

# SHOREBREEZE APARTMENTS

## MOUNTAIN VIEW, CA

### MIDPEN HOUSING

**DEVELOPER/  
PROPERTY OWNER:**

MIDPEN HOUSING  
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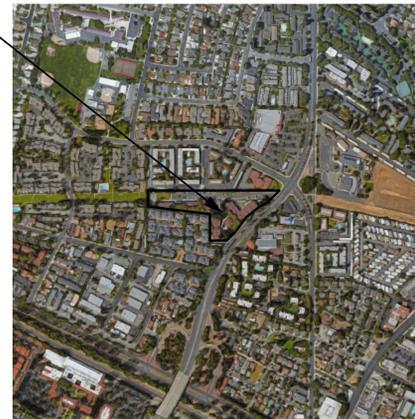
**CIVIL ENGINEERS:**  
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1730 N. 1ST STREET, SUITE 600,  
SAN JOSE, CA 95112  
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**VICINITY MAP**

PROPOSED PROJECT SITE



**PROJECT DESCRIPTION:**

BUILT IN 1980, SHOREBREEZE (460 SHORELINE BOULEVARD) WAS ACQUIRED BY MIDPEN HOUSING CORPORATION IN 1997 AND CURRENTLY CONSISTS OF 120 AFFORDABLE APARTMENTS FOR FAMILIES AND SENIORS ON A 5.34 ACRE SITE IN MOUNTAIN VIEW, CALIFORNIA. OVER THE PAST YEAR SHORE BREEZE HAS MAINTAINED AN AVERAGE OCCUPANCY BETWEEN 99% AND 100%, EVIDENCING THE STRONG DEMAND FOR AFFORDABLE HOUSING IN THE CITY OF MOUNTAIN VIEW.

IT IS THE INTENT OF MIDPEN HOUSING CORPORATION TO BUILD UPON THE SUCCESS OF SHOREBREEZE BY DEVELOPING A NET-ADDITIONAL 50 AFFORDABLE APARTMENTS ON AN UNDERUTILIZED PORTION OF THE SITE. 12 TOWNHOUSE UNITS WILL NEED TO BE DEMOLISHED TO CREATE SPACE FOR 62 NEW UNITS, WHICH WILL BE RESERVED FOR LOW-INCOME FAMILIES. THE UNITS WILL CONSIST OF A MIX OF 21 STUDIOS, 21 ONE-BEDROOM UNITS, 8 TWO-BEDROOM UNITS, AND 12 3-BEDROOM UNITS. A 2 AND 3-STORY BUILDING WILL BE CONSTRUCTED, AND TWO TOWNHOUSE BUILDING WILL BE DEMOLISHED. TENANTS IN THE CURRENT TOWNHOUSES WILL BE TEMPORARILY RELOCATED AND GIVEN THE RIGHT TO RETURN TO A UNIT IN THE NEW BUILDING.

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**TITLE SHEET**

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

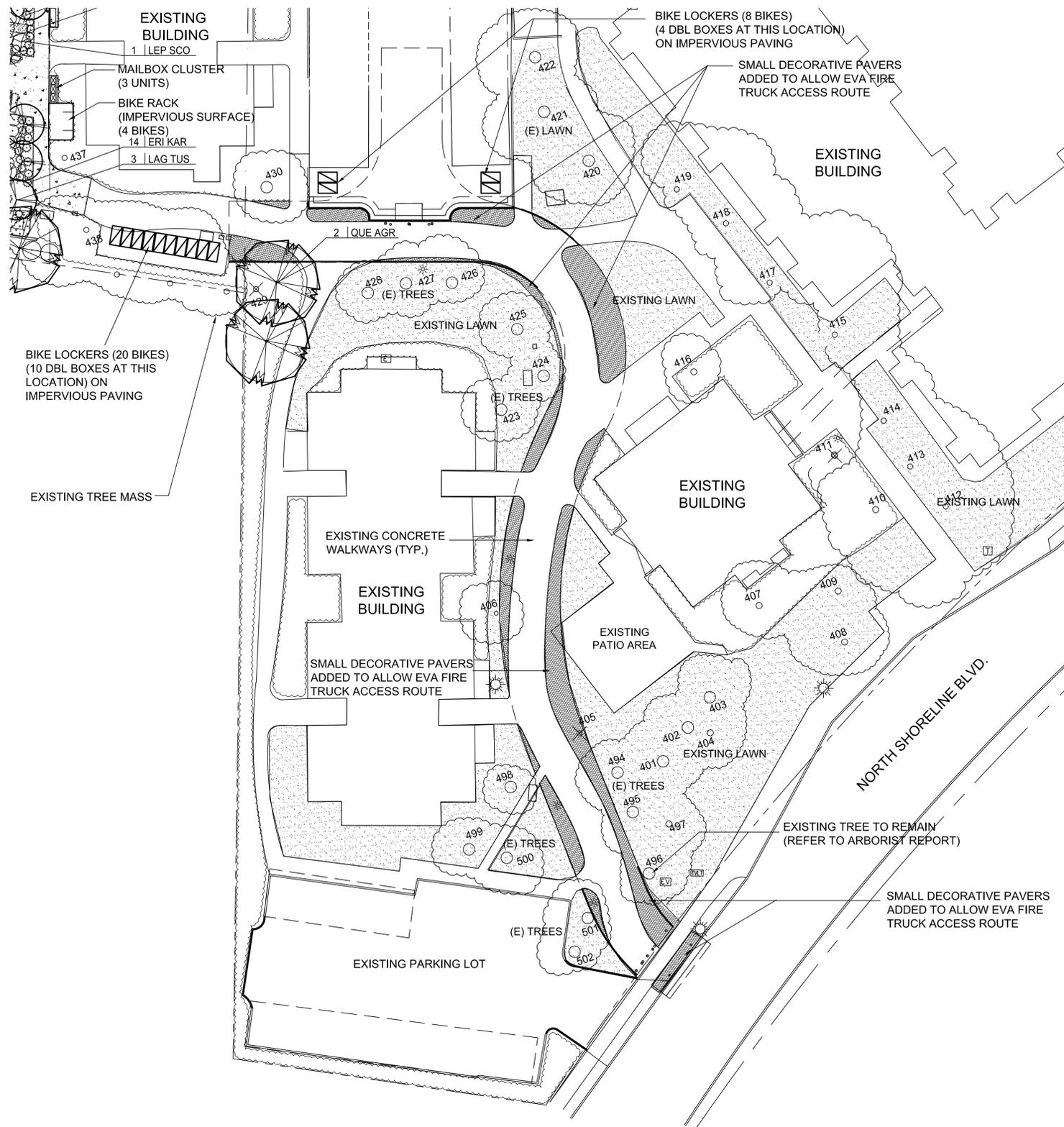


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**A0.0**



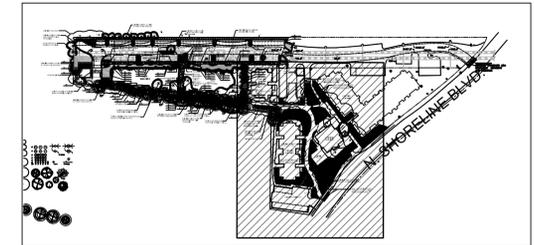


**PLANT MATERIALS LIST:**

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
<b>TREES:</b>				
ARB MAR	ARBUTUS 'MARINA' (STANDARD)	ARBUTUS	LOW	24" BOX
CER OCC	CERCIS OCCIDENTALIS (STANDARD)	WESTERN REDBUD	LOW	24" BOX
LAG TUS	LAGERSTROEMIA 'TUSCARORA' (STANDARD)	CRAPE MYRTLE	LOW	24" BOX
PYR CHA	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	MED	15 GAL
QUE AGR*	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	LOW	24" BOX
<b>SHRUBS:</b>				
ALY HUE	ALYOGYNE HUEGELII (STANDARD)	BLUE HIBICUS	LOW	15 GA
ARC HAR*	ARCTOSTAPHYLOS 'HARMONY'	MANZANITA	LOW	5 GA
CIS PUR	CISTUS PURPUREUS	LAVENDER ROCKROSE	LOW	5 GA
ELA MAC	ELAEAGNUS 'MACULATA'	GOLDENLEAF ELAEAGNUS	LOW	5 GA
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	LOW	5 GA
LAN CON	LANTANA 'CONFETTI'	LANTANA	LOW	5 GA
LEP SCO	LEPTOSPERMUM 'RUBY GLOW'- STANDARD	TEA TREE	LOW	15 GA
NAN GUL	NANDINA 'GULFSTREAM'	GULFSTREAM NANDINA	LOW	5 GA
RHA SPR	RHAPHIOLEPIS 'SPRINGTIME'	PINK INDIA HAWTHORN	LOW	5 GA
SAL LEU	SALVIA LEUCANTHA	MEXICAN SAGE	LOW	5 GA
SAL NEM	SALVIA NEMEROSA	PURPLE SAGE	LOW	5 GA
TEU LUC	TEUCRIUM LUCIDRYS	GERMANDER	LOW	5 GA
WES BLU	WESTRINGIA FRUTICOSA 'BLUE GEM'	COAST ROSEMARY	LOW	5 GA
XYL CON	XYLOSMA CONGESTUM	SHINY XYLOSMA	LOW	5 GA
<b>PERENNIALS:</b>				
ERI KAR	ERIGERON KARVINSKIANUS 'MOERHEIMII'	SANTA BARBARA DAISY	LOW	1 GA
PHO DAZ	PHORMIUM 'DAZZLER'	NEW ZEALAND FLAX	LOW	5 GA
PHO DUE	PHORMIUM 'DUET'	DWARF FLAX	LOW	1 GA
TUL VIO	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	1 GA
<b>VINES:</b>				
GEL SEM	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	LOW	5 GA
<b>GROUND COVER:</b>				
C	COPROSMA 'KIRKII'	CREeping COPROSMA	LOW	1 GA @ 36" O.C.
B	STORMWATER BASIN MIX: EVEN PERCENTAGE OF EACH PLANT IN EACH BASIN/ 1 GALLON @ 24" O.C. SPACING	CALIFORNIA FESCUE GRAY RUSH DEER GRASS		

NOTE: \* SYMBOL DENOTES A NATIVE SPECIES PLANT

REFER TO SHEET L5 FOR IMAGES OF SITE FURNISHINGS AND PROPOSED TREES

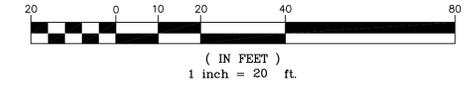


KEYMAP

N.T.S.



GRAPHIC SCALE



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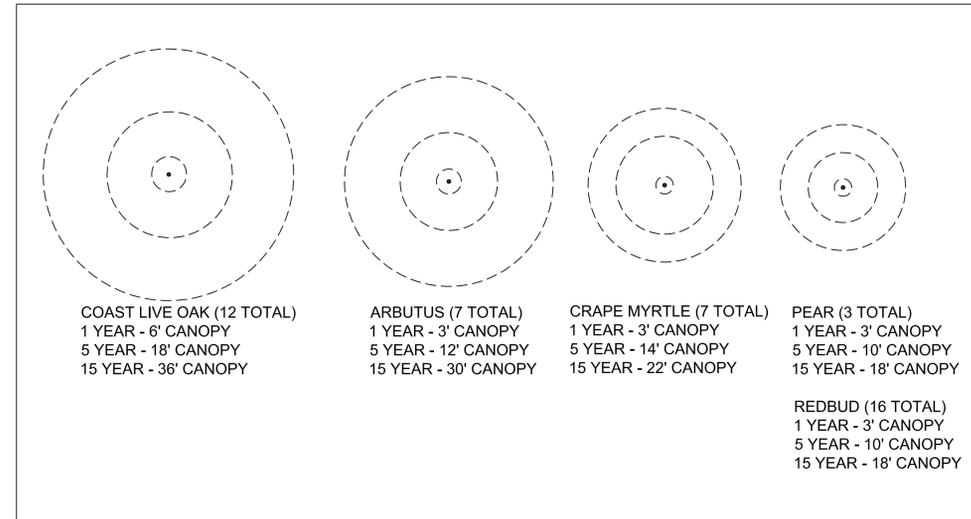
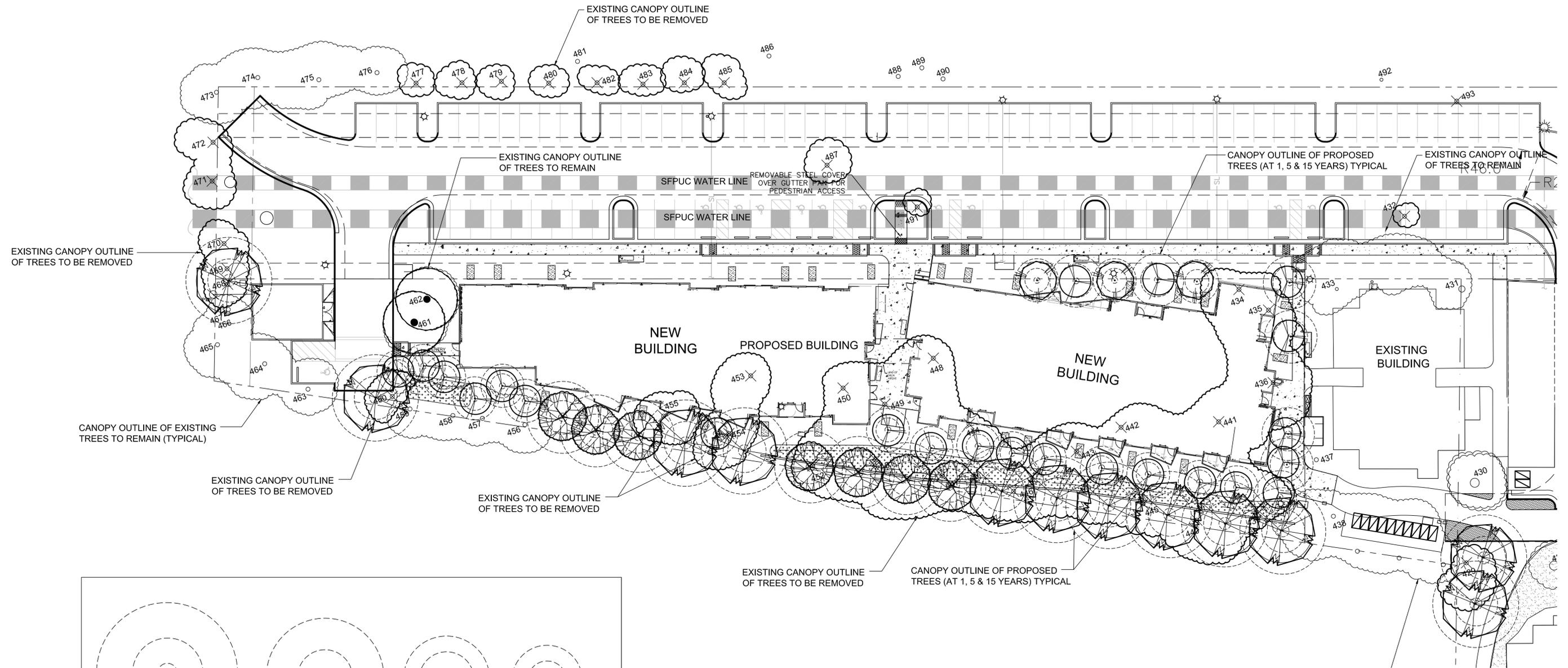
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L2

**PRELIMINARY LANDSCAPE PLAN - EVA ACCESS**

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



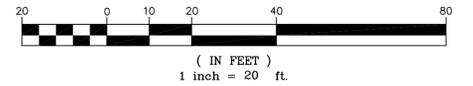
PROPOSED TREE CANOPY GROWTH INTERVALS (1, 5 & 15 YEARS)

**LANDSCAPE NOTES:**

- 38 EXISTING TREES TO BE REMOVED; 22 TREES RATED AS HERITAGE TREES, REQUIRING REPLACEMENT AT A RATIO OF 2:1 WITH NEW TREES, 44 REQUIRED (REFER TO ARBORIST REPORT).
- 44 PROPOSED TREES; 80% MIN. TO BE 24" BOX (36 TOTAL, 41 PROVIDED), 20% TO BE 15 GALLON (8 TOTAL, 3 PROVIDED).
- EXISTING TREE CANOPIES TO BE REMOVED COVER APPROX. 19,170 S.F. AREA; PROPOSED REPLACEMENT TREE CANOPY AREA COVER APPROX. 19,235 S.F. AREA.
- ALL PLANTING TO BE WATERED BY A FULLY-AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM, WITH WEATHER-BASED OPERATION CONTROLLER; DESIGN TO COMPLY WITH STATE WELO WATER-EFFICIENCY GUIDELINES.
- ALL NEW PLANTING AREAS (EXCEPT STORMWATER TREATMENT BASINS) SHALL RECEIVE A 3" DEEP LAYER OF MULCH DRESSING.



GRAPHIC SCALE



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**TREE CANOPY RELATIONSHIP**

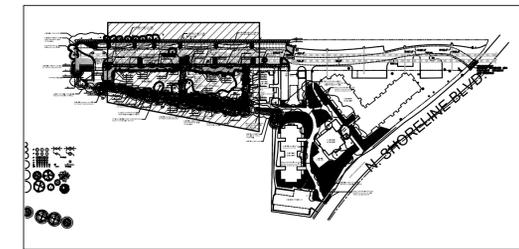
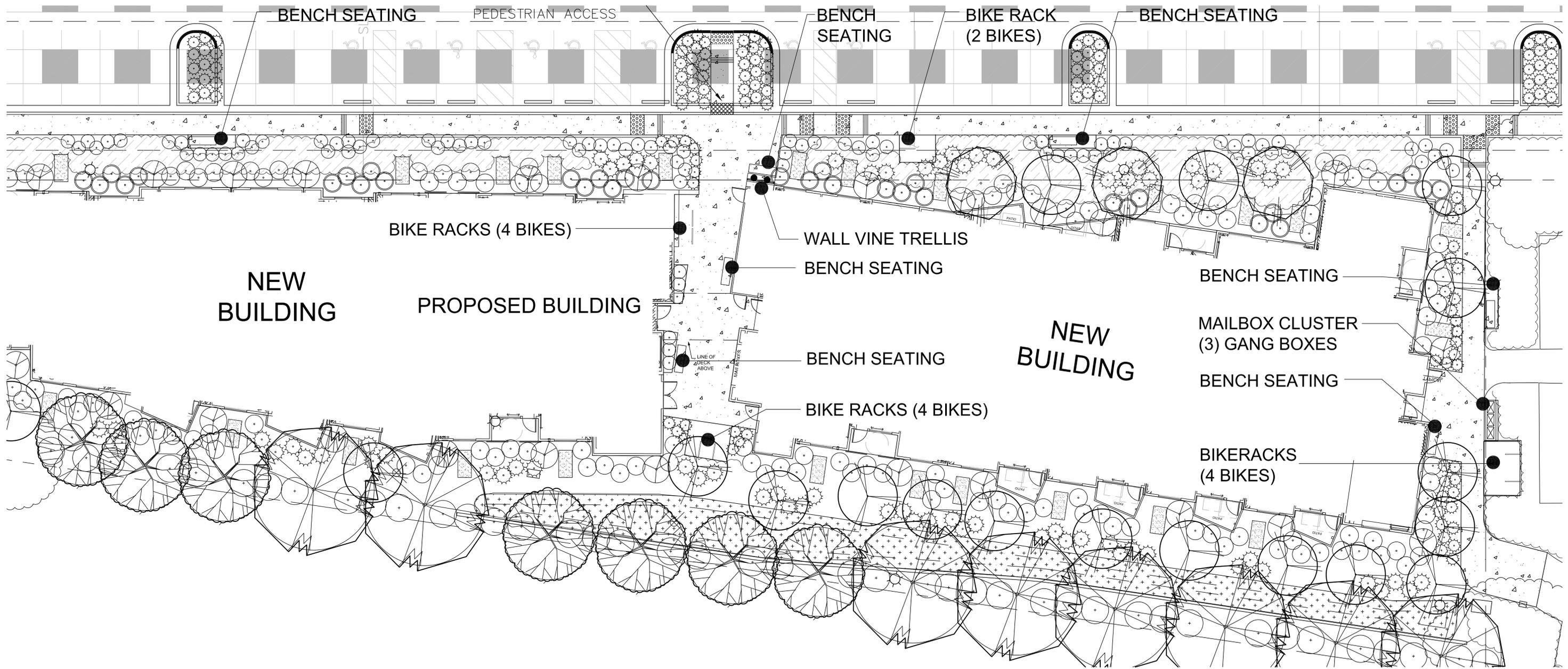
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**L3**



KEYMAP

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GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.



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**SITE FURNISHINGS PLAN**

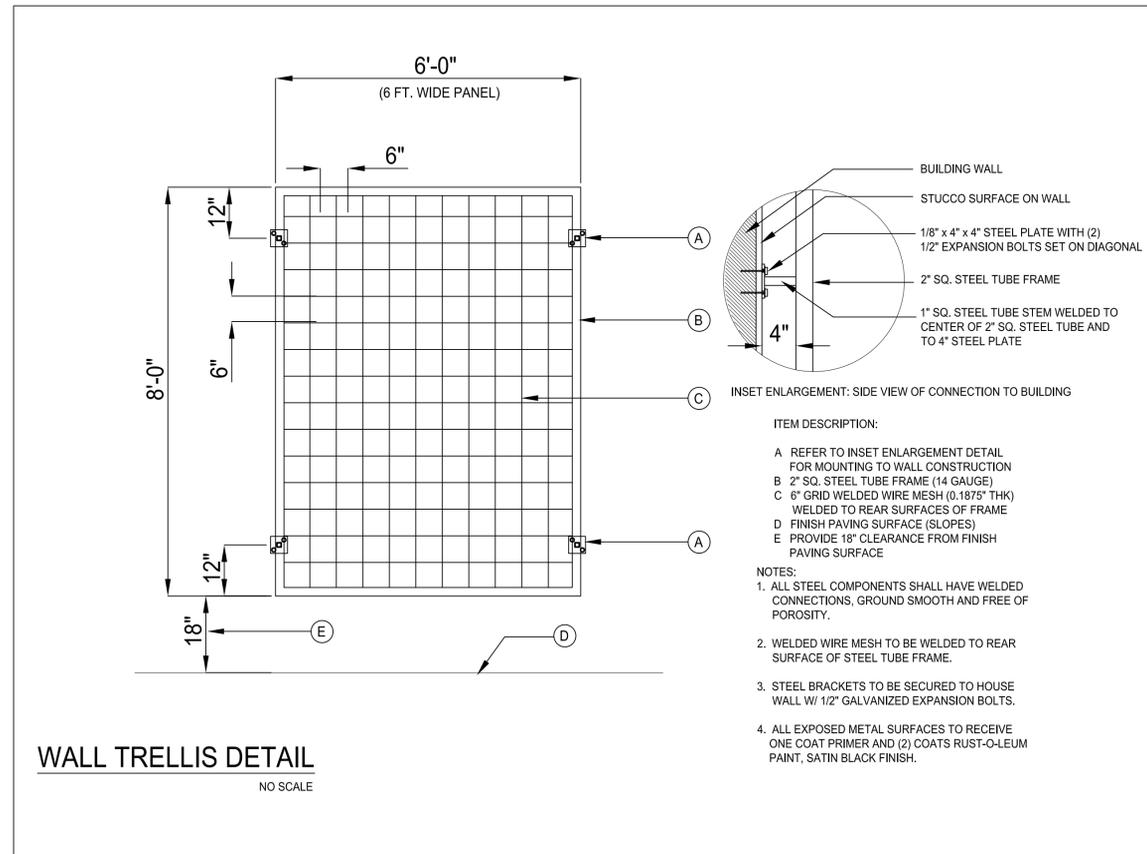
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**L4**



DECORATIVE PRECAST PAVER AT EVA BELGARD 'HOLLAND STONE' (4"x8"x3.12") TOSCANA BLEND COLORS



PROPARK BIKE LOCKERS FROM CYCLE SAFE DOUBLE LOADED PARKING (38"W x 50"H x 78"L)



DECORATIVE METAL BENCH: DUMOR 58-60-3AR 6 FT. LONG BENCH WITH BACK AND CENTER ARM REST; COLOR: FOREST GREEN



HORSESHOE BIKE RACK FROM CREATIVE PIPE INC. STAINLESS STEEL FINISH; SURFACE MOUNTED



BROADLEAF EVERGREEN CANOPY TREE: QUERCUS AGRIFOLIA (CALIFORNIA LIVE OAK) (LARGE, BROAD, ROUNDED GROWTH)



DECIDUOUS CANOPY TREE: PYRUS CALLERYANA 'CHANTICLEER' (FLOWERING PEAR) (UPRIGHT, NARROW GROWTH, FALL COLOR, SPRING BLOOM)



BROADLEAF EVERGREEN TREE: ARBUTUS 'MARINA' (ARBUTUS) MEDIUM SIZED EVERGREEN SCREEN TREE



FLOWERING ACCENT TREE: LAGERSTROEMIA INDICA (CRAPE MYRTLE) SMALL TREE WITH FALL COLOR AND SUMMER BLOOM



FLOWERING ACCENT TREE: CERCIIS OCCIDENTALIS (WESTERN REDBUD) SMALL TREE WITH FALL COLOR AND SPRING BLOOM

## SITE FURNISHINGS AND TREE IMAGES

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

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L5



**(A) NORTH-EAST PERSPECTIVE**



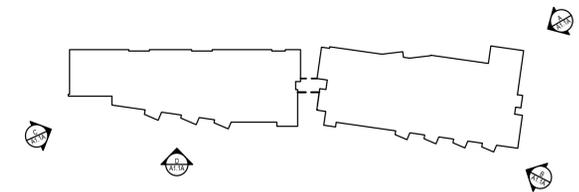
**(B) SOUTH-EAST PERSPECTIVE**



**(C) SOUTH-WEST PERSPECTIVE**



**(D) DECKS & PATIOS PERSPECTIVE**



## BUILDING PERSPECTIVES

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



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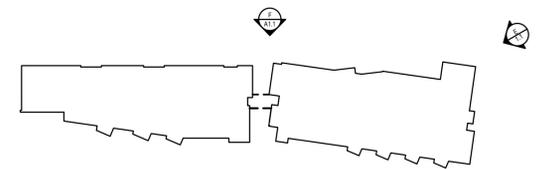
# A1.1A



**E** ENTRY TOWARD EXISTING COMMUNITY



**F** MAIN ENTRY



**BUILDING PERSPECTIVES**

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



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**A1.1**



1



2



3



4



5



6



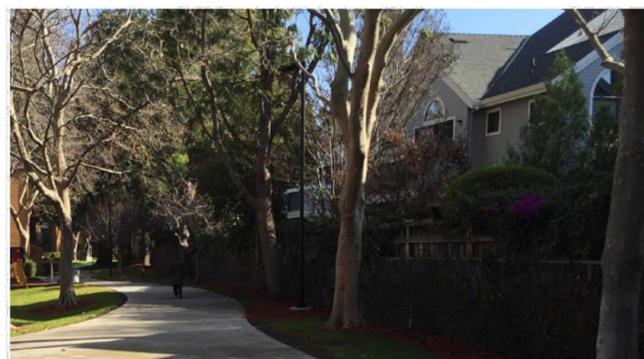
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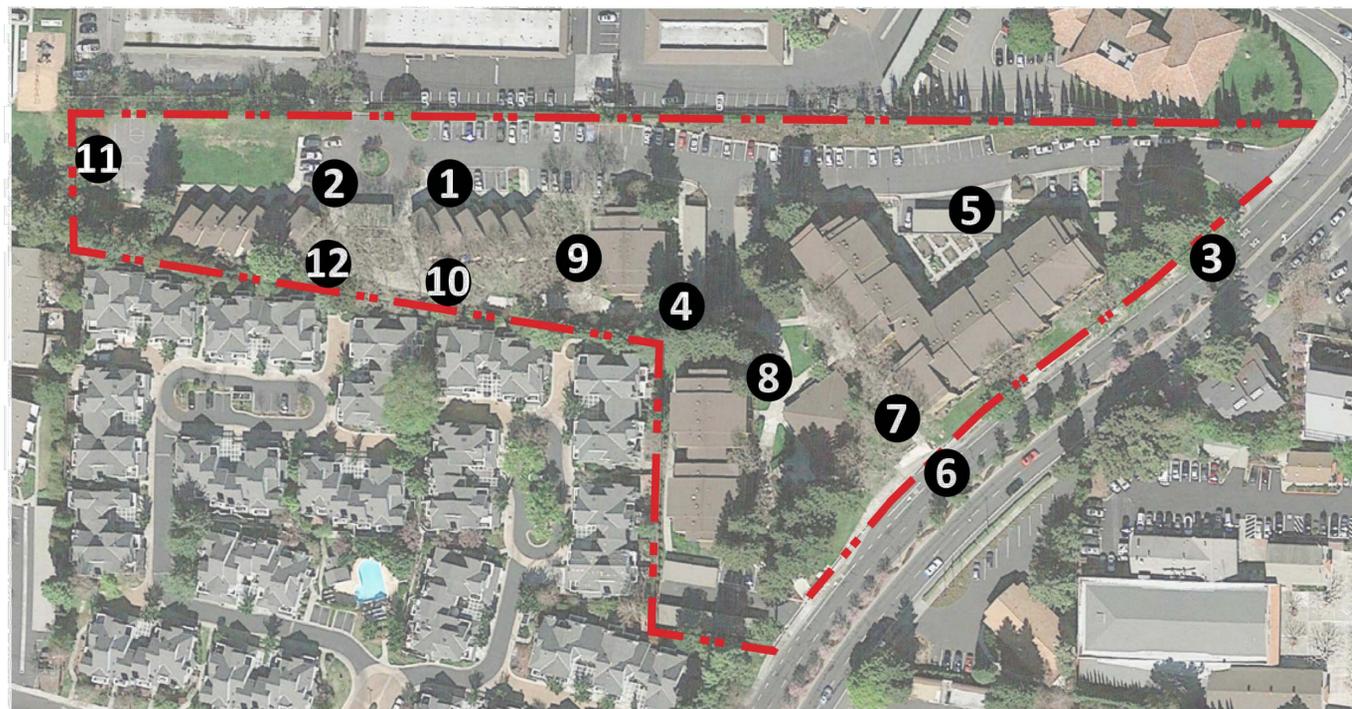
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9



10



11



12

# EXISTING CONDITIONS PHOTOGRAPHIC EXHIBIT

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



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# A1.2



**PARKING SUMMARY**

	# OF STALLS	# OF UNITS	PARKING RATIO
EXISTING TOTAL STALLS:	141	120 UNITS	1.2 STALLS/UNIT
DEMO STALLS:	49		
REMAINING:	92	108	0.85 STALLS/UNIT
NEW STALLS:	96	62 UNITS	1.5 STALLS/UNIT
NEW TOTAL STALLS:	188	170 UNITS	1.1 STALLS/UNITS
NET GAIN:	47 ADDITIONAL STALLS FROM EXISTING		
	TOTAL STALLS	PERCENT REQ.	# OF STALLS REQUIRED

**NOTES:**  
 SEE DETAILS 1 AND 7/AD.3 FOR COMPLETE TRASH ENCLOSURE INFORMATION



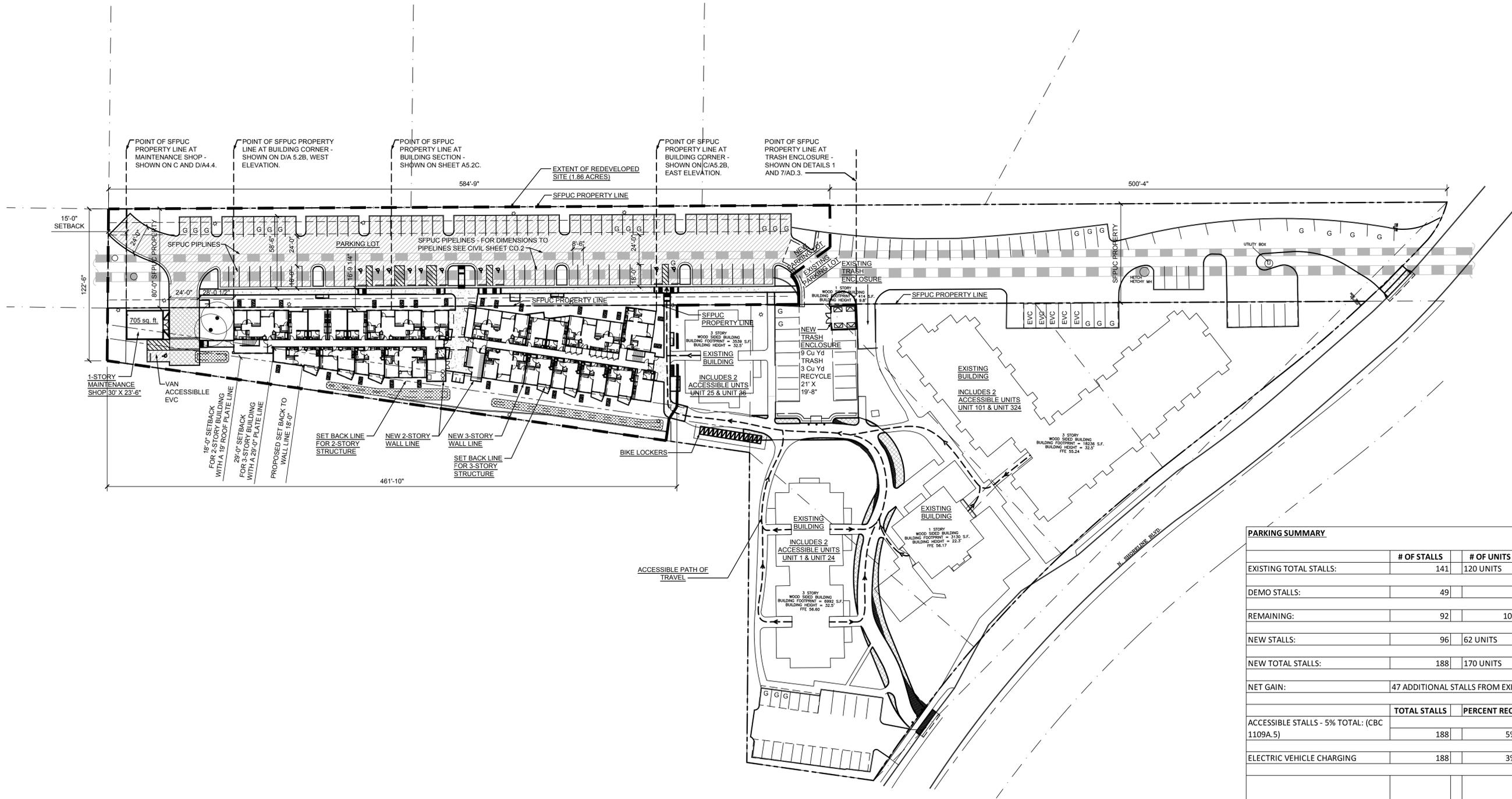
**ARCHITECTURAL ILLUSTRATIVE SITE PLAN**  
 SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



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**A2.1A**



PARKING SUMMARY			
	# OF STALLS	# OF UNITS	PARKING RATIO
EXISTING TOTAL STALLS:	141	120 UNITS	1.2 STALLS/UNIT
DEMO STALLS:	49		
REMAINING:	92	108	0.85 STALLS/UNIT
NEW STALLS:	96	62 UNITS	1.5 STALLS/UNIT
NEW TOTAL STALLS:	188	170 UNITS	1.1 STALLS/UNITS
NET GAIN:	47 ADDITIONAL STALLS FROM EXISTING		
	TOTAL STALLS	PERCENT REQ.	# OF STALLS REQUIRED
ACCESSIBLE STALLS - 5% TOTAL: (CBC 1109A.5)	188	5%	10 STALLS
ELECTRIC VEHICLE CHARGING	188	3%	6 STALLS-1 TO BE VAN ACCESSIBLE
GUEST STALLS - 15% TOTAL:	188	15%	28 STALLS TO BE DISTRIBUTED AMONG NEW AND REMAINING (DESIGNATED ON SITE PLAN BY 'G')

**NOTES:**  
 SEE DETAILS ON SHEET AD.3 FOR COMPLETE TRASH ENCLOSURE INFORMATION

SEE SHEETS A6.1 AND A6.2 FOR PROJECT DATA



# ARCHITECTURAL OVERALL PROPOSED SITE PLAN

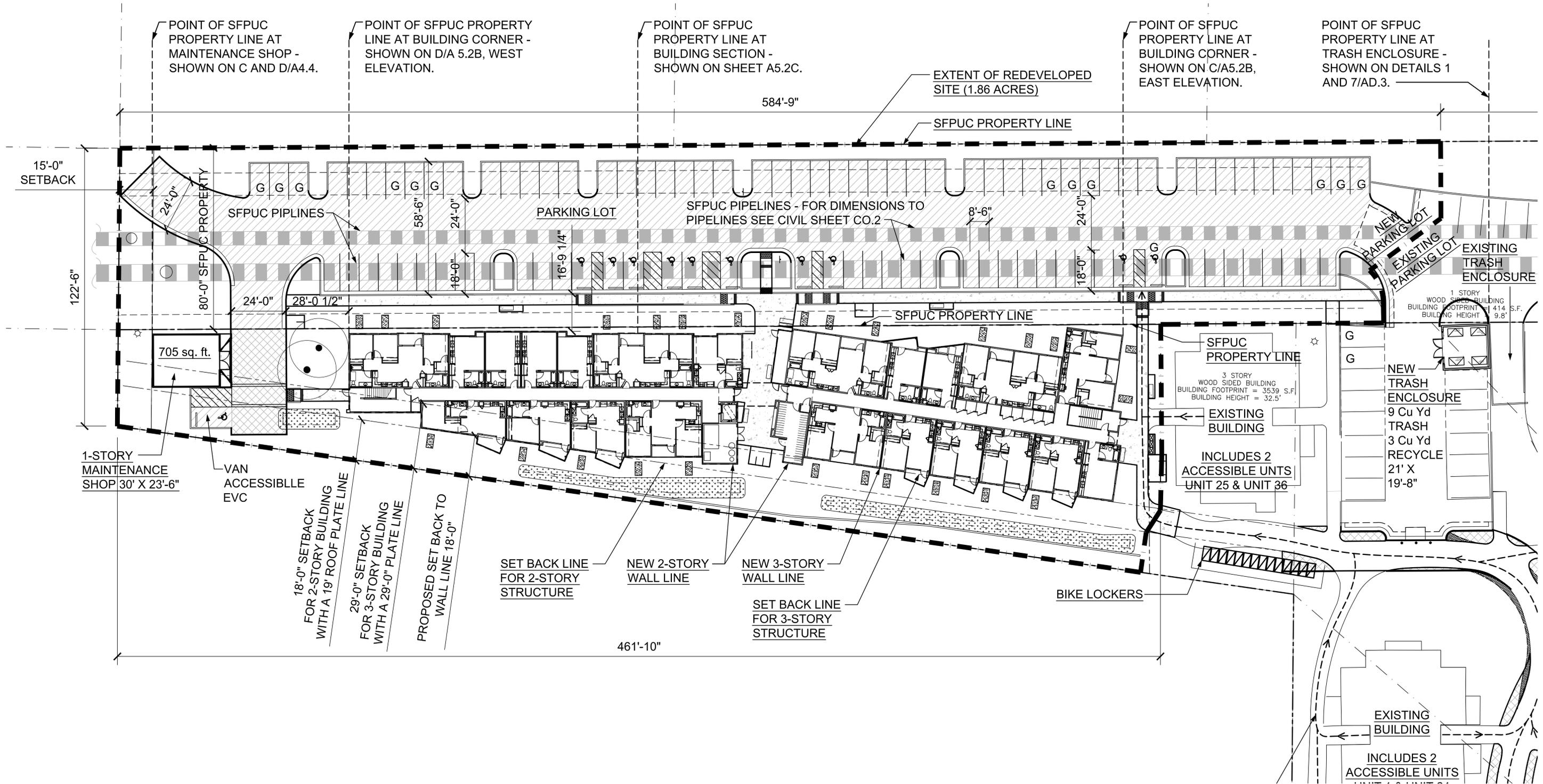
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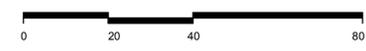
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# A2.1



**NOTES:**  
 SEE DETAILS ON SHEET AD.3 FOR COMPLETE TRASH ENCLOSURE INFORMATION

SEE SHEET A6.2 FOR REDEVELOPMENT SITE DATA



**ARCHITECTURAL ENLARGED PROPOSED SITE PLAN**  
 SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



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**A2.1.1**



UNIT MIX DATA				
UNIT TYPE	UNIT NAME	UNIT SQFT	# OF UNIT TYPE:	TOTAL SQFT PER UNIT TYPE:
STUDIO:	A1b	398	1	398
	A1c	428	1	428
	A1d	428	1	428
	A2b	418	2	836
	A2c	428	2	856
	A2d	428	2	856
	L1a	367	2	734
	L1d	382	5	1910
	L2a	387	4	1548
	L2d	398	1	398
<b>TOTAL:</b>			<b>21</b>	<b>8392</b>
1-BD:	B1b	587	1	587
	B1c	587	2	1174
	B1d	587	1	587
	B2a	574	4	2296
	B2b	574	1	574
	B2c	574	2	1148
	B2d	574	1	574
	C1a	600	1	600
	D1a	605	1	605
	E1a	609	1	609
	C2a	583	1	583
	D2a	589	1	589
	E2a	588	1	588
	J1a	518	1	518
J2a	548	2	1096	
<b>TOTAL:</b>			<b>21</b>	<b>12128</b>
2-BD:	F1a	850	4	3400
	F2a	850	1	850
	G1a	838	1	838
	G2a	862	2	1724
<b>TOTAL:</b>			<b>8</b>	<b>6812</b>
3-BD:	H1a	1099	1	1099
	H1b	1099	3	3297
	H1c	1099	2	2198
	K1a	1060	3	3180
	K2a	1082	2	2164
	K2b	1082	1	1082
<b>TOTAL:</b>			<b>12</b>	<b>13020</b>

STORAGE SUMMARY: (IN SQUARE FEET)	
Unit Closets and Lockers:	
<b>First Floor:</b>	
8 Unit Storage Closets	170
<b>TOTAL:</b>	<b>170</b>
<b>Second Floor:</b>	
8 Unit Storage Closets	170
7 Unit Storage Lockers	158
<b>TOTAL:</b>	<b>328</b>
<b>Third Floor:</b>	
8 Unit Storage Closets	170
31 Unit Storage Lockers	608
<b>TOTAL:</b>	<b>776</b>
<b>GROSS TOTAL ALL FLOORS:</b>	<b>1274</b>

Bike Storage:	
<b>Long Term Storage:</b>	
Interior Bike Room-34 Bikes	315
Exterior Bike Lockers-28 Bikes	317
<b>TOTAL:</b>	<b>632</b>
<b>Short Term Storage:</b>	
Exterior Bike Racks- 16 Bikes	N/A

### BUILDING FLOOR AREAS

FIRST FLOOR	
RESIDENTIAL (WITH PATIOS):	14,369 SF
COMMON:	975 SF
CIRCULATION:	2,365 SF
<b>TOTAL AREA:</b>	<b>17,699 SF</b>



NORTH



# BUILDING PLAN - FIRST FLOOR

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



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# A3.1



UNIT MIX DATA				
UNIT TYPE	UNIT NAME	UNIT SQFT	# OF UNIT TYPE:	TOTAL SQFT PER UNIT TYPE:
STUDIO:	A1b	398	1	398
	A1c	428	1	428
	A1d	428	1	428
	A2b	418	2	836
	A2c	428	2	856
	A2d	428	2	856
	L1a	367	2	734
	L1d	382	5	1910
L2a	387	4	1548	
L2d	398	1	398	
<b>TOTAL:</b>			<b>21</b>	<b>8392</b>
1-BD:	B1b	587	1	587
	B1c	587	2	1174
	B1d	587	1	587
	B2a	574	4	2296
	B2b	574	1	574
	B2c	574	2	1148
	B2d	574	1	574
	C1a	600	1	600
	D1a	605	1	605
	E1a	609	1	609
	C2a	583	1	583
	D2a	589	1	589
E2a	588	1	588	
J1a	518	1	518	
J2a	548	2	1096	
<b>TOTAL:</b>			<b>21</b>	<b>12128</b>
2-BD:	F1a	850	4	3400
	F2a	850	1	850
	G1a	838	1	838
	G2a	862	2	1724
<b>TOTAL:</b>			<b>8</b>	<b>6812</b>
3-BD:	H1a	1099	1	1099
	H1b	1099	3	3297
	H1c	1099	2	2198
	K1a	1060	3	3180
	K2a	1082	2	2164
	K2b	1082	1	1082
<b>TOTAL:</b>			<b>12</b>	<b>13020</b>

STORAGE SUMMARY: (IN SQUARE FEET)	
Unit Closets and Lockers:	
<b>First Floor:</b>	
8 Unit Storage Closets	170
<b>TOTAL:</b>	<b>170</b>
<b>Second Floor:</b>	
8 Unit Storage Closets	170
7 Unit Storage Lockers	158
<b>TOTAL:</b>	<b>328</b>
<b>Third Floor:</b>	
8 Unit Storage Closets	170
31 Unit Storage Lockers	606
<b>TOTAL:</b>	<b>776</b>
<b>GROSS TOTAL ALL FLOORS:</b>	<b>1274</b>

Bike Storage:	
<b>Long Term Storage:</b>	
Interior Bike Room-34 Bikes	315
Exterior Bike Lockers-28 Bikes	317
<b>TOTAL:</b>	<b>632</b>
<b>Short Term Storage:</b>	
Exterior Bike Racks- 16 Bikes	N/A

**BUILDING FLOOR AREAS**

SECOND FLOOR	
RESIDENTIAL (WITH DECKS):	14,613 SF
COMMON:	850 SF
CIRCULATION:	2,383 SF
<b>TOTAL AREA:</b>	<b>17,846 SF</b>



**BUILDING PLAN - SECOND FLOOR**

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



**JOB NO. 552-029**  
**DATE 10-27-2017**

5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

**A3.2**



UNIT MIX DATA				
UNIT TYPE	UNIT NAME	UNIT SQFT	# OF UNIT TYPE:	TOTAL SQFT PER UNIT TYPE:
STUDIO:	A1b	398	1	398
	A1c	428	1	428
	A1d	428	1	428
	A2b	418	2	836
	A2c	428	2	856
	A2d	428	2	856
	L1a	367	2	734
	L1d	382	5	1910
	L2a	387	4	1548
	L2d	398	1	398
<b>TOTAL:</b>			<b>21</b>	<b>8392</b>
1-BD:	B1b	587	1	587
	B1c	587	2	1174
	B1d	587	1	587
	B2a	574	4	2296
	B2b	574	1	574
	B2c	574	2	1148
	B2d	574	1	574
	C1a	600	1	600
	D1a	605	1	605
	E1a	609	1	609
	C2a	583	1	583
	D2a	589	1	589
	E2a	588	1	588
	J1a	518	1	518
J2a	548	2	1096	
<b>TOTAL:</b>			<b>21</b>	<b>12128</b>
2-BD:	F1a	850	4	3400
	F2a	850	1	850
	G1a	838	1	838
	G2a	862	2	1724
<b>TOTAL:</b>			<b>8</b>	<b>6812</b>
3-BD:	H1a	1099	1	1099
	H1b	1099	3	3297
	H1c	1099	2	2198
	K1a	1060	3	3180
	K2a	1082	2	2164
	K2b	1082	1	1082
<b>TOTAL:</b>			<b>12</b>	<b>13020</b>

STORAGE SUMMARY: (IN SQUARE FEET)	
Unit Closets and Lockers:	
<b>First Floor:</b>	
8 Unit Storage Closets	170
<b>TOTAL:</b>	<b>170</b>
<b>Second Floor:</b>	
8 Unit Storage Closets	170
7 Unit Storage Lockers	158
<b>TOTAL:</b>	<b>328</b>
<b>Third Floor:</b>	
8 Unit Storage Closets	170
31 Unit Storage Lockers	606
<b>TOTAL:</b>	<b>776</b>
<b>GROSS TOTAL ALL FLOORS:</b>	<b>1274</b>
Bike Storage:	
<b>Long Term Storage:</b>	
Interior Bike Room-34 Bikes	315
Exterior Bike Lockers-28 Bikes	317
<b>TOTAL:</b>	<b>632</b>
<b>Short Term Storage:</b>	
Exterior Bike Racks-16 Bikes	N/A

**BUILDING FLOOR AREAS**

THIRD FLOOR	
RESIDENTIAL (WITH DECKS):	12,011 SF
COMMON:	1,183 SF
CIRCULATION:	2,167 SF
<b>TOTAL</b>	<b>15,361 SF</b>



**BUILDING PLAN - THIRD FLOOR**  
SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



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5865 Owens Drive  
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**A3.3**



○ NORTH-EAST PERSPECTIVE



○ SOUTH-EAST PERSPECTIVE



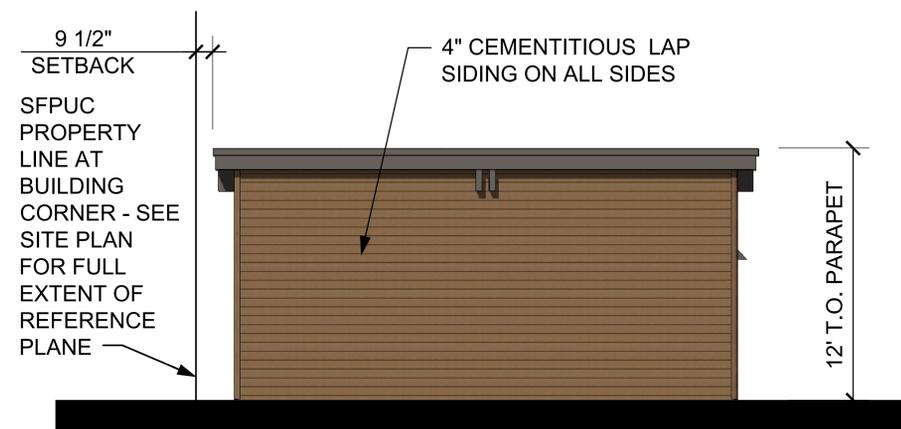
Ⓐ NORTH ELEVATION



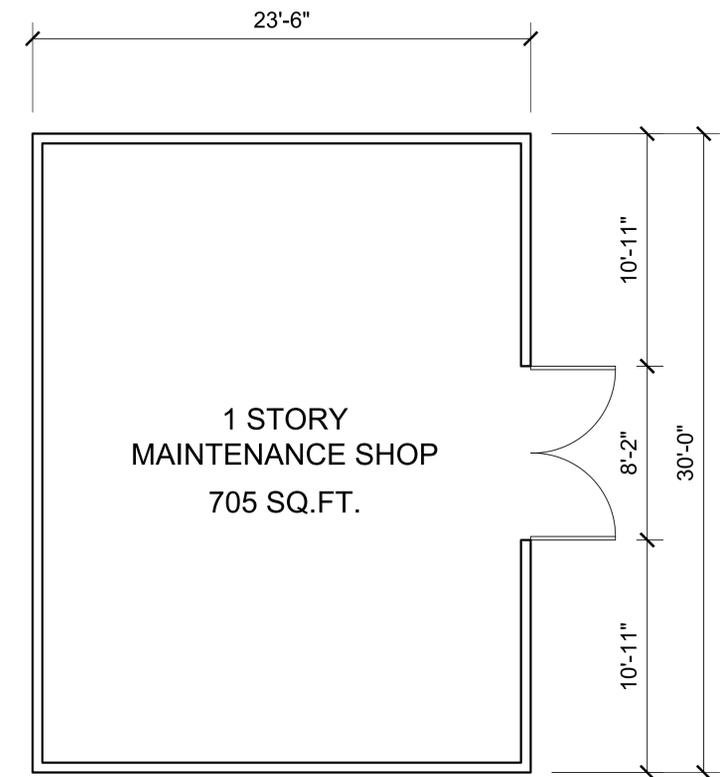
Ⓒ EAST ELEVATION



Ⓑ SOUTH ELEVATION



Ⓓ WEST ELEVATION



**BUILDING PLAN, ELEVATIONS, AND PERSPECTIVES - MAINTENANCE SHOP**

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



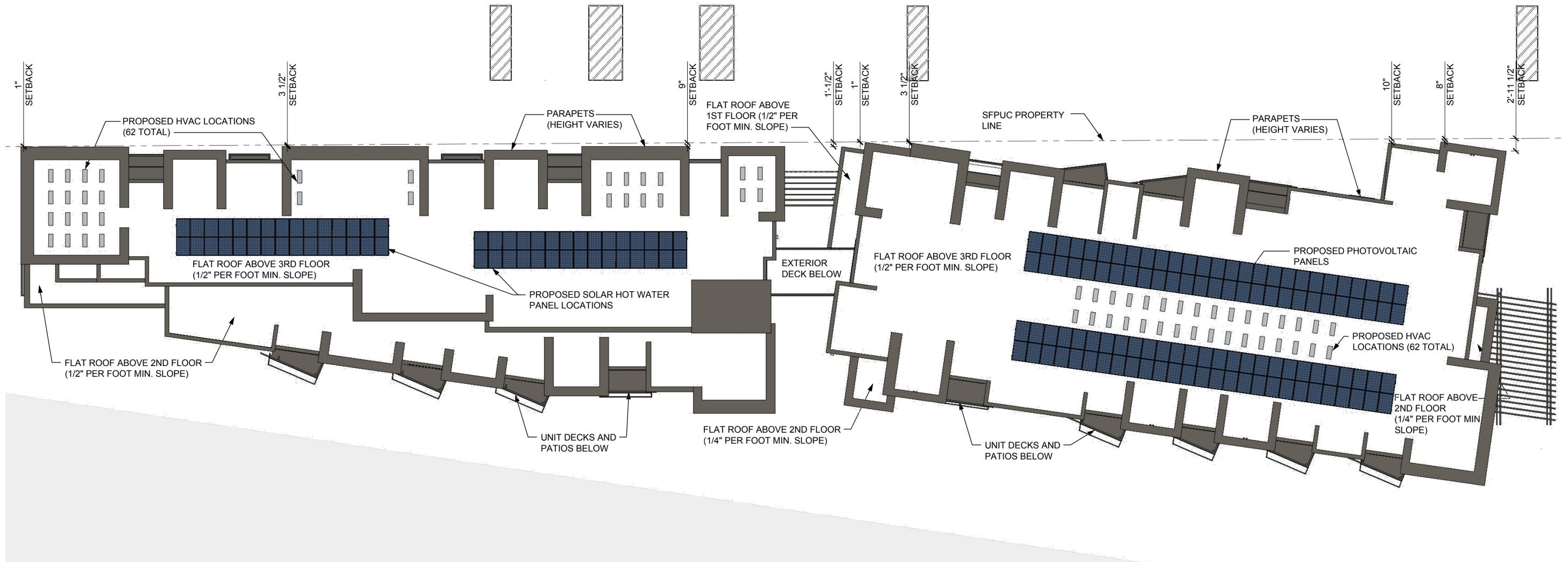
NORTH



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DATE 10-27-2017

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**A4.4**



**NOTE:**  
 NO PORTION OF THE BUILDING INCLUDING ROOFS AND PARAPETS WILL ENCRoACH THE SFPUC PROPERTY LINE.

**NOTE:**  
 NO ADDITIONAL EQUIPMENT SCREENS ARE NECESSARY AS PARAPET HEIGHT AND SOLAR PANELS AS WELL AS SETBACK FROM BUILDING EDGE SCREENS EQUIPMENT FROM VIEW.



**BUILDING ROOF PLAN**  
 SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



**JOB NO. 552-029**  
**DATE 10-27-2017**

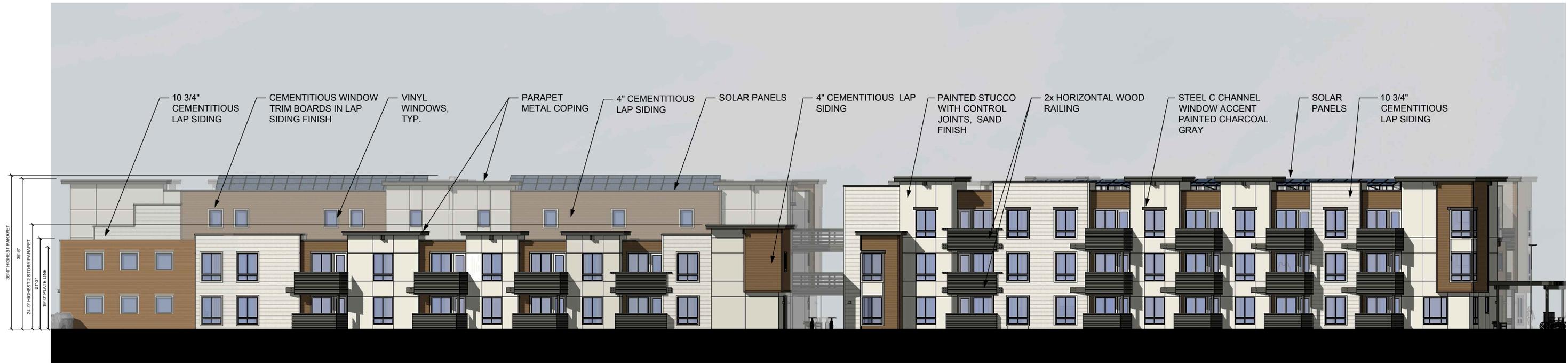
5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200

**A5.1A**



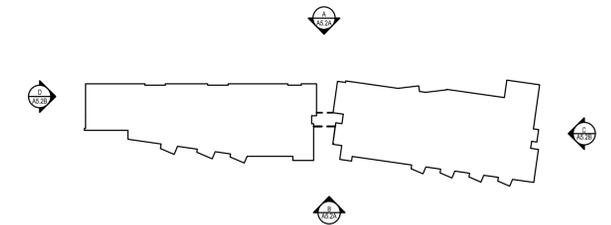
**(A) NORTH ELEVATION**

NOTE: FOR SFPUC PROPERTY BOUNDARIES, PLEASE REFERENCE PROJECT SITE PLAN



**(B) SOUTH ELEVATION**

NOTE: FOR SFPUC PROPERTY BOUNDARIES, PLEASE REFERENCE PROJECT SITE PLAN



**NOTES:**

FOR APPROPRIATE ARCHITECTURAL DETAILS TO INDICATE THE QUALITY AND NATURE OF THE DESIGN, SEE SCHEMATIC DETAILS AT SHEETS AD.1 & AD.2



**BUILDING ELEVATIONS - NORTH & SOUTH ELEVATIONS**

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



**JOB NO. 552-029**  
**DATE 10-27-2017**

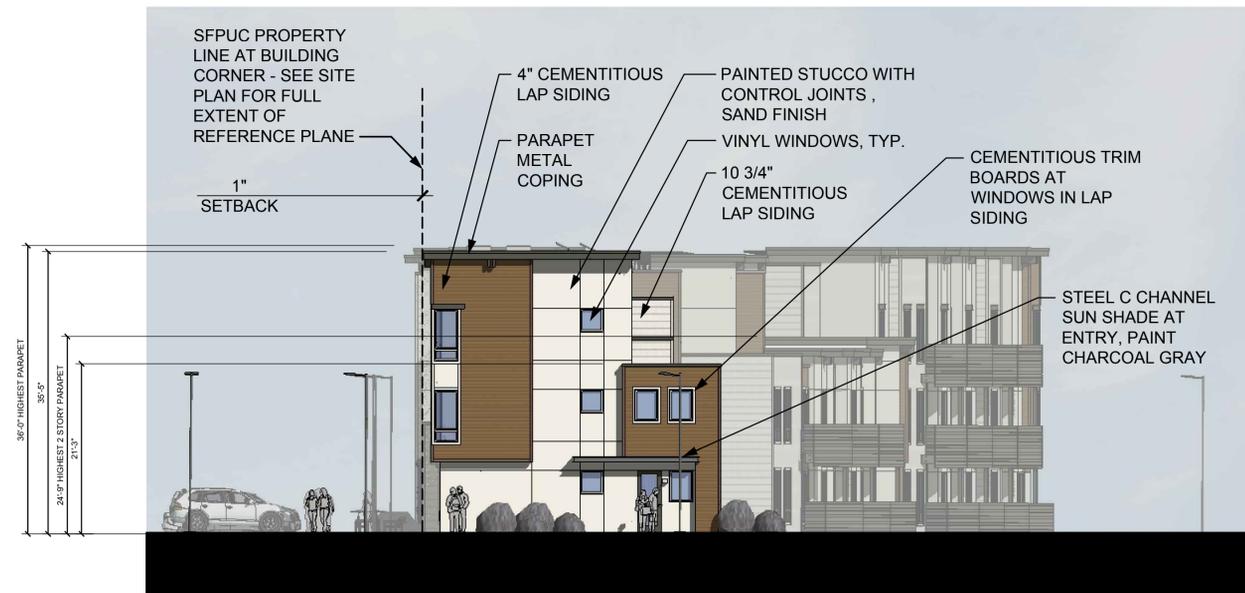
5865 Owens Drive  
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**A5.2A**



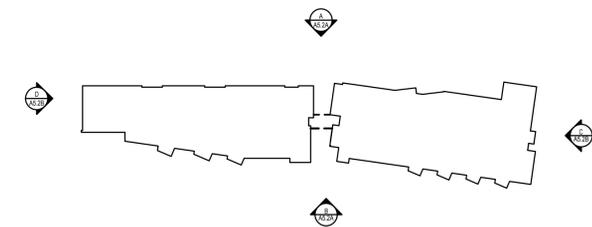
**(C) EAST ELEVATION**

NOTE: FOR SFPUC PROPERTY BOUNDARIES, PLEASE REFERENCE PROJECT SITE PLAN



**(D) WEST ELEVATION**

NOTE: FOR SFPUC PROPERTY BOUNDARIES, PLEASE REFERENCE PROJECT SITE PLAN



**NOTES:**

FOR APPROPRIATE ARCHITECTURAL DETAILS TO INDICATE THE QUALITY AND NATURE OF THE DESIGN, SEE SCHEMATIC DETAILS AT SHEETS AD.1 & AD.2



**BUILDING ELEVATIONS - EAST & WEST ELEVATIONS**

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



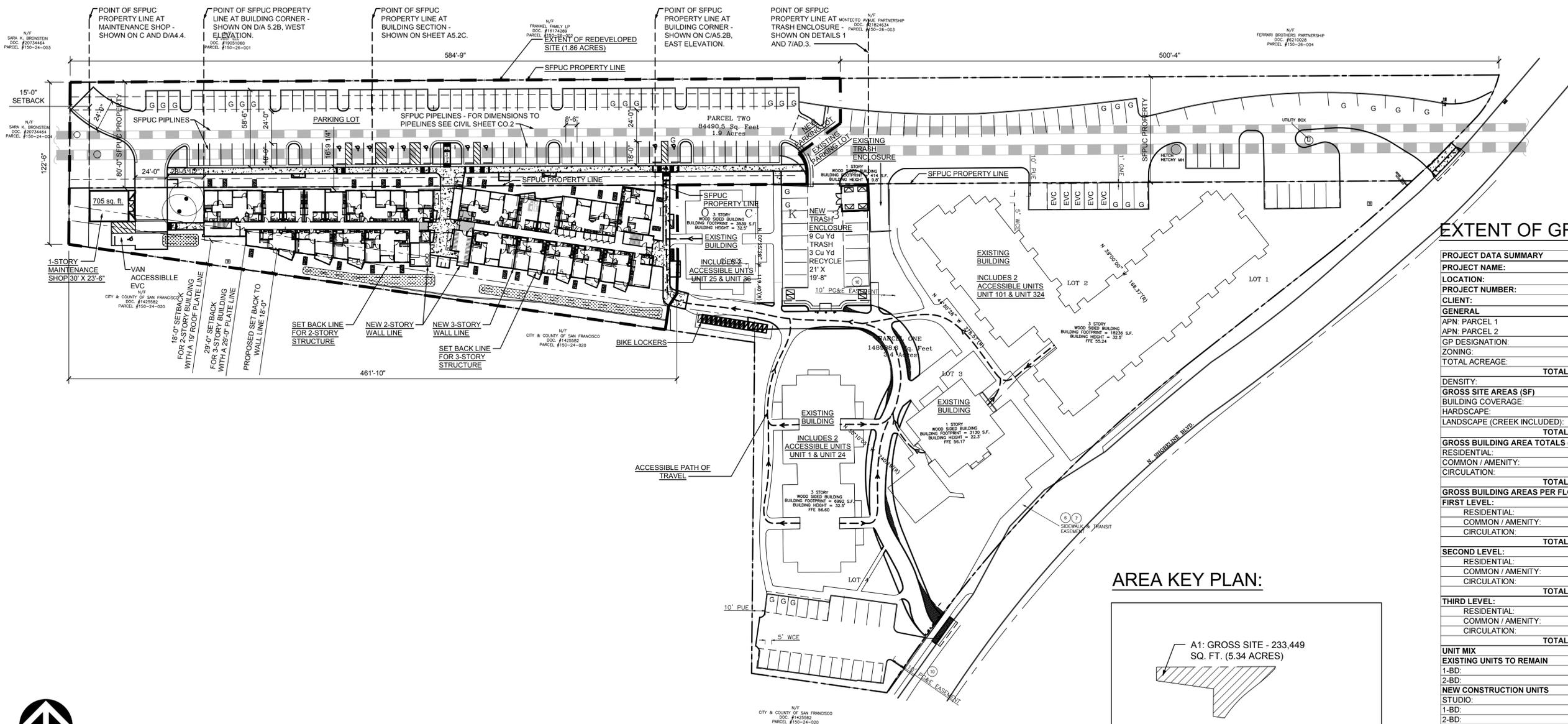
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**DATE 10-27-2017**

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**A5.2B**



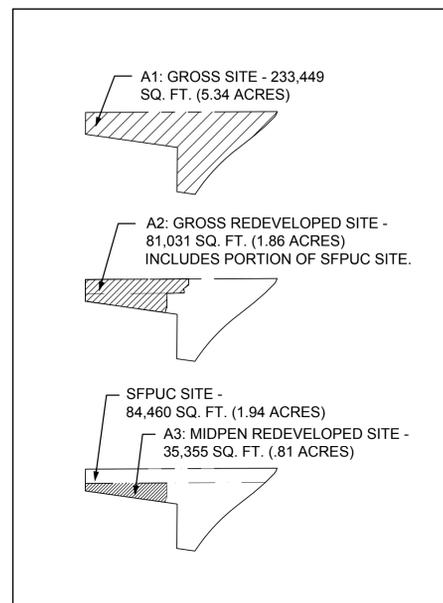




**EXTENT OF GROSS SITE AREA (A1):**

PROJECT DATA SUMMARY		DATE: 08/30/2017	
PROJECT NAME:	SHOREBREEZE APARTMENTS		
LOCATION:	460 SHORELINE BLVD, MOUNTAIN VIEW, CA		
PROJECT NUMBER:	552-029		
CLIENT:	MIDPEN HOUSING		
<b>GENERAL</b>			
APN: PARCEL 1	150-26-006 (3.4 ac)		
APN: PARCEL 2	150-26-005 (1.94 ac)		
GP DESIGNATION:	HIGH DENSITY RESIDENTIAL		
ZONING:	P (Planned Community District)		
TOTAL ACREAGE:	5.34	233,449	
<b>TOTAL:</b>	<b>5.34</b>	<b>233,449</b>	
DENSITY:	5.34	170	32 du/acre
<b>GROSS SITE AREAS (SF)</b>			
BUILDING COVERAGE:	50,715		
HARDSCAPE:	94,766		
LANDSCAPE (CREEK INCLUDED):	87,968		
<b>TOTAL:</b>	<b>233,449</b>		
<b>GROSS BUILDING AREA TOTALS (SF)</b>			
RESIDENTIAL:	115,192		
COMMON / AMENITY:	10,728		
CIRCULATION:	15,536		
<b>TOTAL:</b>	<b>141,456</b>		
<b>GROSS BUILDING AREAS PER FLOOR (SF)</b>			
<b>FIRST LEVEL:</b>			
RESIDENTIAL:	39,378		
COMMON / AMENITY:	6,105		
CIRCULATION:	5,232		
<b>TOTAL:</b>	<b>50,715</b>		
<b>SECOND LEVEL:</b>			
RESIDENTIAL:	39,208		
COMMON / AMENITY:	2,145		
CIRCULATION:	5,260		
<b>TOTAL:</b>	<b>46,613</b>		
<b>THIRD LEVEL:</b>			
RESIDENTIAL:	36,606		
COMMON / AMENITY:	2,478		
CIRCULATION:	5,044		
<b>TOTAL:</b>	<b>44,128</b>		
<b>UNIT MIX</b>			
<b>EXISTING UNITS TO REMAIN</b>			
1-BD:	72		
2-BD:	36		
<b>NEW CONSTRUCTION UNITS</b>			
STUDIO:	21		
1-BD:	21		
2-BD:	8		
3-BD:	12		
<b>TOTAL:</b>	<b>170</b>		
<b>PARKING REQUIRED (SPACES)</b>			
EXISTING UNITS TO REMAIN			92
NEW UNITS	Ratio 1.5	# of units 62	Total 93.0
<b>TOTAL:</b>	<b>185</b>		
<b>PARKING PROVIDED (SPACES)</b>			
EXISTING UNITS TO REMAIN	92		
NEW UNITS:	96		
<b>TOTAL:</b>	<b>188</b>		
<b>BIKE PARKING REQUIRED</b>			
	Ratio		Total
LONG TERM REQUIRED:	1 per Unit		62
SHORT TERM REQUIRED:	1 per 10 Units		6
<b>BIKE PARKING PROVIDED</b>			
LONG TERM PROVIDED:	62		
SHORT TERM PROVIDED:	16		
<b>OPEN SPACE REQUIRED (SF)</b>			
COMMON	55%, inclusive of private open space		
PRIVATE	40 sq. ft. per unit		
<b>TOTAL:</b>			
<b>OPEN SPACE PROVIDED (SF)</b>			
COMMON	87,968		
PRIVATE	8,174		
<b>TOTAL:</b>	<b>96,142</b>		

**AREA KEY PLAN:**



**TOTAL PROJECT DATA**

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING



**JOB NO. 552-029**  
**DATE 10-27-2017**

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**A6.1**