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

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.



1265 Montecito Ave. #PL-2021-152

Project Information

1265 Montecito Ave., Mountain View, CA 94043 **Project Address:** 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. 150-26-004 Tract No. 3523, Block 4, Lot 1 Legal Description: 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) Two-Bedroom (25.0%) (42 bedrooms) Three-Bedroom (25.0%) (63 bedrooms) 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)

85 units / 1.04 ac = 81.73 du/ac **Proposed Density:** (Project requests a 1.2% Density Bonus) **Impervious Area:** 22,775 sf 4,617 sf

27,392 sf x 4% = 1,095 sf

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

> 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. (R-4 Zone) Rear: 15 ft min. Street Side: 15 ft. min

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 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:

> 0.5 spaces/unit x 24 = 12.00.5 spaces/unit x 18 = 0.5 spaces/unit x 21 = 10.50.5 spaces/unit x 21 = 10.53-BR Manager's Unit TOTAL REQUIRED = 42.5 or 43 spaces

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

> 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 Bike Parking: 85 long term racks in secured bike storage rooms 8 short term bike racks for guests

> 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: **Civil Engineer:** Carroll Engineering **Charities Housing** 1400 Parkmoor Ave 1101 S. Winchester Blvd. San Jose, CA 95126 San Jose, CA 95128 Contact: Dan Wu Contact: Robert Henry, PE (408) 550-8311 (408)261-9800 robert@carroll-engineering.com dwu@charitieshousing.org

Architect: Landscape Architect: ATTENTION2 **Studio E Architects** 1545 Kettner Blvd. 2258 First Avenue San Diego, CA 92101 San Diego, CA 92101 Contact: Kevin Bussett, AIA Contact: Laura Burnett, FASLA (619) 235-9262 x 1109 (619) 261-1341 kbussett@studioearchitects.com laura@attention2.com

Entry Area Illustrative Plan Entry Area Planting Plan L1.7 L1.9 Plant Images L1.10 L2.1 L2.2 L3.1 L4.1 Hardscape Plan L4.2 Hardscape Details

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L1.1

L1.2

L1.3

Landscape

Title Sheet

Perspectives

Perspectives

Perspectives

Perspectives

Site Context Photos

Level 2 Floor Plan

Level 3,4 Floor Plan

Level 5 Floor Plan

Building Sections

Exterior Elevations

Exterior Elevations **Exterior Elevations**

Built Examples

Materials Board

Solar Study

Schematic Details

Schematic Details

Illustrative Site Plan

Planting Plan

Level 1 Floor Plan/ Site Plan

EL0.1 Civil C1.0

AREA

2,000 SF

1,220 SF

Horizontal Control Plan Underground Utility Plan Stormwater Management Plan

Fire Access Plan

Floor Areas

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

ZONING FLOOR AREA	S:	CBC ALLOWABLE A	REAS:
LEVEL	AREA	LEVEL	ARE
Level 1 Enclosed Area	20,880 SF	Level 1 CBC Area	22,9
Level 2 Enclosed Area	19,220 SF	TOTAL TYPE I-A	22,9
Level 3 Enclosed Area	19,220 SF		·
Level 4 Enclosed Area	19,220 SF	Level 2 CBC Area	
Level 5 Enclosed Area	17,410 SF	Enclosed Area	18,6

CBC ALLOWABLE AREAS: Level 3 CBC Area (Level 4 Sim.) 22,930 SF 18,630 SF Enclosed Area 22,930 SF 1,220 SF Exterior Balconies

Level 5 CBC Area 18,630 SF 16,900 SF Enclosed Area 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

NOFA Area Calculations

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

REN [*] UNIT	TABLE AREA 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
<u>(21)</u>	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).

Open Space Calculations

Proposed Height:

Landscaping:

pen Area:	Total Lot Area = 45,296 sf (100%)
	Loyal 1 and 2 Common Landsoon

Open Area: 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.

	% of Site Area:	21.4% of 45,296
	Total:	9,700 sf
	Rear Courtyard:	2,800 sf
)pen Space:	Amenity Deck:	3,500 sf
Common Usable	Front Courtyard:	3,400 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. 255 sf Level 1: 870 sf Level 2: 870 sf Level 3: 870 sf Level 4: Level 5: 760 sf

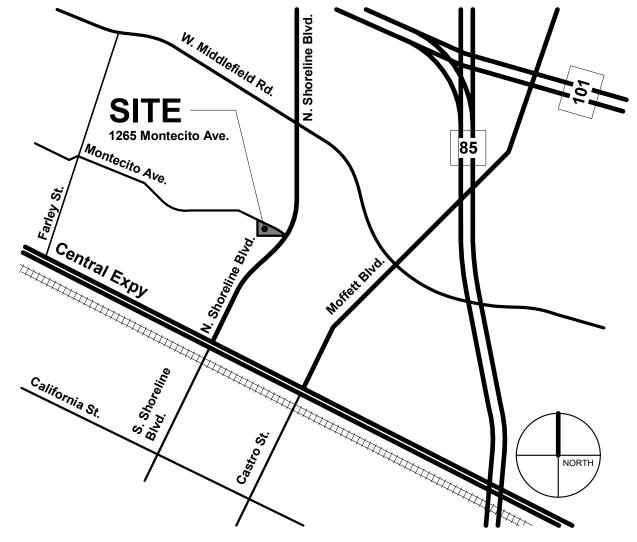
3,625 sf Exceeds Minimum

Vicinity Map

Construction Type:

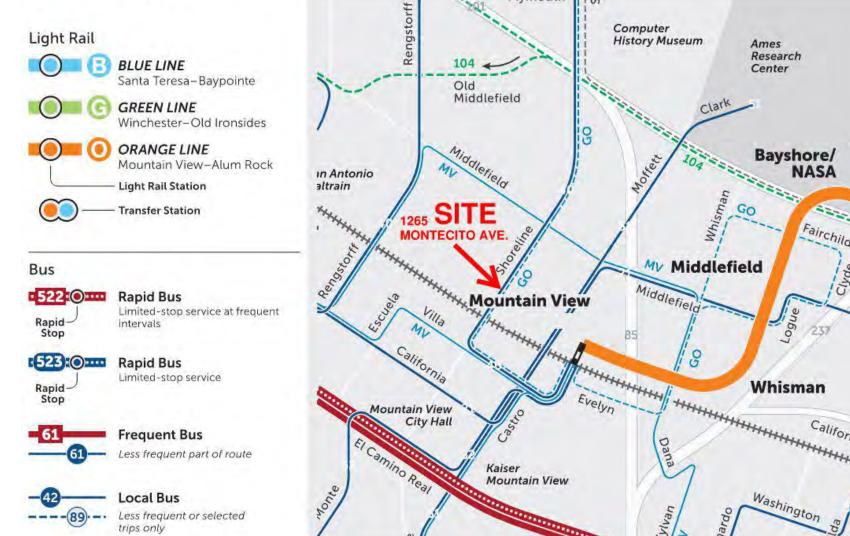
Provided Parking:

EV Parking:



TRANSIT VICINITY MAP

VTA Transit Services



Open Terrace

Exterior Balconies

Attachment 5

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Neighborhood Landscape Context Plan

Podium Level Illustrative Plan Podium Level Planting Plan Outdoor Activity Area Illustrative Plan Outdoor Activity Area Planting Plan Planting Notes, Details & Legend Tree Assessment & Disposition Plan Tree Canopy Coverage Plan Irrigation Zone Diagram and Dimensions Irrigation Notes and Water Calculations Hardscape, General Notes & Legend

Exterior Lighting Schedule Level 1 Exterior Lighting Plan Level 2 Exterior Lighting Plan Level 1 Site Photometric Plan Stormwater Management Plan Title Sheet C2.1 Demolition Plan C3.1 Prelim Grading Drainage Utility Plan

Code Analysis, Egress Plans & Area Plans

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

9/20/22 For Public Meetings

Title Sheet

TS-1







2 Aerial View Looking Southeast from Montecito Ave.

3 Aerial View Looking North from Shorebreeze Apartments

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Perspectives



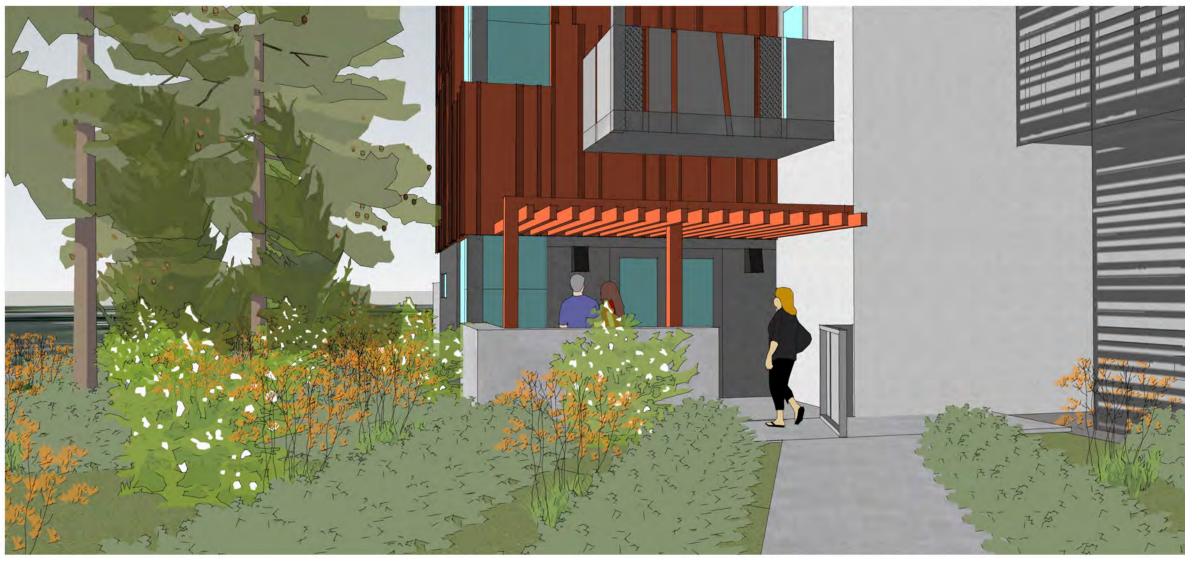
Eye Level Perspective Looking South Across Montecito Ave. from Shopping Center



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



Eye Level Perspective at Accessible Ramp up to Residential Entry Plaza



(3) Eye Level Perspective at Manager's Unit Entry Patio



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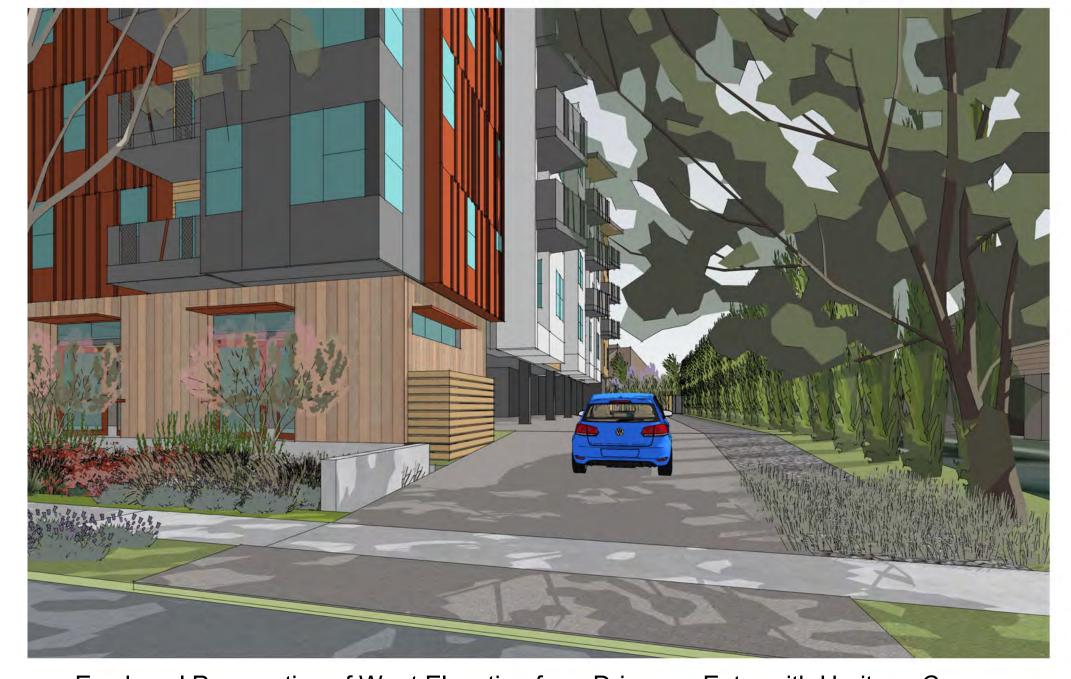
7/14/21 Formal Submittal 10/22/21 Formal Resubmit 6/6/22 Formal Resubmit 8/12/22 DRC #2 Updates

Perspectives



Aerial Perspective of Entry Plaza Showing Seating and Landscape

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



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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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



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



Eye Level Perspective of Rear Playground



4 Eye Level Perspective from Laundry Room Toward Playground

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SITO AVENUE to Ave., Mountain View, CA 94043

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Perspectives

















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Site Context Photos

MONTECITO AVE.

WALKWAY AND STAIRS

MINIMUM (85) REQUIRED LONG-TERM BIKE RACKS.

WALKWAY AND RAMP

DETACHED SIDEWALK

TO ENTRY PLAZA

FIRE AND WATER BACKFLOWS, REFER
 TO CIVIL AND LANDSCAPE DRAWINGS

90x106x48 TRANSFORMER WITH 3 FT SIDE & REAR CLEAR AND 8 FT FRONT CLEAR (PG&E REQUIRES 3000A TO BE

PAD-MOUNTED & <25 FT TO DRIVE AISLE FOR SERVICING, WITH BUS DUCT IMMEDIATELY NEXT TO MAIN ELEC ROOM

24' - 0"

1 Level 1 Floor Plan / Site Plan

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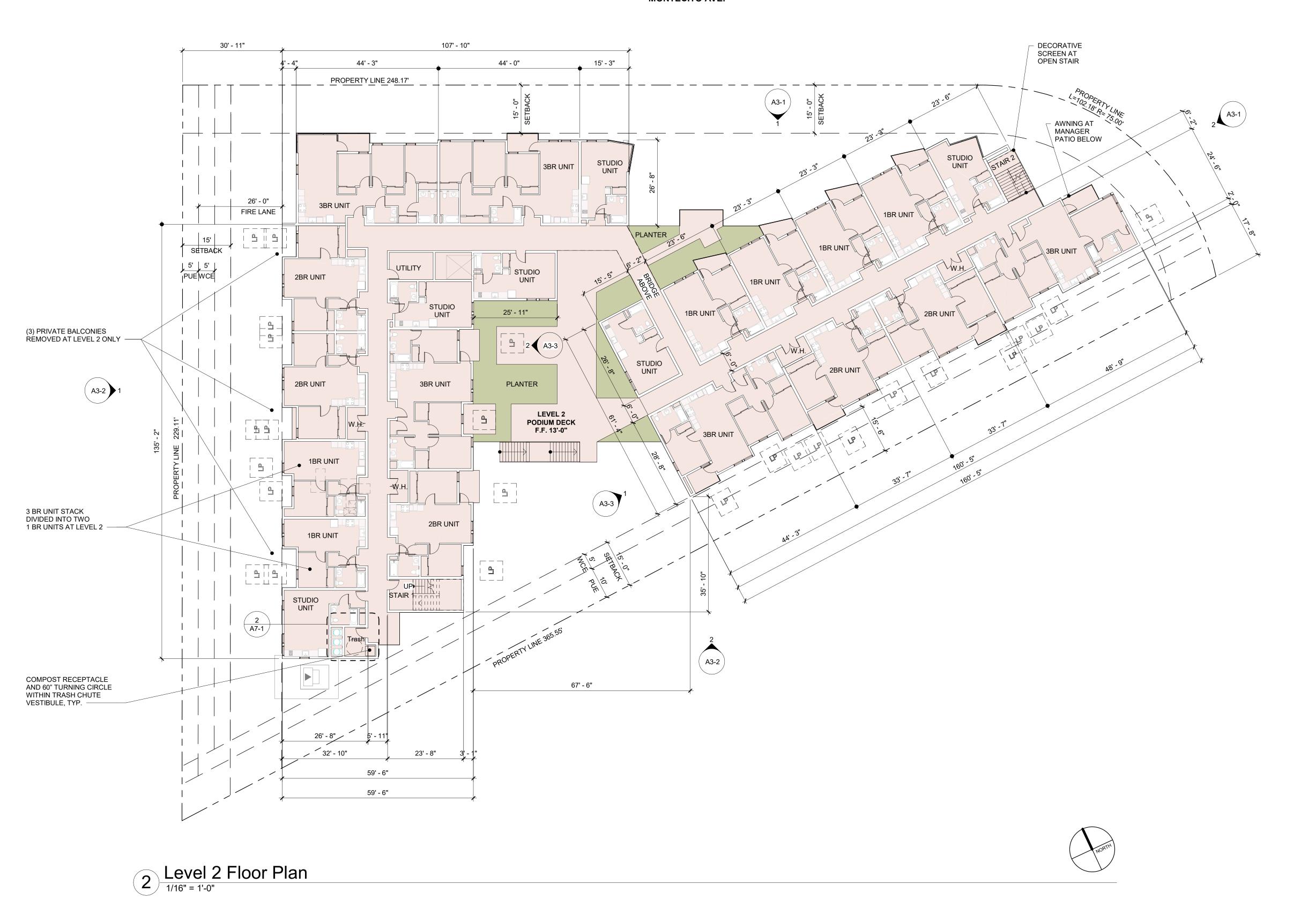
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Level 1 Floor Plan/ Site Plan

MONTECITO AVE.





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|| ANDITECITO AVENUE | 65 Montecito Ave., Mountain View, CA 94043

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

Level 2 Floor Plan

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4/21/21 Informal Review 3rd Resubmit 5/24/21 for NOFA Review

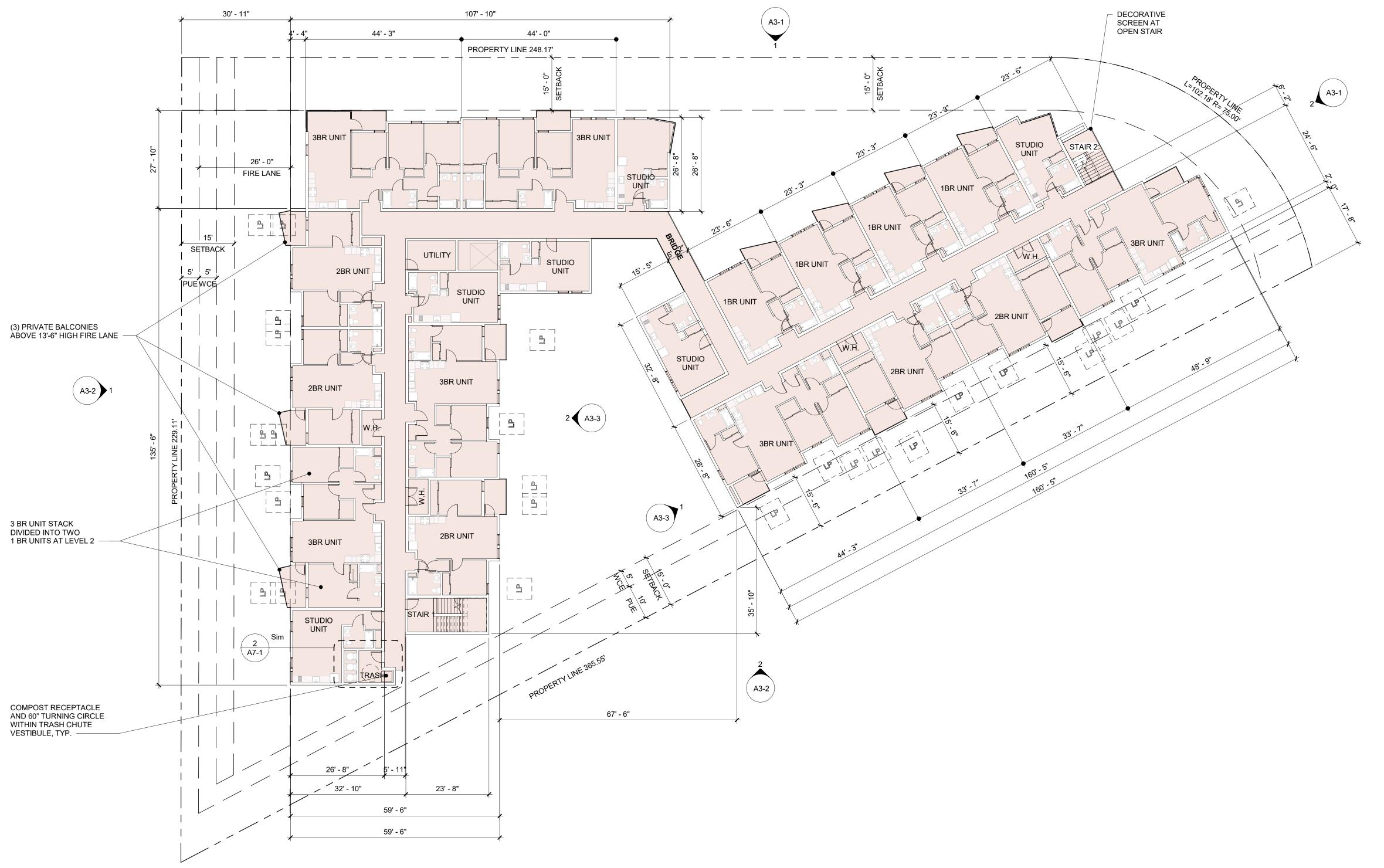
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6/6/22 Formal Resubmit 8/12/22 DRC #2 Updates

Level 3,4 Floor Plan

A1-3

MONTECITO AVE.



Level 3 Floor Plan (Level 4 Sim.)

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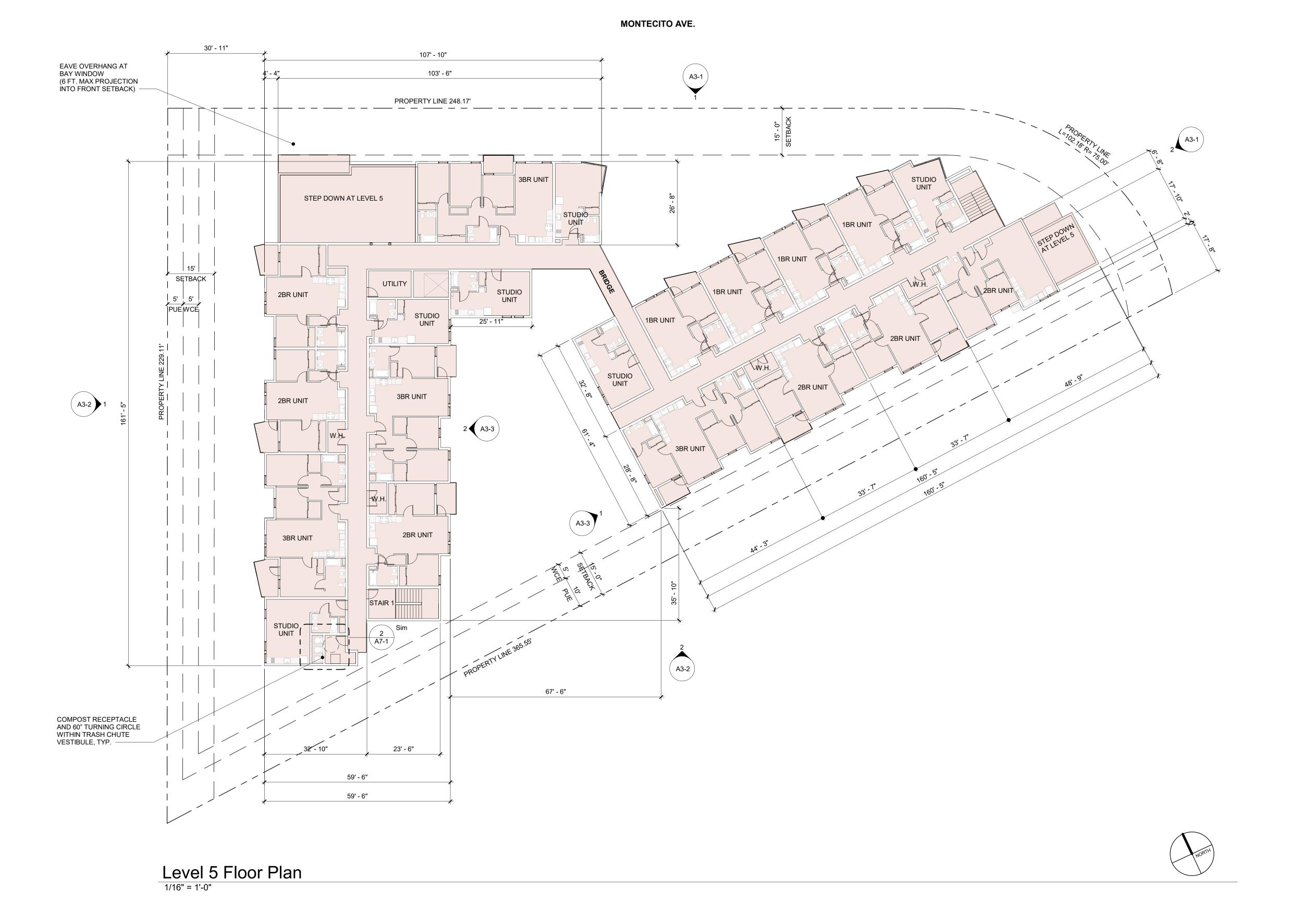
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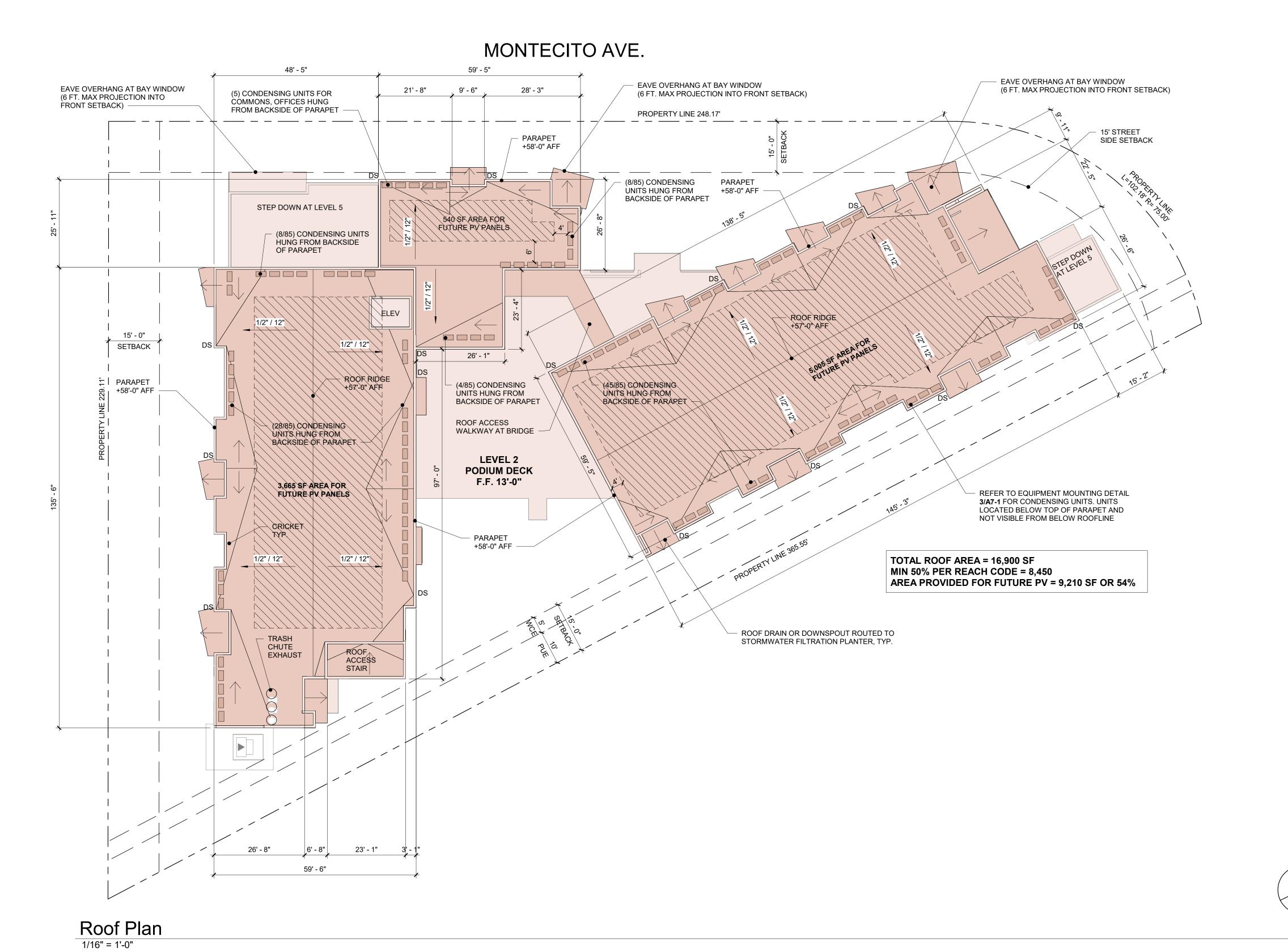
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6/6/22 Formal Resubmit 8/12/22 DRC #2 Updates

8/12/22 DRC #2 Updates 9/20/22 For Public Meetings

> Level 5 Floor Plan







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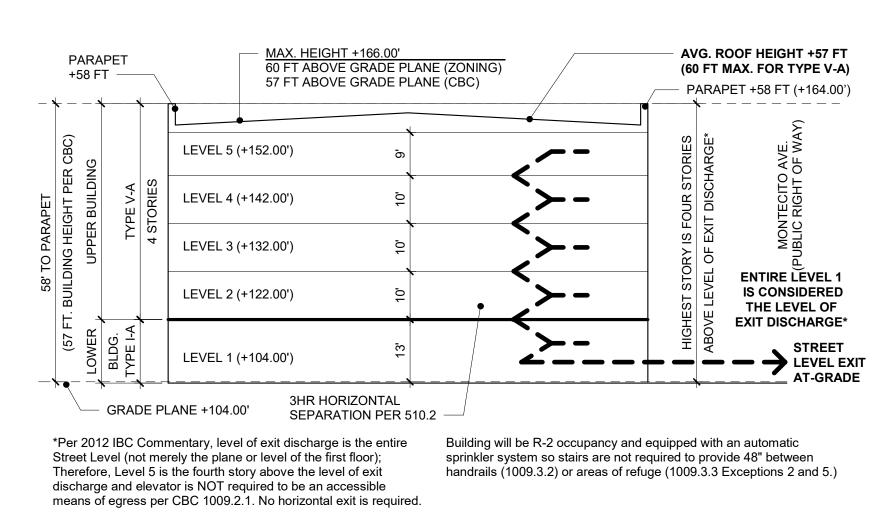
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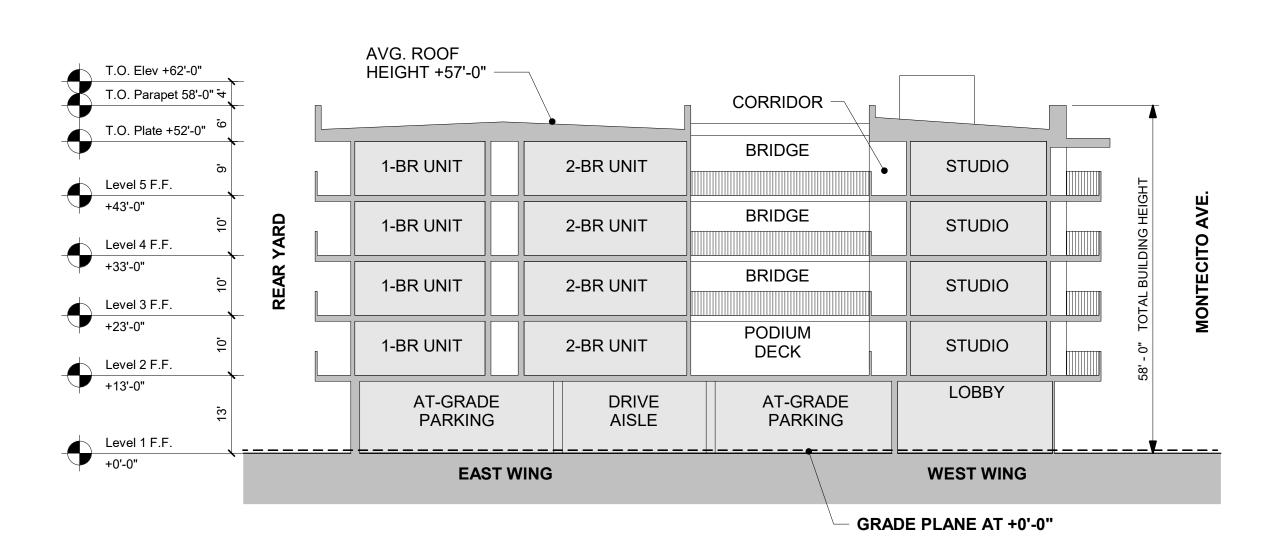
Roof Plan

1 Section Through Building Looking South



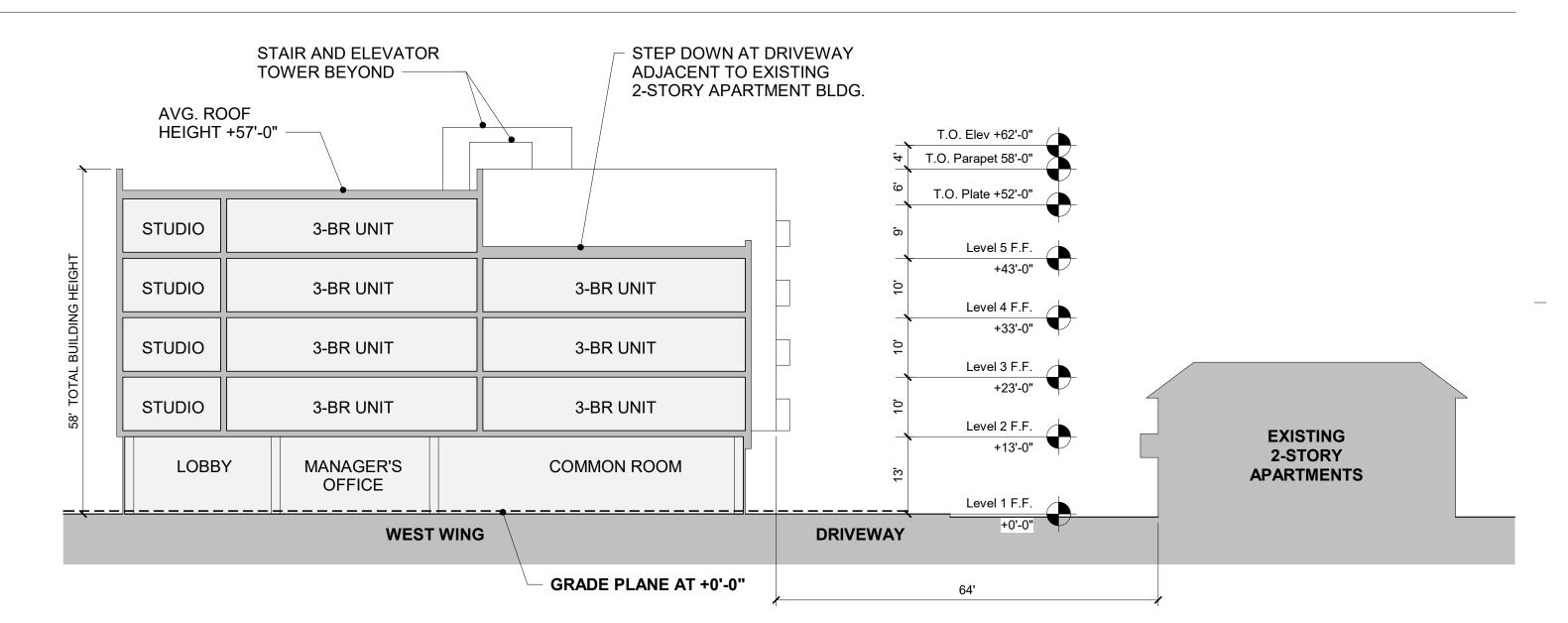
Type V-A Building Height, Accessible Means of Egress

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



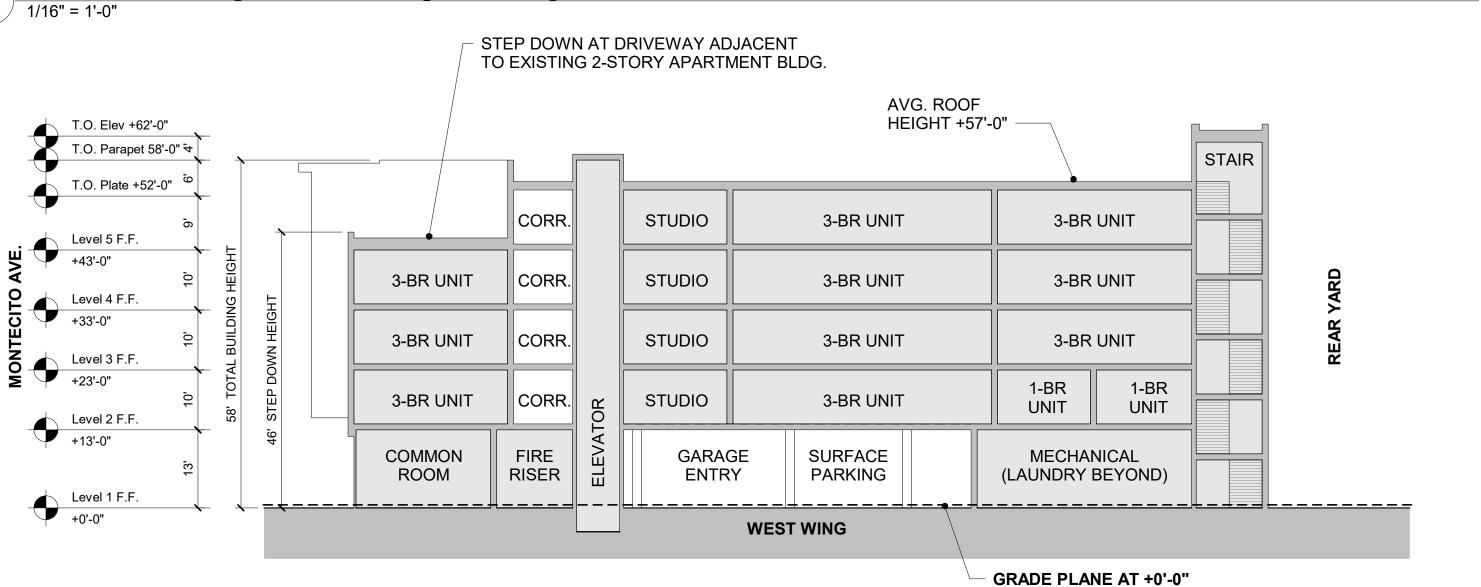
Section Through West Wing Looking East

1/16" = 1'-0"



Section Through West Wing Looking South

1/16" = 1'-0"



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Building Sections

A2-1

DECORATIVE SCREEN BAY WINDOW CORNER WITH FIBER CEMENT BOARD & BATTEN WHITE STUCCO BASE COLOR AT OPEN STAIR -OVERHANGING EAVE FACING **VOLUME WITH PUNCHED OPENINGS** Legend - Exterior Materials MONTECITO AVE & INTERSECTION AT CORNER FACING INTERSECTION STEPPED-DOWN FIBER CEMENT **DECORATIVE GUARDRAIL AT OPEN** STEPPED-DOWN BAY WINDOW STEP-DOWN AT ADJACENT **BOARD & BATTEN VOLUME WITH** 2-STORY APARTMENTS **BRIDGE TO MATCH BALCONIES** CORNER WITH OVERHANGING STEPPED-DOWN GLAZED CORNER EAVE FACING MONTECITO AVE Vertical T&G Fiber Cement T.O. Stair WINDOW, EXTERIOR BALCONIES, Lap Siding Similar to Cedar Siding with TWP & INTERSECTION +67'-0" AND PUNCHED OPENINGS FACING 60'-0" R-4 & TYPE V-A HardiePlank Smooth Natural Stain in 'Pecan' INTERSECTION **HEIGHT LIMIT** Finish, Painted Similar to SW 6362 'Tigereye' T.O. Parapet 58'-0" 60'-0" R-4 & TYPE V-A STEPPED-DOWN BAY WINDOW **HEIGHT LIMIT** T.O. Plate +52'-0" CORNER WITH OVERHANGING mooth Fiber Cement Textured Vertical EAVE FACING MONTECITO AVE Siding with Staggered **Board-Formed Concrete** Vertical Board & Batten Standard Gray color Pattern Painted Similar with 6-8" wide joints AVE to SW 6881 'Cayenne' Level 5 F.F. +43'-0" MONTECITO , Dark Gray Painted xposed Steel Trellis Bonderized and Painted Sheet Metal Fascia and Drip Edge, Similar toto Level 4 F.F. SW 6881 'Cayenne' Bonderized and +33'-0" Painted Similar to SW 7675 'Sealskin' Level 3 F.F. +23'-0" Sheet Metal Guardrail Medium Sand Finish Plaster Stucco, Color with Irregular Vertical Gaps, Painted or Similar to SW 7006 'Extra White' Powder Coated Similar to SW 7066 Level 2 F.F. 'Gray Matters' +13'-0" Decorative Screen at Stairs and Parking Medium Sand Finish Garage Similar to Plaster Stucco, Color Bok Modern B14 or B21 Similar to SW 7066 'Gray Level 1 F.F. Matters' Painted or Powder +0'-0" Coated Similar to SW 7675 'Sealskin' 的原因是这些独独的人,但是是是这种的一个一个 VERTICAL CEDAR SIDING STEEL ENTRY TRELLIS RHYTHM OF VERTICAL CEDAR SIDING AND DECORATIVE SCREEN AT GARAGE AT BASE OF BUILDING -Solarban Low-E Glazing OPENINGS TO MATCH STAIR AT STEPS FROM SIDEWALK STOREFRONT GLAZING AT LOBBY AND with Gray or Bronze Medium Sand Finish Vinyl Frames at Units COMMON AREA FACING MONTECITO AVE.

VERTICAL BOARD FORMED CONCRETE

TO MATCH SCALE OF CEDAR SIDING

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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

> Exterior Elevations

Plaster Stucco, Color

SW 7675 'Sealskin'

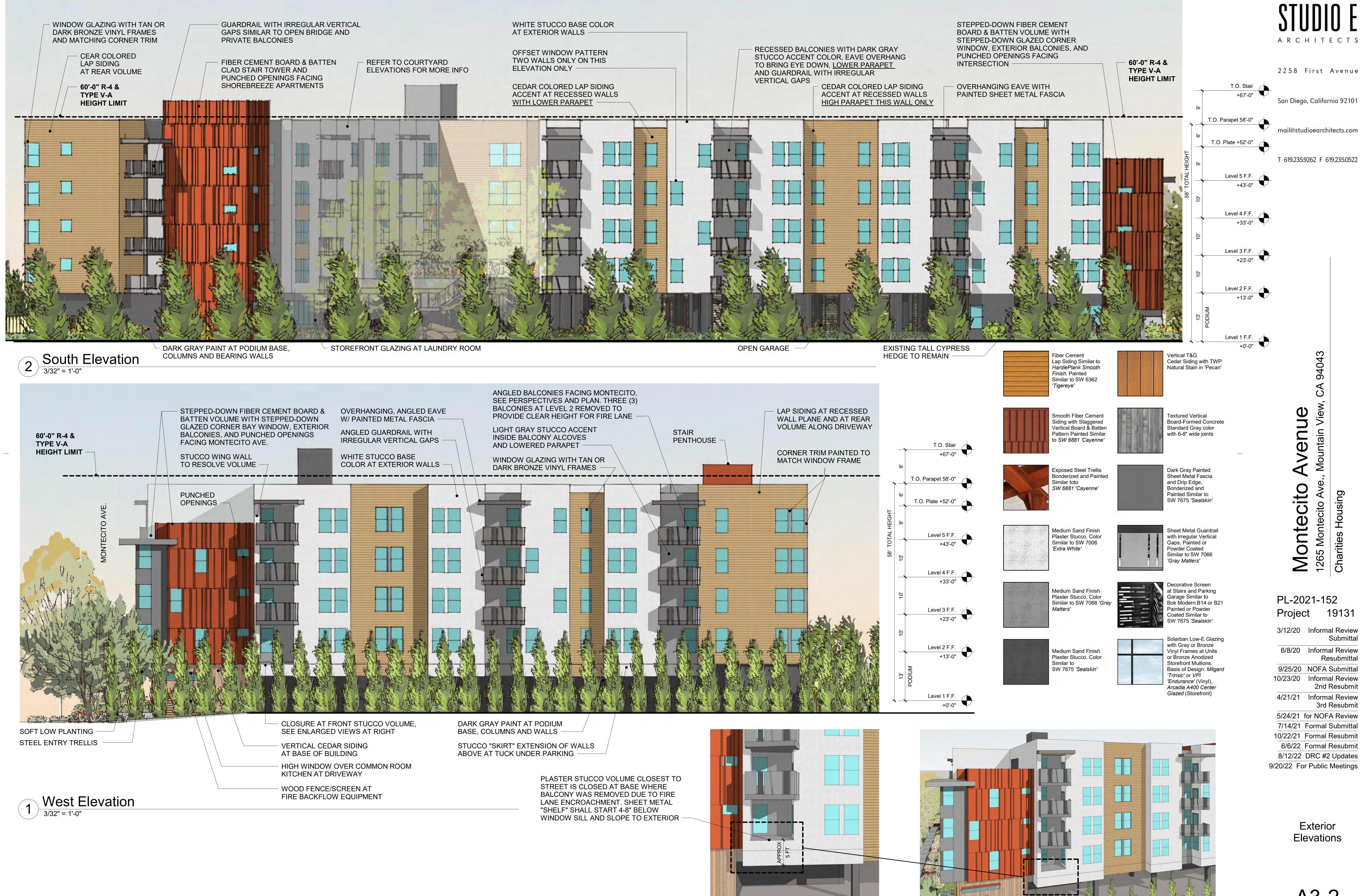
Similar to

or Bronze Anodized

Storefront Mullions.

'Trinsic' or VPI 'Endurance' (Vinyl), Arcadia A400 Center Glazed (Storefront)

Basis of Design: Milgard



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Submittal

Resubmittal

2nd Resubmit

Exterior Elevations

A3-2

Legend - Exterior Materials



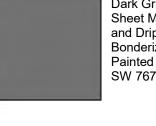










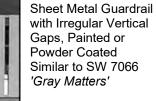




Similar toto

SW 6881 'Cayenne'







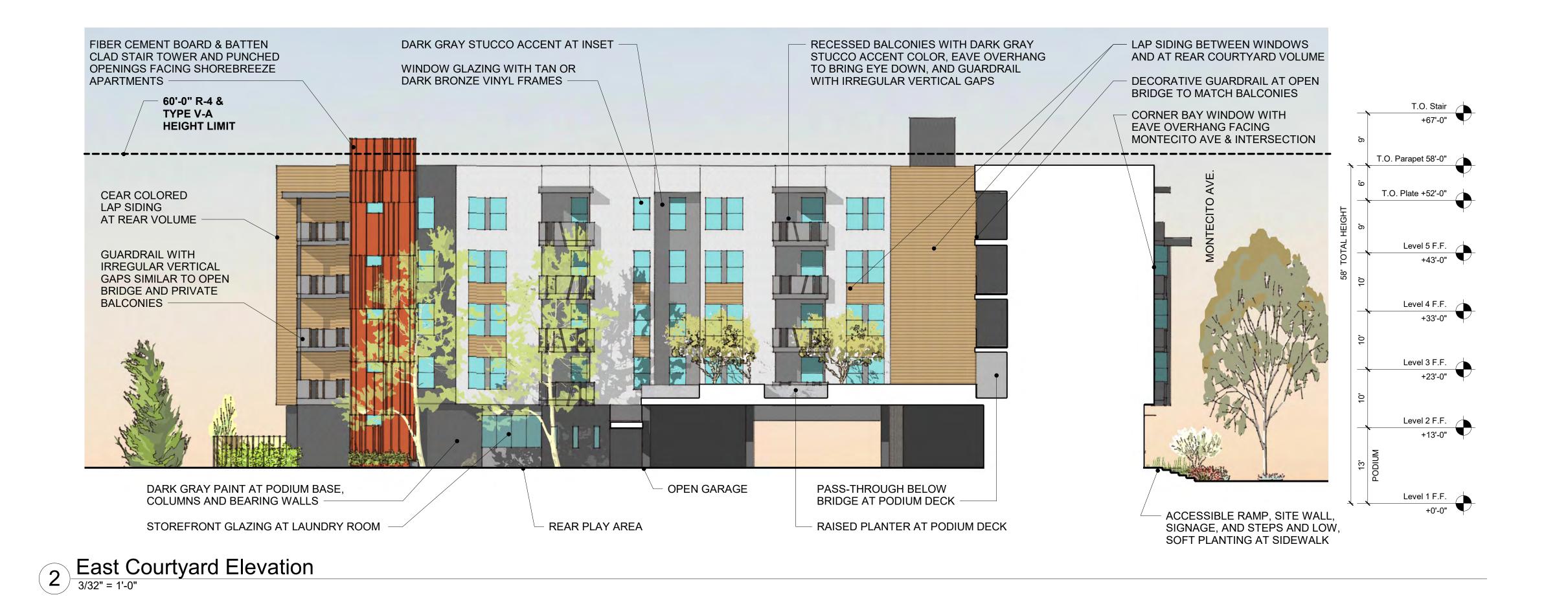


Decorative Screen at Stairs and Parking Garage Similar to Bok Modern B14 or B21 Painted or Powder Coated Similar to SW 7675 'Sealskin'





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)



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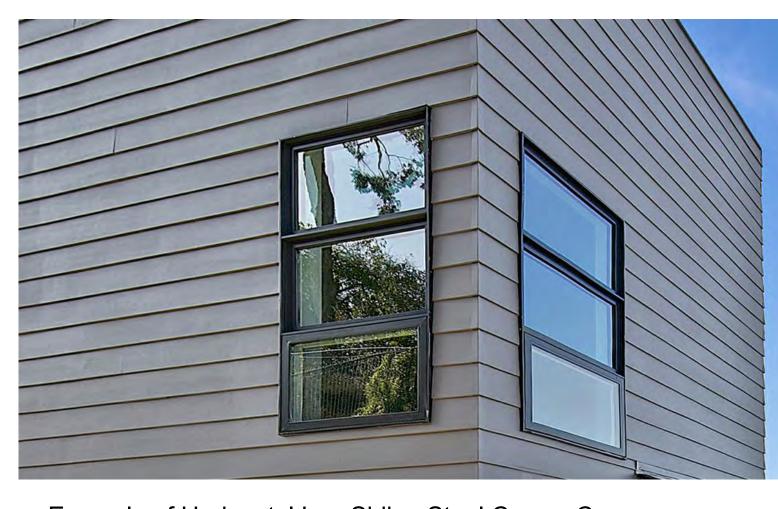
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> Exterior Elevations



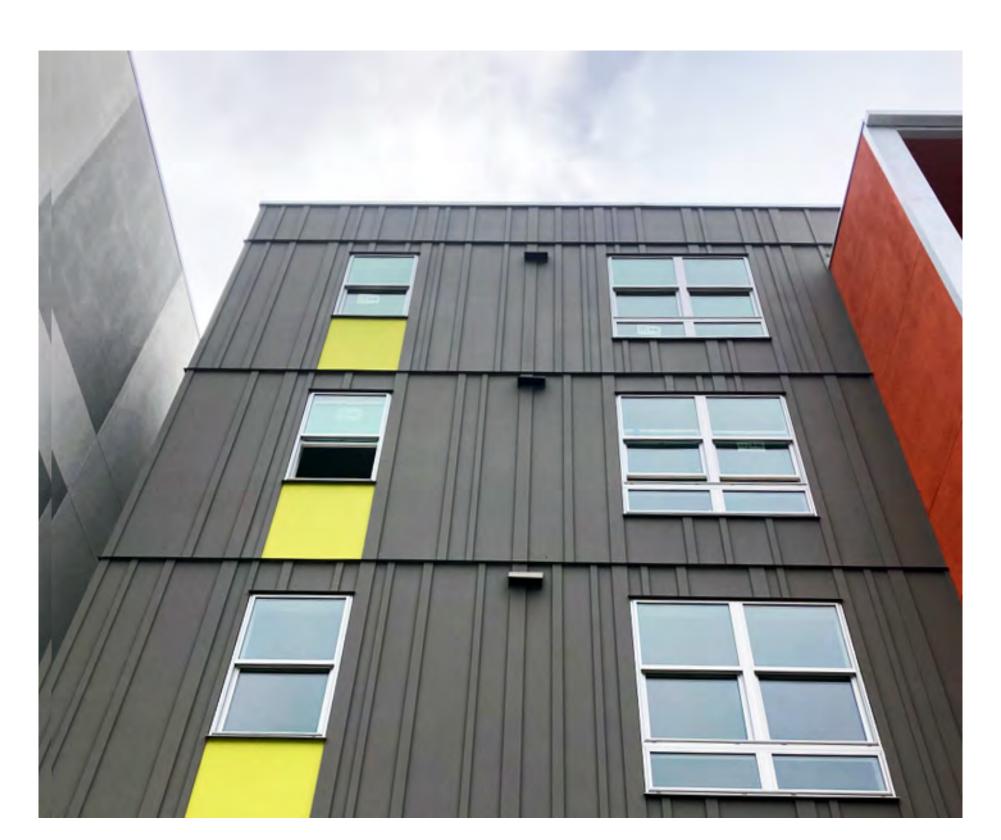
(Flush window not indicative of intended alignment in lap siding)



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)



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)



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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8/12/22 DRC #2 Updates

Built Examples





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)

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

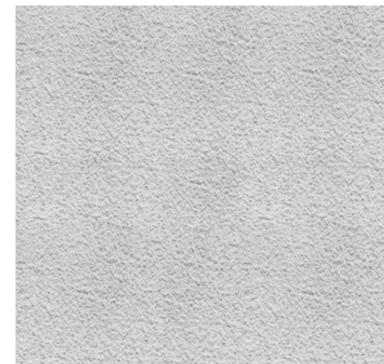




Sheet Metal Fascia and Trim
Bonderized, Painted Similar to SW 7675 'Sealskin'



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'



Vertical T&G Cedar Siding

Natural Stain, TWP 'Pecan'





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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> Materials Board

A3-5

Egress Plan - Level 2 Podium Terrace

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: IA (Sprinklered - NFPA 13) Level 2-5: VA (Sprinklered - NFPA 13)

S-2 & B **Proposed Occupancy:** Level 1: 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 Office, Common 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 $Aa = [At + (NS \times If)] \times Sa$

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** Sa = 1 per floor

 $Aa = [36,000 + (12,000 \times 0.32] \times 1$

 $Aa = [36,000 + (3,864)] \times 1$

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 sfTotal 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

Total Lot Area = 45,296 sf (100%)Open Area:

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.

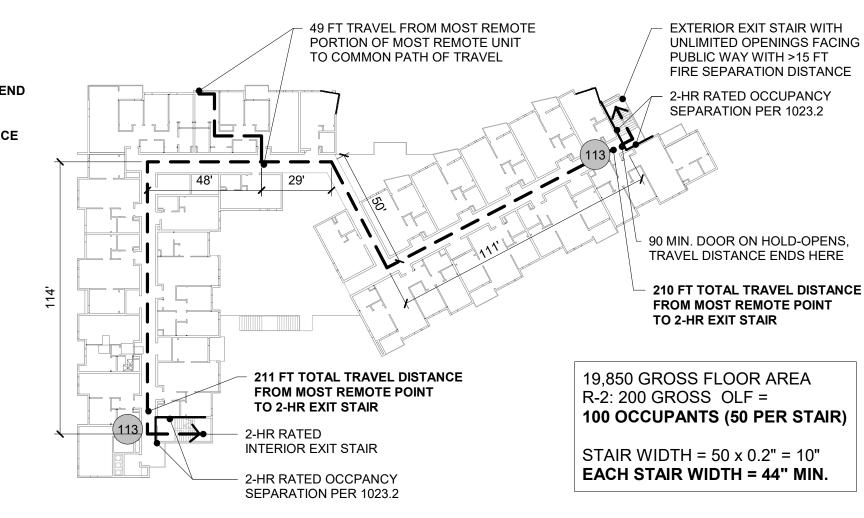
Common Usable Front Courtyard: 3,400 sf Open Space: Amenity Deck: 3,500 sf Rear Courtyard: 2,800 sf

9,700 sf % of Site Area: 21.4% of 45.296 sf

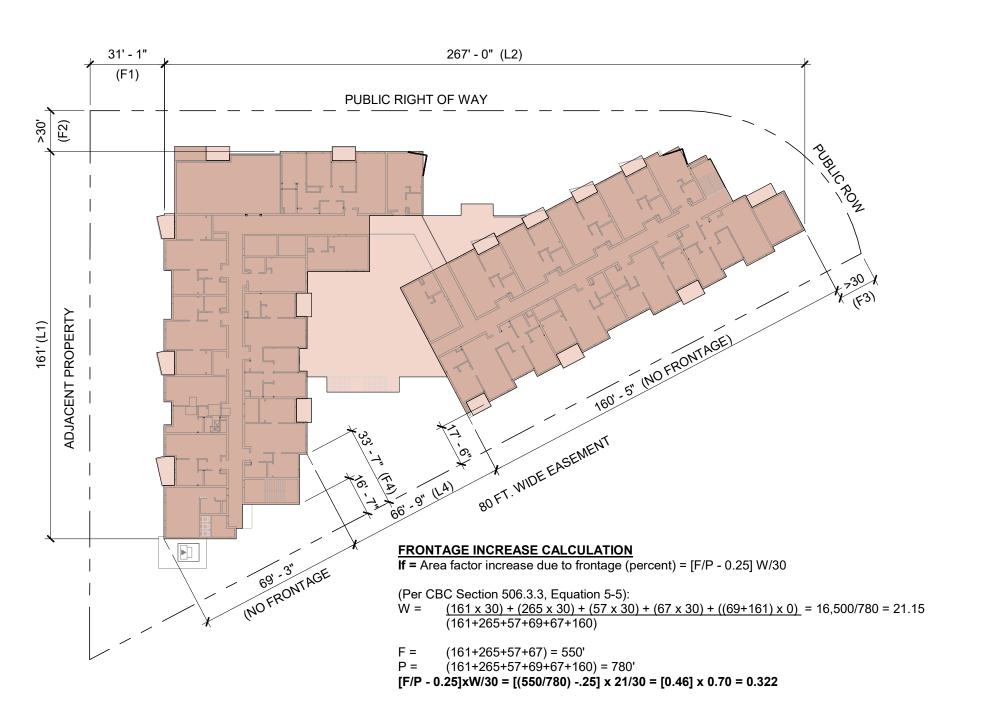
Private Usable Avg. 40 sf per unit x 85 units = **3,400 sf Required** Each balcony meets the required 40 SF minimum Open Space: 255 sf Level 2: 870 sf

> 870 sf Level 3: 870 sf Level 4:

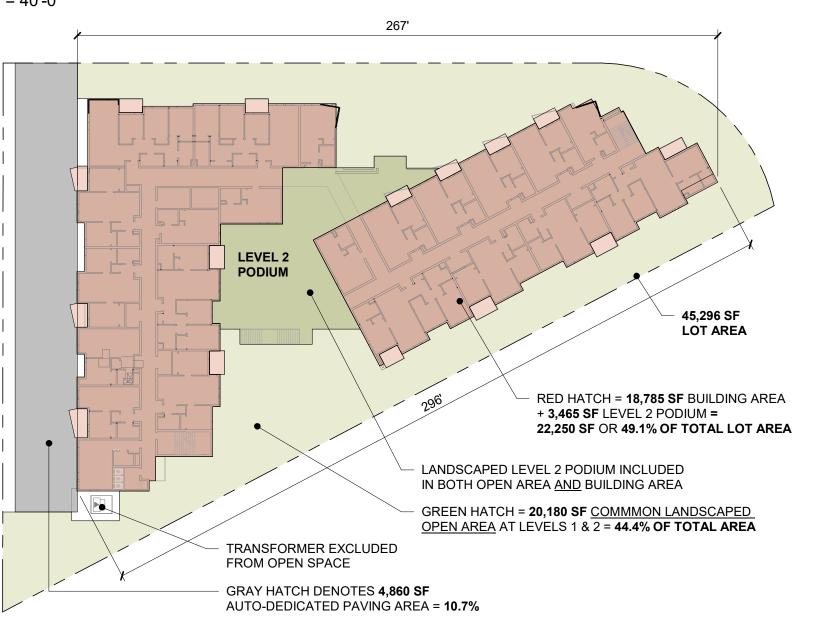
3,625 sf Exceeds Minimum



Typical Egress Plan Levels 2-5



Frontage Diagram



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

Floor Areas

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

ZONING FLOOR AREAS: CBC ALLOWABLE AREAS: LEVEL AREA LEVEL **AREA** 20,880 SF Level 1 CBC Area Level 1 Enclosed Area 19,220 SF Level 2 Enclosed Area TOTAL TYPE I-A Level 3 Enclosed Area 19,220 SF Level 4 Enclosed Area 19,220 SF Level 2 CBC Area Level 5 Enclosed Area 17,410 SF 18,630 SF **Enclosed Area** 95,950 SF Open Terrace

Exterior Balconies

CBC ALLOWABLE AREAS: Level 3 CBC Area (Level 4 Sim.) 22,930 SF Enclosed Area 22,930 SF **Exterior Balconies**

Level 5 CBC Area 16,900 SF Enclosed Area 1,045 SF 2,000 SF Exterior Balconies 1,220 SF

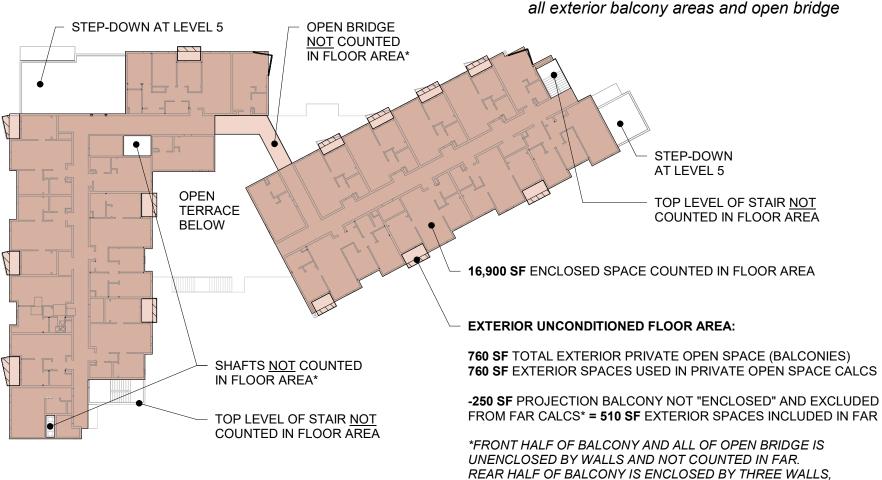
TOTAL TYPE V-A

CBC Floor Area includes Level 2 podium,

18,630 SF

79,495 SF

1,220 SF



Area Plan - Level 5

1,045 SF EXTERIOR SPACE USED IN CBC ALLOWABLE AREA (INCLUDES 760 SF BALCONIES + 285 SF OPEN BRIDGE)

1,220 SF EXTERIOR SPACE USED IN CBC ALLOWABLE AREA

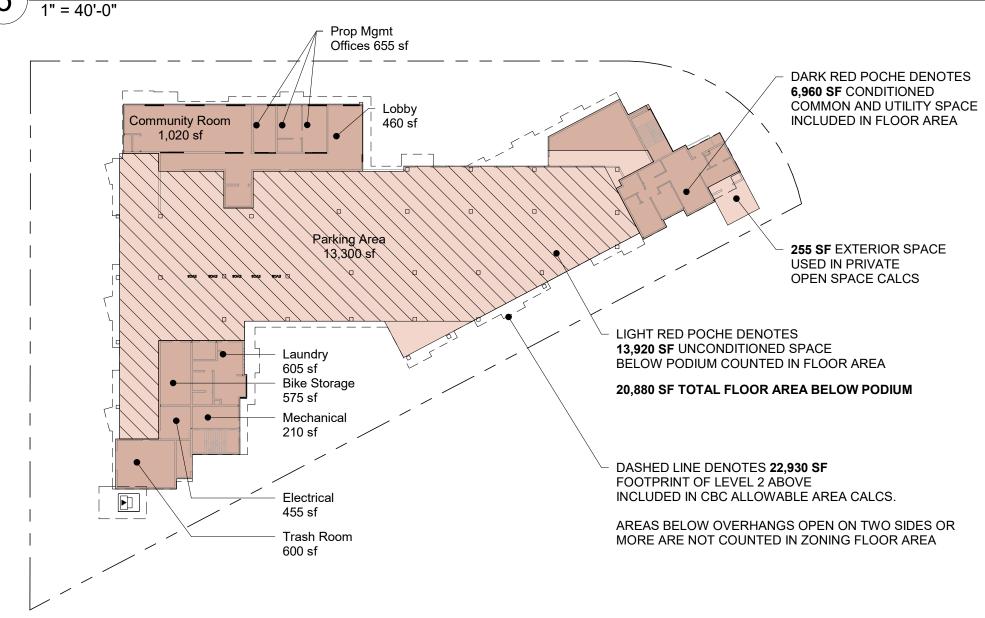
(INCLUDES 760 SF BALCONIES + 350 SF OPEN BRIDGE)

COVERED, AND COUNTED IN FAR.

OPEN BRIDGE NOT COUNTED IN FLOOR AREA LEVEL 2 OPEN TERRACE 18,630 SF ENCLOSED SPACE COUNTED IN FLOOR AREA **EXTERIOR UNCONDITIONED FLOOR AREA:** 870 SF TOTAL EXTERIOR PRIVATE OPEN SPACE (BALCONIES) **3,470 SF** LEVEL 2 OPEN TERRACE **870 SF** EXTERIOR SPACES USED IN PRIVATE OPEN SPACE CALCS NOT COUNTED IN FAR, -280 SF PROJECTING BALCONY NOT "ENCLOSED" AND EXCLUDED ONLY 2,000 SF OCCUPIABLE FROM FAR CALCS* = 590 SF EXTERIOR SPACES INCLUDED IN FAR INCLUDED IN CBC ALLOWABLE AREA *FRONT HALF OF BALCONY AND ALL OF OPEN BRIDGE IS SHAFTS NOT COUNTED UNENCLOSED BY WALLS AND NOT COUNTED IN FAR. IN FLOOR AREA* REAR HALF OF BALCONY IS ENCLOSED BY THREE WALLS. COVERED, AND COUNTED IN FAR. OPEN EGRESS BALCONY **ENCLOSED ON TWO SIDES ONLY**

Area Plan - Level 2 (3 and 4 Sim.) 6

NOT COUNTED IN FLOOR AREA



Area Plan - Level 1 Parking, Common and Utility Areas

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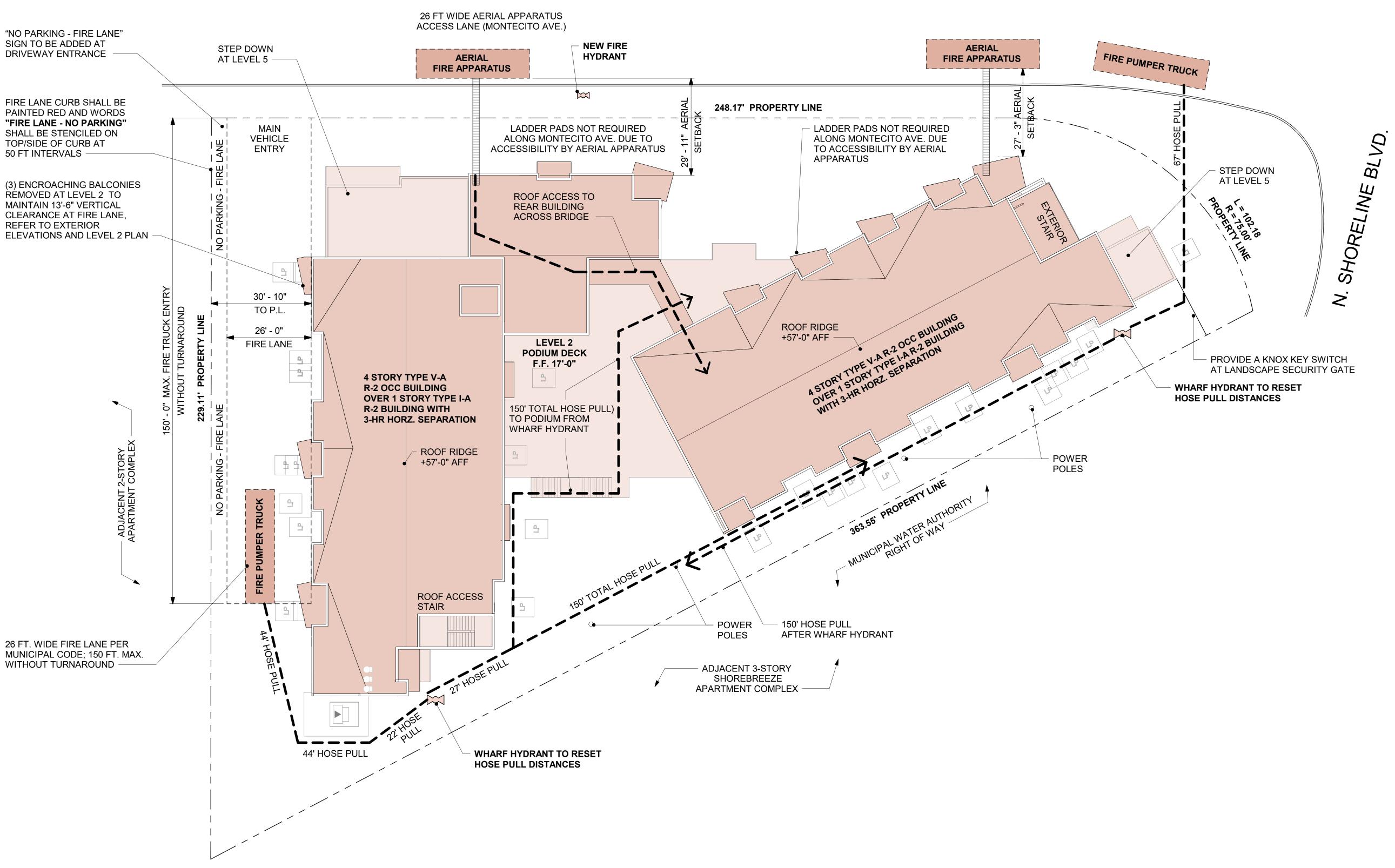
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Code Analysis, Egress Plans & **Area Plans**



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



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> Fire Access Plan

A5-2

-STRUCT 2x6 FRT WALL

PER PLAN

SEC. 8.20.9. - Subsection 101.10.1.1.3 amended.

Parapet-Mounted Condensing Unit Detail

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:

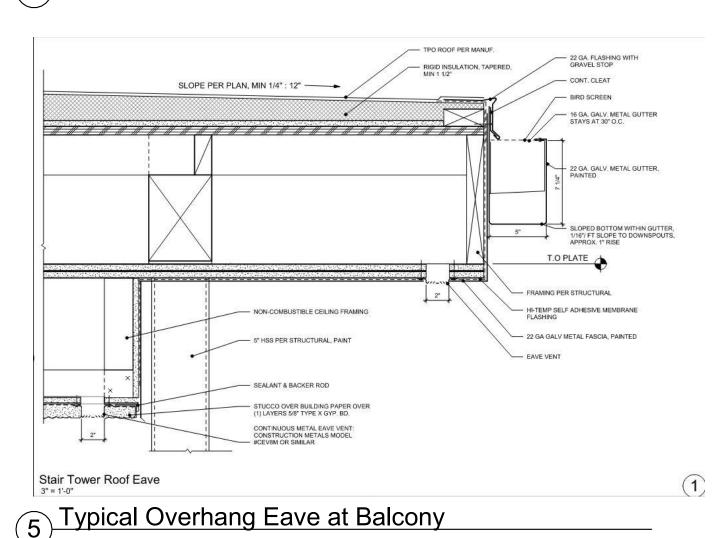
- a. The mandatory measures of the 2019 California Green Building Standards Code and any Mountain View amendments;
- b. Demonstrate energy compliance to meet or exceed Title 24, Part 6;
- Shall meet the parking requirements per Table 101.10;
- d. Installation of PV on fifty (50) percent of roof area;

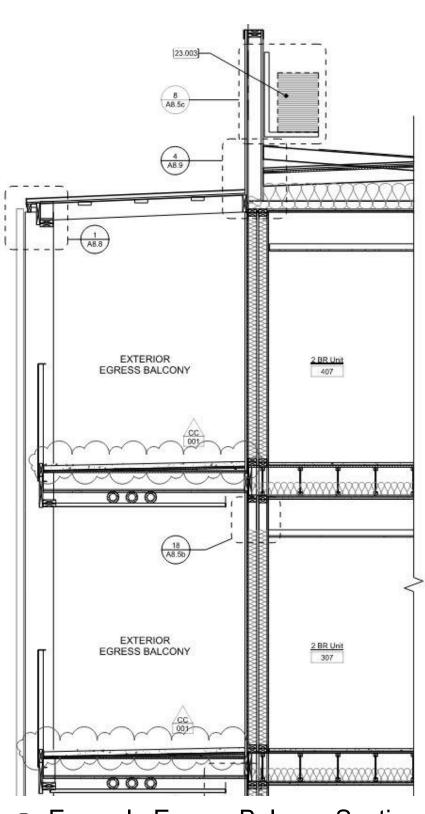
Exception: Per Sections 102.3, 102.3.1 and 102.3.2 of this code, a project may submit for an exception by providing documentation that the required percentage of PV installation will over-generate the kWh required to operate the proposed structure on an annual basis;

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

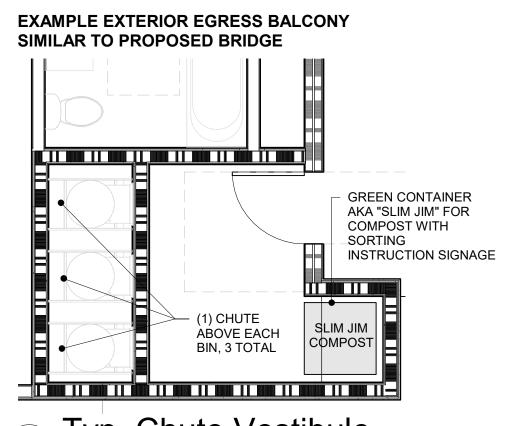
Project Type	Electric Requirements ¹	Natural Gas Allowed ²	Energy Requirements	EV Parking Requirements ^{3,4&5}	Bird-Safe Glass For Exterior of Structure ⁶	Green Building Standard and Requirement
SFR/Duplex	Heat/Cooling, Water Heater, Clothes Dryer, Fireplaces and Fire Pits and Cooking Appliances	N/A	Title 24, Part 6 PV Installation per CEC, prewired to expand system to accommodate an all-electric building to 100% of annual kWh consumption 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	15% EV2 Installed - Level 3/DC 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: 15% EV2 Installed Commercial: Per Table A5.106.5.3.2 Entire Site: Level 3/DC 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





(4) Example Egress Balcony Section



Typ. Chute Vestibule

1/4" = 1'-0"

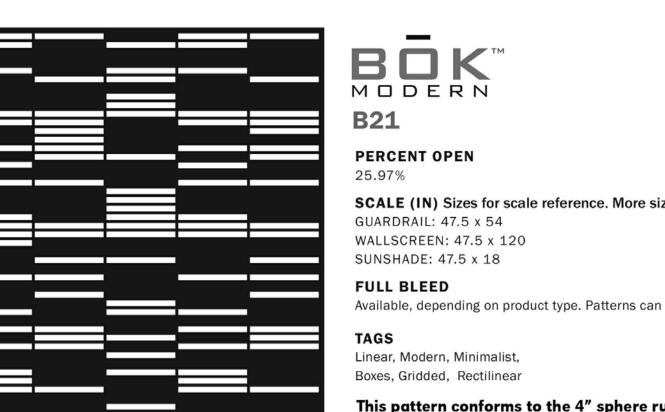


 Smallest footprint · Smooth and silent operation Lift-assist trays Dampers for safe lowering of trays
 Simple installation firmly in place Specially designed fat bike trays U-lock compatible available **FINISH OPTIONS** Dero Decker

Der

Decker

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



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

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:

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

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

MODERN

PERCENT OPEN

SCALE (IN) Sizes for scale reference. More sizes available. GUARDRAIL: 47.5 x 54

DERO

WALLSCREEN: 47.5 x 120 SUNSHADE: 47.5 x 18

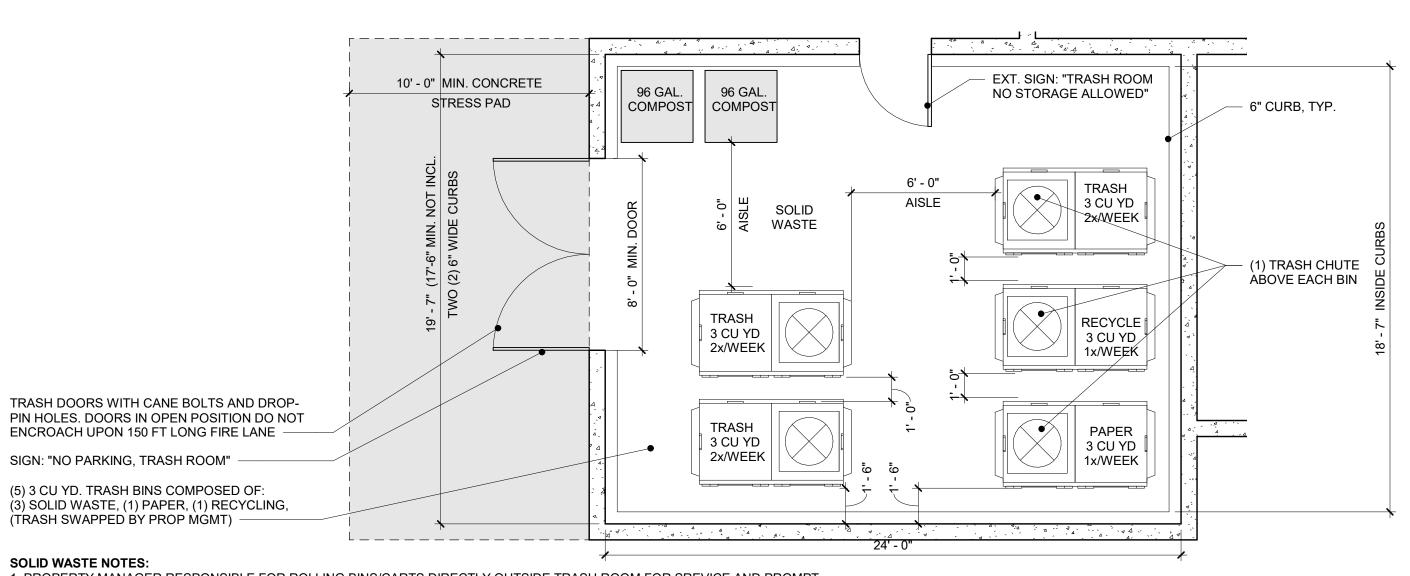
FULL BLEED Available, depending on product type. Patterns can be modified.

Linear, Minimalist, Rectilinear

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

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)



1. PROPERTY MANAGER RESPONSIBLE FOR ROLLING BINS/CARTS DIRECTLY OUTSIDE TRASH ROOM FOR SREVICE 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

Enlarged Solid Waste Room Plan

1/4" = 1'-0"

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Schematic Details

A7-1





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Venue

Output

Montecito Ave., Mountain Valuatities Housing

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

Neighborhood Landscape Context Plan



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Illustrative

Site Plan

16'

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PLANT LEGEND SEE SHEET L1.11

Planting Plan

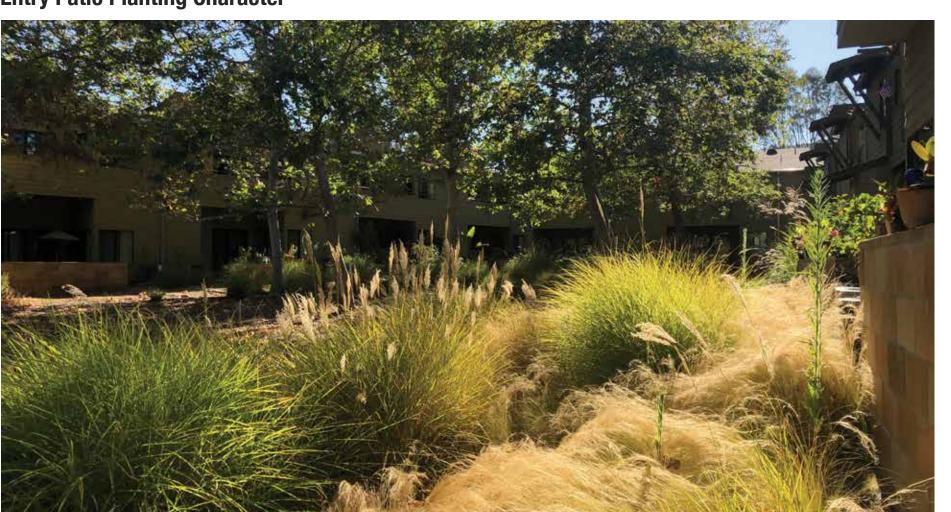


Entry Patio View from Lobby Door









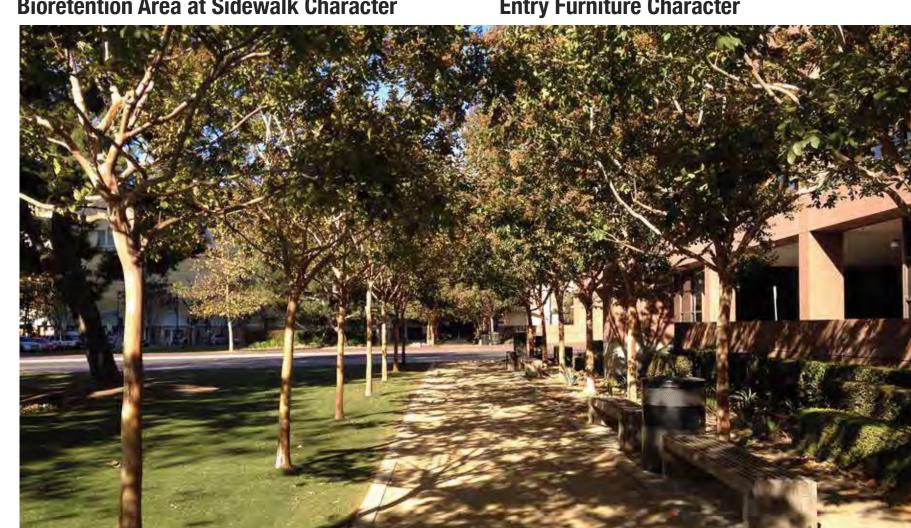
Riparian Bioretention Area Character



Riparian Bioretention Area Character



Bioretention Area at Sidewalk Character



Street Tree and Building Edge Character



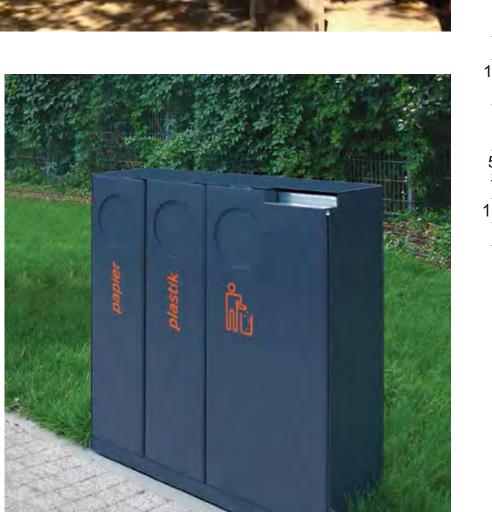
Building Signage Character



Entry Patio Character



Entry Furniture Character



Litter and Recycling Containers Character

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> **Entry Area** Illustrative Plan

Trees						Mature	
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Funct
FP	Fraxinus pennsylvanica cvs.	Green Ash	24" Box	10	Medium	60' X 30'	Street Tree
Shrubs						Mature	
Symbol	Botanical Name	Common Name	Container	Quantity*	WUCOLS	Height x	Form & Funct
Cymbol	Botanical Nume	Common Namo	Size	Quantity	Hydrozone	Spread	T OTHE C T GILOT
СМ	Ceanothus maritimus 'Point Sierra'	Ceanothus	5 Gal.	33	Low	2' X 3'	Low shrub mass
Groundcove	r Mix	Quantity, Approximate	230, trangula	r pattern, 24	" O.C.	Mature	
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Height x Spread	Form & Funct
\$25000000000000000000000000000000000000	Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks'	Pacific Mist Manzanita Prostrate Coyote Brush	1 Gal. 1 Gal.	-	Low	2' X 8' 1' X 8'	Low shrub mass Groundcover
	·						<u> </u>
Trees	OODLAND PLANTING	Hydrozone 2: Low/Mod	eate Water Use	;	1,268 SF	Spray Irriga	ation
Symbol	Botanical Name	Common Name	Container	Quantity	WUCOLS	Mature Height x	Form & Funct
PR	Platanus racemosa	California Sycamore	Size 24" Box	1 11	Hydrozone Medium	Spread 50' x 20'	Canopy
	Tidianus faccinosa	Camorna Cycamore	Z4 BOX	1 ''	Wicalam	00 X 20	Ошпору
Shrubs						Mature	
Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Height x Spread	Form & Funct
СТ	Cornus glabrata	Smooth Dogwood	5 Gal.	35	Medium	4' X 4'	Shrub
EG	Elymus glaucus	Blue Wild Rye	5 Gal.	9	Low	3' X 3'	Grass form
PC CL	Polypodium californicum Calycanthus occidentalis	California Polypody Spicebush	5 Gal. 5 Gal.	6 20	Low Medium	2' X 2' 4' X 4'	Evergreen Shrub
VP	Vaccinium parvifolium	Red Huckleberry	5 Gal.	5	Medium	4' X 4'	Shrub
Groundcove	r Mix	Quantity, Approximate	300, trangula	r pattern, 24	" O.C.		
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Mature Height x Spread	Form & Funct
	Carex pansa	California Meadow Sedge	1 Gal.	T .	Medium	1' X 2'	Grass form
	Juncus effusus	Pacific Rush	1 Gal.		Medium	1' X 2'	Grass form
	Juncus patens	Blue Rush	1 Gal.		Low	1' X 2'	Grass form
UPLAND PLA	ANTING	Hydrozone 3: Low Water	r Use		9,842 SF	Spray Irriga	ation
Trees		,			.,		
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Funct
CO CS	Cercis occidentalis Cupressus sempervirens	Western Redbud Italian cypress	24" Box 24" Box	9 7	Low Low	15' x 15' 40' X 6'	Small Canopy Accent
LS	Lagerstroemia spp.	Crape myrtle	24" Box	6	Low	25' x 15'	Small Canopy
PI PM	Prunus ilicifolia Pseudotsuga menziesii	Holly Leaf Cherry Douglas fir	24" Box 24" Box	3	Low Low	15' x 15' 80' x 20'	Small Canopy Large Evergreen
Shrubs		Quantity					
Siliubs		Quantity	0 1 :	0 "	14// 10 01 0	Mature	
Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Height x Spread	Form & Funct
AA	Agave attenuata	Agave	5 Gal.	12	Low	2' X 2'	Accent
AZ AD	Anigozanthos spp. Arctostaphylos densiflora 'McMinn'	Kangroo Paw Mazanita 'McMinn'	5 Gal. 5 Gal.	3 165	Low Low	3' X 3' 5' X 5'	Strap Shrub
CM	Ceanothus maritimus 'Point Sierra'	Ceanothus	5 Gal.	108	Low	2' X 3'	Low shrub mass
DI GE	Dietes iridioides Garrya elliptica	Fortnight Lily Coast Silktassel	5 Gal. 5 Gal.	91 51	Low Low	2' X 2' 8' X 5'	Strap Screen
HA	Heteromeles arbutifolia	Toyon	5 Gal.	22	Low	5' X 5'	Tall shrub
MA MR	Mimulus aurantiacus Muhlenbergia rigens	Monkeyflower Deer Grass	5 Gal. 5 Gal.	88 26	Low Low	2' X 2' 2' x 2'	Shrub Tall grass
PC	Polypodium californicum	California Polypody	1 Gal.	21	Low	2' X 2'	Evergreen
RI RS	Rhus integrifolia Ribes speciosum	Lemonadeberry Fuchsia Flowering	5 Gal. 5 Gal.	40 87	Low Low	4' X 4' 4' X 3'	Shrub Shrub
	·						
Groundcove	ı ıVIIX	Quantity, Approximate	2,460 trangula	ar pattern, 2		Mature	
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Height x Spread	Form & Funct
	Arctostaphylos 'Pacific Mist'	Pacific Mist manzanita	1 Gal.		Low	2' X 8'	Low shrub mass
	Baccharis pilularis 'Twin Peaks'	Prostrate Coyote brush	1 Gal.	1	Low	1' X 8'	Groundcover
	Carex tumulicola Juncus patens	Berkeley sedge Blue rush	1 Gal. 1 Gal.	1	Low Low	1' X 2' 1' X 2'	Grass form Grass form
	Portulacaria afra 'Prostrate Form'	Dwarf Elephant Food	1 Gal.		Low	1' X 4'	Groundcover
PODIUM PLA	ANTING	Hydrozone 4: Low/Mod	eate Water Use)	1,021 SF	Drip Irrigat	ion
Trees			Container		WUCOLS	Mature	_
Symbol	Botanical Name	Common Name	Size		Hydrozone	Height x Spread	Form & Funct
AU	Arbutus menziesii	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 & Funct
AZ	Anigozanthos spp.	Kangroo Paw	5 Gal.	30	Low	1' X 1'	Strap
DI	Dietes iridioides	Fortnight lily	5 Gal.	21	Low	1' X 1'	Strap
PC	Polypodium californicum	California Polypody	1 Gal.	27	Low	1' X 1'	Evergreen
Groundcove	r Mix	Quantity, Approximate	250, trangula	r pattern, 24	" O.C.	Mature	
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Height x Spread	Form & Funct
Symbol			SIZE		Try drozone	Opreda	

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

PLANT LEGEND

Santa Clara Valley Urban Runoff Pollution Prevention Program, Plants for Stormwater Measures https://scvurppp.org/pdfs/1516/c3_handbook_2016/Appendix_D.pdf

> **Entry Area Planting** Plan

TREE ROV

SCREEN

SEE SHEET 4.1

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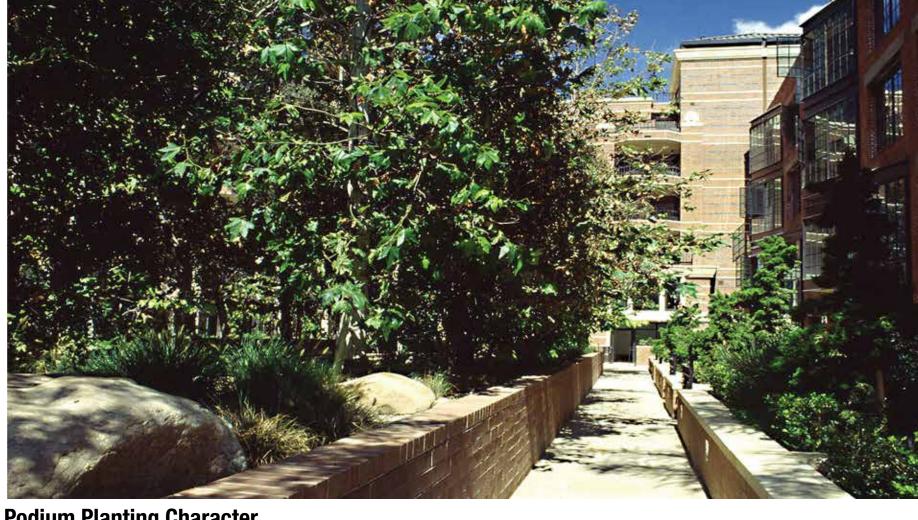
PL-2021-152 **Project** 19131

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

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

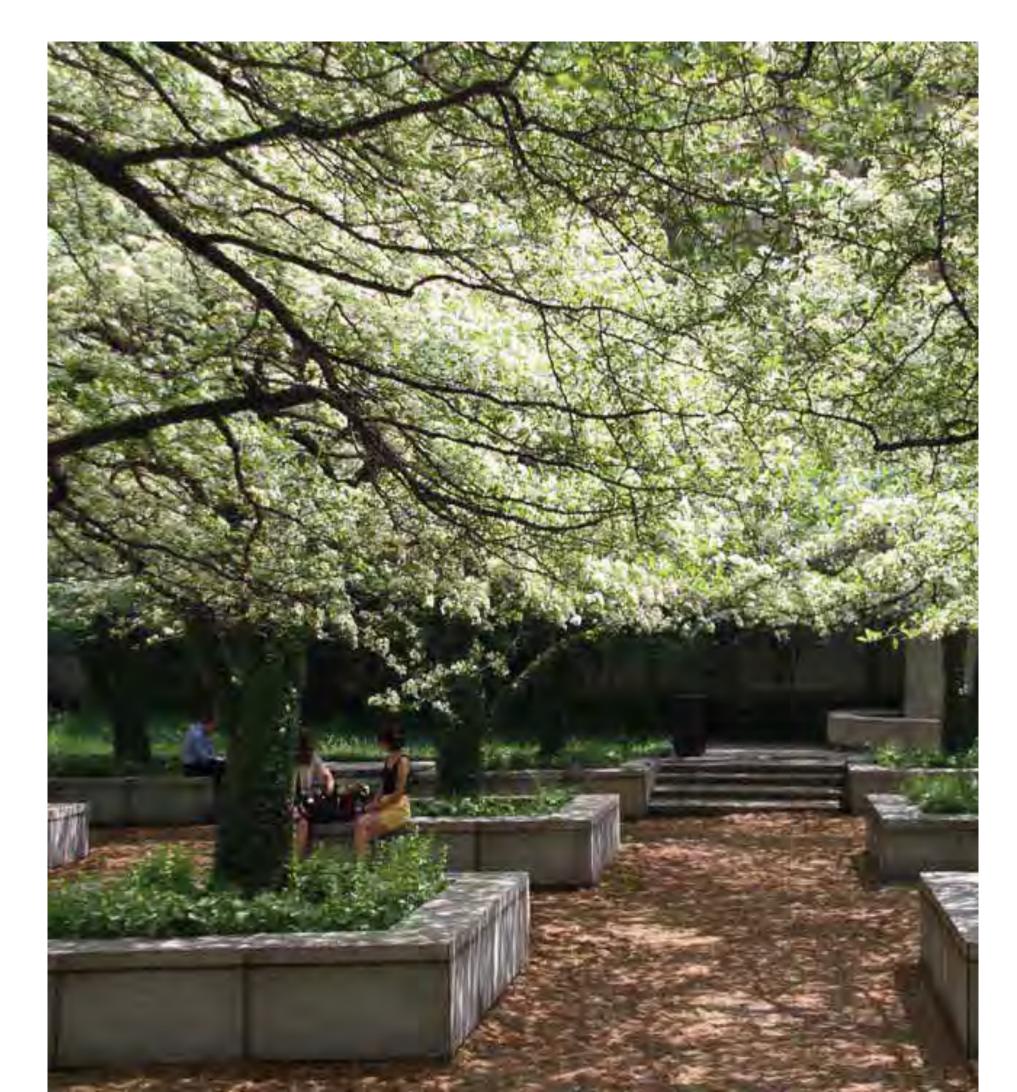




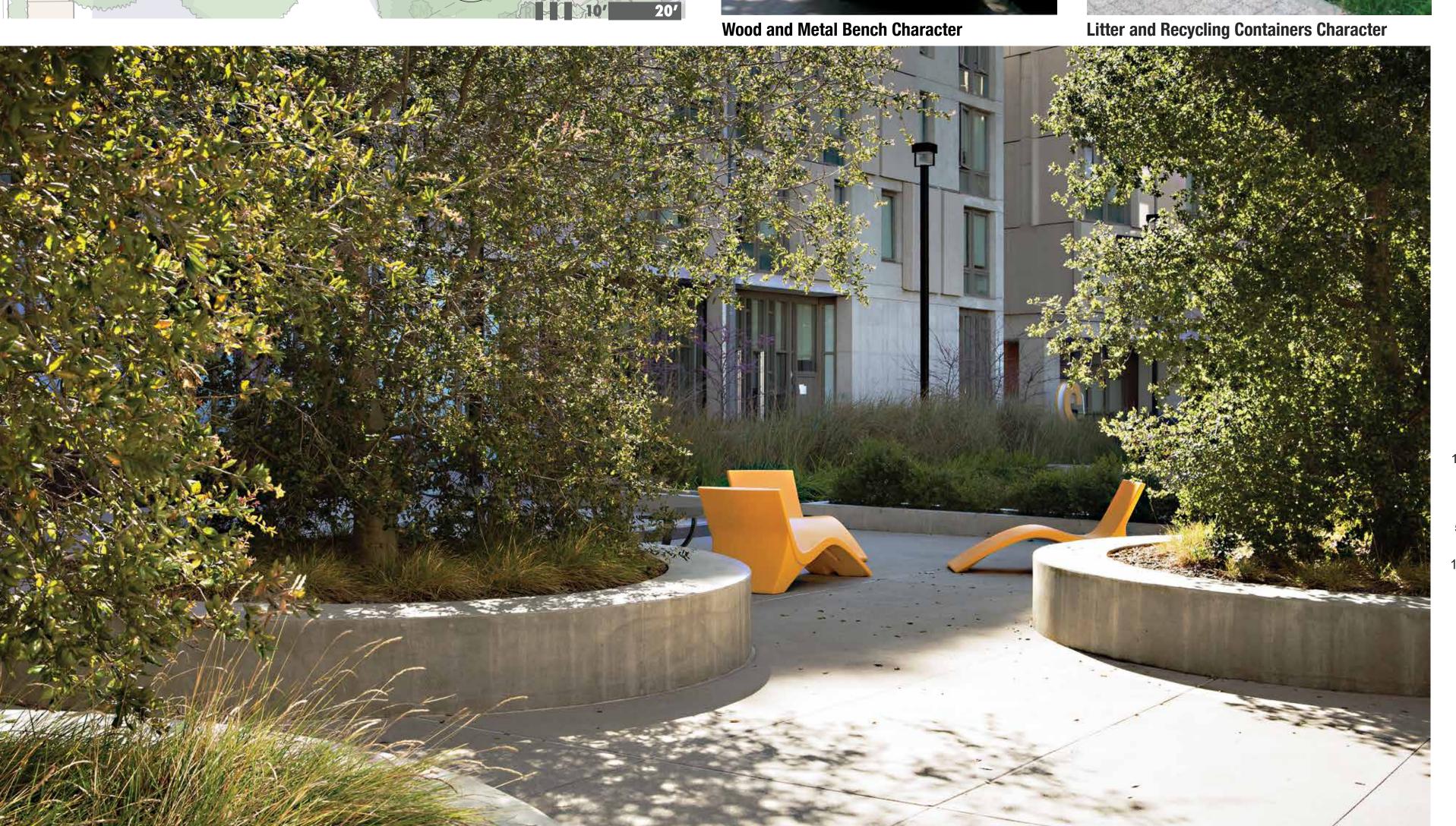
Podium Planting Character







Podium Wall and Tree Character



Podium Character

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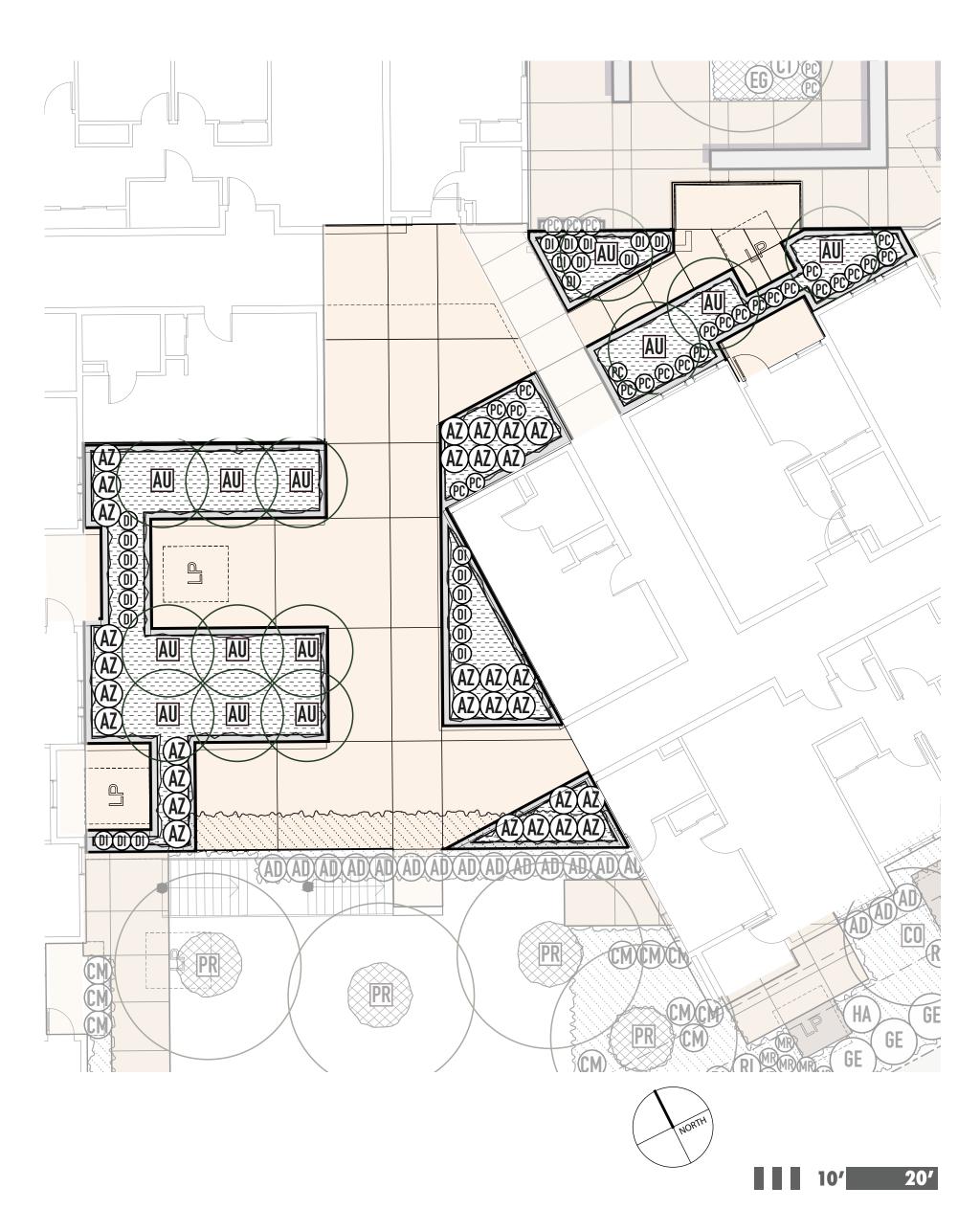
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6/6/22 Formal Resubmit 8/12/22 DRC 2 Updates

Podium Level Illustrative Plan



	O AVENUE PARKWAY PLANTING	Hydrozone 1: Low/Mode	ate Water Use	:	934 SF		
Trees Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x	Form & Function
FP	Fraxinus pennsylvanica cvs.	Green Ash	24" Box	10	Medium	Spread 60' X 30'	Street Tree
Shrubs						Mature	
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
СМ	Ceanothus maritimus 'Point Sierra'	Ceanothus	5 Gal.	33	Low	2' X 3'	Low shrub mass
Groundcove	er Mix	Quantity, Approximate	230, trangular	pattern, 24	" O.C.		
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
	Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks'	Pacific Mist Manzanita Prostrate Coyote Brush	1 Gal. 1 Gal.		Low	2' X 8' 1' X 8'	Low shrub mass Groundcover
		•					
Trees	VOODLAND PLANTING	Hydrozone 2: Low/Mode	ate water use		1,268 SF	Spray Irriga	ation
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x	Form & Function
PR	Platanus racemosa	California Sycamore	24" Box	11	Medium	Spread 50' x 20'	Canopy
Shrubs							
Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
СТ	Cornus glabrata	Smooth Dogwood	5 Gal.	35	Medium	4' X 4'	Shrub
EG PC	Elymus glaucus Polypodium californicum	Blue Wild Rye California Polypody	5 Gal. 5 Gal.	9	Low Low	3' X 3' 2' X 2'	Grass form Evergreen
CL VP	Calycanthus occidentalis Vaccinium parvifolium	Spicebush Red Huckleberry	5 Gal. 5 Gal.	20 5	Medium Medium	4' X 4' 4' X 4'	Shrub Shrub
Groundcove	·	Quantity, Approximate	300, trangular	pattern 24			_
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
>>>	Caray panca	California Mandayy Codgo		1		1' X 2'	Cross form
	Carex pansa Juncus effusus	California Meadow Sedge Pacific Rush	1 Gal. 1 Gal.		Medium Medium	1' X 2'	Grass form Grass form
	Juncus patens	Blue Rush	1 Gal.		Low	1' X 2'	Grass form
UPLAND PL Trees	ANTING	Hydrozone 3: Low Water	Use		9,842 SF	Spray Irriga	ation
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
CO CS	Cercis occidentalis Cupressus sempervirens	Western Redbud Italian cypress	24" Box 24" Box	9 7	Low Low	15' x 15' 40' X 6'	Small Canopy Accent
LS Pl	Lagerstroemia spp. Prunus ilicifolia	Crape myrtle Holly Leaf Cherry	24" Box 24" Box	6 2	Low Low	25' x 15' 15' x 15'	Small Canopy Small Canopy
PM	Pseudotsuga menziesii	Douglas fir	24" Box	3	Low	80' x 20'	Large Evergreen
Shrubs		Quantity				Mature	
Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Height x Spread	Form & Function
AA AZ	Agave attenuata Anigozanthos spp.	Agave Kangroo Paw	5 Gal. 5 Gal.	12	Low Low	2' X 2' 3' X 3'	Accent Strap
AD CM	Arctostaphylos densiflora 'McMinn' Ceanothus maritimus 'Point Sierra'	Mazanita 'McMinn' Ceanothus	5 Gal. 5 Gal.	165 108	Low	5' X 5' 2' X 3'	Shrub Low shrub mass
DI	Dietes iridioides	Fortnight Lily	5 Gal.	91	Low	2' X 2'	Strap
GE HA	Garrya elliptica Heteromeles arbutifolia	Coast Silktassel Toyon	5 Gal. 5 Gal.	51 22	Low Low	8' X 5' 5' X 5'	Screen Tall shrub
MA MR	Mimulus aurantiacus Muhlenbergia rigens	Monkeyflower Deer Grass	5 Gal. 5 Gal.	88 26	Low Low	2' X 2' 2' x 2'	Shrub Tall grass
PC RI	Polypodium californicum Rhus integrifolia	California Polypody Lemonadeberry	1 Gal. 5 Gal.	21 40	Low Low	2' X 2' 4' X 4'	Evergreen Shrub
RS	Ribes speciosum	Fuchsia Flowering	5 Gal.	87	Low	4' X 3'	Shrub
Groundcove	er Mix	Quantity, Approximate	2,460 trangula	ar pattern, 24	4" O.C.	Mature	
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Height x Spread	Form & Function
	Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks'	Pacific Mist manzanita Prostrate Coyote brush	1 Gal. 1 Gal.		Low Low	2' X 8' 1' X 8'	Low shrub mass Groundcover
	Carex tumulicola Juncus patens	Berkeley sedge Blue rush	1 Gal. 1 Gal.	1	Low	1' X 2' 1' X 2'	Grass form Grass form
~~~~	Portulacaria afra 'Prostrate Form'	Dwarf Elephant Food	1 Gal.	1	Low	1' X 4'	Groundcover
PODIUM PLA	ANTING	Hydrozone 4: Low/Mode	ate Water Use	<b>!</b>	1,021 SF	Drip Irrigat	ion
Symbol	Botanical Name	Common Name	Container Size		WUCOLS Hydrozone	Mature Height x Spread	Form & Function
AU	Arbutus menziesii	Madrone	15 Gal.	13	Low	15' x 20'	Small Canopy
Shrubs						Mature	
Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Height x Spread	Form & Function
AZ DI	Anigozanthos spp.  Dietes iridioides	Kangroo Paw Fortnight lily	5 Gal. 5 Gal.	30 21	Low	1' X 1' 1' X 1'	Strap Strap
PC	Polypodium californicum	California Polypody	1 Gal.	27	Low	1' X 1'	Evergreen
Groundcove	er Mix	Quantity, Approximate	250, trangular	pattern, 24'	" O.C.	_	
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
					, 3_0110	-p. 344	

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

Portulacaria afra 'Prostrate Form' Senecio mandraliscae

REFERENCES:

Santa Clara Valley Urban Runoff Pollution Prevention Program, Plants for Stormwater Measures https://scvurppp.org/pdfs/1516/c3_handbook_2016/Appendix_D.pdf

Dwarf Elephant Food 1 Gal.
Blue Chalk Sticks 1 Gal.

Low 1' X 4' Groundcover
Low 1' X 4' Groundcover

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8/12/22 DRC 2 Updates

**Podium Level** Planting Plan



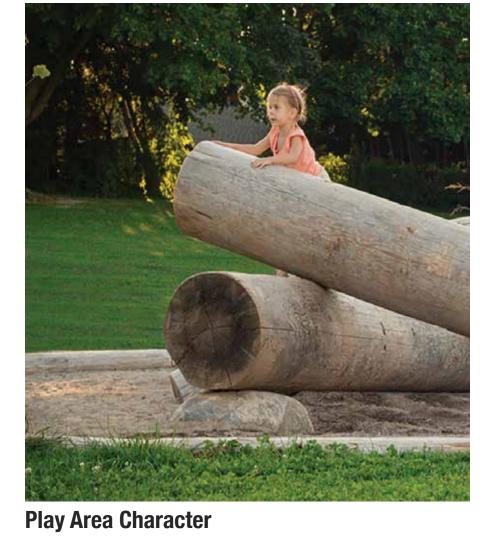
**Outdoor Activity Area Furniture Character** 





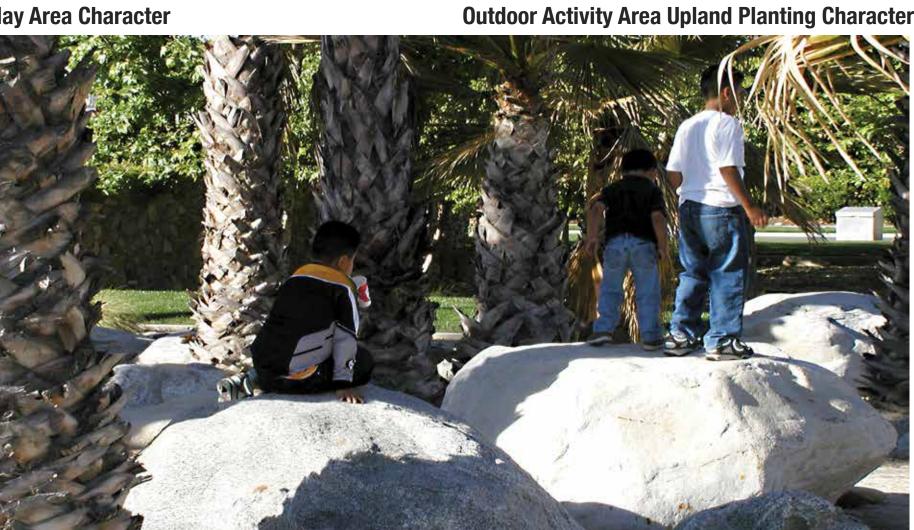








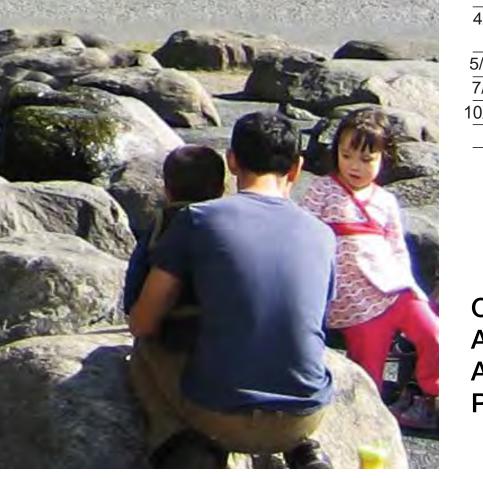
**Play Area Character** 



**Play Area Character** 



**Litter and Recycling Containers Character** 



**Play Area Character** 

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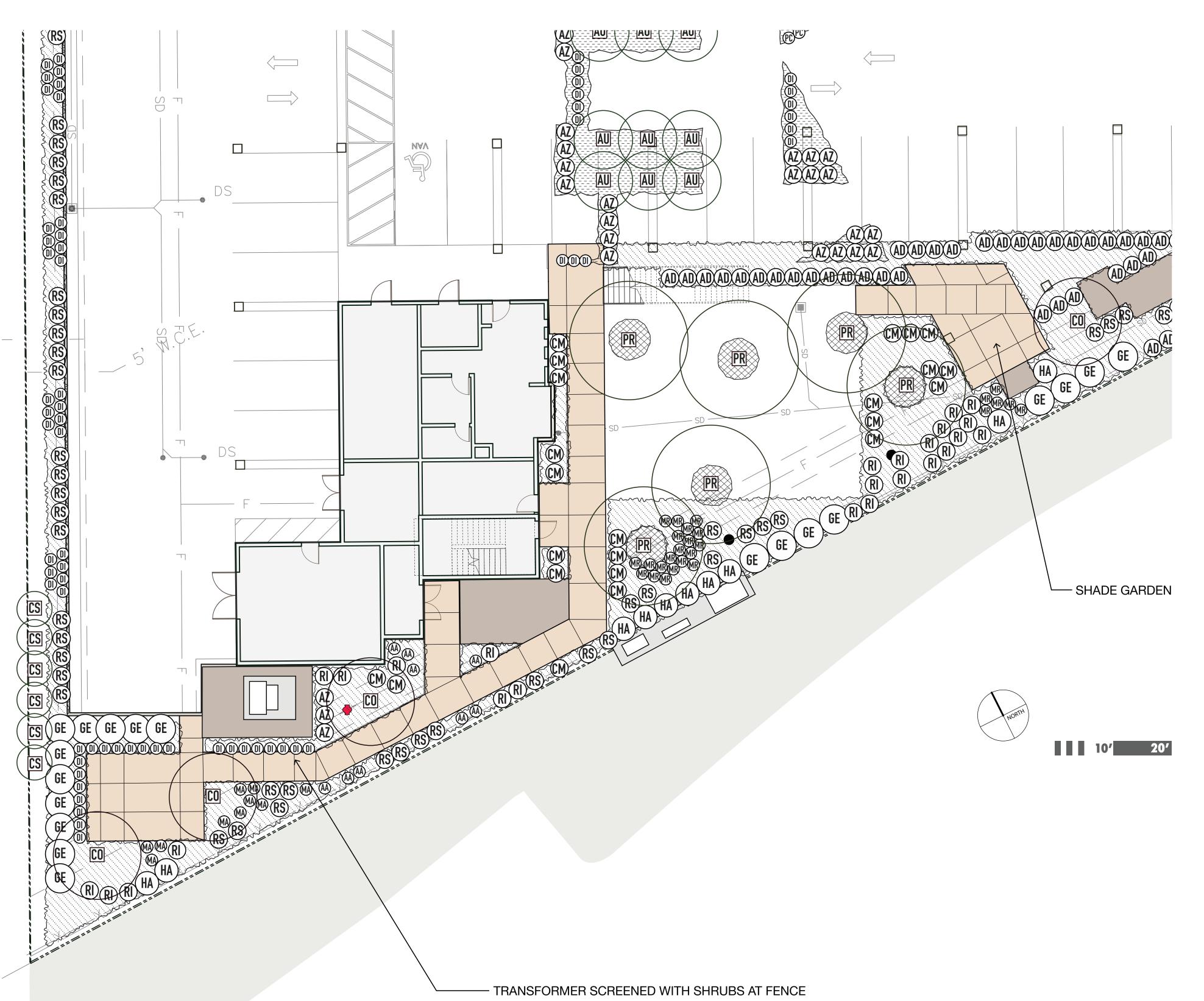
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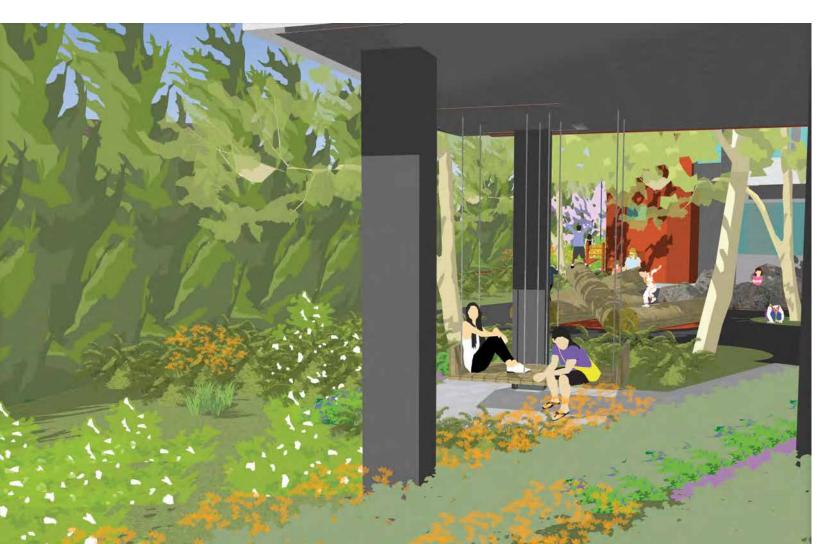
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Outdoor **Activity** Area Illustrative Plan





SHADE GARDEN CHARACTER

MONTECITO	AVENUE PARKWAY PLANTING	Hydrozone 1: Low/Mode	ate Water Use	:	934 SF		
Trees			Container		WUCOLS	Mature	
Symbol	Botanical Name	Common Name	Size	Quantity	Hydrozone	Height x Spread	Form & Function
FP	Fraxinus pennsylvanica cvs.	Green Ash	24" Box	10	Medium	60' X 30'	Street Tree
Shrubs						Mature	
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Height x Spread	Form & Function
CM	Ceanothus maritimus 'Point Sierra'	Ceanothus	5 Gal.	33	Low	2' X 3'	Low shrub mass
Groundcove	r Mix	Quantity, Approximate	230, trangular	pattern, 24	" O.C.	•	•
<u> </u>		Quantity, Approximate	Container	pattorn, 21	WUCOLS	Mature Height x	
Symbol	Botanical Name	Common Name	Size	Quantity*	Hydrozone	Spread	Form & Function
	Arctostaphylos 'Pacific Mist'  Baccharis pilularis 'Twin Peaks'	Pacific Mist Manzanita Prostrate Coyote Brush	1 Gal. 1 Gal.	_	Low	2' X 8' 1' X 8'	Low shrub mass Groundcover
	VOODLAND PLANTING	Hydrozone 2: Low/Mode			1,268 SF	Spray Irriga	
Trees	VOODLAND PLANTING	nyurozone z. Low/wode	ale walei use		1,200 3F		ation
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x	Form & Function
PR	Platanus racemosa	California Sycamore	24" Box	11	Medium	Spread 50' x 20'	Canopy
Shrubs							
Symbol	Botanical Name	Common Name	Container	Quantity	WUCOLS	Mature Height x	Form & Function
Зуший	botanicai Name	Common Name	Size	Approx.	Hydrozone	Spread	FOIIII & FUIICUOII
CT EG	Cornus glabrata Elymus glaucus	Smooth Dogwood Blue Wild Rye	5 Gal. 5 Gal.	35 9	Medium Low	4' X 4' 3' X 3'	Shrub Grass form
PC CL	Polypodium californicum Calycanthus occidentalis	California Polypody Spicebush	5 Gal. 5 Gal.	6 20	Low Medium	2' X 2' 4' X 4'	Evergreen Shrub
VP	Vaccinium parvifolium	Red Huckleberry	5 Gal.	5	Medium	4' X 4'	Shrub
Groundcove	r Mix	Quantity, Approximate	300, trangular	pattern, 24	" O.C.		
Symbol	Botanical Name	Common Name	Container	Quantity*	WUCOLS	Mature Height x	Form & Function
~	Dotaliloui Mullio		Size	Quantity	Hydrozone	Spread	
	Carex pansa Juncus effusus	California Meadow Sedge Pacific Rush	1 Gal. 1 Gal.		Medium Medium	1' X 2' 1' X 2'	Grass form Grass form
	Juncus patens	Blue Rush	1 Gal.		Low	1' X 2'	Grass form
JPLAND PL	ANTING	Hydrozone 3: Low Water	· Use		9,842 SF	Spray Irriga	ation
Trees		Tiyar ozono o. Zow water			7,012 01	Mature	
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Height x Spread	Form & Function
CO	Cercis occidentalis	Western Redbud	24" Box	9	Low	15' x 15' 40' X 6'	Small Canopy
CS LS	Cupressus sempervirens Lagerstroemia spp.	Italian cypress Crape myrtle	24" Box 24" Box	7 6	Low Low	25' x 15'	Accent Small Canopy
PI PM	Prunus ilicifolia Pseudotsuga menziesii	Holly Leaf Cherry  Douglas fir	24" Box 24" Box	3	Low Low	15' x 15' 80' x 20'	Small Canopy  Large Evergreen
Shrubs		Quantity					
Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
AA AZ	Agave attenuata	Agave	5 Gal.	12	Low	2' X 2'	Accent
AZ AD	Anigozanthos spp.  Arctostaphylos densiflora 'McMinn'	Kangroo Paw Mazanita 'McMinn'	5 Gal. 5 Gal.	3 165	Low Low	3' X 3' 5' X 5'	Strap Shrub
CM DI	Ceanothus maritimus 'Point Sierra'  Dietes iridioides	Ceanothus Fortnight Lily	5 Gal. 5 Gal.	108 91	Low Low	2' X 3' 2' X 2'	Low shrub mass Strap
GE HA	Garrya elliptica Heteromeles arbutifolia	Coast Silktassel Toyon	5 Gal. 5 Gal.	51 22	Low Low	8' X 5' 5' X 5'	Screen Tall shrub
MA MR	Mimulus aurantiacus Muhlenbergia rigens	Monkeyflower Deer Grass	5 Gal. 5 Gal.	88 26	Low Low	2' X 2' 2' x 2'	Shrub Tall grass
PC RI	Polypodium californicum	California Polypody	1 Gal. 5 Gal.	21	Low	2' X 2' 4' X 4'	Evergreen
RS	Rhus integrifolia Ribes speciosum	Lemonadeberry Fuchsia Flowering	5 Gal. 5 Gal.	40 87	Low	4 X 4 4' X 3'	Shrub Shrub
Groundcove	r Mix	Quantity, Approximate	2,460 trangula	ar pattern, 2	4" O.C.		
Groundcove Symbol	Botanical Name	Quantity, Approximate  Common Name	2,460 trangula Container Size	ar pattern, 2 Quantity*	4" O.C. WUCOLS Hydrozone	Mature Height x Spread	Form & Function
	Botanical Name  Arctostaphylos 'Pacific Mist'	Common Name  Pacific Mist manzanita	Container		WUCOLS	Height x Spread	Form & Function  Low shrub mass  Groundcover
Symbol Symbol	Botanical Name  Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks'  Carex tumulicola	Common Name  Pacific Mist manzanita  Prostrate Coyote brush  Berkeley sedge	Container Size  1 Gal. 1 Gal. 1 Gal.		WUCOLS Hydrozone Low Low	Height x Spread  2' X 8'  1' X 8'  1' X 2'	Low shrub mass Groundcover Grass form
	Botanical Name  Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks'	Common Name  Pacific Mist manzanita  Prostrate Coyote brush	Container Size 1 Gal. 1 Gal.		WUCOLS Hydrozone Low Low	Height x Spread  2' X 8' 1' X 8'	Low shrub mass Groundcover
Symbol  PODIUM PLA	Botanical Name  Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks' Carex tumulicola Juncus patens Portulacaria afra 'Prostrate Form'	Common Name  Pacific Mist manzanita  Prostrate Coyote brush  Berkeley sedge  Blue rush	Container Size  1 Gal. 1 Gal. 1 Gal. 1 Gal. 1 Gal. 1 Gal.	Quantity*	WUCOLS Hydrozone Low Low Low	Height x Spread  2' X 8'  1' X 8'  1' X 2'  1' X 2'	Low shrub mass Groundcover Grass form Grass form Groundcover
Symbol  PODIUM PL/ Frees	Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks' Carex tumulicola Juncus patens Portulacaria afra 'Prostrate Form'  ANTING	Common Name  Pacific Mist manzanita  Prostrate Coyote brush  Berkeley sedge  Blue rush  Dwarf Elephant Food  Hydrozone 4: Low/Mode	Container Size  1 Gal. 1 Gal. 1 Gal. 1 Gal. 1 Gal. 1 Gal.	Quantity*	WUCOLS Hydrozone Low Low Low Low	Height x Spread  2' X 8' 1' X 8' 1' X 2' 1' X 2' 1' X 4'  Drip Irrigat  Mature	Low shrub mass Groundcover Grass form Grass form Groundcover
Symbol  PODIUM PLA  Trees  Symbol	Botanical Name  Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks' Carex tumulicola Juncus patens Portulacaria afra 'Prostrate Form'  ANTING  Botanical Name	Common Name  Pacific Mist manzanita Prostrate Coyote brush Berkeley sedge Blue rush Dwarf Elephant Food  Hydrozone 4: Low/Mode	Container Size  1 Gal. 1 Gal. 1 Gal. 1 Gal. 1 Gal. 2 Gal. 2 Gal. 3 Gal. Container Size	Quantity*	WUCOLS Hydrozone  Low Low Low Low Low WUCOLS Hydrozone	Height x Spread  2' X 8' 1' X 8' 1' X 2' 1' X 4'  Drip Irrigat  Mature Height x Spread	Low shrub mass Groundcover Grass form Grass form Groundcover
Symbol  PODIUM PL/ Frees	Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks' Carex tumulicola Juncus patens Portulacaria afra 'Prostrate Form'  ANTING	Common Name  Pacific Mist manzanita  Prostrate Coyote brush  Berkeley sedge  Blue rush  Dwarf Elephant Food  Hydrozone 4: Low/Mode	Container Size  1 Gal. 1 Gal. 1 Gal. 1 Gal. 1 Gal. 2 Gal. 2 Gal. 3 Gal. Container	Quantity*	WUCOLS Hydrozone  Low Low Low Low Low Low WUCOLS	Height x Spread  2' X 8' 1' X 8' 1' X 2' 1' X 4'  Drip Irrigat  Mature Height x	Low shrub mass Groundcover Grass form Grass form Groundcover
Symbol  PODIUM PLA  Trees  Symbol	Botanical Name  Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks' Carex tumulicola Juncus patens Portulacaria afra 'Prostrate Form'  ANTING  Botanical Name	Common Name  Pacific Mist manzanita Prostrate Coyote brush Berkeley sedge Blue rush Dwarf Elephant Food  Hydrozone 4: Low/Mode	Container Size  1 Gal. 1 Gal. 1 Gal. 1 Gal. 1 Gal. 2 Gal. 2 Gal. 3 Gal. Container Size	Quantity*	WUCOLS Hydrozone  Low Low Low Low Low WUCOLS Hydrozone	Height x Spread  2' X 8' 1' X 8' 1' X 2' 1' X 4'  Drip Irrigat  Mature Height x Spread	Low shrub mass Groundcover Grass form Grass form Groundcover
Symbol  PODIUM PLA  Trees  Symbol  AU  Shrubs  Symbol	Botanical Name  Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks' Carex tumulicola Juncus patens Portulacaria afra 'Prostrate Form'  ANTING  Botanical Name  Arbutus menziesii  Botanical Name	Common Name  Pacific Mist manzanita Prostrate Coyote brush Berkeley sedge Blue rush Dwarf Elephant Food  Hydrozone 4: Low/Mode  Common Name  Madrone  Common Name	Container Size  1 Gal. 1 Gal. 1 Gal. 1 Gal. 1 Gal. Container Size 15 Gal.  Container Size	Quantity*  13  Quantity Approx.	WUCOLS Hydrozone  Low Low Low Low  1,021 SF  WUCOLS Hydrozone Low  WUCOLS Hydrozone	Height x Spread  2' X 8' 1' X 8' 1' X 2' 1' X 2' 1' X 4'  Drip Irrigat  Mature Height x Spread  15' x 20'  Mature Height x Spread	Low shrub mass Groundcover Grass form Grass form Groundcover  ion  Form & Function  Small Canopy
Symbol  PODIUM PLA  Frees  Symbol  AU  Shrubs  Symbol  AZ  DI	Botanical Name  Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks' Carex tumulicola Juncus patens Portulacaria afra 'Prostrate Form'  ANTING  Botanical Name  Arbutus menziesii  Botanical Name  Anigozanthos spp. Dietes iridioides	Common Name  Pacific Mist manzanita Prostrate Coyote brush Berkeley sedge Blue rush Dwarf Elephant Food  Hydrozone 4: Low/Mode  Common Name  Madrone  Kangroo Paw Fortnight lily	Container Size  1 Gal. Container Size 15 Gal. Container Size 5 Gal. 5 Gal.	Quantity*  13  Quantity Approx.  30 21	WUCOLS Hydrozone  Low Low Low Low Low Low Low WUCOLS Hydrozone Low	Height x Spread  2' X 8'  1' X 2'  1' X 2'  1' X 4'   Drip Irrigat  Mature Height x Spread  15' x 20'  Mature Height x Spread  1' X 1'  1' X 1'	Low shrub mass Groundcover Grass form Grass form Groundcover  Form & Function  Small Canopy
Symbol  PODIUM PLA  Frees  Symbol  AU  Shrubs  Symbol  AZ	Botanical Name  Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks' Carex tumulicola Juncus patens Portulacaria afra 'Prostrate Form'  ANTING  Botanical Name  Arbutus menziesii  Botanical Name  Anigozanthos spp.	Common Name  Pacific Mist manzanita Prostrate Coyote brush Berkeley sedge Blue rush Dwarf Elephant Food  Hydrozone 4: Low/Mode  Common Name  Madrone  Common Name	Container Size  1 Gal. Container Size 15 Gal.  Container Size	Quantity*  13  Quantity Approx.	WUCOLS Hydrozone  Low Low Low Low  T,021 SF  WUCOLS Hydrozone Low  WUCOLS Hydrozone Low	Height x Spread  2' X 8'  1' X 8'  1' X 2'  1' X 2'  1' X 4'  Drip Irrigat  Mature Height x Spread  15' x 20'  Mature Height x Spread  1' X 1'	Low shrub mass Groundcover Grass form Grass form Groundcover  Form & Function  Small Canopy  Strap
Symbol  PODIUM PLA  Trees  Symbol  AU  Shrubs  Symbol  AZ  DI  PC	Botanical Name  Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks' Carex tumulicola Juncus patens Portulacaria afra 'Prostrate Form'  ANTING  Botanical Name  Arbutus menziesii  Botanical Name  Anigozanthos spp. Dietes iridioides Polypodium californicum	Common Name  Pacific Mist manzanita Prostrate Coyote brush Berkeley sedge Blue rush Dwarf Elephant Food  Hydrozone 4: Low/Mode  Common Name  Madrone  Kangroo Paw Fortnight lily	Container Size  1 Gal. Container Size 15 Gal. Container Size 5 Gal. 5 Gal.	Quantity*  13  Quantity Approx.  30 21 27	WUCOLS Hydrozone  Low Low Low Low Low Low  WUCOLS Hydrozone Low  Low Low  Low  Low  Low	Height x Spread  2' X 8'  1' X 2'  1' X 2'  1' X 4'  Drip Irrigat  Mature Height x Spread  15' x 20'  Mature Height x Spread  1' X 1'  1' X 1'  1' X 1'	Low shrub mass Groundcover Grass form Grass form Groundcover  Form & Function  Small Canopy  Form & Function
Symbol  PODIUM PLA  Frees  Symbol  AU  Shrubs  Symbol  AZ  DI	Botanical Name  Arctostaphylos 'Pacific Mist' Baccharis pilularis 'Twin Peaks' Carex tumulicola Juncus patens Portulacaria afra 'Prostrate Form'  ANTING  Botanical Name  Arbutus menziesii  Botanical Name  Anigozanthos spp. Dietes iridioides Polypodium californicum	Common Name  Pacific Mist manzanita Prostrate Coyote brush Berkeley sedge Blue rush Dwarf Elephant Food  Hydrozone 4: Low/Mode  Common Name  Madrone  Kangroo Paw Fortnight lily California Polypody	Container Size  1 Gal. 1 Gal. 1 Gal. 1 Gal. 1 Gal. 2 Gal. 3 Gal. Container Size 15 Gal. 5 Gal. 1 Gal.	Quantity*  13  Quantity Approx.  30 21 27	WUCOLS Hydrozone  Low Low Low Low Low Low  WUCOLS Hydrozone Low  Low Low  Low  Low  Low	Height x Spread  2' X 8'  1' X 2'  1' X 2'  1' X 4'   Drip Irrigat  Mature Height x Spread  15' x 20'  Mature Height x Spread  1' X 1'  1' X 1'	Low shrub mass Groundcover Grass form Grass form Groundcover  Form & Function  Small Canopy  Form & Function

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

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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PL-2021-152

**Project** 19131 3/12/20 Informal Review

6/8/20 Informal Review 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

Outdoor **Activity Area Planting** Plan

California Lilac

Fraxinus pennsylvanica Green Ash





Groundcover

Arctostaphylos 'Pacific Mist'



Baccharis pilularis 'Twin Peaks' Prostrate Coyote Brush

## **Podium Planting Character**

## **Tree**



Arbutus menziesii



Anigozanthos spp. Kangaroo Paw

**Shrubs** 



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**



**Groundcovers** 

Platanus racemosa California Sycamore





Cornus glabrata Smooth Dogwood

Juncus effusus Pacific Rush



Elymus glaucus, Blue Wild Rye

**Shrubs** 



Polypodium californicum, California Polypody



Calycanthus occidentalis Spicebush



Vaccinium parvifolium, Red Huckleberry





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## *Juncus patens* Blue Rush

## **Upland Character**

## **Trees**

Carex pansa California Meadow Sedge



Cercis occidentalis Western Redbud



Cupressus sempervirens Italian Cypress



Lagerstroemia spp. Crape Myrtle



Prunus ilicifolia Holly Leaf Cherry



Pseudotsuga menziesii



**Shrubs** 



*Agave attenuate* Fox Tail Agave



Anigozanthos spp.

Mimulus aurantiacus

Monkeyflower



Kangaroo Paw





*Muhlenbergia rigens* Deer Grass



Ceanothus maritimus 'Point Sierra', California Lilac

Polypodium californicum,

California Polypody



Lemonade Berry



Fuchsia Flowering Gooseberry



6/8/20 Informal Review 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

## Plant Images



Portulacaria afra 'Prostrate Form' Dwarf Elephant Food



Arctostaphylos 'Pacific Mist' Pacific Mist Manzanita

Heteromeles arbutifolia

Groundcover



Baccharis pilularis 'Twin Peaks' Prostrate Coyote Brush





Berkeley Sedge

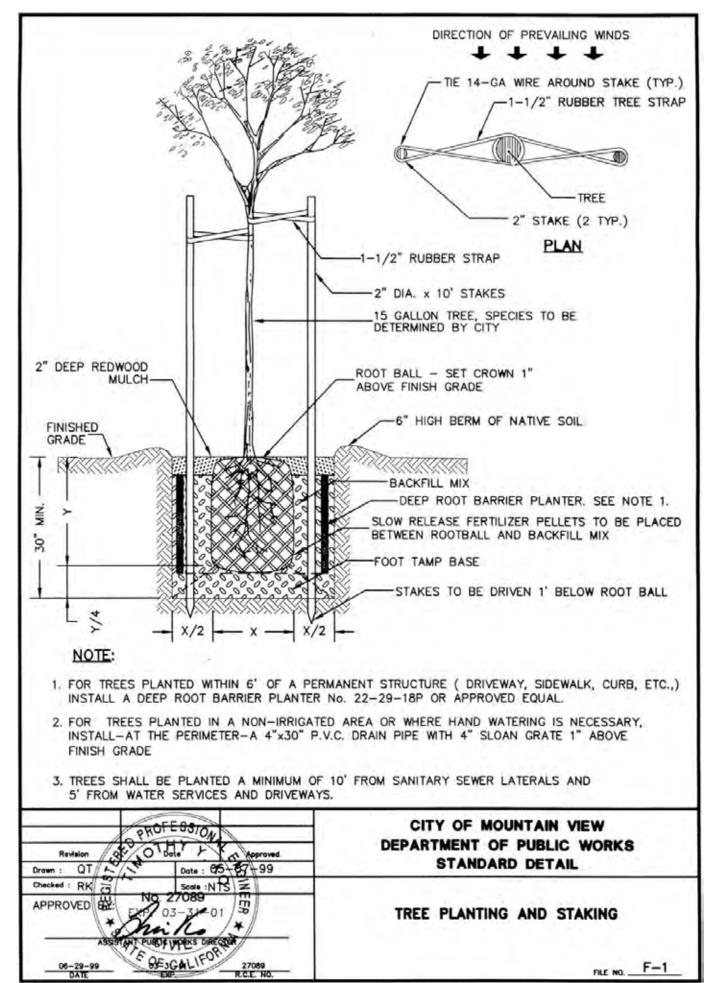


Pacific Rush

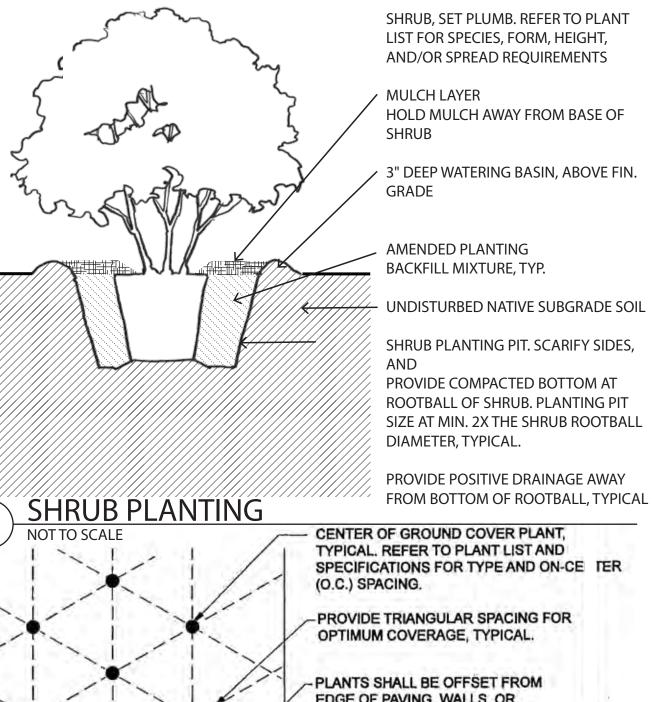
### PLANTING NOTES

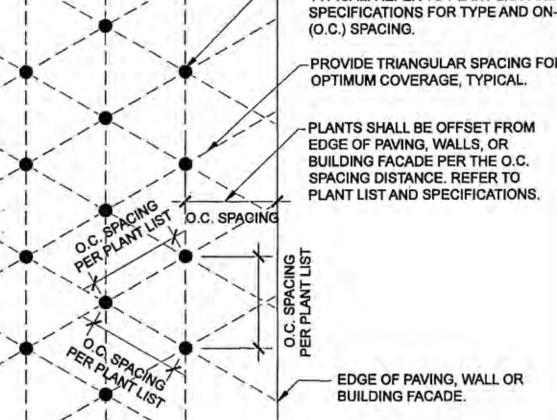
- 1. The licensed landscape contractor shall be experienced in successful installation of native and drought tolerant plants and provide information about minimum of three projects (including contact person).
- 2. The contractor shall review planting installation and details prior to the beginning of work.
- 3. Contractor shall visit the site and become familiar with conditions under which work shall be done prior to bidding.
- 4. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
- 5. All work will be in accordance with the requirements of the City of Mountain View and the technical specifications for the project.
- 6. The planting areas shall be ripped to a depth of 8" to reduce compaction. The native subgrade soil shall be treated with 100 lbs or gypsum/1000 sf and leached to improve drainage and reduce the soil interface barrier. Contractor shall coordinate this work with other trades. This is subject to the final recommendations of the soils test (see below) and review by the Landscape Architect and Owner.
- 7. All planting areas are to receive Super Humus Compost by BFI (408-945-2844; www.bfi.com) at the rate of 6 cubic yards/1000 sf, evenly tiled 6" deep into the soil to finish grade and evenly distributed into the soil. This is subject to the final recommendations of the soils test (see below) and review by the Landscape Architect and Owner.
- 8. Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended native soil.
- 9. The Contractor is to provide an agricultural suitability analysis for on-site rough graded soil and any imported topsoil. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary.
- 10. All work shall be performed by persons familiar with planting work and under supervision of a qualified planting foreman.
- 11. Contractor shall notify the landscape architect of any discrepancies in the existing conditions or within the plans prior to work
- 12. Finished grades shall be smoothed to eliminate puddling or standing water. Contractor shall maintain a minimum of 2% drainage away from buildings and paving into drainage structures or to street (see engineer's grading and drainage plans). Contractor shall notify the landscape architect immediately of any conflicts in maintaining drainage.
- 13. The landscape architect shall approve all finish grading prior to placement of any plant material.
- 14. The contractor shall be held responsible for any repairs made necessary through the actions or negligence of crew.
- 15. Shrub and grouncover mass quantities are shown on plans. Underplant all trees withing the adjacent shrub and/or groundcover as indicated by the plans. Plants shall be installed with triangular spacing. Plant groundcovers to within 12" of tree or shrub rootballs.
- 16. Plant symbols take precedence over plant quantities specified where shrub symbols are massed. Contractor shall maintain a consistent on-center triangular spacing as specified in the legend. Contractor shall verify plant totals for bid purposes.
- 17. All rocks and debris three inch (3") and larger shall be removed from the site to a legal site of disposal.
- 18. Prior to beginning the planting operation, irrigate all planting areas normally for two weeks to germinate weeds. Apply contact herbicide to weeds only per manufacturer's instructions. Repeat process if weeds persist.
- 19. Prior to planting, irrigation system shall be fully operational and al planting areas shall be thoroughly watered.
- 20. Plant material may be rejected at any time by the landscape architect due to condition, form, or damage before or after
- 21. All trees within five feet (5') or less from pavement or hardscape shall be installed with root barrier. Root barrier shall be installed parallel to the hardscape surface for a distance of ten feet (10') from the center line of the tree trunk in both directions, or as indicated on the plan. Root barrier to be manufactured by "Deeproot" or approved equal. Root barriers shall not be wrapped around the root ball of the tree.
- 22. Planting tablets shall be "Gro-Power" 12-8-8 (12-month slow-release formulation.
- 23. All planting beds shall have three inch (3") thick mulch layer. Mulch shall be from one of the following sources: shred-ded fir or shredded cedar, or mulch produced on site. Mulch must be free of sticks, stones, clay or other foreign material.
- 24. All plant shall be guaranteed through the establishment period. Establishment period shall be 90 days minimum. Trees and shrubs shall be guaranteed for a period of one year, beginning from the date of final acceptance after the establishment period completion.
- 25. Contractor is responsible for maintaining all areas in a weed and debris-free condition during construction and throughout the establishment period.
- 26. Coordinate placement of trees with site lighting. Canopy of tree at ultimate size shall not be placed so as to conflict with lighting throw along walkways.
- 27. Plant material at source shall be grown under climatic conditions similar to those of the project site.
- 28. All trees are to be staked as shown in the planting details.
- 29. All trees to be installed in accordance with the standards and specifications of the City of Mountain View. Contractor to verify tree species/cultivar specification(s) with the City Arborist (or designated municipal authority) prior to acquisition and installation of all street trees. Contractor to obtain written, signed documentation from the City Arborist (or designated municipal authority) confirming the species/cultivar specification(s) to be installed including installation size and installation detailing.
- 30. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows or impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
- 31. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
- 32. Trees shall be planted to anticipate settlement
- 33. Plant materials requiring iron supplements shall have chelated iron foliar feeding applications per manufacturer's specifications.
- 34. All trees planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers install per manufacturer's specifications.
- 35. Groundcover shall be planted as shown on the plan, including under shrubs and in tree watering basins.
- 36. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within 30 days of the award of the contract. The contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be borne by the contractor.
- 37. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as part of normal landscape maintenance. The irrigation for all plants shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
- 38. The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as on-going maintenance procedure.

### PLANTING DETAILS



TREE PLANTING	<b>AND</b>	STAKI	NG
NOT TO SCALE			





GROUNDCOVER PLANTING

DI ANT I							
	LEGEND						
	AVENUE PARKWAY PLANTING	Hydrozone 1: Low/Mode	ate Water Use	;	934 SF		
Trees Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x	Form & Functi
FP	Fraxinus pennsylvanica cvs.	Green Ash	24" Box	10	Medium	Spread 60' X 30'	Street Tree
	<u> </u>			•		•	•
Shrubs						Mature	
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Height x Spread	Form & Functi
CM	Ceanothus maritimus 'Point Sierra'	Ceanothus	5 Gal.	33	Low	2' X 3'	Low shrub mass
Groundcover	Mix	Quantity, Approximate	230, trangular	r pattern, 24	" O.C.		
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Mature Height x Spread	Form & Funct
	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	1 Gal.	Ī	Low	2' X 8'	Low shrub mass
	Baccharis pilularis 'Twin Peaks'	Prostrate Coyote Brush	1 Gal.		Low	1' X 8'	Groundcover
	ACODI AND DI ANTINO	11 1			1 2/2 65	C I	
Trees	OODLAND PLANTING	Hydrozone 2: Low/Mode	ate water use	;	1,268 SF	Spray Irriga	поп
Symbol	Botanical Name	Common Name	Container Size	Quantity	WUCOLS Hydrozone	Mature Height x Spread	Form & Funct
PR	Platanus racemosa	California Sycamore	24" Box	11	Medium	50' x 20'	Canopy
Cl I .							
Shrubs Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Mature Height x Spread	Form & Funct
СТ	Cornus glabrata	Smooth Dogwood	5 Gal.	35	Medium	4' X 4'	Shrub
EG	Elymus glaucus	Blue Wild Rye	5 Gal.	9	Low	3' X 3'	Grass form
PC	Polypodium californicum	California Polypody	5 Gal.	6	Low	2' X 2'	Evergreen
CL	Calycanthus occidentalis	Spicebush	5 Gal.	20	Medium	4' X 4'	Shrub
VP	Vaccinium parvifolium	Red Huckleberry	5 Gal.	5	Medium	4' X 4'	Shrub
Groundcover	r Mix	Quantity, Approximate	300, trangular	r pattern. 24	" O.C.		
	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Mature Height x Spread	Form & Funct
Symbol							
Symbol	Carex pansa	California Meadow Sedge	1 Gal.		Medium	1' X 2'	Grass form
Symbol	Carex pansa Juncus effusus	California Meadow Sedge Pacific Rush	1 Gal. 1 Gal.		Medium Medium	1' X 2'	Grass form Grass form
Symbol	-		1 Gal.	-			
	Juncus effusus Juncus patens	Pacific Rush Blue Rush	1 Gal. 1 Gal. 1 Gal.		Medium Low	1' X 2' 1' X 2'	Grass form Grass form
UPLAND PLA	Juncus effusus Juncus patens	Pacific Rush	1 Gal. 1 Gal. 1 Gal.	-	Medium	1' X 2'	Grass form Grass form
UPLAND PLATrees Symbol	Juncus effusus Juncus patens  ANTING  Botanical Name	Pacific Rush Blue Rush  Hydrozone 3: Low Water  Common Name	1 Gal. 1 Gal. 1 Gal. Use Container	Quantity	Medium Low	1' X 2' 1' X 2' Spray Irriga Mature Height x Spread	Grass form Grass form tion Form & Functi
UPLAND PLATrees Symbol	Juncus effusus Juncus patens  ANTING  Botanical Name  Cercis occidentalis	Pacific Rush Blue Rush  Hydrozone 3: Low Water  Common Name  Western Redbud	1 Gal. 1 Gal. 1 Gal. Use Container Size 24" Box	9	Medium Low  9,842 SF  WUCOLS Hydrozone Low	1' X 2' 1' X 2' Spray Irriga Mature Height x Spread 15' x 15'	Grass form Grass form tion Form & Functi
UPLAND PLA Trees Symbol CO CS	ANTING  Botanical Name  Cercis occidentalis Cupressus sempervirens	Pacific Rush Blue Rush  Hydrozone 3: Low Water  Common Name  Western Redbud Italian cypress	1 Gal. 1 Gal. 1 Gal. 1 Gal. Use Container Size 24" Box 24" Box	9 7	Medium Low  9,842 SF  WUCOLS Hydrozone Low Low	1' X 2' 1' X 2' Spray Irriga Mature Height x Spread 15' x 15' 40' X 6'	Grass form Grass form  tion  Form & Functi  Small Canopy Accent
UPLAND PLATrees Symbol	Juncus effusus Juncus patens  ANTING  Botanical Name  Cercis occidentalis	Pacific Rush Blue Rush  Hydrozone 3: Low Water  Common Name  Western Redbud	1 Gal. 1 Gal. 1 Gal. Use Container Size 24" Box	9	Medium Low  9,842 SF  WUCOLS Hydrozone Low	1' X 2' 1' X 2' Spray Irriga Mature Height x Spread 15' x 15'	Grass form Grass form tion Form & Functi

PM	Pseudotsuga menziesii	Douglas fir	24" Box	3	Low	80' x 20'	Large Evergreen
Shrubs		Quantity					
Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Mature Height x Spread	Form & Function
AA	Agave attenuata	Agave	5 Gal.	12	Low	2' X 2'	Accent
AZ	Anigozanthos spp.	Kangroo Paw	5 Gal.	3	Low	3' X 3'	Strap
AD	Arctostaphylos densiflora 'McMinn'	Mazanita 'McMinn'	5 Gal.	165	Low	5' X 5'	Shrub
CM	Ceanothus maritimus 'Point Sierra'	Ceanothus	5 Gal.	108	Low	2' X 3'	Low shrub mass
DI	Dietes iridioides	Fortnight Lily	5 Gal.	91	Low	2' X 2'	Strap
GE	Garrya elliptica	Coast Silktassel	5 Gal.	51	Low	8' X 5'	Screen
HA	Heteromeles arbutifolia	Toyon	5 Gal.	22	Low	5' X 5'	Tall shrub
MA	Mimulus aurantiacus	Monkeyflower	5 Gal.	88	Low	2' X 2'	Shrub
MR	Muhlenbergia rigens	Deer Grass	5 Gal.	26	Low	2' x 2'	Tall grass
PC	Polypodium californicum	California Polypody	1 Gal.	21	Low	2' X 2'	Evergreen
RI	Rhus integrifolia	Lemonadeberry	5 Gal.	40	Low	4' X 4'	Shrub
RS	Ribes speciosum	Fuchsia Flowering	5 Gal.	87	Low	4' X 3'	Shrub
Groundcove	er Mix	Quantity, Approximate	2,460 trangul	ar pattern, 2	4" O.C.		
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Mature Height x Spread	Form & Function

	•			Size	,	Hydrozone	Spread	
XXX	~~~	Arctostaphylos 'Pacific Mist'	Pacific Mist manzanita	1 Gal.		Low	2' X 8'	Low shrub mass
		Baccharis pilularis 'Twin Peaks'	Prostrate Coyote brush	1 Gal.		Low	1' X 8'	Groundcover
<b>\$</b>		Carex tumulicola	Berkeley sedge	1 Gal.		Low	1' X 2'	Grass form
\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		Juncus patens	Blue rush	1 Gal.		Low	1' X 2'	Grass form
		Portulacaria afra 'Prostrate Form'	Dwarf Elephant Food	1 Gal.		Low	1' X 4'	Groundcover
~~~~		<b>~</b>						
PC	PODIUM PLANTING		Hydrozone 4: Low/Modeate Water Use		1,021 SF	Drip Irrigation		
Tr	ees							
	Symbol	Botanical Name	Common Name	Container Size		WUCOLS Hydrozone	Mature Height x Spread	Form & Function
	AU	Arbutus menziesii	Madrone	15 Gal.	13	Low	15' x 20'	Small Canopy
Sh	ırubs							
							N A = 4=	

Symbol	Botanical Name	Common Name	Container Size	Quantity Approx.	WUCOLS Hydrozone	Height x Spread	Form & Function
AZ	Anigozanthos spp.	Kangroo Paw	5 Gal.	30	Low	1' X 1'	Strap
DI	Dietes iridioides	Fortnight lily	5 Gal.	21	Low	1' X 1'	Strap
PC	Polypodium californicum	California Polypody	1 Gal.	27	Low	1' X 1'	Evergreen
Groundcove	er Mix	Quantity, Approximate	250, trangula	r pattern, 24	" O.C.		
Symbol	Botanical Name	Common Name	Container Size	Quantity*	WUCOLS Hydrozone	Mature Height x Spread	Form & Function

Dwarf Elephant Food

NOTES: 3" depth Rock mulch for Bioretention Areas 3" depth Wood mulch for all other planting areas

Senecio mandraliscae

https://scvurppp.org/pdfs/1516/c3_handbook_2016/Appendix_D.pdf

REFERENCES:
Santa Clara Valley Urban Runoff Pollution Prevention Program, Plants for Stormwater Measures

STUDIO I

619-405-9303

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

Planting Notes, Details & Legend

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;

CANOPY AREAS TRACED FROM CURRENT AERIAL PHOTO, GOOGLEMAPS.COM

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. **Tree Assessment Plan** MONTECITO AVENUE S63°26'00"E SIGNAL LOST 1265 Montecito Avenue 467.27 SSMH 6'-5" DEFP Mountain View, CA Prepared for: **Charities Housing** San Jose, CA UNMARKED PVC IRRIGATION
IN PLANTED AREAS BOULEVARD (311) N26 34'00"E TRACT NO. 3523 229.11 BLOCK 4 LOT 1 San Jose, CA 2022 0719 Arborist Report **Tree Quantity** Tree Canopy Coverage **Existing Trees Existing Trees** See Arborist Report for description of each tree ID #, Tree Common Name Replace 1:1 Removed Ratio Area (SF) To Remain (SF) 1-12 Italian Cypress 13 Monterey Cypress 14-65 Italian Cypress 66 Tree of Heaven 67-73 Italian Cypress 74-107 Italian Cypress (off-site) Not on Property 108-109 Italian Buckthorn 110 - 119 Italian Cypress 120-123 Redwood 124 Chinese Juniper 125 Chinese Juniper 126 Japanese Flowering Cherry 127 Crabapple 128 Chinese Juniper 129 Chinese Juniper 130 Chinese Juniper 131 Carob Subtotals 36 12 4,359 Total Existing Trees On-site Trees to be Preserved Off-site Trees to be Preserved Total Trees to be Preserved Non-Heritage Trees to be Removed Heritage Trees to be Removed Total trees to be Removed

Total New Trees Required



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1545 Kettner Boulevard San Diego, CA 92101 laura@attention2.com

619-405-9303

Base map provided by: Carroll Engineering

Numbered tree locations are approximate

SCIENCE

325 Ray Street Pleasanton, CA 94566 Phone 925.484.0211 Fax 925.484.0596 www.hortscience.com PL-2021-152 Project

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

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 **Assessment &** Disposition Plan



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ntion2 landscape architectur

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ecito Ave Mountain View CA 9404

PL-2021-152

Project 19131
3/12/20 Informal Review

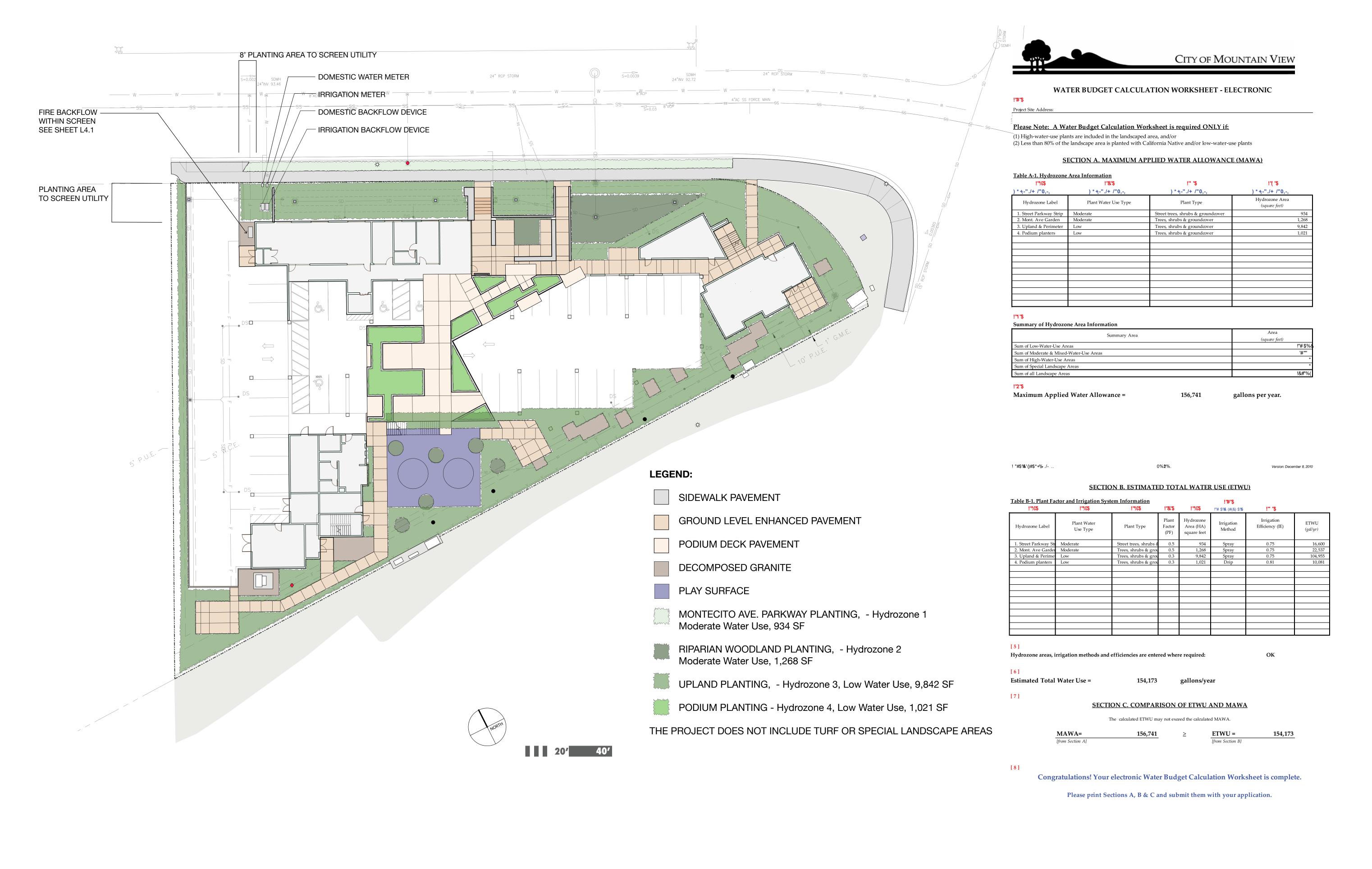
6/8/20 Informal Review
Resubmittal
9/25/20 NOFA Submittal
10/23/20 Informal Review
2nd Submittal

4/21/21 Informal Review
3rd Resubmit
5/24/21 for NOFA Review
7/14/21 Formal Submittal
10/22/21 Formal Resubmit

10/22/21 Formal Resubmit 6/6/22 Formal Resubmit

8/12/22 DRC 2 Updates

Tree Canopy Coverage Plan



STUDIO E

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3514

SIGNATURE
August 3, 2022
DATE
OF CALIFORNIA

Lentionz landscape architecture

1545 Kettner Boulevard San Diego, CA 92101 laura@attention2.com

619-405-9303

Montecito Ave., Mountain View, CA 940
Charities Housing

PL-2021-152 Project 19131

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

Resubmittal
9/25/20 NOFA Submittal
10/23/20 Informal Review
2nd Submittal
4/21/21 Informal Review

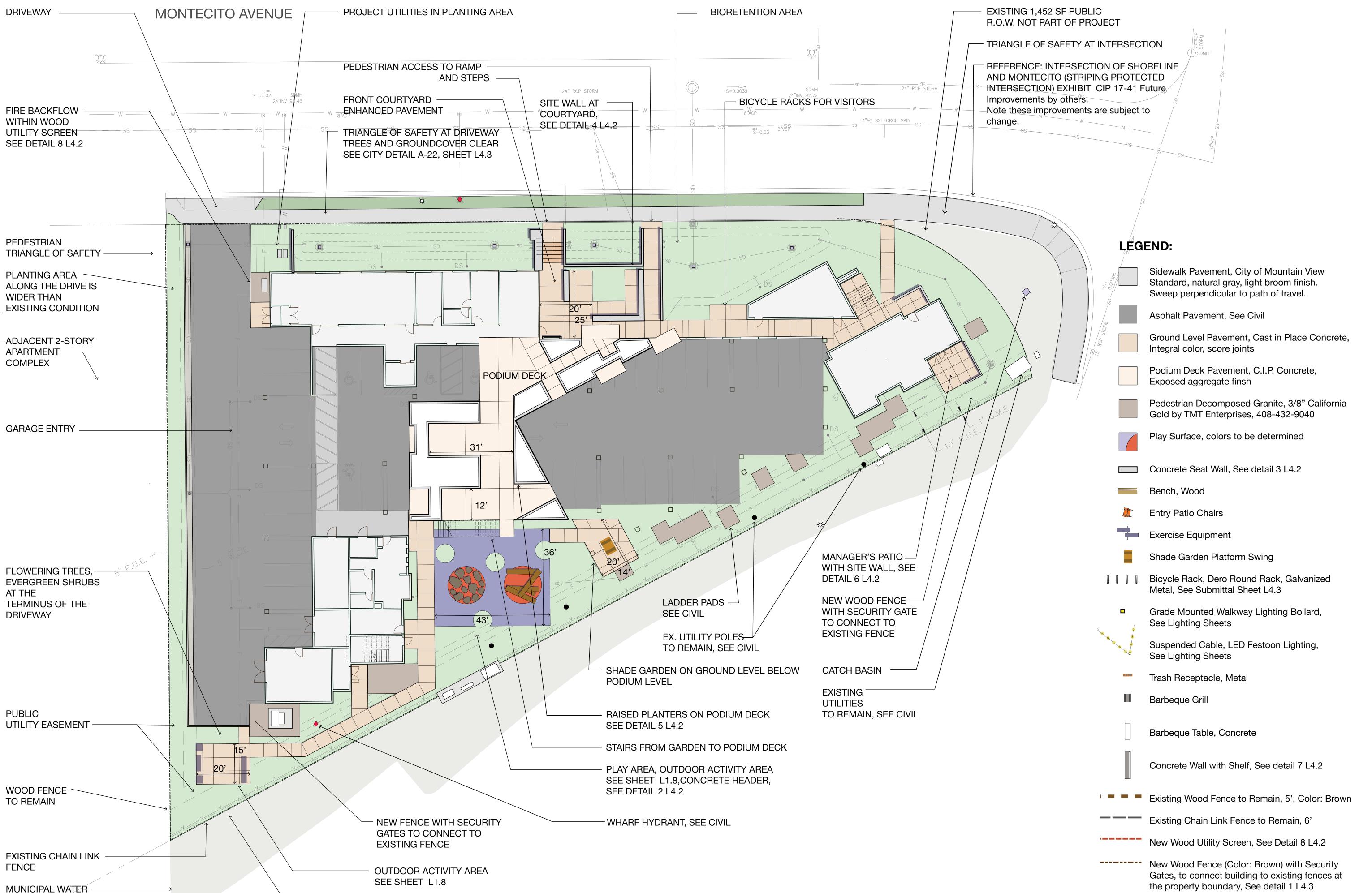
3rd Resubmit
5/24/21 for NOFA Review
7/14/21 Formal Submittal
10/22/21 Formal Resubmit
6/6/22 Formal Resubmit

8/12/22 DRC 2 Updates

Irrigation Zone
Diagram and
Calculations

Version: December 8, 2010

! "#\$%\'()#\$*+% ./-



EXISTING TREES (MOSTLY ITALIAN CYPRESS)

ON ADJACENT PROPERTY

AUTHORITY

RIGHT-OF-WAY



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to Ave., Mountain View, CA 94043

Montecito Ave.,
Charities Housing

PL-2021-152 Project 19131

3/12/20 Informal Review Submittal

6/8/20 Informal Review
Resubmittal

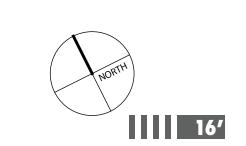
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3rd Resubmit

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

Hardscape Plan



GEOTECHNICAL INVESTIGATION:

THE REVIEWER'S ATTENTION IS DIRECTED TO THE GEOTECHNICAL INVESTIGATION PREPARED BY _____ (ADDRESS). PHONE: ______. TITLED: ____

GROUND WATER: BETWEEN 7-8 FT BELOW SURFACE

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

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.

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.

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.

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

NAME: ROBERT V. HENRY **k**\Exp. 6/30/22/ 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

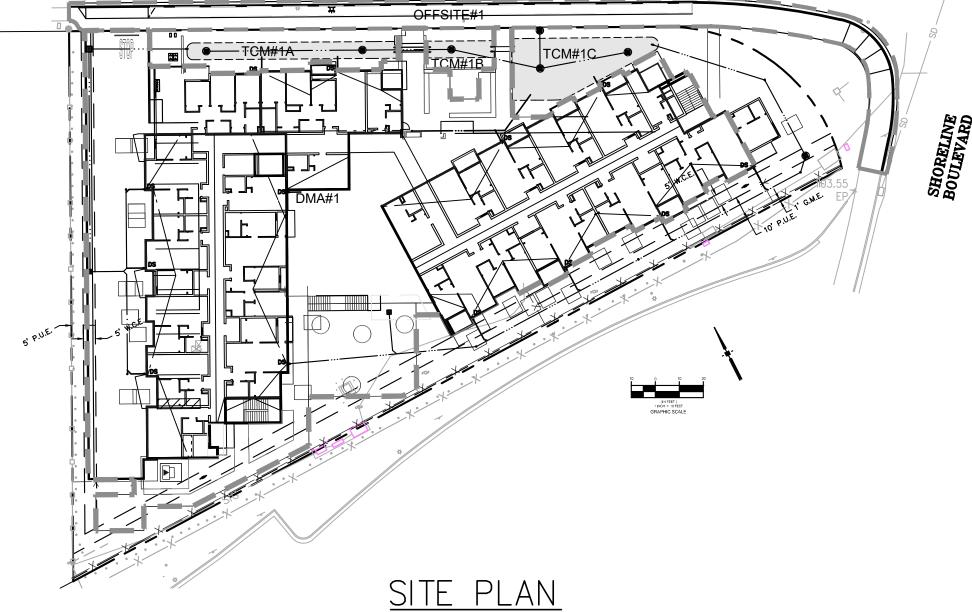
TITLE: COMPANY:

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS MAINTENANCE TASK FREQUENCY OF TASK REMOVE OBSTRUCTIONS, WEEDS, DEBRIS, AND TRASH FROM BIORETENTION AREA QUARTERLY, OR AS NEEDED AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY. AFTER STORM EVENTS INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES QUARTERLY, OR AS NEEDED NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT AFTER STORM EVENTS SOILS WITH THE APPROVED SOIL MIX AND REPLANT. QUARTERLY, OR AS NEEDED CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLAN ANY AFTER STORM EVENTS MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING QUARTERLY THE CORRECT AMOUNT OF WATER (IF APPLICABLE). ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE ANNUALLY, BEFORE THE WET FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE SEASON BEGINS BEIRETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS. USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS ANNUALLY, BEFORE THE WET INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AND SEASON BEGINS CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2-3 INCHES PER SOIL ANNUALLY, BEFORE THE WET SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. SEASON BEGINS IT IS RECOMMENDED THAT 2"-3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR. INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ANNUALLY, BEFORE THE WET ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE SEASON BEGINS ACCUMULATED SEDIMENT. INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS ANNUALLY, BEFORE THE WET FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING. SEASON BEGINS REPLACE BIOTREATMENT SOILS AND MULCH, IF NEEDED. CHECK FOR STANDING ANNUALLY, BEFORE THE WET 0 WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND SEASON BEGINS DEBRIS. REPLACE DEAD PLANTS. ANNUALLY, BEFORE THE WET 11 INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.

INAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for unguthorized changes to or uses of these plans. All changes to the plane must be in writing and must be approved by the preparer of these

STORM WATER MANAGEMENT PLAN 1265 MONTECITO AVENUE

APN: 150-26-004 GEOTECHNICAL INVESTIGATION IS NOT COMPLETE AT THIS TIME. MOUNTAIN VIEW, CA 94043 **EXCAVATION PERMIT NO.XXXX-XXX**



SHEET INDEX:

<u>SITE DESIGN MEASURES:</u>

3. PARKING:

1. CLUSTER STRUCTURES/PAVEMENT.

a. NOT PROVIDED IN EXCESS OF CODE.

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

2.. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.

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:

- 1. INDUSTRIAL, OUTDOOR MATERIAL STORAGE, AND RECYCLING FACILITIES:
- a.STOCKPILE MATERIAL ON AN IMPERVIOUS SURFACE OR UNDER PERMANENT ROOF OR COVERING, AS APPROPRIATE
- b. DIRECT PONDED WATER TO THE SANITARY SEWER, ONSITE TREATMENT SYSTEM(S), OR TO OFFSITE DISPOSAL.
- c.INSTALL BERMS OR CURBING TO PREVENT RUNOFF FROM THE STORAGE/ PROCESSING AREAS
- d.SEGREGATE POLLUTANT GENERATING ACTIVITIES INTO A DISTINCT DRAINAGE
- MANAGEMENT AREA(S) AND PROVIDE TREATMENT. 2. BENEFICIAL LANDSCAPING.
- 3. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- 4. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- 5. STORM DRAIN LABELING.
- 6. OTHER: _____

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-DWQ AS EFFECTIVE IN 2008.

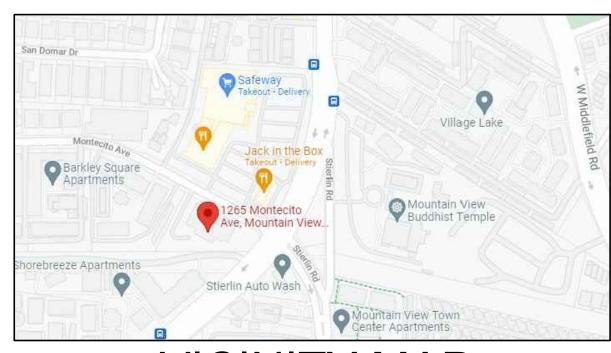
- 2. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE IMPROVEMENTS ARE CONSTRUCTED AND MAINTAINED PURSUANT TO THE AFOREMENTIONED ORDERS, OWNER SHALL IMPLEMENT MAINTENANCE MEASURES PURSUANT TO APPENDIX G OF THE C.3 HANDBOOK PUBLISHED BY SCVURPPP.
- 3. MORE THAN 50% OF THE SITE IS BEING COMPLETELY IMPROVED. AS SUCH, 100% OF IMPERVIOUS AREAS ARE SUBJECT TO C.3 REQUIREMENTS.
- 4. MITIGATION WAS DESIGNED TO BE ACHIEVED VIA FLOW BASED METHODS BASED UPON "C.3 STORMWATER HANDBOOK" PUBLISHED BY SCVURPPP AS EFFECTIVE IN

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.

6. 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.

7. 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

a. Total Site Area: 1.04 acre	b. Total Site Area Disturbed: 1.04		acre (including clearing, grading, or excavating)			
Impervious Area [†] (IA)	Pre-project (Existing) IA (ft²)	Existing IA Retained As-is (ft²) (x)	Existing IA Replaced with IA (ft²) (y)	New IA Created (ft²) (z)	Total Post- Project IA (ft²) (x+y+z)	
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 imp	pervious area		32,195			
Pervious Area (PA)	Pre-project (Existing) PA (ft²)				Total Post- Project PA (ft²)	
Landscaping ²	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			T T	46,875	

Stormwater Management Systems Cost Estimate

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
BIO-RETENTION SOIL MEDIA	CY	106	\$30.00	\$3,180
GRAVEL	CY	71	\$30.00	\$2,130
MAINTENANCE	PER YEAR	1	\$1,000.00	\$1,000

TOTAL: \$6,310.00

OPERATION AND MAINTENANCE INFORMATION:

PROPERTY INFORMATION: I.A. PROPERTY ADDRESS:

Mountain View, CA 94043

<u>1265 Montecito Avenue</u>

I.B. PROPERTY OWNER: Charities Housing

RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT: <u>Kathy Robinson</u>

II.B. PHONE NUMBER OF CONTACT:

krobinson@charitieshousing.org

II.D. ADDRESS: <u> 1400 Parkmoor Avenue — Suite #190</u> 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. LOOSEN SOIL TO

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E-MAIL: Robert@carroll-engineering.com

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Project

07.09.21 Planning Submittal

10.20.21 Planning Submittal

06.06.22 Planning Resubmittal

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FAX: 408-261-0595
E-MAIL: Robert@carroll-engineering.com

PROFESSIONA
No. 60443
Exp. 6/30/22

to Ave., Mountain View, CA 940

Montecito Aver 1265 Montecito Ave., Mo

Project 19131

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06.06.22 Planning Resubmittal

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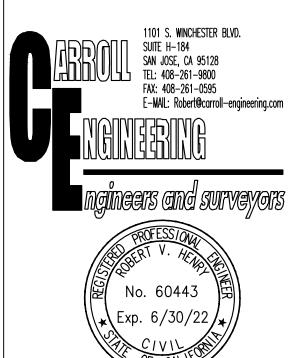
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\Venue /e., Mountain View, CA 94083

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CONTROL

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CEI PROJECT NO. 2529

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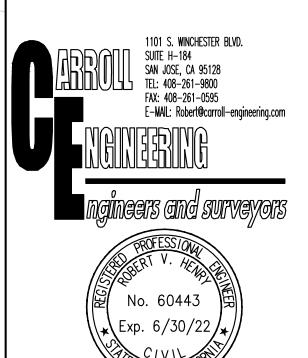
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San Diego, California 92101

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KADING & DRAINAGE PLA

Montecito Ave. Moun

Project 19131

07.09.21 Planning Submittal

10.20.21 Planning Submittal

06.06.22 Planning Resubmittal

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CEI PROJECT NO. 2529

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CA 94083

Venue e., Mountain View, CA §

UTILITIES

UNDERGROUND

S Montecito Ave., Mour

Project 19131

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10.20.21 Planning Submittal

06.06.22 Planning Resubmittal

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