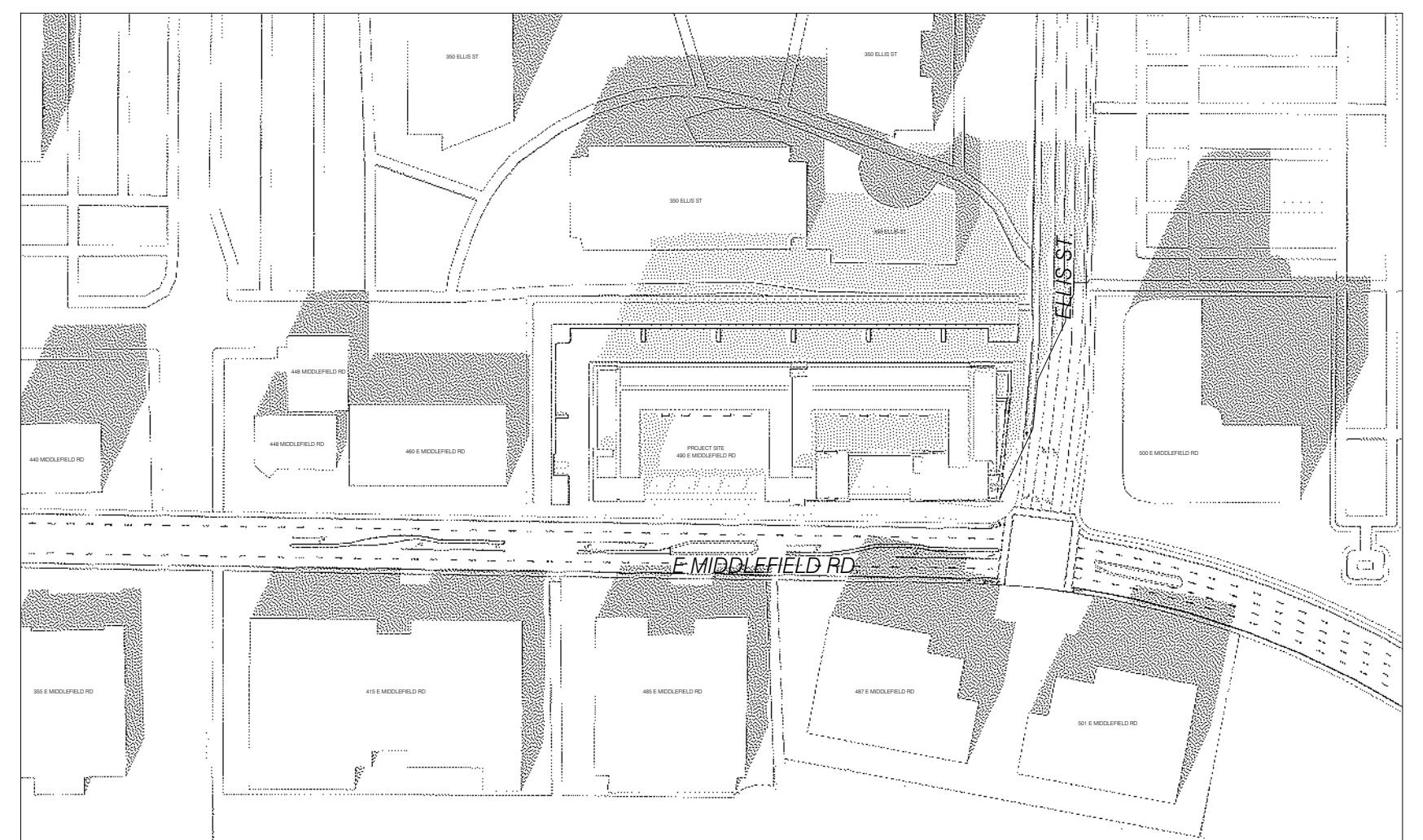


KEY

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

WINTER SOLSTICE

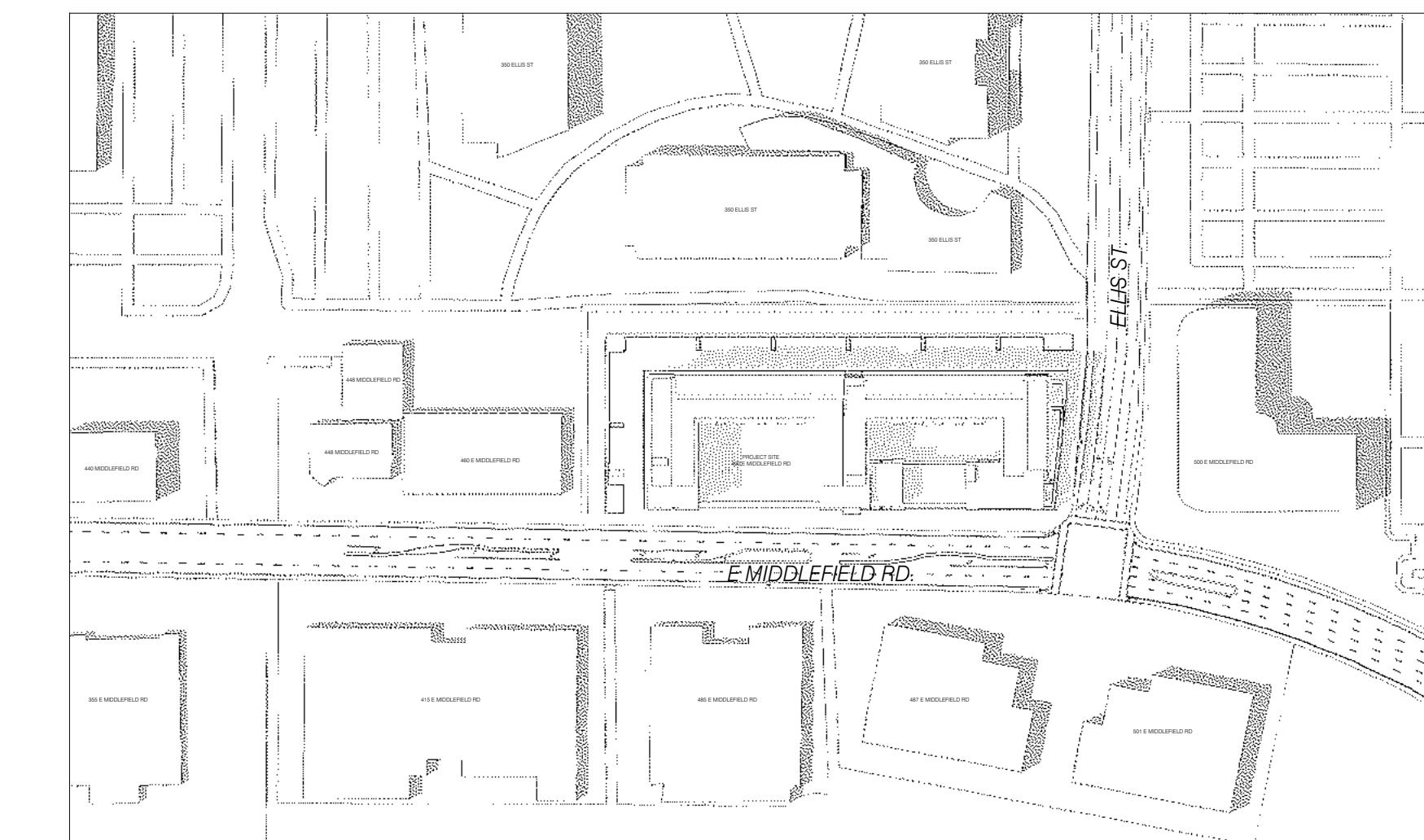
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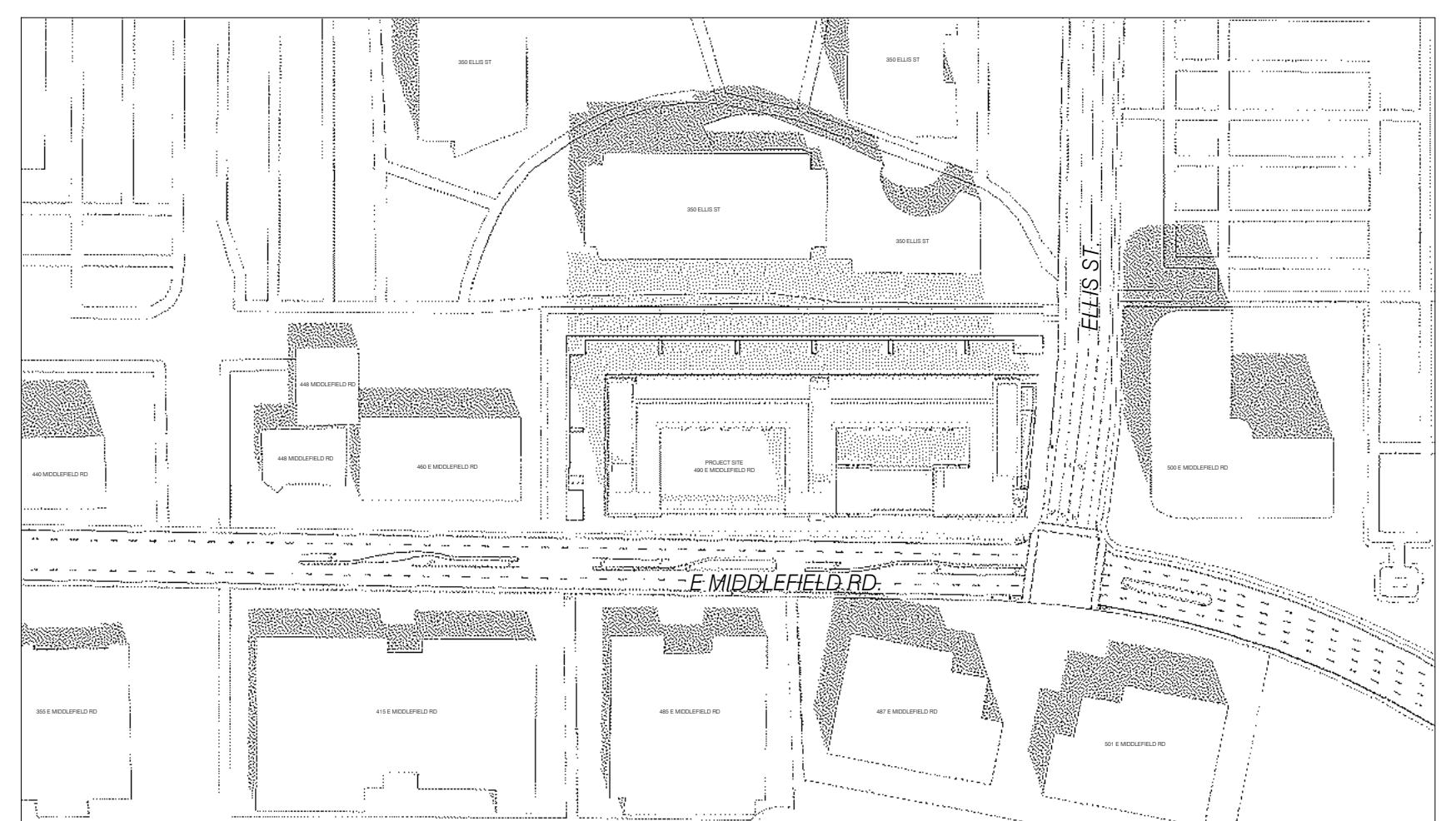
6 SHADOW STUDY - DEC 21ST - 3:00 PM
NT.S.

SUMMER SOLSTICE

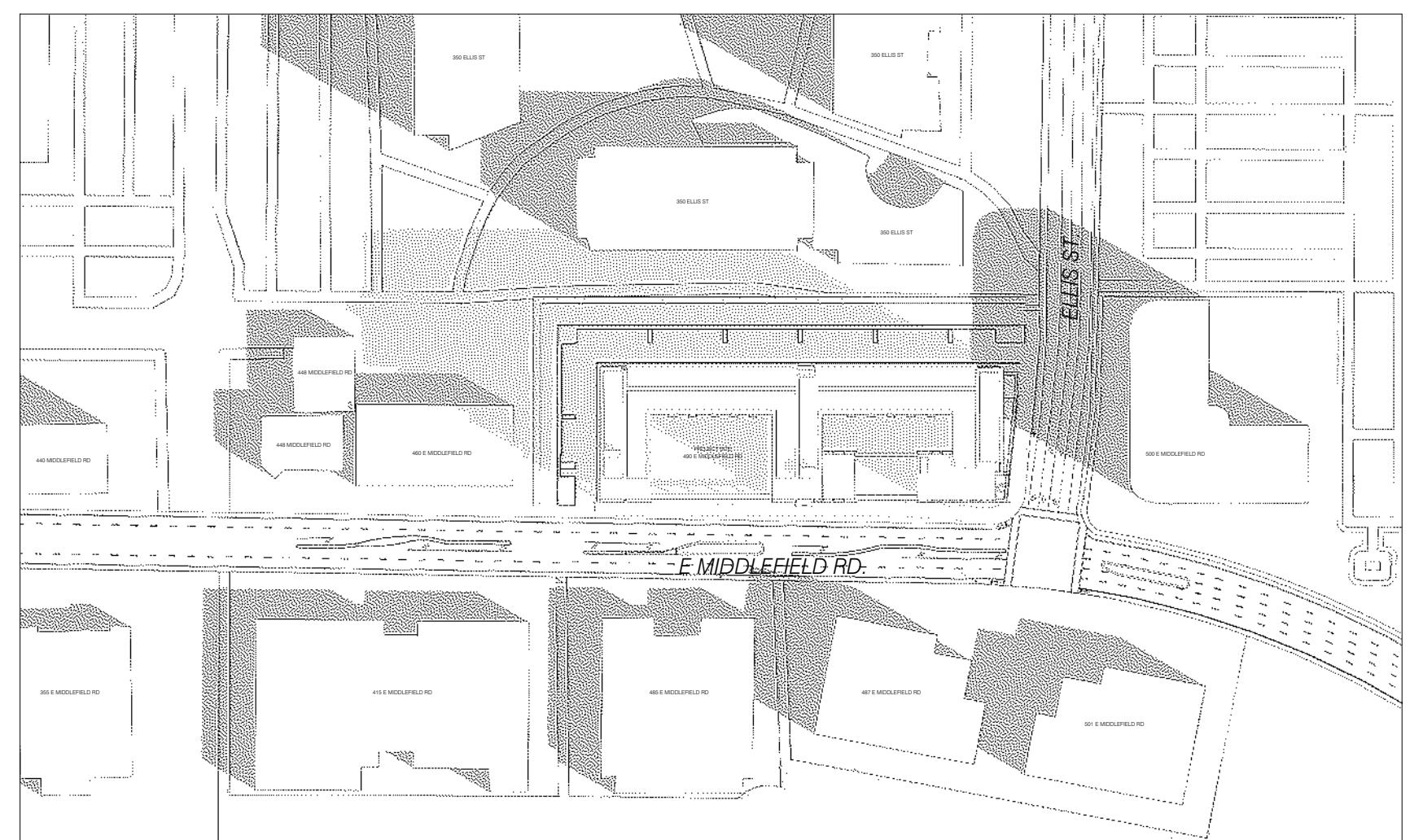
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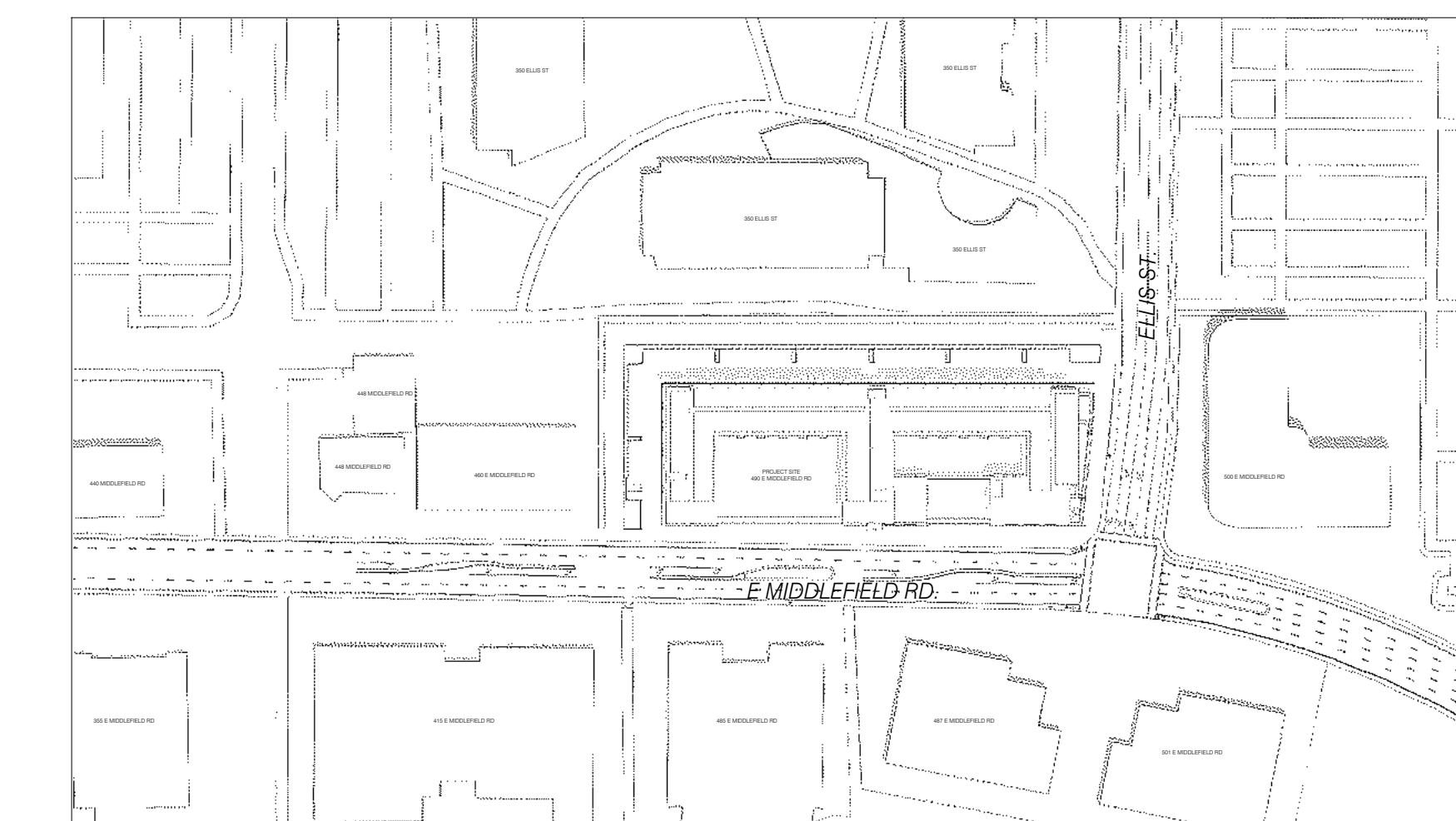
3 SHADOW STUDY - JUN 21ST - 3:00 PM
NT.S.



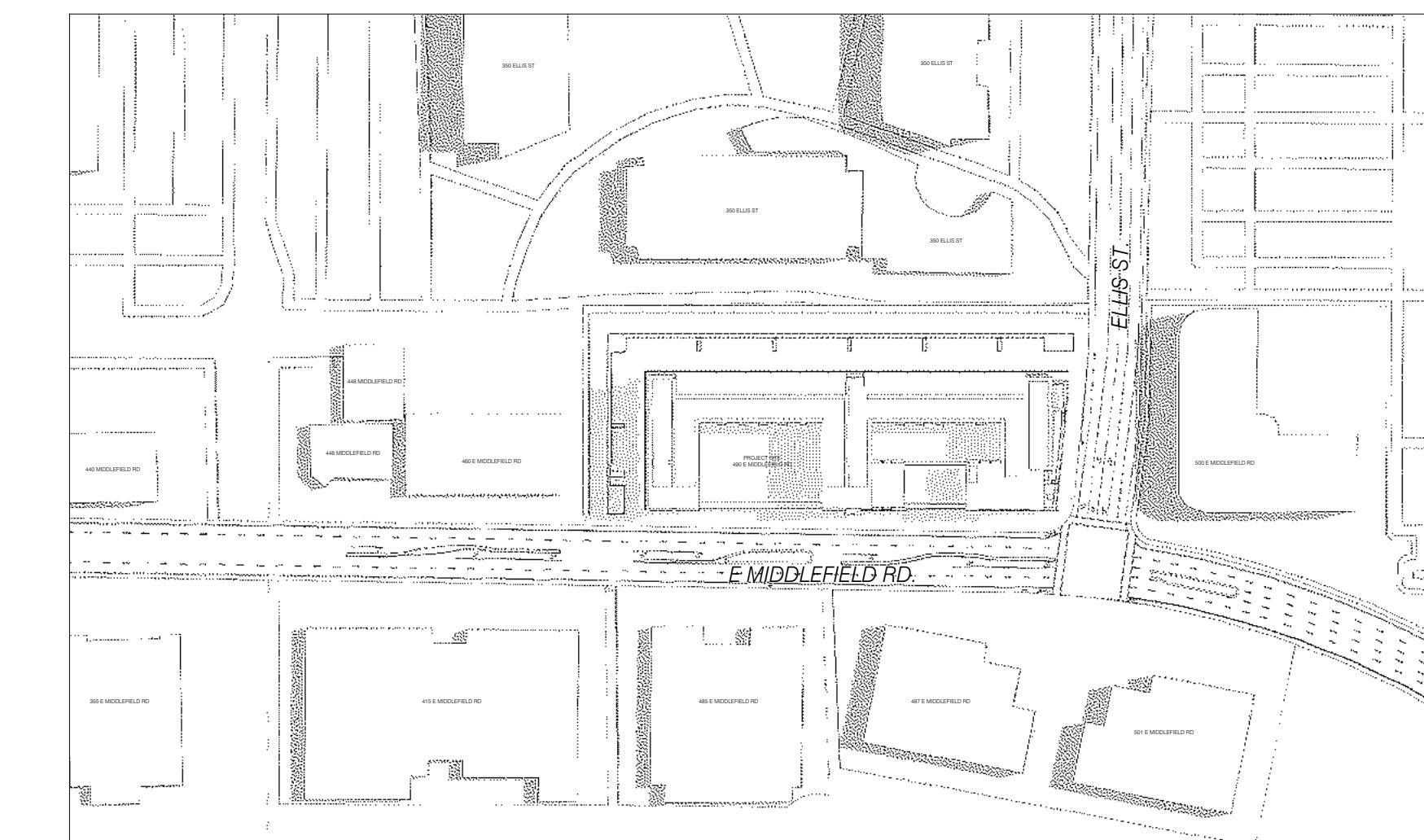
5 SHADOW STUDY - DEC 21ST - NOON
NT.S.



4 SHADOW STUDY - DEC 21ST - 9:00 AM
NT.S.



2 SHADOW STUDY - JUN 21ST - NOON
NT.S.



1 SHADOW STUDY - JUN 21ST - 9:00 AM
NT.S.

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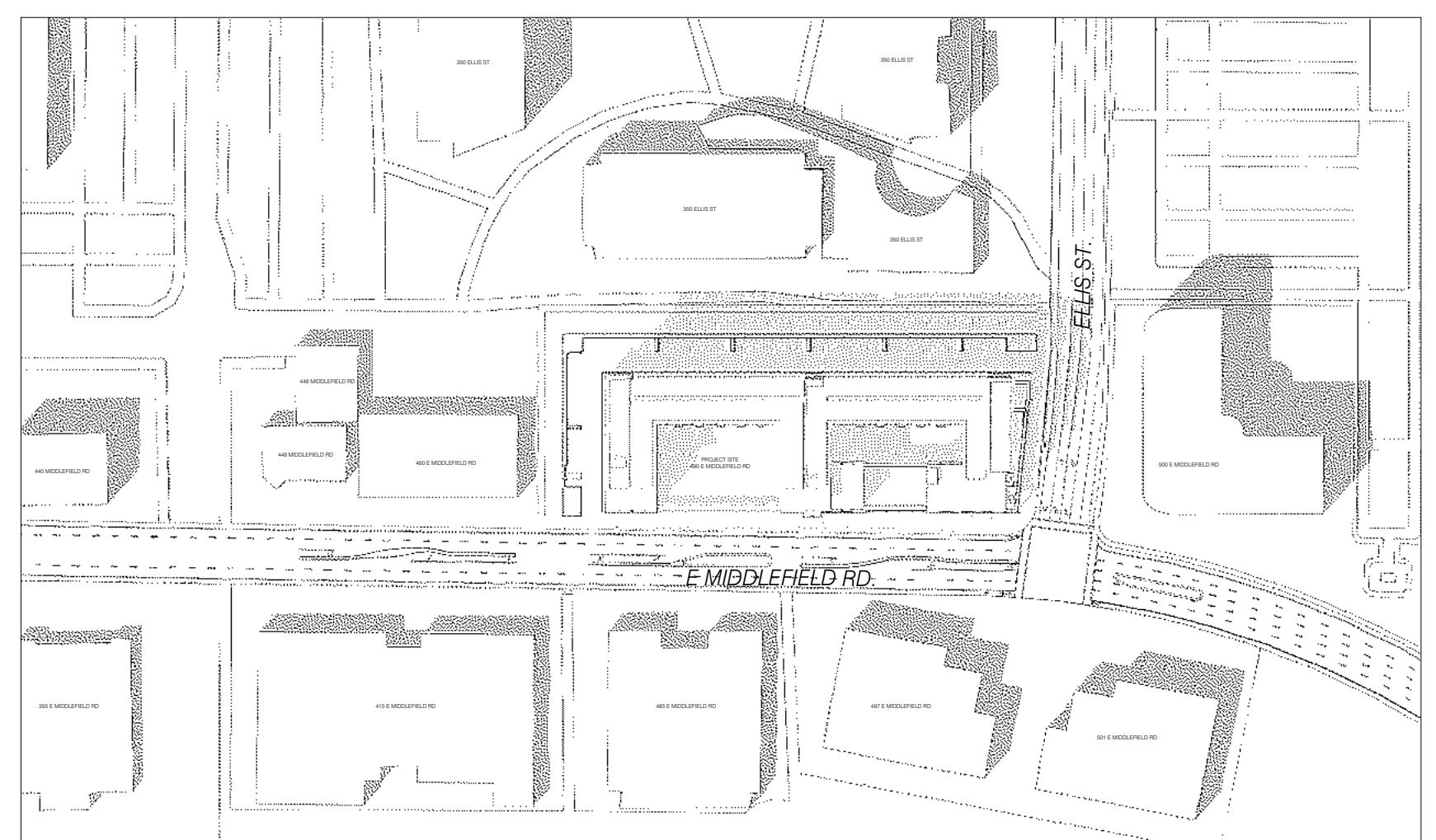
SHADOW STUDIES
WINTER & SUMMER
SOLSTICE

A4.1

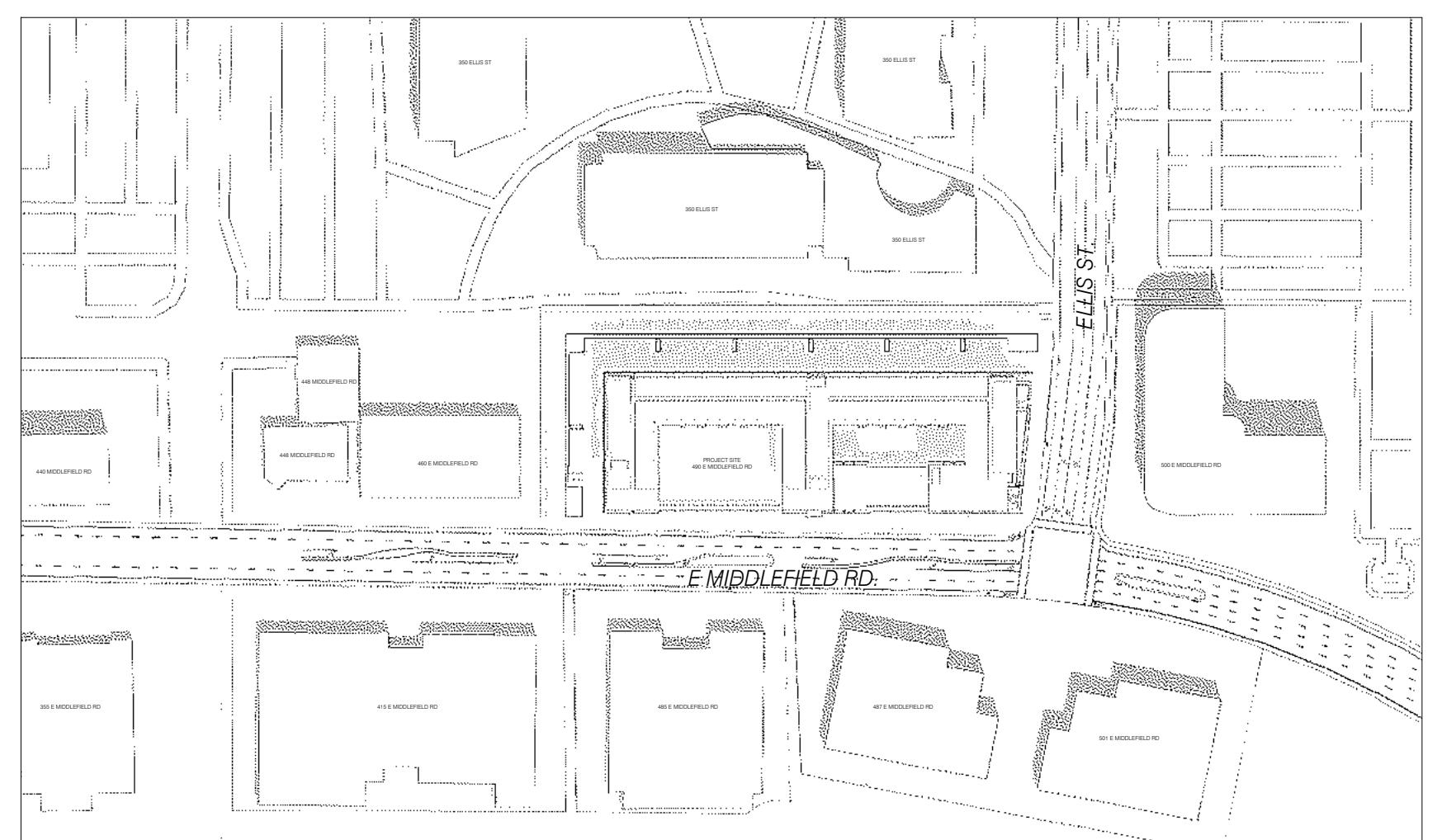
KEY

DARK TONE GREY INDICATES SHADOWS
FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES
SHADOWS FROM PROPOSED BUILDING

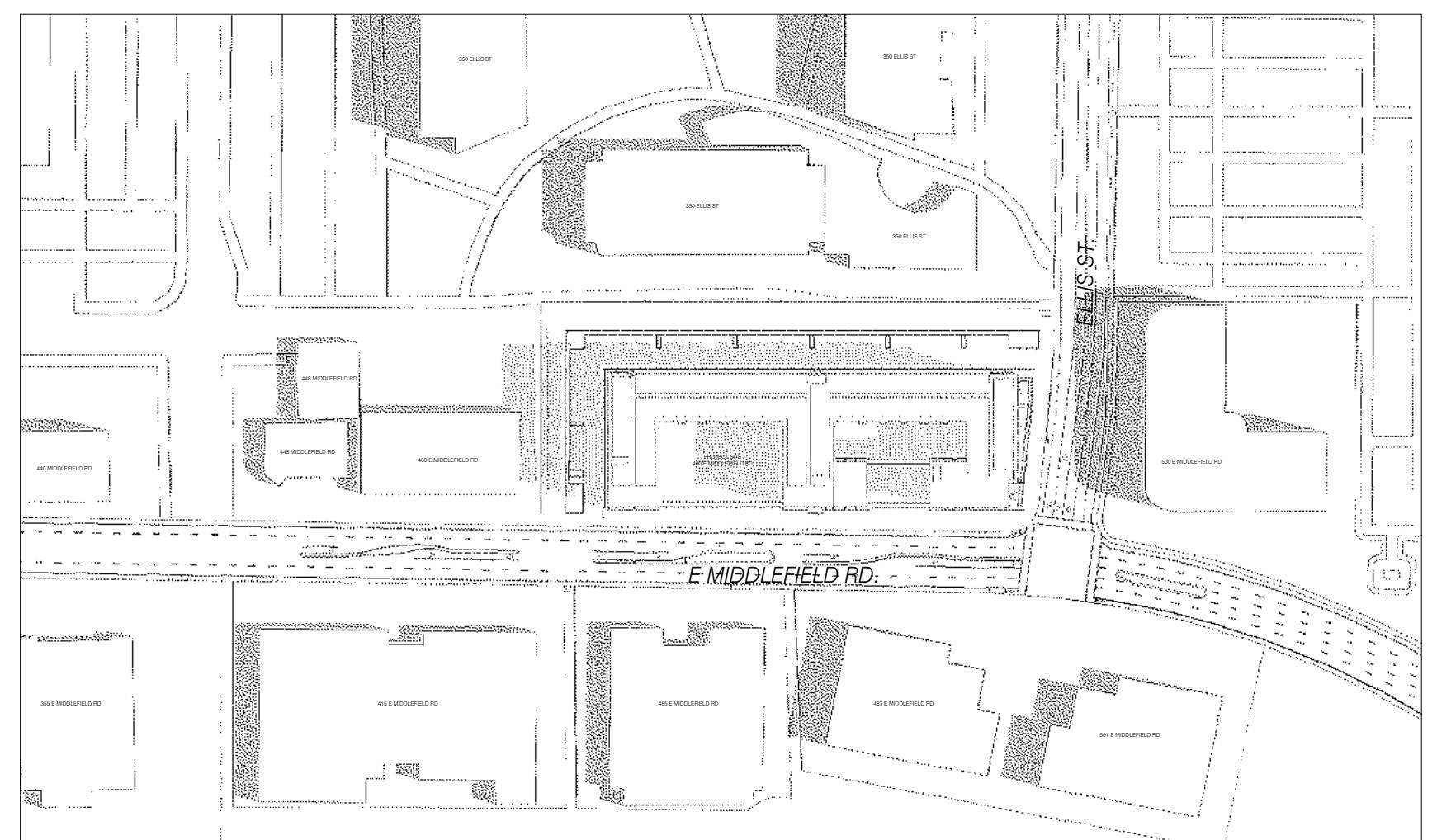
FALL EQUINOX
SEPTEMBER 22ND:



6 SHADOW STUDY - SEPT 22ND - 3:00 PM
NT.S.

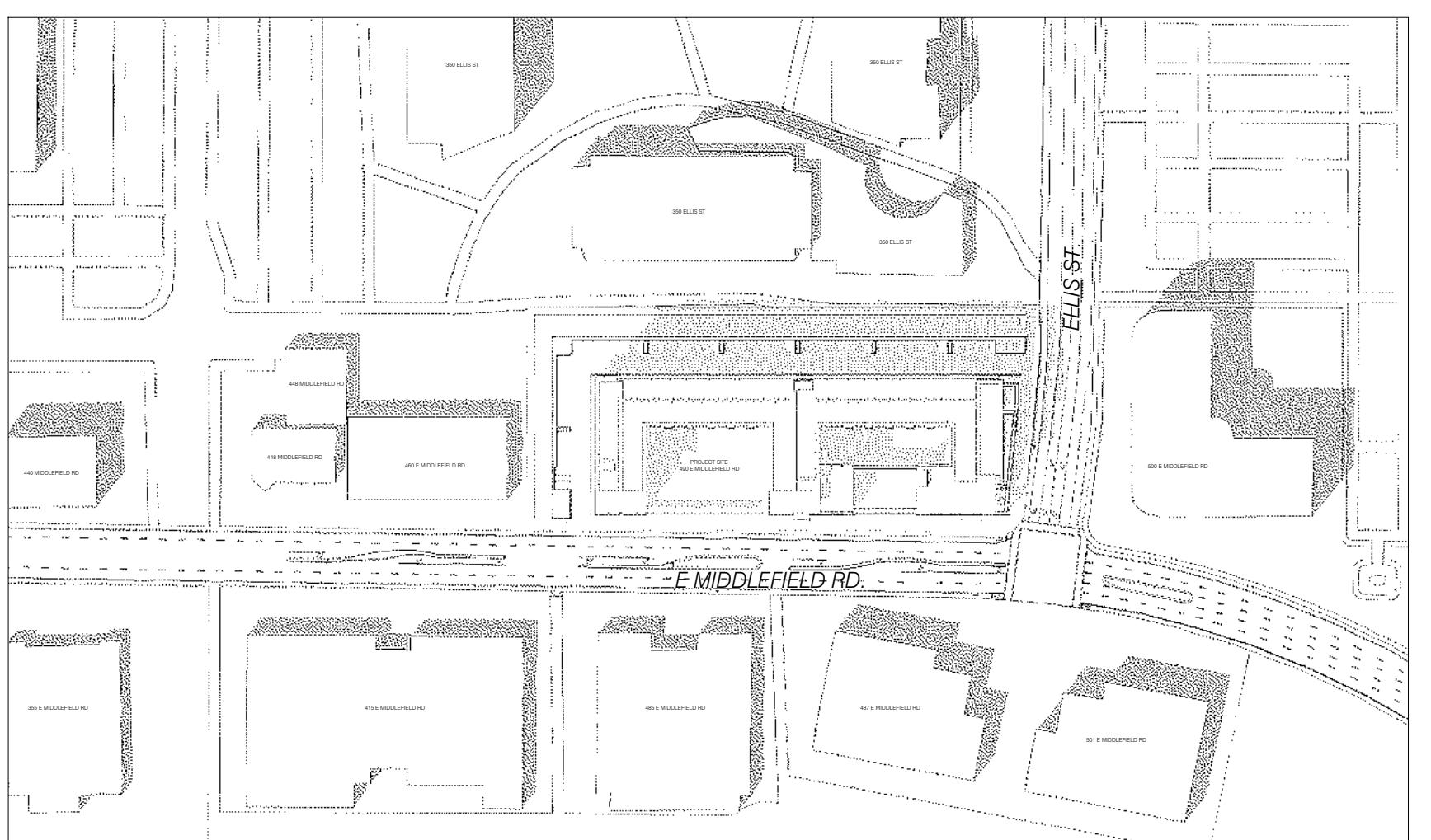


5 SHADOW STUDY - SEPT 22ND - NOON
NT.S.

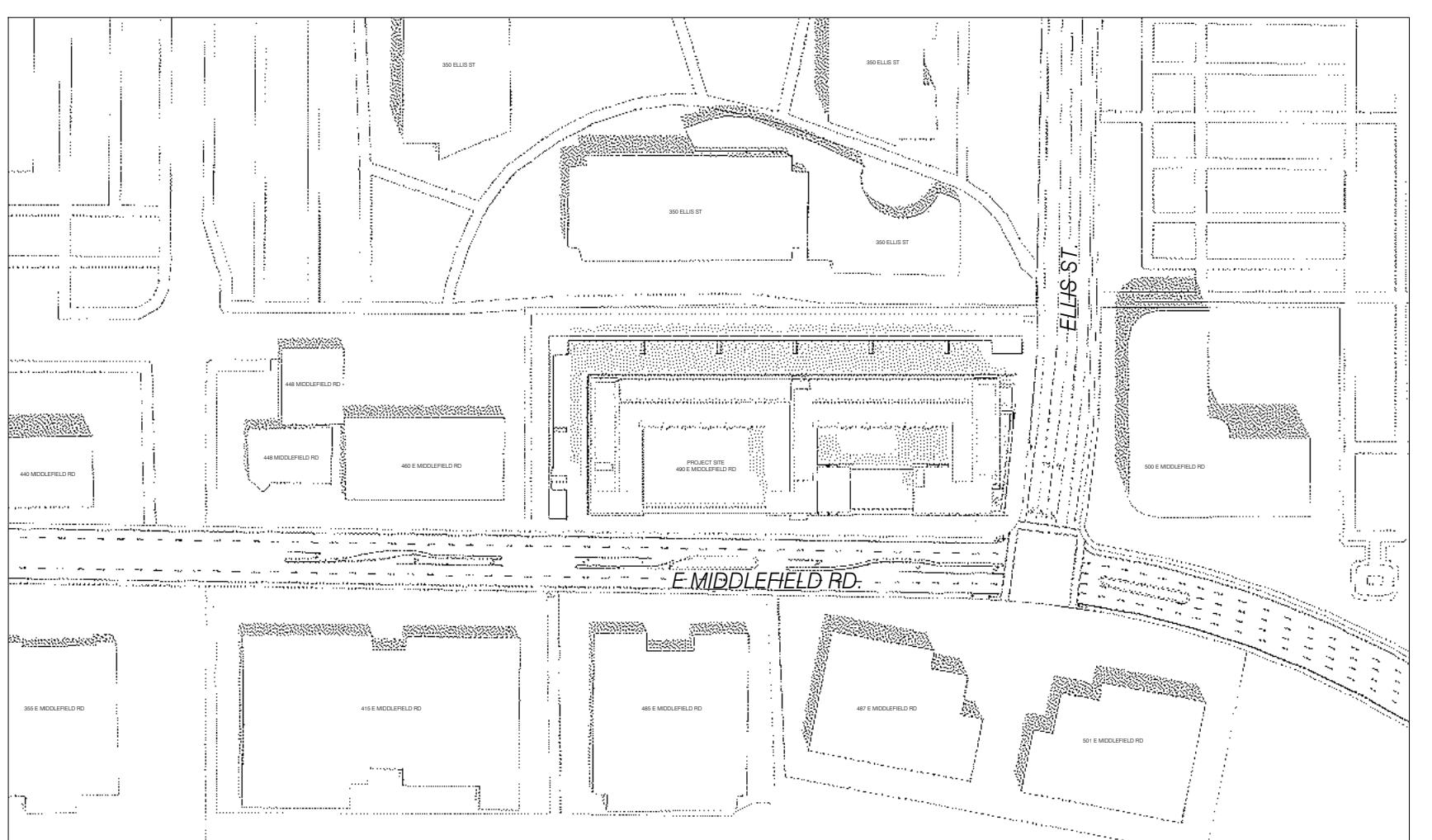


4 SHADOW STUDY - SEPT 22ND - 9:00 AM
NT.S.

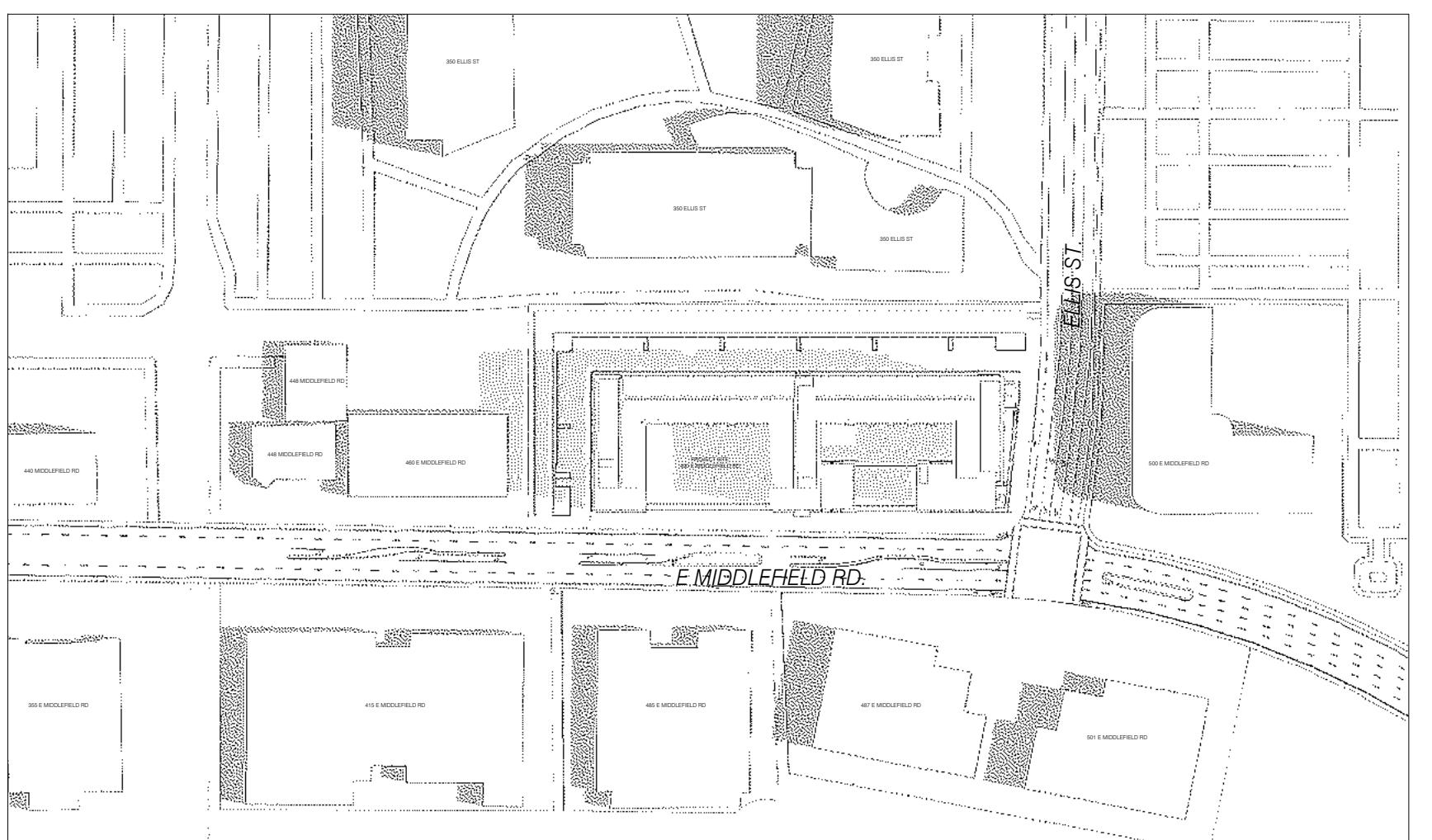
SPRING EQUINOX
MARCH 22ND:



3 SHADOW STUDY - MAR 22ND - 3:00 PM
NT.S.



2 SHADOW STUDY - MAR 22ND - NOON
NT.S.



1 SHADOW STUDY - MAR 22ND - 9:00 AM
NT.S.

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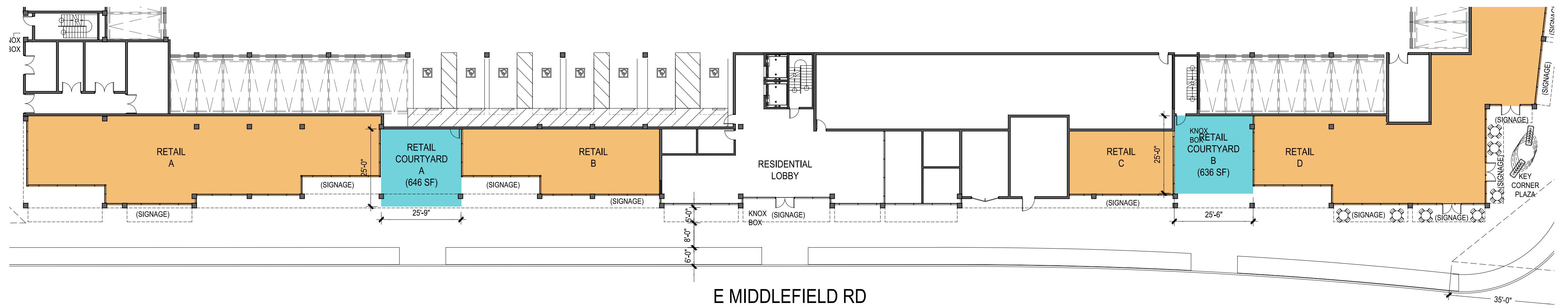
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JOB: 2425

SHEET:
**SHADOW STUDIES
SPRING & FALL
EQUINOX**

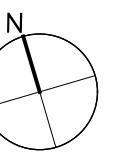
A4.2

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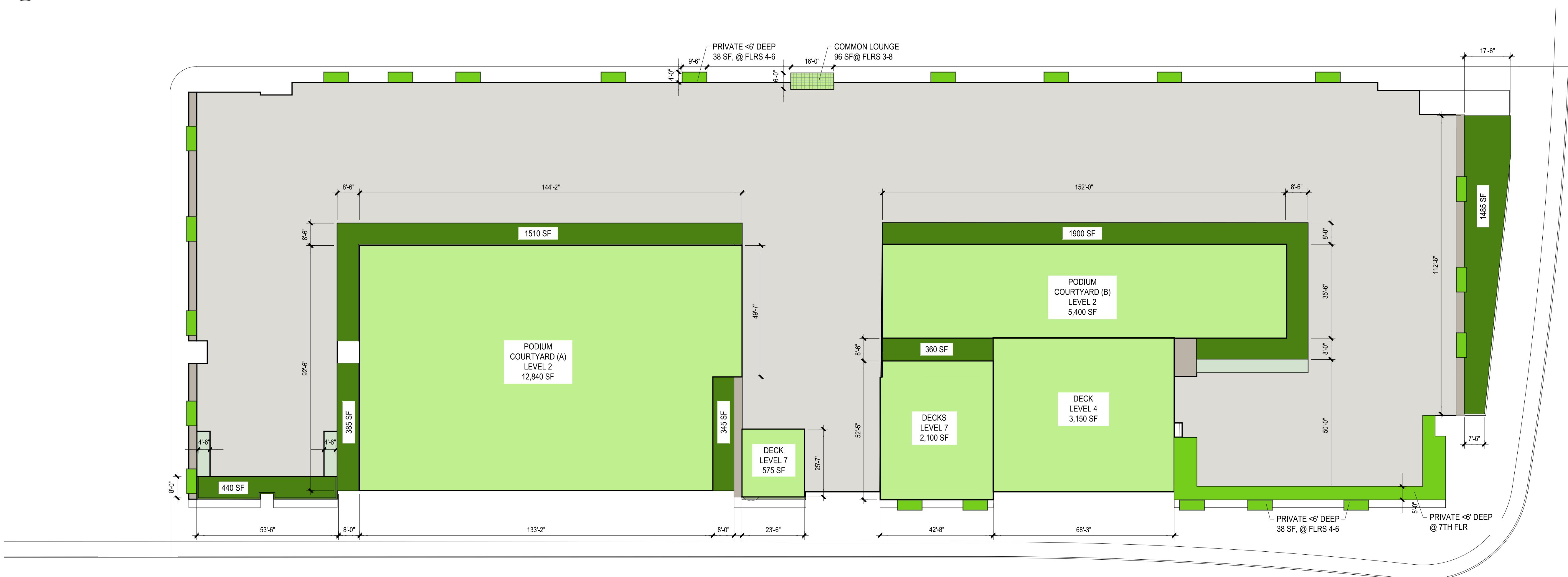
NON-RESIDENTIAL COMMON USABLE OPEN SPACE @ GROUND FLOOR DIAGRAM

3/64" = 1'-0" @ 36x24



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E MIDDLEFIELD RD

NOTE: SEE OPEN SPACE TABLE ON A0.1 FOR
REQUIRED AND PROVIDED TOTALS.

RESIDENTIAL USABLE OPEN SPACE DIAGRAM

3/64" = 1'-0" @ 36x24

KEY
COMMON USEABLE OPEN SPACE
PRIVATE USEABLE OPEN SPACE
PRIVATE BALCONY (<6' DEEP)
NON-RES COMMON USEABLE
OPEN SPACE

USEABLE
OPEN SPACE
DIAGRAM

A4.5

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SHEET:



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10.20.2025 PLANNING RESUBMITTAL
01.09.2026 EPC SUBMITTAL

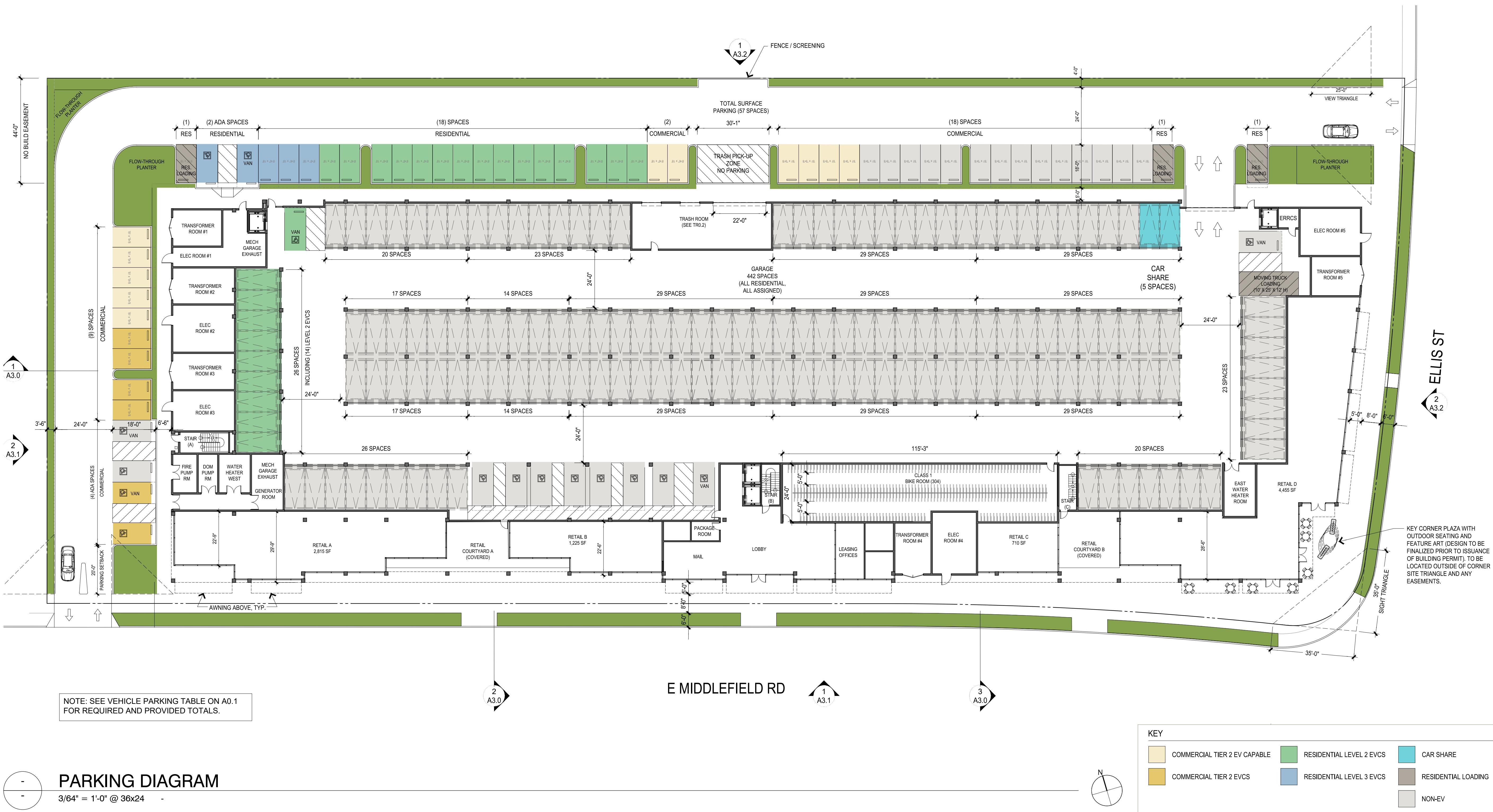
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JOB: 2425

SHEET:

PARKING
DIAGRAM

A4.6



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3 FOURTH FLOOR - BELOW MARKET RATE UNITS

3/128" = 1'-0" @ 36x24



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10.20.2025 PLANNING RESUBMITTAL
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4 FIFTH FLOOR - BELOW MARKET RATE UNITS

3/128" = 1'-0" @ 36x24



1 SECOND FLOOR - BELOW MARKET RATE UNITS

3/128" = 1'-0" @ 36x24

BMR UNIT DISTRIBUTION	50%	80%	TOTAL
STUDIO	15	19	34
1-BD	12	7	19
2-BD	2	0	2
TOTAL	29	26	55
	100.0%		

SEE TABLE ON A0.1 FOR OVERALL DENSITY BONUS CALCULATIONS.

KEY
■ BELOW MARKET RATE STUDIO
■ BELOW MARKET RATE 1-BD ROOM
■ BELOW MARKET RATE 2-BD ROOM

BELOW MARKET RATE
UNIT LOCATIONS
2ND-5TH FLOOR

A4.10

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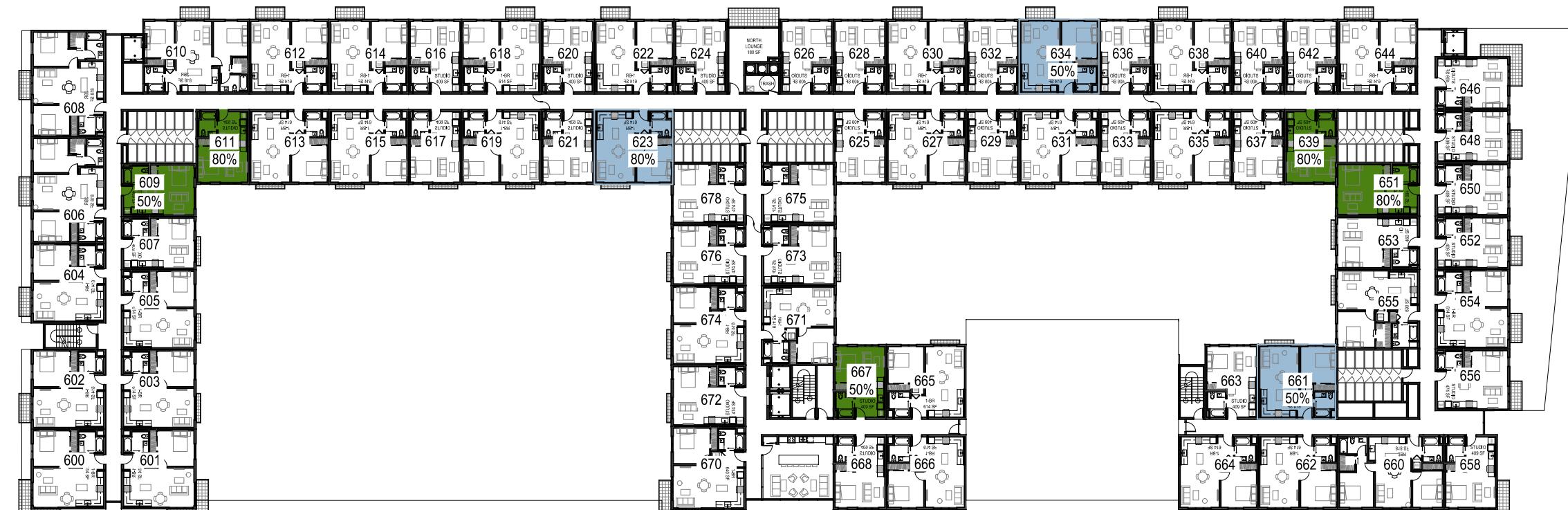
EIGHTH FLOOR - BELOW MARKET RATE UNITS

3
3/128" = 1'-0" @ 36x24



SEVENTH FLOOR - BELOW MARKET RATE UNITS

2
3/128" = 1'-0" @ 36x24



SIXTH FLOOR - BELOW MARKET RATE UNITS

1
3/128" = 1'-0" @ 36x24

	50%	80%	TOTAL
STUDIO	15	19	34
1-BD	12	7	19
2-BD	2	0	2
TOTAL	29	26	55
	100.0%		

SEE TABLE ON A0.1 FOR OVERALL DENSITY BONUS CALCULATIONS.

KEY

- [Green square] BELOW MARKET RATE STUDIO
- [Blue square] BELOW MARKET RATE 1-BD ROOM
- [Yellow square] BELOW MARKET RATE 2-BD ROOM

BELOW MARKET RATE
UNIT LOCATIONS
6TH-8TH FLOOR

A4.11

490
E MIDDLEFIELD
ROAD

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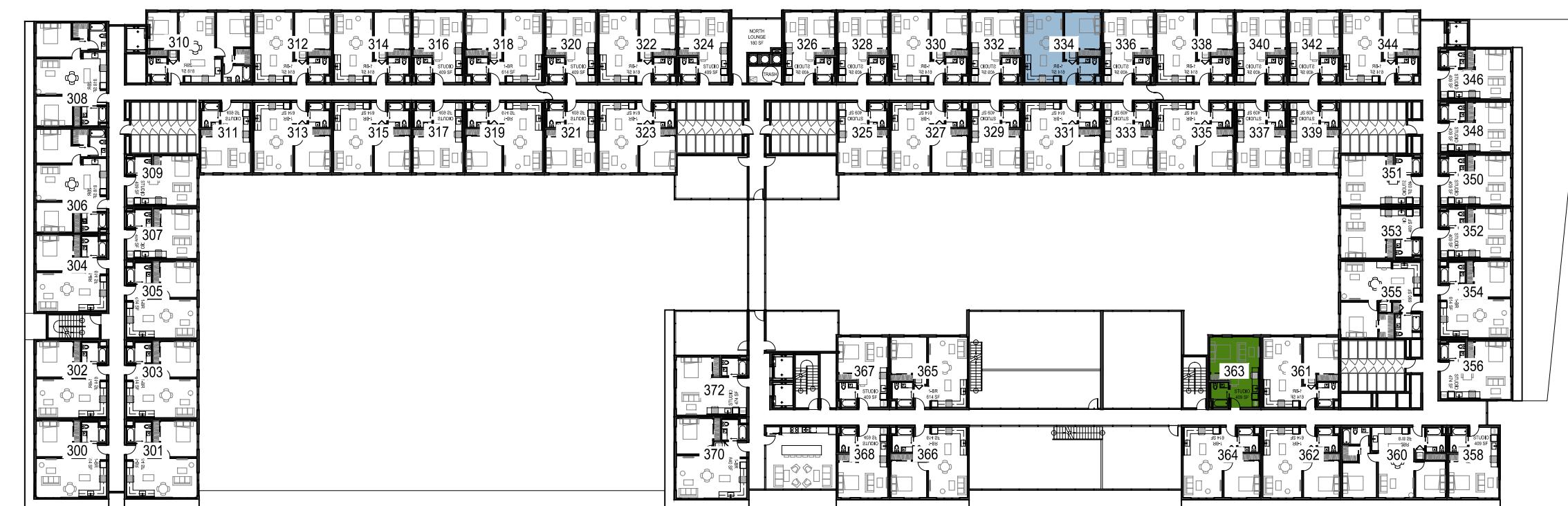
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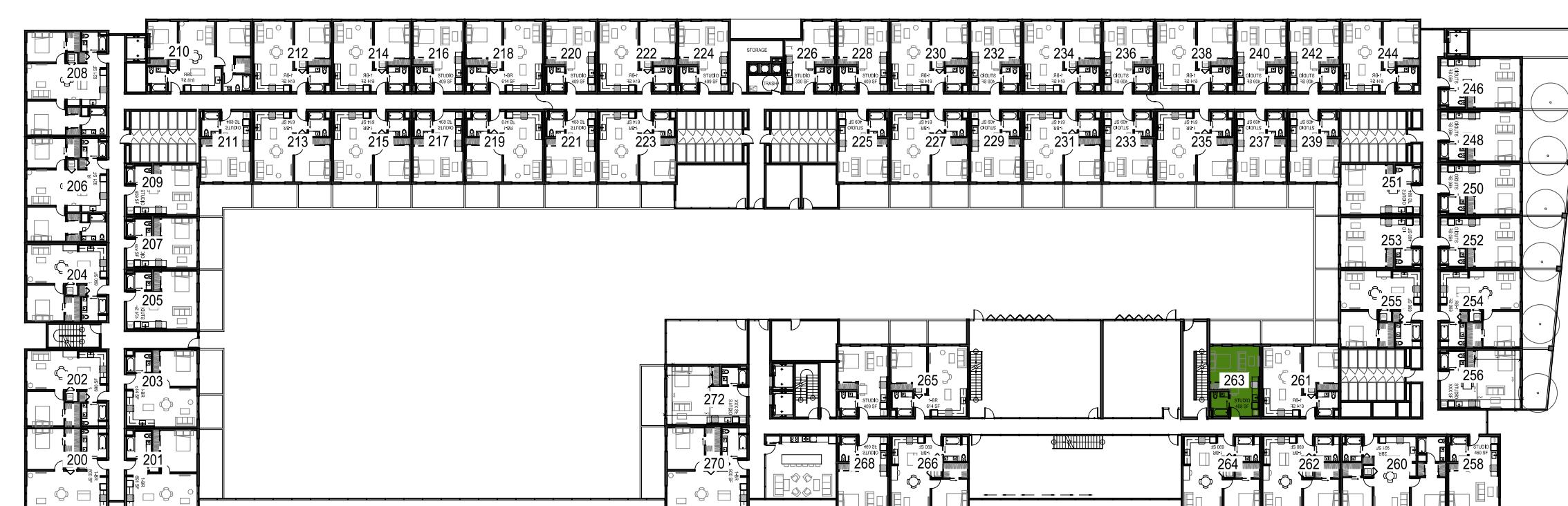
3 | FOURTH FLOOR - VOLUNTARY BELOW MARKET RATE UNITS

3/128" = 1'-0" @ 36x24



2 | THIRD FLOOR - VOLUNTARY BELOW MARKET RATE UNITS

3/128" = 1'-0" @ 36x24



1 | SECOND FLOOR - VOLUNTARY BELOW MARKET RATE UNITS

3/128" = 1'-0" @ 36x24

KEY
■ STUDIO (3 TOTAL)
■ 1-BD ROOM (2 TOTAL)

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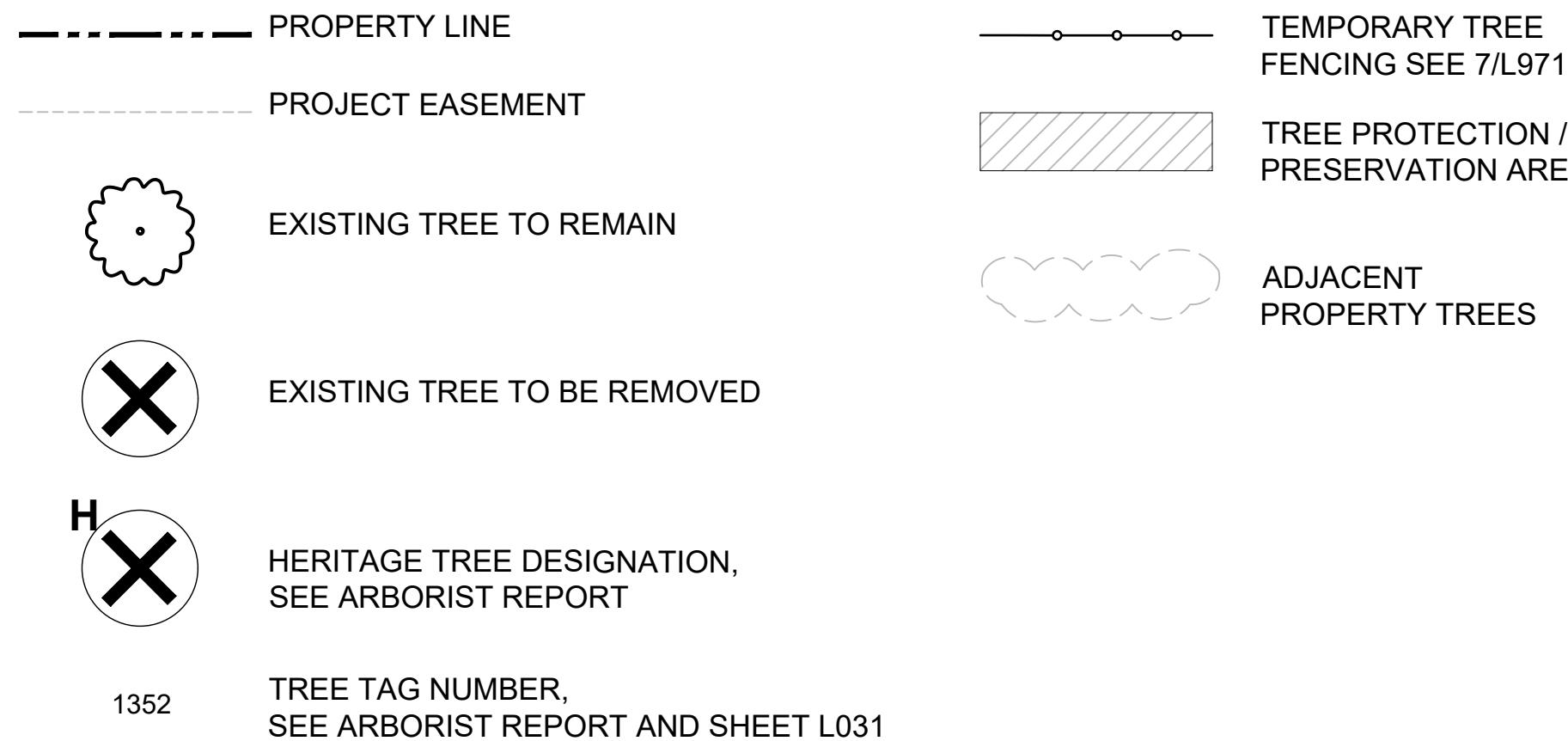
JOB: 2425

SHEET:

VOLUNTARY
BELOW MARKET RATE
UNIT LOCATIONS

A4.12

TREE PROTECTION AND DEMOLITION PLAN LEGEND

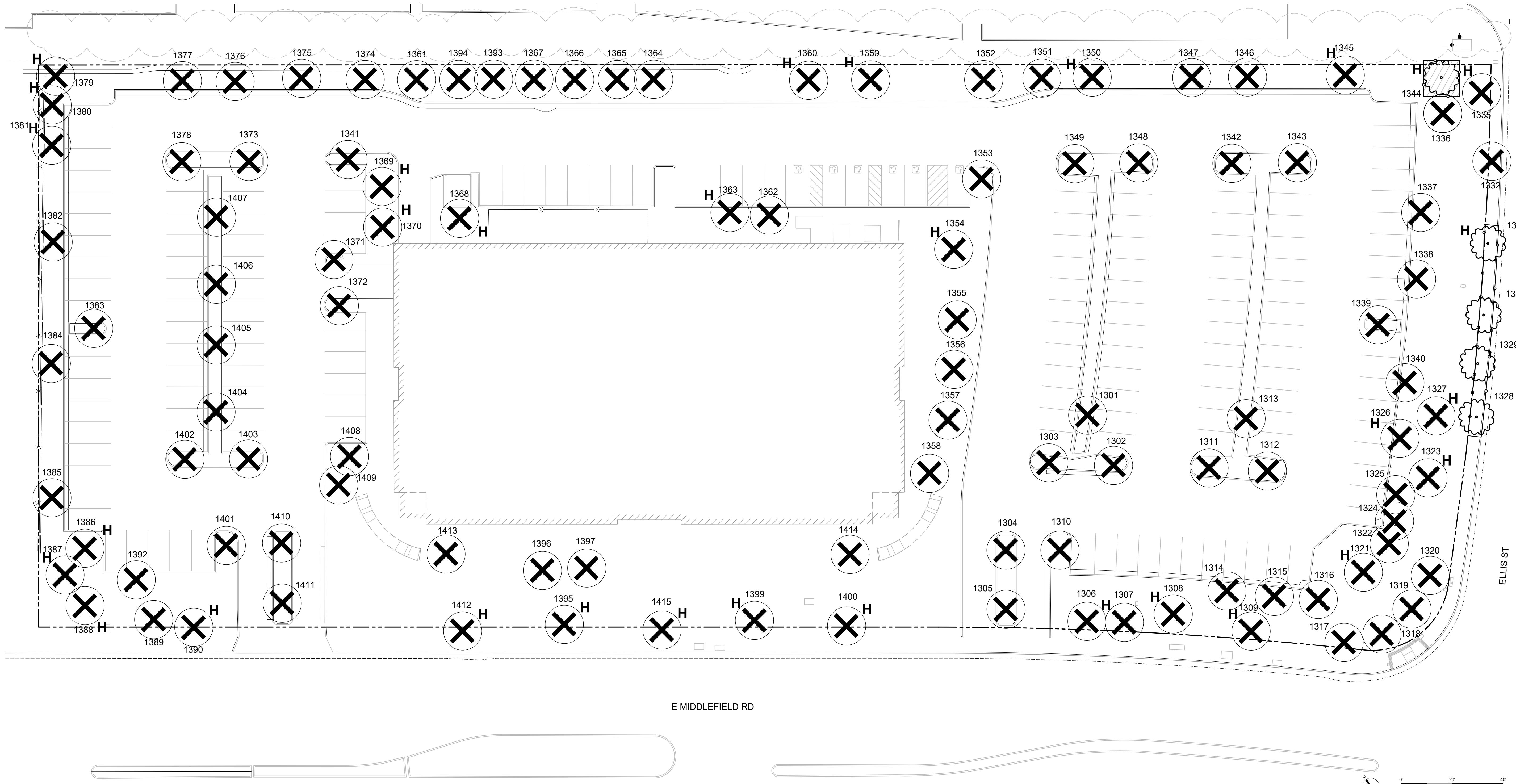


TREE PROTECTION PLAN NOTES

1. HEAVY MACHINERY, MECHANICAL TRENCHING OR MATERIAL STORAGE IS NOT PERMITTED WITHIN THE TREE PROTECTION ZONES OR CRITICAL ROOT ZONES.
2. ANY SOIL DISTURBANCE WITHIN CRITICAL ROOT ZONES OR ANY CONSTRUCTION WORK OCCURRING WITHIN EXISTING TREE DRIP LINES TO BE COORDINATED WITH AND AGREED BY CLIENT'S NOMINATED ARBORIST.
3. CORE AERATOR, TOP-DRESSING MACHINE, AIR SPADING, HAND DIGGING OR OTHER APPROVED METHOD OF DIGGING AND TRENCHING SHALL BE USED IN PLACE OF ROTOTILLER TO COMPLETE ALL WORK IN TREE PROTECTION ZONES. CARE MUST BE TAKEN TO AVOID DISTURBANCE TO ROOTS OF ALL EXISTING TREES, INCLUDING ROOTS EXTENDING OUTSIDE OF TREE PROTECTION ZONES.
4. PROTECTION BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE.
5. WARNING SIGNS SHOULD ALSO BE PLACED ON THE FENCING AND IN APPROPRIATE AREAS NEAR THE WORK ZONE.
6. DURING CONSTRUCTION WITHIN THE TREE PROTECTION ZONES OR CRITICAL ROOT ZONES, SOIL SHALL BE PROTECTED, SEE DETAIL 3/L-920.
7. CRITICAL ROOT ZONE TO BE CONFIRMED ON SITE
8. PROTECTION BARRIER SHALL BE CONSTRUCTED OF DURABLE AND HIGHLY VISIBLE MATERIAL

NOTES:

1. ALL EXISTING TREES TO REMAIN ARE TO BE PROTECTED IN PLACE THROUGHOUT PROJECT CONSTRUCTION. SEE L030 FOR EXISTING TREES TO REMAIN.
2. THROUGHOUT CONSTRUCTION, ADJUST EXTENT, LOCATION, SIGNAGE AND TYPE OF FENCE AS REQUIRED TO DELINEATE TREE PROTECTION AREAS AND AID IN PROTECTING TREES. ALL FENCE INITIAL LOCATIONS AND ADJUSTMENTS SHALL BE APPROVED BY PROJECT ARBORIST OR CITY ARBORIST AND LANDSCAPE ARCHITECT.
3. ALL WORK MUST BE REVIEWED IN ADVANCE WITH PROJECT ARBORIST OR CITY ARBORIST, MUST BE APPROVED BY PROJECT ARBORIST OR CITY ARBORIST, AND MAY REQUIRE PRESENCE OF PROJECT ARBORIST OR CITY ARBORIST DURING CONSTRUCTION ACTIVITY.
4. INSTALLATION OF ALL UTILITY LATERALS WITHIN THE TREE PROTECTION ZONES MUST BE REVIEWED AND APPROVED BY PROJECT ARBORIST OR CITY ARBORIST PRIOR TO PROCEEDING WITH WORK. INSTALLATION OF ADD'L TREE PROTECTION MAY BE REQUIRED AND/OR PROJECT ARBORIST OR CITY ARBORIST MAY BE REQUIRED TO BE ON SITE. REFER TO SHEETS SERIES C AND R FOR LOCATION OF LATERALS.
5. SEE L971 FOR TREE PROTECTION DETAILS
6. DEFINITIONS:
 - a. TREE PROTECTION AREA IS THE DESIGNATED TREE



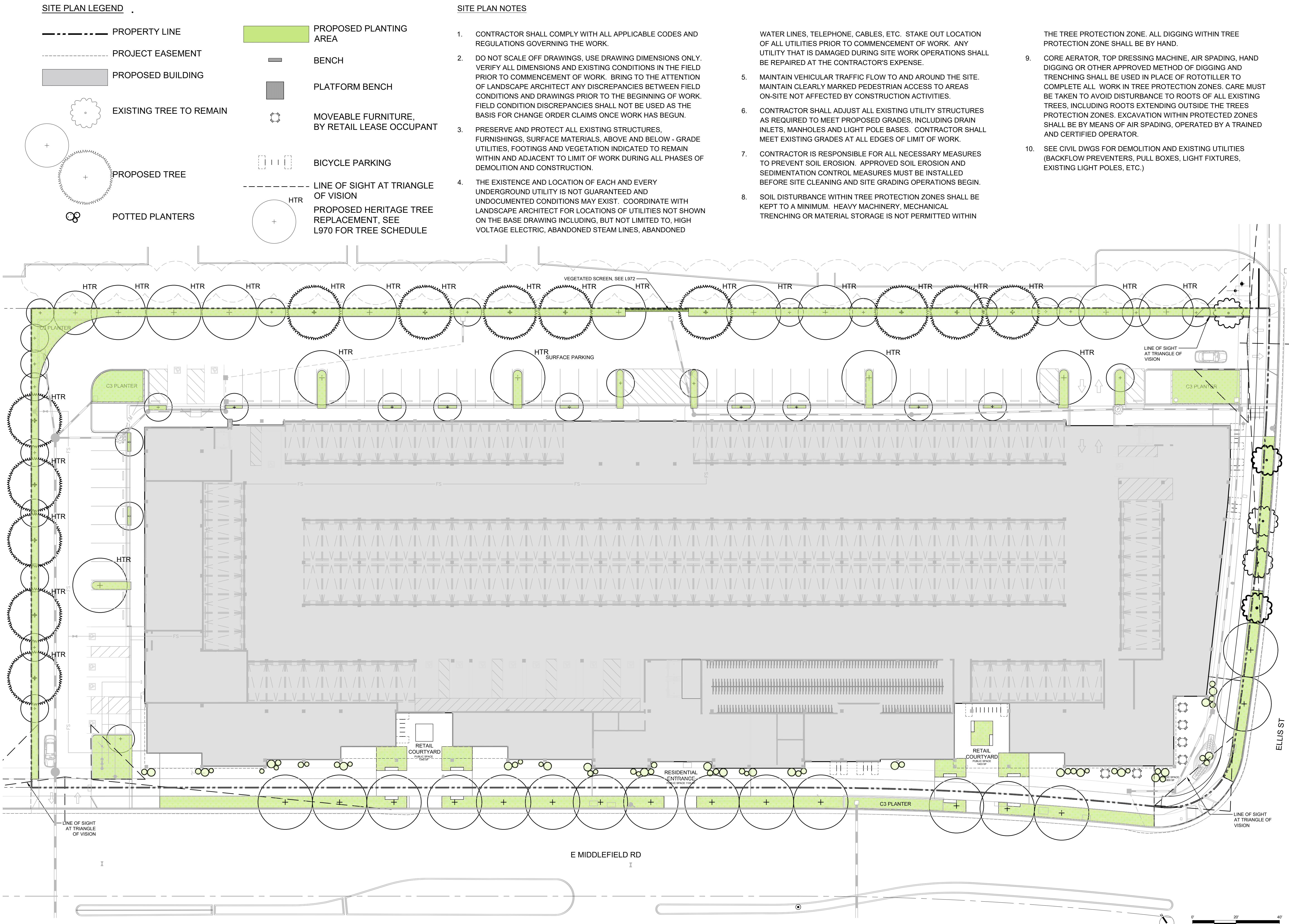
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EXISTING TREE SCHEDULE								
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CIRC	HEALTH	HERITAGE OR NON-HERITAGE TREE	STATUS	
1301	Platanus spp.	Sycamore	13.7"	43.0	Poor	Non-Heritage	Removal	
1302	Lagerstroemia indica	Crapemyrtle	8.5"	26.7	Fair	Non-Heritage	Removal	
1303	Lagerstroemia indica	Crapemyrtle	4"	12.6	Fair	Non-Heritage	Removal	
1304	Lagerstroemia indica	Crapemyrtle	7"	22.0	Fair	Non-Heritage	Removal	
1305	Lagerstroemia indica	Crapemyrtle	7"	22.0	Fair	Non-Heritage	Removal	
1306	Pyrus calleryana	Bradford Callery Pear	8"	26.4	Poor	Non-Heritage	Removal	
1307	Pyrus calleryana	Bradford Callery Pear	15.2"	47.7	Poor	Heritage	Removal	
1308	Cedrus deodara	Deodar Cedar	20.9"	65.6	Poor	Heritage	Removal	
1309	Cedrus deodara	Deodar Cedar	14.9"	46.8	Critical	Heritage	Removal	
1310	Lagerstroemia indica	Crapemyrtle	11.5"	36.1	Fair	Non-Heritage	Removal	
1311	Lagerstroemia indica	Crapemyrtle	8.5"	26.7	Fair	Non-Heritage	Removal	
1312	Lagerstroemia indica	Crapemyrtle	10.4"		Fair	Non-Heritage	Removal	
1313	Platanus spp.	Sycamore	13.7"	43.0	Poor	Non-Heritage	Removal	
1314	Pistacia chinensis	Chinese Pistache	8.7"	27.3	Poor	Non-Heritage	Removal	
1315	Pistacia chinensis	Chinese Pistache	7"	22.0	Poor	Non-Heritage	Removal	
1316	Pistacia chinensis	Chinese Pistache	8.7"	27.3	Poor	Non-Heritage	Removal	
1317	Pyrus calleryana	Bradford Callery Pear	10.2"	32.0	Poor	Non-Heritage	Removal	
1318	Pyrus calleryana	Bradford Callery Pear	10.9"	34.2	Poor	Non-Heritage	Removal	
1319	Pyrus calleryana	Bradford Callery Pear	10.9"	34.2	Poor	Non-Heritage	Removal	
1320	Pyrus calleryana	Bradford Callery Pear	10.2"	32.0	Poor	Non-Heritage	Removal	
1321	Quercus agrifolia	Coast Live Oak	19.2"	60.3	Good	Heritage	Removal	
1322	Pistacia chinensis	Chinese Pistache	4"	12.6	Poor	Non-Heritage	Removal	
1323	Cedrus deodara	Deodar Cedar	15.1"	47.4	Poor	Heritage	Removal	
1324	Pistacia chinensis	Chinese Pistache	6"	18.8	Poor	Non-Heritage	Removal	
1325	Pistacia chinensis	Chinese Pistache	6"	18.8	Poor	Non-Heritage	Removal	
1326	Arbutus menziesii	Pacific Madrone	20.3"	63.7	Fair	Heritage	Removal	
1327	Cedrus deodara	Deodar Cedar	19.8"	62.2	Poor	Heritage	Removal	
1335	Sequoia sempervirens	Coast Redwood	29.6"	92.9	Poor	Heritage	Removal	
1336	Arbutus menziesii	Pacific Madrone	12.6"	39.6	Fair	Non-Heritage	Removal	
1337	Arbutus menziesii	Pacific Madrone	12.6"	39.6	Fair	Non-Heritage	Removal	
1338	Arbutus menziesii	Pacific Madrone	12.6"	39.6	Fair	Non-Heritage	Removal	
1339	Lagerstroemia indica	Crapemyrtle	10"	31.4	Fair	Non-Heritage	Removal	
1340	Arbutus menziesii	Pacific Madrone	12.6"	39.6	Fair	Non-Heritage	Removal	
1341	Lagerstroemia indica	Crapemyrtle	4"	12.6	Fair	Non-Heritage	Removal	
1342	Lagerstroemia indica	Crapemyrtle	8"	25.1	Fair	Non-Heritage	Removal	
1343	Lagerstroemia indica	Crapemyrtle	6"	18.8	Fair	Non-Heritage	Removal	
1344	Sequoia sempervirens	Coast Redwood	20.2"	63.4	Poor	Heritage	Retention	
1345	Pyrus calleryana	Bradford Callery Pear	15.4"	48.4	Poor	Heritage	Removal	
1346	Pyrus calleryana	Bradford Callery Pear	10"	31.4	Poor	Non-Heritage	Removal	

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CIRC	HEALTH	HERITAGE OR NON-HERITAGE TREE	STATUS
1347	Pyrus calleryana	Bradford Callery Pear	14"	44.0	Poor	Non-Heritage	Removal
1348	Lagerstroemia indica	Crapemyrtle	8"	25.1	Fair	Non-Heritage	Removal
1349	Lagerstroemia indica	Crapemyrtle	8"	25.1	Fair	Non-Heritage	Removal
1350	Pyrus calleryana	Bradford Callery Pear	16"	50.2	Poor	Heritage	Removal
1351	Pyrus calleryana	Bradford Callery Pear	6"	18.8	Poor	Non-Heritage	Removal
1352	Pyrus calleryana	Bradford Callery Pear	6"	18.8	Poor	Non-Heritage	Removal
1353	Lagerstroemia indica	Crapemyrtle	6.9"	21.7	Fair	Non-Heritage	Removal
1354	Sequoia sempervirens	Coast Redwood	30.8"	96.7	Fair	Heritage	Removal
1355	Arbutus menziesii	Pacific Madrone	11.6"	36.4	Fair	Non-Heritage	Removal
1356	Arbutus menziesii	Pacific Madrone	8.9"	27.9	Fair	Non-Heritage	Removal
1357	Arbutus menziesii	Pacific Madrone	12.6"	39.6	Fair	Non-Heritage	Removal
1358	Magnolia x soulangeana	Saucer Magnolia	11"	34.5	Fair	Non-Heritage	Removal
1359	Pyrus calleryana	Bradford Callery Pear	19"	59.7	Poor	Heritage	Removal
1360	Pyrus calleryana	Bradford Callery Pear	19"	59.7	Poor	Heritage	Removal
1361	Pyrus calleryana	Bradford Callery Pear	9"	28.3	Poor	Non-Heritage	Removal
1362	Arbutus menziesii	Pacific Madrone	12"	37.7	Fair	Non-Heritage	Removal
1363	Arbutus menziesii	Pacific Madrone	18.2"	57.1	Fair	Heritage	Removal
1364	Pyrus calleryana	Bradford Callery Pear	9"	28.3	Poor	Non-Heritage	Removal
1365	Pyrus calleryana	Bradford Callery Pear	6"	18.8	Poor	Non-Heritage	Removal
1366	Pyrus calleryana	Bradford Callery Pear	7"	22.0	Poor	Non-Heritage	Removal
1367	Pyrus calleryana	Bradford Callery Pear	12"	37.7	Poor	Non-Heritage	Removal
1368	Sequoia sempervirens	Coast Redwood	29.9"	93.9	Fair	Heritage	Removal
1369	Sequoia sempervirens	Coast Redwood	16.9"	53.1	Fair	Heritage	Removal
1370	Sequoia sempervirens	Coast Redwood	20.1"	63.1	Poor	Heritage	Removal
1371	Arbutus menziesii	Pacific Madrone	6"	18.8	Fair	Non-Heritage	Removal
1372	Arbutus menziesii	Pacific Madrone	11"	34.5	Fair	Non-Heritage	Removal
1373	Lagerstroemia indica	Crapemyrtle	5"	15.7	Fair	Non-Heritage	Removal
1374	Pyrus calleryana	Bradford Callery Pear	4"	12.6	Critical	Non-Heritage	Removal
1375	Pyrus calleryana	Bradford Callery Pear	14"	44.0	Critical	Non-Heritage	Removal
1376	Pyrus calleryana	Bradford Callery Pear	5"	15.7	Critical	Non-Heritage	Removal
1377	Pyrus calleryana	Bradford Callery Pear	6"	18.8	Critical	Non-Heritage	Removal
1378	Lagerstroemia indica	Crapemyrtle	4"	12.6	Fair	Non-Heritage	Removal
1379	Sequoia sempervirens	Coast Redwood	16.5"	51.8	Poor	Heritage	Removal
1380	Sequoia sempervirens	Coast Redwood	18.4"	57.8	Poor	Heritage	Removal
1381	Sequoia sempervirens	Coast Redwood	21.5"	67.5	Poor	Heritage	Removal
1382	Arbutus menziesii	Pacific Madrone	9"	28.3	Poor	Non-Heritage	Removal
1383	Lagerstroemia indica	Crapemyrtle	4"	12.6	Fair	Non-Heritage	Removal
1384	Arbutus menziesii	Pacific Madrone	9"	28.3	Fair	Non-Heritage	Removal
1385	Arbutus menziesii	Pacific Madrone	9"	28.3	Fair	Non-Heritage	Removal
1386	Sequoia sempervirens	Coast Redwood	23.6"	74.1	Fair	Heritage	Removal

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CIRC	HEALTH	HERITAGE OR NON-HERITAGE TREE	STATUS
1387	Sequoia sempervirens	Coast Redwood	28.1"	88.2	Fair	Heritage	Removal
1388	Sequoia sempervirens	Coast Redwood	22.6"	71.0	Fair	Heritage	Removal
1389	Fraxinus spp.	Ash Species	7.1"	22.3	Poor	Non-Heritage	Removal
1391	Fraxinus spp.	Ash Species	9.1"	28.6	Poor	Non-Heritage	Removal
1392	Pyrus calleryana	Bradford Callery Pear	8"	25.1	Critical	Non-Heritage	Removal
1393	Pyrus calleryana	Bradford Callery Pear	8"	25.1	Poor	Non-Heritage	Removal
1394	Pyrus calleryana	Bradford Callery Pear	9"	28.3	Poor	Non-Heritage	Removal
1396	Pyrus calleryana	Bradford Callery Pear	12.7"	39.9	Critical	Non-Heritage	Removal
1397	Pyrus calleryana	Bradford Callery Pear	11.3"	35.5	Critical	Non-Heritage	Removal
1399	Fraxinus spp.	Ash Species	15.8"	49.6	Poor	Heritage	Removal
1401	Lagerstroemia indica	Crapemyrtle	4"	12.6	Fair	Non-Heritage	Removal
1402	Lagerstroemia indica	Crapemyrtle	5"	15.7	Fair	Non-Heritage	Removal
1403	Lagerstroemia indica	Crapemyrtle	5"	15.7	Fair	Non-Heritage	Removal
1404	Platanus spp.	Sycamore Species	12"	37.7	Fair	Non-Heritage	Removal
1405	Pl						



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**490
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ROAD**

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12.09.2024 SB-330 SUBMITTAL
01.31.2025 FORMAL PLANNING APPLICATION
04.14.2025 PLANNING RESUBMITTAL
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08.26.2025 PLANNING RESUBMITTAL
01.09.2026 EPC SUBMITTAL

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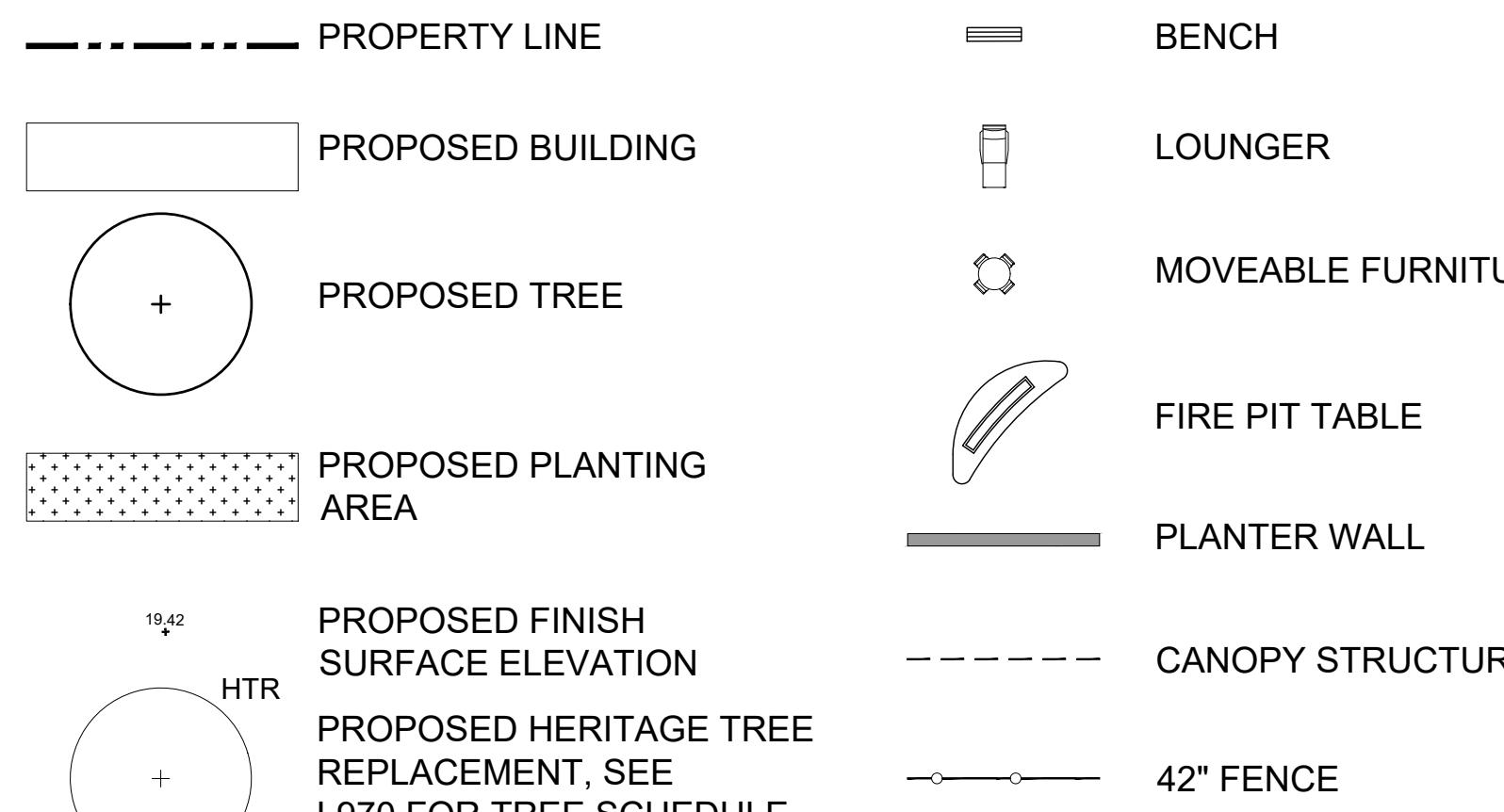
JOB: 2425

SHEET:

L100 - SITE PLAN
GROUND LEVEL

SCALE: 1" = 20'-0"
DATE: 08/26/25
DRAWN: AC
CHECKED: CH
PROJECT NO.: 2449

SITE PLAN LEGEND



SITE PLAN NOTES

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SEE CIVIL DWGS FOR DEMOLITION AND EXISTING UTILITIES (BACKFLOW PREVENTERS, PULL BOXES, LIGHT FIXTURES, EXISTING LIGHT POLES, ETC.)

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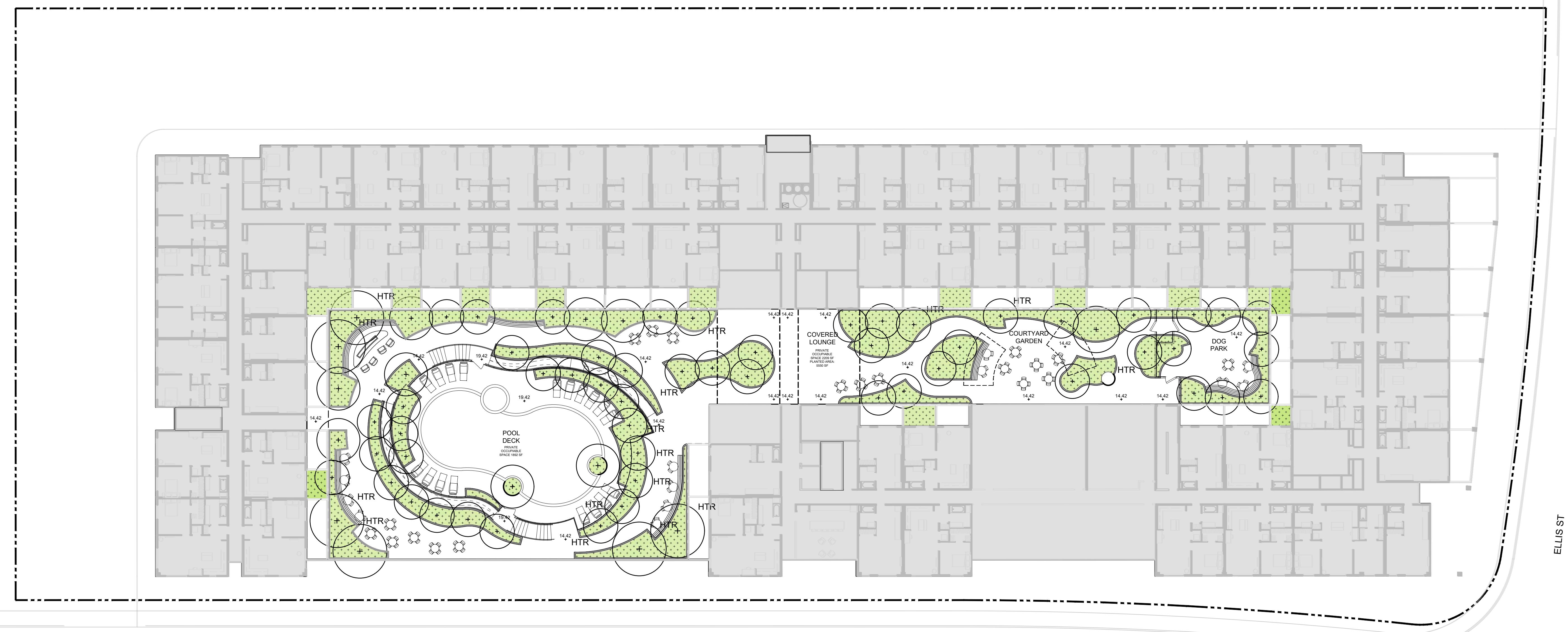
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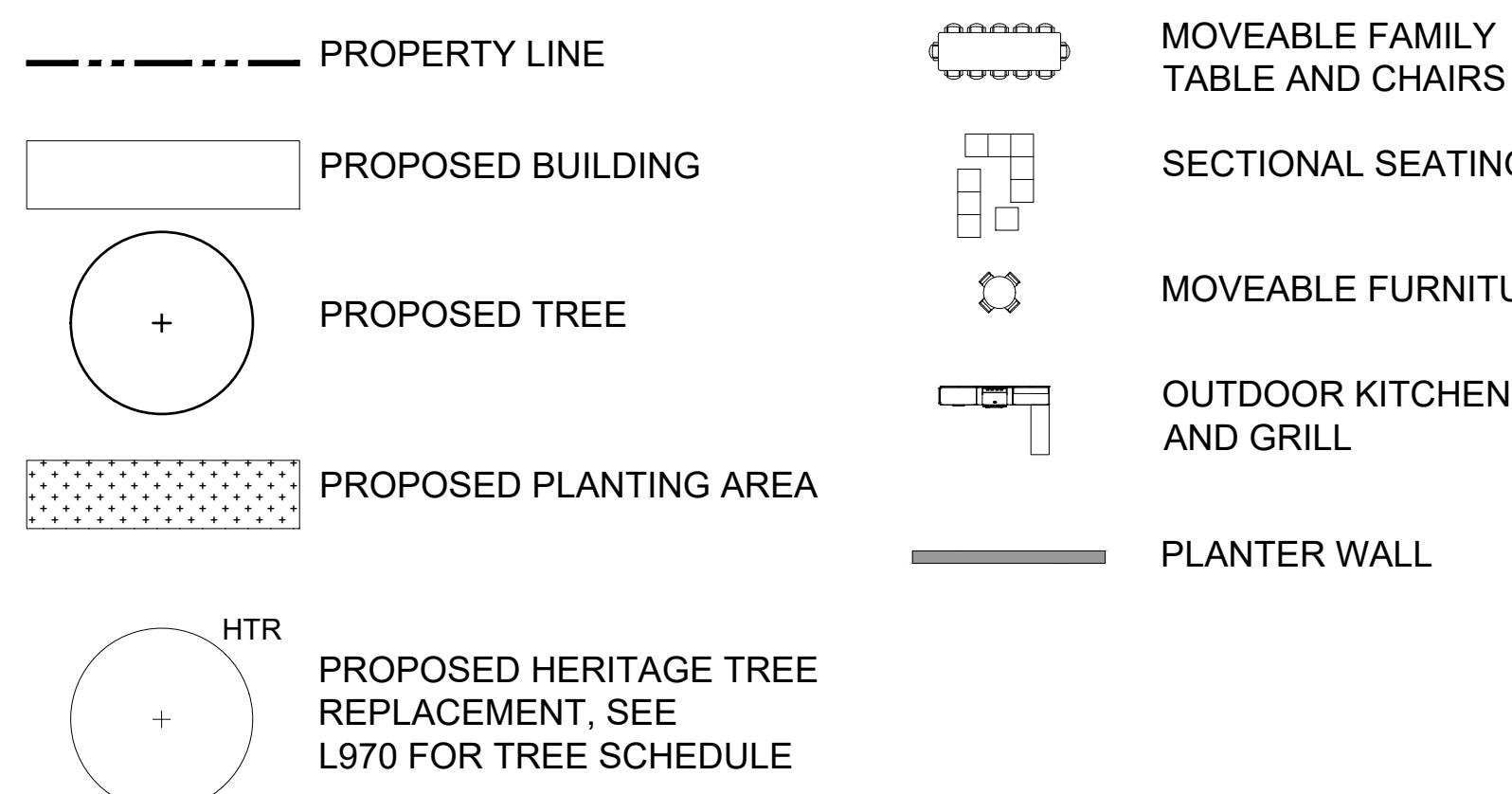
SHEET:

L101 - SITE PLAN
PODIUM LEVEL 2

SCALE: 1" = 20'-0"
DATE: 08/26/25
DRAWN: AC
CHECKED: CH
PROJECT NO.: 2449



SITE PLAN LEGEND



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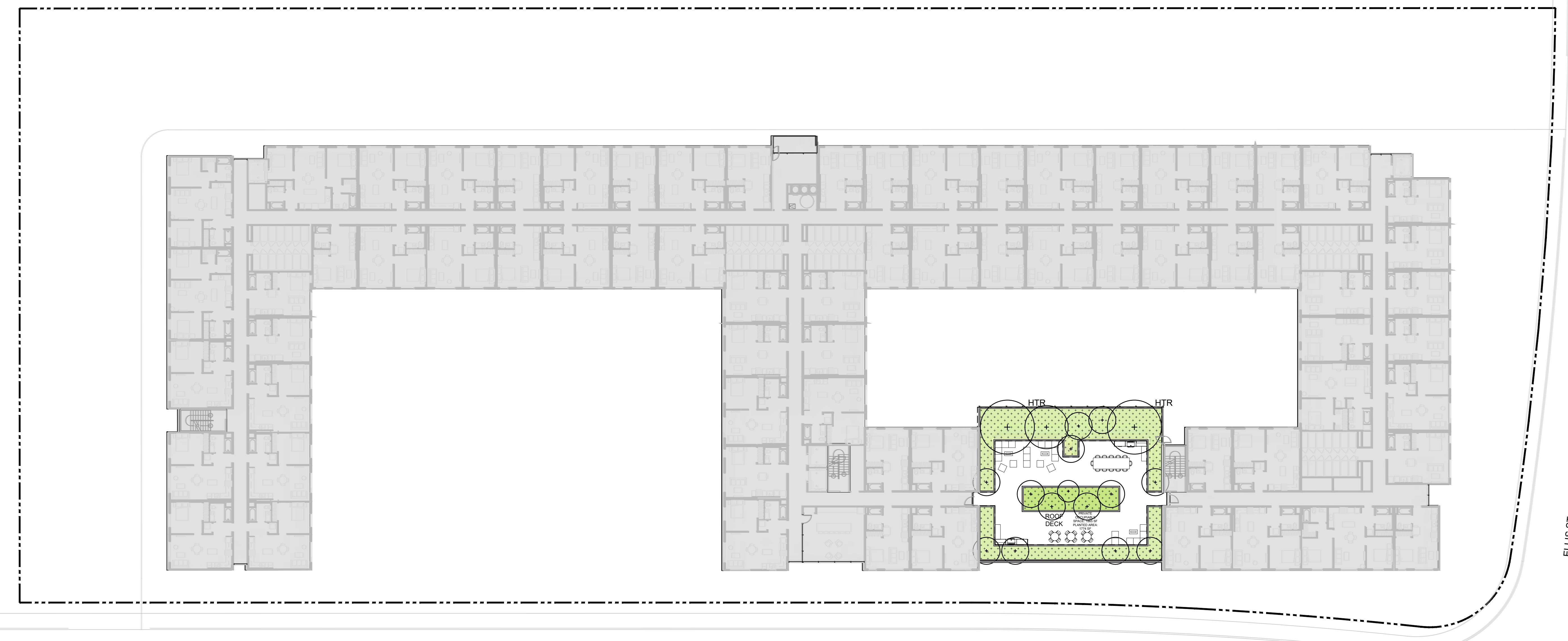
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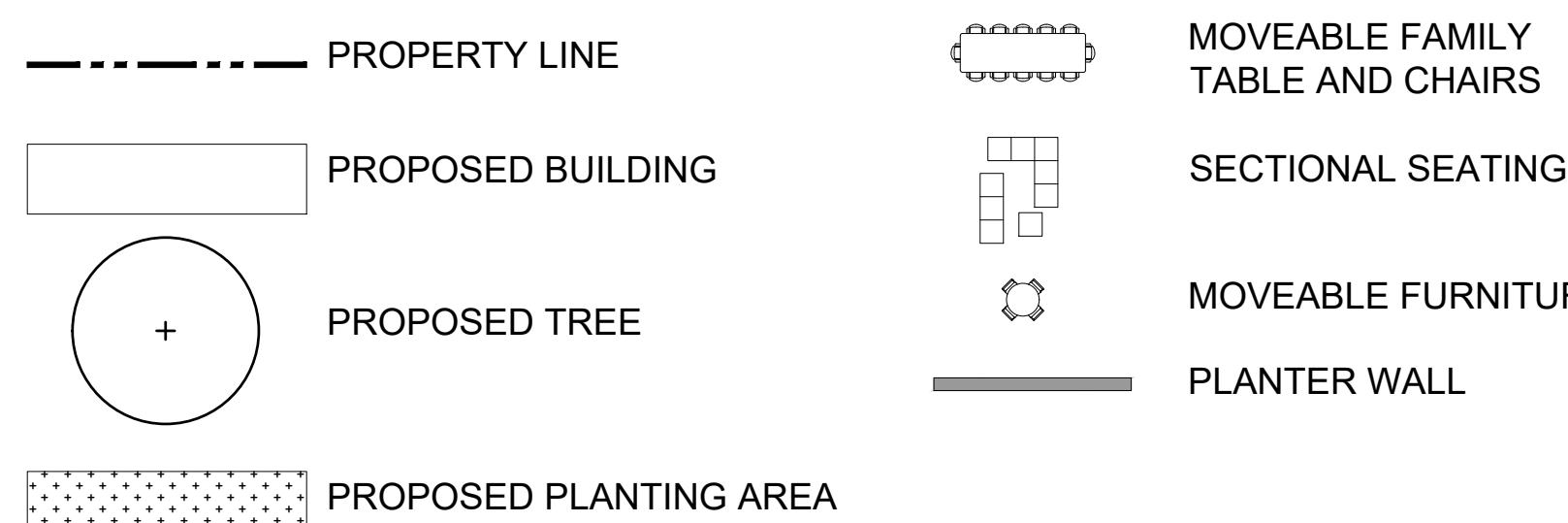
SHEET:

L102 - SITE PLAN
LEVEL 4

SCALE: 1" = 20'-0"
DATE: 08/26/25
DRAWN: AC
CHECKED: CH
PROJECT NO.: 2449



SITE PLAN LEGEND



HTR
PROPOSED HERITAGE TREE
REPLACEMENT, SEE
L970 FOR TREE SCHEDULE

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THE TREE PROTECTION ZONE. ALL DIGGING WITHIN TREE PROTECTION ZONE SHALL BE BY HAND.

PROPOSED PLANTING AREA

SECTIONAL SEATING

MOVEABLE FURNITURE

MOVEABLE FAMILY TABLE AND CHAIRS

PLANter WALL

PROPOSED BUILDING

PROPOSED TREE

PROPOSED PLANTING AREA

HTR

PROPOSED HERITAGE TREE
REPLACEMENT, SEE
L970 FOR TREE SCHEDULE

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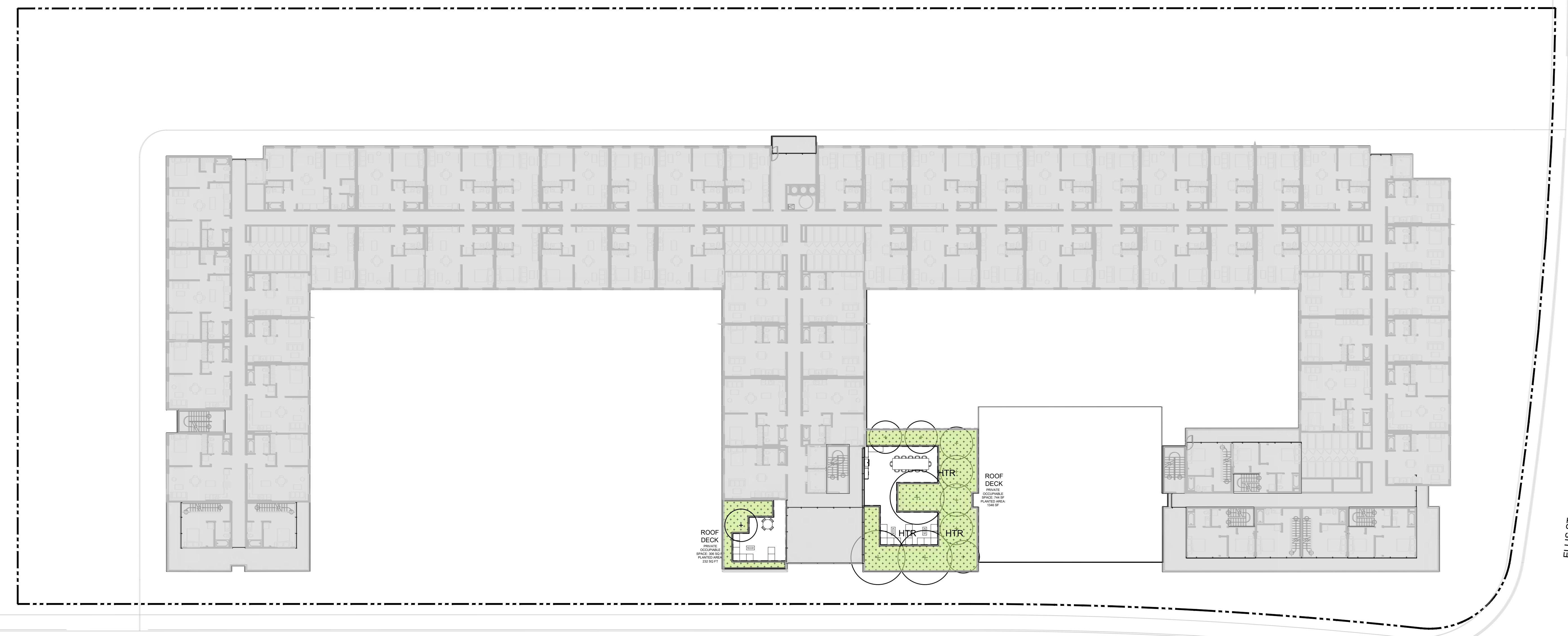
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JOB: 2425

SHEET:

L103 - SITE PLAN
LEVEL 7

SCALE: 1" = 20'-0"
DATE: 08/26/25
DRAWN: AC
CHECKED: CH
PROJECT NO.: 2449



E MIDDLEFIELD RD

0' 20' 40'
SCALE: 1" = 20'-0"

PLANTING LEGEND

PROPERTY LINE

STREETSCAPE PERENNIAL MIX,
SEE L970

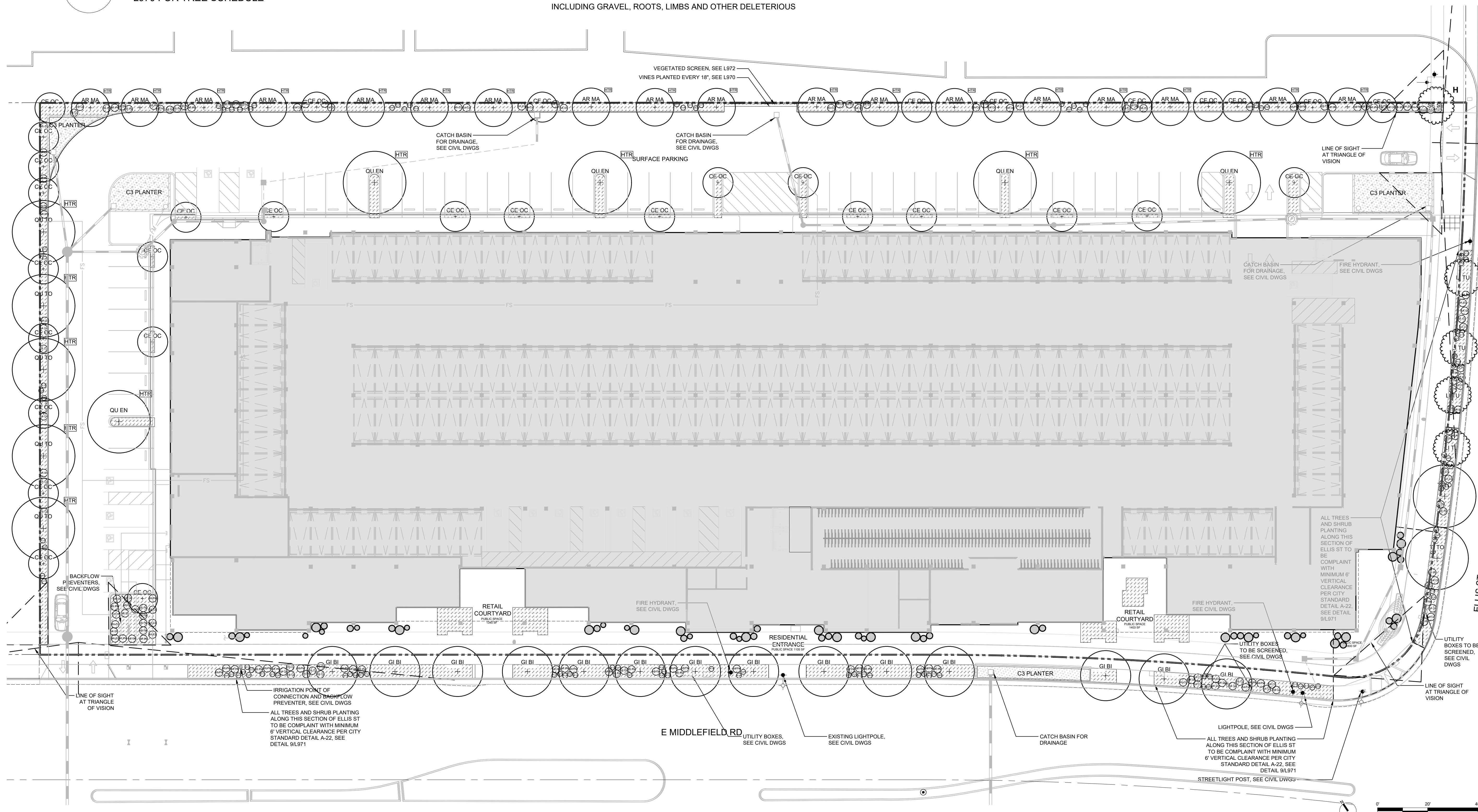
PROJECT EASEMENT

PROPOSED BUILDING

EXISTING HERITAGE
TREE TO REMAINPROPOSED TREE, SEE
L970 FOR TREE SCHEDULEPROPOSED HERITAGE TREE
REPLACEMENT, SEE
L970 FOR TREE SCHEDULEBIO RETENTION BASIN MIX,
SEE L970POTTED PLANTERS
PERENNIAL MIX, SEE L970UPPER GARDENS PERENNIAL
MIX, SEE L970PART SHADE PERENNIAL MIX,
SEE L970

PLANTING PLAN NOTES

- ALL AREAS NOT COVERED BY BUILDINGS OR PAVEMENT AND WHICH HAVE BEEN GRADED OR OTHERWISE DISTURBED SHALL BE TOPSOILED AND SEDED, UNLESS SHOWN OTHERWISE.
- ALL TREES OUTSIDE THE BUILDING AND PAVED AREAS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. PRIOR TO REMOVAL, THE CONTRACTOR SHALL ARRANGE AN ON-SITE MEETING WITH THE LANDSCAPE ARCHITECT TO REVIEW THE CLEARING LIMIT LINES. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR PLANT PITS.
- P.B. = PLANT BED. MULCH ALL PLANT BEDS TO A DEPTH OF 2". BEDS SHALL BE KEPT 1" MIN AWAY FROM TRUNK OF ALL TREES, SHRUBS, TREE FERNS, AND FOLIAGE OF ALL PERENNIALS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
- CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
- ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
- NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE PRIOR TO DIGGING.
- ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
- ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL ON THE SITE
- THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.



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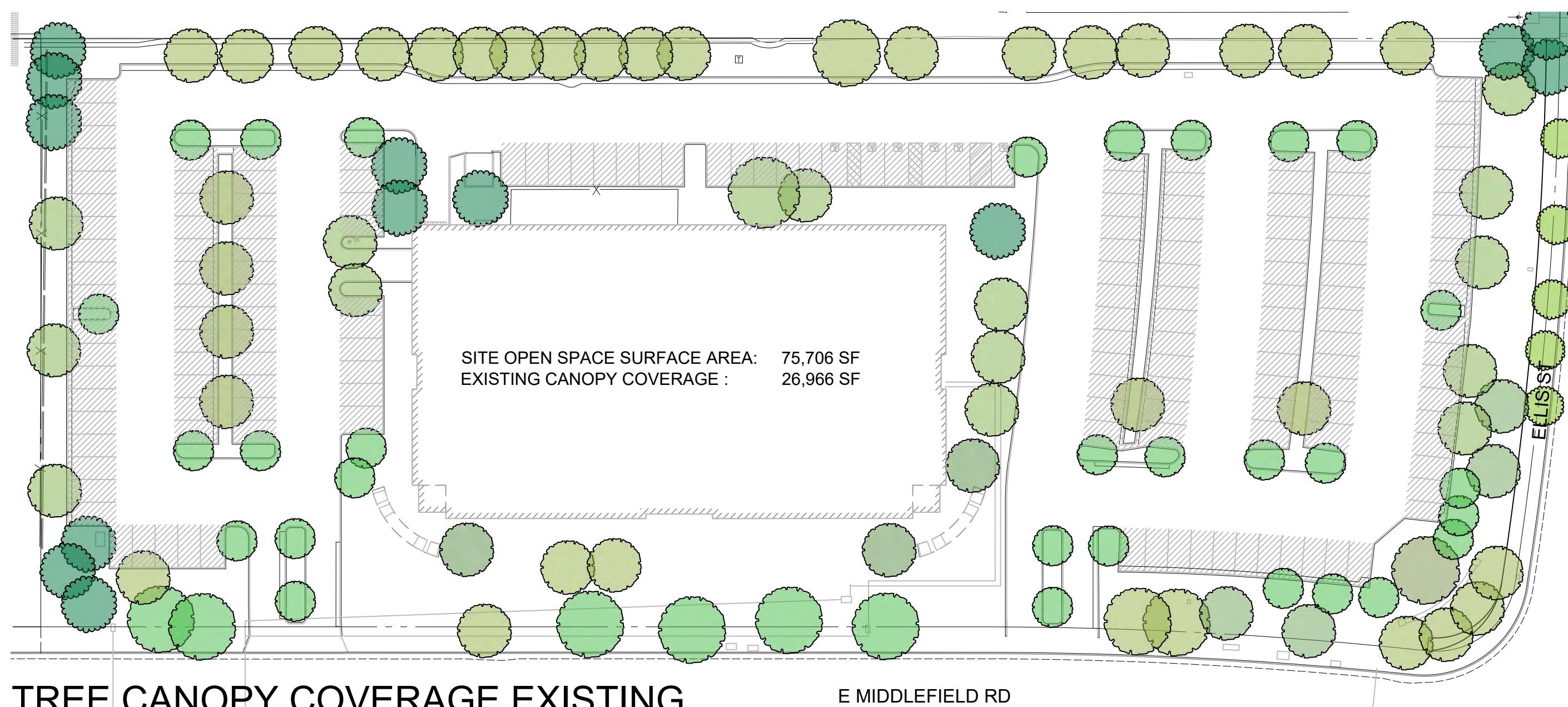
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JOB: 2425

SHEET:

L900 - PLANTING PLAN
GROUND LEVEL

SCALE: 1" = 20'-0"
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TREE CANOPY COVERAGE EXISTING

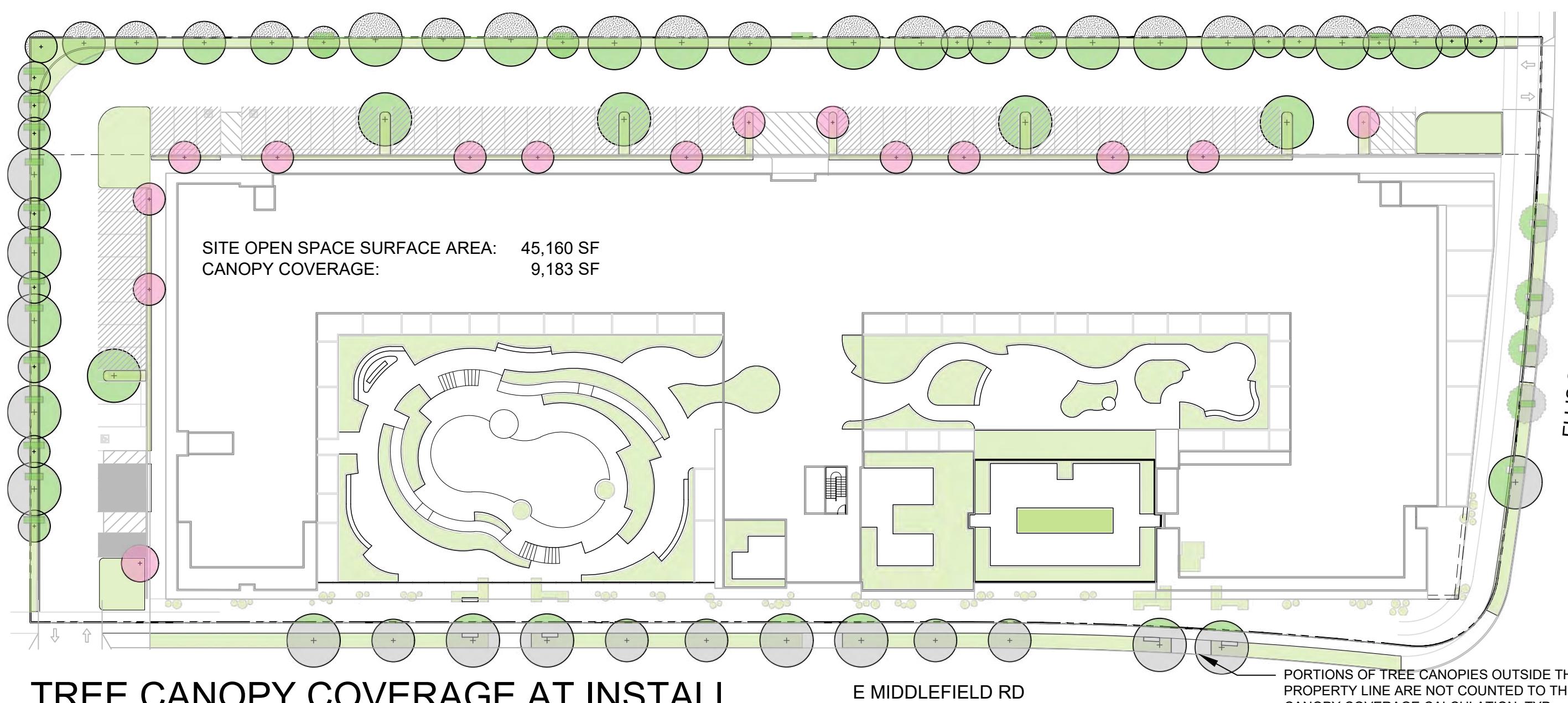
SITE OPEN SPACE SURFACE AREA:
EXISTING CANOPY COVERAGE AREA:
PERCENTAGE OF EXISTING CANOPY COVERAGE=

75,706 SF
26,966 SF
26.2 %

TREE CANOPY COVERAGE AT INSTALL

SITE OPEN SPACE SURFACE AREA:
CANOPY COVERAGE AREA OF PROPOSED TREES :
PERCENTAGE OF SITE SURFACE COVERAGE:

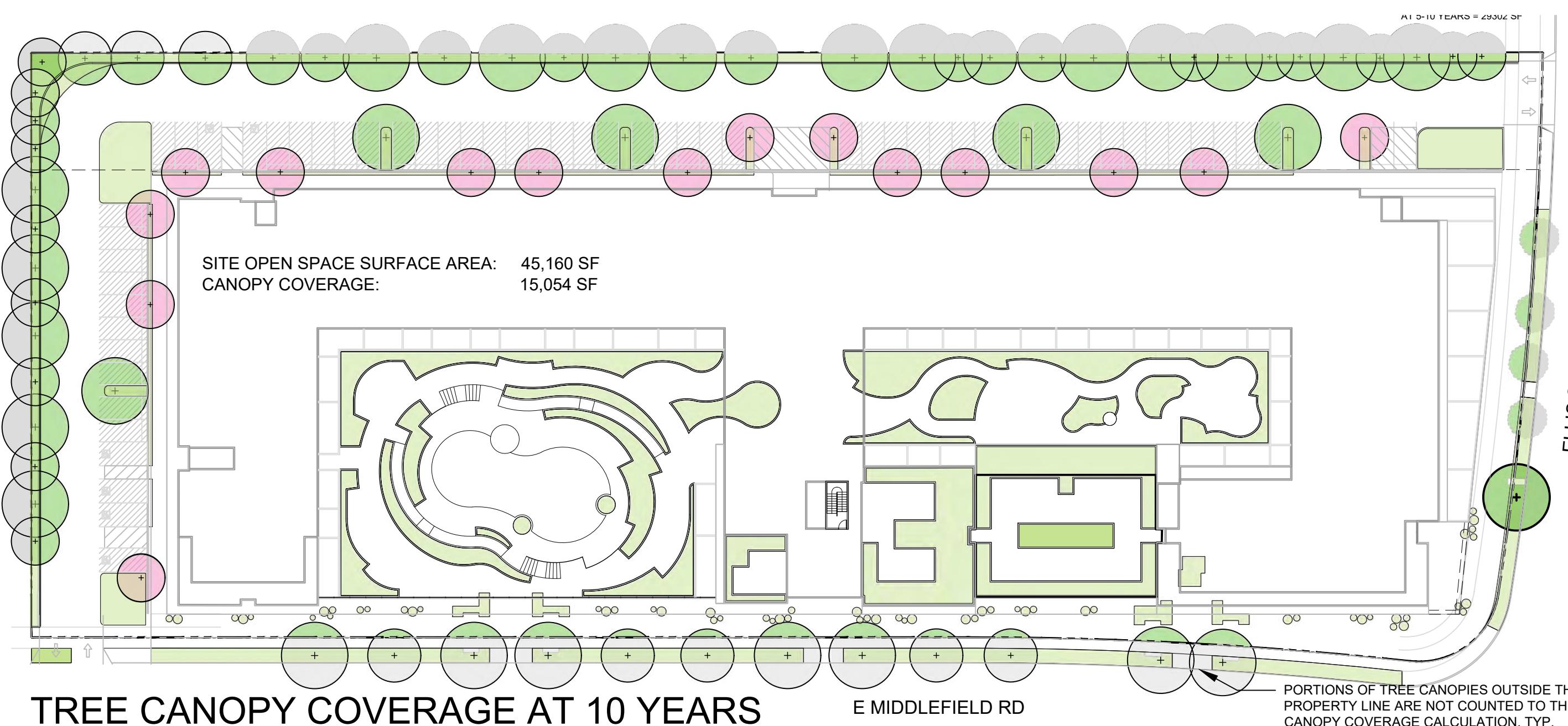
45,160 SF
9,021 SF
20 %



TREE CANOPY COVERAGE AT 5-10 YEARS

SITE OPEN SPACE SURFACE AREA:
CANOPY COVERAGE AREA OF PROPOSED TREES :
PERCENTAGE OF SITE SURFACE COVERAGE:

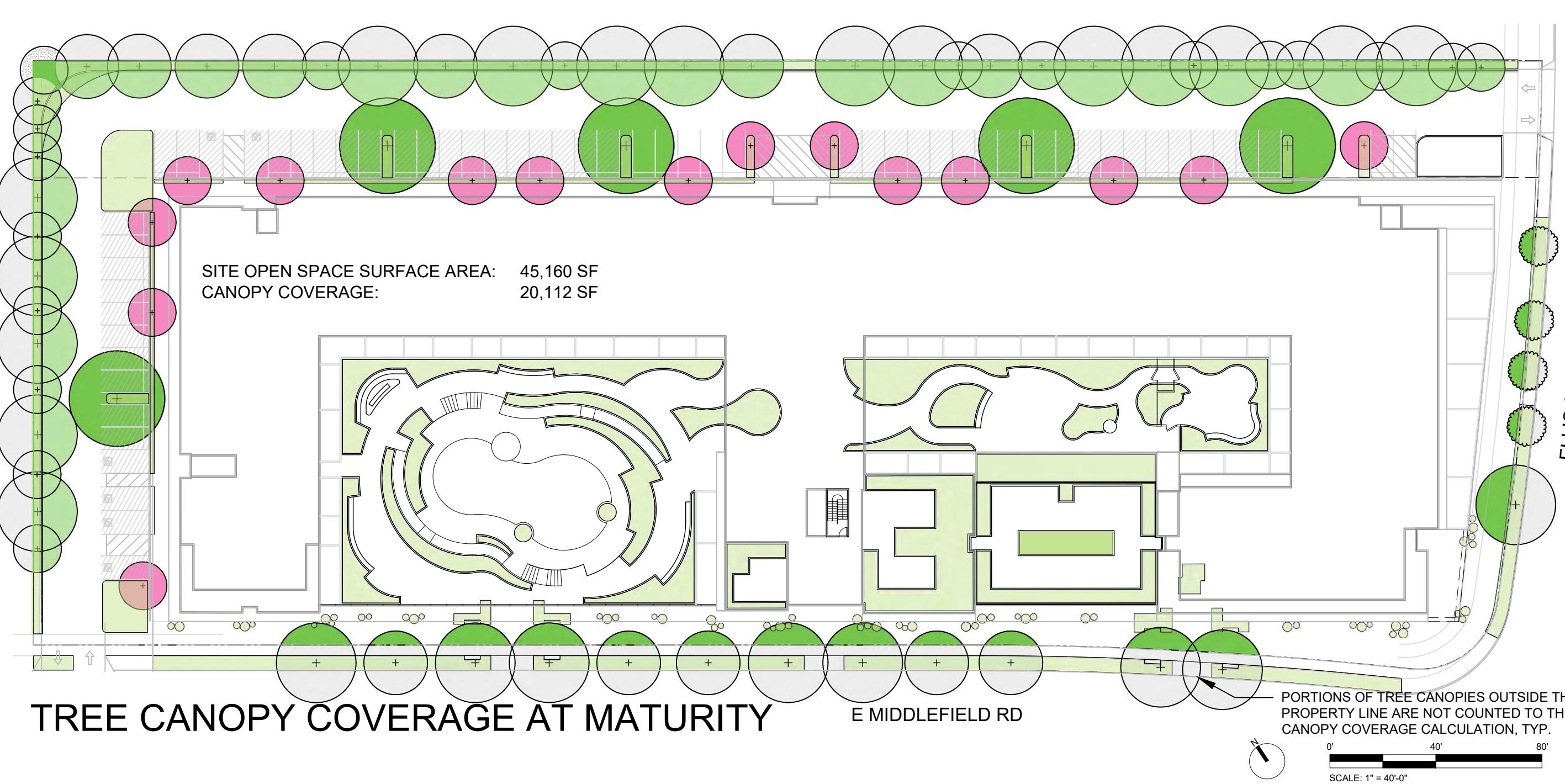
45,160 SF
14,768 SF
32.7 %



TREE CANOPY COVERAGE AT MATURITY

SITE OPEN SPACE SURFACE AREA:
CANOPY COVERAGE AREA OF PROPOSED TREES :
PERCENTAGE OF SITE SURFACE COVERAGE:

45,160 SF
20,116 SF
44.5 %



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**490
E MIDDLEFIELD
ROAD**

MOUNTAIN VIEW, CA

12.09.2024 SB-330 SUBMITTAL
01.31.2025 FORMAL PLANNING APPLICATION
04.14.2025 PLANNING RESUBMITTAL
06.20.2025 PLANNING RESUBMITTAL
08.26.2025 PLANNING RESUBMITTAL
01.09.2026 EPC SUBMITTAL

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JOB: 2425

SHEET:

L910 - TREE CANOPY
ANALYSIS

SCALE:
DATE: 08/26/25
DRAWN: AC
CHECKED: CH
PROJECT NO.: 2449

TREE SCHEDULE									
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	BOX	QTY	WATER USE	CALIFORNIA NATIVE	REMARKS	
EXISTING TREES TO REMAIN									
	LI TU	Liriodendron tulipifera	Tulip Poplar	Existing Tree	4	Moderate	N	NON HERITAGE TREES TO REMAIN	
	SE SE	Sequoia sempervirens	Coast Redwood	Existing Tree	1	High	Y	HERITAGE TREES TO REMAIN	
PROPOSED TREES									
	AR MA	Arbutus 'Marina'	Strawberry Tree	48" Box	27	Low	N	CLIMATE ADAPTED TREE	
	CE RH	Ceanothus x 'Ray Hartman'	Ray Hartman Wild Lilac	48" Box	16	Low	Y		
	CE OC	Cercis occidentalis	Western Redbud	48" Box	72	Very Low	Y		
	HE AR	Heteromeles arbutifolia 'Davis Gold'	Davis Gold Toyon	24" Box	32	Low	Y		
	QU EN	Quercus engelmannii	Engelmann Oak	60" Box	5	Low	Y		
	QU TO	Quercus tomentella	Island Oak	60" Box	5	Low	Y		
	TI TO	Tilia tomentosa	Silver Linden	60" Box	2	Low	N	SPECIES INCLUDED TO MEET CITY OF MOUNTAIN VIEWS MASTER STREET LIST AT ELLIS STREET.	
	GI BI	Ginkgo biloba	Maidenhair Tree	60" Box	14	Moderate	N	SPECIES INCLUDED TO MEET CITY OF MOUNTAIN VIEWS MASTER STREET LIST AT MIDDLEFIELD ROAD.	
TOTAL EXISTING TREES TO REMAIN INCLUDING ROW : 5 TOTAL PROPOSED TREES, INCLUDING REPLACEMENTS : 173 TOTAL TREES IN PROJECT : 178									

SHRUB AND HERBACEOUS SCHEDULE									
LOCATION	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	CALIFORNIA NATIVE	REMARKS	
GROUND FLOOR	AC MI	Achillea millefolium	Common Yarrow	5 gal	1050 PLANTS PER 3488 SF	Low	Y	STREETSCAPE MIX - 20% SPACING AT 24"	
	AC PS	Achillea millefolium 'Peachy seduction'	Peach Seduction Common Yarrow	5 gal	110 PLANTS PER 363 SF	Low	Y	STREETSCAPE MIX - 20% SPACING AT 24"	
	AR PM	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	5 gal	83	Low	Y	STREETSCAPE MIX - 20% SPACING AT 24"	
	CE CE	Ceanothus 'Centennial'	Centennial Ceanothus	5 gal	880 PLANTS PER 2961 SF	Low	Y	STREETSCAPE MIX - 20% SPACING AT 24"	
	DE CE	Deschampsia cespitosa	Tufted Hair Grass	5 gal	108	Low	Y	STREETSCAPE MIX - 20% SPACING AT 24"	
	ES CA	Eschscholzia californica	California Poppy	1 gal	156 PLANTS PER 512 SF	Very Low	Y	STREETSCAPE MIX - 20% SPACING AT 24"	
	GI CA	Gilia capitata	Blue Field Gilia	1 gal	46 PLANTS PER 130 SF	Low	Y	STREETSCAPE MIX - 20% SPACING AT 24"	
	SA CL	Salvia clevelandii 'Winnifred Gilman'	Winnifred Gilman Cleveland Sage	5 gal	85	Low	Y	STREETSCAPE MIX - 20% SPACING AT 24"	
	AR CA	Aristolochia californica	Dutchmans Pipe	1 gal	40 PLANTS PER 44 SF	Low	Y	STREETSCAPE MIX - 20% SPACING AT 18"	
	TOTAL AREA: 7,358 SQ FT								

SHRUB AND HERBACEOUS SCHEDULE									
LOCATION	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	CALIFORNIA NATIVE	REMARKS	
UPPER GARDENS	AC MI	Achillea millefolium	Common Yarrow	5 gal	410 PLANTS PER 1368 SF	Low	Y	GROUNDCOVER MIX - 16% SPACING AT 24"	
	AC PS	Achillea millefolium 'Peachy seduction'	Peach Seduction Common Yarrow	5 gal	261 PLANTS PER 855 SF	Low	Y	GROUNDCOVER MIX - 10% SPACING AT 24"	
	AR PM	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	5 gal	26	Low	Y	SPACING AT 24"	
	CE CE	Ceanothus 'Centennial'	Centennial Ceanothus	5 gal	464 PLANTS PER 1539 SF	Low	Y	GROUNDCOVER MIX - 18% SPACING AT 24"	
	DI CA	Dipterostemon capitatus	Wild Hyacinth	1 gal	406 PLANTS PER 1368 SF	Low	Y	GROUNDCOVER MIX - 16% SPACING AT 24"	
	ES CA	Eschscholzia californica	California Poppy	1 gal	420 PLANTS PER 1368 SF	Very Low	Y	GROUNDCOVER MIX - 16% SPACING AT 24"	
	FE MA	Festuca mairei	Atlas Fescue	5 gal	261 PLANTS PER 855 SF	Low	Y	GROUNDCOVER MIX - 10% SPACING AT 24"	
	PE HE	Penstemon heterophyllus	Foothill penstemon	5 gal	348 PLANTS PER 1197 SF	Low	Y	GROUNDCOVER MIX - 14% SPACING AT 24"	
	SA CL	Salvia clevelandii 'Winnifred Gilman'	Winnifred Gilman Cleveland Sage	5 gal	60	Low	Y	SPACING AT 24"	
TOTAL AREA: 8,553 SQ FT									

SHRUB AND HERBACEOUS SCHEDULE									
LOCATION	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	CALIFORNIA NATIVE	REMARKS	
UPPER GARDENS: PART SHADE GARDEN	AR PR	Arctostaphylos uva-ursi 'Point Reyes'	Point Reyes Bearberry Manzanita	5 gal	319 PLANTS PER 1,066 SF	Low	Y	PART SHADE MIX - 50% SPACING AT 24"	
	FE MA	Festuca mairei	Atlas Fescue	5 gal	77 PLANTS PER 249 SF	Low	Y	PART SHADE MIX - 50% SPACING AT 24"	
	MO VI	Monardella villosa	Coyote Mint	5 gal	6	Very Low	Y	PART SHADE MIX - 50% SPACING AT 24"	
	MI AU	Mimulus aurantiacus	Sticky Monkeyflower	5 gal	6	Very Low	Y	PART SHADE MIX - 50% SPACING AT 24"	
TOTAL AREA: 1,315 SQ FT									

SHRUB AND HERBACEOUS SCHEDULE									
LOCATION	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	CALIFORNIA NATIVE	REMARKS	
POTTED PLANTERS	AC PS	Achillea millefolium 'Peachy seduction'	Peach Seduction Common Yarrow	5 gal	42 PLANTS PER 125 SF	Low	Y	GROUNDCOVER MIX - 33% SPACING AT 24"	
	ES CA	Eschscholzia californica	California Poppy	1 gal	39 PLANTS PER 125 SF	Very Low	Y	GROUNDCOVER MIX - 33% SPACING AT 24"	
	GI CA	Gilia capitata	Blue Field Gilia	1 gal	58 PLANTS PER 125 SF	Low	Y	GROUNDCOVER MIX - 33% SPACING AT 24"	
TOTAL AREA: 377 SQ FT									

SHRUB AND HERBACEOUS SCHEDULE									
LOCATION	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	CALIFORNIA NATIVE	REMARKS	
BIORETENTION BASIN	AC MI	Achillea millefolium	Common Yarrow	5 gal	70 PLANTS PER 229 SF	Low	Y	SPECIES INCLUDED FROM SCURPPC3 STORMWATER HANDBOOK PLANT LIST, BIoretention BASIN MIX - 25% TRIANGULAR SPACING AT 24"	
	DE CE	Deschampsia cespitosa	Tufted Hair Grass	5 gal	72 PLANTS PER 229 SF	Low	Y	SPECIES INCLUDED FROM SCURPPC3 STORMWATER HANDBOOK PLANT LIST, BIoretention BASIN MIX - 25% TRIANGULAR SPACING AT 24"	
	ES CA	Eschscholzia californica	California Poppy	1 gal	96 PLANTS PER 316 SF	Very Low	Y	SPECIES INCLUDED FROM SCURPPC3 STORMWATER HANDBOOK PLANT LIST, BIoretention BASIN MIX - 25% TRIANGULAR SPACING AT 24"	
	MI AU	Mimulus aurantiacus	Sticky Monkeyflower	5 gal	126 PLANTS PER 400 SF	Very Low	Y	SPECIES INCLUDED FROM SCURPPC3 STORMWATER HANDBOOK PLANT LIST, BIoretention BASIN MIX	