



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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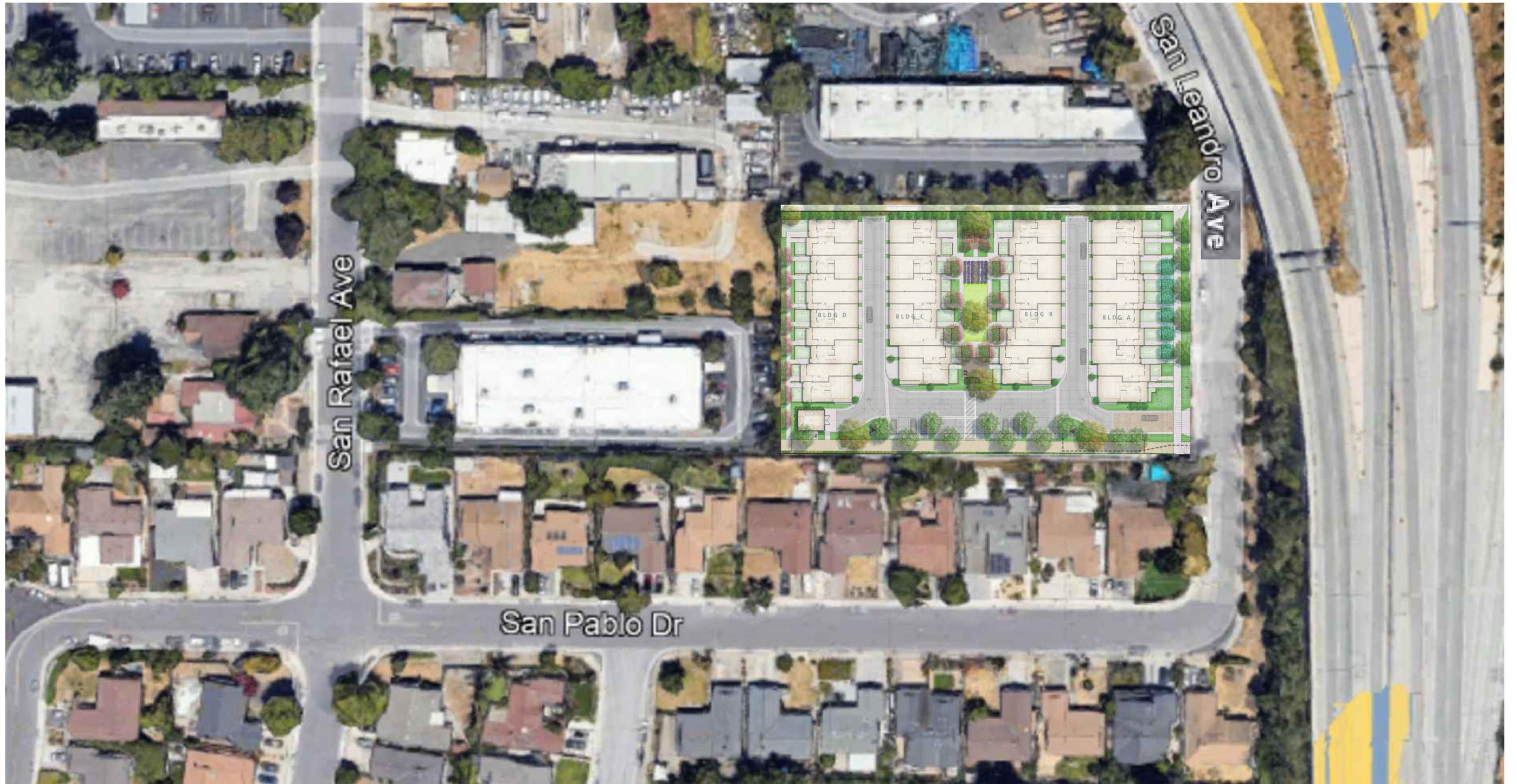
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 SCALE: NTS
 DATE: 6/19/2023
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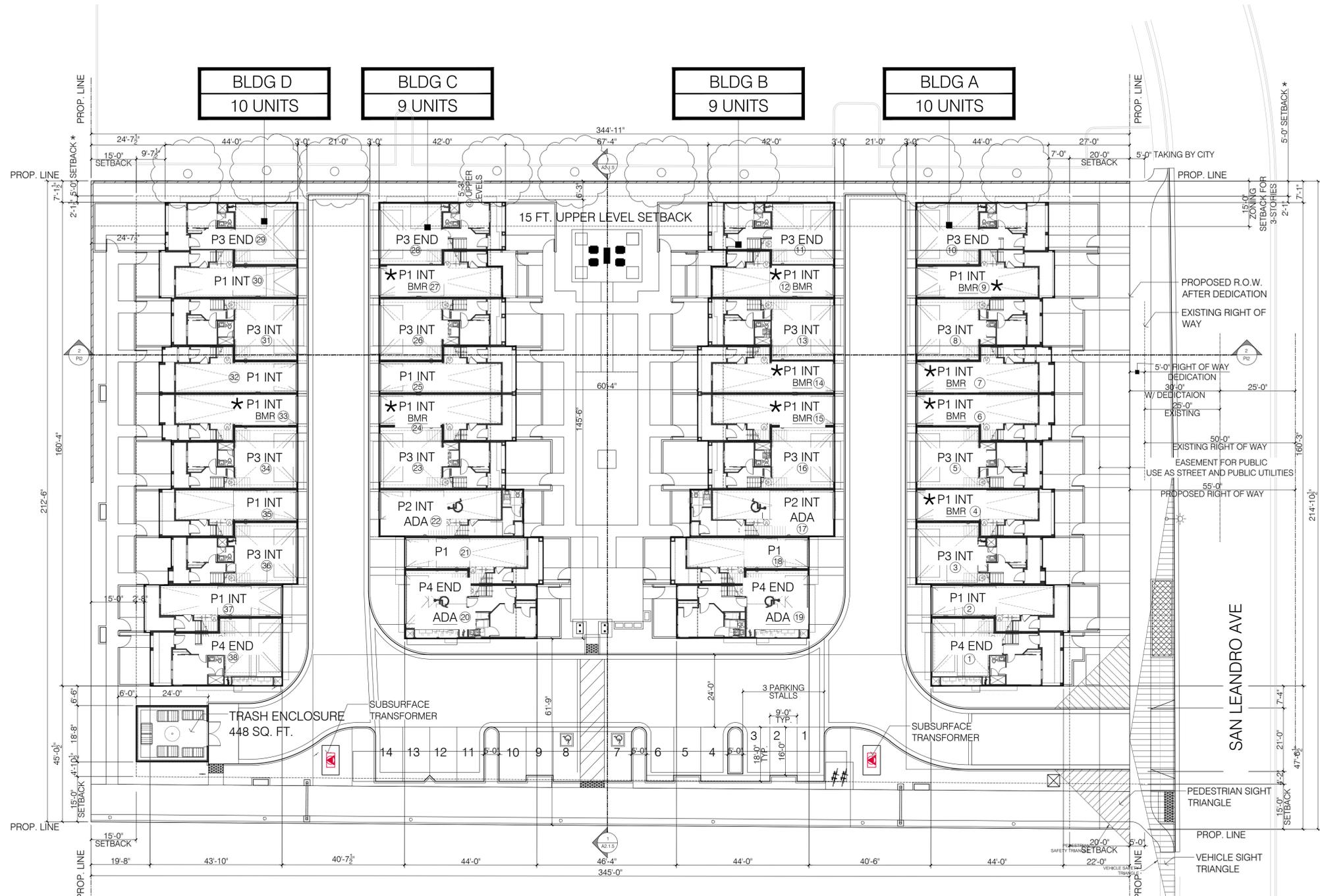
CONCEPTUAL CONTEXT MAP

SP1

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SITE PLAN

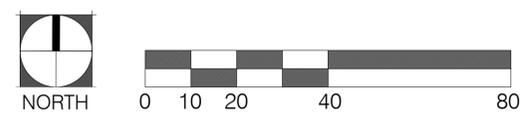
BLDG LEGEND

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

SCALE: 1:20
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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
		5' NORTH*
REAR		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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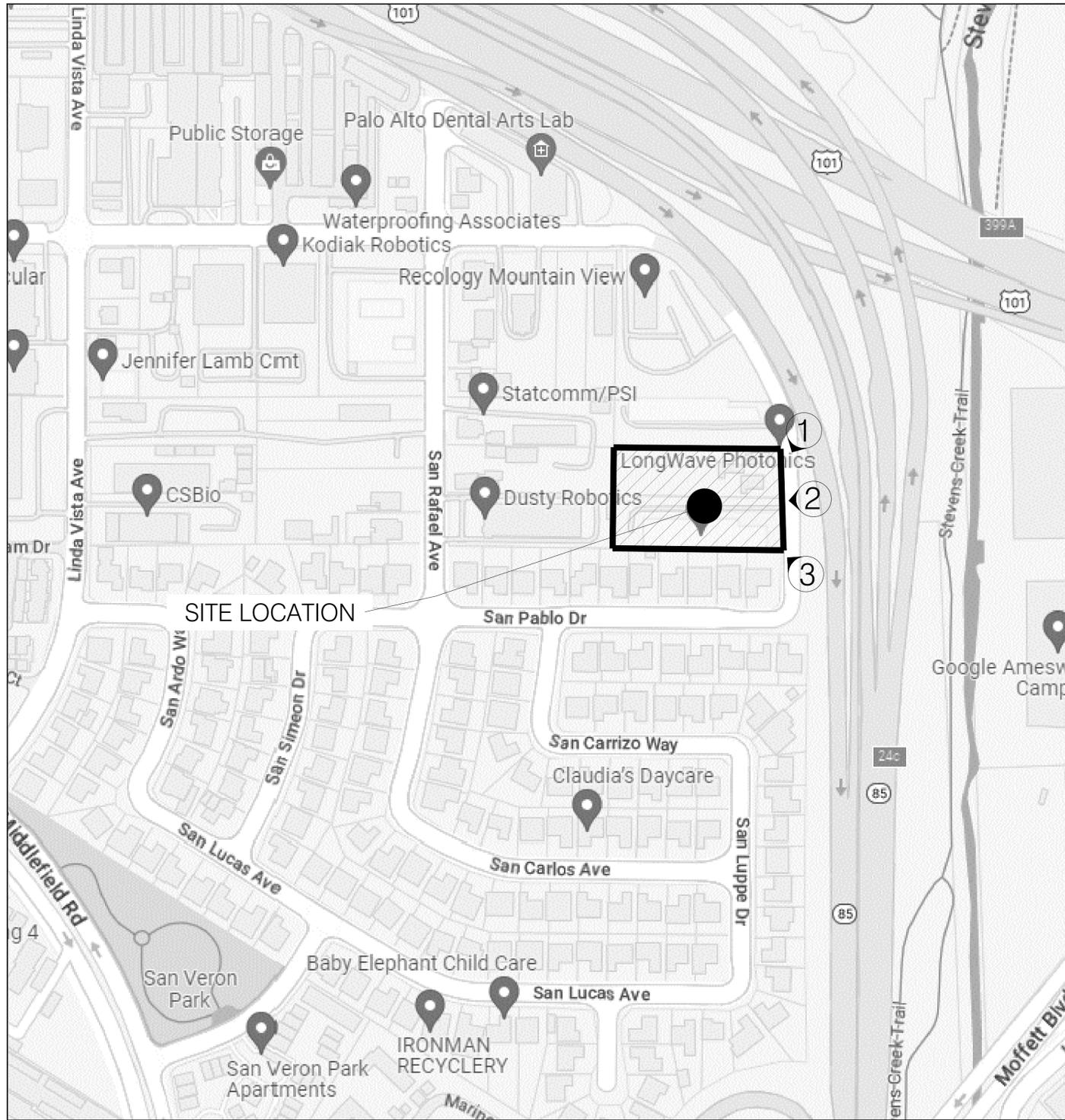
ZONING ANALYSIS AND PROJECT DATA

GI 2

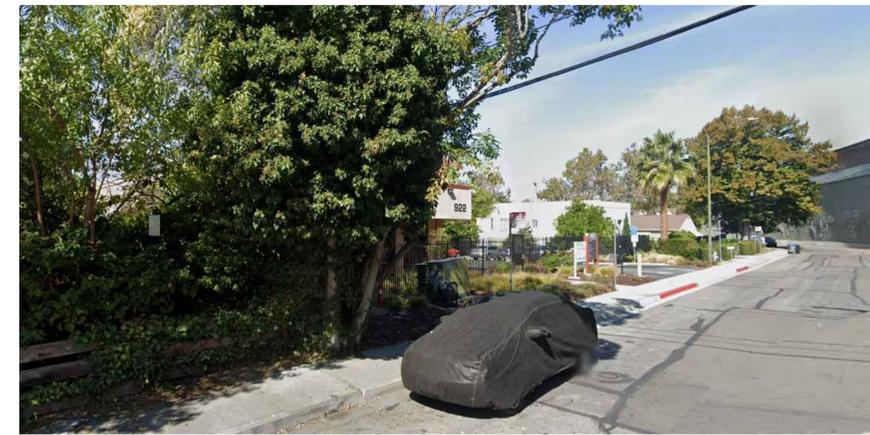
SCALE: NTS

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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

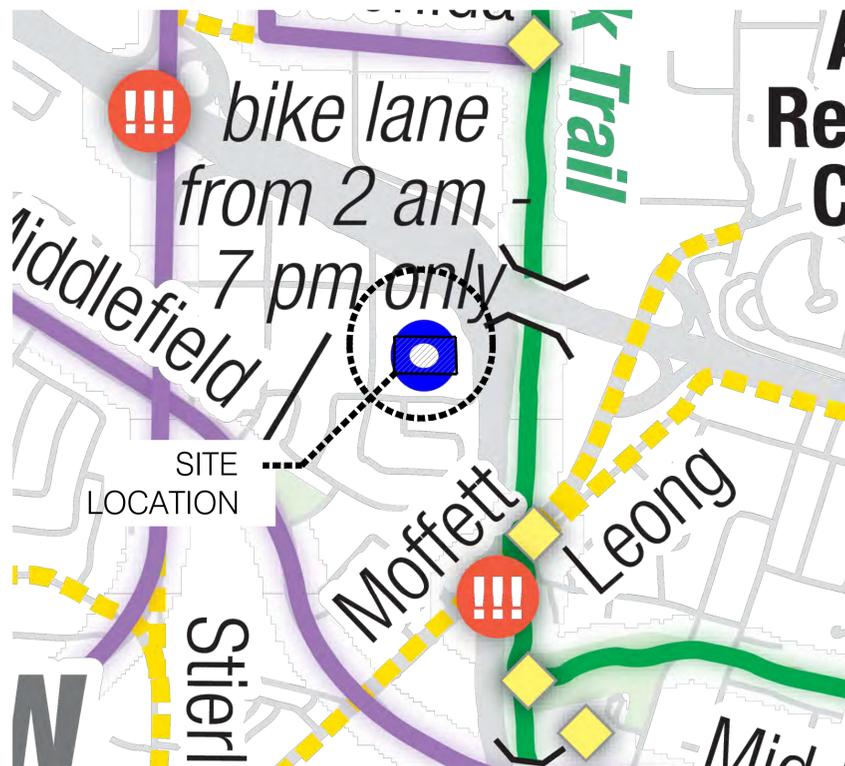
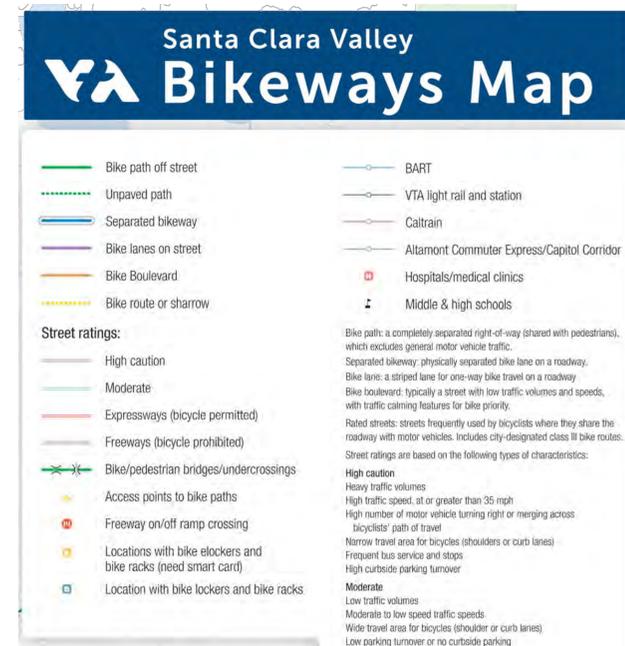
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NEIGHBORHOOD IMAGERY AND DETAILING

GI 4

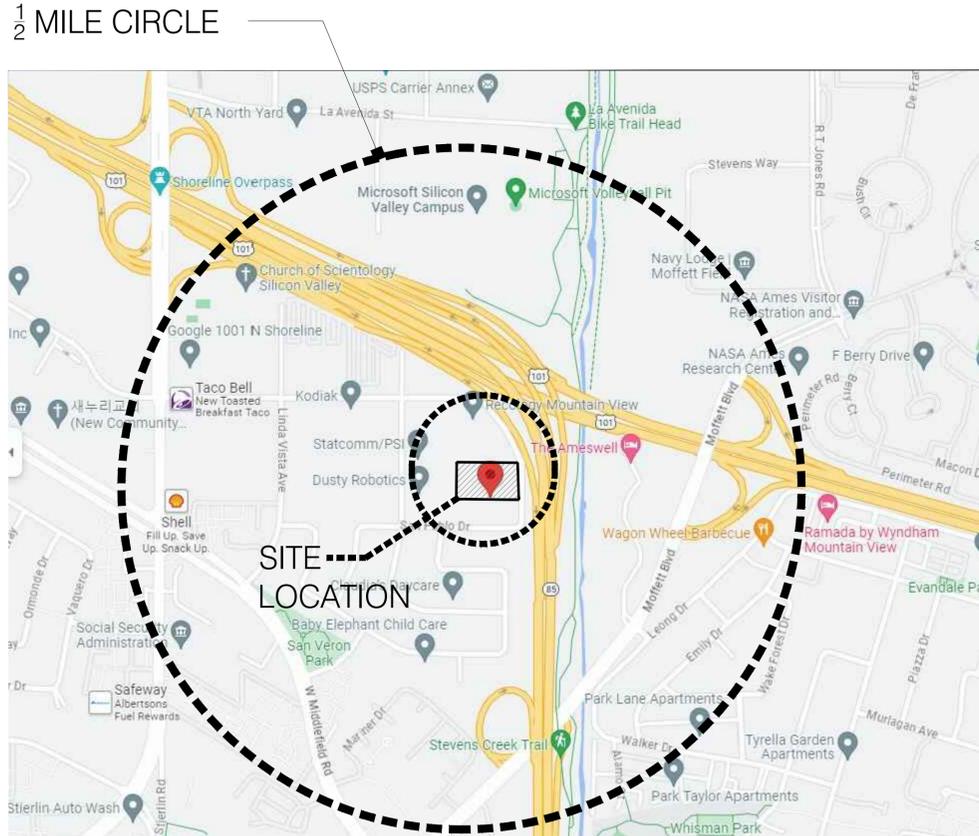
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BIKE MAP



TRANSIT MAP

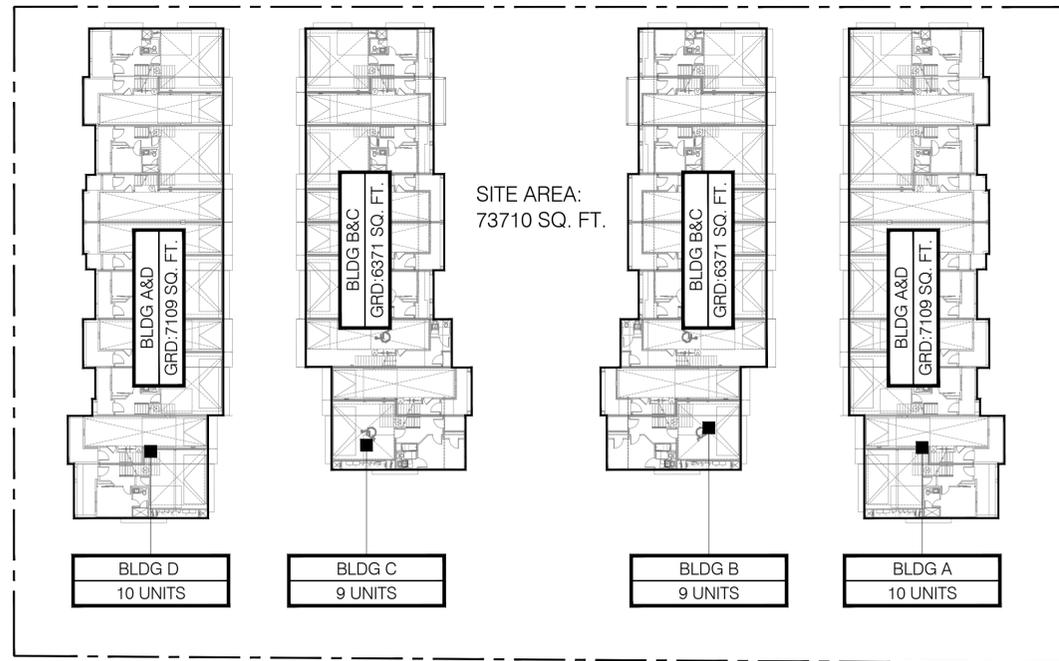


VICINITY MAP

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TRANSPORTATION CONTEXT MAPS
 GI 5
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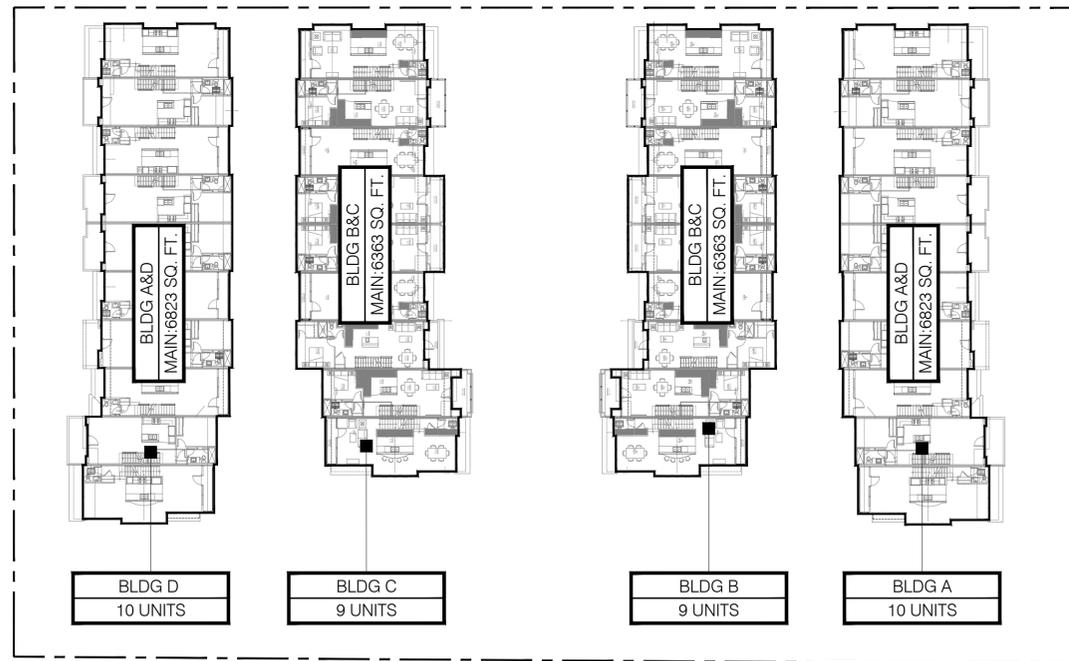


BUILDING PLAN - GROUND

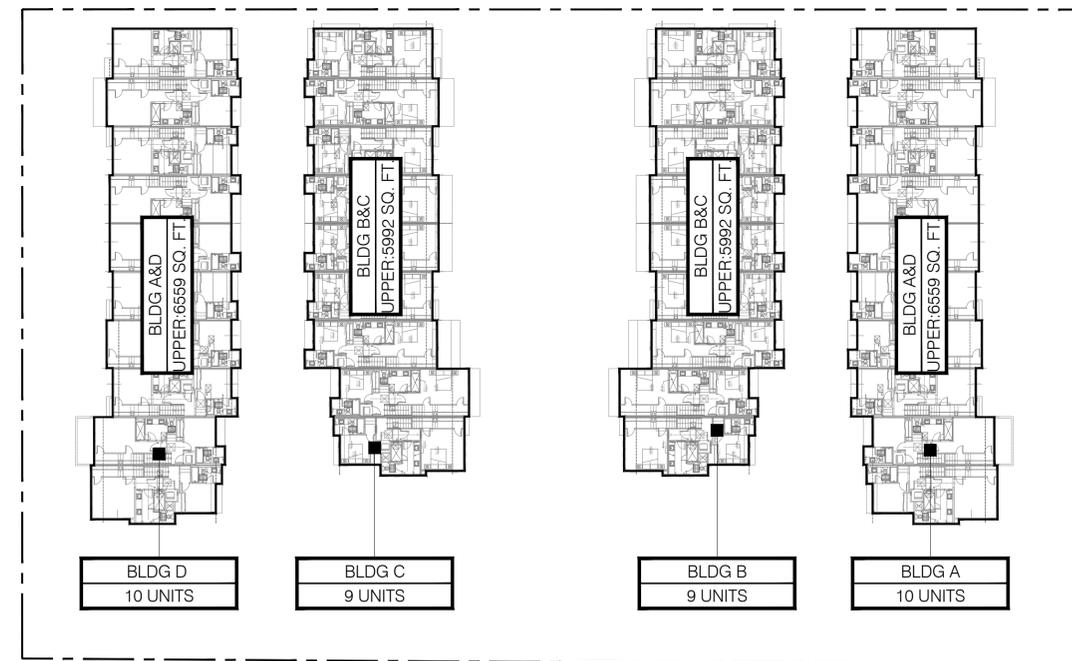
FLOOR AREA RATIO	
FAR MAX. 1.05	
BUILDING A	AREA
GROUND	7109 SQ. FT.
MAIN	6823 SQ. FT.
UPPER	6559 SQ. FT.
BUILDING B	AREA
GROUND	6371 SQ. FT.
MAIN	6363 SQ. FT.
UPPER	5992 SQ. FT.
BUILDING C	AREA
GROUND	6371 SQ. FT.
MAIN	6363 SQ. FT.
UPPER	5992 SQ. FT.
BUILDING D	AREA
GROUND	7109 SQ. FT.
MAIN	6823 SQ. 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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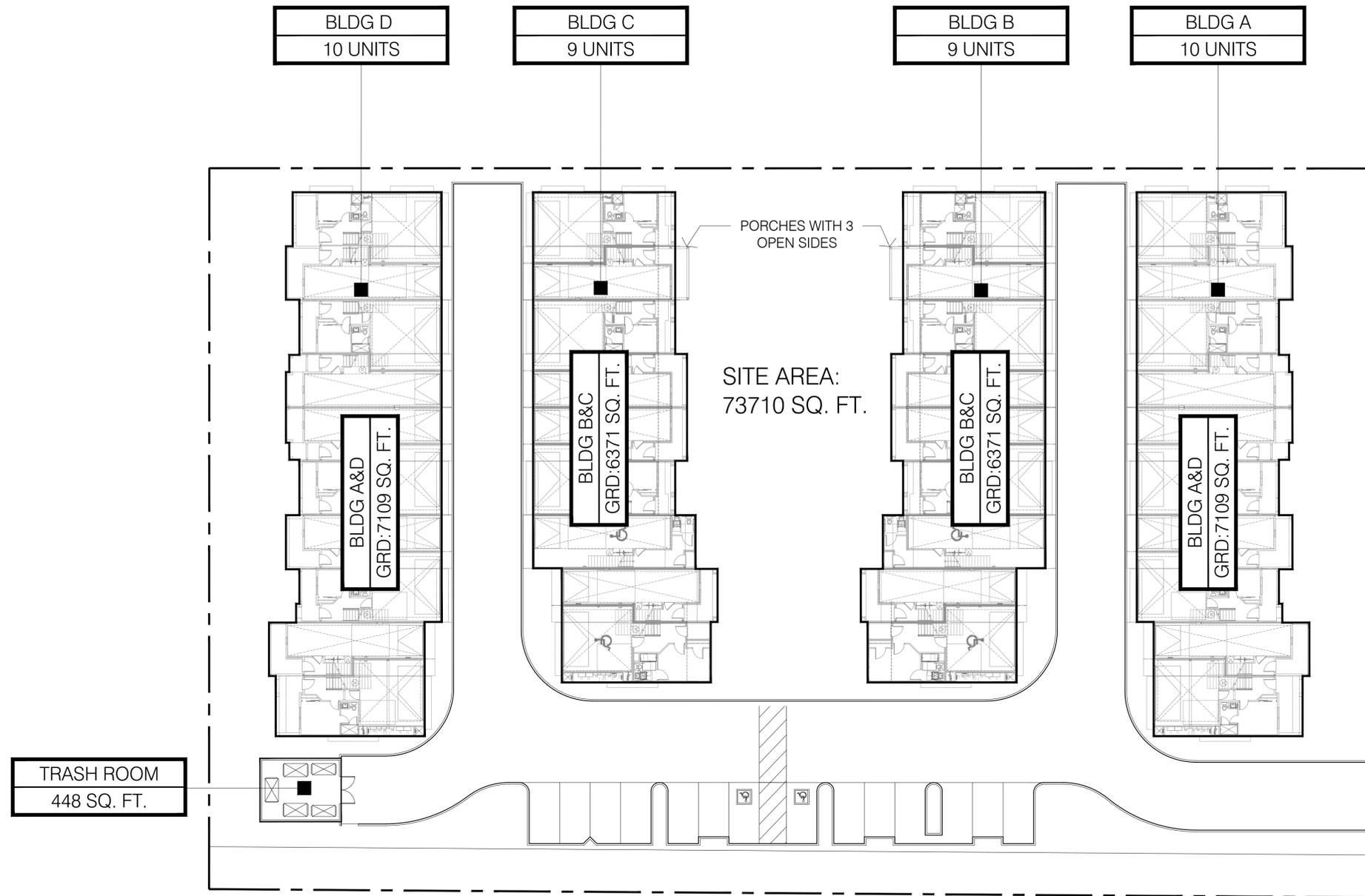
FAR CALCULATION

GI 6

SCALE: NTS

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BUILDNG PLAN - GROUND - LOT COVERAGE

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:

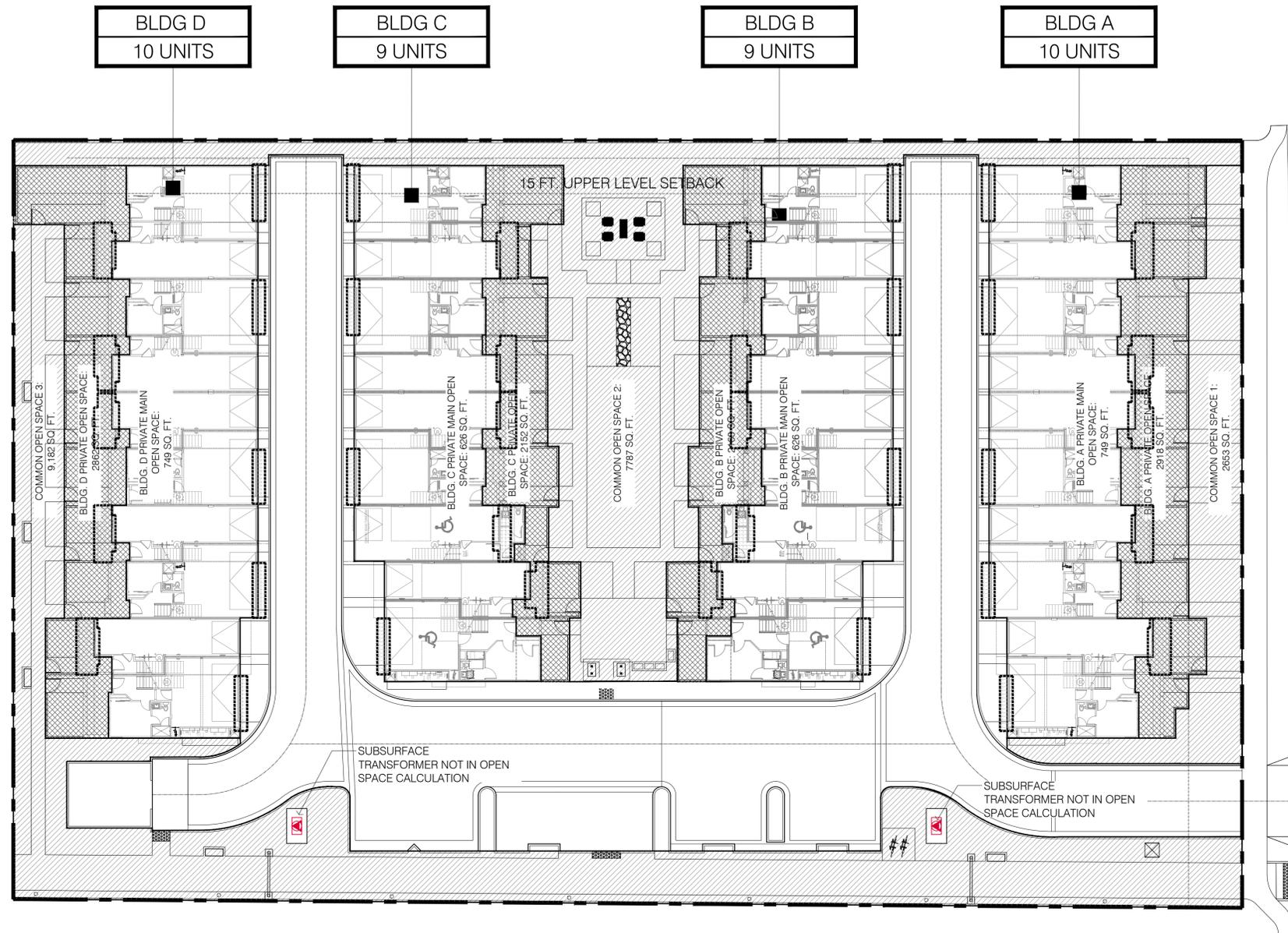
- TWO PORCHES ARE OPEN ON 3 SIDES AND INCLUDED IN OPEN SPACE CALCULATION - SEE DIAGRAM
- REMAINING PORCHES (OPEN ON 2 SIDE TYP.) TOTAL 5202 SQ. FT.
- THESE PORCHES ARE CONSIDERED TOWARD LOT COVERAGE

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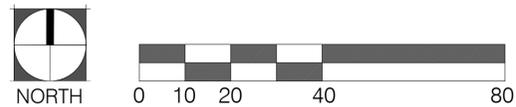


LOT COVERAGE
 GI 7

SCALE: NTS
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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	
AREA	
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"

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1. VIEW FROM SAN LEANDRO AVE



2. VIEW FROM SAN LEANDRO AVE

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PHOTOREALISTIC IMAGES

PI1

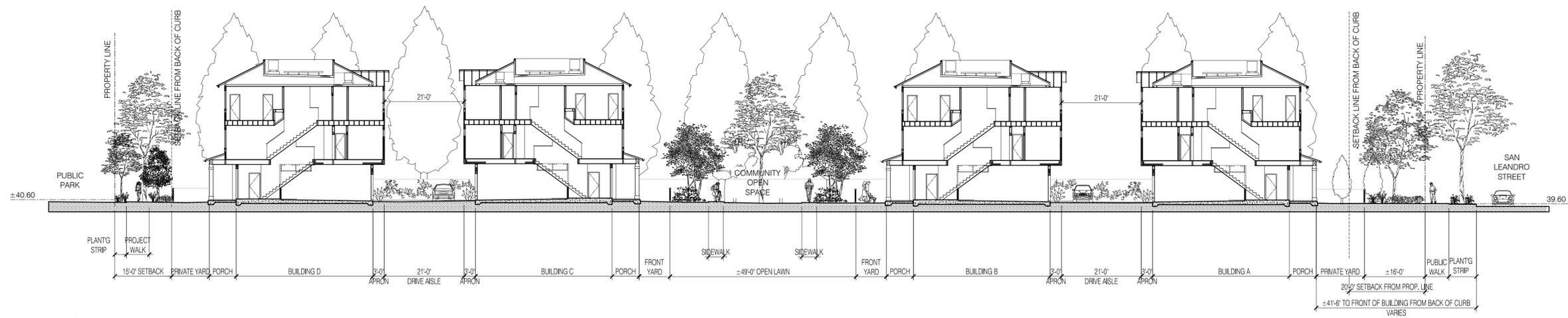
SCALE: 1/16" = 1'-0"

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1 - NORTH / SOUTH SITE SECTION



2 - EAST WEST SITE SECTION

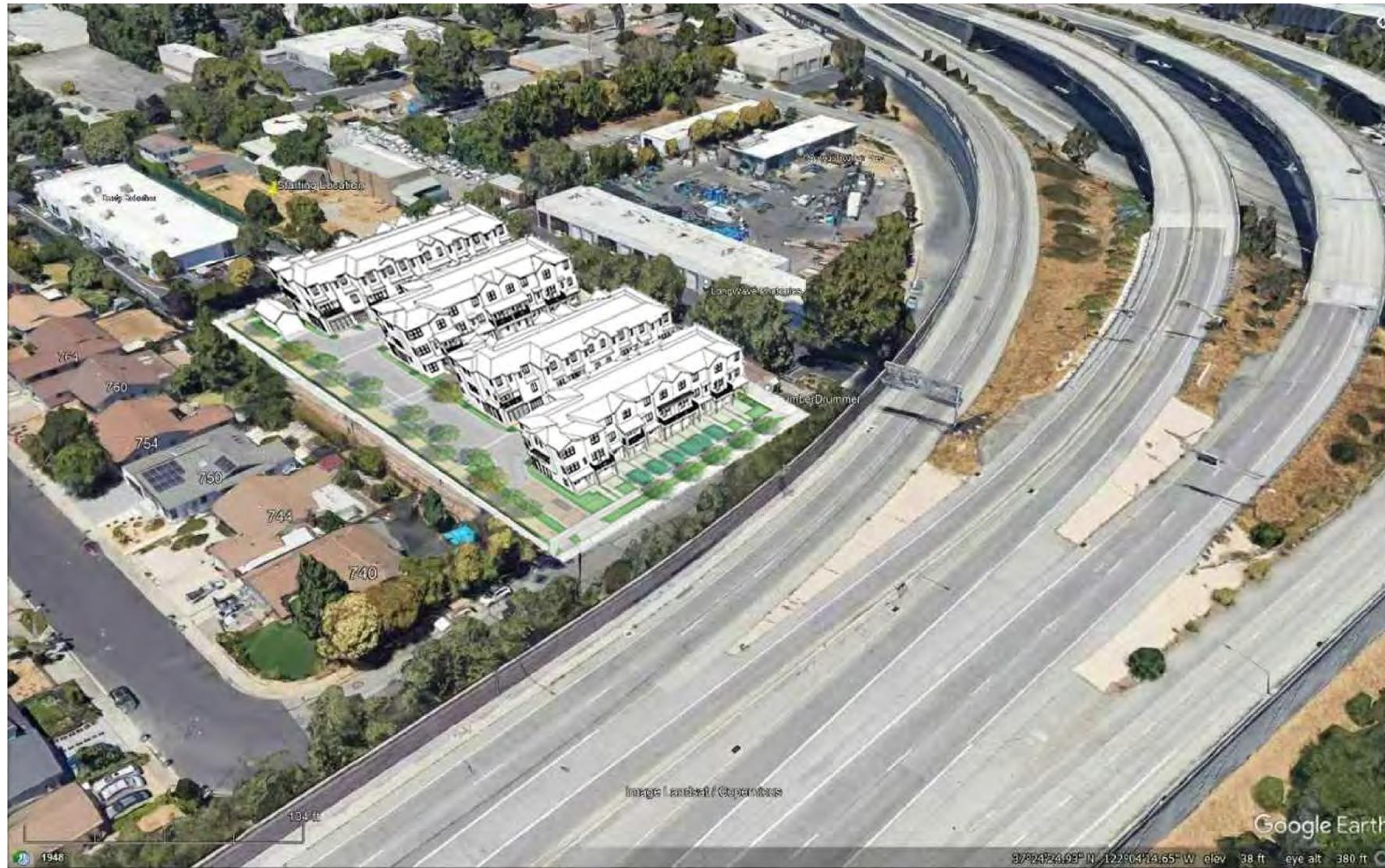
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CONCEPTUAL SITE SECTIONS

P12

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

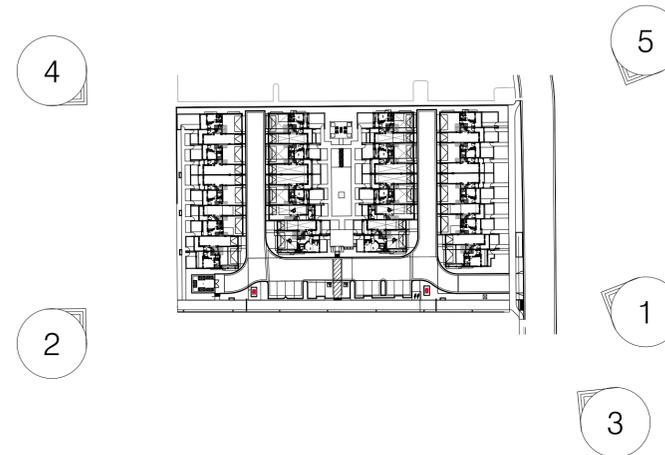


2 - SOUTHWEST VIEW AT PARK



3 - SOUTHEAST SITE BIRDSEYE VIEW

FROM SAN LEANDRO AVE



4 - SITE VIEW FROM NORTHWEST



5 - SAN LEANDRO AVENUE FROM NORTHEAST

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CONCEPTUAL MASSING MODEL

PI3.2

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LEFT ELEVATION

BLDG.A SOUTH ELEVATION



FRONT ELEVATION

BLDG.A EAST ELEVATION



RIGHT ELEVATION

BLDG.A NORTH ELEVATION



REAR ELEVATION

BLDG.A WEST ELEVATION

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BLDG. A_CONCEPTUAL ELEVATIONS

PI4

SCALE: 1/8" = 1'-0"
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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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BLDG.S. D_CONCEPTUAL ELEVATIONS

PI5

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

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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

CITY VENTURES

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

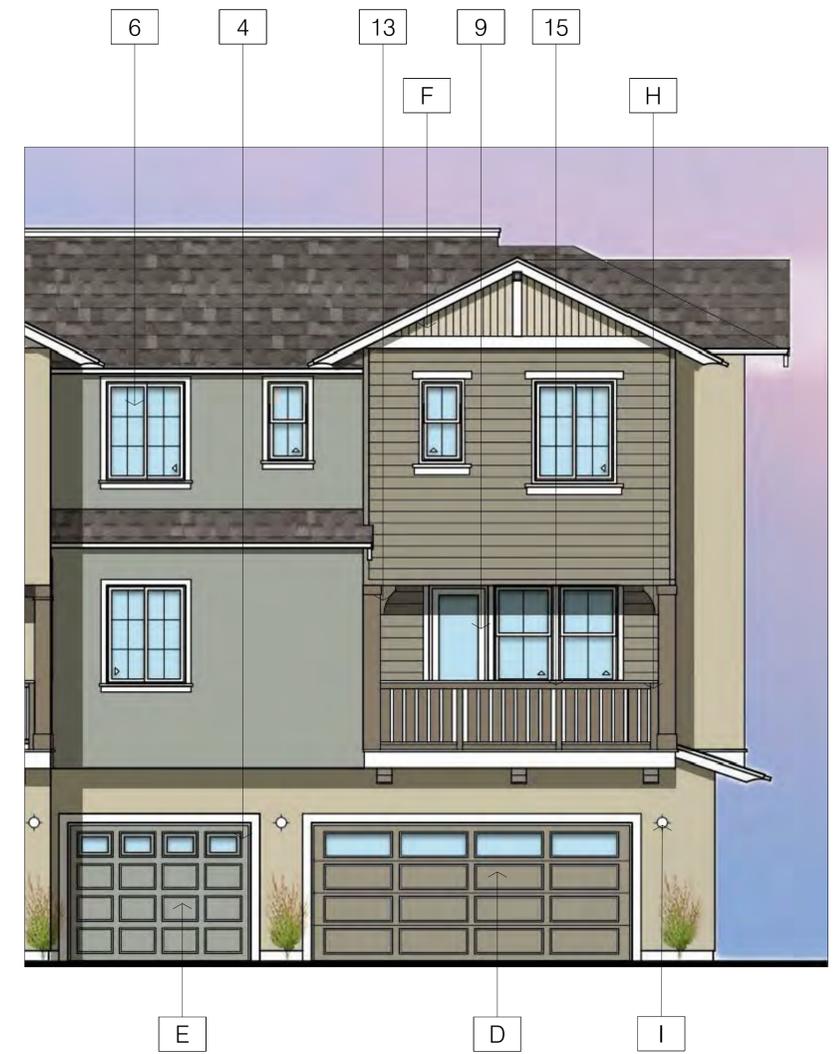


CONCEPTUAL STREETScape
 PI7

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

<p>A ROOF - COMPOSITION SHINGLE MFR.: CERTAINTEED LANDMARK THUNDERSTORM GREY</p> 	<p>D BODY - LAP SIDING & GARAGE DOOR COLOR 1 MFR.: SHERWIN WILLIAMS HONED SOAPSTONE SW 9126</p> 	<p>G FRONT DOOR MFR.: THERMA-TRU DOOR SHERWIN WILLIAMS a. PEWTER GREEN SW 6208 b. RUSTIC RED SW 7593 c. HIGH TEA SW 7159</p> 	 <p>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</p>
<p>B BODY - STUCCO MFR.: SHERWIN WILLIAMS CARGO PANTS SW 7738</p> 	<p>E BODY - BOARD & BATTEN, LAP SIDING & GARAGE DOOR COLOR 2 MFR.: SHERWIN WILLIAMS UNUSUAL GRAY SW 7059</p> 	<p>H BODY - BALCONY FENCE MFR.: SHERWIN WILLIAMS WARM STONE SW 7032</p> 	
<p>C BODY - GABLES & LAP SIDING MFR.: SHERWIN WILLIAMS ADAPTIVE SHADE SW 7053</p> 	<p>F BODY - TRIM & GABLE INSETS MFR.: SHERWIN WILLIAMS GRECIAN IVORY SW 7541</p> 		

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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

<p>A ROOF - COMPOSITION SHINGLE MFR.: CERTAINTEED LANDMARK THUNDERSTORM GREY</p> 	<p>D BODY - LAP SIDING & GABLE INSETS MFR.: SHERWIN WILLIAMS TIN LIZZIE SW 9163</p> 	<p>G FRONT DOOR MFR.: THERMA-TRU DOOR SHERWIN WILLIAMS a. GRIZZLE GRAY SW 7068 b. BLUSTERY SKY SW 9140 c. REMBRANDT RUBY DW 0033</p> 	<p>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</p> 
<p>B BODY - STUCCO MFR.: SHERWIN WILLIAMS ROYCROFT MIST GRAY SW 2844</p> 	<p>E BODY - STUCCO 2 & GABLE INSETS MFR.: SHERWIN WILLIAMS FENLAND GRAY SW 7544</p> 	<p>H BODY - BALCONY FENCE MFR.: SHERWIN WILLIAMS WARM STONE SW 7032</p> 	
<p>C BODY - BOARD & BATT & LAP SIDING MFR.: SHERWIN WILLIAMS RUSHING RIVER SW 7746</p> 	<p>F BODY - TRIM: POSTS, BRACKETS & GABLE INSETS MFR.: SHERWIN WILLIAMS NEUTRAL GROUND SW 7568</p> 		

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CONCEPTUAL MATERIAL AND COLOR SHEET_ BLDG. D

PI12

SCALE: 3/16" = 1'-0"

DATE: 6/19/2023

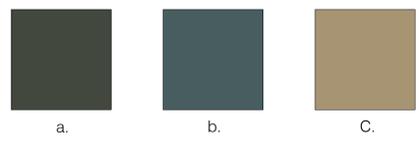
PROJECT: 317074



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)



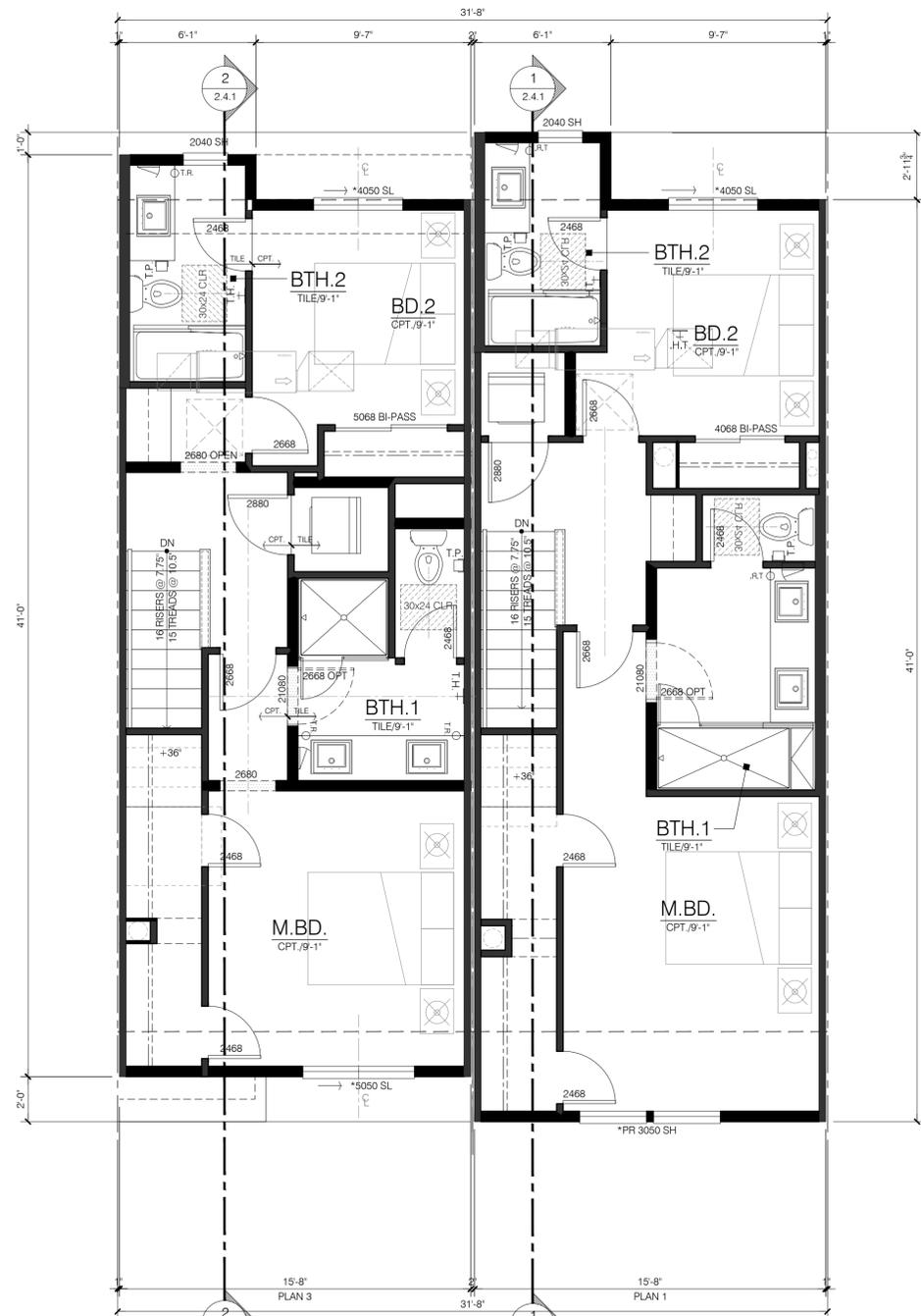
PARTIAL ELEVATIONS

<p>A ROOF - COMPOSITION SHINGLE MFR.: CERTAINTEED LANDMARK THUNDERSTORM GREY</p> 	<p>D BODY - LAP SIDING 2, FRONT GABLES MFR.: SHERWIN WILLIAMS MOUNTAIN ROAD SW 7433</p> 	<p>G FRONT DOOR MFR.: THERMA-TRU DOOR SHERWIN WILLIAMS a. RIPE OLIVE SW 6209 b. STILL WATER SW 6223 c. ROYCROFT SUEDE SW 2842</p> 	 <p>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</p>
<p>B BODY - STUCCO, GABLE INSETS MFR.: SHERWIN WILLIAMS SHIITAKE SW 9173</p> 	<p>E BODY - BOARD & BATTEN, LAP SIDING 2 & STUCCO 2 MFR.: SHERWIN WILLIAMS PEWTER TANKARD SW 0023</p> 	<p>H BODY - BALCONY FENCE MFR.: SHERWIN WILLIAMS WARM STONE SW 7032</p> 	
<p>C BODY - LAP SIDING 1, BOARD & BATT, GARAGE DOOR MFR.: SHERWIN WILLIAMS LIBRARY PEWTER SW 0038</p> 	<p>F BODY - TRIM: POSTS & BRACKETS MFR.: SHERWIN WILLIAMS SHOJI WHITE SW 7042</p> 		

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CONCEPTUAL MATERIAL AND COLOR SHEET_ BLDGS B & C
PI13
SCALE: 1/8" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074

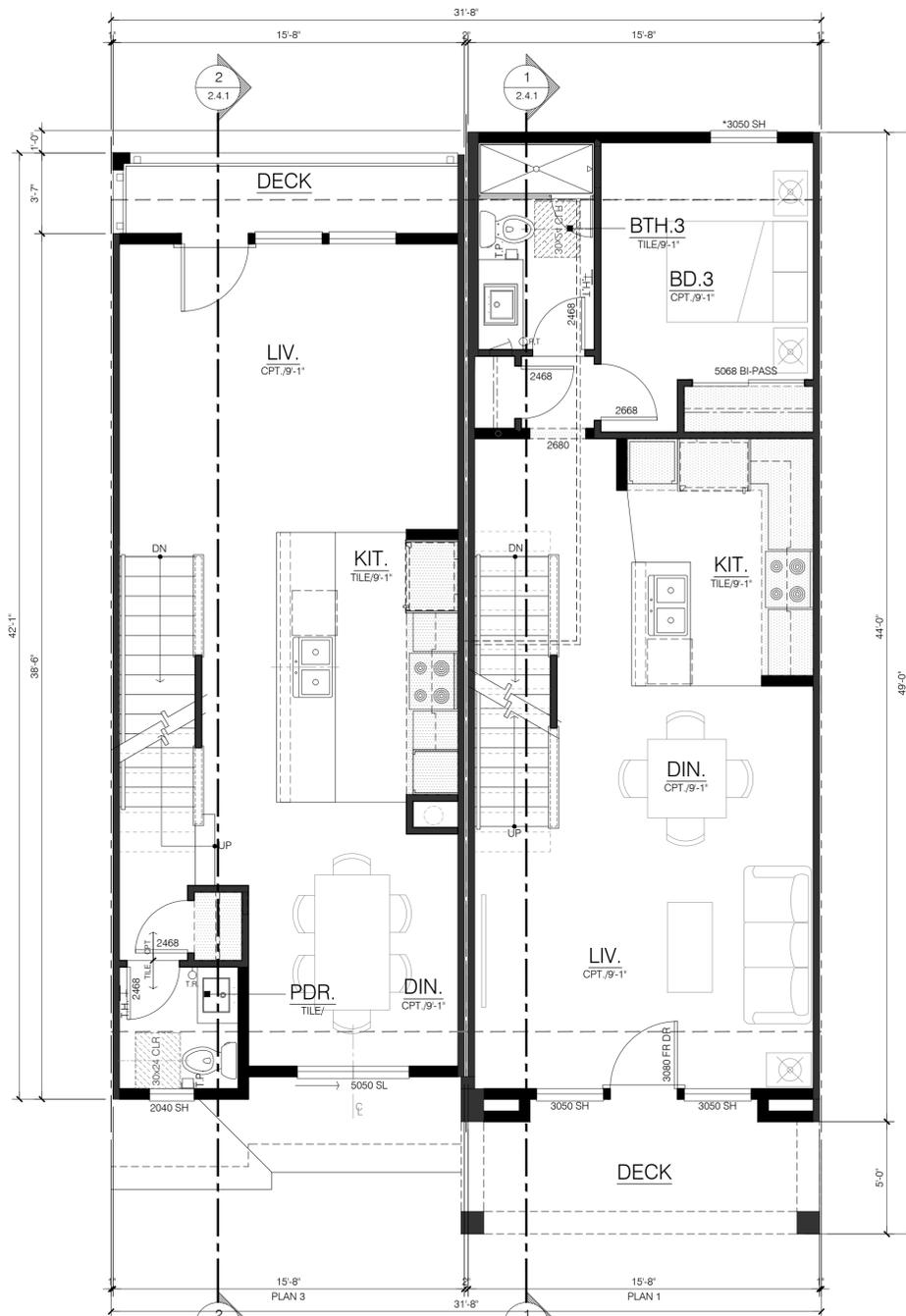


PLAN 3 INT
UPPER LIVING: 623 SQ. FT.

PLAN 1 INT
UPPER LIVING: 625 SQ. FT.

UPPER FLOOR

PLAN 1-3 INT

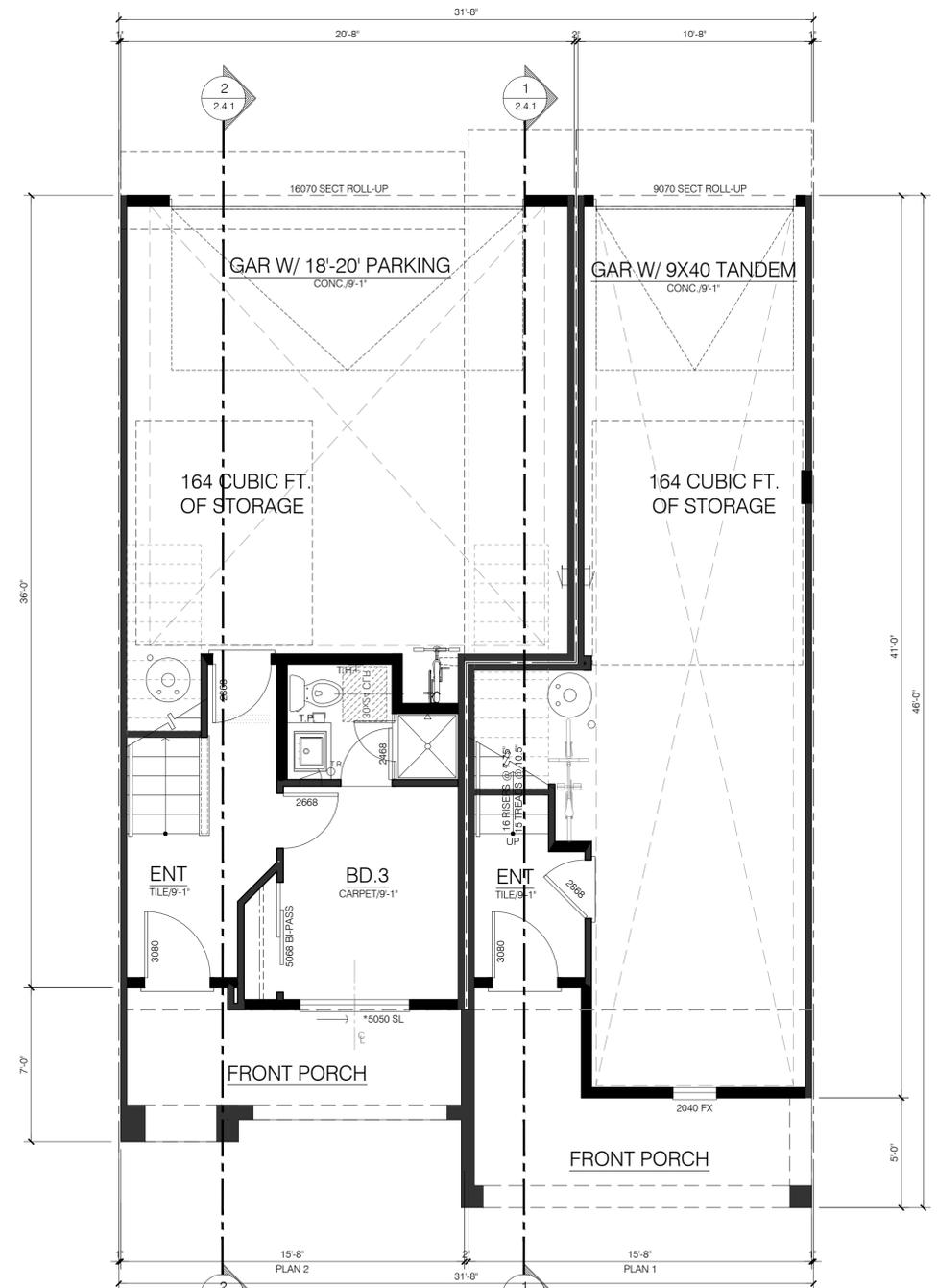


PLAN 3 INT
MAIN LIVING: 594 SQ. FT.
TOTAL LIVING: 1,453 SQ. FT.
DECK: 55 SQ. FT.

PLAN 1 INT
MAIN LIVING: 680 SQ. FT.
TOTAL LIVING: 1,351 SQ. FT.
DECK: 90 SQ. FT.

MAIN FLOOR

PLAN 1-3 INT



PLAN 3 INT
GROUND LIVING: 236 SQ. FT.
GARAGE: 236 SQ. FT.
PORCH: 89 SQ. FT.
STORAGE: 164 CUBIC FT.

PLAN 1 INT
GROUND LIVING: 47 SQ. FT.
GARAGE: 463 SQ. FT.
PORCH: 106 SQ. FT.
STORAGE: 164 CUBIC FT.

LOWER FLOOR

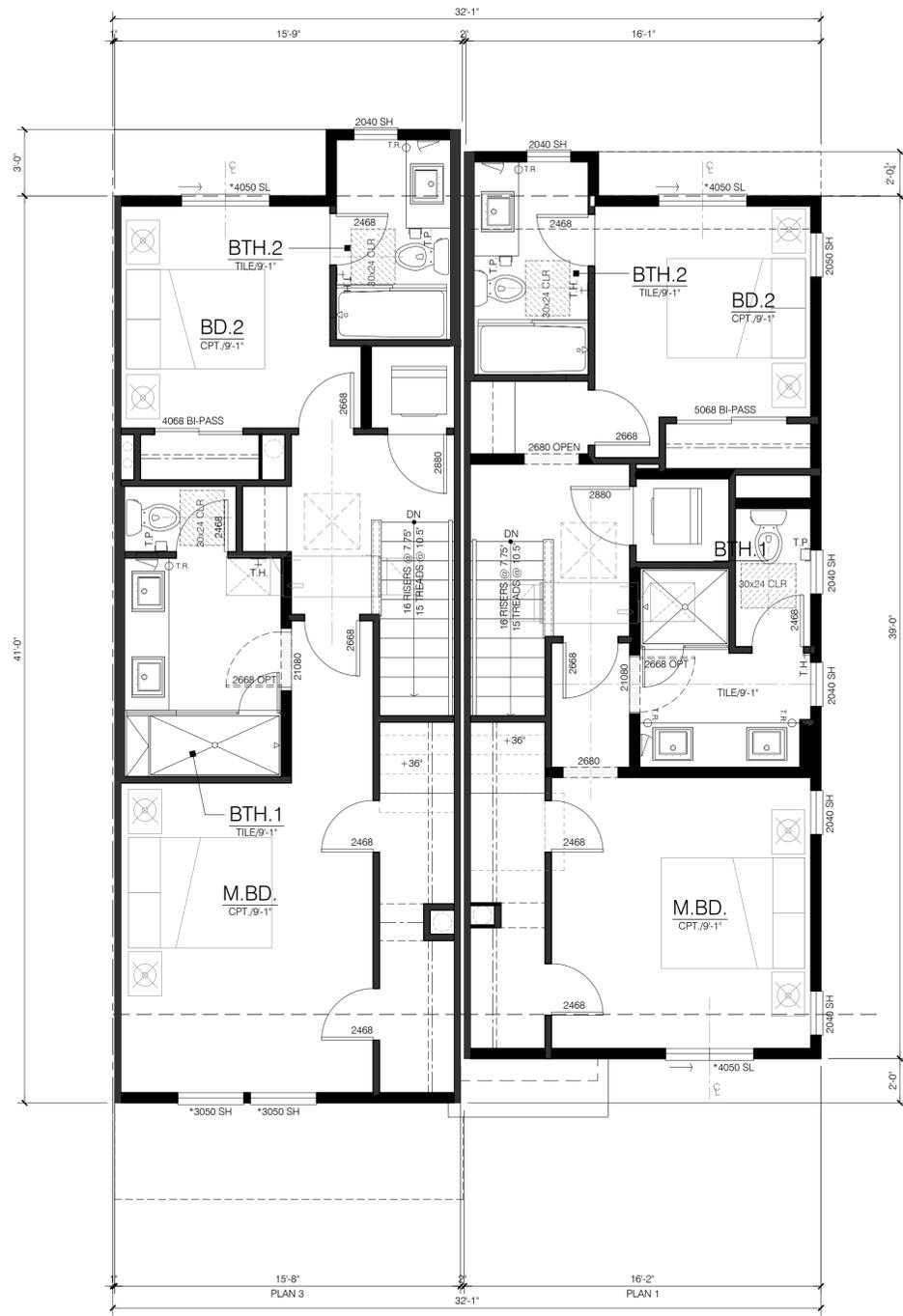
PLAN 1-3 INT

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CONCEPTUAL PLAN 1-3 FP INT
A2.1.1

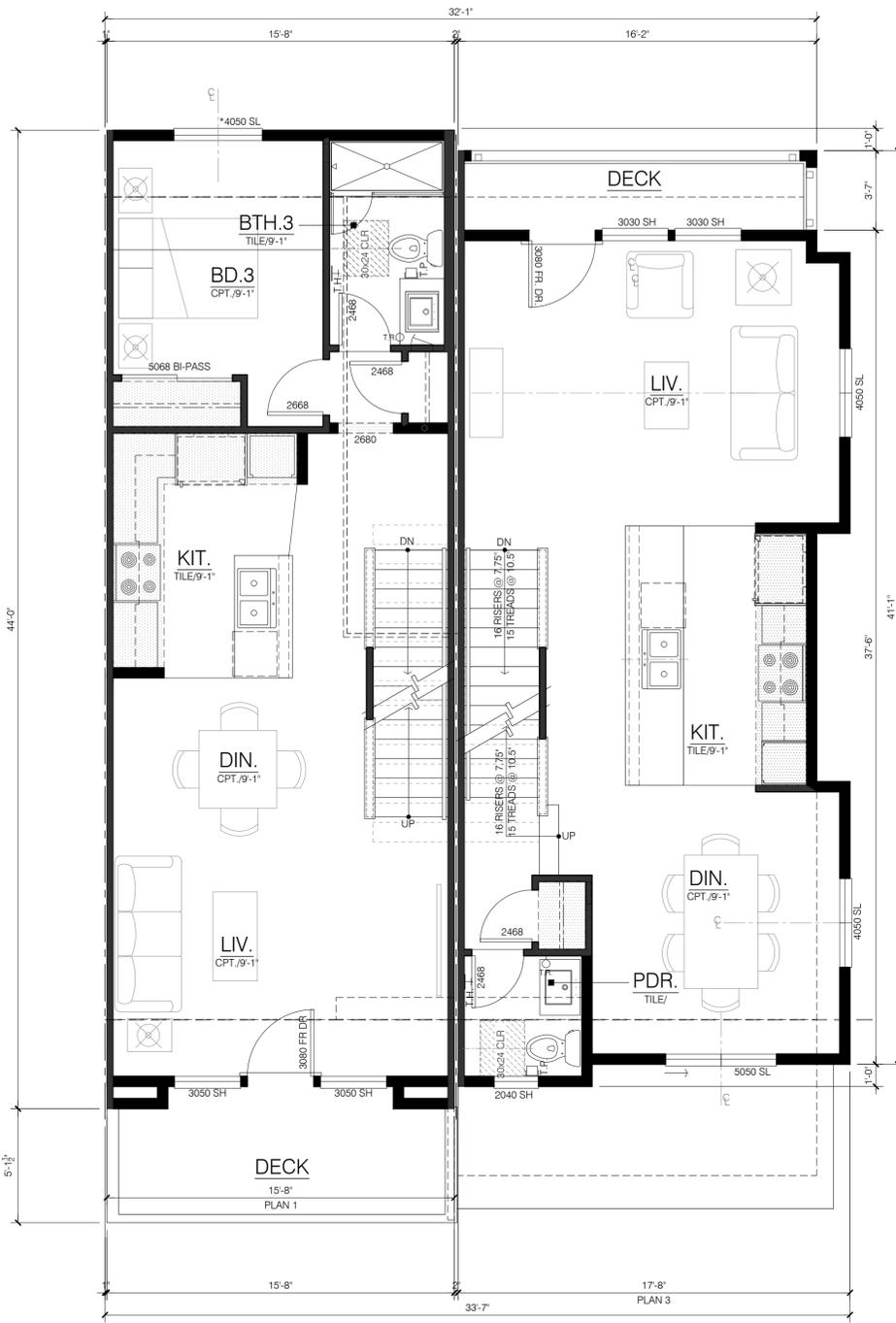
SCALE: 1/4" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



PLAN 1B INT UPPER LIVING: 659 SQ. FT. PLAN 3 END UPPER LIVING: 643 SQ. FT.

UPPER FLOOR

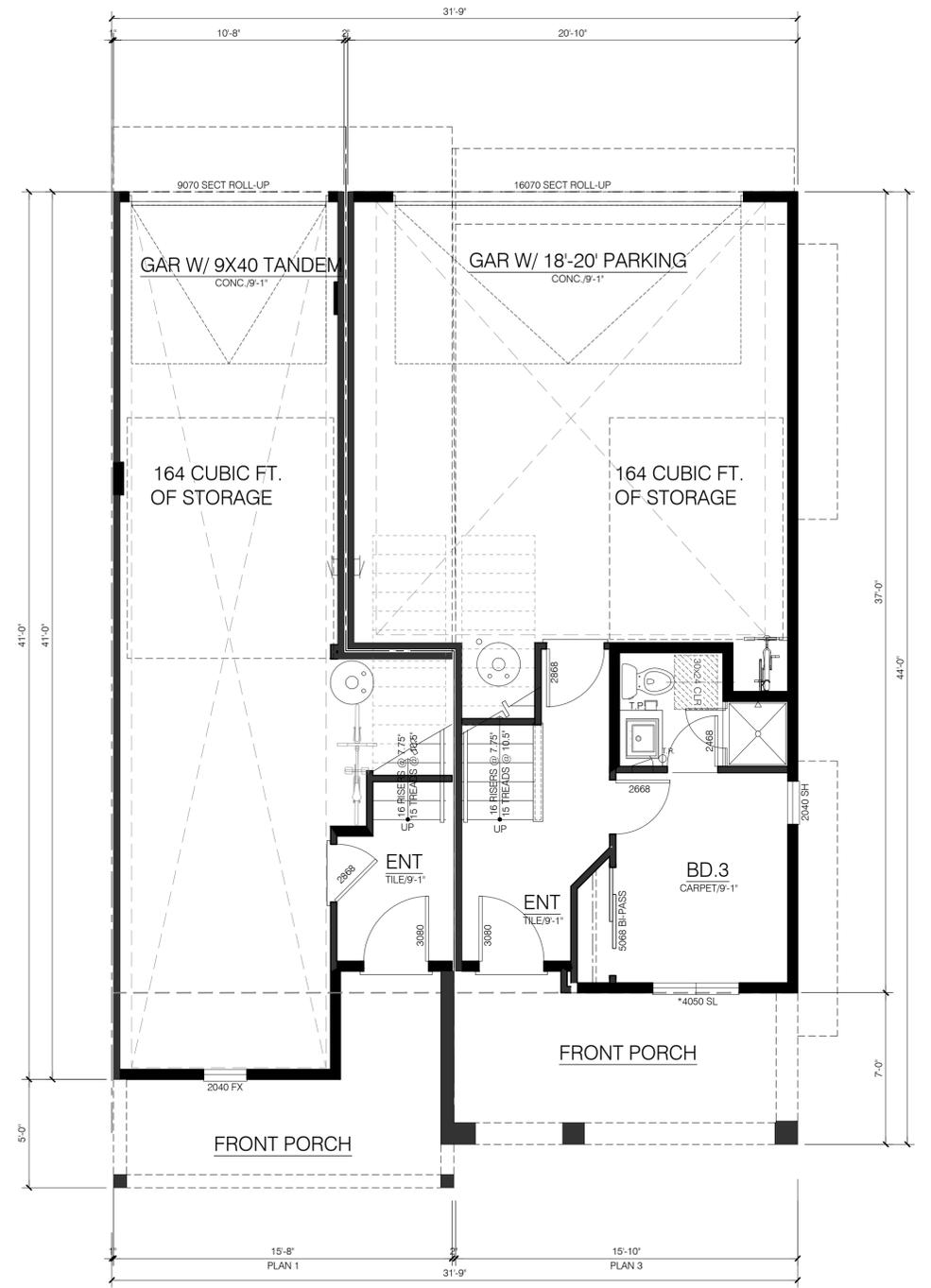
PLAN 1-3 END



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

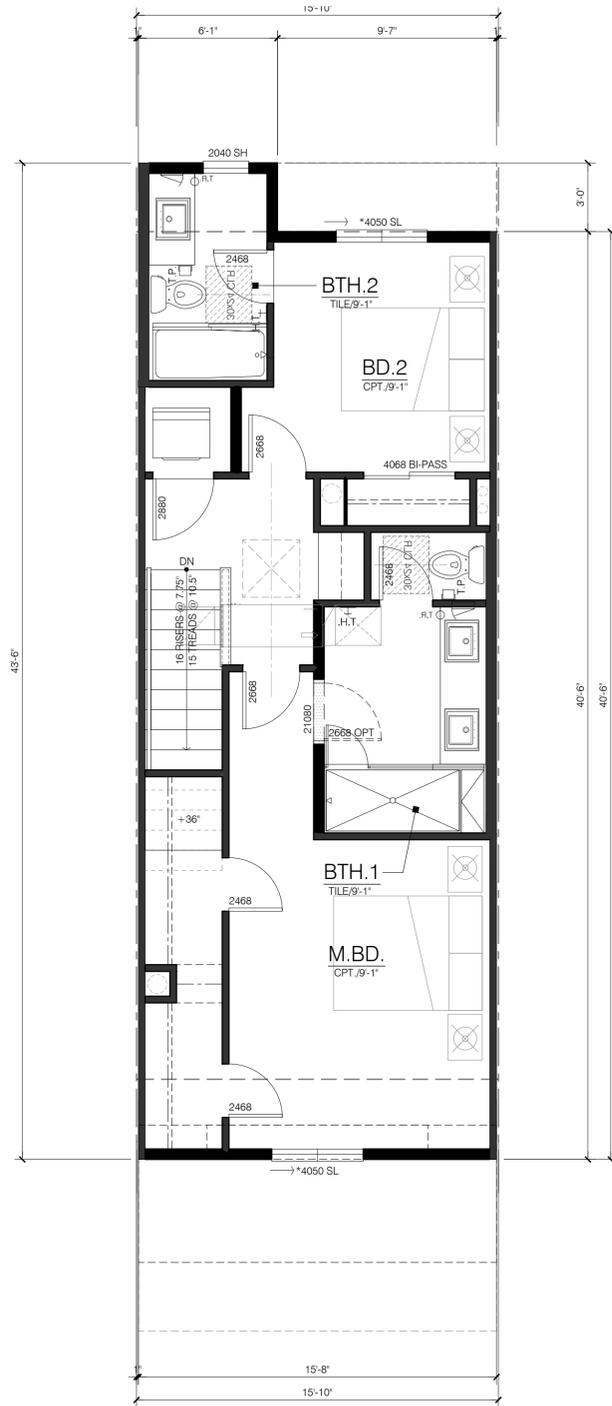
PLAN 1-3 END

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CONCEPTUAL PLAN 1-3 END
A2.1.2

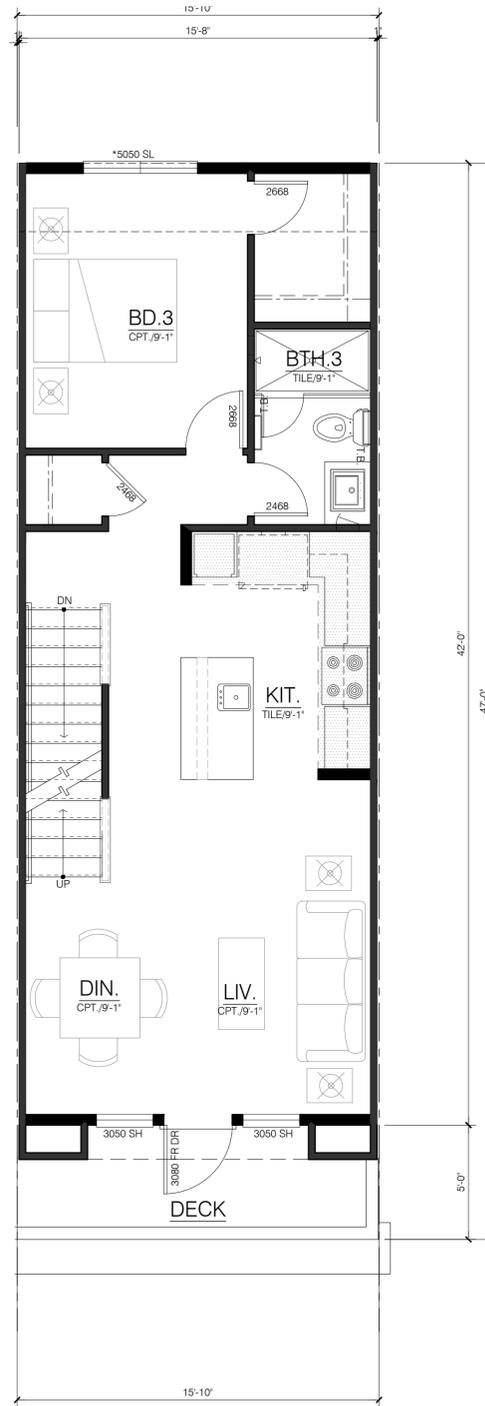
SCALE: 1/4" = 1'-0"
 DATE: 6/19/2023
 PROJECT: 317074



UPPER LIVING: 653 SQ. FT.

UPPER FLOOR PLAN

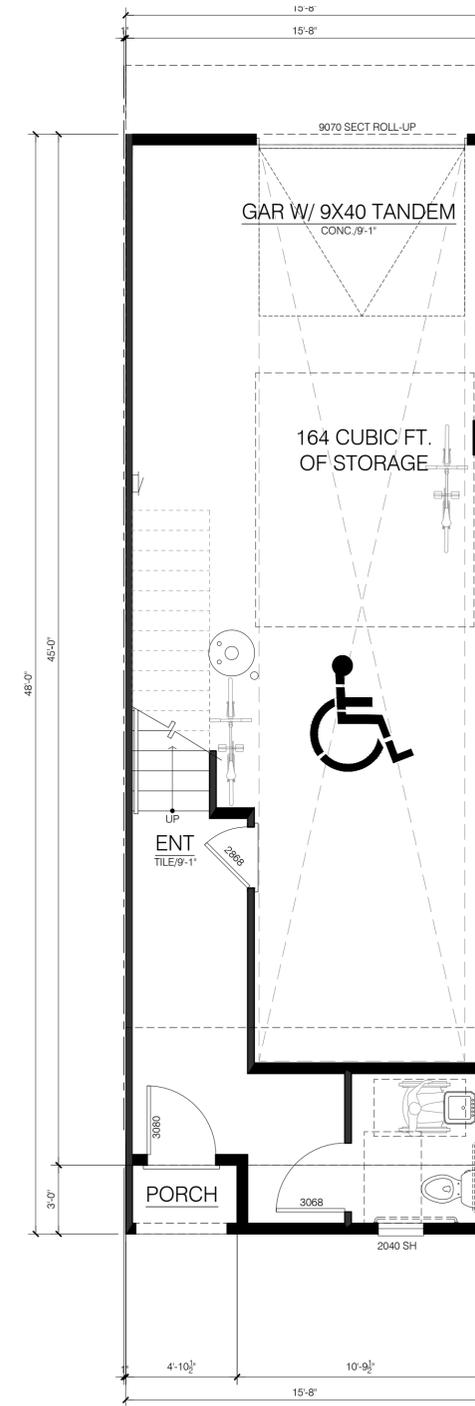
PLAN 2



MAIN LIVING: 670 SQ. FT.
TOTAL LIVING: 1,498 SQ. FT.
DECK: 70 SQ. FT.

MAIN FLOOR PLAN

PLAN 2



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

GROUND FLOOR PLAN

PLAN 2

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CONCEPTUAL PLAN 2 ADA FLOOR PLANS

A2.1.3

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

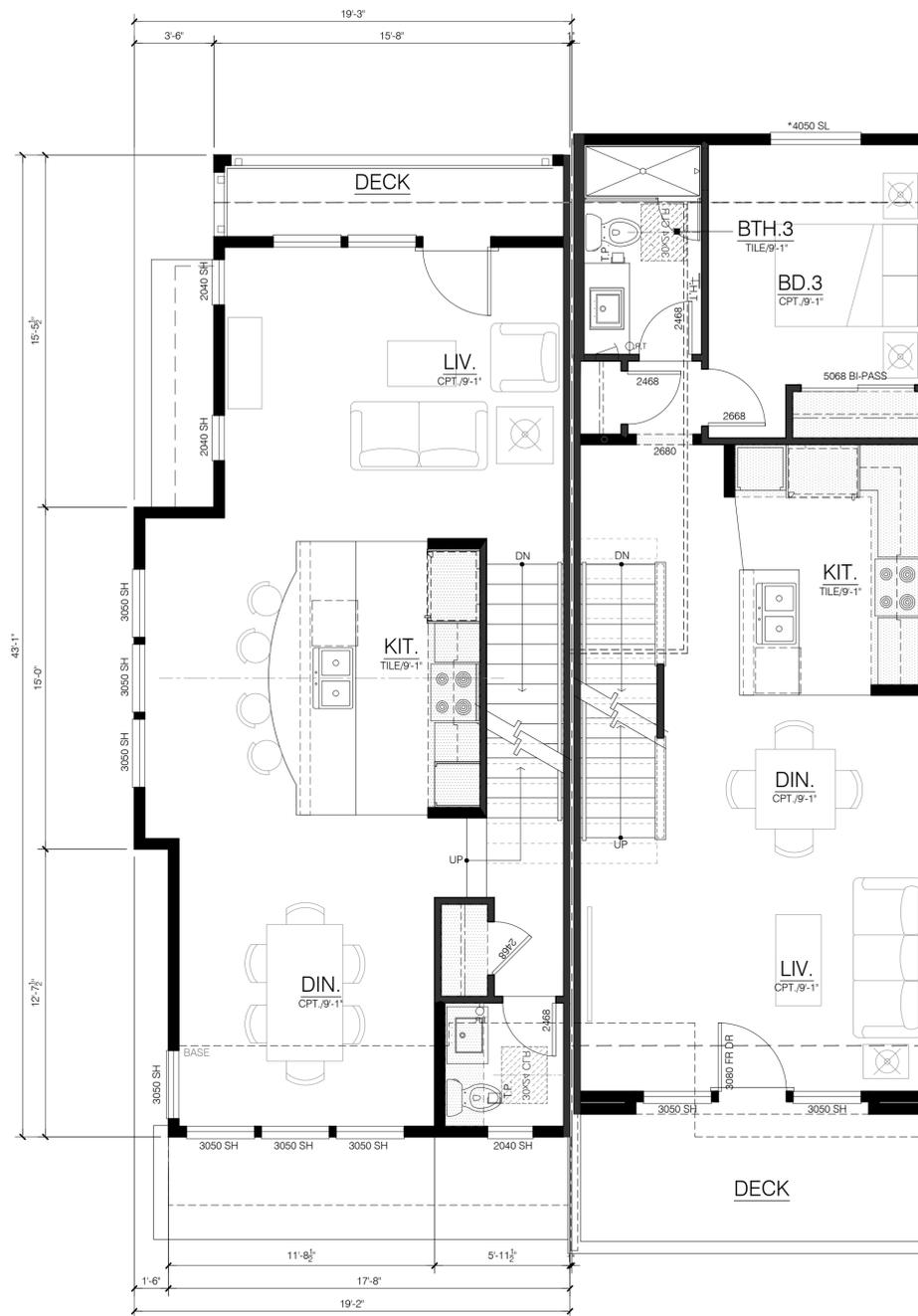


PLAN 4
UPPER LIVING: 732 SQ. FT.

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

UPPER FLOOR

PLAN 1-4

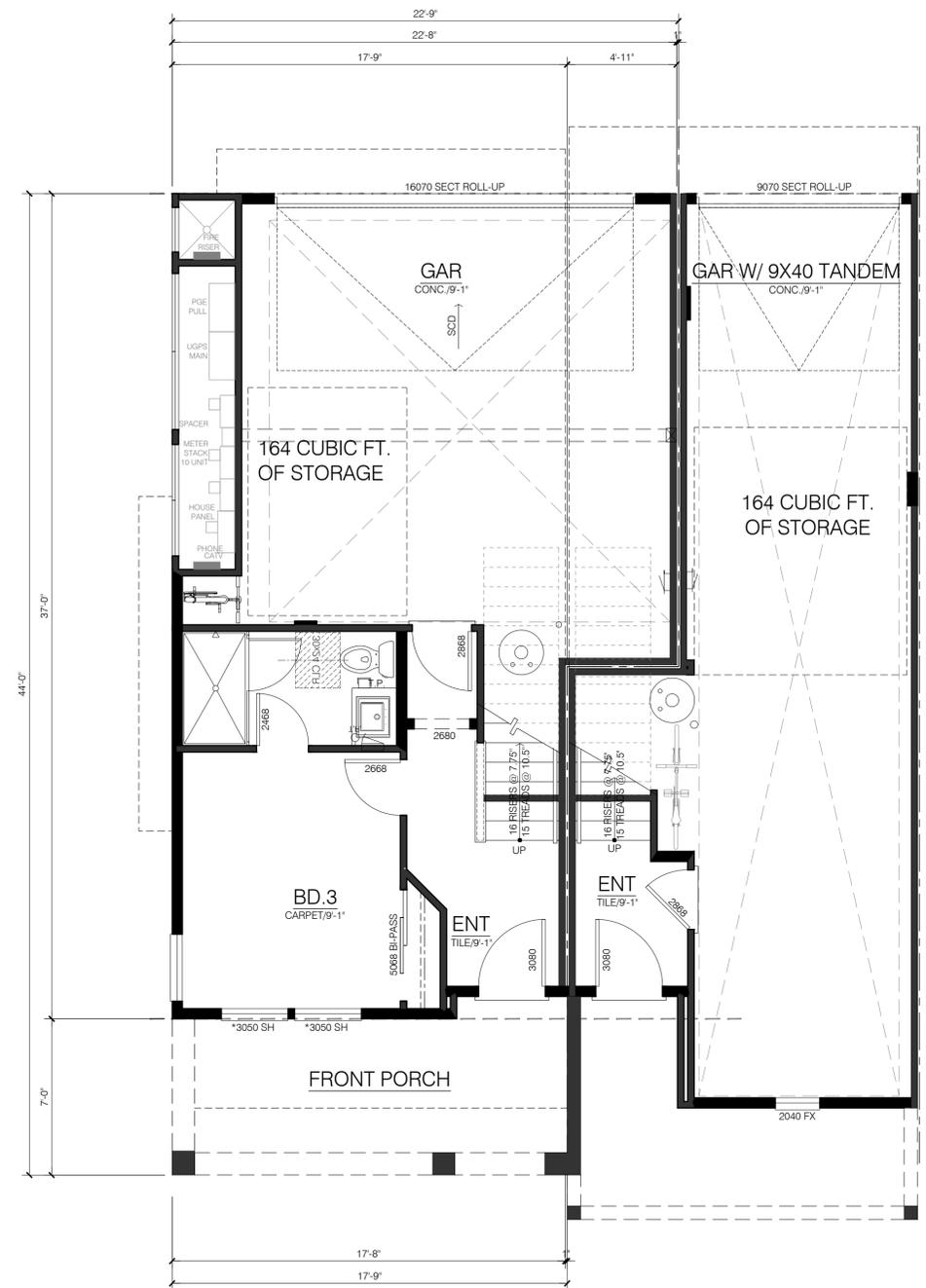


PLAN 4
MAIN LIVING: 697 SQ. FT.
DECK: 56 SQ. FT.
TOTAL LIVING: 1,727 SQ. FT.

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

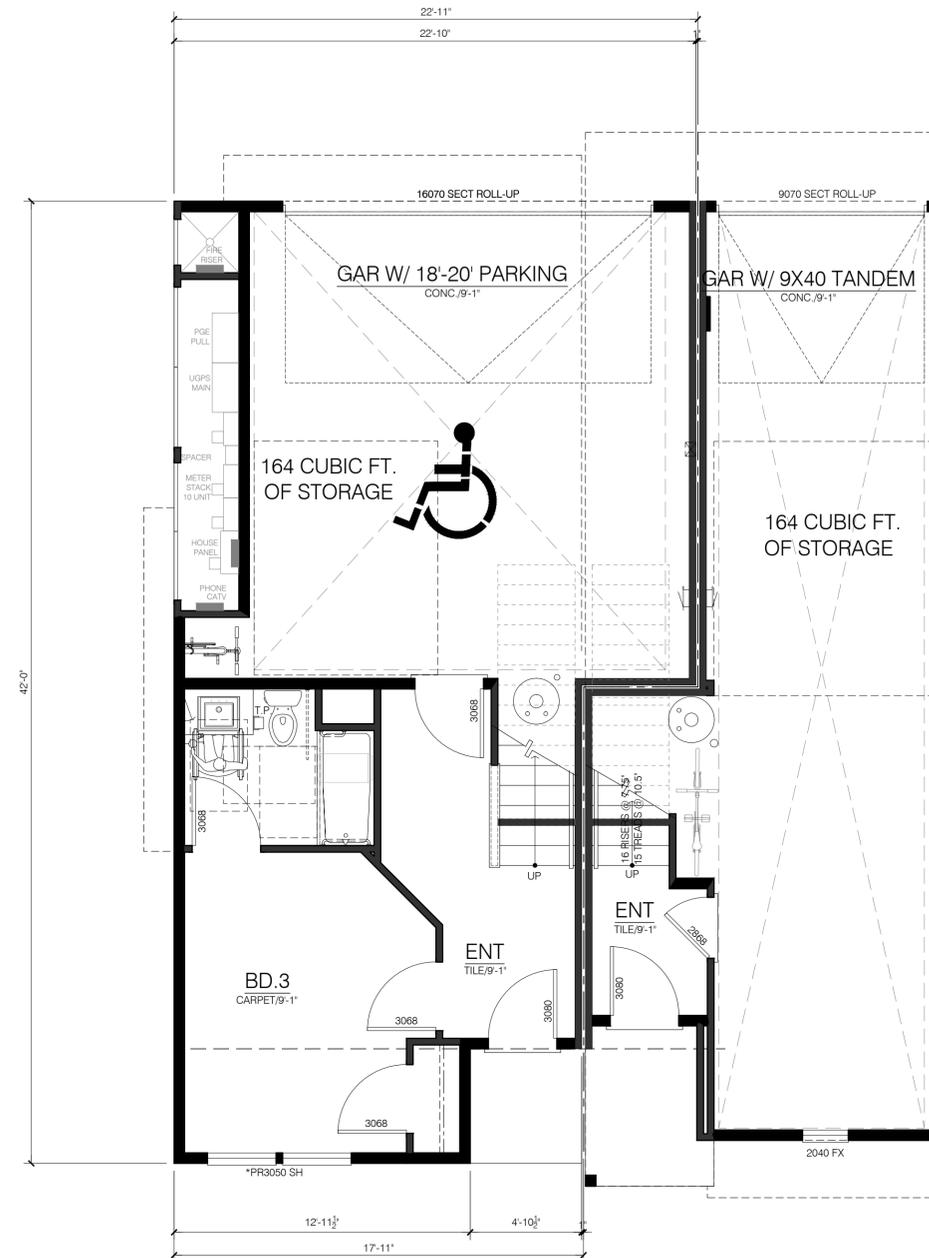
PLAN 1-4

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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.

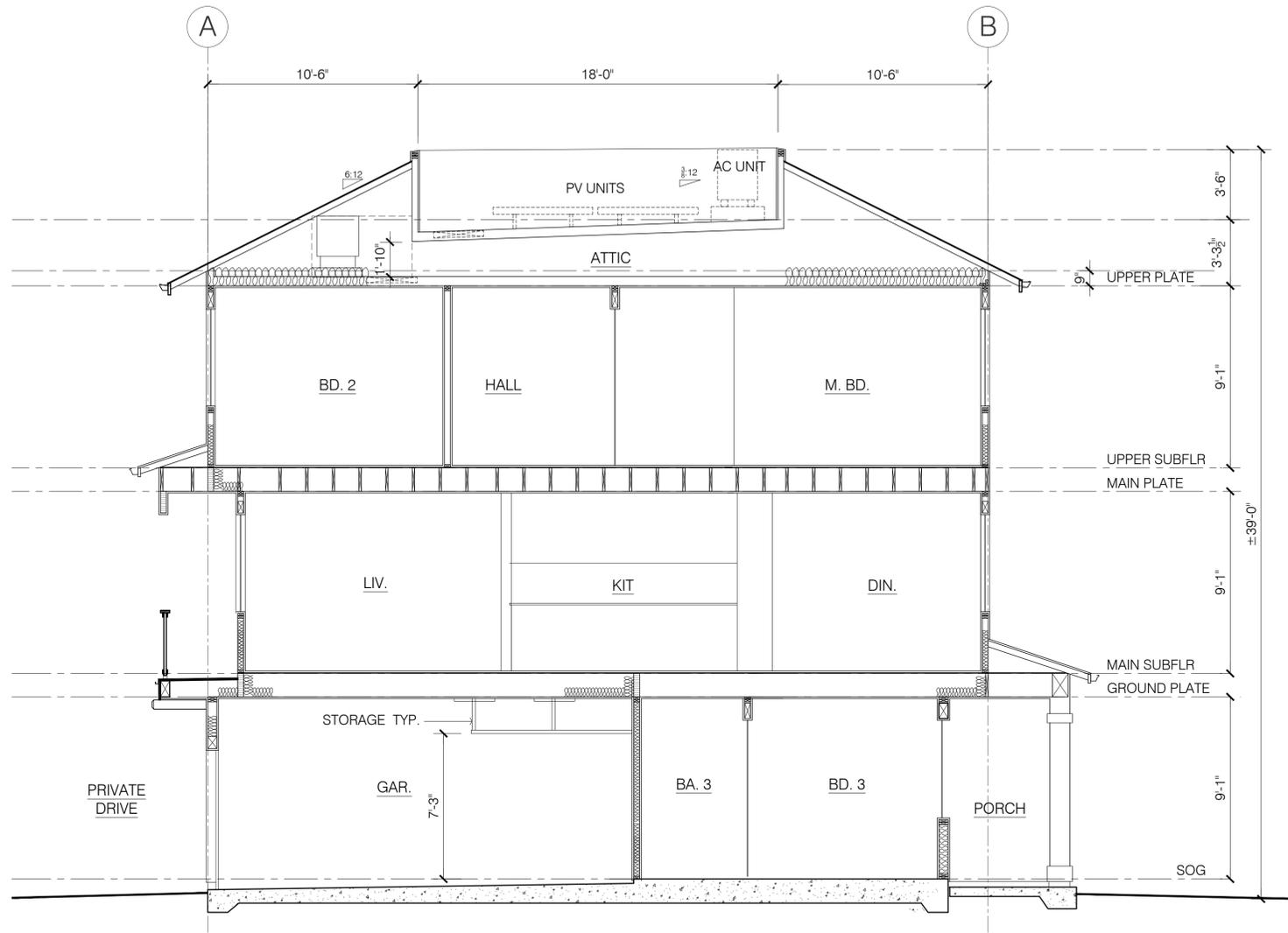
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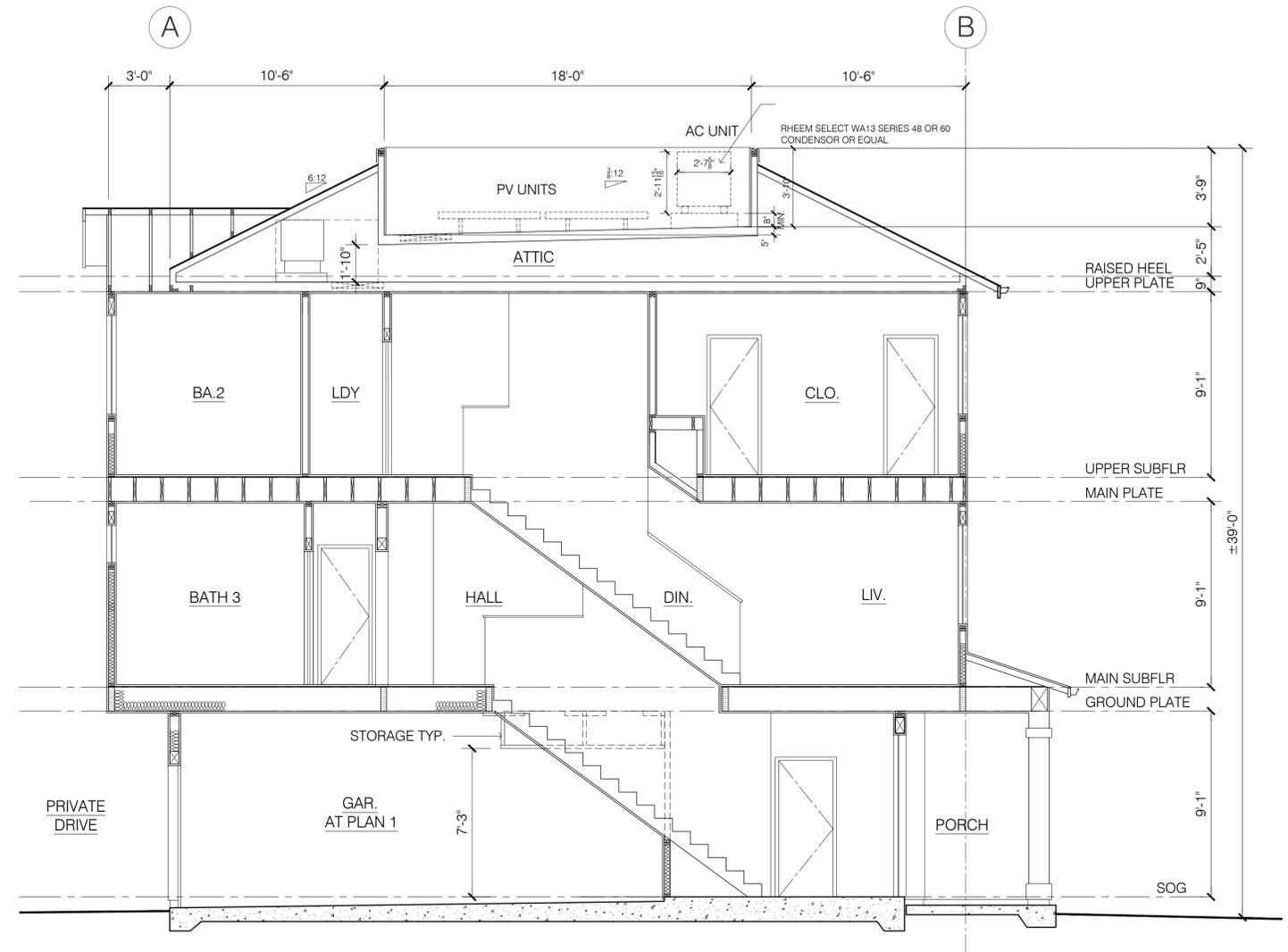
CONCEPTUAL PLAN 4 FP_ADA

A2.3.2

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



2 PLAN 3 BUILDING SECTION - TYP. FOR BLDGS. A,B,C.& D
A2.1.1 PLAN 3



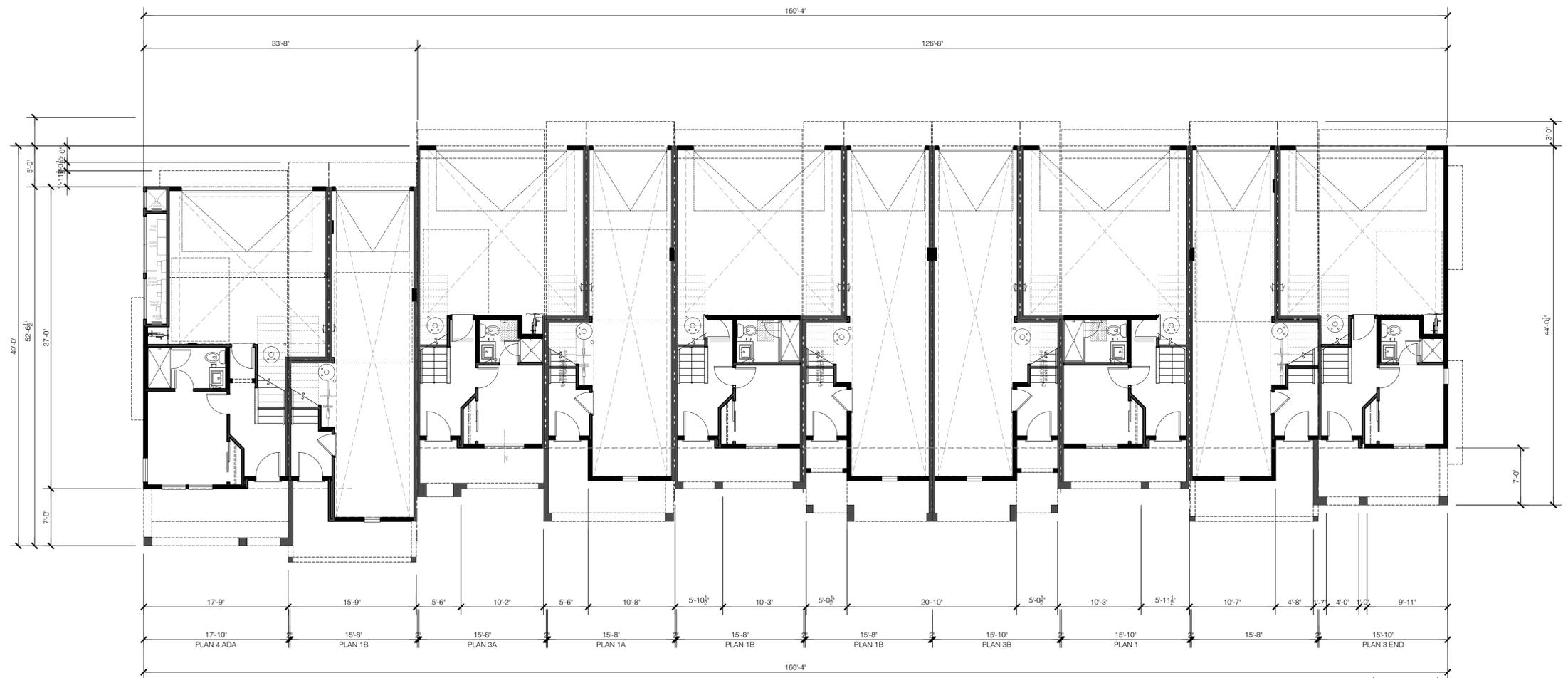
1 PLAN 1 BUILDING SECTION - TYP. FOR BLDGS. A,B,C.& D
A2.1.1 PLAN 1

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CONCEPTUAL UNIT SECTIONS
A2.4.1

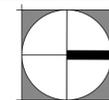
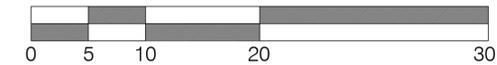
SCALE: 1/8" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



GROUND FLOOR PLAN

BLDG. A (BLDG. D SIM.)

7,110 SQ. FT.



NORTH
BLDG. A

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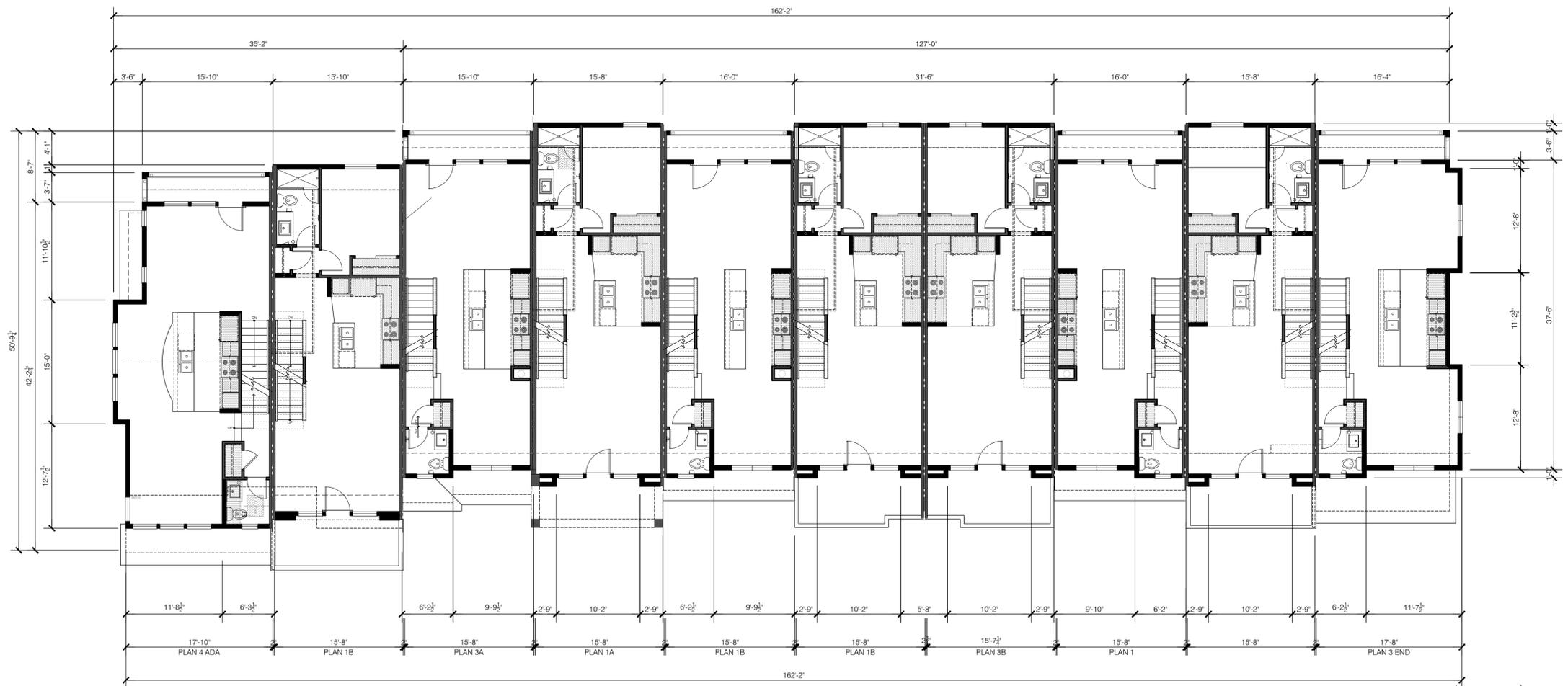
BLDGS. A & D _CONCEPTUAL GROUND FLOOR PLAN

A3.1.1

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

DATE: 6/19/2023

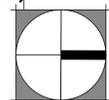
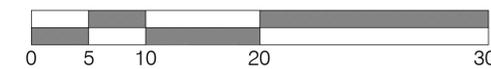
PROJECT: 317074



MAIN FLOOR PLAN

BLDG. A (BLDG. D SIM.)

6,825 SQ. FT.



NORTH
BLDG. A

ARBOR SQUARE
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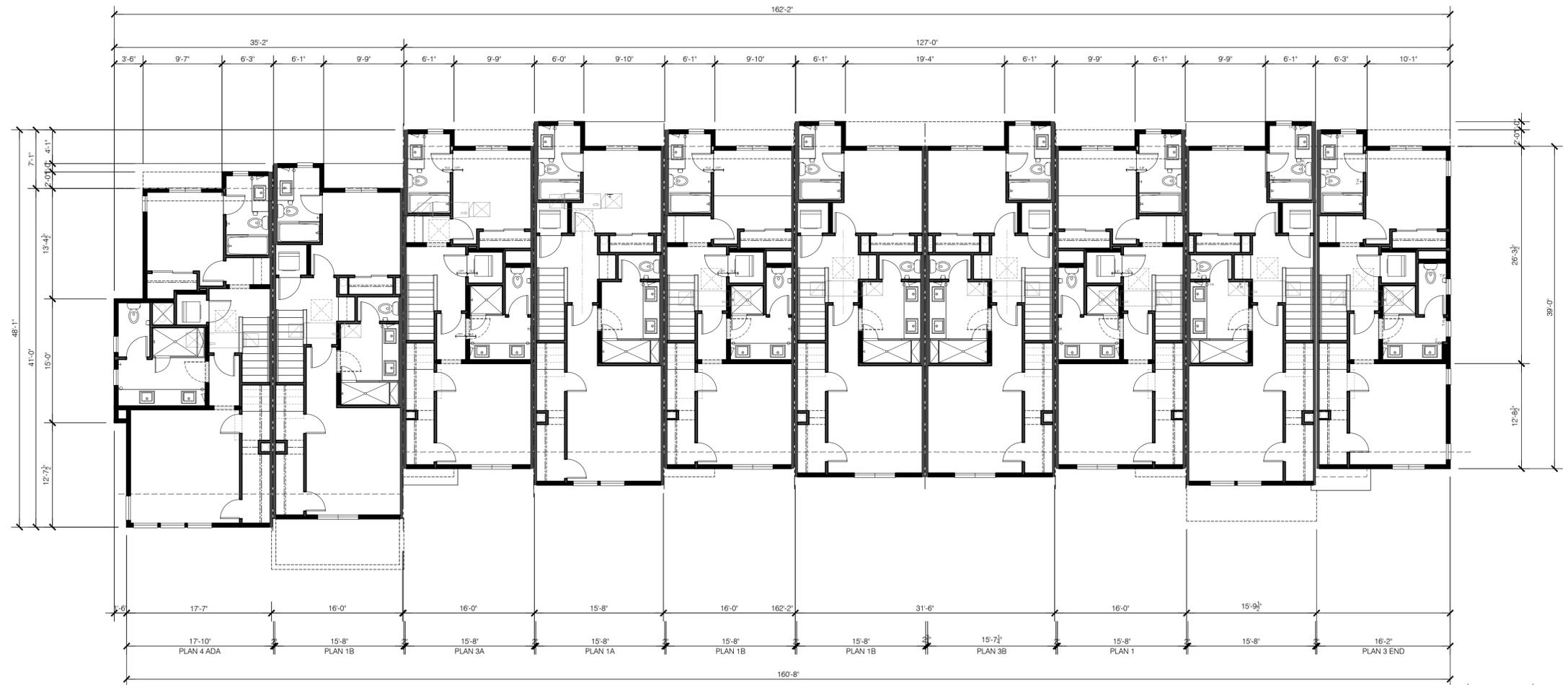
BLDGS. A & D _ CONCEPTUAL MAIN FLOOR PLAN

A3.1.2

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

DATE: 6/19/2023

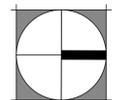
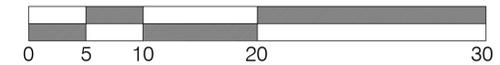
PROJECT: 317074



UPPER FLOOR PLAN

BLDG. A (BLDG. D SIM.)

6,559 SQ. FT.



NORTH
BLDG. A

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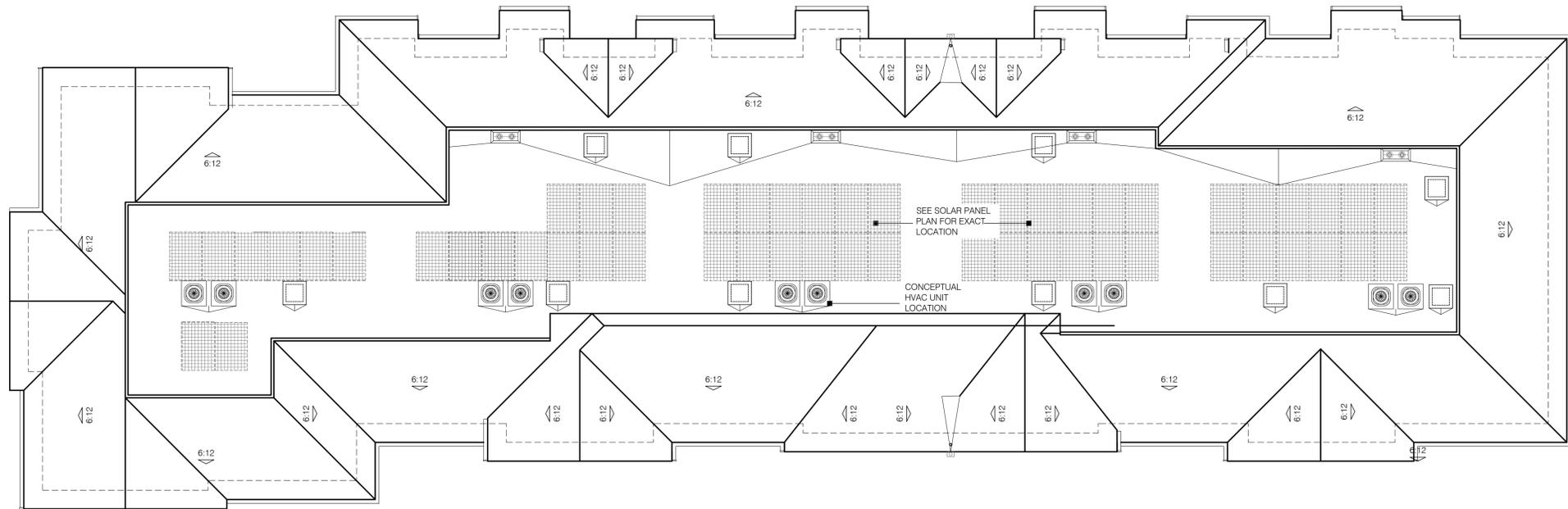
BLDG. A & D _CONCEPTUAL UPPER FLOOR PLAN

A3.1.3

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

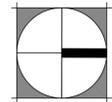
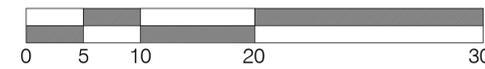
DATE: 6/19/2023

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ROOF PLAN

BLDG. A (BLDG. D SIM.)



NORTH
BLDG. A

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BLDG. 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

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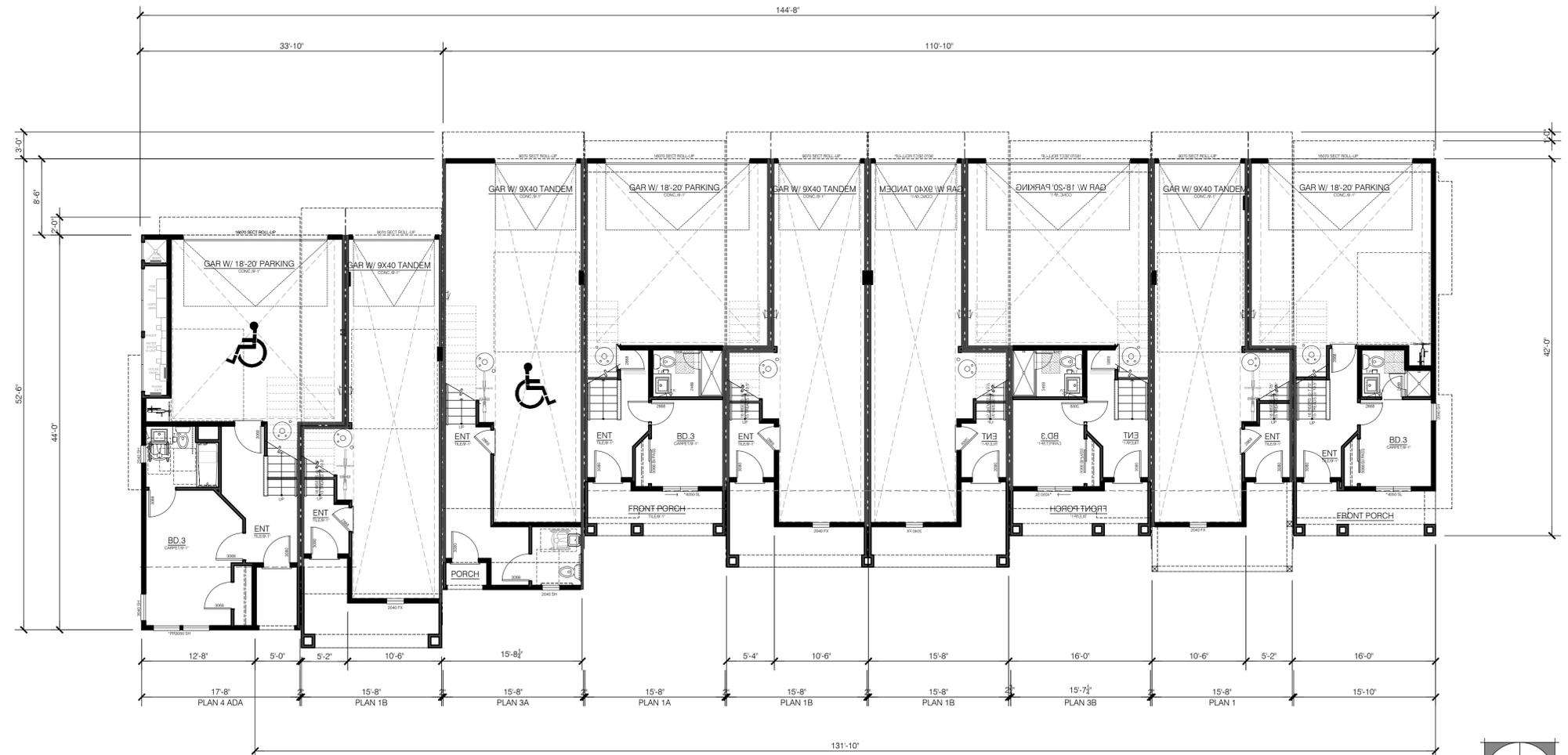
BLDGS. A & D _CONCEPTUAL ELEVATIONS

A3.1.5

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

DATE: 6/19/2023

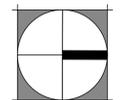
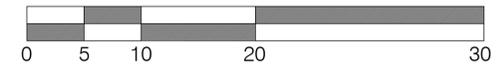
PROJECT: 317074



GROUND FLOOR PLAN

BLDG. C (BLDG. B SIM.)

6,438 SQ. FT.



NORTH
BLDG. C

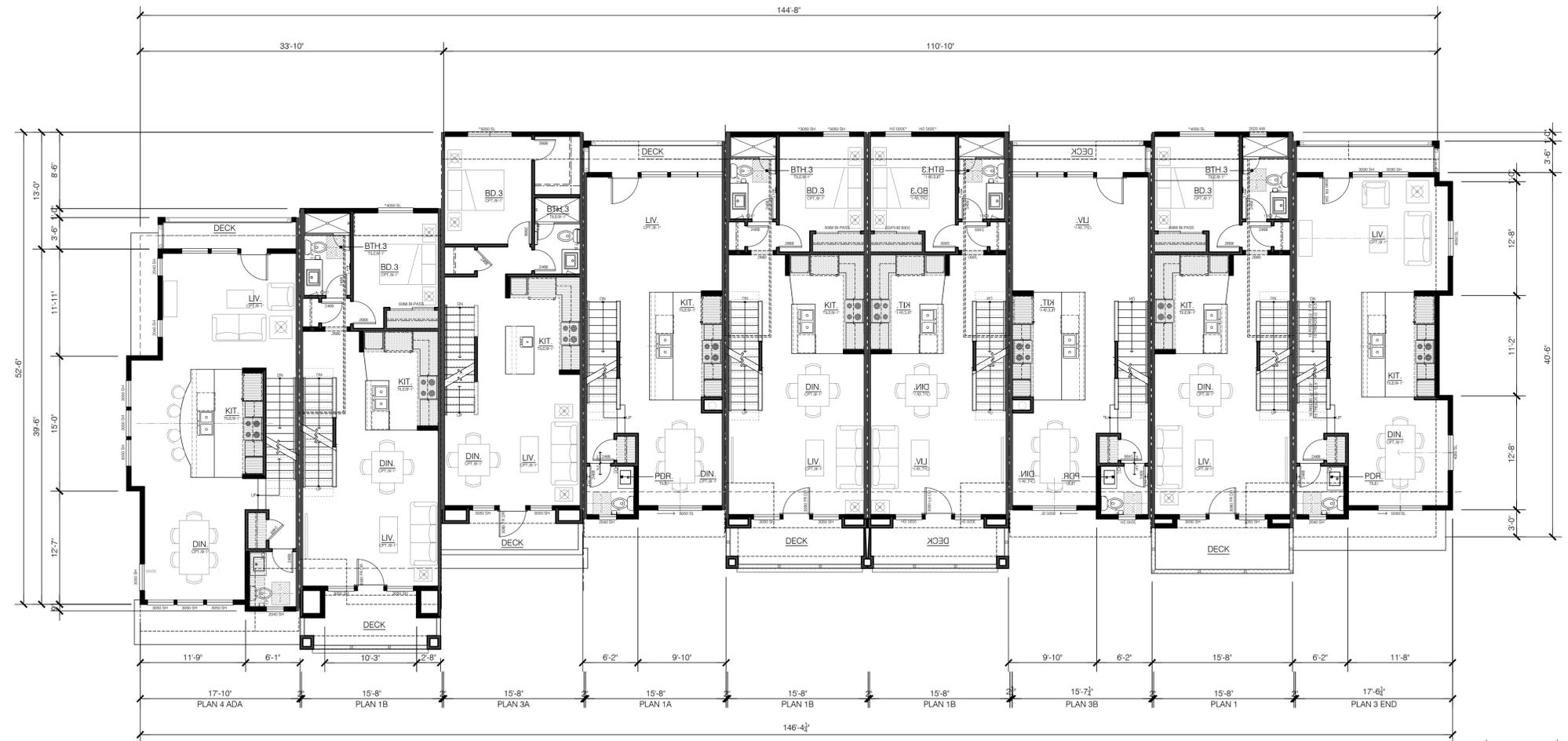
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BLDG. B & C CONCEPTUAL GROUND FLOOR PLAN

A3.2.1

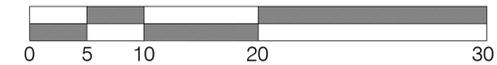
SCALE: 1/8" = 1'-0"
DATE: 6/19/2023
PROJECT: 317074



MAIN FLOOR PLAN

BLDG. C (BLDG. B SIM.)

5977 SQ. FT.



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



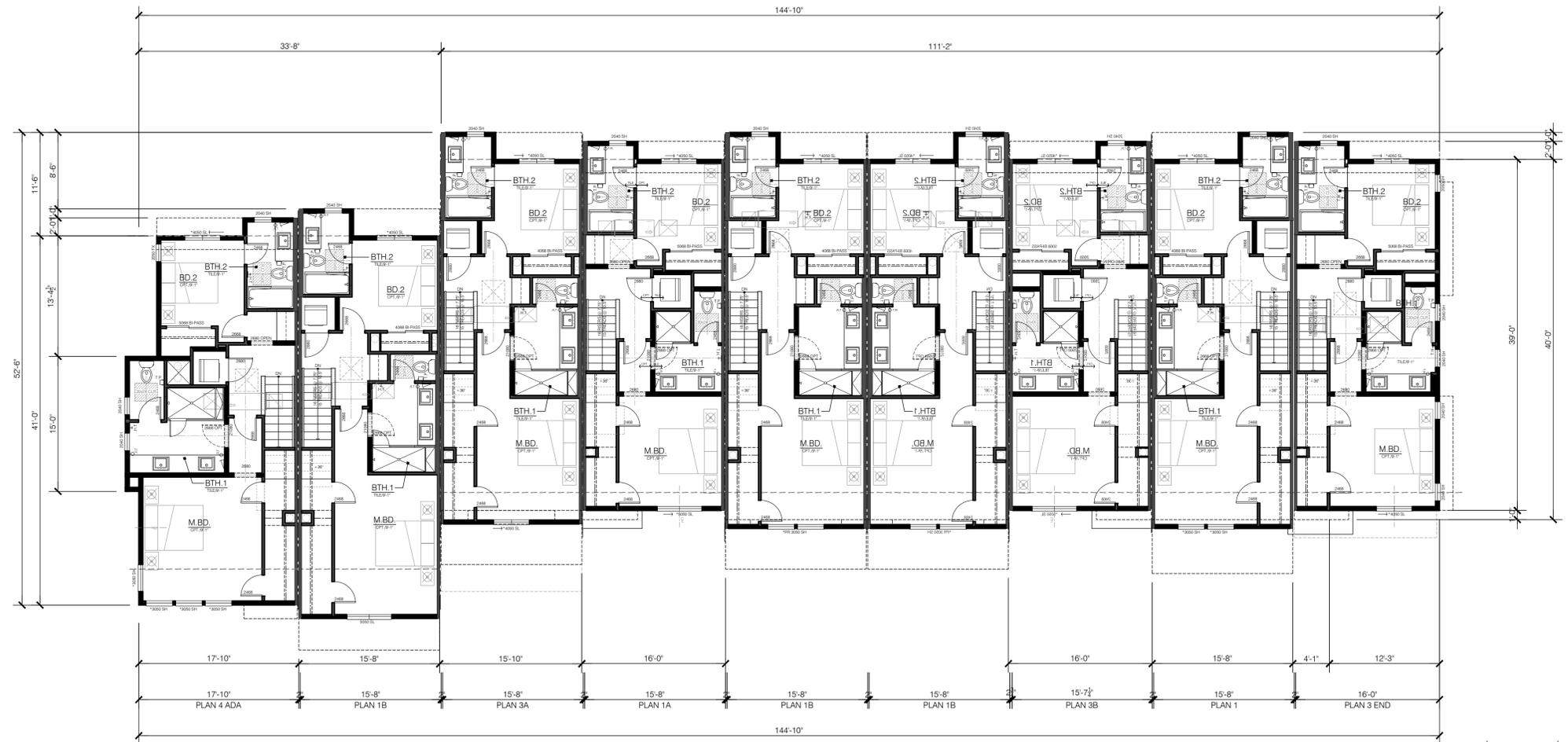
BLDG. B & C CONCEPTUAL MAIN FLOOR PLAN

A3.2.2

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

DATE: 6/19/2023

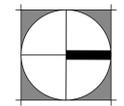
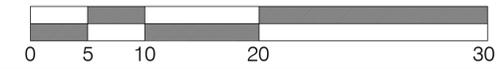
PROJECT: 317074



UPPER FLOOR PLAN

BLDG. C (BLDG. B SIM.)

5992 SQ. FT.



NORTH
BLDG. C

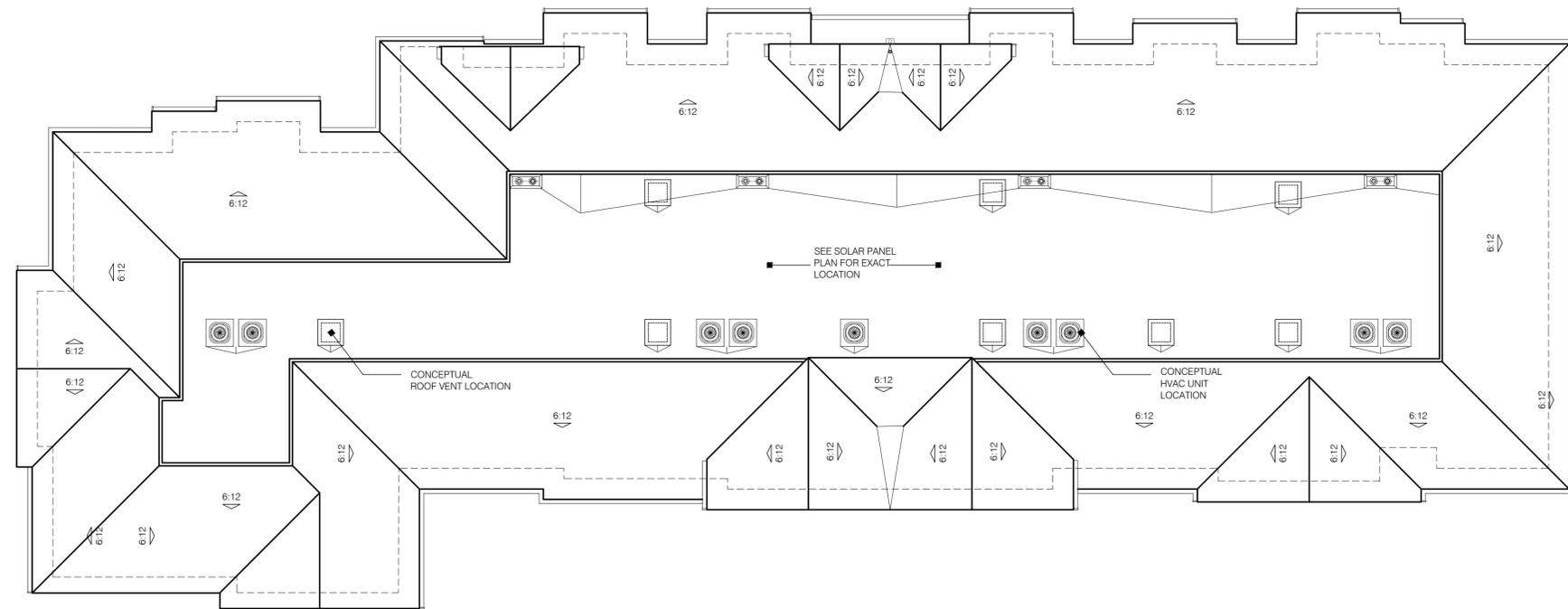
ARBOR SQUARE
 CITY VENTURES
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BLDGS. B & C CONCEPTUAL UPPER FLOOR PLAN

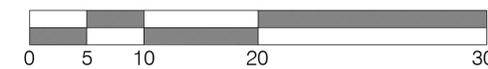
A3.2.3

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



ROOF PLAN

BLDG. C (BLDG. B SIM.)



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

ARBOR SQUARE

CITY VENTURES

922 - 950 SAN LEANDRO AVENUE

MOUNTAIN VIEW, CA 94043



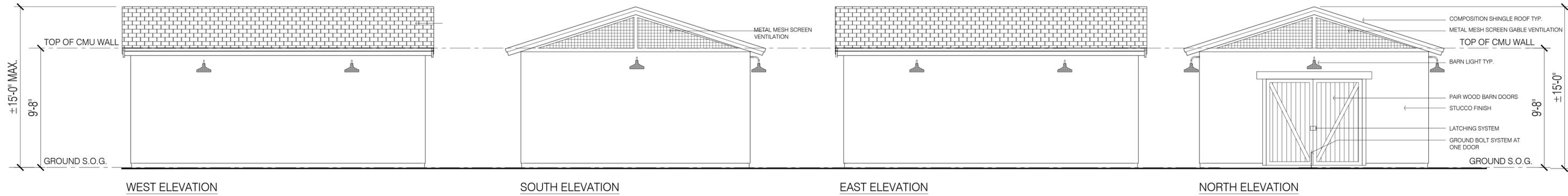
BLDG. B & C _CONCEPTUAL ELEVATIONS

A3.2.5

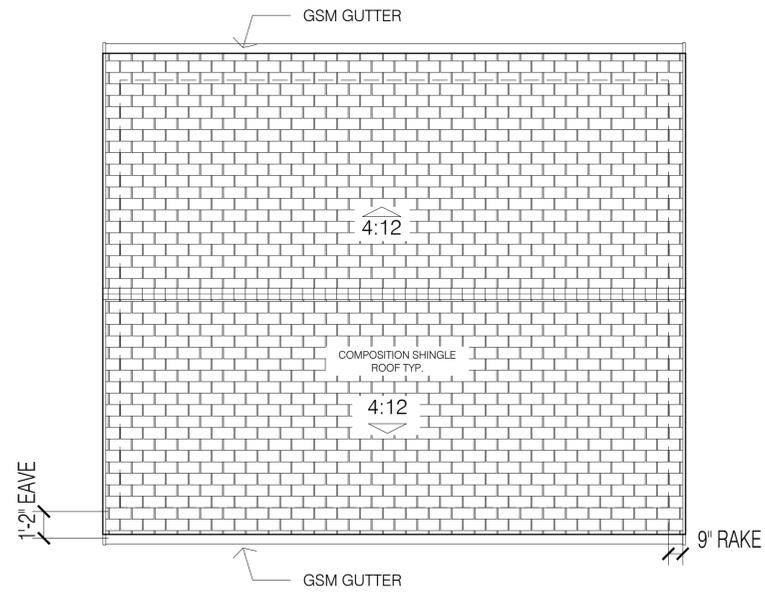
SCALE: 1/8" = 1'-0"

DATE: 6/19/2023

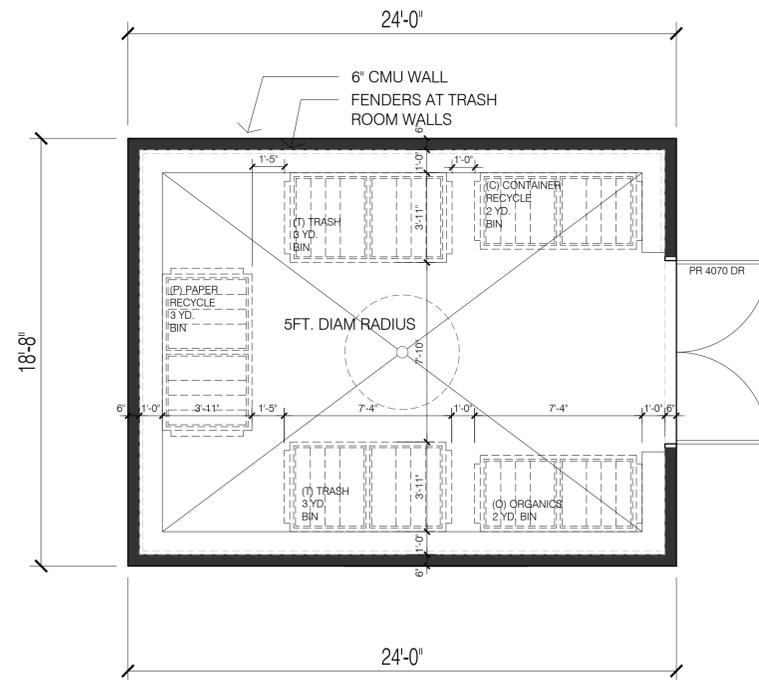
PROJECT: 317074



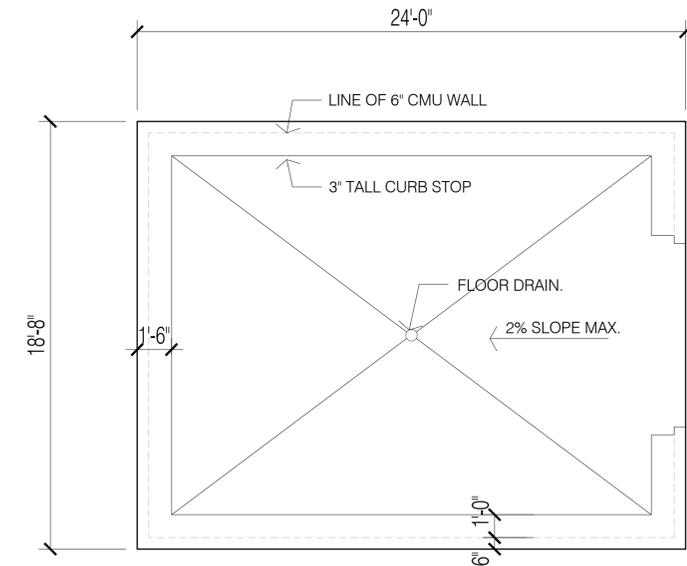
TRASH ENCLOSURE ELEVATIONS



TRASH ENCLOSURE ROOF PLAN



TRASH ENCLOSURE PLAN



TRASH ENCLOSURE SLAB PLAN

BLDG. AREA: 448 SQ. FT.

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, ES.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								
CALGreen Res (REQUIRED)		4	1	1	1	1	1	
A. SITE								
TBD	A1. Construction Footprint							
No	A2. Job Site Construction Waste Diversion	0						
Yes	A2.1 60% C&D Waste Diversion (Excluding Alternative Daily Cover)	0						
Yes	A2.2 60% C&D Waste Diversion (Excluding Alternative Daily Cover)	4						
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility							
Yes	A3. Recycled Content Base Material	1						
TBD	A4. Heat Island Reduction (Non-Roof)							
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out							
Yes	A6. Stormwater Control: Prescriptive Path	1						
Yes	A6.1 Permeable Paving Material	1						
TBD	A6.2 Filtration and/or Bio-Retention Features							
TBD	A6.3 Non-Leaching Roofing Materials							
TBD	A6.4 Smart Stormwater Street Design	1						
TBD	A7. Stormwater Control: Performance Path							
B. FOUNDATION								
TBD	B1. Fly Ash and/or Slag in Concrete							
Yes	B2. Radon-Resistant Construction	2						
Yes	B3. Foundation Drainage System	2						
TBD	B4. Moisture Controlled Crawlspace							
B5. Structural Pest Controls								
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1						
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation							
C. LANDSCAPE								
0.00%								
Enter the landscape area percentage								
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1						
TBD	C2. Three Inches of Mulch in Planting Beds							
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						
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	0						
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						
TBD	C4.2 Turf on a Small Percentage of Landscaped Area							
TBD	C5. Trees to Moderate Building Temperature	0						
Yes	C6. High-Efficiency Irrigation System	0						
TBD	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil							
TBD	C8. Rainwater Harvesting System							
TBD	C9. Recycled Wastewater Irrigation System							
TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation							
TBD	C11. Landscape Meets Water Budget							
C12. Environmentally Preferable Materials for Site								
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing							
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%							
Yes	C13. Reduced Light Pollution	1						
TBD	C14. Large Stature Trees							
TBD	C15. Third Party Landscape Program Certification							
TBD	C16. Maintenance Contract with Certified Professional							
Yes	C17. Community Garden	2						
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
D1. Optimal Value Engineering								
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center							
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load							
TBD	D1.3 Advanced Framing Measures							
D2. Construction Material Efficiencies								
D3. Engineered Lumber								
Yes	D3.1 Engineered Beams and Headers	1						
Yes	D3.2 Wood Joists or Web Trusses for Floors	1						
Yes	D3.3 Engineered Lumber for Roof Rafters	1						
Yes	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	1						
Yes	D3.5 OSB for Subfloor	0.5						
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5						
D4. Insulated Headers								
TBD	D4.1 Insulated Headers							
D5. FSC-Certified Wood								
TBD	D5.1 Dimensional Lumber, Studs, and Timber							
TBD	D5.2 Panel Products							
D6. Solid Wall Systems								
TBD	D6.1 At Least 90% of Floors							
TBD	D6.2 At Least 90% of Exterior Walls							
TBD	D6.3 At Least 90% of Roofs							
Yes	D7. Energy Heels on Roof Trusses	1						
D8. Overhangs and Gutters								
TBD	D8.1 Overhangs and Gutters							
D9. Reduced Pollution Entering the Home from the Garage								
TBD	D9.1 Detached Garage							
TBD	D9.2 Mitigation Strategies for Attached Garage							

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GreenPoint Rated New Home Multifamily Checklist Version 6.0

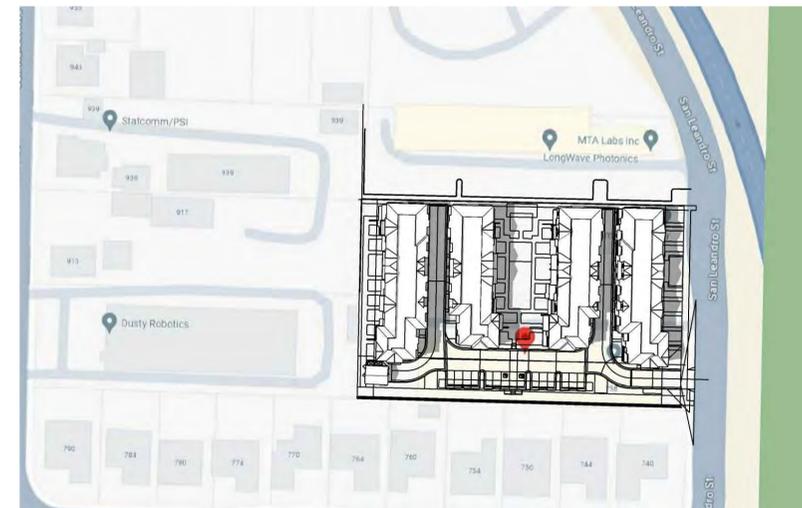
ARBOR SQUARE - MOUNTAIN VIEW, CA		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
D10. Structural Pest and Rot Controls								
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil							
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other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



JUNE 21 9 AM



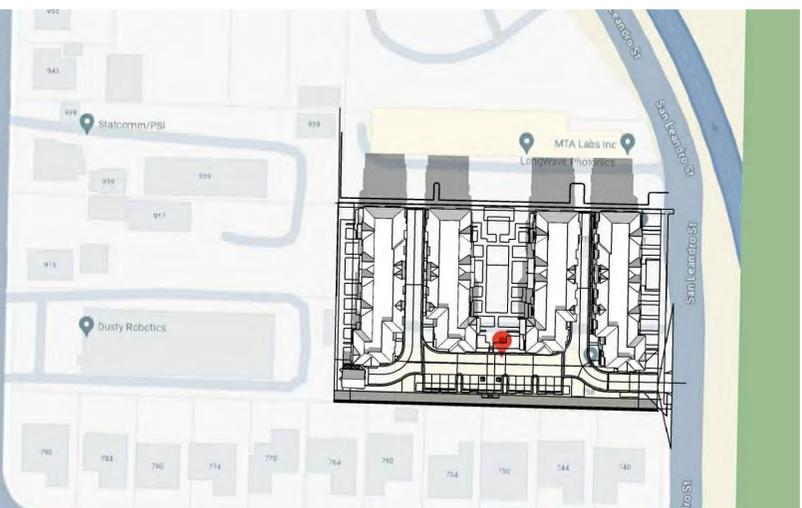
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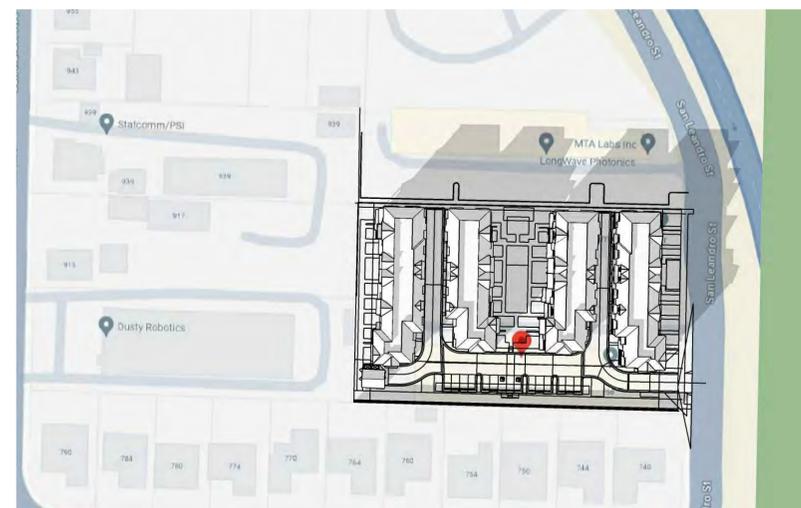
JUNE 21 3PM



DEC. 21 9 AM



DEC. 21 NOON



DEC. 21 3PM

ARBOR SQUARE
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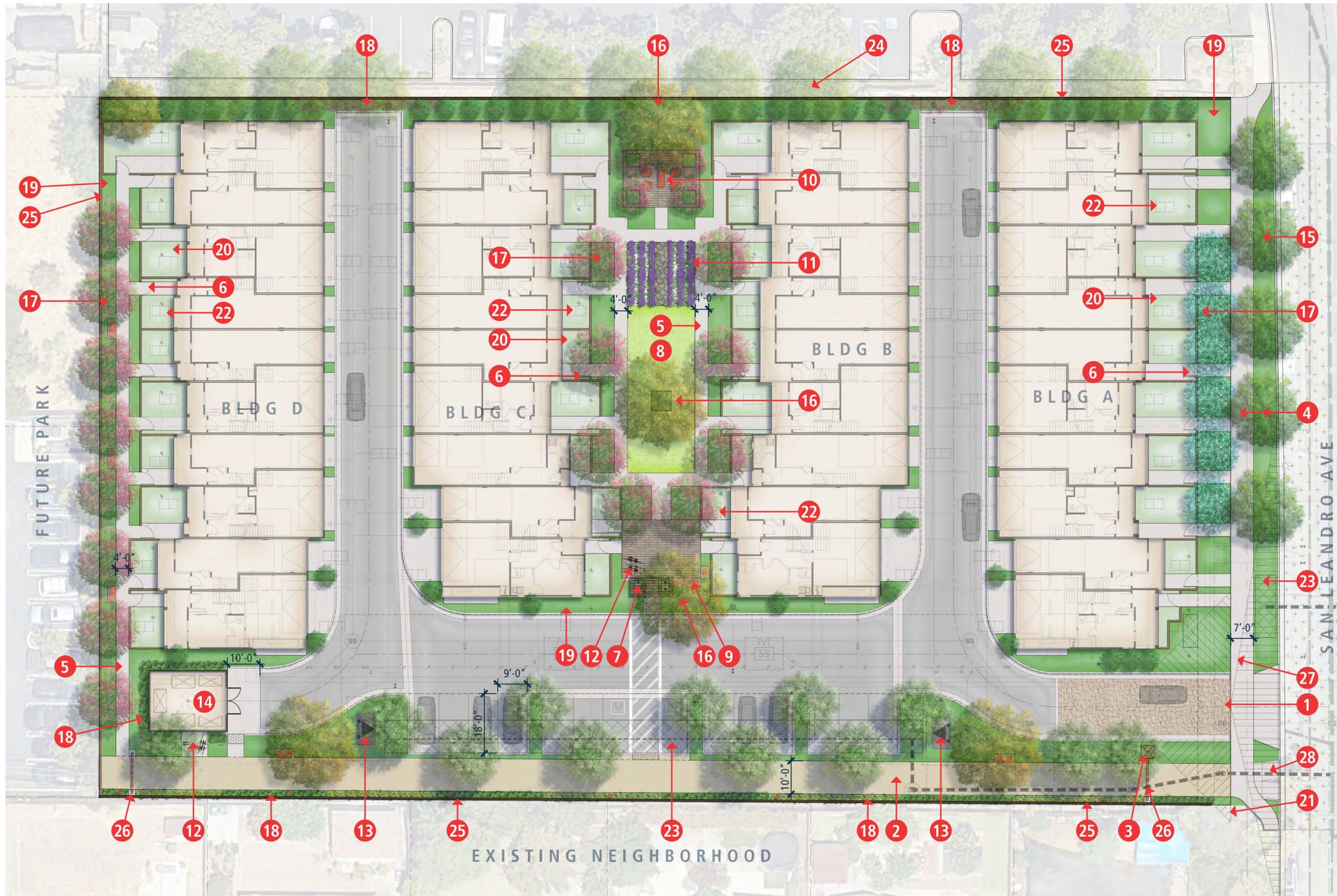


SHADOW STUDY
A4.1.7

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

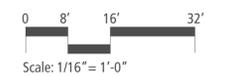
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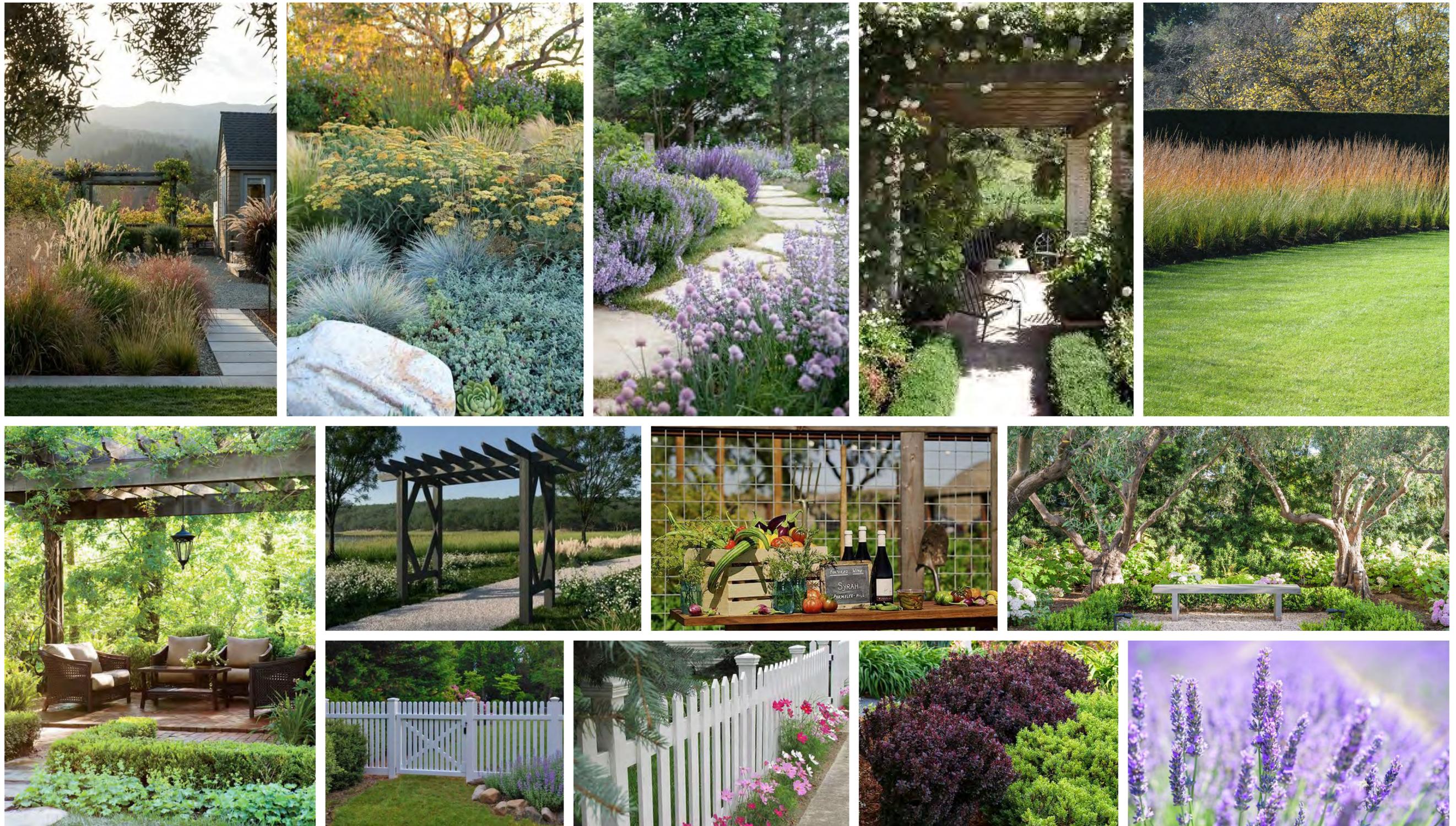


CONCEPTUAL SITE PLAN



L-1

DATE: 06.17.2025
PROJECT: 317074



ARBOR SQUARE

CITY VENTURES

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MOUNTAIN VIEW, CA 94043



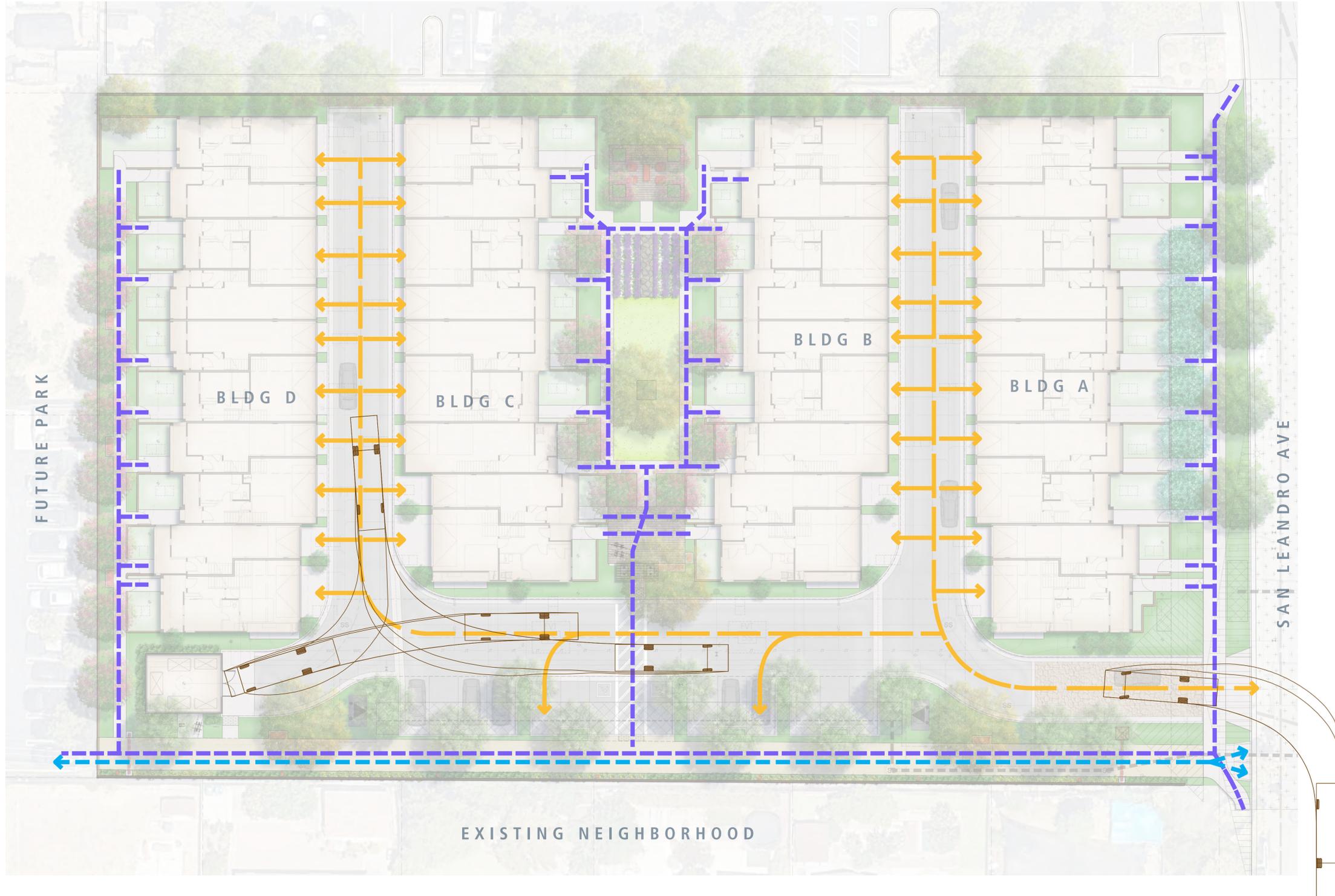
CONCEPTUAL DESIGN IMAGERY

L-2

DATE: 06.17.2025
PROJECT: 317074

LEGEND

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

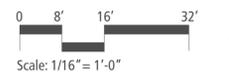


ARBOR SQUARE

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 MOUNTAIN VIEW, CA 94043



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)

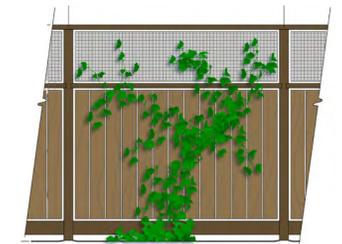
DETAILS



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

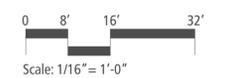
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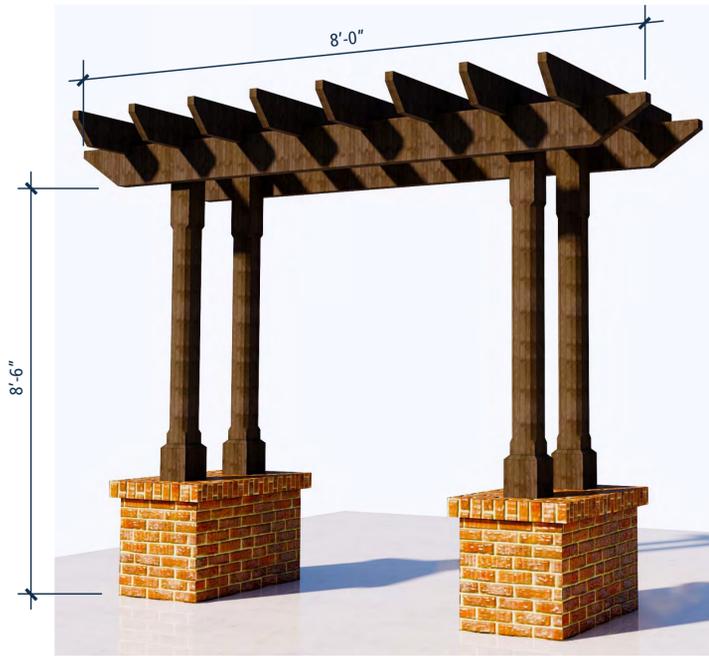


CONCEPTUAL WALL AND FENCE PLAN

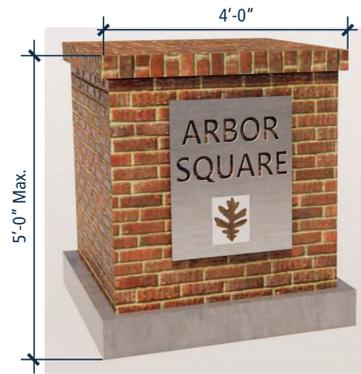


L-4

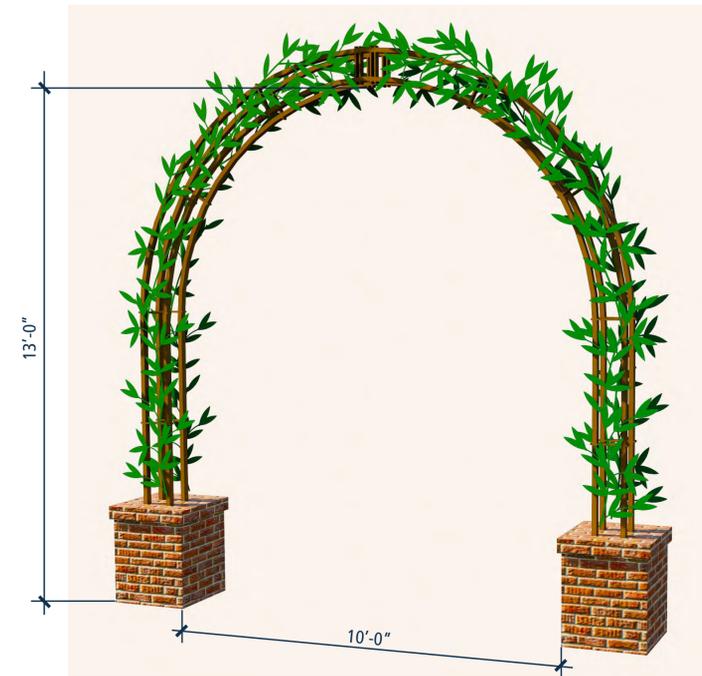
DATE: 06.17.2025
PROJECT: 317074



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



MailboxUSA

Mailbox Cluster

ARBOR SQUARE

CITY VENTURES

922 - 950 SAN LEANDRO AVE.

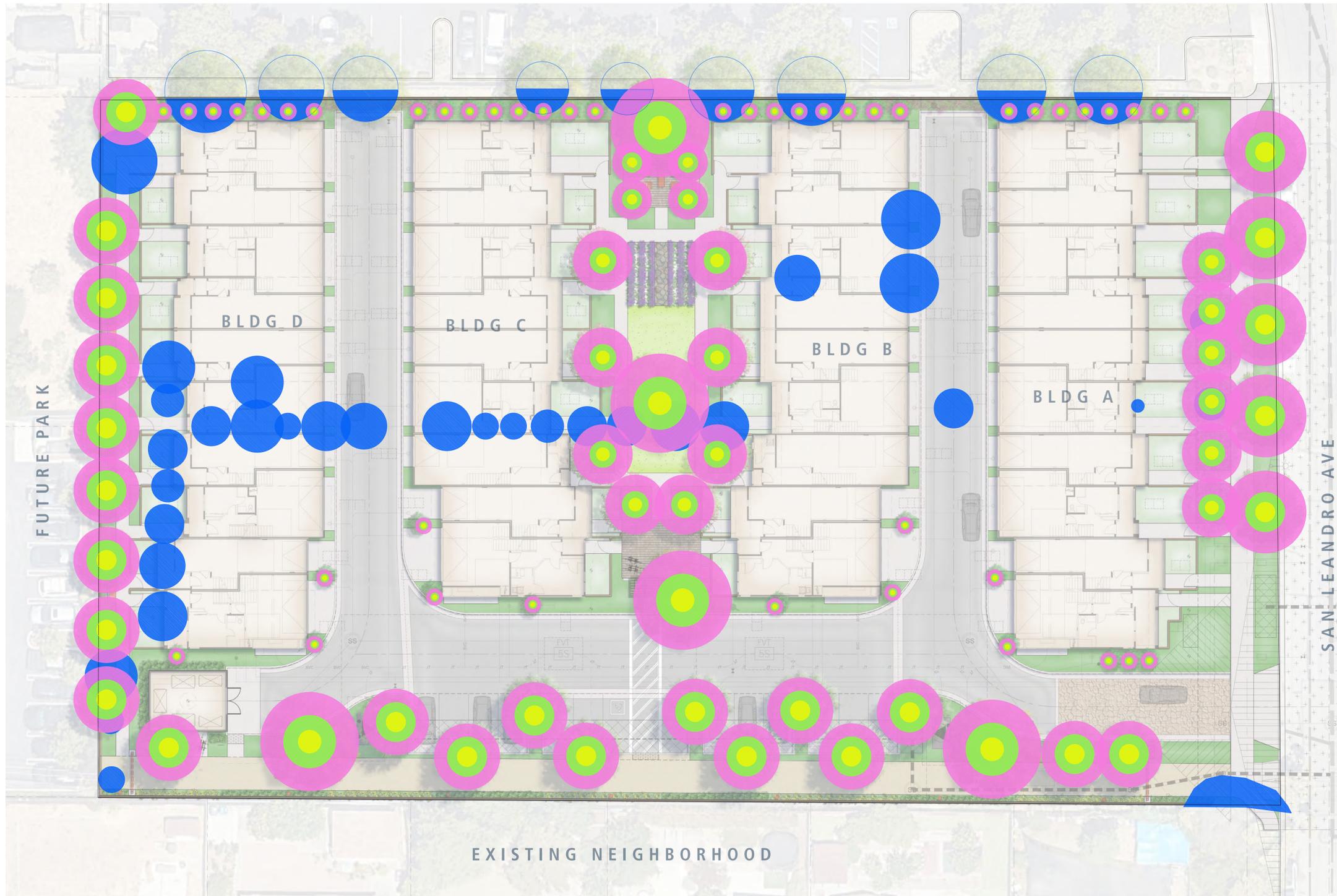
MOUNTAIN VIEW, CA 94043



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.

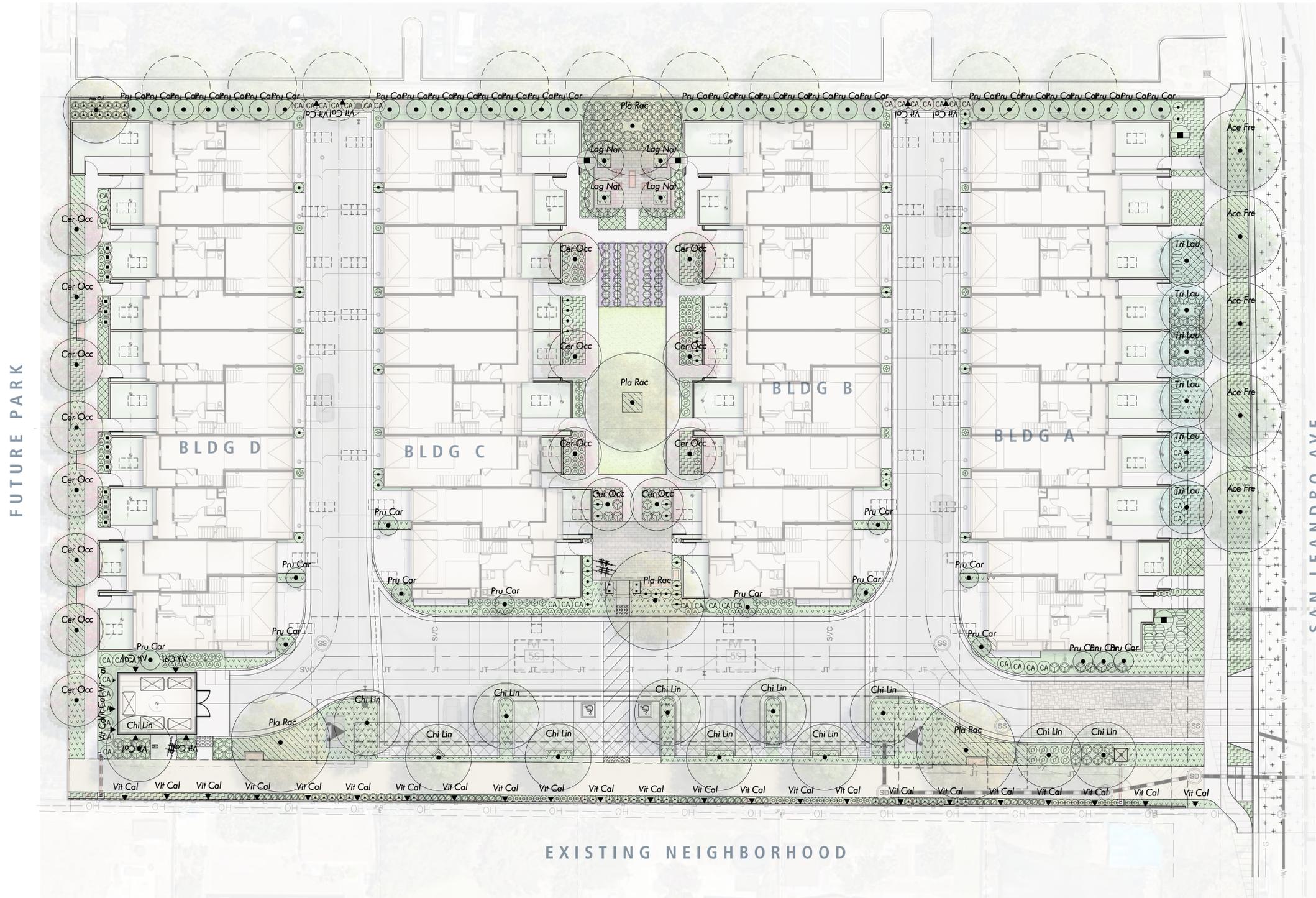
ARBOR SQUARE
 CITY VENTURES
 922 - 950 SAN LEANDRO AVE.
 MOUNTAIN VIEW, CA 94043



CANOPY COVERAGE PLAN

L-8

DATE: 06.17.2025
 PROJECT: 317074



TREE SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	STAKE/GUY	NATIVE (Y/N)	WUC	FEATURE
Ace Fre	<i>Acer x freemanii</i> 'Autumn Blaze'	London Plane Tree	36" Box	Single Trunk Standard	Per plan	Staked	Y	Med	Autumn Leaves
Aes Cal	<i>Aesculus californica</i>	California Buckeye	36" Box	Single Trunk Standard	Per plan	Staked	Y	Low	Flower
Chi Lin	<i>Chilopsis linearis</i>	Desert Willow	36" Box	Single Trunk Canopy	Per plan	Staked	Y	Low	Flower
Cer Occ	<i>Cercis occidentalis</i>	Western Redbud	36" Box	Single Trunk Canopy	Per plan	Staked	Y	Low	Flower
Lag Nat	<i>Lagerstroemia indica x fourieri</i> 'Natchez'	Natchez Crape Myrtle	36" Box	Upright Standard	Per plan	Staked	N	Med	Flower
Lau Nob	<i>Laurus nobilis</i>	Bay Laurel	24" Box	Single Trunk Canopy	Per plan	Staked	N	Med	Evergreen
Pla Rac	<i>Platanus racemosa</i>	California Sycamore	36" Box	Single Trunk Standard	Per plan	Staked	Y	Med	Autumn Leaves
Pru Car	<i>Prunus caroliniana</i> 'Bright n Tight'	Carolina Laurel Cherry	24" Box	Columnar	Per plan	Staked	N	Low	Flower
Tri Lau	<i>Tristania laurina</i>	Water Gum	24" Box	Upright Standard	Per plan	Staked	N	Low	Evergreen

VINE and ESPALIER SCHEDULE:

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

SHRUB SCHEDULE:

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

GROUNDCOVER SCHEDULE:

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

Existing London Plane Tree to Remain

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PRELIMINARY PLANTING PLAN

L-9

DATE: 06.17.2025
 PROJECT: 317074



ARBOR SQUARE

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PRELIMINARY PLANT IMAGERY

L-10

DATE: 06.17.2025
PROJECT: 317074



PERSPECTIVE A



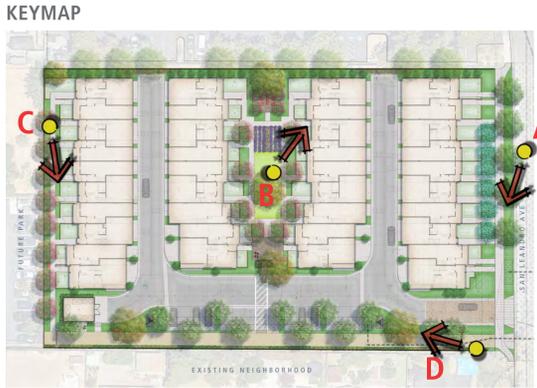
PERSPECTIVE B



PERSPECTIVE C



PERSPECTIVE D

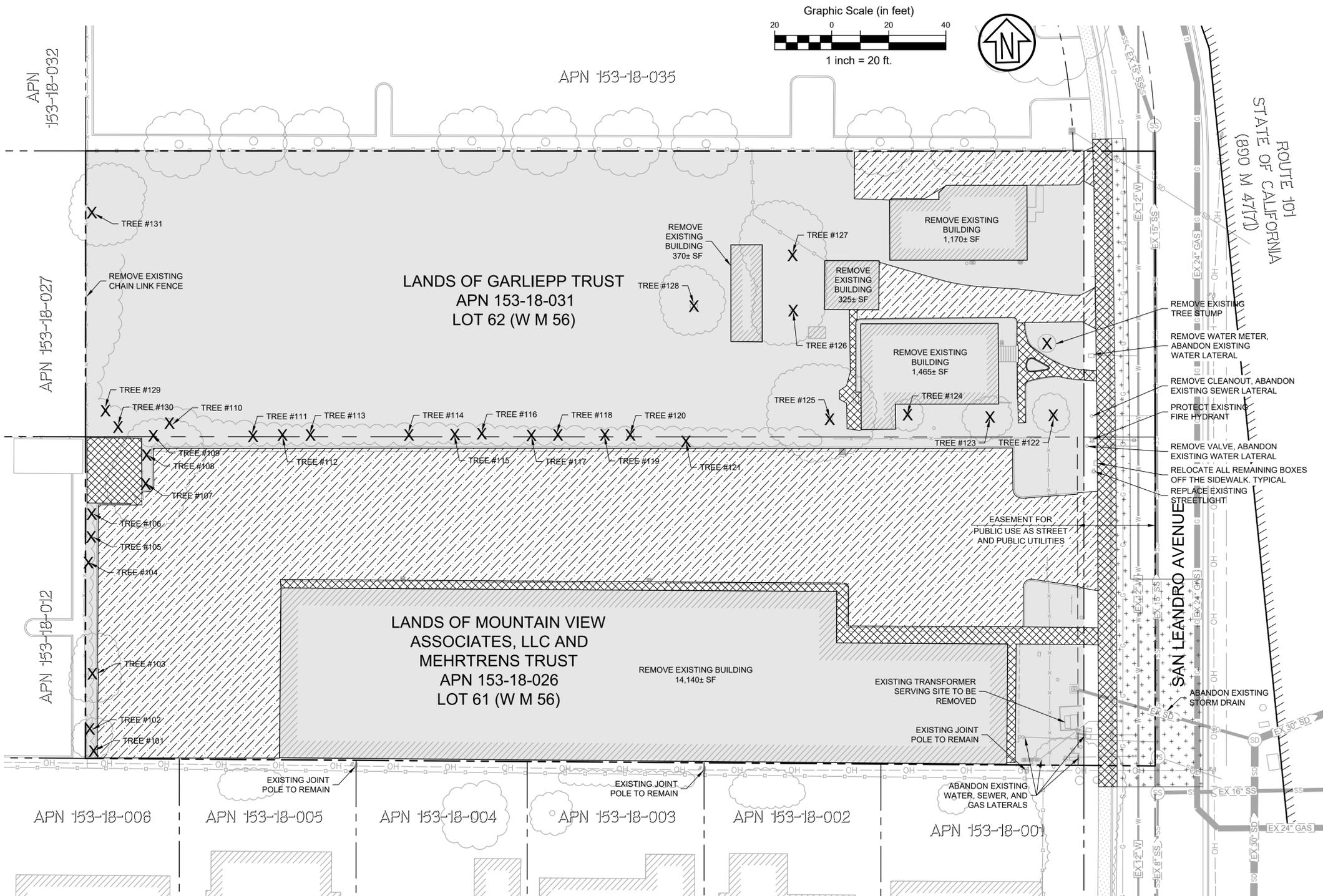


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CONCEPTUAL PERSPECTIVES

L-11
 DATE: 06.17.2025
 PROJECT: 317074



LEGEND:

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

NOTES:

1. ALL STRUCTURES, HARDSCAPE, UTILITIES, SIGNS, AND FENCES WITHIN DEMOLITION BOUNDARY TO BE REMOVED.
2. ALL UTILITIES WITHIN SITE ARE TO BE CUT AND CAPPED AT DEMOLITION BOUNDARY OR PER UTILITY AGENCY DIRECTION.
3. 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	3,4,5,6,8,8,10	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	5,5,6,6,6,8	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

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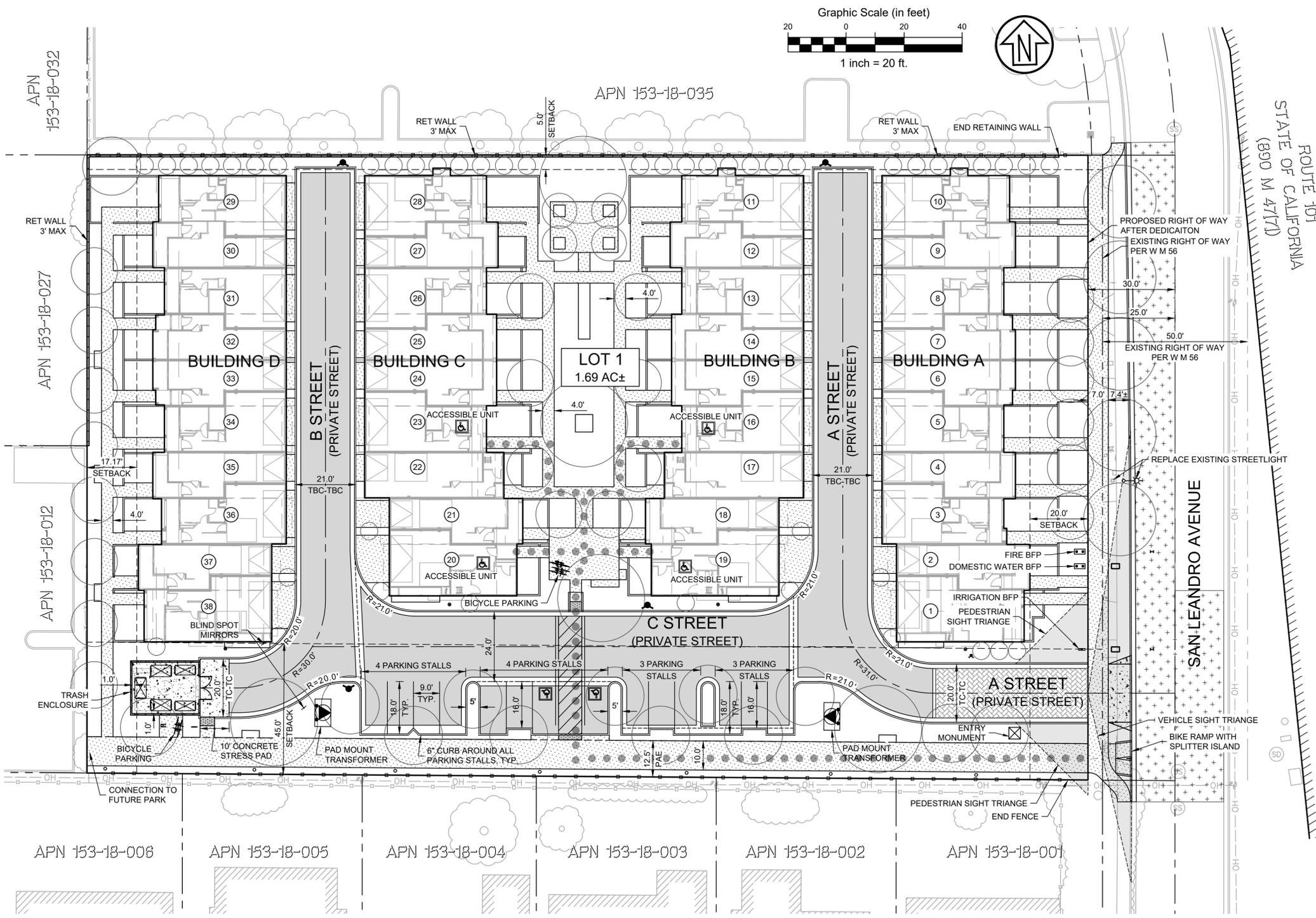
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EXISTING CONDITIONS AND DEMOLITION PLAN

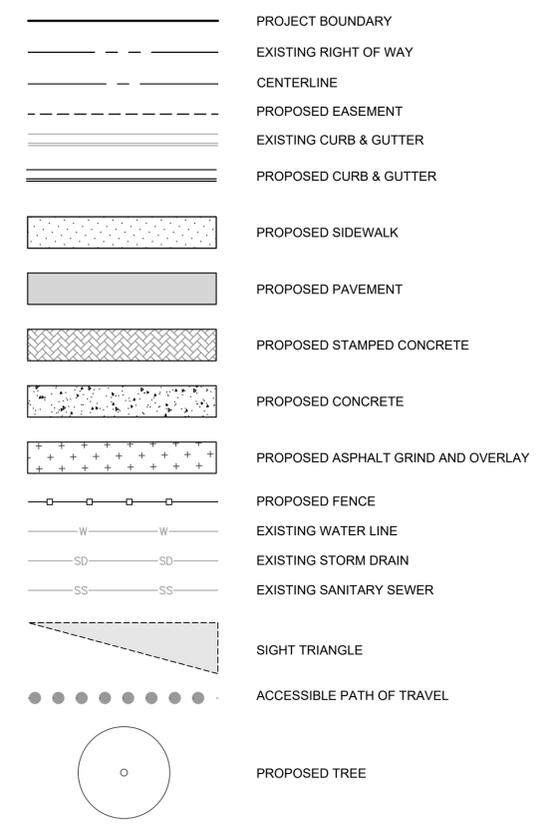
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ENGINEER: MICHAEL VIDRA
 LICENSE NO: 076690

DATE: 06.12.2025
 PROJECT: 2300073.10



LEGEND:

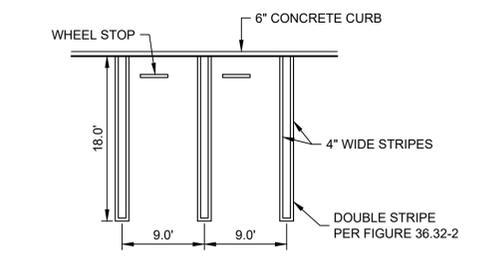


NOTES:

- 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



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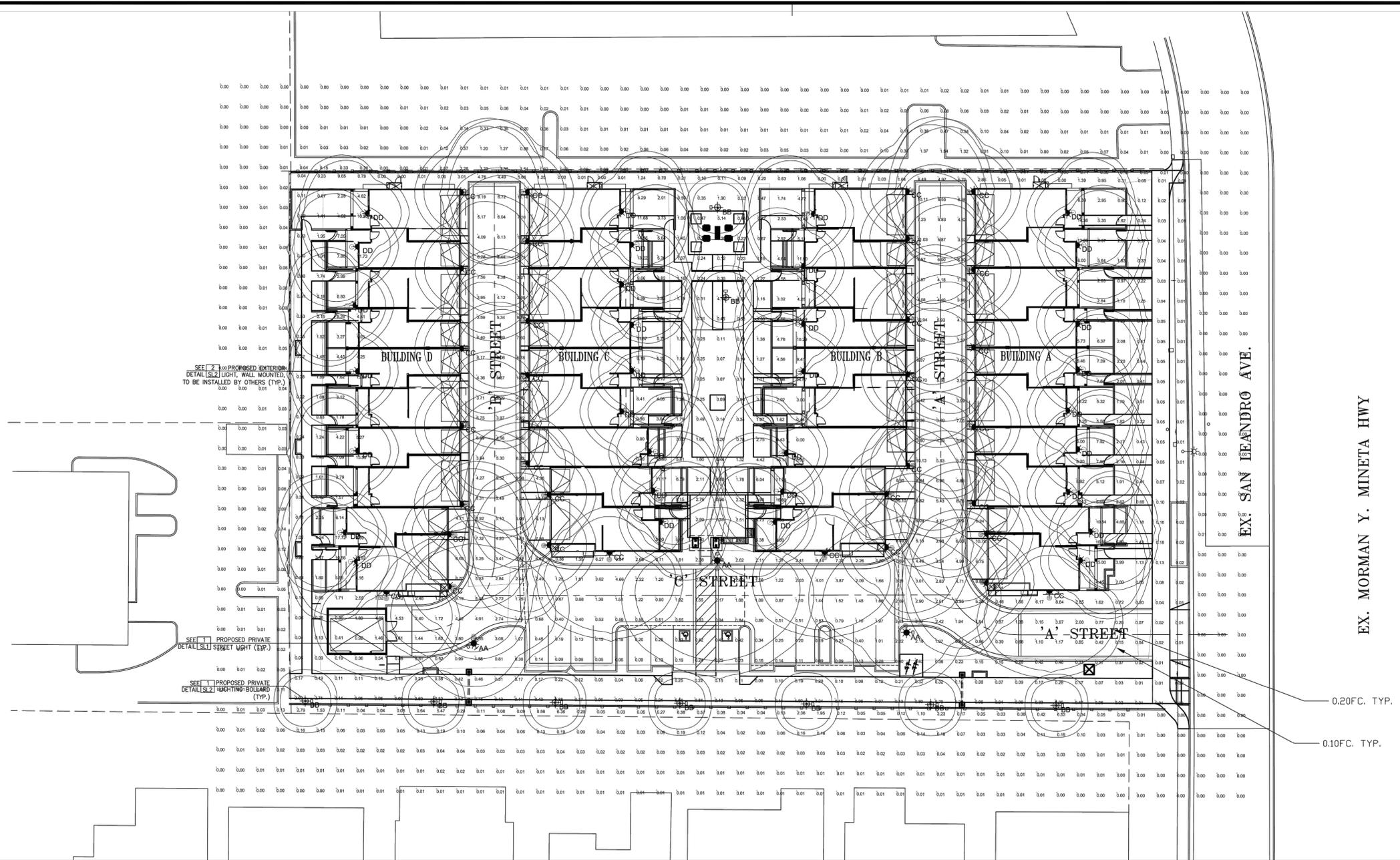
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f. 415-288-0288

SITE PLAN

C3.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 06.12.2025
PROJECT: 2300073.10



SEE 17 FOR PROPOSED EXTERIOR
DETAIL [S2] LIGHT, WALL MOUNTED,
TO BE INSTALLED BY OTHERS (TYP.)

SEE 11 PROPOSED PRIVATE
DETAIL [S2] STREET LIGHT (EXP.)

SEE 11 PROPOSED PRIVATE
DETAIL [S2] LIGHTING BOLLARD
(TYP.)

EX. SAN LEANDRO AVE.

EX. MORMAN Y. MINETA HWY

0.20FC. TYP.

0.10FC. TYP.

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	869	21	LUMEC DOSB1-20W16LED4K-120	dosb1-20w16led4k-120 (2).ies	
	32	CC	Single	0.900	3108	28.66	LUMEC DOS-24W16LED3K-G3-LE4F @ 6'	DOS-24W16LED3K-G3-LE4F.ies	
	32	DD	Single	0.900	3108	28.66	LUMEC DOS-24W16LED3K-G3-LE4F @ 6'	DOS-24W16LED3K-G3-LE4F.ies	

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

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



AGI32 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	SHEET	DATE	REV
1" = 20'	1 OF 1	11.06.2024	3

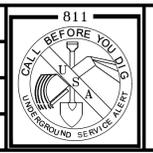
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- Cost Analysis
- Due Diligence

PHOTOMETRIC EXHIBIT
922 - 950 SAN LEANDRO AVENUE
MOUNTAIN VIEW CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: December 2023	DATE LAST WORKED ON: 6/18/2025
SCALE: NOT TO SCALE	DRAWN: AR CHECKED: KT
JOB NO.: 223157	PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT	



SHEET
PE
OF
PE
SHEETS