

FLOWER MART

525-555 & 769 EAST EVELYN AVENUE
MOUNTAIN VIEW, CALIFORNIA

FORMAL PLANNING RE-SUBMIT 5
MARCH 01, 2019



VICINITY MAP



PROJECT DESCRIPTION

LOCATED AT 525 & 769 EAST EVELYN AVENUE, FLOWER MART IS A MEDIUM TO HIGH DENSITY MULTIFAMILY RESIDENTIAL COMMUNITY THAT WILL SERVES A PROMINENT DESTINATION FOR RESIDENTS TO LIVE, WORK, AND PLAY IN THE CITY OF MOUNTAIN VIEW. THE PROPOSED INFILL DEVELOPMENT IS LOCATED ON A LARGE CITY BLOCK BETWEEN S. BERNARDO AVENUE AND MOORPARK WAY. A PORTION OF THE SITE WILL DEDICATED TO THE CITY OF MOUNTAIN VIEW FOR A FUTURE PUBLIC PARK. THE OVERALL DESIGN OF THE PROJECT IS CENTERED ON THE OVERALL PUBLIC PARK, CREATING A LIVELY ATMOSPHERE THAT CAN BE ENJOYED BY BOTH RESIDENTS AND THE PUBLIC.

FLOWER MART WILL FEATURE 471 RESIDENCES WITH RESIDENTIAL AMENITY SPACES PROGRAMMED THROUGHOUT THE COMMUNITY, PROVIDING DIVERSE RESIDENTIAL EXPERIENCE. STOOP RESIDENCES HAVE BEEN DESIGNED ALONG THE PARK FRONTAGE & ALONG EAST EVELYN AVE, CREATING A LIVELY INTERACTION WITH BOTH THE PARK AND THE STREET. THE RESIDENTIAL AMENITY SPACES MULTIPLE INDOOR/ OUTDOOR LOUNGES, A FITNESS CENTER, MOVIE THEATER, DIY STATIONS, PET SPA ND WORK/ BUSINESS CENTER. RESIDENTS WILL ENJOY A RANGE OF OUTDOOR AMENITIES THAT INCLUDE 2 PRIMARY COURTYARDS AND 5 SECONDARY COURTYARDS THAT FEATURE A SWIMMING POOL, SPA, DINNING WITH GOURMET BARBEQUE AND FIRE PITTS AND LANDSCAPED SEATING AREAS THAT ENCOURAGE RELAXATION.

FLOWER MART IS LOCATED WITHIN 1/2 MILE OF WHISMAN VTA STATION AND JUST 1.5 MILES FROM BOTH THE SUNNYVALE AND THE MOUNTAIN VIEW DOWNTOWN CALTRAIN STATIONS. THE DESIGN WILL FEATURE SECURE RESIDENTIAL BICYCLE PARKING SPACES AND PRIVATE STORAGE FOR EACH RESIDENTIAL UNIT. IN ADDITION, A BIKE WORKSHOP HAS BEEN PROVIDED FOR THE RESIDENTS. THE PROJECT WILL INCLUDE SEVERAL SUSTAINABLE STRATEGIES TO REALIZE EFFICIENCY AND RESIDENTIAL 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 SOLAR READY ROOF. GUEST AND USERS OF THE PARK WILL BE AVAILABLE ON FIRST BASEMENT LEVEL AND WILL REPRESENT 15% OF THE OVERALL PARKING STALLS PROVIDED.

PROJECT TEAM

OWNER

PROMETHEUS REAL ESTATE GROUP, INC.
1900 SOUTH NORFOLK STREET, SUITE 150
SAN MATEO, CA 94403
TEL: 650-931-3457
CONTACT: MICHAEL DUCOTE

ARCHITECT

BDE ARCHITECTURE, INC.
950 HOWARD STREET
SAN FRANCISCO, CA 94103
TEL: 415-677-0966
CONTACT: JONATHAN ENNIS, AIA

LANDSCAPE ARCHITECT

2.INK STUDIO
160 NE SOUTH AVENUE, SUITE 200
PORTLAND, OR 97232
TEL: 503-546-4645
CONTACT: JONATHAN BEAVER

CIVIL ENGINEER

BKF
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CA 95110
TEL: 650-690-2955
CONTACT: ISAAC KONTOROVSKY

JOINT TRENCH

GIACALONE DESIGN SERVICES
5820 STONERIDGE MALL, SUITE 345
PLEASANTON, CA 94588
TEL: 925-467-1740
CONTACT: DAVE CROWFOOT

PROJECT SUMMARY

PLANNING AND BUILDING CODE DATA

ADDRESS 525-555 & 769 E. EVELYN AVE.
APN 161-15-005, 161-15-004, 161-15-016
ZONING R-4
BUILDING CODE 2016 CALIFORNIA BUILDING CODE

OCCUPANCY GROUPS

RESIDENTIAL R-2
GARAGE S-2
LEASING OFFICE B

CONSTRUCTION TYPES

R-2 TYPE III-A, FULLY SPRINKLERED
S-2 TYPE I-A, FULLY SPRINKLERED
B TYPE IIIA, FULLY SPRINKLERED

BUILDING HEIGHT

ZONING (R-4) 5 STORIES - 60'- 0" MAX WALL HEIGHT/
70'- 0" MAX. RIDGE HEIGHT
PROVIDED 62' - 6 3/4" TO ROOF MEMBRANE

SETBACKS (R-4)

REQUIRED FRONT, REAR , & SIDES 15' - 0" MINIMUM
PROVIDED FRONT, REAR, & SIDES 15' - 0" MINIMUM

LOT AREA

161-15-005 97,754 SF (2.24 ACRES) 38%
161-15-004 40,794SF (0.94 ACRES) 16%
161-15-016 117,995 SF (2.71 ACRES) 46%
TOTAL 256,597 SF (5.89 ACRES) 100%

DENSITY

ZONING (R-4) 60 UNITS/ ACRE, MAXIMUM
PROVIDED 471 UNITS/ 5.89 ACRES, 80 UNITS/ ACRE

FLOOR AREA RATIO (SEE G0.04)

LEVEL B2 - (GARAGE NOT INCL.) 131,204 SF
LEVEL B1 - (GARAGE NOT INCL.) 186,601 SF
LEVEL 1 109,315 SF
LEVEL 2 116,680 SF
LEVEL 3 120,735 SF
LEVEL 4 107,113 SF
LEVEL 5 98,216 SF
TOTAL 557,084 SF
ZONING (R-4) 2.30 MAXIMUM
FAR PROVIDED 2.17

UNIT TABULATION (SEE SHEET G0.02)

STUDIO 12
1 BEDROOM 262
2 BEDROOM 173
3 BEDROOM 24
TOTAL 471

PARKING (SEE G0.10)

STUDIO 1/UNIT 12
1 BEDROOM 1/UNIT 262
2 BEDROOM 2/UNIT 346
3 BEDROOM 2/UNIT 48
TOTAL REQUIRED 668

TOTAL PARKING PROVIDED 668

BIKE PARKING (SEE G0.10)

RESIDENT 1/UNIT 471
GUEST 10/UNIT 48
TOTAL REQUIRED 519
TOTAL PROVIDED 519

OPEN SPACE (SEE G0.04)

ZONING (R-4) 30% OF SITE, MINIMUM
PROVIDED 33.4%

PRIVATE OPEN SPACE (SEE G0.04)

ZONING R-4 AVERAGE OF 40 SF/ UNIT
MINIMUM OF 40 SF/ UNIT WHERE PROVIDED

PROVIDED 79 SF/ UNIT

PERSONAL STORAGE (SEE G0.10)

1 PER UNIT @ 164 CUBIC FEET 471
PROVIDED 471

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G0.04 NEIGHBORHOOD CONTEXT & EXISTING CONDITIONS
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P0.02 SITE ORGANIZATION - PRIVATE VS. PUBLIC
P0.03 CONTEXTUAL ANALYSIS - FRONTAGE
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P1.02 NEIGHBORHOOD PRECEDENT: S. BERNARDO AVE.
P1.03 NEIGHBORHOOD PRECEDENT: BALBOA COURT
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P1.05 NEIGHBORHOOD PRECEDENT: E.EVELYN AVE.
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LT.1.01C PHOTOMETRIC LIGHTING PLAN SITE
LT.1.01D PHOTOMETRIC LIGHTING PLAN SITE



VIEW WEST AT FAMILY HOUSING PROJECT ⑧



VIEW SOUTH ON DALI AVE ⑤



VIEW SOUTH TOWARDS TOWNHOMES ②



VIEW EAST AT PROJECT SITE ⑦



VIEW WEST ON CHAGALL ST ④



VIEW SOUTH TOWARDS TOWNHOMES ①



VIEW NORTH ON DALI AVE ⑥



VIEW SOUTH TOWARDS TOWNHOMES ③



NEIGHBORHOOD CONTEXT AND EXISTING CONDITIONS



VIEW SOUTHWEST AT CORNER OF E. EVELYN AVE ⑧



VIEW SOUTHWEST ON E. EVELYN AVE ⑤



VIEW NORTHEAST ON E. EVELYN AVE ②



VIEW NORTHWEST ON E. EVELYN AVE ⑦



VIEW SOUTH ON E. EVELYN AVE ④



VIEW SOUTHEAST TOWARDS TOWNHOMES ①



VIEW SOUTHWEST AT CORNER OF PROJECT SITE ⑥



VIEW SOUTHEAST AT CORNER OF PROJECT SITE ③



NEIGHBORHOOD AND EXISTING CONDITIONS

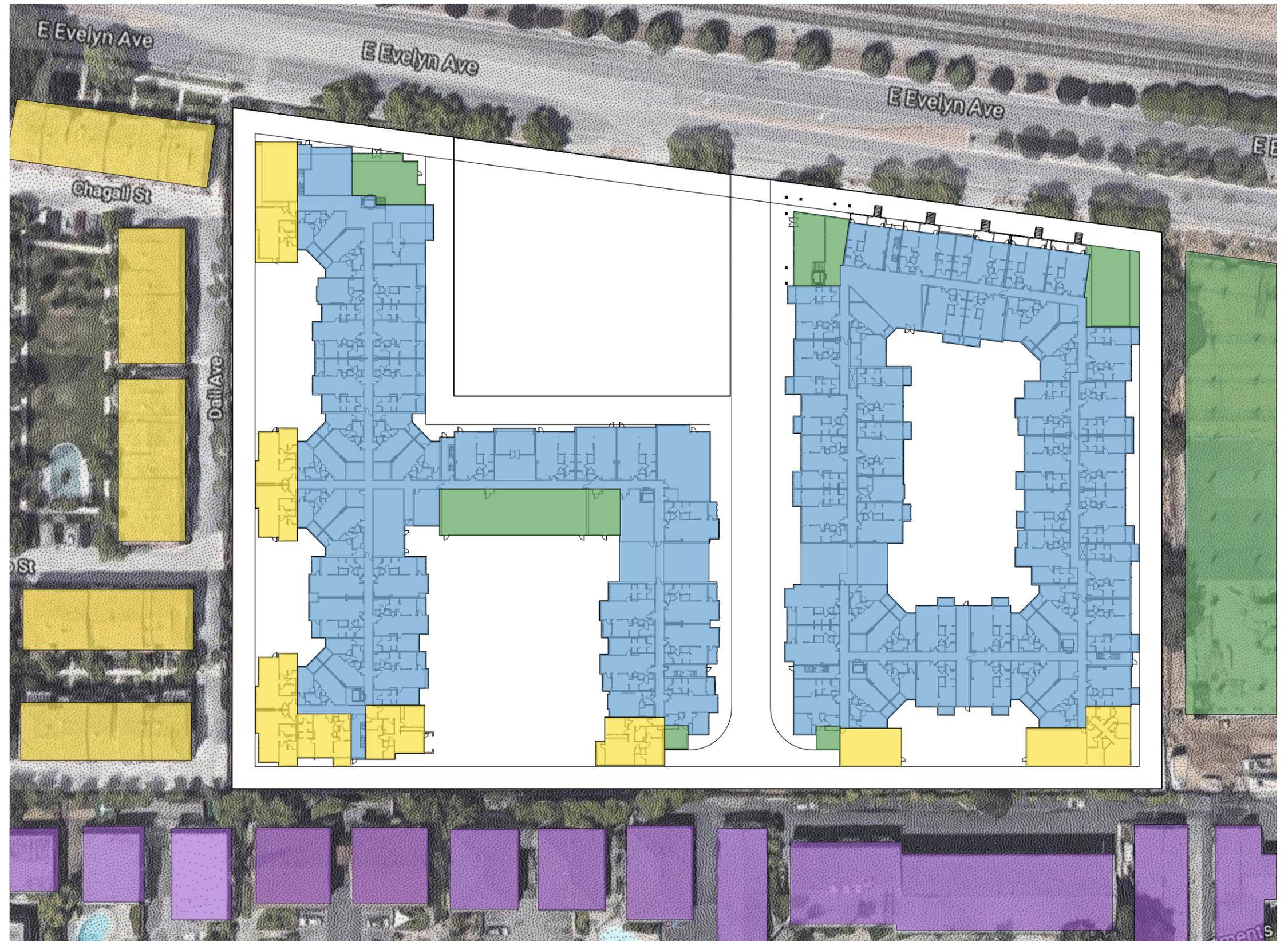
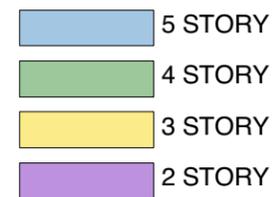
MASSING

MATCH NEIGHBOR HEIGHTS

MASS DOWN AT
CORNERS &
PROPERTY LINE

MODULATE HEIGHTS

COURTYARDS &
VARIED BUILDING
HEIGHTS TO REDUCE
OVERALL SCALE

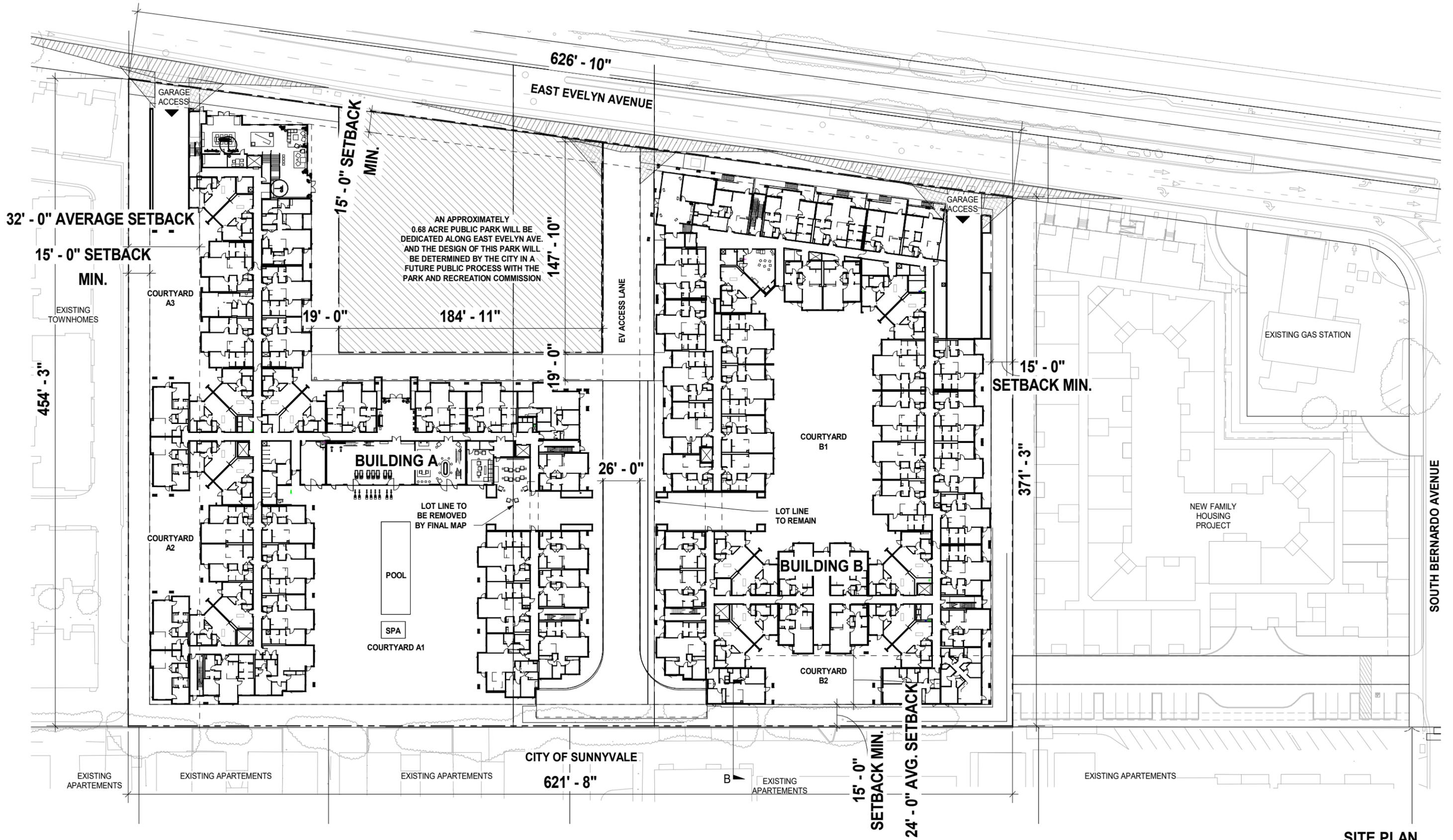


CONTEXTUAL ANALYSIS - MASSING

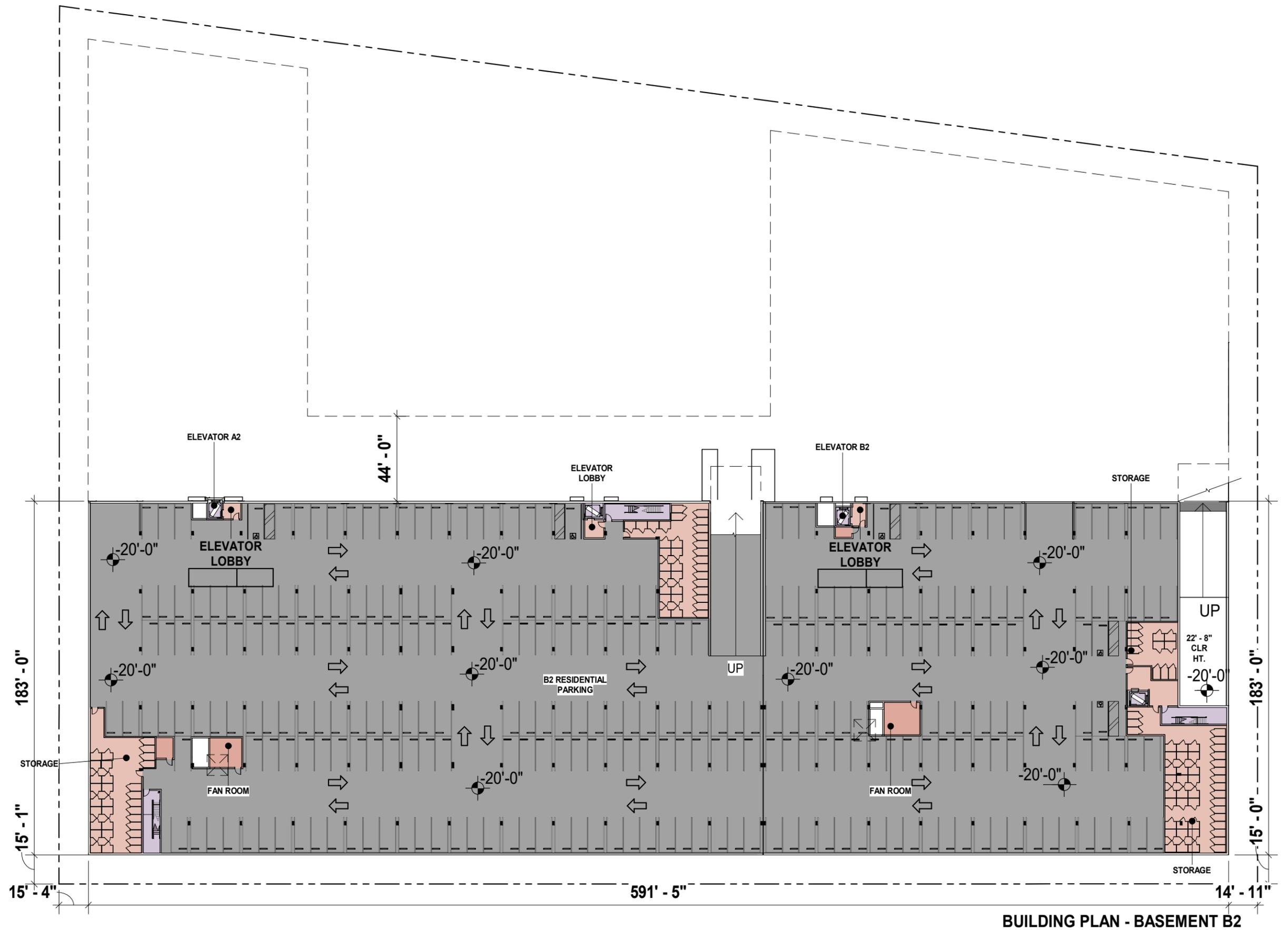


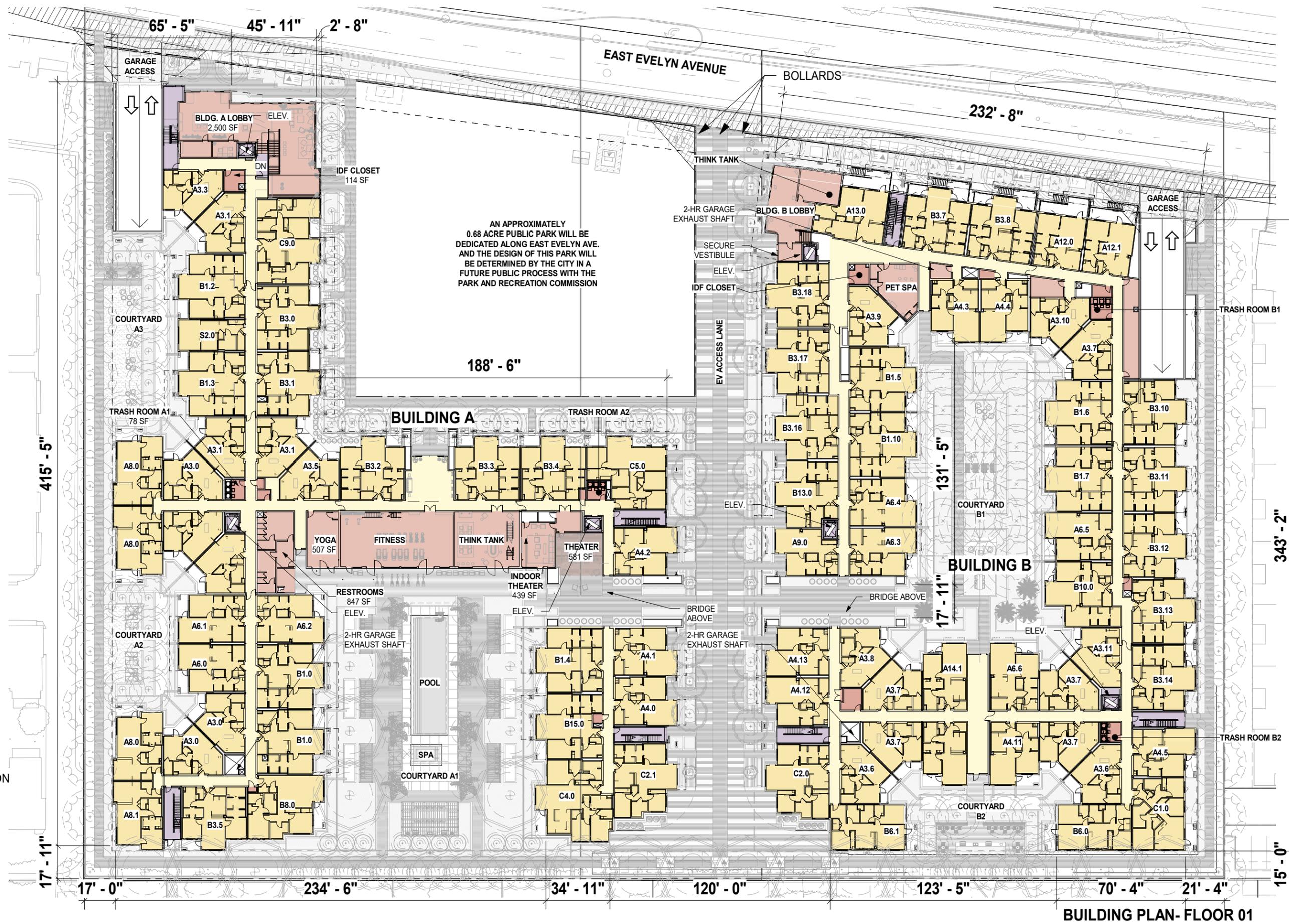
MADERA, MTN. VIEW

COMPARE/CONTRAST - MADERA, MTN. VIEW



SITE PLAN





AN APPROXIMATELY 0.68 ACRE PUBLIC PARK WILL BE DEDICATED ALONG EAST EVELYN AVE. AND THE DESIGN OF THIS PARK WILL BE DETERMINED BY THE CITY IN A FUTURE PUBLIC PROCESS WITH THE PARK AND RECREATION COMMISSION

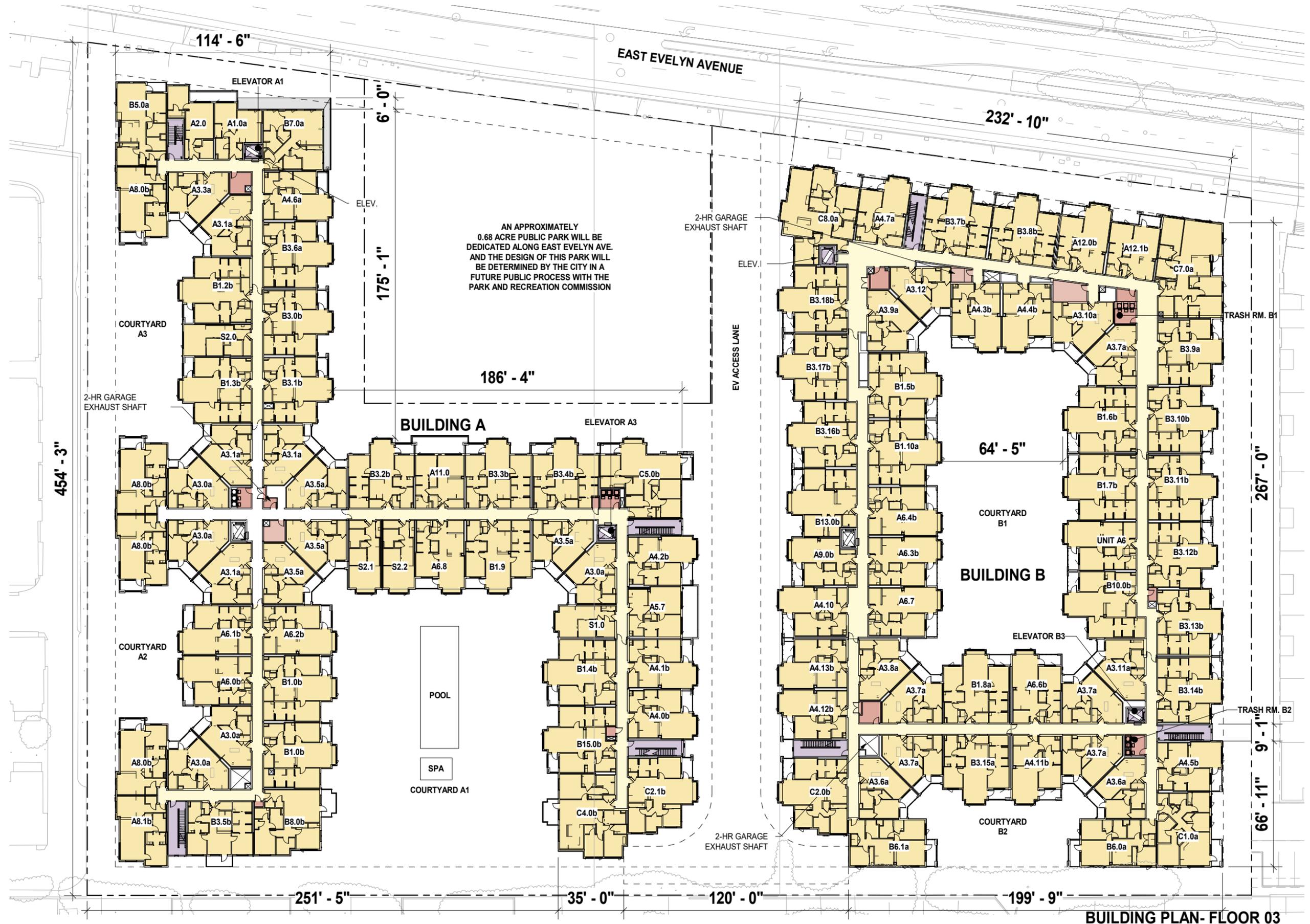


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PARK AND RECREATION COMMISSION

PLAN LEGEND

- PARKING
- VERT. CIRCULATION
- BLDG. SERVICES
- AMENITIES
- UNITS
- CIRCULATION

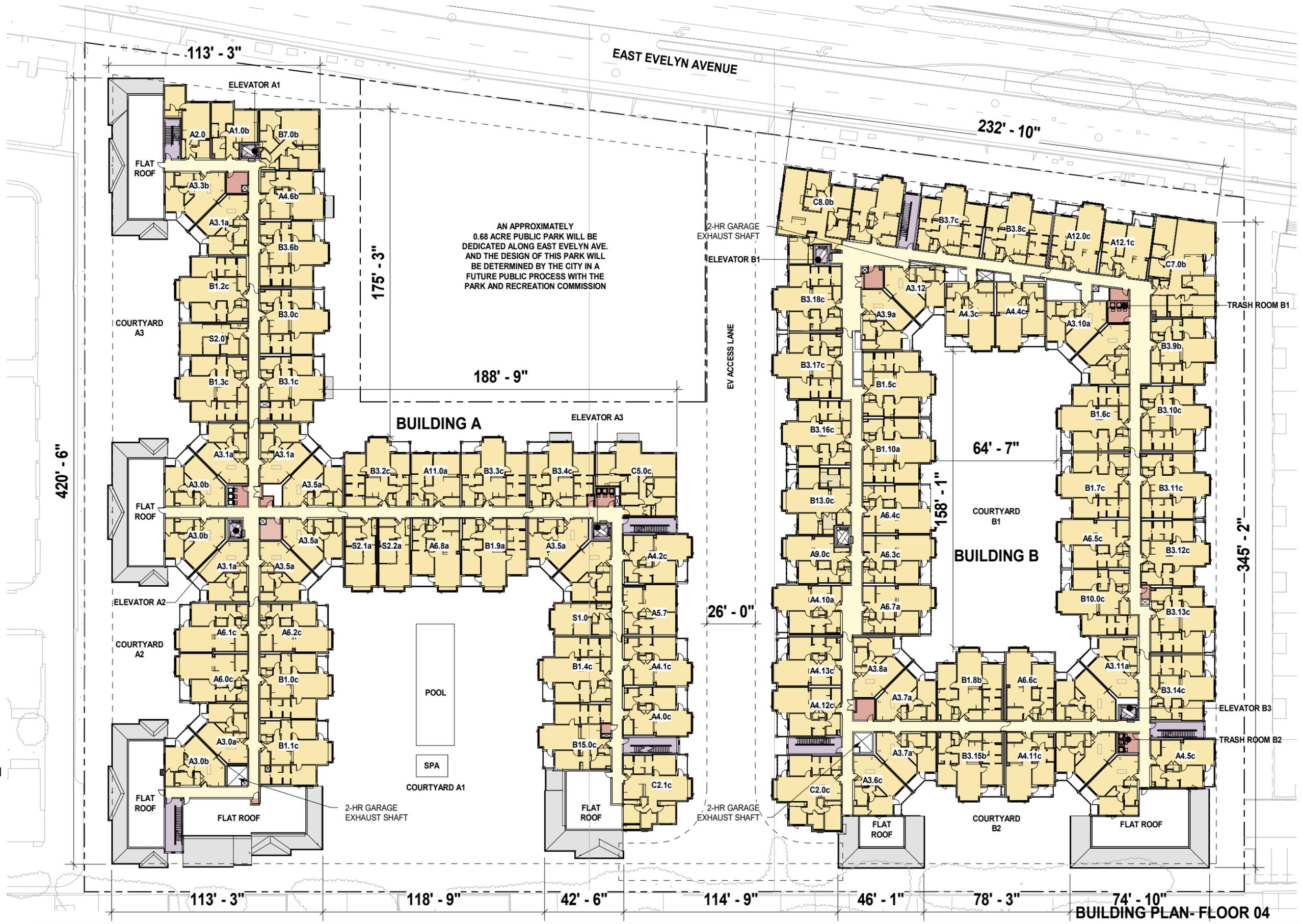
BUILDING PLAN- FLOOR 02



PLAN LEGEND

- PARKING
- VERT. CIRCULATION
- BLDG. SERVICES
- AMENITIES
- UNITS
- CIRCULATION

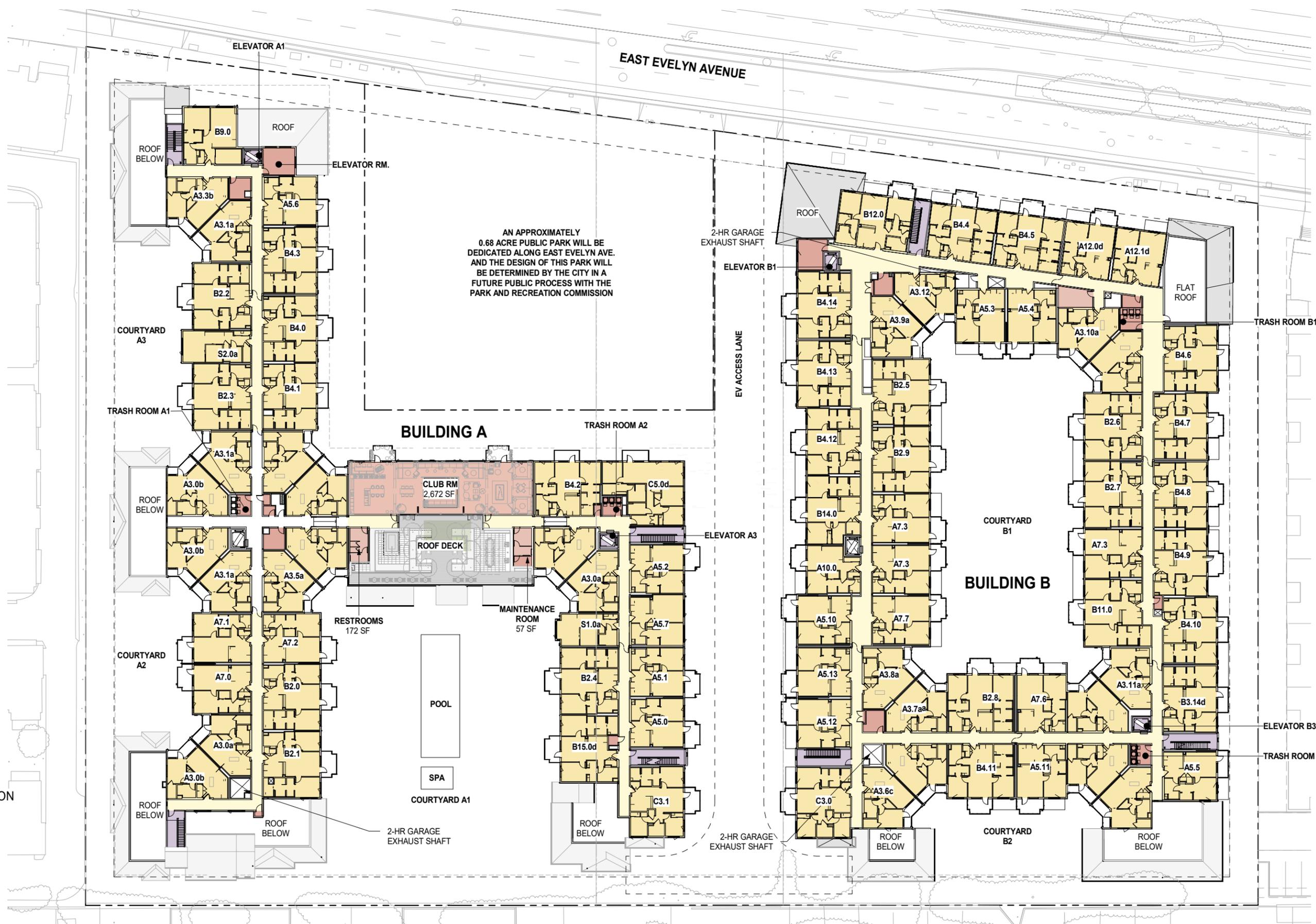
BUILDING PLAN- FLOOR 03



PLAN LEGEND

- PARKING
- VERT. CIRCULATION
- BLDG. SERVICES
- AMENITIES
- UNITS
- CIRCULATION

BUILDING PLAN-FLOOR 04

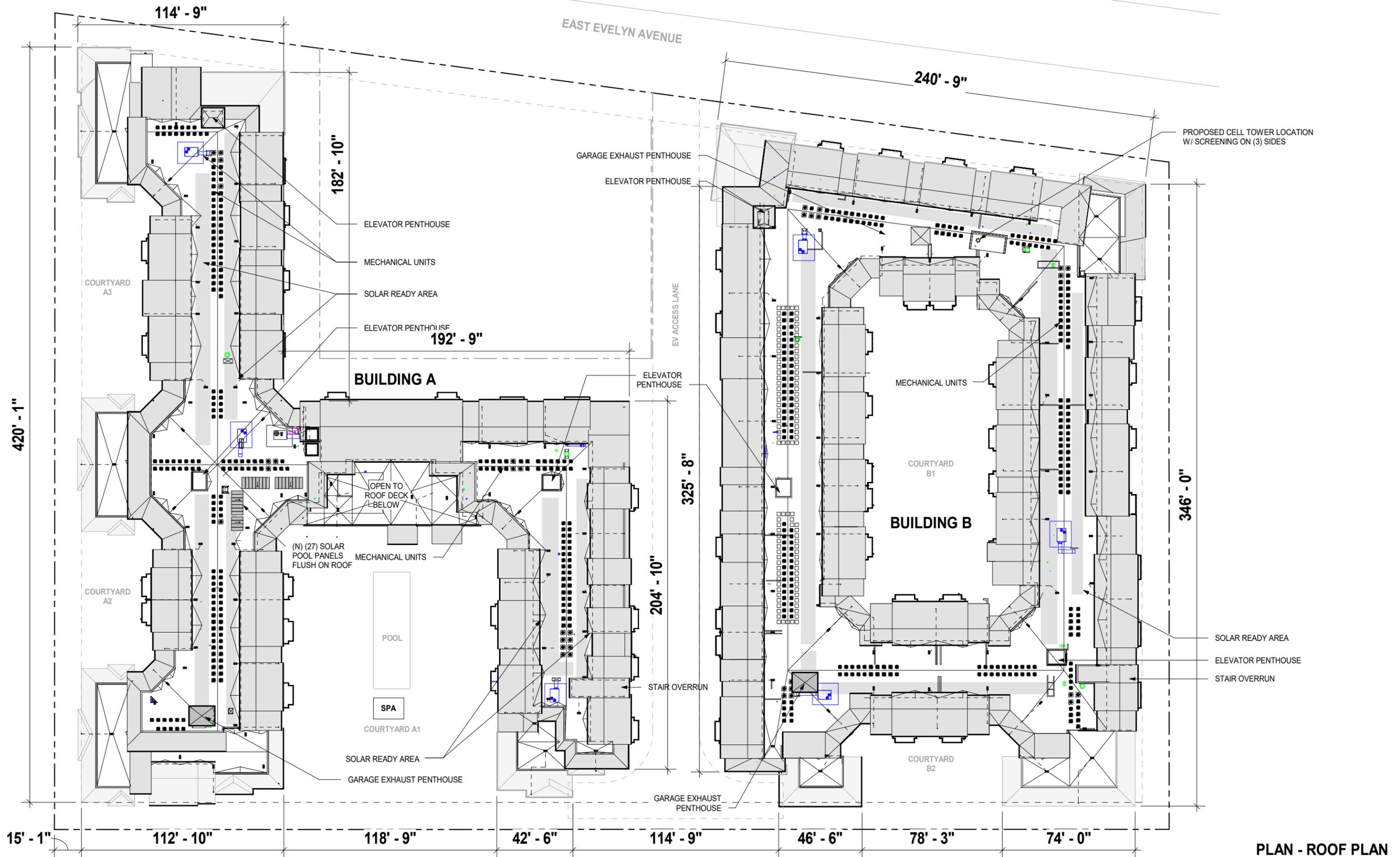


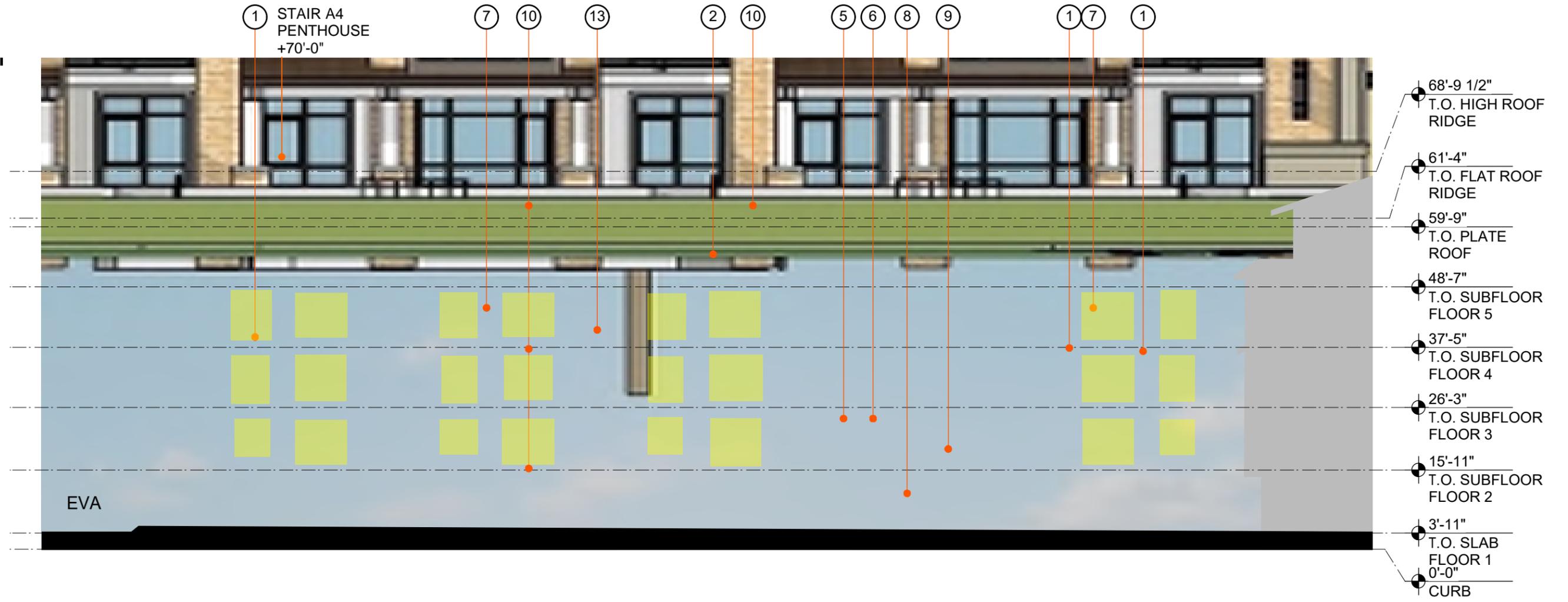
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PLAN LEGEND

- PARKING
- VERT. CIRCULATION
- BLDG. SERVICES
- AMENITIES
- UNITS
- CIRCULATION

BUILDING PLAN- FLOOR 05





EAST EVELYN AVENUE



- ① CEMENT PLASTER
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN
- ④ FIBER CEMENT BOARD & BATTEN
- ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE
- ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY
- ⑦ VPI VINYL WINDOW - DARK BRONZE
- ⑧ ALUMINUM STOREFRONT - DARK BRONZE
- ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS
- ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND
- ⑪ STANDING SEAM METAL ROOF - DARK BRONZE
- ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE
- ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE
- RECESSED WINDOWS

BLDG A

BLDG B

BUILDING A NORTH ELEVATION 1

1" = 20'



EAST EVELYN AVENUE



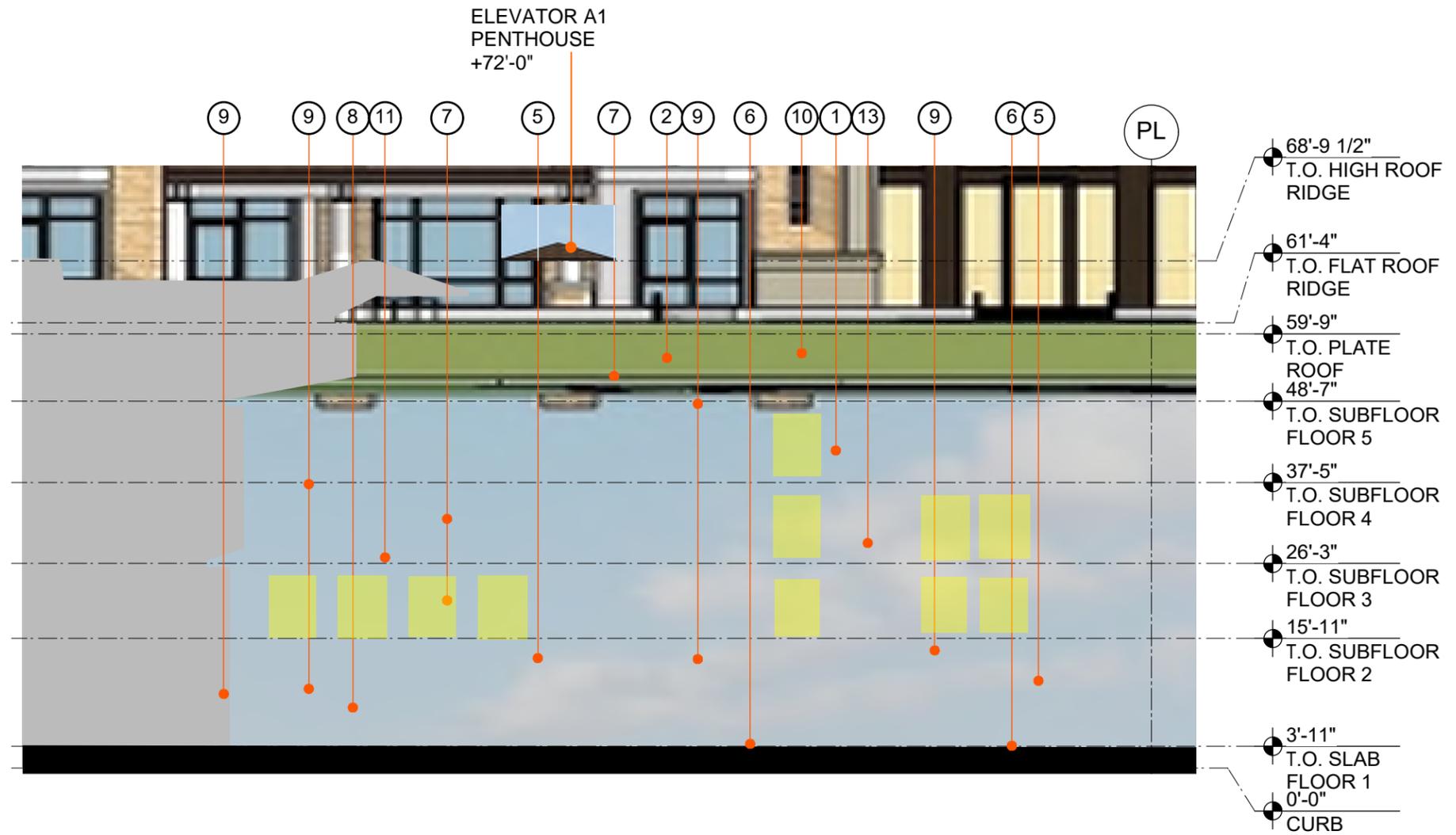
BLDG A

BLDG B

- ① CEMENT PLASTER
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN
- ④ FIBER CEMENT BOARD & BATTEN
- ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE
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- ⑦ VPI VINYL WINDOW - DARK BRONZE
- ⑧ ALUMINUM STOREFRONT - DARK BRONZE
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- ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND
- ⑪ STANDING SEAM METAL ROOF - DARK BRONZE
- ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE
- ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE
- RECESSED WINDOWS

BUILDING A WEST ELEVATION 1

1" = 20'



▼
EAST EVELYN AVENUE

- | | |
|--|---|
| <ul style="list-style-type: none"> ① CEMENT PLASTER ② FIBER CEMENT HORIZONTAL SIDING ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN ④ FIBER CEMENT BOARD & BATTEN ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY ⑦ VPI VINYL WINDOW - DARK BRONZE ⑧ ALUMINUM STOREFRONT - DARK BRONZE | <ul style="list-style-type: none"> ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND ⑪ STANDING SEAM METAL ROOF - DARK BRONZE ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE |
|--|---|
- RECESSED WINDOWS

BLDG A

BLDG B

BUILDING A NORTH ELEVATION 2

1" = 20'



EAST EVELYN AVENUE



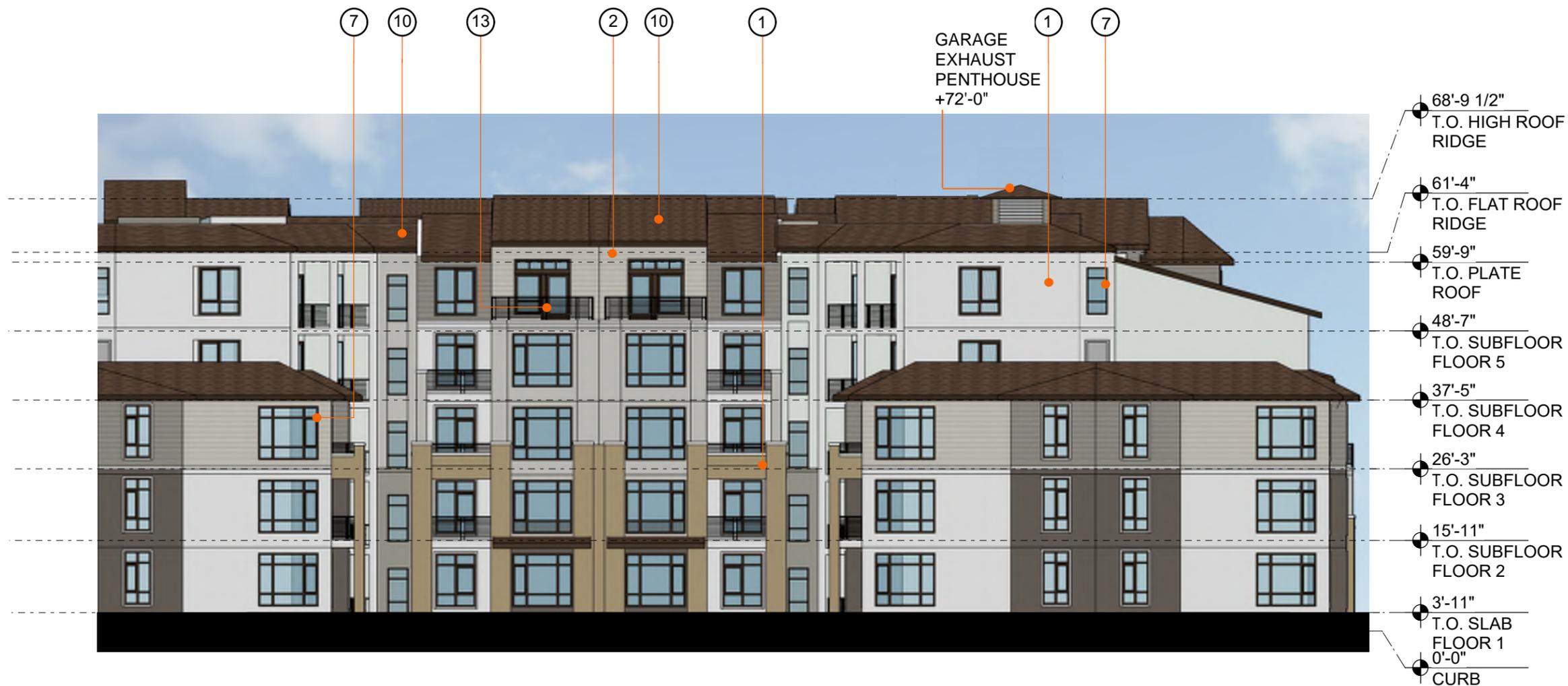
- ① CEMENT PLASTER
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- ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS
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- ⑪ STANDING SEAM METAL ROOF - DARK BRONZE
- ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE
- ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE
- RECESSED WINDOWS

BLDG A

BLDG B

BUILDING A COURTYARD A2 EAST ELEVATION 1

1" = 20'



EAST EVELYN AVENUE

- | | |
|--|---|
| <ul style="list-style-type: none"> ① CEMENT PLASTER ② FIBER CEMENT HORIZONTAL SIDING ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN ④ FIBER CEMENT BOARD & BATTEN ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY ⑦ VPI VINYL WINDOW - DARK BRONZE ⑧ ALUMINUM STOREFRONT - DARK BRONZE | <ul style="list-style-type: none"> ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND ⑪ STANDING SEAM METAL ROOF - DARK BRONZE ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE |
|--|---|

BLDG A

BLDG B

BUILDING A COURTYARD A3 EAST ELEVATION 1

1" = 20'



EAST EVELYN AVENUE

- ① CEMENT PLASTER
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN
- ④ FIBER CEMENT BOARD & BATTEN
- ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE
- ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY
- ⑦ VPI VINYL WINDOW - DARK BRONZE
- ⑧ ALUMINUM STOREFRONT - DARK BRONZE

- ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS
- ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND
- ⑪ STANDING SEAM METAL ROOF - DARK BRONZE
- ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE
- ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE



BUILDING A SOUTH ELEVATION

1" = 20'

GARAGE
EXHAUST
PENTHOUSE
+72'-0"



68'-9 1/2"
T.O. HIGH ROOF
RIDGE

61'-4"
T.O. FLAT ROOF
RIDGE

59'-9"
T.O. PLATE
ROOF

48'-7"
T.O. SUBFLOOR
FLOOR 5

37'-5"
T.O. SUBFLOOR
FLOOR 4

26'-3"
T.O. SUBFLOOR
FLOOR 3

15'-11"
T.O. SUBFLOOR
FLOOR 2

3'-11"
T.O. SLAB
FLOOR 1

0'-0"
CURB

EAST EVELYN AVENUE



BLDG A

BLDG B

- ① CEMENT PLASTER
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN
- ④ FIBER CEMENT BOARD & BATTEN
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- ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE

BUILDING A COURTYARD A1 SOUTH ELEVATION

1" = 20'



EAST EVELYN AVENUE

BLDG A

BLDG B

- ① CEMENT PLASTER
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- ⑪ STANDING SEAM METAL ROOF - DARK BRONZE
- ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE
- ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE

BUILDING A COURTYARD A1 WEST ELEVATION

1" = 20'

PL

STAIR A5
PENTHOUSE
+76'-0"

STAIR A4
PENTHOUSE
+70'-0"



- 68'-9 1/2" T.O. HIGH ROOF RIDGE
- 61'-4" T.O. FLAT ROOF RIDGE
- 59'-9" T.O. PLATE ROOF
- 48'-7" T.O. SUBFLOOR FLOOR 5
- 37'-5" T.O. SUBFLOOR FLOOR 4
- 26'-3" T.O. SUBFLOOR FLOOR 3
- 15'-11" T.O. SUBFLOOR FLOOR 2
- 3'-11" T.O. SLAB FLOOR 1
- 0'-0" CURB

EAST EVELYN AVENUE



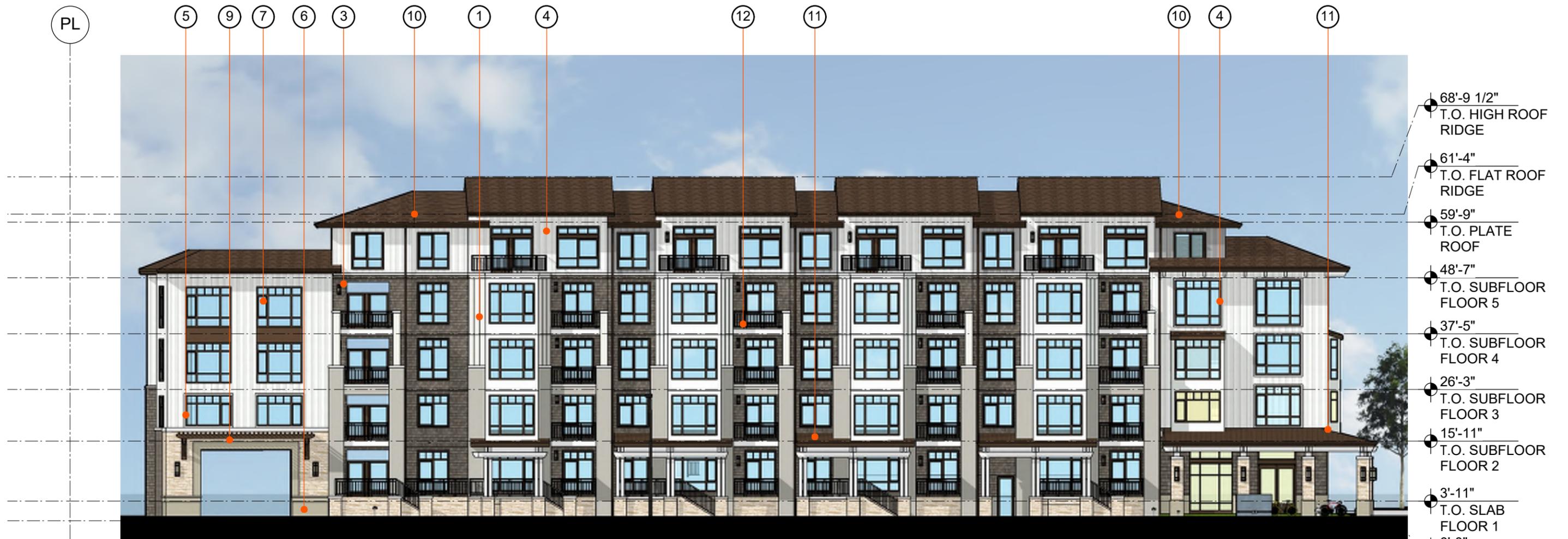
BLDG A

BLDG B

- ① CEMENT PLASTER
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN
- ④ FIBER CEMENT BOARD & BATTEN
- ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE
- ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY
- ⑦ VPI VINYL WINDOW - DARK BRONZE
- ⑧ ALUMINUM STOREFRONT - DARK BRONZE
- ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS
- ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND
- ⑪ STANDING SEAM METAL ROOF - DARK BRONZE
- ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE
- ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE
- RECESSED WINDOWS

BUILDING A EAST ELEVATION

1" = 20'



EAST EVELYN AVENUE

- | | |
|---|---|
| ① CEMENT PLASTER | ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS |
| ② FIBER CEMENT HORIZONTAL SIDING | ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND |
| ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN | ⑪ STANDING SEAM METAL ROOF - DARK BRONZE |
| ④ FIBER CEMENT BOARD & BATTEN | ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE |
| ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE | ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE |
| ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY | |
| ⑦ VPI VINYL WINDOW - DARK BRONZE | |
| ⑧ ALUMINUM STOREFRONT - DARK BRONZE | |

BLDG A

BLDG B

BUILDING B NORTH ELEVATION

1" = 20'



EAST EVELYN AVENUE



BLDG A

BLDG B

- | | |
|---|---|
| ① CEMENT PLASTER | ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS |
| ② FIBER CEMENT HORIZONTAL SIDING | ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND |
| ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN | ⑪ STANDING SEAM METAL ROOF - DARK BRONZE |
| ④ FIBER CEMENT BOARD & BATTEN | ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE |
| ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE | ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE |
| ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY | |
| ⑦ VPI VINYL WINDOW - DARK BRONZE | |
| ⑧ ALUMINUM STOREFRONT - DARK BRONZE | |

BUILDING B WEST ELEVATION 1

1" = 20'



EAST EVELYN AVENUE



BLDG A

BLDG B

- | | |
|---|---|
| ① CEMENT PLASTER | ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS |
| ② FIBER CEMENT HORIZONTAL SIDING | ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND |
| ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN | ⑪ STANDING SEAM METAL ROOF - DARK BRONZE |
| ④ FIBER CEMENT BOARD & BATTEN | ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE |
| ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE | ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE |
| ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY | |
| ⑦ VPI VINYL WINDOW - DARK BRONZE | |
| ⑧ ALUMINUM STOREFRONT - DARK BRONZE | |

BUILDING B WEST ELEVATION 2

1" = 20'



EAST EVELYN AVENUE

- | | |
|---|---|
| ① CEMENT PLASTER | ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS |
| ② FIBER CEMENT HORIZONTAL SIDING | ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND |
| ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN | ⑪ STANDING SEAM METAL ROOF - DARK BRONZE |
| ④ FIBER CEMENT BOARD & BATTEN | ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE |
| ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE | ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE |
| ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY | |
| ⑦ VPI VINYL WINDOW - DARK BRONZE | |
| ⑧ ALUMINUM STOREFRONT - DARK BRONZE | |

BLDG A

BLDG B



BUILDING B SOUTH ELEVATION

1" = 20'



EAST EVELYN AVENUE

- ① CEMENT PLASTER
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN
- ④ FIBER CEMENT BOARD & BATTEN
- ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE
- ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY
- ⑦ VPI VINYL WINDOW - DARK BRONZE
- ⑧ ALUMINUM STOREFRONT - DARK BRONZE
- ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS
- ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND
- ⑪ STANDING SEAM METAL ROOF - DARK BRONZE
- ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE
- ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE

BLDG A

BLDG B

BUILDING B EAST ELEVATION 1

1" = 20'



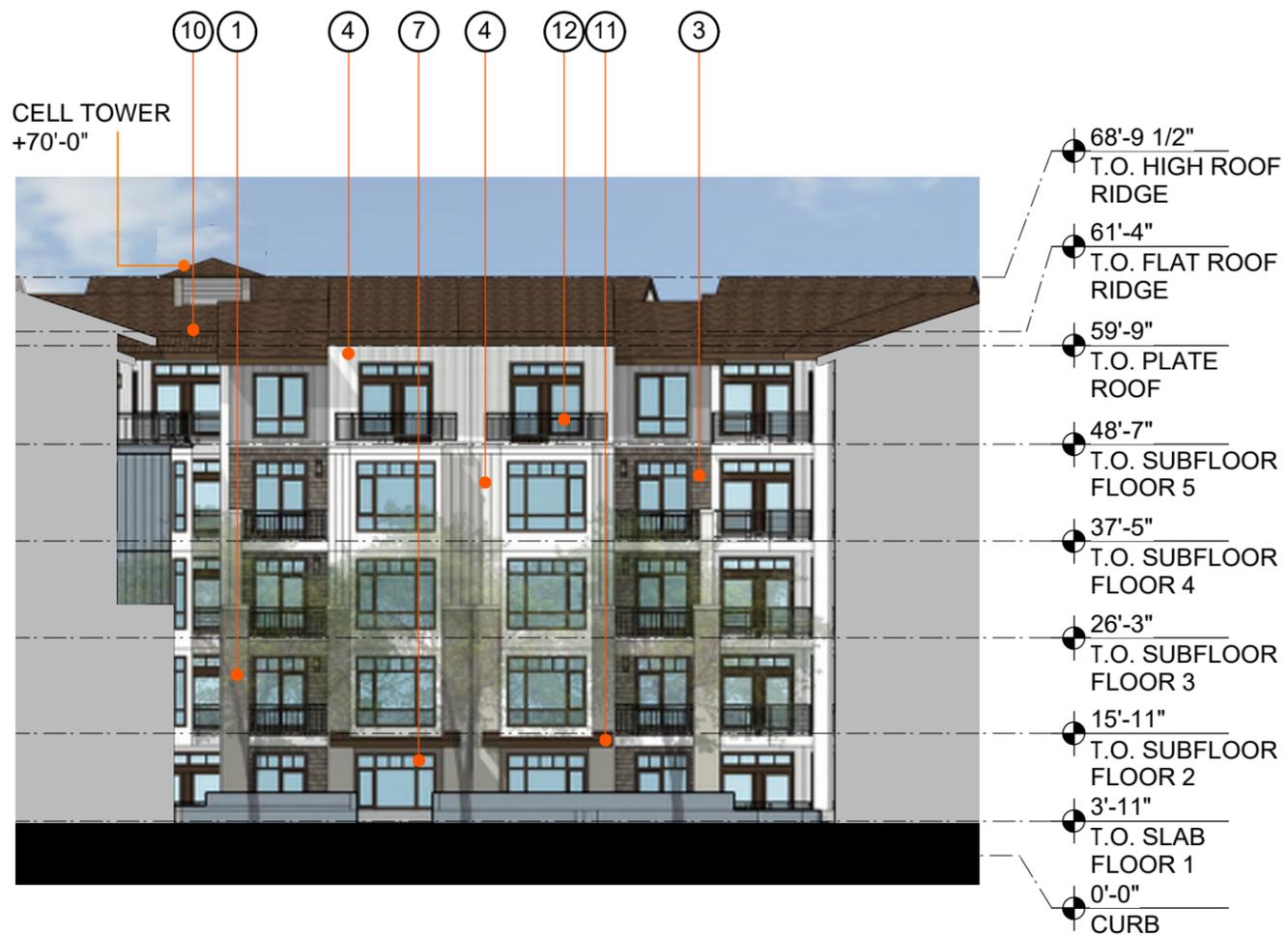
EAST EVELYN AVENUE

- ① CEMENT PLASTER
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN
- ④ FIBER CEMENT BOARD & BATTEN
- ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE
- ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY
- ⑦ VPI VINYL WINDOW - DARK BRONZE
- ⑧ ALUMINUM STOREFRONT - DARK BRONZE
- ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS
- ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND
- ⑪ STANDING SEAM METAL ROOF - DARK BRONZE
- ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE
- ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE

BLDG A BLDG B

BUILDING B EAST ELEVATION 2

1" = 20'



EAST EVELYN AVENUE



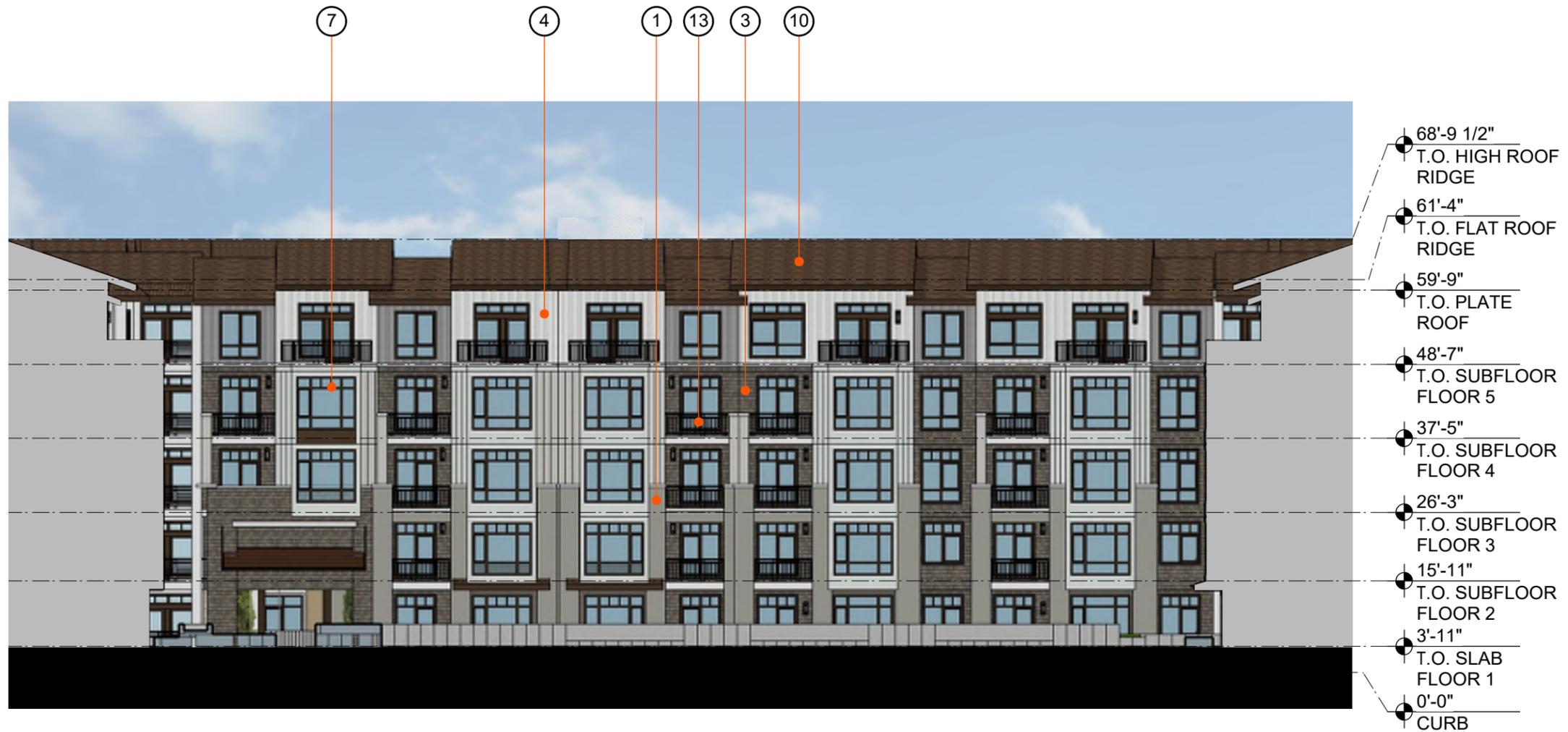
BLDG A

BLDG B

- ① CEMENT PLASTER
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN
- ④ FIBER CEMENT BOARD & BATTEN
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- ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS
- ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND
- ⑪ STANDING SEAM METAL ROOF - DARK BRONZE
- ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE
- ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE

BUILDING B - NORTH COURTYARD ELEVATION

1" = 20'



EAST EVELYN AVENUE



BLDG A

BLDG B

- ① CEMENT PLASTER
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN
- ④ FIBER CEMENT BOARD & BATTEN
- ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE
- ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY
- ⑦ VPI VINYL WINDOW - DARK BRONZE
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- ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS
- ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND
- ⑪ STANDING SEAM METAL ROOF - DARK BRONZE
- ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE
- ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE

BUILDING B - WEST COURTYARD ELEVATION

1" = 20'



EAST EVELYN AVENUE



BLDG A

BLDG B

- | | |
|---|---|
| ① CEMENT PLASTER | ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS |
| ② FIBER CEMENT HORIZONTAL SIDING | ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND |
| ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN | ⑪ STANDING SEAM METAL ROOF - DARK BRONZE |
| ④ FIBER CEMENT BOARD & BATTEN | ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE |
| ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE | ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE |
| ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY | |
| ⑦ VPI VINYL WINDOW - DARK BRONZE | |
| ⑧ ALUMINUM STOREFRONT - DARK BRONZE | |

BUILDING B - SOUTH COURTYARD ELEVATION

1" = 20'



EAST EVELYN AVENUE



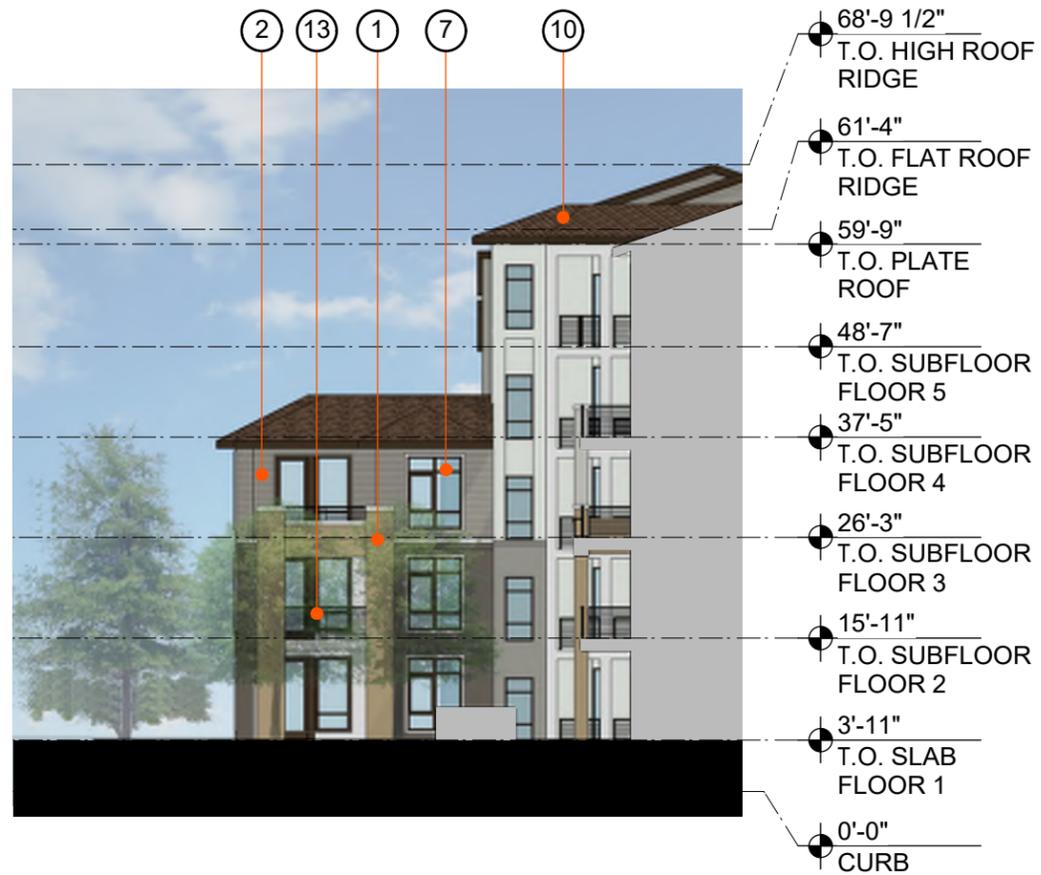
BLDG A

BLDG B

- ① CEMENT PLASTER
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN
- ④ FIBER CEMENT BOARD & BATTEN
- ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE
- ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY
- ⑦ VPI VINYL WINDOW - DARK BRONZE
- ⑧ ALUMINUM STOREFRONT - DARK BRONZE
- ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS
- ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND
- ⑪ STANDING SEAM METAL ROOF - DARK BRONZE
- ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE
- ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE

BUILDING B - EAST COURTYARD ELEVATION

1" = 20'



EAST EVELYN AVENUE



BLDG A

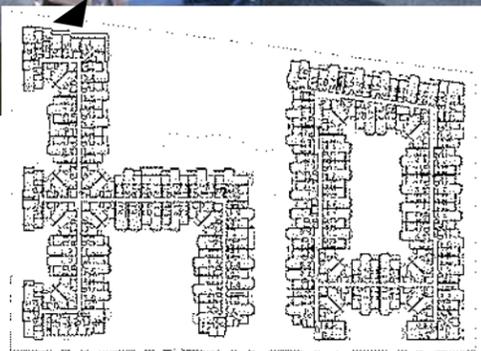
BLDG B

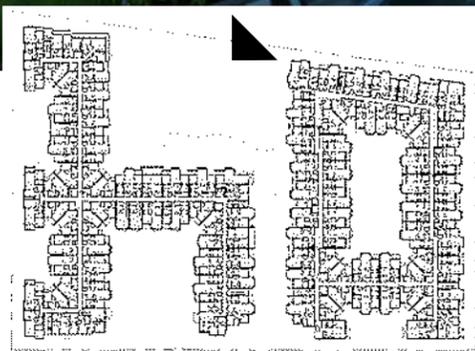
- ① CEMENT PLASTER
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT SHAKE SIDING-WOOD GRAIN
- ④ FIBER CEMENT BOARD & BATTEN
- ⑤ NAPA VALLEY CAST STONE - CUT COURSE STONE
- ⑥ NAPA VALLEY CAST STONE - RUSSIAN RIVER GRAY
- ⑦ VPI VINYL WINDOW - DARK BRONZE
- ⑧ ALUMINUM STOREFRONT - DARK BRONZE

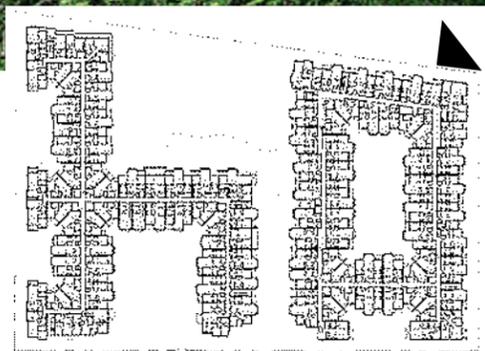
- ⑨ METAL AWNING W/ PHENOLIC WOOD LOUVERS
- ⑩ 30-YEAR ASPHALT ROOF - HEATHER BLEND
- ⑪ STANDING SEAM METAL ROOF - DARK BRONZE
- ⑫ METAL GUARDRAIL W/ VERTICAL BARS, DARK BRONZE
- ⑬ METAL GUARDRAIL W/ HORIZONTAL BARS, DARK BRONZE

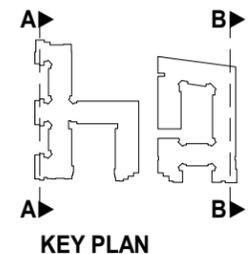
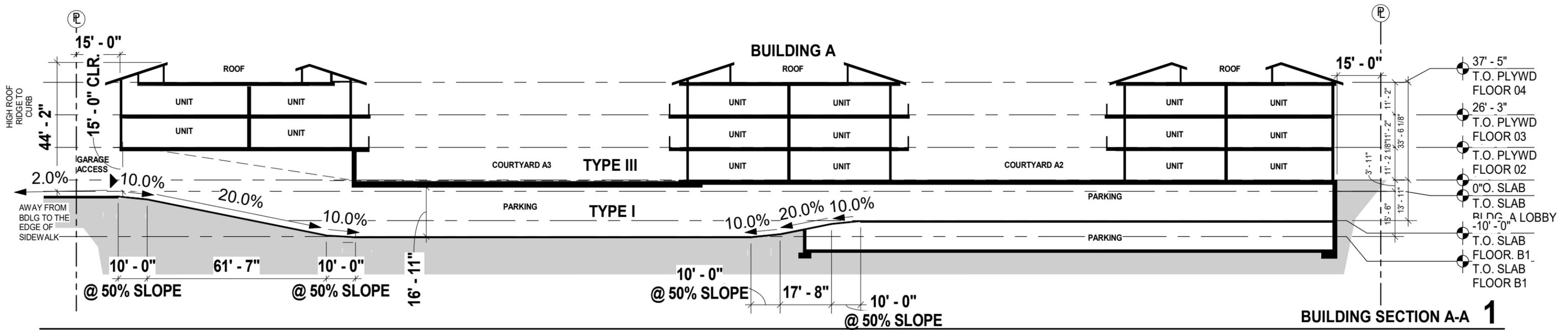
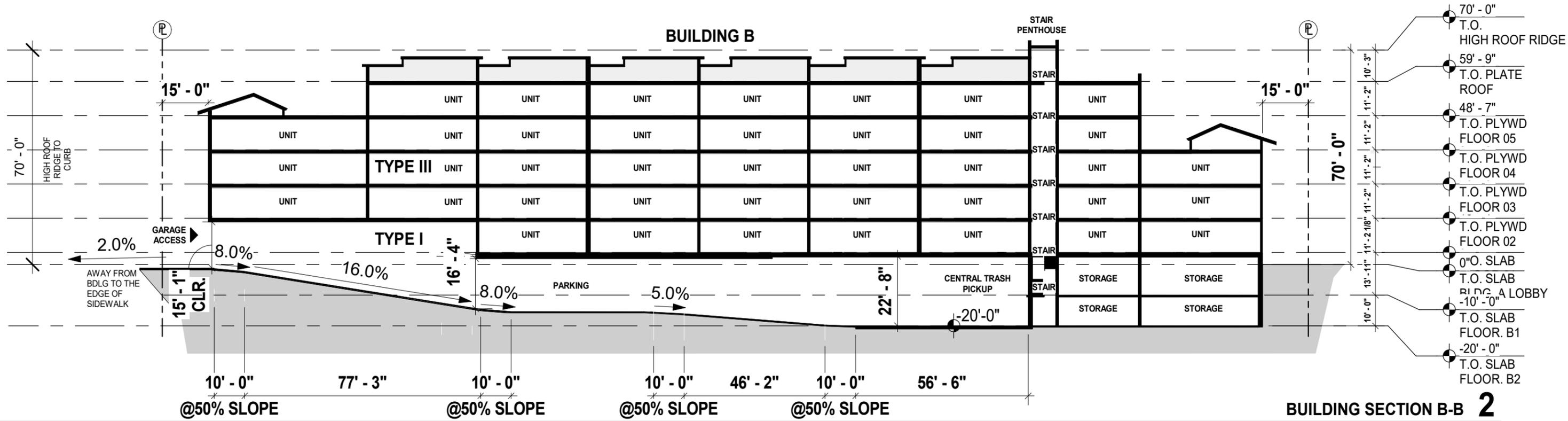
BUILDING A & B MINOR COURTYARD ELEVATION

1" = 20'











WOOD TRIM AT AWNINGS - CEDAR (8)



SUNSHADE TRELLIS / EYEBROW CANOPY (7)



ASPHALT ROOF SHINGLE - 'HEATHER BLEND' (6)



VINYL NAIL FIN WINDOWS - 'ARCHITECTURAL BRONZE' (5)



FIBER CEMENT SIDING (SAMPLE FOR TEXTURE ONLY) (4)



VERTICAL BOARD AND BATTEN SIDING



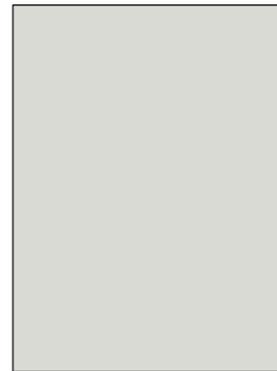
SHINGLE SIDING



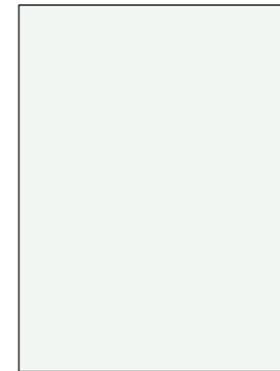
PAINT - BEAR CREEK (4e)



PAINT - 'CAPE MAY COBBLESTONE' (4d)



PAINT - 'SHORELINE' (4c)



PAINT - SNOW WHITE (4b)



PAINT - 'TERRA MAU' (4a)



LAP SIDING



BUILDING B STONE VENEER - 'SEASHELL' (1b)



BUILDING B CAST STONE - 'CHARCOAL' (2b)



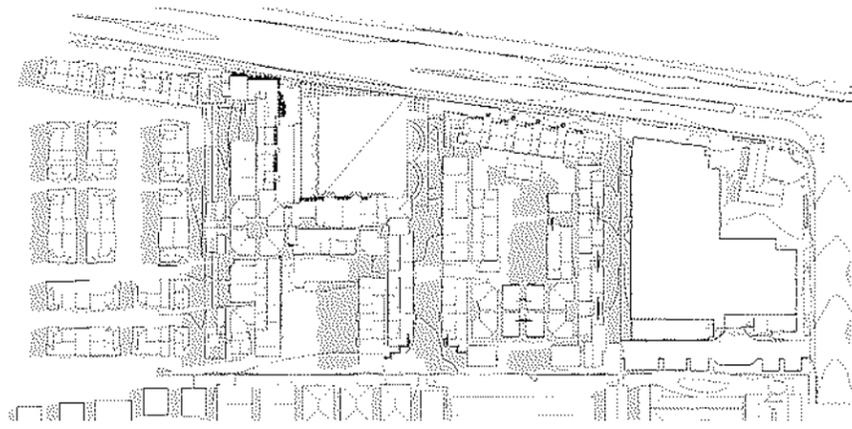
CEMENT PLASTER (SAMPLE FOR TEXTURE ONLY) (3)



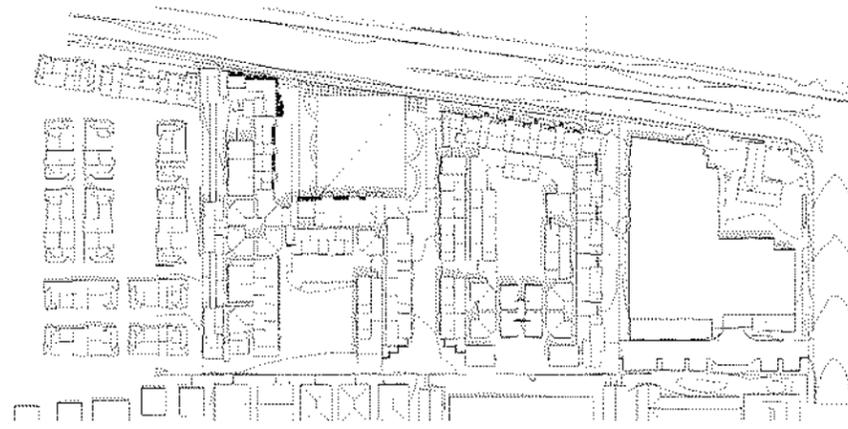
BUILDING A CAST STONE - 'RUSSIAN RIVER GRAY' (2a)



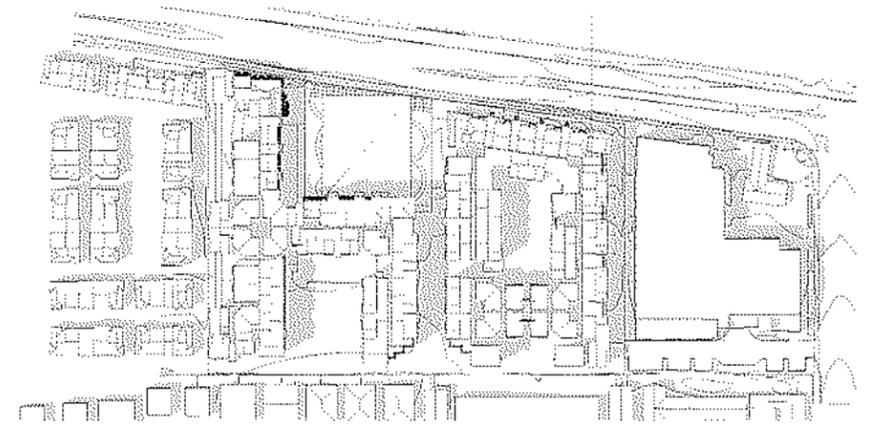
BUILDING A STONE VENEER - 'OYSTER' (1a)



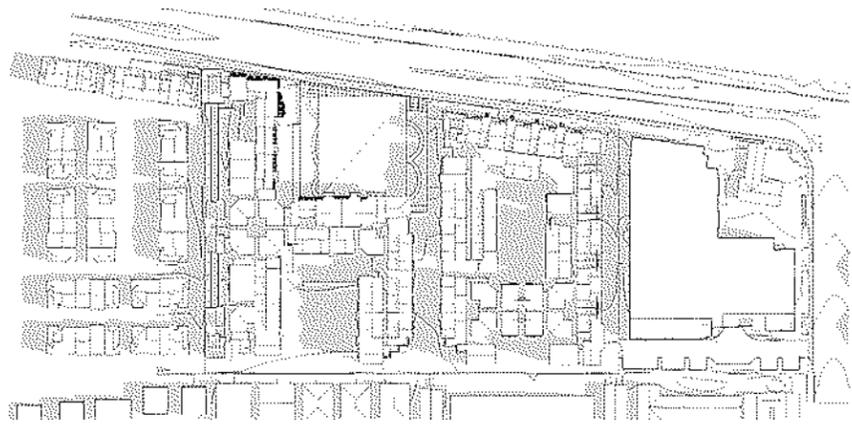
SUMMER 9AM



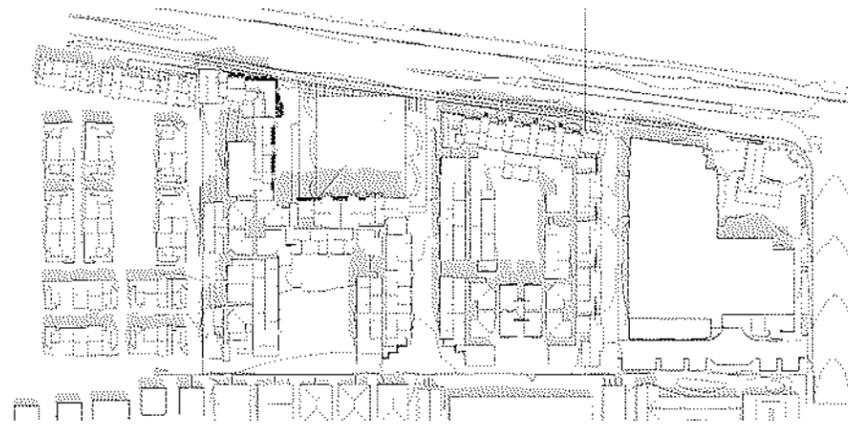
SUMMER 12PM



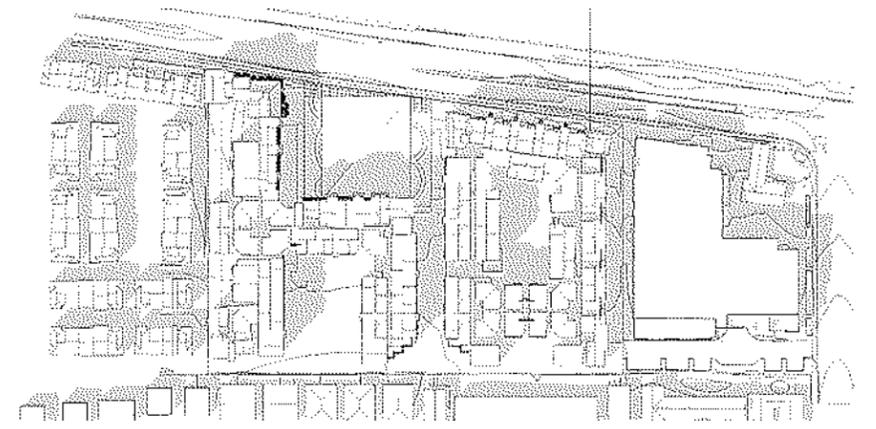
SUMMER 3PM



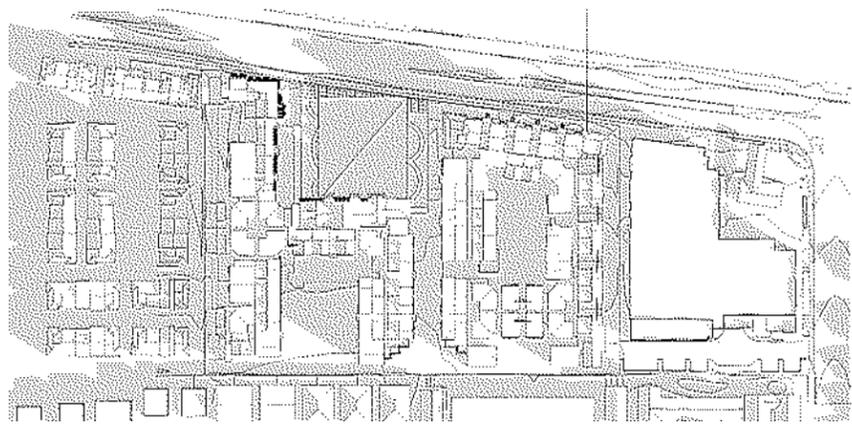
EQUINOX 9AM



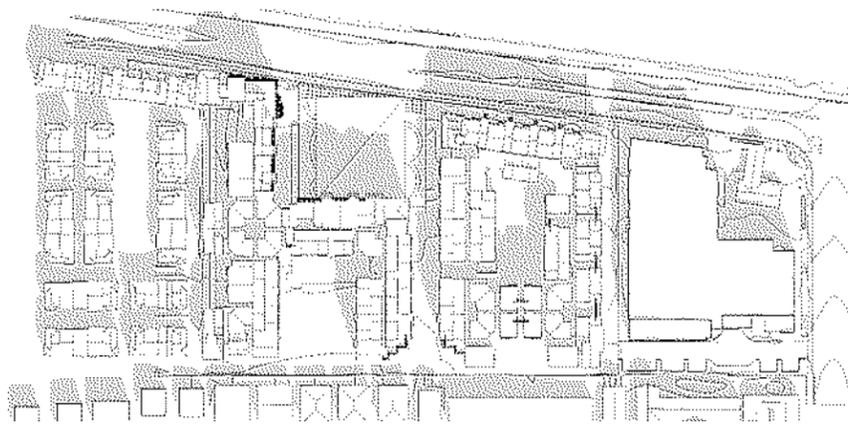
EQUINOX 12PM



EQUINOX 3PM



WINTER 9AM



WINTER 12PM

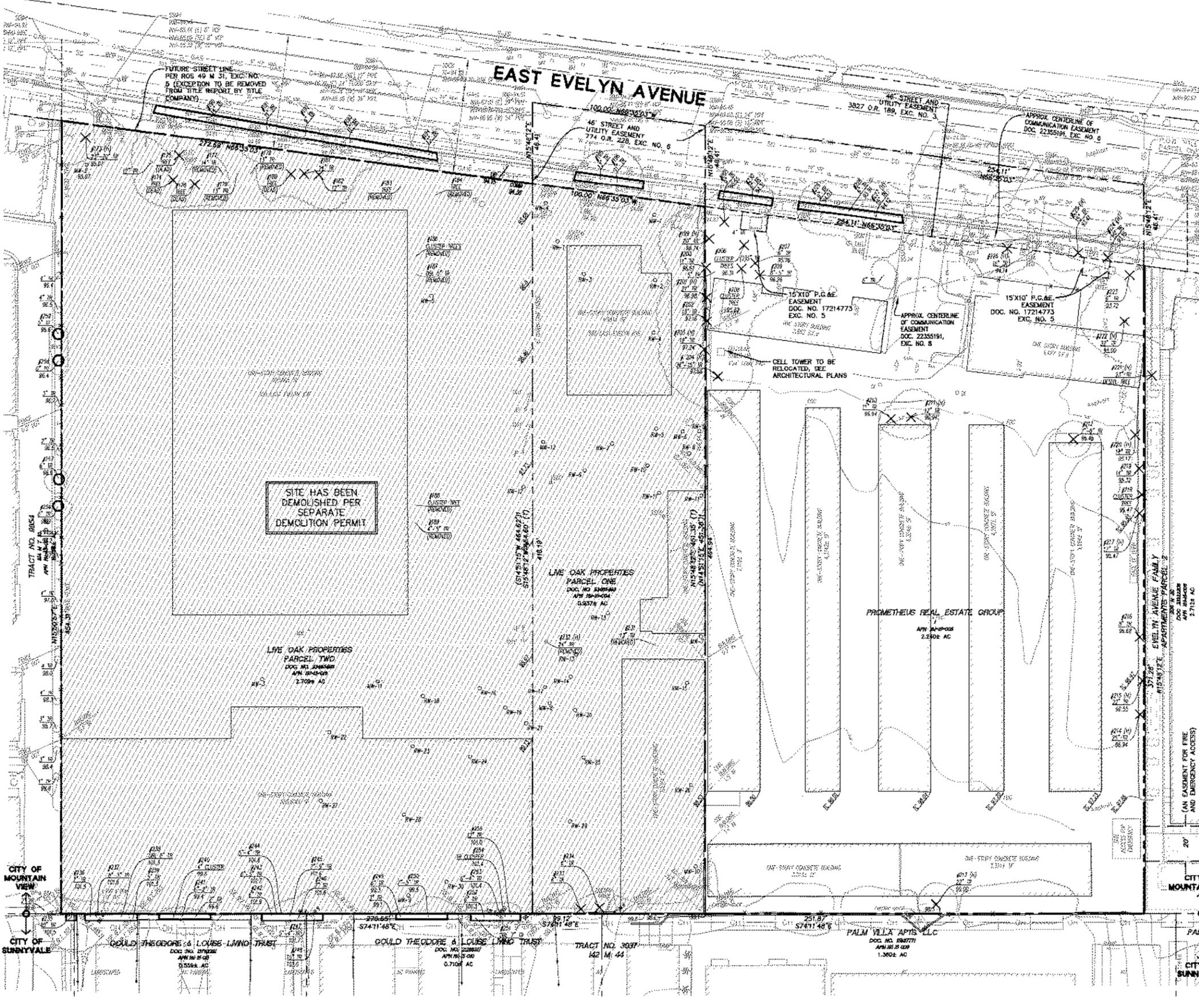


WINTER 3PM

SOLAR STUDY



Flower Mart		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party
		Possible Points						
CALGreen								
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A. SITE								
A2. Job Site Construction Waste Diversion								
Yes	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2				2		
C. LANDSCAPE								
20.48%	Enter the landscape area percentage							
Yes	C2. Three Inches of Mulch in Planting Beds	1					1	
C3. Resource Efficient Landscapes								
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		
C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2	
Yes	C6. High-Efficiency Irrigation System	2					2	
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	2					2	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
Yes	D2. Construction Material Efficiencies	1				1		
D9. Reduced Pollution Entering the Home from the Garage								
Yes	D9.2 Mitigation Strategies for Attached Garage	1			1			
E. EXTERIOR								
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1		
E5. Durable Roofing Materials								
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
F. INSULATION								
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content								
Yes	F1.1 Walls and Floors	1				1		
Yes	F1.2 Ceilings	1				1		
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions								
Yes	F2.1 Walls and Floors	1			1			
Yes	F2.2 Ceilings	1			1			
F3. Insulation That Does Not Contain Fire Retardants								
Yes	F3.1 Cavity Walls and Floors	1			1			
Yes	F3.2 Ceilings	1			1			
G. PLUMBING								
Yes	G6. Submeter Water for Tenants	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
H1. Sealed Combustion Units								
Yes	H1.1 Sealed Combustion Furnace	1			1			
Yes	H1.2 Sealed Combustion Water Heater	2			2			
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	
J. BUILDING PERFORMANCE AND TESTING								
J5. Building Performance Exceeds Title 24 Part 6								
Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24	25		30+				
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1				
K. FINISHES								
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2			
L. FLOORING								
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3			3			
M. APPLIANCES AND LIGHTING								
Yes	M1. ENERGY STAR® Dishwasher	1					1	
M2. Efficient Clothes Washing and Drying								
CEE Tier 2	M2.1. CEE-Rated Clothes Washer	2		1			2	
<25 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	1		2				
Yes	M8. Gearless Elevator	1						
N. COMMUNITY								
N1. Smart Development								
Yes	N1.1 Infill Site	2	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
950	N1.5 Home Size Efficiency	8				9		
2	Enter the area of the home, in square feet							
2	Enter the number of bedrooms							
Yes	N2. Home(s)/Development Located Near Transit							
Yes	N2.2. Within 1/2 mile of a Major Transit Stop	2	2					
N3. Pedestrian and Bicycle Access								
2	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	2					
1	Enter the number of Tier 1 services							
1	Enter the number of Tier 2 services							
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1					
Yes	N3.5 Bicycle Storage for Residents	1	1					
1.5 spaces per unit	N3.7 Reduced Parking Capacity	1	2					
N4. Outdoor Gathering Places								
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
N5. Social Interaction								
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1					
N7. Adaptable Building								
Yes	N7.1 Universal Design Principles in Units	2	1		1			
O. OTHER								
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5	
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	
Yes	O9. Residents Are Offered Free or Discounted Transit Passes	2	2					
Yes	O10. Vandalism Deterrence Practices and Vandalism Management Plan	1				1		
Yes	O11. Tobacco Free Buildings	2			#REF!	2		
P. DESIGN CONSIDERATIONS								
Yes	P4. Building Enclosure Testing	3		1	1	1		
Summary								
			Community	Energy	IAQ/Health	Resources	Water	
Total Available Points in Specific Categories		359.5	46	95.5	70	94	54	
Minimum Points Required in Specific Categories		50	2	25	6	6	6	
Total Points Targeted		100	11	33.5	18	23	14.5	



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
ROAD CENTER LINE	---
EASEMENT LINE	---
EXISTING LOT LINE	---
EXISTING DEMOLITION AREA	▨
GAS MAIN	---
WATER MAIN	---
ELECTRICAL LINE	---
SANITARY SEWER LINE	---
STORM DRAIN LINE (AERIAL TOPO)	---
JOINT UTILITY TRENCH	---
OVER HEAD WIRE	---
UNDERGROUND TELEPHONE	---
STREET LIGHT ELECTRIC	---
FENCE	---
CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY	---
CATCH BASIN	⊗
STORM DRAIN INLET	⊗
ELECTRIC PULLBOX	⊗
ELECTRIC PULLBOX	⊗
GAS METER	⊗
POWER POLE	⊗
POWER POLE	⊗
JOINT UTILITY POLE	⊗
TELEPHONE POLE	⊗
SIGN (SINGLE POLE)	⊗
SIGN (DOUBLE POLE)	⊗
WATER METER	⊗
WATER VALVE	⊗
FIRE HYDRANT	⊗
ELECTRICAL BOX	⊗
UTILITY BOX (GENERAL)	⊗
TELEPHONE BOX	⊗
MANHOLE (UNSPECIFIED)	⊗
TELEPHONE MANHOLE	⊗
STORM DRAIN MANHOLE	⊗
SANITARY SEWER MANHOLE	⊗
SANITARY SEWER CLEANOUT	⊗
SANITARY SEWER CLEANOUT	⊗
SANITARY SEWER LATERAL	⊗
ELECTROJER	⊗
ELECTROJER	⊗
STREETLIGHT	⊗
STREETLIGHT	⊗
STREETLIGHT	⊗
STREET LIGHT PULL BOX	⊗
(TREE NUMBER) (SIZE)	⊗
REMEDICATION WELL (TO BE ABANDONED)	⊗
MONITORING WELL (TO BE ABANDONED)	⊗
SAVED TREES*	⊗
*SHALL BE COORDINATED WITH ARBORIST, LANDSCAPE ARCHITECT, OWNER, AND ADJACENT PROPERTY OWNERS	
REMOVE TREE	⊗
HERITAGE TREE	(H)

TREE DISPOSITION

TREE TAG NO.	TREETYPE	ACTION
173	OLIVE**	REMOVE
174	BIRCH	REMOVE (DEAD)
175	BIRCH	REMOVE (DEAD)
176	BIRCH	REMOVE (DEAD)
177	EVERGREEN PEAR	HAS BEEN REMOVED
178	EVERGREEN PEAR	HAS BEEN REMOVED
179	EVERGREEN PEAR	HAS BEEN REMOVED
180	EVERGREEN PEAR	REMOVE
181	EVERGREEN PEAR	REMOVE
182	EVERGREEN PEAR	REMOVE
183	BRICLI	HAS BEEN REMOVED
184	BRICH	HAS BEEN REMOVED
186	HOLLYWOOD JUNIPER	HAS BEEN REMOVED
187	HOLLYWOOD JUNIPER	HAS BEEN REMOVED
188	HOLLYWOOD JUNIPER	HAS BEEN REMOVED
189	HOLLYWOOD JUNIPER	HAS BEEN REMOVED
190	LONDON PLANE	SAVE
191	LONDON PLANE	SAVE
192	LONDON PLANE	SAVE
193	LONDON PLANE	SAVE
194	LONDON PLANE	SAVE
195	LONDON PLANE	SAVE
196	LONDON PLANE	SAVE
199	BLACKWOOD ACACIA**	REMOVE
200	SILVER DOLLAR GUM*	REMOVE
201	SILVER DOLLAR GUM**	REMOVE
202	SILVER DOLLAR GUM	REMOVE
203	SILVER DOLLAR GUM**	REMOVE
204	MONTEREY PINE**	REMOVE
205	HONEY LOCUST	REMOVE
206	BLACKWOOD ACACIA	REMOVE
207	BLACKWOOD ACACIA	REMOVE
208	BLACKWOOD ACACIA	REMOVE
209	BLACKWOOD ACACIA	REMOVE
210	RED IRON BARK	REMOVE
211	RED IRON BARK**	REMOVE
212	HACKBERRY	REMOVE
213	MONTEREY PINE**	REMOVE
214	RED IRON BARK**	REMOVE
215	RED IRON BARK**	REMOVE
216	COAST LIVE OAK	REMOVE
217	MEXICAN FAN PALM**	REMOVE
218	AVACADO	REMOVE
219	MEXICAN FAN PALM	REMOVE
220	RED IRON BARK**	REMOVE
221	SILVER DOLLAR GUM**	REMOVE
222	MONTEREY PINE**	REMOVE
223	HONEY LOCUST	REMOVE
224	LONDON PLANE**	REMOVE
225	LONDON PLANE**	REMOVE
226	LONDON PLANE**	REMOVE
227	LONDON PLANE**	SAVE
228	LONDON PLANE	SAVE
229	LONDON PLANE	SAVE
230	LONDON PLANE	SAVE
231	CALIFORNIA BLACK WALNUT	HAS BEEN REMOVED
232	MEXICAN FAN PALM**	HAS BEEN REMOVED
233	SWEETGUM	REMOVE
234	SWEETGUM	REMOVE
235	VICTORIAN BOX	SAVE
236	VICTORIAN BOX	SAVE
237	VICTORIAN BOX	SAVE
239	VICTORIAN BOX	SAVE
240	VICTORIAN BOX	SAVE
241	VICTORIAN BOX	SAVE
242	PRIVETT	SAVE
243	PRIVETT	SAVE
244	PRIVETT	SAVE
245	PRIVETT	SAVE
246	VICTORIAN BOX	SAVE
247	VICTORIAN BOX	SAVE
248	VICTORIAN BOX	SAVE
249	VICTORIAN BOX	SAVE
250	VICTORIAN BOX	SAVE
251	VICTORIAN BOX	SAVE
252	VICTORIAN BOX	SAVE
253	VICTORIAN BOX	SAVE
254	VICTORIAN BOX	SAVE
255	VICTORIAN BOX	SAVE
256	BRISBANE BOX	SAVE
257	BRISBANE BOX	SAVE
258	BRISBANE BOX	SAVE
259	BRISBANE BOX	SAVE

NOTES

1. ANY REPLACEMENT MONITORING WELLS SHALL BE PLACED ON-SITE WITHIN THE DEVELOPMENT AND NOT WITHIN THE PUBLIC STREET OR PARK DEDICATION.
2. ALL EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO THE RECORDATION OF A FINAL MAP OR SIMILAR INSTRUMENT, TO THE SATISFACTION OF THE DIRECTORS OF THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENT, AND THE CITY ATTORNEY'S OFFICE.



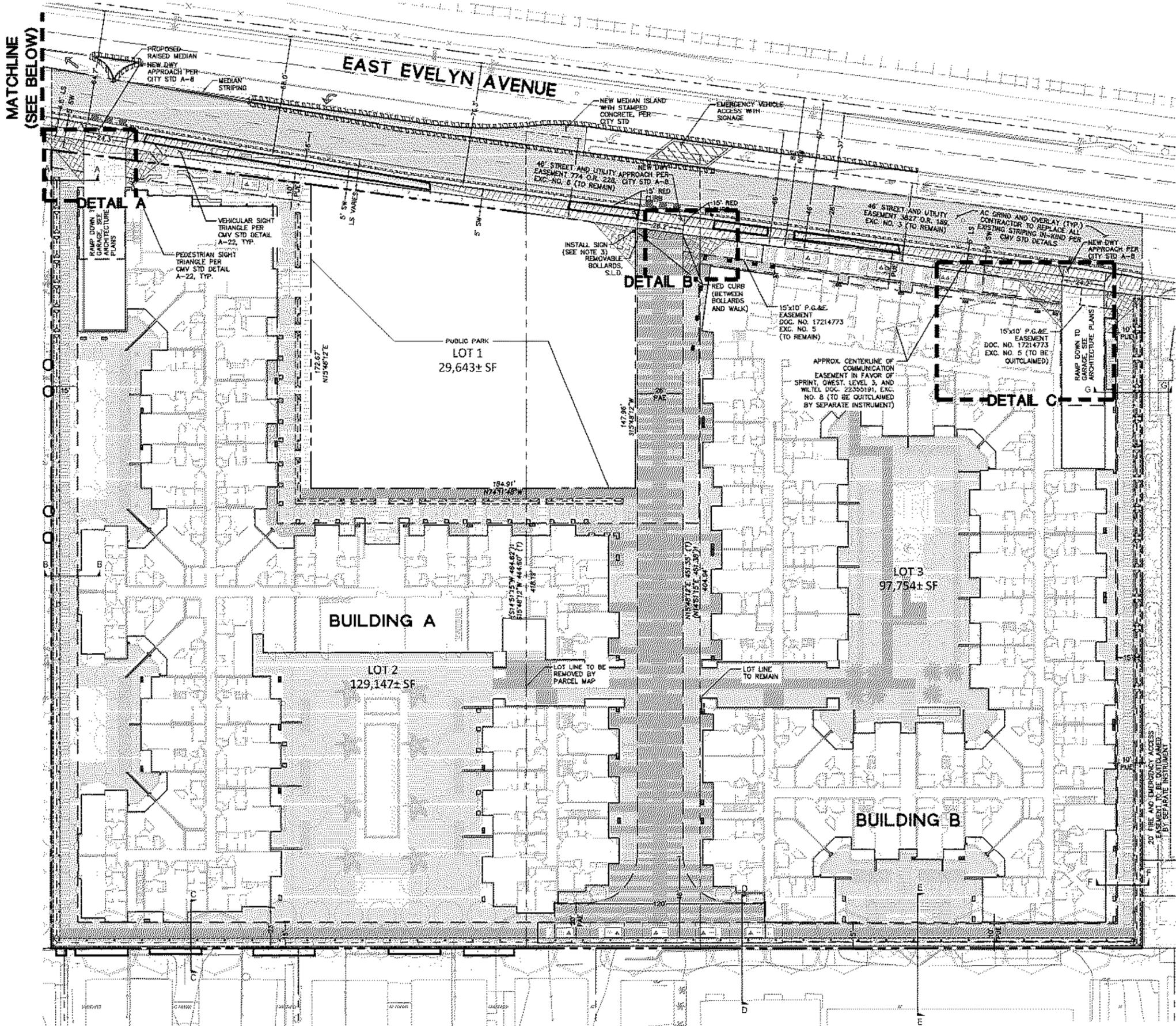
*SEE ARBORIST REPORT FOR TREE TAG NUMBER
**HERITAGE TREE



EXISTING FLOWER MART: FORMAL PLANNING RESUBMITAL 5
CONDITIONS AND TREE DISPOSITION PLAN

03/26/19

C1.0



ABBREVIATIONS

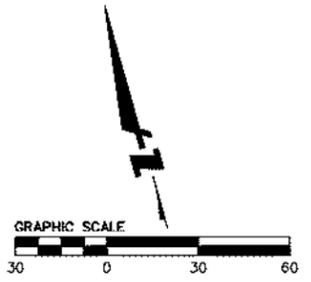
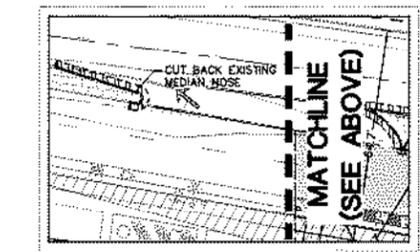
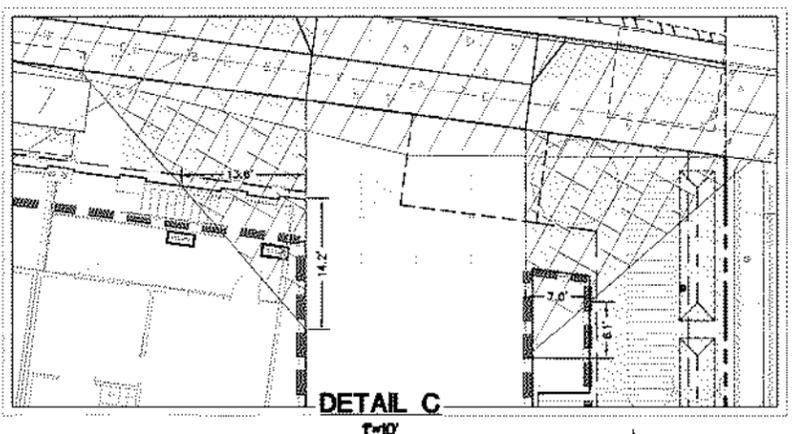
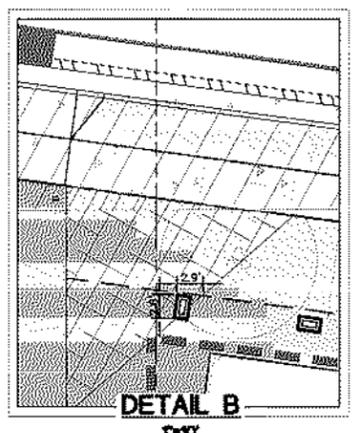
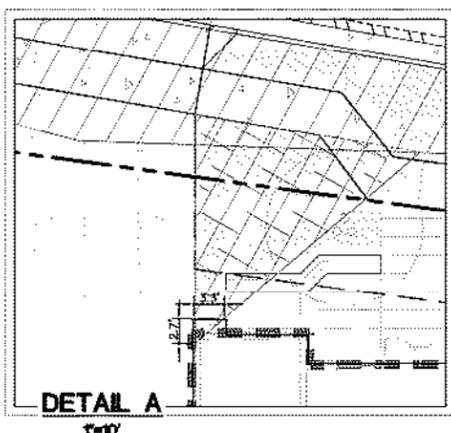
- C&G = CURB & GUTTER
- CMV = CITY OF MOUNTAIN VIEW
- ESMT = EASEMENT
- PG&E = PACIFIC GAS & ELECTRIC COMPANY
- DET = DETAIL
- DWY = DRIVEWAY
- LS = LANDSCAPE STRIP
- (N) = NEW
- PAE = PUBLIC ACCESS EASEMENT
- PG&E = PACIFIC GAS & ELECTRIC EASEMENT
- PSDE = PRIVATE STORM DRAIN EASEMENT
- PSSE = PRIVATE SANITARY SEWER EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- ROW = RIGHT OF WAY
- S.A.D. = SEE ARCHITECTURAL DRAWINGS
- S.L.D. = SEE LANDSCAPE DRAWINGS
- S.J.D. = SEE JOINT TRENCH DRAWINGS
- STD = STANDARD
- SW = SIDEWALK
- TYP = TYPICAL
- WCE = WIRE CLEARANCE EASEMENT

LEGEND

- | | EXISTING | PROPOSED |
|---------------------------|----------|----------|
| PROJECT BOUNDARY | --- | --- |
| EASEMENT LINE | --- | --- |
| LOT LINE | --- | --- |
| INTERIOR LOT LINE | --- | --- |
| ADJACENT LOT LINE | --- | --- |
| CURB AND GUTTER | --- | --- |
| UNDERGROUND GARAGE LINE | --- | --- |
| SAWCUT LINE | --- | --- |
| PAVEMENT REPLACEMENT | --- | --- |
| PAVEMENT REPLACEMENT | --- | --- |
| SAVED TREES* | --- | --- |
| PEDESTRIAN SIGHT TRIANGLE | --- | --- |
| VEHICULAR SIGHT TRIANGLE | --- | --- |

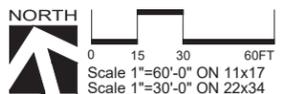
NOTES

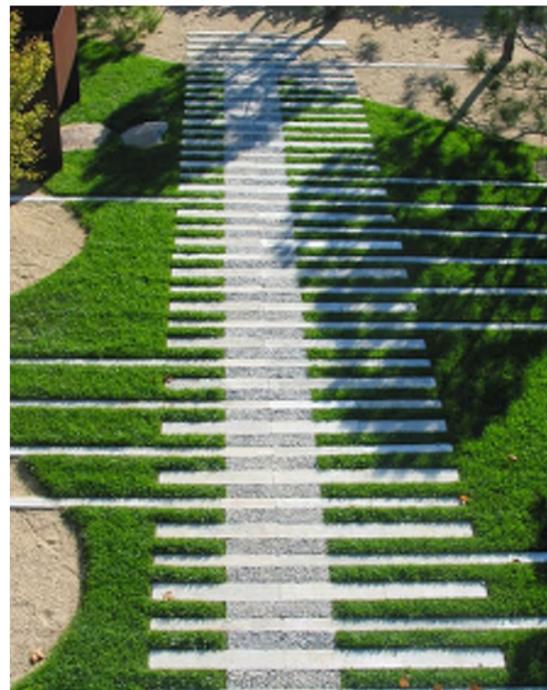
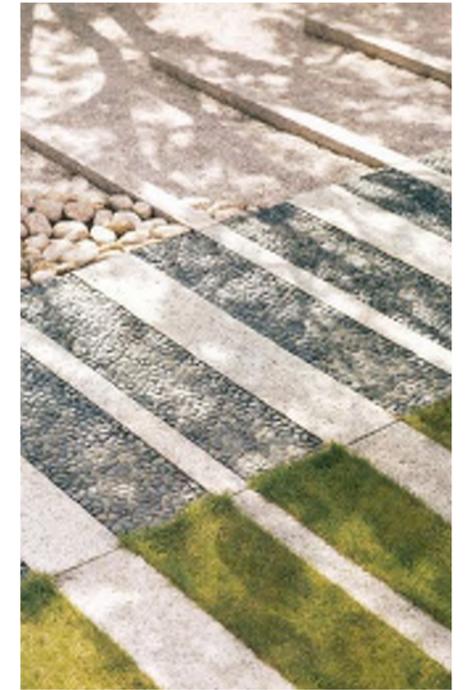
1. A CITY-APPROVED VISUAL AND/OR AUDIO WARNING SYSTEM WILL BE PROVIDED TO ADDRESS THE ENCRoACHMENT OF THE BUILDING INTO THE PEDESTRIAN SIGHT DISTANCE TRIANGLE.
2. RED PAINTED CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE CMV FIRE HANDOUTS TITLED "FIRE LANE SIGNAGE - NO PARKING". FIRE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE CMV FIRE HANDOUTS TITLED "FIRE LANE SIGNAGE - NO PARKING".
- 3.





LANDSCAPE SITE PLAN





OVERALL LANDSCAPE CONCEPT IMAGES





Bike Rack Specs:
Make: Landscape Forms
Model: Bola
Finish: Stainless Steel



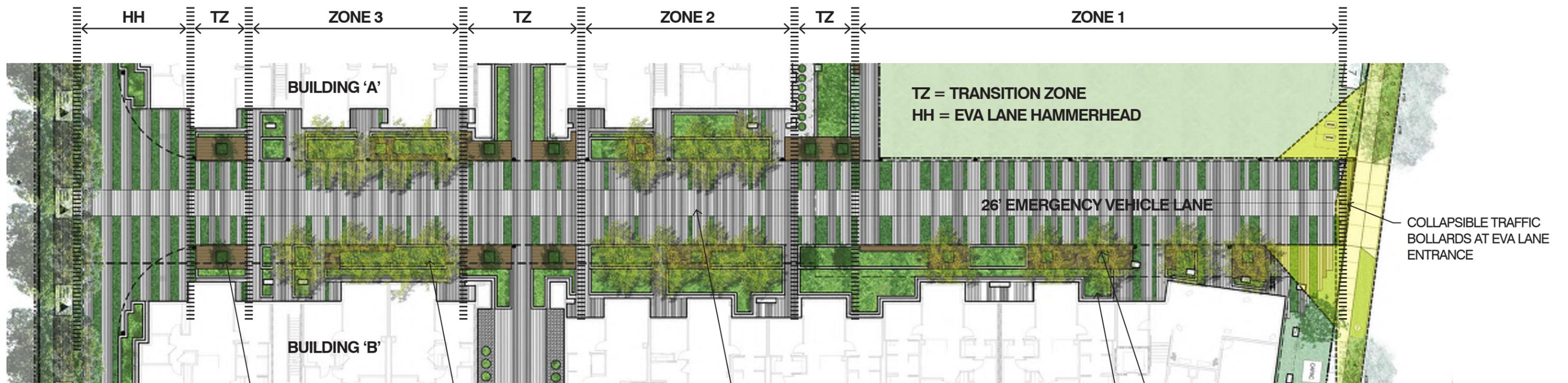
Park Bench Specs:
Make: Landscape Forms
Model: Neoliviano
Metal Finish: Cast Aluminum
Wood Finish: Thermally Modified Ash



OVERALL LANDSCAPE CONCEPT IMAGES



PREVIOUS SCHEME



CURRENT SCHEME

TREE TYPE 1: COLUMNAR TREE, TYP. (SEE PLANTING PLAN) AT EACH TRANSITION ZONE (TZ)

TREE TYPE 2: SHADE TREE, TYP. (SEE PLANTING PLAN)

IRREGULAR / NON-REPEATING PAVING AND SYNTHETIC TURF PATTERN

WOOD BENCHES ALL VARY IN SHAPE AND SIZE FOR ENTIRE LENGTH OF EVA

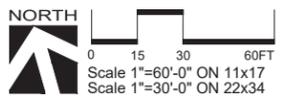
ADDITIONAL/SECONDARY LOW-SLUNG PLANTERS ALONG FACE OF BUILDING ADD MORE GREEN SPACE AND REDUCE AMOUNT OF PAVED AREA

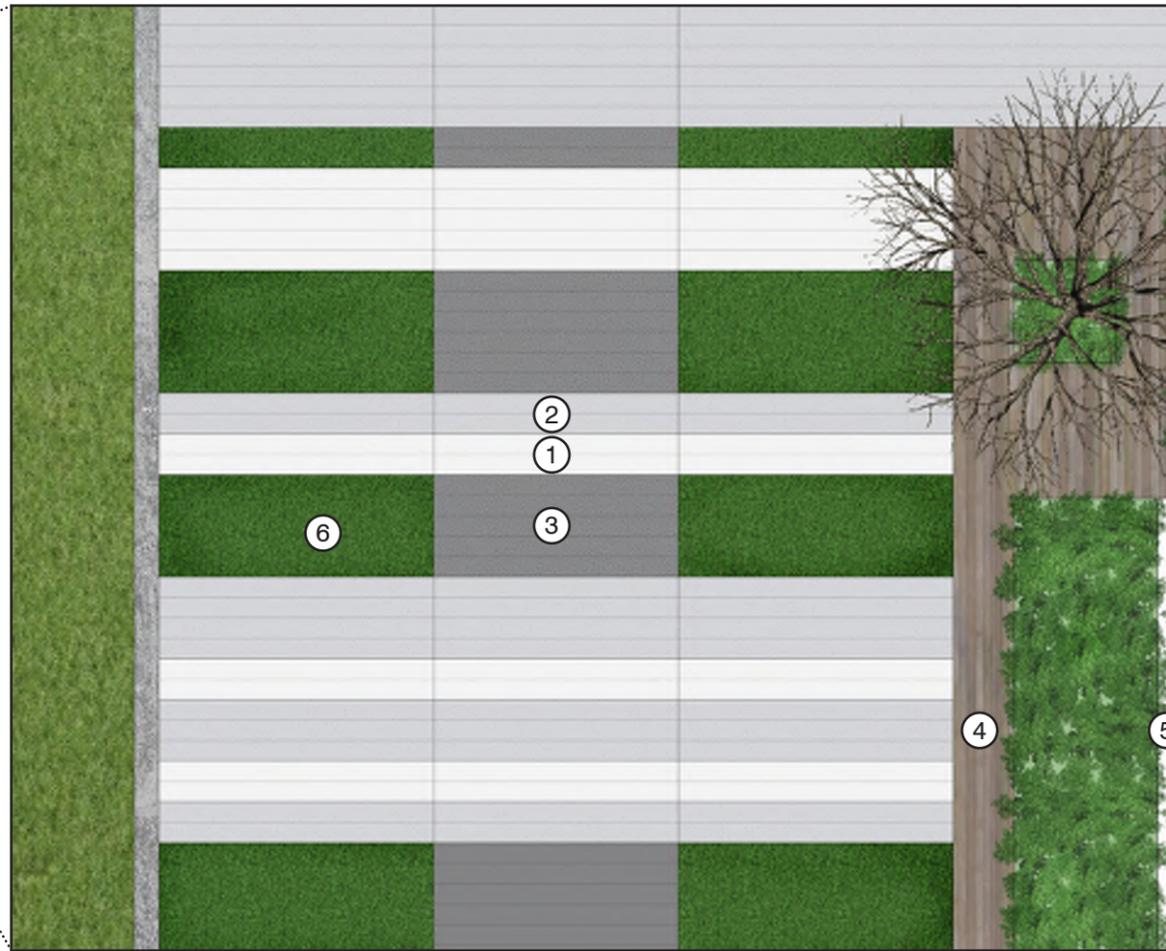
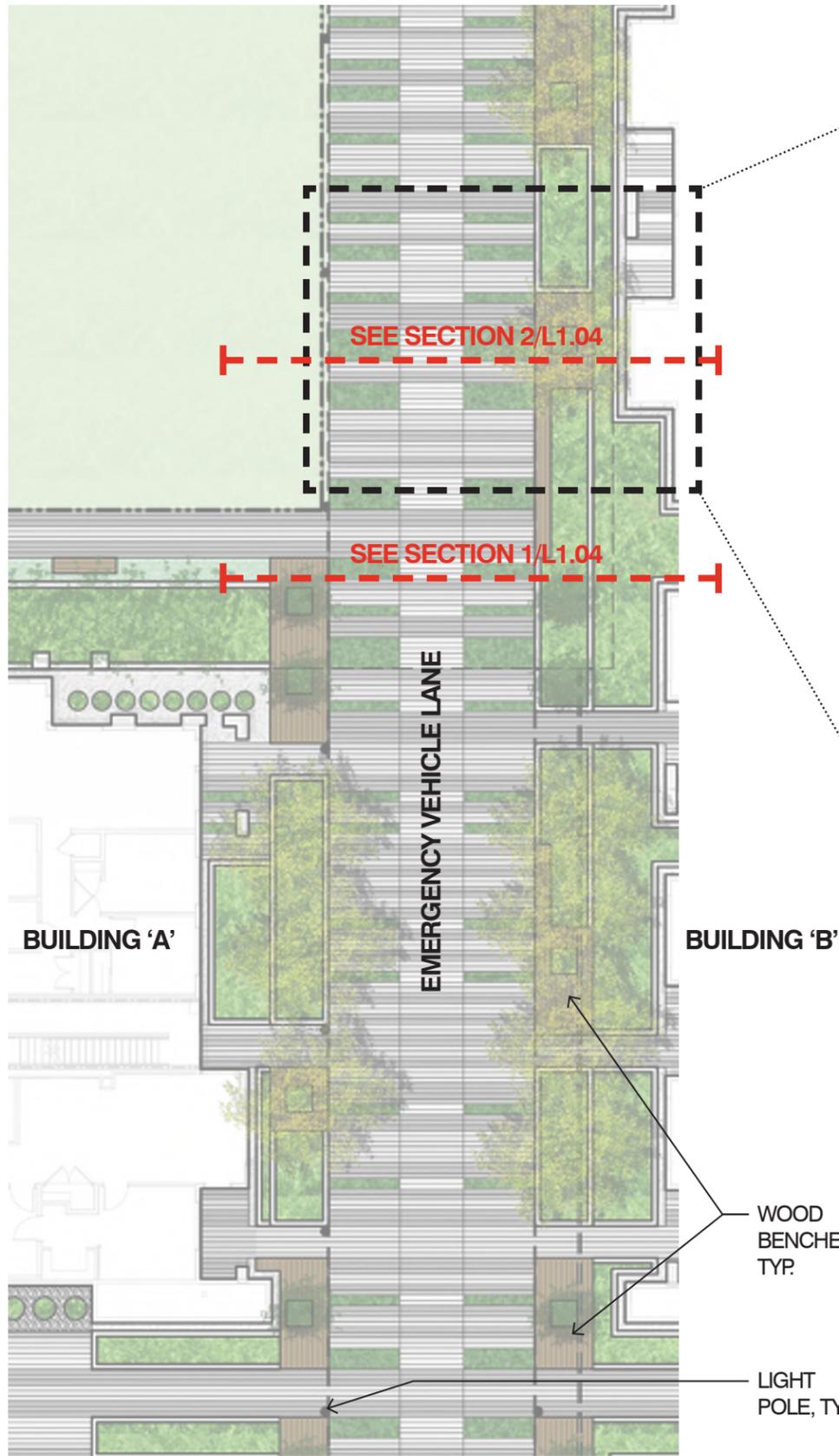
EV LANE UPDATES



CURRENT SCHEME

EV LANE UPDATES





Note: pavers shown at left are color/finish samples only, actual paver sizes will be drivable linear plank pavers (approx. 4x12)

1, 2, 3 Linear Concrete Pavers in Three Contrasting Colors



4 Thermory Wood Benches



5 White Stucco Walls

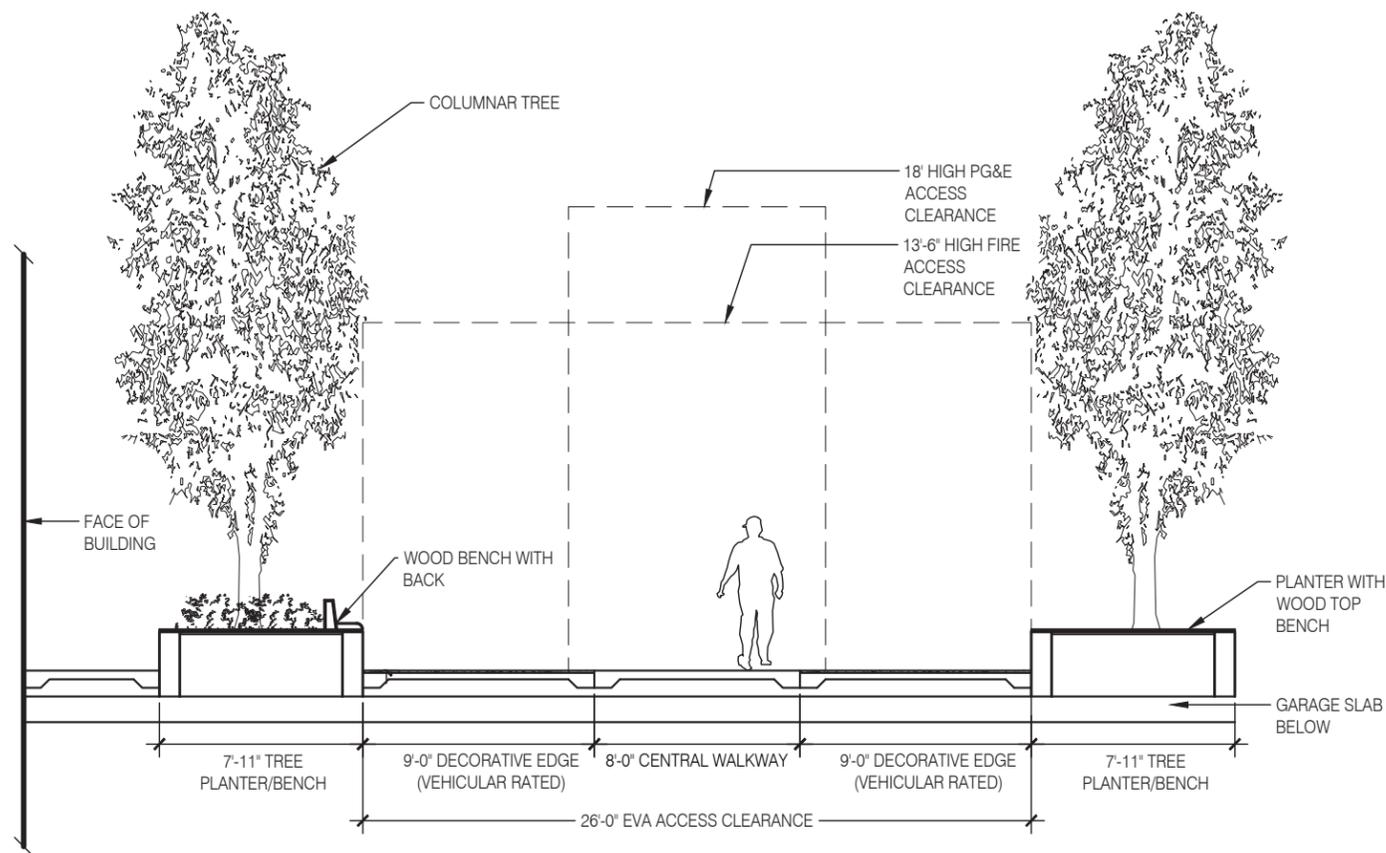


6 Synthetic Turf (ForeverLawn)

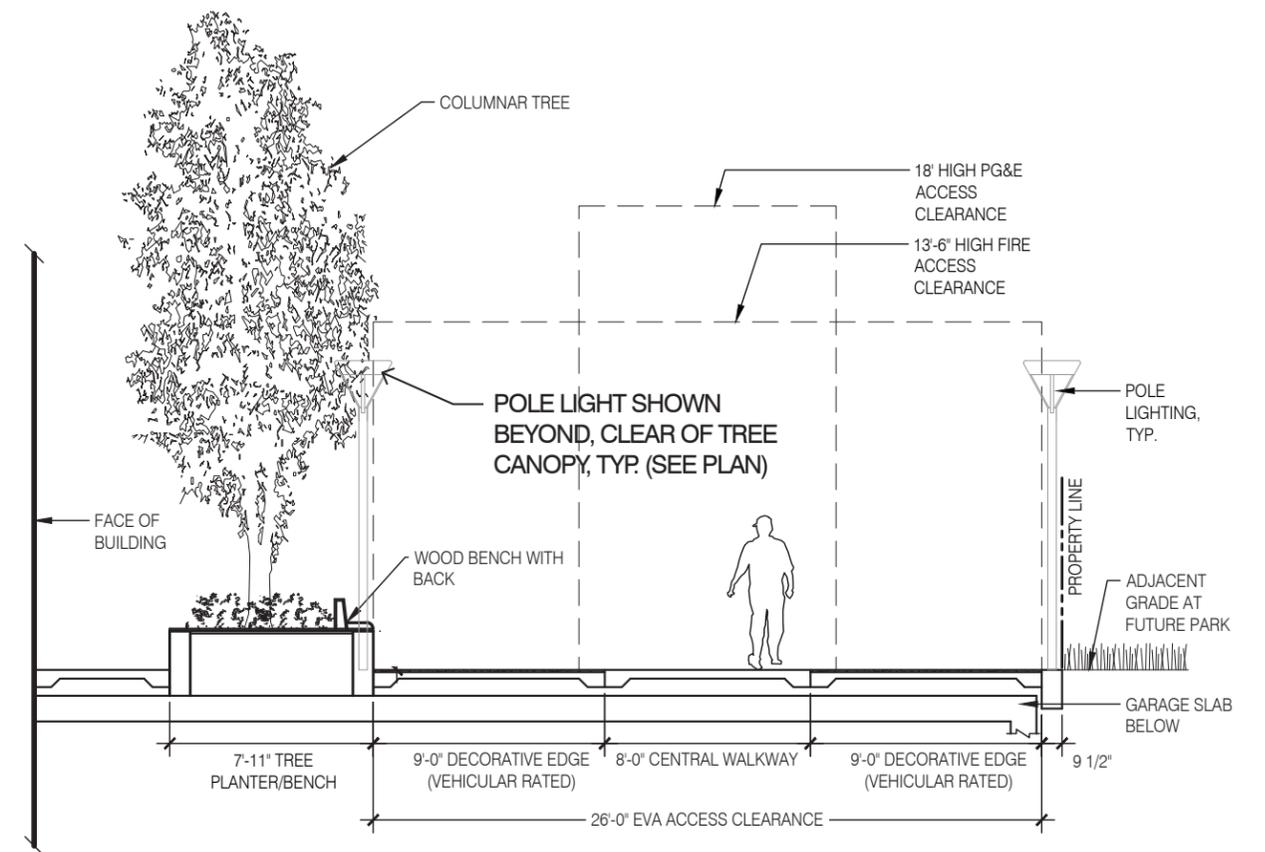
Synthetic Turf Specs:

Make/Model: ForeverLawn Select LX
Fiber Length: 2-1/8 inch long
Tufting Gauge: 3/8 inch
Primary Color: Field/Olive Green
Secondary Color: Turf Green/Dark Tan
Sample: Sample was included in the previous planning submittal #5 to the City of Mountain View for review on 03/01/2019.

EVA LANE DETAILS



SECTION 1

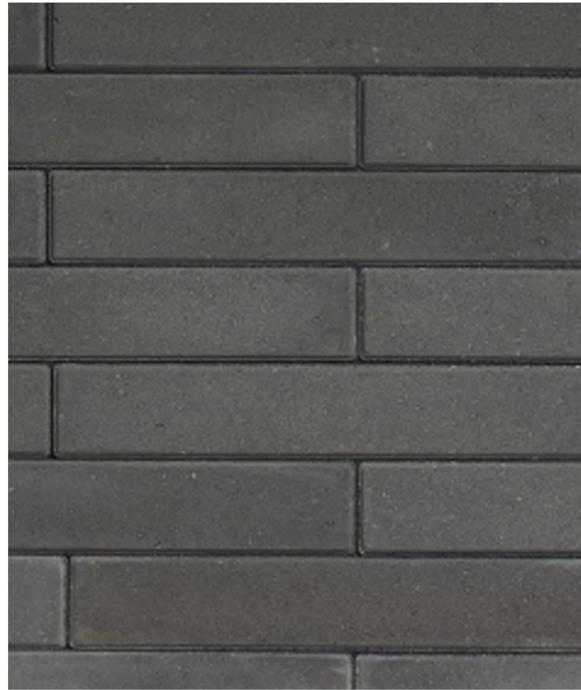


SECTION 2

EVA LANE DETAILS



PAVERS: ALTERNATING COLORS



PAVERS: RUNNING BOND PATTERN



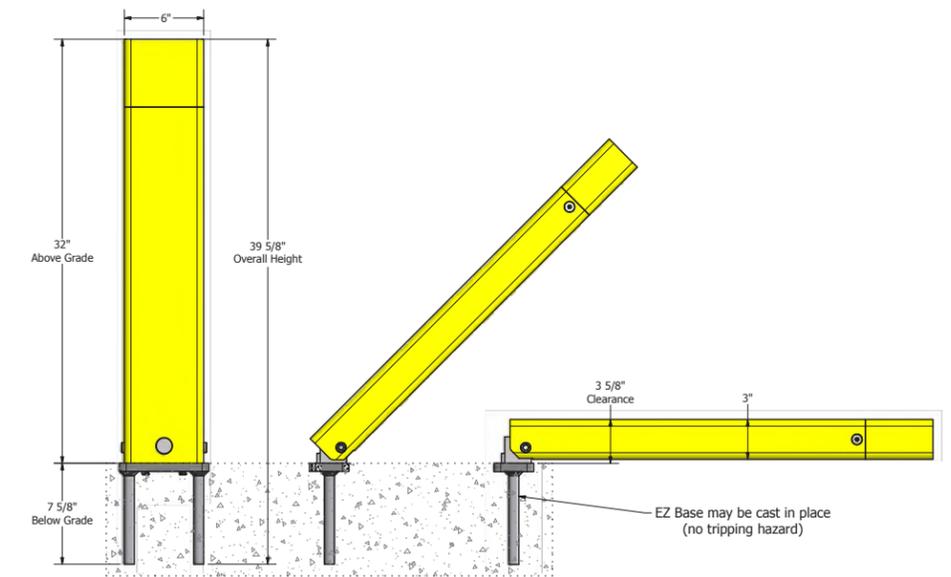
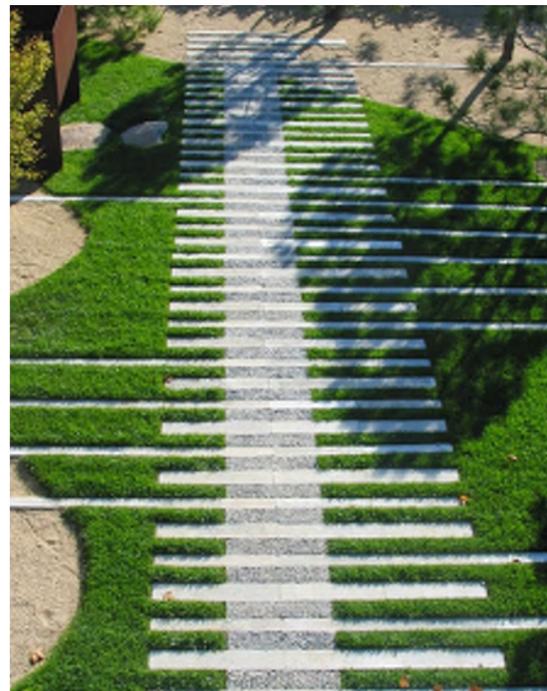
LIGHTED BOLLARD, TYP.
DELTALIGHT "AULA"
(23" AND 10" HEIGHTS)



EVA LIGHT POLE, TYP.
LOUIS POULSEN "KASTRUP", TYP.

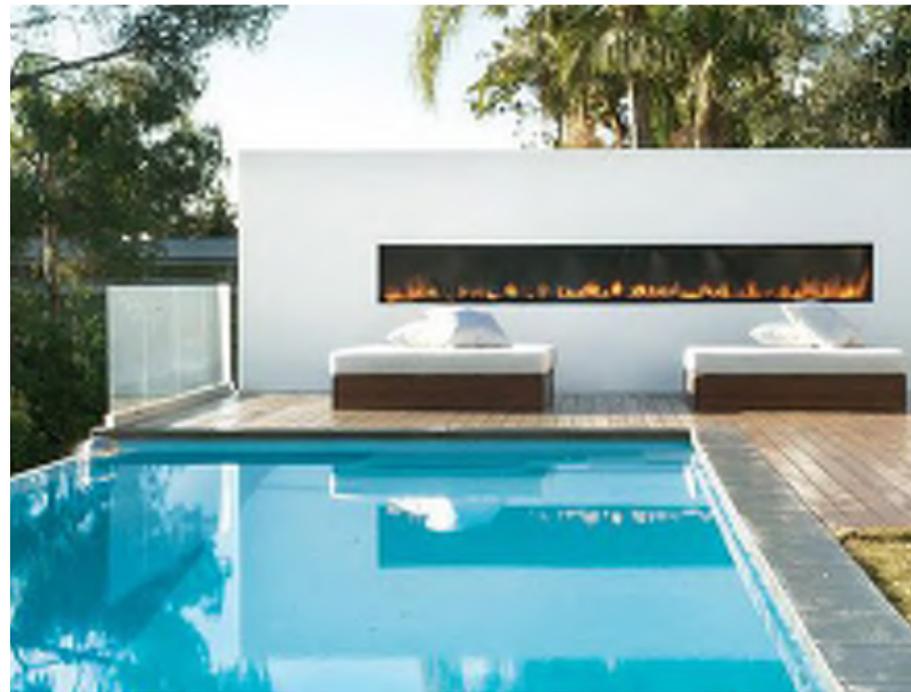
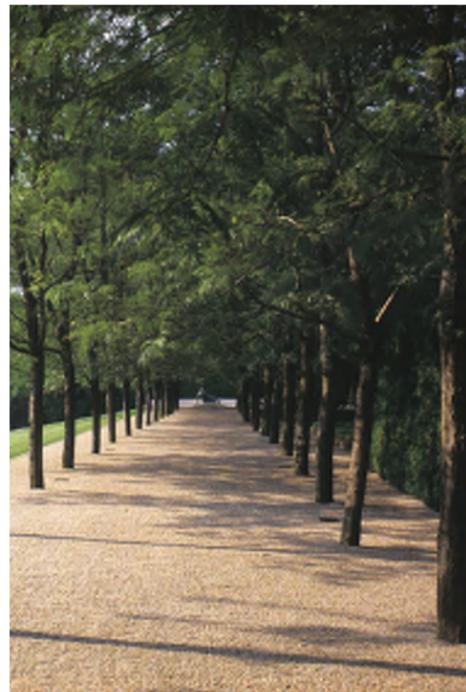


EV LANE OVERALL PATTERNING

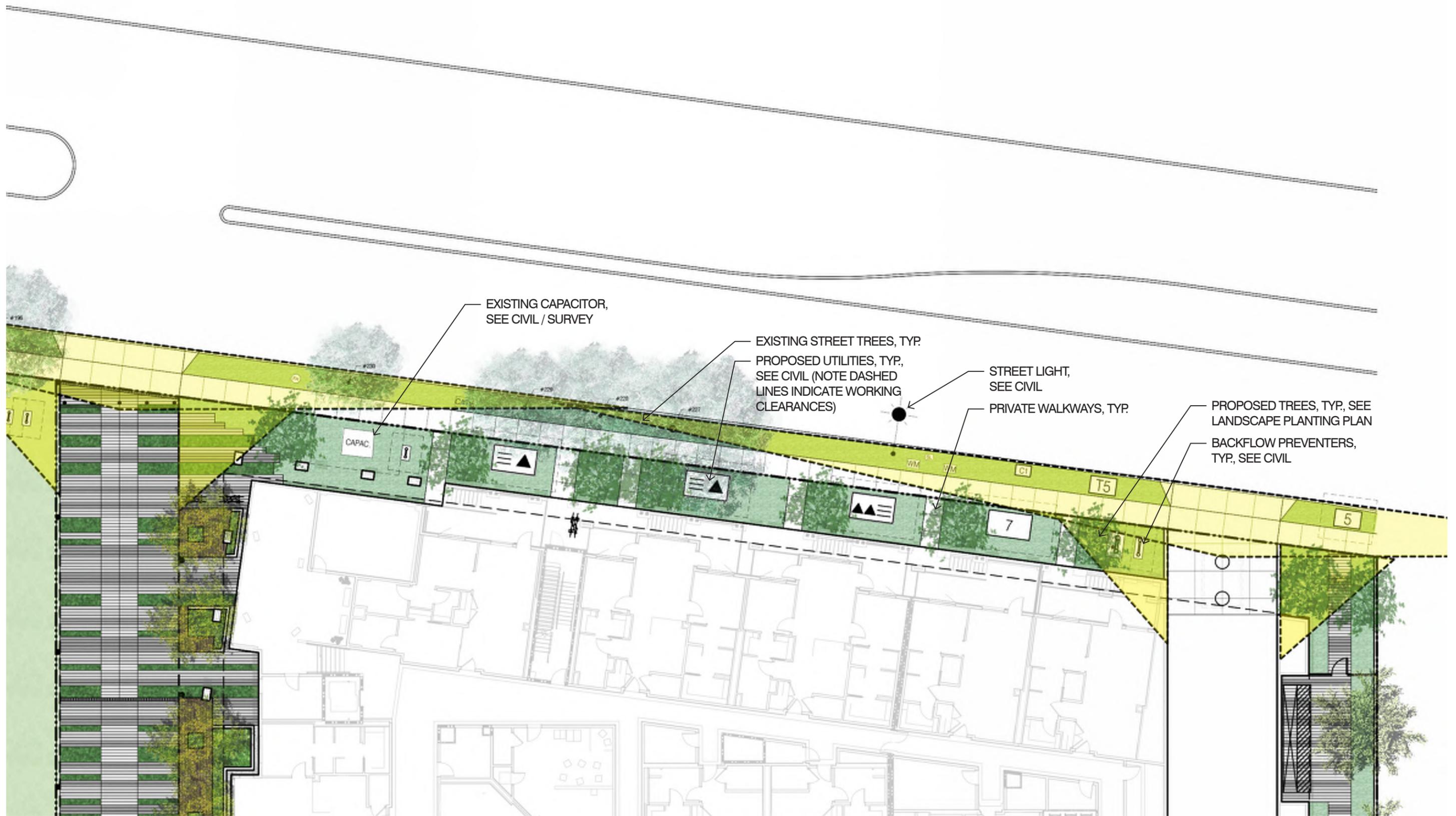


EVA LANE TRAFFIC CONTROL BOLLARD AT EVELYN STREET DRIVEWAY
MAXIFORCE SS2 COLLAPSIBLE BOLLARD (FINISH TO MATCH EVA LIGHT POLES)

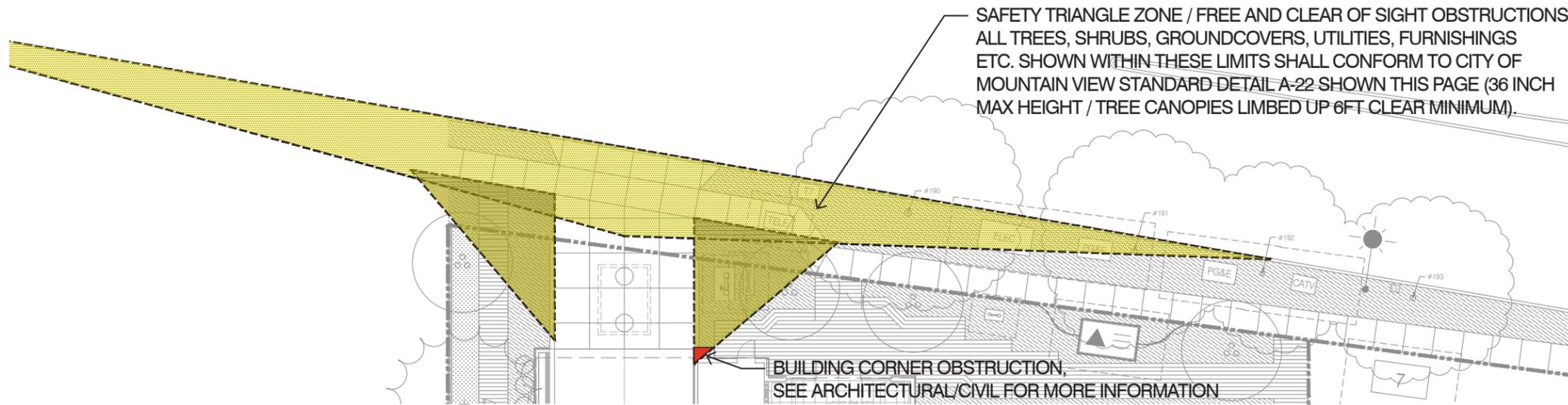
EV LANE CONCEPT IMAGES



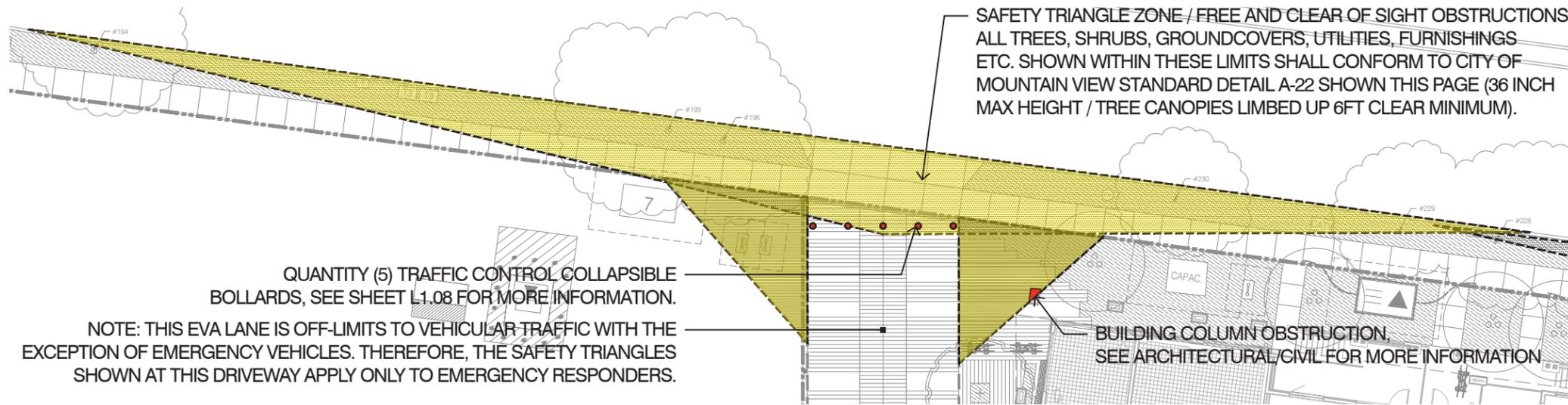
COURTYARD LANDSCAPE CONCEPT IMAGES



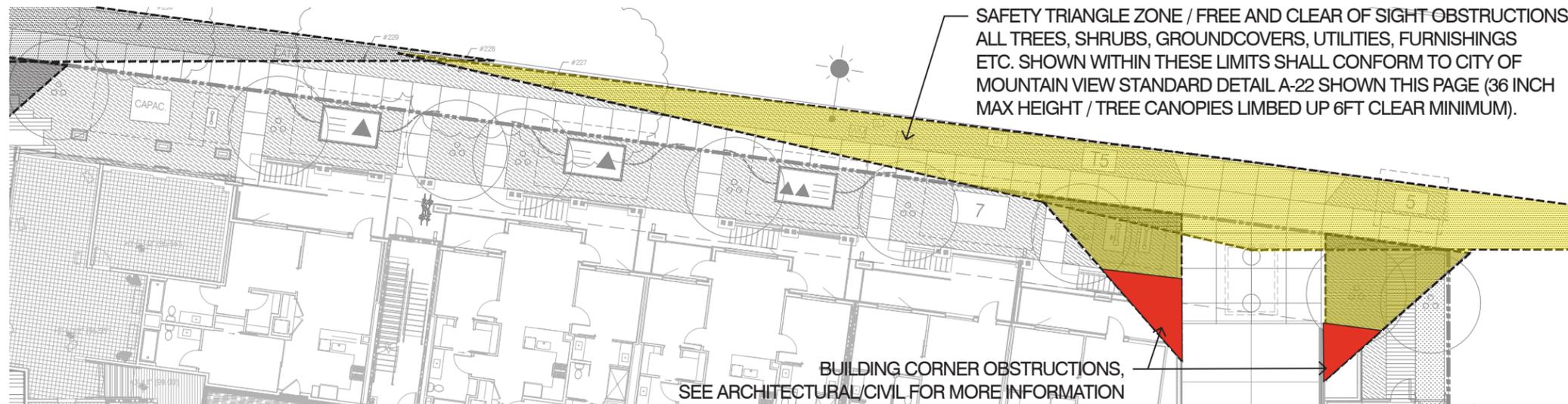
E. EVELYN STREET ENLARGEMENT



SAFETY TRIANGLE ENLARGEMENT: GARAGE DRIVEWAY WEST



SAFETY TRIANGLE ENLARGEMENT: EVA LANE DRIVEWAY



SAFETY TRIANGLE ENLARGEMENT: GARAGE DRIVEWAY EAST

- LIMITS OF SAFETY TRIANGLES PER CITY OF MOUNTAIN VIEW STANDARD DETAIL A-22
- SAFETY TRIANGLE OBSTRUCTIONS, SEE NOTES IN EACH ENLARGEMENT THIS SHEET

SPEED (MPH)	STOPPING DISTANCE (FT)	Y (FT)	Z (FT)
25	153	93	66
30	200	120	86
35	250	143	110
40	300	180	130

PEDESTRIAN TRIANGLE OF SAFETY (TO BE APPLIED AT MAJOR DRIVEWAYS)

25' FROM BACK OF WALK

15'

10'

FACE OF CURB

Z

TRIANGLE OF SAFETY

X (STOPPING DISTANCE)

RIGHT-OF-WAY

CITY SIDEWALK

SIDE STREET / DRIVEWAY CENTERLINE X (STOPPING DISTANCE)

BACK OF WALK LINE

8'

8'

8'

CITY SIDEWALK

FENCES, SHRUBS, BUSHES OR HEDGES

<small>Reviewed</small>	<small>Date</small>	<small>Approved</small>	
<small>Drawn</small> TE	<small>Date</small> 08-25-2016		
<small>Checked</small> DGILL	<small>Scale</small> NTS		
<small>APPROVED BY</small> No. 571003 <i>Jacqueline A. Stinson</i>			
<small>Date</small> 9/2/2016	<small>Project</small> 1831-2017	<small>Sheet</small> 57063	<small>File No.</small> A-22

CITY OF MOUNTAIN VIEW
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

SIDE STREET / DRIVEWAY
TRIANGLE OF SAFETY

STANDARD DETAIL A-22

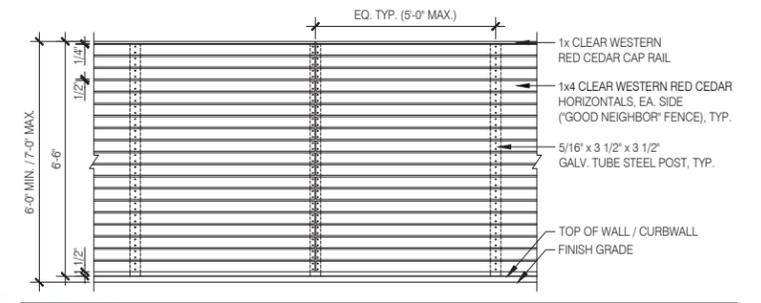
WOOD GATE, SIMILAR TO DETAILS 1 AND 2 THIS SHEET

AN APPROXIMATELY 0.68 ACRE PUBLIC PARK WILL BE DEDICATED ALONG THE EAST EVELYN AVENUE PORTION OF THIS SITE, AND THE DESIGN OF THIS PARK WILL BE DETERMINED BY THE CITY IN A FUTURE PUBLIC PROCESS WITH THE PARKS AND RECREATION COMMISSION.

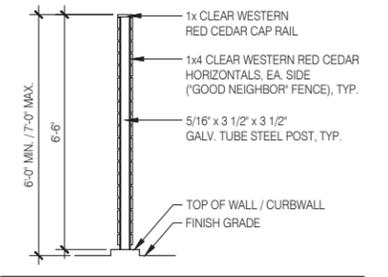
BUILDING 'B'

BUILDING 'A'

EMERGENCY VEHICLE LANE



Wood Perimeter Fence 01 elevation



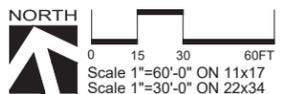
Wood Perimeter Fence 02 section

WOOD GATE, SIMILAR TO DETAILS 1 AND 2 THIS SHEET

PRECAST CONCRETE PERIMETER WALL/FENCE PER NEIGHBORING ROEM PROJECT (FENCE INDICATED IN BLUE IS ON NEIGHBOR'S PROPERTY, CURRENTLY UNDER CONSTRUCTION). NO DOUBLE FENCE.

WOOD PERIMETER FENCE ATOP CURBWall / RETAINING WALL, SEE DETAILS 1 AND 2 THIS SHEET (SEE CIVIL FOR WALL EXTENTS), FENCE INDICATED IN MAGENTA IS PROPOSED ON OUR PROPERTY, TYP. - NO DOUBLE FENCE.

FENCING PLAN



PLANTING SCHEDULE

SITE TREES					
SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QUANTITY
ACPA	ACER PALMATUM JAPANESE MAPLE	24" BOX	AS SHOWN	M	18
ACCI	ACER CIRCINATUM VINE MAPLE	8'-10' HT	AS SHOWN	M	13
ARUN	ARBUTUS UNEDO STRAWBERRY TREE	24" BOX	AS SHOWN	L	10
CEOC	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX	AS SHOWN	VL	6
CUSG	CUPRESSUS SEMPERVIRENS "GLAUCA" BLUE ITALIAN CYPRESS	36" BOX	AS SHOWN	L	10
CUSE	CUPRESSUS SEMPERVIRENS "TINY TOWER" TINY TOWER ITALIAN CYPRESS	24" BOX	AS SHOWN	L	29
DIAN	DICKSONIA ANTARCTICA TASMANIAN TREE FERN	36" BOX	AS SHOWN	H	7
FRUH	FRAXINUS UHDEI 'MONUS' MAJESTIC BEAUTY EVERGREEN ASH	24" BOX	AS SHOWN	M	13
MAGE	MAGNOLIA GRANDIFLORA 'EXMOUTH' EXMOUTH MAGNOLIA	24" BOX	AS SHOWN	M	13
MALO	MAGNOLIA X LOEBNERI "MERRILL" MERRILL MAGNOLIA	24" BOX	AS SHOWN	M	24
MYCA	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	24" BOX	AS SHOWN	M	21
SESE	SEQUOIA SEMPERVIRENS COAST REDWOOD	8'-10' HT.	AS SHOWN	H	25
TRLA	TRISTANIOPSIS LAURINA 'ELEGANT' ELEGANT WATER GUM	24" BOX	AS SHOWN	M	17
WARO	WASHINGTONIA ROBUSTA MEXICAN FAN PALM (SKINNED)	48" BOX 14" HT. MIN.	AS SHOWN	L	8

ZONE 01 - LOW WATER USE - HIGH SCREEN SHRUBS (DRIP IRRIGATION)

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QUANTITY
	ARCTOSTAPHYLOS DENSIFLORA 'H. MCMINN' HOWARD MCMINN MANZANITA	5 GAL.	4' O.C.	L	XXX
	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	5 GAL.	4' O.C.	L	XXX
	IRIS DOUGLASIANA PACIFIC COAST IRIS	1 GAL.	24" O.C.	L	XXX
	LEUCANDENDRON SLIGNUM 'WINTER RED' WINTER RED CONE BUSH	5 GAL.	4' O.C.	L	XXX

PLANTING SCHEDULE - CONTINUED

ZONE 02 - LOW WATER USE - SUN PLANTINGS (DRIP IRRIGATION)

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QUANTITY
	ARCTOSTAPHYLOS DENSIFLORA 'H. MCMINN' HOWARD MCMINN MANZANITA	5 GAL.	4' O.C.	L	XXX
	AGAVE ATTENUATA FOXTAIL AGAVE (SUCCULENT)	5 GAL.	48" O.C.	L	XXX
	ANIGOZANTHOS 'BIG RED' KANGAROO PAW	1 GAL.	24" O.C.	L	XXX
	ARCTOSTAPHYLOS UVA-URSI 'WOODS COMPACTA' WOODS COMPACT KINNIKINNICK	1 GAL.	18" O.C.	L	XXX
	BULBINE FRUTESCENS STALKED BULBINE (SUCCULENT)	1 GAL.	36" O.C.	L	XXX
	CAREX DIVULSA BERKELEY SEDGE (GRASS)	1 GAL.	12" O.C.	L	XXX
	CEANOTHUS GRISEUS VAR HORIZONTALIS YANKEE POINT CEANOTHUS	5 GAL.	48" O.C.	L	XXX
	CHONDROPETALUM TECTORIUM CAPE RUSH (GRASS)	5 GAL.	36" O.C.	L	XXX
	DAPHNE ODORA WINTER DAPHNE	5 GAL.	36" O.C.	L	XXX
	DIETES IRIDIODES AFRICAN IRIS	1 GAL.	36" O.C.	L	XXX
	ECHIUM CANDICANS 'SELECT BLUE' SELECT BLUE MADEIRA	5 GAL.	48" O.C.	L	XXX
	EUPHORBIA CHARACIAS 'SILVER SWAN' SILVER SWAN EUPHORBIA	5 GAL.	24" O.C.	L	XXX
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS (GRASS)	1 GAL.	24" O.C.	L	XXX
	JUNIPERUS SCOPULORUM 'MEDORA' MEDORA JUNIPER	10 GAL.	6' O.C.	L	XXX
	LAVANDULA STOECHAS 'LUTSKO'S DWARF' DWARF FRENCH LAVENDER	1 GAL.	12" O.C.	L	XXX
	MUHLENBERGIA CAPILLARIS HAIRY AWN MUHLY	1 GAL.	30" O.C.	L	XXX
	PENNISETUM ALOPECUROIDES 'MOUDRY' BLACK FLOWERING FOUNTAIN GRASS (GRASS)	1 GAL.	30" O.C.	L	XXX
	PHORMIUM 'ALISON BLACKMAN' ALISON BLACKMAN FLAX	1 GAL.	36" O.C.	L	XXX
	PHORMIUM TENAX 'DARK DELIGHT' NEW ZEALAND FLAX	1 GAL.	36" O.C.	L	XXX
	PITTIOSPORUM TOBIRA 'WHEELERS DWARF' DWARF PITTIOSPORUM	1 GAL.	36" O.C.	L	XXX
	PRUNUS CAROLINIANA 'BRIGHT AND TIGHT' CAROLINA LAUREL	5 GAL.	4' O.C.	L	XXX
	ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.	36" O.C.	L	XXX
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	1 GAL.	36" O.C.	L	XXX
	SALVIA SONOMENSIS CREEPING SAGE	1 GAL.	24" O.C.	L	XXX
	SANTOLINA CHAMAECYPARISSUS GRAY SANTOLINA	1 GAL.	30" O.C.	L	XXX
	SENECIO MANDRALISCAE BLUE FINGER (SUCCULENT)	1 GAL.	18" O.C.	L	XXX
	SISYRINCHIUM BELLUM "ARROYO DE LA CRUZ" BLUE EYE GRASS (GRASS)	1 GAL.	12" O.C.	VL	XXX
	VERBENA HASTATA 'PINK SPIRES' PINK SPIRES VERVAIN	1 GAL.	18" O.C.	L	XXX

ZONE 03 - MEDIUM WATER USE - SUN PLANTINGS (DRIP IRRIGATION)

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QUANTITY
	ARMERIA MARTIMA SEA THRIFT	1 GAL.	12" O.C.	M	XXX
	PITTIOSPORUM TENUIFOLIUM "SILVER SHEEN" SILVER SHEEN KOHUHU	5 GAL.	48" O.C.	M	XXX

PLANTING SCHEDULE - CONTINUED

ZONE 04 - LOW WATER USE - SHADE PLANTINGS (DRIP IRRIGATION)

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QUANTITY
	ASPIDISTRA ELATIOR CAST IRON PLANT	1 GAL.	24" O.C.	L	XXX
	CAREX DIVULSA BERKELEY SEDGE (GRASS)	1 GAL.	12" O.C.	L	XXX
	CHONDROPETALUM TECTORIUM CAPE RUSH (GRASS)	5 GAL.	36" O.C.	L	XXX
	CLEMATIS VITICELLA 'ALBA LUXURIANS' ALBA LUXURIANS CLEMATIS (VINE)	2 GAL.	TRAIN TO SCREEN	L	XXX
	DAPHNE ODORA WINTER DAPHNE	5 GAL.	36" O.C.	L	XXX
	IRIS DOUGLASIANA PACIFIC COAST IRIS	1 GAL.	24" O.C.	L	XXX
	SARCOCOCCA HOOKERIANA VAR. HUMILIS LOW SWEET BOX	5 GAL.	24" O.C.	L	XXX
	SARCOCOCCA RUSCIFOLIA FRAGRANT SWEET BOX	5 GAL.	30" O.C.	L	XXX
	SASA HAYATAE GROUNDCOVER BAMBOO	2 GAL.	24" O.C.	L	XXX

ZONE 05 - MEDIUM WATER USE - SHADE PLANTINGS (DRIP IRRIGATION)

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QUANTITY
	ABELIA X GRANDIFLORA "LITTLE RICHARD" LITTLE RICHARD ABELIA	5 GAL.	30" O.C.	M	XXX
	ACANTHUS MOLLIS BEAR'S BREECHES	1 GAL.	24" O.C.	M	XXX
	AGAPANTHUS AFRICANUS 'ALBUS' WHITE LILY OF THE NILE	1 GAL.	24" O.C.	M	XXX
	ASPARAGUS DENSIFLORUS 'MYERS' FOXTAIL FERN	1 GAL.	24" O.C.	M	XXX
	ASPIDISTRA ELATIOR CAST IRON PLANT	1 GAL.	24" O.C.	L	XXX
	CHONDROPETALUM TECTORIUM CAPE RUSH (GRASS)	5 GAL.	30" O.C.	L	XXX
	DIANELLA TASMANICA 'TR20' TASRED FLAX LILY	1 GAL.	24" O.C.	M	XXX
	FICUS PUMILA CREEPING FIG (VINE)	1 GAL.	36" O.C.	M	XXX
	HEBE 'AUTUMN GLORY' AUTUMN GLORY HEBE	5 GAL.	24" O.C.	M	XXX
	HYDRANGEA MACROPHYLLA 'FUJI WATERFALL' FUJI WATERFALL HYDRANGEA	5 GAL.	42" O.C.	M	XXX
	ILEX GLABRA 'CHAMZIN' NORDIC INKBERRY HOLLY	5 GAL.	42" O.C.	M	XXX
	LIGUSTRUM JAPONICUM JAPANESE PRIVET	5 GAL.	30" O.C.	M	XXX
	OPHIPOGON JABURAN GIANT MONDO GRASS	1 GAL.	24" O.C.	M	XXX
	OPHIPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS	1 GAL.	12" O.C.	M	XXX
	RUMOHRA ADIANTIFORMIS LEATHERLEAF FERN	1 GAL.	30" O.C.	M	XXX
	STRELITZIA NICOLAI WHITE BIRD OF PARADISE	5 GAL.	48" O.C.	M	XXX
	STRELITZIA REGINAE BIRD OF PARADISE	5 GAL.	48" O.C.	M	XXX
	THELYPTERIS NORMALIS SOUTHERN WOOD FERN	1 GAL.	36" O.C.	M	XXX
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE (VINE)	1 GAL.	36" O.C.	M	XXX
	VIBURNUM SUSPENSUM SANDANKWA VIBURNUM	5 GAL.	48" O.C.	M	XXX
	WOODWARDIA FIMBRIATA GIANT WESTERN SWORD FERN	5 GAL.	48" O.C.	M	XXX

LANDSCAPE PLANTING SCHEDULE (PAGE 1 OF 2)



PLANTING SCHEDULE - CONTINUED

ZONE 06 - HIGH WATER USE - SUN/SHADE PLANTINGS (DRIP IRRIGATION)					
SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QUANTITY
	ENSETE VENTRICOSUM ABYSSINIAN BANANA	10 GAL.	AS SHOWN	H	XXX
	MUSA BASJOO HARDY FIBER BANANA	10 GAL.	AS SHOWN	H	XXX
	MUSA VELUNTINA PINK FRUITING BANANA	10 GAL.	AS SHOWN	H	XXX
	OPHIPOGON JABURAN GIANT MONDO GRASS	1 GAL.	24" O.C.	M	XXX
	OPHIPOGON PLANISCAPUS "NIGRESCENS" BLACK MONDO GRASS	1 GAL.	12" O.C.	M	XXX
	PHYLLOSTACHYS VIVAX CHINESE TIMBER BAMBOO (GRASS)	25 GAL.	48" O.C.	L	XXX
	STRELITZIA REGINAE BIRD OF PARADISE	5 GAL.	48" O.C.	M	XXX
	WOODWARDIA FIMBRIATA GIANT WESTERN SWORD FERN	1 GAL.	60" O.C.	M	XXX

ZONE 07 - LOW WATER USE - STORMWATER PLANTINGS (DRIP IRRIGATION)					
SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QUANTITY
	CHONDROPETALUM TECTORIUM CAPE RUSH (GRASS)	5 GAL.	30" O.C.	L	XXX
	IRIS DOUGLASIANA PACIFIC COAST IRIS	1 GAL.	24" O.C.	L	XXX
	JUNCUS PATENS "ELK BLUE" ELK BLUE CALIFORNIA GRAY RUSH (GRASS)	1 GAL.	18" O.C.	L	XXX
	SYMPHORICARPOS ALBUS COMMON SNOWBERRY	1 GAL.	30" O.C.	L	XXX

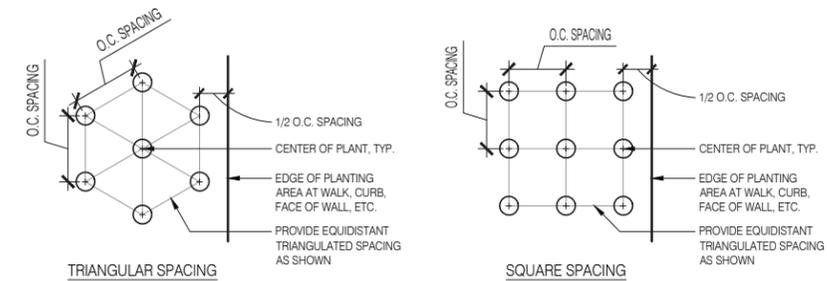
GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT PLANT QUANTITIES REQUIRED BASED ON THIS PLAN. QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY AND THE NUMBER OF ACTUAL PLANT SYMBOLS SHOWN SHALL TAKE PRECEDENCE IN THE CASE OF DISCREPANCIES.
- THE MAXIMUM ALLOWABLE PLANTING SOIL / GROWING MEDIA WEIGHT FOR SOILS PLACED ON STRUCTURE FOR THIS PROJECT IS 100 LBS/CF SATURATED.
- FINISH GRADE (FG) ELEVATIONS SHOWN ON LANDSCAPE GRADING PLANS INDICATE TOP OF MULCH LAYER AFTER SOIL AND MULCH SETTLEMENT.
- WITHIN TRAFFIC SAFETY VISIBILITY TRIANGLES, ALL PLANTINGS (SHRUBS, BUSHES, HEDGES, GROUNDCOVERS) SHALL MAINTAIN 3' MAXIMUM HEIGHT AND TREES SHALL HAVE 6' MINIMUM TREE CANOPY CLEARANCE PER THE CITY OF MOUNTAIN VIEW TRAFFIC SAFETY VISIBILITY AREA DESIGN GUIDELINES AND SIDE STREET / DRIVEWAY TRIANGLE OF SAFETY DESIGN GUIDELINES.
- STREET TREES SHALL BE PLANTED A MINIMUM OF 10' FROM SANITARY SEWER LINES AND 5' FROM WATER LINES, FIRE LINES AND DRIVEWAYS.

CONSTRUCTION ALLOWANCE

- CONTRACTOR SHALL PROVIDE A \$15,000 ALLOWANCE FOR OWNER-REQUESTED FIELD ADJUSTMENTS, ADDITIONAL PLANT MATERIAL AND UP-SIZING OF PLANT MATERIAL AS APPROVED BY LANDSCAPE ARCHITECT.

PLANT SPACING DIAGRAMS



WATER CONSERVATION IN LANDSCAPING CALCULATIONS

SUMMARY OF AREA CALCULATIONS - LEVEL 01				
SYM	WATER USE ZONE	IRRIGATION	AREA (SQ FT)	WUCOLS
	ZONE 01 - LOW WATER USE HIGH SCREEN SHRUBS	DRIP	6,780	L
	ZONE 02 - LOW WATER USE SUN PLANTINGS	DRIP	14,818	L
	ZONE 03 - MEDIUM WATER USE SUN PLANTINGS	DRIP	2,496	M
	ZONE 04 - LOW WATER USE SHADE PLANTINGS	DRIP	12,511	L
	ZONE 05 - MEDIUM WATER USE SHADE PLANTINGS	DRIP	5,651	M
	ZONE 06 - HIGH WATER USE SUN/SHADE PLANTINGS	DRIP	134	H
	ZONE 07 - LOW WATER USE STORMWATER PLANTINGS	DRIP	3,086	L
	ZONE 08 - HIGH WATER USE SPA	N/A	104	H
	ZONE 09 - HIGH WATER USE POOL	N/A	1,107	H

LANDSCAPE DESIGN NARRATIVE

- LANDSCAPE IMPROVEMENTS FOR THE PROJECT WILL FOCUS ON PROMOTING PEDESTRIAN CONNECTIVITY, CREATING HIGH QUALITY OUTDOOR ENVIRONMENTS FOR RESIDENTS AND INTEGRATING PLANTING THAT PROMOTES WATER CONSERVATION WHILE PROVIDING SEASONAL INTEREST.
- THE MAJORITY OF NEW PLANTING ON THE PROJECT WILL BE IN RAISED PLANTERS DUE TO THE PROJECTS UNDERGROUND PARKING FACILITY. PLANTS WILL BE SELECTED FOR ORNAMENTAL VALUE, SEASONAL INTEREST, LIMITED MAINTENANCE, AND DROUGHT TOLERANCE.
- STORMWATER WILL BE HANDLED IN ABOVE GRADE STORMWATER PLANTERS MEETING C3 REQUIREMENT AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. ADDITIONAL IN-GRADE BIO-RETENTION FACILITIES AND UNDERGROUND MECHANICAL UNITS WILL ALLOW ALL STORMWATER MANAGEMENT TO BE ACCOMMODATED ON SITE.
- PLANTING SHALL BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR RESIDENTS, WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
- ALL NEW PLANT MATERIAL WITHIN PROPERTY LINE SHALL BE MAINTAINED BY THE OWNER FOLLOWING INDUSTRY STANDARDS.
- ALL PLANTING ON STRUCTURE SHALL RECEIVE LIGHTWEIGHT ENGINEERED GROWING MEDIA.
- LANDSCAPE PLANTING GROUPS ARE DESIGNED FOR LIMITING WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.
- REFER TO ARBORIST REPORT FOR AN ANALYSIS OF EXISTING TREES, INCLUDING HERITAGE TREES.
- LANDSCAPE PLANS SHALL BE DESIGNED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION.

IRRIGATION DESIGN NARRATIVE

- IRRIGATION DESIGN SHALL COMPLY WITH AB1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS.
- ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM.
- TREE, SHRUB AND GROUNDCOVER AREAS SHALL BE ON SEPARATE VALVES AND ZONES BASED ON PLANTING WATER USE AND MICROCLIMATE.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED, AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY REQUIREMENTS.
- ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
- THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
 - LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
 - LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, DRIP IRRIGATION LINES, RAIN GAUGES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
 - STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
 - FLOW RATES (GALLONS PER MINUTE) AND REMOTE CONTROL VALVE SIZE.
- QUICK COUPLERS WILL BE LOCATED APPROXIMATELY EVERY 100 FEET ALONG THE IRRIGATION MAINLINE.
- IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
- IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
 - SMART IRRIGATION CONTROLLERS (WEATHERTRAK) CAPABLE OF RESPONDING TO REAL TIME ON-SITE WEATHER CONDITIONS.
 - CONTROLLERS WITH MULTIPLE PROGRAMS.
 - WATERING SCHEDULES EMPLOYING SHORT CYCLES.
 - RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
 - DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
 - USE OF FLOW SENSORS AND MASTER SHUT OFF VALVES TO ALLOW AUTOMATED SHUT DOWN OF THE SYSTEM AND NOTIFICATION OF MAINTENANCE STAFF IN THE EVENT OF A LEAK WITHIN THE SYSTEM.

WATER CONSERVATION IN LANDSCAPING REGULATIONS NOTES

- A MINIMUM 3' LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS IN ORDER TO PREVENT EVAPORATIVE WATER LOSS FROM EXPOSED SOIL, EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION (E.G. HYDROSEED).
- ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POSTCONSUMER PRODUCTS SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POSTCONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.
- PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
- FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL. SOILS WITH GREATER THAN 6 PERCENT ORGANIC MATTER IN THE TOP 6" OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

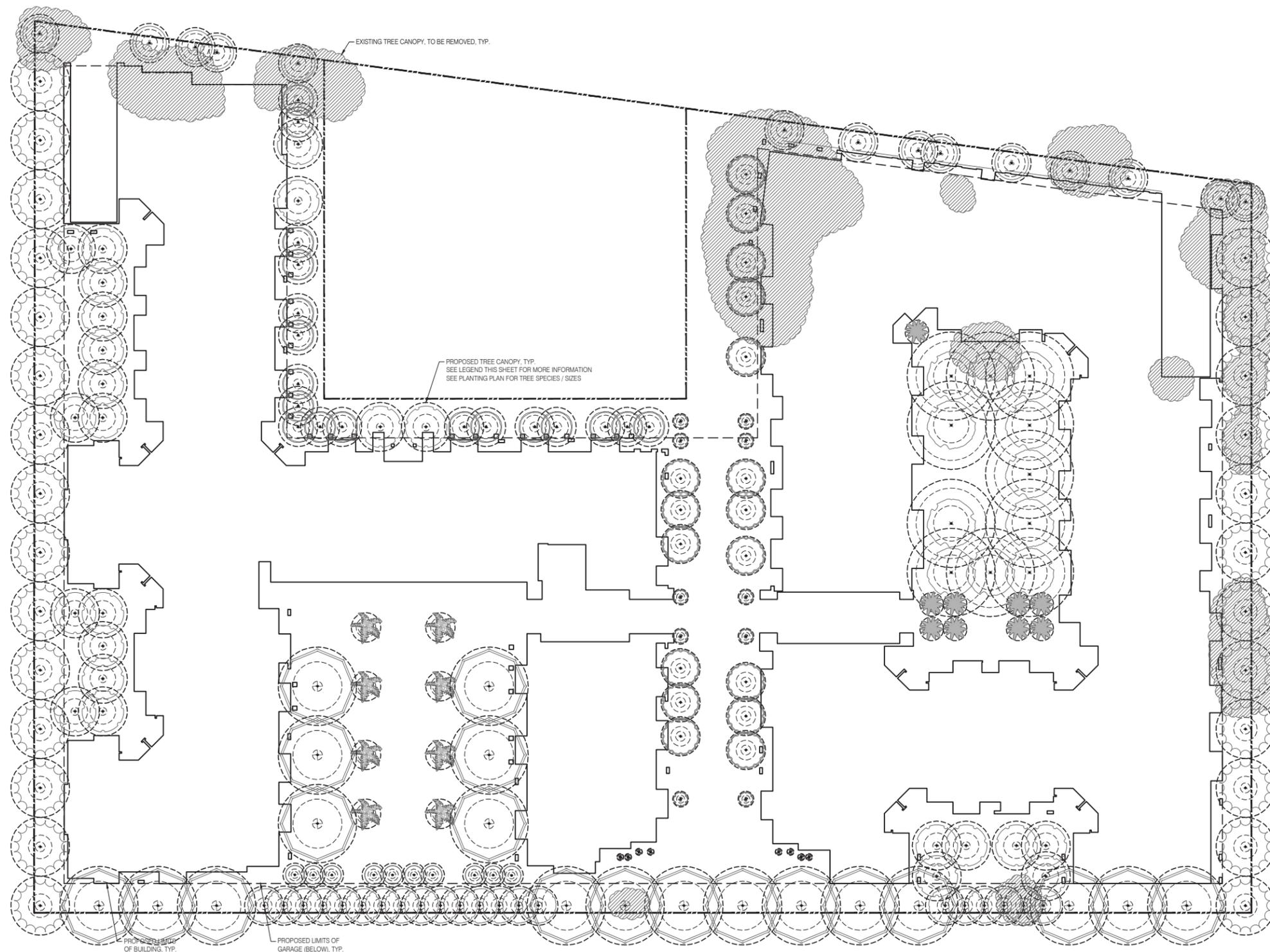
TREE MITIGATION NOTES

TOTAL HERITAGE TREES TO BE REMOVED: 16
REQUIRED MITIGATION TREES TO BE PLANTED (2:1): 32

TOTAL NON-HERITAGE TREES TO BE REMOVED: 21
REQUIRED MITIGATION TREES TO BE PLANTED (1:1): 21

GRAND TOTAL MITIGATION TREES TO BE PLANTED: 37
GRAND TOTAL MITIGATION TREES PROPOSED: 203

LANDSCAPE PLANTING SCHEDULE (PAGE 2 OF 2)



LEGEND

- 
SITE AREA
 226,900 SF*
 (*EXCLUDES PARK AREA)
- 
EXISTING TREE CANOPY
 ALL SHOWN SHALL BE
 REMOVED, SEE GENERAL
 NOTE #2
- 
PROPOSED TREE CANOPY

TREE CANOPY TOTALS

CANOPY COVERAGE	AREA	% OF SITE
EXISTING	20,995 SF	9.3%
EXISTING TO REMAIN	0 SF	0.0%
AT PLANTED + EXISTING TO REMAIN	6,379 SF	2.8%
5-10 YEARS + EXISTING TO REMAIN	34,597 SF	15.2%
FULL GROWTH + EXISTING TO REMAIN	98,370 SF	43.4%

GENERAL NOTES

1. THIS PLAN SHOWS EXISTING CANOPY COVERAGE FOR "ON-SITE TREES ONLY" PER CITY OF MOUNTAIN VIEW PLANNING COMMENTS (STREET TREES AND TREES ON IMMEDIATELY ADJACENT PROPERTIES NOT SHOWN).
2. ALL EXISTING TREES AND THEIR CANOPIES SHOWN ARE SHOWN SLATED FOR REMOVAL BECAUSE ALL LIE WITHIN THE FOLLOWING ZONES: 1) PROPOSED BUILDING / GARAGE FOOTPRINT 2) PROPOSED PUBLIC UTILITY EASEMENTS 3) PROPOSED EGRESS WALKWAYS.
3. SEE CIVIL TREE DISPOSITION PLAN AND LANDSCAPE PLANTING PLAN FOR MORE INFORMATION.

LANDSCAPE TREE CANOPY COVERAGE PLAN



FLOWER MART
FORMAL PLANNING RESUBMIT #5

03/26/2019

L2.21

