

400 MOFFETT MOUNTAIN VIEW, California

FORMAL PLANNING APPLICATION
MAY 30, 2025



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AREAS AND BUILDING INFORMATION

PROJECT INFO

PROJECT ADDRESS:
400 MOFFETT BOULEVARD
MOUNTAIN VIEW, CA 94043

PROJECT DESCRIPTION:
THE PROPOSED PROJECT CONSISTS OF ONE 6-STORY BUILDING WITH 5 STORIES OF TYPE IIIA OVER 1 STORY OF TYPE IA CONSTRUCTION WITH A SUB-GRADE PARKING GARAGE. USES INCLUDE MULTI-FAMILY RESIDENTIAL, RESIDENTIAL AMENITIES, AND COMMERCIAL SPACE. THE BUILDING CONCEPT IS ANCHORED IN A SPLIT, TWO TOWER SCHEME WITH A SCULPTED, SLOPED ROOF. TWO STRUCTURES WITH 9 TENANTS, FOUR OF WHICH ARE VACANT ARE EXISTING ON THE PROJECT SITE; ALL EXISTING STRUCTURES WILL BE REMOVED AS PART OF THE PROPOSED DEVELOPMENT.

SITE INFO

PROJECT APN:

APN 153-24-016

400 MOFFETT LEGAL DESCRIPTION:

PARCEL 2 AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON DECEMBER 12, 1969, IN BOOK 262 OF MAPS, PAGE 29

PROJECT TEAM

OWNER:

PROMETHEUS REAL ESTATE GROUP
1 N B, SUITE 4000
SAN MATEO, CA 94401

DESIGN ARCHITECT:

JONES ARCHITECTURE
120 NW 9TH AVE, SUITE 210
PORTLAND, OR 97209

ARCHITECT:

BDE ARCHITECTURE
950 HOWARD STREET
SAN FRANCISCO, CA 94103

LANDSCAPE ARCHITECT:

LANGO HANSEN
1100 NW GLISAN ST #3B
PORTLAND, OR 97209

CIVIL ENGINEER

CIVIL ENGINEERING ASSOCIATES
28 RAILWAY AVE,
CAMPBELL, CA 95008



400 MOFFETT BOULEVARD
MOUNTAIN VIEW, CA 94043

PROJECT INFO

	FLOOR HEIGHT	BUILDING GSF	UNITS NSF	EFFICIENCY	UNIT TOTAL	STUDIO	1 BED	2 BED	3 BED	RECESSED BALC	AMENITY	CIRCULATION	COMMERCIAL	UTIL. / MEP	PARKING	TOTAL CK
GROUND STORY	21'	40,969	11,384		12			11	1		5,343	5,440	2,077	8,475	8,250	40,969
MEZZANINE		3,235	3,235													3,235
2nd STORY	10'-2"	31,934	25,153	79%	31	7	17	7		300	1,850	3,474		1,157		31,934
3rd STORY	10'-2"	31,378	26,932	86%	33	7	19	7		308		3,089		1,049		31,378
4th STORY	10'-2"	31,378	26,932	86%	33	7	19	7		308		3,089		1,049		31,378
5th STORY	10'-2"	31,378	26,932	86%	33	7	19	7		308		3,089		1,049		31,378
6th STORY	10'-2"	31,378	26,932	86%	33	7	19	7		308		3,089		1,049		31,378
TOTAL		201,650	147,500	84%	175	35	93	46	1	1,532	7,193	21,270	2,077	13,828	8,250	201,650
					UNIT MIX	20%	53%	26%	1%							

GARAGE AREAS & PARKING COUNTS	
P2 STALLS	47
P1 STALLS	128
GROUND STORY STALLS	15
TOTAL STALLS PROVIDED	190
RETAIL PARKING (180SF/STALL)	14
FUTURE NEIGHBOR STALLS	1
REMAINING STALLS FOR UNITS	175
PARKING TO UNIT RATIO	1.00
TOTAL PROJECT GSF	
BELOW GRADE PARKING GSF	75,869
ABOVE GRADE BUILDING GSF	201,650
BUILDING + PARKING GSF	277,519

BALCONIES	
RECESSED	52
CORNER W/ POST	48
PODIUM PATIOS	24
TOTAL	124

ALLOWABLE FAR (BASE)	
SITE AREA (SF)	72,727
ALLOWABLE FAR	1.850
ALLOWED BUILDABLE AREA	134,545

ALLOWABLE FAR (STB 15/50)	
SITE AREA (SF)	72,727
ALLOWABLE FAR	0.925
ALLOWED BUILDABLE AREA	67,272

ZONING SUMMARY	
SITE AREA (SF)	72,727
TOTAL ALLOWABLE FAR	2.775
ALLOWED BUILDABLE AREA	201,817
PROPOSED AREA (TOTAL GSF)	201,650
Δ (GSF)	167
PROPOSED FAR	2.77

AREA MATRIX

ZONING INFO

ZONING DISTRICT:	CN (BASE ZONE) MIXED-USE CORRIDOR (GENERAL PLAN)
LOT AREA:	72,727 SF
LOT COVERAGE:	42,208 SF (58%)
ALLOWABLE FAR (CN ZONE):	1.85
ALLOWABLE BONUS FAR:	.925
TOTAL PROPOSED FAR:	2.775
ZONING MAX HEIGHT:	REQUIRED: 65'-0" PROPOSED: 83'-0" (SEE WAIVER DIAGRAM)
OPEN AREA:	REQUIRED: 21,818 SF (30% OF LOT AREA) PROVIDED: 40,132 SF (55%)
PUBLICLY ACCESSIBLE OPEN SPACE:	REQUIRED: 3,636 SF (5% OF PROJECT LOT AREA) PROVIDED: 5,349 SF
COMMON USABLE OPEN SPACE:	31,928 SF (AMENITY/PLAZA)
PRIVATE USABLE SPACE:	8,468 SF (BALCONIES/PATIOS)
STORAGE AREA:	REQUIRED: 164 CF / UNIT PROVIDED: 60 UNITS (SEE WAIVER DIAGRAM)
PAVEMENT AREA:	4,665 SF (DRIVE TO INTERNAL PARKING)
LOADING SPACE:	REQUIRED: 1 SPACE , 250 SF (10' X 25' MIN) PROVIDED: 1 SPACE , 713 SF
BICYCLE PARKING:	REQUIRED: 1 SPACE / UNIT= 175 SPACES PROVIDED: 183 SPACES OF CLASS I BICYCLE PARKING
GUEST BICYCLE PARKING	
RESIDENTIAL:	1 SPACE / 10 UNITS [175 / 10] = 18 SPACES
COMMERCIAL:	5% OF VEHICLE SPACES [12*.05) = 1 SPACE
TOTAL PROVIDED:	19 PROVIDED

PARKING SUMMARY

RESIDENTIAL (ZONING)	REQUIRED	PROVIDED
-STUDIO (35 UNITS) -1 BEDROOM (93 UNITS) -2 BEDROOM (46 UNITS) -3 BEDROOM (1 UNIT)	53 STALLS (1.5 SPACES/STUDIO X 35) 186 STALLS (2 SPACES/1-BED * 93) 92 STALLS (2 SPACES/2-BED * 46) 2 STALLS (2SPACES/3-BED * 1)	
STANDARD STALLS (REDUCED PER AB 2097) -175 UNITS	88 SPACES (0.5 SPACES/UNIT * 175)	176 (175 SPACES ASSIGNED)
ACCESSIBLE *VAN ACCESSIBLE STALLS INDICATED ON PLANS WITH “V”	3 SPACES + 1 VAN SPACE (2% OF DWELLING UNITS) (AT LEAST 1 SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE PER CBC 1109A.4)	5 TOTAL SPACES 2 STANDARD ACCESSIBLE, EV CAPABLE 1 VAN ACCESSIBLE, EV CAPABLE 1 VAN ACCESSIBLE, LEVEL 2 EVSE 1 VAN ACCESSIBLE, LEVEL 3 EVSE
LEVEL 02 EV CHARGING STATIONS	27 SPACES (15% OF SPACES PROVIDED) (X SPACES * 0.15)	27 SPACES
LEVEL 03 EV CHARGING STATIONS	1 SPACES (1 SPACE PER 100 SPACES PROVIDED) (176 PROVIDED / 100)	1 SPACES
EV CAPABLE	150 (85% OF SPACES) (X SPACES *0.85)	150 SPACES
COMMERCIAL	REQUIRED	PROVIDED
STANDARD STALLS	12 SPACES (1 SPACE/ 180GSF COMMERCIAL) (2,098 SF COMMERCIAL / 180)	14 SPACES (UNASSIGNED)
ACCESSIBLE *VAN ACCESSIBLE STALLS INDICATED ON PLANS WITH “V”	1 VAN SPACE (1-25: 1 STALL REQUIRED, 1 VAN) (AT LEAST 1 SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE PER CBC 1109A.4)	3 TOTAL SPACES 1 VAN ACCESSIBLE, EV CAPABLE 1 VAN ACCESSIBLE, LEVEL 2 EVSE 1 VAN ACCESSIBLE, LEVEL 3 EVSE
LEVEL 02 EV CHARGING STATIONS	2 SPACES (15% OF SPACES PROVIDED) (12 SPACES * 0.15)	2 SPACES
LEVEL 03 EV CHARGING STATIONS	1 SPACES (1 SPACE PER 100 SPACES PROVIDED) (1 PROVIDED / 100)	1 SPACES
EV CAPABLE	11 (85% OF SPACES) (12 PROVIDED *0.85)	11 SPACES

ZONING INFO

NOTES

STREET ADDRESS: 400 MOFFETT BOULEVARD, MOUNTAIN VIEW, CA 94043
ASSESSOR'S PARCEL NUMBER: 153-24-016
AREA OF SUBJECT PROPERTY: 72,727± SQ. FT. (1.670± AC.)
ON-SITE PARKING SPACES: REGULAR 84
HANDICAP 3
TOTAL= 87

THIS MAP SHOWS ALL EASEMENTS OF RECORD PER THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1064877-CC, DATED APRIL 22, 2022.
THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" (AREA WITH REDUCED FLOOD HAZARD DUE TO LEVEE) PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 0608SC0039H, DATED MAY 18, 2009.
ALL TIES FROM BUILDING CORNERS TO PROPERTY LINES ARE AT RIGHT ANGLES TO THE PROPERTY LINE.
THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR.

KEY TO EXISTING EASEMENTS

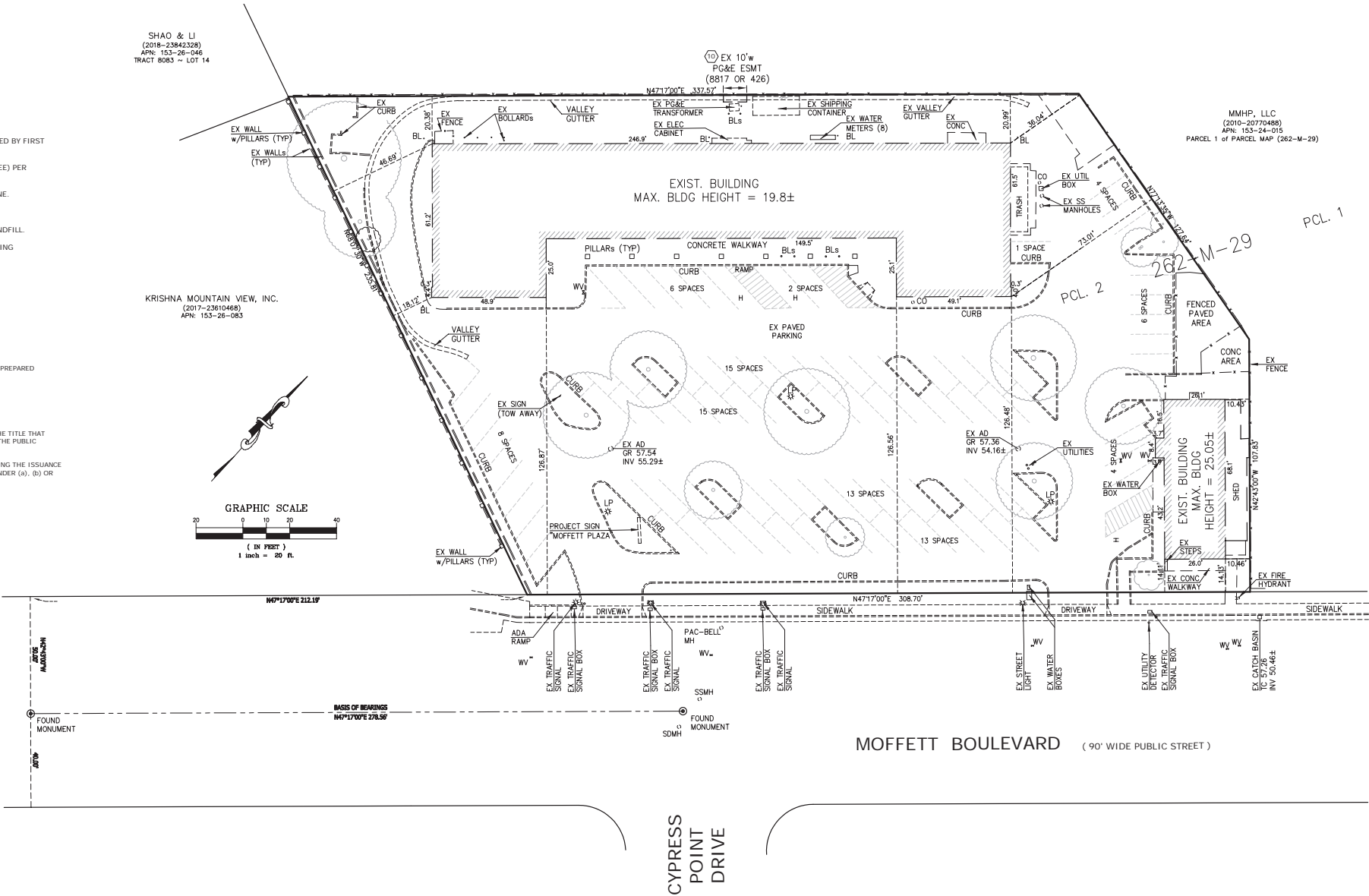
- NOTE: THE NUMBERS SHOWN BELOW CORRESPOND TO THOSE USED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1064877-CC, DATED APRIL 22, 2022.
- NUMBERS WITHIN HEXAGON SYMBOLS ARE PLOTTED ON THIS MAP.
- 4 EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS
---NOT PLOTTABLE---
- 5 ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. ---NOT PLOTTABLE---
- 6 (a) UNPATENTED MINING CLAIMS: (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF: (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (a), (b) OR (c) ARE SHOWN BY THE PUBLIC RECORDS. ---NOT PLOTTABLE---
- 10 10' WIDE EASEMENT TO PACIFIC GAS & ELECTRIC COMPANY (8817 O.R. 426) 2/2/1970
- 13 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
---NOT PLOTTABLE---

LEGEND

- ⊙ FOUND STANDARD STREET MONUMENT
— PROPERTY BOUNDARY LINE
--- EASEMENT LINE
① EASEMENT NUMBER
AC ASPHALT CONCRETE
AD AREA DRAIN
BFP BACK FLOW PREVENTER
CB CATCH BASIN
FH FIRE HYDRANT
JP JOINT POWER POLE
MH MANHOLE
SD STORM DRAIN
SS SANITARY SEWER
TEL TELEPHONE
WM WATER METER
WV WATER VALVE
LP LIGHT POST
ST LT STREET LIGHT
UTIL UTILITIES
GV GAS VALVE
PG&E PACIFIC GAS & ELECTRIC
CO CLEANOUT
CATV CABLE TELEVISION
BL BOLLARDS
LS LANDSCAPE

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1064877-CC, DATED APRIL 22, 2022.
The Land referred to herein below is situated in the City of Mountain View, County of Santa Clara, State of California, and is described as follows:
PARCEL 2 AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON DECEMBER 12, 1969, IN BOOK 262 OF MAPS, PAGE 29.
For conveying purposes only: APN 153-24-016



BASIS OF BEARINGS

THE MONUMENT LINE OF MOFFETT BOULEVARD, TAKEN AS NORTH 47°17'00" EAST, AS SHOWN ON THE PARCEL MAP (257 MAPS-37).

SURVEY CERTIFICATE

TO: MOFFETT PLAZA, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 9, 13, 16, 18 & 19 (\$500,000) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 30, 2022.

DATE OF PLAT OR MAP: 12/12/2022

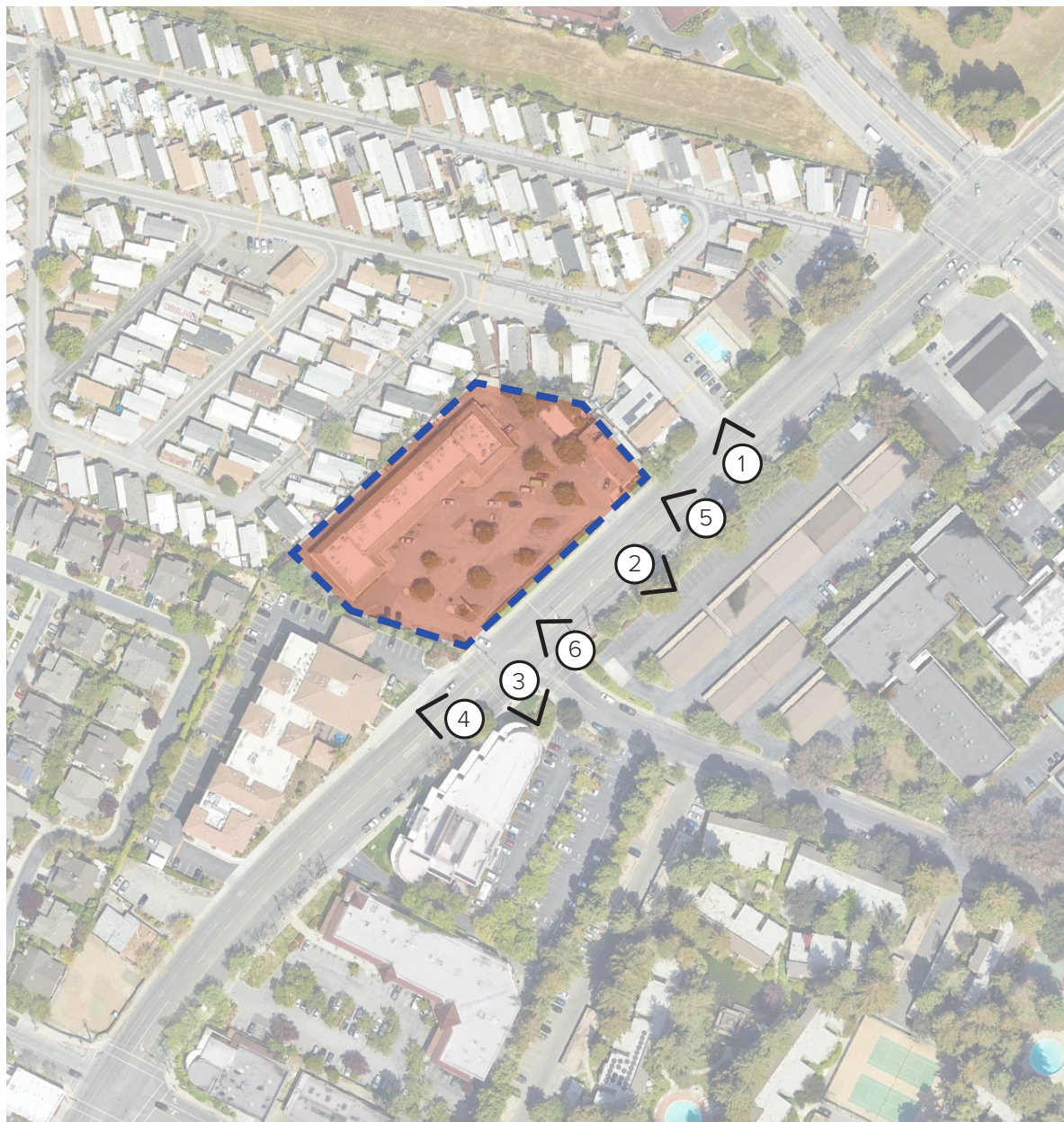
EASTON C. McALLISTER
P.L.S. 9583
LICENSE RENEWAL: 3/31/2023



VICINITY MAP
NOT TO SCALE

SCALE: NTS
SURVEY

SITE CONTEXT



MOFFETT MOBILE HOME PARK ENTRY

1



MIDDLEFIELD APARTMENTS

2



MVLA ADULT SCHOOL

3



HAMPTON INN

4



(CURRENT SITE) MOFFETT PLAZA

5

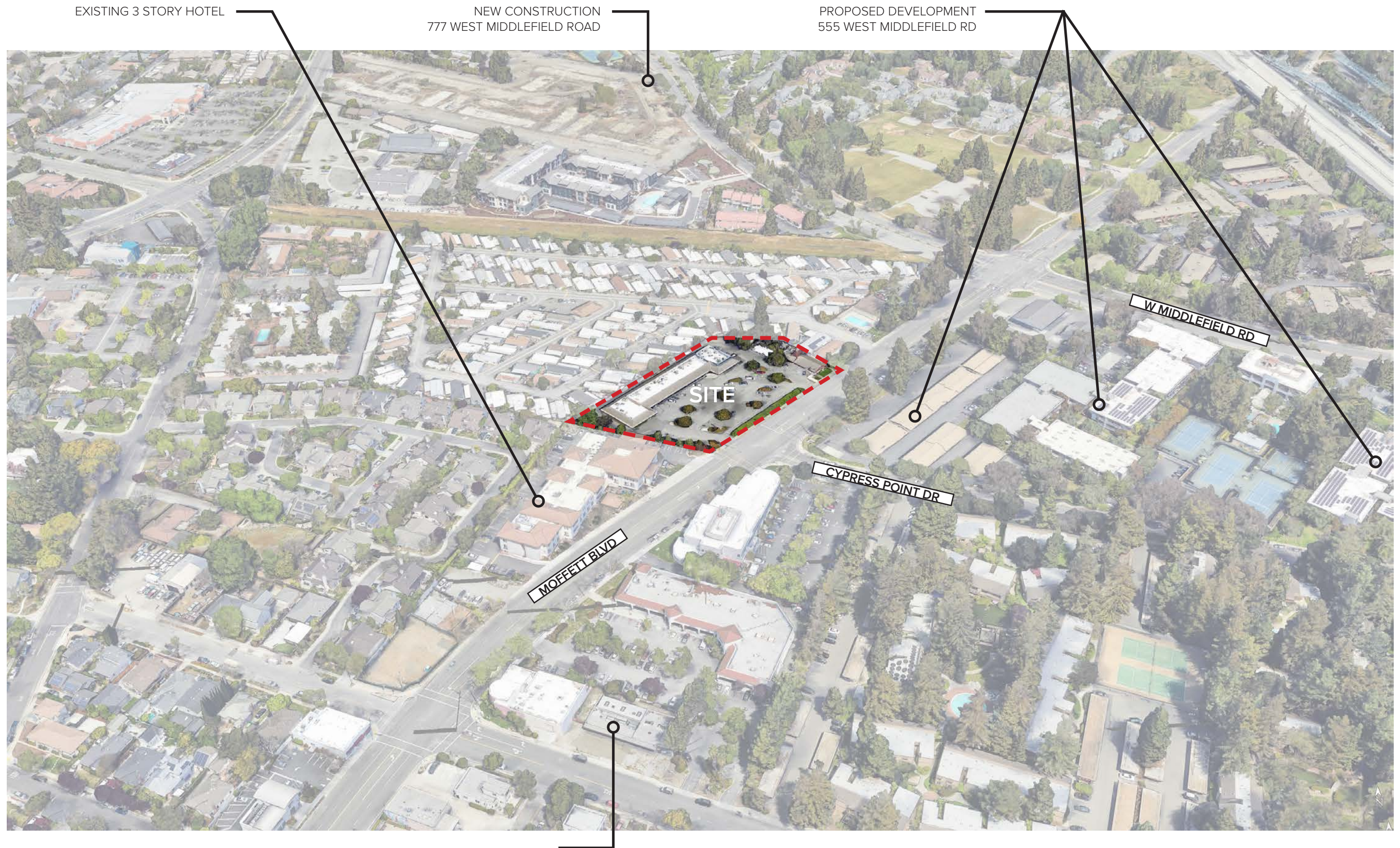


(CURRENT SITE) MOFFETT PLAZA

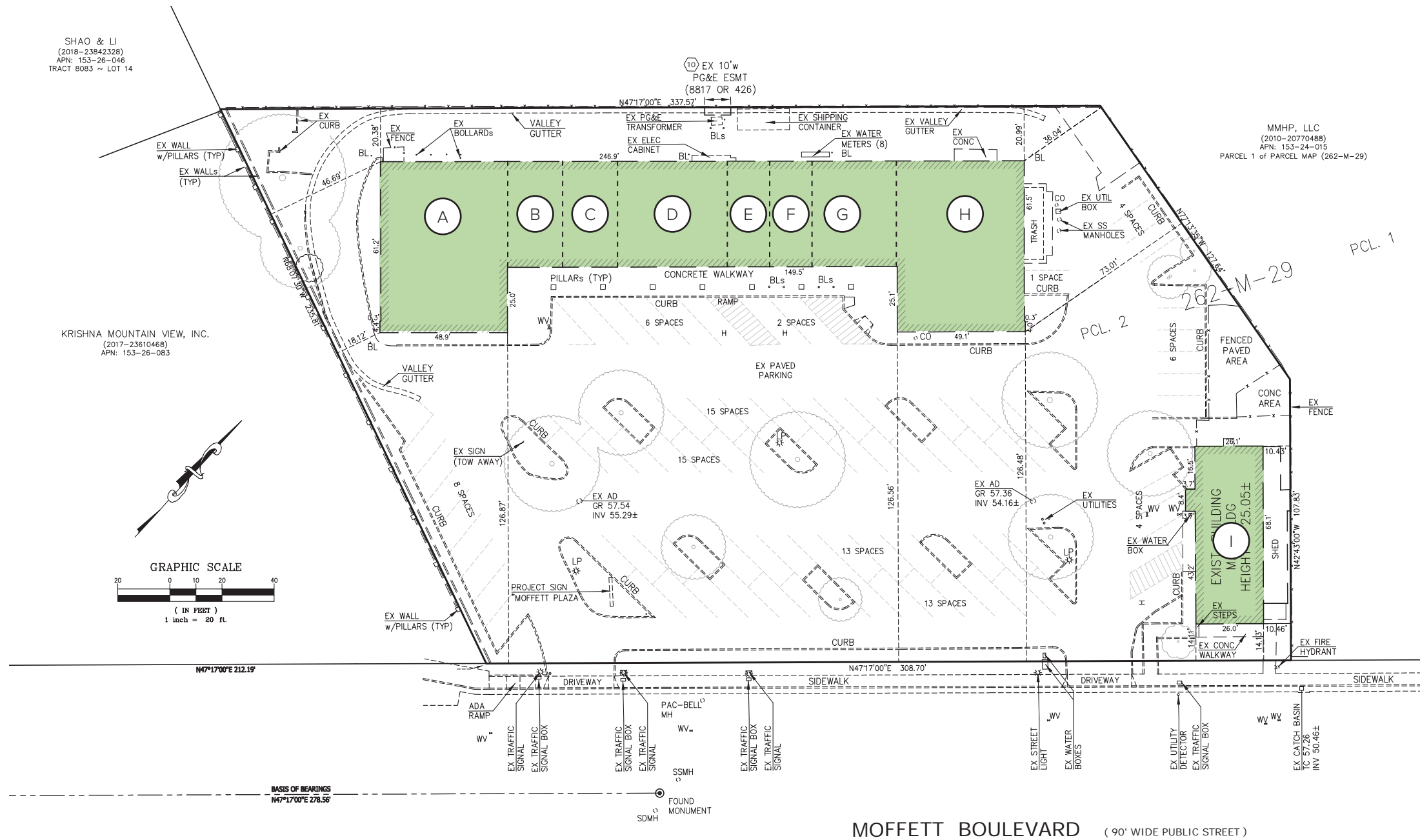
6



SITE CONTEXT SITE PHOTOS

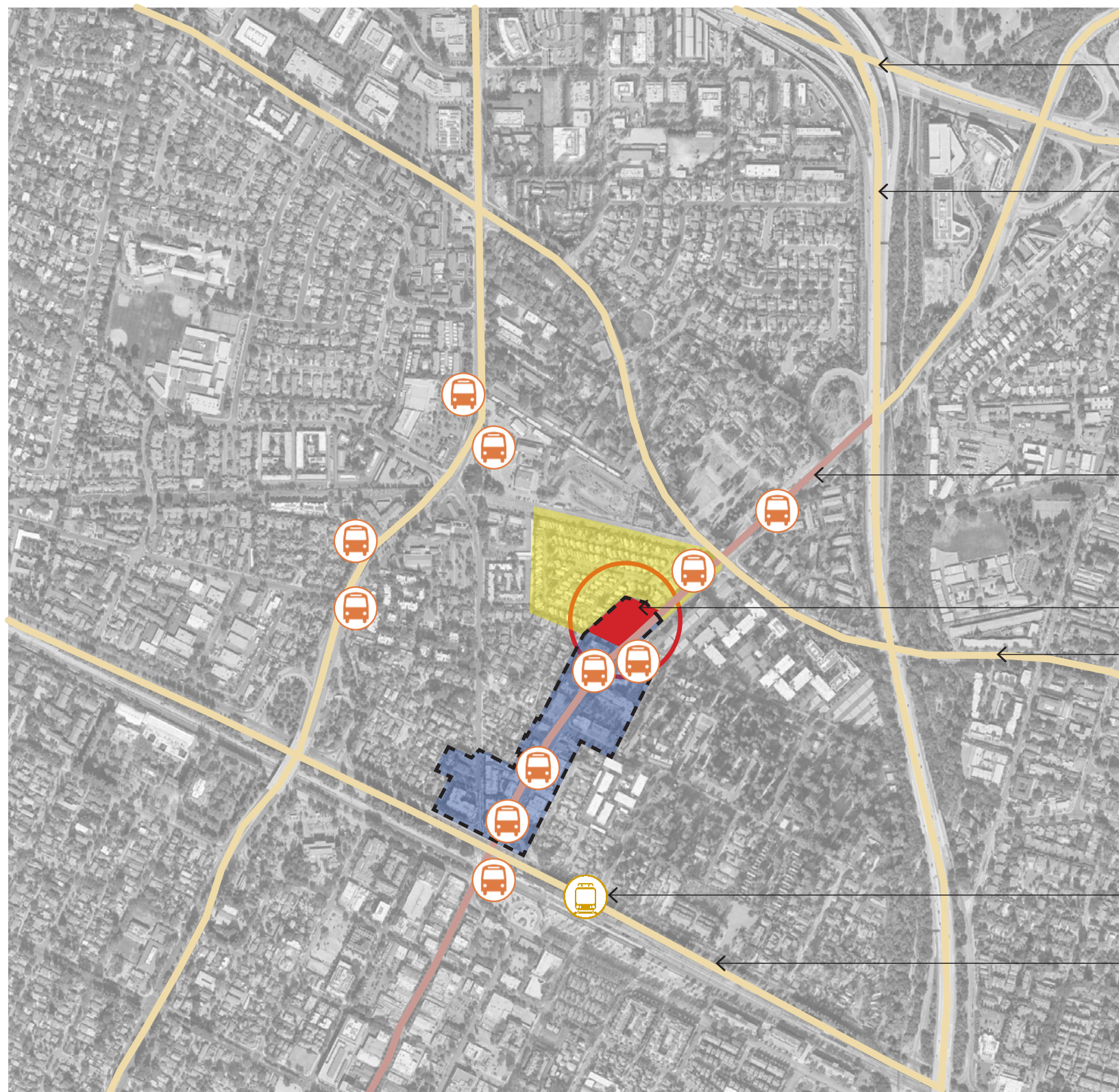


SITE CONTEXT
SITE AXON



SURVEY FOR REFERENCE ONLY (NTS)

EXISTING TENANTS CHART



KEY

- PROJECT SITE
- MOBILE HOME RESIDENTIAL (RMH)
- MIXED-USE CORRIDOR
- MOFFETT BLVD / CASTRO ST
- MAJOR ROUTES
- 🚌 BUS STOPS
- 🚆 TRAIN STATION (0.4 MILES FROM SITE)

101

85

MOFFETT
BOULEVARD

PROJECT SITE

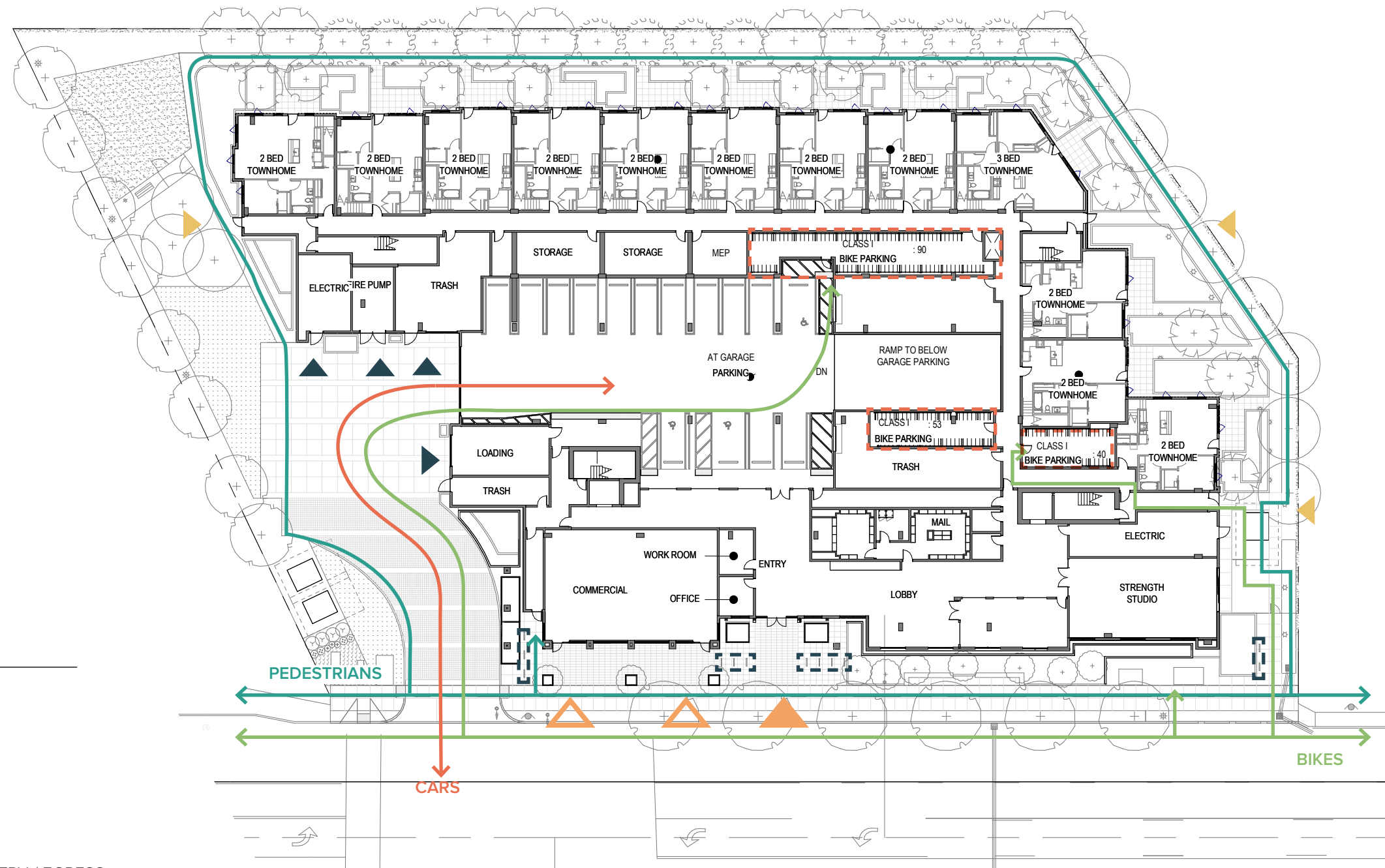
W MIDDLEFIELD ROAD

MOUNTAIN VIEW TRAIN STATION

CENTRAL EXPY



TRANSPORTATION / VICINITY DIAGRAM



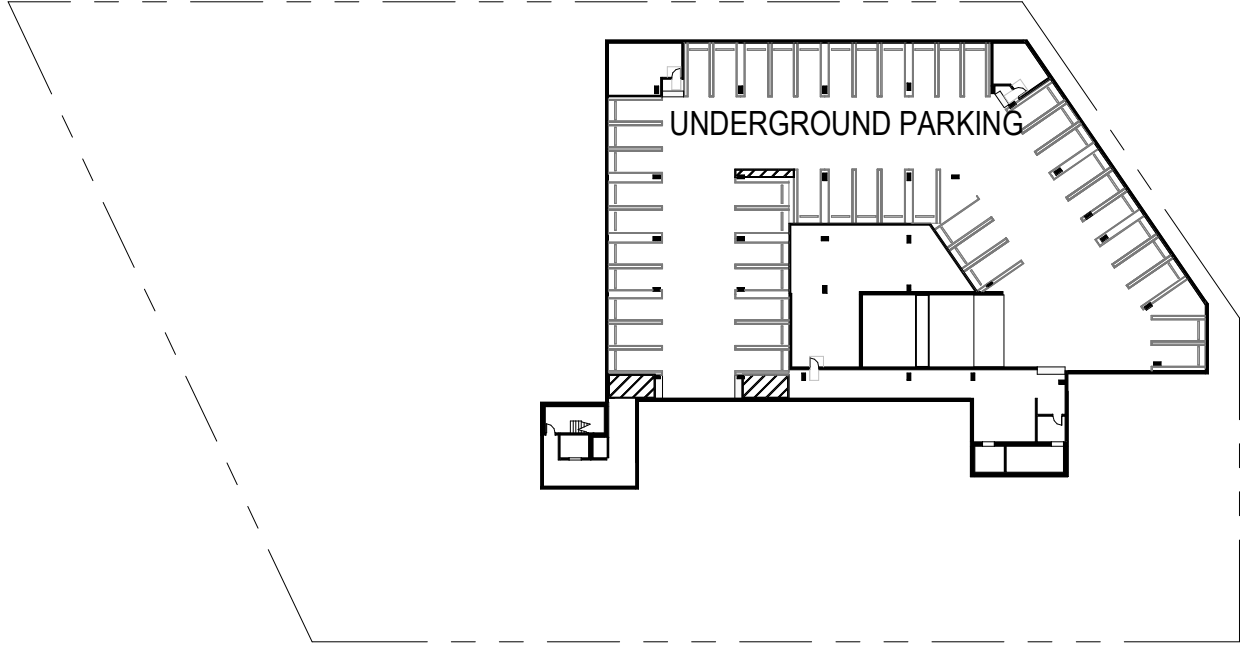
KEY

- CLASS I BICYCLE PARKING
- PUBLIC-USE BIKE PARKING
- MAIN ENTRY
- COMMERCIAL ENTRY
- SECONDARY BUILDING ENTRY / EGRESS
- SERVICE / UTILITY ENTRY

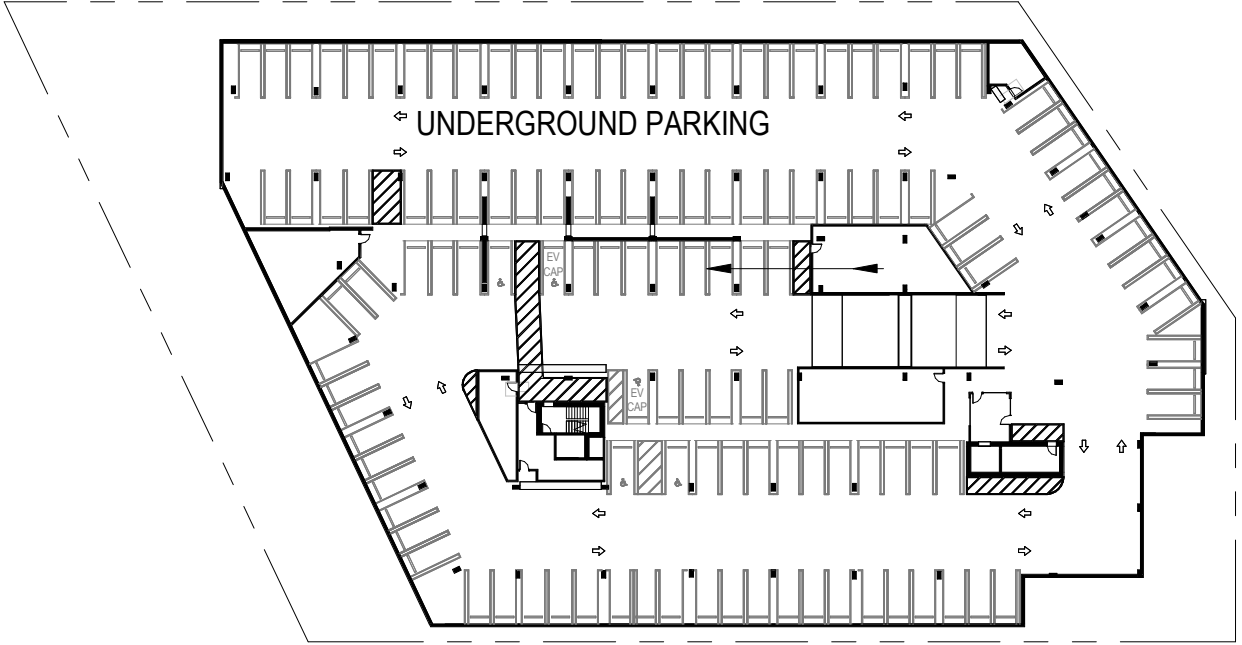


CIRCULATION DIAGRAM

ZONING DIAGRAMS



UNDERGROUND PARKING - P2



UNDERGROUND PARKING - P1

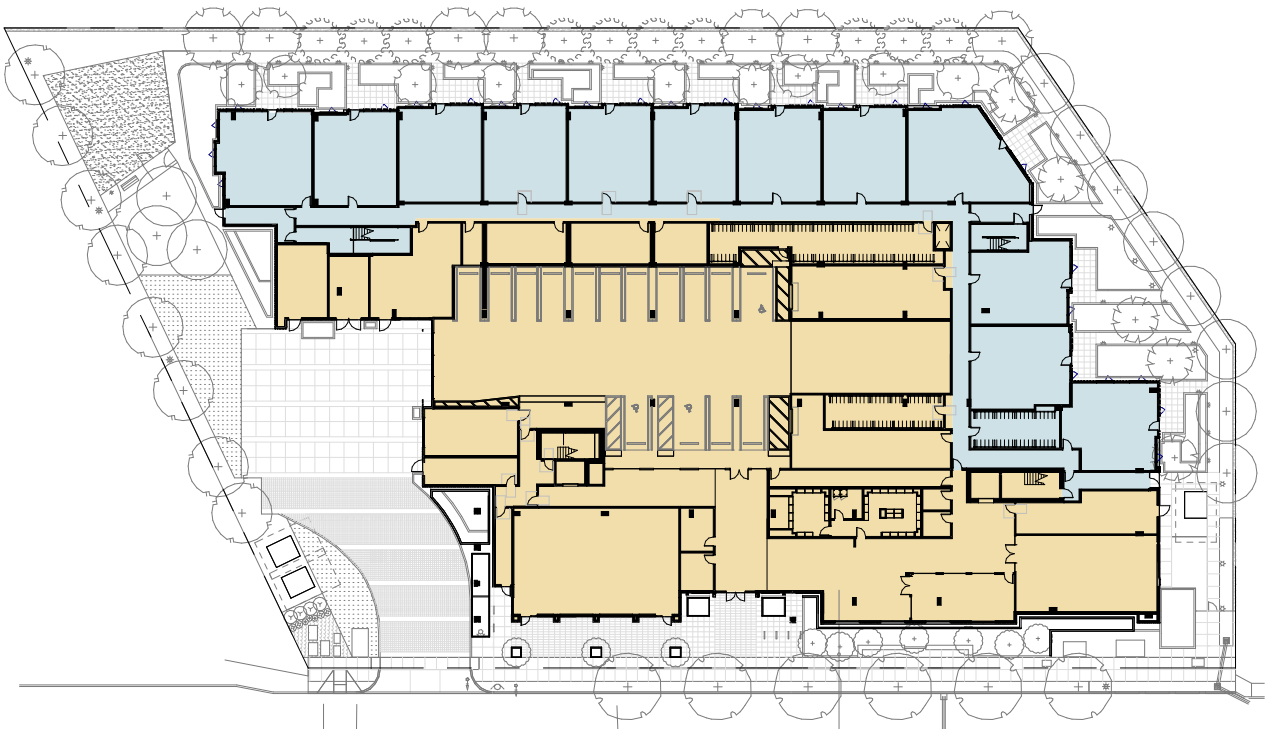
KEY

RESIDENTIAL

NON-RESIDENTIAL

FAR CALCULATIONS

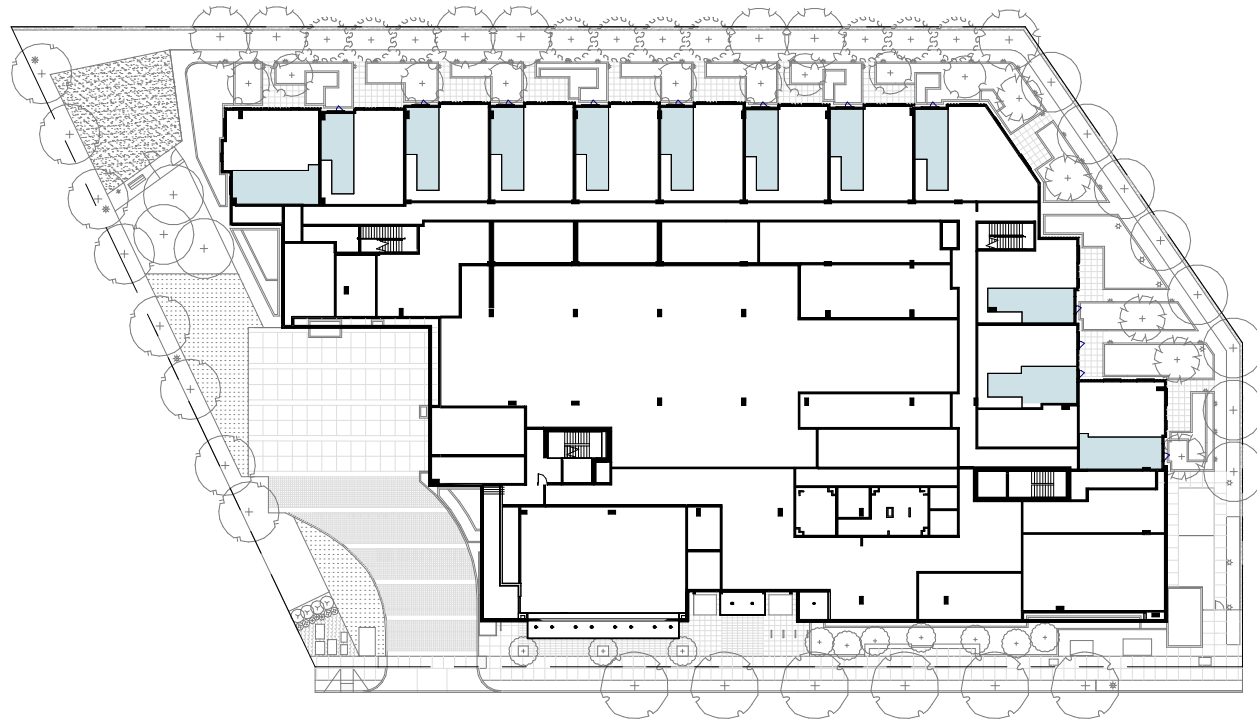
ALLOWED		PROPOSED	
SITE AREA:	72,727 SF	GROUND STORY:	40,969 SF
FAR:	1.85	MEZZANINE:	3,235 SF
BONUS FAR (STB 15/50):	.925	SECOND STORY:	31,934 SF
(BASE) BUILDING AREA:	134,545 SF	THIRD STORY:	31,378 SF
ALLOWABLE BONUS AREA:	67,272 SF	FOURTH STORY:	31,378 SF
		FIFTH STORY:	31,378 SF
		SIXTH STORY:	31,378 SF
TOTAL ALLOWABLE AREA		TOTAL PROPOSED:	201,650 SF



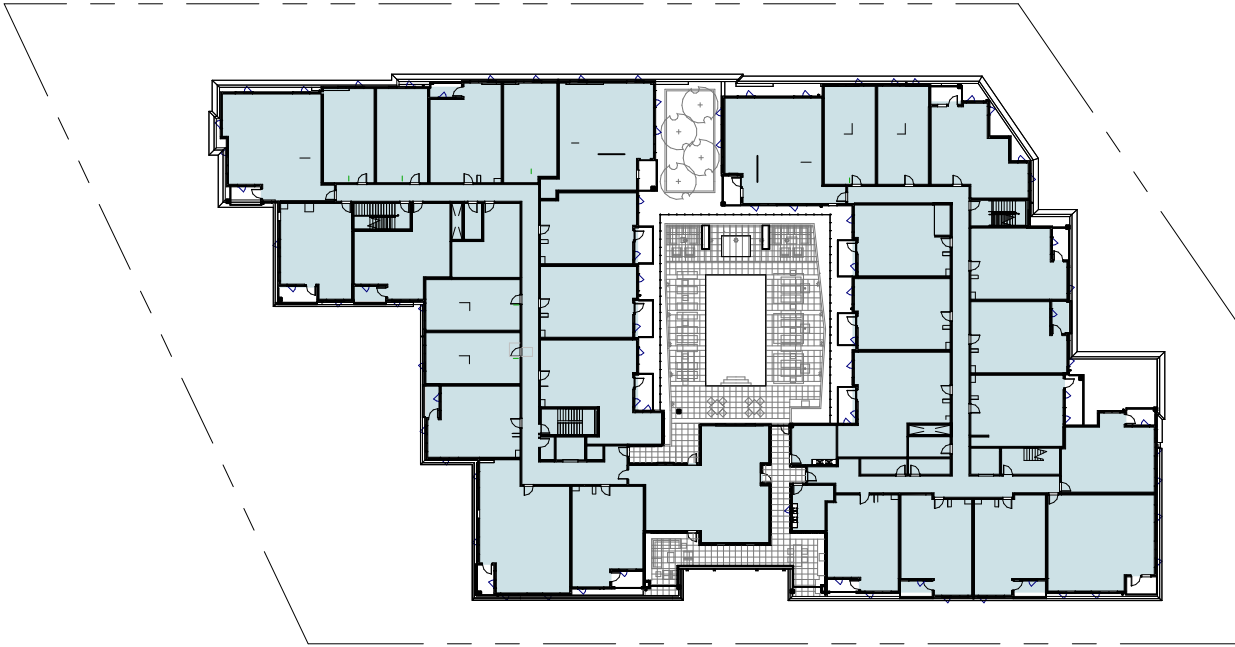
GROUND STORY



FAR DIAGRAMS



MEZZANINE



2ND STORY

KEY

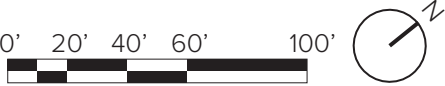
- RESIDENTIAL
- NON-RESIDENTIAL

FAR CALCULATIONS

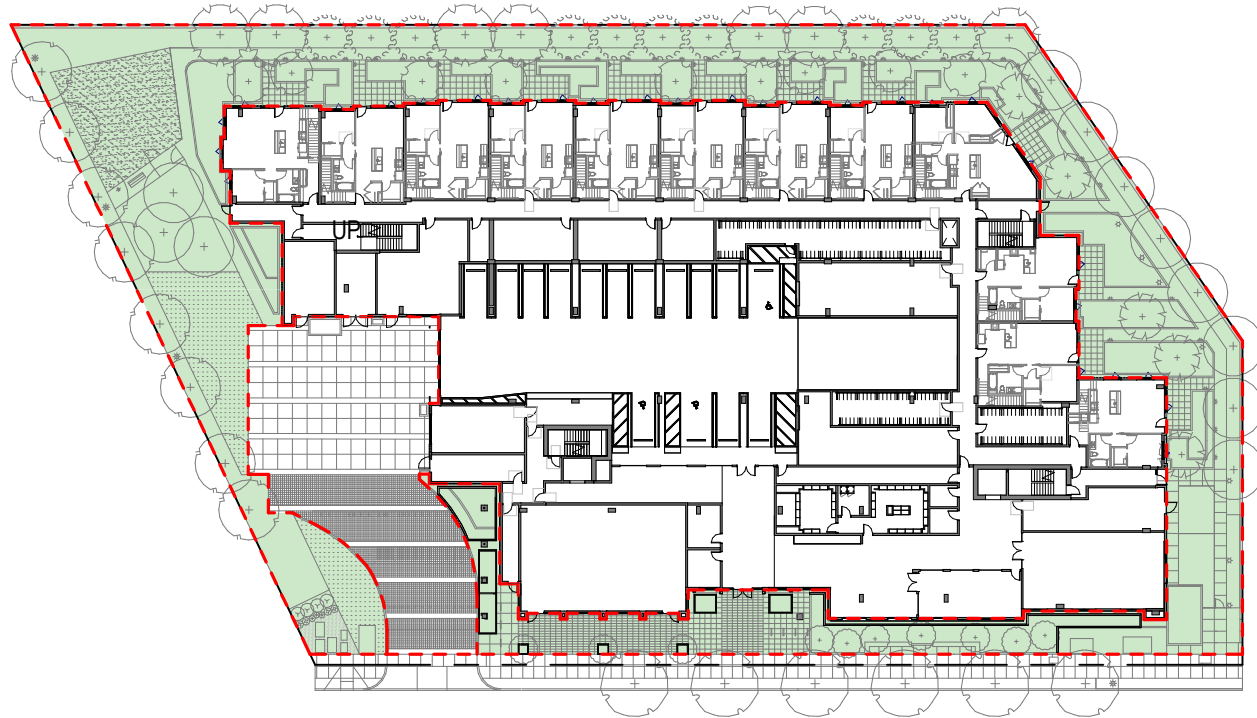
ALLOWED		PROPOSED	
SITE AREA:	72,727 SF	GROUND STORY:	40,969 SF
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TOTAL ALLOWABLE AREA		TOTAL PROPOSED:	201,650 SF



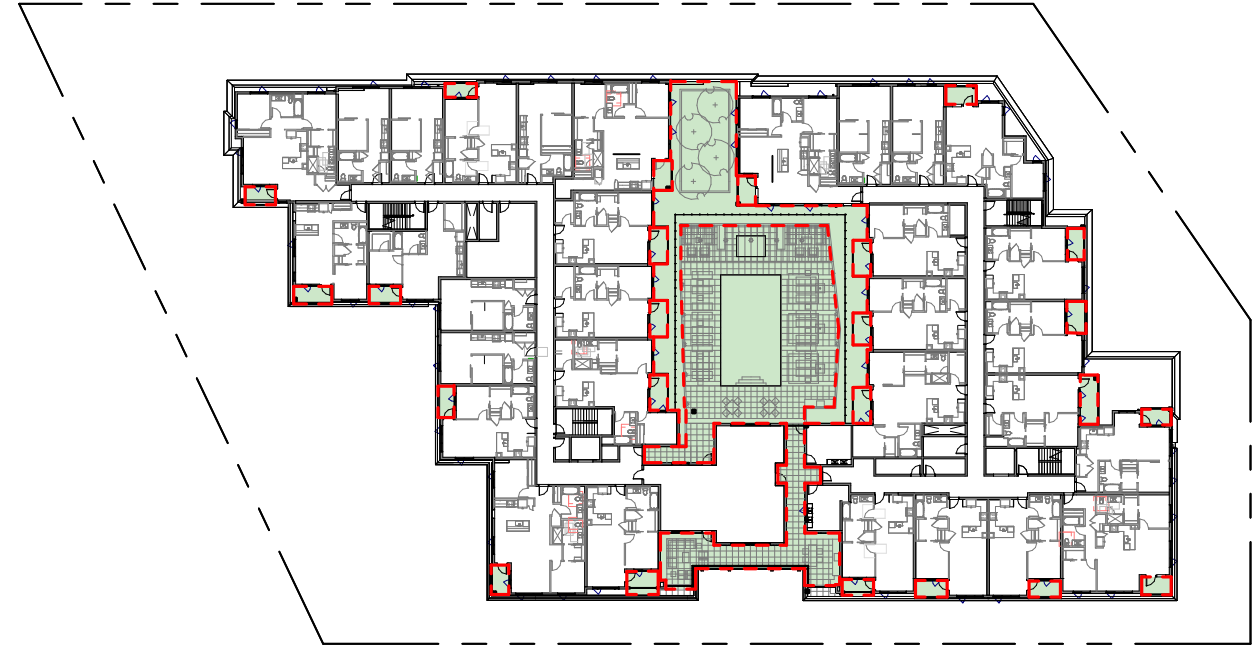
3RD-6TH STORY



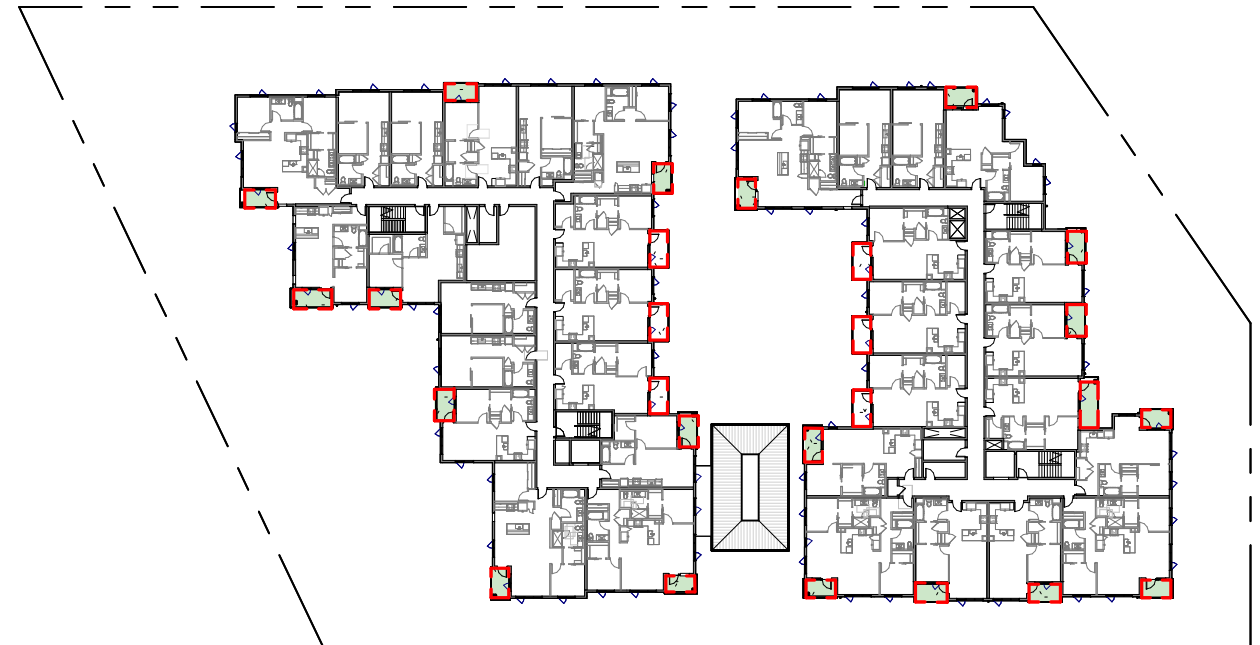
FAR DIAGRAMS



GROUND STORY: 24,746 SF



2ND STORY AMENITY DECK/PRIVATE TERRACES: 8,715 SF



3RD-6TH STORY BALCONIES: 6,620SF

OPEN AREA

SECTION 36.30.115 - GENERAL PLAN MIXED USE VILLAGE CENTER

30% OF LOT AREA: PORTIONS OF THE LOT WITH ONLY NON-RESIDENTIAL USES AND ASSOCIATED PARKING MAY BE EXCLUDED FROM THE REQUIRED AREA CALCULATION

LOT AREA:	72,727 SF
PROPOSED OPEN AREA	
GROUND STORY:	24,987 SF
2ND STORY AMENITY DECK	6,941 SF
2ND-6TH STORY BALCONIES	8,345 SF
TOTAL OPEN AREA:	40,273 SF
OPEN AREA PERCENTAGE:	55% (40,273 / 72,727)



OPEN AREA DIAGRAM

NEIGHBORHOOD COMMERCIAL FLOOR AREA

SECTION 36.30.115 - GENERAL PLAN MIXED USE VILLAGE CENTER

.25 FAR, minimum, except this total can be reallocated among lots in a single village center through the development review process with the approval of all affected property owners.

GROUND-FLOOR BUILDING FRONTAGE (STOREFRONT)

SECTION 36.30.115 - GENERAL PLAN MIXED USE VILLAGE CENTER

75% minimum of the building frontage facing the village center's adjacent street with the highest average daily vehicle trips shall be neighborhood commercial storefront.

LOT AREA:	72,727 SF	MINIMUM STOREFRONT:	75% MINIMUM
	18,182 SF COMMERCIAL REQUIRED	REQUIRED :	75 % : 161' - 11" (215'-10" x .75)
	2,077 SF COMMERCIAL PROVIDED	PROVIDED :	26 % : 56'- 6" (56'-6" / 215'-10")

- 16,105 SF RELOCATED BUILDING PROGRAM
- *IN ORDER TO PROVIDE THE REQUIRED COMMERCIAL FLOOR AREA, THE FOLLOWING RESIDENTIAL PROGRAM ELEMENTS WOULD NEED TO BE RELOCATED. THIS TOTAL AREA IS SHOWN IN BLUE IN THE DIAGRAM.
- LOBBY AMENITIES

- LEASING OFFICES

- ELEVATOR LOBBY

- MOVE IN CORRIDORS

- FITNESS STUDIO

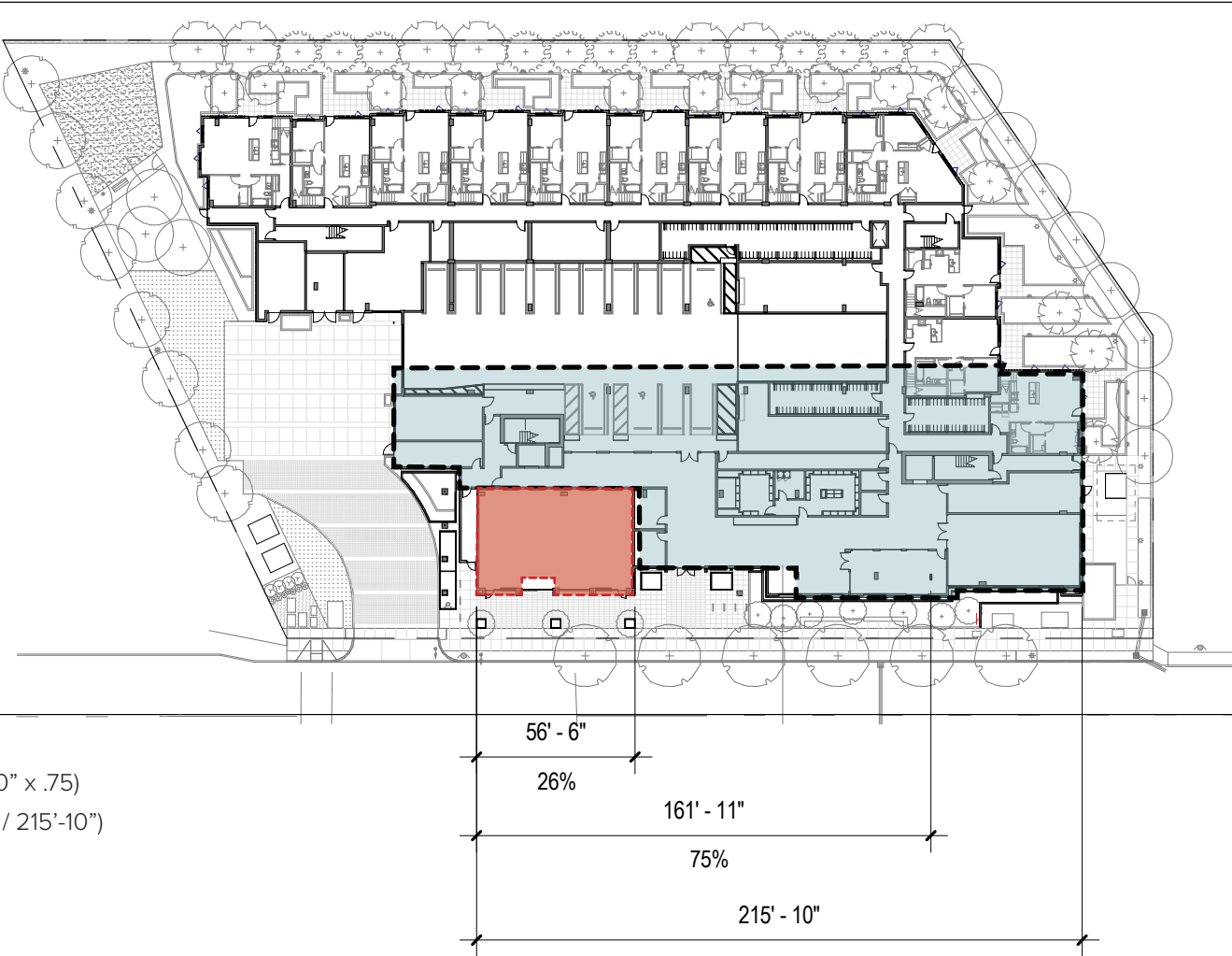
- STAIR CORES / EGRESS PATHS

- ELEVATOR CORES

- BIKE STORAGE

- MEP, UTILITY, AND MAINTENANCE ROOMS

TOTAL LOSS OF AREA DUE TO RELOCATION : 16,105 SF
TOTAL LOSS OF UNITS DUE TO RELOCATION: 12 UNITS



NEIGHBORHOOD COMMERCIAL FLOOR AREA
DBL WAIVER REQUEST



BUILDING HEIGHT

SECTION 36.30.115 - GENERAL PLAN MIXED USE VILLAGE CENTER

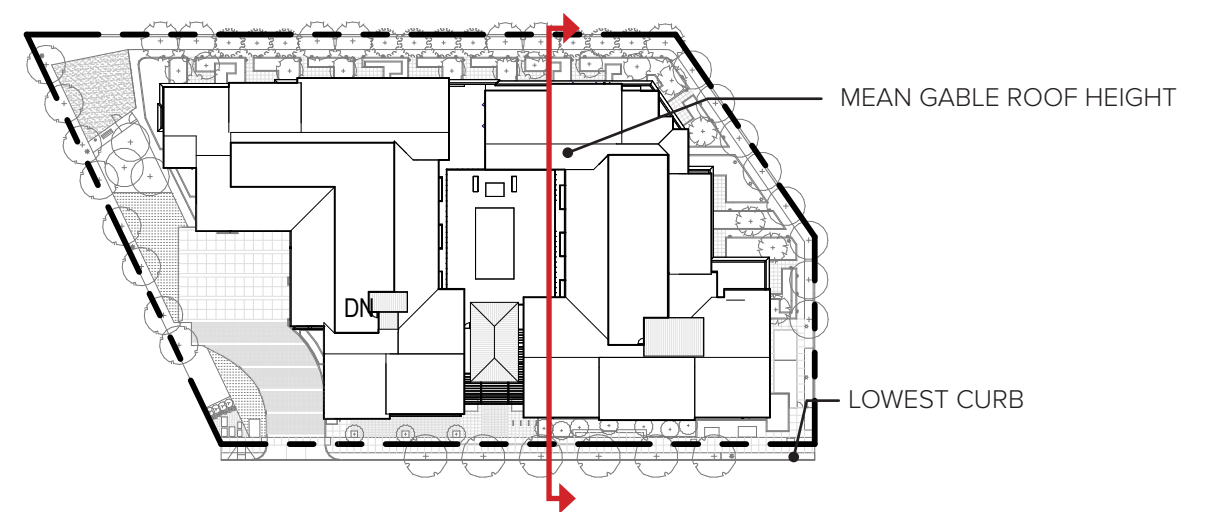
WHERE GENERAL PLAN ALLOWS GREATER THAN 1.6 FAR:

65' MAXIMUM HEIGHT

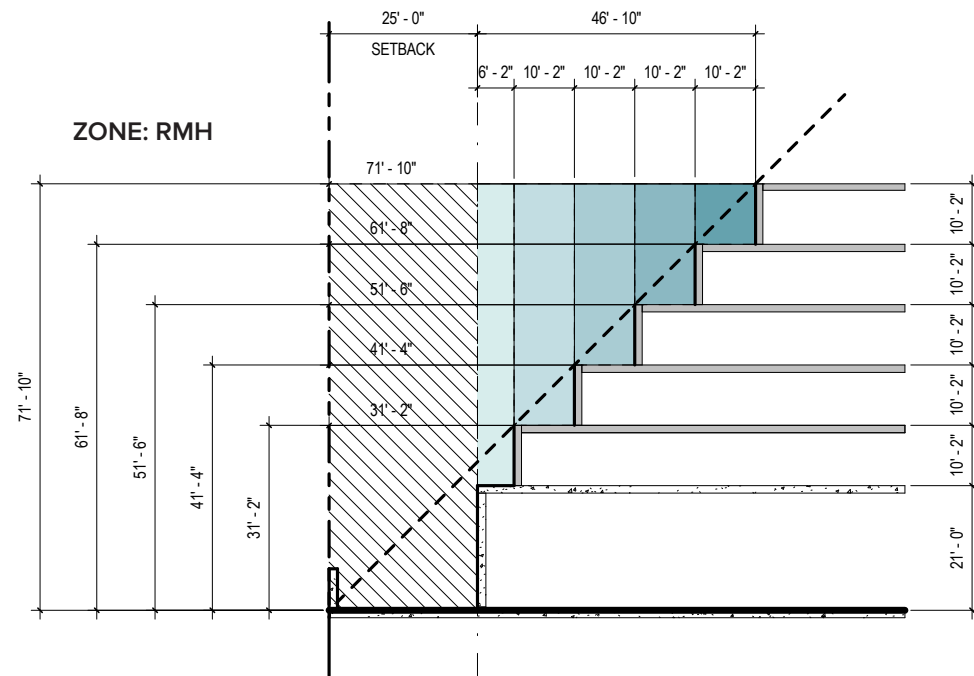
PROPOSED HEIGHT: 83' - 0"

TOTAL LOSS OF AREA: 31,272 SF (6TH STORY)

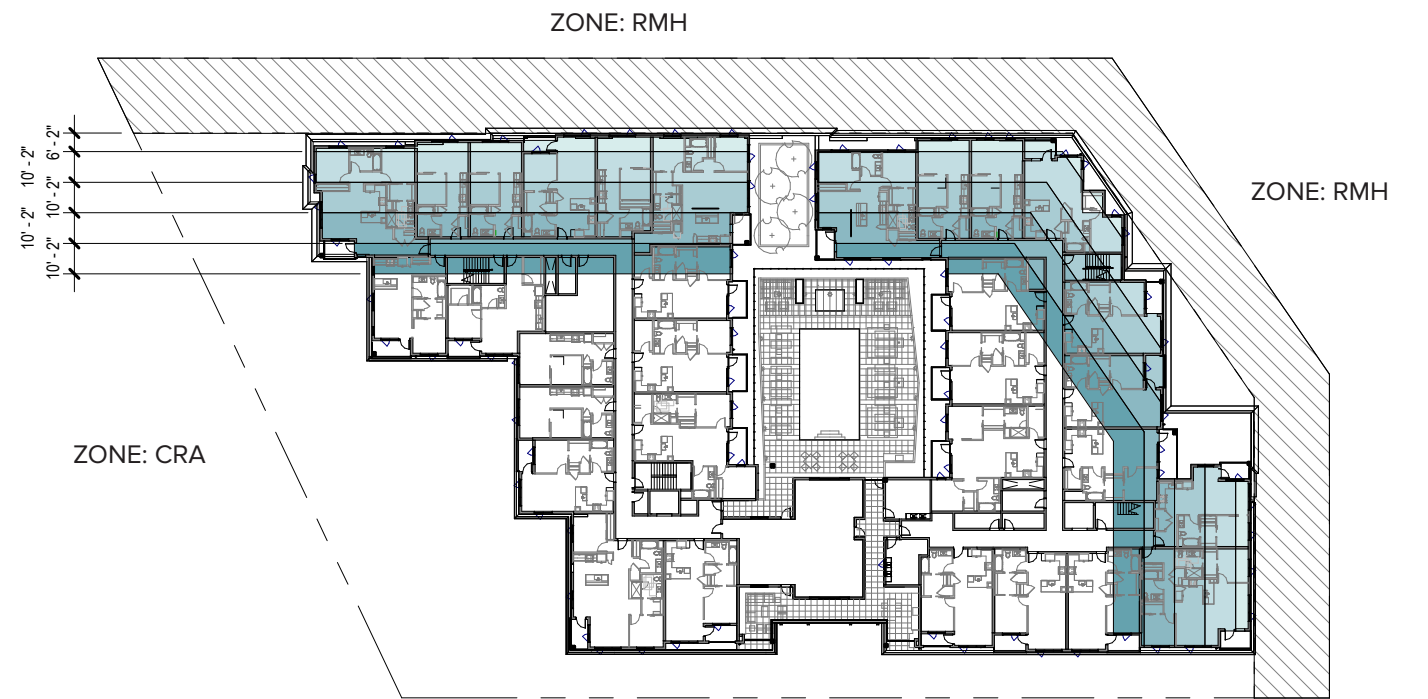
TOTAL LOSS OF UNITS: 33 UNITS (6TH STORY)



BUILDING HEIGHT DIAGRAMS DBL WAIVER REQUEST



25' SETBACK LINE



TYPICAL UPPER LEVEL FLOOR PLAN

HEIGHT LIMITS - WALL PLATE SETBACKS

SECTION 36.30.115 - GENERAL PLAN MIXED USE VILLAGE CENTER

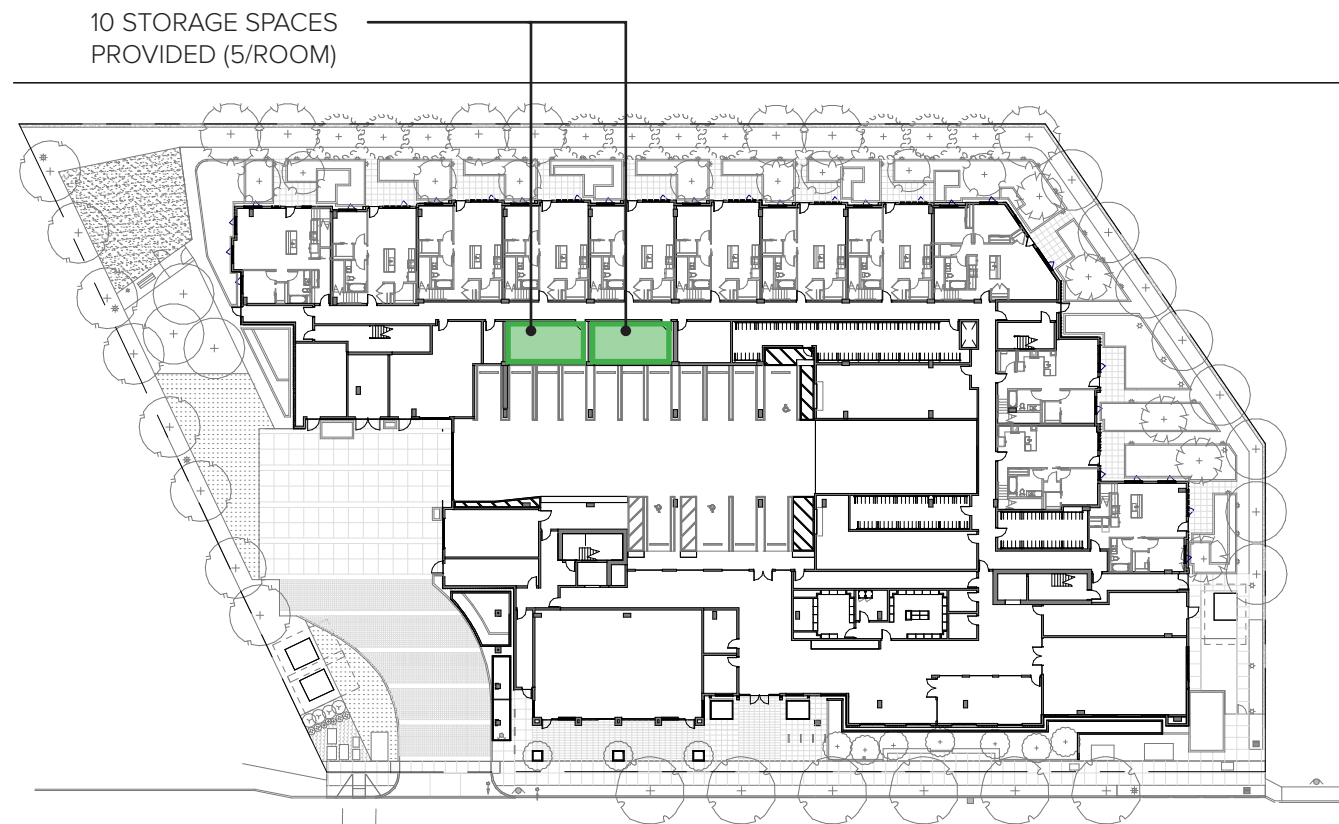
Wall plates at each floor of a building shall not be higher than the distance to an adjacent residential zoned property

2nd Story	11 Units	1080 SF
3rd Story	13 Units	4414 SF
4th Story	13 Units	7957 SF
5th Story	15 Units	11,474 SF
6th Story	20 Units	14,532 SF

TOTAL LOSS:	UNITS	AREA
	72 UNITS	39,457 SF



WALL PLATE SETBACK DIAGRAM DBL WAIVER REQUEST



GROUND STORY FLOOR PLAN



TYPICAL UPPER LEVEL FLOOR PLAN

PERSONAL STORAGE

SECTION 36.30.115 - GENERAL PLAN MIXED USE VILLAGE CENTER

A minimum of 164 cubic feet of personal storage shall be provided for each dwelling unit and shall be designed appropriately to accommodate a range of bulky items.

STORAGE REQUIRED : **175 UNITS (164 CF EACH)**

PROVIDED STORAGE : **60 STORAGE UNITS (10 ON GROUND STORY / 50 ON UPPER STORIES)**

STORAGE SPACES REMAINING : **115 STORAGE UNITS** : APPROXIMATELY 3,795 SF*

*164 CUBIC FT / 8 FT CEILING HEIGHTS = 20.5 SF OF STORAGE PER UNIT
(EACH STORAGE UNIT REQUIRES APPROXIMATELY **33 SF** : 20.5 FOR STORAGE UNIT + 12.5 OF ACCESSIBLE FLOOR AREA)

LEFT BUILDING WING : 5 STORIES

17 RESIDENTIAL UNITS PER STORY (85 TOTAL)

STORAGE UNITS PROVIDED : 10 / STORY
ADDITIONAL STORAGE NEED : **7** / STORY

ADDITIONAL SF AREA NEEDED : 231 SF / STORY
(7 x 33 SF)

LOSS OF AREA : **1,155 SF (LEFT WING)**
LOSS OF UNITS : **5 UNITS (1 PER STORY)**

RIGHT BUILDING WING : 5 STORIES

16 RESIDENTIAL UNITS PER STORY (80 TOTAL)

STORAGE UNITS PROVIDED : 0 / STORY
ADDITIONAL STORAGE NEED : **16** / STORY

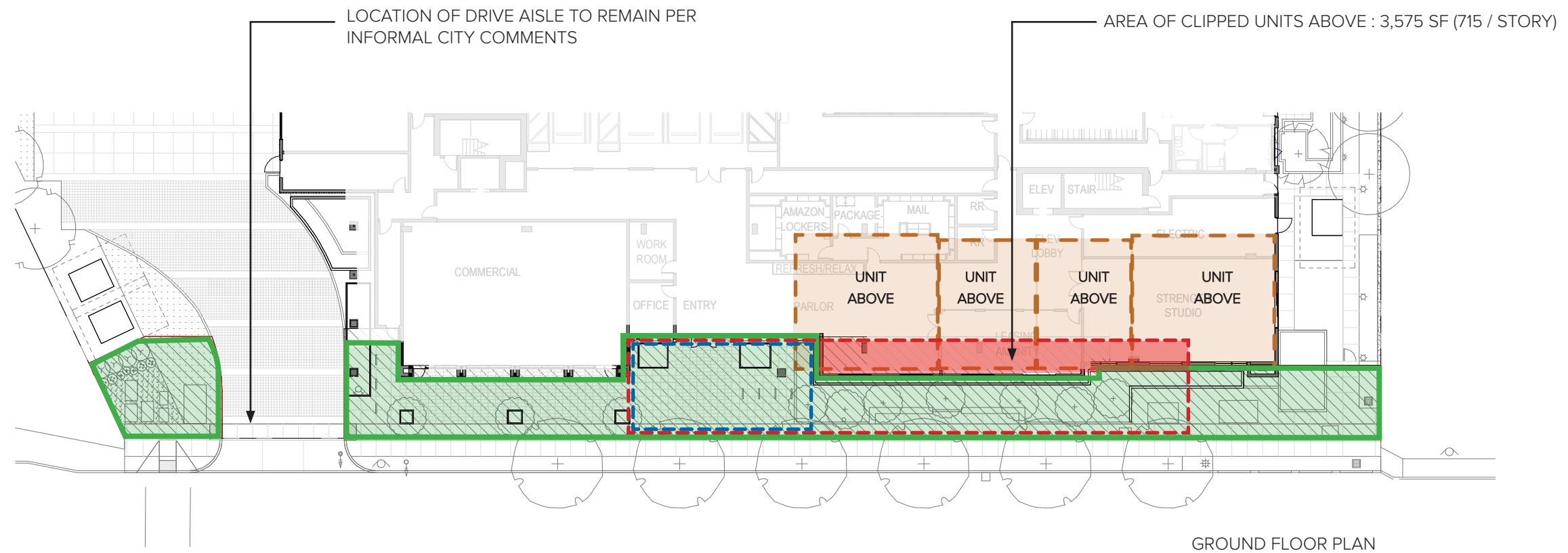
ADDITIONAL SF AREA NEEDED : 528 SF / STORY
(16 x 33 SF)

LOSS OF AREA : **2,640 SF (RIGHT WING)**
LOSS OF UNITS : **5 UNITS (1 PER STORY)**

TOTAL LOSS OF AREA : **3,795 SF**
TOTAL LOSS OF UNITS : **10 UNITS (2 PER UPPER STORY)**



STORAGE DBL WAIVER REQUEST



PUBLICLY ACCESSIBLE OPEN SPACE

SECTION 36.30.115 - GENERAL PLAN MIXED USE VILLAGE CENTER

PUBLICLY ACCESSIBLE OPEN SPACE EQUAL TO 5% OF PROJECT LOT AREA: COUNTS TOWARD OPEN AREA

LOCATION: ADJACENT TO PUBLIC STREET

MINIMUM DIMENSIONS: 25' IN ALL DIRECTION, MINIMUM

TOTAL REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE: $72,727 \times 0.05 = 3,636 \text{ SF}$

PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE

5,395 SF TOTAL OPEN SPACE PROVIDED 1,162 SF SPACE (MEETS 25'X25' MIN) 3,636 SF REQUIREMENT (MEETS 25' X 25' MIN)

TOTAL PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE: **5,395 SF (7.6%)**

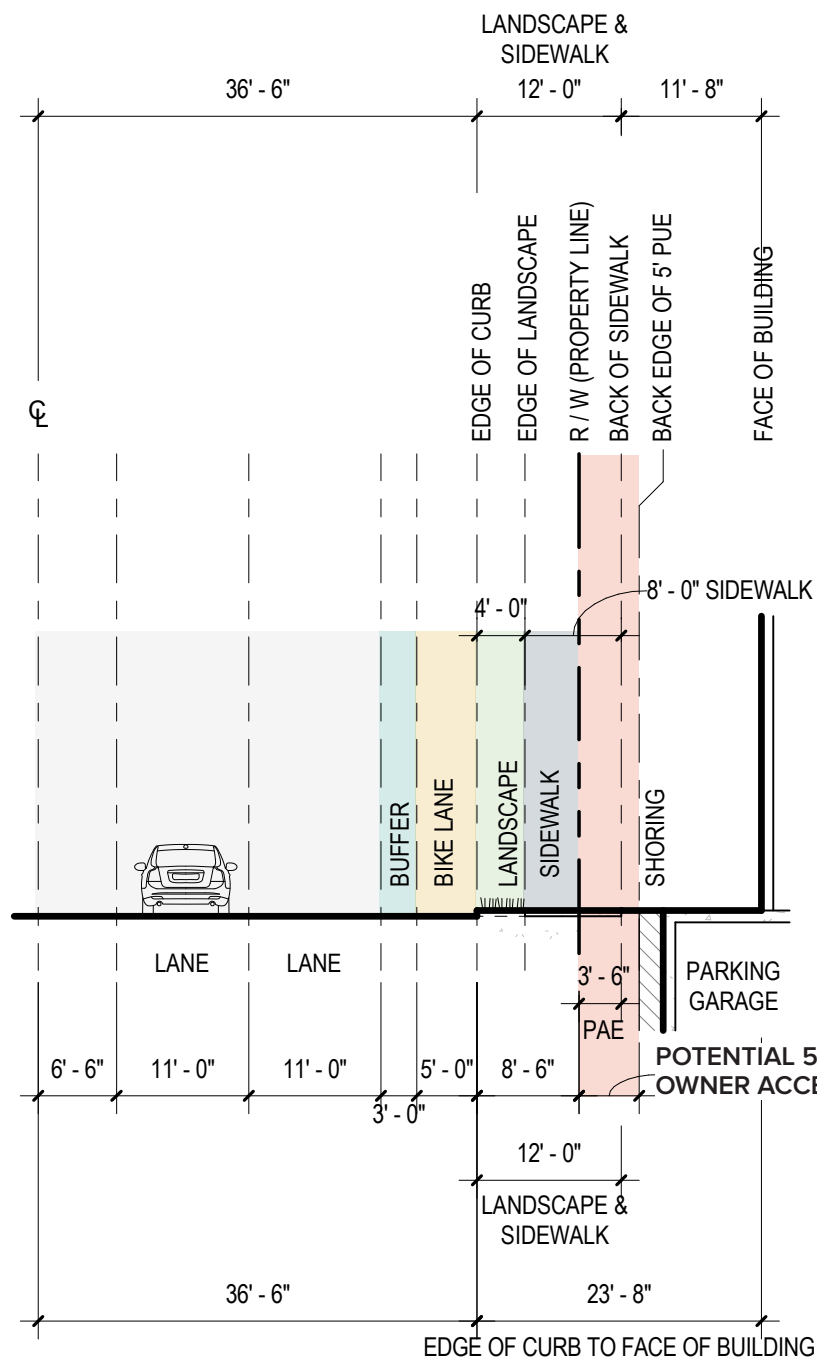
LOSS OF AREA : 715 / STORY

LOSS OF UNITS : 4 UNITS PER FLOOR * 5 FLOORS

TOTAL LOSS OF AREA : 3,575 SF
TOTAL LOSS OF UNITS : 20 UNITS



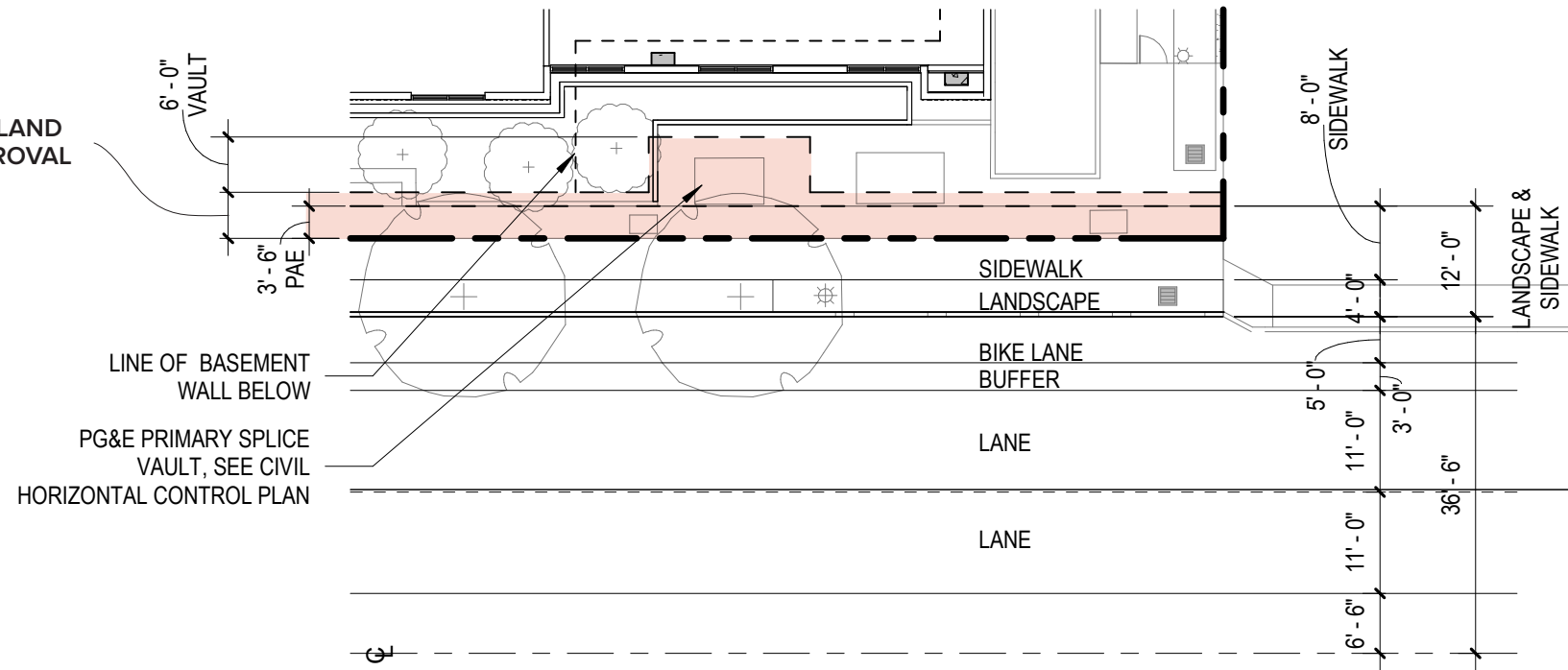
PUBLICLY ACCESSIBLE OPEN SPACE DBL WAIVER REQUEST



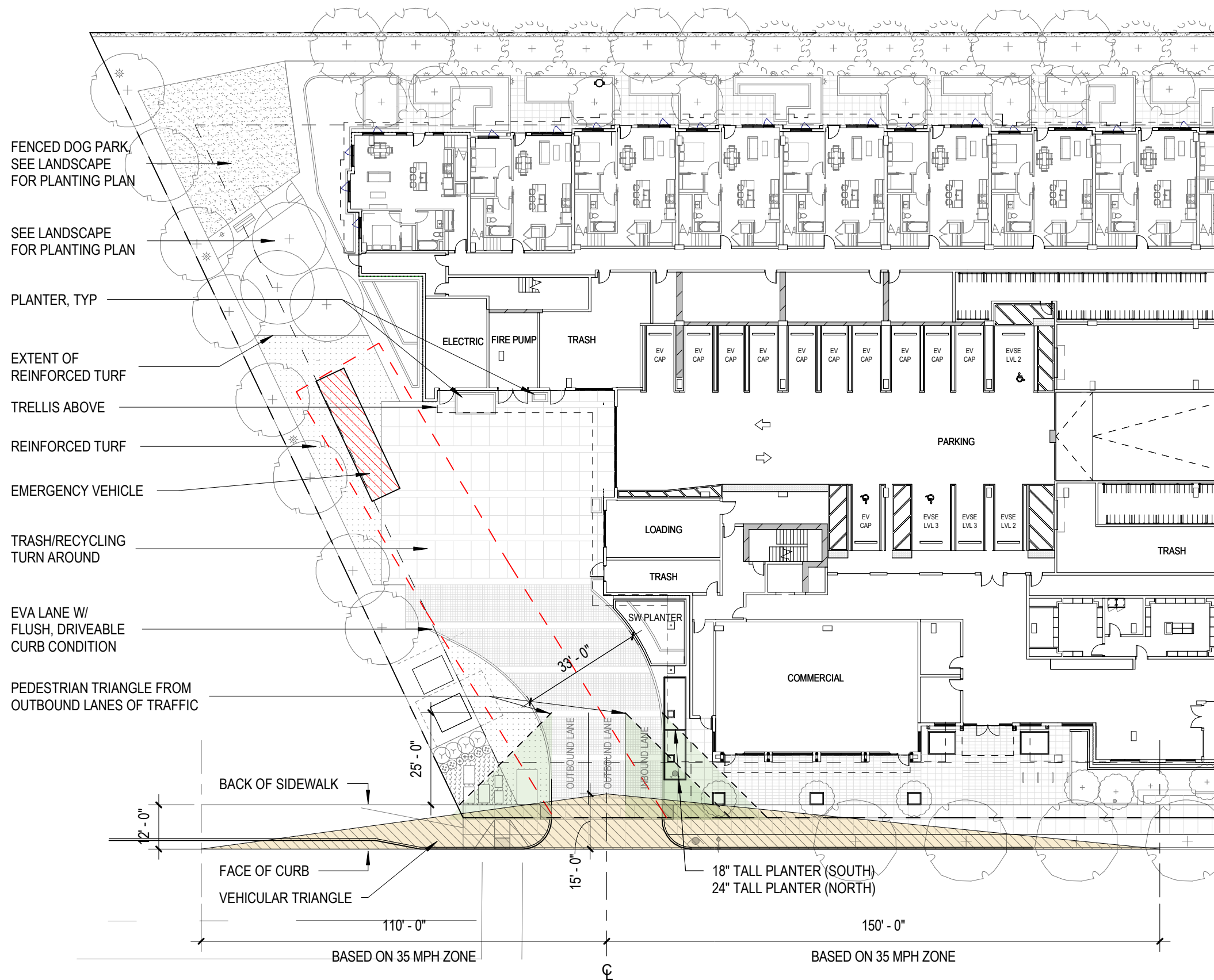
POTENTIAL 5' PUE
SUBJECT TO LAND
OWNER ACCEPTANCE
AND APPROVAL

(E) CURB CUT LOCATION
LINE OF SHORING BELOW

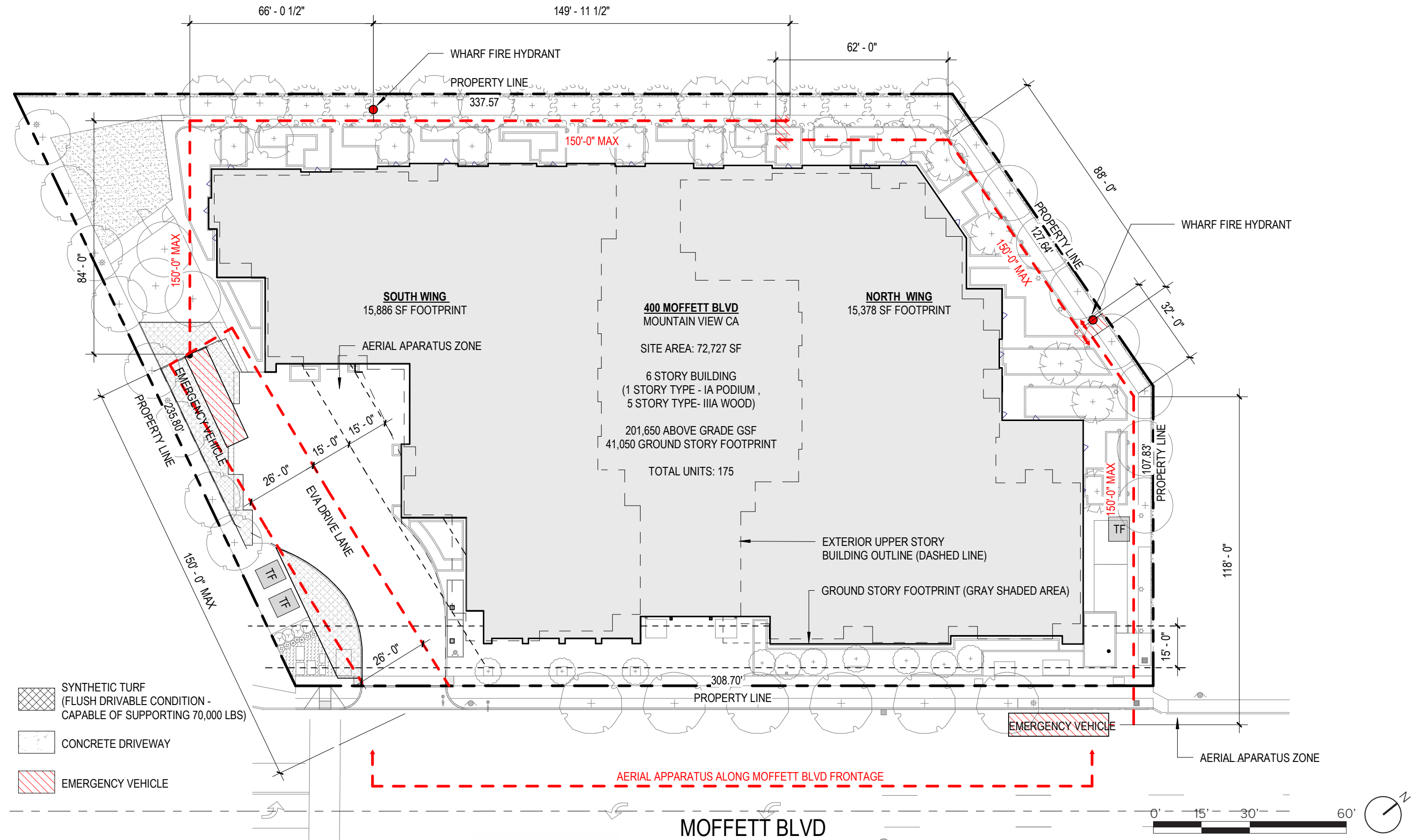
ENLARGED FRONTAGE PLAN - SOUTH



POTENTIAL PUE
SUBJECT TO LAND OWNER ACCEPTANCE AND APPROVAL



DRIVE AISLE DIAGRAM VISION TRIANGLE | TURNING RADII | EVA



FIRE DEPARTMENT ACCESS

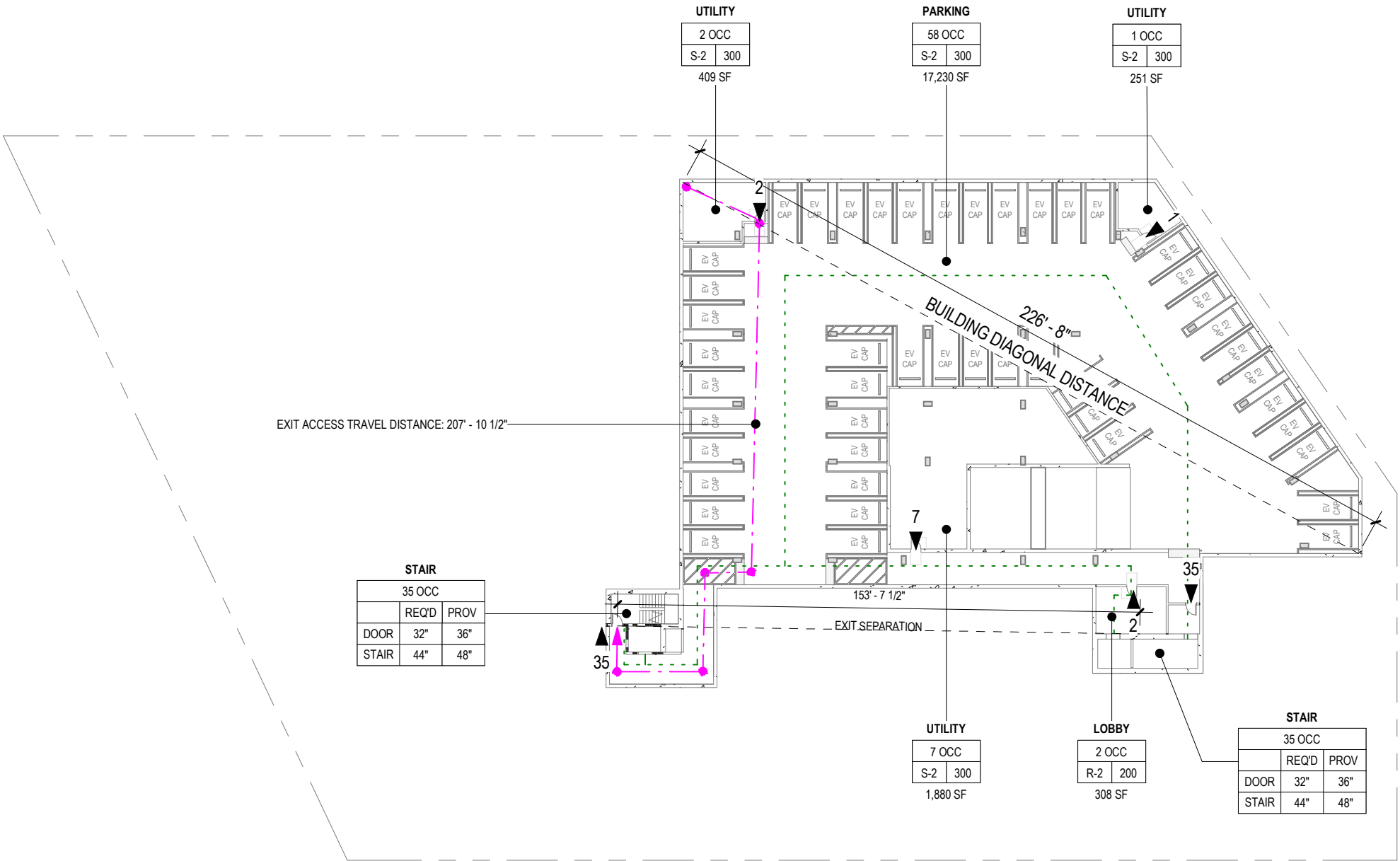
PROJECT INFO

PROJECT ADDRESS:
400 MOFFETT BOULEVARD
MOUNTAIN VIEW, CA 94043

		BEARING WALLS				
CONSTRUCTION TYPE :		STRUCTURAL FRAME	EXT	INT	FLOORS	ROOF
IA :	GROUND STORY	3	3	3	2	1 1/2
IIIA:	2ND - 6TH STORY	1	2	1	1	1

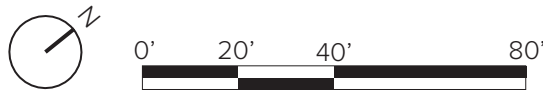
BUILDING FIRE DETECTION & SUPPRESSION

SPRINKLER SYSTEM :	NFPA 13
FIRE ALARM SYSTEM :	AUTOMATIC
STANDPIPE SYSTEM	CLASS 1
SMOKE DETECTION & CARBON MONOXIDE SYSTEM :	YES

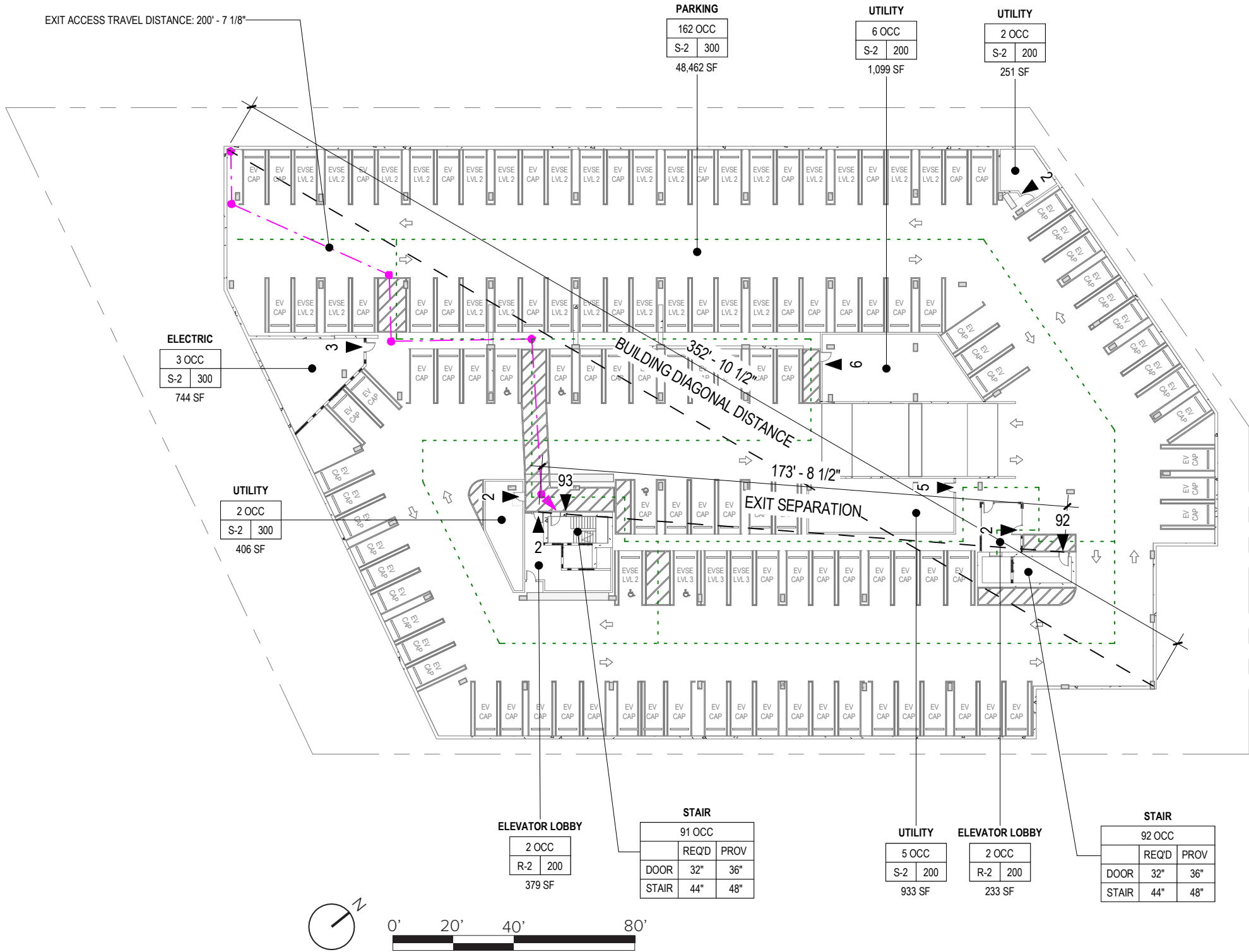


OCCUPANCY SCHEDULE - P2					
NAME	AREA	OCCUPANCY TYPE	ACCESSORY USE	LOAD FACTOR	OCCUPANTS
PARKING					
LOBBY	308 SF	R-2		200	2
PARKING	17,230 SF	S-2		300	58
UTILITY	409 SF	S-2		300	2
UTILITY	251 SF	S-2		300	1
UTILITY	1,880 SF	S-2		300	7
PARKING	20,077 SF				70
TOTAL:	20,077 SF				70

LEGEND	
AREA NAME	
XXX OCC	NUMBER OF OCCUPANTS
XX XX	OCCUPANCY LOAD FACTOR (TABLE 1004.1.2)
150 SF	AREA
	OCCUPANCY TYPE (SECTION 302.1)
EGRESS AREA	
60 OCC	OCCUPANT LOAD
REQ'D PROV	
DOOR 32" 36"	REQ'D DOOR WIDTH (.15"OCC); PROVIDED DOOR WIDTH
STAIR 44" 44"	REQ'D STAIR WIDTH (.2"OCC); PROVIDED STAIR WIDTH
0	EXIT DISCHARGE
EXIT	EXIT
EXIT ACCESS TRAVEL DISTANCE	EXIT ACCESS TRAVEL DISTANCE
COMMON PATH OF TRAVEL	COMMON PATH OF TRAVEL
ACCESSIBLE ROUTE	ACCESSIBLE ROUTE
1 HR RATED ASSEMBLY	1 HR RATED ASSEMBLY
2 HR RATED ASSEMBLY	2 HR RATED ASSEMBLY
3 HR RATED ASSEMBLY	3 HR RATED ASSEMBLY



EGRESS PLANS
P2



OCCUPANCY SCHEDULE - P1					
NAME	AREA	OCCUPANCY TYPE	ACCESSORY USE	LOAD FACTOR	OCCUPANTS
ELEVATOR LOBBY	379 SF	R-2		200	2
ELEVATOR LOBBY	233 SF	R-2		200	2
ELECTRIC	744 SF	S-2		300	3
UTILITY	406 SF	S-2		300	2
UTILITY	933 SF	S-2		200	5
UTILITY	1,099 SF	S-2		200	6
PARKING	48,462 SF	S-2		300	162
UTILITY	251 SF	S-2		200	2
TOTAL:	52,506 SF				184
					184

LEGEND

AREA NAME

XXX OCC	NUMBER OF OCCUPANTS
XX XX	OCCUPANCY LOAD FACTOR (TABLE 1004.1.2)
150 SF	AREA
	OCCUPANCY TYPE (SECTION 302.1)

EGRESS AREA

60 OCC	OCCUPANT LOAD
REQ'D DOOR 32" STAIR 44"	REQ'D DOOR WIDTH (.15"OCC); PROVIDED DOOR WIDTH
PROV 36" 44"	REQ'D STAIR WIDTH (.2"OCC); PROVIDED STAIR WIDTH

0 EXIT DISCHARGE

EXIT

EXIT ACCESS TRAVEL DISTANCE

COMMON PATH OF TRAVEL

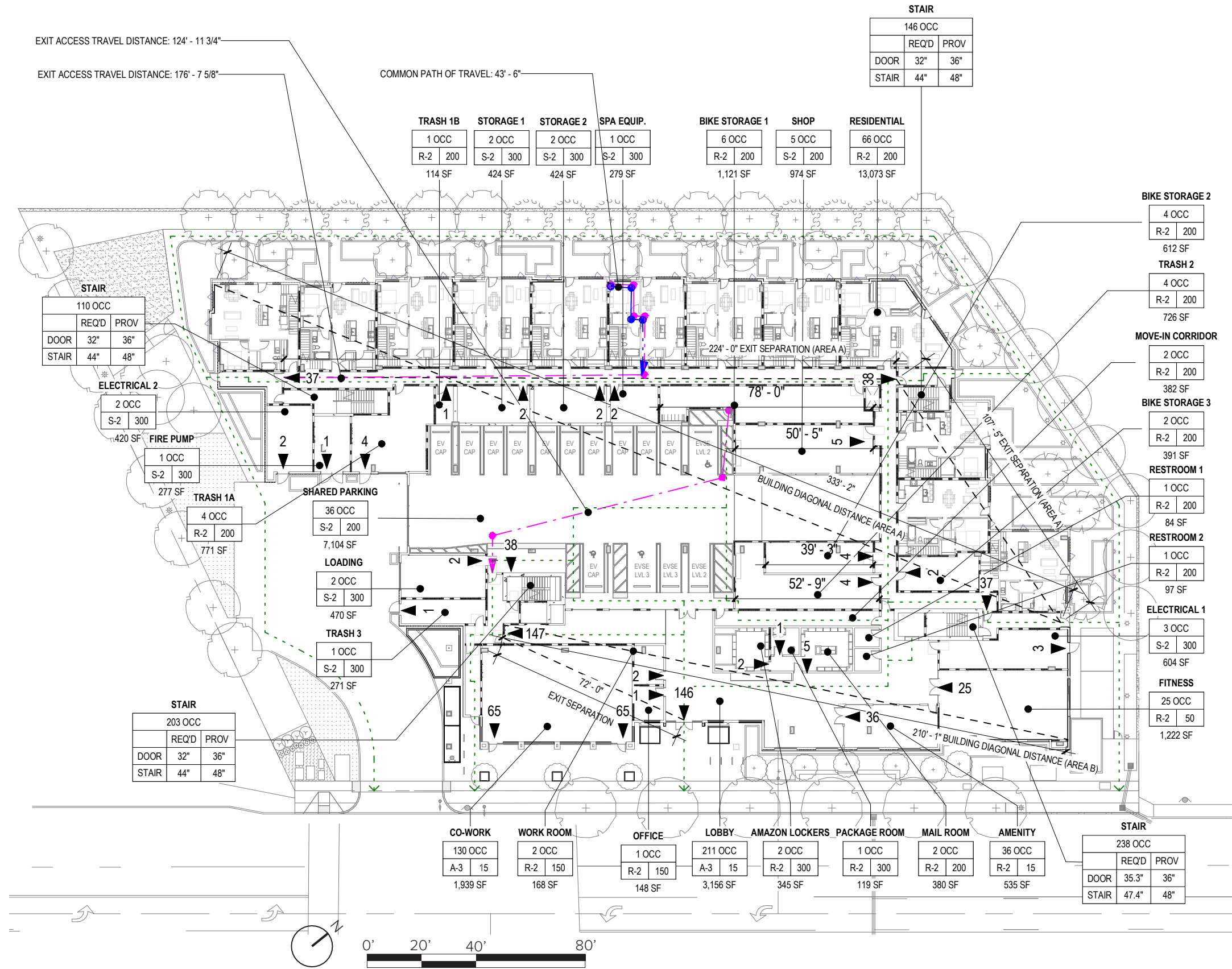
ACCESSIBLE ROUTE

1 HR RATED ASSEMBLY

2 HR RATED ASSEMBLY

3 HR RATED ASSEMBLY

EGRESS PLANS
P1



OCCUPANCY SCHEDULE - LEVEL 01					
NAME	AREA	OCCUPANCY TYPE	ACCESSORY USE	LOAD FACTOR	OCCUPANTS
AREA A					
BIKE STORAGE 2	612 SF	R-2		200	4
BIKE STORAGE 3	391 SF	R-2		200	2
RESIDENTIAL	13,073 SF	R-2		200	66
TRASH 1B	114 SF	R-2		200	1
TRASH 2	726 SF	R-2		200	4
SHOP	974 SF	S-2		200	5
SPA EQUIP.	279 SF	S-2		300	1
STORAGE 1	424 SF	S-2		300	2
STORAGE 2	424 SF	S-2		300	2
AREA A	17,017 SF				87
AREA B					
LOBBY	3,156 SF	A-3		15	211
AMAZON LOCKERS	345 SF	R-2		300	2
AMENITY	535 SF	R-2	X	15	36
FITNESS	1,222 SF	R-2	X	50	25
MAIL ROOM	380 SF	R-2	X	200	2
MOVE-IN CORRIDOR	382 SF	R-2		200	2
OFFICE	148 SF	R-2	X	150	1
PACKAGE ROOM	119 SF	R-2	X	300	1
RESTROOM 1	84 SF	R-2		200	1
RESTROOM 2	97 SF	R-2		200	1
WORK ROOM	168 SF	R-2	X	150	2
AREA B	6,635 SF				284
AREA C					
BIKE STORAGE 1	1,121 SF	R-2		200	6
LOADING	490 SF	S-2		300	2
SHARED PARKING	6,929 SF	S-2		200	35
AREA C	8,540 SF				43
EGRESS TO EXTERIOR					
CO-WORK	1,939 SF	A-3		15	130
TRASH 1A	775 SF	R-2		200	4
ELECTRICAL 1	604 SF	S-2		300	3
ELECTRICAL 2	420 SF	S-2		300	2
FIRE PUMP	277 SF	S-2		300	1
TRASH 3	283 SF	S-2		300	1
EGRESS TO EXTERIOR	4,298 SF				141
TOTAL:	36,490 SF				555

AREA NAME

XXX OCC

XX XX

150 SF

NUMBER OF OCCUPANTS

OCCUPANCY LOAD FACTOR (TABLE 1004.1.2)

AREA

OCCUPANCY TYPE (SECTION 302.1)

EGRESS AREA

60 OCC

REQ'D

PROV

DOOR 32"

36"

STAIR 44"

44"

OCCUPANT LOAD

REQ'D DOOR WIDTH (.15*OCC); PROVIDED DOOR WIDTH

REQ'D STAIR WIDTH (.2*OCC); PROVIDED STAIR WIDTH

0

EXIT DISCHARGE

EXIT

EXIT ACCESS TRAVEL DISTANCE

COMMON PATH OF TRAVEL

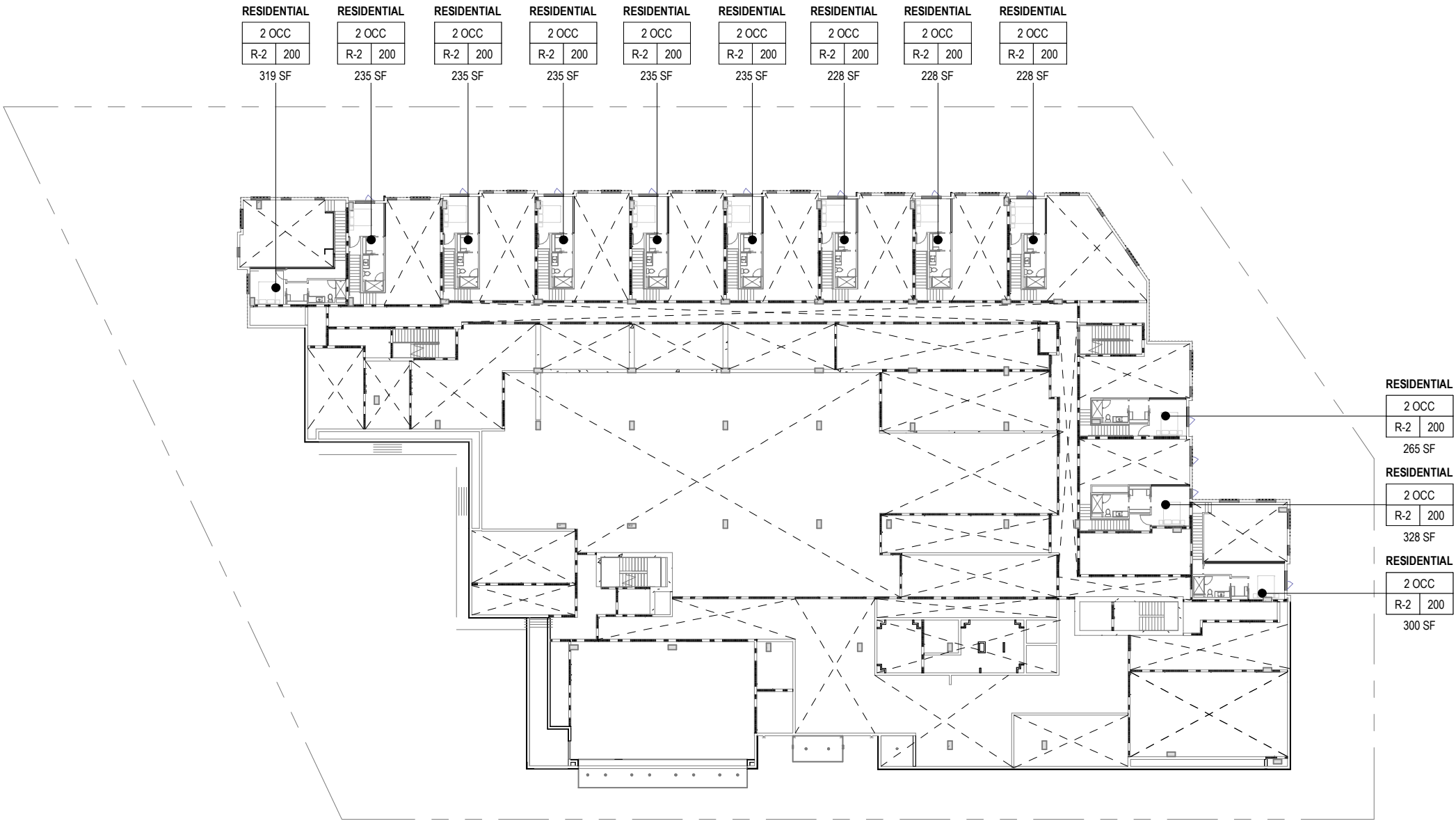
ACCESSIBLE ROUTE

1 HR RATED ASSEMBLY

2 HR RATED ASSEMBLY

3 HR RATED ASSEMBLY

EGRESS PLANS
LEVEL 01



OCCUPANCY SCHEDULE - MEZZANINE					
NAME	AREA	OCCUPANCY TYPE	ACCESSORY USE	LOAD FACTOR	OCCUPANTS
MEZZANINE					
RESIDENTIAL	3,075 SF	R-2		200	24
MEZZANINE	3,075 SF				24

NOTE: MEZZANINE OCCUPANT LOADS INCLUDED IN GROUND STORY EXIT DISCHARGE CALCULATIONS.

LEGEND

AREA NAME

XXX OCC

XX XX

150 SF

NUMBER OF OCCUPANTS

OCCUPANCY LOAD FACTOR (TABLE 1004.1.2)

AREA

OCCUPANCY TYPE (SECTION 302.1)

EGRESS AREA

60 OCC

REQD PROV

DOOR 32" 36"

STAIR 44" 44"

OCCUPANT LOAD

REQ'D DOOR WIDTH (.15"OCC); PROVIDED DOOR WIDTH

REQ'D STAIR WIDTH (.2"OCC); PROVIDED STAIR WIDTH

0

EXIT DISCHARGE

EXIT

EXIT ACCESS TRAVEL DISTANCE

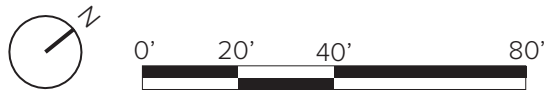
COMMON PATH OF TRAVEL

ACCESSIBLE ROUTE

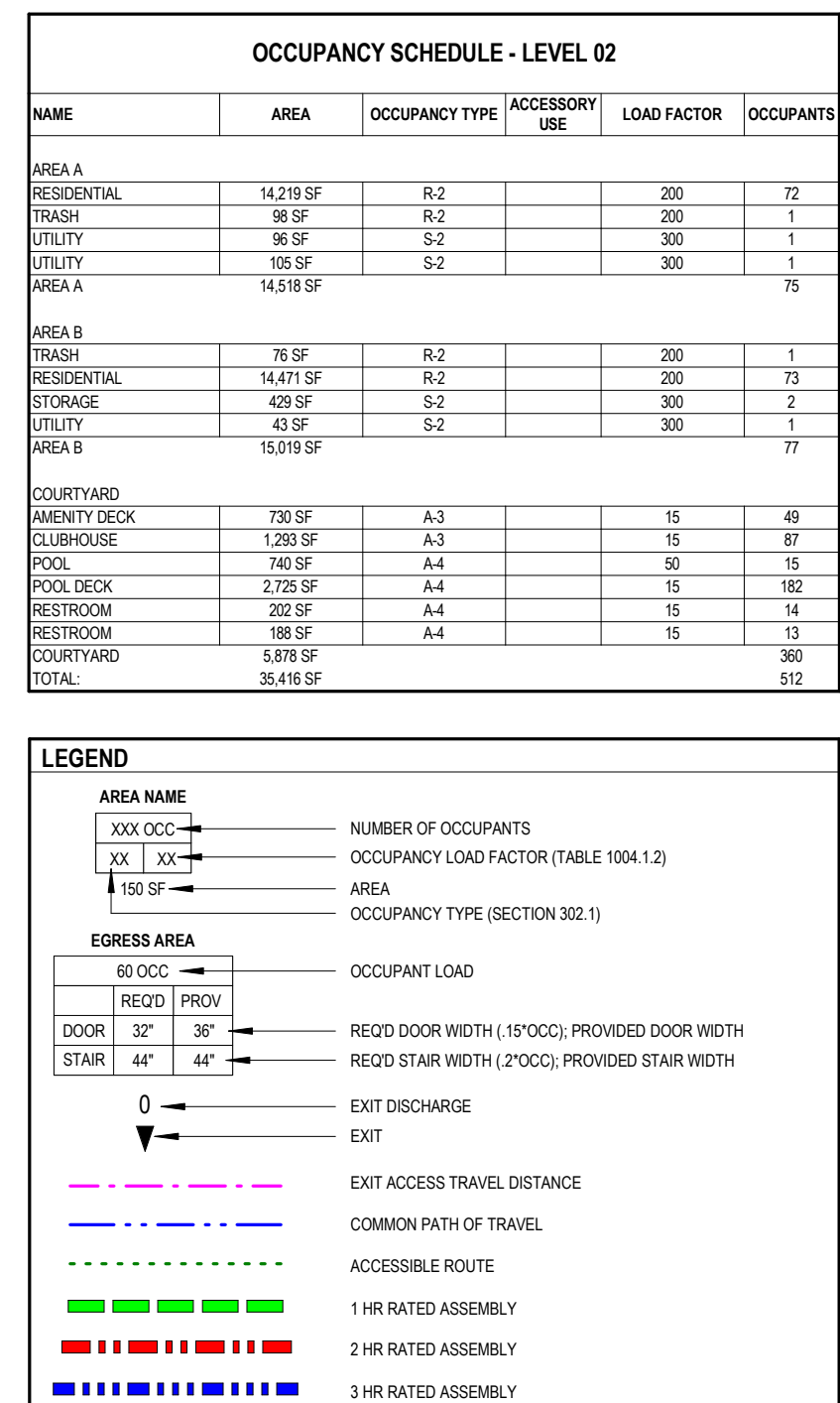
1 HR RATED ASSEMBLY

2 HR RATED ASSEMBLY

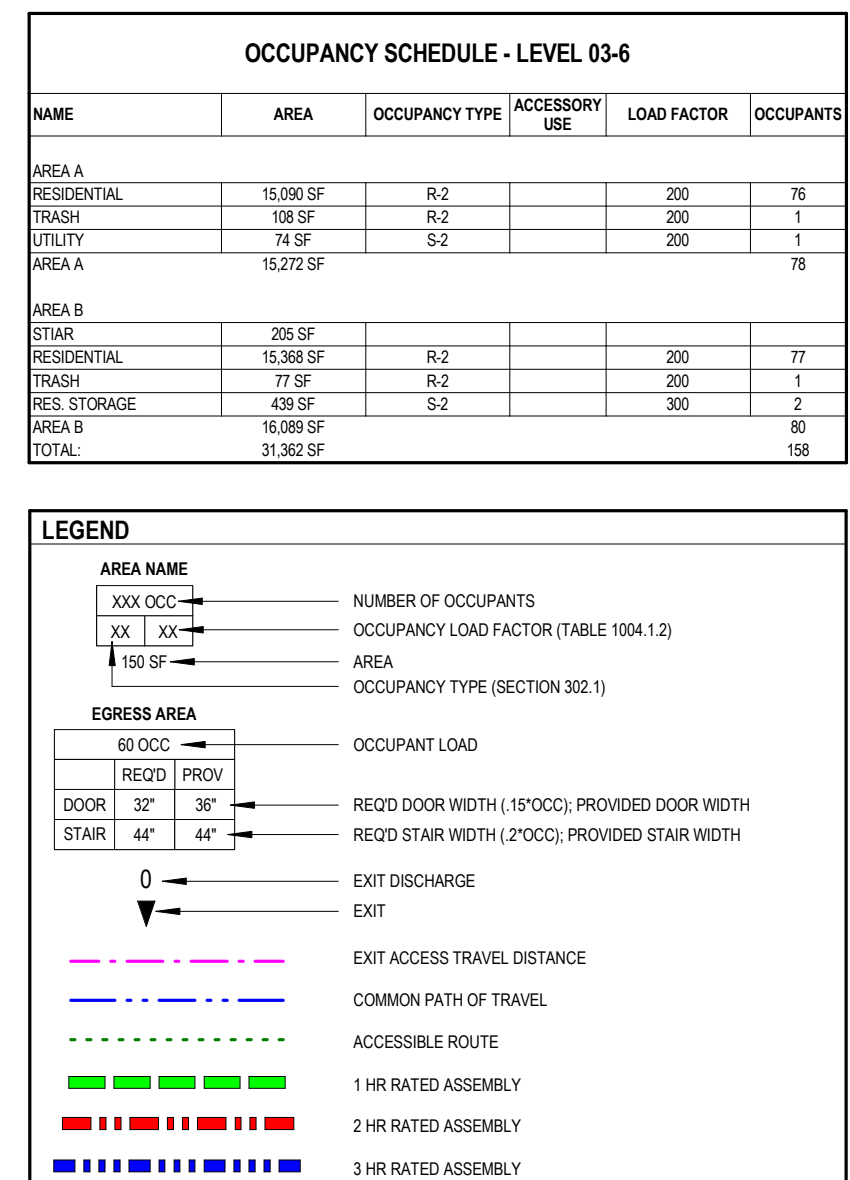
3 HR RATED ASSEMBLY



EGRESS PLANS MEZZANINE



30



DESIGN CONCEPT

KEY DESIGN CONSIDERATIONS

BUILDING MASSING / COURTYARD

ROOF ARTICULATION

BASE / MIDDLE / TOP

DAYLIGHT & VIEWS

DESIGN CONCEPT NARRATIVE

Located in the Moffett Boulevard Change Area, the primary project objectives are centered on developing a building that both supports a growing and active pedestrian experience and contributes to the urban context by harmonizing with and enhancing the existing character of the district.

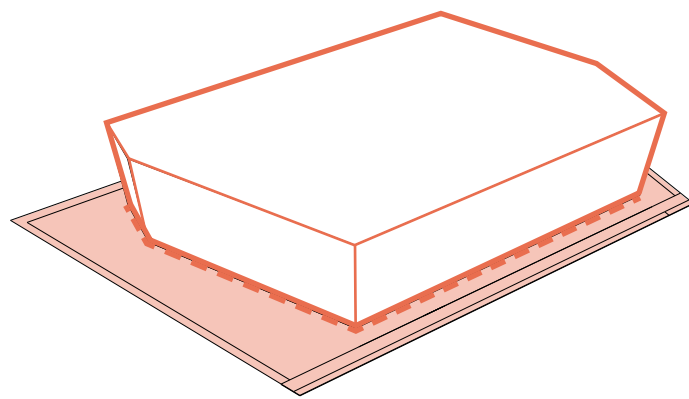
The building massing is established by splitting the buildable footprint above the second floor and connecting the two towers with a generous courtyard / amenity deck both enhancing views for courtyard units and maximizing access to natural light. The building is then pushed and pulled, modulating the façade, reducing bulk, and establishing an architectural rhythm and character. Varying roof pitches offer both a connection to the residential character of the neighborhood while also breaking longer runs of roof into smaller, more appropriately scaled forms. Materiality establishes a base, middle, top approach to reduce visual bulk while referencing elements of the surrounding residential character.

The street level includes a contiguous publicly accessible open space activated by ground story uses, landscaping and greenery, as well as a variety of seating to create a varied and vibrant urban edge.

The sum of these design elements is a well-proportioned building that balances an active urban pedestrian environment with elements of the surrounding residential character that aligns with the vision set forth through the Mountain View General Plan.

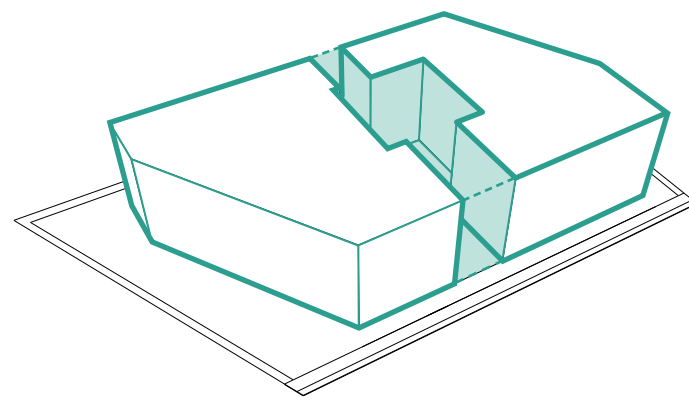


CONCEPT NARRATIVE



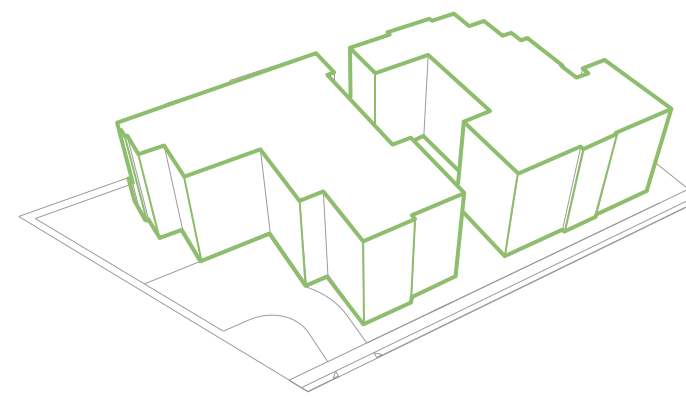
FOOTPRINT

- Zoning code building setbacks
- Establish buildable footprint



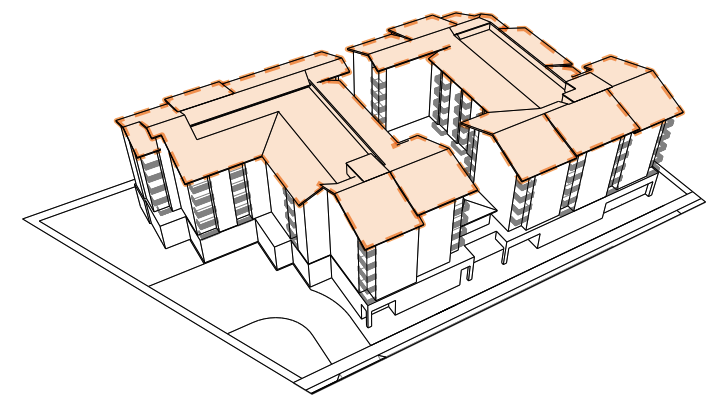
SPLIT

- Maximize daylight to units
- Create a generous, open courtyard
- Reduce overall mass, bulk, & scale



FACADE MODULATION

- Break down long facades
- Increase building corners to provide better units, views, & more access to natural light
- Establish rhythm & proportion within facade



SCULPT ROOF FORM

- Gabled roofs respond to residential context while lowering perceived height along the Moffett frontage
- Varying roof pitches work together with the facade modulation to emphasize the rhythm & proportion of building bays
- Consistent eave & rake dimensions give continuity to undulating roof form
- Provide screening to mechanical equipment located within a sunken mechanical wall

CONCEPT DIAGRAMS MASSING



EAST ELEVATION



SOUTH ELEVATION

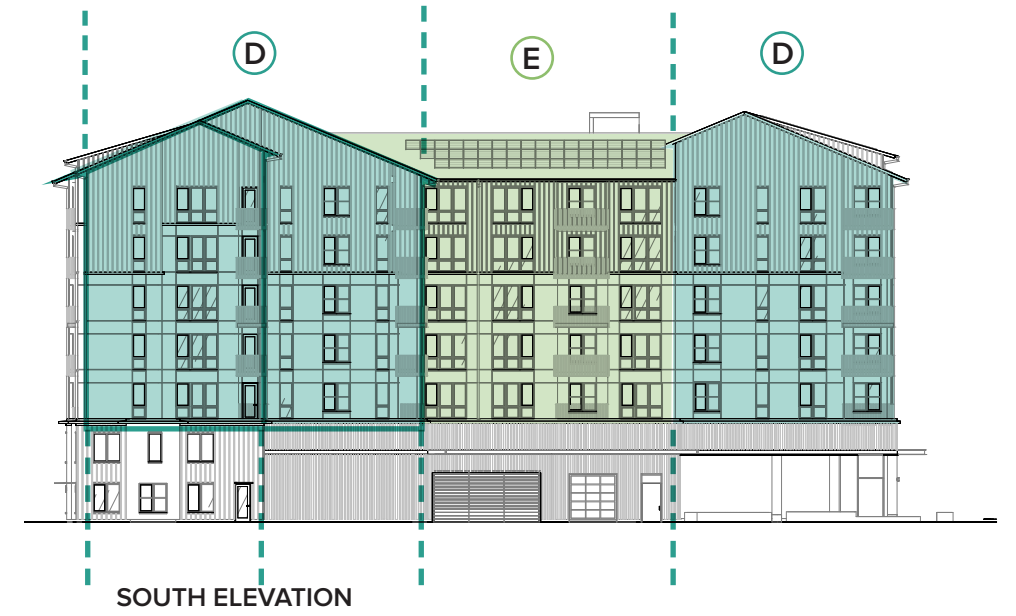
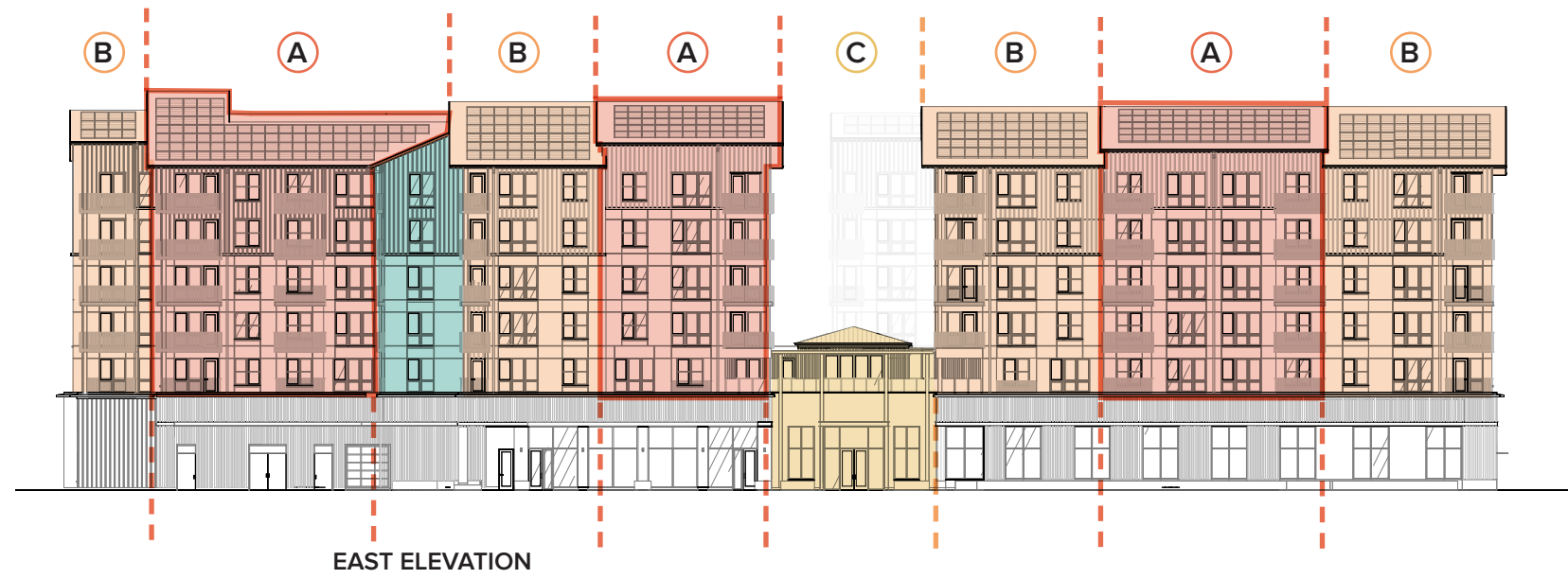


NORTH ELEVATION



WEST ELEVATION

CONCEPT DIAGRAMS HORIZONTAL FACADE ARTICULATION



CONCEPT DIAGRAMS VERTICAL FACADE ARTICULATION



AMPLE STOREFRONT GLAZING

AMENITY DECK & CLUBHOUSE
ACTIVATE FRONTAGE

DOUBLE HEIGHT BUILDING ENTRY WITH
WARM, HIGH-QUALITY MATERIALS

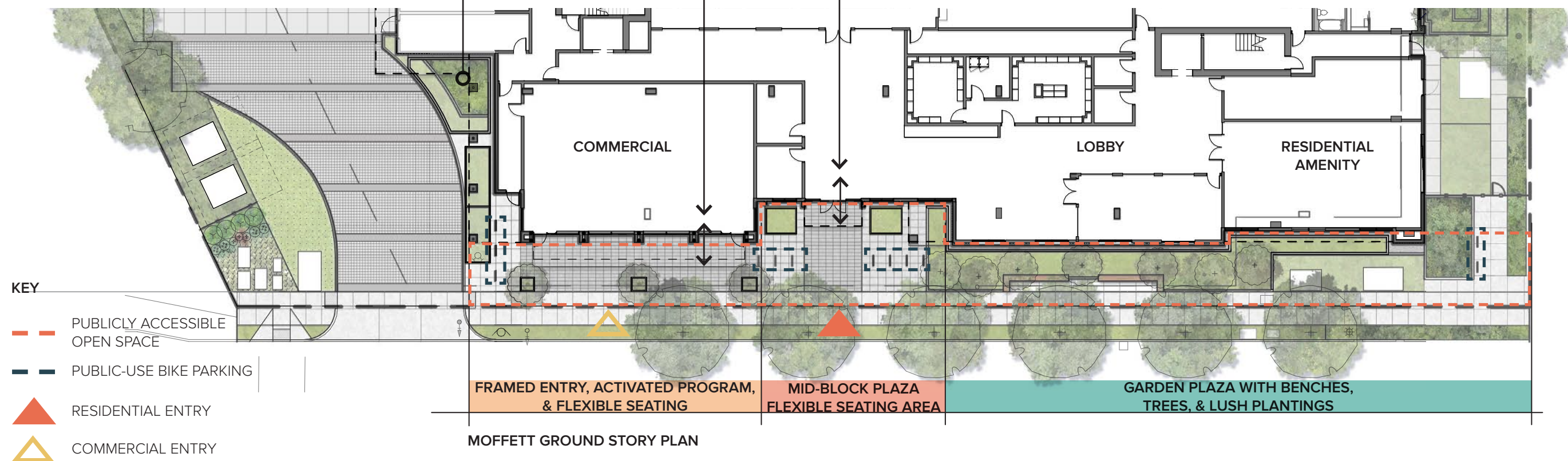
GENEROUS GREEN SPACE
/ PLANTINGS TO ELEVATE
PUBLIC EXPERIENCE

MOFFETT GROUND STORY ELEVATION

FRAMED ENTRIES CLAD WITH CONTRASTING MATERIALS
DISTINGUISH PUBLIC VS PRIVATE. ENTRIES ARE
EMPHASIZED AND DEFINED WITH RAISED PLANTERS AND
A CHANGE IN PAVER TEXTURE

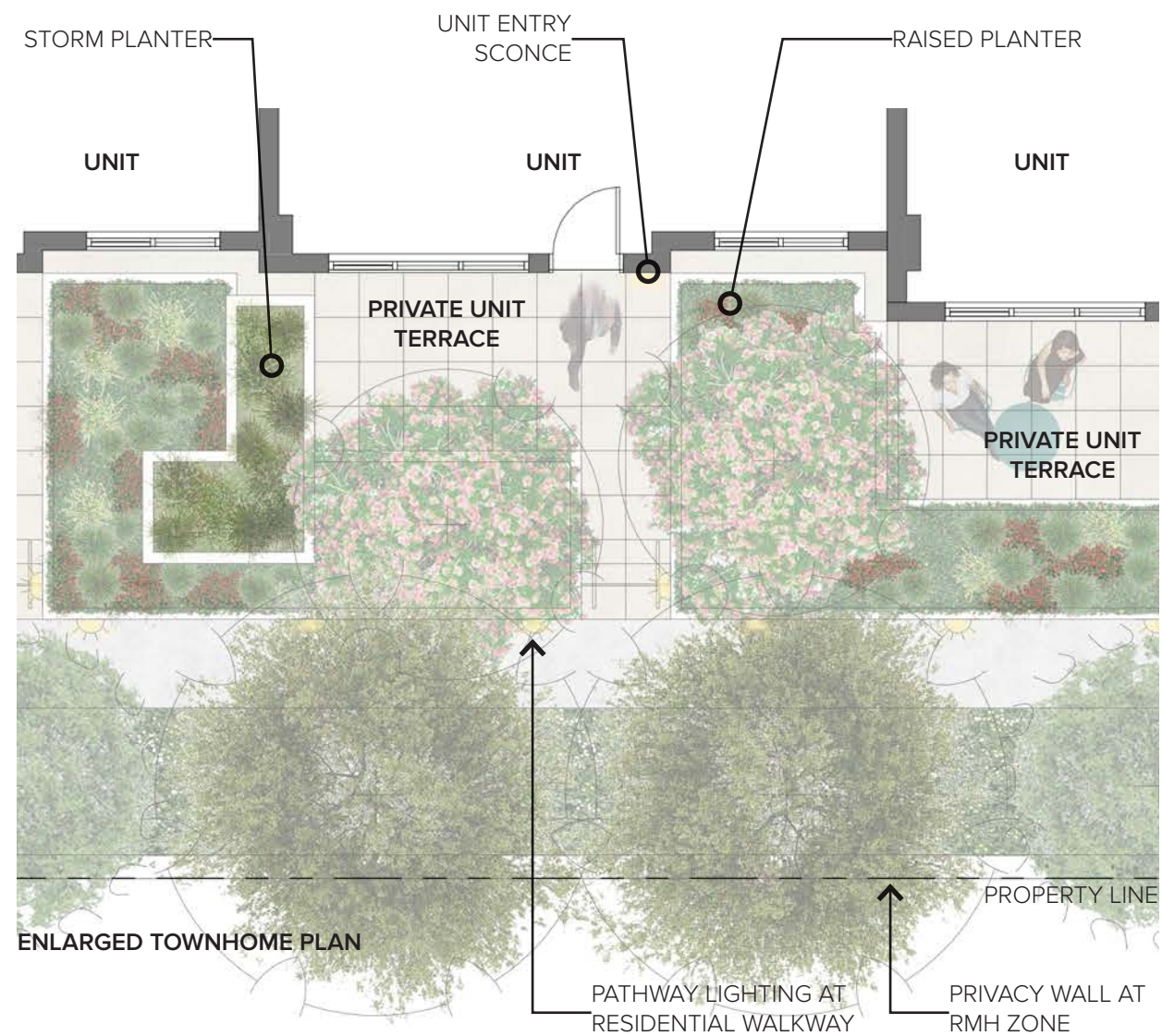
ARCHITECTURAL TRELLIS AND RAISED
PLANTERS BRING WARM MATERIALS AND
GREEN INTO THE AREA OF THE DRIVE AISLE.

ACTIVE USE BUILDING PROGRAM
CORRESPONDS TO PUBLICLY ACCESSIBLE
OPEN SPACE



MOFFETT GROUND STORY PLAN

CONCEPT DIAGRAMS GROUND STORY ACTIVATION



CONCEPT DIAGRAMS GROUND STORY RESIDENTIAL

RENDERINGS



AERIAL VIEW FROM SOUTHEAST



AERIEL VIEW FROM NORTHWEST



SOUTHEAST CORNER (MOFFETT BLVD)



NORTHEAST CORNER (MOFFETT BLVD)



MAIN BUILDING ENTRY (MOFFETT BLVD)



COMMERCIAL STOREFRONT (MOFFETT BLVD)



COMMERCIAL STOREFRONT (MOFFETT BLVD)

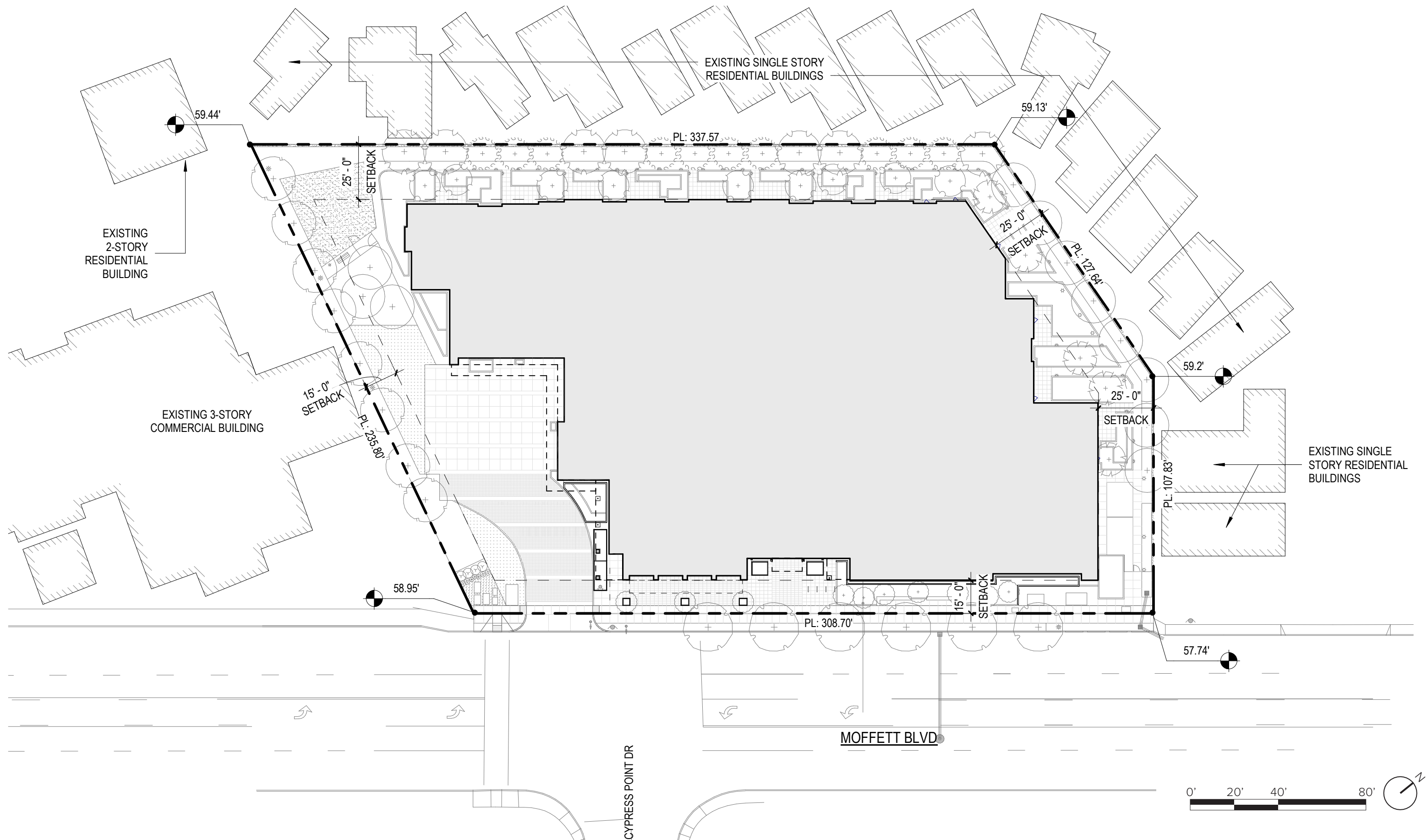


2ND STORY AMENITY DECK

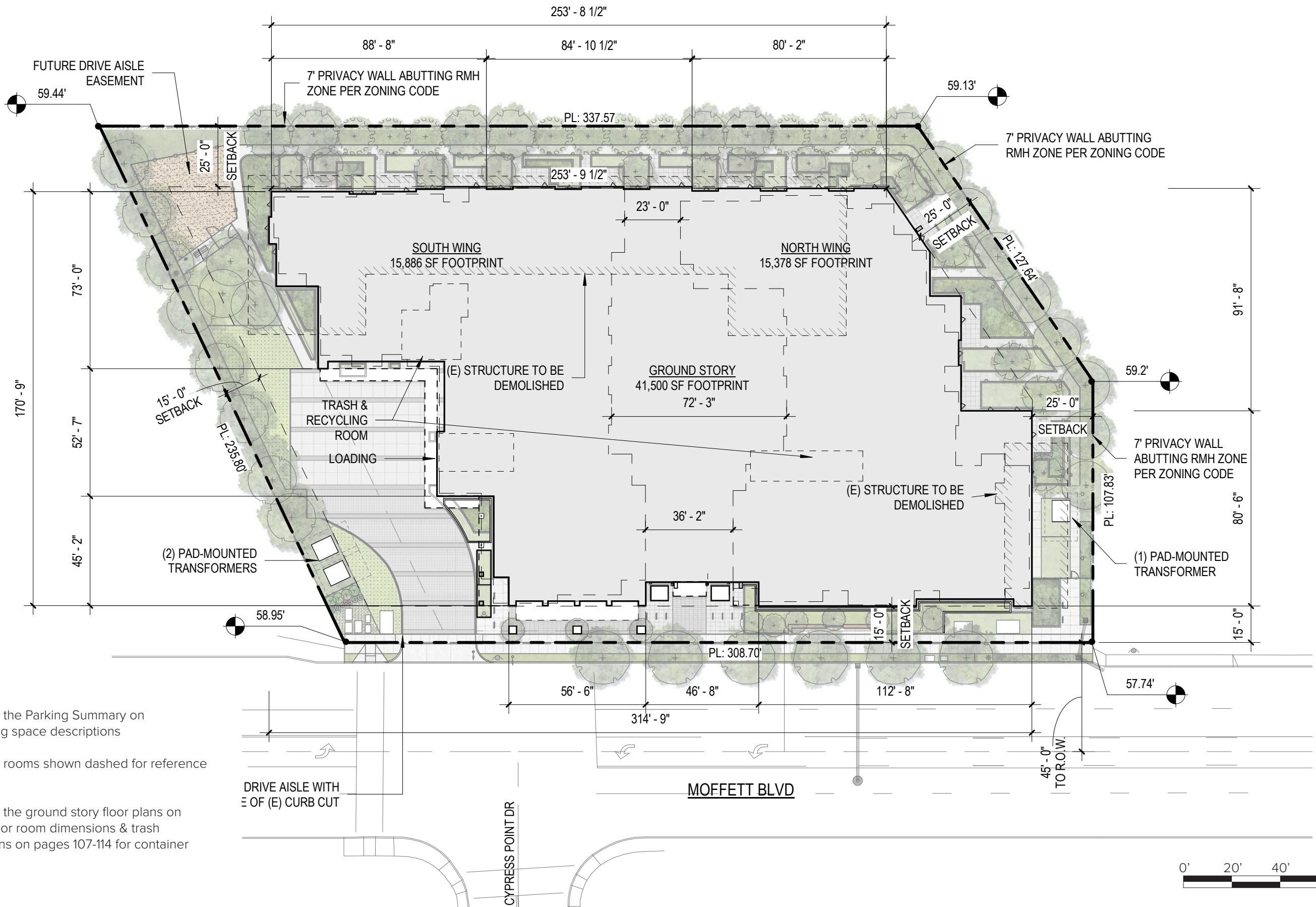


TOWNHOMES AT WEST PROPERTY LINE

FLOOR PLANS



CONTEXT SITE PLAN

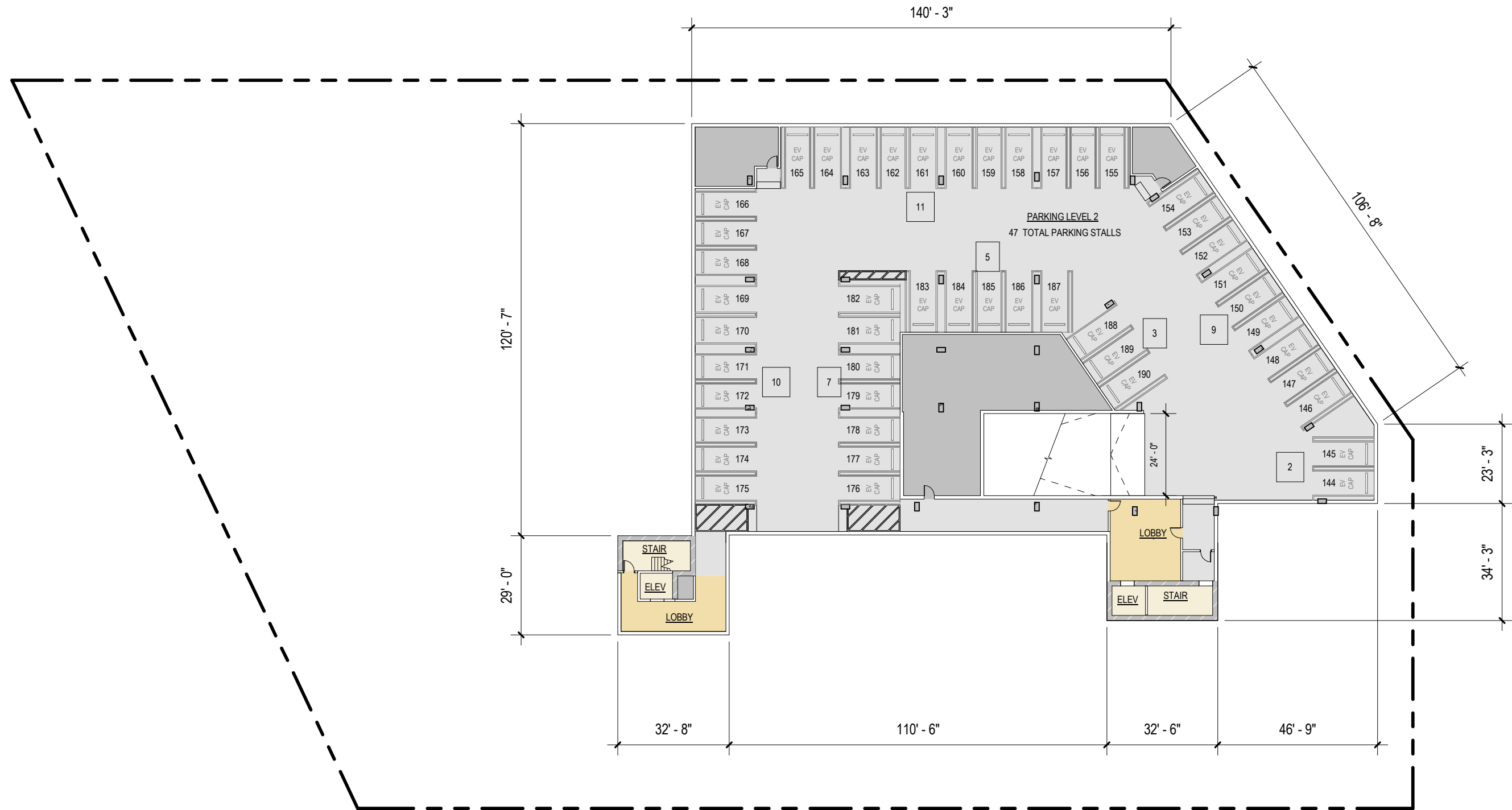


SITE PLAN NOTES

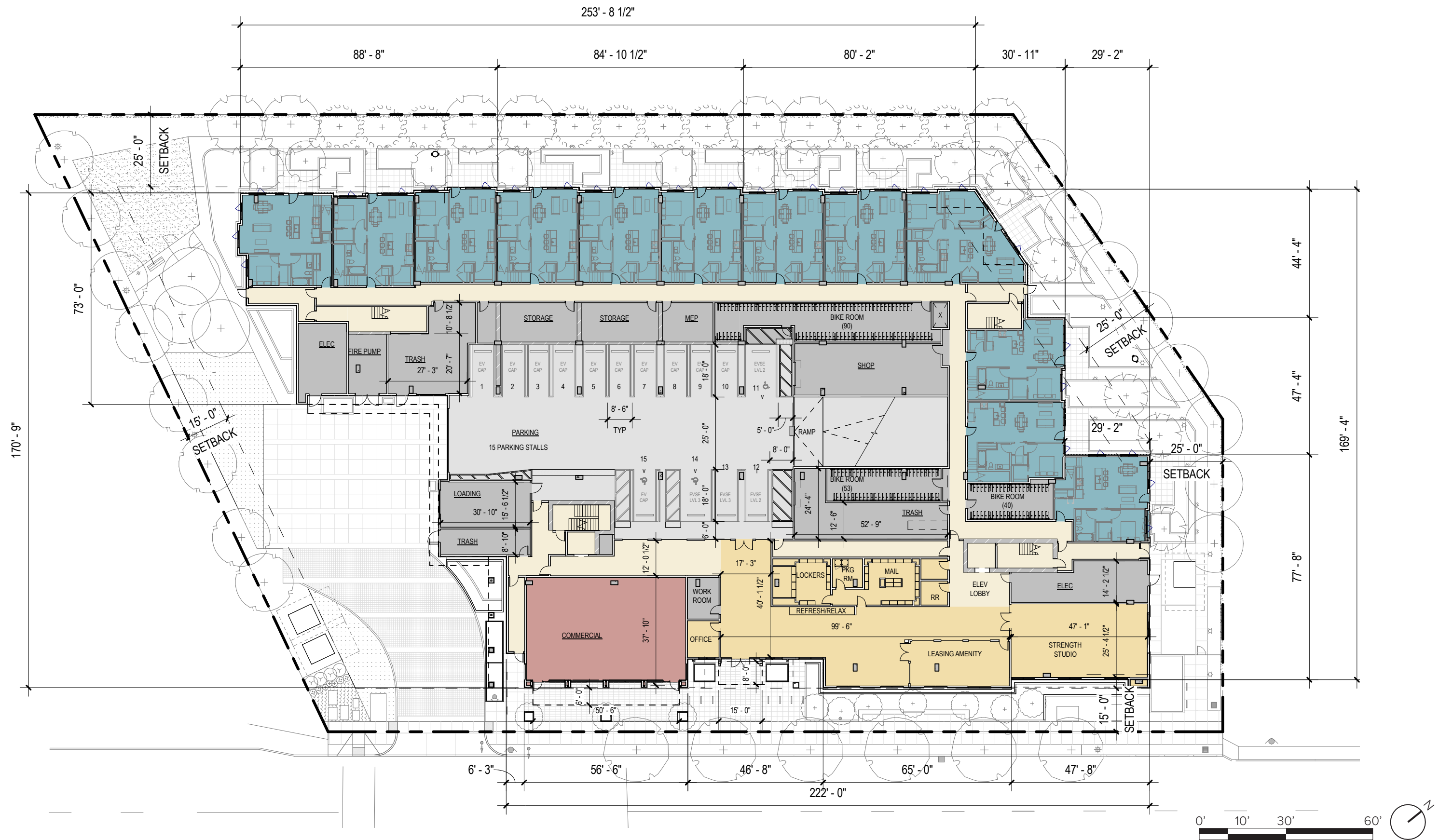
- Please reference the Parking Summary on page 6 for parking space descriptions
- Trash & recycling rooms shown dashed for reference on site plan
- Please reference the ground story floor plans on page 54 for interior room dimensions & trash management plans on pages 107-114 for container layouts & types



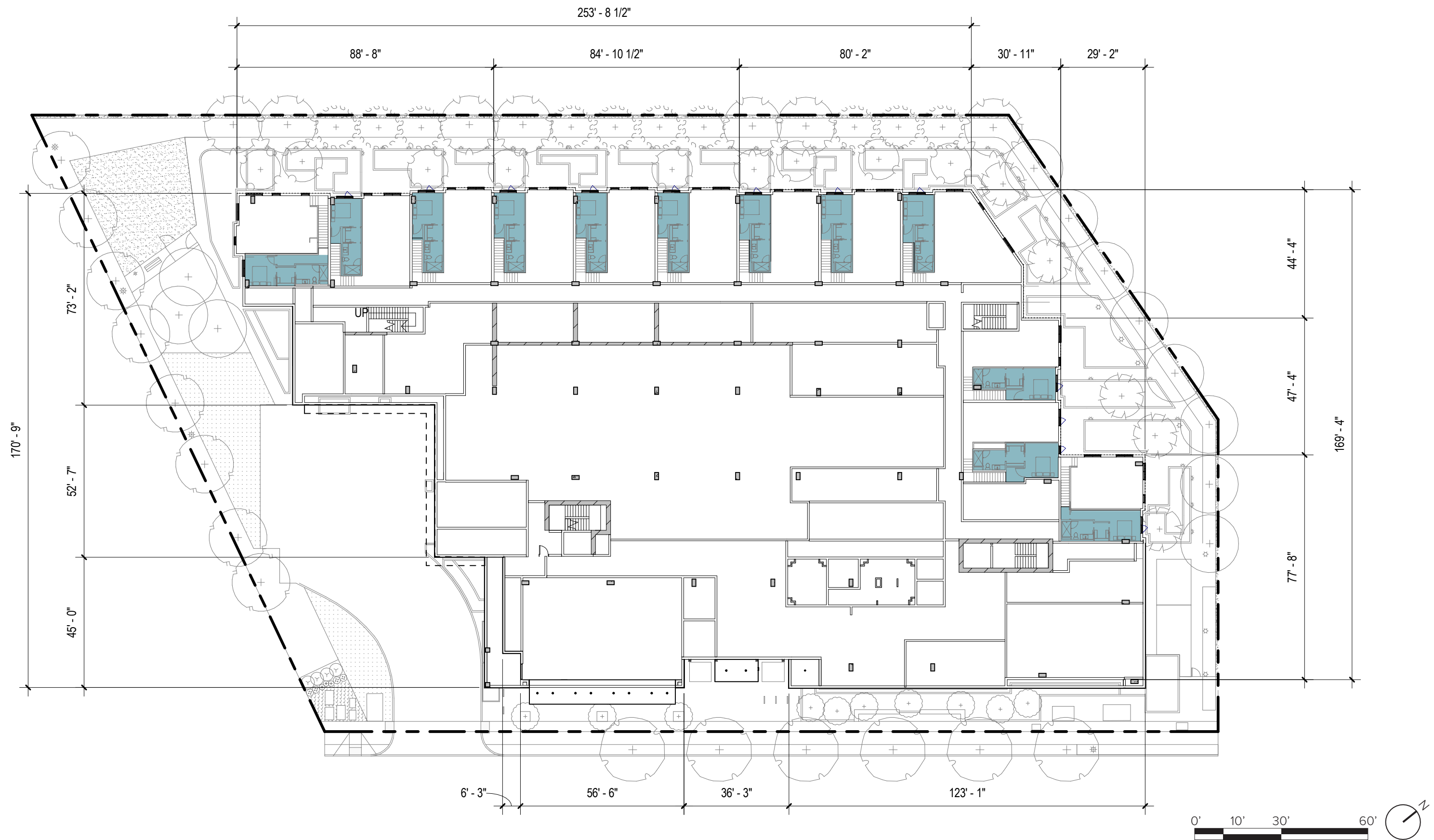
SITE PLAN



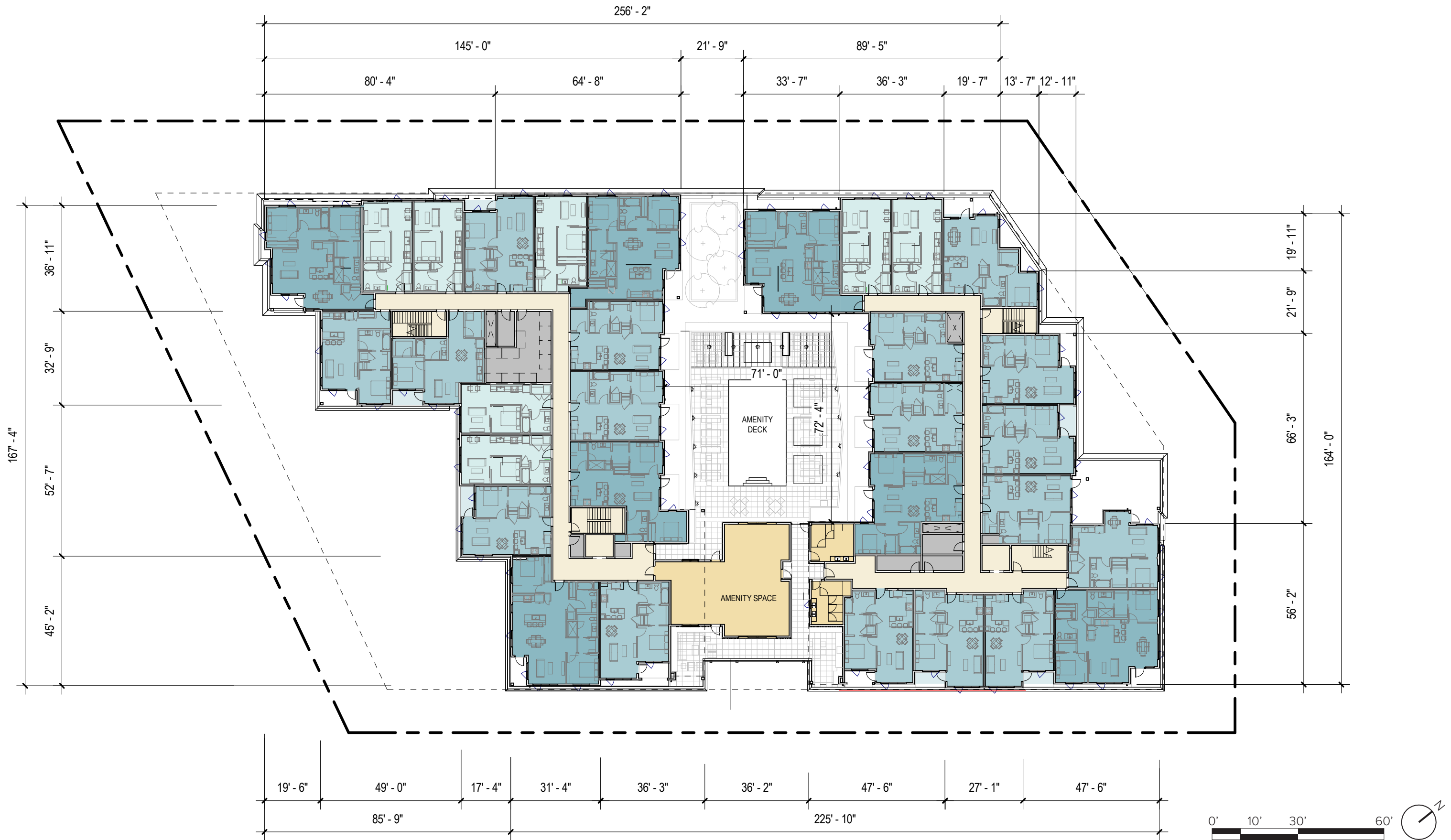
P2 PARKING PLAN



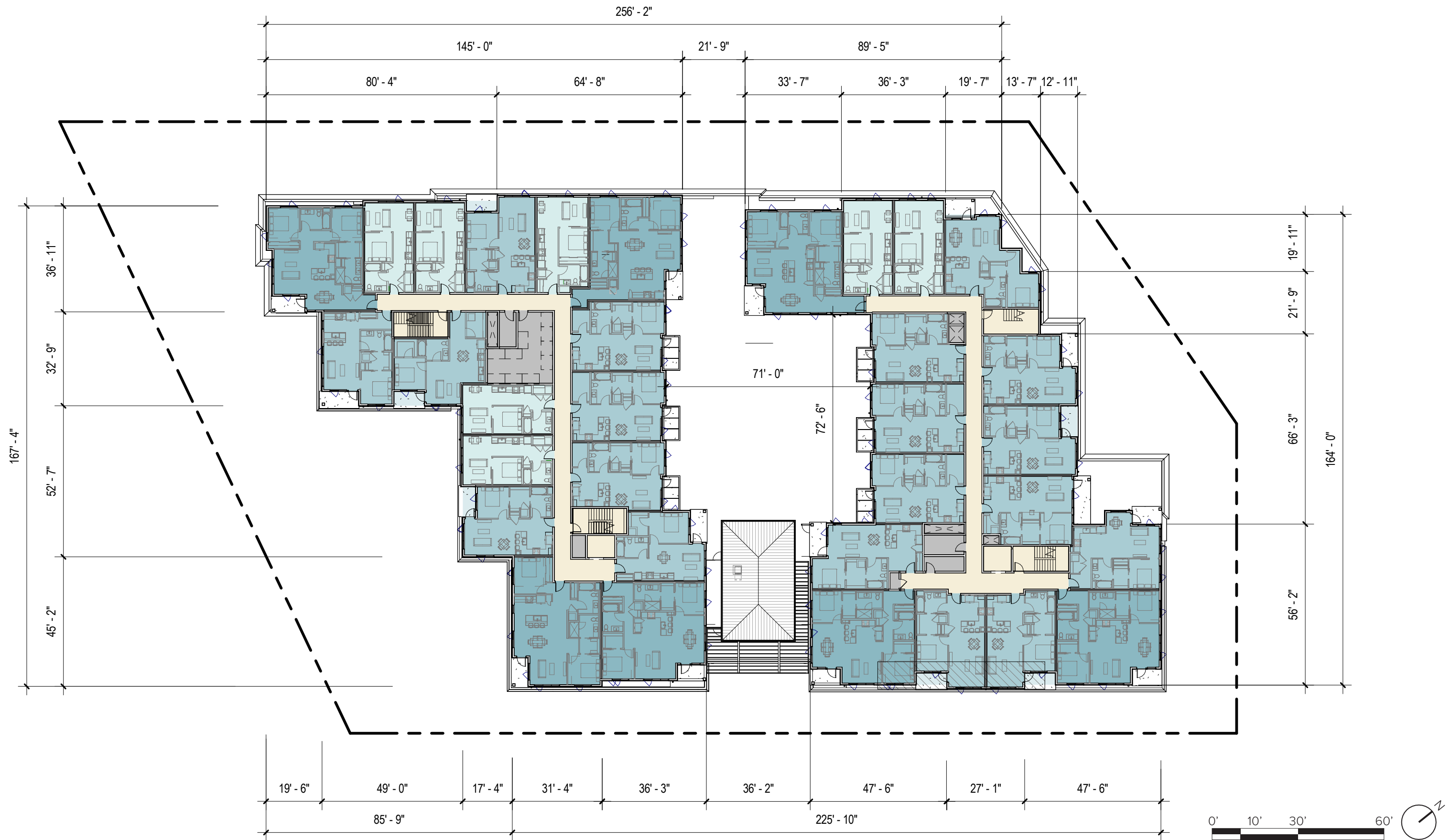
GROUND STORY FLOOR PLAN



MEZZANINE FLOOR PLAN



2ND STORY FLOOR PLAN



3RD-6TH STORY FLOOR PLAN

ELEVATIONS, SECTIONS, & DETAILS



EAST ELEVATION



SOUTH ELEVATION

BUILDING ELEVATIONS



BUILDING ELEVATIONS

STAIR PENTHOUSE
144' - 7"



NORTH COURTYARD ELEVATION

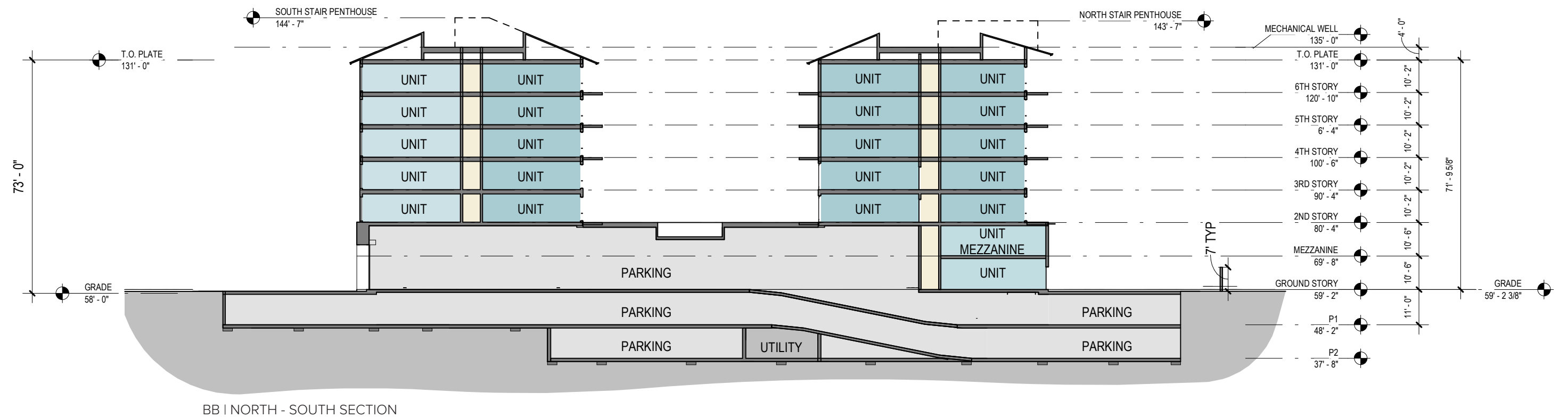
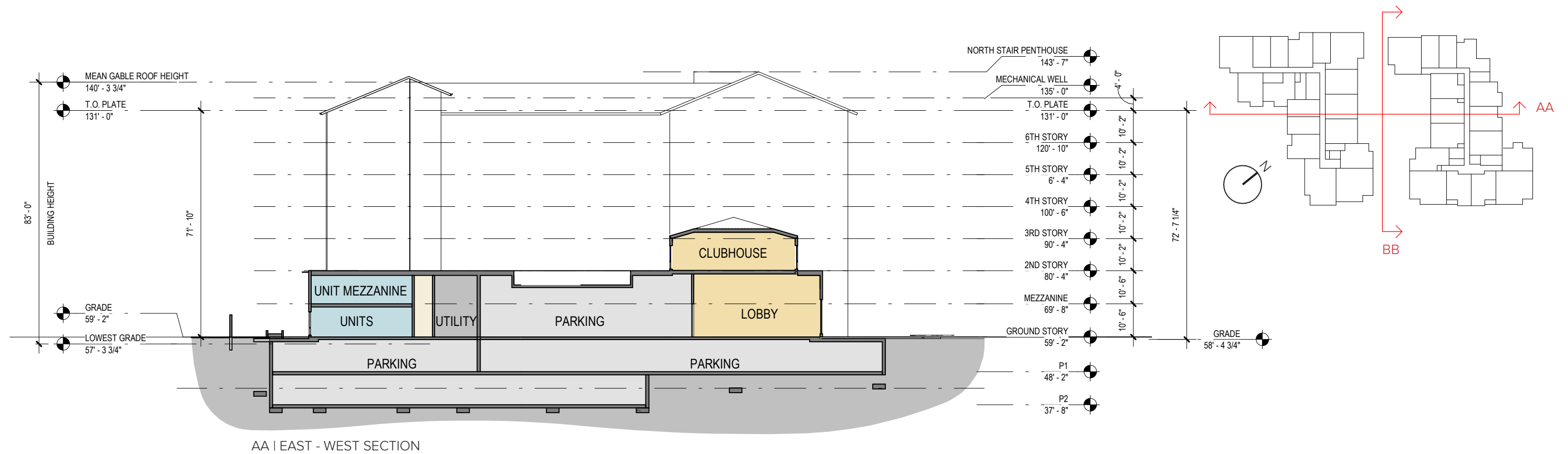
MECHANICAL WELL	135' - 0"
T.O. PLATE	131' - 0"
6TH STORY	120' - 10"
5TH STORY	6' - 4"
4TH STORY	100' - 6"
3RD STORY	90' - 4"
2ND STORY	80' - 2"
MEZZANINE	69' - 8"
GROUND STORY	59' - 2"



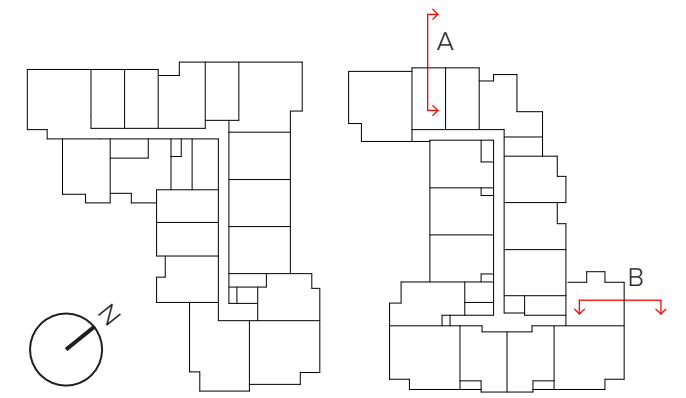
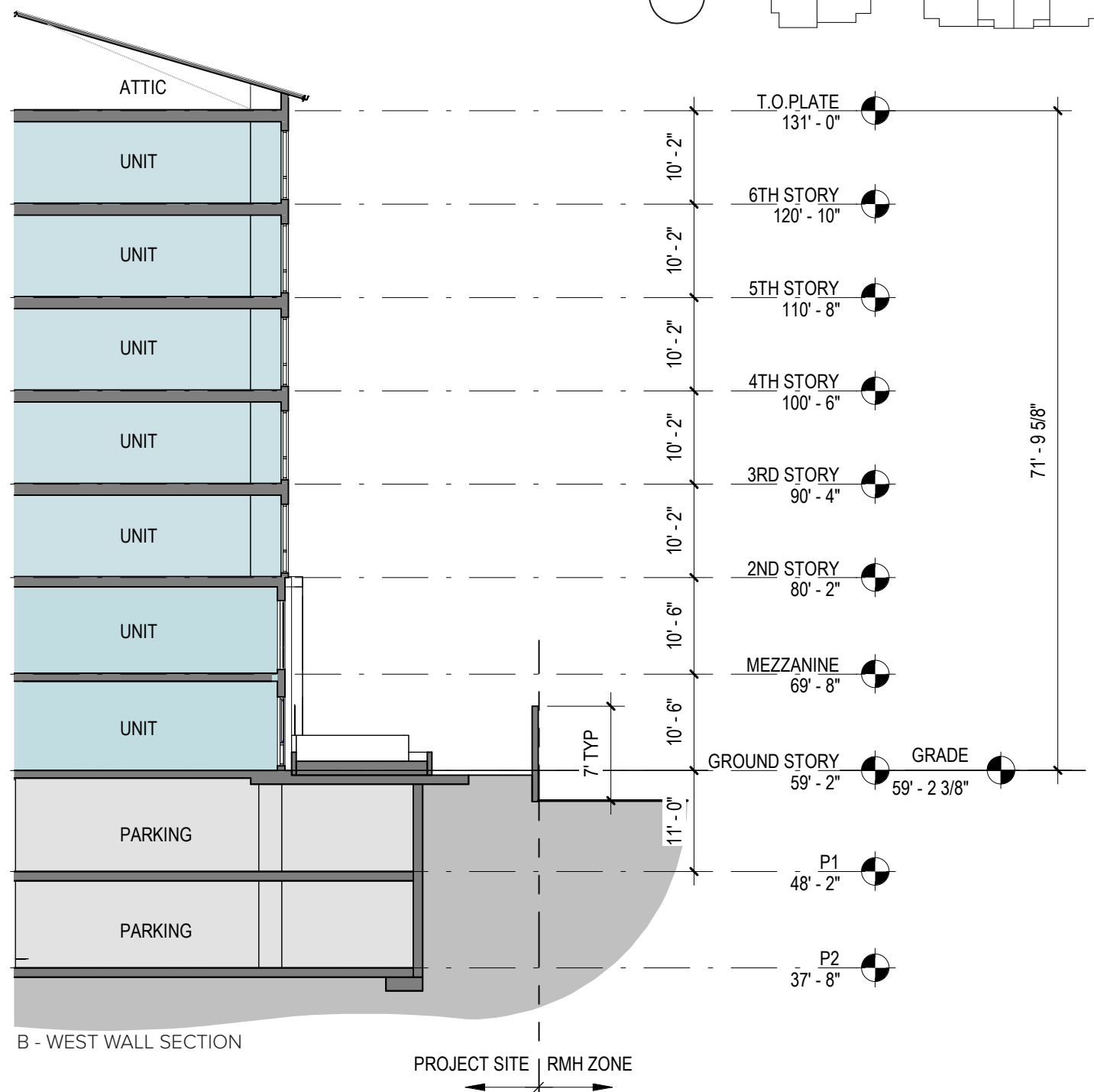
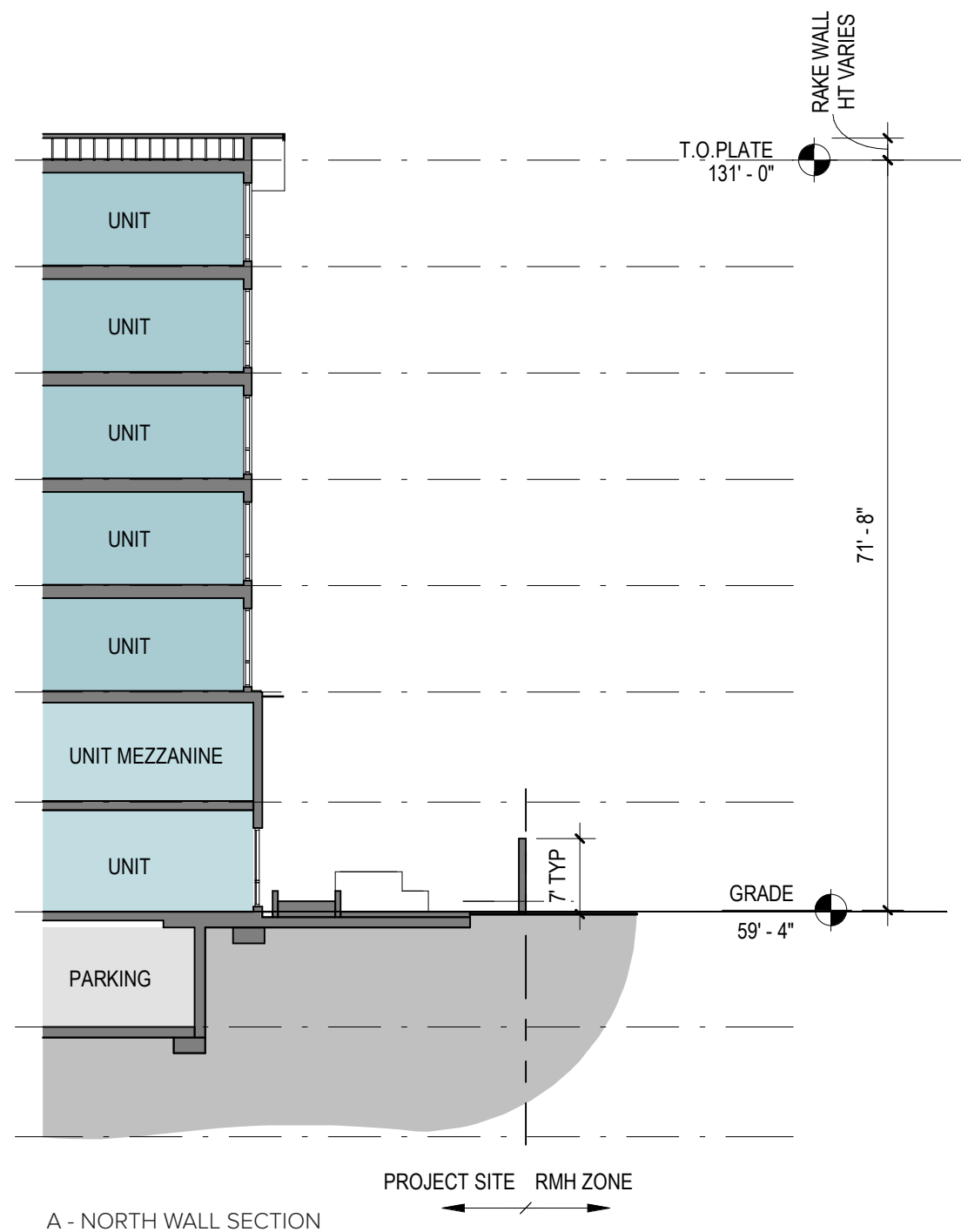
SOUTH COURTYARD ELEVATION

STAIR PENTHOUSE	143' - 7"
MECHANICAL WELL	135' - 0"
T.O. PLATE	131' - 0"
6TH STORY	120' - 10"
5TH STORY	6' - 4"
4TH STORY	100' - 6"
3RD STORY	90' - 4"
2ND STORY	80' - 2"
MEZZANINE	69' - 8"
GROUND STORY	59' - 2"

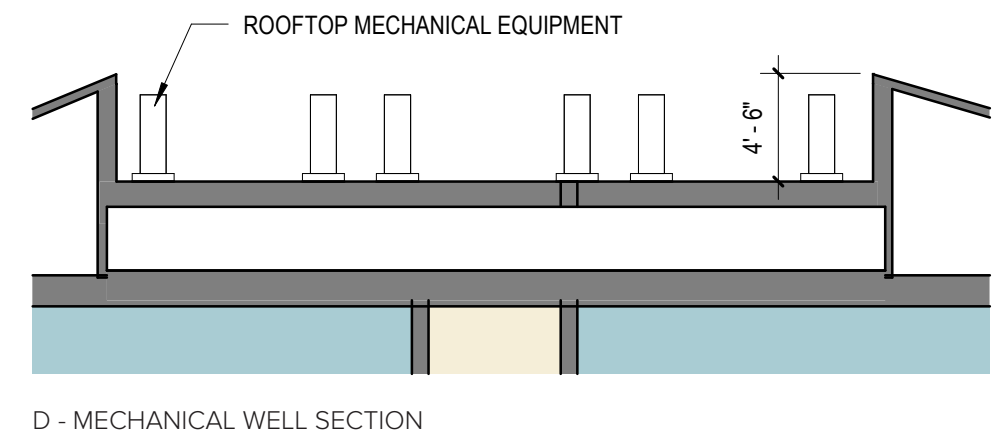
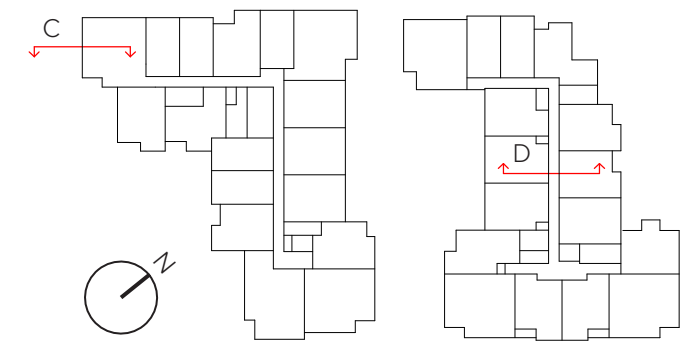
BUILDING ELEVATIONS



BUILDING SECTIONS



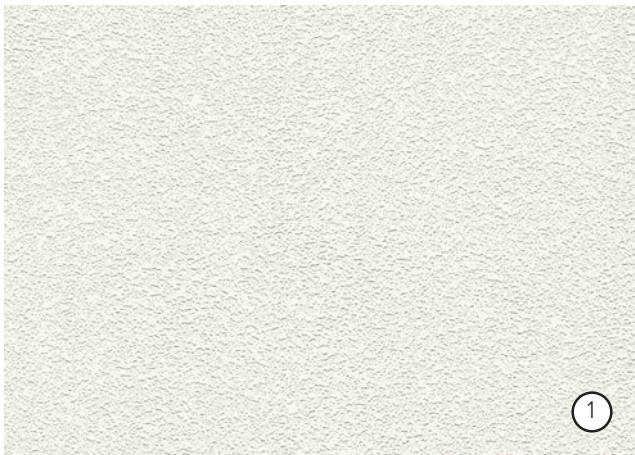
BUILDING SECTIONS



SITE & WALL SECTIONS

RESIDENTIAL MATERIAL LEGEND

- 1 CLADDING 1: CEMENT STUCCO
20:30 SAND FLOAT, SW 7551 GREEK VILLA
- 2 CLADDING 2: NATURAL TONE WOOD
SPECIES TBD, CABOT - TUSCAN GOLD (OR SIMILAR)
- 3 CLADDING 3: FIBER CEMENT BOARD & BATTEN
STYLE A, SW 7068 GRIZZLE GRAY
- 4 CLADDING 4: FIBER CEMENT BOARD & BATTEN
STYLE B, SW 7067 CITYSCAPE
- 5 CLADDING 5: FIBER CEMENT BOARD & BATTEN &
VERTICAL SIDING
STYLE B & C, SW 7551 GREEK VILLA
- 6 CLADDING 6: FIBER CEMENT BOARD & BATTEN &
VERTICAL SIDING
STYLE B & C, BM 2128-30 EVENING DOVE
- 7 WINDOWS: VINYL VPI (OR SIMILAR)
ENVISION SERIES, STEEL GRAY
- 8 STOREFRONT: ALUMINUM
HIGH-PERFORMANCE, KAWNEER, CHARCOAL
- 9 TRIM COLOR, PAINTED
SW 6128 BLONDE
- 10 INSET BALCONY SOFFIT: ALUMINUM WOOD-LOOK PANEL,
KNOTWOOD WHITE ASH (OR SIMILAR)
- 11 BRAKE METAL, FLASHING, COPING, & DOWNSPOUTS
COLOR: CHARCOAL
- 12 ROOFING: COMPOSITION, GAF (OR SIMILAR), PEWTER GRAY
- 13 ENTRY CANOPY & TRELLIS: NATURAL TONE WOOD
SPECIES TBD, CABOT - TUSCAN GOLD (OR SIMILAR)
- 14 RESIDENTIAL STOOPS & PLANTERS
CAST-IN-PLACE CONCRETE (NO ADDED COLOR)
- 15 STORMWATER PLANTERS
BOARD FORMED CONCRETE (NO ADDED COLOR)



RESIDENTIAL MATERIAL LEGEND

- 1 CLADDING 1: CEMENT STUCCO
20:30 SAND FLOAT, SW 7551 GREEK VILLA
- 2 CLADDING 2: NATURAL TONE WOOD
SPECIES TBD, CABOT - TUSCAN GOLD (OR SIMILAR)
- 3 CLADDING 3: FIBER CEMENT BOARD & BATTEN
STYLE A, SW 7068 GRIZZLE GRAY
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STYLE B & C, SW 7551 GREEK VILLA
- 6 CLADDING 6: FIBER CEMENT BOARD & BATTEN &
VERTICAL SIDING
STYLE B & C, BM 2128-30 EVENING DOVE
- 7 WINDOWS: VINYL VPI (OR SIMILAR)
ENVISION SERIES, STEEL GRAY
- 8 STOREFRONT: ALUMINUM
HIGH-PERFORMANCE, KAWNEER, CHARCOAL
- 9 TRIM COLOR, PAINTED
SW 6128 BLONDE
- 10 INSET BALCONY SOFFIT: ALUMINUM WOOD-LOOK PANEL,
KNOTWOOD WHITE ASH (OR SIMILAR)
- 11 BRAKE METAL, FLASHING, COPING, & DOWNSPOUTS
COLOR: CHARCOAL
- 12 ROOFING: COMPOSITION, GAF (OR SIMILAR), PEWTER GRAY
- 13 ENTRY CANOPY & TRELLIS: NATURAL TONE WOOD
SPECIES TBD, CABOT - TUSCAN GOLD (OR SIMILAR)
- 14 RESIDENTIAL STOOPS & PLANTERS
CAST-IN-PLACE CONCRETE (NO ADDED COLOR)
- 15 STORMWATER PLANTERS
BOARD FORMED CONCRETE (NO ADDED COLOR)

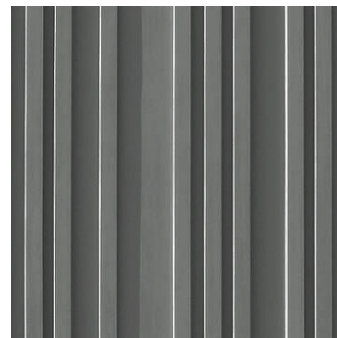




① CLADDING 1
STUCCO



② CLADDING 2
WOOD



③ CLADDING 3
BOARD & BATTEN



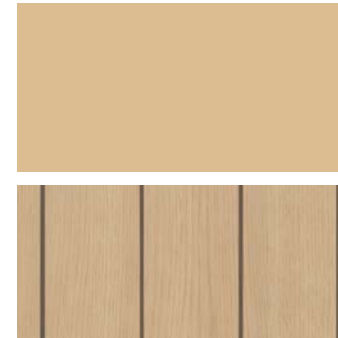
④ CLADDING 4
BOARD AND BATTEN



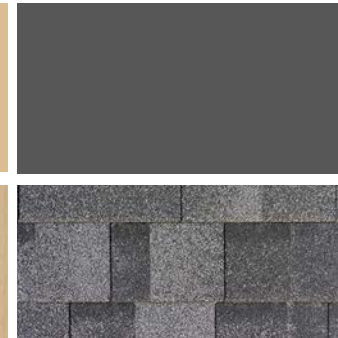
⑦ VINYL WINDOWS



⑧ ALUMINUM
STOREFRONT



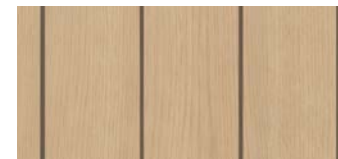
⑨ TRIM, PAINTED



⑪ BRAKE METAL, FLASHING,
COPING, & DOWNSPOUTS



⑬ ENTRY CANOPY &
TRELLIS



⑩ SOFFIT : ALUMINUM
WOOD LOOK PANEL



⑫ COMPOSITION ROOF

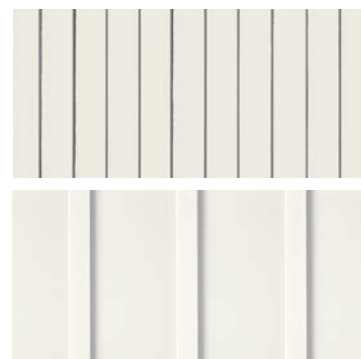
MATERIALS - MOFFETT BLVD



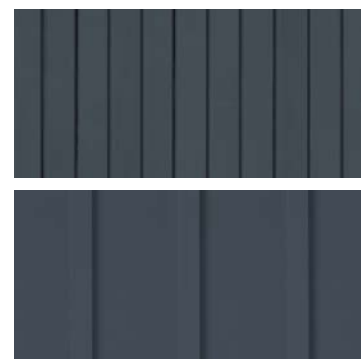
① STUCCO



④ BOARD & BATTEN, STYLE B, COLOR 1



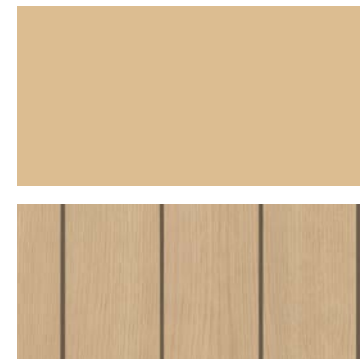
⑤ BOARD & BATTEN & VERTICAL SIDING, STYLE B & C, COLOR 2



⑥ BOARD & BATTEN & VERTICAL SIDING, STYLE B & C, COLOR 3



⑦ VINYL WINDOWS & DOORS



⑨ TRIM, PAINTED



⑩ SOFFIT : ALUMINUM WOOD LOOK PANEL



⑪ BRAKE METAL, FLASHING, COPING, & DOWNSPOUTS

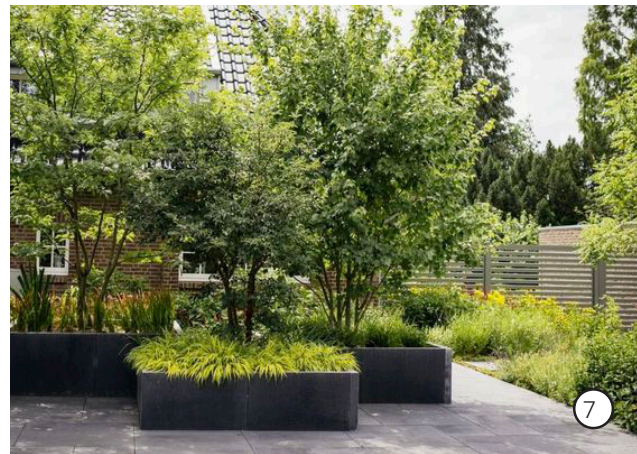
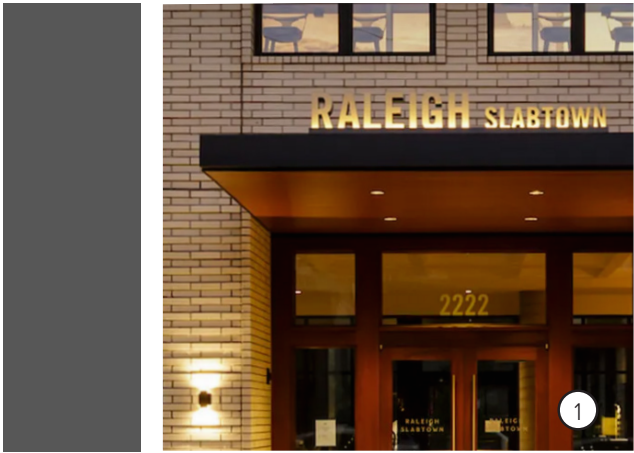


⑫ COMPOSITION ROOF

MATERIALS - WEST PROPERTY LINE

RESIDENTIAL DETAIL COMPONENT LEGEND

- 1 COMMERCIAL METAL CANOPIES
PAINTED, CHARCOAL
- 2 RESIDENTIAL METAL CANOPIES
PAINTED, CHARCOAL
- 3 GUARDRAILS AND BALCONIES
PREFAB METAL, CHARCOAL ON ALL FACES
- 4 AMENITY GUARDRAIL
FRAMELESS GLASS WITH TOP CAP
- 5 DOOR 1: VEHICLE ENTRY
HIGH SPEED COIL-UP, CHARCOAL WITH FROSTED GLAZED PANELS
- 6 DOOR 2: UTILITY
SECTIONAL DOOR, CHARCOAL WITH FROSTED GLAZED PANELS
- 7 LANDSCAPE PLANTERS: PREFAB CHARCOAL



DETAIL COMPONENTS



MOFFETT BLVD



WEST PROPERTY LINE



① COMMERCIAL METAL CANOPIES



② RESIDENTIAL METAL CANOPIES



③ GUARDRAILS AND BALCONIES: PRE-FAB METAL W/ PICKET RAILINGS



④ AMENITY GLASS GUARDRAIL



⑤ DOOR 1 HIGH-SPEED COIL, GLAZED

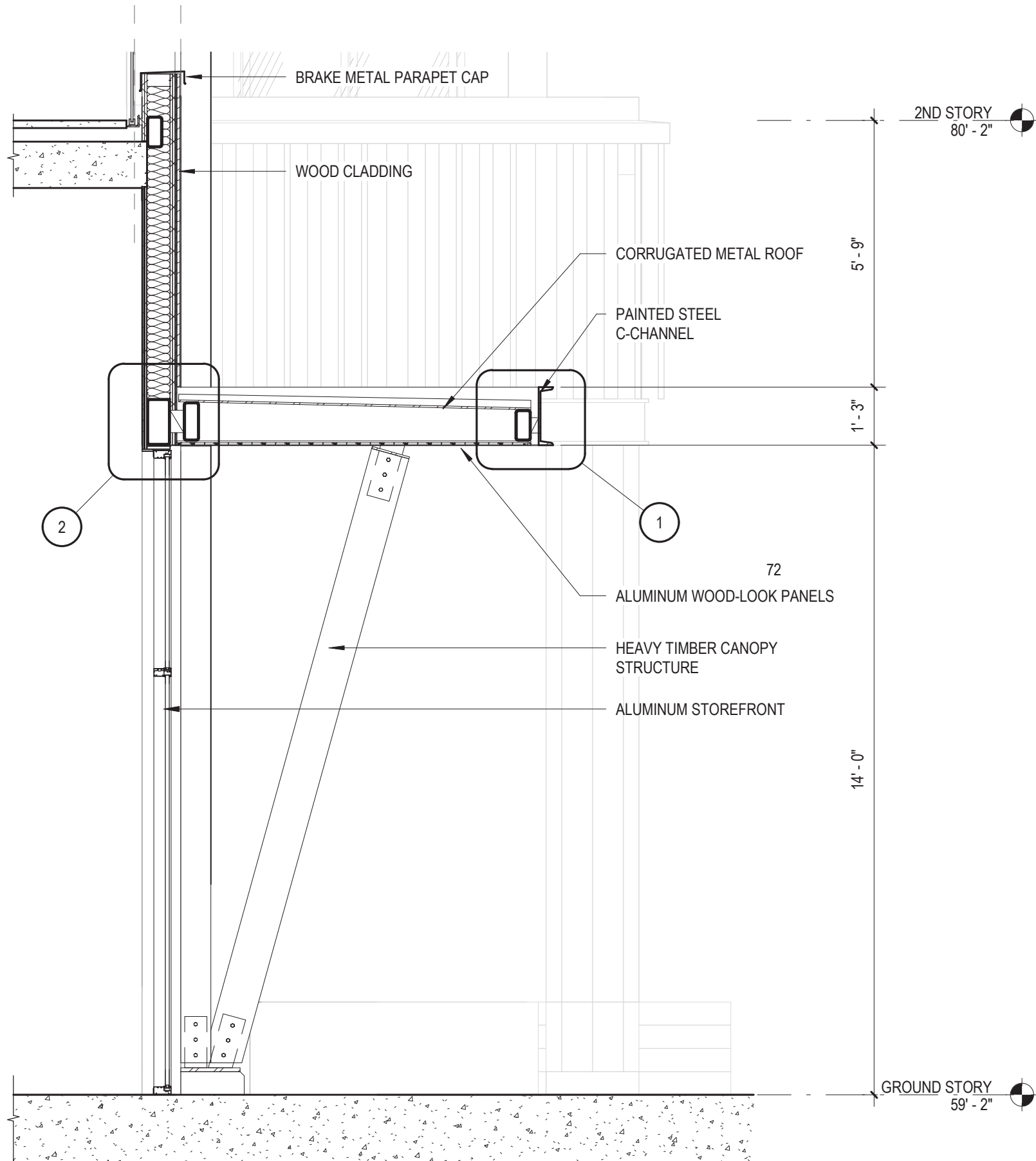


⑥ DOOR 2: UTILITY SECTIONAL, GLAZED



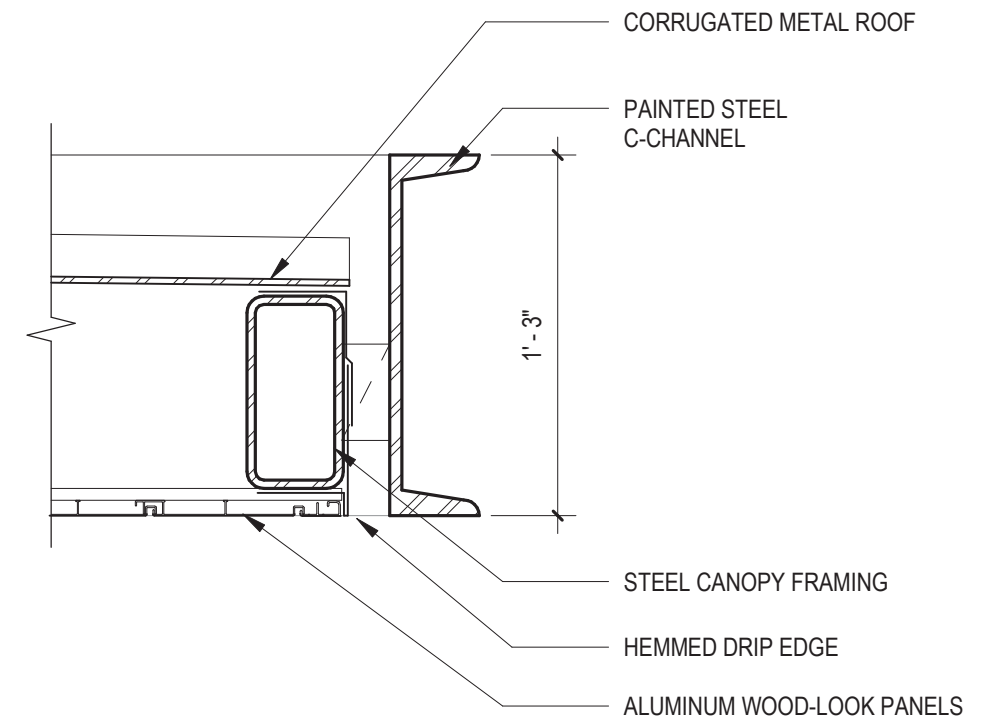
⑦ PREFAB PLANTERS

DETAIL COMPONENTS



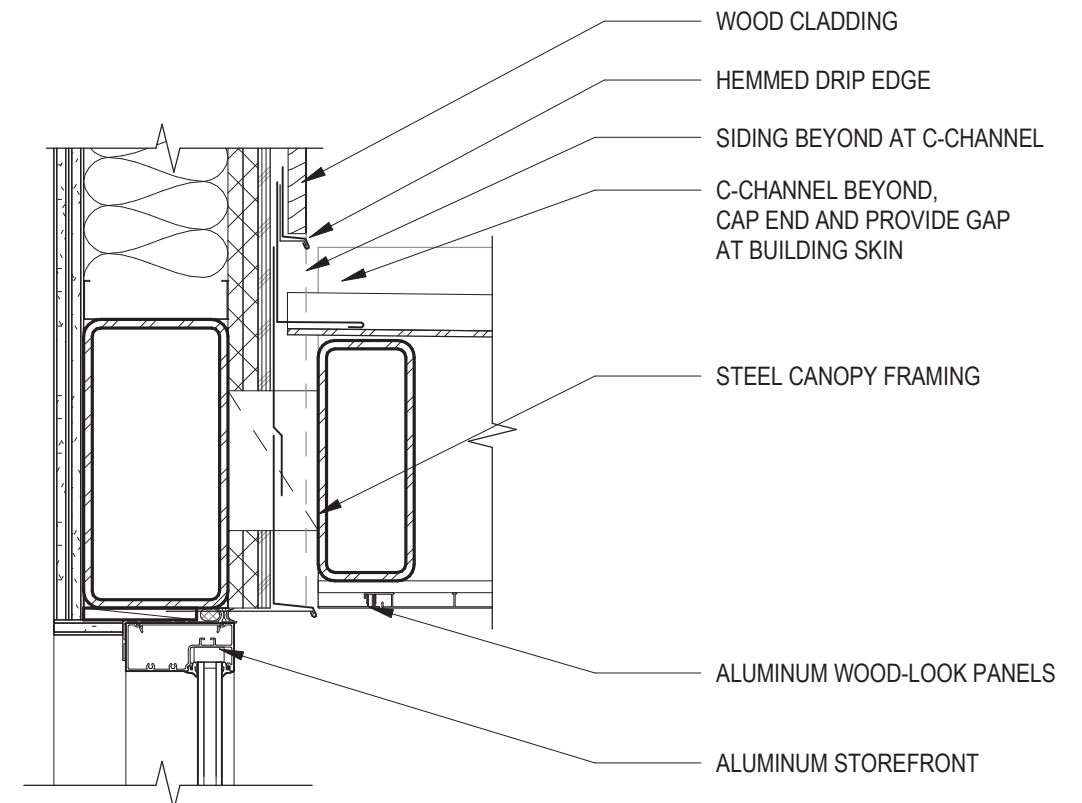
ENLARGED LOBBY CANOPY SECTION

SCALE: 3/8" = 1'-0"



1. CANOPY NOSE DETAIL

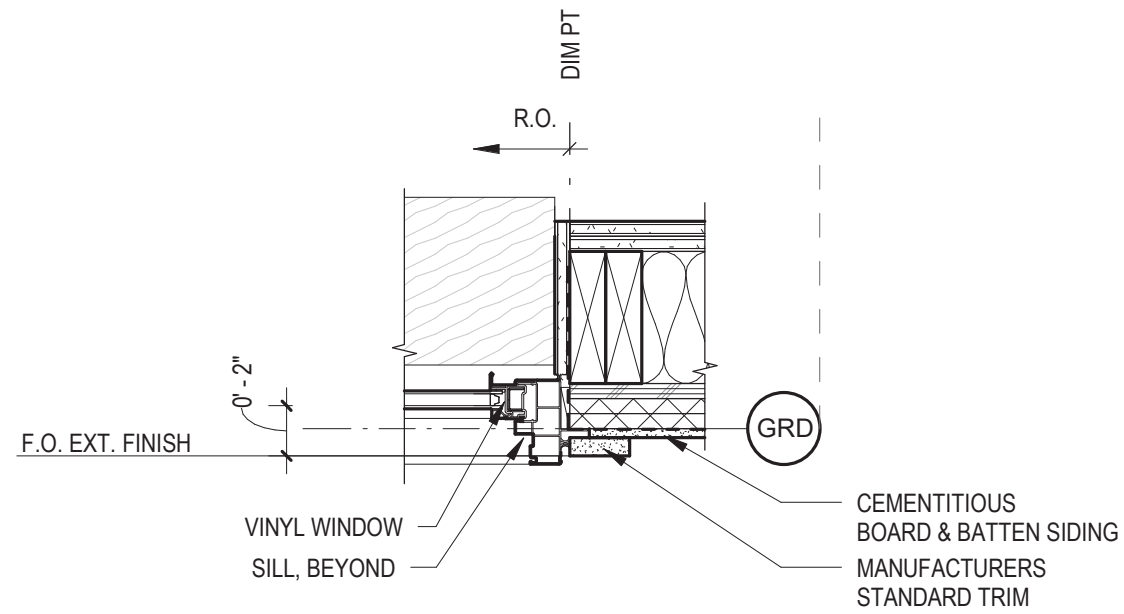
SCALE: 1 1/2" = 1'-0"



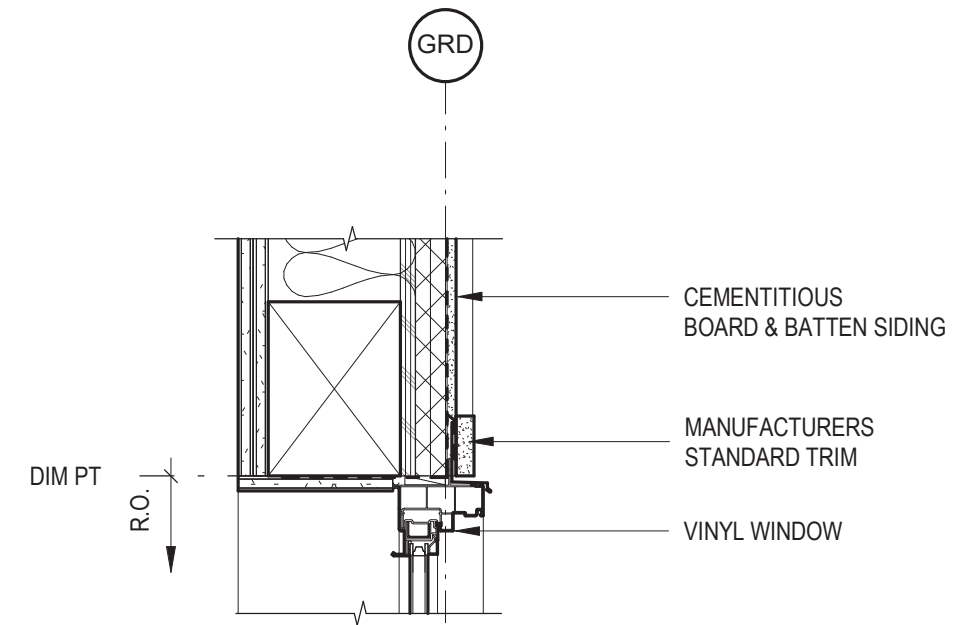
2. CANOPY DETAIL

SCALE: 1 1/2" = 1'-0"

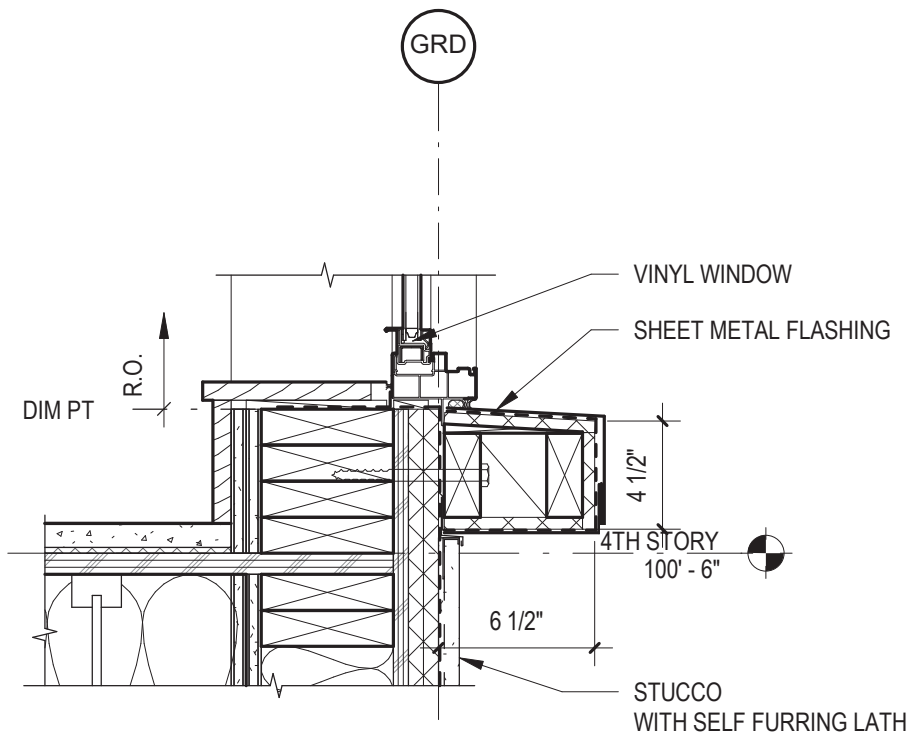
RESIDENTIAL ENTRY CANOPY DETAILS



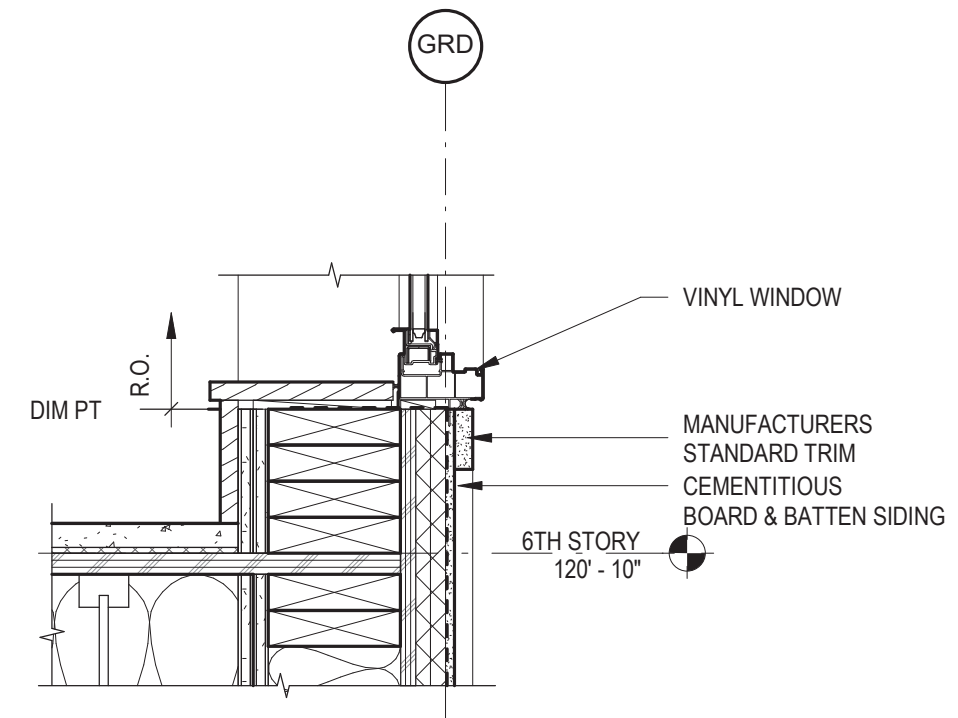
3 WINDOW JAMB DETAIL - BOARD & BATTEN
1 1/2" = 1'-0"



1 WINDOW HEAD DETAIL - BOARD & BATTEN
1 1/2" = 1'-0"

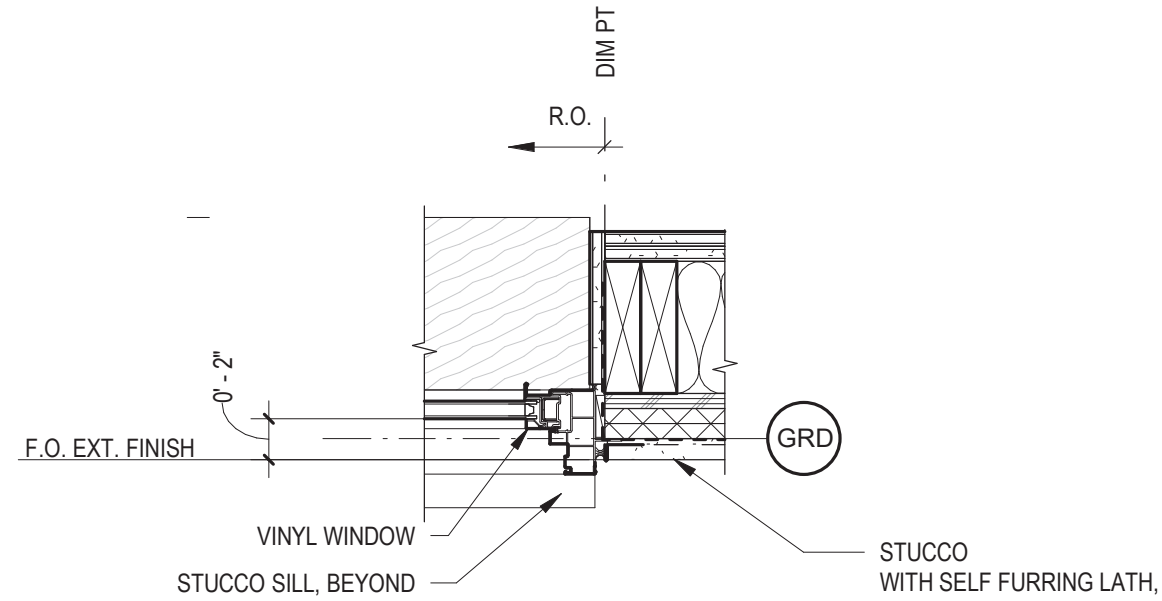


4 WINDOW SILL DETAIL - BOARD & BATTEN TO STUCCO TRANSITION
1 1/2" = 1'-0"

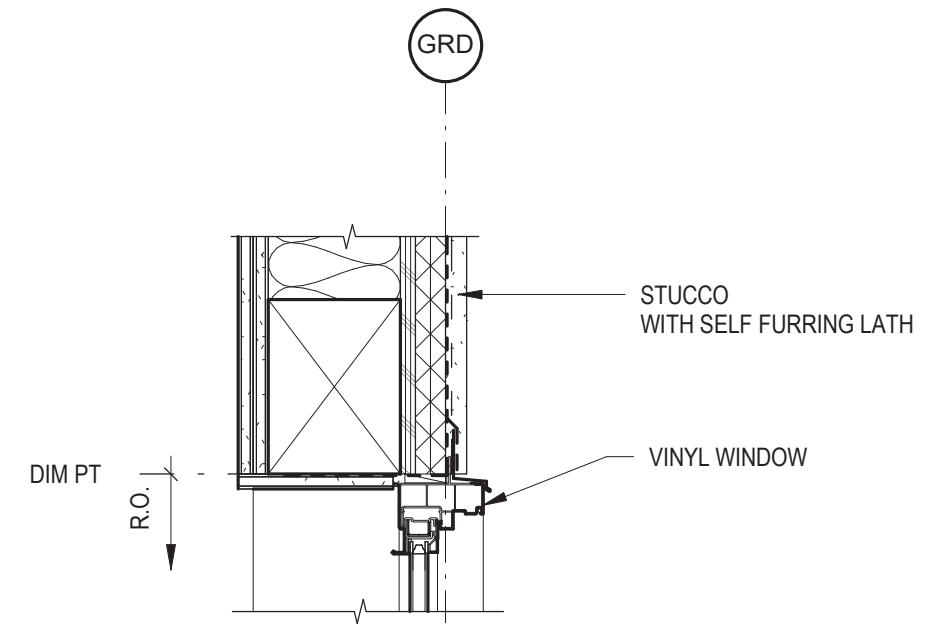


2 WINDOW SILL DETAIL - BOARD & BATTEN
1 1/2" = 1'-0"

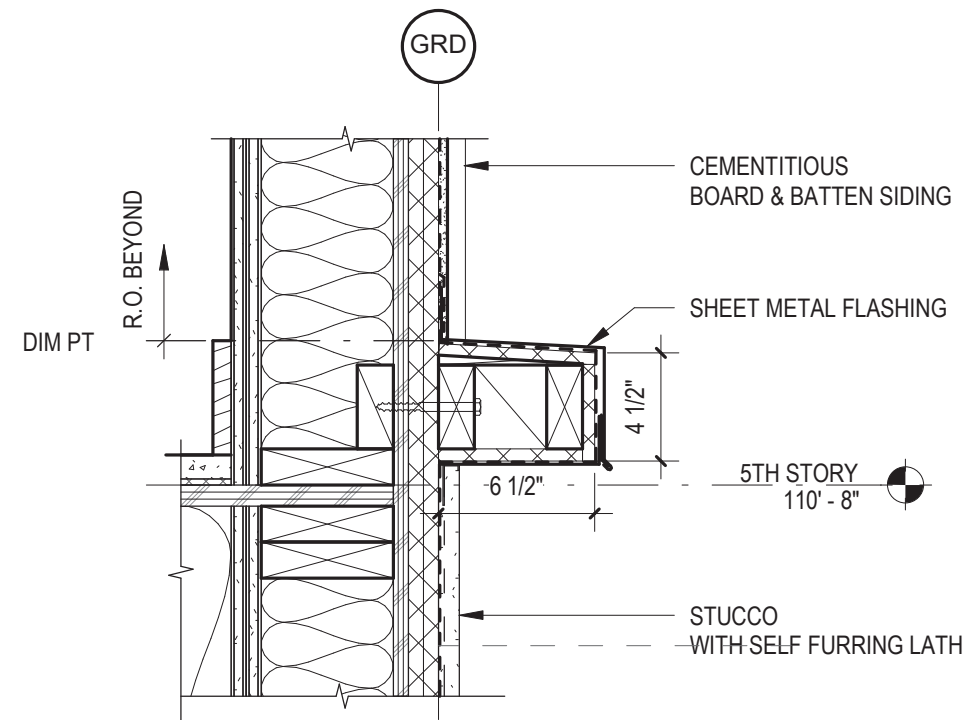
WINDOW DETAILS



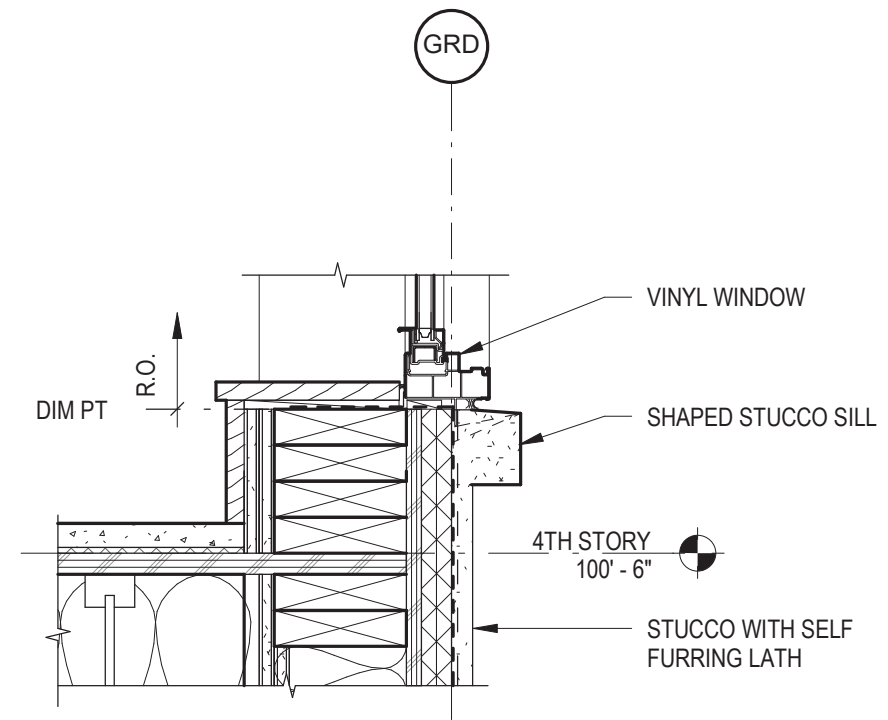
3 WINDOW JAMB DETAIL - STUCCO
1 1/2" = 1'-0"



1 WINDOW HEAD DETAIL - STUCCO
1 1/2" = 1'-0"



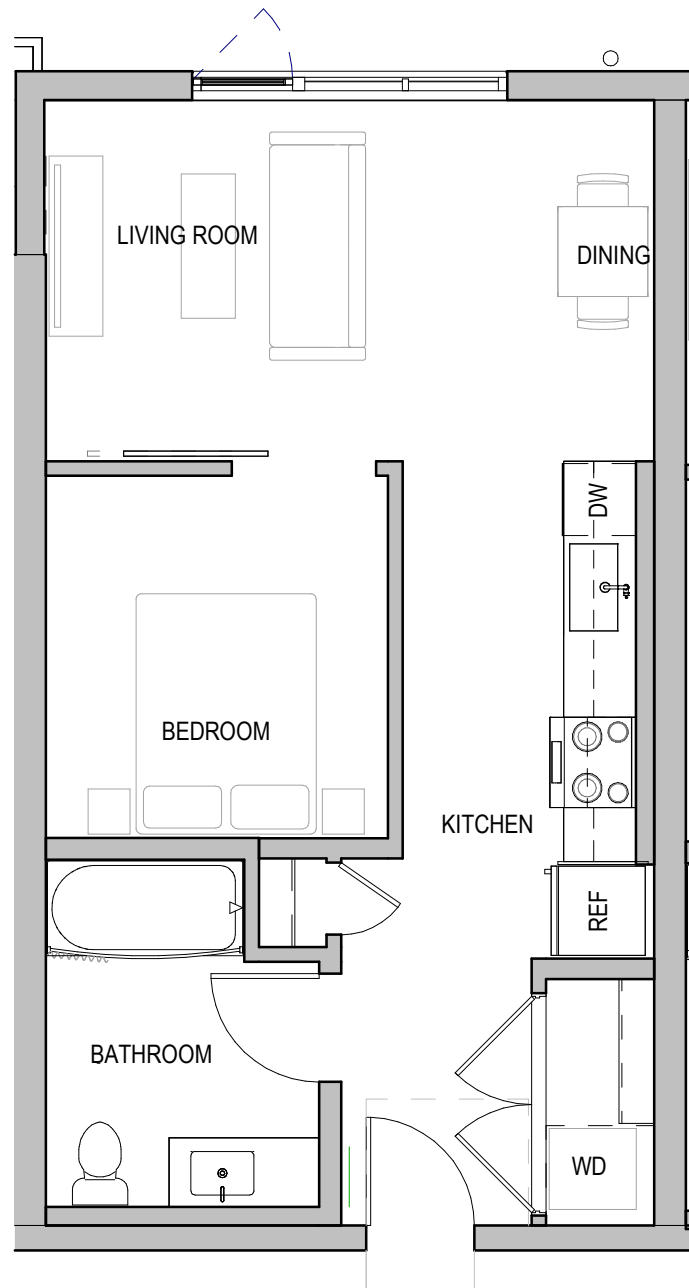
4 CORNICE DETAIL - BOARD & BATTEN TO STUCCO
1 1/2" = 1'-0"



2 WINDOW SILL DETAIL - STUCCO, TYP
1 1/2" = 1'-0"

WINDOW DETAILS

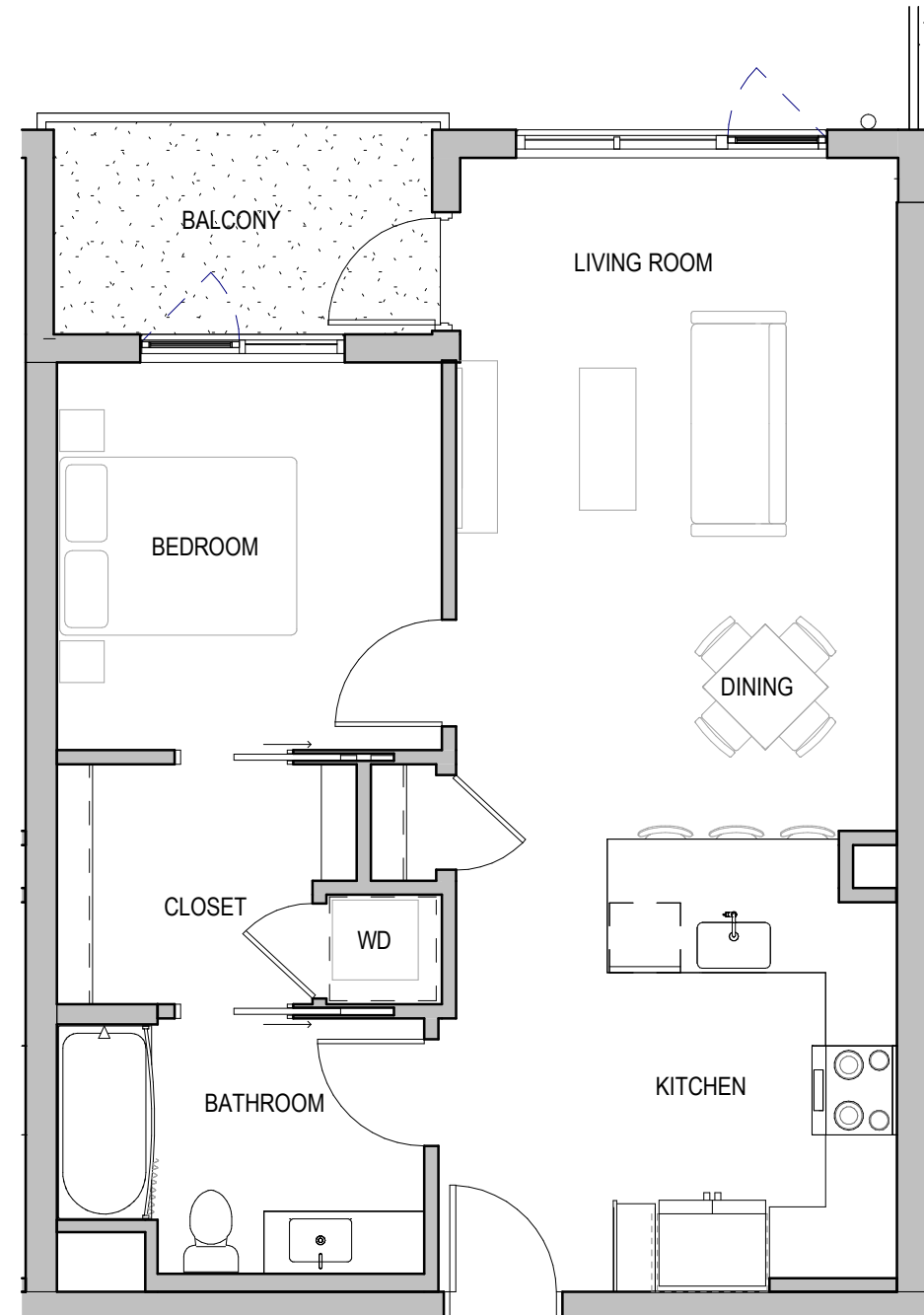
UNIT PLANS



UNIT 01 - STUDIO

COUNT : 35

565 SF



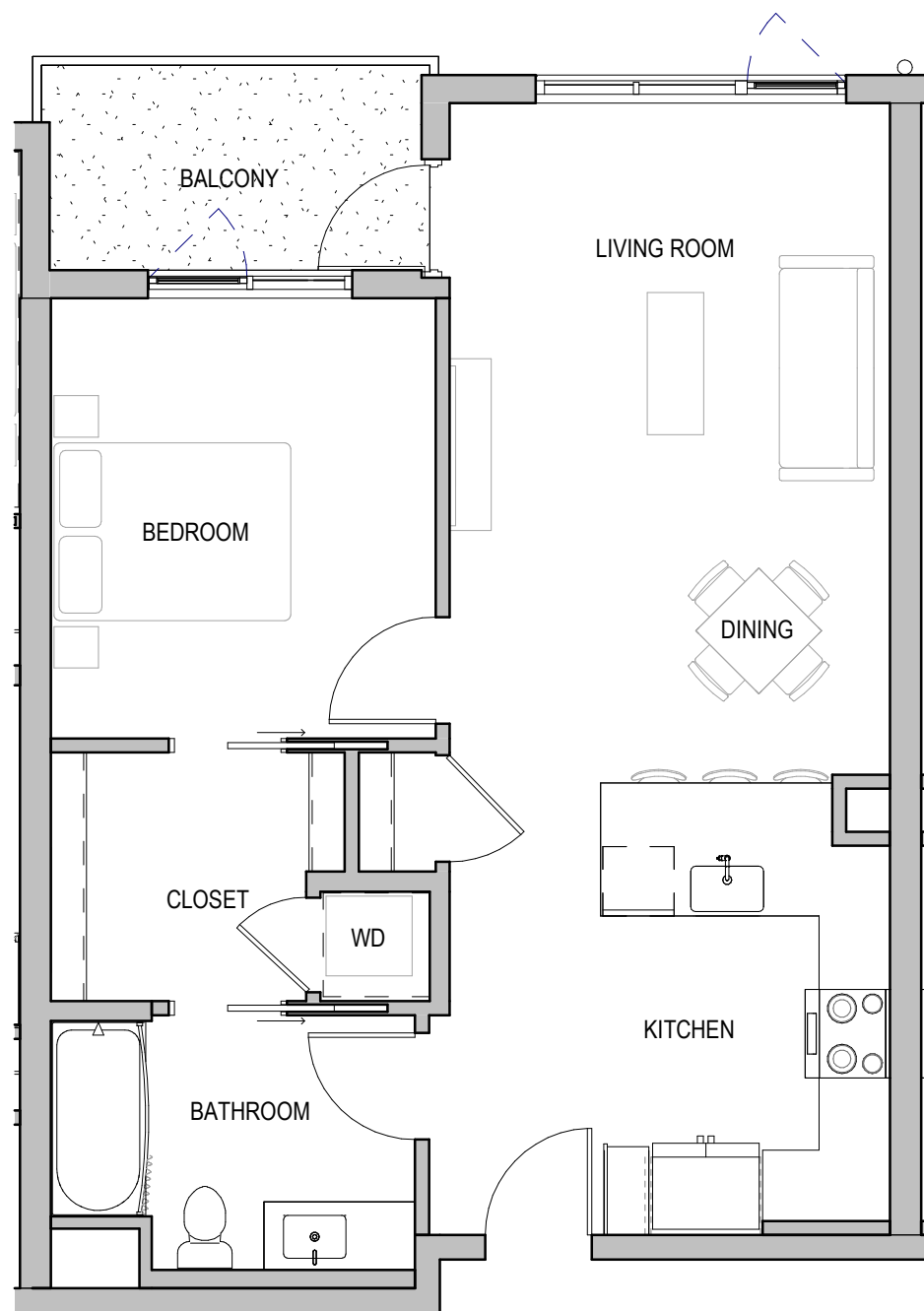
UNIT 02 - 1 BEDROOM

COUNT : 22

756 SF (795 SF W/ BALCONY)

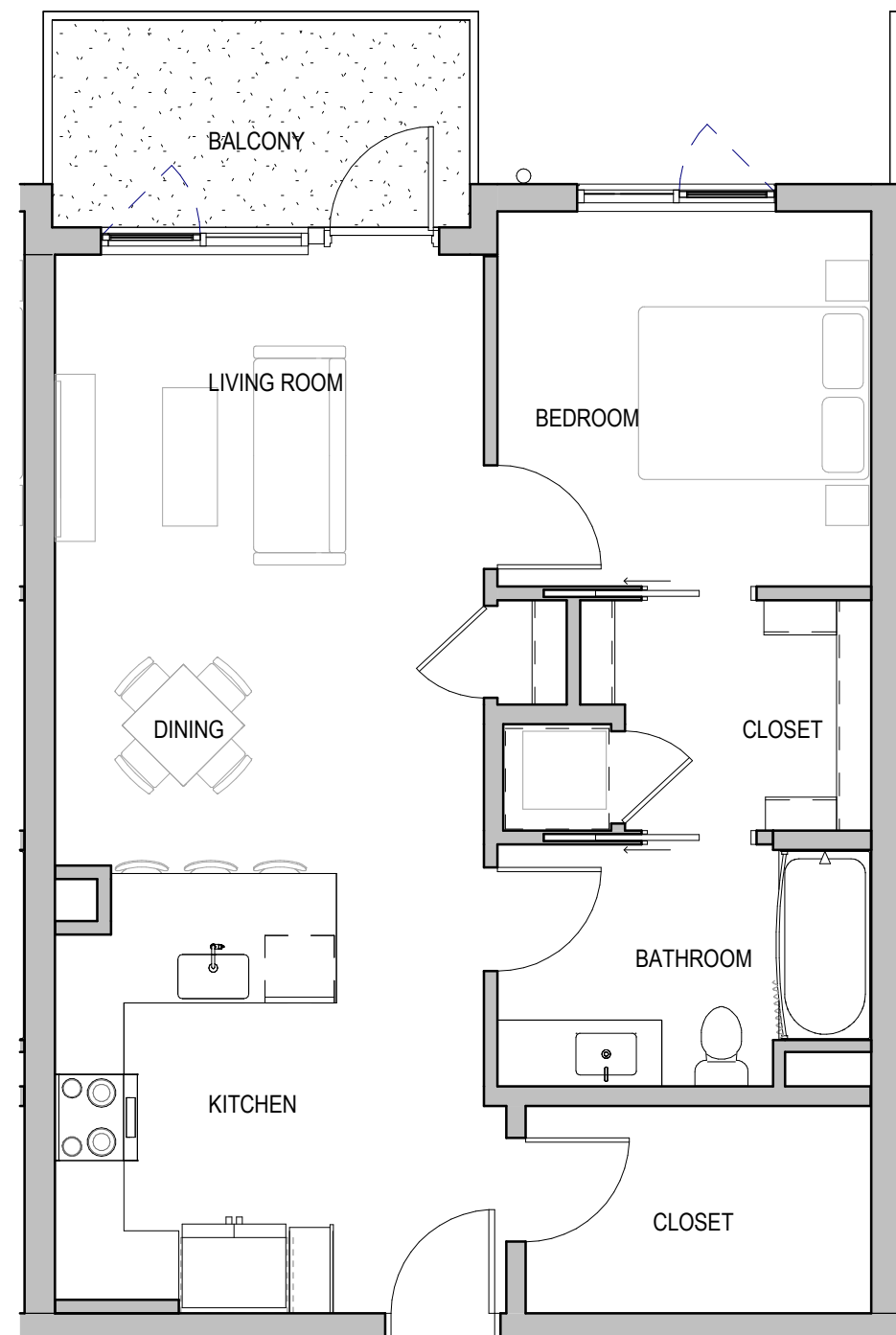
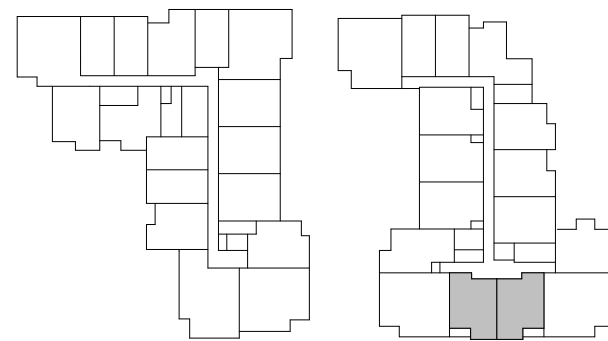


UNIT PLANS



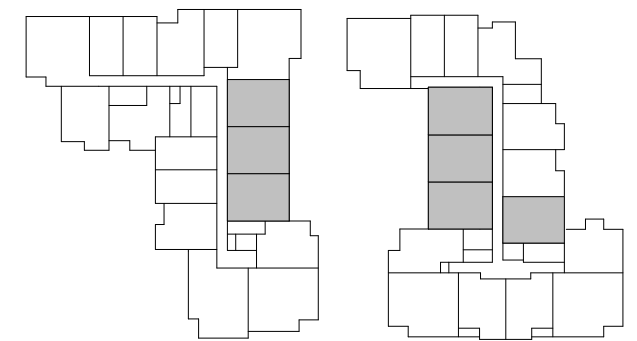
UNIT 03 - 1 BEDROOM COUNT : 10

767 SF (824 SF W/ BALCONY)

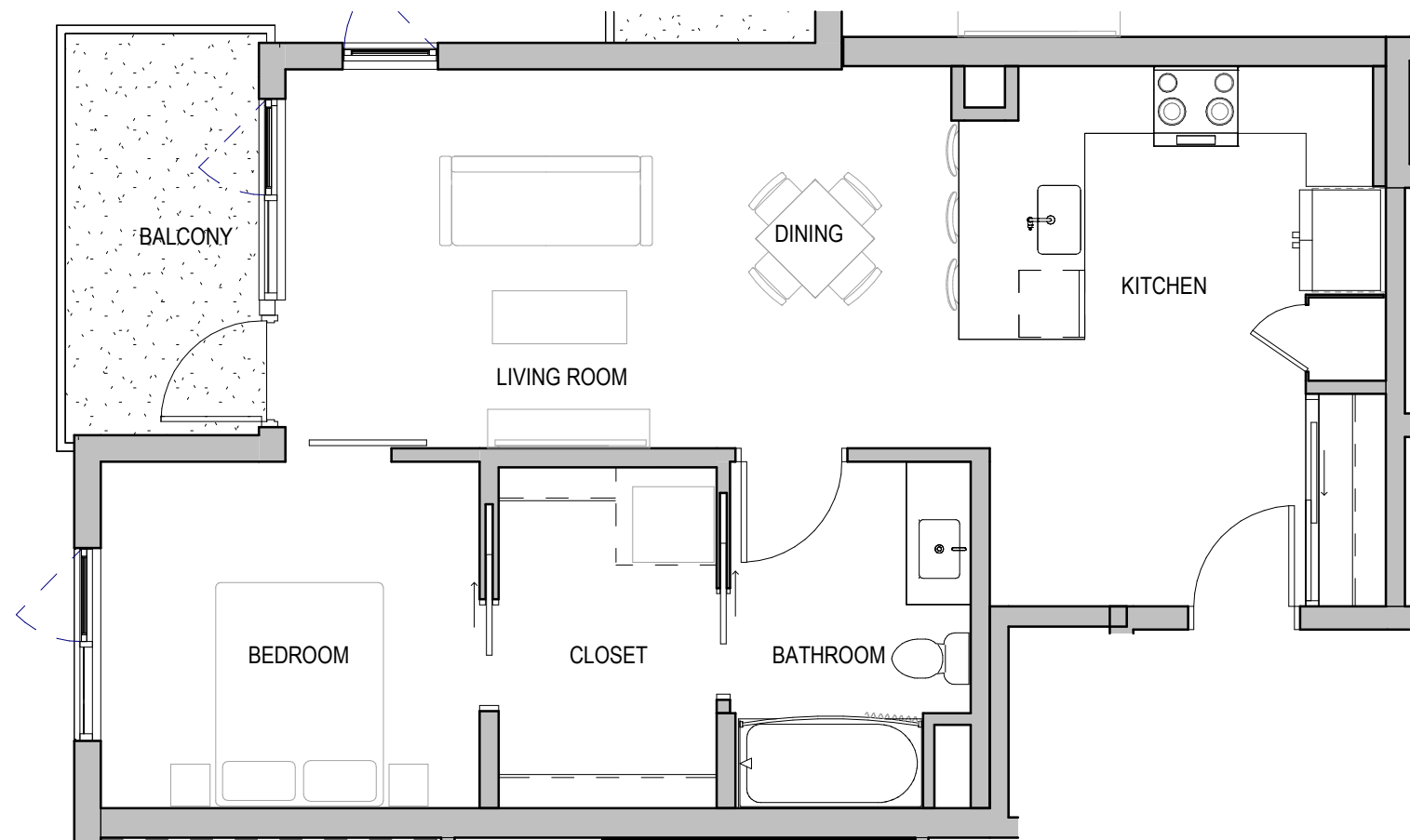


UNIT 04 - 1 BEDROOM COUNT : 33

772 SF (860 SF W/ BALCONY)

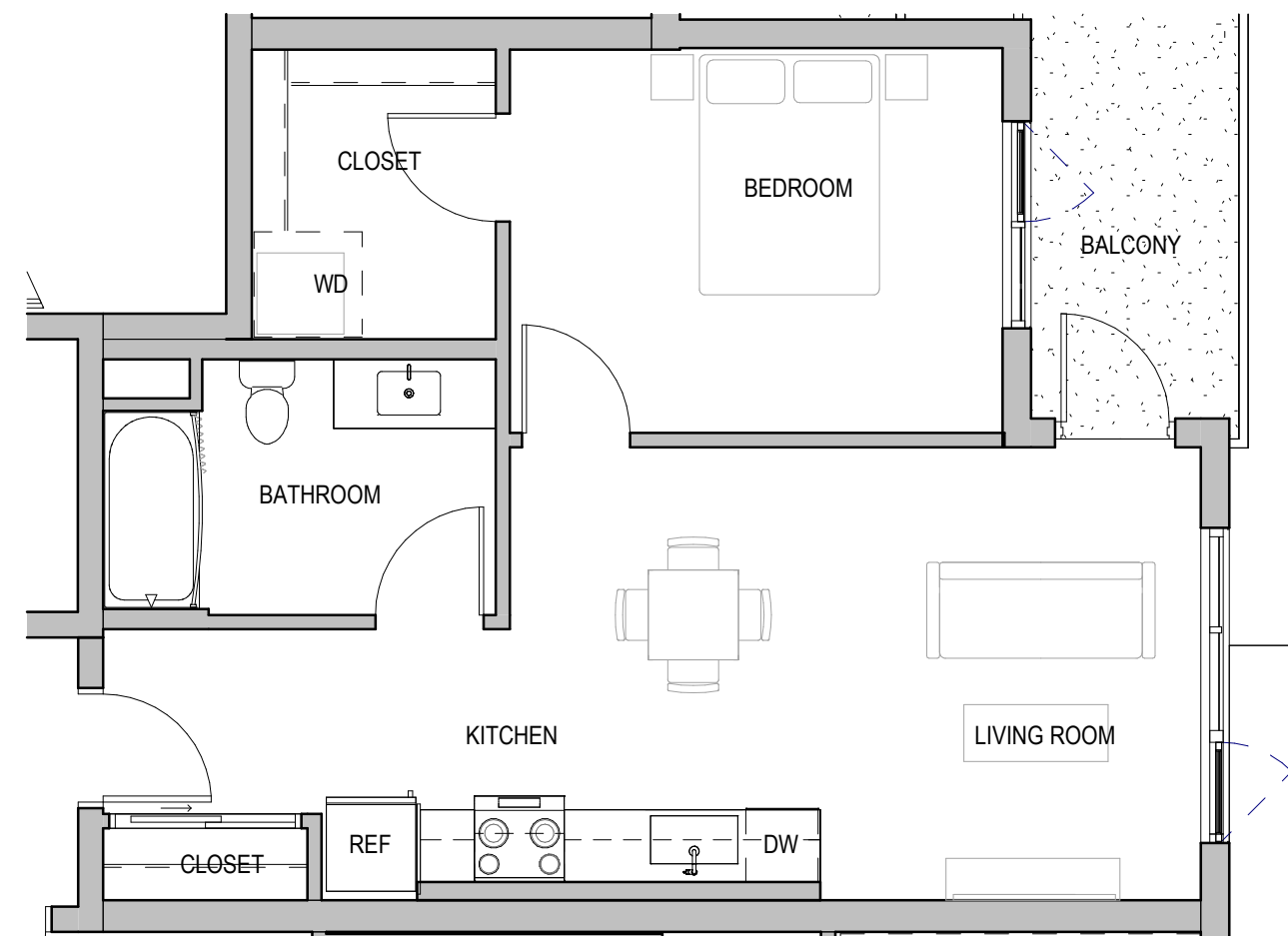
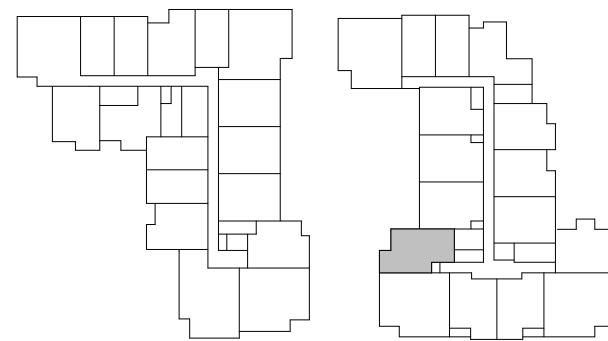


UNIT PLANS



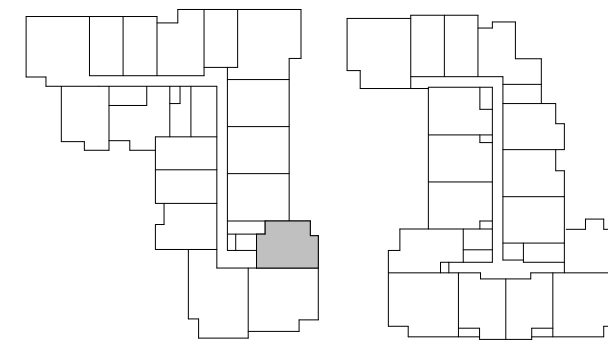
UNIT 05 - 1 BEDROOM COUNT : 4

765 SF (830 SF W/ BALCONY)

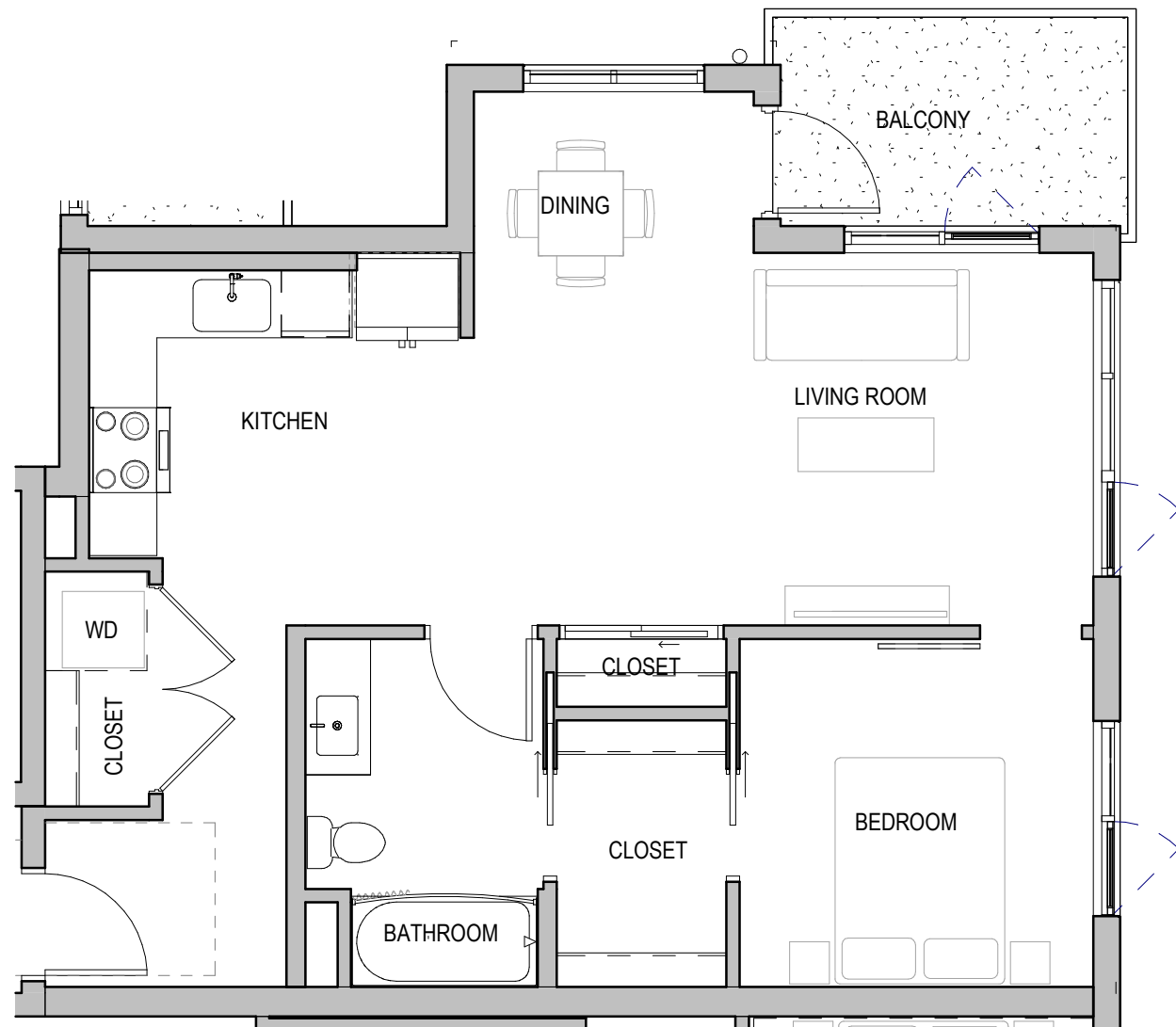


UNIT 06 - 1 BEDROOM COUNT : 4

675 SF (778 SF W/ BALCONY)

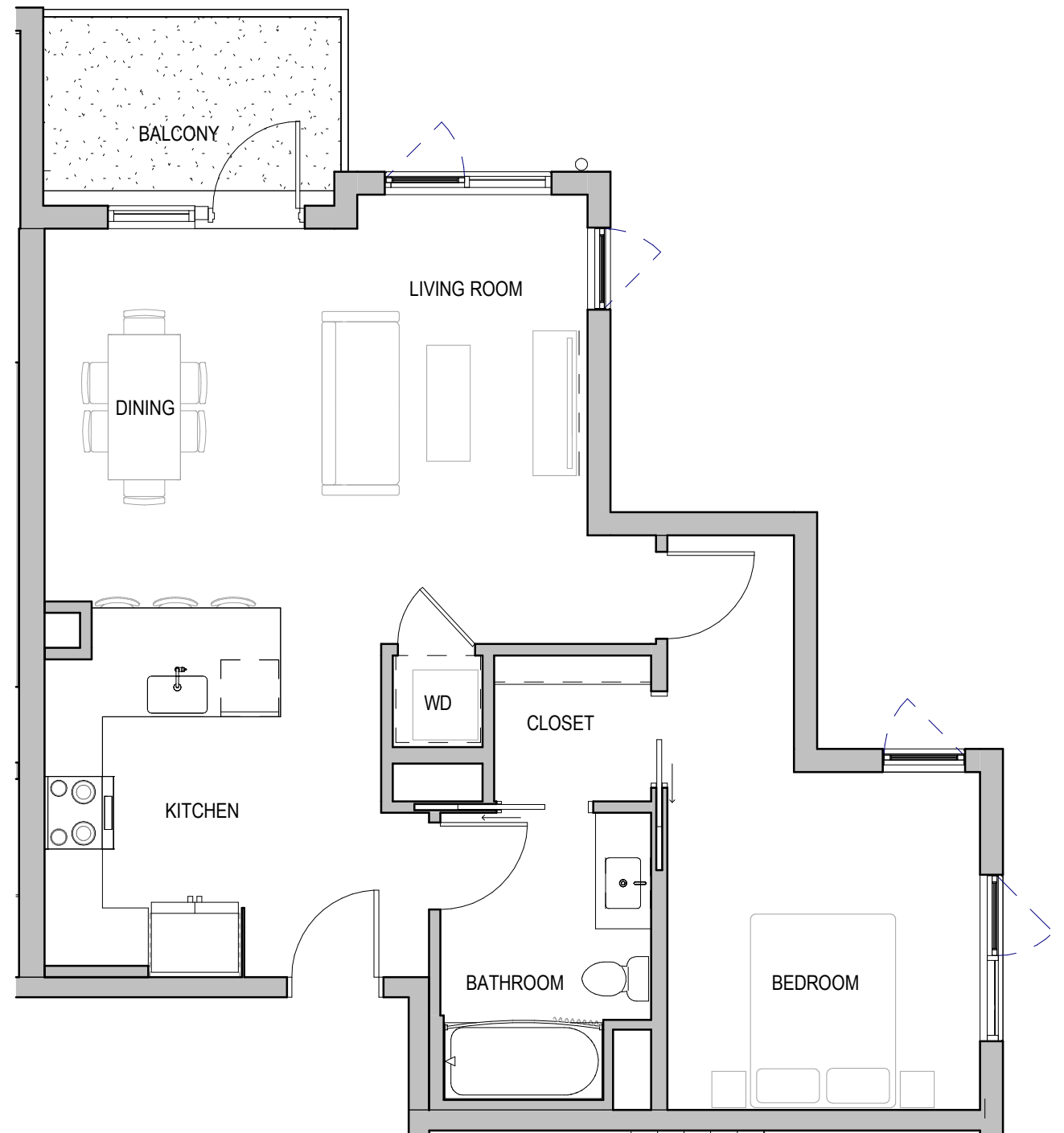
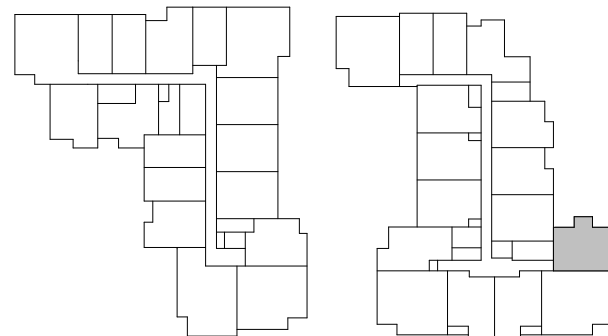


UNIT PLANS



UNIT 07 - 1 BEDROOM COUNT : 5

767 SF (827 SF W/ BALCONY)

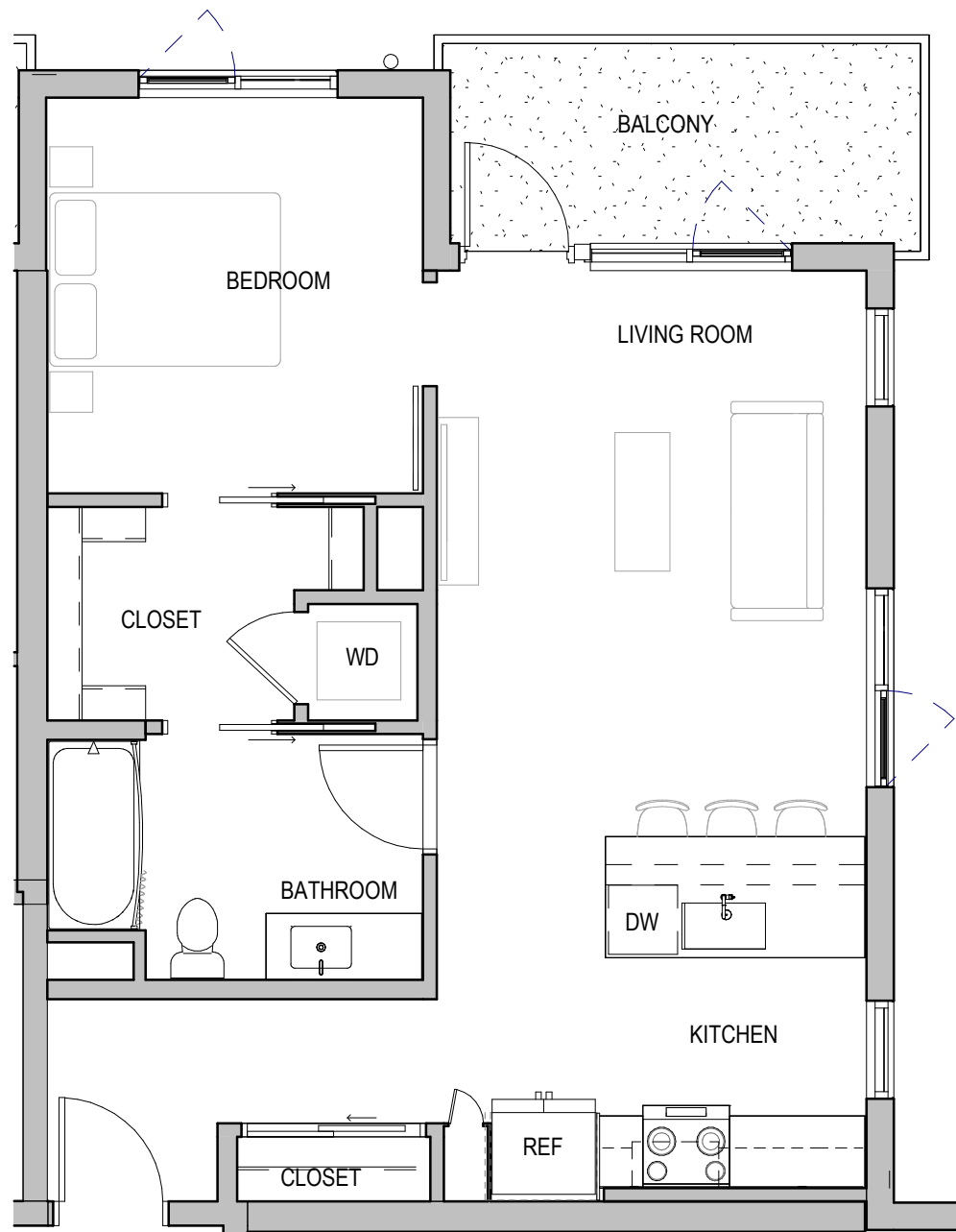


UNIT 08 - 1 BEDROOM COUNT : 5

805 SF (865 SF W/ BALCONY)

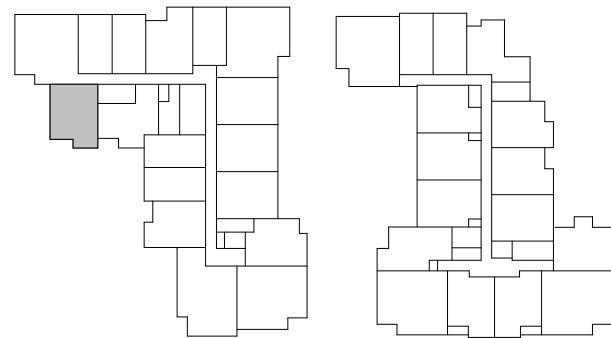


UNIT PLANS



UNIT 09 - 1 BEDROOM COUNT : 5

761 SF (824 SF W/ BALCONY)

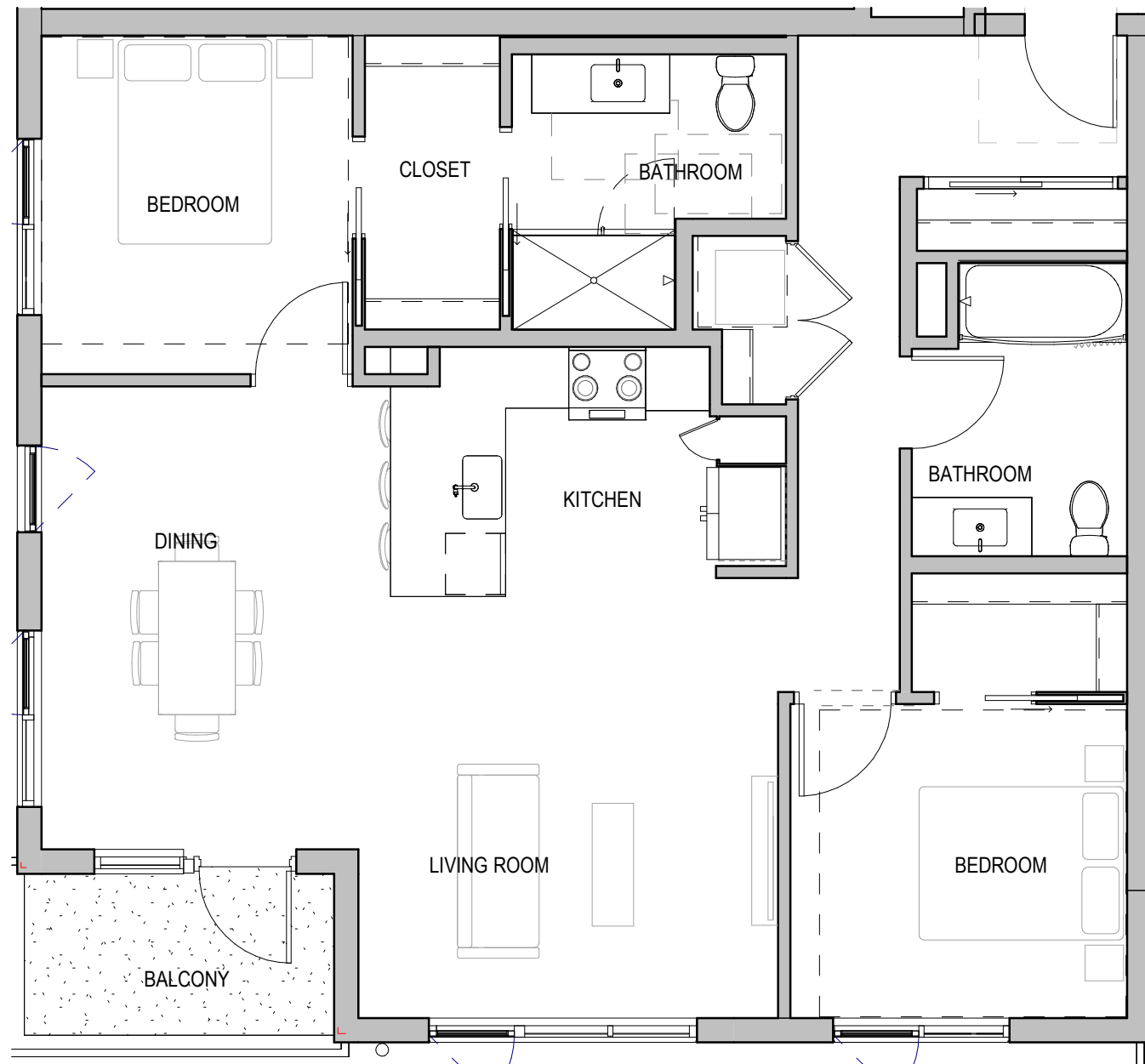


UNIT 10 - 1 BEDROOM COUNT : 5

758 SF (820 SF W/ BALCONY)



UNIT PLANS



UNIT 11 - 2 BEDROOM COUNT : 18

1188 SF (1244 SF W/ BALCONY)

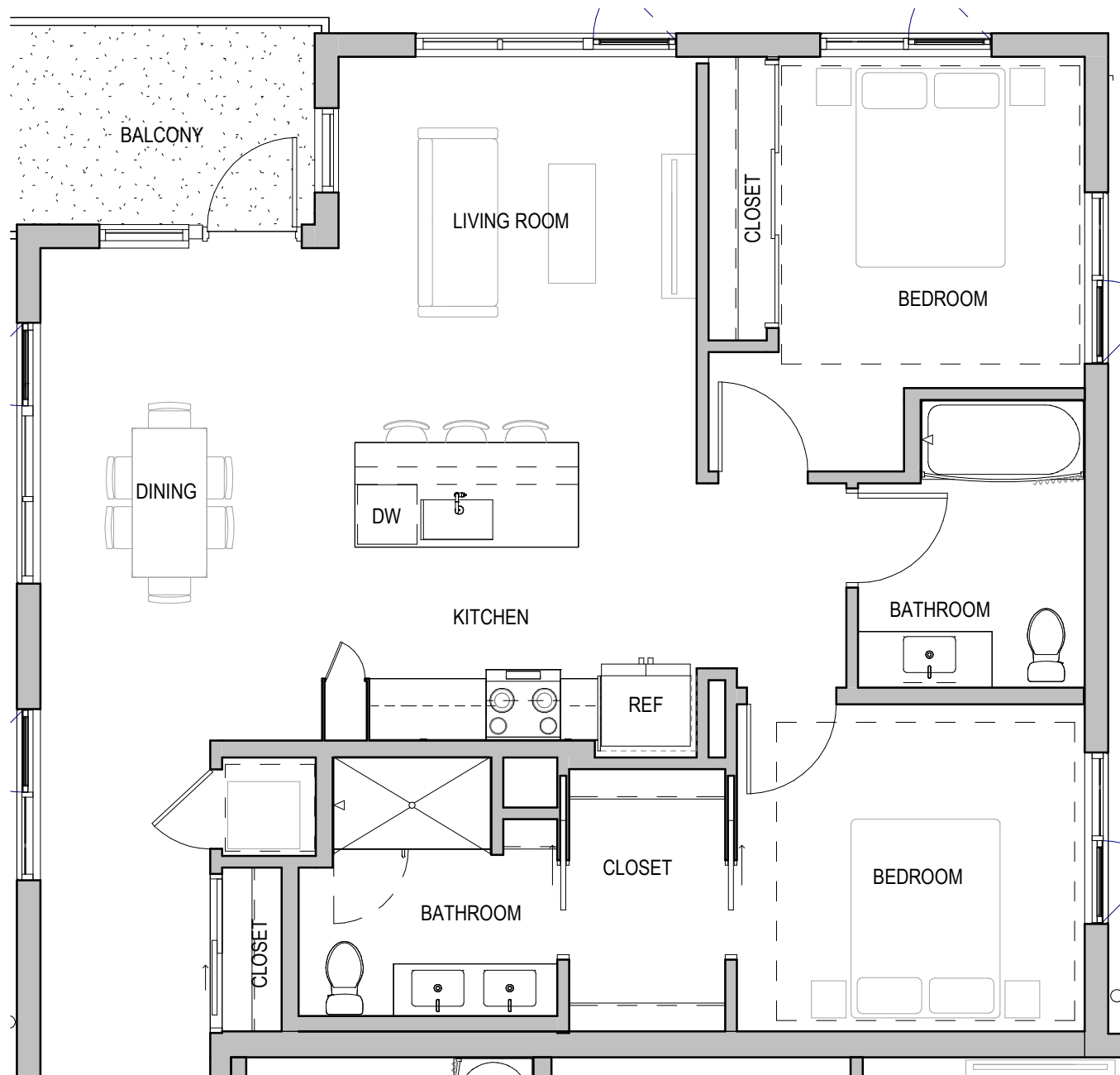


UNIT 12 - 2 BEDROOM COUNT : 5

1184 SF (1240 SF W/ BALCONY)



UNIT PLANS



UNIT 13 - 2 BEDROOM COUNT : 10

1187 SF (1243 SF W/ BALCONY)

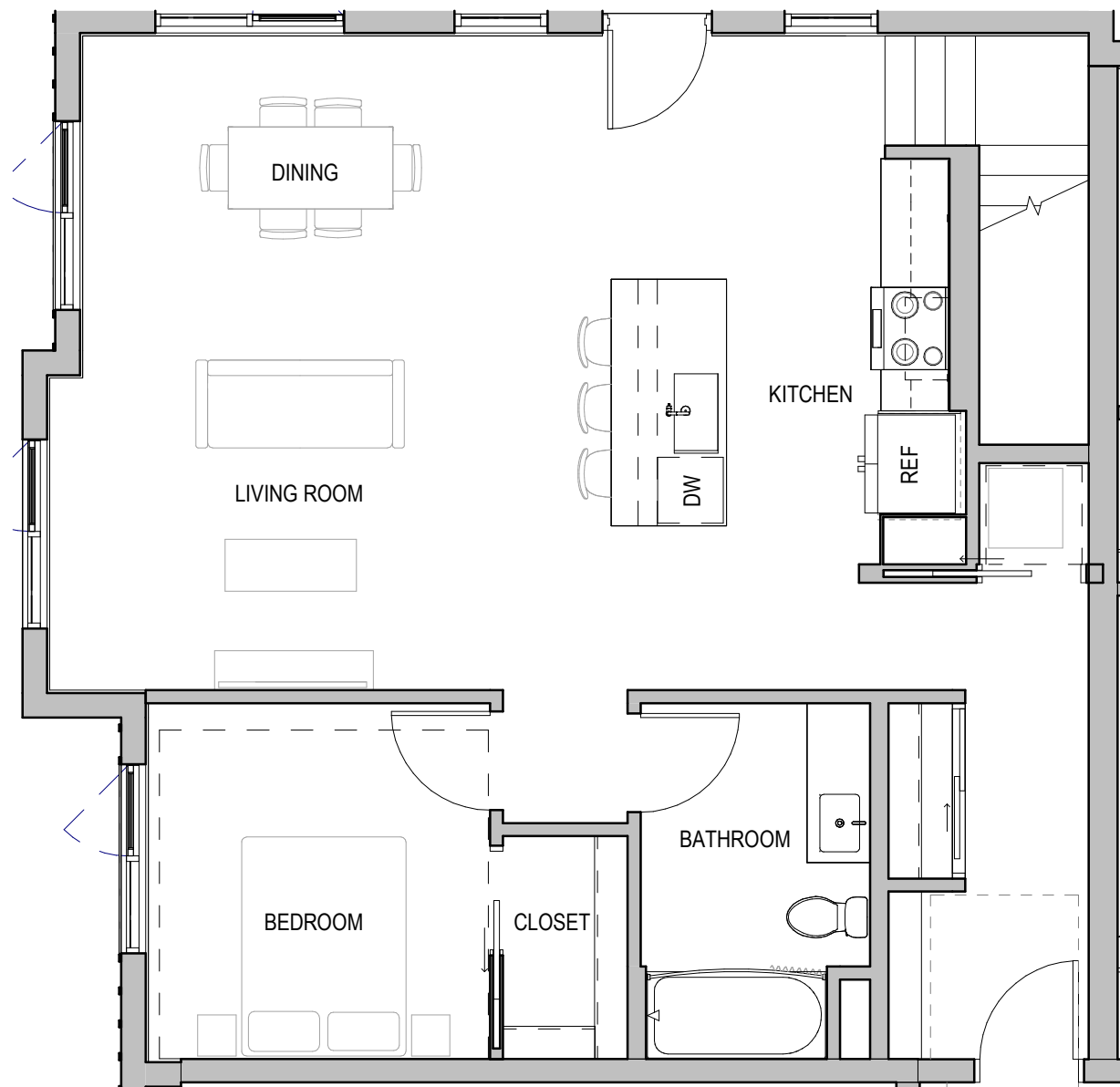


UNIT 14 - 2 BEDROOM COUNT : 2

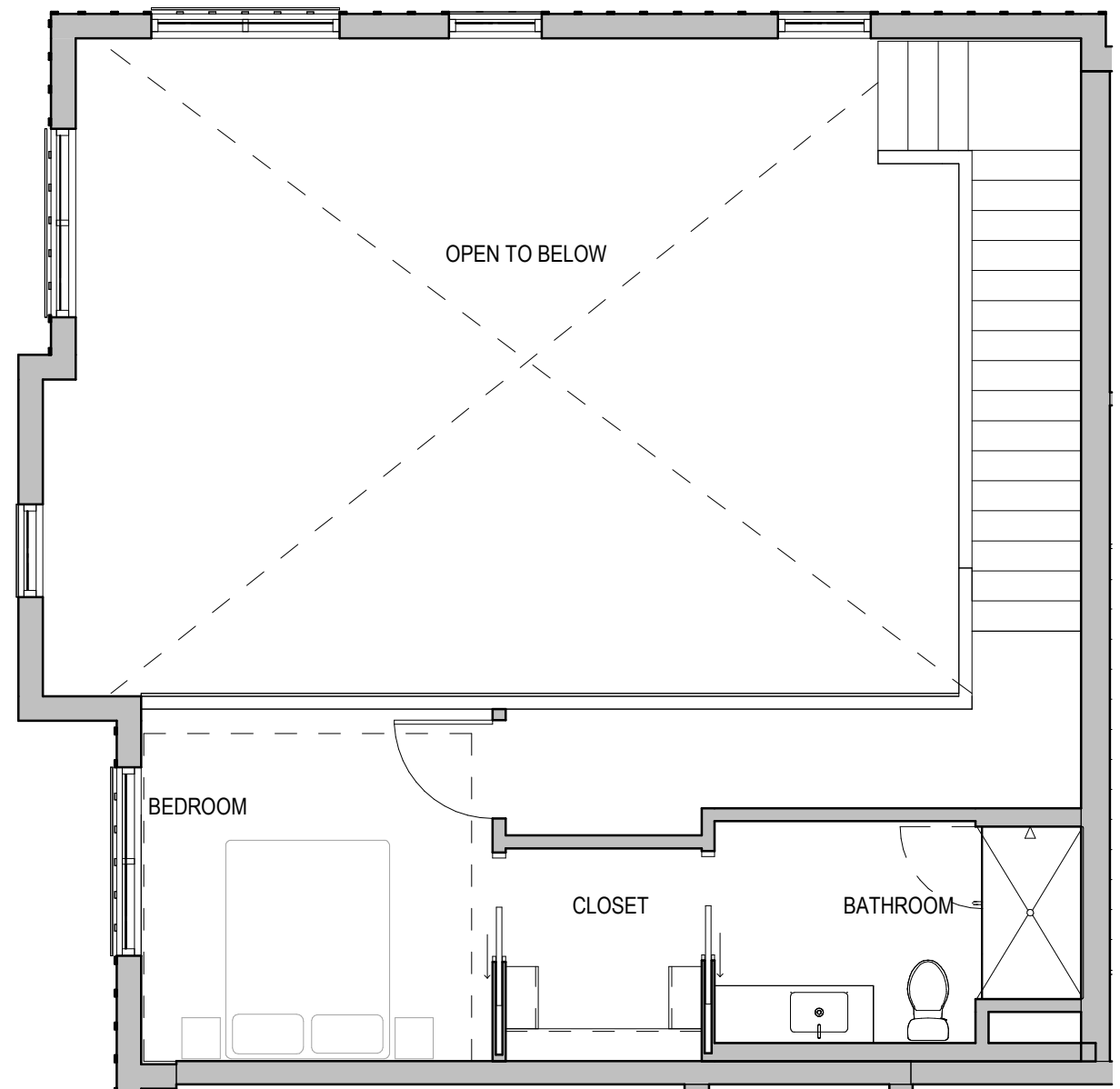
1021 SF (1092 SF W/ BALCONY)



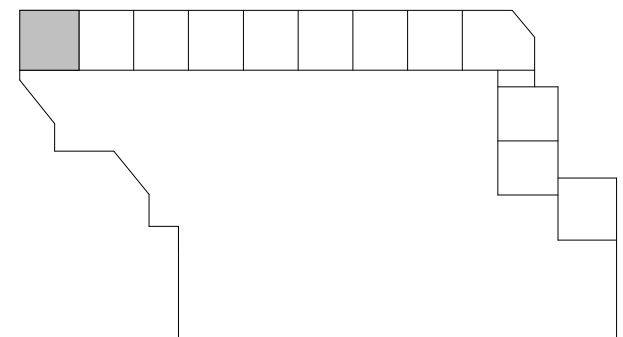
UNIT PLANS



GROUND STORY



MEZZANINE

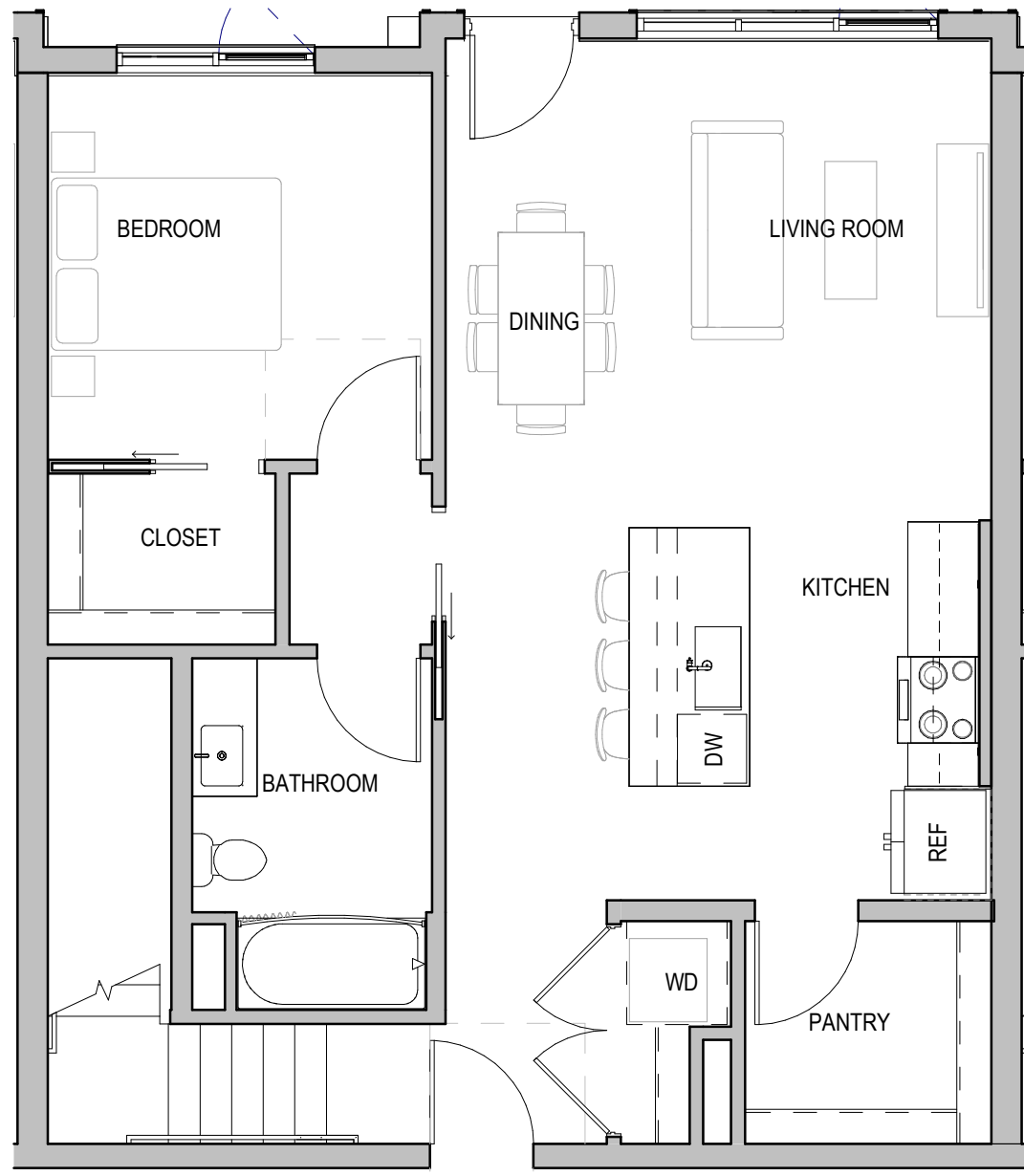


UNIT 15 - 2 BEDROOM TOWNHOME

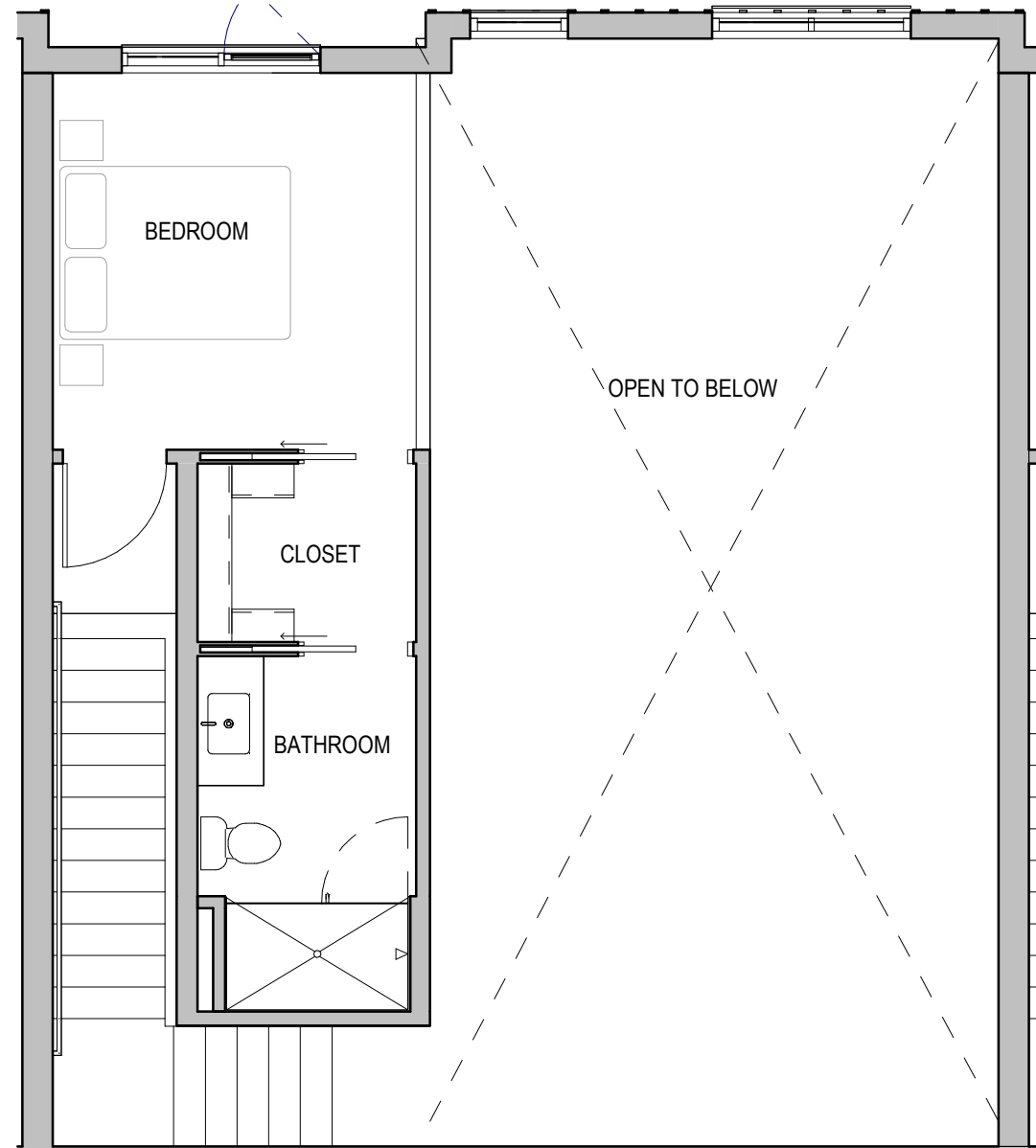
COUNT : 1

1355 SF (1022 + 333 MEZZANINE)

UNIT PLANS



GROUND STORY

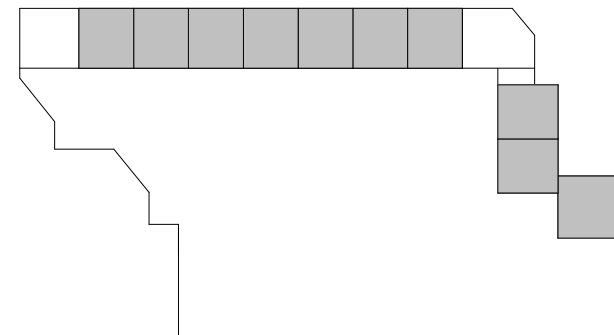


MEZZANINE

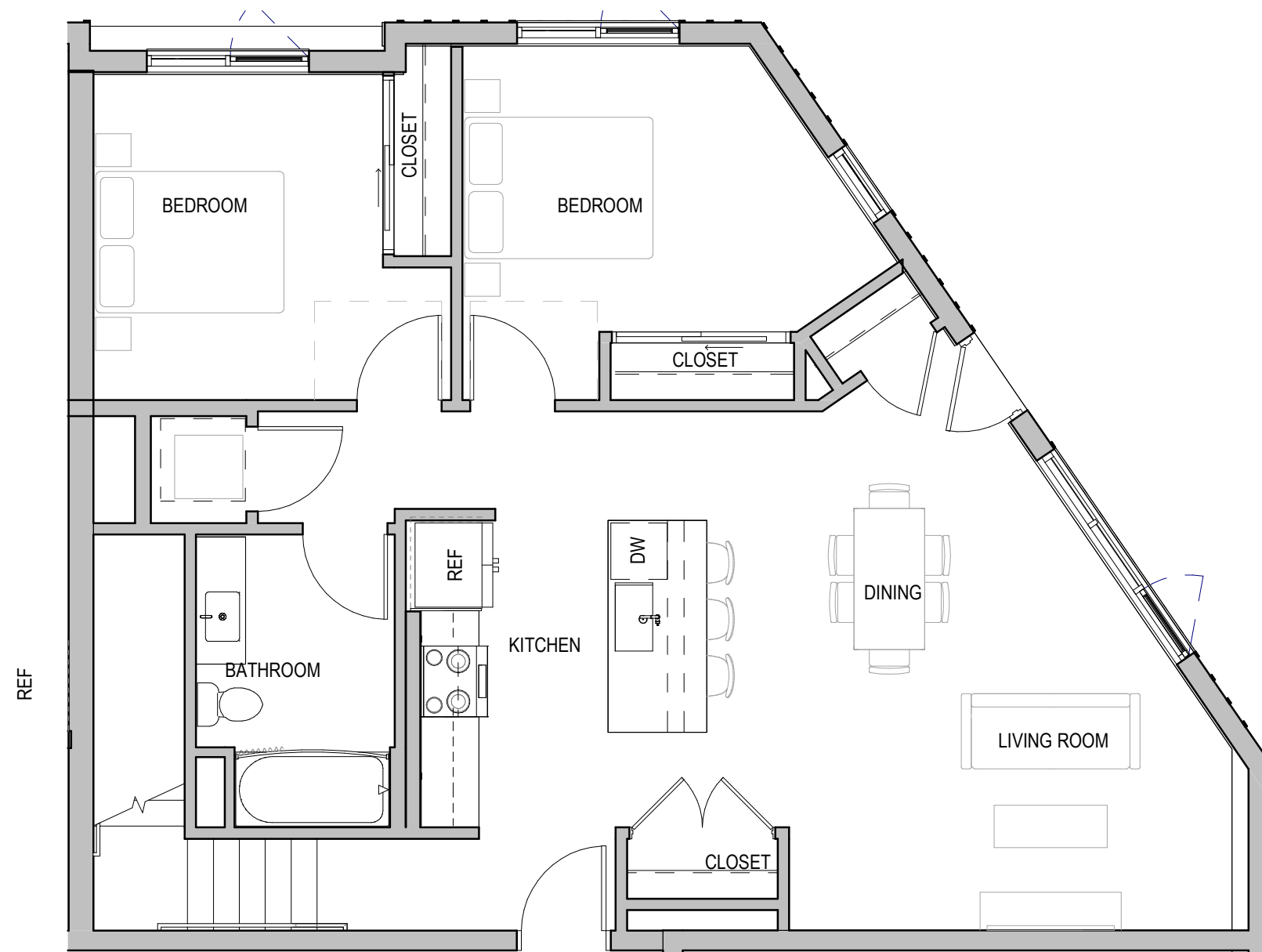
UNIT 16 - 2 BEDROOM TOWNHOME

COUNT : 10

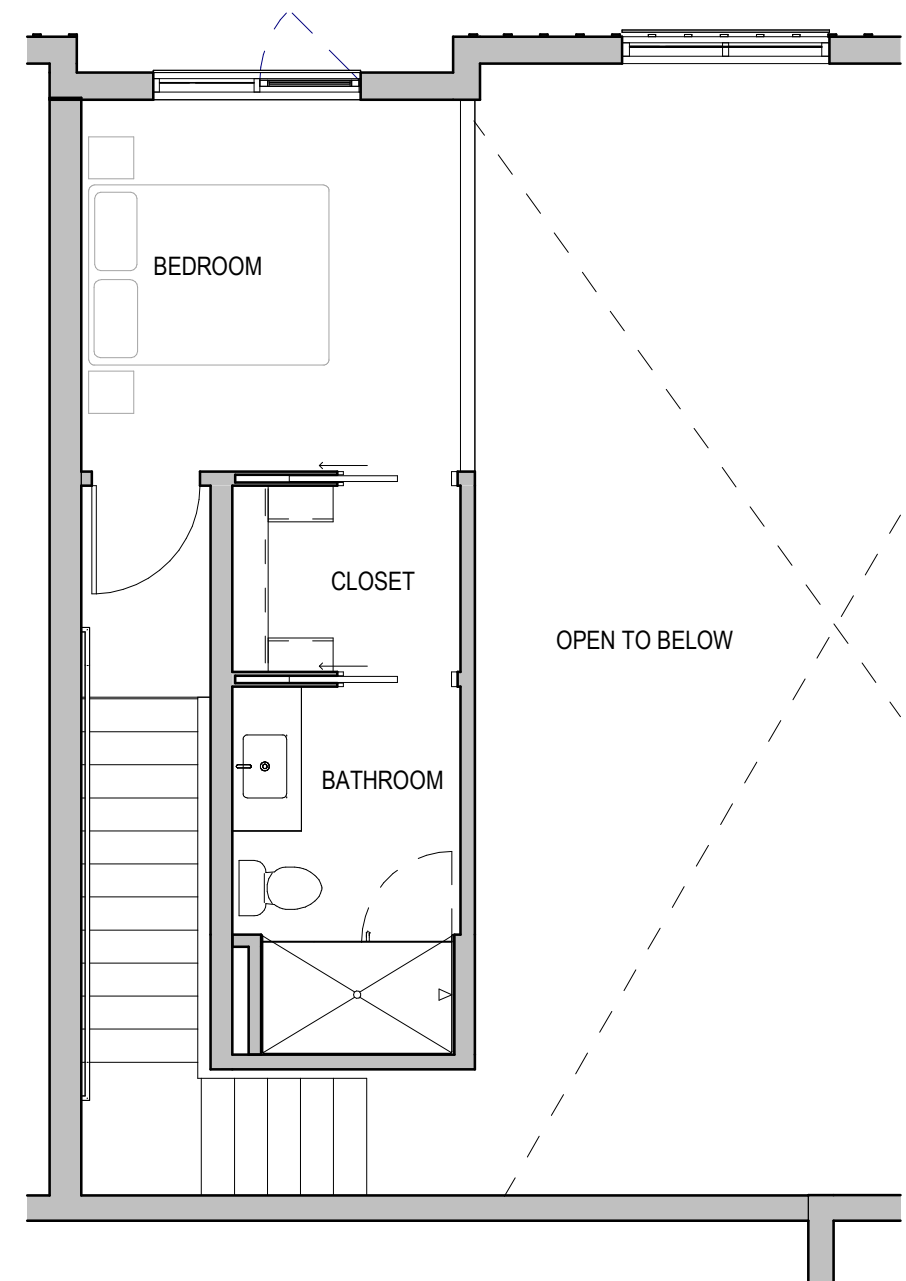
1188 SF (913 + 275 MEZZANINE)



UNIT PLANS



GROUND STORY

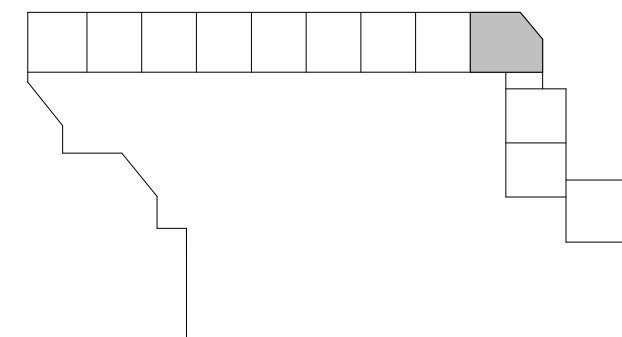


MEZZANINE

UNIT 17 - 3 BEDROOM TOWNHOME

COUNT : 1

1405 SF (1125 + 280 MEZZANINE)



UNIT PLANS

GREEN POINT RATED CHECKLIST

Planning Scoresheet

New Home Multifamily Version 8.2

- Minimum Points
- Points Targeted

	C12. Environmentally Preferable Materials for Site								
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing				1				
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%				1				
TBD	C13. Reduced Light Pollution								
TBD	C14. Large Stature Tree(s)	1	1						
TBD	C15. Third Party Landscape Program Certification						1		
TBD	C16. Maintenance Contract with Certified Professional						1		
TBD	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			1		2			
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1			
TBD	D1.3 Advanced Framing Measures					2			
TBD	D2. Construction Material Efficiencies					1			
	D3. Engineered Lumber								
TBD	D3.1 Engineered Beams and Headers					1			
TBD	D3.2 OSB for Subfloor	0.5				0.5			
TBD	D3.3 OSB for Wall and Roof Sheathing					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								
No	D6.1 At Least 90% of Floors					1			
No	D6.2 At Least 90% of Exterior Walls			1		1			
No	D6.3 At Least 90% of Roofs			1		1			
No	D7. Energy Heels on Roof Trusses					1			
No	D8. Overhangs and Gutters			1		1			
	D9. Reduced Pollution Entering the Home from the Garage								
No	D9.1 Detached Garage					2			
TBD	D9.2 Mitigation Strategies for Attached Garage	1				1			
	D10. Structural Pest and Rot Controls								
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1			
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1			
TBD	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)					1	1		
E. EXTERIOR									
TBD	E1. Environmentally Preferable Decking					1			
TBD	E2. Flashing Installation Third-Party Verified					2			
TBD	E3. Rain Screen Wall System					2			
TBD	E4. Durable and Non-Combustible Cladding Materials	1				1			
	E5. Durable Roofing Materials								
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1			
TBD	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					0.5			
TBD	F1.2 Ceilings					0.5			
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions								
TBD	F2.1 Walls and Floors					0.5			
TBD	F2.2 Ceilings					0.5			
	F3. Insulation That Does Not Contain Fire Retardants								
TBD	F3.1 Cavity Walls and Floors					1			
TBD	F3.2 Ceilings					1			
TBD	F3.3 Interior and Exterior Insulation					1			

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G. PLUMBING						
	G1. Efficient Distribution of Domestic Hot Water					
TBD	G1.1 Insulated Hot Water Pipes		1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution				1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution				2	
	G2. Install Water-Efficient Fixtures					
TBD	G2.1 WaterSense Showerheads ≤ 1.8 gpm with Matching Compensation Valve	2				2
TBD	G2.1 WaterSense Bathroom Facuets ≤ 1.0 gpm					1
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	1				2
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf					1
TBD	G3. Pre-Plumbing for Graywater System					1
TBD	G4. Operational Graywater System					3
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout					1
TBD	G6. Submeter Water for Tenants	2				2
H. HEATING, VENTILATION, AND AIR CONDITIONING						
	H1. Sealed Combustion Units					
TBD	H1.1 Sealed Combustion Furnace	1			1	
TBD	H1.2 Sealed Combustion Water Heater	2			2	
No	H2. High Performing Zoned Hydronic Radiant Heating System			1	1	
	H3. Effective Ductwork					
TBD	H3.1 Duct Mastic on Duct Joints and Seams			1		
TBD	H3.2 Pressure Balance the Ductwork System			1		
	H4. ENERGY STAR® Bathroom Fans					
TBD	H4.1 ENERGY STAR® Bathroom Fans Per HVI Standards	1			1	
	H5. Advanced Practices for Cooling					
TBD	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms			1		
No	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					
TBD	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				2	
TBD	H6.3 Outdoor Air is Filtered and Tempered				1	
	H7. Effective Range Design and Installation					
TBD	H7.1 Effective Range Hood Ducting and Design				1	
TBD	H7.2 Automatic Range Hood Control				1	
TBD	H8. High Efficiency HVAC Filter (MERV 16+)				1	
TBD	H9. Advanced Refrigerants				1	
I. RENEWABLE ENERGY						
TBD	I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			25		
	I2. Net Zero Energy Home					
TBD	I2.1 Near Zero Energy Home			2		
TBD	I2.2 Low Carbon Home			4		
TBD	I3. Energy Storage			1		
TBD	I4. Solar Hot Water Systems to Preheat Domestic Hot Water			4		
TBD	I5. Photovoltaic System for Multifamily Projects			8		
J. BUILDING PERFORMANCE AND TESTING						
TBD	J1. Third-Party Verification of Quality of Insulation Installation				1	
TBD	J2. Supply and Return Air Flow Testing			1	1	
TBD	J3. Mechanical Ventilation Testing and Low Leakage				1	
TBD	J4. All Electric or Combustion Appliance Safety Testing	1			1	
	J5. Building Energy Performance					
TBD	J5.1 Home Outperforms Title 24	25		25+		
0.0%	J5.2 Non-Residential Spaces Outperform Title 24			15		
TBD	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		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				2	
No	J10. Blower Door Testing				3	
TBD	J11. Compartmentalization of Units			1	1	

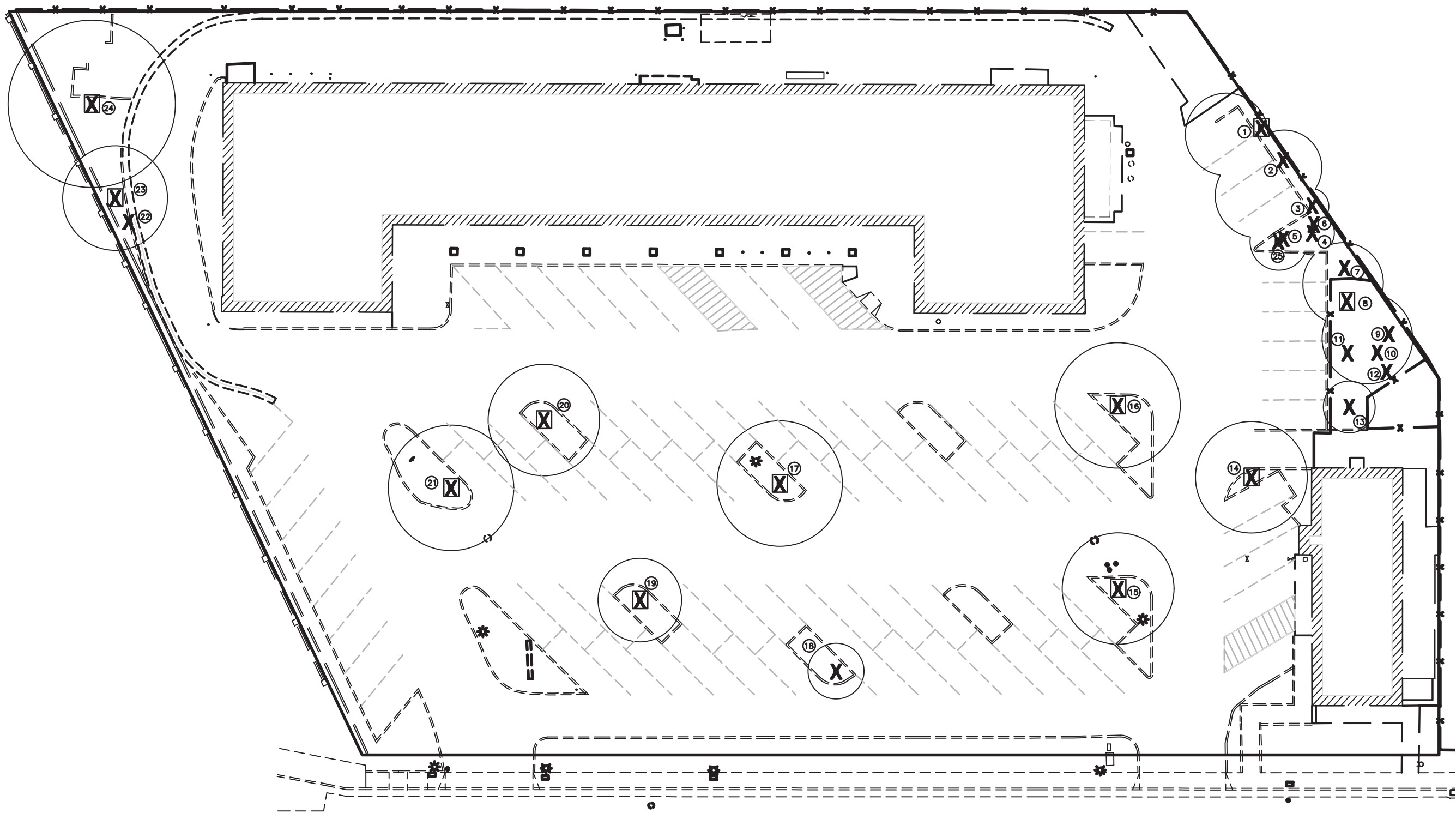
K. FINISHES						
	K1. Entryways Designed to Reduce Tracked-In Contaminants					
TBD	K1.1 Entryways to Individual Units			1		
TBD	K1.2 Entryways to Buildings			1		
	K2. Low-VOC Interior Wall and Ceiling Paints					
TBD	K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)	2		2		
TBD	K3. Low-VOC Caulks 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					
TBD	K5.1 Doors			1		
TBD	K5.2 Cabinets and Countertops			2		
TBD	K5.3 Interior Trim and Shelving			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			2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes			1		
TBD	K9. Durable Cabinets				2	
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes				1	
L. FLOORING						
TBD	L1. Environmentally Preferable Flooring				3	
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential				3	
TBD	L3. Durable Flooring	1			1	
TBD	L4. Thermal Mass Flooring			1		
M. APPLIANCES AND LIGHTING						
TBD	M1. ENERGY STAR® Dishwasher	1				1
	M2. Efficient Clothes Washing and Drying					
TBD	M2.1. CEE-Rated Clothes Washer			1		2
TBD	M2.2. ENERGY STAR® Dryer	1		1		
TBD	M2.3. Solar Dryer/ Laundry Lines			0.5		
TBD	M3. Size-Efficient ENERGY STAR® Refrigerator	1		2		
	M4. Permanent Centers for Waste Reduction Strategies					
TBD	M4.1 Built-In Recycling Center				1	
TBD	M4.2 Built-In Composting Center				1	
	M5. Lighting Efficiency					
TBD	M5.1 High-Efficacy Lighting			2		
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2		
TBD	M6. Electric Vehicle Charging Stations and Infrastructure	2		2		
No	M7. Central Laundry					1
TBD	M8. Gearless Elevator	1		1		
N. COMMUNITY						
	N1. Smart Development					
Yes	N1.1 Infill Site	2	1			1
TBD	N1.2 Designated Brownfield Site		1			1
>35	N1.3 Conserve Resources by Increasing Density	4		2		2
No	N1.4 Cluster Homes for Land Preservation		1			1
	N1.5 Home Size Efficiency	1				10
827 SF (TBD)	Enter the area of the home, in square feet					
1	Enter the number of bedrooms					
	N2. Home(s)/Development Located Near Transit					
No	N2.1 Within 1 Mile of a Major Transit Stop		1			
Yes	N2.2. Within 1/2 mile of a Major Transit Stop	2	2			
	N3. Pedestrian and Bicycle Access					
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	1	2			
7	Enter the number of Tier 1 services					
8	Enter the number of Tier 2 services					
No	N3.2 Connection to Pedestrian Pathways		1			
No	N3.3 Traffic Calming Strategies		2			
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1			
TBD	N3.5 Bicycle Storage for Residents	1	1			
TBD	N3.6 Bicycle Storage for Non-Residents		1			
TBD	N3.7 Reduced Parking Capacity	2	2			

GREEN POINT
RATED CHECKLIST

	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1					
	N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Callers		1					
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1					
No	N5.3 Porches Oriented to Street and Public Space		1					
	N6. Passive Solar Design							
TBD	N6.1 Heating Load			2				
TBD	N6.2 Cooling Load			2				
	N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units		1		1			
No	N7.2 Full-Function Independent Rental Unit		1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity							
TBD	N9.1 Diverse Workforce		1			1		
No	N9.2 Community Location		1		1			
	N10. Affordability							
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less		2					
TBD	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1					
TBD	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale		1					
	N11. Mixed-Use Developments							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance		1					
No	N11.2 At Least 2% of Development Floor Space Supports Mixed Use		1					
No	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1					
O. OTHER								
TBD	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5	
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5	
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
TBD	O5.1. Home Energy Monitoring Systems			1				
TBD	O5.2. Home Water System Monitors						1	
	O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2					
TBD	O6.2 Green Building Signage			0.5			0.5	
TBD	O7. Green Appraisal Addendum	Y	R	R	R	R	R	
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1		
TBD	O9. Residents Are Offered Free or Discounted Transit Passes		2					
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan		1					
TBD	O11. Smokefree Housing				2			
TBD	O12. Integrated Pest Management Plan				1			
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
No	P2.1 Tenant Improvement Requirements for Build-Outs				1		1	
No	P2.2 Commercial Loading Area Separated for Residential Area				1			
No	P2.3 Separate Mechanical and Plumbing Systems				1			
	P3. Commissioning							
TBD	P3.1 Design Phase			1	1			
TBD	P3.2 Construction Phase			2	1			
TBD	P3.3 Post-Construction Phase			2	1			
TBD	P4. Building Enclosure Testing			1	1	1		
INNOVATIONS								
TBD	Enter Innovation 1 description here. Enter up to four points at right.							
TBD	Enter Innovation 2 description here. Enter up to four points at right.							
TBD	Enter Innovation 3 description here. Enter up to four points at right.							
TBD	Enter Innovation 4 description here. Enter up to four points at right.							
Summary								
Total Available Points in Specific Categories		405	47	136	73	91	58	
Minimum Points Required in Specific Categories		50	2	25	6	6	6	
Total Points Targeted		85	11	34.5	9	11.5	19	

GREEN POINT
RATED CHECKLIST

LANDSCAPE



TREE DISPOSITION PLAN

TREE DISPOSITION LEGEND

MORE INFORMATION IS PROVIDED IN THE 400 MOFFETT BLVD ARBORIST REPORT, MOUNTAIN VIEW, CALIFORNIA, PREPARED BY SAVATREE CONSULTING GROUP ON SEPTEMBER 27, 2023. SEE ARBORIST REPORT FOR TREE PROTECTION NOTES FOR ANY OFFSITE TREES.

X

NON-HERITAGE TREE TO BE REMOVED. ALL (14) NON-HERITAGE TREES TO BE REMOVED. SEE ARBORIST REPORT

X

HERITAGE TREE TO BE REMOVED. ALL (11) HERITAGE TREES RECOMMENDED TO BE REMOVED. SEE ARBORIST REPORT

TREE PROTECTION FENCING, SEE NOTES AND SPECS

PROPERTY LINE/RIGHT-OF-WAY

NOTES

1. TREE LOCATIONS ARE BASED ON SURVEY.
2. TREE NUMBERS ARE BASED ON ARBORIST REPORT.
3. TREES RECOMMENDED FOR REMOVAL BY ARBORIST BASED ON THE TREE CONDITION. CONDITION OF TREES WAS DETERMINED BY THE EVALUATION OF THE HEALTH AND STRUCTURE OF EACH TREE. SEE ARBORIST REPORT.
4. NO EXISTING STREET TREES

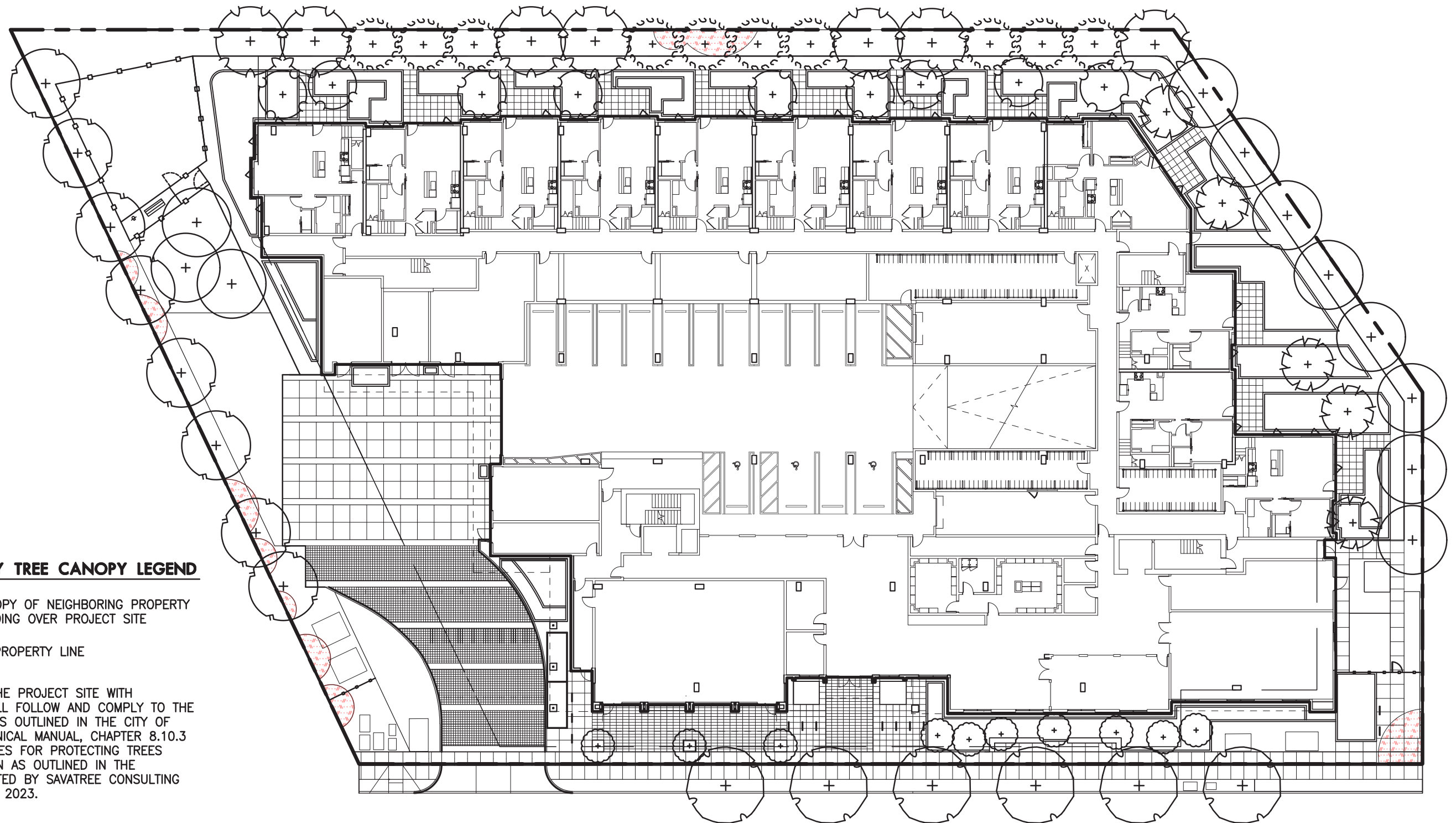
TREE DISPOSITION TABLE

TOTAL ON-SITE TREES	25
TO REMAIN	0
TO BE REMOVED	25
TO BE TRANSPLANTED	0
TOTAL HERITAGE TREES IN REPORT	11
ON-SITE H. TREES TO REMAIN	0
ON-SITE H. TREES TO BE REMOVED	11

EXISTING TREE INVENTORY TABLE

TAG #	ID #	BOTANICAL NAME	COMMON NAME	DBH	CIRC	HERITAGE TREE	HEALTH	PROPOSED FOR PRESERVATION	NOTES
901	1	QUERCUS WISLIZENI	INTERIOR LIVE OAK	17"	53.4"	Y	FAIR	REMOVE	GROWING INTO CONCRETE & POTENTIAL WETWOOD
902	2	OLEA EUROPAEA	EUROPEAN OLVIE	5"	15.7"	N	GOOD	REMOVE	
903	3	ULMUS PARVIFOLIA	CHINESE ELM	8"	25"	N	FAIR	REMOVE	
905	4	JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT	12"	37.7"	N	GOOD	REMOVE	
906	5	JUGLANS CALIFORNICA	CALIFORNIA PEPPER	15"	47"	N	FAIR	REMOVE	SPLIT TRUNK
904	6	PRUNUS CAROLINIANA	CALIFORNIA CHERRY LAUREL	8"	25"	N	GOOD	REMOVE	
920	7	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	5"	15.7"	N	POOR	REMOVE	
917	8	EUCALYPTUS CAMALDULENSIS	RED GUM EUCALYPTUS	25"	78.6"	Y	FAIR	REMOVE	GIRDLING ROOTS & CODOMINANT STEAMS
919	9	OLEA EUROPAEA	EUROPEAN OLVIE	11"	34.6"	N	FAIR	REMOVE	
915	10	ULMUS PARVIFOLIA	CHINESE ELM	2"	6.3"	N	FAIR	REMOVE	
918	11	CITRUS LIMON	LEMON	4"	12.6"	N	GOOD	REMOVE	
914	12	PITTOSPORUM	PITTOSPORUM	7"	22"	N	CRITICAL	REMOVE	
916	13	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	3"	9.2"	N	FAIR	REMOVE	
913	14	CERATANIA SILIQUA	CAROB	21"	66"	Y	FAIR	REMOVE	SEVERELY IMPACTED ROOT ZONE
911	15	CERATANIA SILIQUA	CAROB	28"	88"	Y	FAIR	REMOVE	MAJOR BUTTRESS ROOTS & AGGRESSIVELY TOPPED
908	16	CERATANIA SILIQUA	CAROB	20"	63"	Y	FAIR	REMOVE	SIGNIFICANT DECAY IN LIMBS AND INTO TRUNK
912	17	CERATANIA SILIQUA	CAROB	23"	72"	Y	FAIR	REMOVE	TOPPED TREE. MULTI-TRUNK GROWING TOGETHER
926	18	CERATANIA SILIQUA	CAROB	13"	41"	N	FAIR	REMOVE	
923	19	CERATANIA SILIQUA	CAROB	17"	53"	Y	FAIR	REMOVE	TOPPED TREE. POOR STRUCTURE & GRAFTING BRANCHES
921	20	CERATANIA SILIQUA	CAROB	16"	50"	Y	FAIR	REMOVE	TOPPED TREE. POOR STRUCTURE & GRAFTING BRANCHES
907	21	CERATANIA SILIQUA	CAROB	20"	63"	Y	FAIR	REMOVE	TOPPED TREE. SIGNIFICANT DECAY IN LIMBS
909	22	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	4"	12.6"	N	FAIR	REMOVE	
910	23	EUCALYPTUS CAMALDULENSIS	RED GUM EUCALYPTUS	22"	69"	Y	FAIR	REMOVE	CANOPY DYING BACK. BURIED TRUNK FLARE. MAJOR CHLOROSIS
922	24	JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT	36"	113"	Y	POOR	REMOVE	CODOMINANT TRUNK. SIGNIFICANT CHLOROSIS & DIEBACK
934	25	SCHINUS MOLLE	CALIFORNIA PEPPER	13"	41"	N	FAIR	REMOVE	SPLIT TRUNK

TREE DISPOSITION PLAN NOTES



ADJACENT PROPERTY TREE CANOPY LEGEND

 EXISTING CANOPY OF NEIGHBORING PROPERTY TREES EXTENDING OVER PROJECT SITE

 PROPERTY LINE

ALL TREES ADJACENT TO THE PROJECT SITE WITH OVERHANGING CANOPIES WILL FOLLOW AND COMPLY TO THE TREE PROTECTION MEASURES OUTLINED IN THE CITY OF MOUNTAIN VIEW TREE TECHNICAL MANUAL, CHAPTER 8.10.3 BEST MANAGEMENT PRACTICES FOR PROTECTING TREES THROUGHOUT CONSTRUCTION AS OUTLINED IN THE ARBORIST REPORT CONDUCTED BY SAVATREE CONSULTING GROUP ON SEPTEMBER 27, 2023.

ADJACENT PROPERTY TREE CANOPY DIAGRAM

TREE CANOPY TABLE

SITE AREA: 72,726 SF.	SQ. FT. AREA	% OF SITE
EXISTING CANOPY	9,992 SF.	13.73%
CANOPY AT PLANTING	730 SF.	1%
CANOPY AT 5 YEARS	3,256 SF.	4.47%
CANOPY AT 10 YEARS	9373 SF.	12.90%
CANOPY AT MATURITY	13,221 SF.	18.17%

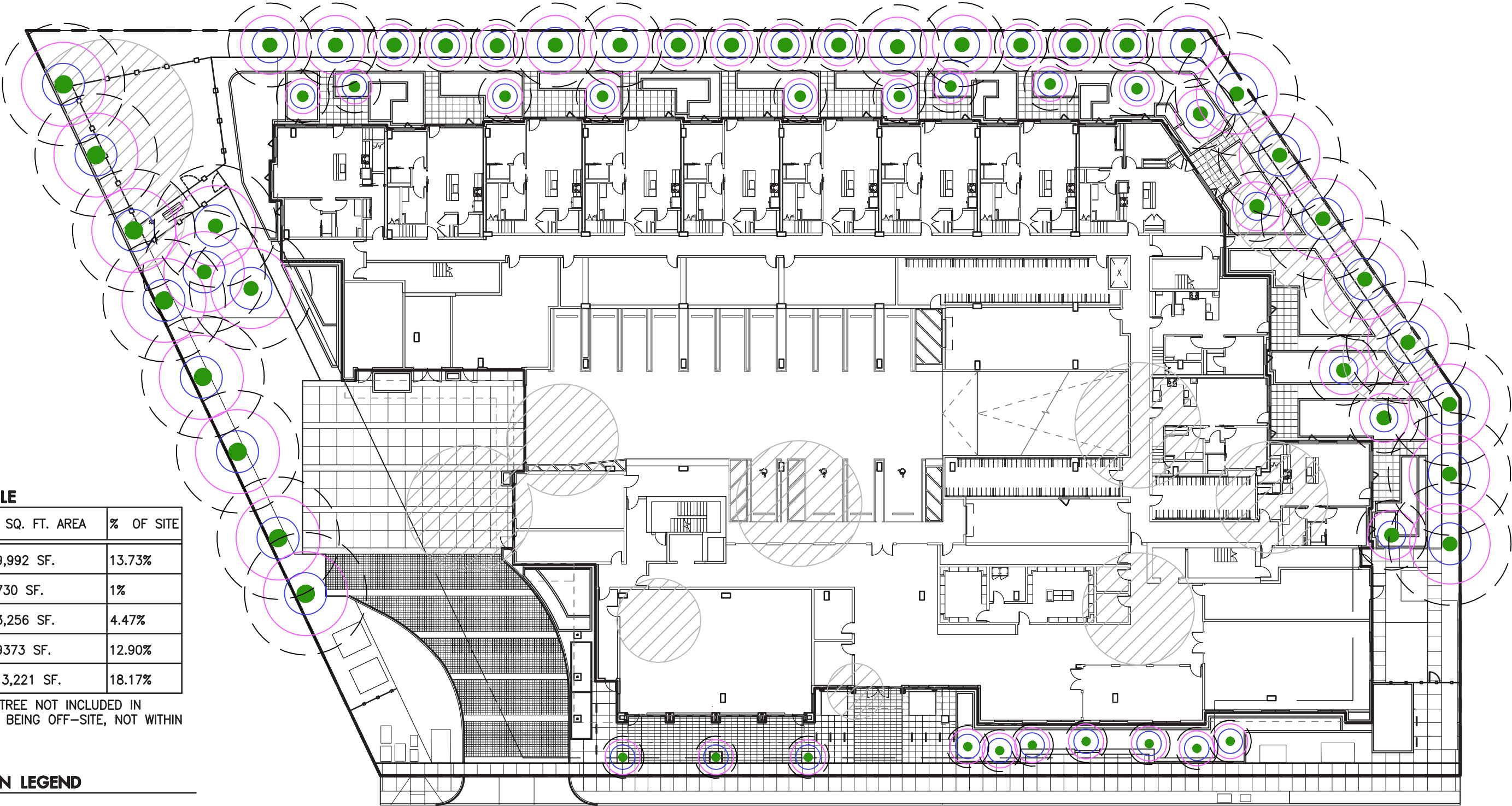
* SCARLET OAK STREET TREE NOT INCLUDED IN CALCULATIONS DUE TO BEING OFF-SITE, NOT WITHIN PROPERTY LINE

TREE CANOPY PLAN LEGEND

- NEW TREE CANOPY AT MATURITY AFTER COMPLETION
- NEW TREE CANOPY AT 10 YEARS AFTER COMPLETION
- NEW TREE CANOPY AT 5 YEARS AFTER COMPLETION
- NEW TREE CANOPY AT COMPLETION OF PLANTING

EXISTING TREE CANOPY TO BE REMOVED

PROPERTY LINE/RIGHT-OF-WAY



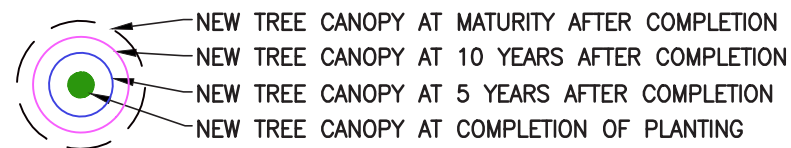
GROUND STORY TREE CANOPY COVERAGE DIAGRAM

TREE CANOPY TABLE

SITE AREA: 72,726 SF.	SQ. FT. AREA	% OF SITE
EXISTING CANOPY	9,992 SF.	13.73%
CANOPY AT PLANTING	730 SF.	1%
CANOPY AT 5 YEARS	3,256 SF.	4.47%
CANOPY AT 10 YEARS	9373 SF.	12.90%
CANOPY AT MATURITY	13,221 SF.	18.17%

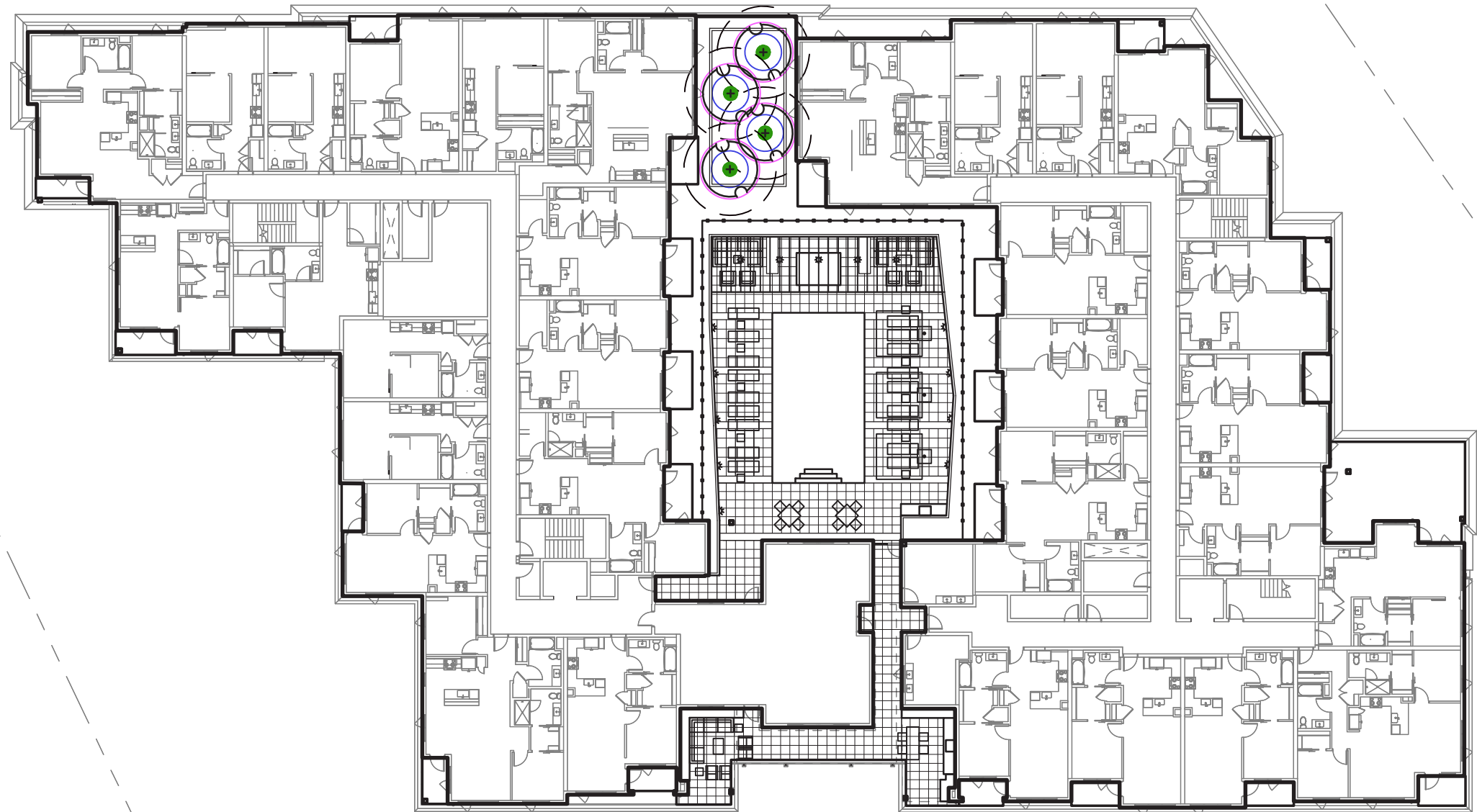
* SCARLET OAK STREET TREE NOT INCLUDED IN CALCULATIONS DUE TO BEING OFF-SITE, NOT WITHIN PROPERTY LINE

TREE CANOPY PLAN LEGEND



EXISTING TREE CANOPY TO BE REMOVED

PROPERTY LINE/RIGHT-OF-WAY



PODIUM TREE CANOPY COVERAGE DIAGRAM

WATER BUDGET CALCULATION WORKSHEET - ELECTRONIC

[1]

Project Site Address: _____

Please Note: A Water Budget Calculation Worksheet is required ONLY if:

- (1) High-water-use plants are included in the landscaped area, and/or
- (2) Less than 80% of the landscape area is planted with California Native and/or low-water-use plants

SECTION A. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

Table A-1. Hydrozone Area Information

[2] Enter Data Here	[3] Enter Data Here	[4] Enter Data Here	[5] Enter Data Here
Hydrozone Label	Plant Water Use Type	Plant Type	Hydrozone Area (square feet)
Bioretention	Low	Shrubs and groundcover	2,124
Low Plants	Low	Trees, shrubs and groundcover	12,049
Moderate Plants	Moderate	Trees	1,070
Low Turf	Low	Turf	1,761
Pool/Spa	High (Water Feature)	Pools/Spa	807

[6]

Summary of Hydrozone Area Information

Summary Area	Area (square feet)
Sum of Low-Water-Use Areas	15,934
Sum of Moderate & Mixed-Water-Use Areas	1,070
Sum of High-Water-Use Areas	807
Sum of Special Landscape Areas	0
Sum of all Landscape Areas	17,811

[7]

Maximum Applied Water Allowance = 213,679 gallons per year.

SECTION B. ESTIMATED TOTAL WATER USE (ETWU)

Table B-1. Plant Factor and Irrigation System Information

[1]	[1]	[1]	[2]	[1]	[3] Enter Data Here	[4]	
Hydrozone Label	Plant Water Use Type	Plant Type	Plant Factor (PF)	Hydrozone Area (HA) square feet	Irrigation Method	Irrigation Efficiency (IE)	ETWU (gal/yr)
Bioretention	Low	Shrubs and groundcover	0.3	2,124	Drip	0.81	20,973
Low Plants	Low	Trees, shrubs and groundcover	0.3	12,049	Drip	0.81	118,973
Moderate Plants	Moderate	Trees	0.5	1,070	Drip	0.81	17,609
Low Turf	Low	Turf	0.3	1,761	Spray	0.75	18,779
Pool/Spa	High (Water Feature)	Pools/Spa	0.8	807			17,212

[5]

Hydrozone areas, irrigation methods and efficiencies are entered where required: OK

[6]

Estimated Total Water Use = 193,545 gallons/year

[7]

SECTION C. COMPARISON OF ETWU AND MAWA

The calculated ETWU may not exceed the calculated MAWA.

MAWA=213,679

[from Section A]

≥

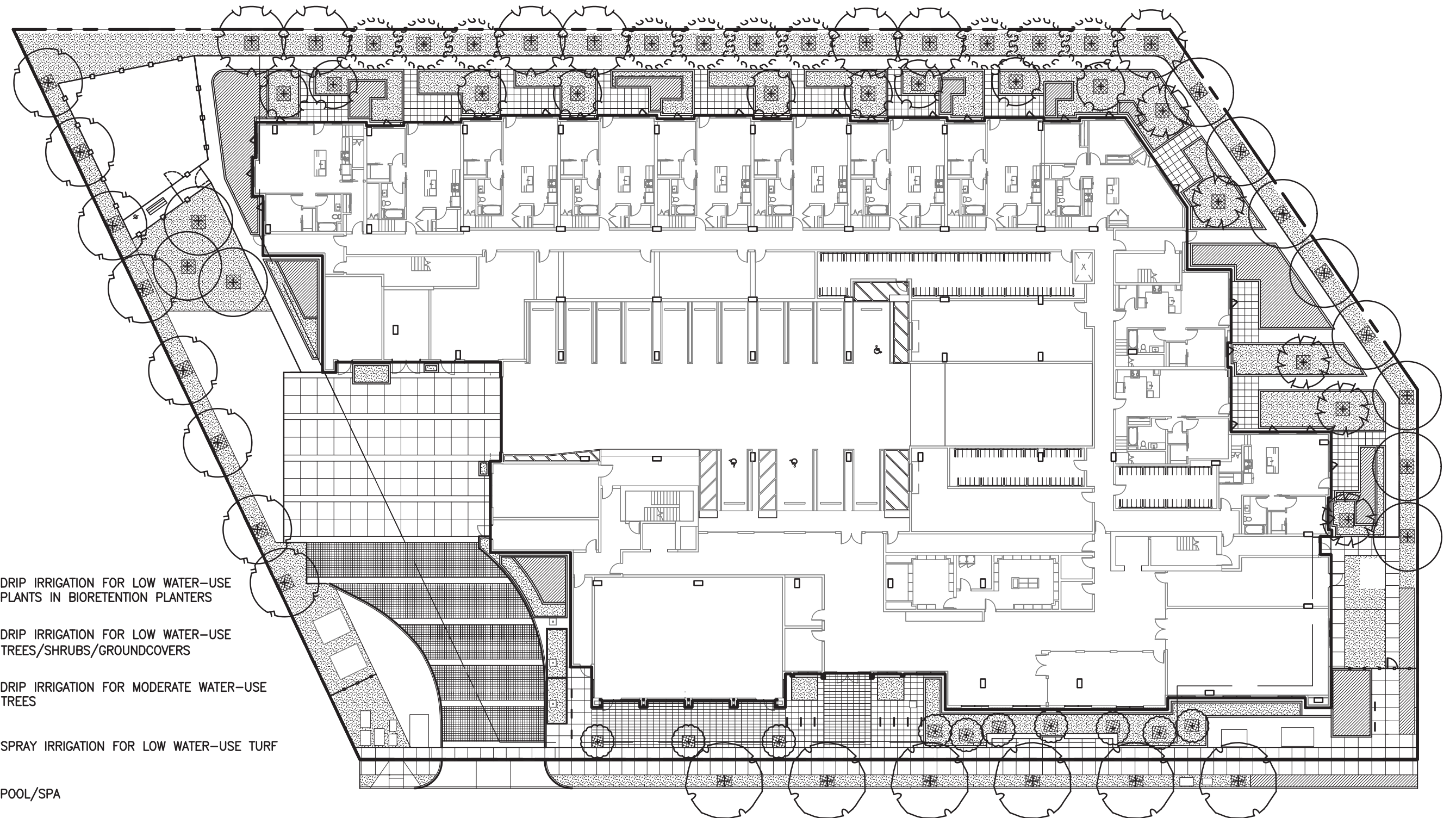
ETWU =193,545






[from Section B]

[8]

Congratulations! Your electronic Water Budget Calculation Worksheet is complete.

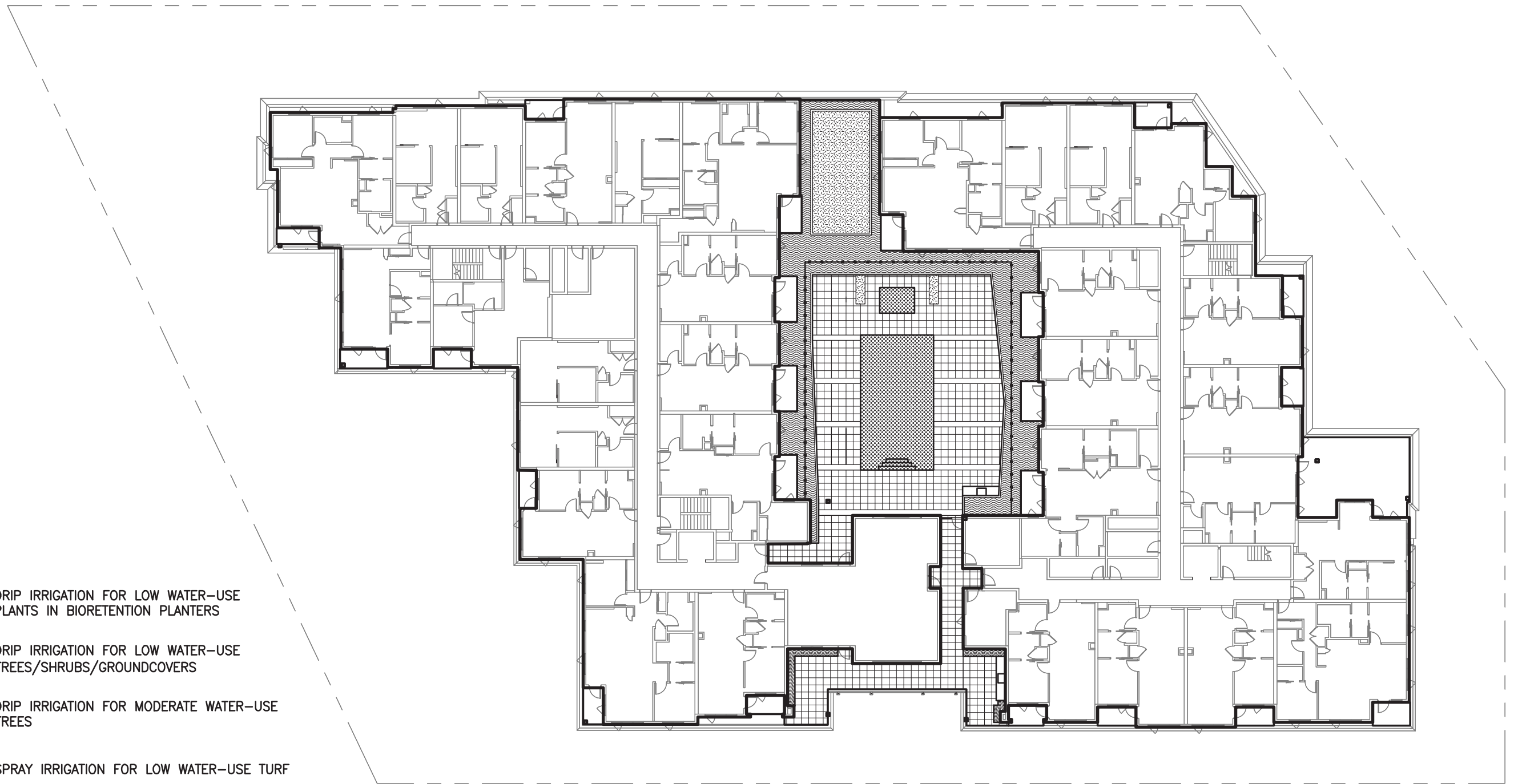
Please print Sections A, B & C and submit them with your application.

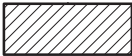






-  DRIP IRRIGATION FOR LOW WATER-USE PLANTS IN BIORETENTION PLANTERS
-  DRIP IRRIGATION FOR LOW WATER-USE TREES/SHRUBS/GROUNDCOVERS
-  DRIP IRRIGATION FOR MODERATE WATER-USE TREES
-  SPRAY IRRIGATION FOR LOW WATER-USE TURF
-  POOL/SPA



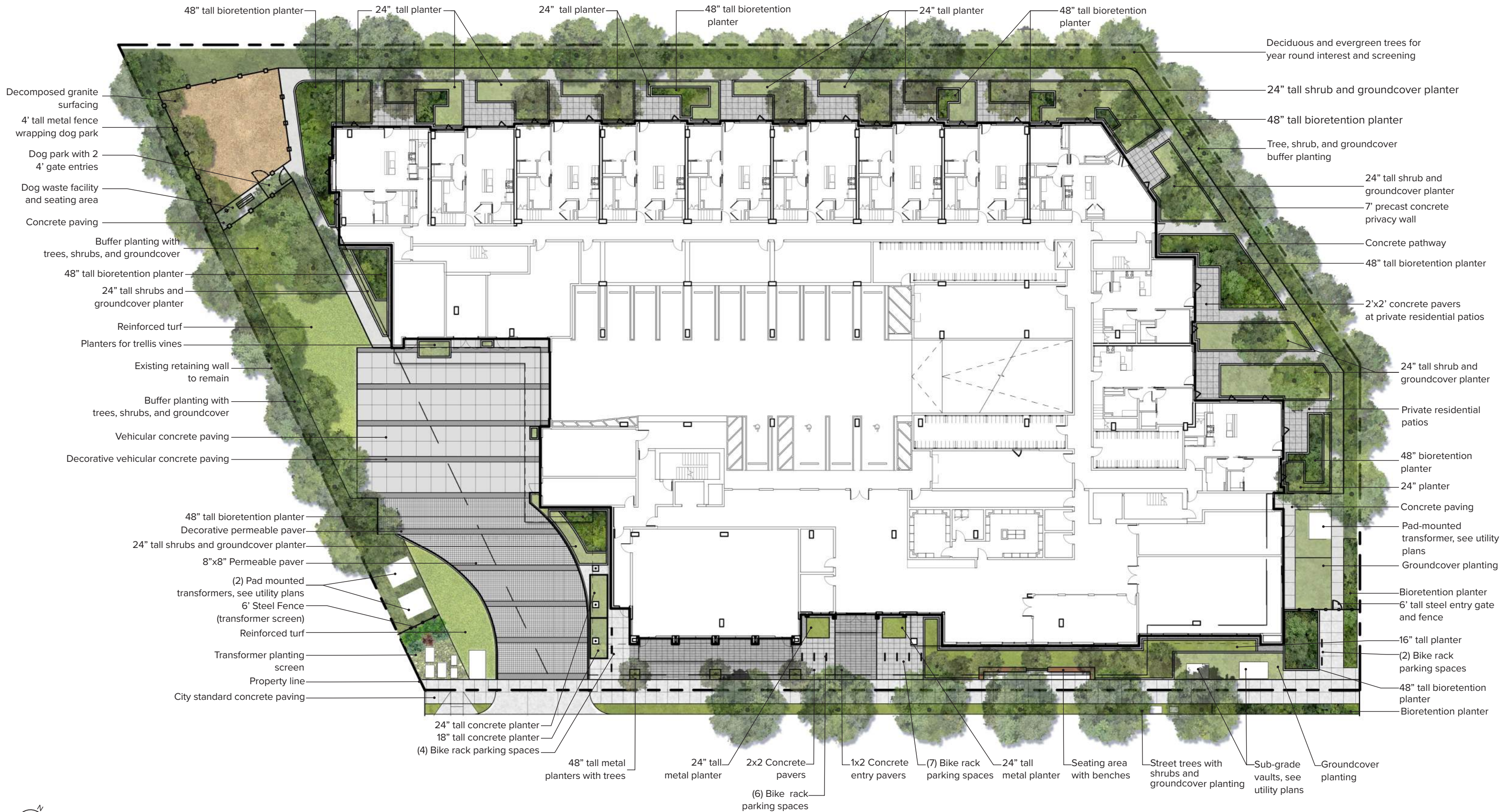
GROUND STORY HYDROZONE PLAN



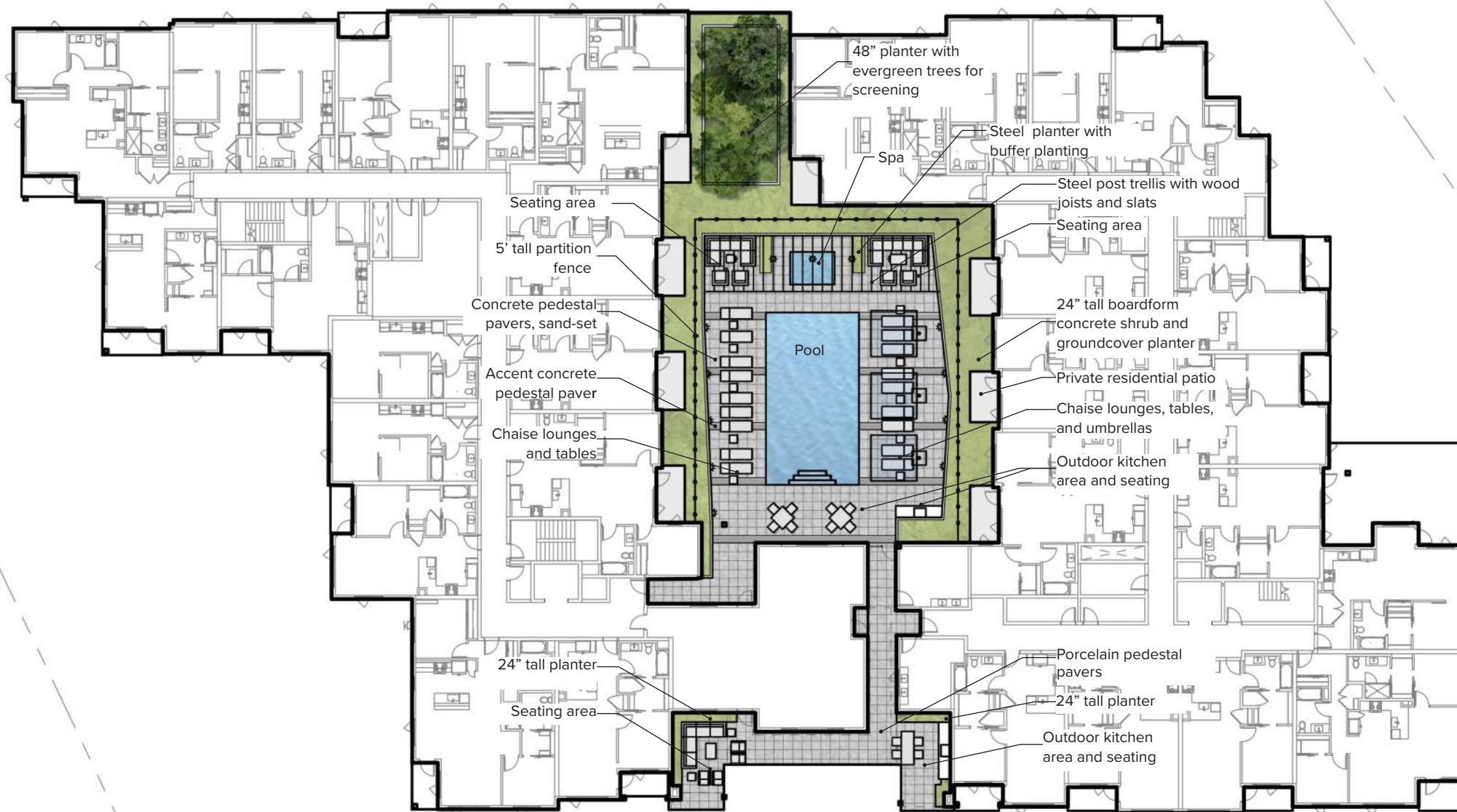
-  DRIP IRRIGATION FOR LOW WATER-USE PLANTS IN BIORETENTION PLANTERS
-  DRIP IRRIGATION FOR LOW WATER-USE TREES/SHRUBS/GROUNDCOVERS
-  DRIP IRRIGATION FOR MODERATE WATER-USE TREES
-  SPRAY IRRIGATION FOR LOW WATER-USE TURF
-  POOL/SPA



PODIUM LEVEL HYDROZONE PLAN



GROUND STORY CONCEPT PLAN



PODIUM CONCEPT PLAN

PAVING



RESIDENTIAL PATIOS: STEPSTONE 24”X24” CONCRETE PAVER



PEDESTRIAN WALKWAY: AKERSTONE PALAZZO 24”X24” CONCRETE PAVER



BUILDING ENTRY: AKERSTONE PALAZZO 12”X24” CONCRETE PAVER



PERMEABLE: ACKERSTONE 8”X8” CONCRETE

SITE FURNISHING



BOARDFORM CONCRETE PLANTERS



BENCH SEATING



7' CONCRETE PRIVACY WALL PER ZONING ORDINANCE



REINFORCED TURF (NATURAL GRASS)



DECOMPOSED GRANITE



MAGLIN 1600 SERIES BIKE RACK



STEEL GATE & FENCE

GROUND STORY SITE MATERIALS & FURNISHINGS

PAVING



PODIUM PAVER - 12”X24” CONCRETE PAVER



CLUBHOUSE PODIUM PAVER: ARCHATRAK 24”X24” PORCELAIN, PEDESTAL SET PAVERS



PODIUM PATIO PAVER: ACKERSTONE 4”X8” CONCRETE PAVER

SITE FURNISHING



PODIUM TRELLIS

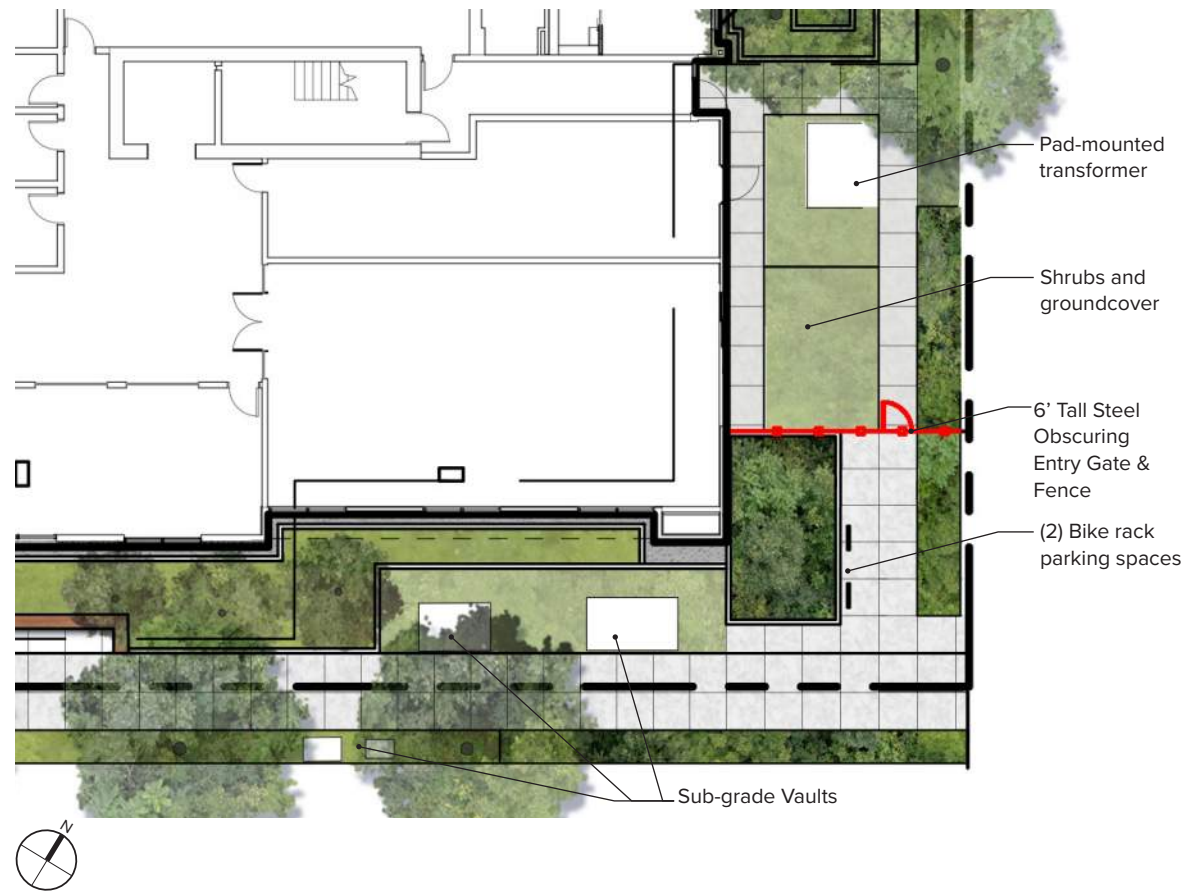


OUTDOOR BBQ AREA



PODIUM FENCE WITH PLANTING

PODIUM SITE MATERIALS & FURNISHINGS

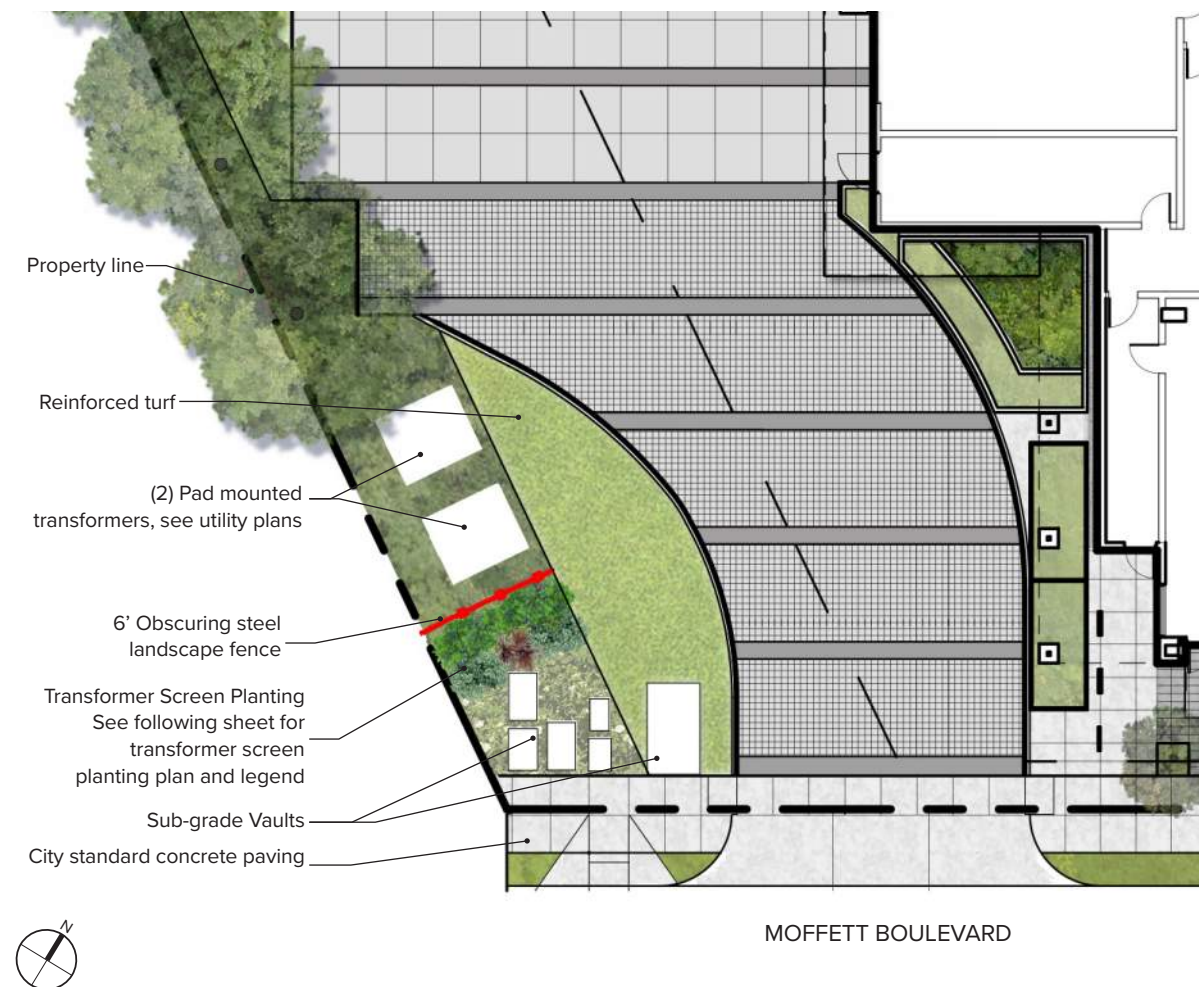


TRANSFORMER SCREENS



6' TALL STEEL OBSCURING ENTRY GATE AND FENCE

*THE MATERIAL USED FOR THE 6' ENTRY GATE AND FENCE WILL ALSO BE UTILIZED FOR THE 5' TRANSFORMER LANDSCAPE TO MAINTAIN MATERIAL CONSISTENCY



TRANSFORMER PLANT SCREENING

EXAMPLES



THE MADRONE PLANT SCREEN



THE HEARTH PLANT SCREEN



THE BENTON PLANT SCREEN

PLANT MATERIAL



LEMONADE BERRY
H: 5' - 10' W: 5' - 10'
EVERGREEN



WHITE LANTANA
H: 1' - 2' W: 3' - 5'
EVERGREEN



BLACK ALDER
H: 3' - 4' W: 2' - 3'
EVERGREEN



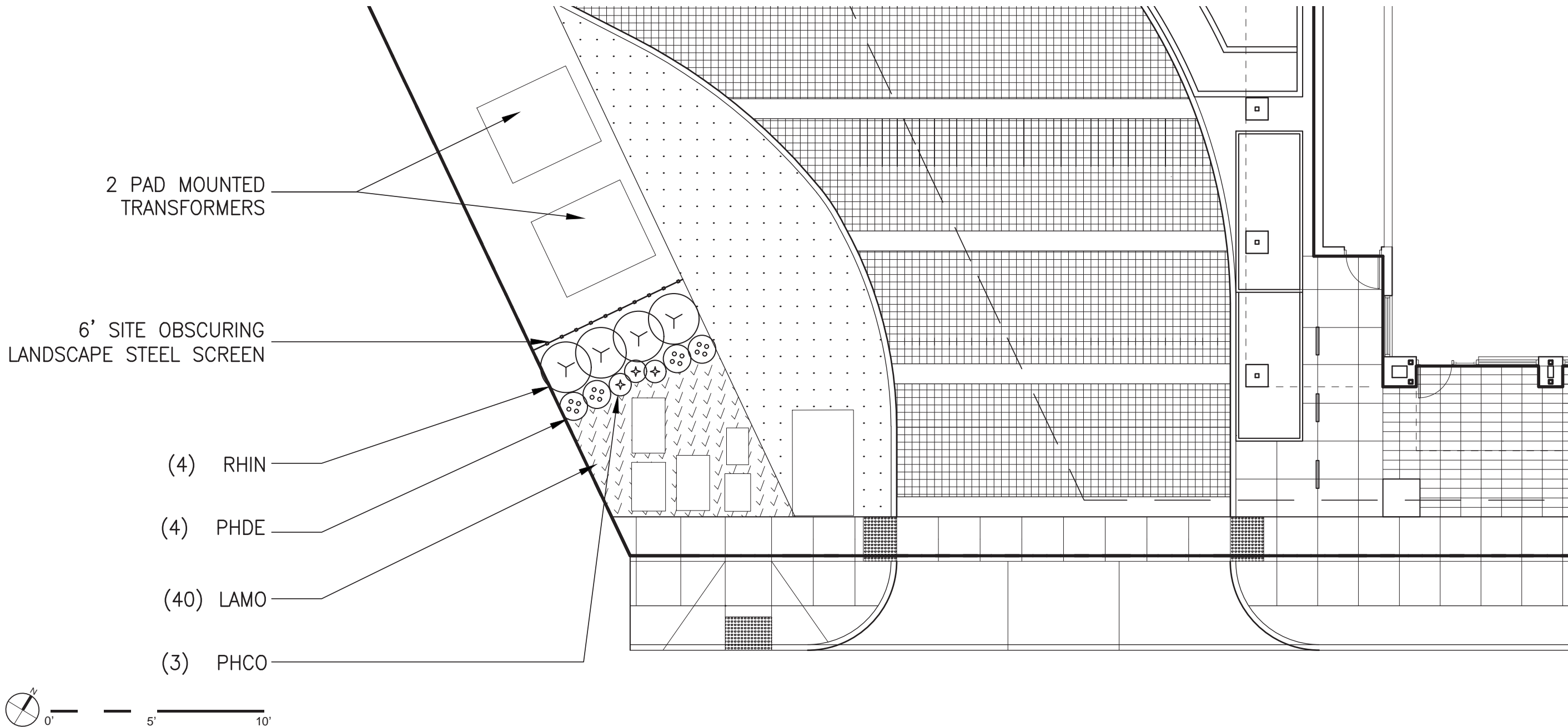
PETITE INDIAN HAWTHORN
H: 2' - 3' W: 3' - 4'
EVERGREEN

*SEE THE FOLLOWING SHEET FOR TR, SCREEN PLANTING PLAN AND LEGEN

TRANSFORMER SCREENING

PLANT SCHEDULE

SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	
TRANSFORMER SCREEN PLANTING					
	LAMO	Lantana montevidensis 'Alba'	White Lantana	#1 CONT	24" O.C.
	PHDE	Rhaphiolepis x delacourii 'Georgia Petite'	Georgia Petite Indian Hawthorn	#5 CONT	as shown
	PHCO	Phormium cookianum	Black Alder Phormium	#3 CONT	as shown
	RHIN	Rhus integrifolia	Lemonade Berry	#5 CONT	as shown



TRANSFORMER PLANTING PLAN AND LEGEND

LEGEND

LIMIT OF WORK – PARK IMPROVEMENTS

PROPERTY LINE/RIGHT-OF-WAY

CONCRETE CURB

BIKE RACK

SITE LIGHT, SEE ELEC DWG

TRANSFORMER, SEE CIVL DWG

E

E

EXISTING TREE TO REMAIN

ABBREVIATIONS

B&B	BALLED & BURLAPPED
CAL	CALIPER
CONT	CONTAINER
DIA	DIAMETER
DBH	DIAMETER AT BREAST HEIGHT
EQ	EQUAL
HT	HEIGHT
MIN	MINIMUM
MAX	MAXIMUM
NO	NUMBER
O.C.	ON CENTER
SIM	SIMILAR
SPECS	SPECIFICATIONS
TYP	TYPICAL
#	CONTAINER SIZE

PLANTING NOTES

1. THIS PLAN IS BASED ON A SURVEY BY _____. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
3. ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
4. PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.
5. PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN. FOR GROUNDCOVER PLANTING, SEE DETAIL 1/XXX.
6. CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY OWNER'S REPRESENTATIVE.
7. ALL PLANTING AREAS ARE TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM.
8. FOR TREES IN THE PUBLIC RIGHT OF WAY, REFERENCE STANDARD PLANS FOR TREE WELL COVER DETAIL S-450-4, TREE PLANTING AND ROOT CONTROL BARRIER DETAIL S-456-2, AND TREE STAKING AND GUYING DETAIL S-663-1. SEE XXX.
9. TREE WELL COVER TYPE 1A. STREET TREES TO BE PLANTED IN 4'X8' TREE WELL WITH 3" OF DECOMPOSED GRANITE COVER. SEE XXX.

PRELIMINARY PLANT AND WATER LEGEND									
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/COND.	IRRIGA. TYPE	SPACING	CA NATIVE SPECIES	PLANT FACTOR WATER USE	QTY
TREES									
	AP	Acer palmatum 'Sango kaku'	Coral Bark Maple	48" BOX	DRIP	SEE PLAN	No	M	5
	AR	Acer Rubrum "Bowhall"	Red Maple "Bowhall"	24" BOX	DRIP	SEE PLAN	NO	M	10
	AG	Afrocarpus gracillior	Fern Pine	48" BOX	DRIP	SEE PLAN	NO	M	7
	CD	Calocedrus decurrens	Incense Cedar	24" BOX	DRIP	SEE PLAN	Yes	M	10
	LI	Lagerstroemia indica x fauriei "Tuscarora"	Tuscarora Crape Myrtle	24" BOX	DRIP	SEE PLAN	No	M	9
	OE	Olea europaea "Swan Hill"	Swan Hill European Olive	24" BOX	DRIP	SEE PLAN	No	VL	4
	QC	Quercus coccinea	Scarlet Oak	48" BOX	DRIP	SEE PLAN	No	M	6
	UP	Ulmus parvifolia	Chinese Elm	48" BOX	DRIP	SEE PLAN	No	M	8
	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	24" BOX	DRIP	SEE PLAN	No	M	11
SHRUBS & GROUNDCOVERS									
ZONE 1 BUFFER		Agave attenuata 'Variegata' Agave Attenuata Ceanothus hearstiorum Liriope muscari Muhlenbergia rigens Phormium tenax Polygala myrtilifolia 'Mariposa' Rosmarinus officinalis Wisteria floribunda	Variegated Fox Tail Agave Foxtail Agave San Simeon Ceanothus Lilyturf Deer Grass New Zealand Flax Sweet Pea Bush Rosemary Japanese Wisteria	1-5 gal	DRIP	SEE PLAN		L	
ZONE 2 BUFFER		Ligustrum ovalifolium Lantana montevidensis 'Alba' Rhus integrifolia Trachelospermum jasminoides Camellia sasanqua 'White Doves'	California Privet Lantana Trailing White Lemonade Berry Star Jasmine White Doves Camellia	5 gal	DRIP	SEE PLAN		L	
ZONE 3 RESIDENTIAL		Carex divulsa Epilobium canum Eschscholzia californica Arctostaphylos uva-ursi Crocasmia x Lucifer Phormium tenax Pittosporum tobira 'Wheeler's Dwarf'	European Gray Sedge California Fuchsia California Poppy Kinnikinnick Lucifer Crocosmia New Zealand Flax Wheeler's Dwarf Japanese Pittosporum	5 gal	DRIP	SEE PLAN		L	
ZONE 4 PODIUM		Agave attenuata Arctostaphylos uva-ursi Bergenia crassifolia Calandrinia grandiflora Frangula californica Pittosporum tobira	Foxtail Agave Kinnikinnick Winter Blooming Bergenia Rock Purslane Coffeeberry Japanese Cheesewood	5 gal	DRIP	SEE PLAN		L	
ZONE 5 BIORETENTION		Chondropetalum tectorum Carex tumulicola Juncus patens Lindera benzoin	Small Cape Rush Berkeley Sedge California Gray Rush Spice Bush	1 gal	DRIP	SEE PLAN		L	

PLANTING NOTES AND LIST

Tree Palette



Scarlet Oak



Fern Pine



Red Maple "Bowhall"



Sango Kaku Japanese Maple



Chinese Elm



'Tuscarora' Crape Myrtle



Green Vase Zelkova



Incense Cedar

Entry Frontage - Zone 1



New Zealand Flax



Foxtail Agave



Deer Grass



Lilyturf



Variegated Foxtail Agave



San Simeon Ceanothus



Rosemary



'Mariposa' Sweet Pea Bush



Buffer Planting - Zone 2



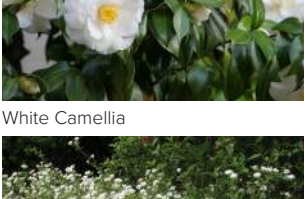
California Privet



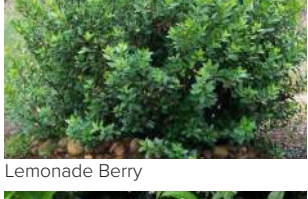
White Camellia



Lemonade Berry



White Lantana



Star Jasmine



Georgia Petite Indian Hawthorn

Residential - Zone 3



Carex



California Fuchsia



Kinnikinnick



California Poppy



Wheeler's Dwarf Pittosporum



Crocosmia 'Lucifer'



New Zealand Flax

Podium - Zone 4



Swan Hill European Olive Tree



Rock Purslane



Coffeeberry



Japanese Cheesewood



Winter Blooming Bergenia



Foxtail Agave



Kinnikinnick

Bioretention - Zone 5



Small Cape Rush



California Gray Rush

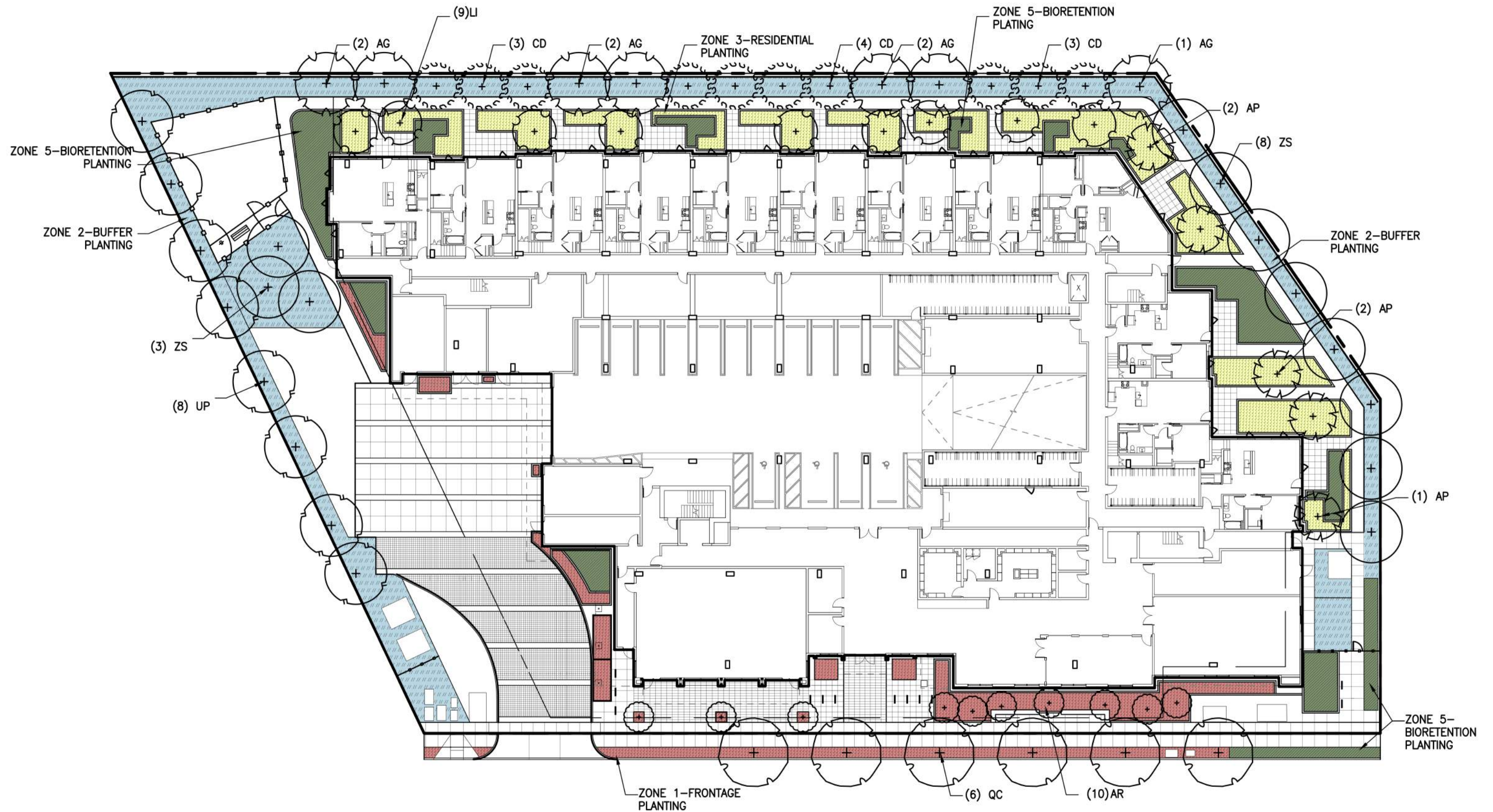


Spice Bush

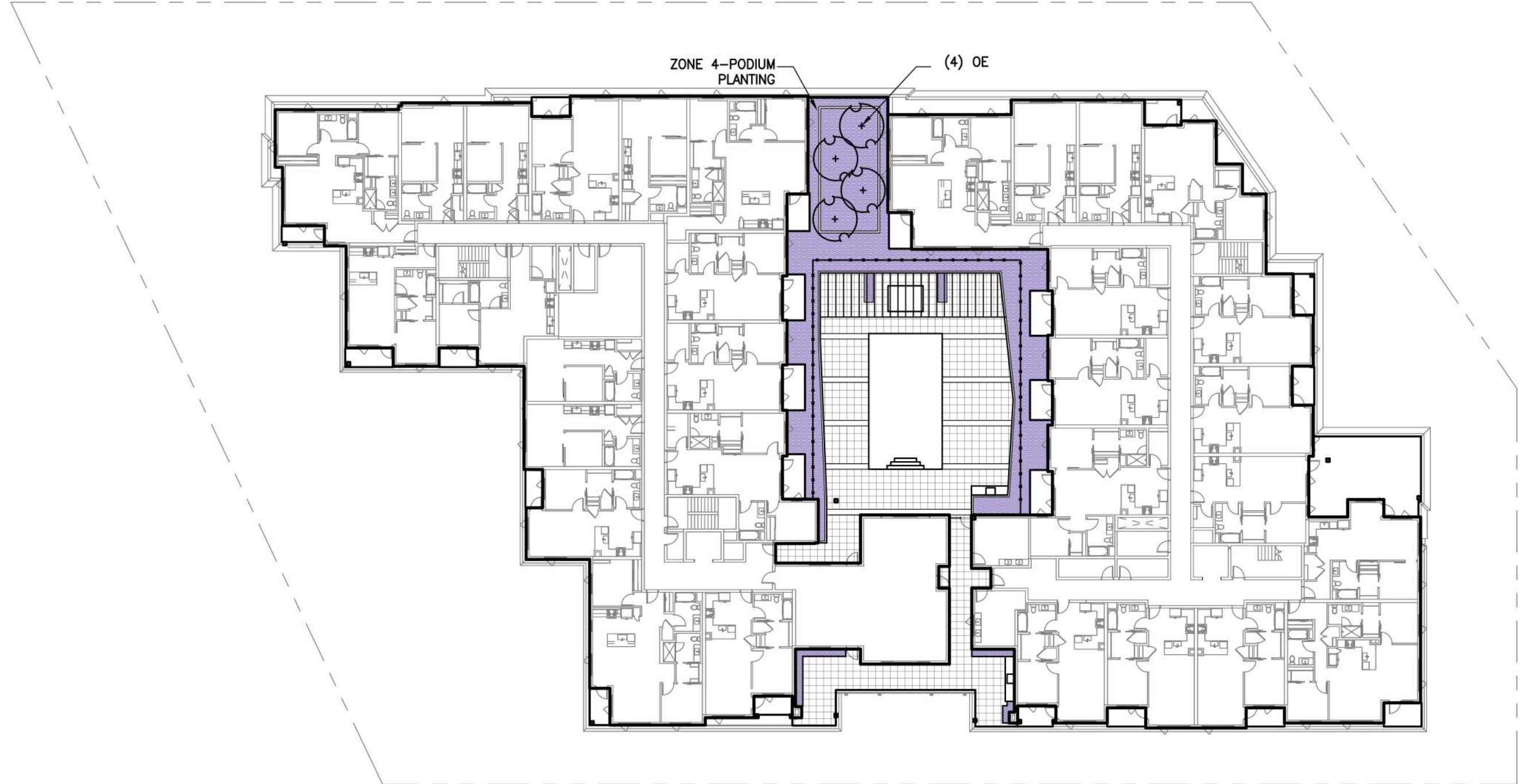


Berkley Sedge

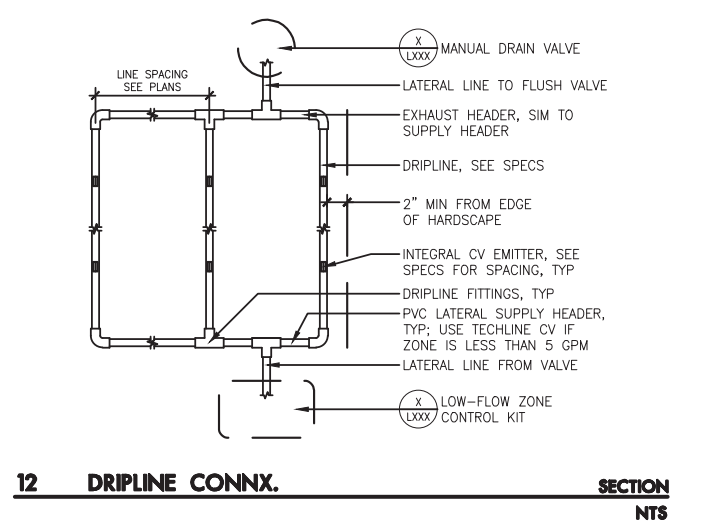
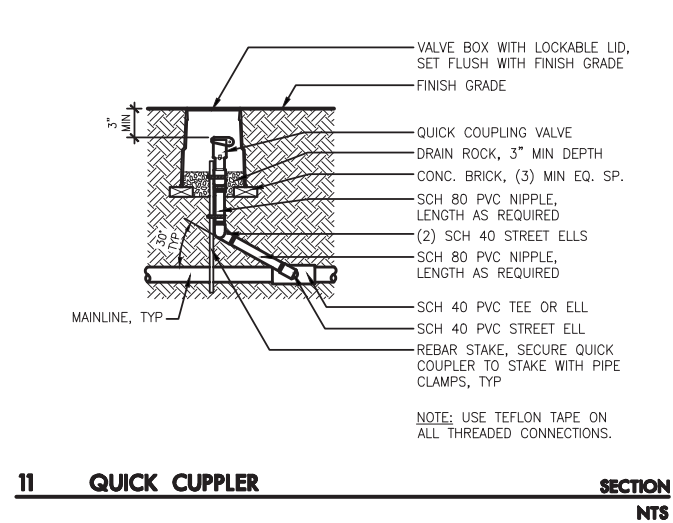
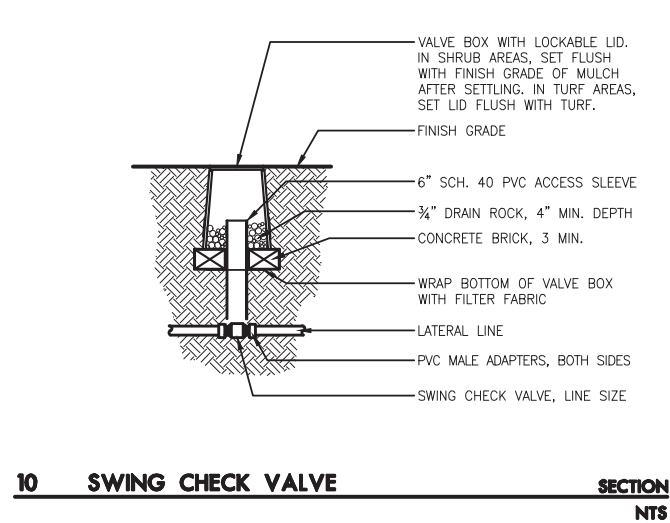
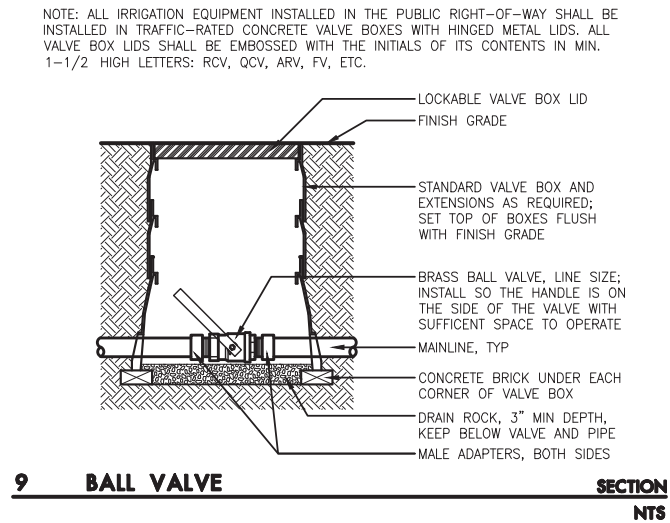
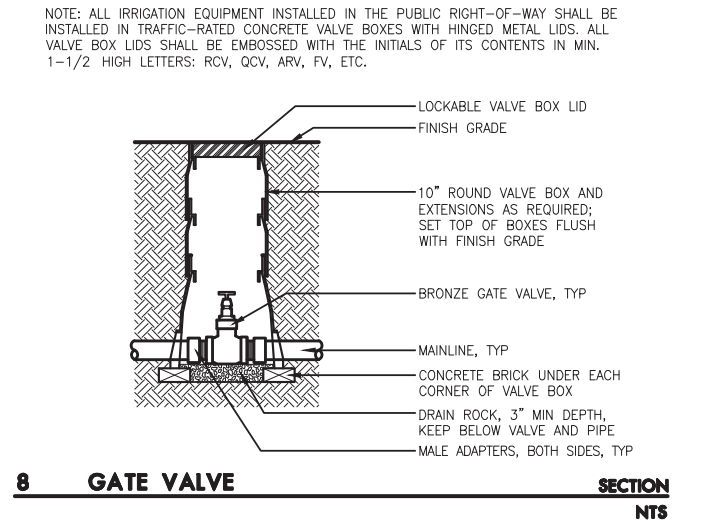
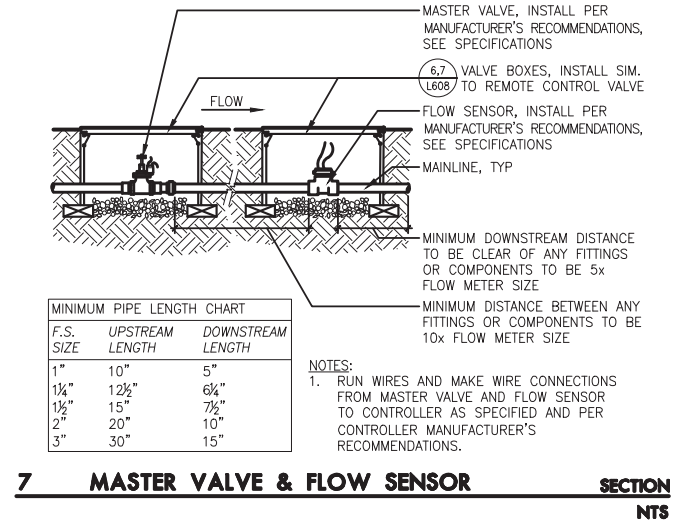
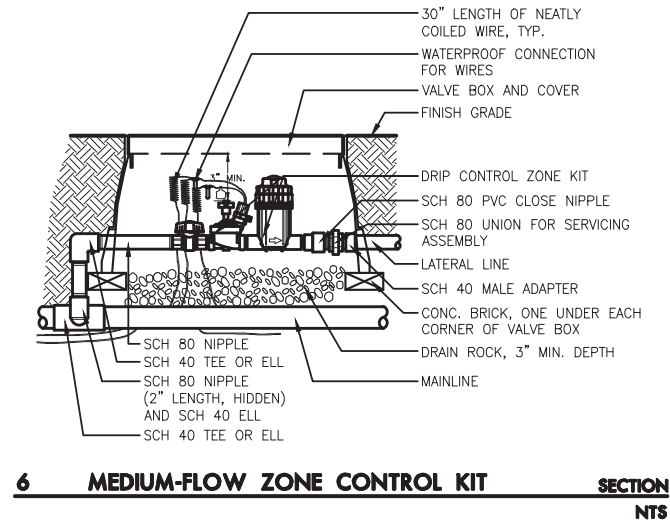
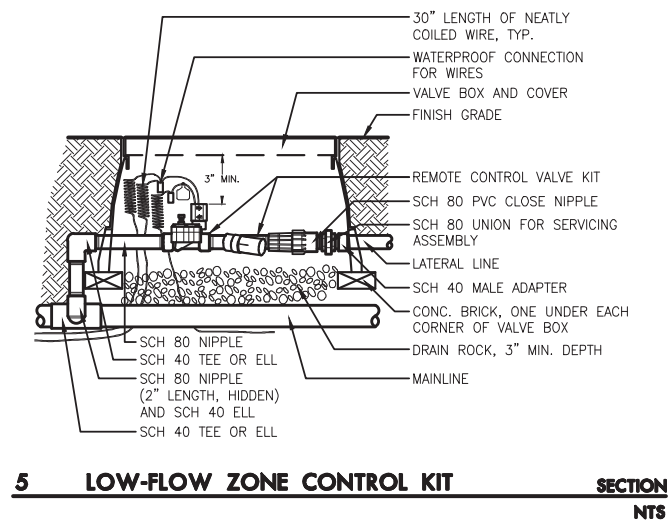
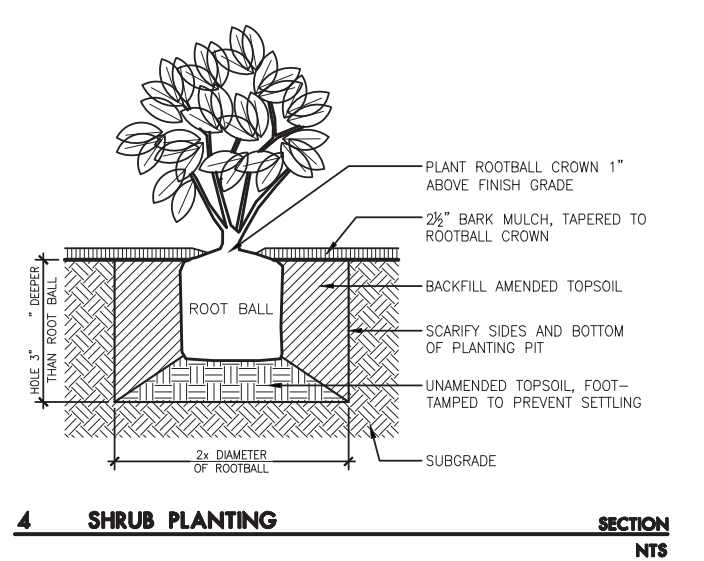
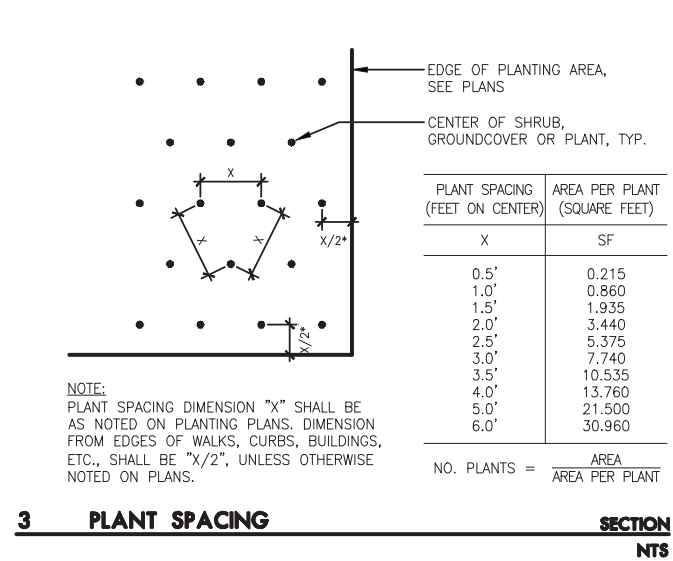
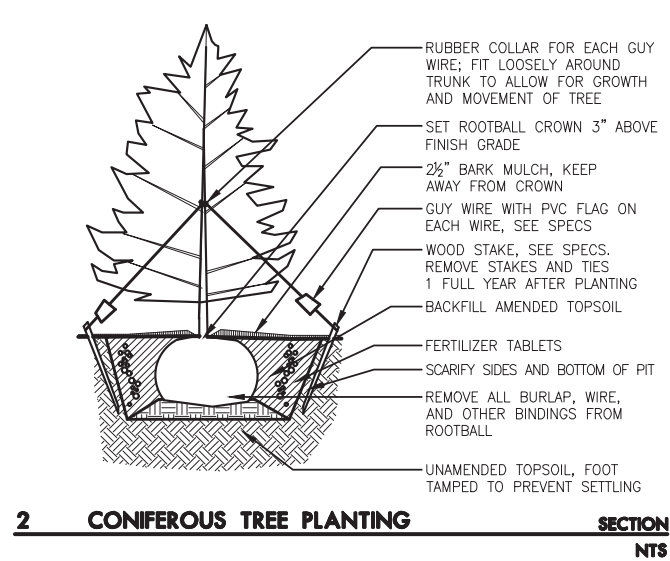
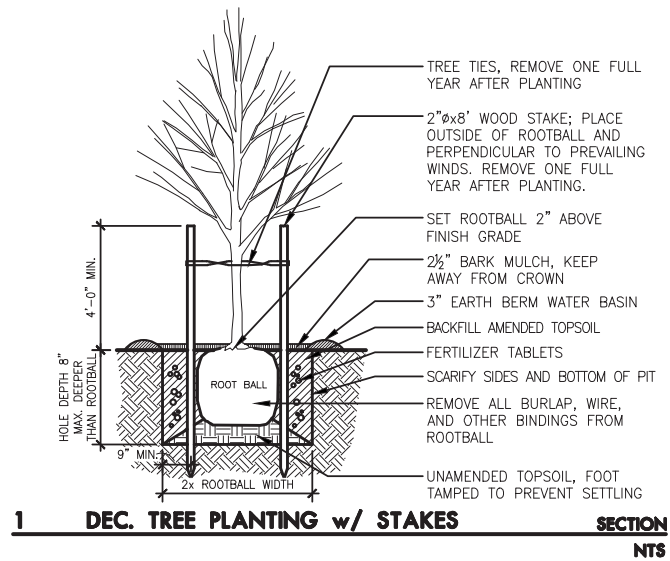
PRELIMINARY PLANT PALETTE



GROUND STORY PRELIMINARY PLANTING PLAN

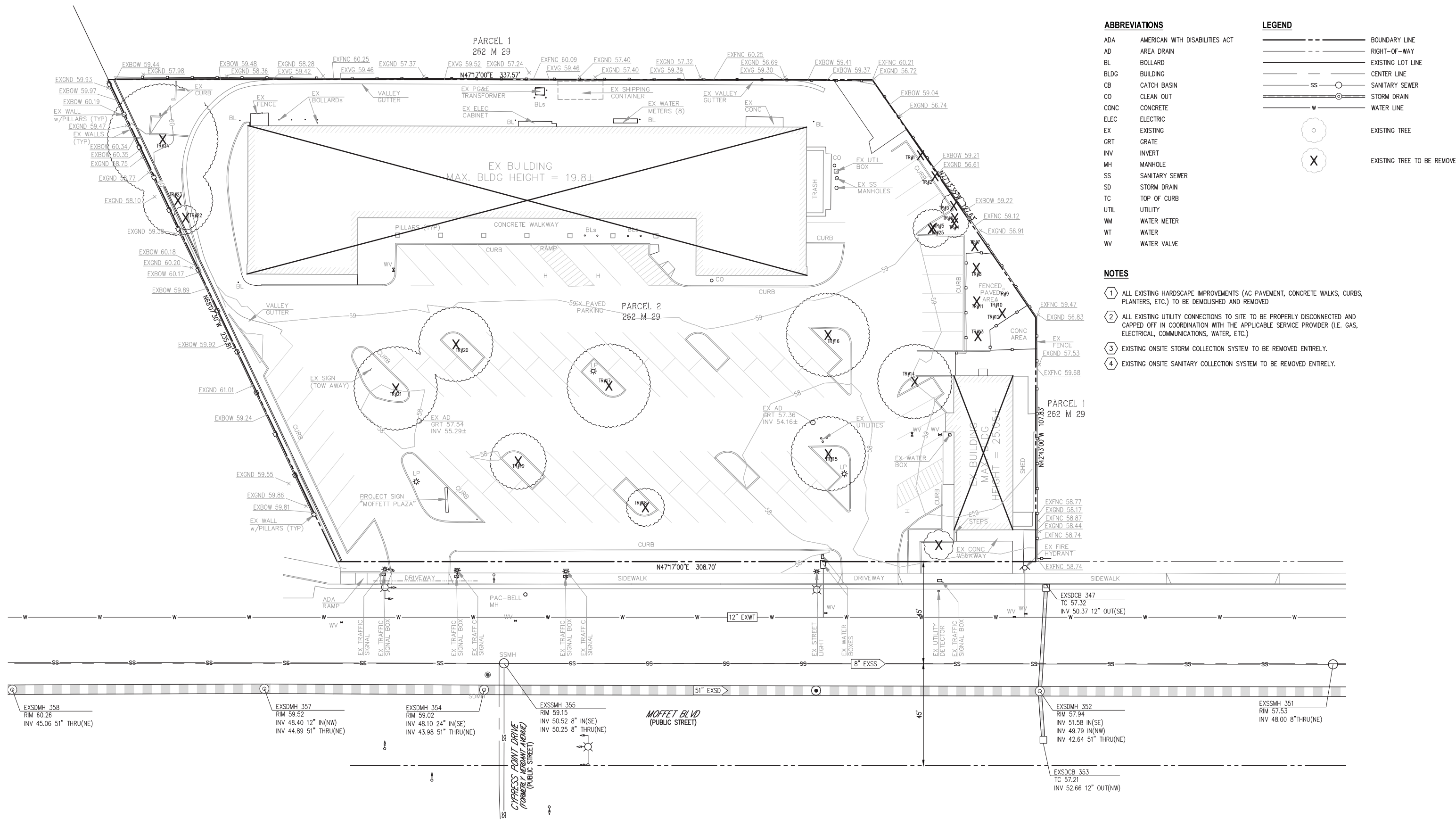


PODIUM PRELIMINARY PLANTING PLAN

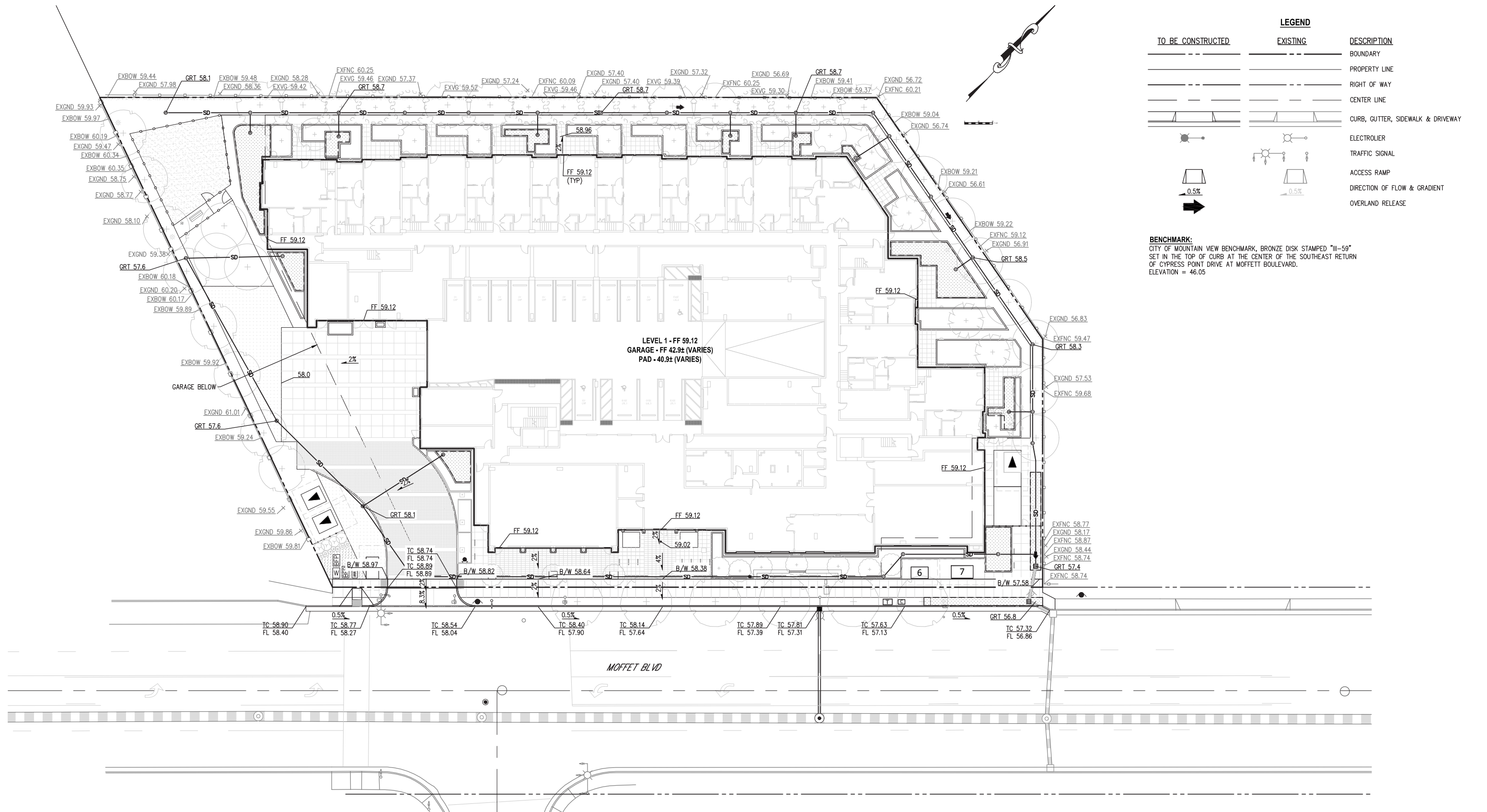


PLANTING & IRRIGATION DETAILS

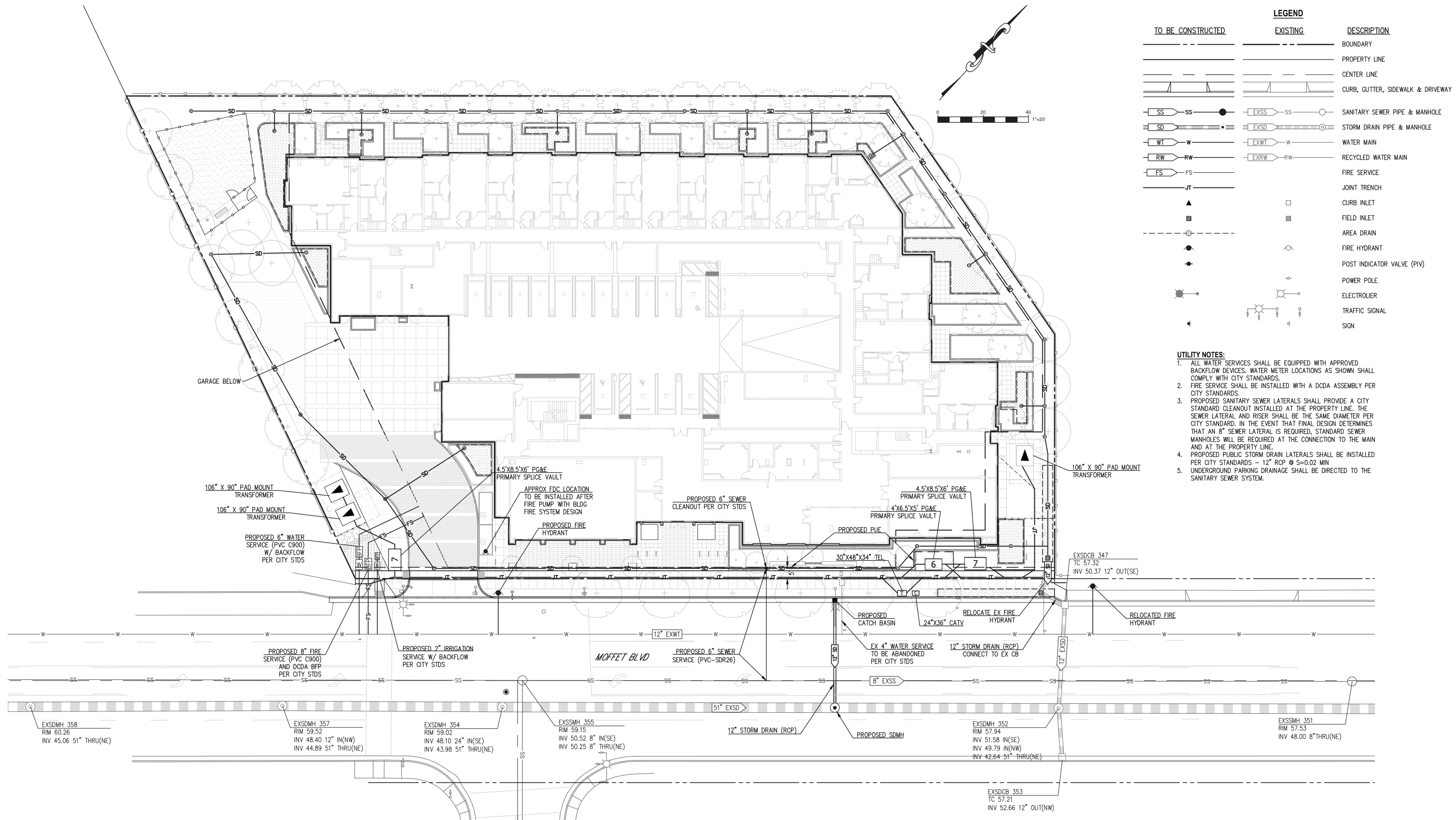
CIVIL: GRADING & UTILITIES



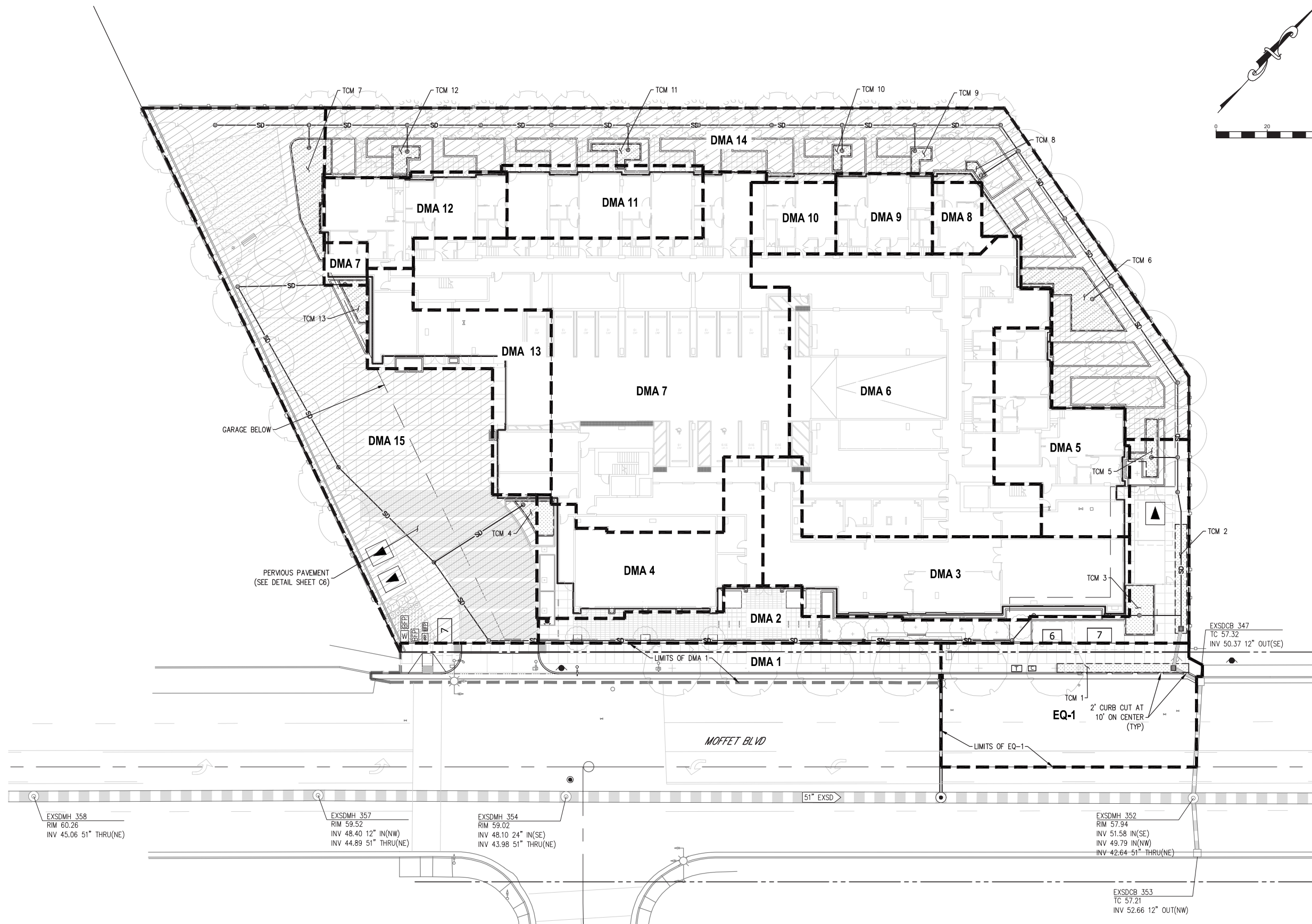
EXISTING CONDITIONS & DEMOLITION PLAN



GRADING & DRAINAGE PLAN



UTILITY PLAN



STORMWATER MANAGEMENT PLAN

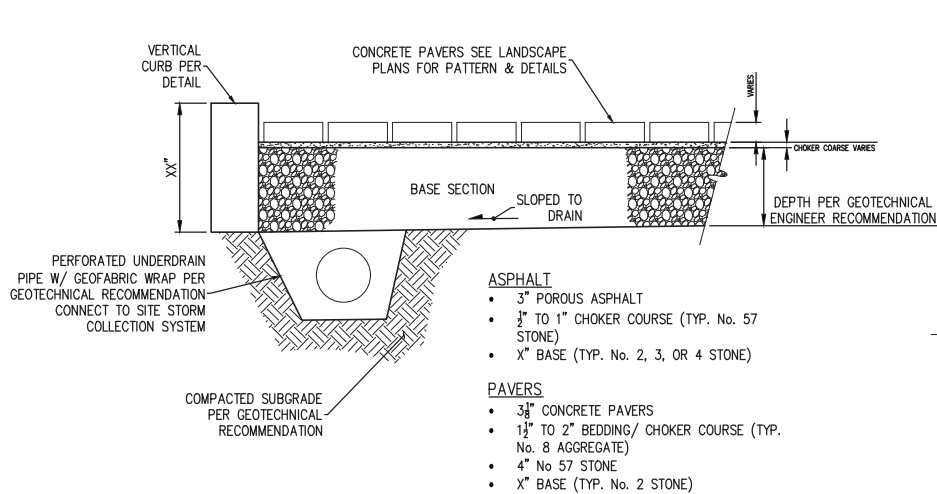
SITE INFORMATION AND NOTES

- 1. PROPERTY INFORMATION: 400 MOFFETT BLVD. (APN 153-24-016), MOUNTAIN VIEW, CALIFORNIA.
- 2. TOTAL PROJECT AREA = 72,726 SF
- 3. EXISTING ONSITE IMPERVIOUS AREA = 63,885 SF
- 4. EXISTING ONSITE PERVIOUS AREA = 8,841 SF
- 5. PROPOSED ONSITE IMPERVIOUS AREA = 58,042 SF
- 6. PROPOSED ONSITE PERVIOUS AREA = 14,684 SF
- 7. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF MOUNTAIN VIEW PUBLIC STORM DRAIN SYSTEM.
- 8. THE PROJECT IS LOCATED WITHIN AN AREA THAT DRAINS TO A HARDENED CHANNEL AND/OR TIDAL AREA AS SHOWN ON THE HMP APPLICABILITY MAP FOR THE CITY OF MOUNTAIN VIEW. SITES WITHIN THESE AREAS ARE NOT SUBJECT TO HM REQUIREMENTS.

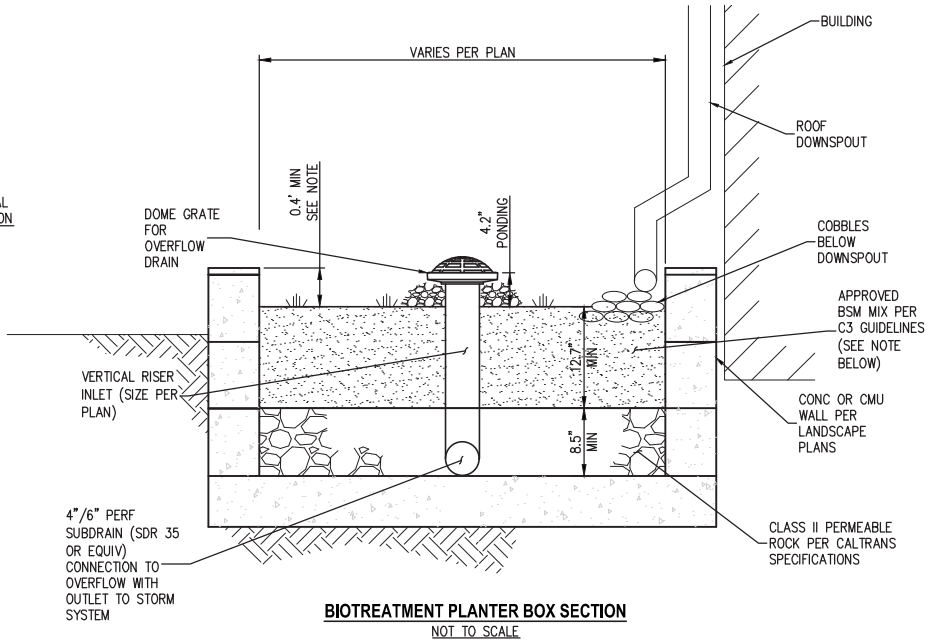
STORMWATER TREATMENT SUMMARY TABLE

WATERSHED DRAIN #	AREA OF WATERSHED (SF)	IMPERVIOUS SURFACE AREA (SF)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	TYPE OF TREATMENT
1	3,297	2,758	110	SEE NOTE 1	BIOTREATMENT BASIN
EQ-1	4,845	4,498	180	181	BIOTREATMENT BASIN
2	4,607	4,367	154	155	BIOTREATMENT BASIN
3	4,850	4,850	154	208	BIOTREATMENT BASIN
4	3,350	3,350	134	136	BIOTREATMENT PLANTER BOX
5	2,903	2,975	115	121	BIOTREATMENT PLANTER BOX
6	9,871	9,345	374	445	BIOTREATMENT PLANTER BOX
7	11,385	10,545	435	440	BIOTREATMENT PLANTER BOX
8	555	555	22	22	BIOTREATMENT PLANTER BOX
9	1,190	1,190	48	50	BIOTREATMENT PLANTER BOX
10	975	925	37	44	BIOTREATMENT PLANTER BOX
11	2,183	2,163	87	87	BIOTREATMENT PLANTER BOX
12	2,621	2,621	81	82	BIOTREATMENT PLANTER BOX
13	3,065	3,065	123	123	BIOTREATMENT PLANTER BOX
SELF RETAINING AREA	AREA OF WATERSHED (SF)	IMPERVIOUS SURFACE AREA (SF)	PERVIOUS SURFACE AREA (SF)	PERVIOUS SURFACE RATIO (CALCULATED)	
14	10,960	4,513	5,445	0.501	SELF RETAINING
15	13,150	4,725	8,424	0.639	SELF RETAINING

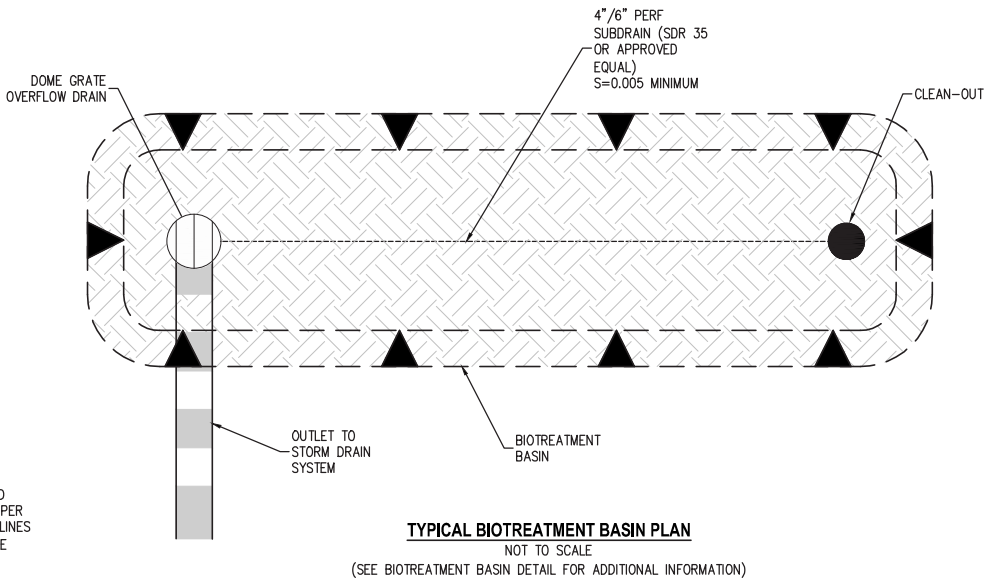
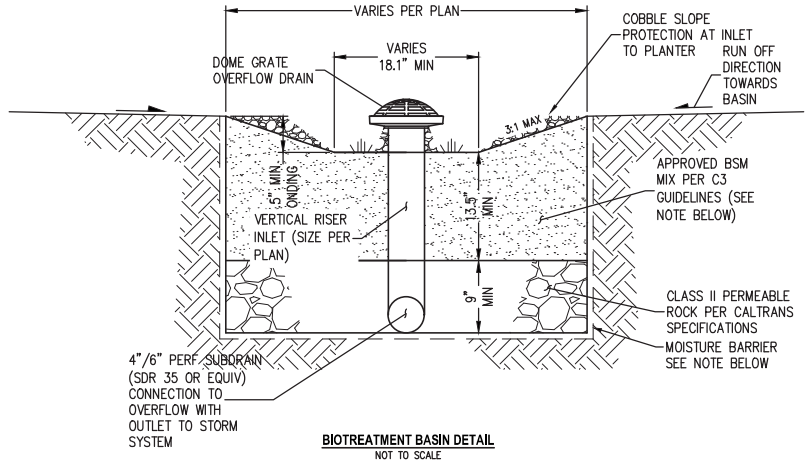
- NOTES:
1. PUBLIC ROADWAY IMPROVEMENTS FOR THE PROJECT ARE SHOWN AS DUAL PER SECTION 03.04 OF M.P.S.D. THE PROJECT'S PROPOSED ALTERNATIVE COMPLIANCE FOR DUAL SHOWN AS EQ-1. EQ-1 PROVIDES OFFSITE TREATMENT OF AN EQUIVALENT QUANTITY OF BOTH STORMWATER RUNOFF AND POLLUTANT LOAD AS DUAL.
 2. BASED ON CHAPTER 5 OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION



PERMEABLE PAVERS SECTION
NOT TO SCALE



- NOTES
1. ROOF DRAINS TO BE CONNECTED TO OUTFALL DIRECTLY INTO BASINS. SEE PLUMBING DRAWINGS FOR REFERENCE.
 2. PERFORATION TO BE INSTALLED FACING DOWNWARD.
 3. CONTRACTOR TO INSTALL CLASS II PERMEABLE (CALTRANS SPEC.) AGGREGATE IN BOTTOM 12\"/>
 4. BIOTREATMENT SOIL MIX (BSM) SHALL CONFORM TO THE MUNICIPAL REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION C.3.C.I.(1)(B)(V). CONTRACTOR TO PROVIDE SUPPLIER CERTIFICATION FORM TO PUBLIC WORKS.
 5. SEE LANDSCAPE PLANS FOR WALL DETAILS AND ELEVATIONS



- NOTES
1. ROOF DRAINS TO BE CONNECTED TO OUTFALL DIRECTLY INTO BASINS. SEE PLUMBING DRAWINGS FOR REFERENCE.
 2. PERFORATION TO BE INSTALLED FACING DOWNWARD.
 3. CONTRACTOR TO INSTALL CLASS II PERMEABLE (CALTRANS SPEC.) AGGREGATE IN BOTTOM 12\"/>
 4. BIOTREATMENT SOIL MIX (BSM) SHALL CONFORM TO THE MUNICIPAL REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION C.3.C.I.(1)(B)(V). CONTRACTOR TO PROVIDE SUPPLIER CERTIFICATION FORM TO PUBLIC WORKS.
 5. IMPERMEABLE MOISTURE BARRIER (30 MIL VISQUENE OR APPROVED EQUAL) TO ENCAPSULATE ENTIRE TRENCH IF REQUIRED BY GEOTECHNICAL ENGINEER

STORMWATER NOTES AND DETAILS



Date Form Completed: 05/30/2025
Completed by: GMG

Provision C.3 Data Form

Which Projects Must Comply with Stormwater Requirements?

Effective July 1, 2023, the following projects must comply with Stormwater Requirements:

All development/redevelopment projects (except single-family home projects) that create and/or replace 5,000 sq. ft. or more of impervious surface on the project site must fill out this worksheet and submit it with the development project application.

All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site must also fill out this worksheet.

These projects are called **Regulated Projects**. The Regulated Project area includes portions of the public right-of-way that are developed or redeveloped as part of the Regulated Project.

Excluded Projects - Interior remodeling projects, routine maintenance or repair projects such as re-roofing and re-surfacing, and smaller single-family homes that are not part of a larger plan of development are **NOT** required to complete this worksheet.

What is an Impervious Surface?

An impervious surface is a surface covering or pavement that prevents the land’s natural ability to absorb and infiltrate rainfall/stormwater. Impervious surfaces include, but are not limited to rooftops, walkways, paved patios, driveways, parking lots, storage areas, impervious concrete and asphalt, gravel surfaces, and any other continuous watertight pavement or covering.

Pervious pavement, underlain with pervious soil and pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unpaved areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP), is not considered an impervious surface.

For More Information

The SCVURPPP [C.3 Stormwater Handbook](#) provides more information on selection of site design, source control, and treatment measures for a development project as well as guidance on preparing a stormwater control plan.

1. Project Information

Project Name: 400 Moffett Blvd

APN # 153-24-016

Project Address: 400 Moffett Blvd, Mountainview, CA

Cross Streets: Cypress Point Dr. & W. Middlefield Road

Applicant/Developer Name: Prometheus Real Estate Group

Project Phase(s): 1 of 1 Engineer: Civil Engineering Associates

Project Type (Check all that apply): ☐ New Development ☒ Redevelopment

☒ Private ☐ Public ☐ Large Detached Single-Family Home

☒ Residential ☐ Commercial ☐ Industrial ☒ Mixed Use ☐ Institutional

☐ Other

Project Description: Mixed Use Residential Project

Project Watershed/Receiving Water (creek, river or bay): Permanente Creek

SCVURPPP C.3. Data FormPage 1 of 5August 2024

2. Project Size

a. Total Site Area: 72,726 (ft²)		b. Total Land Area Disturbed During Construction: 72,726 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained¹ (ft²)	Existing Area Replaced² (ft²)	New Area Created² (ft²)	Total Post-Project Area (ft²)
Impervious Area (IA)					
c. Total on-site IA	63,885		58,042		58,042
d. Total off-site IA³					0
e. Total project IA	63,885	0	58,042	0	58,042
f. Total new and replaced IA			58,042		
Pervious Area (PA)⁴					
g. Total on-site PA					14,684
h. Total off-site PA³	0				0
i. Total project PA	0				14,684
j. Total Project Area (2.e.+2.i.)	63,885				72,726
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100% 90.8531%					

¹“Retained” means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered “retained”. This category does not apply to off-site areas.
²The “new” and “replaced” IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered “replaced” IA. A project will have “new” IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
³Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.
⁴Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

3. State Construction General Permit Applicability:

a. Is #2.b. equal to 43,560 ft² (1 acre) or more?

☒ Yes, applicant must obtain coverage under the State Construction General Permit (see https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

☐ No, applicant does not need coverage under the State Construction General Permit.

4. MRP Provision C.3 Applicability:

a. Is #2.f. equal to 5,000 ft² or more, or 10,000 ft² for single family homes?

☒ Yes, C.3. source control, site design and treatment requirements apply

☐ No, C.3. source control and site design requirements may apply – check with local agency

b. For redevelopment projects, is #2.k. equal to 50% or more?

☒ Yes, C.3. requirements (site design and source control, as appropriate, and stormwater treatment) apply to the entire on-site area

☐ No, C.3. requirements only apply to the impervious area created and/or replaced

5. Hydromodification Management (HM) Applicability:

a. Does the project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?

☐ Yes (continue) ☒ No – exempt from HM, go to page 3

b. Is the project located in an area of HM applicability (green area) on the HM Applicability Map?www.scvurppp.org/hmp-map

☐ Yes the project must implement HM requirements

☒ No, the project is exempt from HM requirements

SCVURPPP C.3. Data FormPage 2 of 5August 2024

STORMWATER PREVENTION AND PROTECTION C.3 FORM

JONES ARCHITECTUREBDE ARCHITECTURElango.hansenCivil Engineering AssociatesPROMETHEUS

400 MOFFETT BOULEVARD, MOUNTAIN VIEW, CALIFORNIA | FORMAL PLANNING APPLICATION | MAY 30, 2025118

6. Selection of Specific Stormwater Control Measures:

Site Design Measures

- ☐ Minimize land disturbed (e.g., protect trees and soil)
- ☐ Minimize impervious surfaces (e.g., reduction in post-project impervious surface)
- ☒ Minimum-impact street or parking lot design (e.g., parking on top of or under buildings)
- ☒ Cluster structures/ pavement
- ☐ Disconnected downspouts (direct runoff from roofs, sidewalks, patios to landscaped areas)
- ☒ Pervious pavement⁵
- ☐ Green roof
- ☐ Other self-treating⁵ area (e.g., landscaped areas)
- ☒ Self-retaining⁵ area
- ☐ Rainwater harvesting and use (e.g., rain barrel, cistern for designated use)⁶
- ☐ Preserved open space
- ☐ Protected riparian and wetland areas/buffers
- ☐ Other _____

Source Control Measures

- ☐ Wash area/racks, drain to sanitary sewer⁷
- ☒ Covered dumpster area, drain to sanitary sewer⁷
- ☒ Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain⁷
- ☐ Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)
- ☐ Outdoor material storage protection
- ☐ Covers, drains for loading docks, maintenance bays, fueling areas
- ☒ Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)
- ☐ Storm drain labeling
- ☐ Other _____

Treatment Measures

- ☐ None (all impervious surface drains to self-retaining areas)
- ☐ Alternative compliance (treatment offsite or in-lieu)
- LID Treatment (onsite & offsite)**
- ☒ Bioretention area
- ☒ Flow-through planter
- ☐ Tree Well Filter or Trench with bioretention soils
- ☐ Rainwater harvest/use (e.g., cistern for designated use, sized for C.3.d treatment)
- ☐ Pervious pavement, sized for C.3.d treatment
- ☐ Infiltration trench
- ☐ Infiltration well/dry well
- ☐ Subsurface Infiltration System (e.g. vault or large diameter conduit over drain rock)
- ☐ Other _____

Non-LID Treatment Methods

- ☐ Proprietary high flow rate tree box filter⁸
- ☐ Proprietary high flow media filter (sand, compost, or proprietary media)⁸
- ☐ Vegetated filter strip⁹
- ☐ Extended detention basin⁹
- ☐ Vegetated swale⁹
- ☐ Other _____

Flow Duration Controls for Hydromodification Management (HM)

- ☐ Extended Detention basin
- ☐ Underground tank or vault
- ☐ Bioretention with outlet control
- ☐ Other _____

⁵ See SCVURPPP [C.3 Stormwater Handbook](#) for definitions. Pervious pavement areas should be sized per C.3.d treatment requirements.

⁶ Optional site design measure; does not have to be sized to comply with Provision C.3.d treatment requirements.

⁷ Subject to sanitary sewer authority requirements.

⁸ These treatment measures are only allowed if the project qualifies as a “Special Project”.

⁹ These treatment measures are only allowed as part of a multi-step treatment process (i.e., for pretreatment).

7. Stormwater Treatment Measure (STM) Sizing for Projects with Treatment Requirements

Stormwater Treatment Measure (STM)	Hydraulic Sizing Criteria Used*
Bioretention lined w/ underdrain	2c
Flow-through planter concrete lined w/ underdrain	2c
Choose from list	Choose from list
Choose from list	Choose from list

*Key: 1a: Volume – WEF Method
1b: Volume – CASQA BMP Handbook Method
2a: Flow – Factored Flood Flow Method
2b: Flow – CASQA BMP Handbook Method
2c: Flow – Uniform Intensity Method
3: Combination Flow and Volume Design Basis

8. Does the project install 3,000 sf or more of pervious pavement (not including private-use patios at residences)?

- ☒ Yes
- ☐ No

9. Additional Stormwater Treatment of Non-Regulated Areas - Is the project providing stormwater treatment for non-regulated impervious area that is not included in **Item 2 Project Size**? For example, stormwater treatment of right-of-way areas that are outside the project footprint, or treatment measures that are treating more right-of-way impervious area quantities than required.

- ☒ Yes, complete the table below
- ☐ No

Additional Stormwater Treatment of Non-Regulated Areas

Non-Regulated Area Draining to Treatment Measure			Treatment Measures	Hydraulic Sizing Criteria
Impervious Area Treated (ft²)	Pervious Area Treated (ft²)	Total Area Treated (ft²)		
4,845	0		Bioretention unlined w/ underd	2c
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list

10. Alternative Certification: Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?

- ☐ Yes
- ☒ No
- Name of Third-party Reviewer _____

11. **Alternative Compliance:** Is the Regulated Project using alternative compliance (AC) for stormwater treatment, i.e., is stormwater treatment provided at an off-site location?

☐ Yes. Complete the table below. ☒ No

Offsite Project Name and Address	
Offsite Project Description	
Offsite Project Reference # (if applicable)	
Offsite Project Watershed	
Offsite Project Construction Status	
Offsite Project Owner	
Total Regulated Project Impervious Area Requiring AC (ft ²)	
Impervious Area Treated at Offsite Project for AC (ft ²)	
Treatment Measure Used at Offsite Project to Provide AC	Choose from list
Hydraulic Sizing Criteria for Treatment Measure at Offsite Project	Choose from list
O&M Responsibility Mechanism for Offsite Project	

12. **Operation & Maintenance Information**

- A. Property Owner’s Name: To be determined
- B. Responsible Party for Stormwater Treatment/Hydromodification Control O&M:
- a. Name: _____
- b. Address: _____
- c. Phone/E-mail: _____

This section to be completed by Municipal staff.

O&M Responsibility Mechanism

Indicate how responsibility for O&M is assured. Check all that apply:

☐ O&M Agreement

☐ Other mechanism that assigns responsibility (describe below):

This section to be completed by Municipal staff (Note: This is an optional section that agencies should modify per their internal review and tracking process.)

Reviewed:

Community Development Department

☐ Planning Division

☐ Building Division

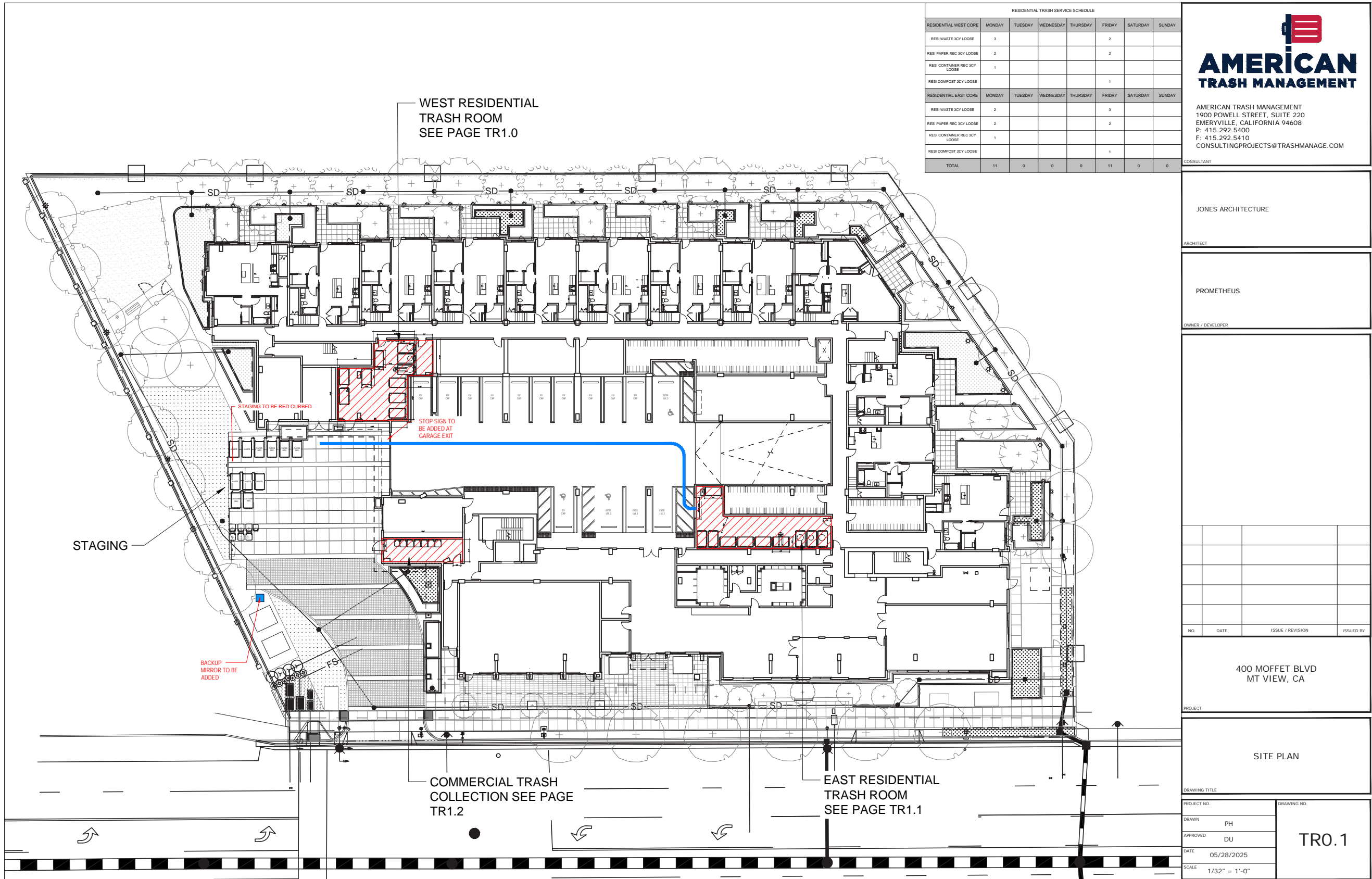
Public Works Department

☐ Engineering

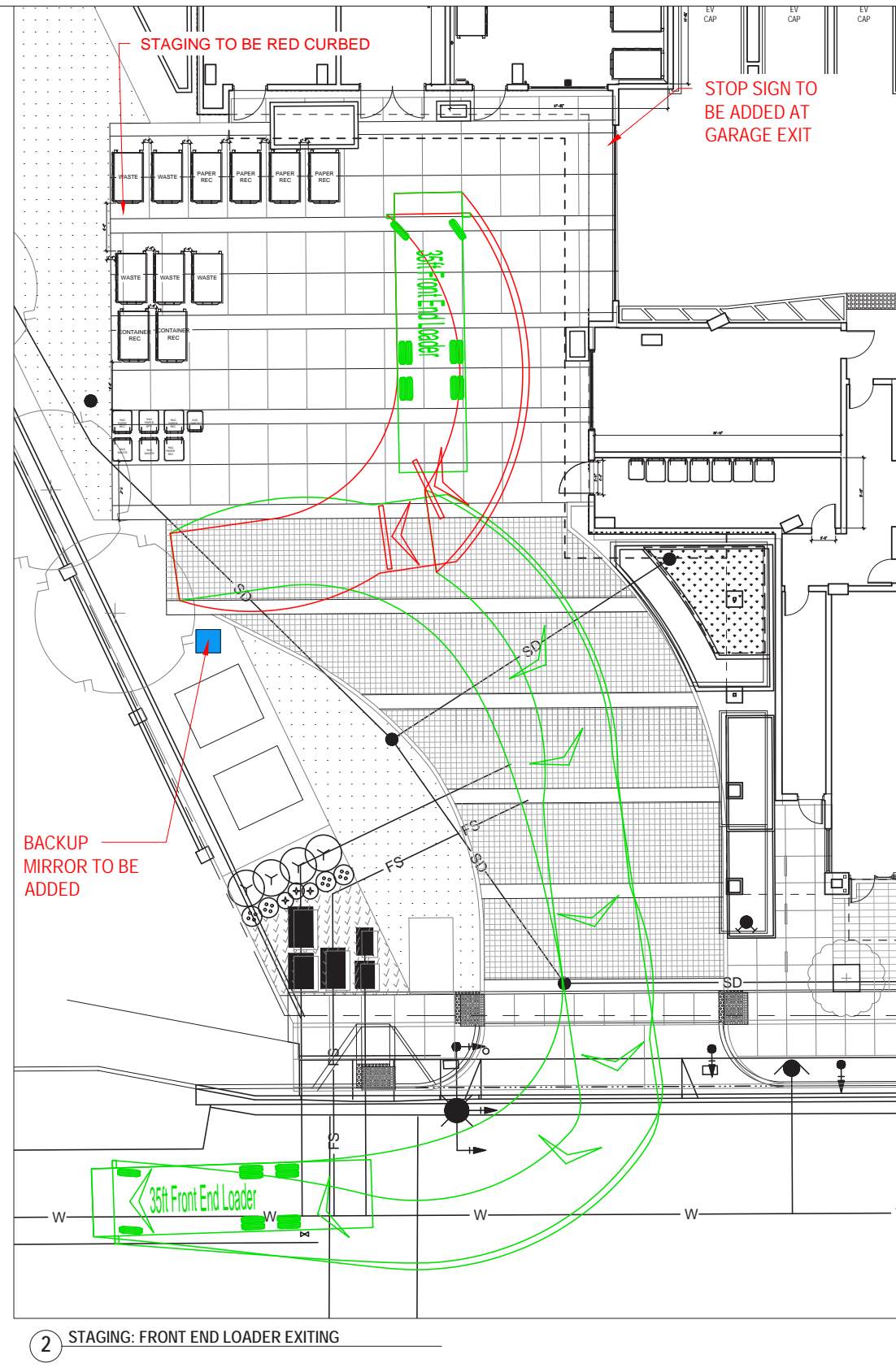
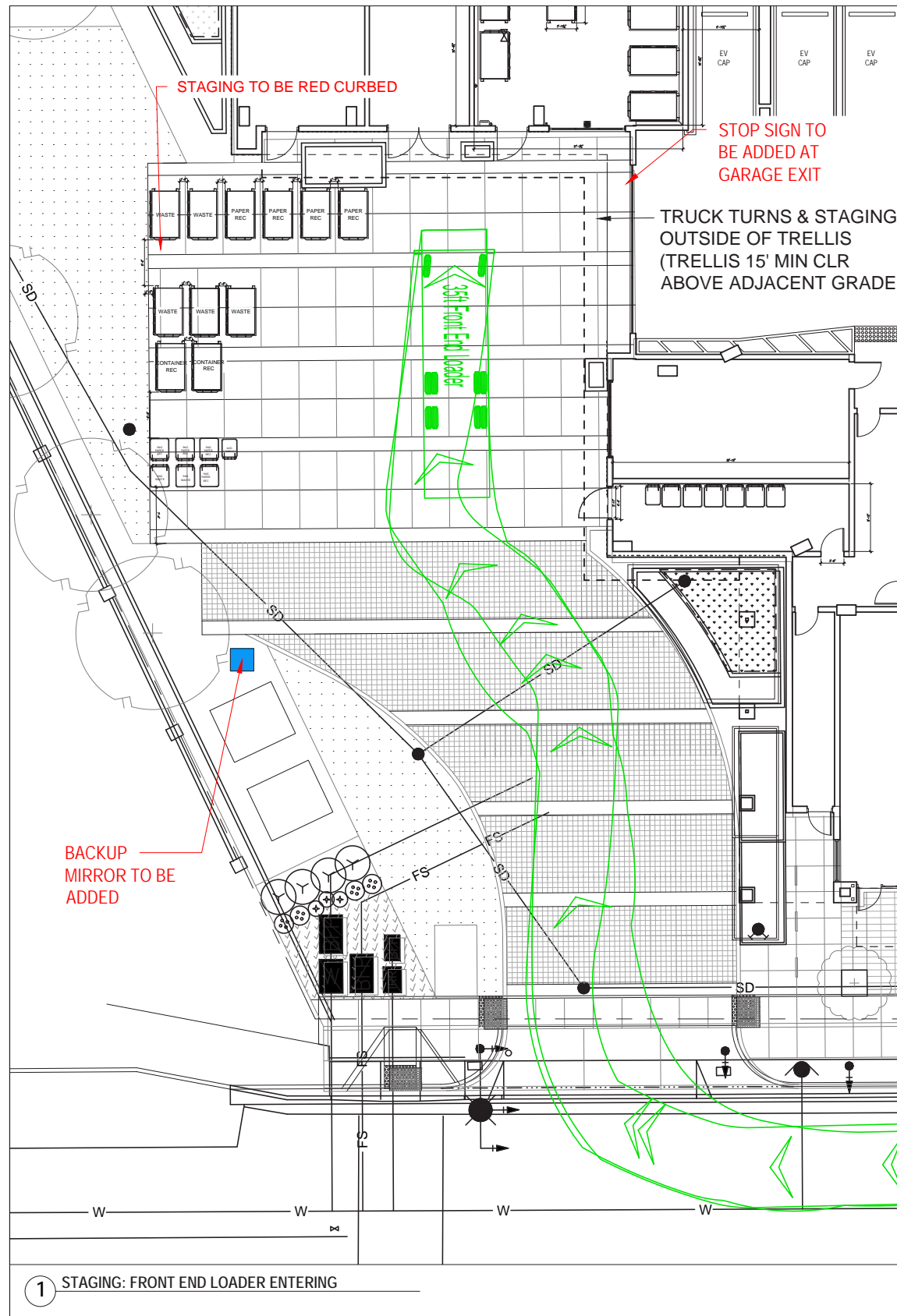
☐ Other (Specify)

Return form to: _____ **Data entry performed by:** _____

TRASH MANAGEMENT PLANS



SITE PLAN



AMERICAN TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM

CONSULTANT

JONES ARCHITECTURE

ARCHITECT

PROMETHEUS

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

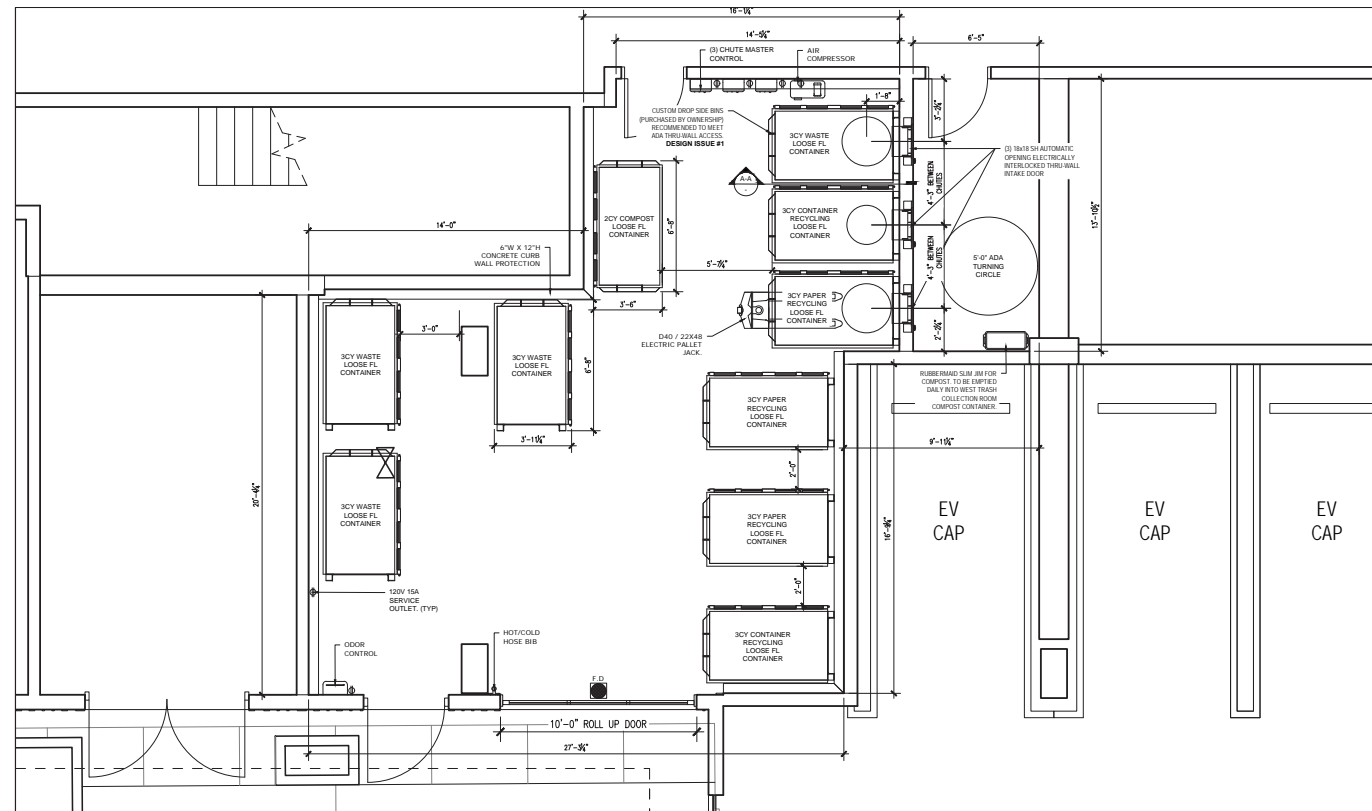
400 MOFFET BLVD
MT VIEW, CA

PROJECT

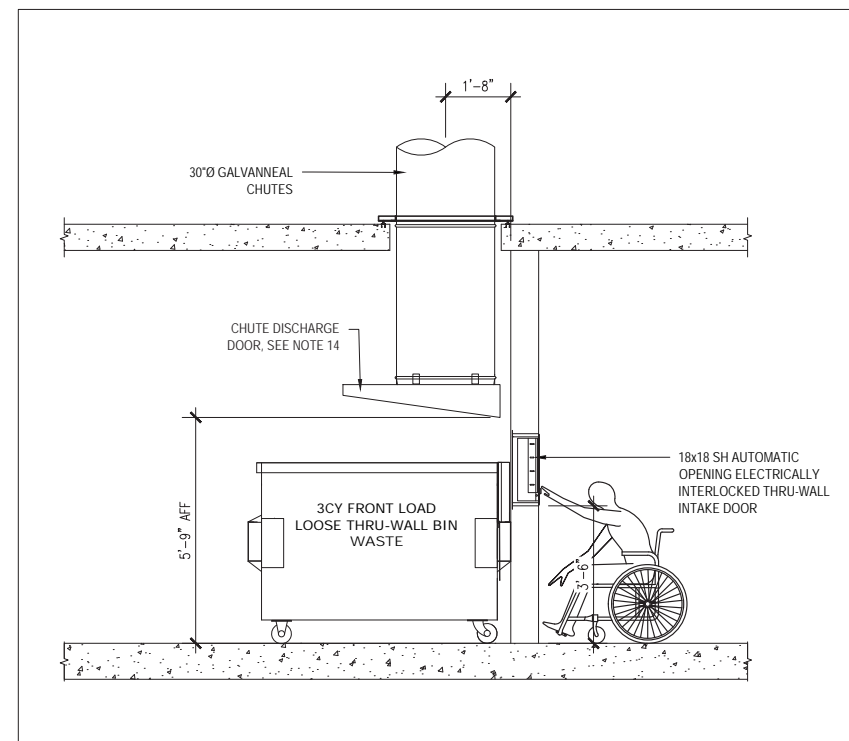
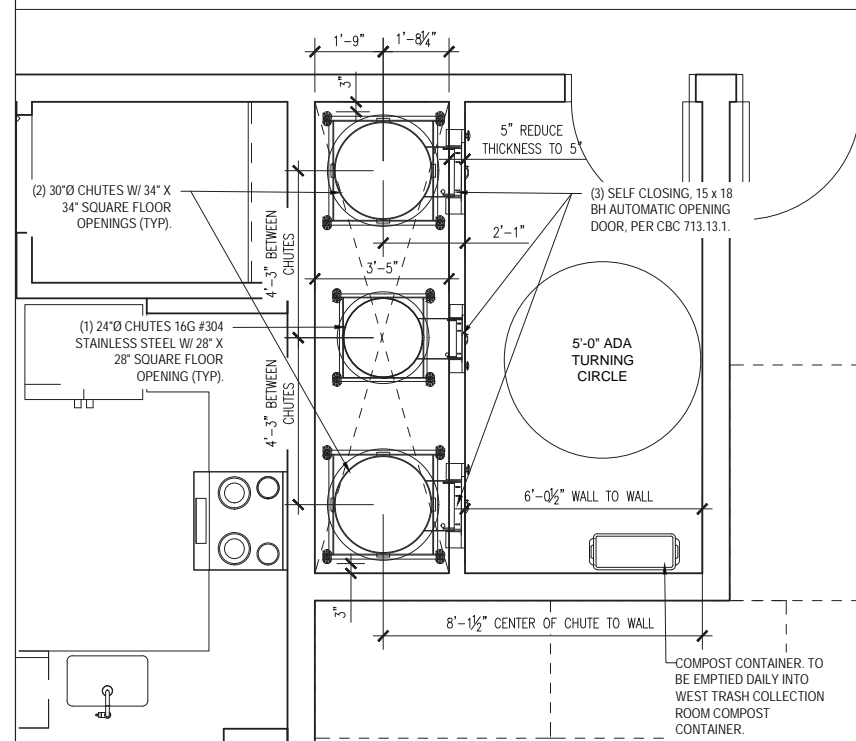
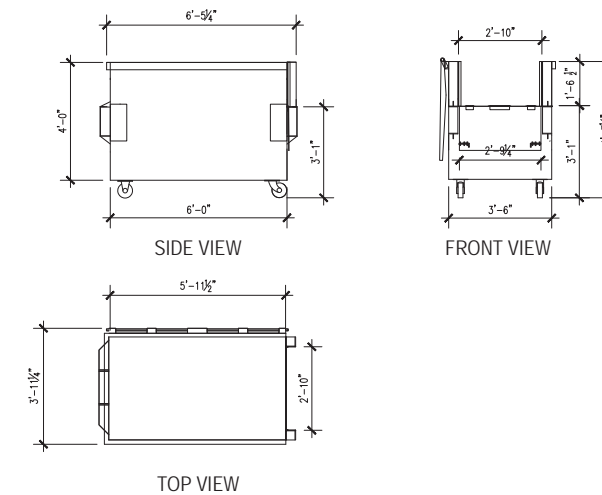
STAGING

DRAWING TITLE	
PROJECT NO.	DRAWING NO.
DRAWN PH	TR0.2
APPROVED DU	
DATE 05/28/2025	
SCALE 1/16" = 1'-0"	

STAGING PLAN



RESIDENTIAL WEST CORE	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
RESI WASTE 3CY LOOSE	3				2		
RESI PAPER REC 3CY LOOSE	2				2		
RESI CONTAINER REC 3CY LOOSE	1						
RESI COMPOST 2CY LOOSE					1		



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CONSULTANT

JONES ARCHITECTURE

ARCHITECT

PROMETHEUS

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

400 MOFFET BLVD
MT VIEW, CA

PROJECT

WEST TRASH ROOM

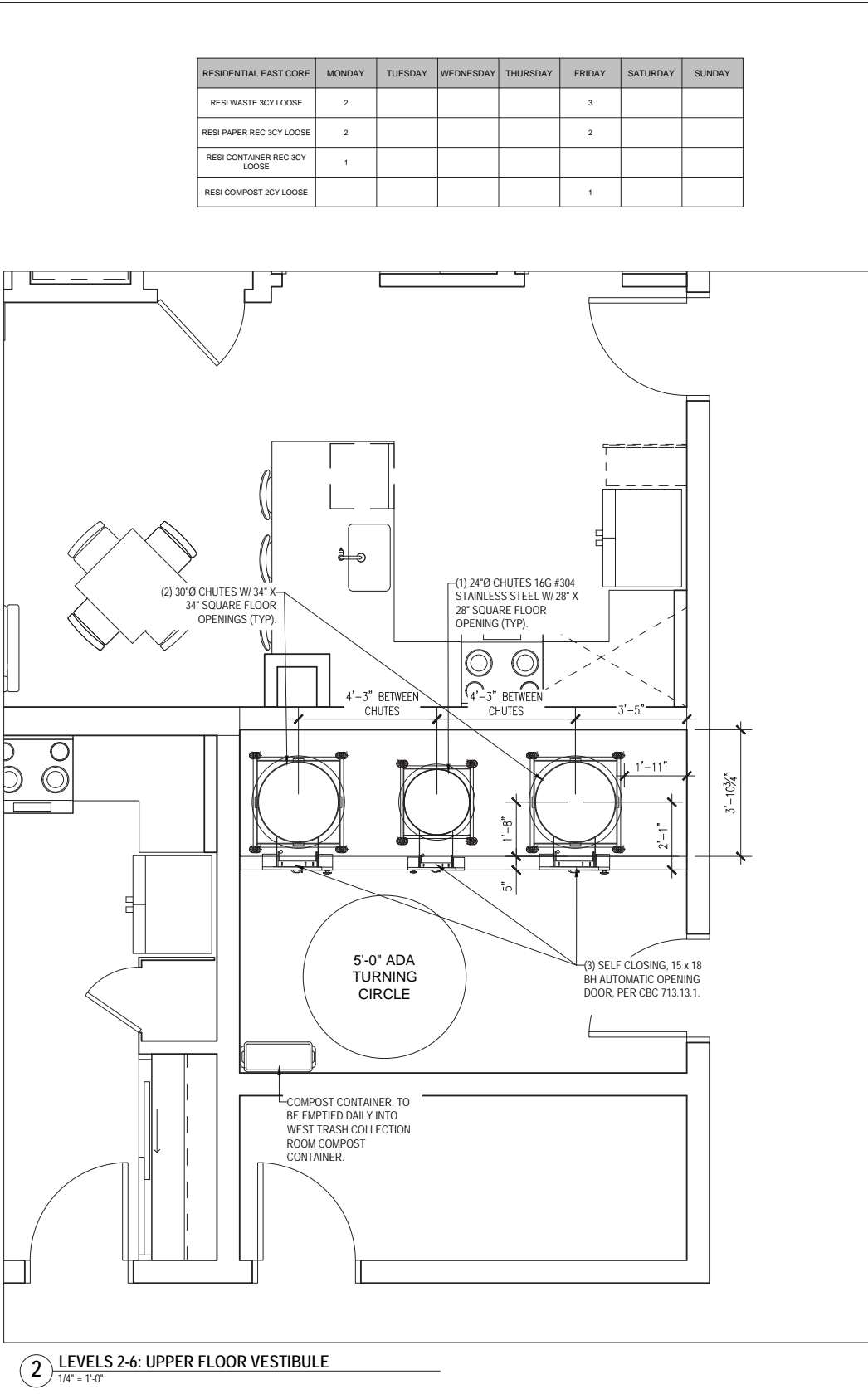
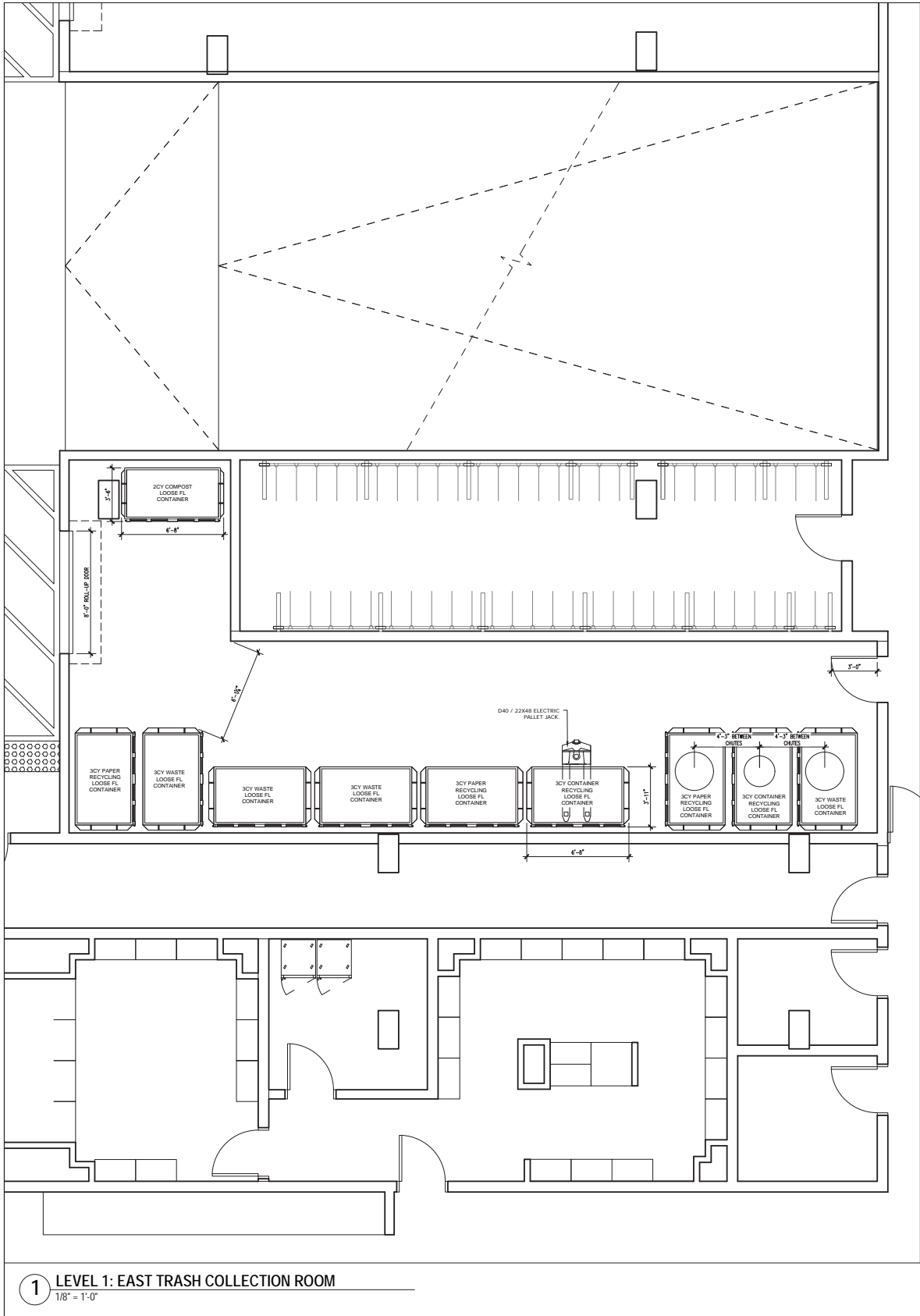
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PROJECT NO.	
DRAWN	PH
APPROVED	DU
DATE	05/28/2025
SCALE	AS SHOWN

DRAFTING NO.

TR1.0

WEST TRASH ROOMS



RESIDENTIAL EAST CORE	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
RESI WASTE 3CY LOOSE	2				3		
RESI PAPER REC 3CY LOOSE	2				2		
RESI CONTAINER REC 3CY LOOSE	1						
RESI COMPOST 2CY LOOSE					1		

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CONSULTANT

JONES ARCHITECTURE

ARCHITECT

PROMETHEUS

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

400 MOFFET BLVD
MT VIEW, CA

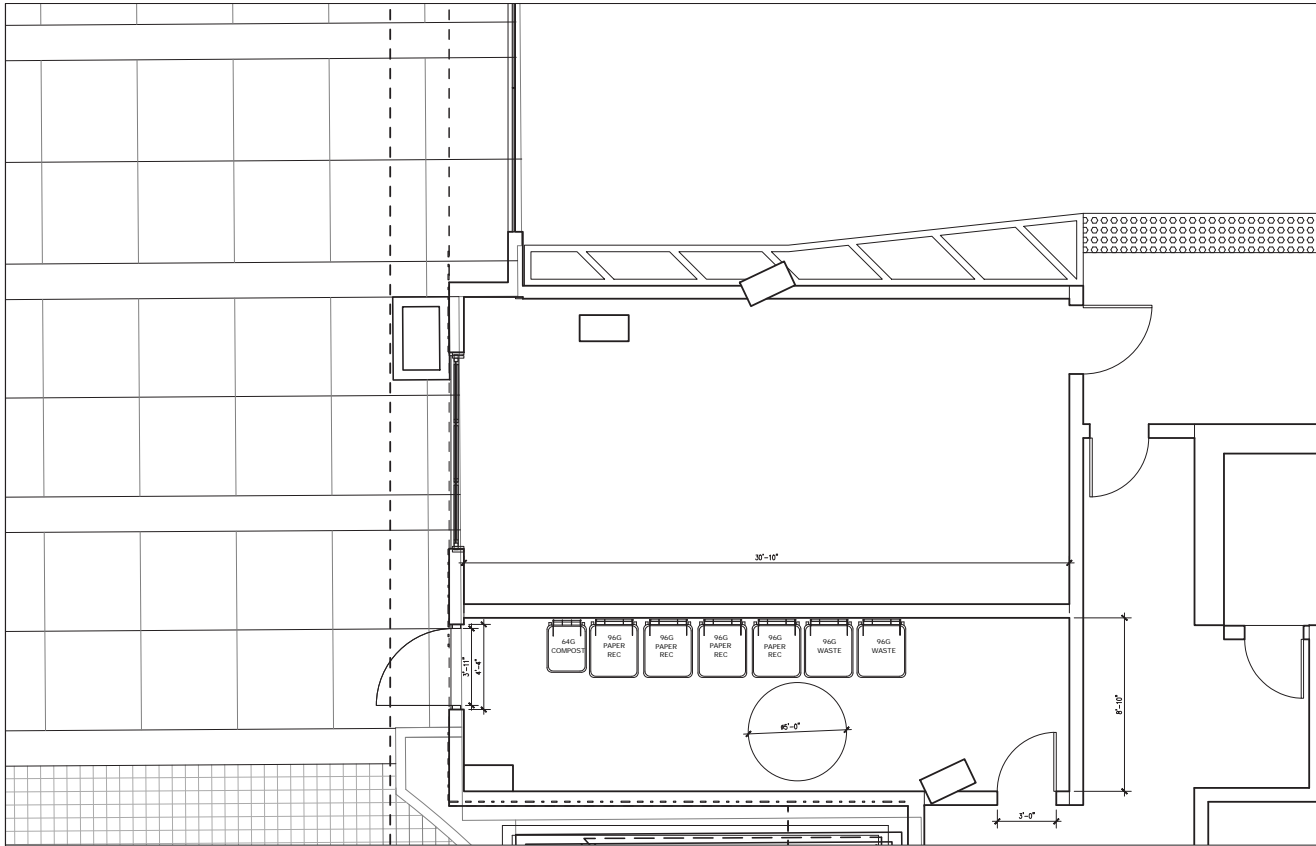
PROJECT

EAST TRASH ROOM

DRAWING TITLE

PROJECT NO.	DRAWING NO.
DRAWN PH	TR1.1
APPROVED DU	
DATE 05/28/2025	
SCALE AS SHOWN	

EAST TRASH ROOMS



1 LEVEL 1: COMMERCIAL TRASH COLLECTION
3/16" = 1'-0"

COMMERCIAL RETAIL NO F&B							
RESIDENTIAL WEST CORE	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
LOOSE WASTE (86GAL)	2						
LOOSE PAPER RECYCLING (86GAL)	4						
LOOSE COMPOST (64GAL)	1						
TOTAL	7						



AMERICAN
TRASH MANAGEMENT

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CONSULTANT

JONES ARCHITECTURE

ARCHITECT

PROMETHEUS

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY
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400 MOFFET BLVD
MT VIEW, CA

PROJECT

COMMERCIAL TRASH ROOM

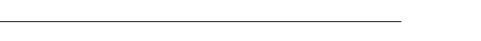
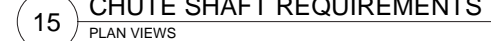
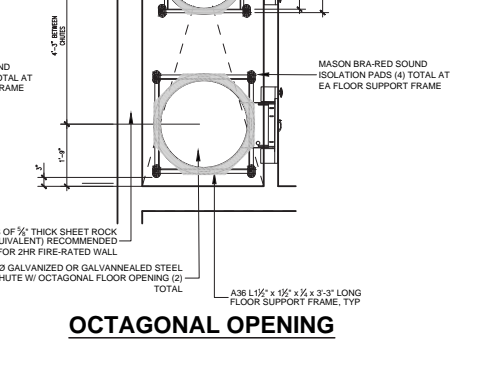
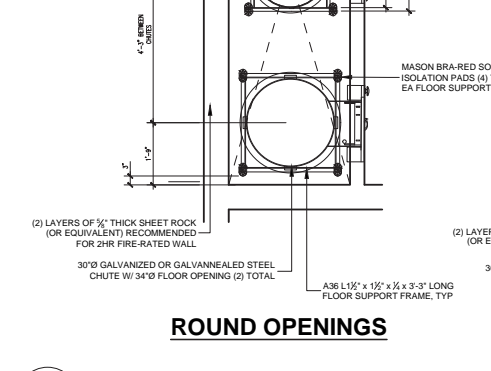
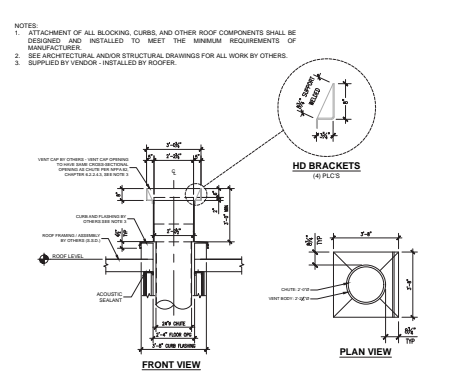
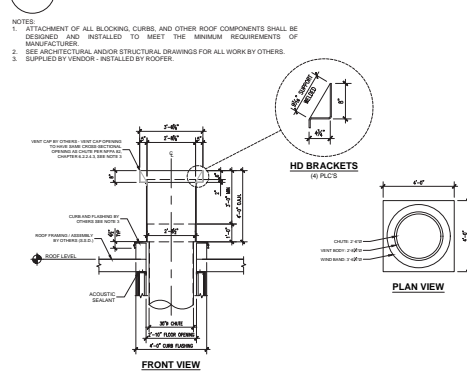
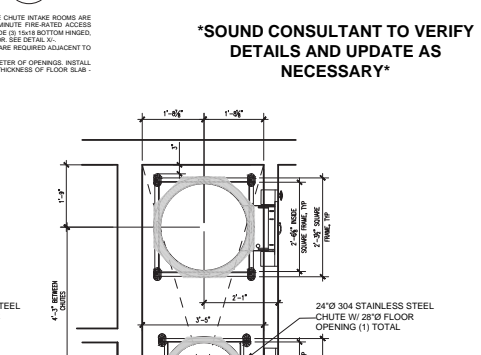
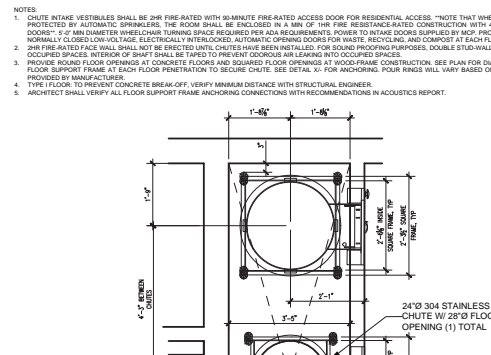
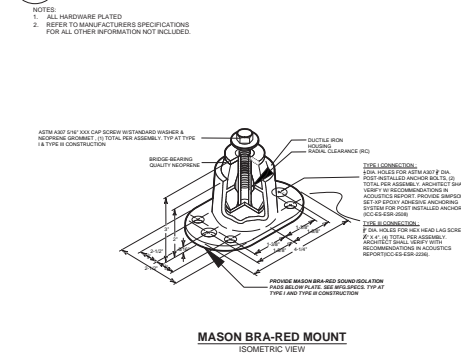
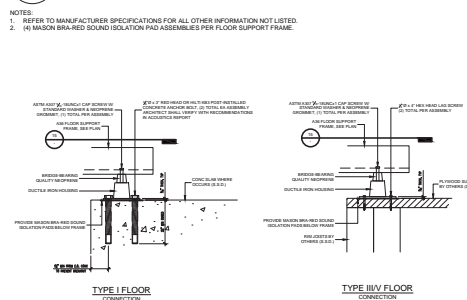
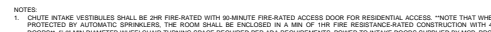
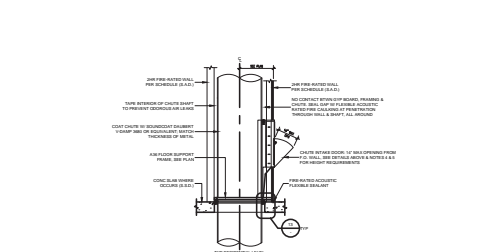
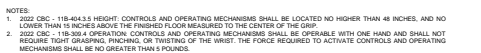
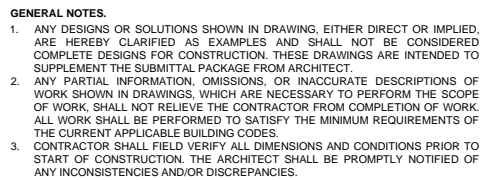
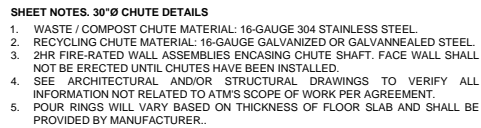
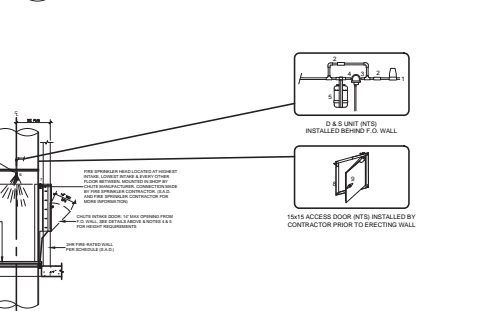
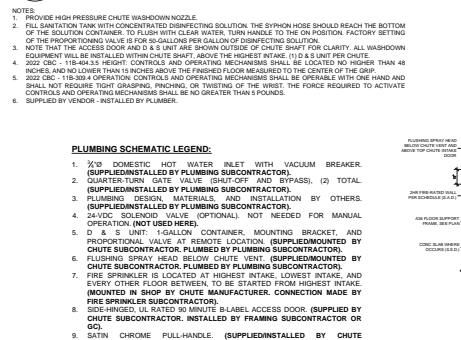
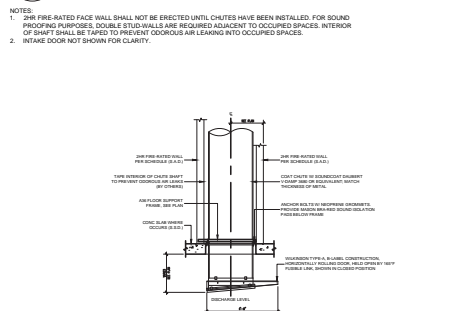
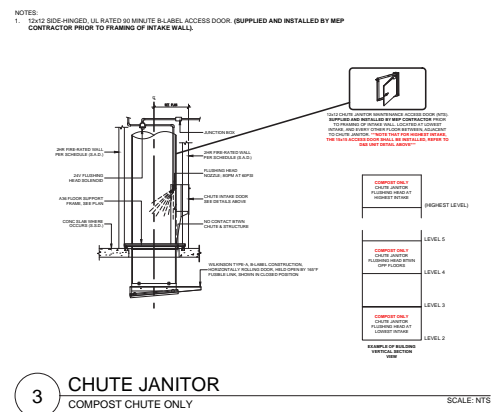
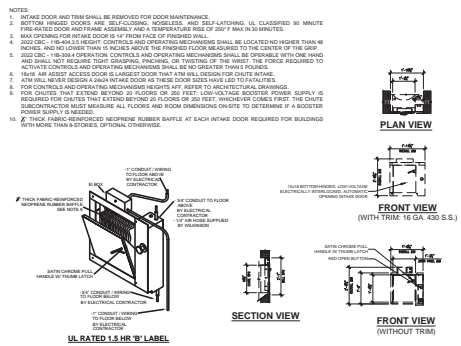
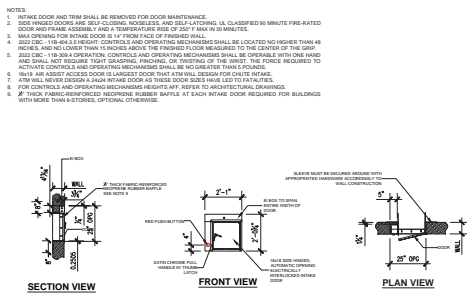
DRAWING TITLE

PROJECT NO.	
DRAWN	PH
APPROVED	DU
DATE	05/28/2025
SCALE	1/4" = 1'-0"

DRAWING NO.

TR1.2

RETAIL TRASH ROOM





CITY OF MOUNTAIN VIEW

TRASH MANAGEMENT PLAN FOR NEW DEVELOPMENT OR REDEVELOPMENT

In order to review your project for compliance with Mountain View's trash and recycling requirements, you must complete and submit this worksheet. For information on proper design layouts and standard clearances, please refer to the Trash and Recycling Space Guidelines at www.mountainview.gov/cd.

Date: 03/21/24 Application No.: _____

Project Address: 400 Moffett Blvd Mountain View, CA 9403

Contact Name: Marilyn Ponte Phone: _____

E-Mail: _____

Cite the Plan Sheets for the Following:

Trash Enclosure/Room(s): 124-126 (TR1.0-1.2) Staging Area(s): 123 (TR0.2)

Chute Vestibules: 127 (TR1.0-TR1.2) Site Circulation: 122 (TR0.1)

Sections/Clearances: 122-127 (TR0.1-TR2.0)

Required Information:

- Locations of all trash enclosures or trash rooms with dimensions and specifications (doors, walls, bin aisles, approach pad, roof, interior curbs, etc.). All projects must provide containers for trash, recycling, and organics.
- Show bin layout, using standard clearances, for each enclosure or room.
- Path of travel for containers from enclosure, trash room, or staging area to collection vehicles. Note that roll-out fees will apply for distances greater than 30'.
- Locations and dimensions of staging areas. Below-grade trash rooms must follow all required clearances for service (see Table C of Space and Access Requirements at www.mountainview.gov/cd) or have surface staging areas for containers.
- Specifications and locations of trash chutes, if used. Chutes must be properly spaced to allow placement and movement of receiving containers.
- Travel path for the collection vehicles, width, overhead clearances, and turning radius (if applicable). Collection vehicles will not back more than 150' or around corners. All projects except those eligible for individual curbside cart service must provide on-site access for the collection vehicle. Truck will not dump bins in the street.

PW-027 (10-05-20)

-1-

Project Type:

- ☒ Office/Commercial/Industrial ☐ Restaurant/Food Service ☐ Retail
☐ Hotel ☒ Multi-Family (5+ units) ☒ Mixed Use
☐ Single-Family ☐ Rowhome/Townhome
☐ Other: _____

Office/Commercial/Industrial Developments

- Maximum occupancy of building: _____
- Number of units (if multiple tenants): _____
- If multiple tenants, collection services be: ☐ Shared ☐ Separate
- Will there be a cafeteria, commercial kitchen, or any sort of food service on-site?
☐ Yes ☒ No

Restaurant/Food Service

- Number of seats: _____
- Meals served: ☐ Breakfast ☐ Lunch ☐ Dinner
- Will there be a tallow container on-site? ☐ Yes ☐ No

Retail

- Number of units (if multiple tenants): 1
- If multiple tenants, collection services be: ☐ Shared ☐ Separate

Hotel

- Number of rooms: _____ Maximum occupancy: _____
- Will there be a restaurant on-site? ☐ Yes ☐ No
- If so, number of seats: _____ Meals served: ☐ Breakfast ☐ Lunch ☐ Dinner
- Will continental breakfast be served? ☐ Yes ☐ No

PW-027 (10-05-20)

-2-

TRASH MANAGEMENT PLAN

Multi-Family (5+ units)

- Total number of units: 175
Number of: Studio 35 1 Bed 93 2 Bed 47 3 Bed 4 Bed
- Number of trash rooms: 2 Above grade Below grade
Note: If below grade, there must be an at-grade trash staging area displayed on plans or proper clearances provided for collection vehicle to access.
- Will there be chutes? Yes No
Note: If Yes, there must be three (trash, paper, and containers).
- Are there chute rooms on each floor? Yes No
- If so, how many chute rooms total: 2
Note: Each chute room must display a receptacle for organics material (e.g., slim jim).

Mixed Use

Type of uses: Commercial/Office Retail Restaurant
Hotel Multi-Family Residential

Note: Use sections above to describe each type of use.

Rowhome/Townhome

- Total number of units:
Number of: 1 Bed 2 Bed 3 Bed 4 Bed
- Residents will use: Individual Carts Shared Containers
- For individual cart service, show on plans:
 - Garage storage space measuring 7' wide x 3' deep to accommodate trash, recycling, and compost carts.
 - Overhead clearance of 15' where carts are placed outside a minimum 20' travelway for collection (carts may not be set out for service under overhanging second-floor structures, and a minimum 20' travelway must be maintained).

Container Types:

- The property will use (check all that apply):
Frontload bins Compactors Carts
- The property will:
Purchase or lease their own equipment.
Use Recology's equipment (rental fee for trash and organics bins).
Use a combination of both (e.g., purchase trash compactors and use bin/carts from Recology for recycling).

Project Volume Projections (see Table A of the Trash and Recycling Space Guidelines):

If mixed-use or multiple tenants, list each business type and square footage for each:

Commercial Properties	Total sq. ft.	Estimated cubic yards generated per week			Proposed bin size			Proposed bin qty.			Compactor? Yes/No**
		T*	R*	O*	T	R	O	T	R	O	
Office/Industrial											
Retail	2724	0.6	1.48	0.1	96 gal	96 gal	64 gal	2	4	1	no
Restaurant/Food Service											
Hotel											
Other: _____											
Total											










* T = Trash; R = Recycling; O = Organics
** Compactors may only be used for trash, cardboard, and organics.

Multi-Family or Shared Service for Townhomes/Rowhomes	No. of units	Estimated cubic yards generated per week				Proposed bin size			Proposed bin qty.			Compactor? Yes/No**
		T*	P*	C*	O*	T	R*	O	T	R	O	
Total	175	26	21	5.3	3.7	3cy	3cy	2cy	10	8 paper/ 2 container	2	no

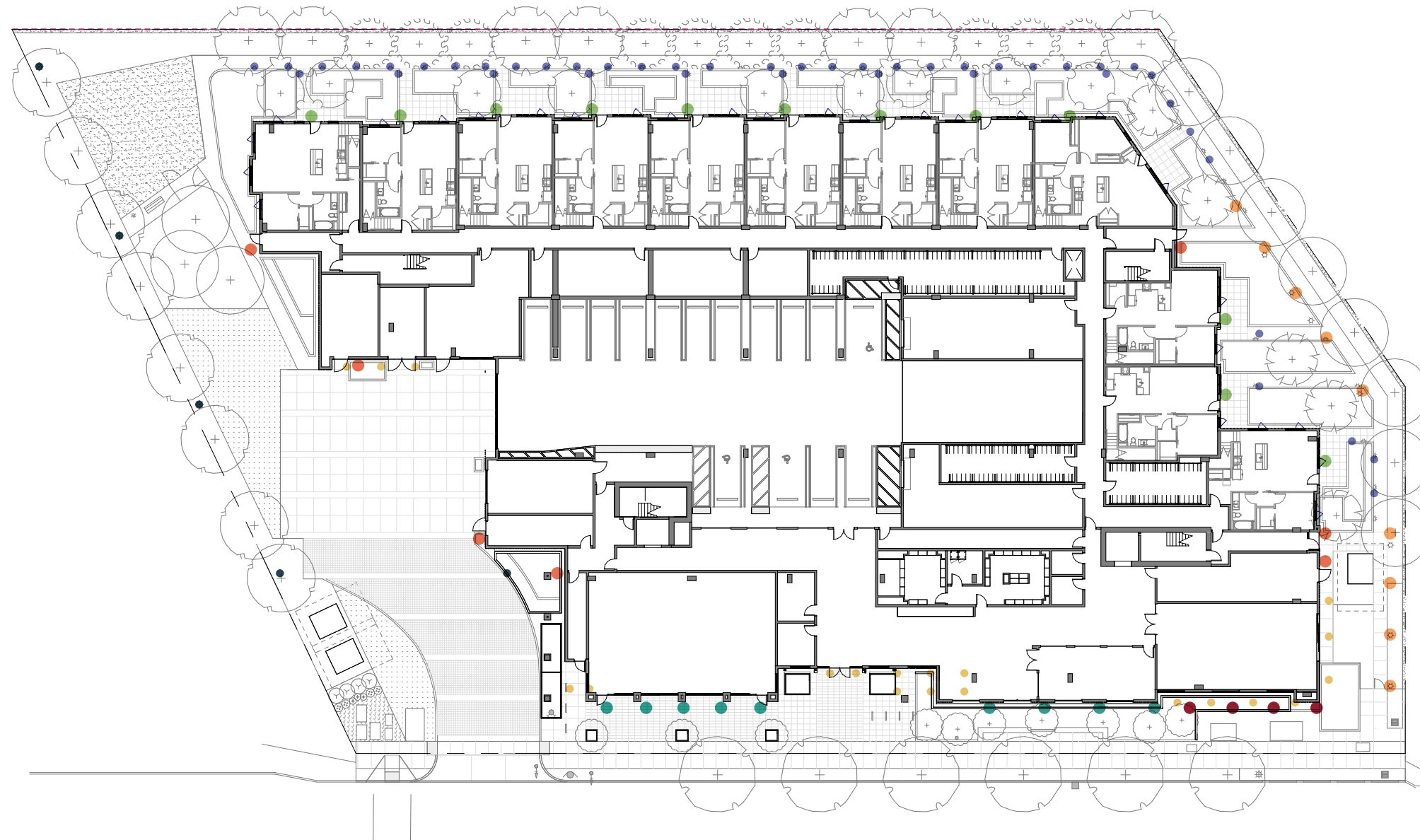
* T = Trash; P = Paper; C = Containers; R = Recycling; O = Organics
** Compactors may only be used for trash and paper.

- The standard formula used to calculate trash disposal for multi-family properties is 32 gallons multiplied by the number of units/201 = number of yards of trash generated per week.
- Multiply total units by 0.1 to determine the total yards of recycling generated per week. Two-thirds (2/3) of this total will be paper recycling, and one-third (1/3) of this total will be container recycling. Paper and containers are collected separately.
- Some complexes may accumulate more cardboard, and that should be considered in your assumptions.
- The standard used for organics generation is 1.6 gallons per unit per week. Generally, carts are used for organics.

LIGHTING, PHOTOMETRICS, SIGNAGE, & SHADOW STUDIES

<i>CALLOUT</i>	<i>SYMBOL</i>	<i>DESCRIPTION</i>	<i>LAMP</i>	<i>BALLAST</i>	<i>MOUNTING</i>	<i>INPUT WATTS</i>	<i>VOLTS</i>
ML1		SURFACE MOUNT SCONCE AT UNITS	(1) 12.5W 2700K LED	ELECTRONIC	WALL	12.5	120V 1P 2W
ML2		WALL SCONCE AT BUILDING ENTRIES	(1) 14W 2700K LED	ELECTRONIC	WALL	14	120V 1P 2W
ML3		RECESSED DOWNLIGHT	(1) 15W 2700K LED	ELECTRONIC	CEILING	14.5	120V 1P 2W
ML4		UPDOWN WALL SCONCE PILASTER LIGHT	(1) 14W 2700K 90CRI LED	DIMMING	WALL	14	120V 1P 2W
ML5		LANDSCAPE UPLIGHT	(1) 7W 2700K LED	DIMMING	SURFACE	7	120V 1P 2W
ML6		RECESSED FLOOR WASHER LIGHT	(1) 11W 2700K LED	ELECTRONIC	WALL	11	120V 1P 2W
ML7		LIGHT BOLLARD	(1) 15W 3000K LED	ELECTRONIC	SURFACE	15	120V 1P 2W
ML8		MAST LIGHT	(1) 15W 2700K LED	ELECTRONIC	SURFACE	15	120V 1P 2W
ML9		WALL SCONCE DOWN PILASTER LIGHT	(1) 14W 2700K 90CRI LED	0–10	WALL	14	120V 1P 2W

LUMINAIRE SCHEDULE



● ML1 - WALL SCONCE



● ML2 - WALL SCONCE



● ML3 - RECESSED DOWN LIGHT



● ML4 - UP/DOWN WALL SCONCE



● ML5 - TREE CANOPY UPLIGHT



● ML6 - RECESSED WALL LIGHT



● ML7 - BOLLARD LIGHT



● ML8 - MAST LIGHT



CONCEPTUAL LIGHTING PLAN SITE PLAN



● ML1 - WALL SCONCE



● ML2 - WALL SCONCE



● ML3 - RECESSED
DOWN LIGHT



● ML4 - UP/DOWN
WALL SCONCE



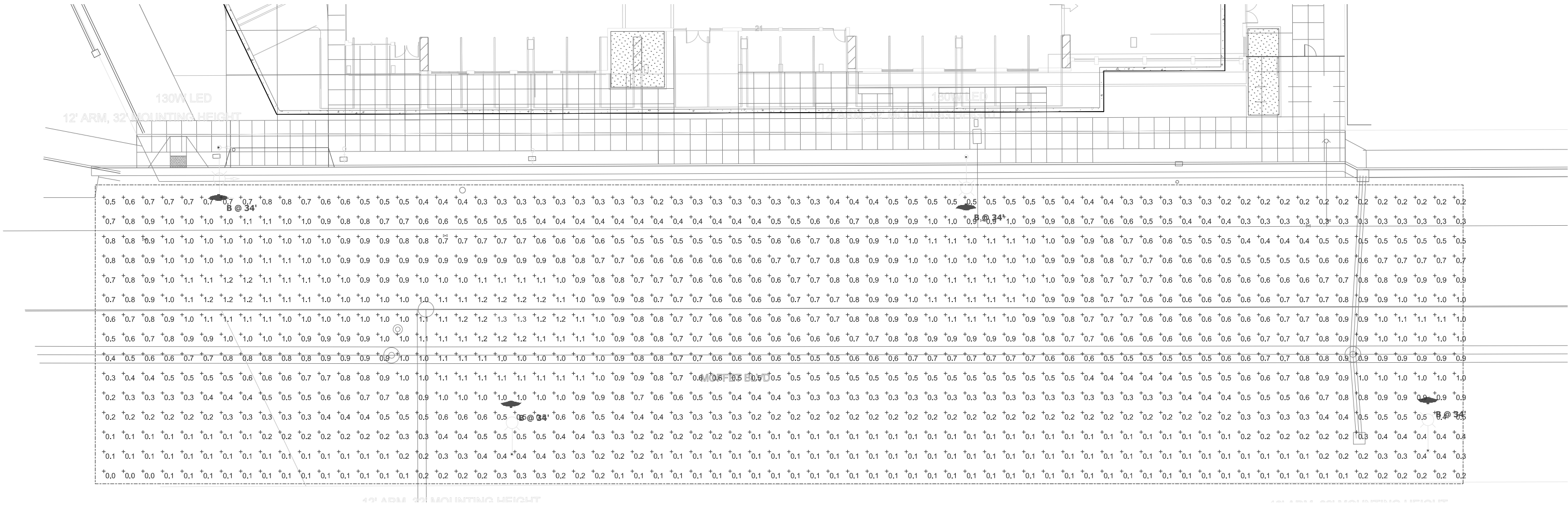
● ML6 - RECESSED
WALL LIGHT





● ML9 - DOWN
WALL SCONCE



CONCEPTUAL LIGHTING PLAN SITE PLAN



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Roadway	+	0.6 fc	1.3 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	B		4	STREETWORKS LIGHTING	ARCH-S-PA1-40-740-U-T2R	ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 4000K, 500mA LIGHT ENGINE WITH 24 LEDS AND TYPE II ROADWAY OPTICS	24	256	0.9	40	



PHOTOMETRICS
OFFSITE PLAN



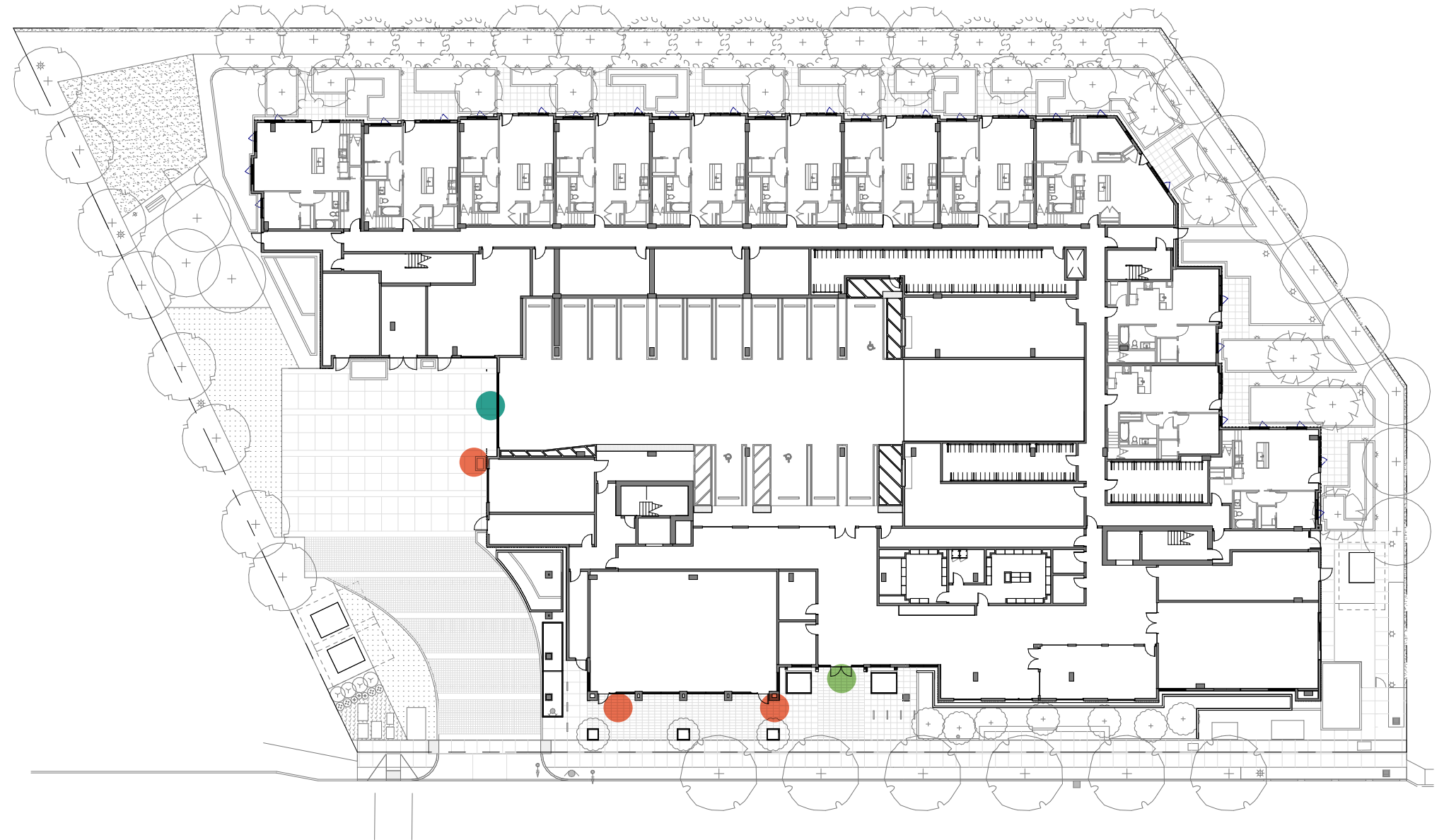
● CANOPY SIGN
(Building Name)



● BLADE SIGN
(Retail & parking)



● SUSPENDED PARKING
GARAGE SIGN



CONCEPTUAL SIGNAGE PLAN



CANOPY SIGN
(Building Name)



BLADE SIGN
(Retail & parking)



SUSPENDED PARKING
GARAGE SIGN



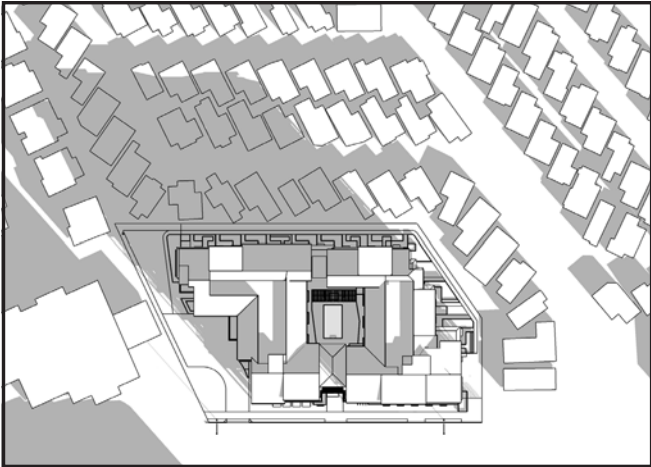
EAST ELEVATION (MOFFETT BLVD)



SOUTH ELEVATION

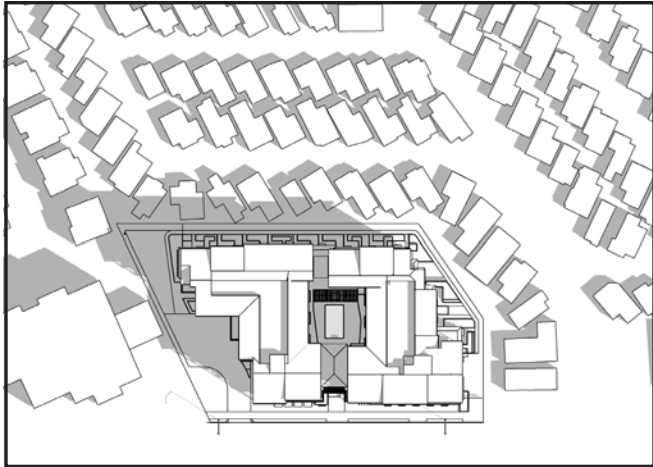
CONCEPTUAL SIGNAGE ELEVATIONS

WINTER SOLSTICE



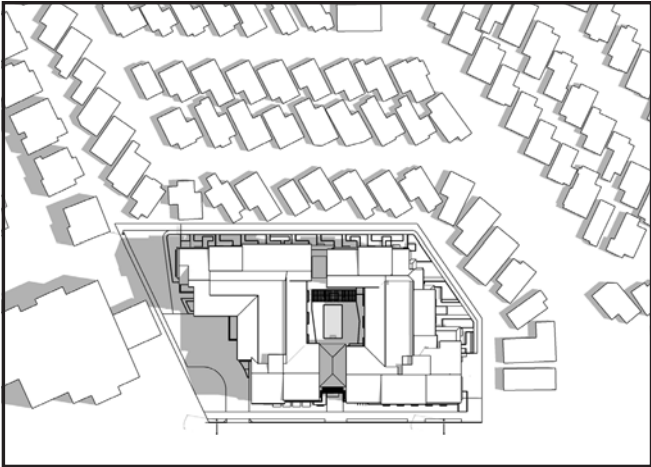
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EQUINOX

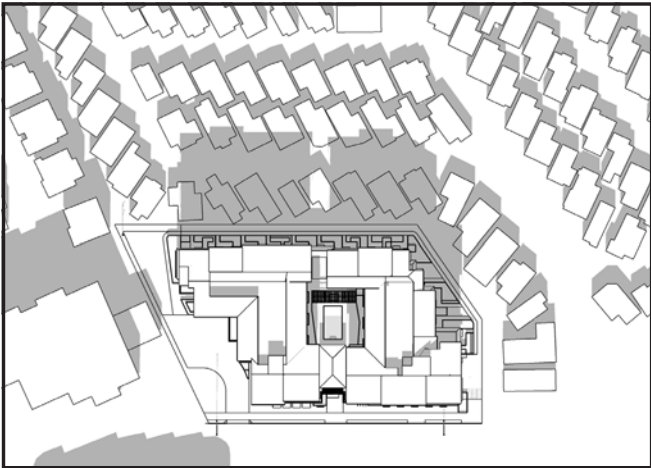


EQUINOX: 9:00AM

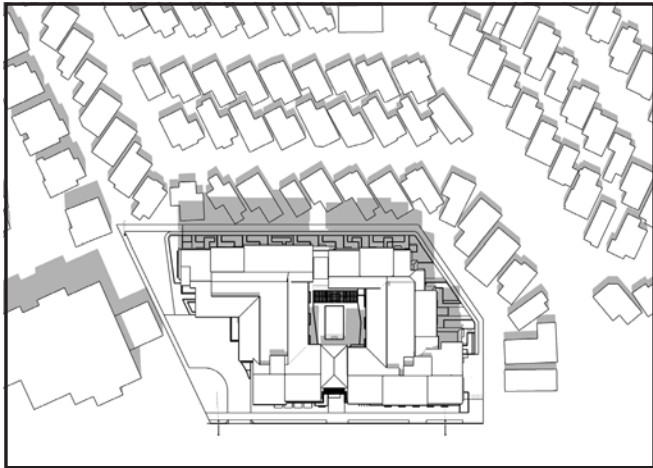
SUMMER SOLSTICE



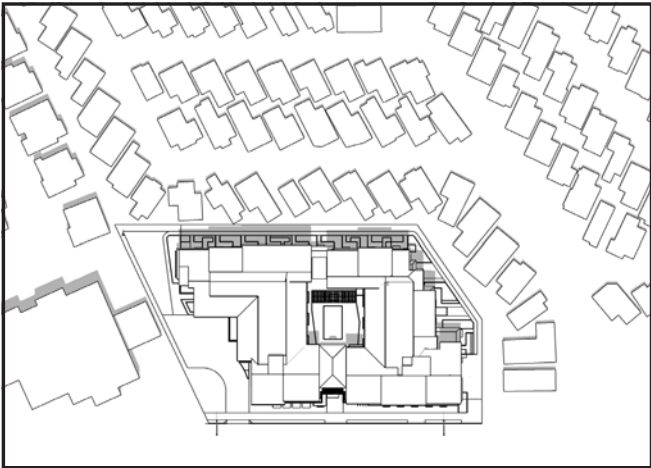
SUMMER SOLSTICE: 9:00AM



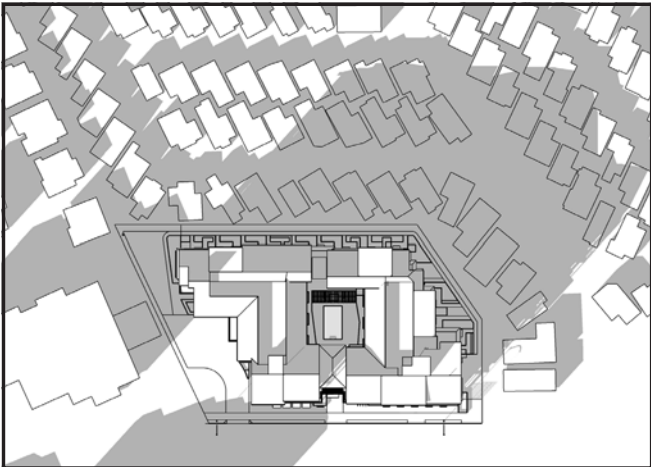
WINTER SOLSTICE: 12:00PM



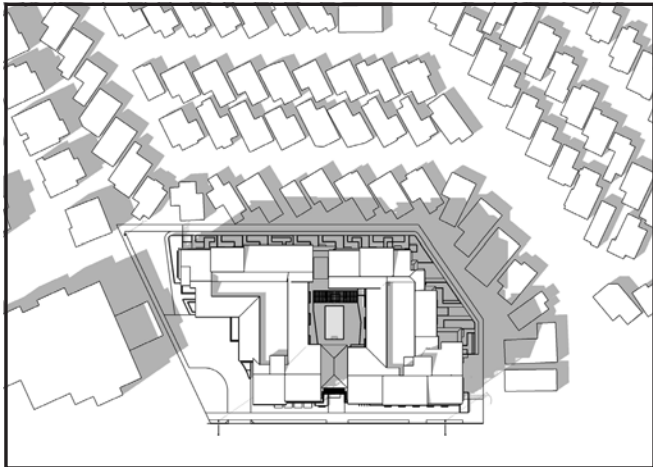
EQUINOX: 12:00PM



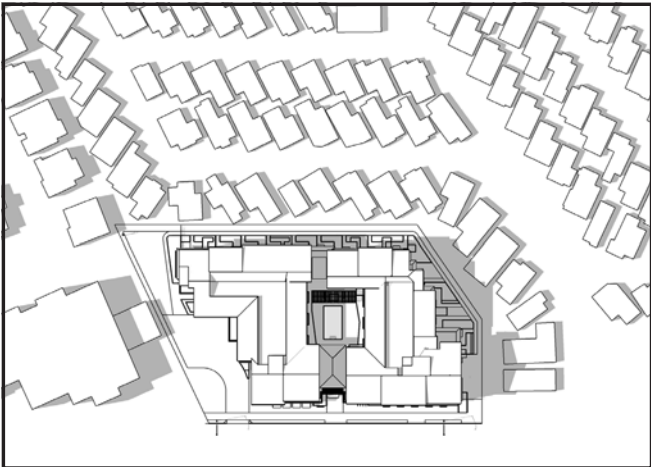
SUMMER SOLSTICE: 12:00PM



WINTER SOLSTICE: 3:00PM



EQUINOX: 3:00PM



SUMMER SOLSTICE: 3:00PM

SHADOW STUDIES