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FORMAL PLANNING APPLICATION

REVISIONS

1	FORMAL PLANNING APPLICATION REV 1	02/22/2023
2	FORMAL PLANNING APPLICATION REV 2	07/21/2023
3	FORMAL PLANNING APPLICATION REV 3	08/06/2023
4	FORMAL PLANNING APPLICATION REV 4	03/25/2024
5	FORMAL PLANNING APPLICATION REV 5	06/17/2024
6	FORMAL PLANNING APPLICATION REV 6	08/22/2024
7	FORMAL PLANNING APPLICATION REV 7	10/11/2024

DRAWN BY: Author
CHECKED BY: <checker>
ISSUE DATE: 10.11.2024
PROJECT NO: 2103022

DRAWING TITLE

COVER SHEET

G001

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BUILDING SUMMARY

460864

MARKET RATE (MR) RESIDENTIAL NORTH

NORTH BUILDING AREA

Level	Floor	Parking	Bike	Lobby **	Retail	Amenity/ Community areas	Circulation	BOH	Storage	Residential floor area	Double Height	Exterior Areas	Total GSF	Exempted areas***	FAR
P2*	Basement	(92630)	(534)				(2188)	(462)	(1660)				97474	(97474)	0
P1*	Basement	(88521)	(1639)				(1954)	(4646)	(713)				97474	(97474)	0
1	1st/Ground Floor	1172	(4536)	10701	(2344)	458	7891	9838	8317	22666	3572	3929	75424	(6880)	68544
2	2nd Floor					3843	6543	1344	671	34098	5930	93	52522		52522
3	3rd Floor						5211	920	517	42637	2798	251	52334		52334
4	4th Floor						5211	920	516	45468		254	52369		52369
5	5th Floor						5211	920	516	45468		254	52369		52369
6	6th Floor						5211	920	516	44546		428	51621		51621
7	7th Floor					2159	4629	920		30574			38282		38282
TOTALS		**182323**	**6708**	**10701**	**2344**	**6459**	**44050**	**20892**	**13425**	**265458**	**12299**	**5208**	**569868**	**(201827)**	**368041**

NORTH UNIT MIX AND RATIOS

Unit Count	Unit Type	Program Area	Mix
5	2BR G	1,240	2%
13	1BR G	890	4%
1	3BR	1,240	0.3%
14	2BR DEN	1,200	4%
43	2BR	1,100	13%
90	1BR DEN	840	28%
85	1BR	780	26%
28	OPEN 1BR	650	9%
43	STUDIO	520	13%
322	**Total Unit Count**		**100%**

MARKET RATE (MR) RESIDENTIAL SOUTH

SOUTH BUILDING AREA

Level	Floor	Parking	Bike	Lobby	Retail	Amenity/ Community areas	Circulation	BOH	Storage	Residential floor area	Double Height	Exterior Areas	Total GSF	Exempted areas***	FAR
P1*	Basement	(84754)	(1255)				(1786)	(3566)	(7198)				98559	(98559)	0
1	1st/Ground Floor	38690	(5383)	3342	0		8562	5124	550	20938		1525	84114	(5383)	78731
2	2nd Floor					3742	6813	684		37943	4074	72	53329		53329
3	3rd Floor					432	5410	728		45092	2619	727	55007		55007
4	4th Floor						5327	667		48286		581	54861		54861
5	5th Floor						5327	667		48286		581	54861		54861
6	6th Floor						5327	667		48190		475	54659		54659
7	7th Floor					1801	5297	673		40352		326	48449		48449
8	8th Floor					857	4728	684		37667	957		44893		44893
TOTALS		**123444**	**6638**	**3342**	**0**	**6832**	**48576**	**13459**	**7748**	**326754**	**7650**	**4288**	**548731**	**(103941)**	**444790**

SOUTH UNIT MIX AND RATIOS

Unit Count	Unit Type	Program Area	Mix
3	3BR G	1,850	1%
8	2BR G	1,240	2%
9	1BR G	900	2%
8	3BR	1,350	2%
35	2BR DEN	1,290	10%
38	2BR	1,100	10%
139	1BR DEN	850	38%
71	1BR	780	20%
33	OPEN 1BR	650	9%
20	STUDIO	520	5%
364	**Total Unit Count**		**100%**

AGGREGATE MR RESIDENTIAL PARKING

	Accessible	Van Accessible	EVCS Acc Van	EVCS Accessible	EVCS 8' LOADING	Unistall	EVCS	Car share	Mechanical Parking System	Total
MR North	5	1	2	0	2	273	45	0	0	**328**
MR South	6	1	2	0	3	161	49	0	137	**359**
BMR	0	1	2	0	1	27	2	0	0	**33**
Total	**11**	**3**	**6**	**0**	**6**	**461**	**96**	**0**	**137**	**720**

BMR RESIDENTIAL

BMR BUILDING AREA

Level	Floor	Parking	Bike	Lobby	Retail	Amenity/ Community areas	Circulation	BOH	Storage	Residential floor area	Double Height	Exterior Areas	Total GSF	Exempted areas***	FAR
1	1st/Ground Floor	10677	(241)	894		2517	1653	2273	593	4070		623	23542	(241)	23301
2	2nd Floor		(78)			461	2078	375	912	16027		32	19963	(78)	19885
3	3rd Floor		(271)				1913	494	712	17303			20693	(271)	20422
4	4th Floor		(285)				1913	494	712	17303		137	20844	(285)	20559
5	5th Floor		(285)				1913	494	712	17303		137	20844	(285)	20559
6	6th Floor		(285)				1913	494	712	17303		137	20844	(285)	20559
7	7th Floor		(285)				1913	494	712	17303			20707	(285)	20422
8	8th Floor		(285)				1837	494	706	13575			16897	(285)	16612
TOTALS		**10677**	**2015**	**894**	**0**	**2978**	**15133**	**5612**	**5771**	**120186**	**0**	**1066**	**164332**	**(2015)**	**162317**

BMR UNIT MIX AND RATIOS

Unit Count	Unit Type	Program Area	Mix
38	3BR	1,050	25%
37	2BR	945	25%
36	1BR	630	24%
39	STUDIO	580	26%
150	**Total Unit Count**		**100%**

OFFICE

OFFICE BUILDING AREA

Level	Floor	Parking	Bike Facilities	Office floor area	Exterior Areas	Total GSF	Exempted areas***	OFFICE FAR	RETAIL FAR	NON-RESIDENTIAL FAR
1	1st/Ground Floor		(2400)	43100	700	46200	(2400)	43800	2344	
2	2nd Floor			42300		42300	0	42300		
3	3rd Floor			43500		43500	0	43500	2,344 SF**	
4	4th Floor			43500		43500	0	43500	Retail use located in MRN Building	Office FAR
5	5th Floor			43500		43500	0	43500		
6	6th Floor			41800		41800	0	41800		
Roof *	Mech. Penthouse			16800		16800	0	16800		
	Total Square Feet	**0**	**(2400)**	**274500**	**700**	**277600**	**(2400)**	**275200**	**2344**	**275200**

* COVERED MECHANICAL SCREENING AREA COUNTED TOWARD THE OFFICE BUILDING'S FLOOR AREA

** NEIGHBORHOOD COMMERCIAL SPACE IS EXEMPT FROM GSF, ALLOWED FAR, COMMUNITY BENEFIT, OR DEVELOPMENT RESERVE CALCULATIONS

PARKING STRUCTURE

PARKING STRUCTURE BUILDING AREA

Level	Floor	Parking	Total GSF	Exempted areas***	FAR
1	Ground Floor	(12400)	(12400)	(12400)	0
2	2nd Floor	(27400)	(27400)	(27400)	0
3	3rd Floor	(27400)	(27400)	(27400)	0
4	4th Floor	(27400)	(27400)	(27400)	0
5	5th Floor	(27400)	(27400)	(27400)	0
6	6th Floor	(27400)	(27400)	(27400)	0
7	7th Floor	(27400)	(27400)	(27400)	0
8	8th Floor	(27400)	(27400)	(27400)	0
8.5	8.5th Floor	(9820)	(9820)	(9820)	0
	Total Square Feet	**214020**	**(214020)**	**(214020)**	**0**

PARKING STRUCTURE

	Accessible	Van Accessible	EVCS Accessible	EVCS Van Accessible	EVCS Ambulatory	Unistall	Carshare	SHORT TERM LOADING	EVCS	Total
Office	9	2	3	1	3	522	3	6	89	**638**
Total	**9**	**2**	**3**	**1**	**3**	**522**	**3**	**6**	**89**	**638**

Parking Structure — Out of 96 EV Spaces, 7 will be provided with Level 3/DC Fast Charger (1 for every 100 Spaces)

Notes:

AGGREGATE OFFICE PARKING

	Accessible	Van Accessible	EVCS Accessible	EVCS Van Accessible	EVCS Ambulatory	Unistall	Carshare	SHORT TERM LOADING	EVCS	Total*
Shared (MRN)	4	1	2	1	0	100	0	0	16	**124**
Office	9	2	3	1	3	522	3	6	89	**638**
Total	**13**	**3**	**5**	**2**	**3**	**622**	**3**	**6**	**105**	**762**

* PROJECT PROVIDES 1,462 (720 RESI + 762 OFFICE) PARKING STALLS IN ADDITION TO 21 SPACES FOR TRUCK AND PASSENGER LOADING, DROP-OFF SERVICES, CARSHARE VEHICLES AND VISITOR PARKING, LOCATED PRIMARILY ALONG THE SERVICE STREET AS SURFACE STALLS.

PROJECT TOTAL

PROJECT TOTAL BUILDING AREA

	Building	Parking	Bike	Lobby	Retail	Amenity/ Community areas	Circulation	BOH	Storage	Residential floor area	Double Height	Exterior Areas	Total GSF	Exempted areas***	FAR
	MR Residential...	182323	6708	10701	2344	6459	44050	20892	13425	265458	12299	5208	569868	(201827)	368041
	MR Residential...	123444	6638	3342	0	6832	48576	13459	7748	326754	7650	4288	548731	(103941)	444790
	BMR Residential	10677	2015	894	0	2978	15133	5612	5771	120186	0	1066	164332	(2015)	162317
	Office												277600	(2400)	275200
	Parking Structure												214020	(214020)	0
	Project Total	**316444**	**15361**	**14937**	**2344**	**16269**	**107759**	**39963**	**26944**	**712397**	**19949**	**10562**	**1774551**	**(524204)**	**1250348**

* All areas located below-grade (i.e. basement level) are exempt from FAR calculations and are also noted in parentheses.

** Includes the 3572 SF Double Height Lobby in MR Residential North

*** Areas in parentheses are exempt from FAR calculations.

PROJECT INFORMATION

APPLICANT	PROMETHEUS REAL ESTATE GROUP
PROJECT TYPE	MULTI-USE: MULTI-FAMILY RESIDENTIAL, COMMERCIAL OFFICE, AND PARKING
PROJECT ADDRESS	675 & 685 E MIDDLEFIELD ROAD
PROPOSED ZONING	MIXED USE HIGH INTENSITY MIXED USE CHARACTER AREA
LAND USE:	EAST WISHMAN MIXED USE
APN:	160-60-013

GENERAL PLAN:	EAST WHISMAN PRECISE PLAN (P-41) ADOPTED NOVEMBER 5, 2019, AMENDED OCTOBER 13, 2020
SITE AREA:	10.58 ACRES; 461,055 SQUARE FEET
SITE COVERAGE:	159,063 (SEE 2/G007M AND L107 FOR CUOA)
PROJECT FLOOR AREA FIGURES:	NET PROJECT FLOOR AREA: 1,252,692 SF PROJECT GROSS FLOOR AREA: 1,774,551 GSF

	REQUIRED (PER EAST WHISMAN PRECISE PLAN)	PROPOSED
HEIGHT LIMIT	95' (EWPP TABLE 6)	7 REFERENCE 'BUILDING HEIGHT PER EWPP' TABLE BELOW.
MAX AVE. STREET WALL HT.	75' (EWPP TABLE 6)	74'
MAX F.A.R.	3.5 (EWPP TABLE 6)	2.717
OPEN AREA RESIDENTIAL	MIN. 80 SF/UNIT COMMON USABLE 120 SF/UNIT TOTAL (EWPP TABLE 6)	120 SF / UNIT
SETBACKS	PUBLIC UTILITY EASEMENT (10' SETBACK) NON-ACTIVE 10' SETBACK ACTIVE PRIORITY FRONTAGE 5' SETBACK RESIDENTIAL SIDE SETBACK (15' SETBACK) RESIDENTIAL PASEO PER TABLE 28 20' TO PROPERTY LINE OR MULTI-USE 40' BUILDING TO BUILDING OR MULTI-USE 10-24' BUILDING TO PATH OR MULTI-USE	10' 10' 5' 15' 20' TYPICAL, 20% AT 15'
OFF STREET PARKING	**RESIDENTIAL: STUDIOS AND 1 BEDROOMS = 1 PARKING (606 X 1),** **2 AND 3 BEDROOMS = 2 PARKING MAX (230 X 2 = 460) (EWPP TABLE 14)** **MAX. TOTAL RESIDENTIAL PARKING = 1066** **OFFICE: MAXIMUM 2.9 STALLS / 1000 GSF = (277,600 / 1000) X 2.9 = 805 STALLS MAX.** **RETAIL - MIN. 4 STALL / 1000SF = (2344 / 1000) X 4 = 9 STALLS** **(EWPP TABLE 14)**	**RESI:** **MRN = 323 + 5 (LEASING), MRS = 359, BMR = 33** **TOTAL RESIDENTIAL = 720** **OFFICE:** **638 STALLS IN STAND-ALONE PARKING STRUCTURE + 124 SHARED SPACES IN MRN = 762**
CAR SHARE PARKING	**RESIDENTIAL 5 (720 RESI + 124 SHARED = 844; 2 FOR 200 SPACES + 1 EVERY ADDITIONAL 200)** **OFFICE 3 (> 40,000 SF 3 SPACES)** **(EWPP TABLE 15)**	**5 CAR SHARE RESIDENTIAL** **3 CAR SHARE OFFICE** **(SEE ALSO SHEET C10.0)**
PERSONAL STORAGE	**RESIDENTIAL 164 CUBIC FEET / DWELLING** **MRN = 322 UNITS, MRS = 364 UNITS, BMR = 150 UNITS**	**164 CUBIC FEET / DWELLING** **322 MRN (TOTAL)** **364 MRS (TOTAL)** **150 BMR (TOTAL)**
SHOWER	**1 UNISEX FOR FIRST 80,000 SF + 1 PER ADITIONAL 40,000 SF FOR OFFICE (EWPP Table 16)** **1 + ((277,600 - 80,000)/40,000) = 6 REQUIRED**	**6 (OFFICE)**

PROJECT FAR TOTAL:

FLOOR AREA RATIO: FAR (RATIO OF TOTAL BUILDING SQUARE FOOTAGE OF ALL FLOORS DIVIDED BY THE AREA OF THE SITE);

MRN (MARKET RATE NORTH):	368,041 SF
MRS (MARKET RATE SOUTH):	444,790 SF
BMR (BELOW MARKET RATE:	162,317 SF
RESIDENTIAL FAR:	975,148 / 461,055 = 2.115
OFFICE:	275,200 SF
OFFICE FAR:	275,200 / 461,055 = 0.596
TOTAL FLOOR AREA:	1,250,348 SF

FAR (TOTAL BUILDING AREA / TOTAL SITE AREA = FAR)

1,250,348 / 461,055 = 2.711 FAR

*NOTE: PER EAST WISHMAN PERCISE PLAN, OFFICE ABOVE GRADE PARKING, BIKE PARKING AND ASSOCIATED SHOWERS ARE EXCLUDED FROM FAR TABULATIONS

BICYCLE PARKING

Long Term	Spaces Required	Spaces Provided
Market Rate North	322	326 *
Market Rate South	364	365
BMR	150	150
Office	139	139
Sub-Total	975	980

* Includes 2 Spaces for Retail

Short Term	Spaces Required	Spaces Provided
Market Rate North	32	34
Market Rate South	36	46
BMR	15	18
Retail	2	8
POPA	6	8
Office	14	14
Sub-Total	105	128

Bike Parking Notes:
Short-Term Spaces: On-Site Racks; Refer to L109
Long-Term Spaces: Located inside all Storage Units and Secure Bike Rooms

Bike Rack Specifications:
Long-Term:Secure Bike rooms to have Dero Ultra Space Saver Sytem installed at Housing Common Areas. Bikes stored inside units to provide Dero Solo Bike Hook. For the Office Building Dero Decker systems will be installed.

UNIT MIX AND RATIOS

GRAND TOTALS UNIT MIX AND RATIOS

3	3BR G	1,650	0%
13	2BR G	1,240	2%
22	1BR G	890	3%
47	3BR	1,240	6%
49	2BR DEN	1,200	6%
118	2BR	1,100	14%
229	1BR DEN	840	27%
192	1BR	780	23%
39	JR 1BR	580	5%
61	OPEN 1BR	520	7%
63	STUDIO	512	8%
836	**Total Unit Count**		**100%**

*NOTE: UNIT AREAS ARE TYPICAL. SCHEDULE DOES NOT INCLUDE EVERY INSTANCE OF EVERY TYPE. SCHEDULE IS APPROXIMATE

OFFICE BIKE & SHOWER COUNTS REQUIRED:

SHOWERS	1 + ((277,600 - 80,000)/40,000) = 6
LONG TERM BIKES	(277,600)/2,000 = 139
SHORT TERM	(277,600)/20,000 = 14

OPEN SPACE

PRIVATE OPEN SPACE

Building	Level 1 and Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Total Area
MR Residential North	4,930	3,053			716	4,296		12,994
MR Residential South	6,325	547	82	82	82	1,017	155	8,290
BMR Residential	454						0	454
Total Private Open Space	11,709	3,600	82	82	798	5,312	155	**21,738**

Private Open Space Notes:
Refer to Sheet L107 - Private Open Space, for Detailed Documentation at Level 1 and Level 2, On Grade and Podium Levels
Refer to Sheets A105 - A110 - Private Open Space, for Detailed Documentation at Residential Floors Levels 3 and Above

PROJECT TOTAL

PROJECT TOTAL GSF

Building	Total GSF
MR Residential North	569,868
MR Residential South	548,731
BMR Residential	164,332
Office	277,600
Parking Structure	214,020
Project Total GSF	**1,774,551**

BUILDING HEIGHT PER EWPP	PROVIDED	ALLOWED	
	T.O.CURB TO T.O. PARAPET		
RESIDENTIAL N. BUILDING 1A	92'-10"	95'	*T.O. RIDGE
RESIDENTIAL N. BUILDING 1B	92'-10"	95'	*T.O. RIDGE
RESIDENTIAL S. BUILDING 2A	89'-5"	95'	
RESIDENTIAL S. BUILDING 2B	89'-5"	95'	
BMR RESIDENTIAL BUILDING	88'-11"	95'	
OFFICE	91' - 1/2" (MECHANICAL PENTHOUSE: 104'-1 1/2")	95'	7 PER SEC 36.08.30 (e), ADDITIONAL HEIGHT IS PERMITTED FOR THE PURPOSES OF SCREENING ROOFTOP EQUIPMENT NOT TO EXCEED AN ADDITIONAL TEN (10) FEET BEYOND THE MAXIMUM BUILDING HEIGHT.
PARKING STRUCTURE	87'-1"	95'	*NOTE: BUILDING HEIGHTS IDENTIFIED ON A400 SERIES.

TRANSIT VICINITY MAP

LOCATION PLAN

PROJECT DESCRIPTION

675 & 685 E Middlefield
Project Narrative
October 11, 2024

I. PROJECT SUMMARY
PROMETHEUS REAL ESTATE GROUP IS PROUD TO PROPOSE A NEW MIXED-USE PROJECT IN THE CITY OF MOUNTAIN VIEW. PROMINENTLY LOCATED AT THE INTERSECTION OF E. MIDDLEFIELD ROAD AND LOGUE AVENUE, THE 675 and 685 EAST MIDDLEFIELD PROJECT (THE "PROJECT") PROPOSES TO REPLACE TWO EXISTING OFFICE BUILDINGS AND SURFACE PARKING LOT WITH A NEW MIXED-USE PROJECT INCORPORATING 686 MARKET RATE AND 150 BELOW MARKET RATE RESIDENTIAL UNITS TOTALING 836 UNITS, 277,600 GSF OF OFFICE SPACE, AND A NEW 0.52 AC PRIVATELY OWNED PUBLICLY ACCESSIBLE PARK ON FIVE PARCELS ACROSS EAST MIDDLEFIELD ROAD FROM THE EXISTING MIDDLEFIELD VTA LIGHT RAIL STATION AND GOOGLE'S RECENTLY-APPROVED MIDDLEFIELD PARK MASTER PLAN PROJECT.

II. PROJECT VISION & DESIGN
THE PROJECT EMBRACES THE CITY'S VISION OF TRANSFORMING THE EAST WHISMAN PRECISE PLAN ("EWPP") AREA INTO A "SUSTAINABLE, TRANSIT-ORIENTED RESIDENTIAL NEIGHBORHOOD AND EMPLOYMENT CENTER WITH AN INCREASED DIVERSITY OF LAND USES, MULTIPLE MOBILITY CHOICES, NUMEROUS HIGH-QUALITY OPEN SPACES, VIBRANT LOCAL AND LOCAL-SERVING BUSINESS, AND HOUSING OPTIONS FOR ALL INCOMES AND STAGES OF LIFE." INTEGRATING INTO THE EXISTING NEIGHBORHOOD CONTEXT AND ANTICIPATING PLANNED IMPROVEMENTS BASED ON THE EWPP IS A KEY FORM DRIVER FOR THE PROJECT. THE URBAN DESIGN FRAMEWORK INTEGRATES A NEW PEDESTRIAN AND VEHICULAR CONNECTION BETWEEN MIDDLEFIELD ROAD AND FERGUSON DRIVE, AND A NEW POPA (PRIVATELY OWNED PUBLICLY ACCESSIBLE) PARK AS ENVISIONED BY THE EWPP.

THE SITE DESIGN FOR THIS COMMUNITY DELIVERS A PEOPLE-CENTRIC URBAN EXPERIENCE WITHIN A STONE'S THROW FROM THE EXISTING MIDDLEFIELD VTA STATION. THIS "PEOPLE-CENTRIC" EXPERIENCE IS ACCOMPLISHED BY THE CREATION OF NEW STREET WALLS ALONG BOTH EAST MIDDLEFIELD ROAD AND FERGUSON DRIVE. TOGETHER WITH NEW LANDSCAPED SIDEWALKS, THE ENGAGING ARCHITECTURE OF THE STREET WALLS CREATES A DESIRABLE PEDESTRIAN EXPERIENCE ALONG THE NORTH AND EAST PERIMETER OF THE PROJECT. WITHIN THE PROJECT SITE, A NEW NETWORK OF PUBLICLY ACCESSIBLE URBAN SPACES AND THE NEW SERVICE STREET HAS BEEN CREATED, FORMING NEW BUILDING SITES IDENTIFIED BY A NEW SUBDIVISION MAP. EACH BUILDING RESPONDS AND CONTRIBUTES TO THE QUALITY AND CHARACTER OF THE ADJACENT URBAN SPACES.

THIS INTENTIONALLY BALANCED APPROACH RESULTS IN A FULLY INTEGRATED COMPOSITION OF HUMAN-CENTRIC OUTDOOR SPACES AND SUPPORTING BUILDINGS. THE INTENTIONAL RELATIONSHIP BETWEEN BUILDINGS AND THEIR ADJACENT OPEN SPACES MAKES PEDESTRIAN JOURNEYS THROUGH THIS NEW COMMUNITY A DELIGHT. THE CAREFUL SEQUENCING OF SPATIAL EXPERIENCES ALONG THE PEDESTRIAN JOURNEY REWARDS WITH EXPERIENCES OF COMFORT, INTEREST, AND INTRIGUE, TEMPTING USERS TO REST, LINGER, AND SOCIALIZE. COMPRESSION AND EXPANSION OF THE URBAN SPACE SEQUENCES CREATES MEMORABLE "SERIAL VISION" EXPERIENCES THAT CELEBRATE WANDERING, EXPLORING, AND ARRIVING AMONGST THE VARIETY OF SPACES: PRIVATELY OWNED PUBLICLY ACCESSIBLE OPEN SPACES, LINEAR PARK, PASEOS, PLAZAS, WALKWAYS, AND SIDEWALKS. THE HIGHLIGHT OF THE URBAN SPACE SYSTEM IS THE EWPP-REQUIRED POPA PARK, JUST SOUTH OF THE EXISTING INTERSECTION OF EAST MIDDLEFIELD ROAD AND LOGUE AVENUE. TOGETHER WITH THE ADJACENT OFFICE AND RESIDENTIAL BUILDINGS, IT PROVIDES THE "KEY CORNER" ENTRY SEQUENCE SPECIFIED IN THE EWPP, BENEFITING ALL WORKERS, RESIDENTS, AND VISITORS, BUT ESPECIALLY FOR THOSE ARRIVING BY LIGHT RAIL VIA THE ADJACENT VTA STATION.

FROM THE POPA PARK, THE NEW SERVICE STREET EXTENDS THROUGH THE COMMUNITY TO CONNECT WITH FERGUSON DRIVE. THIS WELL-DESIGNED STREET PROVIDES FOR ALL PROPOSED BUILDINGS AND USES, INCLUDING ACCESS TO PARKING. IN ADDITION, A FINE-GRAINED NETWORK OF PEDESTRIAN CONNECTIONS PROMOTES WALKABILITY THROUGH AND WITHIN THE COMMUNITY. CENTRAL TO THESE CONNECTIONS IS THE VERDANT LINEAR PARK, A PEDESTRIAN SPACE PROGRAMMED WITH OPPORTUNITIES FOR WANDERING, LINGERING AND PLAY. THE LINEAR PARK PROVIDES LOCAL PEDESTRIAN ACCESS TO ALL FIVE PROPOSED BUILDINGS, EITHER VIA BUILDING LOBBIES OR CASCADING STAIRS FROM ELEVATED COURTYARDS. ADDITIONALLY, A LIGHT AND AIRY "GREEN CORRIDOR" CONNECTS THE LINEAR PARK WITH THE POPA PARK AND SOUTH TO THE SERVICE STREET. WE CALL THE LARGER VERDANT EXPERIENCE A GARDEN DISTRICT, CONTRIBUTING A RICH AND DIVERSE PALETTE OF OPEN SPACES TO THIS EVOLVING EAST WHISMAN COMMUNITY. FOCUSED ON CONNECTIONS FOR CIRCULATION, LEISURE, AND RECREATION, THE OPEN SPACE SEQUENCES SUPPORT DAILY LIFE BY BRINGING PEOPLE TOGETHER IN A VIBRANT ENVIRONMENT. MULTIPLE PUBLICLY ACCESSIBLE ROUTES PASS THROUGH THE SITE IN THE FORM OF THE LINEAR PARK, EXPERIENTIAL GARDENS, AND SERVICE STREET, CONNECTING THE COMMUNITY TO HUBS OF ACTIVITY AT THE POPA PARK, OFFICE COURT, AND FRAGRANCE GARDEN. THE OPEN AREA SPACE PROVIDES A WEALTH OF PUBLICLY ACCESSIBLE AND PRIVATE RESIDENT AMENITIES.

PROVIDING A LANDMARK AT THE KEY CORNER, THE POPA PARK IS A DESIRABLE GATEWAY FOR THE PROJECT, REFERENCING THE REGION'S AGRICULTURAL HERITAGE IN BOTH PATTERNS AND VEGETATION SELECTED. ADAPTIVE AND ENGAGING VEGETATION WRAPS THE BUILDING COURTYARDS, ROOF DECK DESIGN, AND PUBLICLY ACCESSIBLE GARDENS, SHADING THE SPACES AND REINFORCING THE GARDEN ATMOSPHERE. A COMBINATION OF REQUIRED FRONTAGE IMPROVEMENTS AND THE SITE'S COMPREHENSIVE REDEVELOPMENT NECESSITATES THE PROPOSED REMOVAL OF 194 NON-HERITAGE TREES AND 40 HERITAGE TREES, WITH 7 HERITAGE TREES TO BE PRESERVED, AND 346 NEW TREES, ALL OF WHICH WILL BE 24" BOX SIZE OR LARGER, HAVE BEEN SELECTED FOR THEIR STRIKING VARIETY, LOW-WATER REQUIREMENTS, AND, AT TIMES, PROVIDING AN EDIBLE LANDSCAPE. LARGE TREES ON THE PODIUM-LEVEL COURTYARDS PROVIDE RESIDENTS WITH BEAUTIFUL GREEN SPACES AND WILL BE ICONIC FOR THE DEVELOPMENT. THE TREES CASCADE DOWN THE STADIUM-STYLE STONE SEATING FACING THE STAGE AREA IN THE CENTRAL LINEAR PARK WHERE A GATHERING AREA IS PROVIDED FOR VISITORS AND RESIDENTS. THE PUBLICLY ACCESSIBLE LINEAR PARK WEAVES FROM FERGUSON STREET THROUGH THE SITE TO THE PROPOSED OFFICE GREEN SPACE WITH VARIED MATERIALS, PLACES FOR GATHERING, AND A VARIETY OF PLANTINGS.

III. RESIDENTIAL COMPONENT
THE RESIDENTIAL PORTION OF THE PROJECT PROVIDES A VARIETY OF HOUSING TYPES, INCLUDING ON-SITE, BELOW-MARKET HOUSING, IN BUILDINGS THAT ESTABLISH STRONG EDGES TO STREETS AND OPEN SPACES. WE HAVE INCORPORATED A BREEZEWAY CONNECTION FROM THE POPA PARK TO THE PRIVATE DRIVE TO THE SOUTH AND CONNECTED THE UPPER COURTYARDS TO THE LINEAR PARK TO ENHANCE PEDESTRIAN CONNECTIVITY THROUGH THE SITE. THE GROUND LEVELS INCLUDE BUILDING AND INDIVIDUAL UNIT ENTRIES, STOOPS, PATIOS, AND PRIVATE GARDENS WHICH ENLIVEN ADJACENT STREETS AND ENCOURAGE INTERACTION AMONG RESIDENTS. THE RESIDENTIAL BUILDINGS VARY IN HEIGHT AND NUMBER OF STORIES TO CREATE VARIETY IN THE NEIGHBORHOOD. THE BUILDINGS ALSO INCORPORATE A VARIETY OF UPPER FLOOR SETBACKS, PROJECTING BAY WINDOWS, AND MASSING BREAKS AT REGULAR INTERVALS TO REDUCE THE APPEARANCE OF MASS, HEIGHT, AND BULK. AT THE COURTYARD LEVEL AND ABOVE, SIGNIFICANT AMOUNTS OF COMMUNAL OPEN AREAS PROVIDE SPACE FOR SOCIALIZING, EXERCISE, AND COMMUNITY EVENTS. OUR OVERARCHING CONCEPT FOR THE RESIDENTIAL BUILDINGS IS TO HELP DEFINE AND CREATE THE GARDEN DISTRICT, WHERE THE PRIMARY DESIGN ELEMENT IS THE INTERCONNECTED PUBLIC OPEN SPACES THAT INCLUDE THE POPA PARK, THE BREEZEWAY LINK, AND THE LINEAR PARK. IN ADDITION TO GROUND FLOOR STOOPS AND PATIOS, PRIVATE GARDENS CAN BE FOUND ON THE PODIUM LEVEL OF THE BUILDINGS AND GARDENS ALSO OCCUPY UPPER TERRACE AREAS AT THE BUILDING SETBACKS, CREATING A THREE-DIMENSIONAL LANDSCAPE THROUGHOUT THE PROJECT. THE RESIDENTIAL BUILDINGS' ROLE IS TO SHAPE AND DEFINE THE OPEN SPACE GARDENS AND ACTIVATE THEM AT THE PEDESTRIAN LEVEL WHILE CREATING HUMAN SCALE, BRINGING TO LIFE OUR VISION OF THE GARDEN DISTRICT, WHERE BUILDINGS AND LANDSCAPE ARE INTERLINKED AND HARMONIOUS AND WHERE THE THREE-DIMENSIONAL LANDSCAPE OCCUPIES AND ENGAGES ALL LEVELS OF THE ARCHITECTURE.

THE RESIDENTIAL BUILDINGS ARE DESIGNED TO REFLECT THE MIXED-USE CHARACTER OF THE EAST WHISMAN AREA, WHICH FEATURE CONTINUOUS RETAIL BUILDING FACADES NEAR THE STREET AND ACTIVE PEDESTRIAN-ORIENTED GROUND FLOORS WITH RESIDENTIAL STOOPS, FREQUENT ENTRANCES, AND STOREFRONTS. THE MASSING OF THE RESIDENTIAL BUILDINGS FOLLOWS THE DESIGN GUIDELINES OF THE EWPP WITH A DEFINED BASE, MIDDLE, AND TOP, WITH A ROOF CORNICE. BUILDING BASES ARE DEFINED BY TWO-STORY GROUND FLOOR GARDEN LOFTS WITH RAISED STOOPS ON ALL THE RESIDENTIAL BUILDINGS, WHICH ARE HIGHLIGHTED BY CANOPIES AND WOOD-LOOK SIDING TO DISTINGUISH THE LOFTS AND ADD WARMTH AND DETAIL AT THE BUILDING BASE. THE BUILDING BASE ALSO PROJECTS FROM THE PRIMARY FACADES AT KEY ELEMENTS SUCH AS THE RETAIL SPACES AND THE GARDEN LOFTS FACING THE LINEAR PARK. THE MIDDLE (OR BODY) IS DEFINED BY RECESSED AND PROJECTING BALCONIES,

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PROJECT INFORMATION

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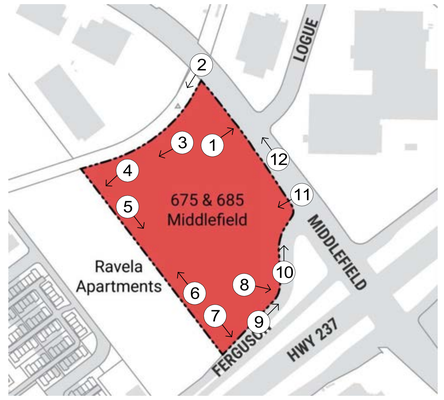
KEY MAP



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FORMAL PLANNING APPLICATION

REVISIONS

1	FORMAL PLANNING APPLICATION REV 1	02/22/2023
2	FORMAL PLANNING APPLICATION REV 2	07/21/2023

DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: 10.11.2024
PROJECT NO: 2103022

DRAWING TITLE
PHOTOGRAPHIC DISPLAY

G006

10/10/2024 10:40:31 AM SERA Design and Architecture, Inc.

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POPA WEST

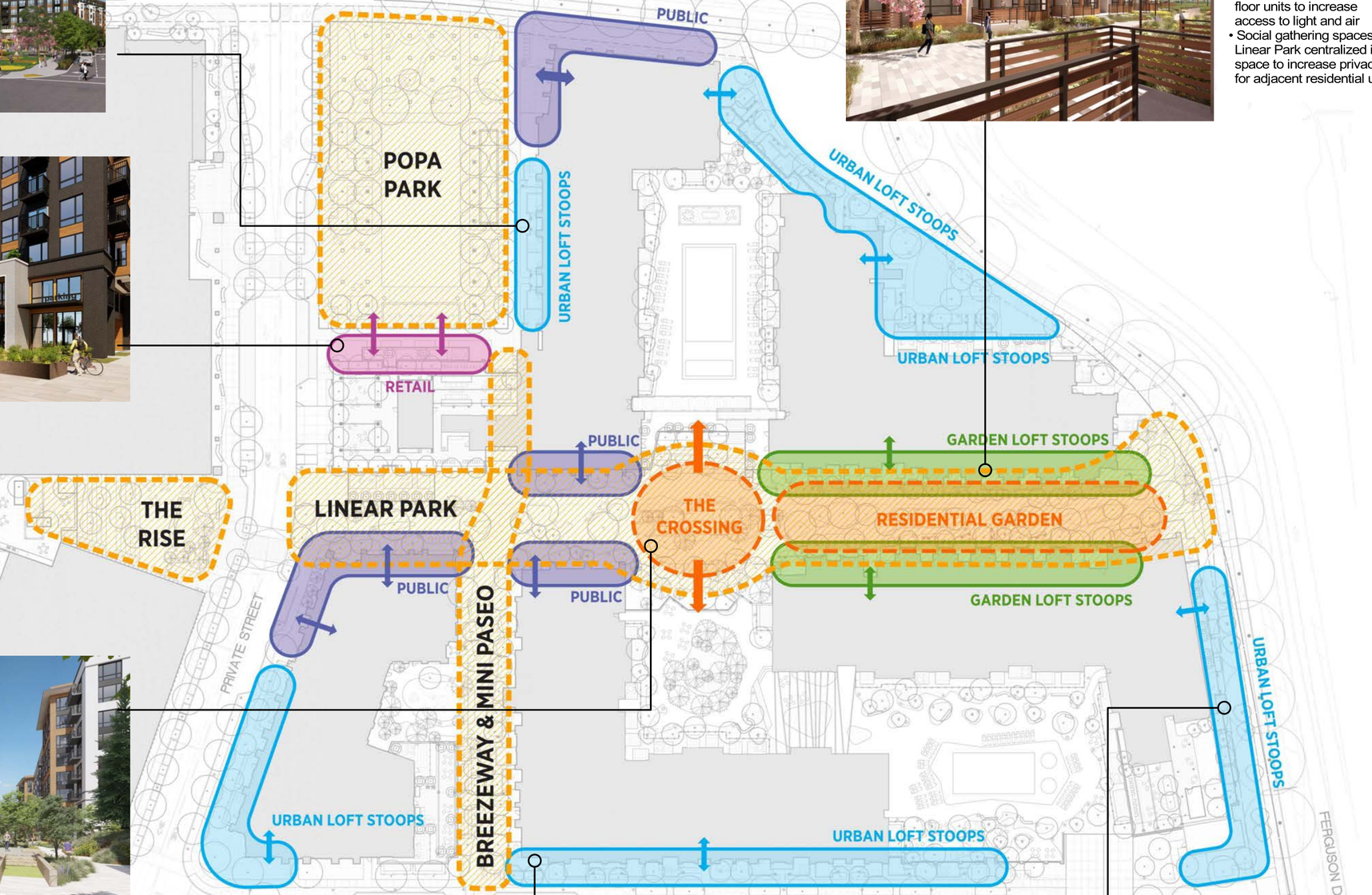
- Primary building lobby activates the northwest corner, with high levels of transparency creating visual interest for the public
- Ground level Urban Loft unit stoops further activate the park edge and provide 'eyes on the space' for enhanced security

RETAIL AT POPA

- Ground floor building opens up to companion outdoor circulation and covered seating complementing future retail uses
- Upper floors of building step-back to enhance pedestrian scale of space

GARDEN LOFTS

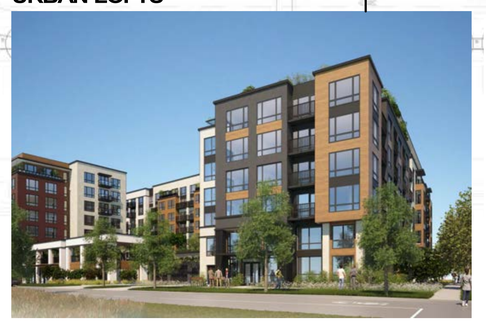
- Ground floor Garden Loft units help activate the Linear Park
- Unique ground floor architectural expression identifies individual units
- Middle and upper floors step back from the ground floor units to increase access to light and air
- Social gathering spaces in Linear Park centralized in space to increase privacy for adjacent residential units



THE CROSSING

- Public lobbys activate The Crossing
- Upperfloor setbacks allow natural light into The Crossing

URBAN LOFTS



- Ground floor Urban Loft units activate the service street frontage
- Stoops and patios provide semi-private transition space between units and sidewalk
- Large street trees and smaller landscape trees along the building face provide needed shade on the south-west facing facade
- Residential lobby and plaza activates Private Street

URBAN LOFTS

- Ground floor Urban Loft units activate the Ferguson Drive frontage
- Stoops and patios provide semi-private transition space between units, sidewalk and busy street, onramp and elevated freeway
- Large street trees and smaller landscape trees along the building face provide needed shade on the south-west facing facade

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6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: 10.11.2024
PROJECT NO: 2103022

RESIDENTIAL BUILDING ARTICULATION IN RELATIONSHIP TO LANDSCAP

G008C

10/10/2024 10:45:47 AM SERA Design and Architecture, Inc.

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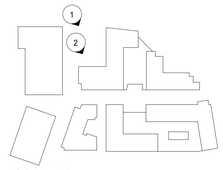
RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY

2 - AMENITY PAVILION ON NORTH BUILDING LEVEL 8

1 - NORTH RESIDENTIAL FROM MIDDLEFIELD DRIVE



KEYPLAN

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675 & 685 E. MIDDLEFIELD

MOUNTAIN VIEW, CA 94043

FORMAL PLANNING APPLICATION

REVISIONS

1	FORMAL PLANNING APPLICATION REV 1	02/22/2023
2	FORMAL PLANNING APPLICATION REV 2	07/21/2023
3	FORMAL PLANNING APPLICATION REV 3	08/06/2023
4	FORMAL PLANNING APPLICATION REV 4	03/25/2024
5	FORMAL PLANNING APPLICATION REV 5	06/17/2024

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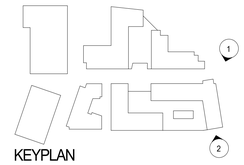
1 - SOUTH RESIDENTIAL FROM FERGUSON



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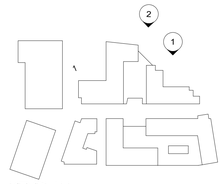

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FORMAL PLANNING APPLICATION

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4	FORMAL PLANNING APPLICATION REV 4	03/25/2024

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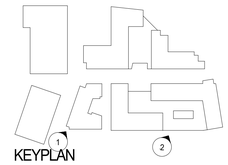
1 - BMR FROM SW ON SERVICE STREET



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FORMAL PLANNING APPLICATION

REVISIONS

4	FORMAL PLANNING APPLICATION REV 4	03/25/2024
5	FORMAL PLANNING APPLICATION REV 5	06/17/2024
6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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2| OFFICE KEY CORNER

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FORMAL PLANNING APPLICATION

REVISIONS

1	FORMAL PLANNING APPLICATION REV 1	2/22/2023
2	FORMAL PLANNING APPLICATION REV 2	7/21/2023
3	FORMAL PLANNING APPLICATION REV 3	11/06/2023
4	FORMAL PLANNING APPLICATION REV 4	3/25/2024
5	FORMAL PLANNING APPLICATION REV 5	6/17/2024
6	FORMAL PLANNING APPLICATION REV 6	8/22/2024
7	FORMAL PLANNING APPLICATION REV 7	10/11/2024

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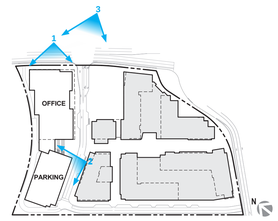
1| OFFICE VIEW FROM E MIDDLEFIELD RD.

3| OFFICE VIEW FROM LOGUE AVE

2| PARKING STRUCTURE



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6	FORMAL PLANNING APPLICATION REV 6	8/22/2024
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1| OFFICE KEY CORNER & FRAGRANCE GARDEN 01

2| OFFICE KEY CORNER & FRAGRANCE GARDEN 02

3| OFFICE KEY CORNER FROM E MIDDLEFIELD RD.

4| OFFICE KEY CORNER BIRD'S EYE VIEW

5| NEW AWNING ON E MIDDLEFIELD RD.

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6	FORMAL PLANNING APPLICATION REV 6	8/22/2024
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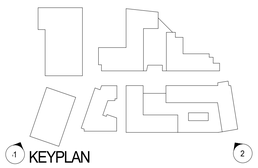
2 - AERIAL VIEW FROM SOUTH EAST

1 - AERIAL VIEW FROM SOUTH WEST



KEYPLAN

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MOUNTAIN VIEW, CA 94043

FORMAL PLANNING APPLICATION

REVISIONS

1	FORMAL PLANNING APPLICATION REV 1	02/22/2023
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5	FORMAL PLANNING APPLICATION REV 5	06/17/2024
6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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CHECKED BY:	Checker	PROJECT NO:	2103022

DRAWING TITLE

AERIAL MODEL VIEWS

G018

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GENERAL NOTES - SITE PLAN

A. ARCHITECTURAL, CIVIL, LANDSCAPE, AND SURVEY DRAWINGS ARE REFERENCING ACTUAL GRADES ABOVE SEA LEVEL.

B. REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITEWORK INFORMATION.

C. WORK IN THE RIGHT OF WAY IS SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE RIGHT OF WAY IMPROVEMENT DRAWINGS FOR INFORMATION.

D. REFERENCE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE.

KEYED NOTES - SITE PLAN

1 PUBLIC ACCESS EASEMENT, SEE CIVIL DWGS
2 24'-0" PARKING SPACES, TYP, SEECIVIL DWG FOR CURB DIMENSIONS
3 FIRE ACCESS, SEE CIVIL DWGS FOR FIRE ACCESS EXHIBIT

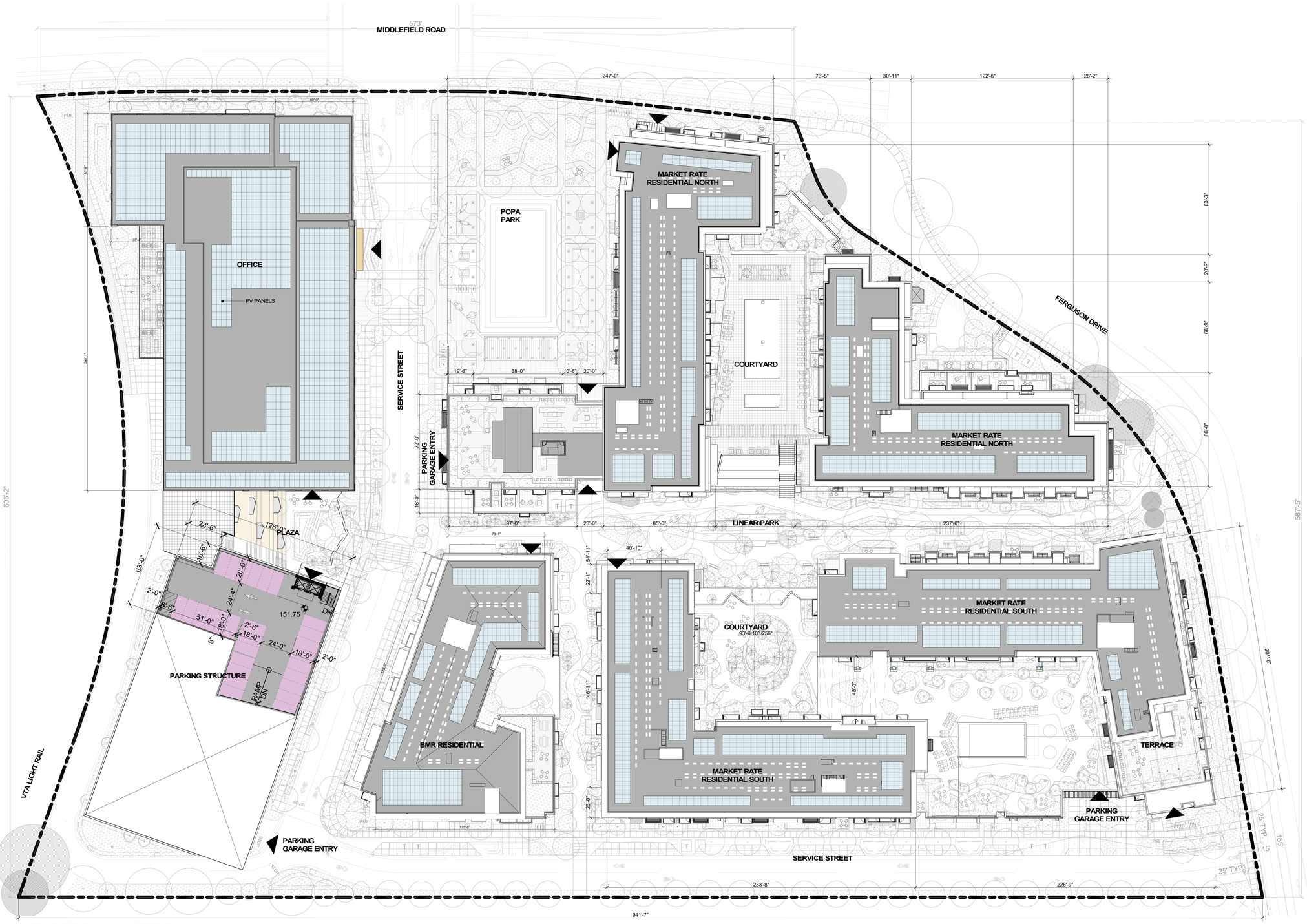
LEGEND - SITE PLAN

SETBACK & PUBLIC UTILITY EASEMENT

10 FT NON-ACTIVE SETBACK ZONE

5 FT SETBACK ZONE

BUILDING ENTRY



1 FLOOR PLAN - SITE PLAN
1" = 30'-0"

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FORMAL PLANNING APPLICATION

REVISIONS

3	FORMAL PLANNING APPLICATION REV 3	08/06/2023

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CHECKED BY: <checker>
ISSUE DATE: 10.11.2024
PROJECT NO: 2103022

DRAWING TITLE
SITE PLAN

A001

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LEGEND - PARKING

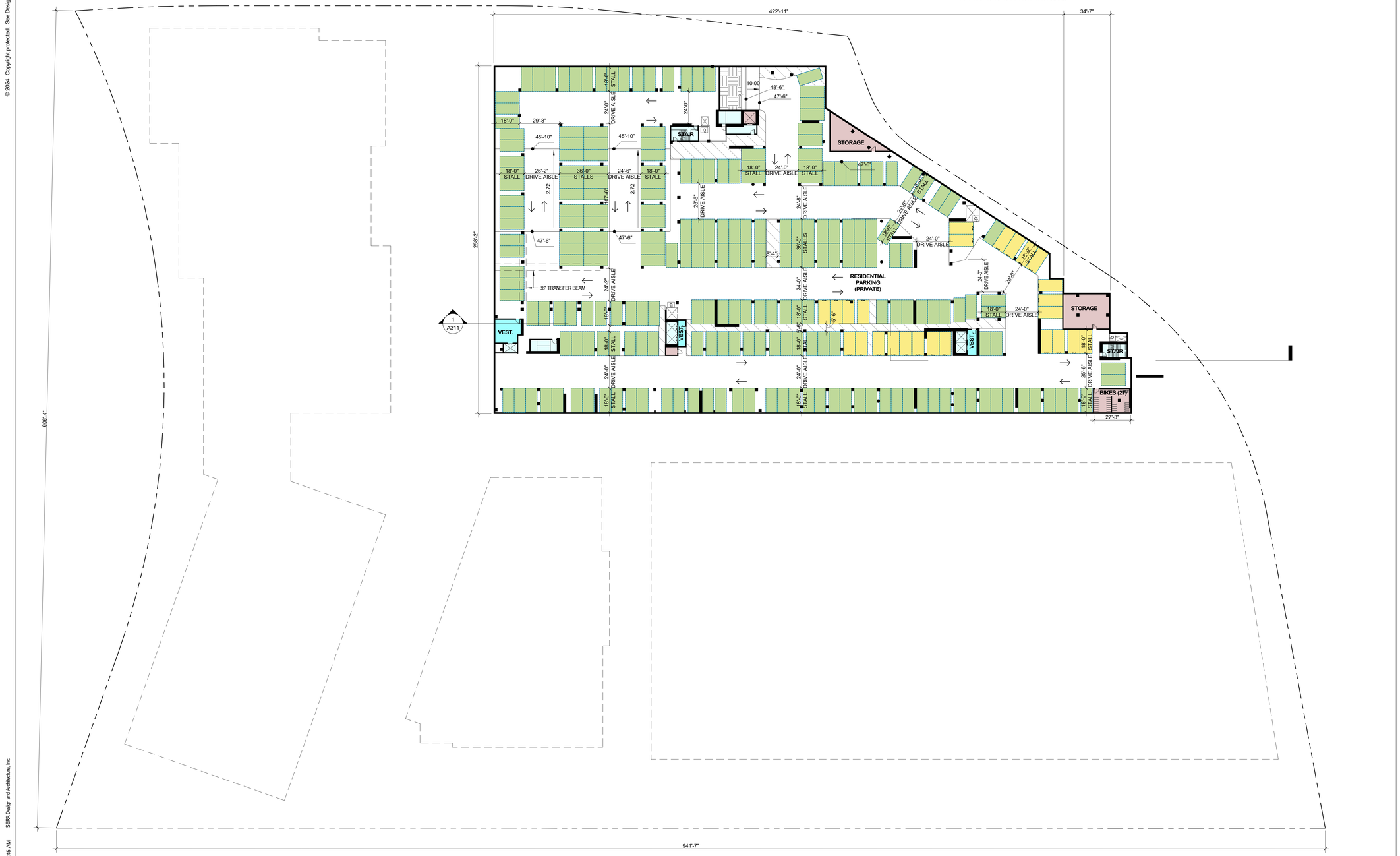
OFFICE (8'-6"X18')	RESIDENTIAL (8'-6"X18')	CAR SHARE (8'-6"X18')
OFFICE ADA (9'X18')	RESIDENTIAL ADA (9'X18')	OFFICE CAR SHARE (8'-6"X18')
OFFICE EVCS (9'X18')	RESIDENTIAL VAN (9'X18')	MECHANICAL STACKER (8'-6"x18'-0")
EVCS L-2 ADA	OFFICE EVCS L-2 ADA (9'X18')	EV L-2	RESIDENTIAL L-2 EVCS (9'X18')	MECHANICAL STACKER (REAR) (8'-6"x18'-0")
EV L-2 VAN	OFFICE EVCS L-2 VAN (12'X18')	EV L-2 AISLE	RESIDENTIAL L-2 EVCS 8' AISLE (9'X18')	LEASING OFFICE ADA (9'x18')
LEASING OFFICE (8'-6"x18')	LEASING OFFICE EVCS VAN (12'x18')			
OFFICE ADA VAN (9'X18')	EV L-2 VAN	RESIDENTIAL L-2 EVCS VAN (9'X18')		
EV L-3 VAN	OFFICE ADA L-3 EVCS VAN (9'X18')	EV L-3 VAN	RESIDENTIAL L-3 EVCS VAN (9'X18')	
SHORT-TERM LOADING SPACES (8'-6"X18')				

* SEE L-3,L-2, L-1 DESIGNATIONS ON STALLS. STALLS TO FOLLOW FIGURES 36.32-1, 36.32-2 OF MOUNTAINVIEW CITY CODE. TYPICAL DIMS PROVIDED

*SEE NOTE TO DOCUMENT FLEXIBLE RETAIL PARKING (F.R.P). REFER TO 2024-03-12 675 Middlefield Parking Management Plan.PDF ALL SPACES IN PUBLIC PARKING AREA ARE TO BE SHARED AFTER HOURS.

LEGEND - FLOOR PLAN

AMENITY	OFFICE	RETAIL
BOH	LOBBY	STORAGE
CIRCULATION	OPEN SPACE PRIVATE >6' D	PARKING
RESIDENTIAL UNIT	OPEN SPACE	
LOADING	BUILDING ENTRY	BUILDING EXIT



1 FLOOR PLAN - BASEMENT LEVEL P2
1" = 30'-0"

0' 5' 10' 20' 30' 60'

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6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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ISSUE DATE: 10.11.2024
PROJECT NO: 2103022

DRAWING TITLE
FLOOR PLAN - BASEMENT LEVEL P2

A101

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NORTH BUILDING PARKING STALL SUMMATION

Note: Shared office parking available for retail and POPA parking during the day and weekend days, open for residents at night and weekends

	SHARED OFFICE PARKING STALL SUMMATION							RESIDENT PARKING STALL SUMMATION							LEASING OFFICE PARKING STALL SUMMATION		
Level	ACCESSIBLE OFFICE (9'-0"X18'-0")	VAN ACCESSIBLE OFFICE (9'-0"X18'-0")	UNISTALL OFFICE (8'-6"X18'-0")	EVCS OFFICE (9'-0"X18'-0")	EVCS VAN ACCESSIBLE (12'-0"X18'-0")	EVCS ACCESSIBLE (9'-0"X18'-0")	CAR SHARE (9'-0"X18'-0")	ACCESSIBLE (9'-0"X18'-0")	VAN ACCESSIBLE (9'-0"X18'-0")	EVCS VAN ACCESSIBLE (9'-0"X18'-0")	UNISTALL RESIDENT (8'-6"X18'-0")	EVCS RESIDENT (9'-0"X18'-0")	EVCS W/ 8' ACCESS AISLE (9'-0"X18'-0")	CAR SHARE RESIDENT* (9'-0"X18'-0")	LEASING OFFICE (8'-6"X18'-0")	VAN ACCESSIBLE (9'-0"X18'-0")	TOTAL
Level P2	0	0	0	0	0	0	0	0	0	0	223	25	0	0	0	0	248
Level P1	4	1	100	16 *	2 *	1	0	5	1	2	*45	20	2 *	0	4	1 *	204
Total	4	1	100	16 *	2 *	1	0	5	1	2	268	45	2 *	0	4	1 *	452
Subtotal	124							323							5		
	All EV Cap	All EV Cap	All EV Cap	*One Level 3	*One Level 3 van		All EV Cap *assuming a company will provide	All EV Cap	All EV Cap	*One van Level 3	All EV Cap	*Three Level 3		All Cap *assuming a company will provide	*Three EV Cap		

SOUTH BUILDING PARKING STALL SUMMATION

RESIDENT PARKING STALL SUMMATION

Level	ACCESSIBLE (9'-0"X18'-0")	VAN ACCESSIBLE (9'-0"X18'-0")	EVCS VAN ACCESSIBLE (9'-0"X18'-0")	EVCS ACCESSIBLE (9'-0"X18'-0")	EVCS W/ 8' ACCESS AISLE (9'-0"X18'-0")	UNISTALL RESIDENT (8'-6"X18'-0")	EVCS RESIDENT (9'-0"X18'-0")	CAR SHARE RESIDENT* (9'-0"X18'-0")	MECH. PARKING SYSTEM (9'-0"X18'-0")	MECH. PARKING - REAR (9'-0"X18'-0")	TOTAL
Level P1	0	0	0	0	0	105	46	0	44	63	258
Level 01	6	1	2 *	0	3	56	3	0 *	12	18	101
Total	6	1	2	0	3	161	49	0 *	56	81	359
Subtotal	359										
	All EV Cap	All EV Cap	*One Level 3 van			All EV Cap	*Three Level 3	All Cap *assuming a company will provide	All EV Cap	All EV Cap	

Parking Notes:

Accessible (9'-0"x18'-0") — EVCS Accessible (9'-0"x18'-0")
Van Accessible (9'-0"x18'-0") — EVCS Van Accessible (12'-0"X18'-0")
Unistall and Carshare (8'-6"x18'-0") — EVCS Ambulatory (10'-0"x18'-0")
EVCS (9'-0"x18'-0") — Loading Space (10'-0"x 25'-0"x 12'-0" Clear Height)

1 for every 100 EV Spaces will be provided with Level 3/DC Fast Charger

BMR PARKING STALL SUMMATION

Level	ACCESSIBLE (9'-0"X18'-0")	VAN ACCESSIBLE (9'-0"X18'-0")	EVCS VAN ACCESSIBLE (9'-0"X18'-0")	EVCS ACCESSIBLE (9'-0"X18'-0")	EVCS W/ 8' ACCESS AISLE (9'-0"X18'-0")	UNISTALL RESIDENT (8'-6"X18'-0")	EVCS RESIDENT (9'-0"X18'-0")	TOTAL
Level 1	0	1	2	0	1	27	2	33

* includes 8 Tandems

LEGEND - FLOOR PLAN

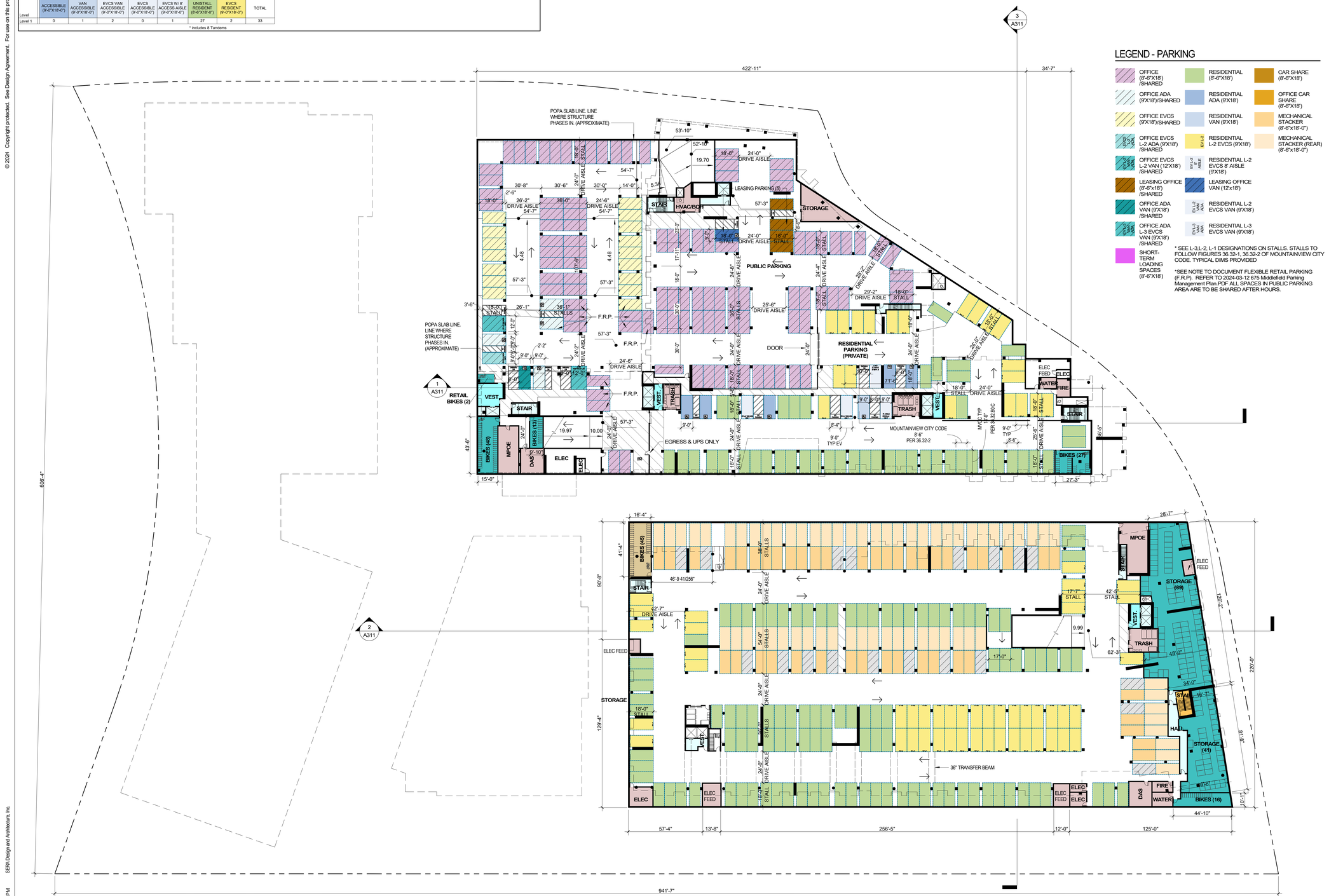
- AMENITY
- BOH
- CIRCULATION
- RESIDENTIAL UNIT
- LOADING
- OFFICE
- LOBBY
- OPEN SPACE PRIVATE >6' D
- OPEN SPACE
- BUILDING ENTRY
- RETAIL
- STORAGE
- PARKING
- BUILDING EXIT

LEGEND - PARKING

- OFFICE (8'-6"X18') /SHARED
- OFFICE ADA (9'X18')/SHARED
- OFFICE EVCS (9'X18')/SHARED
- OFFICE EVCS L-2 ADA (9'X18') /SHARED
- OFFICE EVCS L-2 VAN (12'X18') /SHARED
- LEASING OFFICE (8'-6"x18') /SHARED
- OFFICE ADA VAN (9'X18') /SHARED
- OFFICE ADA L-3 EVCS VAN (9'X18') /SHARED
- SHORT-TERM LOADING SPACES (8'-6"X18')
- RESIDENTIAL (8'-6"X18')
- RESIDENTIAL ADA (9'X18')
- RESIDENTIAL VAN (9'X18')
- RESIDENTIAL L-2 EVCS (9'X18')
- RESIDENTIAL L-2 EVCS 8' AISLE (9'X18')
- LEASING OFFICE VAN (12'x18')
- RESIDENTIAL L-2 EVCS VAN (9'X18')
- RESIDENTIAL L-3 EVCS VAN (9'X18')
- CAR SHARE (8'-6"X18')
- OFFICE CAR SHARE (8'-6"X18')
- MECHANICAL STACKER (8'-6"X18'-0")
- MECHANICAL STACKER (REAR) (8'-6"X18'-0")

* SEE L-3,L-2, L-1 DESIGNATIONS ON STALLS. STALLS TO FOLLOW FIGURES 36.32-1, 36.32-2 OF MOUNTAINVIEW CITY CODE. TYPICAL DIMS PROVIDED

* SEE NOTE TO DOCUMENT FLEXIBLE RETAIL PARKING (F.R.P). REFER TO 2024-03-12 675 Middlefield Parking Management Plan.PDF ALL SPACES IN PUBLIC PARKING AREA ARE TO BE SHARED AFTER HOURS.



1 FLOOR PLAN - BASEMENT LEVEL P1
1" = 30'-0"

0' 5' 10' 20' 30' 60'

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CHECKED BY:	<checker>	PROJECT NO:	2103022

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FLOOR PLAN - BASEMENT LEVEL P1 **A102**

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NORTH BUILDING PARKING STALL SUMMATION

Note: Shared office parking available for retail and POPA parking during the day and weekend days, open for residents at night and weekends

	SHARED OFFICE PARKING STALL SUMMATION							RESIDENT PARKING STALL SUMMATION							LEASING OFFICE PARKING STALL SUMMATION		
Level	ACCESSIBLE OFFICE (9'-0"X18'-0")	VAN ACCESSIBLE OFFICE (9'-0"X18'-0")	UNISTALL OFFICE (8'-6"X18'-0")	EVCS OFFICE (9'-0"X18'-0")	EVCS VAN ACCESSIBLE (12'-0"X18'-0")	EVCS ACCESSIBLE (9'-0"X18'-0")	CAR SHARE (9'-0"X18'-0")	ACCESSIBLE (9'-0"X18'-0")	VAN ACCESSIBLE (9'-0"X18'-0")	EVCS VAN ACCESSIBLE (9'-0"X18'-0")	UNISTALL RESIDENT (8'-6"X18'-0")	EVCS RESIDENT (9'-0"X18'-0")	EVCS W/ 8' ACCESS AISLE (9'-0"X18'-0")	CAR SHARE RESIDENT* (9'-0"X18'-0")	LEASING OFFICE (8'-6"X18'-0")	VAN ACCESSIBLE (9'-0"X18'-0")	TOTAL
Level P2	0	0	0	0*	0*	0	0	0	0	0*	223	25*	0	0	0*	0	248
Level P1	4	1	100	16*	2*	1	0	5	1	2*	45	20*	2	0	4*	1	204
Total	4	1	100	16	2	1	0	5	1	2	268	45	2	0	4	1	452
Subtotal	124							323							5		
	All EV Cap		All EV Cap	All EV Cap	*One Level 3 van		All EV Cap *assuming a company will provide	All EV Cap	All EV Cap	*One van Level 3	All EV Cap	*Three Level 3		All EV Cap *assuming a company will provide	*Three EV Cap		

SOUTH BUILDING PARKING STALL SUMMATION

	RESIDENT PARKING STALL SUMMATION										
Level	ACCESSIBLE (9'-0"X18'-0")	VAN ACCESSIBLE (9'-0"X18'-0")	EVCS VAN ACCESSIBLE (9'-0"X18'-0")	EVCS ACCESSIBLE (9'-0"X18'-0")	EVCS W/ 8' ACCESS AISLE (9'-0"X18'-0")	UNISTALL RESIDENT (8'-6"X18'-0")	EVCS RESIDENT (9'-0"X18'-0")	CAR SHARE RESIDENT* (9'-0"X18'-0")	MECH. PARKING SYSTEM (9'-0"X18'-0")	MECH. PARKING - REAR (9'-0"X18'-0")	TOTAL
Level P1	0	0	0*	0	0	105	46	0*	44	63	258
Level 01	6	1	2*	0	3	56	3	0*	12	18	101
Total	6	1	2	0	3	161	49	0	56	81	359
Subtotal	359										
	All EV Cap	All EV Cap	*One Level 3 van			All EV Cap	*Three Level 3	All EV Cap *assuming a company will provide	All EV Cap	All EV Cap	

BMR PARKING STALL SUMMATION

Level	ACCESSIBLE (9'-0"X18'-0")	VAN ACCESSIBLE (9'-0"X18'-0")	EVCS VAN ACCESSIBLE (9'-0"X18'-0")	EVCS ACCESSIBLE (9'-0"X18'-0")	EVCS W/ 8' ACCESS AISLE (9'-0"X18'-0")	UNISTALL RESIDENT (8'-6"X18'-0")	EVCS RESIDENT (9'-0"X18'-0")	TOTAL
Level 1	0	1	2	0	1	27	2	33
						* includes 8 Tandems		

Parking Notes:

Accessible (9'-0"x18'-0") — EVCS Accessible (9'-0"x18'-0")
Van Accessible (9'-0"x18'-0") — EVCS Van Accessible (12'-0"x18'-0")
Unistall and Carshare (8'-6"x18'-0") — EVCS Ambulatory (10'-0"x18'-0")
EVCS (9'-0"x18'-0") — Loading Space (10'-0"x 25'-0"x 12'-0" Clear Height)

1 for every 100 EV Spaces will be provided with Level 3/DC Fast Charger

PARKING STRCUTURE

Level	ACCESSIBLE (9'-0"X18'-0")	VAN ACCESSIBLE (9'-0"X18'-0")	UNISTALL (8'-6"X18'-0")	SHORT TERM LOADING (8'-6"X18'-0")	CAR SHARE (8'-6"X18'-0")	EVCS (8'-6"X18'-0")	EVCS ACCESSIBLE (9'-0"X18'-0")	EVCS VAN ACCESSIBLE (12'-0"X18'-0")	EVCS AMBULATORY (10'-0"X18'-0")	TOTAL
Level 08.5	0	0	28	0	0	0	0	0	0	28
Level 08	0	0	85	0	0	0	0	0	0	85
Level 07	0	0	85	0	0	0	0	0	0	85
Level 06	0	0	85	0	0	0	0	0	0	85
Level 05	0	0	54	0	0	31	0	0	0	85
Level 04	0	0	52	0	0	33	0	0	0	85
Level 03	3	1	56	0	0	15	2	1	0	78
Level 02	6	1	54	0	0	10	1	0	3	75
Level 01	0	0	23	6	3	0	0	0	0	32
Total	9	2	522	6	3	89	3	1	3	638

NOTE: OUT OF 96 EV SPACES, 7 WILL BE PROVIDED WITH LEVEL 3/DC FAST CHARGER (1 EVERY 100 SPACES)

LEGEND - PARKING

- OFFICE (8'-6"X18')
- OFFICE ADA (9'X18')
- OFFICE EVCS (9'X18')
- OFFICE EVCS L-2 ADA (9'X18')
- OFFICE EVCS L-2 VAN (12'X18')
- LEASING OFFICE (8'-6"x18')
- OFFICE ADA VAN (9'X18')
- OFFICE ADA L-3 EVCS VAN (9'X18')
- SHORT-TERM LOADING SPACES (8'-6"X18')
- RESIDENTIAL (8'-6"X18')
- RESIDENTIAL ADA (9'X18')
- RESIDENTIAL VAN (9'X18')
- RESIDENTIAL L-2 EVCS (9'X18')
- RESIDENTIAL L-2 EVCS 8' AISLE (9'X18')
- LEASING OFFICE EVCS VAN (12'X18')
- RESIDENTIAL L-2 EVCS VAN (9'X18')
- RESIDENTIAL L-3 EVCS VAN (9'X18')
- CAR SHARE (8'-6"X18')
- OFFICE CAR SHARE (8'-6"X18')
- MECHANICAL STACKER (8'-6"x18'-0")
- MECHANICAL STACKER (REAR) (8'-6"x18'-0")
- LEASING OFFICE ADA (9'x18')

* SEE L-3/L-2, L-1 DESIGNATIONS ON STALLS. STALLS TO FOLLOW FIGURES 36.32-1, 36.32-2 OF MOUNTAINVIEW CITY CODE. TYPICAL DIMS PROVIDED

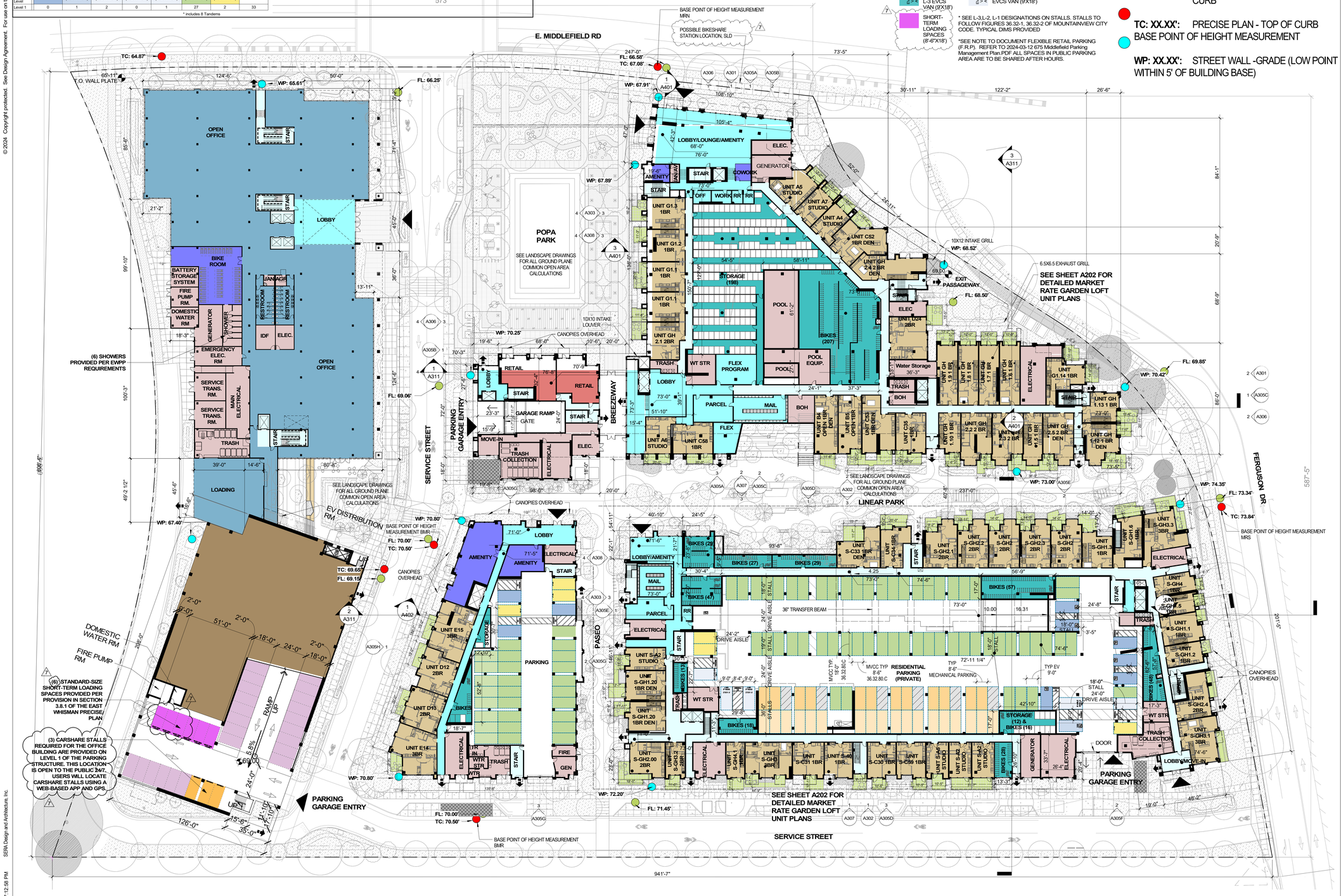
*SEE NOTE TO DOCUMENT FLEXIBLE RETAIL PARKING (F.R.P). REFER TO 2024-03-12 675 Middlefield Parking Management Plan.PDF ALL SPACES IN PUBLIC PARKING AREA ARE TO BE SHARED AFTER HOURS.

LEGEND - FLOOR PLAN

- AMENITY
- BOH
- CIRCULATION
- RESIDENTIAL UNIT
- LOADING
- OFFICE
- LOBBY
- OPEN SPACE PRIVATE >6' D
- OPEN SPACE
- BUILDING ENTRY
- RETAIL
- STORAGE
- PARKING
- BUILDING EXIT

LEGEND - CODE ELEVATIONS

- **FL: XX.XX':** FIRE DEPARTMENT - BOTTOM OF CURB
- **TC: XX.XX':** PRECISE PLAN - TOP OF CURB
- BASE POINT OF HEIGHT MEASUREMENT
- **WP: XX.XX':** STREET WALL -GRADE (LOW POINT WITHIN 5' OF BUILDING BASE)



FLOOR PLAN - LEVEL 01

1" = 30'-0"

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675 & 685 E. MIDDLEFIELD

MOUNTAIN VIEW, CA 94043

FORMAL PLANNING APPLICATION

REVISIONS

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5	FORMAL PLANNING APPLICATION REV 5	05/17/2024
6	FORMAL PLANNING APPLICATION REV 6	08/22/2024
7	FORMAL PLANNING APPLICATION REV 7	10/11/2024

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CHECKED BY: <checker>
ISSUE DATE: 10.11.2024
PROJECT NO: 2103022

DRAWING TITLE
FLOOR PLAN - LEVEL 01

A103

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LEGEND - PARKING

- OFFICE (8'-6"X18')
- OFFICE ADA (9'X18')
- OFFICE EVCS (9'X18')
- OFFICE EVCS L-2 ADA (9'X18')
- OFFICE EVCS L-2 VAN (12'X18')
- OFFICE ADA VAN (9'X18')
- OFFICE ADA L-3 EVCS VAN (9'X18')
- SHORT-TERM LOADING SPACES (8'-6"X18')
- RESIDENTIAL (8'-6"X18')
- RESIDENTIAL ADA (9'X18')
- RESIDENTIAL VAN (9'X18')
- RESIDENTIAL L-2 EVCS (9'X18')
- RESIDENTIAL L-2 EVCS 8' AISLE (9'X18')
- RESIDENTIAL L-2 EVCS VAN (9'X18')
- RESIDENTIAL L-3 EVCS VAN (9'X18')
- CAR SHARE (8'-6"X18')
- OFFICE CAR SHARE (8'-6"X18')
- MECHANICAL STACKER (8'-6"x18'-0")
- MECHANICAL STACKER (REAR) (8'-6"x18'-0")
- LEASING OFFICE ADA (9'x18')
- LEASING OFFICE (8'-6"x18')
- LEASING OFFICE EVCS VAN (12'x18')

* SEE L-3,L-2, L-1 DESIGNATIONS ON STALLS. STALLS TO FOLLOW FIGURES 36.32-1, 36.32-2 OF MOUNTAINVIEW CITY CODE. TYPICAL DIMS PROVIDED

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- OPEN SPACE
- BUILDING ENTRY
- RETAIL
- STORAGE
- PARKING
- BUILDING EXIT

FLOOR PLAN - LEVEL 02

1" = 30'-0"

0' 5' 10' 20' 30' 60'

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6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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CHECKED BY: <checker>
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PROJECT NO: 2103022

DRAWING TITLE
FLOOR PLAN - LEVEL 02

A104

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LEGEND - PARKING

OFFICE (8'-6"X18')	RESIDENTIAL (8'-6"X18')	CAR SHARE (8'-6"X18')
OFFICE ADA (9'X18')	RESIDENTIAL ADA (9'X18')	OFFICE CAR SHARE (8'-6"X18')
OFFICE EVCS (9'X18')	RESIDENTIAL VAN (9'X18')	MECHANICAL STACKER (8'-6"X18'-0")
EVCS L-2 ADA — OFFICE EVCS L-2 ADA (9'X18')	EV L-2 — RESIDENTIAL L-2 EVCS (9'X18')	MECHANICAL STACKER (REAR) (8'-6"X18'-0")
EVCS L-2 VAN — OFFICE EVCS L-2 VAN (12'X18')	EV L-2 AISLE — RESIDENTIAL L-2 EVCS 8' AISLE (9'X18')	LEASING OFFICE ADA (9'X18')
LEASING OFFICE (8'-6"X18')	LEASING OFFICE EVCS VAN (12'X18')	
OFFICE ADA VAN (9'X18')	EV L-2 VAN — RESIDENTIAL L-2 EVCS VAN (9'X18')	
EVCS L-3 VAN — OFFICE ADA L-3 EVCS VAN (9'X18')	EV L-3 VAN — RESIDENTIAL L-3 EVCS VAN (9'X18')	
SHORT-TERM LOADING SPACES (8'-6"X18')		

* SEE L-3,L-2, L-1 DESIGNATIONS ON STALLS. STALLS TO FOLLOW FIGURES 36.32-1, 36.32-2 OF MOUNTAINVIEW CITY CODE. TYPICAL DIMS PROVIDED

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LEGEND - FLOOR PLAN

AMENITY	OFFICE	RETAIL
BOH	LOBBY	STORAGE
CIRCULATION	OPEN SPACE PRIVATE >6' D	PARKING
RESIDENTIAL UNIT	OPEN SPACE	
LOADING	BUILDING ENTRY	BUILDING EXIT

1 FLOOR PLAN - LEVEL 03
1" = 30'-0"

0' 5' 10' 20' 30' 60'

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MOUNTAIN VIEW, CA 94043

FORMAL PLANNING APPLICATION

REVISIONS

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6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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FLOOR PLAN - LEVEL 03

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LEGEND - PARKING

- OFFICE (8'-6"X18')
- OFFICE ADA (9'X18')
- OFFICE EVCS (9'X18')
- OFFICE EVCS L-2 ADA (9'X18')
- OFFICE EVCS L-2 VAN (12'X18')
- LEASING OFFICE (8'-6"x18')
- OFFICE ADA VAN (9'X18')
- OFFICE ADA L-3 EVCS VAN (9'X18')
- SHORT-TERM LOADING SPACES (8'-6"X18')
- RESIDENTIAL (8'-6"X18')
- RESIDENTIAL ADA (9'X18')
- RESIDENTIAL VAN (9'X18')
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- LEASING OFFICE ADA (9'x18')

* SEE L-3,L-2, L-1 DESIGNATIONS ON STALLS. STALLS TO FOLLOW FIGURES 36.32-1, 36.32-2 OF MOUNTAINVIEW CITY CODE. TYPICAL DIMS PROVIDED

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- LOADING
- OFFICE
- LOBBY
- OPEN SPACE PRIVATE >6' D
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- BUILDING ENTRY
- RETAIL
- STORAGE
- PARKING
- BUILDING EXIT

1 FLOOR PLAN - LEVEL 04
1" = 30'-0"

0' 5' 10' 20' 30' 60'

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CHECKED BY: <checker>
ISSUE DATE: 10.11.2024
PROJECT NO: 2103022

DRAWING TITLE
FLOOR PLAN - LEVEL 04

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LEGEND - PARKING

OFFICE (8'-6"X18')	RESIDENTIAL (8'-6"X18')	CAR SHARE (8'-6"X18')
OFFICE ADA (9'X18')	RESIDENTIAL ADA (9'X18')	OFFICE CAR SHARE (8'-6"X18')
OFFICE EVCS (9'X18')	RESIDENTIAL VAN (9'X18')	MECHANICAL STACKER (8'-6"X18'-0")
OFFICE EVCS L-2 ADA (9'X18')	RESIDENTIAL L-2 EVCS (9'X18')	MECHANICAL STACKER (REAR) (8'-6"X18'-0")
OFFICE EVCS L-2 VAN (12'X18')	RESIDENTIAL L-2 EVCS 8' AISLE (9'X18')	LEASING OFFICE ADA (9'X18')
LEASING OFFICE (8'-6"X18')	LEASING OFFICE EVCS VAN (12'X18')	
OFFICE ADA VAN (9'X18')	RESIDENTIAL L-2 EVCS VAN (9'X18')	
OFFICE ADA L-3 EVCS VAN (9'X18')	RESIDENTIAL L-3 EVCS VAN (9'X18')	
SHORT-TERM LOADING SPACES (8'-6"X18')		

* SEE L-3,L-2, L-1 DESIGNATIONS ON STALLS. STALLS TO FOLLOW FIGURES 36.32-1, 36.32-2 OF MOUNTAINVIEW CITY CODE. TYPICAL DIMS PROVIDED

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LEGEND - FLOOR PLAN

AMENITY	OFFICE	RETAIL
BOH	LOBBY	STORAGE
CIRCULATION	OPEN SPACE PRIVATE >6' D	PARKING
RESIDENTIAL UNIT	OPEN SPACE	
LOADING	BUILDING ENTRY	BUILDING EXIT

1 FLOOR PLAN - LEVEL 05
1" = 30'-0"

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MOUNTAIN VIEW, CA 94043

FORMAL PLANNING APPLICATION

REVISIONS

1	FORMAL PLANNING APPLICATION REV 1	02/22/2023
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3	FORMAL PLANNING APPLICATION REV 3	08/06/2023
4	FORMAL PLANNING APPLICATION REV 4	03/25/2024
6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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CHECKED BY: <checker>
ISSUE DATE: 10.11.2024
PROJECT NO: 2103022

DRAWING TITLE
FLOOR PLAN - LEVEL 05

A107

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LEGEND - PARKING

- OFFICE (8'-6"X18')
- OFFICE ADA (9'X18')
- OFFICE EVCS (9'X18')
- OFFICE EVCS L-2 ADA (9'X18')
- OFFICE EVCS L-2 VAN (12'X18')
- OFFICE ADA VAN (9'X18')
- OFFICE ADA L-3 EVCS VAN (9'X18')
- SHORT-TERM LOADING SPACES (8'-6"X18')
- RESIDENTIAL (8'-6"X18')
- RESIDENTIAL ADA (9'X18')
- RESIDENTIAL VAN (9'X18')
- RESIDENTIAL L-2 EVCS (9'X18')
- RESIDENTIAL L-2 EVCS 8' AISLE (9'X18')
- RESIDENTIAL L-2 EVCS VAN (9'X18')
- RESIDENTIAL L-3 EVCS VAN (9'X18')
- CAR SHARE (8'-6"X18')
- OFFICE CAR SHARE (8'-6"X18')
- MECHANICAL STACKER (8'-6"x18'-0")
- MECHANICAL STACKER (REAR) (8'-6"x18'-0")
- LEASING OFFICE ADA (9'x18')
- LEASING OFFICE (8'-6"x18')
- LEASING OFFICE EVCS VAN (12'x18')

* SEE L-3,L-2, L-1 DESIGNATIONS ON STALLS. STALLS TO FOLLOW FIGURES 36.32-1, 36.32-2 OF MOUNTAINVIEW CITY CODE. TYPICAL DIMS PROVIDED

*SEE NOTE TO DOCUMENT FLEXIBLE RETAIL PARKING (F.R.P). REFER TO 2024-03-12 675 Middlefield Parking Management Plan.PDF ALL SPACES IN PUBLIC PARKING AREA ARE TO BE SHARED AFTER HOURS.

LEGEND - FLOOR PLAN

- AMENITY
- BOH
- CIRCULATION
- RESIDENTIAL UNIT
- LOADING
- OFFICE
- LOBBY
- OPEN SPACE PRIVATE >6' D
- OPEN SPACE
- BUILDING ENTRY
- RETAIL
- STORAGE
- PARKING
- BUILDING EXIT

1 FLOOR PLAN - LEVEL 06
1" = 30'-0"

0' 5' 10' 20' 30' 60'

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6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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CHECKED BY: <checker>
ISSUE DATE: 10.11.2024
PROJECT NO: 2103022

DRAWING TITLE
FLOOR PLAN - LEVEL 06

A108

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LEGEND - PARKING

OFFICE (8'-6"X18')	RESIDENTIAL (8'-6"X18')	CAR SHARE (8'-6"X18')
OFFICE ADA (9'X18')	RESIDENTIAL ADA (9'X18')	OFFICE CAR SHARE (8'-6"X18')
OFFICE EVCS (9'X18')	RESIDENTIAL VAN (9'X18')	MECHANICAL STACKER (8'-6"X18'-0")
EVCS L-2 ADA — OFFICE EVCS L-2 ADA (9'X18')	EV L-2 — RESIDENTIAL L-2 EVCS (9'X18')	MECHANICAL STACKER (REAR) (8'-6"X18'-0")
EVCS VAN L-2 — OFFICE EVCS L-2 VAN (12'X18')	EV L-2 AISLE — RESIDENTIAL L-2 EVCS 8' AISLE (9'X18')	LEASING OFFICE ADA (9'X18')
LEASING OFFICE (8'-6"X18')	LEASING OFFICE EVCS VAN (12'X18')	
OFFICE ADA VAN (9'X18')	EV L-2 VAN — RESIDENTIAL L-2 EVCS VAN (9'X18')	
EVCS VAN L-3 — OFFICE ADA L-3 EVCS VAN (9'X18')	EV L-3 VAN — RESIDENTIAL L-3 EVCS VAN (9'X18')	
SHORT-TERM LOADING SPACES (8'-6"X18')		

* SEE L-3,L-2, L-1 DESIGNATIONS ON STALLS. STALLS TO FOLLOW FIGURES 36.32-1, 36.32-2 OF MOUNTAINVIEW CITY CODE. TYPICAL DIMS PROVIDED

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LEGEND - FLOOR PLAN

AMENITY	OFFICE	RETAIL
BOH	LOBBY	STORAGE
CIRCULATION	OPEN SPACE PRIVATE >6' D	PARKING
RESIDENTIAL UNIT	OPEN SPACE	
LOADING	BUILDING ENTRY	BUILDING EXIT

1 FLOOR PLAN - LEVEL 07
1" = 30'-0"

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6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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CHECKED BY: <checker>
ISSUE DATE: 10.11.2024
PROJECT NO: 2103022

DRAWING TITLE
FLOOR PLAN - LEVEL 07

A109

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LEGEND - PARKING

OFFICE (8'-6"X18')	RESIDENTIAL (8'-6"X18')	CAR SHARE (8'-6"X18')
OFFICE ADA (9'X18')	RESIDENTIAL ADA (9'X18')	OFFICE CAR SHARE (8'-6"X18')
OFFICE EVCS (9'X18')	RESIDENTIAL VAN (9'X18')	MECHANICAL STACKER (8'-6"x18'-0")
EVCS L-2 ADA — OFFICE EVCS L-2 ADA (9'X18')	EV L-2 — RESIDENTIAL L-2 EVCS (9'X18')	MECHANICAL STACKER (REAR) (8'-6"x18'-0")
EVCS L-2 VAN — OFFICE EVCS L-2 VAN (12'X18')	EV L-2 AISLE — RESIDENTIAL L-2 EVCS 8' AISLE (9'X18')	LEASING OFFICE ADA (9'x18')
LEASING OFFICE (8'-6"x18')	LEASING OFFICE EVCS VAN (12'x18')	
OFFICE ADA VAN (9'X18')	EV L-2 VAN — RESIDENTIAL L-2 EVCS VAN (9'X18')	
EVCS L-3 VAN — OFFICE ADA L-3 EVCS VAN (9'X18')	EV L-3 VAN — RESIDENTIAL L-3 EVCS VAN (9'X18')	
SHORT-TERM LOADING SPACES (8'-6"X18')		

* SEE L-3,L-2, L-1 DESIGNATIONS ON STALLS. STALLS TO FOLLOW FIGURES 36.32-1, 36.32-2 OF MOUNTAINVIEW CITY CODE. TYPICAL DIMS PROVIDED

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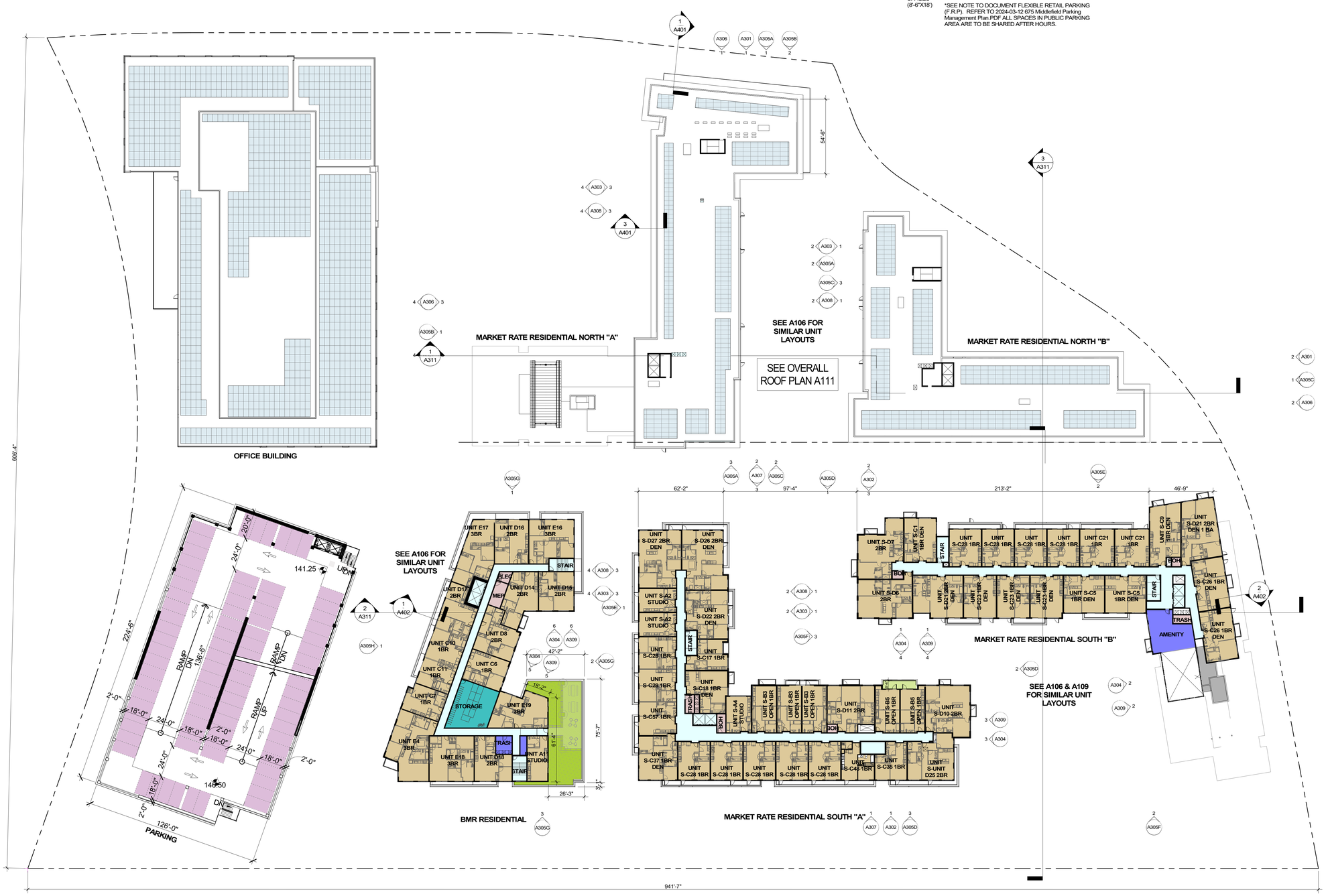
LEGEND - FLOOR PLAN

AMENITY	OFFICE	RETAIL
BOH	LOBBY	STORAGE
CIRCULATION	OPEN SPACE PRIVATE >6' D	PARKING
RESIDENTIAL UNIT	OPEN SPACE	
LOADING	BUILDING ENTRY	BUILDING EXIT



FLOOR PLAN - LEVEL 08

1" = 30'-0"

0' 5' 10' 20' 30' 60'

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6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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PROJECT NO: 2103022

DRAWING TITLE
FLOOR PLAN - LEVEL 08

A110

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LEGEND - PARKING

OFFICE (8'-6"X18')	RESIDENTIAL (8'-6"X18')	CAR SHARE (8'-6"X18')
OFFICE ADA (9'X18')	RESIDENTIAL ADA (9'X18')	OFFICE CAR SHARE (8'-6"X18')
OFFICE EVCS (9'X18')	RESIDENTIAL VAN (9'X18')	MECHANICAL STACKER (8'-6"x18'-0")
EVCS L-2 ADA OFFICE EVCS L-2 ADA (9'X18')	EV L-2 RESIDENTIAL L-2 EVCS (9'X18')	MECHANICAL STACKER (REAR) (8'-6"x18'-0")
EVCS VAN L-2 OFFICE EVCS L-2 VAN (12'X18')	EV L-2 AISLE RESIDENTIAL L-2 EVCS 8' AISLE (9'X18')	LEASING OFFICE ADA (9'x18')
LEASING OFFICE (8'-6"x18')	LEASING OFFICE EVCS VAN (12'x18')	
OFFICE ADA VAN (9'X18')	EVL-2 VAN AISLE RESIDENTIAL L-2 EVCS VAN (9'X18')	
EVL-3 VAN AISLE OFFICE ADA L-3 EVCS VAN (9'X18')	EVL-3 VAN AISLE RESIDENTIAL L-3 EVCS VAN (9'X18')	
SHORT-TERM LOADING SPACES (8'-6"X18')		

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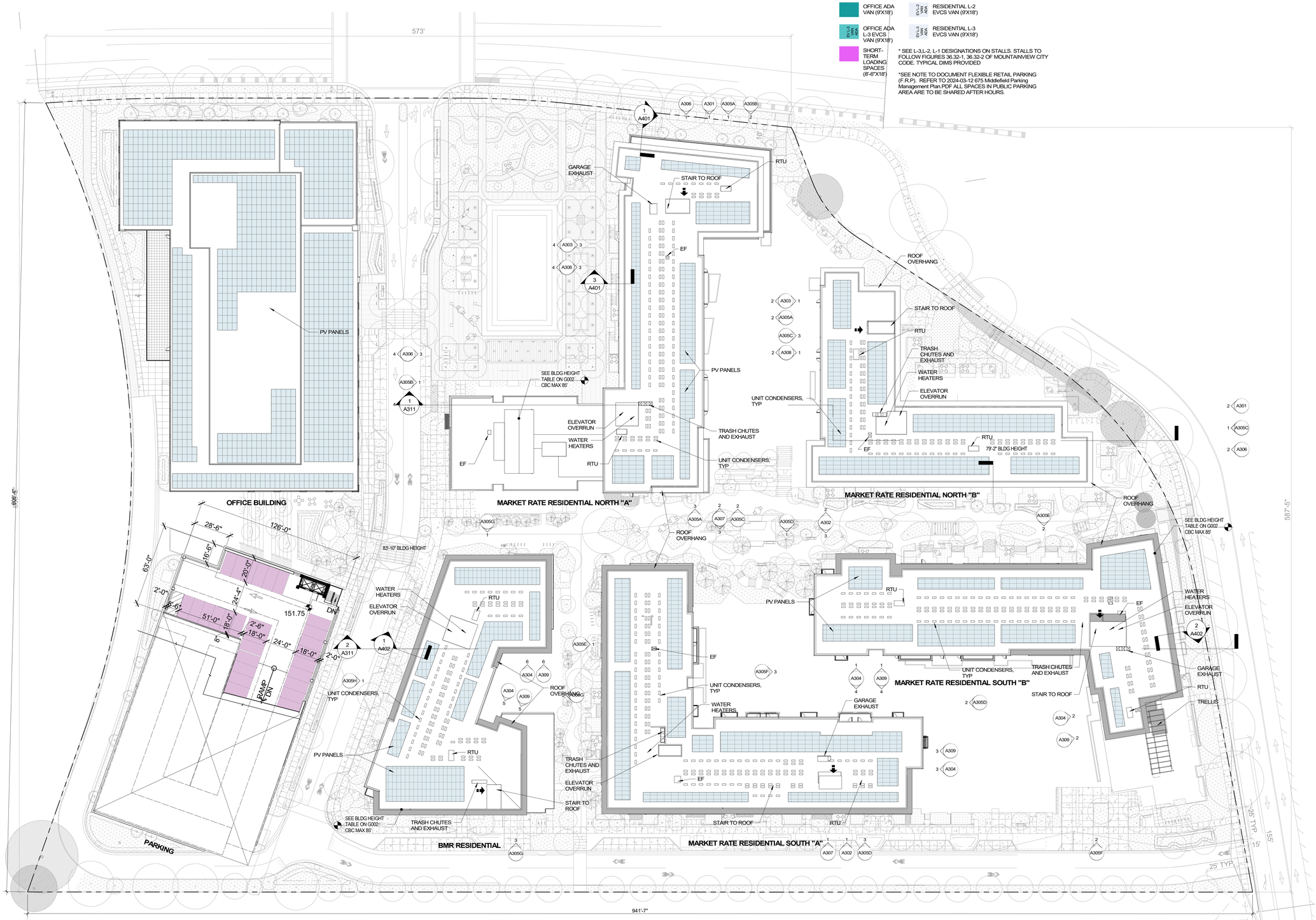

1 ROOF PLAN
1" = 30'-0"

0 5 10 20 30 60

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DRAWING TITLE
ROOF PLAN

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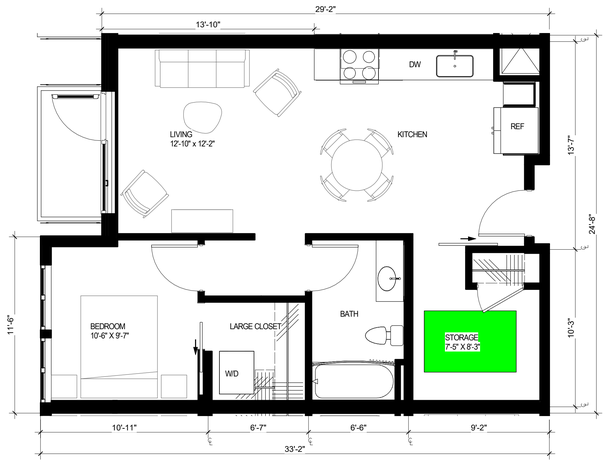
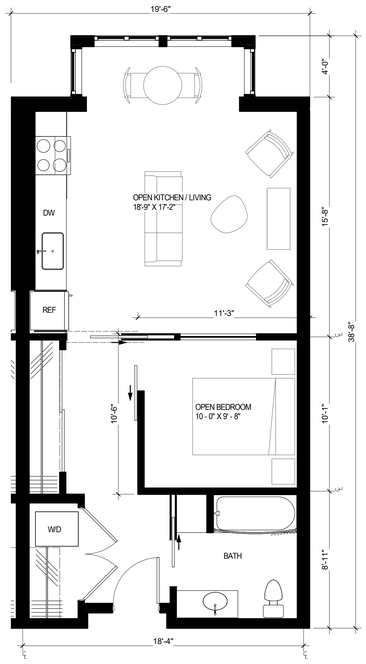
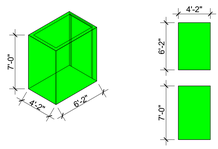


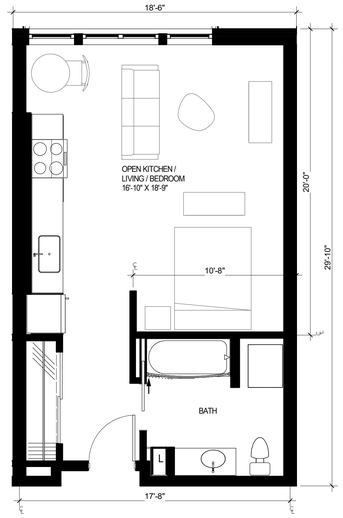
3 UNIT C1 1BR DEN 736 SF
1/4" = 1'-0"



2 UNIT B1 OPEN 1BR 680 SF
1/4" = 1'-0"

LEGEND - UNIT PLAN



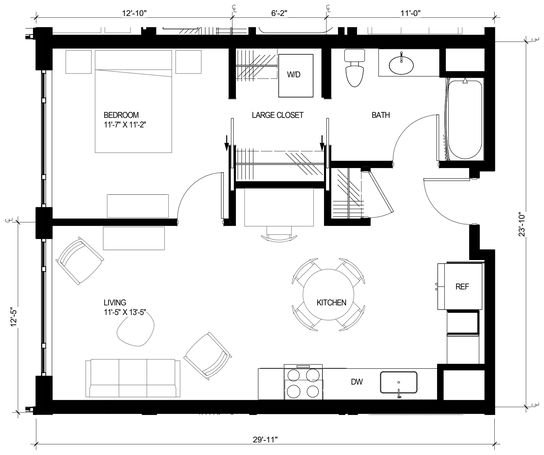


*TYPICAL STORAGE DIMENSIONS
*PERSONAL STORAGE SIZES WILL VARY BUT WILL PROVIDE A MINIMUM OF 164 CUBIC FEET OF SPACE
** STANDARD DOOR WIDTH OF 6' 8" x 36"

1 UNIT A1 STUDIO MARKET RATE 525 SF
1/4" = 1'-0"

6 UNIT D2 2BR MARKET RATE 1116 SF
1/4" = 1'-0"

5 UNIT D1 2BR DEN MARKET RATE 1195 SF
1/4" = 1'-0"



4 UNIT C2 1BR MARKET RATE 698 SF
1/4" = 1'-0"

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5	FORMAL PLANNING APPLICATION REV 5	06/17/2024

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DRAWING TITLE
TYPICAL MARKET RATE UNIT FLOOR PLANS

A201

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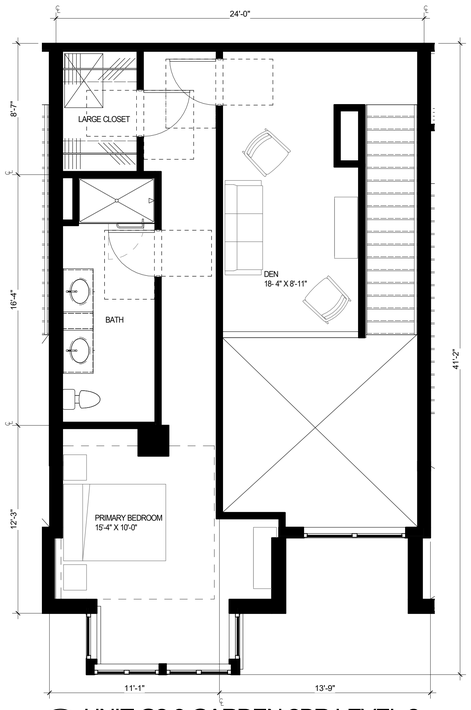
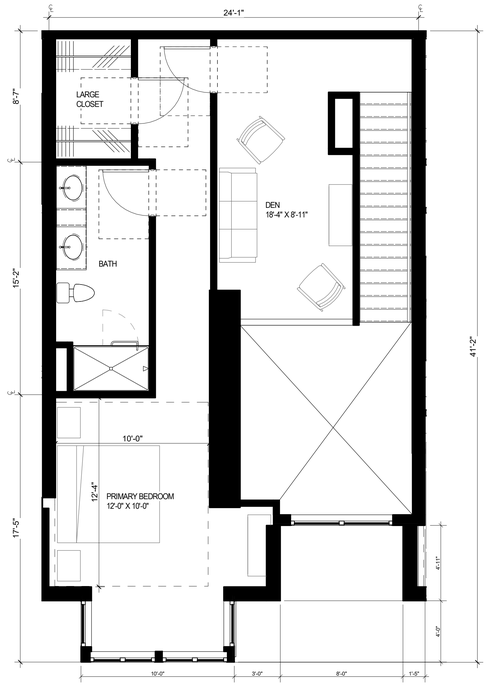
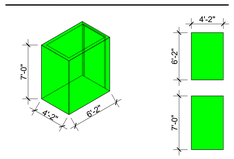


1 UNIT G2.3 GARDEN 2BR LEVEL 2 988 SF
1/4" = 1'-0"

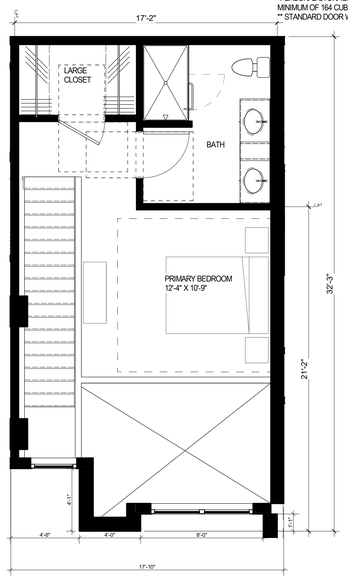


3 UNIT G2 GARDEN 2BR LEVEL 2 896 SF
1/4" = 1'-0"

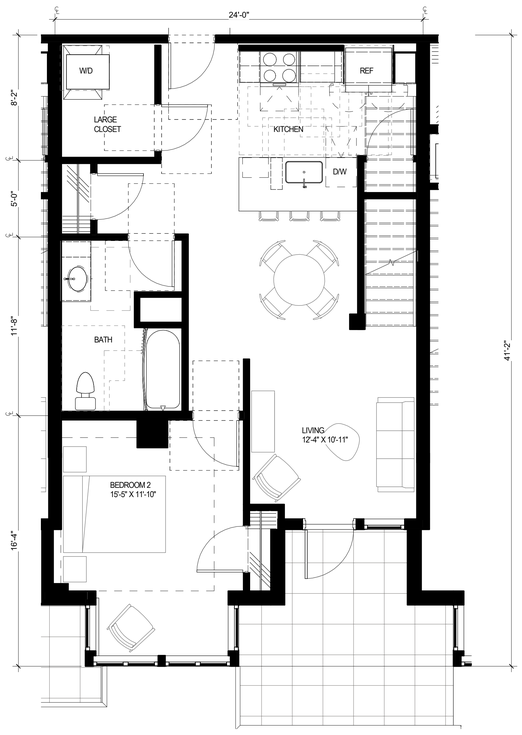
LEGEND - UNIT PLAN



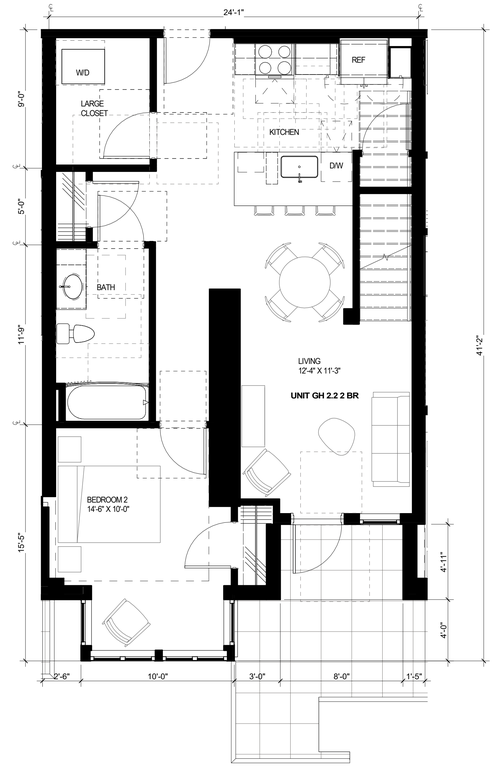
TYPICAL STORAGE DIMENSIONS
*PERSONAL STORAGE SIZES WILL VARY BUT WILL PROVIDE A MINIMUM OF 164 CUBIC FEET OF SPACE
** STANDARD DOOR WIDTH OF 6' 8" x 36"



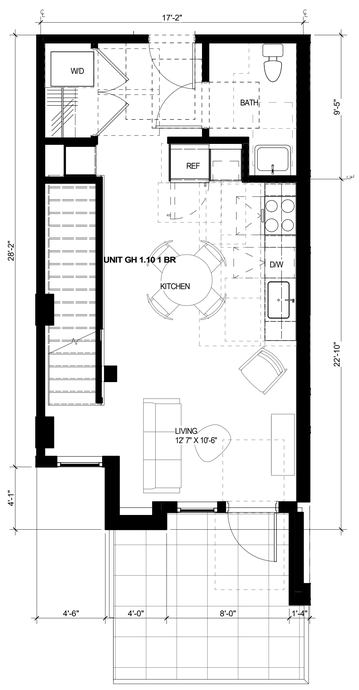
5 UNIT G1 GARDEN LOFT LEVEL 2 519 SF
1/4" = 1'-0"



2 UNIT G2.3 GARDEN 2BR LEVEL 1 988 SF
1/4" = 1'-0"



4 UNIT G2 GARDEN 2BR LEVEL 1 896 SF
1/4" = 1'-0"



6 UNIT G1.10 GARDEN LOFT LEVEL 1 519 SF
1/4" = 1'-0"

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PROJECT NO: 2103022

DRAWING TITLE
TYPICAL MARKET RATE UNIT FLOOR PLANS

A202

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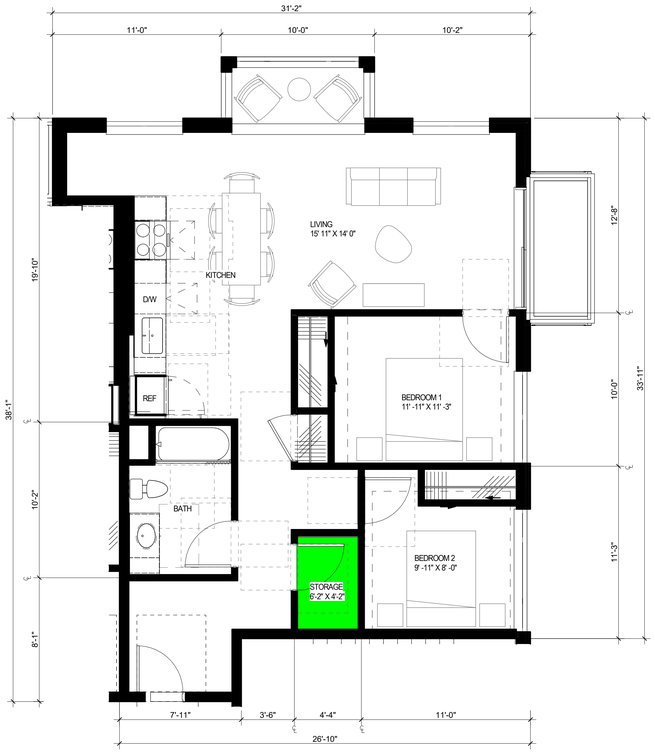
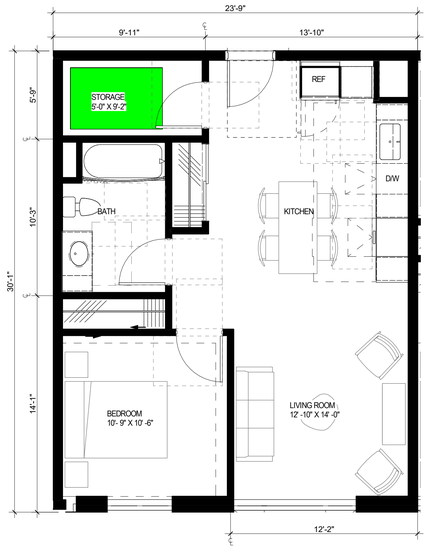
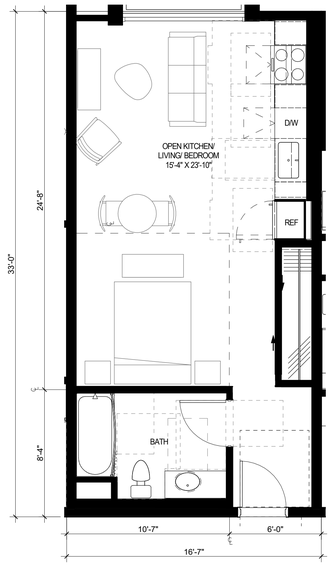


3 UNIT D5 2BR BELOW MARKET RATE 993 SF
1/4" = 1'-0"

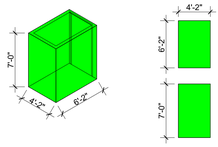


2 UNIT C6 1BR BELOW MARKET RATE 697 SF
1/4" = 1'-0"



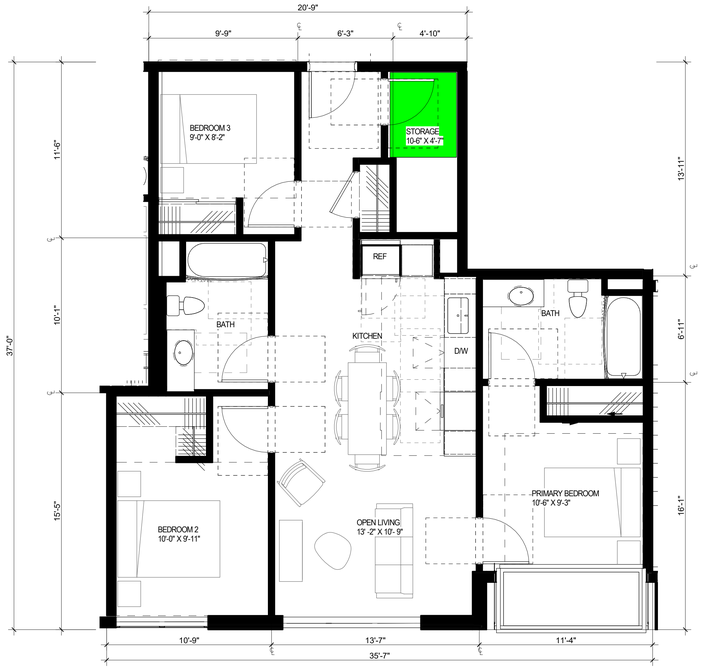
1 UNIT A2 STUDIO BELOW MARKET RATE 527 SF
1/4" = 1'-0"

LEGEND - UNIT PLAN



TYPICAL STORAGE DIMENSIONS
*PERSONAL STORAGE SIZES WILL VARY BUT WILL PROVIDE A MINIMUM OF 164 CUBIC FEET OF SPACE
** STANDARD DOOR WIDTH OF 6' 8" x 36"

5 UNIT E4 3BR BELOW MARKET RATE 1388 SF
1/4" = 1'-0"



4 UNIT E5 3BR BELOW MARKET RATE 1107 SF
1/4" = 1'-0"

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TYPICAL BMR UNIT FLOOR PLANS

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SEE 2/305J FOR OFFICE ELEVATION AND MATERIAL NOTATIONS

MARKET RATE RESIDENTIAL NORTH "B" | MARKET RATE RESIDENTIAL NORTH "A" | OFFICE BUILDING

1 MIDDLEFIELD ROAD - LOOKING SOUTH
1" = 30'-0"

SEE 1/A305F FOR MATERIAL NOTATIONS

SEE 1/A305C FOR MATERIAL NOTATIONS

MARKET RATE RESIDENTIAL SOUTH "B" | MARKET RATE RESIDENTIAL NORTH "B"

2 FERGUSON DRIVE - LOOKING WEST
1" = 30'-0"

SEE 1/A305B FOR MATERIAL NOTATIONS

SEE 1/A305H FOR MATERIAL NOTATIONS

MARKET RATE RESIDENTIAL NORTH "A" | BMR RESIDENTIAL

3 SERVICE STREET - LOOKING EAST
1" = 30'-0"

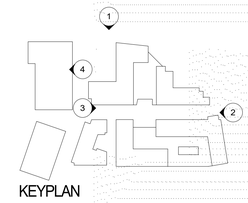
SEE 1/305K FOR OFFICE ELEVATION AND MATERIAL NOTATIONS

SEE 1/305J FOR OFFICE ELEVATION AND MATERIAL NOTATIONS

PARKING STRUCTURE | OFFICE BUILDING

4 SERVICE STREET - LOOKING WEST
1" = 30'-0"

0' 5' 10' 20' 30' 60'



KEYPLAN

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SITE / BLDG ELEVATIONS - COLOR **A301**

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SEE 3/A305G FOR MATERIAL NOTATIONS

SEE 3/A305D FOR MATERIAL NOTATIONS

SEE 2/A305F FOR MATERIAL NOTATIONS

OFFICE PARKING | **BMR RESIDENTIAL** | **MARKET RATE RESIDENTIAL SOUTH "A"** | **MARKET RATE RESIDENTIAL SOUTH "B"**

1 SERVICE STREET - LOOKING NORTH
1" = 30'-0"

SEE 3/305J FOR OFFICE ELEVATION AND MATERIAL NOTATIONS

SEE 3/A305A FOR MATERIAL NOTATIONS

SEE 2/A305B FOR MATERIAL NOTATIONS

OFFICE BUILDING | **MARKET RATE RESIDENTIAL NORTH "A"** | **MARKET RATE RESIDENTIAL NORTH "B"**

2 LINEAR PARK - LOOKING NORTH
1" = 30'-0"

SEE 2/A305E FOR MATERIAL NOTATIONS

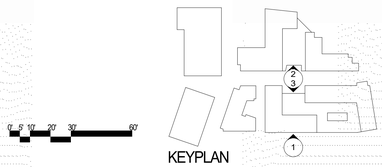
SEE 1/A305D FOR MATERIAL NOTATIONS

SEE 1/A305G FOR MATERIAL NOTATIONS

SEE 2/305K FOR PARKING ELEVATION AND MATERIAL NOTATIONS

MARKET RATE RESIDENTIAL SOUTH "B" | **MARKET RATE RESIDENTIAL SOUTH "A"** | **BMR RESIDENTIAL** | **OFFICE PARKING**

3 LINEAR PARK - LOOKING SOUTH
1" = 30'-0"



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FORMAL PLANNING APPLICATION

REVISIONS

1	FORMAL PLANNING APPLICATION REV 1	02/22/2023
2	FORMAL PLANNING APPLICATION REV 2	07/21/2023
3	FORMAL PLANNING APPLICATION REV 3	08/06/2023
4	FORMAL PLANNING APPLICATION REV 4	03/25/2024
5	FORMAL PLANNING APPLICATION REV 5	06/17/2024
6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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CHECKED BY: TD | PROJECT NO: 2103022

DRAWING TITLE

SITE / BLDG ELEVATIONS - COLOR **A302**

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10/10/2024 10:24:26 AM

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SEE 3/A305C FOR MATERIAL NOTATIONS

SEE 3/A305F FOR MATERIAL NOTATIONS

MARKET RATE RESIDENTIAL NORTH "B"

MARKET RATE RESIDENTIAL SOUTH "B"

1 SECTION LOOKING EAST
1" = 30'-0"

SEE 2/A305D FOR MATERIAL NOTATIONS

SEE 2/A305A FOR MATERIAL NOTATIONS

MARKET RATE RESIDENTIAL SOUTH "A"

MARKET RATE RESIDENTIAL NORTH "A"

2 SECTION LOOKING WEST
1" = 30'-0"

SEE 1/A305B FOR MATERIAL NOTATIONS

SEE 1/A305E FOR MATERIAL NOTATIONS

MARKET RATE RESIDENTIAL NORTH "A"

MARKET RATE RESIDENTIAL SOUTH "A"

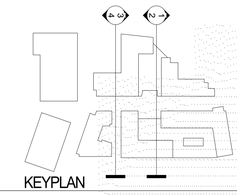
3 BREEZEWAY LOOKING EAST
1" = 30'-0"

SEE 2/A305G FOR MATERIAL NOTATIONS

BMR RESIDENTIAL

MARKET RATE RESIDENTIAL NORTH "A"

4 BREEZEWAY LOOKING WEST
1" = 30'-0"



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FORMAL PLANNING APPLICATION

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6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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SITE/ BLDG SECTIONS - COLOR

A303

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SEE 2/A305F FOR MATERIAL NOTATIONS

MARKET RATE RESIDENTIAL SOUTH "B"

1 COURTYARD LOOKING NORTH
1" = 30'-0"

SEE 3/A305F FOR MATERIAL NOTATIONS

MARKET RATE RESIDENTIAL SOUTH "B"

2 COURTYARD LOOKING EAST
1" = 30'-0"

SEE 2/A305D FOR MATERIAL NOTATIONS

MARKET RATE RESIDENTIAL SOUTH "A"

3 COURTYARD LOOKING WEST
1" = 30'-0"

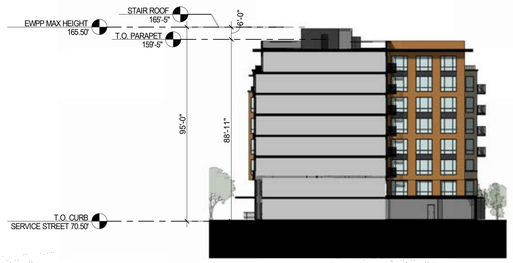
SEE 1/A305D FOR MATERIAL NOTATIONS

MARKET RATE RESIDENTIAL SOUTH "A"

4 COURTYARD LOOKING SOUTH
1" = 30'-0"

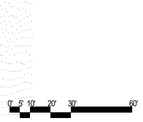
BMR RESIDENTIAL

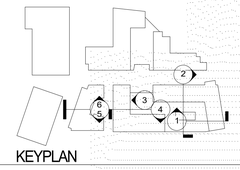
5 BMR - COURTYARD LOOKING SOUTH
1" = 30'-0"



BMR RESIDENTIAL

6 BMR - COURTYARD LOOKING NORTH
1" = 30'-0"





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MOUNTAIN VIEW, CA 94043

FORMAL PLANNING APPLICATION

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BUILDING SECTIONS - COLOR

A304

10/7/2024 8:39:58 AM

BIM 360://22520.00 - Prometheus Harvest - 675 Middlefield/22520.00 - PROMETHEUS HARVEST - 675 E MIDDLEFIELD - PUBLISH.rvt

22520.00

675 MIDDLEFIELD RD

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8 PARKING STRUCTURE - FACING VTA (COLOR)

SCALE: 1" = 30'-0"

REFER TO 4/A305K FOR MATERIAL NOTATIONS.

7 PARKING STRUCTURE - SOUTH (COLOR)

SCALE: 1" = 30'-0"

REFER TO 3/A305K FOR MATERIAL NOTATIONS.

6 PARKING STRUCTURE - SERVICE STREET (COLOR)

SCALE: 1" = 30'-0"

REFER TO 1/A305K FOR MATERIAL NOTATIONS.

5 PARKING STRUCTURE - NORTH (COLOR)

SCALE: 1" = 30'-0"

REFER TO 2/A305K FOR MATERIAL NOTATIONS.

4 ELEVATION - VTA SIDE (COLOR)

SCALE: 1" = 30'-0"

REFER TO 4/A305J FOR MATERIAL NOTATIONS.

3 ELEVATION - FACING PARKING STRUCTURE (COLOR)

SCALE: 1" = 30'-0"

REFER TO 3/A305J FOR MATERIAL NOTATIONS.

2 ELEVATION - SERVICE STREET (COLOR)

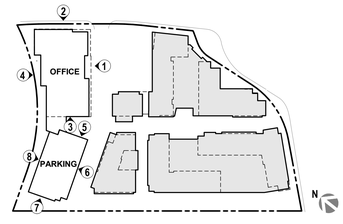
SCALE: 1" = 30'-0"

REFER TO 1/A305J FOR MATERIAL NOTATIONS.

1 ELEVATION - MIDDLEFIELD RD. (COLOR)

SCALE: 1" = 30'-0"

REFER TO 2/A305J FOR MATERIAL NOTATIONS.



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REVISIONS

1	FORMAL PLANNING APPLICATION REV 1	2/22/2023
2	FORMAL PLANNING APPLICATION REV 2	7/21/2023
3	FORMAL PLANNING APPLICATION REV 3	11/06/2023
4	FORMAL PLANNING APPLICATION REV 4	3/25/2024
5	FORMAL PLANNING APPLICATION REV 5	6/17/2024
6	FORMAL PLANNING APPLICATION REV 6	8/22/2024
7	FORMAL PLANNING APPLICATION REV 7	10/11/2024

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PROJECT NO: 22520.00

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BUILDING ELEVATIONS (COLOR) **A305**

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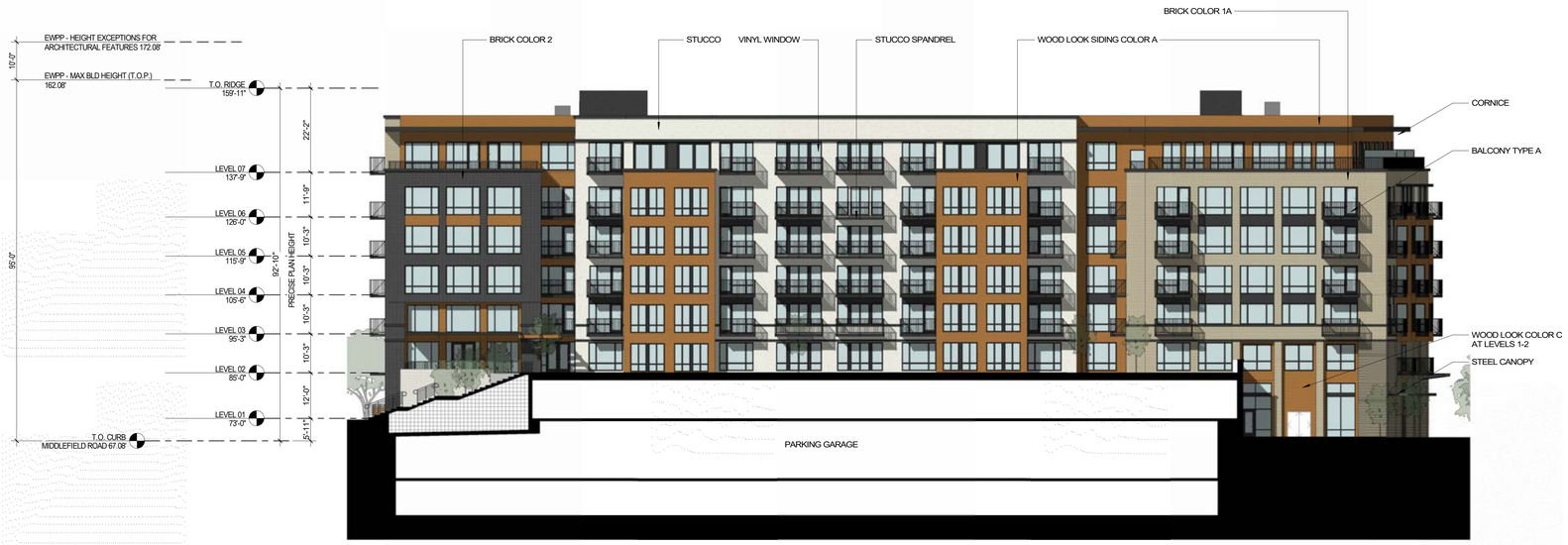
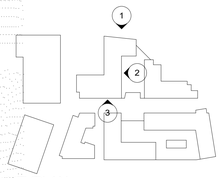
1 MARKET RATE RESIDENTIAL NORTH "A" NORTH ELEVATION
1/16" = 1'-0"



2 MARKET RATE RESIDENTIAL NORTH "A" EAST ELEVATION
1/16" = 1'-0"

3 MARKET RATE RESIDENTIAL NORTH "A" SOUTH ELEVATION
1/16" = 1'-0"



KEYPLAN

1' 8' 16' 32'

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6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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DRAWING TITLE:
MARKET RATE RESIDENTIAL NORTH "A" ELEVATIONS - COLOR

A305A

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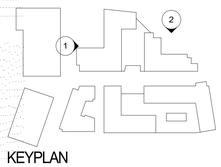
1 MARKET RATE RESIDENTIAL NORTH "A" WEST ELEVATION
1/16" = 1'-0"

2 MARKET RATE RESIDENTIAL NORTH "B" NORTH ELEVATION
1/16" = 1'-0"



KEYPLAN

1' 8' 16' 32'

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2	FORMAL PLANNING APPLICATION REV 2	07/21/2023
3	FORMAL PLANNING APPLICATION REV 3	08/06/2023
4	FORMAL PLANNING APPLICATION REV 4	03/25/2024
5	FORMAL PLANNING APPLICATION REV 5	06/17/2024
6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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DRAWING TITLE
MARKET RATE RESIDENTIAL NORTH "A" & "B" ELEVATIONS - COLOR

A305B

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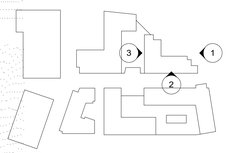
1 MARKET RATE RESIDENTIAL NORTH "B" EAST ELEVATION
1/16" = 1'-0"

2 MARKET RATE RESIDENTIAL NORTH "B" SOUTH ELEVATION
1/16" = 1'-0"

3 MARKET RATE RESIDENTIAL NORTH "B" WEST ELEVATION
1/16" = 1'-0"



KEYPLAN

1' 8' 16' 32'

10/10/2024 10:26:05 AM SERA Design and Architecture, Inc.

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675 & 685 E. MIDDLEFIELD

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FORMAL PLANNING APPLICATION

REVISIONS

1	FORMAL PLANNING APPLICATION REV 1	02/22/2023
2	FORMAL PLANNING APPLICATION REV 2	07/21/2023
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6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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DRAWING TITLE
MARKET RATE RESIDENTIAL NORTH "B" ELEVATIONS - COLOR

A305C

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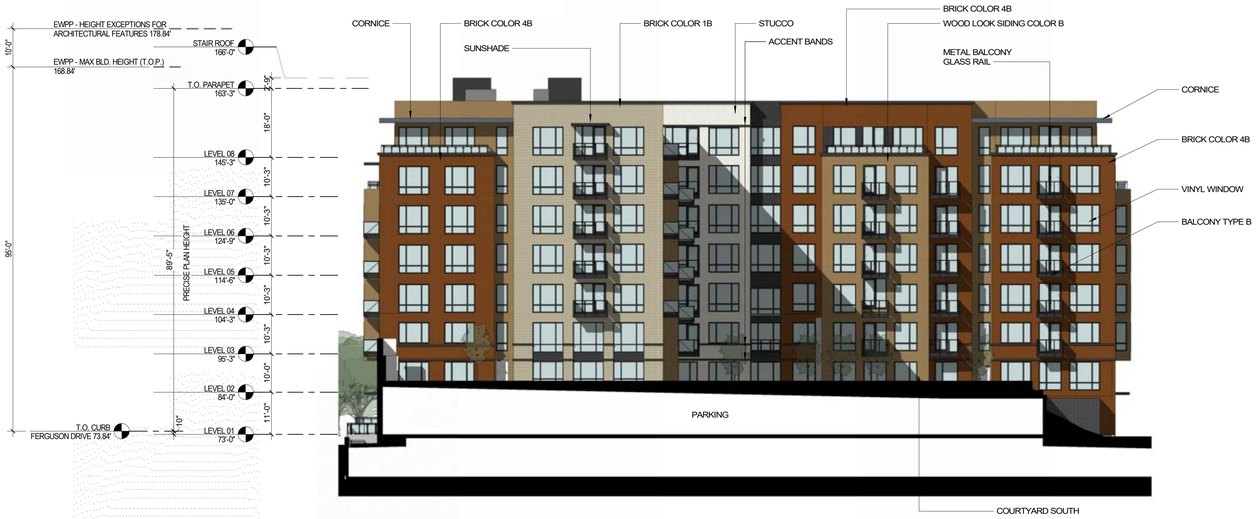
1 MARKET RATE RESIDENTIAL SOUTH "A" NORTH ELEVATION
1/16" = 1'-0"



2 MARKET RATE RESIDENTIAL SOUTH "A" EAST ELEVATION
1/16" = 1'-0"

KEYPLAN

3 MARKET RATE RESIDENTIAL SOUTH "A" SOUTH ELEVATION
1/16" = 1'-0"

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MOUNTAIN VIEW, CA 94043

FORMAL PLANNING APPLICATION

REVISIONS

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6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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DRAWING TITLE
MARKET RATE RESIDENTIAL SOUTH "A" ELEVATIONS - COLOR

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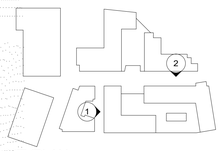
1 MARKET RATE RESIDENTIAL SOUTH "A" WEST ELEVATION
1/16" = 1'-0"

2 MARKET RATE RESIDENTIAL SOUTH "B" NORTH ELEVATION
1/16" = 1'-0"



KEYPLAN

1' 8' 16' 32'

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FORMAL PLANNING APPLICATION

REVISIONS

2	FORMAL PLANNING APPLICATION REV 2	07/21/2023
3	FORMAL PLANNING APPLICATION REV 3	08/06/2023
4	FORMAL PLANNING APPLICATION REV 4	03/25/2024
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6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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DRAWING TITLE
MARKET RATE RESIDENTIAL SOUTH "A" & "B" ELEVATIONS - COLOR

A305E

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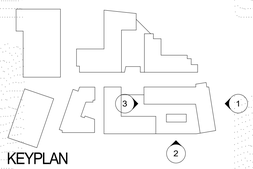
1 MARKET RATE RESIDENTIAL SOUTH "B" EAST ELEVATION
1/16" = 1'-0"

2 MARKET RATE RESIDENTIAL SOUTH "B" SOUTH ELEVATION
1/16" = 1'-0"

3 MARKET RATE RESIDENTIAL SOUTH "B" WEST ELEVATION
1/16" = 1'-0"



KEYPLAN

1' 8' 16' 32'

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675 & 685 E. MIDDLEFIELD

MOUNTAIN VIEW, CA 94043

FORMAL PLANNING APPLICATION

REVISIONS

1	FORMAL PLANNING APPLICATION REV 1	02/22/2023
2	FORMAL PLANNING APPLICATION REV 2	07/21/2023
3	FORMAL PLANNING APPLICATION REV 3	08/06/2023
4	FORMAL PLANNING APPLICATION REV 4	03/25/2024
5	FORMAL PLANNING APPLICATION REV 5	06/17/2024
6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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DRAWING TITLE
MARKET RATE RESIDENTIAL SOUTH "B" ELEVATIONS - COLOR

A305F

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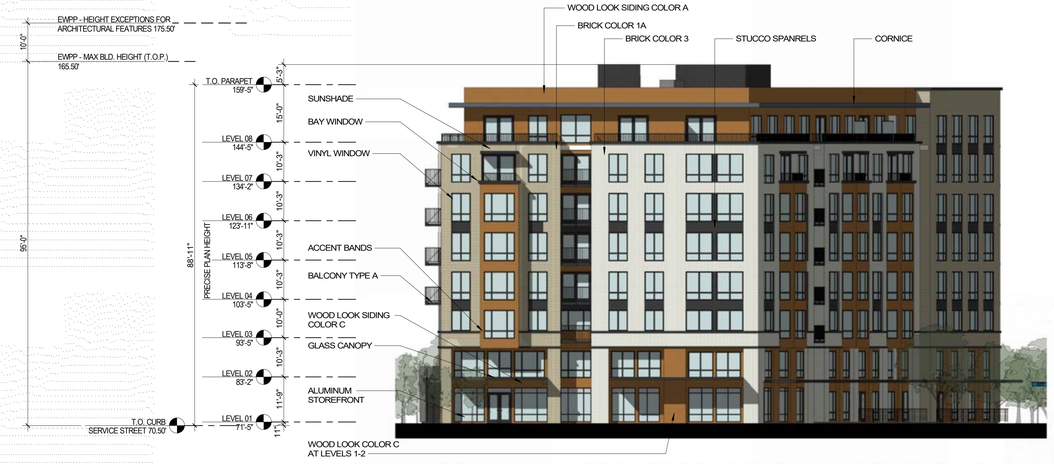
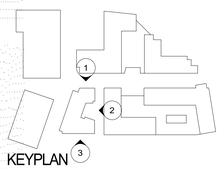


1 BELOW MARKET RATE RESIDENTIAL NORTH ELEVATION
1/16" = 1'-0"

2 BELOW MARKET RATE RESIDENTIAL EAST ELEVATION
1/16" = 1'-0"

3 BELOW MARKET RATE RESIDENTIAL SOUTH ELEVATION
1/16" = 1'-0"



0' 8' 16' 32'

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FORMAL PLANNING APPLICATION

REVISIONS

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DRAWING TITLE
BELOW MARKET RATE RESIDENTIAL ELEVATIONS - COLOR

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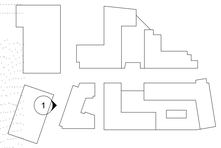
1 BELOW MARKET RATE RESIDENTIAL WEST ELEVATION
1/16" = 1'-0"



KEYPLAN

1' 8' 16' 32'

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BELOW MARKET RATE RESIDENTIAL ELEVATIONS - COLOR

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7/31/2024 1:48:43 PM

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22520.00

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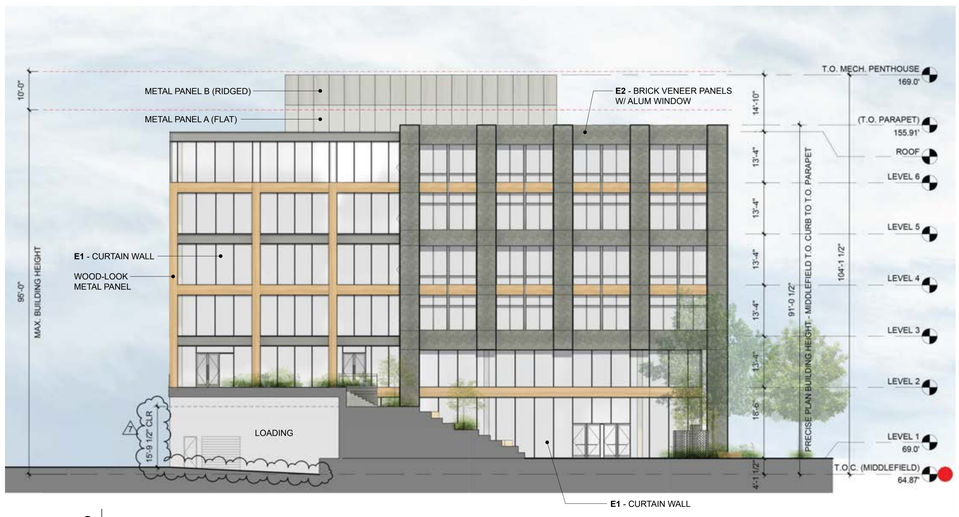
4 ENLARGED ELEVATION - VTA SIDE (COLOR)

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



3 ENLARGED ELEVATION - FACING PARKING STRUCTURE (COLOR)

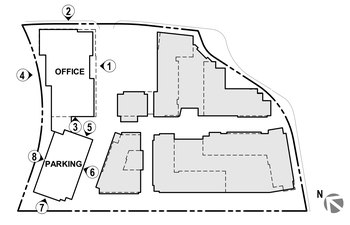
SCALE: 1/16" = 1'-0"

2 ENLARGED ELEVATION - MIDDLEFIELD RD. (COLOR)

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

1 ENLARGED ELEVATION - SERVICE STREET (COLOR)

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



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6	FORMAL PLANNING APPLICATION REV 6	8/19/2024
7	FORMAL PLANNING APPLICATION REV 7	10/11/2024

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PROJECT NO: 22520.00

DRAWING TITLE

BUILDING ELEVATIONS (COLOR) **A305J**

7/31/2024 1:49:59 PM

BIM 360://22520.00 - Prometheus Harvest - 675 Middlefield/22520.00 - PROMETHEUS HARVEST - 675 E MIDDLEFIELD - PUBLISH.rvt

22520.00

675 MIDDLEFIELD RD

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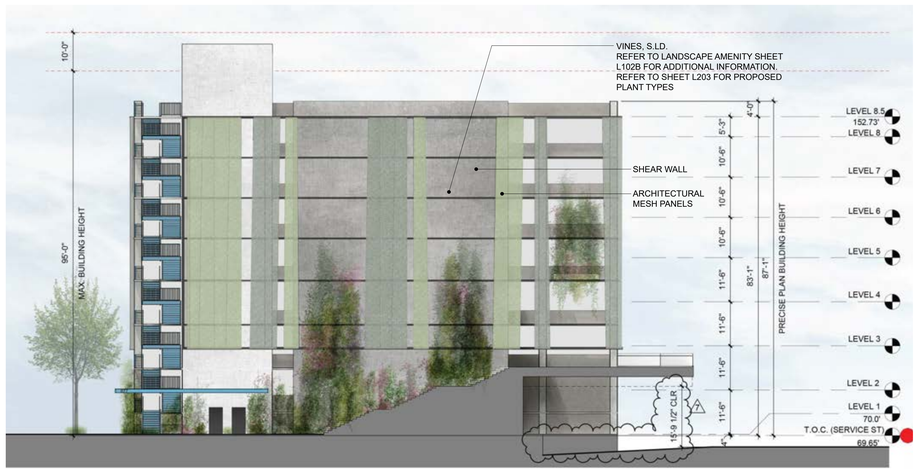
4 ENLARGED PARKING STRUCTURE - FACING VTA (COLOR)

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

3 ENLARGED PARKING STRUCTURE - SOUTH (COLOR)

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

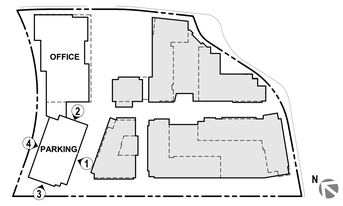


2 ENLARGED PARKING STRUCTURE - NORTH (COLOR)

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

1 ENLARGED PARKING STRUCTURE - SERVICE STREET (COLOR)

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



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BUILDING ELEVATIONS (COLOR) **A305K**

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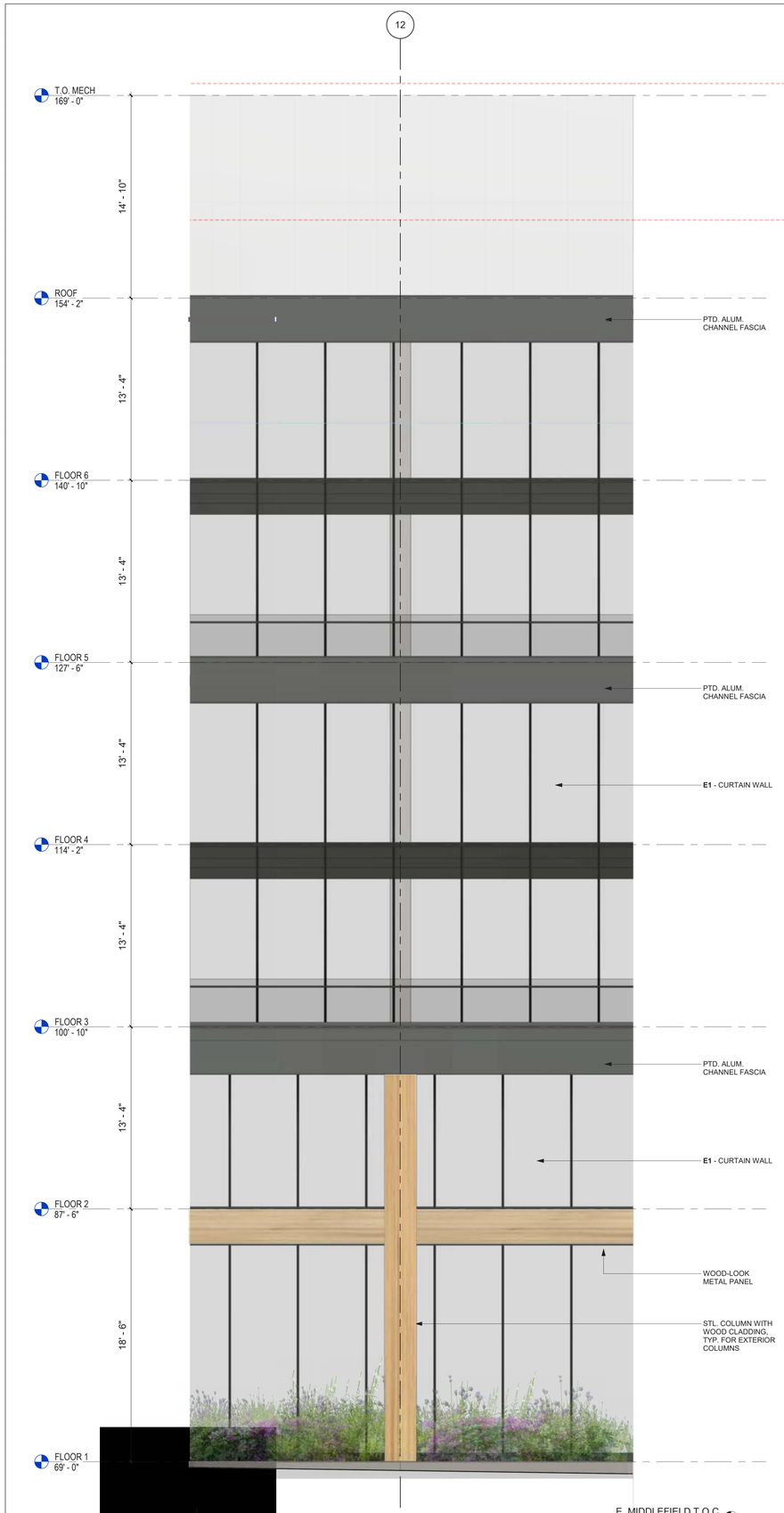
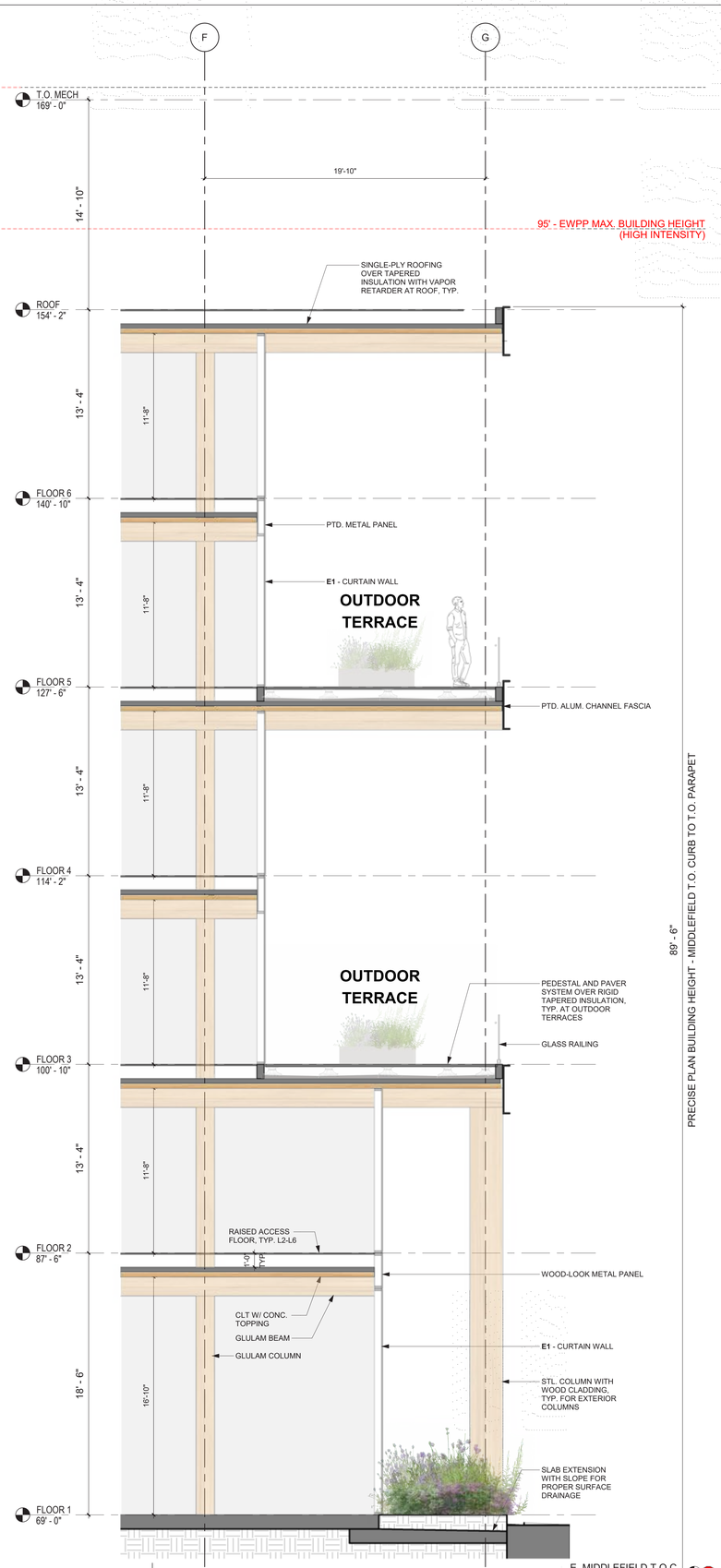


2 ENLARGED ELEVATION - TERRACES

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

NOTE: LANDSCAPE REPRESENTATION IS FOR ILLUSTRATIVE PURPOSES ONLY.



1 WALL SECTION - TERRACE

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

NOTE: LANDSCAPE REPRESENTATION IS FOR ILLUSTRATIVE PURPOSES ONLY.

PTD. ALUM FASCIA

PTD. MTL SPANDREL PANEL

E1 - CURTAIN WALL

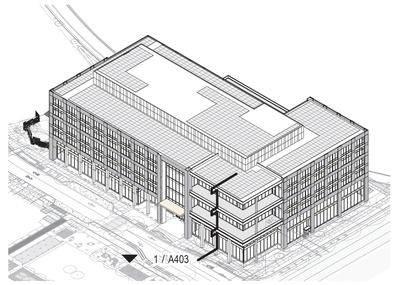
VISION GLASS

WOOD FINISH

EXTERIOR COLUMN COVERS

WOOD-LOOK MTL. PANEL

MASS TIMBER STRUCTURE



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WALL SECTION - OFFICE

A403

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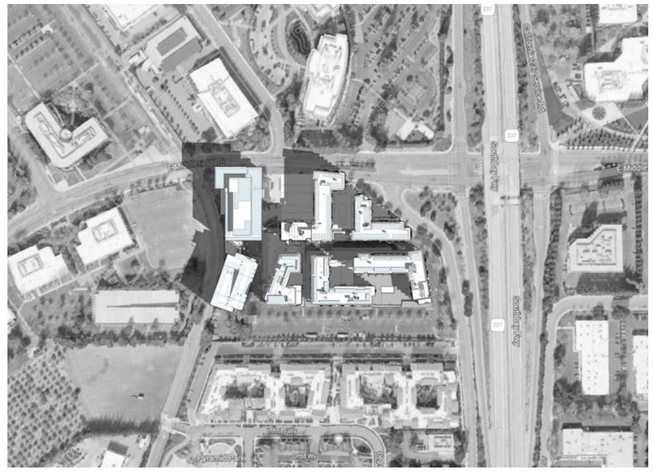
4 SUMMER SOLSTICE 9 AM
NTS

1 WINTER SOLSTICE 9 AM
NTS

5 SUMMER SOLSTICE 12 PM
NTS



2 WINTER SOLSTICE 12 PM
NTS

6 SUMMER SOLSTICE 3 PM
NTS

3 WINTER SOLSTICE 3 PM
NTS

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6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

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SHADOW STUDY - SOLSTICE

A501

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2 EQUINOXES 12 PM
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3 EQUINOXES 3 PM
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SHADOW STUDY - EQUINOX

A502

10/10/2024 10:37:03 AM SERA Design and Architecture, Inc.

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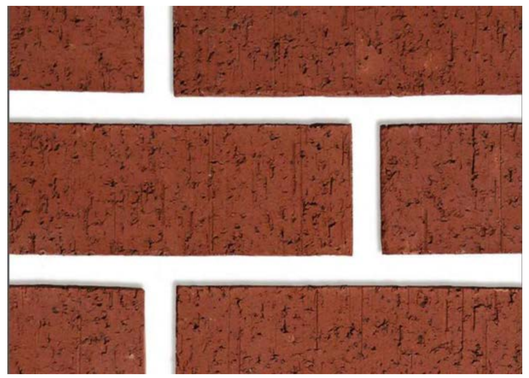
BRICK COLOR 1A
MUTUAL MATERIALS: MEDITERRANEAN
MISSION TEXTURE

BRICK COLOR 1B
MUTUAL MATERIALS: WHEAT
MISSION TEXTURE

BRICK COLOR 2
MUTUAL MATERIALS: EBONY
MISSION TEXTURE

BRICK COLOR 3
MUTUAL MATERIALS: LIMESTONE
SMOOTH TEXTURE

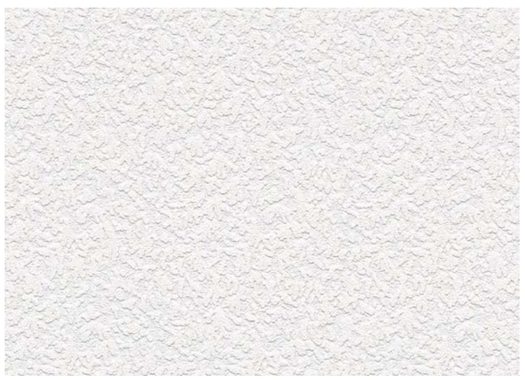


BRICK COLOR 4A
MUTUAL MATERIALS: COLUMBIA RED
MISSION TEXTURE

BRICK COLOR 4B
MUTUAL MATERIALS: AUTUMN BLEND
MISSION TEXTURE

WOOD LOOK COLOR A
KNOTWOOD
CHESTNUT

WOOD LOOK COLOR B
KNOTWOOD
LIGHT OAK



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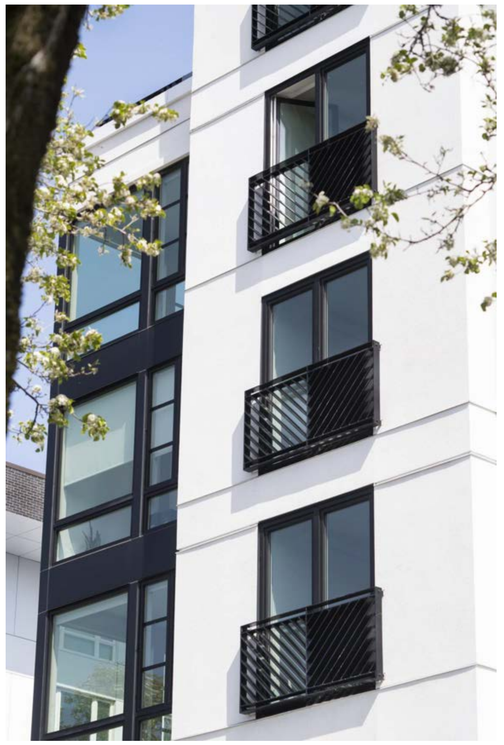
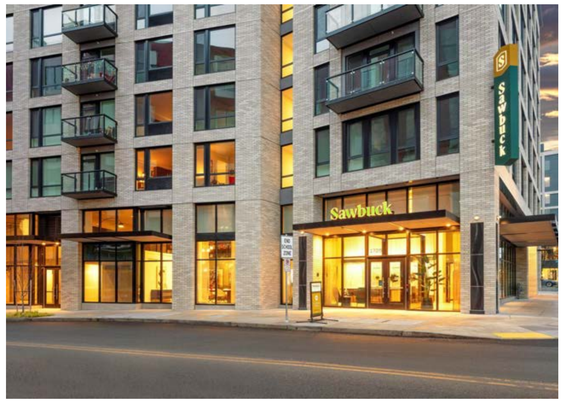
GARDEN LOFTS WITH WOOD LOOK SIDING

WOOD LOOK COLOR C AT LEVEL 1 & 2
TRESPA PURA
ROMANTIC WALNUT

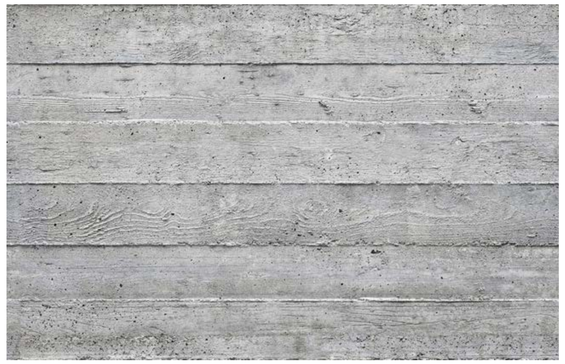


STUCCO WITH VINYL WINDOWS

WOOD LOOK SIDING



BRICK WITH BALCONIES



BOARD FORMED CONCRETE AT
POPA STOOP WALLS

SMOOTH FORMED CONCRETE AT
RESIDENTIAL STOOP WALLS

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FORMAL PLANNING APPLICATION

REVISIONS

1	FORMAL PLANNING APPLICATION REV 1	02/22/2023
2	FORMAL PLANNING APPLICATION REV 2	07/21/2023
5	FORMAL PLANNING APPLICATION REV 5	06/17/2024

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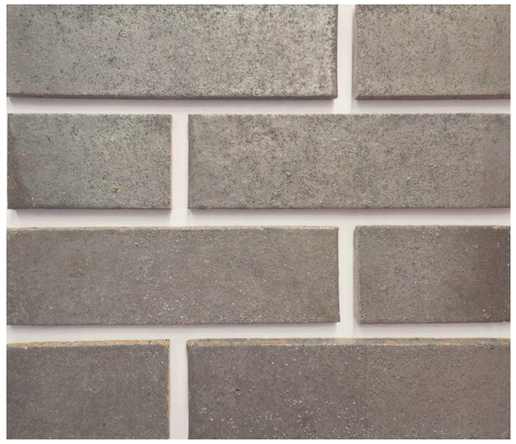
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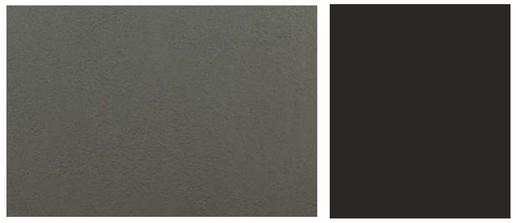
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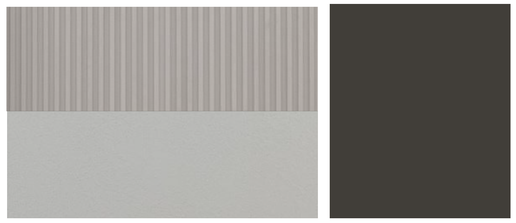
D

E

F
G
H

OFFICE MATERIALS LEGEND

A. THIN BRICK VENEER
B. VISION GLASS
C. METAL PANEL - BOH
D. METAL PANEL - MECH. PENTHOUSE
(COMBINATION OF FLAT AND RIDGED/ TEXTURED METAL PANEL)
E. CURTAIN WALL MULLION COLOR
F. WOOD FINISH - EXTERIOR COLUMN COVERS
G. WOOD FINISH - STAINED AND SEALED
H. WOOD-LOOK FINISH - EXT. SPANDREL PANEL
WOOD-LOOK FINISH - EXT. PANEL

NOTES
1. RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

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MATERIALS - OFFICE

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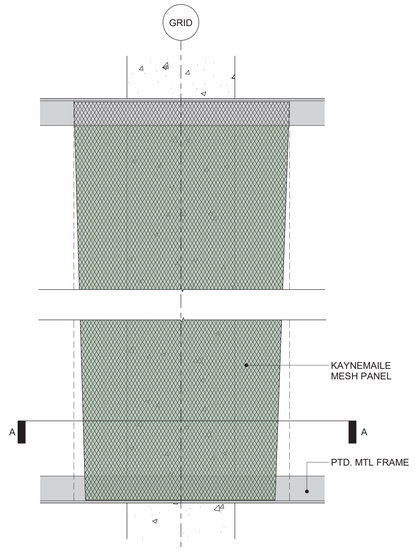
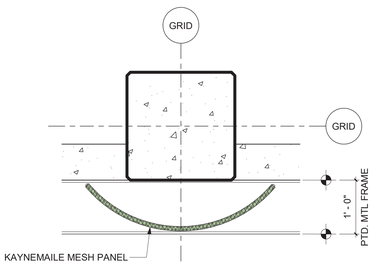
PARKING MATERIALS LEGEND

A. KAYNEMAILE ARCHITECTURAL MESH PANELS
B. KAYNEMAILE PANEL COLORS
C. VINES (S.L.D.)
D. CONCRETE
E. PTD. MTL FRAME
F. CIRCULATION



B. ELEVATION - SCREEN CONCEPT



A. PLAN - SCREEN CONCEPT

Kaynemaile® Exterior Tech Sheets : Flat Screens

Kaynemaile® Exterior Flat Screens: Kaynemaile is extremely lightweight and easy to install. It goes up fast which dramatically reduces construction schedules and costs. It is tough and impact resistant, yet flexible enough to be stretched over a frame to execute complex three dimensional designs. Screens can be made to any height or width without joins or expansion gaps.

RE/8™ bio-circular architectural mesh by Kaynemaile is lightweight and doesn't need the same level of fixings or substructure as metal products. Our screens go up fast cutting down install time dramatically and saving costs.

Features

Weight: 06lbs/ft² (3kg.m²)
Sizes: Unlimited in size.
Colour palette: Our mesh comes in a range of solid colours. For colour range visit **www.kaynemaile.com/kaynemaile-colour-palette**
Supplied hardware: Kaynemaile screens are supplied with our RE/8 bio-circular architectural mesh and fixing system to suit your subframe.

Hanging system

Our Kaynemaile screens utilize our 0.5in (12.7mm) stainless steel tube at the top and bottom and our 0.9in wide x 0.39in high (23mm x 10mm) low profile anodized aluminium track at the sides.

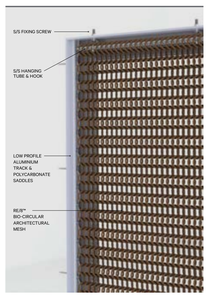
Frame requirements

Our RE/8 mesh screens are under tension vertically and need a frame around the full perimeter. The size of the screen will determine the sub-frame requirements. Your sub-frame can be concrete, steel or timber.

We can provide you with wind loading details so you can accurately determine your sub-frame requirements. Our ideal sub-frame for large screens is made from steel-equal angle.

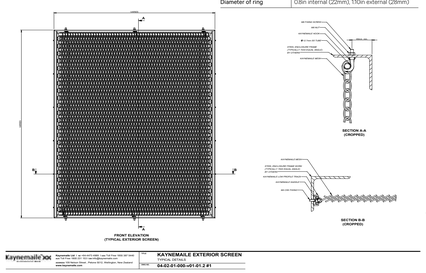
Screen tension

Our RE/8 mesh screens are tensioned vertically.

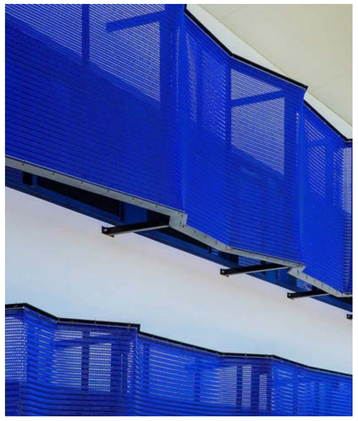


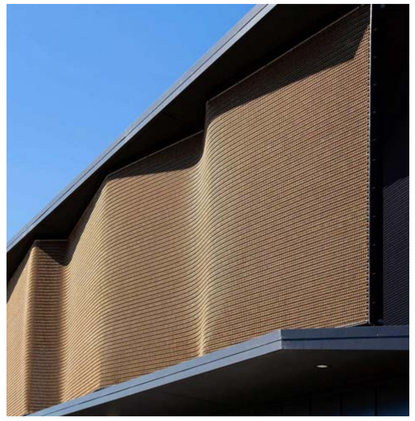
Technical Specifications

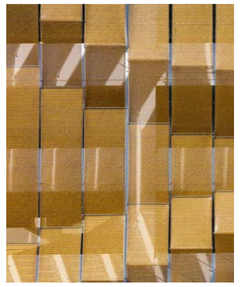
Material	RE/8™ bio-circular architectural mesh, fire and UV resistant
Visual open area	Approximately 25%
Physical open area	Approximately 80%
Weight	06 lb/ft² (3kg.m²)
Maximum sheet size	Unlimited height and width
Screen thickness	06in (15mm)
Colour customisation	Available (additional costs may apply to small orders)
Diameter of ring	08in internal (22mm), 110in external (28mm)



Kaynemaile USA — KAYNEMAILE EXTERIOR SCREEN — SHEET NO: 04.02.01-000-v01.01.2.#1







C. KAYNEMAILE SPECIFICATIONS, TYPICAL MANUFACTURER CONNECTION DETAILS, AND EXAMPLE IMAGERY

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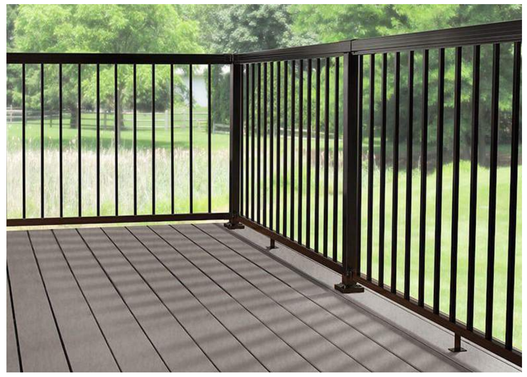
RAILING SCHEDULE

RAILING SCHEDULE	STOOP RAILING	BALCONY RAILING	AMENITY TERRACE RAILING
NORTH A	WOOD	VERTICAL PICKET	GLASS B
NORTH B	GLASS A, WOOD AT LINEAR PARK	GLASS A	GLASS B
SOUTH A	GLASS A	GLASS A	GLASS B
SOUTH B	WOOD	VERTICAL PICKET	GLASS B
BMR	CABLE RAIL	VERTICAL PICKET	GLASS B
POPA	WOOD		

NOTE: WOOD RAILINGS ARE THERMORY

GLASS A



VERTICAL PICKET

GLASS B

CABLE RAIL

WOOD RAILING AT POPA & LINEAR PARK

1 GROUND FLOOR - RESIDENTIAL STOOP RAILINGS
1" = 50'-0"

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3 FORMAL PLANNING APPLICATION REV 3	08/06/2023
5 FORMAL PLANNING APPLICATION REV 5	06/17/2024

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10/10/2024 10:37:31 AM SERA Design and Architecture, Inc.

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1 FLOOR PLAN - LEVEL 01 - RESIDENTIAL CANOPY TYPES
1" = 30'-0"

GLASS CANOPY

STEEL CANOPY

TRELLIS CANOPY

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REVISIONS

5	FORMAL PLANNING APPLICATION REV 5	06/17/2024
6	FORMAL PLANNING APPLICATION REV 6	08/22/2024

DRAWN BY:	Author	ISSUE DATE:	10.11.2024
CHECKED BY:	Checker	PROJECT NO:	2103022

DRAWING TITLE
RESIDENTIAL CANOPY TYPES

A605

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1 SUNSHADE LOCATIONS
1" = 30'-0"

SEE DETAIL 10/A701
FOR SUNSHADE SECTION

SUNSHADES OVER UPPER FLOOR BALCONIES AND TERRACES

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FORMAL PLANNING APPLICATION

REVISIONS

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DRAWING TITLE
SUNSHADES

A606

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LEGEND

1. Visitor bike racks
2. Loading zone / bus stop / move-in
3. Building trash access area
4. Pedestrian connection to adjacent development
5. Fragrance garden
6. Folding gate
7. Service access path
8. BMR Play area
9. Roof deck amenity area
10. Green roof
11. Podium-level private amenity courtyard
12. Private amenity plaza
13. Central stage/open gathering area
14. Planted stadium seating
15. Residents' security gate
16. Trellis gathering area
17. Planted structural pavers for emergency truck access
18. Raised pedestrian crosswalk
19. Demonstration Art Garden
20. Maintained Natural Habitat Space

MAIN/LOBBY ENTRY
GARAGE ENTRY
TRANSFORMER
PROPERTY LINE

30' 15' 30' 60'
SCALE: 1" = 30'

N

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FORMAL PLANNING APPLICATION

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6 FORMAL PLANNING APPLICATION REV 6	08/19/2024
7 FORMAL PLANNING APPLICATION REV 7	10/11/2024

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CHECKED BY: MM
ISSUE DATE: 10/11/24
PROJECT NO: 2100000

DRAWING TITLE
LANDSCAPE SITE PLAN ILLUSTRATIVE

L101a

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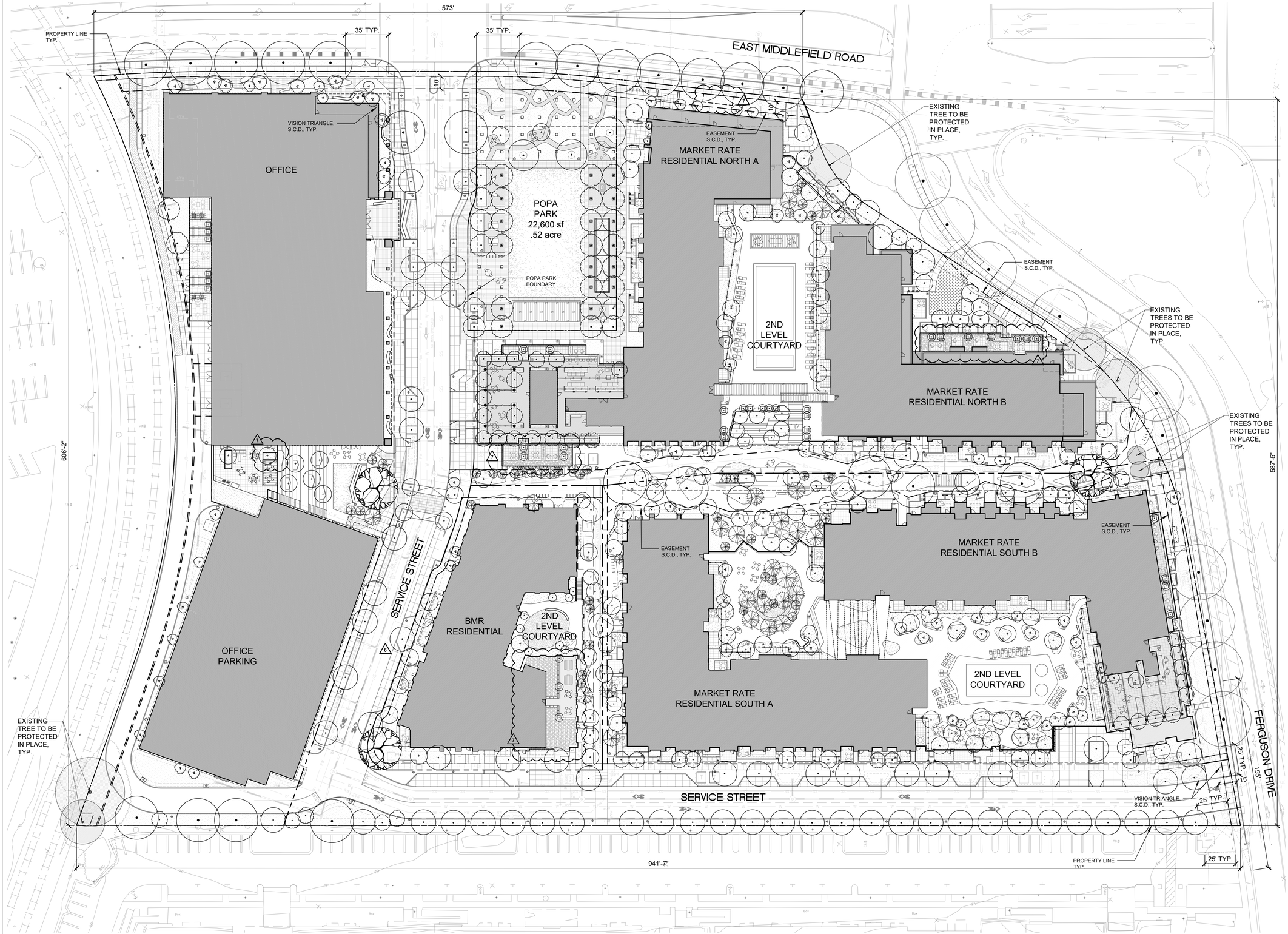

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7 FORMAL PLANNING APPLICATION REV 7	10/11/2024

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DRAWING TITLE

LANDSCAPE SITE PLAN **L101b**

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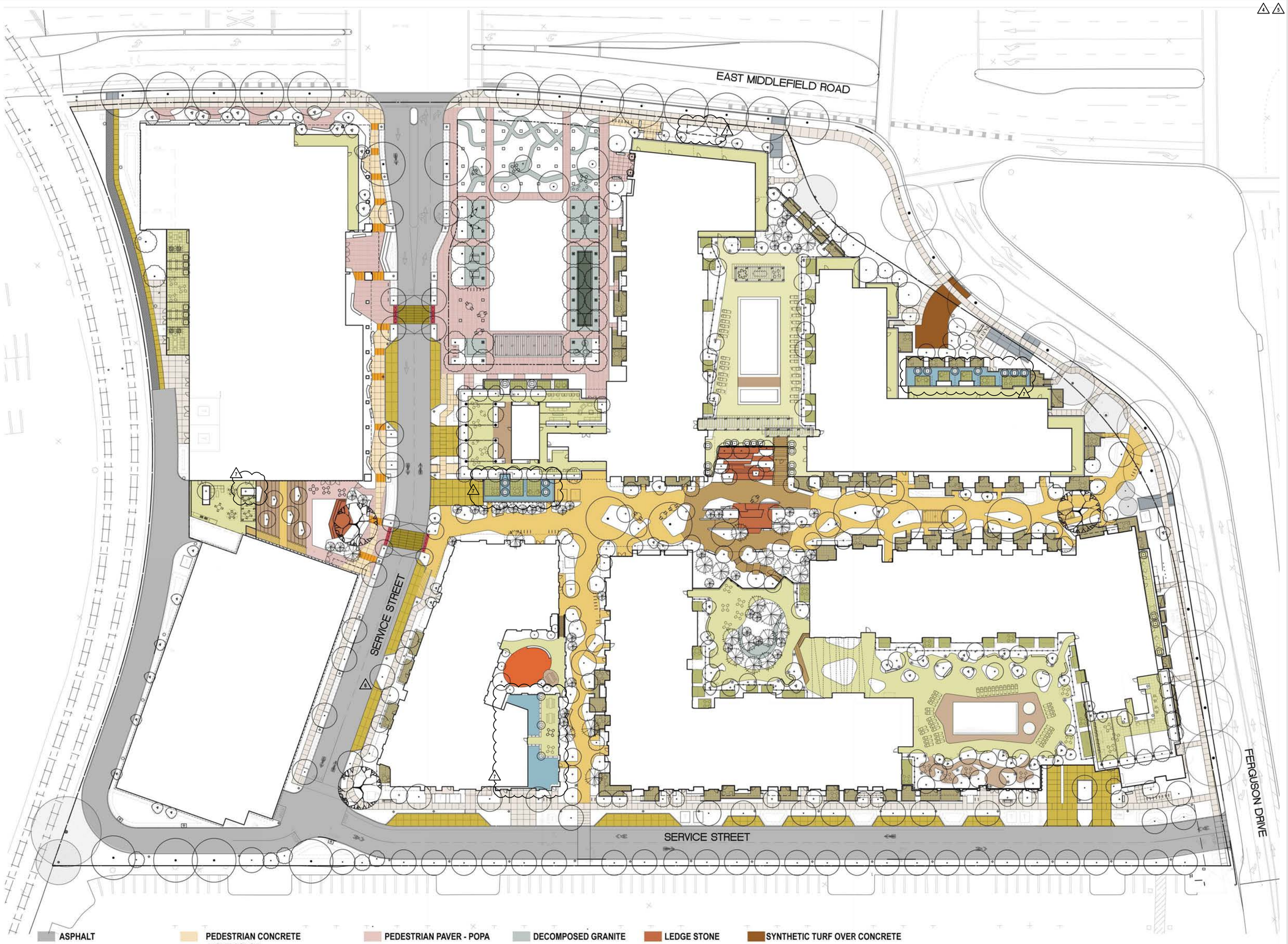

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DRAWING TITLE

HARDSCAPE AND AMENITIES PLAN

L102

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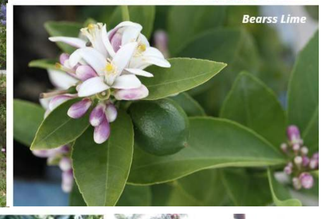
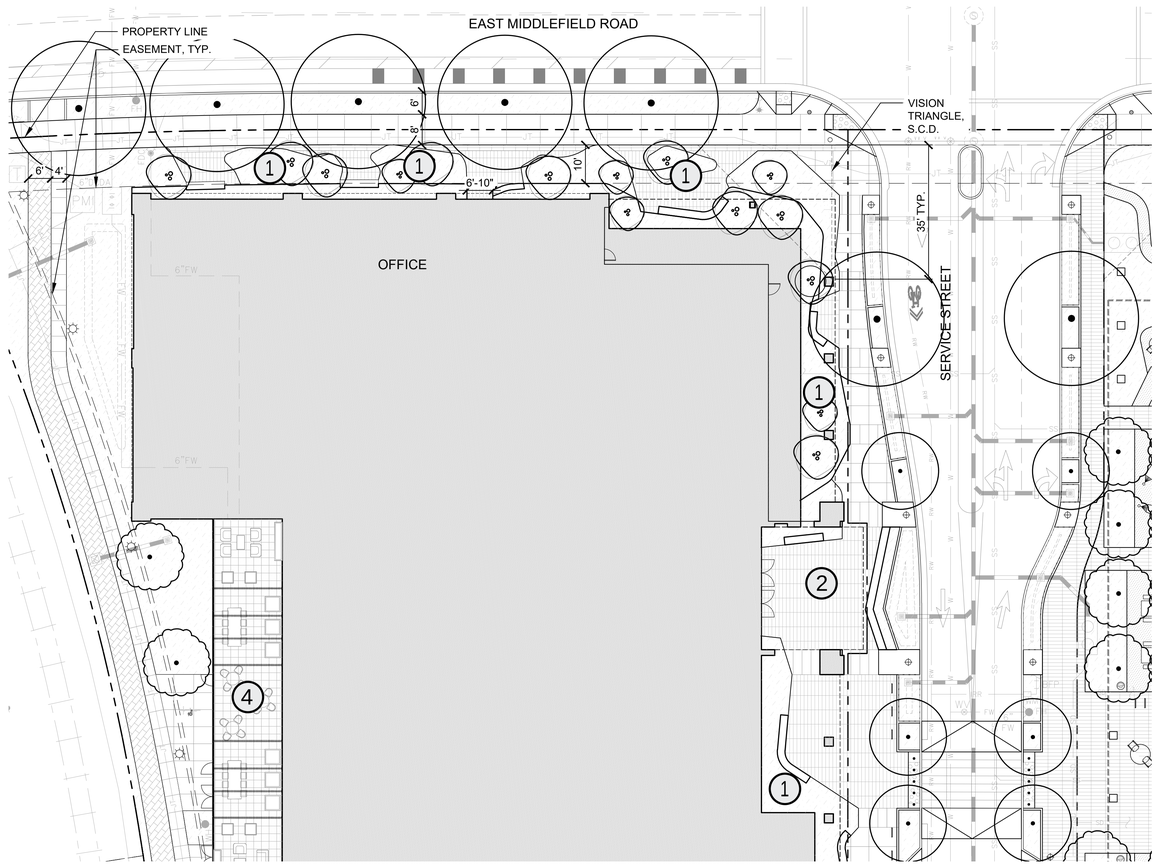


1. FRAGRANCE GARDEN
2. OFFICE ENTRANCE
3. CROSSWALK TO POPA
4. ROOFDECK SEATING
R. RENDERINGS



1 OFFICE ENTRY & MIDDLEFIELD FRAGRANCE GARDEN
SCALE: 1/16" = 1'-0"

SCALE: 1" = 16'

IMAGES NOTE: Renderings are for landscape and site illustration purposes; please refer to architecture drawings/renderings for the most up-to-date building information and renderings. Precedent images are to convey approach or material/product concept only.

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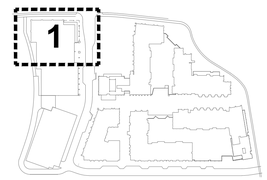
FORMAL PLANNING APPLICATION



KEYMAP

REVISIONS

1 FORMAL PLANNING APPLICATION REV 1	02/22/2023
2 FORMAL PLANNING APPLICATION REV 2	07/21/2023
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DRAWING TITLE
HARDSCAPE AND AMENITIES PLAN

L102a

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VINE NARRATIVE

Set in the Garden District, the Middlefield parking structure's south and east facades have the potential to incorporate vines as part of an overall screening strategy. As the vines fill in living windows, the adjacent space will:

•Create a refreshing oasis within the busy work environment
•Reduce the heat island effect
•Add greenery to the district in an area where large shade canopies are limited
•Soften the hard surfaces of the parking structure
•Provide a contemporary artistic addition to the City Center
•Create a striking expression of green architecture in an urban setting, enriching the daily working environment and providing contact with natural greenery
•Utilize deciduous and evergreen vines to provide year-round interest

Technical Considerations
Carl Stahl Cable System or similar: Tensioned-stainless steel cables extend 2-6 stories to offer a structure for the vines to climb and define the façade along with the corner courtyard garden space. They will be built with modular components from the German manufacturer Carl Stahl GmbH. For the North American market, their components are manufactured in the US. (basis of design)

Connections to the Building Structure and Base:
Standard Carl Stahl components will be used to connect the cables to structure top and bottom. The connectors will be visually discrete. The assemblies will extend from the planter beds creating the illusion of cables sprouting from the ground and are spaced 3-feet apart. Options to provide diagonal or horizontal cables exist or a woven cable mesh.

Planting Considerations
Vine Species Selections: 4-6 species of ornamental vines will be selected to provide all-season interest, flowers, fragrance, fall color as well as interesting foliage and sun/shade tolerance. All of the vine species in the proposed and evolving planting palette grow by twinning stems, twining tendrils or clinging by adventitious roots or pads. All are proven performers in Mountain View's microclimate. To assure continued resiliency in the cable structures, species that develop heavy woody stems, such as wisteria or bougainvillea, will not be used. In addition to the vines, an evergreen shrub and flower mix will fill the planters as a green base to the vines.
•Initial species selection:
•Akebia spp.
•Clematis spp.
•Hardenbergia spp.
•Jasminum spp.
•Parthenoccissus spp.

Vine Height at Installation
15-gallon container size plants will be contract grown to a minimum staked height of 10' at the time of installation. (Alternately, 5-gallon nursery grown vines can be used for a cost savings) Planter bed soil volume is adequate to support vigorous growth.

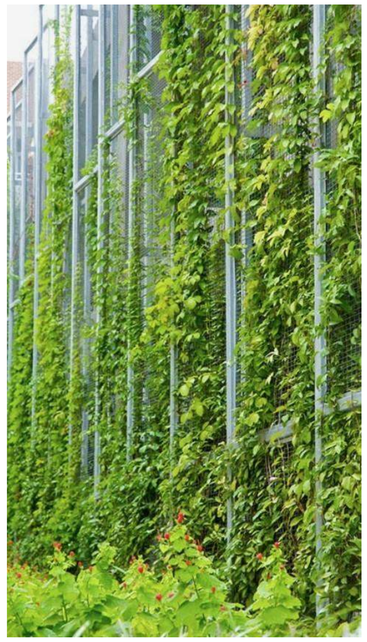
Vine Height at Maturity
The growing height of the vines will vary by species. However, most of the selected species will grow to a mature height of 30' to 40'.

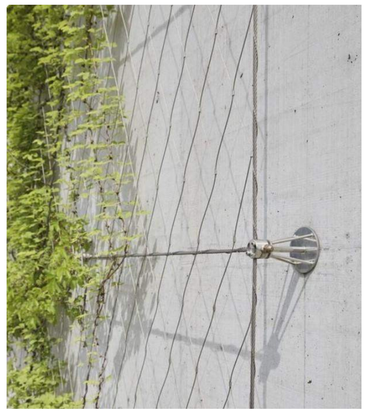
Structure Roof Planters
To allow vines to descend from the top level it is proposed to hang planters from the exterior structure with Tourensol Wilshire Box Hanging Planters www.Tourensol.com WB-1824-48 with the bracket system (basis of design)

Growth Rate
The proposed vine species are being selected for their vigor and proven performance in Mountain View and all are considered fast growers. Our experience with similar projects establishes vine grow at 5-feet in the first year and as much as 7-feet per each additional year until maturity. The framework will be visually appealing with or without vines and be exceptional with the addition of greenery, filling out in 3-5 years.

Maintenance Considerations
Cable System Maintenance: Based on experience with similar projects, the vine cable system will be inspected, adjusted, and maintained once a year.

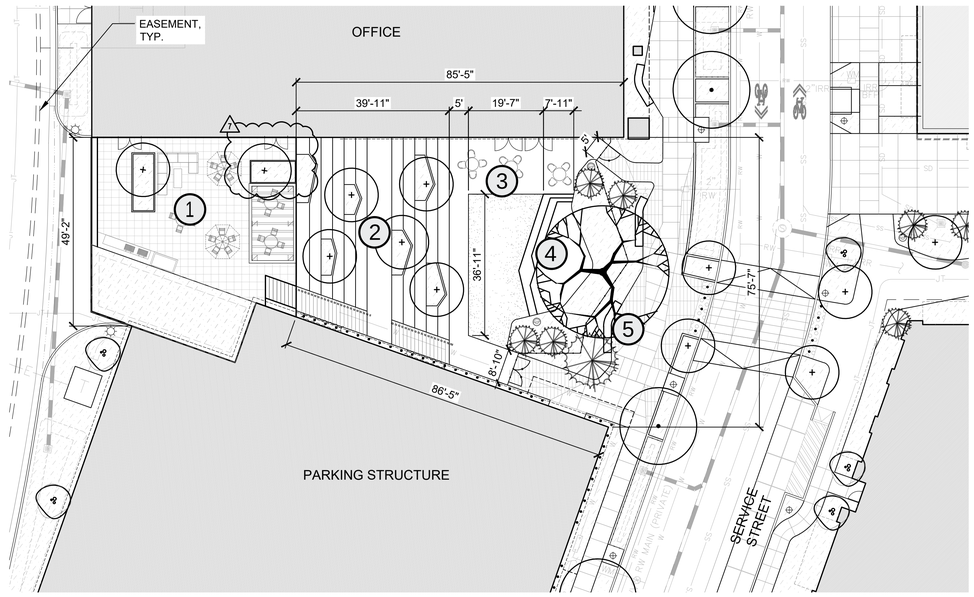
Planting Maintenance
Vine plantings will be irrigated with automated drip system, receive pruning and other routine landscape maintenance quarterly with annual canopy pruning via a boom or scissor lift. If a vine dies, it will be removed and replanted. The matrix of interwoven species is intended to foster positive competition where the dominate vines succeed as the primary foliage and the lesser varieties become accents or fade away. This supports the concept of adaptation to sun, shade, upper canopy growth, lower growth, and varied growth rates. Few extremely fast growing vines will be used to provide balance.





1 PODIUM-LEVEL PRIVATE AMENITY COURTYARD
2 PRIVATE SEATING + STEPS
3 PRIVATE AMENITY PLAZA
4 PRIVATE COURTYARD STAGE
5 PUBLIC SEATING AREAS
R RENDERING

SITE FURNISHINGS / FEATURES
- SEATING OPTIONS
- HEAVY TIMBER BENCHES
- FIREPIT



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

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SCALE: 1" = 16'

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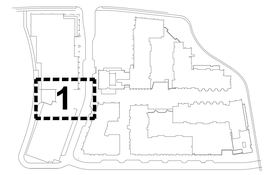
675 & 685 E. MIDDLEFIELD

MOUNTAIN VIEW, CA 94043

FORMAL PLANNING APPLICATION



KEYMAP

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1 FORMAL PLANNING APPLICATION REV 1	02/22/2023
2 FORMAL PLANNING APPLICATION REV 2	07/21/2023
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7 FORMAL PLANNING APPLICATION REV 7	10/11/2024

DRAWN BY: JLZ
CHECKED BY: MM
ISSUE DATE: 10/11/24
PROJECT NO: 2100000

DRAWING TITLE
HARDSCAPE AND AMENITIES PLAN

L102b

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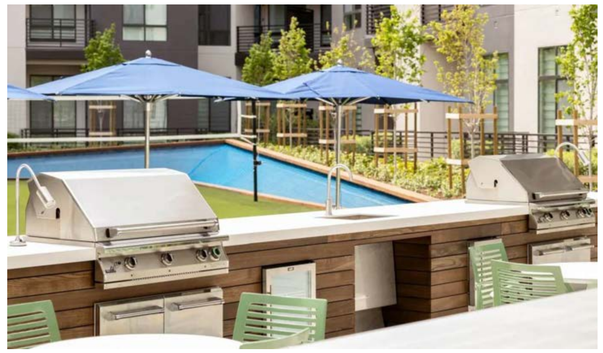
ACKER STONE PALAZZO CONCRETE PAVER
BENTLEY WHITE, MONACO FINISH

STONE
- MONTANA LEDGE STONE
- STADIUM SEATING, INFORMAL BENCHES, LINEAR PARK CENTER STAGE

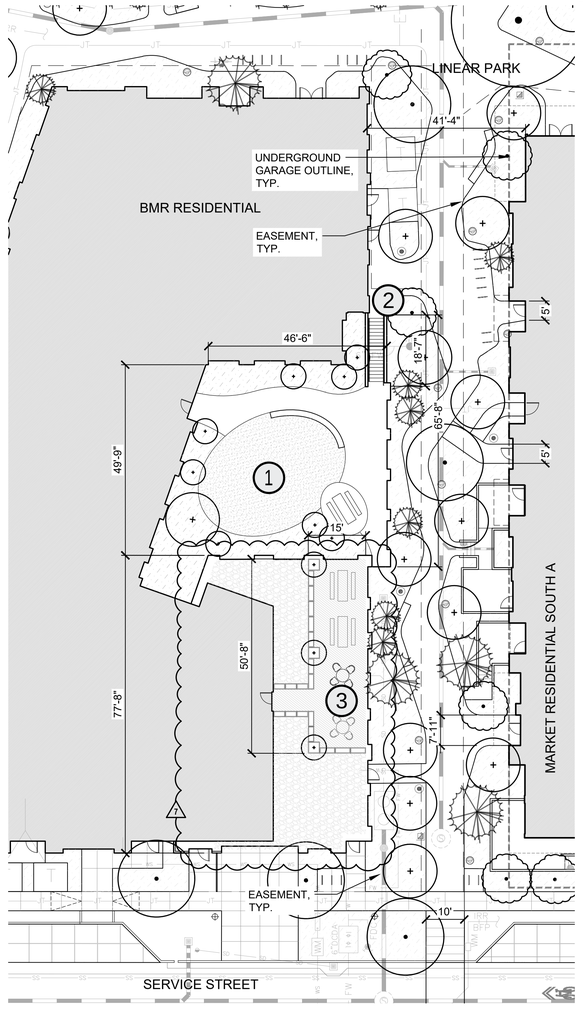
BIKE PARKING



SITE FURNISHINGS
- UMBRELLAS
- RESIDENT AMENITY AERA BBQ
- HEAVY BENCHES

COMMON MATERIALS LOCATED ACROSS THE SITE

IMAGES NOTE: Precedent images are to convey approach or material/product concept only.



1 PLAYGROUND
2 SECURITY GATE
3 ROOFDECK SEATING

1 **BMR COURTYARD & ROOF TERRACE**
SCALE: 1/16" = 1'-0"

0 8' 16' 32'
SCALE: 1" = 16'

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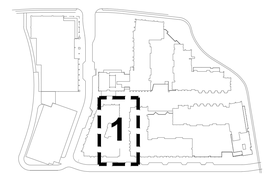

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DRAWN BY: JZ
CHECKED BY: MM
ISSUE DATE: 08/16/24
PROJECT NO: 22015.00

DRAWING TITLE
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L103a

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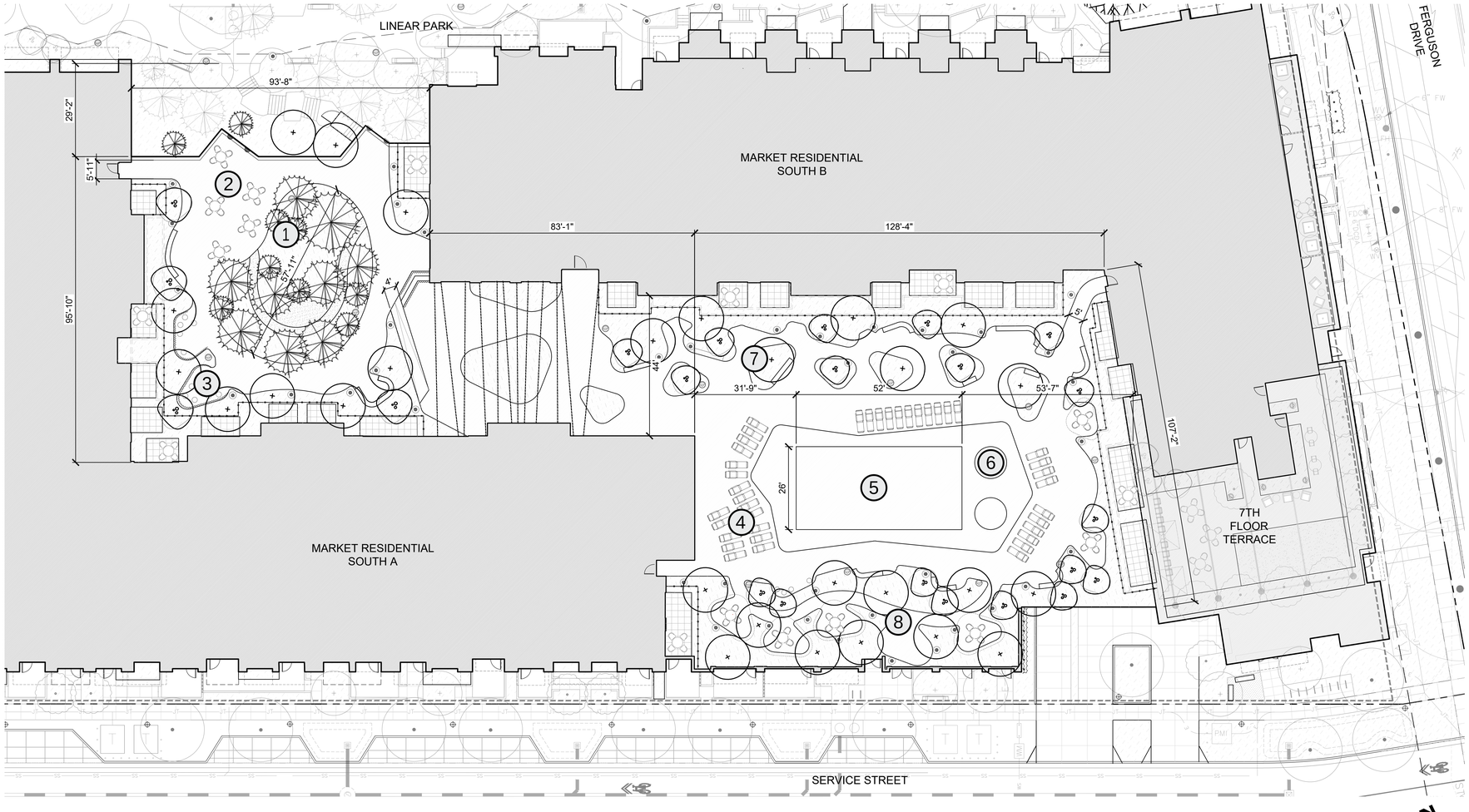

1. REDWOOD FOREST
2. FLEX SEATING
3. SEATING POD
4. OUTDOOR LOUNGE
5. POOL
6. SPA
7. LANDSCAPE MOUNDS
8. PODIUM GARDEN
R. RENDERINGS

1 SOUTHERN 2ND FLOOR COURTYARD
SCALE: 1/16" = 1'-0"

IMAGES NOTE: Renderings are for landscape and site illustration purposes; please refer to architecture drawings/renderings for the most up-to-date building information and renderings. Precedent images are to convey approach or material/product concept only.

0 8' 16' 32'
SCALE: 1" = 16'

N

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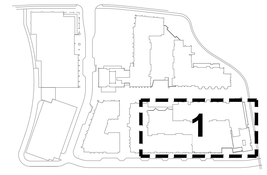

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DRAWN BY:	JLZ	ISSUE DATE:	10/11/24
CHECKED BY:	MM	PROJECT NO:	2100000

DRAWING TITLE
HARDSCAPE AND AMENITIES PLAN

L103b

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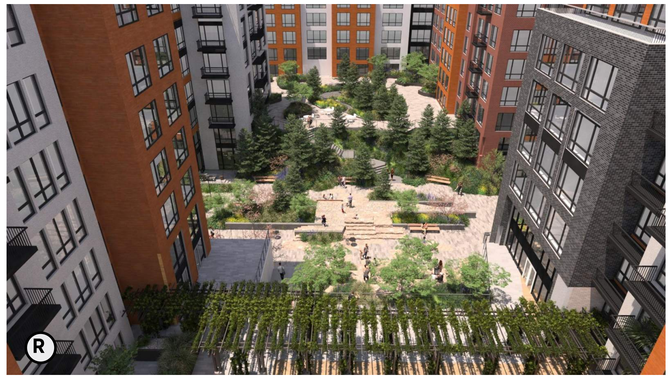

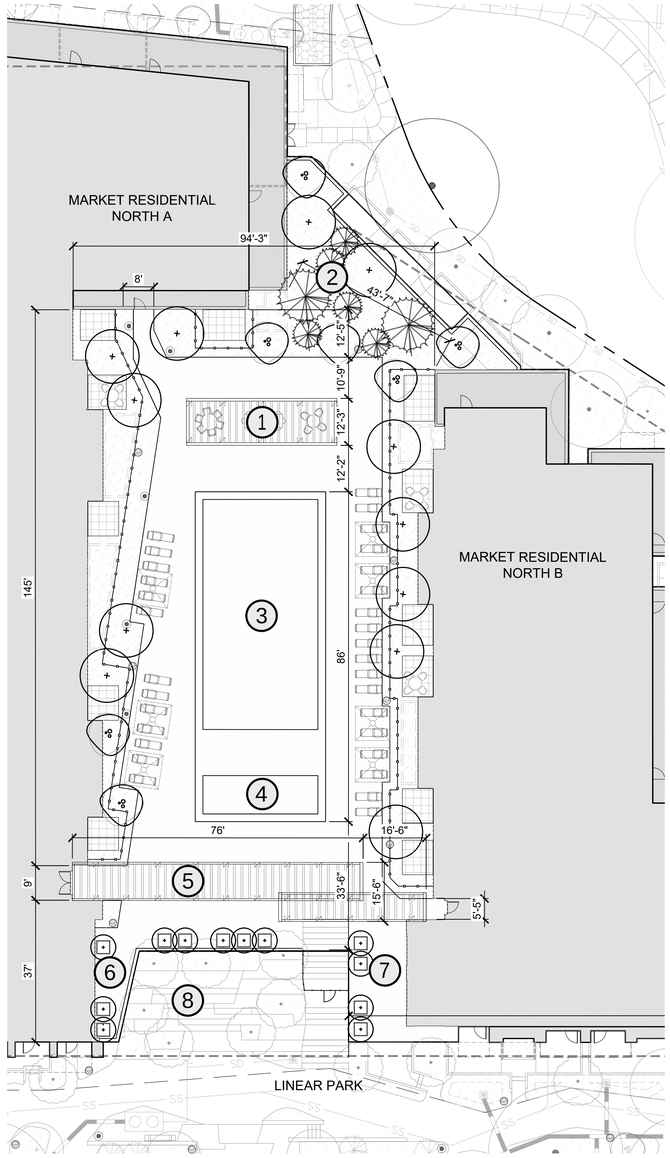

1. TRELLIS SEATING
2. PODIUM FOREST
3. POOL
4. SPA
5. COVERED CORRIDOR
6. OUTDOOR FITNESS
7. LOUNGE
8. PLANTED RIVER STONE

   STADIUM SEATS
- (R) RENDERINGS

1 NORTHERN 2ND FLOOR COURTYARD
SCALE: 1/16" = 1'-0"

0 8' 16' 32'
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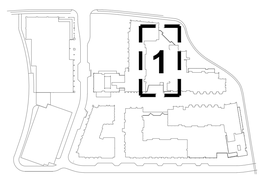

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DRAWN BY: JLZ
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DRAWING TITLE
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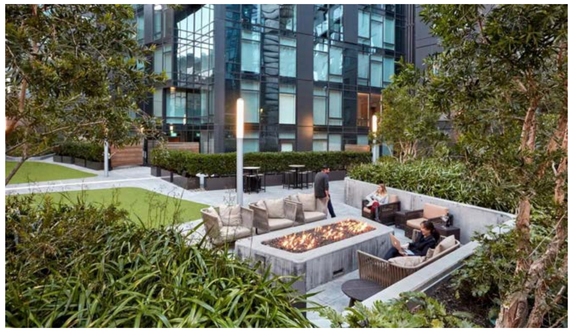

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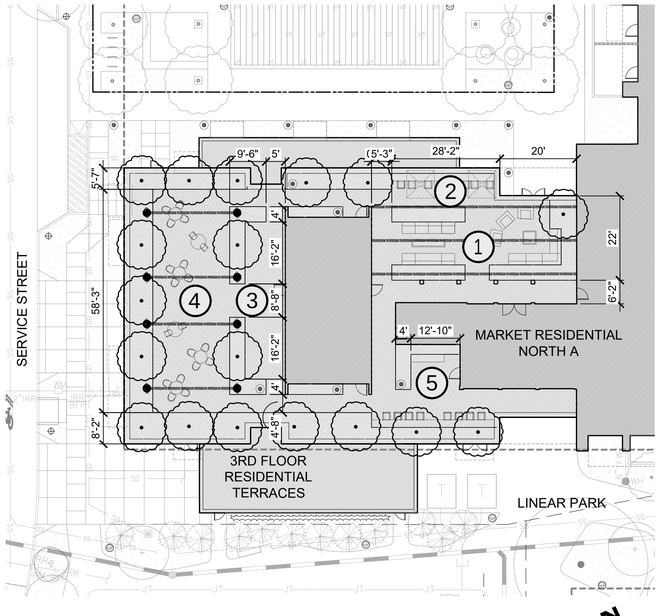
1. LOUNGE
2. POPA LOOKOUT BAR
3. AMENITY SPILL-OUT
4. FLEX SEATING
5. SEATING NOOK
6. LINEAR PARK OVERLOOK BAR
7. FLEX SEATING
8. ACTIVITY TURF



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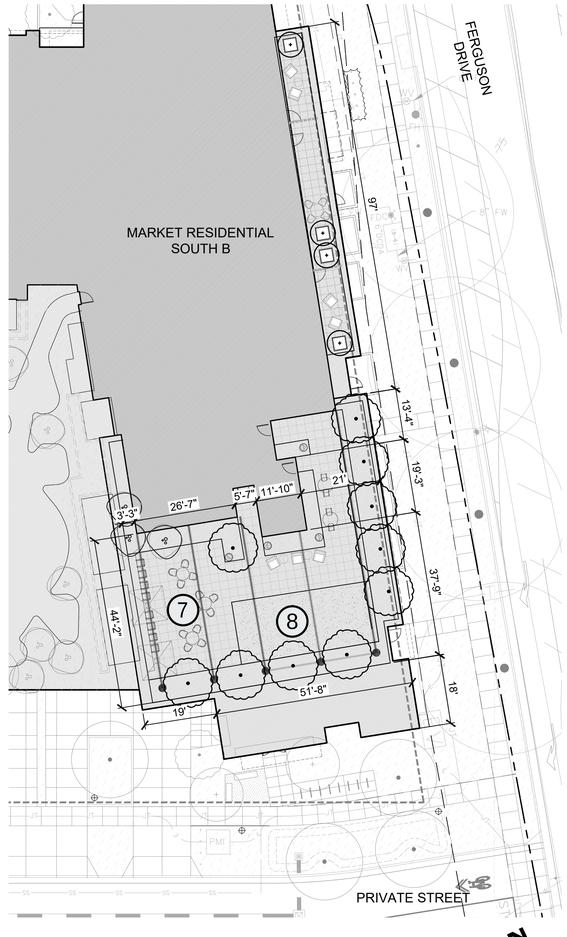
SCALE: 1/16" = 1'-0"

SCALE: 1" = 16'



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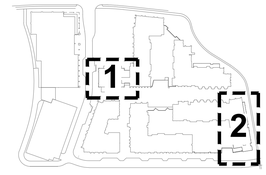

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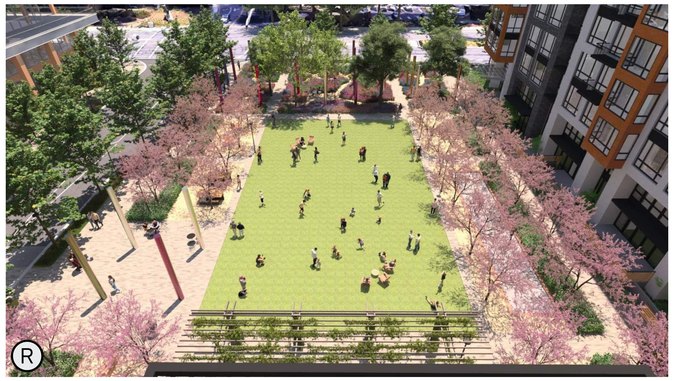
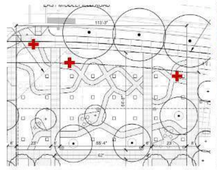


① Demonstration / Educational Garden

Pollinator garden with vertical artwork in grid, demonstrative / educational signage, and sensory signage

Interpretive signage
- *3 major storytelling signages on bent metal board*
- *Signage story focus on indigenous history, agricultural history, pollinators, waterwise gardening*
- *Storytelling with sensory element*



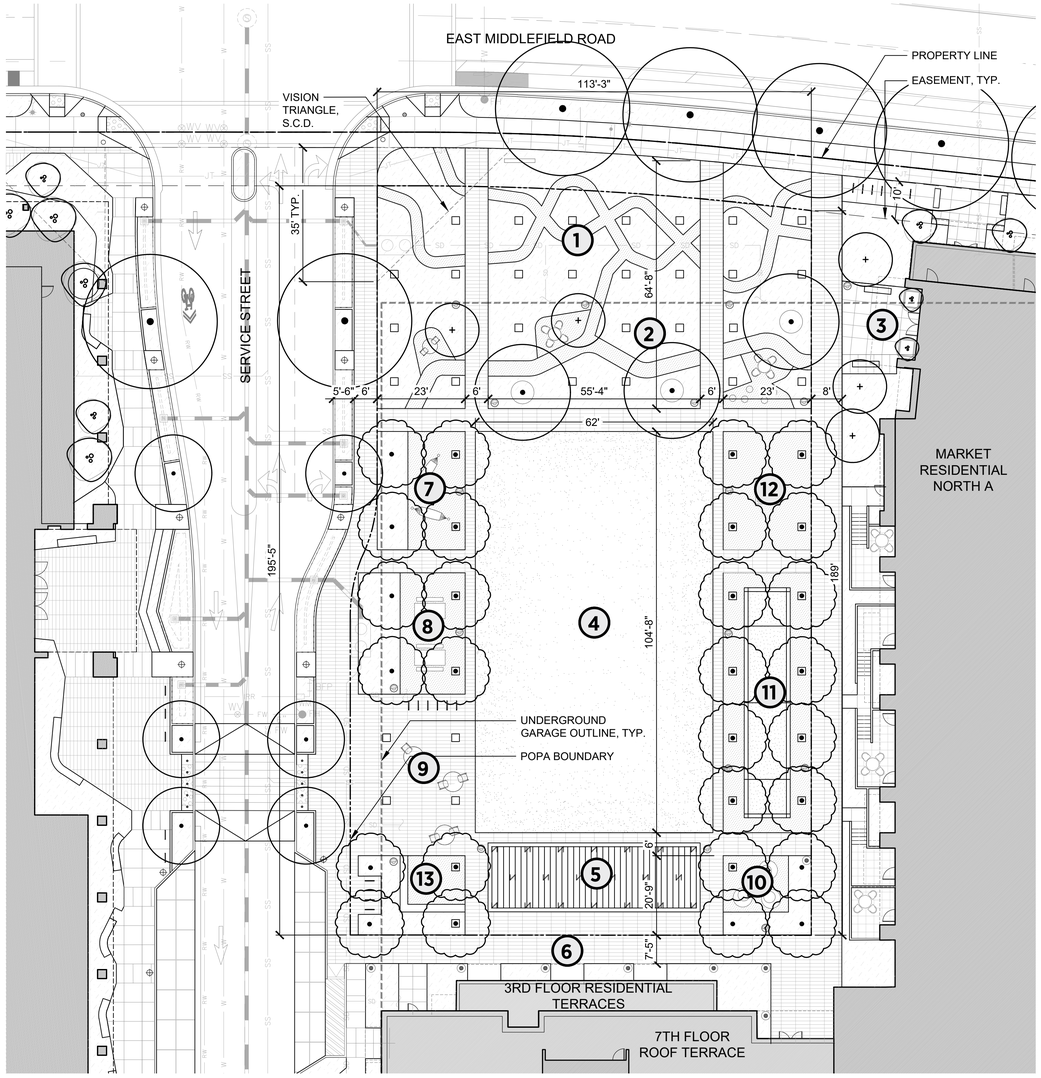
Plant Identification
- *Adding plant ID to different plants, amount TBD*

② Maintained Natural Habitat Space

Pollinator garden extend to Maintained Natural Habitat Space as a landscape carpet. Canopy trees take over the vertical artwork in grid. Seating pods are placed under the trees for relaxation.

Utilize relaxed seating options or boulders to reflect the natural setting.

Utilize a comfortable and durable connected chair-table seating option allowing for accessible companion seating.



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

SCALE: 1" = 16'

IMAGES NOTE: Renderings are for landscape and site illustration purposes; please refer to architecture drawings/renderings for the most up-to-date building information and renderings. Precedent images are to convey approach or material/product concept only.

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4. LAWN
5. GATHER AREA WITH TRELLIS
6. RETAIL OUTDOOR SPACE
7. RELAX
8. PICNIC
9. PUBLIC ENTRY
10. ART STAY
11. BOCCE COURT
12. ART PLAY
13. STAY

R. RENDERINGS

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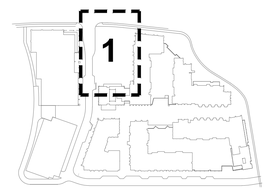

KEYMAP

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DRAWING TITLE
HARDSCAPE AND AMENITIES PLAN

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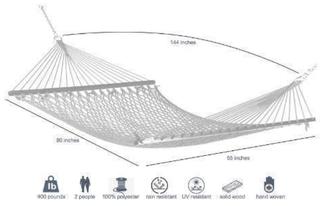
5 GATHER
(1) Design-built trellis with vines
(1) long picnic table with ADA seating
(2) 4-top tables

Fixture images are representative of characte and intent:
Provide warm inviting tabl and seating with fixed fee Wood is desirable.

Furnishings at Retailer are TBD as they are retailer supplied - intent is for loose, cafe furniture, durable and timeless.

7 RELAX
(3-4) Fixed structure w/removable hammocks.

Caribbean rope hammock connect to metal post with embedded concrete footing. Final product TBD



8 PICNIC
(2) ADA picnic tables under the tree grove
(6) Bike parking racks in the planting buffer

Fixture images are representative of character and intent:
Provide warm inviting table and seating with fixed feet.
Wood is desirable.

Stainless steel staple racks

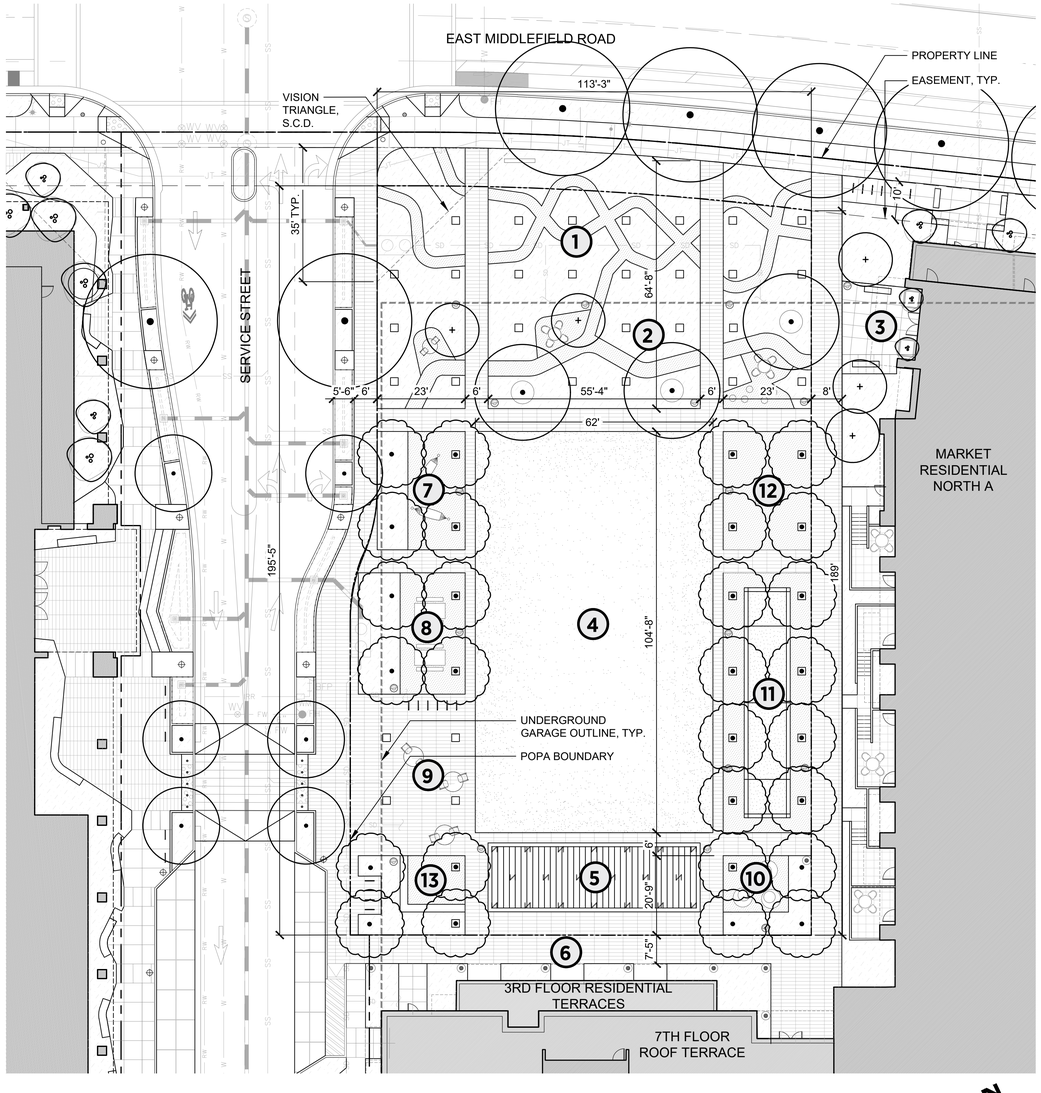
9 PUBLIC ENTRY
Open plaza with vertical artworks, same artworks in the Demonstration / Educational Garden, and flexible seating

Utilize a comfortable and durable fixed chair-table seating option allowing for accessible companion seating

Utilize a comfortable and durable connected chair-table seating option allowing for accessible companion seating

10 ART STAY
(3-4) artful or sculptural seating under the tree grove

Provide sculptural seating that is distinctive and colorful to offer variety of seating options.



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

0 8' 16' 32'
SCALE: 1" = 16'

N

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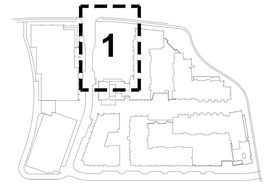

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(11) BOCCE ADA BOCCE court

(12) ART PLAY Sculptural play with resilient play surface

(13) STAY Cast-in-place concrete bench with wood slat top along the planting area
(4) Bike parking racks in the planting buffer

Wood bench top

Stainless steel staple racks

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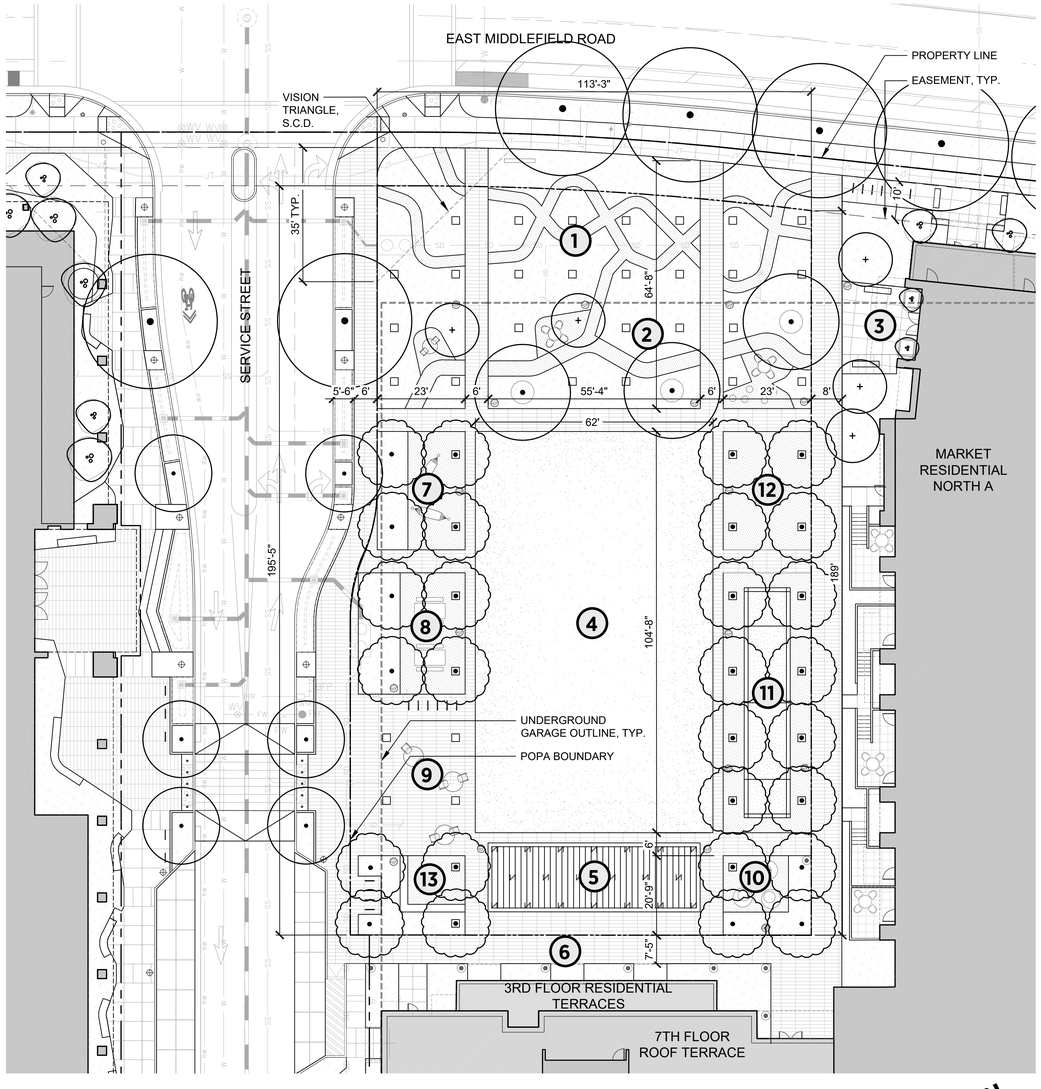

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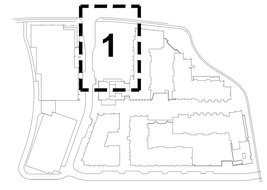

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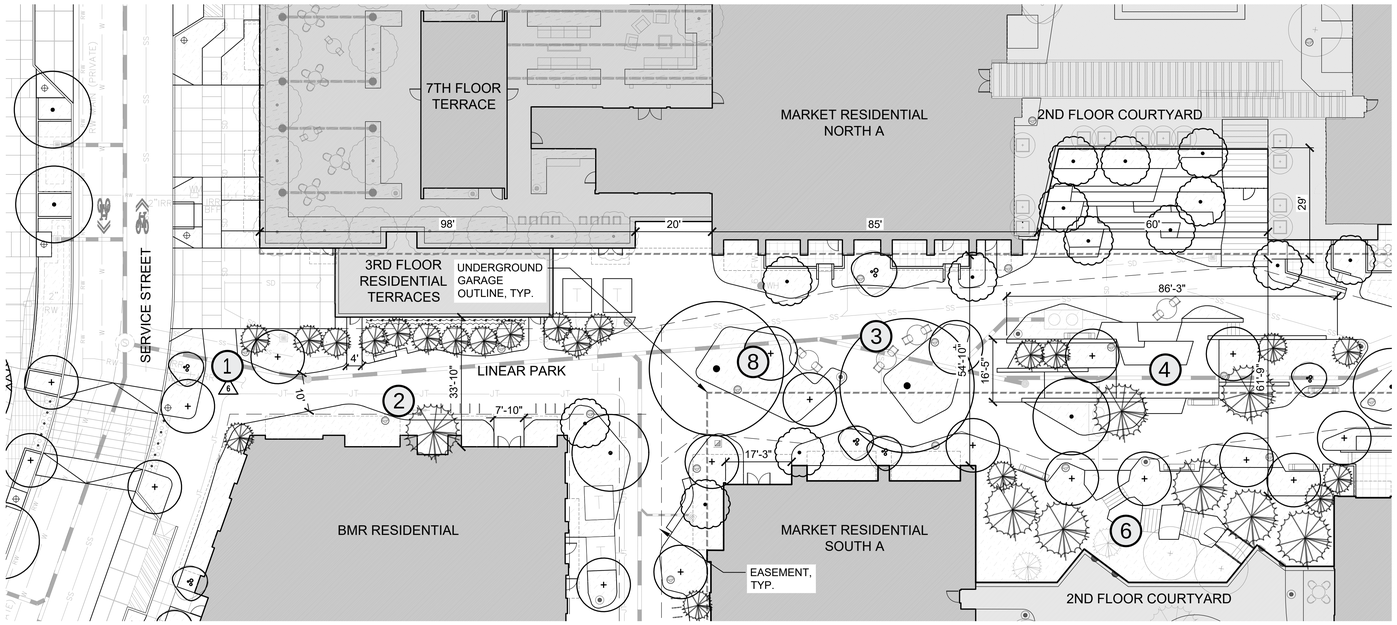
1. LINEAR PARK ENTRY
2. BIKE HUB
3. OUTDOOR SEATING
4. CENTRAL STAGE / OPEN GATHERING AREA
5. PLANTED RIVER STONE STADIUM SEAT
6. CONIFEROUS FOREST STAIRS
7. TRELLIS GATHERING
8. LANDSCAPE MOUNDS
R. RENDERING



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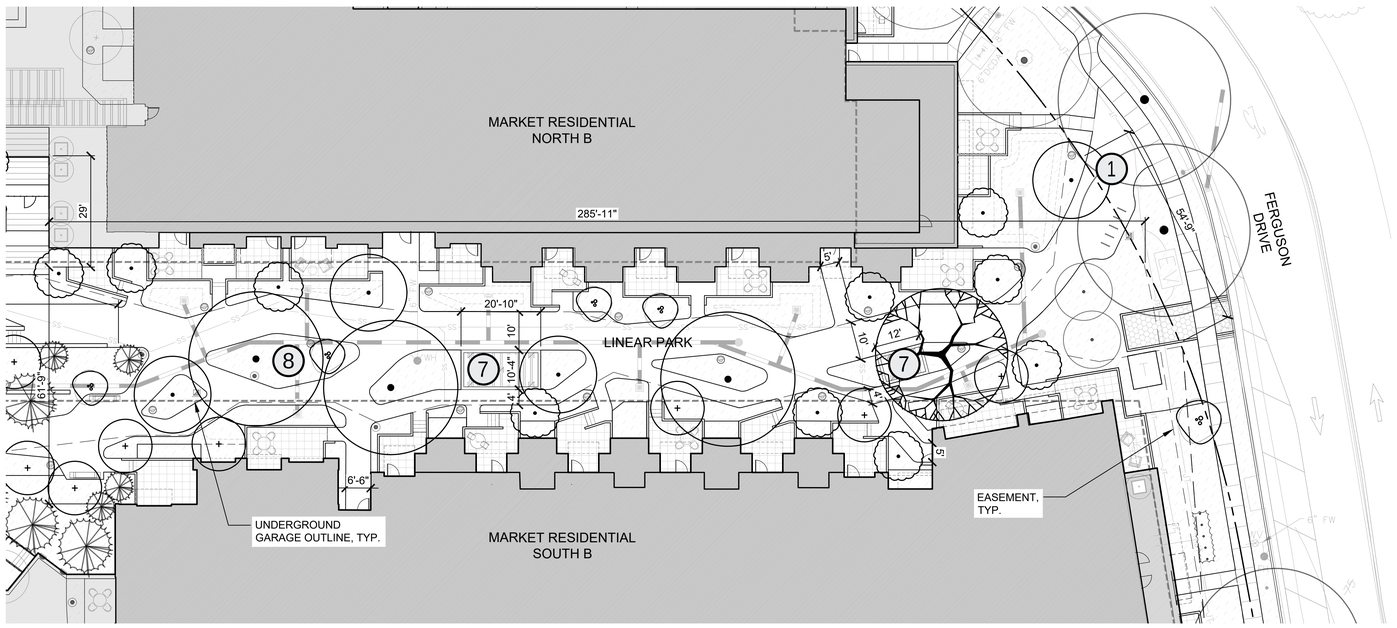

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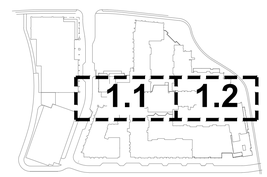

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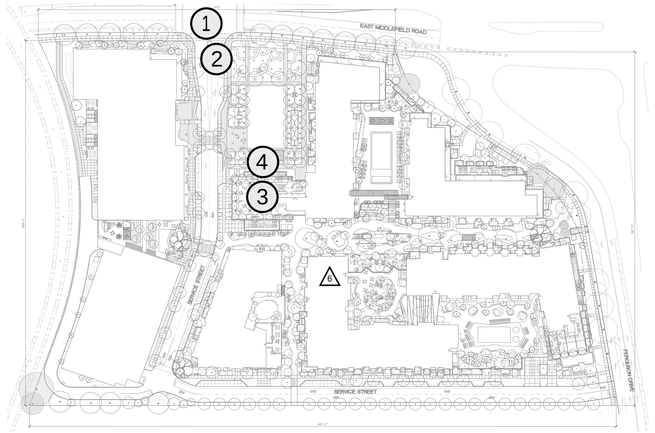

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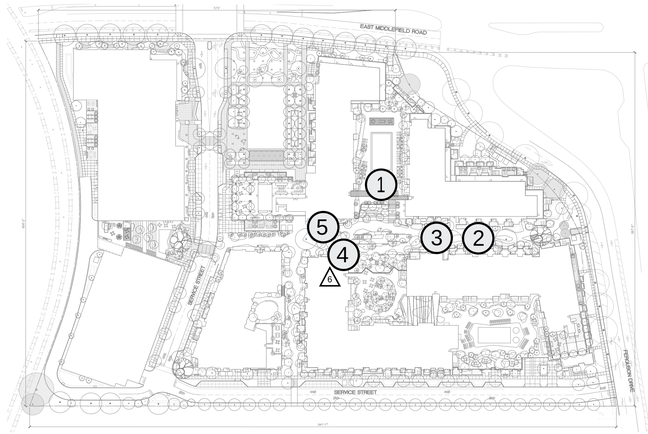
LINEAR PARK VIEWS

KEY MAP



IMAGES NOTE: Renderings are for landscape and site illustration purposes; please refer to architecture drawings/renderings for the most up-to-date building information and renderings. Precedent images are to convey approach or material/product concept only.

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MOUNTAIN VIEW, CA 94043

FORMAL PLANNING APPLICATION

REVISIONS

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6 FORMAL PLANNING APPLICATION REV 6	08/19/2024
7 FORMAL PLANNING APPLICATION REV 7	10/11/2024

DRAWN BY:	JLZ	ISSUE DATE:	10/11/24
CHECKED BY:	MM	PROJECT NO:	2100000

DRAWING TITLE
LANDSCAPE 3D RENDERINGS

L105

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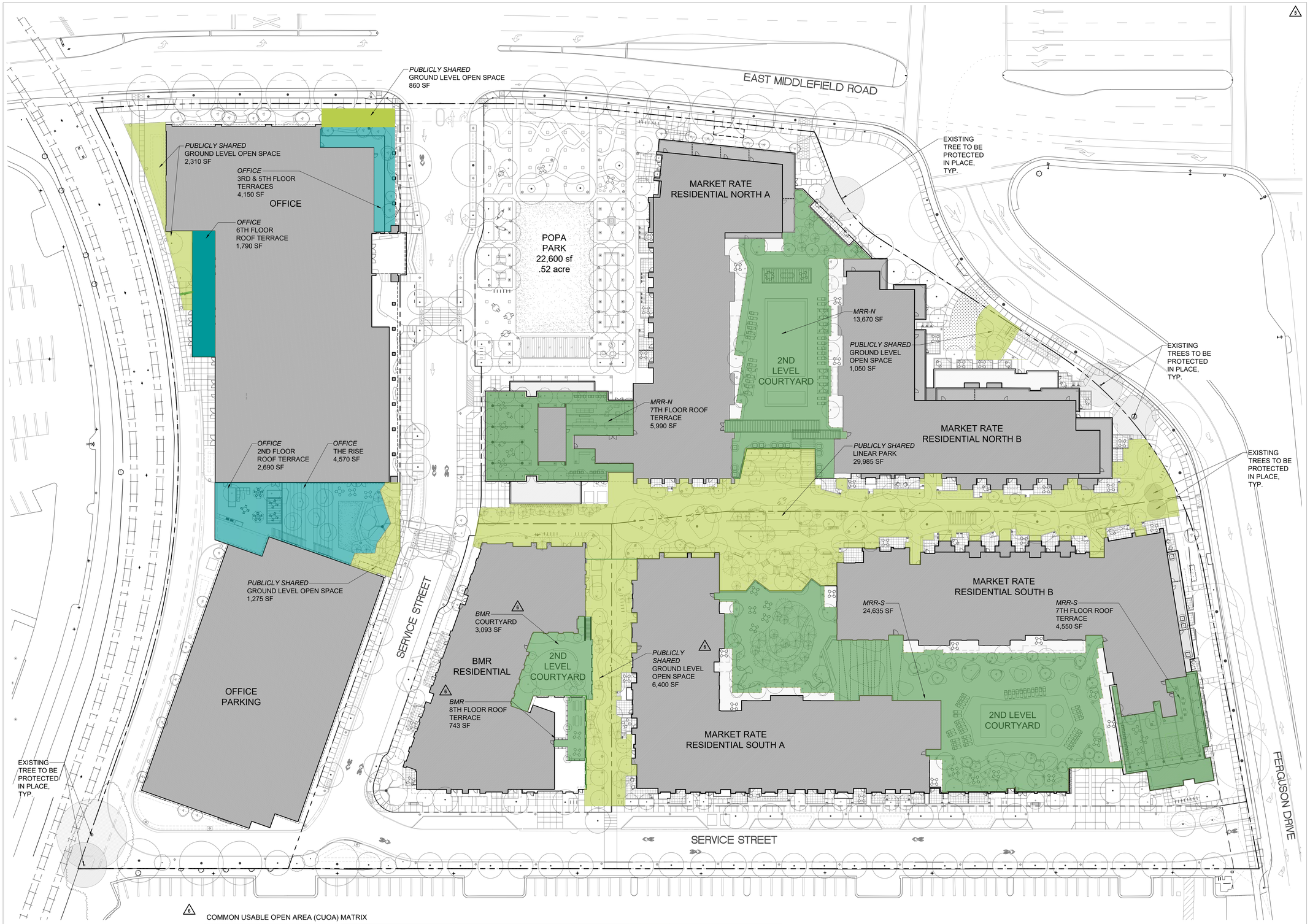

6 COMMON USABLE OPEN AREA (CUOA) MATRIX

BUILDING / USE	CUOA REQUIREMENT	PROJECT SF/UNITS	PROJECT REQUIREMENT (R)	CUOA PROPOSED[3] (C)	PROPOSED PRIVATE OPEN AREA[4] (P)	COMBINED [(C+P)=C2]	DIFFERENCE [(C2-R)=D]	PUBLICLY SHARED CUOA[2] (S)	COMBINED DIFFERENCE (S+D)	COMBINED PROJECT TOTAL (C+P+S)
MARKET RATE RESIDENTIAL NORTH (MRR-N)	120 SF / UNIT	322 UNITS	38,640 SF	19,660 SF	12,994 SF	32,654 SF	-5,986 SF	41,830 SF		
MARKET RATE RESIDENTIAL SOUTH (MRR-S)	120 SF / UNIT	364 UNITS	43,680 SF	29,185 SF	8,290 SF	37,475 SF	-6,205 SF			
BELOW MARKET RATE RESIDENTIAL (BMR)	120 SF / UNIT	150 UNITS	18,000 SF	3,836 SF	454 SF	4,290 SF	-13,710 SF			
OFFICE[1]	100 SF / 1,000 SF GFA	279,945 SF[1]	27,995 SF	13,200 SF		13,200 SF	-14,795 SF			
TOTALS			**128,315 SF**	65,881 SF	21,738 SF	87,619 SF	-40,696 SF	41,830 SF	1,134 SF	**129,449 SF**

1 INCLUDES 2,344 SF OF COMMERCIAL RETAIL SPACE
2 SHARED CUOA AVAILABLE TO RESIDENTS, EMPLOYEES, AND GENERAL PUBLIC
3 SECURED CUOA AVAILABLE ONLY TO THE RESIDENTS OR EMPLOYEES OF RELATED BUILDINGS
4 SEE RESIDENTIAL FLOOR PLANS AND SHEET G002 FOR LOCATIONS OF PROPOSED PRIVATE OPEN AREA

30' 15' 0 30' 60'
SCALE: 1" = 30'

N

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ISSUE DATE: 10/11/24
PROJECT NO: 2100000

DRAWING TITLE
COMMON USEABLE OPEN SPACE

L107

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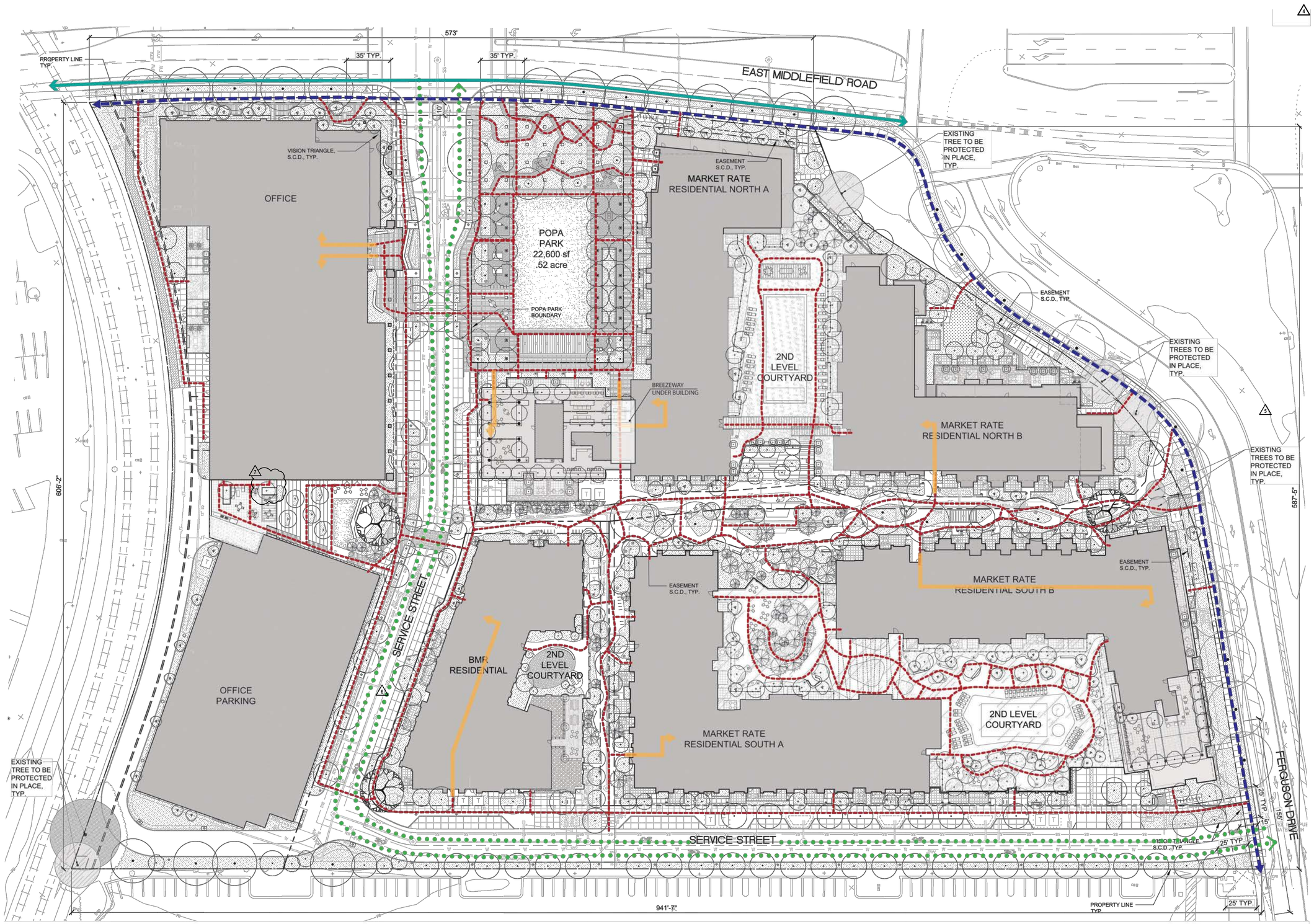

LEGEND

- PEDESTRIAN CIRCULATION ON PUBLIC SIDEWALK
- PEDESTRIAN CIRCULATION ON PRIVATE SIDEWALK
- LOADING ROUTE TO ELEVATOR
- CLASS II BIKE LANE (PUBLIC STREET)
- BIKE ROUTE (PRIVATE STREET / PATH)

30' 15' 30' 60'
SCALE: 1" = 30'

N

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CHECKED BY:	MM	PROJECT NO:	2100000

DRAWING TITLE

CIRCULATION PLAN **L107a**

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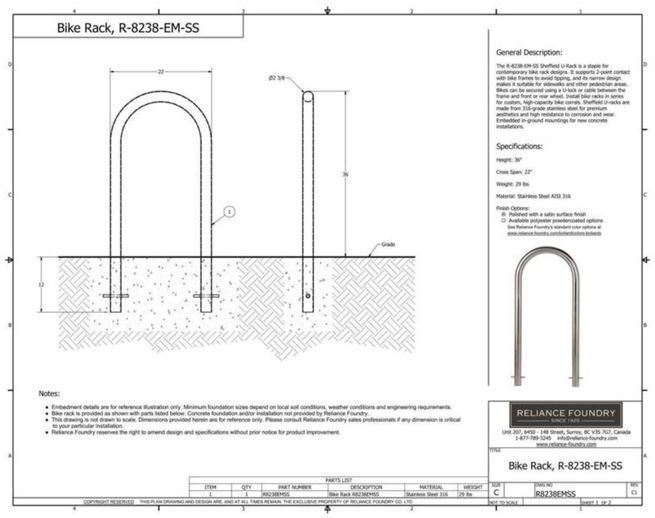
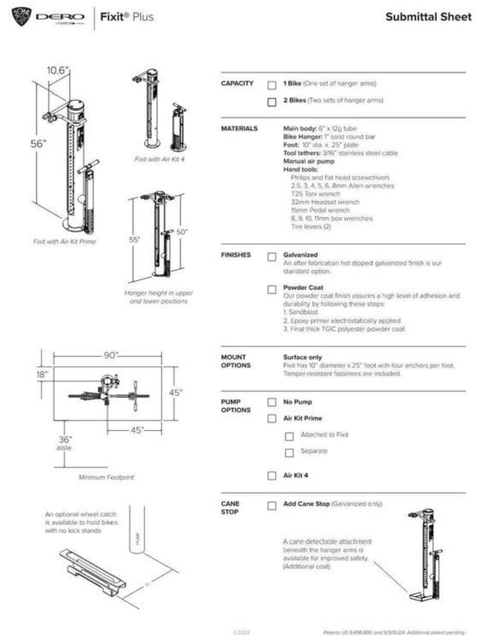
SHORT TERM BICYCLE PARKING		
MARKET RATE NORTH		
AREA USE	SPACES REQUIRED	SPACES PROVIDED
RESIDENTIAL	32	34
MARKET RATE SOUTH		
AREA USE	SPACES REQUIRED	SPACES PROVIDED
RESIDENTIAL	36	46
BELOW MARKET RATE BUILDING		
AREA USE	SPACES REQUIRED	SPACES PROVIDED
RESIDENTIAL	15	18
OFFICE (+RETAIL) BUILDING		
AREA USE	SPACES REQUIRED	SPACES PROVIDED
OFFICE	14	14
RETAIL	2	8
PRIVATELY OWNED PUBLIC AREA		
AREA USE	SPACES REQUIRED	SPACES PROVIDED
POPA	6	8
	TOTAL REQUIRED	TOTAL PROVIDED
	105	128

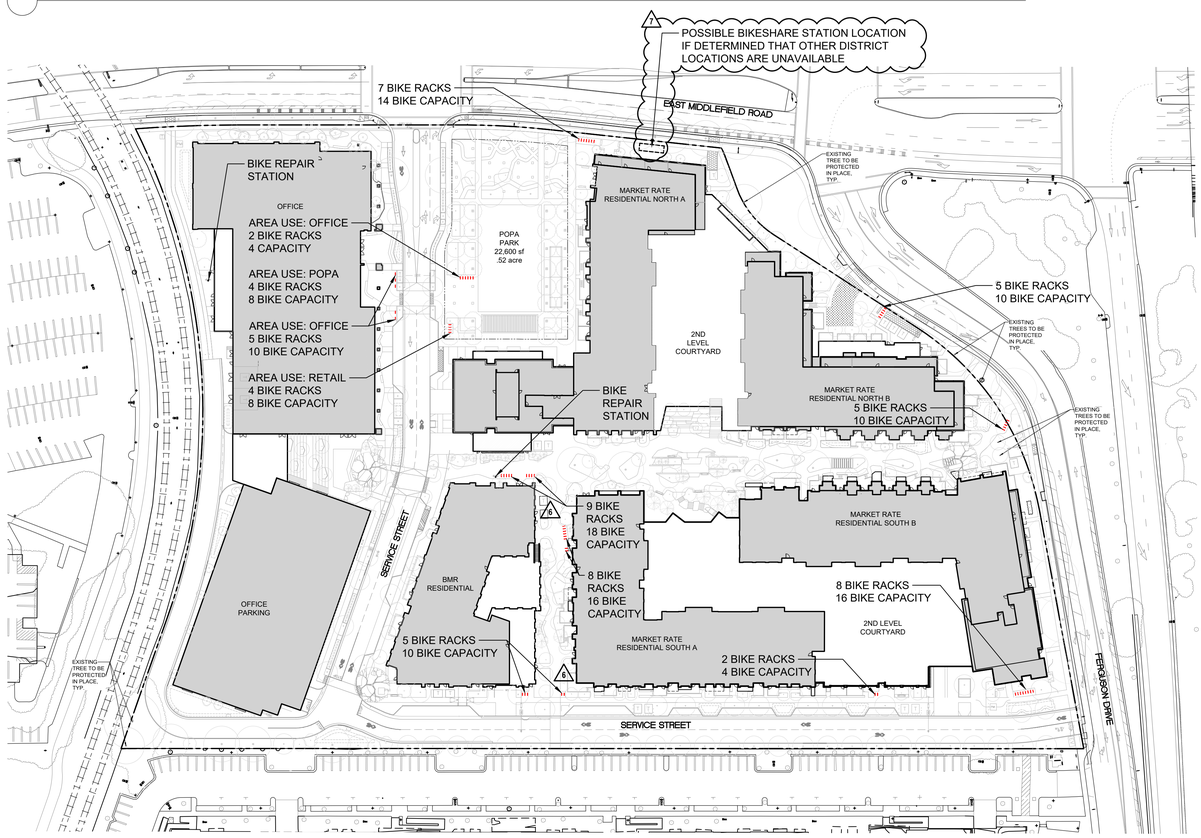
BIKE RACK FACILITY MATRIX



BIKE RACK



BIKE REPAIR STATION



BIKE FACILITIES PLAN

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CHECKED BY: MM
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DRAWING TITLE
BIKE RACK AND REPAIR STATION SUMMARY

L109

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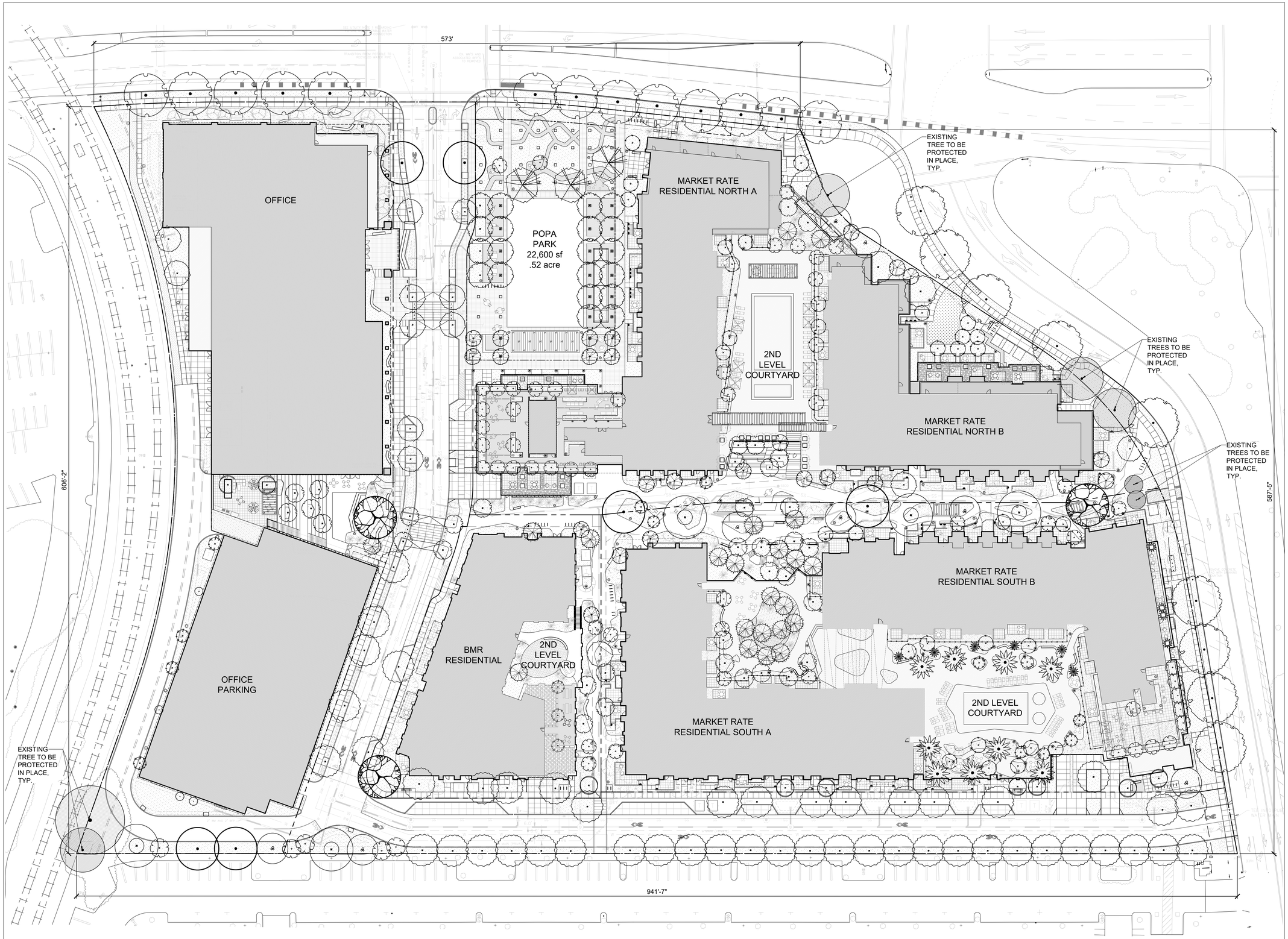

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PLANTING PLAN

L201

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PLANTING AREA THEME	NUMBER	HATCH
POLLINATOR FRIENDLY GARDEN	1	
CALIFORNIA NATIVE DISPLAY GARDEN	2	
NATIVE AND CLIMATE ADAPTED PLANTING	3	
FRAGRANCE GARDEN	4	
BUILDING ENTRY PLANTING	5	
VINE PLANTING	6	
STORMWATER TREATMENT / BIO-FILTRATION PLANTS	7	
SMALL SCALE SPECIALTY PLANTING	8	
TOUGH EVERGREEN PLANTINGS	9	
LARGE-SCALE PLANTINGS	10	

OFFICE

MARKET RATE RESIDENTIAL NORTH A

2ND LEVEL COURTYARD

MARKET RATE RESIDENTIAL NORTH B

EXISTING TREES TO BE PROTECTED IN PLACE, TYP.

MARKET RATE RESIDENTIAL SOUTH B

OFFICE PARKING

BMR RESIDENTIAL

2ND LEVEL COURTYARD

MARKET RATE RESIDENTIAL SOUTH A

2ND LEVEL COURTYARD

30' 15' 30' 60'
SCALE: 1" = 30'

N

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MOUNTAIN VIEW, CA 94043

FORMAL PLANNING APPLICATION

REVISIONS

1 FORMAL PLANNING APPLICATION REV 1	02/22/2023
2 FORMAL PLANNING APPLICATION REV 2	07/21/2023
3 FORMAL PLANNING APPLICATION REV 3	11/06/2023
4 FORMAL PLANNING APPLICATION REV 4	03/25/2024
5 FORMAL PLANNING APPLICATION REV 5	06/17/2024
6 FORMAL PLANNING APPLICATION REV 6	08/19/2024
7 FORMAL PLANNING APPLICATION REV 7	10/11/2024

DRAWN BY:	VY	ISSUE DATE:	08/19/24
CHECKED BY:	VC	PROJECT NO:	2100000

DRAWING TITLE
UNDERSTORY PLANTING PLAN

L201a

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CALIFORNIA NATIVE TREE QUANTITIES

TREE SPECIES

TOTAL NUMBER OF TREE SPECIES	20
NUMBER OF NATIVE TREE SPECIES	5, 25% OF TOTAL TREE SPECIES

TREE QUANTITY

TOTAL NUMBER OF TREES 24" BOX OR GREATER	346
NUMBER OF NATIVE TREES	101, 29% OF TOTAL NUMBER OF TREES

CODE REQUREMENTS

SCREENING

LOADING, EQUIPMENT AND TRASH ENCLOSURES: THEY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLICLY ACCESSIBLE STREETS AND PATHS WITH FENCING OR WALLS, AND LANDSCAPING.

UTILITY AND SERVICE AREA DESIGN: WHEN BUILDING INTEGRATION IS NOT FEASIBLE, SERVICES AND UTILITIES SCREENS SHOULD BE MADE OF HIGH-QUALITY, DURABLE MATERIALS THAT ARE COMPLEMENTARY WITH THE BUILDING DESIGN. ADEQUATE LANDSCAPING MAY BE ALSO USED TO SCREEN UTILITIES, SERVICES, LOADING, SERVICE, AND DELIVERY AREAS.

HABITAT PLANTS INCLUDE POLLINATOR FRIENDLY SPECIES AND OTHER PLANTS WITH WILDLIFE VALUE.

PROPOSED TREE LIST (AT GRADE)

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	CANOPY	UFEI	WATER USE	NOTES	QUANTITY
	ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	P: 5' 10YR: 20' M: 25'	Max H: 25' W: 20-25' Rate: ~3'/year	M		13
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	P: 5' 10YR: 15' M: 25'	Max H: 25' W: 20'-30' Rate: ~2'/year	L	CA NATIVE	8
	CALOCEDRUS DECURRENS	CALIFORNIA INCENSE-CEDAR	24" BOX	P: 3' 10YR: 8' M: 15'	Max H: 90' W: 10-15' Rate: ~2/year	M	CA NATIVE	2
	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	P: 5' 10YR: 25' M: 30'	Max H: 35' W: 25-35' Rate: ~3'/year	M	HABITAT	2
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	P: 4' 10YR: 15' M: 15'	Max H: 25' W: 10-20' Rate:~24-36"/year	VL	STANDARDS, CA NATIVE	7
	CITRUS X AURANTIFOLIA 'BEARSS'	BEARSS LIME	24" BOX	P: 4' 10YR: 10' M: 10'	Max H: 15' W: 5-10' Rate: ~2'/year	M	STANDARDS, HABITAT	5
	CUPRESSUS SEMPERVIRENS 'GLAUCA'	BLUE ITALIAN CYPRESS	24" BOX	P: 2' 10YR: 5' M: 8'	Max H: 60' W: 5-10' Rate: ~3'/year	L		4
	GINKGO BILOBA 'HALKA'	HALKA MAIDENHAIR TREE	24" BOX	P: 5' 10YR: 15' M: 40'	Max H: 45' W: 40' Rate: ~1-2'/year	M	MIDDLEFIELD STREET TREE, MALE SPECIMENS ONLY	13
	GINKGO BILOBA 'PRINCETON SENTRY'	COLUMNAR GINKGO	24" BOX	P: 3' 10YR: 15' M: 20'	Max H: 65' W: 15-20' Rate: ~2'/year	M	MALE SPECIMENS ONLY	11
	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	COLUMNAR SWEETGUM	24" BOX	P: 2' 10YR: 5' M: 8'	Max H: 60' W: 5-8' Rate: ~2-3'/year	M		4
	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	24" BOX	P: 5' 10YR: 15' M: 20'	Max H: 20' W: 15-20' Rate: ~2'/year	M	MATCHED STANDARDS, HABITAT	12
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	P: 5' 10YR: 20' M: 30'	Max H: 35' W: 25-35' Rate: ~2'/year	L		48
	QUERCUS COCCINEA	SCARLET OAK	24" BOX	P: 5' 10YR: 30' M: 50'	Max H: 70' W:50' Rate: ~2'/year	M	FERGUSON STREET TREE, HABITAT	9
	QUERCUS KELLOGGII	BLACK OAK	24" BOX	P: 5' 10YR: 25' M: 40'	Max H: 70' W: 30-50' Rate: ~2'/year	L	CA NATIVE	5
	QUERCUS LOBATA	VALLEY OAK	24" BOX	P: 5' 10YR: 30' M: 40'	Max H: 70' W: 50' Rate: ~2-3'/year	L	CA NATIVE	6
	QUERCUS LOBATA	VALLEY OAK	48" BOX	P: 5' 10YR: 30' M: 40'	Max H: 70' W: 50' Rate: ~2-3'/year	L	CA NATIVE	3

PROPOSED TREE LIST (ON STRUCTURE-ROOFTOP AMENITY AREAS)

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	CANOPY	UFEI	WATER USE	NOTES	QUANTITY
	CALOCEDRUS DECURRENS	CALIFORNIA INCENSE-CEDAR	24" BOX	P: 3' 10YR: 8' M: 15'	Max H: 90' W: 10-15' Rate: ~2/year	M	CA NATIVE	20
	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	P: 5' 10YR: 18' M: 22'	Max H: 35' W: 25-35' Rate: ~3'/year	M	HABITAT	18
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	P: 4' 10YR: 15' M: 15'	Max H: 25' W: 10-20' Rate:~24-36"/year	VL	STANDARDS, CA NATIVE	47
	CITRUS X AURANTIFOLIA 'BEARSS'	BEARSS LIME	24" BOX	P: 4' 10YR: 7.5' M: 7.5'	Max H: 15' W: 5-10' Rate: ~2'/year	M	STANDARDS, HABITAT	6
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24" BOX	P: 3' 10YR: 7.5' M: 15'	Max H: 65' W: 15-20' Rate: ~2'/year	M	MALE SPECIMENTS ONLY	25
	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSKARORA CRAPE MYRTLE	24" BOX	P: 5' 10YR: 10' M: 15'	Max H: 25' W: 15-18' Rate: ~2'/year	L	STANDARDS	9
	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	24" BOX	P: 5' 10YR: 10' M:15'	Max H: 20' W: 15-20' Rate: ~2'/year	M	MATCHED STANDARDS, HABITAT	12
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	P: 5' 10YR: 20' M: 30'	Max H: 35' W: 25-35' Rate: ~2'/year	L		3
	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	18' BTH	P: 6' 10YR: 20' M: 30'	Max H: 100' W: 20-40' Rate: ~2'/year	L	MATCHED SPECIMENS	9
	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	48" BOX	P: 5' 10YR: 20' M: 30'	Max H: 70' W:30-50' Rate: ~24"/year	L	CA NATIVE	3
	TRISTANIOPSIS LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	P: 4' 10YR: 10' M: 15'	Max H: 35' W: 15-25' Rate: ~1'/year	M	HABITAT	32
	TRACHYCARPUS FORTUNEI	WINDMILL PALM	24" BOX	P: 4' 10YR: 10' M: 10'	Max H: 30' W: 10' Rate: ~2'/year	L		10
	TOTAL NUMBER OF TREES, 24" BOX OR LARGER							346

LARGE SHRUBS USED AS SMALL TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	CANOPY	UFEI	WATER USE	NOTES	QUANTITY
	ACACIA PODALYRIIFOLIA	PEARL ACACIA	15 GAL	P:4' 10YR:15' M:15'	Max H: 20' W: 10-15' Rate: ~24-36"/year	VL	STANDARDS, HABITAT, FRAGRANT	8
	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR HURD MANZANITA	15 GAL	P:4' 10YR:16' M:20'	Max H: 20' W:15-20' Rate: ~12-24"/year	L	CA NATIVE	17
	CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN CEANOTHUS	15 GAL	P: 4' 10YR: 16' M: 20'	Max H: 20' W:15-20' Rate: ~24-36"/year	L	STANDARDS, CA NATIVE, FRAGRANT	14
	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE JUNIPER	15 GAL	P: 4' 10YR: 8' M: 8'	NO LISTING	L		72
	OSMANTHUS FRAGRANS	SWEET OLIVE	15 GAL	P:4' 10YR:8' M:8'	Max H: 20' W:6-8' Rate: ~24"/yea	M	STANDARDS, HABITAT, FRAGRANT	22

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DRAWING TITLE

PLANT LIST

L202

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POLLINATOR FRIENDLY GARDEN						
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	QUANTITY	WATER USE	NOTES
ACHILLEA MILLEFOLIUM 'ISLAND PINK'	ISLAND PINK YARROW	1 GAL	2'	40	L	CA NATIVE
EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	4'	11	L	FALL BLOOM
ERIGERON GLAUCUS 'WAYNE RODERICK'	WAYNE RODERICK SEASIDE DAISY	1 GAL	2'	40	L	CA NATIVE
ERIGERON KARVINKIANUS 'PROFUSION'	SANTA BARBARA DAISY	1 GAL	1.5'	70	L	LONG BLOOM
ERIOGONUM GRANDE VAR. RUBSECENS	RED-FLOWERING BUCKWHEAT	1 GAL	4'	11	L	CA NATIVE
LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	5 GAL	1.5'	70	L	FRAGRANT
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	2'	40	L	LONG BLOOM
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	BLUE BEDDER	1 GAL	2'	40	L	CA NATIVE
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	4'	11	L	SUMMER BLOOM
ROSMARINUS OFFICINALIS 'KEN TAYLOR'	KEN TAYLOR ROSEMARY	5 GAL	5'	6	L	FRAGRANT EDIBLE
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	3'	17	L	CA NATIVE FRAGRANT
SISYRINCHIUM ANGUSTIFOLIUM	BLUE-EYED GRASS	1 GAL	1.5'	70	L	CA NATIVE
TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	3'	17	L	SUMMER BLOOM
THYMUS SERPYLLUM	ELFIN THYME	4" POTS/FLAT	8"	356	L	EDIBLE
VERBENA LILACINA 'DE LA MINA'	POINT CEDROS VERBENA	1 GAL	3'	17	L	CA NATIVE

CALIFORNIA NATIVE DISPLAY GARDEN						
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	QUANTITY	WATER USE	NOTES
AGAVE SHAWII	SHAW'S AGAVE	5 GAL	3.5'	18	VL	CA NATIVE
ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR'	CARMEL SUR MANZANITA	5 GAL	4'	13	L	CA NATIVE SHADE
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	5'	8	L	CA NATIVE
EPILOBIUM CANUM 'U.C. HYBRID'	U.C. HYBRID CALIFORNIA FUSCHIA	1 GAL	3'	23	L	CA NATIVE
ERIGERON GLAUCUS 'WAYNE RODERICK'	WAYNE RODERICK SEASIDE DAISY	1 GAL	1.5'	93	L	CA NATIVE
ERIOGONUM FASCICULATUM 'WARRINER LYTLE'	CALIFORNIA BUCKWHEAT	1 GAL	3'	23	L	CA NATIVE
ERIOGONUM GRANDE VAR. RUBSECENS	ERIOGONUM GRANDE VAR. RUBSECENS	1 GAL	3'	23	L	CA NATIVE
GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON	5 GAL	6'	6	L	CA NATIVE SHADE
IRIS DOUGLASIANA 'PACIFIC COAST HYBRID'	PACIFIC COAST HYBRID DOUGLAS IRIS	1 GAL	2'	53	L	CA NATIVE SHADE
LUPINUS ARBOREUS	COASTAL BUSH LUPINE	5 GAL	6'	6	L	CA NATIVE
MIMULUS BURST LEMON	BURST LEMON MONKEYFLOWER	1 GAL	2'	53	VL	CA NATIVE
MONARDELLA VILLOSA 'RUSSIAN RIVER'	'RUSSIAN RIVER' COYOTE MINT	1 GAL	2'	53	VL	CA NATIVE
RIBES SANGUINEUM	RED FLOWERING CURRANT	15 GAL	6'	6	L	CA NATIVE SHADE
SALVIA CHAMAEDRYOIDES	GEMANDER SAGE	1 GAL	4'	13	L	CA NATIVE
VERBENA LILACINA 'DE LA MINA'	POINT CEDROS VERBENA	1 GAL	3'	23	L	CA NATIVE

NATIVE AND CLIMATE ADAPTED PLANTING						
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	QUANTITY	WATER USE	NOTES
ACHILLEA 'MOONSHINE'	YARROW 'MOONSHINE'	1 GAL	2'	200	L	POLLINATOR
AGAVE 'BLUE FLAME'	'BLUE FLAME' AGAVE	5 GAL	5'	19	VL	SUCCULENT
ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR'	CARMEL SUR MANZANITA	5 GAL	4'	50	L	CA NATIVE SHADE
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	5'	45	L	CA NATIVE
BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	5 GAL	6'	31	L	CA NATIVE
CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'	240	L	GRASS
ERIGERON GLAUCUS 'WAYNE RODERICK'	WAYNE RODERICK SEASIDE DAISY	1 GAL	1.5'	353	L	CA NATIVE
DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	1 GAL	4'	60	L	GRASS-LIKE
ERIOGONUM GRANDE VAR. RUBSECENS	ERIOGONUM GRANDE VAR. RUBSECENS	1 GAL	3'	88	L	CA NATIVE
FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEE BERRY	15 GAL	8'	10	L	CA NATIVE POLLINATOR
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	4'	60	L	POLLINATOR
IRIS DOUGLASIANA 'PACIFIC COAST HYBRID'	PACIFIC COAST HYBRID DOUGLAS IRIS	1 GAL	2'	160	L	CA NATIVE
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	4'	70	L	GRASSLIKE
LOMANDRA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	5 GAL	4'	70	L	GRASSLIKE
MIMULUS JELLY BEANS™ 'FIESTA MARIGOLD'	'FIESTA MARIGOLD' MONKEYFLOWER	1 GAL	2.5'	103	VL	CA NATIVE
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	5'	38	L	CA NATIVE
PHORMIUM 'DUET'	DWARF VARIEGATED FLAX	5 GAL	3'	88	L	
VERBENA LILACINA 'DE LA MINA'	POINT CEDROS VERBENA	1 GAL	3'	106	L	CA NATIVE

FRAGRANCE GARDEN						
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	QUANTITY	WATER USE	NOTES
ALOYSIA TRIPHYLLA	LEMON VERBENA	5 GAL	5'	12	L	EDIBLE
CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	2'	445	L	CA NATIVE
LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	5 GAL	1.5'	129	L	POLLINATOR EDIBLE
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	6'	8	L	POLLINATOR
PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED JAPANESE PITTOSPORUM	5 GAL	6'	8	L	POLLINATOR
POSTANTHERA ROTUNDIFOLIA	AUSTRALIAN MINT BUSH	5 GAL	6'	8	L	POLLINATOR
ROSMARINUS OFFICINALIS 'CHEF'S CHOICE'	ROSEMARY	5 GAL	4'	18	L	POLLINATOR EDIBLE
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	3'	32	L	CA NATIVE
SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEET BOX	5 GAL	4'	18	L	POLLINATOR SHADE

BUILDING ENTRY PLANTING						
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	QUANTITY	WATER USE	NOTES
CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'	94	L	GRASSLIKE
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	4'	23	L	HABITAT
LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	5 GAL	1.5'	94	L	POLLINATORS
ROSMARINUS OFFICINALIS 'CHEF'S CHOICE'	ROSEMARY	5 GAL	4'	23	L	HABITAT
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	3'	41	L	CA NATIVE
VERBENA LILACINA 'DE LA MINA'	POINT CEDROS VERBENA	1 GAL	3'	41	L	CA NATIVE
YUCCA FILAMENTOSA 'COLOR GUARD'	'COLOR GUARD' YUCCA	5 GAL	4'	23	L	SUCCULENT

VINE PLANTING							
	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	QUANTITY	WATER USE	NOTES
TALL VINES: 40' +							
	AKEBIA QUINATA	CHOCOLATE VINE	5 GAL	-	2	M	
	BOUGAINVILLEA 'BARBARA KARST'	RED BOUGAINVILLEA	5 GAL	-	2	L	POLLINATOR
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL	-	2	M	FRAGRANT, POLLINATOR
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	-	2	L	DECIDUOUS
MEDIUM VINES: 24-40'							
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDER TRUMPET VINE	5 GAL	-	3	M	POLLINATOR
	FICUS PUMILA	CLIMBING FIG	5 GAL	-	3	M	
	HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	5 GAL	-	3	M	SHADE
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	-	3	M	FRAGRANT
	VITUS 'ROGER'S RED'	ROGER'S RED GRAPE	5 GAL	-	3	L	CA NATIVE
SHORT VINES: 10-25'							
	HYDRANGEA SEEMANNII	EVERGREEN HYDRANGEA	5 GAL	-	5	M	SHADE
	ROSA X 'MEIVALEIR'	GARDEN SUN CLIMBING ROSE	5 GAL	-	5	M	POLLINATOR

STORMWATER TREATMENT / BIO-FILTRATION PLANTS						
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	QUANTITY	WATER USE	NOTES
CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'	292	L	GRASSLIKE
CHONDROPETALUM TECTORUM	DWARF CAPE RUSH	5 GAL	3'	231	L	GRASSLIKE
DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	1 GAL	4'	130	L	GRASSLIKE
JUNCUS PATENS 'ELK BLUE'	GRAY RUSH	1 GAL	2'	526	L	CA NATIVE
LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	4'	130	L	CA NATIVE
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	4'	65	L	GRASSLIKE
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	1.5'	463	L	CA NATIVE

SMALL-SCALE SPECIALTY PLANTING						
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	QUANTITY	WATER USE	NOTES
AEONIUM 'MINT SAUCER'	GREEN AEONIUM	1 GAL	2'	290	L	SUCCULENT
BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1 GAL	1.5'	766	L	CA NATIVE
CEANOTHUS 'DIAMOND HEIGHTS'	'DIAMOND HEIGHTS' CEANOTHUS	1 GAL	3'	128	L	CA NATIVE
CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1.5'	511	L	CA NATIVE EDIBLE
CORREA 'DUSKY BELLS'	RED AUSTRALIAN FUSCHIA	1 GAL	3'	128	L	POLLINATORS SHADE
DUDLEYA BRITTONII	GIANT CHALK DUDLEYA	1 GAL	1.5'	511	L	CA NATIVE
LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	5 GAL	1.5'	511	L	POLLINATORS
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	2'	290	L	POLLINATORS
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	4'	72	L	GRASSLIKE
LOMANDRA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	5 GAL	4'	72	L	GRASSLIKE
MELICA IMPERFECTA	COAST RANGE ONION GRASS	4" POTS/FLAT	8"	2611	L	CA NATIVE
NEPETA X FASASSENII	CATMINT	1 GAL	2'	290	L	POLLINATORS
ROSMARINUS OFFICINALIS 'KEN TAYLOR'	KEN TAYLOR ROSEMARY	5 GAL	5'	46	L	POLLINATOR EDIBLE
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	1.5'	511	L	CA NATIVE
THYMUS SERPYLLUM	ELFIN THYME	4" POTS/FLAT	8"	1306	L	POLLINATOR EDIBLE
YUCCA FILAMENTOSA 'COLOR GUARD'	'COLOR GUARD' YUCCA	5 GAL	4'	72	L	SUCCULENT

TOUGH EVERGREEN PLANTINGS						
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	QUANTITY	WATER USE	NOTES
DIETES BICOLOR	FORTNIGHT LILY	5 GAL	2'	328	L	GRASSLIKE
ERIGERON KARVINKIANUS 'PROFUSION'	SANTA BARBARA DAISY	1 GAL	1.5'	578	L	POLLINATOR
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	4'	81	L	POLLINATOR
JUNCUS PATENS 'ELK BLUE'	GRAY RUSH	1 GAL	2'	328	L	CA NATIVE
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	4'	81	L	GRASSLIKE
LOMANDRA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	5 GAL	4'	81	L	GRASSLIKE
PHORMIUM 'DUET'	DWARF VARIEGATED FLAX	5 GAL	3'	145	L	GRASSLIKE
RHAPHIOLEPIS X DELACOURII 'GEORGIA PETITE'	GEORGIA PETITE INDIAN HAWTHORN	5 GAL	2'	328	L	POLLINATOR
ROSMARINUS OFFICINALIS 'KEN TAYLOR'	KEN TAYLOR ROSEMARY	5 GAL	5'	53	L	POLLINATOR EDIBLE
TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	3'	145	L	POLLINATOR
WESTRINGIA FRUTICOSA 'GRAY BOX'	DWARF COAST ROSEMARY	5 GAL	3'	145	L	POLLINATOR

LARGE-SCALE PLANTINGS						
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	QUANTITY	WATER USE	NOTES
ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT ACACIA	5 GAL	5'	40	L	SHADE
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	5'	40	VL	SUCCULENT
ARCTOSTAPHYLOS 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	6'	27	L	CA NATIVE
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	5'	40	L	CA NATIVE
BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	5 GAL	6'	27	L	CA NATIVE
CISTUS SALVIIFOLIUS 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GAL	6'	27	L	POLLINATOR
ERIGERON KARVINKIANUS 'PROFUSION'	SANTA BARBARA DAISY	1 GAL	18" O.C.	435	L	POLLINATOR
ERIOGONUM FACICULATUM 'WARRINER LYTLE'	CALIFORNIA BUCKWHEAT	1 GAL	3'	109	L	CA NATIVE
FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEE BERRY	15 GAL	8'	10	L	CA NATIVE POLLINATOR
GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON	5 GAL	6'	27	L	CA NATIVE SHADE
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	4'	61	L	POLLINATOR
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	4'	61	L	GRASSLIKE
LOMANDRA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	5 GAL	4'	61	L	GRASSLIKE
LUPINUS ARBOREUS	COASTAL BUSH LUPINE	5 GAL	6'	27	L	CA NATIVE
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	5'	40	L	CA NATIVE
MYOPORUM PARVIFOLIUM	GROUNDOVER MYOPORUM	1 GAL	3'	109	L	GROUND COVER
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	4'	61	L	POLLINATOR
PHORMIUM 'DUET'	DWARF VARIEGATED FLAX	5 GAL	3'	109	L	GRASSLIKE
SALVIA CHAMAEDRYOIDES	GEMANDER SAGE	1 GAL	4'	61	L	CA NATIVE
VERBENA LILACINA 'DE LA MINA'	POINT CEDROS VERBENA	1 GAL	3'	109	L	CA NATIVE

NUMBER OF UNDERSTORY PLANTS

UNDERSTORY SPECIES
TOTAL NUMBER OF UNDERSTORY SPECIES **75**
NUMBER OF CALIFORNIA NATIVE UNDERSTORY SPECIES **33** 44% OF TOTAL UNDERSTORY SPECIES

UNDERSTORY PLANTS
TOTAL NUMBER OF UNDERSTORY PLANTS **17,797**
NUMBER OF CALIFORNIA NATIVE UNDERSTORY PLANTS **9,157** 51.5% OF TOTAL UNDERSTORY SPECIES

***SEE SHEET L202 FOR TREE LISTS, TREES ARE NOT INCLUDED IN NUMBER OF UNDERSTORY PLANTS.**

NOTES:
1. **PLANTS MAY BE USED IN MULTIPLE LISTS THROUGHOUT THE PROJECT.**
2. **WATER USE IS BASED OFF OF THE CALIFORNIA CENTER OF URBAN HORTICULTURE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS IV)**
3. **PLANTS INDICATED FOR SHADE ARE TOLERANT OF SHADE BUT MANY CAN ALSO BE USED IN SUN.**

PLANTING AREA THEME	NUMBER	HATCH	AREA (sqft)
POLLINATOR FRIENDLY GARDEN	1		2370
CALIFORNIA NATIVE DISPLAY GARDEN	2		3180
NATIVE AND CLIMATE ADAPTED PLANTING	3		16030
FRAGRANCE GARDEN	4		5960
BUILDING ENTRY PLANTING	5		2630
VINE PLANTING	6		500
STORMWATER TREATMENT / BIO-FILTRATION PLANTS	7		11690
SMALL-SCALE SPECIALTY PLANTING	8		18570
TOUGH EVERGREEN PLANTINGS	9		14450
LARGE-SCALE PLANTINGS	10		19770
TOTAL			95150

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DRAWING TITLE
UNDERSTORY PLANT LIST

L203

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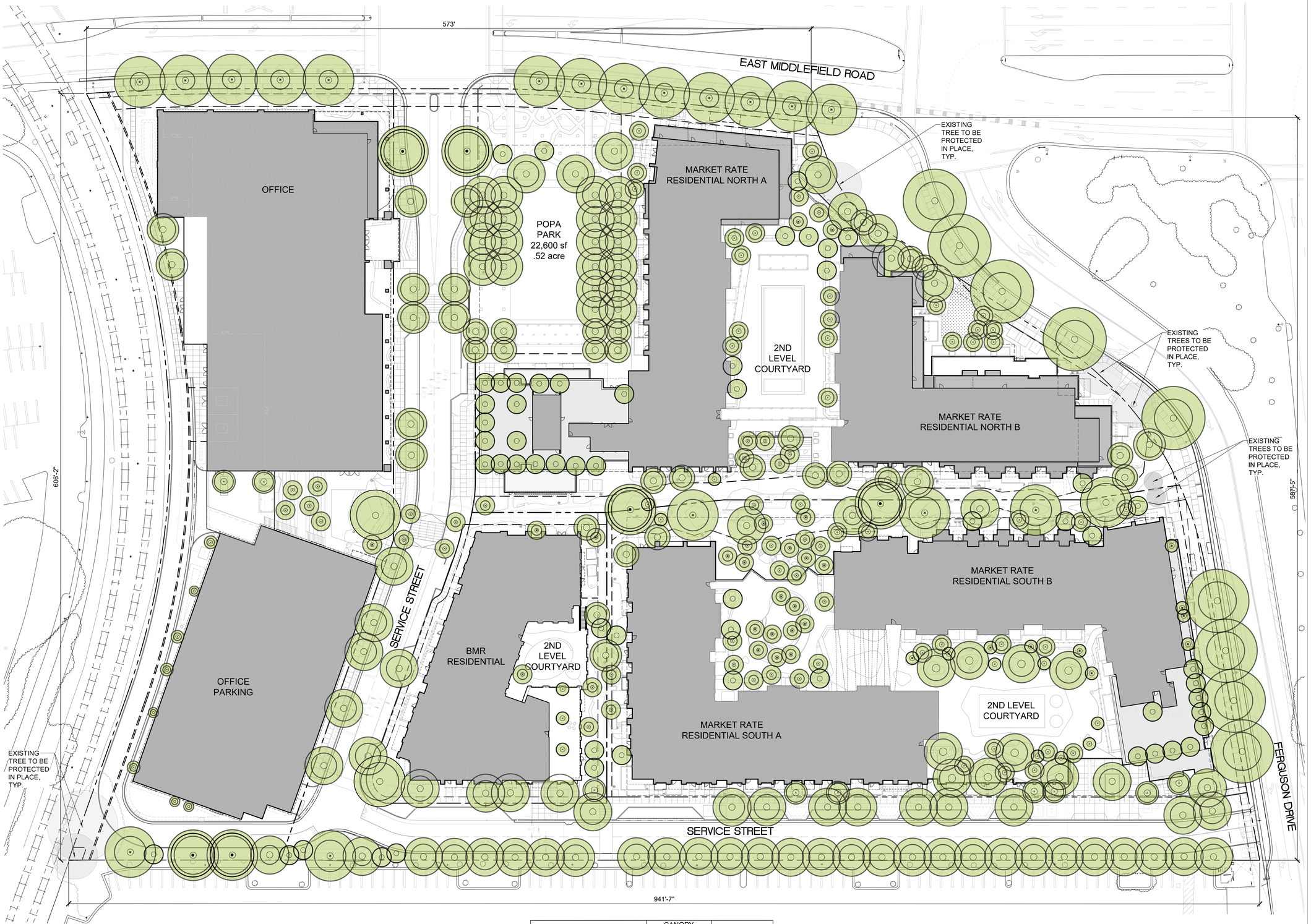
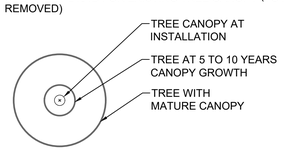
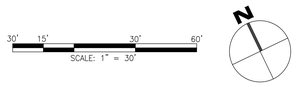


CANOPY	CANOPY COVERAGE	SITE COVERAGE
EXISTING (TO BE REMOVED)	77,332 SF	27.2%
NEW CANOPY (5 YEARS) + EXISTING TO REMAIN	11,911 SF	4.2%
NEW CANOPY (10 YEARS) + EXISTING TO REMAIN	76,804 SF	27%
NEW CANOPY (FULL GROWTH) + EXISTING TO REMAIN	149,583 SF	52.6%

SITE AREA: 284,125 SF
THE SITE AREA REPRESENTS THE GROUND LEVEL AREA, 2ND LEVEL COURTYARDS, AND USABLE ROOF TERRACES OF COMMERCIAL AND RESIDENTIAL BUILDINGS.
SEE SHEET L401B FOR EXISTING TREE CANOPY (TO REMAIN AND TO BE REMOVED)





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PROPOSED TREE CANOPY COVERAGE PLAN **L401a**

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EXISTING TREE LEGEND

1267 — EXISTING TREE TO REMAIN
CANOPY COVERAGE

TOTAL AREA: 6,500 SF

1221 — EXISTING TREE TO BE REMOVED
CANOPY COVERAGE.
NOTE: TOTAL AREA INCLUDES 2 SMALL UNTAGGED TREES FROM THE ARBORIST REPORT (PRUNUS SP.)

TOTAL AREA: 77,332

30' 15' 30' 60'
SCALE: 1" = 30'

N

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EXISTING TREE CANOPY COVERAGE PLAN

L401b

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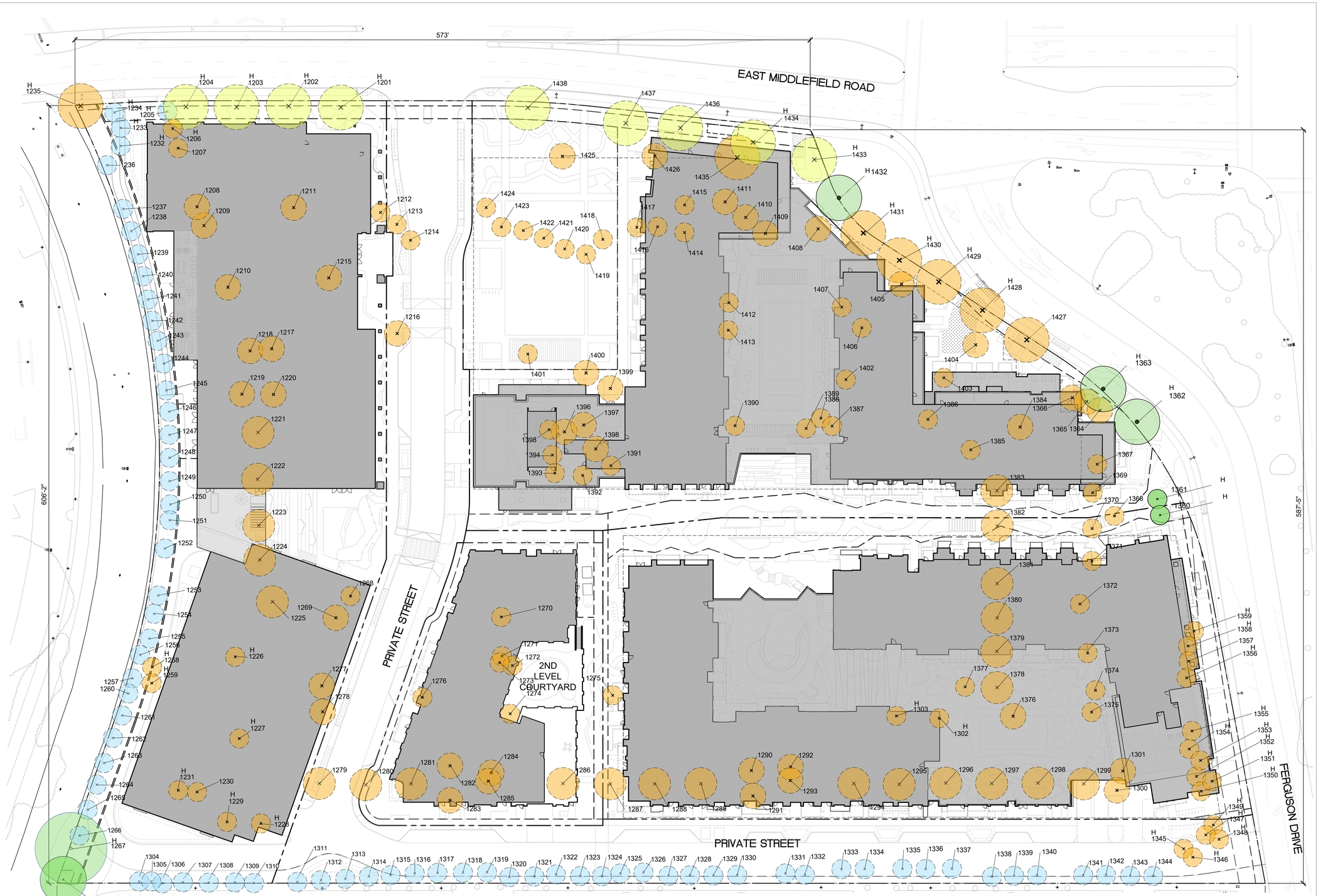

EXISTING TREE LEGEND

H HERITAGE TREE

XXXX EXISTING TREES TO REMAIN

XXXX EXISTING TREE TO BE REMOVED DUE TO CONFLICT WITH LOCATION OF DEVELOPMENT

1331 EXISTING TREE TO BE REMOVED DUE TO HEALTH OR UNSUITABILITY OF TREE SPECIES

XXXX EXISTING TREE TO BE REMOVED DUE TO GRADING CONFLICT. TREES ARE ABOUT 3' HIGHER THAN STREET GRADE.

TREE REMOVAL & REPLACEMENT TABLE		
	QUANTITY	QUANTITY OF REPLACEMENT TREES REQUIRED**
NON HERITAGE TREES TO BE REMOVED	194*	194
HERITAGE TREES TO BE REMOVED	40	80
SUM	234	274
HERITAGE TREES TO REMAIN	7	
NON HERITAGE TREES TO REMAIN	0	
PROPOSED TREES***	346	
SUM OF TREES WITHIN PROPOSED PLANS	353	

NOTES:
THERE ARE NO CITY STREET TREES WITHIN THE EXISTING CONDITION; 22 NEW CITY STREET TREES ARE PROPOSED AND REFLECTED IN THE QUANTITIES WITHIN TABLE.
*2 TREES (PRUNUS SP.) FROM THE ARBORIST REPORT ARE NOT TAGGED; THESE ARE INCLUDED IN QUANTITY INFORMATION
**NON HERITAGE TREES SHALL BE REMOVED WITH A REPLACEMENT OF 1:1
**HERITAGE TREES SHALL BE REMOVED WITH A REPLACEMENT OF 2:1
***SEE SHEETS L201 & L202 FOR PROPOSED TREE PLANS & INFORMATION

30' 15' 30' 60'
SCALE: 1" = 30'

N

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EXISTING TREE PLAN

L402a

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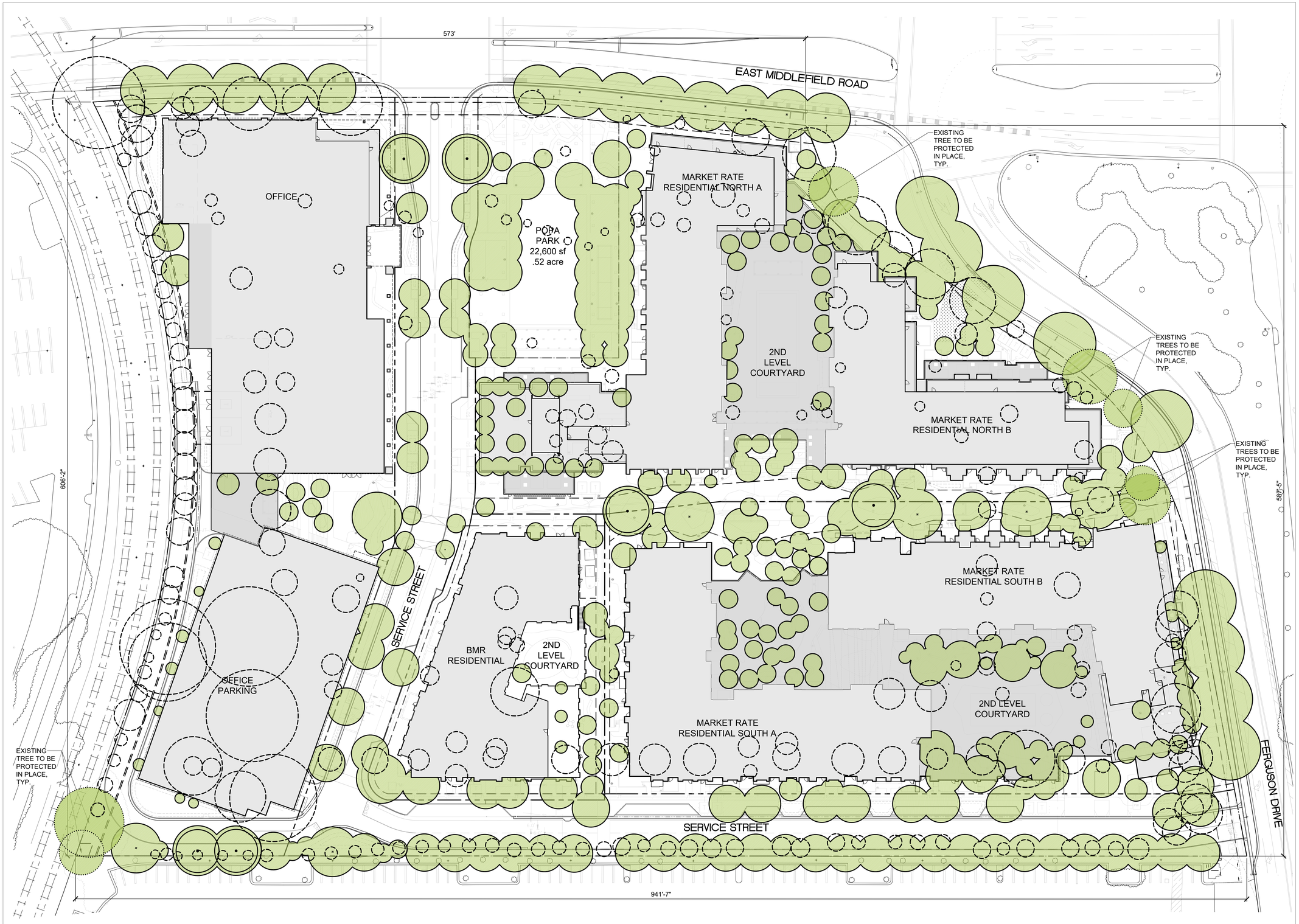

LEGEND

EXISTING TREE TO BE REMOVED

PROPOSED TREE, SEE L201 AND L401a

EXISTING TREE TO REMAIN, SEE L402

30' 15' 30' 60'
SCALE: 1" = 30'

N

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675 & 685 E. MIDDLEFIELD

MOUNTAIN VIEW, CA 94043

FORMAL PLANNING APPLICATION

REVISIONS

1 FORMAL PLANNING APPLICATION REV 1	02/22/2023
2 FORMAL PLANNING APPLICATION REV 2	07/21/2023
3 FORMAL PLANNING APPLICATION REV 3	11/06/2023
4 FORMAL PLANNING APPLICATION REV 4	03/25/2024
5 FORMAL PLANNING APPLICATION REV 5	06/17/2024
6 FORMAL PLANNING APPLICATION REV 6	08/19/2024
7 FORMAL PLANNING APPLICATION REV 7	10/11/2024

DRAWN BY: VV
CHECKED BY: VC
ISSUE DATE: 08/19/24
PROJECT NO: 2100000

DRAWING TITLE
TREE CANOPY COVERAGE SUMMARY

L402b

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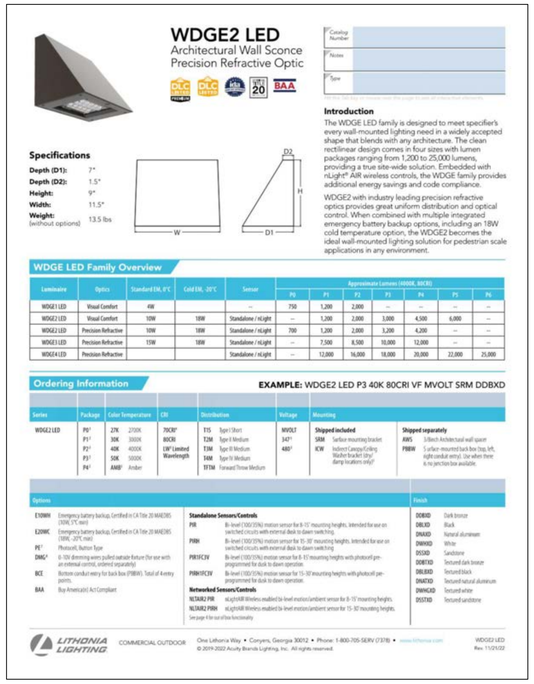
LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES	OTHER NOTES
U6		5" X 5" EXTERIOR SQUARE PORCH WALL LIGHT, FULL CUTOFF	(1) 16W LED 3000K 90 CRI	ELECTRONIC	WALL	WAC LIGHTING WS-W2504 (FINISH) ALTERNATE: WAC LIGHTING WS-2605 (FINISH)	16	120V 1P 2W	UNIT, EXTERIOR PATIO LIGHT	
Z1		EXTERIOR WALL LIGHT, SMALL CYLINDER, 5" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, TRANSFORMER LOCATED IN DEEP BOX	(1) 7W LED 4000K	INTEGRAL XFMR IN DEEP JBOX	WALL	BK LIGHTING CK LED TR X129 FL BZP 9 11 C ELV 120	7	120V 1P 2W	EXTERIOR WALL	
Z2		EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, FORWARD THROW	(1) 15W LED 4000K	ELECTRONIC	WALL	LITHONIA WDGE2 LED P2 40K 90 CRI VF MVOLT DDBXD	15	MULTIPLE	EXTERIOR	
Z3		EXTERIOR STEP LIGHT, 15"X5.5"X2.5"DEEP, WET RATED, CONCRETE POUR OR RECESSED IN WALL	(1) 11W LED 4000K	ELECTRONIC	CONCRETE POUR	HYDREL HSL13 12 LED 40K MVOLT L [FINISH] WITH 6-GANG DEEP JBOX (SUITABLE FOR CONCRETE POUR) SSL INVALO IVA 4K [FINISH] EC	11	120V 1P 2W	EXTERIOR STEP LIGHT	
Z4A		CATENARY LED BELL LIGHT, BLACK, 3000K	(1) LED 3000K	0-10V DIM	PENDANT	LANDSCAPE FORMS TML-16-A-1-WF-NULL-C-BK		120V 1P 2W	CATENARY	
Z4B		4' LINEAR LED CATENARY, 3000K 90CRI	(1) 6W LED 3000K, 90CRI	0-10V DIM	PENDANT	STRUCTURA VOLTA-LNR-D-4-L30-MO-(COLOR)-CA-STD	6	120V 1P 2W	LINEAR CATENARY	
Z5		EXTERIOR 42" TALL BOLLARD, SYMMETRIC DIST., FULL CUTOFF	(1) 28W LED 4000K	ELECTRONIC	CEILING	LITHONIA KBA8 LED 16C 530 40K SY MVOLT	28	120V 1P 2W	SITE, B1-U0-G0	
Z7		18.5" LED OUTDOOR CHANDELIER,	(1) 60W LED 4000K	0-10V DIM	PENDANT	CARSON 29703VI MEDIUM ORB	60	120V 1P 2W	EXTERIOR PENDANT	
Z8A		AREA LED ROADWAY LUMINAIRE, WIDE BEAM, 3000K	(1) 38W LED 3000K	0-10V DIM	16' STEEL POLE WITH CONCRETE BASE	BEGA 77 853	38	120V 1P 2W	ROAD LIGHTING	
Z8B		AREA LED PEDESTRIAN LUMINAIRE, 3000K	(1) 23.6W LED 3000K, 80CRI	0-10V DIM	10' STEEL POLE WITH CONCRETE BASE	BEGA 99 407	28	120V 1P 2W	PEDESTRIAN LIGHTING	
Z9		POLE MOUNTED LED SPOTLIGHT, WIDE BEAM, 3000K, >80CRI	(1) 28W LED 3000K, >80CRI	0-10V DIM	10' WOOD POLE WITH CONCRETE BASE	OLIVIO UNIVERSAL MEDIO SX 964 12-9 STRUCTURA BOL WOOD POLE	28	120V 1P 2W	COMMON SPACES	
Z10		12' LED HANDRAIL LIGHT, 3000K	(1) 22.2W LED 3000K	0-10V DIM	HANDRAIL	WAGNER ARCHITECTURAL LUMEN LINEAR LULS-30K-20-70-TS-12	22.2	MULTIPLE	HANDRAIL	
Z11		4 INCH LED DOWNLIGHT, 1500 LUMENS, 0-10V DIM, 80 CRI, 3000K, COMFORT CLEAR TRIM, WHITE FLANGE, IC RATED	(1) 16.8W LED 3000K, 80CRI	0-10V	CEILING	TBD	16.8	120V 1P 2W	EXTERIOR DOWNLIGHT, 6-1/8" TALL	
Z12		LED TAPE, 4000K, 94CRI, 3.8W/FT, 423 LM/FT	(1) 3.8W LED 3000K, 80CRI	0-10V	TAPE	Q-TRAN SW120/4.0-PL-WET-40-CL-S1-BW-SE	3.8	120V 1P 2W	EXTERIOR	
Z13		10' STRING LIGHTS, 1' SPACING, T40/E12 CANDELABRA BASE BULBS, 0.5W/BULB	(1) 0.5W	0-10V	CHAIN HUNG		0.5	120V 1P 2W		

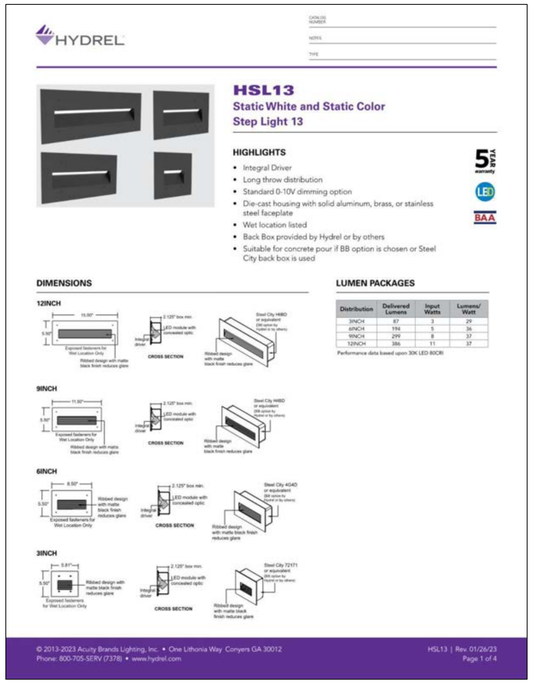
CA TITLE 24 2019 – RESIDENTIAL LIGHTING

- ALL IN-UNIT FIXTURES TO BE HIGH EFFICACY.
- ALL INSEPERABLE LED'S TO BE JA8 APPENDIX APPROVED.
- ALL MEDIUM BASED + GU24 LED LAMPS TO BE JA8-2019-E APPROVED (WITH MARKINGS)
- ALL RECESSED DOWNLIGHTS TO BE JA8 APPENDIX APPROVED
- DOCUMENTATION FOR THE ABOVE JA8 + JA8-2019-E REQUIREMENTS SHALL BE PROVIDED DURING SUBMITTAL PROCESS.
- ALL FORWARD PHASE CUT DIMMERS USED WITH LED SHALL COMPLY WITH NEMA SSL 7A

Z1



Z2



Z3

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MOUNTAIN VIEW, CA 94043

FORMAL PLANNING APPLICATION

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EMERALD CITY ENGINEERS, INC

REVISIONS

REV 2	07/21/2023

DRAWN BY:	TK/BM	ISSUE DATE:	07/21/2023
CHECKED BY:	TK	PROJECT NO:	2100000

DRAWING TITLE

LUMINAIRE SCHEDULE **LT101**

12/29/2017 12:20:53 PM SERA Design and Architecture, Inc.

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BMUNOZ J:\2433-001 675 MIDDLEFIELD, MOUNTAIN VIEW, CA\DWG\LT101 LUMINAIRE SCHEDULE.DWG 07-13-2023 10:05

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Tumbler

landscapeforms

Product Data Sheet | TML

Tumbler's gesture, a casual nod to the space it lights, introduces a friendly character into the urban landscape. Tumbler is also refined, with thoughtful details such as hidden connection points that speak to Sam Hecht and Kim Colin of London-based Industrial Facility's design sensibilities. This versatile luminaire can be wall mounted, suspended from a cable for catenary applications, or fixed to a pole or column.

General Description
- Pole, catenary, or wall mounting options
- Offered in 4 standard pole heights (3.4m, 4.2m, 5.0m, 6.6m)
- Poles for catenary applications can be custom engineered for each project (cable not included)
- Available in multiple power outputs and beam options
- UL Listed, suitable for wet locations

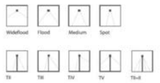
Electrical
120V-277V 50/60 Hz, Class 2 integrated dimmable driver, 1-10V dimming interface is standard, DALI compatible dimming interface available upon request. Tumbler ships prewired and fully assembled. Reference the installation guide for the wiring diagram and other electrical support information.

Housing
Round luminaire housing is cast aluminum. Frameless glass lens seals to the housing. Luminaire mounts to a die-cast bracket on the pole and is secured with two screws.

Tumbler
Housing: Die-cast aluminum
Lens: Tempered glass (clear or opal / diffused)
Light Source: PCB LED - Cree XPGD, CoB LED - Bridgelux Gen 7
Color Temperature: 3000K, 4000K
Power Supply: 120V-277V
Dimming: 1-10V (DALI available upon request)
Protection Class: IP66
Weight: 14.5 lbs (luminaire only)
EPA: 0.84 ft²

LED Configurations

Distributions



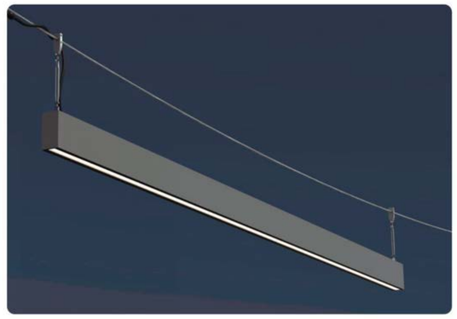
Z4A

Volta Illuminated Aluminum Linear Pendant

structura

FIXTURE TYPE: _____

PROJECT NAME: _____



Aluminum exterior/interior LED linear pendant.

FEATURES:
- Available in 2' to 12' lengths
- >90CRI smooth, dot free illumination
- Dimmable IP67 power supply and IP67 luminaire
- Catenary cable, ceiling, and wall mounting options

SPECIFICATIONS:

HOUSING: Seamless housing comprised of custom rectangular aluminum 6063-T1 extrusion.

ELECTRICAL: Powered by a standalone Q-Tran QZ, 120-277VAC primary/24VDC secondary outdoor rated remote dimmable power supply. Power supply features built-in short circuit protection, over load protection, and over temperature protection. System is forward phase, reverse phase, and 1-10V dimming. Consult factory for other driver options. Catenary mounted fixtures supplied with 1' infeed cable. A 40' leader cable supplied with infeed only fixtures. Ceiling canopy mounted fixtures supplied with 6' infeed cable. Operating temperature of -4°F to 125°F SO, 115°F MO, and 108°F HO.

OPTICAL SYSTEM: Available in 2700K, 3000K, 3500K, 4000K color temperatures with smooth, dot free illumination.

FINISHES: All exterior aluminum parts are polyester powder coat painted to meet AAMA 2604 standards. See Structura's finish options for available colors. Care and Maintenance

HARDWARE: All fasteners are stainless steel unless otherwise noted.

LISTINGS & RATINGS: Luminaire CSA listed according to CSA C22.2 No. 250.0-18/UL Standard 1598 and UL Standard 2108. Suitable for wet locations. LM-80 test calculated L70 > 40,000 hours. Luminaire not to be installed in chlorinated environment.

WARRANTY: A 2-year finish warranty with 3-year warranty on LED and driver.

Z4B

KBA8 LED
LED Specification Bollard

BAA

Catalog Number
Notes
Type

Specifications

8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)

Introduction

The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information **EXAMPLE:** KBA8 LED 16C 700 40K SYM MVOLT DDBXD

KBA8 LED						
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Control options**
KBA8 LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[1]	350 350 mA 450 450 mA[1,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength[1,4]	ASY Asymmetric[1] SYM Symmetric[1]	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup, (AT/Min 20 Nonconpliant[1]

Other options	Finish (required)
Shipped installed SF Single fuse (120, 277, 347V)[1,6] DF Double fuse (208, 240V)[1,6] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet LHB Without anchor bolts (3 bolt base) LHBH 4 bolt retrofit base without anchor bolts[7]	DNAWD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DNWGXD Textured white

Accessories
Ordered and shipped separately.
KBA8 U Anchor bolts for KBA8 LED[8]

NOTES
1. Only available in the 12C, 16Y version.
2. Only available in the 16C, 16Y version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. KBA8 U not available with LHBH option.
9. Stripping is available only in the colors listed.

LITHONIA LIGHTING

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KBA8 LED
Rev. 11/21/22

Z5

OPEN AIR™ collection

CARSON
29703VI
MEDIUM ORB

Carson features bold overlapping metal ribbons of Vintage Iron or Weathered Zinc, enhancing an outdoor living area with style and substance. The hand-crafted pendants combine a hint of industrial sophistication with the allure of artisan craftsmanship.

DETAILS	
FINISH:	Vintage Iron
MATERIAL:	Aluminum
GLASS:	Clear Seedy
SLOPE DEGREE:	90
DIMMABLE:	No

DIMENSIONS	
WIDTH:	18.5"
HEIGHT:	18.9"
WEIGHT:	8.5lb

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	3-5w Cand. LED, 60w Equiv.
VOLTAGE:	120v

MOUNTING	
CANOPY:	4.75" Dia.
LEAD WIRE:	1 X 144"
MAX HEIGHT:	54.3

SHIPPING	
CARTON LENGTH:	21.5
CARTON WIDTH:	21.5
CARTON HEIGHT:	26.5
CARTON WEIGHT:	15

PRODUCT DETAILS:
- This item may be hung on a sloped ceiling
- This fixture includes multiple down stems in various lengths to customize the installation height of the fixture, including one 6" stem and two 12" stems
- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Ideal for vintage filament bulbs (not included)
- 2-year finish warranty
- The stylish Open Air collection includes outdoor-rated chandeliers, pendants and sconces that provide design-conscious solutions to a variety of exterior environments.
- Sophisticated and streamlined design, durable construction and a timeless finish complement any architectural style

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

Z7

LED pole top luminaires with asymmetrical wide beam light distribution

Housing: Die-cast aluminum housing and slip fitter. Slip fits 3" O.D. pole top, secures to pole with integrated slip fitter mechanism and single set screw. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Faceplate is hinged; constructed of die-cast aluminum with toolless access latch for easy maintenance. Tempered clear safety glass with an anti-reflective coating. Optical reflector of pure annodized aluminum. Fully shielded light distribution for no trespass above horizontal. Fully gasketed for weather tight operation using molded silicone gasket.

Electrical: 38.0W LED Luminaire, 44.8 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. Integral surge protection to protect the luminaire against surges rated up to 10kV. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP66

Weight: 10.6 lbs.

EPA (Effective projection area): 1.5 sq. ft.

Luminaire Lumens: 3807

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Single pole-top luminaires

Lamp		A	B	C
77853	38.0W LED	16¼	2¼	20½

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

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Z8A

LED pole top luminaires with asymmetrical light distribution

Housing: Die-cast aluminum housing and slip fitter. Slip fits 3" O.D. pole top, secures to pole with three stainless steel set screws. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Faceplate is constructed of die-cast aluminum and is secured to housing with mechanically captive stainless steel fasteners. Tempered clear class. Reflector of pure anodized aluminum. Fully shielded to comply with LEED zones 1 and higher. Fully gasketed for weather tight operation using molded silicone rubber "U-channel" gasket.

Electrical: 23.6W LED luminaire, 28.0 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 20 lbs.

EPA (Effective projection area): 0.75 sq. ft.

Luminaire Lumens: 3117

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Pole-top luminaires - **asymmetrical wide beam**

Lamp		A	B	C
99407	23.6W LED	**Single**	18½	2¼	24

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Z8B

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FORMAL PLANNING APPLICATION

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TEL: 425-741-1200
EMERALD CITY ENGINEERS, INC

REVISIONS

REV 2	07/21/2023

DRAWN BY:	TK/BM	ISSUE DATE:	07/21/2023
CHECKED BY:	TK	PROJECT NO:	2100000

DRAWING TITLE

LUMINAIRE SCHEDULE **LT102**

12/29/2017 12:20:53 PM SERA Design and Architecture, Inc.

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BMUNZ J:\2433-001 675 MIDDLEFIELD, MOUNTAIN VIEW, CA\DWG\LT102 LUMINAIRE SCHEDULE.DWG 07-13-2023 10:04

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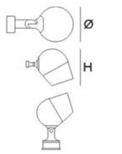
selux

Olivio Universal Medio

SX 964 12-9



spotlight
rotation symmetrical 80° (± 40°), wide beam
LED, 3000 lm, 3000 K, CRI > 80, electronic converter, Total power: 28 W

with junction box, luminaire housing made of die-cast aluminium, painted, aluminium, screws made of stainless steel, adjustable head joint ensures precise direction of luminaire head, wide pivoting range from 20° to 195°, can be rotated + / - 180°, shielding made of safety glass,
Optical system: flood reflector
hidden cable entry through the head joint, easy maintenance
access via lockbar mechanism

Certifications
CE, IK08, IP67, Protection Class I

colour: Selux Graphite or special finish

Height H: 260 mm
Diameter Ø: 220 mm
Outreach : 432 mm
Weight: 6 kg
Windpressure: 0,05 m²

Make: Selux, Type: SX 964 12-9

Modifications are possible due to the constant development and improvement of LED technology.
© Selux AG, Subject to technical modification 7.2023
Selux GmbH, Volkmarstr. 18, 12099 Berlin, T +49 30 72001-0, F -100, info@selux.com, www.selux.com

Z9

LUMENLINEAR™ ASYMMETRIC | Another Lumenroll® Component for Life Safety and Light

PROJECT NAME: _____

REP AGENCY: _____

APPROX. LINEAR FT: _____

SERVICE OPTIONS: ☐ Field Measure ☐ Job Site Support ☐ System Installation

SCAN QR CODE for technical information, downloads and instructions.

PART NUMBER BUILDER

LULS40K6070TA24	LULS						
EXAMPLE	FIXTURE TYPE	COLOR TEMP	FIXTURE WATTAGE	BEAM ANGLE	LENS OPTION	LENGTH

LULS: Lumenlinear™ 27K 2700 K, 30K 3000 K, 35K 3500 K, 40K 4000 K, 50K 5000 K | BLU Blue, GRN Green, RED Red, AMB Amber | 20 18W/FT, 40 35W/FT, 60 54W/FT | 70 70° Spread, High Beam @ 45° about nadir | TA Transparent Asymmetric, MA Matte Asymmetric | 6 6'-6", 12 12'-0", 18 18.29', 24 24.25', 30 30.25' (Longer lengths available by request) | 36 37'-4", 42 43'-5", 48 49'-6", 54 54.89', 60 61.25'

ELECTRICAL SPECIFICATIONS

Intertek	24VDC	ETL LISTED WET, UL 1598/CSA 22.2	0-10V INPUT (PWM)	-40°F TO +120°F
All electrical connections to be made by a qualified electrician in accordance with all national, state and local electrical codes.	INPUT VOLTAGE	CERTIFICATIONS	DIMMING	OPERATING TEMP
CLASS 2 REQUIRED	5 YEARS	UP TO 77 LM/W LED	UP TO 88 (90+ AVAIL. UPON REQUEST)	18" (X2)
DRIVER	WARRANTY	EFFICIENCY	CRI	WIRE LENGTH

CONSTRUCTION

An extruded aluminum housing and fully gasketed assembly insure heat dissipation and ingress protection to IP67. Stainless steel hardware and mechanical attachment promote easy installation and longevity.

PHOTOMETRICS

The asymmetric output has industry leading performance with a 70° beam spread, focused at 45° above nadir. Installed in Wagner Lumenroll®, Lumenlinear performs with full IES cutoff. Reports to view or download are available by scanning the QR code or visiting our website.

LUMENGEAR™ LED DRIVER & NEMA ENCLOSURE OPTIONS

Wagner offers multiple ETL listed options for both 24VDC power supplies and NEMA enclosures. Quantities and types will be configured based on your specifications and design. Additional specification options are available by request. Not all options apply to all products, please verify compatibility with the factory.

CLASS II DRIVERS:
- STD 100W
- Dali, DMX, 0-10V Dimming Protocols
- Multiple Wattages
- Made in USA Units Available

NEMA ENCLOSURES:
4X - Polycarbonate, Painted Steel or Stainless Steel

LUMENPOST™:
Integrated 100W, 0-10V DIM

Specifications subject to change without notice. Verify data at time of order.

@wagnercompanies

WAGNER Architectural Systems 888-243-6914 // rfq@mailwagner.com 10600 West Brown Deer Road // Milwaukee, WI 53224, USA

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WagnerCompanies.com
LULSA SUBM 07

Z10

LIGHTOLIER by signify

Downlighting
Calculite LED 4" gen 3
C4RA Round AirsSeal IC frame

Calculite LED 4" generation 3 provides excellent performance coupled with optimized installation flexibility via UniFrame. Industry leading visual comfort and uniform illumination make it an ideal choice for open office, institution, healthcare, and retail applications.

Complete luminaire = Frame + Engine + Trim + Accessories (optional)

Project: Location: Cat. No: Type: Qty: Notes:

Frame example: 4RA

Series	Aperture	Installation
4	R	A
4 4" New Construction	R Round	A AirSeal IC 120/277/347V[1]

Engine example: C4L15835NZ10U

Series	Lumens	CRI/CCT	Beam	Dimming	Options	Voltage
C4L	05 500lm, 10 1000lm, 15 1500lm, 20 2000lm	927 90CRI/2700K, 930 90CRI/3000K, 935 90CRI/3500K, 940 90CRI/4000K, 950 90CRI/5000K, D2W 90CRI/3000K to 1800K[1] (dim-to-warm)	N Narrow (43°)[1], M Medium (58°)[1], W Wide (78°)[1]	Z10 0-10V 1%	— None, D20 Dim to Off	U 120/277V, 3 347V (210 only)
				L05 Lutron PEGQ EcoSystem 0.1%, LI Lutron LDE1 EcoSystem (500m not available)		U 120/277V
				D DALI 0.1%	— None, LN Linear	U 120/277V
				SOL ElkoLED Solo 0-10V 0.1%, DMX Digital Multiplexing w/ROM 0.1%	— None, LN Linear, SQR Square	U 120/277V
				E Forward & Reverse Phase, LTE Lutron LTE Hi-Lume Phase Cut 1% (500m not avail.)		1 120V

Trim example: C4RDLCCP

Series	Aperture	Style	Finish	Flange
C4	R			
C4L Calculite LED 4" gen 3	R Round	DL Downlight, WW Open Wall Wash[4], LW Lensed Wall Wash[4], CW Corner Wall Wash[4,5], DW Double Wall Wash[4,5]	CL Specular clear, CC Comfort clear, CD Comfort clear diffuse, CZ Champagne bronze, BK Black (anodized)	– White (metal), P Polished (matches aperture), F Flangeless (requires C4ARFT)
			WH White (metal), WHAMF White (gloss antimicrobial)	– White (matches finish), F Flangeless (requires C4ARFT)

Accessories

SBA	Interact Ready System Bridge Accessory with integral occupancy and daylight sensor (compatible with all 0-10V options, see SBA spec sheet)[6]
7925	6" sloped ceiling adapter (refer to SCA spec sheet for slope options)
C4ARFT	Mud-in ring for use with flangeless installations (ordered with a Flangeless trim)

1. Universal 120-347V for 0-10V (Z10) dimming only. Non-Z10 dimming options available for 120/277V only.
2. Consult factory for 5000K CCT (50) with narrow (N) beam.
3. Dim-to-warm (D2W) available only with Z10 dimming. Narrow (N) and medium (M) beams only.
4. Wide (W) beam is ideal for all Wall Wash (LW, WW, CW, DW) applications.
5. Corner (CW) and Double (DW) Wall Wash are not available with Flangeless (F) option.
6. Requires RT3025-R remote & Interact Pro App for commissioning.

LOGITOR IC INSULATION CONTACT cULus LISTED RoHS COMPLIANT mesoOptics interact ready.

Z11

SW120/4.0
Line Voltage - Static White

- Flicker-free 120V LED strip is capable of illuminating up to 100' runs
- Hardwire directly to a junction box or choose the wall plug for plug and go illumination
- Indoor/outdoor rated, designed for surface mount only
- Dims with a forward or reverse phase dimmer with a neutral
- Ambient temperature range: -4°F to 104°F
- Wall plug is ETL rated only

1 V/WATTS	2 MOUNTING	3 RATED	4 CCT - LUMENS/CRI	5 LENS	6 WIRE INPUT/OUTPUT	7 CONNECTOR/WIRE IN	8 CONNECTOR/WIRE OUT	9 LENGTH (IN)
SW120/4.0		WET		CL				

Sample Part Number: **SW120/4.0-PL-WET-30-CL-S1-BW-SE-48"**

1 V/WATTS
SW120/4.0
Voltage: 120 VAC
Wattage: 4.0 W/ft

2 MOUNTING
PL Plastic Clip
FPS-96 PC Channel - 96"
FPS-PT PC Channel - Custom Length

3 RATED
WET IP67

4 CCT - LUMENS/CRI
24 2400K 341/95
27 2700K 368/95
30 3000K 385/94
35 3500K 396/96
40 4000K 423/94
See chart on following page for additional information

5 LENS
CL Clear

7 WIRE INPUT/OUTPUT
S1 Single 1 (Input only) - End Feed
P1 Pass Through 1 (Input/output) - End Feed

7 CONNECTOR/WIRE IN
BW Bare Wire (Standard 36") | PG Cord & Plug
BW: Request custom length (Max 120') by writing it in inches next to "BW" in the part number box (ex. BW48)
BW Bare Wire (Standard 36") | PG Cord & Plug
BW: Request custom length (Max 120') by writing it in inches next to "BW" in the part number box (ex. BW48)

8 CONNECTOR/WIRE OUT
SE End cap
BW Bare Wire (Standard 36")
BW: Request custom length (Max 120') by writing it in inches next to "BW" in the part number box (ex. BW48)

9 LENGTH (IN)
4" increments
Max nominal length: 100'

Field modifications void warranty | Warranty only valid with Q-Tran power supplies | Data subject to change, all data has +/- 5% tolerance | Compatible for use with Q-Tran power supplies | Not field cuttable

© 2023 Q-Tran Inc. All rights reserved | 155 Hill St. Milford, CT 06460 | 203-367-8777 | sales@q-tran.com | www.q-tran.com

Specification subject to change. Rev 06-21-23

Z12

Related searches

Other reviews from this shop | ★★★★★ (28) | Sort by: Suggested

★★★★★
The lights look fabulous. I was disappointed to see they were made in China and I paid premium dollar, however. Also, there were no spare bulbs included.
Item quality 4.0
Shipping 5.0
Purchased item: Vintage String Light | Vintage Wall Lights...
Rachel McElhiney Jul 29, 2022
Helpful?

★★★★★
Product is beautiful!! At first, I thought I had been sent the wrong one, because before you turn the lights on, they look like they would be white lights. But the seller was great wi... •••
Item quality 5.0
Shipping 5.0
Customer service 5.0
Purchased item: Cherry Blossom Tree Light with Timer | U...

Low in stock, only 6 left

$39.24 ~~$43.74~~ (10% Off)

Vintage String Light | Vintage Wall Lights | Antique Light | Outdoor Patio Lights | Bistro Lights | Cafe Lights | Plug in String Light
HomeBrighten ★★★★★

✓ Returns accepted

Add to cart

Hooray! This item ships free to the US.

Description

FEATURES:
Antique Design Edison Shape. This new style retro Light Gray glass Edison light bulbs, using art aesthetics light source and combining craftsmanship with modern LED technology, integrate the art into life, Let you discover more about the beauty of life. It can bring you to enjoy the pleasant atmosphere of relaxation like a coffee shop and a bar at home.
Energy-Efficient Lights & End To End Expandable. This is an economical energy-saving LED String Lights, not like old-fashioned incandescent lights string, it is more durable and energy-efficient. Also if you want more lights and more brightness, end to end expandable function makes it easy, max can connect up to 50 same-style strands.
Widely Use. This commercial quality string lights ideal for Backyards, Gazebos, Gardens, Pergolas, Decks, City Rooftops, Weddings, Bistros, Cafes, Shade Sail, Bedrooms, Bbq, Dinner Parties, Birthday Parties, Gatherings decoration, etc. delivering an antique look adding an elegant, perfect visual touch to any room.

SPECIFICATIONS:
Bulb Count: 11(10+1 spare)
Bulb Spacing: 12 inch
Bulb Size: H 2.95 x W 1.5inch
Bulb & Socket Type: T40 Glass/E12 Candelabra base
Lighted Length: 9ft
Total Length (end to end): 10ft
Waterproof: IP44 waterproof
Input: 120V/60Hz, 0.05A Wattage: 0.5W per bulb/5W per string
Connectable: Connect up to max. of 50 same-style strands
UL Listed & Commercial Quality & Great for Indoor/Outdoor Lighting Applications.

Z13

WAC LIGHTING

Fixture Type: Catalog Number: Project: Location:

Rubix
Single & Double Wall Mount 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
WS-W2504 5" - 1 Light	3000K 90, 3000K 90	16W, 31W	945, 1890	AL Brushed Aluminum, BK Black, BZ Bronze, GH Graphite, WT White
WS-W2505 5" - 2 Lights				

Example: **WS-W2504-AL**

DESCRIPTION
Available in single and twin light configurations, this die-cast aluminum LED wall luminaire is Wet Location listed for a broad range of exterior lighting applications. Designed with asquare profile, this version of Rubix mounts upwards or downwards.

FEATURES
- 2504 Single, 2505 Double
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

Construction:	Die-cast Aluminum
Power:	16W, 31W
Dimming:	ELV: 100-10% , 0-10V: 100-5%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box. Can be mounted on wall in all orientations
Finish:	Brushed Aluminum with Clear Powder Coat:Brushed Aluminum, Brushed Aluminum with Clear Powder Coat::White, Brushed Aluminum with Clear Powder Coat::Graphite, Brushed Aluminum with Clear Powder Coat::::Bronze, Brushed Aluminum with Clear Powder Coat::::Black, Brushed Aluminum with Clear Powder Coat::Graphite, Brushed Aluminum with Clear Powder Coat::White
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL cETL, Wet Location Listed, IP65, Title 24 JA8 Compliant

FINISHES:

LINE DRAWING:

WS-W2504, WS-W2505

U6

PROMETHEUS

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FORMAL PLANNING APPLICATION

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EMERALD CITY ENGINEERS, INC

REVISIONS

REV 2	07/21/2023

DRAWN BY: TK/BM
CHECKED BY: TK
ISSUE DATE: 07/21/2023
PROJECT NO: 2100000

DRAWING TITLE
LUMINAIRE SCHEDULE

LT103

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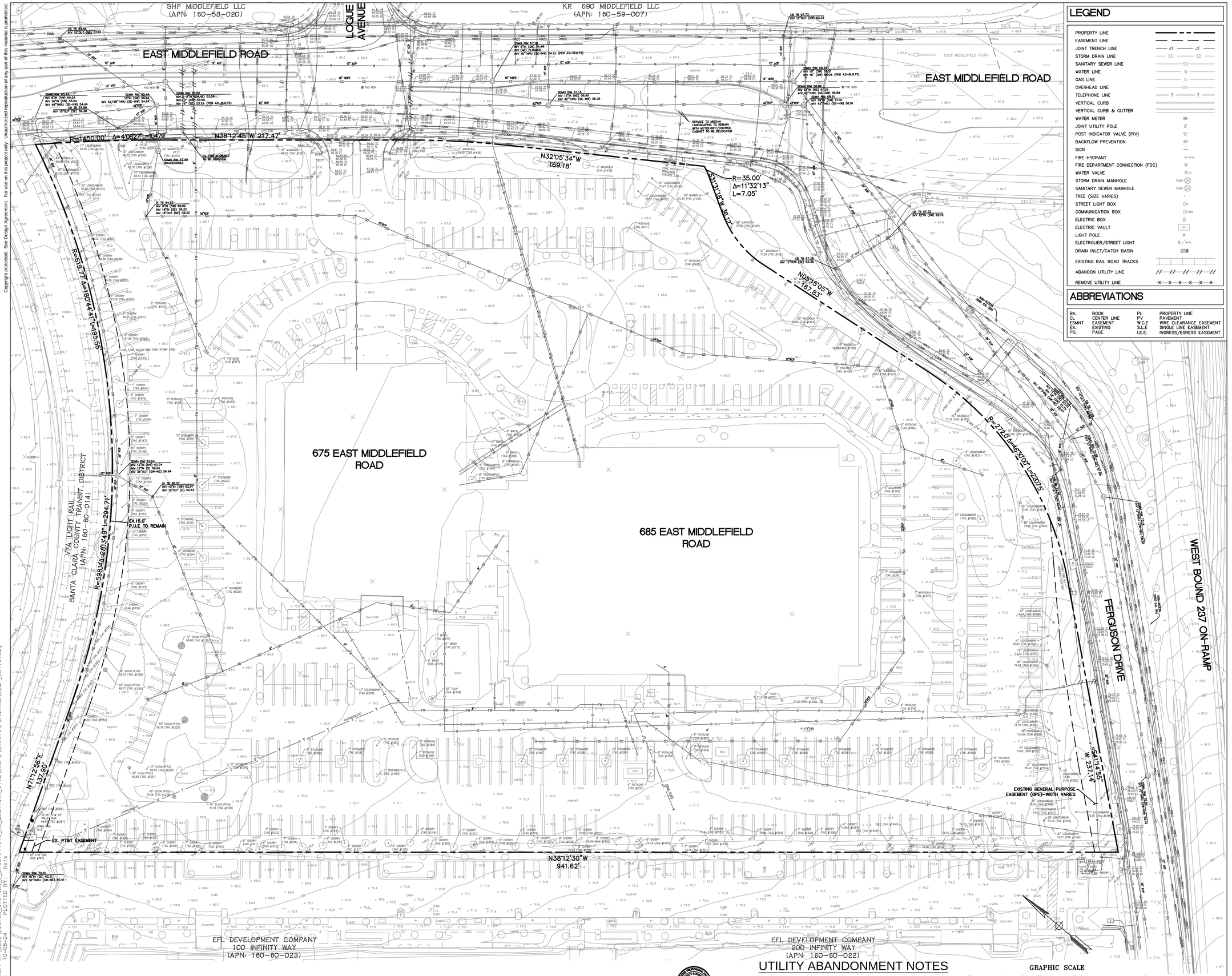

LEGEND

PROPERTY LINE	
EASEMENT LINE	
JOINT TRENCH LINE	JT JT
STORM DRAIN LINE	SD SD
SANITARY SEWER LINE	SS
WATER LINE	W
GAS LINE	G
OVERHEAD LINE	OH
TELEPHONE LINE	T T
VERTICAL CURB	
VERTICAL CURB & GUTTER	
WATER METER	
JOINT UTILITY POLE	
POST INDICATOR VALVE (PIV)	
BACKFLOW PREVENTION	
SIGN	
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION (FDC)	
WATER VALVE	
STORM DRAIN MANHOLE	SDMH
SANITARY SEWER MANHOLE	SSMH
TREE (SIZE VARIES)	
STREET LIGHT BOX	SL
COMMUNICATION BOX	COMM
ELECTRIC BOX	
ELECTRIC VAULT	EV
LIGHT POLE	
ELECTROLIER/STREET LIGHT	
DRAIN INLET/CATCH BASIN	
EXISTING RAIL ROAD TRACKS	
ABANDON UTILITY LINE	
REMOVE UTILITY LINE	X X X X X

ABBREVIATIONS

BK.	BOOK	PL	PROPERTY LINE
CL	CENTER LINE	PV	PAVEMENT
ESMNT	EASEMENT	W.C.E	WIRE CLEARANCE EASEMENT
EX.	EXISTING	S.L.E	SINGLE LINE EASEMENT
PG.	PAGE	I.E.E.	INGRESS/EGRESS EASEMENT

UTILITY ABANDONMENT NOTES

1. ALL EXISTING WATER AND SEWER SERVICES SHALL BE ABANDONED AT THE MAIN PER CITY STANDARDS.
2. ALL DRY UTILITIES SHALL BE ABANDONED/REMOVED PER PG&E STANDARDS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PROFESSIONAL ENGINEER — PE #73513 — 12-31-25 — CIVIL — STATE OF CALIFORNIA

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FORMAL PLANNING APPLICATION

REVISIONS

1 FORMAL PLANNING APPLICATION REV 1	02/22/2023
2 FORMAL PLANNING APPLICATION REV 2	07/21/2023
3 FORMAL PLANNING APPLICATION REV 3	11/06/2023
4 FORMAL PLANNING APPLICATION REV 4	03/25/2024
5 FORMAL PLANNING APPLICATION REV 5	06/17/2024
6 FORMAL PLANNING APPLICATION REV 6	08/22/2024
7 FORMAL PLANNING APPLICATION REV 7	10/11/2024

DRAWN BY: KH | ISSUE DATE: 10-11-24
CHECKED BY: RS/SS | PROJECT NO: 20220180

DRAWING TITLE
EXISTING CONDITIONS

C1.0

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PLOT DATE: 10-08-24 PLOTTED BY: hofs