

MONTECITO TOWNHOMES
MOUNTAIN VIEW, CALIFORNIA

"GREEN" & CONTEMPORARY CHARACTER



ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

COVER SHEET

A New Vibrant & Sustainable Town Home community
PROPOSED SCOPE OF GREEN DESIGN

ENVIRONMENTAL INNOVATIONS IN DESIGN IS PLEASED TO PROPOSE A NEW TWO AND THREE STORY SUSTAINABLE TOWN HOME PROJECT OVER PODIUM AT 1998 MONTECITO AVENUE DESIGNED IN A HIGHLY ATTRACTIVE AND SUSTAINABLE MANNER. A GATEWAY CENTER PIECE OF THE DESIGN IS A GENEROUS PARK WITH MANY TREES AND COMMON AMENITIES (TABLES, BENCHES), SHADED SEATING AREAS AND LANDSCAPED GARDENS. THESE HIGH PERFORMANCE AND HEALTH ENHANCING TOWN HOMES ARE DESIGNED TO CREATE A STRONG SENSE OF COMMUNITY WITH AN ABUNDANCE OF BEAUTIFULLY LANDSCAPED OPEN SPACE.

THE RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD IS ENHANCED BY ENCLOSING THE MAJORITY OF THE AUTOMOBILE CIRCULATION AND ALL OF THE PARKING BELOW THE PODIUM DECK, WELL SCREENED FROM THE ADJACENT NEIGHBORS AND THE STREET. THE PROPOSED STYLING OF THE HOMES REFERENCES TRADITIONAL RESIDENTIAL FORMS AND DETAILING WHILE RENDERING THEM IN A CLEAN, BRIGHT, MODERN, 'ECO-FUNCTIONAL' MANNER WITH CARE AND SENSITIVITY TO THE SURROUNDING ENVIRONMENT, SOLAR ORIENTATION, AND NEIGHBORING HOMES.

MASSING AND MATERIALS ARE IN KEEPING WITH NEIGHBORHOOD VOCABULARY; A SMALL "GATE HOUSE" PROVIDES ACCESS TO THE PODIUM GARDEN WHERE PORCHES ARE GROUPED AND POSITIONED TO MINIMIZE THE VISUAL BULK OF THE HOMES RELATIVE TO THE STREET. THE HOMES ARE GROUPED TOGETHER INTO FOUR BUILDINGS, SHIFTED AND POSITIONED TO CREATE VISUAL INTEREST. TWO STORY HOMES ARE GROUPED ALONG THE COMMON WALKWAYS AND SIDEWALKS. THE ELEVATIONS STEP BACK FROM ALL PROPERTY LINES TO RESPECT SETBACK REQUIREMENTS.

THE BUILDING EXTERIORS ARE DESIGNED WITH A BLEND OF TRADITIONAL MATERIALS: SMOOTH TEXTURED ARTISAN SIDING, SHINGLES AND TRIM BOARDS PAINTED WITH A PALETTE OF SOFT AND COMPLEMENTARY COLORS. WARM, STYLISH WOOD DETAILING OCCURS AT THE FENCING SURROUNDING THE PODIUM AND GREETS PEDESTRIANS WITH ACCENTS OF COLOR AND TEXTURE COMPLEMENTED BY WROUGHT IRON GATES, LANDSCAPED PLANTERS, AND OPEN ENTRY COURTS.

SUSTAINABLE FEATURES INCLUDE: PHOTOVOLTAIC ARRAYS, HEAT PUMP WATER HEATER, THERMALLY BROKEN WINDOW FRAMES WITH CARDINAL 180 DOUBLE LOW-E GLASS, AIR SEALING VAPOR BARRIER BUILDING WRAP, ENHANCED BUILDING INSULATION & HEAT RECOVERY VENTILATION SYSTEMS.



VICINITY MAP

GAS/ELECTRIC:

**DEFERRED SUBMITTAL ITEM

Phone:
Fax:
Mobile:
Email:

ARBORIST:

Monarch Consulting Arborists
P.O. Box 1010
Felton, CA 95018
Phone: (831) 331-8982
Fax:
Mobile:
Email: rick@monarcharborist.com

ELECTRICAL/PLUMBING:

DC Engineering
440 E. Corporate Drive
Meridian, Idaho 83642
Phone: (208) 571-5025
Fax: (208) 288-2182
Mobile:
Email: jschroeder@doengineering.net

CIVIL ENGINEER:

Precision Engineering & Const
901 Waltermire St
Belmont, CA 94002
Phone: (650) 571-5025
Fax: (650) 367-1059
Mobile:
Email: travis@precision-ec.com

GEOTECHNICAL:

Earth System Pacific
780 Montague Expwy, Ste. 205
San Jose, CA 95131
Phone: (408) 934-9302
Fax: (408) 946-4569
Mobile:
Email: bzehrbach@earthsys.com

T24/GREEN RATER
/COMMISSIONING:

T.B.D
Phone:
Fax:
Mobile:
Email:

PROJECT DATA SUMMARY #2

1998 - 2024 Montecito Ave, Mountain View					
APN: 150.02.023	APN: 150.02.24				
Zoning:	R3-2.2				
Lot Dimensions:					
Depth:	373.79				
Width:	107.91				
Lot Area	40,335.68	.93 acres			
Podium parking w/ 1-2-3 story above					
Allowed:	Proposed:				
Density:\$	15.88	17	* 1BMR		
\$ City of Mountain View Municipal Code (Sec. A36.12.030), 2009, Table B-6					
* 1 INCLUSIONARY HOUSING UNIT & 6% INCLUSIONARY HOUSING(RE: A1.0 & A3.2 FOR BMR LOCATION).					
Floor Area Ratio:	1.05	0.80			
Max Floor Area:	42,352.46	32,352.00			
Site Coverage:	35%	38.9%			
Max Coverage:	14,117	15,687	PER INCLUSIONARY HOUSING DENSITY BONUS.		
Auto-Dedicated Paving:	20%	4.5%			
Max Coverage:	8,067	1,827			
Open Area:	55%	56.6%			
Reqired Open Area:	22,185	22,819			
Parking: 2 per unit	(BELOW GRADE PARKING RE: A3.1)				
Resident	34	34			
Guest Parking: (Units x 0.6)	10	10			
Accessible (van)	2	2			
EVCS	1	1			
Total		47			
Setbacks, Site:					
Front	15	15'-7" to 31'-0"			
Side	15	16'-2" to 34'-3"			
Rear	15	19'-1"			
Between Buildings:	12	21'-0" to 55'-6"			
Height Limit:	45	34-37			
	36 @ Plate.	29			
Unit Type	1st Floor	2nd Floor	3rd Floor	Unit total	# Units Type Total
Type 1	805	689	628	2122	2 4244
Type 3	835	662		1497	6 8982
Type 4	755	737	647	2139	5 10695
Type 5	815	550		1365	2 2730
Type 6	761	667	422	1850	2 3700
BMR - RE: Designation Letter					Total Area: 30351

PROJECT DATA SUMMARY #1

MULTI FAMILY: R-2, TYPE 5-B PER CBC SECTION 509.4
PARKING UNDER PODIUM: S-2, TYPE 1A
HORIZONTAL BUILDING SEPARATION: 3 HRS.
NFPA 13 AUTOMATIC FIRE SPRINKLERS PROVIDED @ GARAGE/STORAGE; AND, INTERIOR SMOKE ALARMS PROVIDED AT UNITS, PER FIRE PROTECTION DISTRICT. WALLS SEPARATING DWELLING UNITS: 1 HR. FIRE PARTITION PER 709
ALL CONSTRUCTION SHALL COMPLY WITH 2013 CBC, CPC, CMC, CEC and 2013 CALIFORNIA ENERGY CODE, CALIFORNIA GREEN BUILDING STANDARD CODE, 2012 MUNICIPAL CODE, ALL LOCAL AMENDMENTS / ORDINANCES, & ALL LOCAL SUB-TRADE CODES.

FIRE DEPARTMENT NOTES:

- Install a NFPA 13 Fire sprinkler, NFPA 24 underground fire service and NPFA 72 fire alarm monitoring system under separate Fire permit.
- All fire sprinkler drains, including auxiliary, inspector's test and main drain, shall discharge to an approved landscape location or to the sanitary sewer system.
- Exit signs, emergency lighting, fire extinguishers, Fire Department lock box and address posting locations to be field verified by the Fire Inspector.
- Provide emergency lighting in building including stairways.

GEOTECHNICAL NOTE:

- The Geotechnical aspects of the construction including demolition and rough site grading, at-grade foundation excavations, subgrade preparation and the installation of surface drainage control systems, should be performed in accordance with the recommendations presented in the geotechnical report prepared by Earth Systems Pacific. Earth Systems Pacific should be provided at least 48 hours advance notification of any geotechnical aspects of the construction and should be present to observe and test, as necessary, the earthwork, foundation, and drainage installation phases of the project.

- DEFERRED SUBMITTALS FOR THIS PROJECT INCLUDE, S.I.P. PANELS (STRUCT'L INSULATED PANEL SHOP DWGS.), PHOTOVOLTAIC ARRAY AND EVSE (electric vehicle charging stations) AND AUTOMATIC FIRE SPRINKLER SYSTEM.

- Special Inspections shall be required for:
shop indent. & welding inspection & structural hardware tiedown system installation.



STREET VIEW FROM MONTECITO AVE

DRAWING INDEX

Sheet List	
Sheet Number	Sheet Name
A3.3a	BUILDING A FLOOR PLAN
Architectural	
A0.0	COVER SHEET
A0.5A	EXISTING ADJACENT NEIGHBOURS
A0.5B	PERSPECTIVE
A0.5C	PERSPECTIVE
A1.0	LOT COVERAGE CALCULATIONS
A1.1	PODIUM PLAN IN COLOR
A1.2	SITE CONTEXT PLAN
A1.3	EXISTING SITE OVERLAY
A1.4	STREETSCAPE ELEVATIONS
A1.4.1	BIRD'S EYE VIEW
A1.5	SITE PLAN TRANSIT LINKS
A3.1	GARAGE PLAN
A3.2	SITE PLAN
A3.2.1	OVERALL SITE 2ND FLOOR PLAN
A3.2.2	OVERALL SITE 3RD FLOOR PLAN
A3.2.3	TRASH/RECYCLING ENCLOSURE
A3.3	BUILDING A FLOOR PLAN
A3.4	BUILDING A FLOOR PLAN AND ROOF PLAN
A3.5	BUILDING B FLOOR PLAN
A3.6	BUILDING B FLOOR PLAN AND ROOF PLAN
A3.7	BUILDING C FLOOR PLAN
A3.8	BUILDING C FLOOR PLAN AND ROOF PLAN
A4.1	PROJECT ELEVATION
A4.2	BUILDING A ELEVATION
A4.2.1	BUILDING A ELEVATION

Sheet List	
Sheet Number	Sheet Name
A4.3	BUILDING B ELEVATION
A4.4	BUILDING C ELEVATION
A5.0	SITE SECTIONS
A5.1	SITE SECTIONS ALONG WEST PROPERTY LINE
A5.2	WALL SECTIONS
A6.1	COLOR AND MATERIALS
A6.2	ARCHITECTUAL ELEMENTS
A6.3	ARCHITECTUAL ELEMENTS
A6.4	COLOR BOARD
A7.0	WINDOW DETAILS

Sheet List	
Sheet Number	Sheet Name
A7.1	BUILDING DETAILS
Surveyor	
1 of 1	BOUNDARY AND TOPOGRAPHOC SURVEY
Civil	
C1	TENTATIVE MAP
C2	TENTATIVE MAP GARAGE
C3	SUBDIVISION MAP
C4	TREATMENT SHEET
Landscape	
L1.1	LANDSCAPE LAYOUT PLAN
L1.2	TREE INVENTORY PLAN
L1.3	TREE CANOPY PLAN
L2.1	PLANTING PLAN
L2.2	LANDSCAPE MATERIALS
L2.3	LANDSCAPE MATERIALS
L3.1	HYDROZONE PLAN
Grand total: 49	

RECYCLING:

Recology Mountain View
650 Martin Avenue
Santa Clara, CA 95050
Phone: (650) 967-3034
Fax:
Mobile:
Email: rmercado@recology.com

MECHANICAL/HVAC:

T.B.D
Phone:
Fax:
Mobile:
Email:

FIRE SPRINKLER
/ALARM:

T.B.D
Phone:
Fax:
Mobile:
Email:

SURVEYOR:

B&H Surveying
901 Waltermire St
Belmont, CA 94002
Phone: (650) 637-1590
Fax: (650) 637-1059
Mobile:
Email: dan@bhlandsurvey.com

LANDSCAPE
ARCHITECT:

Landarc Associates, Inc.
97 South Second Street, Suite 111
San Jose, CA 95113
Phone: (408) 361-8085
Fax:
Mobile: (209) 966-6030
Email: scottf@landarcassociates.com

GENERAL
CONTRACTOR:

T.B.D
Phone:
Fax:
Mobile:
Email:

ARCHITECT:

EID Architects
Environmental Innovations in Design
412 Olive Avenue
Palo Alto, CA 94306
Phone: (650) 226-8770
Fax: (650) 412-2356
Mobile: (650) 793-2856
Email: stuart@eidarchitects.com

OWNER:

Hanford Capital Inc.
1131 De Anza Blvd
San Jose, CA 95129
Phone: (951) 662-6182
Fax:
Mobile:
Email: howard.everspring@gmail.com

REVISIONS:

- 1 PLANNING RE-SUBMITTAL 10 OCTOBER 2014
- 2 PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
- 3 PLANNING RE-SUBMITTAL 24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

PROJ. NO. MCL
ISSUED: —
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U
SHEET NO.

A0.0



2. N. RENGSTOFF AVE



1. 374 N. RENGSTOFF AVE



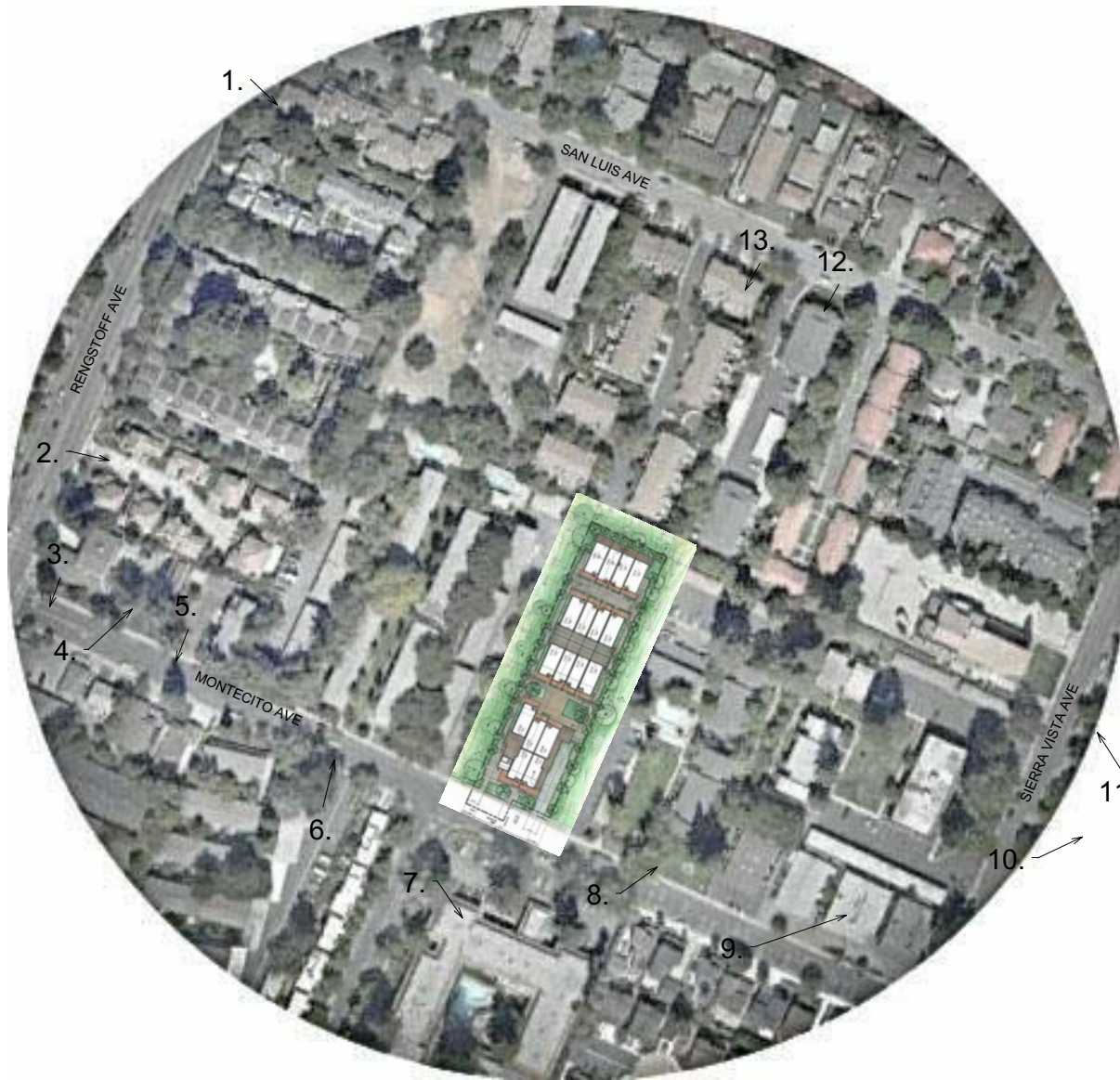
13. 1984 SAN LUIS AVE



12. 1974 SAN LUIS AVE



3. 2083 MONTECITO AVE



LOCATION MAP



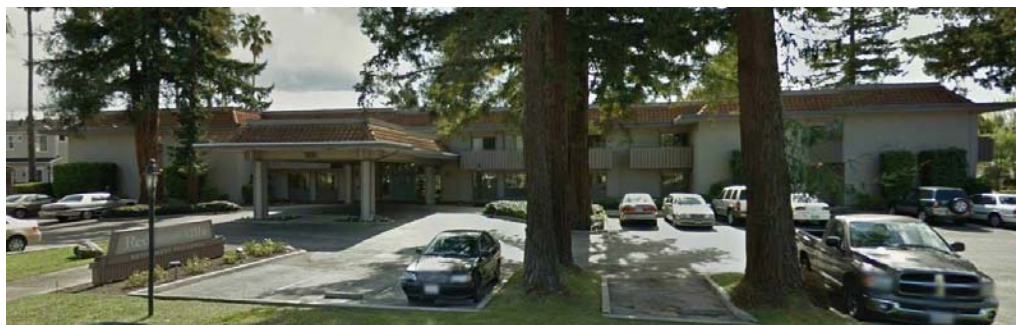
4. 2079 MONTECITO AVE



5. 2075 MONTECITO AVE



6. 2025 MONTECITO AVE



7. 1991 MONTECITO AVE



10. 346 SIERRA AVE

11. 371 SIERRA AVE



9. 1943 MONTECITO AVE



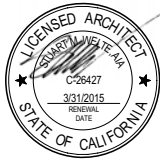
8. 1983 MONTECITO AVE

EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

EXISTING ADJACENT
NEIGHBOURS

REVISIONS	
1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
3	PLANNING RE-SUBMITTAL 24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

PROJ. NO.: MCL
ISSUED: AS SHOWN
DWG. SCALE: MG, MK, TC, U
DRAWN BY: _____

SHEET NO.

A0.5A

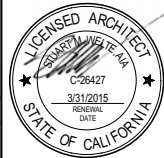


EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE

PERSPECTIVE

REVISIONS

- | | |
|---|---|
| 1 | PLANNING RE-SUBMITTAL
10 OCTOBER 2014 |
| 2 | PLANNING RE-SUBMITTAL
12 FEBRUARY 2015 |
| 3 | PLANNING RE-SUBMITTAL
24 MARCH 2015 |

CHECKED:

DATE

PLOT DATE:

20 APRIL 2015

PROJ. NO.

MCL

ISSUED:

AS SHOWN

DWG. SCALE:

MG, MK, TC, U

DRAWN BY:

SHEET NO.

A0.5B

STREET VIEW FROM MONTECITO AVE



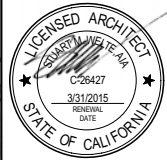
COMMON OPEN SPACE - BIRD VIEW

EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE

PERSPECTIVE

REVISIONS

- 1 PLANNING RE-SUBMITTAL
10 OCTOBER 2014
- 2 PLANNING RE-SUBMITTAL
12 FEBRUARY 2015
- 3 PLANNING RE-SUBMITTAL
24 MARCH 2015

CHECKED:

DATE

PLOT DATE:

20 APRIL 2015

PROJ. NO.:

MCL

ISSUED:

—

DWG. SCALE:

AS SHOWN

DRAWN BY:

MG, MK, TC, U

SHEET NO.

A0.5C

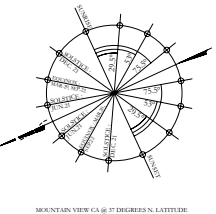
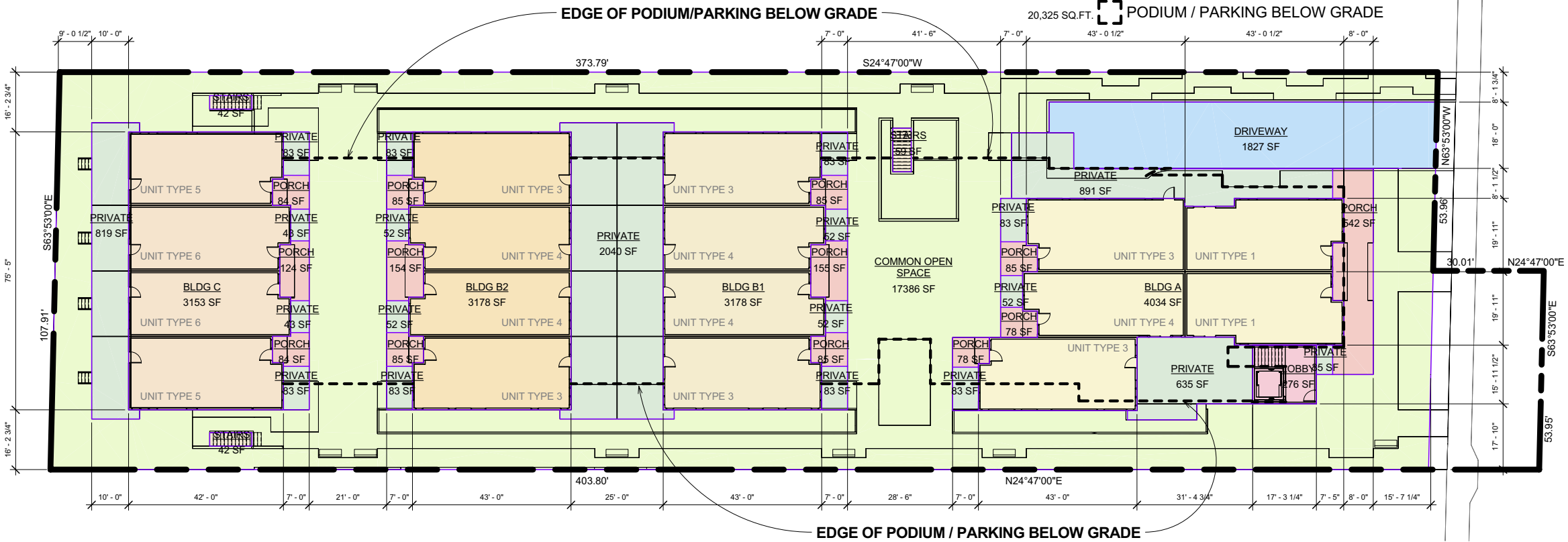
SITE AREA: 40,337 SQ.FT.

OPEN AREA: 22,819 SQ.FT. = 56.6 %
AUTO-DEDICATED PAVING: 1827 SQ.FT. = 4.5 %
BUILDING COVERAGE: 15,687 SQ.FT. = 38.9 %

TOTAL = 100 %

LOT COVERAGE LEGEND

5430 SQ.FT.	COMMON OPEN SPACE	OPEN AREA TOTAL: 22,819 SQ.FT.
17,389 SQ.FT.	PRIVATE OPEN SPACE	
1827 SQ.FT.	DRIVEWAY	PAVING TOTAL: 1,827 SQ.FT.
4034 SQ.FT.	BLDG A	BUILDING COVERAGE TOTAL: 15,687 SQ.FT.
3178 SQ.FT.	BLDG B1	
3178 SQ.FT.	BLDG B2	
3153 SQ.FT.	BLDG C	
276 SQ.FT.	LOBBY	
1725 SQ.FT.	COVERED PORCH (COUNTED IN FLOOR AREA)	
143 SQ.FT.	STAIRS	



1 LOT AREA COVERAGE
1/16" = 1'-0"

NOTE:
1. FOR INDIVIDUAL UNIT SQUARE FOOTAGE, SEE
PROJECT SUMMARY CALCULATIONS AND FLOOR
PLAN, SHEET A0.0.
2. SEE PLANS ABOVE FOR UNIT TYPE DESIGNATION.

1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

PODIUM PLAN IN COLOR

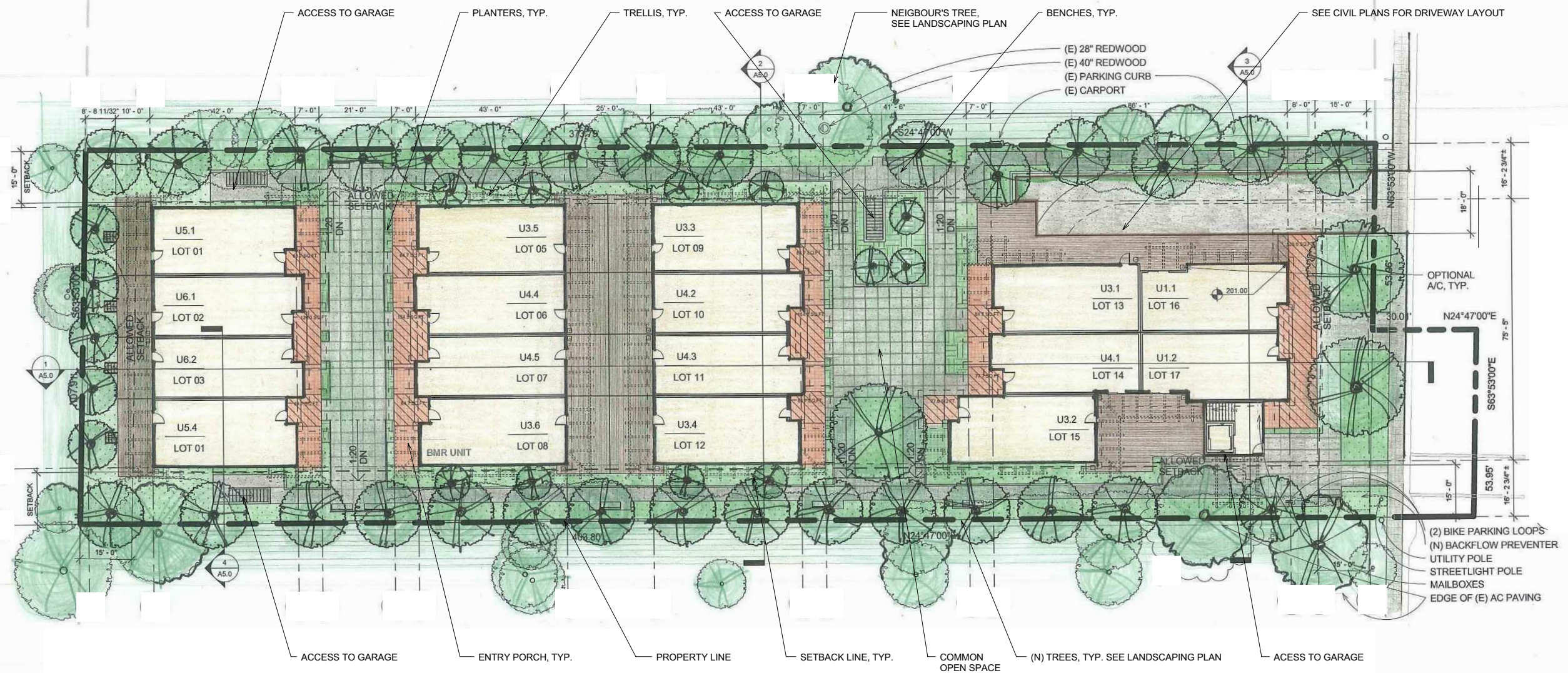
REVISIONS	
1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
3	PLANNING RE-SUBMITTAL 24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

PROJ. NO. MCL
ISSUED: _____
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.

A1.1



1 SITE PLAN COLOR
1/16" = 1'-0"



1998-2024 Montecito Avenue
MOUNTAIN VIEW, CALIFORNIA 94043

SITE CONTEXT PLAN

REVISIONS	
1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
3	PLANNING RE-SUBMITTAL 24 MARCH 2015

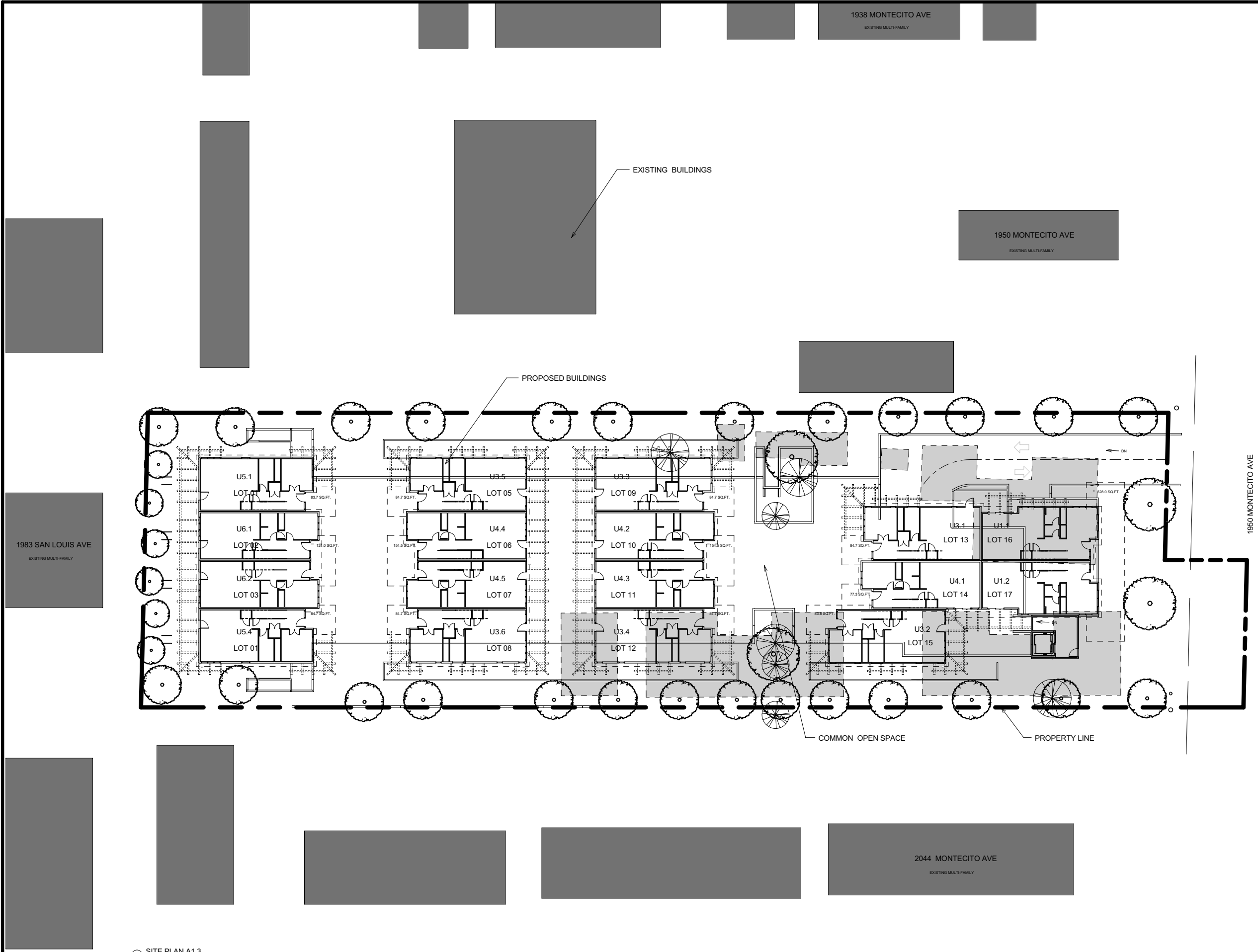
CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

PROJ. NO. _____ MCL
ISSUED: _____
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.

A1.2

2 SITE PLAN COLOR A1.2
1/32" = 1'-0"



1 SITE PLAN A1.3
1/16" = 1'-0"

LEGEND

- EXISTING BUILDINGS TO REMOVED
- EXISTING BUILDINGS TO REMAIN
- PROPOSED BUILDINGS

EID
ARCHITECTS
ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225
650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE:

EXISTING SITE OVERLAY

REVISIONS:

- 1 PLANNING RE-SUBMITTAL
10 OCTOBER 2014
- 2 PLANNING RE-SUBMITTAL
12 FEBRUARY 2015
- 3 PLANNING RE-SUBMITTAL
24 MARCH 2015

CHECKED:

PLOT DATE:

20 APRIL 2015

PROJ. NO.:

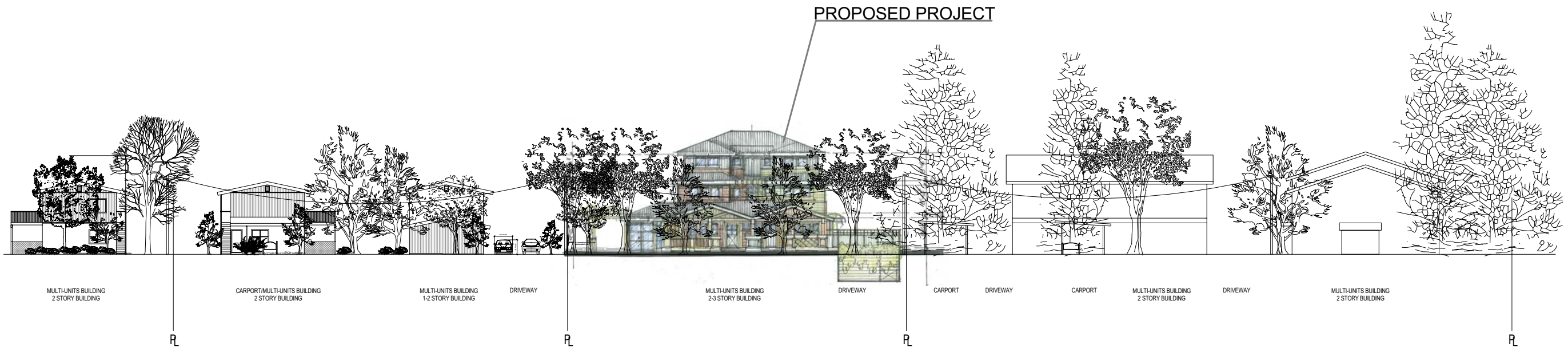
ISSUED:

DWG. SCALE:

DRAWN BY:

SHEET NO.:

A1.3



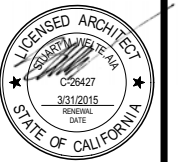
① STREETScape ELEVATION
1/16" = 1'-0"



PHOTOREALISTIC VIEW FROM MONTECITO AVE

EID
ARCHITECTS
ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225
650 • 226 • 8770



1998-2024 Montecito Avenue
MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE:

STREETScape
ELEVATIONS

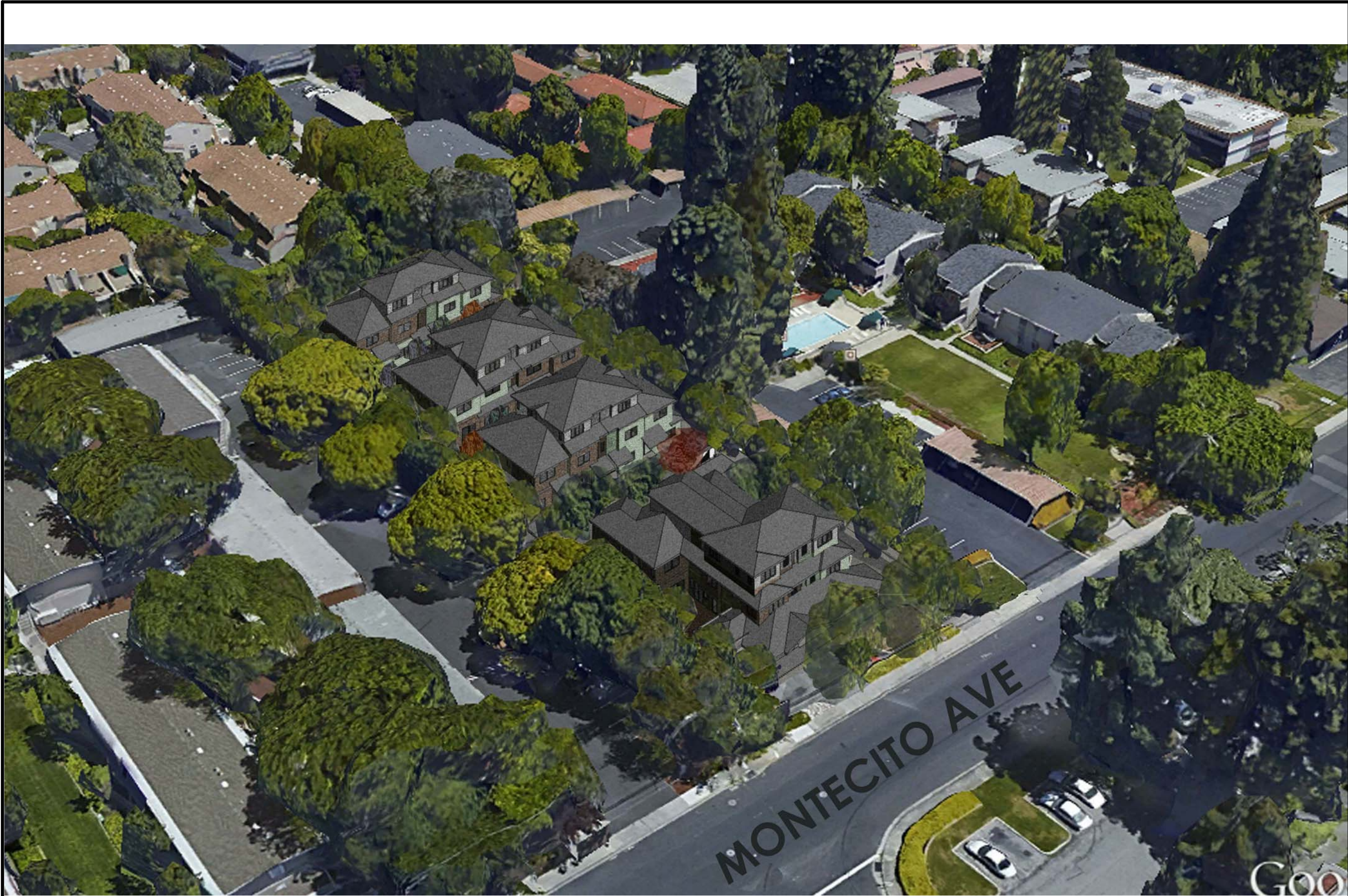
REVISIONS:	
①	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
②	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
③	PLANNING RE-SUBMITTAL 24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

PROJ. NO.: MCL
ISSUED: _____
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.

A1.4

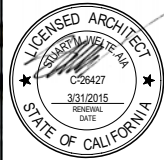


EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE

BIRD'S EYE VIEW

REVISIONS

- | | |
|---|---|
| 1 | PLANNING RE-SUBMITTAL
10 OCTOBER 2014 |
| 2 | PLANNING RE-SUBMITTAL
12 FEBRUARY 2015 |
| 3 | PLANNING RE-SUBMITTAL
24 MARCH 2015 |

CHECKED:

DATE

PLOT DATE:

20 APRIL 2015

PROJ. NO.

MCL

ISSUED:

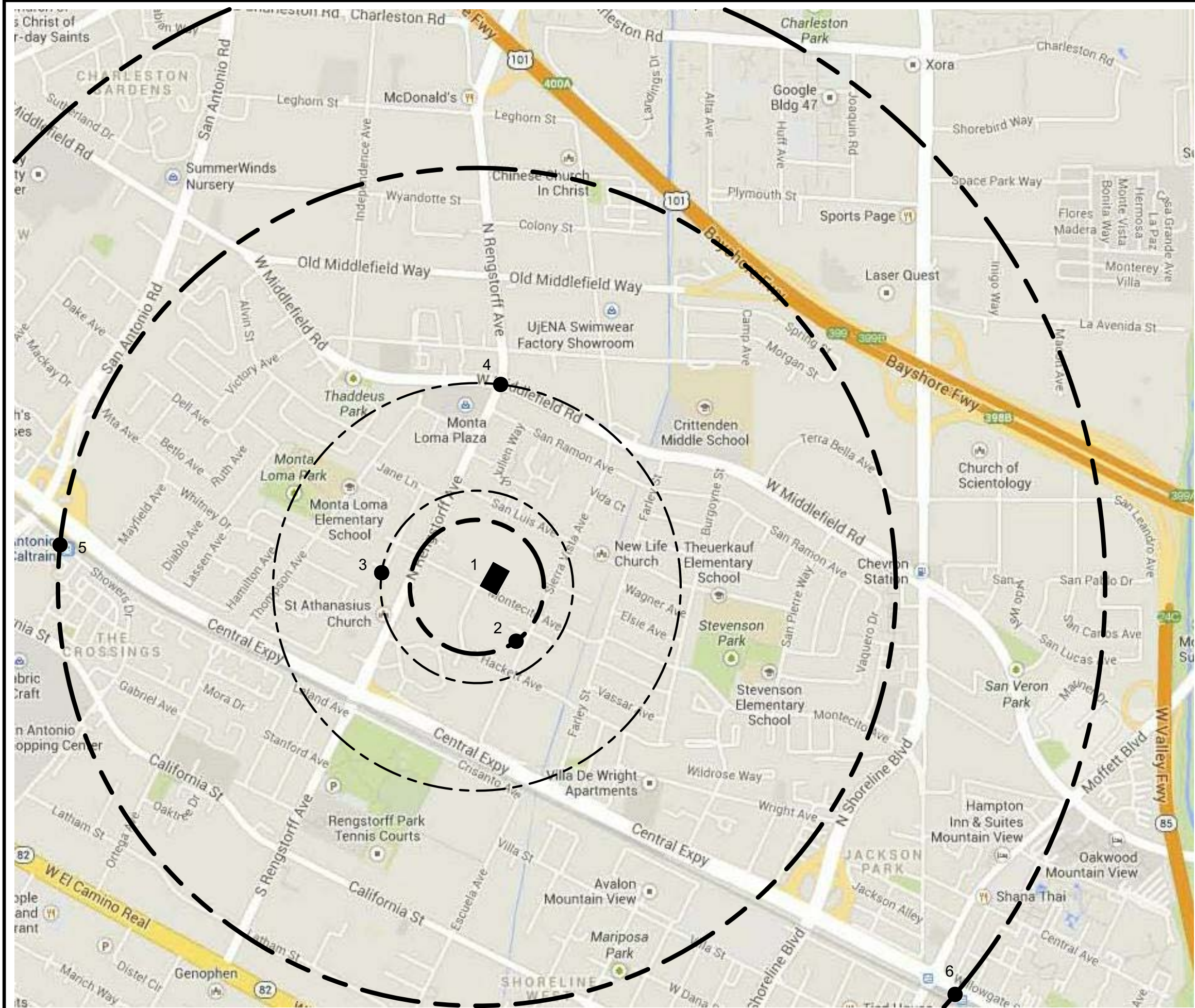
AS SHOWN

DRAWN BY:

MG, MK, TC, U

SHEET NO.

A1.4.1



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

1. PROJECT LOCATION

1998 - 2024 MONTECITO AVENUE
MOUNTAIN VIEW, CA 94043

2. BUS 34

ABOUT 2 MINUTES WALK TO SIERRA VISTA AVENUE &
MONTECITO AVENUE (0.1 MILE)

3. BUS 40

ABOUT 3 MINUTES WALK TO RENGSTOFF AVENUE &
JEWELL PLACE (0.2 MILE)

4. BUS 32

ABOUT 10 MINUTES WALK TO MIDDLEFIELD ROAD &
RENGSTOFF AVENUE (0.5 MILE)

5. CALTRAIN

ABOUT 21 MINUTES WALK TO SAN ANTONIO CALTRAIN
STATION (1 MILE)

6. CALTRAIN

ABOUT 30 MINUTES WALK TO MOUNTAIN VIEW CALTRAIN
STATION (1.5 MILE) GOOGLE SHUTTLE STOP AT
CALTRAIN STATION

SITE PLAN TRANSIT LINKS

REVISIONS	
1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
3	PLANNING RE-SUBMITTAL 24 MARCH 2015

CHECKED:	DATE
PLOT DATE:	20 APRIL 2015

PROJ. NO.:	MCL
ISSUED:	AS SHOWN
DRAWN BY:	MG, MK, TC, U

SHEET NO.

1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

GARAGE PLAN

SHEET TITLE

REVISIONS

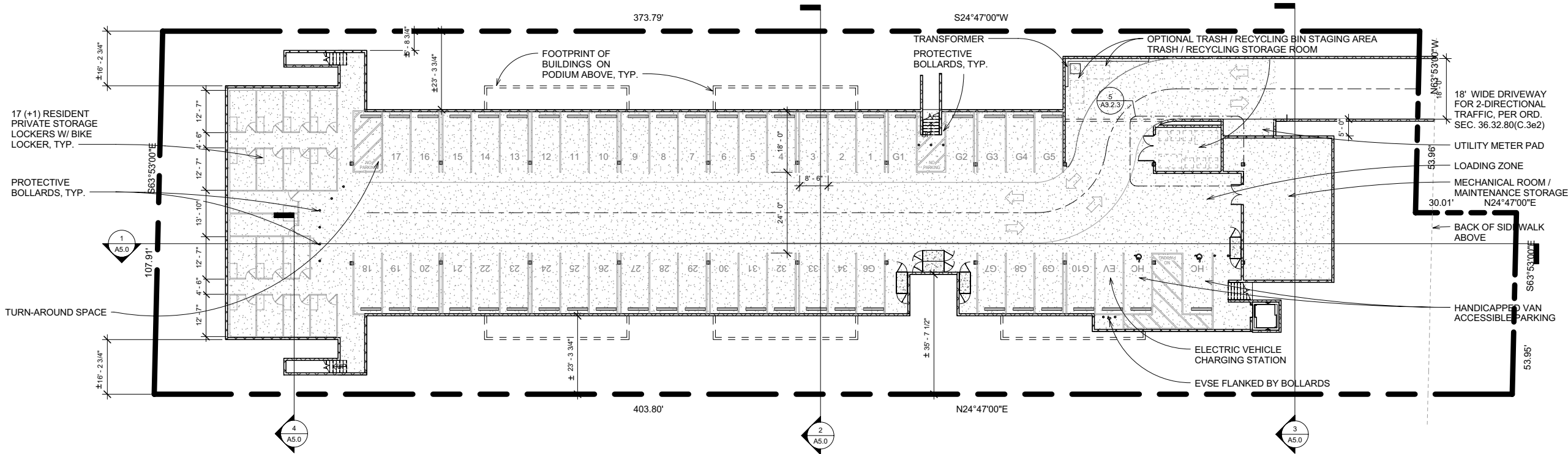
1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
3	PLANNING RE-SUBMITTAL 24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

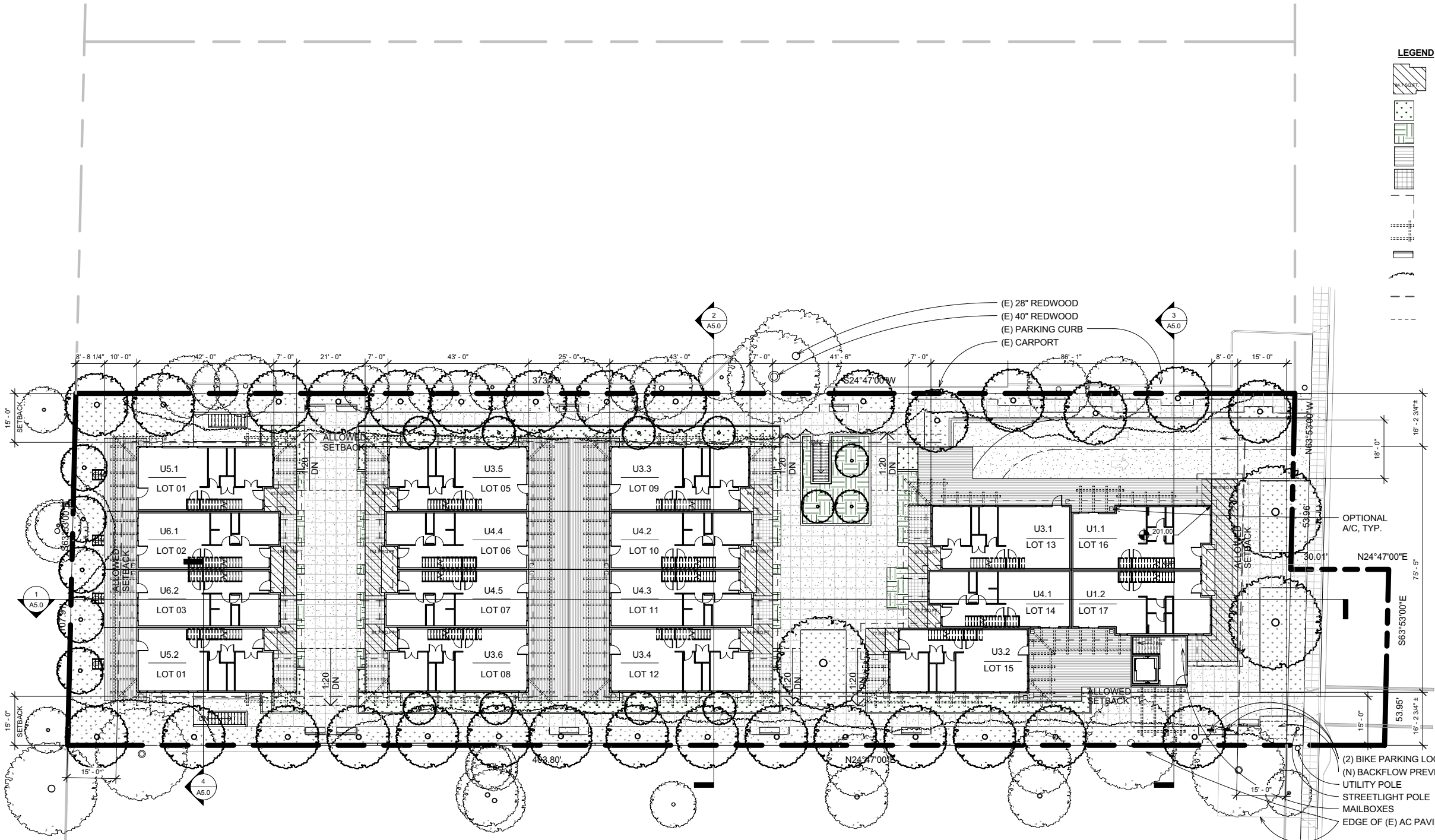
PROJ. NO. MCL
ISSUED: —
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.

A3.1



1 PARKING
1/16" = 1'-0"



- LEGEND**
- PORCH STRUCTURE AND AREA
 - PLANTER / GRASS
 - RAISED PLANTERS
 - DECKING
 - TILED PORCH
 - ROOF OVERHANG
 - TRELLIS
 - PARK BENCH
 - NEIGHBORING TREE DRIPLINE
 - ALLOWED SETBACK
 - HEAD / FOOT OF RAMP

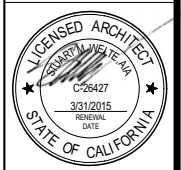
1 SITE PLAN
1/16" = 1'-0"



ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

SITE PLAN

REVISIONS:	
1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
3	PLANNING RE-SUBMITTAL 24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

PROJ. NO. MCL
ISSUED: _____
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.

A3.2



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

OVERALL SITE 2ND FLOOR
PLAN

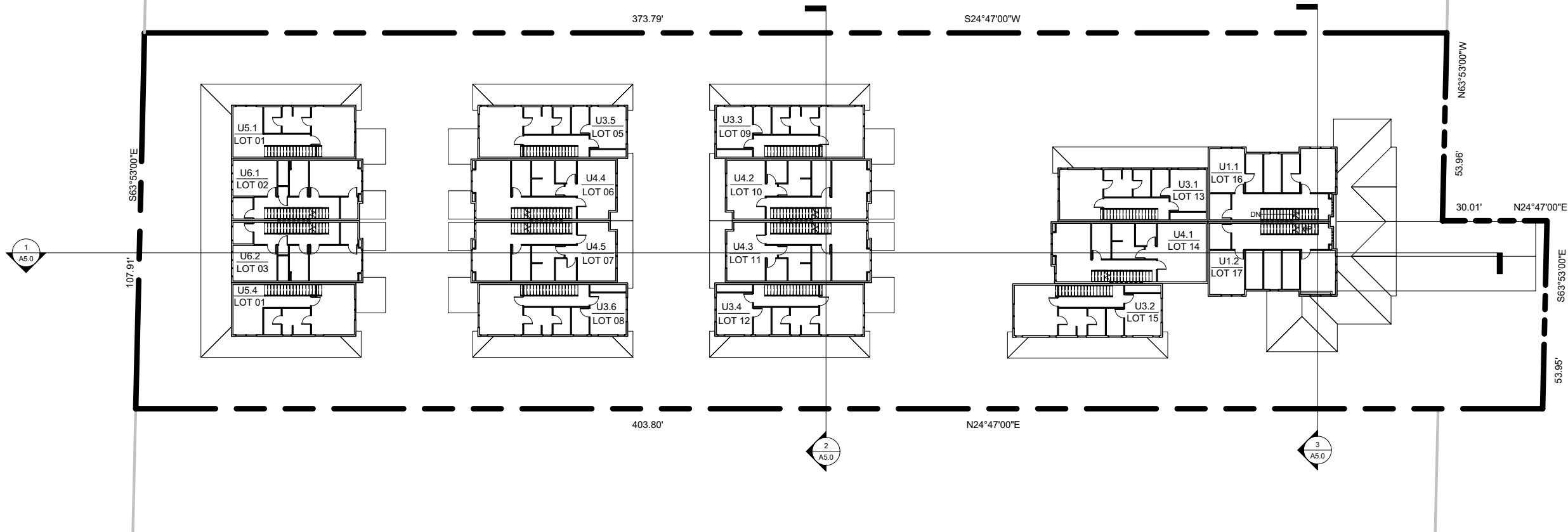
REVISIONS:	
1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
3	PLANNING RE-SUBMITTAL 24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

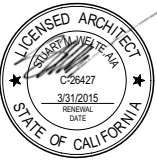
PROJ. NO. MCL
ISSUED: —
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.

A3.2.1



1 SECOND FLOOR
1/16" = 1'-0"



1998-2024 Montecito Avenue
MOUNTAIN VIEW, CALIFORNIA 94043

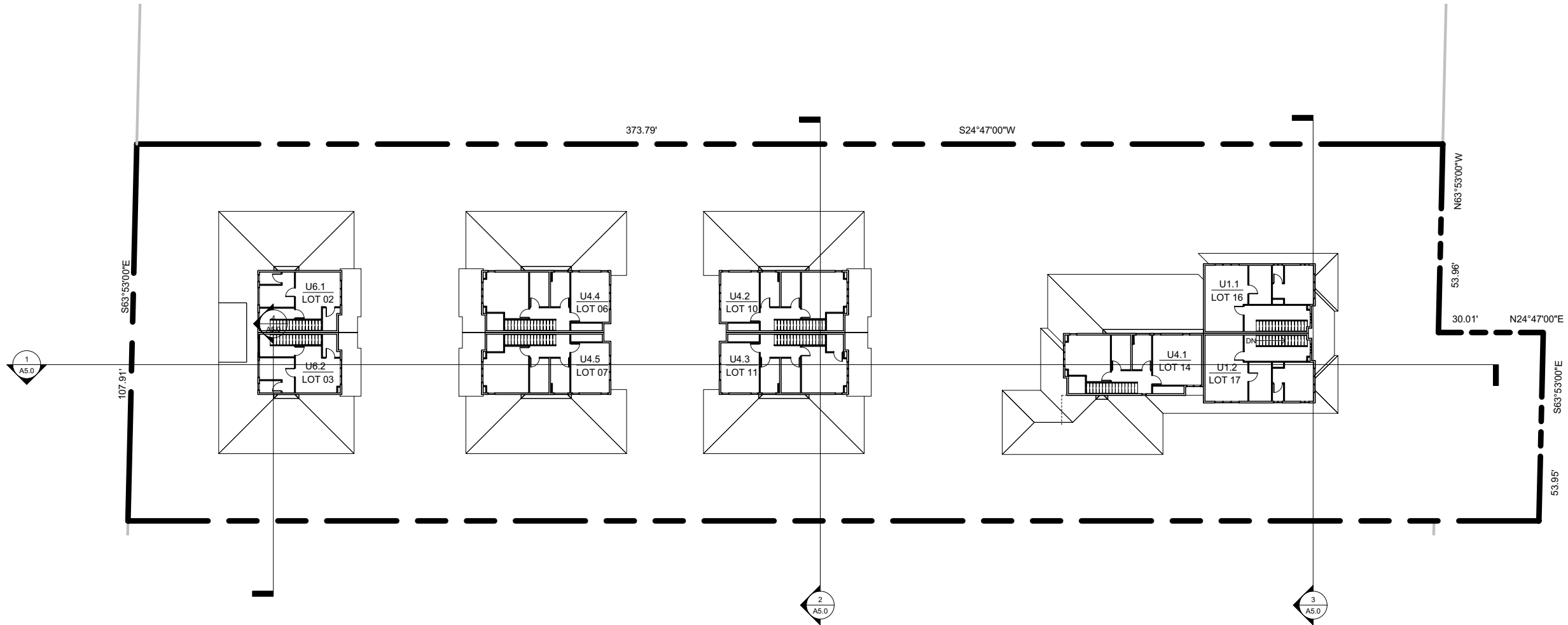
OVERALL SITE 3RD FLOOR
PLAN

REVISIONS	
1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
3	PLANNING RE-SUBMITTAL 24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

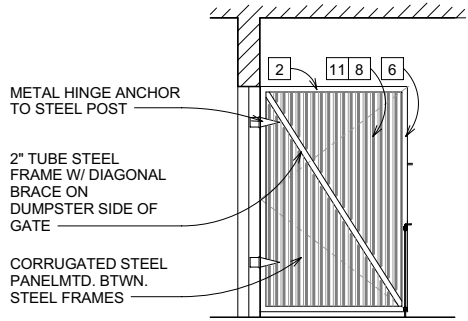
PROJ. NO. MCL
ISSUED: —
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.
A3.2.2

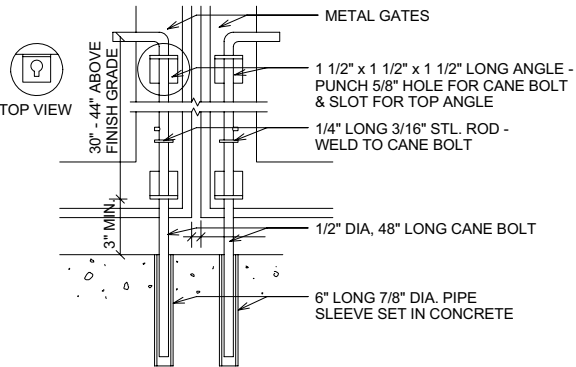


1 THIRD FLOOR
1/16" = 1'-0"

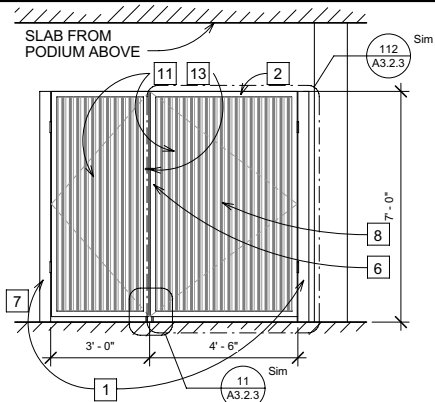
NOTE:
FOR ROOF PLANS SEE SHEETS A3.4, A3.6, A3.8



12 TRASH / RECYCLING GATE DETAIL
3/8" = 1'-0"



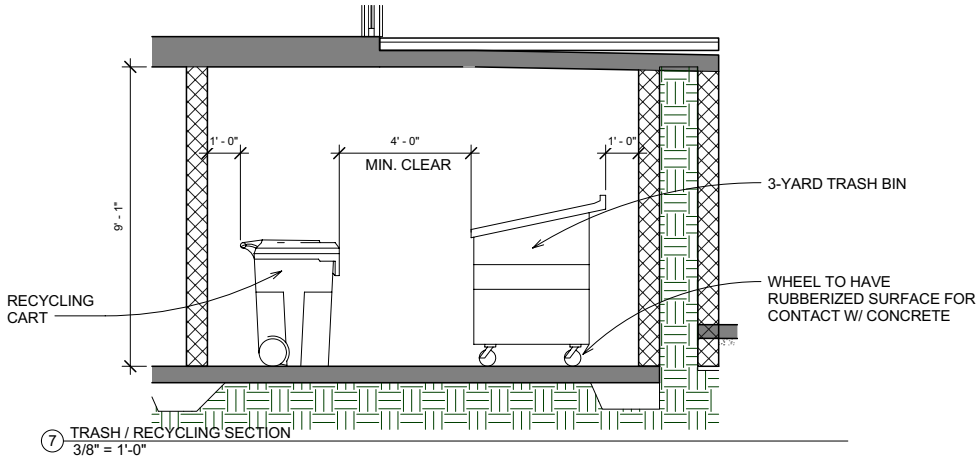
11 LOCKING MECHANISM
3/8" = 1'-0"



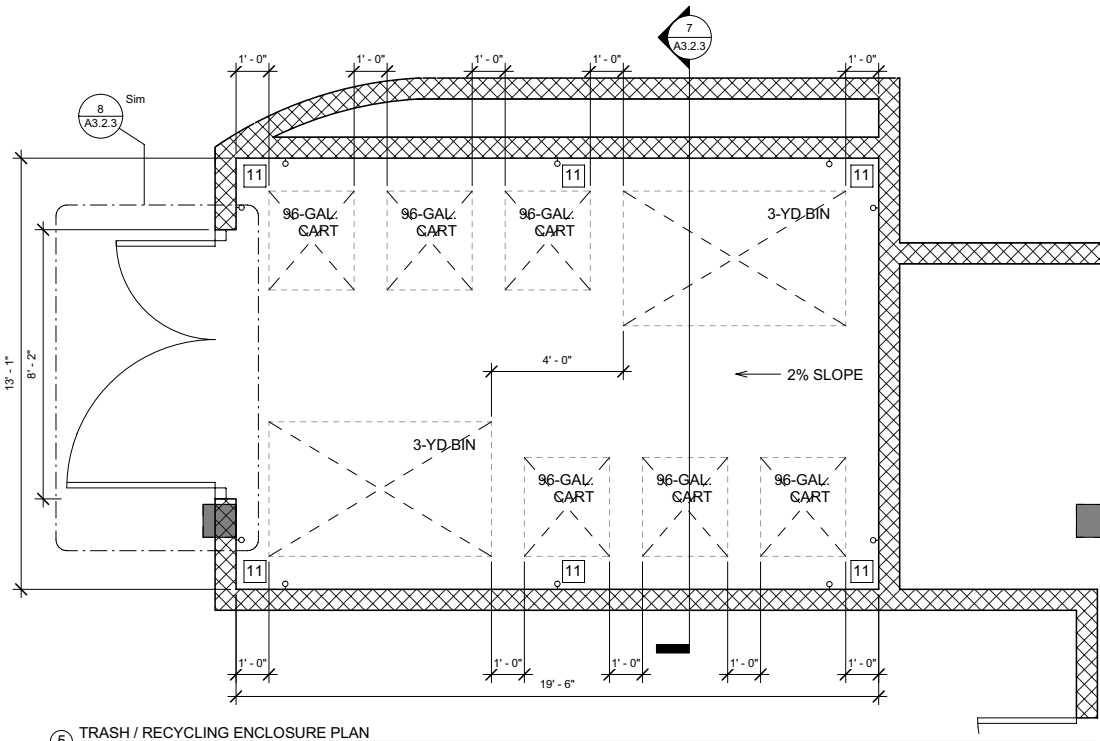
8 TRASH / RECYCLING ENCLOSURE GATE
ELEVATION
3/8" = 1'-0"

NOTES

1. HSS 4x4x1/4 STEEL POST @ HINGE SIDE OF GATE, CONC. FILLED, PRIMED AND PAINTED TO MATCH WALLS.
2. 18 GAUGE METAL FRAME TUBE STEEL.
3. GALVANIZED STEEL HARDWARE & FASTENERS.
4. RE: STRUCTURAL DRWGS FOR CONC. SLAB, REINFORCEMENT & WALLS.
5. MOTION ACTIVATED, WALL-MOUNTED LED LIGHTING, VANDAL RESISTANT.
6. 4'-6" DOOR TO BE EASILY ACCESSIBLE FOR RESIDENTS TRASH / RECYCLING ACCESS.
7. STRESS PAD TO WITHSTAND MIN. WEIGHT OF 56,000 LBS COLLECTION TRUCK.
8. GATES TO BE PAINTED TO MATCH BLDG ACCENT FEATURES.
9. DESIGN, ENGINEERING, AND CONSTRUCTION NOT SPECIFICALLY NOTED SHALL BE IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND OF FIRST QUALITY.
10. SECONDARY CANE BOLT RETAINER TO BE PLACED FOR EACH GATE SUCH THAT GATE IS HELD IN A POSITION 90° TO THE CLOSED POSITION.
11. 20 GAUGE CORRUGATED METAL PANEL.
12. ANGLE IRON REINFORCED FASTENING ALONG EDGE OF CORRUGATED PANEL AND METAL TUBE FRAME.
13. 1/2" DIA. STOCK SLIDE BARREL BOLT (LOCKABLE).



7 TRASH / RECYCLING SECTION
3/8" = 1'-0"



6 TRASH / RECYCLING ENCLOSURE PLAN
3/8" = 1'-0"

EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

TRASH/RECYCLING
ENCLOSURE

SHEET TITLE:

REVISIONS:

- | | |
|---|---|
| 1 | PLANNING RE-SUBMITTAL
10 OCTOBER 2014 |
| 2 | PLANNING RE-SUBMITTAL
12 FEBRUARY 2015 |
| 3 | PLANNING RE-SUBMITTAL
24 MARCH 2015 |

CHECKED:

DATE:

PLOT DATE:

20 APRIL 2015

PROJ. NO.:

MCL

ISSUED:

DWG. SCALE:

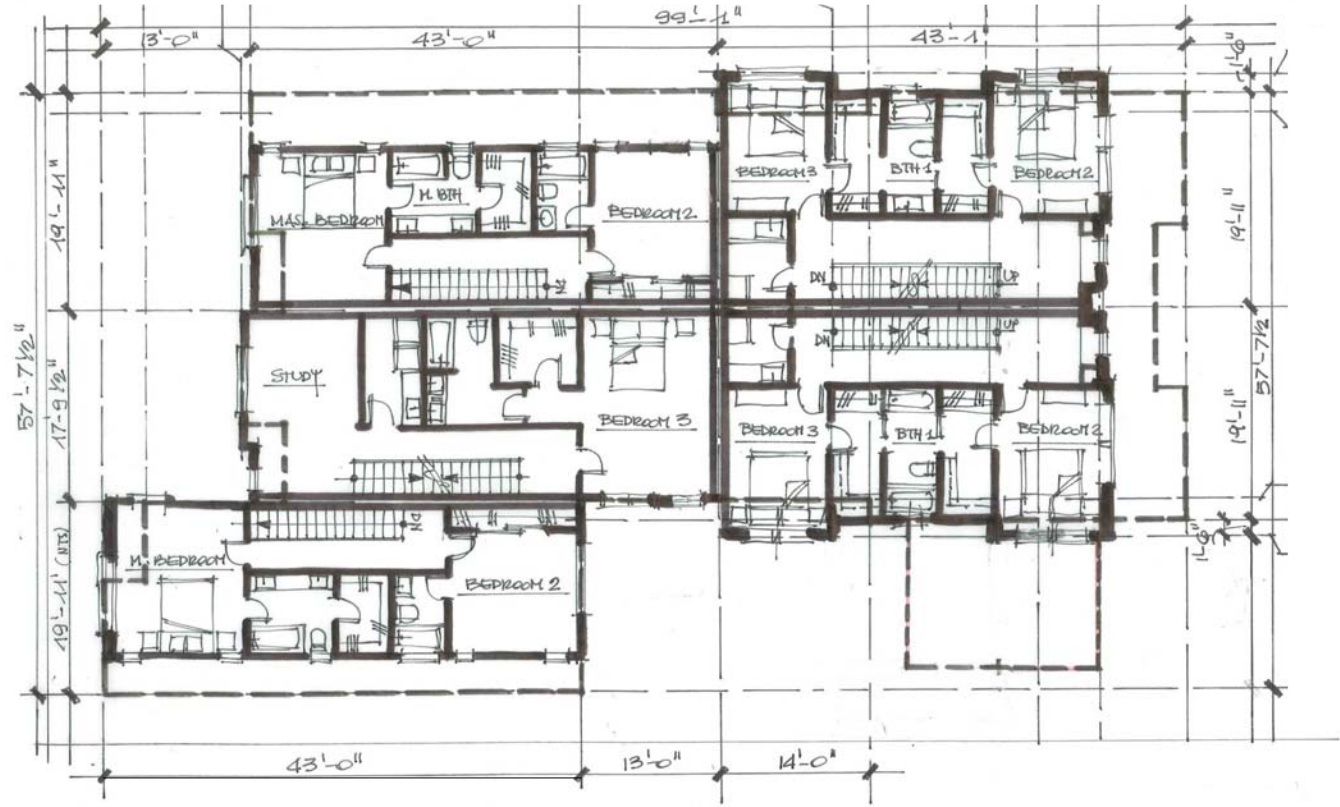
AS SHOWN

DRAWN BY:

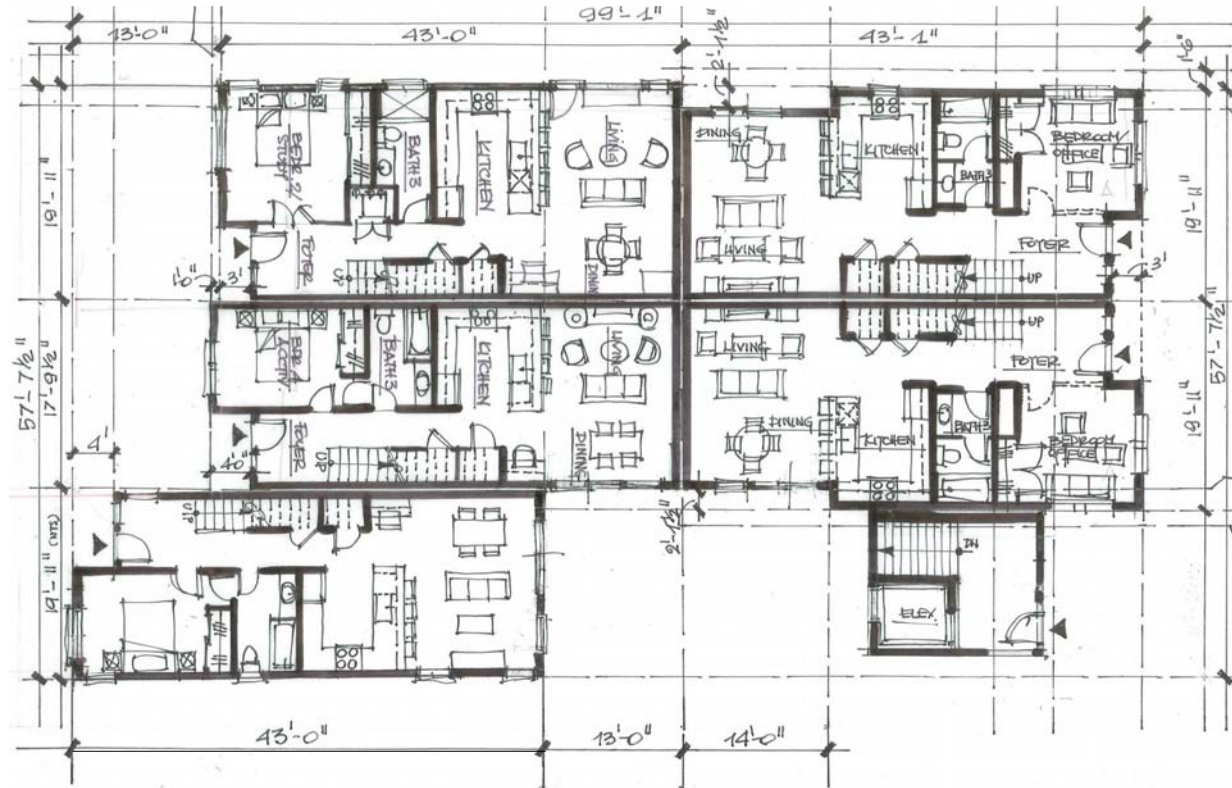
MG, MK, TC, U

SHEET NO.:

A3.2.3



② BLDG A 2ND FLOOR PLAN
1/8" = 1'-0"



① BLDG A 1ST FLOOR PLAN
1/8" = 1'-0"

EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE

BUILDING A FLOOR PLAN

REVISIONS

- ① PLANNING RE-SUBMITTAL
10 OCTOBER 2014
- ② PLANNING RE-SUBMITTAL
12 FEBRUARY 2015
- ③ PLANNING RE-SUBMITTAL
24 MARCH 2015

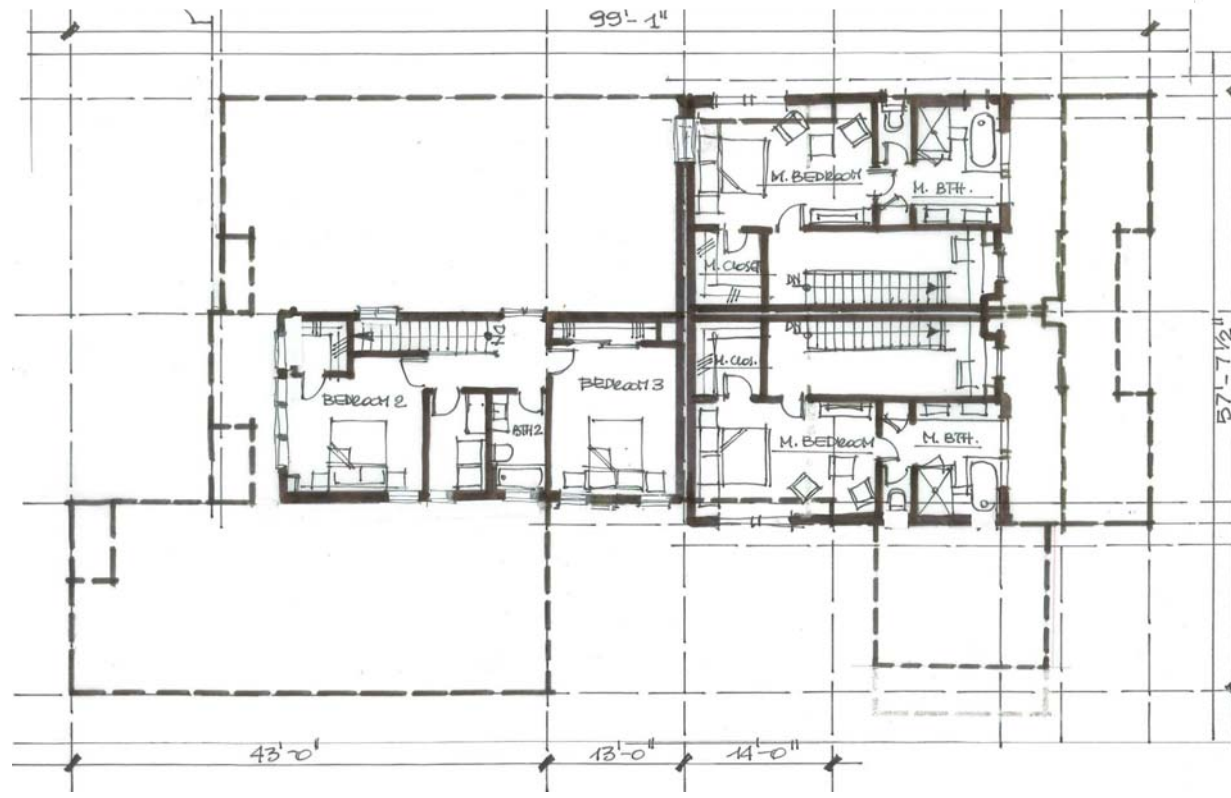
CHECKED: _____ DATE

PLOT DATE: 20 APRIL 2015

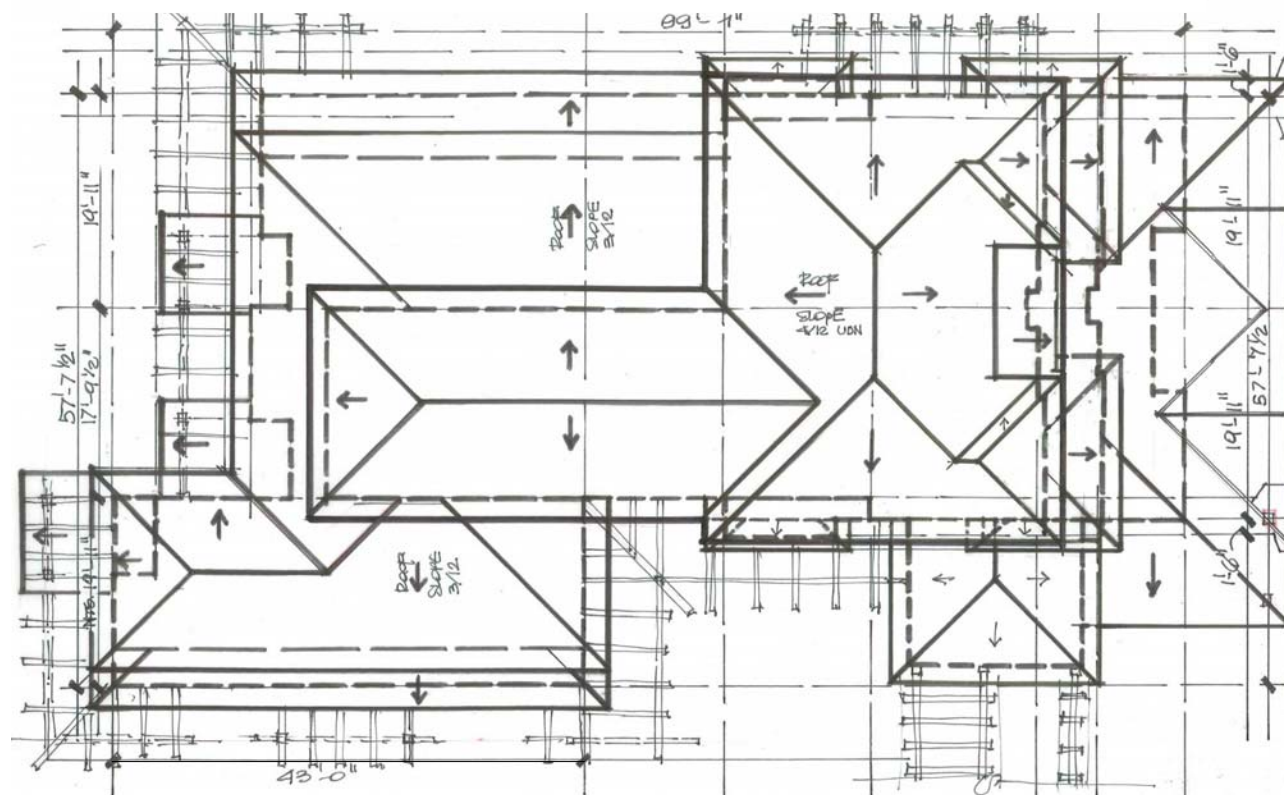
PROJ. NO. MCL
ISSUED: —
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.

A3.3



① BLDG A 3RD FLOOR PLAN
1/8" = 1'-0"



② BLDG A ROOF PLAN
1/8" = 1'-0"

EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE:

BUILDING A FLOOR PLAN
AND ROOF PLAN

REVISIONS:

- ① PLANNING RE-SUBMITTAL
10 OCTOBER 2014
- ② PLANNING RE-SUBMITTAL
12 FEBRUARY 2015
- ③ PLANNING RE-SUBMITTAL
24 MARCH 2015

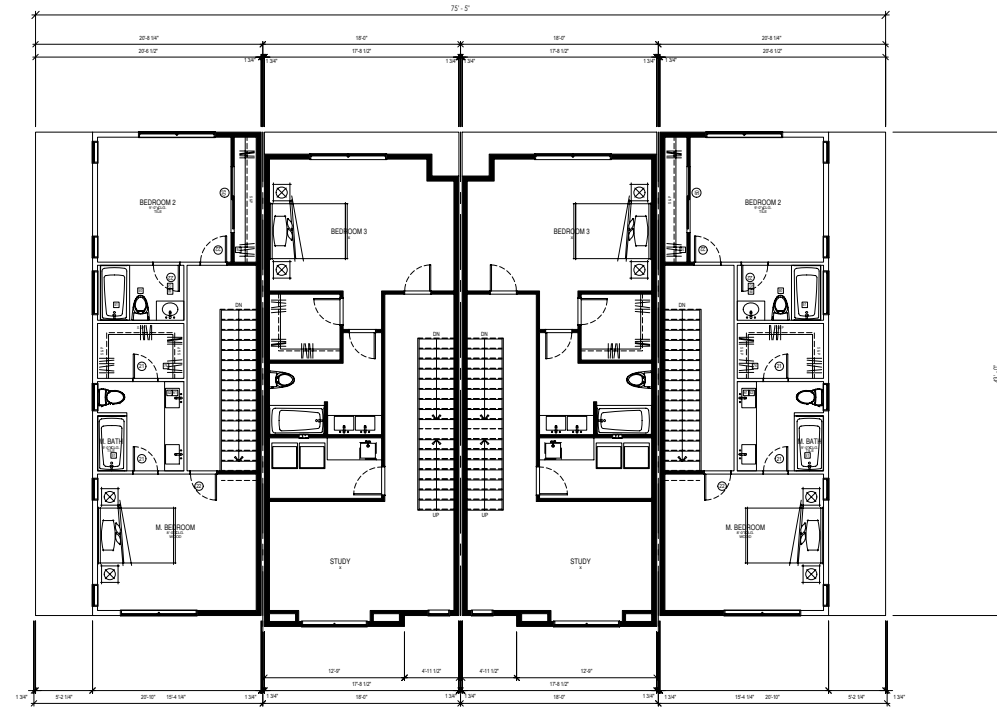
CHECKED: _____ DATE: _____

PLOT DATE:
20 APRIL 2015

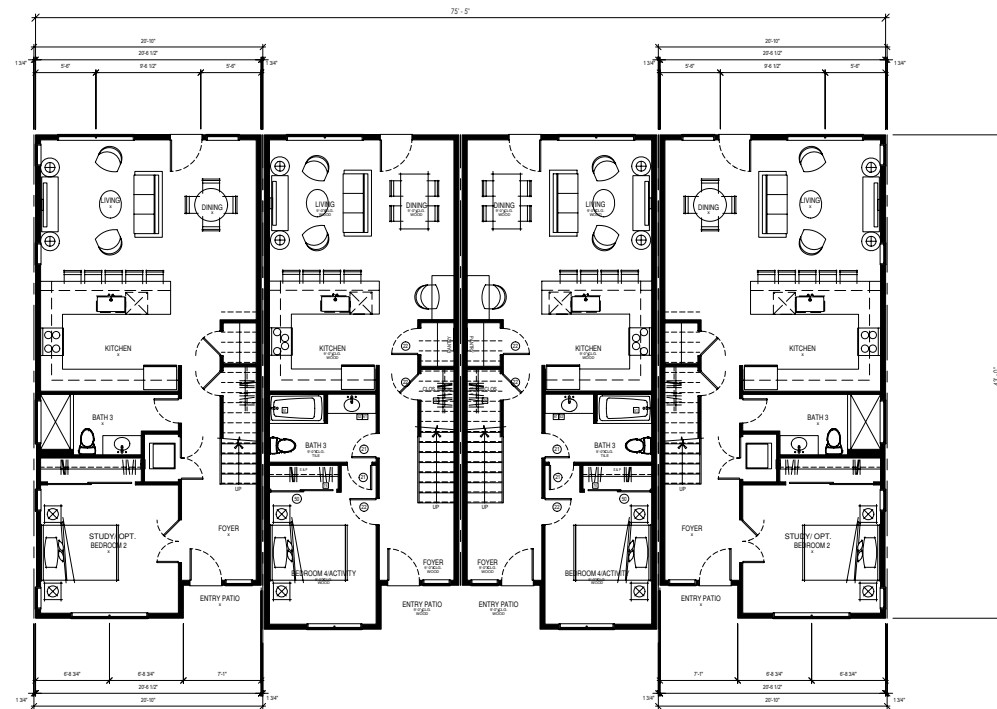
PROJ. NO.: MCL
ISSUED: _____
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.

A3.4



② BLDG B 2ND FLOOR PLAN
1/8" = 1'-0"



① BLDG B 1ST FLOOR PLAN
1/8" = 1'-0"

EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE:

BUILDING B FLOOR PLAN

REVISIONS:

- 1 PLANNING RE-SUBMITTAL
10 OCTOBER 2014
- 2 PLANNING RE-SUBMITTAL
12 FEBRUARY 2015
- 3 PLANNING RE-SUBMITTAL
24 MARCH 2015

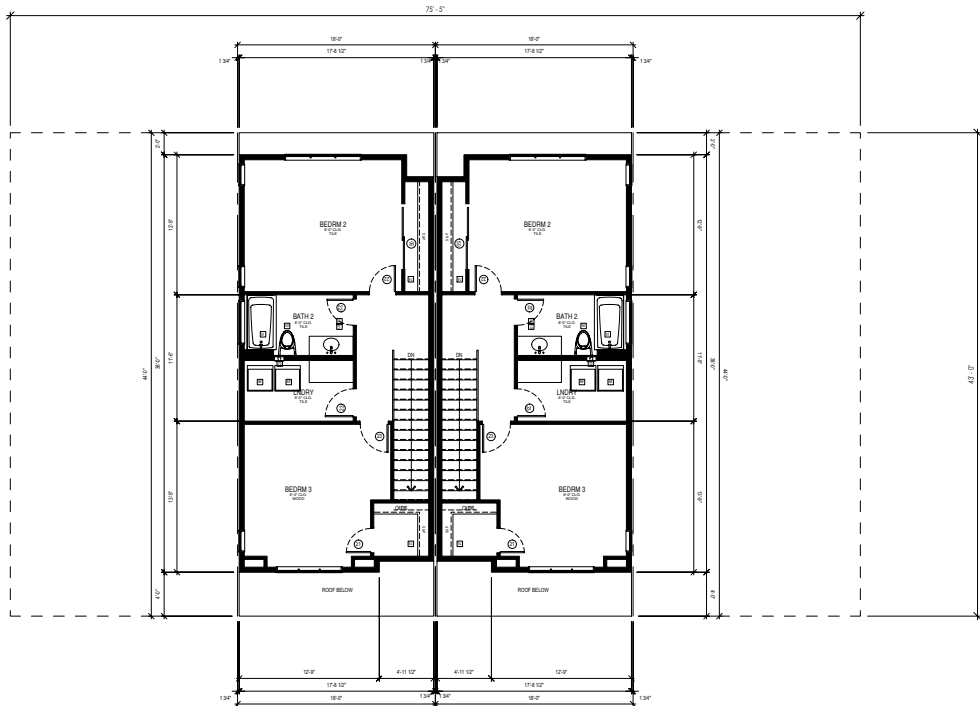
CHECKED: _____ DATE: _____

PLOT DATE:
20 APRIL 2015

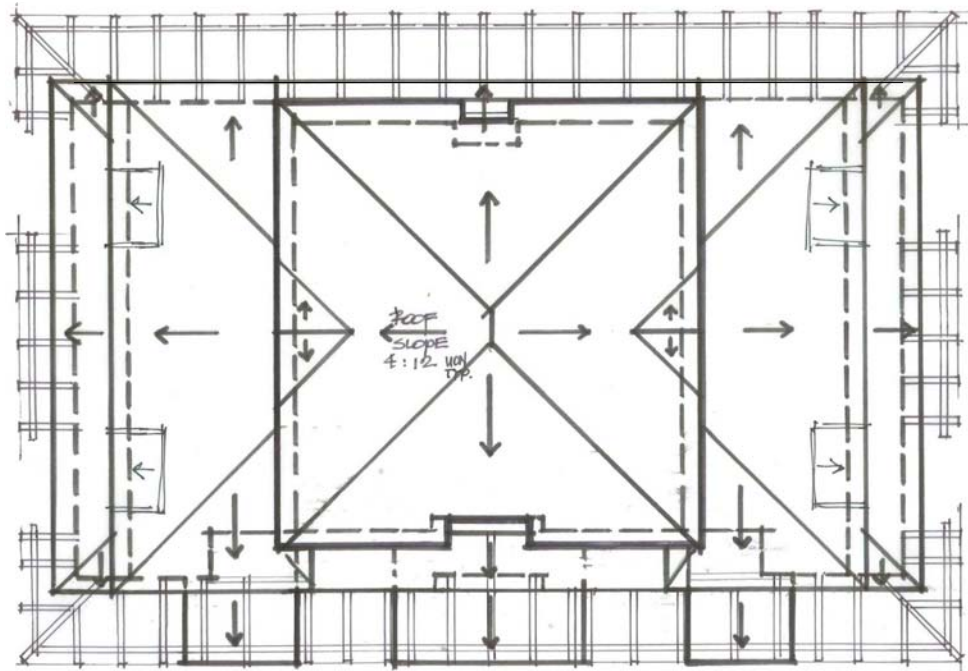
PROJ. NO. MCL
ISSUED: —
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.

A3.5



② BLDG B 3RD FLOOR PLAN
1/8" = 1'-0"



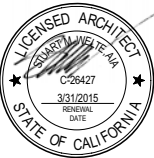
① BLDG B ROOF PLAN
1/8" = 1'-0"

EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue
MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE:

BUILDING B FLOOR PLAN
AND ROOF PLAN

REVISIONS:

- 1 PLANNING RE-SUBMITTAL
10 OCTOBER 2014
- 2 PLANNING RE-SUBMITTAL
12 FEBRUARY 2015
- 3 PLANNING RE-SUBMITTAL
24 MARCH 2015

CHECKED:

DATE

PLOT DATE:

20 APRIL 2015

PROJ. NO.:

MCL

ISSUED:

DWG. SCALE: AS SHOWN

DRAWN BY:

MG, MK, TC, U

SHEET NO.:

A3.6



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

BUILDING C FLOOR PLAN

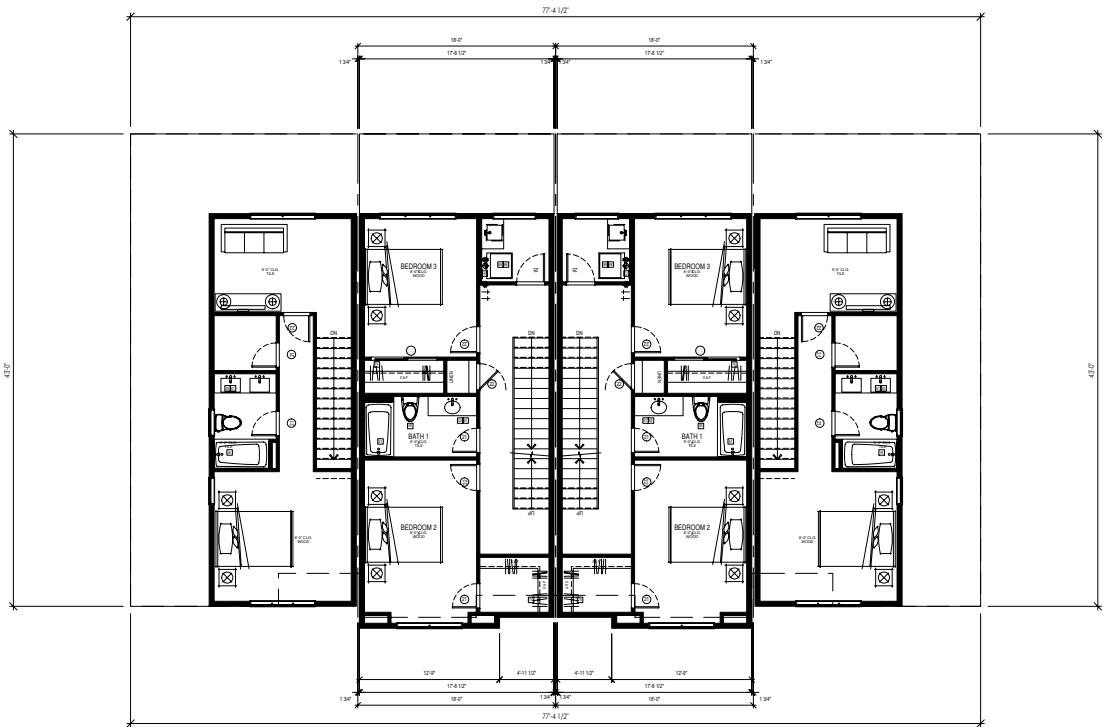
REVISIONS	
1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
3	PLANNING RE-SUBMITTAL 24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

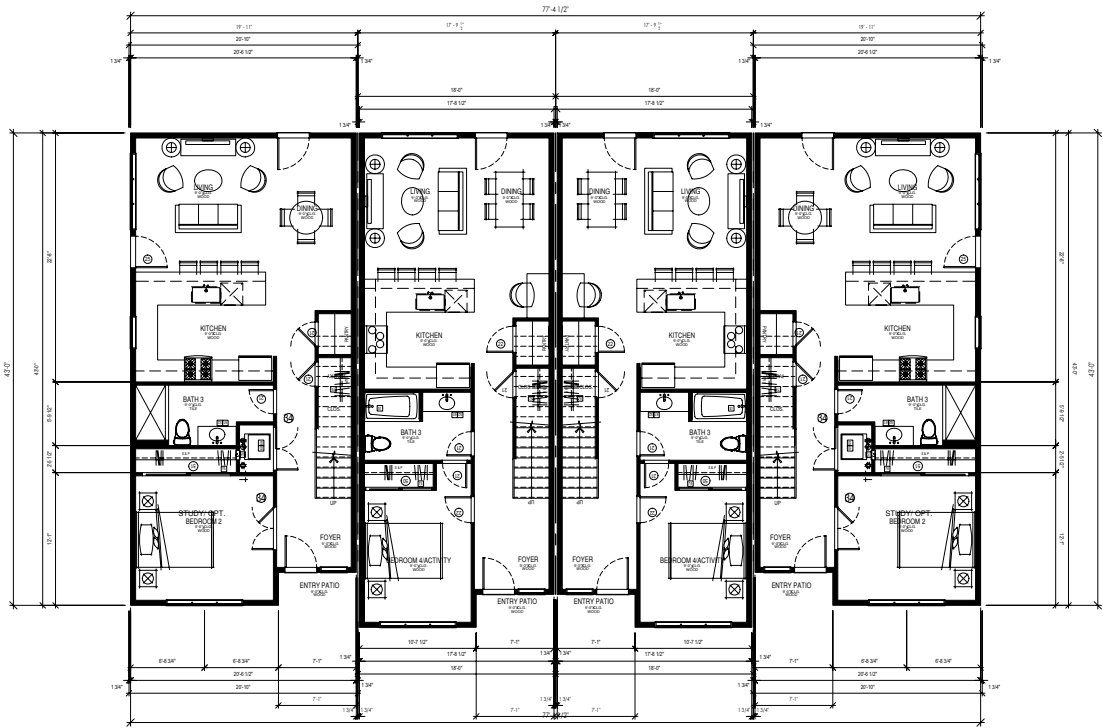
PROJ. NO. MCL
ISSUED: _____
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.

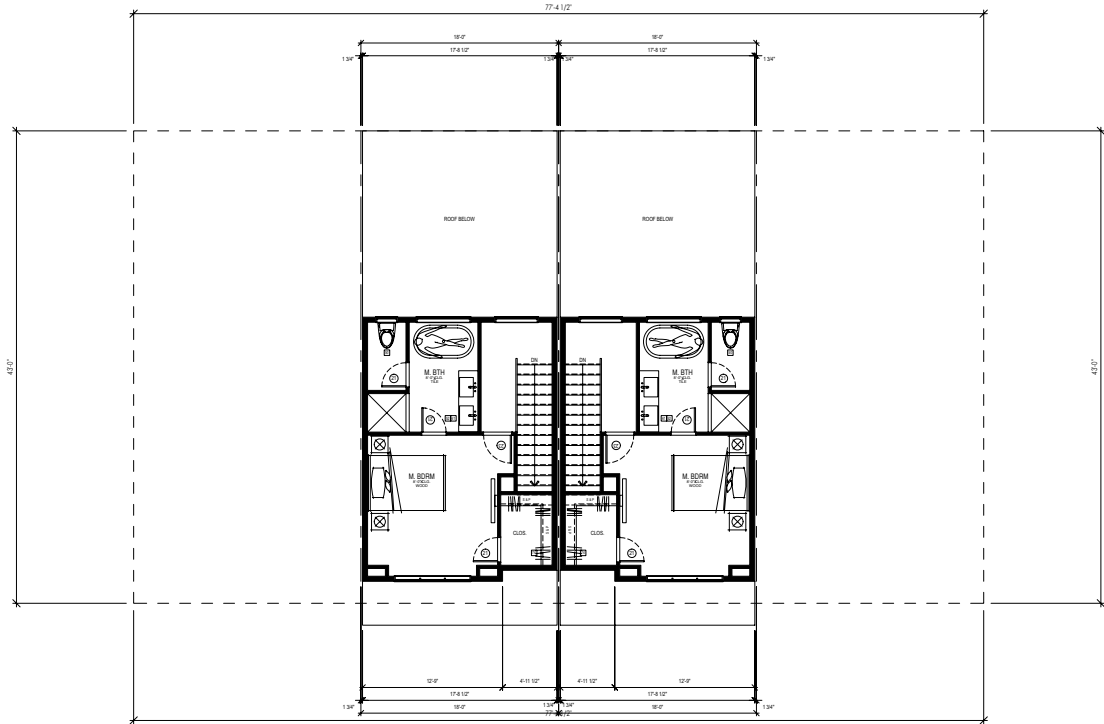
A3.7



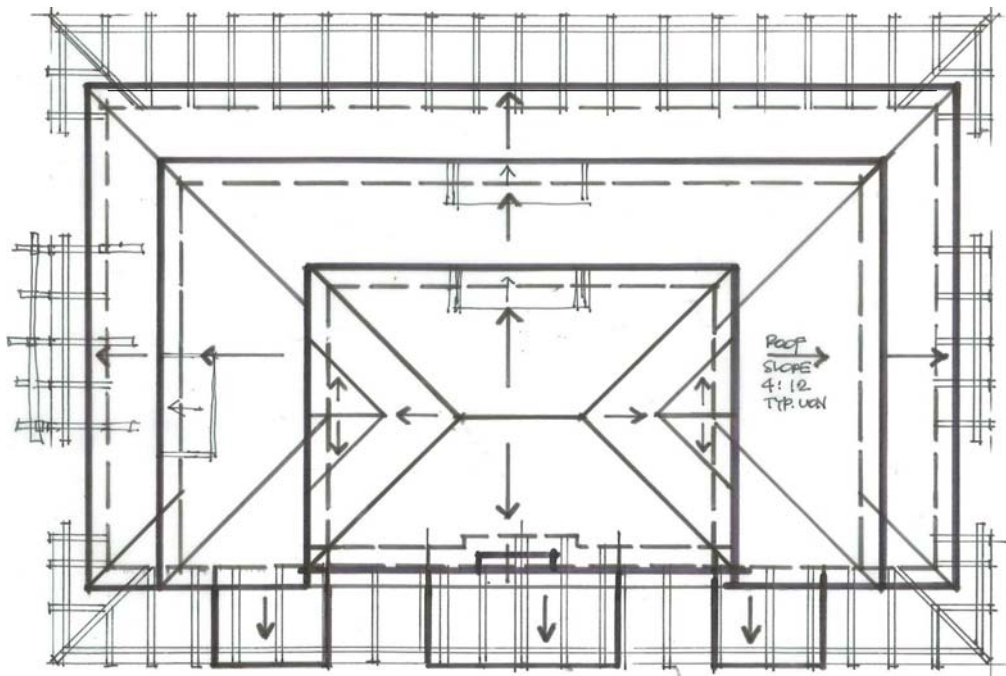
2 BLDG C 2ND FLOOR PLAN
1/8" = 1'-0"



1 BLDG C 1ST FLOOR PLAN
1/8" = 1'-0"



② BLDG C 3RD FLOOR PLAN
1/8" = 1'-0"



① BLDG C ROOF PLAN
1/8" = 1'-0"

EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE:

BUILDING C FLOOR PLAN
AND ROOF PLAN

REVISIONS:

- | | |
|---|---|
| 1 | PLANNING RE-SUBMITTAL
10 OCTOBER 2014 |
| 2 | PLANNING RE-SUBMITTAL
12 FEBRUARY 2015 |
| 3 | PLANNING RE-SUBMITTAL
24 MARCH 2015 |

CHECKED:

PLOT DATE:

DATE

20 APRIL 2015

PROJ. NO.:

MCL

ISSUED:

AS SHOWN

DRAWN BY:

MG, MK, TC, U

SHEET NO.:

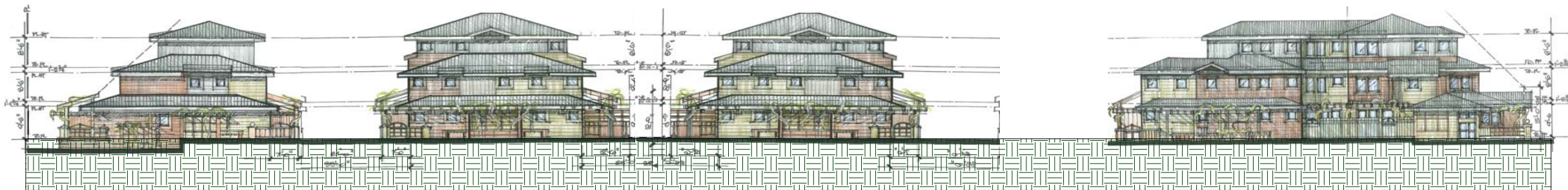
A3.8



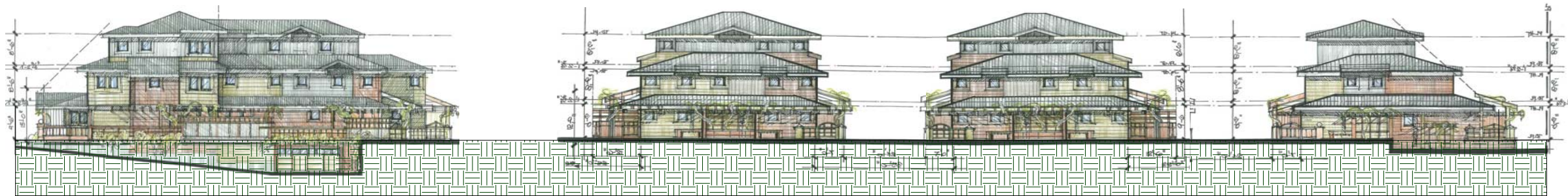
REAR ELEVATION
1/16" = 1' - 0"



FRONT ELEVATION
1/16" = 1' - 0"



WEST ELEVATION
1/16" = 1' - 0"



EAST ELEVATION
1/16" = 1' - 0"

EXTERIOR COLOR/ MATERIAL SCHEDULE			
MATERIALS AND APPLICATION		CODE	COLOR
METAL STANDING SEAM - TITAN COOL ROOF		M1	STORM GRAY
TPO ROOFING - TPO SINGLE PLY MEMBRANES		M2	TBD
VERTICAL LAP SIDING		M3	MONTEREY TAUPÉ, or EQ.
HORIZONTAL LAP SIDING		M4	HEATHERED MOSS, or EQ.
HORIZONTAL LAP SIDING		M5	CHESTNUT BROWN, or EQ.
WINDOW TRIM		M6	MONTEREY TAUPÉ, or EQ.
WINDOW TRIM		M7	HEATHERED MOSS, or EQ.
WINDOW TRIM		M8	CHESTNUT BROWN, or EQ.
ENTRY DOOR: METAL CLAD, PIVOT		M9	KENDRALL CHARCOAL, or EQ.
WINDOW FRAMES: METAL CLAD		M10	KENDRALL CHARCOAL, or EQ.
DOOR/WINDOW HARDWARE		M11	BRUSHED STEEL, or EQ.
DOOR: SOLAR SHADE BOXES & RAILS		M12	TBD
GLASS		M13	TBD
WOOD TRELLIS		M14	TBD
EXTERIOR METAL: RAILING, GUTTERS, FASCIAS, DC CHANNEL STEEL BEAM, GALVANIZED METAL DOWNSPOUTS, AWNINGS, SIDE EXT. DOORS.		M15	Steel sand blasted; Factory spray applied bonding of 3027 aluminum (anodized treatment); Factory coated paint; fasteners are stainless steel or weds.)
DECORATIVE ENTRY PORCH LANTERN		M16	BM HC-166 KENDALL CHARCOAL
			LOS GATOS IRON WORKS, or EQ.
			BENJAMIN MOORE, or EQ.
			TBD

*NOTE: EXACT COLORS TO BE VERIFIED w/ OWNER & ARCHITECT



4 BLDG A LEFT
1/8" = 1'-0"

1 BLDG A FRONT
1/8" = 1'-0"



3 BLDG A RIGHT
1/8" = 1'-0"



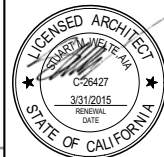
2 BLDG A REAR
1/8" = 1'-0"

EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE

BUILDING A ELEVATION

REVISIONS

- 1 PLANNING RE-SUBMITTAL
10 OCTOBER 2014
- 2 PLANNING RE-SUBMITTAL
12 FEBRUARY 2015
- 3 PLANNING RE-SUBMITTAL
24 MARCH 2015

CHECKED:

DATE

PLOT DATE:

20 APRIL 2015

PROJ. NO.

MCL

ISSUED:

AS SHOWN

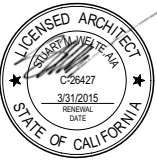
DWG. SCALE:

MG, MK, TC, U

DRAWN BY:

SHEET NO.

A4.2



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE

BUILDING A ELEVATION

REVISIONS

- 1

PLANNING RE-SUBMITTAL
10 OCTOBER 2014
- 2

PLANNING RE-SUBMITTAL
12 FEBRUARY 2015
- 3

PLANNING RE-SUBMITTAL
24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

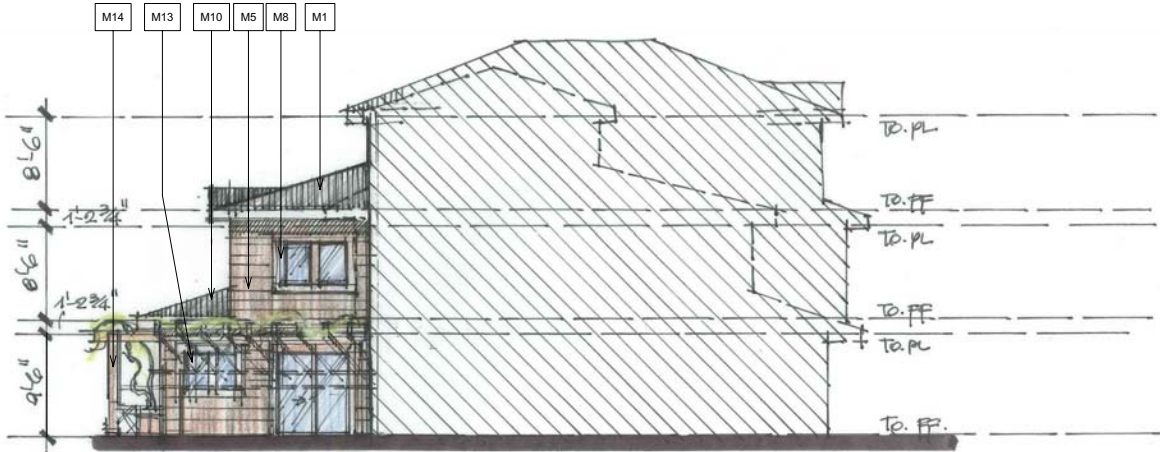
PROJ. NO. MCL
ISSUED: —
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.

A4.2.1

EXTERIOR COLOR/ MATERIAL SCHEDULE				
	MATERIALS AND APPLICATION	CODE	COLOR	MANUFACTURER
ROOF	METAL STANDING SEAM - TITAN COOL ROOF	M1	STORM GRAY	CUSTOM-BILT METALS, or EQ.
	TPO ROOFING - TPO SINGLE PLY MEMBRANES	M2	TBD	GAF EVERGUARD, or EQ.
WALL	VERTICAL LAP SIDING	M3	MONTEREY TAUPE, or EQ.	JAMES HARDIE
	HORIZONTAL LAP SIDING	M4	HEATHERED MOSS, or EQ.	JAMES HARDIE
	HORIZONTAL LAP SIDING	M5	CHESTNUT BROWN, or EQ.	JAMES HARDIE
	WINDOW TRIM	M6	MONTEREY TAUPE, or EQ.	BENJAMIN MOORE, or EQ.
	WINDOW TRIM	M7	HEATHERED MOSS, or EQ.	BENJAMIN MOORE, or EQ.
	WINDOW TRIM	M8	CHESTNUT BROWN, or EQ.	BENJAMIN MOORE, or EQ.
	ENTRY DOOR: METAL CLAD, PIVOT	M9	KENDRALL CHARCOAL, or EQ.	BENJAMIN MOORE, or EQ.
	WINDOW FRAMES: METAL CLAD	M10	KENDRALL CHARCOAL, or EQ.	BENJAMIN MOORE, or EQ.
MISC.	DOOR/WINDOW HARDWARE	M11	BRUSHED STEEL, or EQ.	BENJAMIN MOORE, or EQ.
	DOOR/ SOLAR SHADE BOXES & RAILS	M12	TBD	TBD
	GLASS	M13	TBD	TBD
	WOOD TRELLIS	M14	TBD	TBD
	EXTERIOR METAL RAILING, GUTTERS, PARASOLS, DC-CHANNEL STEEL BEAM, GALVANIZED METAL DOWNSPOUTS, AWNINGS, SIDE EXT. DOORS.	M15	Steel sand blasted; Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory coated paint. Surfaces are stainless steel or welds.)	LOS GATOS IRON WORKS, or EQ.
	DECORATIVE ENTRY PORCH LANTERN	M16	TBD	TBD

* NOTE: EXACT COLORS TO BE VERIFIED w/ OWNER & ARCHITECT

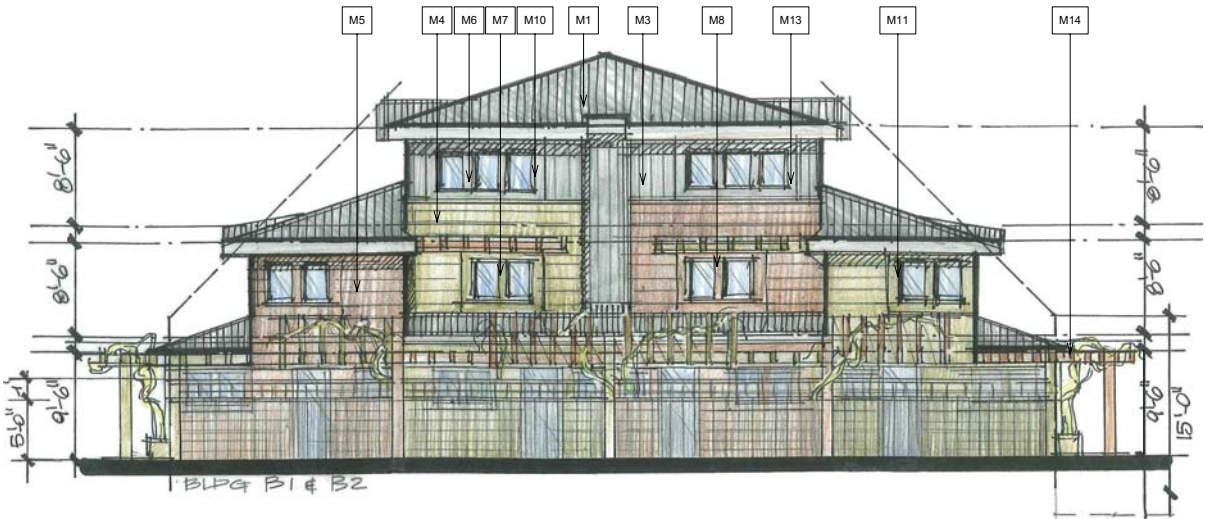


1 BLDG A PARTIAL ELEVATION
1/8" = 1'-0"

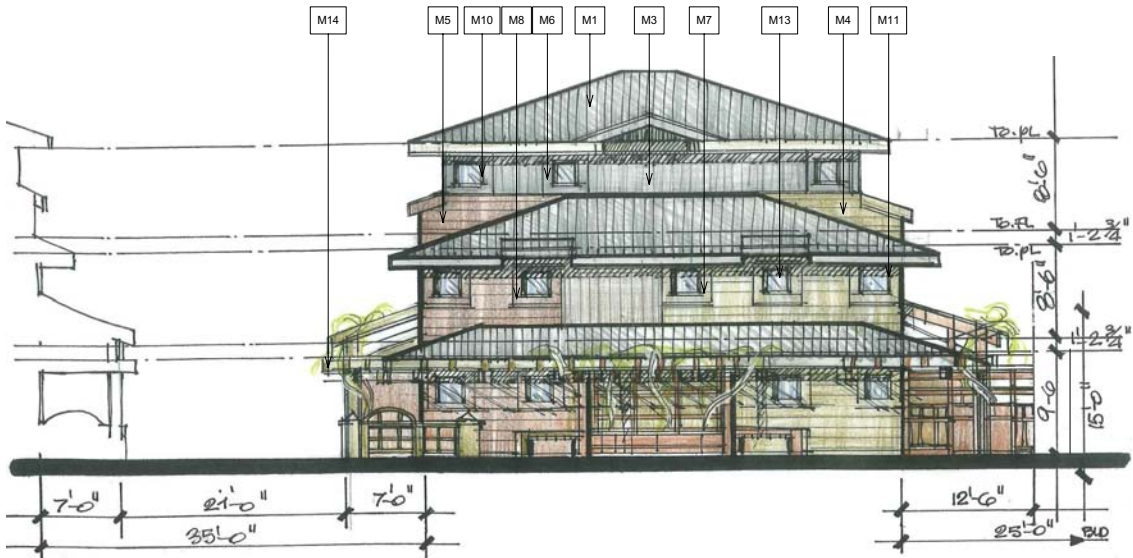
EXTERIOR COLOR/MATERIAL SCHEDULE			
	MATERIALS AND APPLICATION	CODE	COLOR
ROOF	METAL STANDING SEAM - TITAN COOL ROOF	M1	STORM GRAY
	TPO ROOFING - TPO SINGLE PLY MEMBRANES	M2	TBD
WALL	VERTICAL LAP SIDING	M3	MONTEREY TAUPE, or EQ.
	HORIZONTAL LAP SIDING	M4	HEATHERED MOSS, or EQ.
	HORIZONTAL LAP SIDING	M5	CHESTNUT BROWN, or EQ.
	WINDOW TRIM	M6	MONTEREY TAUPE, or EQ.
MISC.	WINDOW TRIM	M7	HEATHERED MOSS, or EQ.
	WINDOW TRIM	M8	CHESTNUT BROWN, or EQ.
	ENTRY DOOR- METAL CLAD, PIVOT	M9	KENDRALL CHARCOAL, or EQ.
	WINDOW FRAMES- METAL CLAD	M10	KENDRALL CHARCOAL, or EQ.
	DOOR/WINDOW HARDWARE	M11	BRUSHED STEEL, or EQ.
	DOOR/SOLAR SHADE BOXES & RAILS	M12	TBD
	GLASS	M13	TBD
	WOOD TRELLIS	M14	TBD
	EXTERIOR METAL RAILING, GUTTERS, FASCIAS, DC-CHANNEL STEEL BEAM, GALVANIZED METAL DOWNSPOUTS, AWNINGS, SIDE EXT. DOORS.	M15	Steel sand blasted; Factory spray applied bonding of 3032 aluminum (aluminized treatment); factory coated paint; fasteners are stainless steel or welds.
	DECORATIVE ENTRY PORCH LANTERN	M16	BM MC-188 KENDALL CHARCOAL
*NOTE: EXACT COLORS TO BE VERIFIED w/ OWNER & ARCHITECT			



① BLDG B FRONT
1/8" = 1'-0"



② BLDG B REAR
1/8" = 1'-0"



③ BLDG B (OTHER SITE SIM)
1/8" = 1'-0"

EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

BUILDING B ELEVATION

REVISIONS	
①	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
②	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
③	PLANNING RE-SUBMITTAL 24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

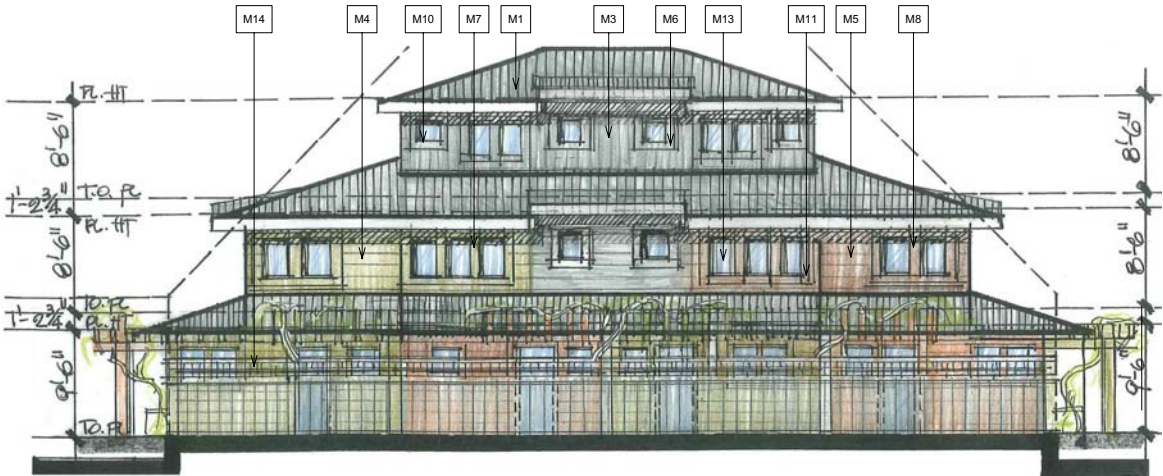
PROJ. NO. MCL
ISSUED: _____
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.
A4.3

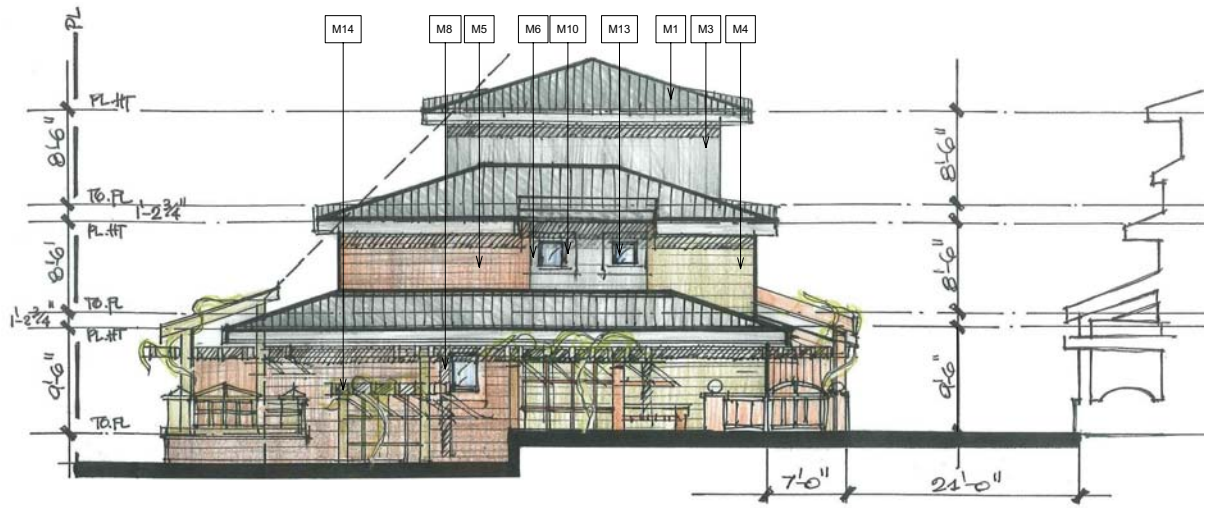
EXTERIOR COLOR/ MATERIAL SCHEDULE				
	MATERIALS AND APPLICATION	CODE	COLOR	MANUFACTURER
ROOF	METAL STANDING SEAM - TITAN COOL ROOF	M1	STORM GRAY	CUSTOM-BILT METALS or EQ.
	TPO ROOFING - TPO SINGLE PLY MEMBRANES	M2	TBD	GAF-EVERGUARD or EQ.
	VERTICAL LAP SIDING	M3	MONTEREY TAUPE, or EQ.	JAMES HARDIE
WALL	HORIZONTAL LAP SIDING	M4	HEATHERED MOSS, or EQ.	JAMES HARDIE
	WINDOW TRIM	M5	CHESTNUT BROWN, or EQ.	JAMES HARDIE
	WINDOW TRIM	M6	MONTEREY TAUPE, or EQ.	BENJAMIN MOORE, or EQ.
WING	WINDOW TRIM	M7	HEATHERED MOSS, or EQ.	BENJAMIN MOORE, or EQ.
	WINDOW TRIM	M8	CHESTNUT BROWN, or EQ.	BENJAMIN MOORE, or EQ.
	ENTRY DOOR: METAL CLAD, PIVOT	M9	KENDRALL CHARCOAL, or EQ.	BENJAMIN MOORE, or EQ.
	WINDOW FRAMES: METAL CLAD	M10	KENDRALL CHARCOAL, or EQ.	BENJAMIN MOORE, or EQ.
	DOOR/WINDOW HARDWARE	M11	BRUSHED STEEL, or EQ.	BENJAMIN MOORE, or EQ.
	DOOR/ SOLAR SHADE BOXES & RAILS	M12	TBD	TBD
	GLASS	M13	TBD	TBD
	WOOD TRELLIS	M14	TBD	TBD
	EXTERIOR METAL RAILING, GLITTERS, FASCIA, DC CHANNEL STEEL BEAM, GALVANIZED METAL DOWNSPOUTS, AWNINGS, SIDE EXT. DOORS.	M15	Steel sand blasted. Factory spray applied bonding of 3/32" aluminum (aluminized treatment; factory coated paint; fasteners are stainless steel or welds.)	LOS GATOS IRON WORKS, or EQ.
	DECORATIVE ENTRY PORCH LANTERN	M16	SM HC-165 KENDALL CHARCOAL	BENJAMIN MOORE, or EQ.
*NOTE: EXACT COLORS TO BE VERIFIED w/ OWNER & ARCHITECT				



① BLDG C FRONT
1/8" = 1'-0"



② BLDG C REAR
1/8" = 1'-0"



③ BLDG C (OTHER SITE SIM)
1/8" = 1'-0"

EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE:

BUILDING C ELEVATION

REVISIONS:

- 1 PLANNING RE-SUBMITTAL
10 OCTOBER 2014
- 2 PLANNING RE-SUBMITTAL
12 FEBRUARY 2015
- 3 PLANNING RE-SUBMITTAL
24 MARCH 2015

CHECKED:

DATE

PLOT DATE:

20 APRIL 2015

PROJ. NO.:

MCL

ISSUED:

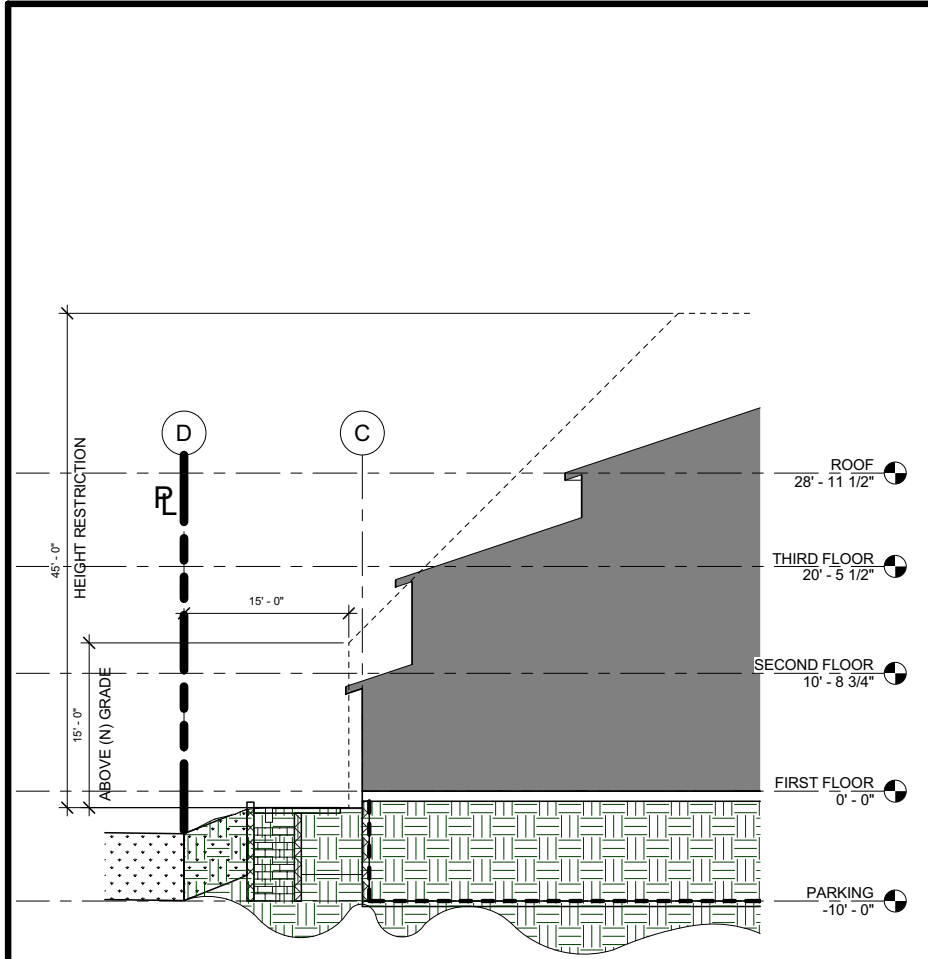
AS SHOWN

DRAWN BY:

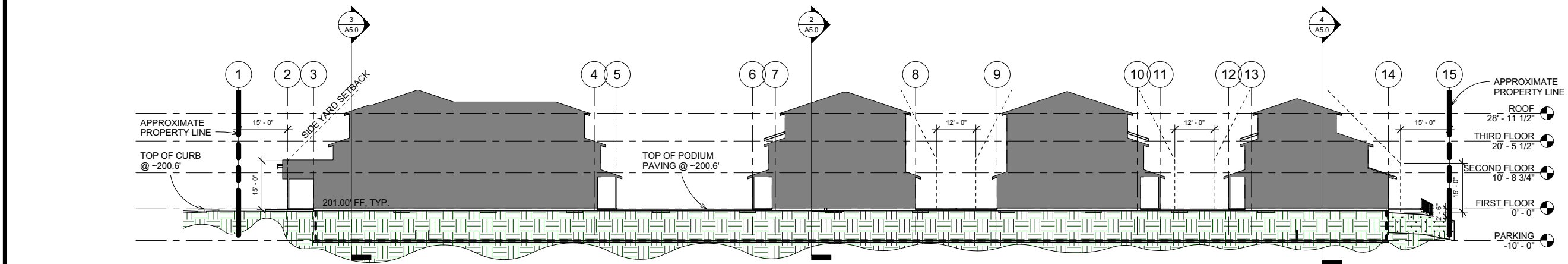
MG, MK, TC, U

SHEET NO.:

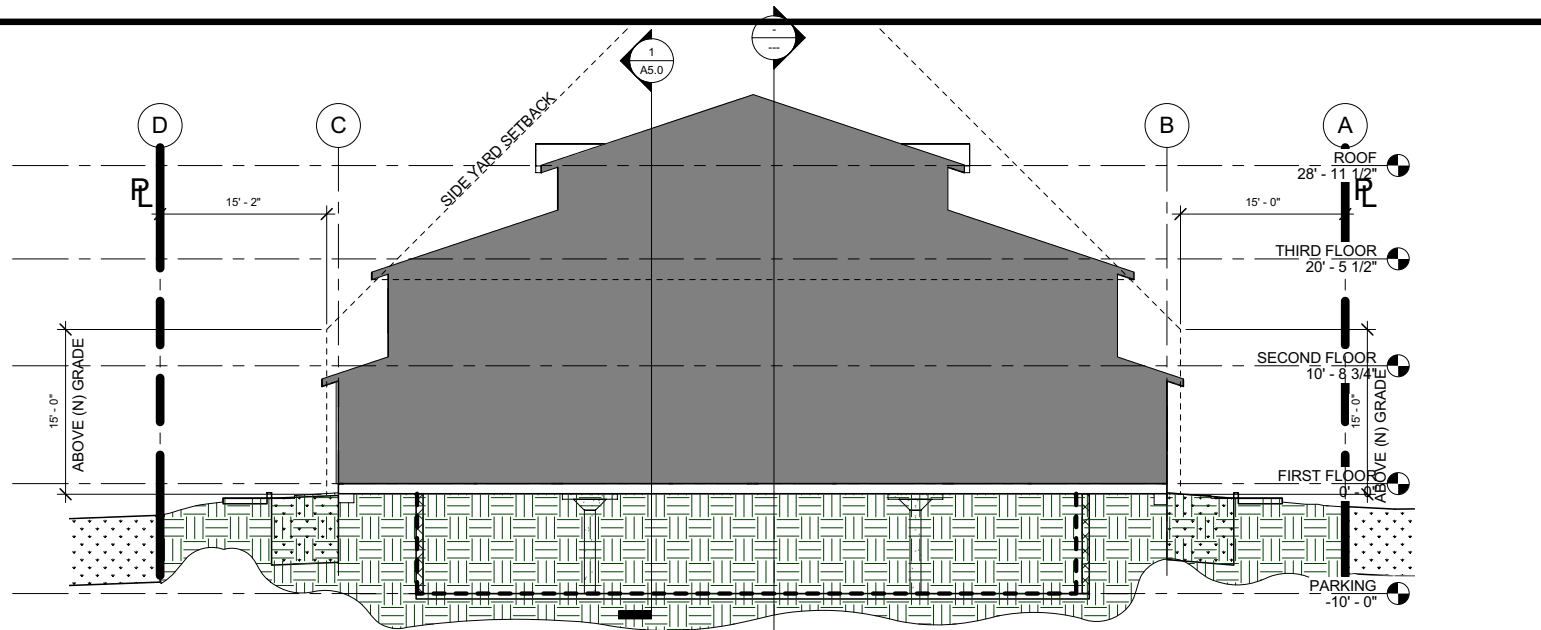
A4.4



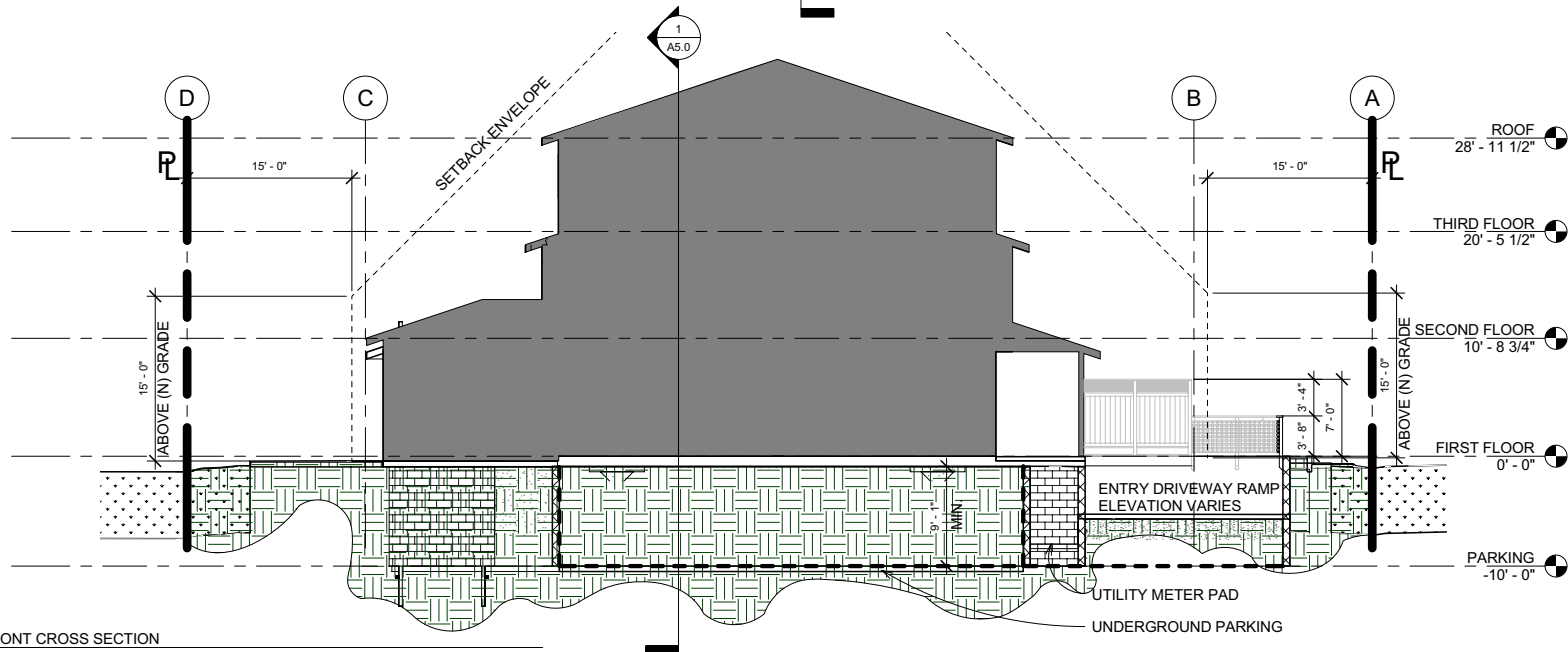
④ BUILDING C SIDE SECTION
1/8" = 1'-0"



① SITE SECTION - FULL
1/16" = 1'-0"



② BUILDING B CROSS SECTION
1/8" = 1'-0"



③ BUILDING A FRONT CROSS SECTION
1/8" = 1'-0"




1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

SHEET TITLE:

SITE SECTIONS ALONG
WEST PROPERTY LINE

REVISIONS:

- | | |
|---|---|
|  | PLANNING RE-SUBMITTAL
10 OCTOBER 2014 |
|  | PLANNING RE-SUBMITTAL
12 FEBRUARY 2015 |
|  | PLANNING RE-SUBMITTAL
24 MARCH 2015 |

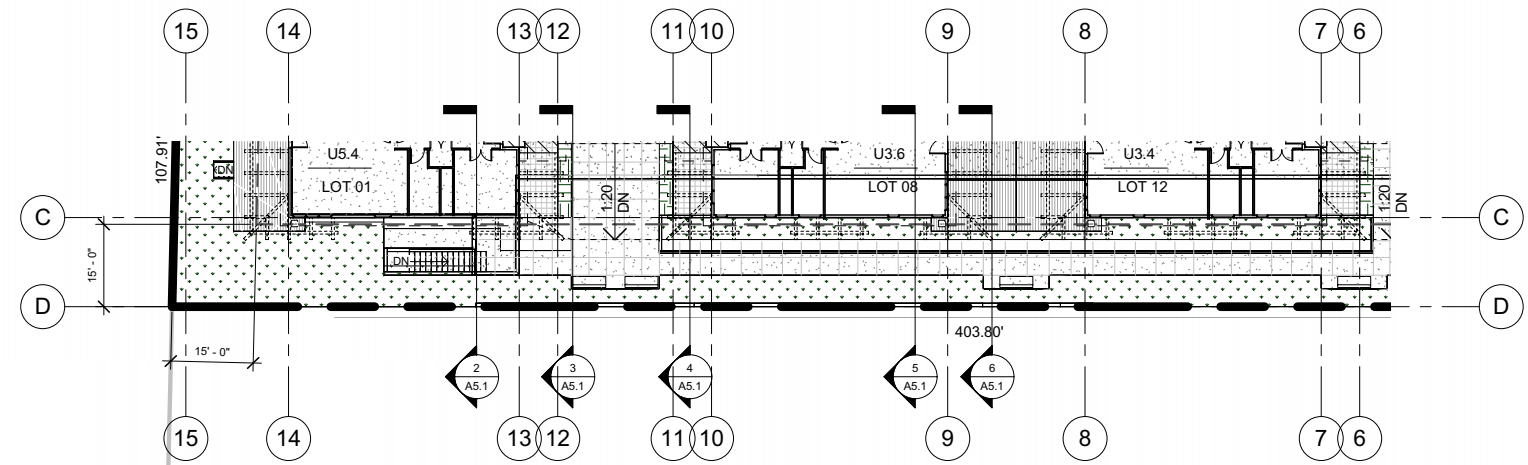
CHECKED: _____
DATE _____

20 APRIL 2015

PROJ. NO.	MCL
ISSUED:	---
DWG. SCALE:	AS SHOWN
DRAWN BY:	MG, MK, TC, IJ

SHEET NO.

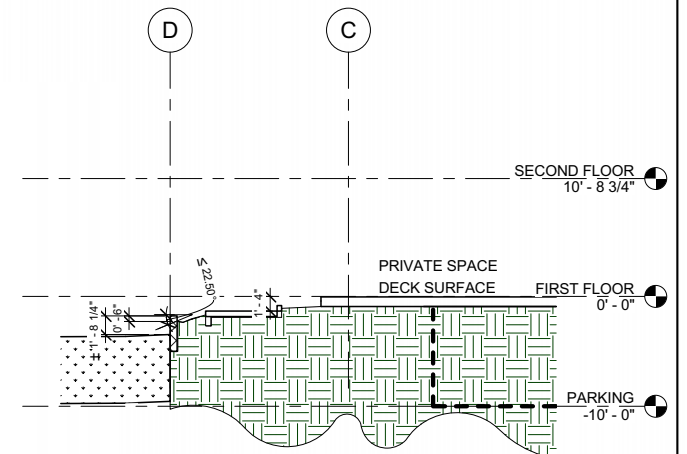
A5.1



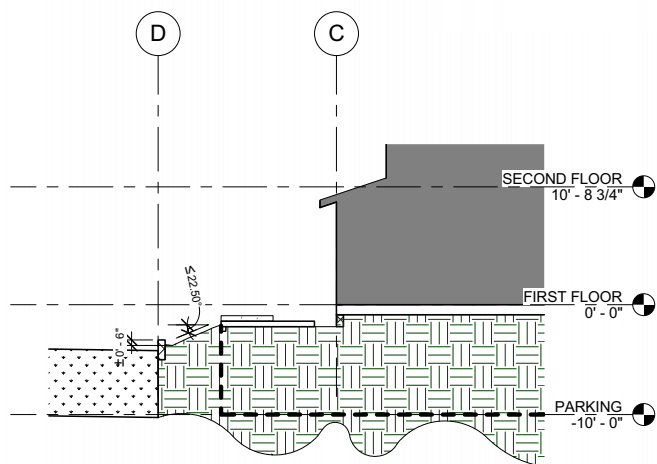
① SITE DETAIL SECTION KEYPLAN
1/16" = 1'-0"



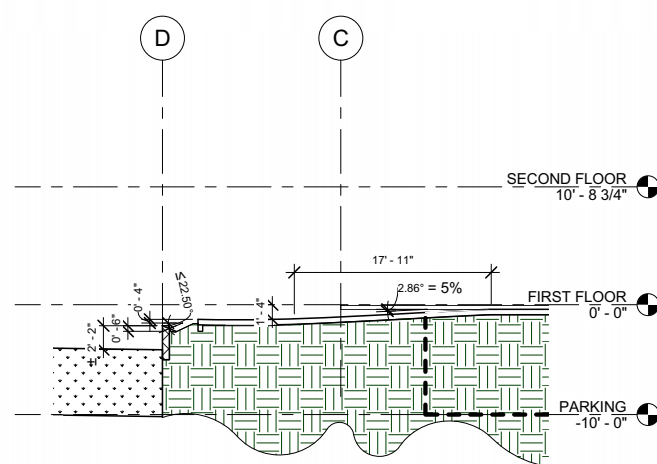
7 WEST EDGE AXONOMETRIC



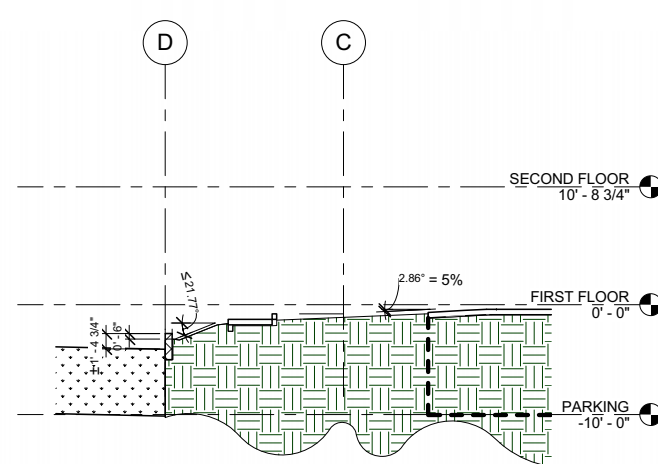
⑥ SECTION AT WEST MID-WAY BENCH PAD
1/8" = 1'-0"



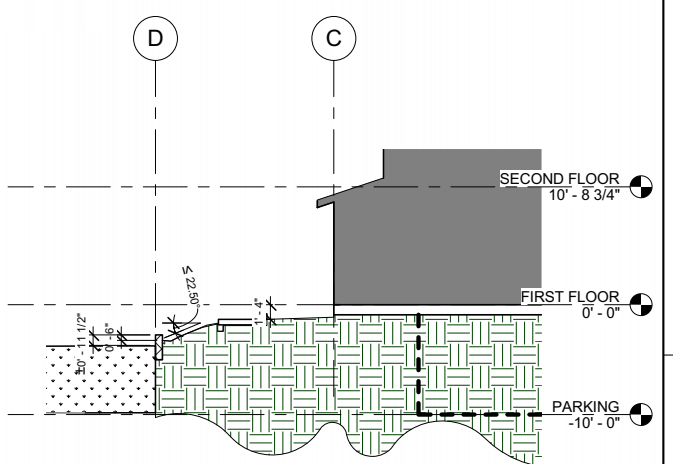
② SECTION AT WEST LANDING
1/8" = 1'-0"



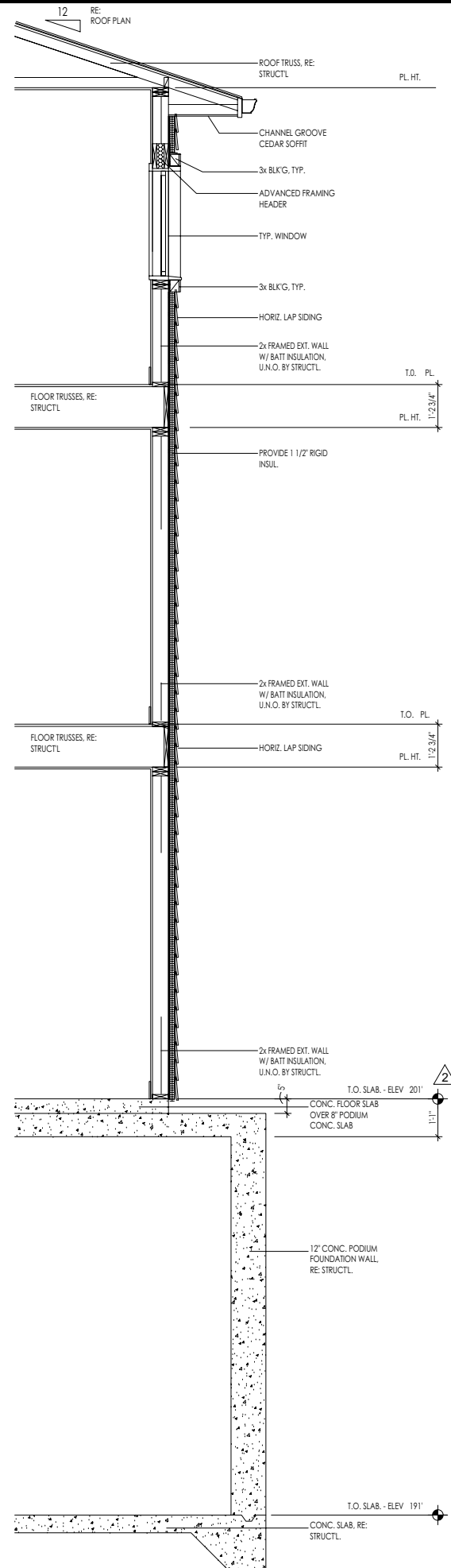
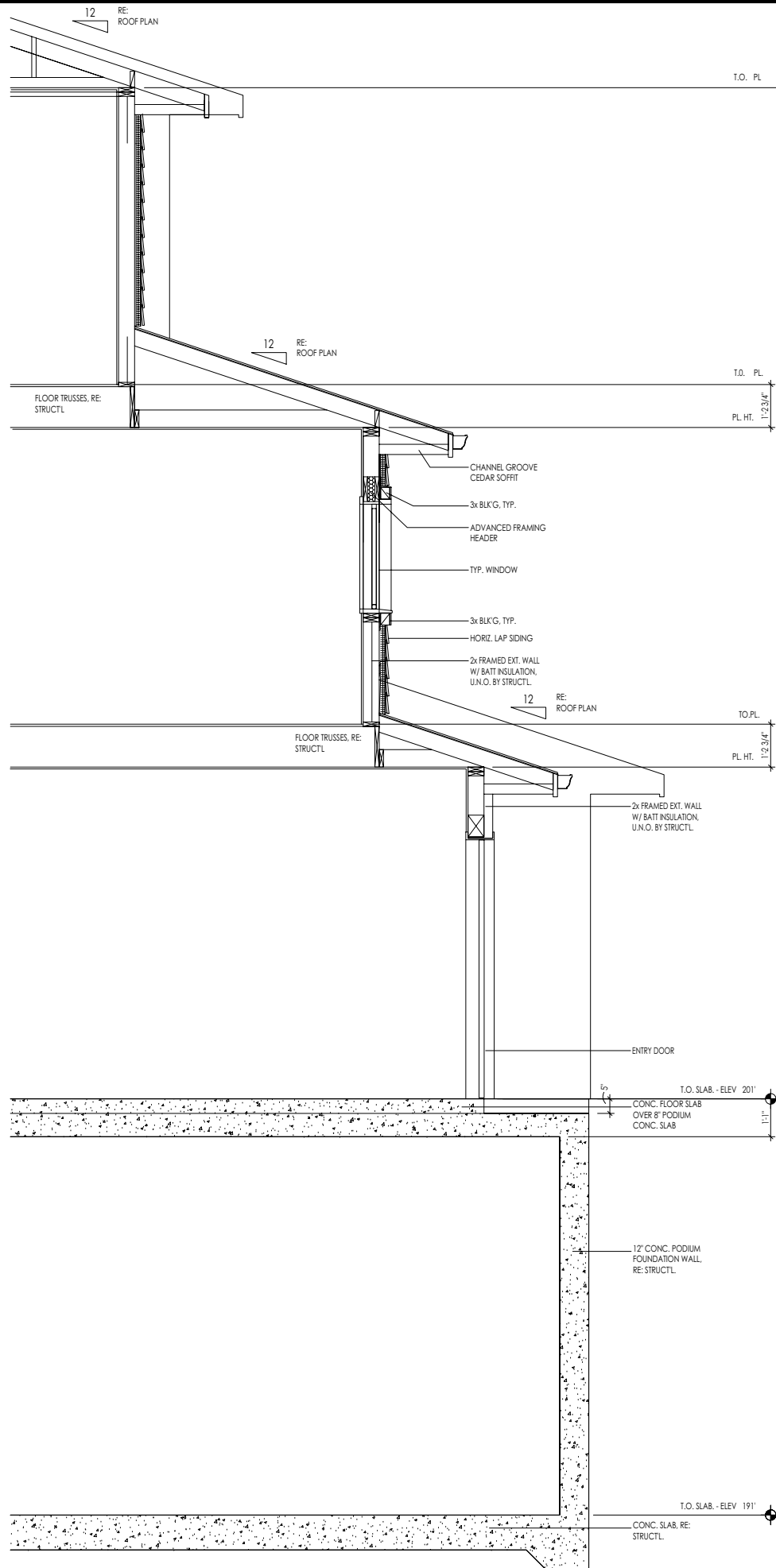
③ SECTION AT NW BENCH PAD
1/8" = 1'-0"



④ SECTION BEFORE NW BENCH PAD
1/8" = 1'-0"



⑤ SECTION AT WEST MID-WAY
1/8" = 1'-0"



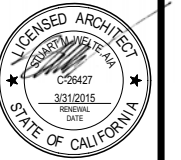
① TYPICAL WALL SECTIONS
1/2" = 1'-0"

EID
ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770



1998-2024 Montecito Avenue

MOUNTAIN VIEW, CALIFORNIA 94043

WALL SECTIONS

SHEET TITLE:

REVISIONS:














1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
3	PLANNING RE-SUBMITTAL 24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

PROJ. NO. MCL
ISSUED: _____
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.

A5.2

				<div>EID ARCHITECTS ECO FUNCTIONAL ARCHITECTURE 412 OLIVE AVE PALO ALTO CA 94306 • 2225 650 • 226 • 8770 </div> <div>1998-2024 Montecito Avenue MOUNTAIN VIEW, CALIFORNIA 94043</div> <div>COLOR AND MATERIALS</div> <div>REVISIONS: <table><tr><td>1</td><td>PLANNING RE-SUBMITTAL 10 OCTOBER 2014</td></tr><tr><td>2</td><td>PLANNING RE-SUBMITTAL 12 FEBRUARY 2015</td></tr><tr><td>3</td><td>PLANNING RE-SUBMITTAL 24 MARCH 2015</td></tr></table> CHECKED: _____ DATE: _____ PLOT DATE: 20 APRIL 2015 PROJ. NO.: MCL ISSUED: --- DWG. SCALE: AS SHOWN DRAWN BY: MG, MK, TC, U SHEET NO.: A6.1</div>	1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014	2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015	3	PLANNING RE-SUBMITTAL 24 MARCH 2015
1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014									
2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015									
3	PLANNING RE-SUBMITTAL 24 MARCH 2015									
11. JAMES HARDIE 'CHESTNUT BROWN' WINDOW TRIM	8. JAMES HARDIE 'HEATHERED MOSS' WINDOW TRIM	6. JAMES HARDIE 'MONTREY TAUPE' WINDOW TRIM	3. METAL STANDING SEAM ROOF							
				2. HARDIE TRIM TYP.						
10. JAMES HARDIE 'CHESTNUT BROWN' SIDING - SMOOTH FINISH	7. JAMES HARDIE 'HEATHERED MOSS' SIDING - SMOOTH FINISH	5. JAMES HARDIE 'MONTEREY TAUPE' SIDING - SMOOTH FINISH								
				1. PRIVATE SPACE, SIM						
9. DAVIS 'ADOBE' CONCRETE TYP.	7. EXTERIOR PATIO TILE TYP.	4. B.M 'KENDALL CHARCOAL' ENTRY DOOR AND WINDOW FRAME								



12. GATE WOOD OPTION, SIM



9. ENTRY DOUBLE COLUMNS, SIM



6. PRIVATE SPACE, SIM



3. FENCE, COLUMNS, OPTIONS



11. GATE OPTION, SIM



8. FENCE OPTION, SIM



5. ENTRY DOUBLE COLUMNS, SIM



2. FENCE WOOD OPTION, SIM



12. BENCH AND TRASH CAN



7. PLANTERS AND OUTDOOR TABLE



4. PORCH



1. TRELLIS, SIM



12. EXTERIOR LIGHT POST, OPTION 1



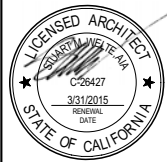
9. MOUNTED LIGHT FIXTURE, OPTION 1



6. EXTERIOR LIGHT POST, OPTION 2



3. MOUNTED LIGHT FIXTURE, OPTION 2



REVISIONS	
1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
3	PLANNING RE-SUBMITTAL 24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

PROJ. NO. MCL
ISSUED: —
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U

SHEET NO.



11. EXTERIOR DOOR HARDWARE



8. BACKLIT ADDRESS NUMBER



5. ADDRESS NUMBER DARK



2. DOUBLE HUNG WINDOW



10. ENTRY DOOR WOOD OPTION, SIM



7. ENTRY DOOR WOOD OPTION, SIM



4. ENTRY DOOR WOOD OPTION, SIM



1. DOUBLE HUNG WINDOW

1980-2024 MONTECITO AVE
MOUNTAIN VIEW, CA 94043

MONTEREY TAUPE WINDOW TRIM

PORCH

TRELLIS

MONTEREY TAUPE SIDING

HEATHERED MOSS SIDING

FENCE OPTIONS

HEATHERED MOSS WINDOW TRIM

METAL STANDING ROOF

GREY ROOF

COLUMN OPTIONS

BM "KENDALL CHAROAL"

DAVIS "ADOBE" CONCRETE

SIDING MITERED CORNER

EXTERIOR LIGHT OPTIONS

PLANTER OPTIONS

GATE OPTIONS

ADDRESS NUMBER OPTIONS

CHESTNUT BROWN SIDING

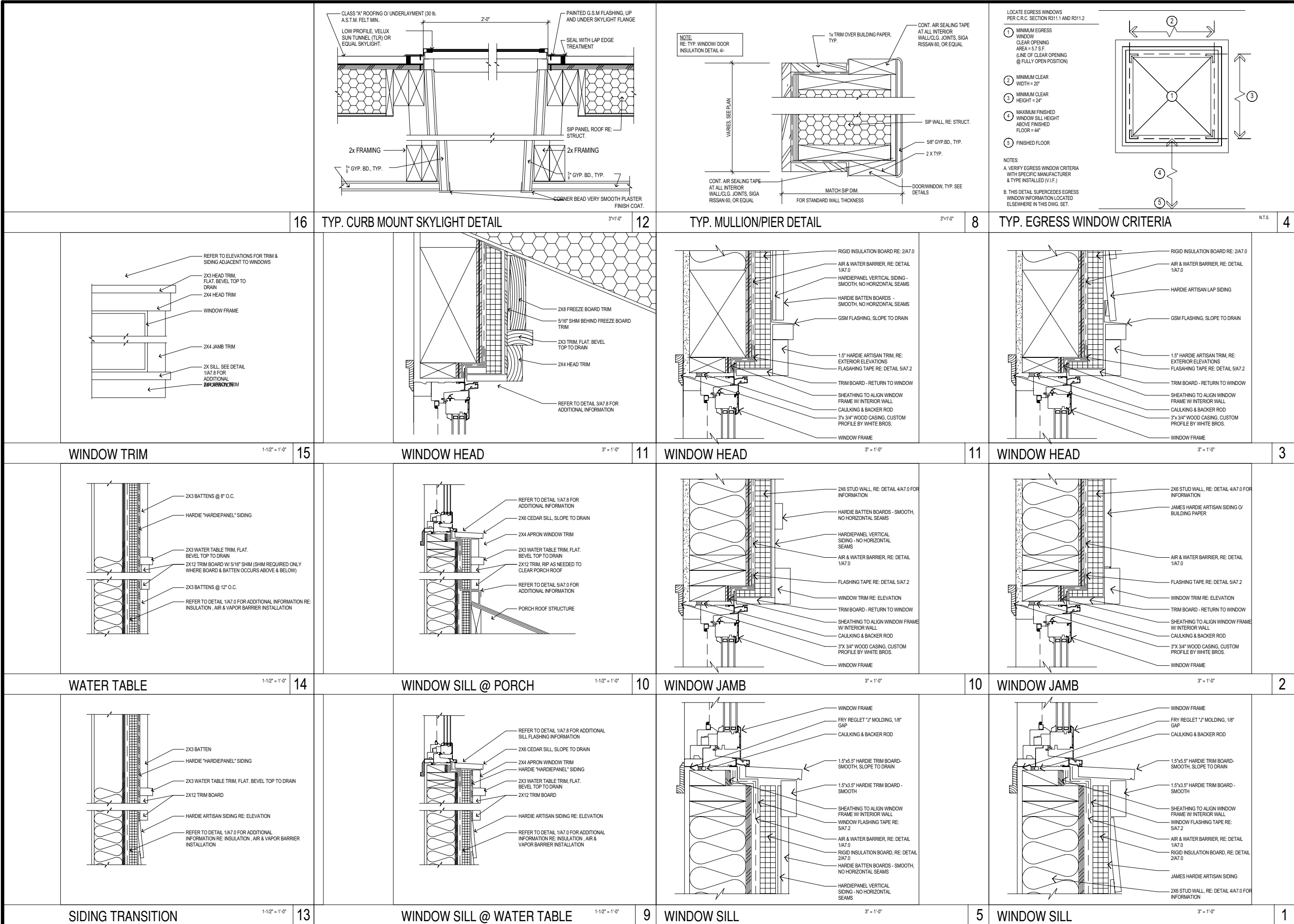
CHESTNUT BROWN WINDOW TRIM



1998-2024 Montecito Avenue
MOUNTAIN VIEW, CALIFORNIA 94043

COLOR BOARD

SHEET TITLE	
COLOR BOARD	
REVISIONS	
1	PLANNING RE-SUBMITTAL 10 OCTOBER 2014
2	PLANNING RE-SUBMITTAL 12 FEBRUARY 2015
3	PLANNING RE-SUBMITTAL 24 MARCH 2015
CHECKED: _____ DATE: _____	
PLOT DATE: 20 APRIL 2015	
PROJ. NO. _____	MCL _____
ISSUED: _____	AS SHOWN
DWG. SCALE: _____	MG, MK, TC, U
DRAWN BY: _____	
SHEET NO.	
A6.4	



EID
ARCHITECTS
ECO FUNCTIONAL
ARCHITECTURE
412 OLIVE AVE
PALO ALTO CA
94306 • 2225
650 • 226 • 8770

LICENSED ARCHITECT
C26427
3/31/2015
RENEWAL
DATE
STATE OF CALIFORNIA

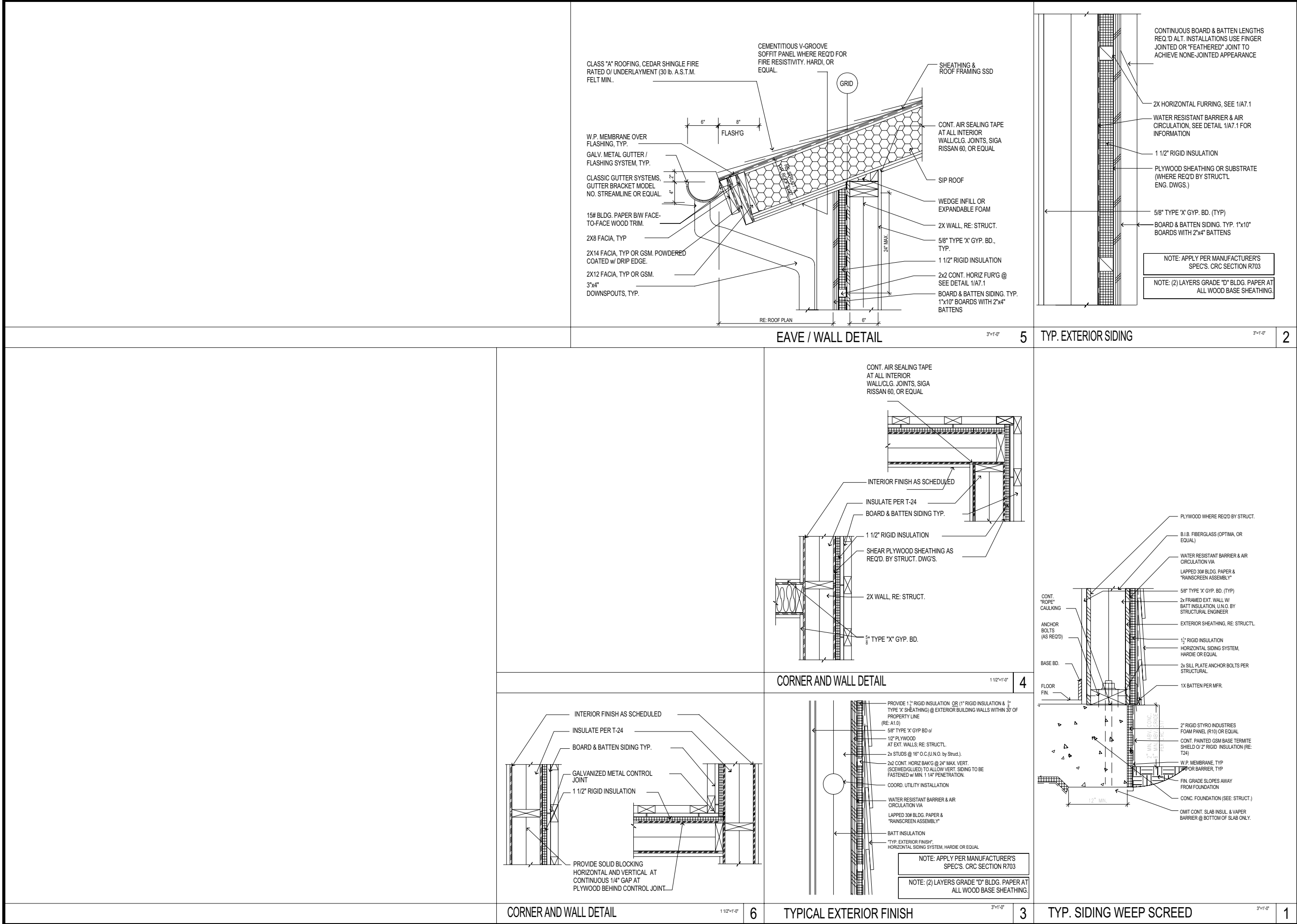
1998-2024 Montecito Avenue
MOUNTAIN VIEW, CALIFORNIA 94043

WINDOW DETAILS

REVISIONS:
1 PLANNING RE-SUBMITTAL
10 OCTOBER 2014
2 PLANNING RE-SUBMITTAL
12 FEBRUARY 2015
3 PLANNING RE-SUBMITTAL
24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

PROJ. NO. MCL
ISSUED: AS SHOWN
DWG. SCALE: MG, MK, TC, U
DRAWN BY: _____
SHEET NO. A7.0



EID

ARCHITECTS

ECO FUNCTIONAL
ARCHITECTURE

412 OLIVE AVE
PALO ALTO CA
94306 • 2225

650 • 226 • 8770

LICENSED ARCHITECT
STATE OF CALIFORNIA
C26427
3/31/2015
RENEWAL
DATE

1998-2024 Montecito Avenue
MOUNTAIN VIEW, CALIFORNIA 94043

BUILDING DETAILS

REVISIONS:
1 PLANNING RE-SUBMITTAL
10 OCTOBER 2014
2 PLANNING RE-SUBMITTAL
12 FEBRUARY 2015
3 PLANNING RE-SUBMITTAL
24 MARCH 2015

CHECKED: _____ DATE: _____
PLOT DATE: 20 APRIL 2015

PROJ. NO. MCL
ISSUED: _____
DWG. SCALE: AS SHOWN
DRAWN BY: MG, MK, TC, U
SHEET NO.

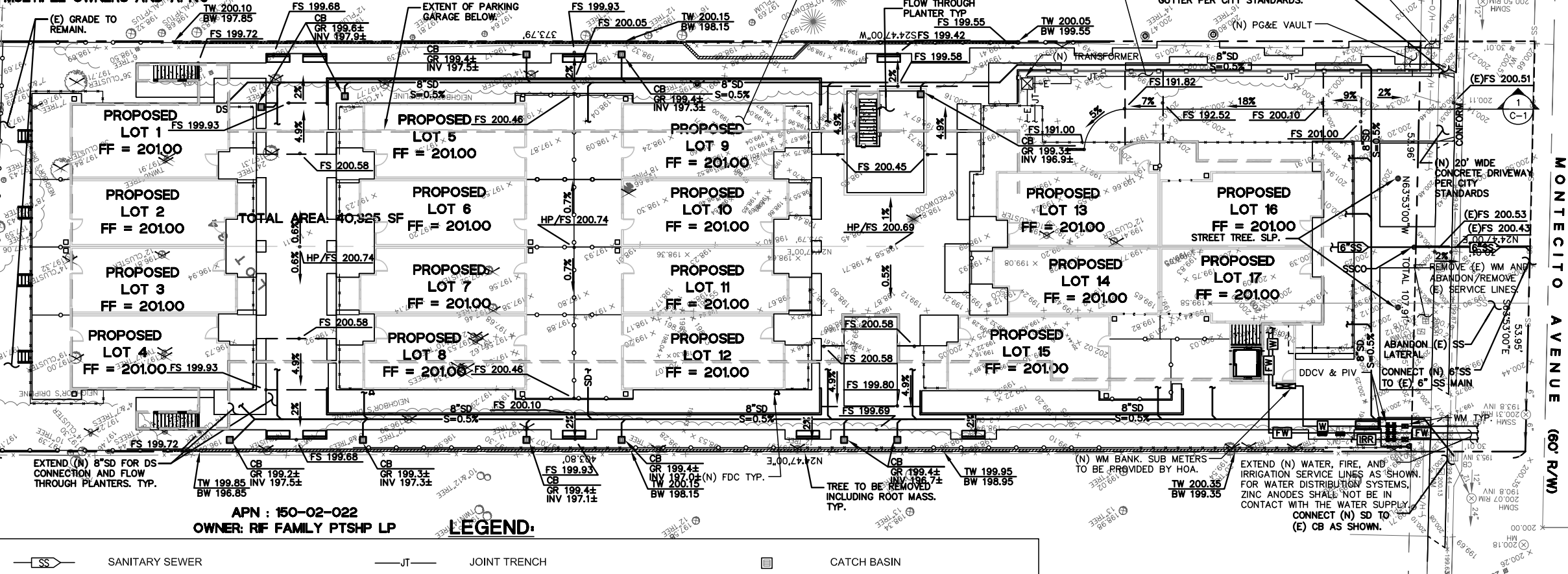
A7.1

NOTE:

EXISTING TOPOGRAPHIC SURVEY PERFORMED BY B&H SURVEYING.

**SAN LUIS TOWNHOMES
MULTIPLE OWNERS AND APNs**

**APN : 150-02-025
OWNER: VINCENT O. REALICA**



- SS SANITARY SEWER
- SD STORM DRAIN
- SD STORM SUB-DRAIN (PERFORATED PIPE)
- FM FORCE MAIN
- FW FIRE WATER LINE
- W DOMESTIC WATER SERVICE
- IRR IRRIGATION SERVICE

- JT JOINT TRENCH
- o CLEAN OUT
- DD DOUBLE DETECTOR CHECK VALVE
- PIV POST INDICATOR VALVE
- VALVE
- MB METER BOX
- SPLASH BLOCK

- CATCH BASIN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- BENCHMARK
- MANHOLE
- DOWNSPOUT

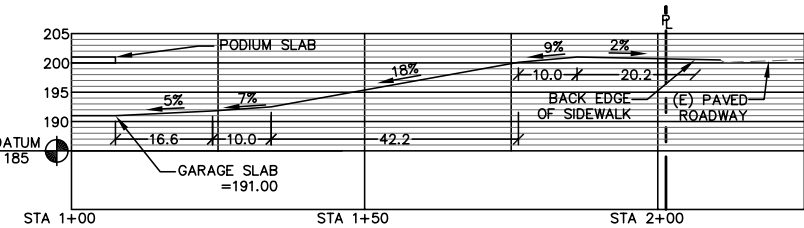
ABBREVIATIONS:

AB	AGGREGATE BASE	GR	GRATE ELEVATION
AC	ASPHALT CONCRETE	HP	HIGH POINT
BFP	BACK FLOW PREVENTION DEVICE	INV	PIPE INVERT ELEVATION
BW	BOTTOM OF WALL ELEVATION	JT	JOINT TRENCH
CB	CATCH BASIN	JP	JOINT POLE
DDCV	DOUBLE DETECTOR CHECK VALVE	LP	LOW POINT
DS	ROOF DOWN SPOUT	(N)	NEW
DWY	DRIVEWAY	PIV	POST INDICATOR VALVE
(E)	EXISTING	RIM	RIM ELEVATION
ELEC	ELECTRICAL	S	SLOPE
EM	ELECTRICAL METER	SAP	SEE ARCHITECTURAL PLANS
EP	EDGE OF PAVEMENT	SBD	STORM SUB DRAIN
FC	FACE OF CURB ELEVATION	SBDco	STORM SUB DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN
FF	FINISHED FLOOR ELEVATION	SDCO	STORM DRAIN CLEANOUT
FG	FINISHED GROUND ELEVATION	SLP	SEE LANDSCAPE PLANS
FL	FLOW LINE ELEVATION	SS	SANITARY SEWER
FM	FORCE MAIN LINE	SSCO	SANITARY SEWER CLEANOUT
FS	FINISHED SURFACE ELEVATION	TW	TOP OF WALL ELEVATION
FP	FINISHED PAVEMENT ELEVATION	TYP	TYPICAL
FW	FIRE WATER LINE	W	DOMESTIC WATER LINE
GB	GRADE BREAK	WM	WATER METER
GM	GAS METER		

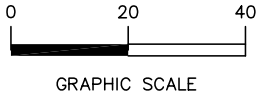
EARTHWORK QUANTITIES:

CUT	7,600 C.Y.
FILL	1,000 C.Y.
TOTAL TO BE MOVED	8,600 C.Y.
BALANCE	6,600 C.Y. CUT (OFF-HAUL)

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.



RAMP PROFILE



PRECISION ENGINEERING
AND
CONSTRUCTION, INC.



T: 650.226.8640
F: 650.637.1059
Travis@precision-ec.com

901 Waterlure Street
Belmont, CA 94002

DATE:

REVISIONS:

**TENTATIVE MAP
MONTECITO TOWNHOMES
1998-2024 MONTECITO AVENUE
MOUNTAIN VIEW, CA 94043**

Date:
03/24/2015

Scale:
1" = 20'

Design:
AJP

Check:
TRL

Drawing Number:
C-1

PEC Job No.
PEC 13-095

NOTE:

EXISTING TOPOGRAPHIC SURVEY PERFORMED BY B&H SURVEYING.

**SAN LUIS TOWNHOMES
MULTIPLE OWNERS AND APNs**

**APN : 150-02-025
OWNER: VINCENT O. REALICA**

TOTAL AREA: 40,325 SF

**APN : 150-02-022
OWNER: RIF FAMILY PTSH LP**



**PRECISION ENGINEERING
AND
CONSTRUCTION, INC.**

T: 650.226.8640
F: 650.637.1059
Travis@precision-ec.com

901 Waltemire Street
Belmont, CA 94002

DATE:

REVISIONS:

**TENTATIVE MAP GARAGE
MONTECITO TOWNHOMES
1998-2024 MONTECITO AVENUE
MOUNTAIN VIEW, CA 94043**

Date:

03/24/2015

Scale:

1" = 20'

Design:

AJP

Check:

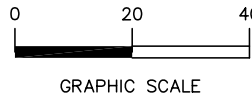
TRL

Drawing Number:

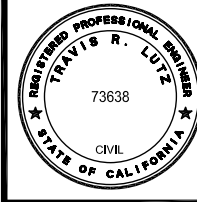
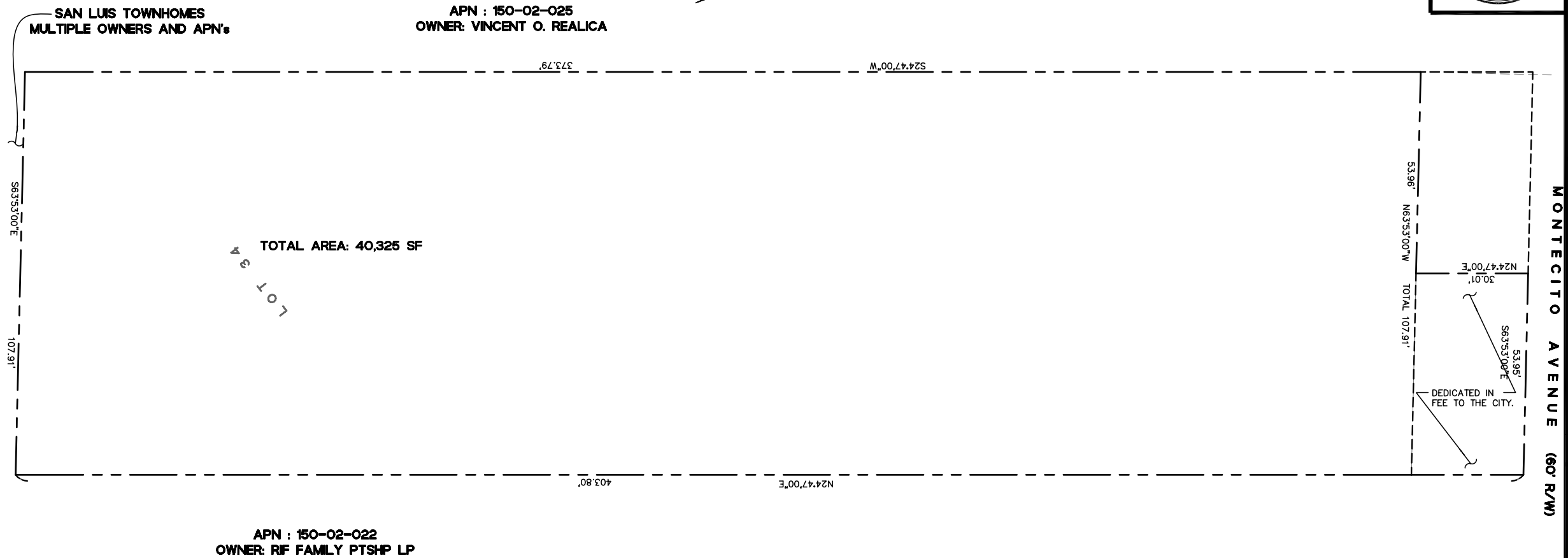
C-2

PEC Job No.

PEC 13-095



GRAPHIC SCALE



**PRECISION ENGINEERING
AND
CONSTRUCTION, INC.**

**T: 650.226.8640
F: 650.637.1059
Travis@precision-ec.com**

**901 Waltemire Street
Belmont, CA 94002**

	REVISIONS:	DATE:

SUBDIVISION MAP
MONTECITO TOWNHOMES
1998-2024 MONTECITO AVENUE
MOUNTAIN VIEW, CA 94043

Date: **03/24/2015**

Scale:
1" = 20'

Design: **AJP**

Check: **TRL**

Drawing Number:

C-3

PEC Job No.

PEC 13-095

UTILITY NOTE:

ON-SITE UTILITY SERVICES (SANITARY SEWER, WATER AND STORM) WILL BE PROVIDED BY THE PROPERTY OWNERS.

BASIS OF BEARING:

THE BEARING, S63°53'00"E BETWEEN TWO FOUND MONUMENTS FOUND ALONG MONTECITO AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP, 367 PM 11 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

RECORD OWNER AND SUBDIVIDER:

CLARUM UNIVERSITY CORNER LLC
P.O. BOX 60970
PALO ALTO, CA 94306

LAND SURVEYOR:

B & H LAND SURVEYING
901 WALTERMIRE STREET
BELMONT, CA 94002
(650) 637-1590

CIVIL ENGINEER:

PRECISION ENGINEERING AND CONSTRUCTION, INC.
901 WALTERMIRE STREET
BELMONT, CA 94002
(650) 226-8640

ASSESSOR'S PARCEL NUMBER:

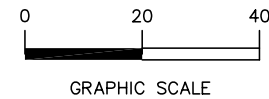
APN NO: 150-02-023 & 024

EXISTING AND PROPOSED ZONING:

EXISTING: R-1-5000
PROPOSED: R-M-1000

UTILITIES.

GAS AND ELECTRICITY:	PACIFIC GAS & ELECTRIC COMPANY
SANITARY SEWER:	CITY OF MOUNTAIN VIEW
WATER:	CITY OF MOUNTAIN VIEW
TELEPHONE:	AT & T
FIRE PROTECTION:	CITY OF MOUNTAIN VIEW
STORM DRAIN:	CITY OF MOUNTAIN VIEW



NOTE:

EXISTING TOPOGRAPHIC SURVEY PERFORMED BY B&H SURVEYING.

SAN LUIS TOWNHOMES
MULTIPLE OWNERS AND APNs

APN : 150-02-025
OWNER: VINCENT O. REALICA

TREATMENT AREA
IMPERVIOUS AREA

TOTAL AREA 40,325 SF

APN : 150-02-022

STORMWATER TREATMENT

TOTAL AREA	TOTAL IMPERVIOUS AREA	INTERCEPTOR TREE CREDIT	IMPERVIOUS AREA REQUIRED TO BE TREATED	C.3 REQUIRED TREATMENT AREA	TREATMENT AREA PROVIDED
40,325 S.F.	31,048 S.F.	*7,700 S.F.	23,748 S.F.	950 S.F.	**1,400 S.F.

TREATMENT AREA SIZING CRITERIA: SANTA CLARA COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM: C.3 STORMWATER TECHNICAL GUIDANCE.

* INTERCEPTOR TREE CREDIT:
BASED ON PROPOSED TREE COUNT:
(3 DECIDUOUS TREES) x (100 SF) + (35 EVERGREEN TREES) x (200 SF) = 7,300 SF

** PROVIDED BY FLOW THROUGH PLANTERS/LANDSCAPED AREAS

LEGEND



IMPERVIOUS AREA



IMPERVIOUS AREA



IMPERVIOUS AREA



IMPERVIOUS AREA



CORRESPONDING TREATMENT AREA (FLOW THROUGH PLANTERS AND LANDSCAPED AREAS)



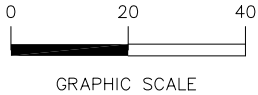
CORRESPONDING TREATMENT AREA (FLOW THROUGH PLANTERS AND LANDSCAPED AREAS)



CORRESPONDING TREATMENT AREA (FLOW THROUGH PLANTERS AND LANDSCAPED AREAS)



CORRESPONDING TREATMENT AREA (FLOW THROUGH PLANTERS AND LANDSCAPED AREAS)



PRECISION ENGINEERING
AND
CONSTRUCTION, INC.

T: 650.226.8640
F: 650.637.1059
Travis@precision-ec.com



901 Waller Street
Belmont, CA 94002

DATE:

REVISIONS:

C.3 TREATMENT SHEET
MONTECITO TOWNHOMES
1998-2024 MONTECITO AVENUE
MOUNTAIN VIEW, CA 94043

Date:

03/24/2015

Scale:

1" = 20'

Design:

AJP

Check:

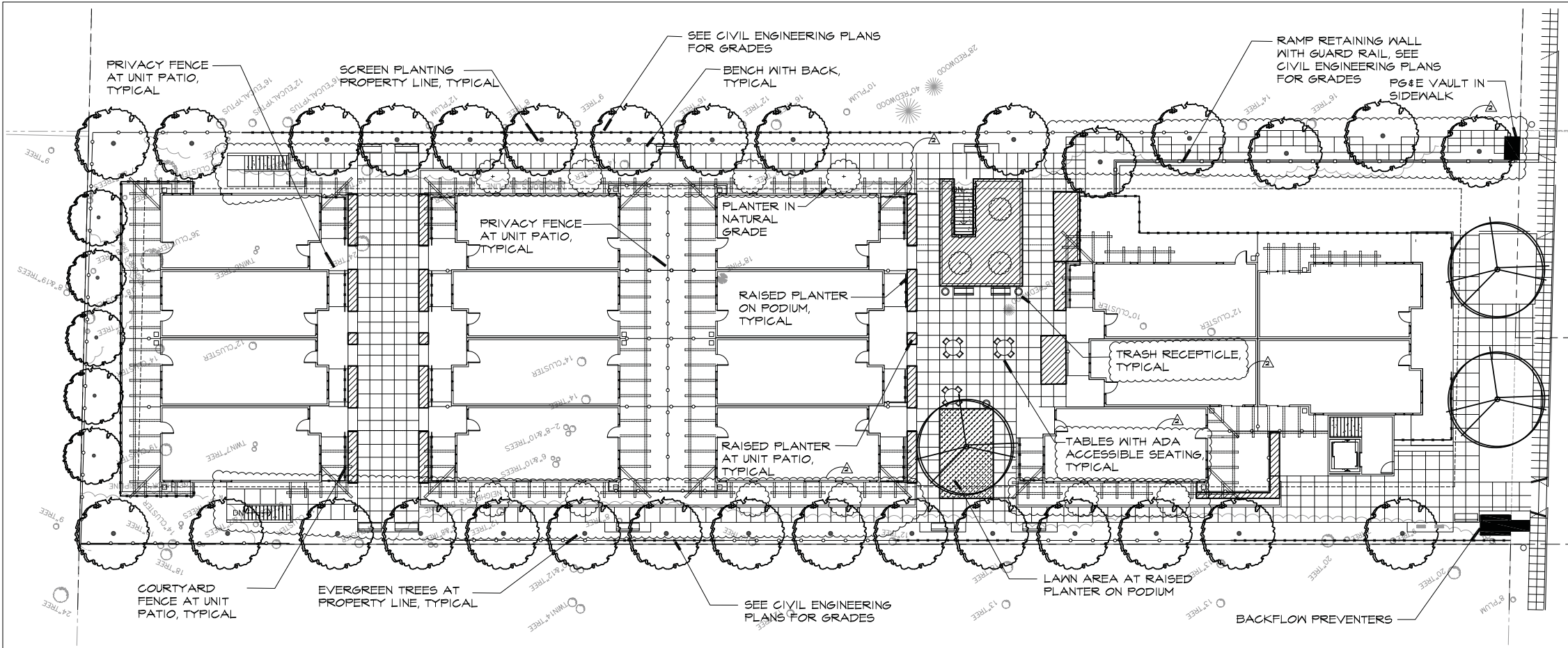
TRL

Drawing Number:

C-4

PEC Job No.

PEC 13-095



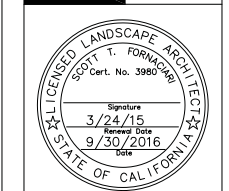
MATERIAL LEGEND

SYMBOL	DESCRIPTION
	CONCRETE PAVING
	CONCRETE PAVERS AT UNIT ENTRY SEE ARCHITECTURAL PLANS FOR DETAIL
	RAISED PLANTER ON PODIUM
	TURF AREA
	PROPOSED TREE, SEE PLANTING PLAN
	1' WOOD PRIVACY FENCE, SEE DETAIL A
	PICKET FENCE, SEE DETAIL B
	GUARDRAIL TRELLIS, SEE DETAIL C



LANDARC
Associates, Inc.
t: 408.361.8085
www.landarcassociates.com

97 S. Second Street Suite 111
San Jose, CA 95113
RLA # 5980

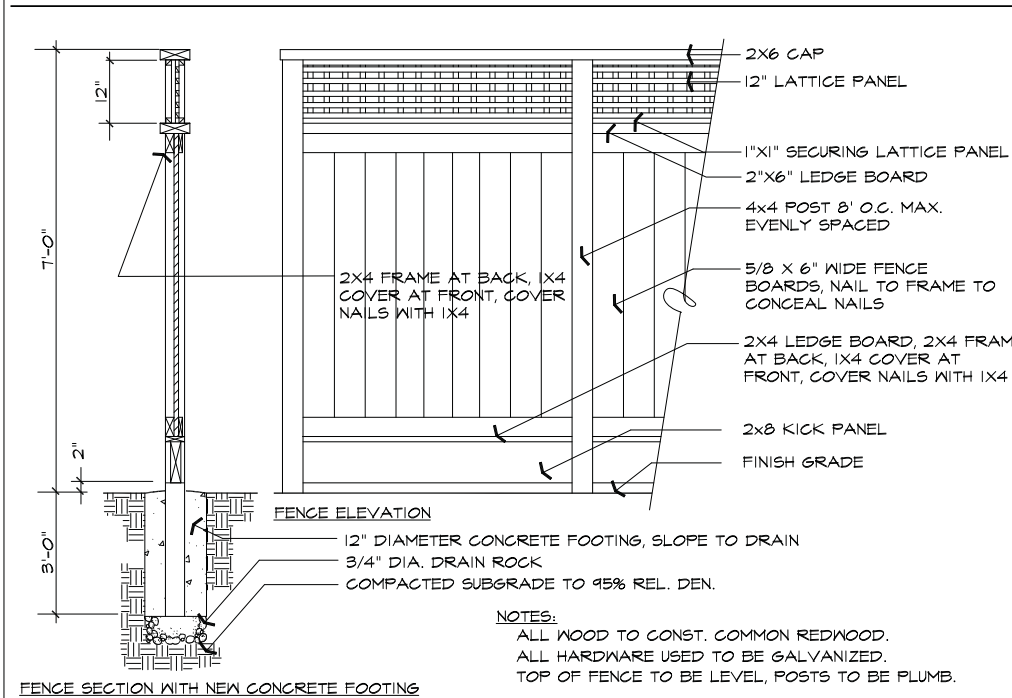


1998-2024 MONTECITO AVE.
MOUNTAIN VIEW, CALIFORNIA

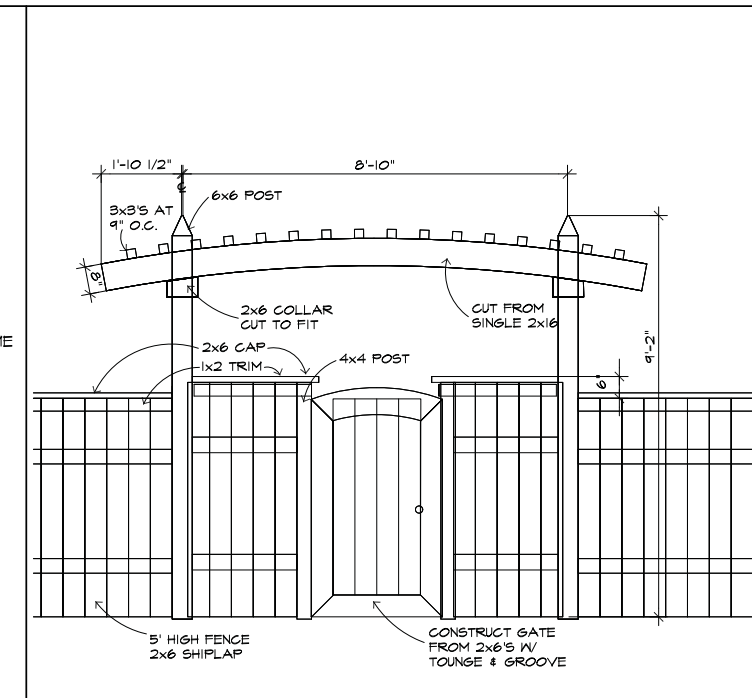
HANFORD CAPITAL INC.
1131 DE ANZA BLVD.
SAN JOSE, CA 95129

PROJECT:

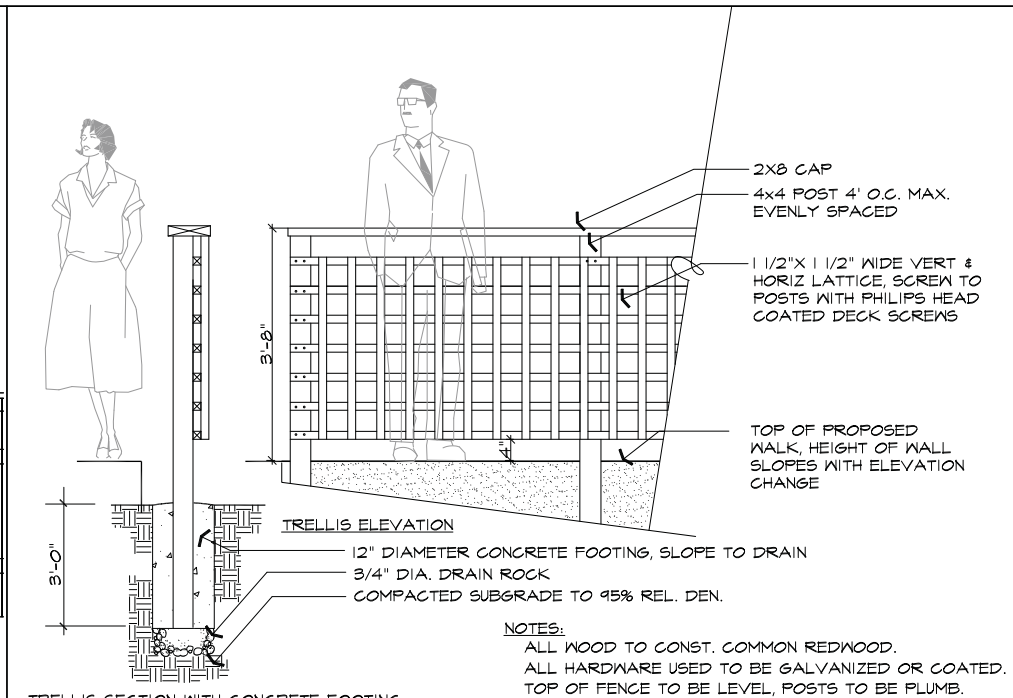
OWNER:



A 7' TALL WOOD PRIVACY FENCE



B COURTYARD FENCE AND ARBOR ENTRY



C GUARDRAIL BOX TRELLIS

REVISIONS

MARK	DATE	DESCRIPTION
1	10/17/14	CITY COMMENTS
-	2/12/15	CITY COMMENTS
2	9/24/15	CITY COMMENTS

DRAWING TITLE

LANDSCAPE LAYOUT PLAN

DATE: 9/3/14

JOB NUMBER: 1306

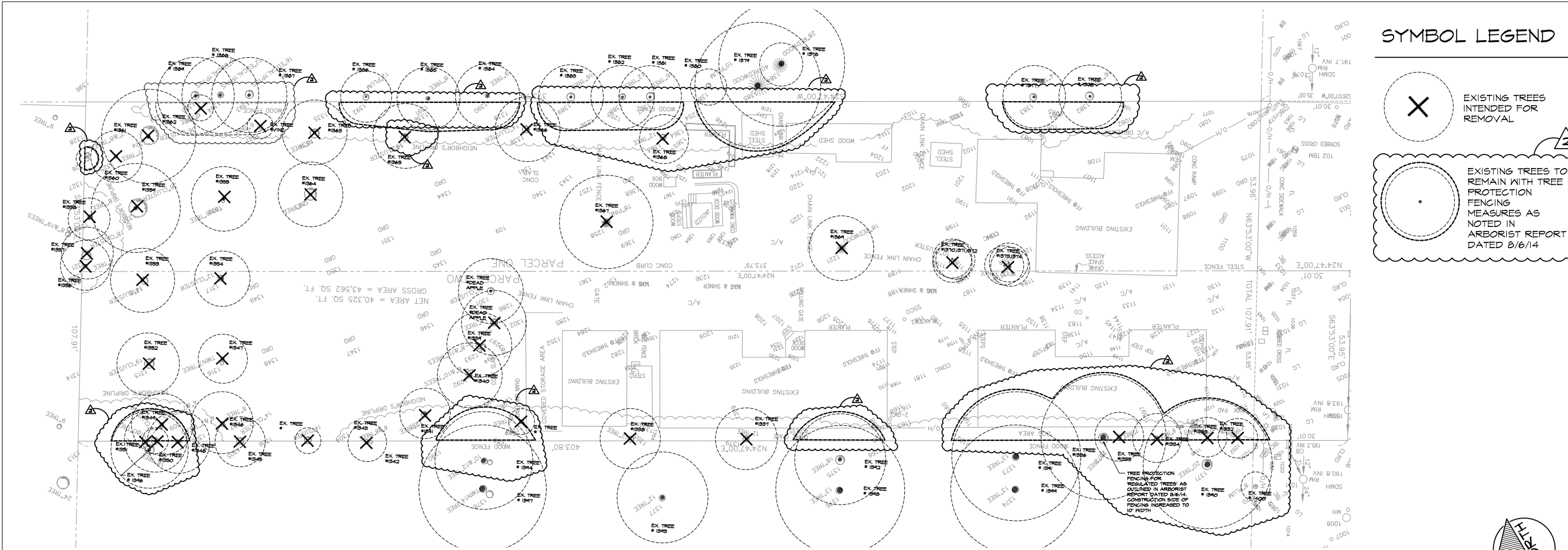
DRAWN: SF CHECKED: SF

SCALE: 1/16" = 1'-0"

SHEET NUMBER

L1.1

SHEET OF



SYMBOL LEGEND

EXISTING TREES
INTENDED FOR
REMOVAL

EXISTING TREES TO REMAIN WITH TREE
PROTECTION
FENCING MEASURES AS
NOTED IN
ARBORIST REPORT
DATED 8/6/14

TREE INVENTORY LEGEND

TREE #	TREE SPECIES - BOTANICAL NAME	TREE SPECIES - COMMON NAME	SIZE (INCH) DBH @ 48"	STD. OR MULTI. TRUNK	TREE TO BE REM-OVED	HERITAGE TREE
1332	PRUNUS DULCIS	ALMOND	6"	STD	YES	
1333	CALLISTEMON CITRINUS	BOTTLEBRUSH	6"	MULTI	YES	
1334	JUGLANS NIGRA	BLACK WALNUT	9"	STD	YES	
1335	JUGLANS REGIA	ENGLISH WALNUT	7"	STD	YES	
1335	JUGLANS REGIA	ENGLISH WALNUT	7"	STD	YES	YES
1336	JUGLANS NIGRA	BLACK WALNUT	20"	STD	NO	
1337	JUGLANS NIGRA	BLACK WALNUT	10"	STD	YES	
1338	JUGLANS NIGRA	BLACK WALNUT	12"	STD	YES	
1339	FICUS CARICA	FIG	10", 9", 9"	MULTI	YES	
1340	FICUS CARICA	FIG	10", 9", 9"	MULTI	YES	
1341	MALUS DOMESTICA	APPLE	12"	STD	YES	
1342	LIGUSTRUM LUCIDUM	PRIVET	6", 4", 4"	MULTI	YES	
1343	MALUS DOMESTICA	APPLE	4", 4"	MULTI	YES	
1344	LIGUSTRUM LUCIDUM	PRIVET	3", 3", 3"	MULTI	YES	
1345	LIGUSTRUM LUCIDUM	PRIVET	3", 3", 4"	MULTI	YES	
1346	JUGLANS REGIA	ENGLISH WALNUT	10"	STD	YES	
1347	MALUS DOMESTICA	APPLE	11"	STD	YES	
1348	LIGUSTRUM LUCIDUM	PRIVET	7", 5"	MULTI	YES	
1349	LIGUSTRUM LUCIDUM	PRIVET	7", 6"	MULTI	YES	
1350	LIGUSTRUM LUCIDUM	PRIVET	13"	STD	YES	
1351	JUGLANS REGIA	ENGLISH WALNUT	12"	STD	YES	
1352	JUGLANS REGIA	ENGLISH WALNUT	16"	STD	YES	YES
1353	JUGLANS REGIA	ENGLISH WALNUT	13"	STD	YES	
1354	JUGLANS REGIA	ENGLISH WALNUT	18"	STD	YES	YES
1355	JUGLANS REGIA	ENGLISH WALNUT	18"	STD	YES	YES
1356	LIGUSTRUM LUCIDUM	PRIVET	8"	STD	YES	
1357	PITTOSPORUM TOBIRA	PITTOSPORUM	6", 6", 4", 5"	MULTI	YES	
1358	JUGLANS NIGRA	BLACK WALNUT	9"	STD	YES	
1359	JUGLANS NIGRA	BLACK WALNUT	13", 13", 13", 8", 8"	MULTI	YES	YES
1360	LIGUSTRUM LUCIDUM	PRIVET	8"	STD	YES	
1361	JUGLANS NIGRA	BLACK WALNUT	14", 12", 12"	MULTI	YES	YES
1362	MORUS ALBA	MULBERRY	8"	STD	YES	
1363	JUGLANS REGIA	ENGLISH WALNUT	24"	STD	YES	YES
1364	JUGLANS REGIA	ENGLISH WALNUT	21"	STD	YES	YES

TREE PROTECTION MEASURES

EXTRACTION FROM ARBORIST REPORT PG. 10
1998 - 2024 Montecito Avenue - Tree Inventory, Assessment, and Protection Plan
August 6, 2014

Tree Protection

Tree protection focuses on protecting trees from damage to the roots, trunk, or scaffold branches from heavy equipment (Appendix D).

The **tree protection zone (TPZ)** is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The TPZ can be determined by a formula based on species tolerance, tree age, and diameter at breast height (DBH) (Matheny, N. and Clark, J. 1998) or as the drip line in some instances. The tree protection zones for this project should simply be located at the tree **drip lines**. Trees that are to be retained should be protected as groups where possible and protection fence should be established at their drip line where possible.

Preventing **mechanical damage** to the trunks from equipment or hand tools can be accomplished by wrapping them with **straw wattle** (Figure 2). The wattle will create a porous barrier around the trunks and prevent damage to the bark and vascular tissues underneath. Trees moderately affected and to be retained without root zone exclusion should be wrapped in wattle as an extra precaution.

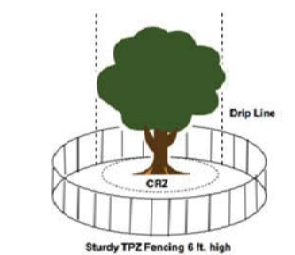


Figure 1: The image above depicts the drip line, CRZ and TPZ.

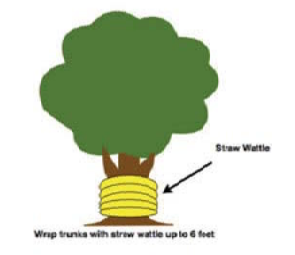


Figure 2: The image above depicts wrapping the trunk with straw wattle.

Images ©Copyright - Monarch Consulting Arborists LLC, 2014.

Richard Gessner - Monarch Consulting Arborists LLC - (831) 331-8982 - rich@monarcharborist.com 19
P.O. Box 1010 Fallon, CA 95018

LANDARC
Associates, Inc.
t: 408.361.8085
www.landarcassociates.com

97 S. Second Street Suite 111
San Jose, CA 95113
RLA # 3980

ALL LICENSED LANDSCAPE ARCHITECT
SCOTT T. FORNABACH
Cert. No. 3980
Signature
3/24/15
Expiry Date
9/30/2016
State of California

1998-2024 MONTECITO AVE.
MOUNTAIN VIEW, CALIFORNIA
HANFORD CAPITAL INC.
131 DE ANZA BLVD.
SAN JOSE, CA 95129

PROJECT:

OWNER:

REVISIONS		
MARK	DATE	DESCRIPTION
1	10/17/14	CITY COMMENTS
2	2/12/15	CITY COMMENTS
3	9/24/15	CITY COMMENTS

DRAWING TITLE

TREE INVENTORY PLAN

DATE: 9/3/14

JOB NUMBER: 1306

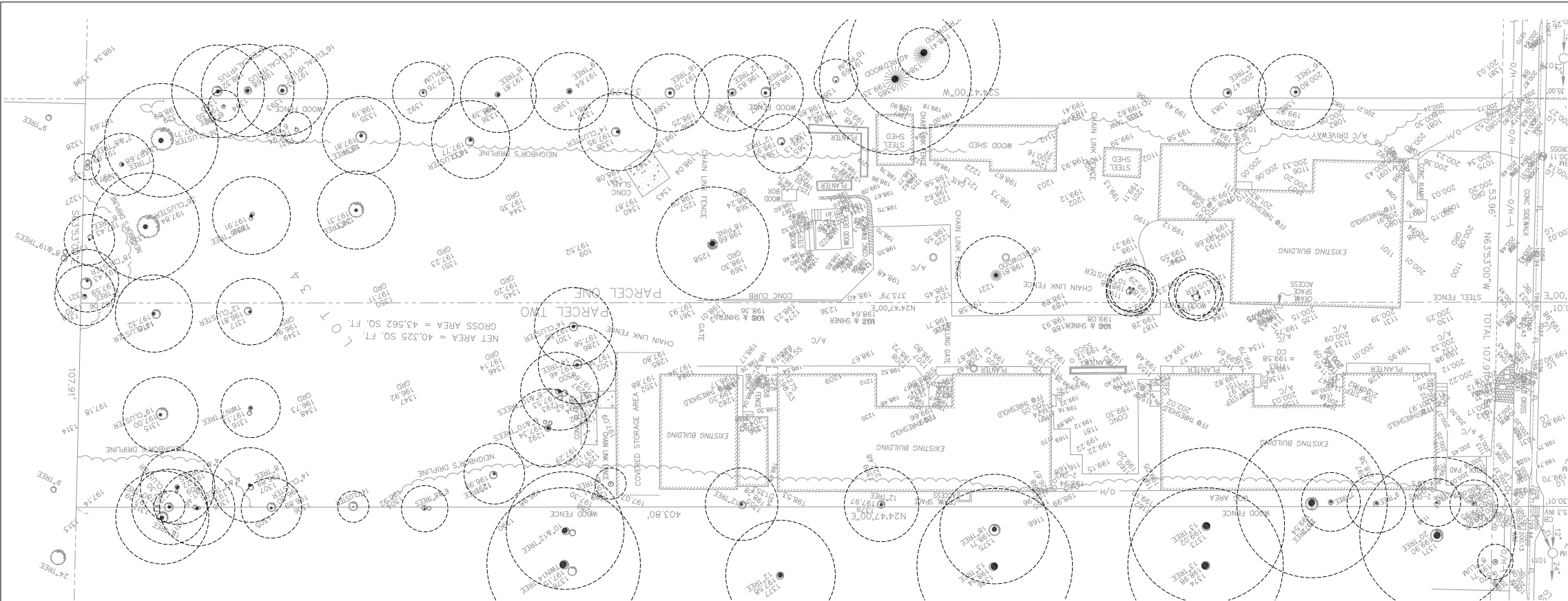
DRAWN: SF CHECKED: SF

SCALE: 1/16" = 1'-0"

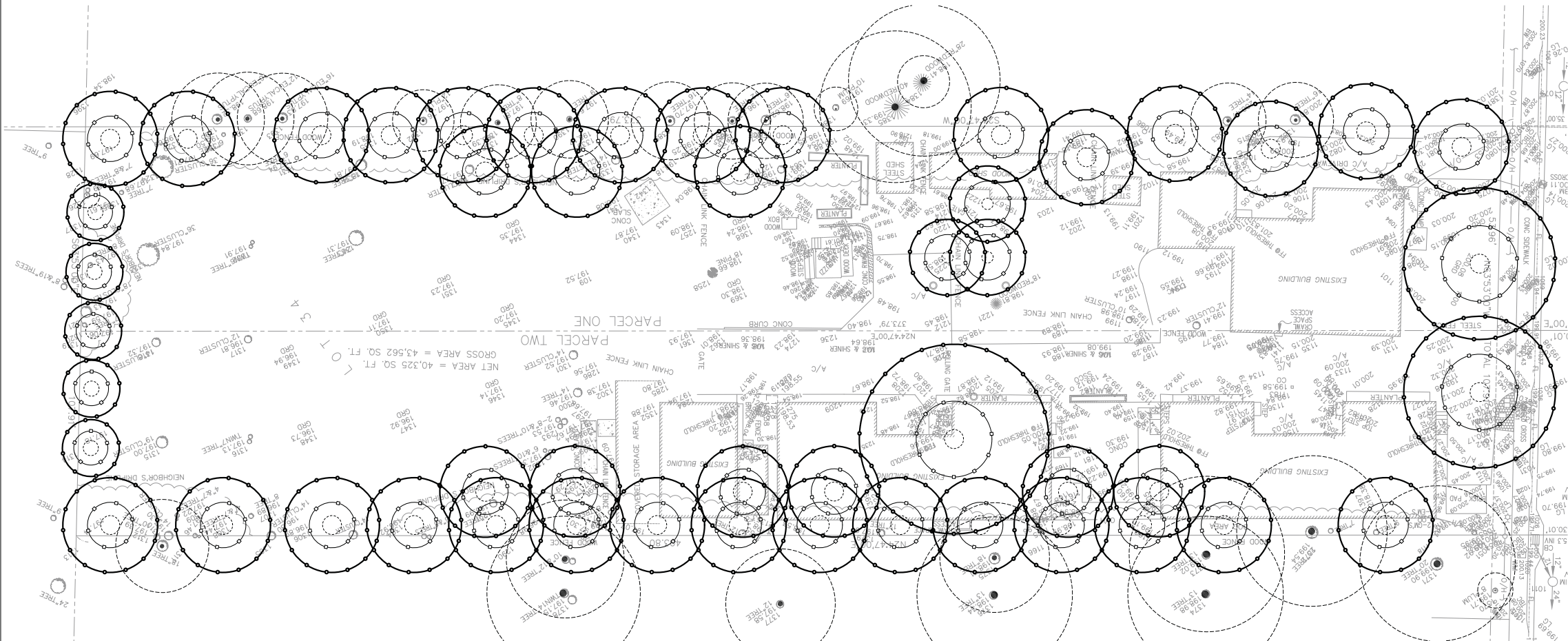
SHEET NUMBER

L1.2

SHEET OF

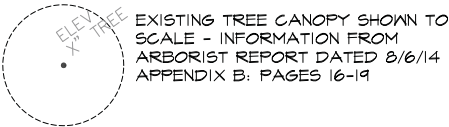


EXISTING TREE CANOPY DIAGRAM



PROPOSED TREE CANOPY DIAGRAM

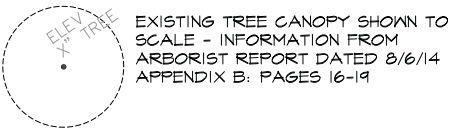
SYMBOL LEGEND



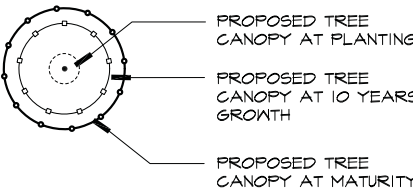
EXISTING TREE CANOPY SHOWN TO SCALE - INFORMATION FROM ARBORIST REPORT DATED 8/6/14 APPENDIX B: PAGES 16-19



SYMBOL LEGEND



EXISTING TREE CANOPY SHOWN TO SCALE - INFORMATION FROM ARBORIST REPORT DATED 8/6/14 APPENDIX B: PAGES 16-19



PROPOSED TREE CANOPY AT PLANTING

PROPOSED TREE CANOPY AT 10 YEARS GROWTH





PROPOSED TREE CANOPY AT MATURITY



REVISIONS		
MARK	DATE	DESCRIPTION
-	9.24.15	CITY COMMENTS



SUNSET ZONE 15

NULCOLS VALUE REGION I	SYMBOL TREES	SIZE	TBOTANICAL NAME	COMMON NAME	COMMENTS
L	COT COS	15 GAL	COTINUS COGGSYRIA	SMOKE TREE	
M	MAG GEM	24" BOX	MAGNOLIA S. 'LITTLE GEM'	LITTLE GEM MAGNOLIA	
M	PLA GLE	24" BOX	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON LANE TREE	
L	PIS CHI	24" BOX	PISTACIA CHINENSIS	CHINESE PISTACHE	
M	POD MAC	24" BOX	PODOCARPUS MACROPHYLLUS	YEW PINE	
M	PYR CAL	24" BOX	PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR	
SHRUBS					
M	ABE EDV	5 GAL	ABELIA S. 'EDWARD GOUCHER'	GLOSSY ABELIA DWARF	
L	DIE BIG	5 GAL	DIETES BICOLOR	CREAM FORTNIGHT LILY	
L	DIE VEG	5 GAL	DIETES VESATA	WHITE FORTNIGHT LILY	
L	ECH CAN	5 GAL	ECHIUM CANDICANS	PRIDE OF MADERA	
M	HEM ELI	5 GAL	HEMEROCALLIS 'ELIZABETH PURPLE'	DAYLILY - PURPLE	
M	HEM SDO	5 GAL	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY - ORANGE	
M	HEU MAX	5 GAL	HEUCHERA MAXIMA	ISLAND ALUM ROOT	
L	LAV INT	5 GAL	LAVANDULA X. 'PROVENCE'	PROVENCE LAVENDER	
L	NAN SIE	5 GAL	NANDINA D. MONFAR 'SIENNA SUNRISE'	HEAVENLY BAMBOO	
L	PHO MAI	5 GAL	PHORMIUM C. 'MAORI MAIDEN'	DWARF NEW ZEALAND FLAX	
L	PHO QUE	5 GAL	PHORMIUM C. 'MAORI QUEEN'	DWARF NEW ZEALAND FLAX	
L	PHO RUB	5 GAL	PHORMIUM T. RUBRUM	NEW ZEALAND FLAX - RED	
L	PHO TOM	5 GAL	PHORMIUM T. 'TOM THUMB'	FLAX - TOM THUMB	
M	PITT TEN	5 GAL	PITTOSPORIUM TENUIFOLIUM 'SILVER SHEEN'	NGN	
L	ROS ICE	5 GAL	ROSA FLORIBUNDA 'ICEBERG'	'ICEBERG' ROSE	
L	ROS AMB	5 GAL	ROSA FLOWER CARPET 'AMBER'	AMBER GROUNDCOVER ROSE (MONROVIA)	
L	ROS RED	5 GAL	ROSA X. NOARE -'RED'	RED GROUNDCOVER ROSE (MONROVIA)	
L	ROS TUS	5 GAL	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	
M	TUL VIO	5 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	
GRASSES					
L	FES ELI	5 GAL	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	
L	FES SIS	5 GAL	FESTUCA GLAUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	
VINES					
M	CLE ARM	5 GAL	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	
M	PAR TRI	5 GAL	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	
GROUNDCOVERS					
		SOD	MEDALLION VARIETY AVAILABLE FROM PACIFIC SOD 800-692-8690		
M		HYPERICUM CALYCINUM		ST. JOHNSWORT	
M		CAMPANULA POSCHARSKYANA		SERBIAN BELLFLOWER	
		BARK MULCH - 3" COVER IN ALL PLANTERS NOT PLANTED AND FILLED IN AROUND ALL PLANTS, TYPICAL.			

3. THESE NOTES ARE FOR GENERAL REFERENCE IN CONNECTION WITH, AND AS A SUPPLEMENT TO, THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND MOVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 PRIOR TO DIGGING. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD CONFLICTS ARISE.
4. FINE GRADING, HEADERS AND IRRIGATION COVERAGE SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING OPERATIONS.
5. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERN. NOTIFY THE OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
7. PRIOR TO PLANTING INSTALLATION, CONTRACTOR SHALL OBTAIN APPROVAL OF PLANT LAYOUT FROM OWNER'S REPRESENTATIVE. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE OWNER'S REPRESENTATIVE'S REQUEST.
8. CONTRACTOR SHALL COORDINATE PLANT LOCATION TO DRIP TUBING LOCATION AND ADJUST PLANTING AS NECESSARY TO ACHIEVE BEST RESULT.
9. ALL NON-TURF AREAS SHALL BE MULCHED WITH A MINIMUM 3" LAYER OF BARK MULCH. UNLESS OTHERWISE NOTED, FINISH GRADE OF PLANTING AREAS SHALL BE 3" BELOW ADJACENT PAVING. TAPER 3" DEPTH BARK MULCH TO PREEXISTING TO 1/2" BELOW ADJACENT PAVING (1-1/2" DEPTH) WITHIN 2' OF PAVING. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO MULCH DELIVERY TO THE SITE. FOR FURTHER INFORMATION, SEE SPECIFICATIONS.
10. GROUND COVERS SHALL BE PLANTED EVENLY AND CONTINUOUSLY UNDER TREE AND SHRUB MASSES.
11. CONTRACTOR SHALL USE A NATURAL PRE-EMERGENT, SUCH AS CORN WEED BLOCKER OR COMPARABLE, AND SHALL APPLY ACCORDING TO THE MANUFACTURER'S DIRECTIONS PRIOR TO APPLYING MULCH.
12. ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
13. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NEEDED.
14. BENEATH PROPOSED SOD, EXCAVATE EXISTING SOIL TO A DEPTH OF 12" BELOW PROPOSED FINISHED GRADE. REPLACE WITH IMPORTED LOAM SOIL AND BRING TO FINISHED GRADE.
15. THE CONTRACTOR SHALL PROVIDE FOR IN THEIR BID FOR A BASE AMENDMENT FOR SOIL AMENDMENT. AFTER ROUGH GRADING OF THE SITE A SOIL NUTRIENT TEST WILL BE CONDUCTED OF VARIOUS PLANTED AREAS AND THE PLANTER AREAS SHALL BE AMENDED BASED ON THIS SOILS REPORT.

ALL MEANS AND METHODS OF IRRIGATION FOR THE LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

REVISIONS		
MARK	DATE	DESCRIPTION
I	10.17.14	CITY COMMENTS
-	2.12.15	CITY COMMENTS
-	9.24.15	CITY COMMENTS

PLANTING PLAN

DATE: 9/3/14
JOB NUMBER: 1306
DRAWN: SF CHECKED: SF
SCALE: 1/16" = 1'-0"

L2.1

SHEET OF



ORNAMENTAL PEAR - CHANTICLEER



MAGNOLIA - LITTLE GEM



SMOKE TREE



LONDON PLANE TREE



YEW PINE



CHINESE PISTACHE



ABELIA - EDWARD GOUCHER



FORTNIGHT LILY



PRIDE OF MADERA



DAYLILY - PURPLE



DAYLILY - ORANGE



ISLAND ALUM ROOT



LAVENDER - PROVENCE



ROSEMARY - TUSCAN BLUE



NANDINA - SIENNA SUNRISE



NEW ZEALAND FLAX - MAORI QUEEN



NEW ZEALAND FLAX RED



NEW ZEALAND FLAX - TOM THUMB



PITTOSPORUM - SILVER SHEEN

ON SITE TREES

STREET TREES

SHRUBS

LANDARC

Associates, Inc.
t: 408.361.8085
www.landarcassociates.com

97 S. Second Street Suite 111
San Jose, CA 95113
RLA # 3980



PROJECT:

1998-2024 MONTECITO AVE.
MOUNTAIN VIEW, CALIFORNIA

OWNER:

HANFORD CAPITAL INC.
1131 DE ANZA BLVD.
SAN JOSE, CA 95129

REVISIONS		
MARK	DATE	DESCRIPTION
-	2/2/15	CITY RESUBMITTAL

DRAWING TITLE

LANDSCAPE MATERIALS

DATE:9/3/14

JOB NUMBER: 1306

DRAWN: SF CHECKED: SF

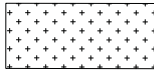
SCALE: NTS

SHEET NUMBER

L2.2

SHEET OF

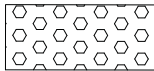
HYDROZONE LEGEND



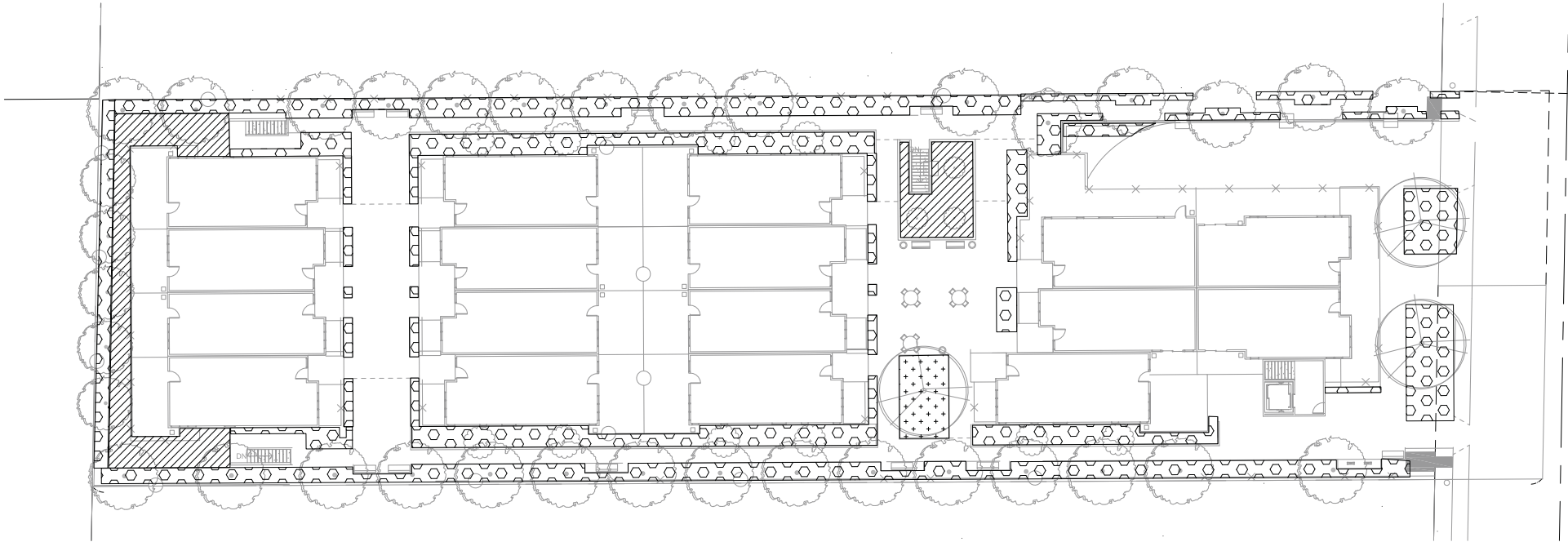
ZONE 1
SOD AREA
TOTAL = 915 SF



ZONE 2
PLANTER SPRAY AREA
TOTAL = 1520 SF



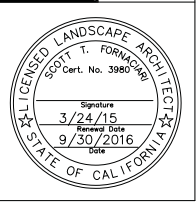
ZONE 3
PLANTER DRIP AREA
TOTAL = 6899 SF



LANDARC

Associates, Inc.
t: 408.361.8085
www.landarcassociates.com

97 S. Second Street, Suite 111
San Jose, CA 95113
RLA # 3980



PROJECT:

1998-2024 MONTECITO AVE.
MOUNTAIN VIEW, CALIFORNIA

OWNER:

HANFORD CAPITAL INC.
1131 DE ANZA BLVD.
SAN JOSE, CA 95129

REVISIONS		
MARK	DATE	DESCRIPTION
1	3.24.15	CITY COMMENTS

DRAWING TITLE

HYDROZONE
PLAN

DATE: 9/3/14

JOB NUMBER: 1306

DRAWN: SF CHECKED: SF

SCALE: 1"=20'-0"

SHEET NUMBER

L3.1

SHEET OF