



ARBOR SQUARE

922-950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CALIFORNIA 94043
APN: 153-18-026 & 153-18-031

1ST - 5TH SUBMITTAL DATES: 12.12.2023 / 01.19.2024 / 08.27.2024/10.25.24/1.24.2025
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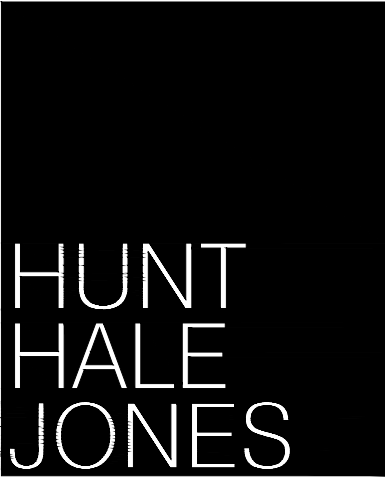
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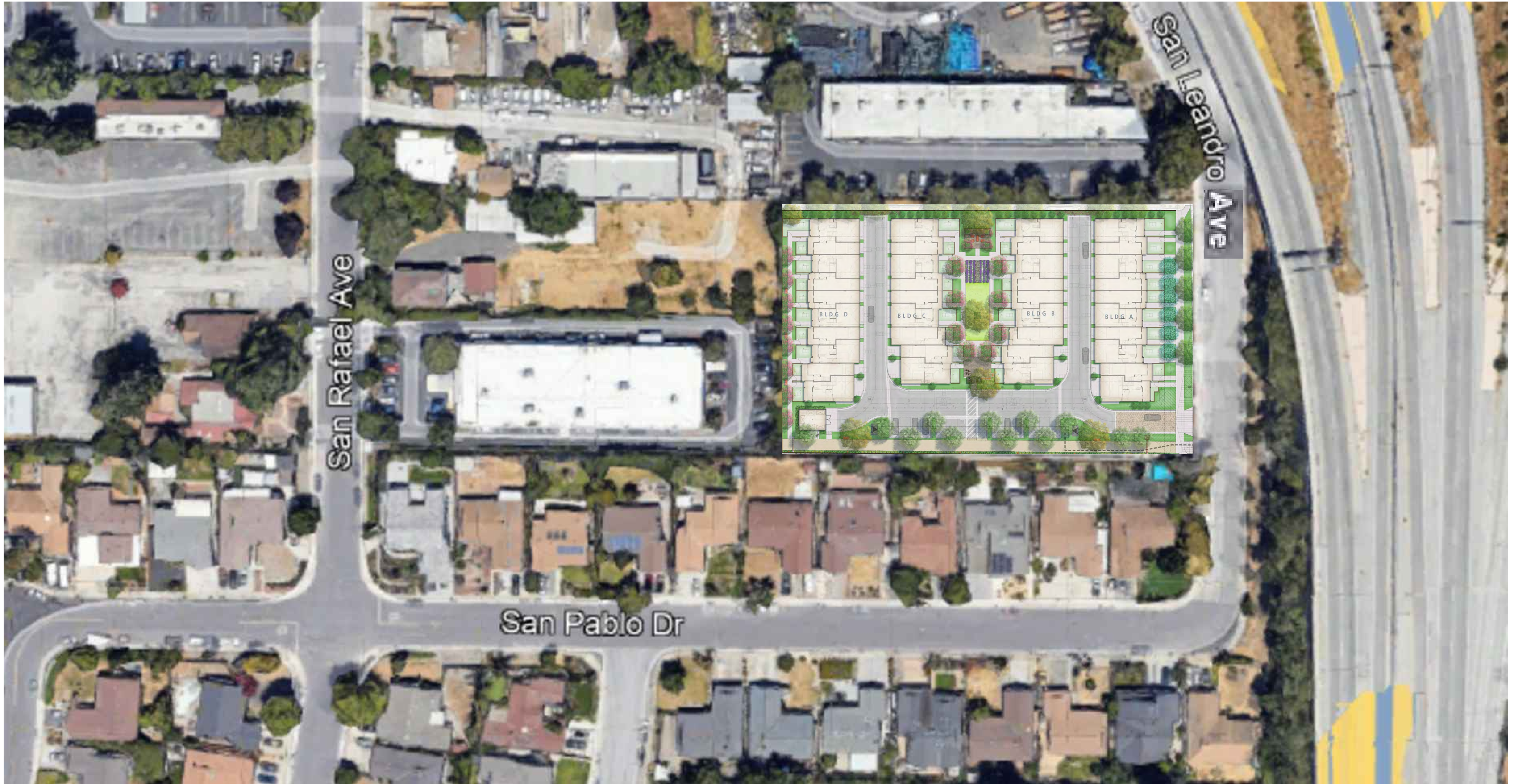
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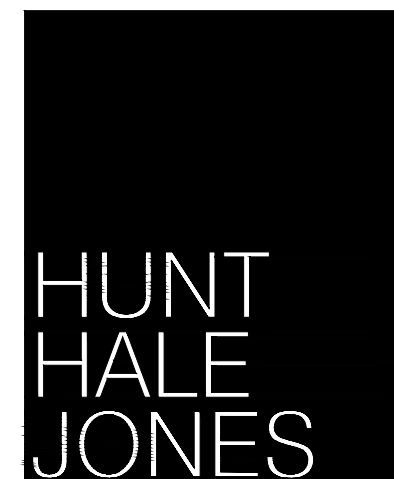
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CITY VENTURES
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INDEX SHEET
CS 2
SCALE: NTS
DATE: 6/19/2023
PROJECT: 317074

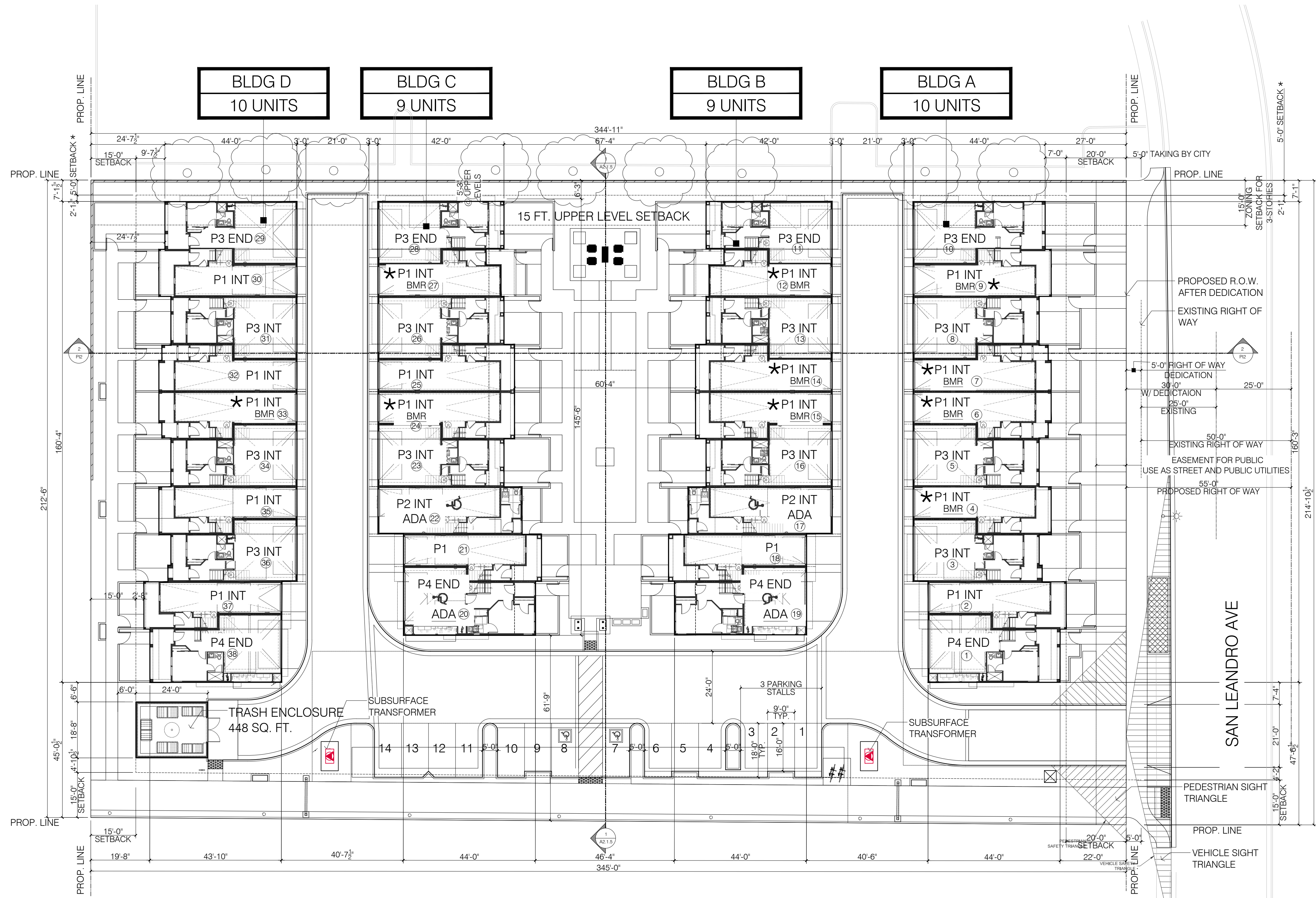


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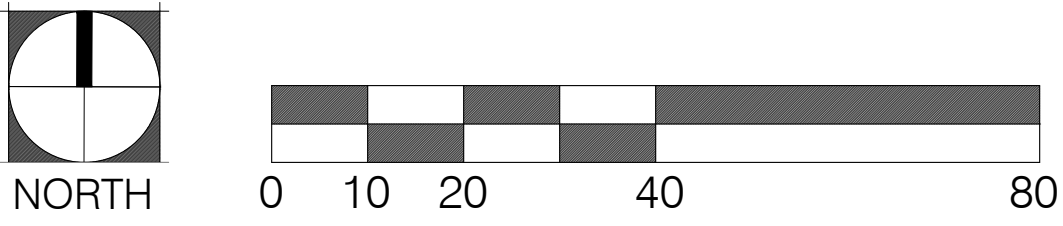


CONCEPTUAL CONTEXT MAP
SP1

SCALE: NTS
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SITE PLAN



BLDG LEGEND

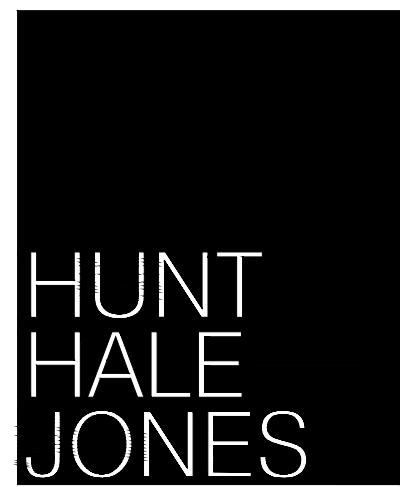
BLDG	← BLDG NUMBER
X UNITS	← TOTAL UNIT

BLDG TYPES
 RESIDENTIAL ROWHOUSE STYLE CONDOMINIUM
 ★ PROPOSED BMR - BELOW MARKET RATE LOCATION

ADA UNIT NOTE:
 10% OF THE TOTAL UNIT WILL BE ACCESSIBLE
 • 38 TOTAL UNITS PROPOSED X 10% = 4 ACCESSIBLE UNITS
 • ♿ INDICATES UNIT DESIGNATED ACCESSIBLE

GENERAL NOTE:
 FOR ACCESSIBLE ROUTE AND GARBAGE TRUCK INFO SEE CIVIL DRAWING.
 FOR BIKE PARKING INFO, SEE LANDSCAPE DRAWING.
 *DENSITY BONUS WAIVER USED FOR SETBACK REDUCTION

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CONCEPTUAL SITE PLAN
 SP2

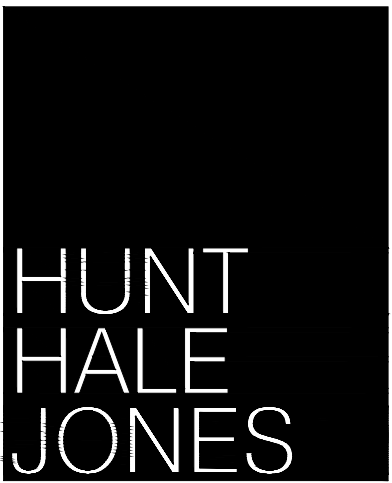
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922 -950 SAN LEANDRO AVENUE MOUNTAIN VIEW, CALIFORNIA 94043 APN 153-18-026 & 153-18-031 THE PROJECT IS PRIVATELY FUNDED		
ROWHOUSE DEVELOPMENT STANDARDS		
	REQUIRED	PROPOSED
LOT SIZE		73,710.29 SF / 1.69 AC
GENERAL PLAN	GENERAL INDUSTRY	MEDIUM DENSITY RES. (13-25 DU/ACRE
ZONING	(MM) GENERAL INDUSTRY	R3-1.5
ZONING DENSITY	73,710 - 15,500 (FIRST 5 UNITS) = 58,210 : 1500 = 38.8066 38.80+5 = 43.80 UNITS MAX. = 25.6 UNITS PER ACRE	38 UNITS 22.48 DU/ACRE
GENERAL PLAN DENSITY	MEDIUM DENSITY GENERAL PLAN ALLOWS FOR 13-25 UNITS PER ACRE MAX UNITS = 43 UNITS (1.69 ACRES X 25 DUA = 43)	38 UNITS 22.48 DUA<25 DUA
LOT WIDTH	100 FT MIN.	214' - 10"
LOT AREA	0.5 ACRES MIN.	1.69 ACRES /73,710 SQ. FT.
HEIGHT LIMIT	45' MAX.	±39'
	36' WALL HT.	±31' WALL HT.
SETBACKS		
FRONT	15'	20' FOR BUILDING A
SIDE	15' FOR THREE STORIES	45' SOUTH
REAR		5' NORTH*
		17' - 10"
AREA CALCULATIONS SEE DIAGRAMS SHEETS G4-G7		
SITE COVERAGE	35% MAX. = 0.35 X 73,710 =25,798.5 SQ. FT. MAX.	37.14% / 27,377*
FLOOR AREA RATIO	1.05 @DUA > 20 UNITS	1.06 SEE FOLLOWING DIAGRAMS*
OPEN AREA LANDSCAPE	35% MIN. = 25,798.5 SQ. FT.	40.16% = 29,603 SQ. FT.
COMMON OPEN SPACE	100 SQ.FT./UNIT MIN. =3,800 SQ.FT. W/ MIN 20 FT. DIM.	19,509 SQ.FT. 513 SQ.FT./UNIT
PRIVATE OPEN SPACE	100 SQ.FT./UNIT	338 SQ.FT. MIN./UNIT

* STATE DENSITY BONUS WAIVER REQUESTED

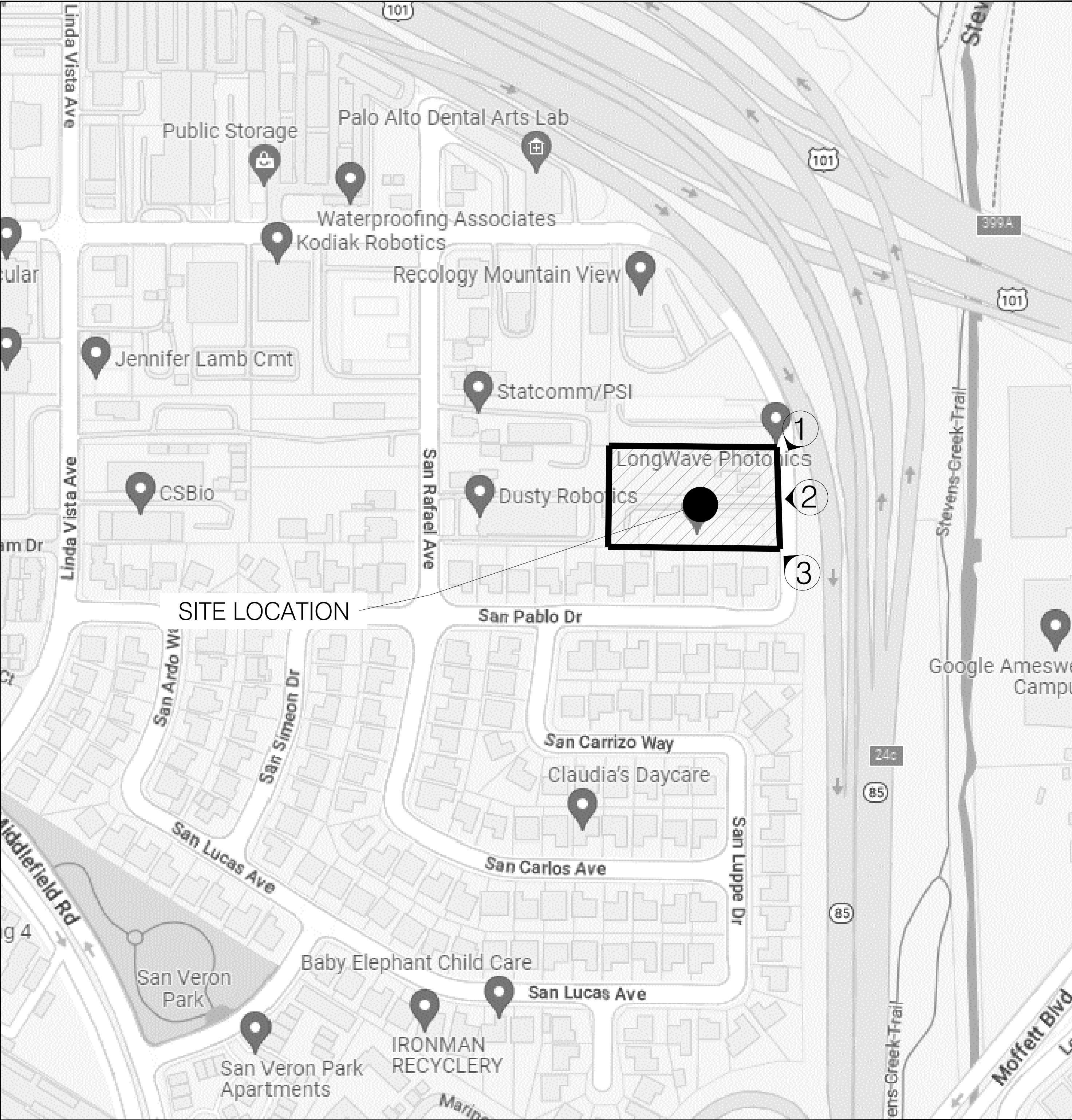
PARKING SUMMARY		
AUTOMOBILE PARKING		
RESIDENTIAL PARKING	ALL 38 UNITS WITH MORE THAN ONE OR MORE BEDROOMS - 2 SPACES/UNIT = 76 RES	76 RES. PROVIDED
TANDEM PARKING	50% MAX	19 TANDEM UNIT = 38 50% OF UNIT PKG
GUEST PARKING	0.3 SPACES /UNIT = 12 ONE SPACE PER 10 TANDEM = $\frac{19}{10}$ = 2 SPACES	14 SPACES PROVIDED
TOTAL AUTO PARKING		76 UNIT / 14 GUEST = 90
BICYCLE PARKING		
SECURE RES. PARKING	1/UNIT = 38 CLASS I SPACES	1/UNIT - SEE UNIT PLANS
RESIDENTIAL GUEST	1 / 10 UNITS = 4 SPACES	MIN. 4 PROVIDED SEE LANDSCAPE PLANS
DRIVE ACCESS		
ALLEY WAY	20FT CLEAR DRIVING AISLE	21 FT. PROVIDED
GAR. BACKOUT SPACE	24 FT.	24 FT. MIN. PROVIDED
DRIVEWAY APRONS	MAX. 4 FT.	VARIES 3FT. TYP. 11'-6" MAX. *
PRIVATE STORAGE	164 CUBIC FT. / UNIT ELEVATED IN GARAGE ALLOWED	164 CUBIC FT. PROVIDED ELEVATED IN GARAGE SEE UNIT PLANS
TRASH AND RECYCLING	OPAQUE SCREENED ENCLOSURE	OPAQUE SCREENED ENCLOSURE. SEE SITE PLAN AND SHEET
STREET TREES	MAX. 25 FT. ON AVERAGE	SEE LANDSCAPE PLANS
FENCE HEIGHT	MAX. 3 FT. IN HEIGHT FACING SAN LEANDRO STREET	SEE LANDSCAPE PLANS

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ZONING ANALYSIS AND PROJECT DATA
GI 2

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DATE: 6/19/2023
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VICINITY MAP



VIEW NO. 1 SITE LOCATION FROM SAN LEANDRO AVENUE

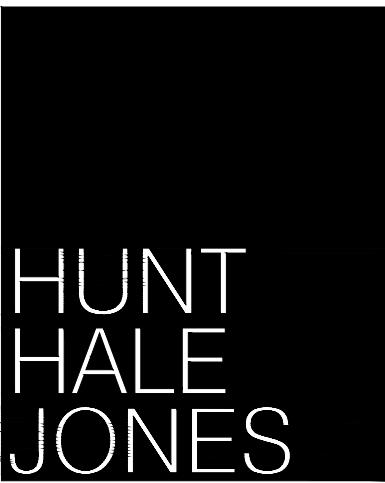


VIEW NO. 2 SITE LOCATION FROM SAN LEANDRO AVENUE



VIEW NO. 3 SITE LOCATION FROM SAN LEANDRO AVENUE

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VICINITY MAP AND CONTEXT PHOTOS
GI 3

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1 - GABLE TREATMENT AND PICKET FENCING



2 - GABLE END AND COLOR VARIATION



3- GABLE TREATMENT / WINDOW BOXES AND COLOR VARIATION



4 - GABLE TREATMENT AND GARAGE DOOR VARIATION

NEIGHBORHOOD IMAGERY

- GABLE END TREATMENT VARIATIONS
 - SIDING CONTINUED TO TOP
 - BAND AT PLATE WITH ALTERNATE MATERIAL
 - PROJECTING GABLE FINISHES - PARTIAL AND FULL WIDTH
- WINDOW TREATMET VARIATIONS
 - PANELIZATION
 - WINDOW BOXES
- SPECAIL FEATURES
 - TRELLISES AND BANDS
- COLOR VARIATION



5- GABLE TREATMENT AND WINDOW BOXES



6 - GABLE TREATMENT AND COLOR VARIATION

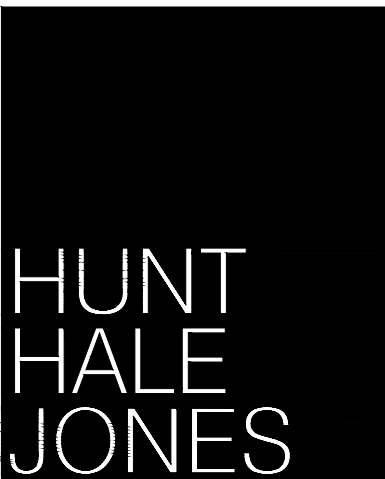


7 - PANELIZED WINDOW TREATMENT



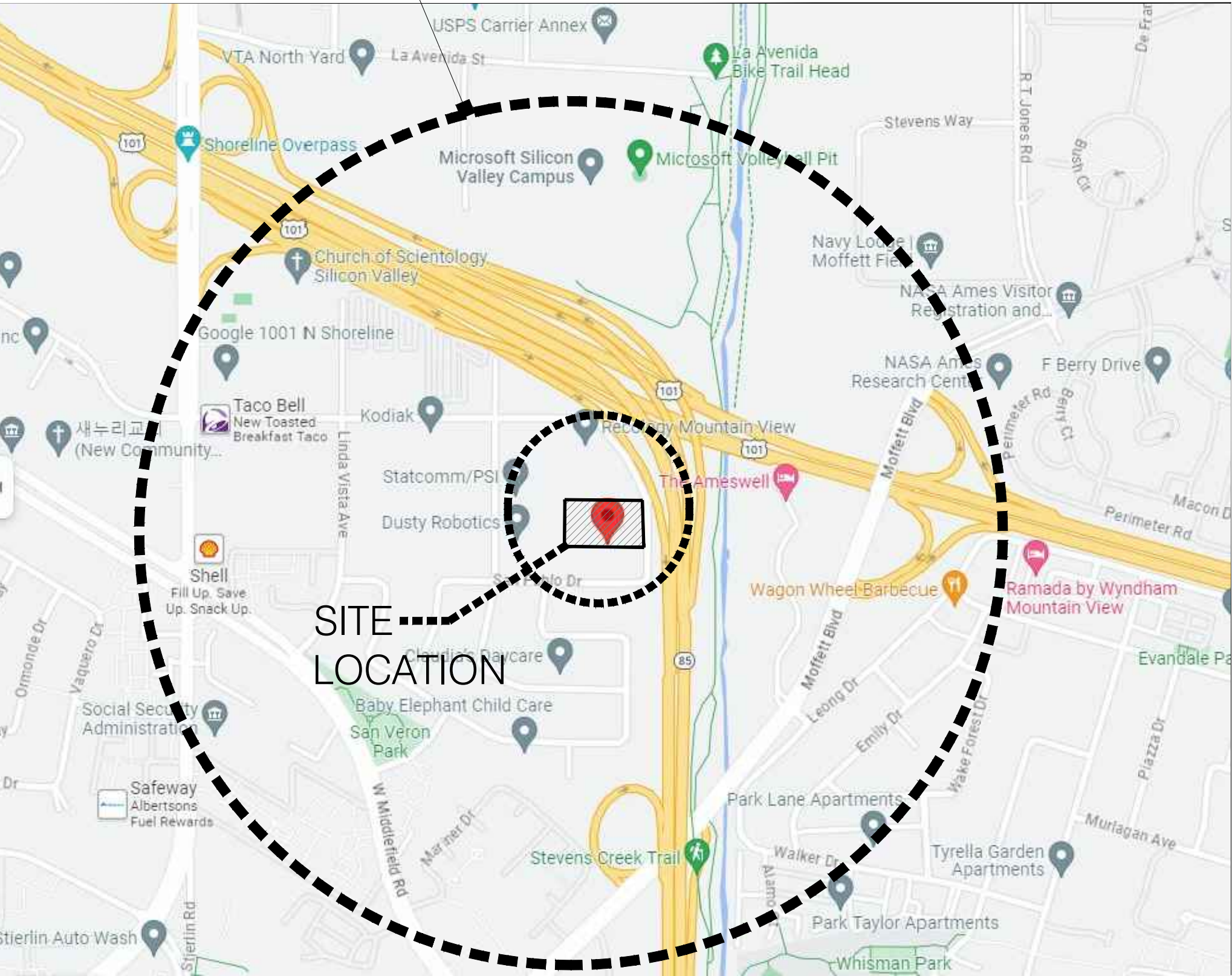
8 - TRELLIS BAND

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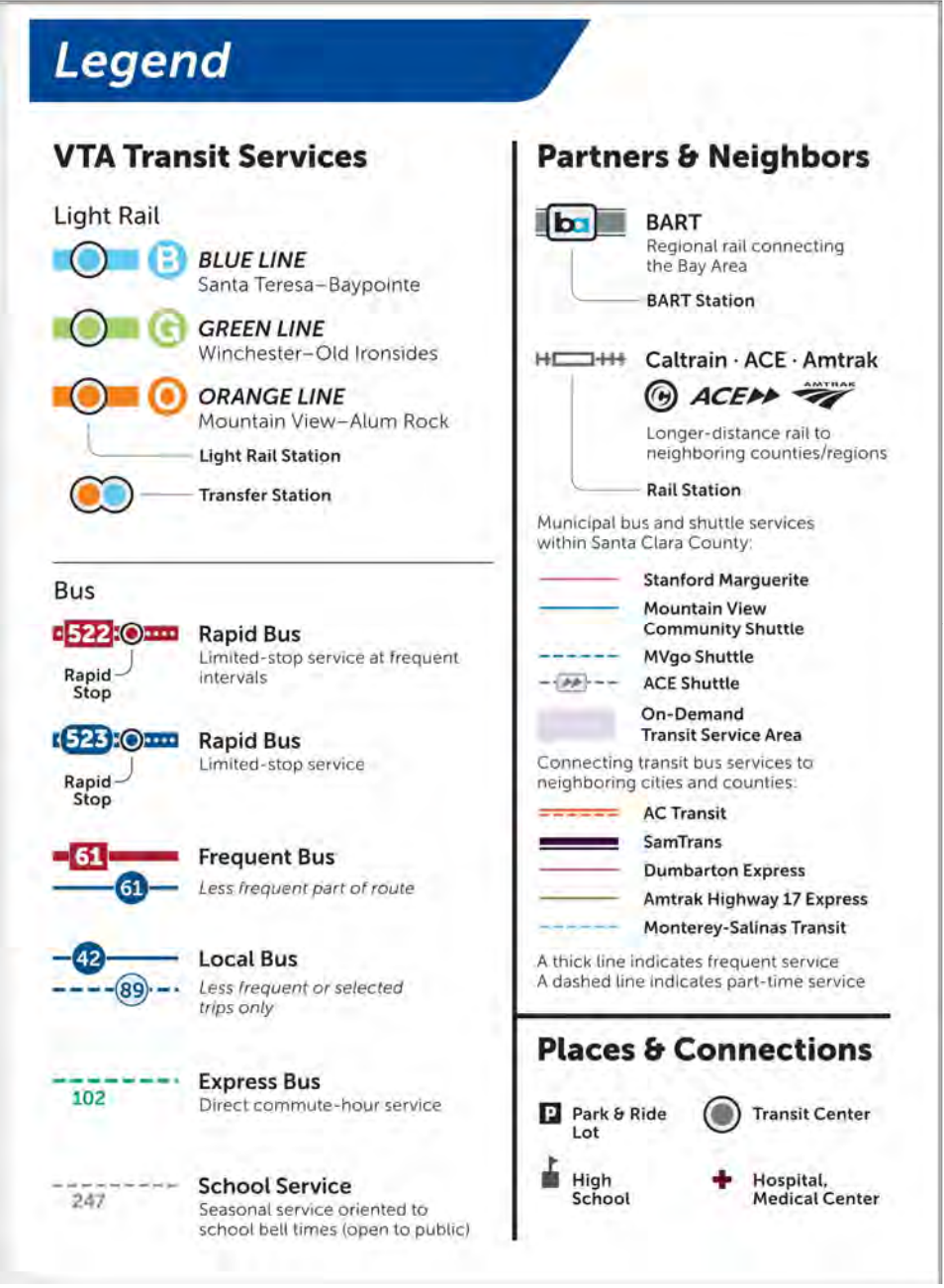


NEIGHBORHOOD IMAGERY AND DETAILING
GI 4
SCALE: NTS
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PROJECT: 317074

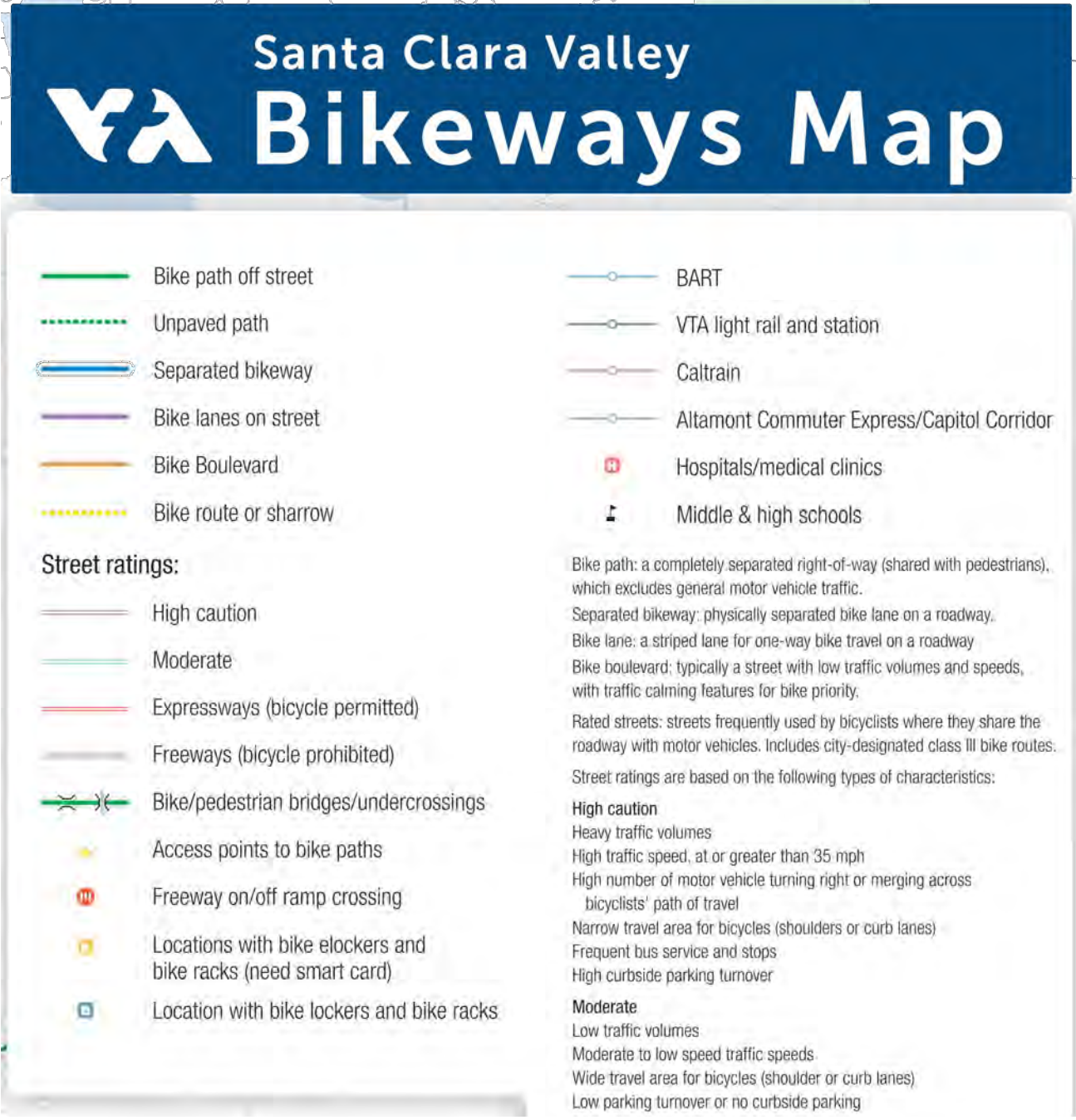
1/2 MILE CIRCLE



VICINITY MAP

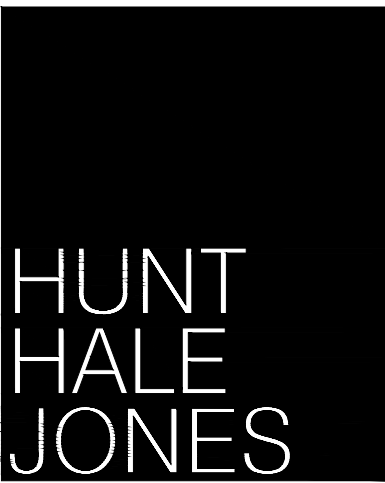


TRANSIT MAP

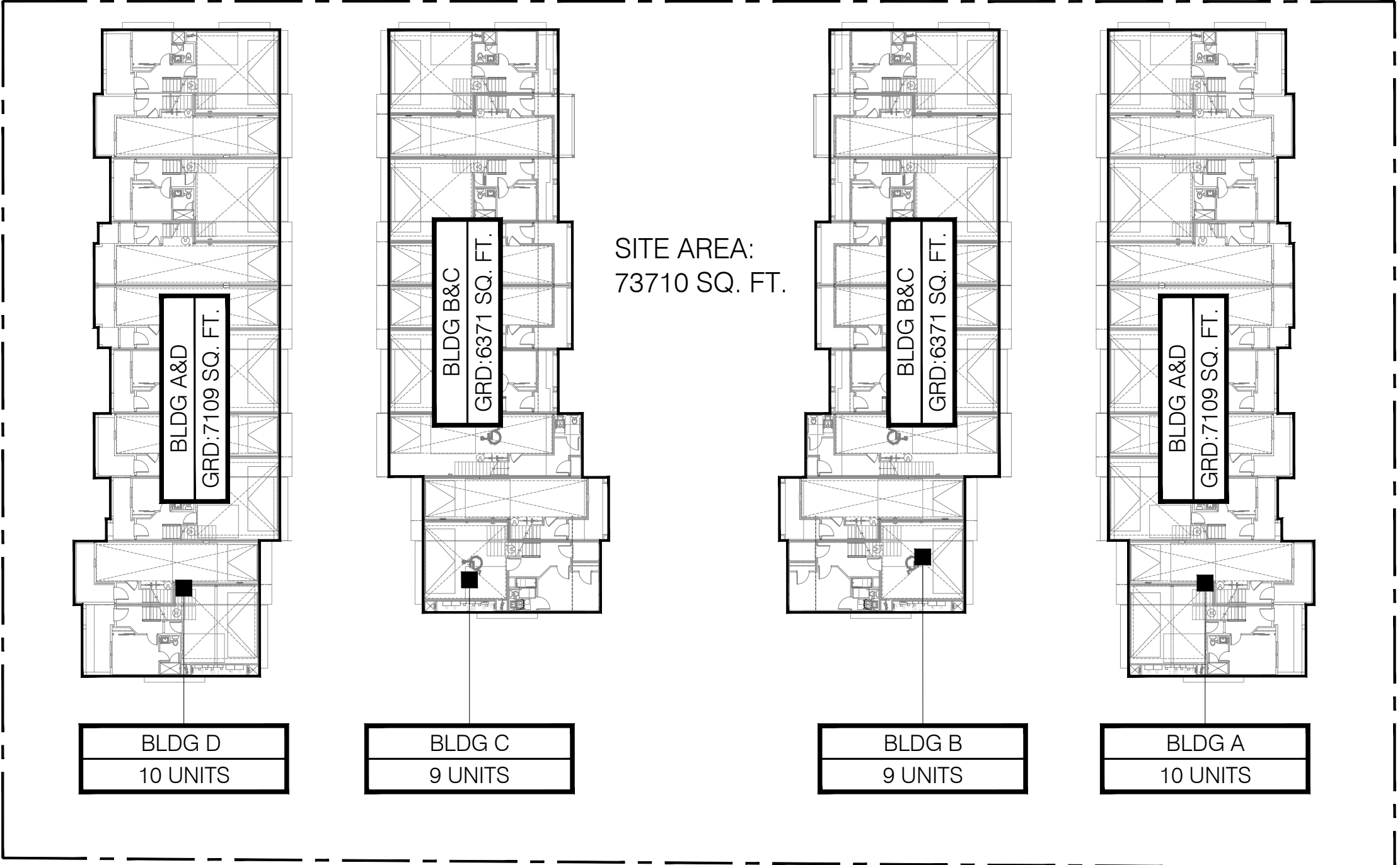


BIKE MAP

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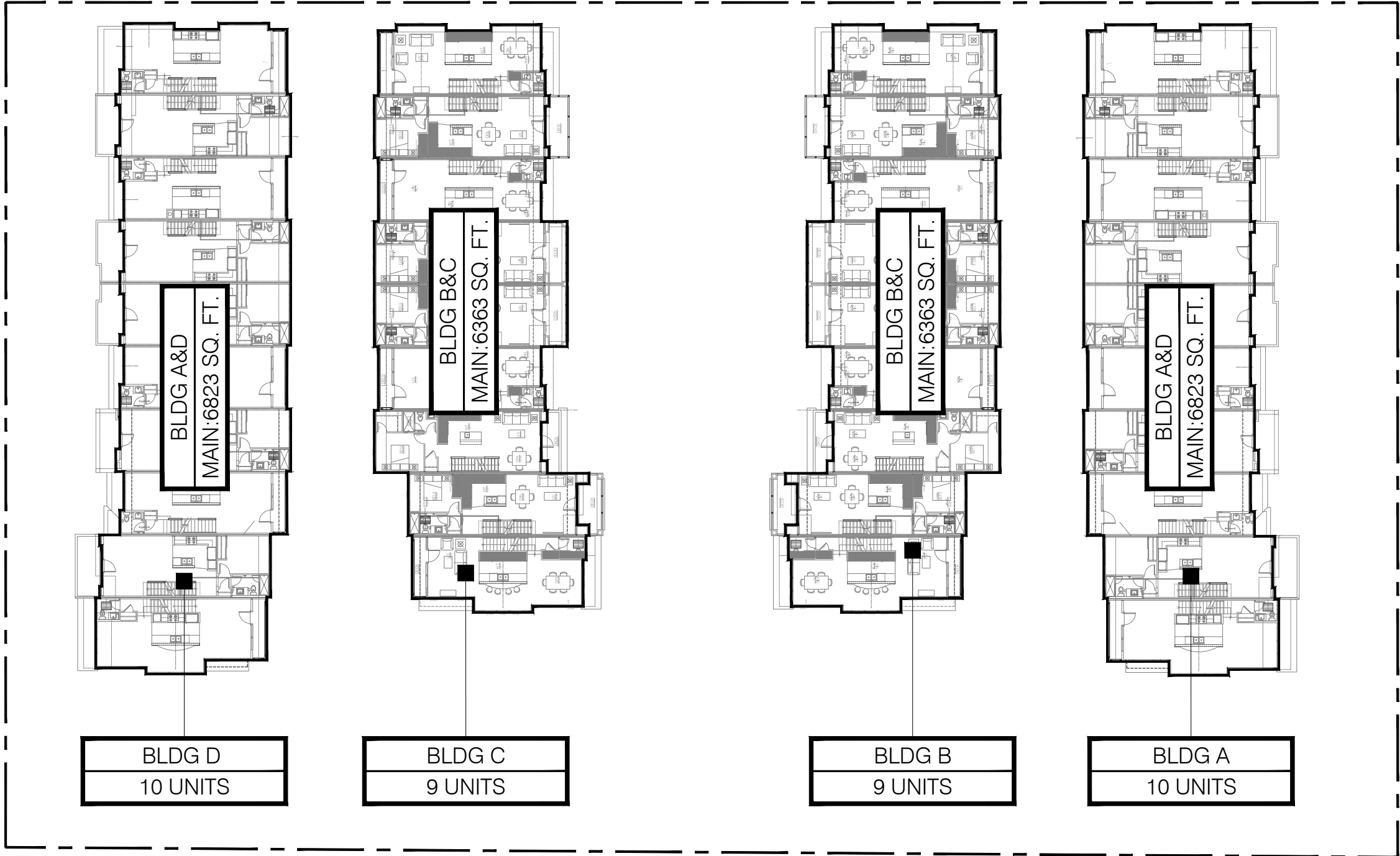
TRANSPORTATION CONTEXT MAPS
GI 5
SCALE: NTS
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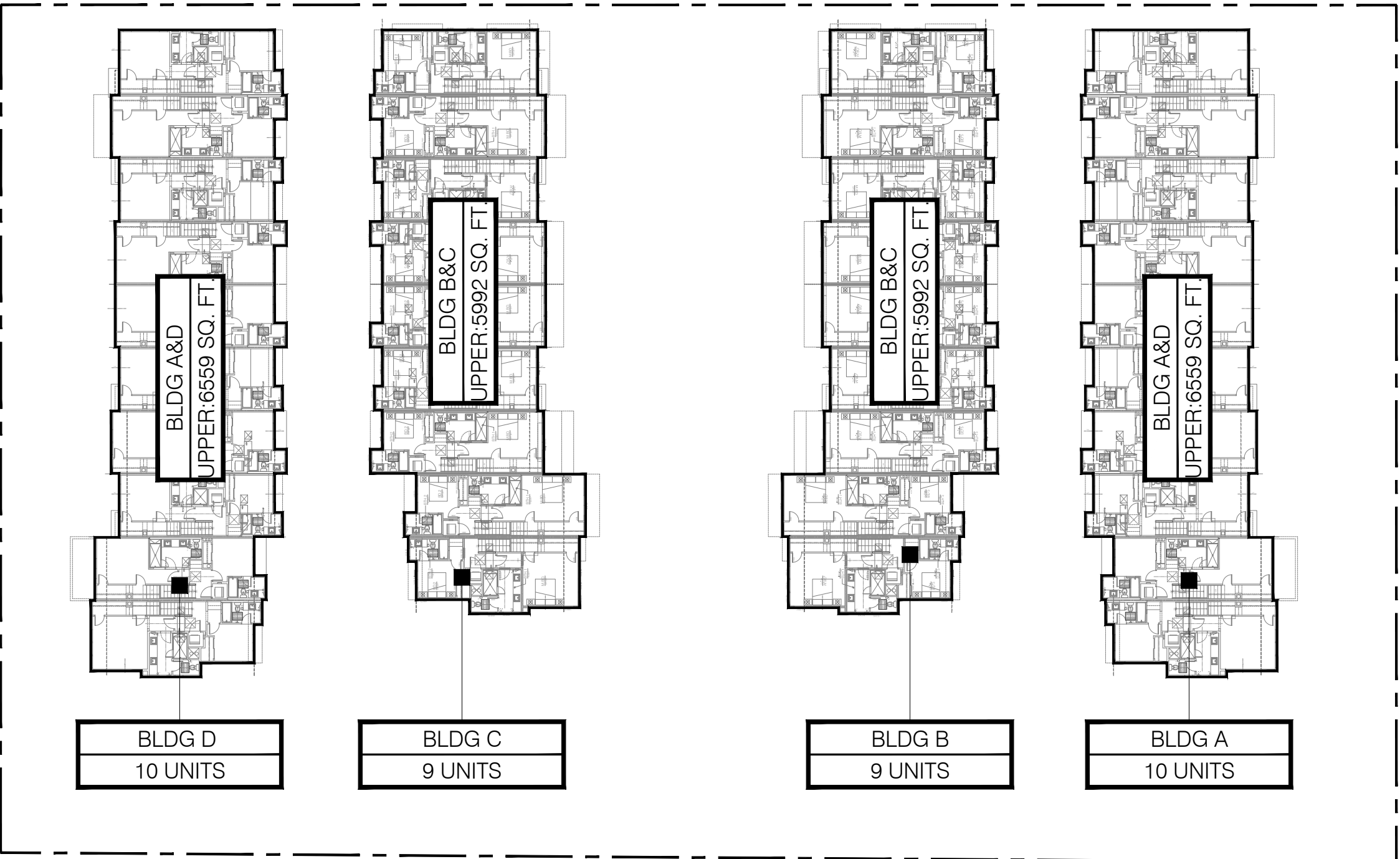
BUILDING PLAN - GROUND

FLOOR AREA RATIO	
FAR MAX. 1.05	
BUILDING A	AREA
GROUND	7109 SQ. FT.
MAIN	6823 SQ. FT.
UPPER	6559 SQ. FT.
BUILDING B	AREA
GROUND	6371 SQ. FT.
MAIN	6363 SQ. FT.
UPPER	5992 SQ. FT.
BUILDING C	AREA
GROUND	6371 SQ. FT.
MAIN	6363 SQ. FT.
UPPER	5992 SQ. FT.
BUILDING C	AREA
GROUND	7109 SQ. FT.
MAIN	6823 SQ. FT.
UPPER	6559 SQ. FT.
TOTAL BUILDING	78434 SQ. FT.
TOTAL SITE	73,710
FAR	$78434/73710=1.06$

- SPECIAL NOTES:
- TWO GROUND FLOOR PORCHES ARE OPEN ON 3 SIDES AND NOT INCLUDED IN FAR CALCULATION - SEE DIAGRAM
 - REMAINING PORCHES (OPEN ON 2 SIDE TYP.)TOTAL 5202 SQ. FT.
 - THESE PORCHES ARE CONSIDERED TOWARD FAR AS ENCLOSED SPACE

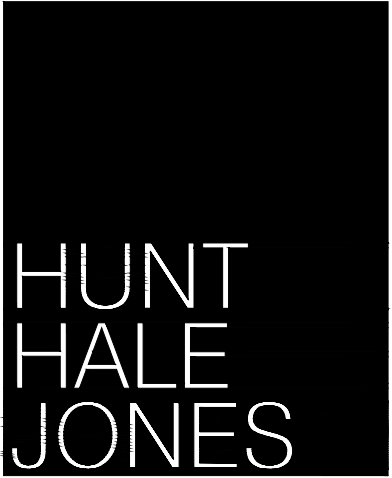


BUILDING PLAN - MAIN



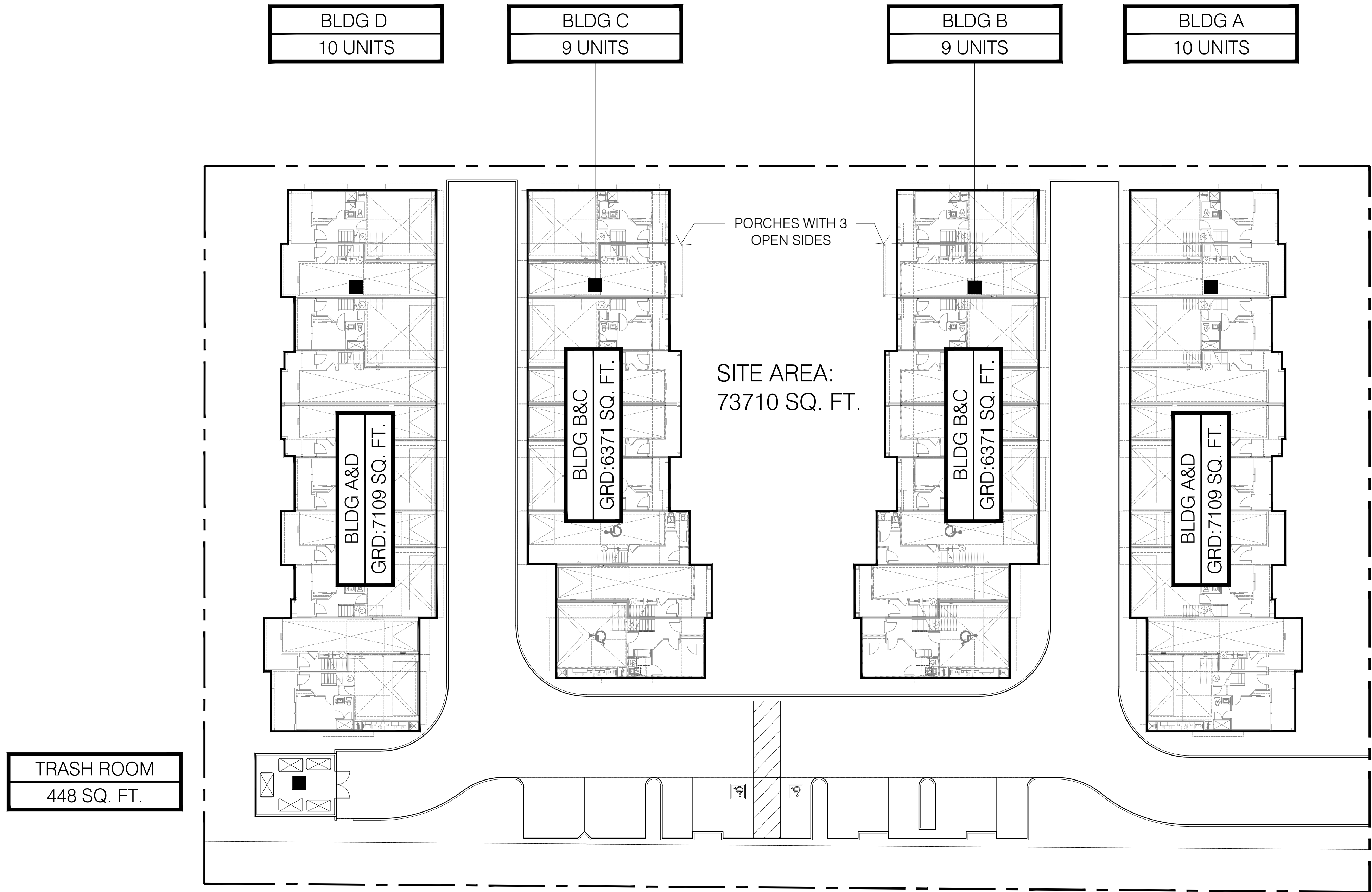
BUILDING PLAN - UPPER

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FAR CALCULATION
GI 6

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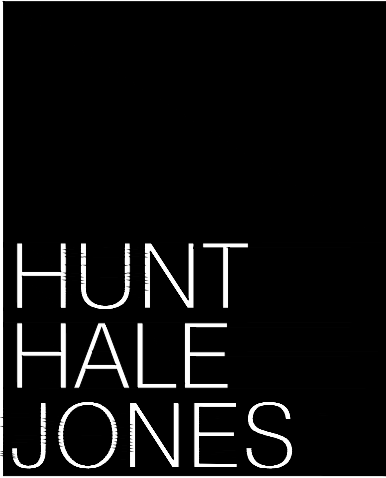


LOT COVERAGE	
MAX. 35%	
BUILDING A	AREA
GROUND	7109 SQ. FT.
BUILDING B	AREA
GROUND	6371 SQ. FT.
BUILDING C	AREA
GROUND	6371 SQ. FT.
BUILDING C	AREA
GROUND	7109 SQ. FT.
TRASH FACILITY	448 SQ. FT.
TOTAL BUILDING	27409 SQ. FT.
TOTAL SITE	73,710
LOT COVERAGE	$27409/73710=0.3718$ =37.18%

- SPECIAL NOTES:
- TWO PORCHES ARE OPEN ON 3 SIDES AND INCLUDED IN OPEN SPACE CALCULATION - SEE DIAGRAM
 - REMAINING PORCHES (OPEN ON 2 SIDE TYP.)TOTAL 5202 SQ. FT.
 - THESE PORCHES ARE CONSIDERED TOWARD LOT COVERAGE

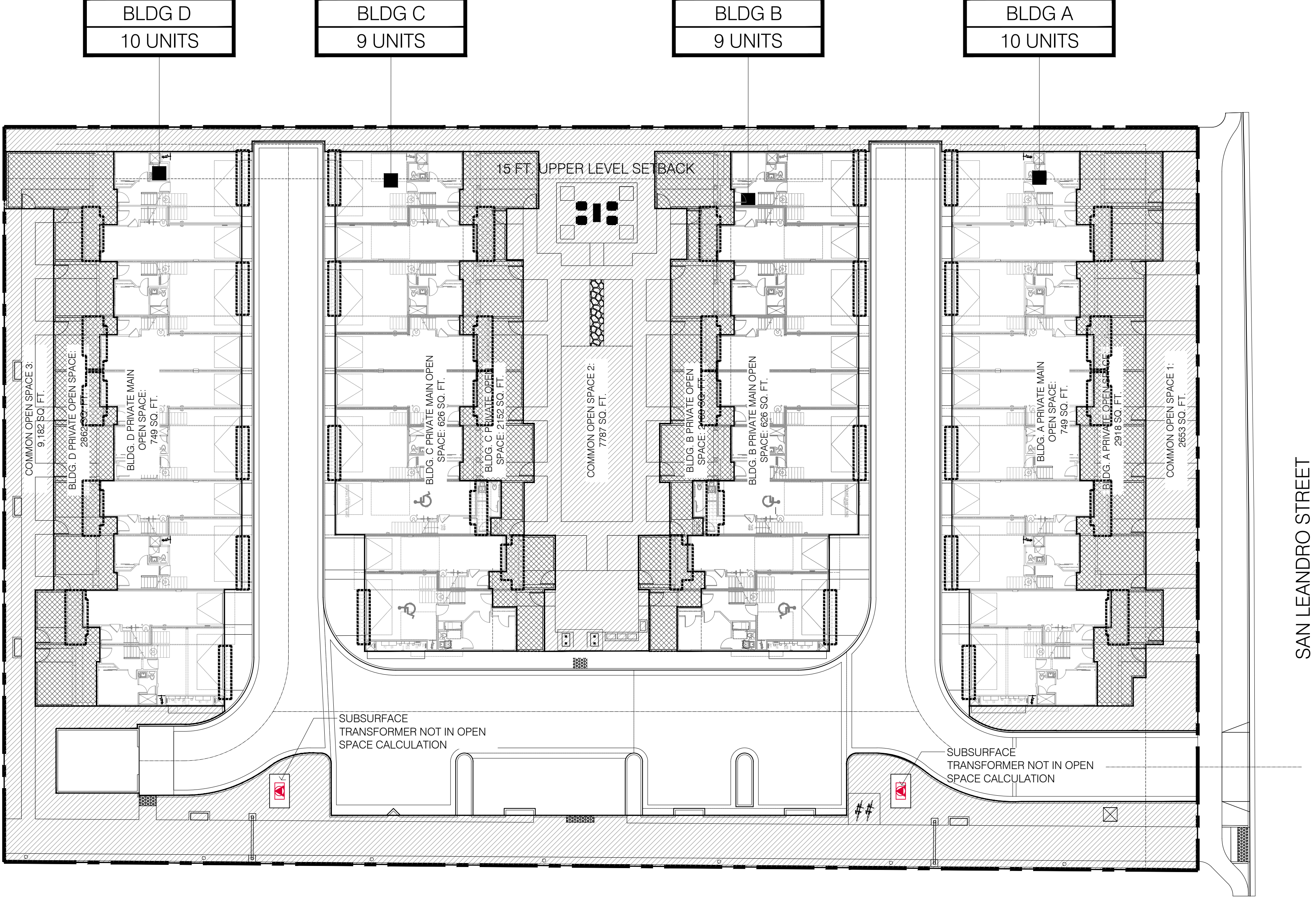
BUILDNG PLAN - GROUND - LOT COVERAGE

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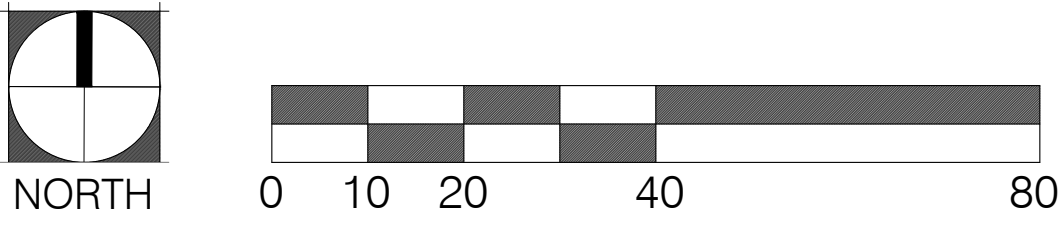


LOT COVERAGE
GI 7

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OPEN AREA CALCULATIONS



LANDSCAPE OPEN AREA	
LANDSCAPE OPEN AREA REQUIRED = 35% MIN. = 0.35 X 73,710 = 25,798.5 SQ. FT. = COMMON OPEN SPACE + PRIVATE OPEN SPACE	
COMMON OPEN SPACE 100 SQ. FT. / UNIT REQ'D = 3,800 SQ. FT.	AREA
COMMON OPEN SPACE 1	2653 SQ. FT.
COMMON OPEN SPACE 2	7787 SQ. FT.
COMMON OPEN SPACE 3	9070 SQ. FT.
TOTAL COMMON OPEN SPACE	19509 SQ. FT.
GROUND PRIVATE OPEN SPACE	AREA
PRIVATE OPEN BUILDING A	2918 SQ. FT.
PRIVATE OPEN BUILDING B	2163 SQ. FT.
PRIVATE OPEN BUILDING C	2152 SQ. FT.
PRIVATE OPEN BUILDING D	2862 SQ. FT.
TOTAL GROUND PRIVATE OPEN SPACE	10094 SQ. FT.
LANDSCAPE OPEN AREA	29603 SQ. FT.
	29603 / 73710 = 40.16%
MAIN PRIVATE OPEN SPACE	
PRIVATE OPEN BUILDING A	749 SQ. FT.
PRIVATE OPEN BUILDING B	626 SQ. FT.
PRIVATE OPEN BUILDING C	626 SQ. FT.
PRIVATE OPEN BUILDING D	749 SQ. FT.
TOTAL MAIN PRIVATE OPEN SPACE	2749 SQ. FT.
TOTAL PRIVATE OPEN SPACE	12842.722 SQ. FT.
TOTAL OPEN AREA	32352 SQ. FT.
	32352 / 73710 = 43.89%

LEGEND

COMMON OPEN SPACE:

GROUND PRIVATE OPEN SPACE: INCLUDES PORCHES

TOTAL GROUND FLOOR PORCH SPACE:
5202 SQ. FT.

MAIN PRIVATE OPEN SPACE: INCLUDES DECKS

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OPEN SPACE CALCULATION
GI 8

SCALE: 1/16" = 1'-0"
DATE: 6/19/2023
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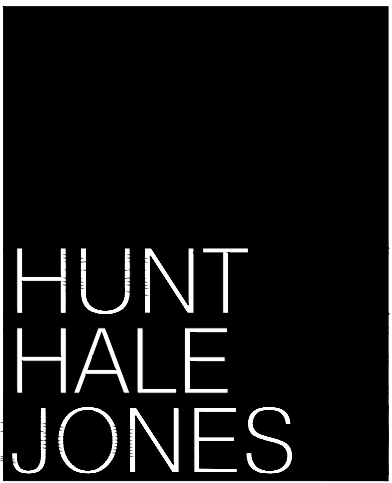


1. VIEW FROM SAN LEANDRO AVE



2. VIEW FROM SAN LEANDRO AVE

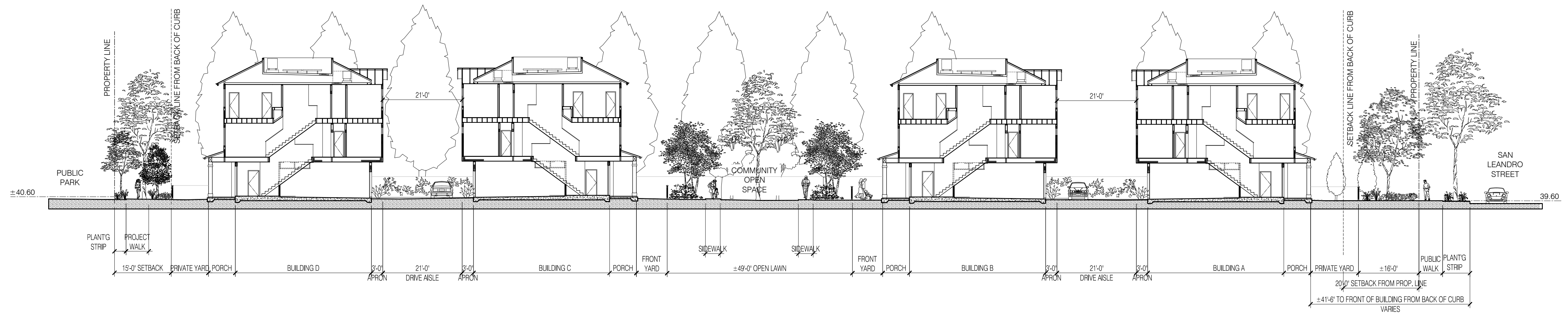
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PHOTOREALISTIC IMAGES
PI1
SCALE: 1/16" = 1'-0"
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1 - NORTH / SOUTH SITE SECTION



2 - EAST WEST SITE SECTION

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CONCEPTUAL SITE SECTIONS
PI2

SCALE: 1/16" = 1'-0"

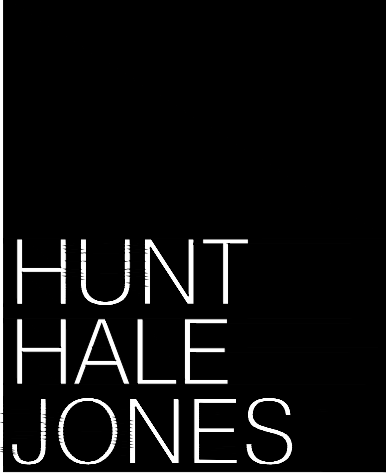
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4 - NEIGHBORHOOD CONTEXT - VIEW FROM SOUTHEAST

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CONCEPTUAL MASSING MODEL IN SITE
PI3.1
SCALE: NTS
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1 - VIEW AT DRIVE AISLE ACCESS

FROM SAN LEANDRO AVE

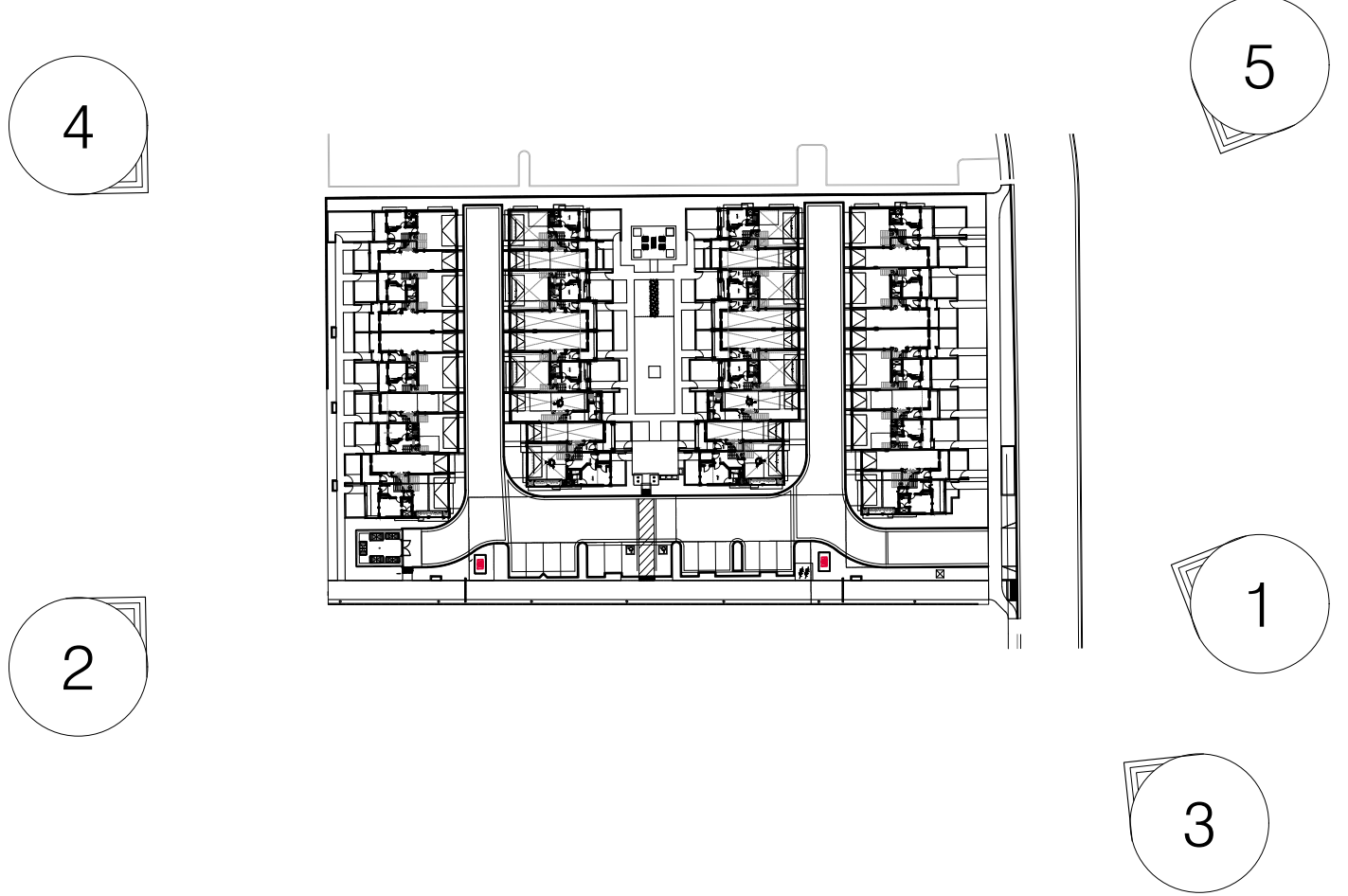


2 - SOUTHWEST VIEW AT PARK



3 - SOUTHEAST SITE BIRDSEYE VIEW

FROM SAN LEANDRO AVE

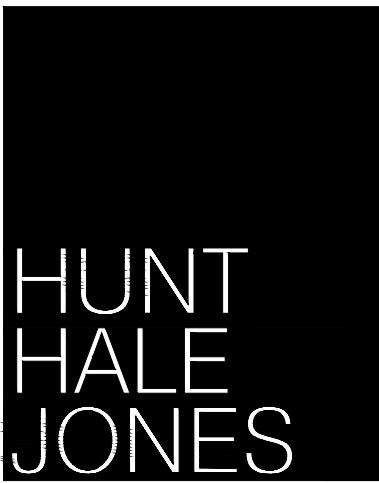


4 - SITE VIEW FROM NORTHWEST



5 - SAN LEANDRO AVENUE FROM NORTHEAST

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



CONCEPTUAL MASSING MODEL
PI3.2
SCALE: NTS
DATE: 6/19/2023
PROJECT: 317074



LEFT ELEVATION

BLDG.A SOUTH ELEVATION



FRONT ELEVATION

BLDG.A EAST ELEVATION



RIGHT ELEVATION

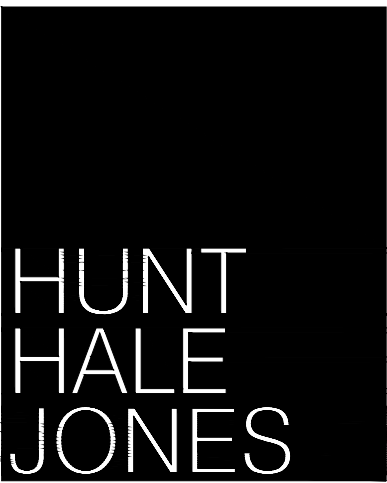
BLDG.A NORTH ELEVATION



REAR ELEVATION

BLDG.A WEST ELEVATION

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



BLDG. A_CONCEPTUAL ELEVATIONS
PI4

SCALE: 1/8" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



LEFT ELEVATION

BLDG.D SOUTH ELEVATION



FRONT ELEVATION

BLDG.D WEST ELEVATION



RIGHT ELEVATION

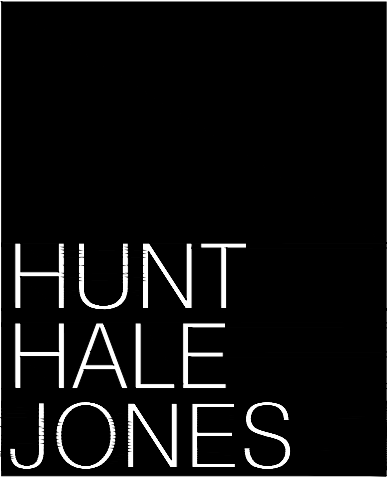
BLDG.D NORTH ELEVATION



REAR ELEVATION

BLDG.D EAST ELEVATION

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MOUNTAIN VIEW, CA 94043



BLDGS. D_CONCEPTUAL ELEVATIONS
P15

SCALE: 1/8" = 1'-0"

DATE: 6/19/2023

PROJECT: 317074



SIDE ELEVATION

BLDG.C SOUTH ELEVATION (BLDG. B SIMILAR)



FRONT ELEVATION

BLDG.C EAST ELAVATION (BLDG. B SIMILAR)



SIDE ELEVATION

BLDG.C NORTH ELEVATION (BLDG. B SIMILAR)



REAR ELEVATION

BLDG.C WEST ELEVATION (BLDG. B SIMILAR)

MATERIAL SPECIFICATIONS

- COMPOSITION SHINGLE ROOFING
 - 5" OGEE GSM GUTTER
 - PARAPET WALL w/ GSM COPING CAP
- SECTIONAL ROLL-UP GARAGE DOOR
 - FIBERGLASS FRONT DOOR
 - DUAL GLAZED VINYL WINDOW
- METAL METER CABINET DOORS
 - STUCCO
 - LAP SIDING
- BOARD & BATTEN SIDING
 - WOOD TRIM, CORBELS & KICKERS
 - WOOD RAILING
- WOOD TRELLIS

ARBOR SQUARE
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922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



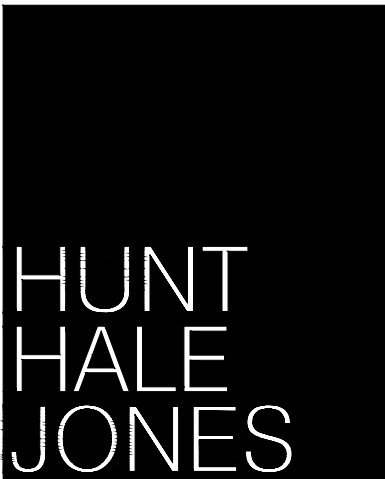
BLDGS. B & C_CONCEPTUAL ELEVATIONS
PI6

SCALE: 1/8" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



SAN LEANDRO AVENUE STREETScape

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



CONCEPTUAL STREETScape
PI7

SCALE: 1/8" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



FINISH SCHEDULE		
1	COMPOSITION SHINGLE ROOF	
2	5" OGEE GSM GUTTER	
3	PARAPET WALL w/GSM COPING CAP	
4	SECTIONAL ROLL-UP GARAGE DOOR	
5	FIBERGLASS FRONT DOOR	
6	DUAL GLAZED VINYL WINDOW	
7	METAL DOORS AT METER CLOSET	
8	SLIDING GLASS DOOR	
9	FRENCH DOOR	
10	SLIDING GLASS DOOR	
11	LAP SIDING	
12	BOARD AND BATTEN SIDING	
13	WOOD TRIM, CORBELS, AND KICKERS	
14	WOOD TRELLIS	
15	WOOD RAILINGS (3 TYPES)	



PARTIAL ELEVATIONS

A

ROOF - COMPOSITION SHINGLE
MFR.: CERTAINTED LANDMARK
THUNDERSTORM GREY

B

BODY - STUCCO
MFR.: SHERWIN WILLIAMS
CARGO PANTS SW 7738

C

BODY - GABLES & LAP SIDING
MFR.: SHERWIN WILLIAMS
ADAPTIVE SHADE SW 7053

D

BODY - LAP SIDING & GARAGE DOOR
COLOR 1
MFR.: SHERWIN WILLIAMS
HONED SOAPSTONE SW 9126

E

BODY - BOARD & BATTEN, LAP SIDING &
GARAGE DOOR COLOR 2
MFR.: SHERWIN WILLIAMS
UNUSUAL GRAY SW 7059

F

BODY - TRIM & GABLE INSETS
MFR.: SHERWIN WILLIAMS
GRECIAN IVORY SW 7541

G

FRONT DOOR
MFR.: THERMA-TRU DOOR
SHERWIN WILLIAMS
a. PEWTER GREEN SW 6208
b. RUSTIC RED SW 7593
c. HIGH TEA SW 7159

a.

b.

c.

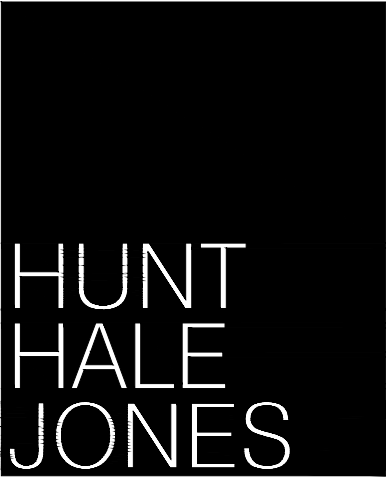
H

BODY - BALCONY FENCE
MFR.: SHERWIN WILLIAMS
WARM STONE SW 7032

I

EXTERIOR LIGHT
MFR.: VISUAL COMFORT AND CO. / WILBURN
COLLECTION (8590901-12) a. DIM: W 6" X H
10.25" X 7.35 EXT.
b. BLACK
c. NIGHT SKY / WET RATED
d. T-24 COMPLIANT / LEDCPAPBLE

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



CONCEPTUAL MATERIAL AND COLOR SHEET_ BLDG. A
PI11

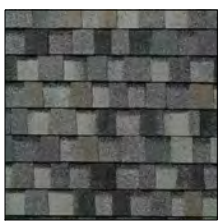
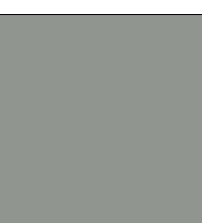
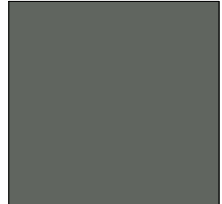
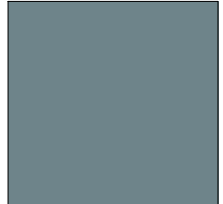
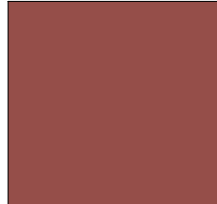
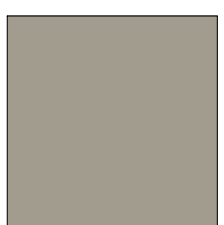
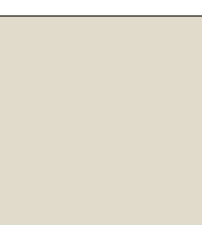
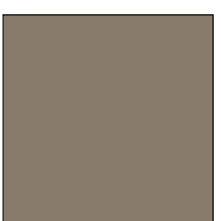
SCALE:3/16" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



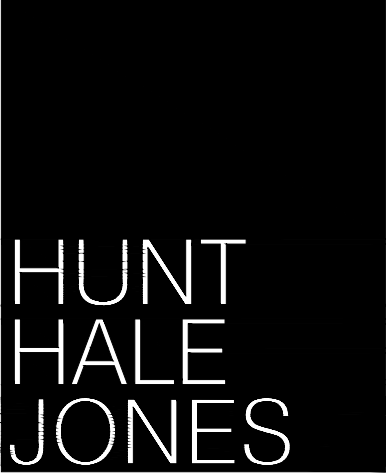
	FINISH SCHEDULE	
1	COMPOSITION SHINGLE ROOF	
2	5" OGEE GSM GUTTER	
3	PARAPET WALL w/GSM COPING CAP	
4	SECTIONAL ROLL-UP GARAGE DOOR	
5	FIBERGLASS FRONT DOOR	
6	DUAL GLAZED VINYL WINDOW	
7	METAL DOORS AT METER CLOSET	
8	SLIDING GLASS DOOR	
9	FRENCH DOOR	
10	SLIDING GLASS DOOR	
11	LAP SIDING	
12	BOARD AND BATTEN SIDING	
13	WOOD TRIM, CORBELS, AND KICKERS	
14	WOOD TRELLIS	
15	WOOD RAILINGS (3 TYPES)	



PARTIAL ELEVATIONS

A	ROOF - COMPOSITION SHINGLE MFR.: CERTAINTED LANDMARK THUNDERSTORM GREY		D	BODY - LAP SIDING & GABLE INSETS MFR.: SHERWIN WILLIAMS TIN LIZZIE SW 9163		G	FRONT DOOR MFR.: THERMA-TRU DOOR SHERWIN WILLIAMS a. GRIZZLE GRAY SW 7068 b. BLUSTERY SKY SW 9140 c. REMBRANDT RUBY DW 0033				I	EXTERIOR LIGHT MFR.: VISUAL COMFORT AND CO. / WILBURN COLLECTION (8590901-12) a. DIM: W 6" X H 10.25" X 7.35 EXT. b. BLACK c. NIGHT SKY / WET RATED d. T-24 COMPLIANT / LEDCPAPBLE	
B	BODY - STUCCO MFR.: SHERWIN WILLIAMS ROYCROFT MIST GRAY SW 2844		E	BODY - STUCCO 2 & GABLE INSETS MFR.: SHERWIN WILLIAMS FENLAND GRAY SW 7544				a.	b.	c.			
C	BODY - BOARD & BATT & LAP SIDING MFR.: SHERWIN WILLIAMS RUSHING RIVER SW 7746		F	BODY - TRIM: POSTS, BRACKETS & GABLE INSETS MFR.: SHERWIN WILLIAMS NEUTRAL GROUND SW 7568		H	BODY - BALCONY FENCE MFR.: SHERWIN WILLIAMS WARM STONE SW 7032						

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CONCEPTUAL MATERIAL AND COLOR SHEET_ BLDG. D
PI12

SCALE:3/16" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



	FINISH SCHEDULE	
1	COMPOSITION SHINGLE ROOF	
2	5" OGEE GSM GUTTER	
3	PARAPET WALL w/GSM COPING CAP	
4	SECTIONAL ROLL-UP GARAGE DOOR	
5	FIBERGLASS FRONT DOOR	
6	DUAL GLAZED VINYL WINDOW	
7	METAL DOORS AT METER CLOSET	
8	SLIDING GLASS DOOR	
9	FRENCH DOOR	
10	SLIDING GLASS DOOR	
11	LAP SIDING	
12	BOARD AND BATTEN SIDING	
13	WOOD TRIM, CORBELS, AND KICKERS	
14	WOOD TRELLIS	
15	WOOD RAILINGS (3 TYPES)	



PARTIAL ELEVATIONS

A

ROOF - COMPOSITION SHINGLE
MFR.: CERTAINTEED LANDMARK
THUNDERSTORM GREY

B

BODY - STUCCO, GABLE INSETS
MFR.: SHERWIN WILLIAMS
SHIITAKE SW 9173

C

BODY - LAP SIDING 1, BOARD & BATT, GARAGE DOOR
MFR.: SHERWIN WILLIAMS
LIBRARY PEWTER SW 0038

D

BODY - LAP SIDING 2, FRONT GABLES
MFR.: SHERWIN WILLIAMS
MOUNTAIN ROAD SW 7433

E

BODY - BOARD & BATTEN, LAP SIDING 2 & STUCCO 2
MFR.: SHERWIN WILLIAMS
PEWTER TANKARD SW 0023

F

BODY - TRIM: POSTS & BRACKETS
MFR.: SHERWIN WILLIAMS
SHOJI WHITE SW 7042

G

FRONT DOOR
MFR.: THERMA-TRU DOOR
SHERWIN WILLIAMS
a. RIPE OLIVE SW 6209
b. STILL WATER SW 6223
c. ROYCROFT SUEDE SW 2842

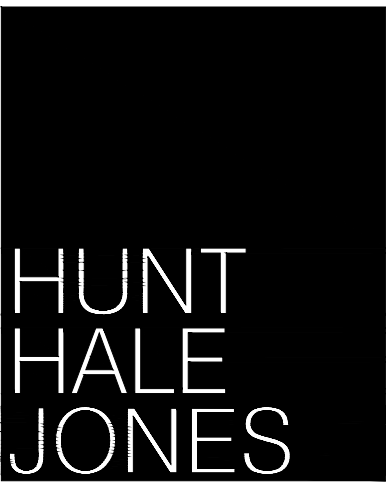
H

BODY - BALCONY FENCE
MFR.: SHERWIN WILLIAMS
WARM STONE SW 7032

I

EXTERIOR LIGHT
MFR.: VISUAL COMFORT AND CO. / WILBURN
COLLECTION (8590901-12) a. DIM: W 6" X H 10.25" X 7.35 EXT.
b. BLACK
c. NIGHT SKY / WET RATED
d. T-24 COMPLIANT / LEDCPAPBLE

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



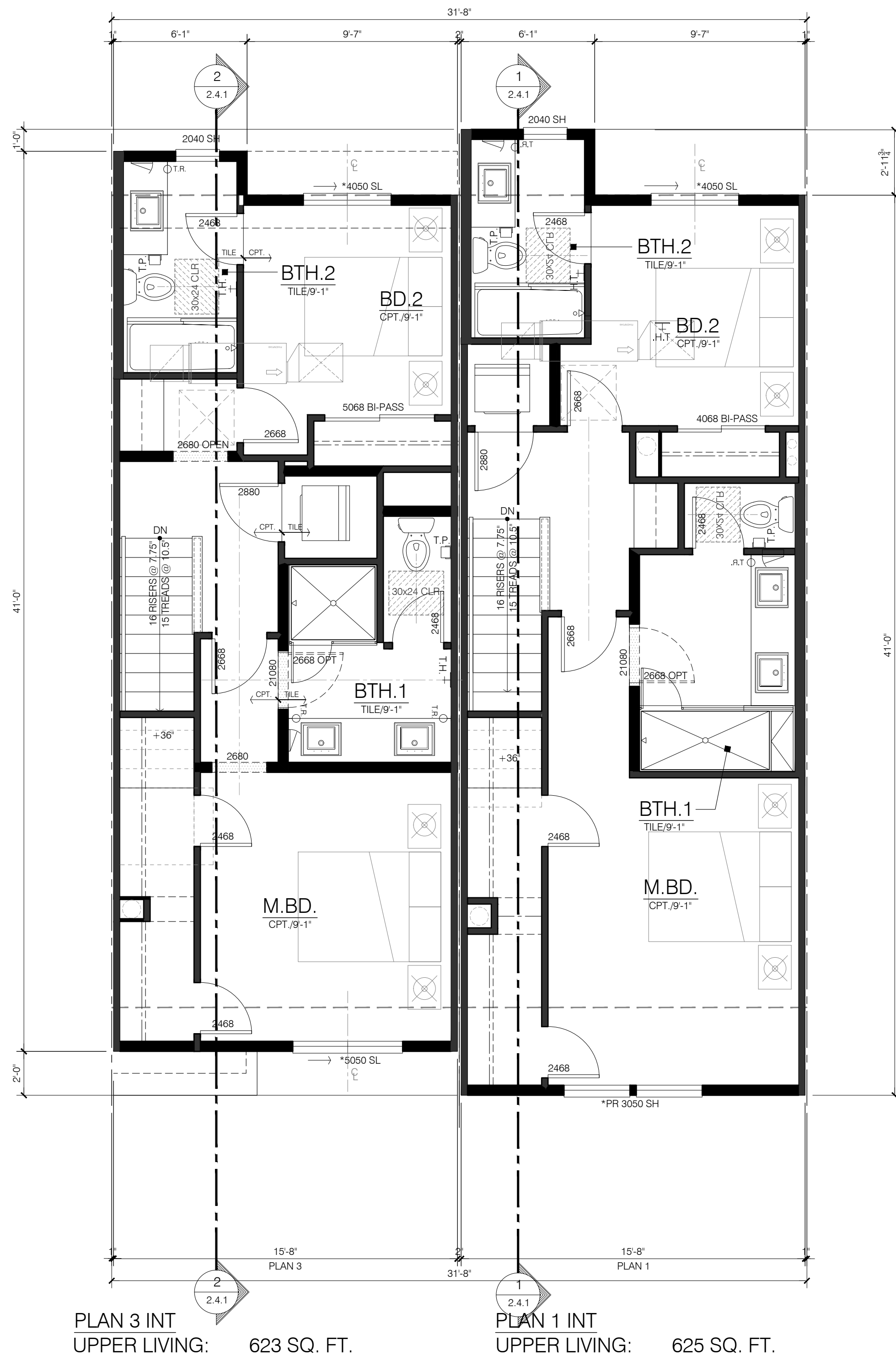
CONCEPTUAL MATERIAL AND COLOR SHEET_ BLDGS B & C

PI13

SCALE: 1/8" = 1'-0"

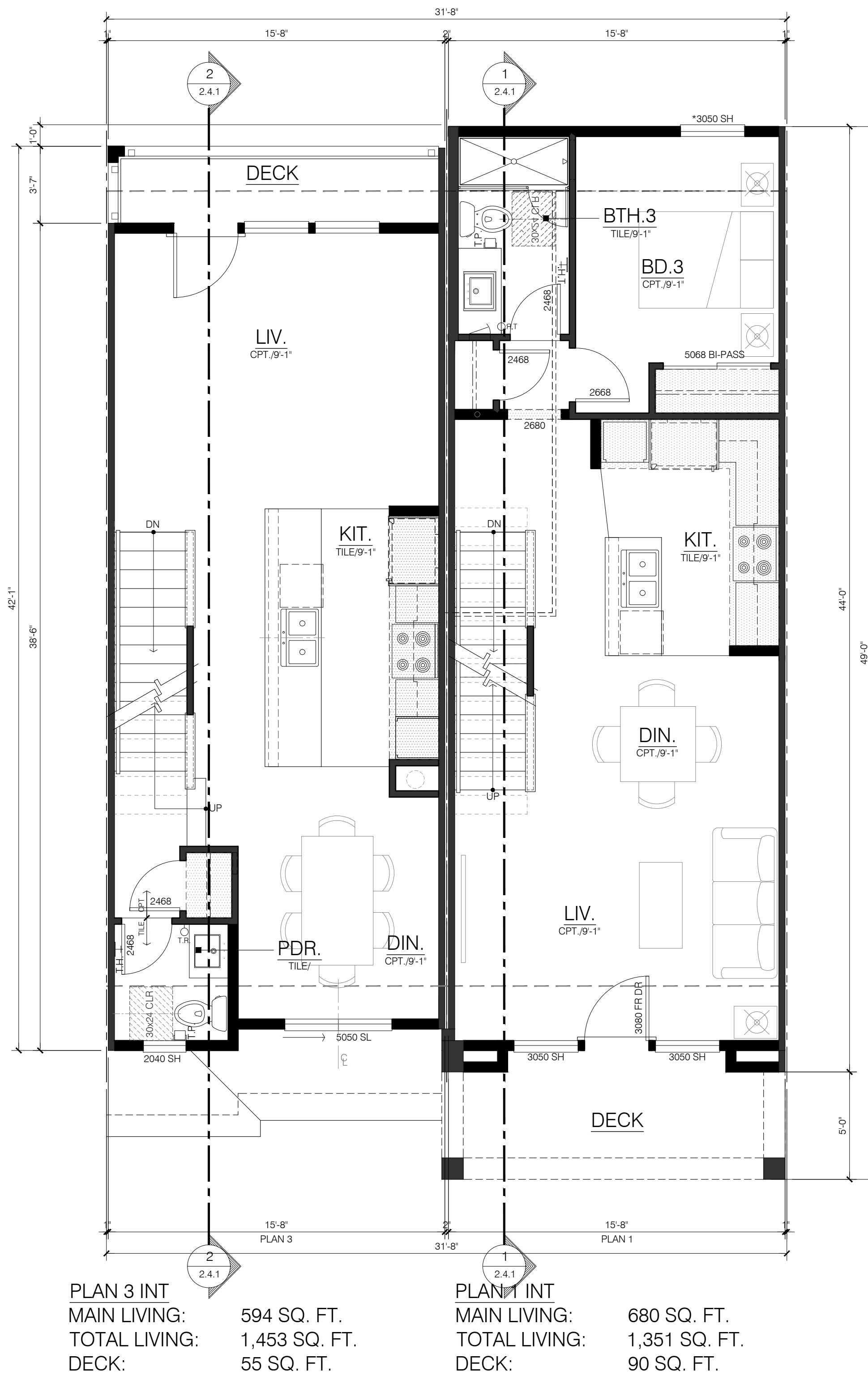
DATE: 6/19/2023

PROJECT: 317074



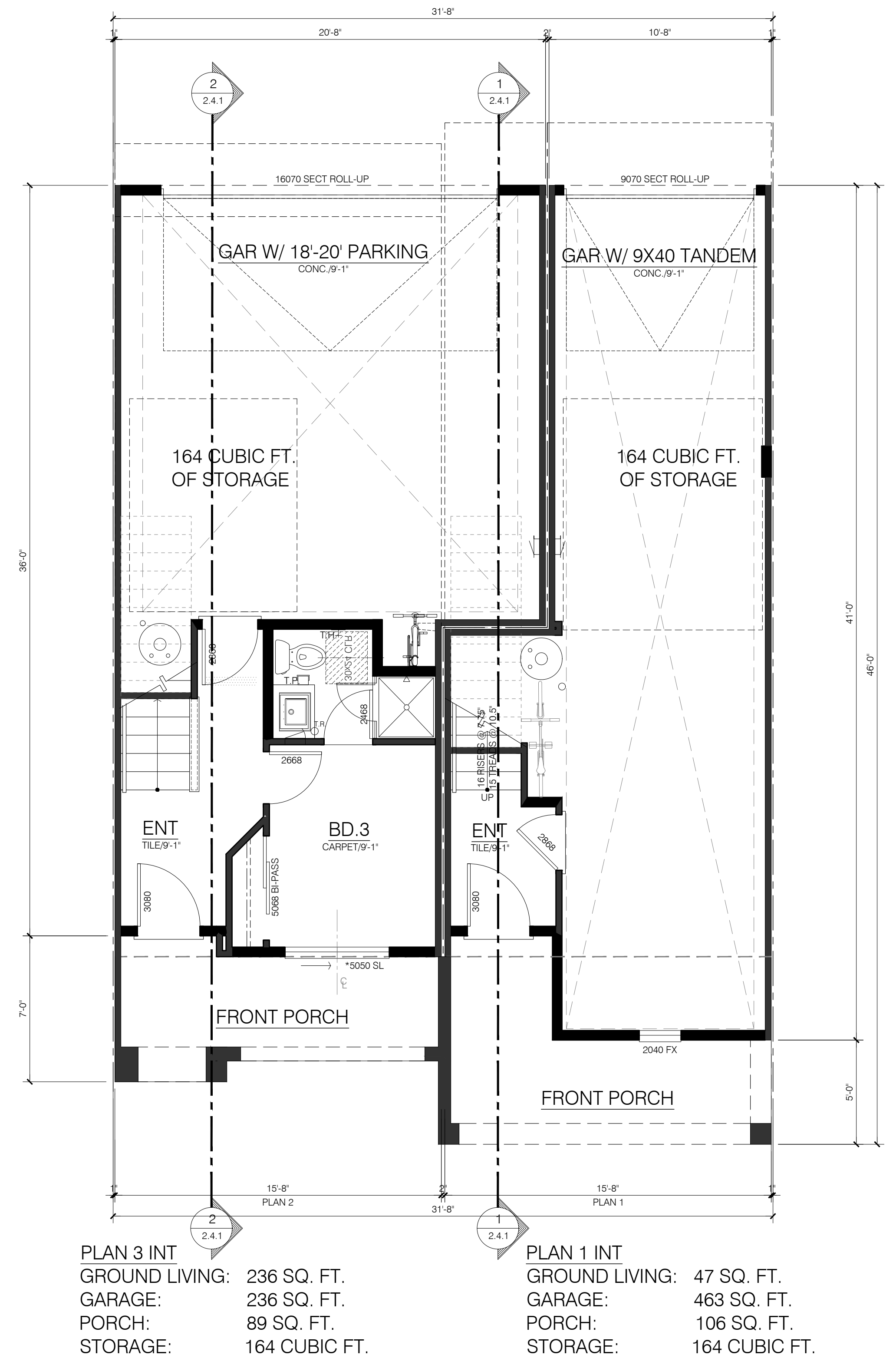
UPPER FLOOR

PLAN 1-3 INT



MAIN FLOOR

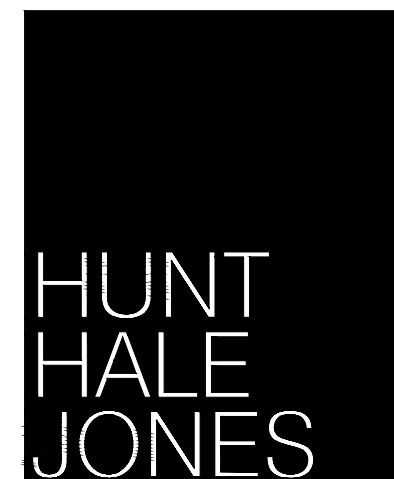
PLAN 1-3 INT



LOWER FLOOR

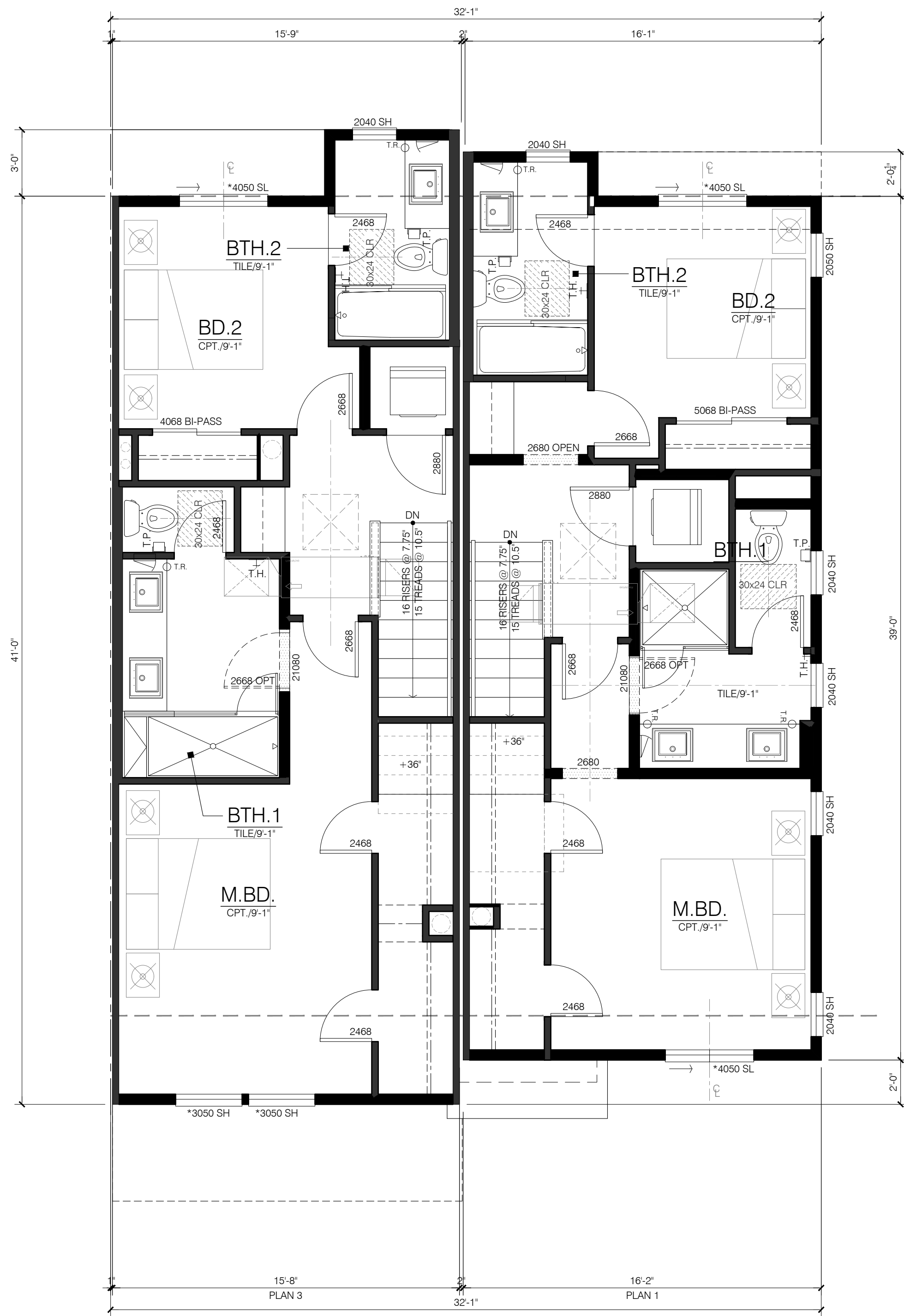
PLAN 1-3 INT

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



CONCEPTUAL PLAN 1-3 FP INT
A2.1.1

SCALE: 1/4" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074

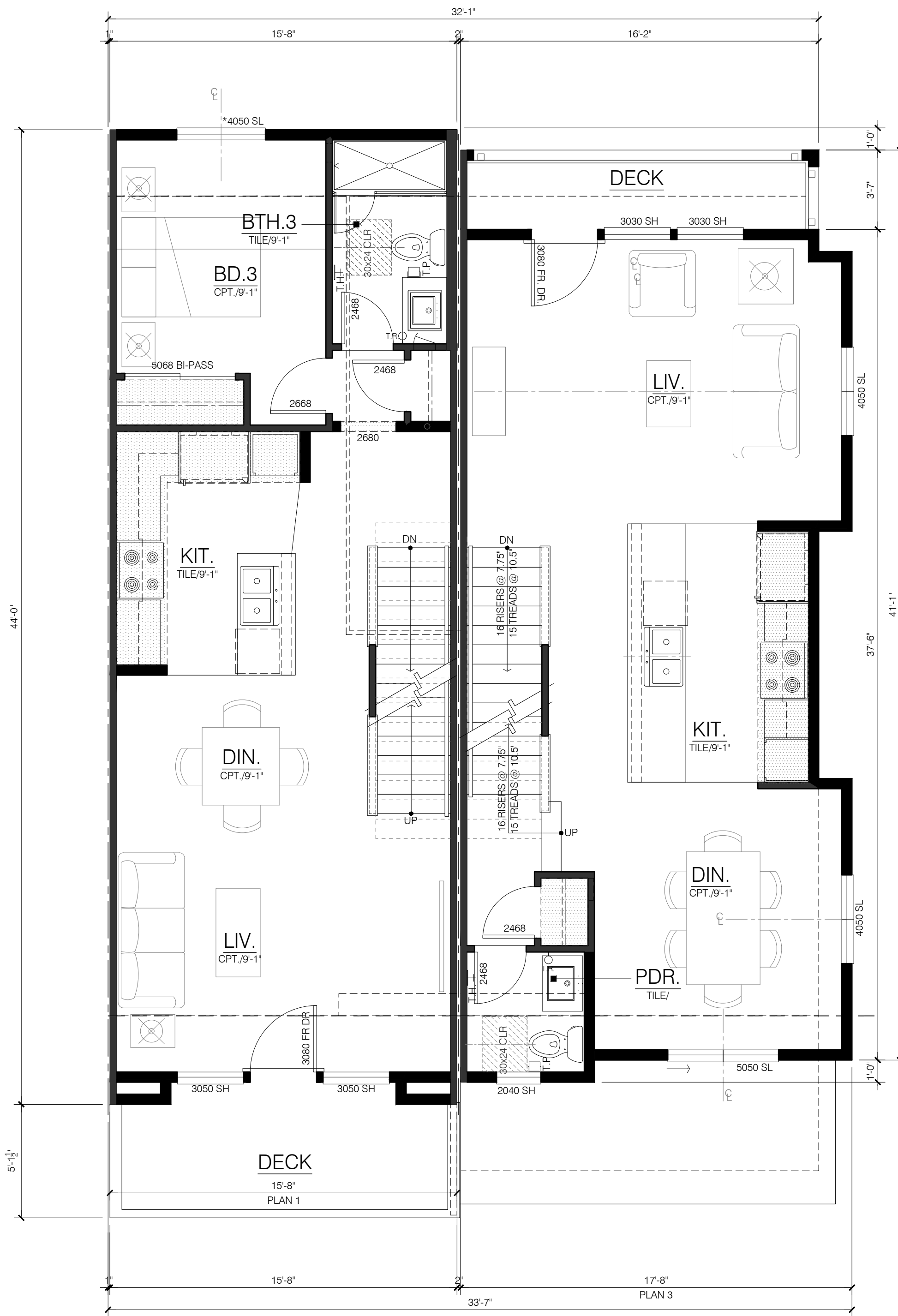


PLAN 1B INT
UPPER LIVING: 659 SQ. FT.

PLAN 3 END
UPPER LIVING: 643 SQ. FT.

UPPER FLOOR

PLAN 1-3 END

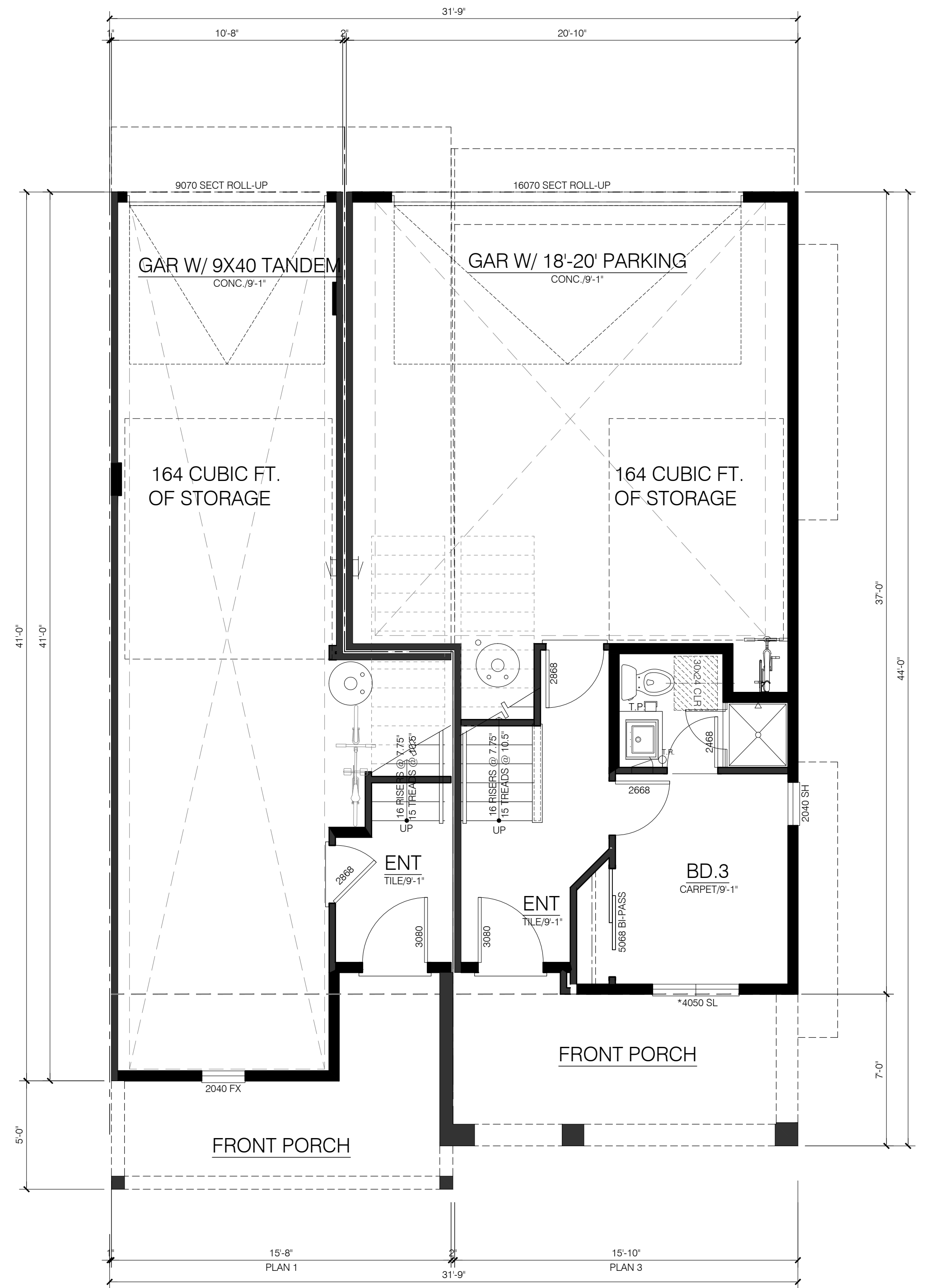


PLAN 1B INT
MAIN LIVING: 679 SQ. FT.
TOTAL LIVING: 1,385 SQ. FT.
DECK: 91 SQ. FT.

PLAN 3 END
MAIN LIVING: 650 SQ. FT.
TOTAL LIVING: 1,525 SQ. FT.
DECK: 58 SQ. FT.

MAIN FLOOR

PLAN 1-3 END



PLAN 1B INT
GROUND LIVING: 47 SQ. FT.
GARAGE: 463 SQ. FT.
PORCH: 100 SQ. FT.
STORAGE: 164 CUBIC FT.

PLAN 3 END
GROUND LIVING: 232 SQ. FT.
GARAGE: 455 SQ. FT.
PORCH: 121 SQ. FT.
STORAGE: 164 CUBIC FT.

LOWER FLOOR

PLAN 1-3 END

ARBOR SQUARE
CITY VENTURES
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MOUNTAIN VIEW, CA 94043

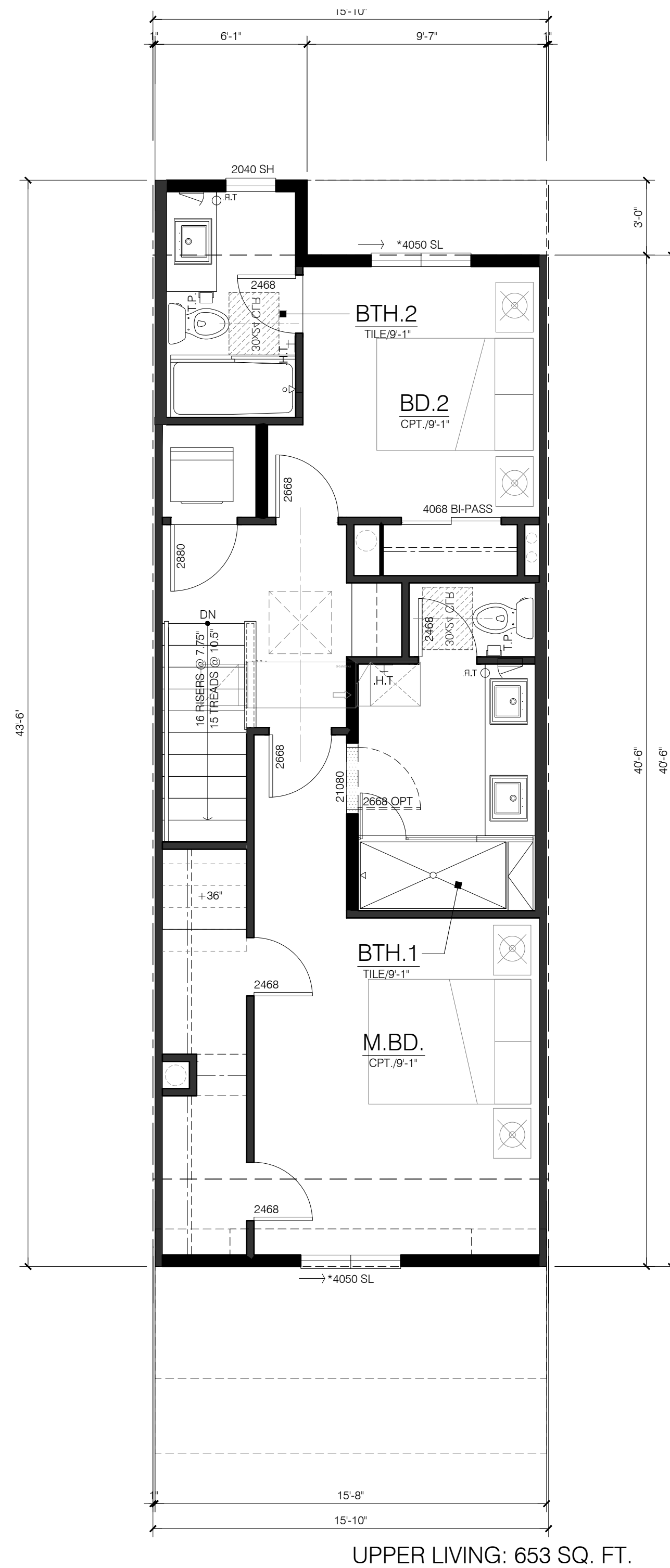


CONCEPTUAL PLAN 1-3 END
A2.1.2

SCALE: 1/4" = 1'-0"

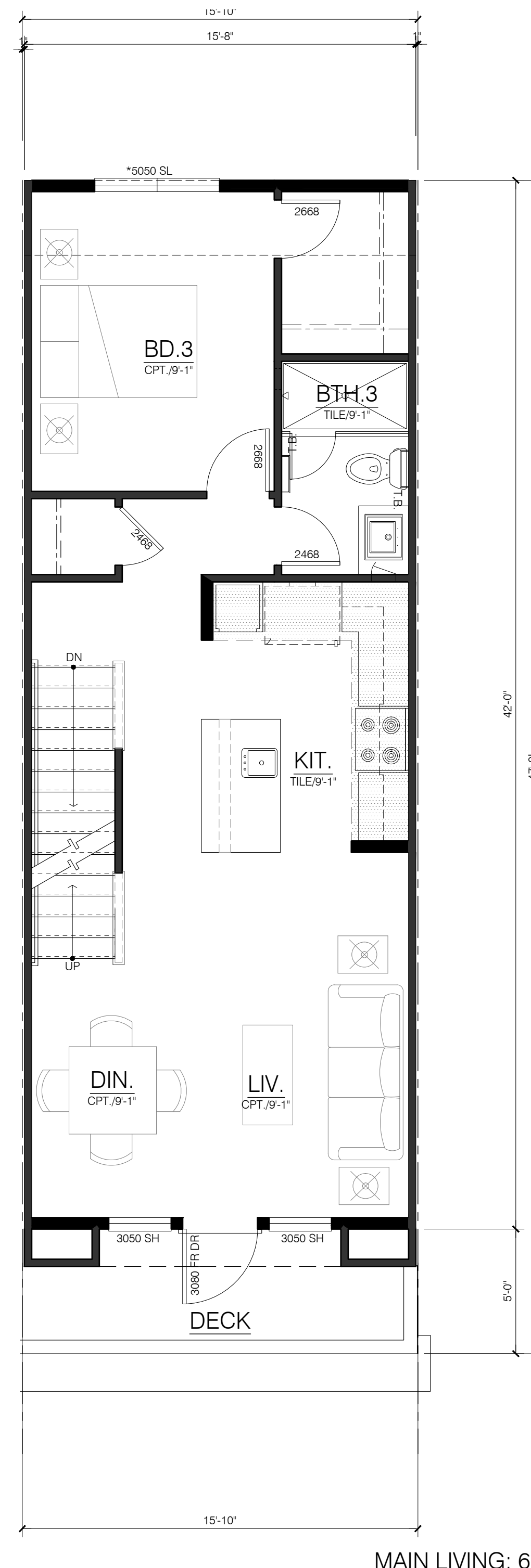
DATE: 6/19/2023

PROJECT: 317074



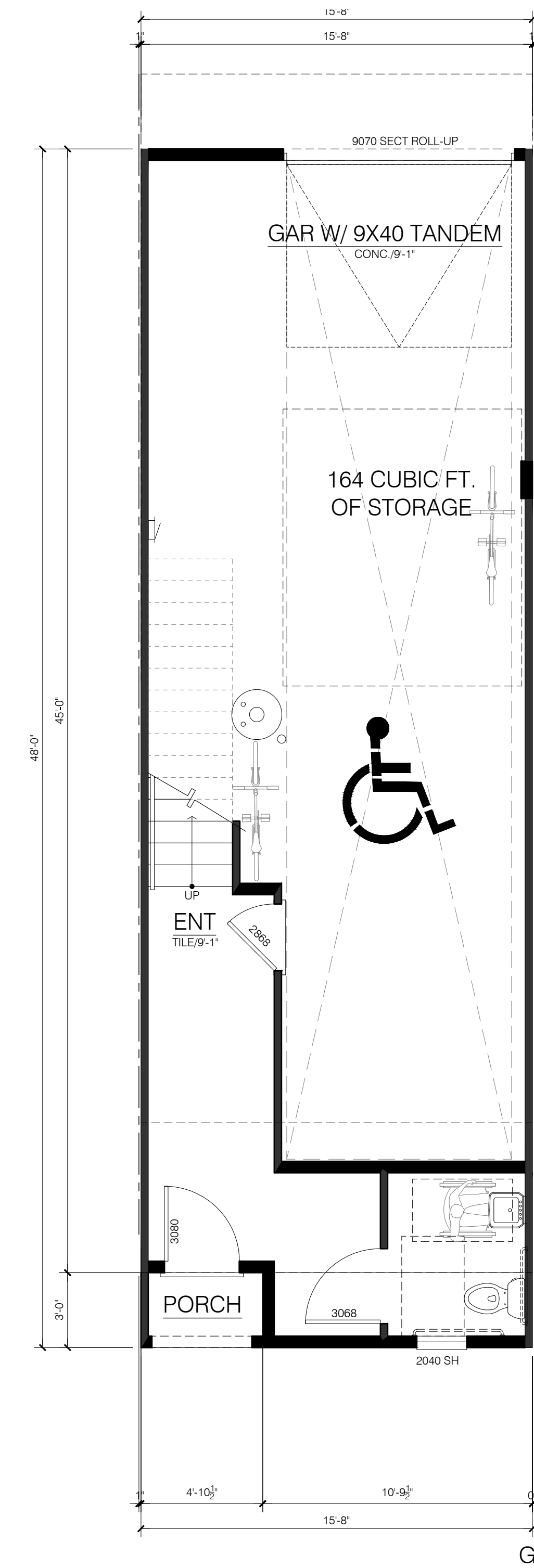
UPPER FLOOR PLAN

PLAN 2



MAIN FLOOR PLAN

PLAN 2

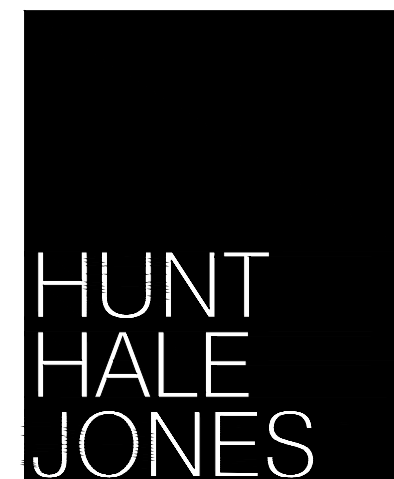


GROUND FLOOR PLAN

PLAN 2

GROUND LIVING: 175 SQ. FT.
GARAGE: 564 SQ. FT.
FRONT PORCH: 15 SQ. FT.
STORAGE: 164 CUBIC FT.

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



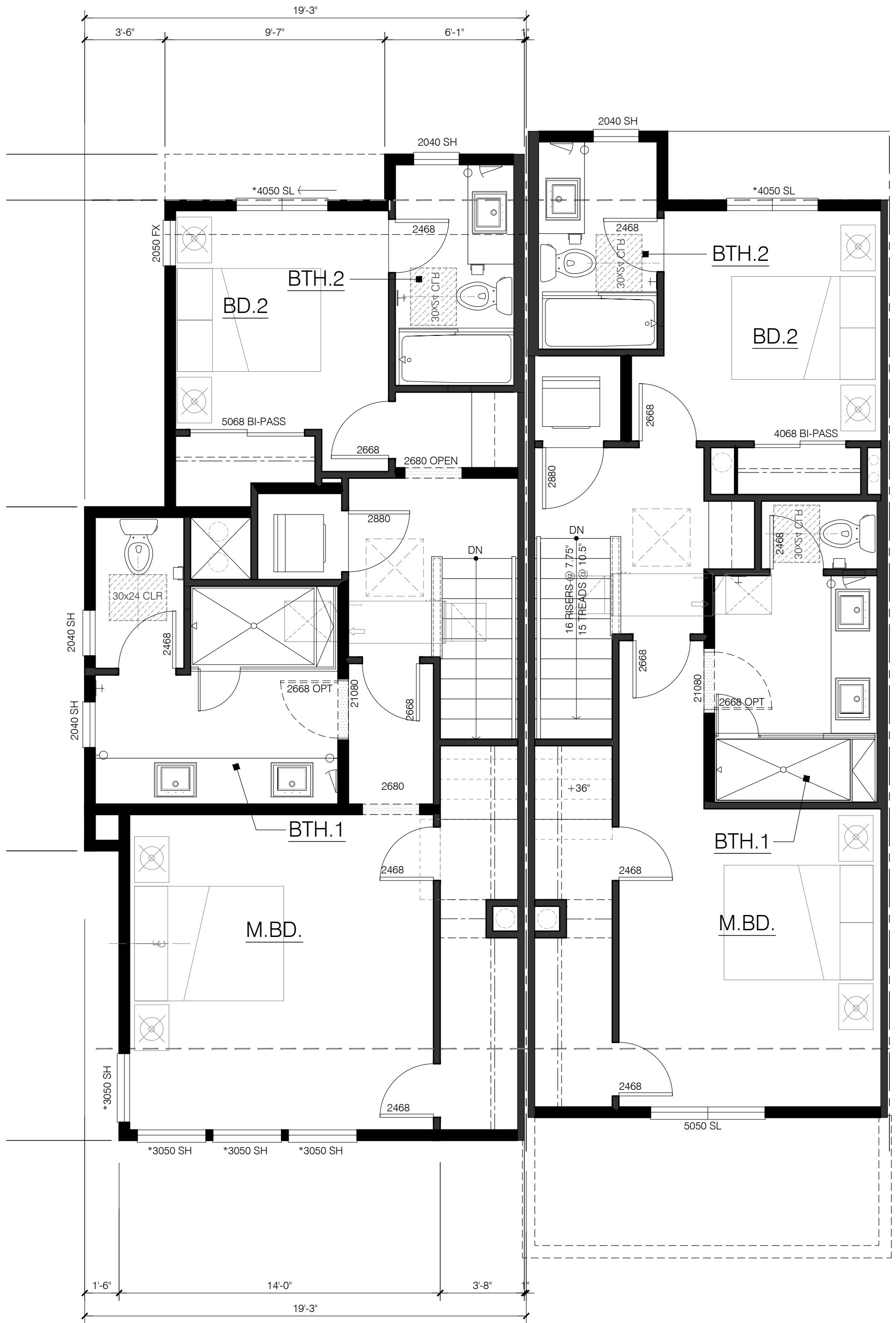
CONCEPTUAL PLAN 2 ADA FLOOR PLANS

A2.1.3

SCALE: 1/4" = 1'-0"

DATE: 6/19/2023

PROJECT: 317074

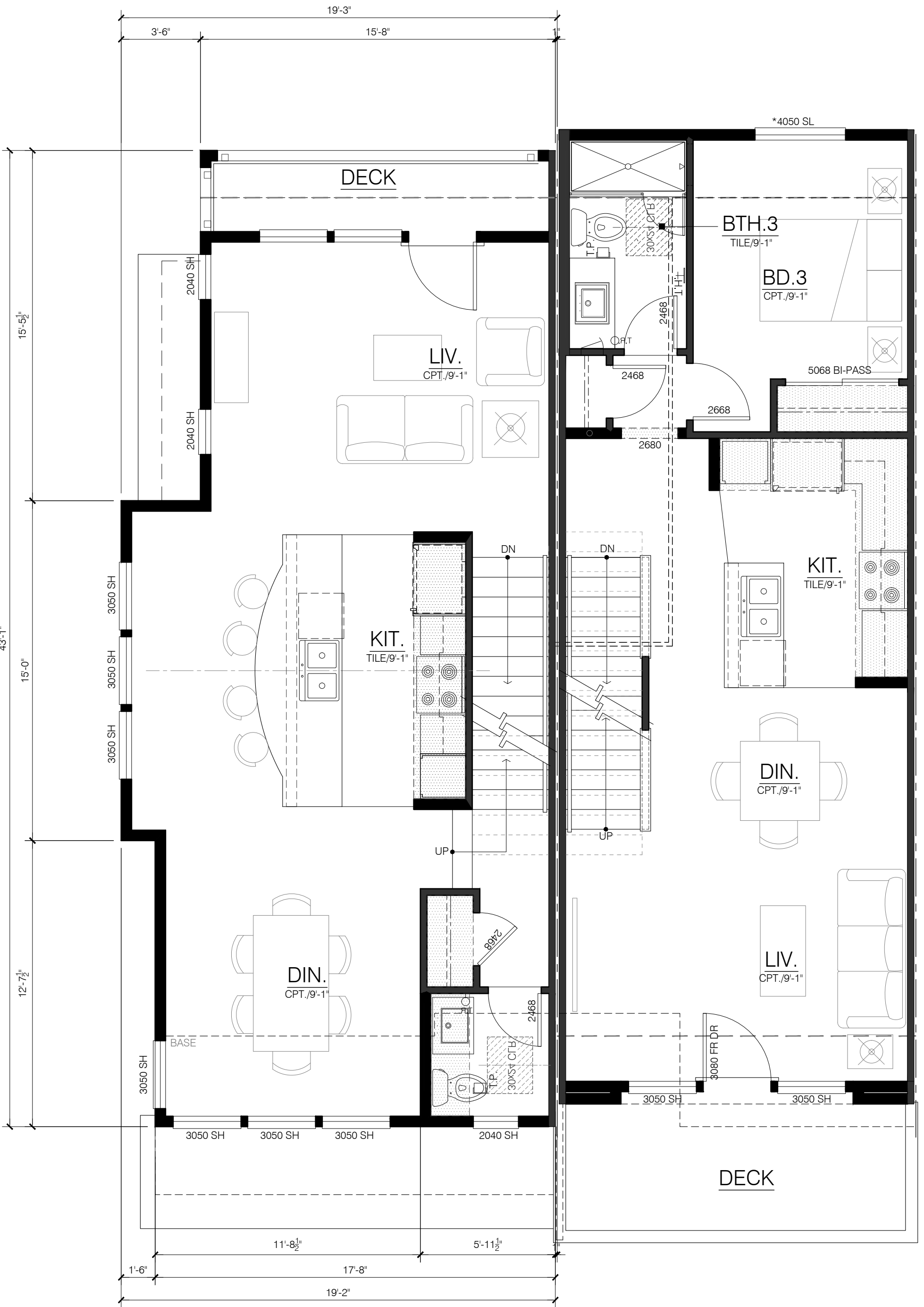


PLAN 4
UPPER LIVING: 732 SQ. FT.

NOTE:
PLEASE SEE SHEETS A2.1 AND
A2.2 FOR PLAN 1 INFORMATION

UPPER FLOOR

PLAN 1-4

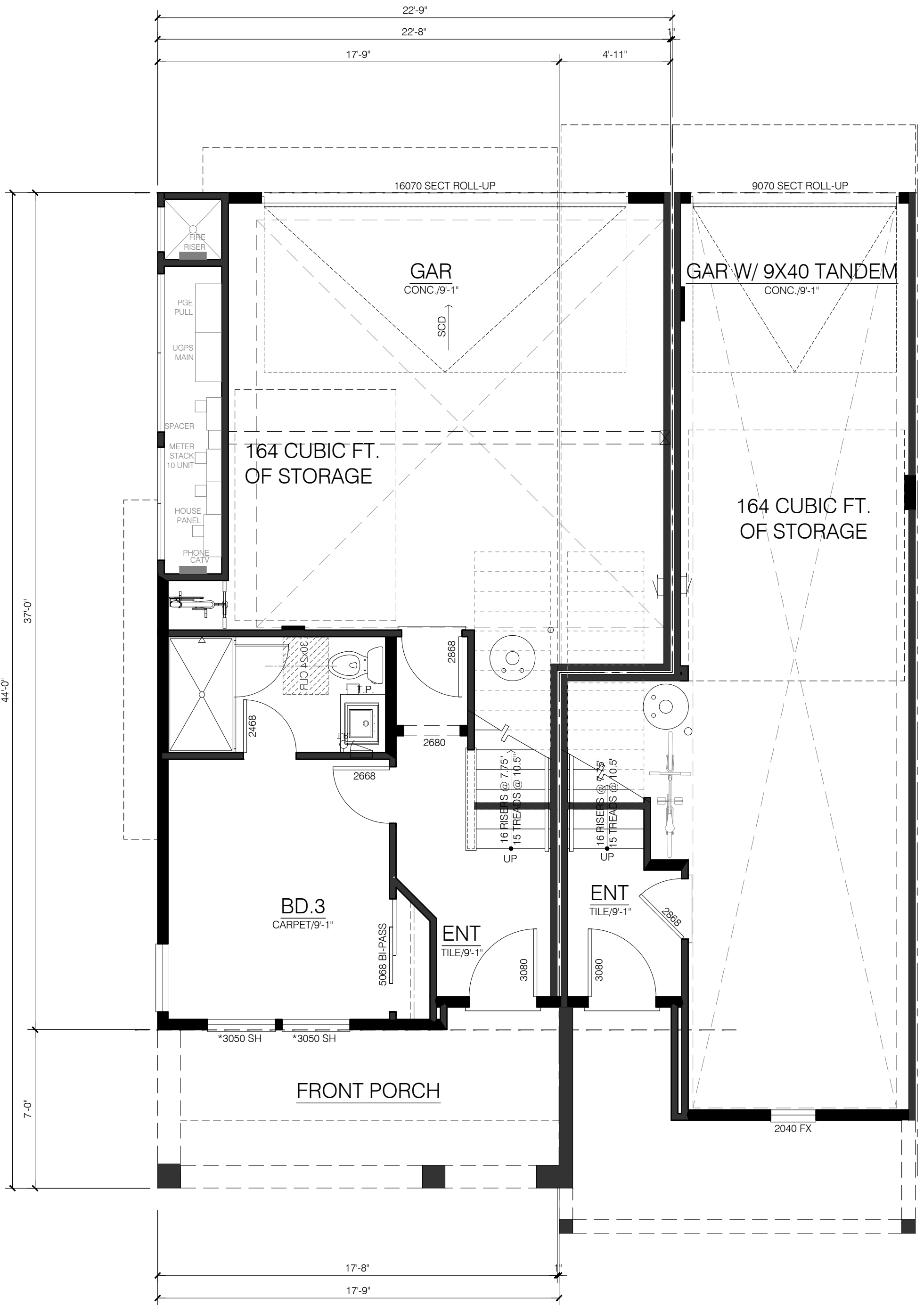


PLAN 4
MAIN LIVING: 697 SQ. FT.
DECK: 56 SQ. FT.
TOTAL LIVING: 1,727 SQ. FT.

NOTE:
PLEASE SEE SHEETS A2.1 AND
A2.2 FOR PLAN 1 INFORMATION

MAIN FLOOR

PLAN 1-4



PLAN 4
LOWER LIVING: 298 SQ. FT.
PORCH: 129 SQ. FT.
GARAGE: 454 SQ. FT.
STORAGE: 164 CUBIC FT.

NOTE:
PLEASE SEE SHEETS A2.1 AND
A2.2 FOR PLAN 1 INFORMATION

LOWER FLOOR

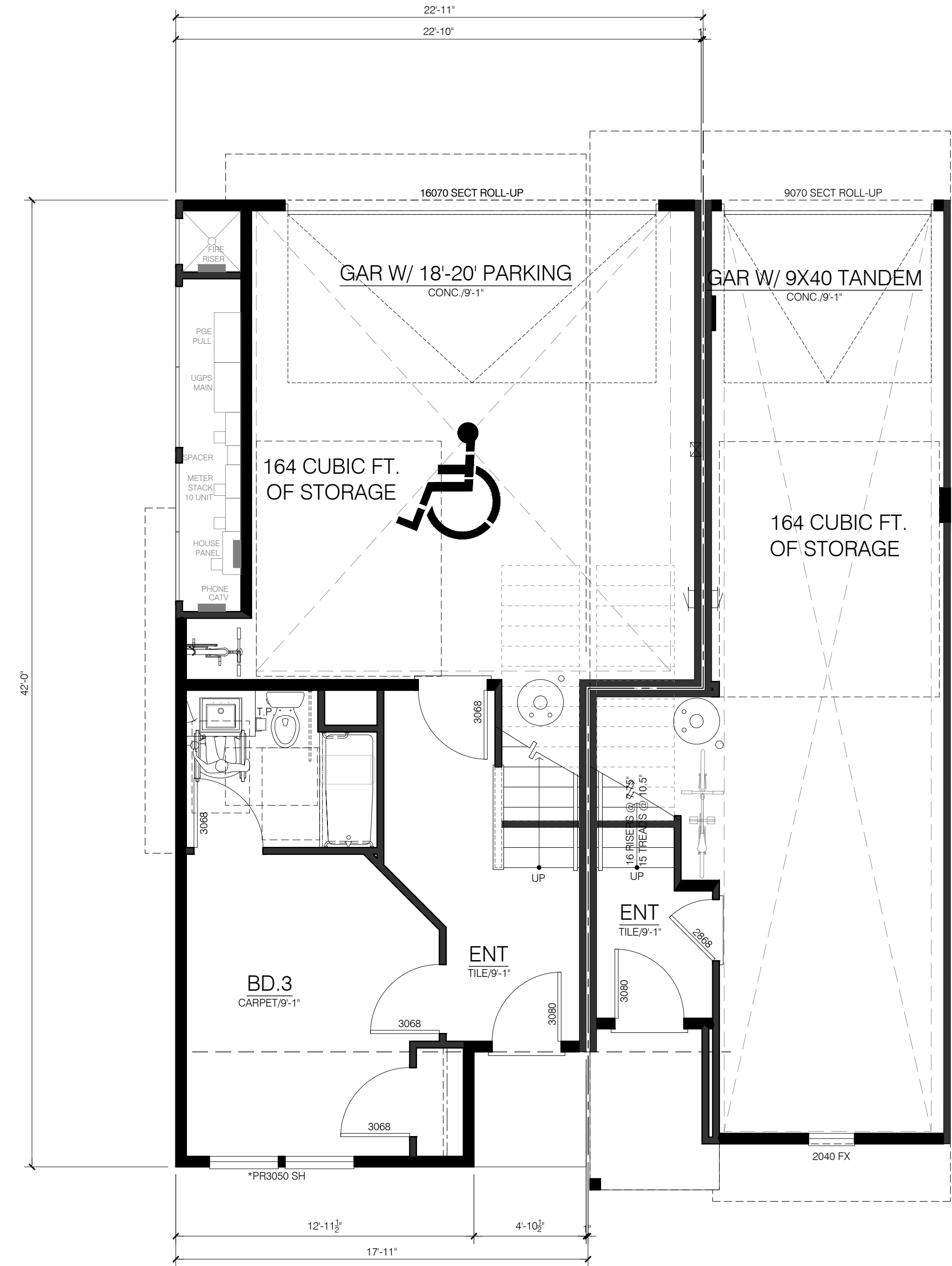
PLAN 1-4

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



CONCEPTUAL PLAN 1- 4 FP
A2.3.1

SCALE: 1/4" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



LOWER FLOOR

PLAN 1-4_ADA

LOWER LIVING: 298 SQ. FT.
GARAGE: 454 SQ. FT.
STORAGE: 164 CUBIC FT.

ARBOR SQUARE
CITY VENTURES
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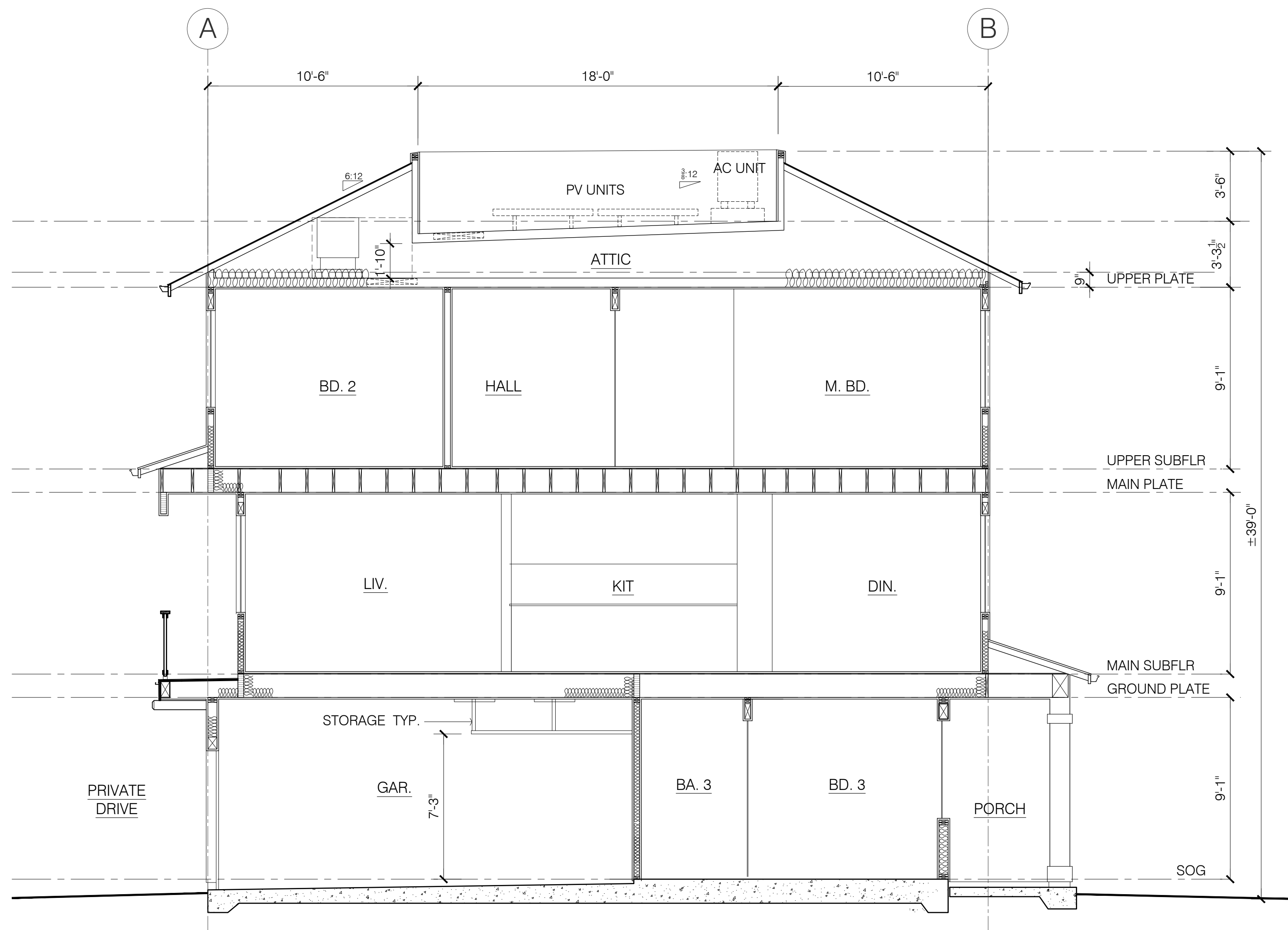
CONCEPTUAL PLAN 4 FP_ADA

A2.3.2

SCALE: 1/4" = 1'-0"

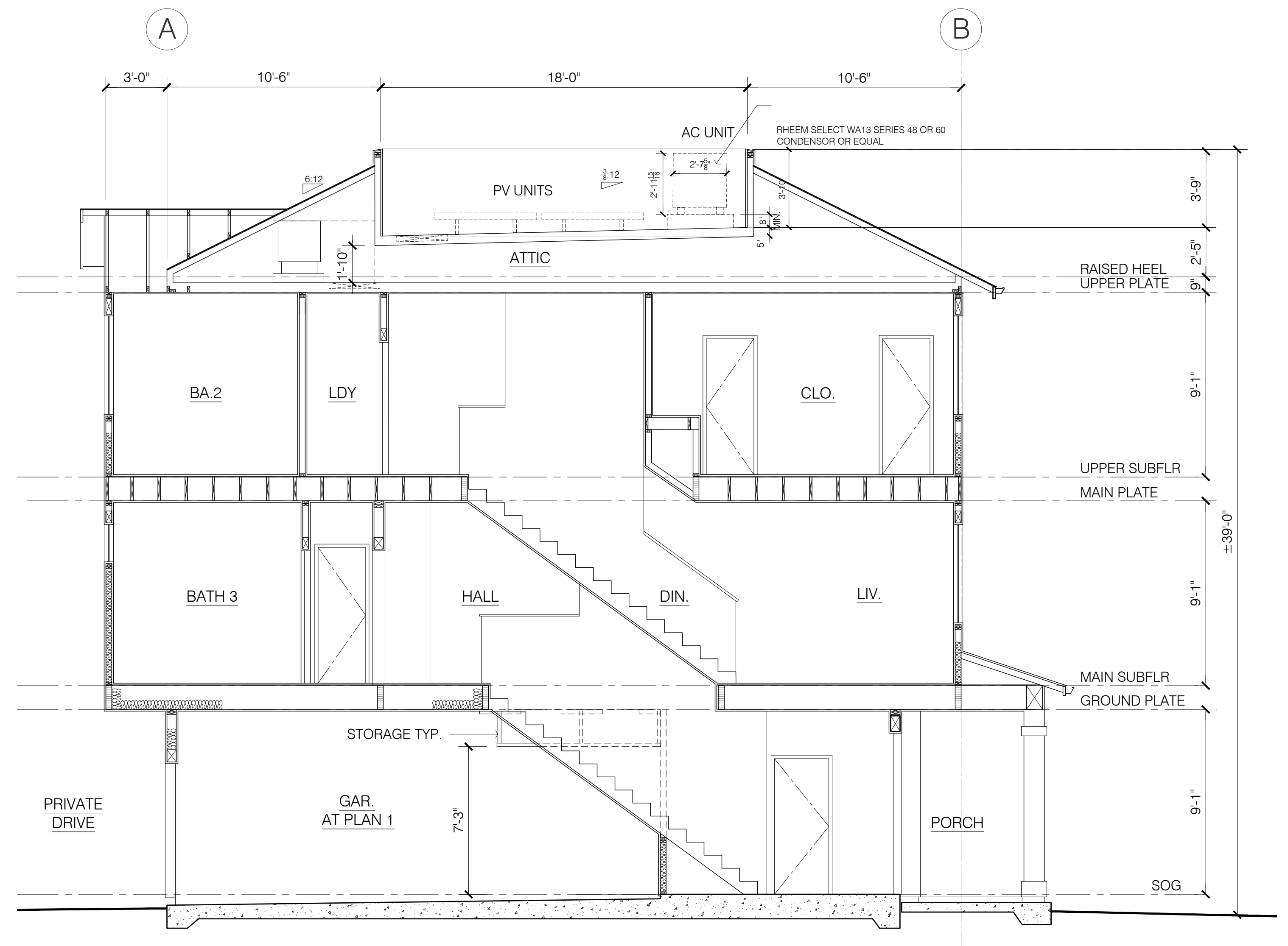
DATE: 6/19/2023

PROJECT: 317074



2
A2.1.1
PLAN 3

PLAN 3 BUILDING SECTION - TYP. FOR BLDGS. A,B,C.& D



1
A2.1.1
PLAN 1

PLAN 1 BUILDING SECTION - TYP. FOR BLDGS. A,B,C.& D

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043

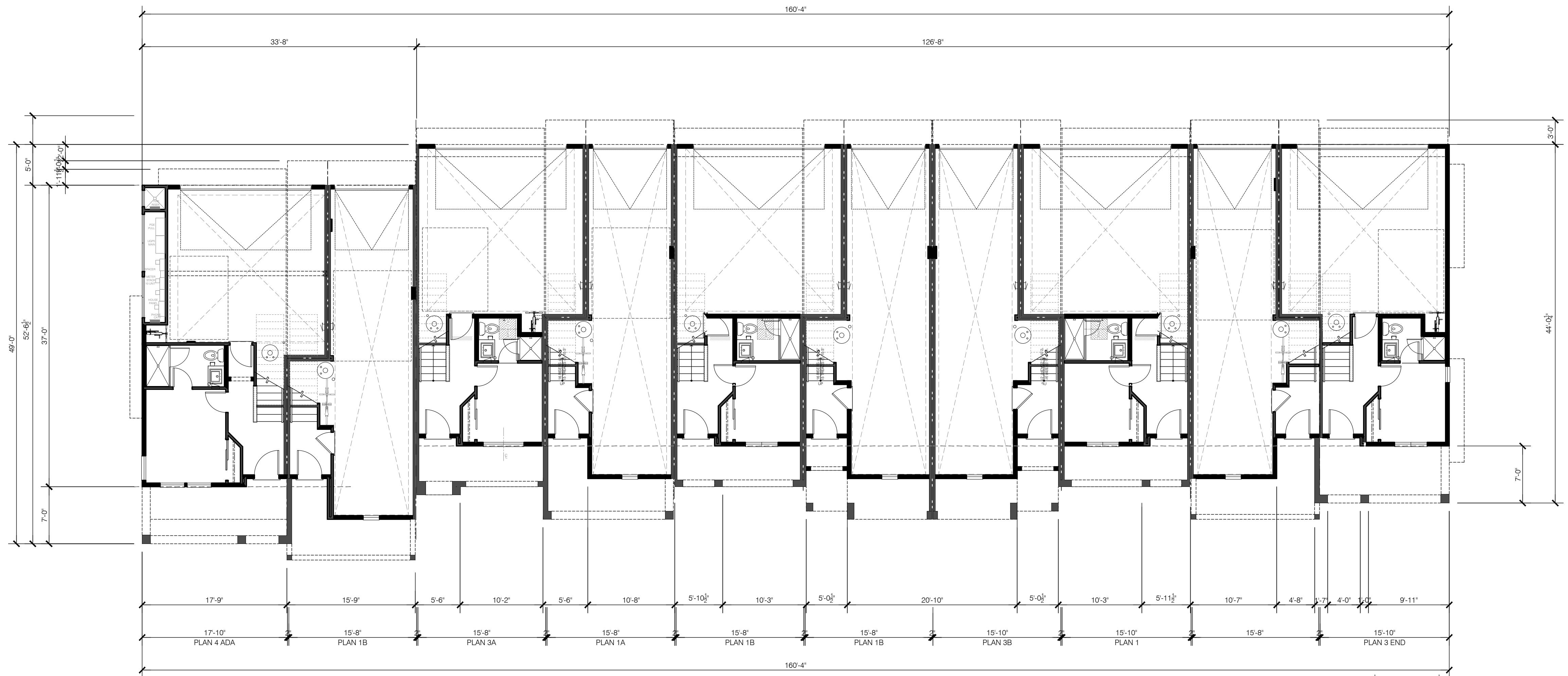


CONCEPTUAL UNIT SECTIONS
A2.4.1

SCALE: 1/8" = 1'-0"

DATE: 6/19/2023

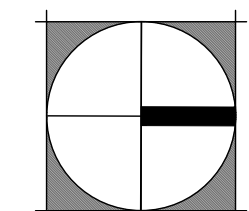
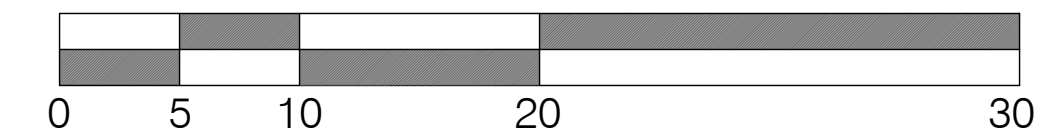
PROJECT: 317074



GROUND FLOOR PLAN

BLDG. A (BLDG. D SIM.)

7,110 SQ. FT.



NORTH
BLDG. A

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



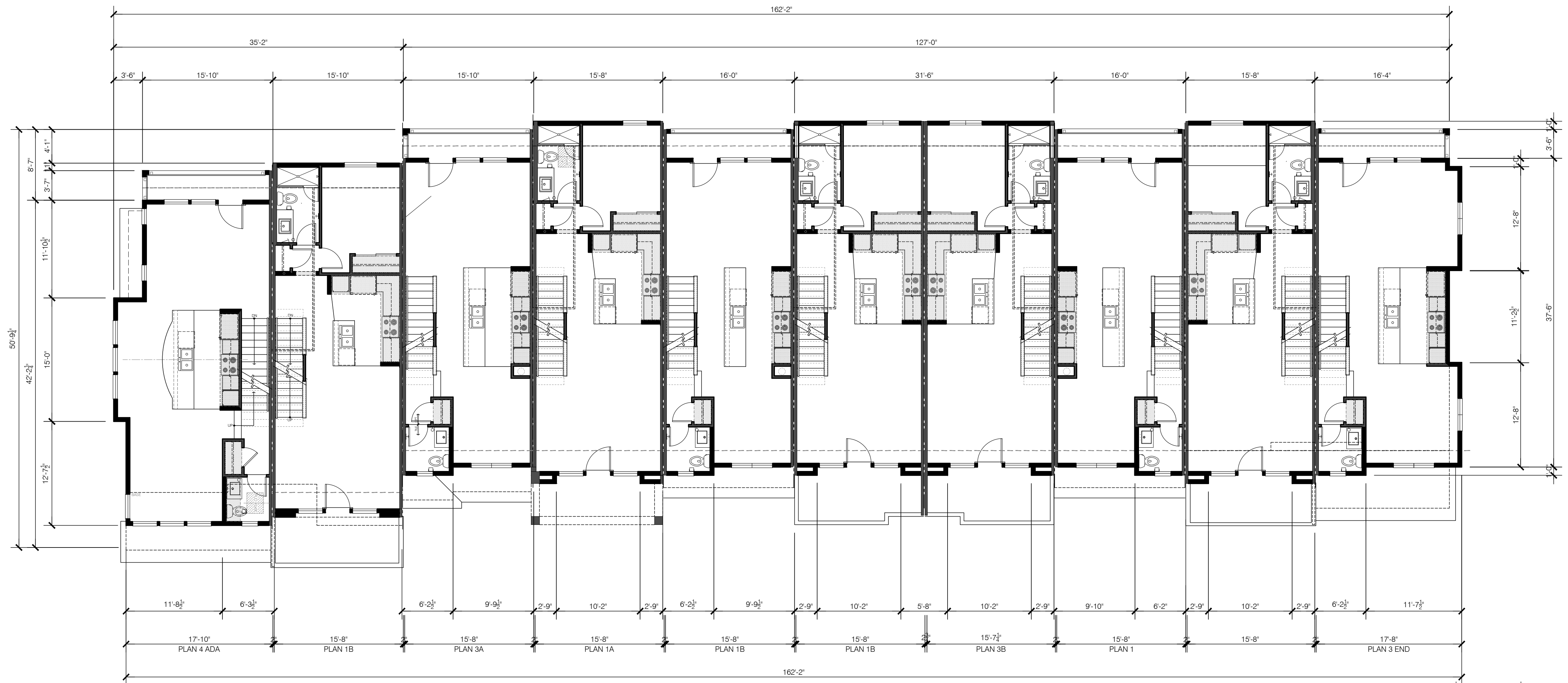
BLDGS. A & D _CONCEPTUAL GROUND FLOOR PLAN

A3.1.1

SCALE: 1/8" = 1'-0"

DATE: 6/19/2023

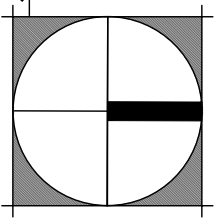
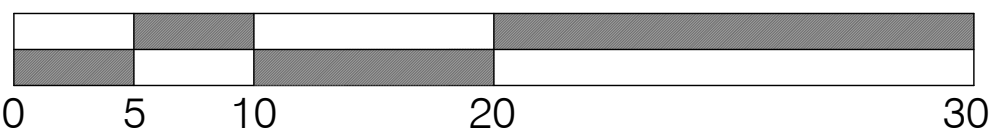
PROJECT: 317074



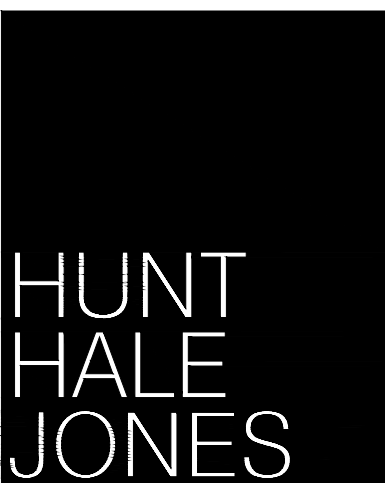
MAIN FLOOR PLAN

BLDG. A (BLDG. D SIM.)

6,825 SQ. FT.



ARBOR SQUARE
CITY VENTURES
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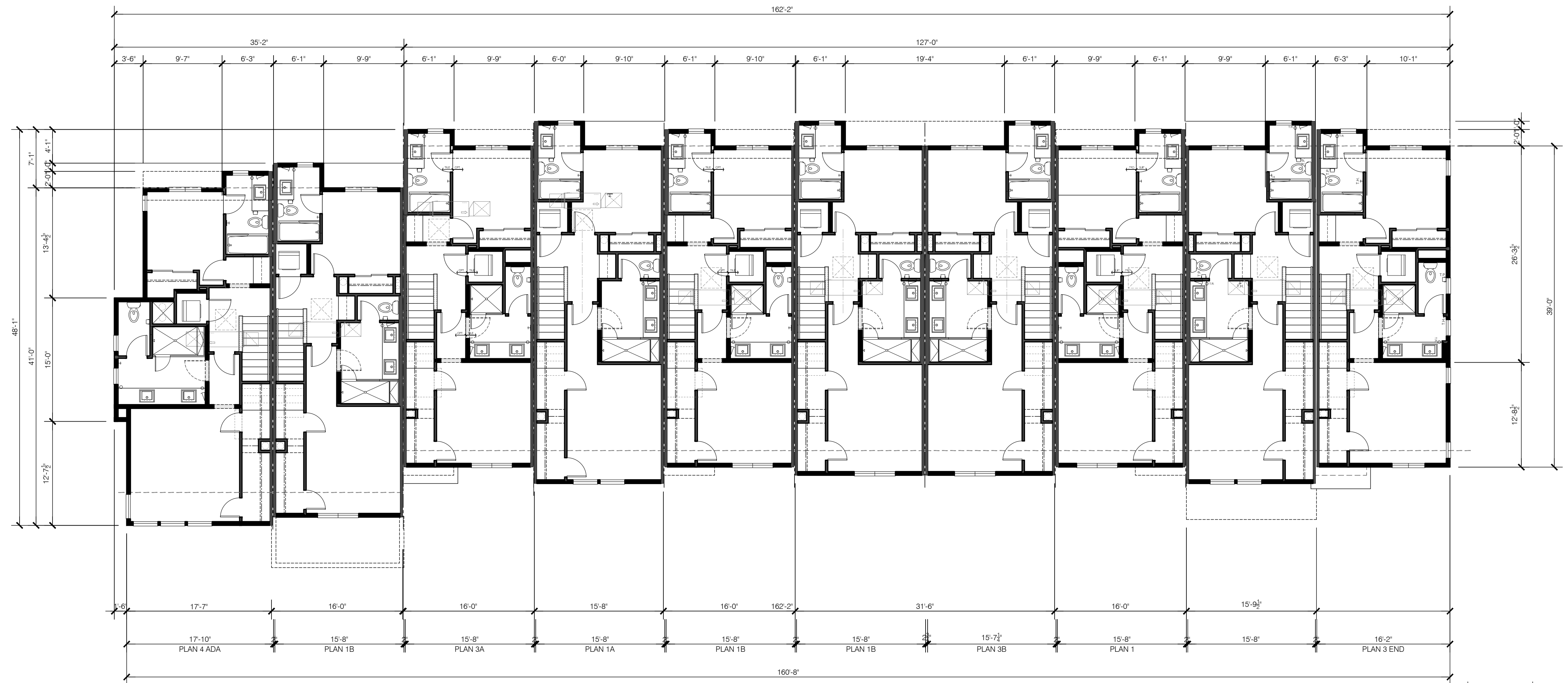
BLDGS. A & D _CONCEPTUAL MAIN FLOOR PLAN

A3.1.2

SCALE: 1/8" = 1'-0"

DATE: 6/19/2023

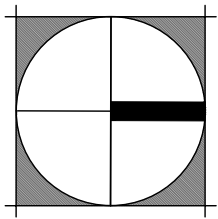
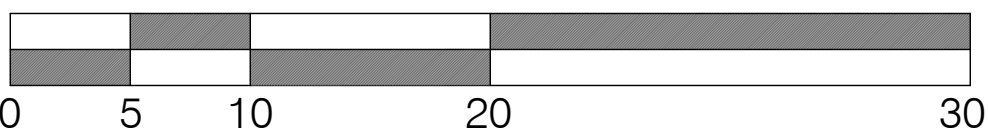
PROJECT: 317074



UPPER FLOOR PLAN

BLDG. A (BLDG. D SIM.)

6,559 SQ. FT.



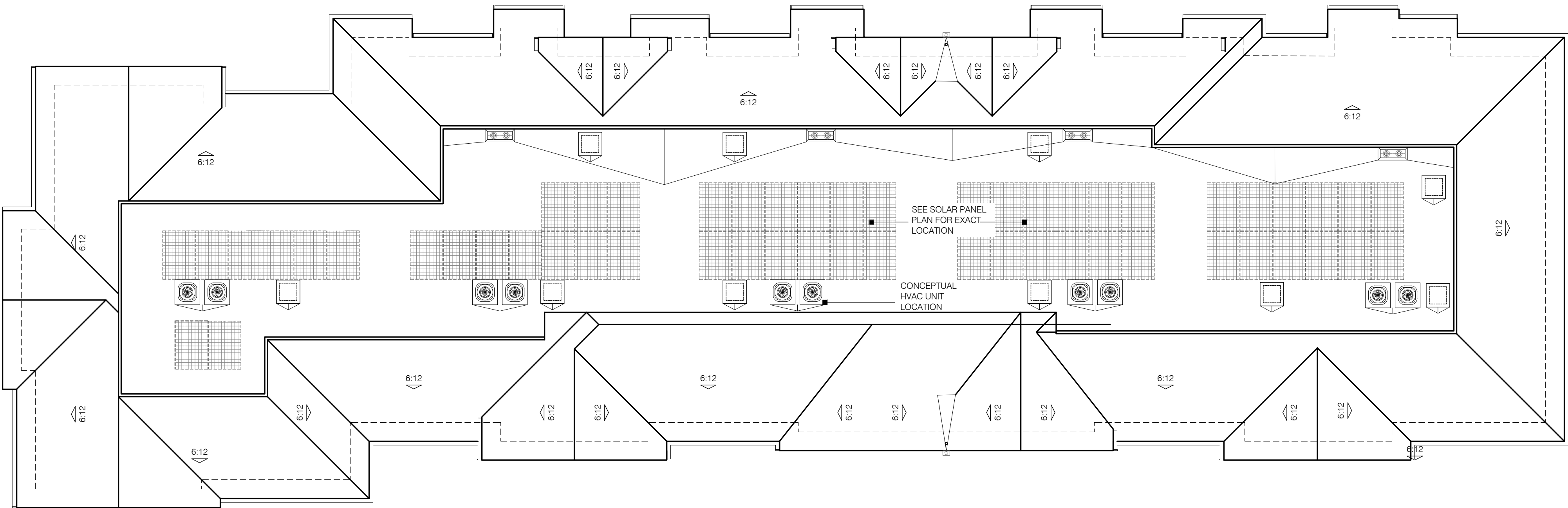
ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



BLDG. A & D _CONCEPTUAL UPPER FLOOR PLAN

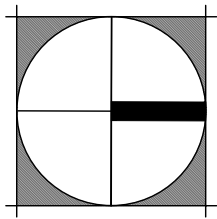
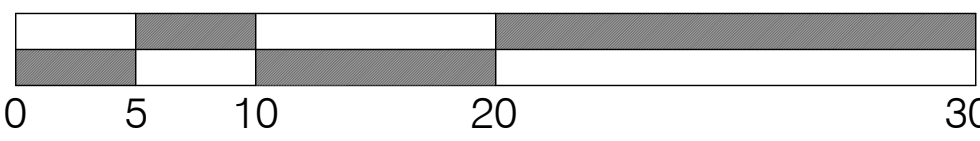
A3.1.3

SCALE: 1/8" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



ROOF PLAN

BLDG. A (BLDG. D SIM.)



NORTH
BLDG. A

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



BLDGS. A & D _CONCEPTUAL ROOF PLAN

A3.1.4

SCALE: 1/8" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



LEFT ELEVATION

BLDG. A SOUTH ELEVATION (BUILDING D SIMILAR)

FRONT ELEVATION

BLDG. A EAST ELEVATION (BLDG D SIMILAR)



RIGHT ELEVATION

BLDG. A NORTH ELEVATION (BUILDING D SIMILAR)



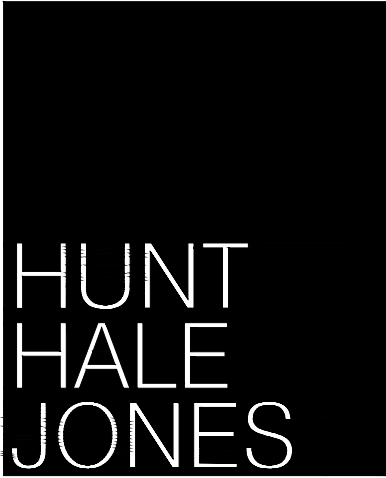
REAR ELEVATION

BLDG. A WEST ELEVATION (BUILDING D SIMILAR)

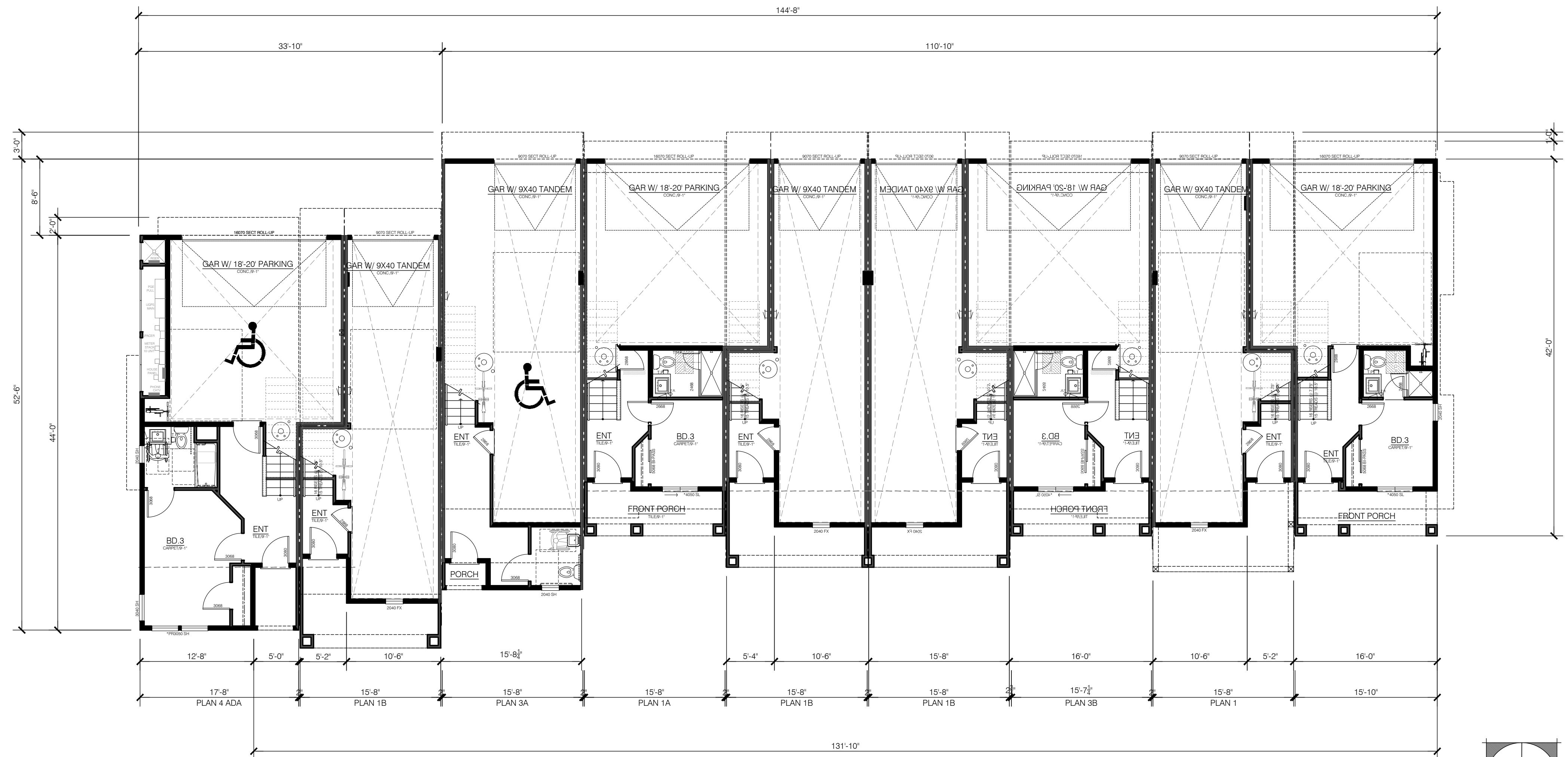
MATERIAL SPECIFICATIONS

- COMPOSITION SHINGLE ROOFING
 - 5" OGEE GSM GUTTER
 - PARAPET WALL w/ GSM COPING CAP
- SECTIONAL ROLL-UP GARAGE DOOR
 - FIBERGLASS FRONT DOOR
 - DUAL GLAZED VINYL WINDOW
- METAL METER CABINET DOORS
 - STUCCO
 - LAP SIDING
- BOARD & BATTEN SIDING
 - WOOD TRIM, CORBELS & KICKERS
 - WOOD RAILING
- WOOD TRELLIS

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



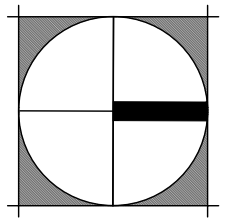
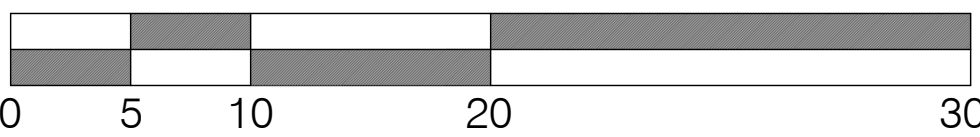
BLDGS. A & D _CONCEPTUAL ELEVATIONS
A3.1.5
SCALE: 1/8" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



GROUND FLOOR PLAN

BLDG. C (BLDG. B SIM.)

6,438 SQ. FT.



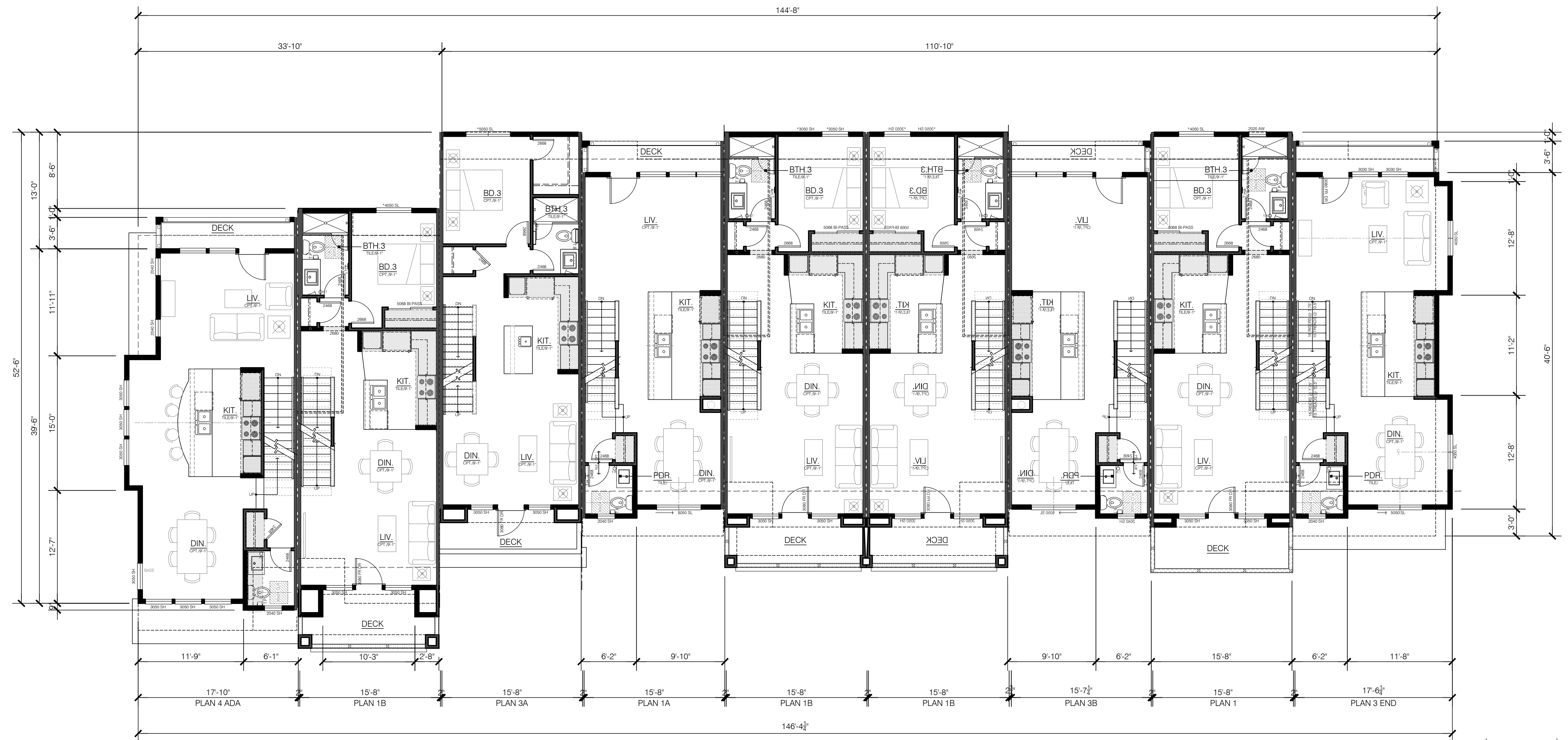
ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



BLDGs. B & C CONCEPTUAL GROUND FLOOR PLAN

A3.2.1

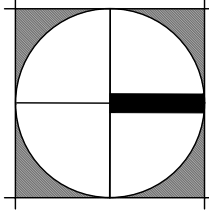
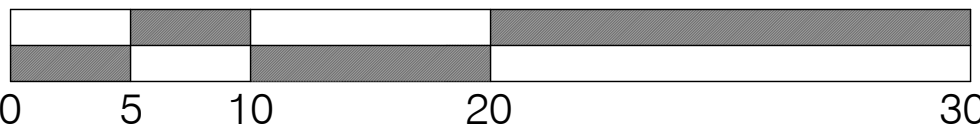
SCALE: 1/8" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



MAIN FLOOR PLAN

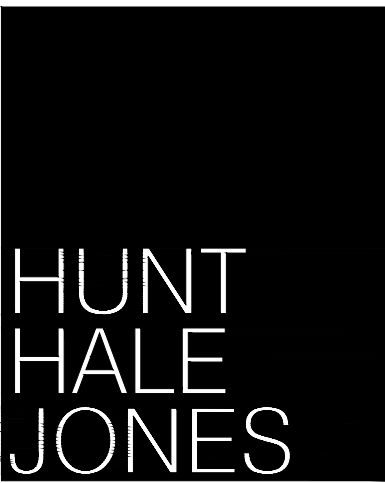
BLDG. C (BLDG. B SIM.)

5977 SQ. FT.



NORTH
BLDG. C

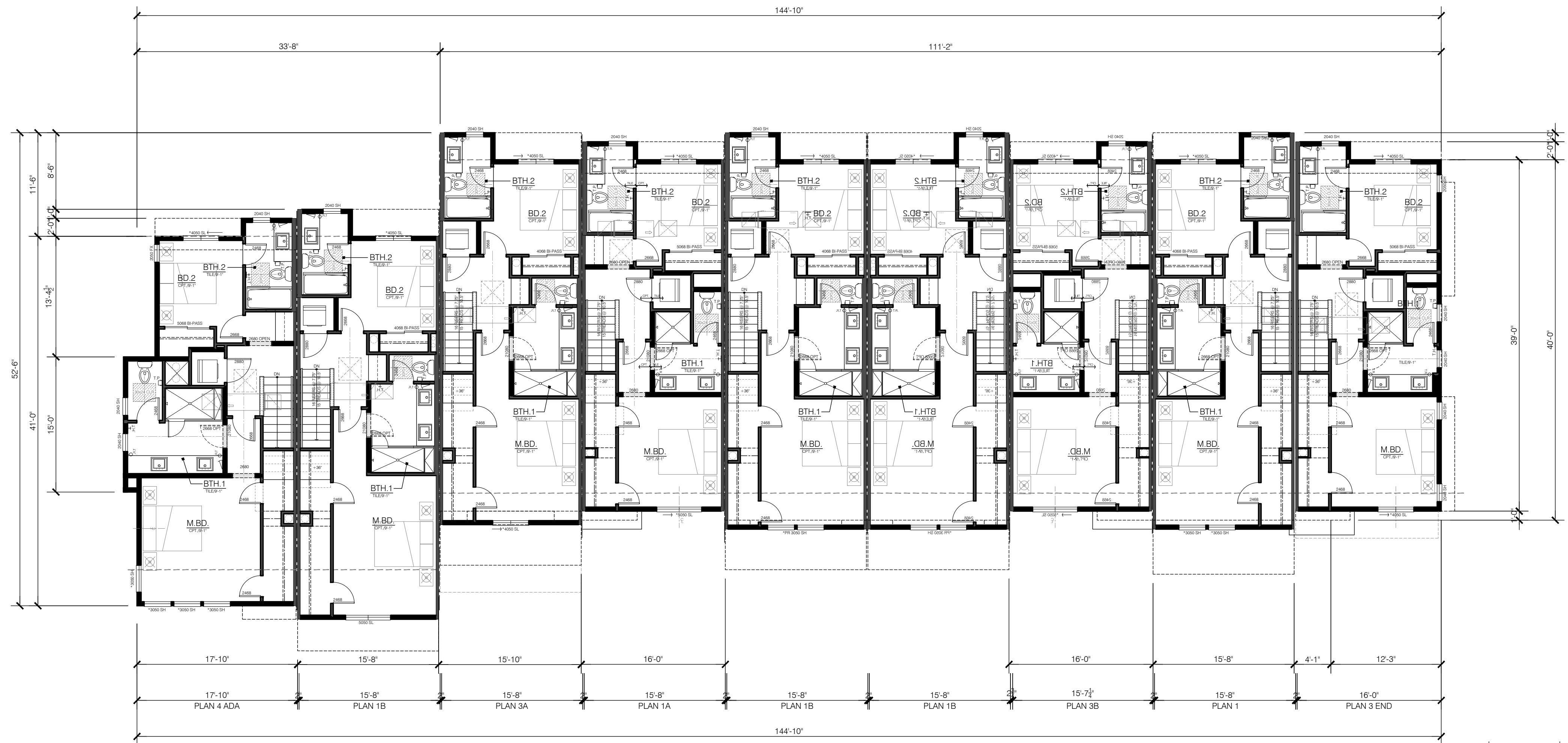
ARBOR SQUARE
CITY VENTURES
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MOUNTAIN VIEW, CA 94043



BLDGs. B & C CONCEPTUAL MAIN FLOOR PLAN

A3.2.2

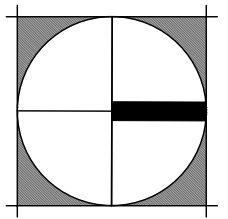
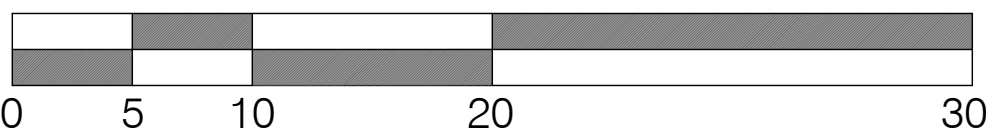
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DATE: 6/19/2023
PROJECT: 317074



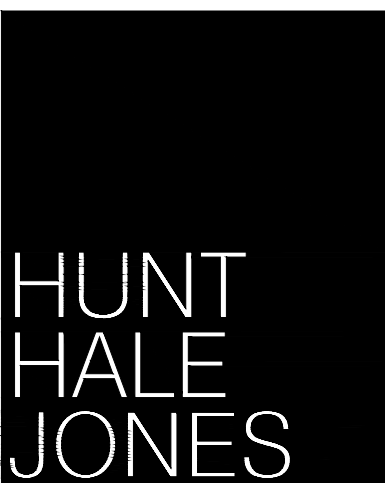
UPPER FLOOR PLAN

BLDG. C (BLDG. B SIM.)

5992 SQ. FT.



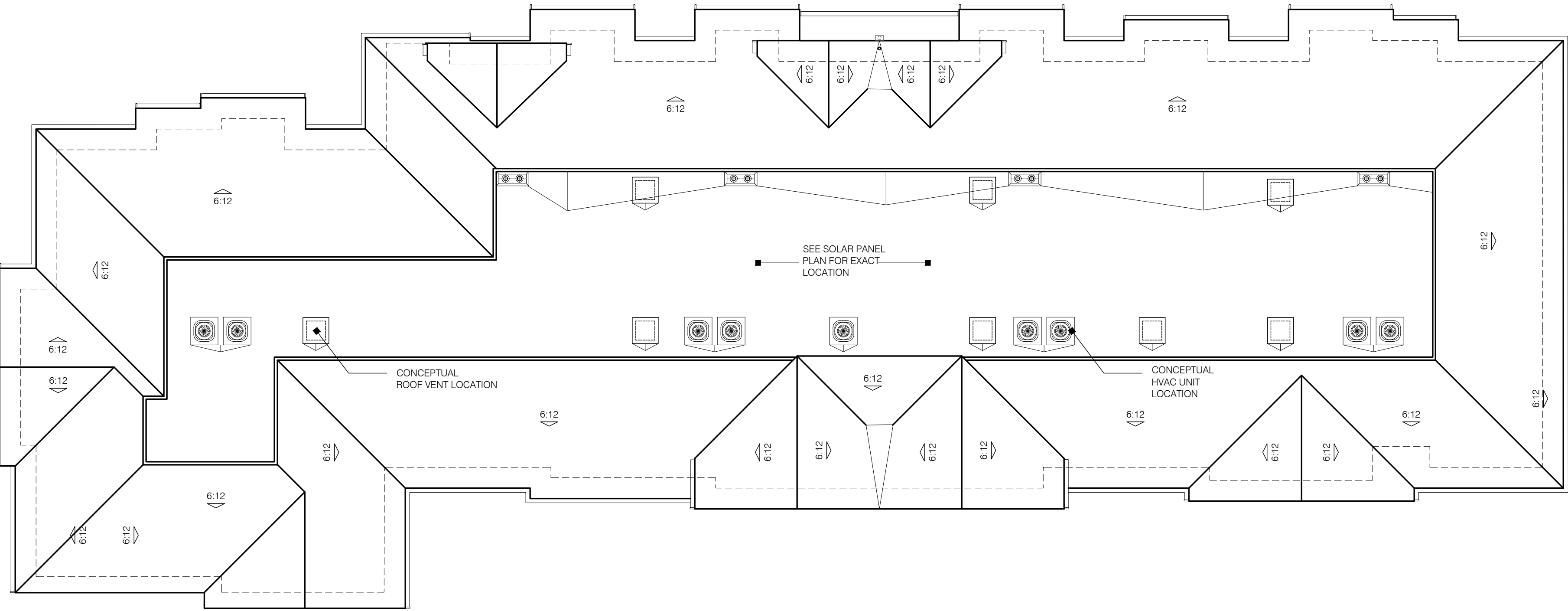
ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



BLDGS. B & C CONCEPTUAL UPPER FLOOR PLAN

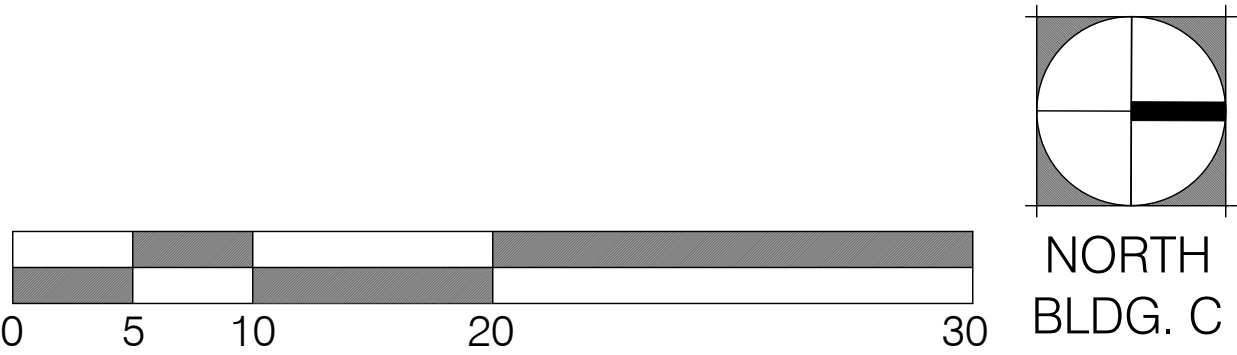
A3.2.3

SCALE: 1/8" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074

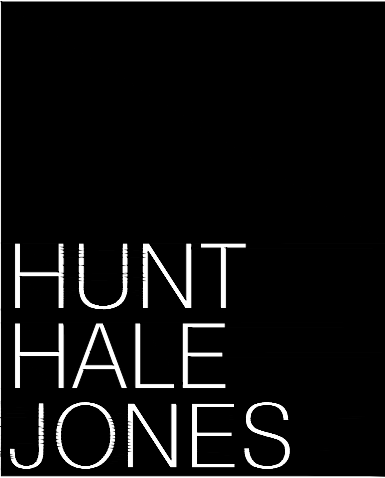


ROOF PLAN

BLDG. C (BLDG. B SIM.)



ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



A3.2.4 - BLDGS. B & C _CONCEPTUAL ROOF PLAN

A3.2.4

SCALE: 1/8" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



SIDE ELEVATION

BLDG. C NORTH ELEVATION (BLDG. B SIMILAR)

FRONT ELEVATION

BLDG. C WEST ELAVATION (BLDG. B SIMILAR)



SIDE ELEVATION

BLDG. C SOUTH ELEVATION (BLDG. B SIMILAR)

REAR ELEVATION

BLDG. C EAST ELEVATION (BLDG. B SIMILAR)

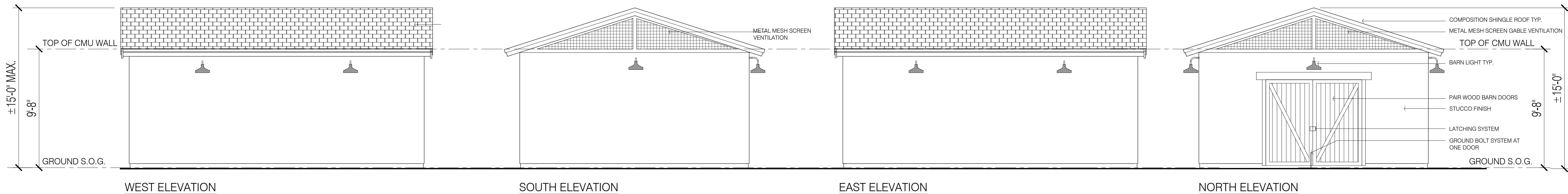
MATERIAL SPECIFICATIONS

- COMPOSITION SHINGLE ROOFING
- 5" OGEE GSM GUTTER
- PARAPET WALL w/ GSM COPING CAP
- SECTIONAL ROLL-UP GARAGE DOOR
- FIBERGLASS FRONT DOOR
- DUAL GLAZED VINYL WINDOW
- METAL METER CABINET DOORS
- STUCCO
- LAP SIDING
- BOARD & BATTEN SIDING
- WOOD TRIM, CORBELS & KICKERS
- WOOD RAILING
- WOOD TRELLIS

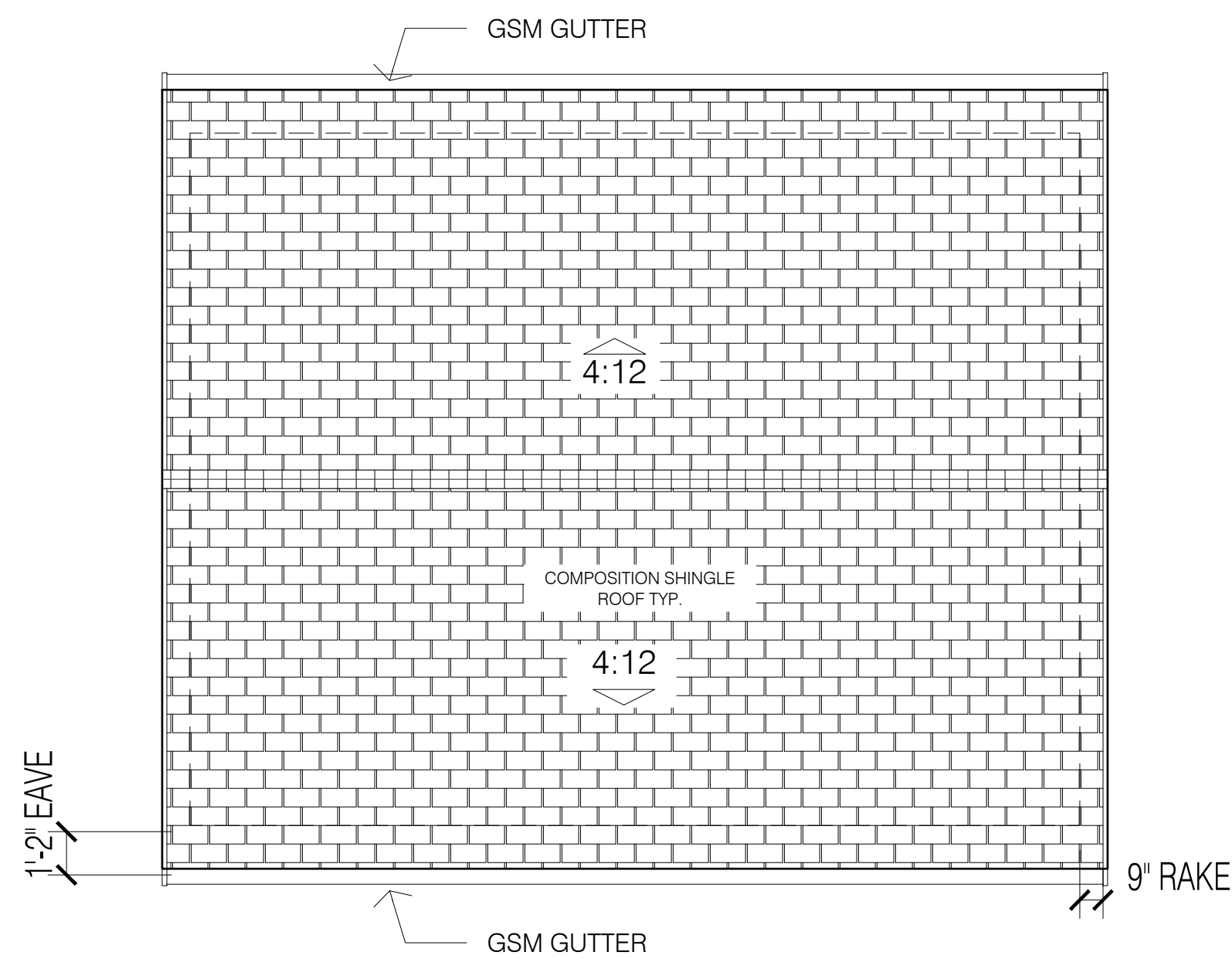
ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



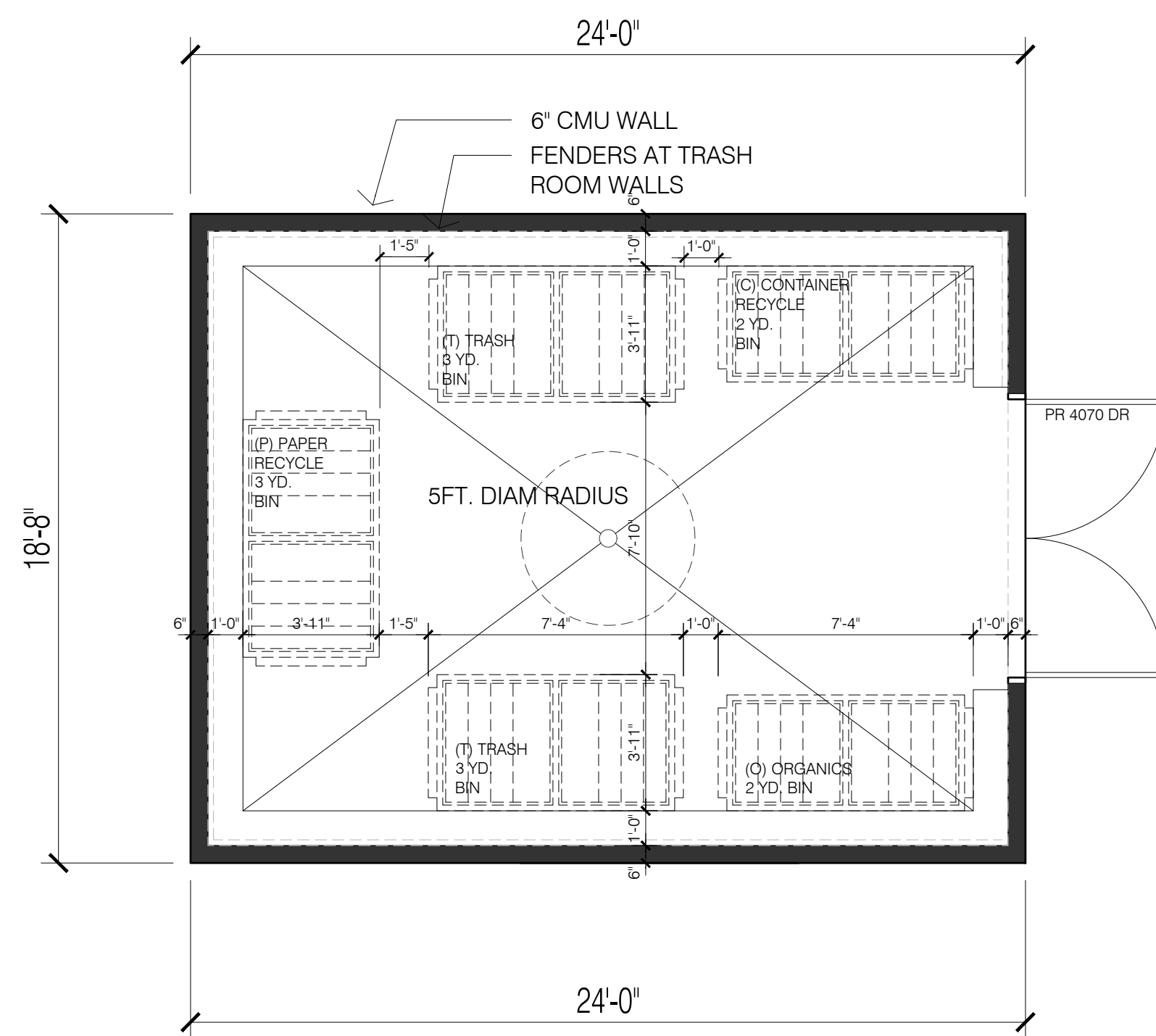
BLDGS. B & C _CONCEPTUAL ELEVATIONS
A3.2.5
SCALE: 1/8" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



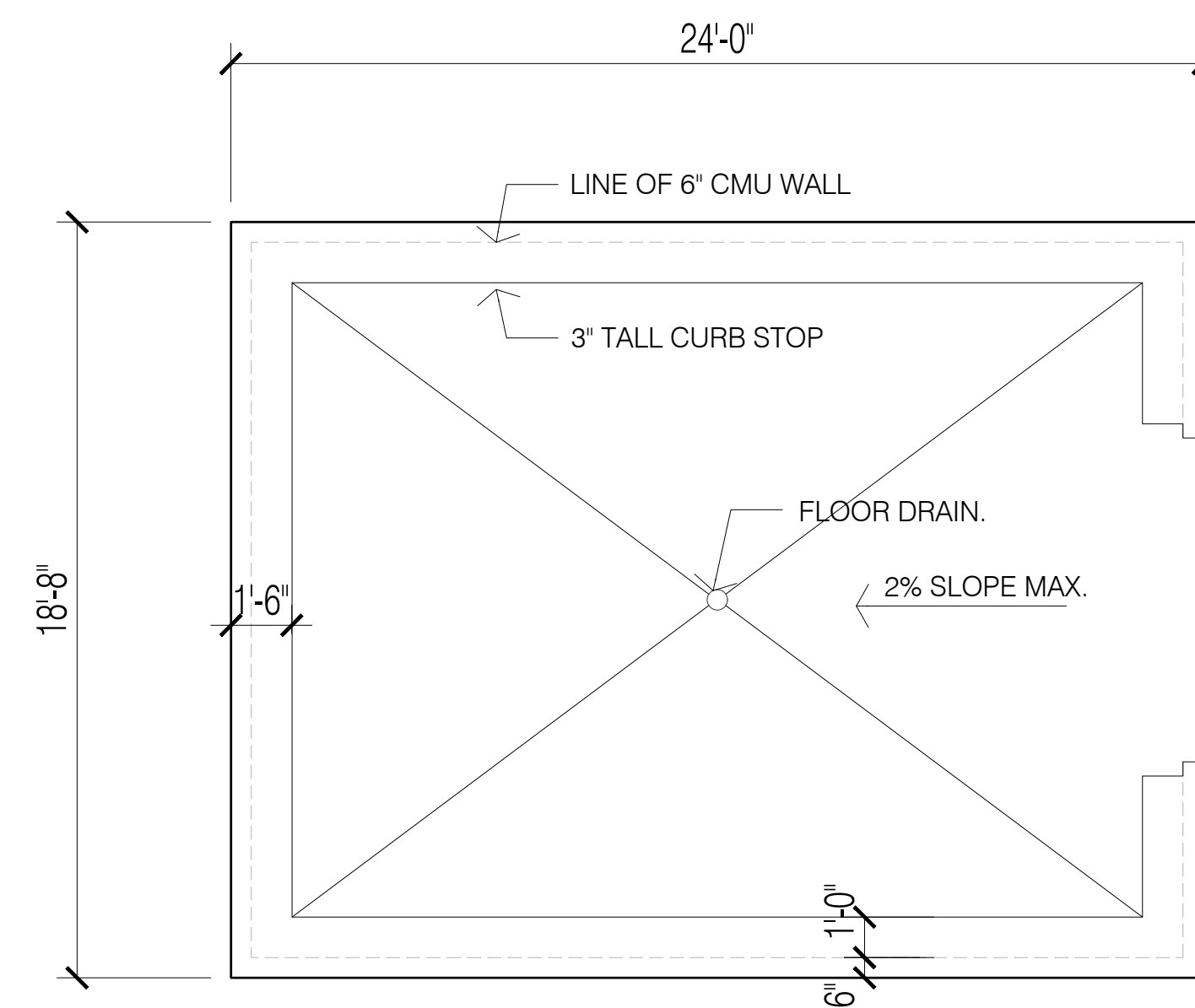
TRASH ENCLOSURE ELEVATIONS



TRASH ENCLOSURE ROOF PLAN



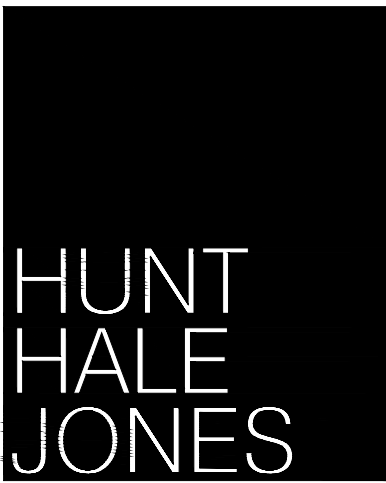
TRASH ENCLOSURE PLAN



BLDG. AREA: 448 SQ. FT.

TRASH ENCLOSURE SLAB PLAN

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



CONCEPTUAL TRASH ENCLOSURE PLANS
A3.3.1
SCALE: 1/4" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



NEW HOME RATING SYSTEM, VERSION 6.0

MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6), and meet the prerequisites CALGreen Mandatory, E5.2, H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. This is the public version of the Checklist and cannot be used for certification.

New Home Multifamily Version 6.0.2

ARBOR SQUARE - MOUNTAIN VIEW, CA			Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes		
Measures			Possible Points								
CALGreen	Yes	CALGreen Res (REQUIRED)	4	1	1	1	1	1			
A. SITE											
TBD	A1. Construction Footprint							1			
	A2. Job Site Construction Waste Diversion										
No	A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover)						2				
<55%	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)		4				2				
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility						1				
Yes	A3. Recycled Content Base Material		1				1				
TBD	A4. Heat Island Effect Reduction (Non-Roof)				1						
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out					1					
Yes	A6. Stormwater Control: Prescriptive Path										
Yes	A6.1 Permeable Paving Material		1					1			
Yes	A6.2 Filtration and/or Bio-Retention Features		1								
TBD	A6.3 Non-Leaching Roofing Materials							1			
TBD	A6.4 Smart Stormwater Street Design			1							
TBD	A7. Stormwater Control: Performance Path							3			
B. FOUNDATION											
TBD	B1. Fly Ash and/or Slag in Concrete							1			
Yes	B2. Radon-Resistant Construction		2			2					
Yes	B3. Foundation Drainage System		2				2				
TBD	B4. Moisture Controlled Crawlspace					1					
Yes	B5. Structural Pest Controls										
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections		1					1			
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation							1			
C. LANDSCAPE											
0.00%	Enter the landscape area percentage										
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)		1					1			
TBD	C2. Three Inches of Mulch in Planting Beds							1			
Yes	C3. Resource Efficient Landscapes										
Yes	C3.1 No Invasive Species Listed by Cal-IPC						1				
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size		1				1				
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species		0					3			
Yes	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		0					2			
TBD	C4.2 Turf on a Small Percentage of Landscaped Area							2			
Yes	C5. Trees to Moderate Building Temperature			0	1	1					
TBD	C6. High-Efficiency Irrigation System			0				2			
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil							1			
TBD	C8. Rainwater Harvesting System							3			
TBD	C9. Recycled Wastewater Irrigation System							1			
TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation							2			
TBD	C11. Landscape Meets Water Budget							2			
Yes	C12. Environmentally Preferable Materials for Site										
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing							1			
Yes	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%							1			
TBD	C13. Reduced Light Pollution		1	1							
Yes	C14. Large Stature Tree(s)			1							
TBD	C15. Third Party Landscape Program Certification							1			
TBD	C16. Maintenance Contract with Certified Professional							1			
Yes	C17. Community Garden		2	2							
D. STRUCTURAL FRAME AND BUILDING ENVELOPE											
D1. Optimal Value Engineering											
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center					1		2			
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					2		1			
TBD	D1.3 Advanced Framing Measures							2			
TBD	D2. Construction Material Efficiencies							1			
Yes	D3. Engineered Lumber										
Yes	D3.1 Engineered Beams and Headers		1								
Yes	D3.2 Wood Joists or Web Trusses for Floors		1				1				
Yes	D3.3 Engineered Lumber for Roof Rafters		1				1				
Yes	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications		1				1				
Yes	D3.5 OSB for Subfloor		0.5				0.5	0.5			
Yes	D3.6 OSB for Wall and Roof Sheathing		0.5				0.5	0.5			
TBD	D4. Insulated Headers					1					
D5. FSC-Certified Wood											
TBD	D5.1 Dimensional Lumber, Studs, and Timber							6			
TBD	D5.2 Panel Products							3			
D6. Solid Wall Systems											
TBD	D6.1 At Least 90% of Floors							1			
TBD	D6.2 At Least 90% of Exterior Walls					1		1			
TBD	D6.3 At Least 90% of Roofs							1			
Yes	D7. Energy Heels on Roof Trusses			1				1			
TBD	D8. Overhangs and Gutters							1			
D9. Reduced Pollution Entering the Home from the Garage											
TBD	D9.1 Detached Garage						2				
TBD	D9.2 Mitigation Strategies for Attached Garage						1				

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GreenPoint Rated New Home Multifamily Checklist Version 6.0

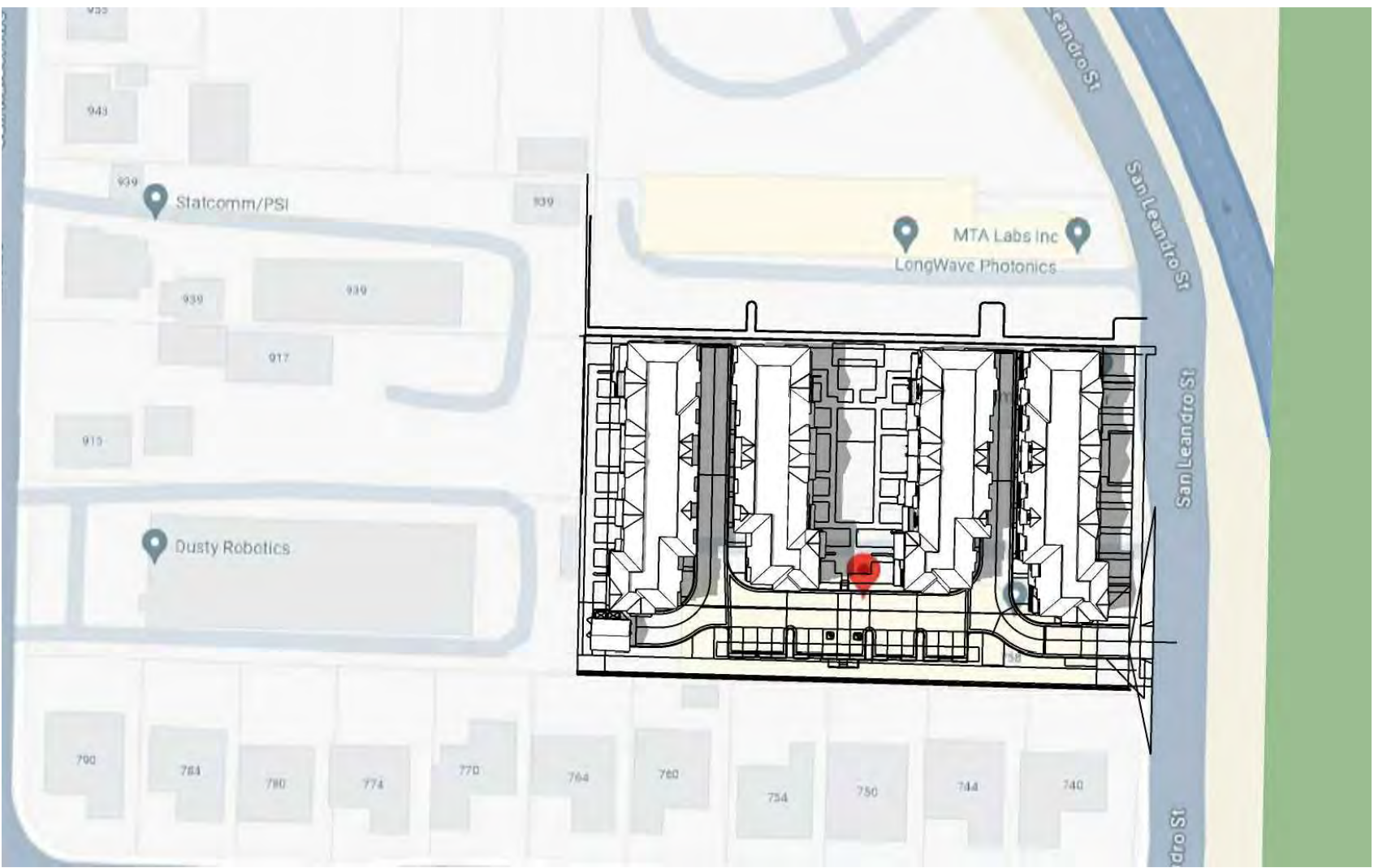
ARBOR SQUARE - MOUNTAIN VIEW, CA		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1	
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1	
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1	
E. EXTERIOR							
TBD	E1. Environmentally Preferable Decking					1	
Yes	E2. Flashing Installation Third-Party Verified	2				2	
Yes	E3. Rain Screen Wall System	2				2	
TBD	E4. Durable and Non-Combustible Cladding Materials					1	
Yes	E5. Durable Roofing Materials					1	
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1					
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
TBD	E6. Vegetated Roof	2	2				
F. INSULATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					1	
TBD	F1.2 Ceilings					1	
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				1		
TBD	F2.2 Ceilings				1		
F3. Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1					
Yes	F3.2 Ceilings	1			1		
Yes	F3.3 Interior and Exterior Insulation	1			1		
G. PLUMBING							
G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution					1	
Yes	G1.3 Increased Efficiency in Hot Water Distribution	0	2			2	
G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads with Matching Compensation Valve	2	2			1	
Yes	G2.2 WaterSense Bathroom Faucets					2	
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams					1	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush					1	
TBD	G3. Pre-Plumbing for Graywater System					1	
TBD	G4. Operational Graywater System					3	
TBD	G5. Submeter Water for Tenants					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING							
H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace					1	
TBD	H1.2 Sealed Combustion Water Heater					2	
TBD	H2. High Performing Zoned Hydronic Radiant Heating System				1	1	
H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1	1				
Yes	H3.2 Pressure Balance the Ductwork System	1	1				
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1	1		1		
H5. Advanced Practices for Cooling							
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms				1	1	
Yes	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	1	1				
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
TBD	H6.2 Advanced Ventilation Standards					1	
TBD	H6.3 Outdoor Air Ducted to Bedroom and Living Areas					2	
H7. Effective Range Design and Installation							
Yes	H7.1 Effective Range Hood Ducting and Design	1	1				
TBD	H7.2 Automatic Range Hood Control					1	
I. RENEWABLE ENERGY							
TBD	I1. Pre-Plumbing for Solar Water Heating			1			
Yes	I2. Preparation for Future Photovoltaic Installation	1	1				
Yes	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			25			
I4. Net Zero Energy Home							
TBD	I4.1 Near Zero Energy Home			2			
TBD	I4.2 Net Zero Electric			4			
TBD	I5. Solar Hot Water Systems to Preheat Domestic Hot Water			4			
≥10% of residences	I6. Photovoltaic System for Multifamily Projects	12	12				
J. BUILDING PERFORMANCE AND TESTING							
Yes	J1. Third-Party Verification of Quality of Insulation Installation			1	1		
TBD	J2. Supply and Return Air Flow Testing			1	1		
TBD	J3. Mechanical Ventilation Testing and Low Leakage				1		
TBD	J4. Combustion Appliance Safety Testing				1		
2008	J5. Building Performance Exceeds Title 24 Part 6						
5.0%	J5.1 Home Outperforms Title 24	5	5	30			
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0	0	15			
TBD	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst				1		
TBD	J7. Participation in Utility Program with Third-Party Plan Review				1		
TBD	J8. ENERGY STAR for Homes				1		
No	J9. EPA Indoor airPlus Certification					1	
K. FINISHES							
K1. Entrways Designed to Reduce Tracked-In Contaminants							
Yes	K1.1 Entrways to Individual Units			1	1		
TBD	K1.2 Entrways to Buildings						
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints				2		
Yes	K3. Low-VOC Caulks and Adhesives				1		
K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2	
TBD	K4.2 Interior Trim				2		
TBD	K4.3 Shelving					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
Yes	K5.1 Doors		1		1		
Yes	K5.2 Cabinets and Countertops	2	2				
Yes	K5.3 Interior Trim and Shelving	2	2			2	
TBD	K6. Products That Comply With the Health Product Declaration Open Standard					2	
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion					1	
No	K8. Comprehensive Inclusion of Low Emitting Finishes					2	
Yes	K9. Durable Cabinets					1	
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes					2	



JUNE 21 9 AM



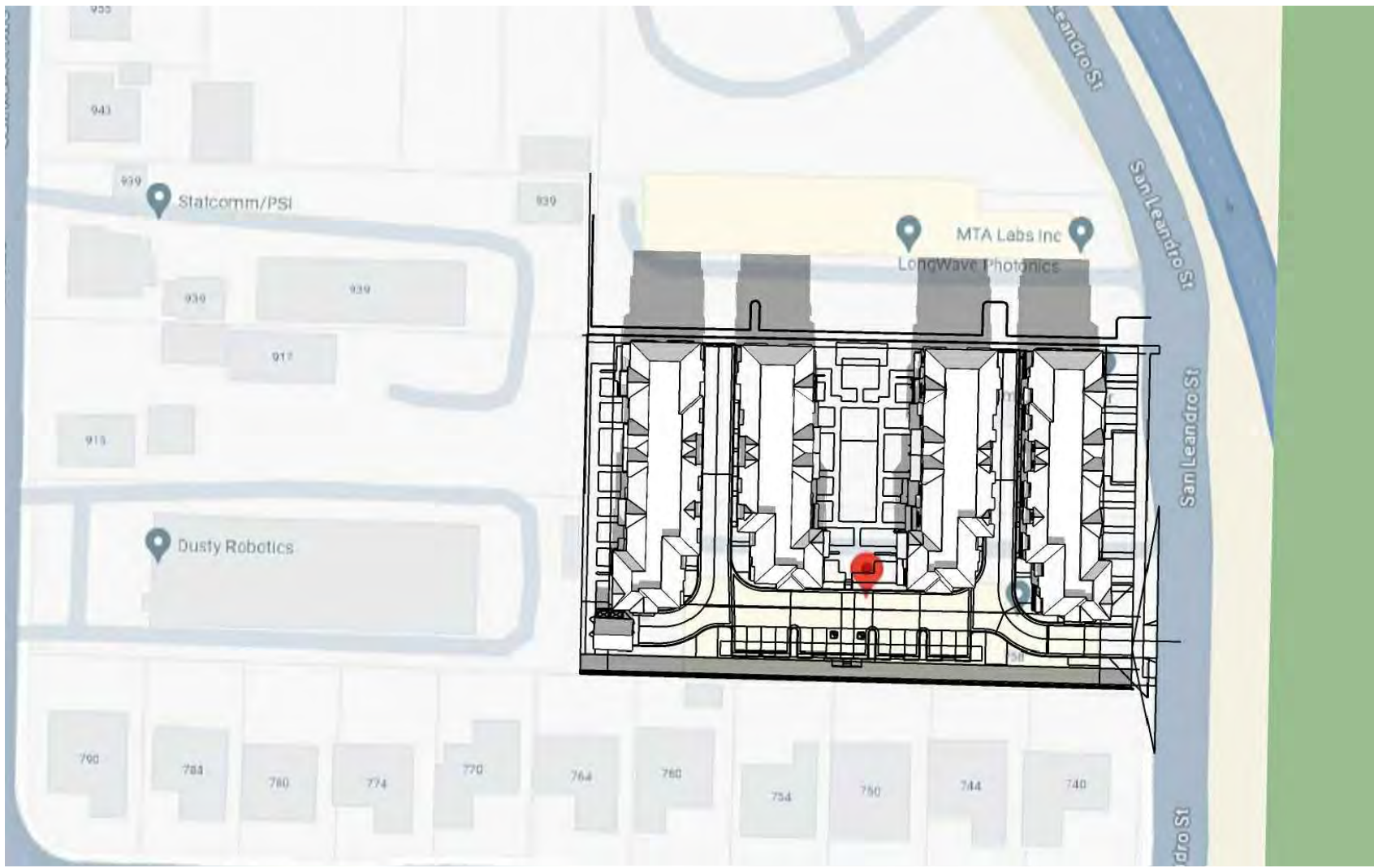
JUNE 21 NOON



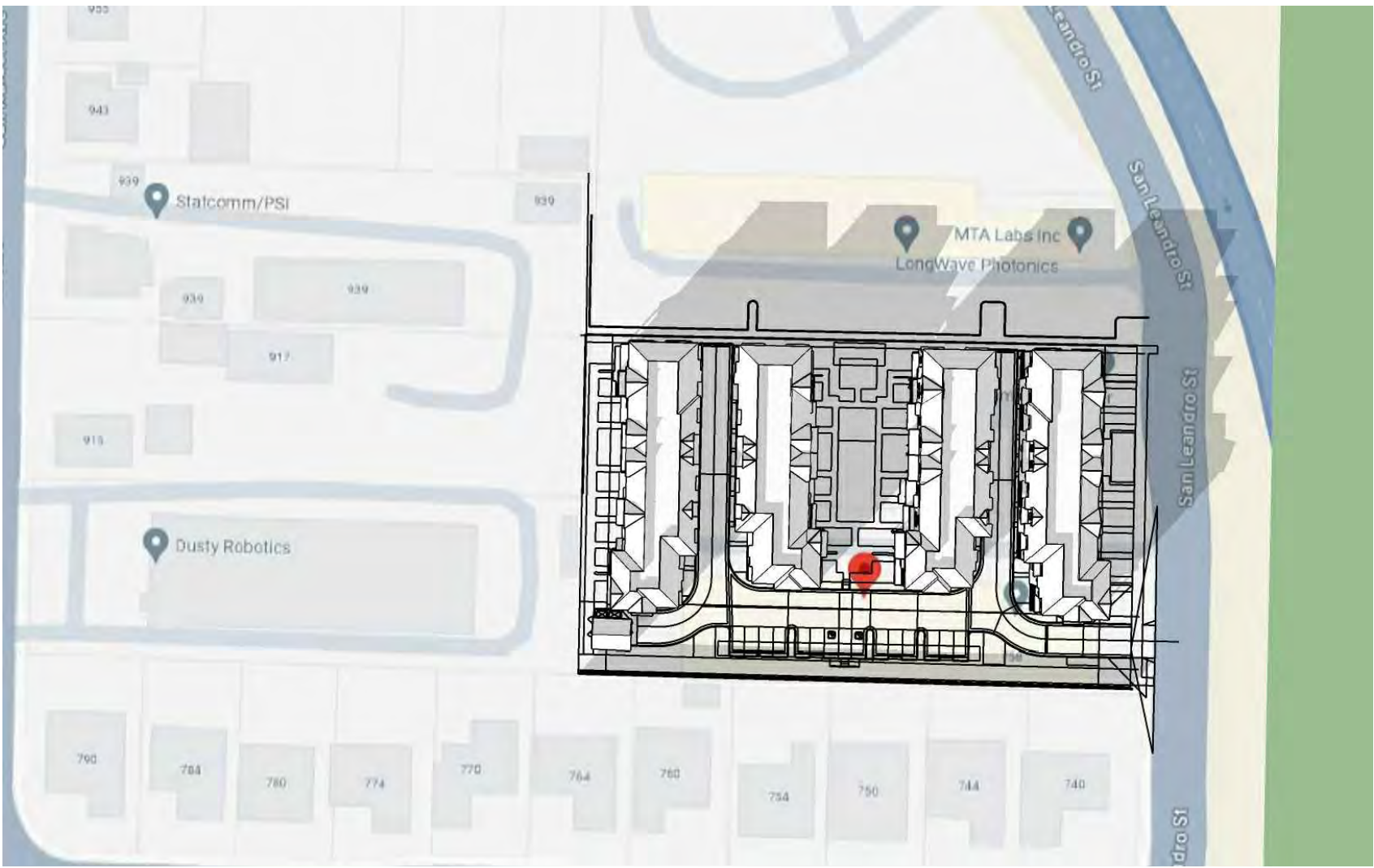
JUNE 21 3PM



DEC. 21 9 AM

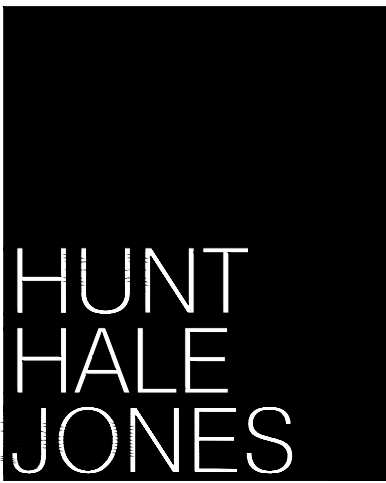


DEC. 21 NOON



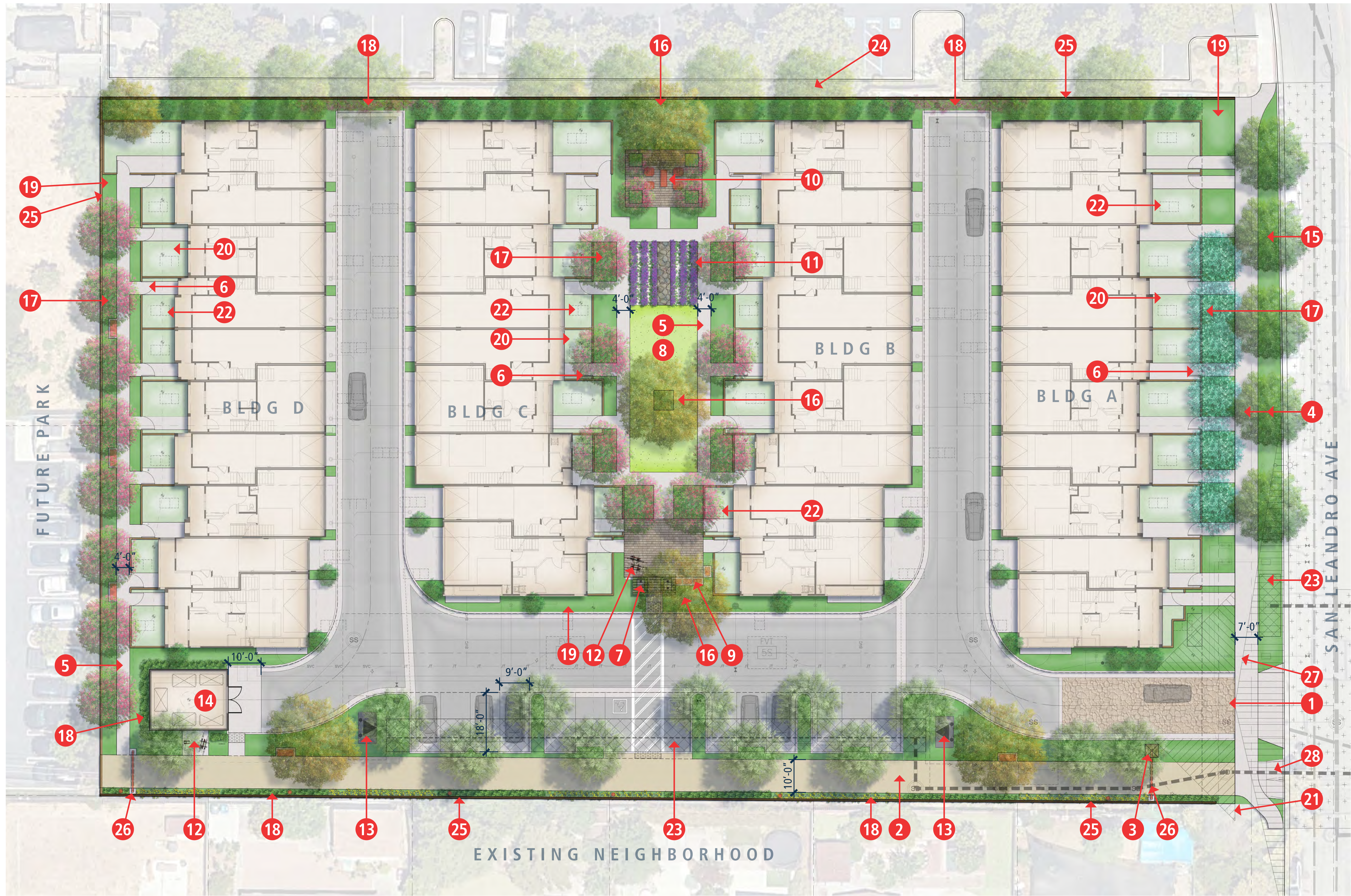
DEC. 21 3PM

ARBOR SQUARE
CITY VENTURES
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW, CA 94043



SHADOW STUDY
A4.1.7

SCALE: 1/16" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



- LEGEND
- 1

Project Entry with Stamped Concrete
- 2

City Park Trail
- 3

Pilaster with Project and Park Signage
- 4

Public Sidewalk and Parkway
- 5

Concrete Sidewalk
- 6

Front Patio Fence and Gate
- 7

Open Space Entry Portal
- 8

Open Lawn (50' x 23')
- 9

Mailbox Clusters
- 10

Social Area with Enhanced Paving
- 11

Herb Garden
- 12

Bike Rack and Fix-it Station
- 13

Transformer
- 14

Trash Enclosure
- 15

Street Tree
- 16

Specimen Tree
- 17

Flowering Accent Tree
- 18

Screening Vine/Hedge
- 19

Common Area Shrub Planting
- 20

Private Yards
- 21

Pedestrian Sight Triangle
- 22

Fire Ladder Pad
- 23

Silva Cell Stormwater Treatment Sub-structure
- 24

Existing London Plane Trees to Remain along Northern Property Line
- 25

Proposed Perimeter Fence (Temporary at Future Park)
- 26

Conceptual Public Art (Refer to L-5 and L-11)
- 27

Vehicle Sight Triangle
- 28

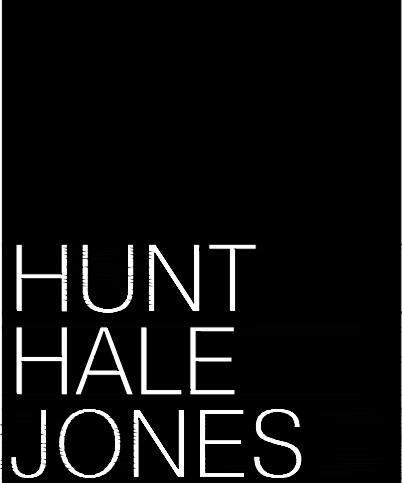
Bike Ramp with Splitter Island per Civil Engineer

ARBOR SQUARE

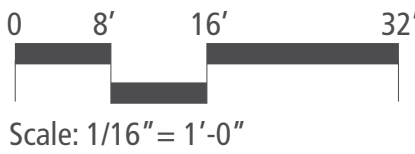
CITY VENTURES

922 - 950 SAN LEANDRO AVE.

MOUNTAIN VIEW, CA 94043

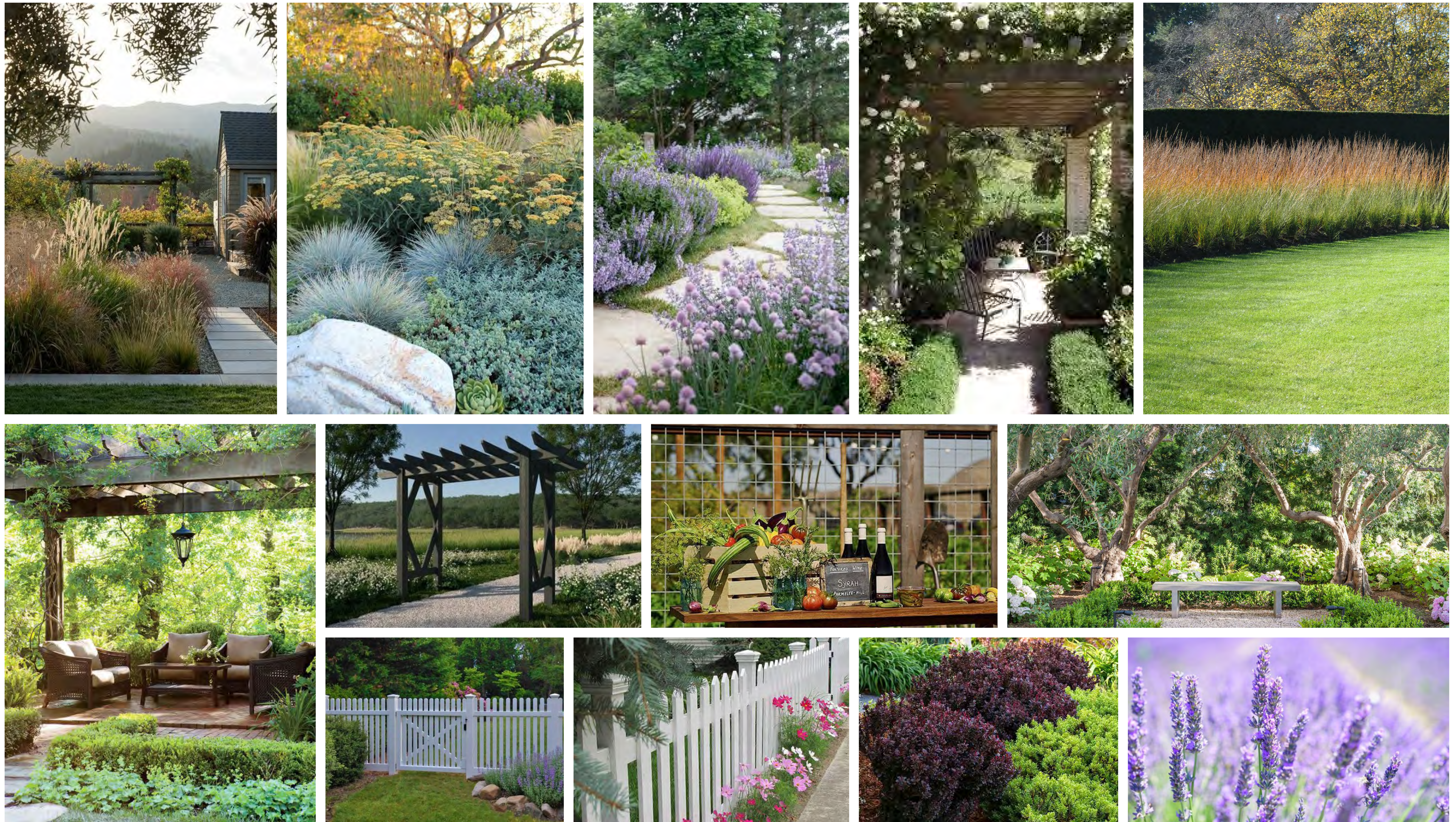


CONCEPTUAL SITE PLAN



L-1

DATE: 06.17.2025
PROJECT: 317074



ARBOR SQUARE

CITY VENTURES
922 - 950 SAN LEANDRO AVE.
MOUNTAIN VIEW, CA 94043



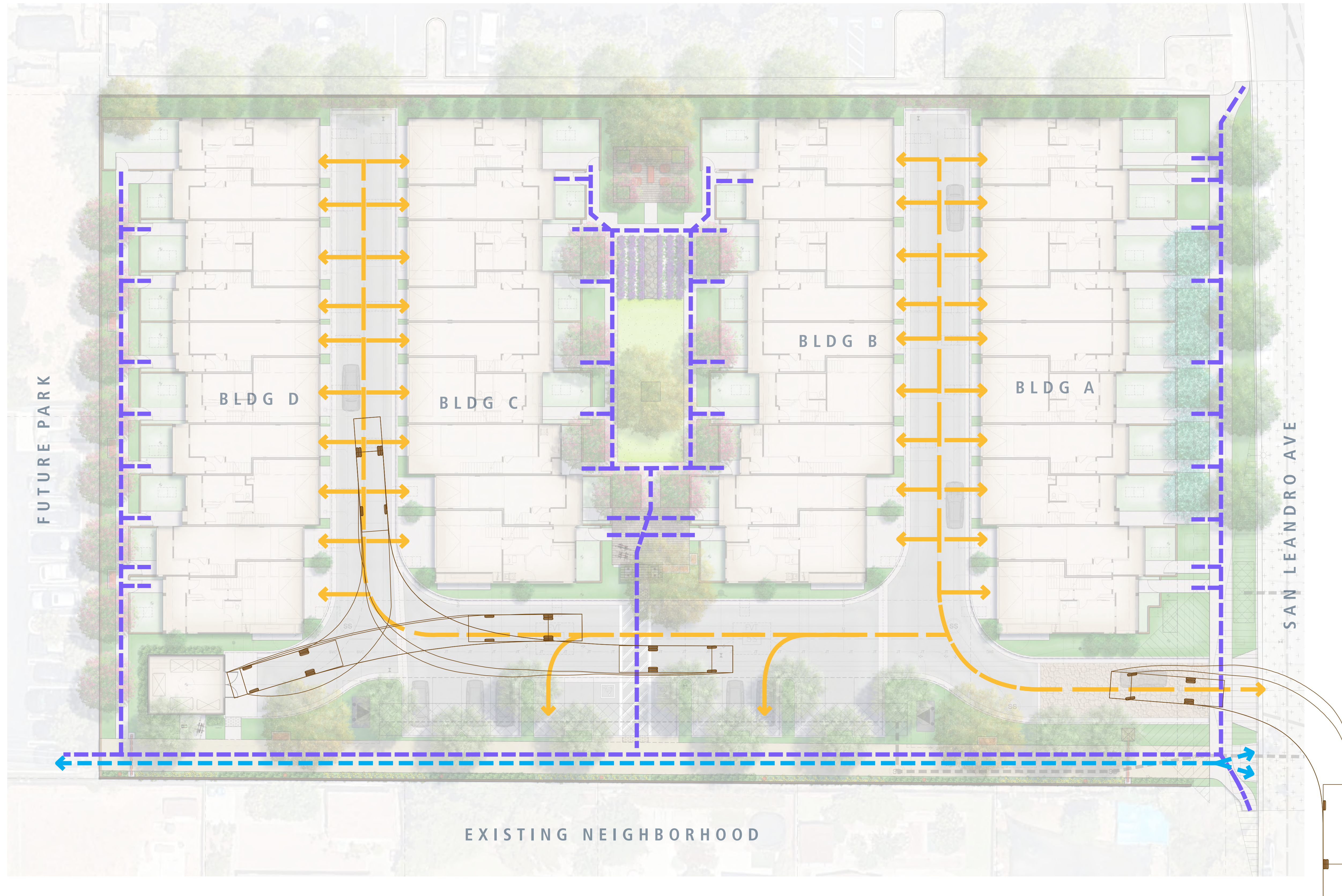
CONCEPTUAL DESIGN IMAGERY

L-2

DATE: 06.17.2025
PROJECT: 317074

LEGEND

- Vehicular
- - - Bicycle
- - - Pedestrian
- Trash Vehicle Turning Radius



ARBOR SQUARE

CITY VENTURES

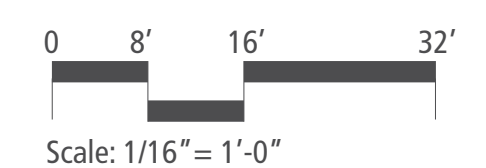
922 - 950 SAN LEANDRO AVE.

MOUNTAIN VIEW, CA 94043



CSW | ST2

CONCEPTUAL CIRCULATION PLAN



L-3

DATE: 06.17.2025
PROJECT: 317074



LEGEND

- Front Yard Fence (3'-0"ht.)
- Front Yard Gate (3'-0"ht.)
- Perimeter Fence (6'-0"ht.) *
- Retaining Wall (ht. per civil)

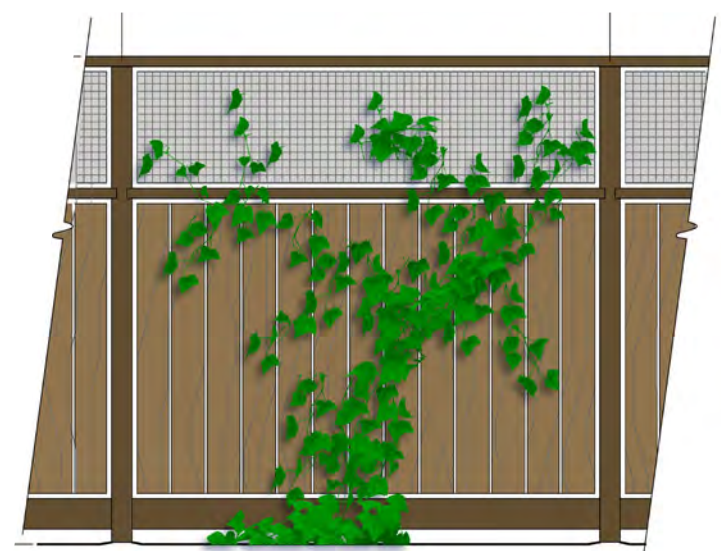
DETAILS



Front Yard Fence - Wood
Color: SW7005 Pure White



Front Yard Gate - Wood
Color: SW7005 Pure White



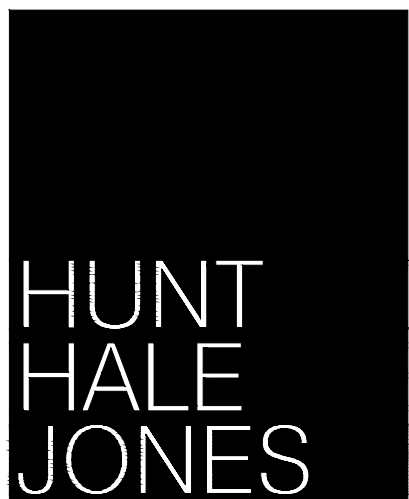
Perimeter Fence - Wood and Metal Meshing
Color: SW7048 Urbane Bronze or Equal
Note: *Fence will be 3' tall along the front setback of the San Leandro Street property line.



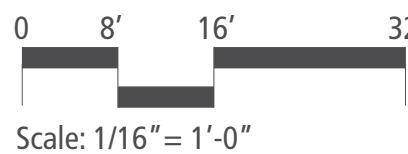
Retaining Wall
Acker-stone Sapphire Wall or Equal

ARBOR SQUARE

CITY VENTURES
922 - 950 SAN LEANDRO AVE.
MOUNTAIN VIEW, CA 94043



CONCEPTUAL WALL AND FENCE PLAN

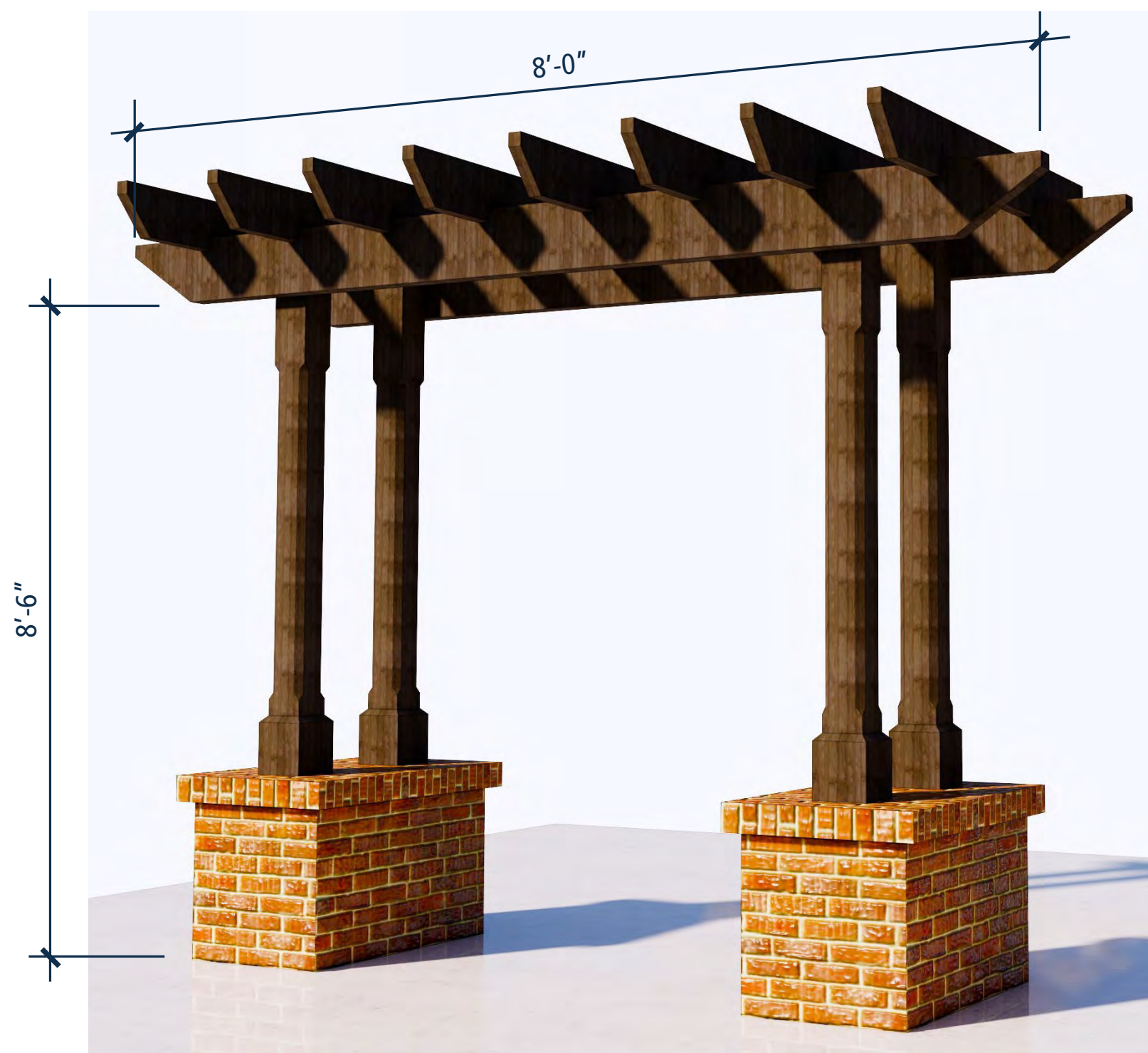


Scale: 1/16" = 1'-0"

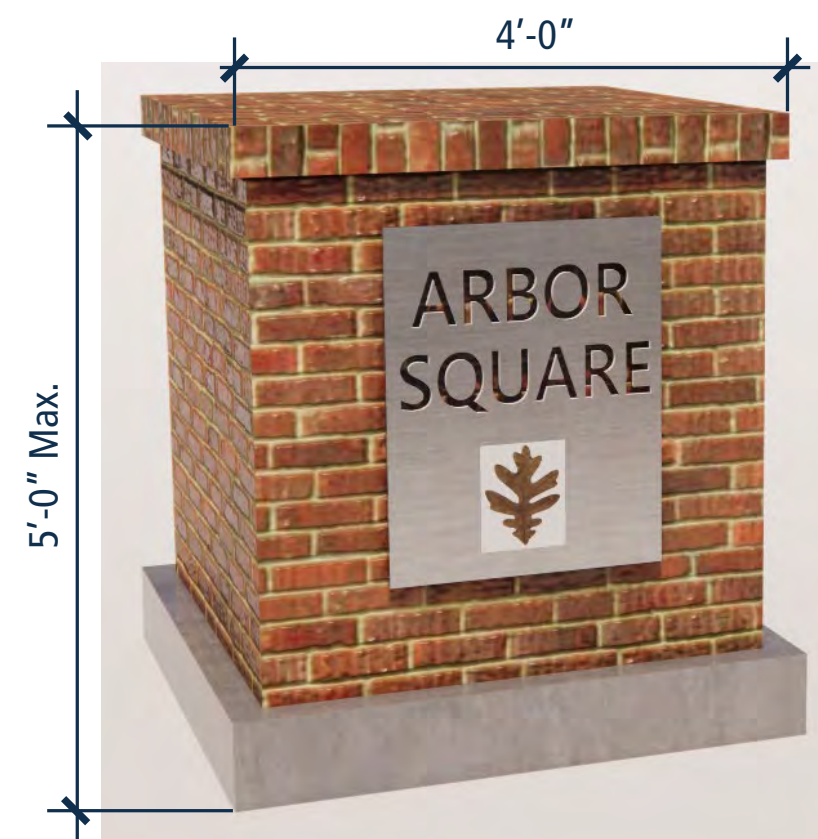


L-4

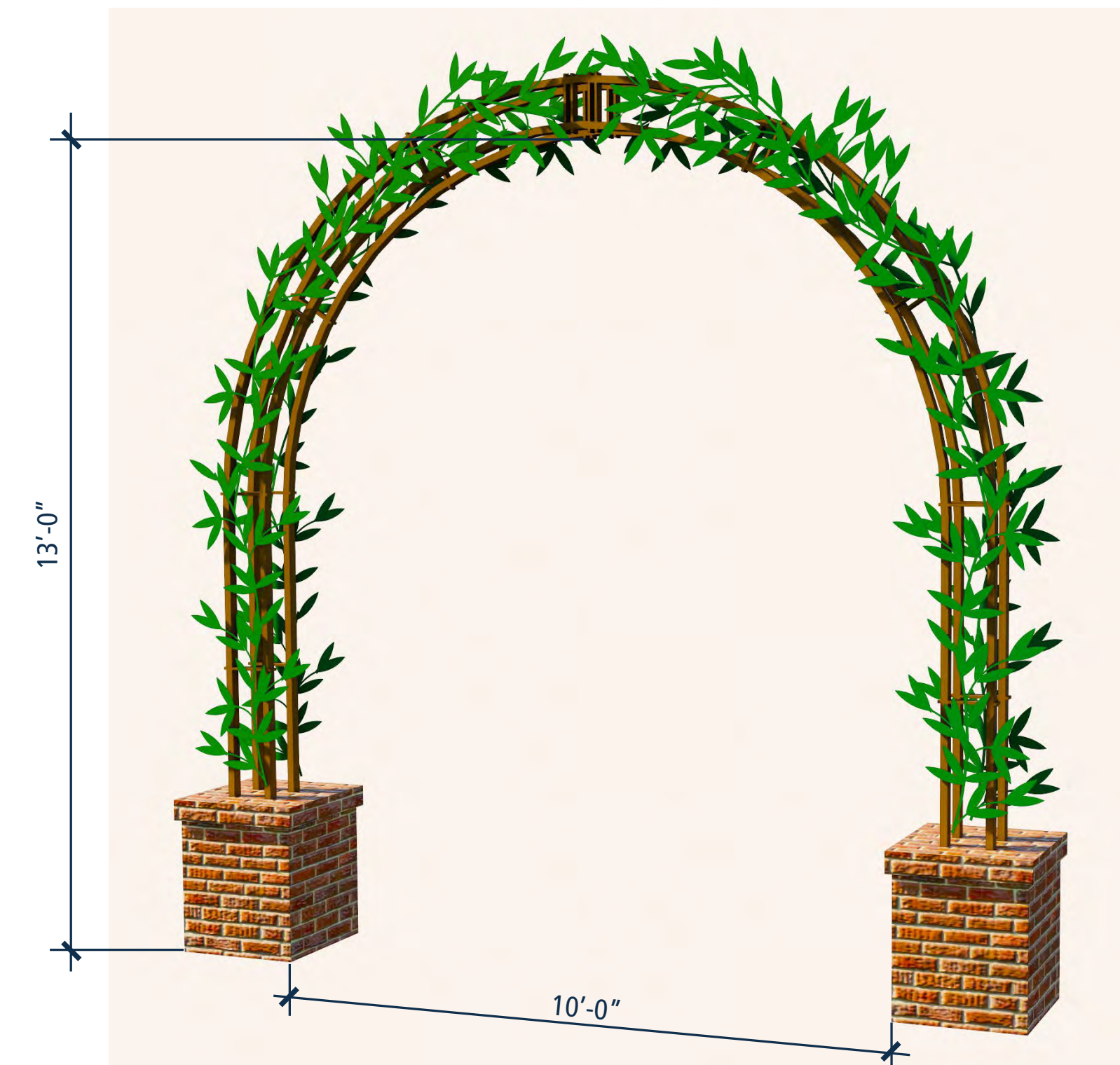
DATE: 06.17.2025
PROJECT: 317074



Open Space Entry Portal



Entry Pilaster



Metal Frame with Metal Leaf Decoration
Final Design Per Artist

Conceptual Public Art



Flag Stone Pattern

Stamped Concrete At Entry



LOLL (Or Equal)

Social Area Seating



lollygagger
cocktail table
(rectangle 42)



Victor Stanley - Camille (or Equal)

Bench



Victor Stanley (or Equal)

Bike Rack



Includes
Pedestal

All Aluminum Construction

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CITY VENTURES

922 - 950 SAN LEANDRO AVE.

MOUNTAIN VIEW, CA 94043



CSW | ST2

CONCEPTUAL SITE AMENITIES

L-5

DATE: 06.17.2025

PROJECT: 317074



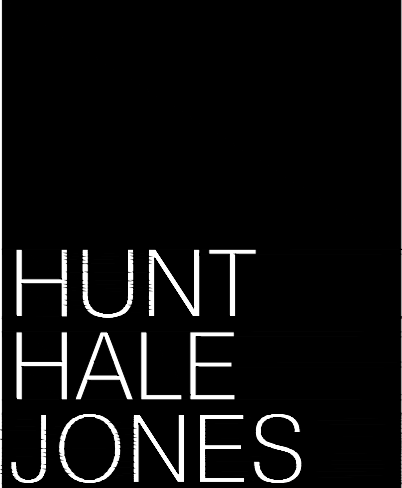
TREE SYMBOLS	PERCENTAGE LOT COVERAGE	
	(LOT AREA : 76,540 SF)	
 Existing Tree Coverage	5,804 SF	7.6%
 Coverage at Construction Completion	1,211 SF	1.6%
 5 to 10 Year Coverage	4,984 SF	6.5%
 Full Growth Coverage	17,485 SF	22.8%

TREE REMOVAL MITIGATION	
TREE REMOVED	TREE PROPOSED
31 Total	94

Requirement: Heritage Tree: 2:1
Non-heritage Tree: 1:1
Total Required Trees: 36

Note:
Refer to TREE INVENTORY REPORT (dated November 29, 2023) for species, size, health, and structural condition information. The management of the 10 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.

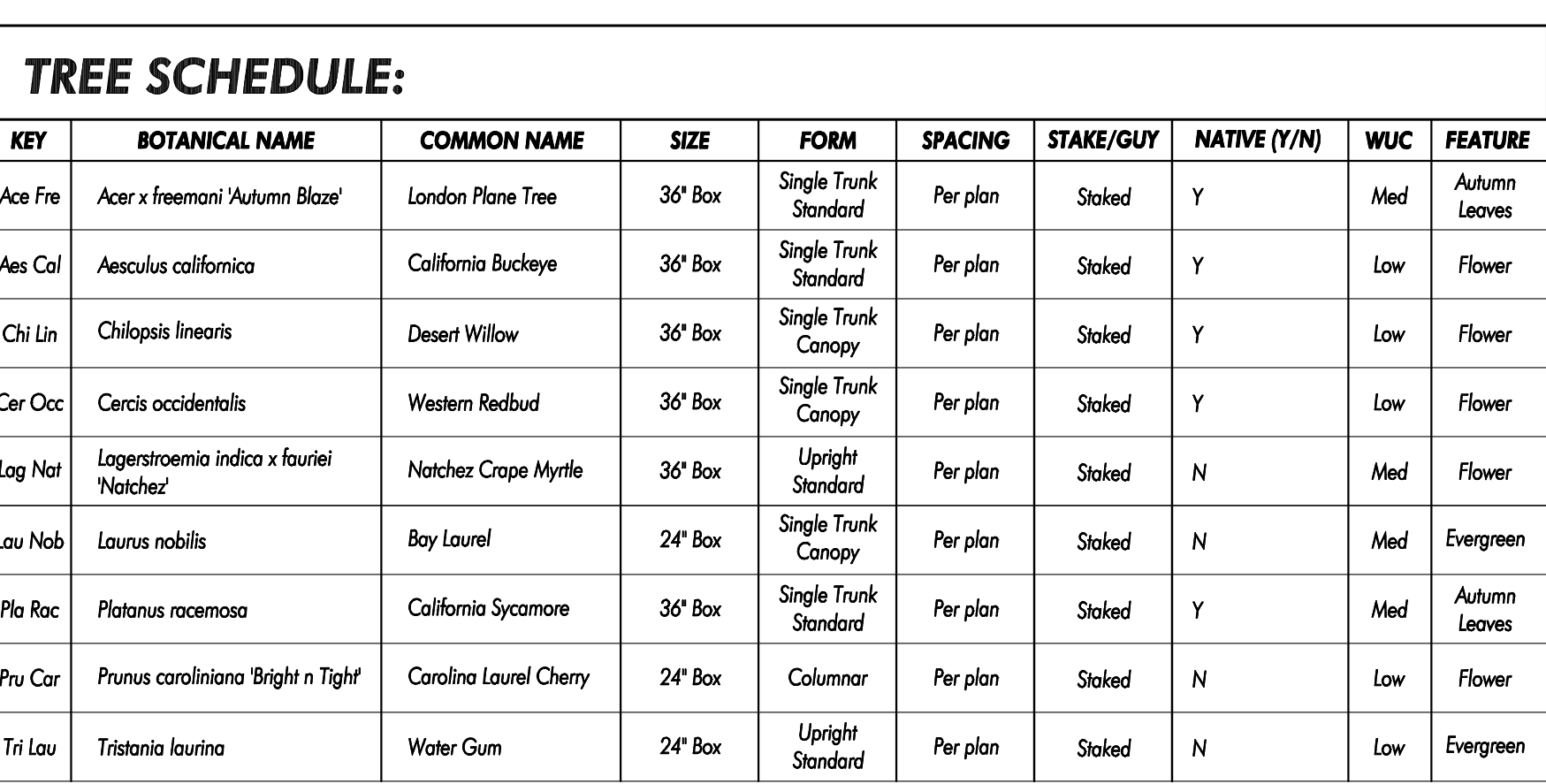
ARBOR SQUARE
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922 - 950 SAN LEANDRO AVE.
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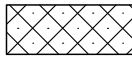
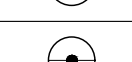
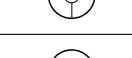
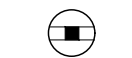
CANOPY COVERAGE PLAN

L-8

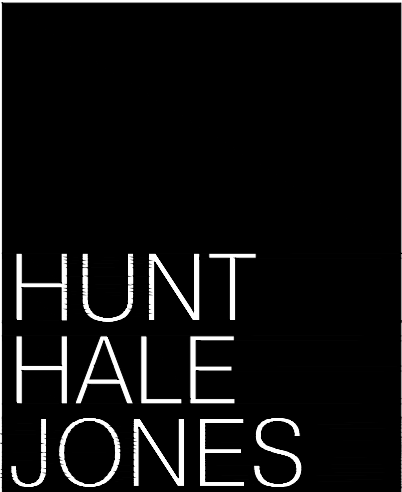
DATE: 06.17.2025
PROJECT: 317074



VINE and ESPALIER SCHEDULE:								
KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	NATIVE (Y/N)	WUC	FEATURE
Vit Cal	Vitis californica 'Rogers Red'	California Wild Grape	5 gal.	Vine	Per plan	Y	Med	Autumn Leaves

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	NATIVE (Y/N)	WUC	FEATURE
	<i>Arctostaphylos</i> x. 'Emerald Carpet'	Dwarf Manzanita	1 gal.	Spreading	24" o.c.	Y	Low	Flower
	<i>Arctostaphylos</i> x. 'John Dourley'	John Dourley Manzanita	5 gal.	Mounding	Per Plan	Y	Low	Flower
	<i>Baccharis pilularis</i> , 'Twin Peaks'	Dwarf Coyote Bush	1 gal.	Spreading	36" o.c.	Y	Low	-
	<i>Mahonia aquifolium</i> 'Compacta'	Oregon Grape	1 gal.	Spreading	24" o.c.	Y	Low	Flower
	<i>Carex tumulicola</i>	Berkeley Sedge	1 gal.	Grassy	24" o.c.	Y	Low	-
	<i>Carpenteria californica</i>	Bush Anemone	5 gal.	Hedge	Per Plan	Y	Low	Flower
	<i>Ceanothus</i> x. 'Concha'	Wild Lilac	5 gal.	Hedge	Per Plan	Y	Low	Flower
	<i>Ceanothus griseus</i> h. 'Yankee Point'	Wild Lilac Groundcover	1 gal.	Spreading	36" o.c.	Y	Low	Flower
	<i>Chondropetalum tectorum</i> 'Dwarf'	Dwarf Cape Rush	5 gal.	Upright	Per Plan	N	Low	-
	<i>Heuchera micrantha</i> 'Palace Purple'	Coral Bells	1 gal.	Spreading	24" o.c.	Y	Low	Flower
	<i>Iris douglasiana</i>	Douglas Iris	1 gal.	Upright	24" o.c.	Y	Low	Flower
	<i>Juncus patens</i>	California Gray Rush	1 gal.	Upright	24" o.c.	Y	Low	-
	<i>Lavandula angustifolia</i> 'Hidcote'	English Lavender	5 gal.	Mounding	Per plan	N	Low	Flower
	<i>Muhlenbergia rigens</i>	Deer Grass	1 gal.	Upright	Per plan	Y	Low	-
	<i>Penstemon centranthifolius</i>	Scarlet Bugler	1 gal.	Upright	Per plan	Y	Low	Flower
	<i>Rhamnus californica</i> 'Little Sur'	Coffeeberry	5 gal.	Mounding	Per plan	Y	Low	Flower
	<i>Rhododendron occidentale</i>	Azalea	5 gal.	Mounding	Per plan	Y	Med	Flower
	<i>Soliva</i> 'Bees Bliss'	Bees Bliss Sage	5 gal.	Mounding	36" o.c.	Y	Low	Flower

GROUNDCOVER SCHEDULE:						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WUC	FEATURE
	Hybrid Bermuda	Tif Tuff Turf	Sodded	Available from West Coast Turf (888) 893-TURF	High	-



PRELIMINARY PLANTING PLAN

L-9

DATE: 06.17.2025
PROJECT: 317074



ARBOR SQUARE

CITY VENTURES

922 - 950 SAN LEANDRO AVE.

MOUNTAIN VIEW, CA 94043



PRELIMINARY PLANT IMAGERY

L-10

DATE: 06.17.2025

PROJECT: 317074



PERSPECTIVE A



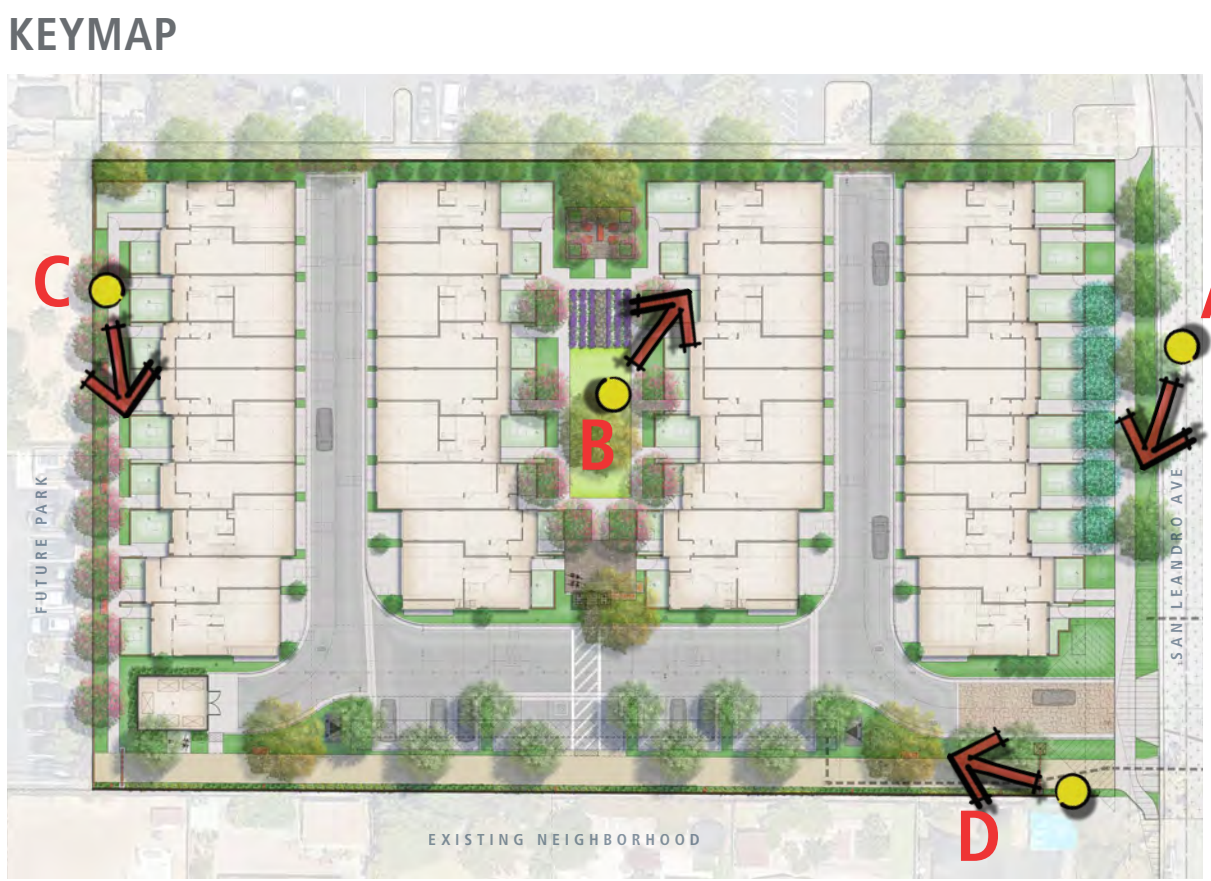
PERSPECTIVE B



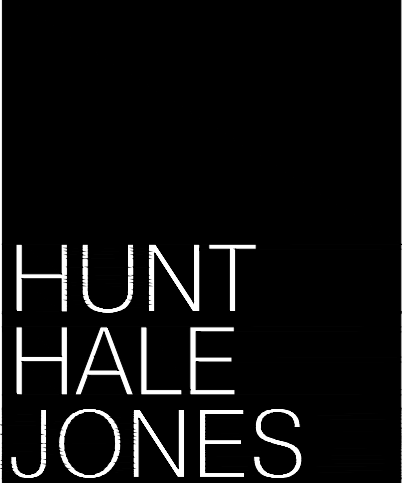
PERSPECTIVE C



PERSPECTIVE D



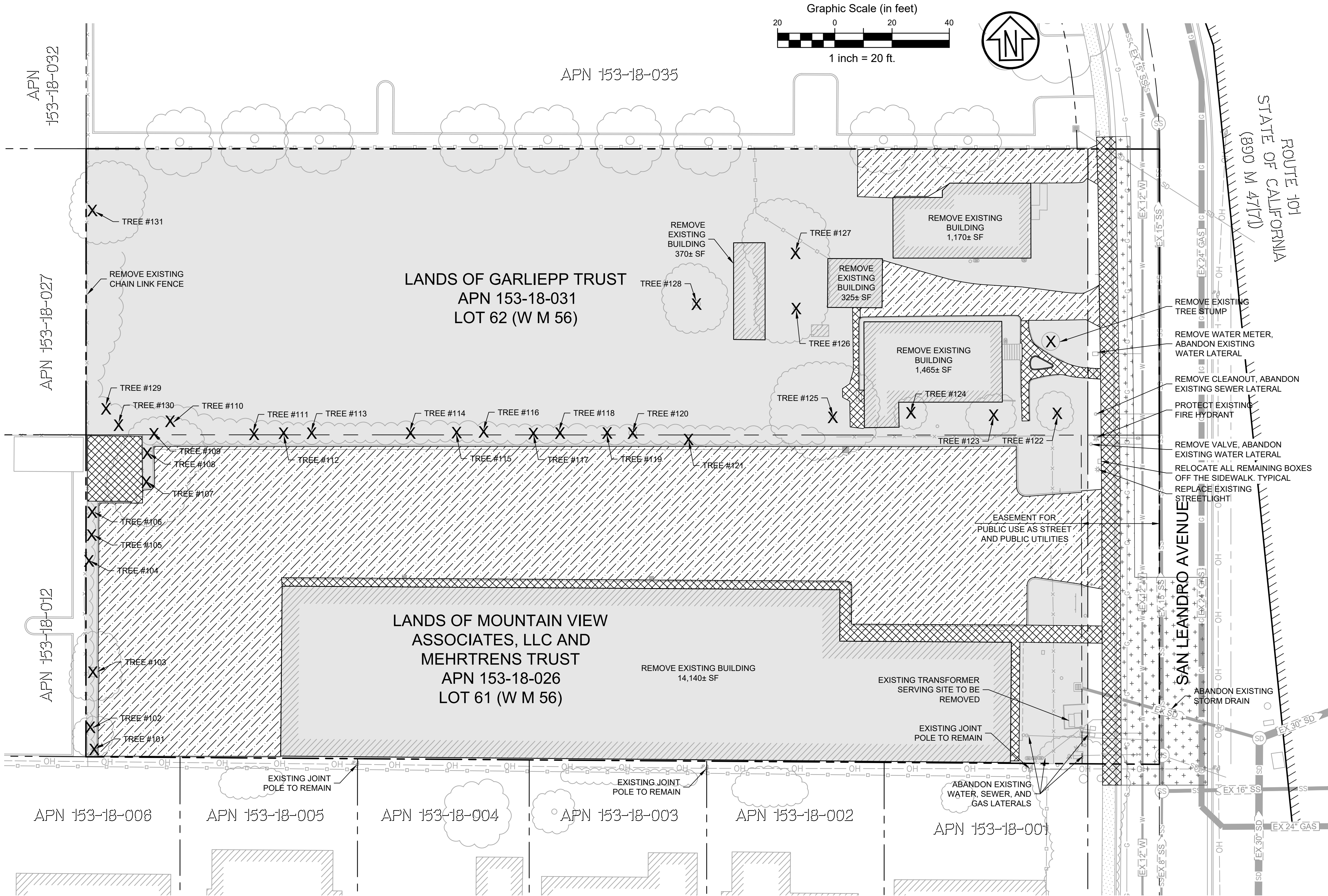
ARBOR SQUARE
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922 - 950 SAN LEANDRO AVE.
MOUNTAIN VIEW, CA 94043



CONCEPTUAL PERSPECTIVES

L-11

DATE: 06.17.2025
PROJECT: 317074



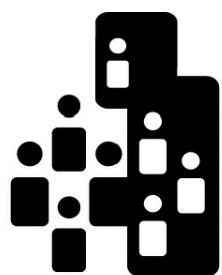
LEGEND:

- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- CENTERLINE
- EXISTING EASEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING SIDEWALK/PAVEMENT
- ASPHALT TO BE REMOVED
- CLEAR AND GRUB
- ASPHALT GRIND AND OVERLAY
- CONCRETE TO BE REMOVED
- TREE TO BE REMOVED

NOTES:

- ALL STRUCTURES, HARDSCAPE, UTILITIES, SIGNS, AND FENCES WITHIN DEMOLITION BOUNDARY TO BE REMOVED.
- ALL UTILITIES WITHIN SITE ARE TO BE CUT AND CAPPED AT DEMOLITION BOUNDARY OR PER UTILITY AGENCY DIRECTION.
- ENTIRE SITE WITHIN DEMOLITION BOUNDARY TO BE CLEARED AND GRUBBED AFTER REMOVAL OF HARDSCAPE UNLESS OTHERWISE NOTED.

TREE SURVEY				
TREE NO.	TRUNK DBH (IN)	SPECIES COMMON NAME	RECOMMENDATION	HERITAGE
101	3,3,4,6,13	PURPLE LEAF PLUM	REMOVE	NO
102	2,2,2,4	PURPLE LEAF PLUM	REMOVE	NO
103	3,4,5,6,6,8,10	PLUM	REMOVE	NO
104	2,3,4,4,	GLOSSY PRIVET	REMOVE	NO
105	5,10,12,12	PURPLE LEAF PLUM	REMOVE	NO
106	5	PLUM	REMOVE	NO
107	6,13	PURPLE LEAF PLUM	REMOVE	NO
108	2,2,3,4,5	GLOSSY PRIVET	REMOVE	NO
109	5,8,10	SHINY XYLOSMA	REMOVE	NO
110	14	SHINY XYLOSMA	REMOVE	NO
111	11	EVERGREEN PEAR	REMOVE	NO
112	14,23	EVERGREEN PEAR	REMOVE	YES
113	3,3,4,4,5	GLOSSY PRIVET	REMOVE	NO
114	3,3,4,5,6	GLOSSY PRIVET	REMOVE	NO
115	4,4	VIBURNUM	REMOVE	NO
116	4	EVERGREEN PEAR	REMOVE	NO
117	10	EVERGREEN PEAR	REMOVE	NO
118	4,5,5,6,9	GLOSSY PRIVET	REMOVE	NO
119	14	EVERGREEN PEAR	REMOVE	NO
120	5,5,6,6,8	GLOSSY PRIVET	REMOVE	NO
121	12	EVERGREEN PEAR	REMOVE	NO
122	28	MEXICAN FAN PALM	REMOVE	YES
123	5,6,7	GRAPEFRUIT	REMOVE	NO
124	3,4	LEMON	REMOVE	NO
125	23	FRUITLESS MULBERRY	REMOVE	YES
126	7,10	PERSIMMON	REMOVE	NO
127	16	JAPANESE LOQUAT	REMOVE	YES
128	13,13	ENGLISH WALNUT	REMOVE	NO
129	14	ALMOND	REMOVE	NO
130	4	VIBURNUM	REMOVE	NO
131	18	BLACK WALNUT	REMOVE	YES



City Ventures

ARBOR SQUARE

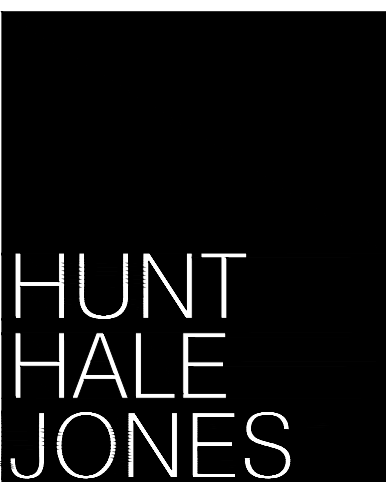
922 - 950 LEANDRO AVENUE

MOUNTAIN VIEW, CALIFORNIA



CSW|ST2

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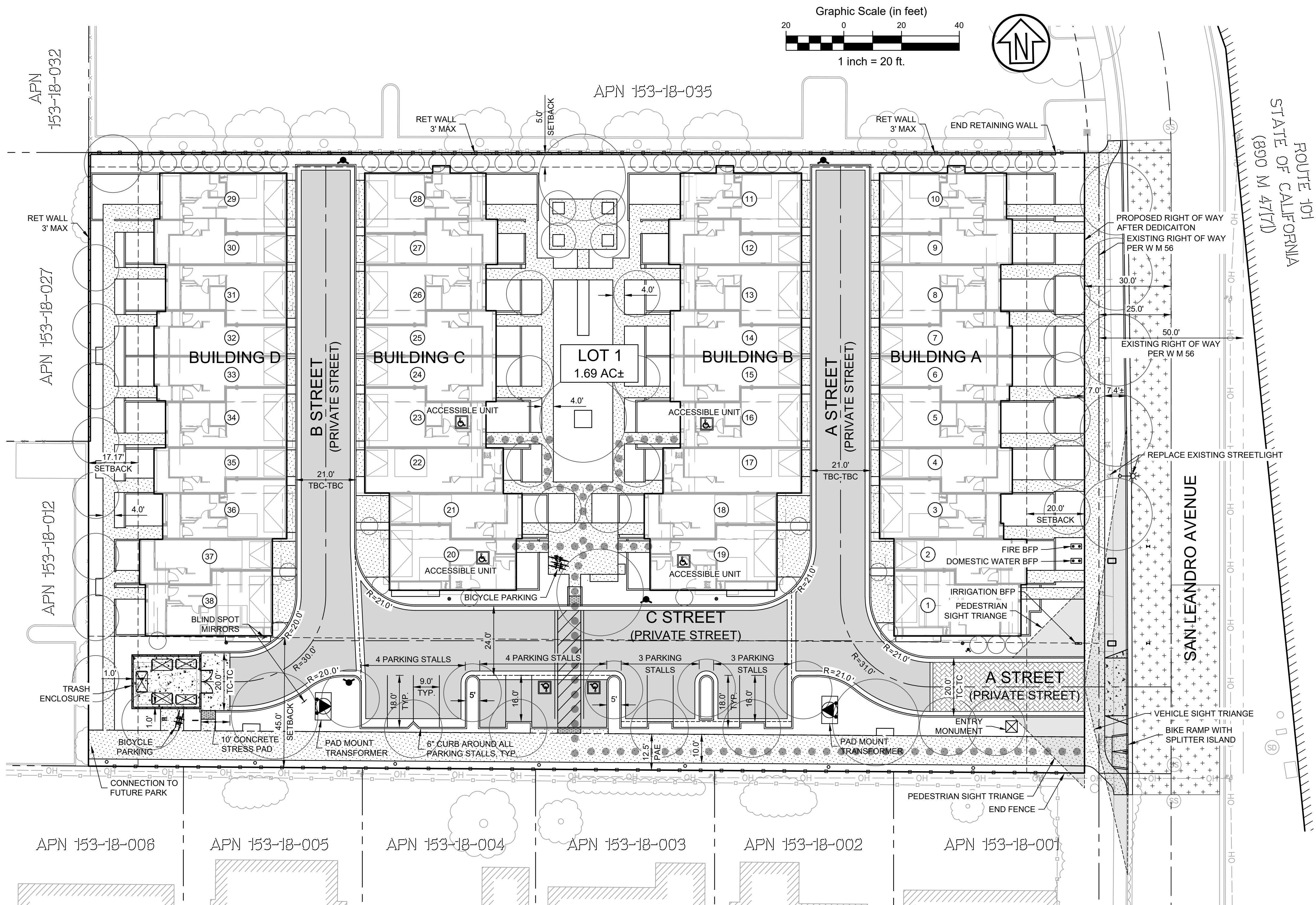
t. 415-512-1300
f. 415-288-0288

EXISTING CONDITIONS AND DEMOLITION PLAN

C2.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 06.12.2025
PROJECT: 2300073.10



LEGEND:

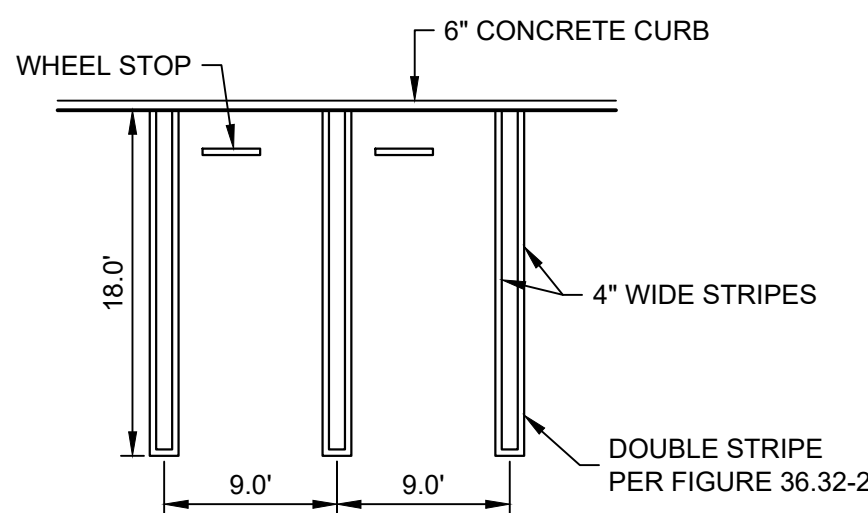
	PROJECT BOUNDARY
	EXISTING RIGHT OF WAY
	CENTERLINE
	PROPOSED EASEMENT
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED PAVEMENT
	PROPOSED STAMPED CONCRETE
	PROPOSED CONCRETE
	PROPOSED ASPHALT GRIND AND OVERLAY
	PROPOSED FENCE
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	SIGHT TRIANGLE
	ACCESSIBLE PATH OF TRAVEL
	PROPOSED TREE

NOTES:

- FIRE ROADS SHALL BE ALL WEATHER SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHT AT LEAST 75,000 POUNDS.
- ALL SIGNING AND STRIPING SHALL CONFORM TO THE LATEST PROVISIONS OF CA MUTCD, CALTRANS STANDARD PLANS AND SPECIFICATIONS, AND THE CITY OF MOUNTAIN VIEW STANDARD DETAILS.
- PARKING STALLS SHALL BE IDENTIFIED BY FOUR INCH WIDE STRIPES.
- PARKING STALLS SHALL HAVE 6" CURB AROUND PARKING STALLS.

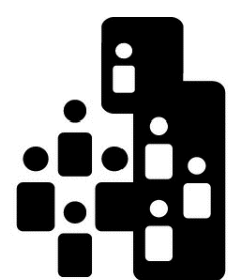
PARKING COUNT:

STANDARD VEHICLE PARKING (9'x18'):	12 STALLS
ACCESSIBLE VEHICLE PARKING (9'x18'):	2 STALLS
BICYCLE PARKING:	2 SPACES



TYPICAL PARKING STALL STRIPING

PARKING STALLS SHALL ADHERE TO CITY OF MOUNTAIN VIEW MUNICIPAL CODE SECTION 36.32.80



City Ventures

ARBOR SQUARE

922 - 950 SAN LEANDRO AVENUE

MOUNTAIN VIEW, CALIFORNIA



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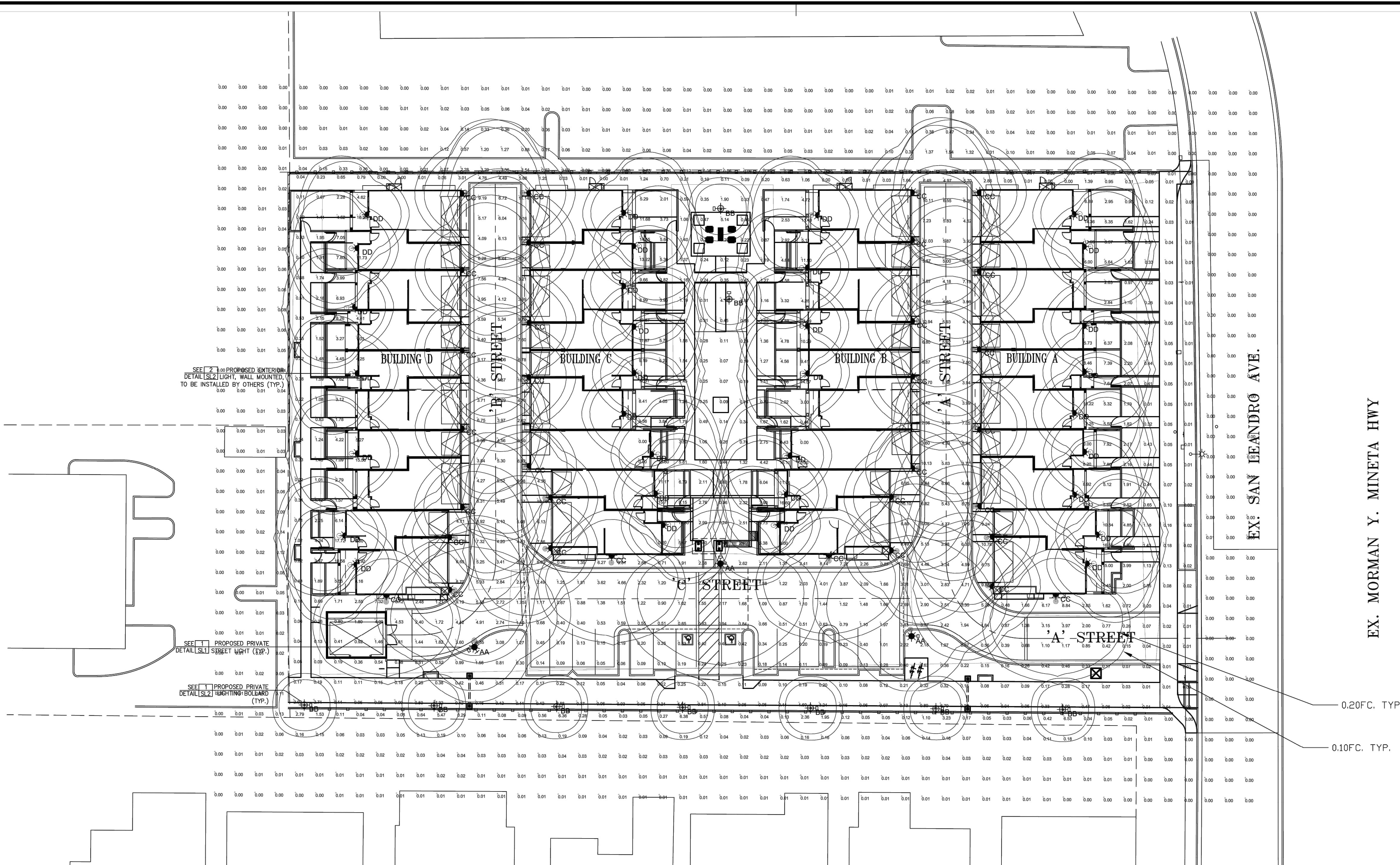
t. 415-512-1300
f. 415-288-0288

SITE PLAN

C3.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 06.12.2025
PROJECT: 2300073.10



Luminaire Schedule - LED								
Project: MOUNTAIN VIEW 3								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	3	AA	Single	0.900	3108	28.66	LUMEC DOS-24W16LED3K-G3-LE4F - 12.5' POLE	DOS-24W16LED3K-G3-LE4F.ies
	9	BB	Single	0.900	689	21	LUMEC DOSB1-20W16LED4K-120	dosb1-20w16led4k-120 (2).ies
	32	CC	Single	0.900	3108	28.66	LUMEC DOS-24W16LED3K-G3-LE4F @ 8'	DOS-24W16LED3K-G3-LE4F.ies
	32	DD	Single	0.900	3108	28.66	LUMEC DOS-24W16LED3K-G3-LE4F @ 8'	DOS-24W16LED3K-G3-LE4F.ies

Calculation Summary							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
A STREET	Illuminance	Fc	4.57	11.03	0.04	114.25	275.75
B STREET	Illuminance	Fc	5.81	11.14	2.44	2.38	4.57
C STREET	Illuminance	Fc	1.10	4.66	0.05	22.00	93.20
PATHWAYS BETWEEN BLDG B AND C	Illuminance	Fc	1.76	11.60	0.07	25.14	165.71
PERIMETER PATHWAYS	Illuminance	Fc	0.70	7.32	0.01	70.00	732.00

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

**Associated Lighting Representatives, Inc.**

**ASSOCIATED LIGHTING REPRESENTATIVES, INC**
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: TARRAR UTILITY CONSULTANTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; KRISTIAN REYES



AG32 VERSION 20.1
AGI (C) 2021 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION			
MOUNTAIN VIEW 3			
DRAWING NO. / INPUT FILE 22494REY-R3.DWG / 22494REY-R3.A32			
SCALE 1" = 20'	SHEET 1 OF 1	DATE 11.06.2024	REV 3