

515 & 545 N. WHISMAN
MOUNTAIN VIEW, CA



Project Team

STONELEX A, LLC

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ARCHITECTURE + PLANNING
The Leamington Building
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510-272-2910
ktgy.com



LANDSCAPE
100 Avenida Miramar
San Clemente, CA 92672
949-366-6624
c2collaborative.com

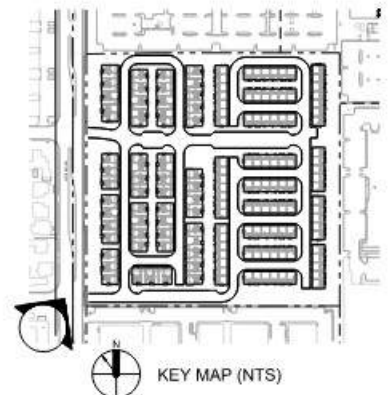


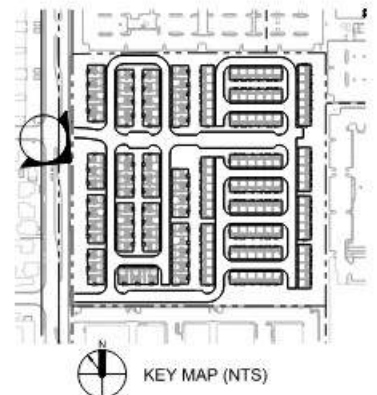
CIVIL ENGINEER
2633 Camino Ramon, Ste. 350
San Ramon, CA 94583
925-866-0322
cbandg.com

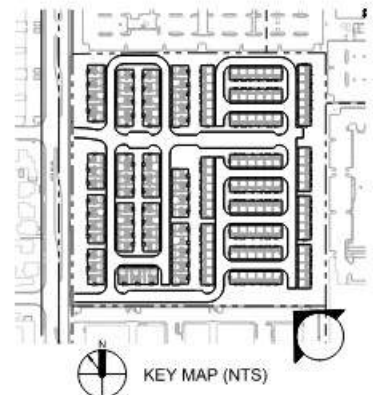


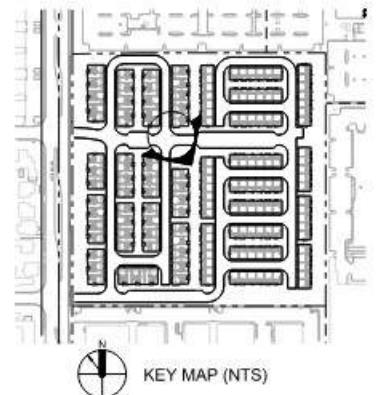
JOINT TRENCH
8080 Santa Teresa Blvd, Ste. 240
Gilroy, CA 95020
925-467-1740
giacalonedesign.com

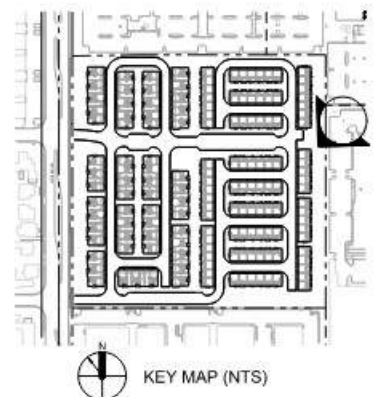




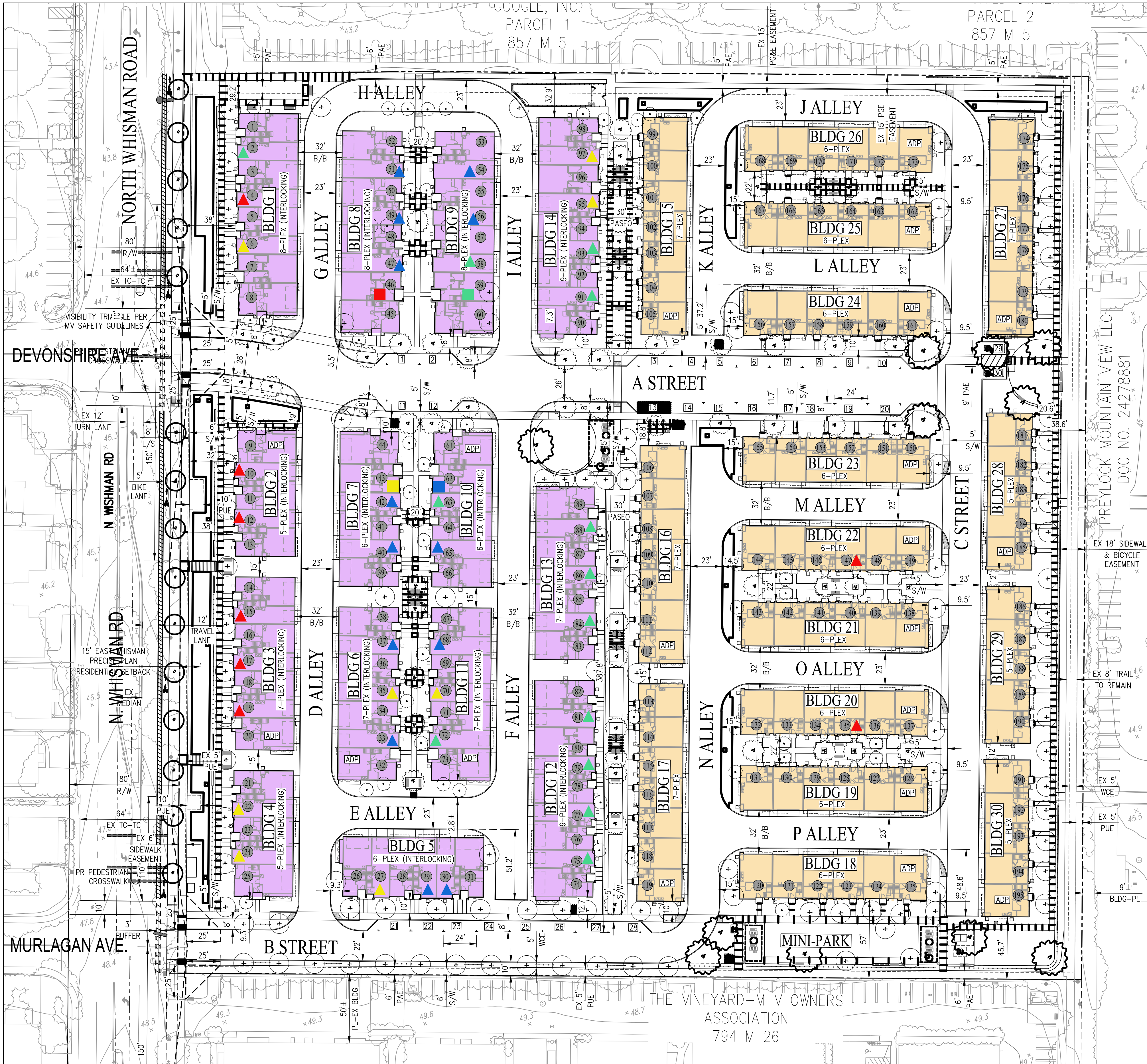




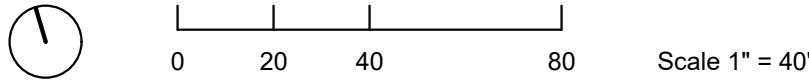








BMR Unit Distribution				
	100%AMI	120%AMI	160%AMI	180%AMI
3BD	13	13	8	8
4BD	1	1	1	1
Total	14	14	9	9



Project Summary

Address: 515 & 545 N. Whisman Rd.
City: Mountain View, CA
Site: 435,717 sf 10 AC
Zoning: East Whisman Precise Plan Area P(41)
Character Area: Low Intensity Mixed-Use
General Plan Designation: East Whisman Mixed-Use
Proposed Density: 19.5 du/ac

Project Description

Site consists of two vacant existing office buildings to be demolished for the construction of 195 rowhouses. See separate project description under separate cover for detailed information.

Unit Summary

Shallow Rowhouse : Const Type VB (3-story, SxS garage)

Neighborhood 1	Bed / Bath Count	Garage	# du	%	Accessible Ground Floor *	Deck	Storage	NSF	Total NSF
Plan 1A**(2 BMR)	3 bd/2.5 ba	s x s	29 du	30%	n/a	68 sf	164 cuft	1,574 sf	45,646 sf
Plan 1B	3 bd/2.5 ba	s x s	36 du	37%	n/a	99 sf	164 cuft	1,574 sf	56,664 sf
Plan 2	3 bd/2.5 ba	s x s	16 du	16%	9	95 sf	164 cuft	1,690 sf	27,040 sf
Plan 3	3 bd/2.5 ba	s x s	16 du	16%	6	55 sf	164 cuft	1,708 sf	27,328 sf
Total			97 du	100%	15				156,678 sf
Average NSF/du								1615 sf/du	

Interlocking Rowhouse: Const Type VB (3-story, Interlocking with Tandem Garage)

Neighborhood 2	Bed / Bath Count	Garage	# du	%	Accessible Ground Floor *	Deck	Storage	NSF	Total NSF
Plan 1** (40 BMR)	3 bd/ 3 ba	tandem	40 du	41%	n/a	67 sf	164 cuft	1,288 sf	51,520 sf
Plan 2	3 bd/ 3.5 ba	s x s	40 du	41%	2	100 sf	164 cuft	1,774 sf	70,960 sf
Plan 3** (4 BMR)	4 bd/ 3.5 ba	s x s	7 du	7%	n/a	100 sf	164 cuft	1,983 sf	13,881 sf
Plan 4 (side entry)	4 bd/ 3.5 ba	s x s	7 du	7%	0	122 sf	164 cuft	2,165 sf	15,155 sf
Plan 4 ALT	4 bd/ 3.5 ba	s x s	4 du	4%	3	122 sf	164 cuft	2,157 sf	8,628 sf
Total			98 du	100%	5				160,144 sf
Average NSF/du								1,634 sf/du	

Site Total

195 du	20 du	1,625 sf/du Average	316,822 NSF Total
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* Accessible ground floor in accordance with CBC 1102A.3.1

**46 Total Below Market Rate (BMR) Units provided (25% of the base unit count of 184)

Unit and Building Coverage Summary

Building type	# of buildings	du/building	Total DU	Building Coverage SF	Total Coverage SF
Neighborhood 1					
5-plex	3	5	15 du	4,372 sf	13,116 sf
6-plex	9	6	54 du	5,195 sf	46,755 sf
7-plex	4	7	28 du	6,050 sf	24,200 sf
Neighborhood 2					
5-plex	2	5	10 du	4,476 sf	8,952 sf
6-plex	2	6	12 du	5,493 sf	10,986 sf
6-plex Alt	1	6	6 du	5,015 sf	5,015 sf
7-plex	4	7	28 du	6,058 sf	24,232 sf
8-plex	3	8	24 du	7,150 sf	21,450 sf
9-plex	2	9	18 du	7,705 sf	15,410 sf
Total:	30		195 du		170,116 sf
Site Coverage:	35% coverage maximum				

Mountain View Zoning Code Defines:

Lot, coverage. That percentage of the total lot area covered by structures as herein defined.

Structure. That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.

Therefore, building coverage is calculated as entire area of buildings covered by a roof structure.

Parking Summary

Required	Ratio	Total Required
Residential Private Garages (per EWPP)	2 spaces/du minimum	390 spaces
Guest on-street (per MVRDG)	0.3 spaces/du minimum	59 spaces
Total	2.3 spaces/du	449 spaces
Short-Term Bicycle (per EWPP)	1/10 spaces/du	20 spaces
Long-Term Bicycle (per EWPP)	1 space/du	195 spaces
Provided		
Residential In-garage	310 spaces (standard)	
	80 spaces (tandem)	21% of DU's
Guest on-street	30 spaces (standard)	
Total	420 spaces	
Parking Ratio	2.15 spaces/du	
Short-Term Bicycle (per EWPP)	24 spaces	
Long-Term Bicycle (per EWPP)	195 spaces	

Common Open Space Summary

Type	Total Provided
Home Owner Common Usable Open Space	29,925 sf
Home Owner Central Paseo	14,450 sf
Existing Public Easement Trail	11,590 sf
Publicly Accessible Mini Park	10,350 sf
Multi-Use Path	9,800 sf
TOTAL	76,115 sf
Note: See Landscape Exhibits for further information.	
City Qualified Common Open Space (EWPP/MVRDG)	
29,925 sf	0.69 AC
10,350 sf	0.24 AC
40,275 sf	0.93 AC

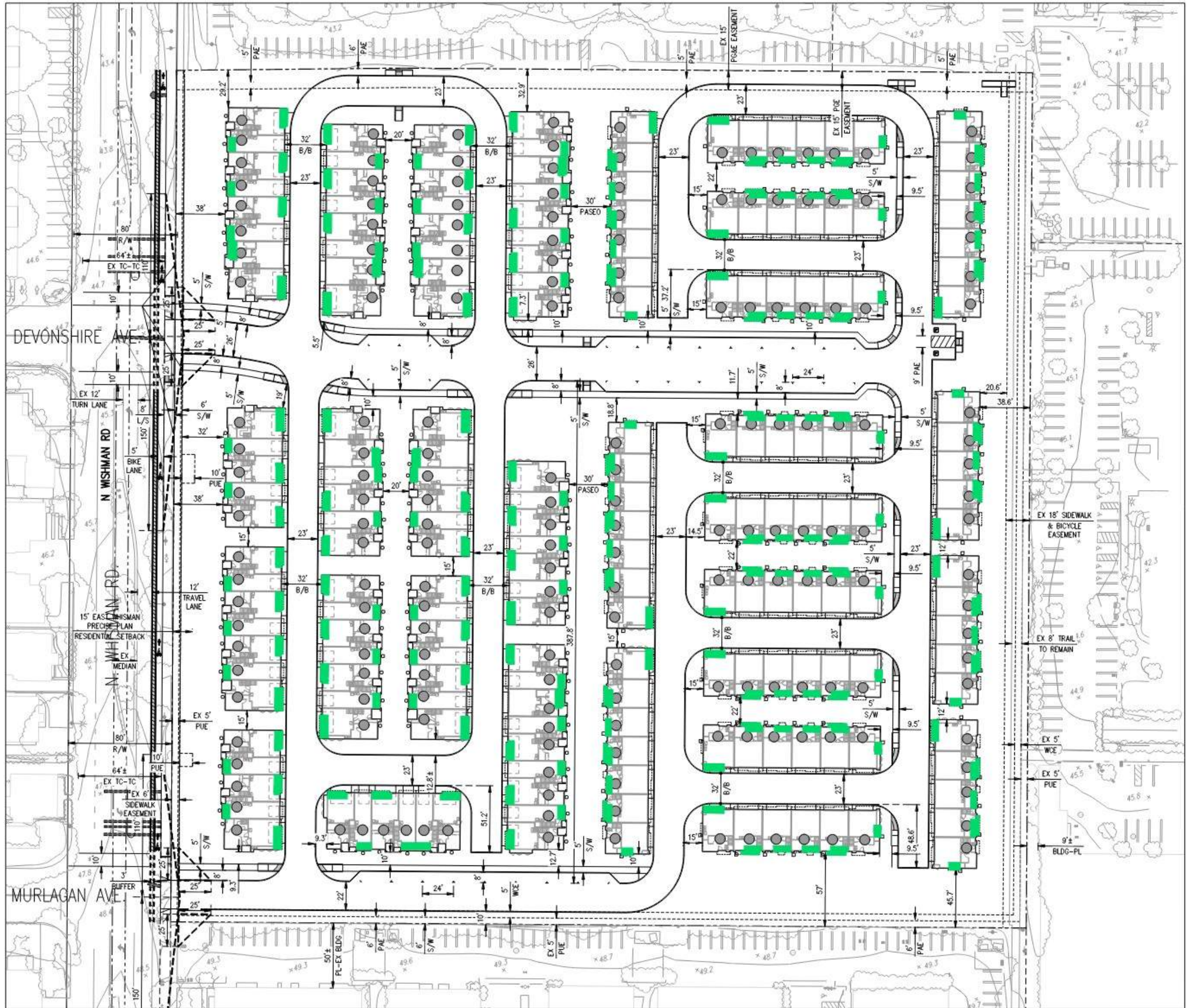
SB330 Gross Square Footage Calculation

Building type	# of buildings	# of units	GSF / bldg	Total gross SF
N1 Townhouses				
5-plex	3	15	11,807 sf	35,421 sf
6-plex	9	54	14,106 sf	126,954 sf
7-plex	4	28	16,375 sf	65,500 sf
Subtotal	16	97		227,875 sf
Neighborhood 2				
5-plex	2	10	12,416 sf	24,832 sf
6-plex	2	12	15,206 sf	30,412 sf
6-plex Alt	1	6	14,057 sf	14,057 sf
7-plex	4	28	17,077 sf	68,308 sf
8-plex	3	24	19,875 sf	59,625 sf
9-plex	2	18	21,498 sf	42,696 sf
Subtotal	14	98		240,230 sf
Total Per Site	30	195	Total GSF	468,105 sf

SB330 Comparison

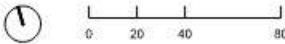
	Units Per Site	GSF
Original SB330	192	455,819
Current Proposed	195	468,105
Percent Difference	2% Increase*	3% Increase*

* 20% maximum change allowed per SB330



2nd Floor Decks

(see unit plans for additional info)



Private Open Space Key

 Second Floor Deck

Open Space Summary		
Required	Ratio	Total
Common Open Space	100 sf/du	19,500 sf
Private Open Space	100 sf/du	16,500 sf
Total		36,000 sf
Minimum Area of Site To Be Landscaped	35%	152,501 sf
Provided		
Common Open Space	207 sf/du	40,275 sf
Private Open Space	85 sf/du (average)	16,658 sf
Total		56,933 sf
Overall Ratio	292 sf/du	
Area of Site Landscaped	28%	120,150 sf



N1

STYLE 1

STYLE 2

N2

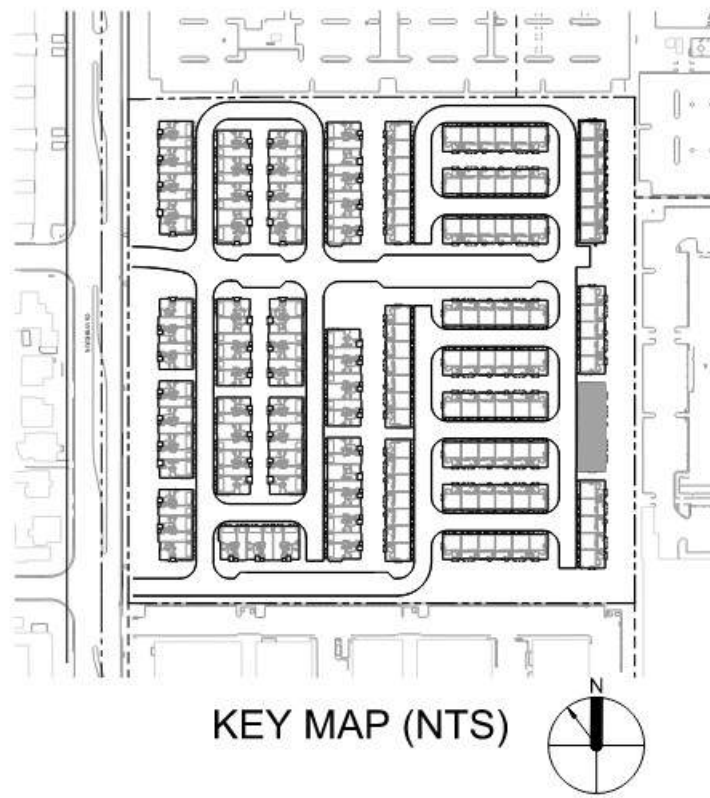
STYLE 3

STYLE 4



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Scale 1" = 40'



KEY MAP (NTS)

MATERIAL LEGEND

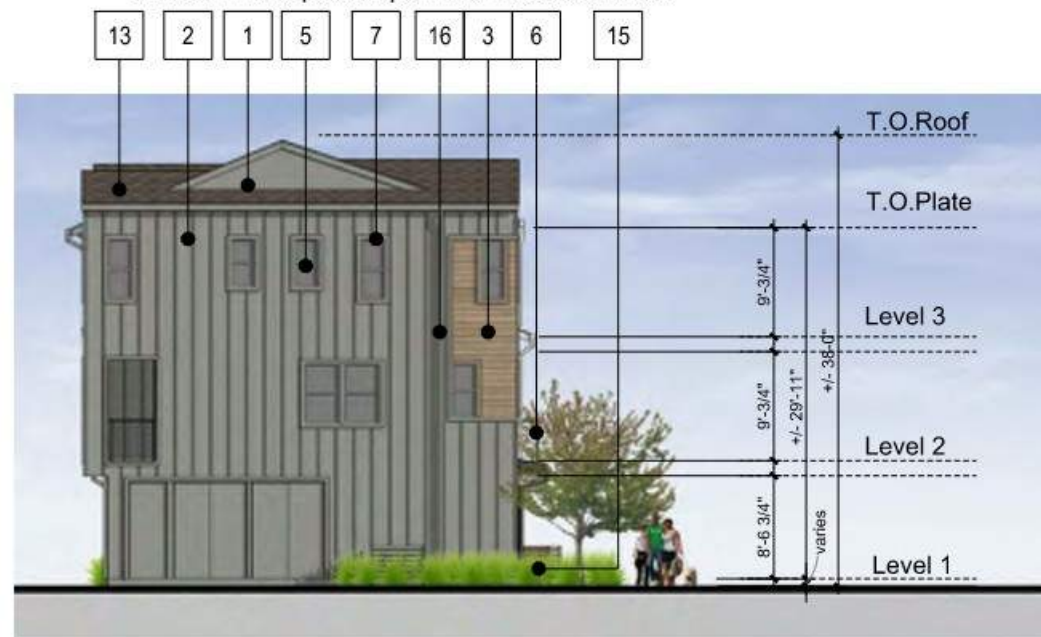
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* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



FRONT PERSPECTIVE



LEFT

0 4 8 16 Scale 1" = 8'



PLAN 2R

PLAN 1B

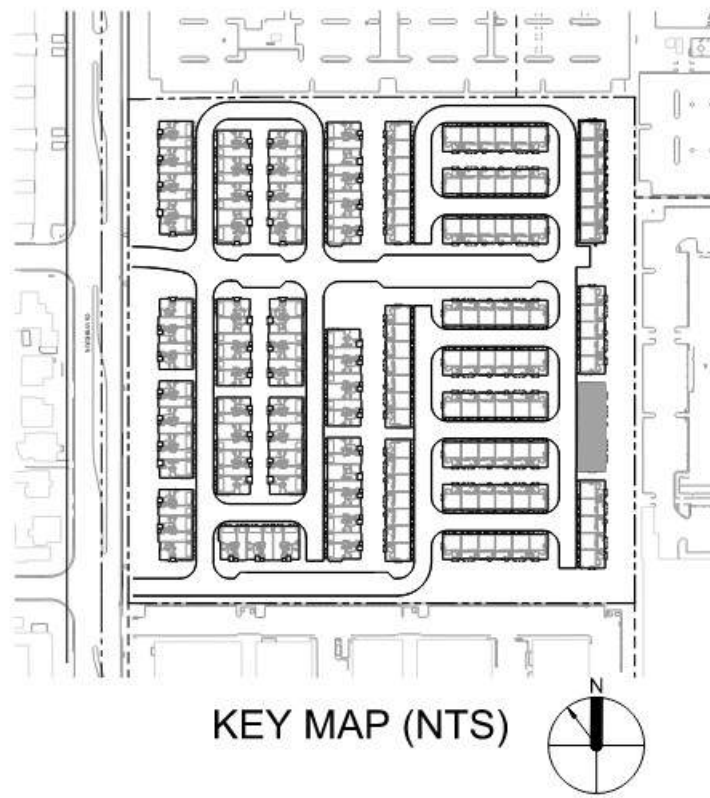
PLAN 1A

PLAN 1B

PLAN 3

FRONT

0 4 8 16 Scale 1" = 8'



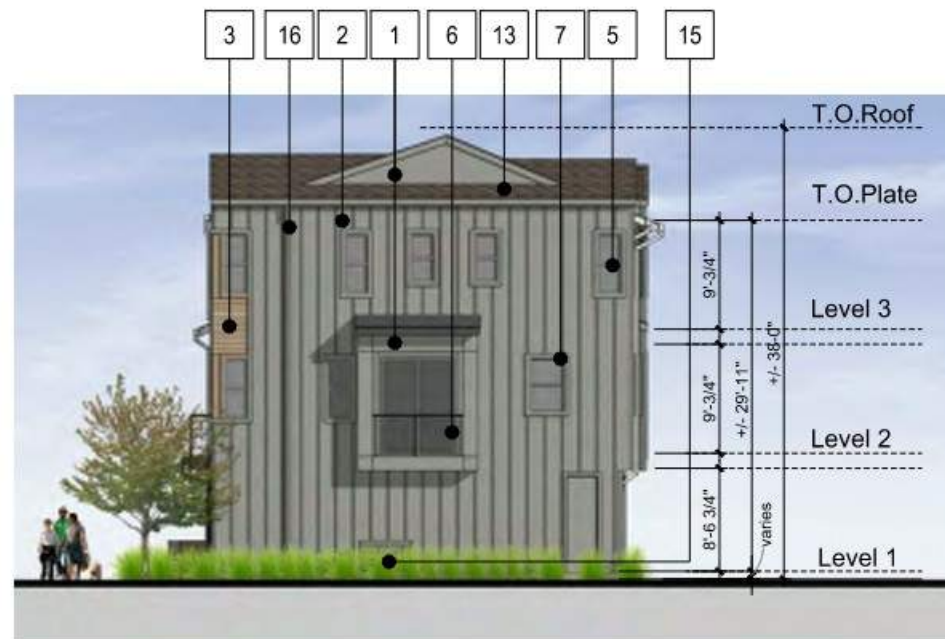
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RIGHT

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REAR PERSPECTIVE



PLAN 2R

PLAN 1B

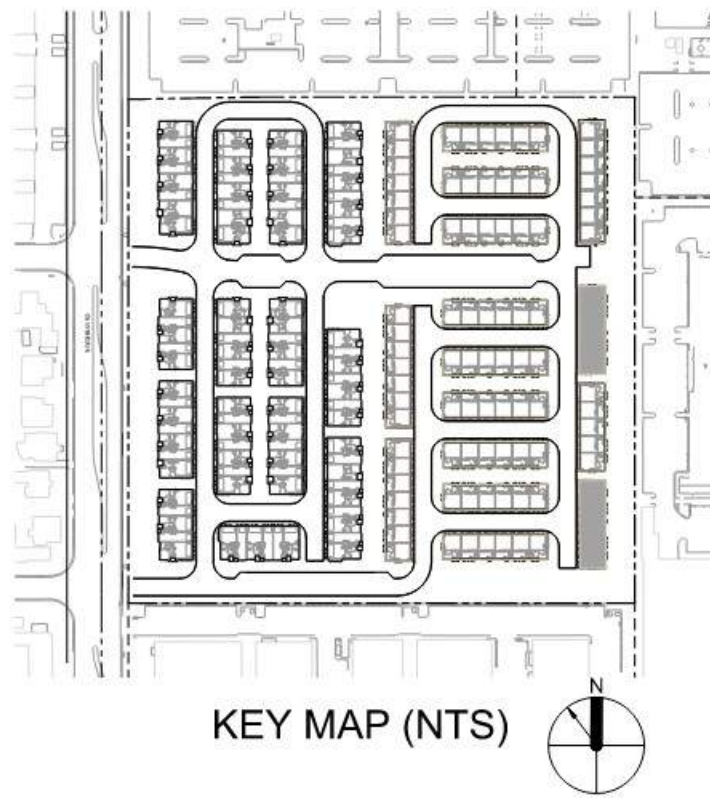
PLAN 1A

PLAN 1B

PLAN 3

REAR

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

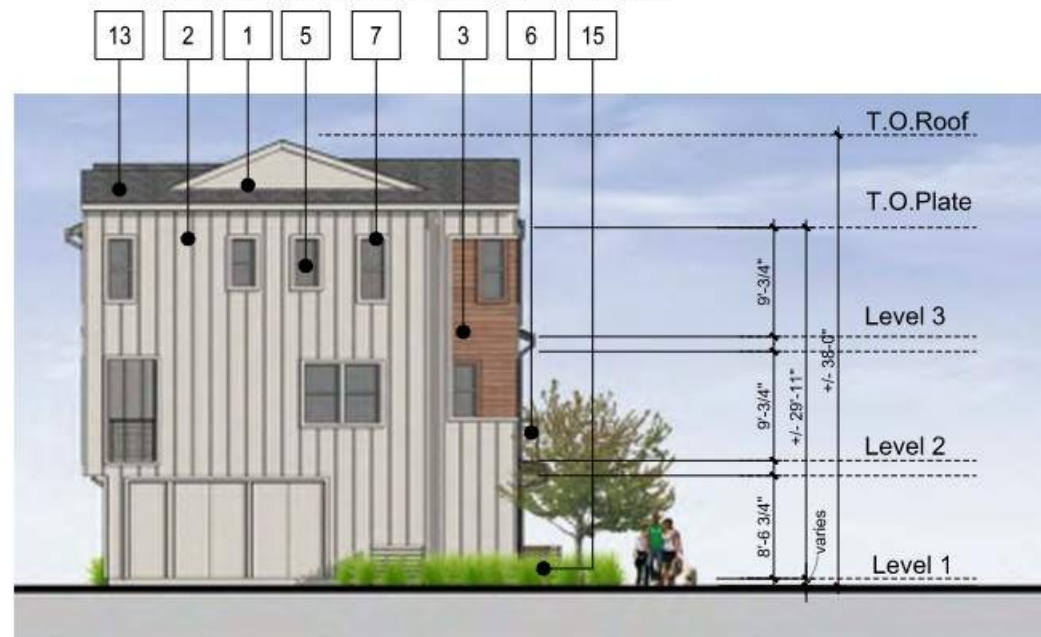
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PLAN 2R

PLAN 1B

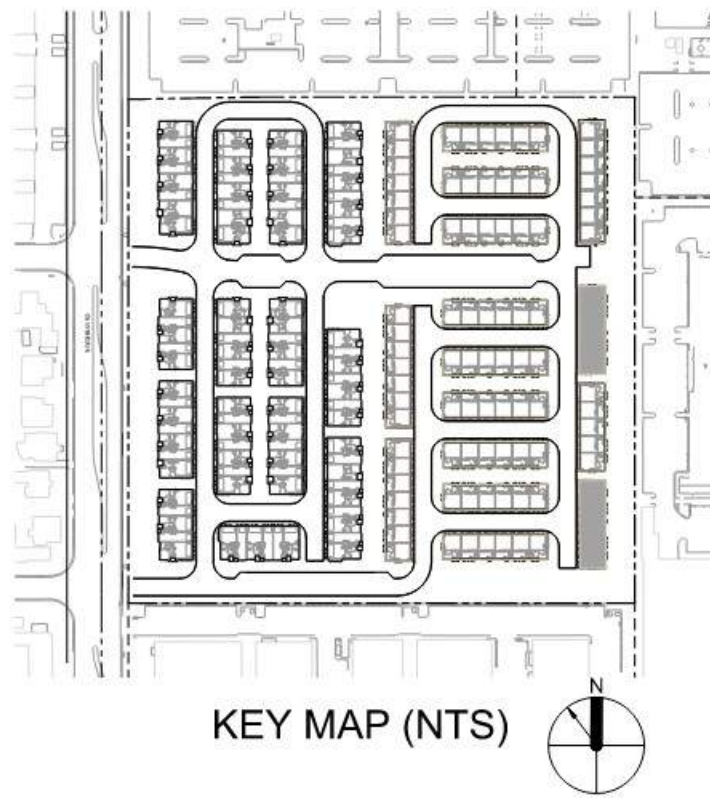
PLAN 1A

PLAN 1B

PLAN 3

FRONT

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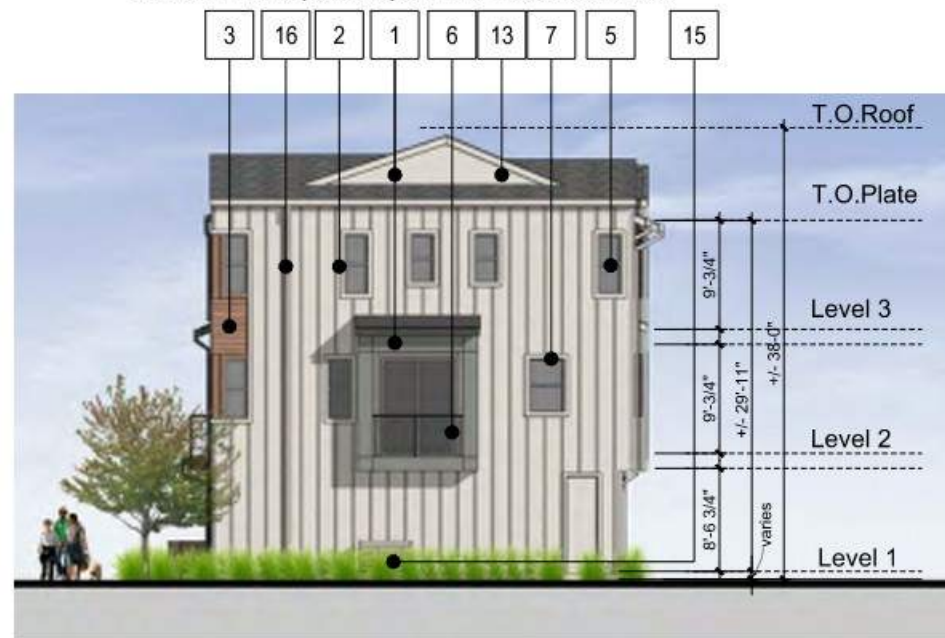
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RIGHT

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REAR PERSPECTIVE



PLAN 2R

PLAN 1B

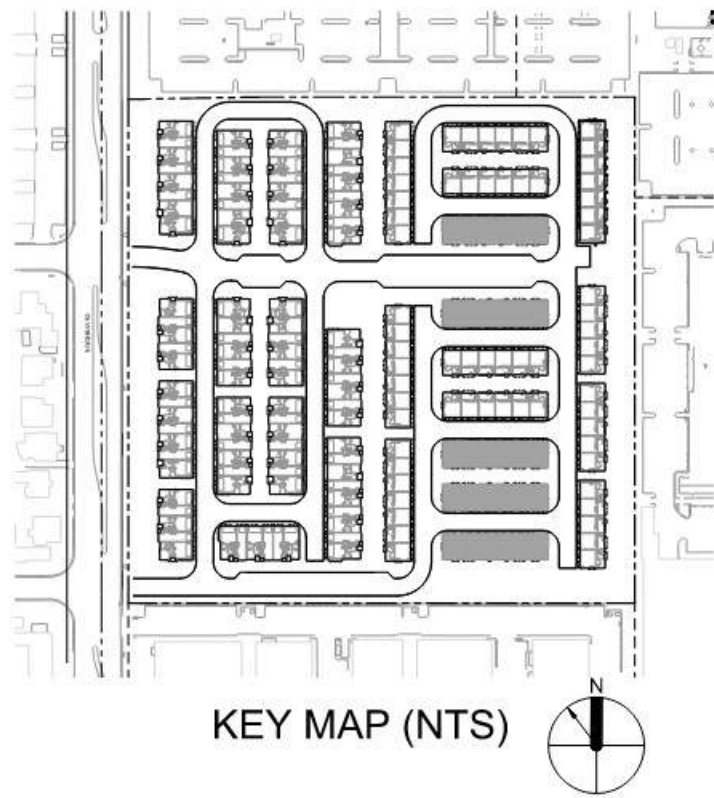
PLAN 1A

PLAN 1B

PLAN 3

REAR

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

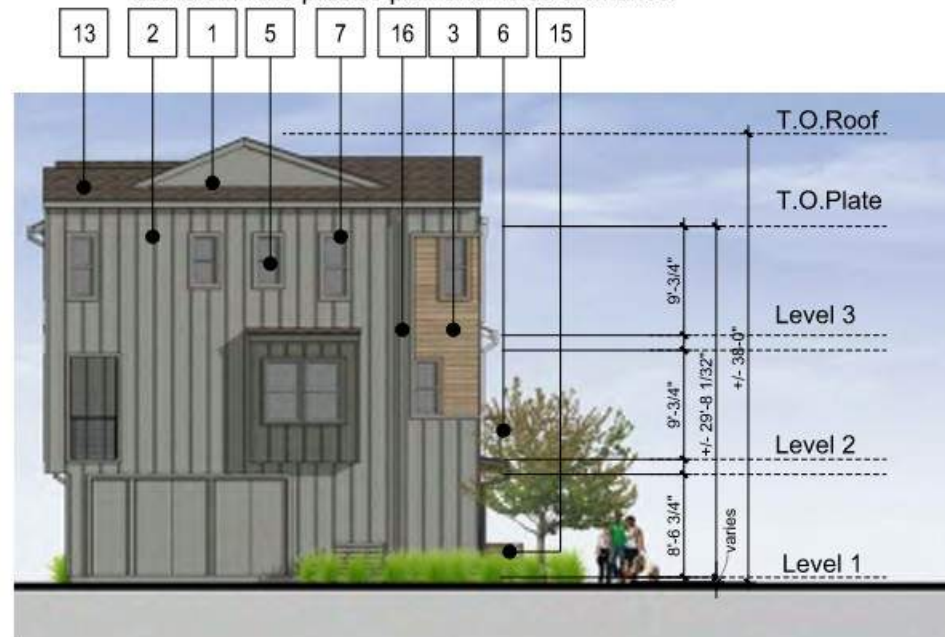
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LEFT

Scale 1" = 8'



PLAN 2R

PLAN 1B

PLAN 1A

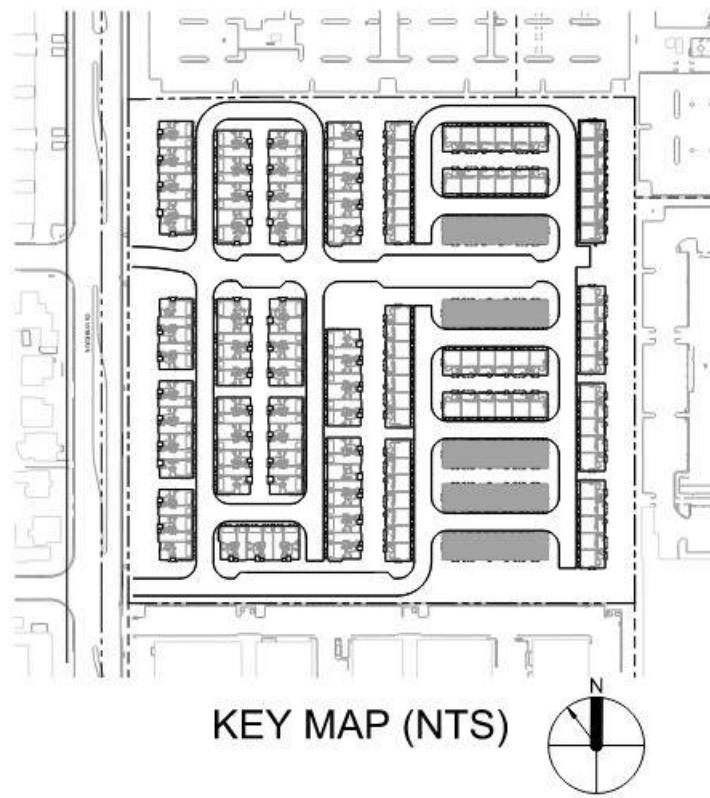
PLAN 1A

PLAN 1B

PLAN 3

FRONT

Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

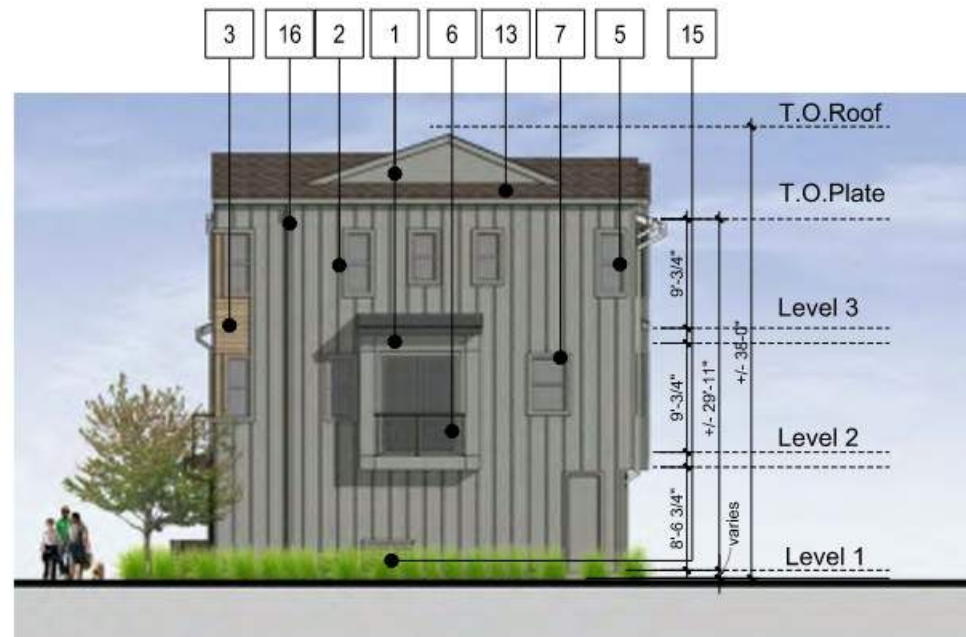
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Scale 1" = 8'



PLAN 2R

PLAN 1B

PLAN 1A

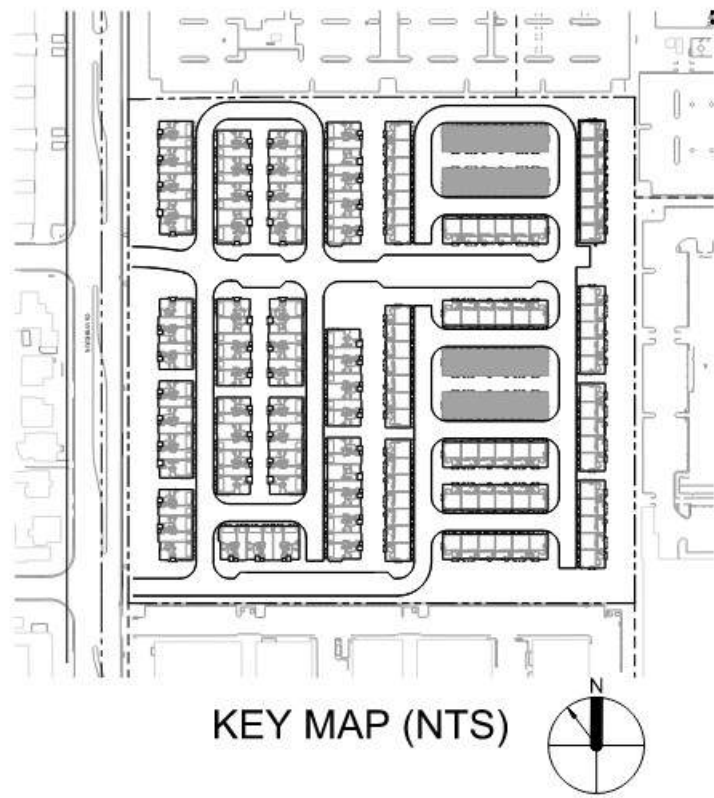
PLAN 1A

PLAN 1B

PLAN 3

REAR

Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

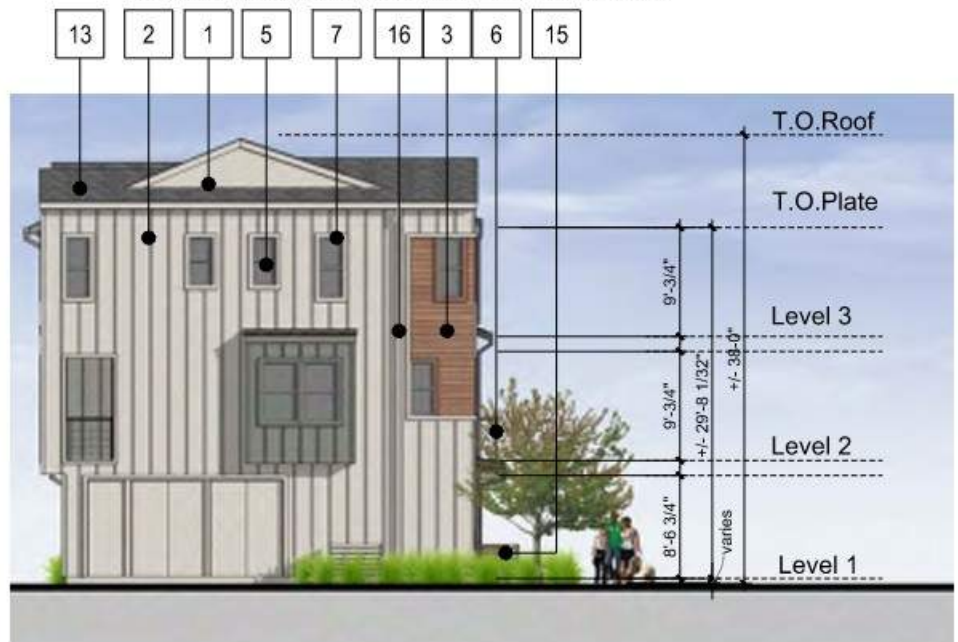
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FRONT PERSPECTIVE



LEFT

0 4 8 16' Scale 1" = 8'



PLAN 2R

PLAN 1B

PLAN 1A

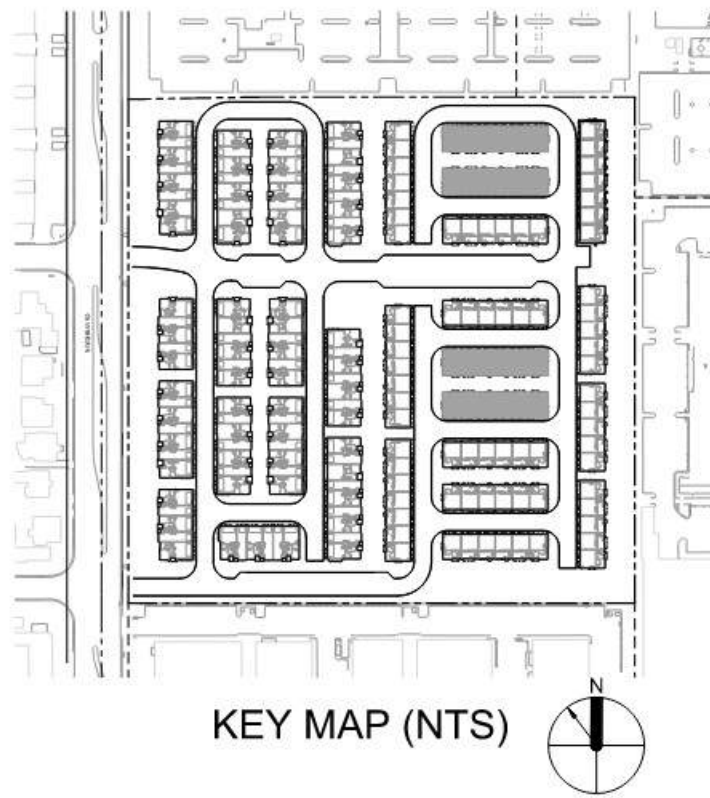
PLAN 1A

PLAN 1B

PLAN 3

FRONT

0 4 8 16' Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

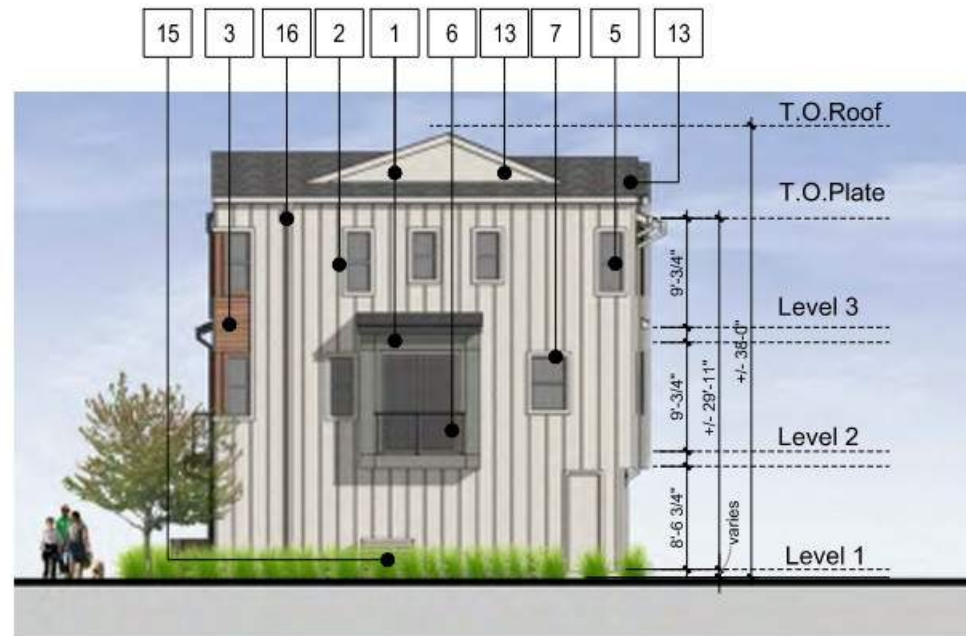
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RIGHT

Scale 1" = 8'



PLAN 2R

PLAN 1B

PLAN 1A

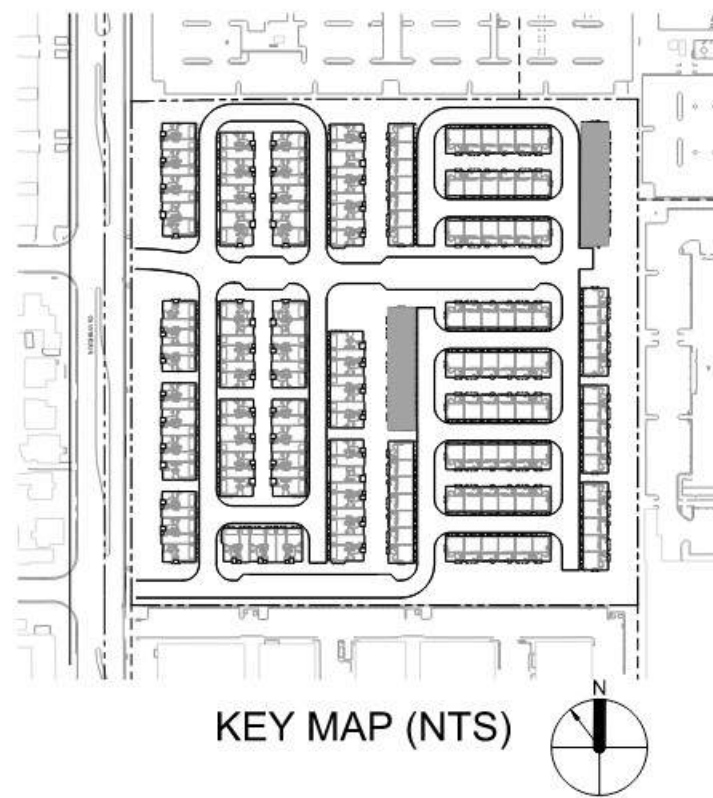
PLAN 1A

PLAN 1B

PLAN 3

REAR

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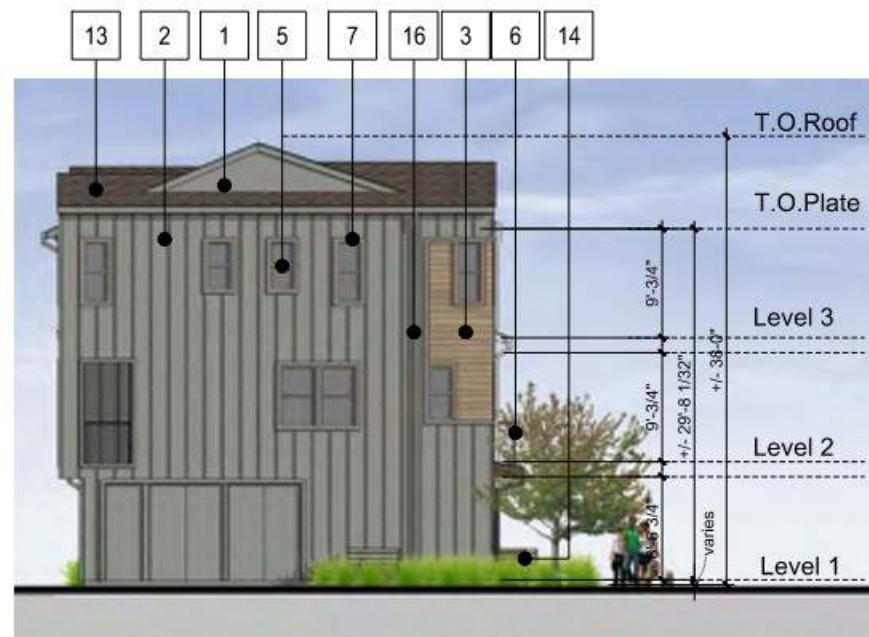
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FRONT PERSPECTIVE



LEFT

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PLAN 2R

PLAN 1B

PLAN 1A

PLAN 1B

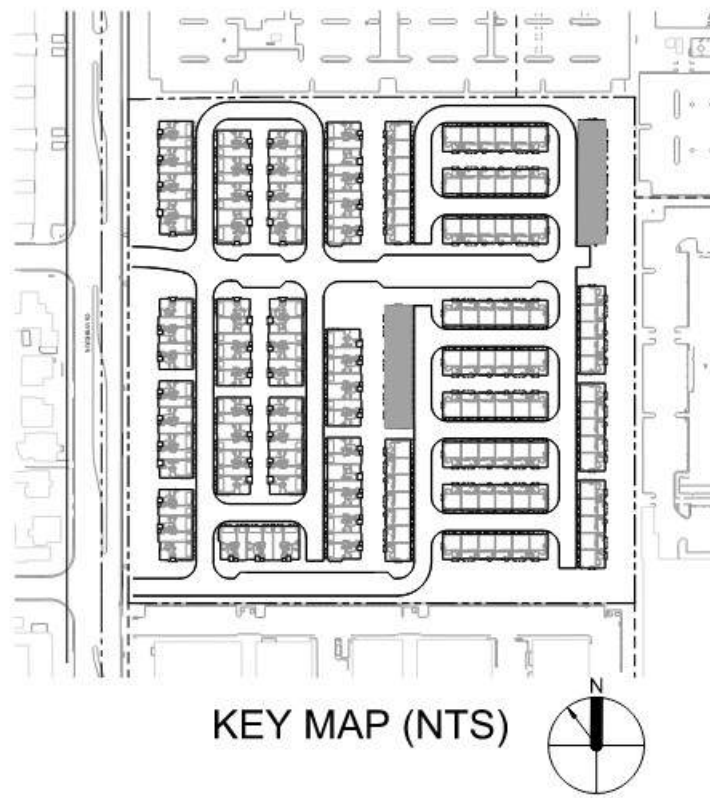
PLAN 1A

PLAN 1B

PLAN 3

FRONT

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KEY MAP (NTS)

MATERIAL LEGEND

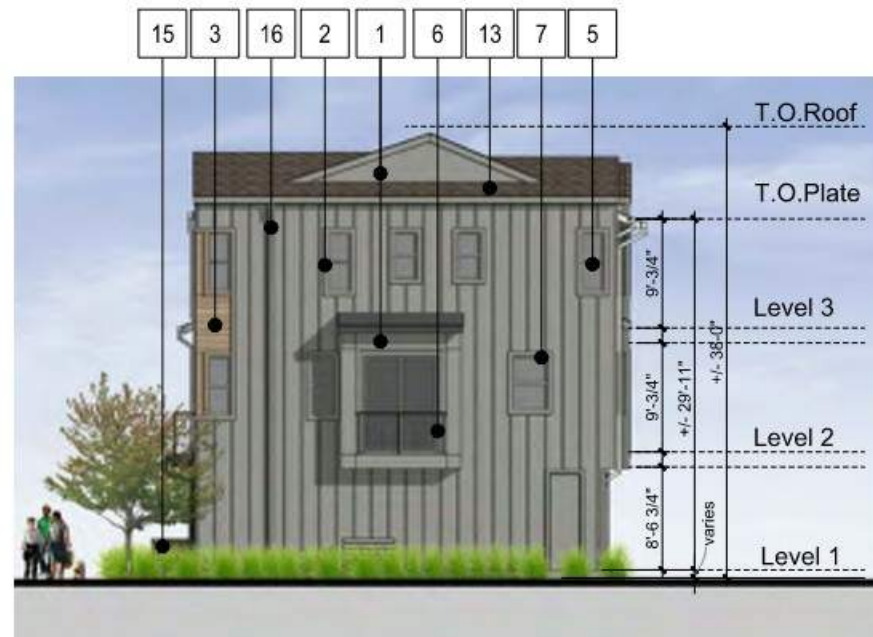
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PLAN 2R

PLAN 1B

PLAN 1A

PLAN 1B

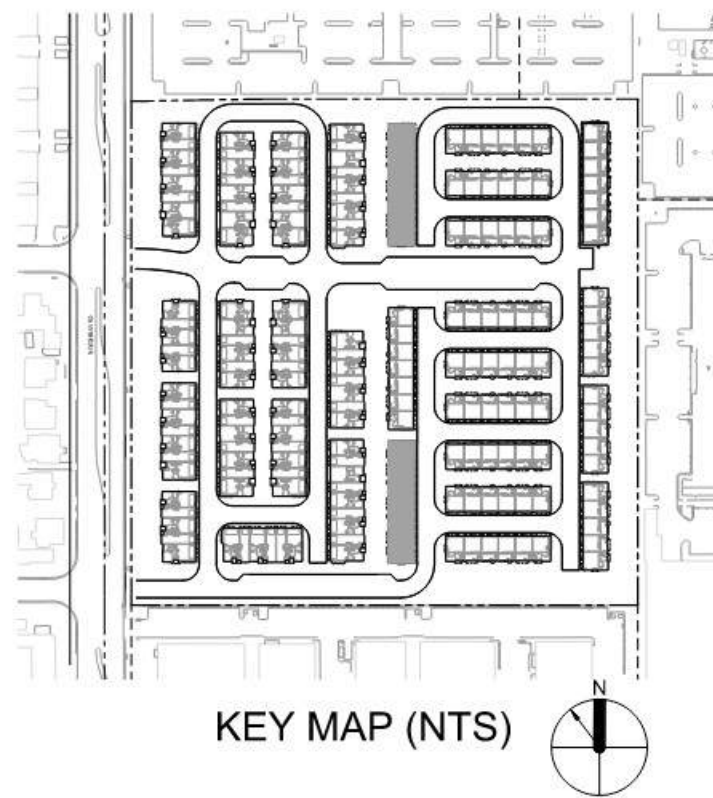
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PLAN 1B

PLAN 3

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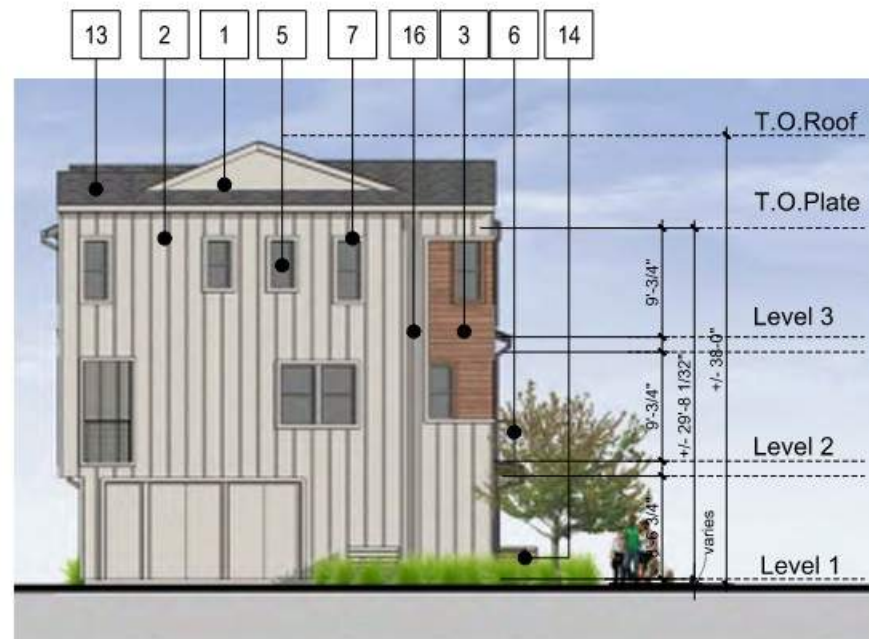
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Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit.
Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



FRONT PERSPECTIVE



LEFT

0 4 8 16 Scale 1" = 8'



PLAN 2R

PLAN 1B

PLAN 1A

PLAN 1B

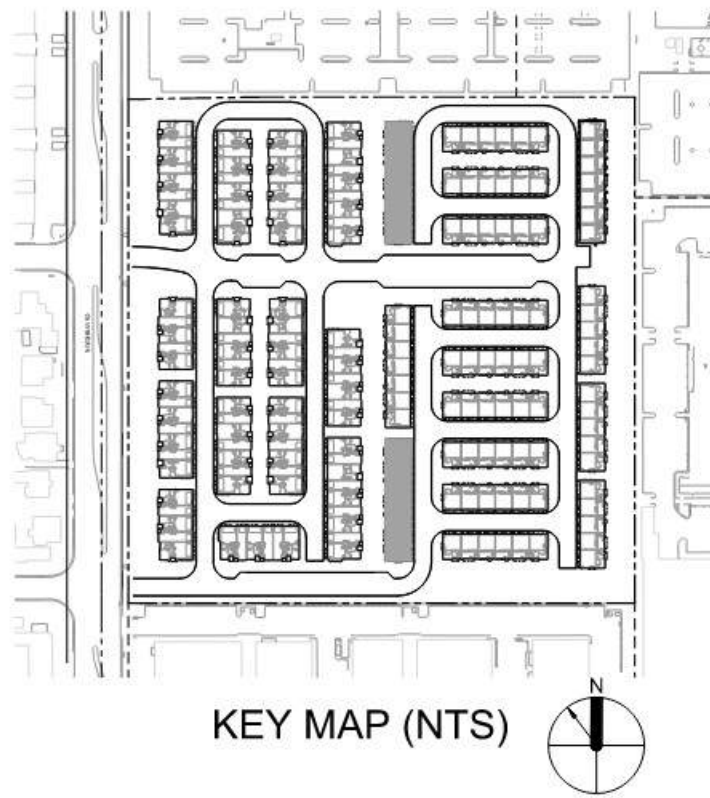
PLAN 1A

PLAN 1B

PLAN 3

FRONT

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

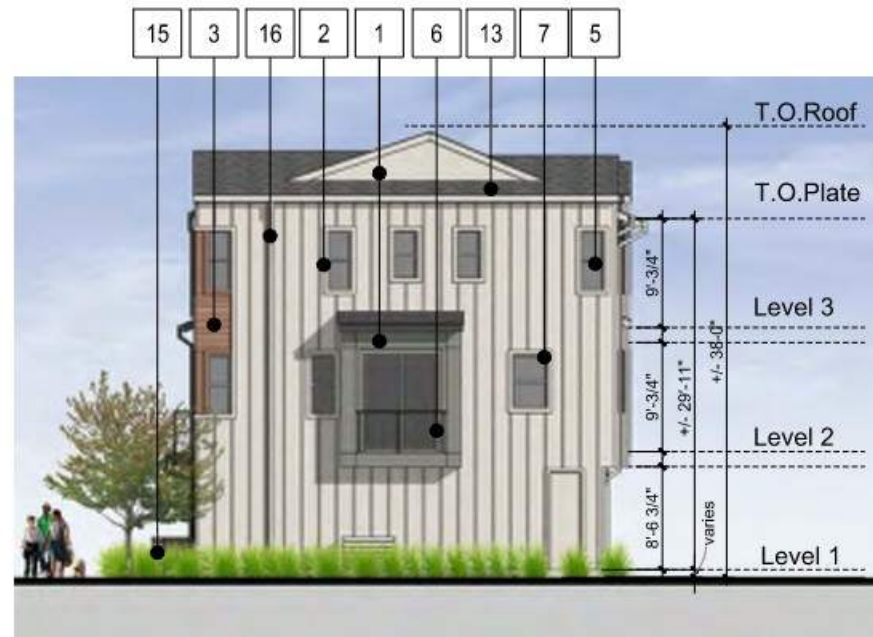
- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Metal garage door |
| 2. Fiber cement board/batten | 10. Light fixture |
| 3. Woodlook Siding | 11. Unit address |
| 4. Masonry veneer | 12. Entry door |
| 5. Vinyl window | 13. Composition shingle roof |
| 6. Metal railing | 14. Standing seam metal roof |
| 7. Fiber cement trim/fascia board | 15. Heat pump and screen |
| 8. Foam trim at stucco | 16. Downspout |

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit.
Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



REAR PERSPECTIVE



RIGHT

0 4 8 16 Scale 1" = 8'



PLAN 2R

PLAN 1B

PLAN 1A

PLAN 1B

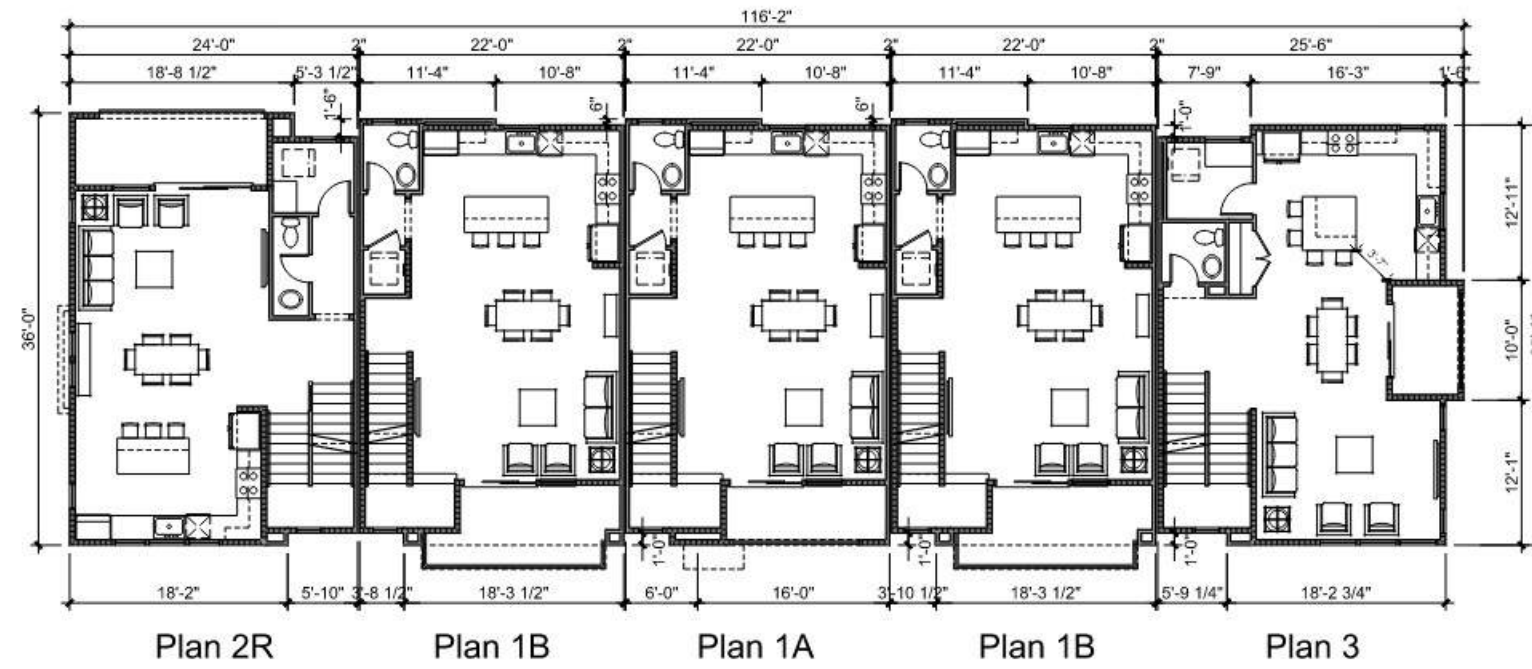
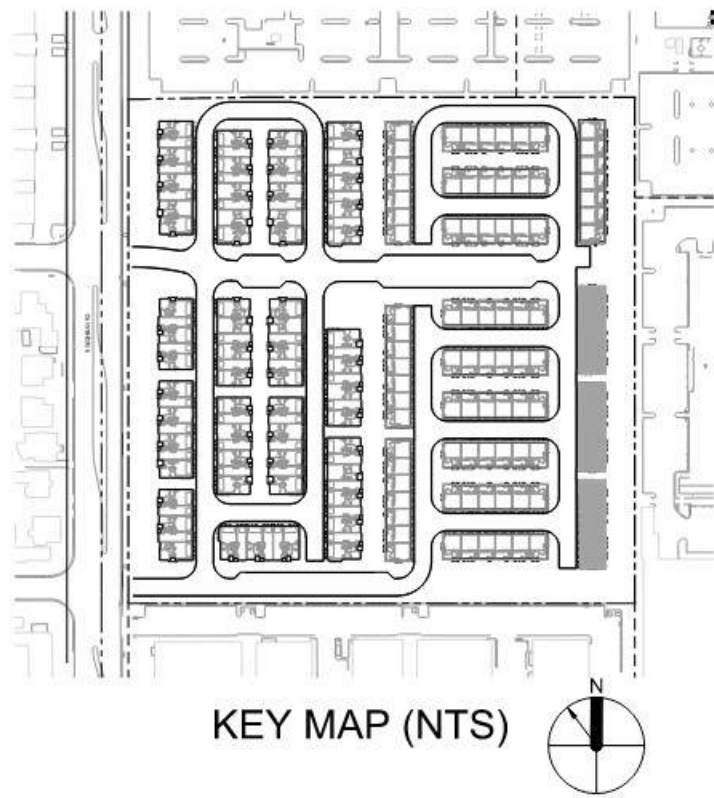
PLAN 1A

PLAN 1B

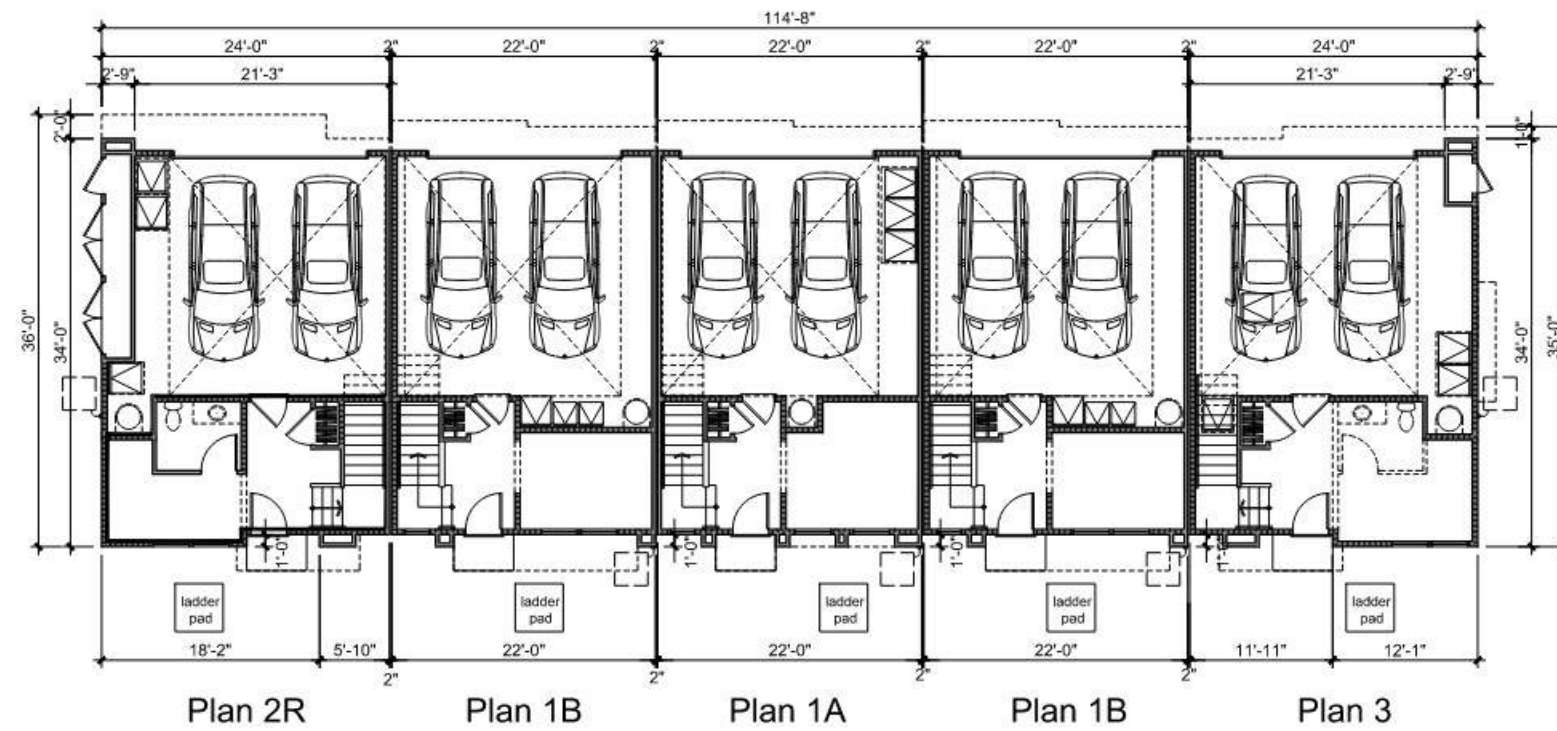
PLAN 3

REAR

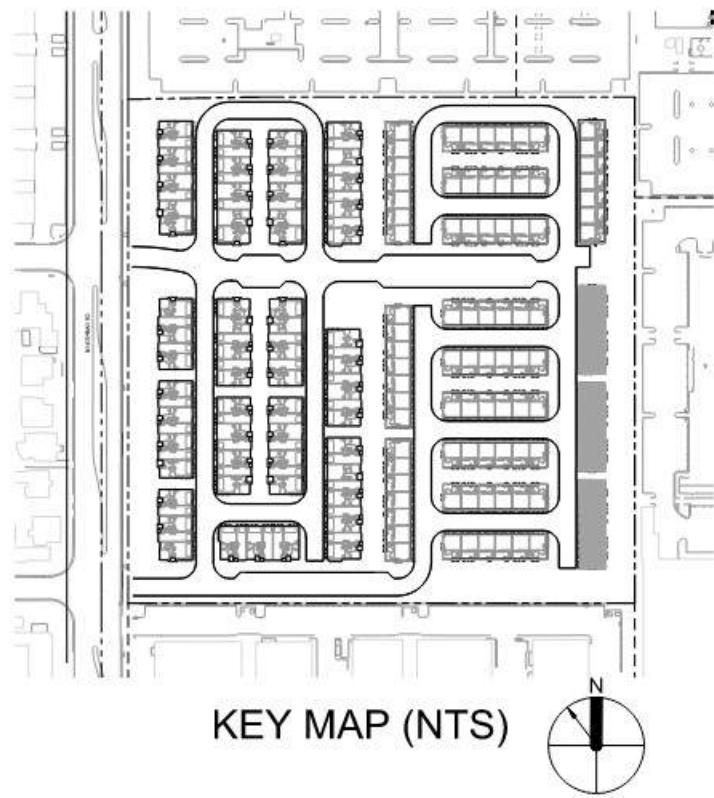
0 4 8 16 Scale 1" = 8'



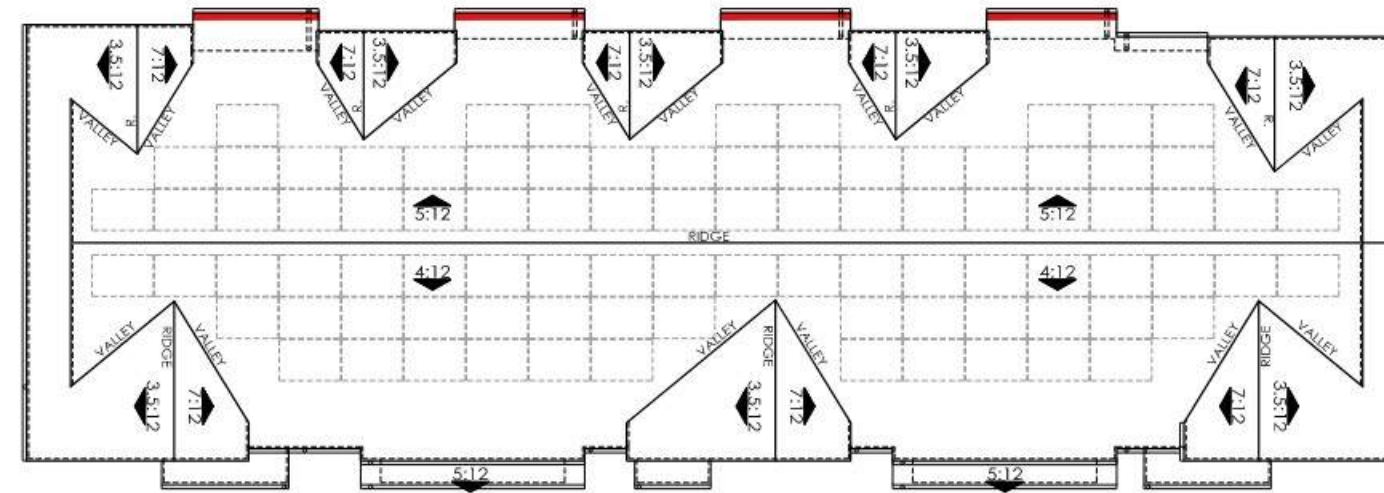
LEVEL 2 0 4 8 16 Scale 1" = 8'



LEVEL 1 0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

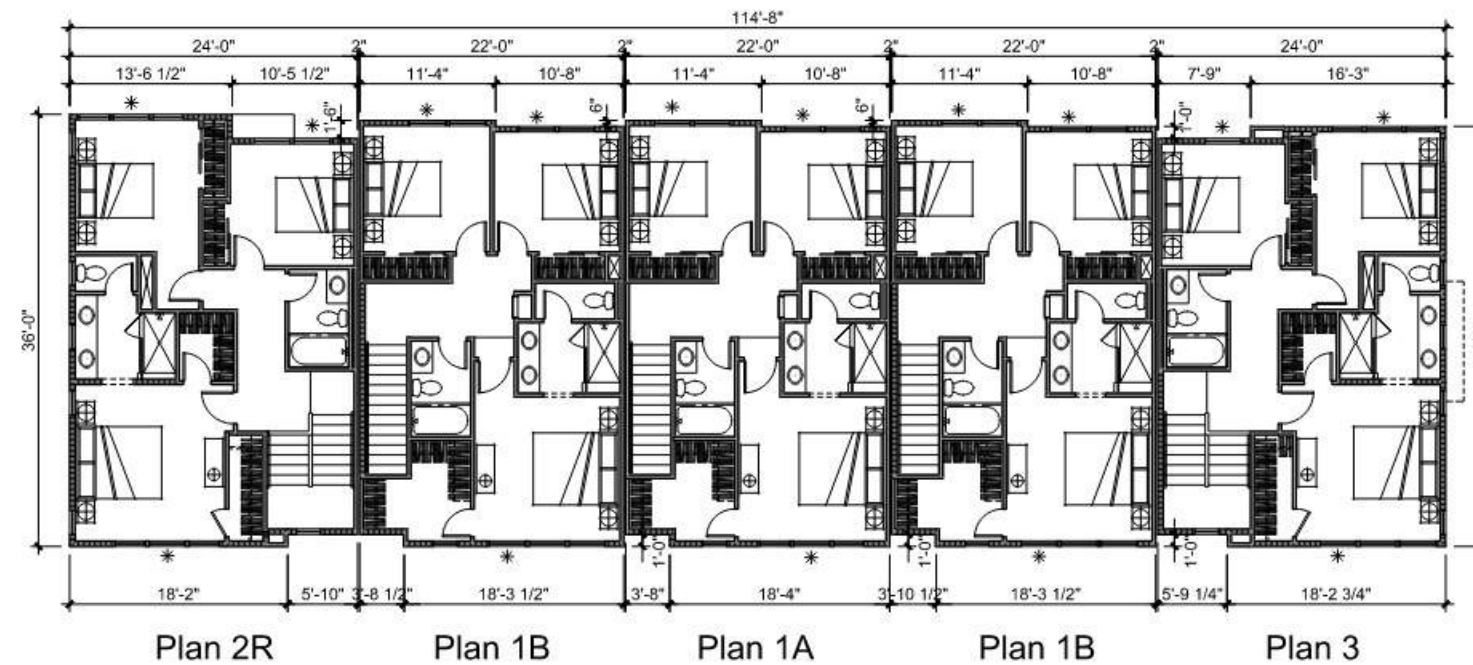


— Eave height less than 30' for fire ladder access.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

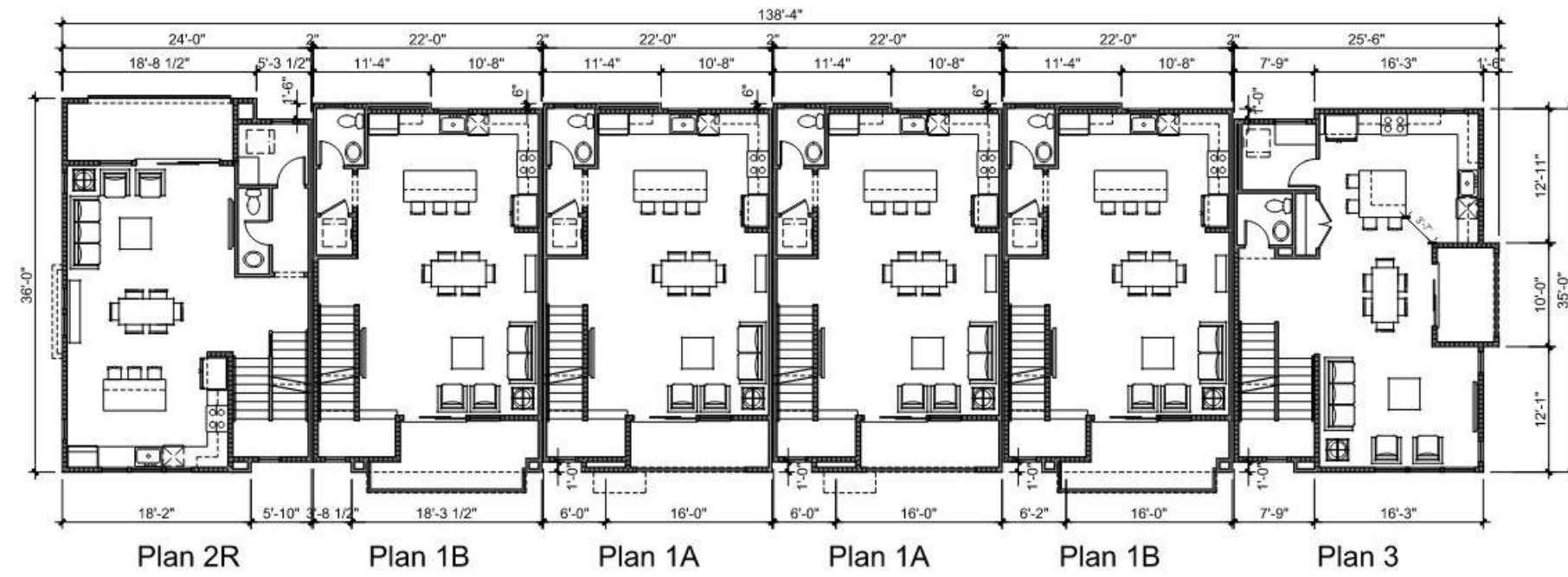
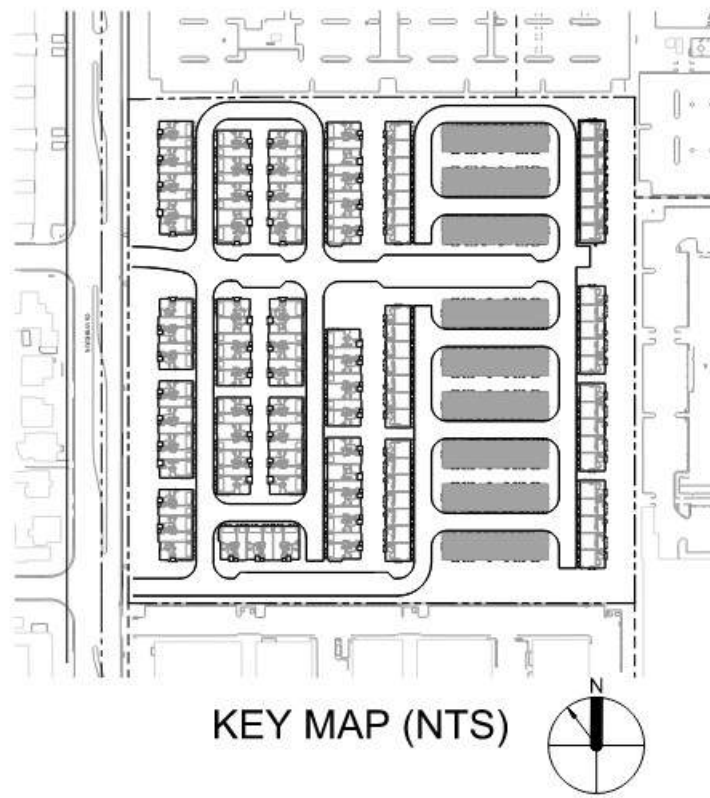
ROOF PLAN



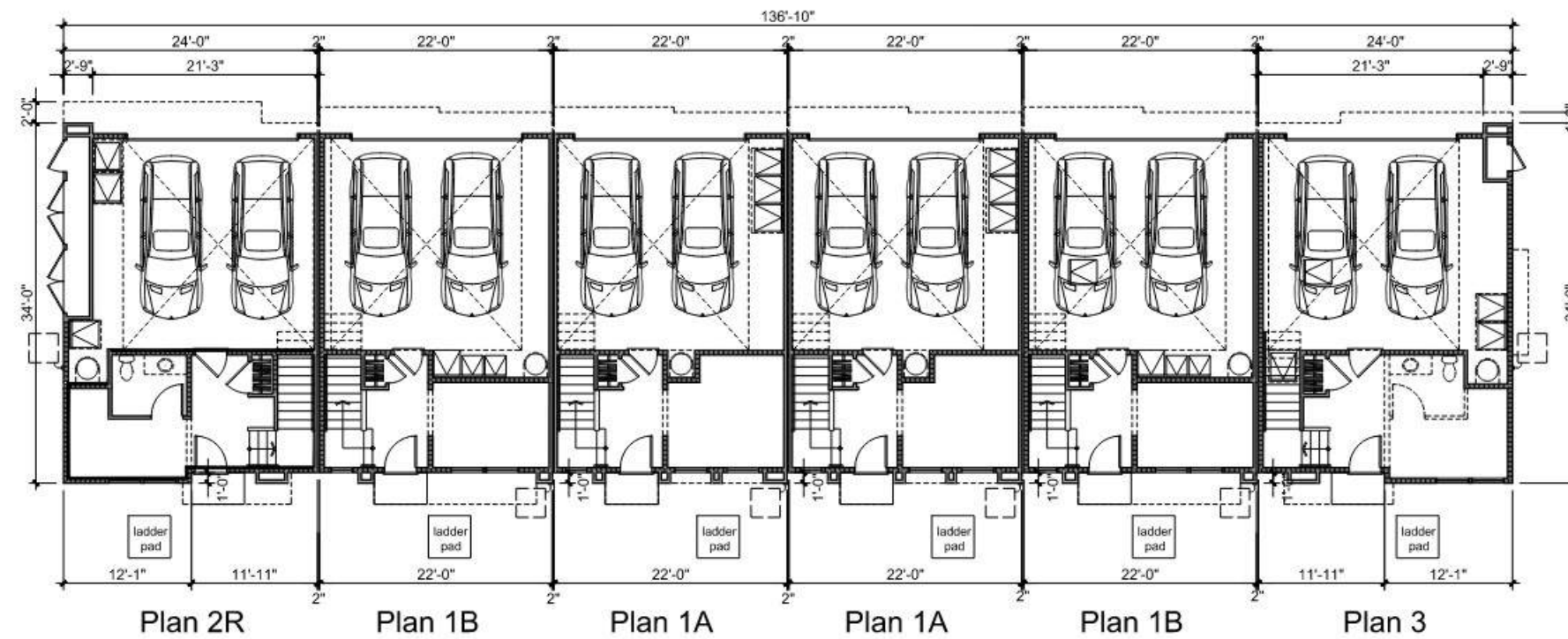
LEVEL 3



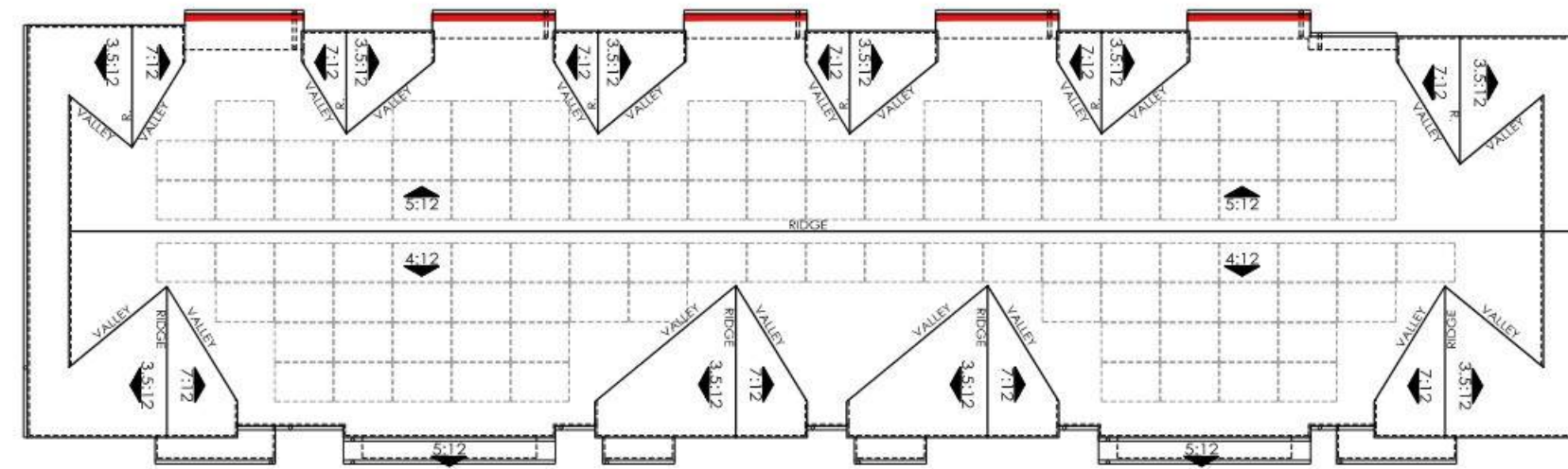
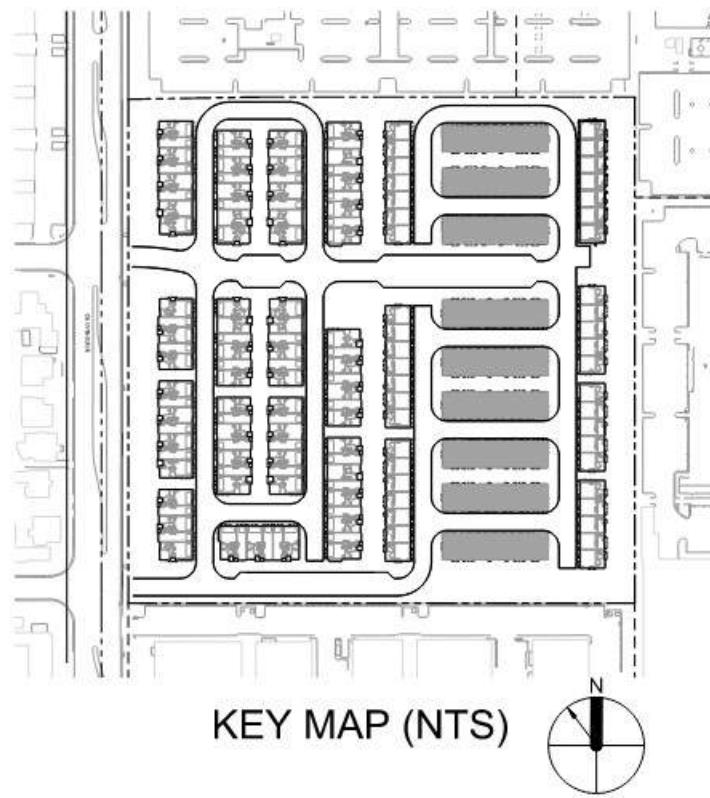
✱ Emergency Rescue Opening (Egress Window)



LEVEL 2 0 4 8 16 Scale 1" = 8'



LEVEL 1 0 4 8 16 Scale 1" = 8'



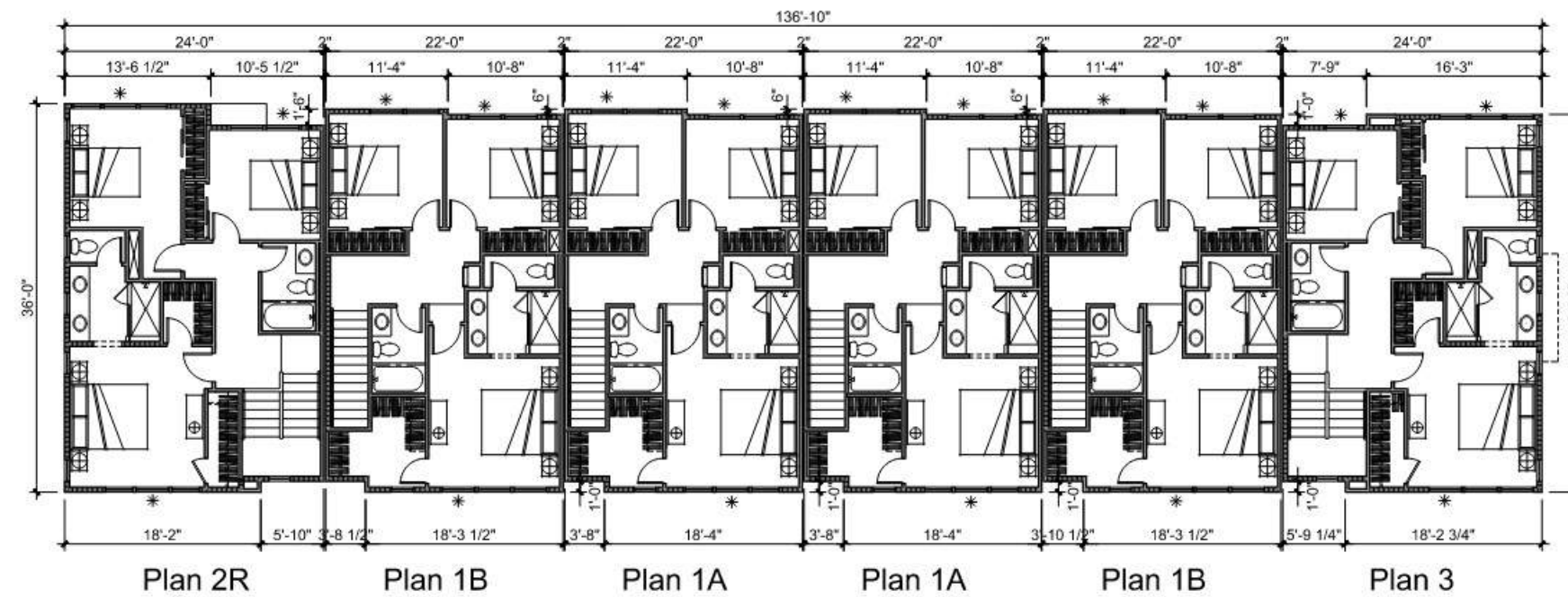
Eave height less than 30'
for fire ladder access.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

ROOF PLAN

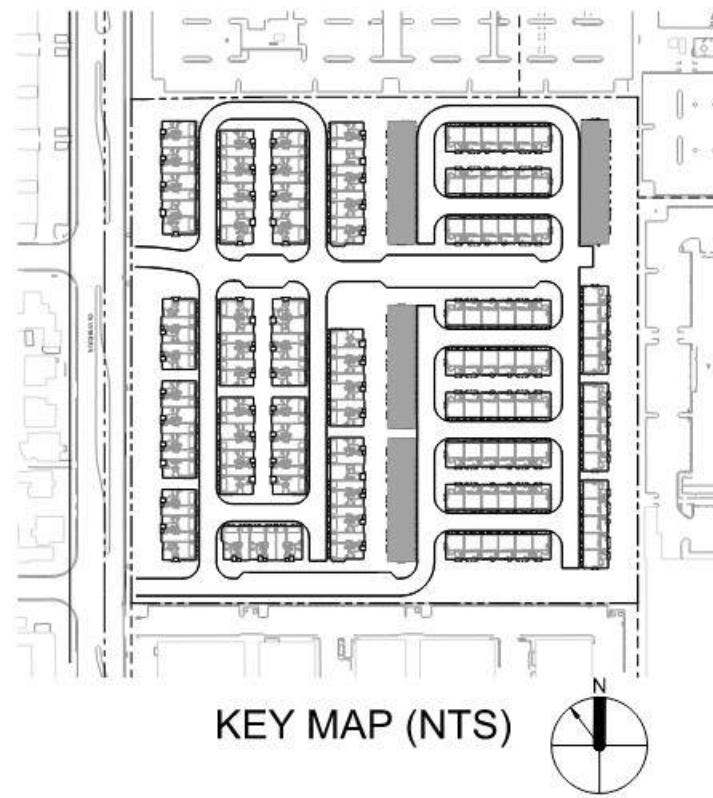
0 4 8 16 Scale 1" = 8'



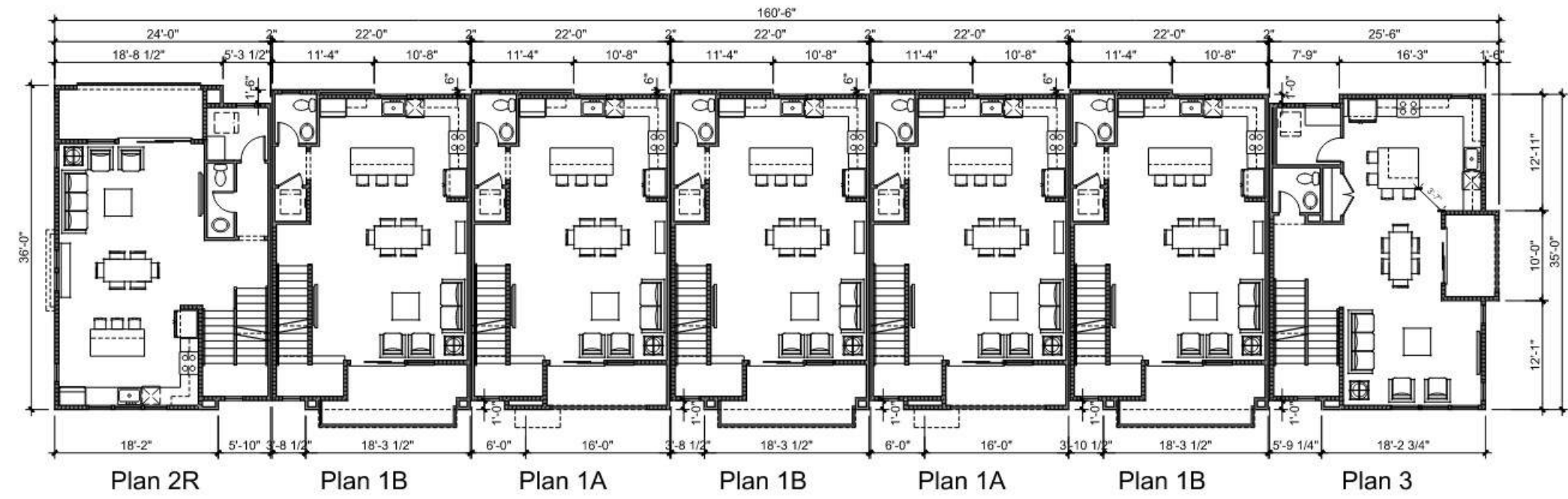
LEVEL 3

0 4 8 16 Scale 1" = 8'

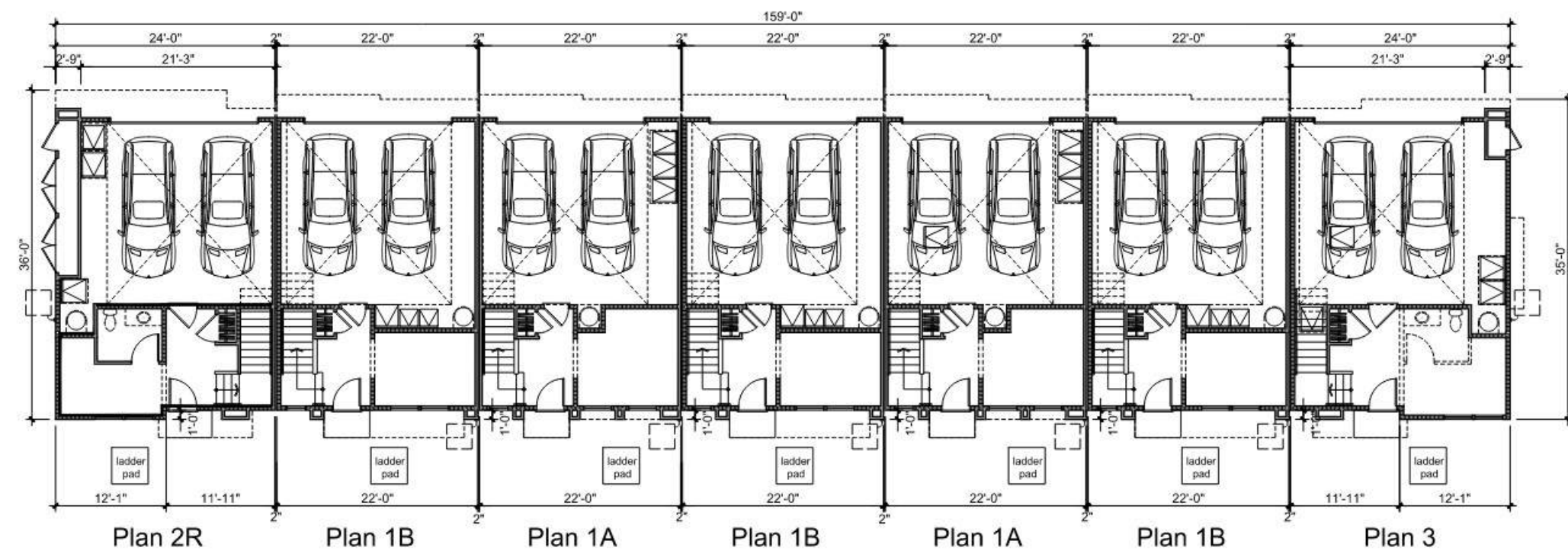
✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

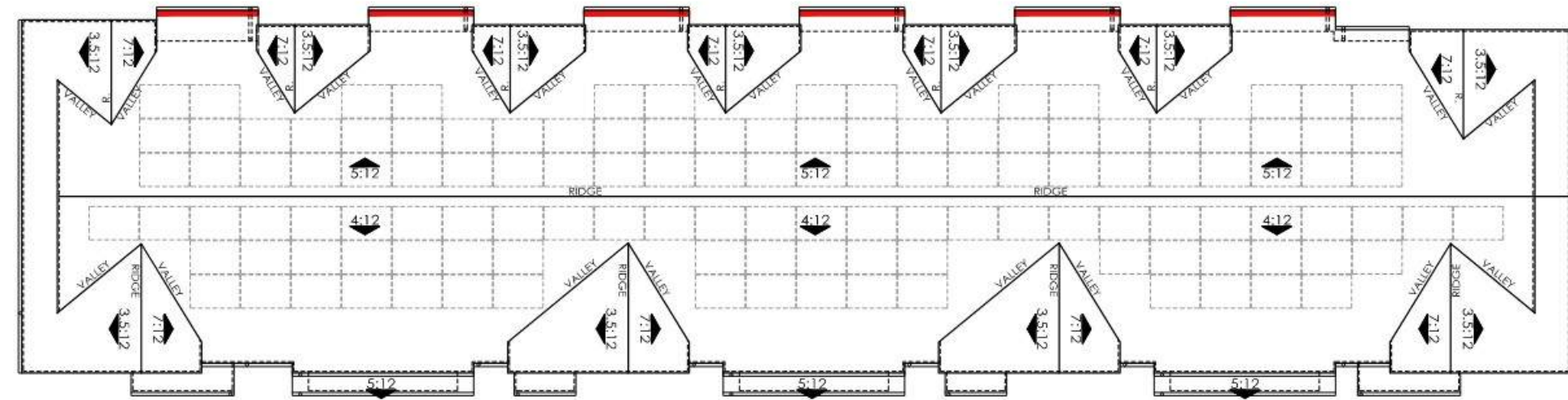
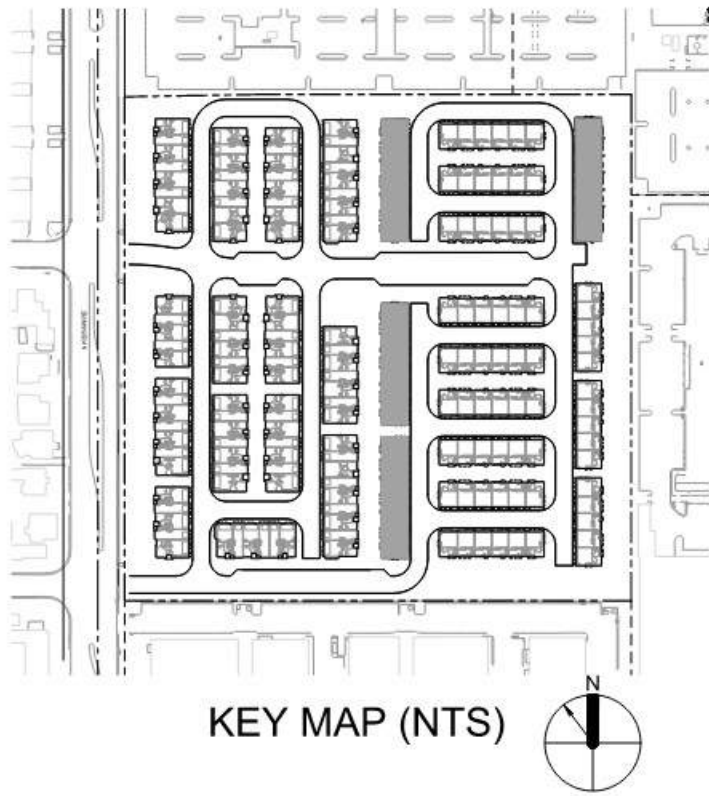


LEVEL 2



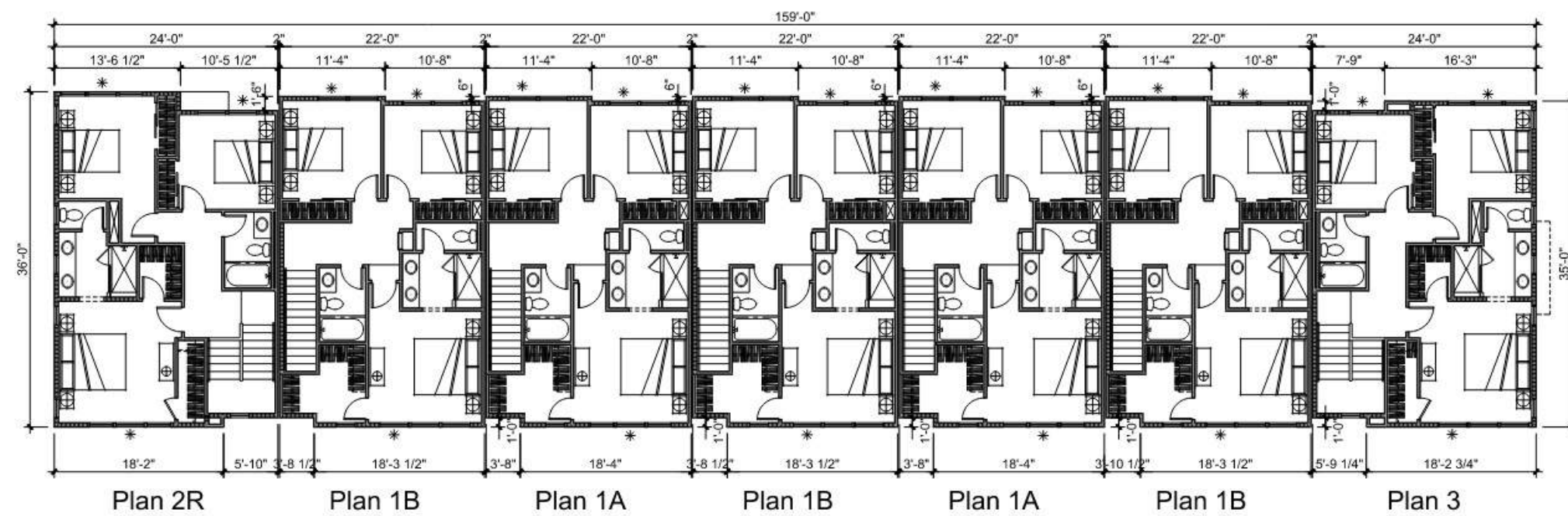
LEVEL 1





ROOF PLAN

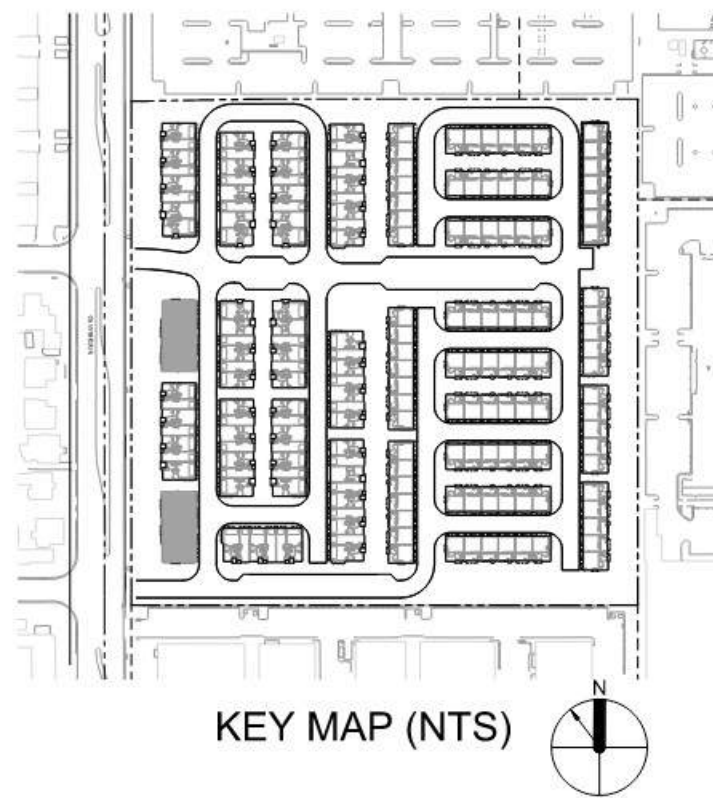
0 4 8 16 Scale 1" = 8'



LEVEL 3

0 4 8 16 Scale 1" = 8'

✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



FRONT PERSPECTIVE



LEFT



Scale 1" = 8'



PLAN 4

PLAN 1R

PLAN 2R

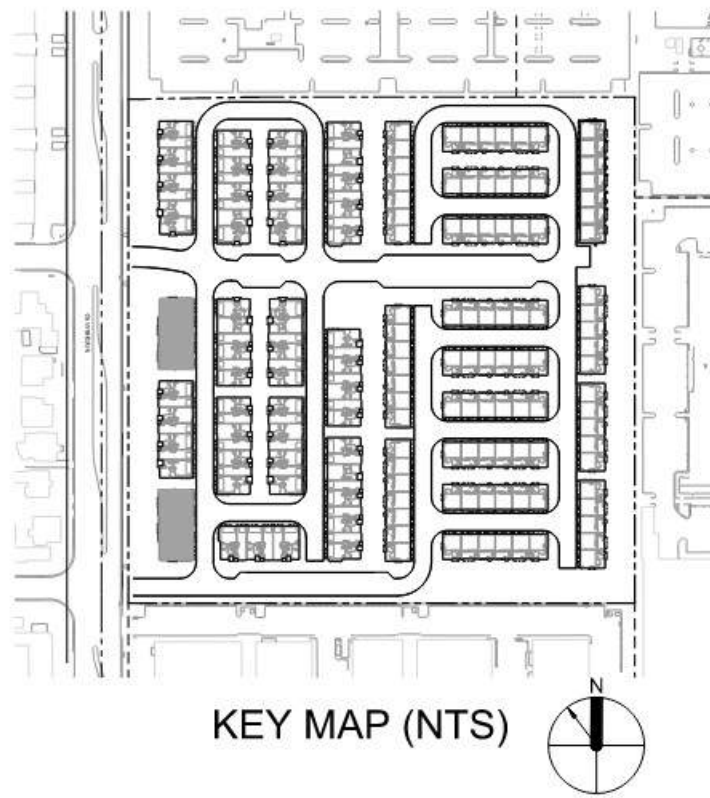
PLAN 1R

PLAN 2R

FRONT



Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



REAR PERSPECTIVE



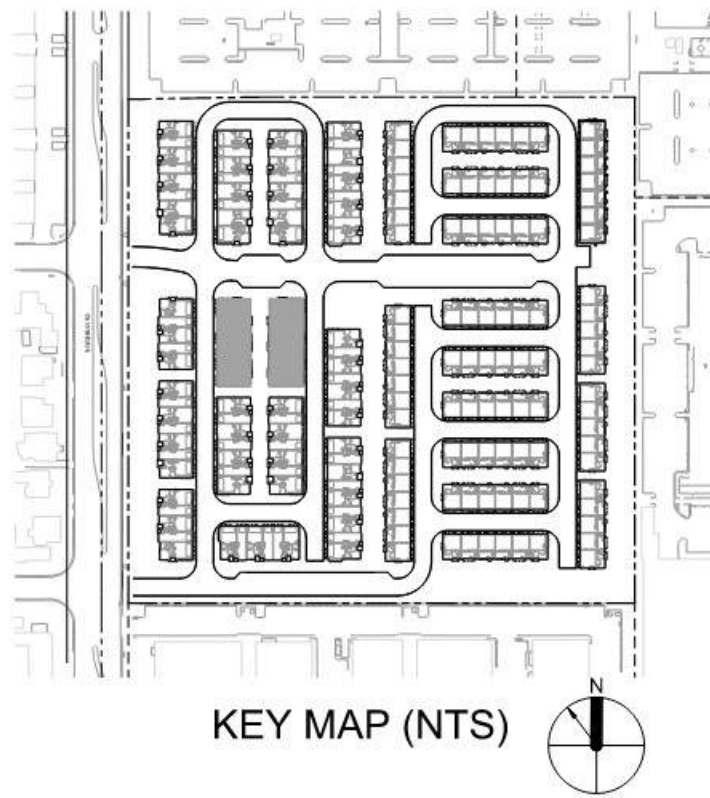
RIGHT



REAR



PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 4



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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LEFT

0 4 8 16 Scale 1" = 8'



FRONT PERSPECTIVE



PLAN 4

PLAN 3

PLAN 1R

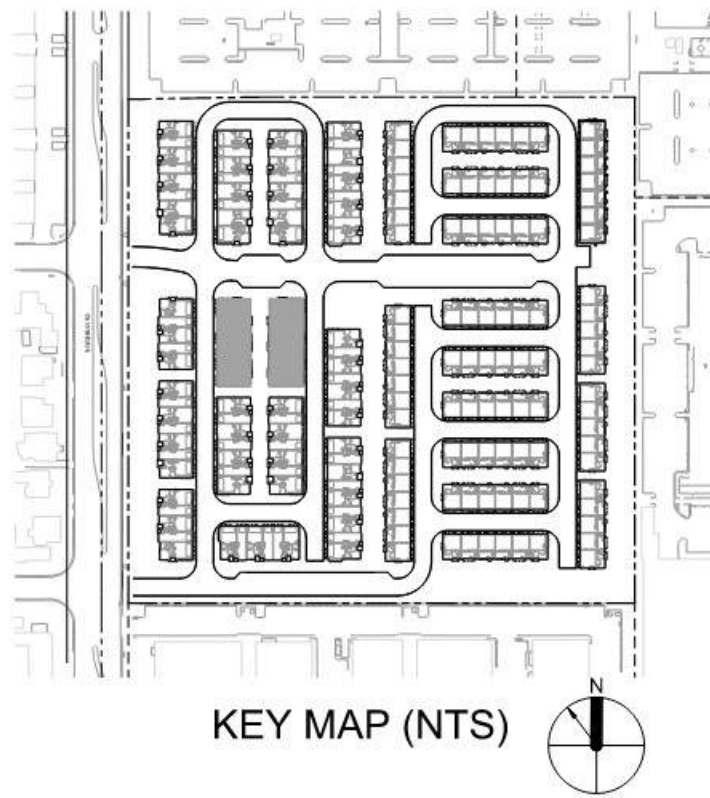
PLAN 2R

PLAN 1R

PLAN 2R

FRONT

0 4 8 16 Scale 1" = 8'



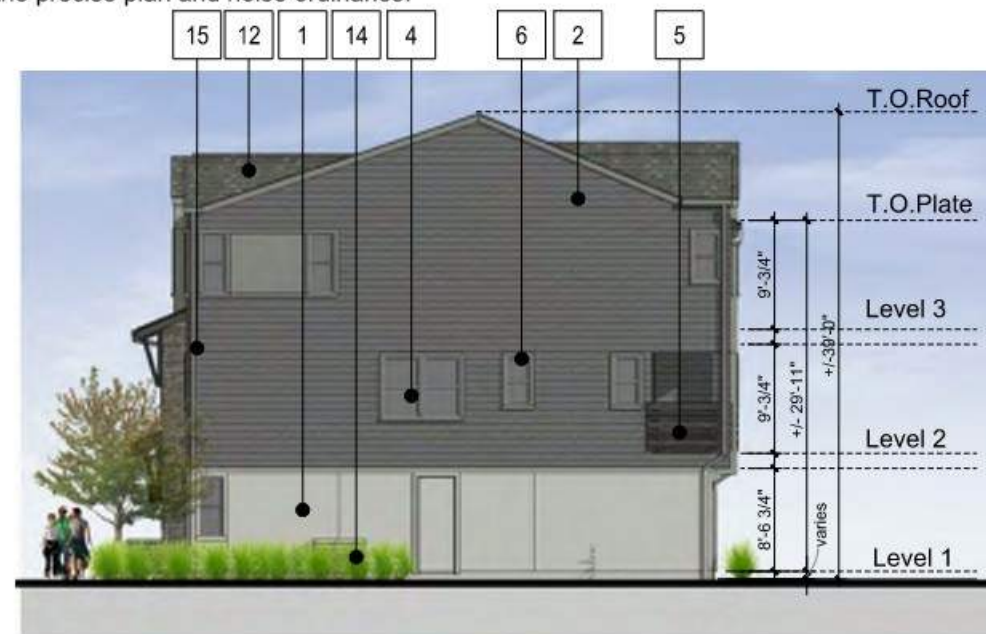
KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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RIGHT

0 4 8 16 Scale 1" = 8'



REAR PERSPECTIVE



PLAN 2R

PLAN 1R

PLAN 2R

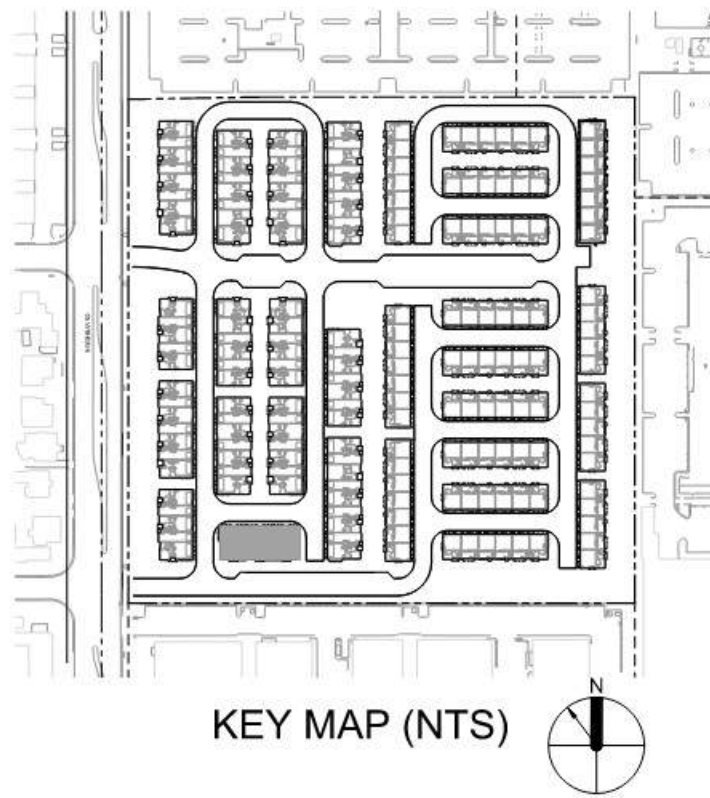
PLAN 1R

PLAN 3

PLAN 4

REAR

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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LEFT

0 4 8 16 Scale 1" = 8'



FRONT PERSPECTIVE



PLAN 2

PLAN 1

PLAN 2

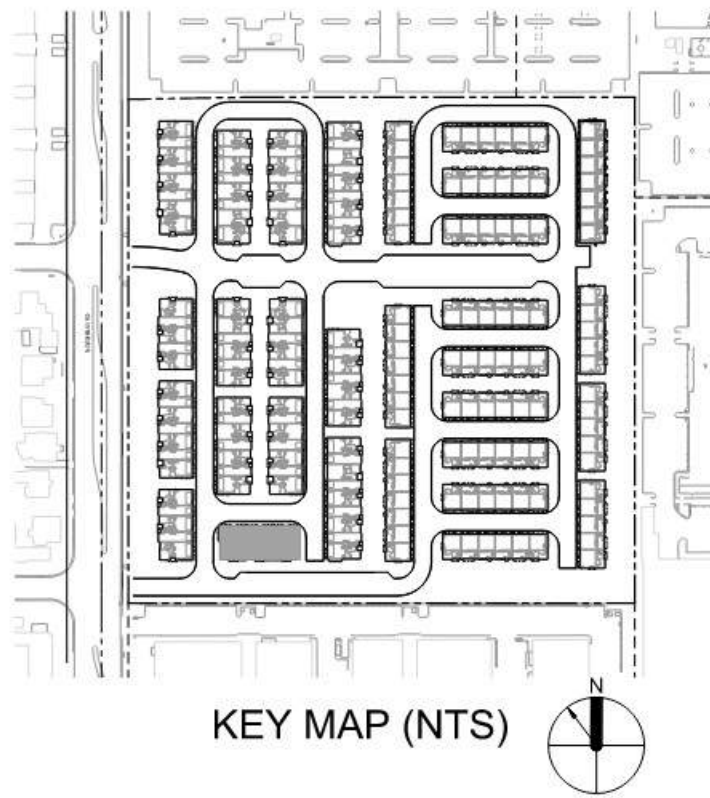
PLAN 1

PLAN 1R

PLAN 2R

FRONT

0 4 8 16 Scale 1" = 8'



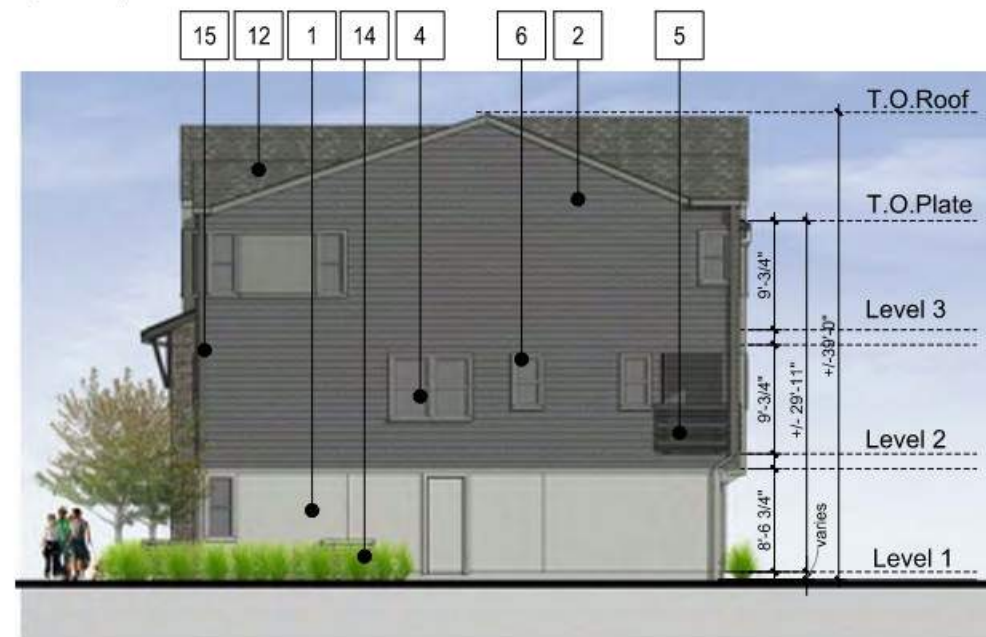
KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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RIGHT

0 4 8 16 Scale 1" = 8'



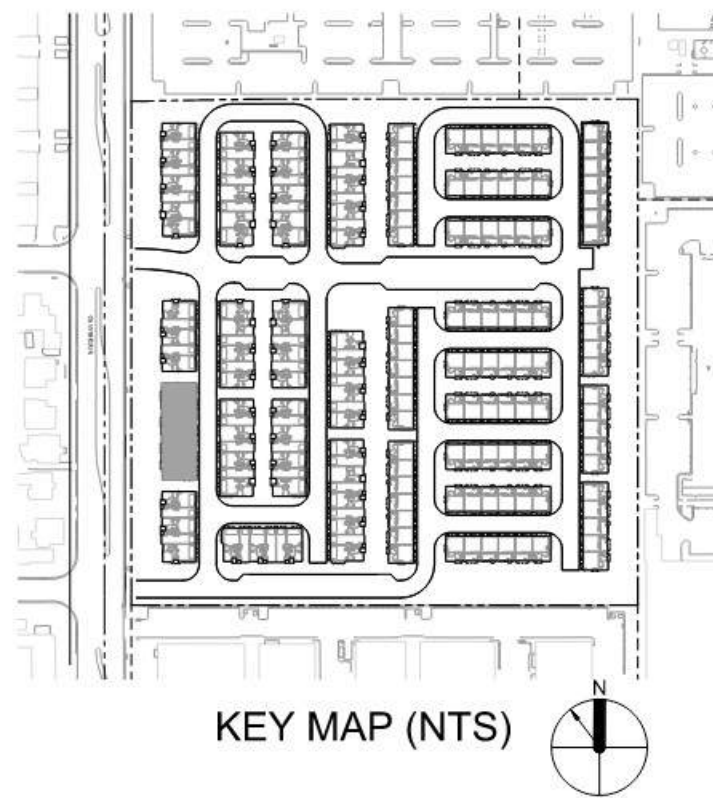
REAR PERSPECTIVE



PLAN 2R PLAN 1R PLAN 1 PLAN 2 PLAN 1 PLAN 2

REAR

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

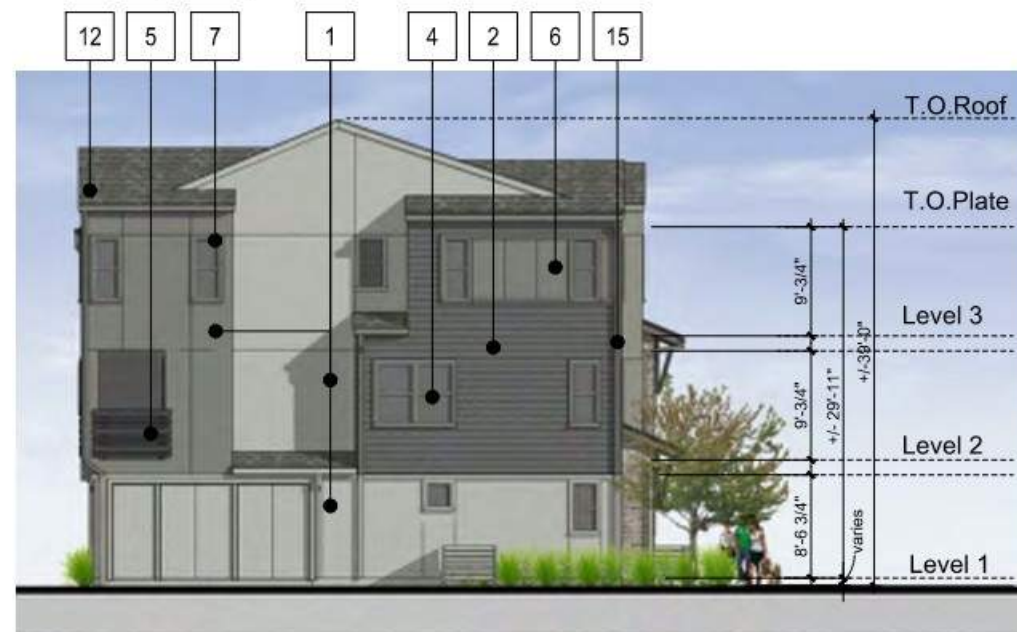
- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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FRONT PERSPECTIVE

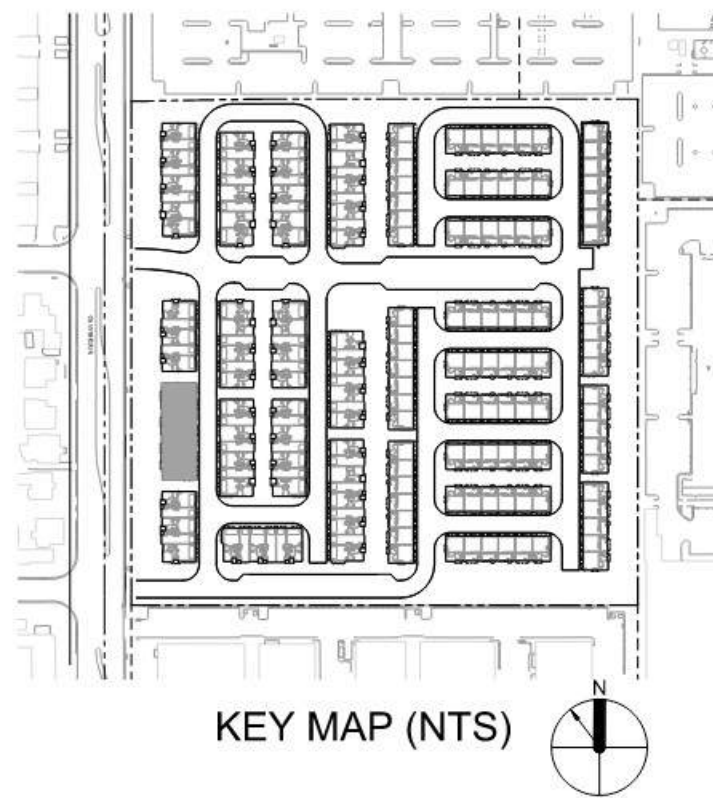


LEFT
0 4 8 16
Scale 1" = 8'



PLAN 4 ALT PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R

FRONT
0 4 8 16
Scale 1" = 8'



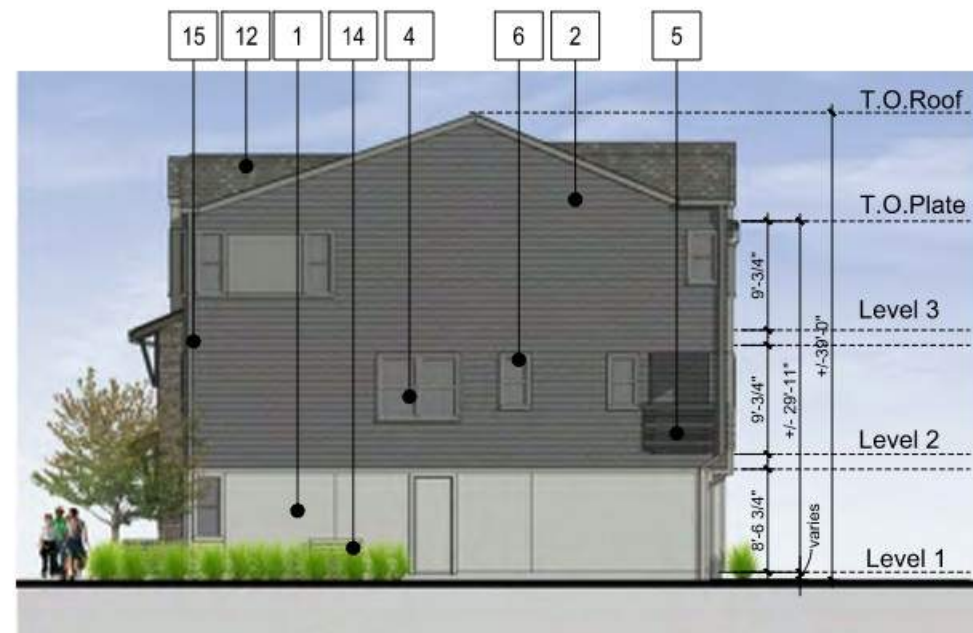
KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
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RIGHT

0 4 8 16 Scale 1" = 8'



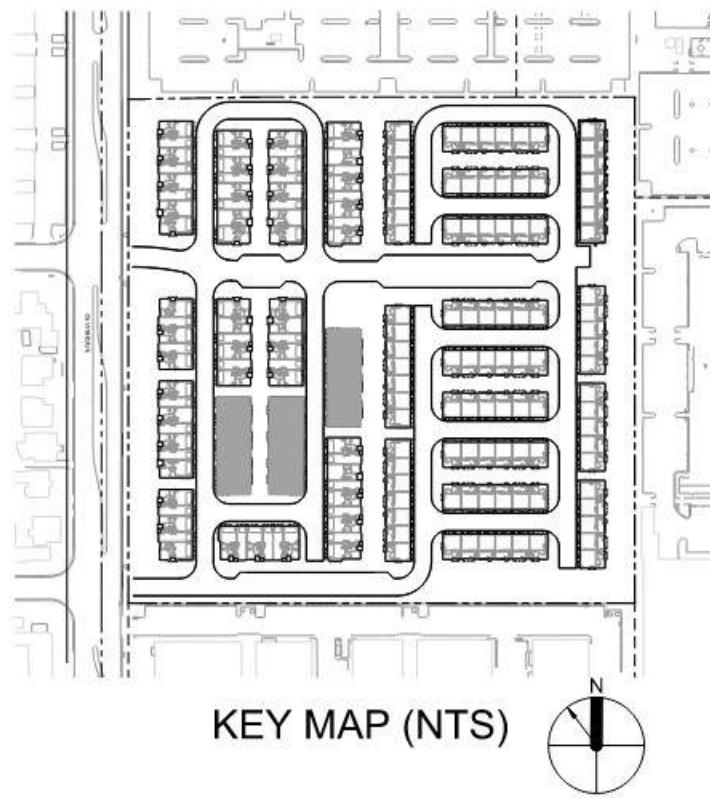
REAR PERSPECTIVE



REAR

0 4 8 16 Scale 1" = 8'

PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 4 ALT



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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LEFT

0 4 8 16 Scale 1" = 8'



FRONT PERSPECTIVE



PLAN 4

PLAN 1R

PLAN 2R

PLAN 1R

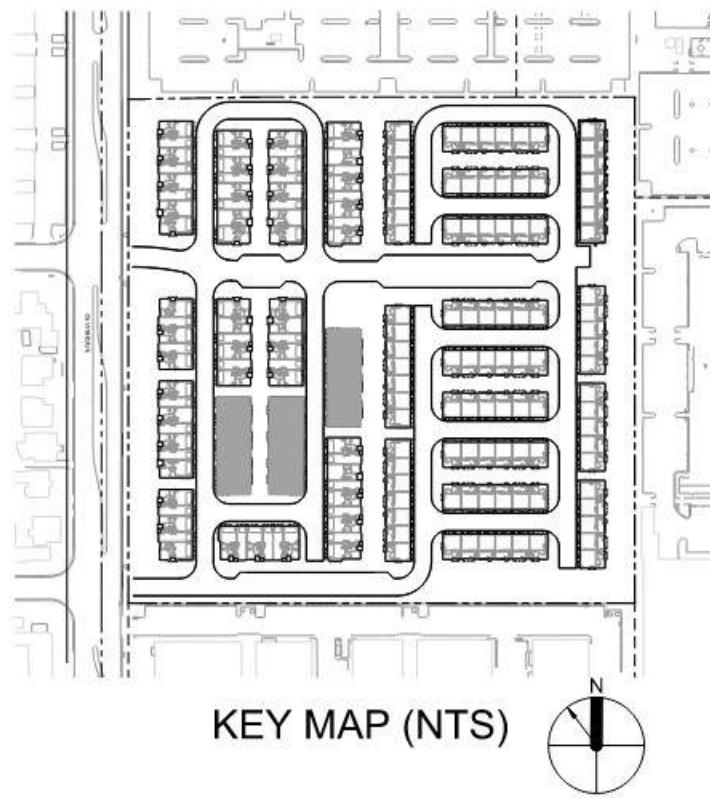
PLAN 2R

PLAN 1R

PLAN 2R

FRONT

0 4 8 16 Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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RIGHT

0 4 8 16 Scale 1" = 8'



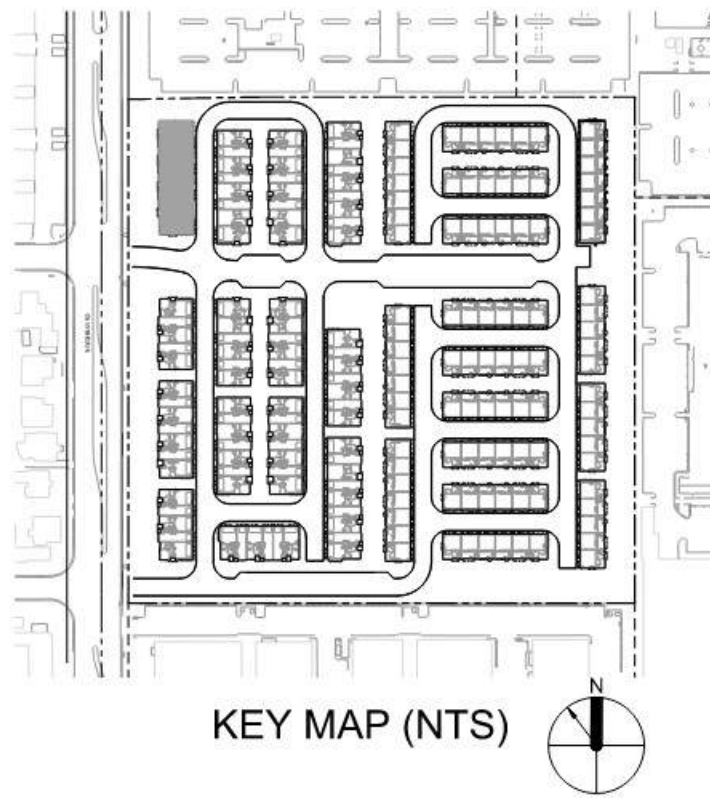
REAR PERSPECTIVE



REAR

0 4 8 16 Scale 1" = 8'

PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 4 ALT



MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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RIGHT



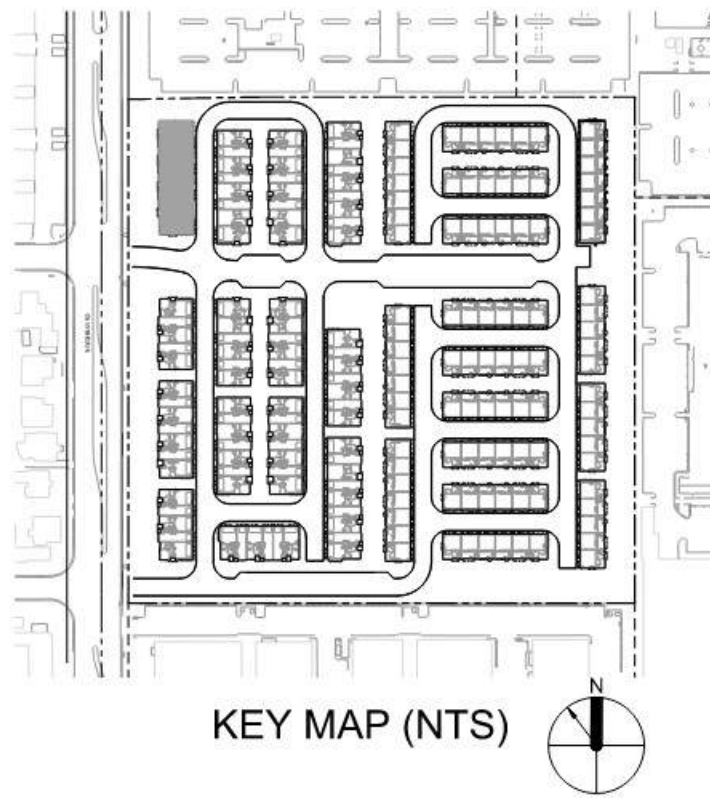
REAR PERSPECTIVE



PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 3 PLAN 4

REAR





KEY MAP (NTS)

MATERIAL LEGEND

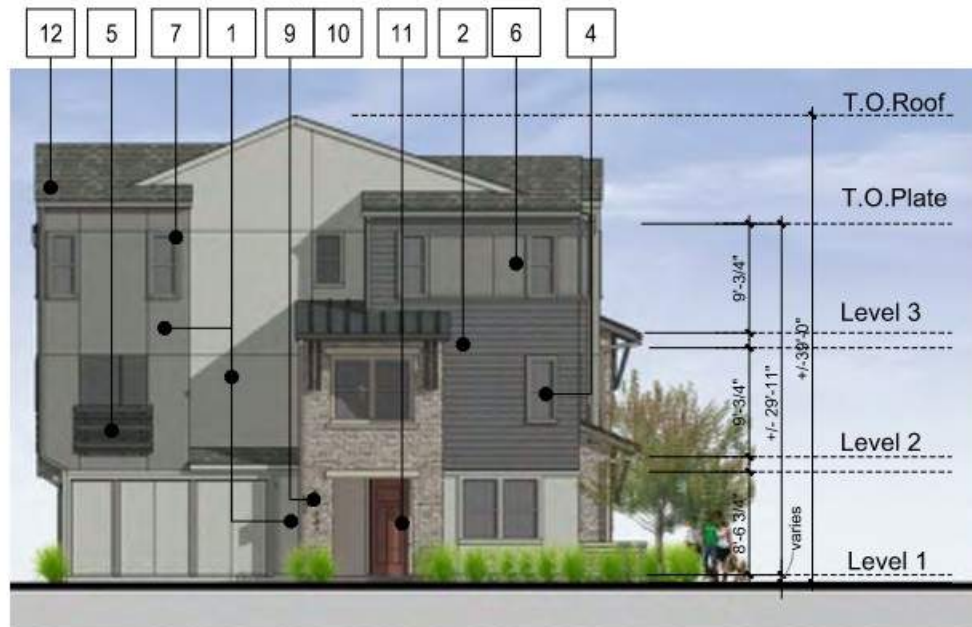
- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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FRONT PERSPECTIVE



LEFT

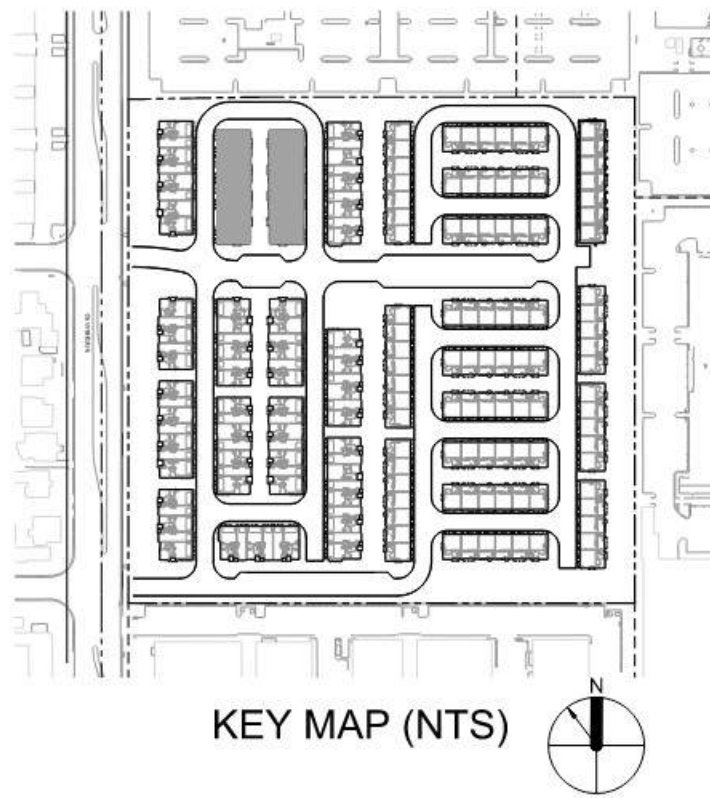
Scale 1" = 8'



PLAN 4 PLAN 3 PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R

FRONT

Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



FRONT PERSPECTIVE



LEFT

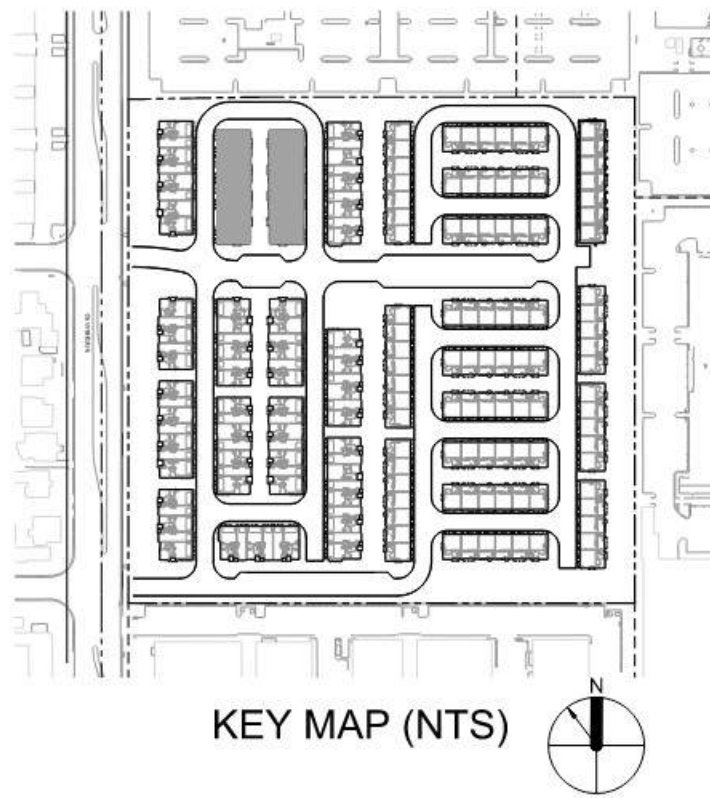
Scale 1" = 8'



PLAN 4 PLAN 3 PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R

FRONT

Scale 1" = 8'



KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

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RIGHT

0 4 8 16 Scale 1" = 8'



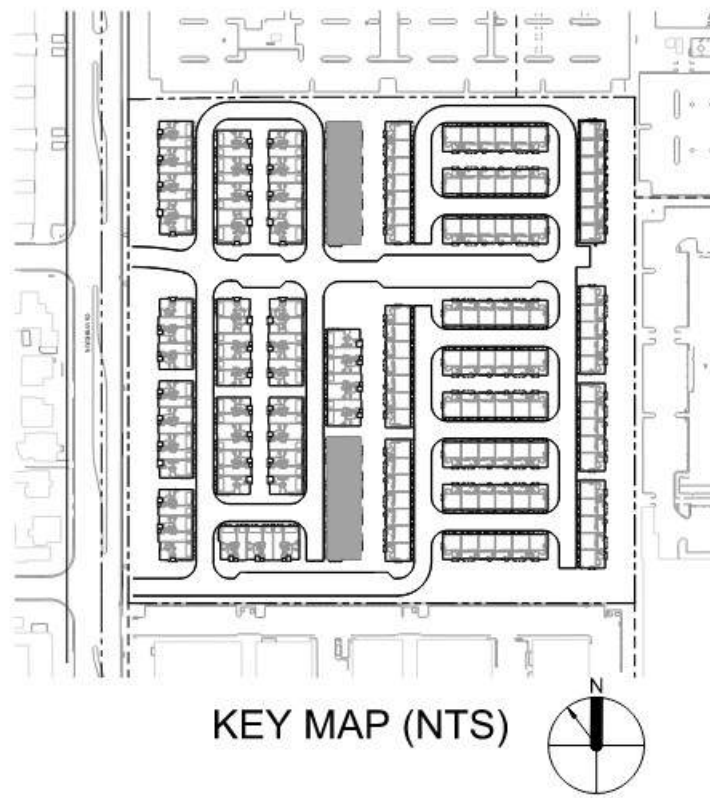
REAR PERSPECTIVE



PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 3 PLAN 4

REAR

0 4 8 16 Scale 1" = 8'



MATERIAL LEGEND

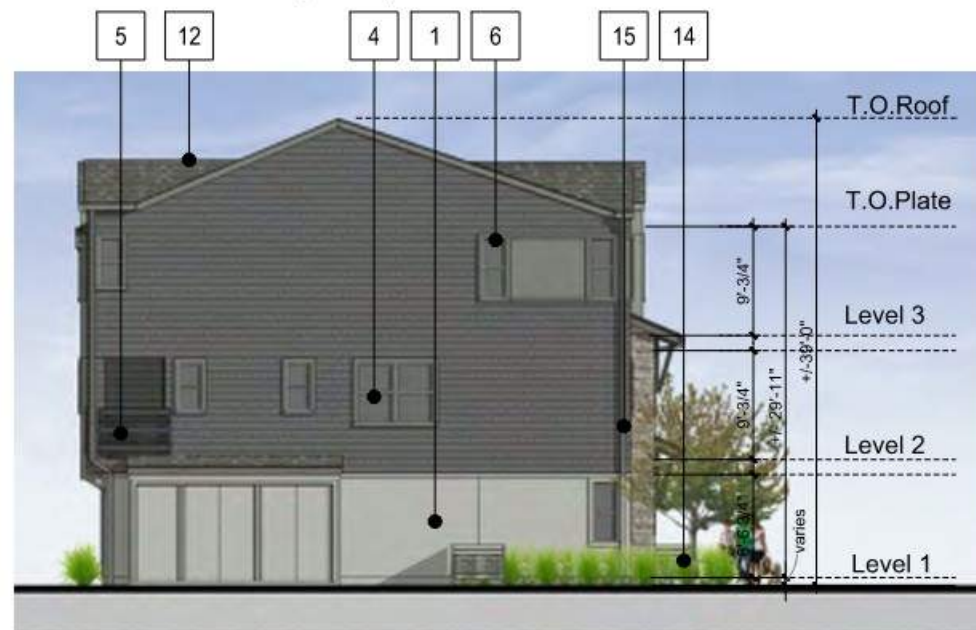
- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
| 6. Fiber cement trim/fascia board | 14. Heat pump and screen |
| 7. Foam trim at stucco | 15. Downspout |
| 8. Metal garage door | |

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



FRONT PERSPECTIVE



LEFT

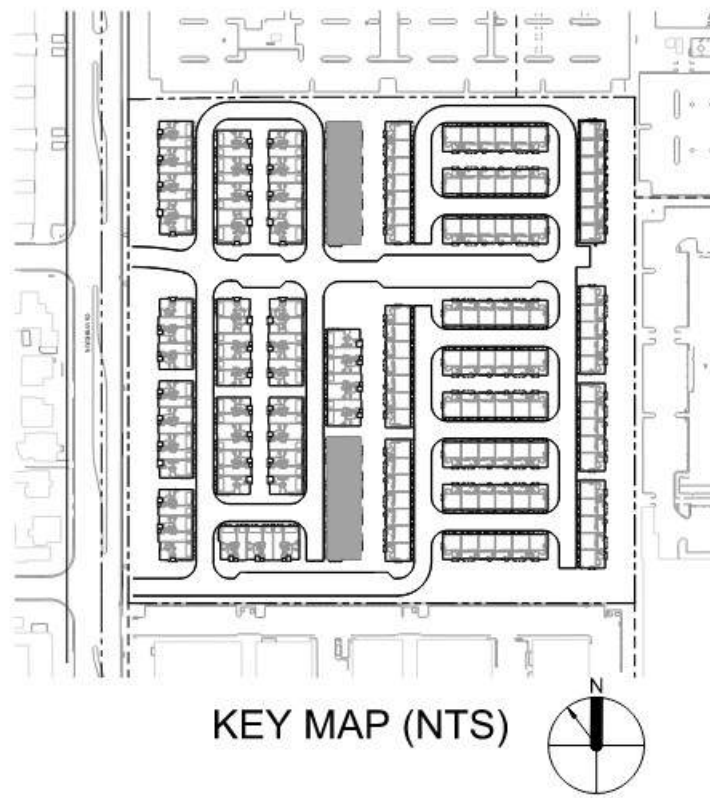
0 4 8 16 Scale 1" = 8'



PLAN 2 PLAN 1 PLAN 2 PLAN 1 PLAN 2 PLAN 1 PLAN 3 PLAN 1R PLAN 2R

FRONT

0 4 8 16 Scale 1" = 8'



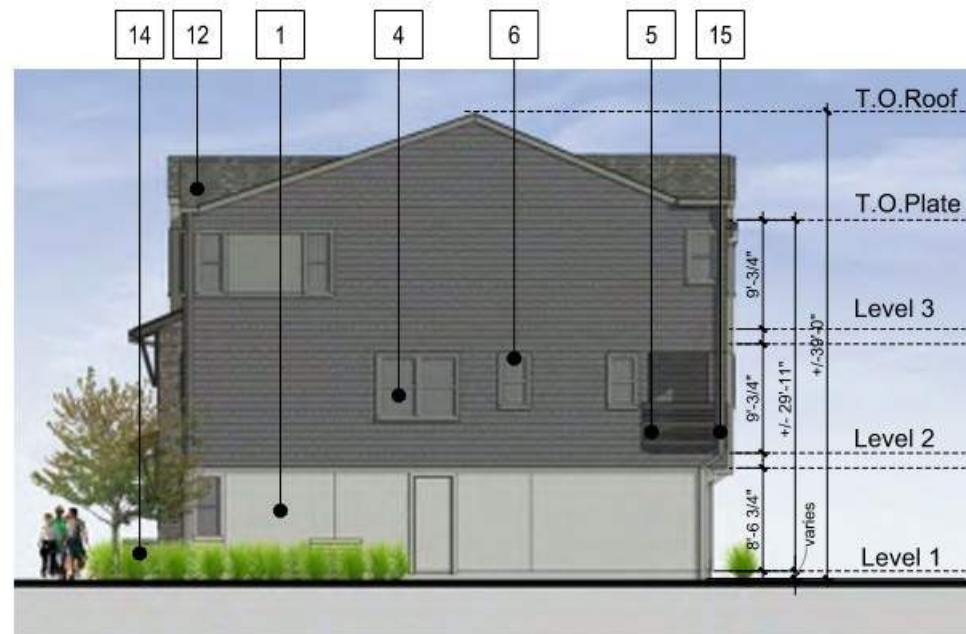
KEY MAP (NTS)

MATERIAL LEGEND

- | | |
|-----------------------------------|------------------------------|
| 1. Stucco | 9. Light fixture |
| 2. Fiber cement shingle siding | 10. Unit address |
| 3. Masonry veneer | 11. Entry door |
| 4. Vinyl window | 12. Composition shingle roof |
| 5. Wood railing | 13. Standing seam metal roof |
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* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

Note: Mechanical equipment (Heat Pump) locations are approximate, shown for reference, and may vary at time of building permit. Specifications and location for this equipment shall not exceed parameters set forth in the precise plan and noise ordinance.



RIGHT

0 4 8 16 Scale 1" = 8'



REAR PERSPECTIVE



PLAN 2R

PLAN 1R

PLAN 3

PLAN 1

PLAN 2

PLAN 1

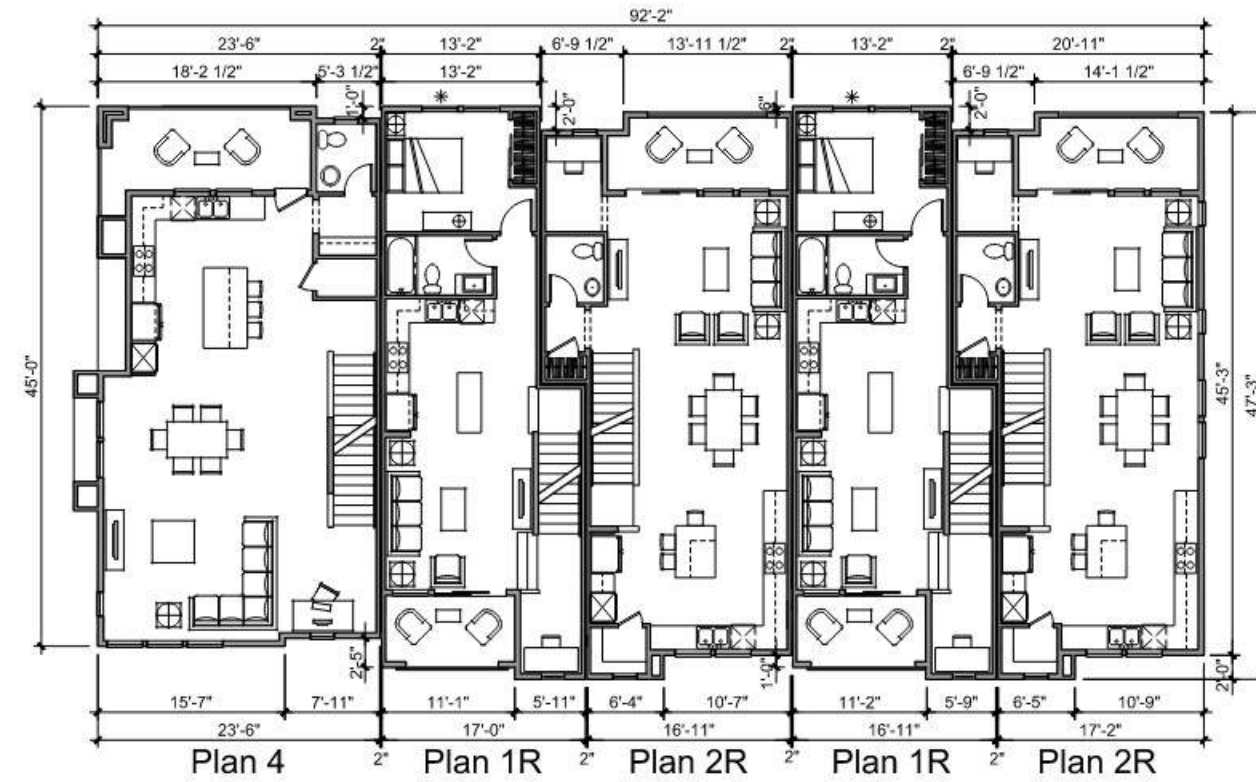
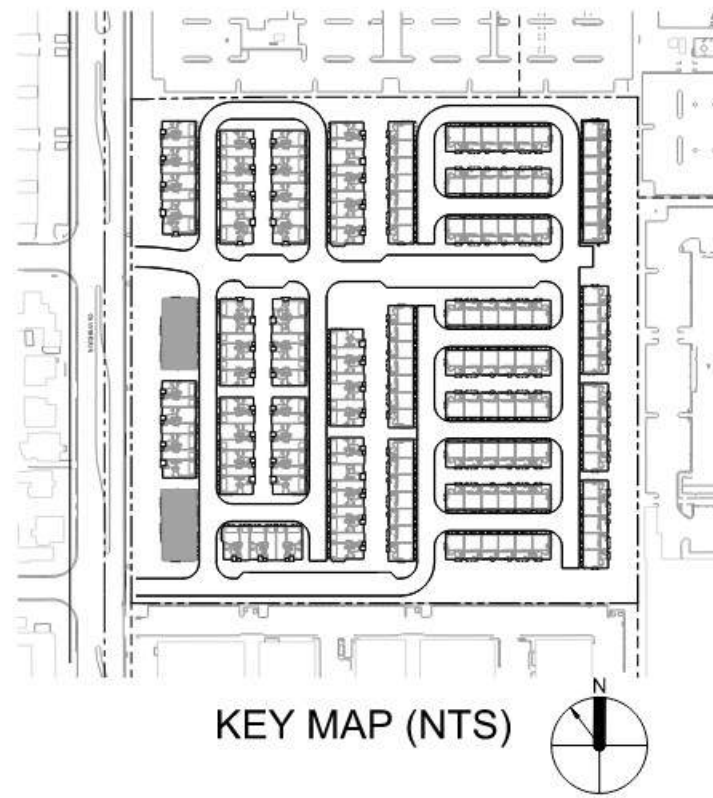
PLAN 2

PLAN 1

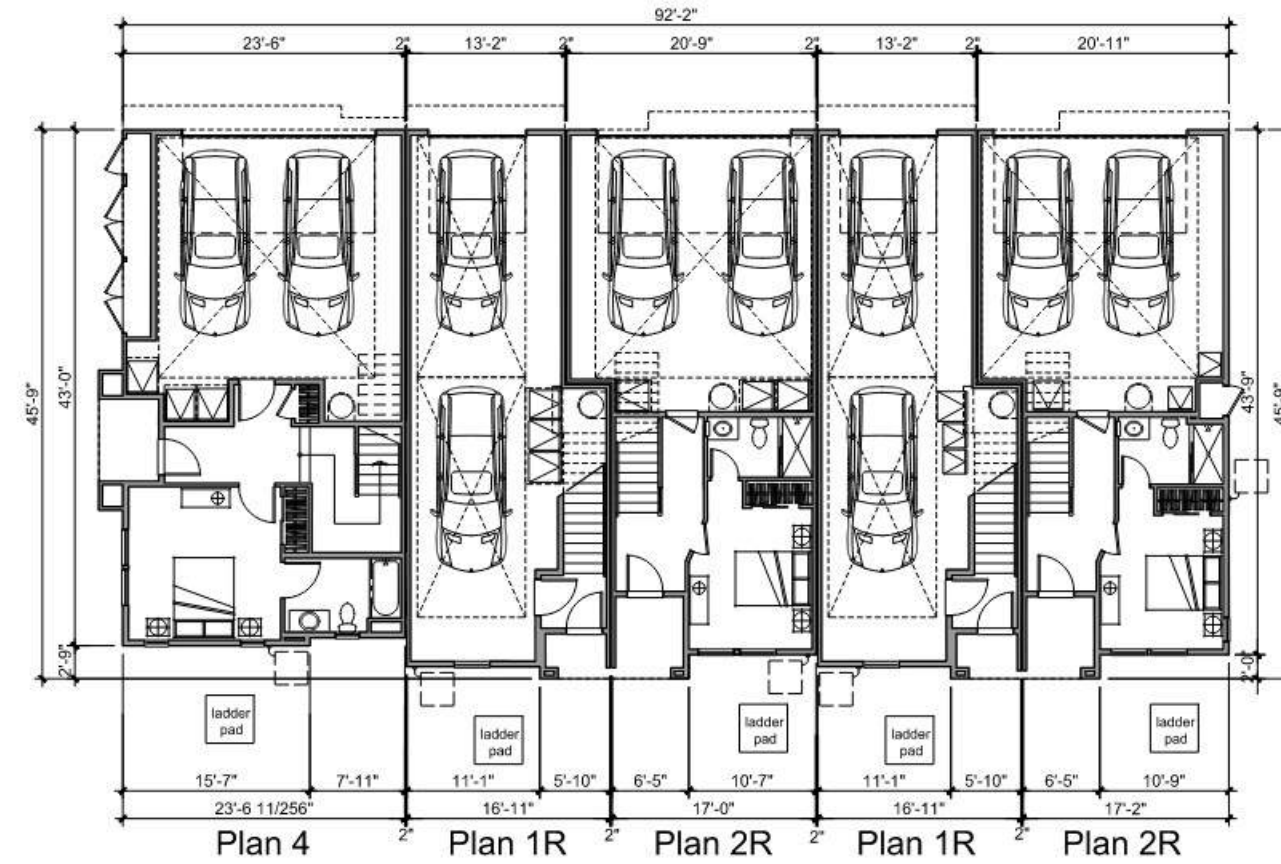
PLAN 2

REAR

0 4 8 16 Scale 1" = 8'

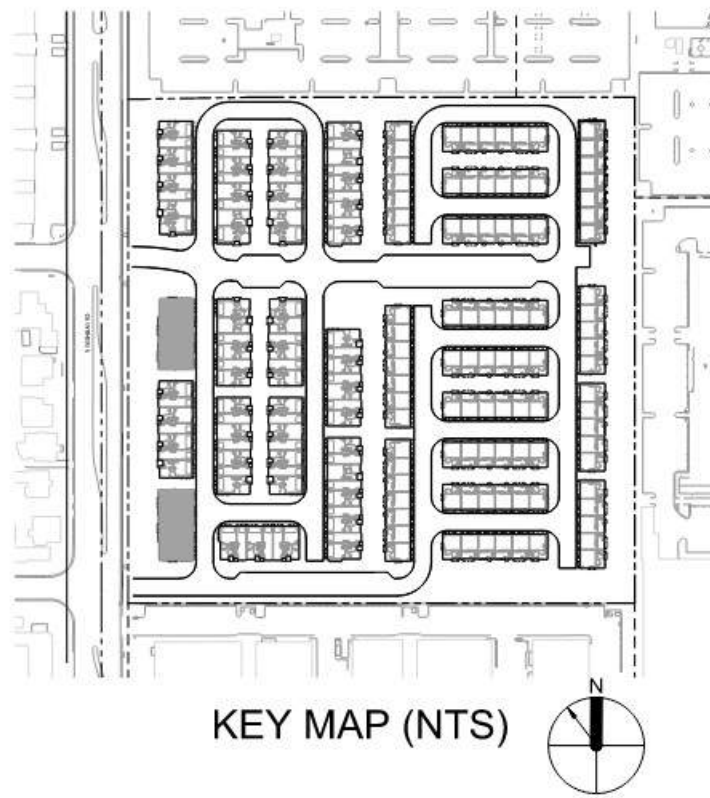


LEVEL 2 0 4 8 16 Scale 1" = 8'

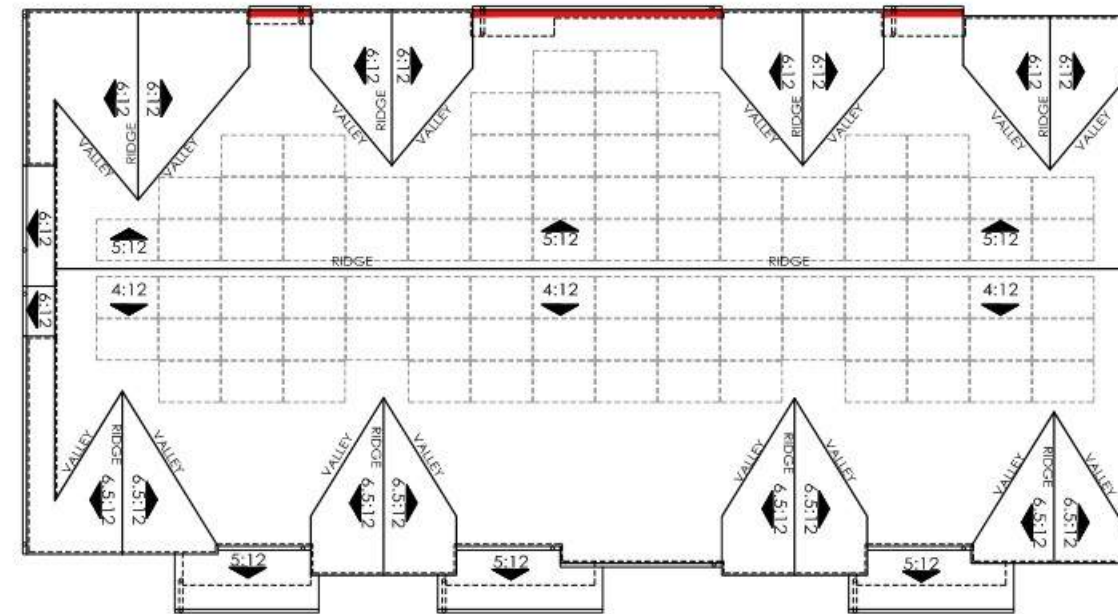


LEVEL 1 0 4 8 16 Scale 1" = 8'

✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

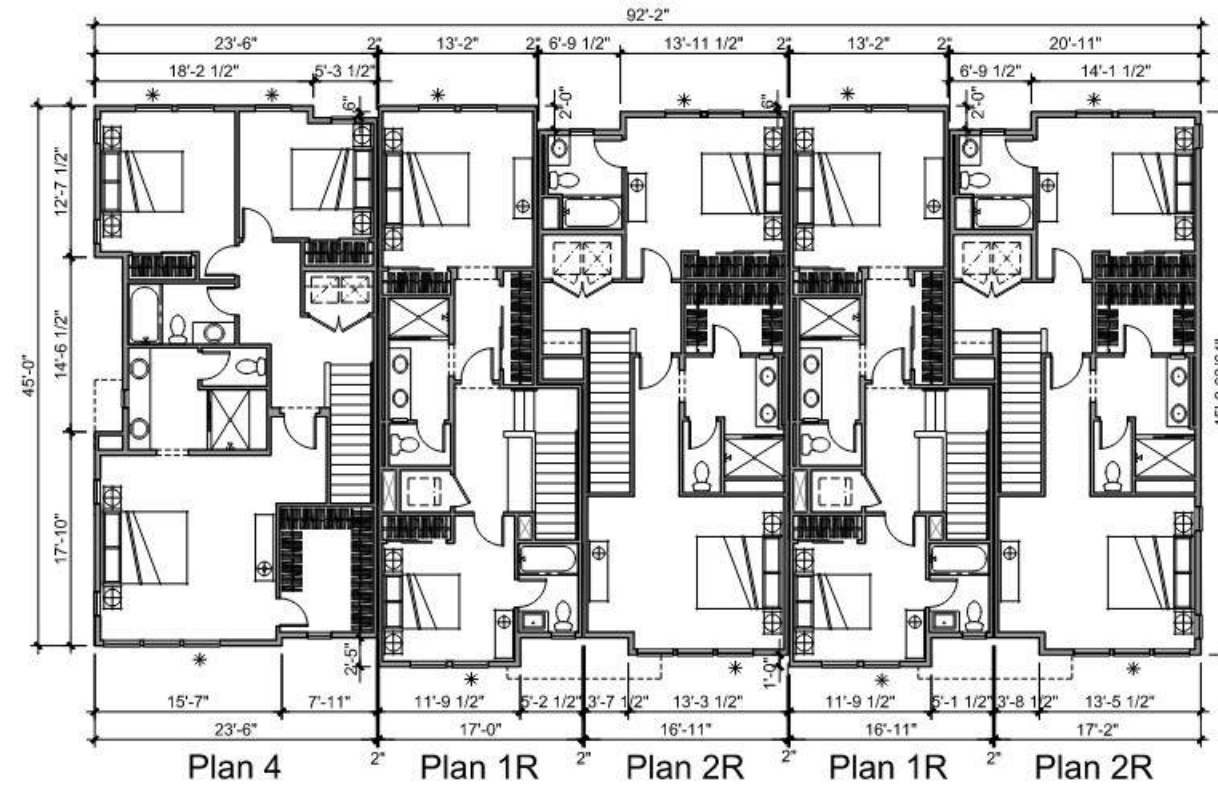


— Eave height less than 30' for fire ladder access.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

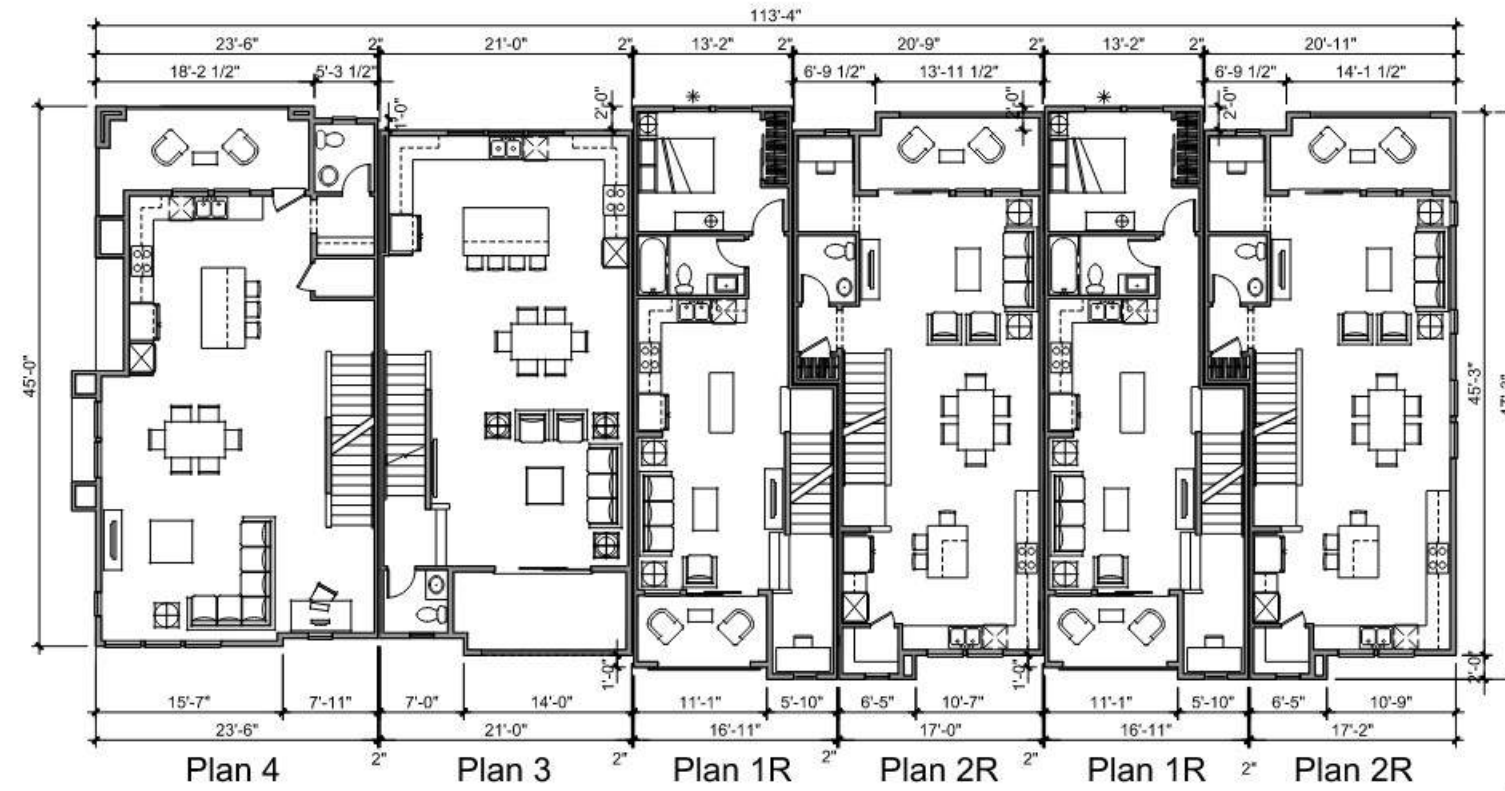
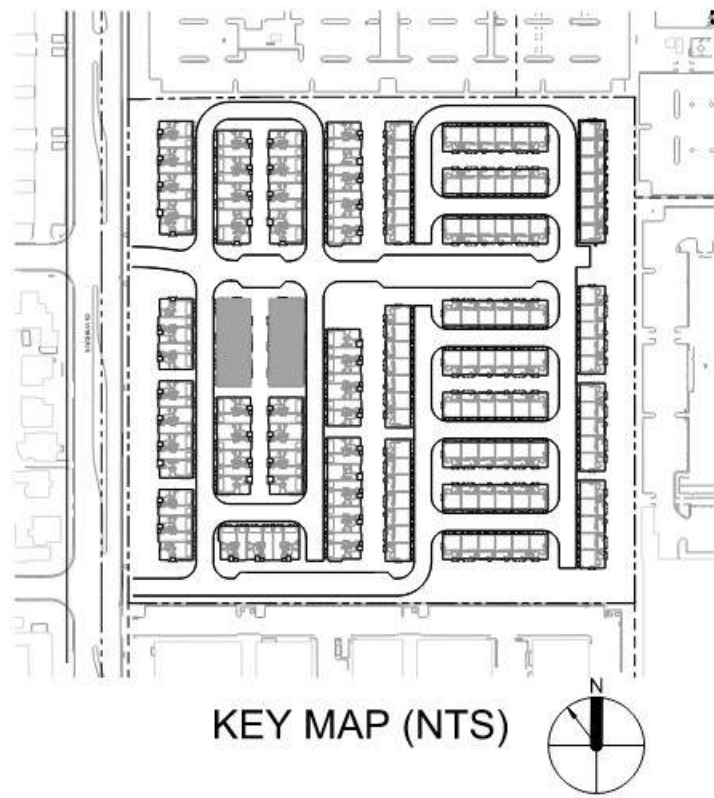
ROOF PLAN



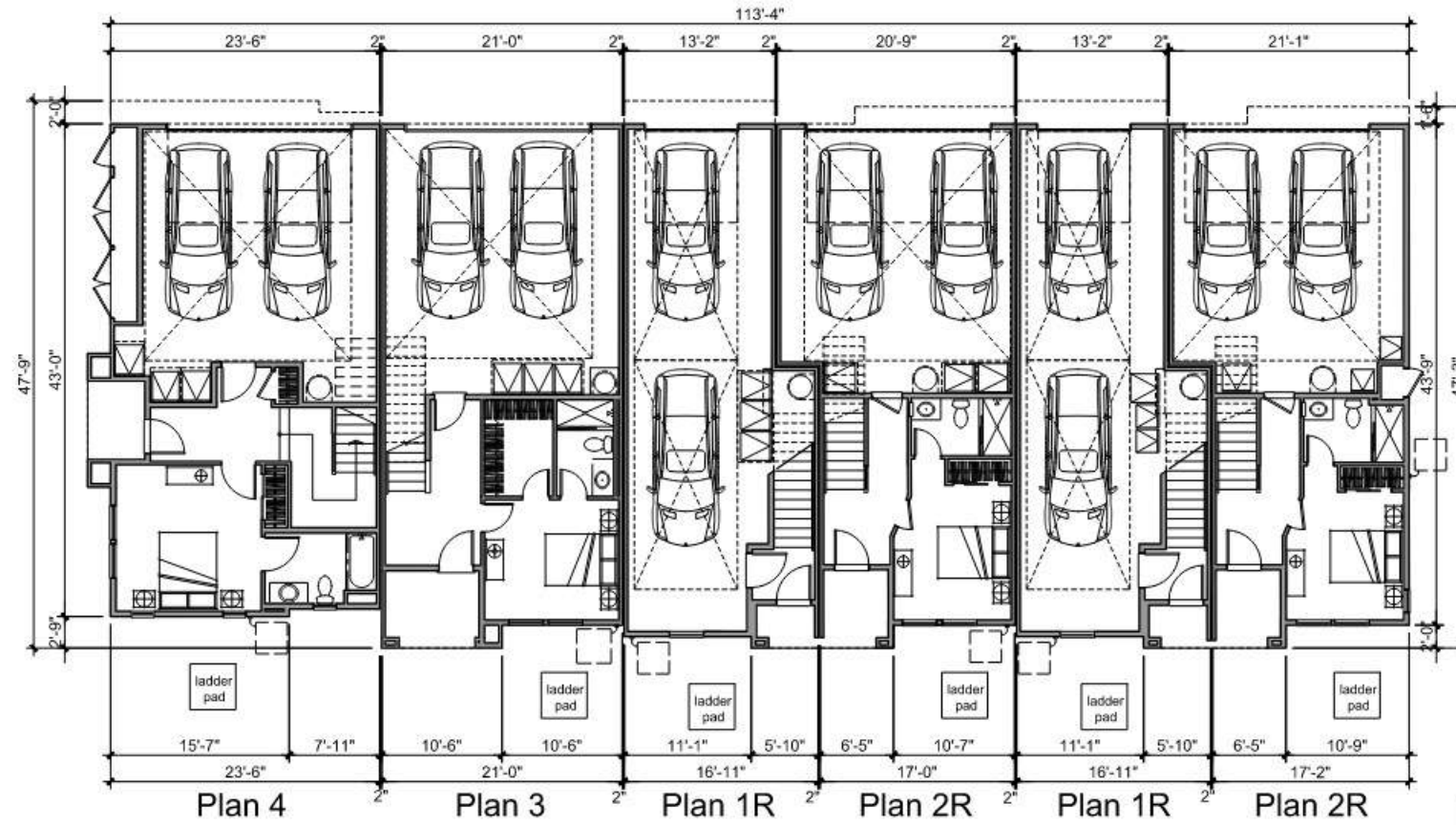
LEVEL 3



✱ Emergency Rescue Opening (Egress Window)

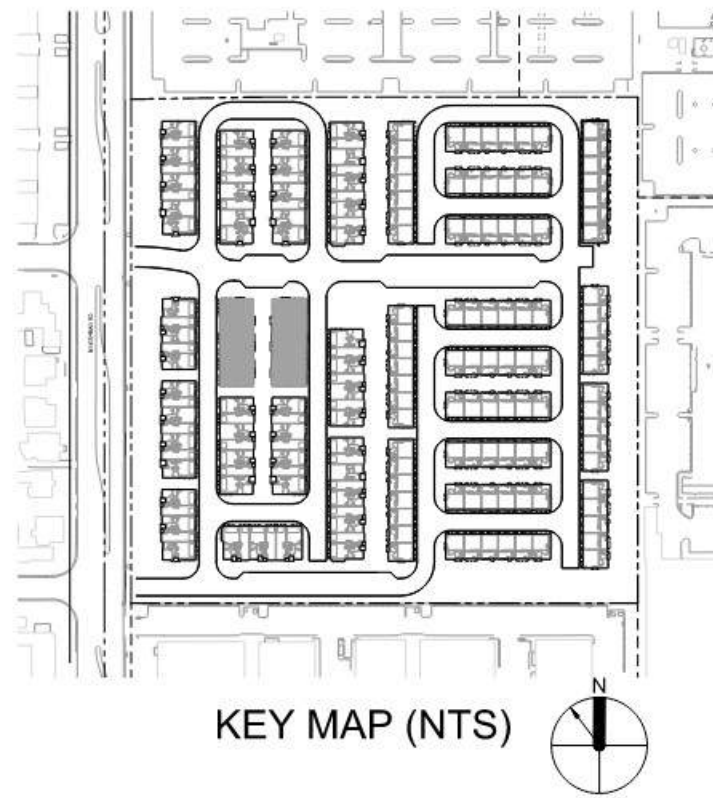


LEVEL 2 0 4 8 16 Scale 1" = 8'

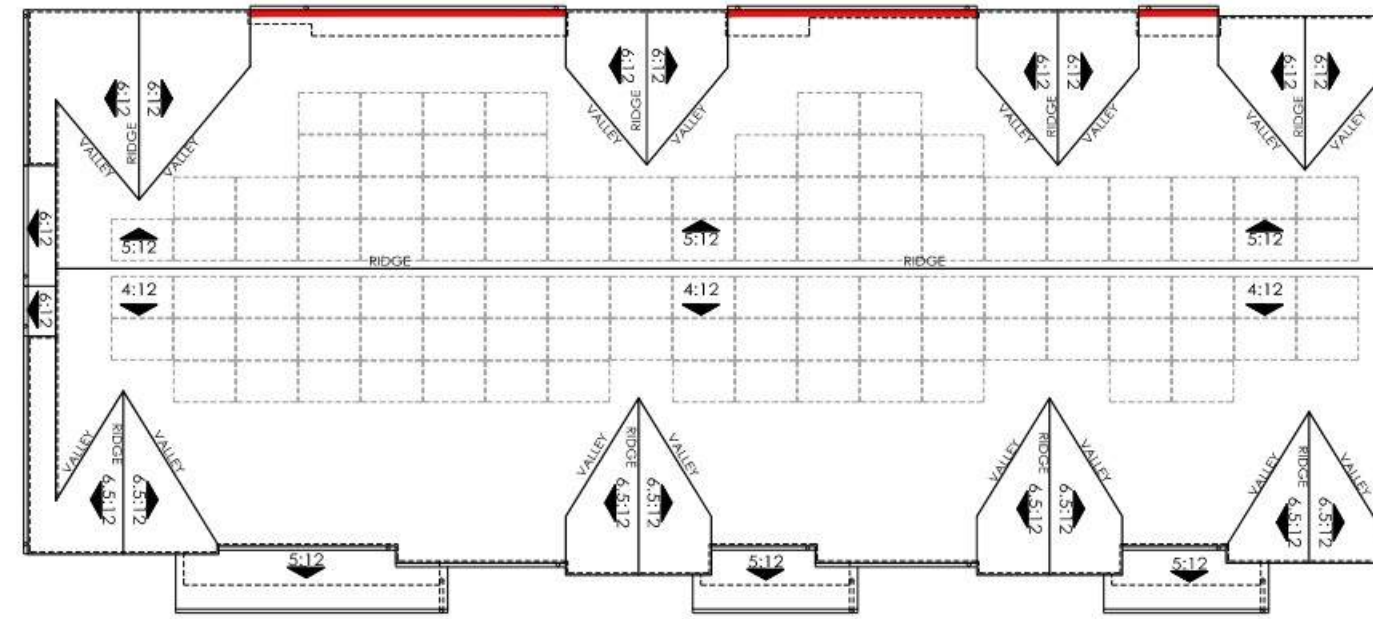


LEVEL 1 0 4 8 16 Scale 1" = 8'

✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

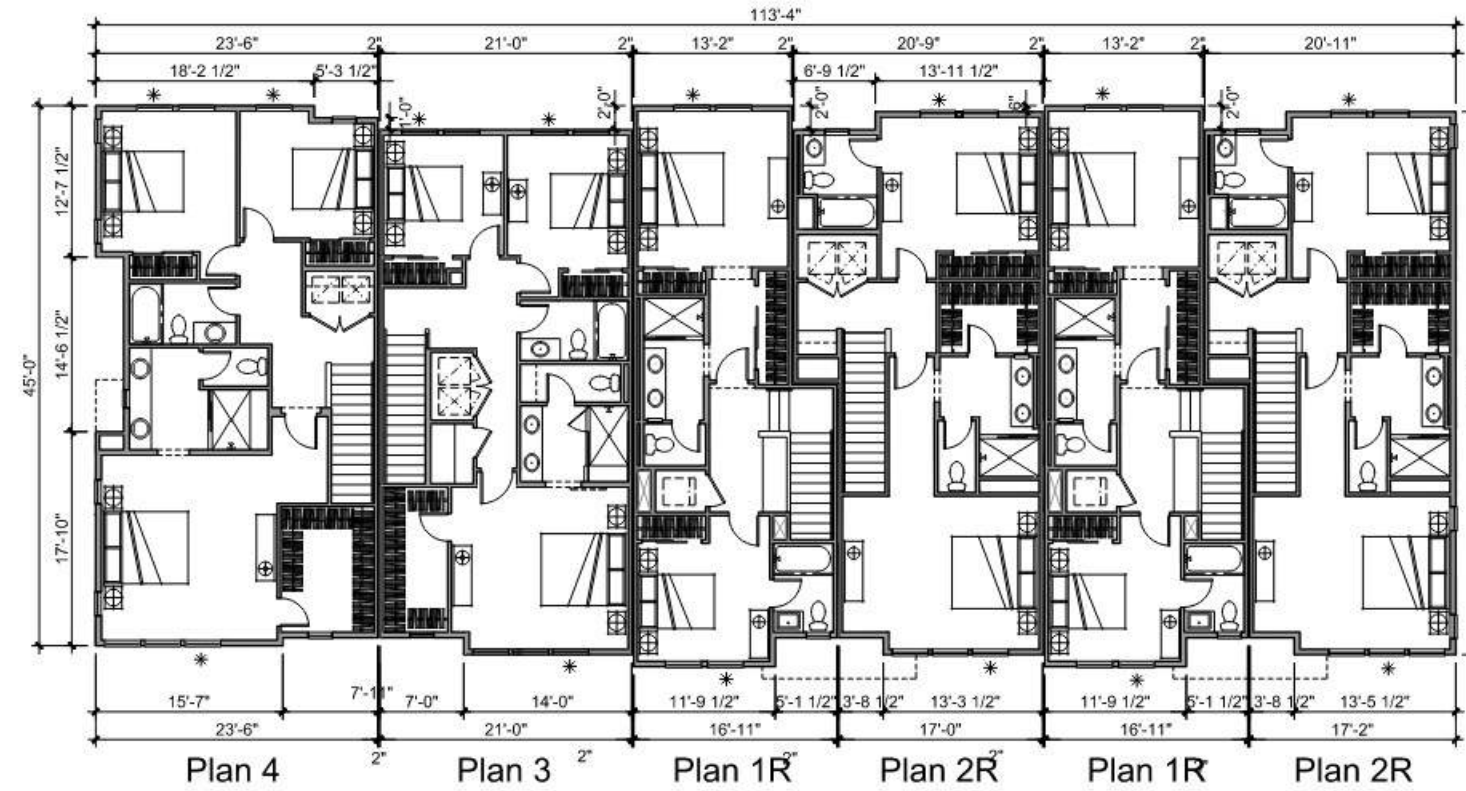


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No roof mounted mechanical equipment.

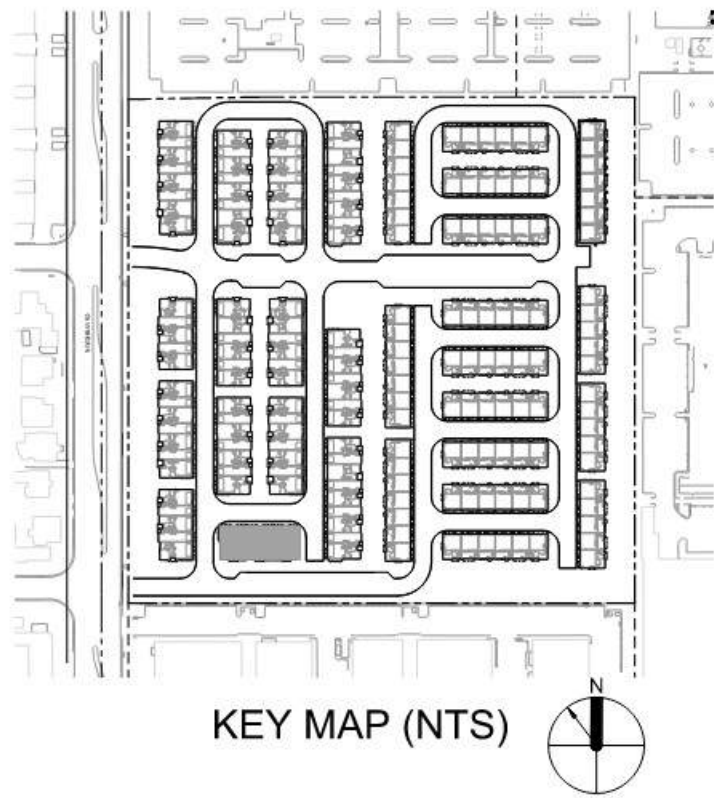
ROOF PLAN



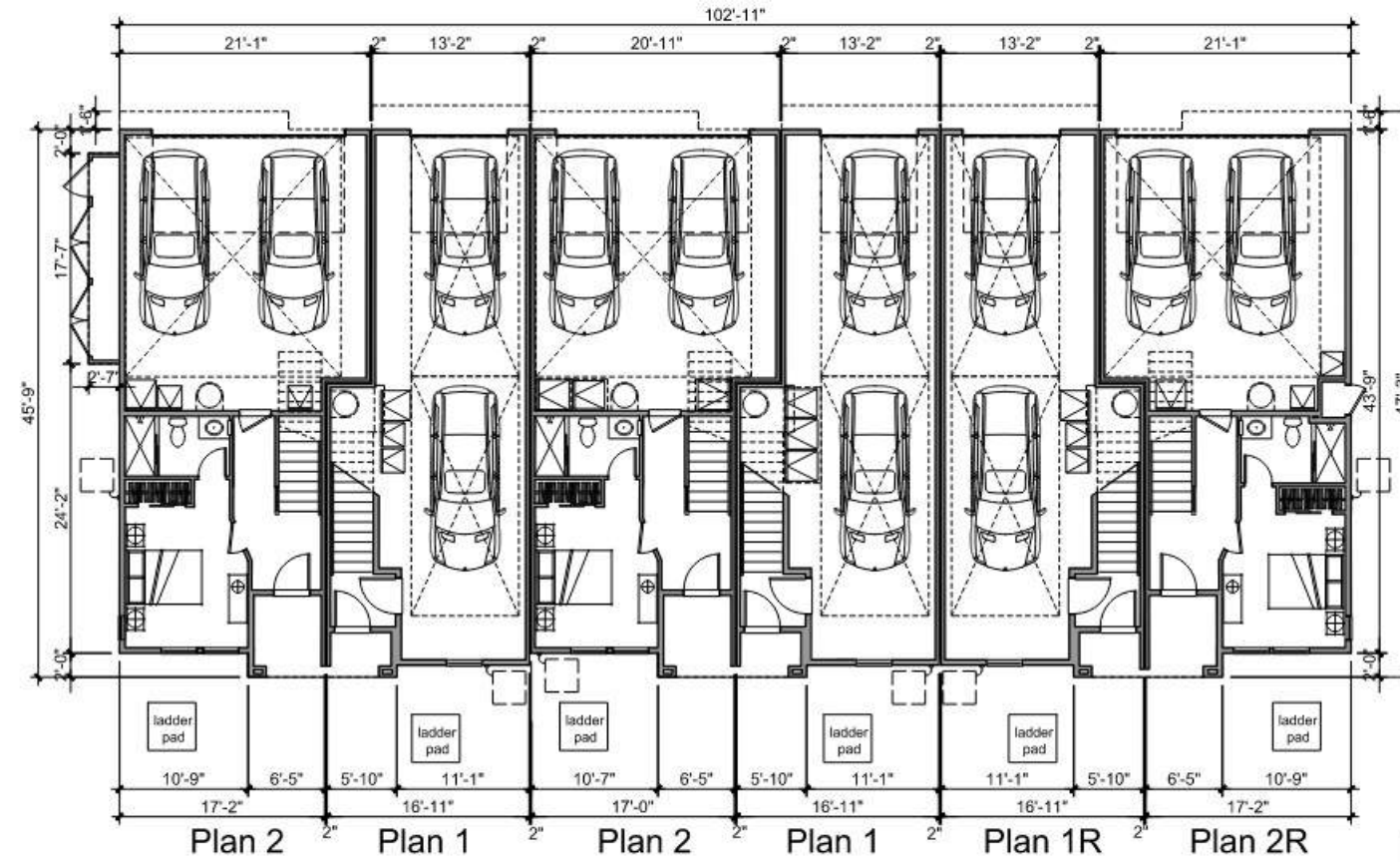
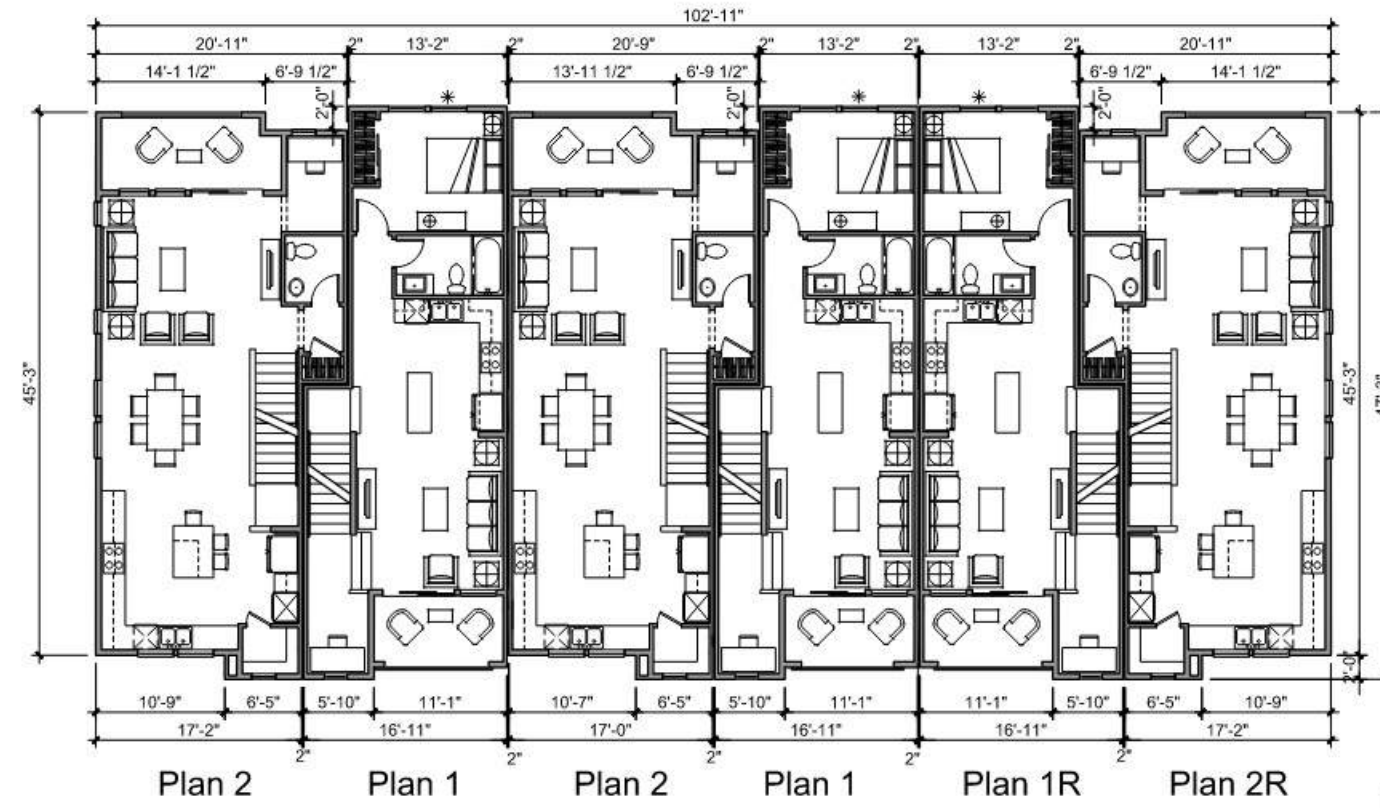
LEVEL 3



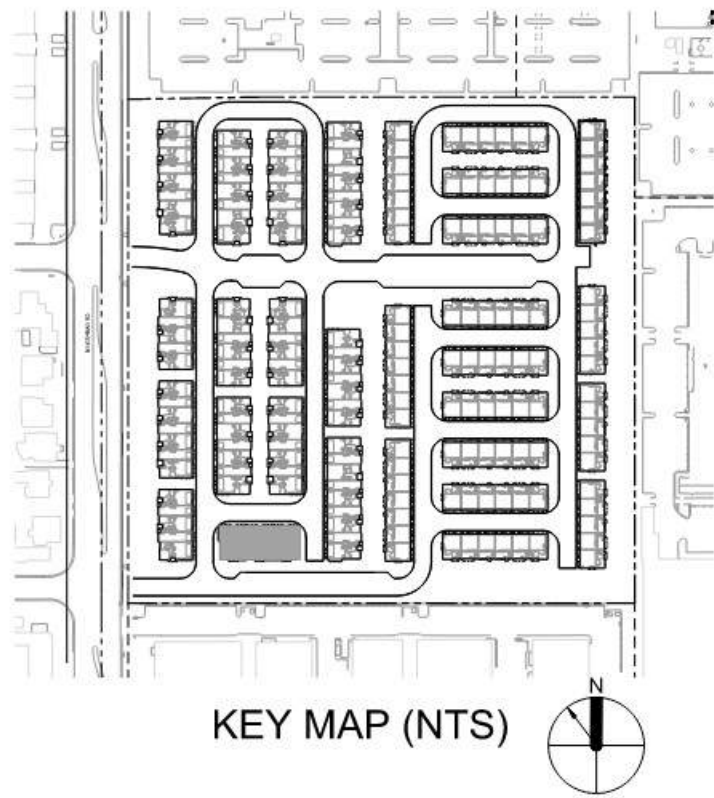
✱ Emergency Rescue Opening (Egress Window)



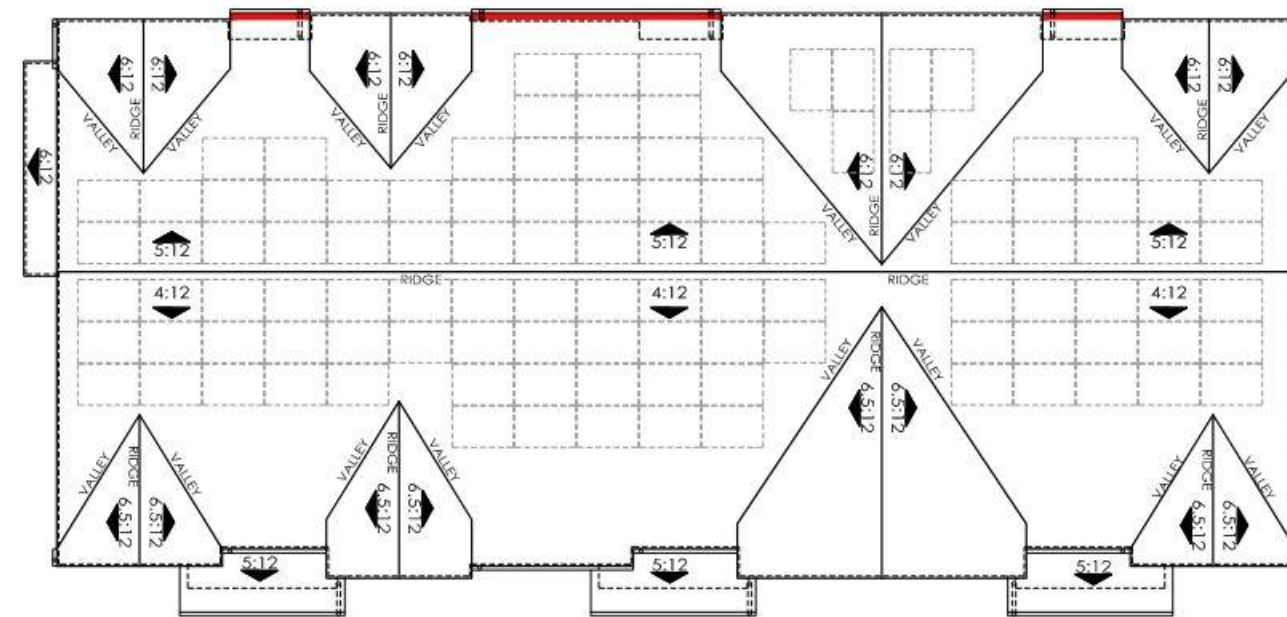
KEY MAP (NTS)



* Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

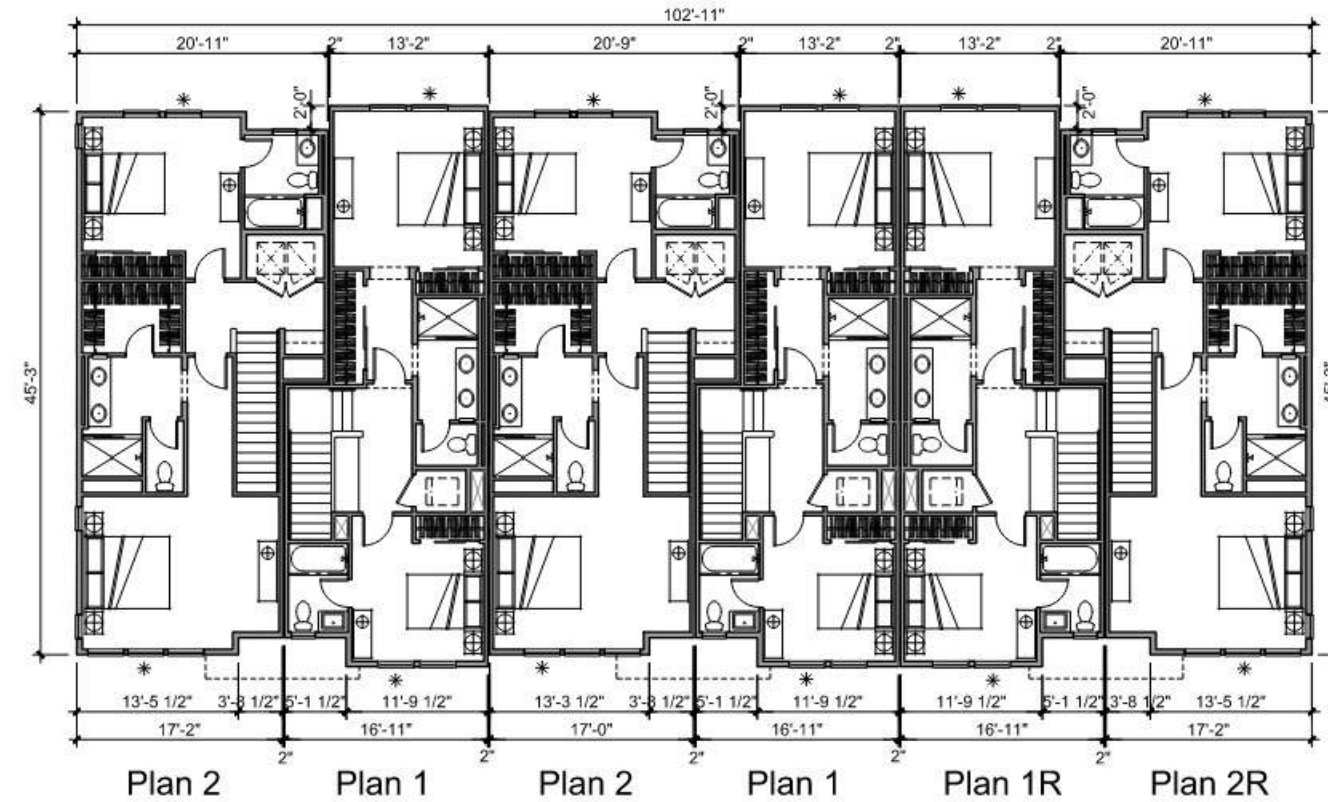


— Eave height less than 30' for fire ladder access.
NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

ROOF PLAN

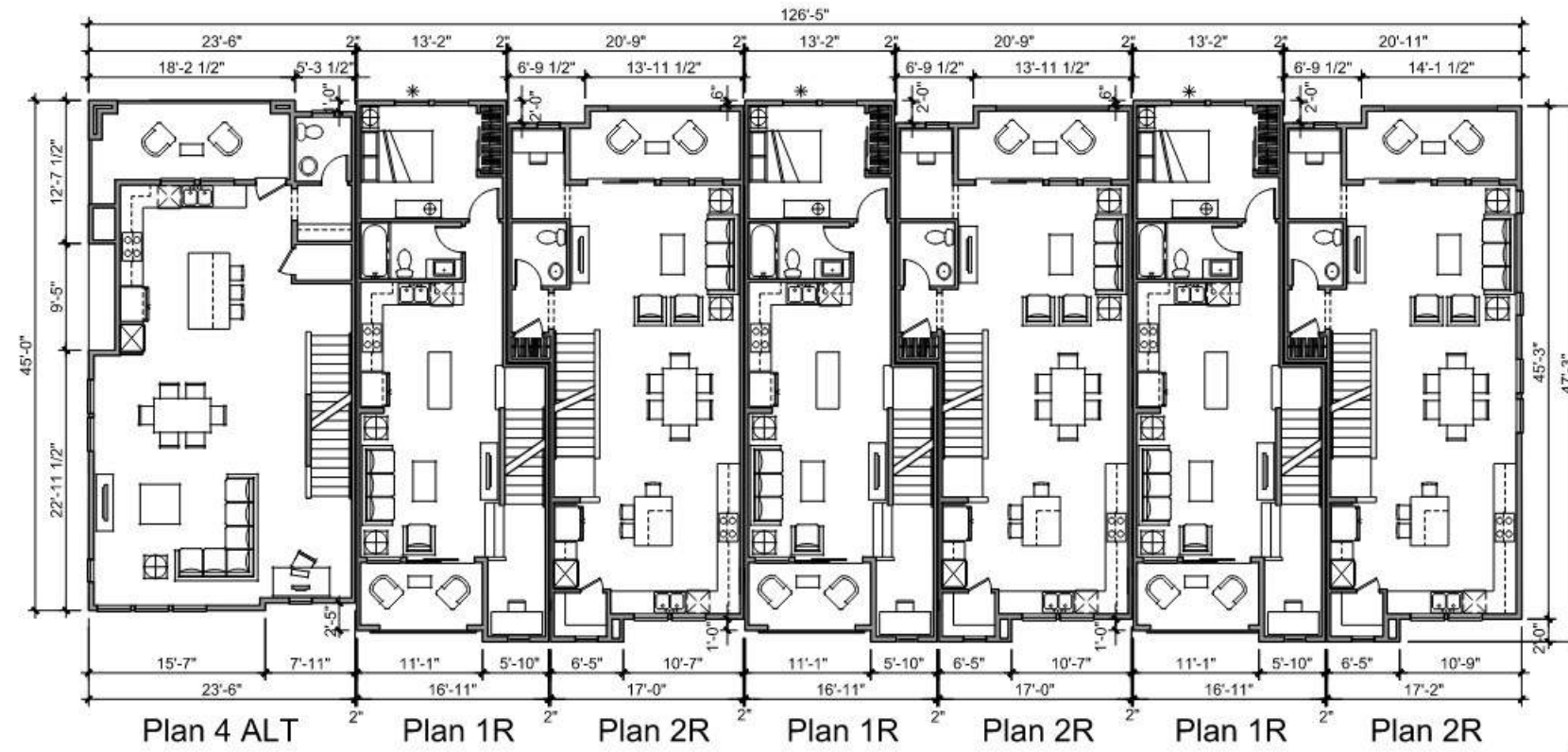
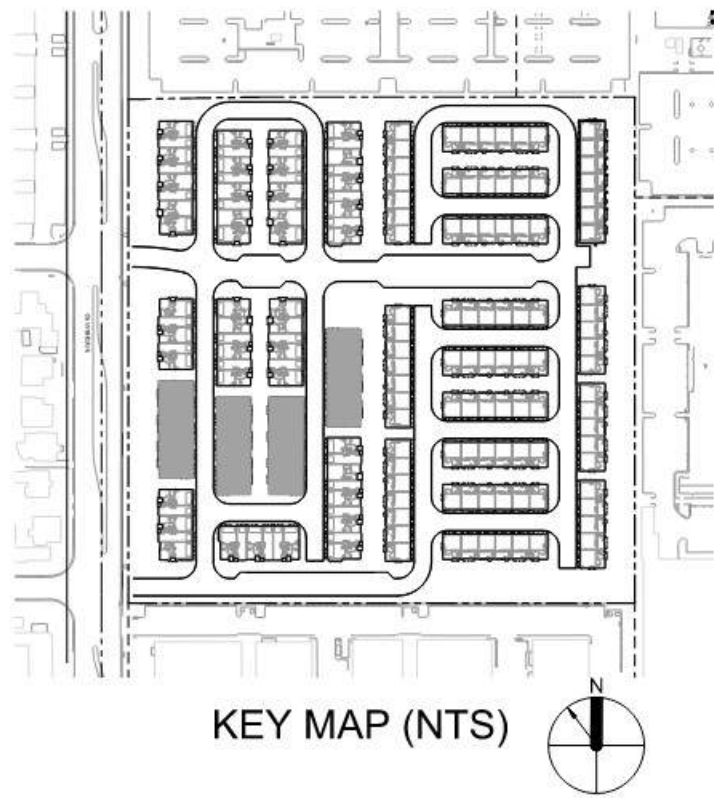
0 4 8 16 Scale 1" = 8'



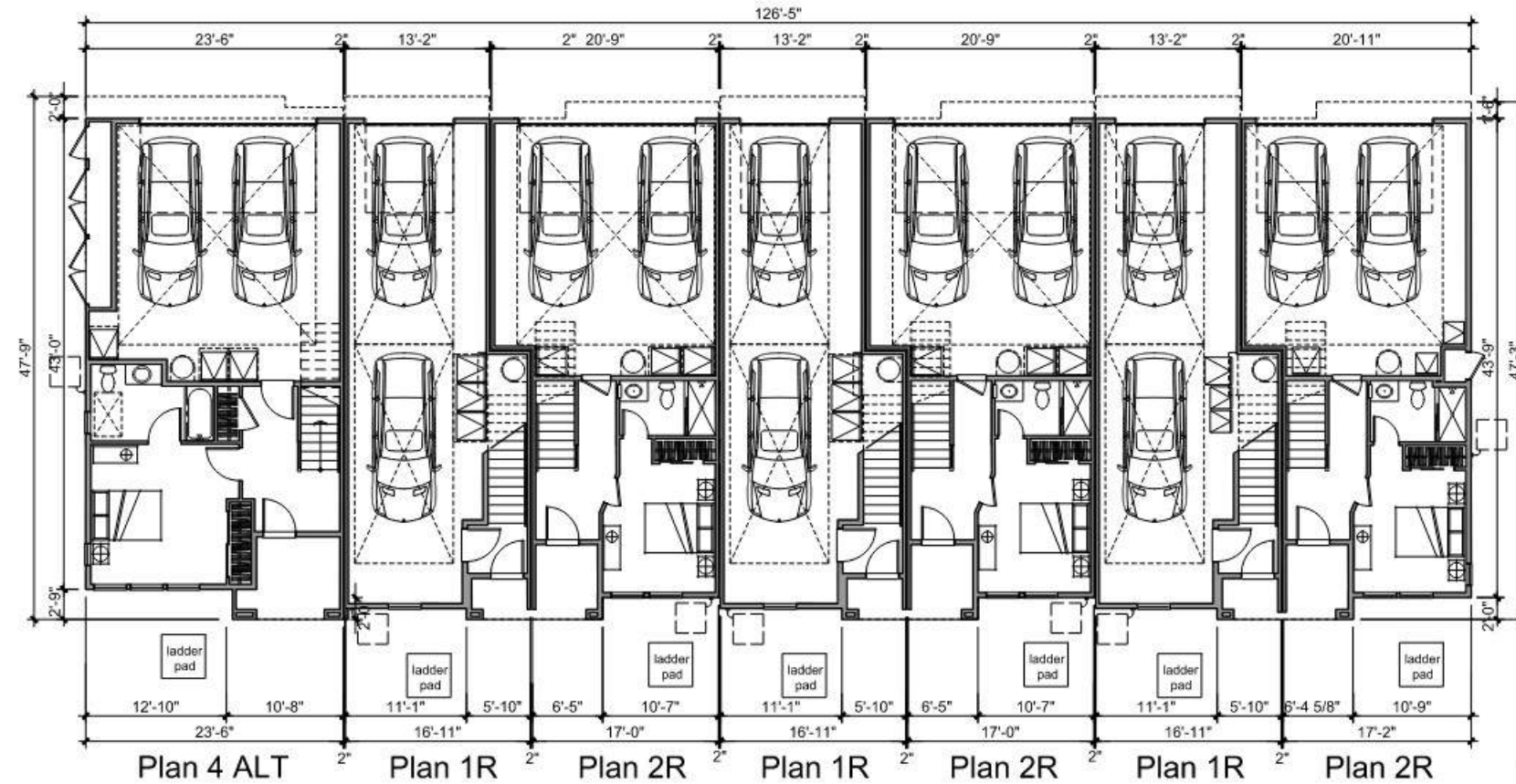
LEVEL 3

0 4 8 16 Scale 1" = 8'

✱ Emergency Rescue Opening (Egress Window)

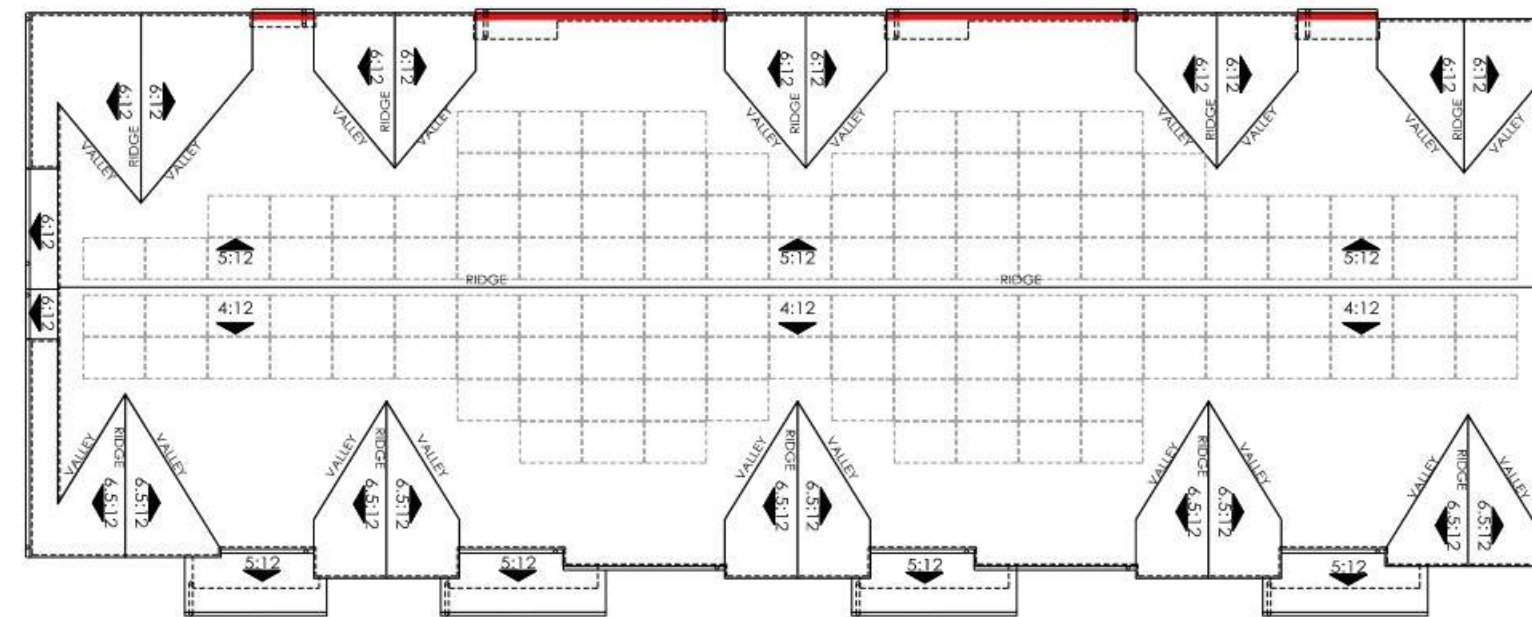
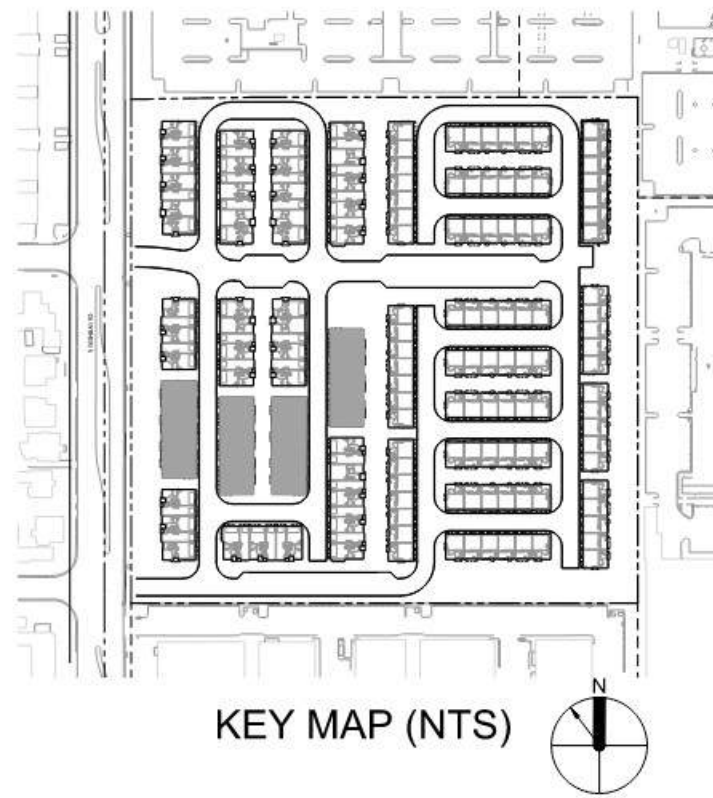


LEVEL 2 0 4 8 16 Scale 1" = 8'



LEVEL 1 0 4 8 16 Scale 1" = 8'

✱ Emergency Rescue Opening (Egress Window)

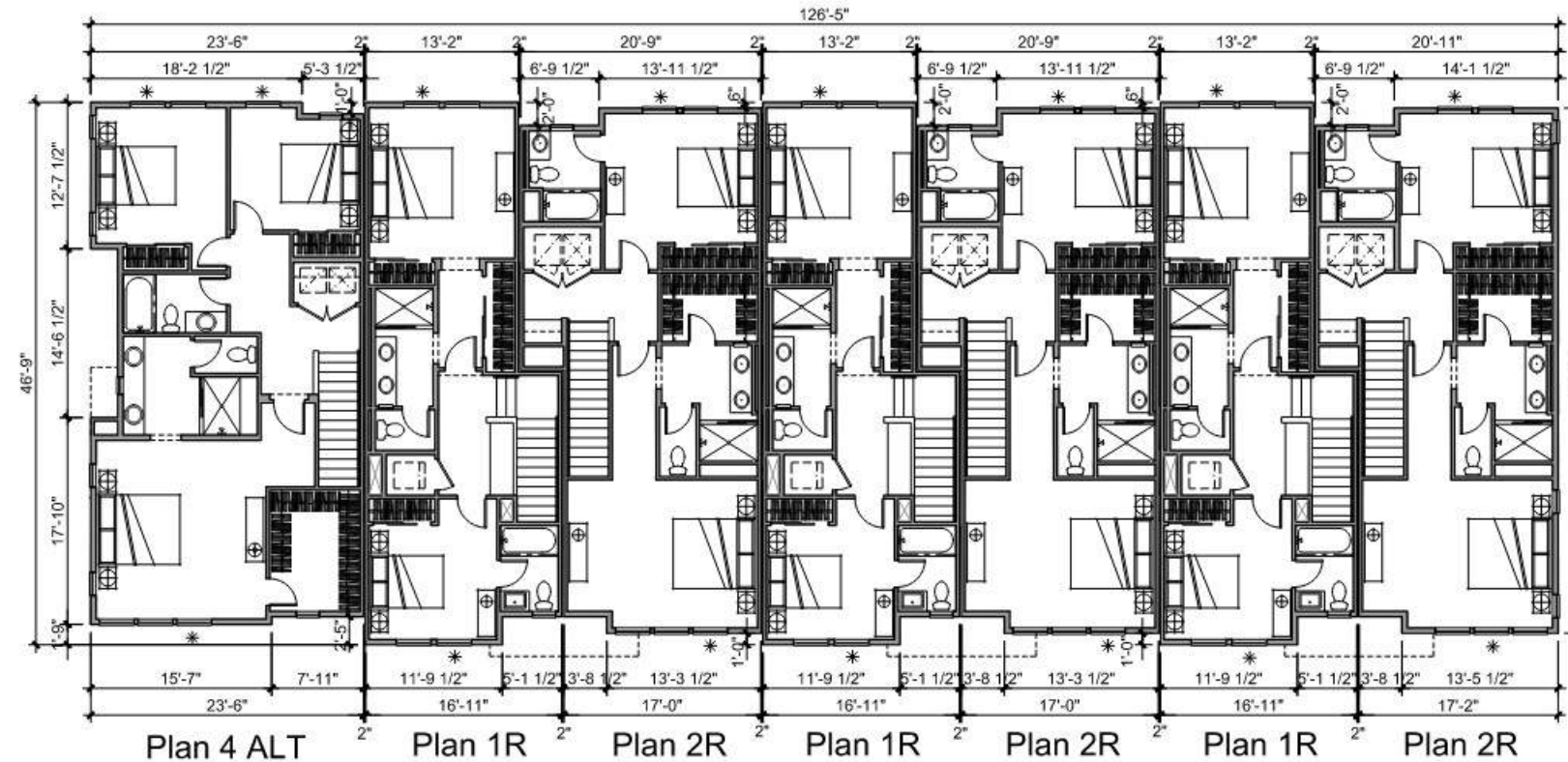


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NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

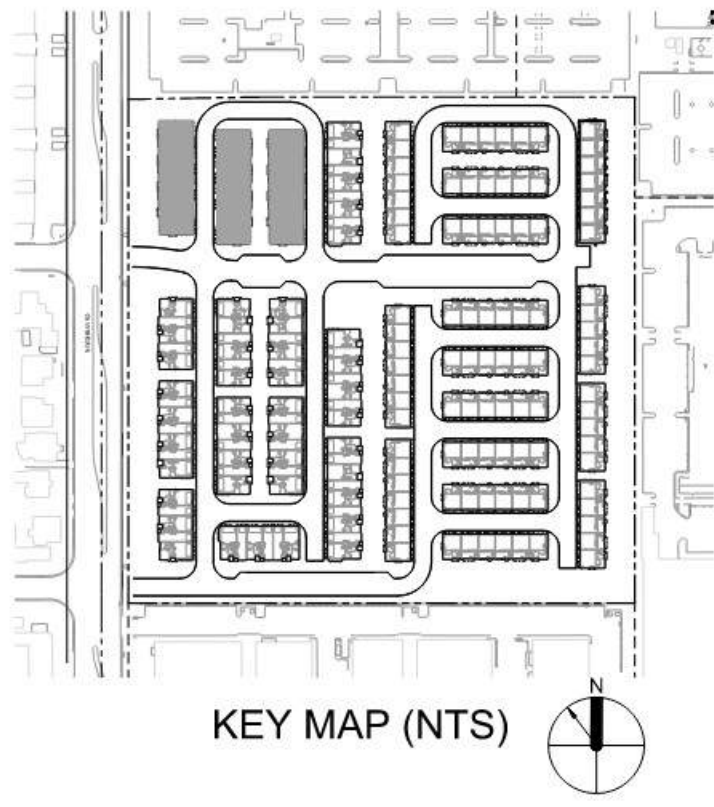
No roof mounted mechanical equipment.

ROOF PLAN 0 4 8 16 Scale 1" = 8'

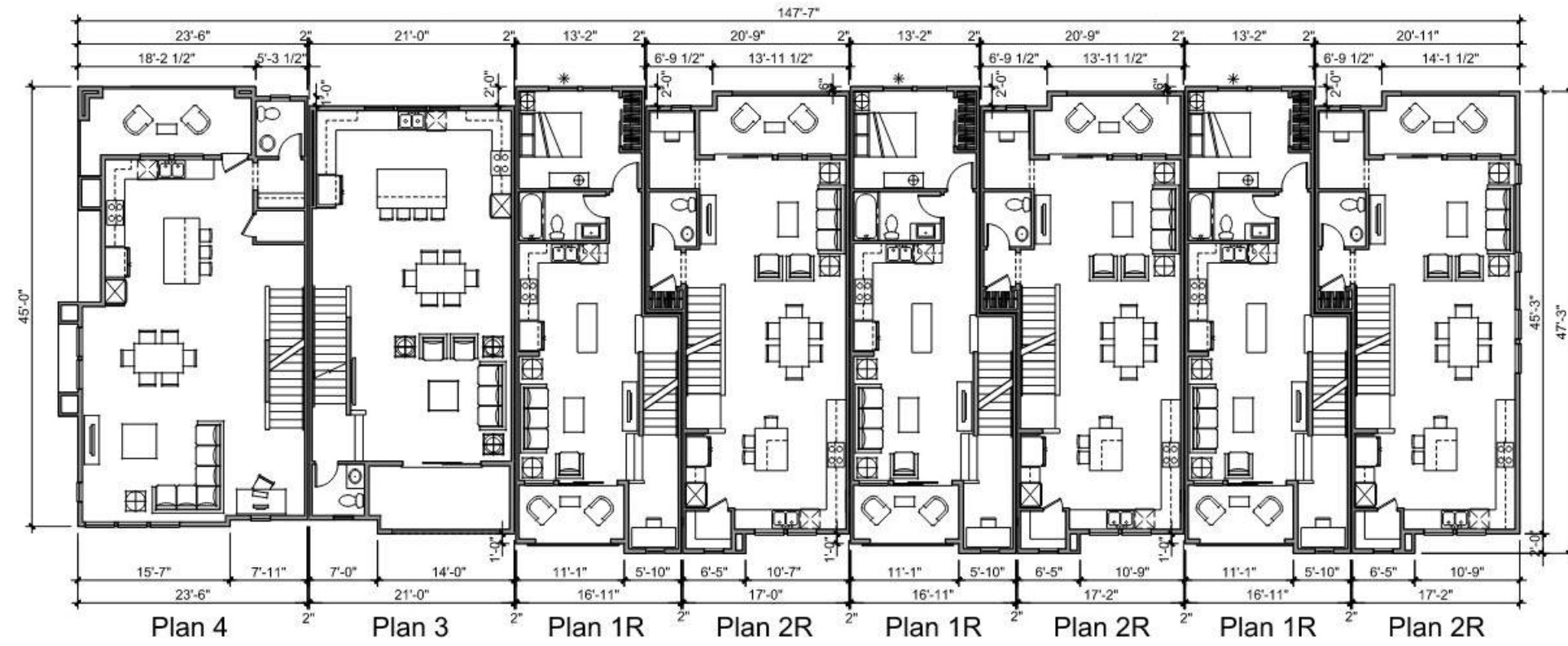


LEVEL 3 0 4 8 16 Scale 1" = 8'

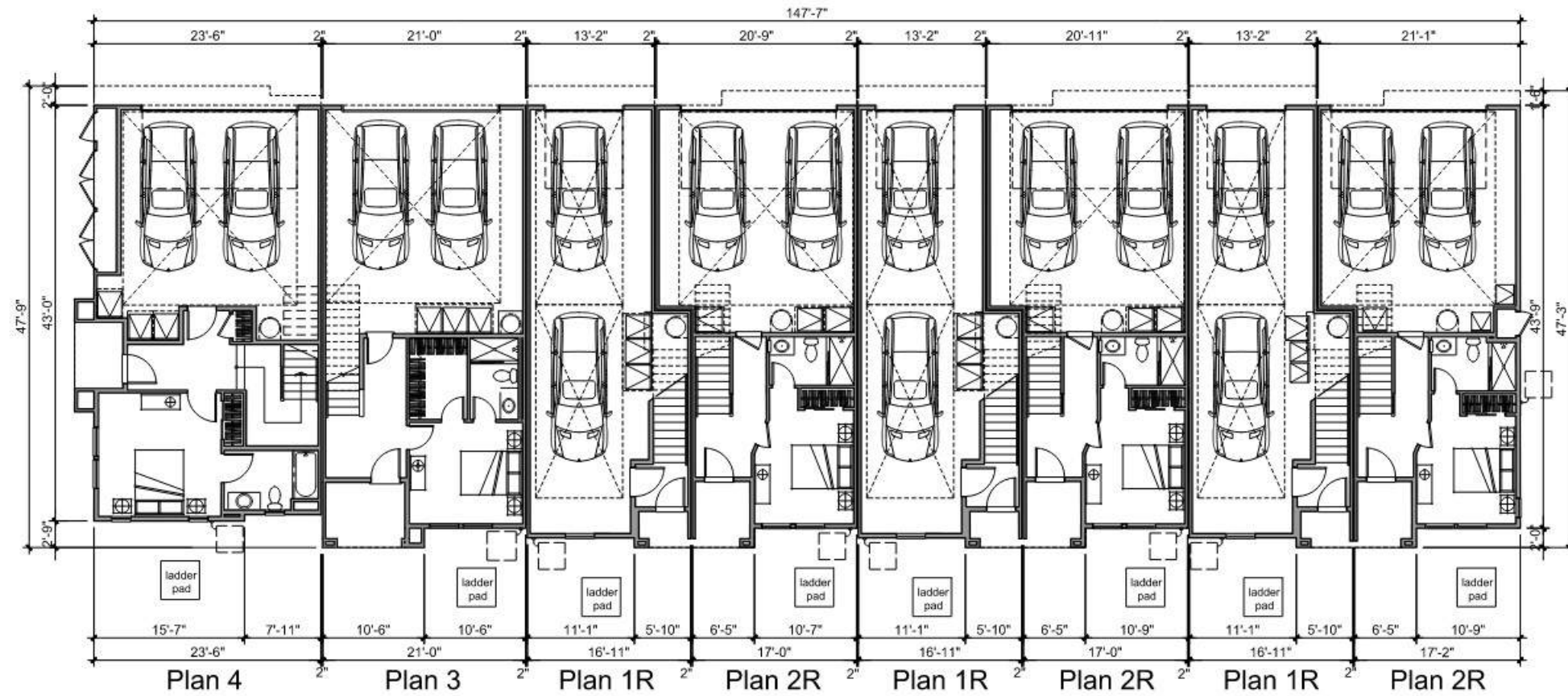
✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)



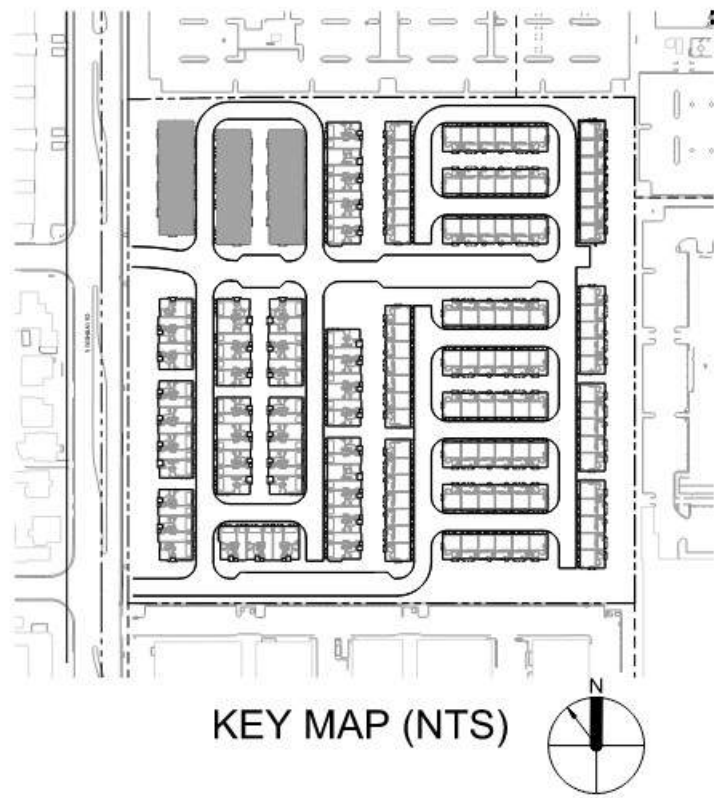
LEVEL 2



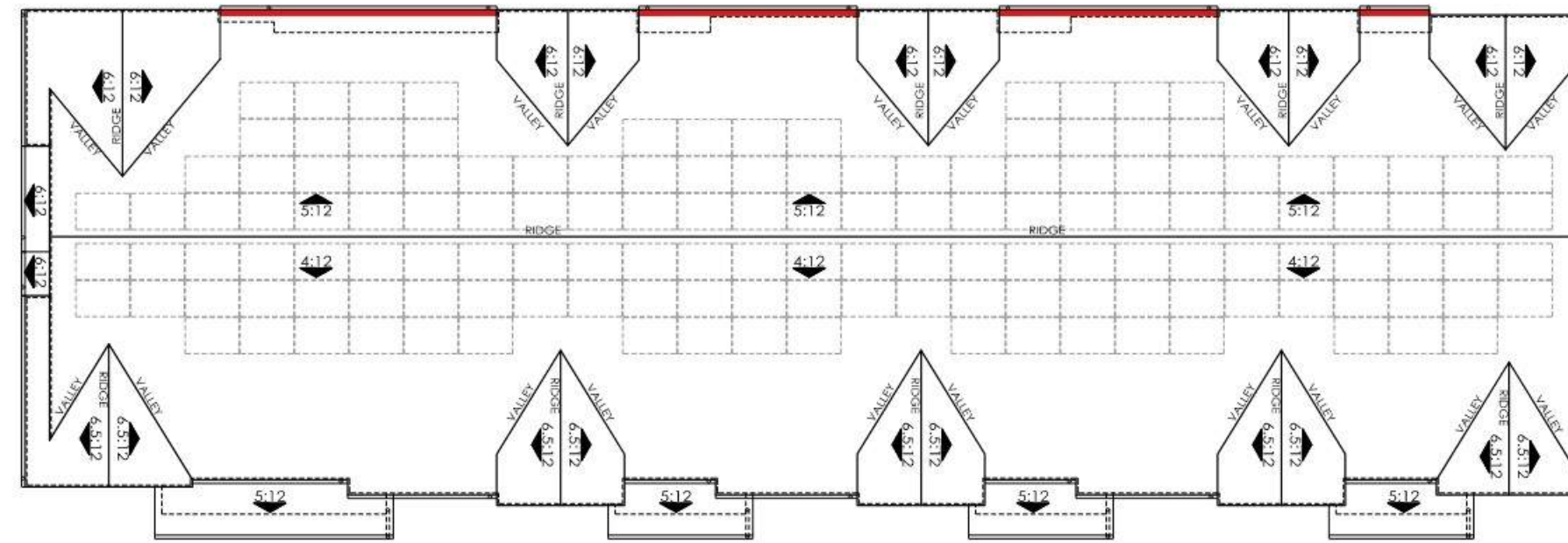
LEVEL 1



✱ Emergency Rescue Opening (Egress Window)



KEY MAP (NTS)

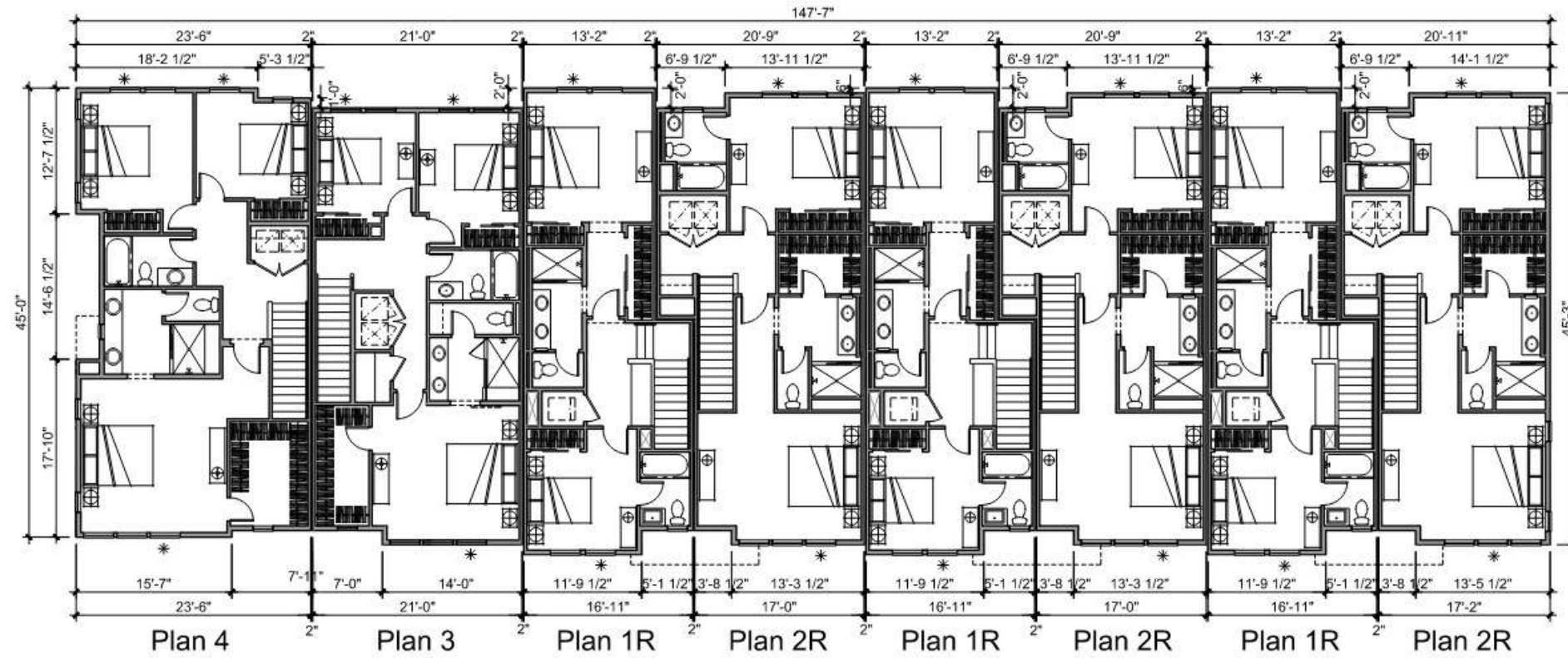


— Eave height less than 30' for fire ladder access.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

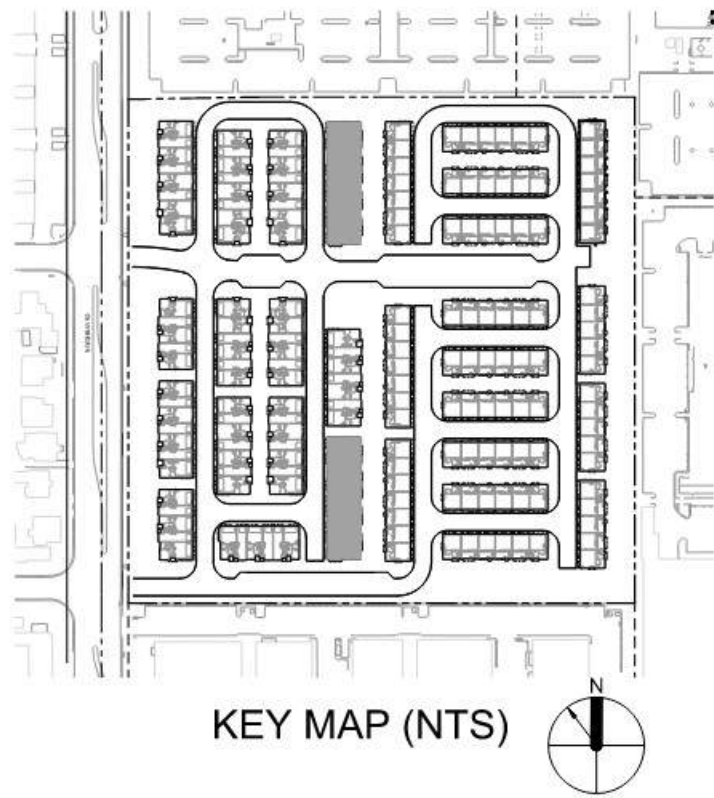
ROOF PLAN



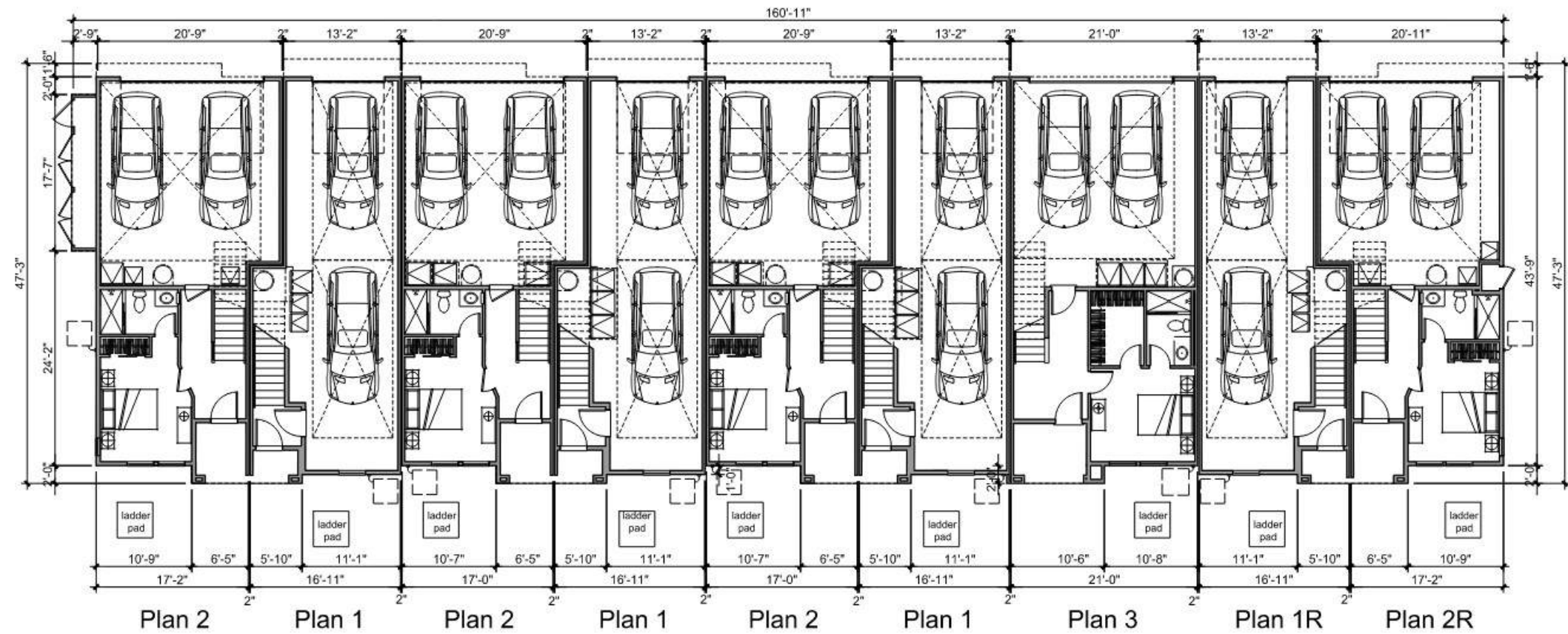
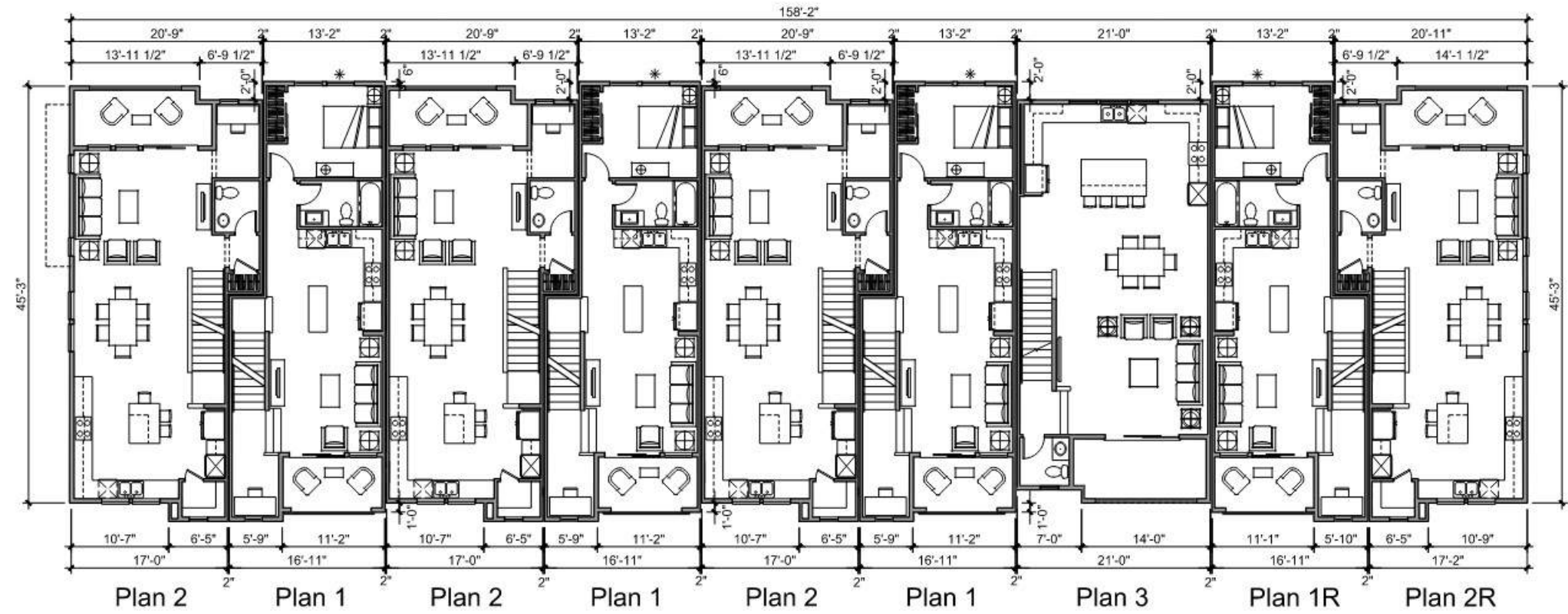
LEVEL 3



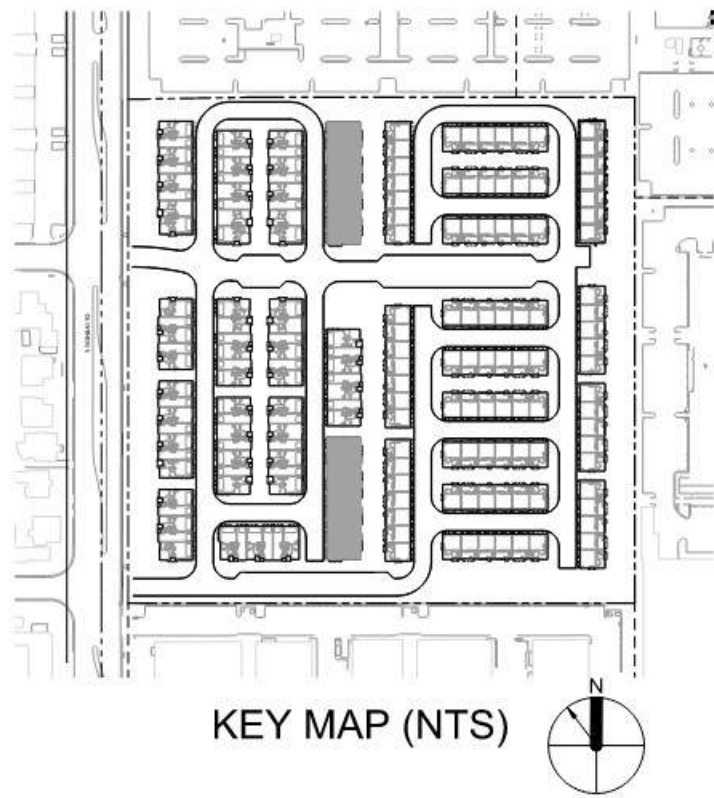
✱ Emergency Rescue Opening (Egress Window)



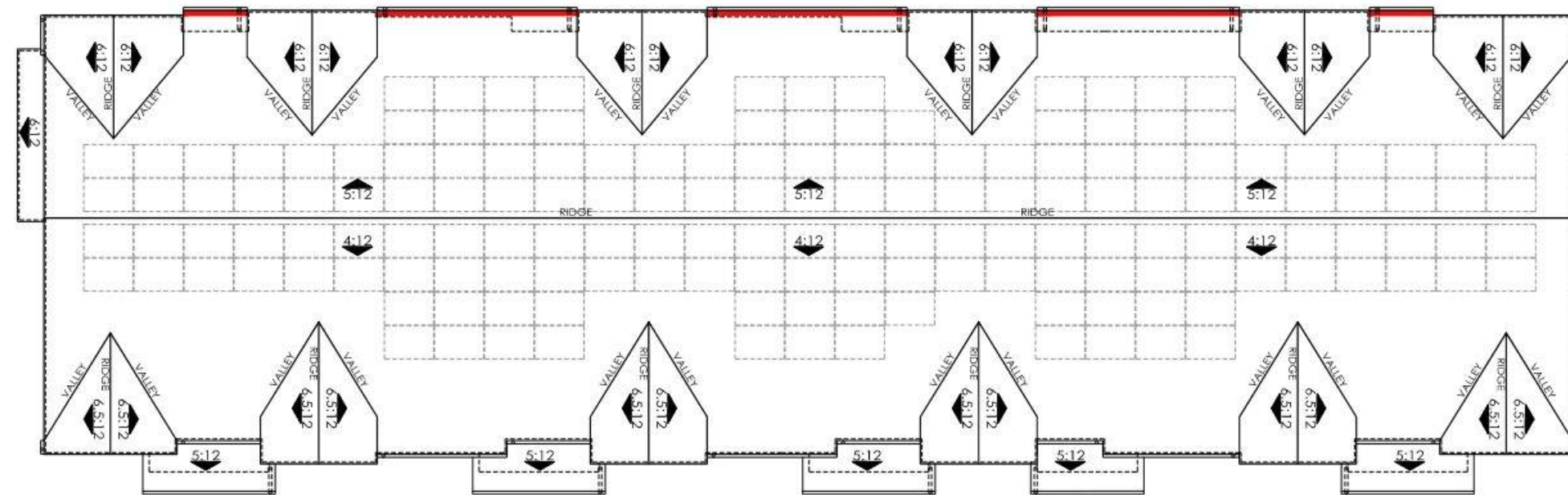
KEY MAP (NTS)



✱ Emergency Rescue Opening (Egress Window)



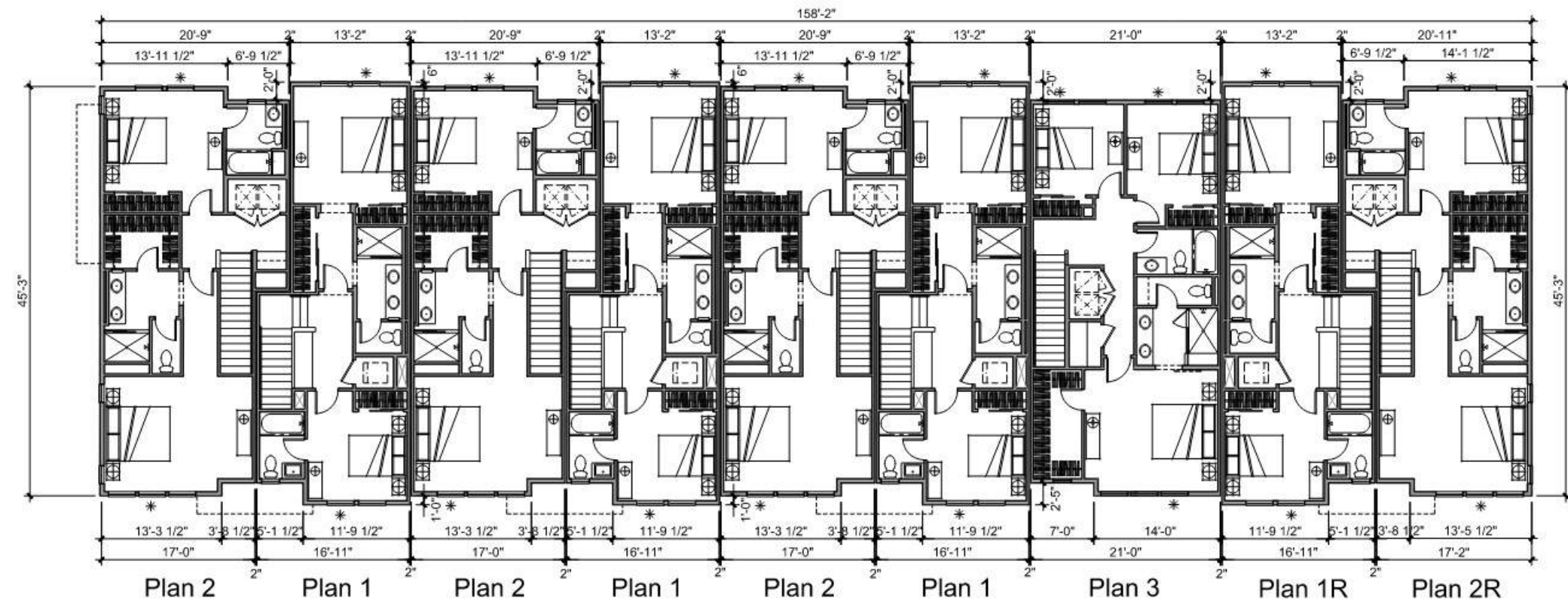
KEY MAP (NTS)



— Eave height less than 30' for fire ladder access.
NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

ROOF PLAN



LEVEL 3



✱ Emergency Rescue Opening (Egress Window)

LEGEND

- 1 Vehicular Entry
- 2 Plaza Park (Common Open Space - See Page L-3)
- 3 Picnic Park (Common Open Space - See Page L-3)
- 4 North Whisman Mini Park (See Page L-3)
- 5 Pedestrian Paseos (See Page L-4)
- 6 Public Sidewalk and Parkway
- 7 Concrete Sidewalk
- 8 Common Landscape Areas
- 9 Bio-retention, per Civil
- 10 LID Planters, per Civil
- 11 Parking, per Civil
- 12 Bike Rack (Short Term Use) (4/L-6)
- 13 Property Line
- 14 Visibility Triangle per City of Mountain View Triangle of Safety Guidelines (35 MPH)
- 15 Existing 10' wide Public Easement Trail
- 16 Pedestrian connection to trail system
- 17 Dog Run
- 18 Bench Seating (2/L-6)
- 19 USPS Parking & Mail Box Area
- 20 Loading Area & Short Term Parking
- 21 Outdoor Common Open Space Area
- 22 City Street Light
- 23 Fire Hydrant
- 24 Existing Overhead Utility Pole
- 25 Pedestrian Crossing with Enhanced Paving (10/L-6)

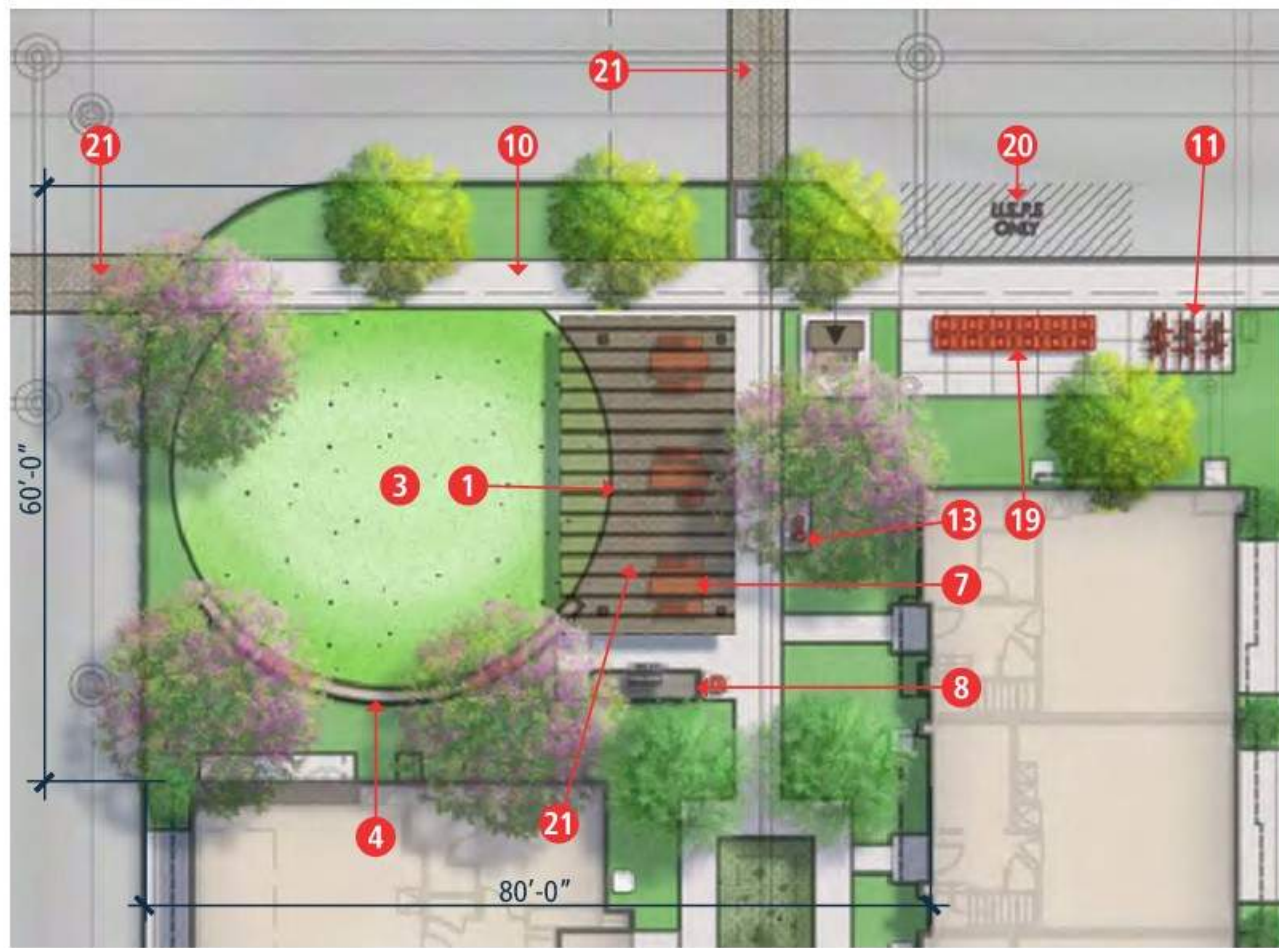
SHEET INDEX

- L-1 Conceptual Landscape Imagery
- L-2 Landscape Site Plan
- L-3 Conceptual Open Space Enlargements
- L-4 Conceptual Open Space Enlargements
- L-5 Conceptual Section and Elevation
- L-6 Conceptual Material Imagery
- L-7 Conceptual Material Imagery
- L-8 Typical Utility Screening and Bike Rack Placement
- L-9 Conceptual Wall and Fence Plan
- L-10 Conceptual Tree Planting Plan & Mitigation Replacement
- L-11 Canopy Coverage Plan
- L-12 Preliminary Hydrozone Plan
- L-13 Preliminary Irrigation Plan
- L-14 Conceptual Lighting Plan
- L-15 Conceptual Open Space Plan

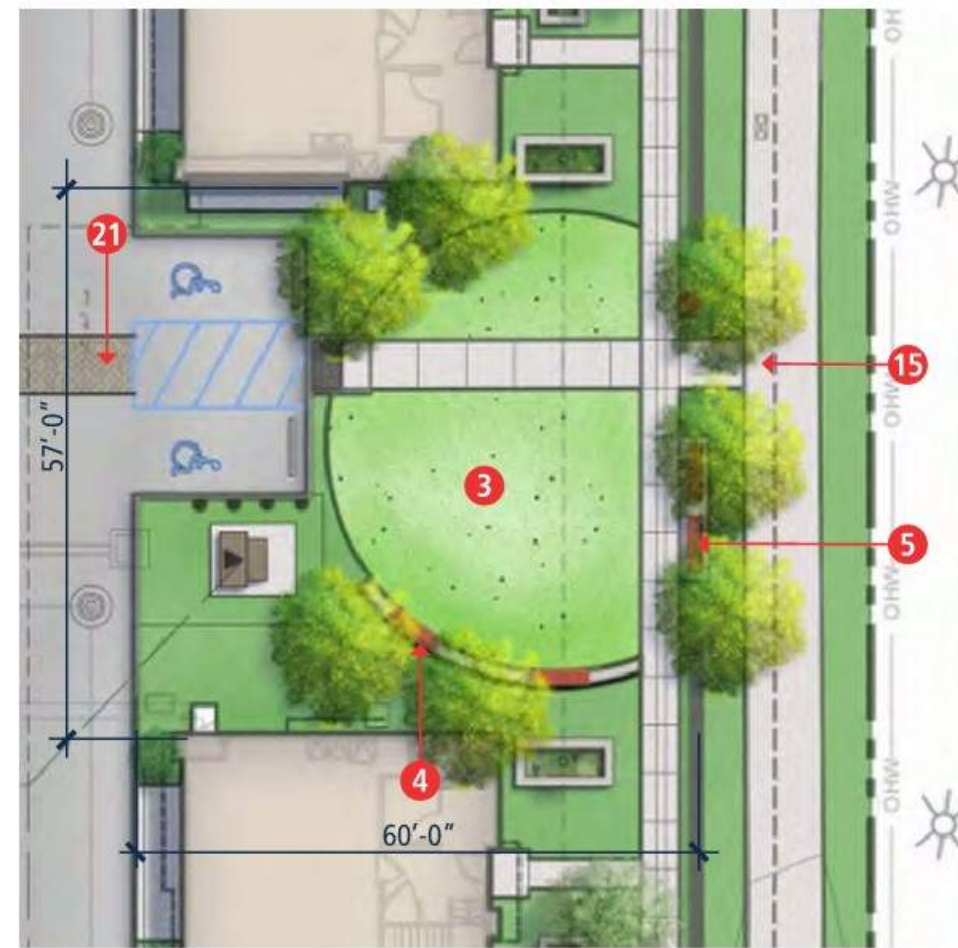


NOTES:

- 12 bike racks are proposed for this community to allow for 24 bike parking spaces.
- The shown site plan is conceptual and subject to design and material changes at later phases of development.



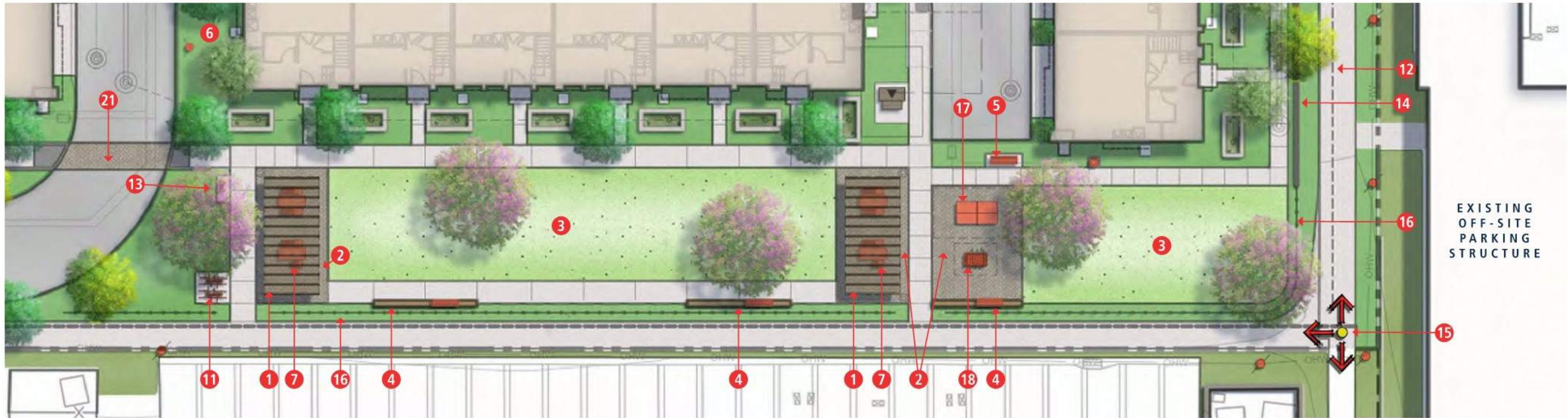
PLAZA PARK
(COMMON OPEN SPACE)



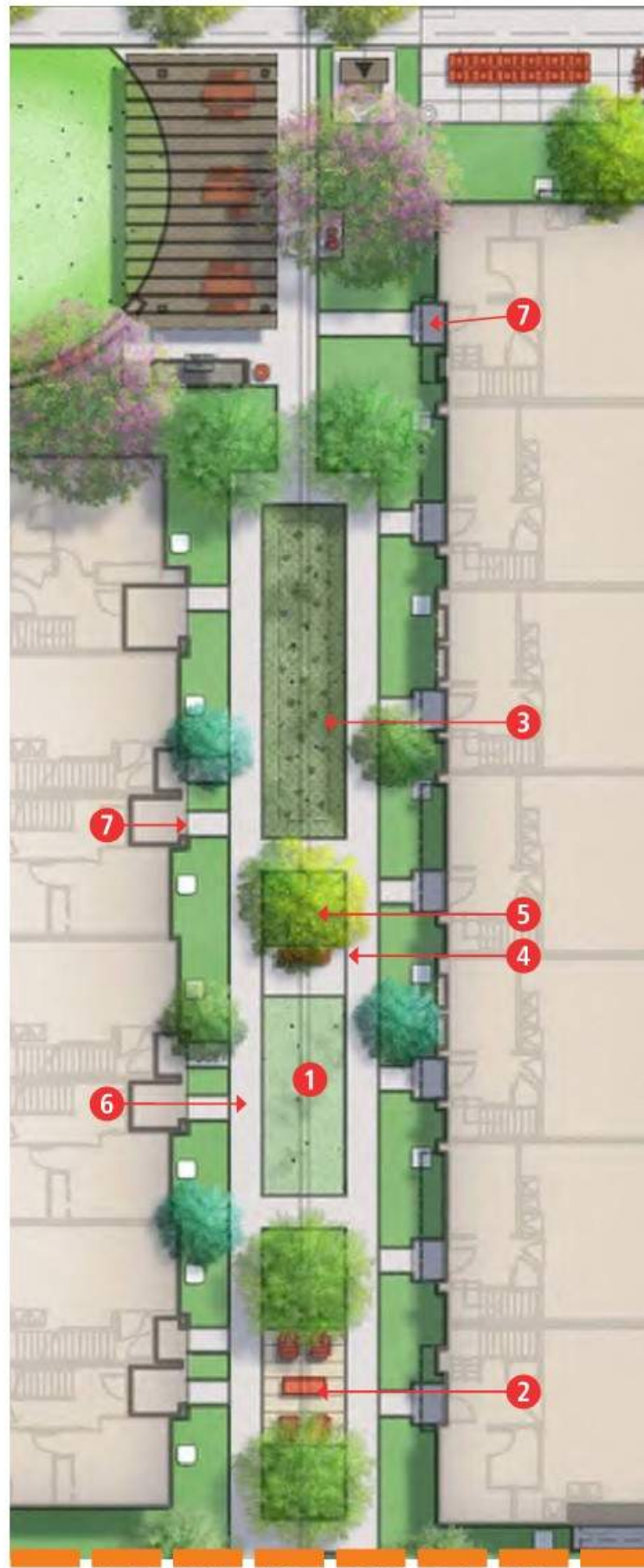
PICNIC PARK
(COMMON OPEN SPACE)

LEGEND

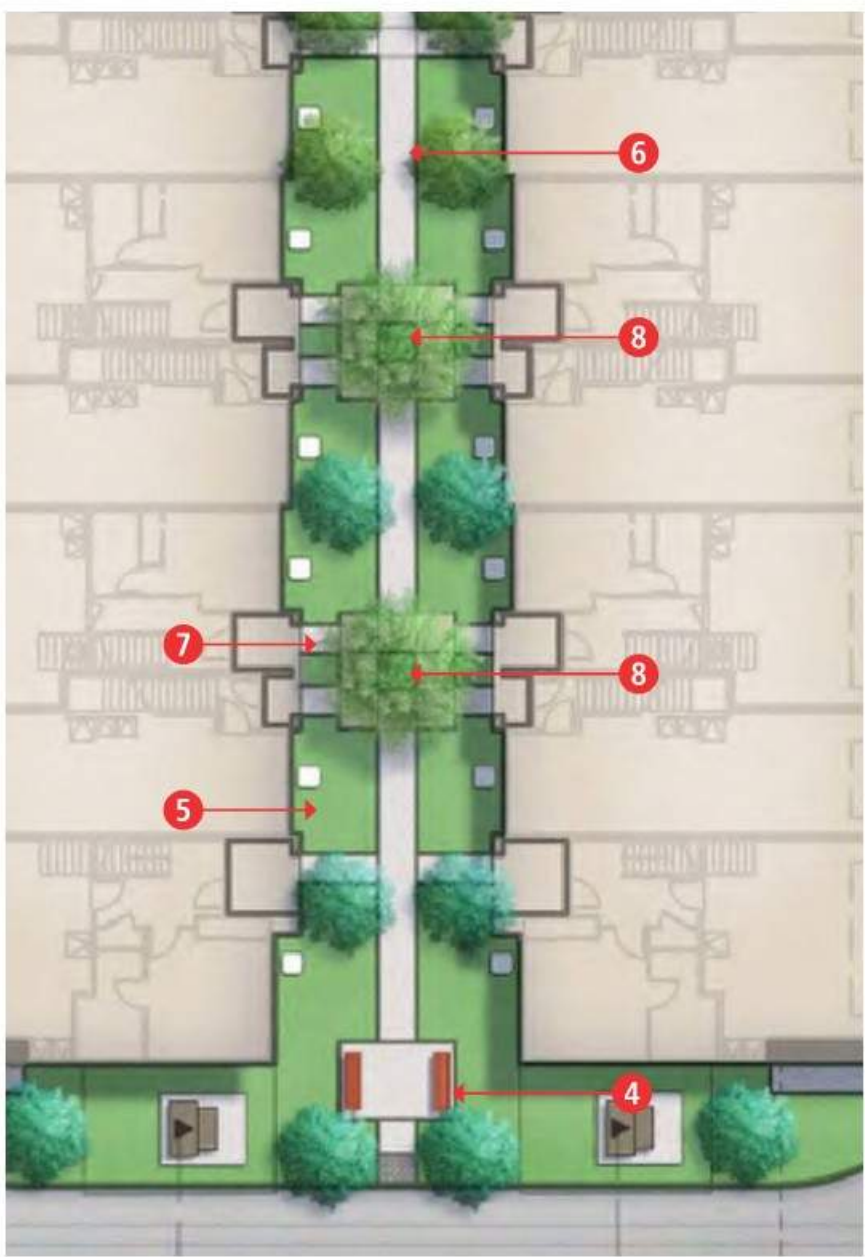
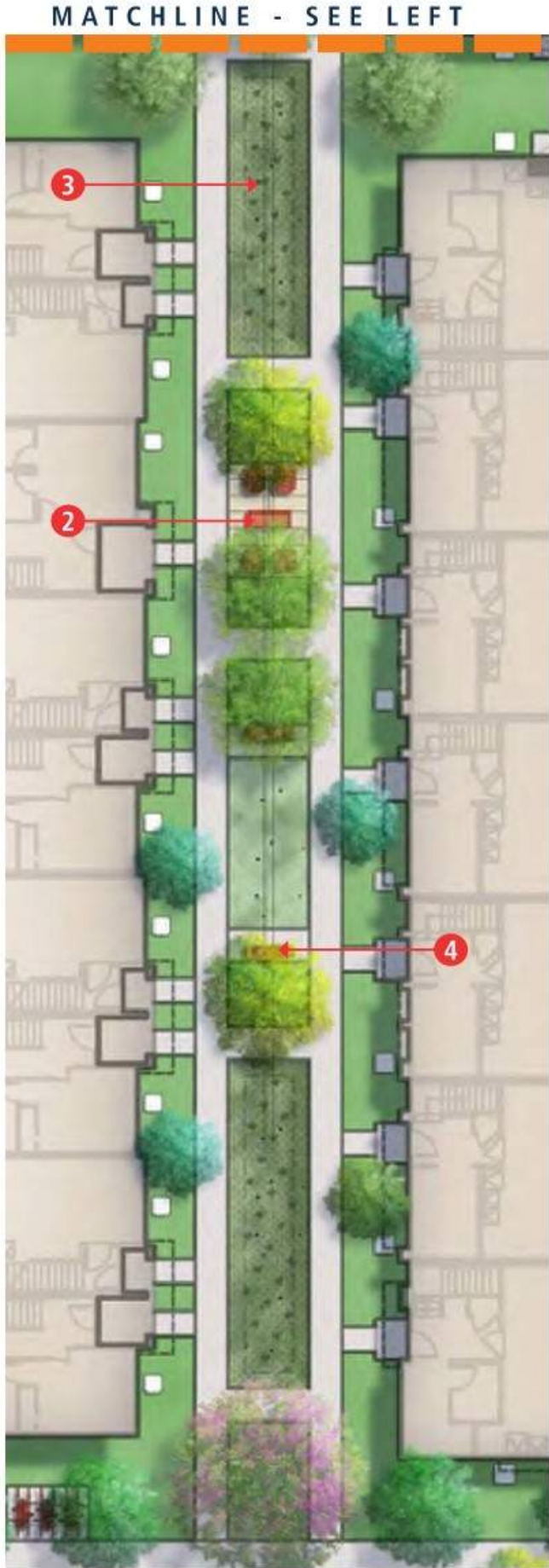
- | | |
|---|--|
| 1 Shade Structure (4/L-7) | 15 Community Trail Connection |
| 2 Enhanced Paving (10/L-6) | 16 +/- 38" Tall Fence (L-5) |
| 3 Natural Grass | 17 Concrete Table Tennis (6/L-7) |
| 4 Accent wall with bench Seating (1/L-7) | 18 Concrete Foosball Table (3/L-7) |
| 5 Bench Seating (2/L-6) | 19 Mailbox Area (9/L-6) |
| 6 Common Landscape Area | 20 USPS Parking |
| 7 Picnic Tables / Game Tables (2,5/L-7) | 21 Pedestrian Crossing with Enhanced Paving (10/L-6) |
| 8 Electric BBQ Grill (7/L-6) | |
| 9 Enhanced Paving | |
| 10 Sidewalk | |
| 11 Bike Rack (4/L-6) | |
| 12 Existing Public Trail Easement | |
| 13 Drinking Fountain (8/L-6) | |
| 14 +/- 20" CMU Wall with +/- 28" Decorative Fence (L-5) | |



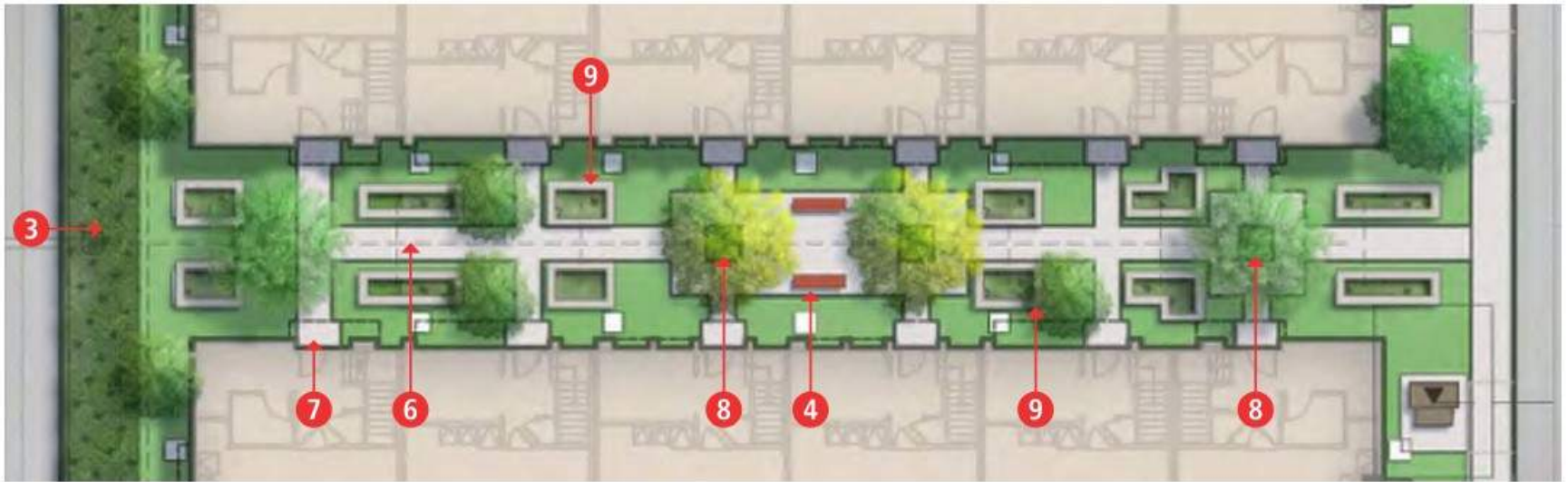
NORTH WHISMAN MINI PARK (PUBLICLY ACCESSIBLE)



CENTRAL PASEO ENLARGEMENT 'A'



COMMON OPEN SPACE ENLARGEMENT 'B'



COMMON OPEN SPACE ENLARGEMENT 'C'

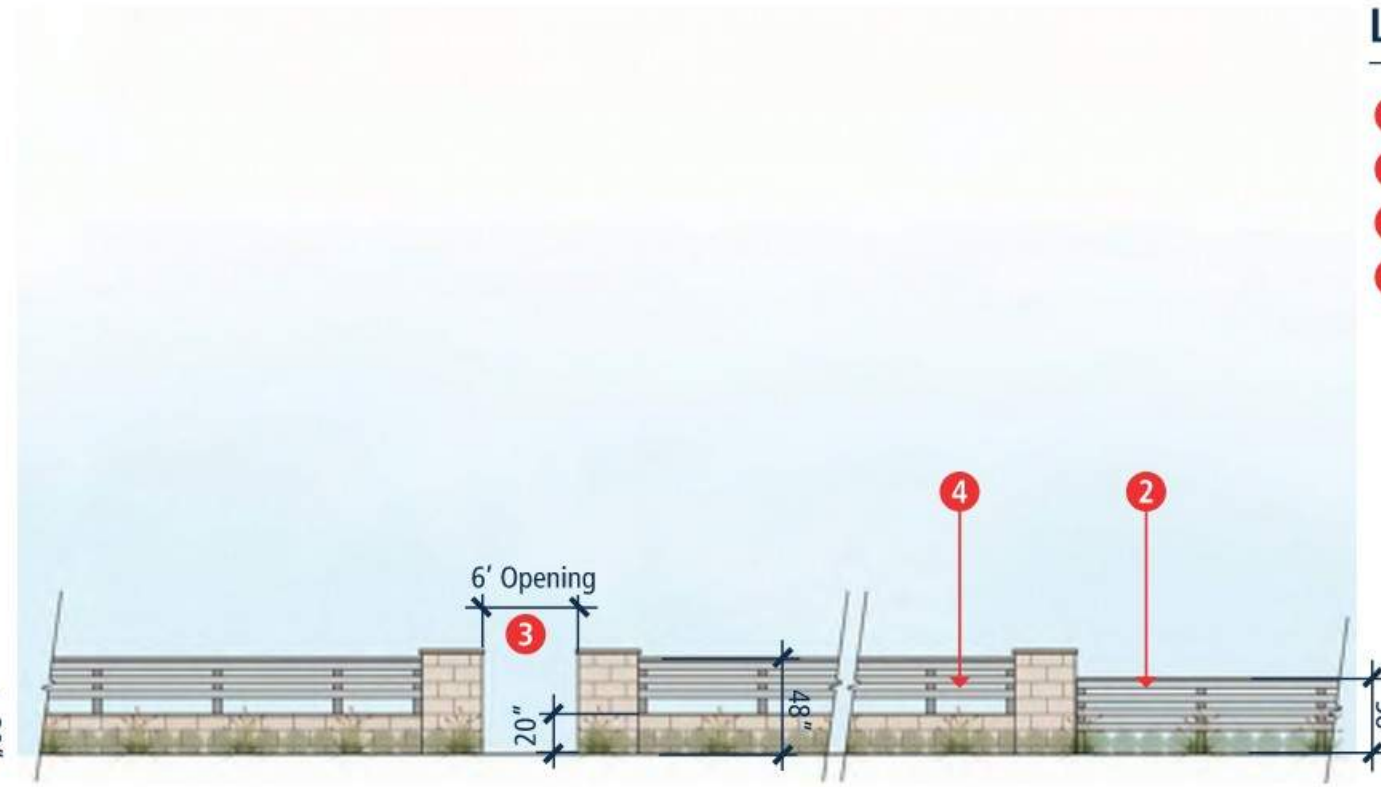
LEGEND

- 1 Low water, no mow grass
- 2 Social Nodes with Lounge Seating (3/L-6)
- 3 Bio-Retention, per Civil
- 4 Bench Seating (2/L-6)
- 5 Common Landscape Area
- 6 Sidewalk
- 7 Unit Entry
- 8 Tree Grate
- 9 LID Planters





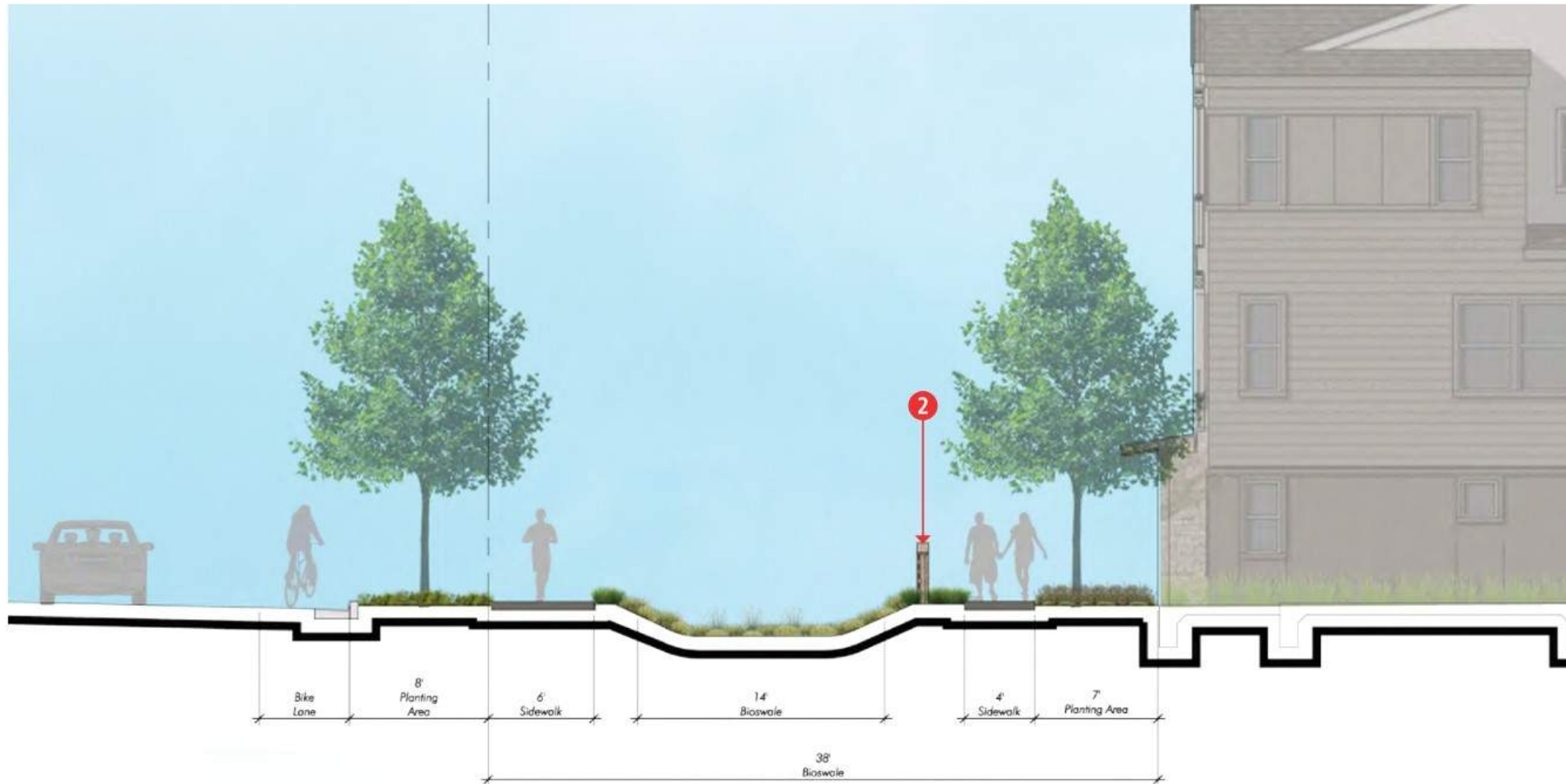
ELEVATION A: WHISMAN ROAD
SCALE: 1/4"=1'-0"



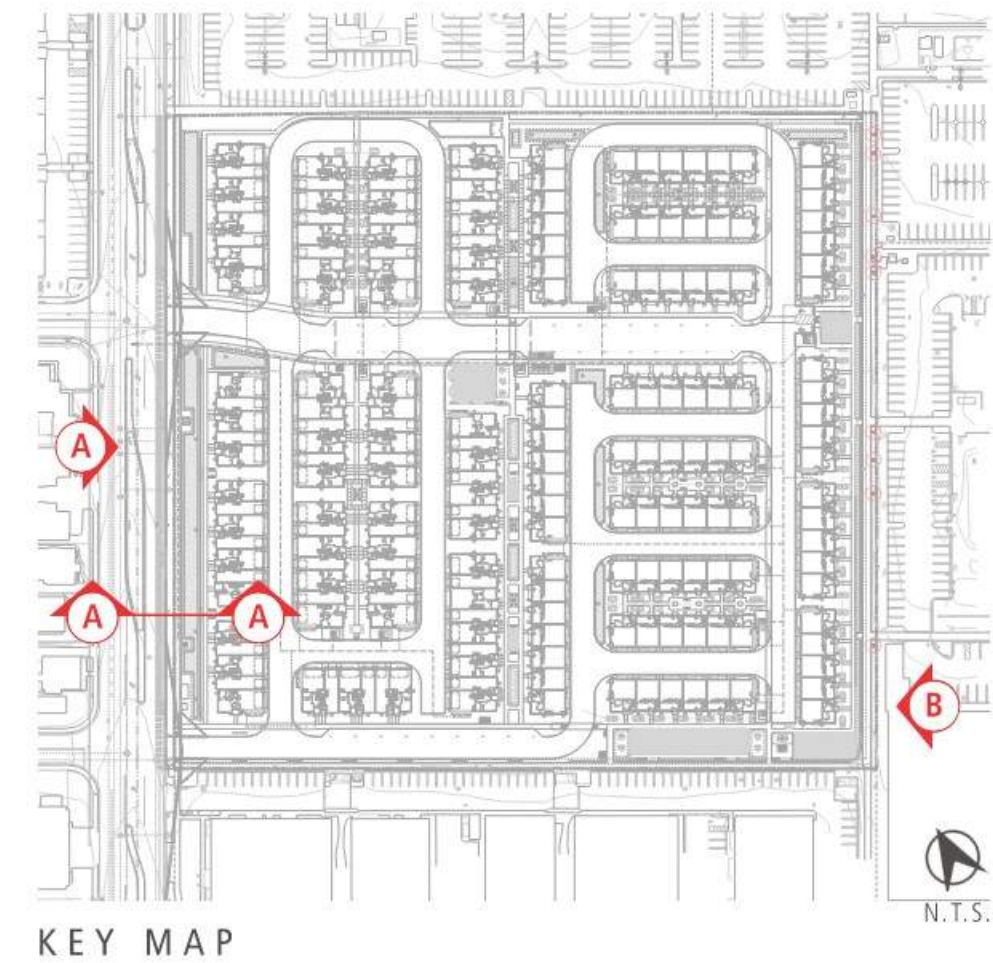
ELEVATION B: PERIMETER WALL AT EAST SIDE OF PROJECT
SCALE: 1/4"=1'-0"

LEGEND

- 1 +/-48" Tall Entry Accent Wall
- 2 +/-38" Decorative Community Fence
- 3 Pedestrian Access Opening
- 4 +/-20" Tall CMU Wall with +/-28" Tall Decorative Fence



SECTION A: WHISMAN ROAD TO BLDG 3
SCALE: 1/8"=1'-0"



KEY MAP



LEGEND

- 1 +/-38" Tall Decorative Fence
- 2 +/-24" Tall CMU Wall with 28" Tall with Decorative Fence (Four 6'-0" Wide Openings for Pedestrian Access)
- 3 +/-48" Tall Entry Accent Wall
- 4 Existing Chainlink Fence over Concrete Stem Wall (Adjacent property)
- 5 +/-48" Tall Black Vinyl Coated Chain link Fence at Dog Run





PLANTING SCHEDULE:

TREES:

LARGE TREES			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Lyonothamnus floribundus</i> ssp. <i>asplenifolius</i>	Santa Cruz Island Ironwood	24" BOX	LOW
<i>Magnolia grandiflora</i>	Southern Magnolia	24" BOX	MEDIUM
<i>Pinus pinea</i>	Italian Stone Pine	24" BOX	VERY LOW
<i>Platanus acerifolia</i>	London Plane Tree	24" BOX	MEDIUM
<i>Platanus racemosa</i>	Western Sycamore	24" BOX	MEDIUM
<i>Quercus agrifolia</i>	Coast Live Oak	24" BOX	VERY LOW
<i>Pinus canariensis</i>	Canary Island Pine	24" BOX	LOW
<i>Pinus Torreyana</i>	Torrey Pine Tree	24" BOX	LOW
<i>Sequoia Sempervirens</i>	Coast Redwood	24" BOX	HIGH

MEDIUM TREES			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Arbutus 'Marina'</i>	Marina Strawberry Tree	24" BOX	LOW
<i>Bauhinia blakeana</i>	Hong Kong Orchid	24" BOX	MEDIUM
<i>Chilopsis linearis</i>	Desert Willow	24" BOX	VERY LOW
<i>Lophostemon confertus</i>	Brisbane Box	24" BOX	MEDIUM
<i>Pyrus 'Bradford'</i>	Callery Pear	24" BOX	MEDIUM
<i>Olea europaea</i>	Olive	24" BOX	LOW

SMALL TREES			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Aesculus californica</i>	California Buckeye	24" BOX	VERY LOW
<i>Cercis occidentalis</i>	Western Redbud	24" BOX	LOW
<i>Laurus nobilis</i>	Bay Laurel	24" BOX	LOW
<i>Lagerstroemia indica 'Natchez'</i>	Natchez Crape Myrtle	24" BOX	LOW
<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Southern Magnolia	24" BOX	MEDIUM
<i>Prunus caroliniana 'Bright n Tight'</i>	Carolina Laurel Cherry	24" BOX	MEDIUM

ACCENT TREES			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Jacaranda mimosifolia</i>	Jacaranda	24" BOX	MEDIUM
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	24" BOX	MEDIUM
<i>Lagerstroemia indica</i>	Crape Myrtle	24" BOX	LOW

STREET (ROW) TREES			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Platanus acerifolia</i>	London Plane Tree	24" BOX	MEDIUM
<i>Platanus racemosa</i>	Western Sycamore	24" BOX	MEDIUM

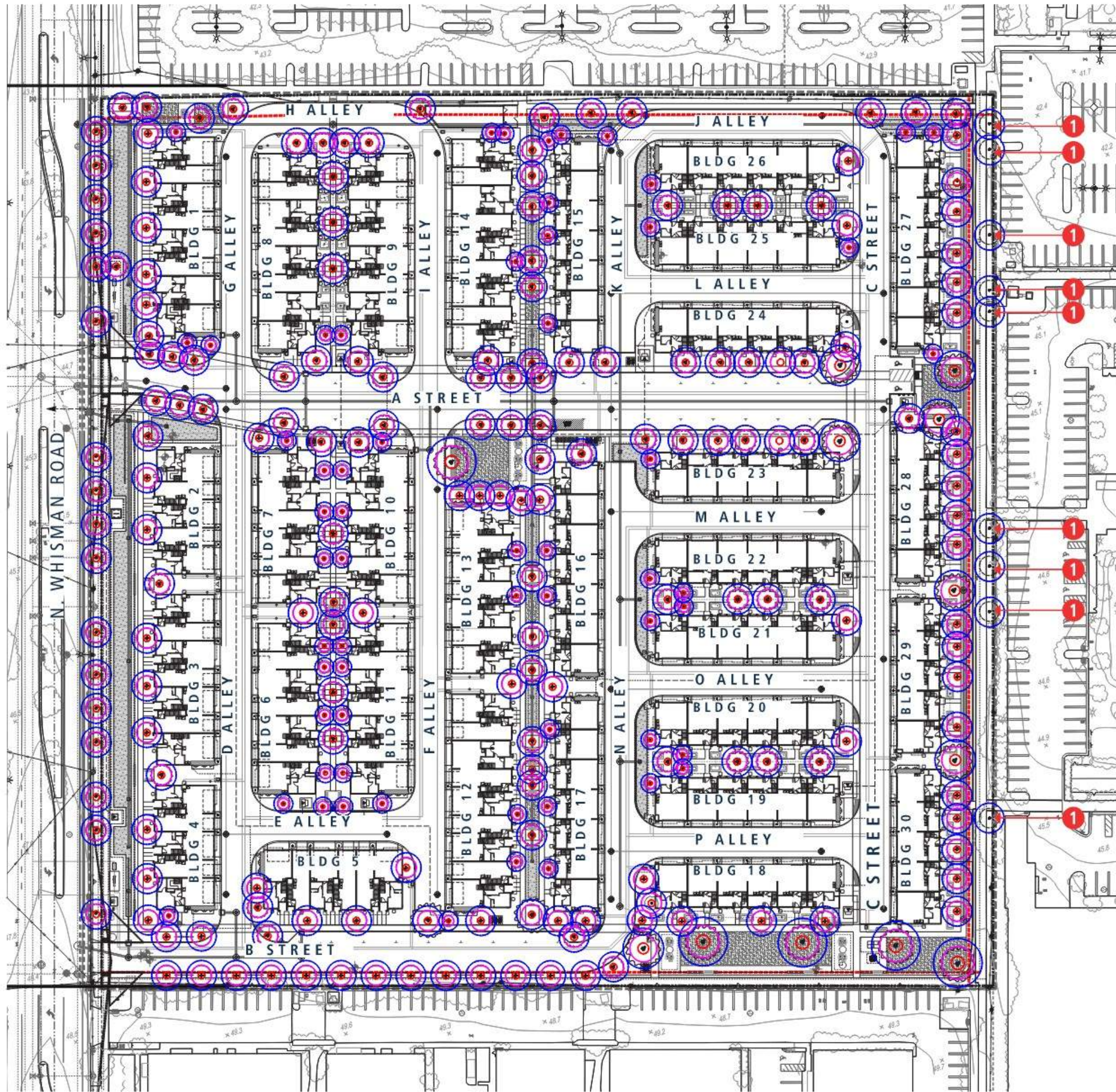
EXISTING TREES TO REMAIN			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Sequoia Sempervirens</i>	Coast Redwood		

BIOSWALE BASIN			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Carex Pansa</i>	Sand Dune Sedge	1 gal.	LOW
<i>Festuca rubra 'molate'</i>	Creeping Red Fescue	1 gal.	LOW
<i>Juncus Patens</i>	California Grey Rush	1 gal.	LOW

PASSIVE LAWN AREA			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Paspalum vaginatum</i>	Seashore Paspalum	Sod	MEDIUM
<i>Marathon II</i>	Marathon II	Sod	MEDIUM

SHRUB AND GROUNDCOVER			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Agave</i> spp.	Agave	1 gal.	VERY LOW
<i>Aloe</i> spp.	Aloe	1 gal.	LOW
<i>Arctostaphylos</i> spp.	Manzanita	1 gal.	LOW
<i>Buxus japonica 'Green Beauty'</i>	Japanese Boxwood	1 gal.	MEDIUM
<i>Carissa</i> spp.	Natal Plum	1 gal.	LOW
<i>Cistus 'Sunset'</i>	Magenta Rockrose	1 gal.	LOW
<i>Dianella</i> spp.	Flax Lily	1 gal.	MEDIUM
<i>Heteromeles arbutifolia</i>	Toyon	1 gal.	LOW
<i>Ilex</i> spp.	Holly	1 gal.	LOW
<i>Lavandula</i> spp.	Lavender	1 gal.	LOW
<i>Leucophyllum</i> spp.	Barometer Bush	1 gal.	LOW
<i>Leymus condensatus 'Canyon Prince'</i>	Canyon Prince Wild Rye	1 gal.	LOW
<i>Ligustrum japonicum 'Texanum'</i>	Waxleaf Privet	1 gal.	LOW
<i>Lomandra</i> spp.	Dwarf Mat Rush	1 gal.	LOW
<i>Myoporum</i> p.	Creeping Myoporum	1 gal.	LOW
<i>Olea europaea 'Montra'</i>	Little Olive Dwarf Olive	1 gal.	LOW
<i>Prunus caroliniana 'Bright n Tight'</i>	Bright N Tight Carolina Laurel	15 gal.	MEDIUM
<i>Rhaphiolepis</i> spp.	Indian Hawthorn	1 gal.	LOW
<i>Rosmarinus officinalis</i>	Rosemary	1 gal.	LOW
<i>Rosa</i> spp.	Shrub Rose	5 gal.	LOW
<i>Salvia</i> spp.	Sage species	1 gal.	LOW

VINE AND ESPALIER			
SCIENTIFIC NAME	COMMON NAME	SIZE	WULCOS
<i>Bougainvillea</i> spp.	Bougainvillea	1 gal.	LOW
<i>Calliandra haematocephala</i>	Pink Powderpuff	1 gal.	LOW
<i>Distictis</i> spp.	Trumpet Vine	1 gal.	MEDIUM
<i>Eriobotrya deflexa</i>	Bronze Loquat	1 gal.	MEDIUM
<i>Jasminum polyanthum</i>	White Jasmine	1 gal.	MEDIUM
<i>Lonicera japonica</i>	Japanese Honeysuckle	1 gal.	MEDIUM
<i>Macfadyena unguis-cati</i>	Cat's claw	1 gal.	LOW
<i>Trachelospermum jasminoides</i>	Star Jasmine	1 gal.	MEDIUM
<i>Vitis 'Roger's Red'</i>	Roger's Red California Grape	1 gal.	LOW



LEGEND

TREE SYMBOLS

	PERCENTAGE LOT COVERAGE (LOT AREA : 435,717 SF)
Coverage at Construction Completion	5,312 SF 1.2%
5 to 10 Year Coverage	48,765 SF 11.2%
Full Growth Coverage	96,884 SF 22.2%
Existing Trees to Remain	

HERITAGE TREE REMOVAL MITIGATION

HERITAGE TREES TO BE REMOVED	EXISTING HERITAGE TREES TO REMAIN	PROPOSED NEW TREES
137 Total	9	440

Requirement: Heritage Tree: 2:1
Total Required Trees: 274

TREE MITIGATION

- Of the 319 existing trees on site, 162 were protected (146 Heritage, 16 Street) per the preliminary Arborist report dated February 2025.
- 9 existing Heritage trees are proposed to remain.
- 16 Street trees and 137 Heritage trees are proposed to be removed.
- The project is proposing 282 new trees and 158 vertical accent trees in the alleys (adjacent to garage doors).

Note:

Refer to TREE INVENTORY REPORT (dated February 2025) for species, size, health, and structural condition information. The management of the 3 off-site trees should include the detailed Tree Protection Measures as outlined in the report, including the installation of Tree Protection Fencing. If any branches overhang the site should require pruning, pruning would need to adhere to the ISA Tree Pruning Standards as listed on page 24.