

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

490
E MIDDLEFIELD
ROAD

MOUNTAIN VIEW, CA

12.09.2024 SB-330 SUBMITTAL

01.31.2025 FORMAL PLANNING APPLICATION

04.14.2025 PLANNING RESUBMITTAL

06.20.2025 PLANNING RESUBMITTAL

08.26.2025 PLANNING RESUBMITTAL

10.20.2025 PLANNING RESUBMITTAL

01.09.2026 EPC SUBMITTAL

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JOB: 2425

SHEET:

ZONING
INFORMATION

A0.1

| 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 | | QNTY |
|---------------------------|-----------------------|----------------|
| 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 |
| COMMON AREA OPEN SPACE | | | | 25,065 |
| 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 |
| COMMERCIAL | | 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 |
| MINIMUM 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 | |
| COMMERCIAL | 9,371 | | 1 | 5000 | 2 | |
| TOTAL LONG-TERM | | | | | 462 | |
| SHORT-TERM | QNTY | RATIO | PER | REQUIRED | PROVIDED | |
| RESIDENTIAL | 460 | | 1 | 10 | 46 | |
| COMMERCIAL | 9,371 | | 4 | 5,000 | 8 | |
| TOTAL SHORT-TERM | | | | | 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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SHEET:

CONCEPTUAL
RENDERING

A0.4



VIEW OF RETAIL AND POOL AREA COURTYARD

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SHEET:

CONCEPTUAL
RENDERING

A0.6



SIDEWALK VIEW LOOKING EAST

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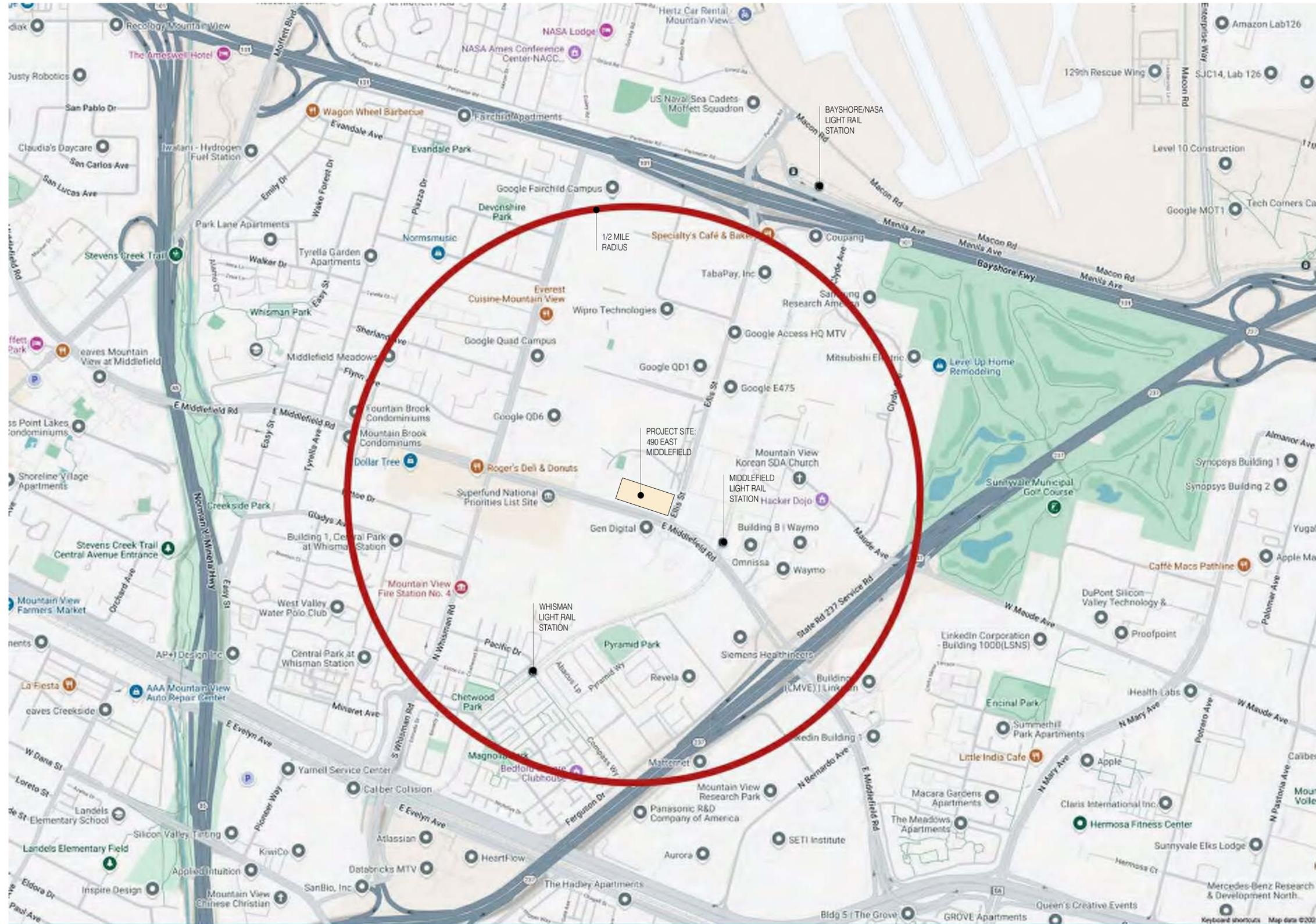
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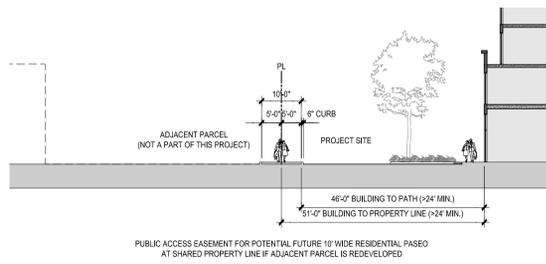
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VICINITY MAP

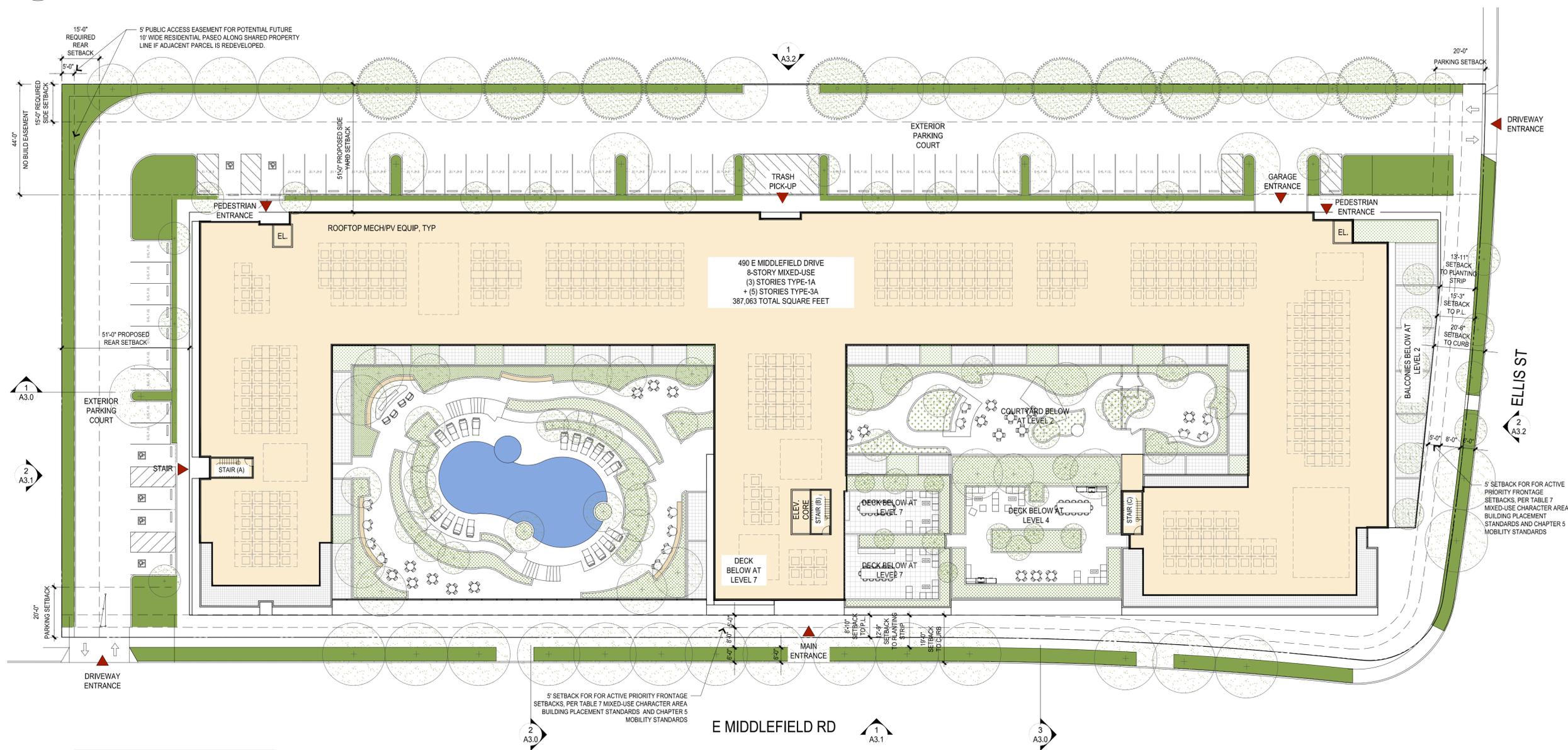
A0.10



VICINITY MAP WITH 1/2 MILE RADIUS
NTS



2 FUTURE PASEO DIAGRAM
3/64" = 1'-0" @ 36x24



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SHEET:

SITE PLAN

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



A1.1

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SHEET:

PLAN AT
GROUND LEVEL

A2.1



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.

PLAN AT GROUND LEVEL

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

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



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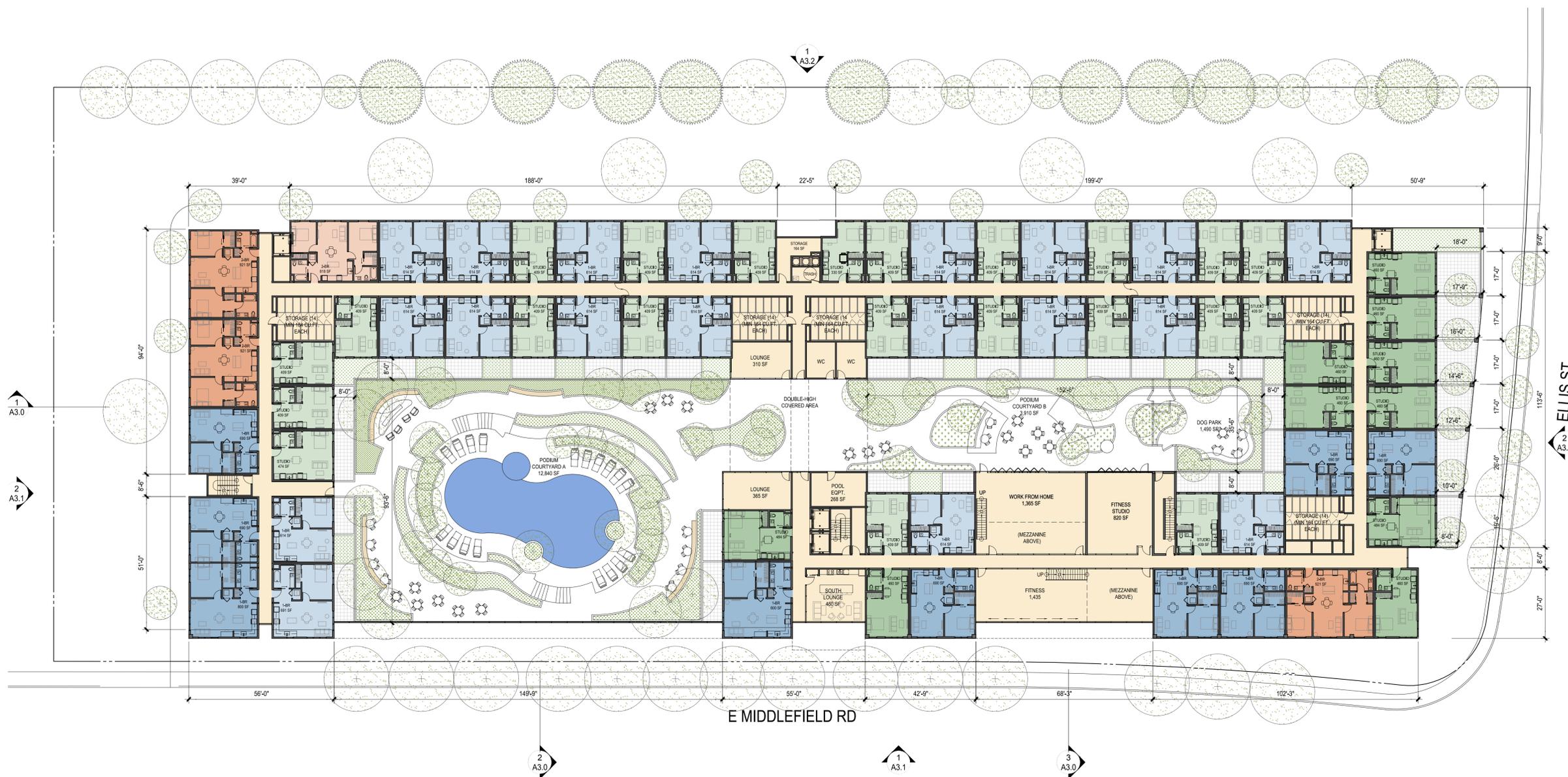
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SHEET:

PLAN AT
PODIUM LEVEL 2

A2.2



PLAN AT PODIUM LEVEL 2
3/64" = 1'-0" @ 36x24

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

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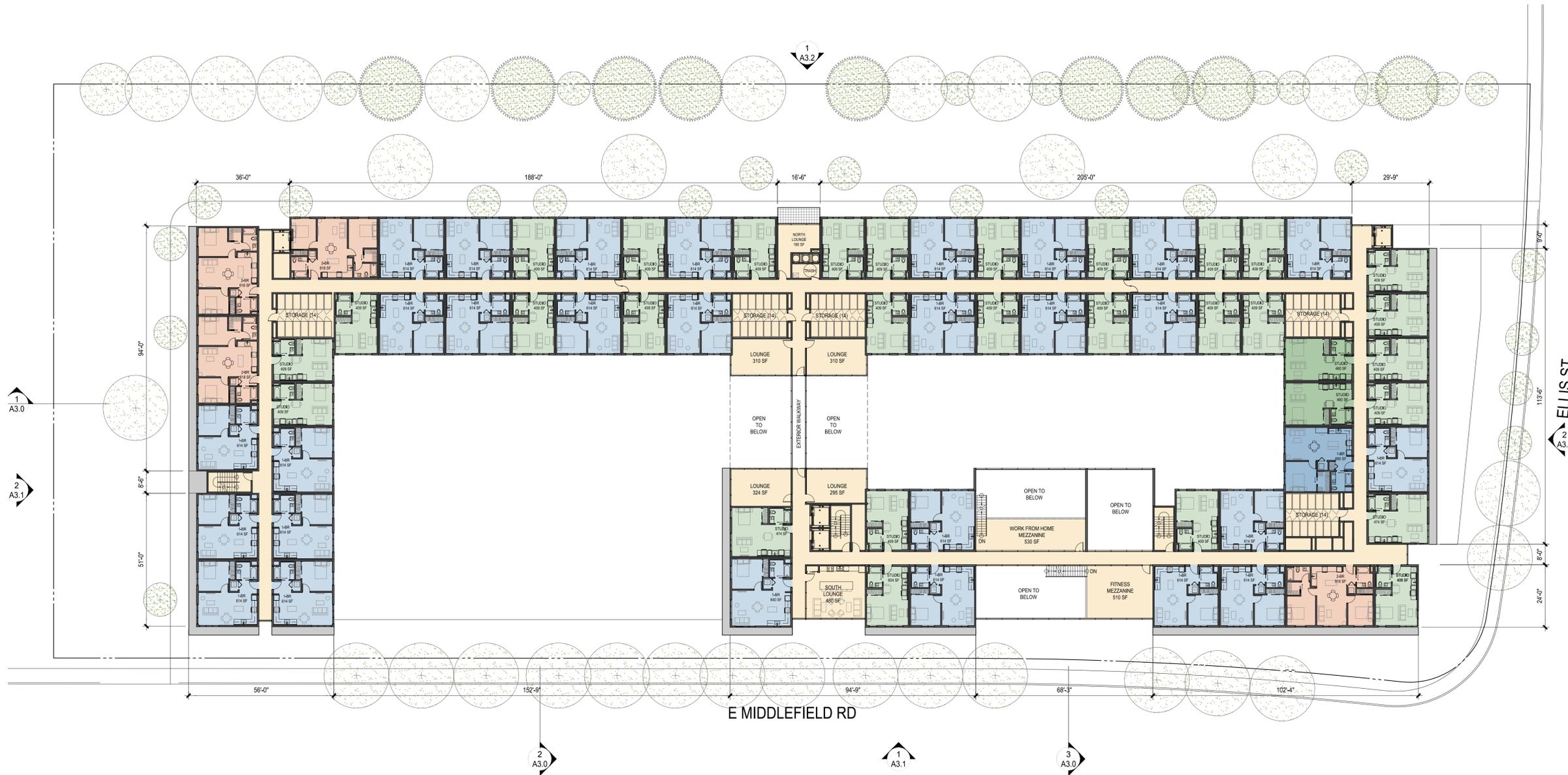
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SHEET:

PLAN AT
LEVEL 3

A2.3



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

| KEY | | | |
|--------------|---------------|-------------|-------------|
| Orange | STUDIO TYPE A | 1-BR TYPE A | 2-BR TYPE A |
| Yellow | STUDIO TYPE B | 1-BR TYPE B | 2-BR TYPE B |
| Light Blue | 1-BR LOFT | 2-BR LOFT | |
| Light Green | CIRCULATION | | |
| Light Purple | RETAIL | | |
| Light Grey | PARKING / MEP | | |

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SHEET:

PLAN AT
LEVELS 4-6

A2.4



PLAN AT LEVELS 4-6
3/64" = 1'-0" @ 36x24

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

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SHEET:

PLAN AT
LEVEL 7

A2.5



PLAN AT LEVEL 7
3/64" = 1'-0" @ 36x24

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

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PLAN AT
LEVEL 8

A2.6



PLAN AT LEVEL 8
3/64" = 1'-0" @ 36x24

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

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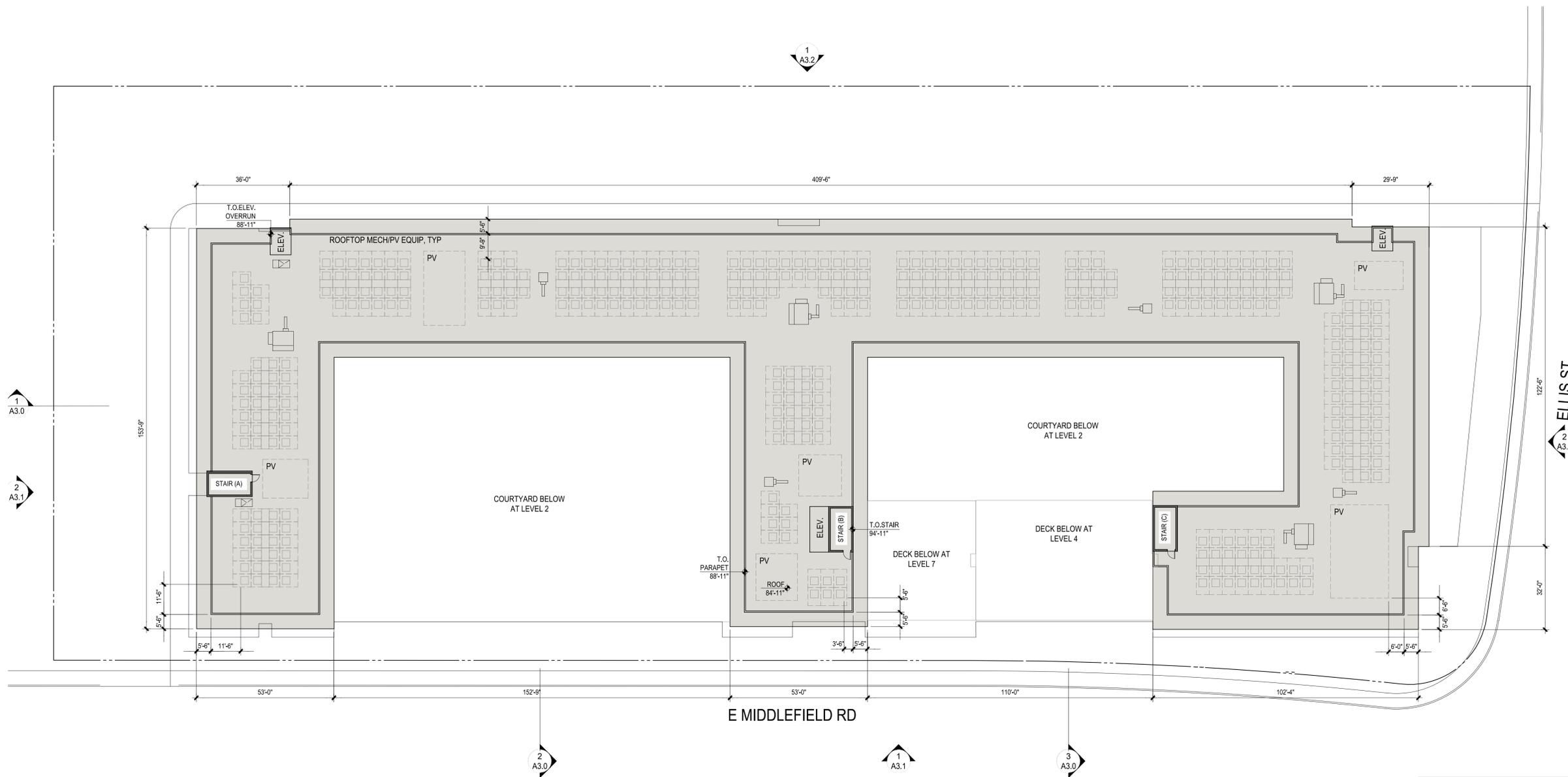
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SHEET:

ROOF PLAN

A2.7



NOTE: PHOTOVOLTAIC PANEL QUANTITIES,
LOCATIONS, AND ELECTRICAL GENERATION TO
BE DETERMINED IN COORDINATION WITH HVAC
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02.31.2025 ENVIRONMENTAL APPLICATION

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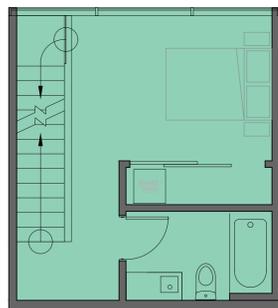
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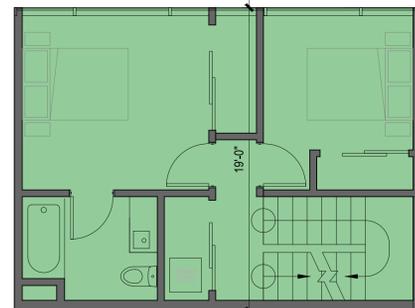
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TYPICAL
UNIT PLANS

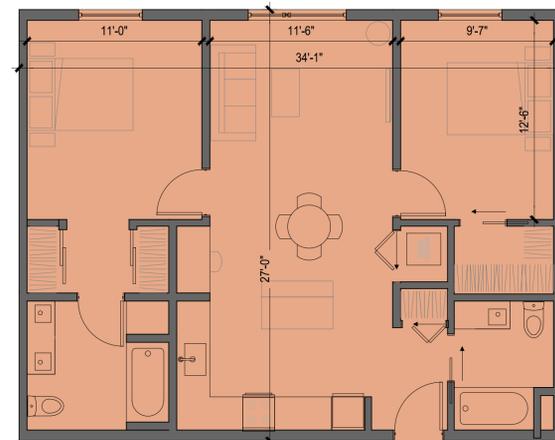
A2.8



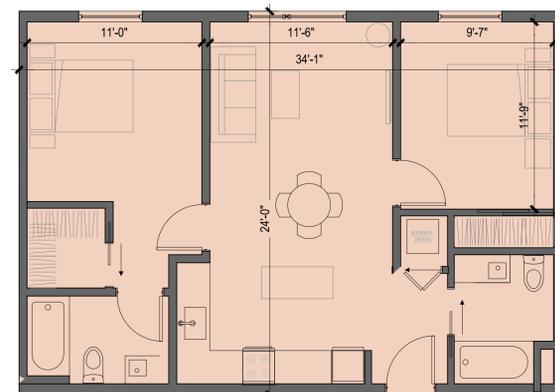
1-BR LOFT (2-STORY)



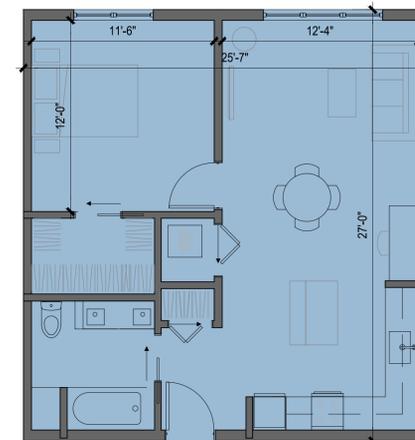
2-BR LOFT (2-STORY)



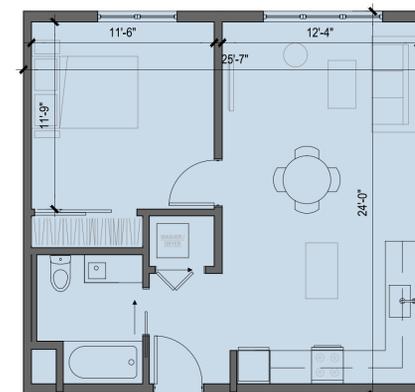
2-BR B



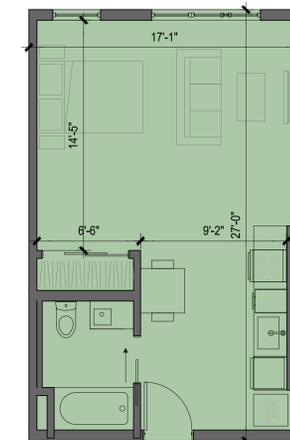
2-BR A



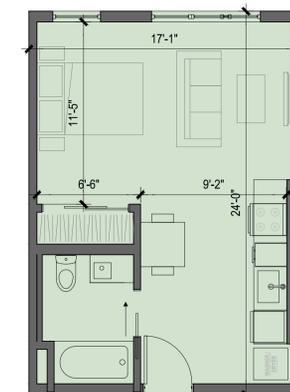
1-BR B



1-BR A



STUDIO B



STUDIO A

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1 WEST ELEVATION

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1 SOUTH ELEVATION

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JOB: 2425

SHEET:

BUILDING
ELEVATIONS

A3.1

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

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1 NORTH ELEVATION

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JOB: 2425

SHEET:

BUILDING
ELEVATIONS

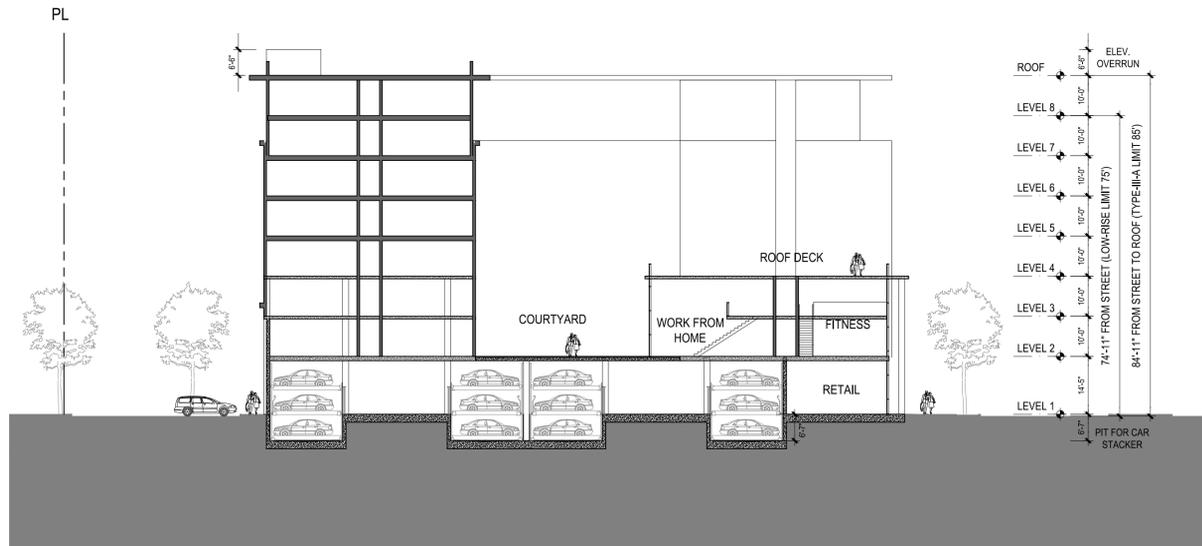
A3.2

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

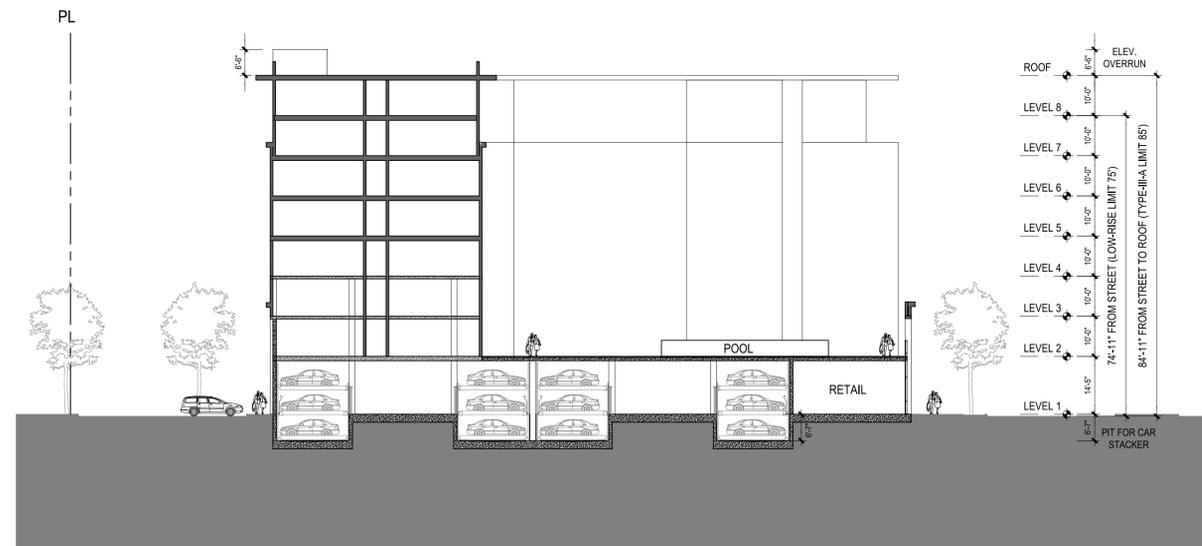
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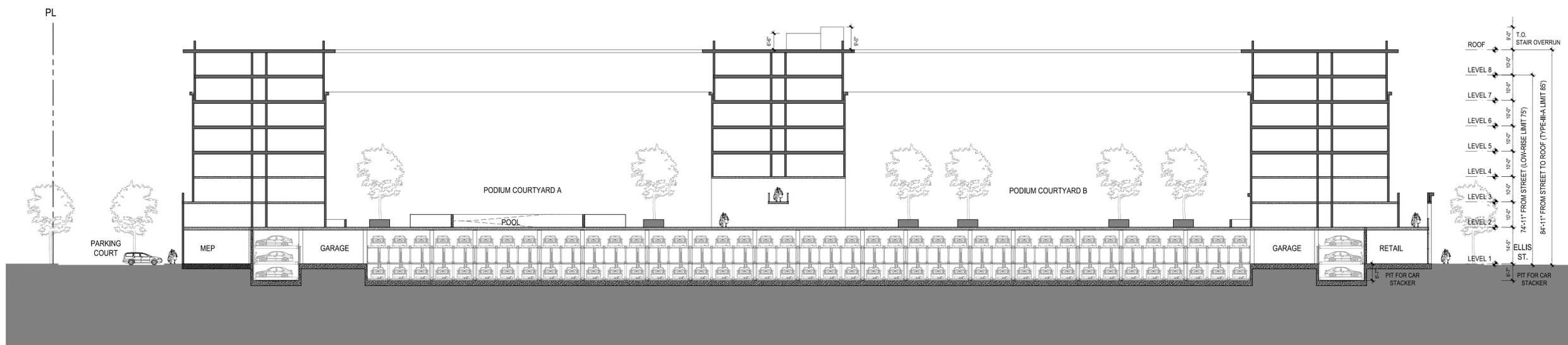
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3 BUILDING SECTION



2 BUILDING SECTION



1 BUILDING SECTION

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SHEET:

BUILDING
SECTIONS

A3.3

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SHEET:

COLORS &
MATERIALS

A3.5

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

INTEGRAL COLOR PLASTER,
ECO STUCCO
TADELAKT - SMOKED TROUT

INTEGRAL COLOR PLASTER,
ECO STUCCO
FOSSIL - HOGAR 30

METAL INFILL PANELS
AEP SPAN
COOL DARK BRONZE

ALUMINUM WINDOWS
AEP SPAN
COOL DARK BRONZE



METAL PANELS
AEP SPAN
COOL DARK BRONZE

ALUMINUM STOREFRONT WINDOWS
AEP SPAN
COOL DARK BRONZE

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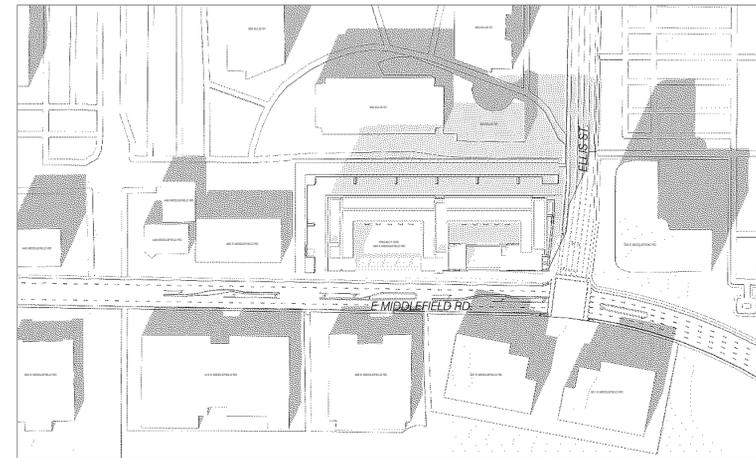
SHEET:
**SHADOW STUDIES
WINTER & SUMMER
SOLSTICE**

A4.1

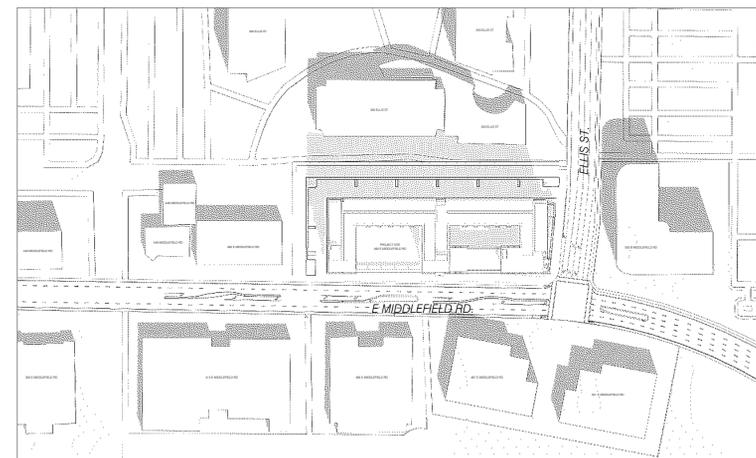
KEY

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

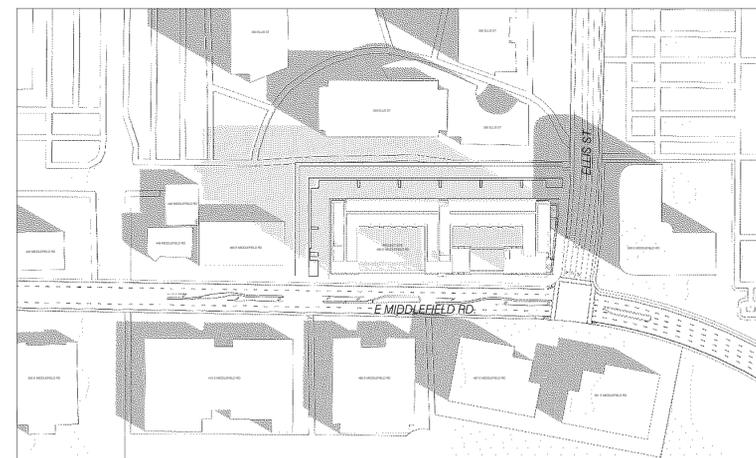
**WINTER SOLSTICE
DEC 21ST:**



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

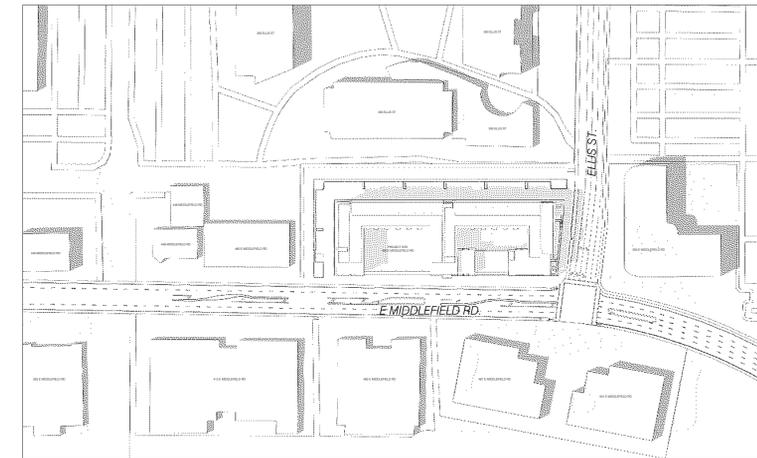


5 SHADOW STUDY - DEC 21ST - NOON
NT.S.

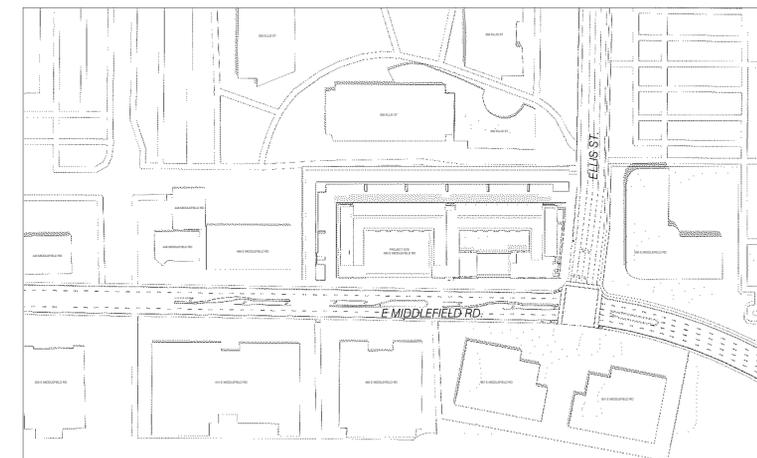


4 SHADOW STUDY - DEC 21ST - 9:00 AM
NT.S.

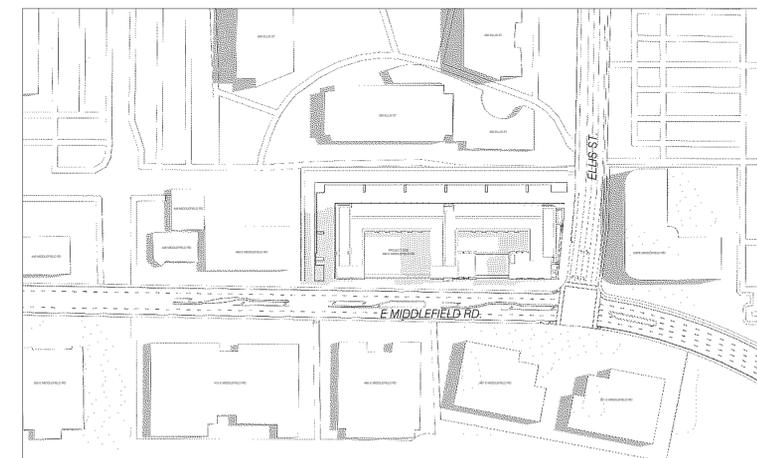
**SUMMER SOLSTICE
JUN 21ST:**



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



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



1 SHADOW STUDY - JUN 21ST - 9:00 AM
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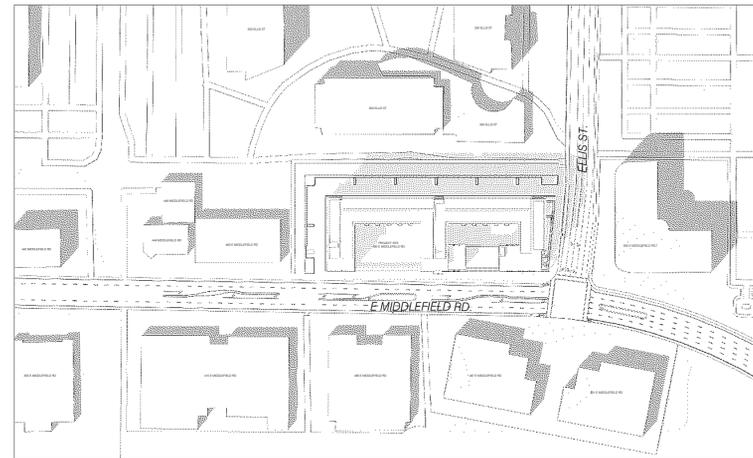
SHADOW STUDIES
SPRING & FALL
EQUINOX

A4.2

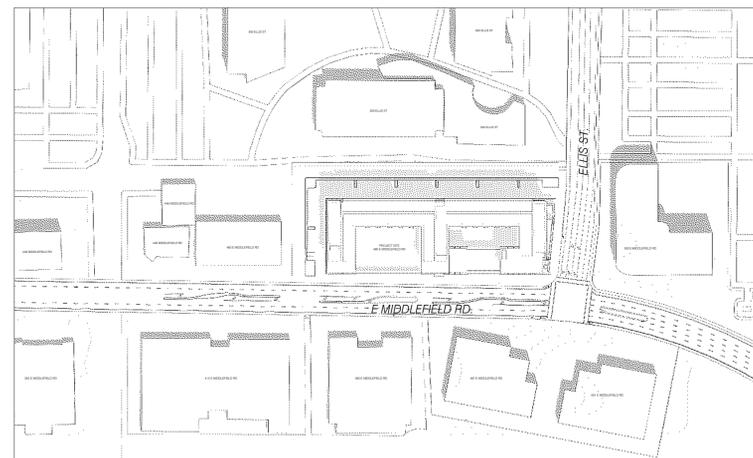
KEY

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

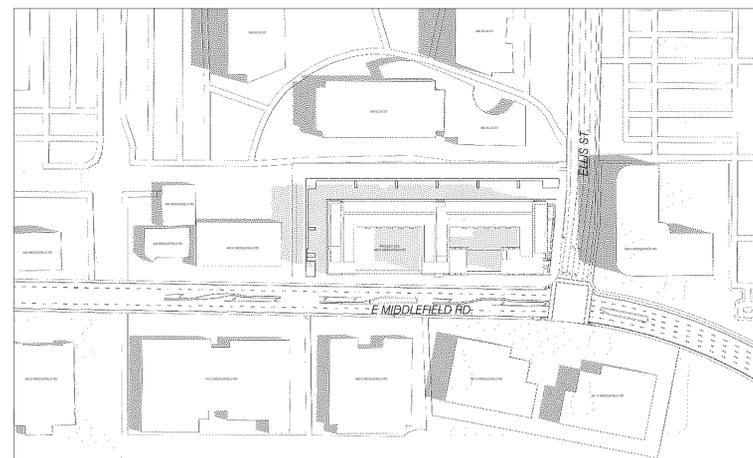
**FALL EQUINOX
SEPTEMBER 22ND:**



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



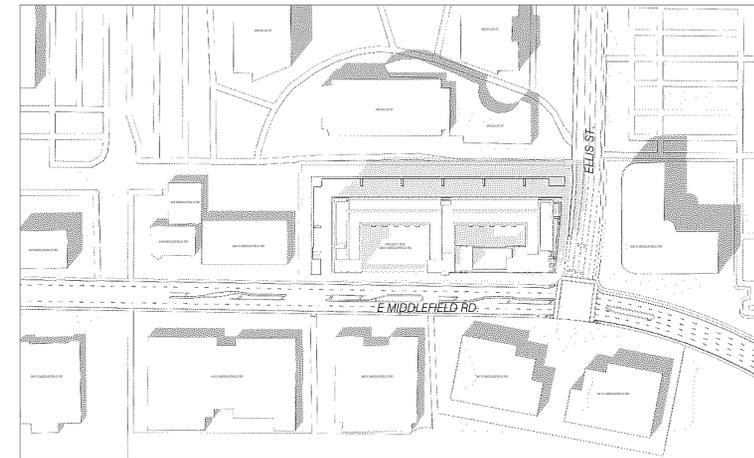
5 SHADOW STUDY - SEPT 22ND - NOON
NT.S.



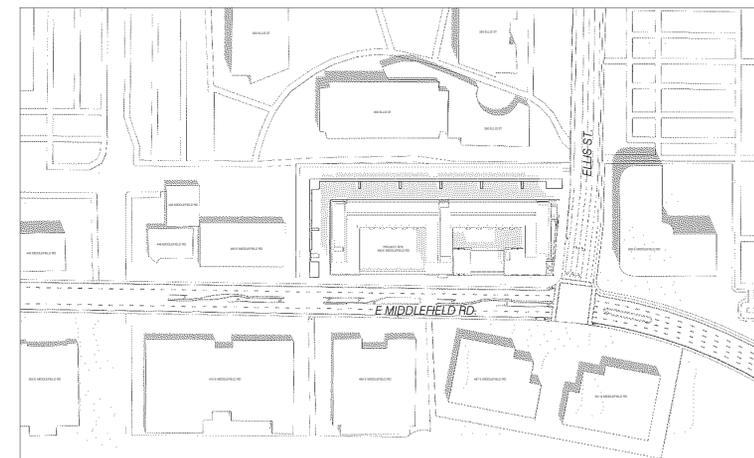
4 SHADOW STUDY - SEPT 22ND - 9:00 AM
NT.S.



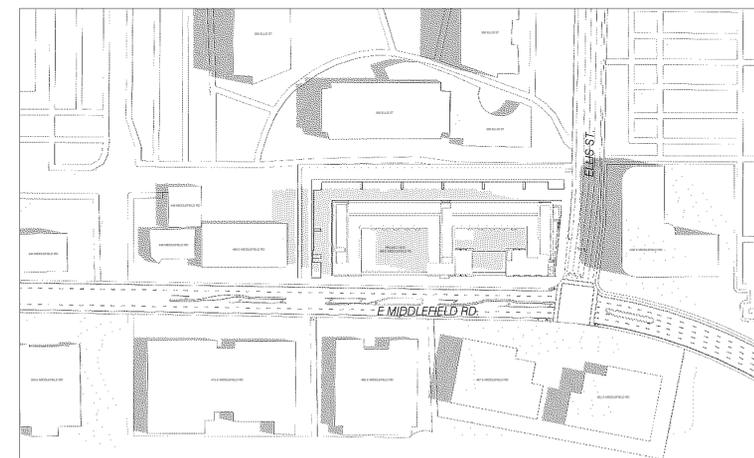
**SPRING EQUINOX
MARCH 22ND:**



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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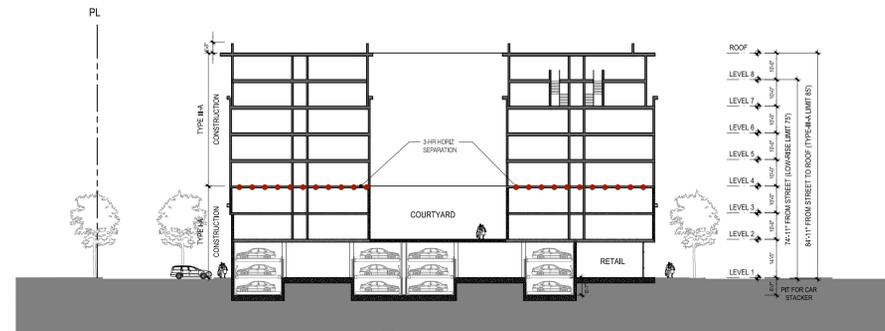
JOB: 2425

SHEET:

FIRE CODE
ANALYSIS

A4.3

| 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 Limitation 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 Limitation 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 | | | | | |
| Sprinkler System | Required NFPA 13 | Proposed NFPA 13 | Notes | | |
| High-Rise | >75' | 75' | Complies | | |
| Fire Apparatus Road | 1 | 1 | Not a High-Rise. Highest occupied floor level of building is less than 75' above lowest level of building access. | | |
| Aerial Fire Apparatus Road | 1 | 1 | 2 Fire Apparatus Roads required when number of dwelling units is more than 100 per CFC Appendix D106.1 as amended by County of Contra Costa. Number of dwelling units is 90. | | |
| Emergency Escape and Rescue Windows | No | None | Required along one side of building between 15' to 30' from building. Overhead utilities to be underground. | | |
| Radio Coverage (ERCCS/ DAS) | Yes | Yes | Per CBC 1031.2 Exception emergency escape and rescue with are not in R-1 or R-2.2 fire sprinkler system and are of Type I, Type II, Type III or Type IV construction. | | |
| | | | 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. | | | | | |



LEGEND

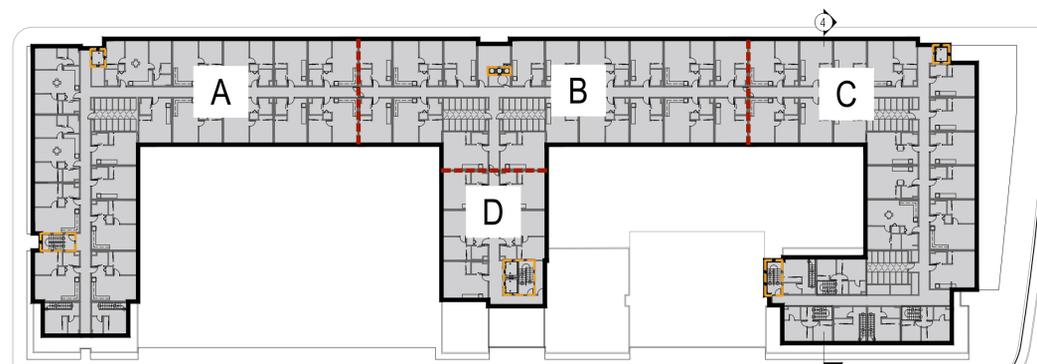
- - - - - 3-HOUR HORIZONTAL SEPARATION
- - - - - 3-HOUR RATE FIRE WALL
- - - - - 2-HOUR FIRE BARRIER AT STAIRS, ELEVATORS, & SHAFTS

NOTES:

1. THE BUILDING CONSTRUCTION TYPES WILL BE TYPE I-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.

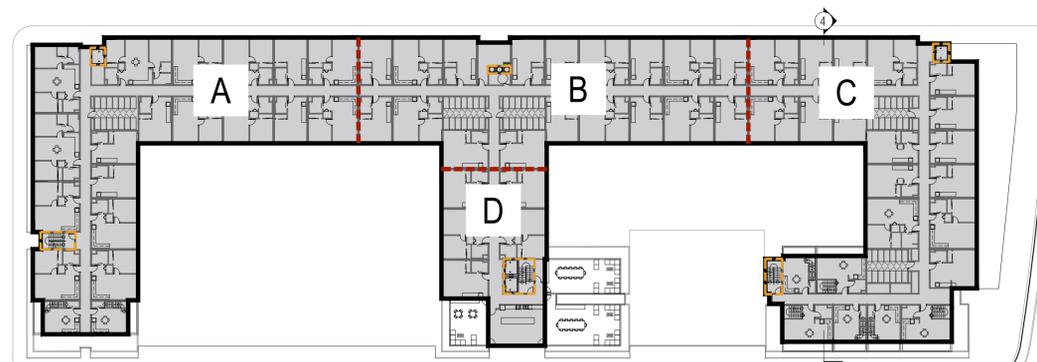
4 NORTH-SOUTH SECTION

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



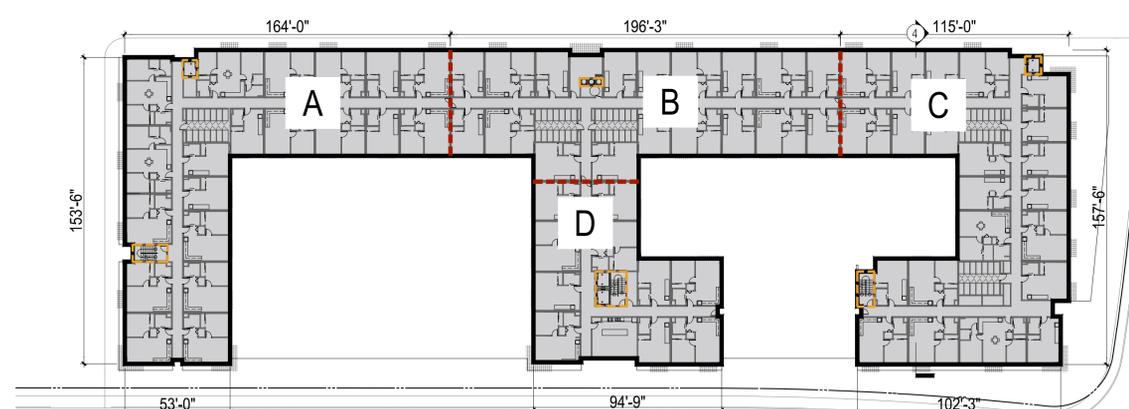
3 BUILDING SEPARATION AT LEVEL 8

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

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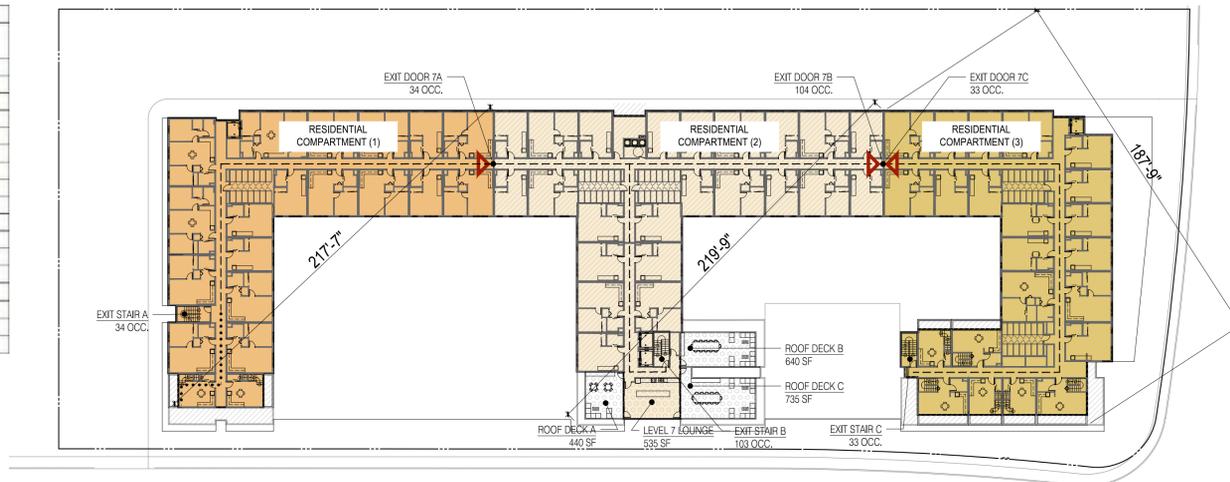
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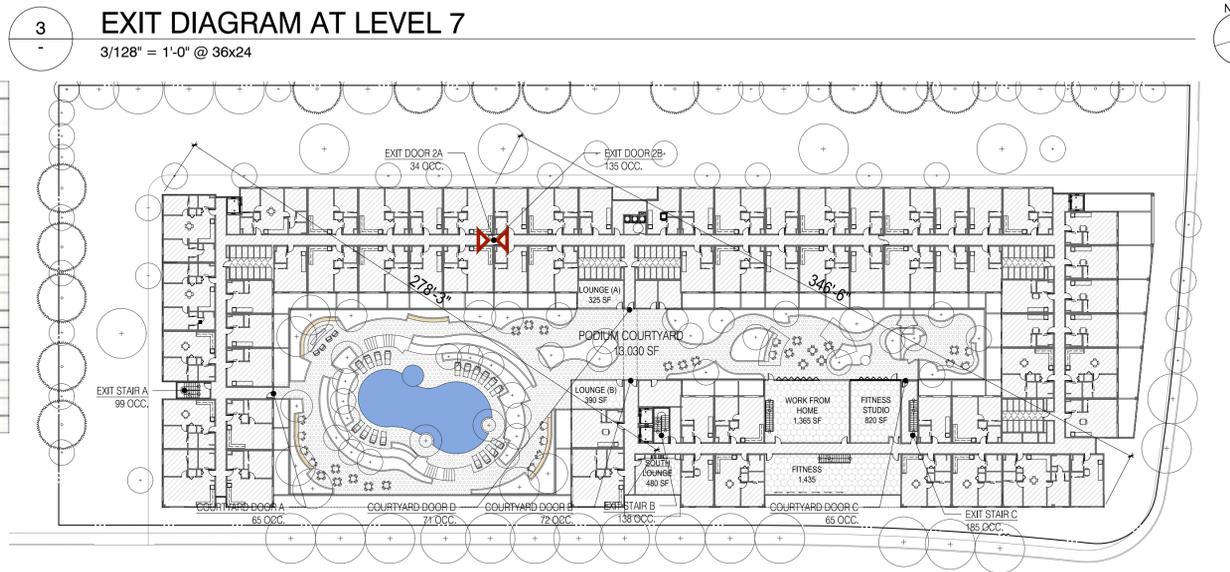
EXITING
DIAGRAMS

A4.4

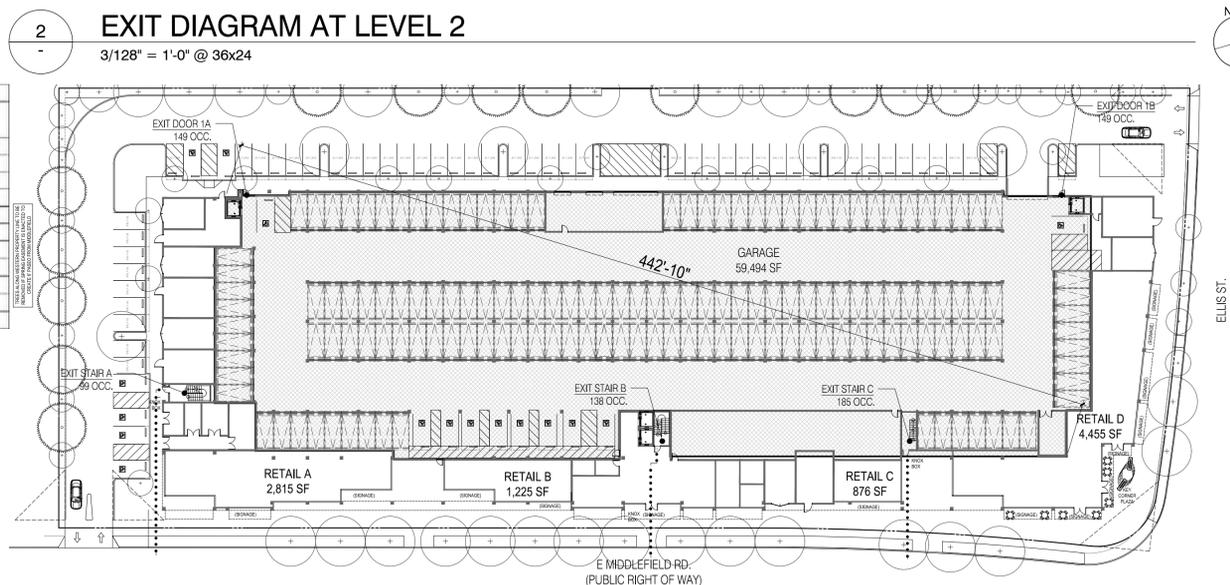
| Seventh Floor - Occupant Load and Exiting | | | | | | | | | |
|---|---------------|----------------------|-------------|------------------|-----------|-----------------------|----------|----------------------|----------|
| Floor Level | Area | Occupant Load Factor | Occupants | # of Exits Req'd | | 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" | | | |



| 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" | | | |

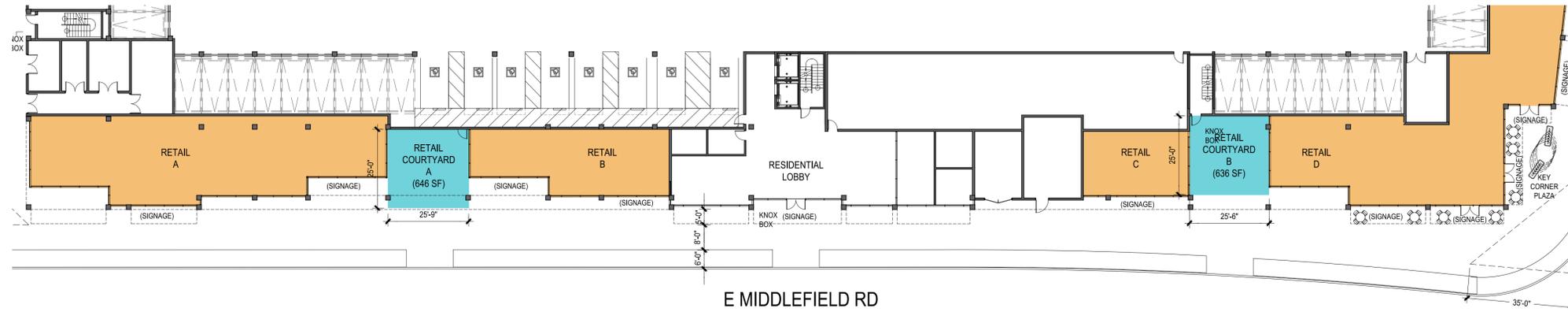


| Ground Floor - Occupant Load and Exiting | | | | | | | | | |
|--|---------------|----------------------|-------------|------------------|-----------|-----------------------|----------|----------------------|----------|
| Floor Level | Area | Occupant Load Factor | Occupants | # of Exits Req'd | | Stair 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" | | | |



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
- PATH OF EXIT ACCESS TRAVEL
- COMMON PATH OF TRAVEL
- KEY - TACTILE EXIT SIGNAGE (RAISED CHARACTERS WITH BRAILLE)
- EXIT SIGN
- PATH OF TRAVEL WITHIN EXIT
- HORIZONTAL EXIT (ONE-WAY)
- HORIZONTAL EXIT (TWO-WAY)
- EXIT DISCHARGE



2
NON-RESIDENTIAL COMMON USABLE OPEN SPACE @ GROUND FLOOR DIAGRAM
3/64" = 1'-0" @ 36x24



490
E MIDDLEFIELD
ROAD

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SHEET:



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

USEABLE
OPEN SPACE
DIAGRAM

A4.5

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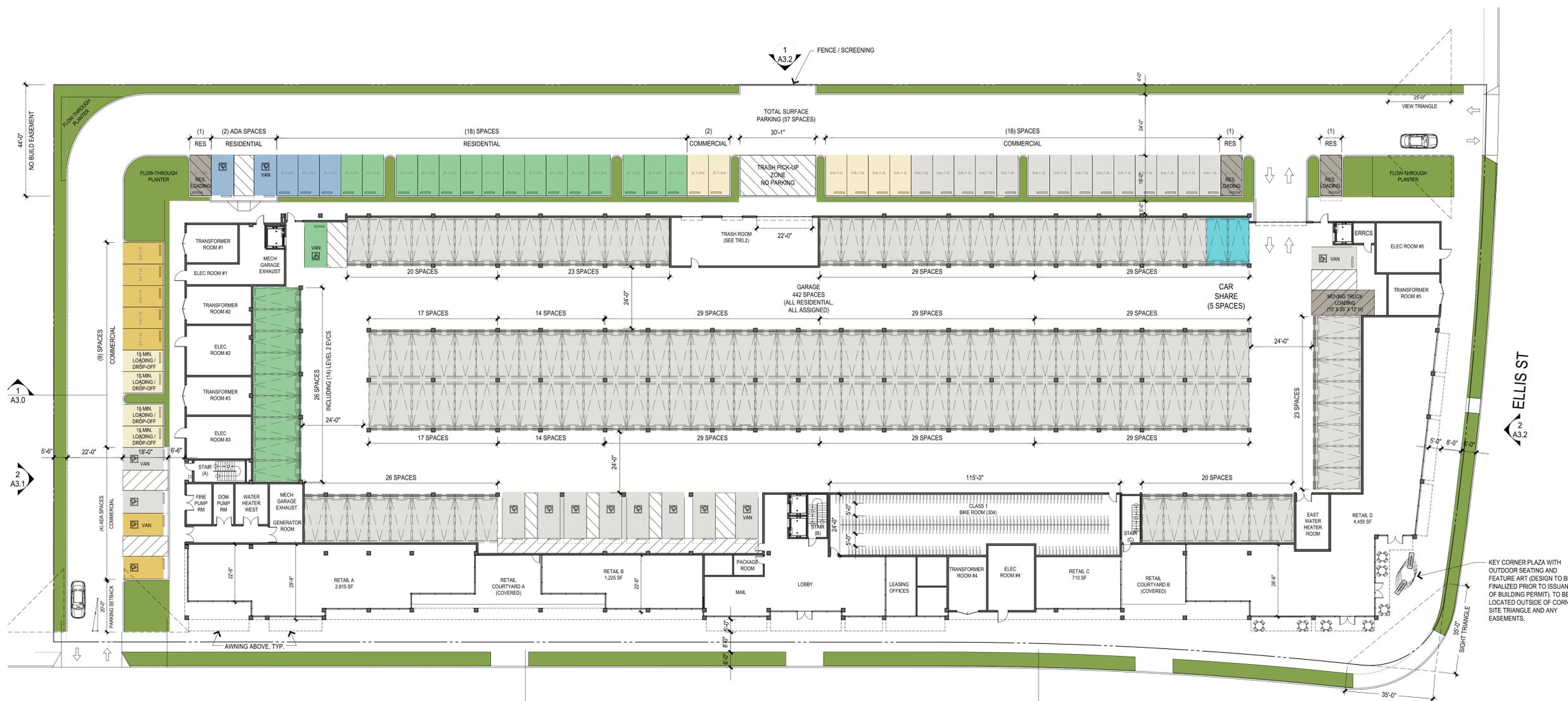
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JOB: 2425

SHEET:

PARKING
DIAGRAM

A4.6



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

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

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

KEY CORNER PLAZA WITH OUTDOOR SEATING AND FEATURE ART (DESIGN TO BE FINALIZED PRIOR TO ISSUANCE OF BUILDING PERMIT). TO BE LOCATED OUTSIDE OF CORNER SITE TRIANGLE AND ANY EASEMENTS.

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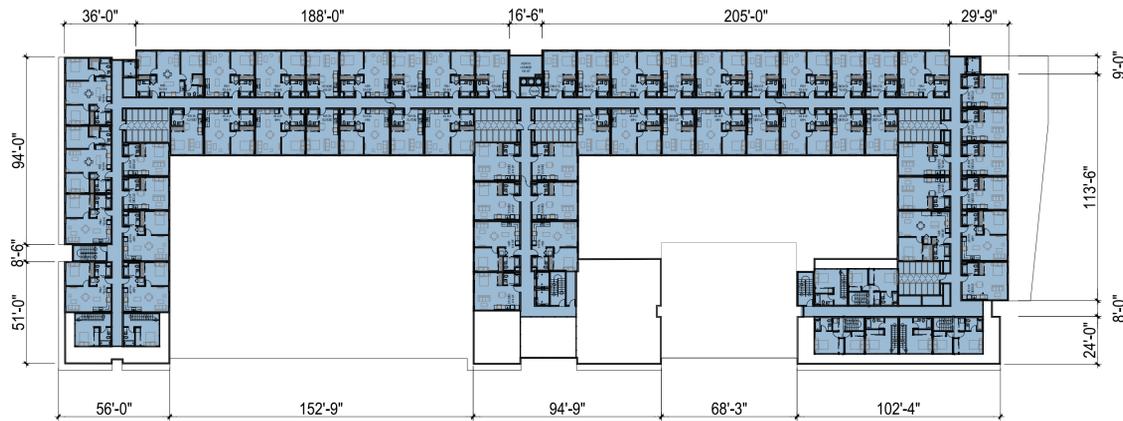
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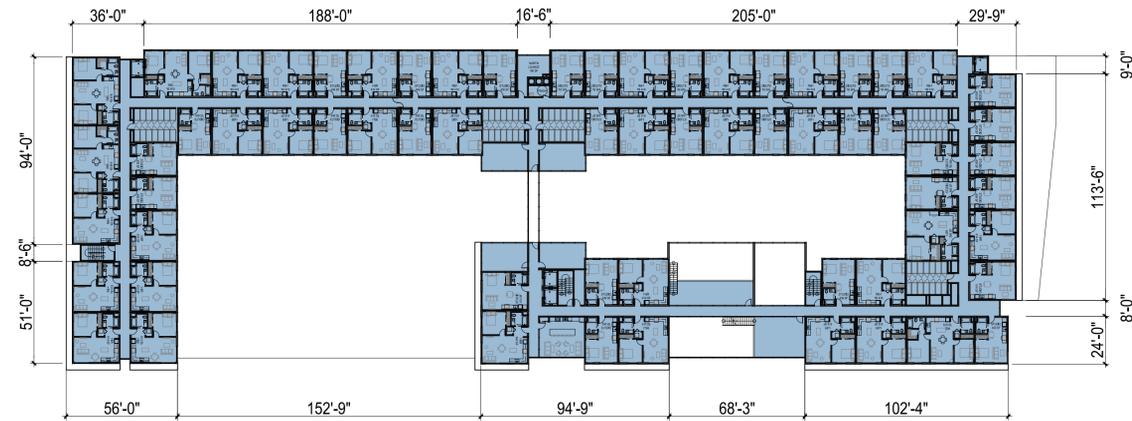
SHEET:

FLOOR AREA
RATIO
DIAGRAMS

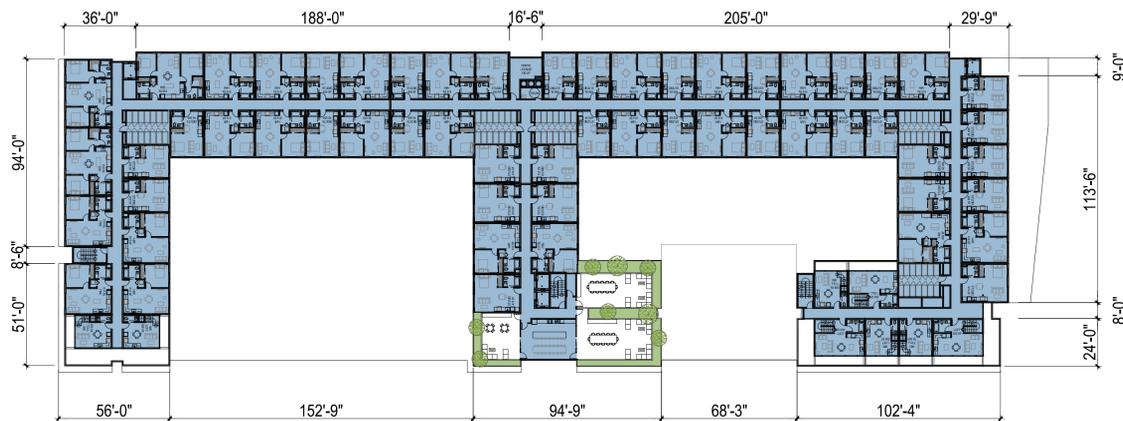
A4.7



6 F.A.R. EIGHTH FLOOR DIAGRAM
3/128" = 1'-0" @ 36x24



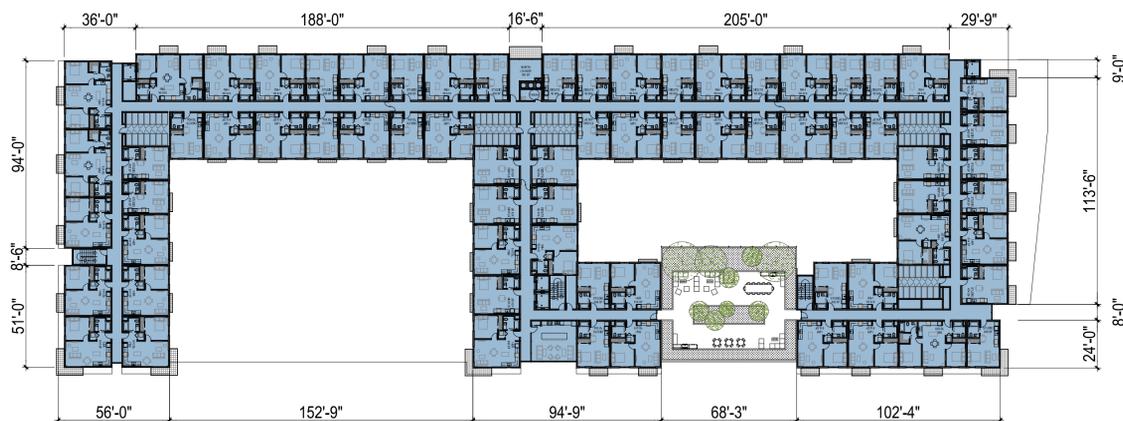
3 F.A.R. THIRD FLOOR DIAGRAM
3/128" = 1'-0" @ 36x24



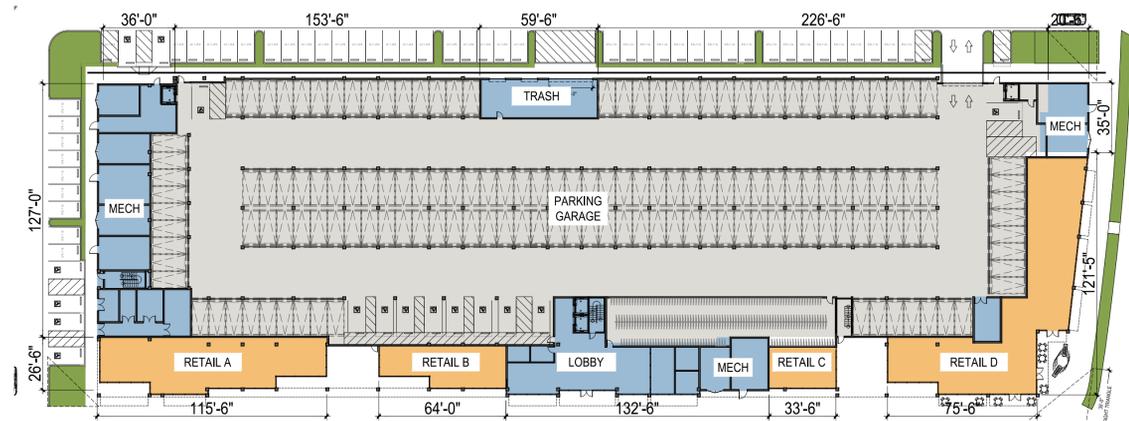
5 F.A.R. SEVENTH FLOOR DIAGRAM
3/128" = 1'-0" @ 36x24



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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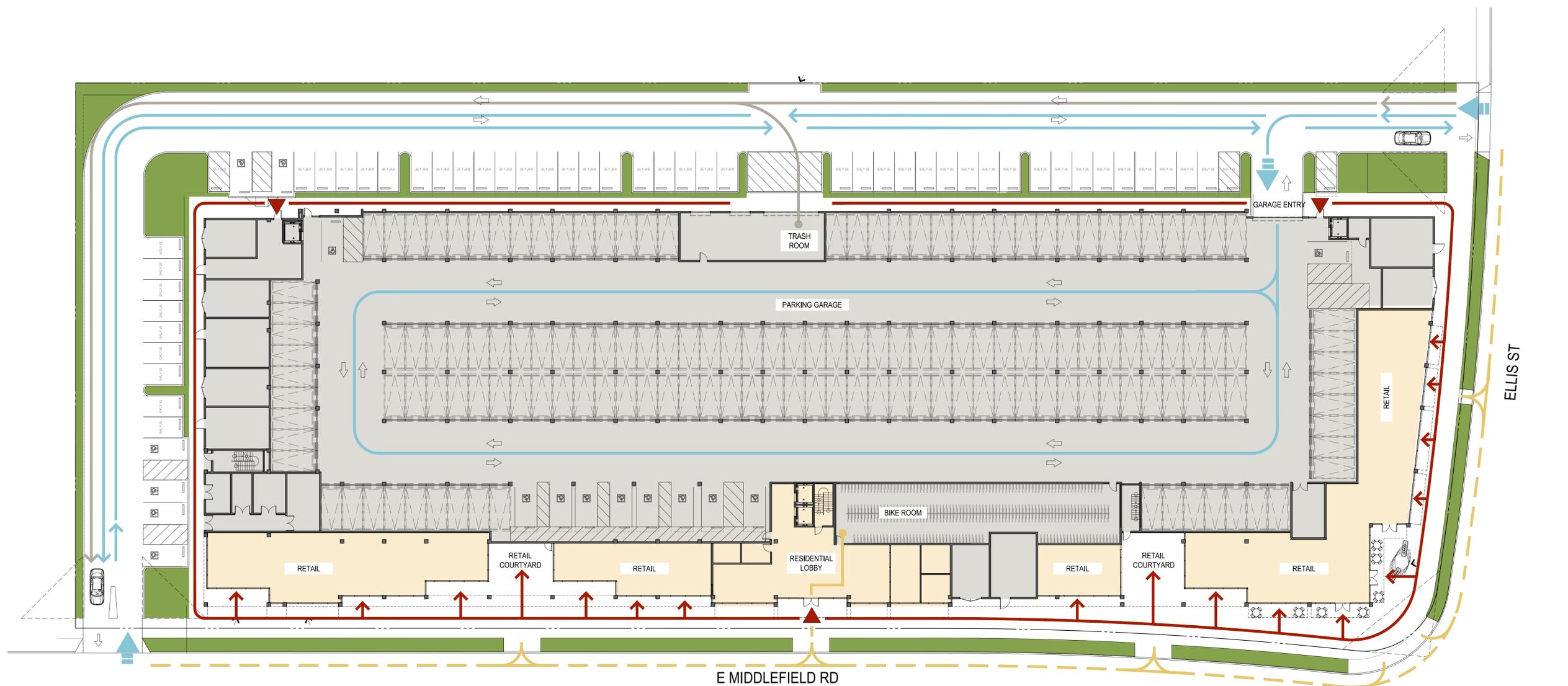
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JOB: 2425

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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SHEET:

BELOW MARKET RATE
UNIT LOCATIONS
2ND-5TH FLOOR

A4.10



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 |
| 1-BD | 12 | 7 | 19 |
| 2-BD | 2 | 0 | 2 |
| TOTAL | 29 | 26 | 55 |

| | PERCENTAGE |
|--------------|---------------|
| STUDIO | 61.8% |
| 1-BD | 34.5% |
| 2-BD | 3.6% |
| TOTAL | 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
6TH-8TH FLOOR

A4.11



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% |

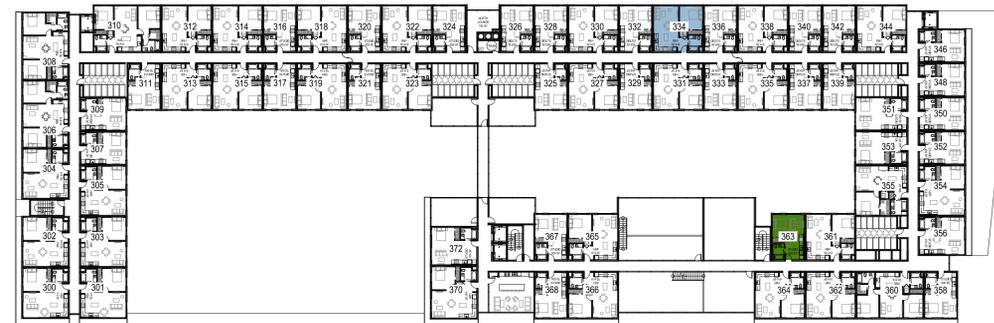
SEE TABLE ON A0.1 FOR OVERALL DENSITY BONUS CALCULATIONS.

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

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



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



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

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

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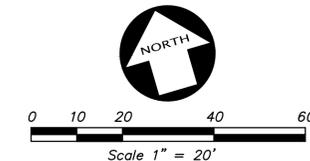
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SHEET:

VOLUNTARY
BELOW MARKET RATE
UNIT LOCATIONS

A4.12



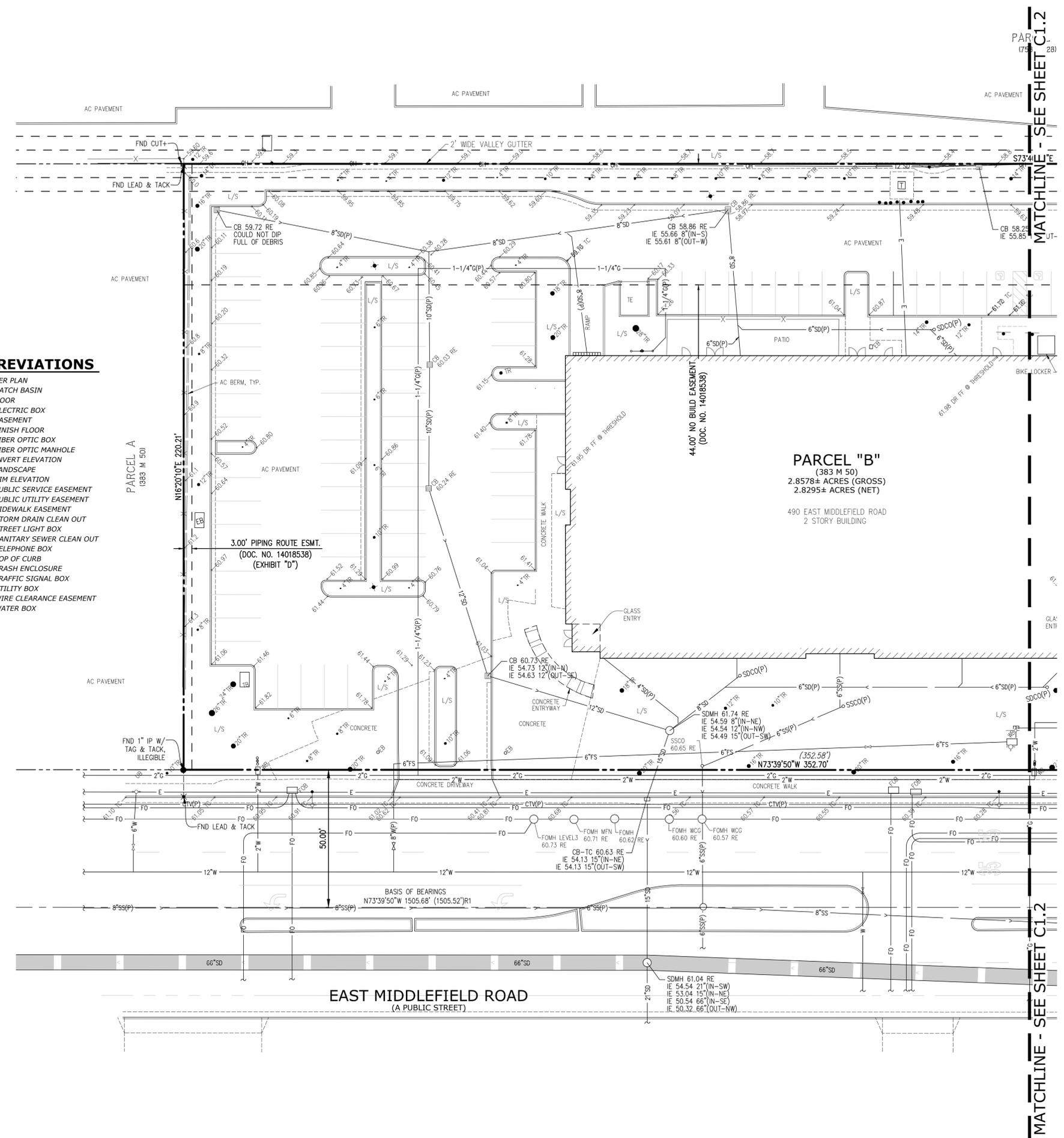
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ABBREVIATIONS

| | |
|--------|--------------------------|
| (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 |

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 |
| | ELECTROLINER |
| | 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 |

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- 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.
- 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.
- 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.
- 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.
- 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)
- 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.
- 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.

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- 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:
**EXISTING
CONDITIONS PLAN**

C1.1

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490 E MIDDLEFIELD ROAD

MOUNTAIN VIEW, CA

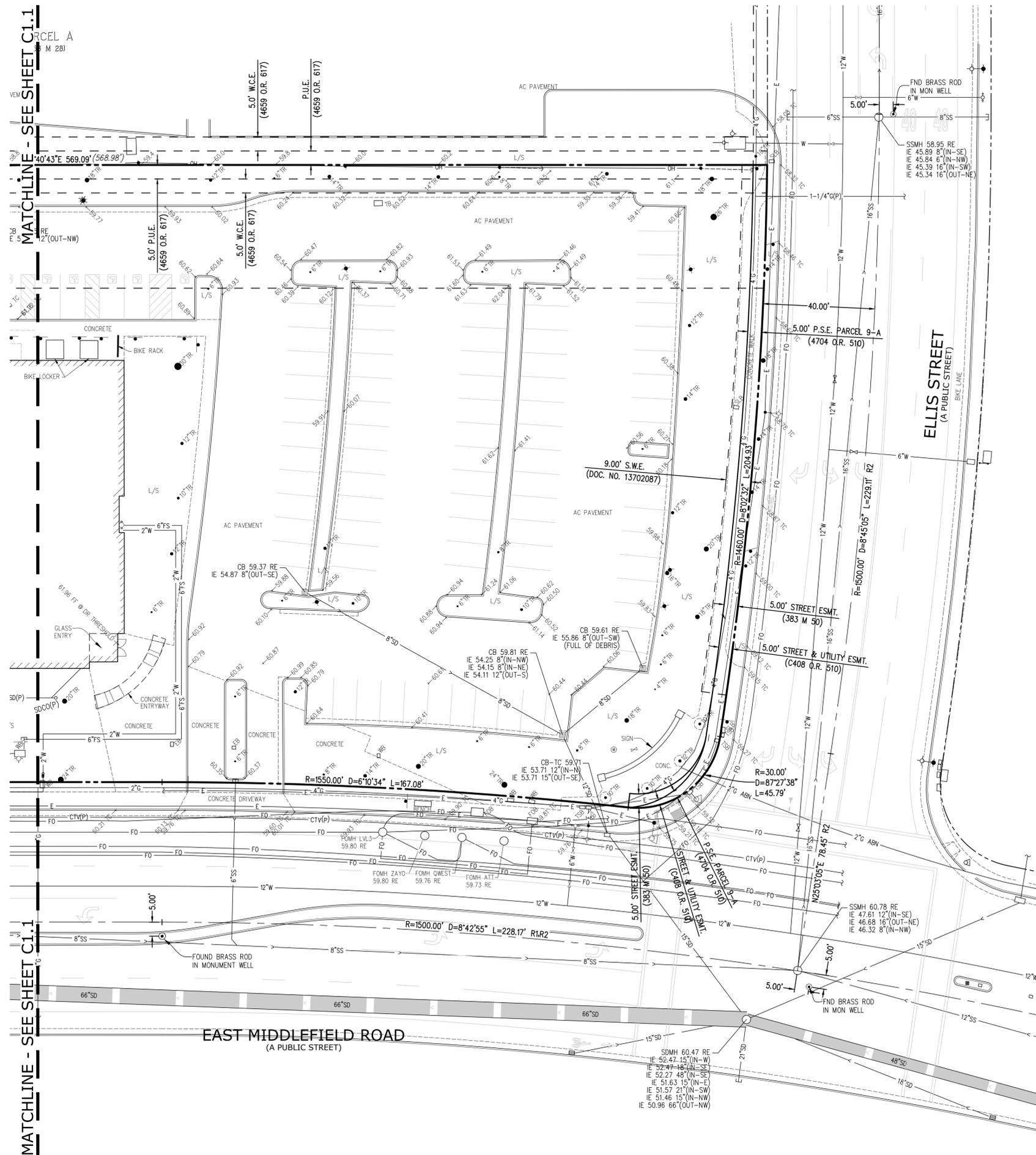
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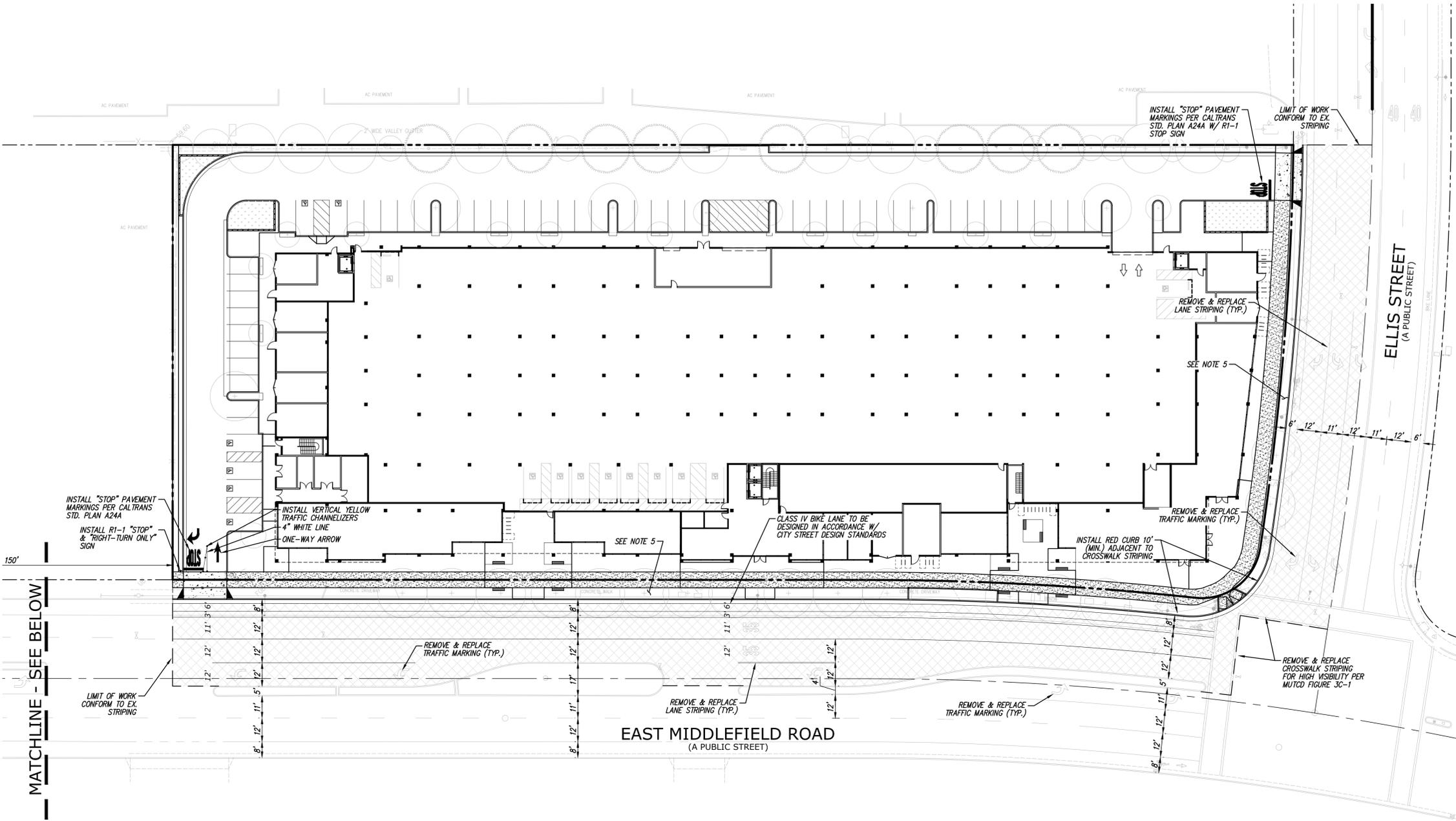
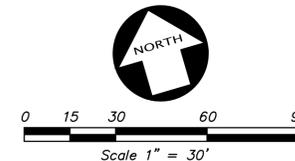
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JOB: A18155-001

SHEET:
PRELIMINARY
PAVING &
STRIPING PLAN



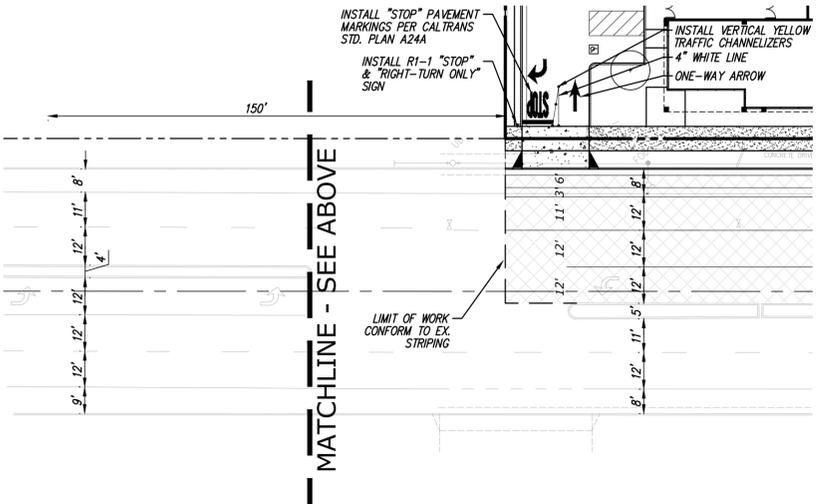
SIGNING & STRIPING NOTES

- 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, STANDARD PLANS, SIGN SPECIFICATIONS, SPECIAL PROVISIONS, AND THE LATEST EDITION OF THE CITY OF MOUNTAIN VIEW SPECIFICATIONS.
- ANY EXISTING SIGNING AND STRIPING THAT CONFLICTS WITH THE NEW SIGNING AND STRIPING SHALL BE REMOVED.
- 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.
- 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.
- "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

MATCHLINE - SEE BELOW



MATCHLINE - SEE ABOVE

2/20/18&A18155-001DWGENTITLEMENTS/SPD/PERMITS/A18155-001-C2.1 CIVIL SITE.dwg (c2.2) PLOT Tuesday, February 17, 2026 10:46 AM KING

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490
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ROAD

MOUNTAIN VIEW, CA

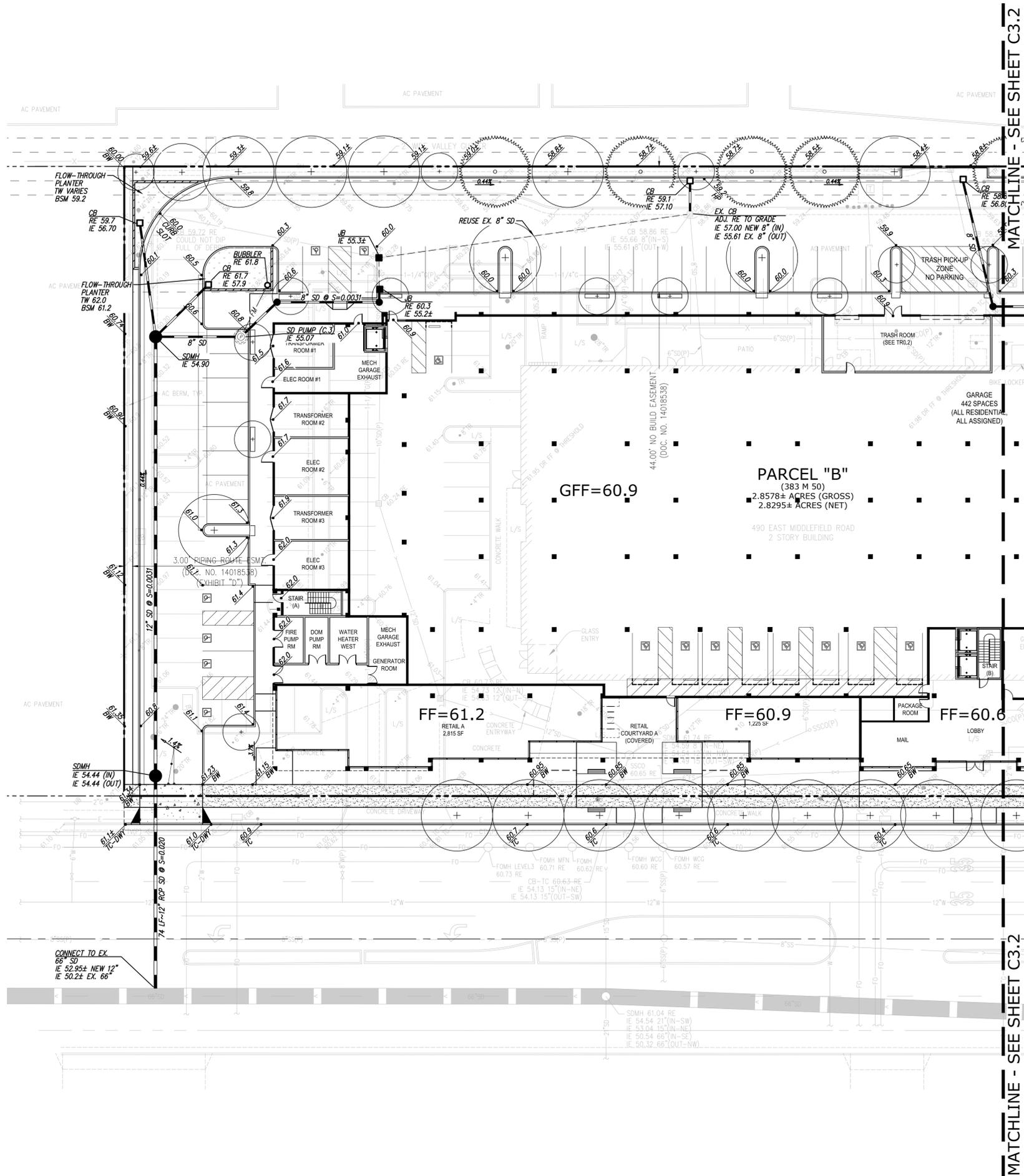
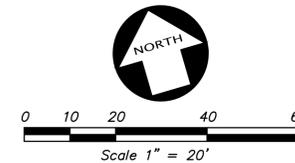
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JOB: A18155-001

SHEET:
PRELIMINARY GRADING
& DRAINAGE PLAN

C3.1



GRADING AND DRAINAGE LEGEND

| PROPOSED | EXISTING | DESCRIPTION |
|----------|----------|---------------------------------------|
| | | CONTOUR LINE |
| | | LOT LINE |
| | | SPOT ELEVATION |
| | | STORM DRAIN - MANHOLE AND CATCH BASIN |
| | | THRU CURB DRAIN |
| | | AREA DRAIN |
| | | BLDG |
| | | BW |
| | | C |
| | | CB |
| | | DIP |
| | | FC |
| | | FF |
| | | GB |
| | | HP |
| | | IE |
| | | LP |
| | | NEF |
| | | OF |
| | | PV |
| | | R |
| | | RE |
| | | SDJB |
| | | SDMH |
| | | TC |

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MOUNTAIN VIEW, CA

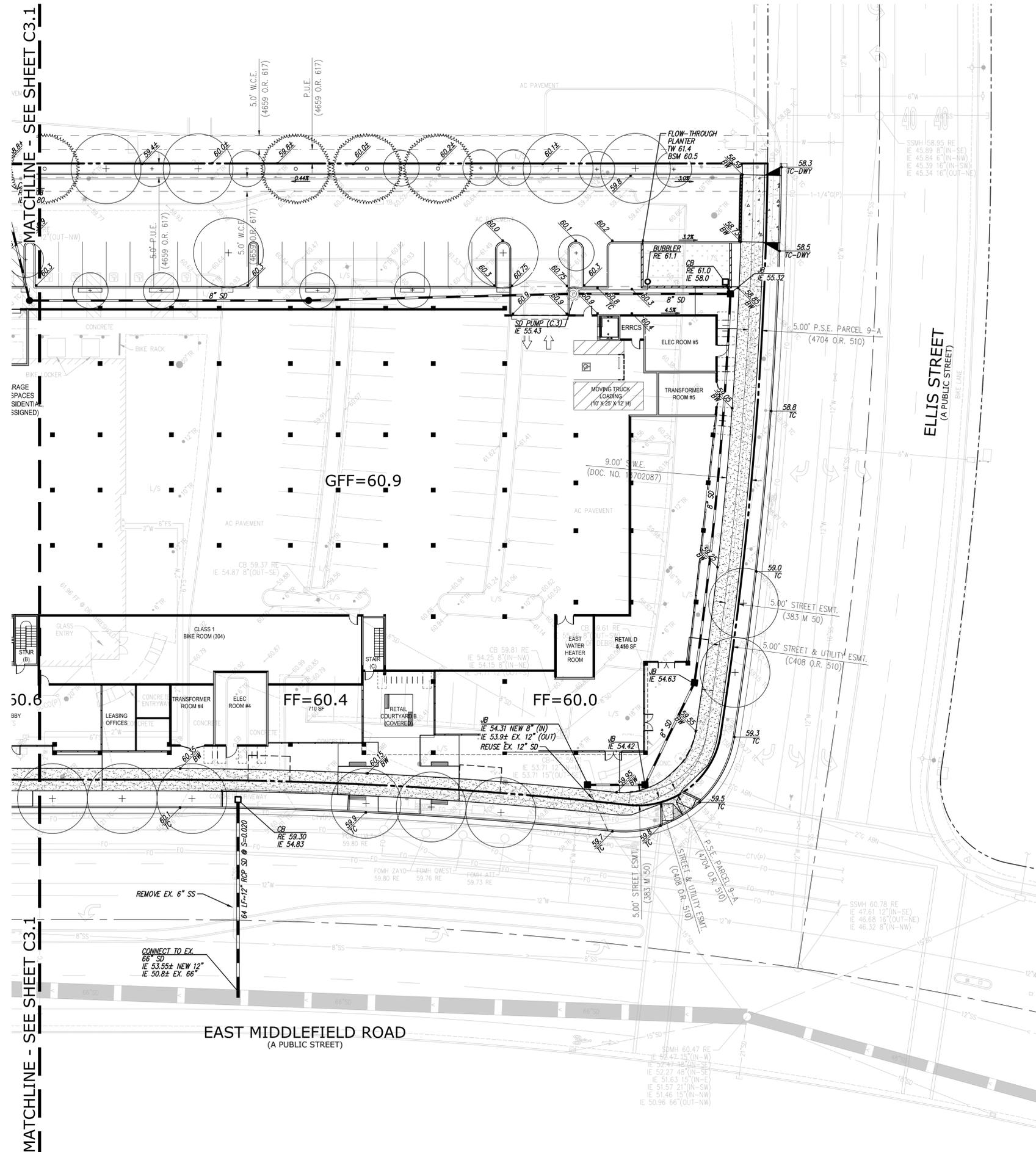
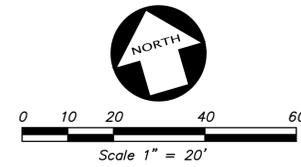
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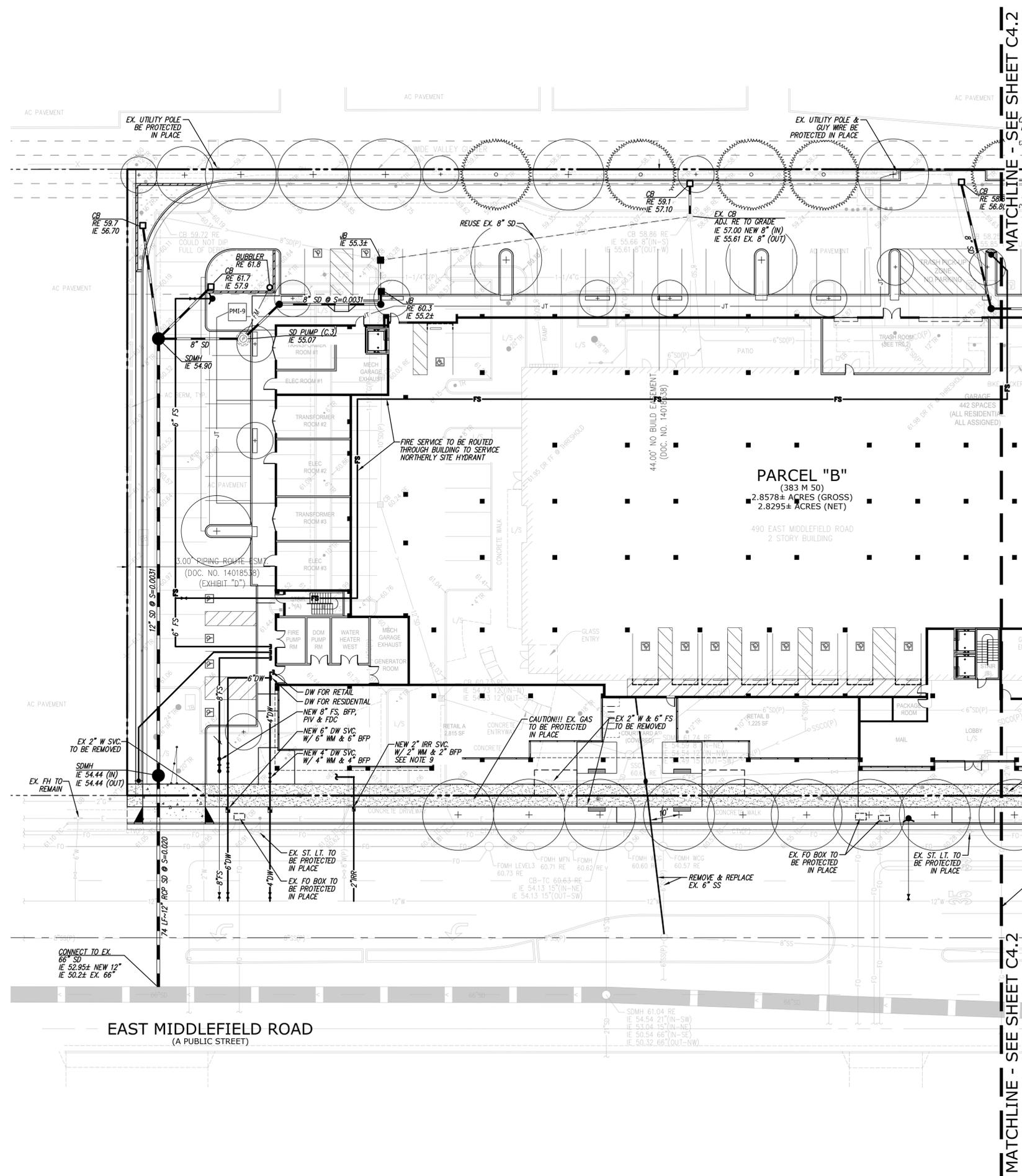
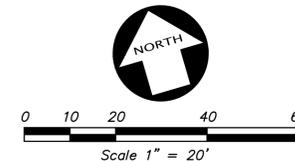
SHEET:
**PRELIMINARY GRADING
& DRAINAGE PLAN**

C3.2



MATCHLINE - SEE SHEET C3.1

Z:\0184\18155-1\DWG\ENTITLEMENTS\PD PERMIT\A18155-001 - C3.1 PRELIM GRADING.dwg [C3.2] Plot: Tuesday, February 17, 2026 DAN KING



UTILITY LEGEND

Table with columns: PROPOSED, EXISTING, DESCRIPTION. Lists symbols for various utilities like electric lines, gas lines, water lines, sewer lines, and storm drains.

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.
3. DESIGN FOR WATER SERVICE SHALL MAINTAIN THE FOLLOWING CLEARANCES:
4. ON-SITE PIPE MATERIAL WITHIN DRIVE AISLES SHALL MEET THE FOLLOWING SCHEDULE UNLESS OTHERWISE NOTED:
5. ALL SANITARY SEWER MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
6. ALL STORM DRAIN MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
7. ALL WATER MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
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

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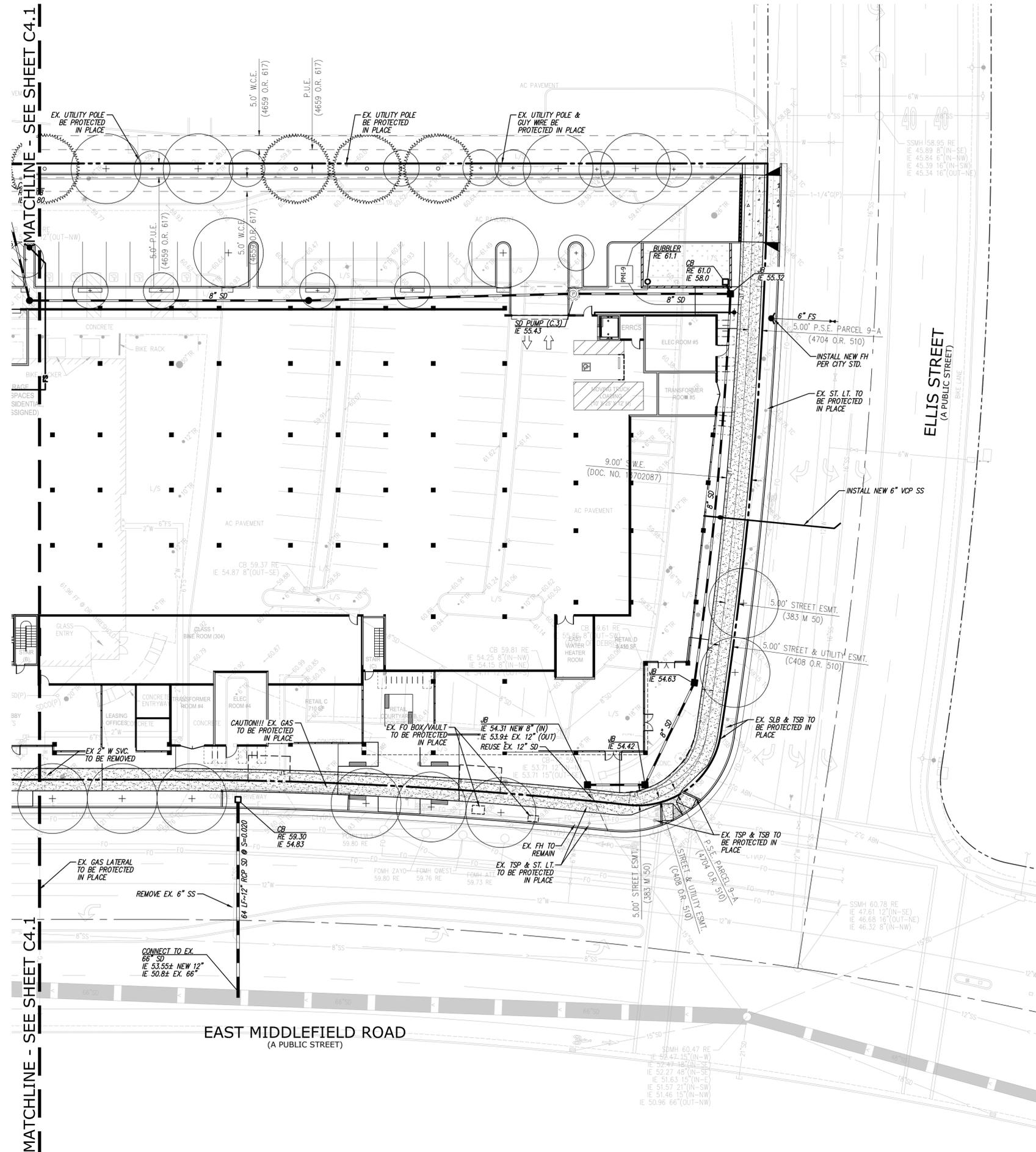
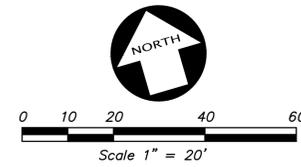
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JOB: A18155-001

SHEET:
**PRELIMINARY
UTILITY PLAN**

C4.2



MATCHLINE - SEE SHEET C4.1

MATCHLINE - SEE SHEET C4.1

Z:\2018\A18155-1\DWG\UTILITIES\SPD PERMITS\A18155-001 - C4.1 PRELIM UTILITY PLAN.dwg [C4.2] Plot: Tuesday, February 17, 2026 10:28 AM KING

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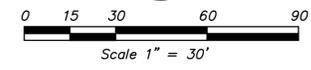
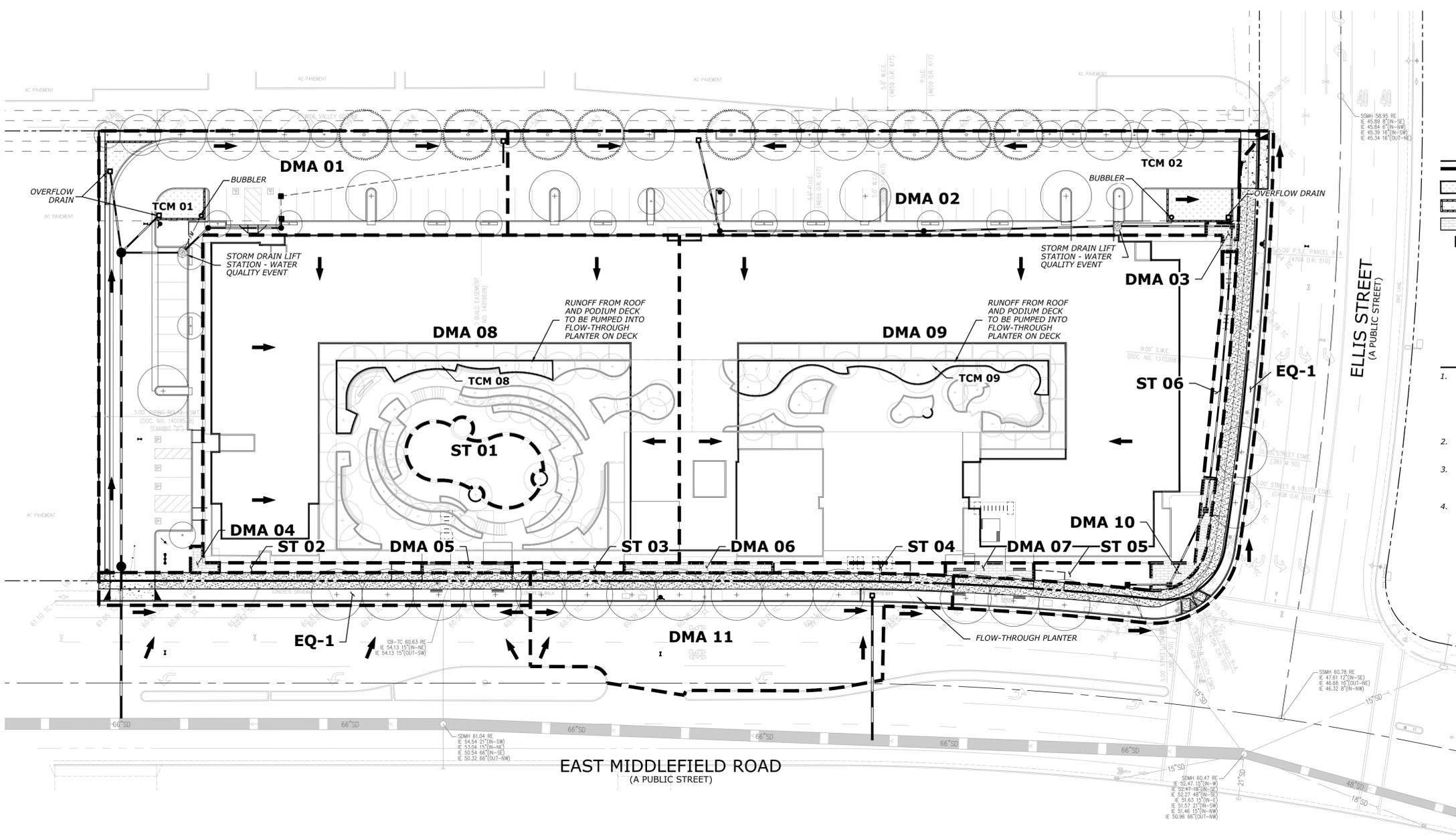
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PRELIMINARY STORMWATER QUALITY CONTROL PLAN

C5.1

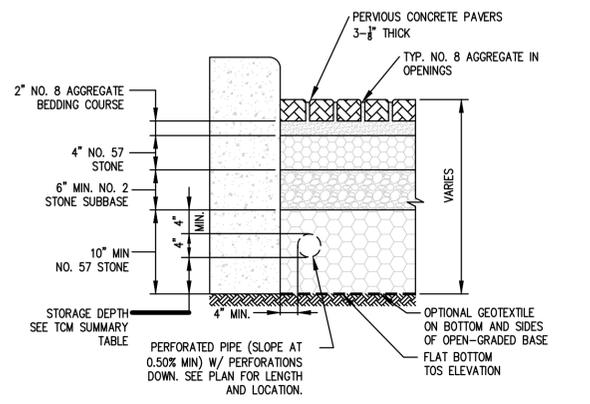


STORMWATER LEGEND

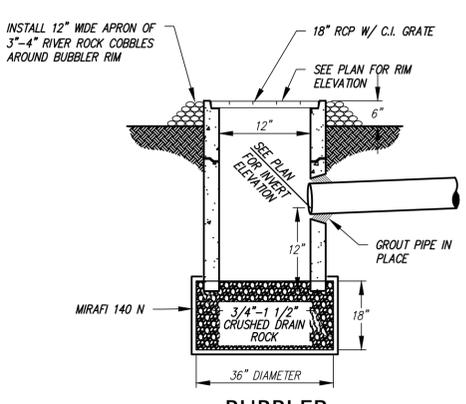
- TRIBUTARY AREA LIMITS
 - ▨ FLOW-THROUGH PLANTER (PODIUM)
 - ▨ FLOW-THROUGH PLANTER
 - ▨ PERMEABLE PAVERS
 - ▨ DRAINAGE MANAGEMENT AREA
 - ▨ TREATMENT CONTROL MEASURE
 - ▨ SELF-TREATING AREA
 - ▨ EQUIVALENT AREA
 - RUNOFF FLOW DIRECTION
- DMA**
TCM
ST
EQ

STORMWATER NOTES

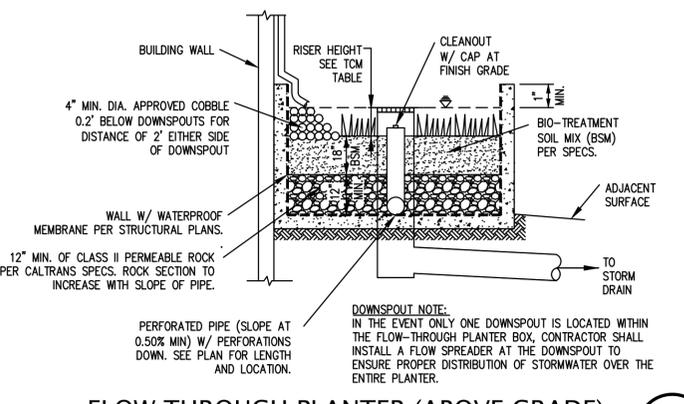
1. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT AS IT IS NOT LOCATED WITHIN A SUBWATERSHED AREA LESS THAN 65% IMPERVIOUSNESS ON THE HYDROMODIFICATION MANAGEMENT (HM) APPLICABILITY MAP.
2. TRASH AND RECYCLING ENCLOSURES ARE LOCATED 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)



BUBBLER



FLOW-THROUGH PLANTER (ABOVE GRADE)

Z:\2018\18155-1\DWG\GEN\TILEMENTS\SPD PERM\TA18155-001-C5.1 STORMWATER QUALITY.dwg [C5.1] Plot: Tuesday, February 17, 2026 09:05:10 AM

| 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 DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS. | ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS. |

| 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 COMMERCIALY 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 P/C/P. | 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 P/C/P 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 P/C/P, 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:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS, AND SIDE SLOPES.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS.
- 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.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN, LOOSEN SOIL TO 12" DEPTH.

SOURCE CONTROL MEASURES:

- BENEFICIAL LANDSCAPING
- WATER EFFICIENT IRRIGATION SYSTEMS
- GOOD HOUSEKEEPING, E.G., SWEEP PAVEMENT AND CLEAN CATCH BASINS

SITE DESIGN MEASURES:

- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
- PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
- 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.

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C.3 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 P/C/P 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.

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 | 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 | 0.37% | | 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 | 0.21% | | 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 | 0.34% | | 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 | 0.48% | | 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 | 0.56% | | 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:

- 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
- "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.
- Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
- Gravel is considered as an impervious surface unless it is part of an infiltration trench.
- 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]
- 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 | 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. |
| 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 | |
| 1-6 Applicable Rain Gauge ² | Palo Alto (SCVURPPP) | 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 | | |
| 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.) | | |

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 | | |
| | | | Total Effective Impervious Area (EIA) | 15,880 Square feet |

3.0 Calculate Unit Basin Storage Volume in Inches

| 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) | 15.8 | 2.04 |
| La Honda (SMCWPPP) | 24.4 | 0.86 |
| Half Moon Bay (SMCWPPP) | 25.92 | 0.82 |
| San Francisco (SMCWPPP) | 21 | 0.75 |
| San Francisco Airport (SMCWPPP) | 20.1 | 0.85 |
| San Francisco Ocean side (SMCWPPP) | 19.3 | 0.72 |
| Oakland Airport (OWPAC) | 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 storage 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) |
| 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 STACKHOUSE DE LA PEÑA TRACHTENBERG ARCHITECTS

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



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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: A18155-001

SHEET: PRELIMINARY STORMWATER NOTES, DETAILS & CALCULATIONS

C5.2

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.SDTArch.com3350 Scott Boulevard, Building 22
Santa Clara, CA 95054Phone: (408) 727-6665
www.kierwright.com

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JOB: A18155-001

SHEET: PRELIMINARY STORMWATER NOTES, DETAILS & CALCULATIONS

C5.3

1.0 Project Information

- 1-1 Project Name:
1-2 City application ID:
1-3 Site Address or APN:
1-4 Tract or Parcel Map No:
1-5 Site Mean Annual Precip. (MAP)¹
1-6 Applicable Rain Gauge²

| |
|----------------------|
| 490 E. Middlefield |
| Mountain View |
| 490 E. Middlefield |
| N/A |
| 14.5 |
| Palo Alto (SCVURPPP) |

These calculations are based on the combination flow and volume hydraulic sizing method provided in the Alameda, San Mateo, and Santa Clara County C3 Technical Guidance Manuals. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manuals.

- 1-5 Site Mean Annual Precip. (MAP)¹
1-6 Applicable Rain Gauge²

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.)

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

| 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 | 0.85 |
| Half Moon Bay (SMCWPPP) | 25.92 | 0.82 |
| San Francisco (SMCWPPP) | 21 | 0.73 |
| San Francisco Airport (SMCWPPP) | 20.3 | 0.85 |
| San Francisco Oceanwide (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 storage 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)

- 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).

- 7-6 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:
1-2 City application ID:
1-3 Site Address or APN:
1-4 Tract or Parcel Map No:
1-5 Site Mean Annual Precip. (MAP)¹
1-6 Applicable Rain Gauge²

| |
|----------------------|
| 490 E. Middlefield |
| Mountain View |
| 490 E. Middlefield |
| N/A |
| 14.5 |
| Palo Alto (SCVURPPP) |

These calculations are based on the combination flow and volume hydraulic sizing method provided in the Alameda, San Mateo, and Santa Clara County C3 Technical Guidance Manuals. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manuals.

- 1-5 Site Mean Annual Precip. (MAP)¹
1-6 Applicable Rain Gauge²

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.)

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 | 5,369 | 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

| 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 | 0.85 |
| Half Moon Bay (SMCWPPP) | 25.92 | 0.82 |
| San Francisco (SMCWPPP) | 21 | 0.73 |
| San Francisco Airport (SMCWPPP) | 20.3 | 0.85 |
| San Francisco Oceanwide (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 storage 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)

- 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).

- 7-6 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:
1-2 City application ID:
1-3 Site Address or APN:
1-4 Tract or Parcel Map No:
1-5 Site Mean Annual Precip. (MAP)¹
1-6 Applicable Rain Gauge²

| |
|----------------------|
| 490 E. Middlefield |
| Mountain View |
| 490 E. Middlefield |
| N/A |
| 14.5 |
| Palo Alto (SCVURPPP) |

These calculations are based on the combination flow and volume hydraulic sizing method provided in the Alameda, San Mateo, and Santa Clara County C3 Technical Guidance Manuals. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manuals.

- 1-5 Site Mean Annual Precip. (MAP)¹
1-6 Applicable Rain Gauge²

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.)

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

| 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 | 0.85 |
| Half Moon Bay (SMCWPPP) | 25.92 | 0.82 |
| San Francisco (SMCWPPP) | 21 | 0.73 |
| San Francisco Airport (SMCWPPP) | 20.3 | 0.85 |
| San Francisco Oceanwide (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 storage 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

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MOUNTAIN VIEW, CA

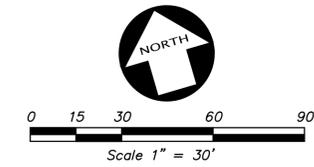
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JOB: A18155-001

SHEET:
PRELIMINARY SITE
FIRE ACCESS PLAN

C6.1

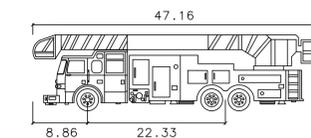
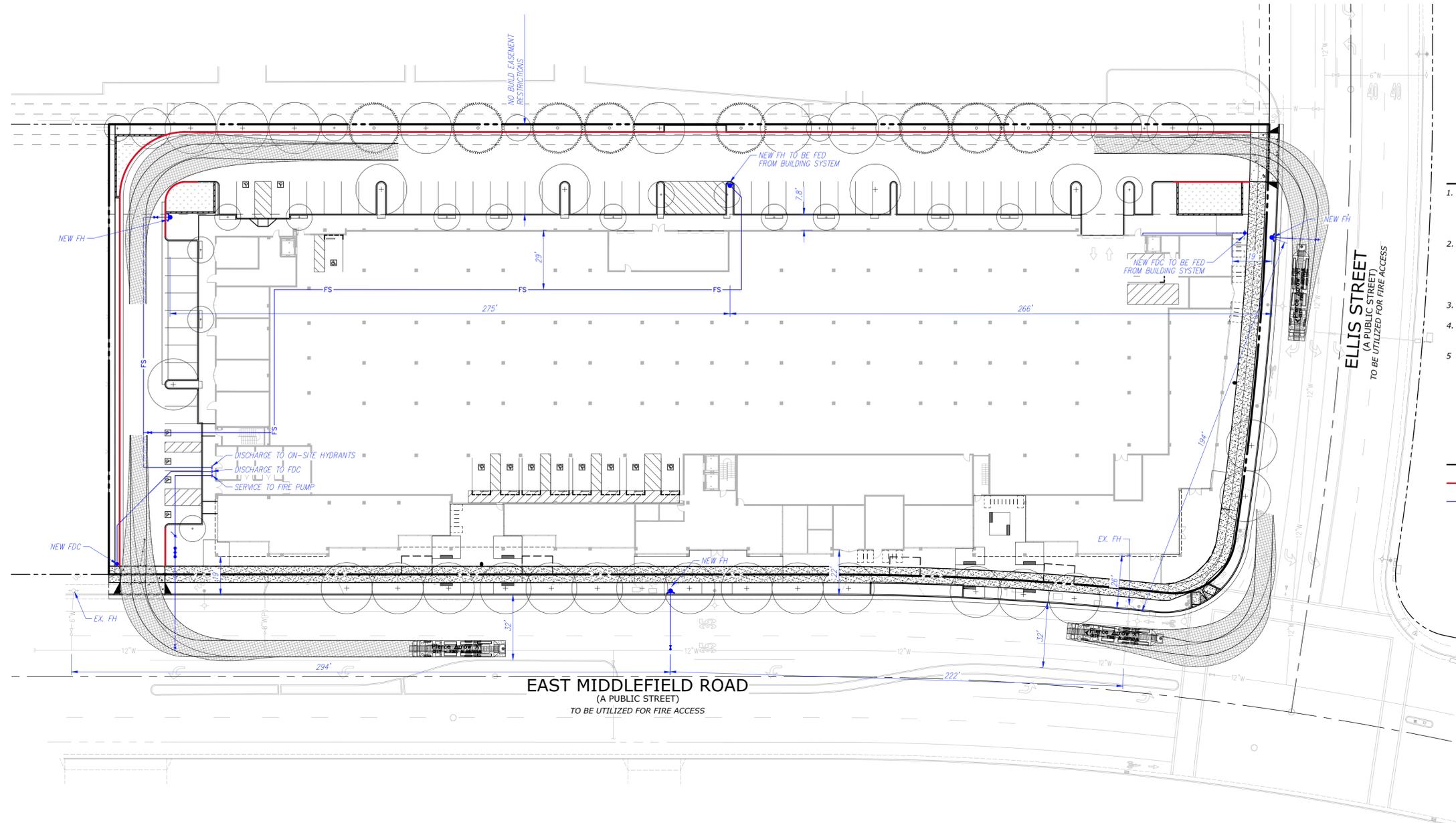


SITE FIRE NOTES

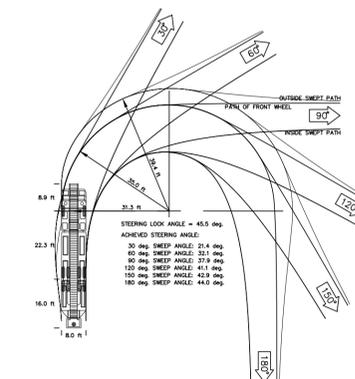
1. EMERGENCY VEHICLE ACCESS EASEMENTS SHALL BE PAVED WITH ASPHALT OR REINFORCED CONCRETE, BOTH OF WHICH WILL SUPPORT THE MINIMUM REQUIRED LOAD OF 75,000 LBS.
2. CURB SPANS DESIGNATED WITH RED MARKINGS INDICATE FIRE LANE IDENTIFICATION AND PARKING RESTRICTIONS FOR FIRE APPARATUS ACCESS ROADS. THESE ROADWAYS 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



Pierce Arrow XT
CITY - FIRE & RESCUE
(1)

FIRE TRUCK TEMPLATE
NOT TO SCALE

Z:\2018\A18155-UD\GENTILEMENTS\SPD\PERMITS\A18155-001_C6.1_PRELIM FIRE ACCESS.dwg (C6.1) Plot Tuesday, February 17, 2026 9:48 AM KING

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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

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

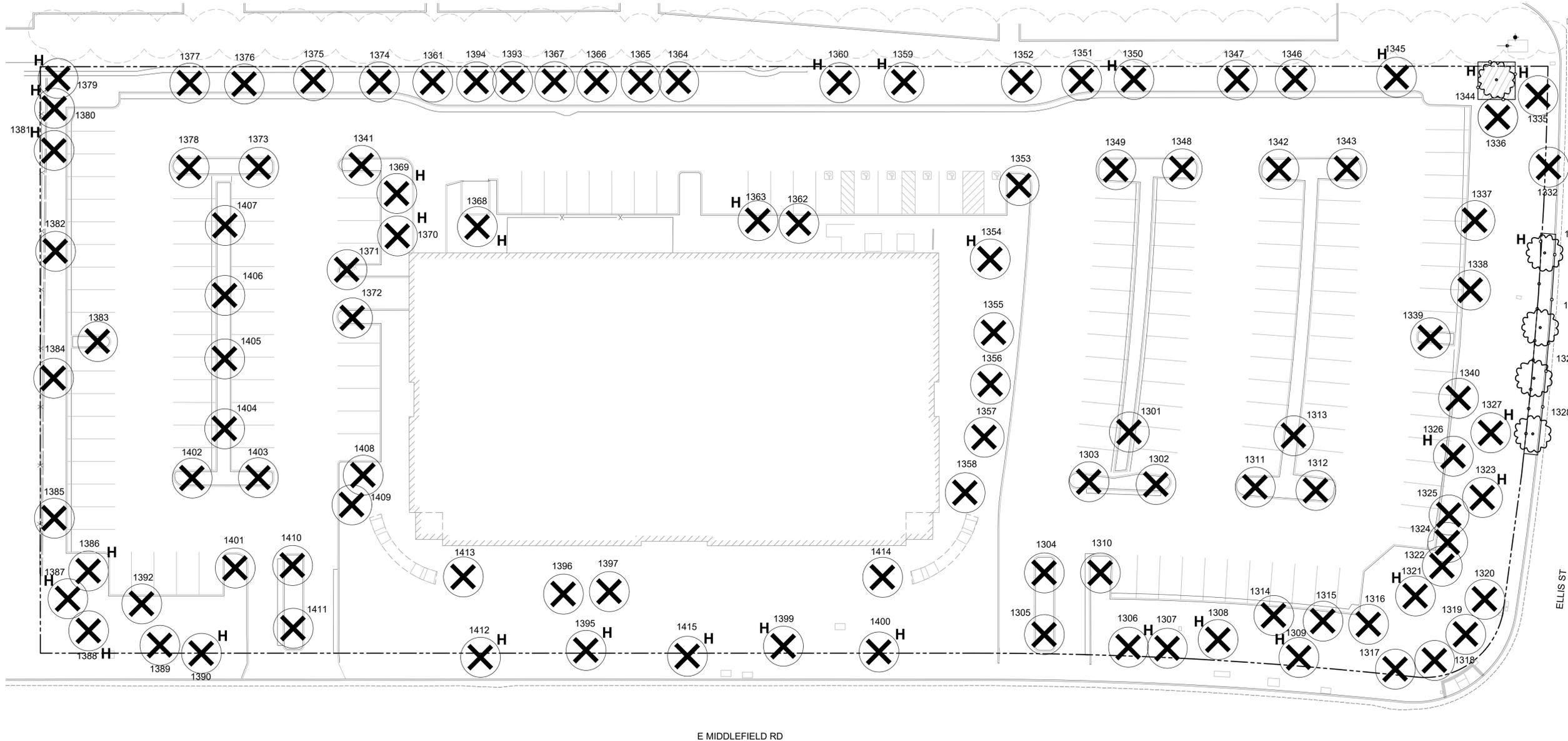
1. HEAVY MACHINERY, MECHANICAL TRENCHING OR MATERIAL STORAGE IS NOT PERMITTED WITHIN THE TREE PROTECTION ZONES OR CRITICAL ROOT ZONES.
2. ANY SOIL DISTURBANCE WITHIN CRITICAL ROOT ZONES OR ANY CONSTRUCTION WORK OCCURRING WITHIN EXISTING TREE DRIP LINES TO BE COORDINATED WITH AND AGREED BY CLIENT'S NOMINATED 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.
- a. 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.
 - b. 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 L031 FOR EXISTING TREE INVENTORY



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

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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

EXISTING TREE SCHEDULE

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

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

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

**L100 - SITE PLAN
GROUND LEVEL**

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

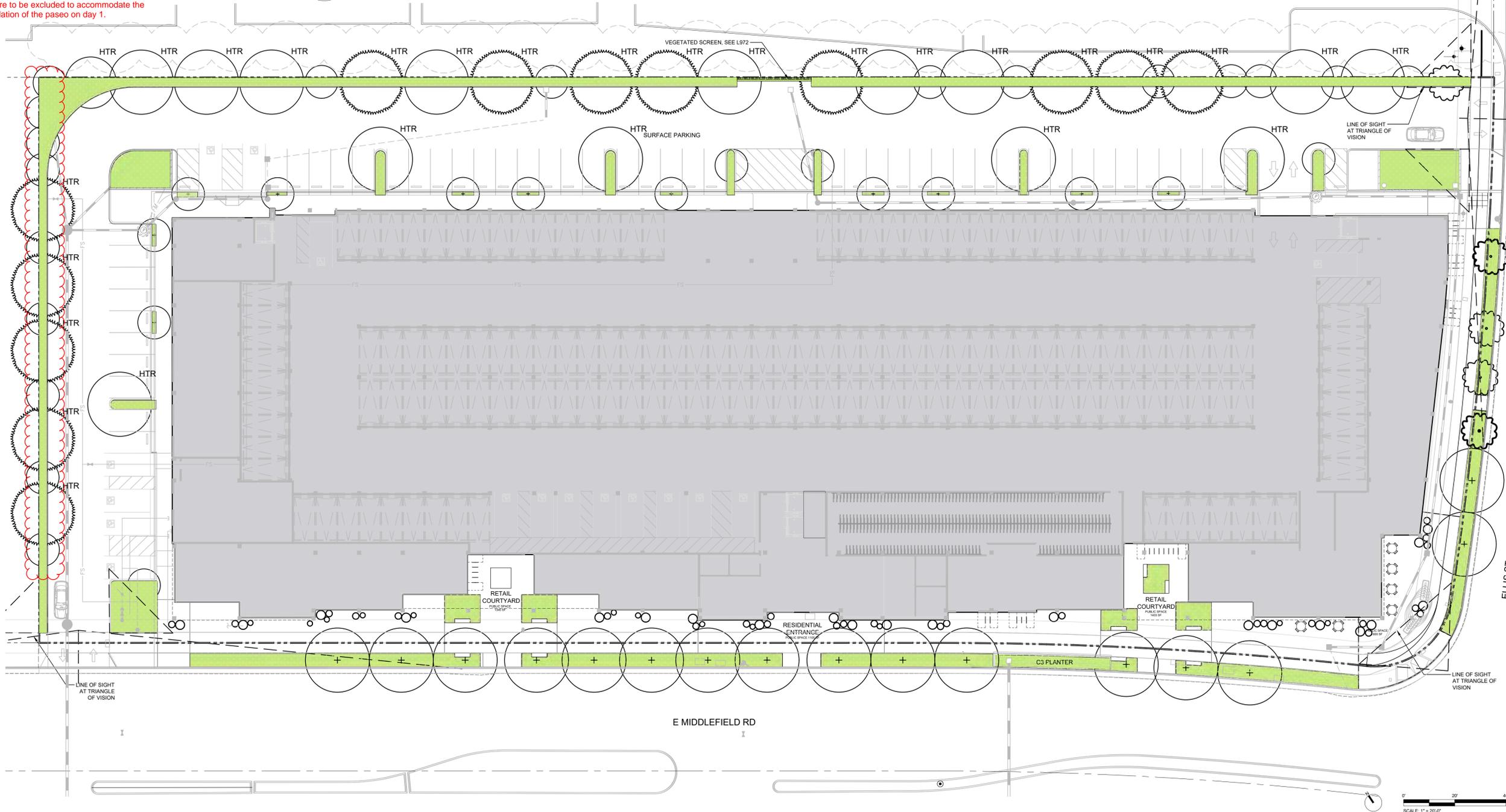
SITE PLAN LEGEND

- PROPERTY LINE
- - - 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

SITE PLAN NOTES

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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.



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

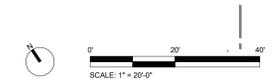
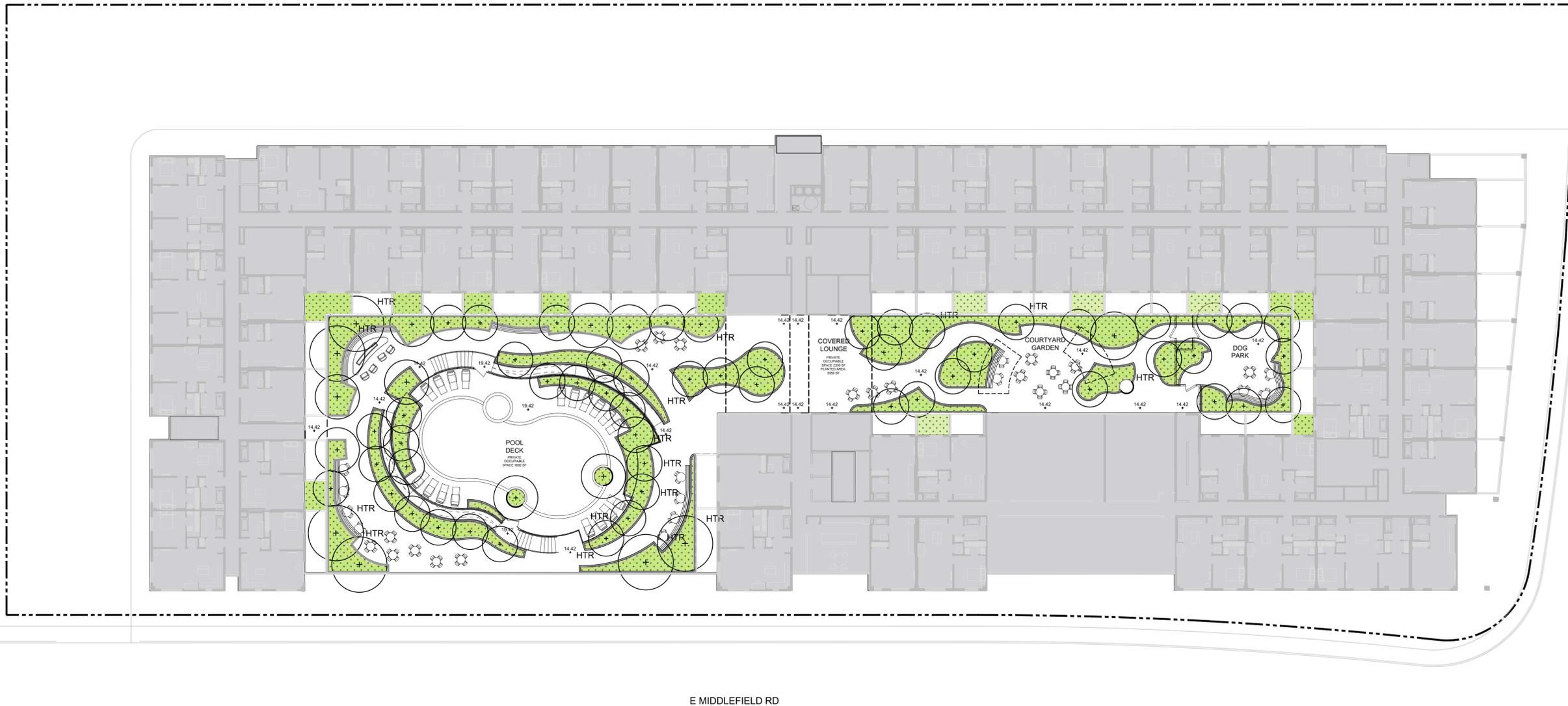
SITE PLAN LEGEND

- PROPERTY LINE
- ▭ PROPOSED BUILDING
- + PROPOSED TREE
- ▨ PROPOSED PLANTING AREA
- 19.42
○+ HTR
PROPOSED FINISH SURFACE ELEVATION
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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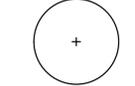
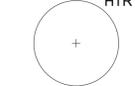
JOB: 2425

SHEET:

L102 - SITE PLAN
LEVEL 4

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

SITE PLAN LEGEND

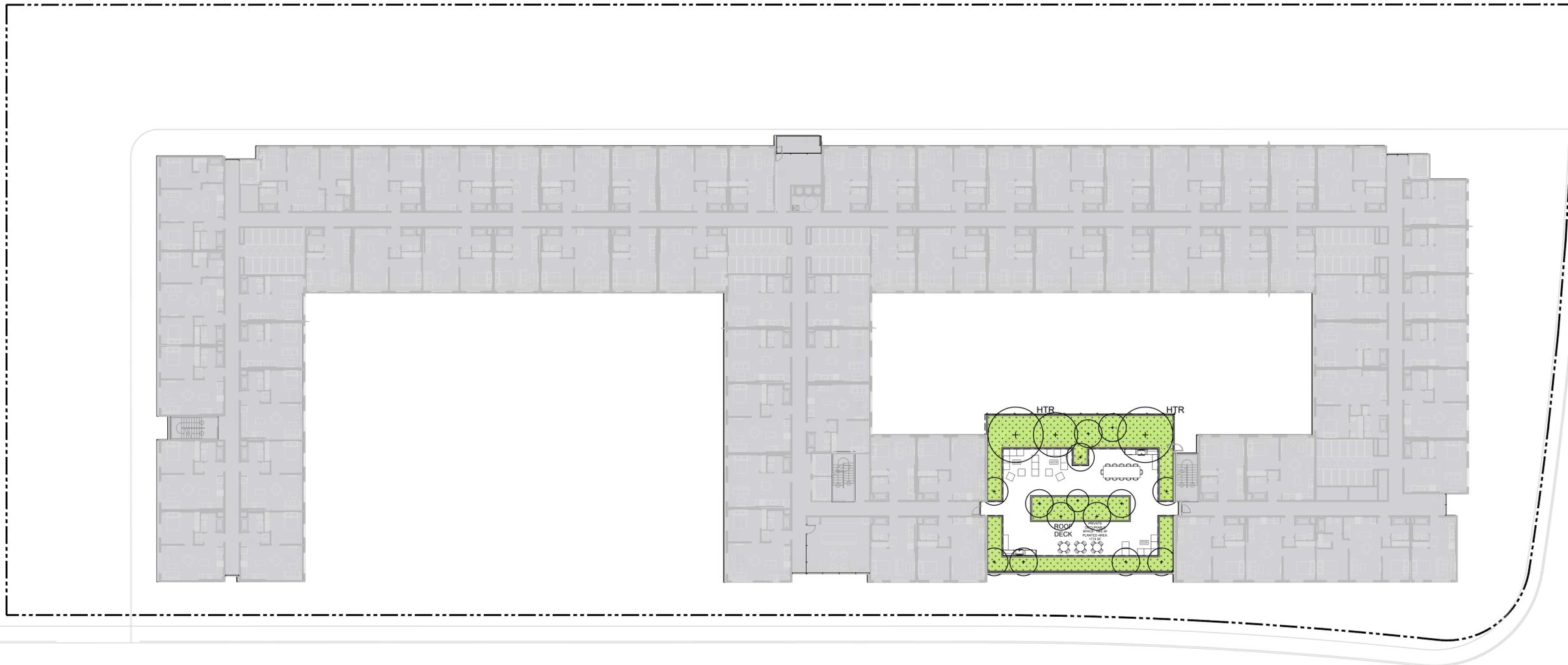
-  PROPERTY LINE
-  PROPOSED BUILDING
-  PROPOSED TREE
-  PROPOSED PLANTING AREA
-  PROPOSED HERITAGE TREE REPLACEMENT, SEE L970 FOR TREE SCHEDULE

-  MOVEABLE FAMILY TABLE AND CHAIRS
-  SECTIONAL SEATING
-  MOVEABLE FURNITURE
-  OUTDOOR KITCHEN AND GRILL
-  PLANTER WALL

SITE PLAN NOTES

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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

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

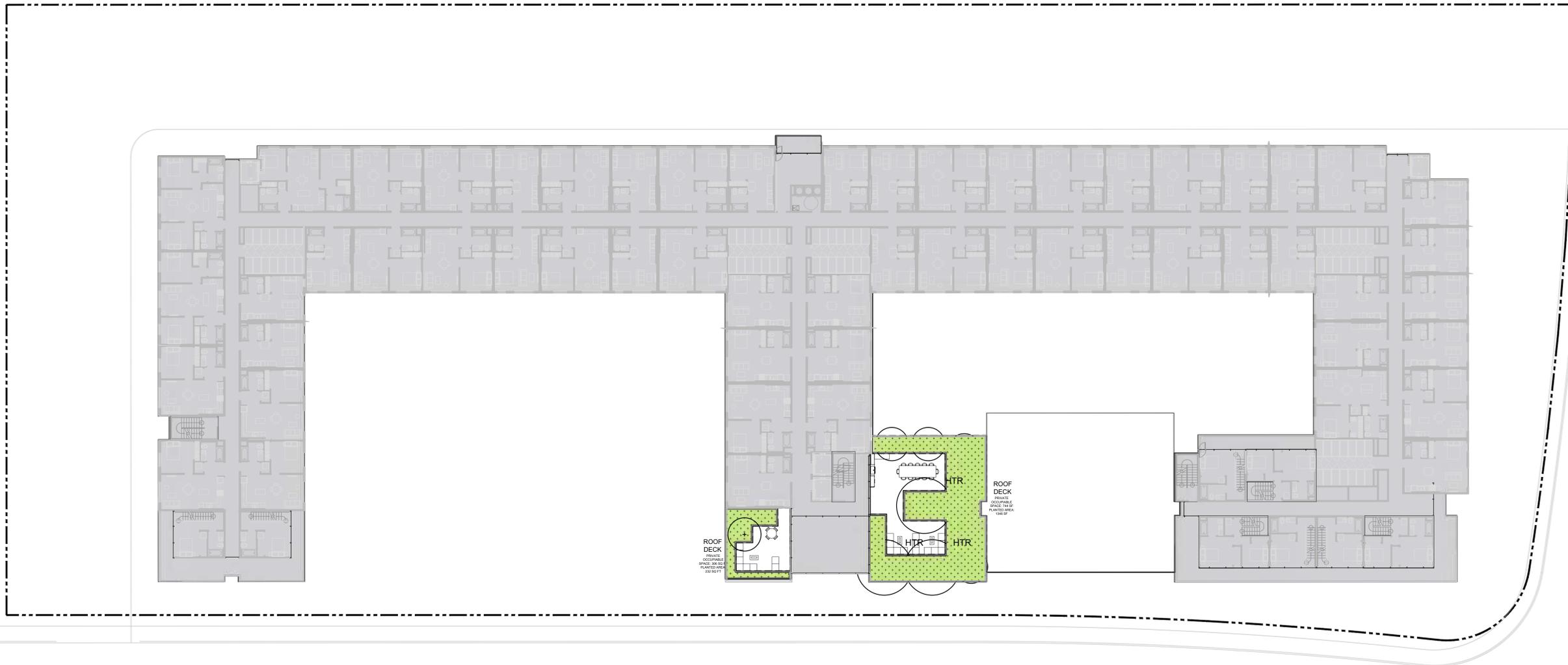
○ MOVEABLE FURNITURE

▬ PLANTER WALL

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**490
E MIDDLEFIELD
ROAD**

MOUNTAIN VIEW, CA

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

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JOB: 2425

SHEET:

**L900 - PLANTING PLAN
GROUND LEVEL**

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

PLANTING LEGEND

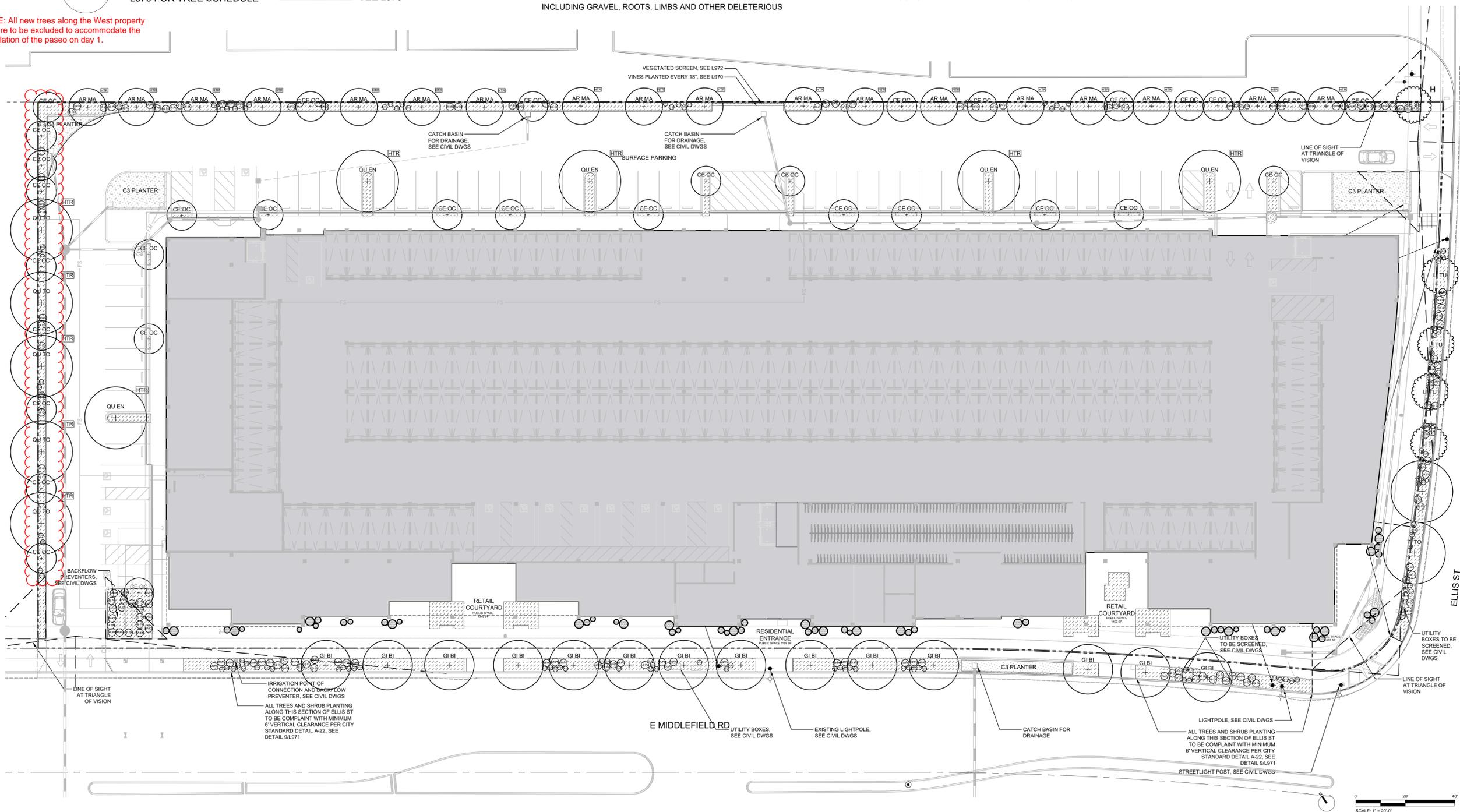
- PROPERTY LINE
- - - PROJECT EASEMENT
- PROPOSED BUILDING
- H EXISTING HERITAGE TREE TO REMAIN
- + PROPOSED TREE, SEE L970 FOR TREE SCHEDULE
- HTR PROPOSED HERITAGE TREE REPLACEMENT, SEE L970 FOR TREE SCHEDULE
- ▨ STREETScape PERENNIAL MIX, SEE L970
- BIO RETENTION BASIN MIX, SEE L970
- ⊗ POTTED PLANTERS PERENNIAL MIX, SEE L970
- ▤ UPPER GARDENS PERENNIAL MIX, SEE L970
- ▥ PART SHADE PERENNIAL MIX, SEE L970

PLANTING PLAN NOTES

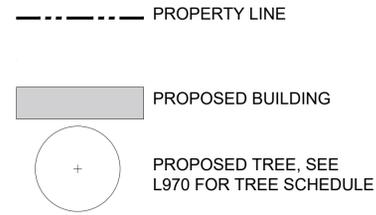
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2. ALL TREES OUTSIDE THE BUILDING AND PAVED AREAS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. PRIOR TO REMOVAL, THE CONTRACTOR SHALL ARRANGE AN ON-SITE MEETING WITH THE LANDSCAPE ARCHITECT TO REVIEW THE CLEARING LIMIT LINES. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR PLANT PITS.
3. P. B. = PLANT BED. MULCH ALL PLANT BEDS TO A DEPTH OF 2". BEDS SHALL BE KEPT 1" MIN AWAY FROM TRUNK OF ALL TREES, SHRUBS, TREE FERNS, AND FOLIAGE OF ALL PERENNIALS.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
5. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS
6. ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
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9. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL ON THE SITE.
10. THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
11. THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE

- LANDSCAPE ARCHITECT PRIOR TO PLANTING.
12. THE PLANT ESTABLISHMENT PERIOD SHALL LAST 180 DAYS, BEGINNING WITH THE GENERAL INSPECTION AT THE COMPLETION OF PLANTING PROVIDED APPROVAL OF OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
 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.



PLANTING LEGEND



PLANTING PLAN NOTES

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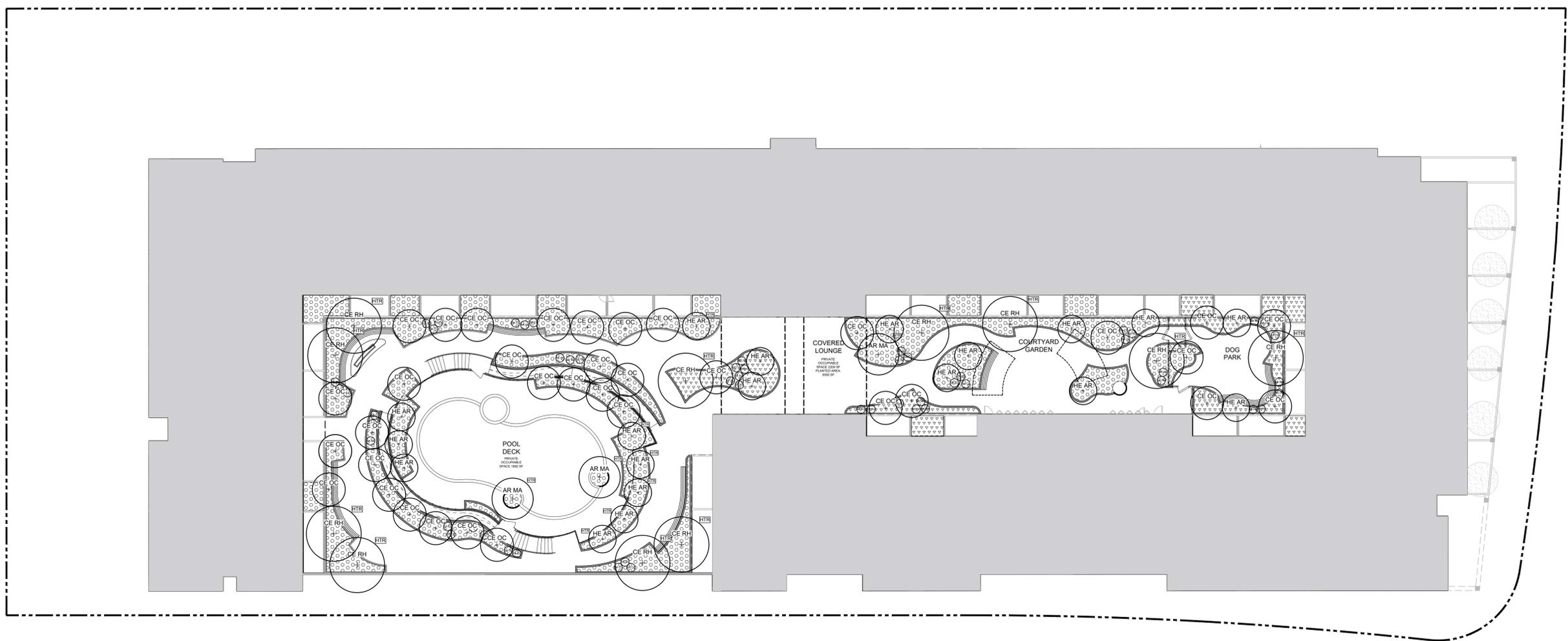
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JOB: 2425

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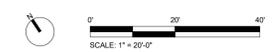
L901 - PLANTING PLAN
PODIUM LEVEL 2

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



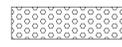
E MIDDLEFIELD RD

ELLIS ST

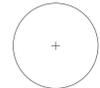


PLANTING LEGEND

----- PROPERTY LINE

 UPPER GARDENS PERENNIAL MIX, SEE L970

 PROPOSED BUILDING

 PROPOSED TREE, SEE L970 FOR TREE SCHEDULE

PLANTING PLAN NOTES

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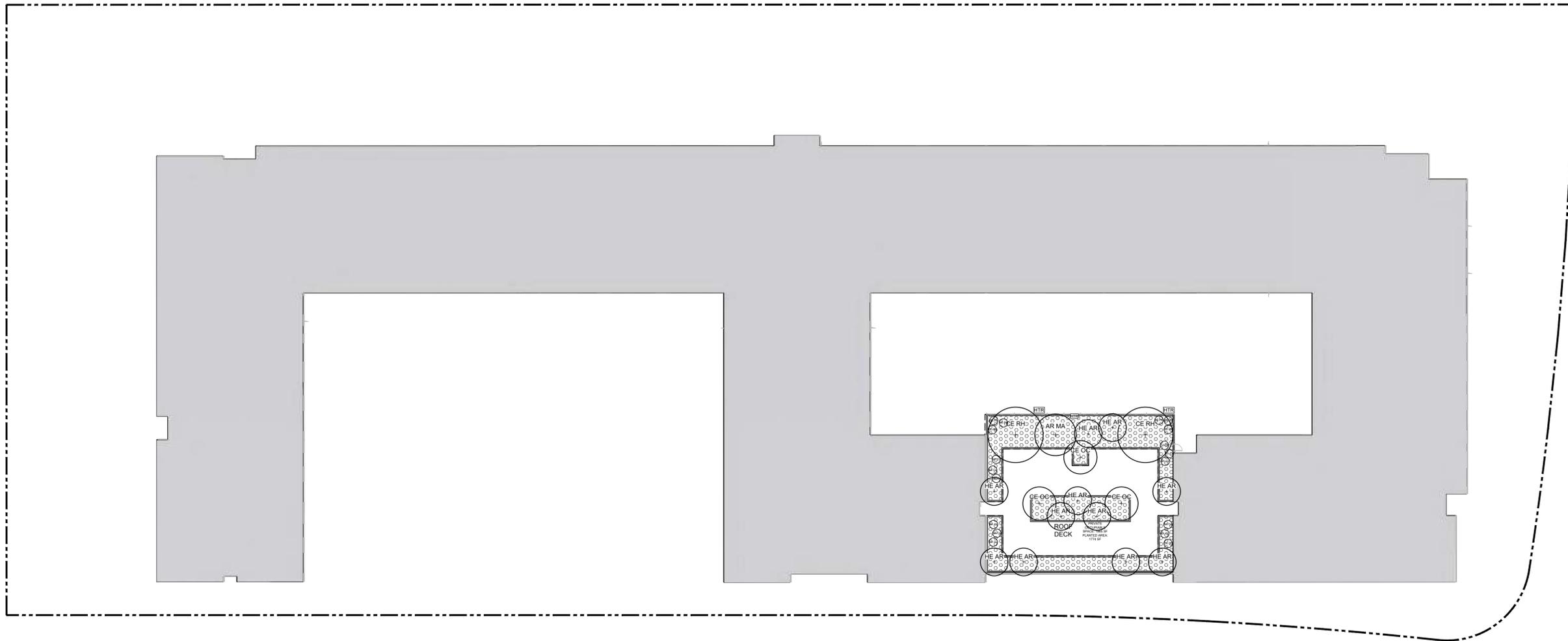
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JOB: 2425

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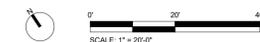
L902 - PLANTING PLAN
LEVEL 4

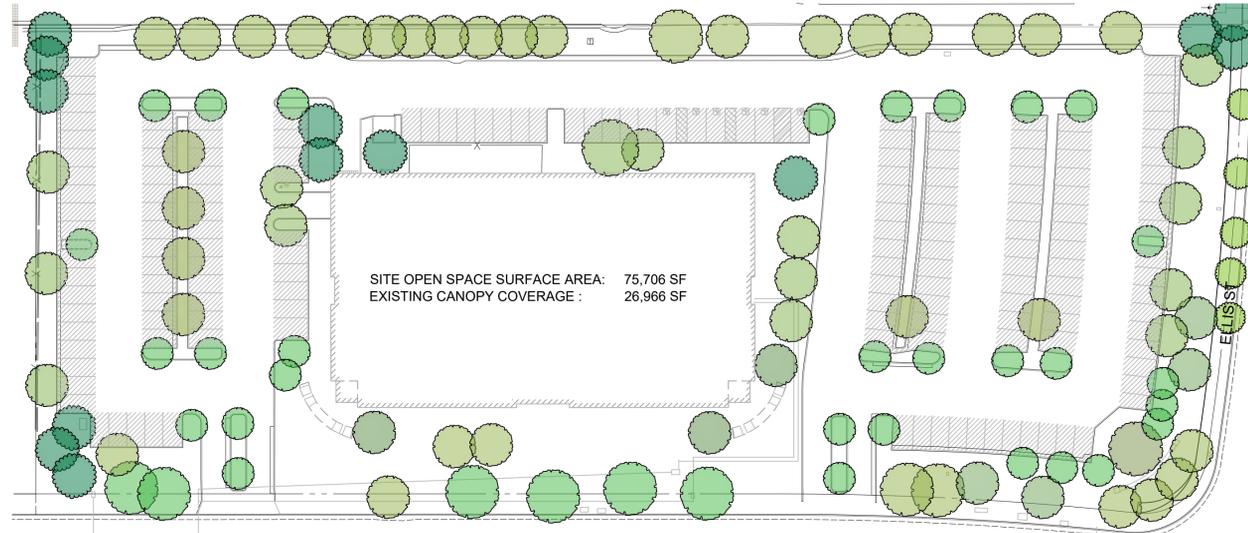
SCALE: 1" = 20'-0"
DATE: 08/26/25
DRAWN: AC
CHECKED: CH
PROJECT NO.: 2449



E MIDDLEFIELD RD

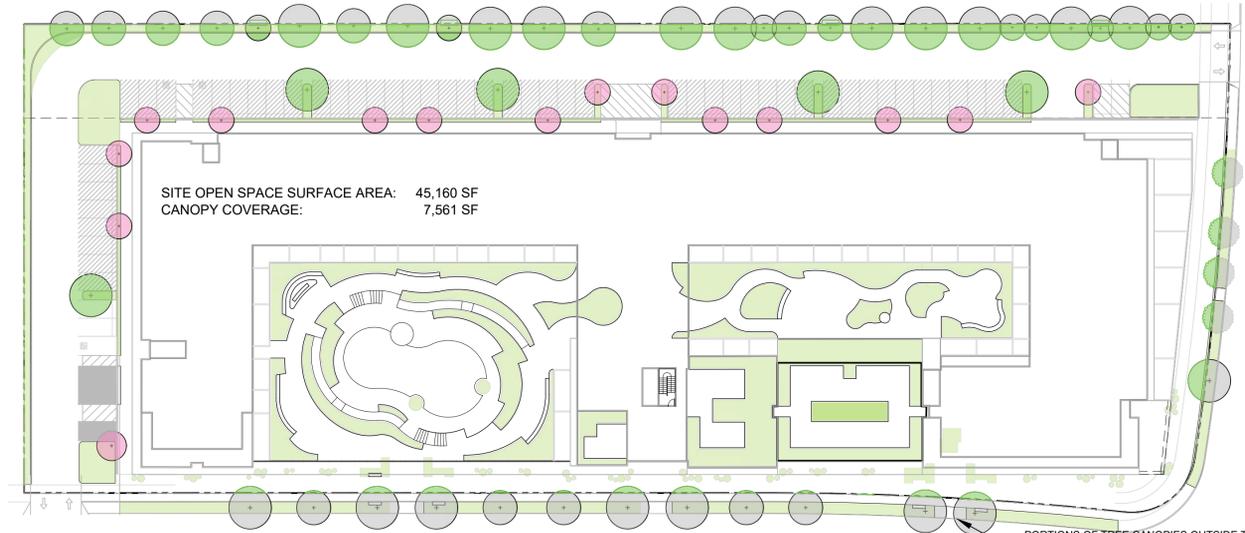
ELLIS ST





TREE CANOPY COVERAGE EXISTING

E MIDDLEFIELD RD



TREE CANOPY COVERAGE AT INSTALL

E MIDDLEFIELD RD

PORTIONS OF TREE CANOPIES OUTSIDE THE PROPERTY LINE ARE NOT COUNTED TO THE CANOPY COVERAGE CALCULATION, TYP.

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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

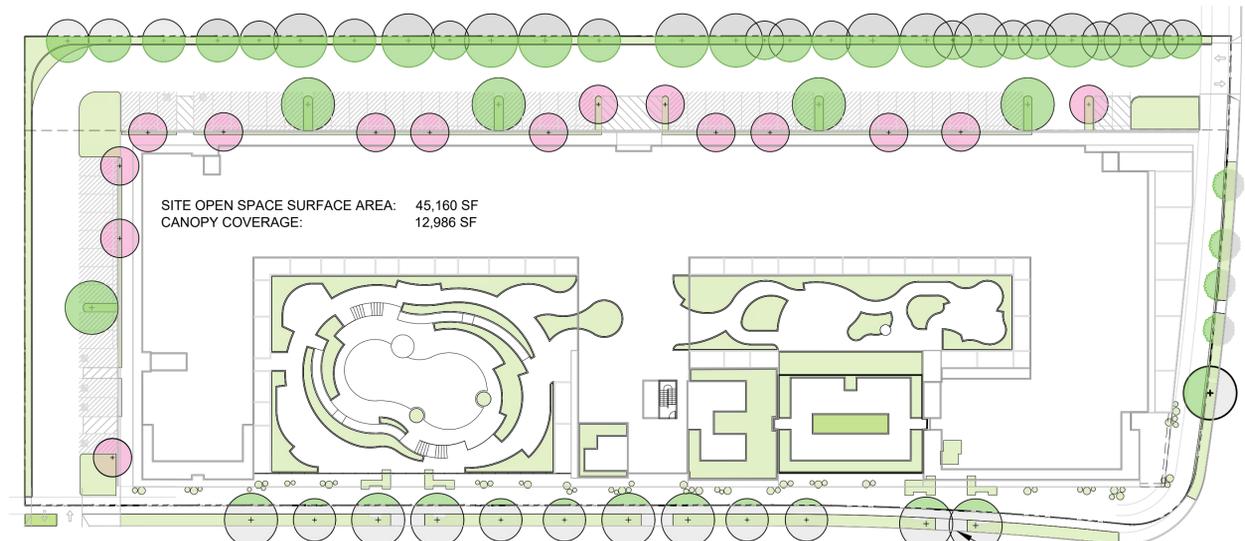
SITE OPEN SPACE SURFACE AREA: 45,160 SF
CANOPY COVERAGE AREA OF PROPOSED TREES : 7,561 SF
PERCENTAGE OF SITE SURFACE COVERAGE: **17 %**

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

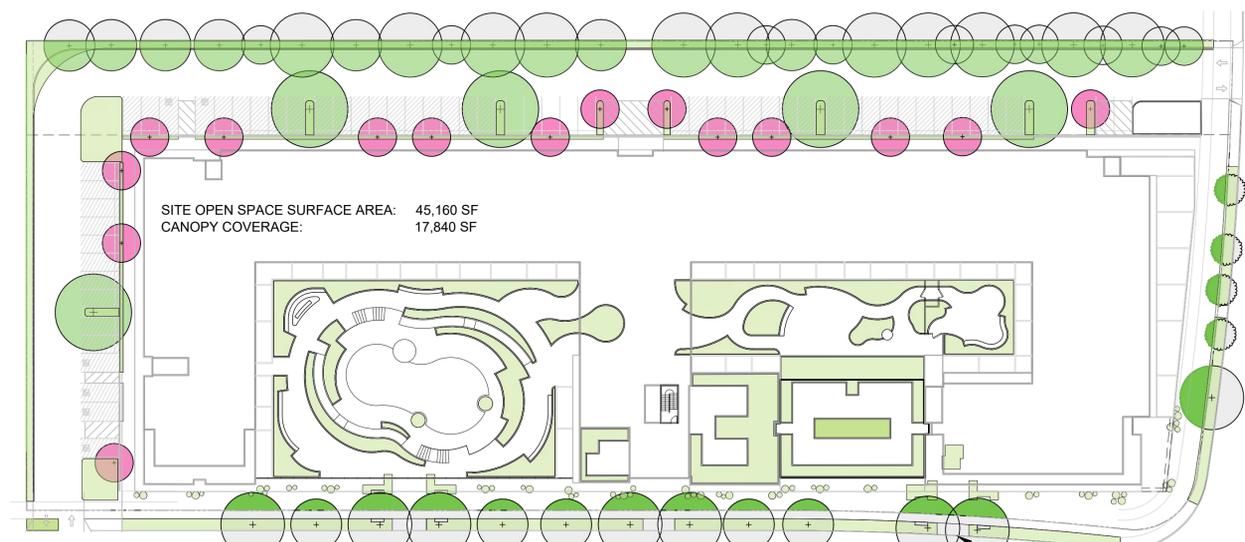
SITE OPEN SPACE SURFACE AREA: 45,160 SF
CANOPY COVERAGE AREA OF PROPOSED TREES : 17,840 SF
PERCENTAGE OF SITE SURFACE COVERAGE: **40 %**



TREE CANOPY COVERAGE AT 10 YEARS

E MIDDLEFIELD RD

PORTIONS OF TREE CANOPIES OUTSIDE THE PROPERTY LINE ARE NOT COUNTED TO THE CANOPY COVERAGE CALCULATION, TYP.



TREE CANOPY COVERAGE AT MATURITY

E MIDDLEFIELD RD

PORTIONS OF TREE CANOPIES OUTSIDE THE PROPERTY LINE ARE NOT COUNTED TO THE CANOPY COVERAGE CALCULATION, TYP.

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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



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JOB: 2425

SHEET:

**L970 - PLANTING
SCHEDULE**

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

| TREE SCHEDULE | | | | | | | | |
|---------------------------------|-------|---|------------------------|---------------|------------------|-----------|-------------------|---|
| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | BOX | QTY | WATER USE | CALIFORNIA NATIVE | REMARKS |
| EXISTING TREES TO REMAIN | | | | | | | | |
| | LI TU | Liriodendron tulipifera | Tulip Poplar | Existing Tree | 4 | Moderate | N | NON HERITAGE TREES TO REMAIN |
| | SE SE | Sequoia sempervirens <small>* HERITAGE TREES PER ARBORIST REPORT</small> | Coast Redwood | Existing Tree | 1 | High | Y | HERITAGE TREES TO REMAIN |
| PROPOSED TREES | | | | | | | | |
| | AR MA | Arbutus 'Marina' | Strawberry Tree | 48" Box | 27 | Low | N | CLIMATE ADAPTED TREE |
| | CE RH | Ceanothus x 'Ray Hartman' | Ray Hartman Wild Lilac | 48" Box | 16 | Low | Y | |
| | CE OC | Cercis occidentalis | Western Redbud | 48" Box | 72 63 | Very Low | Y | |
| | HE AR | Heteromeles arbutifolia 'Davis Gold' | Davis Gold Toyon | 24" Box | 32 | Low | Y | |
| | QU EN | Quercus engelmannii | Engelmann Oak | 60" Box | 5 | Low | Y | |
| | QU TO | Quercus tomentella | Island Oak | 60" Box | 5 0 | Low | Y | |
| | TI TO | Tilia tomentosa | Silver Linden | 60" Box | 2 | Low | N | SPECIES INCLUDED TO MEET CITY OF MOUNTAIN VIEWS MASTER STREET LIST AT ELLIS STREET. |
| | GI BI | Ginkgo biloba | Maidenhair Tree | 60" Box | 14 | Moderate | N | SPECIES INCLUDED TO MEET CITY OF MOUNTAIN VIEWS MASTER STREET LIST AT MIDDLEFIELD ROAD. |

TOTAL EXISTING TREES TO REMAIN INCLUDING ROW : 5
TOTAL PROPOSED TREES, INCLUDING REPLACEMENTS : ~~473~~ 159
TOTAL TREES IN PROJECT : ~~478~~ 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 | 860 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 - 16%. 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 1538.5 SF | Low | Y | GROUNDCOVER MIX - 16%. 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 SCURPPP 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 SCURPPP 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 SCURPPP 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 SCURPPP 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 | TOTAL TREES IN THE PROJECT: | 178 | NATIVE TREES PROPOSED: | 76% |
| PROPOSED TREES TO REMAIN: | 5 | EXISTING TREES TO REMAIN: | 5 | NON-NATIVE TREES PROPOSED + EXISTING TO REMAIN | 24% |
| PROPOSED TREES FOR REMOVAL: | 107 | TOTAL NEW TREES PROPOSED IN THE PROJECT: | 173 | NATIVE SHRUBS AND GROUNDCOVERS PROPOSED: | 100% |
| EXISTING TREES FOR REMOVAL CLASSIFIED AS HERITAGE TREES: | 29 | NON-REPLACEMENT PROPOSED TREES: | 8 | NON-NATIVE SHRUBS AND GROUNDCOVERS PROPOSED: | 0% |
| | | TOTAL REPLACEMENT TREES: | 165 | | |
| | | HERITAGE REPLACEMENTS: | 58 | | |
| | | NON-HERITAGE TREE REPLACEMENTS: | 107 | | |
| | | REPLACEMENT RATIO 2:1 | | | |
| | | REPLACEMENT RATIO 1:1 | | | |

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- 12.09.2024 SB-330 SUBMITTAL
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- 04.14.2025 PLANNING RESUBMITTAL
- 06.20.2025 PLANNING RESUBMITTAL
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- 01.09.2026 EPC SUBMITTAL

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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

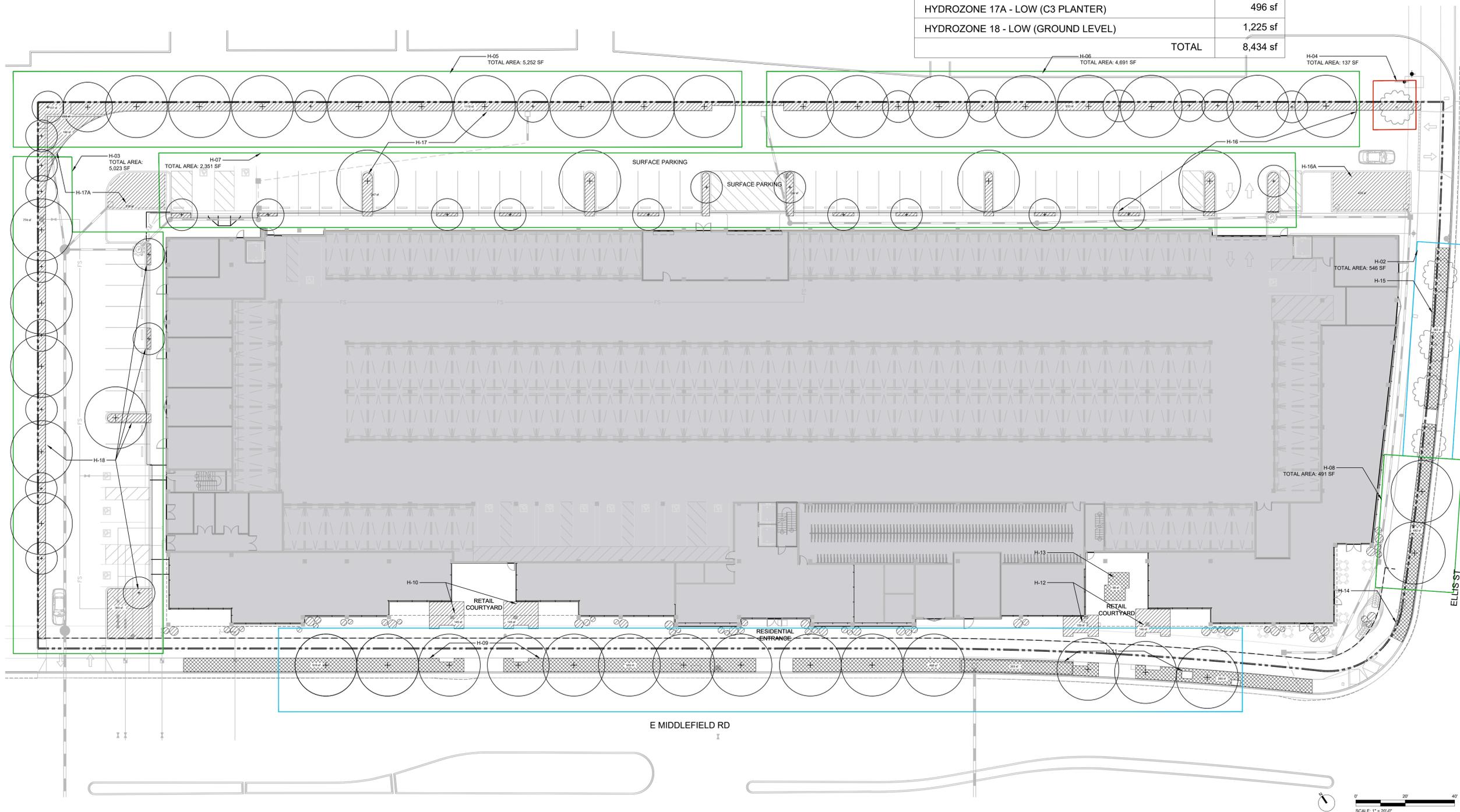
- ▨ SHRUB & GROUND COVER
HYDROZONE - LOW
- ▩ SHRUB & GROUND COVER
HYDROZONE - MODERATE

- H
○ EXISTING TREE TO REMAIN,
SEE L970 FOR TREE
SCHEDULE
- PROPOSED TREE, SEE
L970 FOR TREE SCHEDULE

- 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:

**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

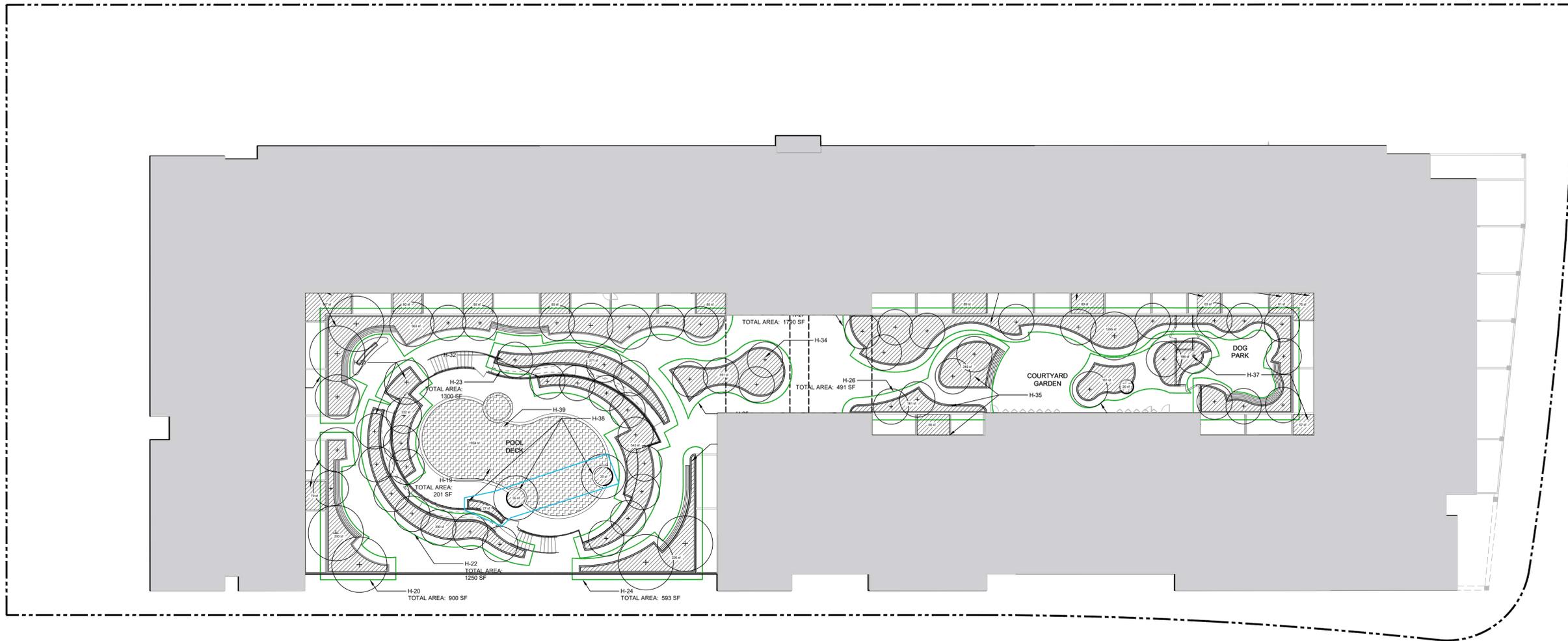


PROPOSED TREE, SEE
L970 FOR TREE SCHEDULE

- SHRUB & GROUND COVER
HYDROZONE - LOW
- 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 |



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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

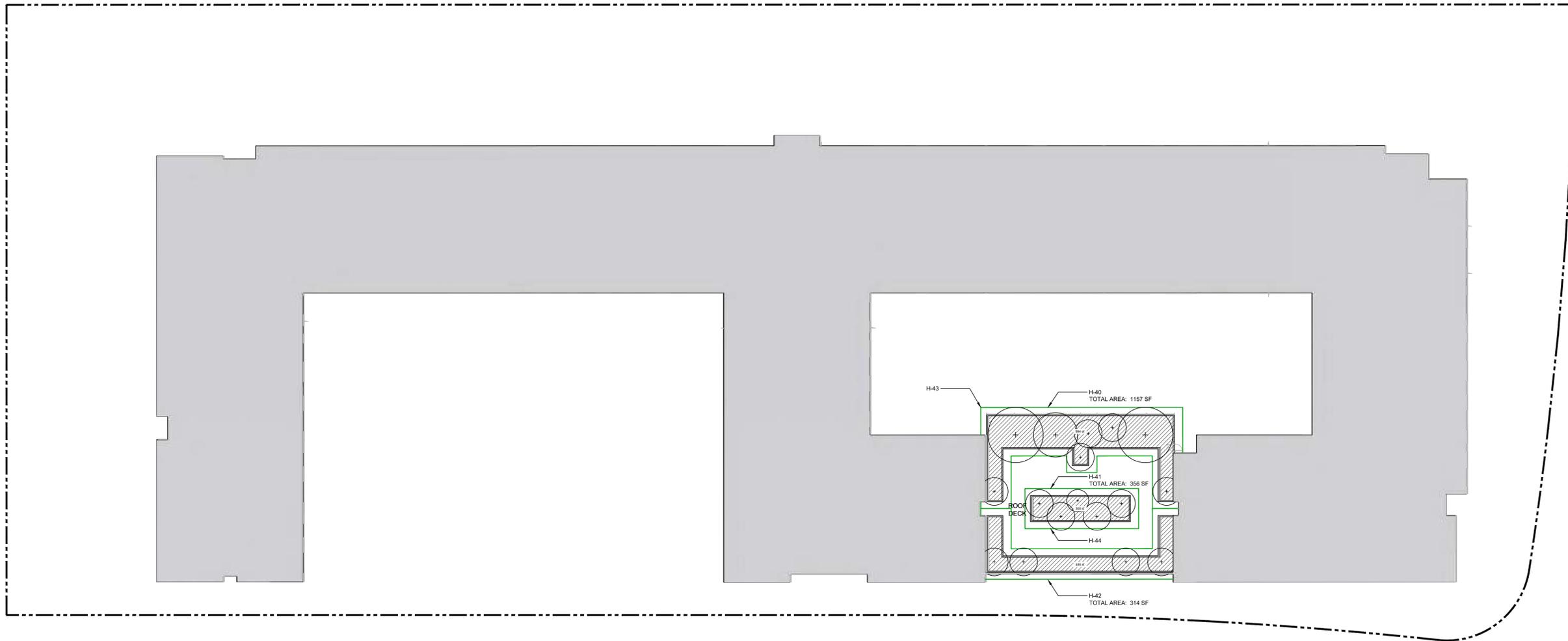
- PROPERTY LINE
- - - PROJECT EASEMENT
- PROPOSED BUILDING

- ▨ SHRUB & GROUND COVER
HYDROZONE - LOW
- TREE HYDROZONE - LOW

○ +
PROPOSED TREE, SEE
L970 FOR TREE SCHEDULE

| 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 |



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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

HYDROZONE LEGEND

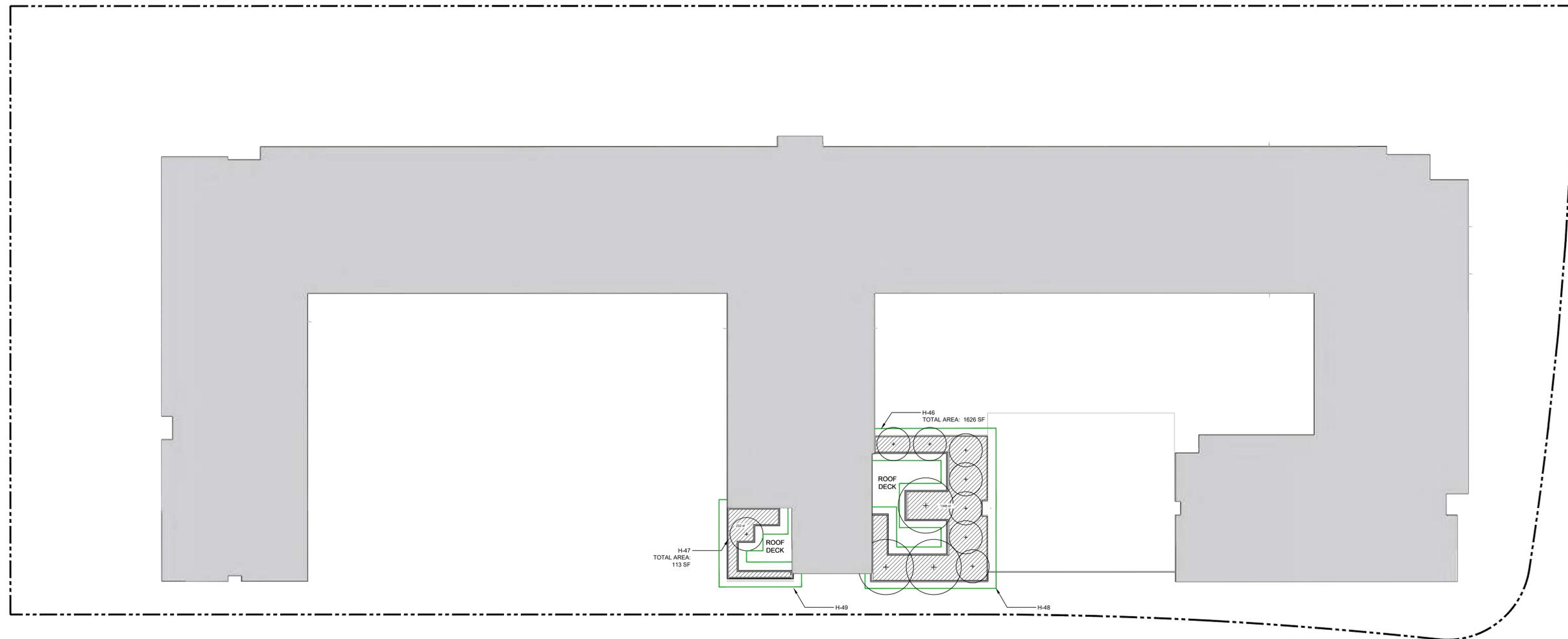
- PROPERTY LINE
- - - PROJECT EASEMENT
- PROPOSED BUILDING

- ▨ SHRUB & GROUND COVER
HYDROZONE - LOW
- TREE HYDROZONE - LOW

- PROPOSED TREE, SEE
L970 FOR TREE SCHEDULE

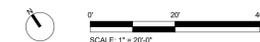
| HYDROZONES SCHEDULE - TREES | |
|-----------------------------|------------|
| HYDROZONE | TOTAL AREA |
| HYDROZONE 46 - LOW (L07) | 1,626 sf |
| HYDROZONE 47 - LOW (L07) | 113 sf |
| TOTAL | 1,739 sf |

| 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 |



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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

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. | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> |
| Special Landscape Areas | Areas identified as SLAs meet the definition of a Special Landscape Area: An area of landscape dedicated solely to cable plants, areas irrigated with nonpotable water, water features using nonpotable water, and areas dedicated to active play (yards, sports fields, golf courses). SLAs DO NOT INCLUDE front-yard and backyard lawns of private residences or water features that use potable water. | <input checked="" type="checkbox"/> |
| 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). | <input checked="" type="checkbox"/> |
| Mulch | Mulch is at least 2" deep on exposed soil surfaces. Depth and type of mulch are noted in plan. | <input type="checkbox"/> |
| Water Features | Reticulating (if water features are included in plan). Pool/spa cover (if pool/spa is included in plan). | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> |

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. | <input checked="" type="checkbox"/> |
| Equipment | Each irrigation valve waters only one type of hydrozone. 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 <input type="checkbox"/> Rainsensing shutoff devices <input type="checkbox"/> Master shut-off valves or equivalent technology <input type="checkbox"/> Check valves or anti-drain valves <input type="checkbox"/> Swing joints or other riser-protection components <input type="checkbox"/> Flow sensors <input type="checkbox"/> Pressure regulators or booster pumps (if applicable) <input type="checkbox"/> Flow/application rate and operating pressure for each station <input type="checkbox"/> Static water pressure at point of connection to public water supply. <input type="checkbox"/> Location and size of dedicated irrigation meter (if landscape area is > 1,000 square feet). <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Scheduling | Proposed irrigation schedule is provided. <input type="checkbox"/> System only operates between 6:00 p.m. and 10:00 a.m. <input type="checkbox"/> | <input type="checkbox"/> |

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/complex/planning/application.asp

| Parameter | Requirements | Completed |
|----------------------|---|-------------------------------------|
| Compliance | Water Budget Calculation worksheet completed and printed for submission. <input checked="" type="checkbox"/> Landscape's water use is within budget: MAWA ≥ ETWU. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. <input checked="" type="checkbox"/> Irrigation methods are assigned appropriate water-use levels (Spray=0.75 Drip=0.81). <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

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

[Signature] 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) <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Routine inspection (monthly) <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Adjustment and repair <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Failed irrigation hardware components shall be replaced with the same or functionally equivalent components <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Landscape | Replenish mulch <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Fertilize <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Prune <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Weed control <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Pest control <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Aeration and dethatching of turf areas <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Failed plants shall be replaced with the same or functionally equivalent plants <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | |

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.

[Signature] 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

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

| Hydrozone Label | Plant Water Use Type | Plant Type | Plant Factor (PF) | Hydrozone Area (HA) square feet | Irrigation Method | Irrigation Efficiency (IE) | ETWU (gals/yr) |
|----------------------|----------------------|--------------------|-------------------|---------------------------------|-------------------|----------------------------|----------------|
| H1J15-H16-17-18 | Low | Landscape Area - T | 0.3 | 18,969 | Drip | 0.81 | 167,301 |
| H1J18 - Mod (E3) | Moderate | Landscape Area - T | 0.5 | 2,238 | Drip | 0.81 | 120,727 |
| H14 - High (E3) | High | Landscape Area - T | 0.8 | 157 | Drip | 0.81 | 3,607 |
| H20-28 - Low (E2) | Low | Landscape Area - T | 0.3 | 9,160 | Drip | 0.81 | 90,249 |
| H119 - Mod (E2) | Moderate | Landscape Area - T | 0.5 | 201 | Drip | 0.81 | 3,308 |
| H40-42 - Low (E04) | Low | Landscape Area - T | 0.3 | 1,827 | Drip | 0.81 | 18,040 |
| H46-47 - Low (E07) | Low | Landscape Area - T | 0.3 | 1,739 | Drip | 0.81 | 17,171 |
| H103-H111-H12-114 | Low | Landscape Area - S | 0.3 | 5,478 | Drip | 0.81 | 54,090 |
| H113-H115-116 | Moderate | Landscape Area - S | 0.5 | 2,296 | Drip | 0.81 | 66,643 |
| H29-37 - Low (E02) | Low | Landscape Area - S | 0.3 | 6,258 | Drip | 0.81 | 61,792 |
| H138 - Low (E02) | Low | Landscape Area - S | 0.3 | 97 | Drip | 0.81 | 958 |
| H139 - Water Feature | High (Water Feature) | Pool | 0.8 | 1,674 | Drip | 0.81 | 39,969 |
| H43-45 - Low (E04) | Low | Landscape Area - S | 0.3 | 1,774 | Drip | 0.81 | 17,517 |
| H48-49 - Low (E07) | Low | Landscape Area - S | 0.3 | 1,578 | Drip | 0.81 | 15,581 |

Summary of Hydrozone Area Information

| Summary Area | Area (square feet) |
|---|--------------------|
| Sum of Low Water-Use Areas | 68,399 |
| Sum of Moderate & Mixed Water-Use Areas | 10,490 |
| Sum of High Water-Use Areas | 2,011 |
| Sum of Special Landscape Areas | 0 |
| Sum of all Landscape Areas | 80,900 |

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

| Hydrozone Label | Plant Water Use Type | Plant Type | Plant Factor (PF) | Hydrozone Area (HA) square feet | Irrigation Method | Irrigation Efficiency (IE) | ETWU (gals/yr) |
|----------------------|----------------------|--------------------|-------------------|---------------------------------|-------------------|----------------------------|----------------|
| H1J15-H16-17-18 | Low | Landscape Area - T | 0.3 | 18,969 | Drip | 0.81 | 167,301 |
| H1J18 - Mod (E3) | Moderate | Landscape Area - T | 0.5 | 2,238 | Drip | 0.81 | 120,727 |
| H14 - High (E3) | High | Landscape Area - T | 0.8 | 157 | Drip | 0.81 | 3,607 |
| H20-28 - Low (E2) | Low | Landscape Area - T | 0.3 | 9,160 | Drip | 0.81 | 90,249 |
| H119 - Mod (E2) | Moderate | Landscape Area - T | 0.5 | 201 | Drip | 0.81 | 3,308 |
| H40-42 - Low (E04) | Low | Landscape Area - T | 0.3 | 1,827 | Drip | 0.81 | 18,040 |
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| H103-H111-H12-114 | Low | Landscape Area - S | 0.3 | 5,478 | Drip | 0.81 | 54,090 |
| H113-H115-116 | Moderate | Landscape Area - S | 0.5 | 2,296 | Drip | 0.81 | 66,643 |
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| H138 - Low (E02) | Low | Landscape Area - S | 0.3 | 97 | Drip | 0.81 | 958 |
| H139 - Water Feature | High (Water Feature) | Pool | 0.8 | 1,674 | Drip | 0.81 | 39,969 |
| H43-45 - Low (E04) | Low | Landscape Area - S | 0.3 | 1,774 | Drip | 0.81 | 17,517 |
| H48-49 - Low (E07) | Low | Landscape Area - S | 0.3 | 1,578 | Drip | 0.81 | 15,581 |

Estimated Total Water Use = 678,956 gallons/year

SECTION C. COMPARISON OF ETWU AND MAWA

The calculated ETWU may not exceed the calculated MAWA.

MAWA = 712,190 ≥ ETWU = 678,956
(from Section A) (from Section B)

181 **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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490
E MIDDLEFIELD
ROAD

MOUNTAIN VIEW, CA

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04.14.2025 PLANNING RESUBMITTAL

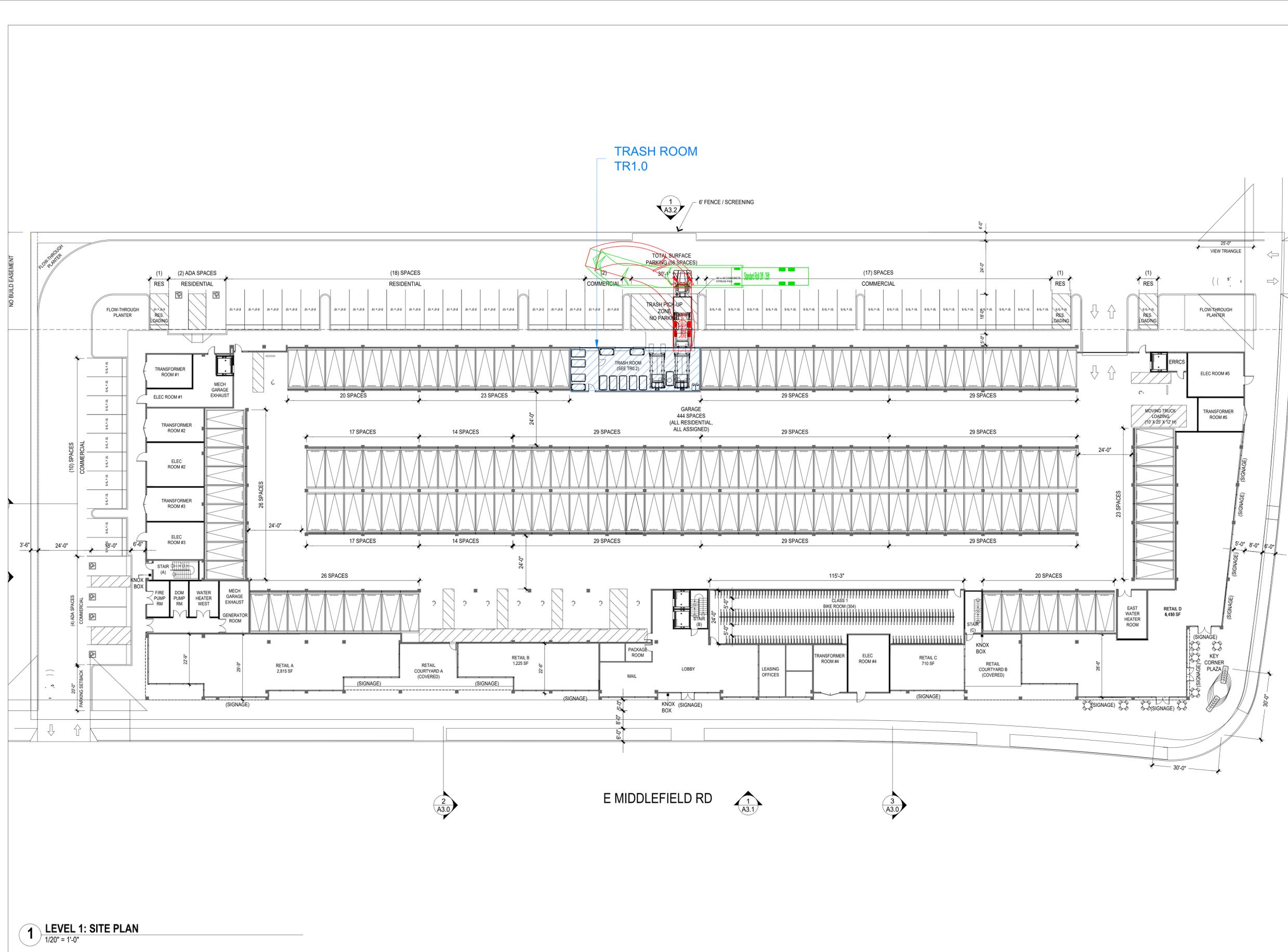
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JOB: 2425

SHEET:

LEVEL 1
SITE PLAN

TR0.0



TRASH ROOM
TR1.0

1 A3.2
6' FENCE / SCREENING

TOTAL SURFACE
PARKING (86 SPACES)

TRASH ROOM
TR1.0
NO PARKING

GARAGE
444 SPACES
(ALL RESIDENTIAL,
ALL ASSIGNED)

E MIDDLEFIELD RD

1 A3.1

3 A3.0

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

490
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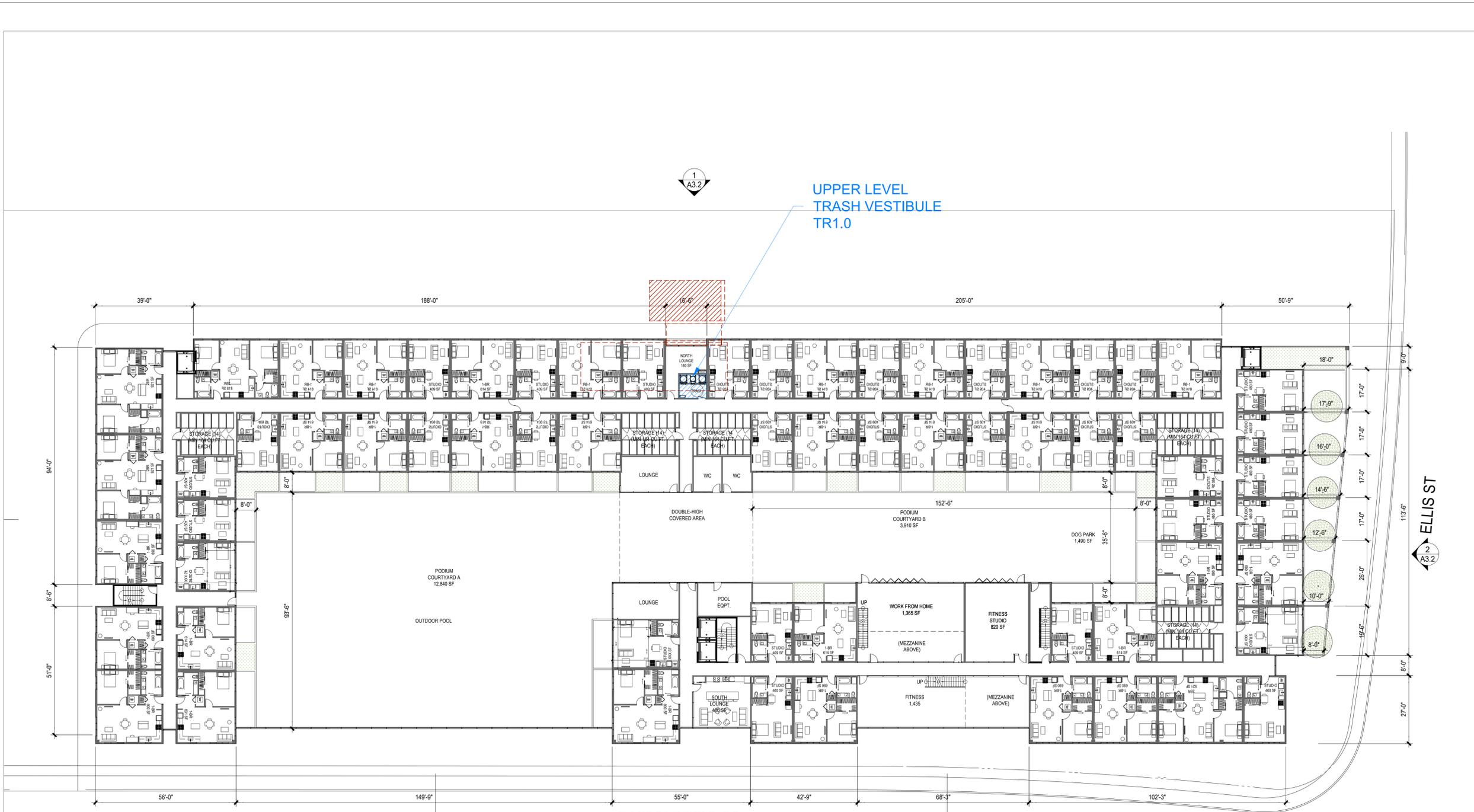
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JOB: 2425

SHEET:

LEVEL 1
SITE PLAN

TR0.1



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

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E MIDDLEFIELD
ROAD

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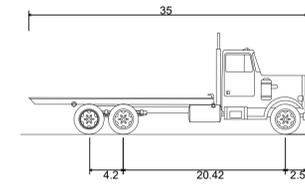
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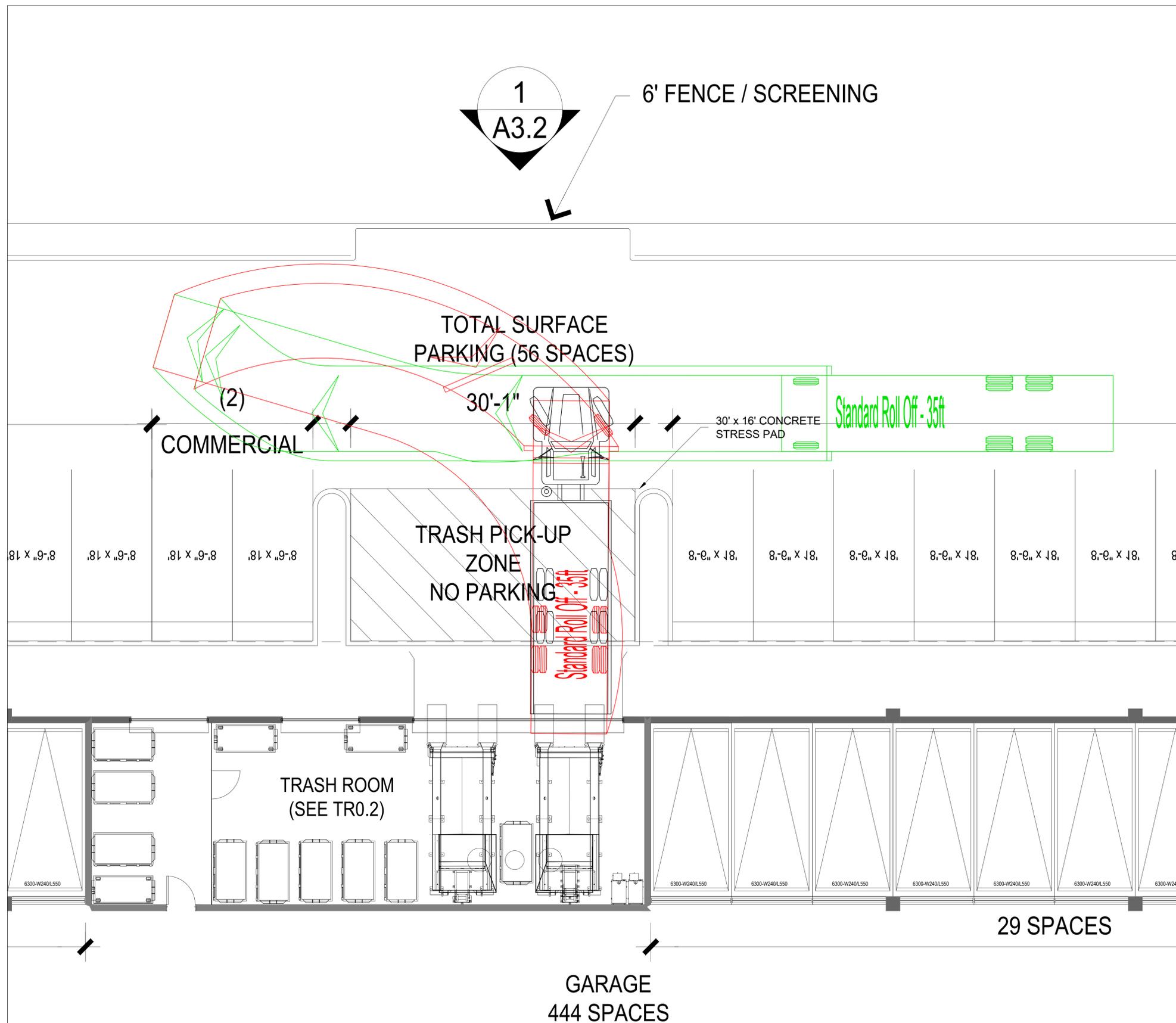
SHEET:

ROLL-OFF
APPROACH

TR0.2



| | |
|-----------------------------|----------|
| 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 |



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

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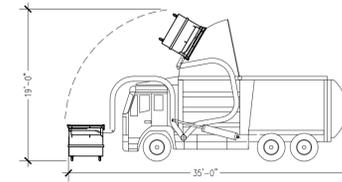
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JOB: 2425

SHEET:

FL BIN
STAGING

TR0.3

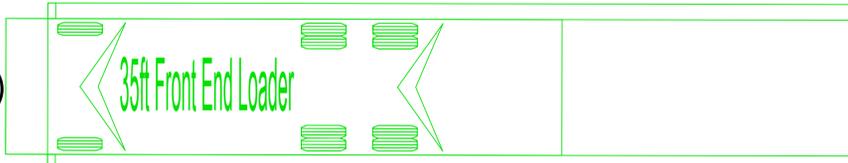


35ft Front End Loader
Overall Length 35.000ft
Overall Width 13.330ft
Overall Body Height 1.400ft
Min Body Ground Clearance 1.400ft
Track Width 8.000ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 32.000ft



6' FENCE / SCREENING

TOTAL SURFACE
PARKING (56 SPACES)



(2)

COMMERCIAL

30'-1"

30' x 16' CONCRETE
STRESS PAD

TRASH PICK-UP
ZONE
NO PARKING

8'-0" x 18', 8'-0" x 18'

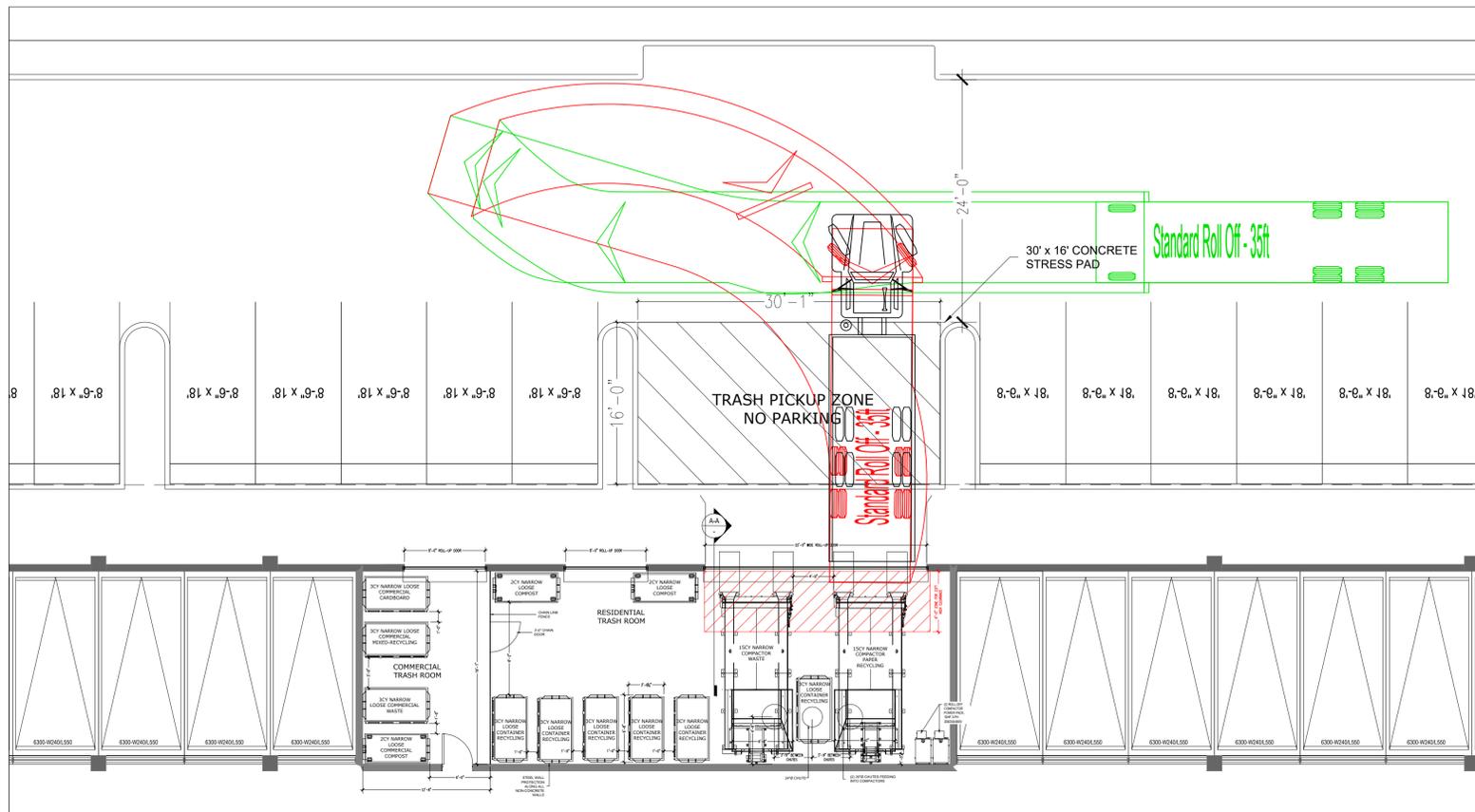
RESIDENTIAL
TRASH ROOM
(SEE TR0.2)

COMMERCIAL
TRASH ROOM

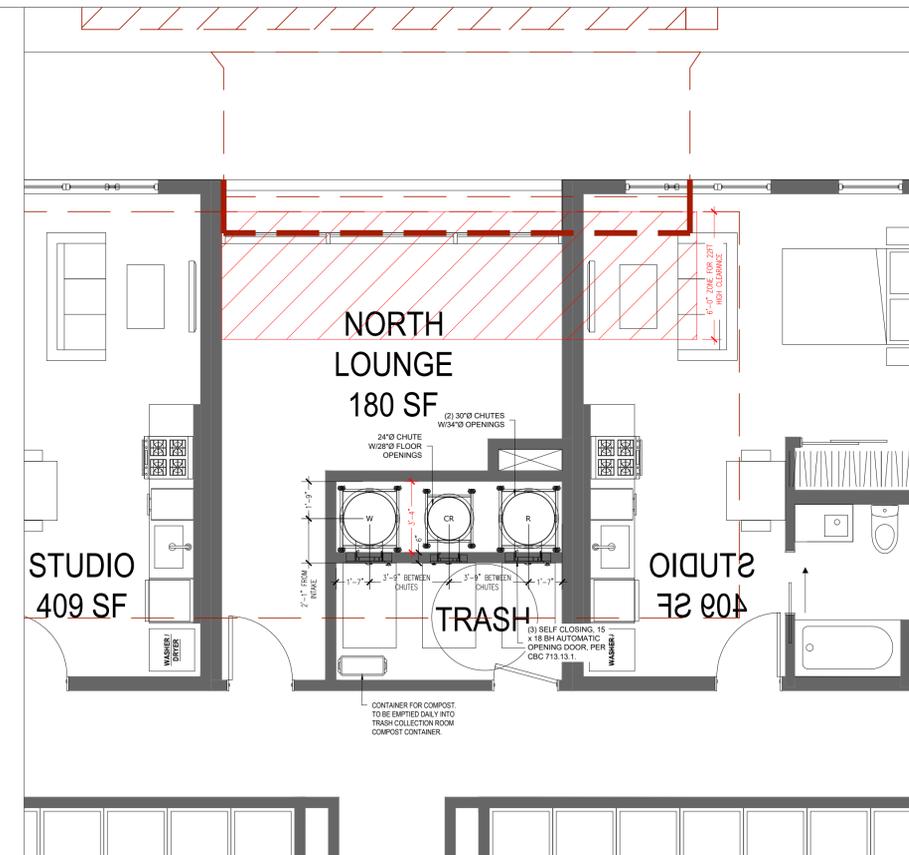
29 SPACES

GARAGE

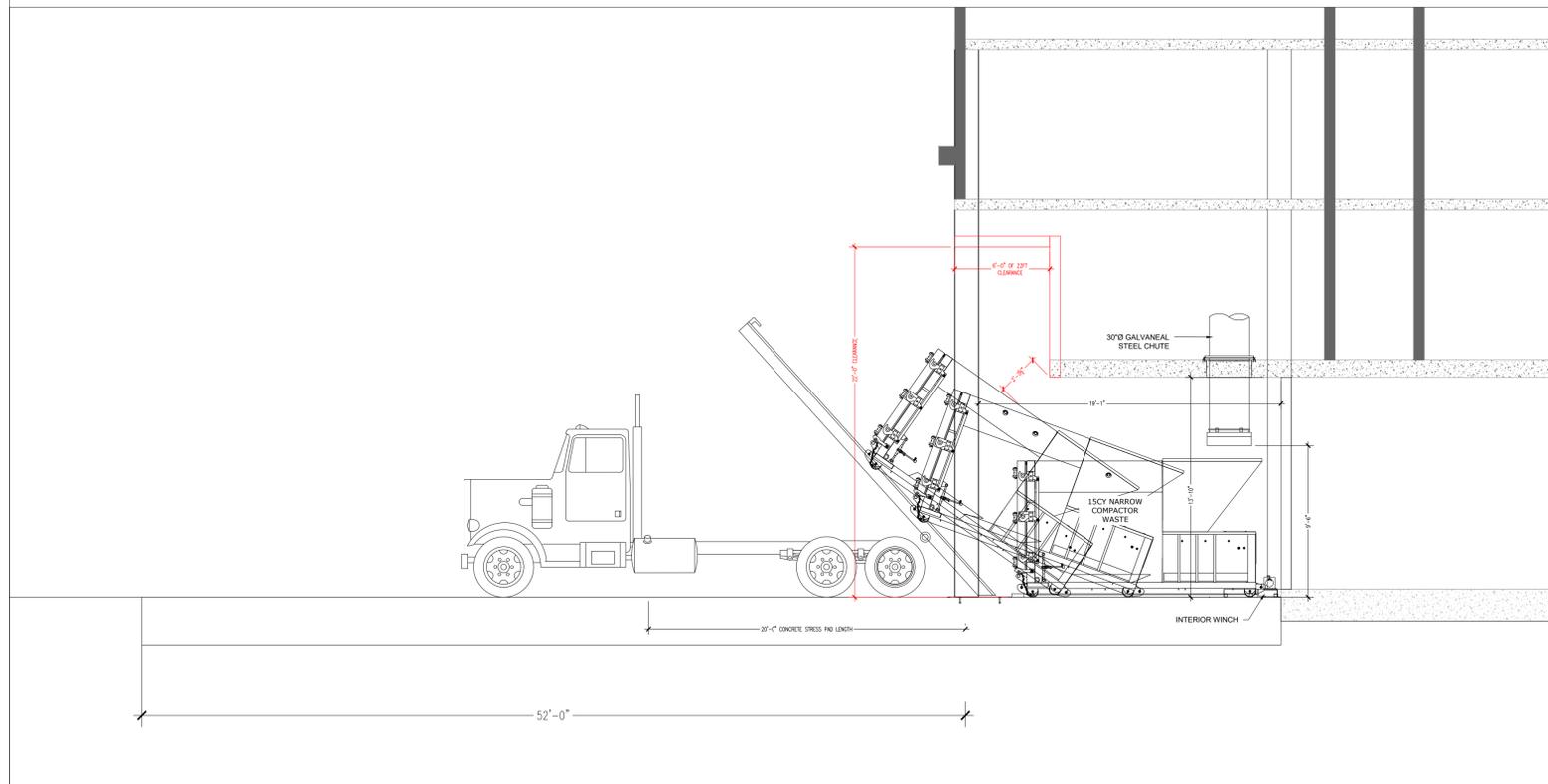
1 LEVEL 1: FRONT LOAD BIN STAGING
3/16" = 1'-0"



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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E MIDDLEFIELD
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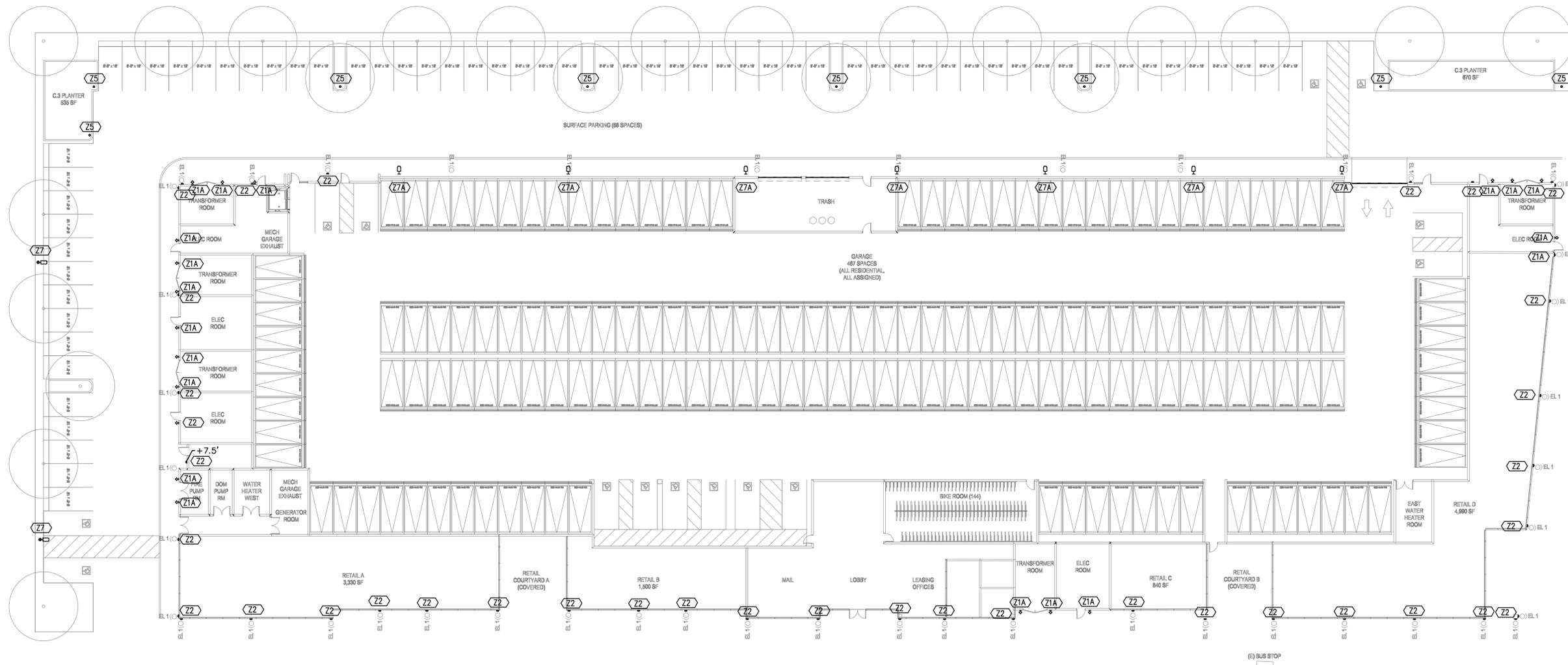
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JOB: 2515-001

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. REFER TO BOLLARD LIGHTING MOUNTING DETAIL 1/E0.3
 - 5.

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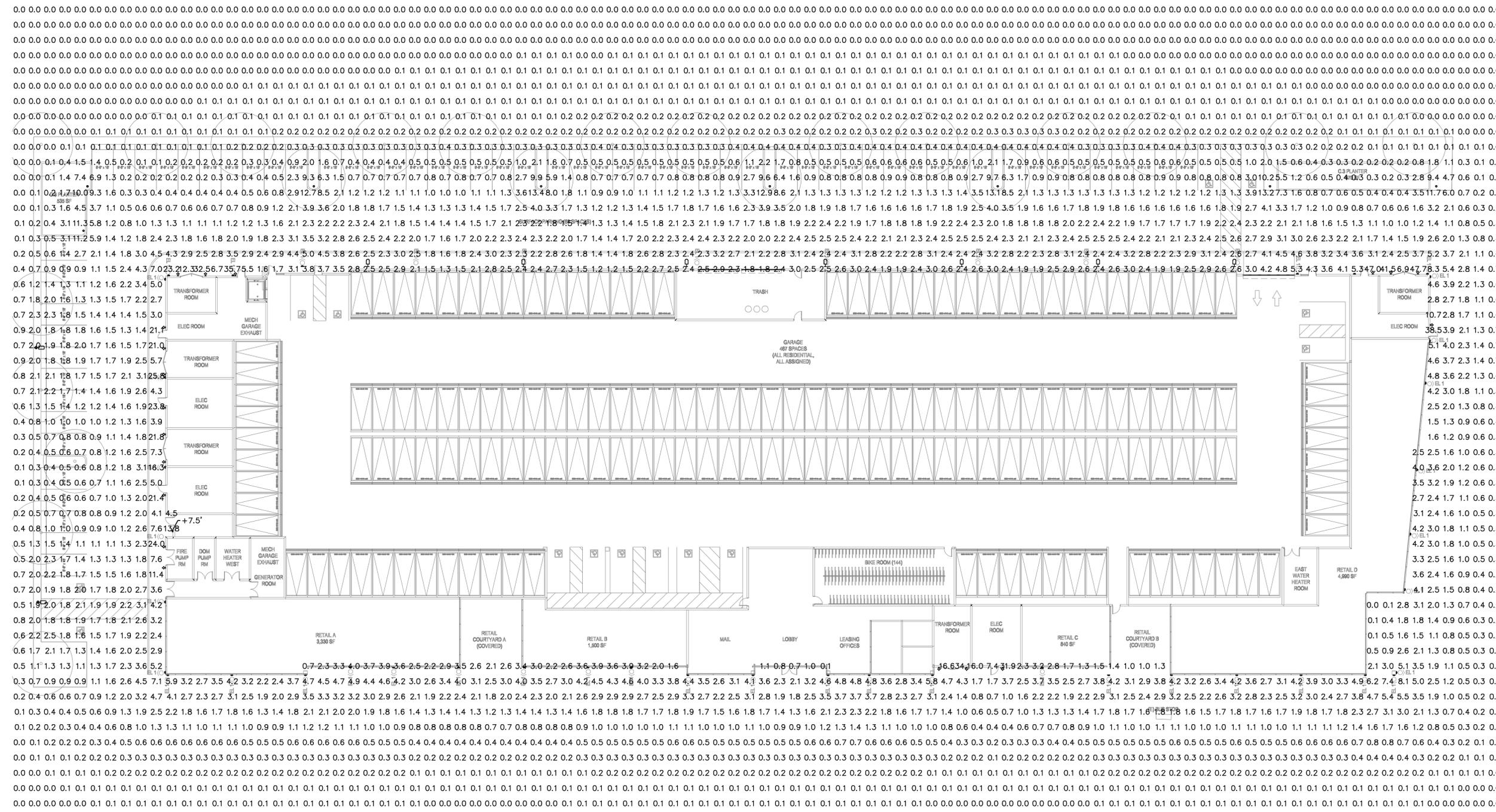
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JOB: 2515-001

SHEET:

SITE
PHOTOMETRIC
PLAN

E1.1



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

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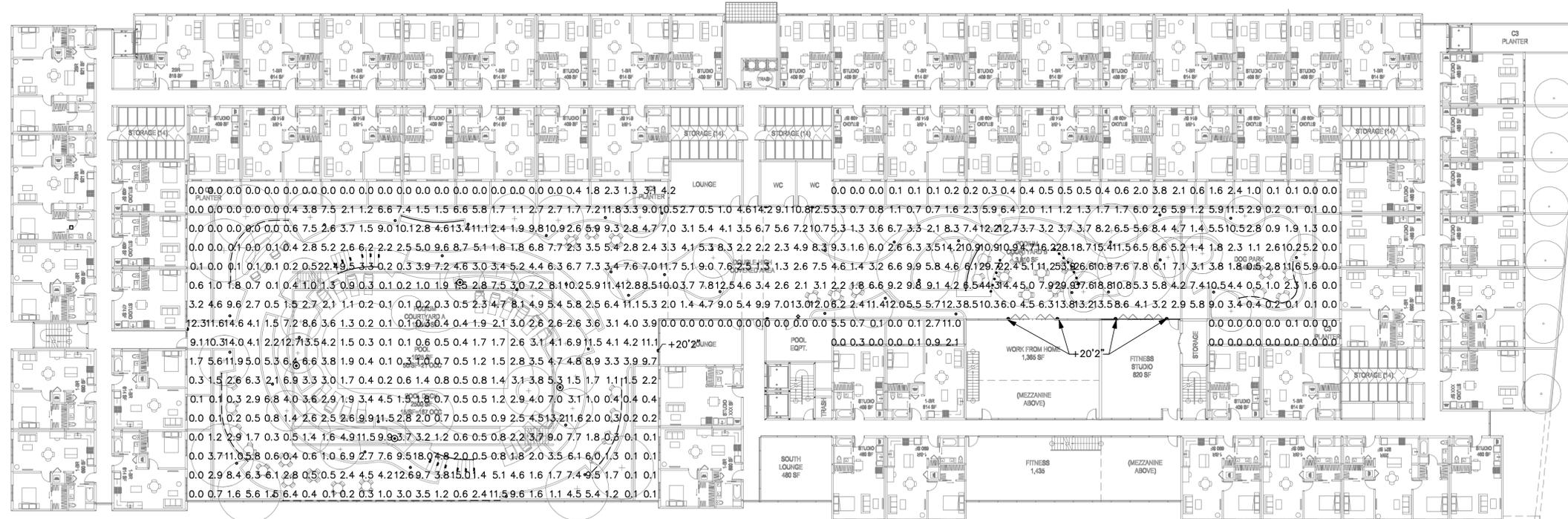
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JOB: 2515-001

SHEET:

**LEVEL 2
PHOTOMETRIC
PLAN**

E1.2



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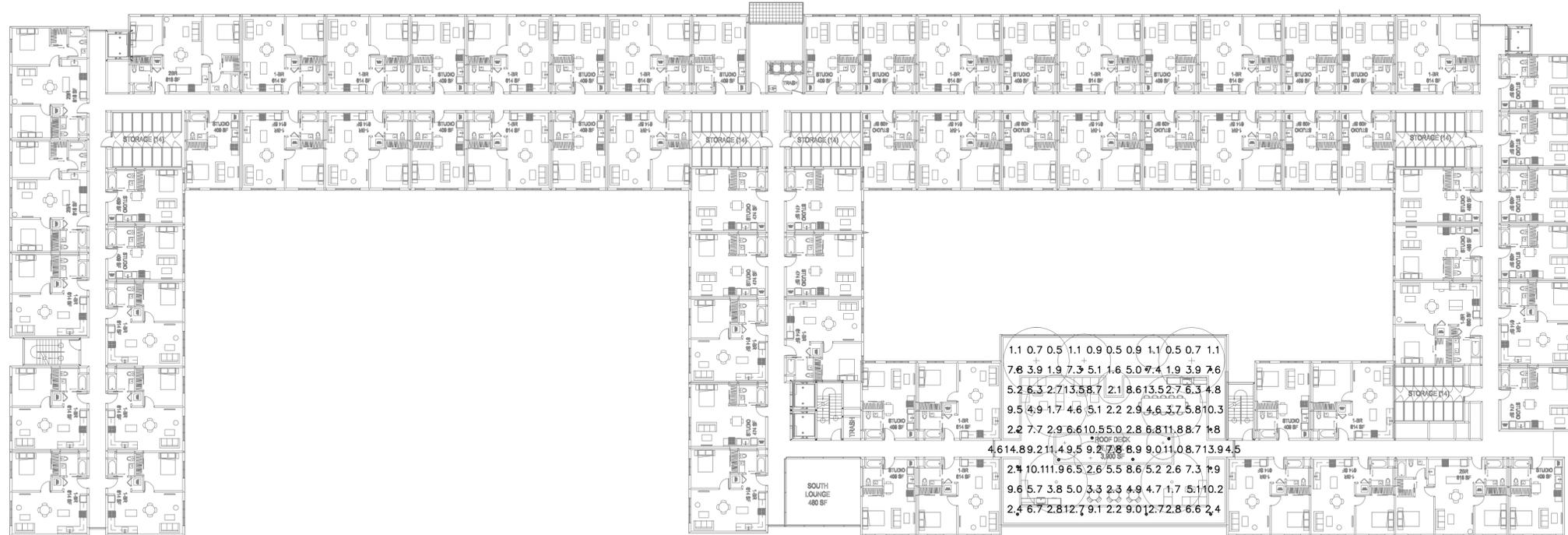
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SHEET:

LEVEL 4
PHOTOMETRIC
PLAN

E1.4



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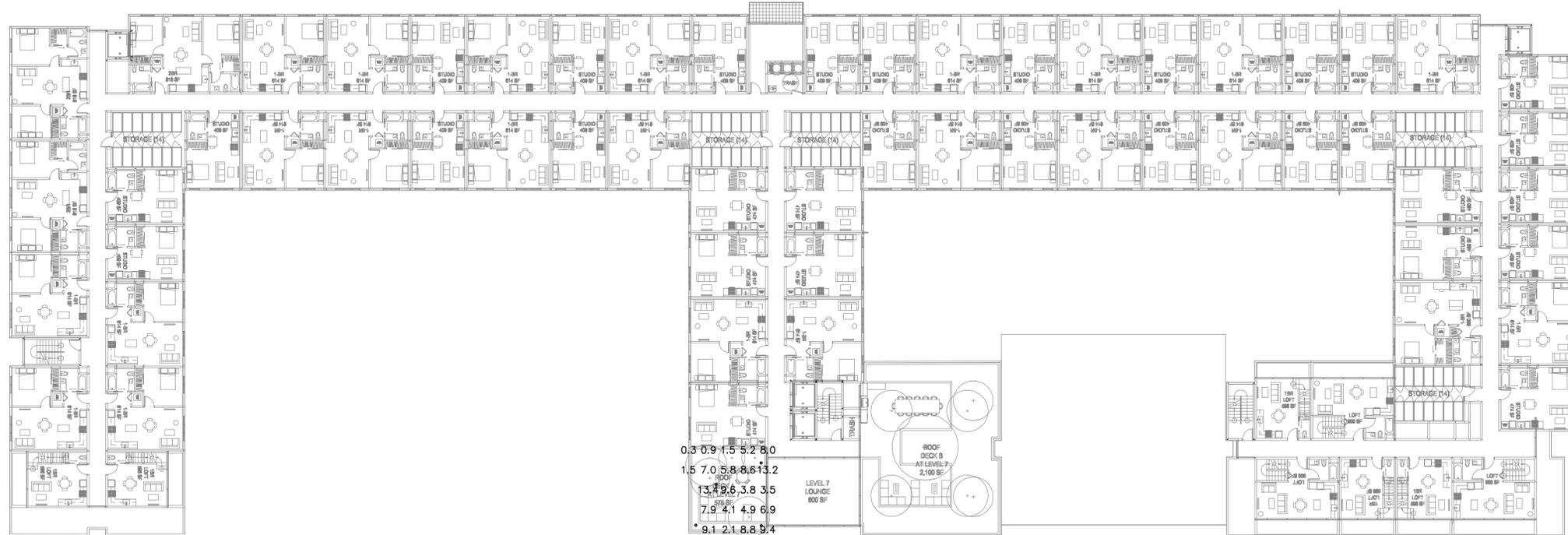
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SHEET:

**LEVEL 7
PHOTOMETRIC
PLAN**

E1.7



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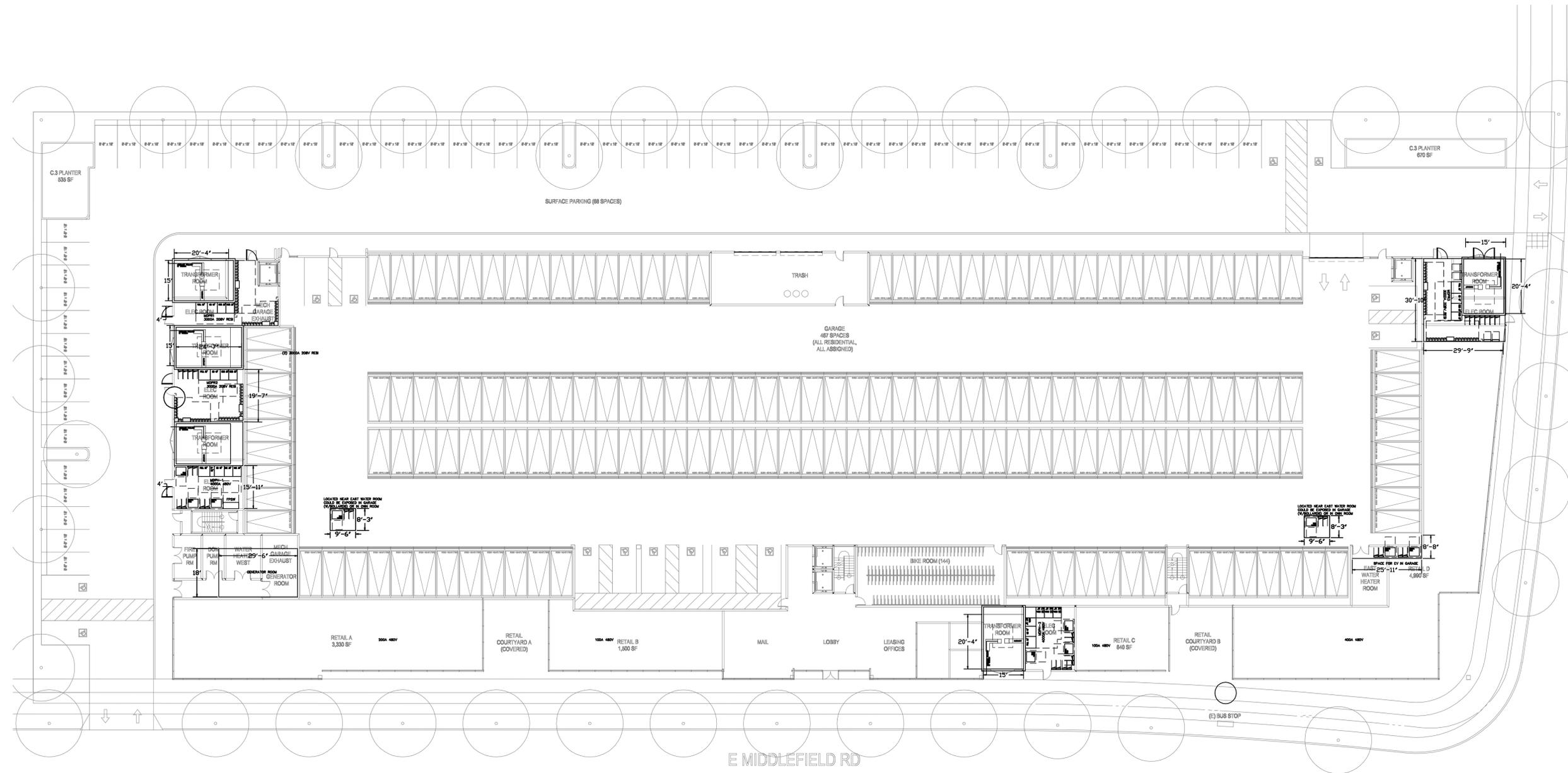


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SHEET:

LEVEL 1
FLOOR PLAN

E2.1

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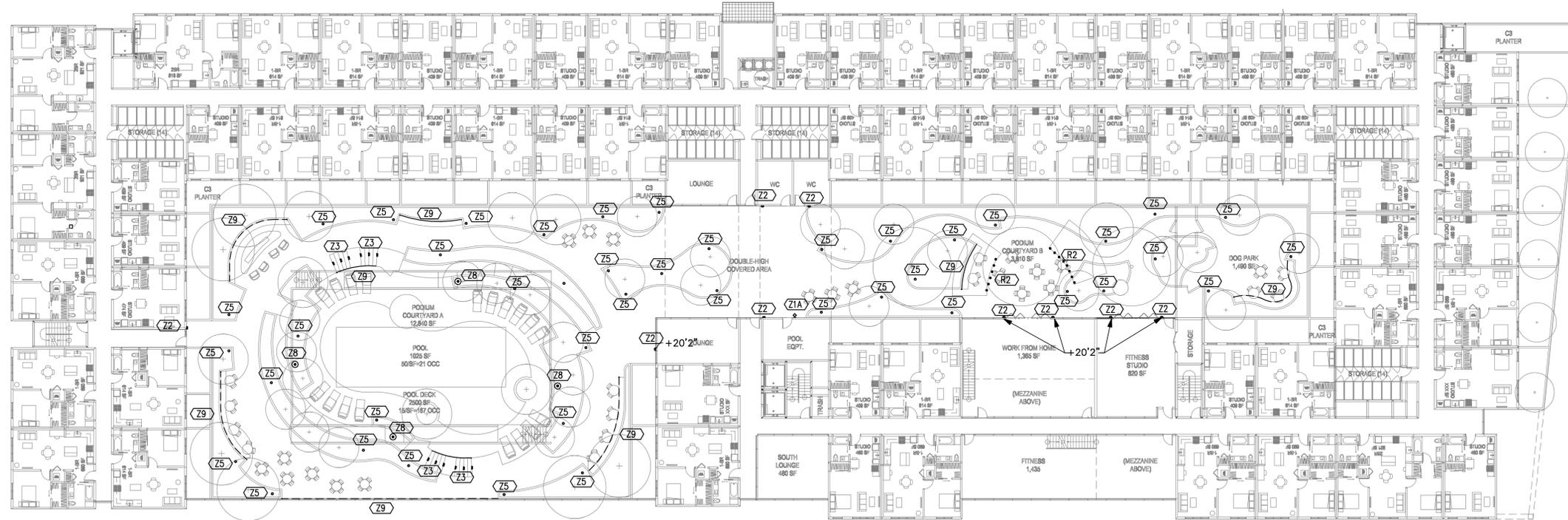
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SHEET:

LEVEL 2
FLOOR PLAN

E2.2



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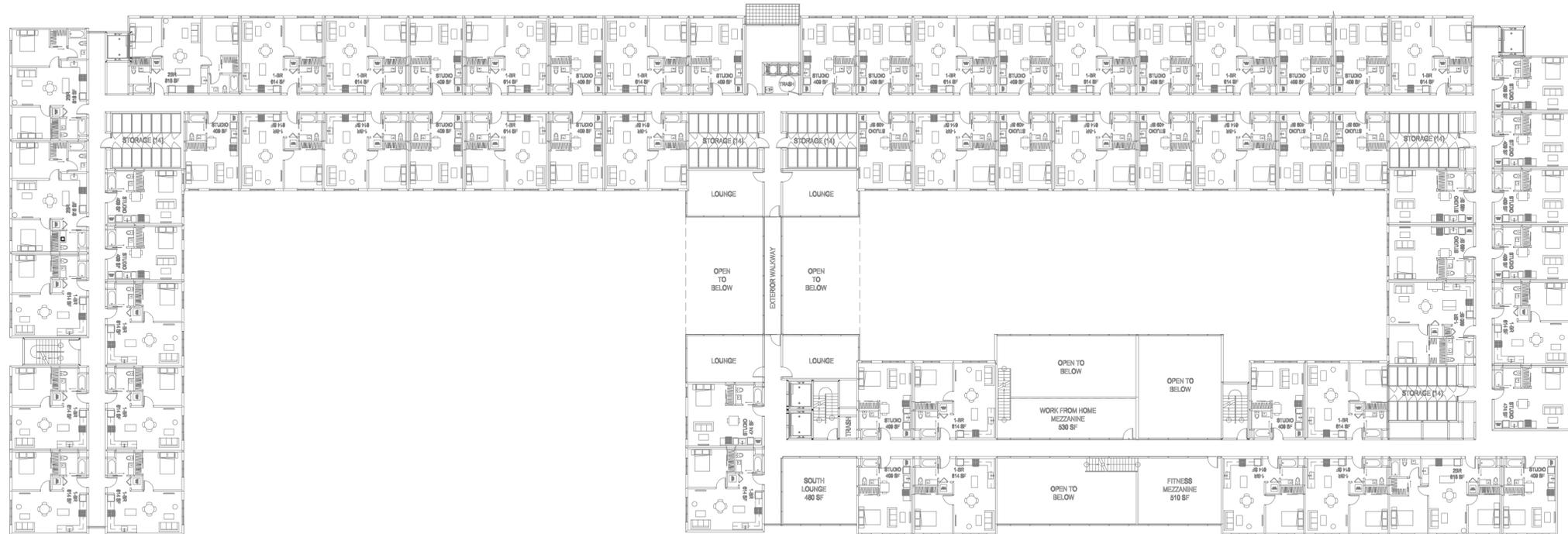
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JOB: 2515-001

SHEET:

LEVEL 3
FLOOR PLAN

E2.3



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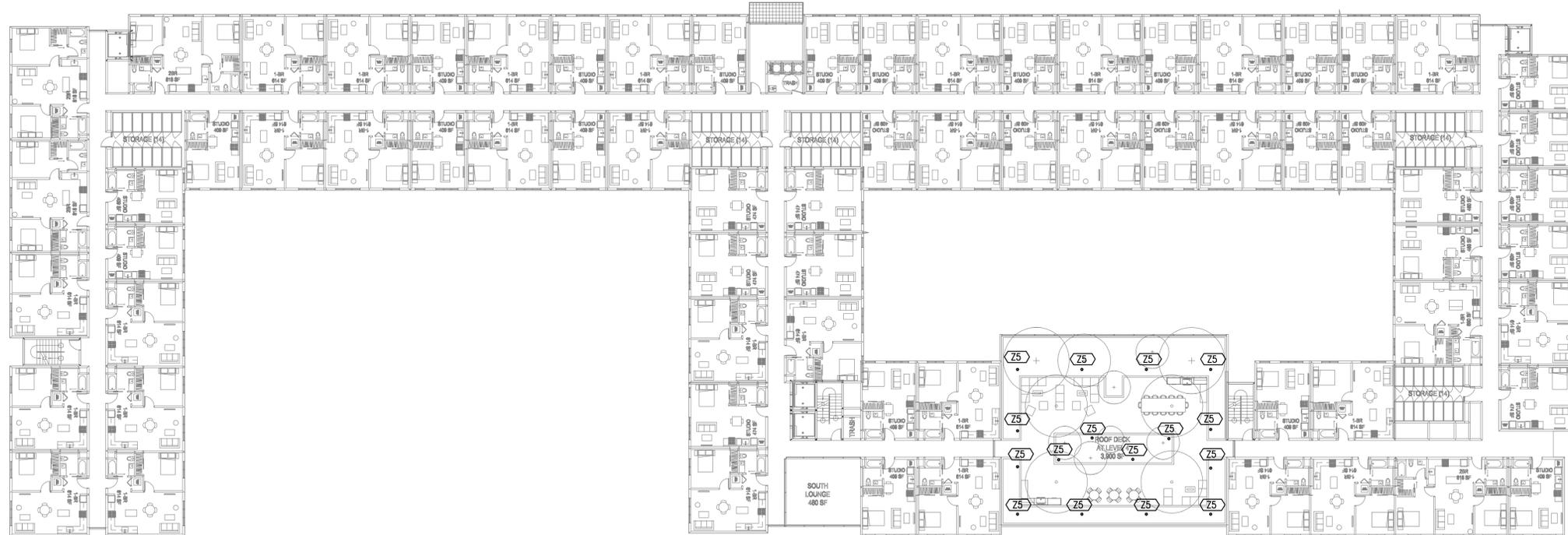
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JOB: 2515-001

SHEET:

**LEVEL 4-6
FLOOR PLAN**

E2.4



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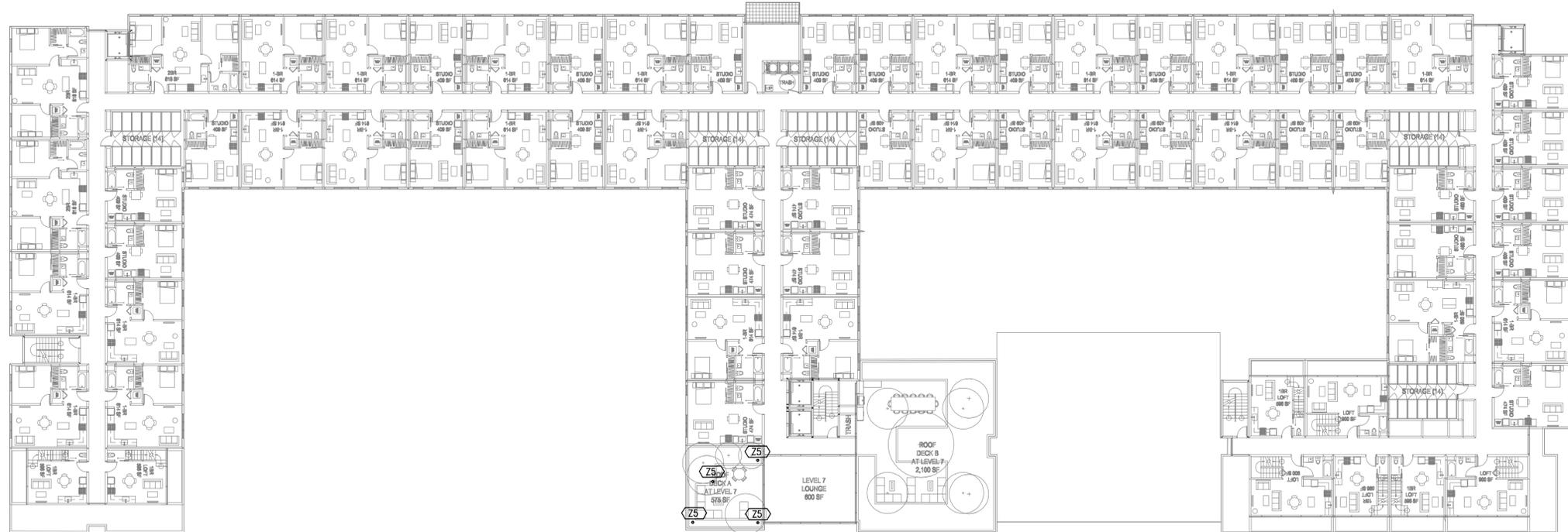
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JOB: 2515-001

SHEET:

**LEVEL 7
FLOOR PLAN**

E2.7



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JOB: 2515-001

SHEET:

LEVEL 8 FLOOR PLAN

E2.8

