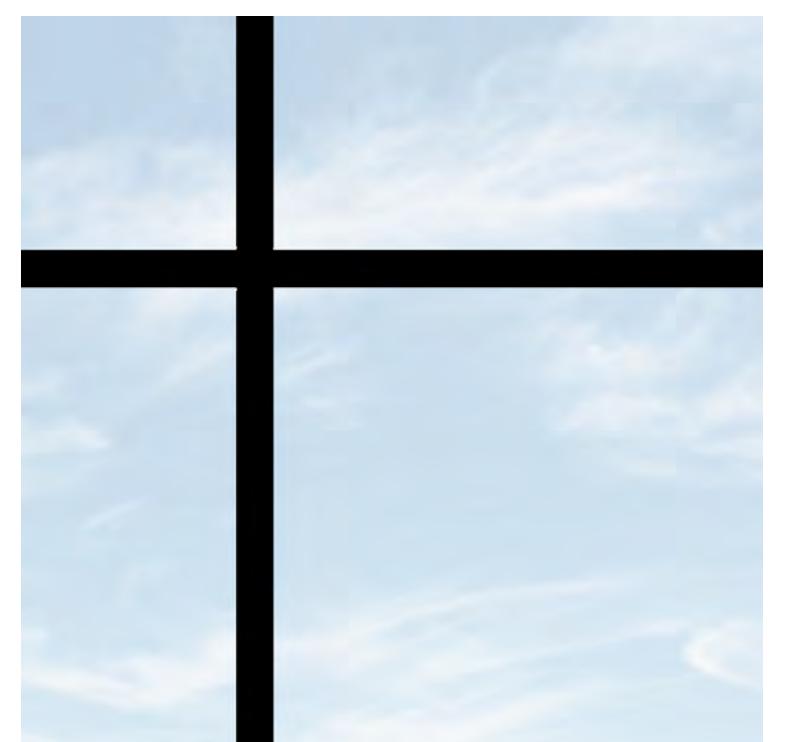
**G Integral Color Plaster Stucco**



**J Horz. Fiber Cement Lap Siding**  
Painted similar to SW 6362 'Tigereye'  
Basis of Design: HardiePlank Smooth Finish



**K Vertical T&G Cedar Siding**  
Natural Stain, TWP 'Pecan'



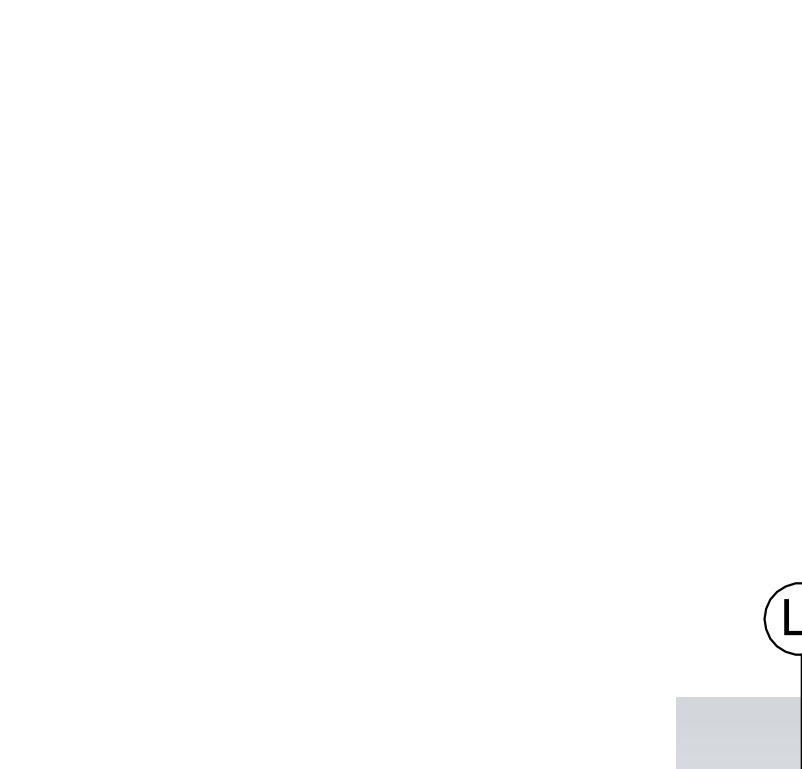
**C Unit Windows and Storefront**



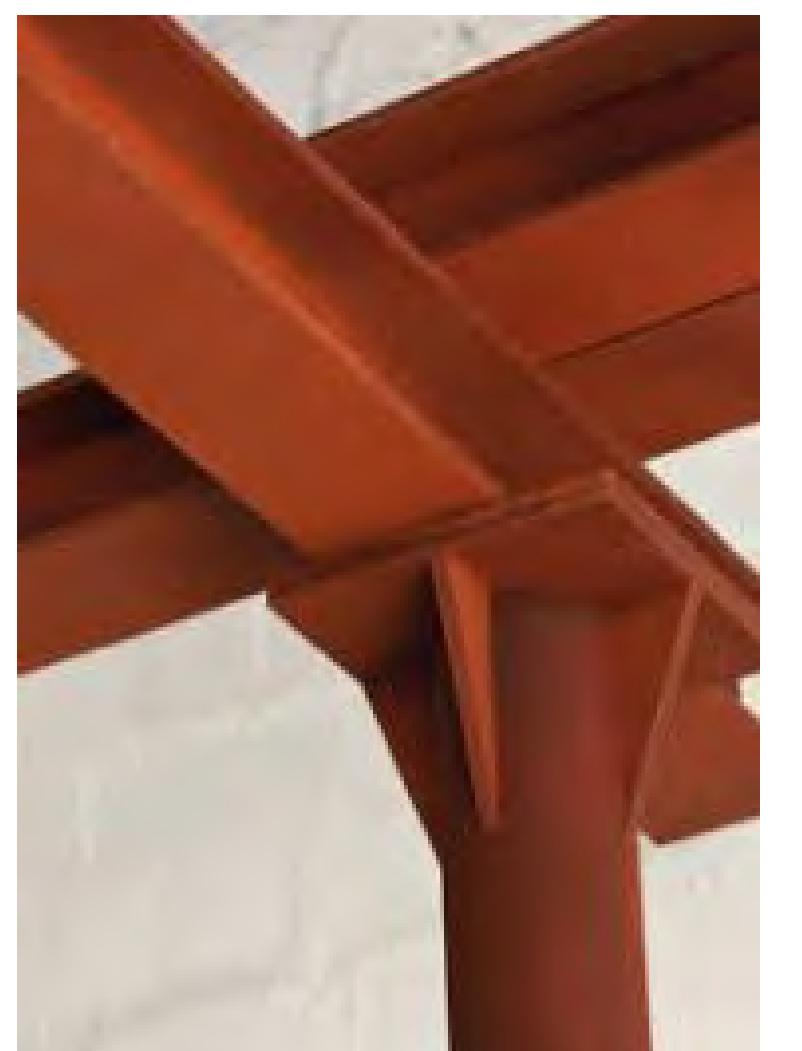
**I Painted Plaster Stucco**  
Medium Sand Finish, Color Similar to SW 7066 'Gray Matters'



**D Vertical Board Formed Concrete**



**E Sheet Metal Fascia and Trim**



**F Exposed Steel Trellis and Awnings**

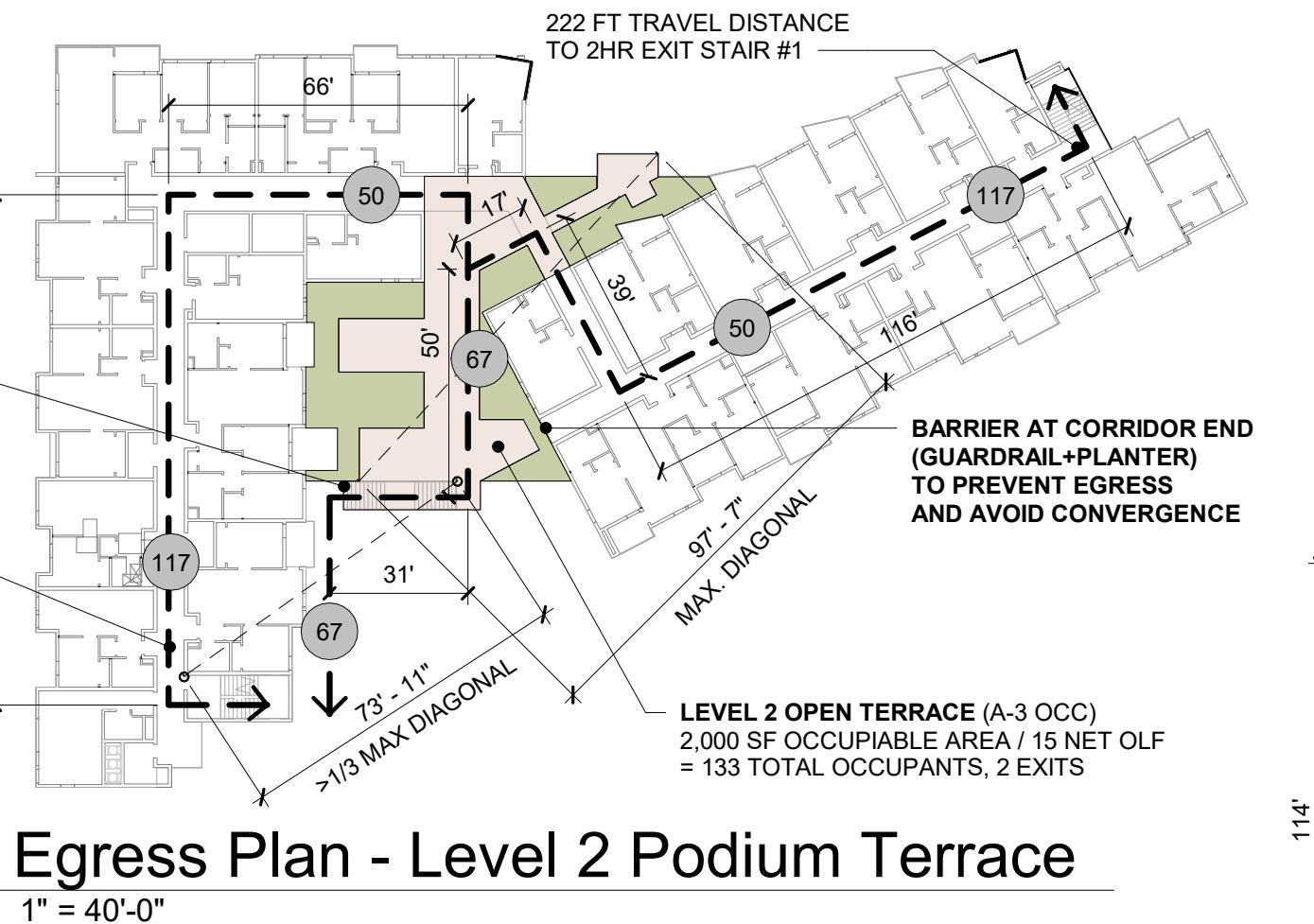


PL-2021-152  
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5/24/21 for NOFA Review  
7/14/21 Formal Submittal  
10/22/21 Formal Resubmit  
6/6/22 Formal Resubmit  
8/12/22 DRC #2 Updates

Materials Board

A3-5



### Code Analysis

Building Area includes the area within the surrounding exterior walls exclusive of vent shafts and courts. Areas not provided with surrounding walls are included when such area is within the horizontal projection of the roof or floor above. Open to below areas in multi-story voids within the building are excluded from the Building Area - only the first floor of a multi-story space is included. Refer to Plans on this sheet for inputs.

**Construction Type:** Level 1: IA (Sprinklered - NFPA 13)  
Level 2-5: VA (Sprinklered - NFPA 13)

**Proposed Occupancy:** Level 1: S-2 & B  
Level 2-5: R-2

**Special Provisions Used:** CBC 510.2 Horiz. Building Separation Allowance  
A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where all of the following conditions are met:

**LEVEL 1 ALLOWABLE BUILDING AREA (Type I-A)**  
This level contains non-separated occupancies: S-2 Parking Garage 0 sf  
B Office, Common 0 sf

Allowable Building Height (Table 504.3): Unlimited  
Allowable Number of Stories (Table 504.4): Unlimited  
Allowable Building Area (Table 506.2): Unlimited  
Max Allowable Area per Story: Unlimited  
Proposed: 22,930 sf OK

### LEVEL 2-5 ALLOWABLE BUILDING AREA PER FLOOR (Type V-A)

Allowable Building Height (Per Table 504.3): 70' (Without Area Increase)  
Allowable Number of Stories (Table 504.4): 4 (Without Area Increase)

**Allowable Building Area Per Story** Per CBC 506.2.3, equation 5-2 where  $S_a = 1$   
 $A_a = [At + (Ns \times If)] \times Sa$

$At$  = Tabular Allowable area factor in accordance with table 506.2 = 36,000 sf (SM)  
 $Ns$  = Tabular allowable area factor per table 506.2 for nonsprinklered bldg = 12,000 sf  
 $If$  = Area factor increase due to frontage (percent) = 0.322  
 $S_a$  = 1 per floor  
 $A_a = [36,000 + (12,000 \times 0.32)] \times 1$   
 $A_a = [36,000 + (3,864)] \times 1$   
 $A_a = 39,864$  sf per Floor  
Per Floor: Level 2 Proposed = 23,320 sf OK (Worst Case)

**Total Allowable Building Area**, Per CBC 506.2.3, equation 5-2 where  $S_a = 2$   
 $A_a = 39,864 \times 2 = 79,728$  sf  
Total Proposed Area = 79,495 sf OK

For Group R-2 buildings of Type V-A construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, area increase is permitted in addition to the height and story increase provided the height shall not exceed 60 feet and 4 stories (see Note j, Table 504.3, Note o, Table 504.4 and Note j, Table 506.2)

Height is measured from grade plane to the average height of the roof surface. Average height of highest roof surface is 57 ft. above grade plane with parapets extending up to 60 ft. Project complies with footnote 'o'.

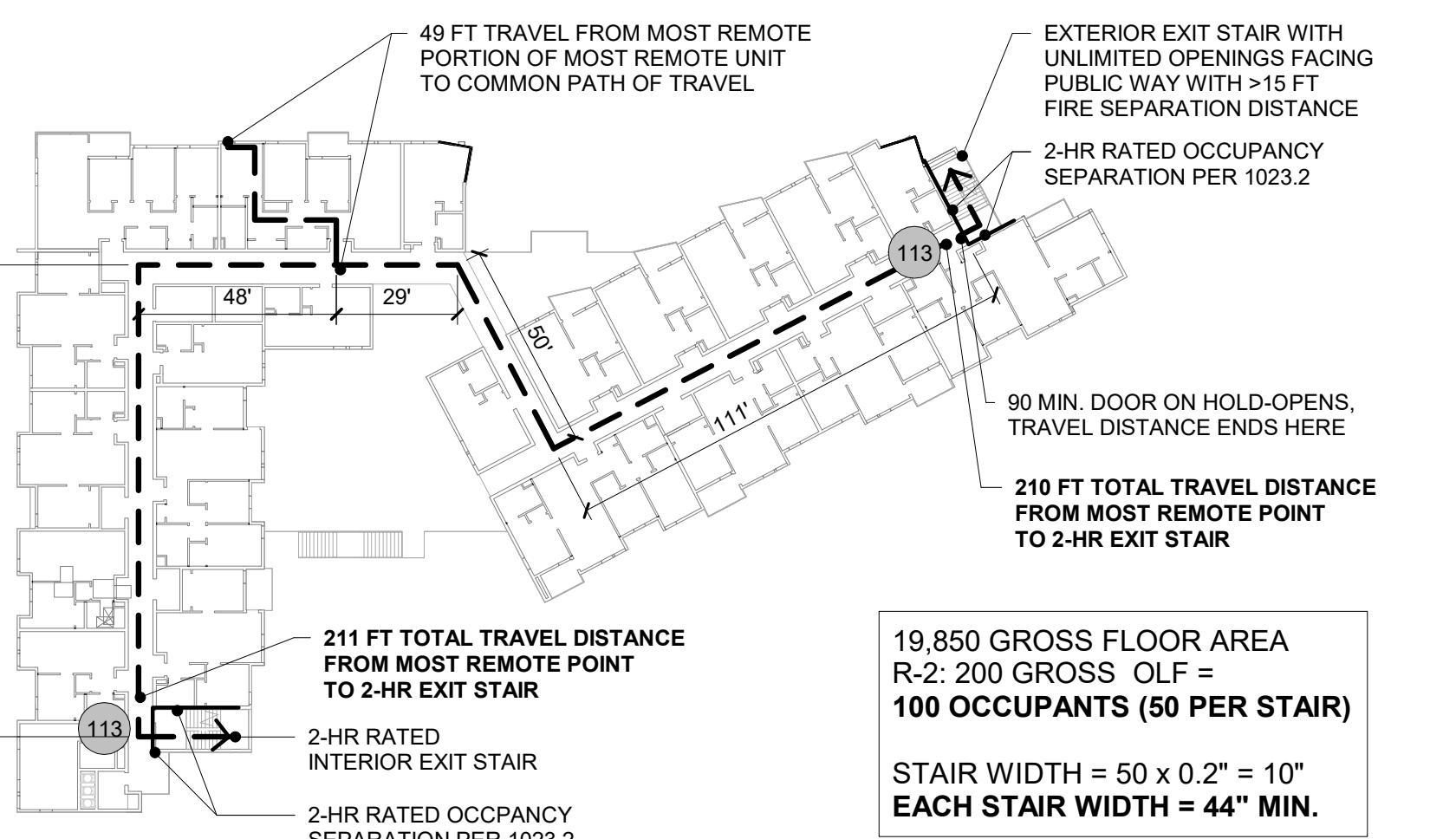
### Open Space Calculations

**Open Area:** Total Lot Area = 45,296 sf (100%)  
REFER TO 4/A5-0 Level 1 and 2 Common Landscaped Open Area = 20,180 SF  
TOTAL OPEN AREA = (44.4% of Total Lot Area)

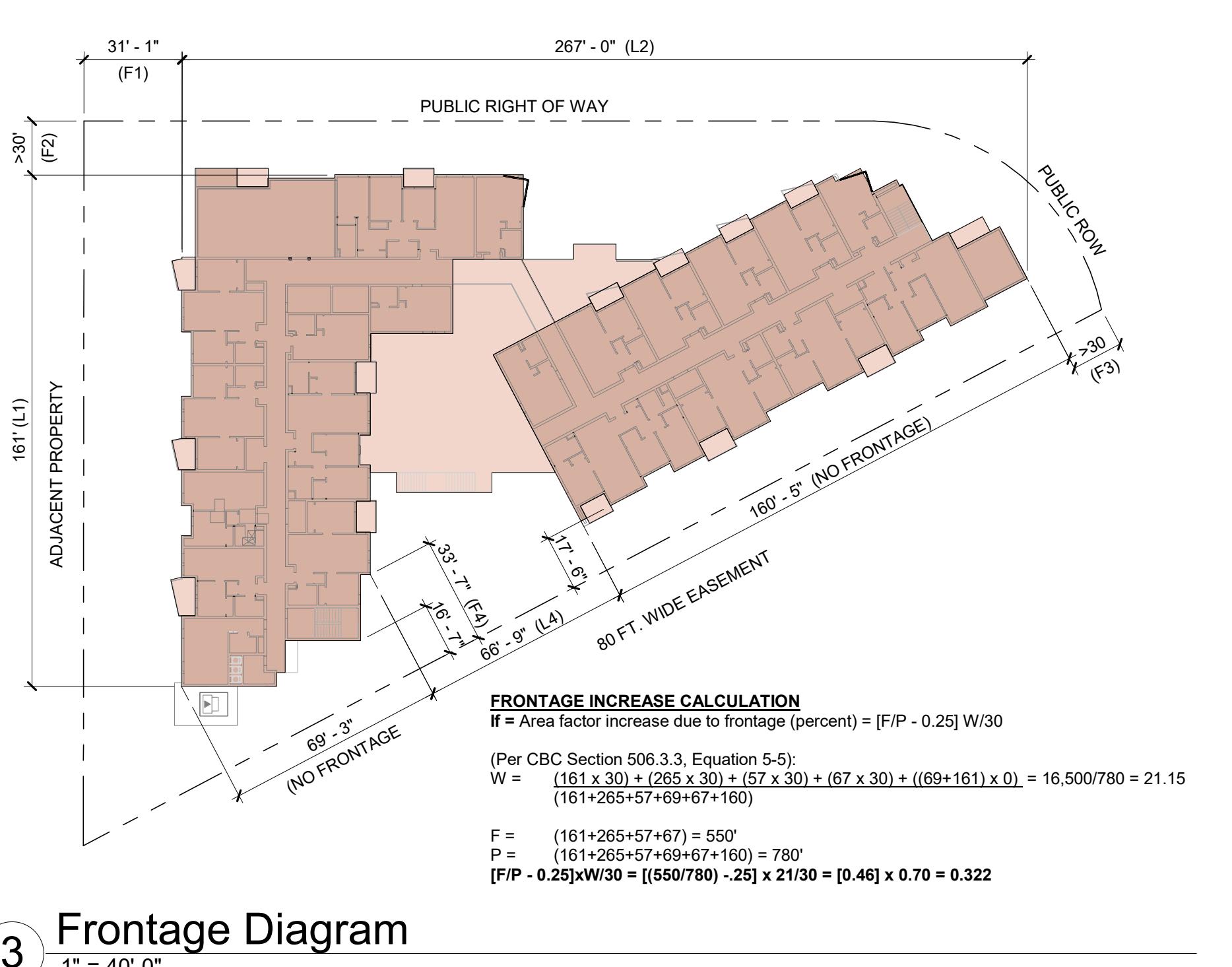
Total lot area minus the area covered by buildings, accessory structures, other structures, garbage and refuse facilities, driveways and off-street parking. Podium decks on upper floors, and similar open spaces shall constitute open area.

**Common Usable Open Space:** Front Courtyard: 3,400 sf  
Amenity Deck: 3,500 sf  
Rear Courtyard: 2,800 sf  
Total: 9,700 sf  
% of Site Area: 21.4% of 45,296 sf

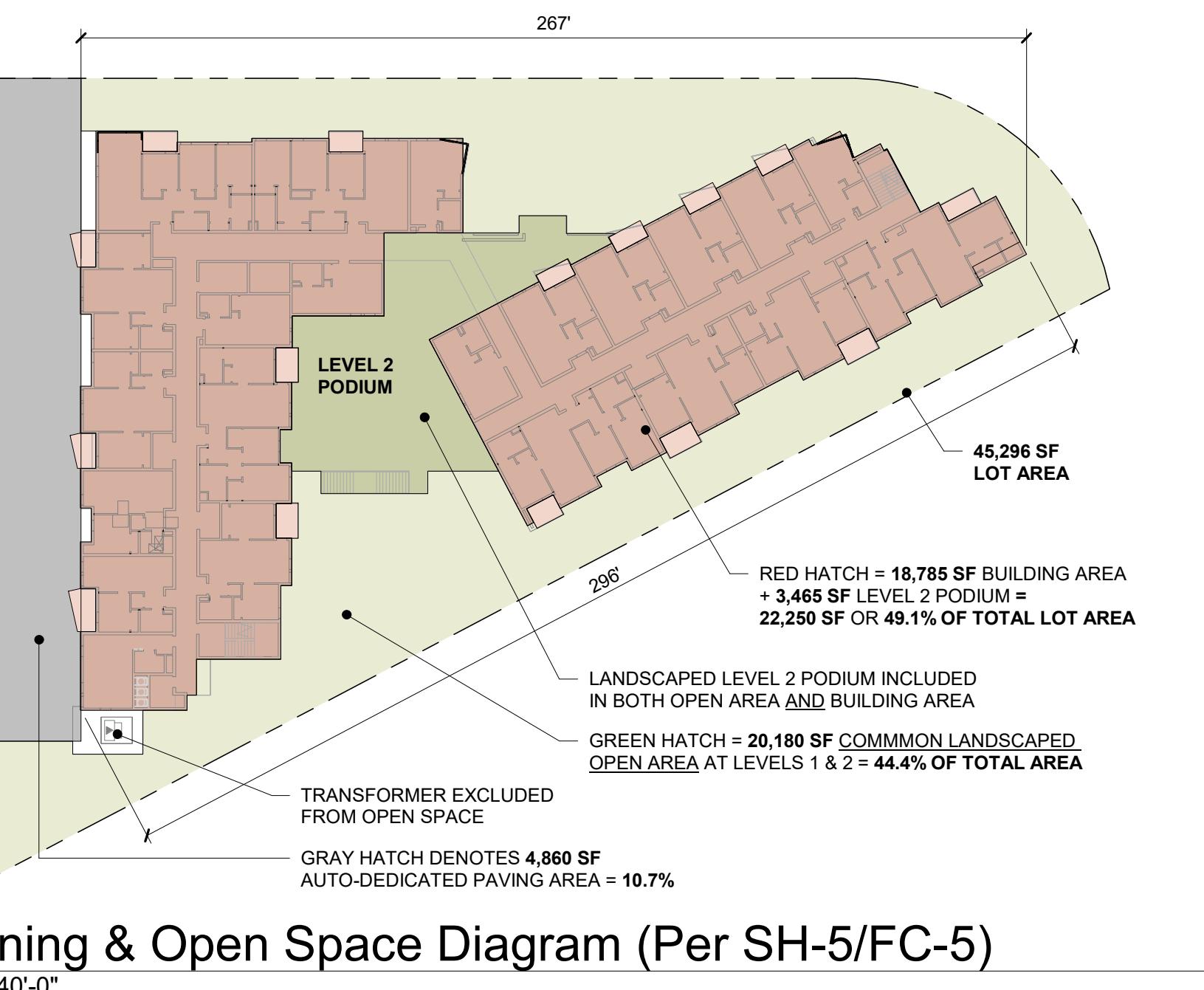
**Private Usable Open Space:** Avg. 40 sf per unit x 85 units = 3,400 sf Required  
Each balcony meets the required 40 SF minimum.  
Level 1: 255 sf  
Level 2: 870 sf  
Level 3: 870 sf  
Level 4: 870 sf  
Level 5: 760 sf  
Total: 3,625 sf Exceeds Minimum



### Frontage Diagram



### Zoning & Open Space Diagram (Per SH-5/FC-5)

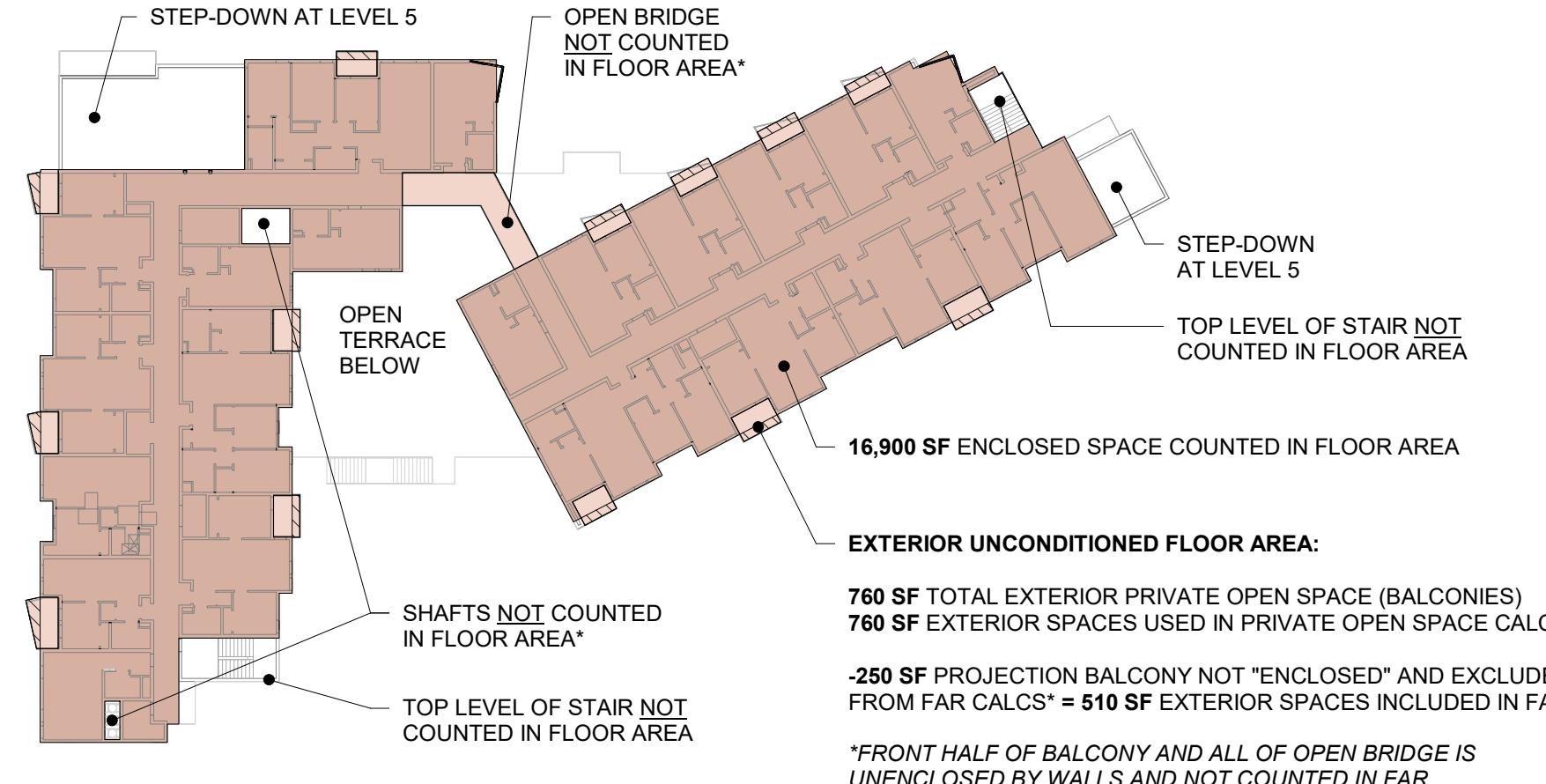


### Floor Areas

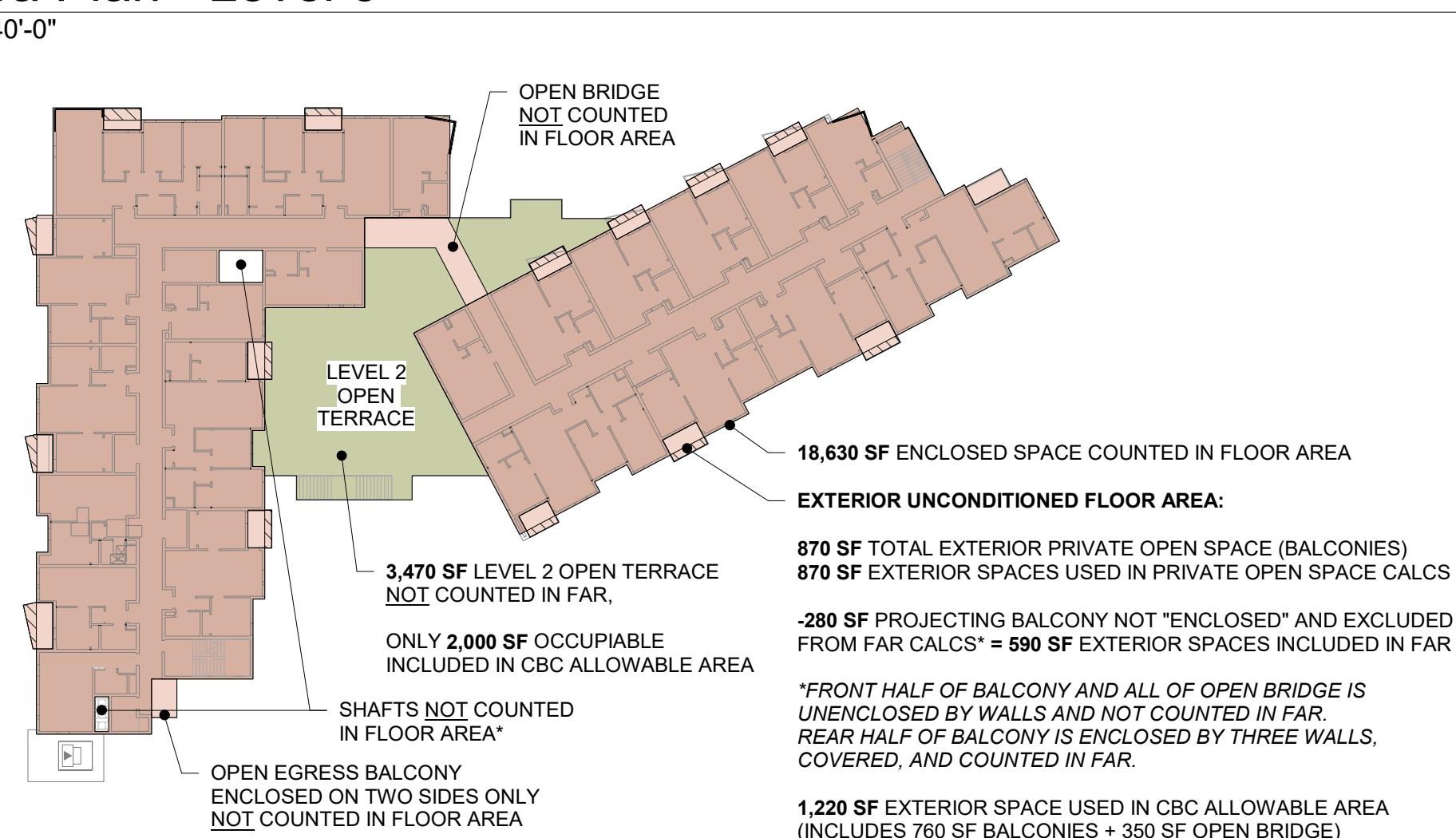
**Lot Area:** 45,296 sf (1.04 acres)  
**Floor Area Ratio:** 2.3 FAR Max. (R-4 Zone at 80 du/ac)  
**Allowable FAR:** 45,296 x 2.3 = 104,181 SF  
**Proposed FAR:** 95,950 sf or 2.12 FAR

<b>ZONING FLOOR AREAS:</b>		<b>CBC ALLOWABLE AREAS:</b>		<b>CBC ALLOWABLE AREAS:</b>	
LEVEL	AREA	LEVEL	AREA	LEVEL	AREA
Level 1 Enclosed Area	20,880 SF	Level 1 CBC Area	22,930 SF	Level 3 CBC Area (Level 4 Sim.)	18,630 SF
Level 2 Enclosed Area	19,220 SF	Enclosed Area	18,630 SF	Enclosed Area	1,220 SF
Level 3 Enclosed Area	19,220 SF	Open Terrace	2,000 SF	Exterior Balconies	1,045 SF
Level 4 Enclosed Area	19,220 SF	Exterior Balconies	1,220 SF		
Level 5 Enclosed Area	17,410 SF				
<b>TOTAL</b>	<b>95,950 SF</b>	<b>TOTAL TYPE I-A</b>	<b>22,930 SF</b>	<b>TOTAL TYPE V-A</b>	<b>79,495 SF</b>

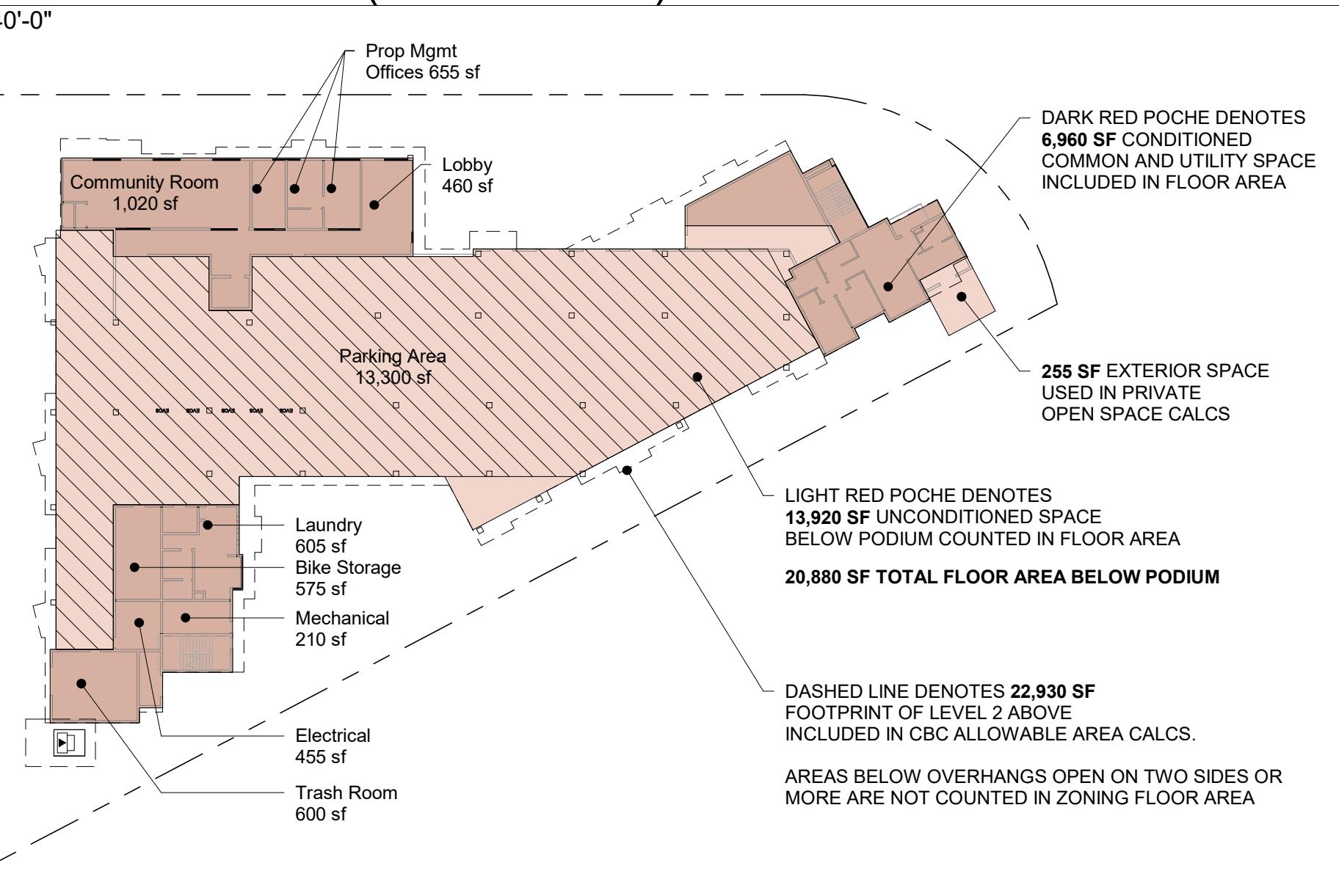
**CBC Floor Area** includes Level 2 podium, all exterior balcony areas and open bridge



### Area Plan - Level 5



### Area Plan - Level 2 (3 and 4 Sim.)



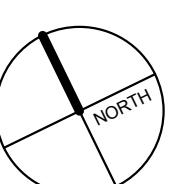
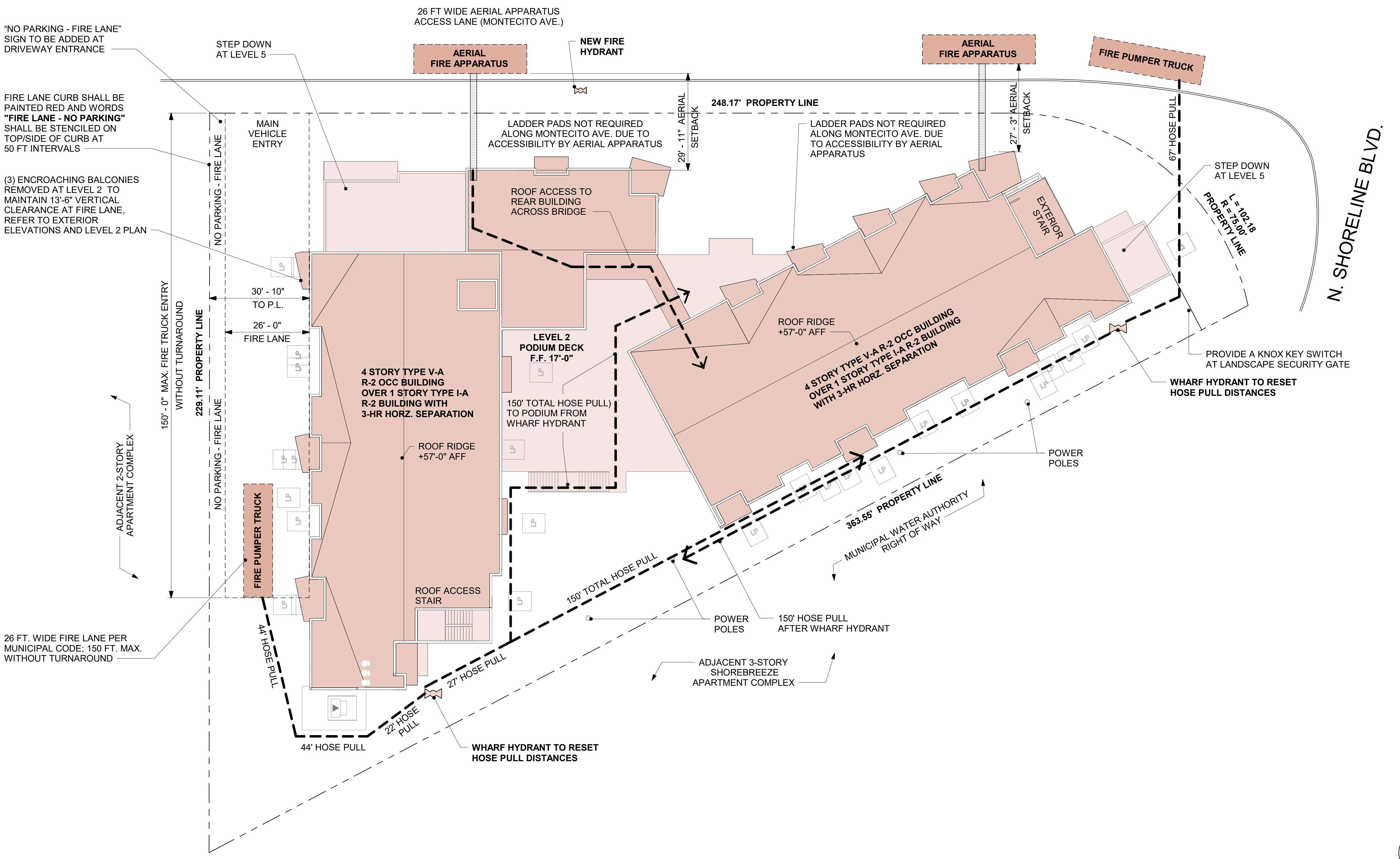
### Area Plan - Level 1 Parking, Common and Utility Areas

**Montecito Avenue**  
1265 Montecito Ave., Mountain View, CA 94043  
Charities Housing

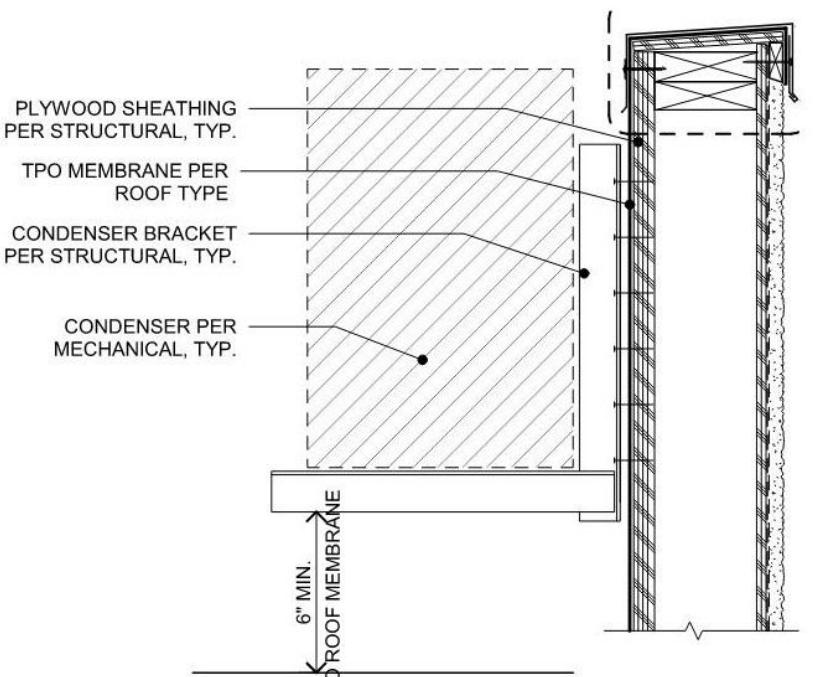
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**MONTECITO AVE.**

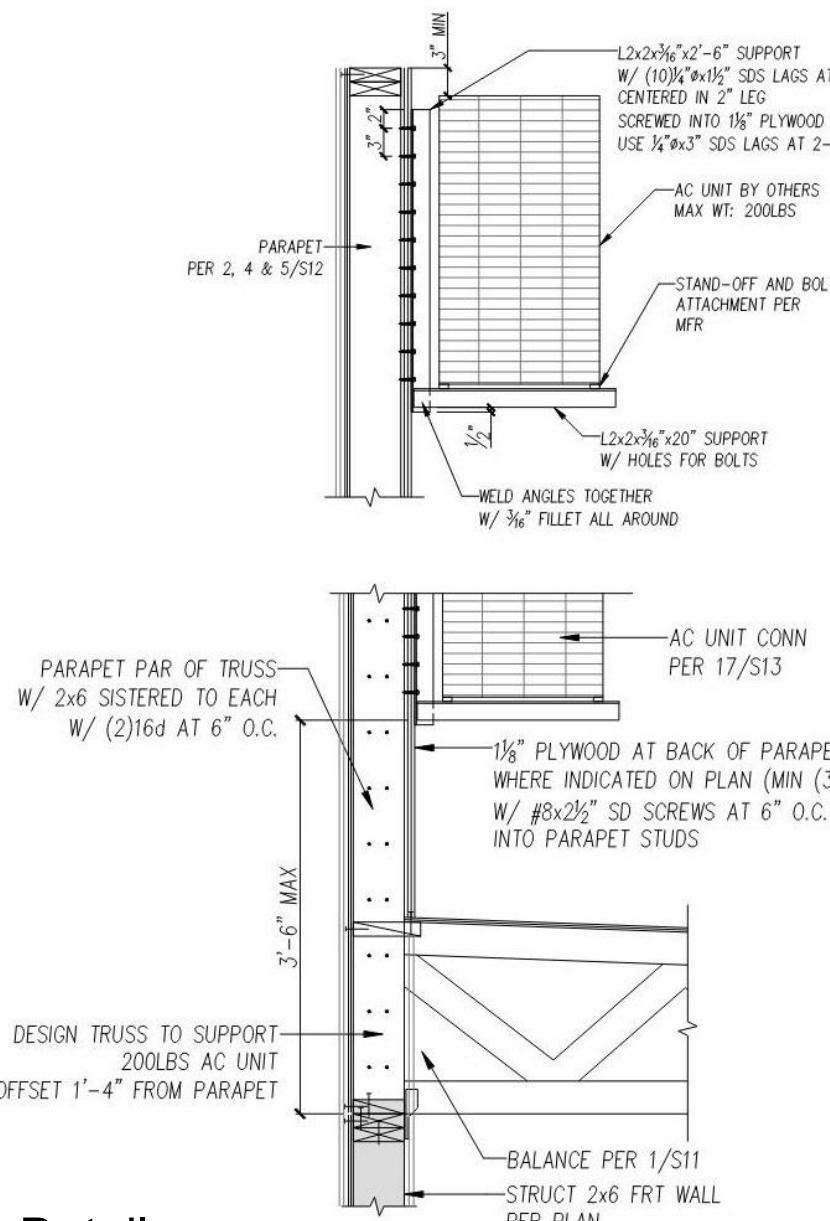
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Fire Access Plan



**Equipment Mounting Curb, Typ.**  
1 1/2" = 1'-0"



**7 Parapet-Mounted Condensing Unit Detail**

**SEC. 8.20.9. - Subsection 101.10.1.3 amended.**

Subsection 101.10.1.3 of the 2019 California Green Building Standards Code is amended to read as follows:

- 101.10.1.3 Multi-Family.** All residential new construction with three (3) units or more must comply with the following:
- The mandatory measures of the 2019 California Green Building Standards Code and any Mountain View amendments;
  - Demonstrate energy compliance to meet or exceed Title 24, Part 6;
  - Shall meet the parking requirements per Table 101.10;
  - Installation of PV on fifty (50) percent of roof area;

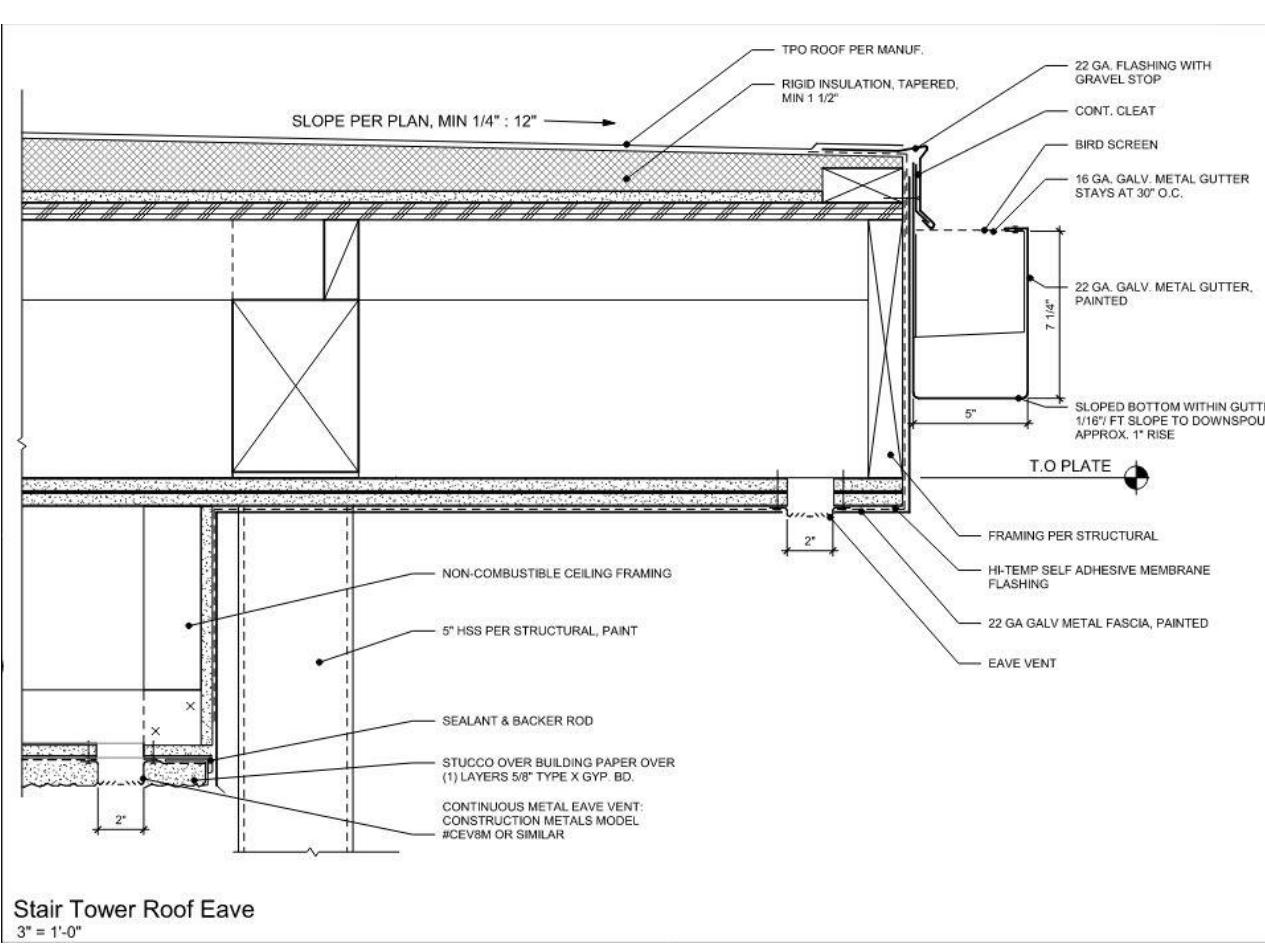
Exception: Per Sections 102.3, 102.3.1 and 102.3.2 of this code, a project may submit for an exception by providing documentation that the required percentage of PV installation will over-generate the kWh required to operate the proposed structure on an annual basis;

- Space-conditioning equipment shall be electric, not be fueled by natural gas;
- Water-heating systems and equipment shall be electric or solar, not be fueled by natural gas;
- Clothes dryers shall be electric, not be fueled by natural gas; and
- Cooking appliances and fireplaces shall be electric, not fueled by natural gas.

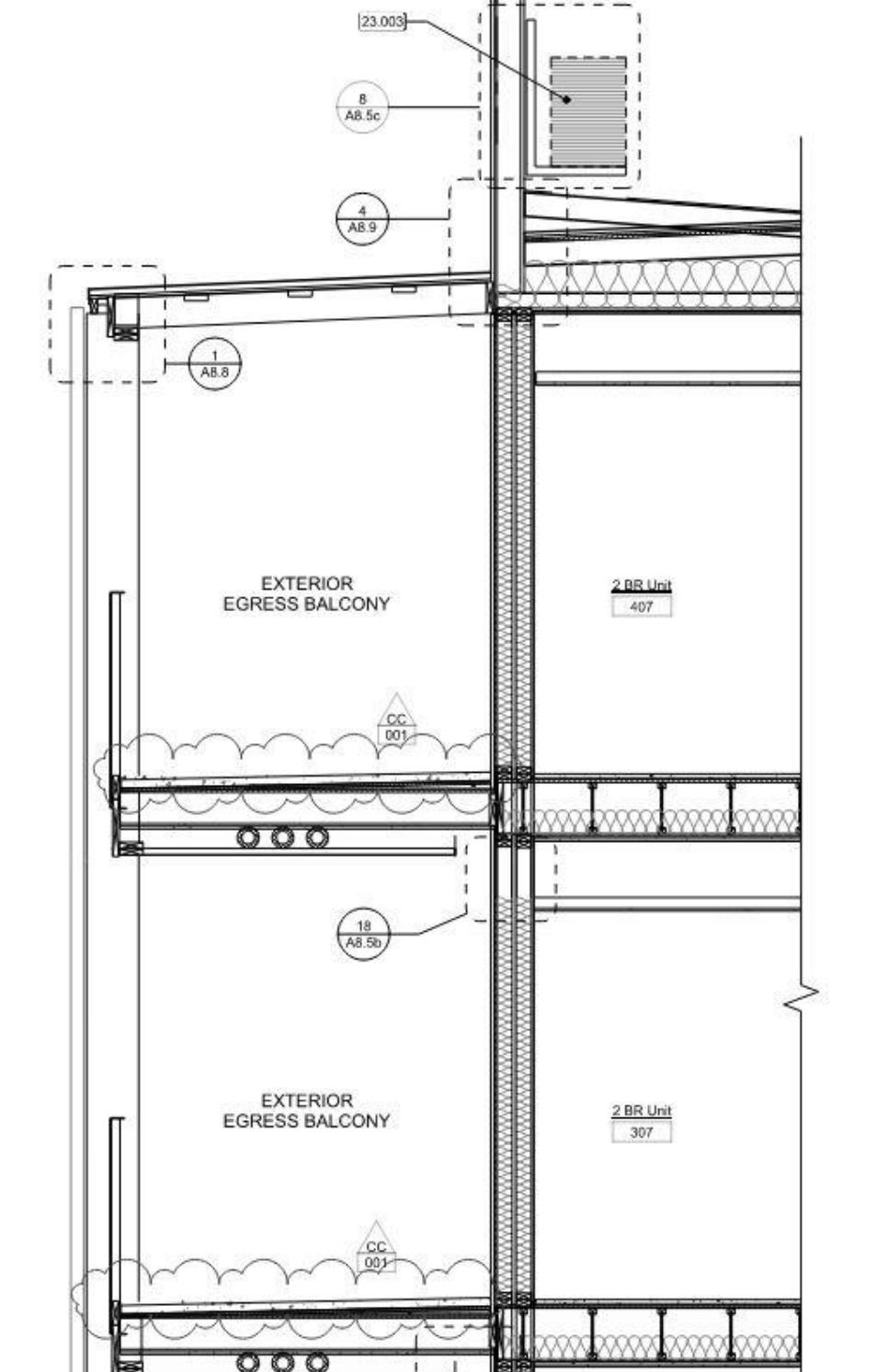
Table 101.10 Mandatory New Construction Green Building Requirements

Project Type	Electric Requirements	Natural Gas Allowed?	Energy Requirements	PV Parking Requirements <sup>1-4</sup>	Bird-Safe Glass For Exterior of Structure	Green Building Standard and Requirements
SFR/Duplex	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	N/A	Title 24, Part 6	PV Installation per CEC, provided to expand system to account for all-electric building to 100% of annual kWh requirement offset	1-EV2 Ready & 1-EV1 Installed	Not Required Meet Mandatory CALGreen & MVGBC Requirements
Multi-Family 3-Units +	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	N/A	Title 24, Part 6	PV Installed on 50% of Roof Area - Level 3 IFC Fast Charger for every 100' spaces	15% EV2 Installed - Level 3 IFC Fast Charger for every 100' spaces	Not Required Meet Mandatory CALGreen, MVGBC Requirements & Meet the Intent of LEED® Gold
Mixed Use	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	N/A	Title 24, Part 6	PV Installed on 50% of Roof Area - Apartments: Commercial: Per Tables A13.3.2 & A13.3.2 - Entry side: Level 3 IFC Fast Charger for every 100 spaces	15% EV2 Installed - Level 3 IFC Fast Charger for every 100 spaces	Required in Buildings ≥ 10,000 sq. ft. Meet Mandatory CALGreen, MVGBC Requirements & Meet the Intent of LEED® Gold

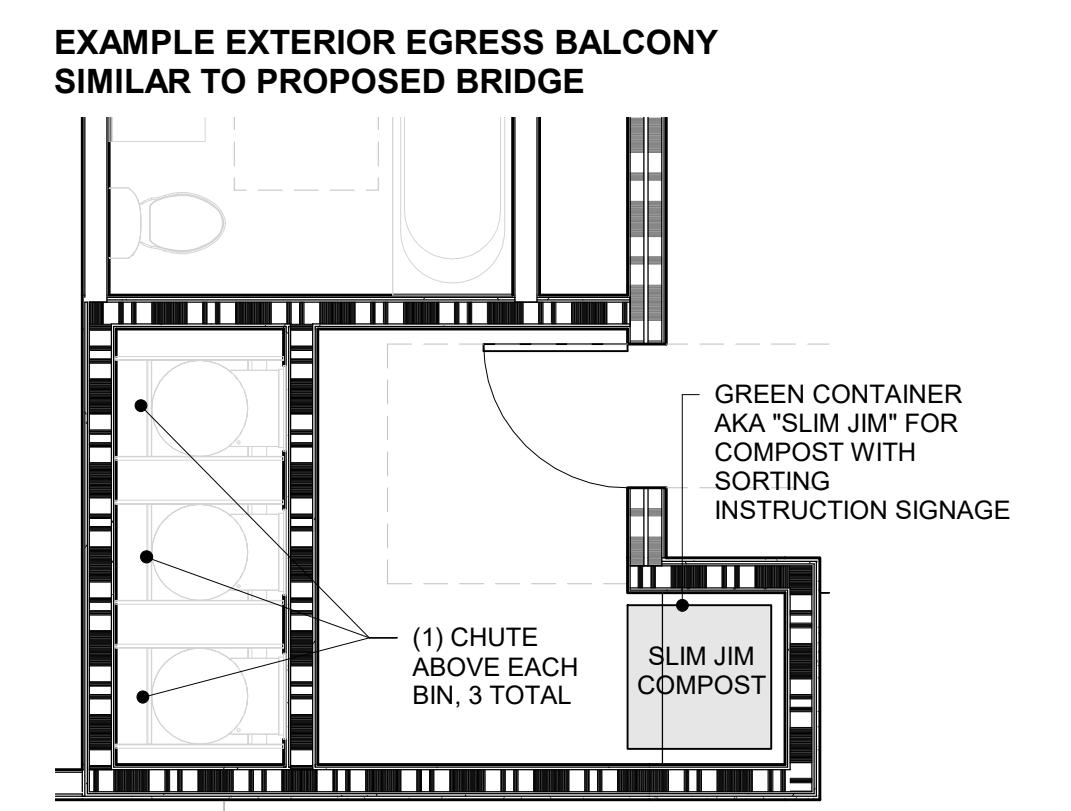
**6 Mountain View Green Building Code Section 101.10**



**5 Typical Overhang Eave at Balcony**



**4 Example Egress Balcony Section**



**2 Typ. Chute Vestibule**



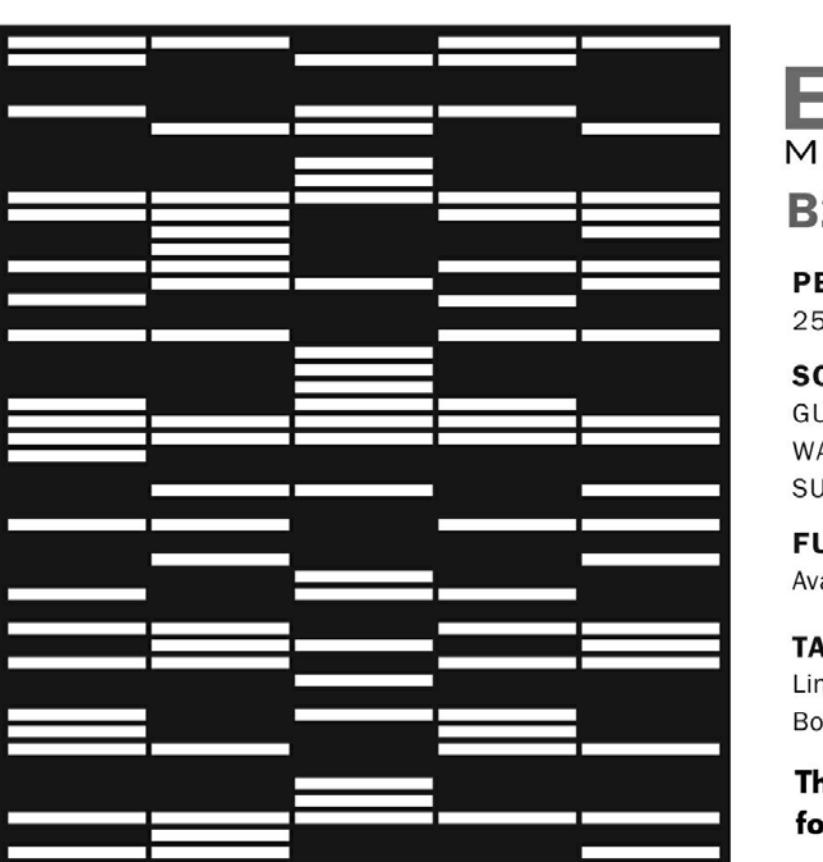
**Dero Decker**



**FINISH OPTIONS**



**4 Long-Term Wall-Mounted Bike Rack Details (Dero Decker)**



**BOK MODERN**  
**B21**

**PERCENT OPEN**  
25.97%

**SCALE (IN)** Sizes for scale reference. More sizes available.

GUARDRAIL: 47.5 x 54  
WALLSCREEN: 47.5 x 120  
SUNSHADE: 47.5 x 18

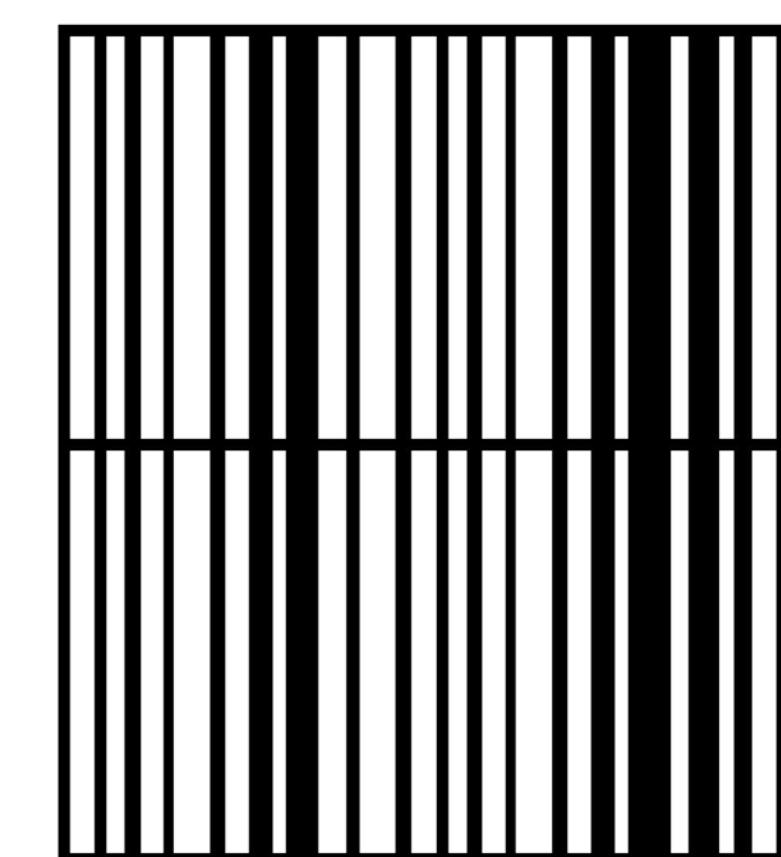
**FULL BLEED**

Available, depending on product type. Patterns can be modified.

**TAGS**

Linear, Modern, Minimalist,  
Boxes, Gridded, Rectilinear

**This pattern conforms to the 4" sphere rule  
for stairs/guardrails**



**BOK MODERN**  
**B14**

**PERCENT OPEN**  
51.04%

**SCALE (IN)** Sizes for scale reference. More sizes available.

GUARDRAIL: 47.5 x 54  
WALLSCREEN: 47.5 x 120  
SUNSHADE: 47.5 x 18

**FULL BLEED**

Available, depending on product type. Patterns can be modified.

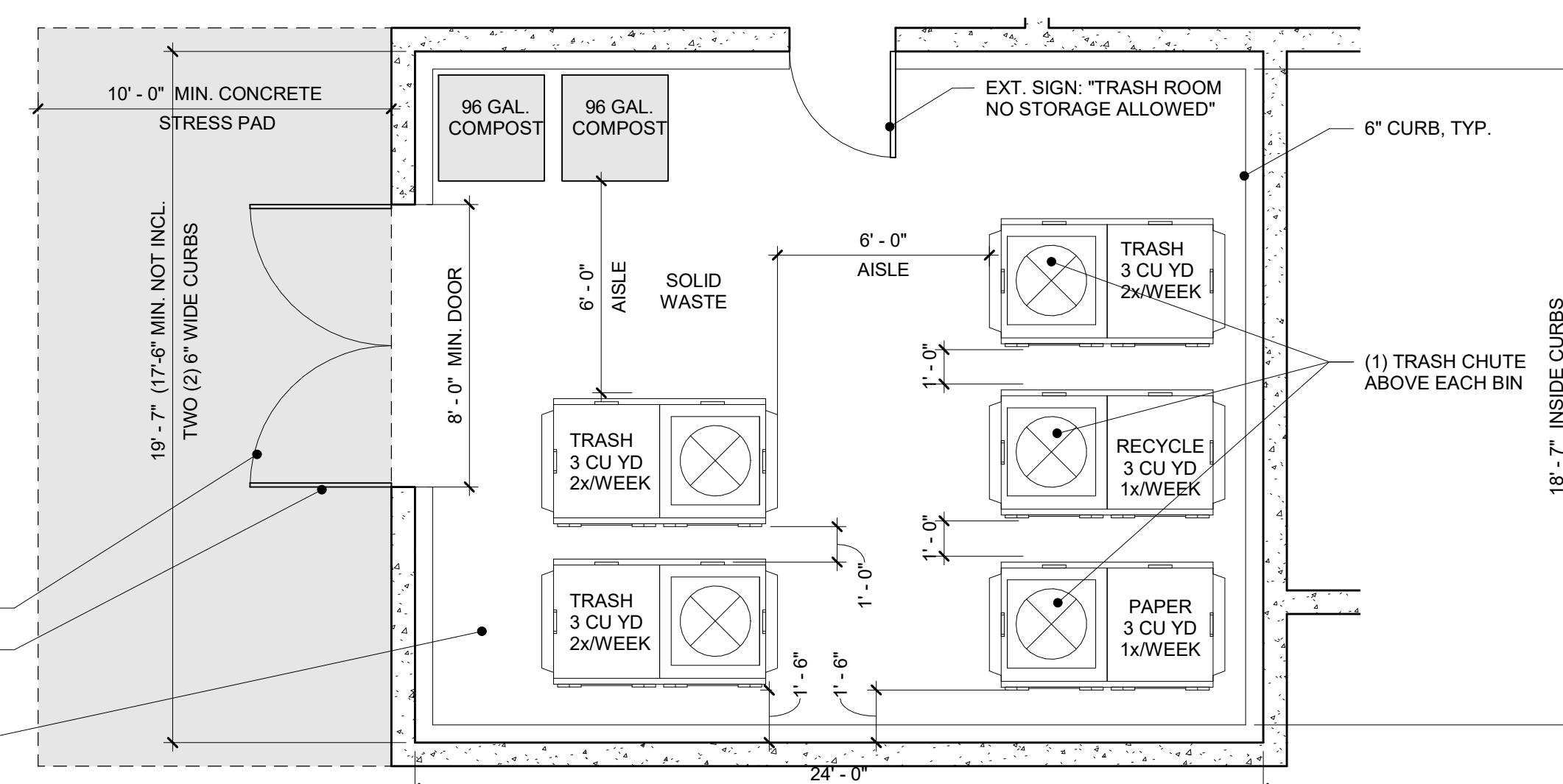
**TAGS**

Linear, Minimalist, Rectilinear

**Not recommended for balcony guardrails,  
unless customized for less openings.**

**3 Example of Perforated Sheet Metal Panel at Bridge and Parking Garage**

(Final manufacturer, panel size, opening size, and opening percentage to be determined based on building code requirements, fabrication, and attachment limitations)



**TRASH DOORS WITH CANE BOLTS AND DROP-PIN HOLES. DOORS IN OPEN POSITION DO NOT ENCROACH UPON 150 FT LONG FIRE LANE**  
**SIGN: "NO PARKING, TRASH ROOM"**  
**(5) 3 CU YD. TRASH BINS COMPOSED OF: (3) SOLID WASTE, (1) PAPER, (1) RECYCLING, (TRASH SWAPPED BY PROP MGMT)**

**TRASH NOTES:**  
1. PROPERTY MANAGER RESPONSIBLE FOR ROLLING BINS/CARTS DIRECTLY OUTSIDE TRASH ROOM FOR SERVICE AND PROMPT REMOVAL. CLOSE CHUTES FOR PAPER AND RECYCLING SINCE THERE ARE NO EXTRA BINS TO SWAP.  
2. MAINTAIN 15 FT CLEAR VERTICAL HEIGHT AT TRAVELWAY AND 22 FT CLEAR AT POINT OF COLLECTION.  
3. REFER TO LEVEL 1 PLAN FOR STOP SIGN AT GARAGE EXIT AND BLIND SPOT MIRRORS AT ENTRANCE TO PROPERTY AND GARAGE.

**1 Enlarged Solid Waste Room Plan**

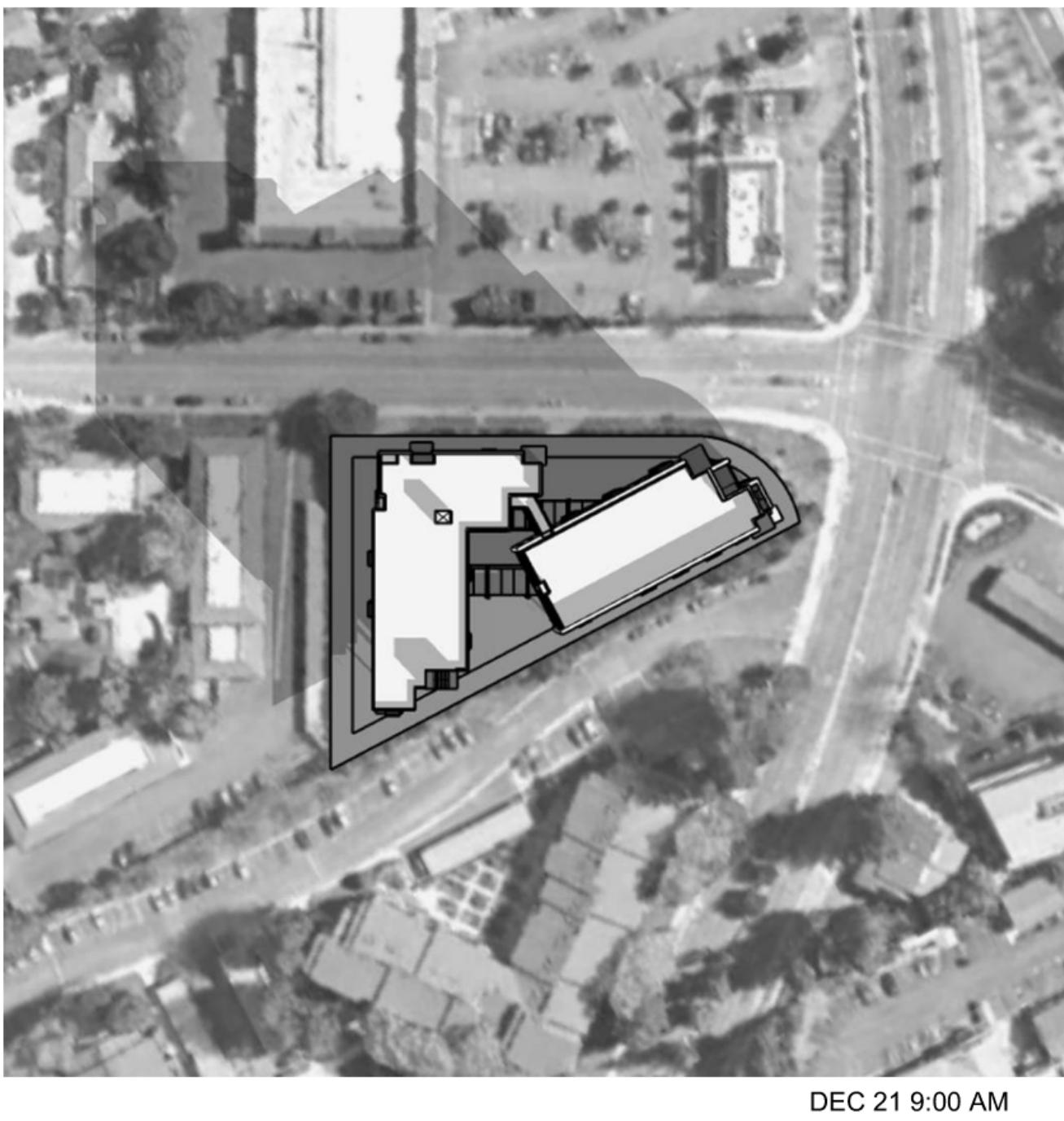
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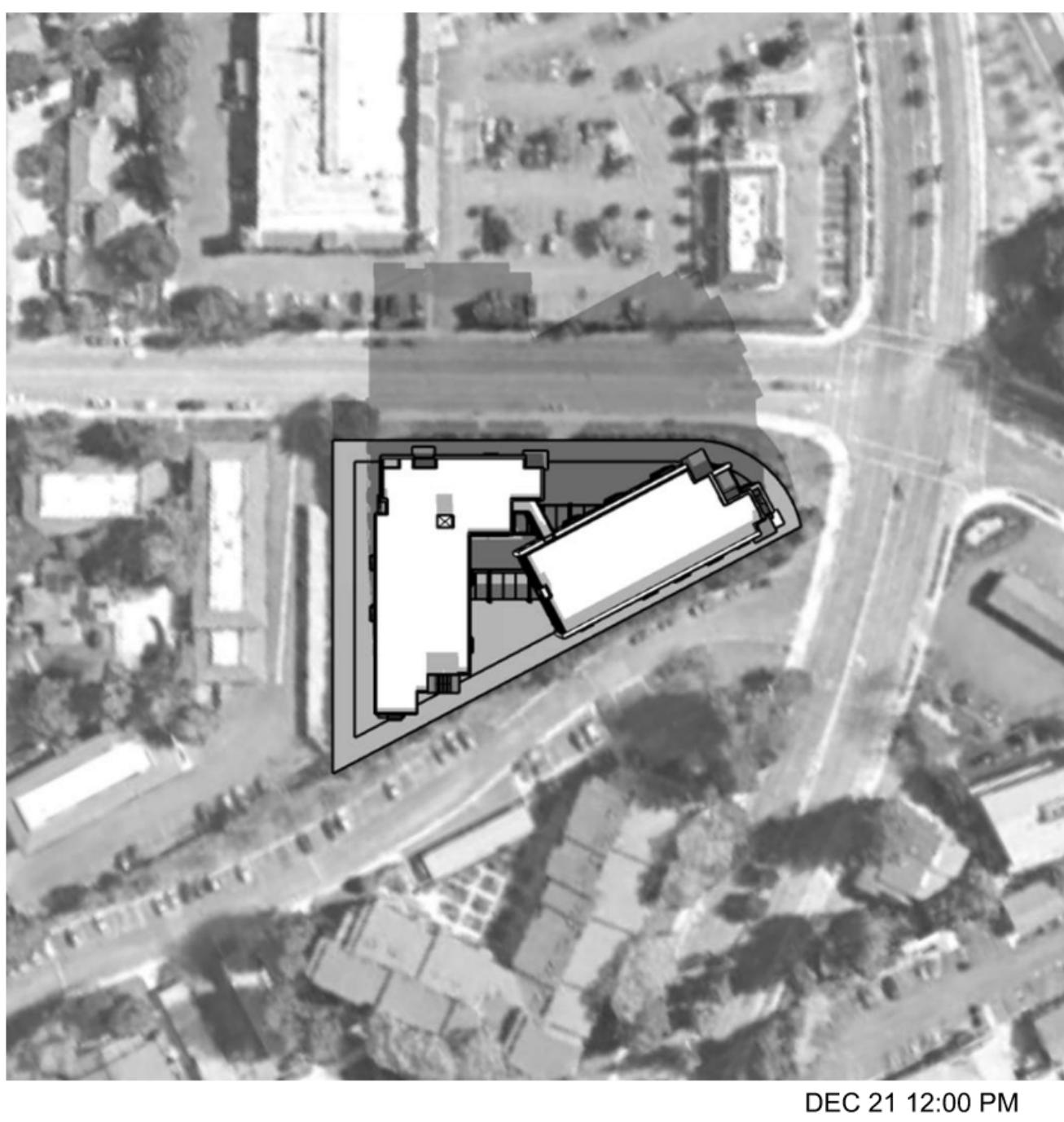
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6/6/22 Formal Resubmit  
8/12/22 DRC #2 Updates

Solar Study

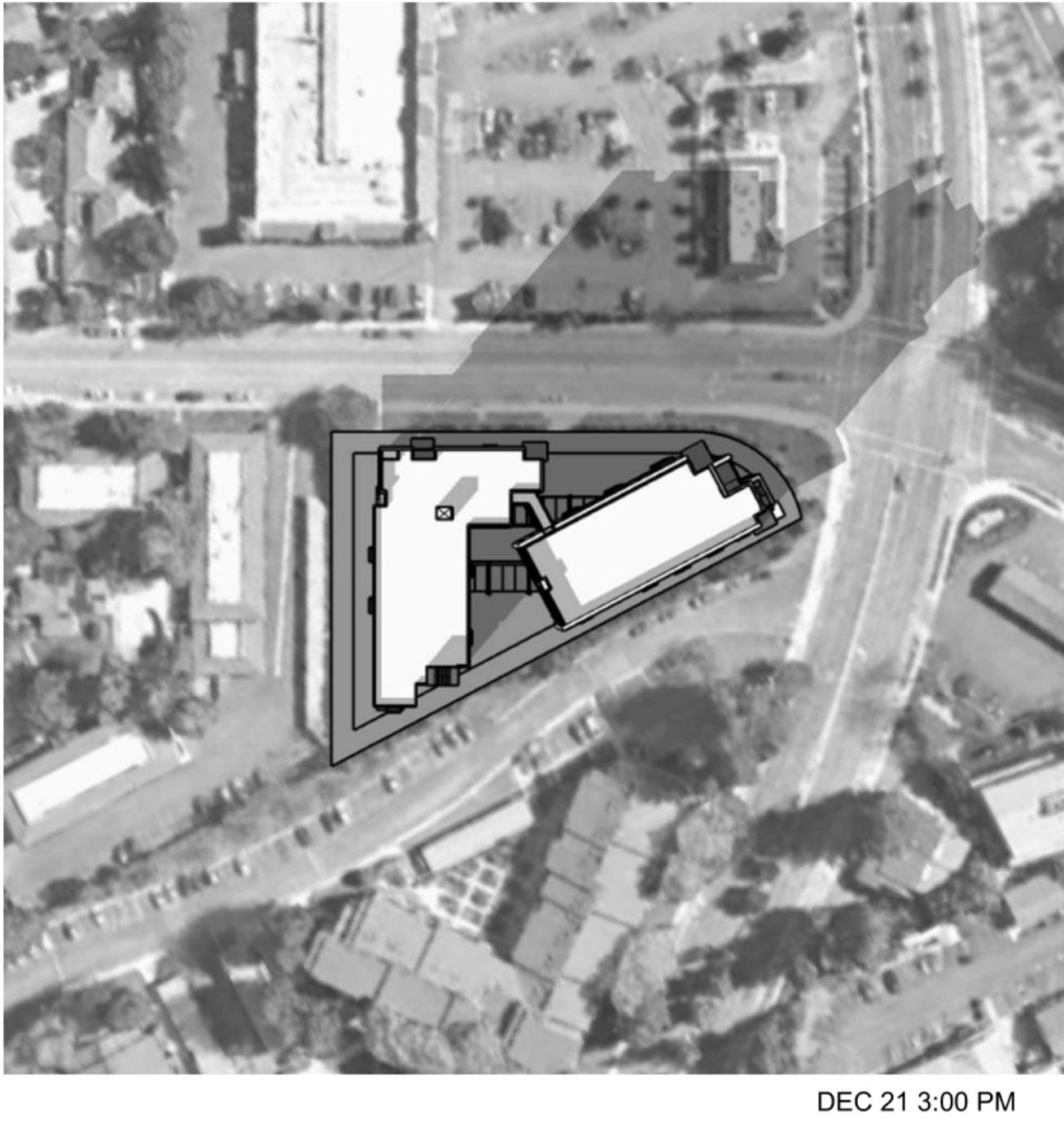
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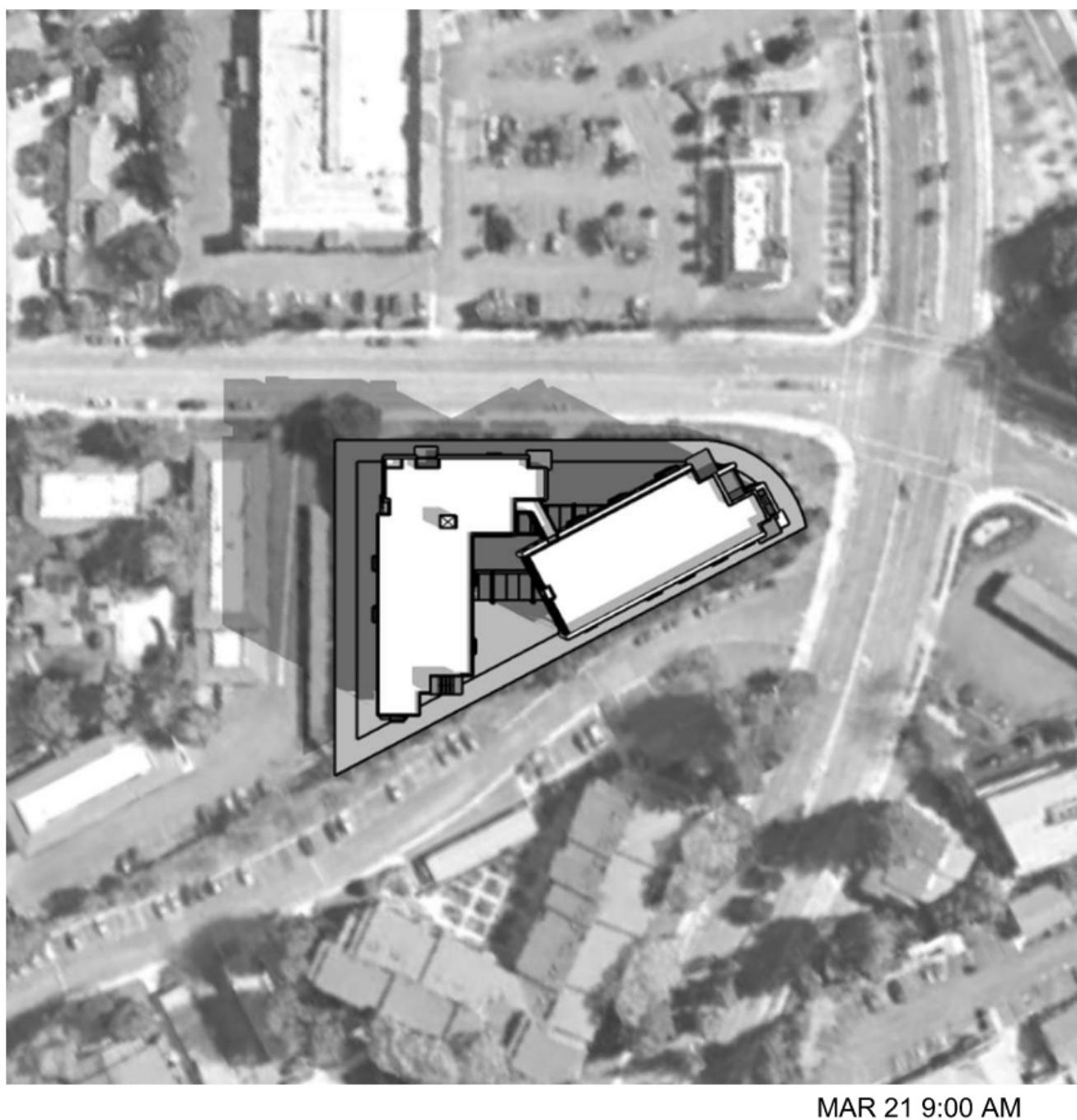
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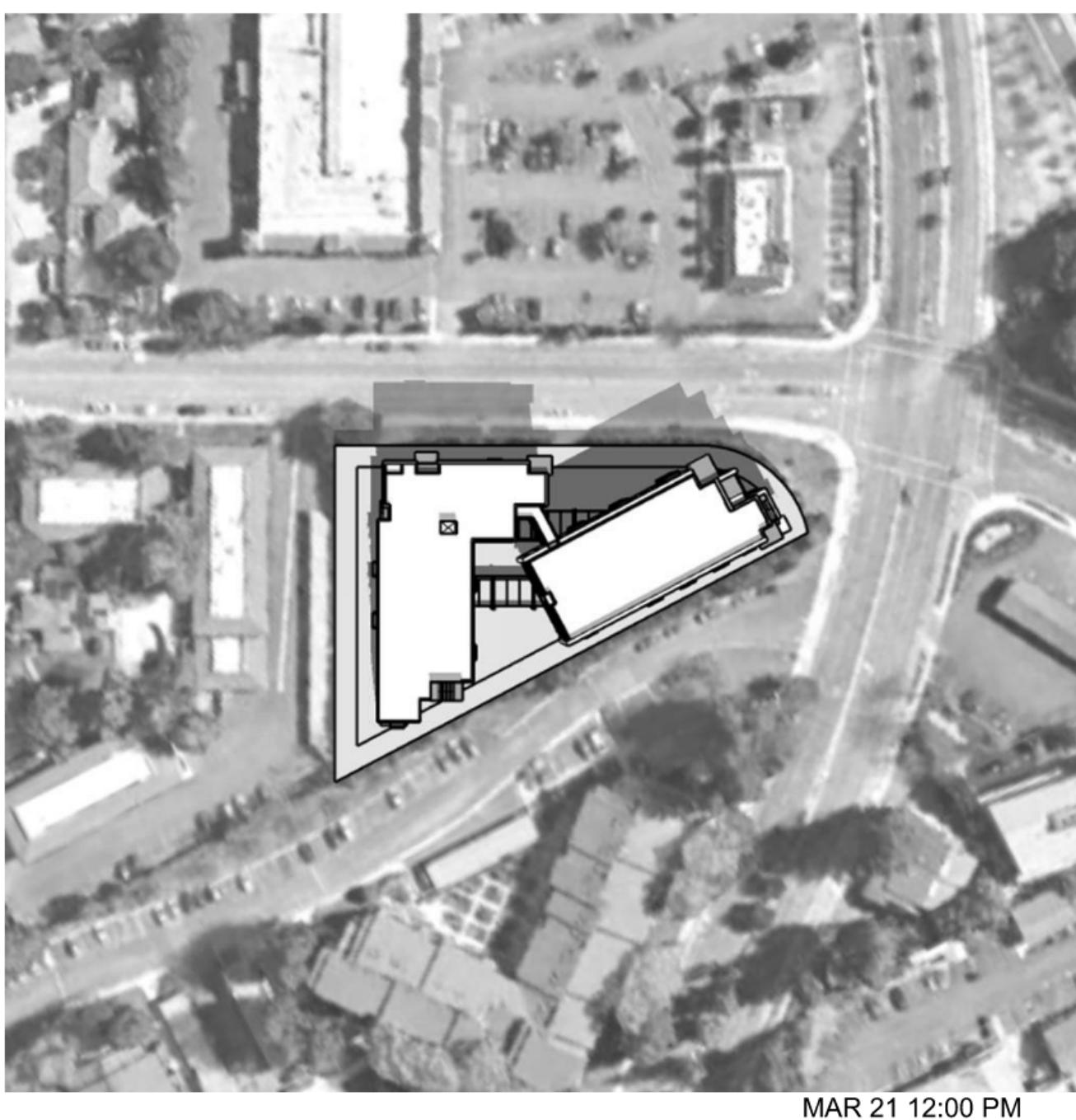
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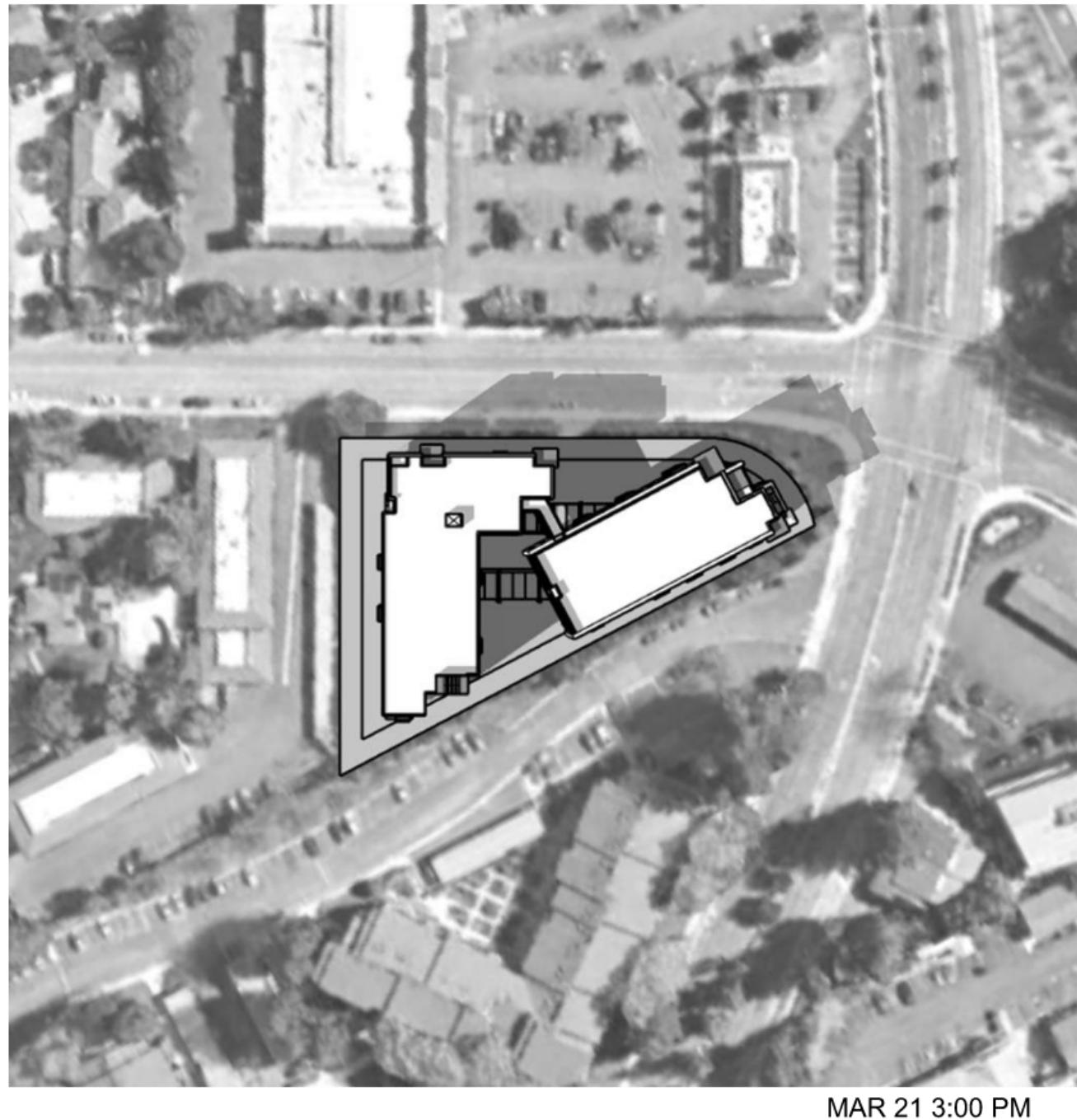
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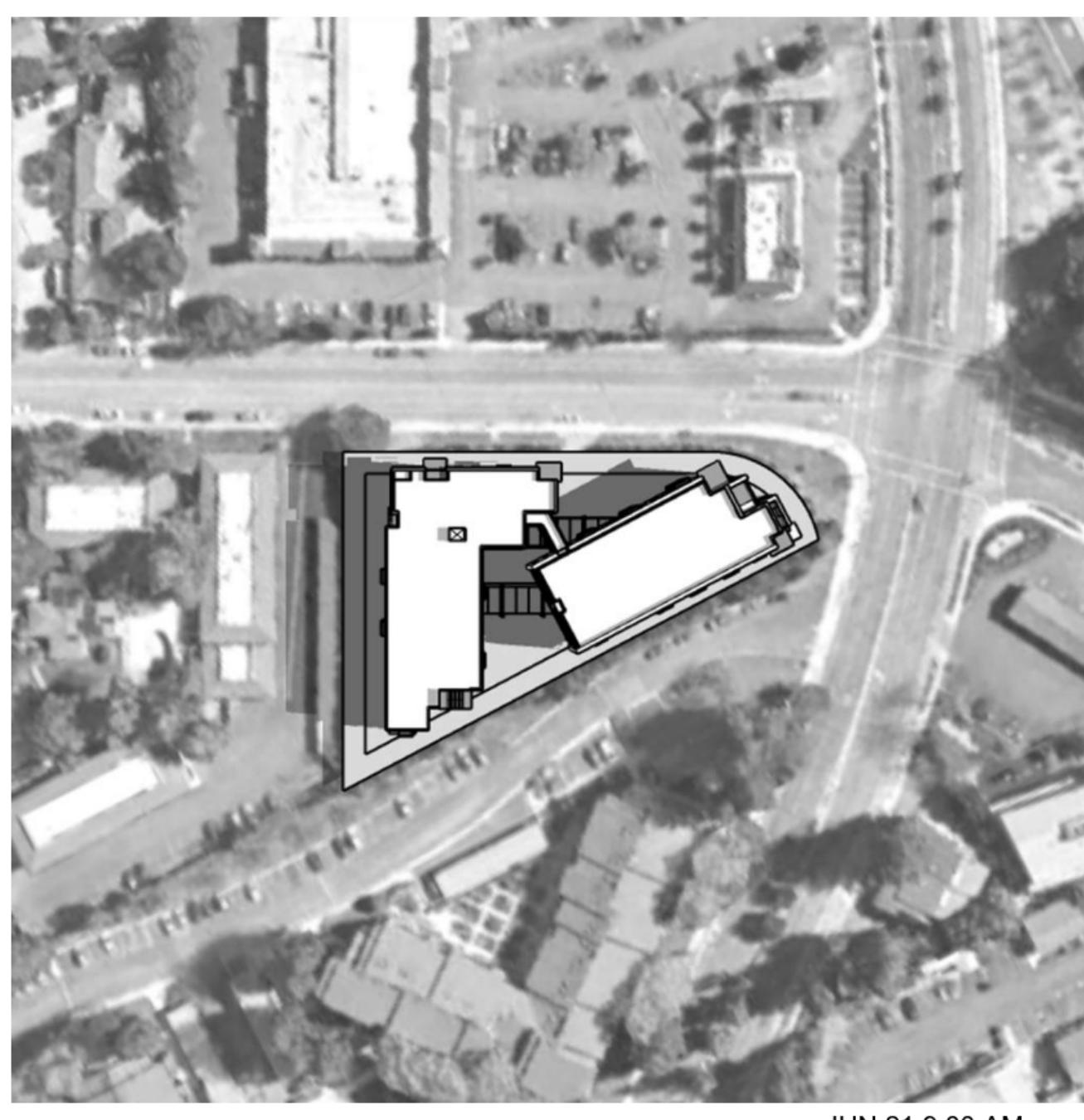
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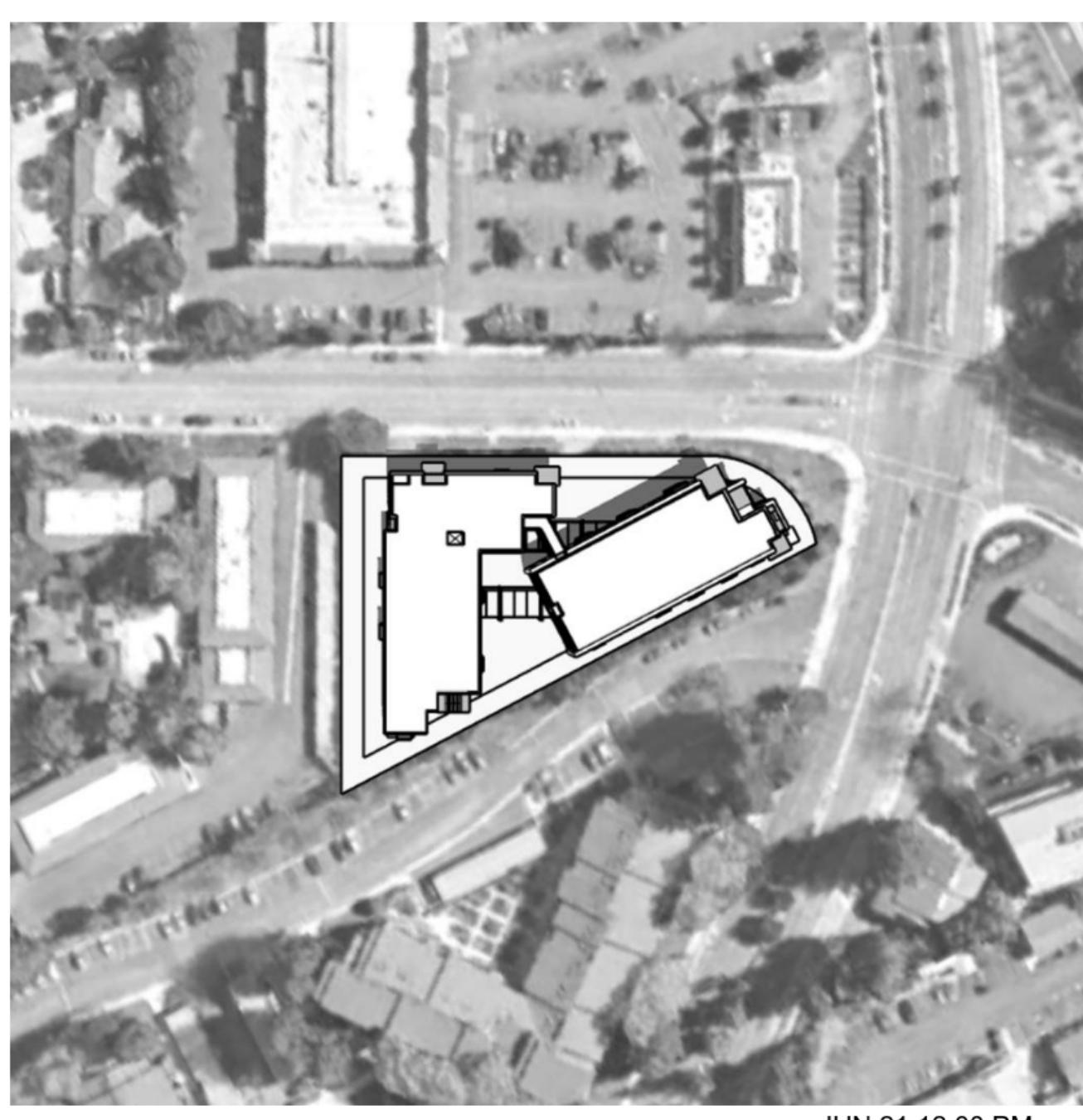
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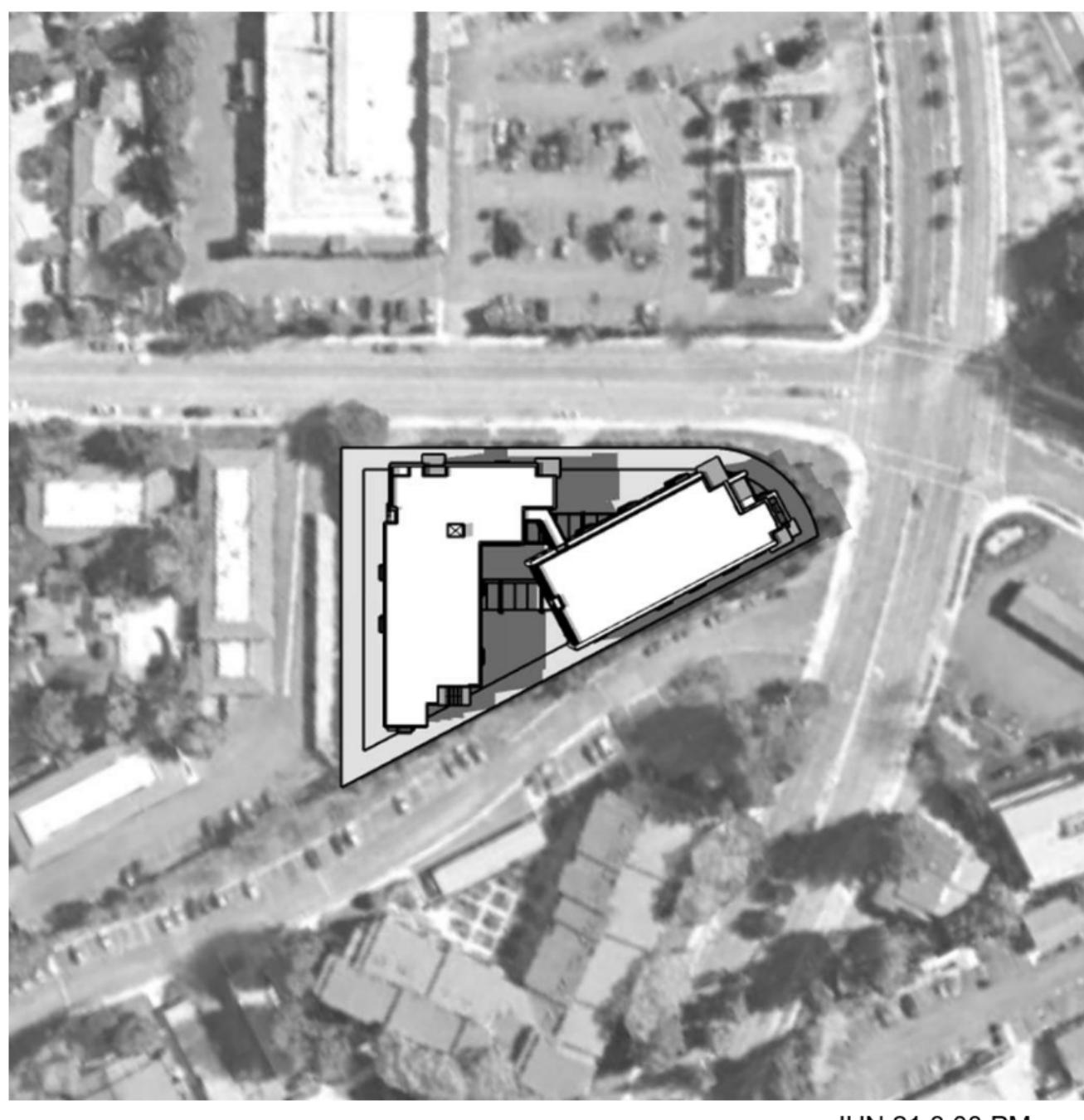
MAR 21 3:00 PM



JUN 21 9:00 AM



JUN 21 12:00 PM



JUN 21 3:00 PM



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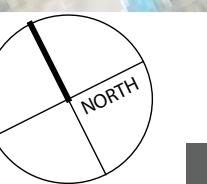
## Montecito Avenue

1265 Montecito Ave., Mountain View, CA 94041

Charities Housing

PL-2021-152  
Project 19131

3/12/20 Informal Review Submittal  
6/8/20 Informal Review Resubmittal  
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6/6/22 Formal Resubmit  
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# Montecito Avenue

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PL-2021-152  
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6/6/22 Formal Resubmit

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Illustrative Site Plan

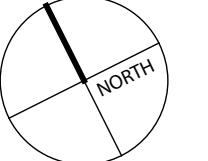
## SHEET INDEX:

- L1.1 Neighborhood Landscape Context Plan
- L1.2 Illustrative Site Plan
- L1.3 Planting Plan
- L1.4 Entry Area Illustrative Plan
- L1.5 Entry Area Planting Plan
- L1.6 Podium Level Illustrative Plan
- L1.7 Podium Level Planting Plan
- L1.8 Outdoor Activity Area Illustrative Plan
- L1.9 Outdoor Activity Area Planting Plan
- L1.10 Plant Images
- L1.11 Planting Notes, Details & Legend

- L2.1 Tree Assessment & Disposition Plan
- L2.2 Tree Canopy Coverage Plan

- L3.1 Irrigation Zone Diagram and Dimensions
- L3.2 Irrigation Notes and Water Calculations

- L4.1 Hardscape Plan
- L4.2 Hardscape Details
- L4.3 Hardscape, General Notes & Legend





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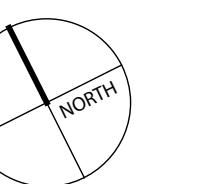
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PLANT LEGEND SEE SHEET L1.11

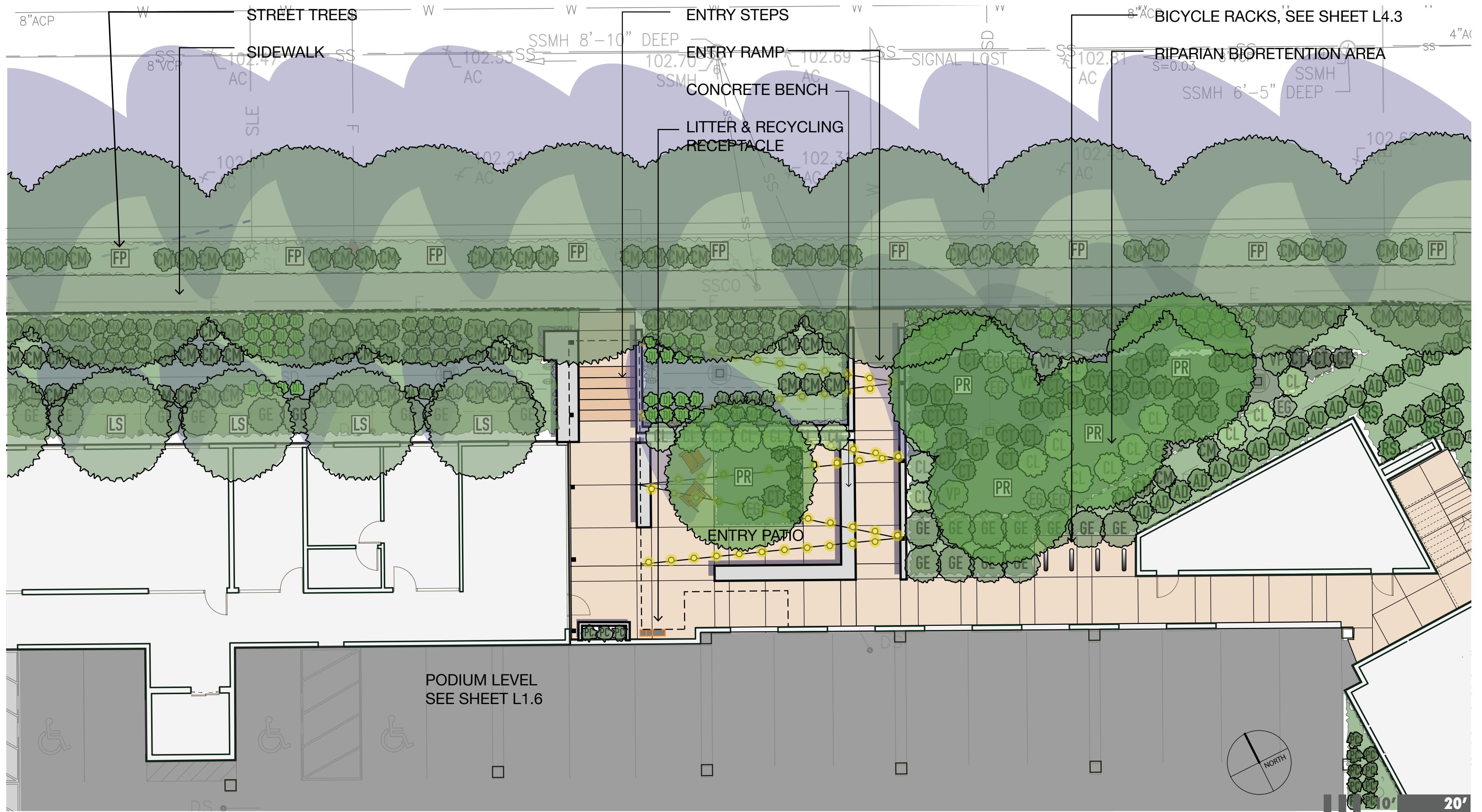
**Planting Plan**



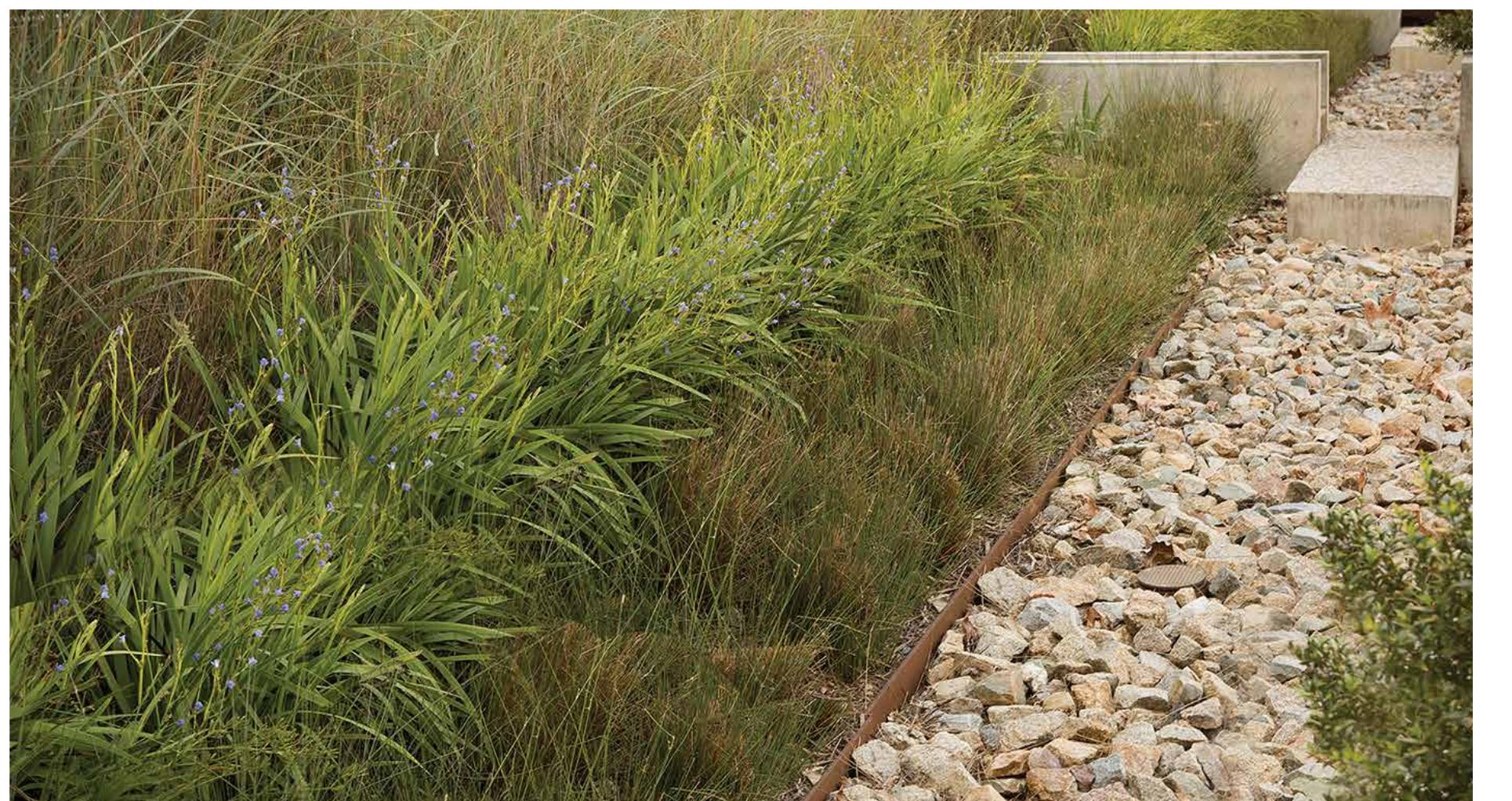
L1.3

16'

40'



Entry Patio View from Lobby Door



Riparian Bioretention Area Character



Riparian Bioretention Area Character



Riparian Bioretention Area Character



Bioretention Area at Sidewalk Character



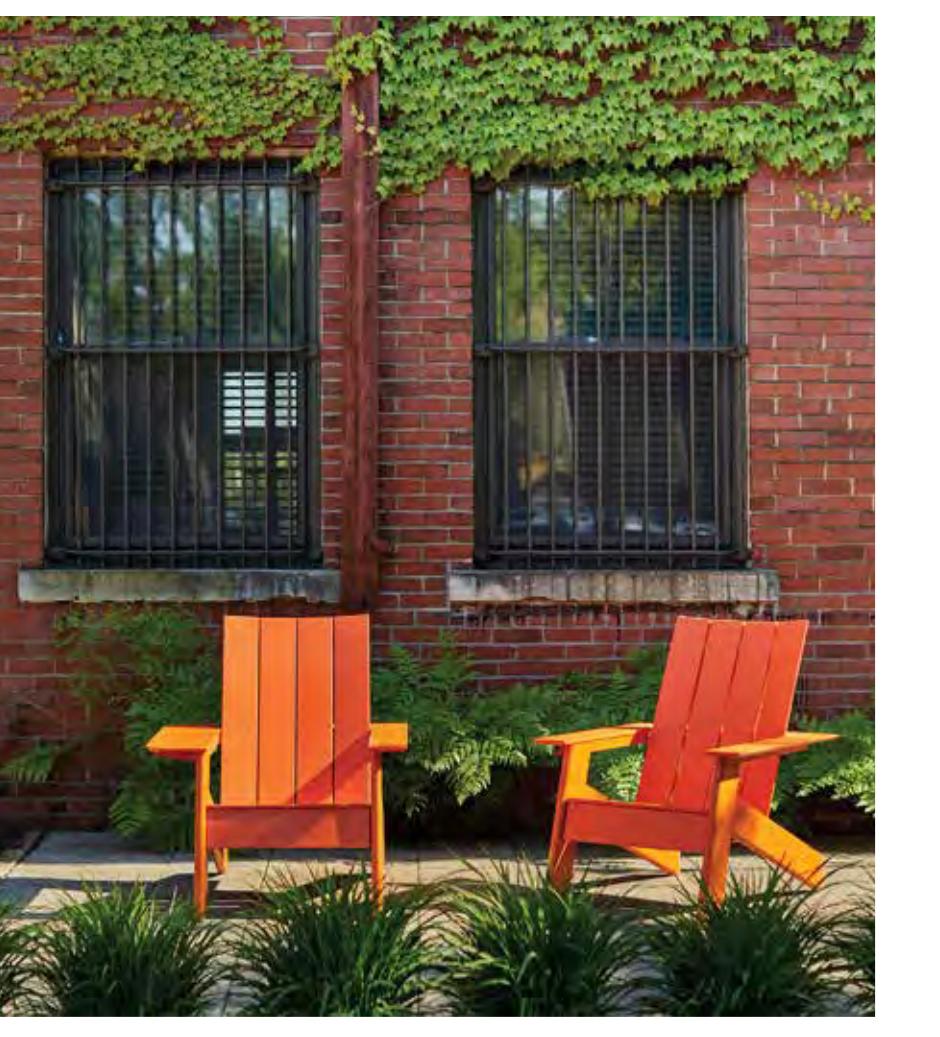
Street Tree and Building Edge Character



Building Signage Character



Entry Patio Character



Entry Furniture Character



Litter and Recycling Containers Character

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Entry Area Illustrative Plan

L1.4



## Montecito Avenue

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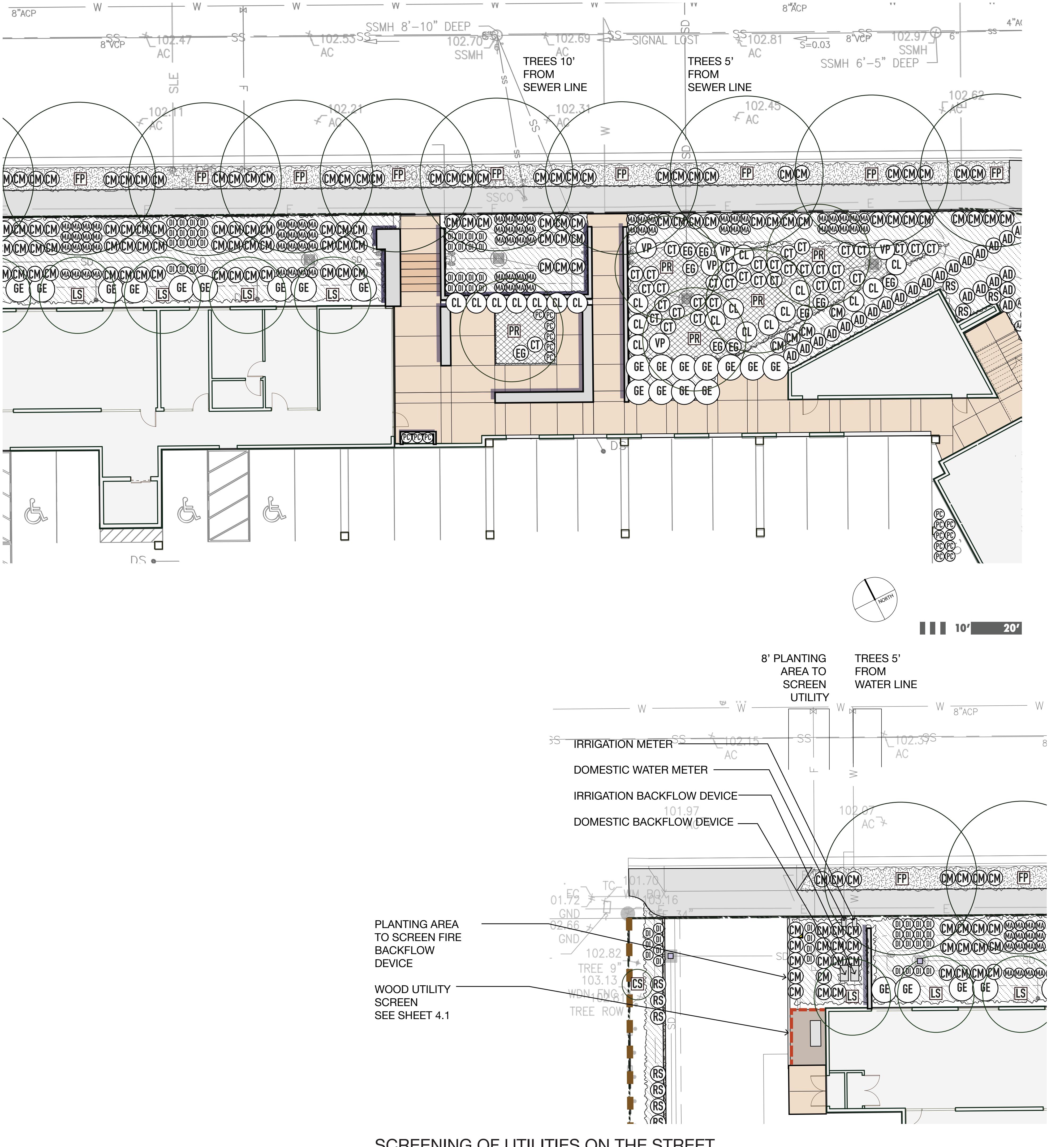
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8/12/22 DRC 2 Updates

### Entry Area Planting Plan

L1.5

#### PLANT LEGEND

MONTECITO AVENUE PARKWAY PLANTING		Hydrozone 1: Low/Moderate Water Use		934 SF	
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone
<b>Trees</b>					
FP	<i>Fraxinus pennsylvanica</i> cv.	Green Ash	24" Box	10	Medium 60' x 30' Street Tree
<b>Shrubs</b>					
CM	<i>Ceanothus maritimus</i> 'Point Sierra'	Ceanothus	5 Gal.	33	Low 2' X 3' Low shrub mass
<b>Groundcover Mix</b>					
Quantity, Approximate 230, triangular pattern, 24" O.C.					
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone
<b>RIPARIAN WOODLAND PLANTING</b>					
Hydrozone 2: Low/Moderate Water Use 1,268 SF Spray Irrigation					
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone
PR	<i>Platanus racemosa</i>	California Sycamore	24" Box	11	Medium 50' x 20' Canopy
<b>Shrubs</b>					
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone
CT	<i>Cornus glabrata</i>	Smooth Dogwood	5 Gal.	35	Medium 4' X 4' Shrub
EG	<i>Elymus glaucus</i>	Blue Wild Rye	5 Gal.	9	Low 3' X 3' Grass form
PC	<i>Polygonatum californicum</i>	California Polyody	5 Gal.	6	Low 2' X 2' Evergreen
CL	<i>Calycanthus occidentalis</i>	Specklebush	5 Gal.	20	Medium 4' X 4' Shrub
VP	<i>Vaccinium parvifolium</i>	Red Huckleberry	5 Gal.	5	Medium 4' X 4' Shrub
<b>Groundcover Mix</b>					
Quantity, Approximate 300, triangular pattern, 24" O.C.					
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone
<b>UPLAND PLANTING</b>					
Hydrozone 3: Low Water Use 9,842 SF Spray Irrigation					
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone
CO	<i>Cercis occidentalis</i>	Western Redbud	24" Box	9	Low 15' x 15' Small Canopy
CS	<i>Cypressus sempervirens</i>	Italian cypress	24" Box	7	Low 40' X 6' Accent
LS	<i>Lagerstroemia</i> spp.	Crape myrtle	24" Box	6	Low 25' x 15' Small Canopy
PI	<i>Prunus ilicifolia</i>	Holly Leaf Cherry	24" Box	2	Low 15' x 15' Small Canopy
PM	<i>Pseudotsuga menziesii</i>	Douglas fir	24" Box	3	Low 80' x 20' Large Evergreen
<b>Shrubs</b>					
Quantity					
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone
AA	<i>Agave attenuata</i>	Agave	5 Gal.	12	Low 2' X 2' Accent
AZ	<i>Anigozanthos</i> spp.	Kangaroo Paw	5 Gal.	3	Low 3' X 3' Strap
AD	<i>Arctostaphylos densiflora</i> 'McMinn'	Manzanita 'McMinn'	5 Gal.	165	Low 5' X 5' Shrub
CM	<i>Ceanothus maritimus</i> 'Point Sierra'	Ceanothus	5 Gal.	108	Low 2' X 4' Shrub mass
DI	<i>Dianthus barbatus</i>	Fortnight Lily	5 Gal.	15	Low 2' X 2' Low
GE	<i>Corynifolia</i>	Coast Silttassel	5 Gal.	51	Low 8' X 5' Screen
HA	<i>Heteromeles arbutifolia</i>	Toyon	5 Gal.	22	Low 5' X 5' Tall shrub
MA	<i>Mimulus aurantiacus</i>	Monkeyflower	5 Gal.	88	Low 2' X 2' Shrub
MR	<i>Muhlenbergia rigens</i>	Deer Grass	5 Gal.	26	Low 2' X 2' Tall grass
PC	<i>Polygonatum californicum</i>	California Polyody	1 Gal.	21	Low 2' X 2' Evergreen
RI	<i>Rhus integrifolia</i>	Lemonadeberry	5 Gal.	40	Low 4' X 4' Shrub
RS	<i>Ribes speciosum</i>	Fuchsia Flowering	5 Gal.	87	Low 4' X 3' Shrub
<b>Groundcover Mix</b>					
Quantity, Approximate 2,460 triangular pattern, 24" O.C.					
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone
<b>PODIA PLANTING</b>					
Hydrozone 4: Low/Moderate Water Use 1,021 SF Drip Irrigation					
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone
AU	<i>Arbutus menziesii</i>	Madrone	15 Gal.	13	Low 15' x 20' Small Canopy
<b>Shrubs</b>					
Symbol Botanical Name Common Name Container Size Quantity WUCOLS Hydrozone					
AZ	<i>Anigozanthos</i> spp.	Kangaroo Paw	5 Gal.	30	Low 1' X 1' Strap
DI	<i>Dianthus barbatus</i>	Fortnight Lily	5 Gal.	21	Low 1' X 1' Strap
PC	<i>Polygonatum californicum</i>	California Polyody	1 Gal.	27	Low 1' X 1' Evergreen
<b>Groundcover Mix</b>					
Quantity, Approximate 250, triangular pattern, 24" O.C.					
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone
<b>NOTES:</b>					
3' depth Rock mulch for Bioswetion Areas					
3' depth Wood mulch for all other planting areas					
<b>REFERENCES:</b>					
Santa Clara Valley Urban Runoff Pollution Prevention Program, Plants for Stormwater Measures					
<a href="https://scvruppp.org/pdfs/1516/c3_handbook_2016/Appendix_D.pdf">https://scvruppp.org/pdfs/1516/c3_handbook_2016/Appendix_D.pdf</a>					



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## Montecito Avenue 1265 Montecito Ave., Mountain View, CA 94043 Charities Housing

PL-2021-152  
Project 19131

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6/6/22 Formal Resubmit  
8/12/22 DRC 2 Updates

Podium Level Illustrative Plan

L1.6

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- WOOD BENCHES
- LITTER & RECYCLING RECEPACLE, SEE SHEET L4.3
- RAISED PLANTER ON PODIUM, SEE DETAIL 5 L4.2
- SUSPENDED CABLE LIGHTING, SEE SHEET L4.3



Podium Planting Character



Wood and Metal Bench Character



Litter and Recycling Containers Character



Podium Wall and Tree Character



Podium Character



# Montecito Avenue

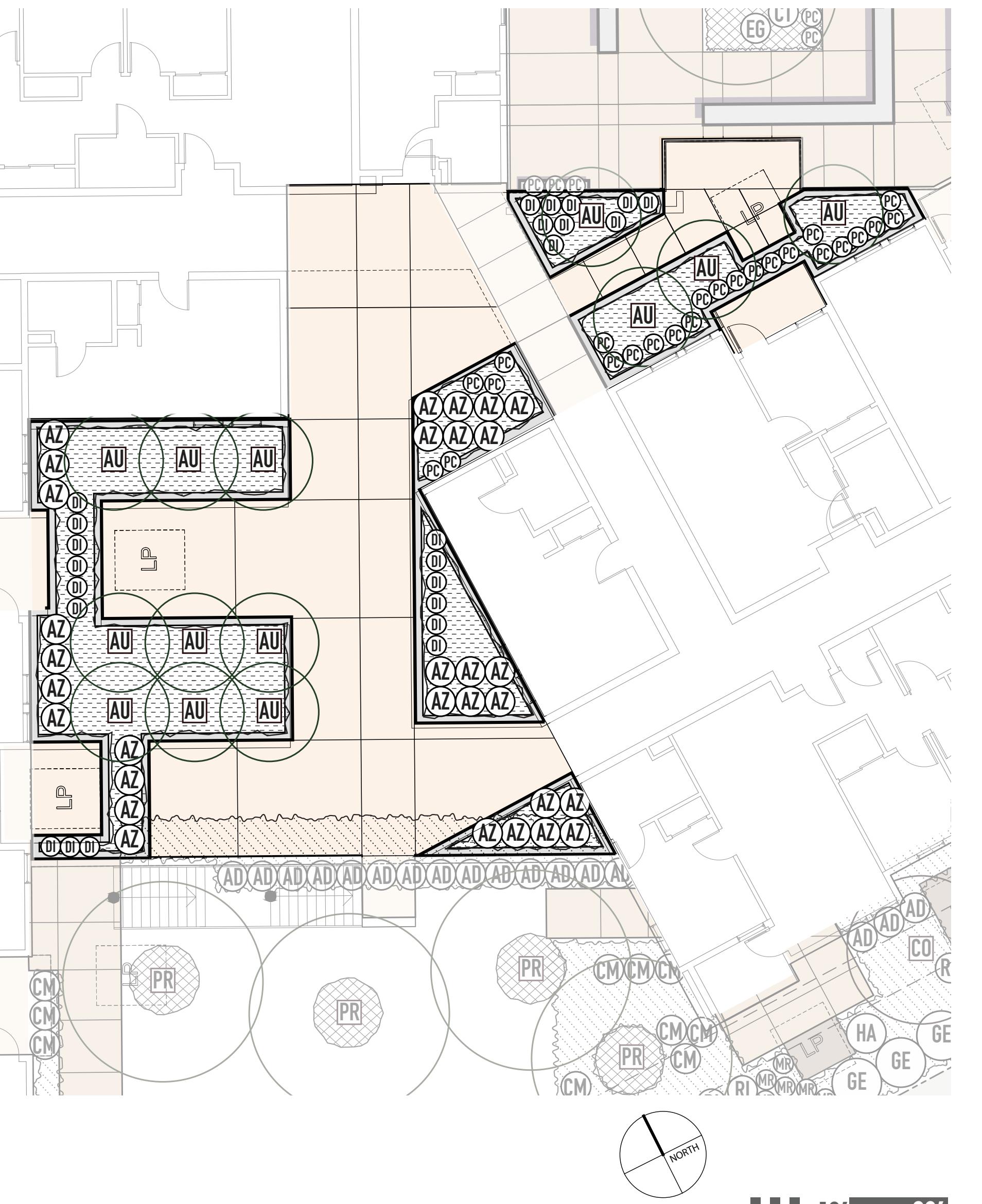
1265 Montecito Ave., Mountain View, CA 94043

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Podium Level  
Planting Plan



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## PLANT LEGEND

MONTECITO AVENUE PARKWAY PLANTING	Hydrozone 1: Low/Moderate Water Use	934 SF					
<b>Trees</b>							
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function

FP	<i>Fraxinus pennsylvanica</i> cvs.	Green Ash	24" Box	10	Medium	60' X 30'	Street Tree
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<b>Shrubs</b>							
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function

CM	<i>Ceanothus maritimus</i> 'Point Sierra'	Ceanothus	5 Gal.	33	Low	2' X 3'	Low shrub mass
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<b>Groundcover Mix</b>							
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function

Arctostaphylos 'Pacific Mist'	<i>Arctostaphylos</i> 'Pacific Mist'	Pacific Mist Manzanita	1 Gal.	1	Low	2' X 8'	Low shrub mass
Baccharis pilularis 'Twin Peaks'	<i>Baccharis pilularis</i> 'Twin Peaks'	Prostrate Coyote Brush	1 Gal.	1	Low	1' X 8'	Groundcover

<b>RIPARIAN WOODLAND PLANTING</b>							
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function

PR	<i>Platanus racemosa</i>	California Sycamore	24" Box	11	Medium	50' X 20'	Canopy
----	--------------------------	---------------------	---------	----	--------	-----------	--------

<b>Shrubs</b>							
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function

CT	<i>Cornus glabra</i>	Smooth Dogwood	5 Gal.	35	Medium	4' X 4'	Shrub
EG	<i>Elymus glaucus</i>	Blue Wild Rye	5 Gal.	9	Low	3' X 3'	Grass form
PC	<i>Polygonum californicum</i>	California Polyody	5 Gal.	6	Low	2' X 2'	Evergreen
CL	<i>Calycanthus occidentalis</i>	Spicebush	5 Gal.	20	Medium	4' X 4'	Shrub

VP	<i>Vaccinium parvifolium</i>	Red Huckleberry	5 Gal.	5	Medium	4' X 4'	Shrub
----	------------------------------	-----------------	--------	---	--------	---------	-------

<b>Groundcover Mix</b>							
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function

CP	<i>Carex pansa</i>	California Meadow Sedge	1 Gal.	1	Medium	1' X 2'	Grass form
JP	<i>Juncus effusus</i>	Pacific Rush	1 Gal.	1	Medium	1' X 2'	Grass form
JP	<i>Juncus patens</i>	Blue Rush	1 Gal.	1	Low	1' X 2'	Grass form

<b>UPLAND PLANTING</b>							
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function

CO	<i>Cercis occidentalis</i>	Western Redbud	24" Box	9	Low	15' X 15'	Small Canopy
CS	<i>Cypressus sempervirens</i>	Italian cypress	24" Box	7	Low	40' X 6'	Accent
LS	<i>Lagerstroemia spp.</i>	Crape myrtle	24" Box	6	Low	25' X 15'	Small Canopy
PI	<i>Prunus ilicifolia</i>	Holly Leaf Cherry	24" Box	2	Low	15' X 15'	Small Canopy

PM	<i>Pseudotsuga menziesii</i>	Douglas fir	24" Box	3	Low	80' X 20'	Large Evergreen
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<b>Groundcover Mix</b>							
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function

AR	<i>Arctostaphylos 'Pacific Mist'</i>	Pacific Mist manzanita	1 Gal.	1	Low	2' X 8'	Low shrub mass
BP	<i>Baccharis pilularis 'Twin Peaks'</i>	Prostrate Coyote brush	1 Gal.	1	Low	1' X 2'	Groundcover
CT	<i>Carex tumulicola</i>	Berkeley sedge	1 Gal.	1	Low	1' X 2'	Groundcover
JP	<i>Juncus patens</i>	Blue rush	1 Gal.	1	Low	1' X 2'	Groundcover
PA	<i>Portulaca oleracea 'Prostrate Form'</i>	Dwarf Elephant Food	1 Gal.	1	Low	1' X 4'	Groundcover

<b>PODIUM PLANTING</b>							
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function



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8/12/22 DRC 2 Updates

Outdoor  
Activity  
Area Illustrative  
Plan

L1.8



Outdoor Activity Area Furniture Character



BBQ Area Character



BBQ Area Character



BBQ Area Character



Litter and Recycling Containers Character



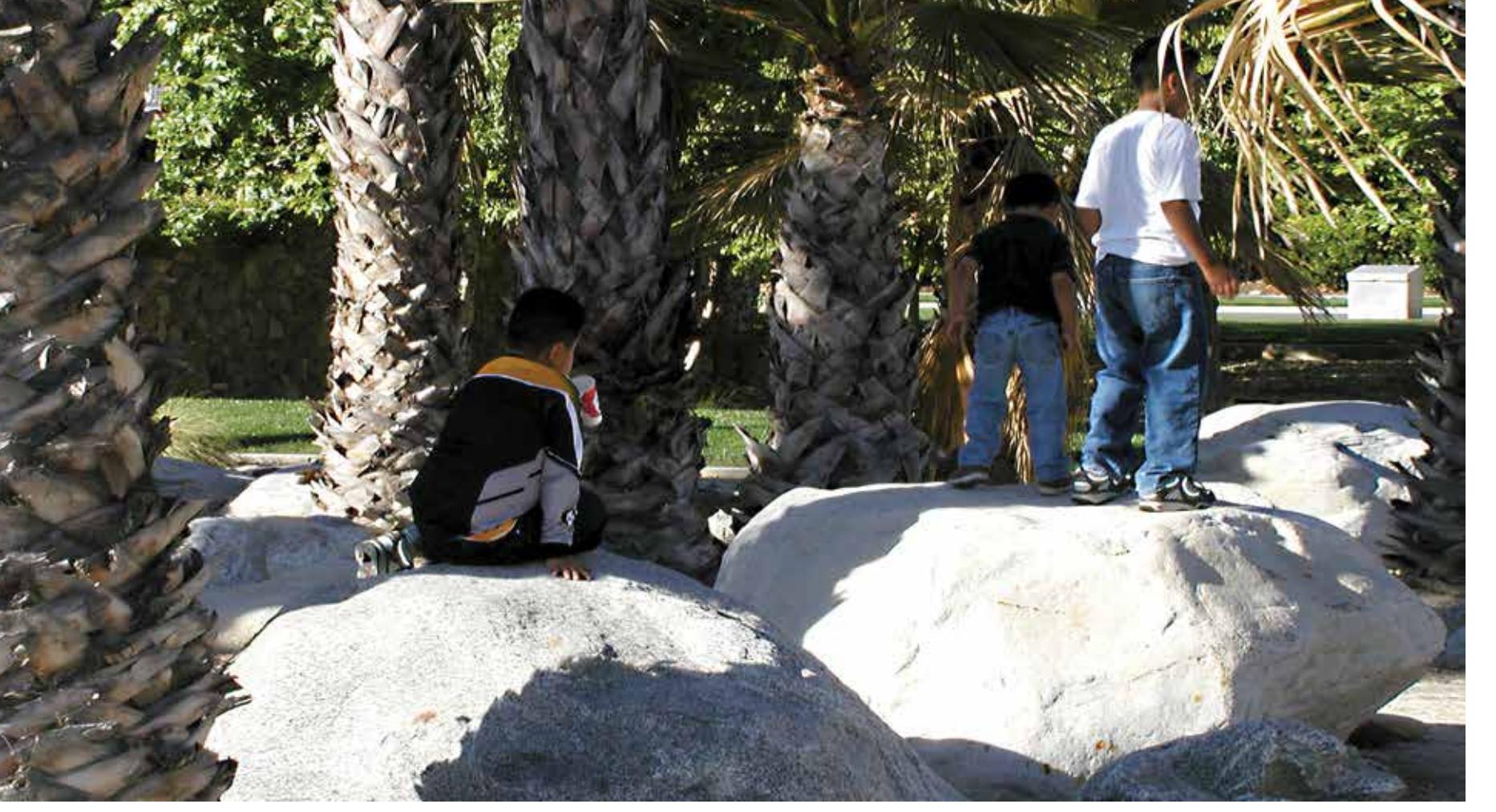
Play Area Character



Play Area Character



Outdoor Activity Area Upland Planting Character



Play Area Character



Litter and Recycling Containers Character



Play Area Character



# Montecito Avenue

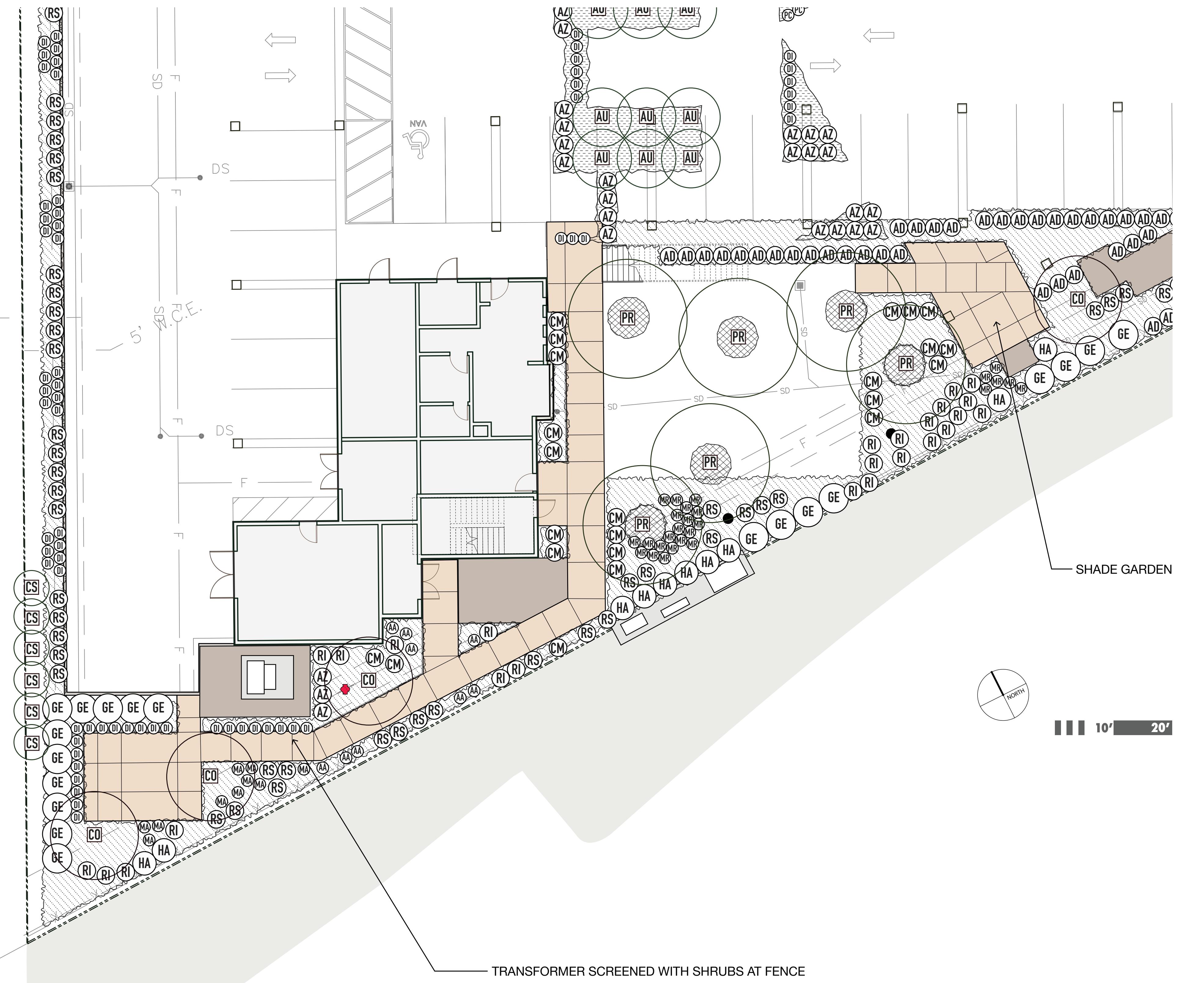
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8/12/22	DRC 2 Updates

Outdoor Activity Area Planting Plan

L1.9



## PLANT LEGEND

MONTECITO AVENUE PARKWAY PLANTING		Hydrozone 1: Low/Moderate Water Use	934 SF
Symbol	Botanical Name	Common Name	Container Size
FP	<i>Fraxinus pennsylvanica</i> cvs.	Green Ash	24" Box
			10 Medium 6'0" X 30" Street Tree
Shrubs			
Symbol	Botanical Name	Common Name	Container Size
CM	<i>Ceanothus maritimus</i> 'Point Sierra'	Ceanothus	5 Gal.
			33 Low 2' X 3' Low shrub mass
Groundcover Mix			
Symbol	Botanical Name	Common Name	Container Size
	<i>Arctostaphylos 'Pacific Mist'</i>	Pacific Mist Manzanita	1 Gal.
	<i>Baccharis pilularis</i> 'Twin Peaks'	Prostrate Coyote Brush	1 Gal.
RIPARIAN WOODLAND PLANTING		Hydrozone 2: Low/Moderate Water Use	1,268 SF Spray Irrigation
Symbol	Botanical Name	Common Name	Container Size
PR	<i>Platanus racemosa</i>	California Sycamore	24" Box
			11 Medium 50' X 20' Canopy
Shrubs			
Symbol	Botanical Name	Common Name	Container Size
CT	<i>Cornus glabrata</i>	Smooth Dogwood	5 Gal.
EG	<i>Elymus glaucus</i>	Blue Wild Rye	5 Gal.
PC	<i>Polygonum californicum</i>	California Polyody	5 Gal.
CL	<i>Calycanthus occidentalis</i>	Spicebush	5 Gal.
VP	<i>Vaccinium parvifolium</i>	Red Huckleberry	5 Gal.
Groundcover Mix			
Symbol	Botanical Name	Common Name	Container Size
	<i>Carex pansa</i>	California Meadow Sedge	1 Gal.
	<i>Juncus effusus</i>	Pacific Rush	1 Gal.
	<i>Juncus patens</i>	Blue Rush	1 Gal.
UPLAND PLANTING		Hydrozone 3: Low Water Use	9,842 SF Spray Irrigation
Symbol	Botanical Name	Common Name	Container Size
CO	<i>Cercis occidentalis</i>	Western Redbud	24" Box
CS	<i>Cypress sempervirens</i>	Italian Cypress	24" Box
LS	<i>Lagerstroemia</i> spp.	Crape myrtle	24" Box
PI	<i>Prunus ilicifolia</i>	Holly Leaf Cherry	24" Box
PM	<i>Pseudotsuga menziesii</i>	Douglas fir	24" Box
Shrubs			
Symbol	Botanical Name	Common Name	Container Size
AA	<i>Agave attenuata</i>	Agave	5 Gal.
AZ	<i>Anigozanthos</i> spp.	Kangaroo Paw	5 Gal.
AD	<i>Arctostaphylos densiflora</i> 'McMinn'	Mazatlan 'McMinn'	5 Gal.
CM	<i>Ceanothus maritimus</i> 'Point Sierra'	Ceanothus	5 Gal.
DI	<i>Dieteria sibirica</i>	Fortnight Lily	5 Gal.
GE	<i>Garrya elliptica</i>	Cross Siskiyou	5 Gal.
HA	<i>Heteromeles arbutifolia</i>	Toyon	5 Gal.
MA	<i>Mimulus aurantiacus</i>	Monkeyflower	5 Gal.
MR	<i>Muhlenbergia rigens</i>	Deer Grass	5 Gal.
PC	<i>Polygonum californicum</i>	California Polyody	1 Gal.
RI	<i>Rhus integrifolia</i>	Lemonadeberry	5 Gal.
RS	<i>Ribes speciosum</i>	Fuchsia Flowering	5 Gal.
Groundcover Mix			
Symbol	Botanical Name	Common Name	Container Size
	<i>Arctostaphylos 'Pacific Mist'</i>	Pacific Mist manzanita	1 Gal.
	<i>Baccharis pilularis</i> 'Twin Peaks'	Prostrate Coyote brush	1 Gal.
	<i>Carex tumulicola</i>	Berkeley sedge	1 Gal.
	<i>Juncus patens</i>	Blue rush	1 Gal.
	<i>Portulaca oleracea</i> 'Prostrate Form'	Dwarf Elephant Food	1 Gal.
PODUM PLANTING		Hydrozone 4: Low/Moderate Water Use	1,021 SF Drip Irrigation
Symbol	Botanical Name	Common Name	Container Size
AU	<i>Arbutus menziesii</i>	Madrone	15 Gal.
			13 Low 15' X 20' Small Canopy
Shrubs			
Symbol	Botanical Name	Common Name	Container Size
AZ	<i>Anigozanthos</i> spp.	Kangaroo Paw	5 Gal.
DI	<i>Dieteria sibirica</i>	Fortnight lily	5 Gal.
PC	<i>Polygonum californicum</i>	California Polyody	1 Gal.
Groundcover Mix			
Symbol	Botanical Name	Common Name	Container Size
	<i>Portulaca oleracea</i> 'Prostrate Form'	Dwarf Elephant Food	1 Gal.
	<i>Senecio mandraliscae</i>	Blue Chalk sticks	1 Gal.

NOTES:

3' depth Rock mulch for Bioretention Areas  
3' depth Wood mulch for all other planting areas

REFERENCES:

Santa Clara Valley Urban Runoff Pollution Prevention Program, Plants for Stormwater Measures  
[https://scvurpp.org/pdfs/1515/c3\\_handbook\\_2016/Appendix\\_D.pdf](https://scvurpp.org/pdfs/1515/c3_handbook_2016/Appendix_D.pdf)

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attention2landscape architecture

1545 Kettner Boulevard

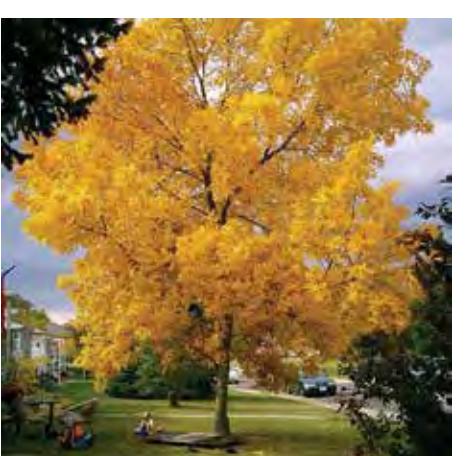
San Diego, CA 92101

laura@attention2.com

619-405-9303

## Street Tree Parkway Character

### Tree



*Fraxinus pennsylvanica*  
Green Ash

### Shrubs



*Ceanothus maritimus* 'Point Sierra'  
California Lilac

### Groundcover



*Arctostaphylos* 'Pacific Mist'  
Pacific Mist Manzanita



*Baccharis pilularis* 'Twin Peaks'  
Prostrate Coyote Brush

## Riparian Woodland Character

### Trees



*Platanus racemosa*  
California Sycamore

### Shrubs



*Cornus glabrata*  
Smooth Dogwood



*Elymus glaucus*,  
Blue Wild Rye



*Polypodium californicum*,  
California Polypody



*Calycanthus occidentalis*  
Spicebush



*Vaccinium parvifolium*,  
Red Huckleberry

### Groundcovers



*Carex pansa*  
California Meadow Sedge



*Juncus effusus*  
Pacific Rush



*Juncus patens*  
Blue Rush

## Podium Planting Character

### Tree



*Arbutus menziesii*  
Madrone

### Shrubs



*Anigozanthos* spp.  
Kangaroo Paw

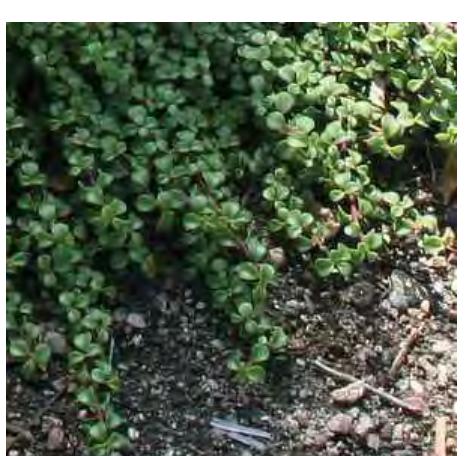


*Diites iridioides*  
Fortnight Lily



*Polypodium californicum*,  
California Polypody

### Groundcover



*Portulacaria afra* 'Prostrate Form'  
Dwarf Elephant Food



*Senecio mandraliscae*,  
Blue Chalk Sticks

## Upland Character

### Trees



*Cercis occidentalis*  
Western Redbud



*Cupressus sempervirens*  
Italian Cypress



*Lagerstroemia* spp.  
Crape Myrtle



*Prunus ilicifolia*  
Holly Leaf Cherry

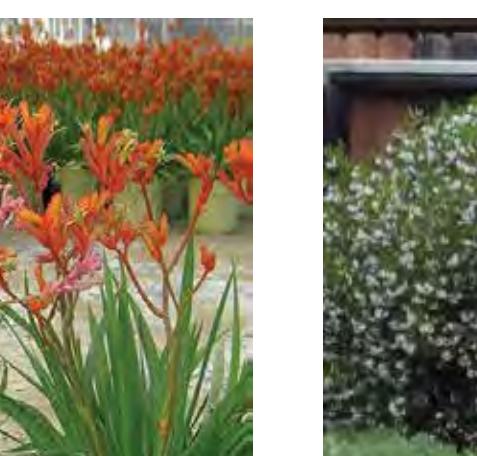


*Pseudotsuga menziesii*  
Douglas Fir

### Shrubs



*Agave attenuate*  
Fox Tail Agave



*Anigozanthos* spp.  
Kangaroo Paw



*Arctostaphylos densiflora* 'McMinn'  
Mazanita 'McMinn'



*Ceanothus maritimus* 'Point Sierra'  
California Lilac



*Dietenes iridioides*  
Fortnight Lily



*Garrya elliptica*  
Coast Silktassel

### Groundcover



*Arctostaphylos* 'Pacific Mist'  
Pacific Mist Manzanita



*Baccharis pilularis* 'Twin Peaks'  
Prostrate Coyote Brush



*Carex tumulicola*  
Berkeley Sedge



*Juncus effusus*  
Pacific Rush



*Portulacaria afra* 'Prostrate Form'  
Dwarf Elephant Food

Plant Images

PL-2021-152  
Project 19131

3/12/20 Informal Review  
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6/8/20 Informal Review  
Resubmittal

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6/6/22 Formal Resubmit

8/12/22 DRC 2 Updates

L1.10

Montecito Avenue  
1265 Montecito Ave., Mountain View, CA 94043  
Charities Housing





## Montecito Avenue 1265 Montecito Ave., Mountain View, CA 94043

Charities Housing

## Tree Assessment Plan

### 1265 Montecito Avenue Mountain View, CA

Prepared for:  
Charities Housing  
San Jose, CA

Notes:  
Base map provided by:  
Carroll Engineering  
San Jose, CA  
Numbered tree locations are approximate.



325 Ray Street  
Pleasanton, CA 94566  
Phone 925.484.0211  
Fax 925.484.0596  
www.hortsience.com

Tree  
Assessment &  
Disposition  
Plan

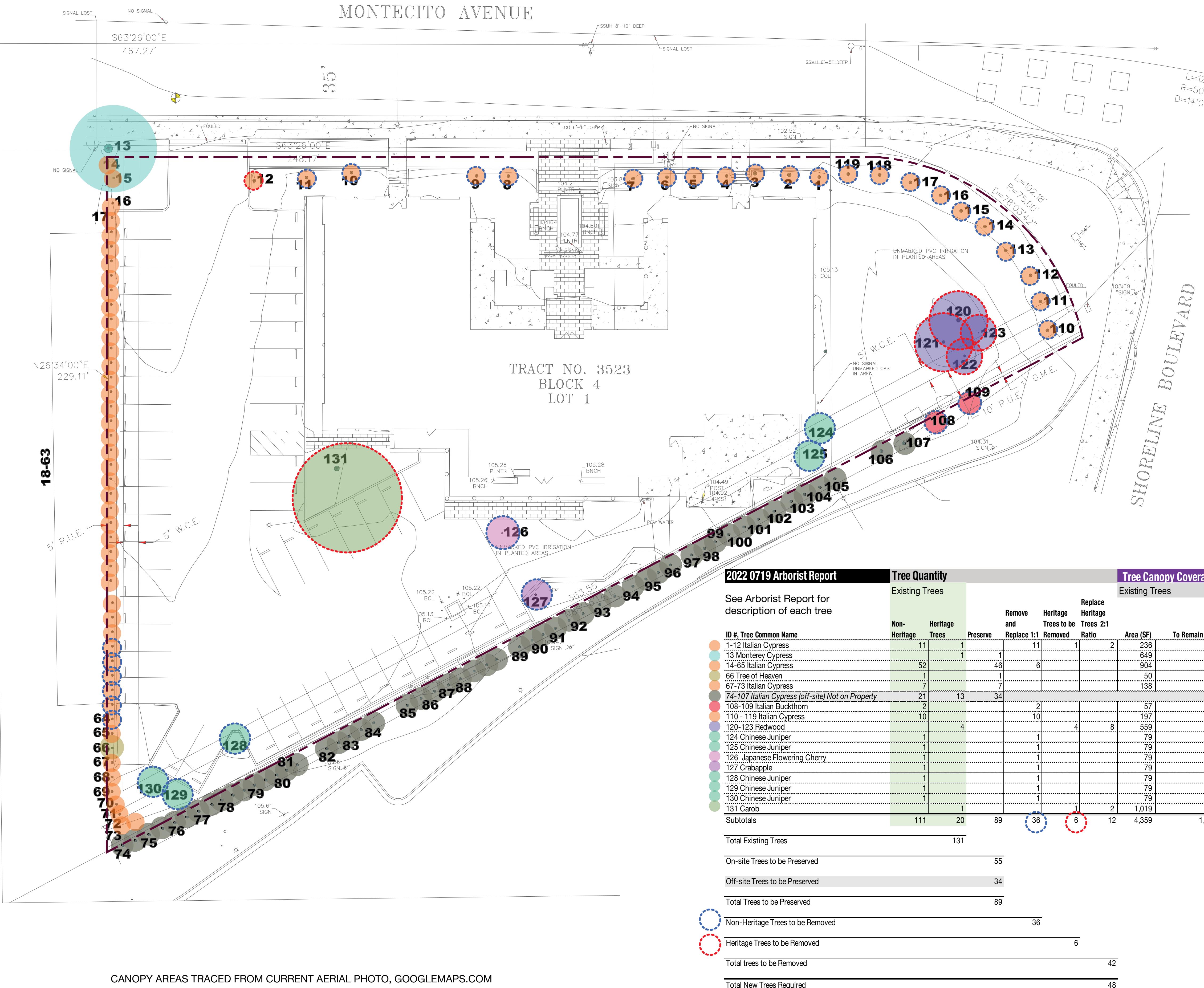
L2.1

### City of Mountain View Urban Tree Protection Requirements

Ordinance No. 4.11 (3/1/11) Chapter 32, Article II, Protection of Urban Forest protects Heritage trees within the city. Heritage trees are defined as:

1. A tree which has a trunk with a circumference of 48 inches (15 inches diameter) or more measured at fifty-four (54) inches above natural grade;
2. A multi-branched tree which has major branches below fifty-four (54) inches above the natural grade with a circumference of 48 inches measured just below the first major trunk fork;
3. Any Quercus (oak), Sequoia (redwood), or Cedrus (cedar) tree with a circumference of 12 inches (4 inches diameter) or more when measured at fifty-four (54) inches above natural grade;
4. A tree or grove of trees designated by resolution of the City Council to be of special historical value or of significant community benefit.

Heritage trees are required to be maintained and preserved in a, "state of good health." They may not be "injured, damaged, destroyed, moved or removed" without a Heritage Tree Removal Permit.





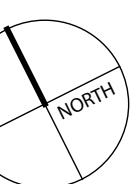
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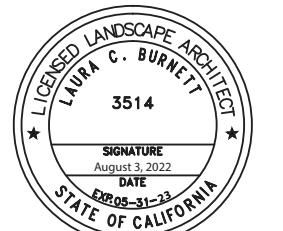
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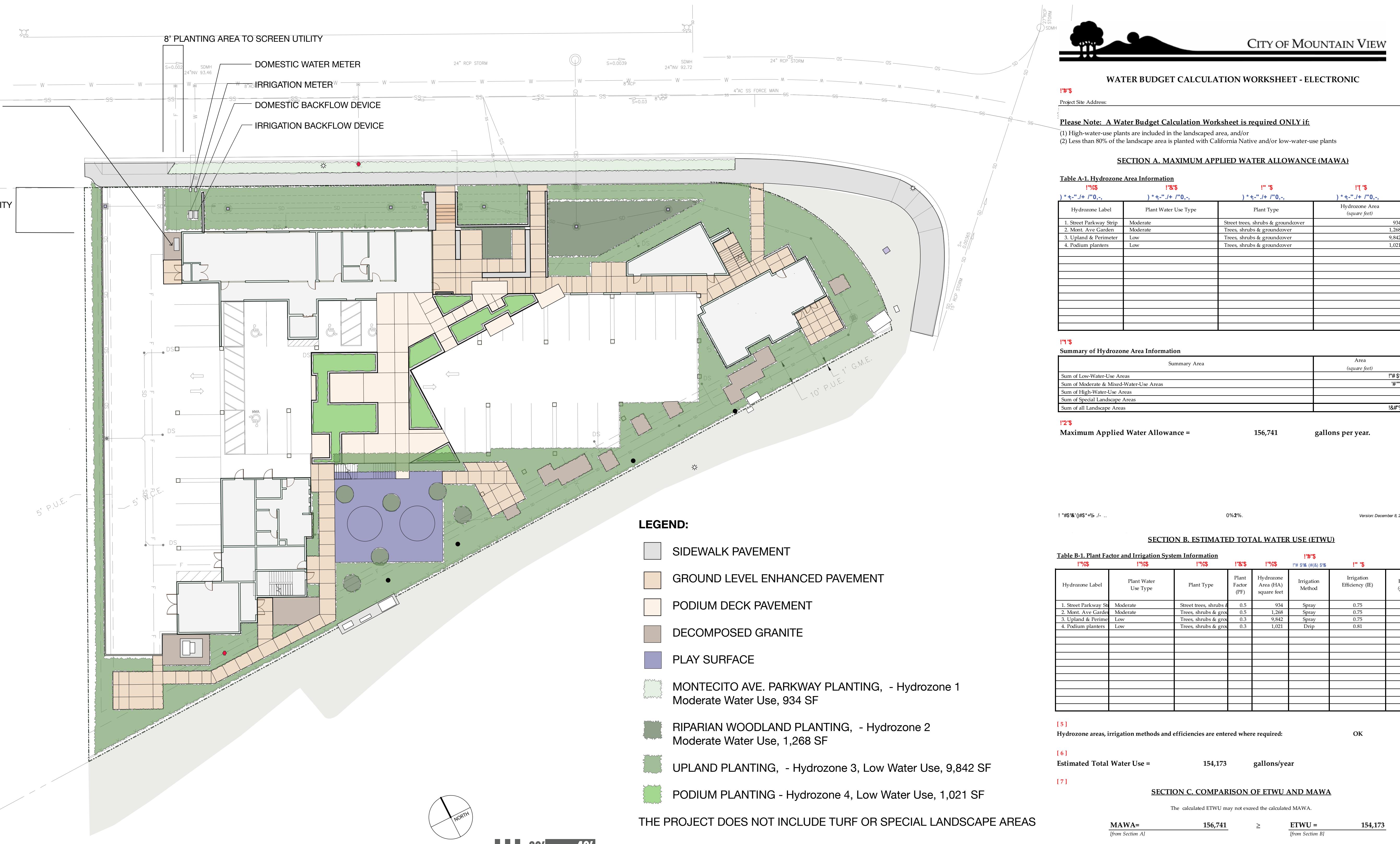


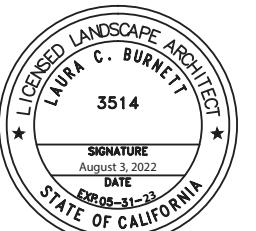
attention2landscape architecture  
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San Diego, CA 92101  
laura@attention2.com  
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8/12/22	DRC 2 Updates

### Irrigation Zone Diagram and Calculations



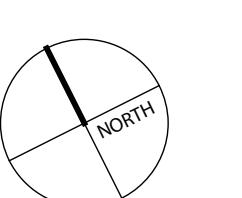
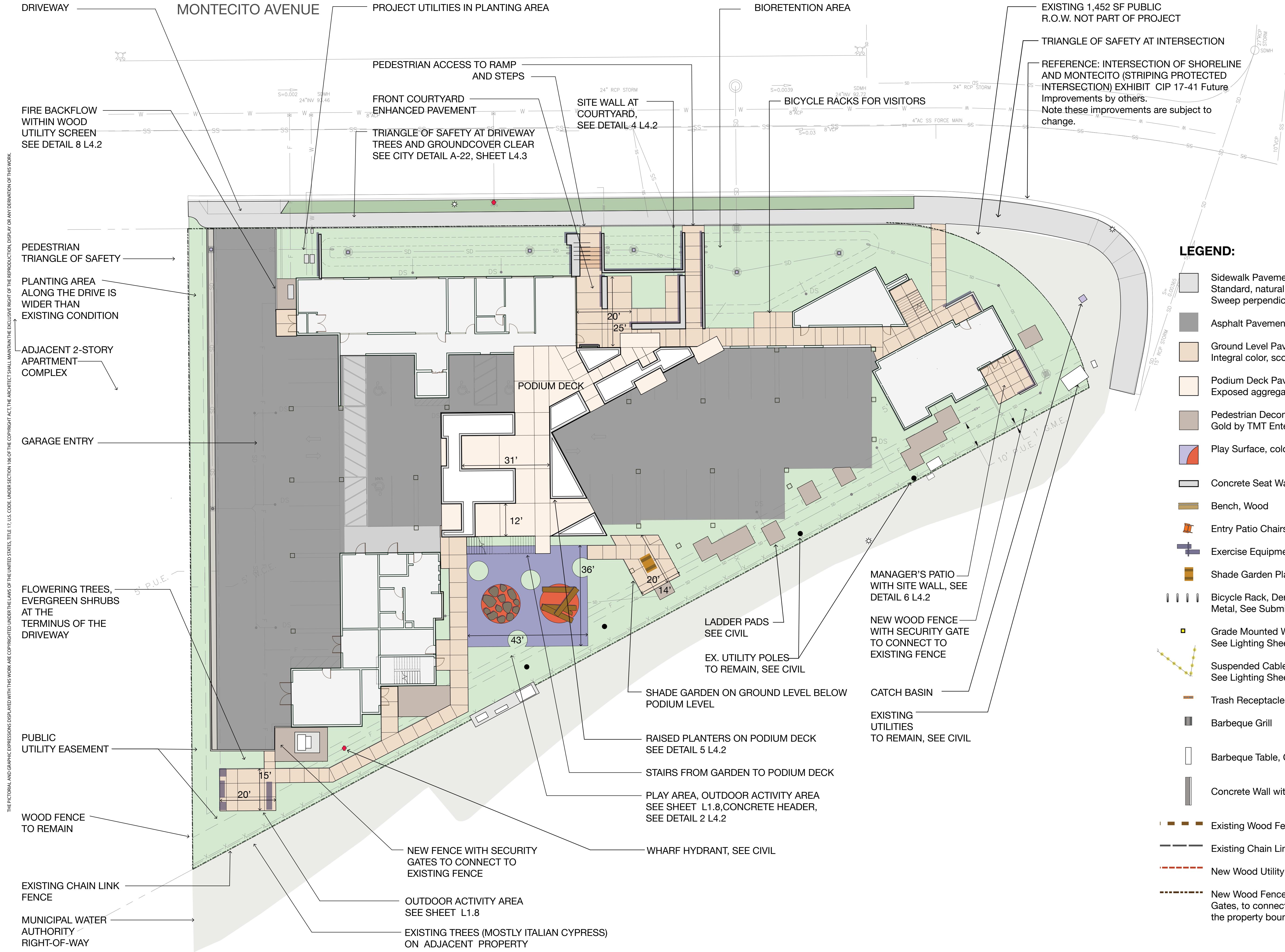


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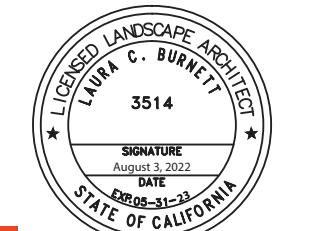
Hardscape  
Plan



16'

L4.1

40'



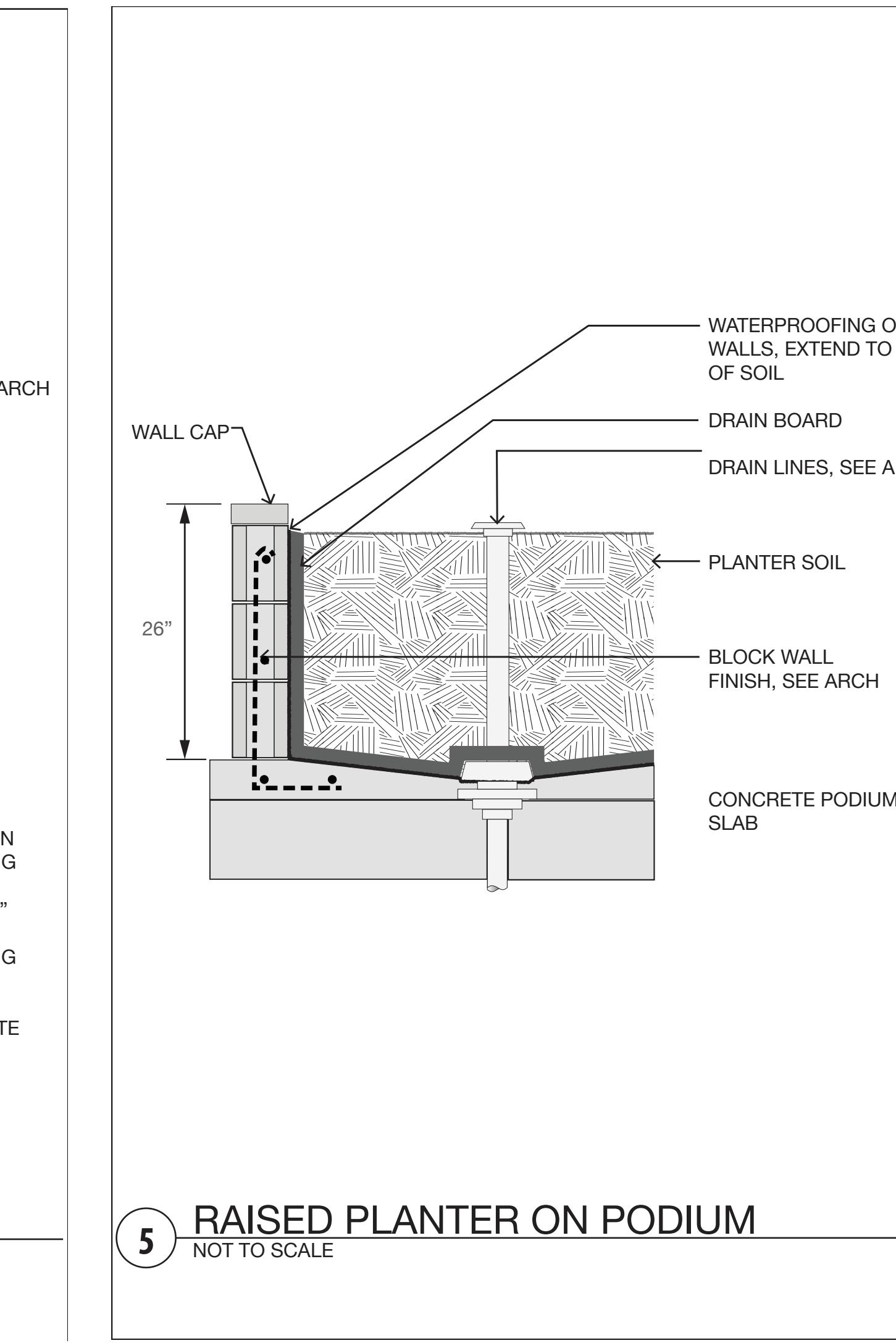
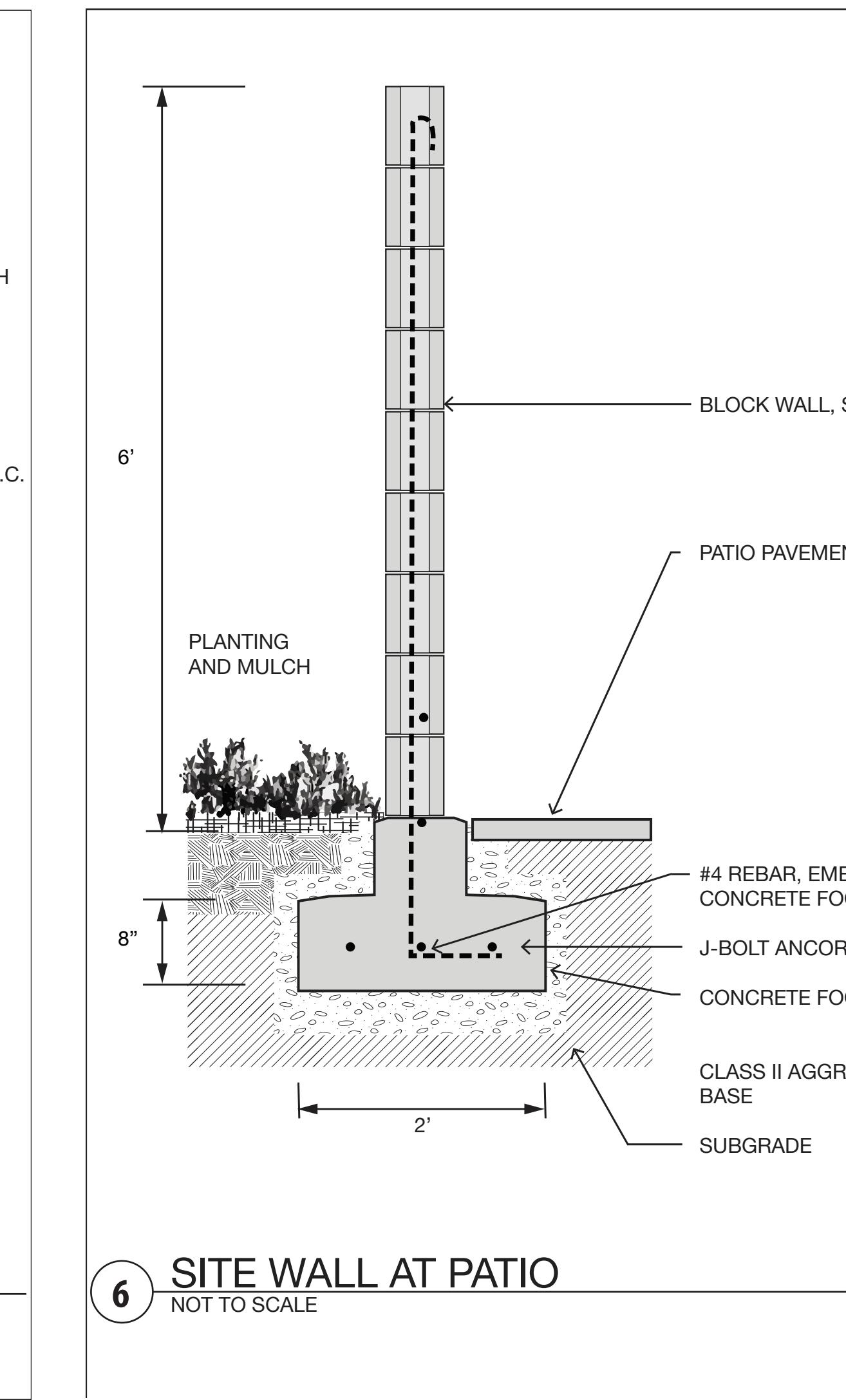
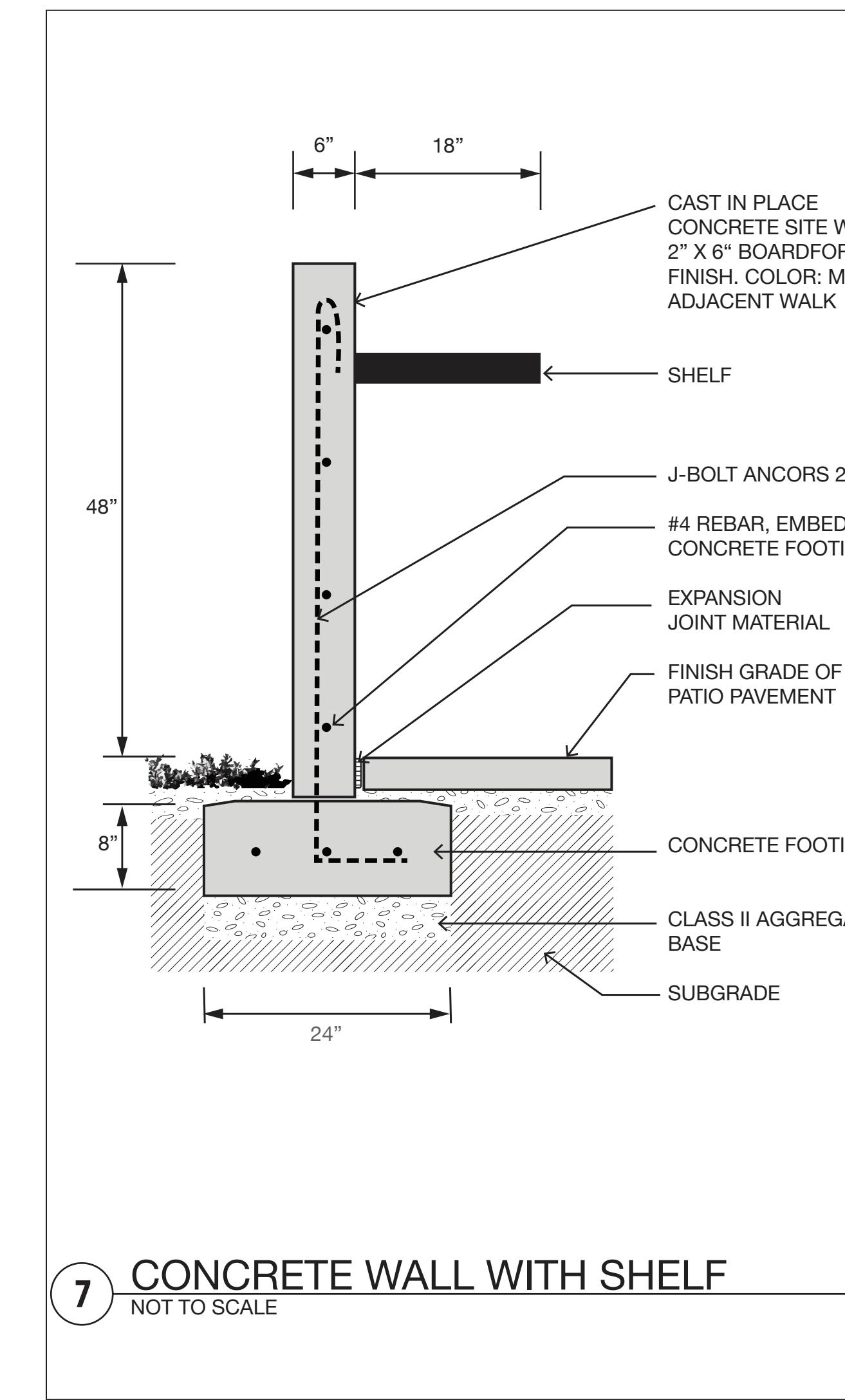
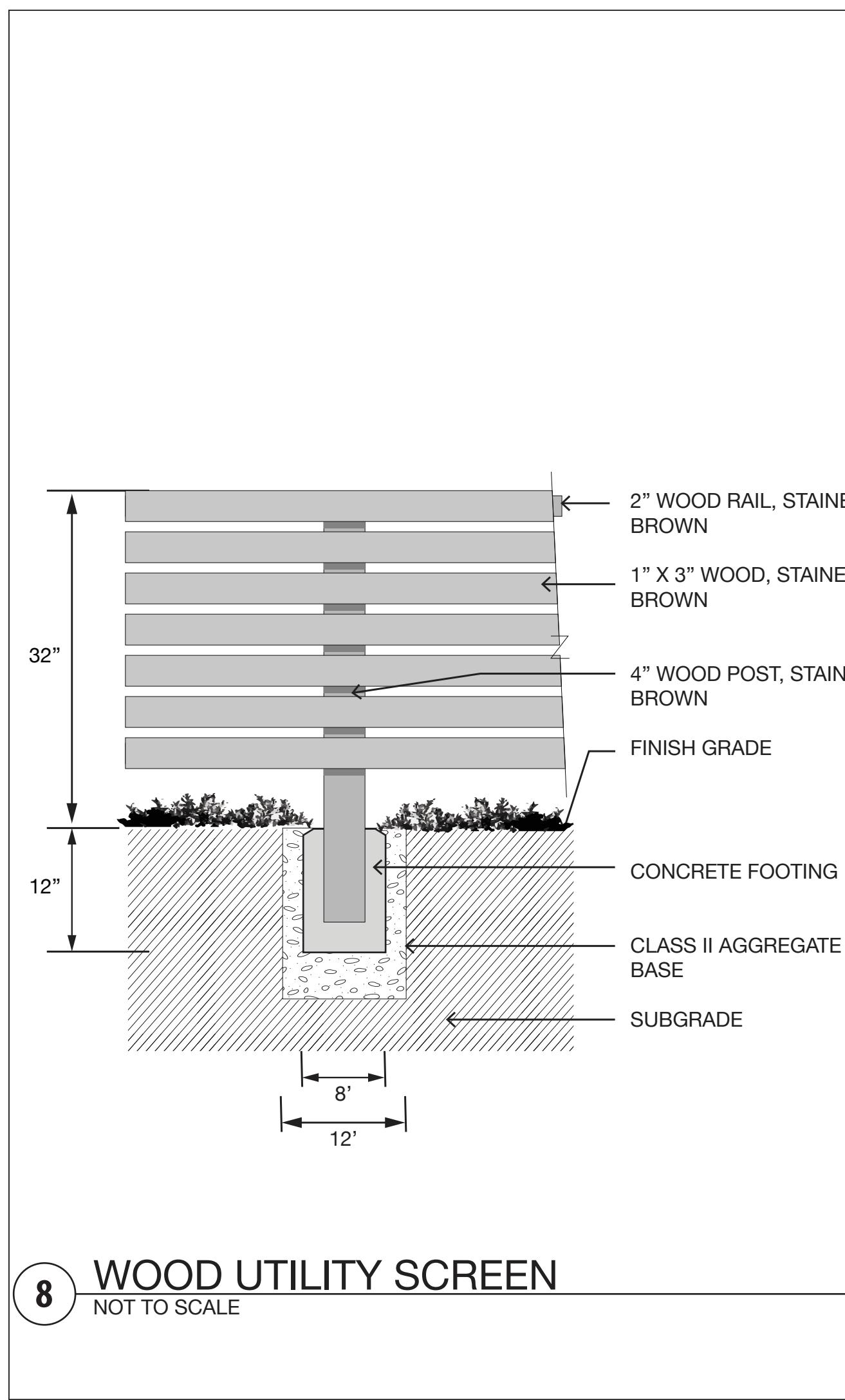
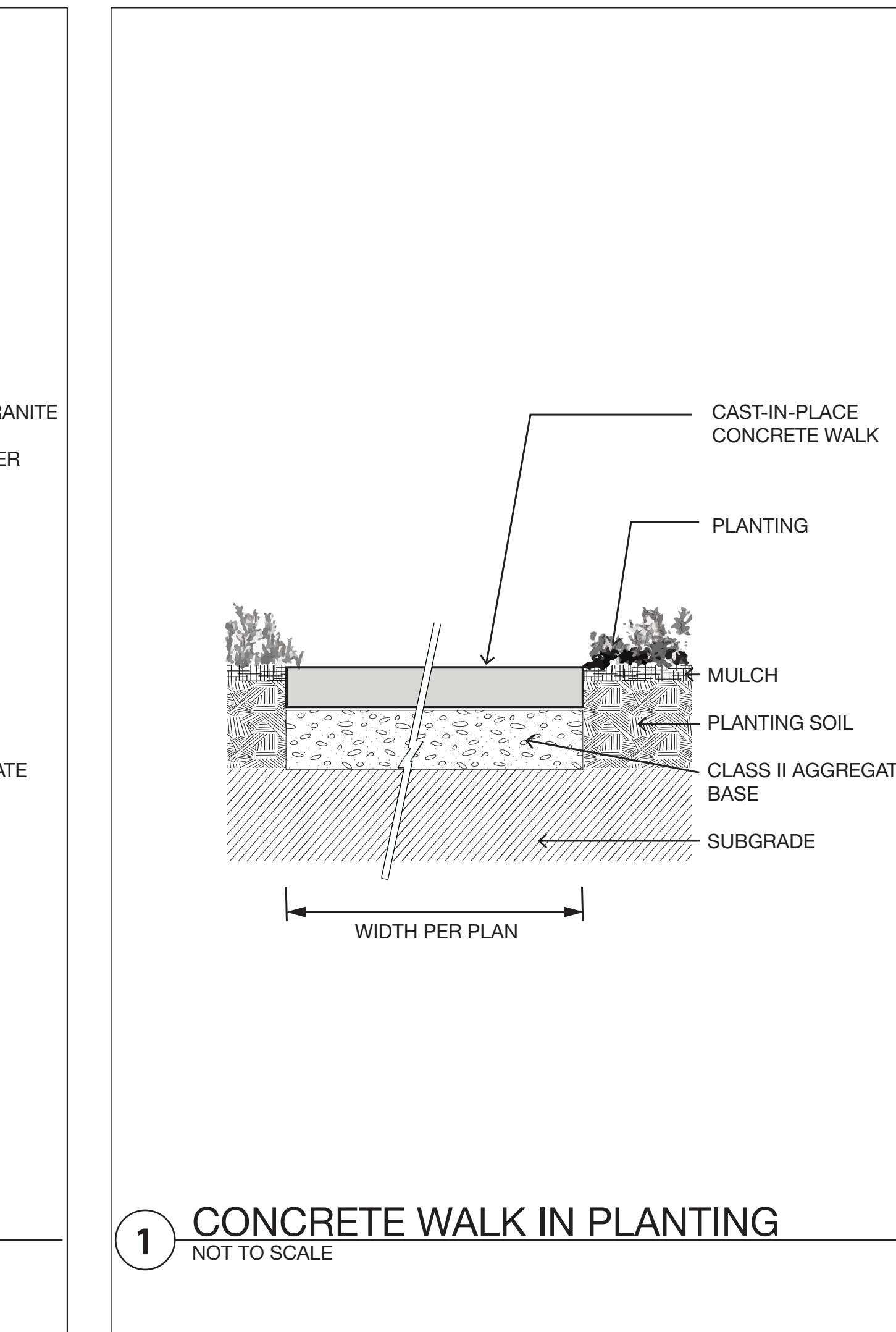
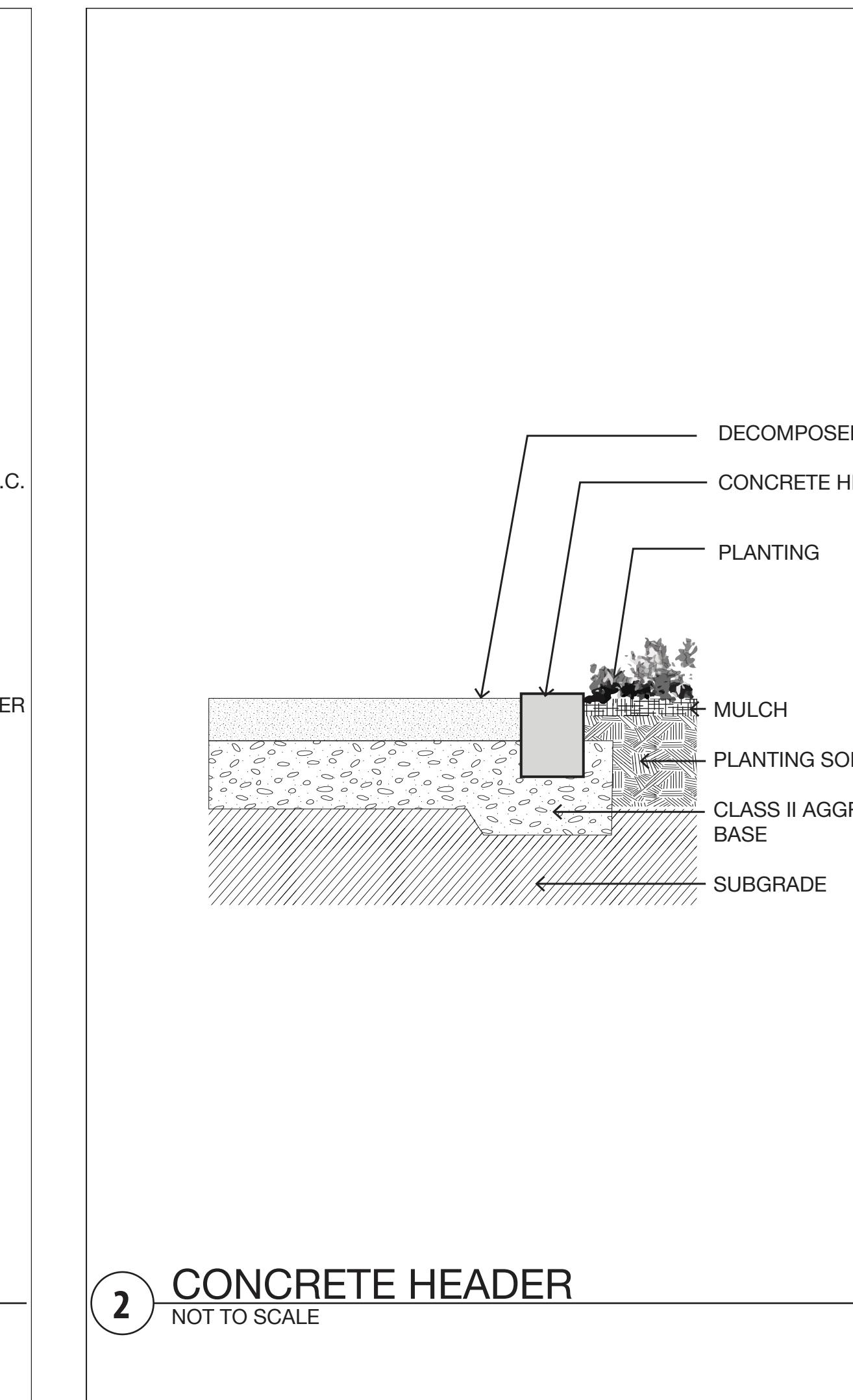
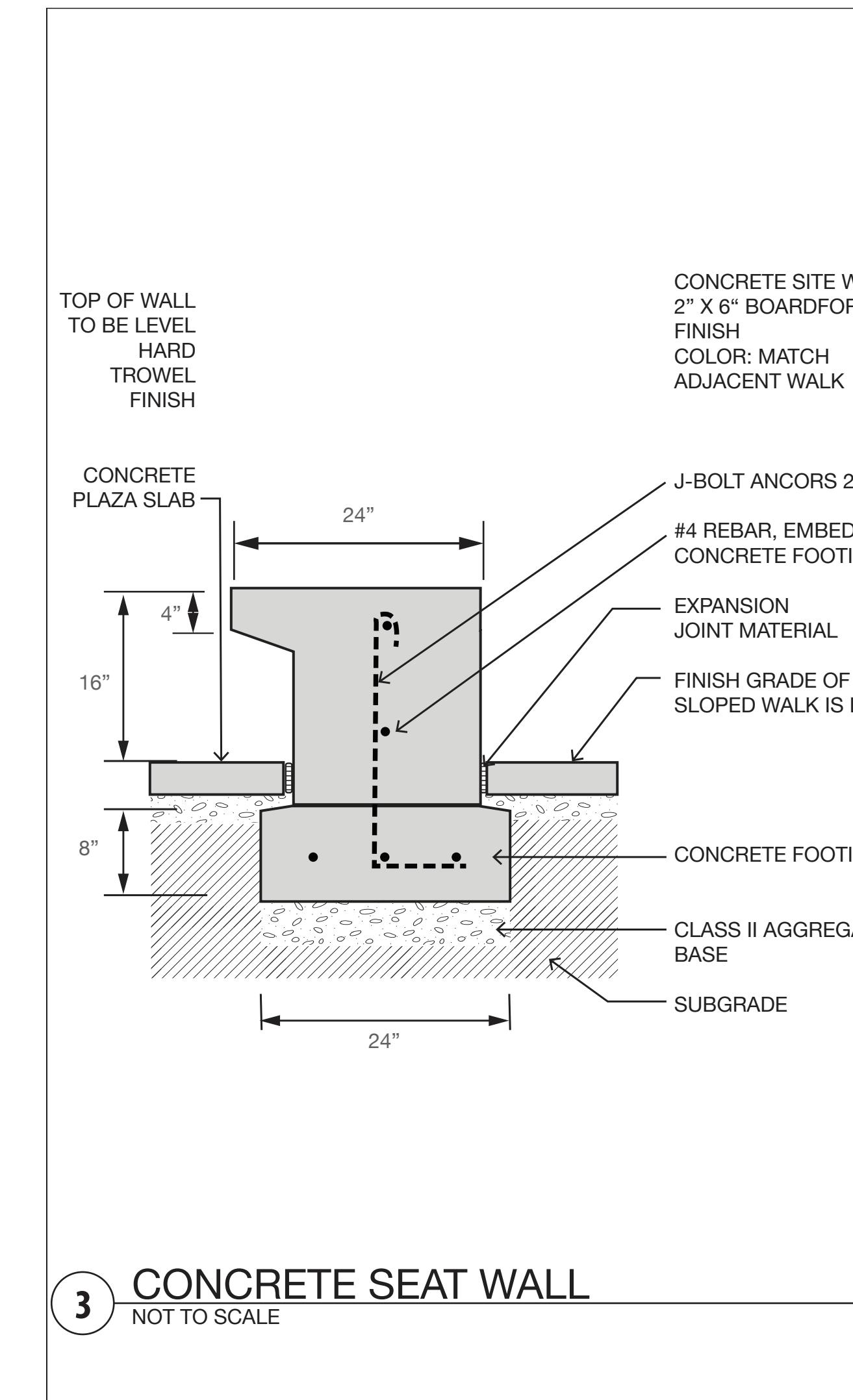
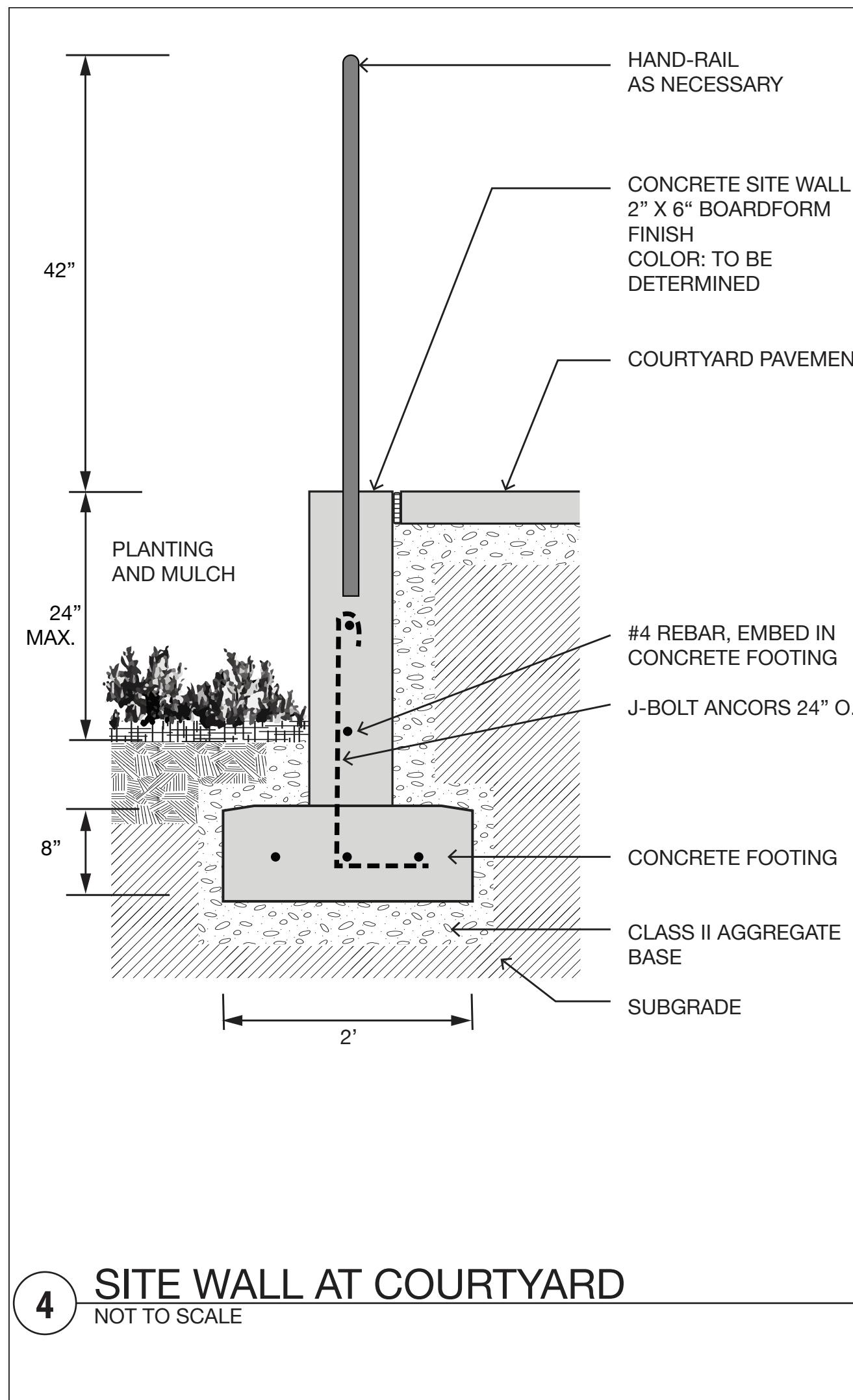
**Montecito Avenue**  
1265 Montecito Ave., Mountain View, CA 94043  
Charities Housing

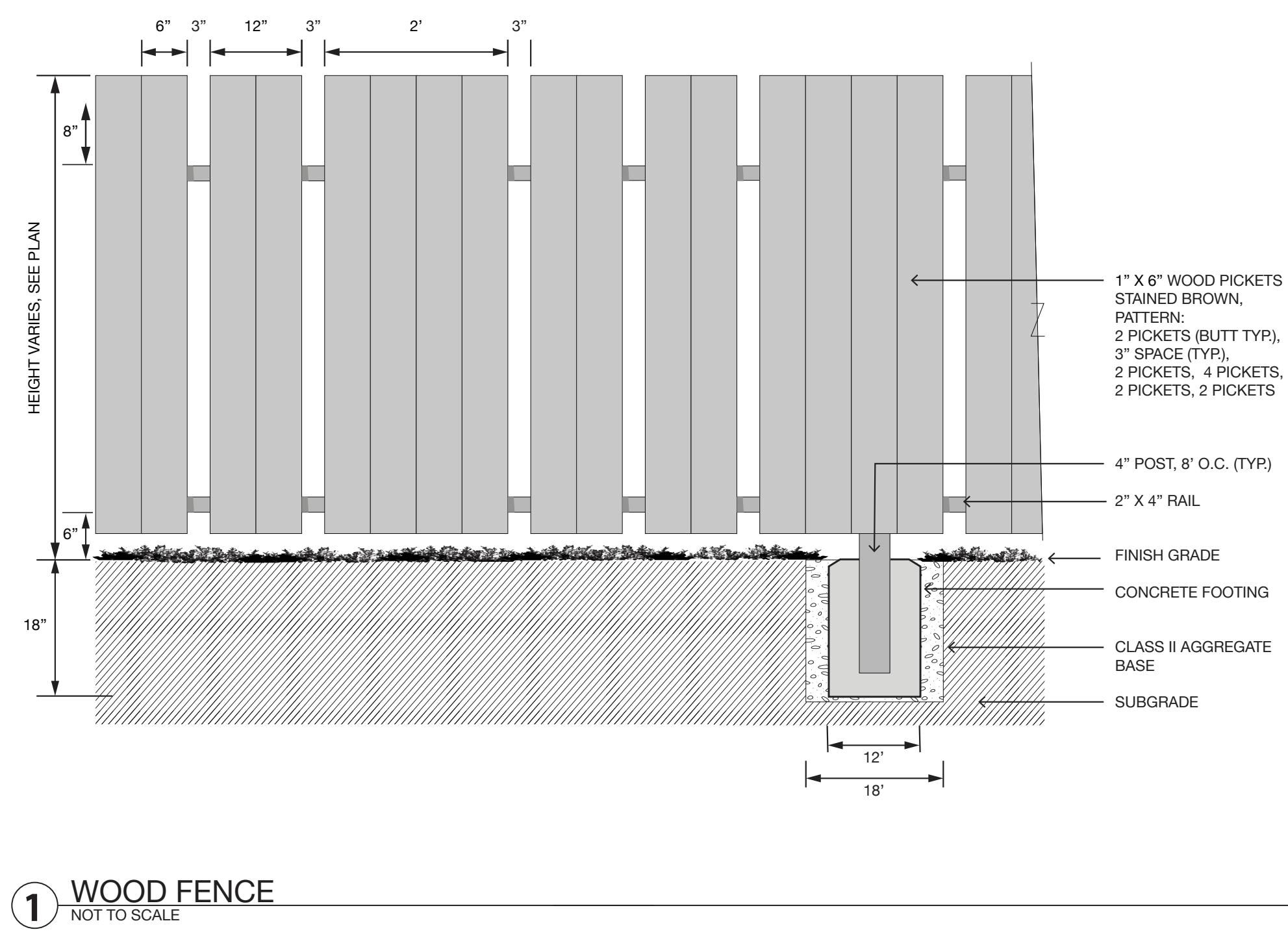
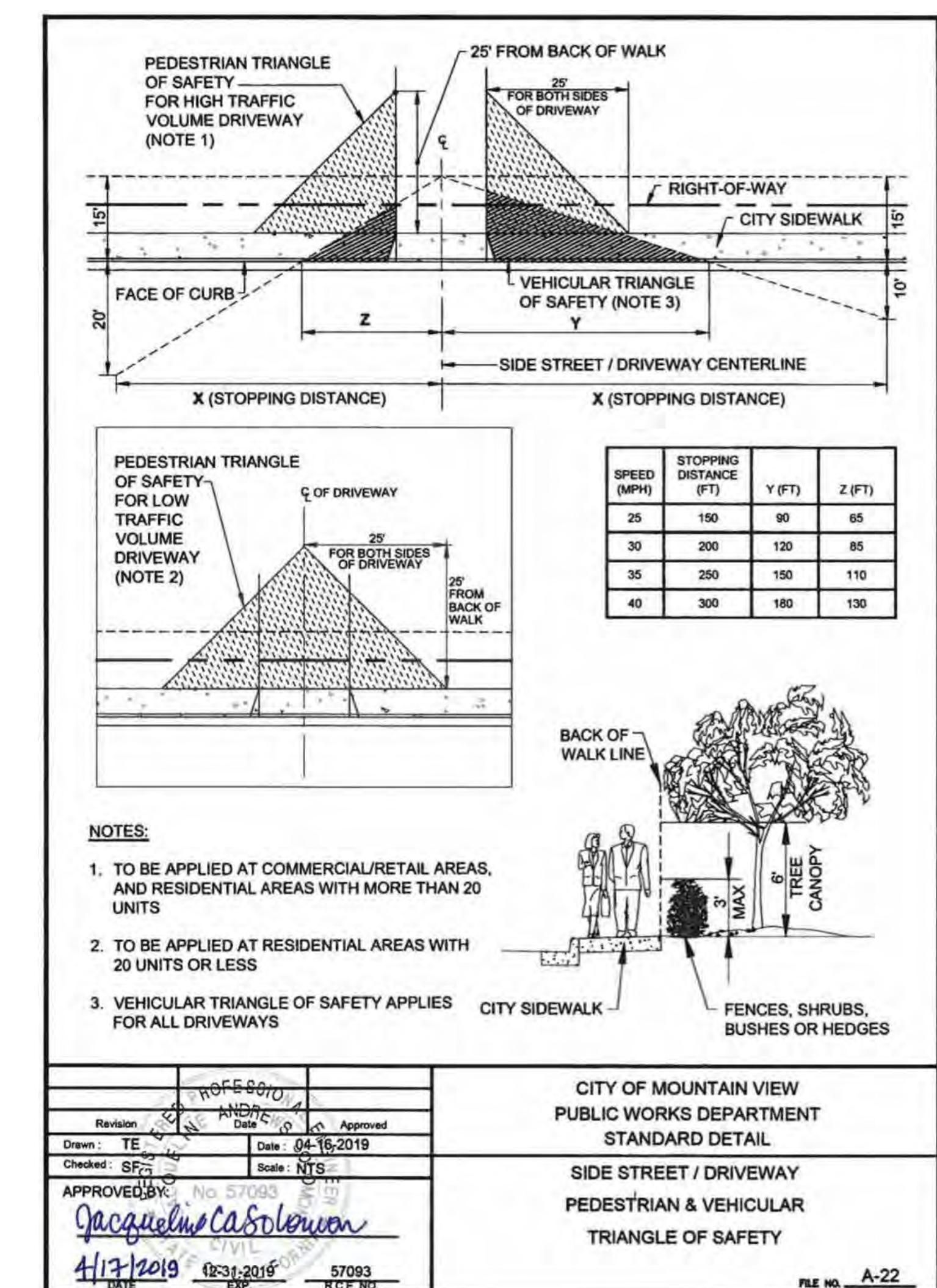
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Hardscape Details

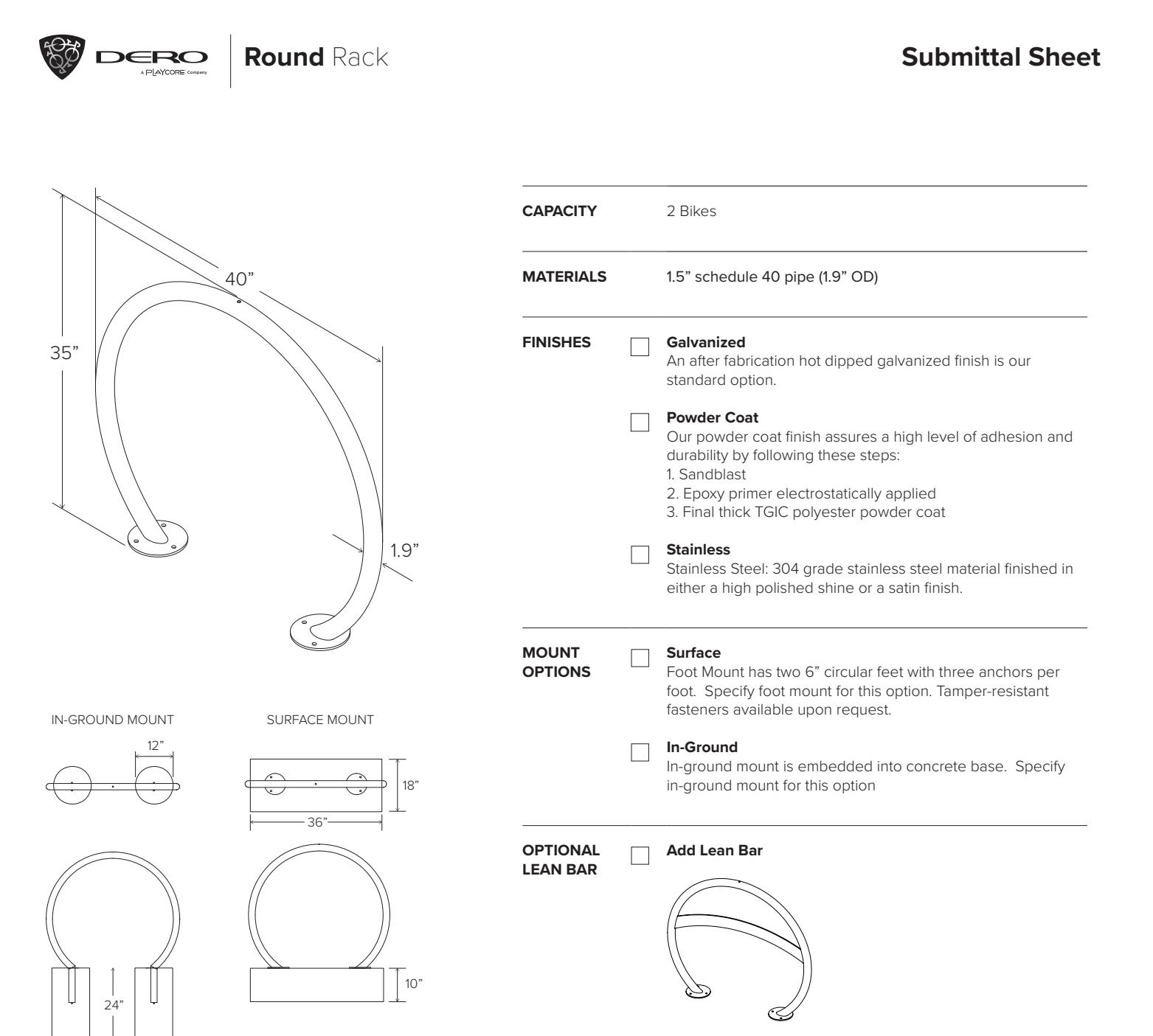
L4.2





### GENERAL NOTES:

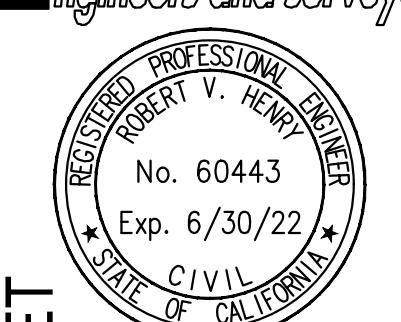
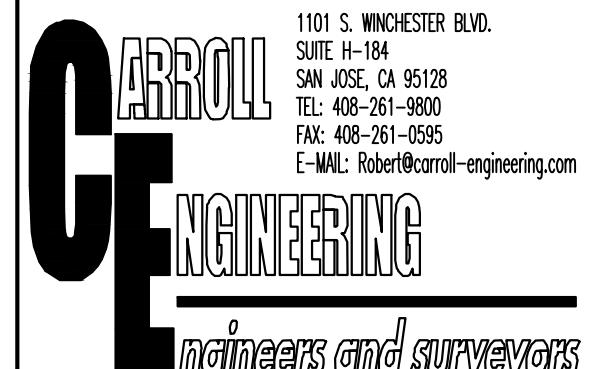
- The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the Landscape Architect for a decision before proceeding with the work.
- The Contractor is to verify location of all on-site utilities before commencing with the work. The Contractor shall be responsible for the repair of any damage to utilities caused by the activities of the Contractor or the Contractor's representatives. Any utilities shown on the Landscape Drawings are for reference and coordination purposes only.
- Protect all existing construction from damage. The Contractor shall be responsible for the repair of any damage to the existing construction caused by the activities of the Contractor or the Contractor's representatives.
- Contractor to take all necessary precautions to protect buildings and waterproof membranes from damage. Any damage caused by the Contractor or the Contractor's representatives during their activities shall be repaired at no cost to the Owner.
- All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building wall, face of curb, edge of walk, property line or centerline of column unless otherwise noted on the drawings.
- Walk scoring, expansion joints and paving shall be located as indicated on the plans, landscape construction details, City requirements, or as field adjusted under the direction of the Landscape Architect.
- Expansion joints shall be located no less than 16' on-center, no greater than 20' O.C. and/or as indicated on the plans, landscape construction details, City requirements, or as field adjusted under the direction of the Landscape Architect.
- All building information is based on drawings prepared by:  
Studio E Architects  
2258 First Avenue  
San Diego, CA 92101  
619-235-9262
- All site civil engineering information is based on drawings prepared by:  
Carroll Engineering  
1101 S. Winchester Boulevard  
Suite H-184  
San Jose, CA 95128  
408-261-9800



### LEGEND:

- Sidewalk Pavement, City of Mountain View Standard, natural gray, light broom finish. Sweep perpendicular to path of travel.
- Asphalt Pavement, See Civil
- Ground Level Pavement, Cast in Place Concrete, Integral color, score joints
- Podium Deck Pavement, C.I.P. Concrete, Exposed aggregate finish
- Pedestrian Decomposed Granite, 3/8" California Gold by TMT Enterprises, 408-432-9040
- Play Surface, colors to be determined
- Concrete Seat Wall, See detail 3 L4.2
- Bench, Wood
- Entry Patio Chairs
- Exercise Equipment
- Shade Garden Platform Swing
- Bicycle Rack, Dero Round Rack, Galvanized Metal, See Submittal Sheet L4.3
- Grade Mounted Walkway Lighting Bollard, See Lighting Sheets
- Suspended Cable, LED Festoon Lighting, See Lighting Sheets
- Trash Receptacle, Metal
- Barbeque Grill
- Barbeque Table, Concrete
- Concrete Wall with Shelf, See detail 7 L4.2

- Existing Wood Fence to Remain, 5', Color: Brown
- Existing Chain Link Fence to Remain, 6'
- New Wood Utility Screen, See Detail 8 L4.2
- New Wood Fence (Color: Brown) with Security Gates, to connect building to existing fences at the property boundary, See detail 1 L4.3



## Montecito Avenue 1265 Montecito Ave., Mountain View, CA 94043 Charities Housing

C1.0

### STANDARD NOTES:

DESCRIPTION OF PROJECT:  
THIS PROJECT INCLUDES A 5-STORY BUILDING WITH 4-STORIES OF RESIDENTIAL APARTMENTS ABOVE A ONE-STORY PARKING STRUCTURE WITH COMMON AREAS AND UTILITY SPACES ON THE GROUND FLOOR.

GEOTECHNICAL INVESTIGATION:  
THE REVIEWER'S ATTENTION IS DIRECTED TO THE GEOTECHNICAL INVESTIGATION PREPARED BY \_\_\_\_\_.  
(ADDRESS) PHONE: \_\_\_\_\_.  
TITLED: \_\_\_\_\_.  
DATED: \_\_\_\_\_.  
GROUND WATER: BETWEEN 7-8 FT BELOW SURFACE

FLOOD ZONE:  
THIS PROPERTY SITS ENTIRELY WITHIN FEMA FLOOD ZONE X. THESE ARE DEFINED AS AREAS BEING OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM A 1% ANNUAL CHANCE FLOOD.

THIS PROPERTY IS IN ZONE AO OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06085C0039H, WHICH BEARS AN EFFECTIVE DATE OF 05/18/2009. A FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION.

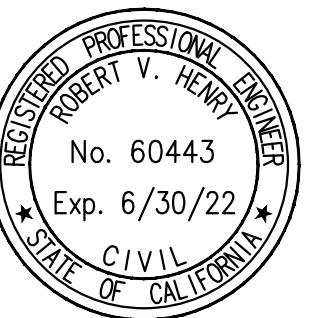
STORMWATER TREATMENT SYSTEM:  
A MAINTENANCE AGREEMENT WITH THE CITY OF MOUNTAIN VIEW FOR THE STORMWATER TREATMENT SYSTEM SHALL BE RECORDED WITH THE COUNTY OF SANTA CLARA PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE.

AN AS-BUILT CERTIFICATION FOR THE PROJECT MUST BE SIGNED AND SUBMITTED TO THE CITY'S FIRE AND ENVIRONMENTAL PROTECTION DIVISION PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE.

STORM DRAIN MANHOLES ON PRIVATE PROPERTY ARE TO BE MAINTAINED BY PROPERTY OWNER/MANAGEMENT. THE CITY OF MOUNTAIN VIEW HAS THE RIGHT TO ACCESS MANHOLES ON PRIVATE PROPERTY IF NEEDED.

HAUL ROUTE:  
THE CONTRACTOR SHALL KEEP THE STREET AND WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS PER SECTION 5-15 OF THE STANDARD PROVISIONS. THIS PROVISION REQUIRES PREVENTING SPILLAGE ON HAUL ROUTES, CLEANING UP SPILLAGE, SWEEPING ALL STREETS OF MUD, DIRT AND DEBRIS THAT ARE A RESULT OF THE CONTRACTOR'S WORK, AND KEEPING THE WORK SITE IN A CLEAN AND NEAT APPEARANCE. ANY SPILLAGE ON HAUL ROUTES SHALL BE IMMEDIATELY REMOVED AND CLEANED.

ENGINEER'S STATEMENT:  
THESE STORM WATER MANAGEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.



06/06/12

DATE:

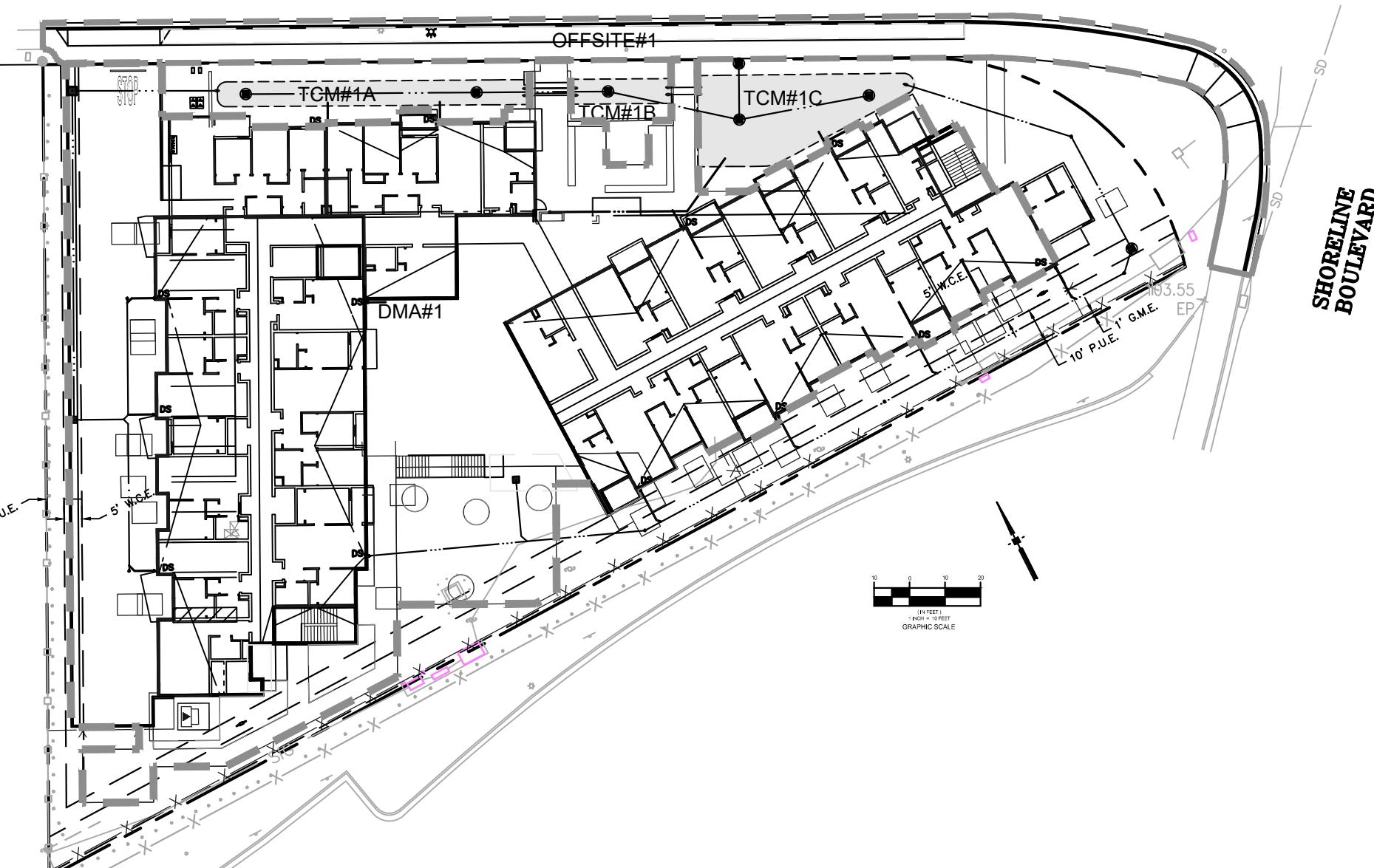
NAME: ROBERT V. HENRY  
TITLE: PRESIDENT, PE, QSD/QSP  
COMPANY: CARROLL ENGINEERING, INC  
PE NO 60443

CERTIFICATION BY OWNER:  
ALL STORM WATER MANAGEMENT CONSTRUCTION WILL BE DONE ACCORDING TO THIS STORM WATER MANAGEMENT PLAN.

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
COMPANY: \_\_\_\_\_

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS, AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOILS WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AND UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2-3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2"-3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY; AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOILS AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

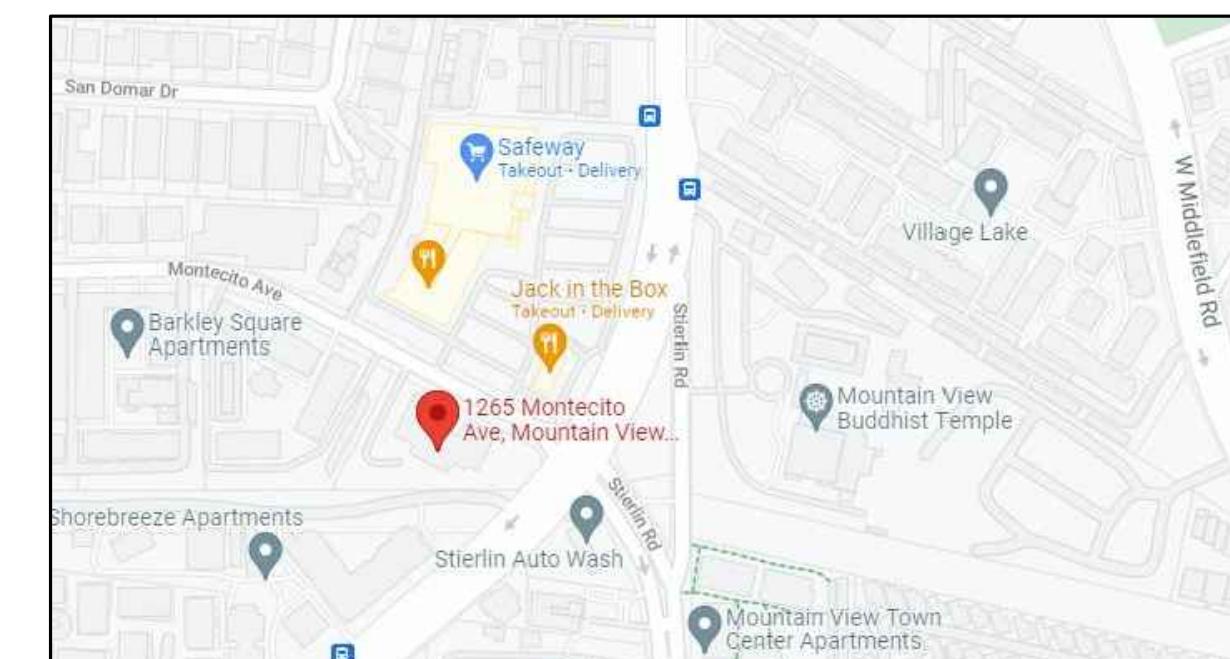
# STORM WATER MANAGEMENT PLAN 1265 MONTECITO AVENUE APN: 150-26-004 MOUNTAIN VIEW, CA 94043 EXCAVATION PERMIT NO.XXXX-XXX



SITE PLAN

SHEET INDEX:

CIVIL:  
C1.0: STORM WATER MANAGEMENT PLAN TITLE SHEET  
C2.0: STORM WATER MANAGEMENT PLAN



VICINITY MAP

2. Project Size					
a. Total Site Area: 1.04 acre	b. Total Site Area Disturbed: 1.04 acre (including clearing, grading, or excavating)				
Impervious Area <sup>1</sup> (IA)	Pre-project (Existing) IA (ft <sup>2</sup> )	Existing IA Retained As-is (ft <sup>2</sup> )	Existing IA Replaced with IA (ft <sup>2</sup> )	New IA Created (ft <sup>2</sup> )	Total Post-Project IA (ft <sup>2</sup> )
Roof	14,690	0	14,690	5,635	20,325
Surface Parking	16,335	0	0	0	16,335
Sidewalks, streets, etc.	2,135	0	2,135	9,735	11,870
c. Total Impervious Area	33,160	0	16,825	15,370	32,195
d. Total new and replaced impervious area				32,195	
Pervious Area (PA)	Pre-project (Existing) PA (ft <sup>2</sup> )				Total Post-Project PA (ft <sup>2</sup> )
Landscaping	12,140				14,680
Pervious Paving	0				
Other (e.g. Green Roof)	0				
e. Total Pervious Area	12,140				14,680
f. Total Area (IA+PA)	45,300				46,875
g. Percent Replacement of IA in Redevelopment Projects (Total Existing IA Replaced with IA / Total Existing IA) x 100% =				50.74	%

Stormwater Management Systems Cost Estimate				
ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
BIO-RETENTION SOIL MEDIA	CY	106	\$30.00	\$3,180.00
GRAVEL	CY	71	\$30.00	\$2,130.00
MAINTENANCE	PER YEAR	1	\$1,000.00	\$1,000.00
			TOTAL:	\$6,310.00

ORDER NO.: 0616016913

EXHIBIT A

The land referred to is situated in the County of Santa Clara, City of Mountain View, State of California, and is described as follows:

Lot 1, Block 4, as shown upon that certain Map entitled, "Tract No. 3523", Which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California, on June 20, 1963, in Book 162 of Maps, Pages 53, 54 and 55.

APN: 150-26-004

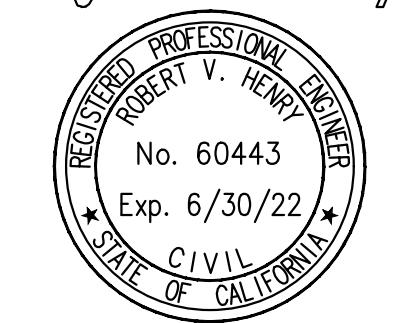
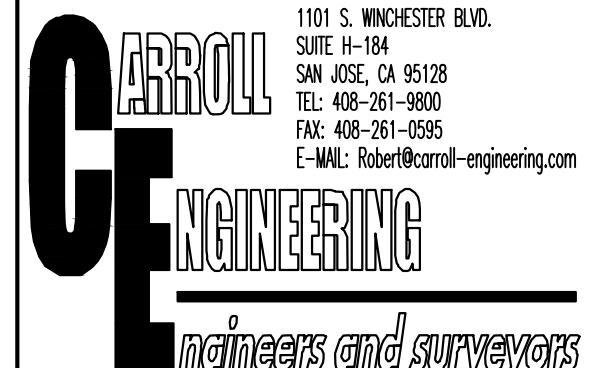
SOURCE CONTROL MEASURES:

- INDUSTRIAL, OUTDOOR MATERIAL STORAGE, AND RECYCLING FACILITIES:
  - STOCKPILE MATERIAL ON AN IMPERVIOUS SURFACE OR UNDER PERMANENT ROOF OR COVERING, AS APPROPRIATE
  - DIRECT PONDED WATER TO THE SANITARY SEWER, ONSITE TREATMENT SYSTEM(S), OR TO OFFSITE DISPOSAL
  - INSTALL BERMS OR CURBING TO PREVENT RUNOFF FROM THE STORAGE/ PROCESSING AREAS
  - SEGREGATE POLLUTANT GENERATING ACTIVITIES INTO A DISTINCT DRAINAGE MANAGEMENT AREAS) AND PROVIDE TREATMENT.
- BENEFICIAL LANDSCAPING.
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- STORM DRAIN LABELING.
- OTHER:

OPERATION AND MAINTENANCE INFORMATION:

- PROPERTY INFORMATION:
  - PROPERTY ADDRESS:  
1265 Montecito Avenue  
Mountain View, CA 94043
  - PROPERTY OWNER:  
Charities Housing
- RESPONSIBLE PARTY FOR MAINTENANCE:
  - CONTACT: Kathy Robinson
  - PHONE NUMBER OF CONTACT: 408-550-8311
  - EMAIL: krobinson@charitiesshosing.org
  - ADDRESS: 1400 Parkmoor Avenue – Suite #190  
San Jose, CA 95126

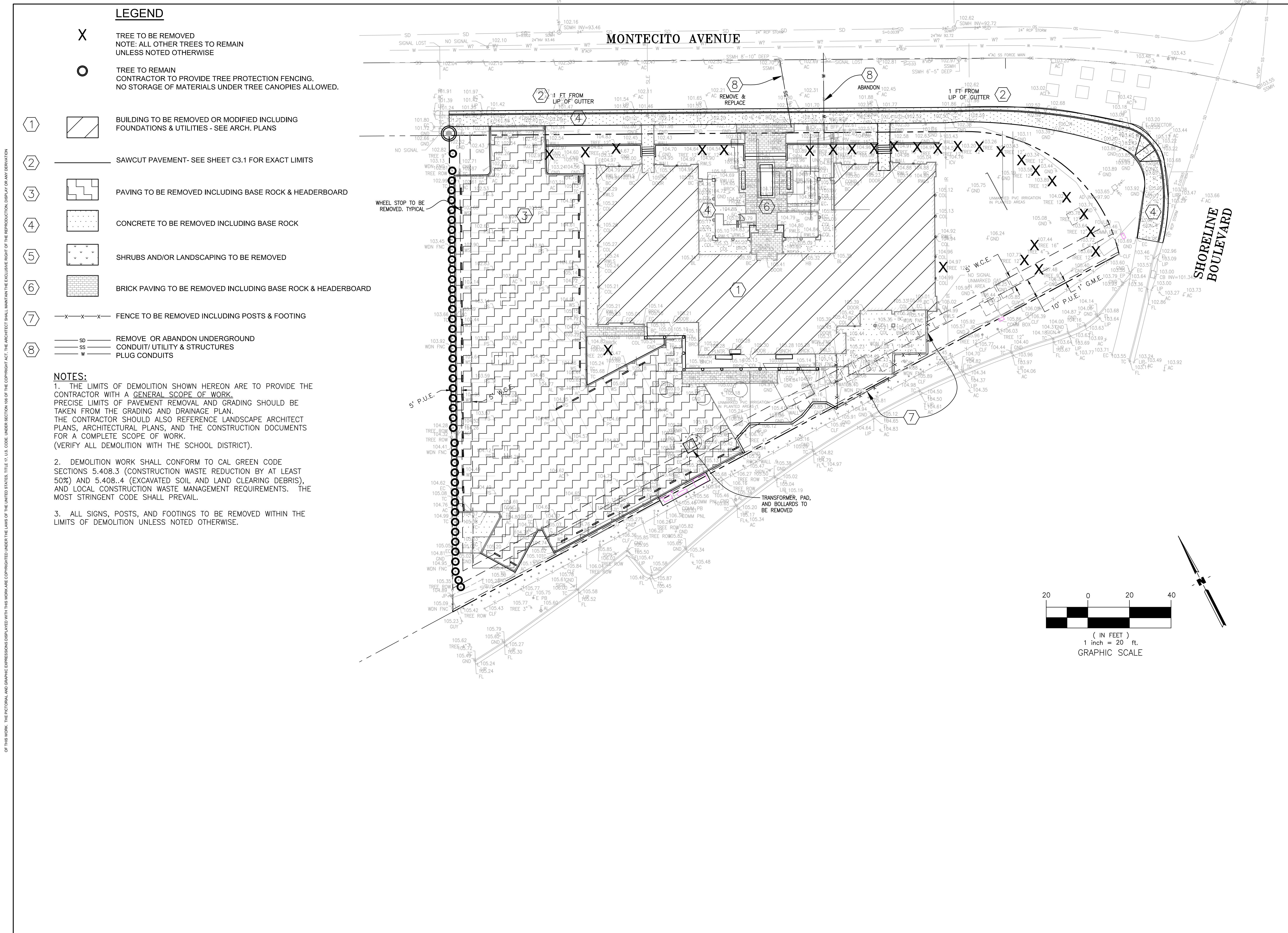
BIORETENTION & FLOW-THROUGH PLANTER NOTES:	
1.	SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2.	PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3.	SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4.	CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5.	A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6.	DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOSEN SOIL TO 12" DEPTH.



## DEMOLITION PLAN

Montecito Avenue  
1265 Montecito Ave., Mountain View, CA 94083

Charities Housing



C2.1

Project 19131

07.09.21 Planning Submittal

10.20.21 Planning Submittal

06.06.22 Planning Resubmittal

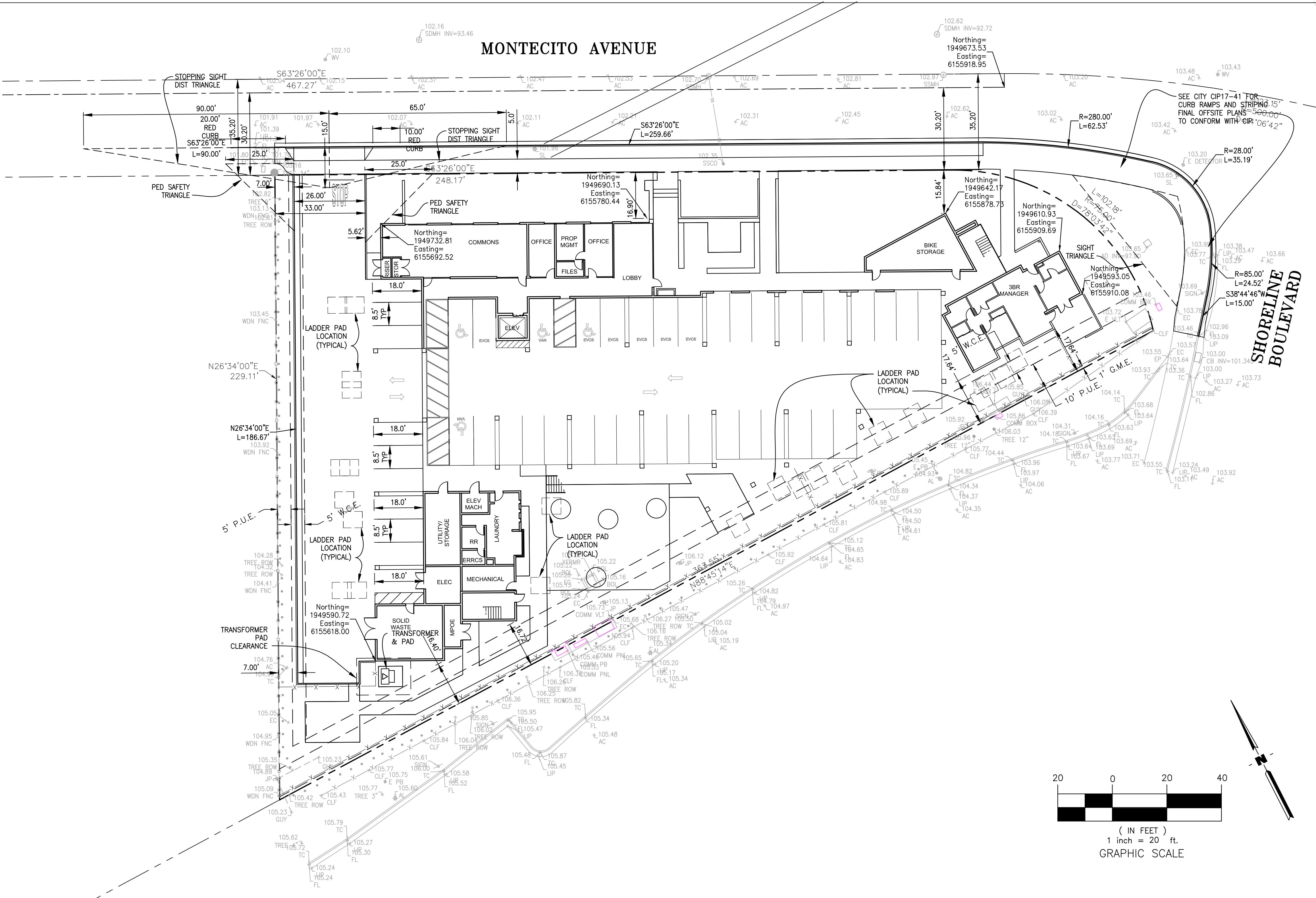
Project 19131

07.09.21 Planning Submittal

10.20.21 Planning Submittal

06.06.22 Planning Resubmittal

### MONTECITO AVENUE





1101 S. WINCHESTER BLVD.  
SUITE H-194  
SAN JOSE, CA 95108  
TEL: 408-261-3800  
FAX: 408-261-0595  
E-MAIL: Robert@carroll-engineering.com

PRELIMINARY GRADING & DRAINAGE PLAN

Montecito Avenue

1265 Montecito Ave., Mountain View, CA 94083

Charities Housing

C4.1

Project

19131

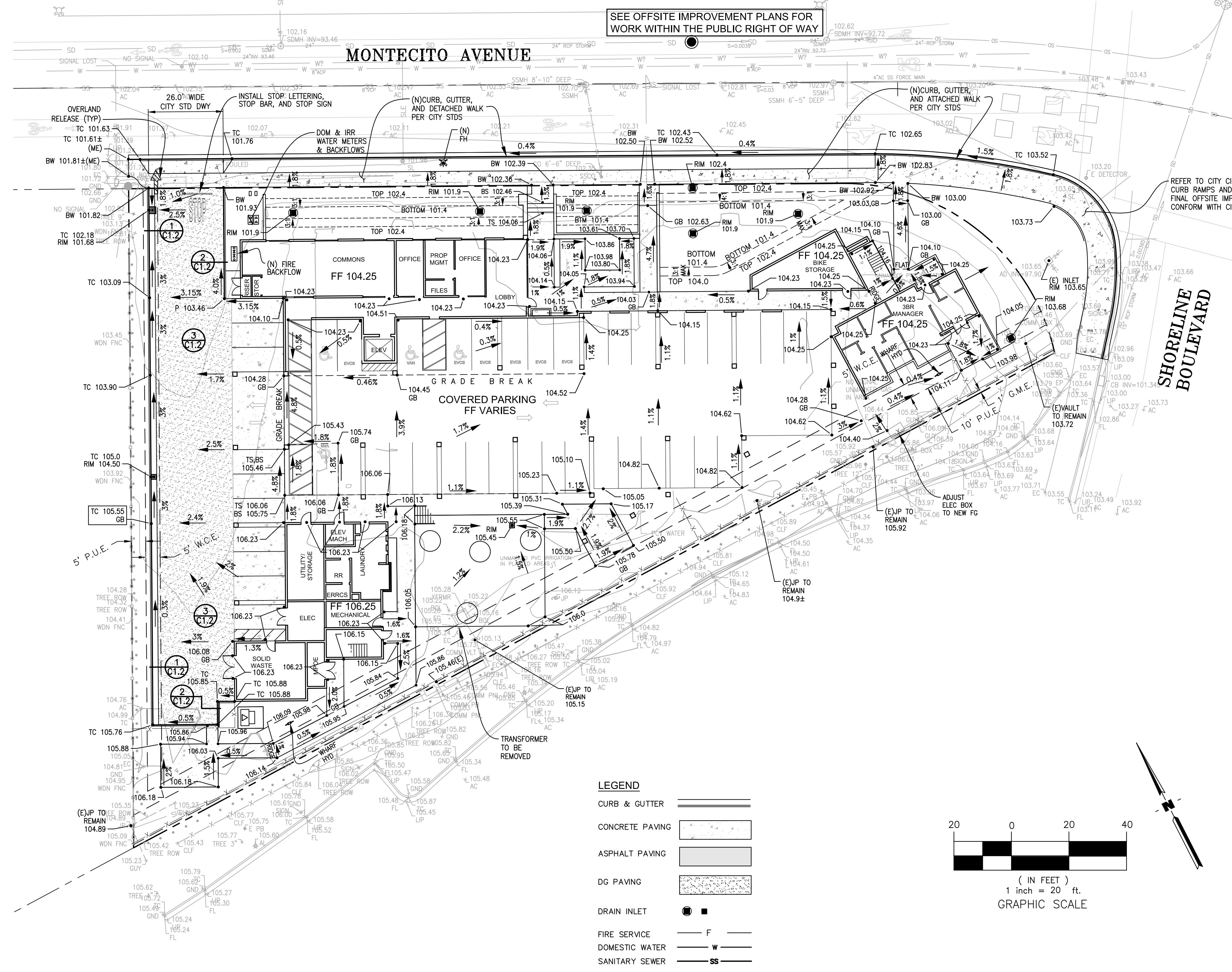
07.09.21 Planning Submittal

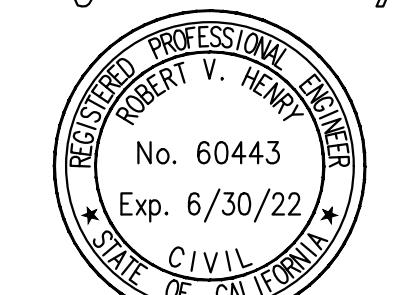
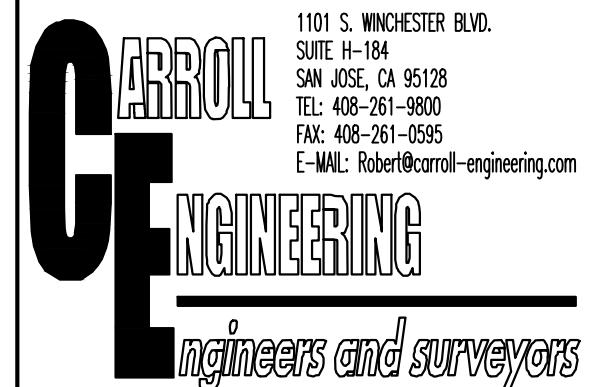
10.20.21 Planning Submittal

06.06.22 Planning Resubmittal

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BY





## Montecito Avenue 1265 Montecito Ave., Mountain View, CA 94083

Charities Housing

### UNDERGROUND UTILITIES PLAN

Project 19131

07.09.21 Planning Submittal

10.20.21 Planning Submittal

06.06.22 Planning Resubmittal

C5.1



SEE OFFSITE IMPROVEMENT PLANS FOR  
WORK WITHIN THE PUBLIC RIGHT OF WAY

### MONTECITO AVENUE

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