

VILLA STREET

MOUNTAIN VIEW, CALIFORNIA

PROJECT TEAM

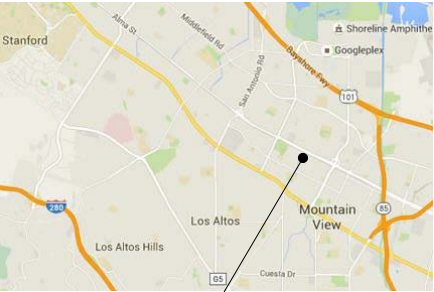
APPLICANT / OWNER
PROMETHEUS REAL ESTATE GROUP, INC.
1900 SOUTH NORFOLK STREET
SUITE 150
SAN MATEO, CA
P: 650.931.3457

ARCHITECT
SEIDEL ARCHITECTS
545 SANSOME ST.
SUITE 901
SAN FRANCISCO, CA 94111
P: 415.397.5535

CIVIL ENGINEER
KIER & WRIGHT
3350 SCOTT BOULEVARD
BUILDING 22
SANTA CLARA, CA 95054
P: 408.727.5641

LANDSCAPE ARCHITECT
2.INK STUDIO
107 SE WASHINGTON ST.
#228
PORTLAND, OR 97214
P: 503.546.4645

AREA MAP



PROJECT SITE

PROJECT INFORMATION

ZONING:
APN:
LOT AREA:
RESIDENTIAL DENSITY:
BUILDING COVERAGE:
OPEN SPACE:
FLOOR AREA RATIO:

VILLA-MARIPOSA PRECISE PLAN
SEE OWNERS INFORMATION
143,315 SF / 3.29 ACRES
68.7 DU/ACRE
SEE A5.1
SEE A5.2
SEE A5.3

OCCUPANCY CLASSIFICATIONS

R-2 RESIDENTIAL
A-3 POOL/COURTYARD, LOUNGE, FITNESS
S-2 PARKING GARAGE

TYPE OF CONSTRUCTION

GARAGE: TYPE IA
RESIDENTIAL TYPE IIIA

PARKING

	# UNITS	PARKING
JR BR	17	17
1BR	137	137
2BR	70	140
3BR	2	4
TOTAL PARKING REQUIRED		298
RESIDENT SPACES PROVIDED		253
GUEST SPACES PROVIDED		45
TOTAL PARKING PROVIDED		298

BICYCLE PARKING

REQUIRED (1 PER D.U.) = 226
PROVIDED = 226

TENANT STORAGE

REQUIRED (1 PER D.U. @ 164 CF MIN.) = 226
PROVIDED (LOWER GARAGE) = 226

UNIT TABULATION

Unit Type	JR-1	JR-2	JR-3	IA-1	IA-2	IB-1	IC-1	ID-1	IE-1	IF-1	IG-1	IH-1	IJ-1	IK-1	IL-1	IM-1	2A-1	2A-2	2B-1	2C-1	2D-1	2D-2	2E-1	2F-1	2G-1	3A-1	Totals
Average GRSF*	704	761	717	778	672	740	755	733	712	727	827	715	1038	899	894	722	1,133	954	1,173	1,106	1,149	943	1,082	1,204	1,132	1,309	
Ground floor	0	1	1	21	0	1	1	2	0	0	0	0	2	0	0	0	11	0	2	1	2	0	1	0	0	1	47
2nd floor	0	1	1	23	0	1	2	4	0	0	0	1	2	0	2	0	14	0	2	1	2	0	1	0	0	1	58
3rd floor	3	1	1	18		1	1	5	0	0	0	1	2	1	0	0	9	4	2	1	2	0	1	1	1	0	55
4th floor	3	1	1	6	13	1	0	5	1	1	2	1	2	0	0	0	1	7	0	0	0	2	1	0	0	0	48
5th floor	1	1	1	6	0	2	0	3	0	0	0	0	2	0	0	1	1	0	0	0	0	0	0	0	0	0	18
Totals	7	5	5	74	13	6	4	19	1	1	2	3	10	1	2	1	36	11	6	3	6	2	4	1	1	2	226
	17			137												70										2	
%	3.1%	2.2%	2.2%	32.7%	5.8%	2.7%	1.8%	8.4%	0.4%	0.4%	0.9%	1.3%	4.4%	0.4%	0.9%	0.4%	15.9%	4.9%	2.7%	1.3%	2.7%	0.9%	1.8%	0.4%	0.4%	0.9%	
Unit Mix (%)	7.5%			60.6%												31.0%										0.9%	
GRSF	4,928	3,805	3,585	57,572	8,736	4,440	3,020	13,927	712	727	1,654	2,145	10,380	899	1,788	722	40,788	10,494	7,038	3,318	6,894	1,886	4,328	1,204	1,132	2,618	198,740

*GROSS RENTABLE SQUARE FOOTAGE IS MEASURED FROM OUTSIDE FACE OF EXTERIOR & CORRIDOR WALLS, AND CENTERLINE OF PARTY WALLS, AND DOES NOT INCLUDE DECKS.

PROJECT DESCRIPTION:

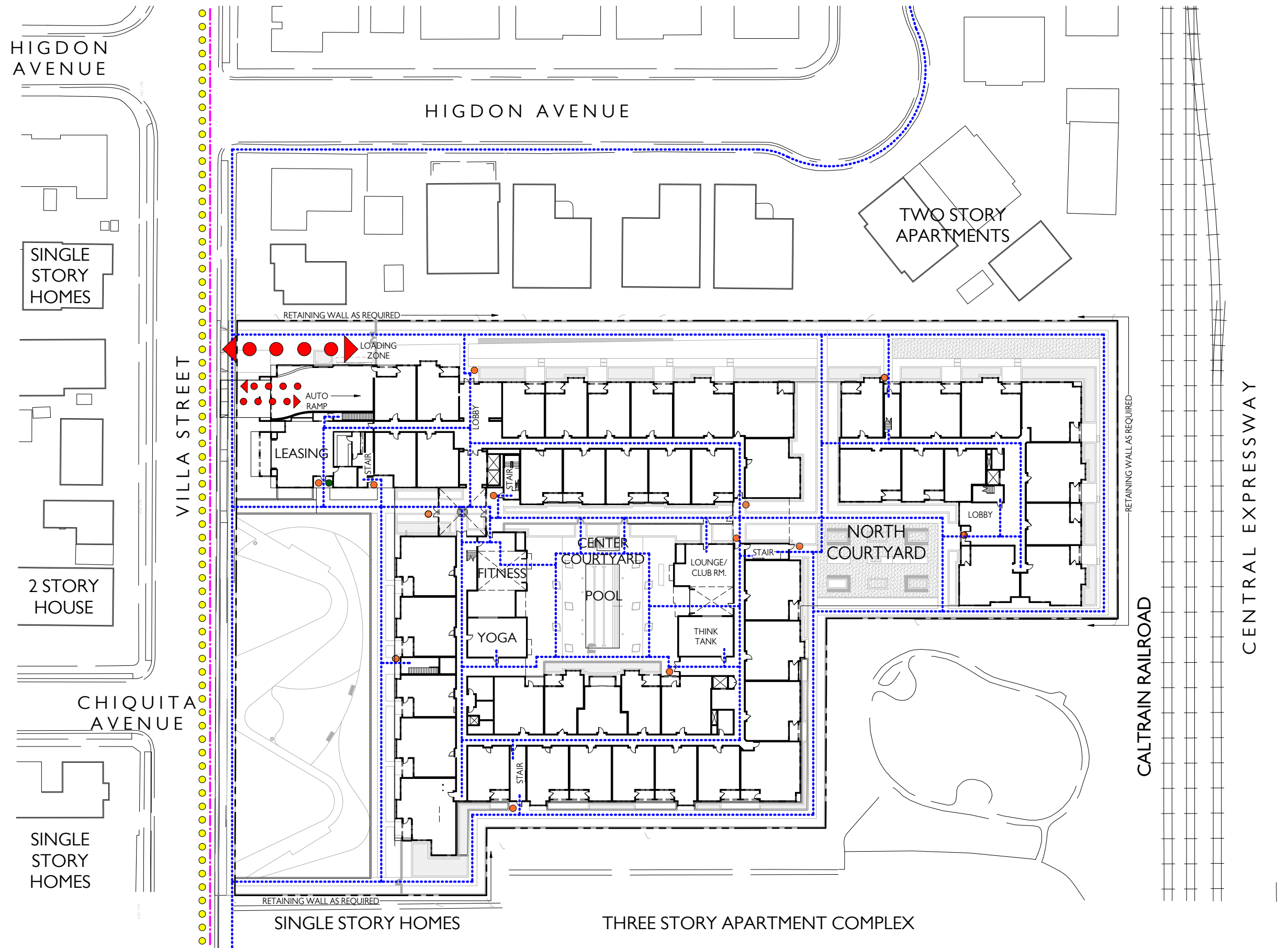
1696 Villa Street is a 226 unit apartment community proposed for a 3.29 acre site located between Higdon Avenue and Mariposa Avenue. It is conveniently located within walking and biking distance of the Downtown Mountain View Station. The neighborhood surrounding the site is characterized by two to four story multifamily residential buildings as well as one and two story residences.

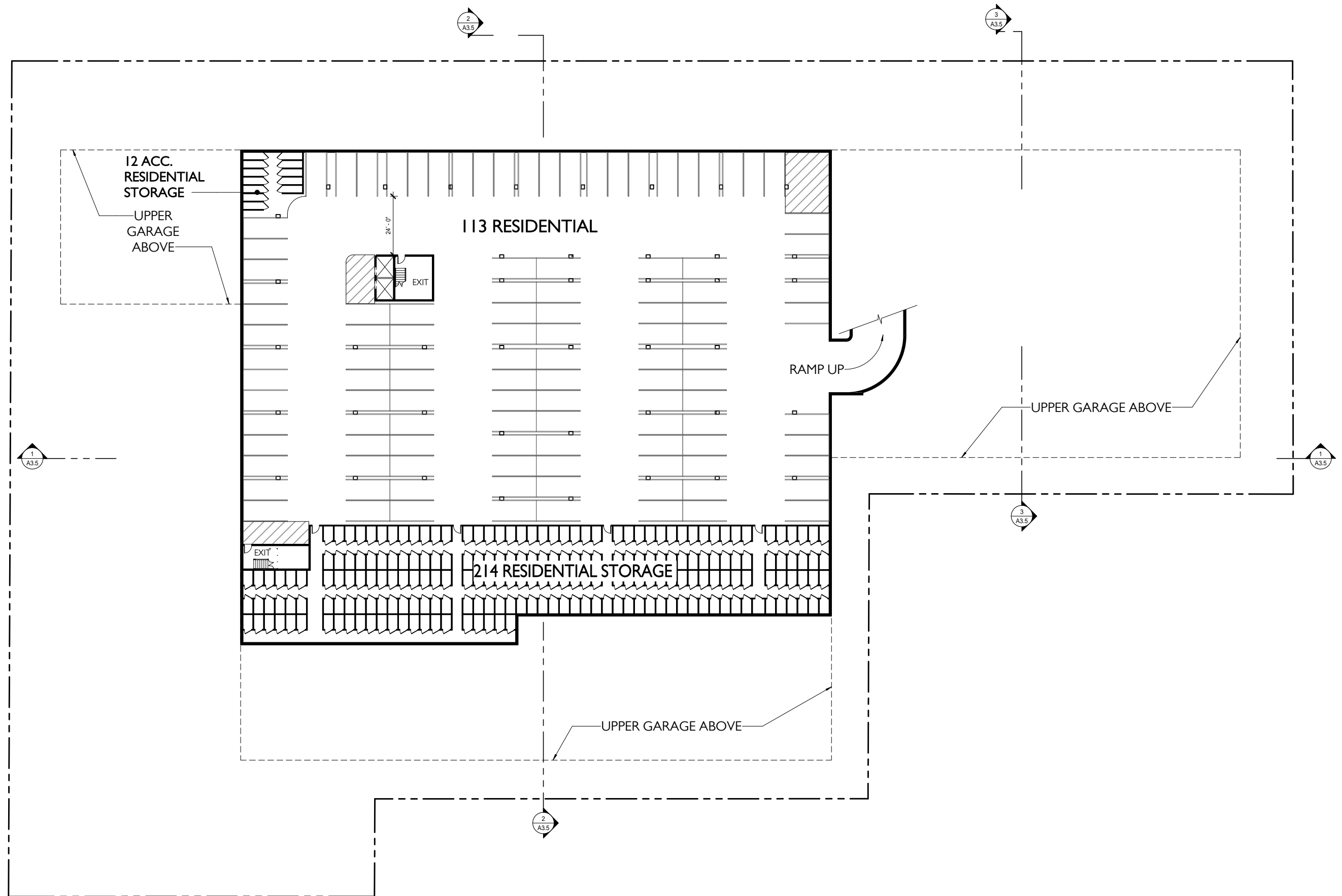
The design incorporates an approximately 0.4 acre open space along Villa Street that will be dedicated to the City as a public park and offer a significant new amenity to the neighborhood. The two and three story apartments visible from Villa Street and adjacent to the new park are designed to evoke a townhouse character that will be compatible with the surrounding homes and apartments. A leasing office is located on Villa Street, and the main entry is located to the east of that. Two interior courtyards offer space for outdoor resident amenities, and are defined by 4 and 5 levels of apartments. The fifth level is located in the center of the site and is designed so as not to be visible to the surrounding neighborhood. The shingled gabled roof forms on the third and fourth floors give the building a traditional neighborhood character while also obscuring the top story of the project from view. The character of the community is further enhanced through the use of warm toned wood materials including shingles and horizontal siding. Bay windows, awnings, and projected trellises are also incorporated into the design.

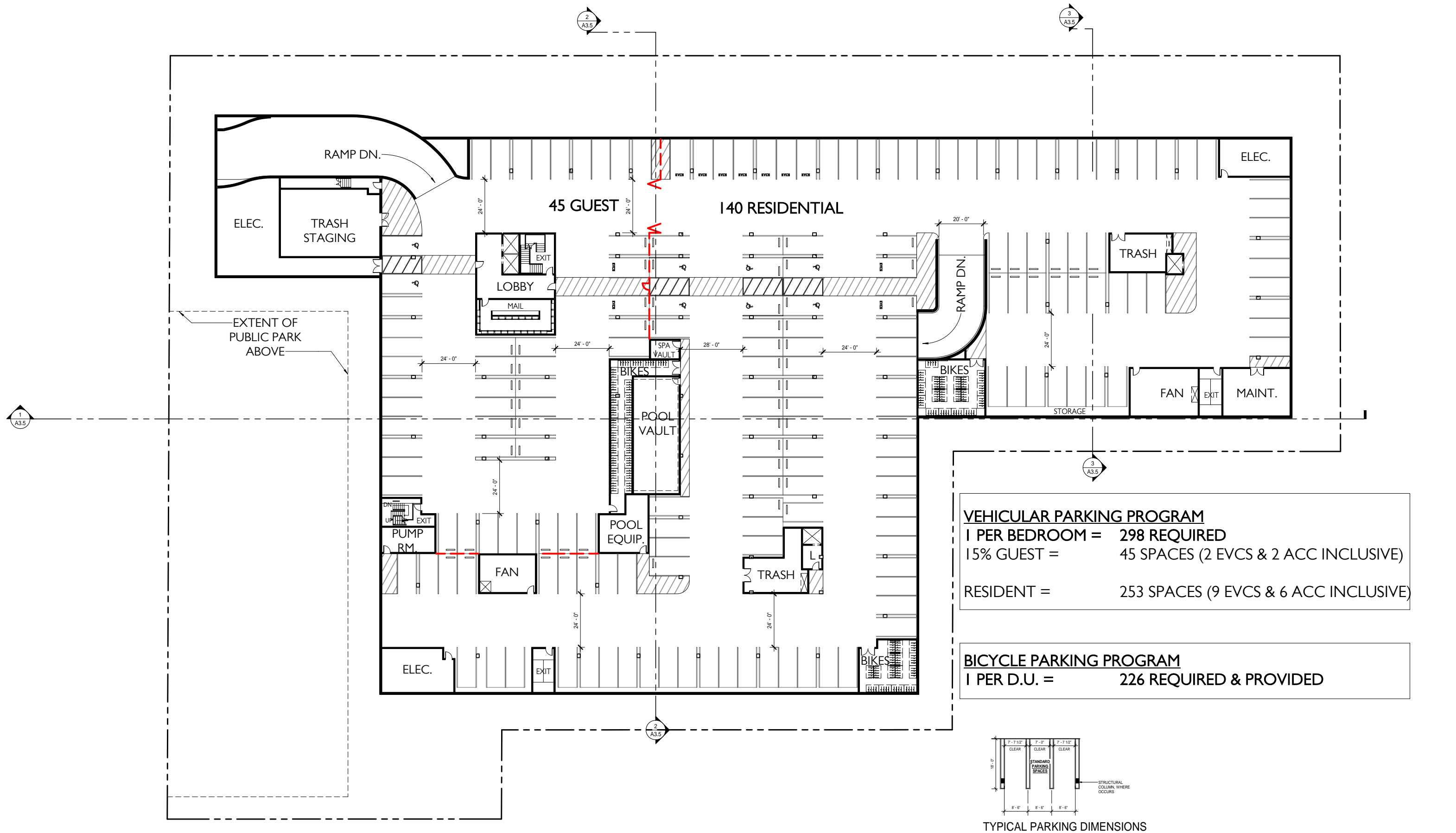
The entry to the garage is located on Villa Street at the southwest corner of the site. The garage is located below grade. A loading zone is located directly to the north of the garage ramp.

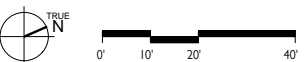
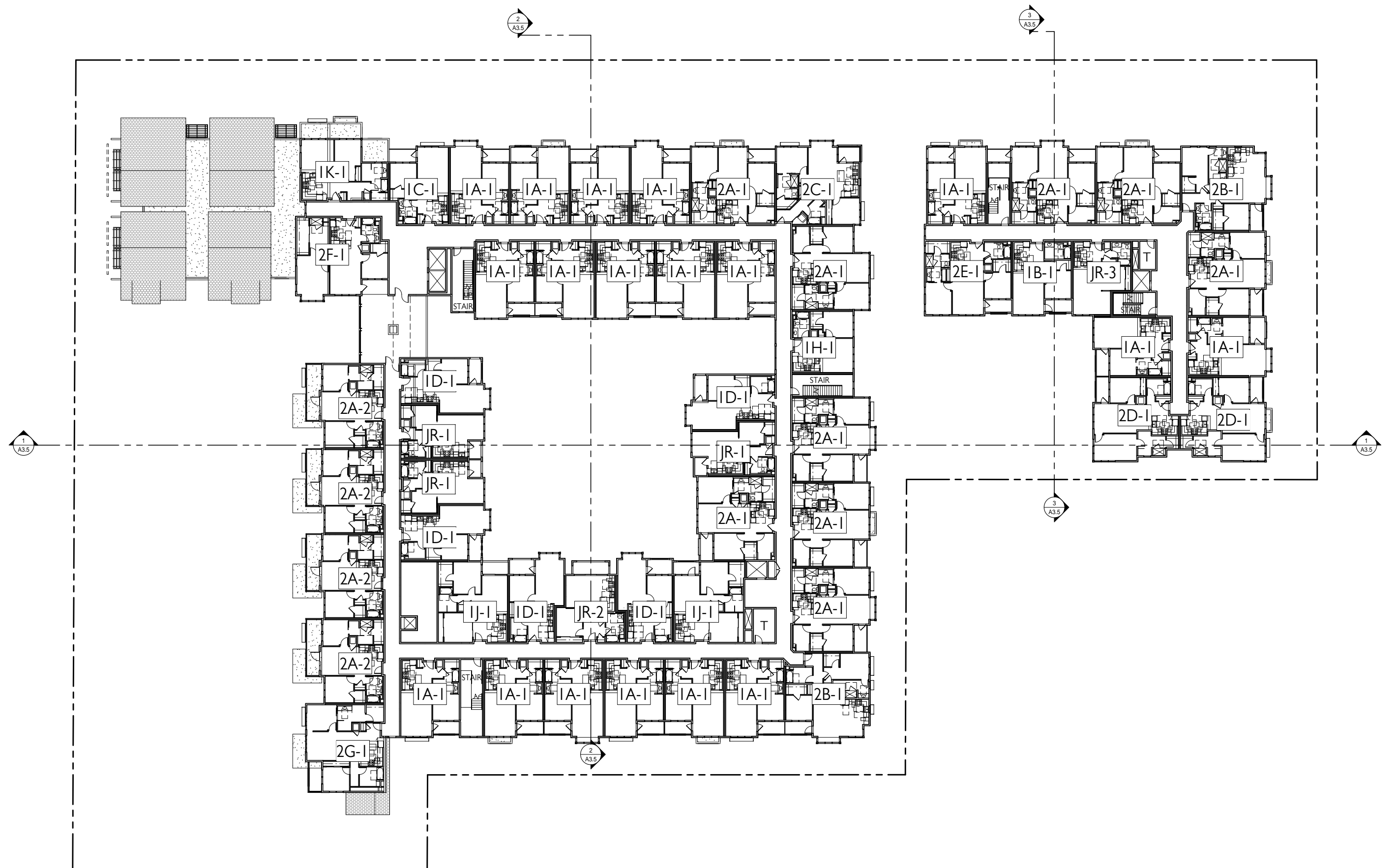
A continuous pedestrian walk is located on the perimeter of the project. On the west side of the project, a setback of 36'-6" is planned permitting generous landscaping with sizable trees that will provide an appropriate transition to the homes and apartments located on Higdon Avenue. The perimeter walk will be lined with trees, and have direct access stoop entries to the terraces of the ground level units located along it. A roof top deck is another significant amenity for tenants. In addition to seating, lounging and cooking areas, a community garden is planned.

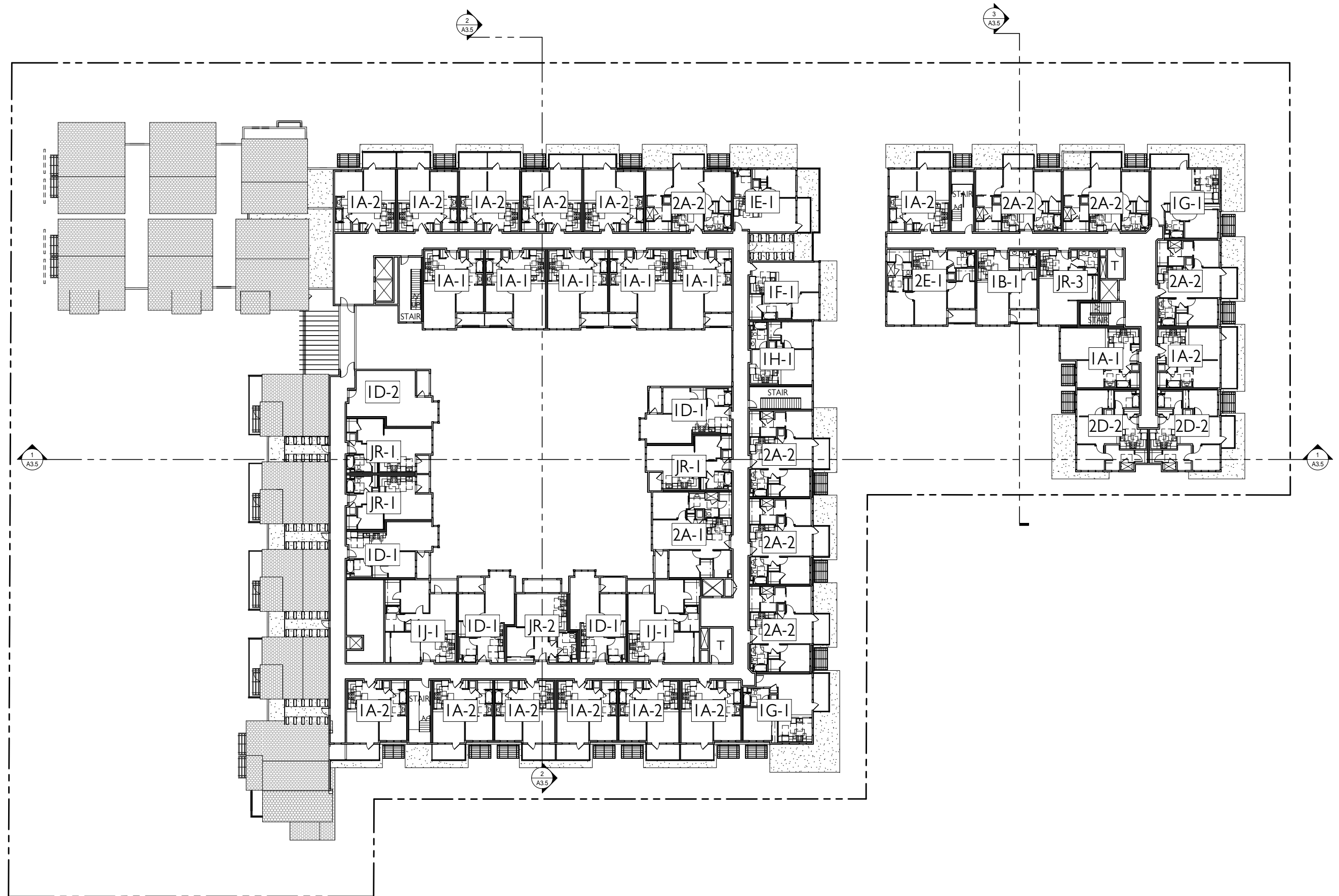


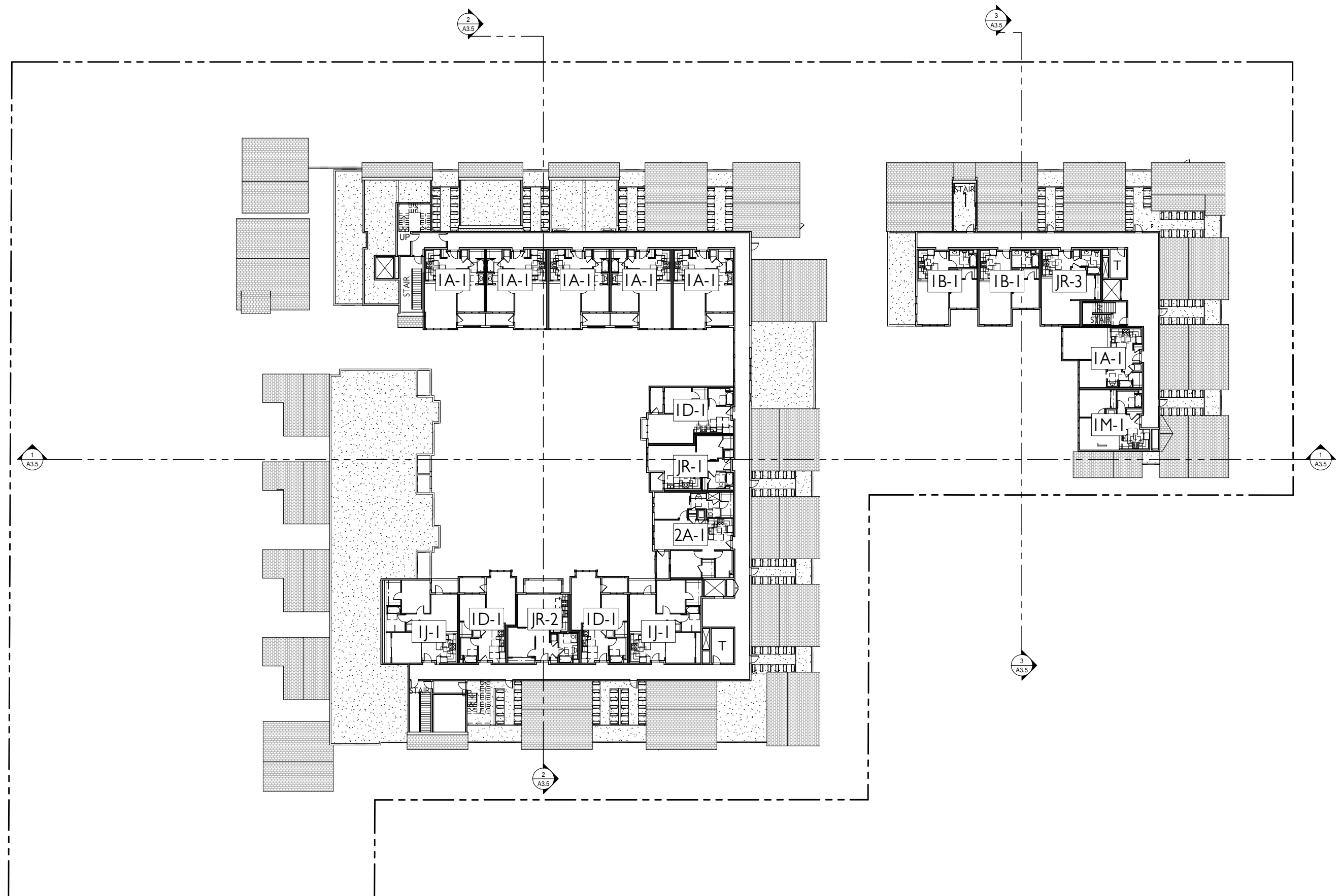


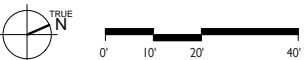
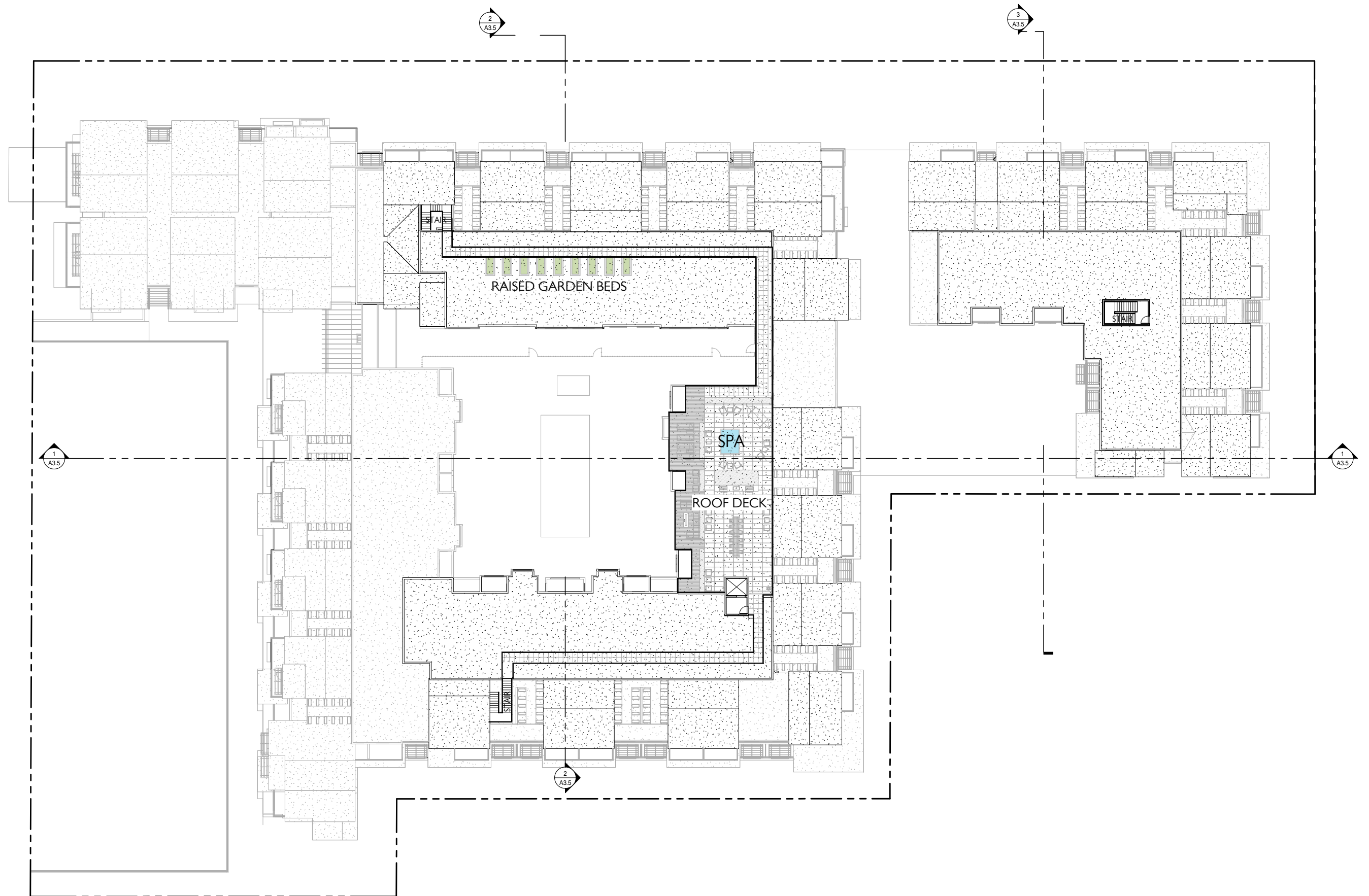


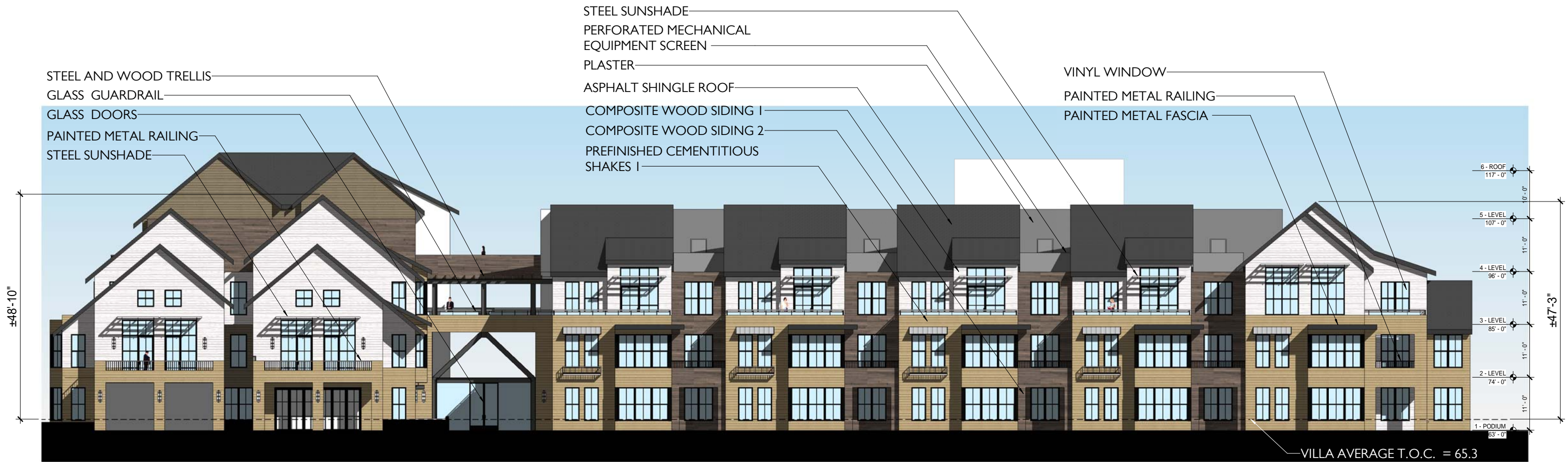




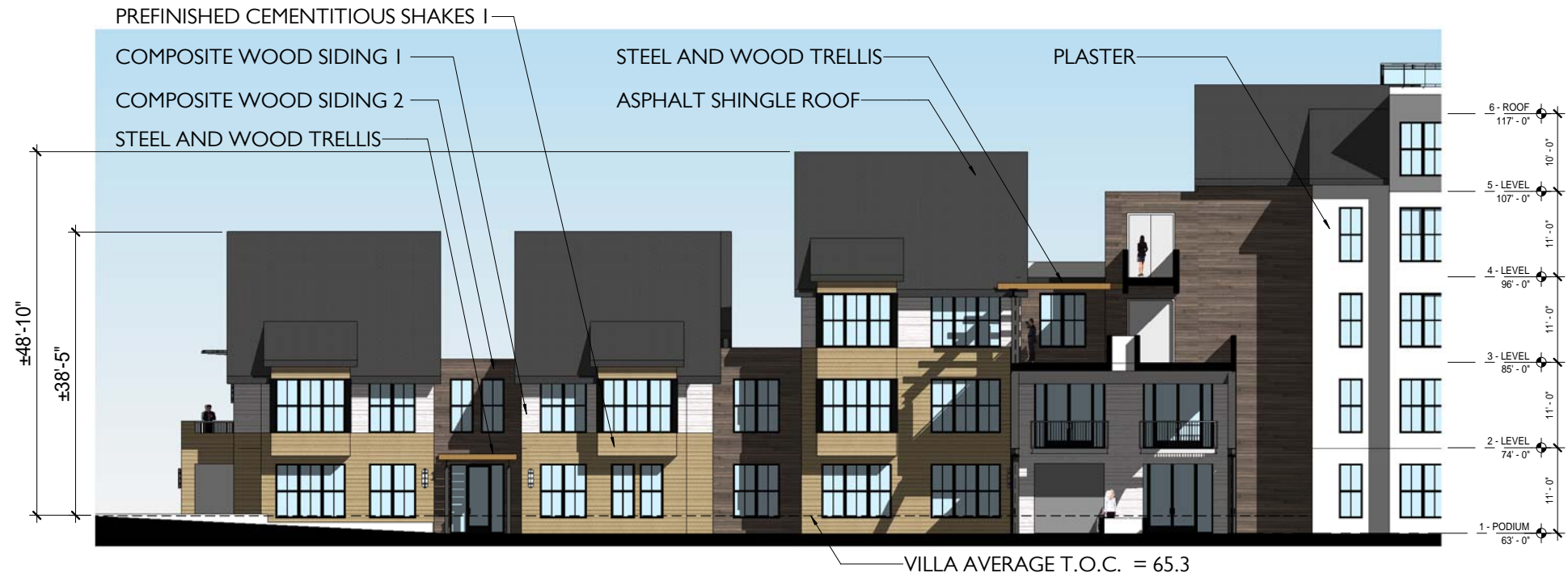








SOUTH (VILLA ST.) ELEVATION - BUILDING 1



EAST (PARK) ELEVATION - BUILDING 1

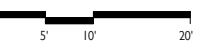


WEST ELEVATION - BUILDING 2

WEST ELEVATION - BUILDING 1



WEST ELEVATION - BUILDING 1



PREFINISHED
CEMENTITIOUS SHAKES 1
PREFINISHED
CEMENTITIOUS SHAKES 2
ASPHALT SHINGLE ROOF
COMPOSITE WOOD SIDING 1
COMPOSITE WOOD SIDING 2

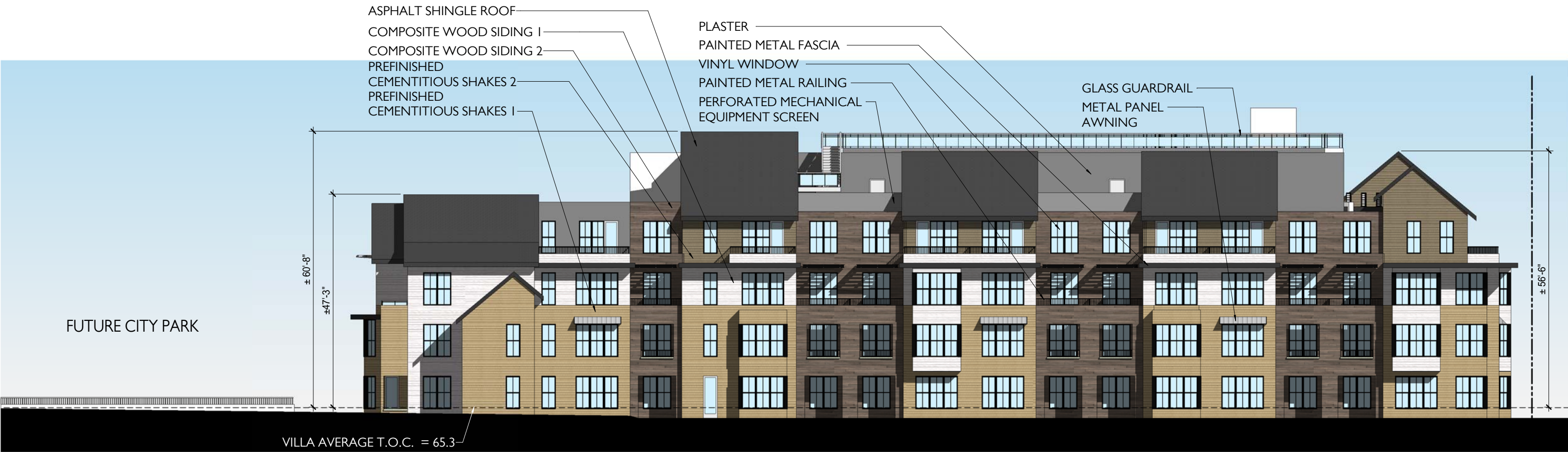
PLASTER
VINYL WINDOW
PAINTED METAL RAILING
PAINTED METAL FASCIA
METAL PANEL AWNING

PERFORATED MECHANICAL
EQUIPMENT SCREEN
GLASS GUARDRAIL



NORTH ELEVATION - BUILDING 1 (BEYOND)

NORTH ELEVATION - BUILDING 2

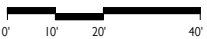
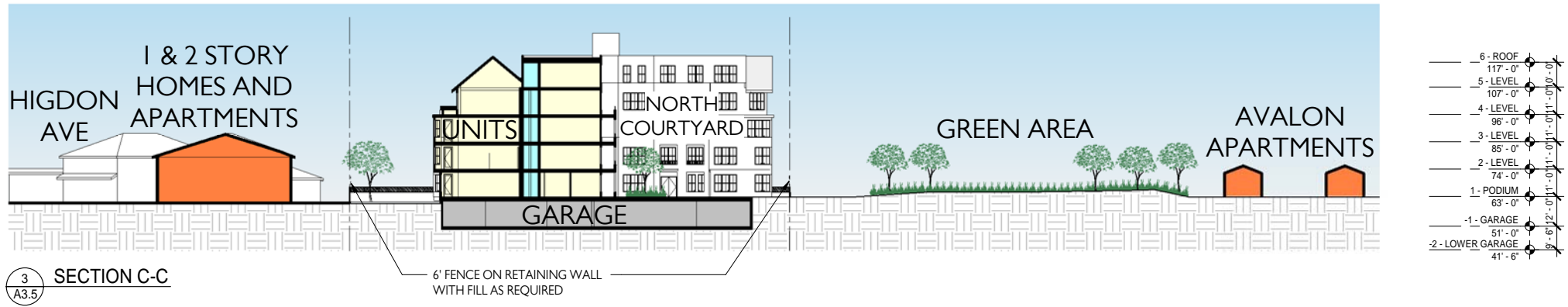
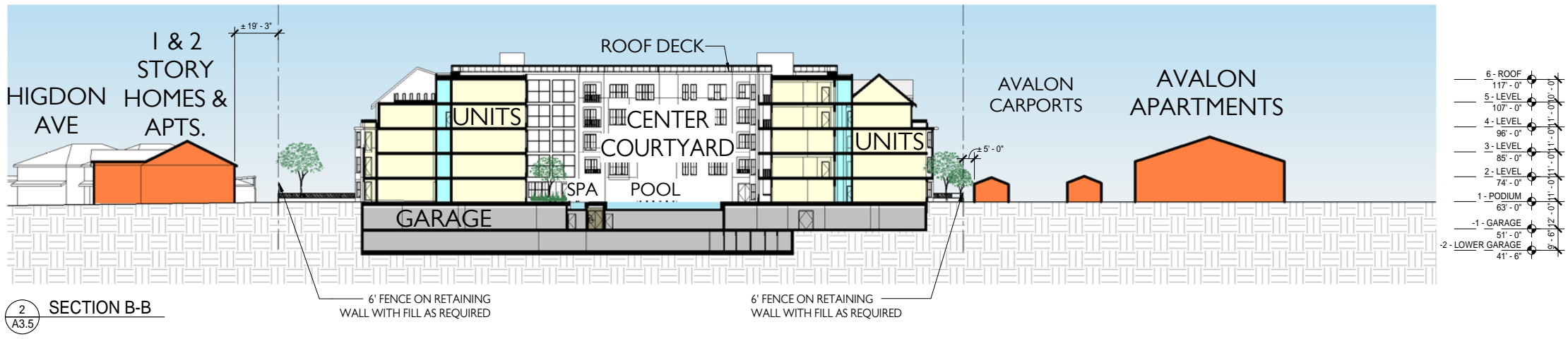
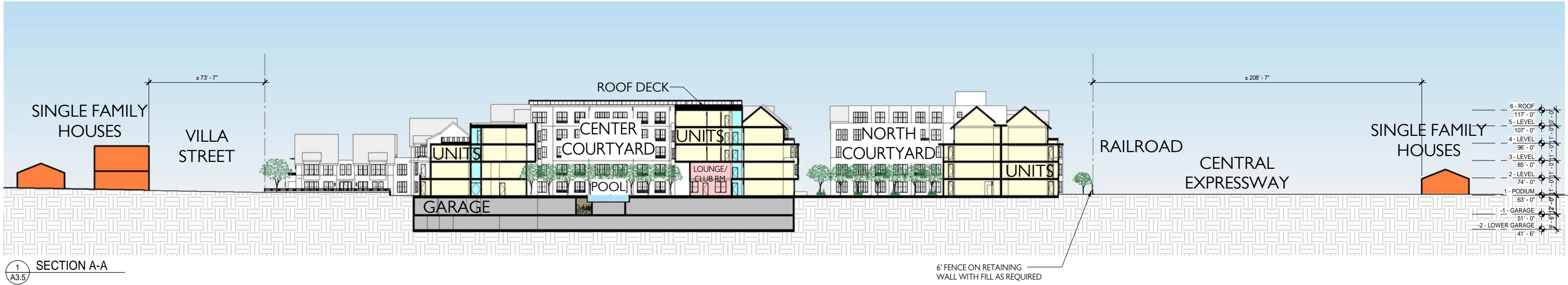


EAST ELEVATION - BUILDING 1



EAST ELEVATION - BUILDING 2







VIEW FROM FUTURE PUBLIC PARK ALONG VILLA STREET



VIEW FROM NORTH PROPERTY LINE



VIEW FROM HIGDON AVE



VIEW FROM CENTRAL EXPRESSWAY, NORTH-EAST OF PROJECT



VIEW FROM CENTRAL EXPRESSWAY, NORTH-WEST OF PROJECT



VIEW FROM CENTRAL EXPRESSWAY, NORTH-WEST OF PROJECT

