

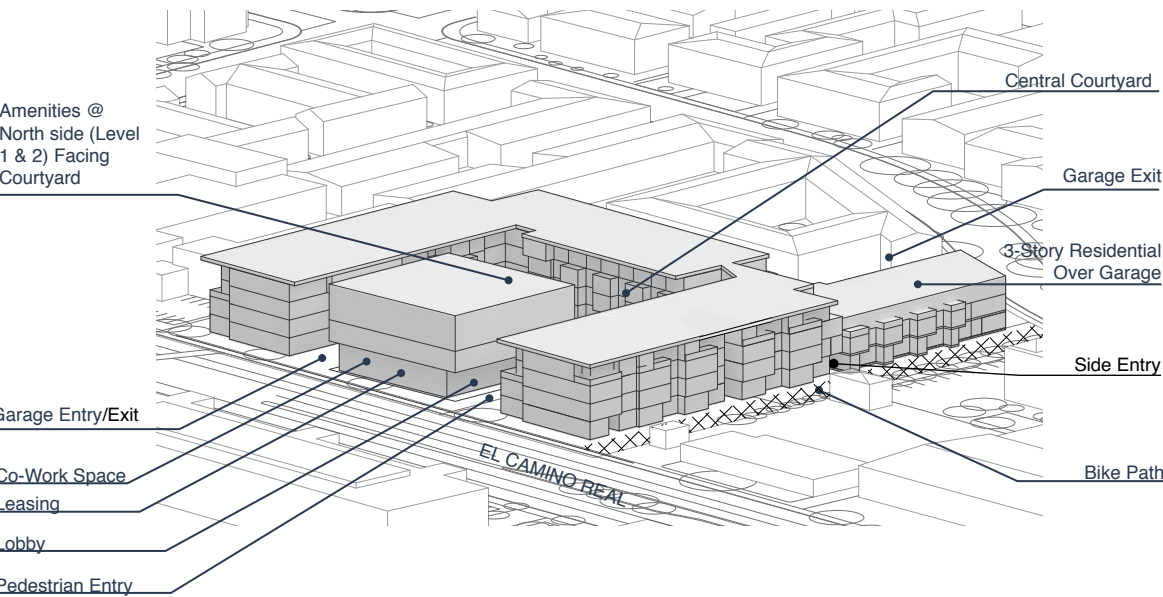
NOVO  
2268 EL CAMINO REAL  
PLANNING SUBMITTAL

MOUNTAIN VIEW, CALIFORNIA  
JANUARY 10, 2017





SITE PLAN- AERIAL VIEW



PROJECT DESCRIPTION

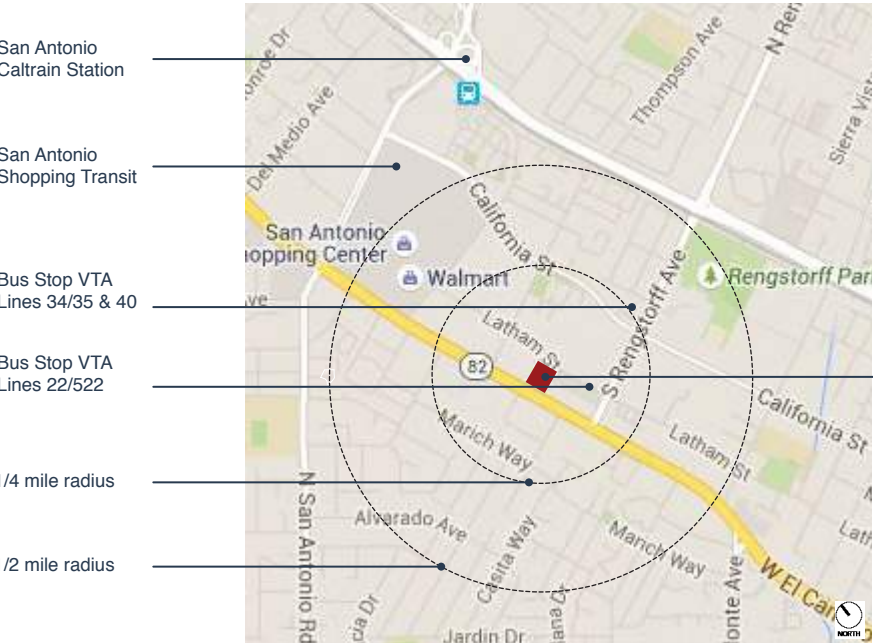
Located at 2268 El Camino Real, Novo is a proposed medium to high-density multifamily residential community, that will serve as a prominent destination for residents to live, work, and play in Mountain View. The proposed infill development is located on a large city block between Ortega and Rengstorff Avenues within the El Camino Real Precise Plan. Novo will feature 204 residences, and add approximately 10,000 square feet of residential amenity space, programmed on the ground floor along El Camino to animate the street frontage along this important north-south retail and transportation corridor.

Conceptually, the building massing is broken into distinct volumes, creating a varied street presence. At El Camino Real, the building has a central four-story mass consisting of three stories of residential, over a 14-foot-tall set of amenity spaces. This includes the leasing office, fitness area, co-work/business center, and residents' lounge and lobby, which acts as the front door to the project. Flanking the central amenities building are two four-story residential wings, which step back with decks on the upper three floors. Along the Latham Street frontage, the building is tiered to three stories, relating to the existing neighboring two and three-story apartment buildings adjacent to the project.

Although set back 10-20 feet from the property line in accordance with the El Camino Precise Plan, Novo's ground level amenities will be highly visible through large glass storefronts that illuminate the co-working and leasing spaces. The design also features a centrally located public entry court, with landscaping, seating, and bicycle racks that promises the engagement of lively interaction with the street. Additional public amenities include a landscaped pedestrian bike path and walkway that will provide a mid-block linkage between El Camino Real and Latham Street. First floor private patios, stoop entries for units, enhanced entries, additional accessible building entry, and top-floor decks will enhance the connection to the path. Residents will enjoy a range of outdoor amenities that include a central courtyard featuring a swimming pool, spa, dining areas with gourmet barbeques and landscaped seating areas that encourage relaxation. The indoor amenities will facilitate community connections, with a lounge, game room, pet spa, dog run and bicycle workshop as well as second floor fitness center overlooking the pool.

Novo will be located close to several bus stops and will be within a mile of the San Antonio Caltrain Station. The design will feature secure residential bicycle parking spaces and private storage for each residential unit. The project will include several sustainable strategies to realize energy efficiency and resident comfort through high-efficacy lighting, water efficient fixtures, energy star appliances, zero VOC interior walls and paint, ventilation practices to improve indoor air quality, efficient climate control measures and a solar-ready roof.

VICINITY MAP



PROJECT SUMMARY

GENERAL PLAN DESIGNATION

Latham Parcel: Medium Intensity, Residential-Only  
El Camino Parcel: Medium Intensity Corridor

EXISTING ZONING

Latham Parcel: R3-1.25  
El Camino Parcel: P38  
El Camino Real Precise Plan, Medium Intensity (Tier 1)

APN

148-36-025 as to Parcel One  
148-36-038 as to Parcel Two  
148-36-037 as to Parcel Three  
148-036-017 as to Parcel Four

LOT AREA

Latham Parcel:	18,405 SF (0.42 acres)	16.2%
El Camino Parcel:	95,258 SF (2.19 acres)	83.8%
Combined:	113,663 SF (2.61 acres)	

OPEN SPACE (see sheet G0.05)

Building Footprint:	52,248 SF
Site Coverage:	46%
Required Open Area	47,738 SF (42%)
Provided Open Area	61,415 SF (54%)
Common Usable Open Space	36,965 SF
Private Open Space	69 Units (181 SF/Unit)

PROPOSED PAVEMENT AREA

Pavement Coverage (El Camino Parcel)	93,388 SF
Allowed (Tier I @ 25%)	23,814 SF
Proposed	1,976 SF

Pavement Coverage (Latham Parcel)

Allowed (20%)	3,368 SF
Proposed	1,068 SF

FLOOR AREA RATIO

(1.35 allowed for LATHAM, 1.85 allowed for EL Camino per El Camino Precise Plan)

Site AREA included per Precise Plan	113,663 SF
Total allowable building area	204,602 SF
Total proposed building area	202,967 SF

RESIDENTIAL DENSITY

Latham Parcel:	57.1 units/acre (24 units/.42 acres)
El Camino Parcel:	82.2 units/acre (180 units/2.19 acres)
Combined Parcels:	78.2 units/acre (204 units/2.61 acres)

UNIT TABULATION

Unit Type	Count
Studio	27
1 Bedroom	124
2 Bedroom	53
Total	204
Below Market Rate (BMR)	6 Units

PARKING SUMMARY (see A2.0A)

UNIT Type	Units	Required
Studio (@ 1/Unit)	27	27
1 Bedroom (@ 1/Unit)	124	124
2 Bedroom (@ 2/Unit)	53	106
Residential Parking	204	257

Total Parking Provided:	257
	218" + 39 guest

\* Resident parking includes 13 horizontal tandem spaces & 21 vertical tandem spaces, assigned to two-bedroom units

Total Accessible Spaces Provided:	5 Resident + 2 Guest = 7
-----------------------------------	--------------------------

STORAGE & BIKE PARKING SUMMARY (see A2.00, A2.01, A4.01)

Storage with Integrated Bicycle Parking (@ 1 Space/Unit per El Camino Precise Plan)

Provided Storage (164 cu. ft. per unit): 204 Storage Spaces

Provided Bicycle Parking:

204 Long-Term Spaces  
6 Long-Term Cargo/Family Spaces  
+ 20 Short-Term Spaces  
230 Total Bicycle Spaces

Combined Storage / Bike Parking Location

In Garage:	148
In Corridor:	13
In Unit gear rooms:	43
Total:	204

(Guest and Family Bike Parking @ Entry Plaza and Base of Garage Entry Ramp)

PROJECT TEAM

Owner

Lennar Multifamily  
Communities  
492 9th Street, Suite 300  
Oakland, CA 94607

Architect

BDE Architecture  
950 Howard Street  
San Francisco, CA 94103  
Tel.415.967.6823  
Contact: John Kosi

Civil Engineer

BKF  
1650 Technology Drive, Suite 650  
San Jose, CA 95110  
Tel.650.690.2955  
Contact: Isaac Kontorovsky

Landscape Architect

The Guzzardo Partnership, Inc.  
181 Greenwich Street  
San Francisco, CA 94111  
Tel.415.433.4672 ext.17  
Contact:Colin Bly

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CIVIL & JOINT TRENCH

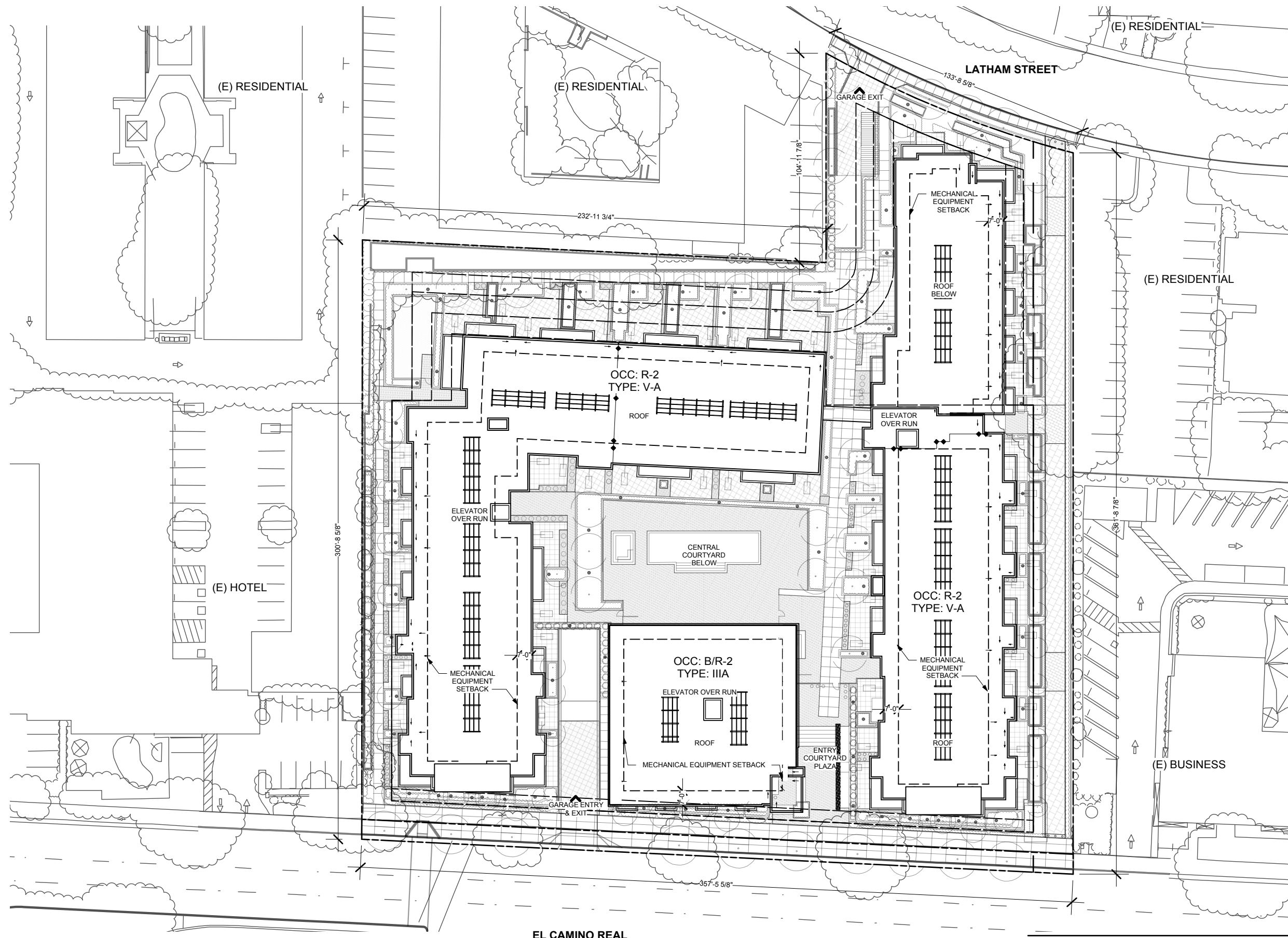
C0.1	Vesting Tentative Map
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**SITE PLAN**





## SCHEMATIC LANDSCAPE PLAN

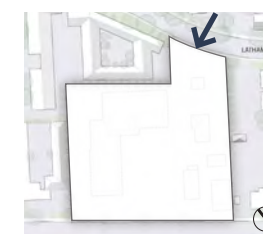
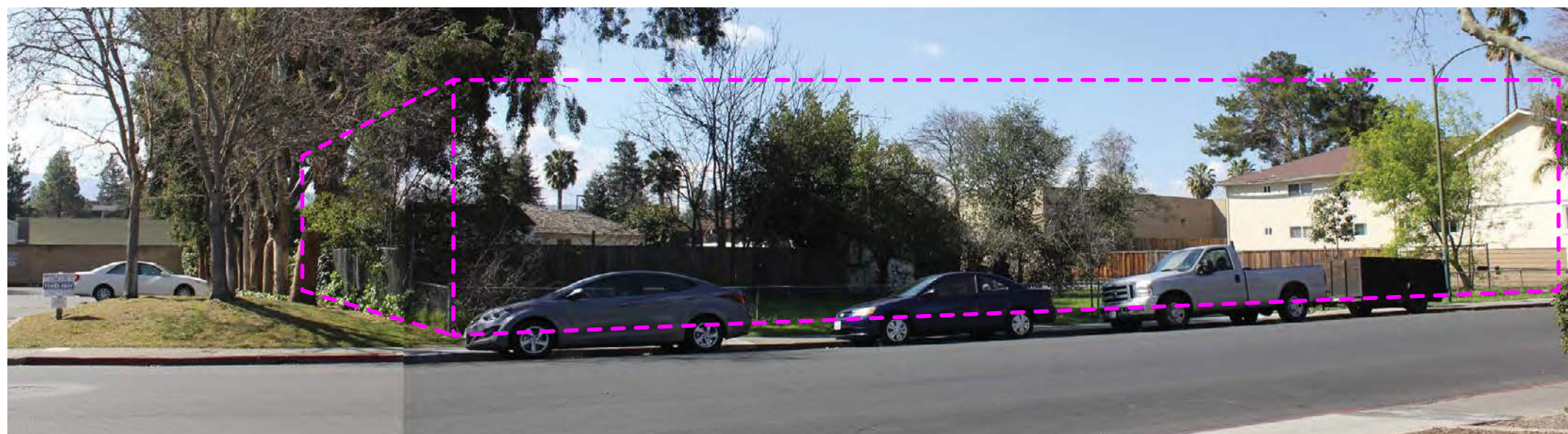




View from El Camino



View looking at El Camino



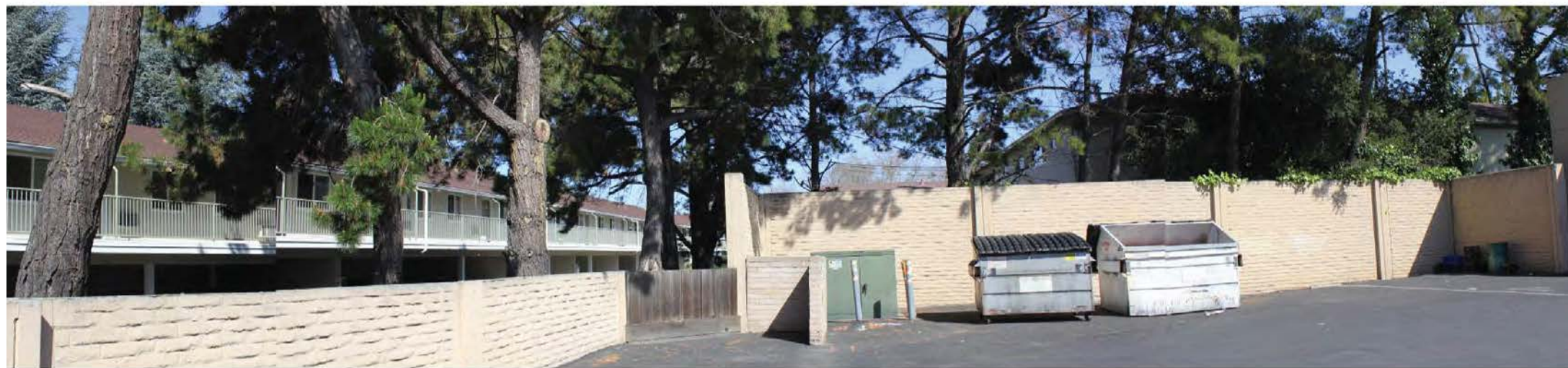
View From Latham

## EXISTING CONDITIONS - SITE CONTEXT PHOTOS

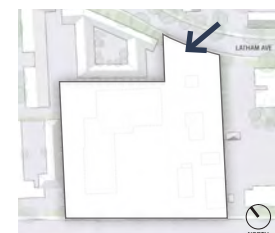




View looking at adjacent site



View looking from El Camino



View looking at Latham

## EXISTING CONDITIONS - SITE CONTEXT PHOTOS





ELCAMINO REAL STREETSCAPE ELEVATION



LATHAM STREETSCAPE ELEVATION

## PROPOSED CONDITIONS - STREETSCAPE ELEVATIONS





PERSPECTIVE VIEW - EL CAMINO REAL





**PERSPECTIVE VIEW - EL CAMINO REAL ENTRY PLAZA**





**PERSPECTIVE VIEW - EL CAMINO REAL ENTRY PLAZA**





PERSPECTIVE VIEW - BIKE PATH





PERSPECTIVE VIEW - LATHAM STREET

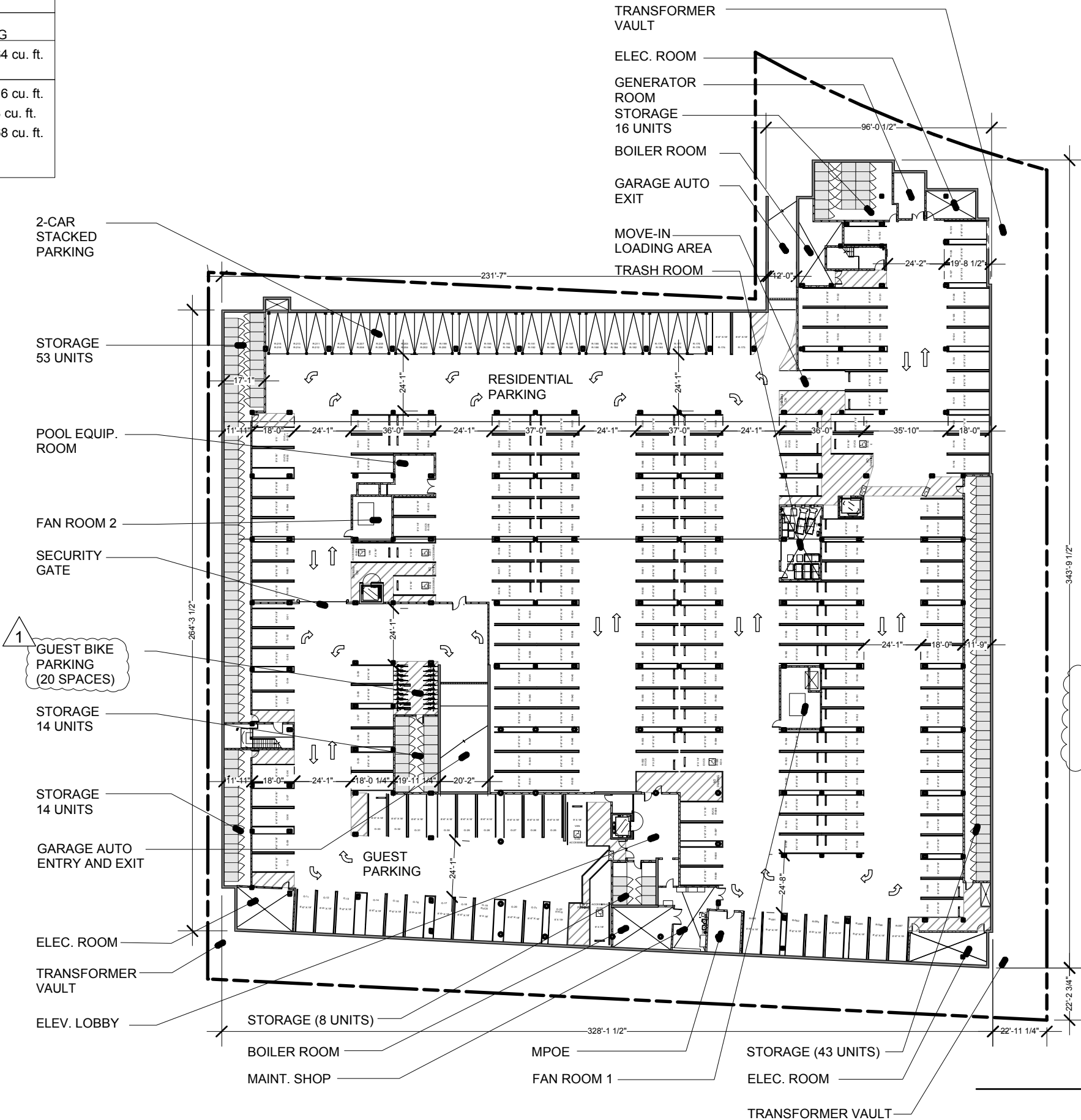
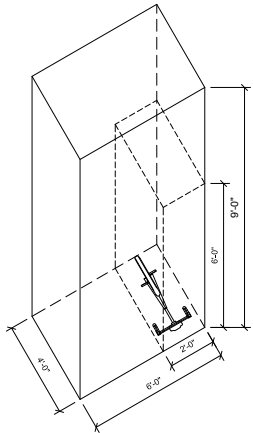




PERSPECTIVE VIEW - LATHAM STREET



PERSONAL & BIKE STORAGE UNIT DIAGRAM	
REQUIRED PERSONAL STORAGE & BIKE PARKING	
Total Required Volume	164 cu. ft.
PROVIDED PERSONAL & BIKE STORAGE UNITS	
Total Provided Volume 4'X6'X9'= Bike Storage Provided 4'x6'x2'= Total Provided Personal Storage	216 cu. ft. 48 cu. ft. 168 cu. ft.
STORAGE UNIT AXONOMETRIC	



VEHICLE PARKING ANALYSIS	
Total Required Parking Spaces 2 per 2Bed Unit + 1 per 1 Bed/Studio Unit (53x2 + 151) =	257 Spaces
Required Guest Spaces: 15% x 257 =	39 Spaces
Total Guest Spaces Provided:	39 Spaces
Required/Provided Guest Accessible: **5% x 40 = 2	2 Spaces
Required/Provided Van Accessible: ***1/8 Accessible spaces =	1 Space
Total Resident Spaces Provided: 257 - 39 =	218 Spaces
Required/Provided Resident Accessible: **2% x 218 = 4.36 =	5 Spaces
Required/Provided Van Accessible: ***1/8 ADA spaces =	1 Space
Proposed Total:	257 Spaces (21 Stackers, 13 Tandem pairs)
*CBC 1109A.5 **CBC 1109A.4 ***CBC 1109A.8.6	
ELECTRIC VEHICLE CHARGING	
Required:	
257 Spaces x 3% =	8 EVCS
Resident =	6 EVCS
Guest (15%) =	2 EVCS
PERSONAL STORAGE & BIKE PARKING ANALYSIS	
REQUIRED PERSONAL STORAGE & BIKE PARKING	
Total Required Personal Storage Units: 1 per Unit =	204 Units
Total Required Bike Parking: 1 per Unit	204 Spaces
PROVIDED PERSONAL & BIKE STORAGE UNITS (Combined)	
Provided Storage Units @ Garage:	165 Units
Provided Storage Units @ Gear Rooms (see A4.01)	26 Units
Provided Storage Units @ Corridors (see A4.01)	13 Units
Total Provided	204 Units
GUEST BIKE PARKING (sized to accommodate 50% Cargo/Family Bikes):	
Required [MVCC A36.37.040B] 1:10 Dwelling Units	20 Spaces
Provided @ Garage (See A2.00)	20 Spaces
Provided @ Podium (See A2.01)	6 Spaces
Total Provided	26 Spaces

PLAN - BASEMENT



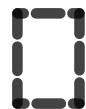


WINDOW NOTES:  
TYPICAL WINDOWS ARE FLUSH-SET (SEE 4&5/A8.02 AND 1-6 & 10-12/A8.03)

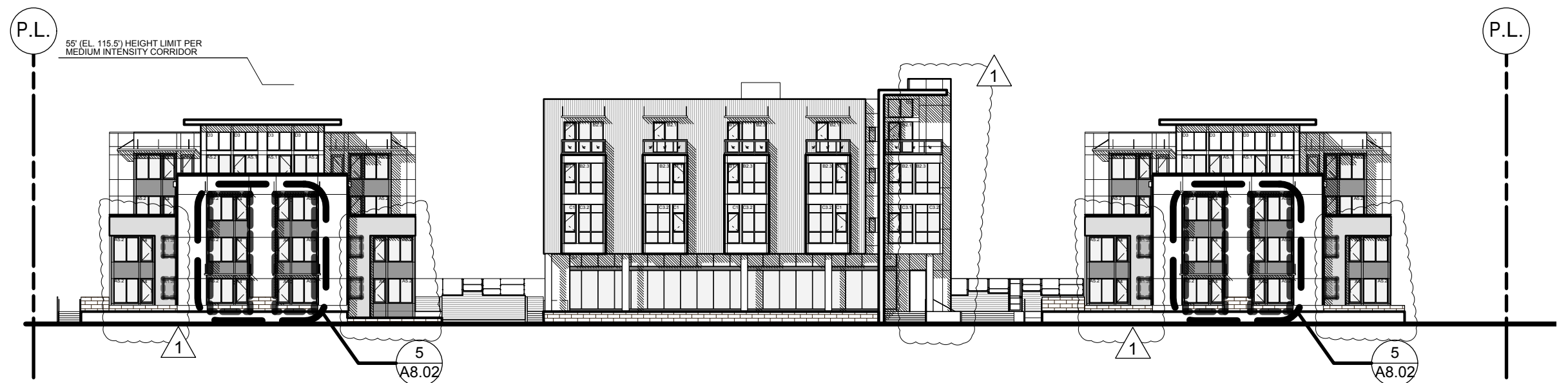
INDICATES 2" RECESSED WINDOW (SEE 7, 8, 9/A8.03)



INDICATES 1'-0" RECESSED WINDOW (SEE 5/A8.02)

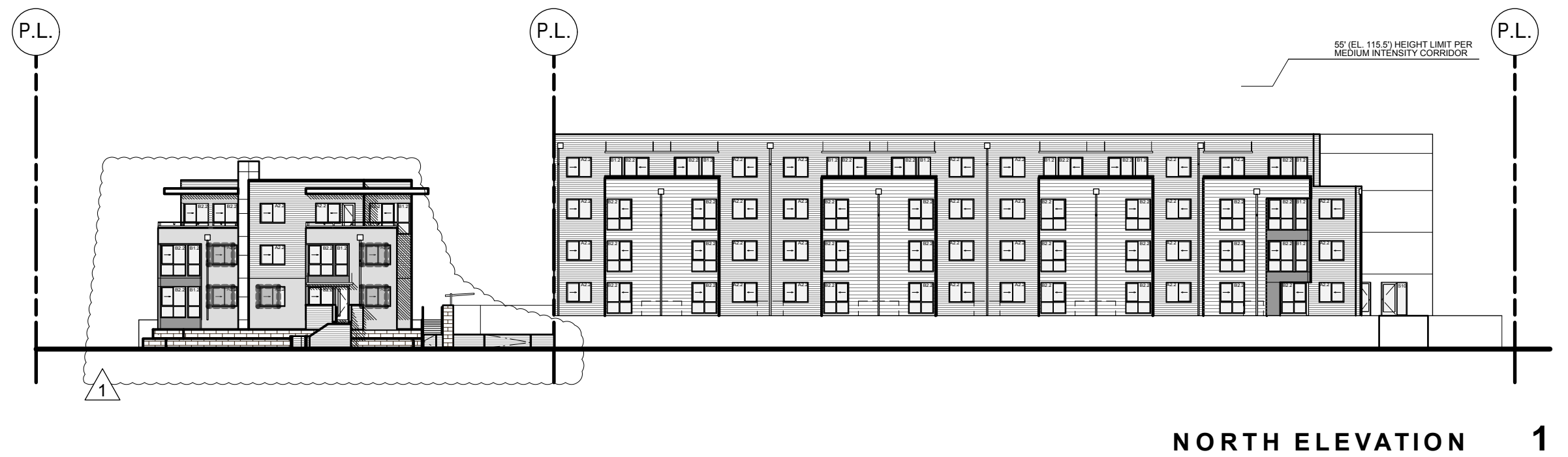


**EAST ELEVATION 2**



**NORTH ELEVATION 1**



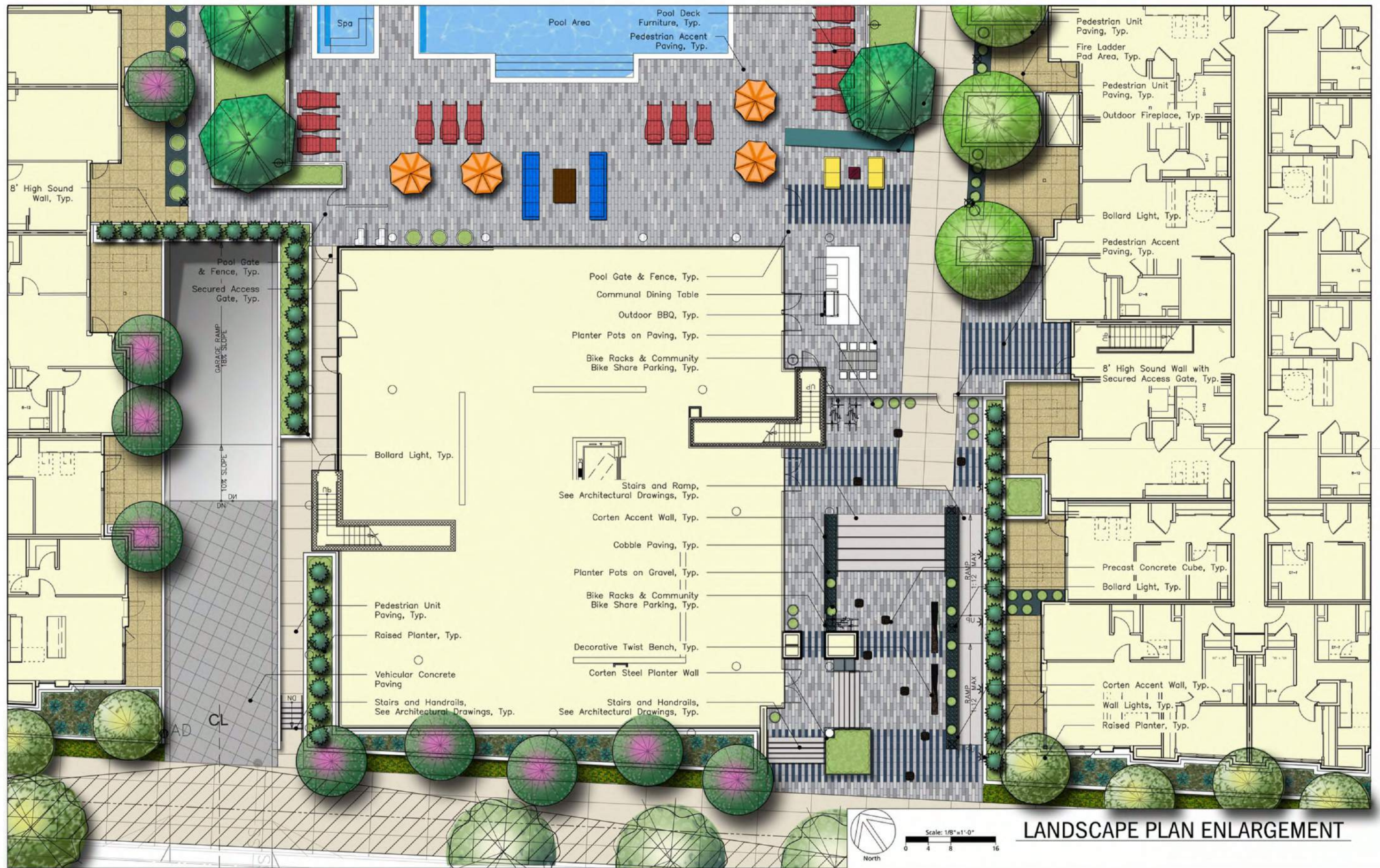






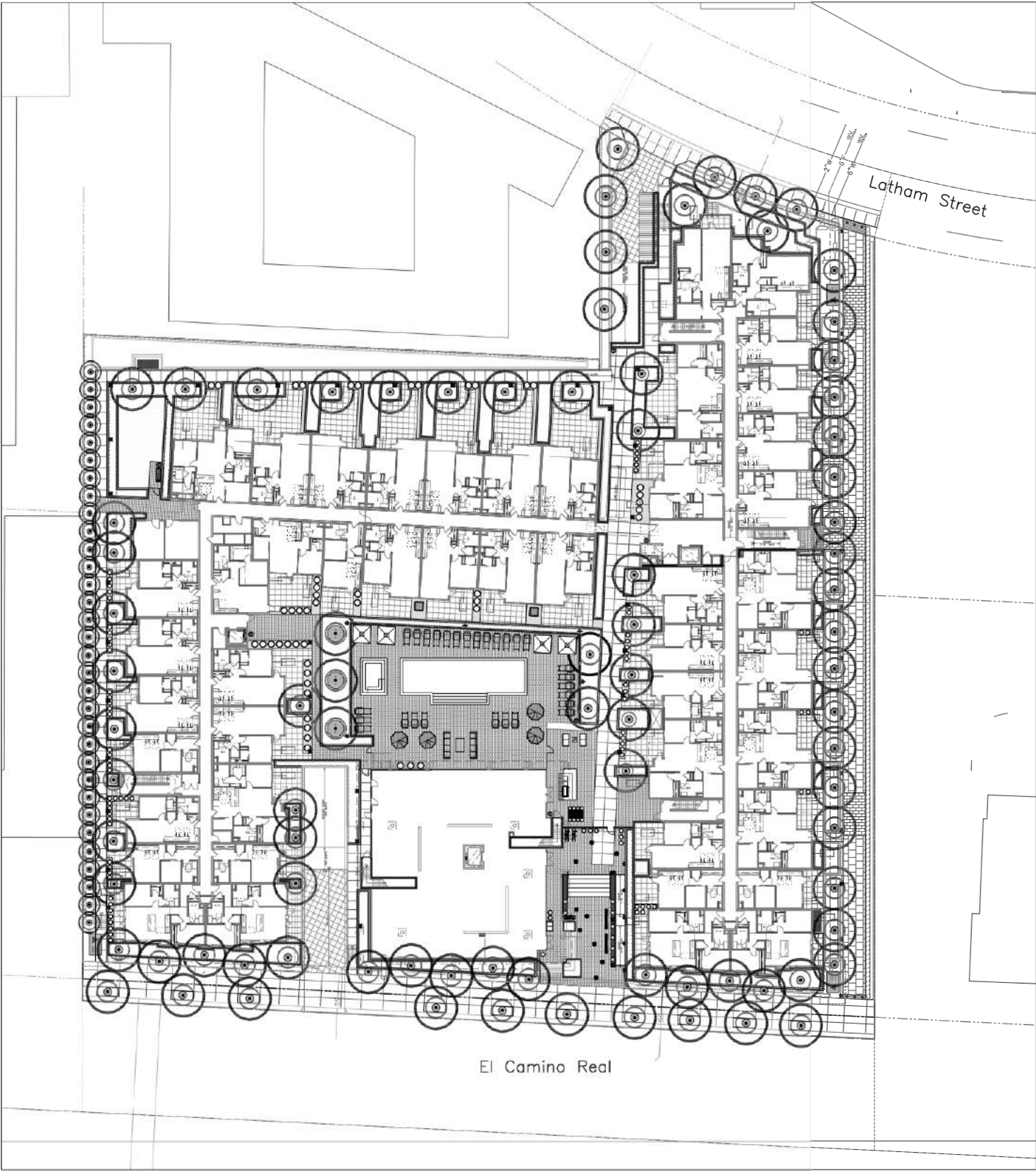
## SCHEMATIC LANDSCAPE PLAN





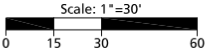
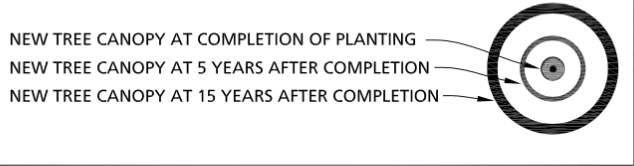
LANDSCAPE PLAN ENLARGEMENT





TREE CANOPY TABLE AND LEGEND

SITE AREA IS 117326.93 SQ. FT.	SQ. FT. AREA	% SITE
EXISTING CANOPY	1226.69 SF	1.05 %
CANOPY AT PLANTING	981.1 SF	0.84 %
CANOPY AT 5 YEARS	7480.0 SF	6.37 %
CANOPY AT 15 YEARS	26922.9 SF	22.94 %



TREE CANOPY DIAGRAM



PLANT PALETTE

TREES					
KEY	SIZE*	BOTANICAL NAME	COMMON NAME	COMMENTS	QTY
ACE FRE		Acer freemanii 'October Glory'	Japanese Maple	Medium Water Use	4
ACE PAL		Acer palmatum	Japanese Maple	Medium Water Use	21
BAM OLD		Bambusa oldhamii	Oldham's Bamboo	Low Water Use	13
CER OCC		Cercis occidentalis	Western Redbud	Native/ Very Low Water Use	5
LAG TWS		Lagerstroemia 'Tuscarora'	Crape Myrtle	Low Water Use	3
LAU NOB		Laurus nobilis 'Saratoga'	Saratoga Laurel	Native/Medium Water Use	62
LOP CON		Lophostemon confertus	Brisbane Box	Medium Water Use	17
OLE EUR		Olea europaea	Olive	Very Low Water Use	8
POD GRA		Podocarpus gracilior (Columnar)	Fern Pine	Medium Water Use	22
QUE COC		Quercus coccinea	Scarlet Oak	Medium Water Use	6
TRI LAU		Tristania laurina	Water Gum	Medium Water Use	5
* 24" Box minimum unless otherwise noted on plans					
SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	QTY PER SPACING
CM	5 Gal	Clivia minata 'San Marcos Yellow'	Yellow Clivia	24" O.C. Medium Water Use	
DB	5 Gal	Dietes 'Lemon Drops'	Fortnight Lily	30" O.C. Low Water Use	
LC	5 Gal	Loropetalum chinense 'Suzanne'	Fringe Flower	36" O.C. Low Water Use	
LL	5 Gal	Leonatus leonurus	Lion's Tail	48" O.C. Low Water Use	
PR	5 Gal	Phormium 'Jester'	New Zealand Flax	36" O.C. Low Water Use	
PY	5 Gal	Phormium 'Yellow Wave'	New Zealand Flax	36" O.C. Low Water Use	
SR	5 Gal	Strelitzia reginae	Bird of Paradise	36" O.C. Medium Water Use	
PERENNIALS and GRASSES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	
CAK	5 Gal	Calamagrostis 'Karl Foerster'	Feather Reed Grass	24" O.C. Medium Water Use	
FGE	5 Gal	Festuca glauca 'Elija Blue'	Blue Fescue	15" O.C. Low Water Use	
LIB	5 Gal	Libertia peregrinans	Orange Libertia	24" O.C. Low Water Use	
LIR	5 Gal	Liriope muscari 'Gigantea'	Lily Turf	24" O.C. Medium Water Use	
PEN	5 Gal	Pennisetum 'Fireworks'	Fireworks Fountain Grass	36" O.C. Low Water Use	
GROUNDCOVERS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	
ACC	1 Gal	Accacia cognata 'Cousin Itt'	Cousin Itt Plant	18" O.C. Low Water Use	
CEA	1 Gal	Ceanothus g. 'Yankee Point'	Yankee Point Ceanothus	36" O.C. Low Water Use	
ERI	1 Gal	Erigeron karvinskianus	Santa Barbara Daisy	36" O.C. Low Water Use	
MIM	5 Gal	Mimulus 'Sam'	Yellow Monkeyflower	24" O.C. Low Water Use	
MYP	1 Gal	Myoporum p. 'Putah Creek'	Creeping Myoporum	48" O.C. Low Water Use	

PLANTING DESIGN NOTES: The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project, both along the public frontages and within the private podium courtyards. The planting design intentionally "layers" the project perimeters to help soften the Building. Plant quantities listed are approximate.

The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the State and Water District's water conservation ordinance.



Acer palmatum



Pistacia chinensis



Lagerstroemia 'Tuscarora'



Cercis occidentalis



Tristania laurina



Acer freemanii 'October Glory'



Olea europaea



Lophostemon confertus



Bambusa oldhamii



Quercus coccinea



Laurus nobilis 'Saratoga'



Podocarpus gracilior (Columnar)



TREE PLANTING PLAN





① SECTION AT EL CAMINO REAL  
Scale: 1/4" = 1'-0"



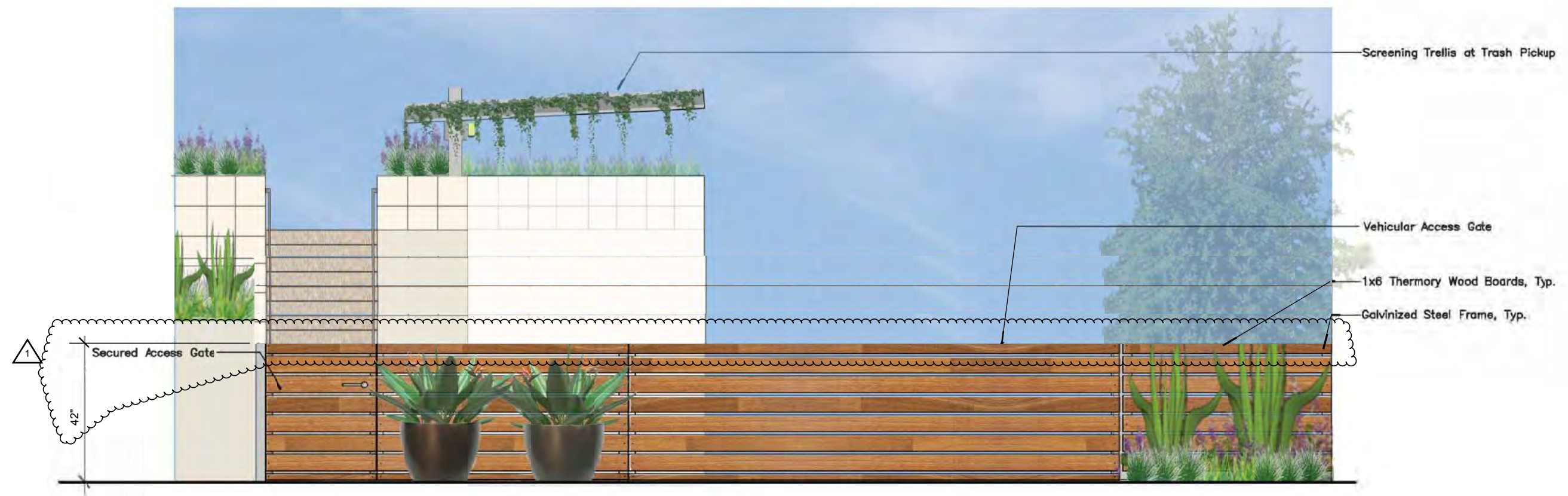
② SECTION THROUGH BIKE TRAIL  
Scale: 1/4" = 1'-0"



③ SECTION @ LATHAM STREET  
Scale: 1/4" = 1'-0"

## SCHEMATIC LANDSCAPE SECTIONS/ELEVATIONS





1 Pedestrian & Vehicular Fence/Gates  
Scale: 3/8" = 1'-0"



2 Decorative Sound Wall at Entry Plaza -Elevation  
Scale 3/8" = 1'

## SCHEMATIC LANDSCAPE SECTIONS/ELEVATIONS



## Concrete by Davis Colors



Graphite 8084

## Asphalt by Davis Colors



Dune 6058



Light Gray 5237



Santa Fe 5237

## Pavers by Ackerstone



Truffle



Linen



Graphite



Rustic Yellowstone

## Tile Mat by Daltile



Yacht Club Glazed Porcelain Tile

## Planter Walls



1/2 Thick Corten



Calstone Ground Face 1100LC

## Lin Creek Gravel



1"-2"

## Artificial Turf by Synlawn



SYN-Rye 251

## Site Furnishings



Forms & Surfaces APEX Bench



Forms & Surfaces APEX Litter & Recycling Receptacle



Bega LED Bollard Light 99 058



Urban Accessories Protective Bollard



Landscape Forms Socrates Cube



QCP Agora Twist Bench



Landscape Forms Reeder Illuminated Bike Rack



Bega 12' Pole Light 88 304 For Pool Area



Tournesol Urban Collection Planter

## LANDSCAPE MATERIALS & IMAGERY



TREE DISPOSITION LEGEND

More information provided in the 2268 & 2280 El Camino Real Arborist Report, Mountain View, California, prepared by HortScience, January 28, 2016. See Arborist Report for tree protection notes for any offsite trees.

Existing Trees to Remain. To be Coordinated with Civil Engineer and Proposed Grading Plan.

Existing Tree to be Removed

Tree Disposition Table

Total Existing On-Site Trees 33  
 to Remain 0  
 to be Removed 33  
 to be Transplanted 0

Total Heritage Trees in Report 21  
 On-Site H. Trees to Remain 0  
 On-Site H. Trees to be Removed 21

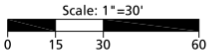
Total Mitigation Trees Needed 63  
 (24" box, 3:1 replacement ratio)

Mitigation Trees Proposed 100  
 (24" Box Size or Greater)

Mitigation Trees Proposed 18  
 (15 Gallon)

Total Trees Proposed 118

TREE DISPOSITION				
TREE #	TREE NAME	HERITAGE	SAVE/REMOVE	SIZE (DBH)
140	EVERGREEN ASH	NO	REMOVE	8"
141	APPLE	NO	REMOVE	5",3",3",3",2"
142	COAST LIVE OAK	YES	REMOVE	8",4",3"
143	LEMON	NO	REMOVE	5",4",4",2",2"
144	TREE OF HEAVEN	NO	REMOVE	5",5",4",4",4",3"
145	CALIFORNIA BAY	NO	REMOVE	8",5",4"
146	TREE OF HEAVEN	NO	REMOVE	6"
147	MEXICAN FAN PALM	NO	REMOVE	14"
148	AVOCADO	NO	REMOVE	4",4",4",4",3",3"
149	PERSIMMON	NO	REMOVE	7",5"
160	MEXICAN FAN PALM	YES	REMOVE	20"
161	MEXICAN FAN PALM	YES	REMOVE	19"
162	MONTEREY PINE	YES	REMOVE	20"
163	MONTEREY PINE	YES	REMOVE	18"
164	MONTEREY PINE	NO	REMOVE	12"
165	MONTEREY PINE	YES	REMOVE	21"
166	MONTEREY PINE	YES	REMOVE	16"
167	MONTEREY PINE	YES	REMOVE	15"
168	MONTEREY PINE	YES	REMOVE	22"
169	MONTEREY PINE	NO	REMOVE	14",12"
180	MONTEREY PINE	YES	REMOVE	24"
181	MONTEREY PINE	YES	REMOVE	16",13"
182	MONTEREY PINE	YES	REMOVE	18"
183	MONTEREY PINE	YES	REMOVE	20"
184	MONTEREY PINE	YES	REMOVE	16"
185	MONTEREY PINE	YES	REMOVE	26"
186	MONTEREY PINE	YES	REMOVE	19"
187	MONTEREY PINE	YES	REMOVE	27"
188	GLOSEY PRIVET	NO	REMOVE	8"
189	SCARLET OAK	YES	REMOVE	18"
170	SCARLET OAK	YES	REMOVE	21"
171	SCARLET OAK	YES	REMOVE	18"
172	COAST LIVE OAK	YES	REMOVE	12"



TREE DISPOSITION PLAN