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490 E MIDDLEFIELD ROAD

MOUNTAIN VIEW, CA

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01.31.2025 FORMAL PLANNING APPLICATION
04.14.2025 PLANNING RESUBMITTAL
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JOB: 2425

SHEET:

COVERSHEET

A0.0

VICINITY MAP

N

N.T.S.

PROJECT DIRECTORY

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GREEN POINT RATER:
Phin Stubbs
Stok
1610 Wynkoop, Suite 150
Denver, CO 80202

PROJECT DESCRIPTION

PROJECT ADDRESS: 490 E MIDDLEFIELD RD, MOUNTAIN VIEW, CA
APN: 160-53-004

SCOPE OF WORK: REMOVAL OF EXISTING COMMERCIAL USE BUILDING (VACANT SINCE MAY, 2023) AND CONSTRUCTION OF NEW MIXED-USE HOUSING DEVELOPMENT WITH 460 DWELLING UNITS OVER LOBBIES, COMMERCIAL, AND PARKING. THE SITE WILL NOT INCLUDE SUBDIVISIONS.

CONSTRUCTION: TYPE-1A, TYPE-3A
OCCUPANCIES: R-2 (APARTMENTS), S-2 (PARKING), B (COMMERCIAL)

DESIGN CONCEPTS:
- ESTABLISH A CLEAR BASE, MIDDLE, AND TOP
- RESPOND TO THE CORNER CONDITION AND SURROUNDING CONTEXT
- UTILIZE ATTRACTIVE, TIMELESS, AND HARMONIOUS MATERIALS
- REDUCE OVERALL MASS WITH OPENINGS IN THE FACADE
- MAXIMIZE NATURAL SUNLIGHT AND VIEWS
- ENRICH THE SITE WITH APPROPRIATE LANDSCAPING
- CREATE A VARIETY OF COMMUNITY SPACES FOR THE RESIDENTS
- ACTIVATE THE PEDESTRIAN EXPERIENCE

SUSTAINABLE ASPECTS:
- STORMWATER TREATMENT
- INCLUSION OF NATIVE, DROUGHT TOLERANT LANDSCAPING
- WATER-EFFICIENT FIXTURES
- ENERGY-EFFICIENT APPLIANCES AND LIGHTING
- PEDESTRIAN ACCESS TO MASS TRANSPORTATION

DRAWING LIST

ARCHITECTURAL				LANDSCAPE		CIVIL		ELECTRICAL	
A0.0	GENERAL INFORMATION	A2.7	ROOF PLAN	L030	TREE PROTECTION PLAN	C1.1	EXISTING CONDITIONS PLAN	E0.0	GENERAL NOTES, SHEET INDEX, ABBREV
A0.1	ZONING INFORMATION	A2.8	UNIT PLANS	L031	EXISTING TREE SCHEDULE	C1.2	EXISTING CONDITIONS PLAN	E0.1	LEGEND, DESIGN NOTES
A0.2	CONCEPTUAL RENDERING	A3.1	ELEVATIONS	L100	SITE PLAN - GROUND LEVEL	C2.1	PRELIMINARY CIVIL SITE PLAN	E0.2	PV DEMAND CALCULATIONS
A0.3	CONCEPTUAL RENDERING	A3.2	ELEVATIONS	L101	SITE PLAN - PODIUM LEVEL 2	C3.1	PRELIMINARY GRADING & DRAINAGE PLAN	E0.3	LUMINAIRE SCHEDULE
A0.4	CONCEPTUAL RENDERING	A3.3	BUILDING SECTIONS	L102	SITE PLAN - LEVELS 4	C3.2	PRELIMINARY GRADING & DRAINAGE PLAN	E0.4	LUMINAIRE SCHEDULE
A0.5	CONCEPTUAL RENDERING	A3.4	WALL SECTION & TYPICAL DETAILS	L103	SITE PLAN - LEVELS 7	C4.1	PRELIMINARY UTILITY PLAN	E0.5	LUMINAIRE SCHEDULE
A0.6	CONCEPTUAL RENDERING	A3.5	MATERIALS	L300-03	MATERIAL PLANS	C4.2	PRELIMINARY UTILITY PLAN	E0.6	LUMINAIRE SCHEDULE
A0.7	CONCEPTUAL RENDERING	A3.6	STREETSCAPE ELEVATIONS	L310	MATERIAL PALETTE	C5.1	PRELIMINARY STORMWATER QUALITY CONTROL PLAN	E1.0	SITE LIGHTING PLAN
A0.8	MASSING MODEL RENDERING	A4.1	SHADOW STUDIES	L700	SITE SECTIONS	C5.2	PRELIMINARY STORMWATER QUALITY CONTROL NOTES, DETAILS & CALCULATIONS	E1.1	SITE PHOTOMETRIC PLAN
A0.9	VICINITY MAP	A4.2	SHADOW STUDIES	L900-03	PLANTING PLANS			E1.2	LEVEL 2 PHOTOMETRIC PLAN
A0.10	NEIGHBORHOOD CONTEXT	A4.3	FIRE CODE ANALYSIS	L910	TREE CANOPY ANALYSIS	C5.3	PRELIMINARY STORMWATER QUALITY CALCULATIONS	E1.4	LEVEL 4 PHOTOMETRIC PLAN
A1.1	SITE PLAN	A4.4	EXITING DIAGRAMS	L970	PLANTING SCHEDULE			E1.7	LEVEL 7 PHOTOMETRIC PLAN
A2.1	FLOOR PLANS	A4.5	OPEN SPACE DIAGRAM	L971	PLANTING DETAILS	C6.1	PRELIMINARY SITE FIRE ACCESS PLAN	E2.1	LEVEL 1 FLOOR PLAN
A2.2	FLOOR PLANS	A4.6	PARKING DIAGRAM	L970	PLANT SCHEDULE			E2.2	LEVEL 2 FLOOR PLAN
A2.3	FLOOR PLANS	A4.7	FLOOR AREA RATIO DIAGRAMS	L990-93	HYDROZONE PLANS			E2.3	LEVEL 3 FLOOR PLAN
A2.4	FLOOR PLANS	A4.8	STREET WALL DIAGRAMS	L994	WATER BUDGET CALCULATION			E2.4	LEVEL 4-6 FLOOR PLAN
A2.5	FLOOR PLANS	A4.9	SITE CIRCULATION DIAGRAM	LI100-03	IRRIGATION PLANS			E2.7	LEVEL 7 FLOOR PLAN
A2.6	FLOOR PLANS	A4.10-12	BMR UNIT LOCATIONS					E2.8	LEVEL 8 FLOOR PLAN

ZONING INFORMATION

SITE AREA (SF)	124,451
SITE AREA (ACRES)	2.857
PRECISE PLAN DESIGNATION	MIXED-USE CHARACTER AREA
GENERAL PLAN DESIGNATION	EAST WHISMAN MIXED-USE, HIGH INTENSITY
ZONING DESIGNATION	EAST WHISMAN PRECISE PLAN

RETAIL AREA TABLE

				QNTY
RETAIL A				2,815
RETAIL B				1,225
RETAIL C				876
RETAIL D				4,455
TOTAL RETAIL AREA				9,371

RESIDENTIAL AMENITY TABLE

SOUTH LOUNGES AT 2-7				2,880
NORTH LOUNGES AT 2-8				1,260
POOL LOUNGES AT 2				705
FITNESS AT 3-4				1,945
WORK FROM HOME AT 3-4				1,895
FITNESS STUDIO AT 3				820
TOTAL				9,505
RESIDENTIAL DENSITY	460 UNITS	2.857 ACRES	160 UNITS/ACRE	

OPEN SPACE

	QNTY	RATIO	PER	TOTAL	
REQUIRED PRIVATE AREA	460	40	1	18,400	
REQUIRED COMMON AREA	460	80	1	36,800	
TOTAL OPEN SPACE REQUIRED	460	120	1	55,200	
	460	75	1	34,428	
PRIVATE AREA PATIOS / BALCONIES				9,363	20 SF/UNIT
COMMON AREA OPEN SPACE				25,065	20.1%
COMMON ROOF DECK A AT LEVEL 7			575		
COMMON ROOF DECK B AT LEVEL 7			2,100		
COMMON DECK AT LEVEL 4			3,150		
COMMON PODIUM COURTYARD - A			12,840		
COMMON PODIUM COURTYARD - B			3,910		
COMMON PODIUM DOG PARK			1,490		
NON-RES OPEN SPACE REQ.		100	1000	937	
NON-RES OPEN SPACE PROVIDED				1,282	

VEHICLE PARKING TABLE

	TOTAL
RESIDENTIAL - GARAGE	442
RESIDENTIAL - OUTDOOR	20
RESIDENTIAL TOTAL	462
COMMERICAL	33
TOTAL	495

EV RESIDENTIAL PARKING	REQUIRED	PROVIDED
RESIDENTIAL - GARAGE		
LEVEL 02 EVCS	0	14
NON-EV LIFT PARKING*	0	428
	0	442
RESIDENTIAL - OUTDOOR		
LEVEL 02 EVCS	15	15
LEVEL 03 EVCS	3	3
	18	18

EV COMMERCIAL PARKING	REQUIRED	PROVIDED
TIER 2 EV CAPABLE	11	11
TIER 2 EVCS	6	6
NON-EV	16	16
	33	33

ACCESSIBLE PARKING	REQUIRED	PROVIDED
RESIDENTIAL - GARAGE		
LEVEL 02 EVCS ADA	1	1
NON-EV	9	9
RESIDENTIAL - OUTDOOR		
LEVEL 03 EVCS	2	2
NON-EV	0	0
COMMERCIAL - OUTDOOR		
TIER 2 EV CAPABLE	0	0
TIER 2 EVCS	2	2
NON-EV	2	2

* EV Parking exempt from areas of parking facilities served by parking lifts per Cal Green 4.106.4.2.2.b

• Full parking counts are shown for ADA scoping and project totals. Accessible parking is calculated per parking facility in accordance with CBC 11B-208.2. Accessible EV charging spaces are calculated based on the number of EVCS provided per CBC 11B-228.3.2.1 and are located within required accessible parking stalls.

• Project site is within 1/2 mile of VTA Light Rail Middlefield Station

PRECISE PLAN COMPLIANCE SUMMARY

	ALLOWABLE	PROPOSED	COMPLIANCE
HEIGHT LIMIT	95'	85'	COMPLIES
FAR LIMIT	3.5	3.148	COMPLIES
MINIMUM COMMERCIAL AREA	N/A	9,371	COMPLIES
PARKING	0	495	WAIVER
CAR SHARE (IN CAR LIFTS)	5	5	COMPLIES
BIKE PARKING - LONG TERM (SEE TABLE BELOW)	462	304	WAIVER
BIKE PARKING - SHORT TERM (SEE TABLE BELOW)	54	54	COMPLIES
OPEN SPACE - RESIDENTIAL (SEE TABLE)	55,200	34,428	WAIVER
MIN. GROUND LEVEL HEIGHT (NON-RESIDENTIAL)	15'	14'	WAIVER
PERSONAL STORAGE UNITS (164 CF)	460	462	COMPLIES
MAX. AVG. STREET WALL HEIGHT - E MIDDLEFIELD	75'	40'-5"	COMPLIES
MAX. AVG. STREET WALL HEIGHT - ELLIS	75'	25'-5"	COMPLIES
MIMIMUM GROUND LEVEL HEIGHT (RESIDENTIAL)	12'	14'	COMPLIES
ACTIVE PRIORITY FRONTAGE SETBACK	5'	18'	COMPLIES
BUILDING SETBACK	10'	18'	COMPLIES
PARKING STRUCTURE SETBACK	15'	38'	COMPLIES
SURFACE PARKING SETBACK	20'	38'	COMPLIES
STREET STANDARDS - MIDDLEFIELD	6',8',5'	6',8',5'	COMPLIES
STREET STANDARDS - ELLIS	6',8',5'	6',8',5'	COMPLIES
PRIVATELY OWNED PUBLICALLY ACCESSIBLE OPEN SPACE (NON-RES PROJECTS ONLY)	NOT REQUIRED	N/A	COMPLIES
KEY CORNER DESIGNATION	YES		COMPLIES
STREETWALL LOCATION	YES		WAIVER
PUBLIC SERVICE STREET	YES		COMPLIES

DENSITY BONUS CALCULATIONS

BASE UNITS	361
BMR UNITS (%)	15%
BMR UNITS (#)	55
BONUS	27.5%
BONUS UNITS	100
MAXIMUM BONUS PROJECT	461
TOTAL PROPOSED PROJECT UNITS	460

DWELLING UNIT TABLE

	STUDIO	1-BR	2-BR	1-BR LOFT	2-BR LOFT	TOTAL
LEVEL 8	31	23	3			57
LEVEL 7	31	23	3	5	3	65
LEVEL 6	35	31	4			70
LEVEL 5	35	31	4			70
LEVEL 4	35	31	4			70
LEVEL 3	31	29	4			64
LEVEL 2	32	28	4			64
LEVEL 1						0
TOTAL	230	196	26	5	3	460
	50%	43%	6%	1%	1%	
BELOW MARKET RATE UNITS	34	19	2			55

AREA TABLE

	COMMERCIAL	RESIDENTIAL	RES. PARKING	TOTAL
LEVEL 8		41,050		41,050
LEVEL 7		41,634		41,634
LEVEL 6		46,200		46,200
LEVEL 5		46,200		46,200
LEVEL 4		46,200		46,200
LEVEL 3		45,780		45,780
LEVEL 2		50,075		50,075
LEVEL 1	9,371	10,300	54,965	74,636
TOTAL	9,371	327,439	54,965	391,775
SITE AREA	124,451	124,451		124,451
FAR	0.075		3.07	3.148

BICYCLE PARKING TABLE

LONG-TERM	QNTY	RATIO	PER	REQUIRED	PROVIDED
STUDIO	230	1	1	230	
1-BR	201	1	1	201	
2-BR	29	1	1	29	
COMMERICAL	9,371	1	5000	2	
TOTAL LONG-TERM				462	304
SHORT-TERM	QNTY	RATIO	PER	REQUIRED	PROVIDED
RESIDENTIAL	460	1	10	46	46
COMMERICAL	9,371	4	5,000	8	8
TOTAL SHORT-TERM				54	54

PERSONAL STORAGE UNIT TABLE

(2'-8" X 5'-8" = 15 SF/UNIT)	UNITS
LEVEL 8	66
LEVEL 7	66
LEVEL 6	66
LEVEL 5	66
LEVEL 4	66
LEVEL 3	66
LEVEL 2	66
LEVEL 1	0
TOTAL PERSONAL STORAGE UNITS	462

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ZONING INFORMATION

A0.1

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VIEW OF RETAIL AND POOL AREA COURTYARD

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CONCEPTUAL RENDERING

A0.4

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SIDEWALK VIEW LOOKING EAST

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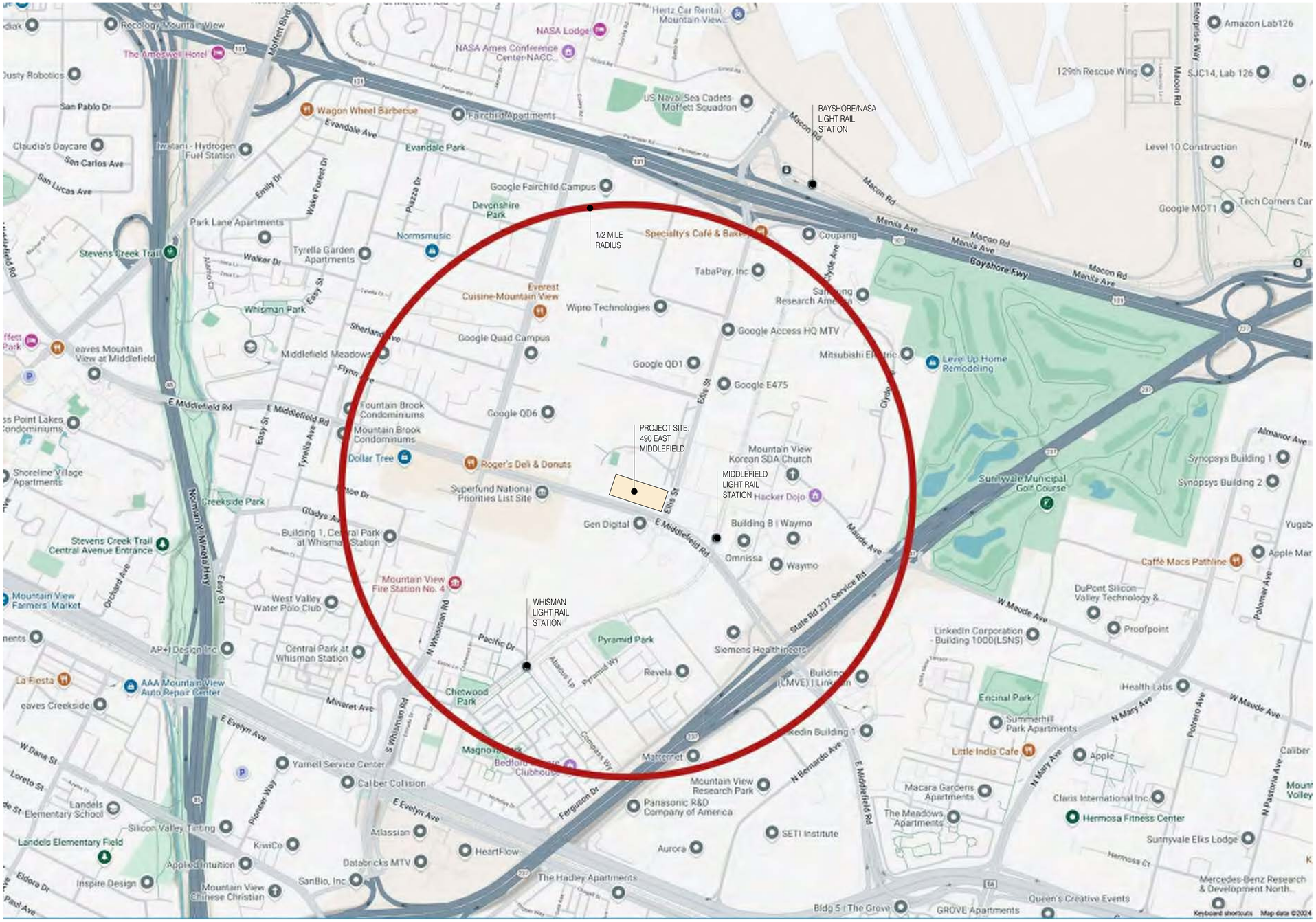
SHEET:

CONCEPTUAL RENDERING

A0.6



- VICINITY MAP WITH 1/2 MILE RADIUS
NTS

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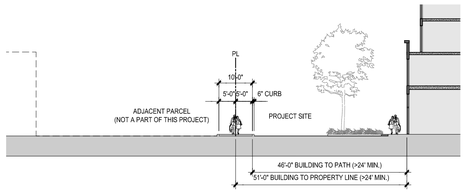
VICINITY MAP

A0.10



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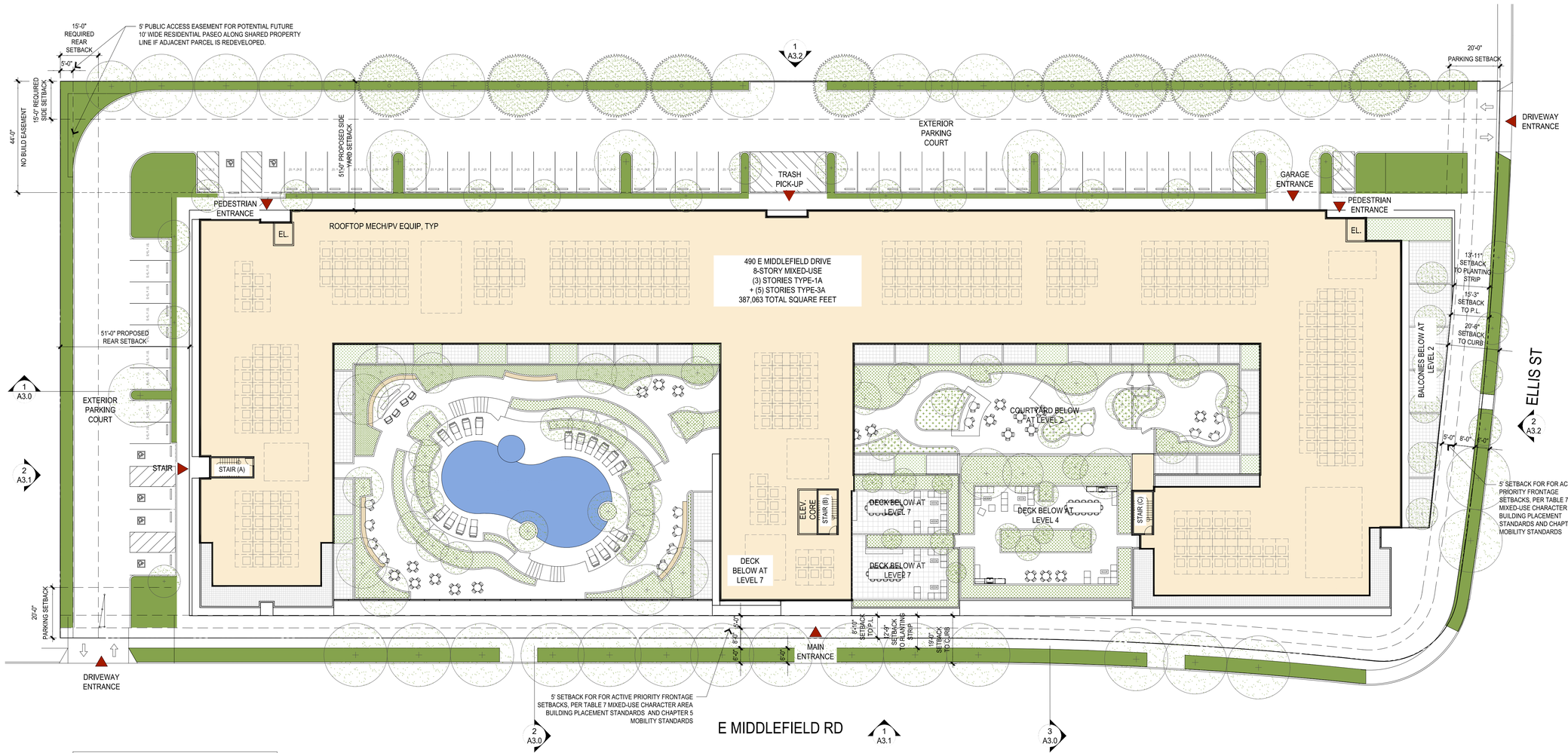
FUTURE PASEO DIAGRAM

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



NOTE: PHOTOVOLTAIC PANEL QUANTITIES, LOCATIONS, AND ELECTRICAL GENERATION TO BE DETERMINED IN COORDINATION WITH HVAC EQUIPMENT DESIGN.

-
-

SITE PLAN / ROOF PLAN

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

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SITE PLAN

A1.1

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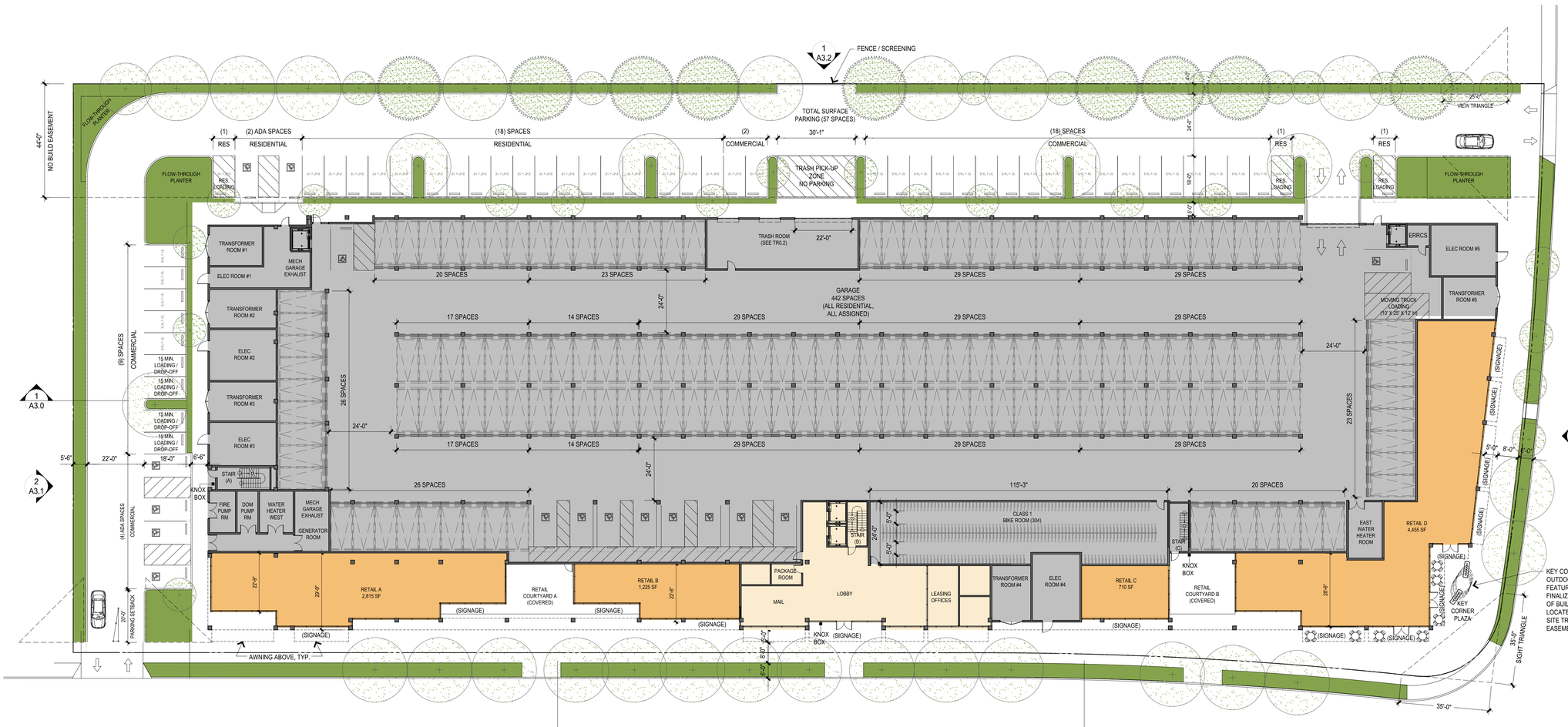

NOTES:
1. ALL SIGNAGE WILL COMPLY WITH 3.4 MIXED-USE CHARACTER AREA STANDARDS.
2. NO B-40 OR COMMUTER BUSES WILL BE ALLOWED TO ENTER THE SITE.

KEY

CIRCULATION	STUDIO TYPE-A	1-BR TYPE-A	2-BR TYPE-A
RETAIL	STUDIO TYPE-B	1-BR TYPE-B	2-BR TYPE-B
PARKING / MEP		1-BR LOFT	2-BR LOFT

N

PLAN AT GROUND LEVEL
3/64" = 1'-0" @ 36x24

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PLAN AT GROUND LEVEL

A2.1

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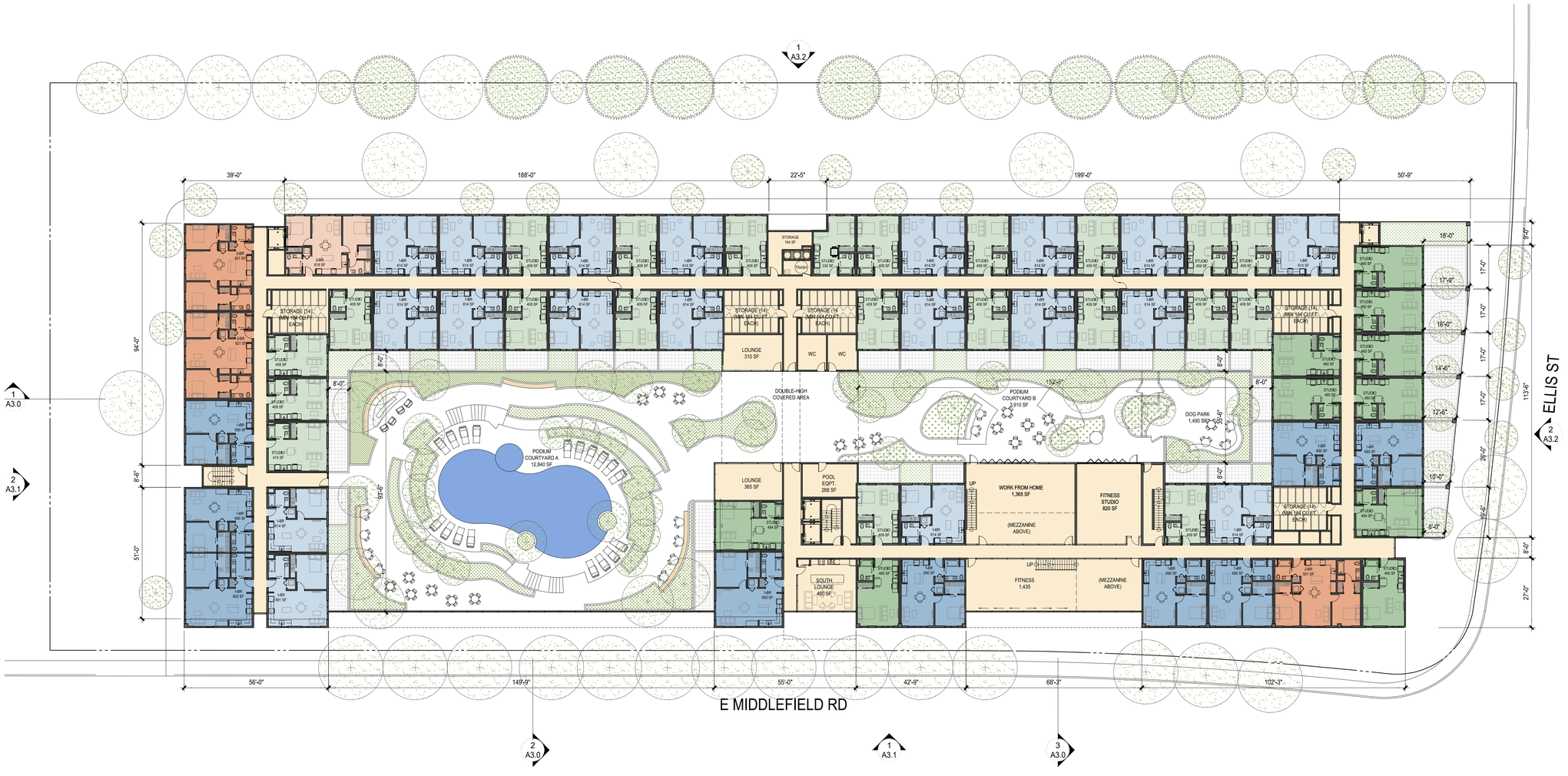

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PLAN AT
PODIUM LEVEL 2

A2.2

PLAN AT PODIUM LEVEL 2

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

KEY

CIRCULATION	STUDIO TYPE-A	1-BR TYPE-A	2-BR TYPE-A
RETAIL	STUDIO TYPE-B	1-BR TYPE-B	2-BR TYPE-B
PARKING / MEP		1-BR LOFT	2-BR LOFT

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PLAN AT
LEVEL 3

A2.3

PLAN AT LEVEL 3

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

KEY

CIRCULATION	STUDIO TYPE-A	1-BR TYPE-A	2-BR TYPE-A
RETAIL	STUDIO TYPE-B	1-BR TYPE-B	2-BR TYPE-B
PARKING / MEP		1-BR LOFT	2-BR LOFT

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MOUNTAIN VIEW, CA

Date
12.09.2024 SB-330 SUBMITTAL
01.31.2025 FORMAL PLANNING APPLICATION
04.14.2025 PLANNING RESUBMITTAL
06.20.2025 PLANNING RESUBMITTAL
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JOB: 2425

SHEET:

PLAN AT
LEVELS 4-6

A2.4

PLAN AT LEVELS 4-6

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

KEY

CIRCULATION	STUDIO TYPE-A	1-BR TYPE-A	2-BR TYPE-A
RETAIL	STUDIO TYPE-B	1-BR TYPE-B	2-BR TYPE-B
PARKING / MEP		1-BR LOFT	2-BR LOFT

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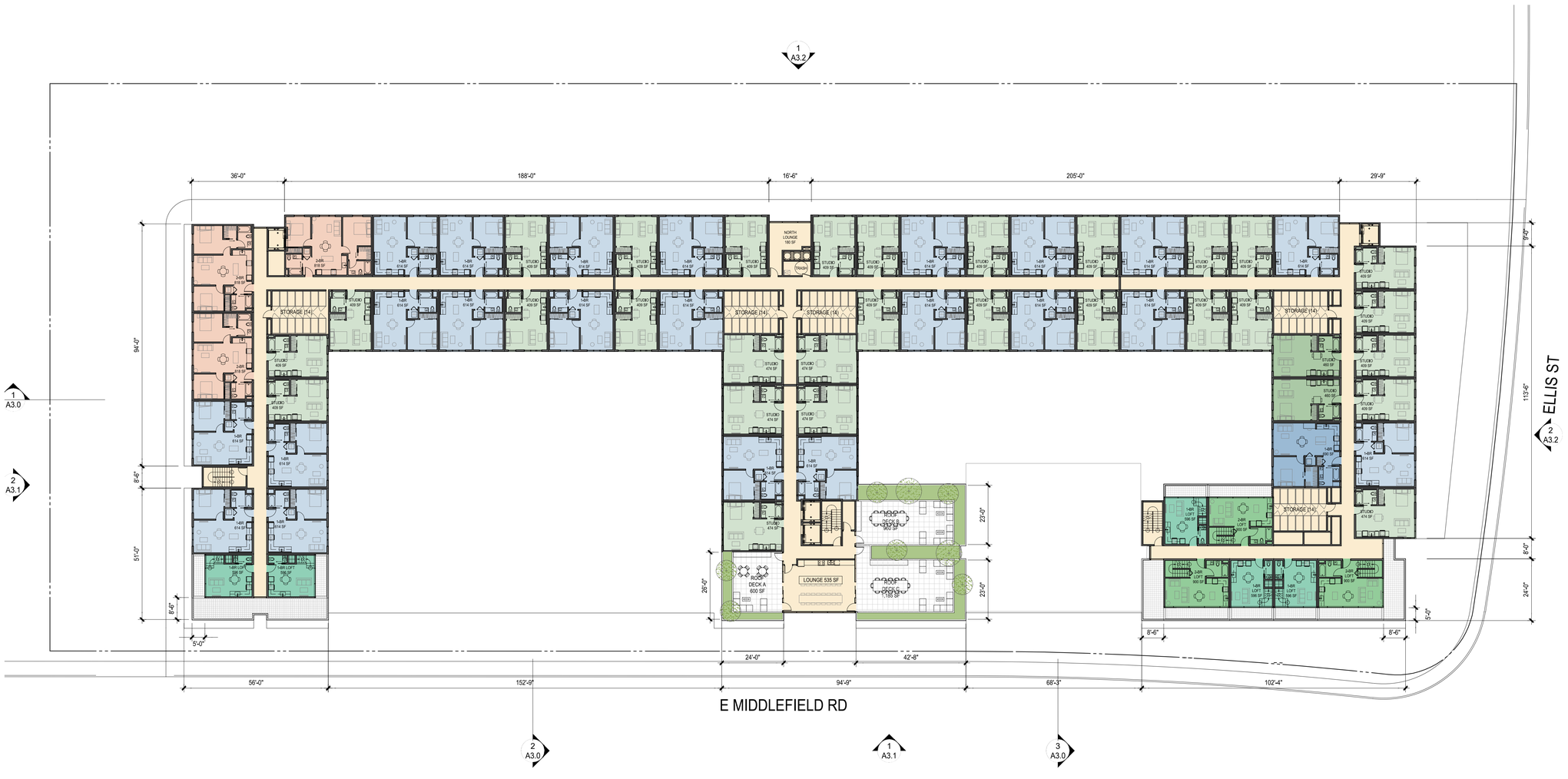

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JOB: 2425

SHEET:

PLAN AT
LEVEL 7

A2.5

PLAN AT LEVEL 7

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

KEY

CIRCULATION	STUDIO TYPE-A	1-BR TYPE-A	2-BR TYPE-A
RETAIL	STUDIO TYPE-B	1-BR TYPE-B	2-BR TYPE-B
PARKING / MEP		1-BR LOFT	2-BR LOFT

N

Attachment 3

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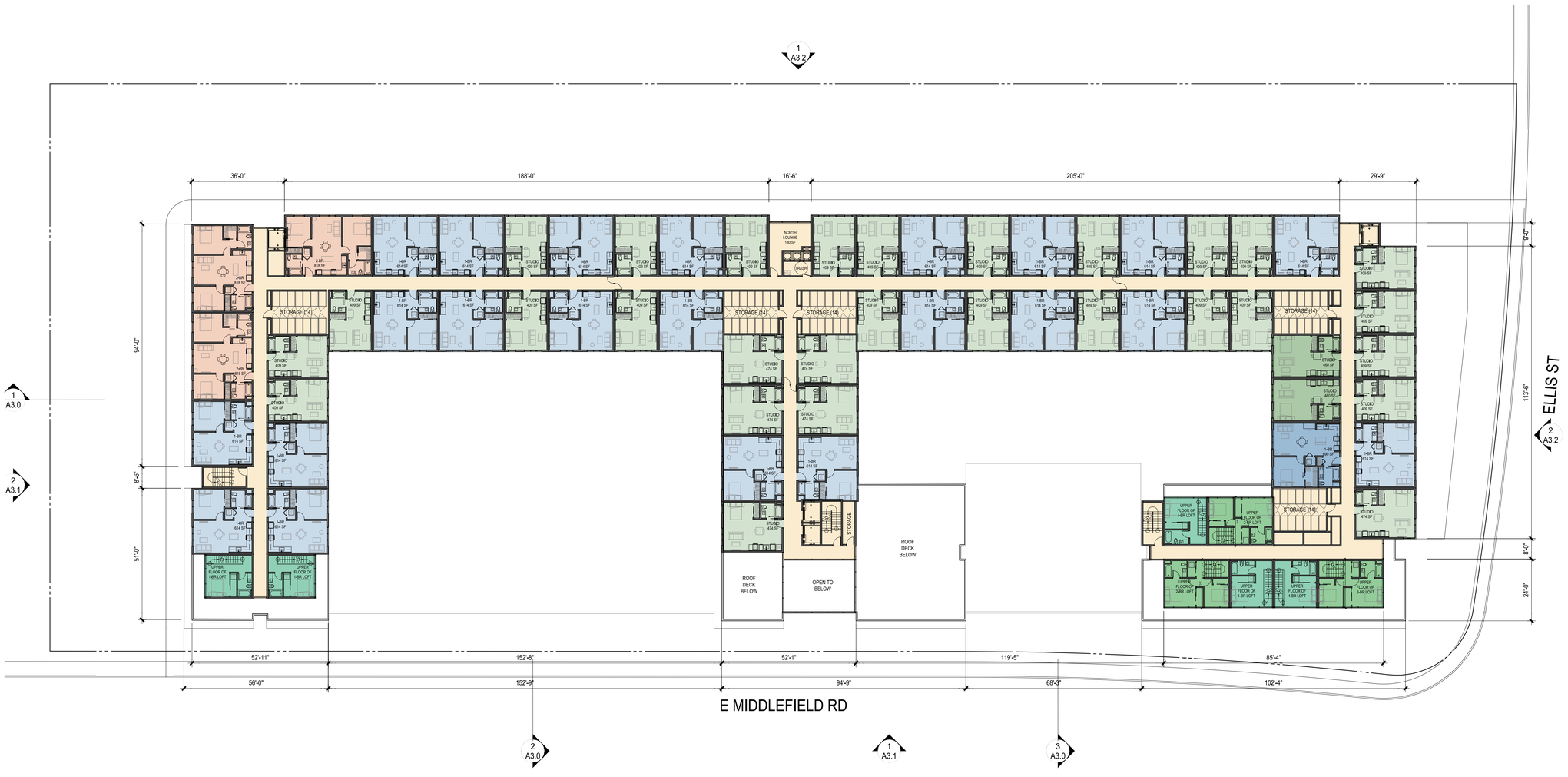

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JOB: 2425

SHEET:

PLAN AT
LEVEL 8

A2.6

PLAN AT LEVEL 8

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

KEY

CIRCULATION	STUDIO TYPE-A	1-BR TYPE-A	2-BR TYPE-A
RETAIL	STUDIO TYPE-B	1-BR TYPE-B	2-BR TYPE-B
PARKING / MEP		1-BR LOFT	2-BR LOFT

N

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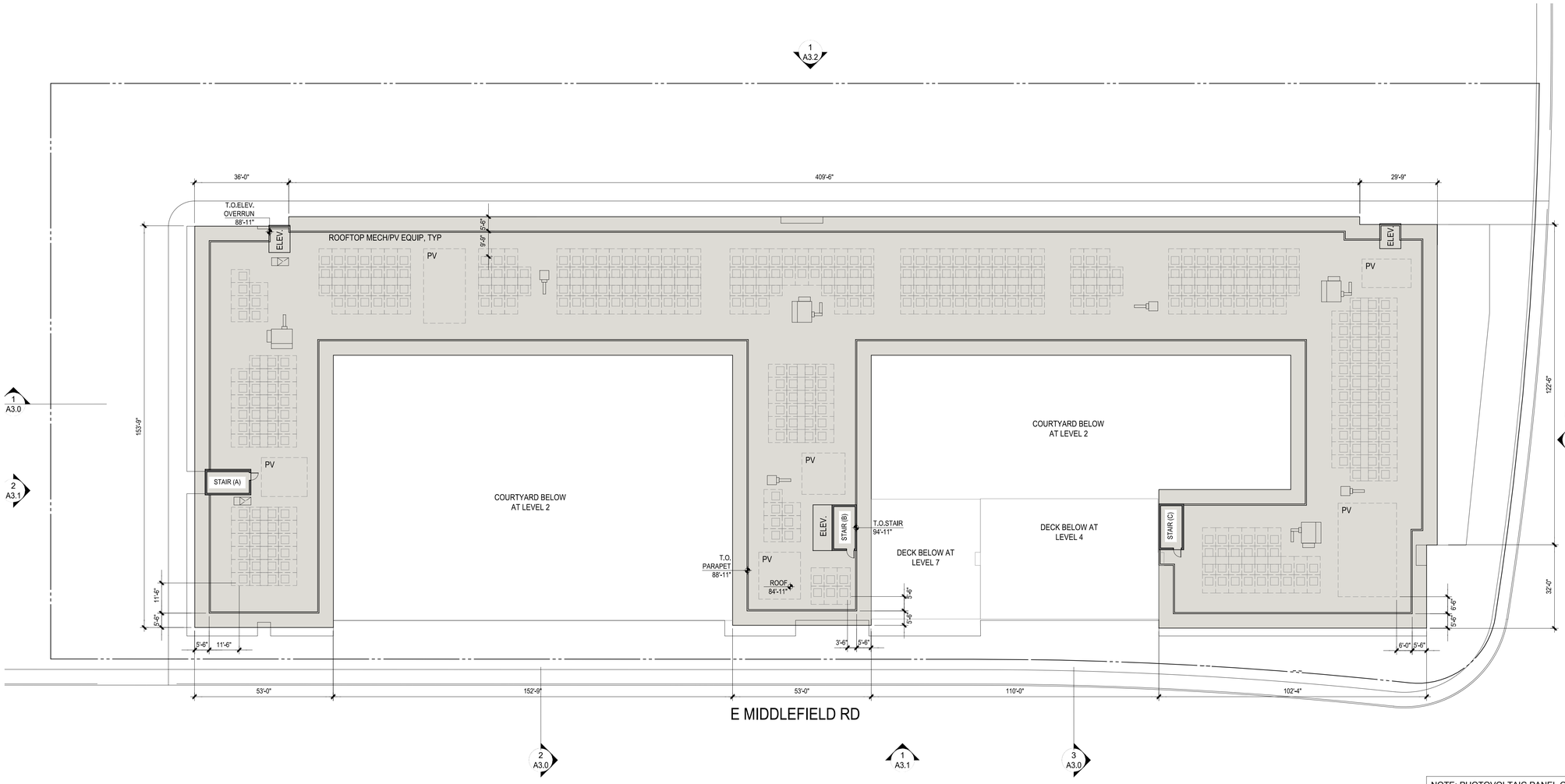

NOTE: PHOTOVOLTAIC PANEL QUANTITIES, LOCATIONS, AND ELECTRICAL GENERATION TO BE DETERMINED IN COORDINATION WITH HVAC EQUIPMENT DESIGN.

N

ROOF PLAN

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

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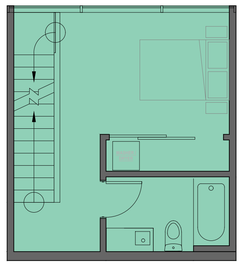
JOB: 2425

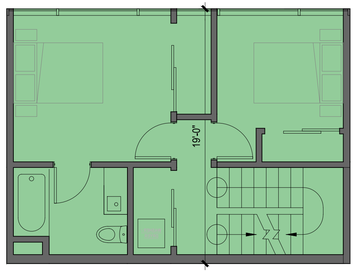
SHEET:

ROOF PLAN

A2.7



1-BR LOFT (2-STORY)



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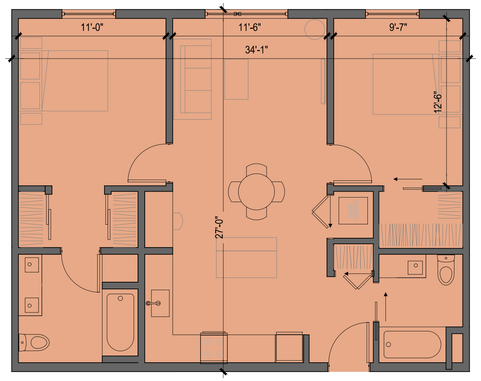
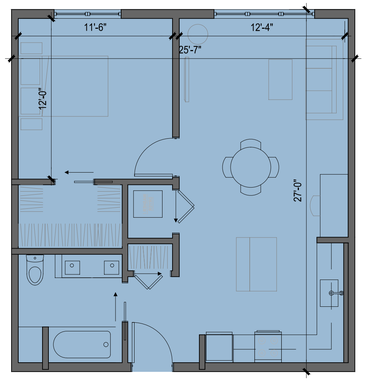
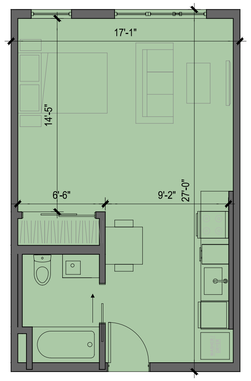


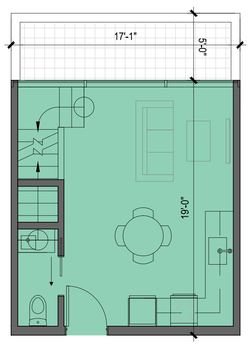
2-BR B



1-BR B



STUDIO B



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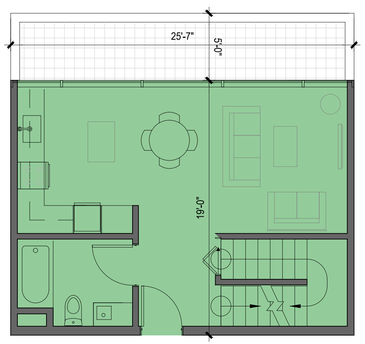
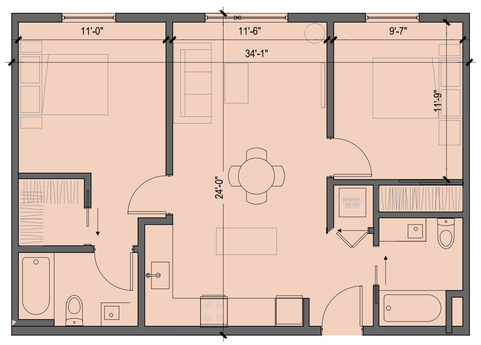
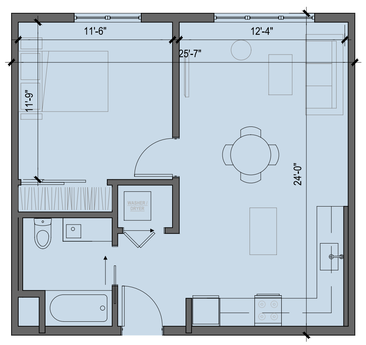


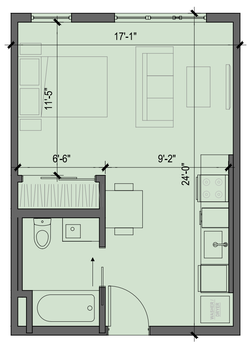
2-BR LOFT (2-STORY)



2-BR A



1-BR A



STUDIO A

TYPICAL UNIT PLANS

3/16" = 1'-0" @ 36x24

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JOB: 2425

SHEET:

TYPICAL
UNIT PLANS

A2.8

Attachment 3

1 - WEST ELEVATION

1 - SOUTH ELEVATION

NOTE: THE BUILDING DESIGN WILL COMPLY WITH CALGREEN APPENDIX A5.107.1 BIRD-SAFE GLAZING REQUIREMENTS

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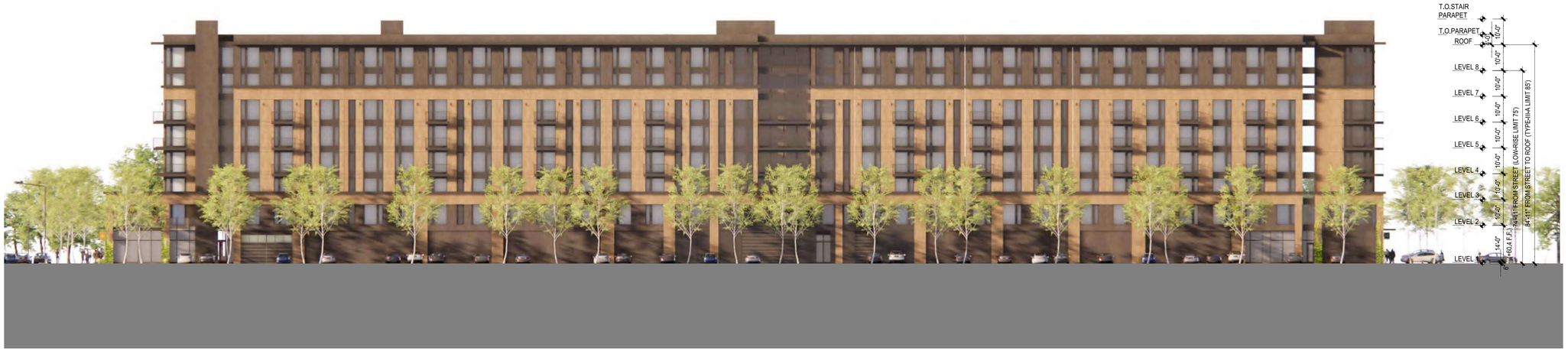
JOB: 2425

SHEET:

BUILDING ELEVATIONS

A3.1

1 - EAST ELEVATION



1 - NORTH ELEVATION

NOTE: THE BUILDING DESIGN WILL COMPLY WITH CALGREEN APPENDIX A5.107.1 BIRD-SAFE GLAZING REQUIREMENTS

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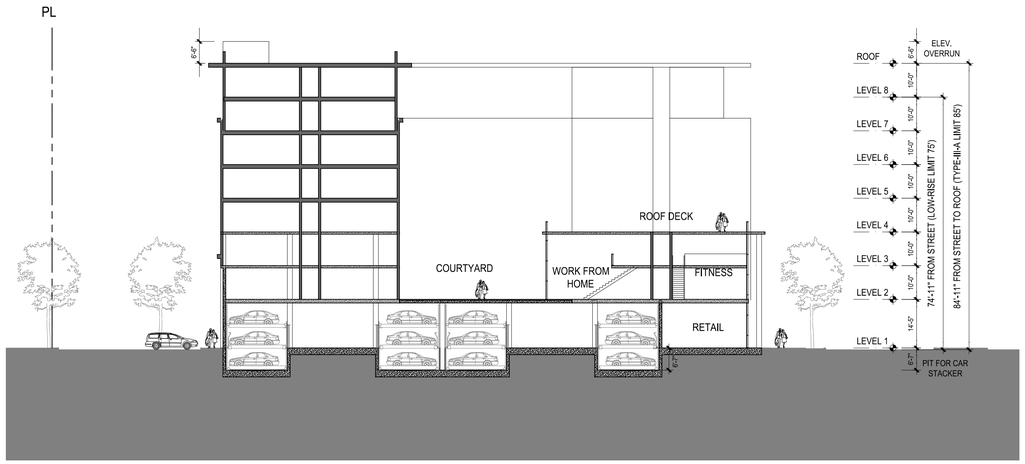
JOB: 2425

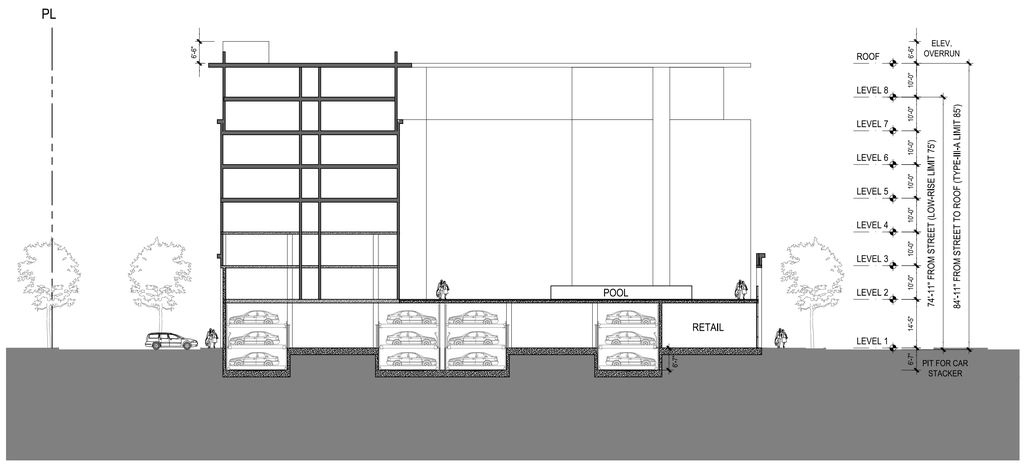
SHEET:

BUILDING ELEVATIONS

A3.2



3 - BUILDING SECTION



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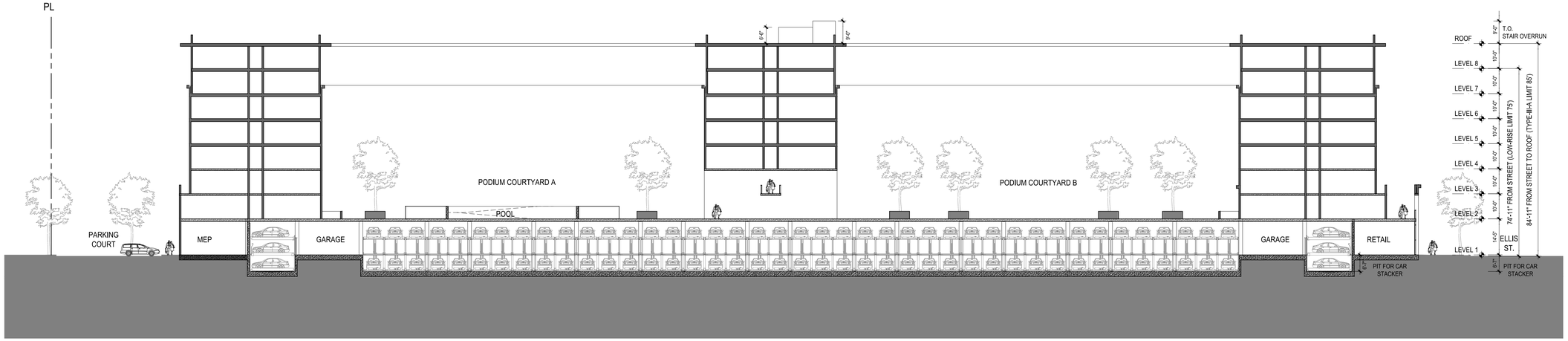

1 - BUILDING SECTION

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JOB: 2425

SHEET:

BUILDING SECTIONS

A3.3

INTEGRAL COLOR PLASTER,
MFG: ECO STUCCO
COLOR: SMOKED TROUT
FINISH: TRADILAKT - TADELAKT

INTEGRAL COLOR PLASTER,
MFG: ECO STUCCO
COLOR: HOGAR 30
FINISH: DECOLIME - FOSSIL

INSULATED METAL PANELS
MFG: AEP SPAN
COOL DARK BRONZE

METAL INFILL PANELS
MFG: AEP SPAN
COLOR: COOL DARK BRONZE

ALUMINUM WINDOWS
MFG: AEP SPAN
COLOR: COOL DARK BRONZE

1 - SOUTH ELEVATION

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JOB: 2425

SHEET:

COLORS & MATERIALS

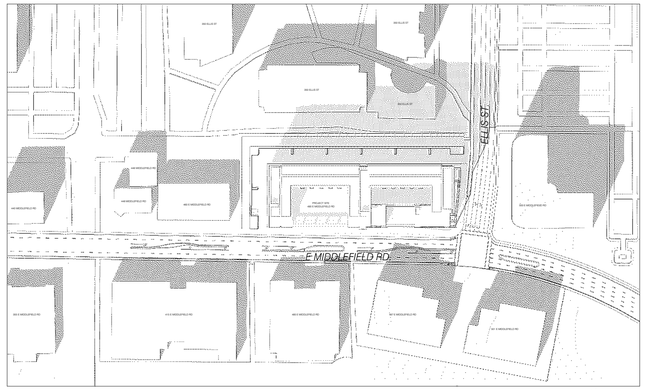
A3.5

KEY

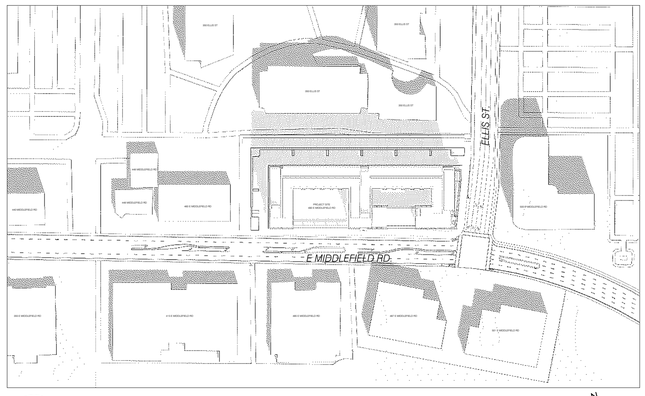
DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

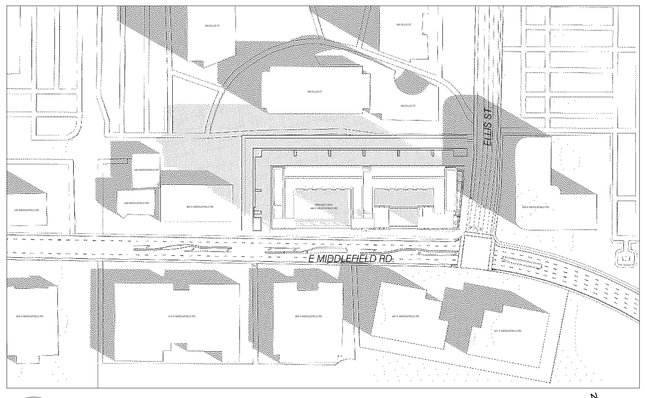
WINTER SOLSTICE
DEC 21ST:



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

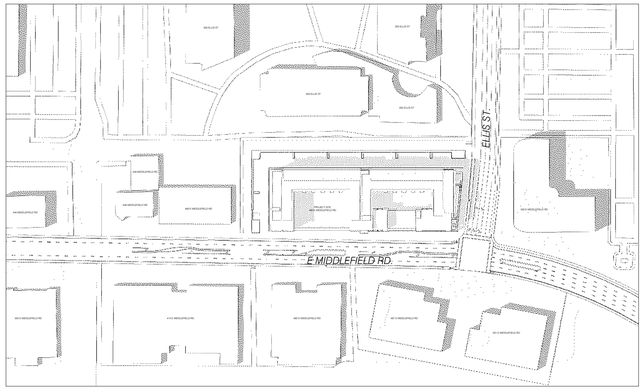


5 SHADOW STUDY - DEC 21ST - NOON
NT.S.



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

SUMMER SOLSTICE
JUN 21ST:



3 SHADOW STUDY - JUN 21ST - 3:00 PM
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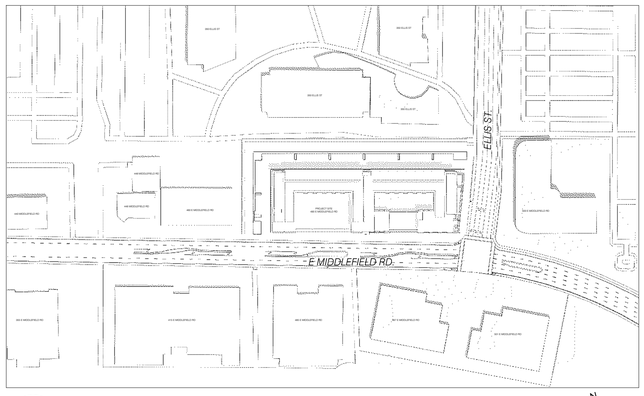
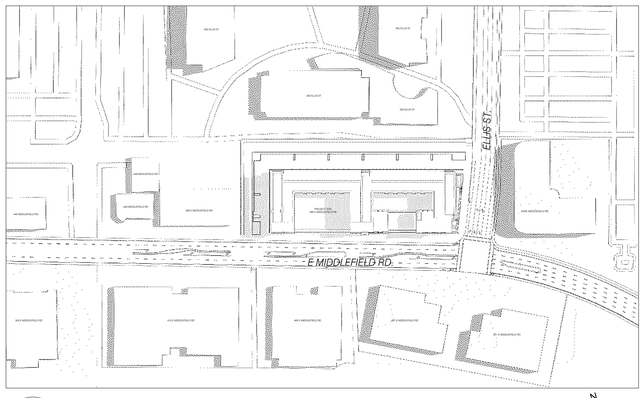


2 SHADOW STUDY - JUN 21ST - NOON
NT.S.



1 SHADOW STUDY - JUN 21ST - 9:00 AM
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JOB: 2425

SHEET:

SHADOW STUDIES
WINTER & SUMMER
SOLSTICE

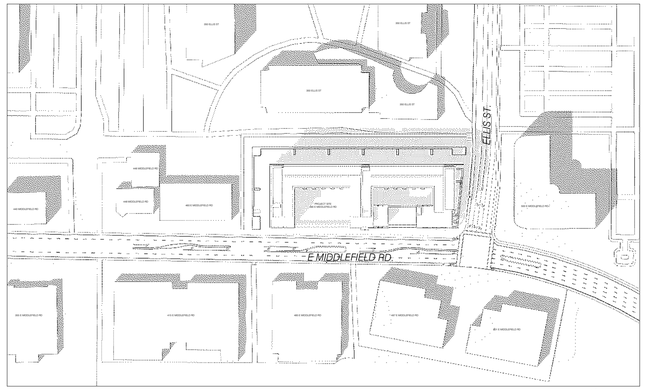
A4.1

KEY

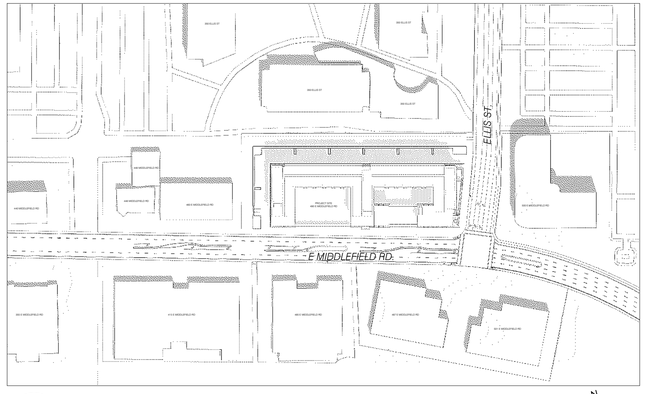
DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

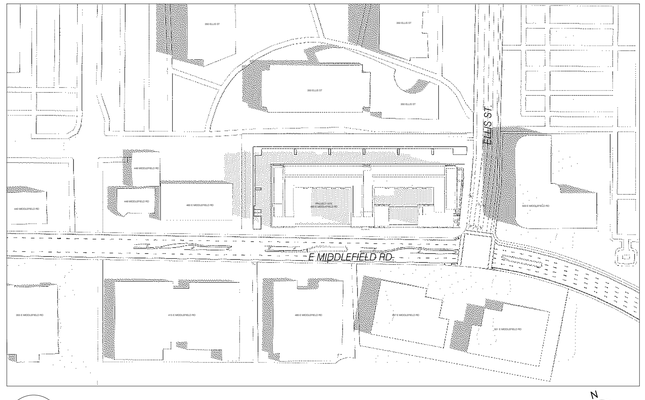
FALL EQUINOX
SEPTEMBER 22ND:



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

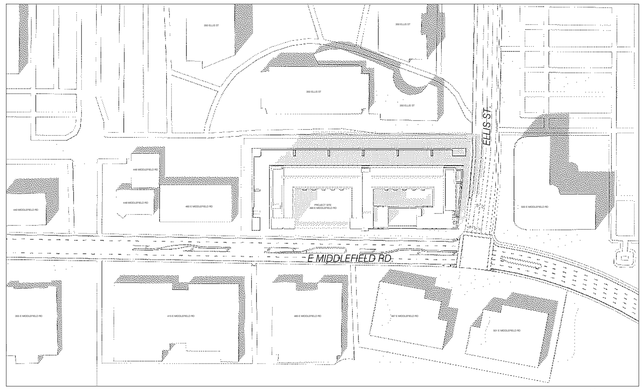


5 SHADOW STUDY - SEPT 22ND - NOON
NT.S.

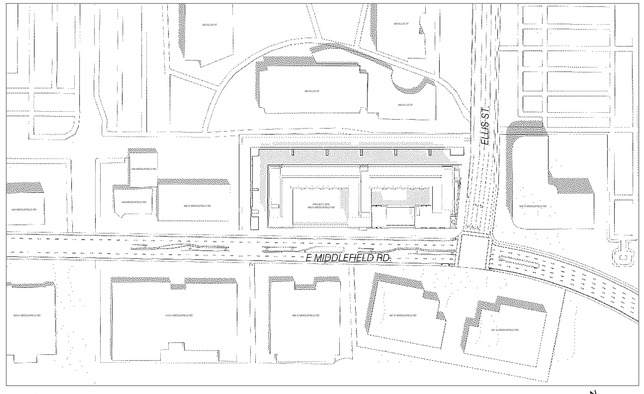


4 SHADOW STUDY - SEPT 22ND - 9:00 AM
NT.S.

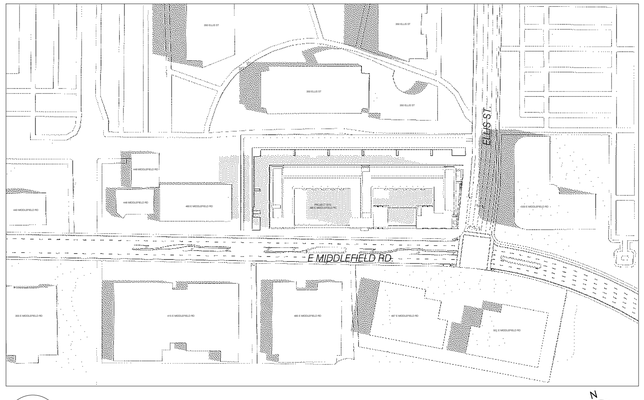
SPRING EQUINOX
MARCH 22ND:



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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01.31.2025 FORMAL PLANNING APPLICATION
04.14.2025 PLANNING RESUBMITTAL
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JOB: 2425

SHEET:

SHADOW STUDIES
SPRING & FALL
EQUINOX

A4.2

2022 CBC Code Analysis

Occupancy Type	Mixed Use Apartments (R-2) Type III-A over Type I-A Storage, Garage, Commercial,(S-2, R-2, B) with 3-hour horizontal assembly per CBC 510.2
Construction Type	Type I-A (Stories 1-3), III-A (Stories 4-8)

Building Story and Height Limitation (CBC Table 504.3 & 504.4)

* story count measured from floor above Type I-A per CBC 510.2

Occupancy Type	Construction Type	Allowable Stories	Proposed Stories	Allowable Building Height	Proposed Building Height
Ground Floor (Storage, Apartments, Commercial)	I-A	UL	3	UL	34'-8"
R-2 (Apartment)	III-A	5 *	5 *	85'	85'

Building Below Horizontal Separation Code Area Limition Analysis - Type I-A

Allowable Building Area Analysis - Separated Occupancies (CBC Table 506.2 506.3 & 506.2.4)

Occupancy	Type	Allowable Area	Proposed	%
S-2 (Parking)	I-A	UL	59,494	
R-2 (Common Areas)	I-A	UL	3,660	
B (Commercial)	I-A	UL	10,660	
R-2 (Second Floor)	I-A	UL	48,300	
R-2 (Third Floor)	I-A	UL	45,064	
Type I-A Sub-Total			167,178	

Building Above Horizontal Separation Code Area Limition Analysis - Type III-A

Allowable Building Area Analysis - Separated Occupancies (CBC Table 506.2 506.3 & 506.2.4)

Building A

Aa = Allowable Area = [At + (NS x If)] | If=Frontage Increase=.50

At = Area (Table 506.2) | NS = Area (Table 506.2) | F=370' | P=656' | W=30'

Occupancy	Type	At	NS	If	Aa	Proposed	%
Fourth Floor R-2 (Apartments)	III-A	24,000	24000	0.500	36,000	14,020	39%
Fifth Floor R-2 (Apartments)	III-A	24,000	24000	0.500	36,000	14,020	39%
Sixth Floor R-2 (Apartments)	III-A	24,000	24000	0.500	36,000	14,020	39%
Seventh Floor R-2 (Apartments)	III-A	24,000	24000	0.500	36,000	13,410	37%
Eighth Floor R-2 (Apartments)	III-A	24,000	24000	0.500	36,000	13,410	37%
					Type V-A Fourth-Eighth Total	68,880	
					Total Allowed per CBC 506.2.2 (200%)		191%

Building B

Aa = Allowable Area = [At + (NS x If)] | If=Frontage Increase=.25

At = Area (Table 506.2) | NS = Area (Table 506.2) | F=196' | P=530' | W=30'

Occupancy	Type	At	NS	If	Aa	Proposed	%
Fourth Floor R-2 (Apartments)	III-A	24,000	24000	0.250	30,000	11,030	37%
Fifth Floor R-2 (Apartments)	III-A	24,000	24000	0.250	30,000	11,030	37%
Sixth Floor R-2 (Apartments)	III-A	24,000	24000	0.250	30,000	11,030	37%
Seventh Floor R-2 (Apartments)	III-A	24,000	24000	0.250	30,000	11,030	37%
Eighth Floor R-2 (Apartments)	III-A	24,000	24000	0.250	30,000	11,030	37%
					Type V-A Fourth-Eighth Total	55,150	
					Total Allowed per CBC 506.2.2 (200%)		184%

Building C

Aa = Allowable Area = [At + (NS x If)] | If=Frontage Increase=.50

At = Area (Table 506.2) | NS = Area (Table 506.2) | F=374' | P=658' | W=30'

Occupancy	Type	At	NS	If	Aa	Proposed	%
Fourth Floor R-2 (Apartments)	III-A	24,000	24000	0.500	36,000	14,170	39%
Fifth Floor R-2 (Apartments)	III-A	24,000	24000	0.500	36,000	14,170	39%
Sixth Floor R-2 (Apartments)	III-A	24,000	24000	0.500	36,000	14,170	39%
Seventh Floor R-2 (Apartments)	III-A	24,000	24000	0.500	36,000	13,090	36%
Eighth Floor R-2 (Apartments)	III-A	24,000	24000	0.500	36,000	13,090	36%
					Type V-A Fourth-Eighth Total	68,690	
					Total Allowed per CBC 506.2.2 (200%)		191%

Building D

Aa = Allowable Area = [At + (NS x If)] | If=Frontage Increase=.25

At = Area (Table 506.2) | NS = Area (Table 506.2) | F=95' | P=380' | W=30'

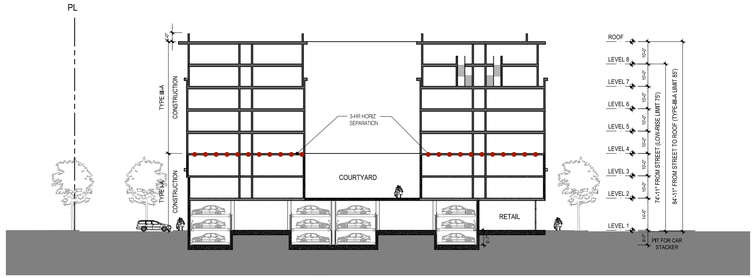
Occupancy	Type	At	NS	If	Aa	Proposed	%
Fourth Floor R-2 (Apartments)	III-A	24,000	24000	0.250	30,000	6,950	23%
Fifth Floor R-2 (Apartments)	III-A	24,000	24000	0.250	30,000	6,950	23%
Sixth Floor R-2 (Apartments)	III-A	24,000	24000	0.250	30,000	6,950	23%
Seventh Floor R-2 (Apartments)	III-A	24,000	24000	0.250	30,000	4,105	14%
Eighth Floor R-2 (Apartments)	III-A	24,000	24000	0.250	30,000	3,520	12%
					Type V-A Fourth-Eighth Total	28,475	
					Total Allowed per CBC 506.2.2 (200%)		95%

FIRE WALL REQUIRED

2022 CFC Code Analysis

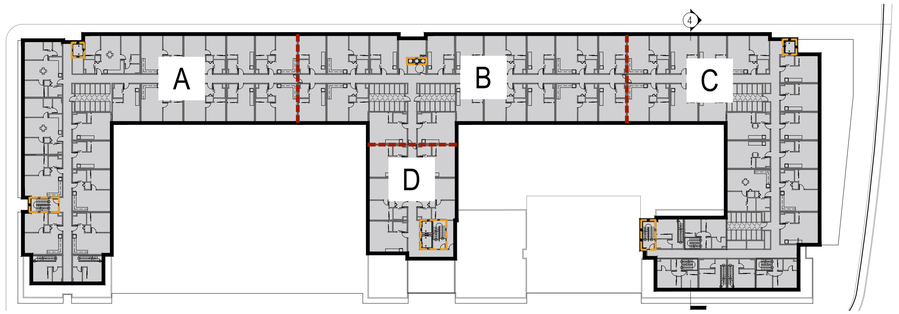
	Required	Proposed	Notes
Sprinkler System	NFPA 13	NFPA 13	Complies
High-Rise	>75'	75'	Not a High-Rise. Highest occupied floor level of building is less than 75' above lowest level of building access.
Fire Apparatus Road	1	1	2 Fire Apparatus Roads required when number of dwelling unts is more than 100 per CFC Appendix D106.1 as ammended by County of Contra Costa. Number of dwelling units is 90.
Aerial Fire Apparatus Road	1	1	Required along one side of building between 15' to 30' from building. Overhead utilities to be underground.
Emergency Escape and Rescue Windows	No	None	Per CBC 1031.2 Exception emergency escape and resuce with are not in R-1 or R-2 2 fire sprinkler system and are of Type I, Type IIA, Type IIIA or Type IV construciton.
Radio Coverage (ERCCS/ DAS)	Yes	Yes	An emergency responder radio coverage system shall be installed when the conditions of CFC 510.4.1 are not met.

Note: Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4)CFC.
Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 22 / 37 tons.



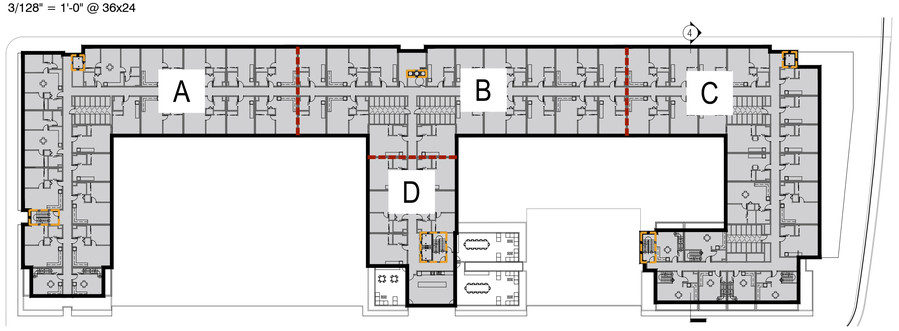
4 - NORTH-SOUTH SECTION

1/32" = 1'-0" @ 36x24



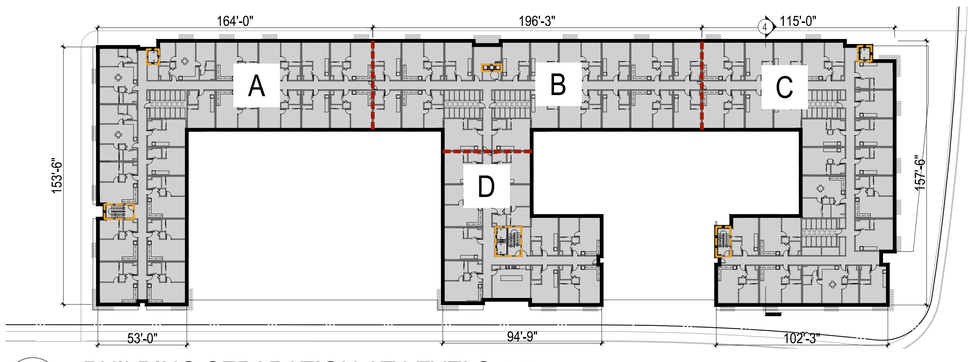
3 - BUILDING SEPARATION AT LEVEL 8

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



2 - BUILDING SEPARATION AT LEVEL 7

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



1 - BUILDING SEPARATION AT LEVELS 4-6

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

LEGEND

- 3-HOUR HORIZONTAL SEPARATION
- 3-HOUR RATE FIRE WALL
- 2-HOUR FIRE BARRIER AT STAIRS, ELEVATORS, & SHAFTS

NOTES:

1. THE BUILDING CONSTRUCTION TYPES WILL BE TYPE 1-A (STORIES 1-3) AND TYPE III-A (STORIES 4-8).
2. THE HORIZONTAL BUILDING SEPARATION WILL BE 3-HOUR RATED ASSEMBLIES.
3. THE STAIRS, ELEVATORS, AND SHAFTS WILL HAVE 2-HOUR FIRE BARRIERS.
4. THE EXTERIOR WALLS WILL BE 2-HOUR RATED.
5. THE INTERIOR CORRIDORS AND DEMISING WALLS WILL BE 1-HOUR FIRE PARTITION WALLS.

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FIRE CODE ANALYSIS

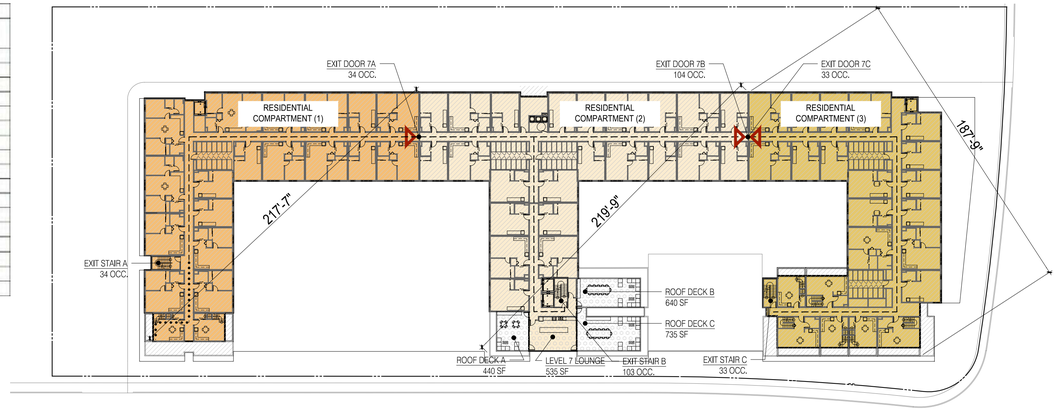
A4.3

Attachment 3

Seventh Floor - Occupant Load and Exiting									
Floor Level	Area	Occupant Load Factor	Occupants	# of Exits Req'd		Stair Width (.3"/occ)		Exit Width (.2"/occ)	
				Required	Provided	Required	Provided	Required	Provided
RESIDENTIAL COMPARTMENT (1)									
Residential Area	13,410	200	68	2	2	10.2	>48"	6.8	>36"
RESIDENTIAL COMPARTMENT (2)									
Residential Area	14,635	200	74	2	2	NA	NA	7.4	>36"
Level 7 Lounge	535	50	11	1	1	NA	NA	2.2	>36"
Roof Deck A	440	15	30	1	1	NA	NA	6.0	>36"
Roof Deck B	640	15	43	1	1	NA	NA	8.6	>36"
Roof Deck C	735	15	49	1	1	NA	NA	9.8	>36"
Total			207	2	2	31.1	>48"	20.7	>36"
RESIDENTIAL COMPARTMENT (3)									
Residential Area	13,090	200	66	2	2	9.9	>48"	6.6	>36"

Egress Components (CBC 1005.1)

Component	Occupant Load	Exit Width Factor	Req'd Width		Width Provided	
Seventh			Calculation	Minimum	Net Width	Nominal
Exit Stair A	34.0	0.3	10.2"	44"	44"	44"
Exit Stair B	103.5	0.3	31.05"	44"	44"	44"
Exit Stair C	33.0	0.3	9.9"	44"	44"	44"



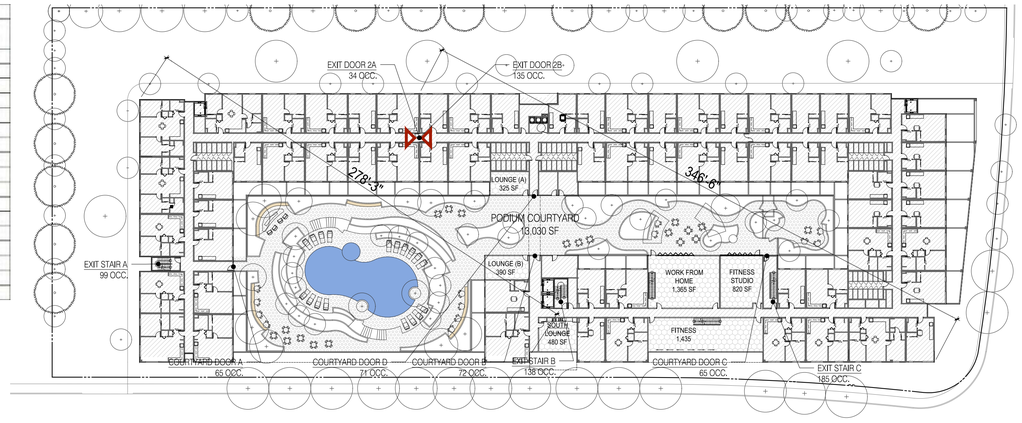
3 - EXIT DIAGRAM AT LEVEL 7

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

Second Floor - Occupant Load and Exiting									
Floor Level	Area	Occupant Load Factor	Occupants	# of Exits Req'd		Stair Width (.3"/occ)		Exit Width (.2"/occ)	
				Required	Provided	Required	Provided	Required	Provided
Second Floor									
Residential Area A	13,410	200	68	2	2	10.2	>48"	6.8	>36"
Residential Area B	25,485	200	128	2	2	19.2	>48"	12.8	>36"
Courtyard	13,030	50	261	2	2	39.2	>48"	26.1	>36"
Lounge A	325	50	7	1	1	NA	NA	1.4	>36"
Lounge B	390	50	8	1	1	NA	NA	1.6	>36"
South Lounge	480	50	10	2	2	1.5	>48"	1.0	>36"
Work from Home	1,365	50	28	2	2	4.2	>48"	2.8	>36"
Fitness Studio	820	15	55	2	2	8.3	>48"	5.5	>36"
Fitness	1,435	50	29	2	2	4.4	>48"	2.9	>36"
Total	82,225		533	2	2	80.0	>48"	53.3	>36"

Egress Components (CBC 1005.1)

Component	Occupant Load	Exit Width Factor	Req'd Width		Width Provided	
Second			Calculation	Minimum	Net Width	Nominal
Exit Stair A	99.0	0.3	29.7"	44"	44"	44"
Exit Stair B	138.0	0.3	41.4"	44"	44"	44"
Exit Stair C	185.0	0.3	55.5"	56"	56"	56"



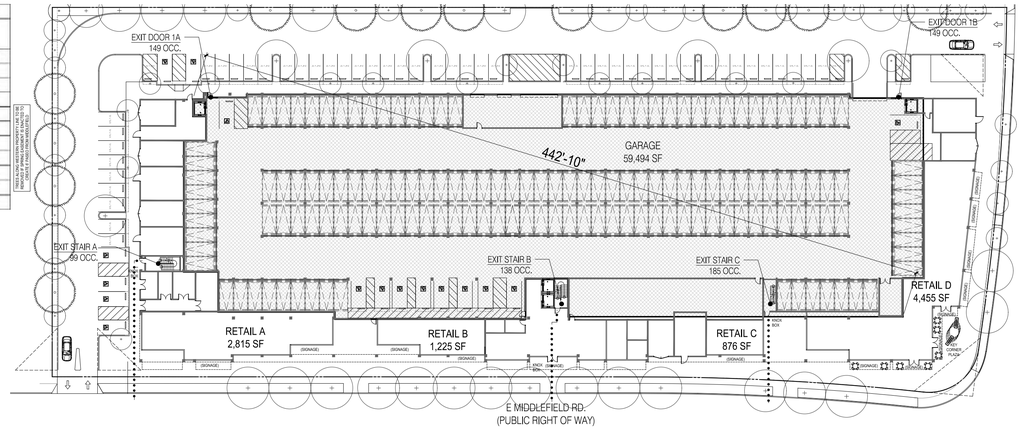
2 - EXIT DIAGRAM AT LEVEL 2

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

Ground Floor - Occupant Load and Exiting									
Floor Level	Area	Occupant Load Factor	Occupants	# of Exits Req'd		Stair Width (.3"/occ)		Exit Width (.2"/occ)	
				Required	Provided	Required	Provided	Required	Provided
Ground Floor									
Retail	9,371	200	47	2	8	1.8	>48"	1.2	>36"
Parking	59,494	200	298	2	2	NA	NA	29.8	>36"
Lobby	3,660	50	74	2	2	NA	NA	7.4	>36"
Total			419	2	2	62.9	>48"	41.9	>36"

Egress Components (CBC 1005.1)

Component	Occupant Load	Exit Width Factor	Req'd Width		Width Provided	
Ground			Calculation	Minimum	Net Width	Nominal
Exit Stair A	99.0	0.3	29.7"	44"	44"	44"
Exit Stair B	138.0	0.3	41.4"	44"	44"	44"
Exit Stair C	185.0	0.3	55.5"	56"	56"	56"



1 - EXIT DIAGRAM AT GROUND LEVEL

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

KEY

- OCCUPANCY GROUP S-2 (PARKING GARAGE / STORAGE / MECH)
- OCCUPANCY GROUP B (COMMERCIAL)
- OCCUPANCY GROUP M (RETAIL)
- OCCUPANCY GROUP R-2 (APARTMENT)
- OCCUPANCY GROUP R-2 ACCESSORY GYM < 50 OCC.
- OCCUPANCY GROUP R-2 ACCESSORY COMMUNITY ROOM < 50 OCC.
- OCCUPANCY GROUP A-5 PODIUM / ROOF GARDEN
- HORIZONTAL EXIT AREA OF REFUGE
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF TRAVEL
- 100' / 50' PATH OF EXIT ACCESS TRAVEL
- COMMON PATH OF TRAVEL
- PATH OF TRAVEL WITHIN EXIT
- HORIZONTAL EXIT (ONE-WAY)
- HORIZONTAL EXIT (TWO-WAY)
- EXIT DISCHARGE

KEY - TACTILE EXIT SIGNAGE (RAISED CHARACTERS WITH BRAILLE)

1 'EXIT' SIGN

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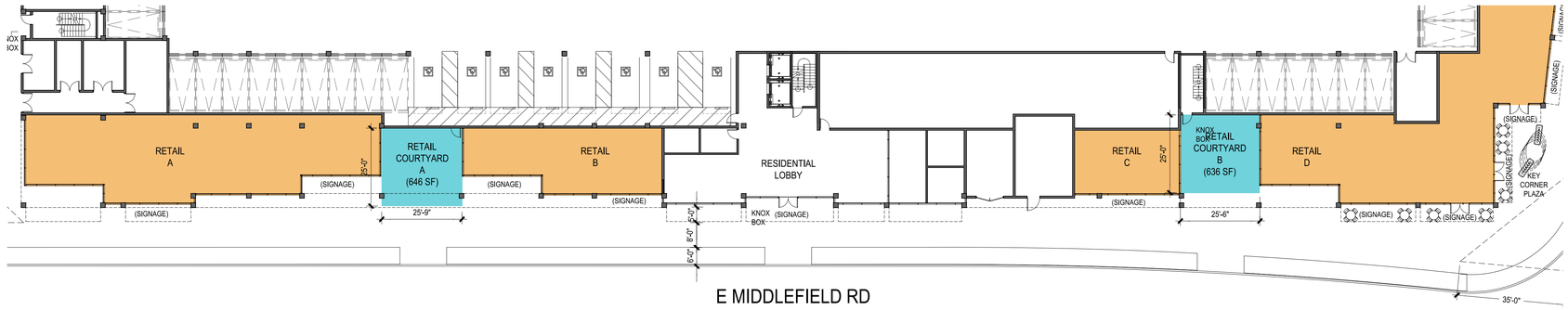
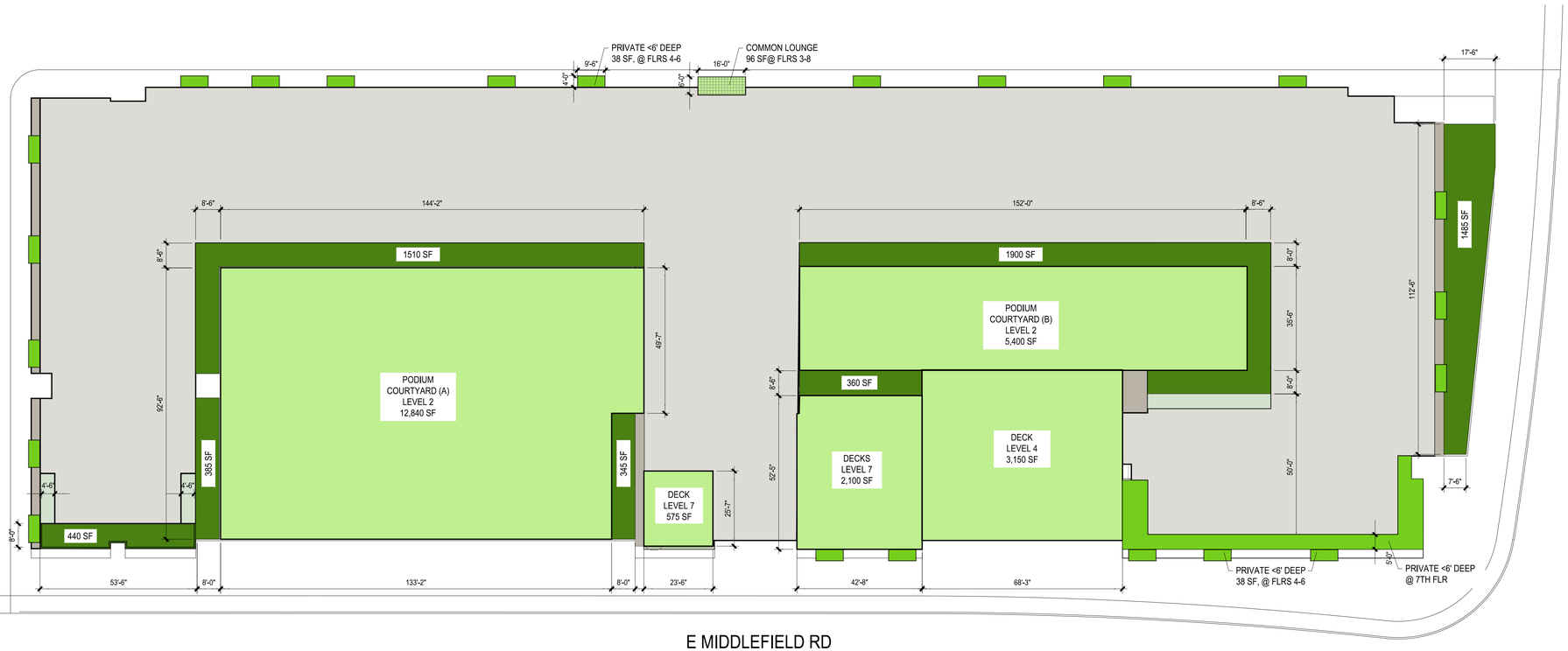
EXITING DIAGRAMS

A4.4



2 - NON-RESIDENTIAL COMMON USABLE OPEN SPACE @ GROUND FLOOR DIAGRAM

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



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

1 - 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

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USEABLE OPEN SPACE DIAGRAM

A4.5

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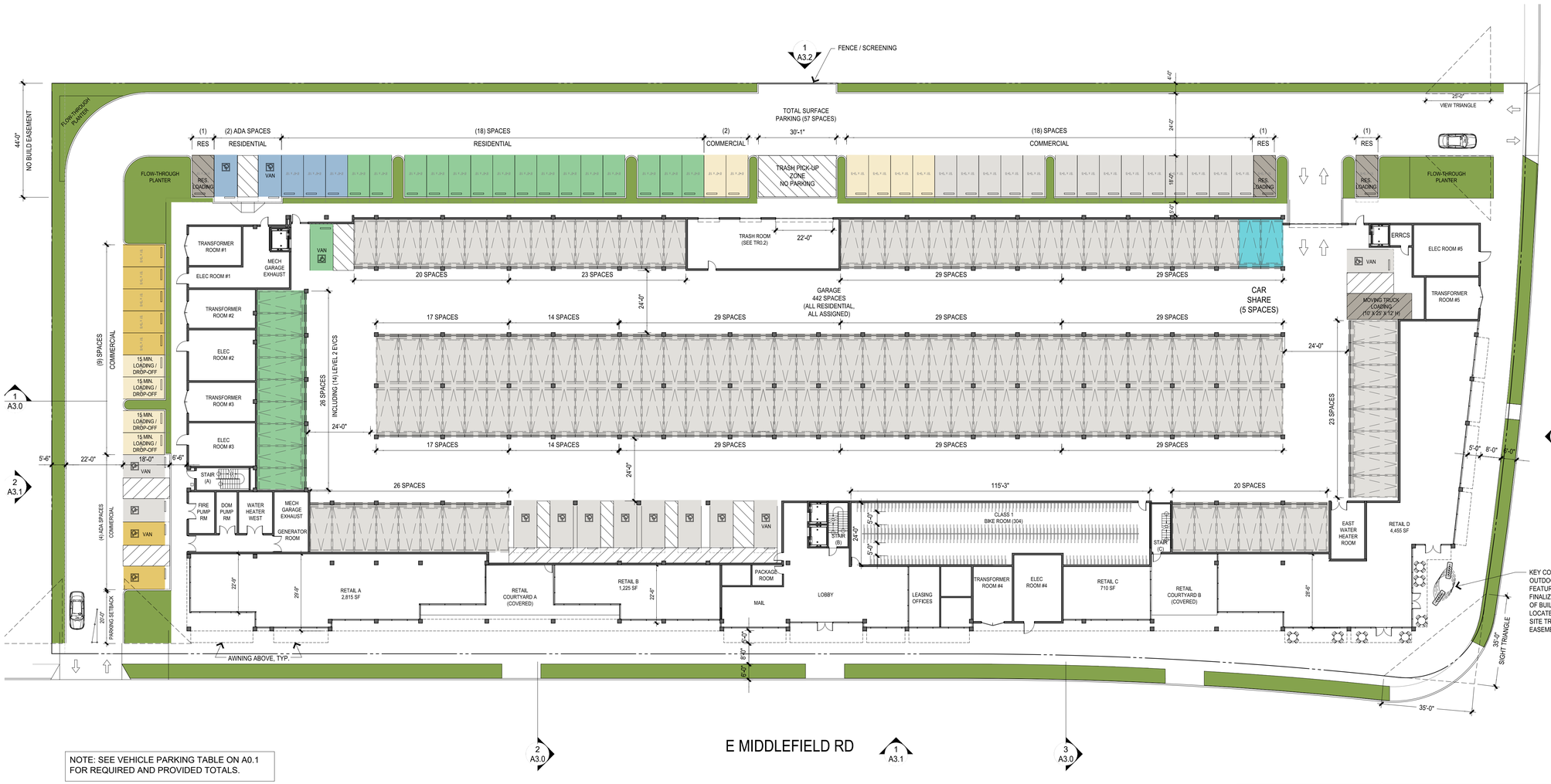

NOTE: SEE VEHICLE PARKING TABLE ON A0.1 FOR REQUIRED AND PROVIDED TOTALS.

KEY

- COMMERCIAL TIER 2 EV CAPABLE
- COMMERCIAL TIER 2 EVCS
- RESIDENTIAL LEVEL 2 EVCS
- RESIDENTIAL LEVEL 3 EVCS
- CAR SHARE
- RESIDENTIAL LOADING
- NON-EV

PARKING DIAGRAM

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

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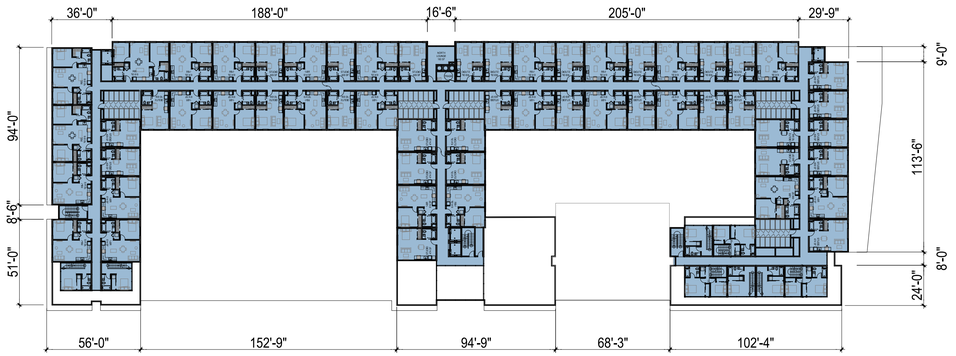
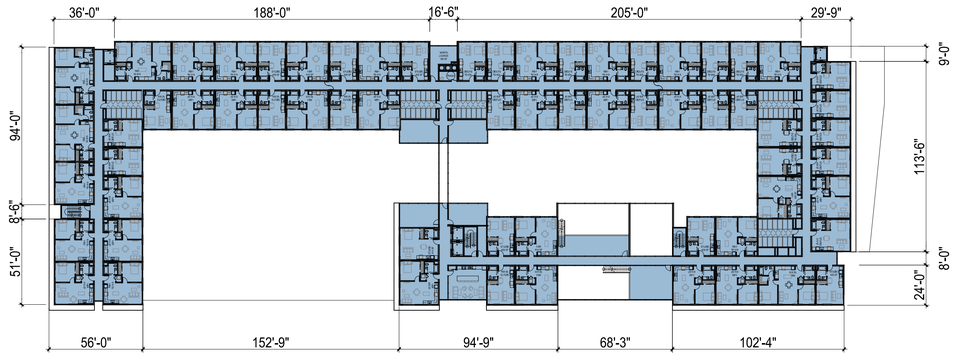
PARKING DIAGRAM

A4.6



6 - F.A.R. EIGHTH FLOOR DIAGRAM

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

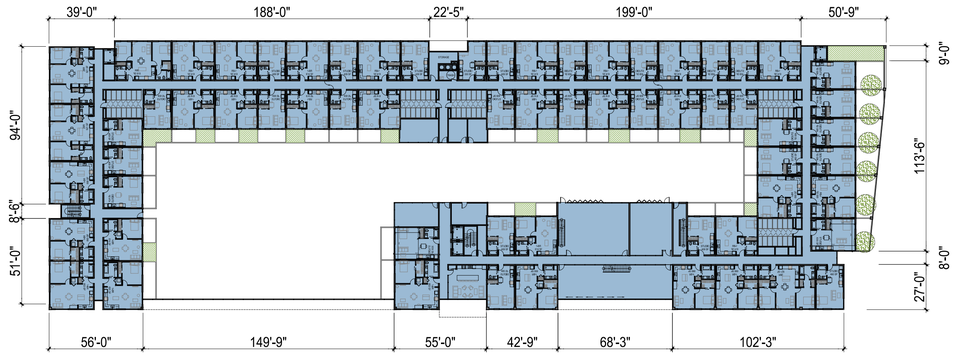


3 - F.A.R. THIRD FLOOR DIAGRAM

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

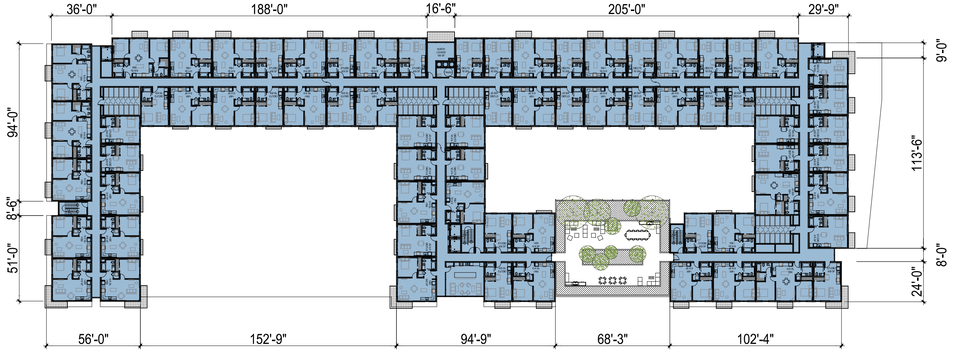
5 - F.A.R. SEVENTH FLOOR DIAGRAM

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



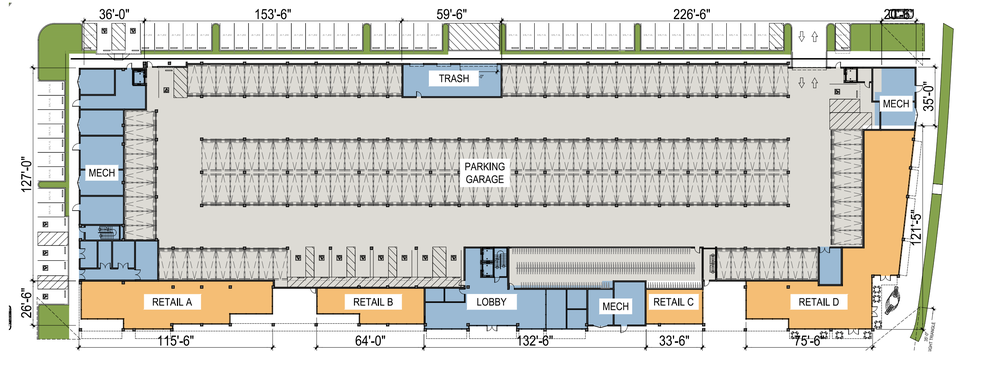
2 - F.A.R. SECOND FLOOR DIAGRAM

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



4 - F.A.R. FOURTH-SIXTH FLOOR DIAGRAM

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



1 - F.A.R. GROUND FLOOR DIAGRAM

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

KEY

- COMMERCIAL
- RESIDENTIAL
- RESIDENTIAL PARKING

NOTE: SEE AREA TABLE ON A0.1 FOR TOTALS AND FAR CALCULATIONS.

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JOB: 2425

SHEET:

FLOOR AREA RATIO DIAGRAMS

A4.7

Attachment 3

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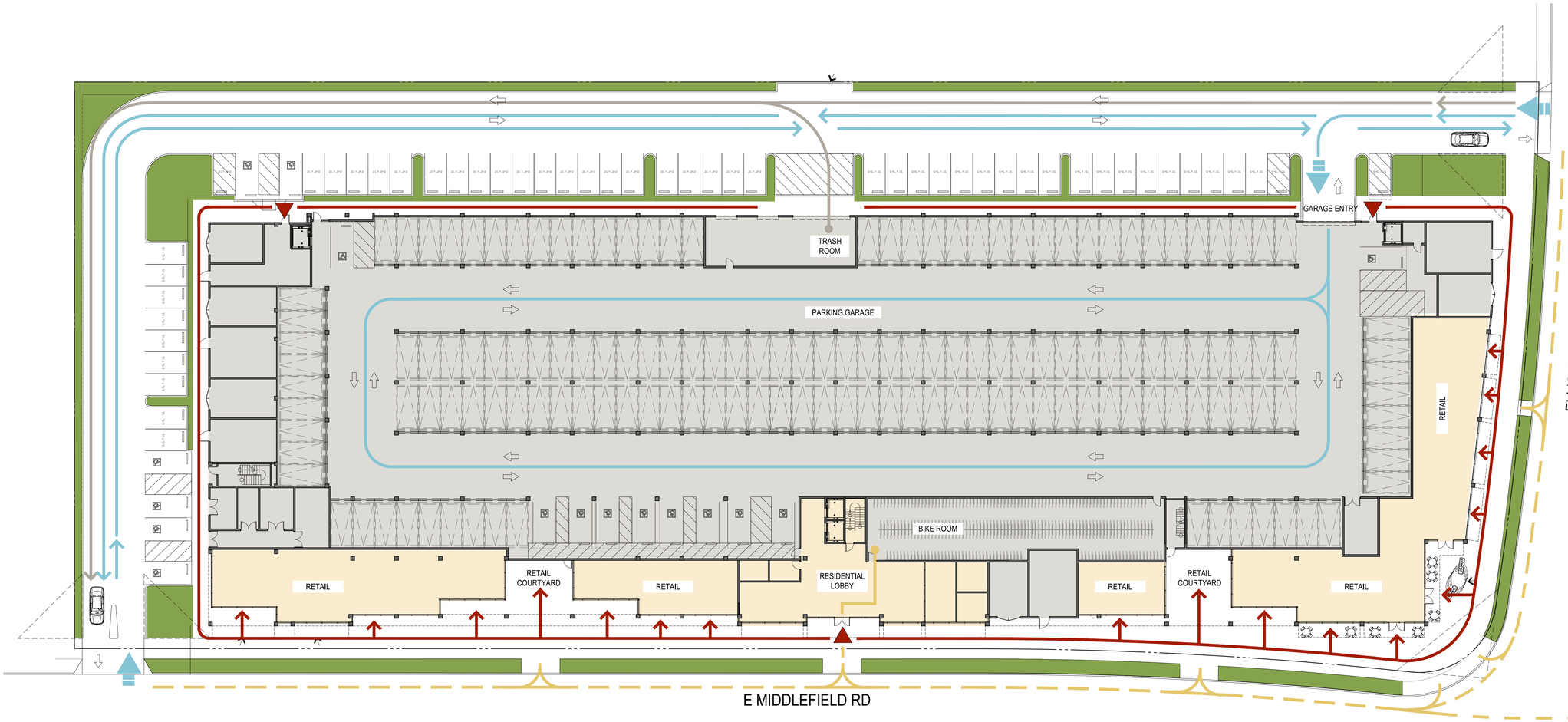

490 E MIDDLEFIELD ROAD

MOUNTAIN VIEW, CA

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JOB: 2425

SHEET:

SITE CIRCULATION DIAGRAM

A4.9

SITE CIRCULATION DIAGRAM

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

KEY

- VEHICLE SITE/GARAGE ENTRY
- BUILDING ENTRY
- PEDESTRIAN PATH
- VEHICULAR PATH
- BICYCLE PATH
- GARBAGE TRUCK PATH

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490 E MIDDLEFIELD ROAD

MOUNTAIN VIEW, CA

3 - FOURTH FLOOR - BELOW MARKET RATE UNITS
3/128" = 1'-0" @ 36x24

2 - THIRD FLOOR - BELOW MARKET RATE UNITS
3/128" = 1'-0" @ 36x24

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**	61.8%
1-BD	12	7	**19**	34.5%
2-BD	2	0	**2**	3.6%
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

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JOB: 2425

SHEET:

BELOW MARKET RATE
UNIT LOCATIONS
2ND-5TH FLOOR

A4.10

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3 -

EIGHTH FLOOR - BELOW MARKET RATE UNITS

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

2 -

SEVENTH FLOOR - BELOW MARKET RATE UNITS

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

1 -

SIXTH FLOOR - BELOW MARKET RATE UNITS

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

BMR UNIT DISTRIBUTION

	50%	80%	TOTAL	
STUDIO	15	19	**34**	61.8%
1-BD	12	7	**19**	34.5%
2-BD	2	0	**2**	3.6%
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

490 E MIDDLEFIELD ROAD

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JOB: 2425

SHEET:

BELOW MARKET RATE
UNIT LOCATIONS
6TH-8TH FLOOR

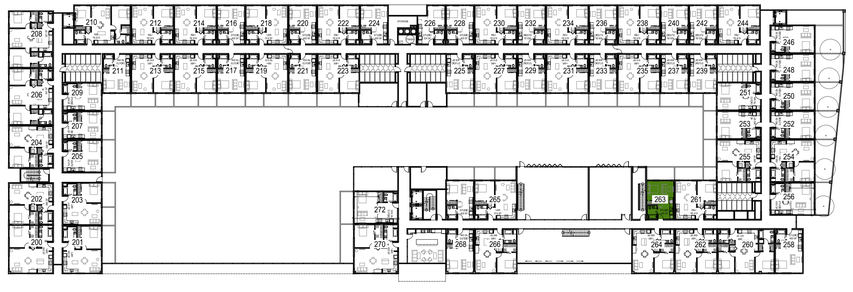
A4.11

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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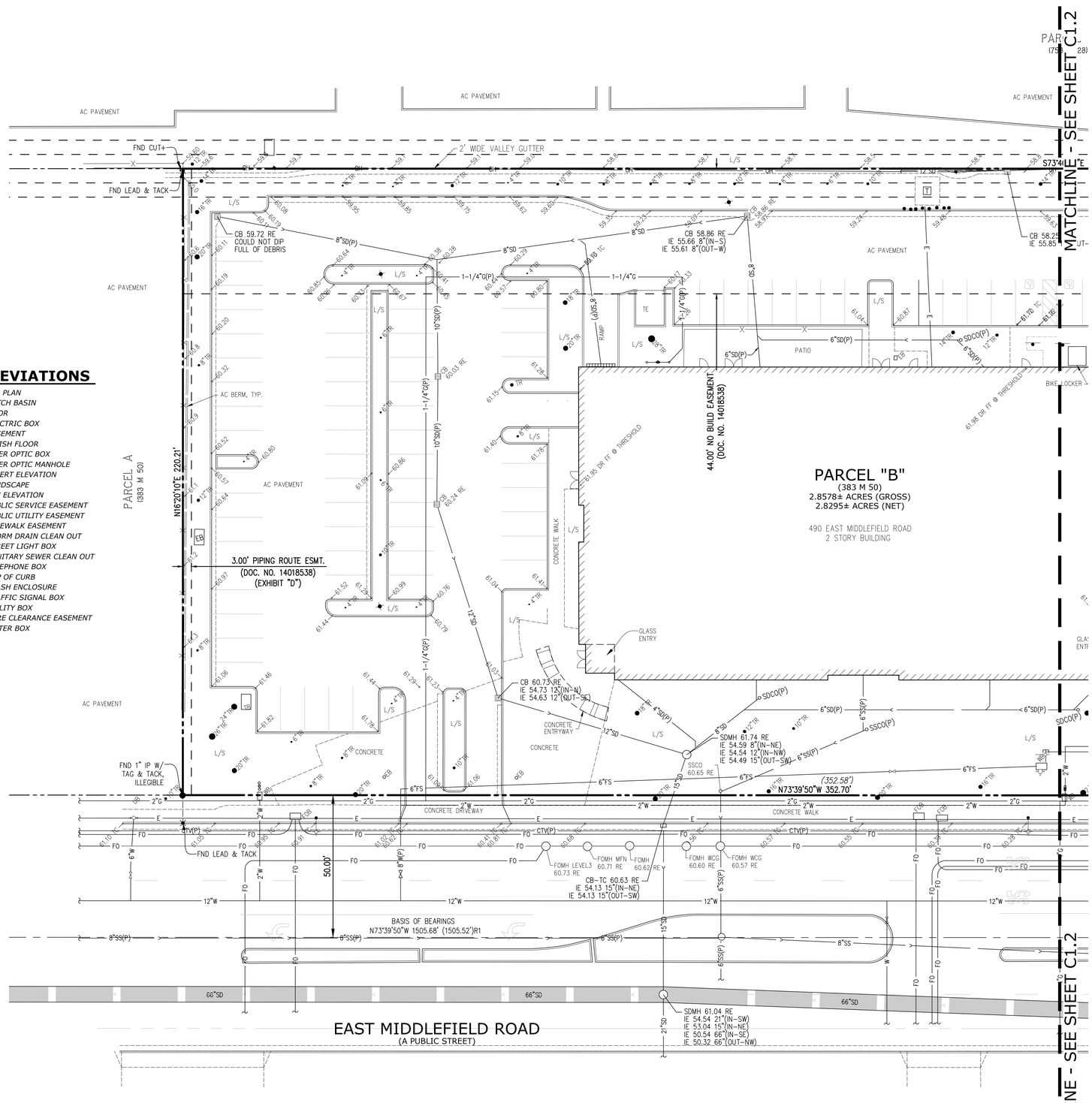
JOB: 2425

SHEET:

VOLUNTARY
BELOW MARKET RATE
UNIT LOCATIONS

A4.12



ABBREVIATIONS

(P)	*PER PLAN*
CB	*CATCH BASIN*
DR	*DOOR*
EB	*ELECTRIC BOX*
ESMT	*EASEMENT*
FF	*FINISH FLOOR*
FOB	*FIBER OPTIC BOX*
FOMH	*FIBER OPTIC MANHOLE*
IE	*INVERT ELEVATION*
L/S	*LANDSCAPE*
RE	*RIM ELEVATION*
P.S.E.	*PUBLIC SERVICE EASEMENT*
P.U.E.	*PUBLIC UTILITY EASEMENT*
S.W.E.	*SIDEWALK EASEMENT*
SDCO	*STORM DRAIN CLEAN OUT*
SLB	*STREET LIGHT BOX*
SSCO	*SANITARY SEWER CLEAN OUT*
TB	*TELEPHONE BOX*
TC	*TOP OF CURB*
TE	*TRASH ENCLOSURE*
TSB	*TRAFFIC SIGNAL BOX*
UB	*UTILITY BOX*
W.C.E.	*WIRE CLEARANCE EASEMENT*
WB	*WATER BOX*

NORTH

0 10 20 40 60

Scale 1" = 20'

LEGEND

- *ASPHALT BERM*
- *BUILDING LINE*
- *CENTER LINE*
- *CONCRETE CURB*
- *CONCRETE CURB & GUTTER*
- *DRIVEWAY*
- *EASEMENT LINE*
- *EDGE OF PAVEMENT*
- *ELECTRIC LINE*
- *FENCE LINE*
- *FIBER OPTICS LINE*
- *GAS LINE-VALVE & METER*
- *LOT LINE*
- *MONUMENT/MONUMENT LINE*
- *OVERHEAD POWER LINE*
- *PROPERTY LINE*
- *SANITARY SEWER LINE-MANHOLE & CLEANOUT*
- *SIDEWALK*
- *SPOT ELEVATION*
- *STORM DRAIN LINE-MANHOLE & CATCH BASIN*
- *STORM DRAIN LINE OVER 24"DIAMETER*
- *TELEPHONE LINE*
- *CABLE TELEVISION LINE*
- *WATER LINE & VALVE*
- *ACCESSIBLE PARKING SYMBOL*
- *AREA DRAIN*
- *BACKFLOW PREVENTION DEVICE*
- *FOUND/SET CROSS*
- *ELECTROLIER*
- *FIRE DEPARTMENT CONNECTION*
- *FIRE HYDRANT*
- *GAS METER*
- *GUY ANCHOR*
- *IRON PIPE FOUND*
- *NAIL FOUND*
- *POST INDICATOR VALVE*
- *POWER POLE/JOINT POLE*
- *TRANSFORMER*
- *TRAFFIC SIGNAL POLE*
- *TRAFFIC SIGN*
- *TREE*
- *UTILITY BOX*
- *WATER VALVE*
- *WELL*

SURVEY NOTES

1. *THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED NOVEMBER 29, 2018, NUMBER NCS-938226-SA1. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.*
2. *ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.*
3. *THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.*
4. *A REQUEST WAS MADE TO PACIFIC BELL TELEPHONE COMPANY FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES NEAR THIS SITE. AS OF 11-07-24, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF THE UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.*
5. *PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.*
6. *THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0045H FOR COMMUNITY NUMBER 060347 (CITY OF MOUNTAIN VIEW), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X" (SHADED).*

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X" (SHADED) IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

   INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE ON NOVEMBER 7, 2024.
7. *BENCHMARK:*
   CITY OF MOUNTAIN VIEW BENCHMARK BM III-02; BRASS DISK STAMPED "III-02" SET IN TOP OF CURB AT THE WEST END OF THE NORTHWEST RETURN ALONG EAST MIDDLEFIELD ROAD AT ELLIS STREET.

   ELEVATION: 59.767 FEET (NAVD 88, ADJUSTED 2010)
8. *BASIS OF BEARINGS:*
   THE BEARING OF 73° 39' 50" WEST TAKEN ON THE CENTER LINE EAST MIDDLEFIELD ROAD AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON NOVEMBER 19, 1976, IN BOOK 383 OF MAPS AT PAGE 50, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
9. *CORNER RECORD NOTE:*
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

Attachment 3

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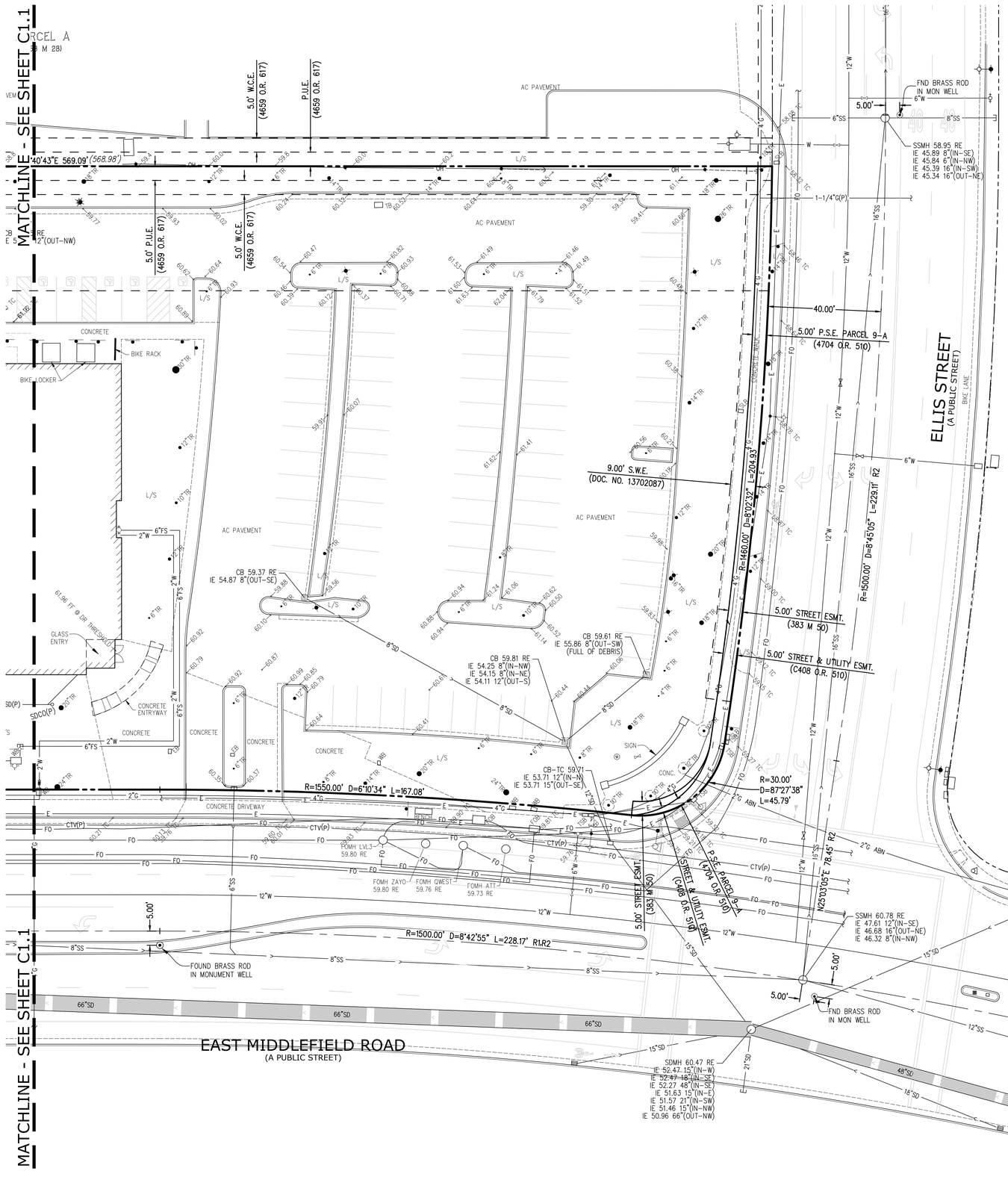
JOB: A18155-001

SHEET:

EXISTING CONDITIONS PLAN

C1.1

Z:\2018\A18155-1\ONGEN\TITLE\ELEMENTS\PD PERMIT\A18155-001 - C1.1 EXISTING CONDITIONS.dwg [C1.1] Plot: Tuesday, February 17, 2026 DANI KING



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JOB: A18155-001

SHEET:
EXISTING CONDITIONS PLAN

C1.2

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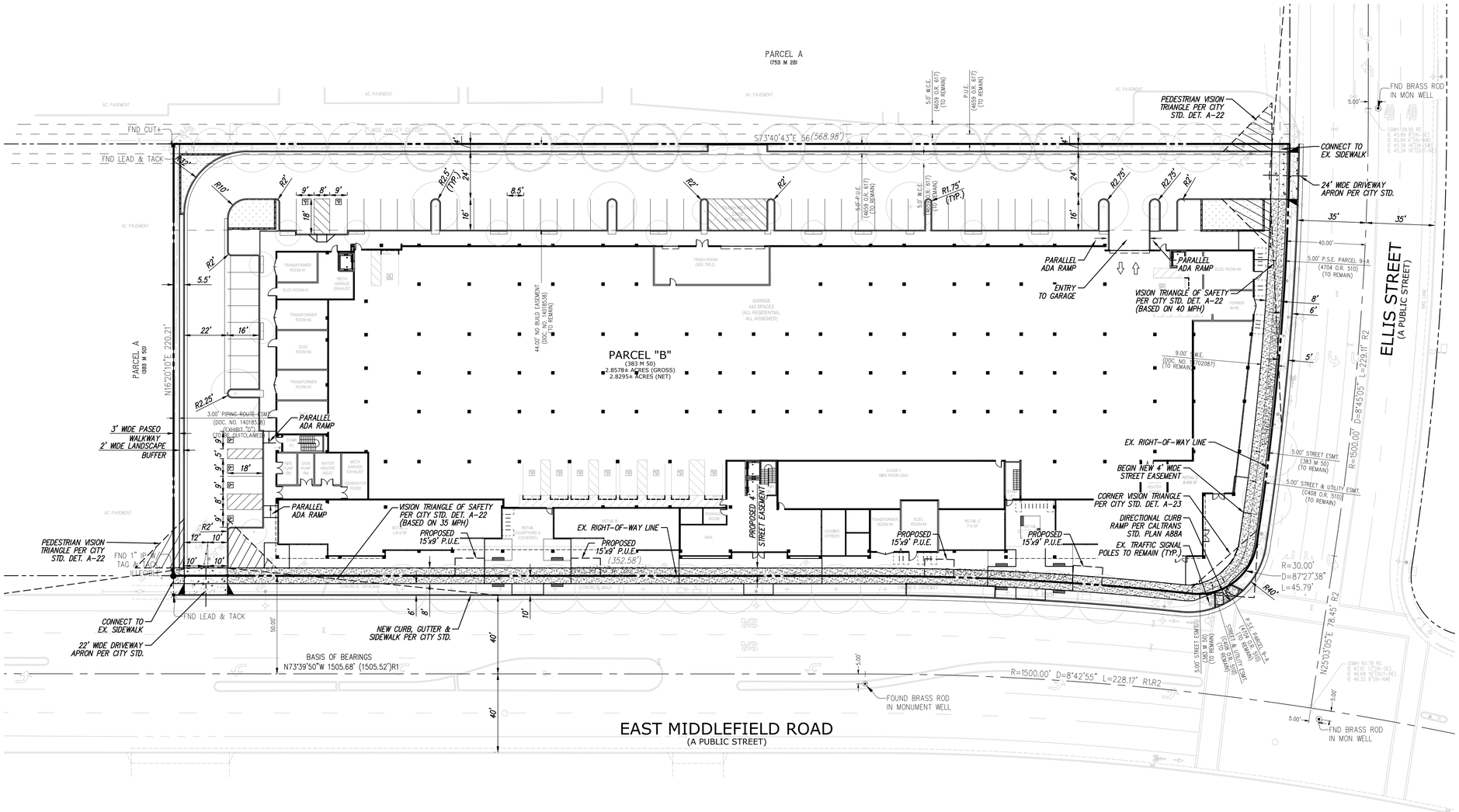

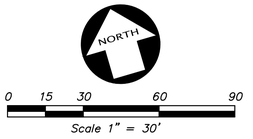

SITEWORK NOTES

1. ALL DRIVE AISLES SHALL BE ASPHALT CONCRETE UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR WALLS, FENCES, WALKWAY LAYOUT, COLOR, AND FINISH.
3. ALL CURBS SHALL BE 6" VERTICAL CURB OR 6" VERTICAL CURB & GUTTER UNLESS OTHERWISE NOTED.

SITEWORK LEGEND

FLOW THROUGH PLANTER

PUBLIC CONCRETE SIDEWALK

Attachment 3

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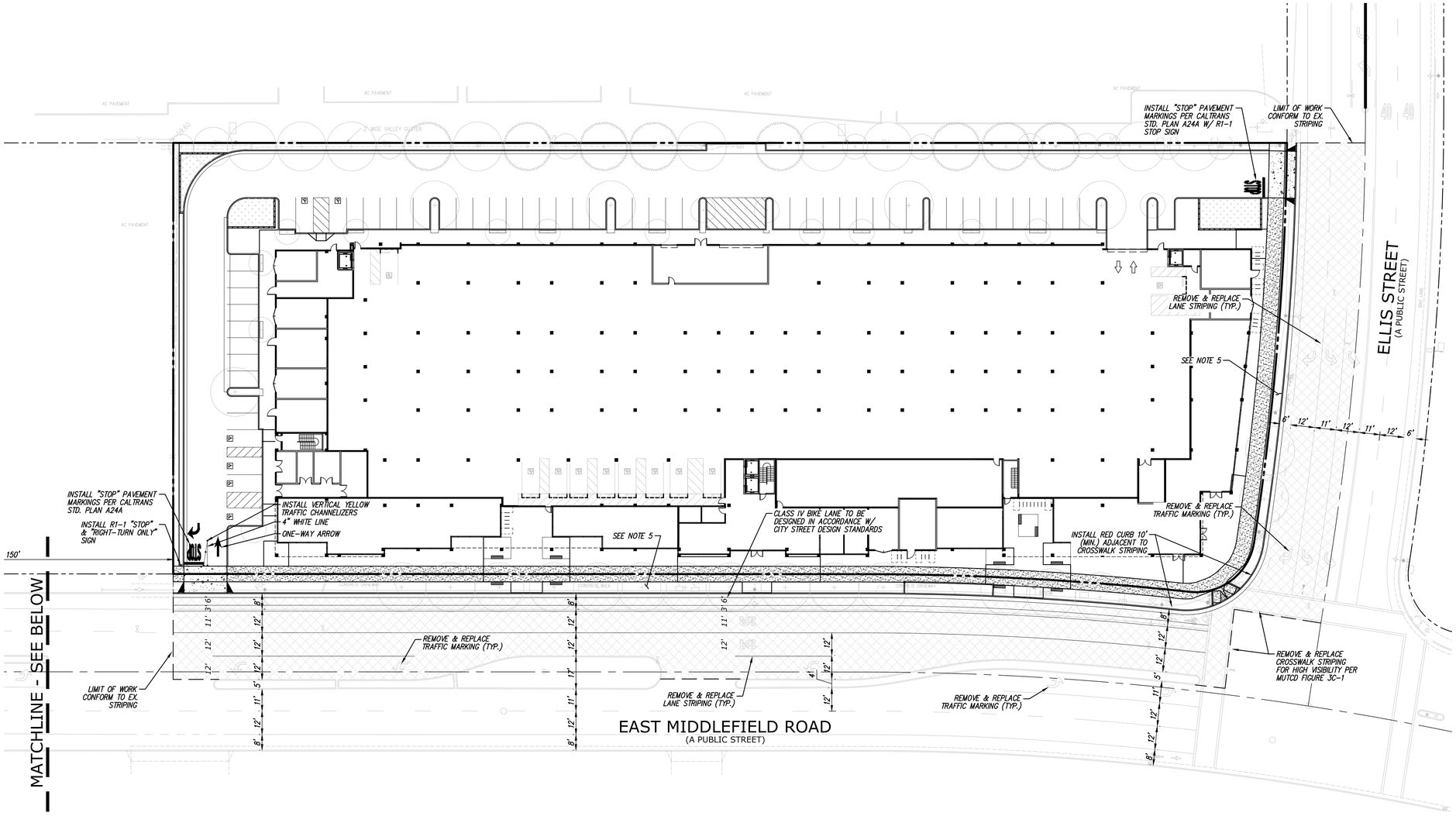
JOB: A18155-001

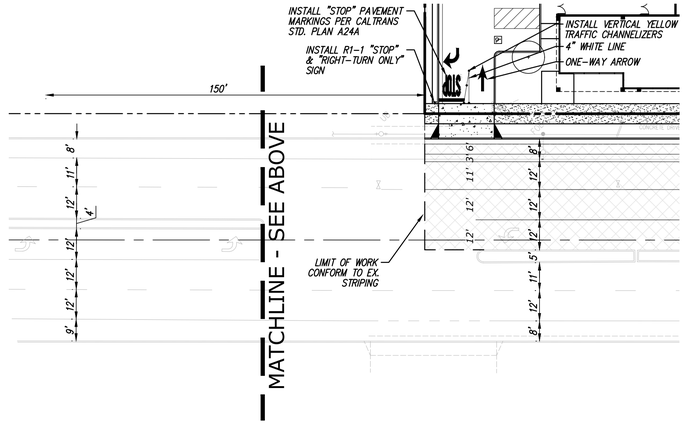
SHEET:

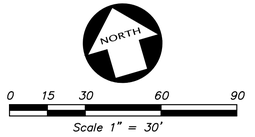
PRELIMINARY CIVIL SITE PLAN

C2.1

Z:\2018\A18155-1\DWG\ENTITLEMENTS\PD PERMIT\A18155-001 - C2.1 CIVIL SITE.dwg [C2.1] Plot: Tuesday, February 17, 2026 DAN KING







SIGNING & STRIPING NOTES

1. SIGNING AND STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD). THE LATEST EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS, STADARD PLANS, SIGN SPECIFICATIONS, SPECIAL PROVISIONS, AND THE LATEST EDITION OF THE CITY OF MOUNTAIN VIEW SPECIFICATIONS.
2. ANY EXISTING SIGNING AND STRIPING THAT CONFLICTS WITH THE NEW SIGNING AND STRIPING SHALL BE REMOVED.
3. ALL PERMANENT STRIPING/PAVEMENT MARKINGS AS SHOWN ON THIS PLAN SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE WITH LATEST CALTRANS STANDARD DETAILS AND CURRENT CA MUTCD.
4. PAVEMENT STRIPING SHALL BE CAT TRACKED AT LOCATIONS SHOWN ON THE PLANS FOR THE CITY TRANSPORTATION ENGINEER PRIOR TO PLACEMENT OF ANY PERMANENT STRIPING, MARKERS, OR PAVEMENT MARKINGS. A MINIMUM OF 72 HOURS NOTICE MUST BE GIVEN TO THE CITY TRANSPORTATION ENGINEER TO SCHEDULE FOR INSPECTION.
5. "NO STOPPING" SIGNAGE SHALL BE INSTALLED ALONG THE FRONTAGES OF ELLIS AND E. MIDDLEFIELD. SPECIFIC SIGNAGE REQUIREMENT WILL BE DETERMINED DURING THE PERMITTING STAGE.

SITEWORK LEGEND

- 12' — EXISTING LANE WIDTH
- 12' — PROPOSED LANE WIDTH
- GRIND & OVERLAY
- SLURRY SEAL

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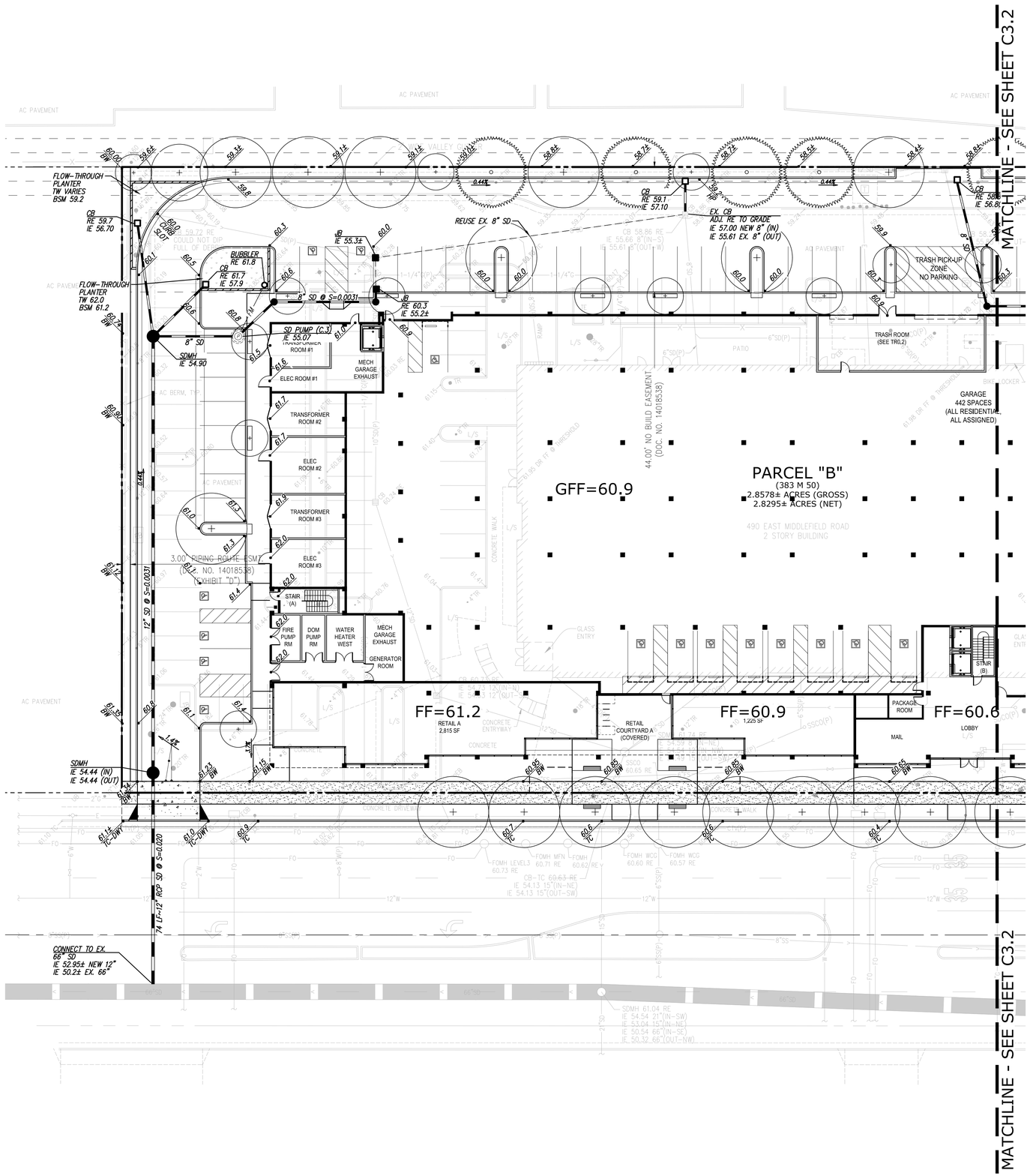
JOB: A18155-001

SHEET:
PRELIMINARY
PAVING &
STRIPING PLAN

C2.2

Z:\2018\A18155-102\VGEN\TILEMENTS\PD PERMIT\A18155-001 - C2.1 CIVIL SITE.dwg [C2.2] Plot: Tuesday, February 17, 2026 DAN KING



NORTH

0 10 20 40 60

Scale 1" = 20'

GRADING AND DRAINAGE LEGEND

PROPOSED	EXISTING	DESCRIPTION
300	300	CONTOUR LINE
		LOT LINE
100.00	+ 300.00	SPOT ELEVATION
SD	SD	STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
AD	AD	AREA DRAIN
BLDG	BLDG	BUILDING
BW	BW	BACK OF WALK
C	C	CONCRETE
CB	CB	CATCH BASIN
DIP	DIP	DUCTILE IRON PIPE
FC	FC	FACE OF CURB
FF	FF	FINISHED FLOOR
GB	GB	GRADE BREAK
HP	HP	HIGH POINT
IE	IE	INVERT ELEVATION
LP	LP	LOW POINT
NEF	NEF	NON EXPANSIVE FILL
OF	OF	OVERFLOW
PV	P	PAVEMENT
R	R	RIDGE
RE	RE	RIM ELEVATION
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SDMH	SDMH	STORM DRAIN MANHOLE
TC	TC	TOP OF CURB

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MOUNTAIN VIEW, CA

12.09.2024 SB-330 SUBMITTAL
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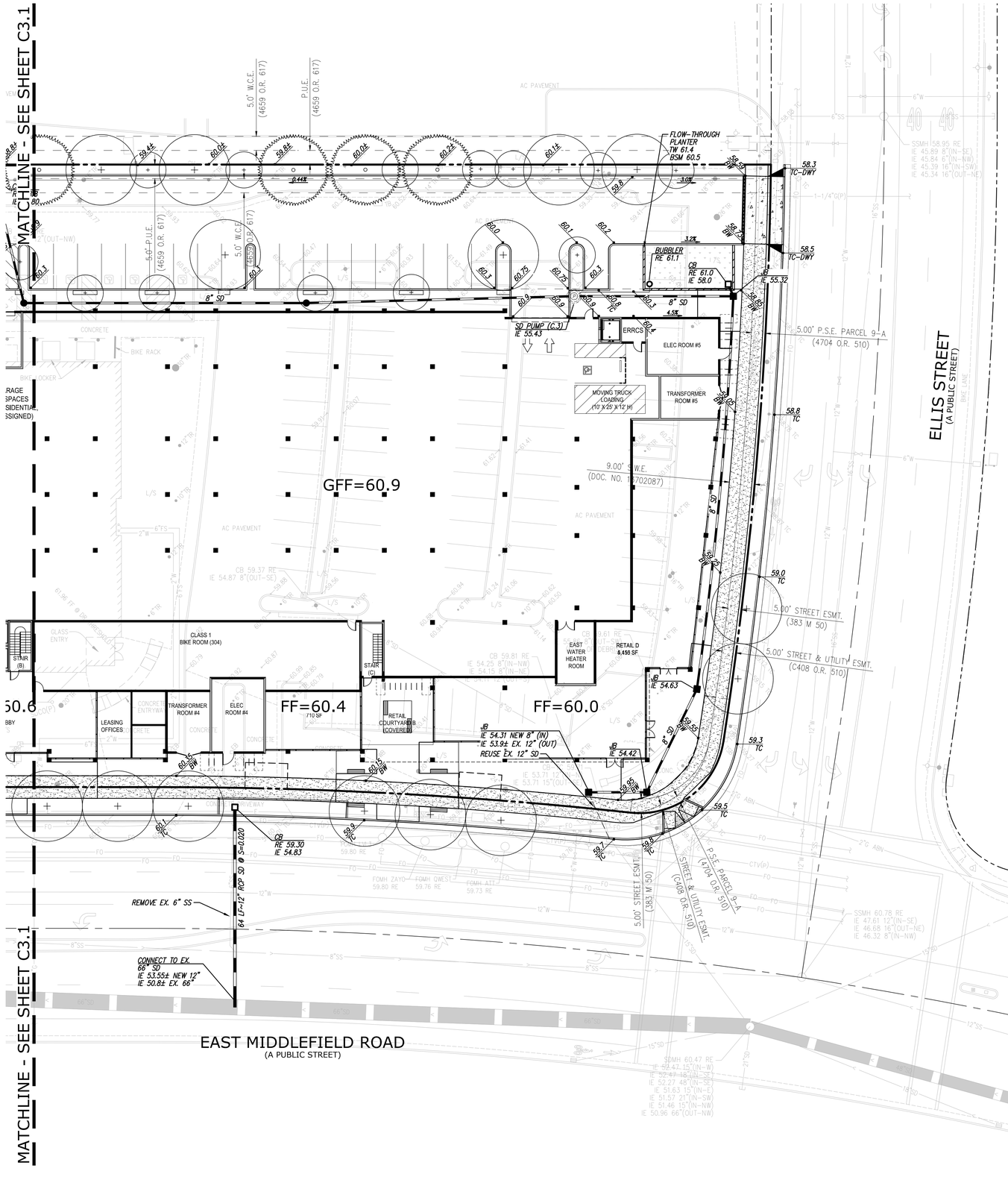
JOB: A18155-001

SHEET:
PRELIMINARY GRADING & DRAINAGE PLAN

C3.1

Z:\2018\A18155-1\DWG\ENTITLEMENTS\PD PERMIT\A18155-001 - C3.1 PRELIM GRADING.dwg [C3.1] Plot: Tuesday, February 17, 2026 DAN KING



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Attachment 3

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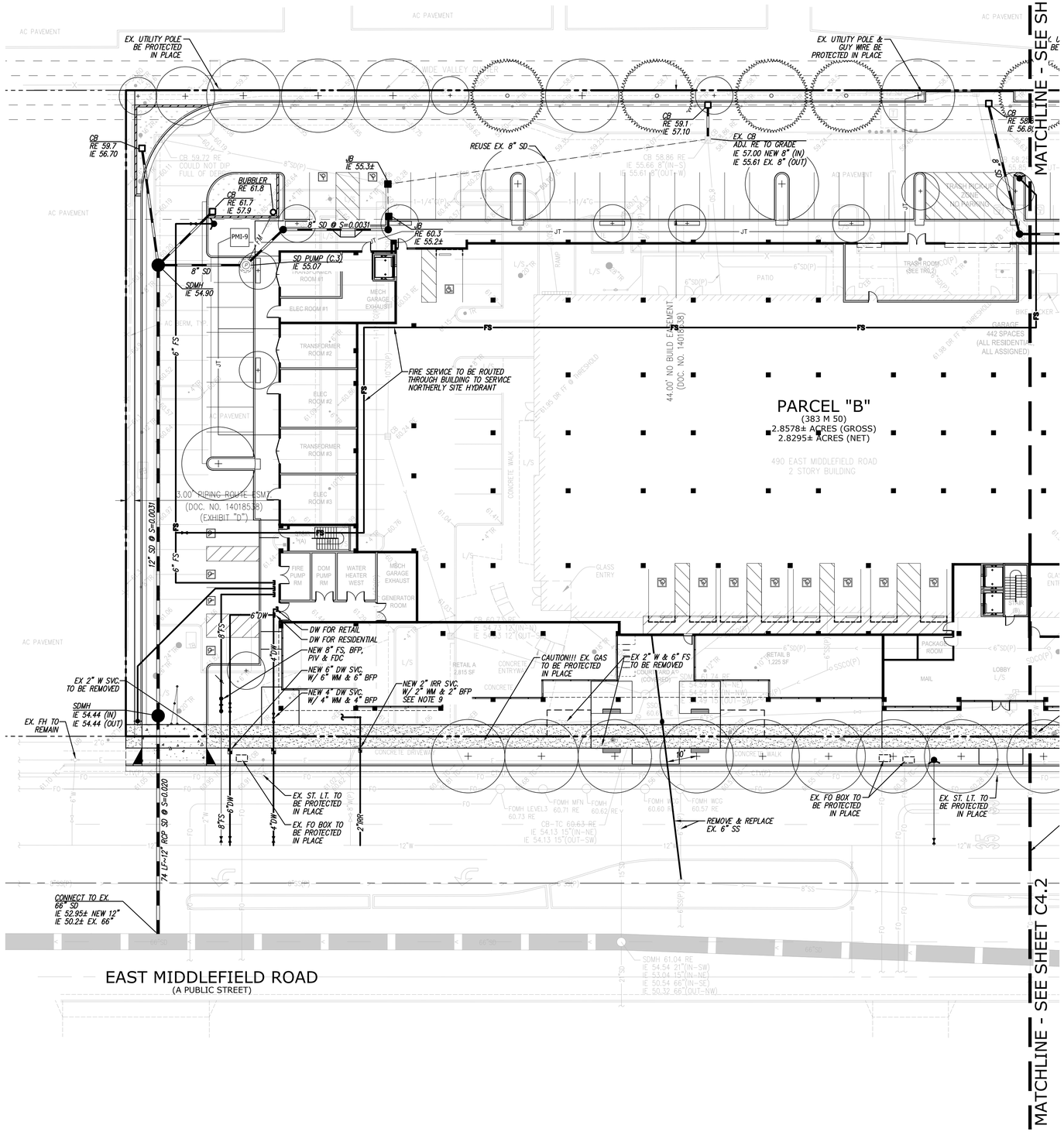
C3.2



UTILITY LEGEND

PROPOSED	EXISTING	DESCRIPTION
E	E	ELECTRIC LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
PERF. PIPE	PERF. PIPE	PERFORATED STORM DRAIN PIPE
P	P	PROPERTY LINE
SS	SS	SANITARY SEWER - MANHOLE AND CLEANOUT
+ 100.00	+ 100.00	SPOT ELEVATION
SD	SD	STORM DRAIN - MANHOLE AND CATCH BASIN
T	T	THRU CURB DRAIN
T	T	TELEPHONE LINE
W	W	WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		WALK-BOLLARD LIGHT
		FIRE HYDRANT
		POST INDICATOR VALVE
P	P	POWER POLE/JOINT POLE
T	T	TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
AD	AD	AREA DRAIN
ASR	ASR	AUTOMATIC SPRINKLER RISER
BFPD	BFPD	BACKFLOW PREVENTION DEVICE
CB	CB	CATCH BASIN
COTG	COTG	CLEANOUT TO GRADE
DDCV	DDCV	DOUBLE DETECTOR CHECK VALVE
DS	DS	DOWN SPOUT
FF	FF	FINISHED FLOOR
FH	FH	FIRE HYDRANT
FL	FL	FLOW LINE
IE	IE	INVERT ELEVATION
LT	LT	LIGHT
POC	POC	POINT OF CONNECTION
PIV	PIV	POST INDICATOR VALVE
RWL	RWL	RAIN WATER LEADER
RE	RE	RIM ELEVATION
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
SDMH	SDMH	STORM DRAIN MANHOLE
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SL	SL	STREET LIGHT
SLB	SLB	STREET LIGHT BOX
WM	WM	WATER METER
WV	WV	WATER VALVE

UTILITY NOTES

1. ALL WET UTILITIES SHALL MAINTAIN AT LEAST 12" VERTICAL CLEARANCE FROM ELECTRICAL FACILITIES.
2. SANITARY SEWER AND WATER UTILITIES SHALL MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM EXISTING AND PROPOSED TREES. TREE ROOT BARRIERS WILL BE INSTALLED AS NEEDED TO REDUCE CLEARANCES TO UTILITIES STATED ABOVE TO 5' MINIMUM.
3. DESIGN FOR WATER SERVICE SHALL MAINTAIN THE FOLLOWING CLEARANCES:
   - 12" VERTICAL TO ALL OTHER UTILITIES.
   - 10' HORIZONTAL TO SANITARY SEWER AND RECYCLED WATER.
   - 5' HORIZONTAL TO STORM DRAIN.
   - 5' HORIZONTAL TO DRY UTILITIES.
4. ON-SITE PIPE MATERIAL WITHIN DRIVE AISLES SHALL MEET THE FOLLOWING SCHEDULE UNLESS OTHERWISE NOTED:
   - 4.1. STORM DRAIN: PVC SDR-35
   - 4.2. SANITARY SEWER: PVC SDR-35
   - 4.3. WATER: PVC C900 DR-14
5. ALL SANITARY SEWER MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
   - 5.1. SEWER LATERALS ARE 6" (MIN.) IN DIAMETER AT 2% (MIN.) SLOPE.
6. ALL STORM DRAIN MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
   - 6.1. MAINS WITHIN DRIVE AISLES ARE 0.3% (MIN.) SLOPE.
   - 6.2. LATERAL CONNECTIONS DIRECTLY TO CITY PUBLIC MAIN SHALL BE DONE WITH A COLLAR.
7. ALL WATER MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
   - 7.1. FIRE HYDRANT LATERALS TO BE 6" MINIMUM.
8. ALL EXISTING STORM, SEWER AND WATER LATERALS TO BE REMOVED IN ENTIRETY/ABANDONED IN PLACE AS PART OF THE PERMITTING PROCESS.
9. IRRIGATION METERS ARE TEMPORARILY CONNECTED TO THE POTABLE WATER SERVICE WITHIN E. MIDDLEFIELD ROAD UNTIL RECYCLED WATER IS AVAILABLE TO THIS SITE.

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JOB: A18155-001

SHEET:
PRELIMINARY
UTILITY PLAN

C4.1

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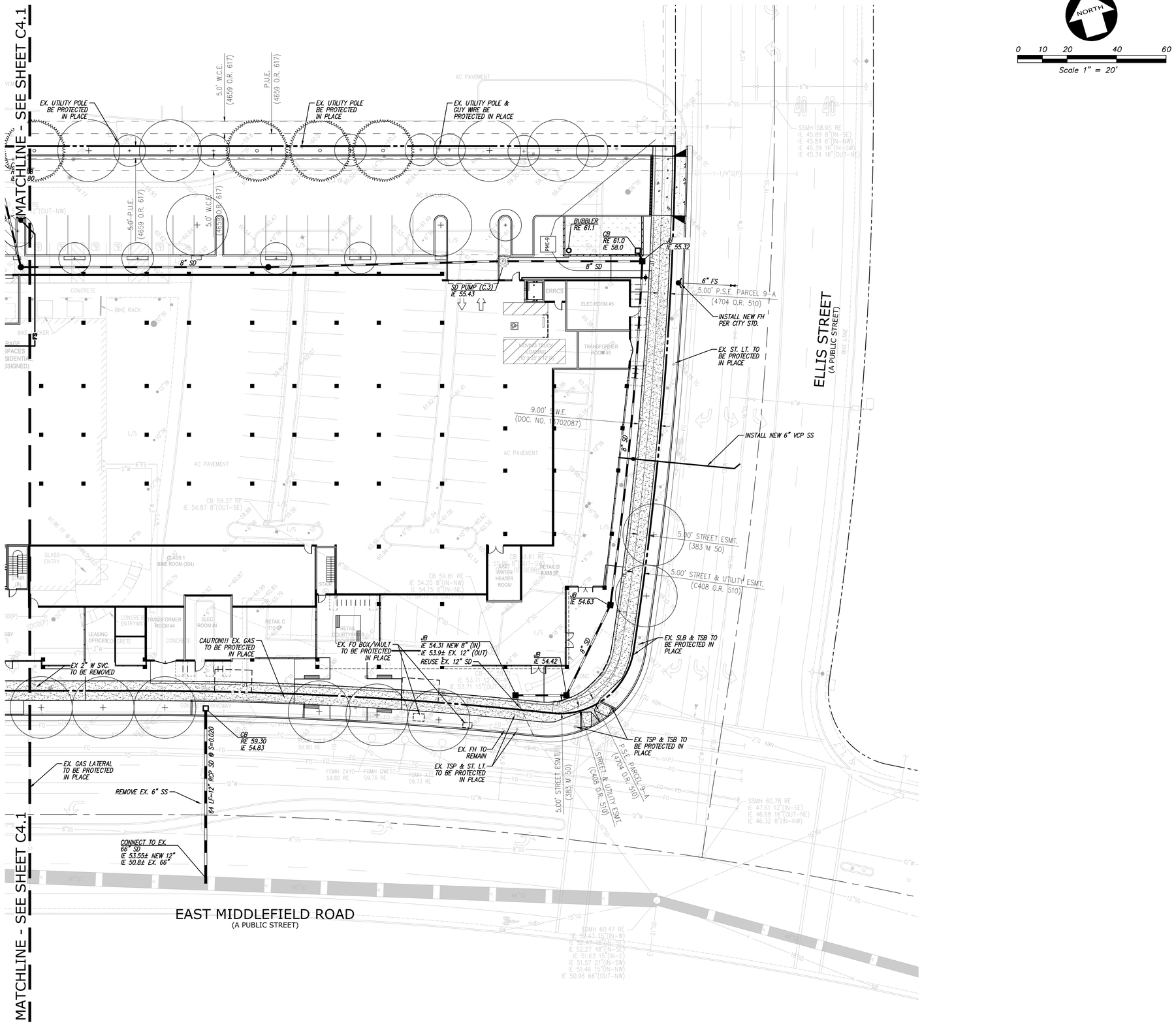

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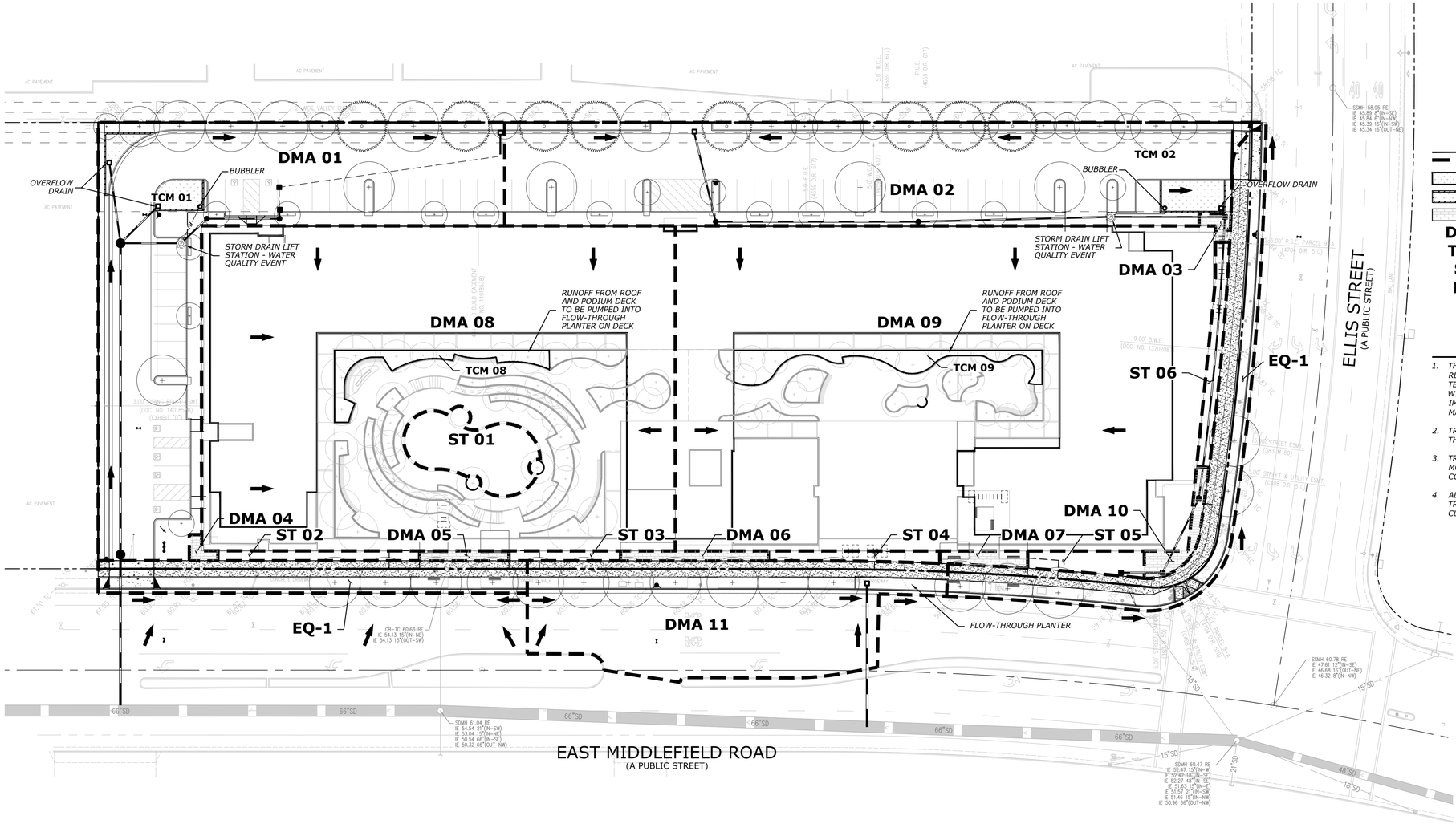
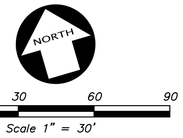
JOB: A18155-001

SHEET:
PRELIMINARY
UTILITY PLAN

C4.2



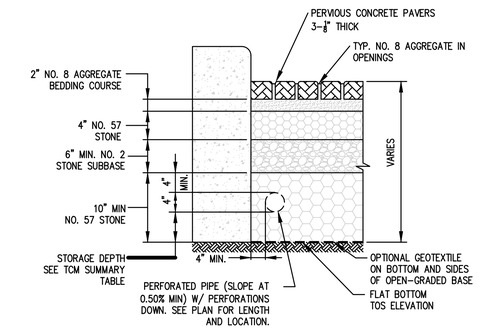


STORMWATER LEGEND

	TRIBUTARY AREA LIMITS
	FLOW-THROUGH PLANTER (PODIUM)
	FLOW-THROUGH PLANTER
	PERMEABLE PAVERS
DMA	DRAINAGE MANAGEMENT AREA
TCM	TREATMENT CONTROL MEASURE
ST	SELF-TREATING AREA
EQ	EQUIVALENT AREA
→	RUNOFF FLOW DIRECTION

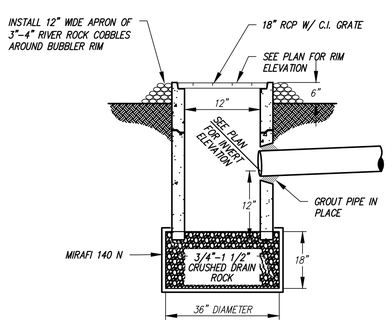
STORMWATER NOTES

1. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT AS IT IS NOT LOCATED WITHIN A SUBWATERSHED AREA LESS THAN 65% IMPERVIOUSNESS ON THE HYDROMODIFICATION MANAGEMENT (HM) APPLICABILITY MAP.
2. TRASH AND RECYCLING ENCLOSURES ARE LOCATED WITHIN THE BUILDING FOOTPRINT AND ARE NOT ON THE EXTERIOR.
3. TRASH CAPTURE DEVICES WILL BE INSTALLED ON THE MOST DOWNSTREAM STORM DRAIN STRUCTURE PRIOR TO CONNECTING TO THE PUBLIC STORM DRAIN SYSTEM.
4. ALL PLANT MATERIALS WITHIN LID STORMWATER TREATMENT SHALL ADHERE TO APPENDIX D OF THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT.



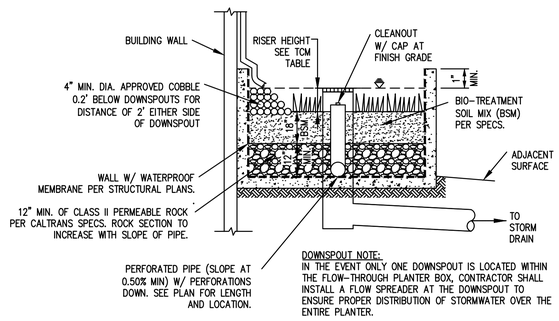
PERVIOUS PAVEMENT (SELF RETAINING) 3

NOT TO SCALE



BUBBLER 2

NOT TO SCALE



FLOW-THROUGH PLANTER (ABOVE GRADE) 1

NOT TO SCALE

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JOB: A18155-001

SHEET:

PREMLIMINARY STORMWATER QUALITY CONTROL PLAN

C5.1

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TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3' OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. *SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.*
2. *PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS, AND SIDE SLOPES.*
3. *SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS.*
4. *CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.*
5. *A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.*
6. *DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN, LOOSEN SOIL TO 12" DEPTH.*

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- *PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.*
- *ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.*
- *PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.*

SOURCE CONTROL MEASURES:

1. *BENEFICIAL LANDSCAPING*
2. *WATER EFFICIENT IRRIGATION SYSTEMS*
3. *GOOD HOUSEKEEPING, E.G., SWEEP PAVEMENT AND CLEAN CATCH BASINS*

SITE DESIGN MEASURES:

1. *DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.*
2. *PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.*
3. *CLUSTER STRUCTURES/PAVEMENT*

BIOTREATMENT SOIL REQUIREMENTS:

- *BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS.*
- *PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.*

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite / Offsite Area Treated by LID or Non-LID TCM	Bioretention			Self Retaining / Treating		Comments
											Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	
1	1	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	18,579	15,580	0	2,999	14.32%	465	465	6			
2	2	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	18,309	15,450	0	2,859	14.11%	460	460	6			
3	3	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	147	0	147	0	0.11%	N/A	N/A	N/A			
4	4	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	107	0	107	0	0.08%	N/A	N/A	N/A			
5	5	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	185	0	185	0	0.14%	N/A	N/A	N/A			
6	6	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	353	0	353	0	0.27%	N/A	N/A	N/A			
7	7	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	312	0	199	113	0.24%	N/A	N/A	N/A			
8	8	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	35,630	30,233	0	5,397	27.46%	901	901	6			
9	9	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	41,837	39,865	0	1,972	32.24%	1,173	1,173	6			
10	10	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	462	0	462	0	0.36%	N/A	N/A	N/A	N/A	N/A	
11	11	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method^2	9,449	8,450	0	999	7.28%	338	340	6	N/A	N/A	DMA is for green infrastructure
ST-1	ST-1	Onsite	Self-treating areas (landscaped)	LID	N/A	1,854	0	0	1,854	1.43%	N/A	N/A	N/A	N/A	N/A	
ST-2	ST-2	Onsite	Self-treating areas (landscaped)	LID	N/A	481	0	481	0	0.37%	N/A	N/A	N/A	N/A	N/A	
ST-3	ST-3	Onsite	Self-treating areas (landscaped)	LID	N/A	267	0	267	0	0.21%	N/A	N/A	N/A	N/A	N/A	
ST-4	ST-4	Onsite	Self-treating areas (landscaped)	LID	N/A	437	0	437	0	0.34%	N/A	N/A	N/A	N/A	N/A	
ST-5	ST-5	Onsite	Self-treating areas (landscaped)	LID	N/A	621	0	621	0	0.48%	N/A	N/A	N/A	N/A	N/A	
ST-6	ST-6	Onsite	Self-treating areas (landscaped)	LID	N/A	729	0	729	0	0.56%	N/A	N/A	N/A	N/A	N/A	
EQ-1[5]		Offsite	Untreated	N/A	N/A	6,659	6,659	0	0	-						Equivalent Treatment for DMA 11 within the public R.O.W. Total new/replaced imperviousness within the R.O.W. is 8,445 s.f.
					Totals:	129,759	109,578	3,988	16,193	100.00%						

Footnotes:
1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
3 Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
4 Gravel is considered as an impervious surface unless it is part of an infiltration trench.
5 DMA XX is not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 is equal to or greater than the required treatment area of DMA XX. EQ-1 is not required to be treated as it is [insert reason here]
6 Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If previous pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement selection.

1.0 Project Information

1-1	Project Name:	490 E. Middlefield
1-2	City application ID:	Mountain View
1-3	Site Address or APN:	490 E. Middlefield
1-4	Tract or Parcel Map No:	N/A
1-5	Site Mean Annual Precip. (MAP)[1]	14.5 Inches
	Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.	Click here for map
1-6	Applicable Rain Gauge[1]	Palo Alto (SCVURPPP)
	MAP adjustment factor is automatically calculated as:	1.06
	(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)	

These calculations are based on the combination flow and volume hydraulic sizing method provided in the Alameda, San Mateo, and Santa Clara County C.3 Technical Guidance Manuals. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manuals.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA 1**

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious Surface	15,580	1.0	15,580
2-3	Pervious Surface*	2,999	0.1	300
	Total DMA Area (square feet) =	18,579		

*Self-Treating and Self-Retaining not included

2-4 ***Total Effective Impervious Area (EIA)*** 15,880 **Square feet**

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns

Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients (Calculated for 100% Imperviousness)
San Jose Airport (SCVURPPP)	13.9	0.58
Palo Alto (SCVURPPP)	13.7	0.62
Palo Alto (SMCWPPP)	14.6	0.64
Gilroy (SCVURPPP)	18.2	1.00
Morgan Hill (SCVURPPP)	19.5	1.00
Boulder Creek (SMCWPPP)	55.9	2.04
La Honda (SMCWPPP)	24.4	0.96
Half Moon Bay (SMCWPPP)	25.02	0.82
San Francisco (SMCWPPP)	21	0.73
San Francisco Airport (SMCWPPP)	20.1	0.85
San Francisco Oceanside (SMCWPPP)	19.3	0.72
Oakland Airport (CWPAC)	18.35	1.00

3-1 ***Unit basin storage volume from Table 5.2:*** 0.62 **Inches**
(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 ***Adjusted unit basin storage volume:*** 0.66 **Inches**
(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 ***Required Capture Volume (in cubic feet):*** 868 **Cubic feet**
(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity 0.2 **Inches per hour**

4-2 Divide Item 3-2 by Item 4-1 3.28 **Hours of Rain Event Duration**

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface 635 **Square feet**

5-2 3% of DMA impervious surface 476 **Square feet**

5-3 Volume of treated runoff for area in Item 5-2 651 **Cubic feet** (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3 217 **Cubic feet** (Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2 0.5 **Feet** (Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from ft to inches 5.5 **Inches** (Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth of 6"-12", then Item 7-1 is equal to Item 5-2. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

7-1 Enter actual treatment area larger or smaller than Item 5-2 based off plans. 465 **Sq.ft.** (enter larger area if you need less ponding depth; smaller for more depth.)

7-2 Volume of treated runoff for area in Item 7-1 636 **Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

7-3 Subtract Item 7-2 from Item 3-3 233 **Cubic feet** (Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1 0.50 **Feet** (Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from feet to inches 6.0 **Inches** (Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. If the slope of the drainage area > 1%, then 11" will be the max ponding depth (slopes >1% will increase the ponding depth by 0.2 inches).

Attachment 3
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Phone: (408) 727-6665
www.kierwright.com

490 E MIDDLEFIELD ROAD

MOUNTAIN VIEW, CA

12.09.2024 SB-330 SUBMITTAL
01.31.2025 FORMAL PLANNING APPLICATION
06.20.2025 PLANNING RESUBMITTAL
08.27.2025 PLANNING RESUBMITTAL
10.21.2025 PLANNING RESUBMITTAL
01.09.2026 EPC SUBMITTAL

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JOB: A18155-001

SHEET:
PRELIMINARY STORMWATER NOTES, DETAILS & CALCULATIONS

C5.2

Z:\2018\A18155-TGW\DWG\TITLE\ELEMENTS\PD PERMIT\A18155-001 - C5.1 STORMWATER QUALITY.dwg [C5.2] Plot: Tuesday, February 17, 2026 DAN WNG

1.0 Project Information

1-1	Project Name:	490 E. Middlefield	
1-2	City application ID:	Mountain View	
1-3	Site Address or APN:	490 E. Middlefield	
1-4	Tract or Parcel Map No:	N/A	
1-5	Site Mean Annual Precip. (MAP)[1]	14.5	**Inches**
	Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.	Click here for map	
1-6	Applicable Rain Gauge[2]	Palo Alto (SCVURPPP)	
	MAP adjustment factor is automatically calculated as:	1.06	

These calculations are based on the combination flow and volume hydraulic sizing method provided in the Alameda, San Mateo, and Santa Clara County C.3 Technical Guidance Manuals. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manuals.

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA 2**

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious Surface	15,450	1.0	15,450
2-3	Pervious Surface	2,859	0.1	286
	Total DMA Area (square feet) =	18,309		

2-4 ***Total Effective Impervious Area (EIA)*** = **15,736** **Square feet**

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns

Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients (Calculated for 100% Imperviousness)
San Jose Airport (SCVURPPP)	13.9	0.58
Palo Alto (SCVURPPP)	13.7	0.62
Palo Alto (SMCWPPP)	14.6	0.64
Gilroy (SCVURPPP)	18.2	1.00
Morgan Hill (SCVURPPP)	19.5	1.00
Boulder Creek (SMCWPPP)	55.9	2.04
La Honda (SMCWPPP)	24.4	0.86
Half Moon Bay (SMCWPPP)	25.92	0.82
San Francisco (SMCWPPP)	21	0.73
San Francisco Airport (SMCWPPP)	20.1	0.85
San Francisco Oceanside (SMCWPPP)	19.3	0.72
Oakland Airport (CWPAC)	18.35	1.00

3-1 ***Unit basin storage volume from Table 5.2:*** **0.62** **Inches**
(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 ***Adjusted unit basin storage volume:*** **0.66** **Inches**
(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 ***Required Capture Volume (in cubic feet):*** **860** **Cubic feet**
(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity **0.2** **Inches per hour**

4-2 Divide Item 3-2 by Item 4-1 **3.28** **Hours of Rain Event Duration**

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface **629** **Square feet**

5-2 3% of DMA impervious surface **472** **Square feet**

5-3 Volume of treated runoff for area in Item 5-2 **645** **Cubic feet** (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3 **215** **Cubic feet** (Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2 **0.5** **Feet** (Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from ft to inches **5.5** **Inches** (Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth of 6"-12", then Item 7-1 is equal to Item 5-2. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment M 25

7-1 Enter an area larger or smaller than Item 5-2 **460** **Sq.ft.** (enter larger area if you need less ponding depth; smaller for more depth.)

7-2 Volume of treated runoff for area in Item 7-1 **629** **Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

7-3 Subtract Item 7-2 from Item 3-3 **232** **Cubic feet** (Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1 **0.50** **Feet** (Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from feet to inches **6.0** **Inches** (Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. If the slope of the drainage area > 1%, then 11" will be the max ponding depth (slopes >1% will increase the ponding depth by 0.2 inches).

1.0 Project Information

1-1	Project Name:	490 E. Middlefield	
1-2	City application ID:	Mountain View	
1-3	Site Address or APN:	490 E. Middlefield	
1-4	Tract or Parcel Map No:	N/A	
1-5	Site Mean Annual Precip. (MAP)[1]	14.5	**Inches**
	Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.	Click here for map	
1-6	Applicable Rain Gauge[2]	Palo Alto (SCVURPPP)	
	MAP adjustment factor is automatically calculated as:	1.06	

These calculations are based on the combination flow and volume hydraulic sizing method provided in the Alameda, San Mateo, and Santa Clara County C.3 Technical Guidance Manuals. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manuals.

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA 8**

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious Surface	30,233	1.0	30,233
2-3	Pervious Surface	5,397	0.1	540
	Total DMA Area (square feet) =	35,630		

2-4 ***Total Effective Impervious Area (EIA)*** = **30,773** **Square feet**

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns

Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients (Calculated for 100% Imperviousness)
San Jose Airport (SCVURPPP)	13.9	0.58
Palo Alto (SCVURPPP)	13.7	0.62
Palo Alto (SMCWPPP)	14.6	0.64
Gilroy (SCVURPPP)	18.2	1.00
Morgan Hill (SCVURPPP)	19.5	1.00
Boulder Creek (SMCWPPP)	55.9	2.04
La Honda (SMCWPPP)	24.4	0.86
Half Moon Bay (SMCWPPP)	25.92	0.82
San Francisco (SMCWPPP)	21	0.73
San Francisco Airport (SMCWPPP)	20.1	0.85
San Francisco Oceanside (SMCWPPP)	19.3	0.72
Oakland Airport (CWPAC)	18.35	1.00

3-1 ***Unit basin storage volume from Table 5.2:*** **0.62** **Inches**
(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 ***Adjusted unit basin storage volume:*** **0.66** **Inches**
(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 ***Required Capture Volume (in cubic feet):*** **1,683** **Cubic feet**
(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity **0.2** **Inches per hour**

4-2 Divide Item 3-2 by Item 4-1 **3.28** **Hours of Rain Event Duration**

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface **1,231** **Square feet**

5-2 3% of DMA impervious surface **923** **Square feet**

5-3 Volume of treated runoff for area in Item 5-2 **1,262** **Cubic feet** (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3 **421** **Cubic feet** (Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2 **0.5** **Feet** (Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from ft to inches **5.5** **Inches** (Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth of 6"-12", then Item 7-1 is equal to Item 5-2. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment M 25

7-1 Enter an area larger or smaller than Item 5-2 **901** **Sq.ft.** (enter larger area if you need less ponding depth; smaller for more depth.)

7-2 Volume of treated runoff for area in Item 7-1 **1,232** **Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

7-3 Subtract Item 7-2 from Item 3-3 **451** **Cubic feet** (Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1 **0.50** **Feet** (Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from feet to inches **6.0** **Inches** (Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. If the slope of the drainage area > 1%, then 11" will be the max ponding depth (slopes >1% will increase the ponding depth by 0.2 inches).

1.0 Project Information

1-1	Project Name:	490 E. Middlefield	
1-2	City application ID:	Mountain View	
1-3	Site Address or APN:	490 E. Middlefield	
1-4	Tract or Parcel Map No:	N/A	
1-5	Site Mean Annual Precip. (MAP)[2]	14.5	**Inches**
	Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.	Click here for map	
1-6	Applicable Rain Gauge[2]	Palo Alto (SCVURPPP)	
	MAP adjustment factor is automatically calculated as:	1.06	

These calculations are based on the combination flow and volume hydraulic sizing method provided in the Alameda, San Mateo, and Santa Clara County C.3 Technical Guidance Manuals. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manuals.

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA 9**

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious Surface	39,865	1.0	39,865
2-3	Pervious Surface	1,972	0.1	197
	Total DMA Area (square feet) =	41,837		

2-4 ***Total Effective Impervious Area (EIA)*** = **40,062** **Square feet**

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns

Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients (Calculated for 100% Imperviousness)
San Jose Airport (SCVURPPP)	13.9	0.58
Palo Alto (SCVURPPP)	13.7	0.62
Palo Alto (SMCWPPP)	14.6	0.64
Gilroy (SCVURPPP)	18.2	1.00
Morgan Hill (SCVURPPP)	19.5	1.00
Boulder Creek (SMCWPPP)	55.9	2.04
La Honda (SMCWPPP)	24.4	0.86
Half Moon Bay (SMCWPPP)	25.92	0.82
San Francisco (SMCWPPP)	21	0.73
San Francisco Airport (SMCWPPP)	20.1	0.85
San Francisco Oceanside (SMCWPPP)	19.3	0.72
Oakland Airport (CWPAC)	18.35	1.00

3-1 ***Unit basin storage volume from Table 5.2:*** **0.62** **Inches**
(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 ***Adjusted unit basin storage volume:*** **0.66** **Inches**
(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 ***Required Capture Volume (in cubic feet):*** **2,191** **Cubic feet**
(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity **0.2** **Inches per hour**

4-2 Divide Item 3-2 by Item 4-1 **3.28** **Hours of Rain Event Duration**

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface **1,602** **Square feet**

5-2 3% of DMA impervious surface **1,202** **Square feet**

5-3 Volume of treated runoff for area in Item 5-2 **1,643** **Cubic feet** (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3 **548** **Cubic feet** (Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2 **0.5** **Feet** (Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from ft to inches **5.5** **Inches** (Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth of 6"-12", then Item 7-1 is equal to Item 5-2. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment M 25

7-1 Enter an area larger or smaller than Item 5-2 **1173** **Sq.ft.** (enter larger area if you need less ponding depth; smaller for more depth.)

7-2 Volume of treated runoff for area in Item 7-1 **1,604** **Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

7-3 Subtract Item 7-2 from Item 3-3 **587** **Cubic feet** (Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1 **0.50** **Feet** (Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from feet to inches **6.0** **Inches** (Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. If the slope of the drainage area > 1%, then 11" will be the max ponding depth (slopes >1% will increase the ponding depth by 0.2 inches).

Z:\2018\A18155-1\DWG\ENTITLEMENTS\PD PERMIT\A18155-001 - C5.1 STORMWATER QUALITY.dwg [C5.3] Plot: Tuesday, February 17, 2026 DAN WANG

Attachment 3
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KIER+WRIGHT

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Santa Clara, CA 95054
Phone: (408) 727-6665
www.kierwright.com

490 E MIDDLEFIELD ROAD

MOUNTAIN VIEW, CA

12.09.2024 SB-330 SUBMITTAL
01.31.2025 FORMAL PLANNING APPLICATION
06.20.2025 PLANNING RESUBMITTAL
08.27.2025 PLANNING RESUBMITTAL
10.21.2025 PLANNING RESUBMITTAL
01.09.2026 EPC SUBMITTAL

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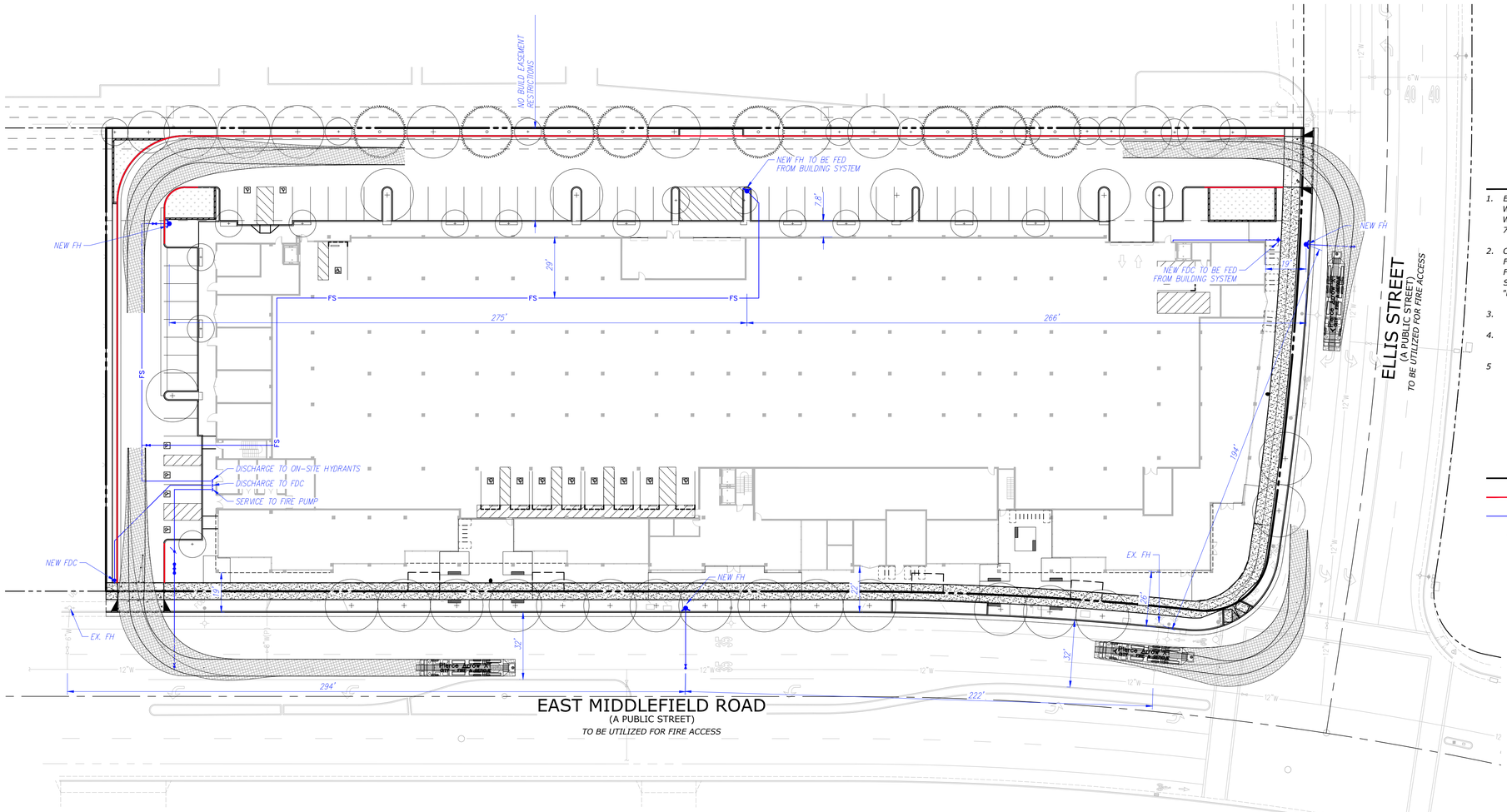
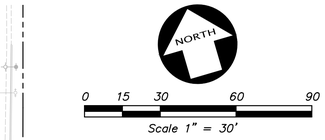
JOB: A18155-001

SHEET:
PRELIMINARY STORMWATER NOTES, DETAILS & CALCULATIONS

C5.3



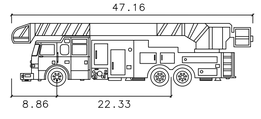


SITE FIRE NOTES

1. *EMERGENCY VEHICLE ACCESS EASEMENTS SHALL BE PAVED WITH ASPHALT OR REINFORCED CONCRETE, BOTH OF WHICH WILL SUPPORT THE MINIMUM REQUIRED LOAD OF 75,000 LBS.*
2. *CURB SPANS DESIGNATED WITH RED MARKINGS INDICATE FIRE LANE IDENTIFICATION AND PARKING RESTRICTIONS FOR FIRE APPARATUS ACCESS ROADS. THESE ROADWAYS SHALL BE MARKED WITH PERMANENT SIGNAGE INDICATING "NO PARKING - FIRE LANE"*
3. *TREES DO NOT INTERFERE WITH AERIAL LADDER TRUCKS.*
4. *ALL BUILDINGS ARE 150' OR LESS FROM AN EMERGENCY VEHICLE ACCESS LANE.*
5. *FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. AERIAL APPARATUS ACCESS ROADS MAY REQUIRE ADDITIONAL VERTICAL CLEARANCE.*

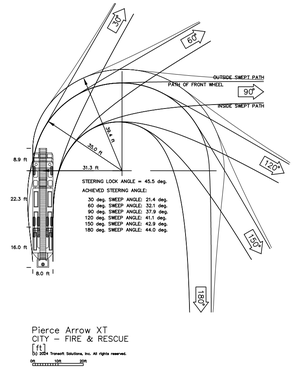
SITE FIRE LEGEND

- *RED-PAINTED CURB SPANS PER NOTE 2*
- *WATER LINE*
- *FIRE HYDRANT*



Pierce Arrow XT

	feet
Width	:8.01
Track	:8.01
Lock to Lock Time	:6.0
Steering Angle	:45.5



FIRE TRUCK TEMPLATE

NOT TO SCALE

Attachment 3

STACKHOUSE
DE LA PEÑA
TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.SDTArch.com

KIER+WRIGHT

3350 Scott Boulevard, Building 22
Santa Clara, CA 95054
Phone: (408) 727-6665
www.kierwright.com

490 E MIDDLEFIELD ROAD

MOUNTAIN VIEW, CA

12.09.2024 SB-330 SUBMITTAL
01.31.2025 FORMAL PLANNING APPLICATION
06.20.2025 PLANNING RESUBMITTAL
08.27.2025 PLANNING RESUBMITTAL
10.21.2025 PLANNING RESUBMITTAL
01.09.2026 EPC SUBMITTAL

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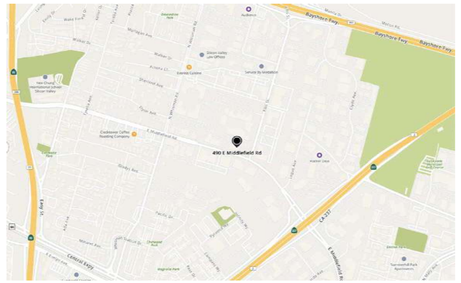
JOB: A18155-001

SHEET:

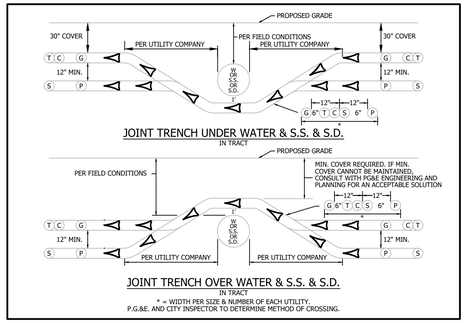
PRELIMINARY SITE FIRE ACCESS PLAN

C6.1

Z:\2018\A18155-1\DWG\ENTITLEMENTS\PD PERMIT\A18155-001 - C6.1 PRELIM FIRE ACCESS.dwg [C6.1] Plot: Tuesday, February 17, 2026 DAN KING



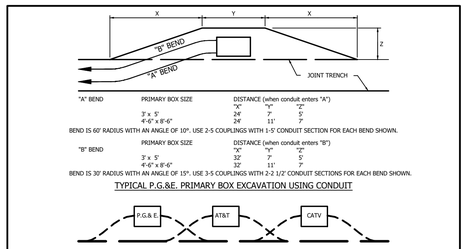
VICINITY MAP - NOT TO SCALE



JOINT TRENCH UNDER WATER & S.S. & S.D.
IN TRACT

JOINT TRENCH OVER WATER & S.S. & S.D.
IN TRACT

* = WIDTH PER SIZE & NUMBER OF EACH UTILITY.
P.G.&E. AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.



"A" BEND	PRIMARY BOX SIZE	DISTANCE (when conduit enters "A")		
		"X"	"Y"	"Z"
	3' x 5'	24'	7'	5'
	4'-6" x 8'-6"	24'	11'	7'

BEND IS 60' RADIUS WITH AN ANGLE OF 10°. USE 2-5 COUPLINGS WITH 1-5' CONDUIT SECTION FOR EACH BEND SHOWN.

"B" BEND	PRIMARY BOX SIZE	DISTANCE (when conduit enters "B")		
		"X"	"Y"	"Z"
	3' x 5'	32'	7'	5'
	4'-6" x 8'-6"	32'	11'	7'

BEND IS 30' RADIUS WITH AN ANGLE OF 15°. USE 3-5 COUPLINGS WITH 2-2 1/2' CONDUIT SECTIONS FOR EACH BEND SHOWN.

TYPICAL P.G.&E. PRIMARY BOX EXCAVATION USING CONDUIT

1) CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2) TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3) CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

TRENCH TRANSITION DETAIL
(TYPICAL)

SECTION	G	T	C	S	P	OTHER
A*	X	X	X	X	X	
B*	X	X		X	X	
C*	X		X	X	X	
D*		X	X	X	X	
E*	X			X	X	
F*		X		X	X	
G*			X	X	X	
H*				X	X	
I	X	X	X			
J	X	X				
K	X		X			
L		X	X			
M	X	X	X	X		
N	X	X		X		
O	X		X	X		
P		X	X	X		
Q	X			X		
R		X		X		
S			X	X		
T	X					
U		X				
V			X			
W				X		

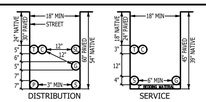
* THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (INCHES)

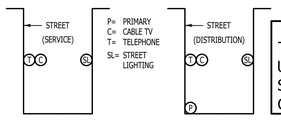
LBL	UTILITY TYPE	G	DUCT T	SB T	C	S	P	SL
G	(GAS) SEE NOTES 4,7, & 13	-	12	12	12	6	12	6
T	TELEPHONE (DUCT)	12	-	1	1	12	12	12
T	TELEPHONE (DIRECT BURY)	12	1	-	1	12	12	12
C	CATV	12	1	1	-	12	12	12
S	ELECTRIC SECONDARY	6	12	12	12	1.5	3	1.5
P	ELECTRIC PRIMARY	12	12	12	12	3	-	3
SL	STREET LIGHT - SEE NOTE 5	6	12	12	12	1.5	3	1.5
FE*	(FOREIGN ELEC SOURCES, NON PG&E*) SEE NOTE 5	12	12**	12**	12**	12	12	12

*MUST BE CONSIDERED A 'UTILITY' AS DEFINED IN UTILITY STANDARD 55453, "JOINT TRENCH."

**FOR EXCEPTIONS, REFER TO G.O. 128 RULE, SECTION B, ITEMS (1) AND (2).



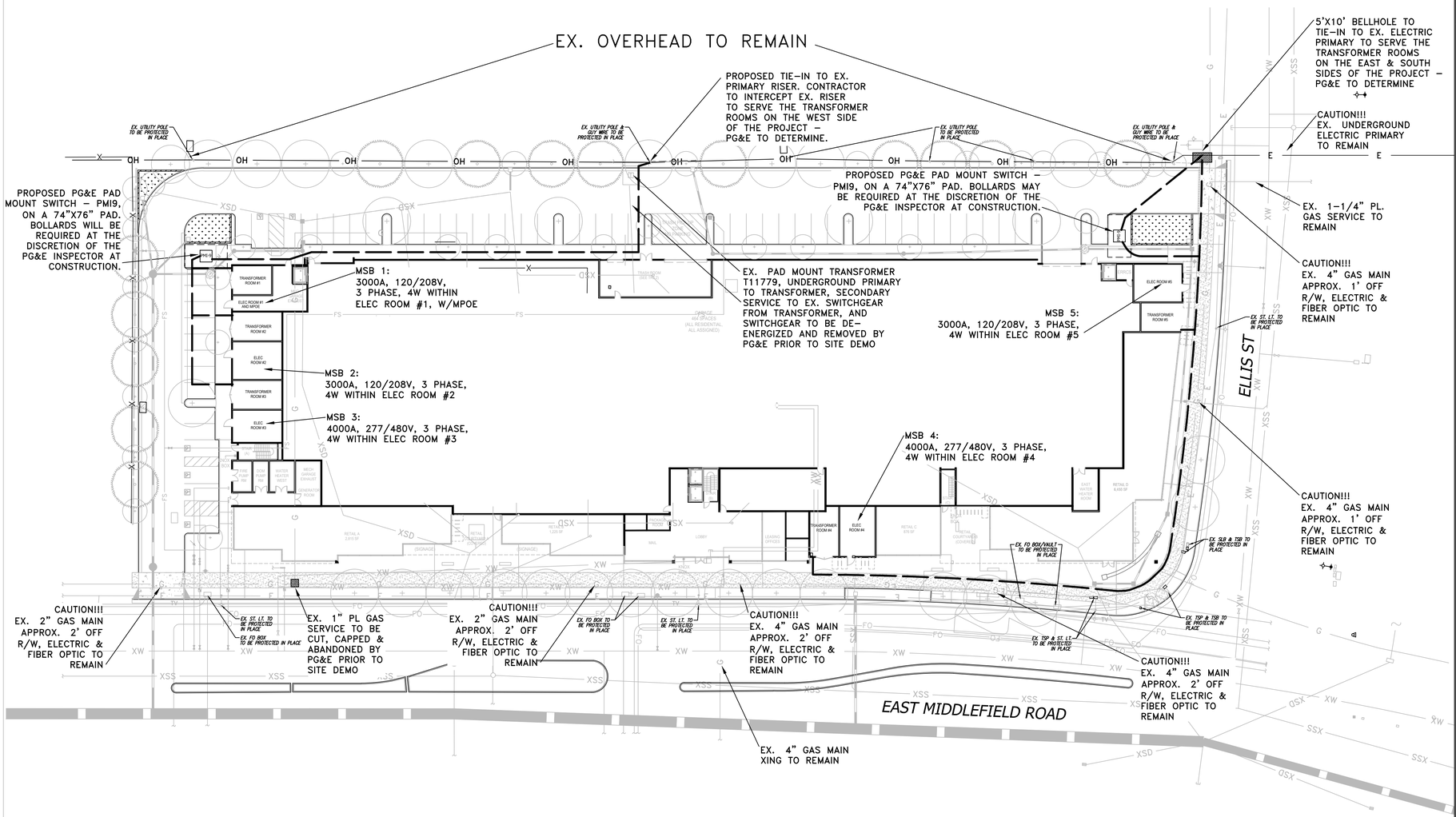
MINIMUM BACKFILL REQUIREMENTS
JOINT TRENCH CONTRACTOR SHALL COMPLY WITH LOCAL GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS



JOINT UTILITY TRENCH SECTION LEGEND

NOTE:
TRENCH SECTIONS SHOW UTILITY OCCUPANCY ONLY. SIZE AND QUANTITY OF CONDUITS NOT SHOWN.

CONSTRUCTION NOTE:
DO NOT BURY OR ENCASE CONDUIT, SUBSTRUCTURES OR GROUNDING WITHOUT PG&E INSPECTION



30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

NORTH

CONSTRUCTION/INSTALLATION RESPONSIBILITY TABLE

DRY UTILITY (JOINT TRENCH) INSTALLATION FOR THIS PROJECT SHALL BE: SHARED INSTALL

	P.G.&E	APPLICANT
* ELEC SUBSTRUCTURES INCLUDING BOXES/PADS/CONDUIT	○	◉
* ELEC FACILITIES INCLUDING TRANSFORMERS/SWITCHES/WIRE	◉	○

ADDITIONAL NOTES:
*APPLICANT WILL TRENCH & BACKFILL ALL.
*PG&E WILL MAKE ALL "HOT" TIE-INS & SET ALL METERS.
*APPLICANT WILL INSTALL ALL TELEPHONE BOXES & CONDUIT.
*TELEPHONE COMPANY WILL INSTALL ALL TELEPHONE WIRE.
*INSTALLATION OF CATV BOXES & CONDUIT BY CATV, OR APPLICANT, TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING. IF BY APPLICANT, CATV COMPANY TO DELIVER SUBSTRUCTURE MATERIAL TO THE JOBSITE. JT CONTRACTOR & CATV COMPANY TO COORDINATE DELIVERY.

NOTE:
-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

NOTE:
PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN MATCH YOUR CURRENT DESIGN. IF THERE ARE DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE @ 925-820-8502

millennium
design & consulting, inc.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 737
ALAMO, CA 94507
PHONE: 925-820-8502 - FAX: 925-820-8407

MDCI JOB#: 25-1932
MDCI PM: TW
DESIGNED BY: NK
CHECKED BY: TW
SCALE: 1"=30'
LAST MODIFIED: 8-8-25

REV	DATE	DESCRIPTION

WTA MIDDLEFIELD, LLC.

JOINT TRENCH INTENT

490 MIDDLEFIELD

MOUNTAIN VIEW CALIFORNIA

SHEET NO.
INT1
SHEET 1 OF 1
REVISION NUMBER: 0
PLOT DATE: 8-8-25

TREE PROTECTION AND DEMOLITION PLAN LEGEND

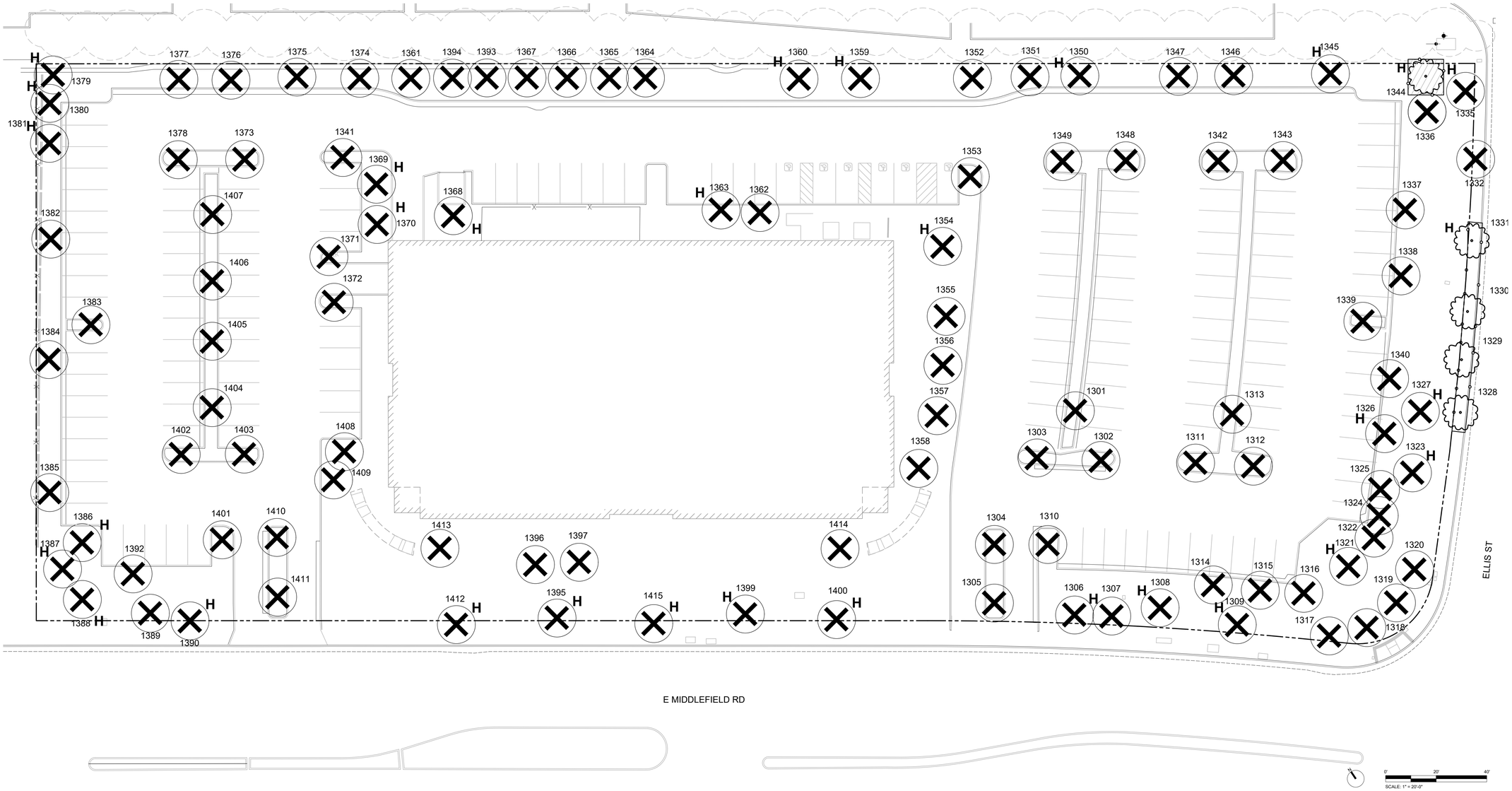
- PROPERTY LINE
- PROJECT EASEMENT
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- H — HERITAGE TREE DESIGNATION, SEE ARBORIST REPORT
- 1352 — TREE TAG NUMBER, SEE ARBORIST REPORT AND SHEET L031
- TEMPORARY TREE FENCING SEE 7/L971
- TREE PROTECTION / PRESERVATION AREA
- ADJACENT PROPERTY TREES

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 PROTECTION AREA ON DWGS OR AS INDICATED BY FENCING AND/OR SIGNAGE ON SITE. TREE PROTECTION AREAS ON DWGS INCLUDE PROTECTED ROOT ZONES.
   b. PROTECTED ROOT ZONE IS DEFINED AS THE AVERAGE CANOPY DIAMETER, CENTERED ON THE TRUNK, FOR ALL TREES TO REMAIN, INCLUDING EXISTING, TRANSPLANTED, AND NEWLY PLANTED.
   c. ALL TREES THAT ARE NOT DESIGNATED FOR REMOVAL ARE TO BE PROTECTED FROM CONSTRUCTION AND HAVE PROTECTED ROOT ZONES, INCLUDING TREES ON AND OFF THE PROJECT SITE, AND WITHIN AND OUTSIDE OF A DESIGNATED TREE PROTECTION AREA.
7. WITHIN TREE PROTECTION AREAS AND PROTECTED ROOT ZONES:
   a. AVOID DISTURBANCE TO TREE, ROOTS, AND SOIL. DO NOT MAKE GRADE CHANGES FROM EXISTING GRADE GREATER THAN 6" WITHIN PROTECTED ROOT ZONE. TREE ROOT FLARE SHOULD BE VISIBLE AT ALL TREES.
   b. NO HEAVY MACHINERY, MECHANICAL TRENCHING OR MATERIAL STORAGE SHALL BE PERMITTED UNLESS APPROVED BY PROJECT ARBORIST OR CITY ARBORIST AND LANDSCAPE ARCHITECT.
   c. CORE AERATOR, TOP-DRESSING MACHINE, AIR SPADING, HAND DIGGING OR OTHER APPROVED METHOD OF DIGGING, DEMOLITION AND TRENCHING SHALL BE USED TO COMPLETE WORK IN TREE PROTECTION AREA/PROTECTED ROOT ZONES. REVIEW PROPOSED METHOD OF WORK WITH PROJECT ARBORIST OR CITY ARBORIST AND LANDSCAPE ARCHITECT PRIOR TO CONDUCTING WORK.
8. EXISTING UNDERSTORY VEGETATION: RETAIN AND PROTECT ALL SITE VEGETATION WITHIN TREE PROTECTION ZONES UNLESS OTHERWISE NOTED.
9. REMOVE TREE PROTECTION FENCING AT SUBSTANTIAL COMPLETION, AS APPROVED BY PROJECT ARBORIST/LANDSCAPE ARCHITECT.
10. TERMINATE TEMPORARY TREE PROTECTION AT CONSTRUCTION FENCE ALONG LIMIT OF WORK. IF NO CONSTRUCTION FENCE IS INSTALLED, PROVIDE TEMPORARY TREE PROTECTION FENCING TO FULLY ENCLOSE THE TREE PROTECTION.
11. SEE L030 FOR TREE TAGS AND REFER TO LO31 FOR EXISTING TREE INVENTORY



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LOS ANGELES
5900 WILSHIRE BOULEVARD, SUITE 2375
LOS ANGELES, CA 90036
TEL 323.387.3598

WWW.THEOLINSTUDIO.COM
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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
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JOB: 2425

SHEET:

L030 - TREE PROTECTION PLAN

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

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
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
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	Platanus spp.	Sycamore Species	6.6"	20.7	Fair	Non-Heritage	Removal
1406	Platanus spp.	Sycamore Species	6.6"	20.7	Poor	Non-Heritage	Removal
1407	Platanus spp.	Sycamore Species	6.6"	20.7	Fair	Non-Heritage	Removal
1408	Lagerstroemia indica	Crapemyrtle	8"	25.1	Fair	Non-Heritage	Removal
1409	Lagerstroemia indica	Crapemyrtle	8"	25.1	Fair	Non-Heritage	Removal
1410	Lagerstroemia indica	Crapemyrtle	4"	12.6	Fair	Non-Heritage	Removal
1411	Lagerstroemia indica	Crapemyrtle	9.8"	30.8	Fair	Non-Heritage	Removal
1413	Magnolia x soulangeana	Saucer Magnolia	9"	28.3	Fair	Non-Heritage	Removal
1414	Magnolia x soulangeana	Saucer Magnolia	11"	34.5	Fair	Non-Heritage	Removal

EXISTING CITY STREET TREES

CODE	BOTANICAL NAME	COMMON NAME	SIZE		HEALTH	HERITAGE OR NON-HERITAGE TREE	STATUS
1328	Liriodendron tulipifera	Tulip Tree	12.1"	38.0	Fair	Non-Heritage	Retention
1329	Liriodendron tulipifera	Tulip Tree	13.2"	41.4	Poor	Non-Heritage	Retention
1330	Liriodendron tulipifera	Tulip Tree	13.5"	42.4	Fair	Non-Heritage	Retention
1331	Liriodendron tulipifera	Tulip Tree	20"	62.8	Fair	Heritage	Retention
1332	Liriodendron tulipifera	Tulip Tree	14.9"	46.8	Fair	Non-Heritage	Removal
1390	Fraxinus spp.	Ash Species	21.8"	68.5	Poor	Heritage	Removal
1395	Fraxinus spp.	Ash Species	17.4"	54.6	Poor	Heritage	Removal
1400	Fraxinus spp.	Ash Species	24.2"	76.0	Poor	Heritage	Removal
1412	Liquidambar styraciflua	Liquidambar	18.8"	59.0	Poor	Heritage	Removal
1415	Fraxinus spp.	Ash Species	23.9"	75.0	Poor	Heritage	Removal

SUMMARY

EXISTING TREES (INCLUDING TREES IN THE ROW)	112
PROPOSED TREES TO REMAIN	5
PROPOSED TREES FOR REMOVAL	107
PROPOSED HERITAGE TREES TO REMAIN	2
PROPOSED HERITAGE TREES FOR REMOVAL	29
TOTAL TREES PROPOSED IN THE PROJECT, INCLUDING TREES TO REMAIN, REPLACEMENT TREES AND TREES WITHIN ROW	~~178~~ 164

NOTES:
1. INFORMATION ON THIS SHEET IS BASED ON THE ARBORIST REPORT PRODUCED BY BOB PERALTA ARBOR CONSULTING ON JANUARY 14, 2025.
2. REFER TO SHEET L030 FOR LOCATION OF EXISTING TREES.
3. REFER TO SHEET L970 FOR DESCRIPTION OF TREE REPLACEMENT QUANTITIES AND RATIOS (NON HERITAGE AND HERITAGE).

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JOB: 2425

SHEET:

L031 - EXISTING TREE SCHEDULE

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

SITE PLAN LEGEND

- PROPERTY LINE
- PROJECT EASEMENT
- PROPOSED BUILDING
- EXISTING TREE TO REMAIN
- PROPOSED TREE
- POTTED PLANTERS
- PROPOSED PLANTING AREA
- BENCH
- PLATFORM BENCH
- MOVEABLE FURNITURE, BY RETAIL LEASE OCCUPANT
- BICYCLE PARKING
- LINE OF SIGHT AT TRIANGLE OF VISION
- HTR PROPOSED HERITAGE TREE REPLACEMENT, SEE L970 FOR TREE SCHEDULE

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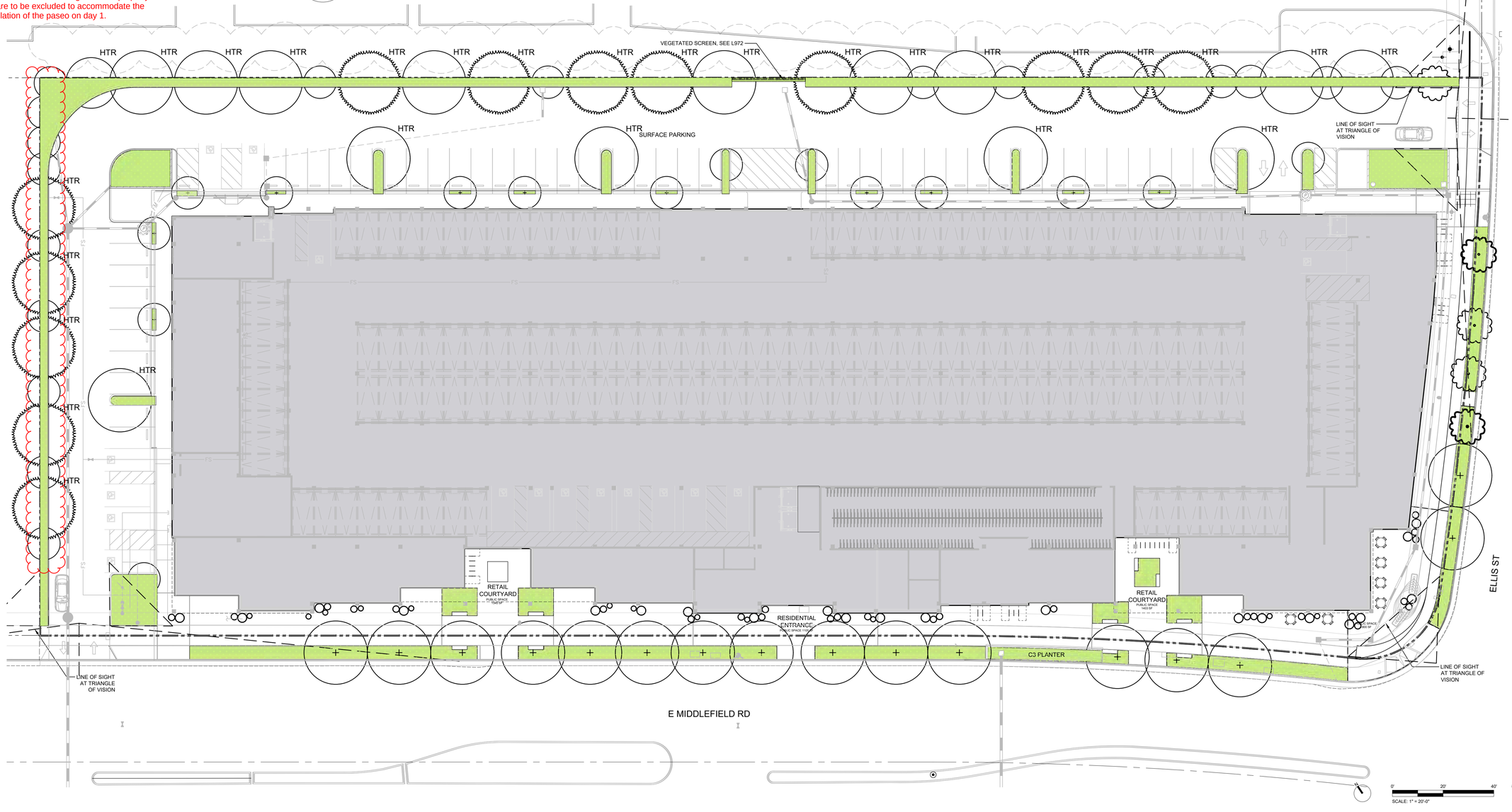
10. SEE CIVIL DWGS FOR DEMOLITION AND EXISTING UTILITIES (BACKFLOW PREVENTERS, PULL BOXES, LIGHT FIXTURES, EXISTING LIGHT POLES, ETC.)

NOTE: All new trees along the West property line are to be excluded to accommodate the installation of the paseo on day 1.



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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

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED TREE
- PROPOSED PLANTING AREA
- 19,42 PROPOSED FINISH SURFACE ELEVATION
- HTR PROPOSED HERITAGE TREE REPLACEMENT, SEE L970 FOR TREE SCHEDULE
- BENCH
- LOUNGER
- MOVEABLE FURNITURE
- FIRE PIT TABLE
- PLANTER WALL
- CANOPY STRUCTURE
- 42" FENCE

SITE PLAN NOTES

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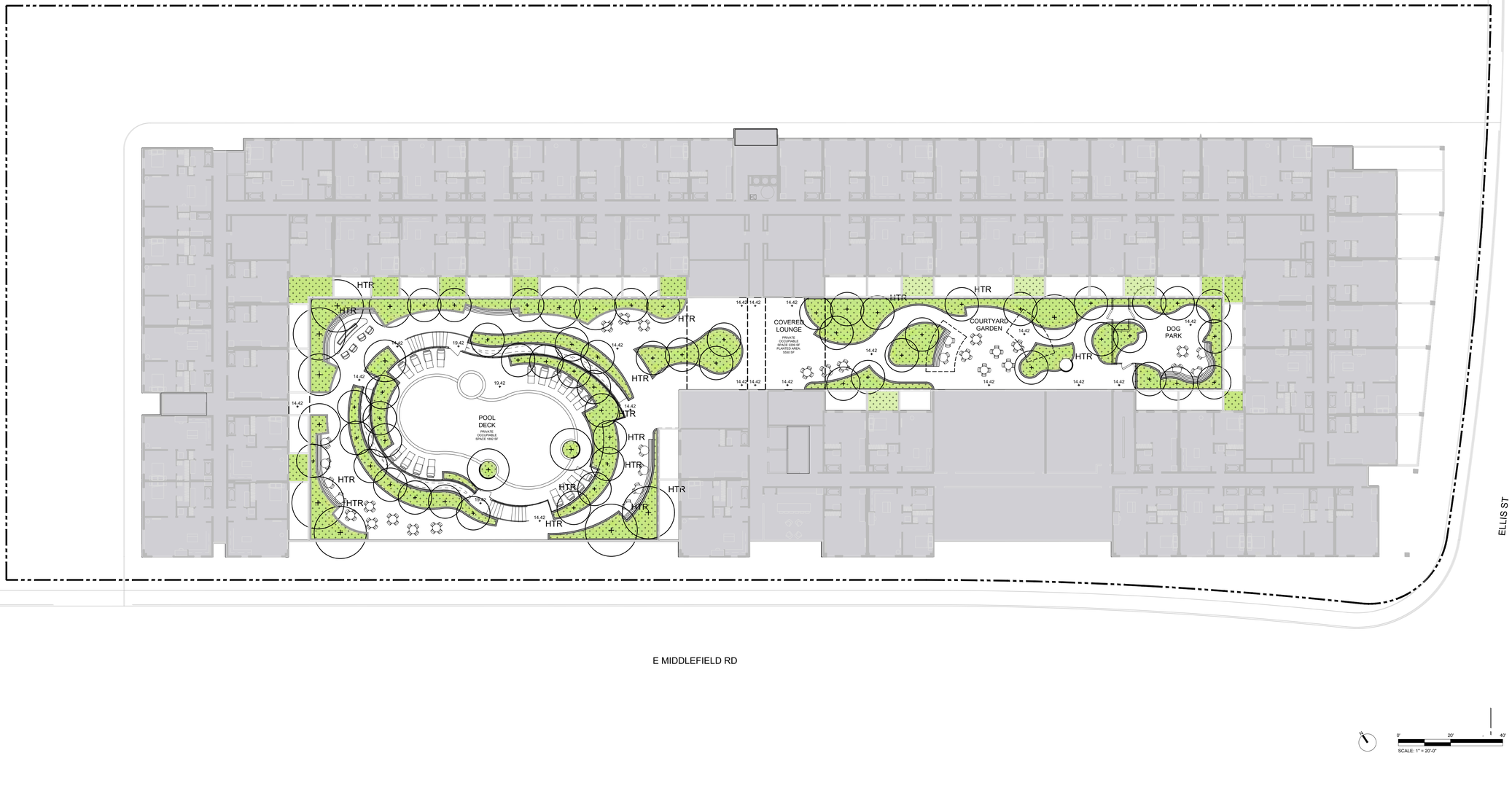

SCALE: 1" = 20'-0"

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JOB: 2425

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

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED TREE
- PROPOSED PLANTING AREA
- HTR — PROPOSED HERITAGE TREE REPLACEMENT, SEE L970 FOR TREE SCHEDULE
- MOVEABLE FAMILY TABLE AND CHAIRS
- SECTIONAL SEATING
- MOVEABLE FURNITURE
- OUTDOOR KITCHEN AND GRILL
- PLANTER WALL

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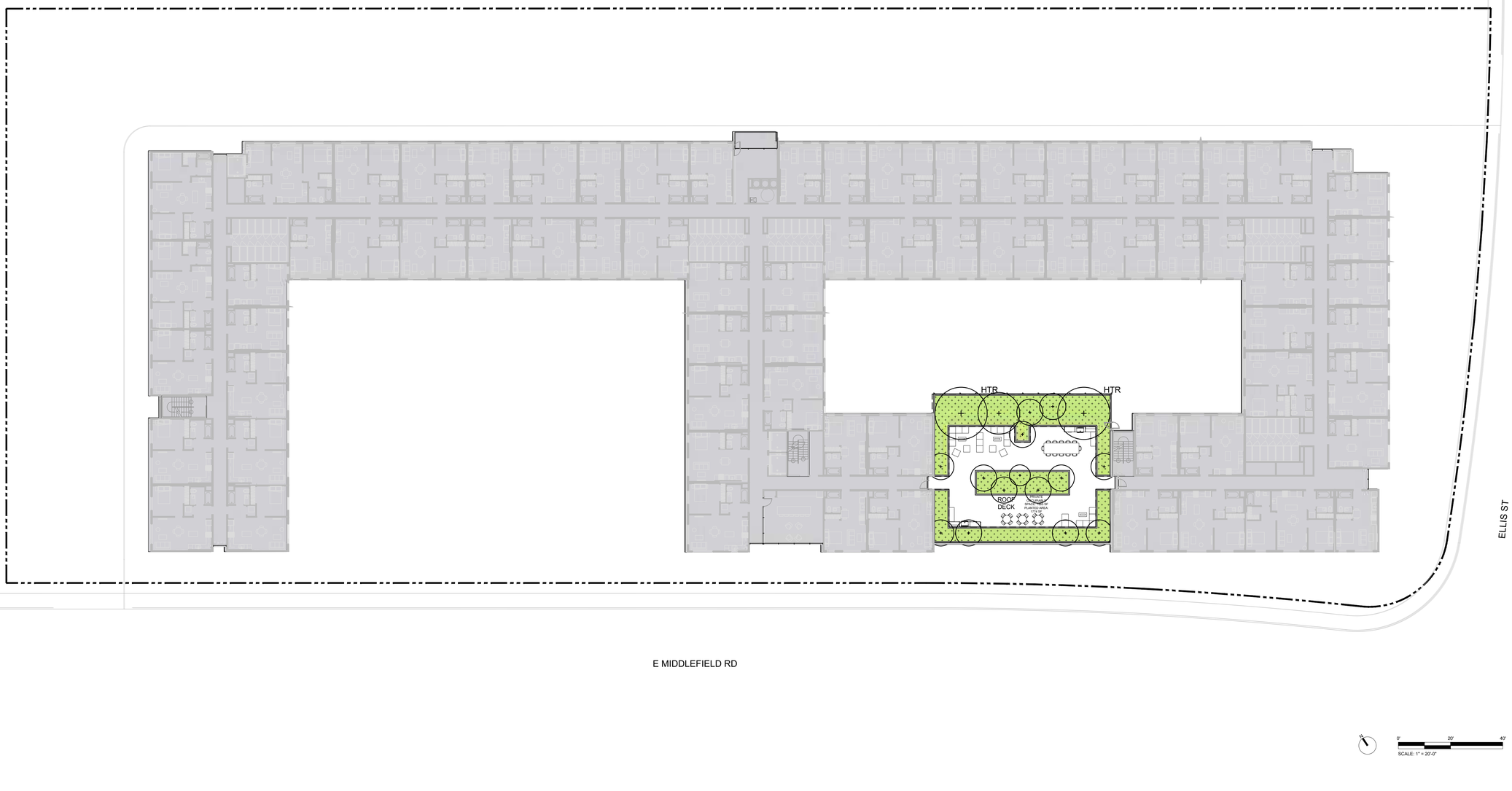

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JOB: 2425

SHEET:

L102 - SITE PLAN
LEVEL 4

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

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

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED TREE
- PROPOSED PLANTING AREA
- PROPOSED HERITAGE TREE REPLACEMENT, SEE L970 FOR TREE SCHEDULE (HTR)
- MOVEABLE FAMILY TABLE AND CHAIRS
- SECTIONAL SEATING
- MOVEABLE FURNITURE
- PLANTER WALL

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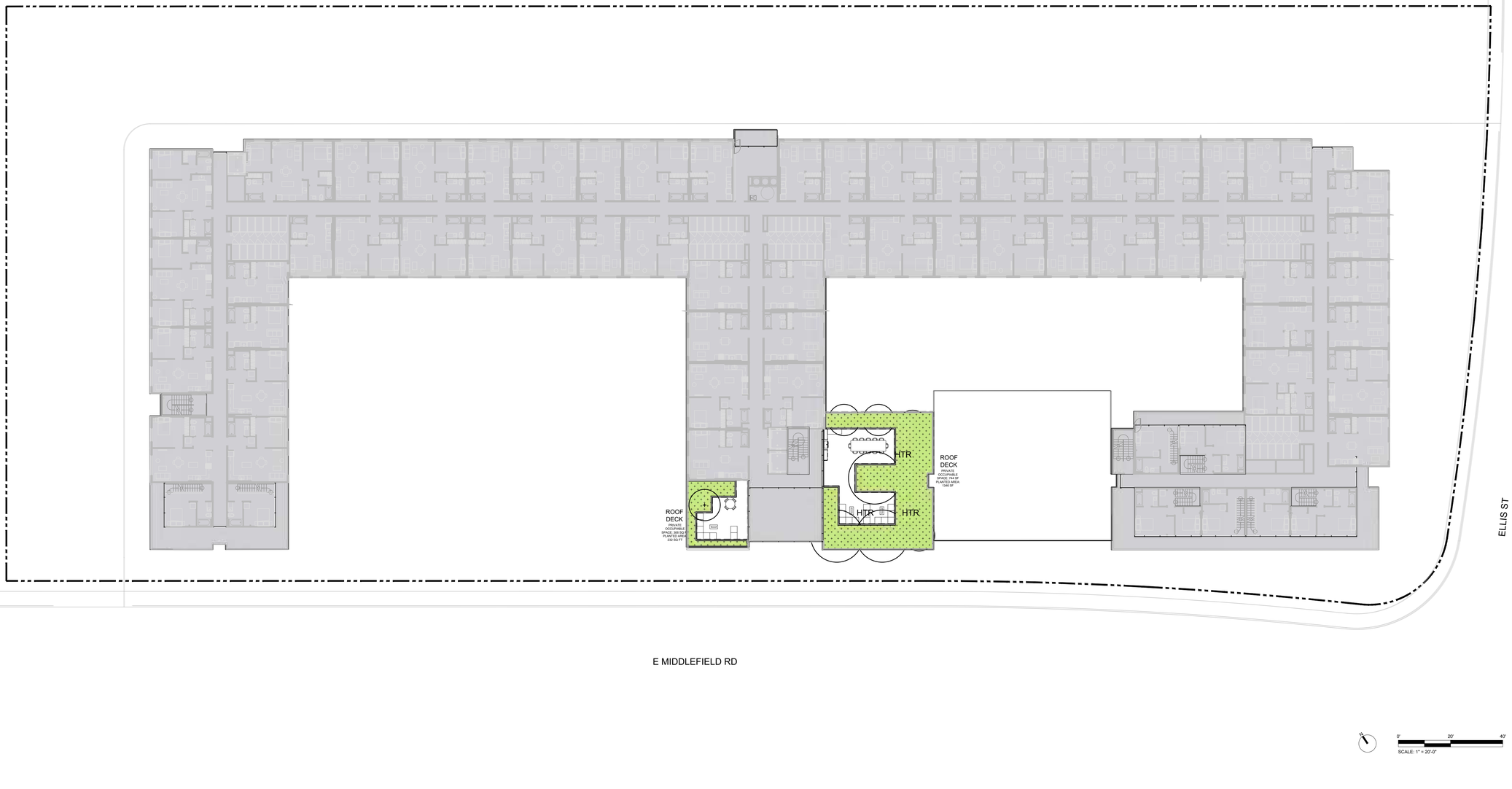
9. CORE AERATOR, TOP DRESSING MACHINE, AIR SPADING, HAND DIGGING OR OTHER APPROVED METHOD OF DIGGING AND TRENCHING SHALL BE USED IN PLACE OF ROTOTILLER TO COMPLETE ALL WORK IN TREE PROTECTION ZONES. CARE MUST BE TAKEN TO AVOID DISTURBANCE TO ROOTS OF ALL EXISTING TREES, INCLUDING ROOTS EXTENDING OUTSIDE THE TREES PROTECTION ZONES. EXCAVATION WITHIN PROTECTED ZONES SHALL BE BY MEANS OF AIR SPADING, OPERATED BY A TRAINED AND CERTIFIED OPERATOR.
10. SEE CIVIL DWGS FOR DEMOLITION AND EXISTING UTILITIES (BACKFLOW PREVENTERS, PULL BOXES, LIGHT FIXTURES, EXISTING LIGHT POLES, ETC.)



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

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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

PLANTING LEGEND

- PROPERTY LINE
- PROJECT EASEMENT
- PROPOSED BUILDING
- EXISTING HERITAGE TREE TO REMAIN (H)
- PROPOSED TREE, SEE L970 FOR TREE SCHEDULE
- PROPOSED HERITAGE TREE REPLACEMENT, SEE L970 FOR TREE SCHEDULE (HTR)
- STREETSCAPE PERENNIAL MIX, SEE L970
- BIO RETENTION BASIN MIX, SEE L970
- POTTED PLANTERS PERENNIAL MIX, SEE L970
- UPPER GARDENS PERENNIAL MIX, SEE L970
- PART SHADE PERENNIAL MIX, SEE L970

PLANTING PLAN NOTES

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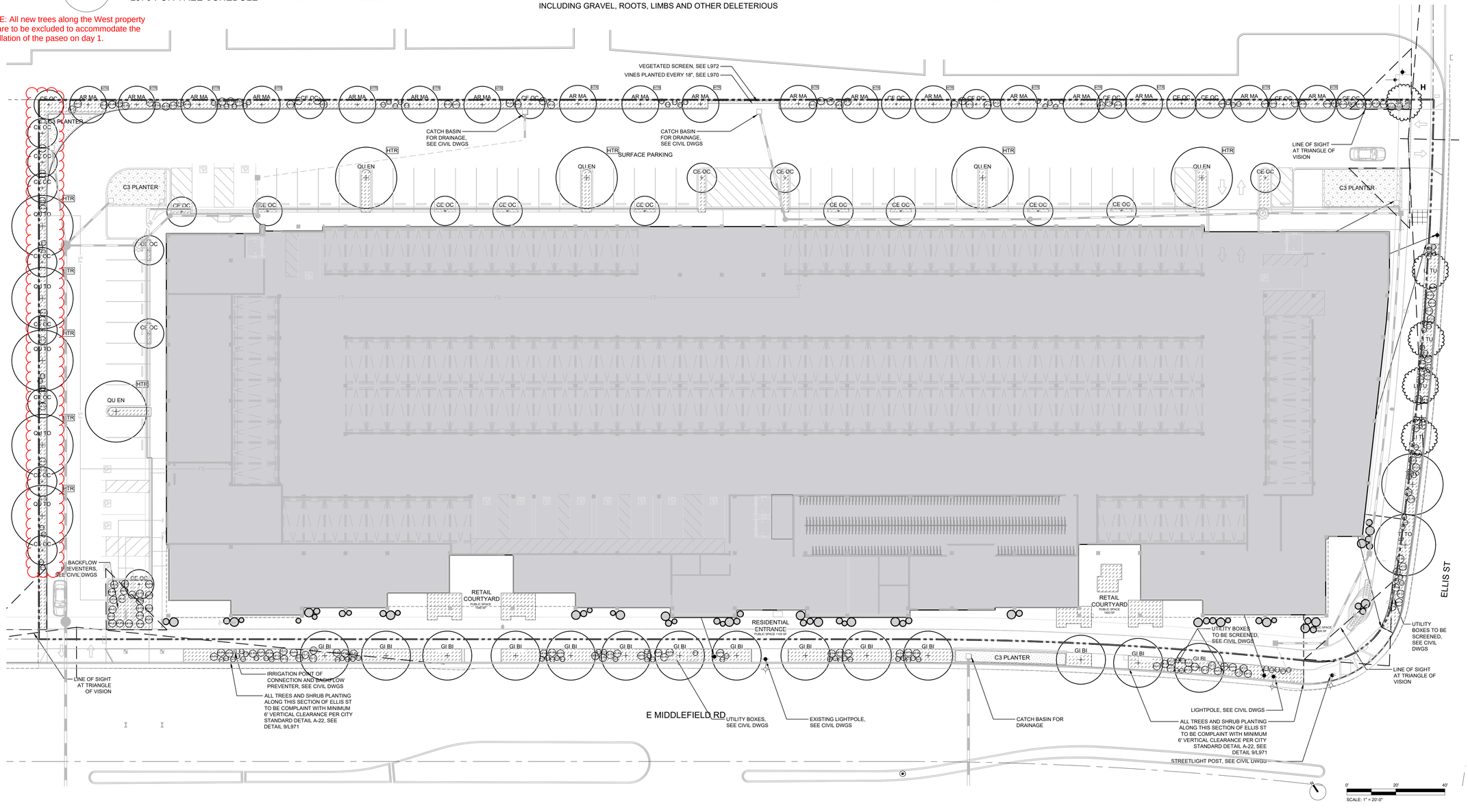
13. THE LANDSCAPE MAINTENANCE PERIOD SHALL LAST AT LEAST 90 DAYS AFTER THE COMPLETION OF THE PROJECT.

NOTE: All new trees along the West property line are to be excluded to accommodate the installation of the paseo on day 1.



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JOB: 2425

SHEET:

L900 - PLANTING PLAN GROUND LEVEL

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

PLANTING LEGEND

PROPERTY LINE

PROPOSED BUILDING

PROPOSED TREE, SEE L970 FOR TREE SCHEDULE

UPPER GARDENS PERENNIAL MIX, SEE L970

PART SHADE PERENNIAL MIX, SEE L970

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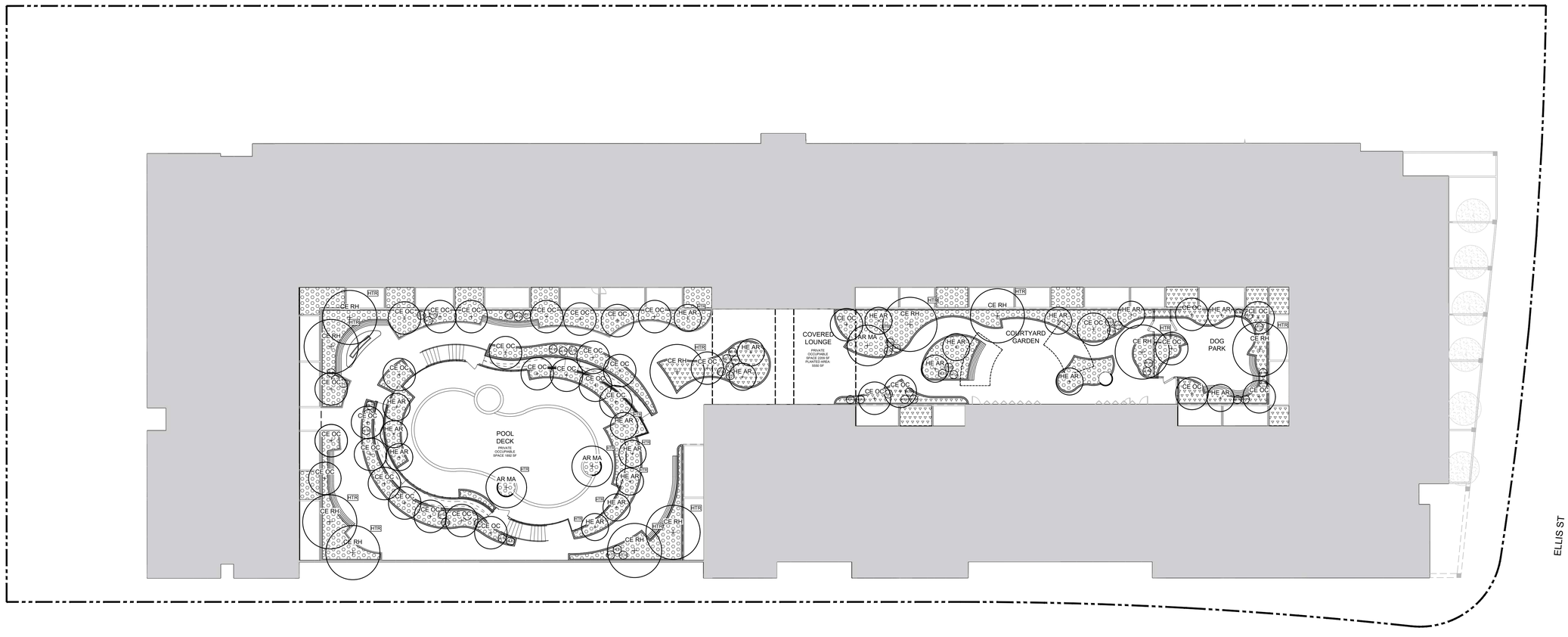

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JOB: 2425

SHEET:

L901 - PLANTING PLAN
PODIUM LEVEL 2

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

PLANTING LEGEND

PROPERTY LINE

PROPOSED BUILDING

PROPOSED TREE, SEE L970 FOR TREE SCHEDULE

UPPER GARDENS PERENNIAL MIX, SEE L970

PLANTING PLAN NOTES

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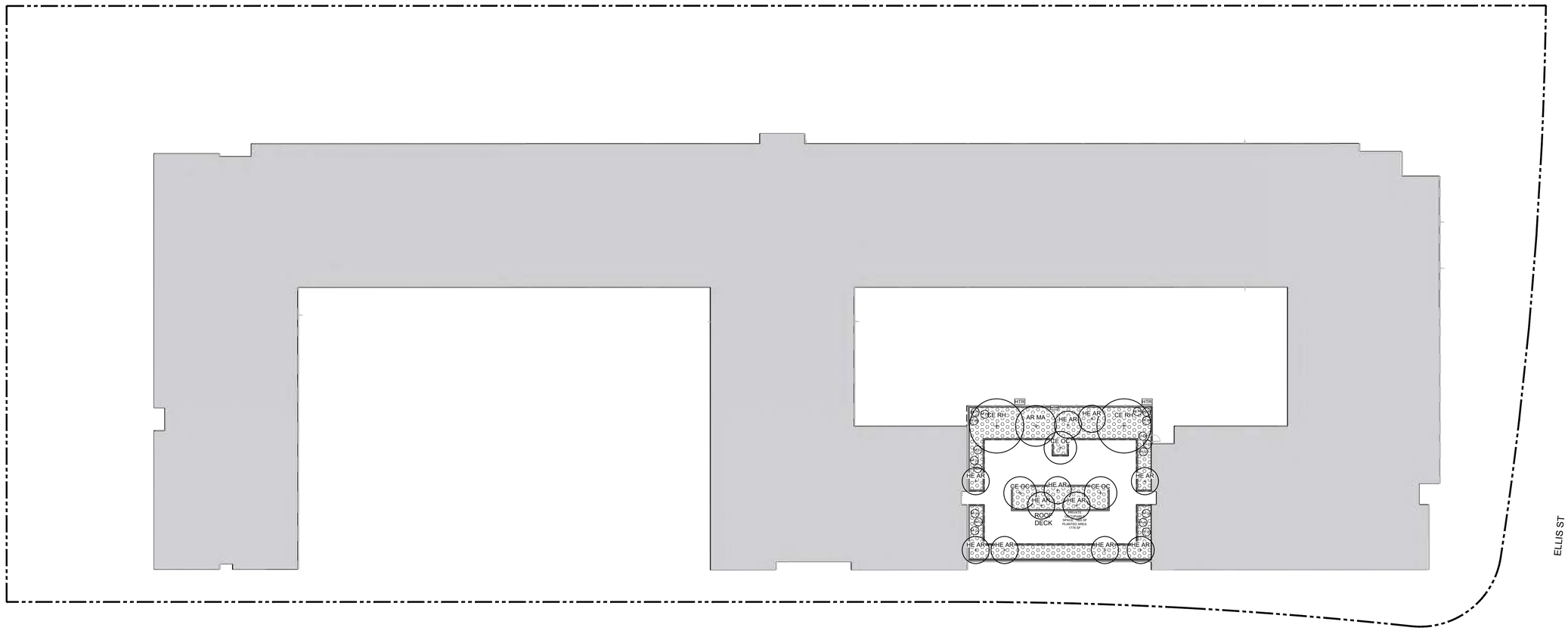

SCALE: 1" = 20'-0"

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JOB: 2425

SHEET:

L902 - PLANTING PLAN
LEVEL 4

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

PLANTING LEGEND

PROPERTY LINE

PROPOSED BUILDING

PROPOSED TREE, SEE L970 FOR TREE SCHEDULE

UPPER GARDENS PERENNIAL MIX, SEE L970

PLANTING PLAN NOTES

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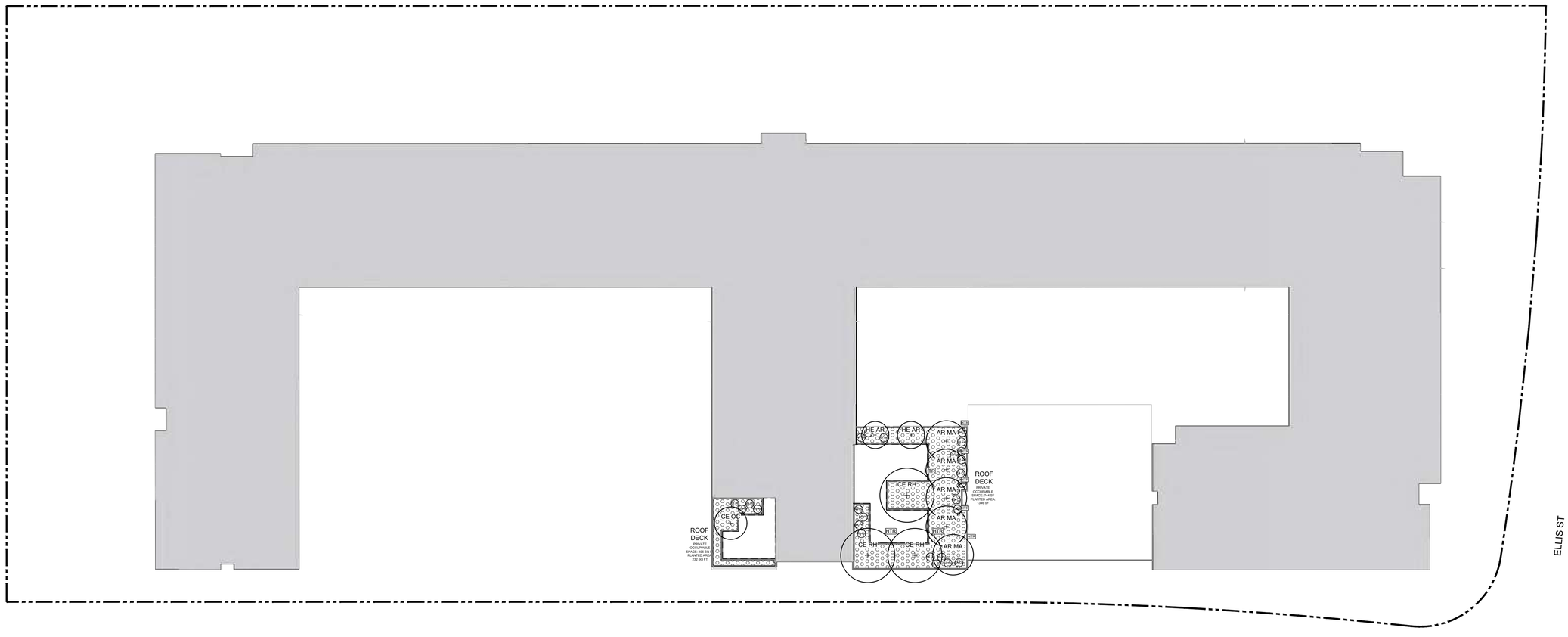

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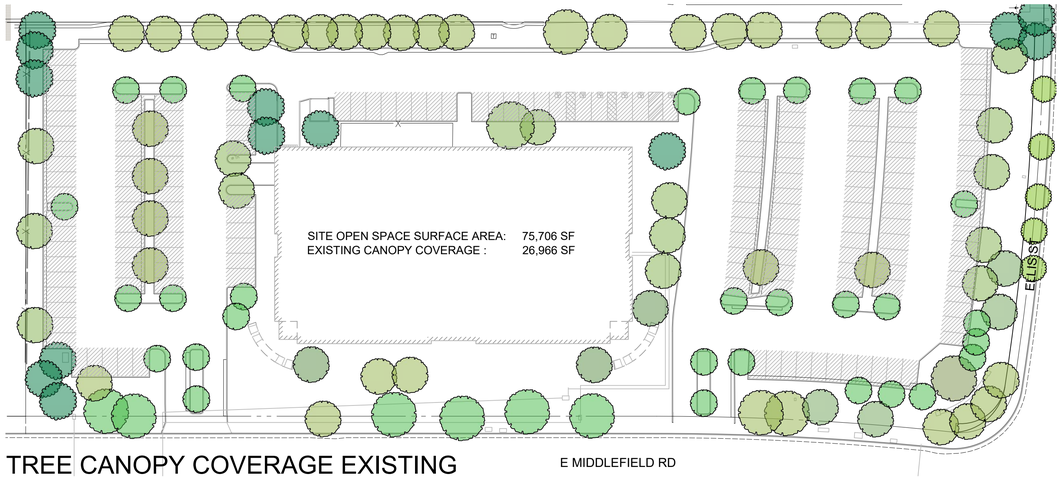
JOB: 2425

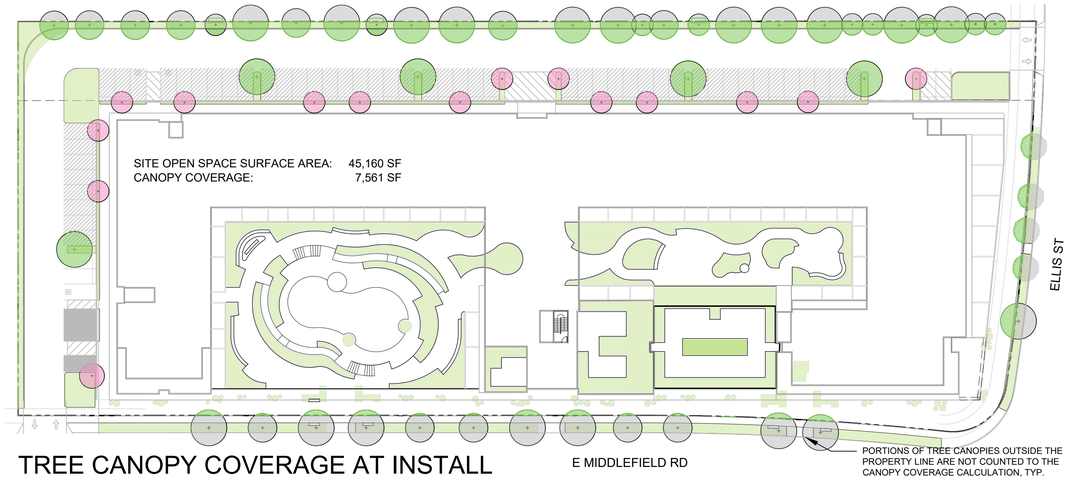
SHEET:

L903 - PLANTING PLAN
LEVEL 7

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



TREE CANOPY COVERAGE EXISTING



TREE CANOPY COVERAGE AT INSTALL

TREE CANOPY COVERAGE EXISTING

SITE OPEN SPACE SURFACE AREA:	75,706 SF
EXISTING CANOPY COVERAGE AREA:	26,966 SF
PERCENTAGE OF EXISTING CANOPY COVERAGE:	**26.2 %**

TREE CANOPY COVERAGE AT INSTALL

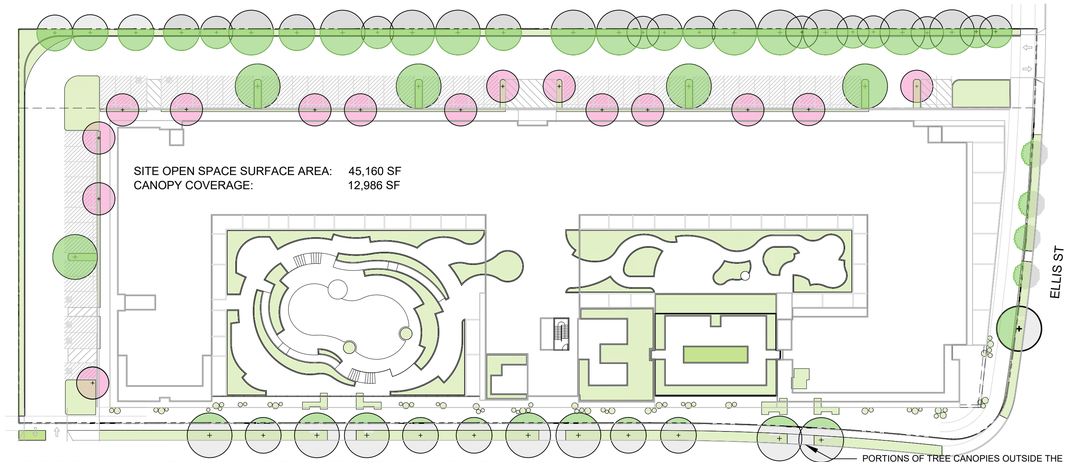
SITE OPEN SPACE SURFACE AREA:	45,160 SF
CANOPY COVERAGE AREA OF PROPOSED TREES :	7,561 SF
PERCENTAGE OF SITE SURFACE COVERAGE:	**17 %**

TREE CANOPY COVERAGE AT 5-10 YEARS

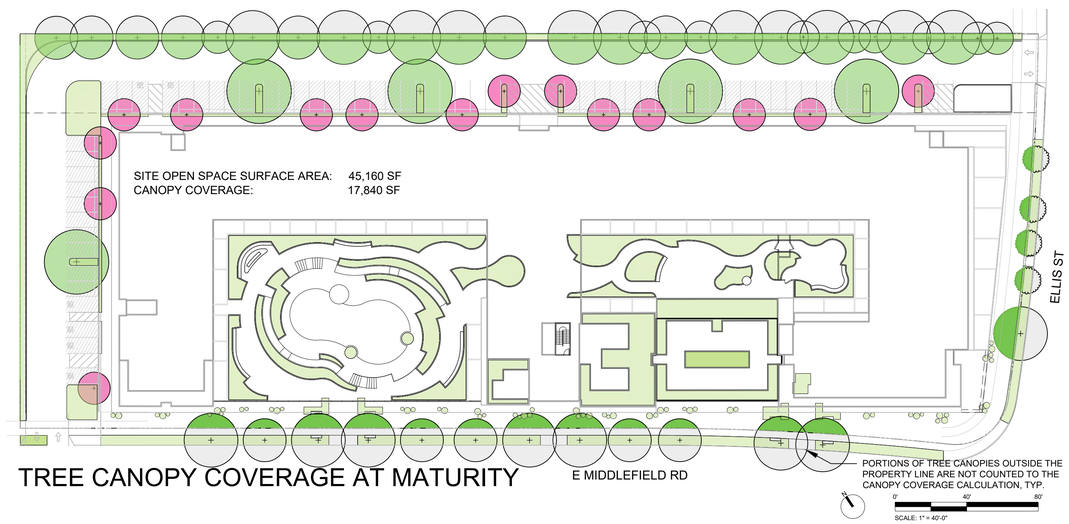
SITE OPEN SPACE SURFACE AREA:	45,160 SF
CANOPY COVERAGE AREA OF PROPOSED TREES :	12,986 SF
PERCENTAGE OF SITE SURFACE COVERAGE:	**29 %**

TREE CANOPY COVERAGE AT MATURITY

SITE OPEN SPACE SURFACE AREA:	45,160 SF
CANOPY COVERAGE AREA OF PROPOSED TREES :	17,840 SF
PERCENTAGE OF SITE SURFACE COVERAGE:	**40 %**



TREE CANOPY COVERAGE AT 10 YEARS



TREE CANOPY COVERAGE AT MATURITY

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JOB: 2425

SHEET:

L910 - TREE CANOPY ANALYSIS

SCALE:	1" = 40' - 0"
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	LI TU	Liriodendron tulipifera	Tulip Poplar	Existing Tree	4	Moderate	N	NON HERITAGE TREES TO REMAIN
H SE SE	SE SE	Sequoia sempervirens * HERITAGE TREES PER ARBORIST REPORT	Coast Redwood	Existing Tree	1	High	Y	HERITAGE TREES TO REMAIN
PROPOSED TREES								
STR AR MA	AR MA	Arbutus 'Marina'	Strawberry Tree	48" Box	27	Low	N	CLIMATE ADAPTED TREE
STR CE RH	CE RH	Ceanothus x 'Ray Hartman'	Ray Hartman Wild Lilac	48" Box	16	Low	Y	
STR CE OC	CE OC	Cercis occidentalis	Western Redbud	48" Box	~~72~~ 63	Very Low	Y	
HE AR	HE AR	Heteromeles arbutifolia 'Davis Gold'	Davis Gold Toyon	24" Box	32	Low	Y	
HTR QU EN	QU EN	Quercus engelmannii	Engelmann Oak	60" Box	5	Low	Y	
HTR QU TO	QU TO	Quercus tomentella	Island Oak	60" Box	~~5~~ 0	Low	Y	
TI TO	TI TO	Tilia tomentosa	Silver Linden	60" Box	2	Low	N	SPECIES INCLUDED TO MEET CITY OF MOUNTAIN VIEW'S MASTER STREET LIST AT ELLIS STREET.
GI BI	GI BI	Ginkgo biloba	Maidenhair Tree	60" Box	14	Moderate	N	SPECIES INCLUDED TO MEET CITY OF MOUNTAIN VIEW'S MASTER STREET LIST AT MIDDLEFIELD ROAD.

TOTAL EXISTING TREES TO REMAIN INCLUDING ROW : 5
TOTAL PROPOSED TREES, INCLUDING REPLACEMENTS : ~~173~~ 159
TOTAL TREES IN PROJECT : ~~178~~ 164

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 138 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 1539.5 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 SCVURPPP C.3 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 SCVURPPP C.3 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 SCVURPPP C.3 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 SCVURPPP C.3 STORMWATER HANDBOOK PLANT LIST. BIORETENTION BASIN MIX - 25% TRIANGULAR SPACING AT 24".

TOTAL AREA: 1,174 SQ FT

EXISTING TREES (INCLUDING ROW): 112
PROPOSED TREES TO REMAIN: 5
PROPOSED TREES FOR REMOVAL: 107

- EXISTING TREES FOR REMOVAL CLASSIFIED AS HERITAGE TREES: 29

TOTAL TREES IN THE PROJECT: 178
EXISTING TREES TO REMAIN: 5
TOTAL NEW TREES PROPOSED IN THE PROJECT: 173

- NON-REPLACEMENT PROPOSED TREES: 8
- TOTAL REPLACEMENT TREES 165
  - HERITAGE REPLACEMENTS*: 58
  - NON-HERITAGE TREE REPLACEMENTS ◇: 107

◇ REPLACEMENT RATIO 2:1
□ REPLACEMENT RATIO 1:1

NATIVE TREES PROPOSED : 76%
NON-NATIVE TREES PROPOSED + EXISTING TO REMAIN 24%

NATIVE SHRUBS AND GROUNDCOVERS PROPOSED: 100%
NON-NATIVE SHRUBS AND GROUNDCOVERS PROPOSED: 0%

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MOUNTAIN VIEW, CA

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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:

L970 - PLANTING SCHEDULE

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

HYDROZONE LEGEND

PROPERTY LINE

PROJECT EASEMENT

PROPOSED BUILDING

EXISTING TREE TO REMAIN, SEE L970 FOR TREE SCHEDULE

PROPOSED TREE, SEE L970 FOR TREE SCHEDULE

SHRUB & GROUND COVER HYDROZONE - LOW

SHRUB & GROUND COVER HYDROZONE - MODERATE

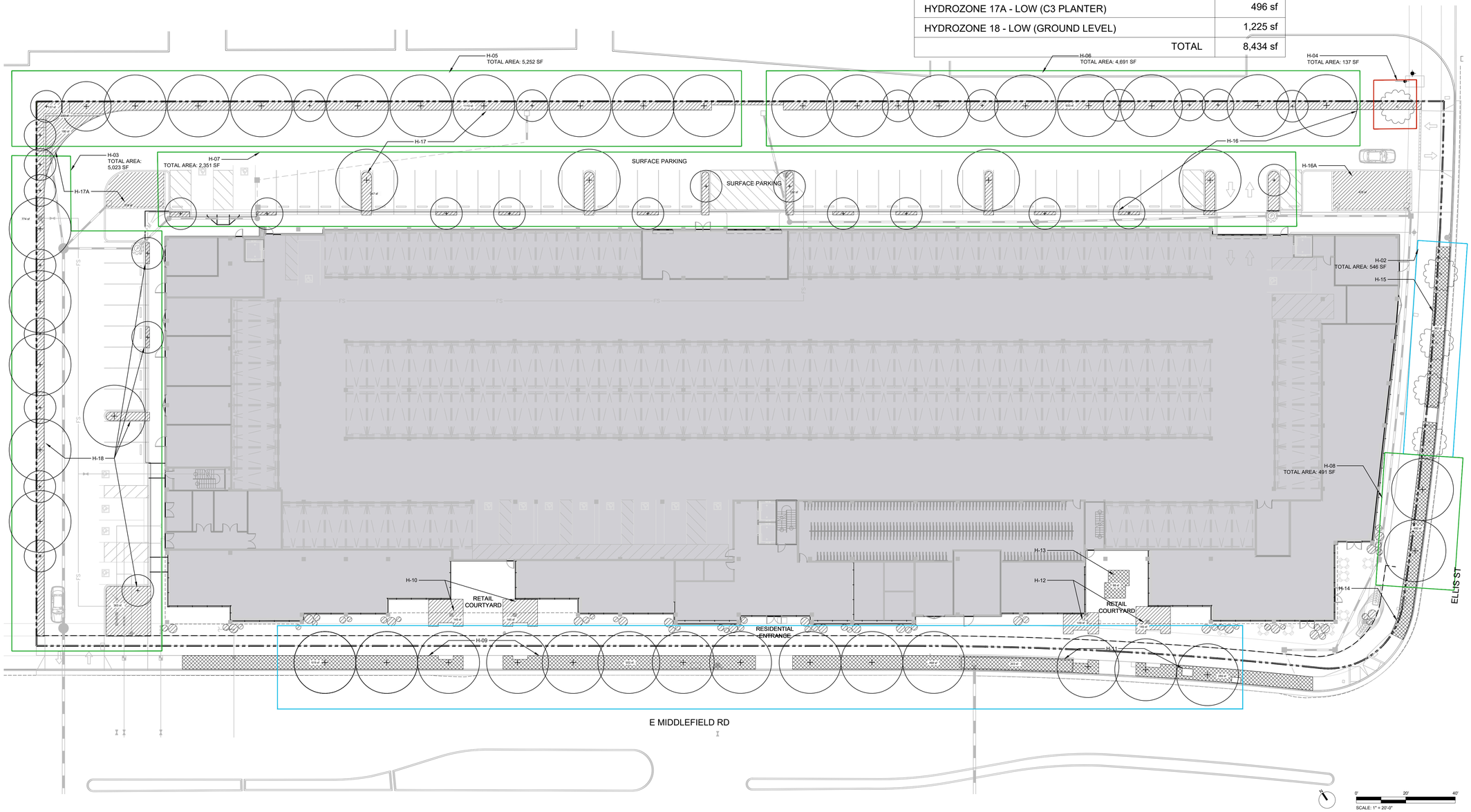
TREE HYDROZONE - LOW

TREE HYDROZONE - MODERATE

TREE HYDROZONE - HIGH

HYDROZONES SCHEDULE - TREES	
HYDROZONE	TOTAL AREA
HYDROZONE 1 - MODERATE (TREES ALONG MIDDLEFIELD)	6,790 sf
HYDROZONE 2 - MODERATE (TREES ALONG ELLIS ST)	546 sf
HYDROZONE 3 - LOW (WEST PARKING)	5,023 sf
HYDROZONE 4 - HIGH (NE CORNER)	137 sf
HYDROZONE 5 - LOW (NORTH PARKING 1)	5,252 sf
HYDROZONE 6 - LOW (NORTH PARKING 2)	4,691 sf
HYDROZONE 7 - LOW (NORTH PARKING 3)	3,512 sf
HYDROZONE 8 - LOW (TREES ALONG ELLIS ST)	491 sf
TOTAL	26,442 sf

HYDROZONES SCHEDULE - SHRUBS AND GROUNDCOVERS	
HYDROZONE	TOTAL AREA
HYDROZONE 9 - MODERATE (GROUND LEVEL)	1,171 sf
HYDROZONE 10 - LOW (GROUND LEVEL)	290 sf
HYDROZONE 11 - MODERATE (GROUND LEVEL)	833 sf
HYDROZONE 11A - LOW (C3 PLANTER)	203 sf
HYDROZONE 12 - LOW (GROUND LEVEL)	254 sf
HYDROZONE 13 - MODERATE (GROUND LEVEL)	98 sf
HYDROZONE 14 - MODERATE (GROUND LEVEL)	492 sf
HYDROZONE 15 - MODERATE (GROUND LEVEL)	362 sf
HYDROZONE 16 - LOW (GROUND LEVEL)	1,227 sf
HYDROZONE 16A - LOW (C3 PLANTER)	475 sf
HYDROZONE 17 - LOW (GROUND LEVEL)	1,308 sf
HYDROZONE 17A - LOW (C3 PLANTER)	496 sf
HYDROZONE 18 - LOW (GROUND LEVEL)	1,225 sf
TOTAL	8,434 sf



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JOB: 2425

SHEET:

L990 - HYDROZONE PLAN GROUND LEVEL

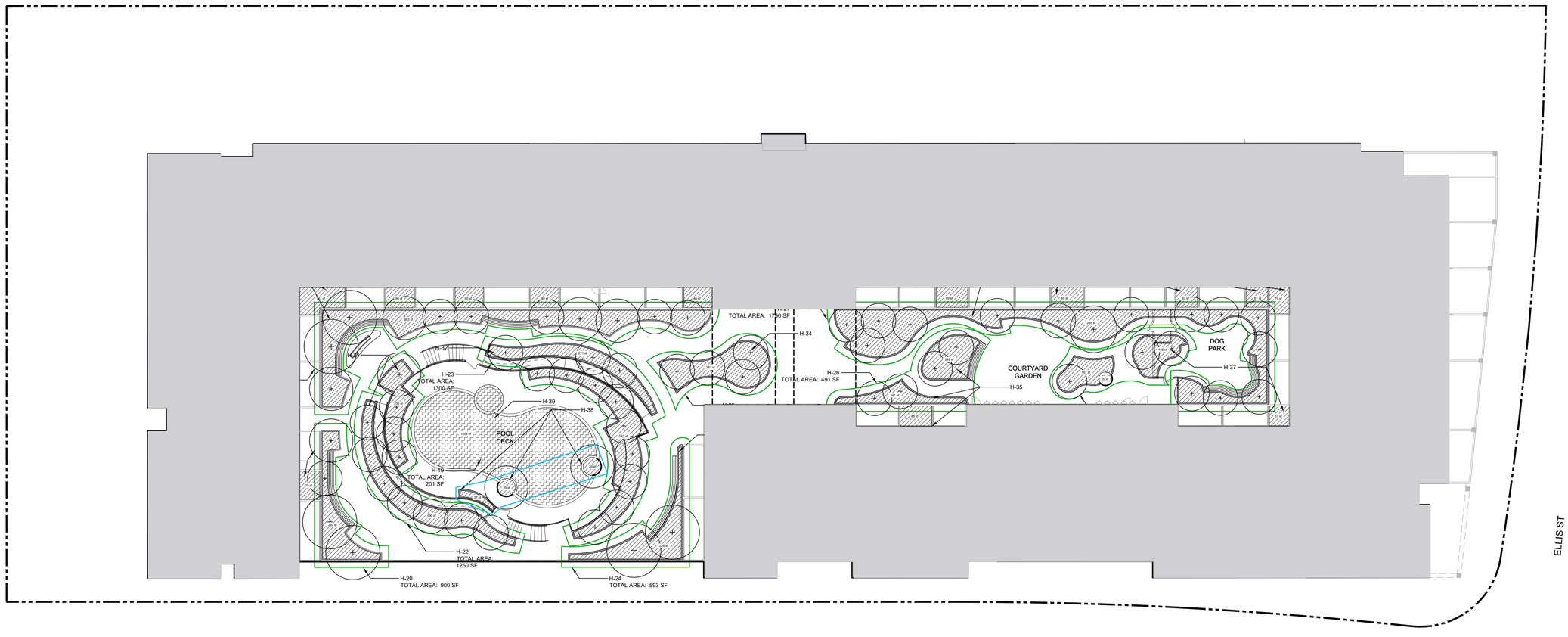
SCALE:	1" = 20' - 0"
DATE:	08/26/25
DRAWN:	AC
CHECKED:	CH
PROJECT NO.:	2449

HYDROZONE LEGEND

- PROPERTY LINE
- PROJECT EASEMENT
- PROPOSED BUILDING
- PROPOSED TREE, SEE L970 FOR TREE SCHEDULE
- SHRUB & GROUND COVER HYDROZONE - LOW
- SHRUB & GROUND COVER HYDROZONE - MODERATE
- HYDROZONE - WATER FEATURE
- TREE HYDROZONE - LOW
- TREE HYDROZONE - MODERATE

HYDROZONES SCHEDULE - TREES	
HYDROZONE	TOTAL AREA
HYDROZONE 19 - MODERATE (L02)	201 sf
HYDROZONE 20 - LOW (L02)	900 sf
HYDROZONE 21 - LOW (L02)	1949 sf
HYDROZONE 22 - LOW (L02)	1250 sf
HYDROZONE 23 - LOW (L02)	1300 sf
HYDROZONE 24 - LOW (L02)	593 sf
HYDROZONE 25 - LOW (L02)	489 sf
HYDROZONE 26 - LOW (L02)	491 sf
HYDROZONE 27 - LOW (L02)	1790 sf
HYDROZONE 28 - LOW (L02)	378 sf
TOTAL	9,341 sf

HYDROZONES SCHEDULE - SHRUBS AND GROUNDCOVERS	
HYDROZONE	TOTAL AREA
HYDROZONE 29 - LOW (L02)	372 sf
HYDROZONE 30 - LOW (L02)	1,420 sf
HYDROZONE 31- LOW (L02)	622 sf
HYDROZONE 32 - LOW (L02)	814 sf
HYDROZONE 33 - LOW (L02)	226 sf
HYDROZONE 34 - LOW (L02)	391 sf
HYDROZONE 35 - LOW (L02)	498 sf
HYDROZONE 36 - LOW (L02)	1,672 sf
HYDROZONE 37 - LOW (L02)	243 sf
HYDROZONE 38 - LOW (L02)	97 sf
HYDROZONE 39 - WATER FEATURE (L02)	1,874 sf
TOTAL	8,390 sf



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

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JOB: 2425

SHEET:

L991 - HYDROZONE PLAN PODIUM LEVEL 2

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

HYDROZONE LEGEND

PROPERTY LINE

PROJECT EASEMENT

PROPOSED BUILDING

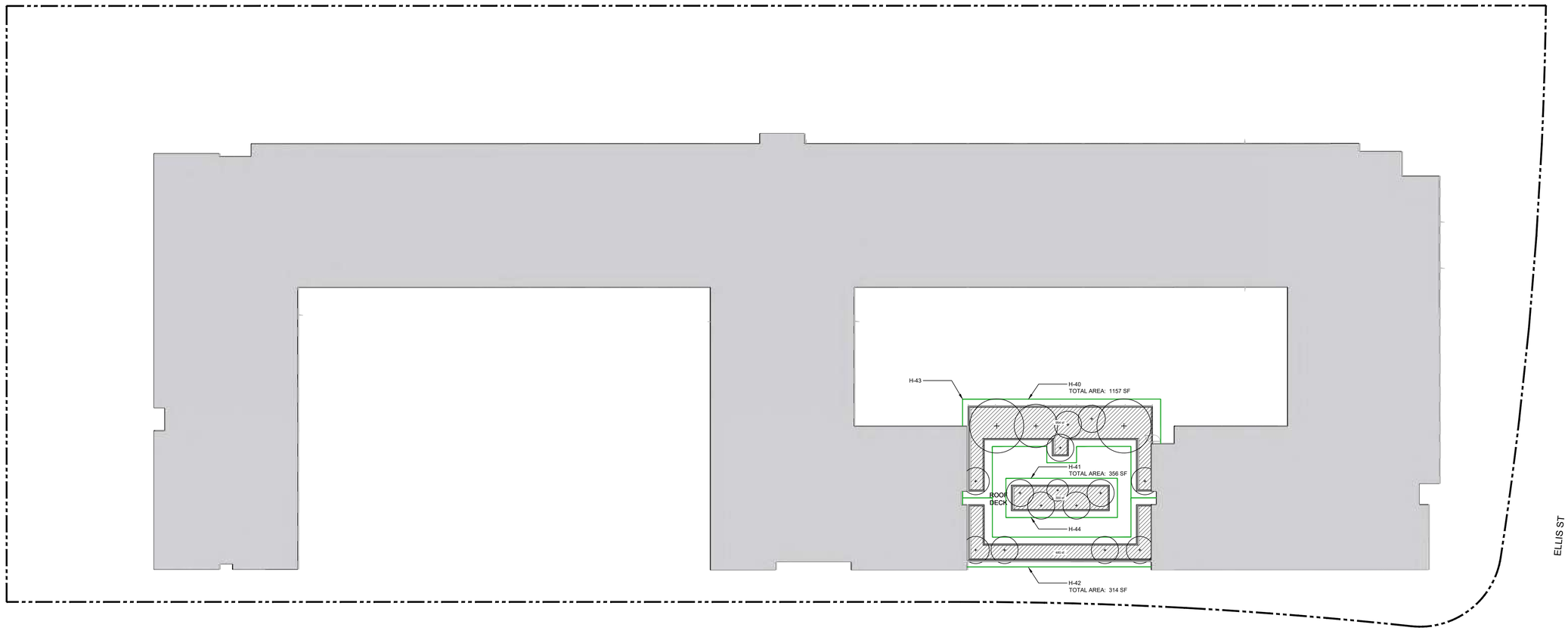
PROPOSED TREE, SEE L970 FOR TREE SCHEDULE

SHRUB & GROUND COVER HYDROZONE - LOW

TREE HYDROZONE - LOW

HYDROZONES SCHEDULE - SHRUBS AND GROUNDCOVERS	
HYDROZONE	TOTAL AREA
HYDROZONE 40 - LOW (L04)	1,157 sf
HYDROZONE 41 - LOW (L04)	356 sf
HYDROZONE 42 - LOW (L04)	314 sf
TOTAL	1,827 sf

HYDROZONES SCHEDULE - SHRUBS AND GROUNDCOVERS	
HYDROZONE	TOTAL AREA
HYDROZONE 43 - LOW (L04)	994 sf
HYDROZONE 44 - LOW (L04)	300 sf
HYDROZONE 45 - LOW (L04)	480 sf
TOTAL	1,774 sf



SCALE: 1" = 20'-0"

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JOB: 2425

SHEET:

L992 - HYDROZONE PLAN LEVEL 4

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

HYDROZONE LEGEND

PROPERTY LINE

PROJECT EASEMENT

PROPOSED BUILDING

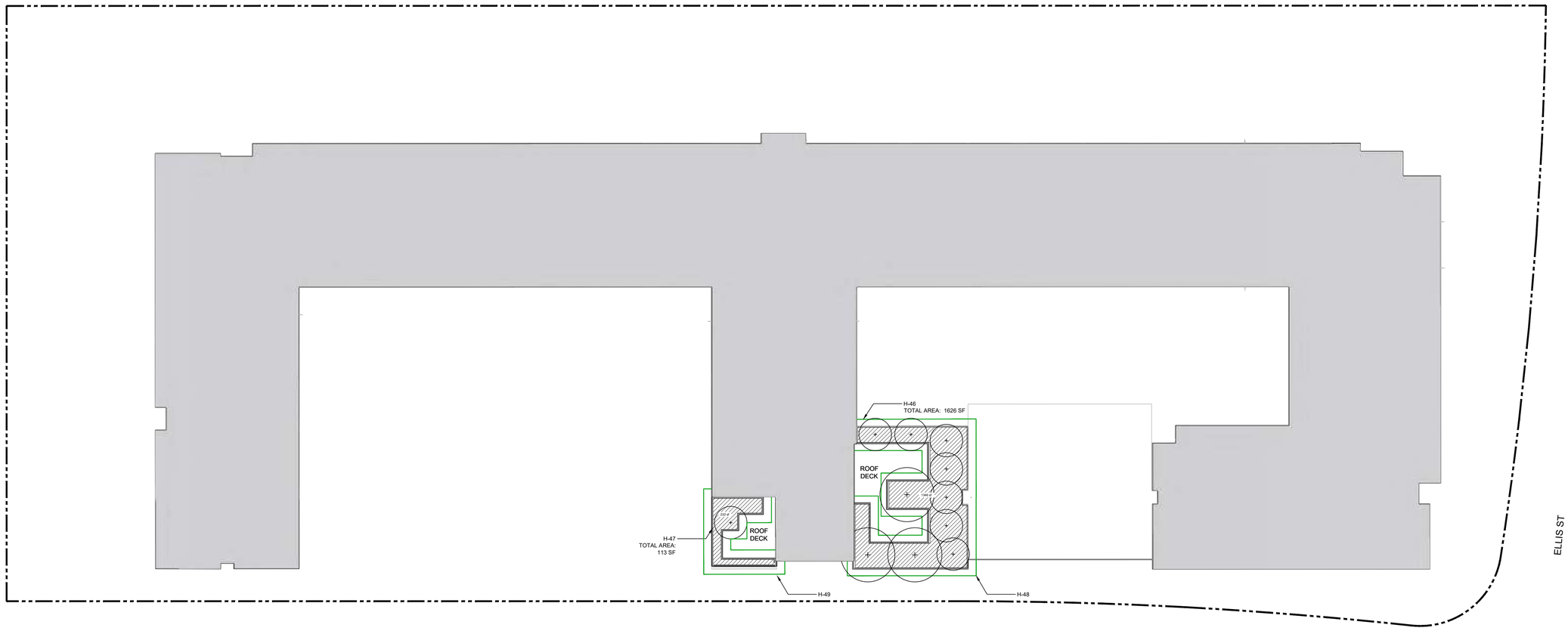
PROPOSED TREE, SEE L970 FOR TREE SCHEDULE

SHRUB & GROUND COVER HYDROZONE - LOW

TREE HYDROZONE - LOW

HYDROZONES SCHEDULE - TREES	
HYDROZONE	TOTAL AREA
HYDROZONE 46 - LOW (L07)	1,626 sf
HYDROZONE 47 - LOW (L07)	113 sf
TOTAL	1,739 sf

HYDROZONES SCHEDULE - SHRUBS AND GROUNDCOVERS	
HYDROZONE	TOTAL AREA
HYDROZONE 48 - LOW (L07)	1,346 sf
HYDROZONE 49 - LOW (L07)	232 sf
TOTAL	1,578 sf



SCALE: 1" = 20'-0"

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JOB: 2425

SHEET:

L993 - HYDROZONE PLAN
LEVEL 7

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

CITY OF MOUNTAIN VIEW

WATER-EFFICIENT DESIGN AND MAINTENANCE CHECKLIST

Project Site Address: 490 E Middlefield Rd, Mountain View, CA 94043

Required Submittals (check if completed)

- ☒ 1. Water-Efficient Design and Maintenance Checklist
- ☒ 2. Landscape Design Plan
- ☒ 3. Irrigation Design Plan
- ☒ 4. Water Budget Calculation Worksheet (NOT needed if Plant-Type Restriction Option is chosen)
- ☐ 5. Certification of Installation (Within 60 days of installation)

Landscape Design Plan Requirements

Parameter	Requirements	Completed
Plantings	Plant Table included in plan with plant symbol, common name, botanical name, container size, quantity, type (e.g., grass, succulent, vine, shrub, tree), water-efficient species identification (low, moderate, high), and unique physical specifications of plants, if applicable.	☒
	Plant types are assigned appropriate water-use levels based on the WUCOLS species evaluation list (i.e., "turf" is not assigned a "low"-water use).	☒
	Avoid invasive plants in plan, such as those listed by the California Invasive Plant Council.	☒
	Square footages of planted areas and water features (i.e., fountains and pools) noted on the Landscape Design Plan and match areas listed in Compliance Option 1 calculations on Page 2, if applicable.	☒
Turf	Turf areas are at least 10' wide, unless watered with subsurface drip irrigation.	☐
	Turf is not planted on slopes of 25 percent grade or more.	☐
	Turf is at least 24" away from nonpermeable hardscape (except internal pathways), unless watered with subsurface drip irrigation.	☐
Special Landscape Areas	Areas identified as SLAs meet the definition of a Special Landscape Area: *An area of landscape dedicated solely to edible plants, areas irrigated with nonpotable water, water features using nonpotable water, and areas dedicated to active play (parks, sports fields, golf courses). SLAs DO NOT INCLUDE front-yard and backyard lawns of private residences or water features that use potable water.*	☒
Hydrozones	Plants are grouped by hydrozone (similar water needs, sun exposure, slope, soil).	☒
	Hydrozones, including SLAs, are delineated and labeled with square footages.	☒
	Hydrozones are labeled as low, moderate, high, or mixed (low/moderate) water use.	☒
	High-water-use plants are confined to their own hydrozones (not mixed with plants with low- or moderate-water needs).	☒
	Single hydrozones with both low- and moderate-water-use plants are labeled "mixed."	☐
	Hardscapes are identified.	☐
	Square footages for hydrozones, water features, and SLAs on plan match those listed on the Water Budget Calculation Worksheets (if Compliance Option 2 is chosen).	☒
Mulch	Mulch is at least 3" deep on exposed soil surfaces. Depth and type of mulch are noted in plan.	☐
Water Features	Recirculating (if water features are included in plan).	☐
	Pool/spa cover (if pool/spa is included in plan).	☒
Grading and Stormwater Management	Grading contours and quantities shown on Landscape Design and/or Irrigation Design Plan.	☐
	Grading meets applicable requirements of City Standard Design Criteria.	☐
	Stormwater management practices are incorporated appropriately.	☐

PS-27 (Rev. 07-05-16) Page 1 of 3

Irrigation Design Plan Requirements

Parameter	Requirements	Completed
Design	Irrigation system is designed to avoid overspray and runoff.	☒
	Overhead irrigation is NOT used in the following locations: on slopes greater than 25 percent (except in defined amphitheaters), within 24" of an impervious surface (except for internal pathways) or in any narrow or irregularly shaped area that is less than 10' in width in any direction.**	☒
	Each irrigation valve waters only one type of hydrozone.	☐
Equipment	Location, type, and size of all irrigation system components are noted in plan. Components may include controllers, main and lateral lines, valves, sprinkler heads, quick couplers, pressure regulators, and backflow prevention devices.	☒
	The following irrigation components are included and noted in plan:	
	Automatic irrigation controllers ☐ / Rain-sensing shutoff devices ☐	
	Master shut-off valves or equivalent technology ☐ / Check valves or anti-drain valves ☐	
	Swing joints or other riser-protection components ☐ / Flow sensors ☐	
	Pressure regulators or booster pumps (if applicable) ☐ / Flow/application rate and operating pressure for each station ☐	
	Static water pressure at point of connection to public water supply.	☐
	Location and size of dedicated irrigation meter (if landscape area is > 1,000 square feet).	☐
Scheduling	Proposed irrigation schedule is provided.	☐
	System only operates between 8:00 p.m. and 10:00 a.m.	☐

** NOTE: "Overhead irrigation" means water distributed through sprinkler heads or nozzles.*

Compliance Option Requirements

Option 1: Plant-Type Restriction ☐
Option 2: Water Budget ☐

Option 1: Plant-Type Restriction Requirements

High-water-use plants (e.g., turf) are not used in the landscape area.	☐
At least 80 percent of plantings are California native or low-water-use plants.	☒

Option 2: Water Budget Calculation Requirements

A water budget calculation is NOT required if plans comply with Compliance Option 1.
Water Budget Calculation worksheets are available in hard copy at the City of Mountain View's Planning office or online: mountainview.gov/depts/comdev/planning/application.asp

Parameter	Requirements	
Compliance	Water Budget Calculation worksheet completed and printed for submission.	☒
	Landscape's water use is within budget: MAWA ≥ ETWU.	☒
Appropriate Labeling	Plant factors in calculation worksheet are assigned as follows: 0.3 for low-water-use plants; 0.5 for moderate-water-use plants; and 0.8 for high-water-use plants. "Mixed" hydrozone areas are considered moderate-water-use areas and are assigned a factor of 0.5.	☒
	Irrigation methods are assigned appropriate water-use levels (Spray=0.75 Drip=0.81).	☒

I certify that information provided on this checklist is correct and meets the specified requirements of the Water Conservation in Landscaping Regulations.

X _____ 06/17/25
Signature of Project Applicant or Authorized Representative / Date

PS-27 (Rev. 07-05-16) Page 2 of 3

Landscape and Irrigation Maintenance Checklist

Pursuant to the City of Mountain View's Water Conservation in Landscaping Regulations, landscapes and irrigation systems shall be maintained to ensure successful establishment following installation, and to ensure the efficient use of water. Maintenance shall be performed regularly and must include, at a minimum, the following components:

Parameter	Components	Completed
Irrigation System	System check (every six months)	☒
	Routine inspection (monthly)	☒
	Adjustment and repair	☒
	Failed irrigation hardware components shall be replaced with the same or functionally equivalent components	☒
Landscape	Replenish mulch	☒
	Fertilize	☒
	Prune	☒
	Weed control	☒
	Pest control	☒
	Aeration and dethatching of turf areas	☒
	Failed plants shall be replaced with the same or functionally equivalent plants	☒

To the best of my ability, the landscape and irrigation systems installed as part of this project will be maintained on a regular basis and in compliance with the Water Conservation in Landscaping Regulations.

X _____ 06/17/25
Signature of Project Applicant or Authorized Representative / Date

PS-27 (Rev. 07-05-16) Page 3 of 3

CITY OF MOUNTAIN VIEW

WATER BUDGET CALCULATION WORKSHEET - ELECTRONIC

[1]
Project Site Address: 490 E Middlefield Rd, Mountain View, CA 94043

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

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

SECTION A. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

Table A-1. Hydrozone Area Information

[2] Enter Data Here	[3] Enter Data Here	[4] Enter Data Here	[5] Enter Data Here
Hydrozone Label	Plant Water Use Type	Plant Type	Hydrozone Area (square feet)
H2,H8,H6,H7,H9 - Low	Low	Landscape Area - Trees	18,969
H1,H2 - Mod (G1)	Moderate	Landscape Area - Trees	7,336
H4 - High (G2.1)	High	Landscape Area - Trees	137
H20-29 - Low (L02)	Low	Landscape Area - Trees	9,140
H19 - Mod (L02)	Moderate	Landscape Area - Trees	201
H40-42 - Low (L04)	Low	Landscape Area - Trees	1,827
H46-47 - Low (L07)	Low	Landscape Area - Trees	1,739
H31,H11A,H12,H10-15 - Low	Low	Landscape Area - Shrubs/Perennials	3,109
H9,H11,H13-15 - Mod (L02)	Moderate	Landscape Area - Shrubs/Perennials	2,906
H39-37 - Low (L02)	Low	Landscape Area - Shrubs/Perennials	6,296
H38 - Low (L02)	Low	Landscape Area - Shrubs/Perennials	97
H39 - Water Feature (L02)	High (Water Feature)	Pool	1,874
H40-45 - Low (L04)	Low	Landscape Area - Shrubs/Perennials	3,774
H48-49 - Low (L07)	Low	Landscape Area - Shrubs/Perennials	1,879

[6]
Summary of Hydrozone Area Information

Hydrozone Area	Area (square feet)
Sum of Low-Water Use Areas	48,868
Sum of Moderate & Mixed-Water Use Areas	10,450
Sum of High-Water-Use Areas	2,011
Sum of Special Landscape Areas	0
Sum of all Landscape Areas	59,364

[7]
Maximum Applied Water Allowance = 712,190 **gallons per year.**

Date Printed: 8/25/2025 1 of 2 Version: December 8, 2010

SECTION B. ESTIMATED TOTAL WATER USE (ETWU)

Table B-1. Plant Factor and Irrigation System Information

[1] Hydrozone Label	[1] Plant Water Use Type	[1] Plant Type	[2] Plant Factor (PF)	[1] Hydrozone Area (HA) square feet	[3] Enter Data Here Irrigation Method	[4] Irrigation Efficiency (IE)	ETWU (gal/yr)
H3,H5,H6,H7,H8 -	Low	Landscape Area - T	0.3	18,969	Drip	0.81	187,301
H1,H2 - Mod (G1.)	Moderate	Landscape Area - T	0.5	7,336	Drip	0.81	120,727
H4 - High (G1.)	High	Landscape Area - T	0.8	137	Drip	0.81	3,607
H20-29 - Low (L02)	Low	Landscape Area - T	0.3	9,140	Drip	0.81	90,249
H19 - Mod (L02)	Moderate	Landscape Area - T	0.5	201	Drip	0.81	3,308
H40-42 - Low (L04)	Low	Landscape Area - T	0.3	1,827	Drip	0.81	18,040
H46-47 - Low (L07)	Low	Landscape Area - T	0.3	1,739	Drip	0.81	17,171
H10,H11A,H12,H1	Low	Landscape Area - S	0.3	5,478	Drip	0.81	54,090
H9,H11,H13-15 - M	Moderate	Landscape Area - S	0.5	2,956	Drip	0.81	48,646
H29-37 - Low (L02)	Low	Landscape Area - S	0.3	6,238	Drip	0.81	61,592
H38 - Low (L02)	Low	Landscape Area - S	0.3	97	Drip	0.81	958
H39 - Water Featur	High (Water Feature)	Pool	0.8	1,874	Drip	0.81	39,969
H43-45 - Low (L04)	Low	Landscape Area - S	0.3	1,774	Drip	0.81	17,517
H48-49 - Low (L07)	Low	Landscape Area - S	0.3	1,378	Drip	0.81	13,581

[5]
Hydrozone areas, irrigation methods and efficiencies are entered where required: **OK**

[6]
Estimated Total Water Use = **678,956** **gallons/year**

[7]

SECTION C. COMPARISON OF ETWU AND MAWA

The calculated ETWU may not exceed the calculated MAWA.

MAWA= 712,190 *[from Section A]* ≥ **ETWU =** 678,956 *[from Section B]*

[8]

Congratulations! Your electronic Water Budget Calculation Worksheet is complete.

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

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06.20.2025 PLANNING RESUBMITTAL
08.26.2025 PLANNING RESUBMITTAL
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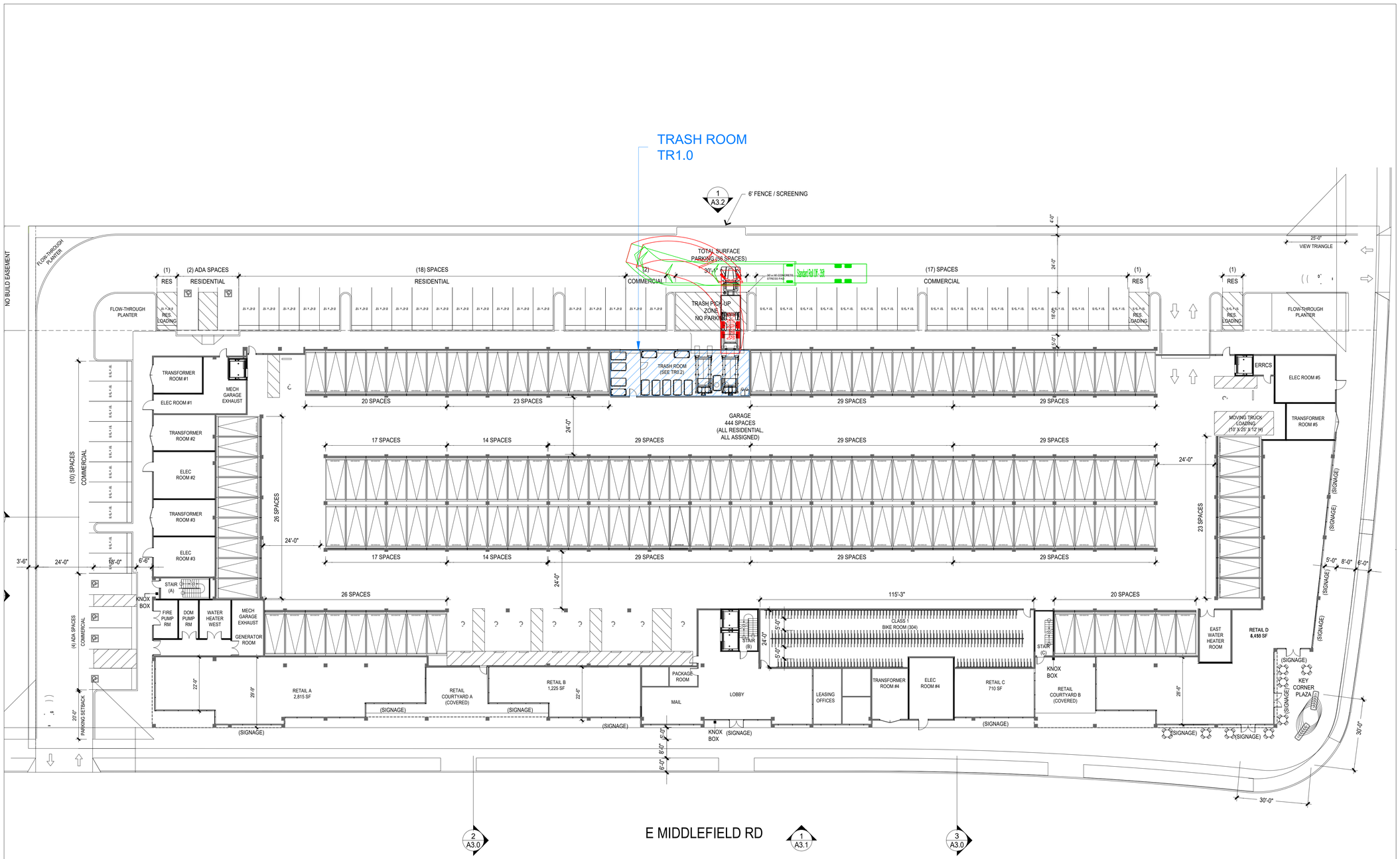
JOB: 2425

SHEET:

L994 - WATER BUDGET CALCULATION

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



1 **LEVEL 1: SITE PLAN**
1/20" = 1'-0"

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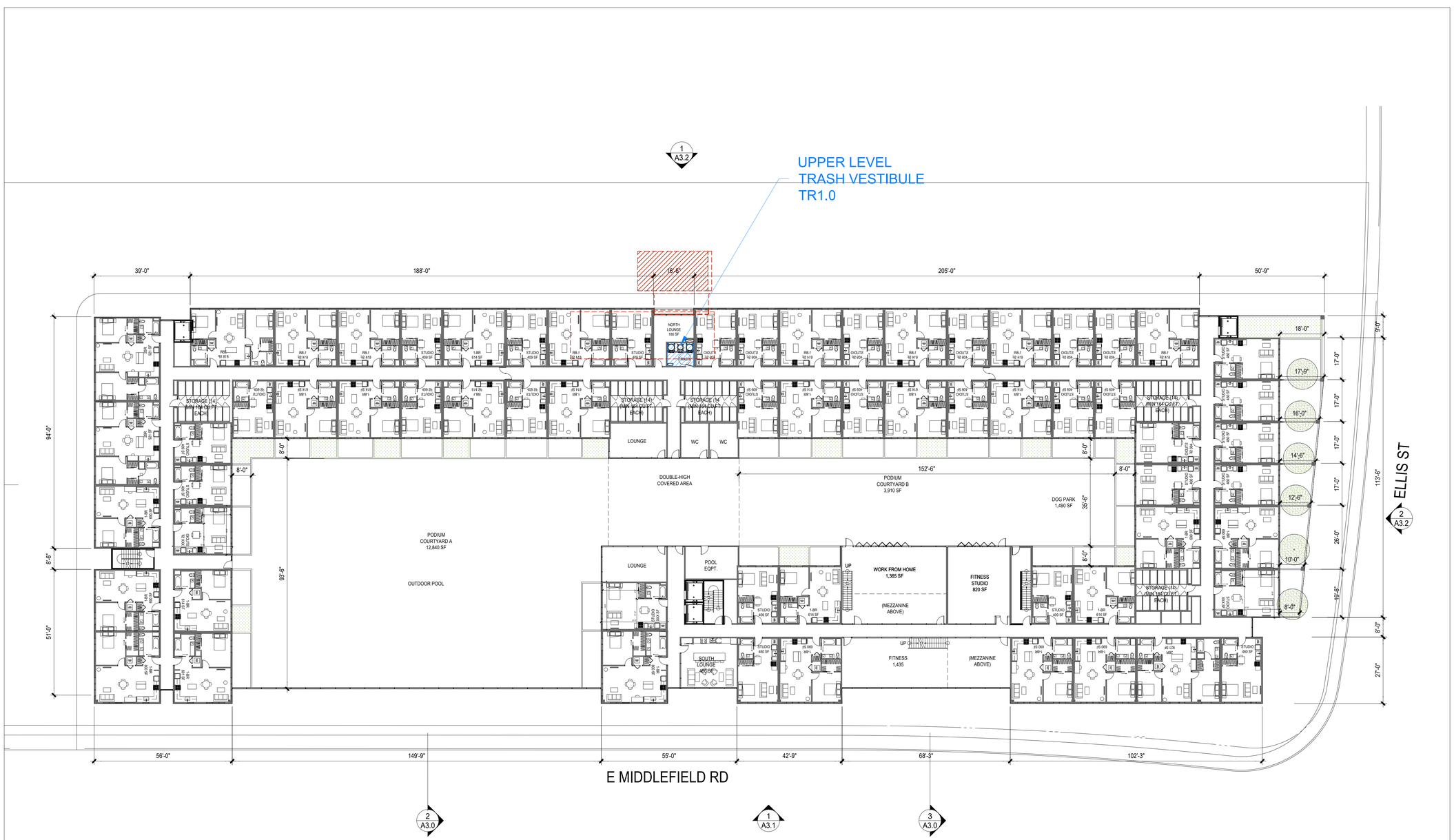
JOB: 2425

SHEET:

LEVEL 1
SITE PLAN

TR0.0



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1/20" = 1'-0"

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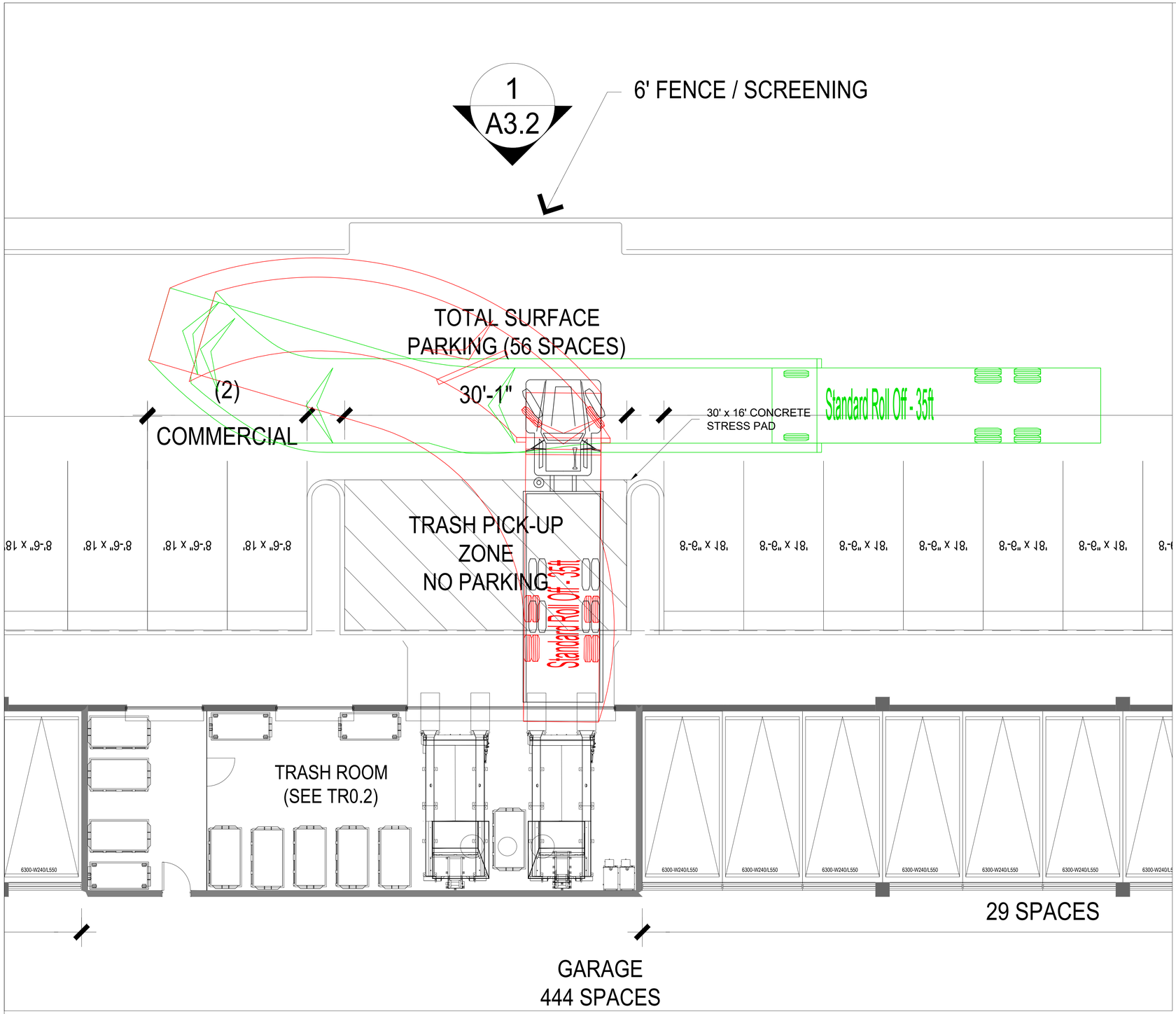
JOB: 2425

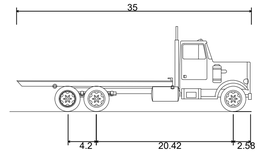
SHEET:

LEVEL 1
SITE PLAN

TR0.1



1 **LEVEL 1: ROLL-OFF PICK-UP**
3/16" = 1'-0"



Standard Roll Off - 35ft	
Overall Length	35.000ft
Overall Width	8.000ft
Overall Body Height	12.697ft
Min Body Ground Clearance	1.371ft
Max Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	37.500ft

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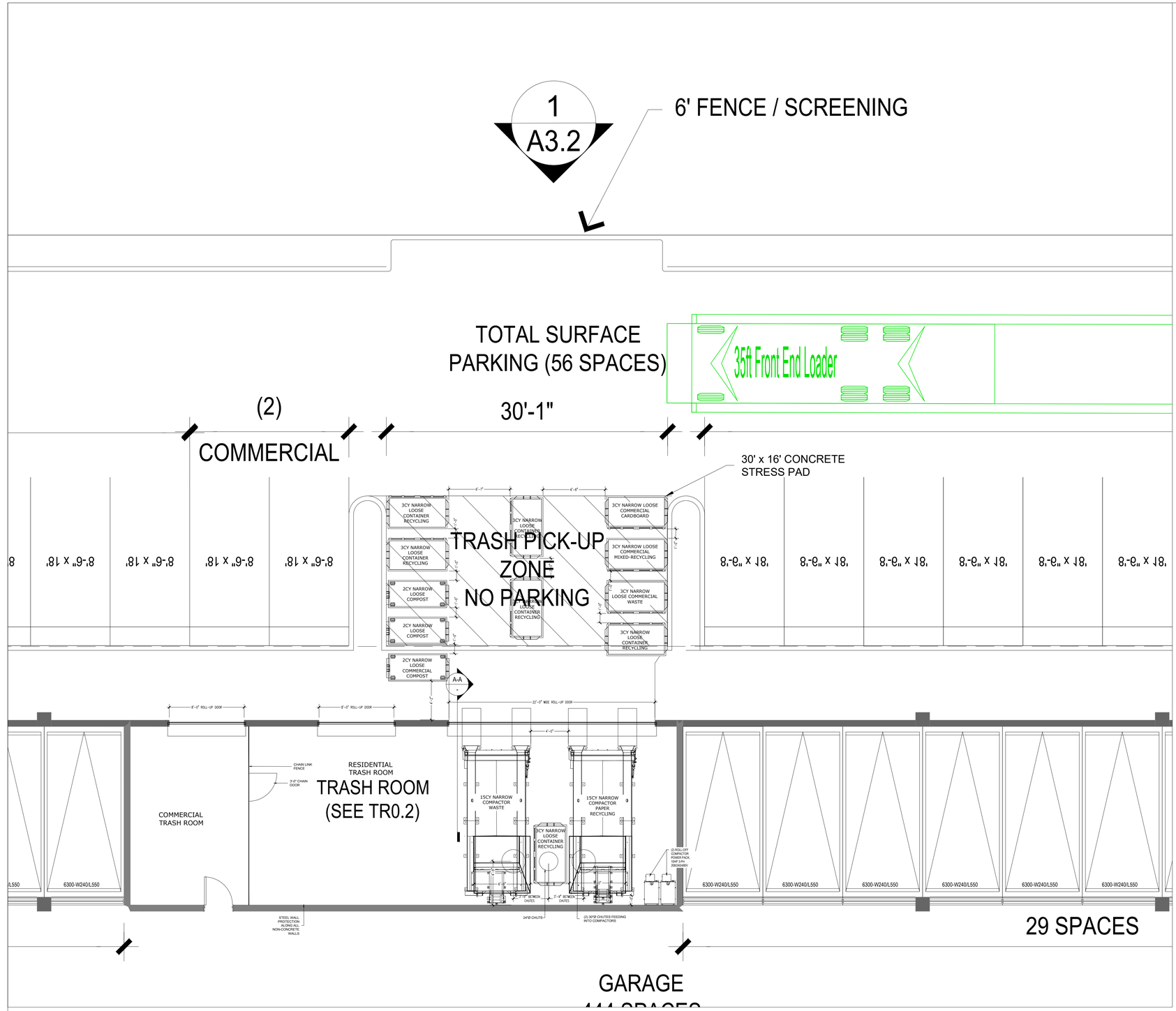
JOB: 2425

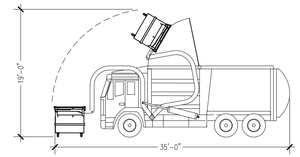
SHEET:

ROLL-OFF
APPROACH

TR0.2



1 LEVEL 1: FRONT LOAD BIN STAGING
3/16" = 1'-0"



35ft Front End Loader

Overall Length	35.000ft
Overall Width	8.330ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	32.000ft

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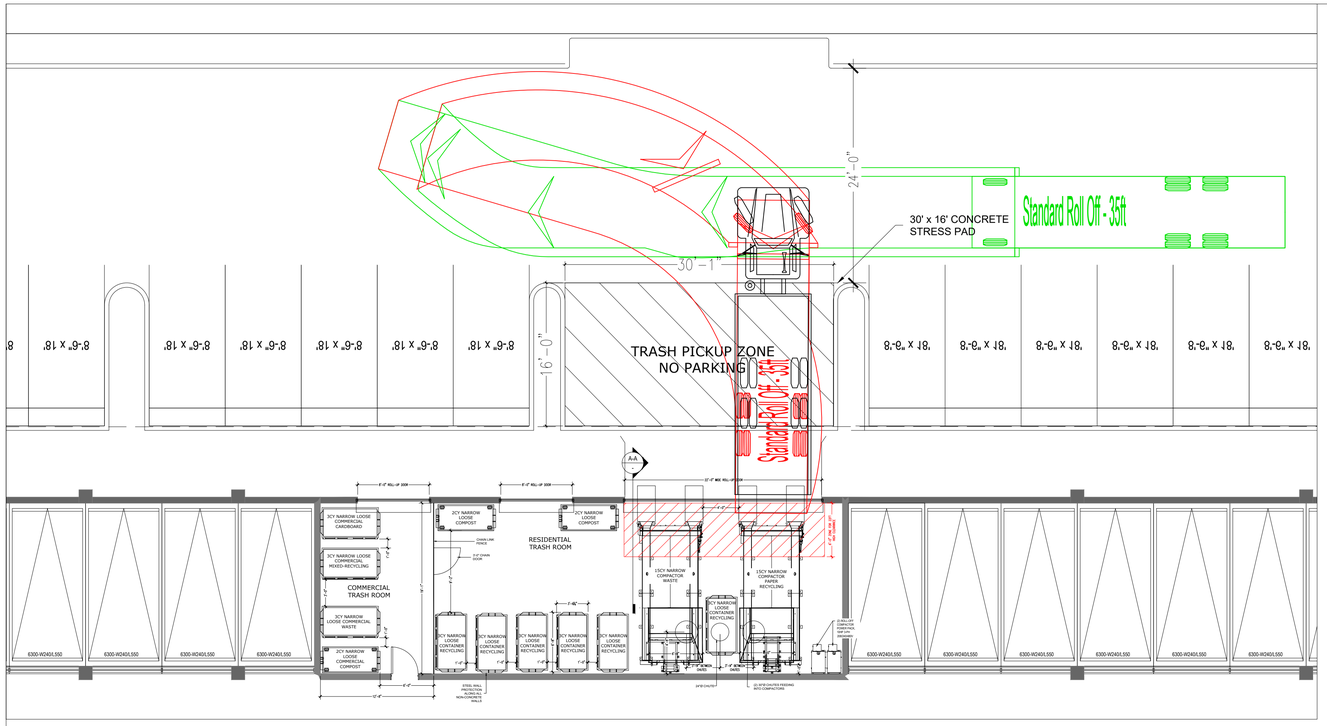
JOB: 2425

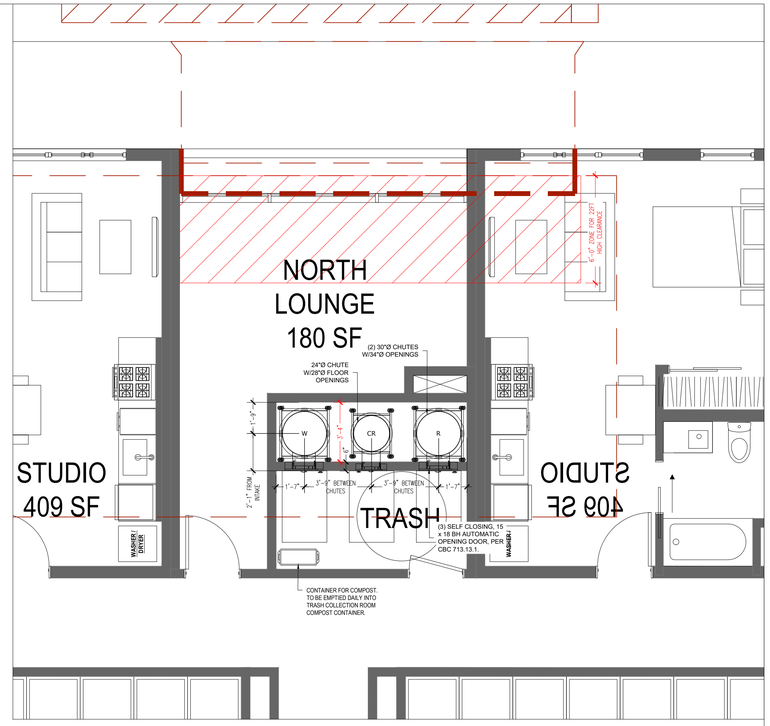
SHEET:

FL BIN
STAGING

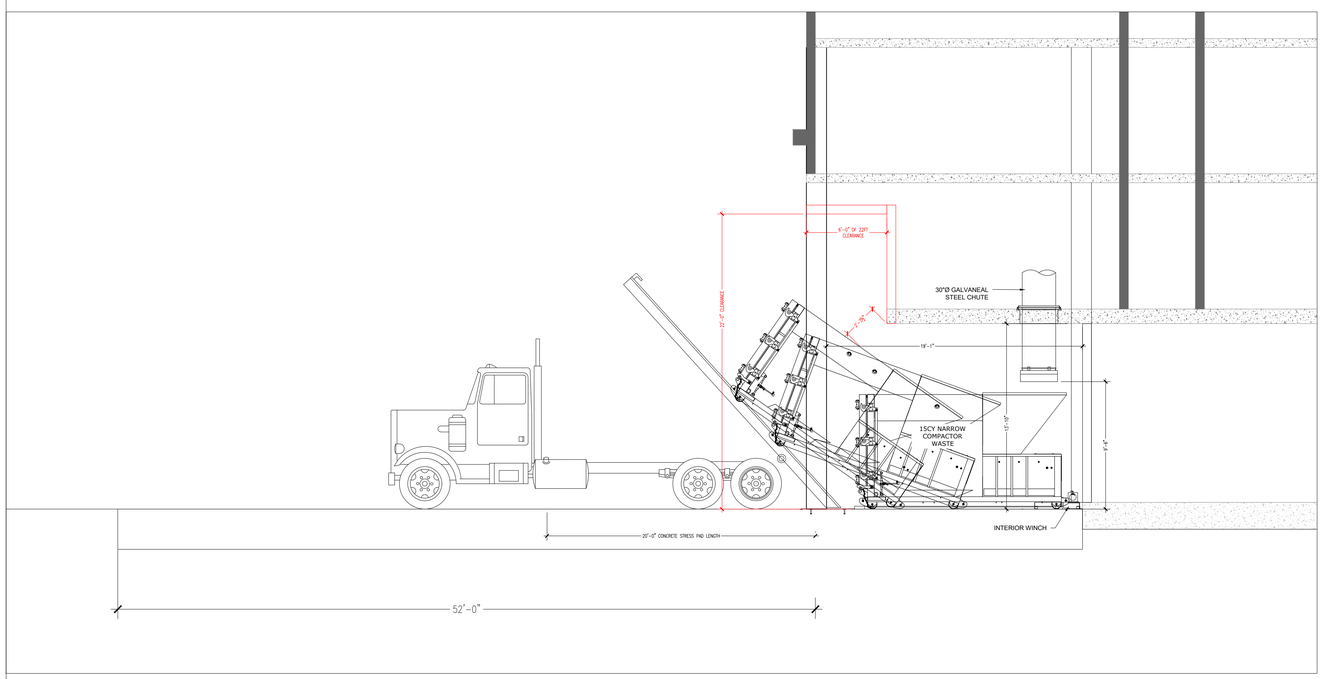
TR0.3



1 LEVEL 1: TRASH ROOM
1/8" = 1'-0"



2 UPPER LEVEL VESTIBULES
1/4" = 1'-0"



3 SECTION VIEW
3/16" = 1'-0"

COMMERCIAL PROJECTED COLLECTION SCHEDULE

SERVICE	M	T	W	TH	F	S
3CY FL LOOSE WASTE	1		1		1	
3CY FL LOOSE MIXED RECYCLING	1		1		1	
3CY FL LOOSE CARDBOARD	1		1		1	
2CY LOOSE COMPOST	1				1	
TOTAL	4	0	3	0	4	0

RESIDENTIAL PROJECTED COLLECTION SCHEDULE

SERVICE	M	T	W	TH	F	S
15CY COMPACTED WASTE	1				0.6	
15CY COMPACTED PAPER RECYCLE	1				0.3	
3CY LOOSE CONTAINER RECYCLING	5					
2CY LOOSE COMPOST	2					
TOTAL	9	0	0	0	0.9	0

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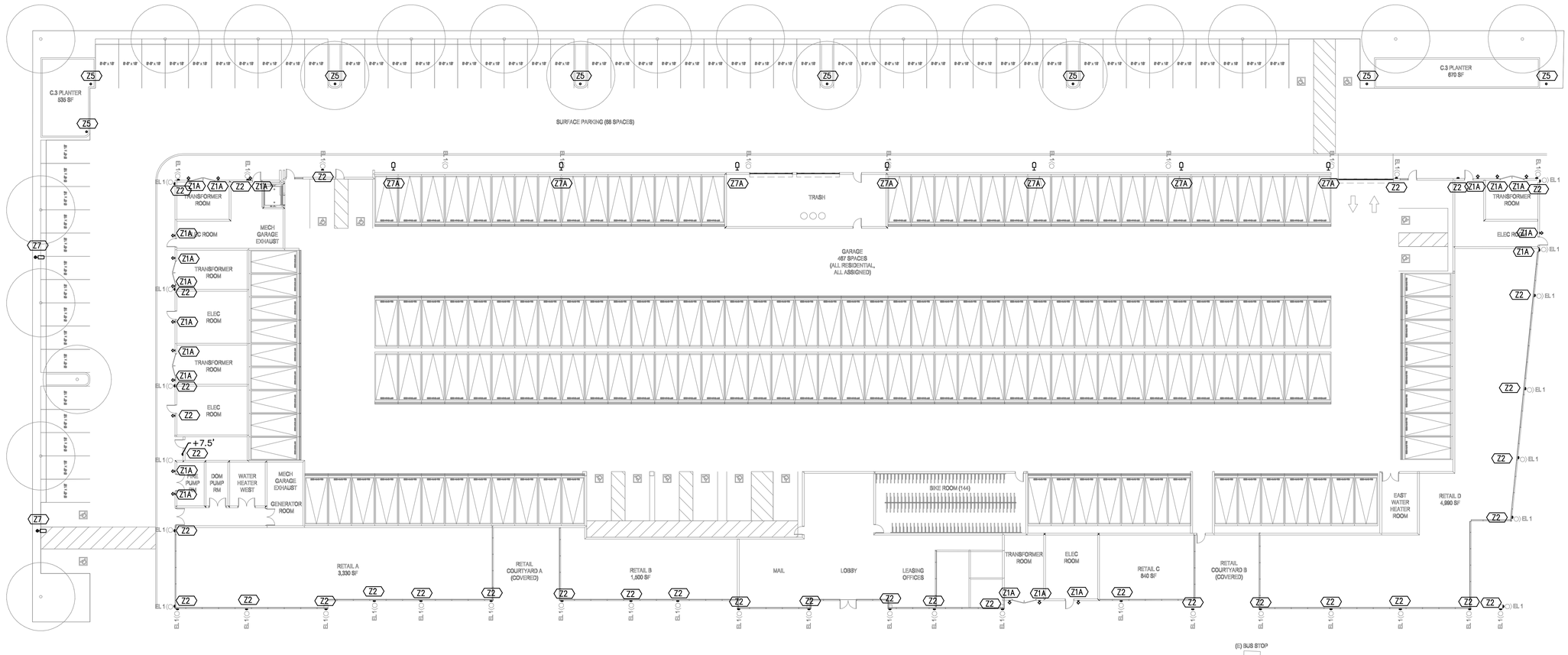
JOB: 2425

SHEET:

TRASH ROOM

TR1.0



LIGHTING SHEET NOTES
1. Z2 FIXTURE MOUNTED AT 14.5' UNLESS OTHERWISE NOTED.
2. Z1A FIXTURE MOUNTED AT 7.5'.
3. EXTERIOR FIXTURES NEAR PERIMETER TO BE SHIELDED SO AS NOT TO CAUSE OFF-SITE GLARE OR NUISANCE. SEC 8.242.
4. EXTERIOR LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER- AND VANDALISM-RESISTANT COVERS.
5. REFER TO BOLLARD LIGHTING MOUNTING DETAIL 1/E0.3

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NWRIGHT J:\2515-001 490 E. MIDDLEFIELD, MOUNTAIN VIEW, CA\DWG\E10 SITE LIGHTING PLAN.DWG 01-28-2025 12:36

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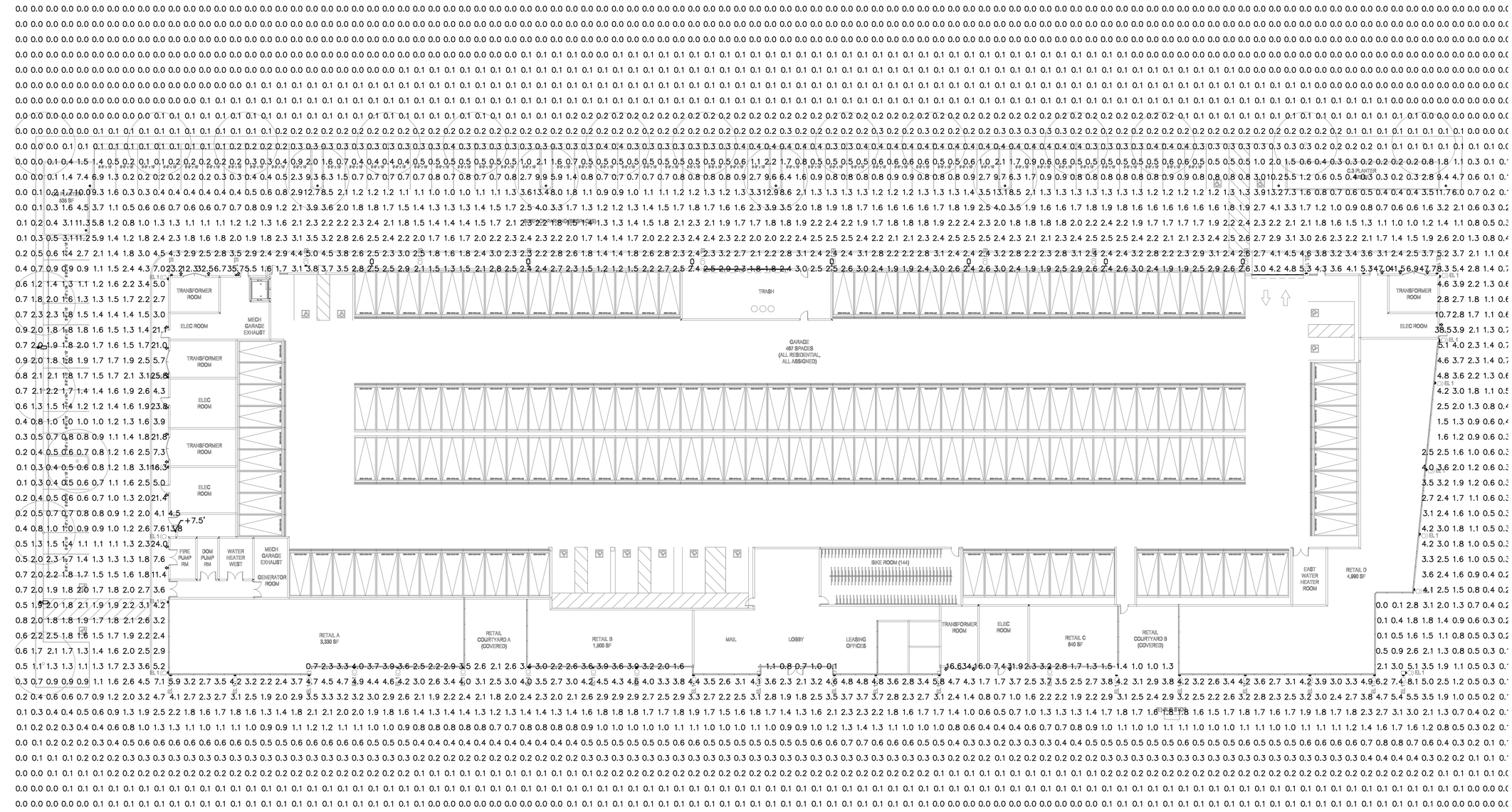
JOB: 2515-001

SHEET:

SITE LIGHTING PLAN

E1.0



LIGHTING SHEET NOTES
1. Z2 FIXTURE MOUNTED AT 14.5' UNLESS OTHERWISE NOTED.
2. Z1A FIXTURE MOUNTED AT 7.5'.
3. EXTERIOR FIXTURES NEAR PERIMETER TO BE SHIELDED SO AS NOT TO CAUSE OFF-SITE GLARE OR NUISANCE. SEC 8.242.
4. EXTERIOR LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER- AND VANDALISM-RESISTANT COVERS.
5. REFER TO BOLLARD LIGHTING MOUNTING DETAIL 1/E0.3

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N:\RIGHT J\2515-001 490 E. MIDDLEFIELD, MOUNTAIN VIEW, CA\DWG\E11 SITE PHOTOMETRIC PLAN.DWG 01-28-2025 13:00

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JOB: 2515-001

SHEET:

SITE PHOTOMETRIC PLAN

E1.1

Attachment 3

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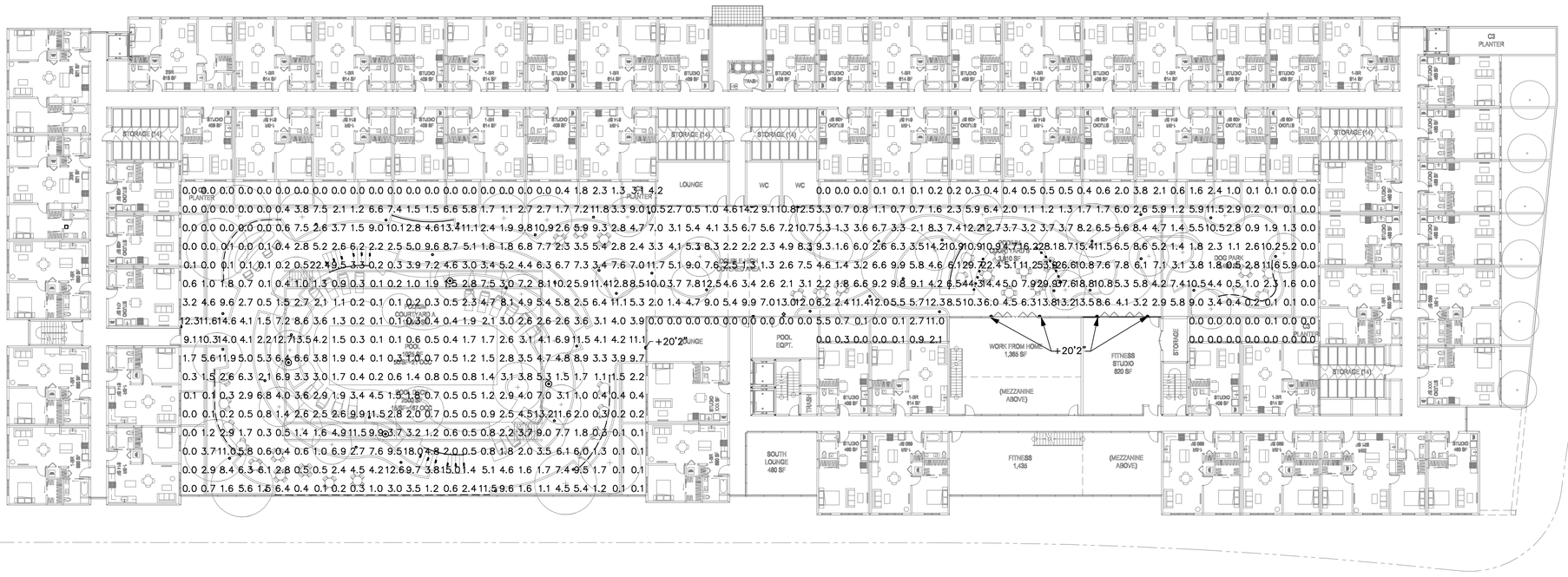

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JOB: 2515-001

SHEET:

LEVEL 2 PHOTOMETRIC PLAN

E1.2

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NWRIGHT A:\2515-001 490 E. MIDDLEFIELD, MOUNTAIN VIEW, CA\DWG\E12 LEVEL 2 PHOTOMETRIC PLAN.DWG 01-28-2025 12:36

Attachment 3

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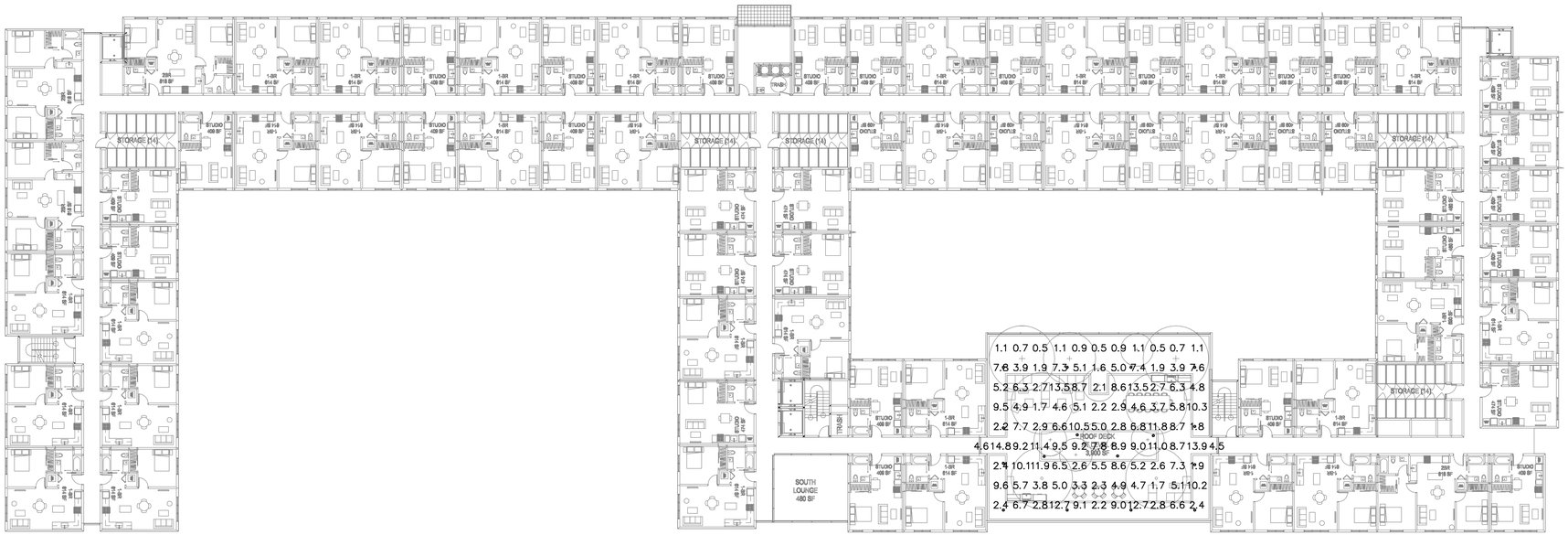

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LEVEL 4 PHOTOMETRIC PLAN

E1.4

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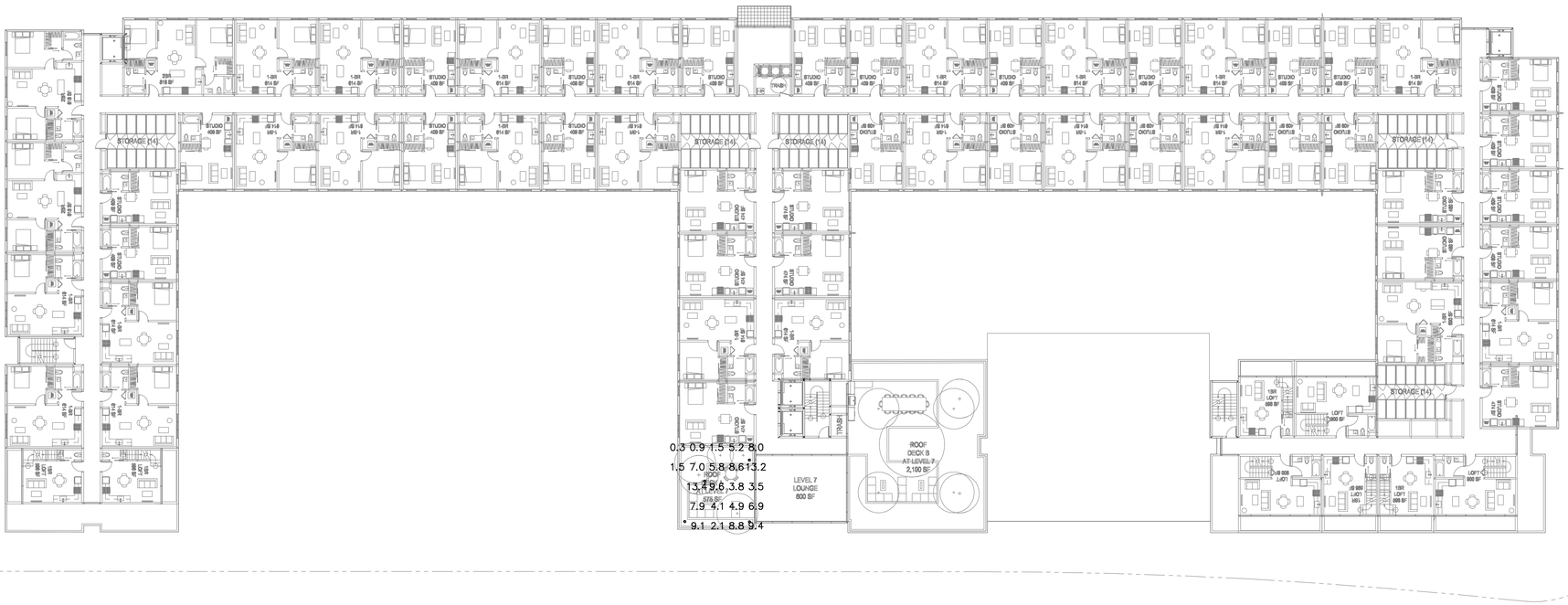

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LEVEL 7 PHOTOMETRIC PLAN

E1.7

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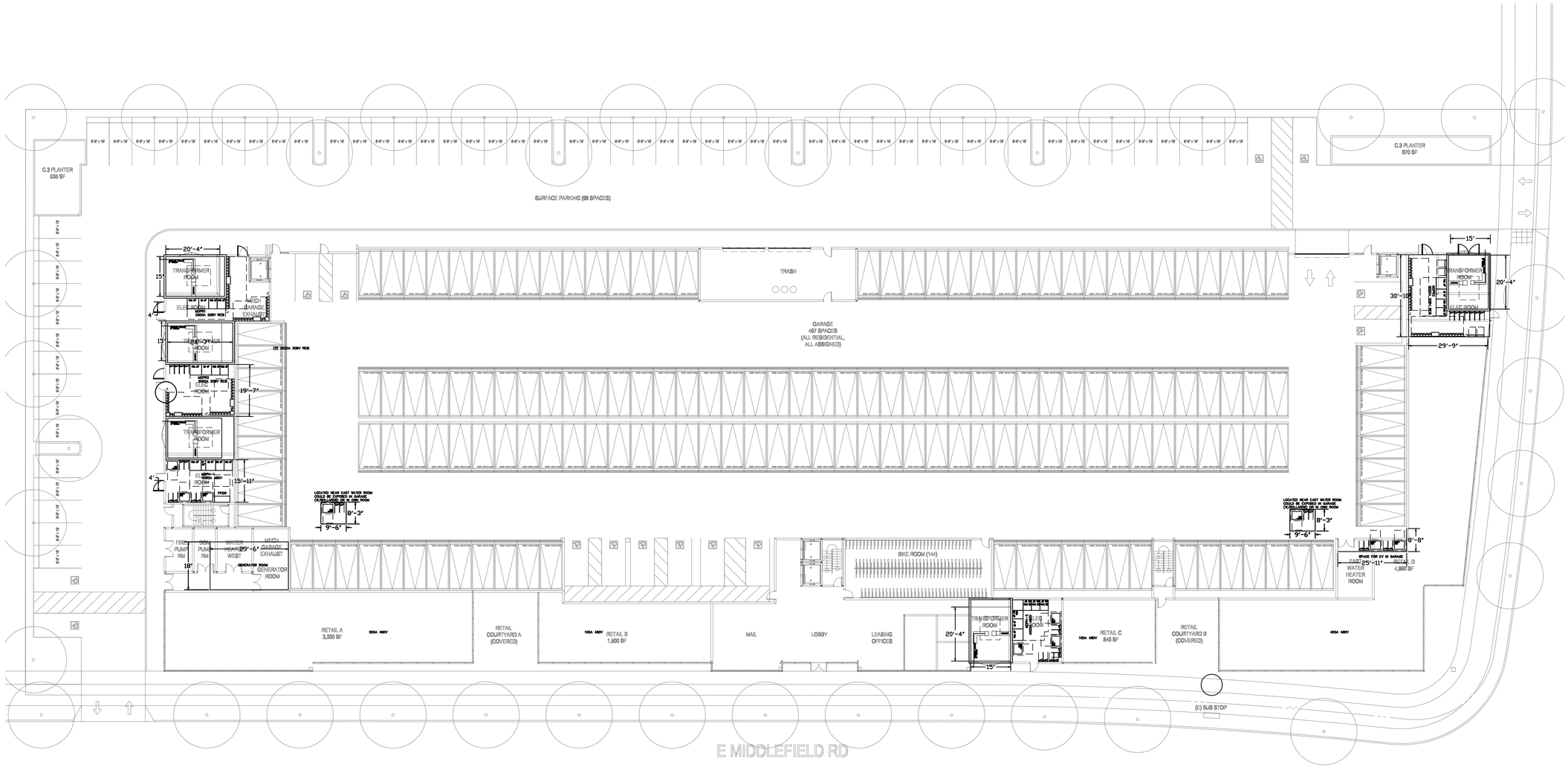

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LEVEL 1 FLOOR PLAN

E2.1

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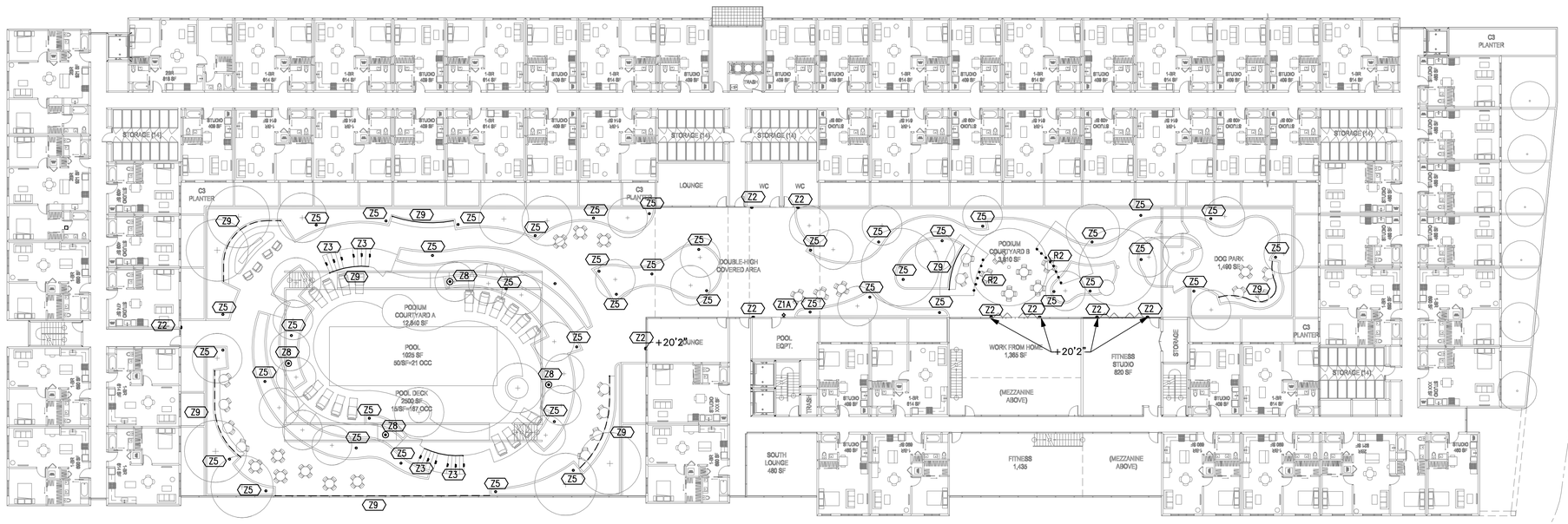

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LEVEL 2 FLOOR PLAN

E2.2

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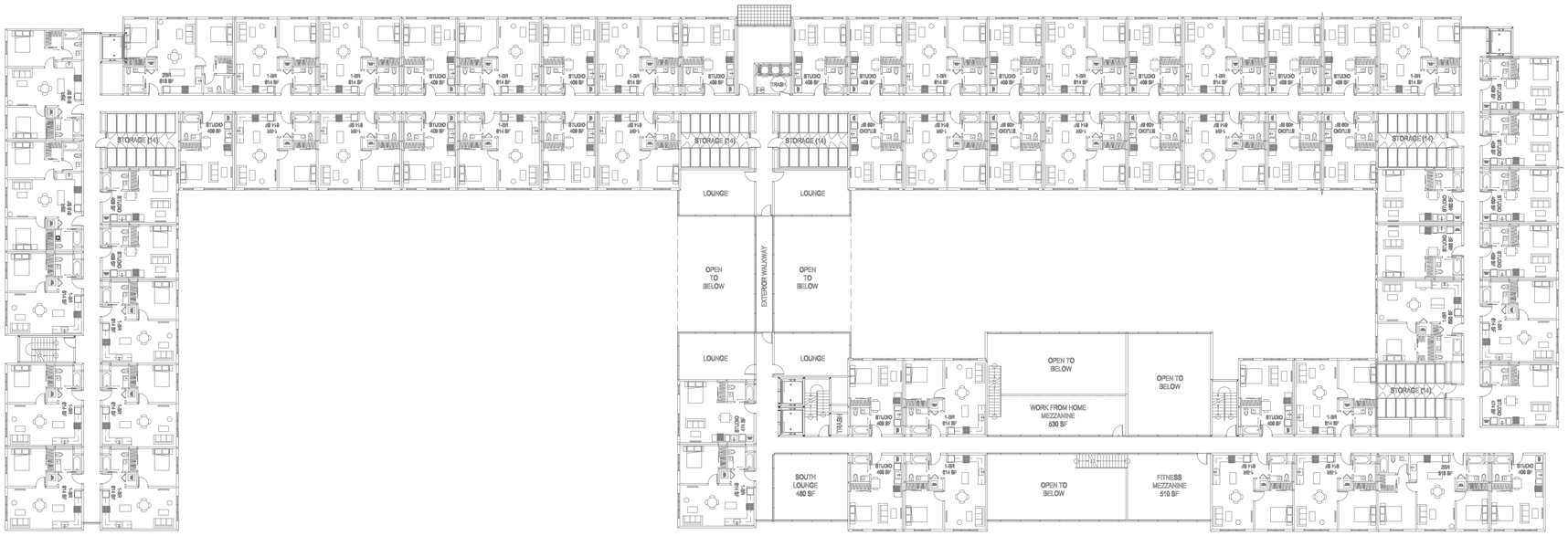

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LEVEL 3 FLOOR PLAN

E2.3

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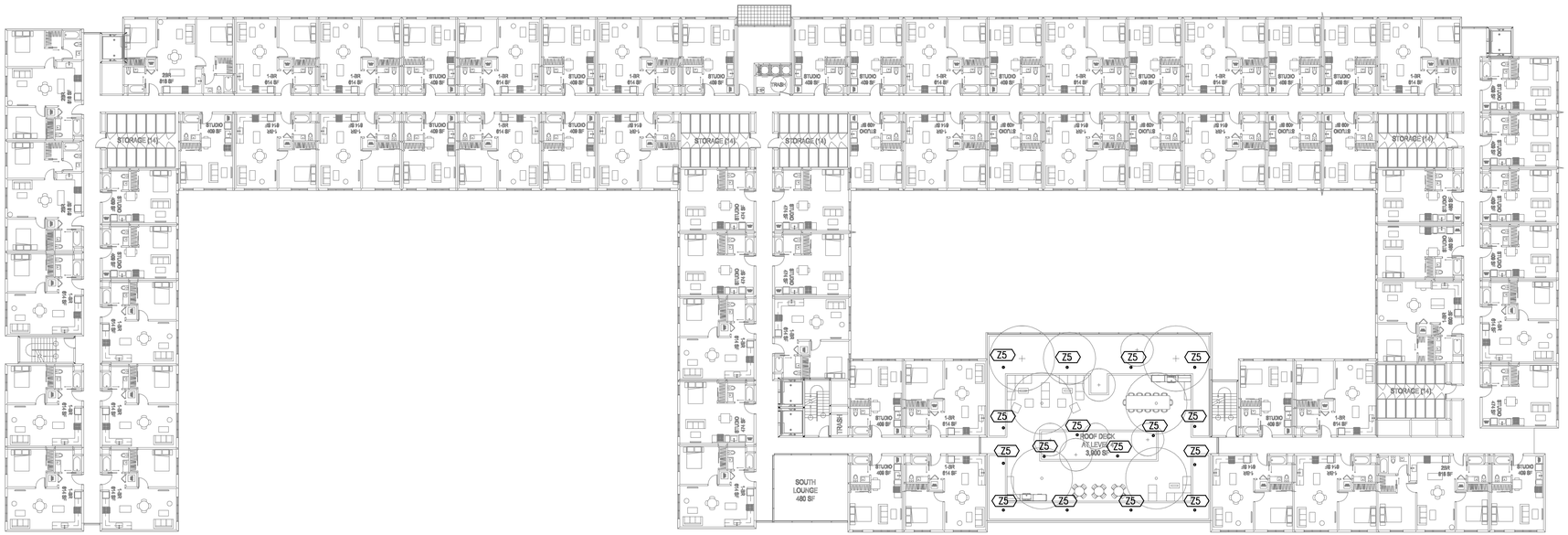

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LEVEL 4-6 FLOOR PLAN

E2.4

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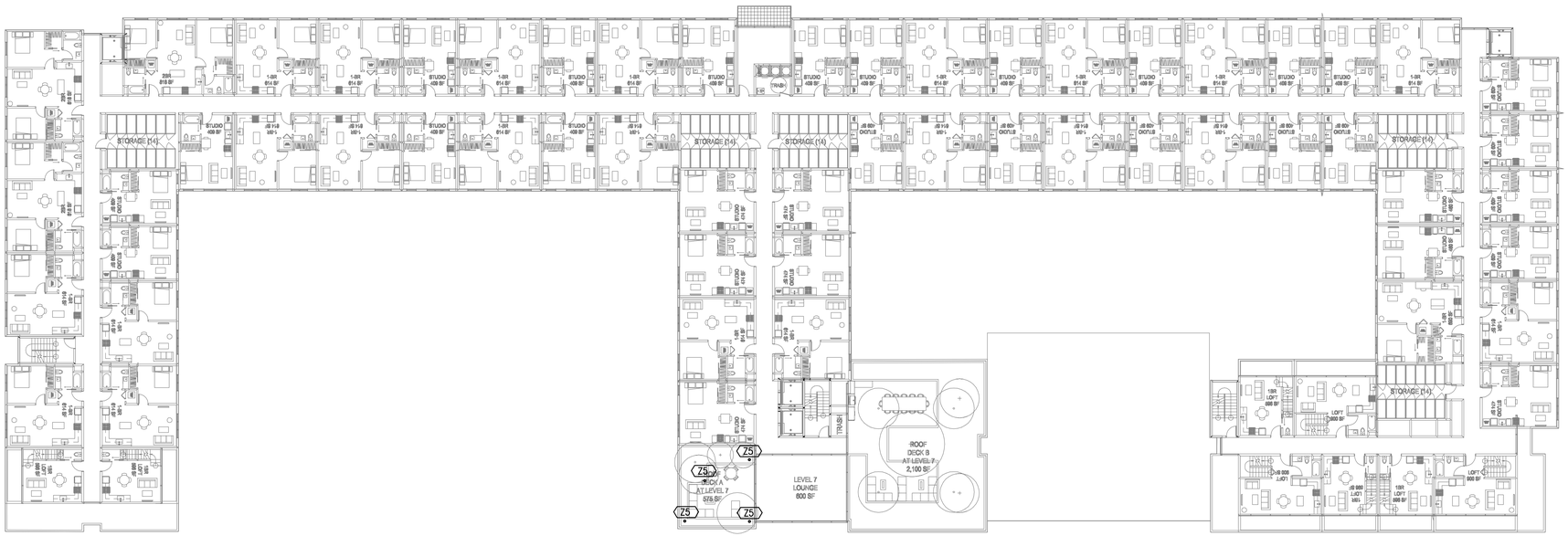

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LEVEL 7 FLOOR PLAN

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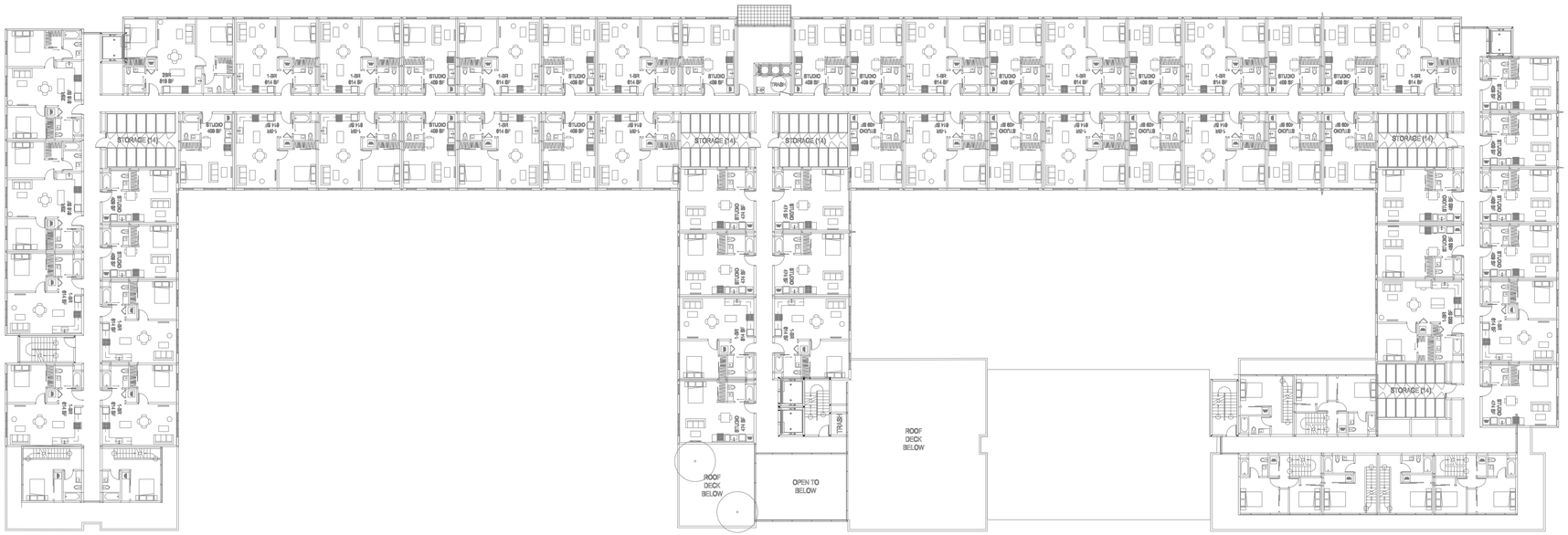

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LEVEL 8 FLOOR PLAN

E2.8

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