

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 SFPUC 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 entry 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)		
<u>RENTABLE AREA</u>	NUMBER OF	INTERIOR	TOTAL
UNIT MIX	BEDROOMS	AREA	
(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 area includes all 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	Affordable Housing Density Bonus Request Concession #1: Eliminate Personal Storage Area	
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.	REQUIREMENT: PROPOSED:	80 sf per unit x 84+1 units = 6,800 sf total None. Request to eliminate requirement as an affordable housing density bonus concession.
APN:	150-26-004	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.
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)	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 TOTAL REQUIRED = 42.5 or 43 spaces
Residential Density:	R-4 Zone: 80 du/ac max. x 1.04 ac = 83.18 (rounded up to 84 for affordable housing)	Provided Parking:	45 total at-grade spaces (Includes 3 accessible spaces, 1 van accessible EVCS, 1 loading space.)
Proposed Density:	85 units / 1.04 ac = 81.73 du/ac (Project requests a 1.2% Density Bonus)	Onsite loading zone space must work for moving trucks/delivery vehicles, and must not interfere with fire lanes, trash collection and parked vehicles.	
Impervious Area:	Building: 22,775 sf Drive Aisle: 4,617 sf TOTAL: 27,392 sf x 4% = 1,095 sf Estimated Stormwater Treatment	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.
Height Limit:	R-4 Zone: Max. building height: 60 ft. (60 ft. to ridge) Max. wall height: 52 ft.	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.
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	Motorcycle Parking:	Not identified in municipal code
Setbacks:	Front: 15 ft. min. Side (3 stories): 15 ft. min. Rear: 15 ft. min. Street Side: 15 ft. min	Bike Parking:	85 long term racks in secured bike storage rooms 8 short term bike racks for guests
Landscaping:	Min. 15% of total site area Min. 10 ft. landscape buffer at street frontages Min. 10 ft. in front of parking	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

Open Space Calculations

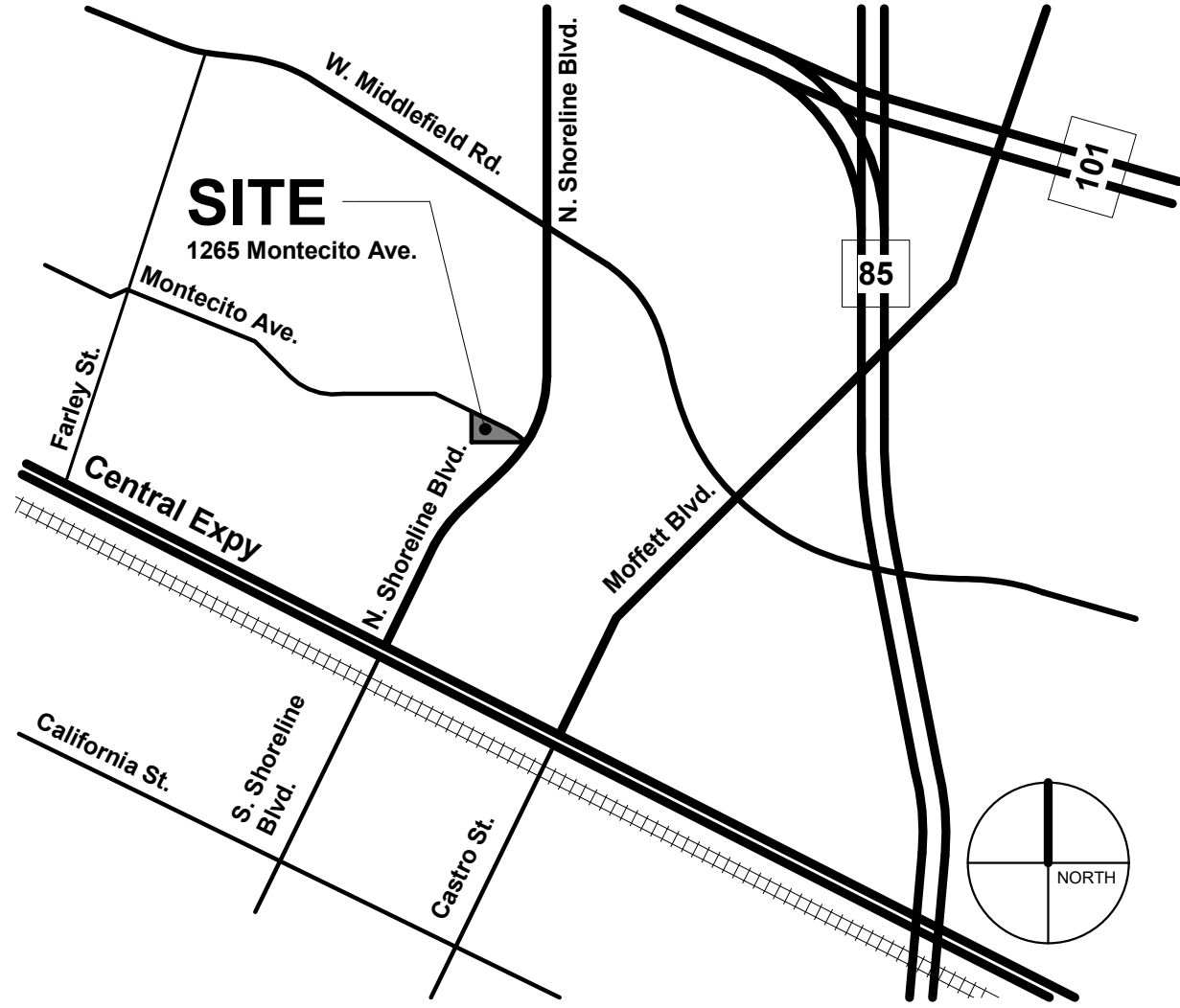
Open Area: Total Lot Area = 45,296 sf (100%)
REFER TO 4/A5-0 Level 1 and 2 **Common Landscaped Open Area = 20,180 SF**
TOTAL OPEN AREA = (44.4% of Total Lot Area)

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

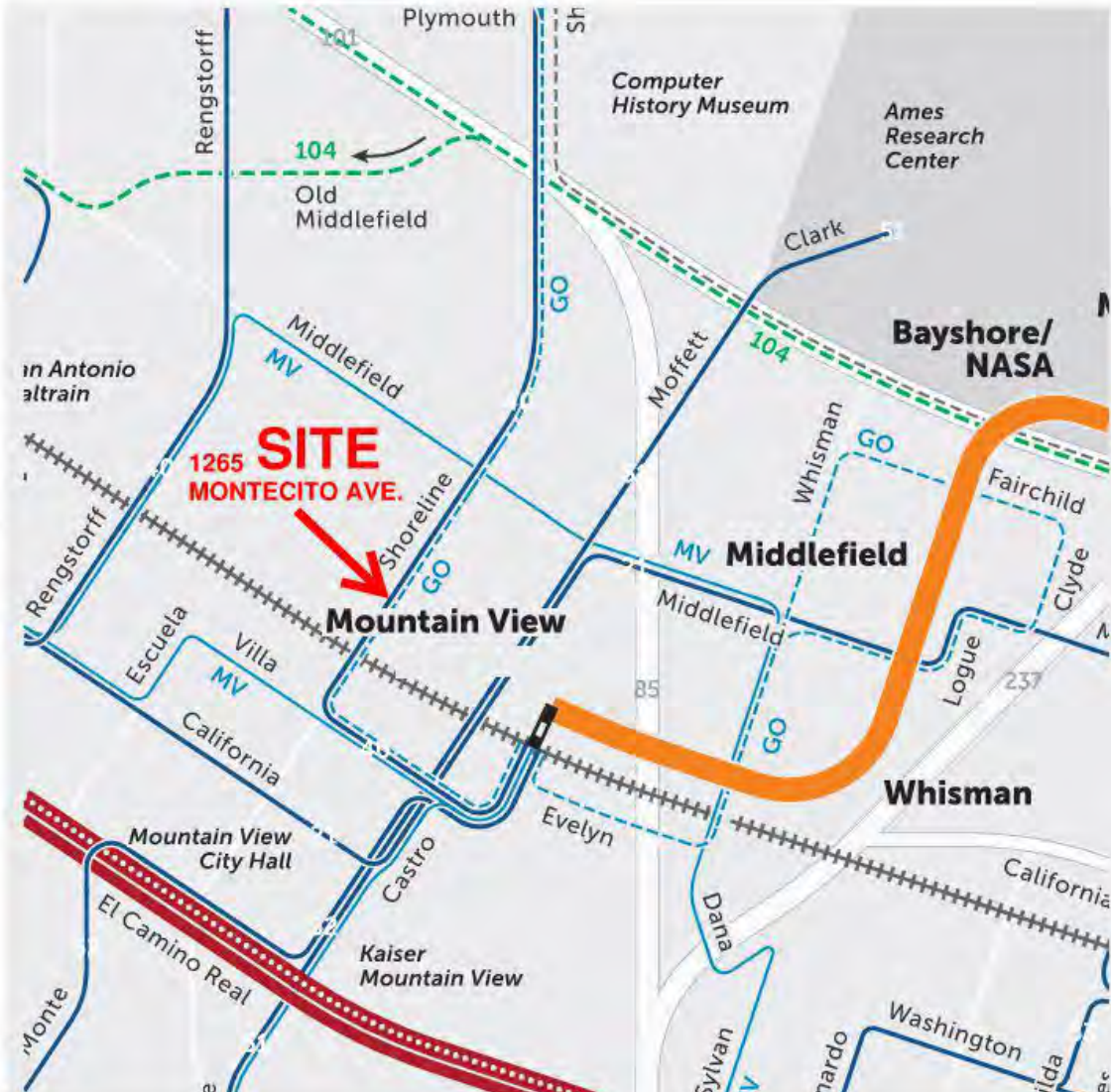
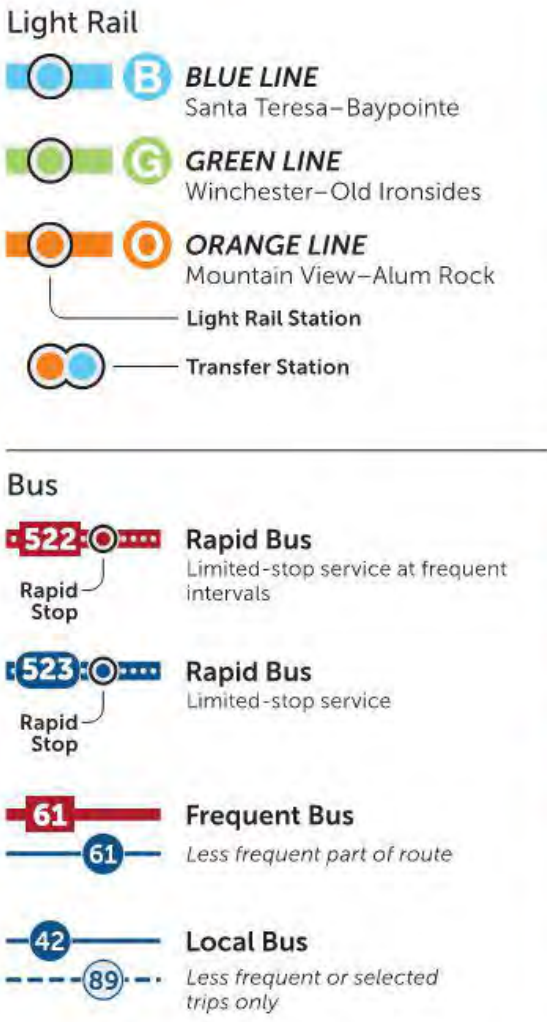
Private Usable Open Space: Avg. 40 sf per unit x 85 units = **3,400 sf Required**
Each balcony meets the required 40 SF minimum.
Level 1: 255 sf
Level 2: 870 sf
Level 3: 870 sf
Level 4: 870 sf
Level 5: 760 sf
Total: 3,625 sf Exceeds Minimum

Vicinity Map



TRANSIT VICINITY MAP

VTA Transit Services



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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

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

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
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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

Perspectives

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



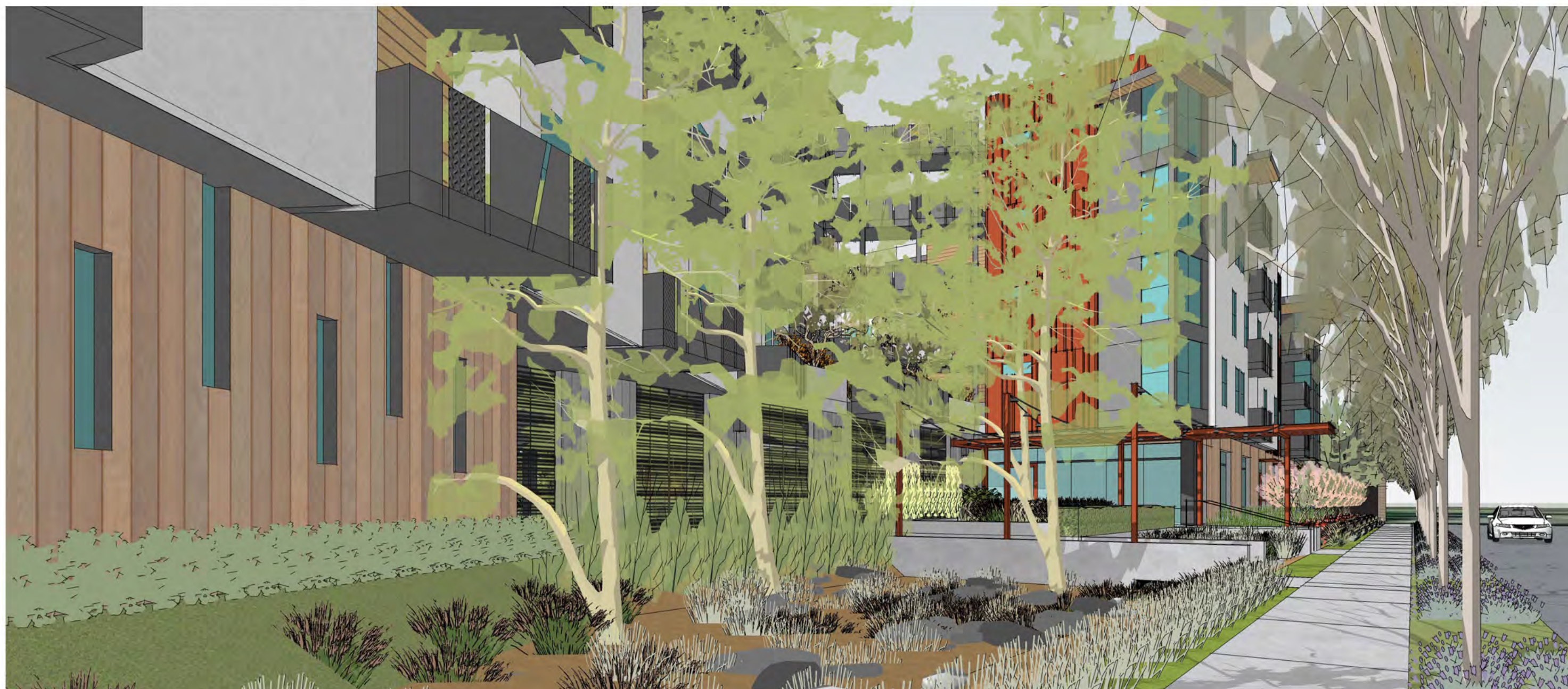
② Eye Level Perspective Looking West from N. Shoreline Blvd. Intersection along Montecito Ave.



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



③ Eye Level Perspective at Manager's Unit Entry Patio



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

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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.

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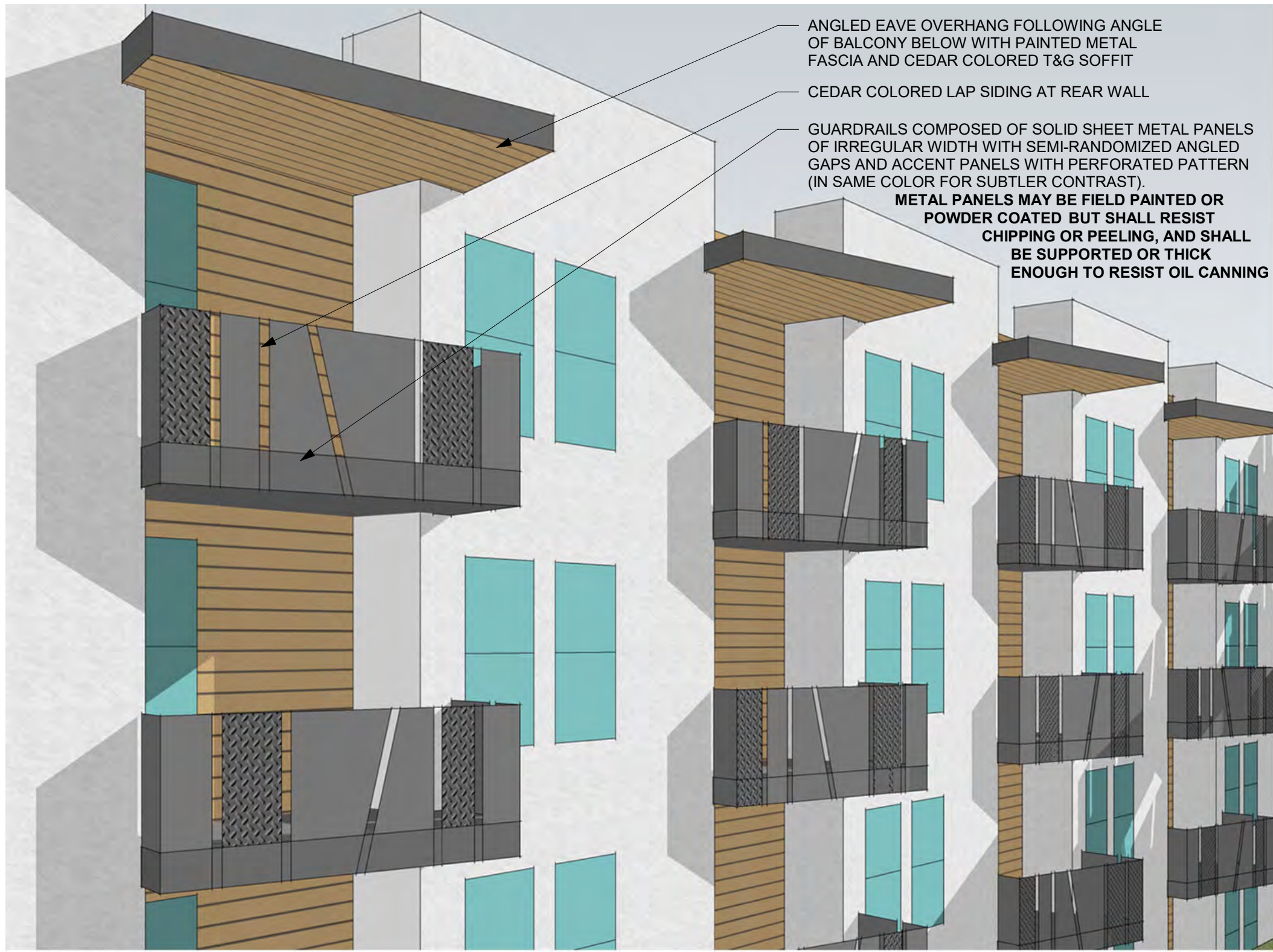
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5 Enlarged View of Angled Balcony and Guardrail Concept



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

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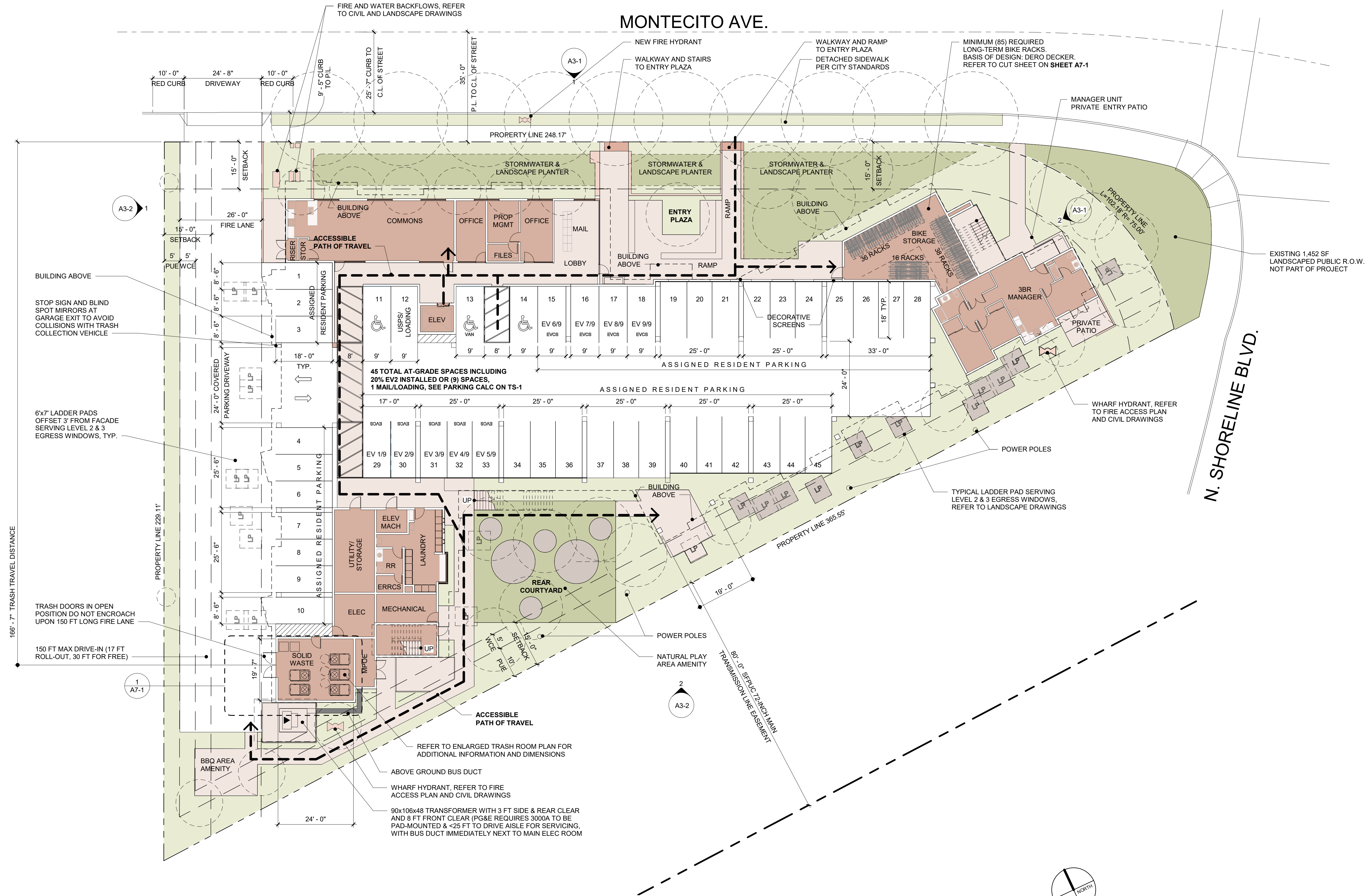
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Site Context
Photos

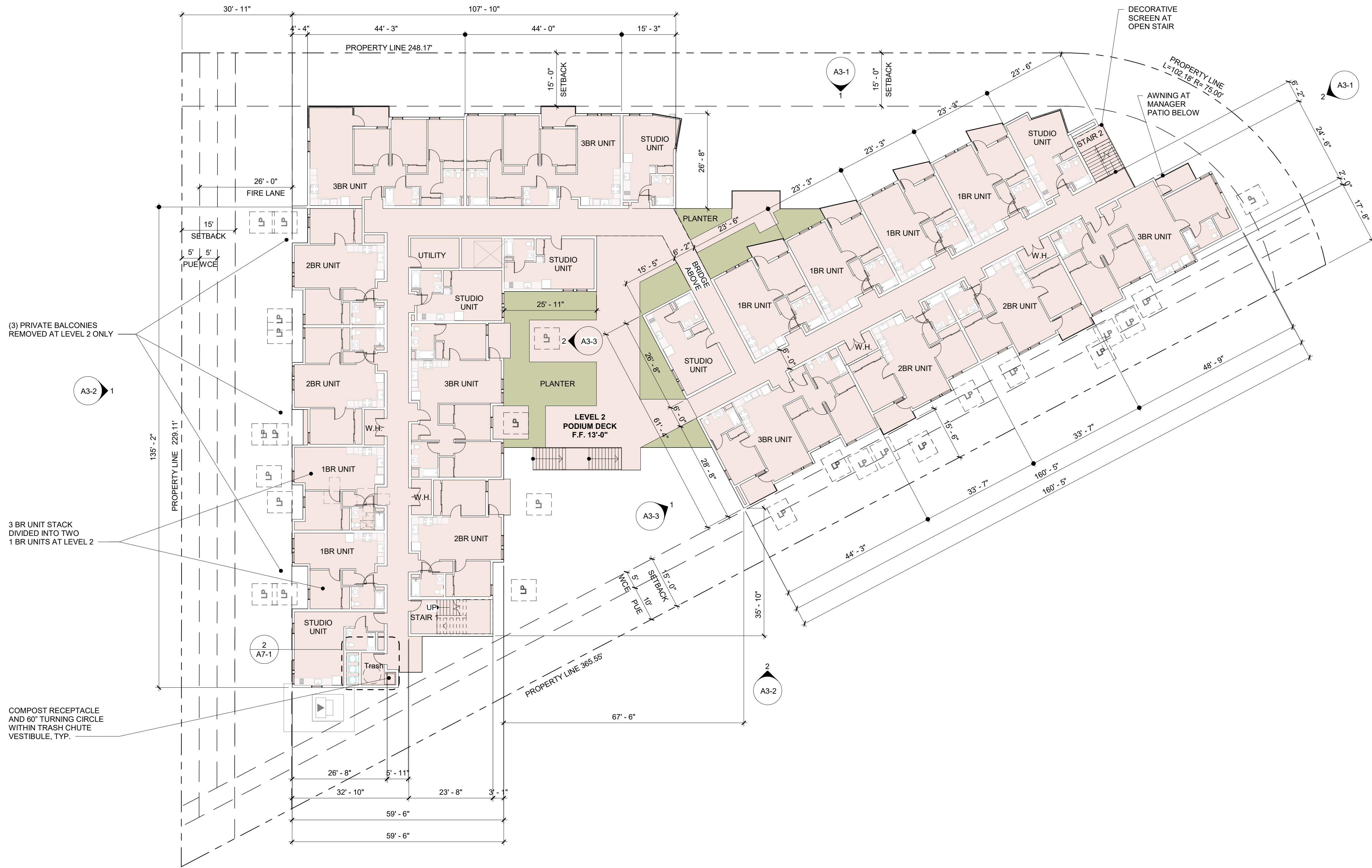
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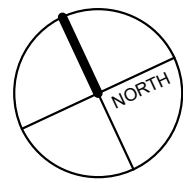
1 Level 1 Floor Plan / Site Plan
1/16" = 1'-0"

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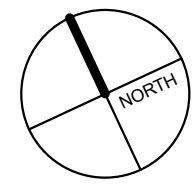
MONTECITO AVE.

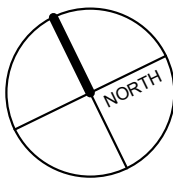


2 Level 2 Floor Plan
1/16" = 1'-0"



Level 3 Floor Plan (Level 4 Sim.)

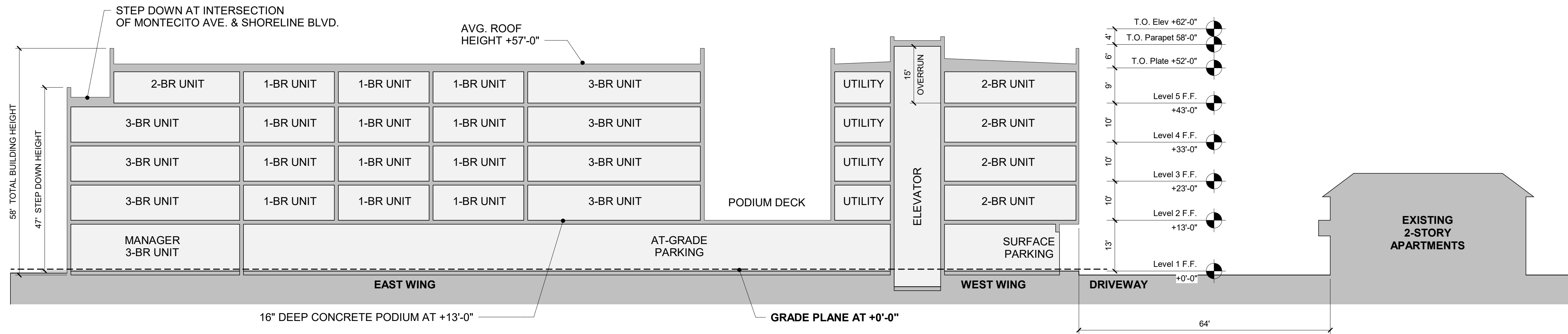

$$\frac{1}{16}'' = 1'-0''$$



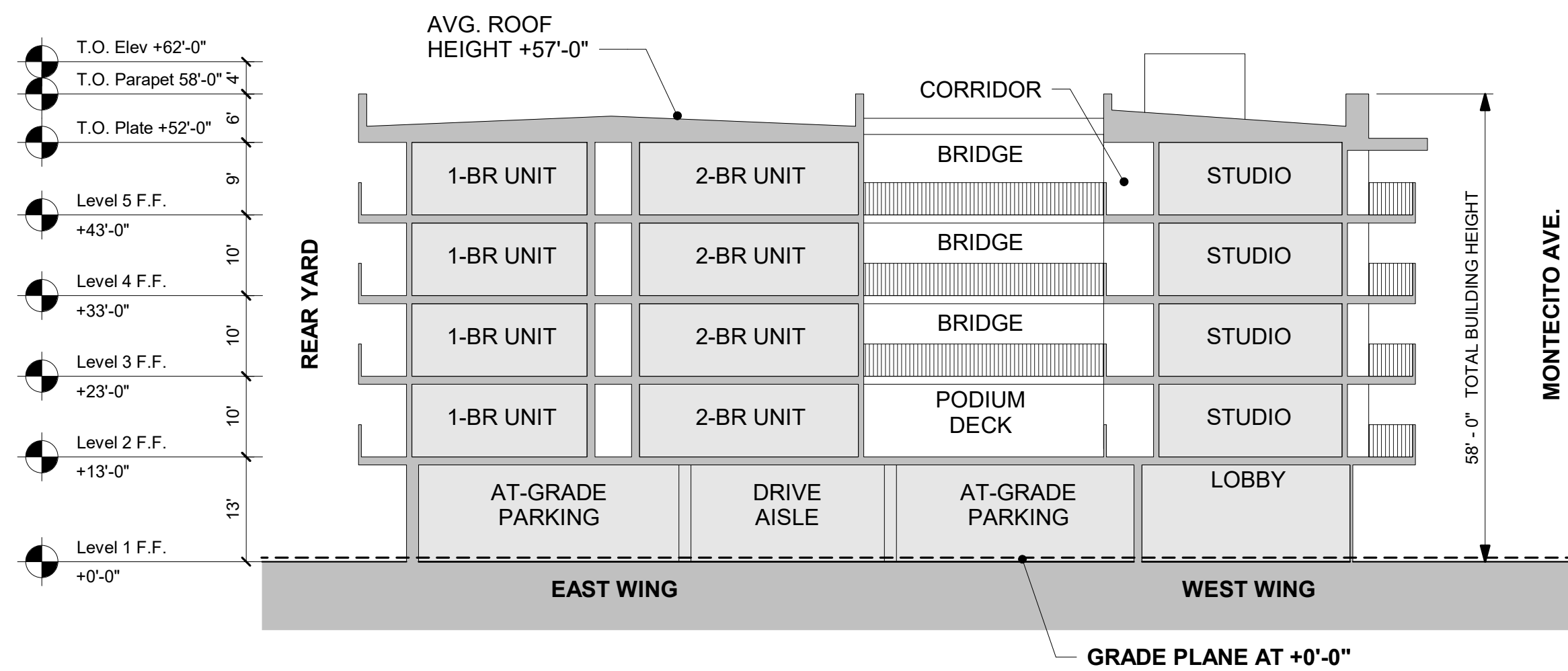
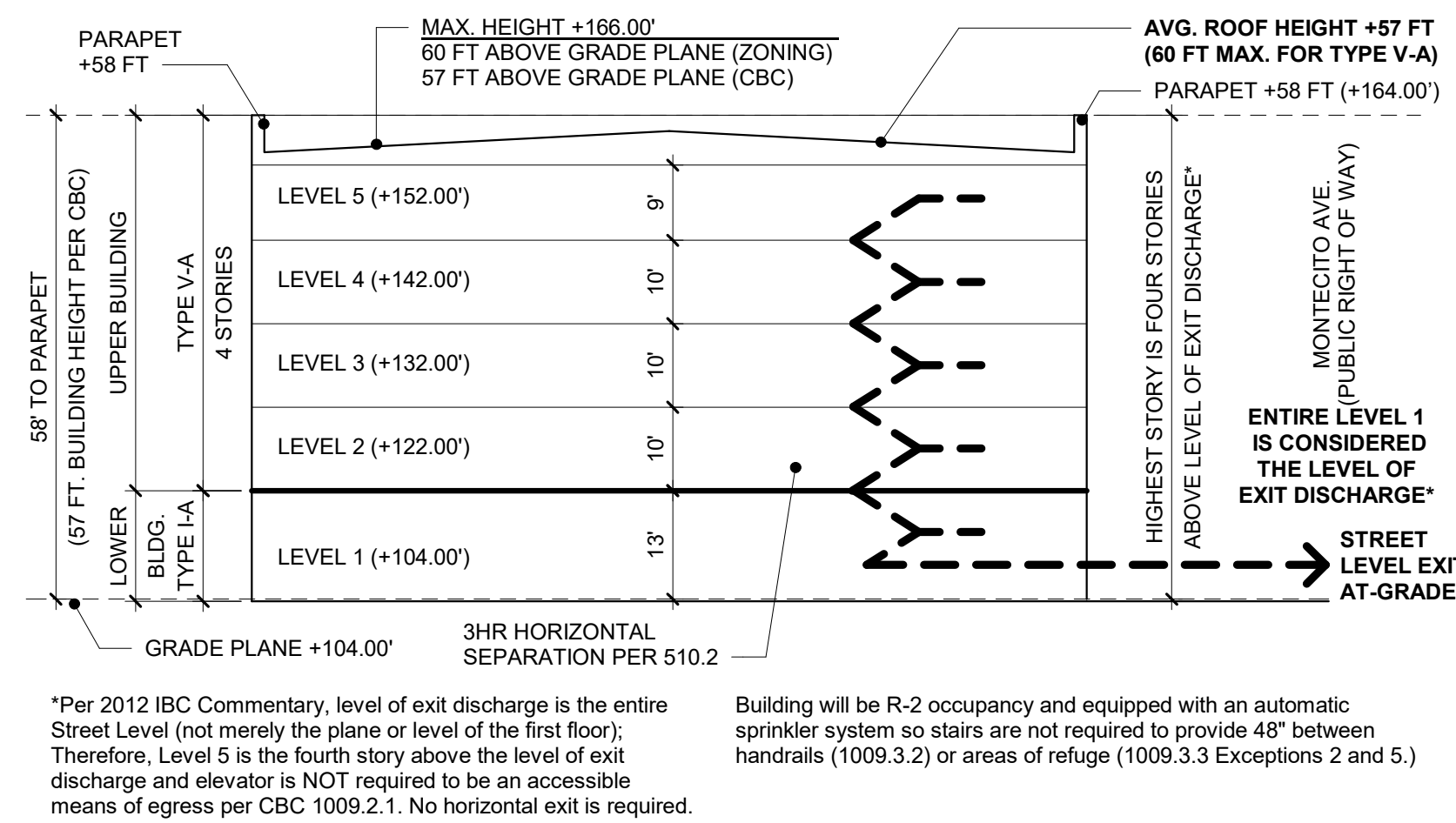
Roof Plan

1/16" = 1'-0"

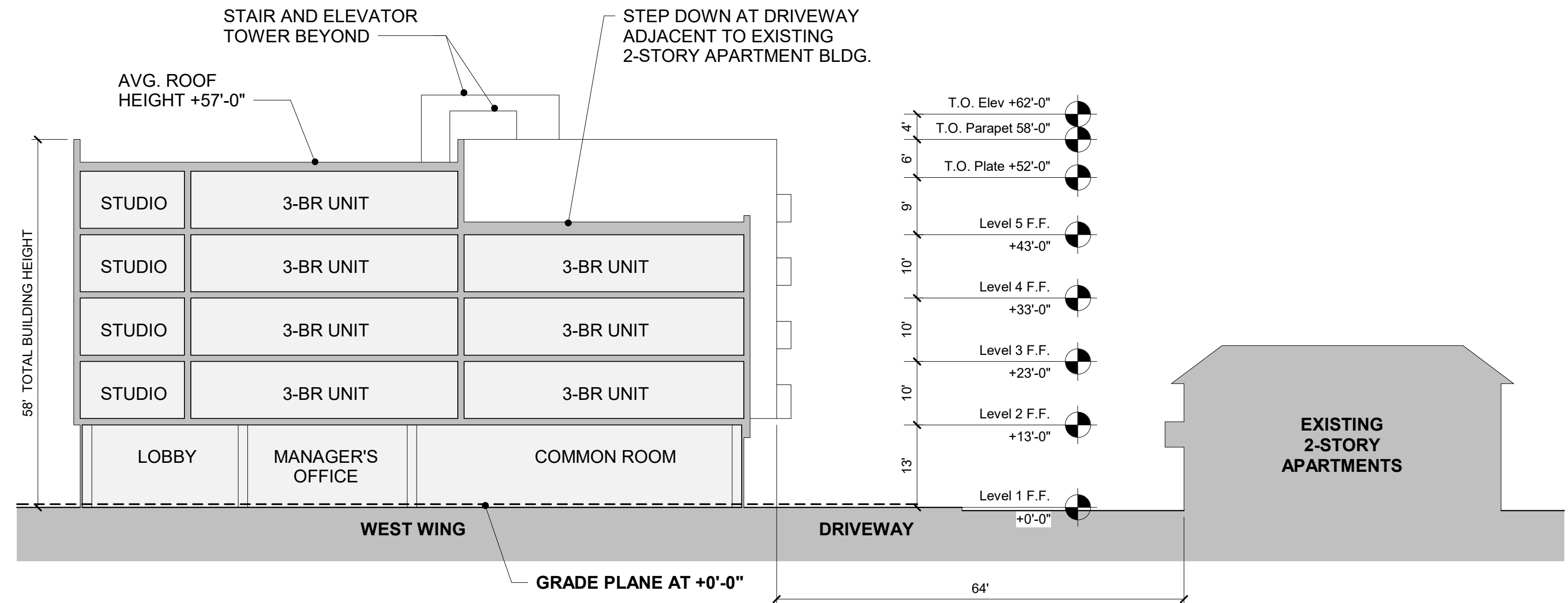
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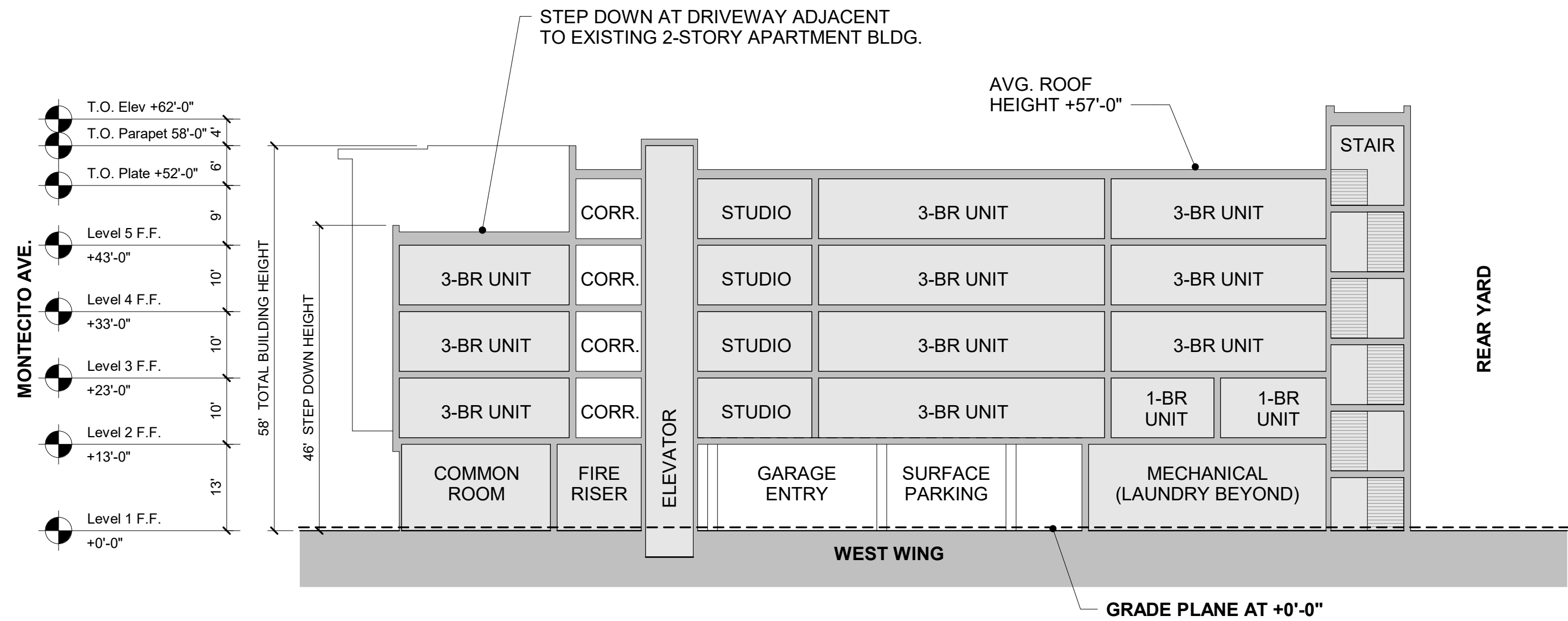
1 Section Through Building Looking South
1/16" = 1'-0"



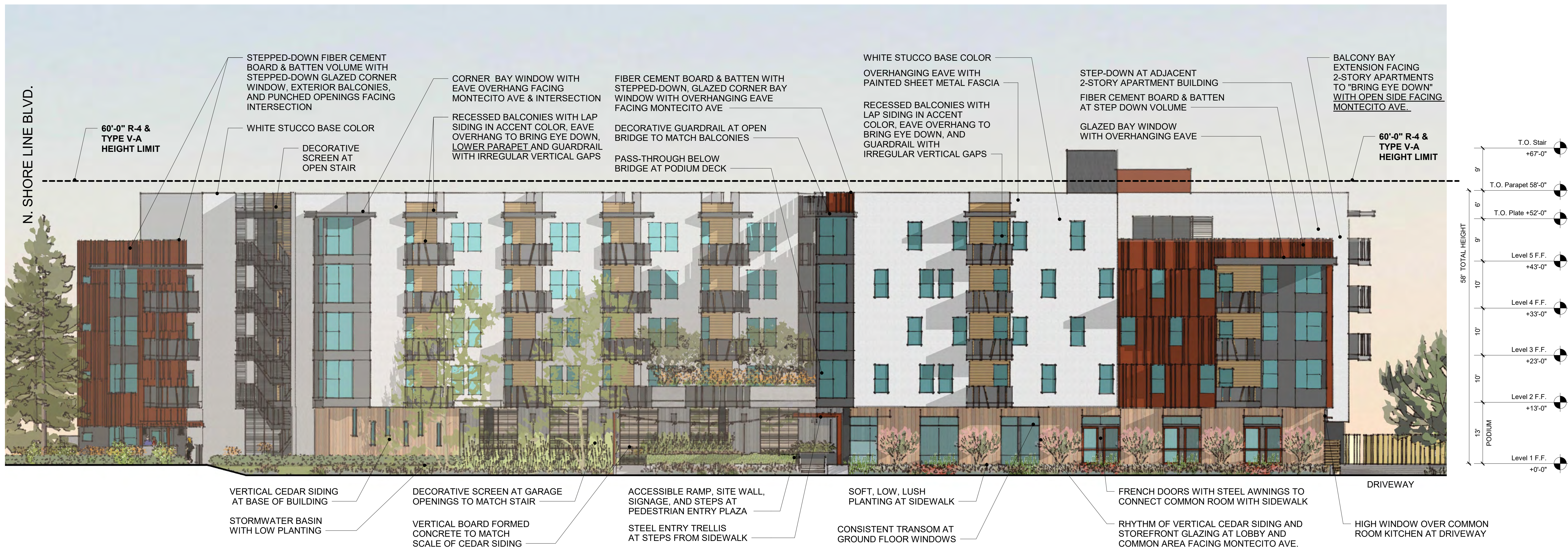
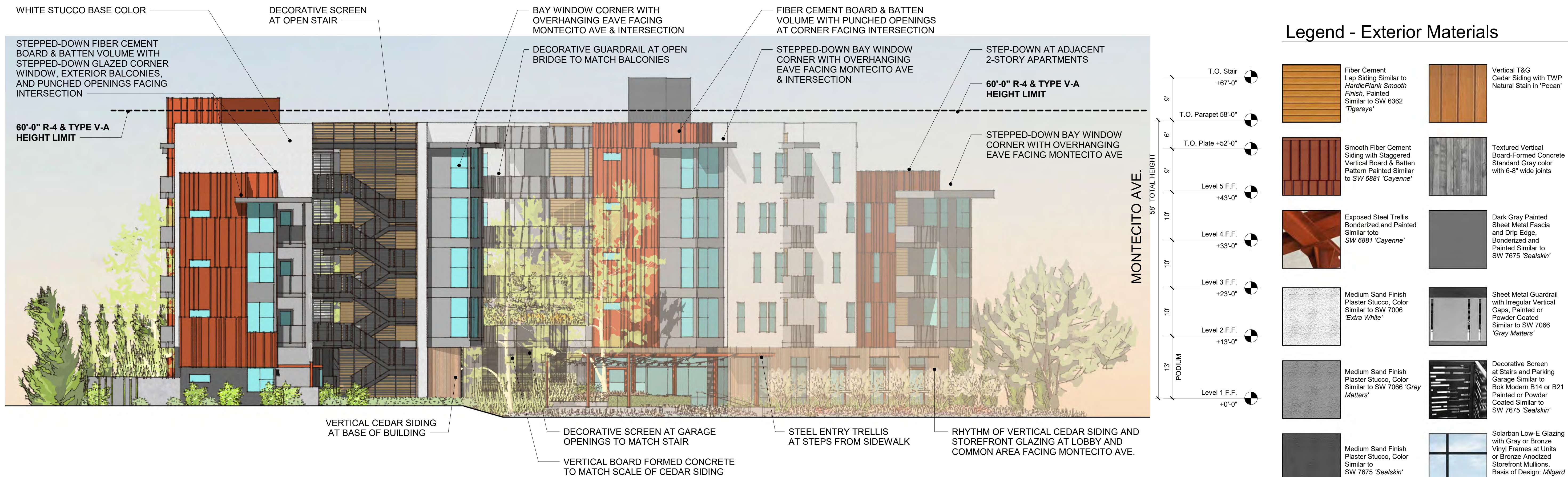
4 Section Through Building at Bridge
1/16" = 1'-0"



2 Section Through West Wing Looking South
1/16" = 1'-0"



3 Section Through West Wing Looking East
1/16" = 1'-0"

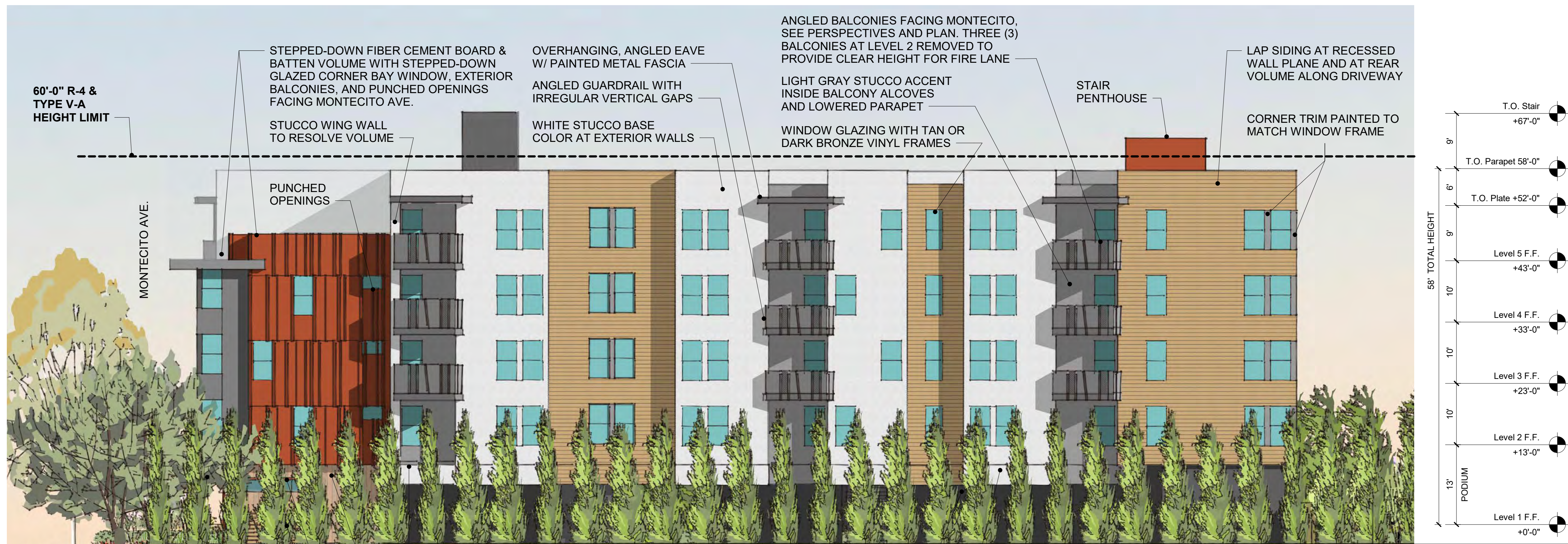
1 North Elevation
3/32" = 1'-0"2 East Elevation
3/32" = 1'-0"

Legend - Exterior Materials

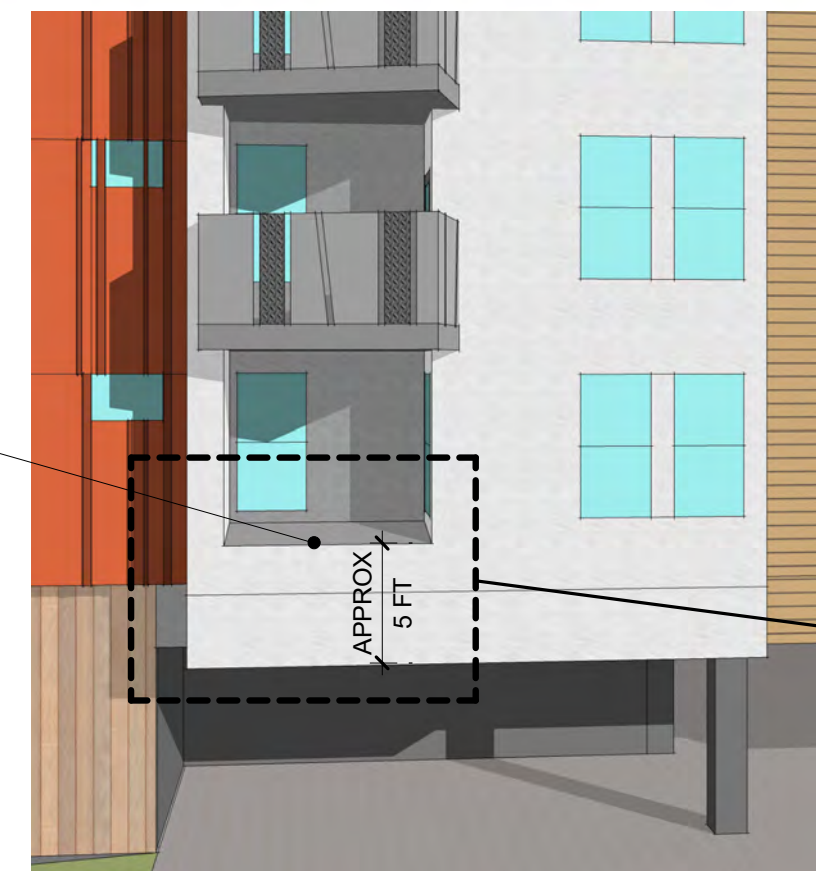
	Fiber Cement Lap Siding Similar to HardiePlank Smooth Finish, Painted Similar to SW 6362 'Tigereye'		Vertical T&G Cedar Siding with TWP Natural Stain in 'Pecan'
	Smooth Fiber Cement Siding with Staggered Vertical Board & Batten Pattern Painted Similar to SW 6881 'Cayenne'		Textured Vertical Board-Formed Concrete Standard Gray color with 6-8" wide joints
	Exposed Steel Trellis Bonderized and Painted Similar to SW 6881 'Cayenne'		Dark Gray Painted Sheet Metal Fascia and Drip Edge, Bonderized and Painted Similar to SW 7675 'Sealskin'
	Medium Sand Finish Plaster Stucco, Color Similar to SW 7006 'Extra White'		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'		Decorative Screen at Stairs and Parking Garage Similar to Bok Modern B14 or B21 Painted or Powder Coated Similar to SW 7675 'Sealskin'
	Medium Sand Finish Plaster Stucco, Color Similar to SW 7675 'Sealskin'		Solarban Low-E Glazing with Gray or Bronze Vinyl Frames at Units or Bronze Anodized Storefront Mullions. Basis of Design: Milgard 'Trinsic' or VPI 'Endurance' (Vinyl), Arcadia A400 Center Glazed (Storefront)



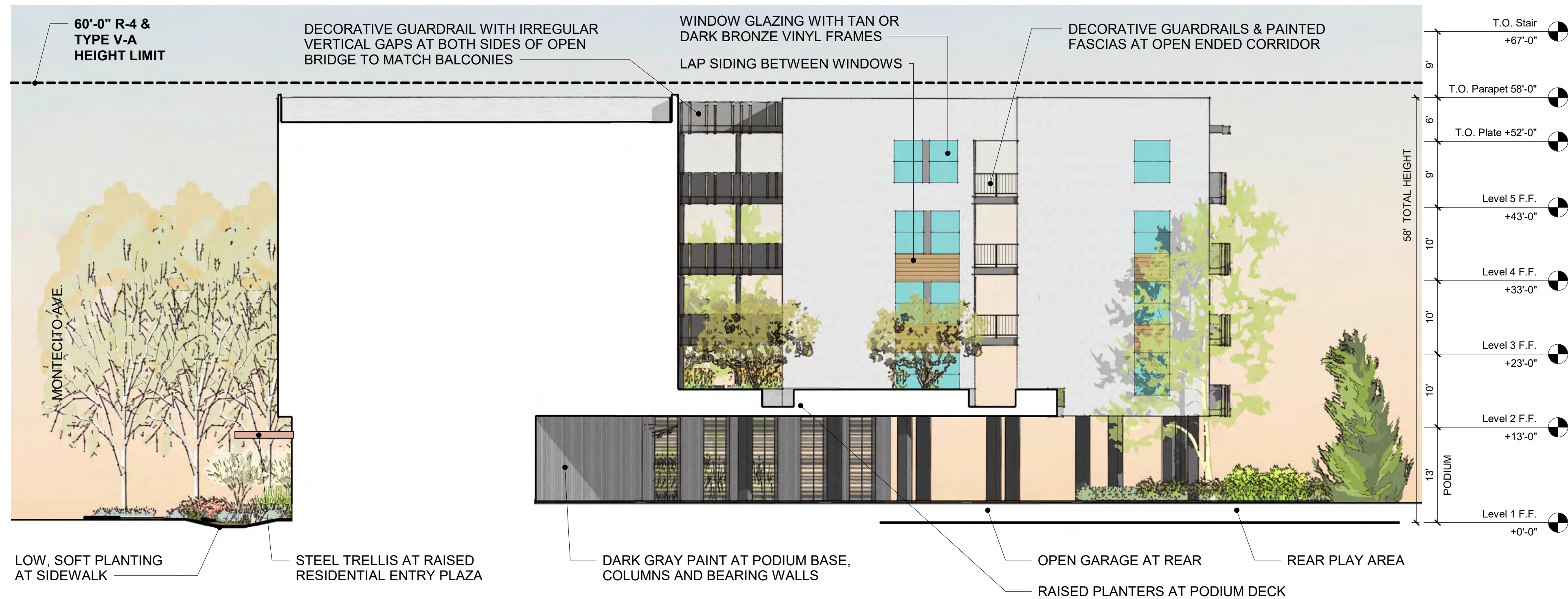
2 South Elevation
3/32" = 1'-0"



1 West Elevation
3/32" = 1'-0"



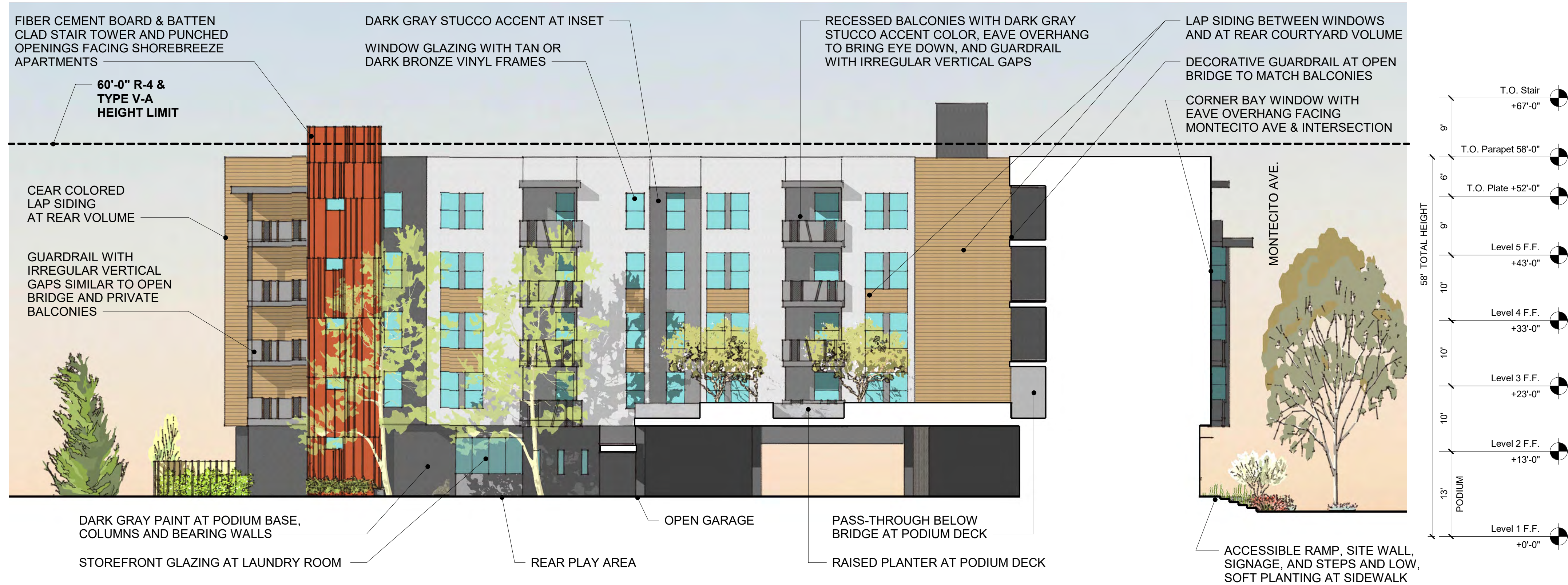
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1 West Courtyard Elevation
3/32" = 1'-0"

Legend - Exterior Materials

	Fiber Cement Lap Siding Similar to <i>HardiePlank Smooth Finish</i> , Painted Similar to SW 6362 ' <i>Tigereye</i> '		Vertical T&G Cedar Siding with TWP Natural Stain in ' <i>Pecan</i> '
	Smooth Fiber Cement Siding with Staggered Vertical Board & Batten Pattern Painted Similar to SW 6881 ' <i>Cayenne</i> '		Textured Vertical Board-Formed Concrete Standard Gray color with 6-8" wide joints
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	Medium Sand Finish Plaster Stucco, Color Similar to SW 7066 ' <i>Gray Matters</i> '		Decorative Screen at Stairs and Parking Garage Similar to Bok Modern B14 or B21 Painted or Powder Coated Similar to SW 7675 ' <i>Sealskin</i> '
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2 East Courtyard Elevation
3/32" = 1'-0"

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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)

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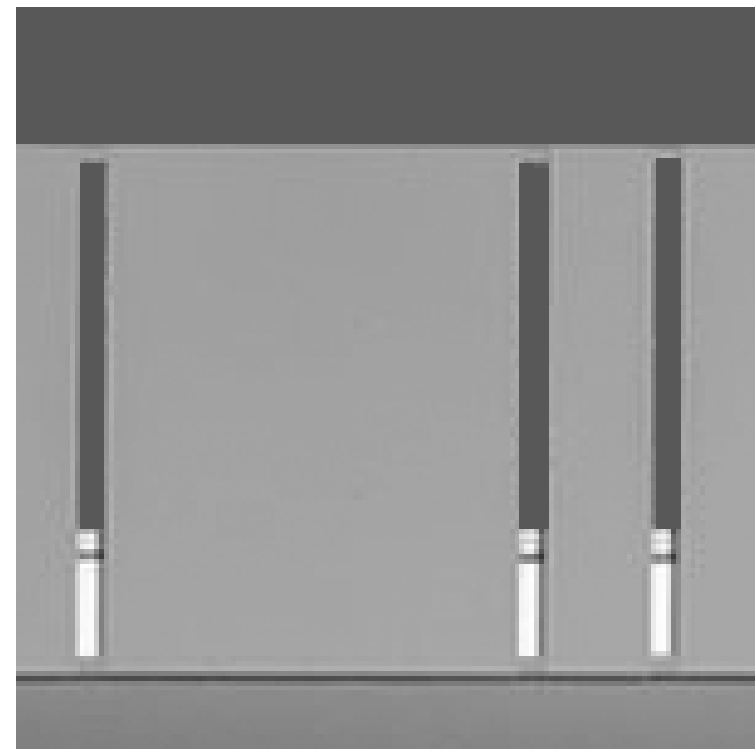
Montecito Avenue
1265 Montecito Ave., Mountain View, CA 94043
Charities Housing

PL-2021-152
Project 19131

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5/24/21	for NOFA Review
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8/12/22	DRC #2 Updates

Built Examples

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A Sheet Metal Guardrail
Painted, Similar to SW 7066 'Gray Matters'



B Decorative Screen
at Stairs and Parking Garage Similar to Bok Modern B14 or B21
Painted or Powder Coated Similar to SW 7675 'Sealskin'



C Unit Windows and Storefront
Solarban Low-E Glazing with Gray or Bronze Vinyl Frames
or Bronze Anodized Storefront Mullions. Basis of Design: Milgard 'Trinsic'
or VPI 'Endurance' (Vinyl), Arcadia A400 Center Glazed (Storefront)



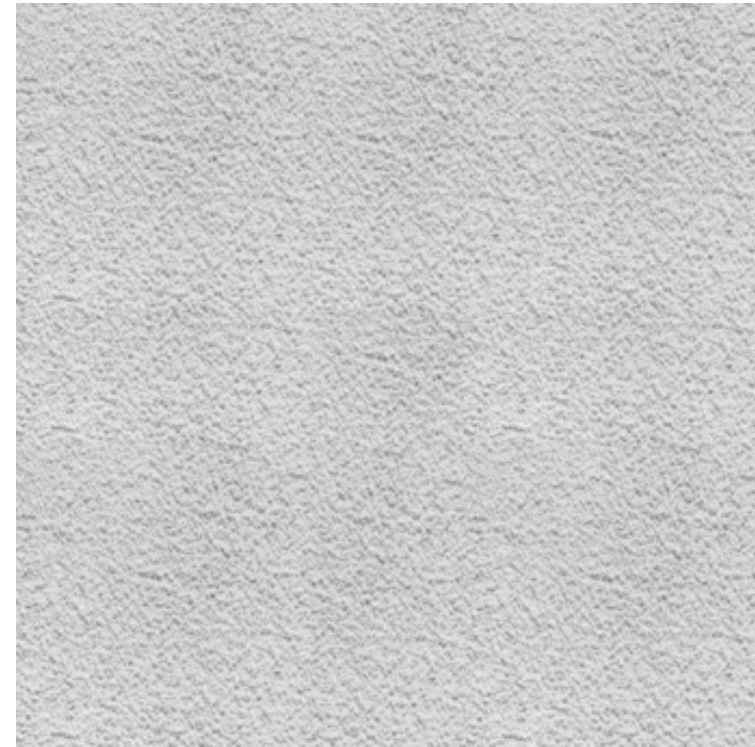
D Vertical Board Formed Concrete
Standard Gray color with 6-8" wide board formed joints



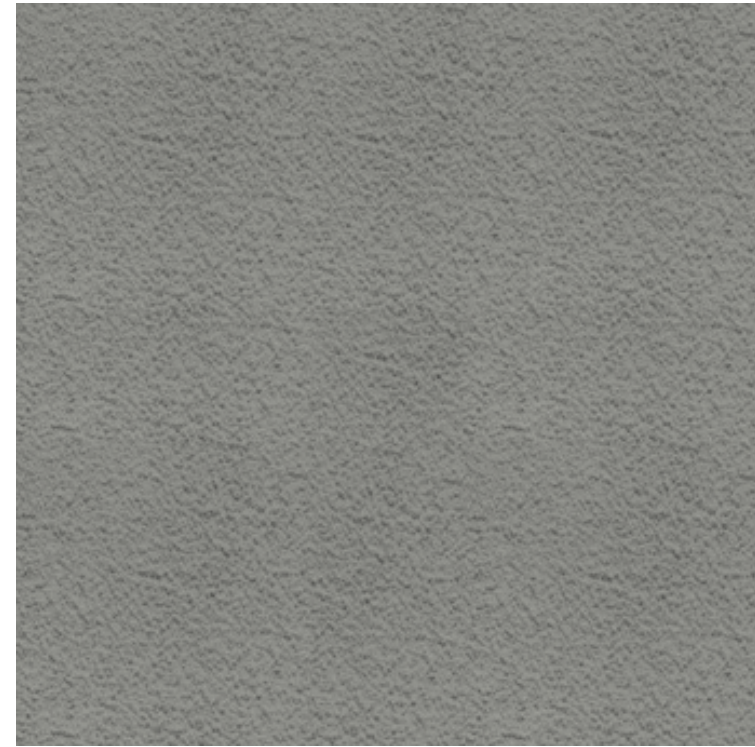
E Sheet Metal Fascia and Trim
Bonderized, Painted Similar to SW 7675 'Sealskin'



F Exposed Steel Trellis and Awnings
Bonderized, Painted Similar to SW 6881 'Cayenne'



G Integral Color Plaster Stucco
Medium Sand Finish, Color Similar to SW 7006 'Extra White'



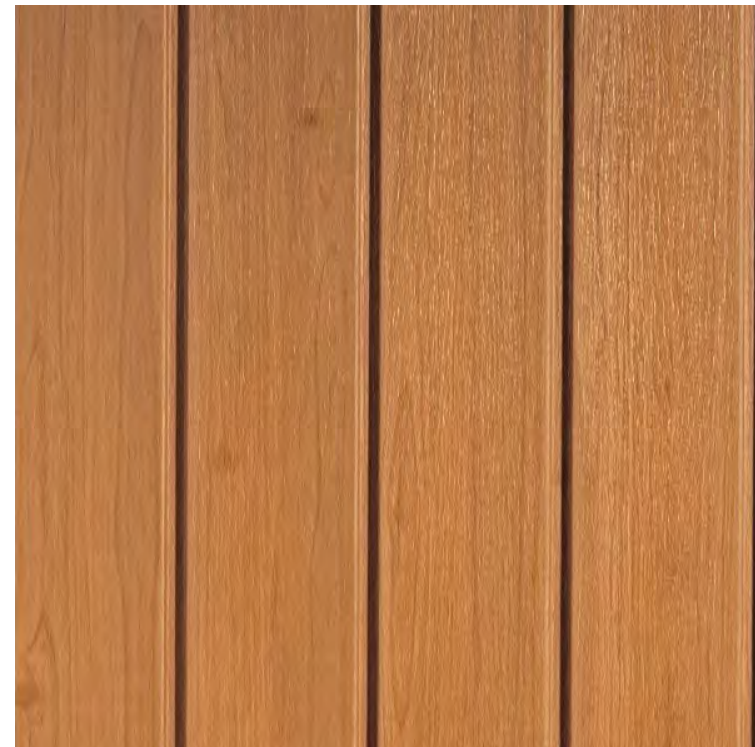
H Painted Plaster Stucco
Medium Sand Finish, Color Similar to SW 7066 'Gray Matters'



I Painted Plaster Stucco
Medium Sand Finish, Color Similar to SW 7675 'Sealskin'



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



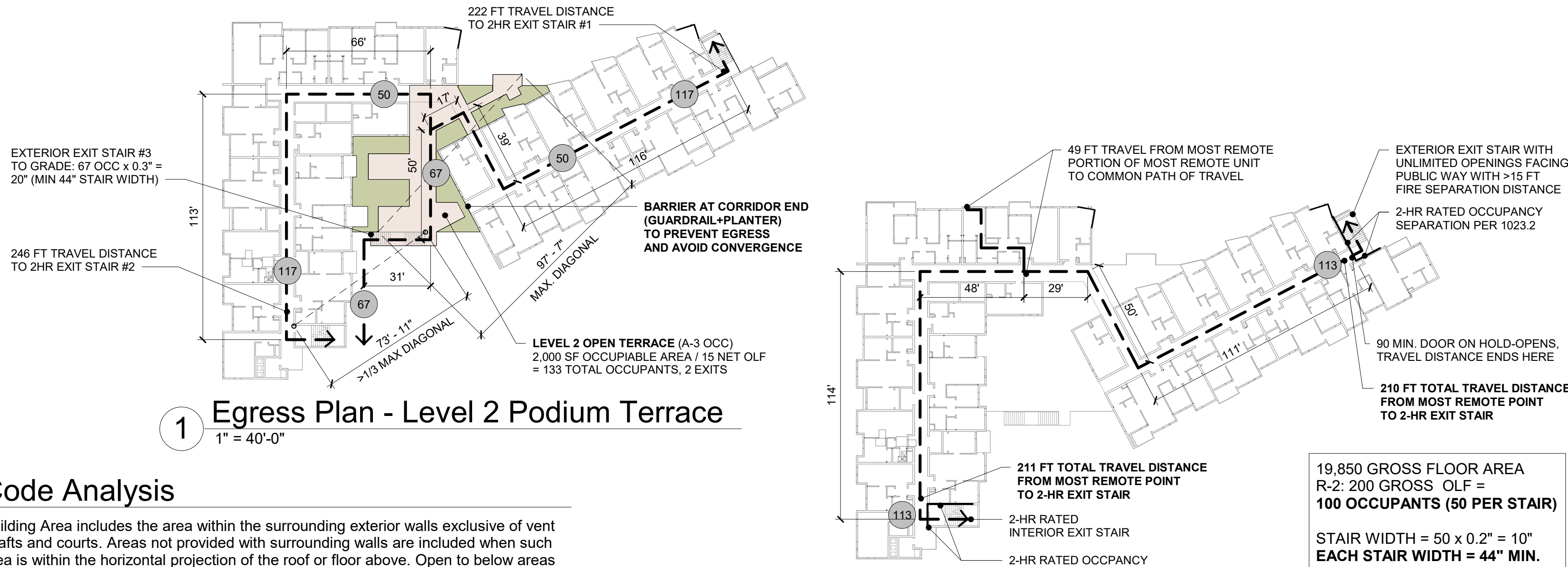
K Vertical T&G Cedar Siding
Natural Stain, TWP 'Pecan'



L Vertical Fiber Cement Board & Batten
Fiber Cement Siding with Staggered Vertical Board & Batten Pattern
in Smooth Finish, Painted Similar to SW 6881 'Cayenne'



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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
0sf

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 Sa = 1
Aa = [At + (NS x If)] x 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**
Sa = 1 per floor
Aa = [36,000 + (12,000 x 0.32) x 1
Aa = [36,000 + (3,864)] x 1
Aa = 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 Sa = 2
Aa = 39,864 sf x 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

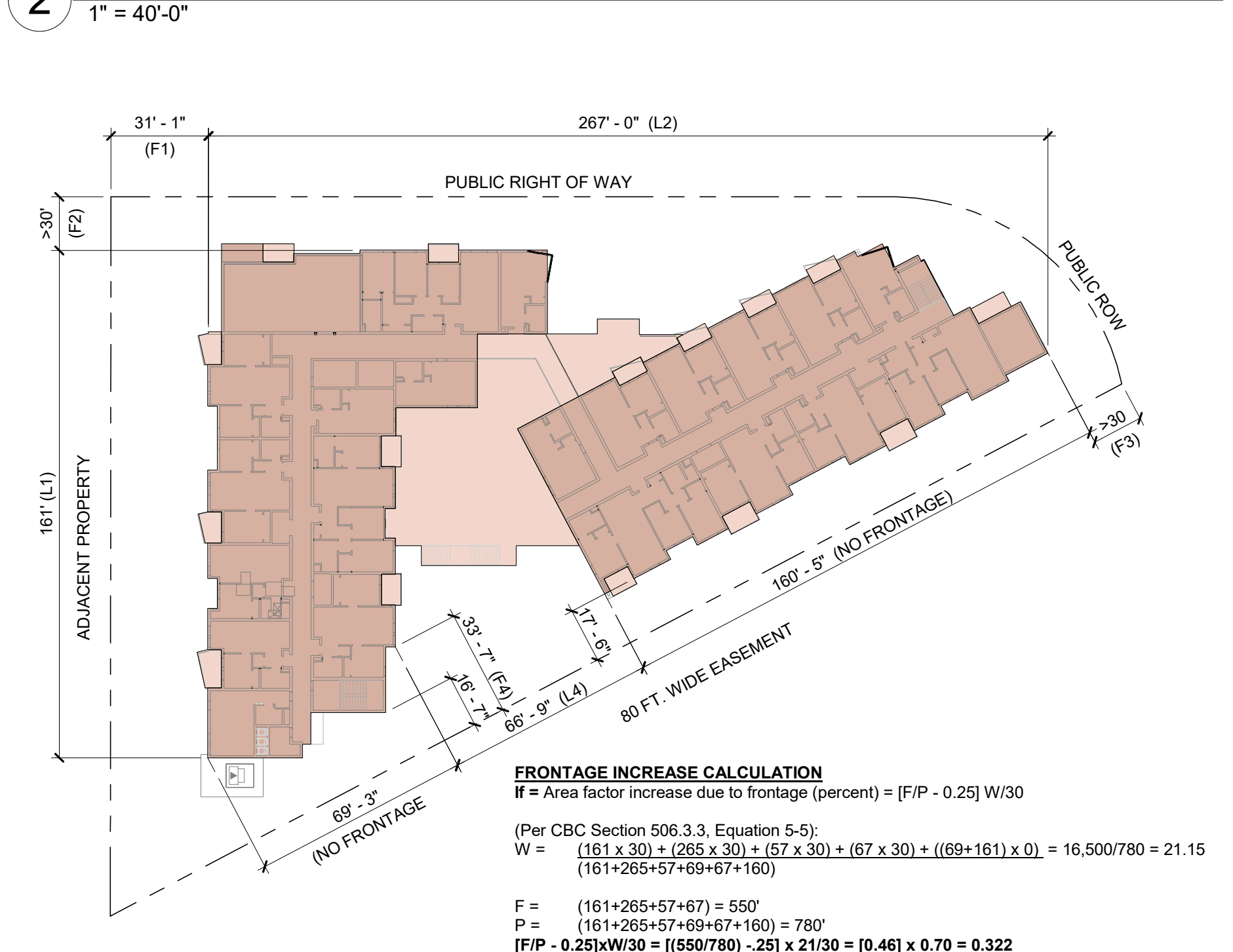
Open Area: Total Lot Area = 45,296 sf (100%)
REFER TO 4/A5-0
Level 1 and 2 Common Landscaped Open Area = 20,180 SF
TOTAL OPEN AREA = (44.4% of Total Lot Area)

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.

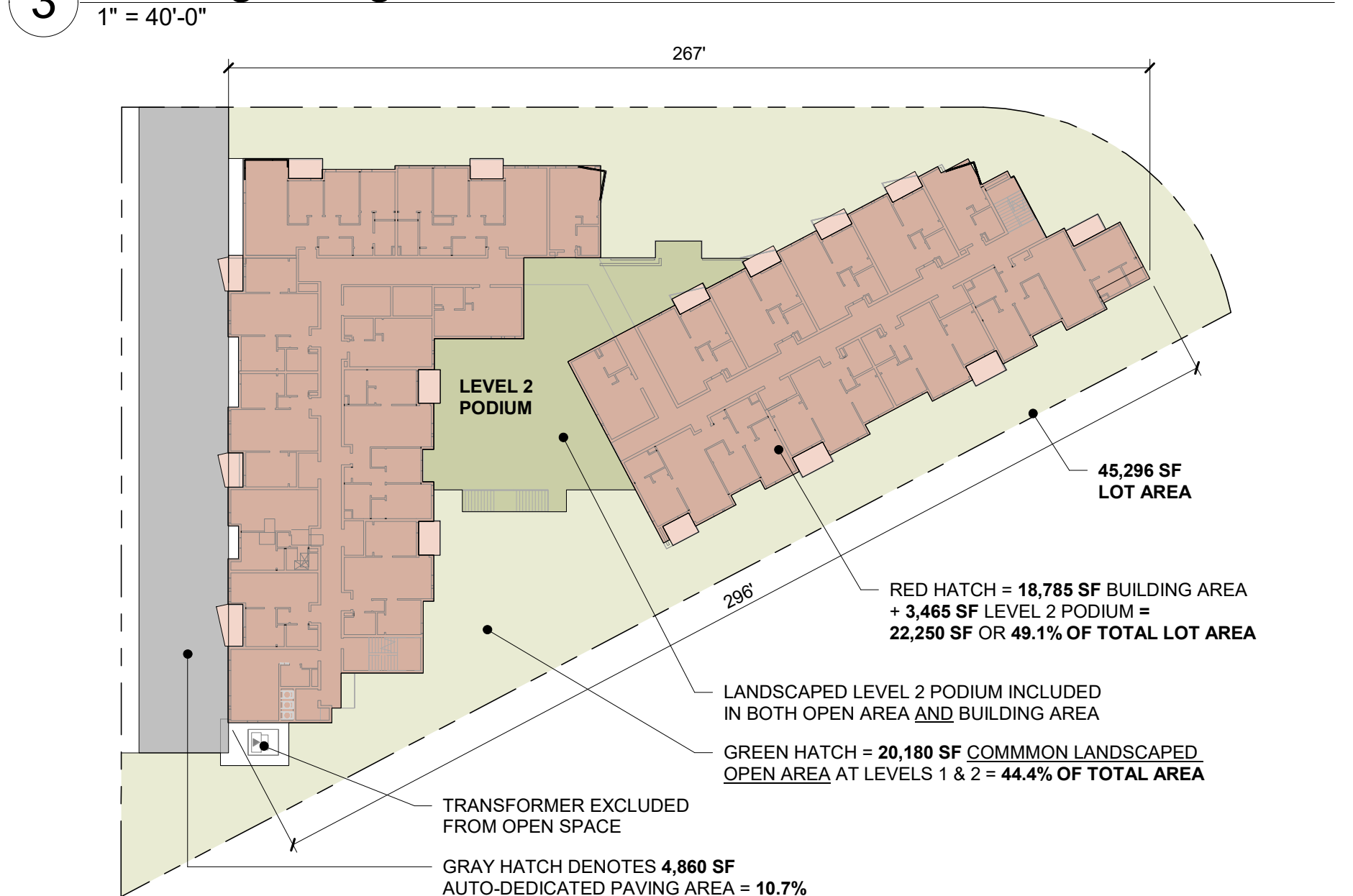
Common Usable Open Space: Front Courtyard: 3,400 sf
Amenity Deck: 3,500 sf
Rear Courtyard: 2,800 sf
Total: 9,700 sf
% of Site Area: 21.4% of 45,296 sf

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

Typical Egress Plan Levels 2-5



Frontage Diagram



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

1" = 40'-0"

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:
LEVEL AREA
Level 1 Enclosed Area 20,880 SF
Level 2 Enclosed Area 19,220 SF
Level 3 Enclosed Area 19,220 SF
Level 4 Enclosed Area 19,220 SF
Level 5 Enclosed Area 17,410 SF
TOTAL 95,950 SF

CBC ALLOWABLE AREAS:
LEVEL 1 CBC Area AREA
Level 1 CBC Area 22,930 SF
TOTAL TYPE I-A 22,930 SF

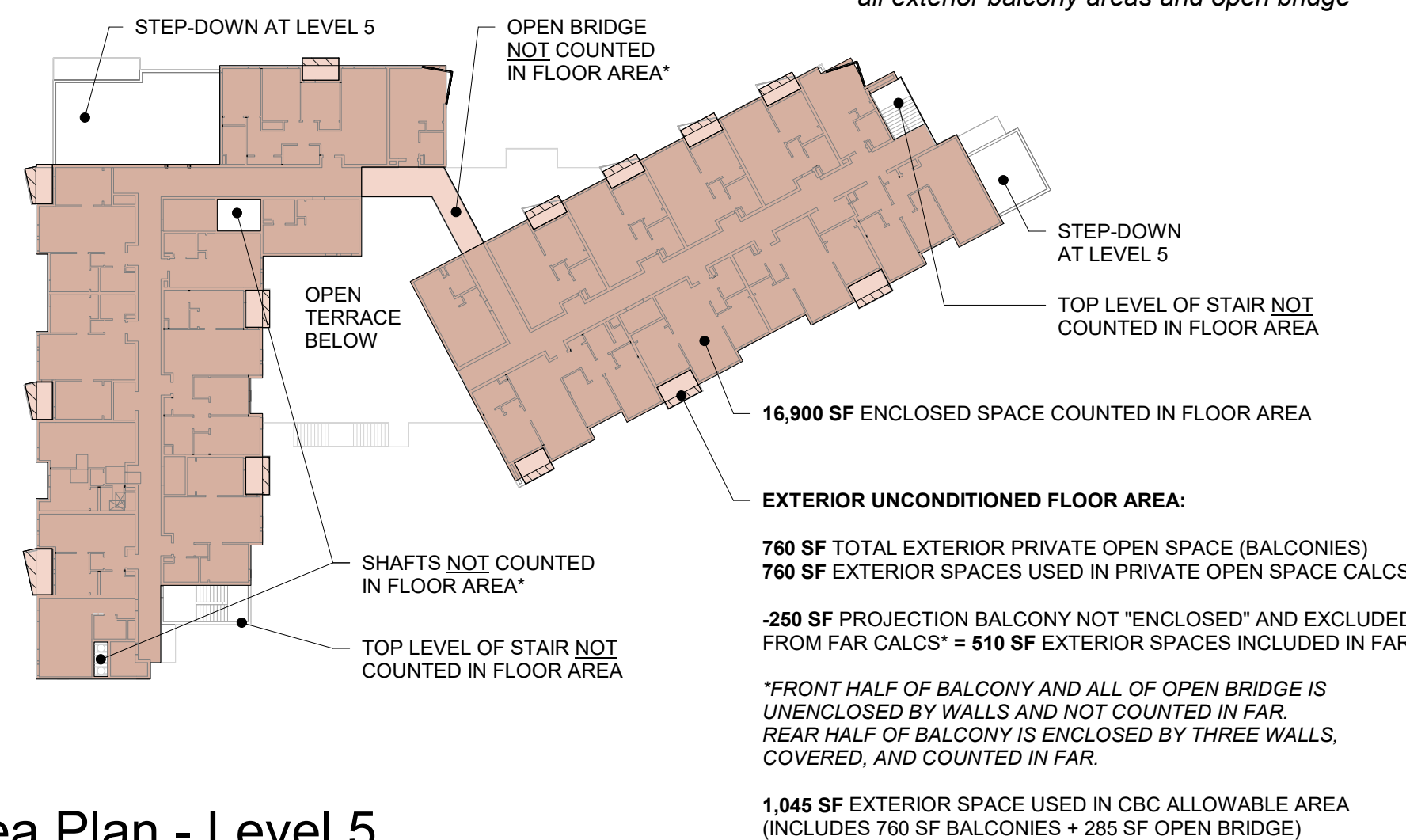
Level 2 CBC Area
Enclosed Area 18,630 SF
Open Terrace 2,000 SF
Exterior Balconies 1,220 SF

CBC ALLOWABLE AREAS:
Level 3 CBC Area (Level 4 Sim.)
Enclosed Area 18,630 SF
Exterior Balconies 1,220 SF

Level 5 CBC Area
Enclosed Area 16,900 SF
Exterior Balconies 1,045 SF

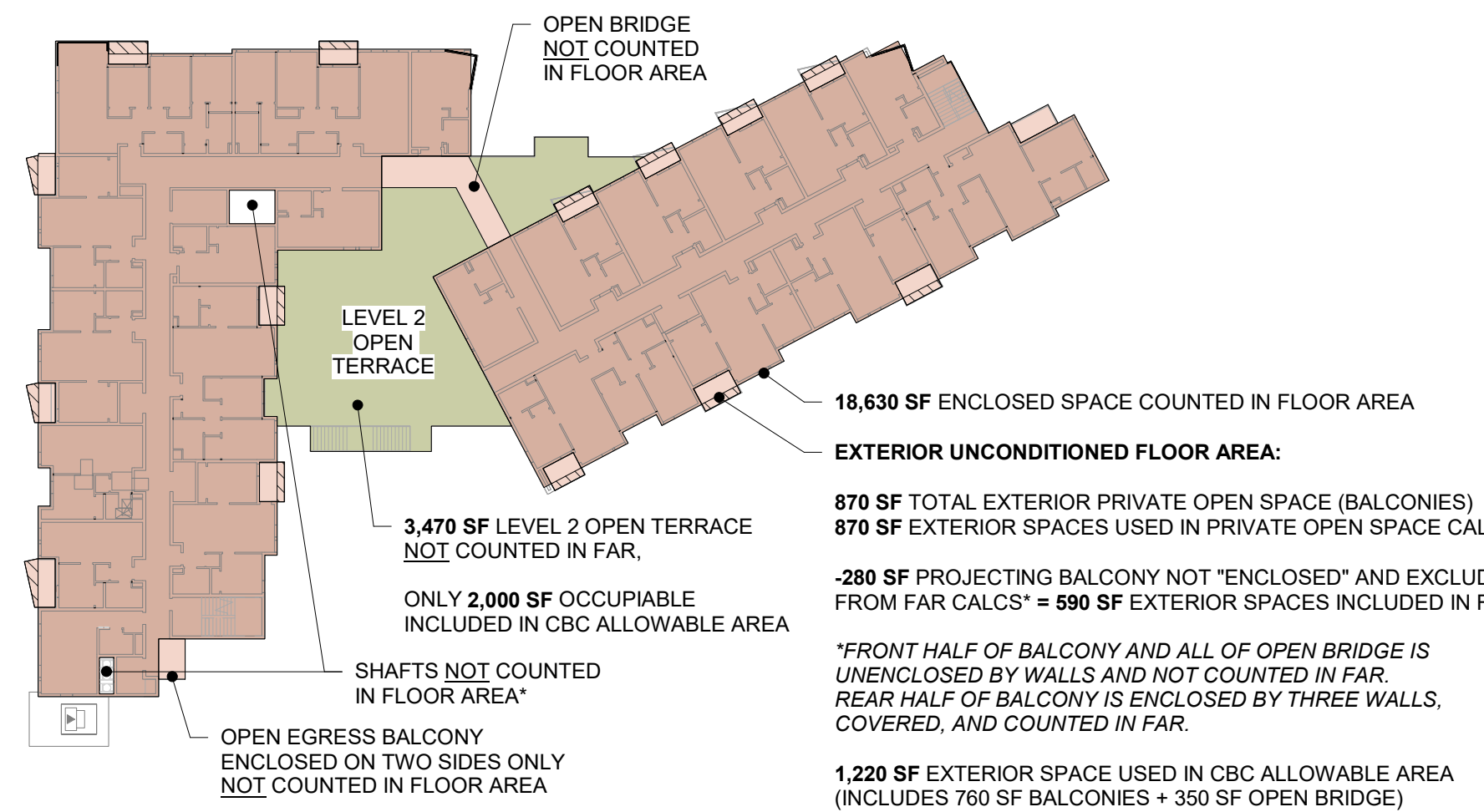
TOTAL TYPE V-A 79,495 SF

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



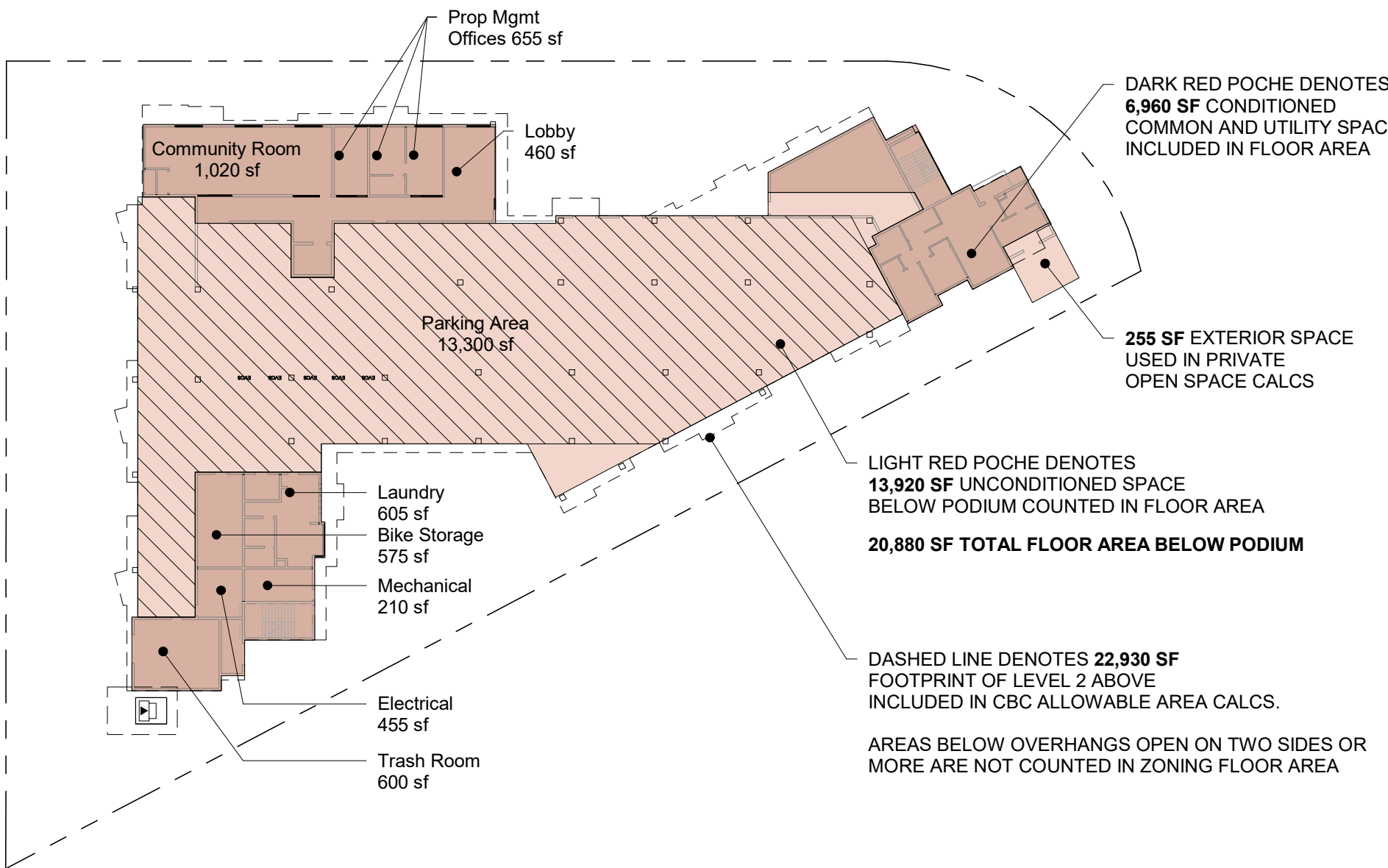
Area Plan - Level 5

1" = 40'-0"



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

1" = 40'-0"



Area Plan - Level 1 Parking, Common and Utility Areas

1" = 40'-0"

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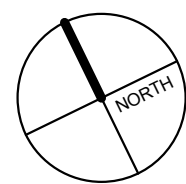
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6/6/22 Formal Resubmit

8/12/22 DRC #2 Updates

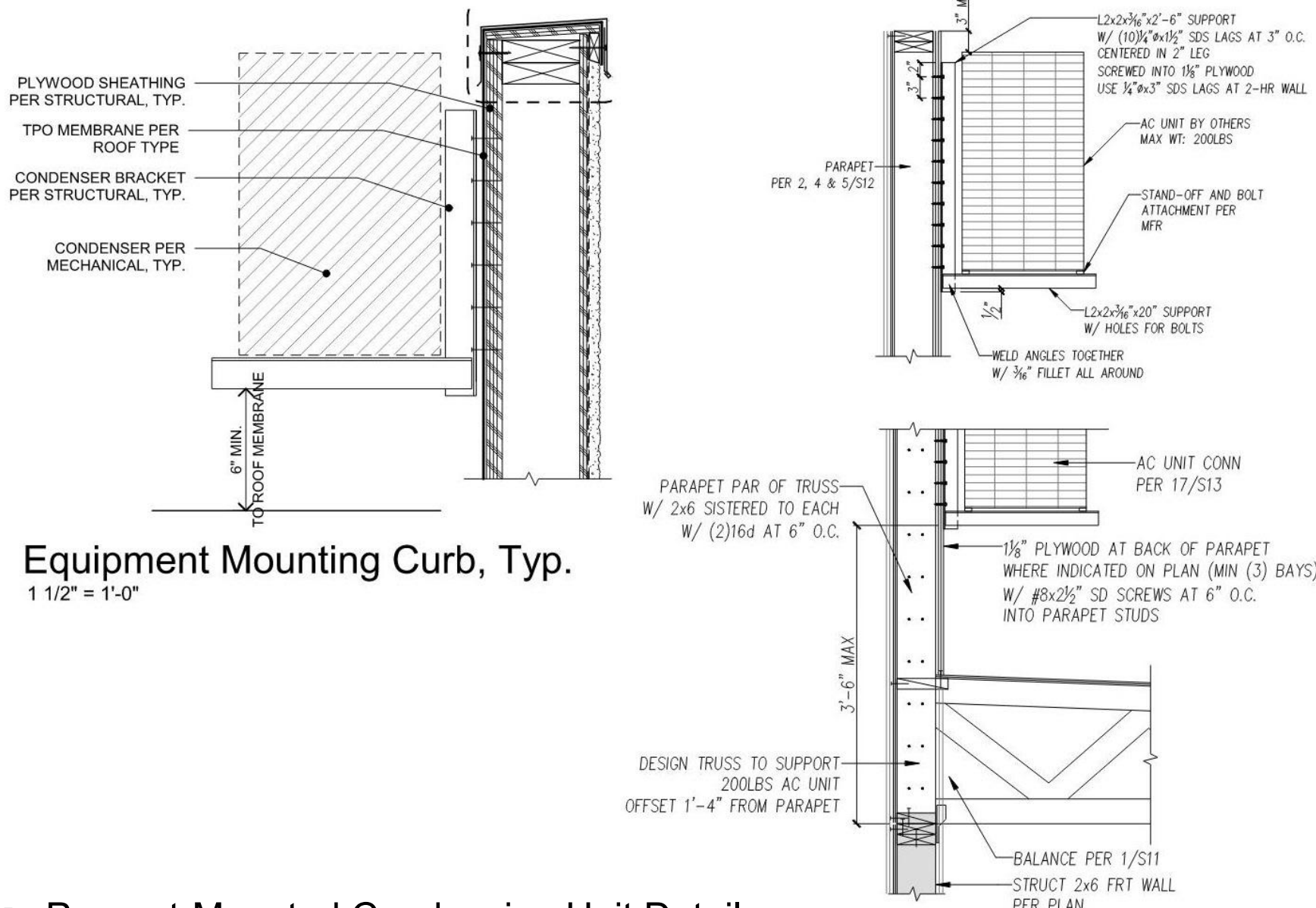
Code Analysis,
Egress Plans &
Area Plans

A5-0



1 Fire Access Plan
1/16" = 1'-0"

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7 Parapet-Mounted Condensing Unit Detail

SEC. 8.20.9. - Subsection 101.10.1.1.3 amended.

Subsection 101.10.1.1.3 of the 2019 California Green Building Standards Code is amended to read as follows:

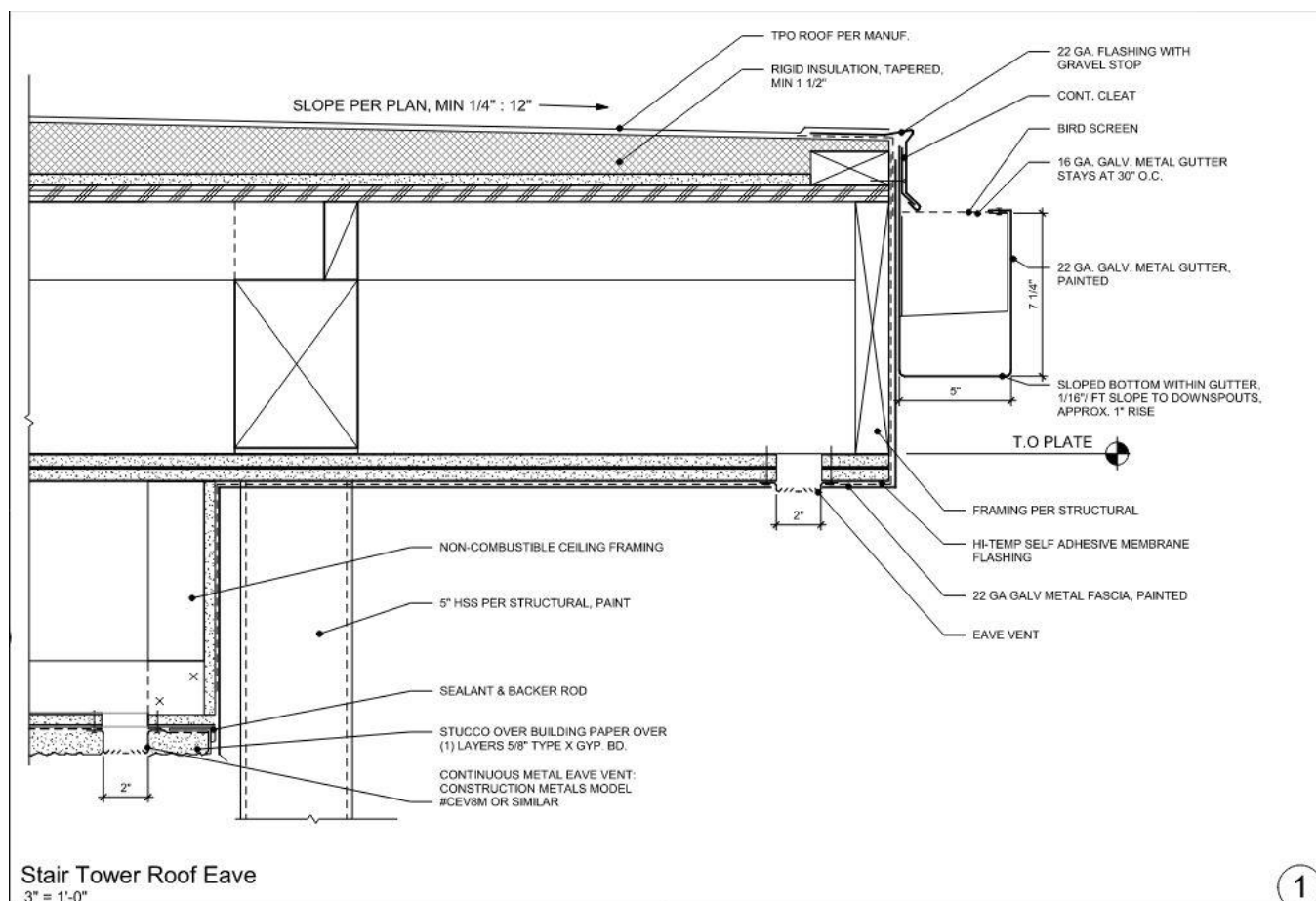
101.10.1.1.3 Multi-Family. All residential new construction with three (3) units or more must comply with the following:

- 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.

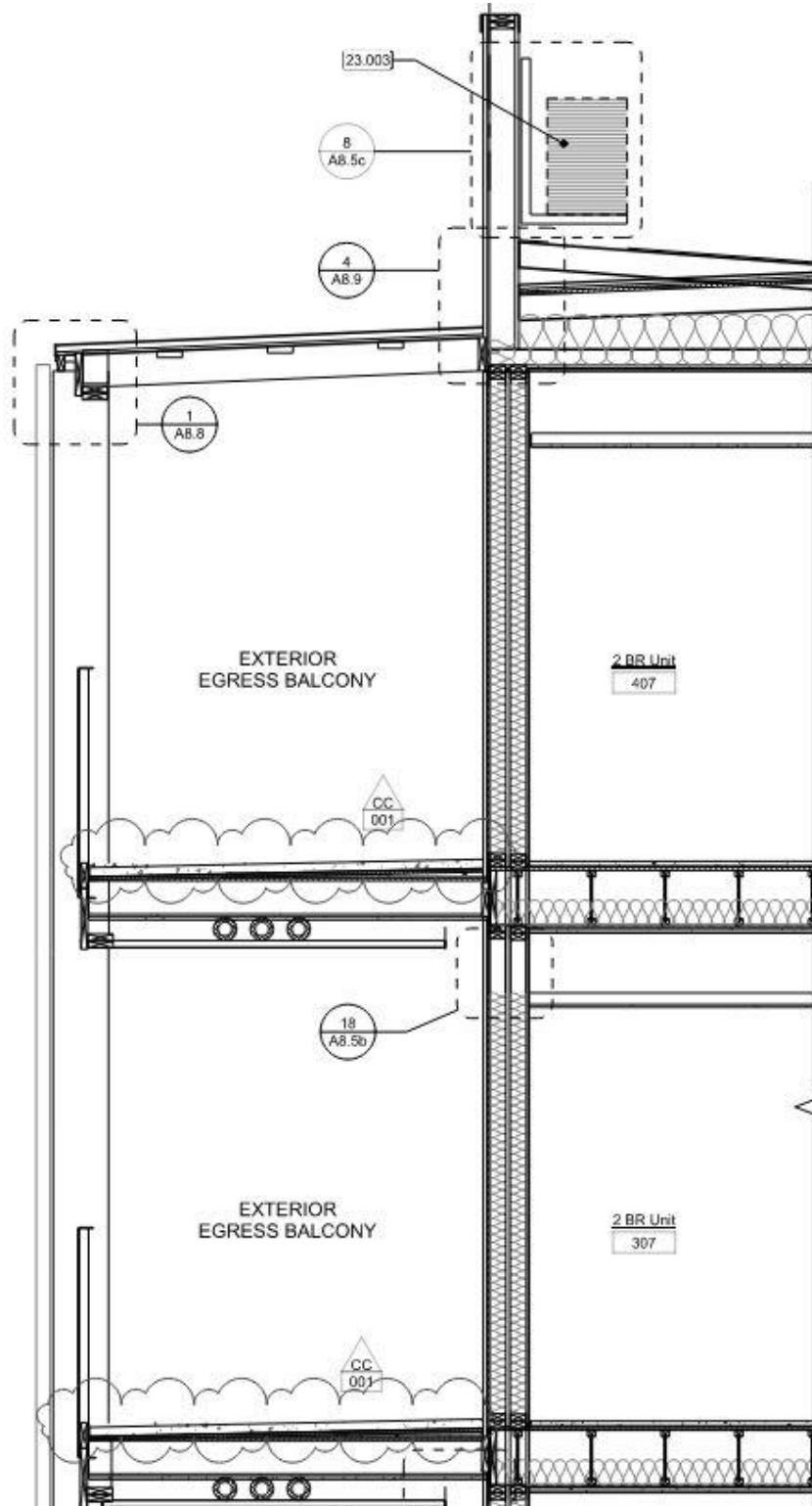
Table 101.10 Mandatory New Construction Green Building Requirements

Project Type	Electric Requirements ¹	Natural Gas Allowed ²	Energy Requirements	EV Parking Requirements ^{3,4,5}	Bird-Safe Glass For Exterior of Structure	Green Building Standard and Requirement
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 accommodate an all-electric building to 100% of annual kWh consumption offset.	1-EV2 Ready & 1-EV1 Installed	Not Required	Meet Mandatory CALGreen & MVGC 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	15% EV2 Installed - Level 3/DC Fast Charger for every 100 spaces	Not Required	Meet Mandatory CALGreen, MVGC 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: 15% EV2 Installed - Level 3/DC Fast Charger for every 100 spaces Commercial: Per Table A5.106.3.2 Public Site: Level 3/DC Fast Charger for every 100 spaces	Required in Buildings ≥ 10,000 sq. ft.	Meet Mandatory CALGreen, MVGC Requirements, & Meet the Intent of LEED® Gold

6 Mountain View Green Building Code Section 101.10

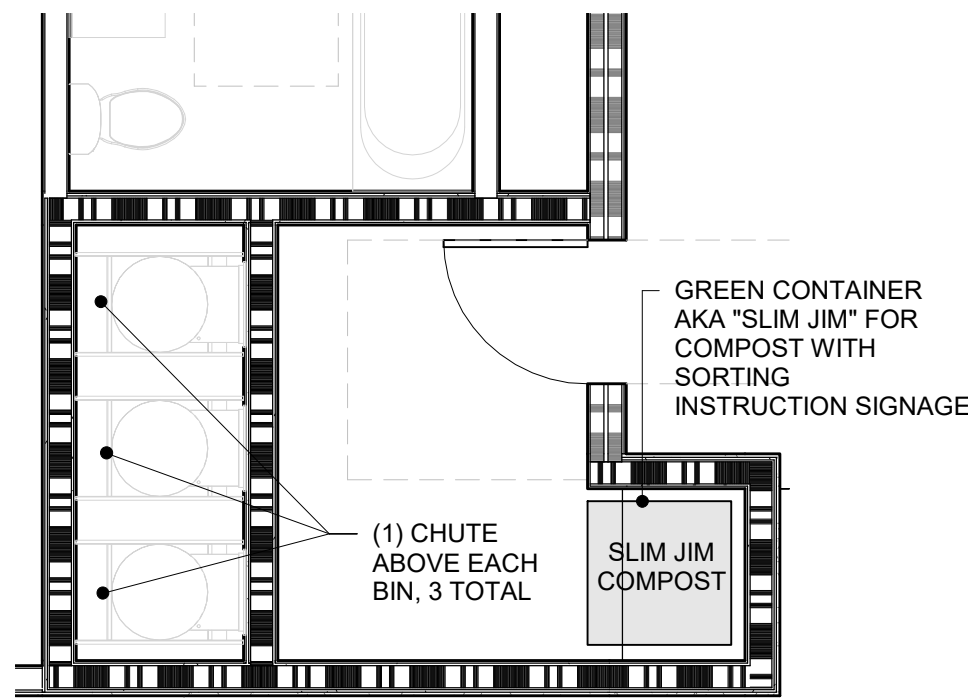


5 Typical Overhang Eave at Balcony



4 Example Egress Balcony Section

EXAMPLE EXTERIOR EGRESS BALCONY SIMILAR TO PROPOSED BRIDGE



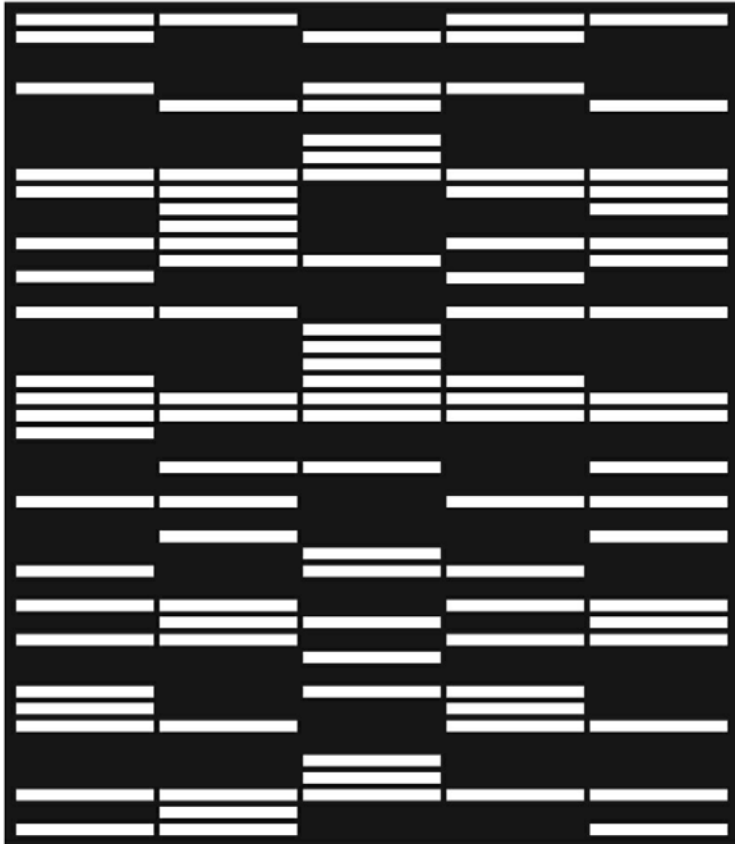
2 Typ. Chute Vestibule



Dero Decker

The Dero Decker takes bike parking to the next level – literally. By stacking bikes on a two-tiered system, capacity doubles. Unlike other two-tier systems our lift-assist top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray. The Dero Decker has a front wheel safety locking lever and tray dampers to provide safe lowering of upper trays. The near vertical lowered trays also reduce the required aisle space, giving the Dero Decker the smallest footprint on the market.

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

Dero Decker



- Sturdy red handle grips
- Lift-assist trays
- Dampers for safe lowering of trays
- Spring loaded levers hold bikes firmly in place
- U-lock compatible

- Smallest footprint
- Smooth and silent operation
- Simple installation
- Low maintenance
- Specially designed fat bike trays available

FINISH OPTIONS

Galvanized

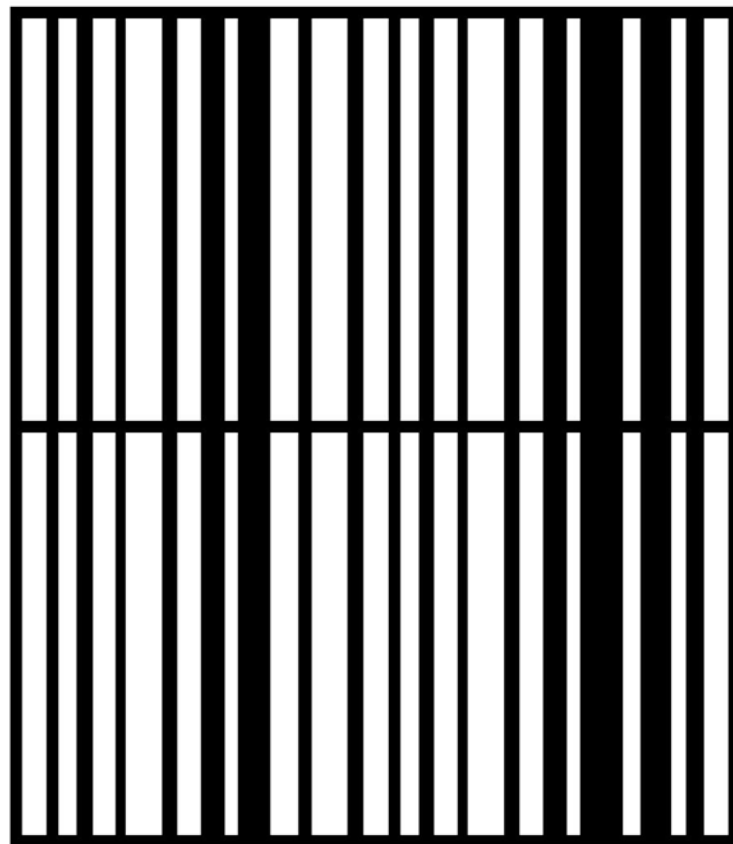


Powder Coat



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)



**BOK™
MODERN
B14**

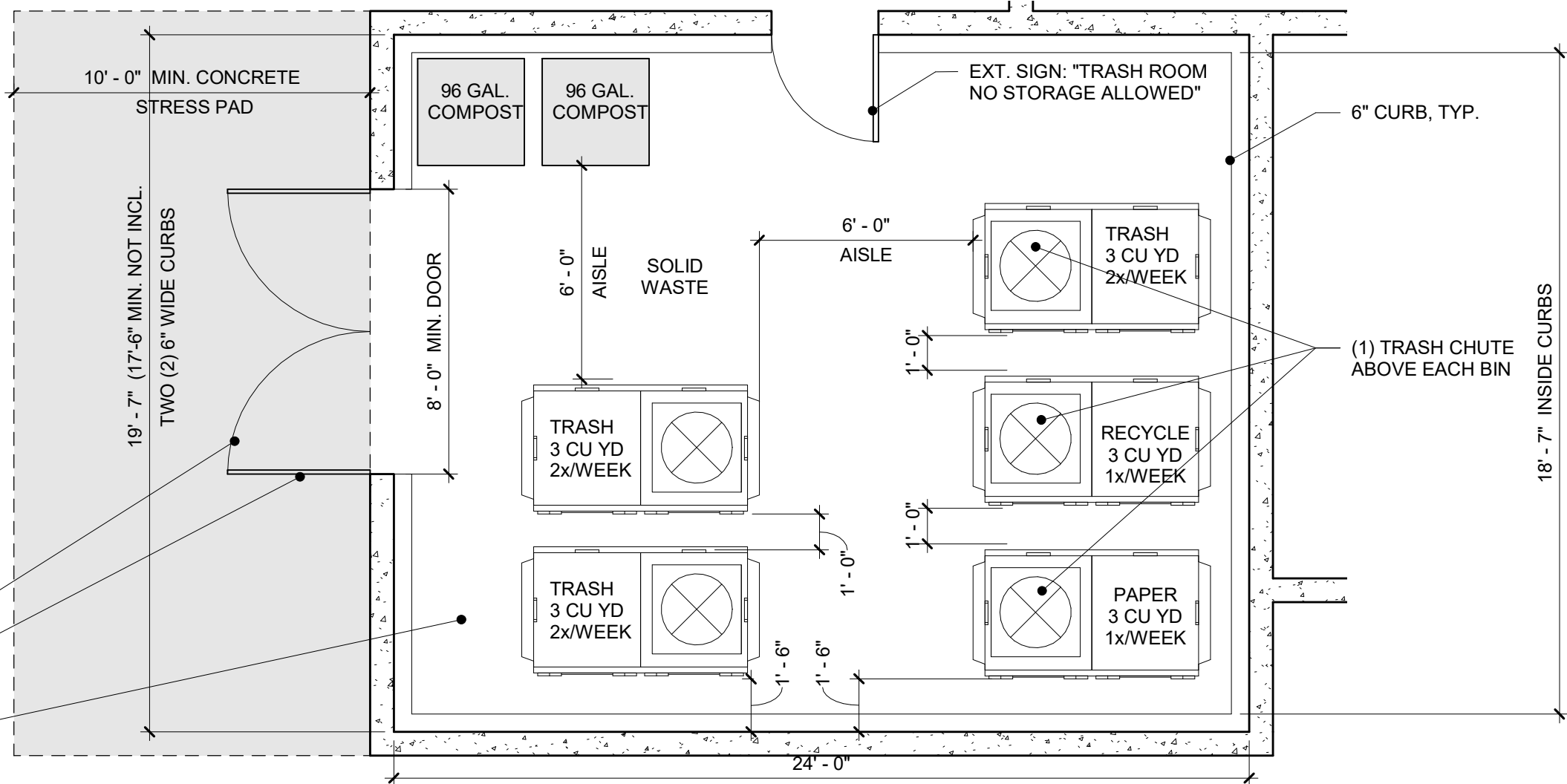
PERCENT OPEN
51.04%

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.



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)

SOLID WASTE NOTES:

- 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
- MAINTAIN 15 FT CLEAR VERTICAL HEIGHT AT TRAVELWAY AND 22 FT CLEAR AT POINT OF COLLECTION
- REFER TO ENLARGED 1 PLAN FOR STOP SIGN AT GARAGE EXIT AND BLIND SPOT MIRRORS AT ENTRANCE TO PROPERTY AND GARAGE.

1 Enlarged Solid Waste Room Plan

1/4" = 1'-0"

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Schematic
Details

A7-1

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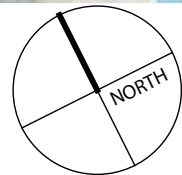


Park

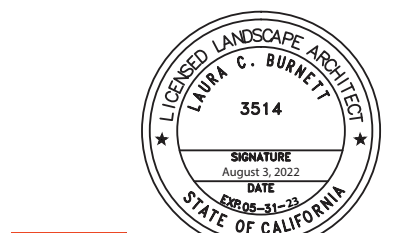
Montecito Avenue

N. Shoreline Boulevard

Municipal Water Right-of-Way



20' 40' 100'



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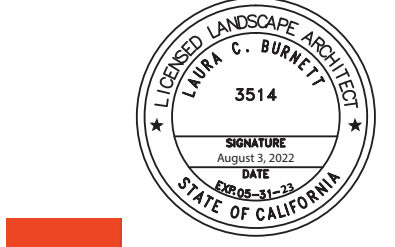
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- 8/12/22 DRC 2 Updates

Neighborhood
Landscape
Context Plan



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



attention2 landscape architecture

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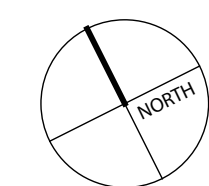
10/22/21 Formal Resubmit

6/6/22 Formal Resubmit

8/12/22 DRC 2 Updates

PLANT LEGEND SEE SHEET L1.11

**Planting
Plan**

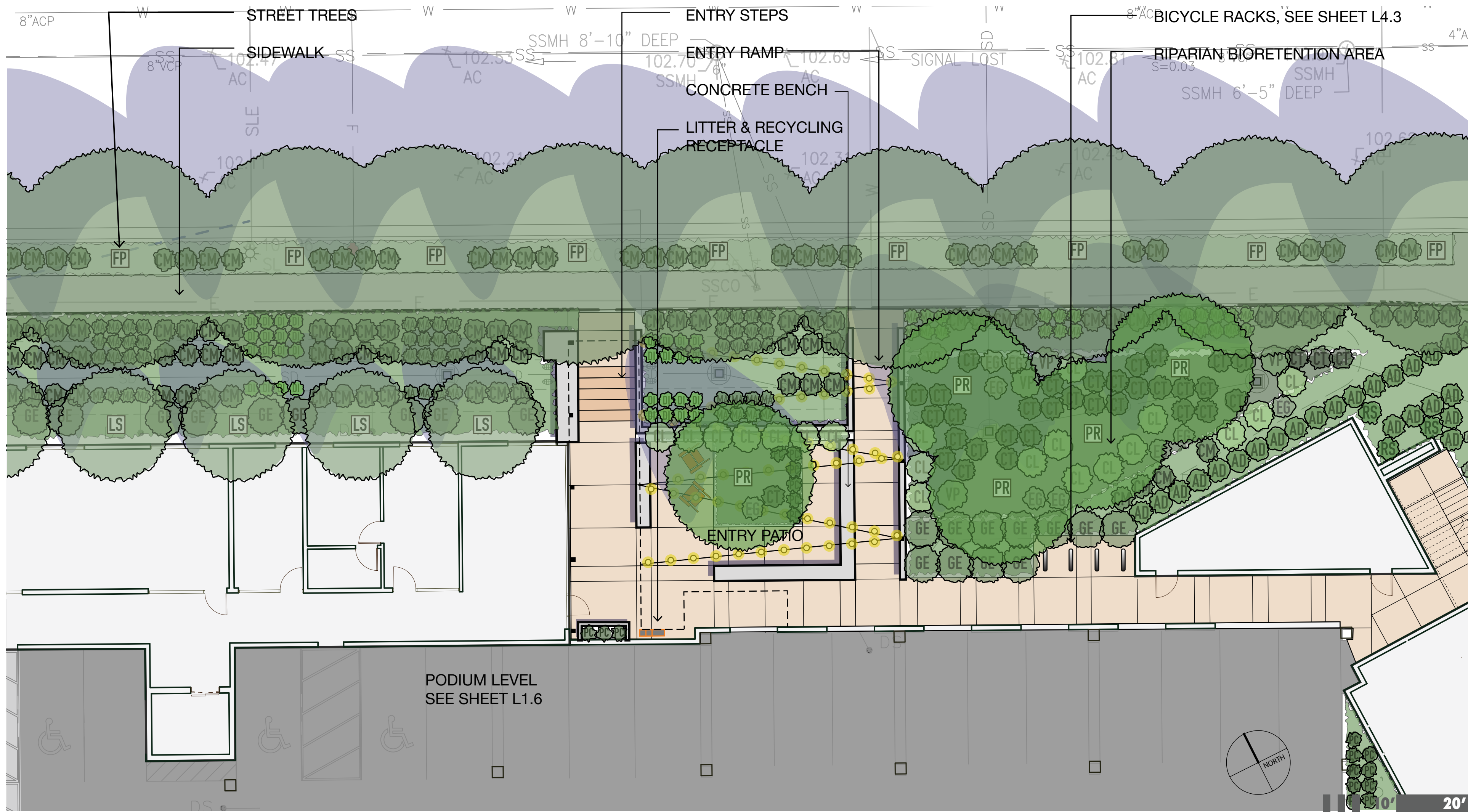


16' 40'

L1.3

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Riparian Bioretention Area Character



Entry Patio Character



Bioretention Area at Sidewalk Character



Entry Furniture Character



Entry Patio View from Lobby Door



Entry Patio Planting Character



Riparian Bioretention Area Character



Street Tree and Building Edge Character



Building Signage Character



Litter and Recycling Containers Character

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

Entry Area
Illustrative
Plan

L1.4

SCREENING OF UTILITIES ON THE STREET

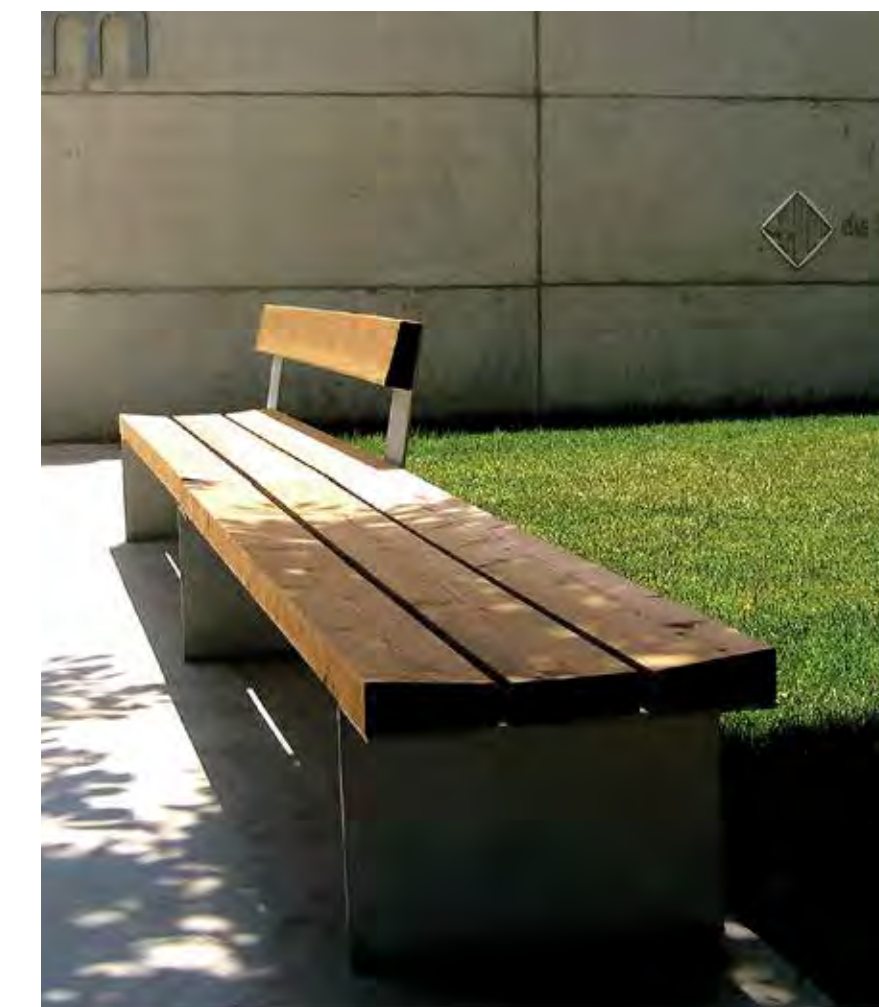
PLANT LEGEND									
MONTECITO AVENUE - PARKWAY PLANTING			Hydrozone 1: Low/Moderate Water Use			934 SF			
Trees									
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function		
FP	<i>Fraxinus pennsylvanica</i> cvs.	Green Ash	24" Box	10	Medium	60' X 30'	Street Tree		
Shrubs									
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		
Groundcover Mix									
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function		
	<i>Arctostaphylos</i> 'Pacific Mist'	Pacific Mist Manzanita	1 Gal.		Low	2' X 8'	Low shrub mass		
	<i>Baccharis pilularis</i> 'Twin Peaks'	Prostrate Coyote Brush	1 Gal.		Low	1' X 8'	Groundcover		
RIPARIAN WOODLAND PLANTING			Hydrozone 2: Low/Moderate Water Use			1,268 SF Spray Irrigation			
Trees									
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		
Shrubs									
Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Mature Height x Spread	Form & Function		
CT	<i>Cornus glabrata</i>	Smooth Dogwood	5 Gal.	35	Medium	4' X 4'	Shrub		
EG	<i>Erythra glaucus</i>	Blue Wild Rye	5 Gal.	9	Low	3' X 3'	Grass form		
PC	<i>Polypodium californicum</i>	California Polypody	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		
Groundcover Mix									
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function		
	<i>Carex pansa</i>	California Meadow Sedge	1 Gal.		Medium	1' X 2'	Grass form		
	<i>Juncus effusus</i>	Pacific Rush	1 Gal.		Medium	1' X 2'	Grass form		
	<i>Juncus patens</i>	Blue Rush	1 Gal.		Low	1' X 2'	Grass form		
UPLAND PLANTING			Hydrozone 3: Low Water Use			9,842 SF Spray Irrigation			
Trees									
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>Cupressus 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		
Shrubs									
Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Mature Height x Spread	Form & Function		
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 3'	Low shrub mass		
DI	<i>Dielsia dioides</i>	Fortnight Lily	5 Gal.	91	Low	2' X 2'	Strap		
GE	<i>Geranium elliptica</i>	Coast Silktassel	5 Gal.	51	Low	8' X 5'	Screen		
HA	<i>Heteromeles arbutifolia</i>	Toyon	5 Gal.	22	Low	5' X 5'	Tall shrub		
HA	<i>Mimulus aurantiacus</i>	Monkeyflower	5 Gal.	88	Low	2' X 2'	Grass form		
MR	<i>Muhlenbergia rigens</i>	Deer Grass	5 Gal.	26	Low	2' X 2'	Tall grass		
PC	<i>Polypodium californicum</i>	California Polypody	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		
Groundcover Mix									
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function		
	<i>Arctostaphylos</i> 'Pacific Mist'	Pacific Mist manzanita	1 Gal.		Low	2' X 8'	Low shrub mass		
	<i>Baccharis pilularis</i> 'Twin Peaks'	Prostrate Coyote brush	1 Gal.		Low	1' X 8'	Groundcover		
	<i>Carex lamellata</i>	Berkley sedge	1 Gal.		Low	1' X 2'	Grass form		
	<i>Juncus patens</i>	Blue rush	1 Gal.		Low	1' X 2'	Grass form		
	<i>Portulacaria alfra</i> 'Prostrate Form'	Dwarf Elephant Food	1 Gal.		Low	1' X 4'	Groundcover		
PADIUM PLANTING			Hydrozone 4: Low/Moderate Water Use			1,021 SF Drip Irrigation			
Trees									
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function		
AU	<i>Arbutus menziesii</i>	Madrone	15 Gal.	13	Low	15' x 20'	Small Canopy		
Shrubs									
Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Mature Height x Spread	Form & Function		
AZ	<i>Anigozanthos</i> spp.	Kangaroo Paw	5 Gal.	30	Low	1' X 1'	Strap		
DI	<i>Dielsia dioides</i>	Fortnight ily	5 Gal.	21	Low	1' X 1'	Strap		
PC	<i>Polypodium californicum</i>	California Polypody	1 Gal.	27	Low	1' X 1'	Evergreen		
Groundcover Mix									
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function		
	<i>Portulacaria alfra</i> 'Prostrate Form'	Dwarf Elephant Food	1 Gal.		Low	1' X 4'	Groundcover		
	<i>Senecio mandraliscae</i>	Blue Chalk Sticks	1 Gal.		Low	1' X 4'	Groundcover		
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/1516/c3_handbook_2016/Appendix_D.pdf									

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



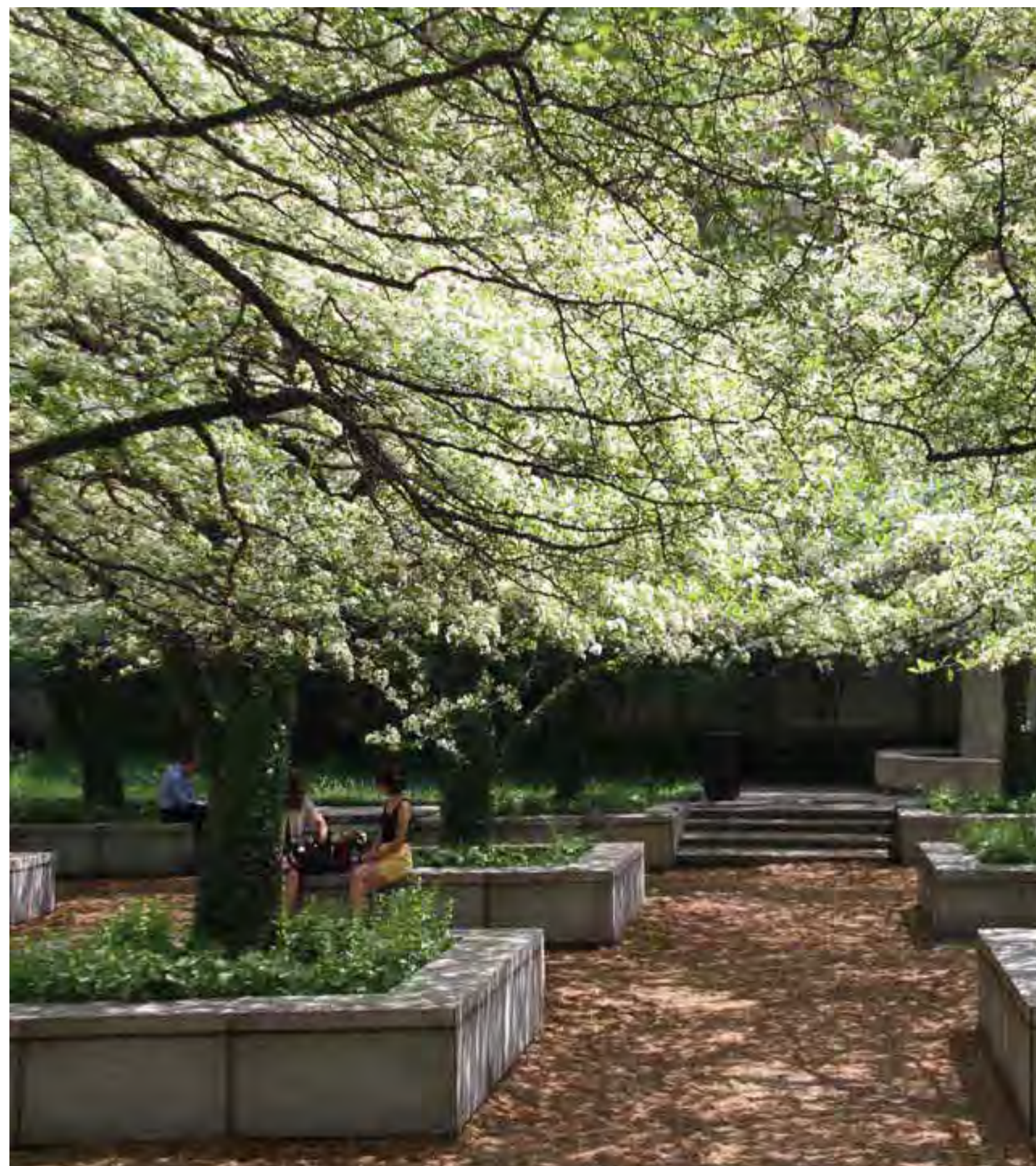
Podium Planting Character



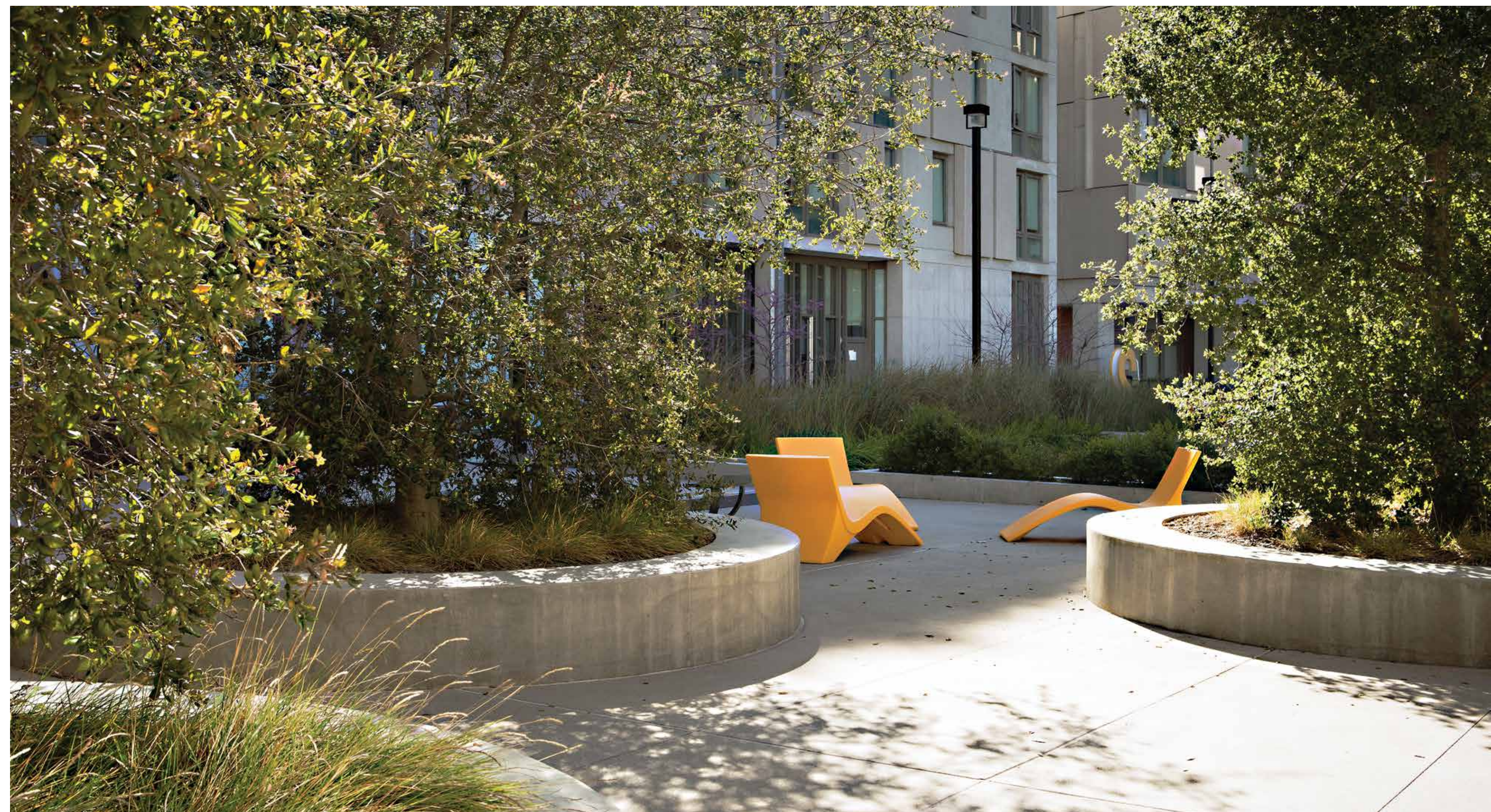
Wood and Metal Bench Character



Litter and Recycling Containers Character



Podium Wall and Tree Character



Podium Character

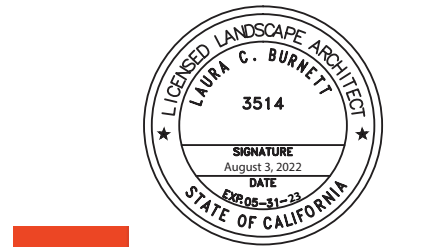
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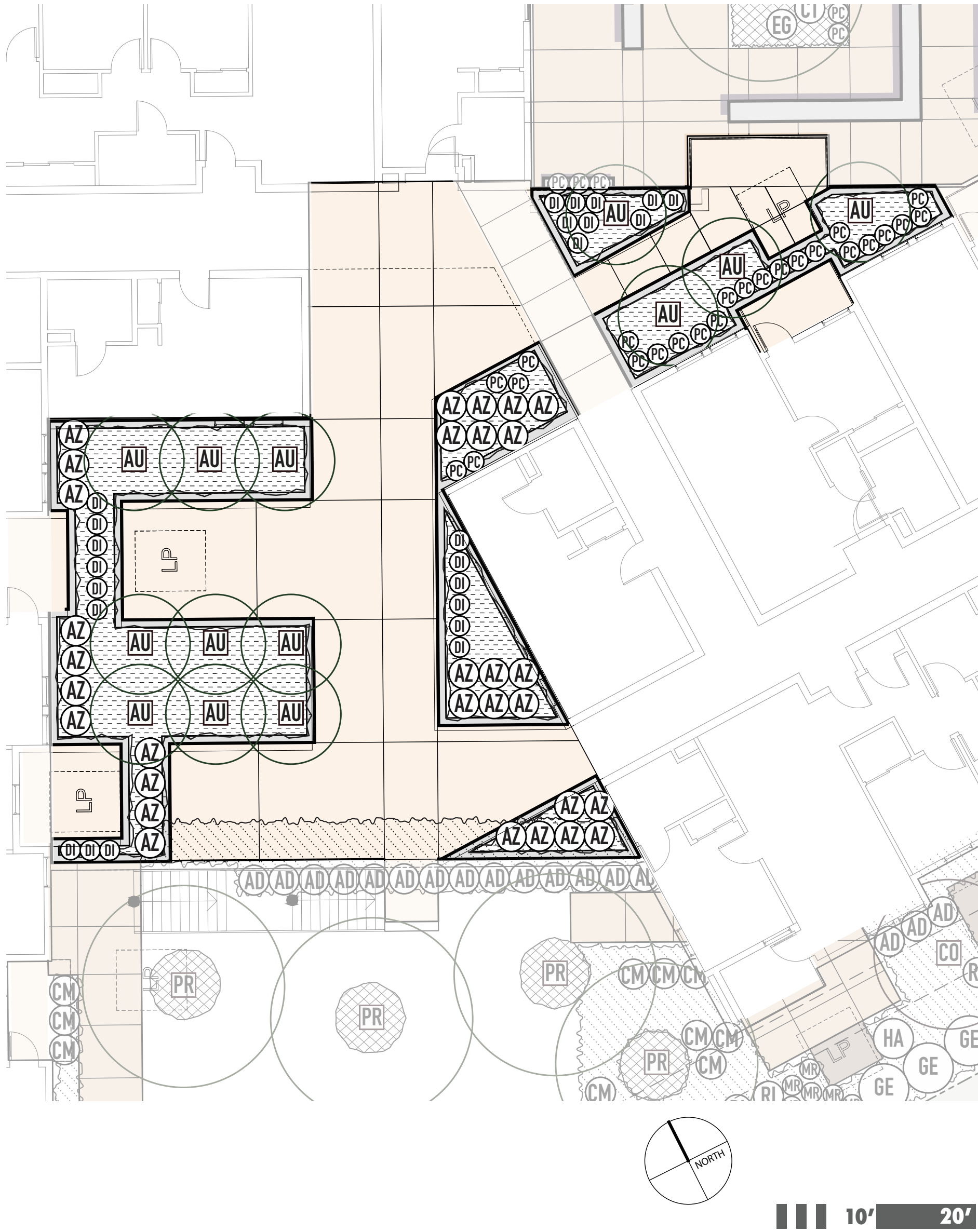
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5/24/21 for NOFA Review
7/14/21 Formal Submittal
10/22/21 Formal Resubmit
6/6/22 Formal Resubmit
8/12/22 DRC 2 Updates

Podium Level
Illustrative
Plan

L1.6

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PLANT LEGEND							
MONTECITO AVENUE PARKWAY PLANTING			Hydrozone 1: Low/Moderate Water Use		934 SF		
Trees							
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
Shrubs							
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
Groundcover Mix			Quantity, Approximate		230, triangular pattern, 24" O.C.		
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
	<i>Arctostaphylos</i> 'Pacific Mist'	Pacific Mist Manzanita	1 Gal.		Low	2' X 8'	Low shrub mass
	<i>Baccharis pilularis</i> 'Twin Peaks'	Prostrate Coyote Brush	1 Gal.		Low	1' X 8'	Groundcover
RIPARIAN WOODLAND PLANTING			Hydrozone 2: Low/Moderate Water Use		1,268 SF Spray Irrigation		
Trees							
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
Shrubs							
Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
CT	<i>Comus 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>Polypodium californicum</i>	California Polypody	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
Groundcover Mix			Quantity, Approximate		300, triangular pattern, 24" O.C.		
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
	<i>Carex pansa</i>	California Meadow Sedge	1 Gal.		Medium	1' X 2'	Grass form
	<i>Juncus effusus</i>	Pacific Rush	1 Gal.		Medium	1' X 2'	Grass form
	<i>Juncus patens</i>	Blue Rush	1 Gal.		Low	1' X 2'	Grass form
UPLAND PLANTING			Hydrozone 3: Low Water Use		9,842 SF Spray Irrigation		
Trees							
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>Cupressus 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
Shrubs							
Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
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> 'McMini'	Manzanita 'McMini'	5 Gal.	165	Low	5' X 5'	Shrub
CM	<i>Ceanothus maritimus</i> 'Point Sierra'	Ceanothus	5 Gal.	108	Low	2' X 3'	Low shrub mass
DI	<i>Dietes indidius</i>	Fortnight Lily	5 Gal.	91	Low	2' X 2'	Strap
GE	<i>Garrya elliptica</i>	Coast Silkassel	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>Polypodium californicum</i>	California Polypody	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
Groundcover Mix			Quantity, Approximate		2,460 triangular pattern, 24" O.C.		
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
	<i>Arctostaphylos</i> 'Pacific Mist'	Pacific Mist manzanita	1 Gal.		Low	2' X 8'	Low shrub mass
	<i>Baccharis pilularis</i> 'Twin Peaks'	Prostrate Coyote brush	1 Gal.		Low	1' X 8'	Groundcover
	<i>Carex tumulicola</i>	Berkeley sedge	1 Gal.		Low	1' X 2'	Grass form
	<i>Juncus patens</i>	Blue rush	1 Gal.		Low	1' X 2'	Grass form
	<i>Portulacaria alfa</i> 'Prostrate Form'	Dwarf Elephant Food	1 Gal.		Low	1' X 4'	Groundcover
PODIUM PLANTING			Hydrozone 4: Low/Moderate Water Use		1,021 SF Drip Irrigation		
Trees							
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
AU	<i>Arbutus menziesii</i>	Madrone	15 Gal.	13	Low	15' x 20'	Small Canopy
Shrubs							
Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
AZ	<i>Anigozanthos</i> spp.	Kangaroo Paw	5 Gal.	30	Low	1' X 1'	Strap
DI	<i>Dietes viridifolia</i>	Fortnight lily	5 Gal.	21	Low	1' X 1'	Strap
PC	<i>Polypodium californicum</i>	California Polypody	1 Gal.	27	Low	1' X 1'	Evergreen
Groundcover Mix			Quantity, Approximate		250, triangular pattern, 24" O.C.		
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
	<i>Portulacaria alfa</i> 'Prostrate Form'	Dwarf Elephant Food	1 Gal.		Low	1' X 4'	Groundcover
	<i>Senecio mandraliscae</i>	Blue Chalk Sticks	1 Gal.		Low	1' X 4'	Groundcover
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://scvurppp.org/pdfs/1516/c3_handbook_2016/Appendix_D.pdf							

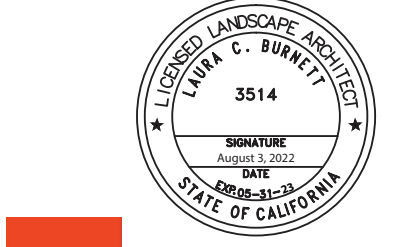
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3rd Resubmit

5/24/21 for NOFA Review

7/14/21 Formal Submittal

10/22/21 Formal Resubmit

6/6/22 Formal Resubmit

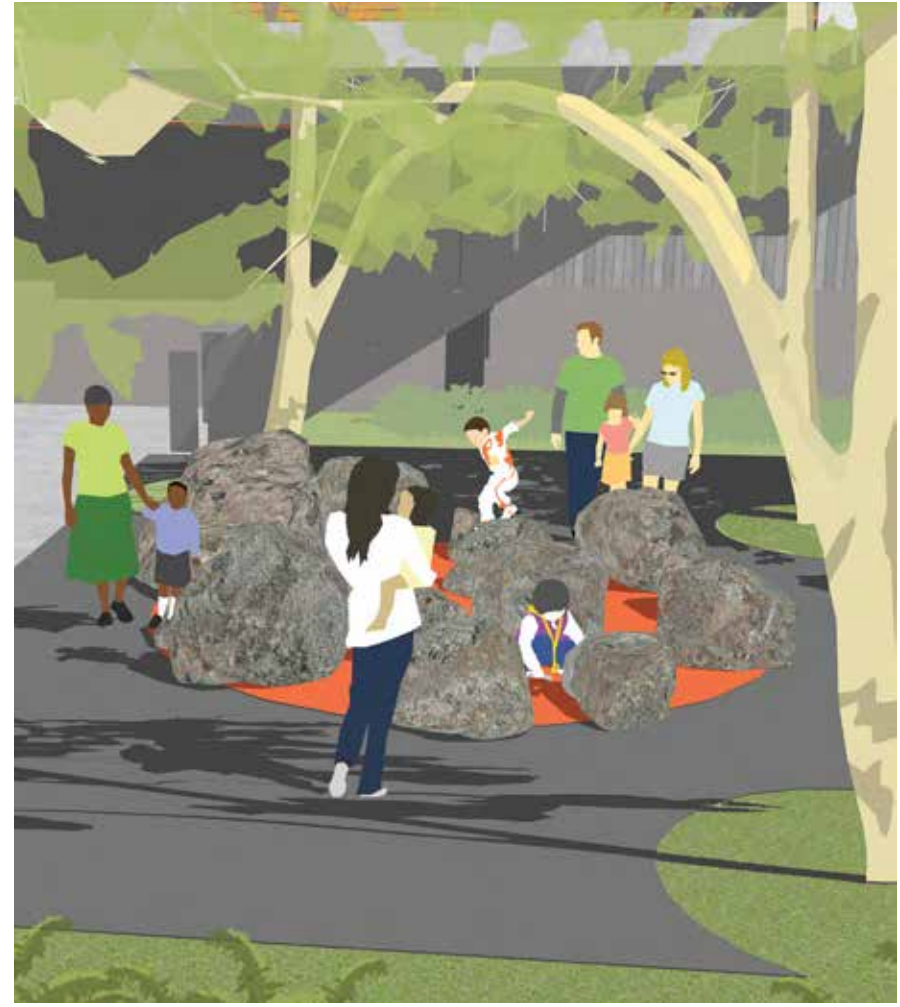
8/12/22 DRC 2 Updates

Podium Level
Planting Plan

L1.7



Play Area Character



Play Area Character



Outdoor Activity Area Upland Planting Character



Play Area Character



Outdoor Activity Area Furniture Character



BBQ Area Character



Litter and Recycling Containers Character



Play Area Character

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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

Podium Planting Character

Tree



Arbutus menziesii
Madrone

Shrubs



Anigozanthos spp.
Kangaroo Paw



Dietes iridioides
Fortnight Lily



Polypodium californicum,
California Polypody

Groundcover



Portulacaria afra 'Prostrate Form'
Dwarf Elephant Food



Senecio mandraliscae,
Blue Chalk Sticks

Riparian Woodland Character

Trees



Platanus racemosa
California Sycamore



Cornus glabrata
Smooth Dogwood

Shrubs



Elymus glaucus,
Blue Wild Rye



Polypodium californicum,
California Polypody



Calycanthus occidentalis
Spicebush



Vaccinium parvifolium,
Red Huckleberry

Groundcovers



Carex panisa
California Meadow Sedge



Juncus effusus
Pacific Rush



Juncus patens
Blue Rush

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



Dietes iridioides
Fortnight Lily



Garrya elliptica
Coast Silkassel



Heteromeles arbutifolia
Toyon



Mimulus aurantiacus
Monkeyflower



Muhlenbergia rigens
Deer Grass



Polypodium californicum,
California Polypody



Rhus integrifolia
Lemonade Berry



Ribes speciosum
Fuchsia Flowering Gooseberry

Groundcover



Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita



Baccharis pilularis 'Twin Peaks'
Prostrate Coyote Brush



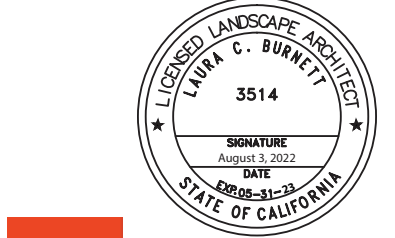
Carex tumulicola
Berkeley Sedge



Juncus effusus
Pacific Rush



Portulacaria afra 'Prostrate Form'
Dwarf Elephant Food



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8/12/22	DRC 2 Updates

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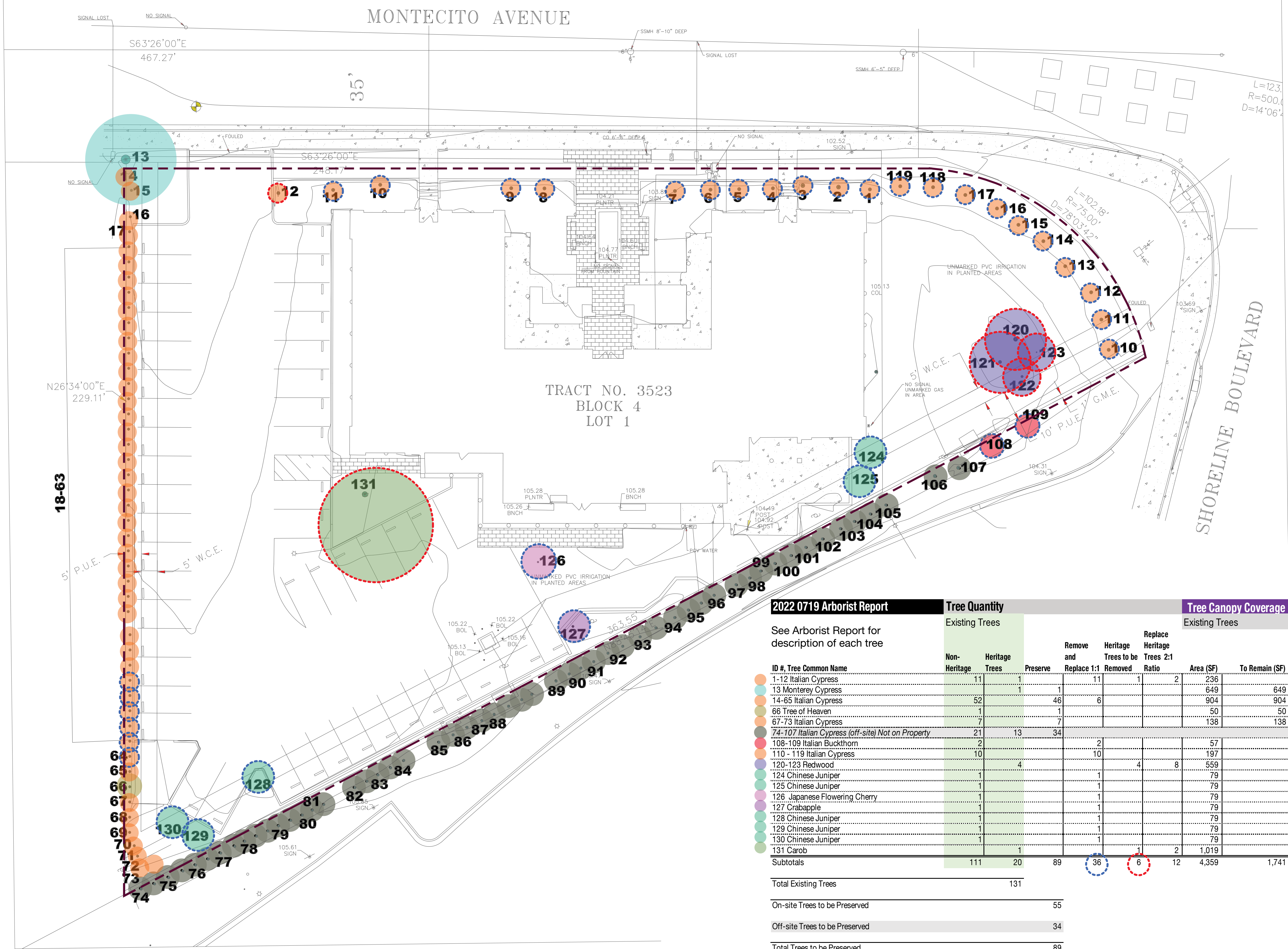
- ## PLANTING DETAILS



L1.11

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.



CANOPY AREAS TRACED FROM CURRENT AERIAL PHOTO, GOOGLEMAPS.COM

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.



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

Tree
Assessment &
Disposition
Plan

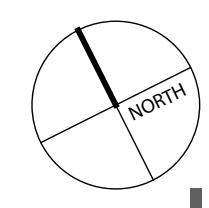
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Tree Canopy Coverage, Square Feet				
Qty		Canopy Area When Installed	5-10 Years Full Growth	Existing
Proposed Trees				
10	Street Tree	126	786	7,076
14	Medium Tree	99	704	4,403
24	Small Tree	75	679	4,246
55	Existing Trees to Remain	1,741	1,741	1,741
Dripline of Trees to Remain				
Total SF		2,041	3,911	17,466
Percent Coverage of Property		4.5%	9%	39%
Lot Area: 45,296 Square Feet (1.04 acres)				10%

Urban Tree Allometric Estimates are based on:
City of Palo Alto: "the expected canopy growth of 6" per year";
and other jurisdictions <http://dendro.cnre.vt.edu/predictions/canopy.cfm>

Heritage Trees to be removed, See Sheet L2.1 Tree Assessment and Disposition Plan



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619-405-9303

Montecito Avenue

1265 Montecito Ave., Mountain View, CA 94043

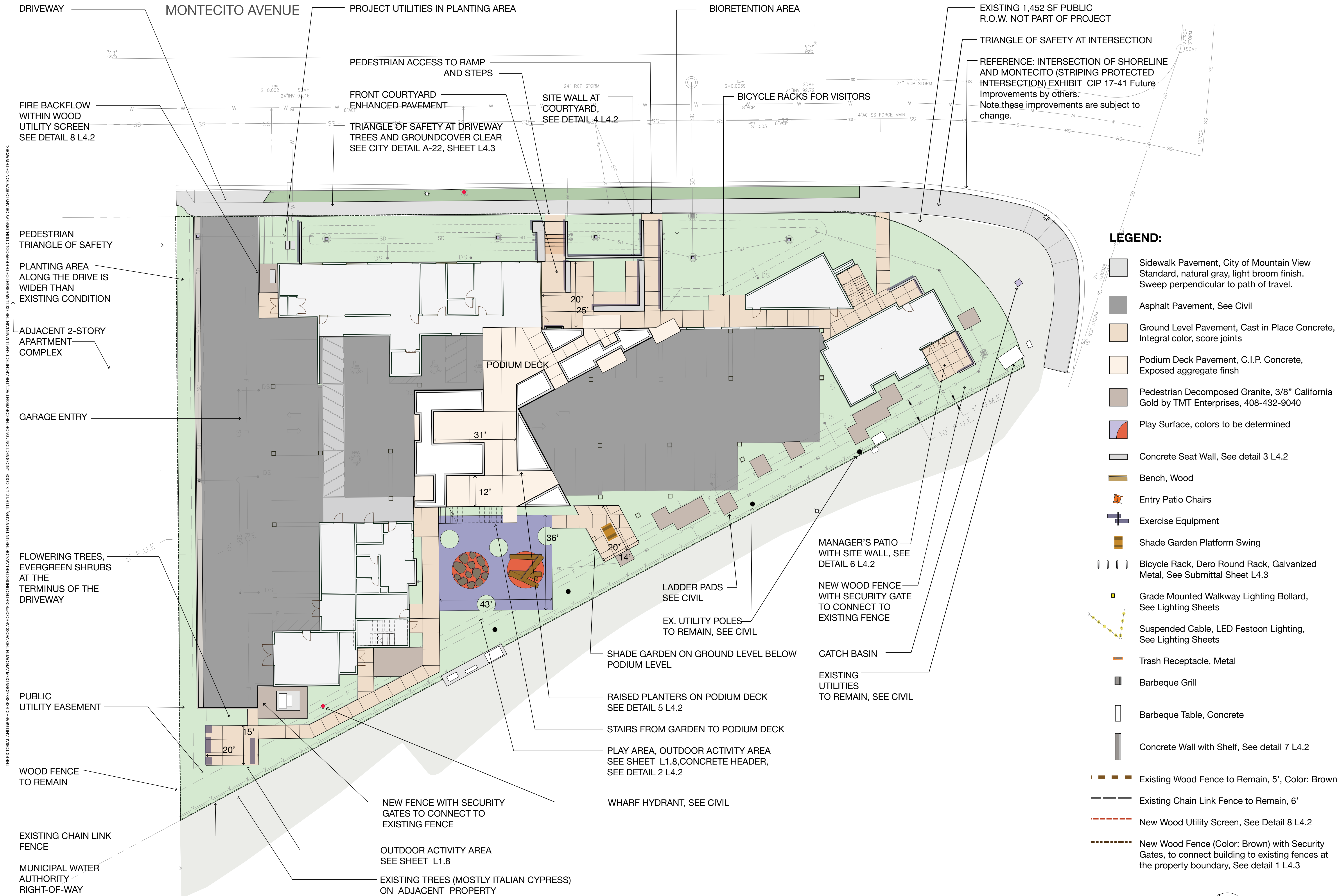
Charities Housing

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 Submittal
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	

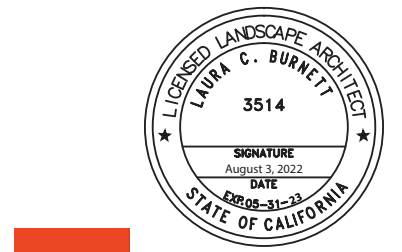
Tree Canopy
Coverage Plan



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- 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



Construction Contractor agrees that, in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property, but the requirement shall be made to seek continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professionals.

OF THIS WORK. THE PICTORIAL AND GRAPHIC EXPRESSIONS DISPLAYED WITH THIS WORK ARE COPYRIGHTED UNDER THE LAWS OF THE UNITED STATES. TITLE 17, U.S. CODE. UNDER SECTION 108 OF THE COPYRIGHT ACT, THE ARCHITECT SHALL MAINTAIN THE EXCLUSIVE RIGHT OF THE REPRODUCTION, DISPLAY OR ANY DERIVATION

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.

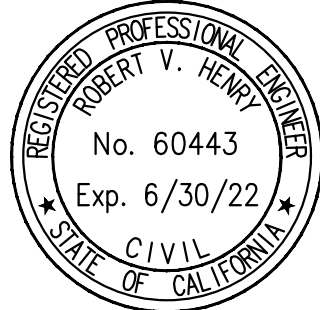
AN AS-BUILT CERTIFICATION FOR THE PROJECT MUST BE SIGNED AND SUBMITTED TO THE CITY'S FIRE AND ENVIRONMENTAL PROTECTION DIVISION PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE.

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.

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



06/06/22

DATE:

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

NAME:
TITLE:
COMPANY:

DATE:

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 CLAN 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

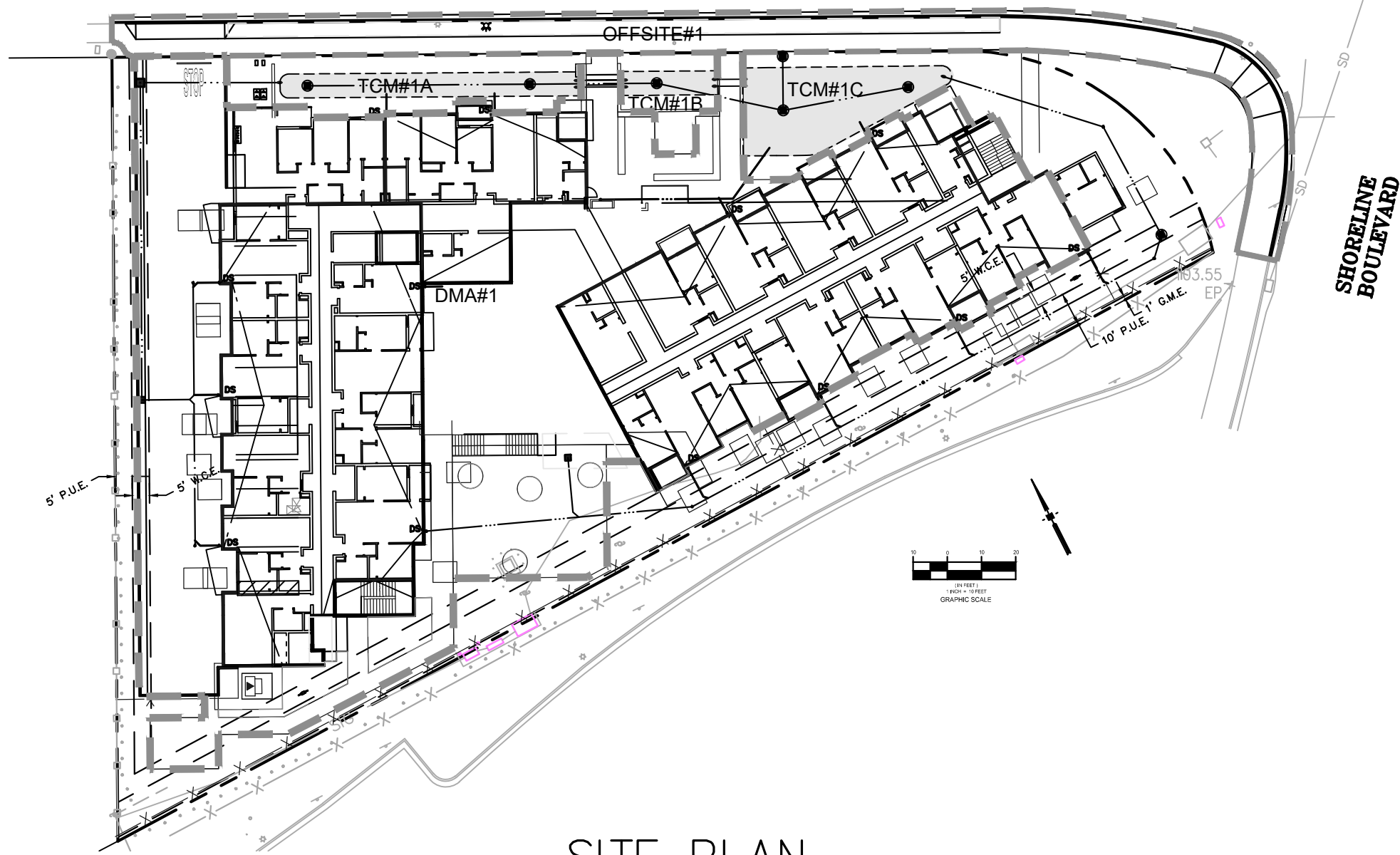
STORM WATER MANAGEMENT PLAN

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

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:

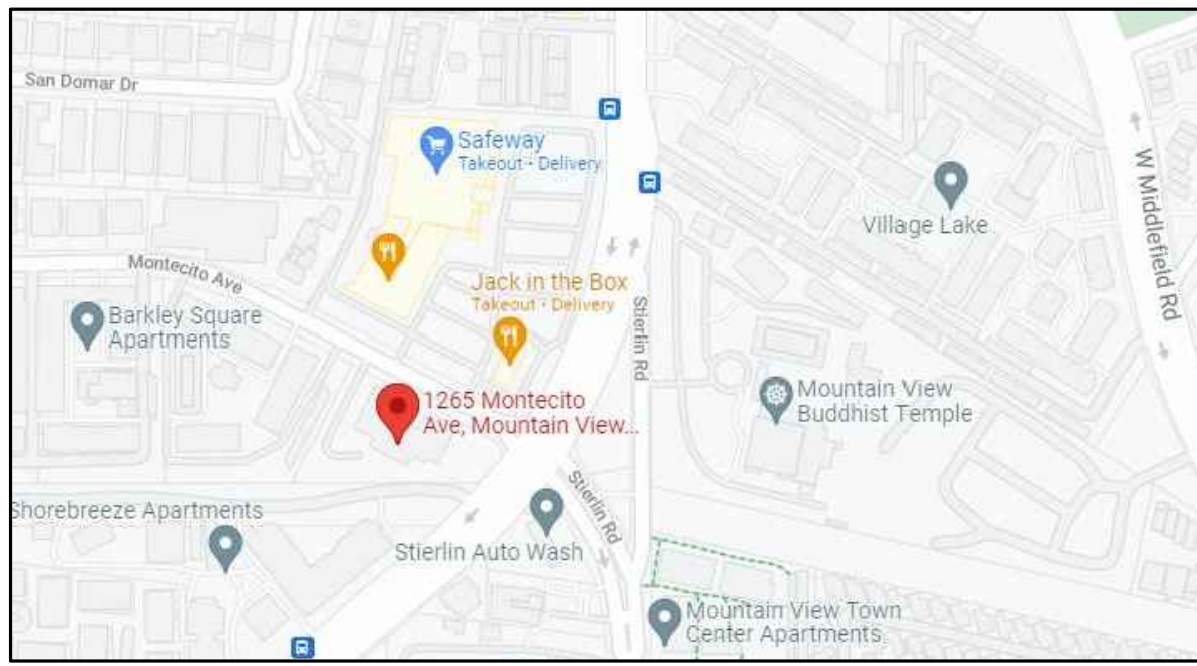
- INDUSTRIAL, OUTDOOR MATERIAL STORAGE, AND RECYCLING FACILITIES:
 - STOCKPILE MATERIAL ON AN IMPERVIOUS SURFACE OR UNDER PERMANENT ROOF OR COVERING, AS APPROPRIATE
 - DIRECT PONDED WATER TO THE SANITARY SEWER, ONSITE TREATMENT SYSTEM(S), OR TO OFFSITE DISPOSAL.
 - INSTALL BERMS OR CURBING TO PREVENT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

SITE DESIGN MEASURES:

- CLUSTER STRUCTURES/PAVEMENT.
- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
- PARKING:
 - NOT PROVIDED IN EXCESS OF CODE.

- THE STORM WATER MANAGEMENT MEASURES SHOWN HEREON ARE DESIGNED TO BE IN SUBSTANTIAL CONFORMANCE WITH MUNICIPAL REGIONAL STORM WATER PERMIT ORDER NO. R2-2015-0049 AND THE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0009-DWG AS EFFECTIVE IN 2008.
- IT IS THE OWNER'S RESPONSIBILITY TO ENSURE IMPROVEMENTS ARE CONSTRUCTED AND MAINTAINED PURSUANT TO THE AFOREMENTIONED ORDERS. OWNER SHALL IMPLEMENT MAINTENANCE MEASURES PURSUANT TO APPENDIX G OF THE C.3 HANDBOOK PUBLISHED BY SCVURPPP.
- MORE THAN 50% OF THE SITE IS BEING COMPLETELY IMPROVED. AS SUCH, 100% OF IMPERVIOUS AREAS ARE SUBJECT TO C.3 REQUIREMENTS.
- MITIGATION WAS DESIGNED TO BE ACHIEVED VIA FLOW BASED METHODS BASED UPON "C.3 STORMWATER HANDBOOK" PUBLISHED BY SCVURPPP AS EFFECTIVE IN 2016.
- THE PROJECT DOES NOT CREATE AND/OR REPLACE MORE THAN ONE ACRE OF IMPERVIOUS AREA. AS SUCH, THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS AS SET FORTH IN THE MS4 PERMIT.
- THE AREA OF DISTURBANCE IS LESS THAN ONE ACRE. AS SUCH, A DISCHARGE PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD IS NOT REQUIRED. HOWEVER, THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES (BMPs) AS SET FORTH IN THE CASQA CONSTRUCTION HANDBOOK.
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BE A LICENSED PROFESSIONAL OR CONTRACTOR.

DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



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 (ft²)	Pre-project (Existing) IA (ft²)	Existing IA Retained As-is (ft²)	Existing IA Replaced with IA (ft²)	New IA Created (ft²)	Total Post-Project IA (ft²)
Roof	14,690	0	14,690	5,635	20,325
Surface Parking	16,335	0	0	0	0
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 (ft²)				Total Post-Project PA (ft²)
Landscaping²	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

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
1265 Montecito Avenue
Mountain View, CA 94043

I.B. PROPERTY OWNER:
Charities Housing

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
Kathy Robinson

II.B. PHONE NUMBER OF CONTACT:
408-550-8311

II.C. EMAIL:
krobinson@charitieshousing.org

II.D. ADDRESS:
1400 Parkmoor Avenue - Suite #190
San Jose, CA 95126

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- 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.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

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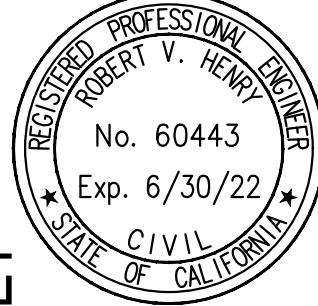
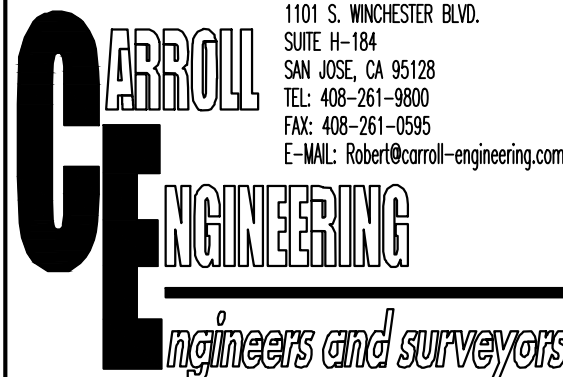
2258 First Avenue

San Diego, California 92101

2258 First Avenue

mail@studioarchitects.com

T 619.235.9262 F 619.235.0522



STORM WATER MANAGEMENT PLAN TITLE SHEET

Montecito Avenue

1265 Montecito Ave., Mountain View, CA 94083

Charities Housing

Project 19131

07.09.21 Planning Submittal

10.20.21 Planning Submittal

06.06.22 Planning Resubmittal

C1.0

Construction Contractor agrees that, in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, and the requirement shall be made to keep continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professionals.

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LEGEND

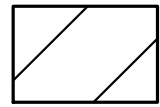
X

TREE TO BE REMOVED
NOTE: ALL OTHER TREES TO REMAIN
UNLESS NOTED OTHERWISE

O

TREE TO REMAIN
CONTRACTOR TO PROVIDE TREE PROTECTION FENCING.
NO STORAGE OF MATERIALS UNDER TREE CANOPIES ALLOWED.

1

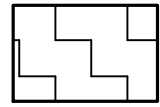


BUILDING TO BE REMOVED OR MODIFIED INCLUDING
FOUNDATIONS & UTILITIES - SEE ARCH. PLANS

2

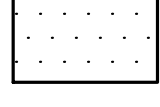
SAWCUT PAVEMENT - SEE SHEET C3.1 FOR EXACT LIMITS

3



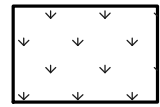
PAVING TO BE REMOVED INCLUDING BASE ROCK & HEADERBOARD

4



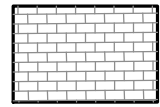
CONCRETE TO BE REMOVED INCLUDING BASE ROCK

5



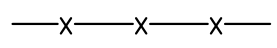
SHRUBS AND/OR LANDSCAPING TO BE REMOVED

6



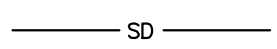
BRICK PAVING TO BE REMOVED INCLUDING BASE ROCK & HEADERBOARD

7



FENCE TO BE REMOVED INCLUDING POSTS & FOOTING

8



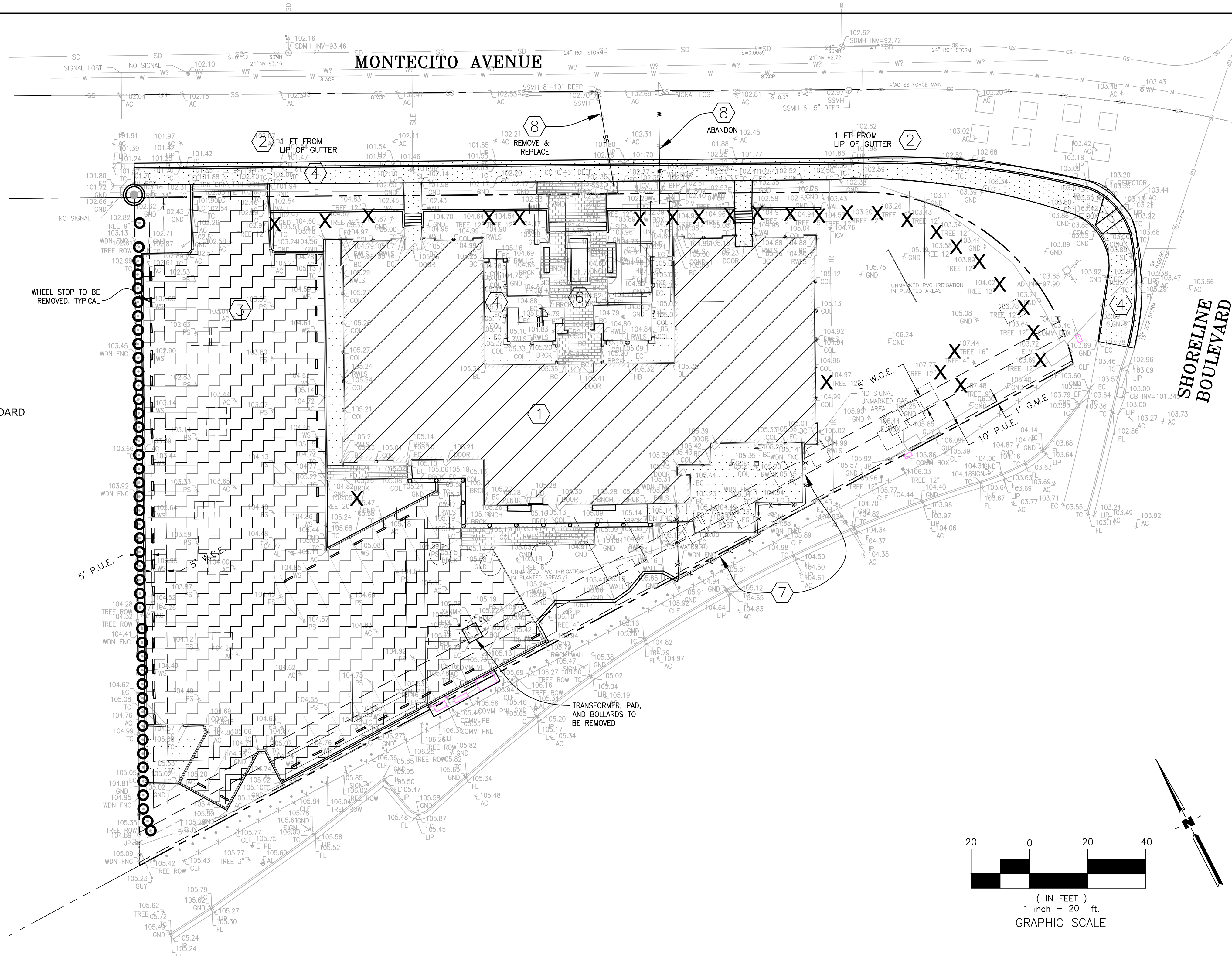
REMOVE OR ABANDON UNDERGROUND
CONDUIT/UTILITY & STRUCTURES
PLUG CONDUITS

NOTES:

1. THE LIMITS OF DEMOLITION SHOWN HEREON ARE TO PROVIDE THE CONTRACTOR WITH A GENERAL SCOPE OF WORK. PRECISE LIMITS OF PAVEMENT REMOVAL AND GRADING SHOULD BE TAKEN FROM THE GRADING AND DRAINAGE PLAN. THE CONTRACTOR SHOULD ALSO REFERENCE LANDSCAPE ARCHITECT PLANS, ARCHITECTURAL PLANS, AND THE CONSTRUCTION DOCUMENTS FOR A COMPLETE SCOPE OF WORK. (VERIFY ALL DEMOLITION WITH THE SCHOOL DISTRICT).

2. DEMOLITION WORK SHALL CONFORM TO CAL GREEN CODE SECTIONS 5.408.3 (CONSTRUCTION WASTE REDUCTION BY AT LEAST 50%) AND 5.408.4 (EXCAVATED SOIL AND LAND CLEARING DEBRIS), AND LOCAL CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS. THE MOST STRINGENT CODE SHALL PREVAIL.

3. ALL SIGNS, POSTS, AND FOOTINGS TO BE REMOVED WITHIN THE LIMITS OF DEMOLITION UNLESS NOTED OTHERWISE.



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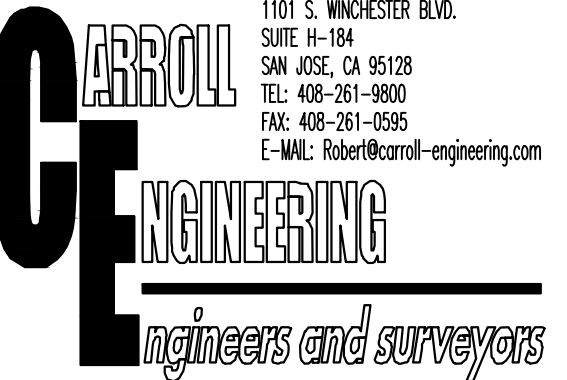
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T 619.235.9262 F 619.235.0522



DEMOLITION PLAN

Montecito Avenue

1265 Montecito Ave., Mountain View, CA 94083

Charities Housing

Project

19131

07.09.21

Planning Submittal

10.20.21

Planning Submittal

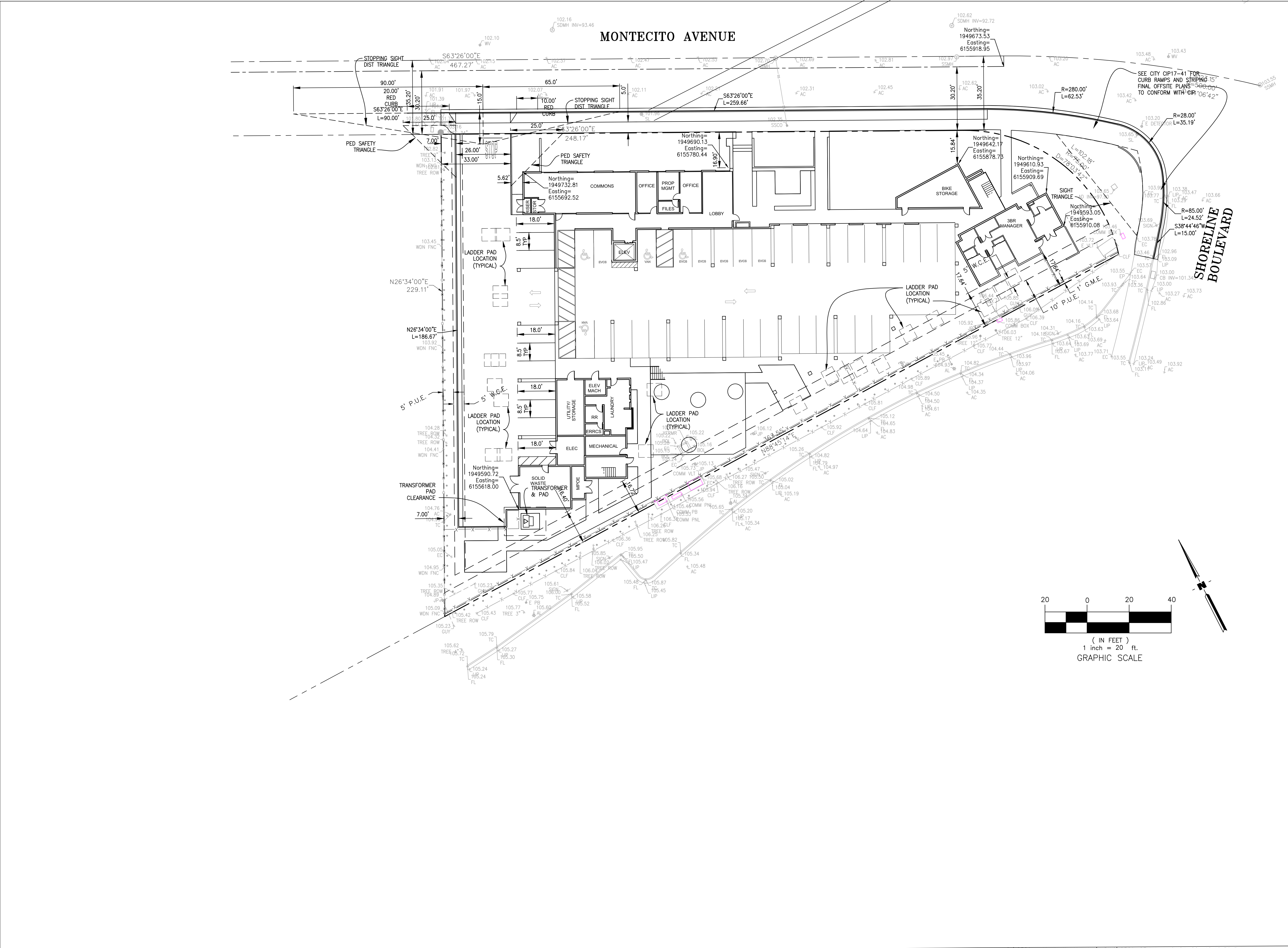
06.06.22

Planning Resubmittal

C2.1

Contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property and the requirement that the requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged in connection with the performance of work on this project, including liability arising from the sole negligence of design professionals.

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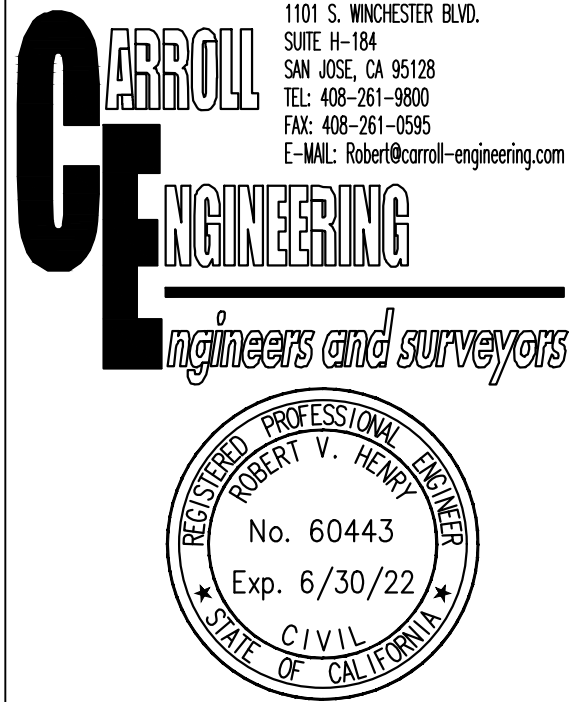
2258 First Avenue

San Diego, California 92101

2258 First Avenue

mail@studioarchitects.com

T 619.235.9262 F 619.235.0522



HORIZONTAL CONTROL PLAN

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

Project	19131
07.09.21	Planning Submittal
10.20.21	Planning Submittal
06.06.22	Planning Resubmittal

C3.1

