

PROJECT SUMMARY

PROJECT DESCRIPTION:

The proposed project is a multifamily housing project in a (P) Planned Community Zoning Designation District. The site is 14.52 Acres adjacent to the West Valley Freeway, Middlefield Rd, Moffit Blvd, and Cypress Point Dr. The project consists of four above-ground buildings, three residential with 323 Units total and one amenity building. The residential buildings are four stories and the amenity building is 1 storey. The residential buildings are Type V-A over Type I below-grade garages and the amenity building is Type I over Type I below-grade garages. Surface parking is provided as well at Blocks A and B. Extensive landscaping is provided around the project including an added park at the Park Parcel to emphasize the pedestrian experience at grade.

ADDRESS:

555 West Middlefield Road

GENERAL PLAN DESIGNATION:

APN: 158-49-001

LOT AREA:

Combined: 632,491 SF (14.52 Acres) with park
 574,121 SF (13.18 acres) without park
 Block A: 67,954 SF (1.56 Acres)
 Block B: 97,574 SF (2.24 Acres)
 Block C: 153,767 SF (3.53 Acres)
 Existing: 254,826 SF (5.85 Acres)
 Park Parcel: 58,370 SF (1.34 Acres)

EXISTING UNIT MIX:

Studios: 120
 1 Bedroom: 201
 2 Bedroom: 81
 3 Bedroom: 0
 Total: 402 units

PROPOSED UNIT MIX:

Studios: 9
 1 Bedroom: 150
 2 Bedroom: 130
 3 Bedroom: 34
 Total: 323 units

FLOOR AREA RATIO:

Blocks A, B, C, Park, & Pre-Existing Res.
 Site Unit Density: **49.93 Units/AC**
 (725 Units/14.52 Acres)

Allowable F.A.R.: **1.95 Maximum**

Total Above-Grade Gross Floor Area:
 (Garage Levels Not Included) **713,161 SF**

Blocks A, B, C, Park, & Pre-Existing Res.
 Site Area: **632,491 SF**

Blocks A, B, C, Park, & Pre-Existing Res.
 F.A.R.: **1.13**
 (Above Grade Floor Area/Site Area)

Total Above-Grade Gross Floor Area at A, C, & Pre-Existing Res.: (Garage Levels Not Included) **559,356 SF**

Blocks A, C, & Pre-Existing Res.
 Site Area: **476,547 SF**

Blocks A, C, & Pre-Existing Res.
 F.A.R.: **1.17**
 (Above Grade Floor Area/Site Area)

Total Above-Grade Gross Floor Area at Block B
 (Garage Levels Not Included) **153,805 SF**

Block B Site Area: **97,574 SF**

Block B F.A.R.: **1.58**
 (Above Grade Floor Area/Site Area)

PARKING SUMMARY (SEE SHEETS G0.04-G0.07 FOR DETAILS):

	Required	Proposed
Total Number of Parking Spaces:	970	926
Total Number of Accessible Ext. Parkings Spaces:	28	28
Total Number of Secure Bike Parking Spaces:	323	482
Total Number of Guest Bike Parking Spaces:	33	35

STORAGE:

Personal storage (180 CF/DU): 58,140 Total CF

BUILDING HEIGHT:

Existing: 40'-0"
 Proposed to highest point: 54'-6"
 (Does not exceed 5 stories/
 62'-0" Maximum Height)

OPEN AREA (Please see sheet G3.02)

REGIONAL MAP



PROJECT TEAM

Owner
 AvalonBay Communities
 455 Market Street, Suite 1650
 San Francisco, CA 94105
 Tel. 628.267.2701
 Contact: Joe Kirchofer

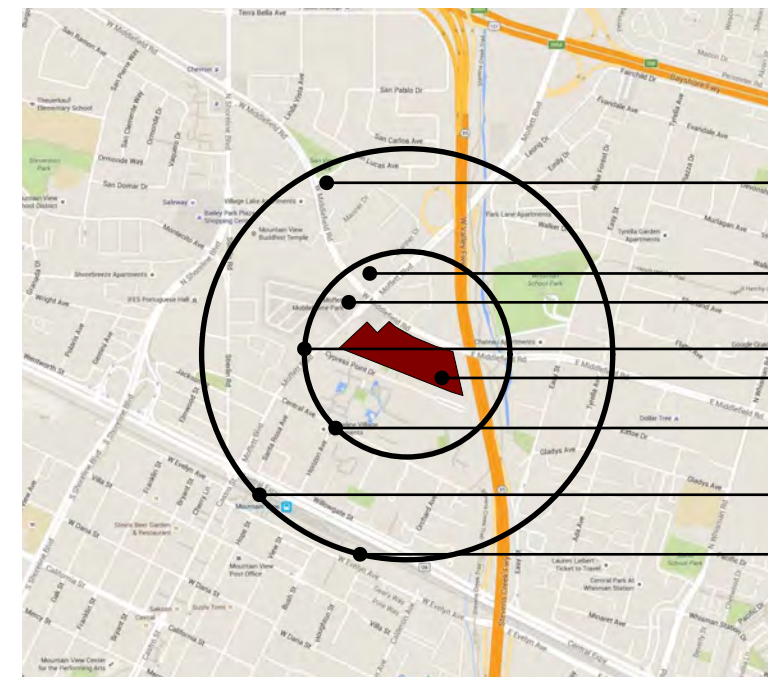
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Civil Engineer
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Joint Trench Engineer
 Millennium Design and Consulting, Inc.
 3200 Danville Boulevard
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 Contact: Alfred Giusti

VICINITY MAP



- Bus Stop VTA Lines 32/120
- Bus Stop VTA Lines 32/120/Free Shuttle to Light Rail
- Bus Stop VTA Line 81
- Bus Stop VTA Line 81
- Site
- 1/4 mile radius
- Mountain View Caltrain Station
- 1/2 mile radius

PROJECT INFORMATION



AVALON @ MIDDLEFIELD

02.23.2022

G 0.0 1 A

*PROPOSED ALTERNATIVE

Rentable Residential by floe (excl decks)				83,253	70,704	86,938	66,372		307,267
Gross area by floor(footprint excl decks)	44,319	129,078	194,715	122,598	88,788	104,602	84,394		768,494
				68%	80%	83%	79%		40%
Residential Amenities (Block B)									9,166
Utilization (Amenities / Net Residential)									8%
Leasing/Lounge				2,740					
BOH (Leasing)				900					
Mail/Package Room			452						
Coworking Space				960			1,066		
Fitness/Yoga (& Restrooms)				2,320					
Bicycle Shop				502					
Dog Spa				226					
Roof Deck (not included in Gross area)							1,068		
Residential Amenities (Block A)									9,848
Utilization (Amenities / Net Residential)									100%
Leasing				1,584					
Co-working				4,094					
Yoga				985					
Fitness				2,017					
Restrooms				484					
Mailroom			598						
Pool Restrooms/Showers				86					
Residential Amenities (Block C)									4,134
Utilization (Amenities / Net Residential)									2%
Lounge				1,353					
Mailroom			743						
Coworking Space (Includes Restrooms)							1,540		
Roof Deck (not included in Gross area)							1,273		
Bicycle Shop				257					
Dog Spa				241					
Total Residential Amenities (Blocks A,B,C)									23,148
Utilization (Amenities / Net Residential)									8%
Residential Storage and Bike Parking		1,095	6,244	1,844	1,643	1,643	1,643		14,112
Maintenance Shop			2,704	975					3,679
Circulation/Utility		3,353	12,551	17,777	16,441	16,021	13,773		79,916
Garage (Blocks A,B,C)	44,319	124,630	171,423						340,372
Total Gross (Blocks A,B,C)	44,319	129,078	194,715	122,598	88,788	104,602	84,394		768,494

AREA SUMMARY

UNIT AND AREA SUMMARY - ALL RESIDENTIAL BUILDINGS											1615		
Date 07/29/2019													
CONSTRUCTION TYPE: TYPE V OVER TYPE I											ALL BUILDINGS		
FLOORS: 4 WOOD OVER 2 CONCRETE											Blocks B & C		
UNIT TYPE	NAME	Unit Net Rentable	Unit				Rentable Area						
			B3	B2	B1	1ST	2ND	3RD	4TH	Total	by Type		
STUDIO	S2V	539				1	1	1	1	4	1%	2156	
	S1S	655				2	1	1	1	5	2%	3,275	
STUDIO SUB-TOTAL		603				1,849	1,194	1,194	1,194	9	3%	5,431	
1 BEDROOM	A3V	643				1	1	1	1	4	1%	2,572	
	A4V	662				4	4	3	3	14	4%	9,268	
	A5V	706				15	15	14	13	57	18%	40,242	
	A6V	736				1	1	1	1	4	1%	2,944	
	A7V	550				1	1	1	-	3	1%	1,650	
	A8V	608				4	4	4	2	14	4%	8,512	
	A1S	755				1	1	1	1	4	1%	3,020	
	A2S	788				4	4	4	4	16	5%	12,608	
	A3S	786				-	1	1	1	3	1%	2,358	
	A4S	850				-	1	1	1	3	1%	2,550	
	A5S	860				2	2	3	2	9	3%	7,740	
	A6S	878				-	-	1	-	1	0%	878	
	A7S	916				-	-	1	-	1	0%	916	
	A9S	921				-	1	1	1	3	1%	2,763	
	A11S	996				1	1	1	1	4	1%	3,984	
A12S	1028				1	1	1	1	4	1%	4,112		
TOWNHOME	A1T	908				2	-	2	-	4	1%	3,632	
TOWNHOME	A1TS	908				2	-	-	-	2	1%	1,816	
1 BDRM SUB-TOTAL		744				28,882	27,807	30,909	23,967	150	46%	111,565	
2 BEDROOM	B1V	1,019				16	16	17	18	67	21%	68,273	
	B2V	1,201				1	1	1	1	4	1%	4,804	
	B3V	1,050				1	1	1	-	3	1%	3,150	
	B6V	1,229				1	-	-	-	1	0%	1,229	
	B1S	1,160				1	3	6	3	13	4%	15,080	
	B2S	1,185				4	4	5	5	18	6%	21,330	
	B3S	1,204				2	2	2	2	8	2%	9,632	
	TOWNHOME	B3T	1,216				5	-	5	-	10	3%	12,160
	TOWNHOME	B4TS	1,218				3	-	-	-	3	1%	3,654
	TOWNHOME	B5TS	1,218				3	-	-	-	3	1%	3,654
2 BDRM SUB-TOTAL		1,100				41,480	29,183	40,947	31,356	130	40%	142,966	
3 BEDROOM	C1S	1,282				2	2	2	1	7	2%	8,974	
	C1V	1,302				1	1	1	1	4	1%	5,208	
	C2V	1,368				-	-	1	-	1	0%	1,368	
	C3V	1,383				1	1	1	-	3	1%	4,149	
	C4V	1,446				1	1	1	1	4	1%	5,784	
	C5V	1,478				-	1	1	1	3	1%	4,434	
	C6V	1,412				2	2	2	2	8	24%	11,296	
	C2S	1,523				1	1	1	1	4	1%	6,092	
3 BDRM SUB-TOTAL		1,391				11,042	12,520	13,888	9,855	34	32%	47,305	
TOTAL UNITS		951 AVG.				83,253	70,704	86,938	66,372	323	121%	307,267	

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

UNIT MATRIX

OFF STREET PARKING - RESIDENTIAL			
PARKING REQUIRED		PRE-EXISTING UNITS	TOTAL
NEW	RATIO	#UNITS	PKG REQ'D
STUDIO	1	120	120
1 BDRM	1	201	201
2 BDRM	2	81	162
3 BDRM	2	0	0
TOTAL		402	483
PARKING REQUIRED		PROPOSED UNITS	TOTAL
NEW	RATIO	#UNITS	PKG REQ'D
STUDIO	1	9	9
1 BDRM	1	150	150
2 BDRM	2	130	260
3 BDRM	2	34	68
TOTAL		323	487
TOTAL PARKING REQUIRED			970
PARKING PROVIDED (BLOCK B)			167
PARKING PROVIDED (BLOCK A)			363
PARKING PROVIDED (BLOCK C)			412
PARKING PROVIDED (EXT. PARKING)			28
TOTAL PARKING PROVIDED			970
EXCESS PARKING PROVIDED			0
PARKING RATIO PROVIDED			1 UNIT/1.33 PARKING SPACE

BLOCK B								
FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC	TOTAL
B1	122	14	18	2	1	1	1	159
SURFACE	6	-	-	-	1	-	1	8
TOTAL	128	14	18	2	2	1	2	167
BLOCK A								
FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC	TOTAL
B3	103	12	-	-	-	-	-	115
B2	101	12	-	-	-	-	-	113
B1	95	9	-	6	1	1	1	113
SURFACE	18	2	-	-	1	-	1	22
TOTAL	317	35	-	6	2	1	2	363
BLOCK C								
FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC	TOTAL
B2	189	22	-	-	-	-	-	211
B1	171	20	-	7	1	1	1	201
SURFACE	-	-	-	-	-	-	-	-
TOTAL	360	42	-	7	1	1	1	412
EX. SURFACE	28							28
BLOCKS A,B,C								
	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC	TOTAL
TOTAL	833	91	18	15	5	3	5	970

PARKING METRICS

UNIT AND AREA SUMMARY JOB 1615-1
 Date 07/29/2019
 SIGNATURE _____
 CONSTRUCTION TYPE: TYPE V OVER TYPE I BLOCK B
 FLOORS: 4 WOOD OVER 1 CONCRETE

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable					Unit			Rentable Area by Type
			B1	1ST	2ND	3RD	4TH	Total	Target	5%	
STUDIO	S1S	STUDIO	655	2	1	1	1	5	5%	3,275	
STUDIO SUB-TOTAL			Avg SqFt 655	1,310	655	655	655	5	5%	3,275	
1 BEDROOM	A1S	1 BDRM	755	1	1	1	1	4	4%	3,020	
	A2S	1 BDRM	788	4	4	4	4	16	400%	12,608	
	A3S	1 BDRM	786	-	1	1	1	3	3%	2,358	
	A4S	1 BDRM	850	-	1	1	1	3	75%	2,550	
	A5S	1 BDRM	860	2	2	3	2	9	82%	7,740	
	A6S	1 BDRM	878	-	-	1	-	1	1%	878	
	A7S	1 BDRM	916	-	-	1	-	1	2%	916	
	A9S	1 BDRM	921	-	1	1	1	3	3%	2,763	
	A11S	1 BDRM	996	1	1	1	1	4	4%	3,984	
	A12S	1 BDRM	1028	1	1	1	1	4	4%	4,112	
TOWNHOME	A1TS	1 BDRM	908	2	-	-	-	2	2%	1,816	
1 BDRM SUB-TOTAL			Avg SqFt 855	9,467	10,208	12,862	10,208	50	45%	42,745	
2 BEDROOM	B1S	2 BDRM/ 2 BATH	1,160	1	3	6	3	13	186%	15,080	
	B2S	2 BDRM/ 2 BATH	1,185	4	4	5	5	18	16%	21,330	
	B3S	2 BDRM/ 2 BATH	1,204	2	2	2	2	8	7%	9,632	
TOWNHOME	B4TS	2 BDRM/ 2.5 BATH	1,218	3	-	-	-	3	3%	3,654	
TOWNHOME	B5TS	2 BDRM/ 2.5 BATH	1,218	3	-	-	-	3	3%	3,654	
2 BDRM SUB-TOTAL			Avg SqFt 1186	15,616	10,628	15,293	11,813	45	41%	53,350	
3 BEDROOM	C1S	3 BDRM/ 2 BATH	1,282	2	2	2	1	7	6%	8,974	
	C2S	3 BDRM/ 3 BATH	1,523	1	1	1	1	4	4%	6,092	
3 BDRM SUB-TOTAL			1370	4,087	4,087	4,087	2,805	11	10%	15,066	
TOTAL UNITS			Avg SqFt 1,031	30,480	25,578	32,897	25,481	111	100%	114,436	

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

	30,480	25,578	32,897	25,481	114,436
	65,637	45,947	33,545	40,996	219,442
		66%	76%	80%	76%

Residential Amenities (Listed Below Not Including Roof Deck)									
Leasing/Lounge		2,740							9,166
BOH (Leasing)		900							
Mail/Package Room	452								
Coworking Space		960			1,066				
Fitness/Yoga (& Restrooms)		2,320							
Bicycle Shop		502							
Dog Spa		226							
Roof Deck (not included in Gross area)					1,068				
Residential Storage and Bike Parking	4,686	486	285	285	285				6,027
Maintenance Shop	1,088								1,088
Circulation/Utility	6,370	7,333	7,682	7,814	6,485				35,684
Garage	53,041								53,041
Total Above-Grade Gross (does not include Garage Levels/Roof Deck)		45,947	33,545	40,996	33,317				153,805
Total Gross (does not include Roof Deck)	65,637	45,947	33,545	40,996	33,317				219,442
	38	4	2	2	2				
	67	67	40	40	40				
	-	-	-	-	-				

OFF STREET PARKING - RESIDENTIAL

RESIDENTIAL PARKING REQUIRED			
	PKG RATIO	#UNITS	PKG REQ'D
STUDIO	1	5	5
1 BDRM	1	50	50
2 BDRM	2	45	90
3 BDRM	2	11	22
TOTAL		111	167

FLOOR	STANDARD	EV	TANDEM	ACCESS		EV ACCESS	EV VAN ACC.	TOTAL
B1	122	14	18	2	1	1	1	159
SURFACE	6	-	-	-	1	-	1	8
TOTAL	128	14	18	2	2	1	2	167

BLOCK B METRICS



UNIT AND AREA SUMMARY JOB 1615-2
 Date 07/29/2019
 LEASING OFFICE AND AMENITY BUILDING
 CONSTRUCTION TYPE: TYPE I OVER TYPE I BLOCK A
 FLOORS: 1 CONCRETE/STEEL OVER 3 CONCRETE

	B3	B2	B1	1ST	2ND	3RD	4TH	Total	Rentable Area by Type
Residential Amenities									9,848
Leasing				1,584					
Co-working				4,094					
Yoga				985					
Fitness				2,017					
Restrooms				484					
Mailroom			598						
Pool Restrooms/Showers				86					
Maintenance Shop			1,616						1,616
Garage	44,319	44,319	42,105						130,743
Total Above-Grade Gross (does not include Garage Levels)				9,250					9,250
Total Gross	44,319	44,319	44,319	9,250					141,609

OFF STREET PARKING - RESIDENTIAL

EXISTING RESIDENTIAL PARKING REQUIRED			
UNIT TYPE	PKG RATIO	#UNITS	PKG REQ'D
STUDIO	1	120	120
1 BDRM	1	201	201
2 BDRM	2	81	162
3 BDRM	2	0	0
TOTAL		402	483

PARKING PROVIDED FOR EXISTING UNITS	
BLOCK A	363
BLOCK C	92
SURFACE LOT	28
TOTAL PARKING PROVIDED (EXISTING UNITS)	483

FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC.	TOTAL
B3	103	12	-	-	-	-	-	115
B2	101	12	-	-	-	-	-	113
B1	95	9	-	6	1	1	1	113
SURFACE	18	2	-	-	1	-	1	22
TOTAL	317	35	-	6	2	1	2	363

BLOCK A METRICS

UNIT AND AREA SUMMARY 1615-3
Date 07/29/2019

CONSTRUCTION TYPE: TYPE V OVER TYPE I **BLOCK C**
FLOORS: 4 WOOD OVER 2 CONCRETE

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable				Unit				Rentable Area by Type
			B2	B1	1ST	2ND	3RD	4TH	Total	Target	
STUDIO	S2V	STUDIO	539		1	1	1	1	4	2%	2,156
STUDIO SUB-TOTAL			539		539	539	539	539	4	2%	2,156
1 BEDROOM	A3V	1 BDRM	643		1	1	1	1	4	2%	2,572
	A4V	1 BDRM	662		4	4	3	3	14	7%	9,268
	A5V	1 BDRM	706		15	15	14	13	57	27%	40,242
	A6V	1 BDRM	736		1	1	1	1	4	2%	2,944
	A7V	1 BDRM	550		1	1	1	0	3	1%	1,650
	A8V	1 BDRM	608		4	4	4	2	14	7%	8,512
TOWNHOME	A1T	1 BDRM	908		2	-	2	-	4	2%	3,632
1 BDRM SUB-TOTAL			688		19,415	17,599	18,047	13,759	100	47%	68,820
2 BEDROOM	B1V	2 BDRM/2 BATH	1,019		16	16	17	18	67	32%	68,273
	B2V	2 BDRM/2 BATH	1,201		1	1	1	1	4	2%	4,804
	B3V	2 BDRM/2.5 BATH	1,050		1	1	1	0	3	1%	3,150
	B6V	2 BDRM/3 BATH	1,229		1	0	0	0	1	0%	1,229
TOWNHOME	B3T	2 BDRM/2.5 BATH	1,216		5	-	5	-	10	5%	12,160
2 BDRM SUB-TOTAL			1,054		25,864	18,555	25,654	19,543	85	40%	89,616
3 BEDROOM	C1V	3 BDRM/ 3 BATH	1,302		1	1	1	1	4	2%	5,208
	C2V	3 BDRM/ 3 BATH	1,368		0	0	1	0	1	4%	1,368
	C3V	3 BDRM/ 3 BATH	1,383		1	1	1	0	3	1%	4,149
	C4V	3 BDRM/ 2 BATH	1,446		1	1	1	1	4	2%	5,784
	C5V	3 BDRM/ 2 BATH	1,478		0	1	1	1	3	38%	4,434
	C6V	3 BDRM/ 2 BATH	1,412		2	2	2	2	8	4%	11,296
3 BDRM SUB-TOTAL			1,402		6,955	8,433	9,801	7,050	23	11%	32,239
TOTAL UNITS			Avg SqFt	910	52,773	45,126	54,041	40,891	212	100%	192,831

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

Rentable Residential by floor(excl decks)	52,773	45,126	54,041	40,891	192,831		
Gross area by floor (footprint excl decks)	84,759	84,759	67,401	55,243	63,606	51,077	406,845
	78%	82%	85%	80%			

Residential Amenities (Listed Below Not Including Roof Deck)								
Lounge					1,353			4,134
Mailroom			743					
Coworking Space (Includes Restrooms)							1,540	
Roof Deck (not included in Gross area)							1,273	
Bicycle Shop				257				
Dog Spa				241				
Residential Storage and Bike Parking		1,095	1,558	1,358	1,358	1,358	1,358	8,085
Maintenance Shop				975				975
Circulation/Utility		3,353	6,181	10,444	8,759	8,207	7,288	44,232
Garage		80,311	76,277					156,588
Total Above-Grade Gross (does not include Garage Levels/Roof Deck)				67,401	55,243	63,606	51,077	237,327
Total Gross (does not include Roof Deck)		84,759	84,759	67,401	55,243	63,606	51,077	406,845

Resident storage (lockers)	31	30	55	55	55	55		281
Bicycle storage (racks)	-	-	54	54	54	54		216
Bicycle storage (lockers)	-	-	3	3	3	3		12

OFF STREET PARKING - RESIDENTIAL

PARKING REQUIRED			
UNIT TYPE	PKG RATIO	#UNITS	PKG REQ'D
STUDIO	1	4	4
1 BDRM	1	100	100
2 BDRM	2	85	170
3 BDRM	2	23	46
TOTAL		212	320
PARKING PROVIDED (NEW UNITS)			320
PARKING PROVIDED (EXISTING UNITS)			92
TOTAL PARKING PROVIDED			412

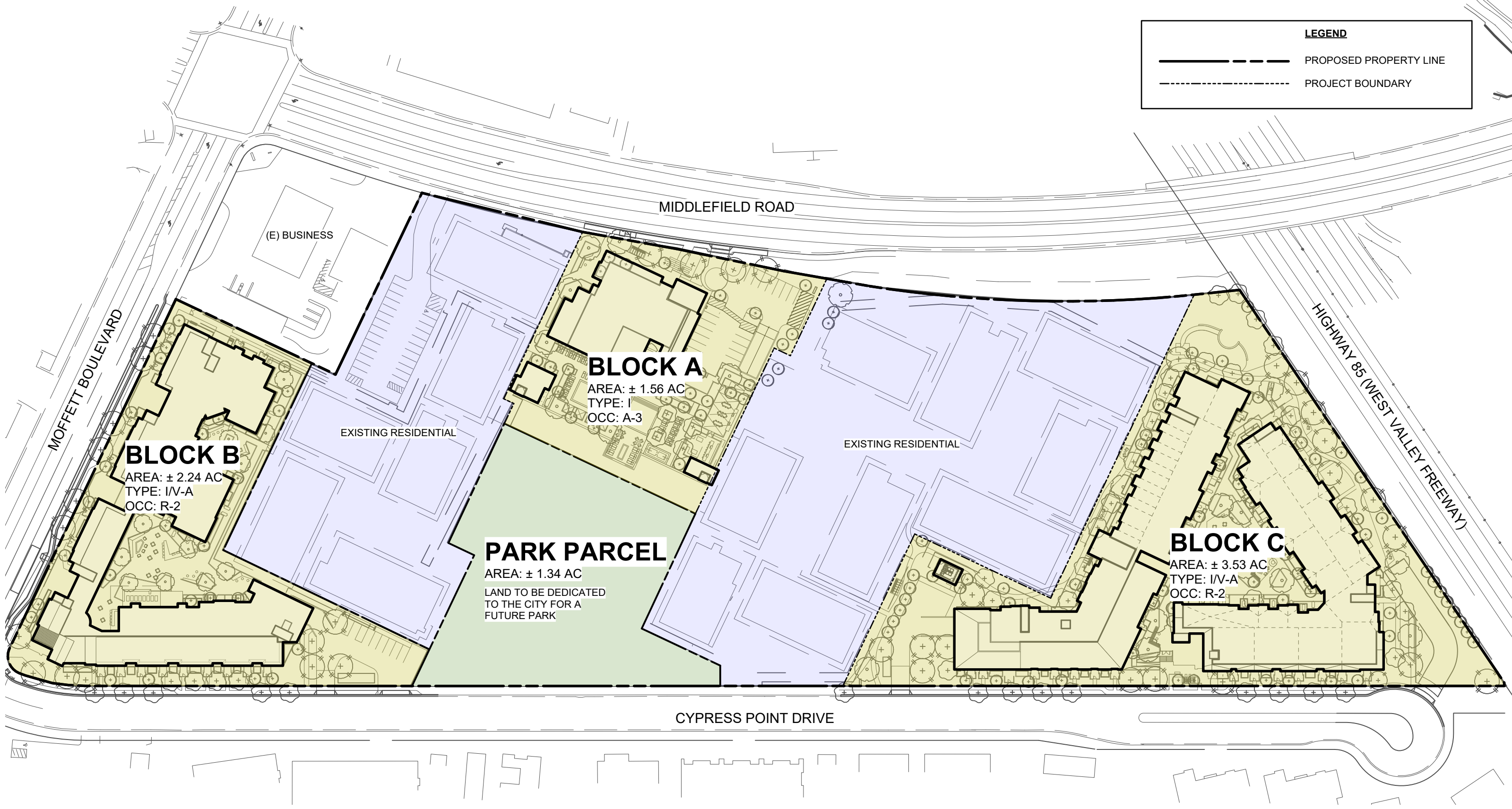
FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC.	TOTAL
B2	189	22	-	-	-	-	-	211
B1	171	20	-	7	1	1	1	201
SURFACE	-	-	-	-	-	-	-	-
TOTAL	360	42	-	7	1	1	1	412

BLOCK C METRICS

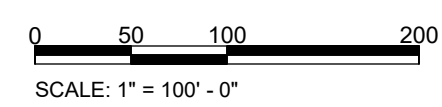


LEGEND

- — — — — PROPOSED PROPERTY LINE
- - - - - PROJECT BOUNDARY






OVERALL SITE PLAN

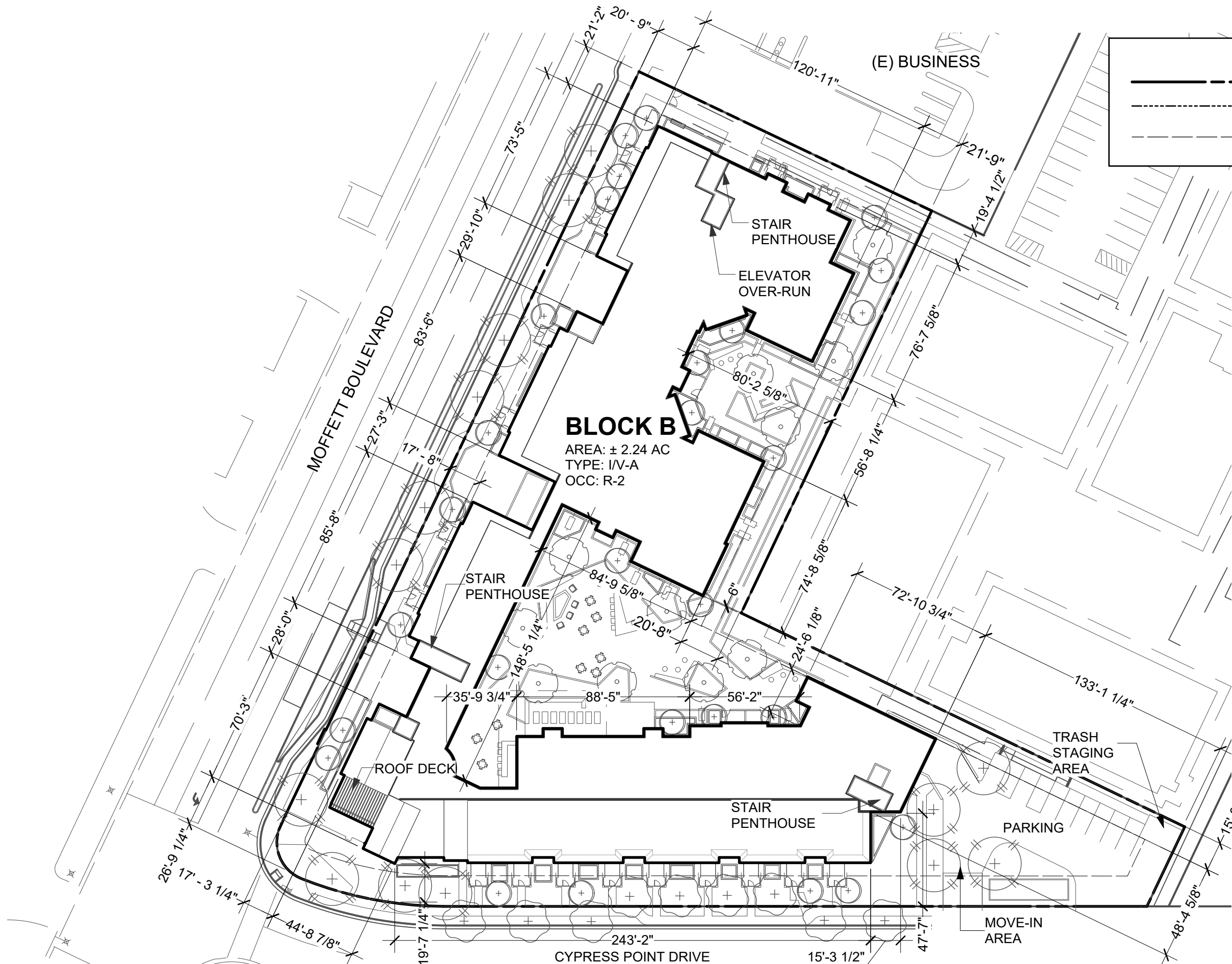


AVALON @ MIDDLEFIELD

10.29.2021




G 1.00

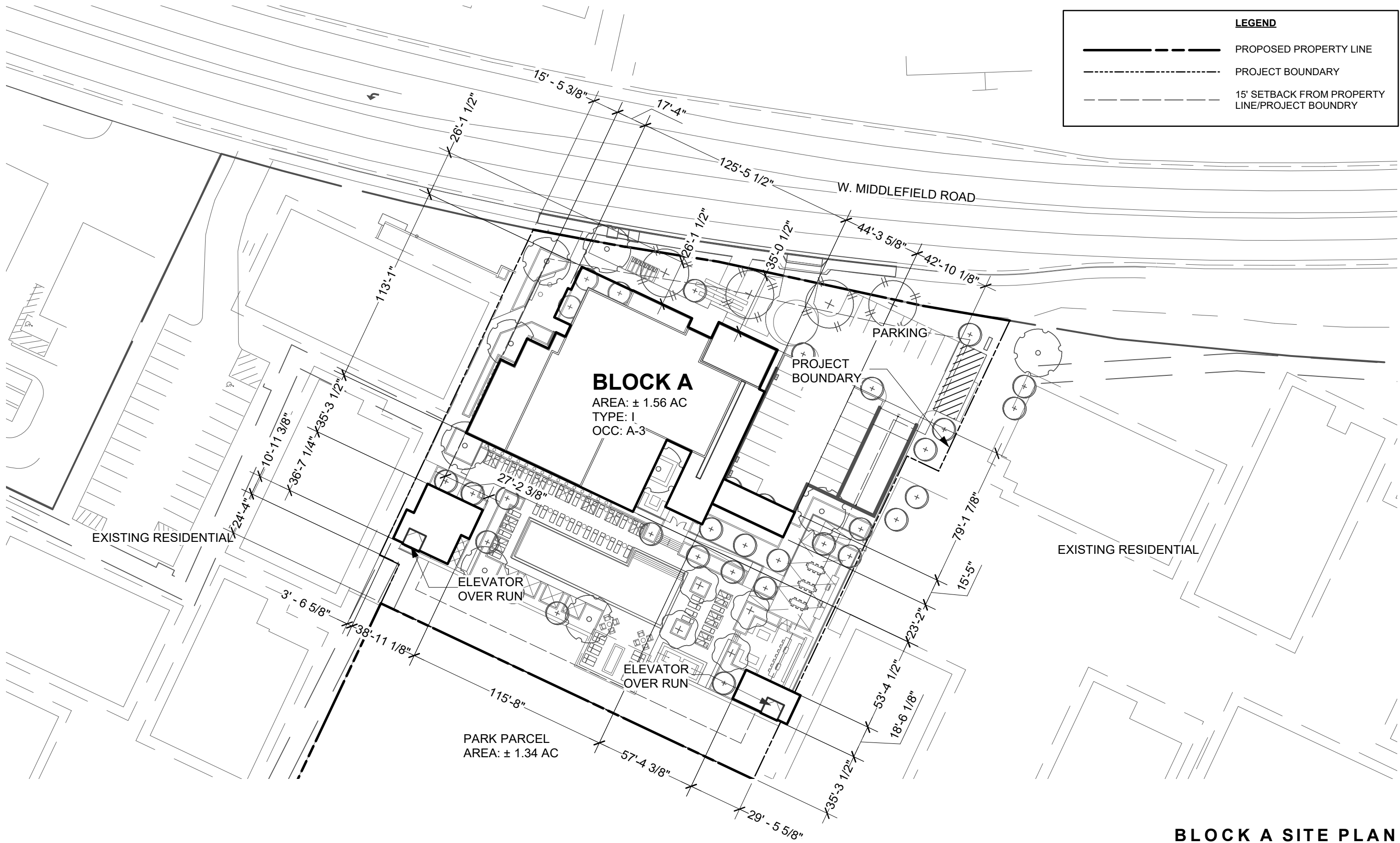
LEGEND	
	PROPOSED PROPERTY LINE
	PROJECT BOUNDARY
	15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY



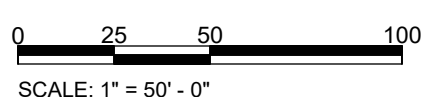
BLOCK B SITE PLAN

LEGEND

-  PROPOSED PROPERTY LINE
-  PROJECT BOUNDARY
-  15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY



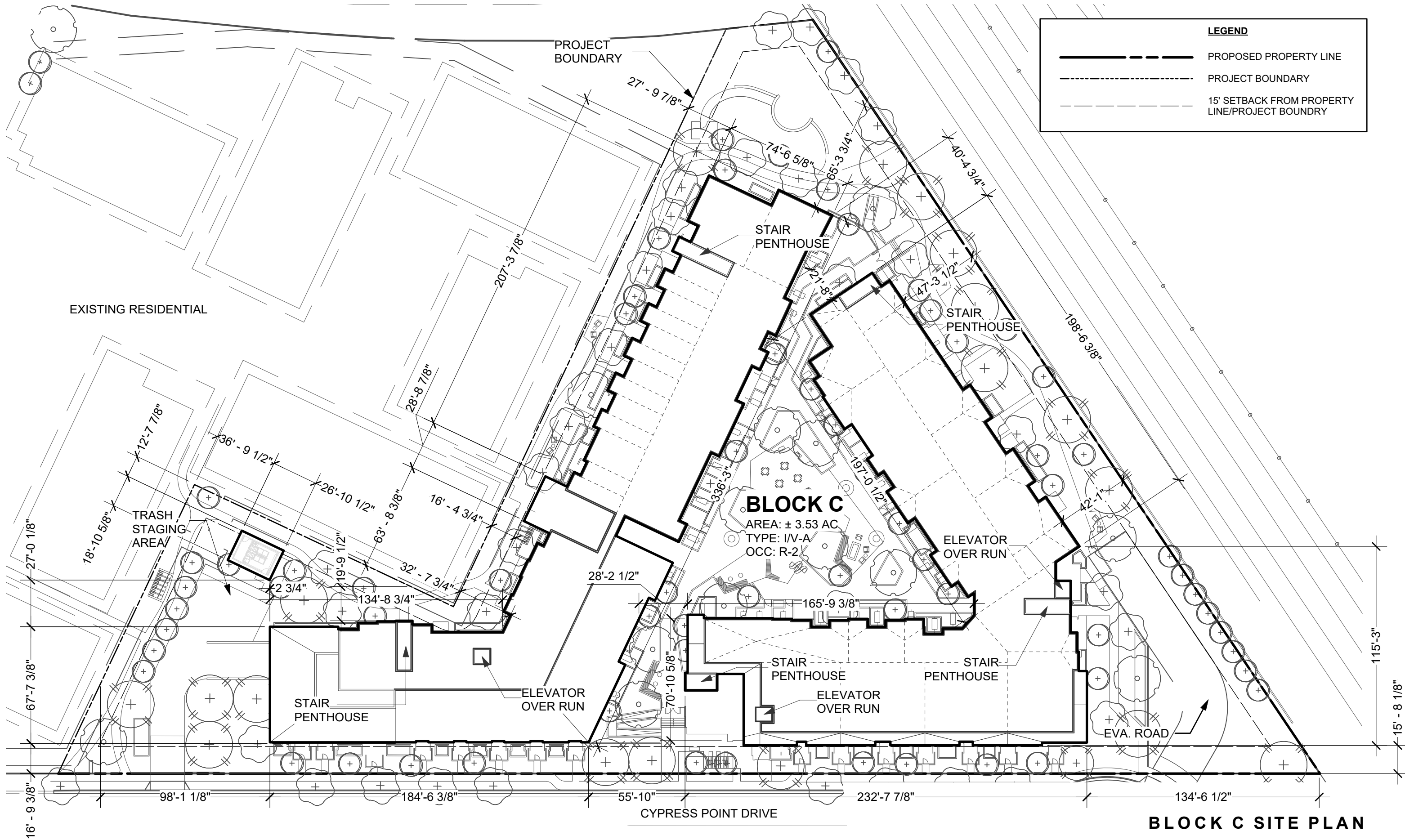
BLOCK A SITE PLAN



AVALON @ MIDDLEFIELD

10.29.2021

G 1.02



OFF STREET PARKING - RESIDENTIAL			
PARKING REQUIRED		PRE-EXISTING UNITS	TOTAL
NEW	RATIO	#UNITS	PKG REQ'D
STUDIO	1	120	120
1 BDRM	1	201	201
2 BDRM	2	81	162
3 BDRM	2	0	0
TOTAL		402	483
PARKING REQUIRED		PROPOSED UNITS	TOTAL
NEW	RATIO	#UNITS	PKG REQ'D
STUDIO	1	9	9
1 BDRM	1	150	150
2 BDRM	2	130	260
3 BDRM	2	34	68
TOTAL		323	487
TOTAL PARKING REQUIRED			970
PARKING PROVIDED (BLOCK B)			167
PARKING PROVIDED (BLOCK A)			296
PARKING PROVIDED (BLOCK C)			435
PARKING PROVIDED (EXT. PARKING)			28
TOTAL PARKING PROVIDED			926
EXCESS PARKING PROVIDED			0
PARKING RATIO PROVIDED			1 UNIT/1.27 PARKING SPACE

BLOCK B								
FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC.	TOTAL
B1	122	14	18	2	1	1	1	159
SURFACE	6	-	-	-	1	-	1	8
TOTAL	128	14	18	2	2	1	2	167
BLOCK A								
FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC.	TOTAL
B3	82	12	-	-	-	-	-	94
B2	82	12	-	-	-	-	-	94
B1	70	9	-	6	1	1	1	88
SURFACE	16	2	-	-	1	-	1	20
TOTAL	250	35	-	6	2	1	2	296
BLOCK C								
FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC.	TOTAL
B2	212	22	-	-	-	-	-	234
B1	171	20	-	7	1	1	1	201
SURFACE	-	-	-	-	-	-	-	-
TOTAL	383	42	-	7	1	1	1	435
EX. SURFACE	28							28
BLOCKS A,B,C								
	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC.	TOTAL
TOTAL	789	91	18	15	5	3	5	926

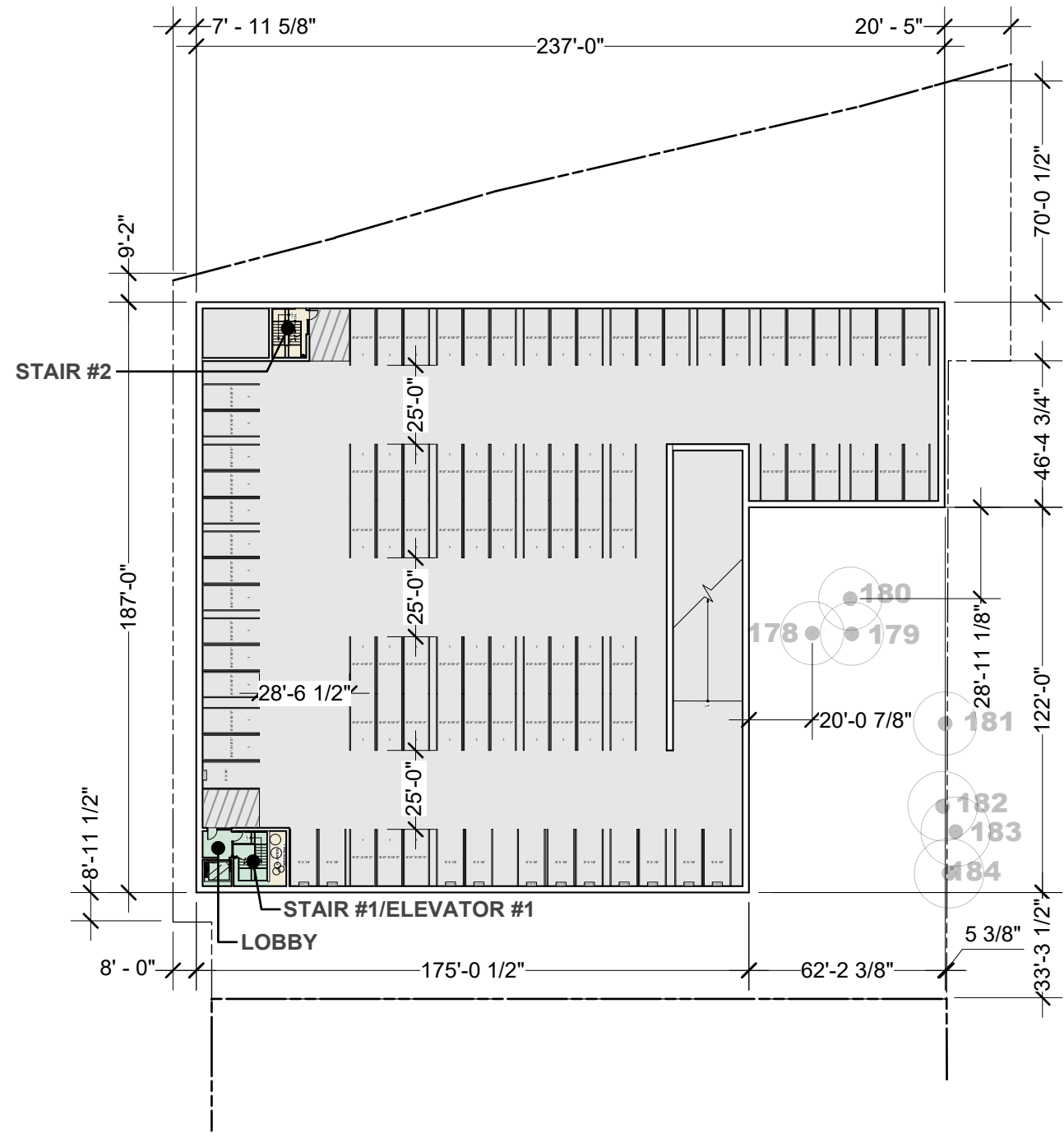
PARKING METRICS

LEGEND

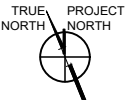
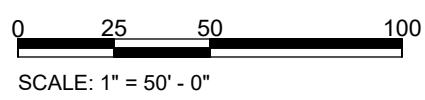
- UTILITIES
- AMENITY
- FUTURE RESIDENT PARKING
- ELEVATOR/STAIR
- OUTDOOR AMENITY

PROPOSED PROPERTY LINE
 PROJECT BOUNDARY

PARKING SUMMARY	
B3	94
B2	94
B1	88
FLOOR 01/SURFACE	20
TOTAL	296



BLOCK A - LEVEL B3 PLAN



AVALON @ MIDDLEFIELD

02.23.2022

A 2.06 - B 3.

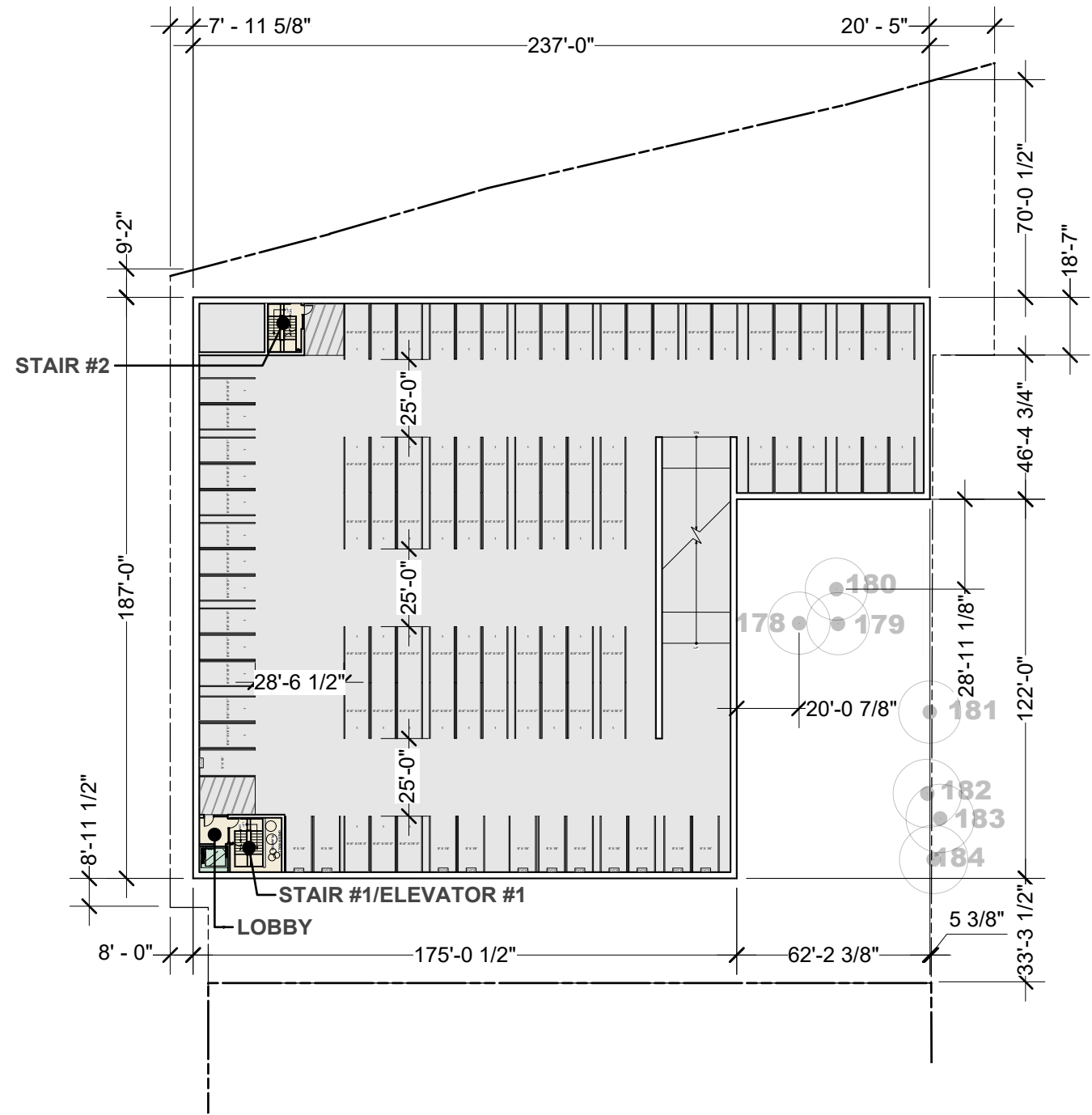
*PROPOSED ALTERNATIVE

LEGEND

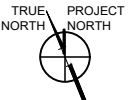
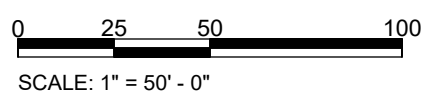
- UTILITIES
- AMENITY
- FUTURE RESIDENT PARKING
- ELEVATOR/STAIR
- OUTDOOR AMENITY

PROPOSED PROPERTY LINE
 PROJECT BOUNDARY

PARKING SUMMARY	
B3	94
B2	94
B1	88
FLOOR 01/SURFACE	20
TOTAL	296



BLOCK A - LEVEL B2 PLAN







AVALON @ MIDDLEFIELD


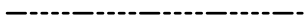
02.23.2022

A 2.06 - B 2.

*PROPOSED ALTERNATIVE

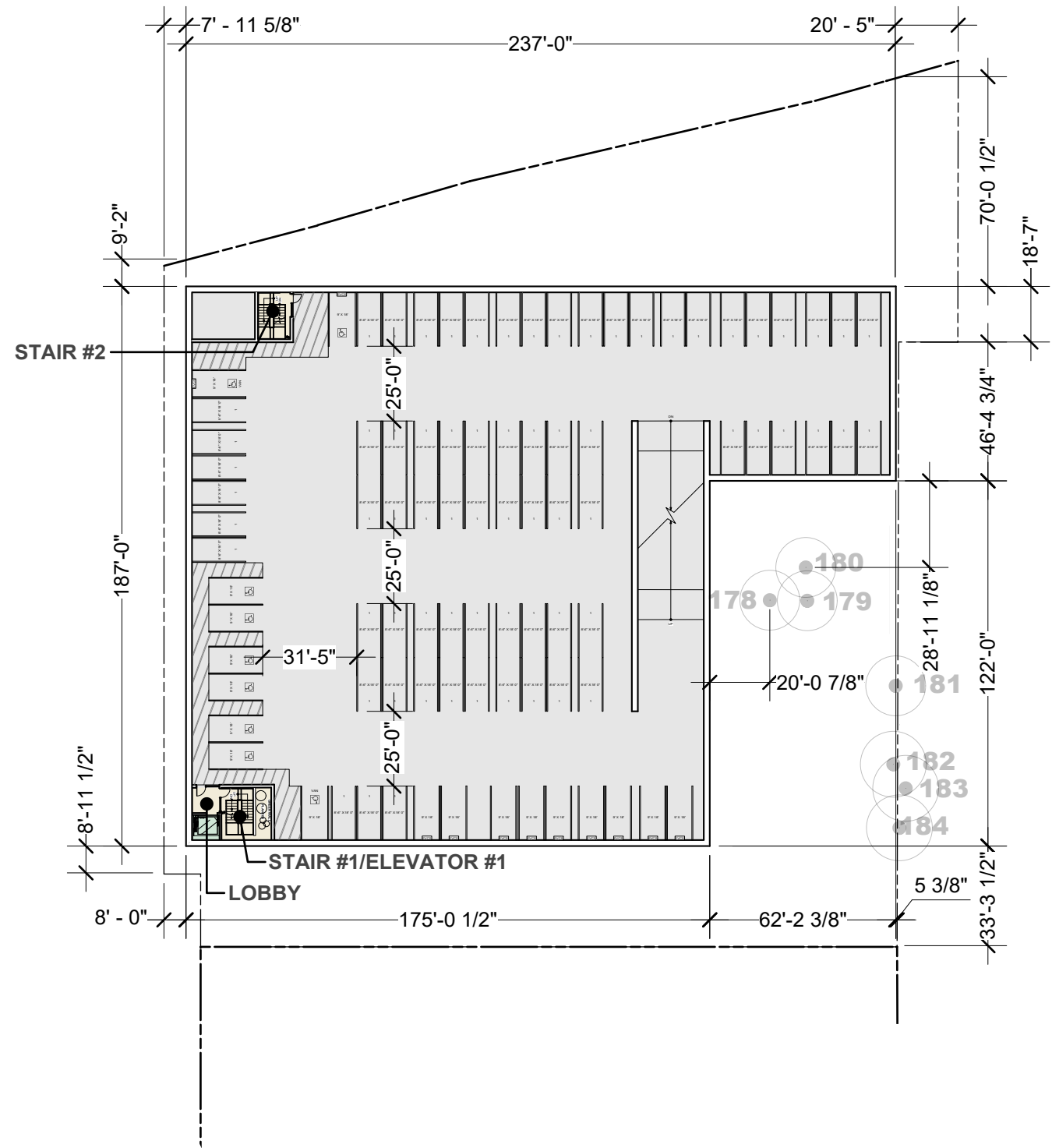
LEGEND

 UTILITIES	 ELEVATOR/STAIR
 AMENITY	OUTDOOR AMENITY
 FUTURE RESIDENT PARKING	

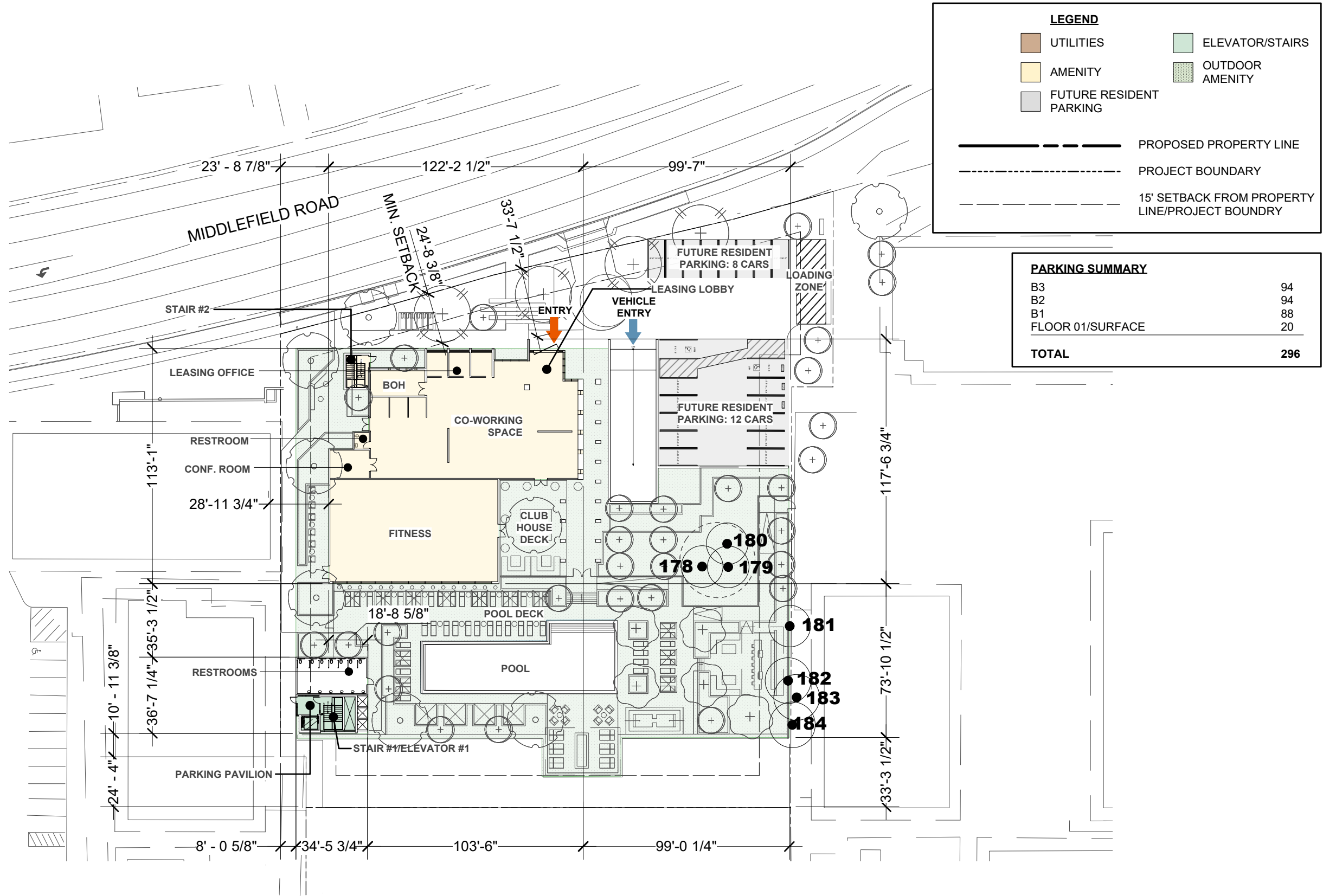
 PROPOSED PROPERTY LINE
 PROJECT BOUNDARY

PARKING SUMMARY

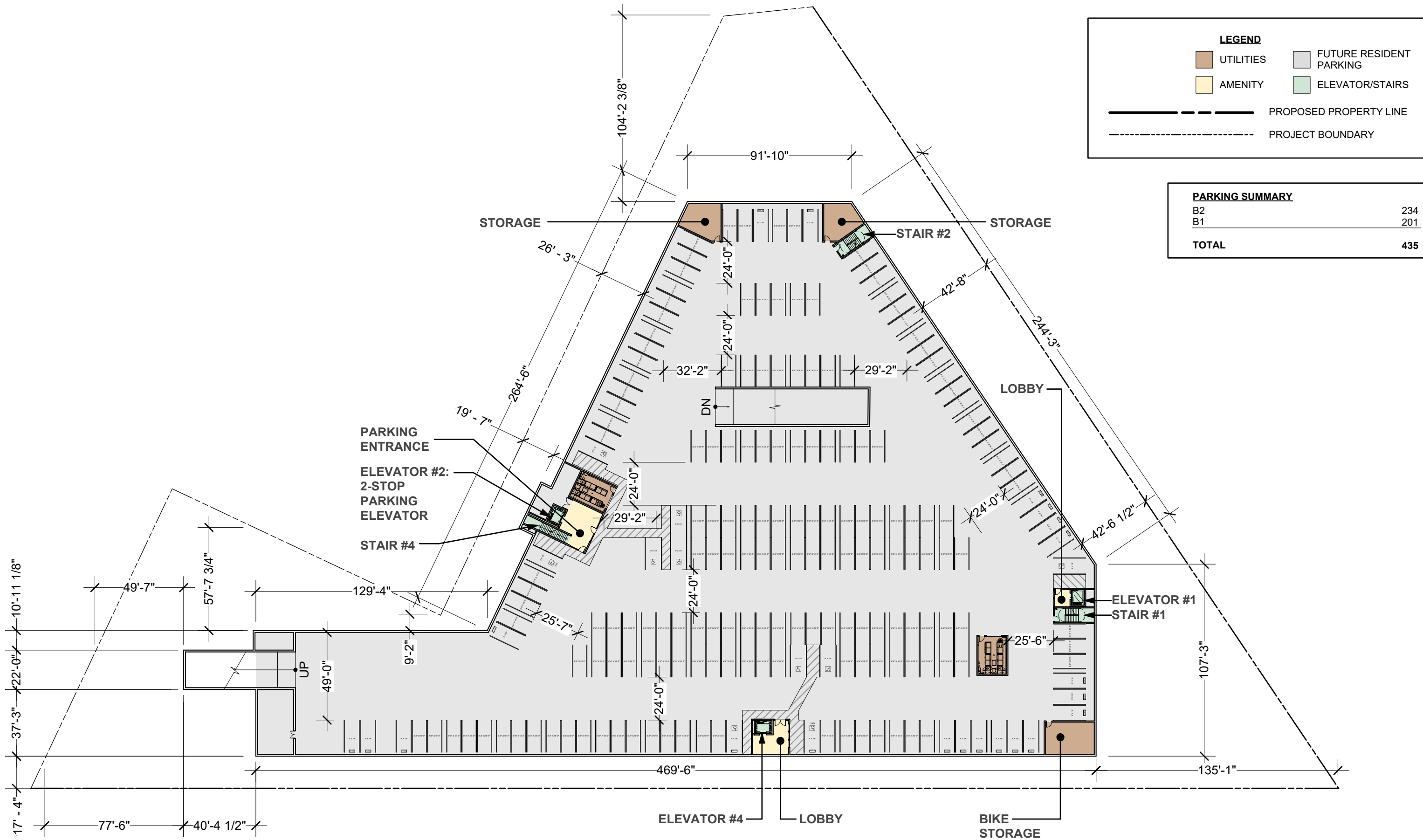
B3	94
B2	94
B1	88
FLOOR 01/SURFACE	20
TOTAL	296



BLOCK A - LEVEL B1 PLAN



BLOCK A - LEVEL 1 PLAN

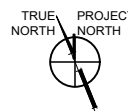
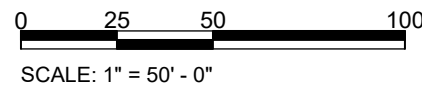


LEGEND

- UTILITIES
- AMENITY
- FUTURE RESIDENT PARKING
- ELEVATOR/STAIRS
- PROPOSED PROPERTY LINE
- PROJECT BOUNDARY

PARKING SUMMARY	
B2	234
B1	201
TOTAL	435

BLOCK C - LEVEL B1 PLAN

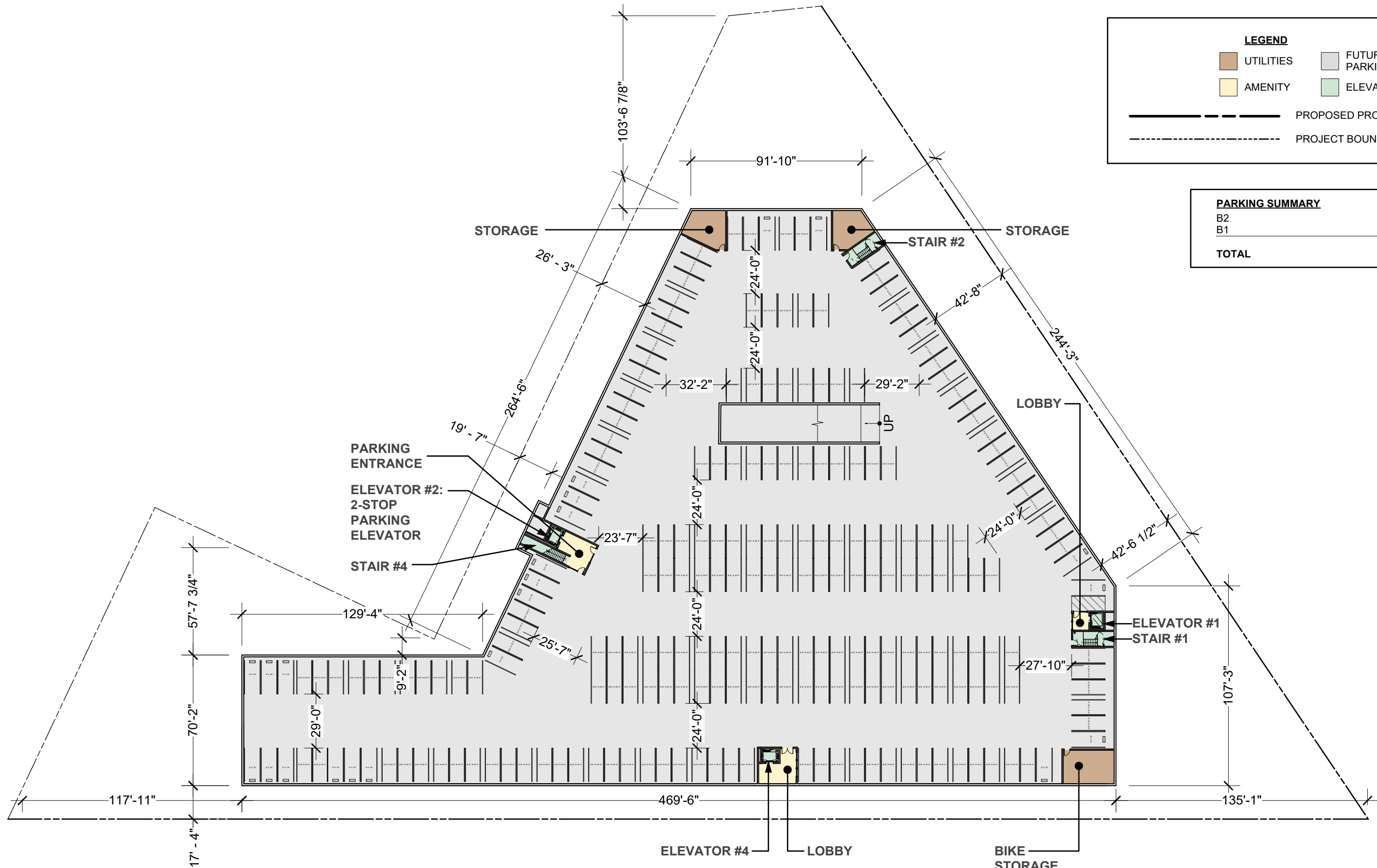


AVALON @ MIDDLEFIELD

02.23.2022

A 2.09 - B 1.

*PROPOSED ALTERNATIVE



LEGEND	
	UTILITIES
	FUTURE RESIDENT PARKING
	AMENITY
	ELEVATOR/STAIRS
	PROPOSED PROPERTY LINE
	PROJECT BOUNDARY

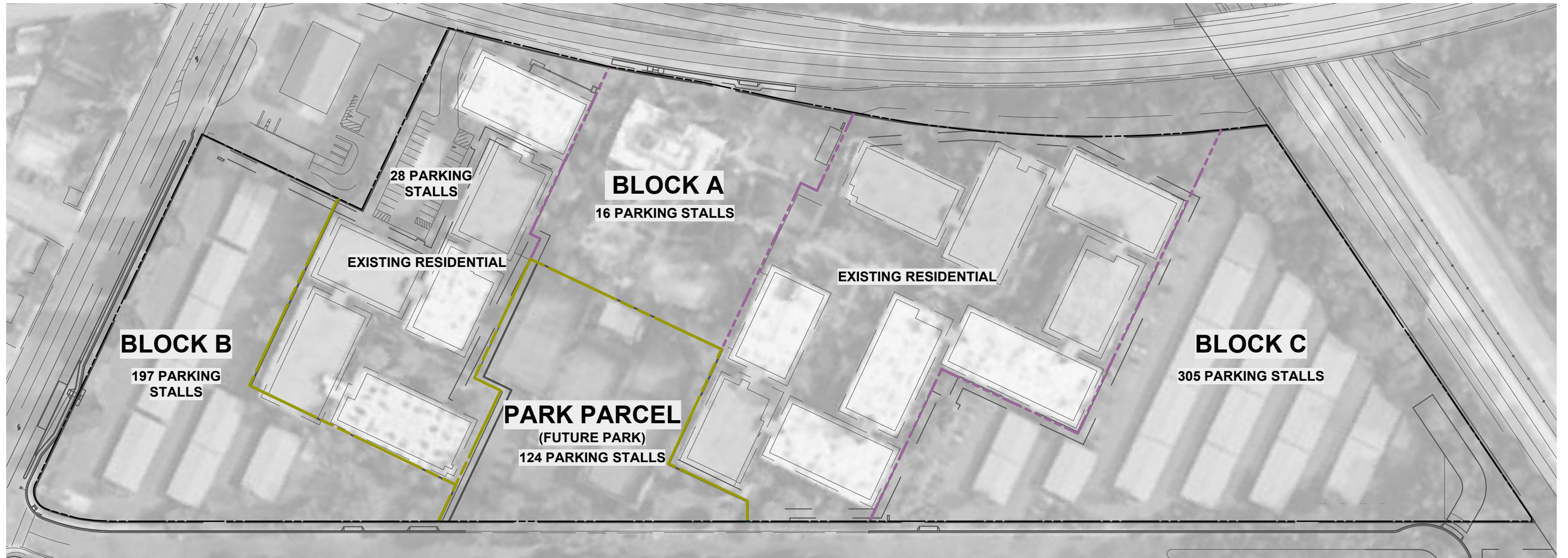
PARKING SUMMARY	
B2	234
B1	201
TOTAL	435

BLOCK C - LEVEL B2 PLAN

EXISTING SITE

- 402 EXISTING UNITS
- BLOCK B: 197 PARKING STALLS
- BLOCK A: 16 PARKING STALLS
28 PARKING STALLS
- BLOCK C: 305 PARKING STALLS
- PARK PARCEL: 124 PARKING STALLS
- TOTAL EXISTING PARKING: 670 PARKING STALLS

- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE
- PROJECT BOUNDARY







PARKING PHASING - EXISTING

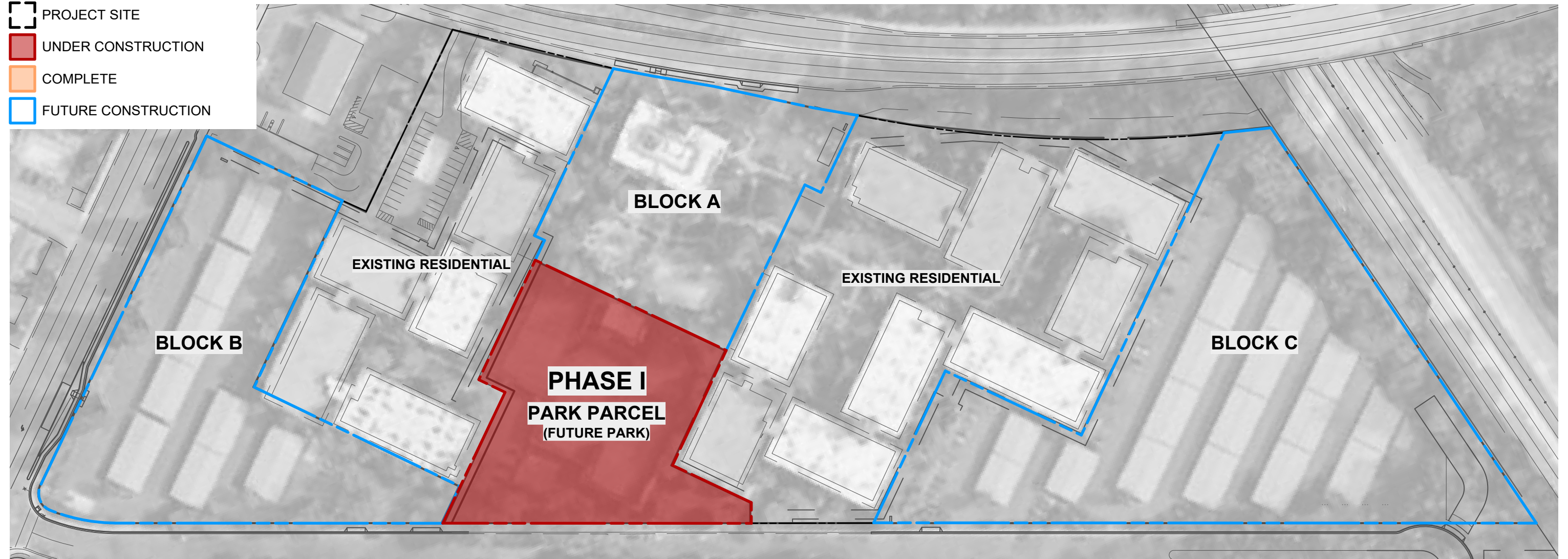
PHASE I

- DEMOLISH SPORTS AND PARKING ON PARK PARCEL
- GRADE PARK PARCEL AND DEDICATE TO CITY FOR PUBLIC PARK

RESIDENTIAL PARKING PHASING					
Phase Description	Apartment Homes		Parking Stalls		Parking Ratio
	Change	Total	Change	Total	
Existing		402		670	1.67

TOTAL APARTMENTS: 402
 PARKING REQUIRED: 483

-  PROJECT SITE
-  UNDER CONSTRUCTION
-  COMPLETE
-  FUTURE CONSTRUCTION







PHASE I - PARK PARCEL

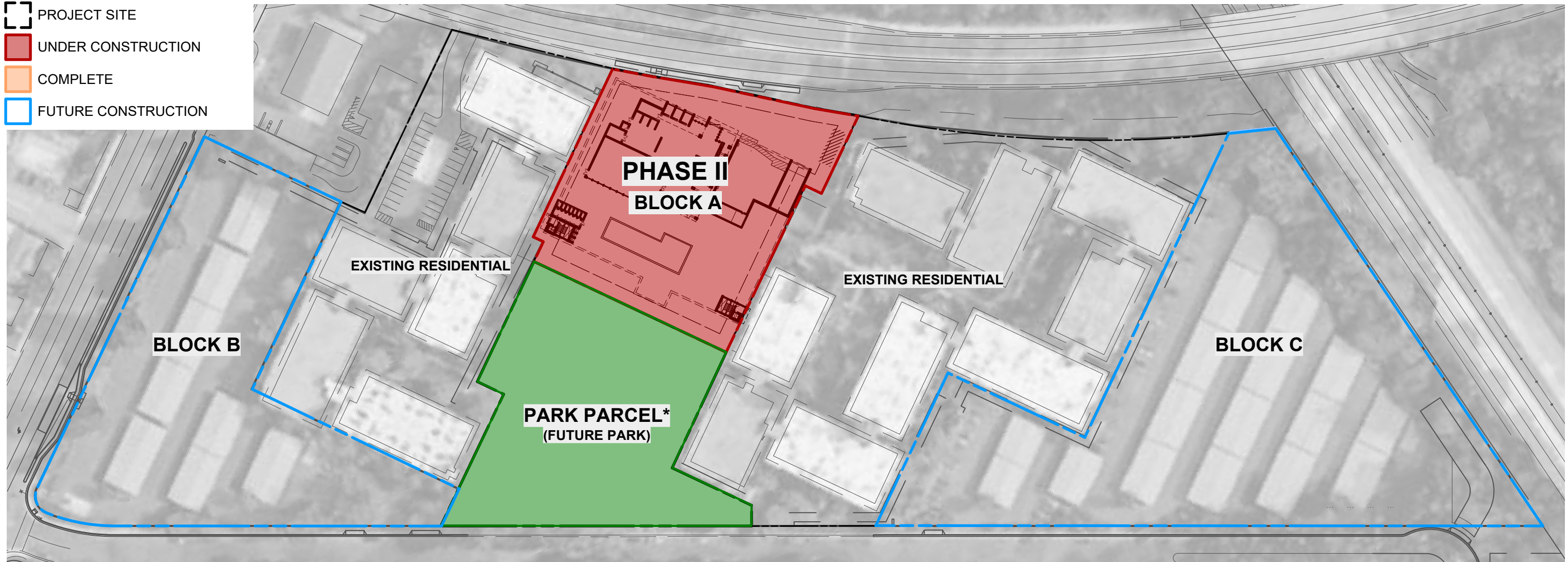
PHASE II

- DEMOLISH EXISTING LEASING OFFICE/CLUBHOUSE/POOL
- REMOVE 16 PARKING SPOTS FROM BLOCK A
- CONSTRUCT BLOCK A PARKING STRUCTURE, LEASING OFFICE, AND AMENITIES (363 PARKING STALLS)

RESIDENTIAL PARKING PHASING					
Phase Description	Apartment Homes		Parking Stalls		Parking Ratio
	Change	Total	Change	Total	
Existing		402		670	1.67
Phase I: Demolish Park Parcel		402	-124	546	1.36
Phase II: Construct Block A		402	-16	530	1.32
Phase II: Complete Block A		402	363	893	2.22

TOTAL APARTMENTS: 402
 PARKING REQUIRED: 483

-  PROJECT SITE
-  UNDER CONSTRUCTION
-  COMPLETE
-  FUTURE CONSTRUCTION



*PROPOSED CONSTRUCTION STAGING AREA





PHASE II - BLOCK A

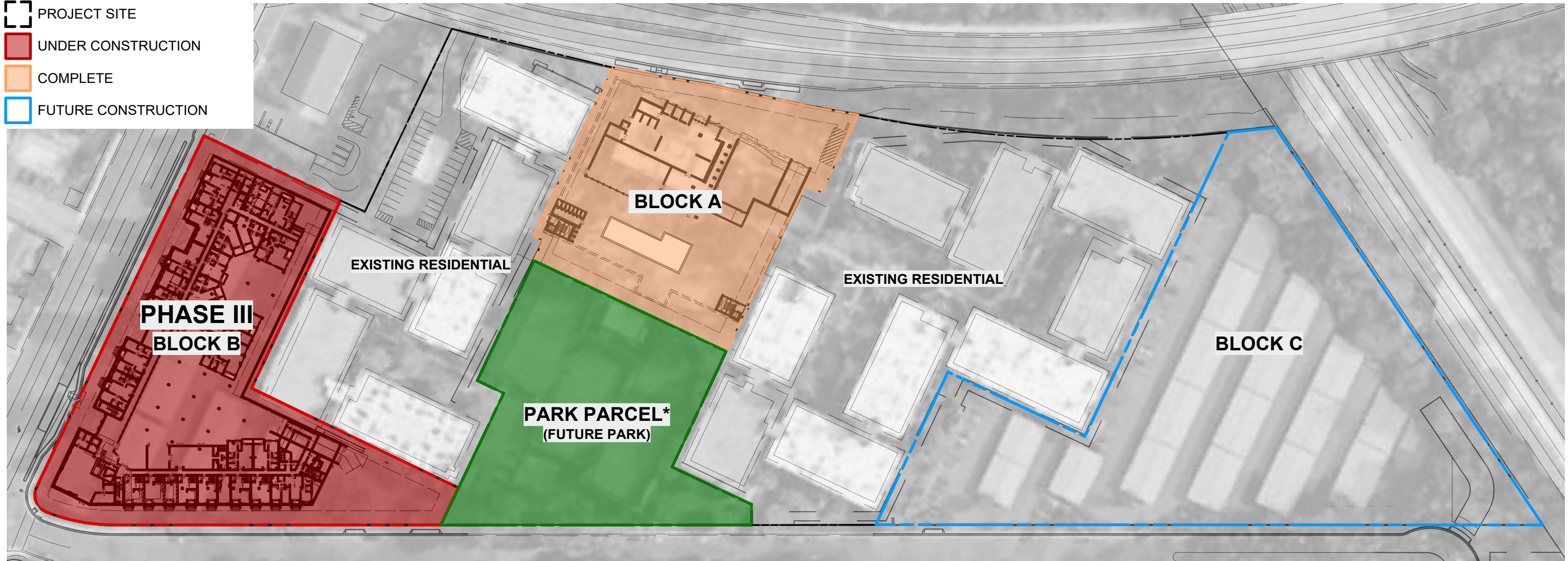
PHASE III

- CLOSE BLOCK B PARKING LOT (197 PARKING STALLS)
- CONSTRUCT BLOCK B APARTMENTS (111 UNITS) & PARKING STRUCTURE (167 PARKING STALLS).

RESIDENTIAL PARKING PHASING					
Phase Description	Apartment Homes		Parking Stalls		Parking Ratio
	Change	Total	Change	Total	
Existing		402		670	1.67
Phase I: Demolish Park Parcel		402	-124	546	1.36
Phase II: Construct Block A		402	-16	530	1.32
Phase II: Complete Block A		402	363	893	2.22
Phase III: Construct Block B		402	-197	696	1.73
Phase III: Complete Block B	111	513	167	863	1.68

TOTAL APARTMENTS: 513
 PARKING REQUIRED: 650

-  PROJECT SITE
-  UNDER CONSTRUCTION
-  COMPLETE
-  FUTURE CONSTRUCTION







*PROPOSED CONSTRUCTION STAGING AREA

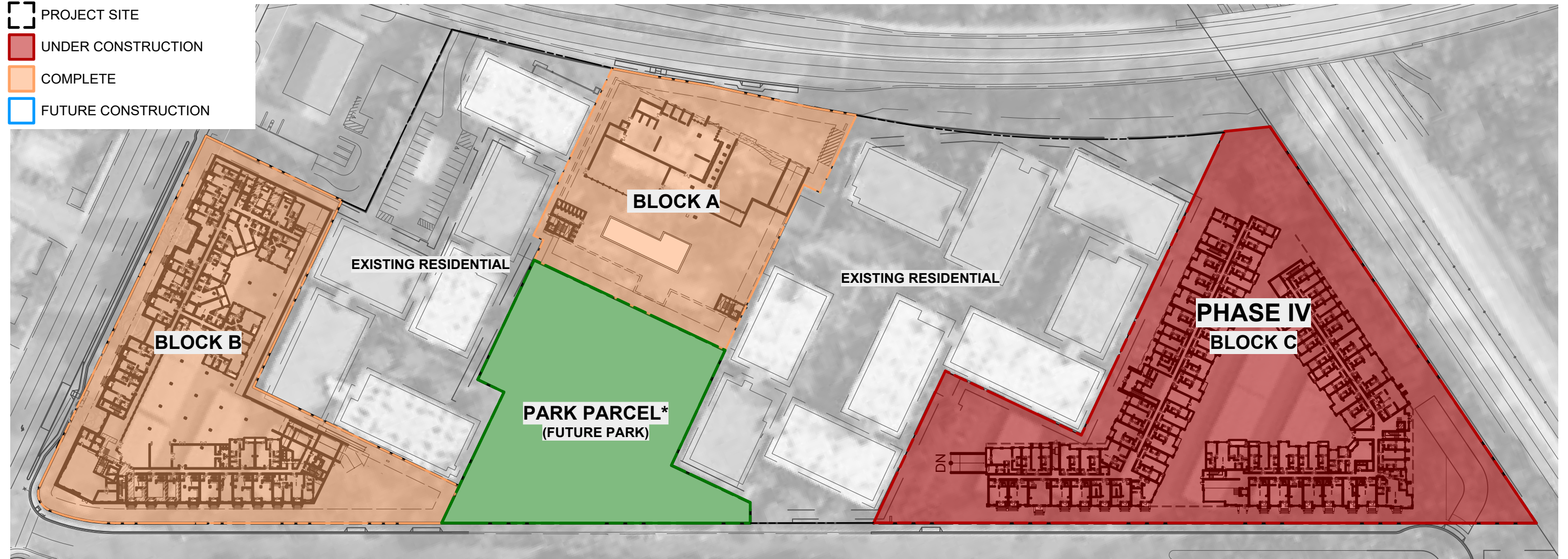
PHASE III - BLOCK B

PHASE IV

- CLOSE BLOCK C PARKING LOT (305 PARKING STALLS)
- CONSTRUCT BLOCK C APARTMENTS (212 UNITS) & PARKING STRUCTURE (412 PARKING STALLS)
- MINOR ENHANCEMENTS TO EXTERIOR OF EXISTING RESIDENTIAL BUILDINGS MADE
- PROPOSE PARKING ON PARK PARCEL DURING CONSTRUCTION (88 TEMPORARY PARKING STALLS)*

TOTAL APARTMENTS: 725
 PARKING REQUIRED: 970

-  PROJECT SITE
-  UNDER CONSTRUCTION
-  COMPLETE
-  FUTURE CONSTRUCTION



*PROPOSED CONSTRUCTION STAGING AND ADDITIONAL EXISTING RESIDENTS PARKING AREA

PHASE IV - BLOCK C

Phase Description	Apartment Homes		Parking Stalls		Parking Ratio
	Change	Total	Change	Total	
Existing		402		670	1.67
Phase I: Demolish Park Parcel		402	-124	546	1.36
Phase II: Construct Block A		402	-16	530	1.32
Phase II: Complete Block A		402	363	893	2.22
Phase III: Construct Block B		402	-197	696	1.73
Phase III: Complete Block B	111	513	167	863	1.68
Phase IV: Construct Block C		513	-217	646	1.26
Phase IV: Complete Block C	212	725	324**	970	1.32
Final	323	725	324	970	1.32

**412 NEW PERMANENT STALLS MINUS THE PROPOSED 88 TEMPORARY STALLS ON THE PARK PARCEL DURING CONSTRUCTION

PROPOSED ZONING

**HIGH INTENSITY
RESIDENTIAL ONLY ZONE R4:**
Per Mountain View SEC. 36.12.10

LOT AREA:
Combined: 632,491 SF (14.52 acres)

RESIDENTIAL DENSITY:
Existing: 27.7 units/acre (402 units/14.52 acres)
New construction: 44.1 units/acre (323 units/7.33 acres)
Combined
W/ Park Parcel: 49.93 units/acre (725 units/14.52 acres)

COMMERCIAL/RESIDENTIAL
CRA

BLOCK A

AREA: ± 1.56 AC

BLOCK B

AREA: ± 2.24 AC

PARK PARCEL

AREA: ± 1.34 AC

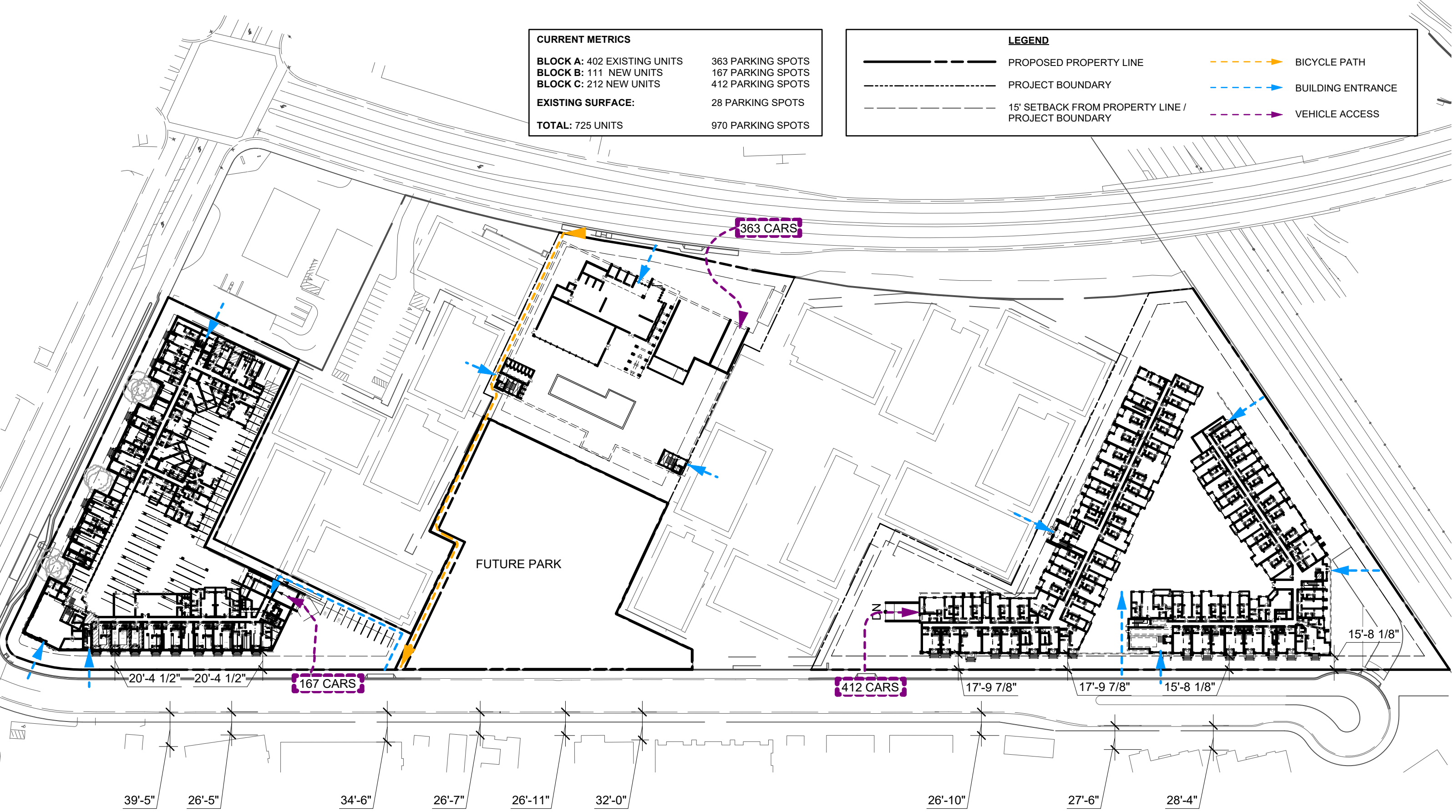
BLOCK C

AREA: ± 3.53 AC

SITE ZONING DIAGRAM

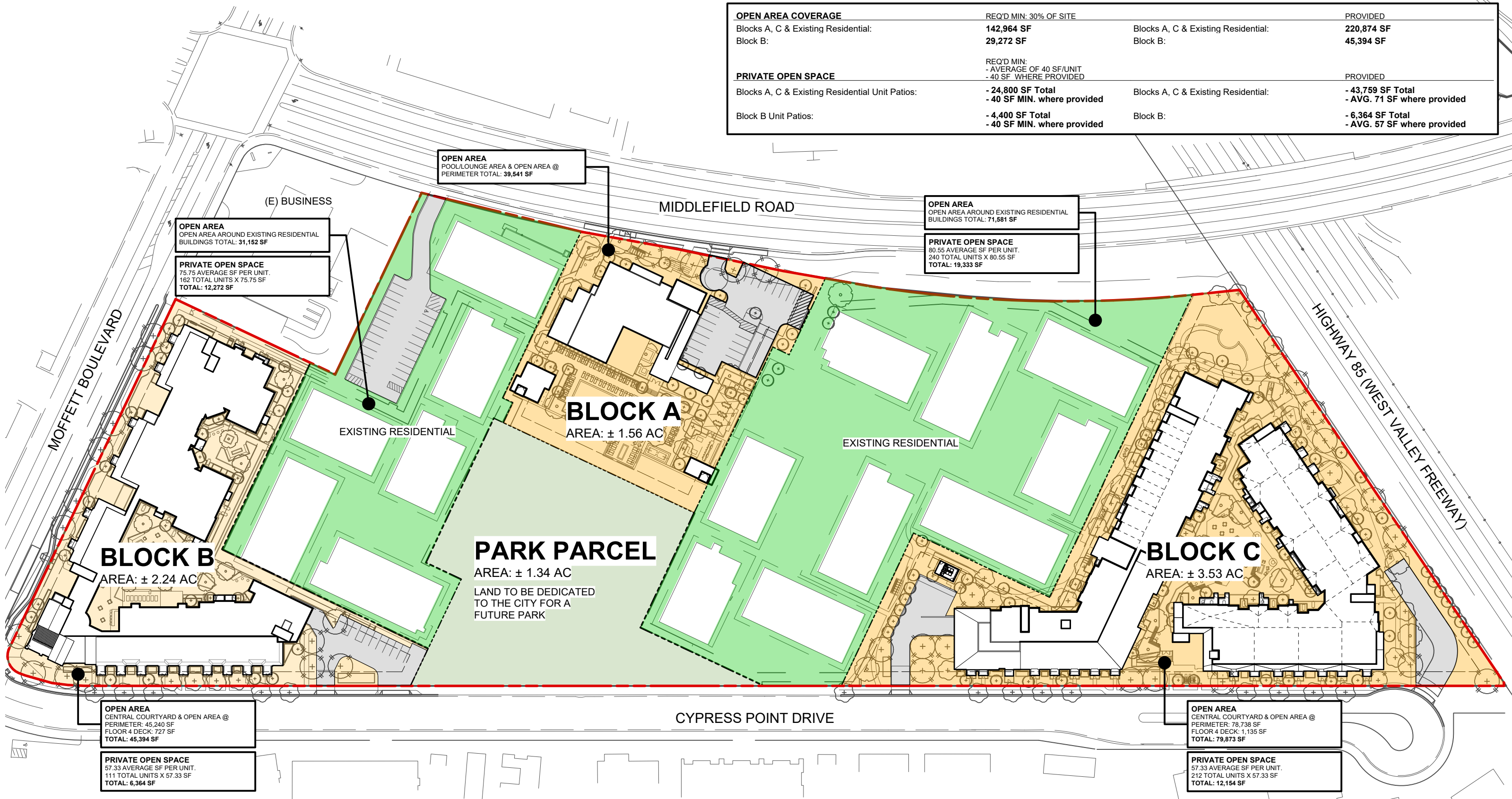
CURRENT METRICS	
BLOCK A: 402 EXISTING UNITS	363 PARKING SPOTS
BLOCK B: 111 NEW UNITS	167 PARKING SPOTS
BLOCK C: 212 NEW UNITS	412 PARKING SPOTS
EXISTING SURFACE:	28 PARKING SPOTS
TOTAL: 725 UNITS	970 PARKING SPOTS

LEGEND			
	PROPOSED PROPERTY LINE		BICYCLE PATH
	PROJECT BOUNDARY		BUILDING ENTRANCE
	15' SETBACK FROM PROPERTY LINE / PROJECT BOUNDARY		VEHICLE ACCESS



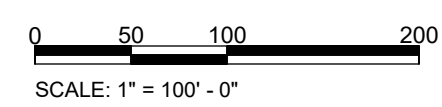
SETBACK PLAN AND PEDESTRIAN CIRCULATION DIAGRAM

OPEN AREA COVERAGE	REQ'D MIN: 30% OF SITE	PROVIDED
Blocks A, C & Existing Residential:	142,964 SF	Blocks A, C & Existing Residential: 220,874 SF
Block B:	29,272 SF	Block B: 45,394 SF
PRIVATE OPEN SPACE	REQ'D MIN: - AVERAGE OF 40 SF/UNIT - 40 SF WHERE PROVIDED	PROVIDED
Blocks A, C & Existing Residential Unit Patios:	- 24,800 SF Total - 40 SF MIN. where provided	Blocks A, C & Existing Residential: - 43,759 SF Total - AVG. 71 SF where provided
Block B Unit Patios:	- 4,400 SF Total - 40 SF MIN. where provided	Block B: - 6,364 SF Total - AVG. 57 SF where provided



BUILDING COVERAGE
 OPEN AREA
 PAVING COVERAGE

OPEN AREA CALCULATIONS

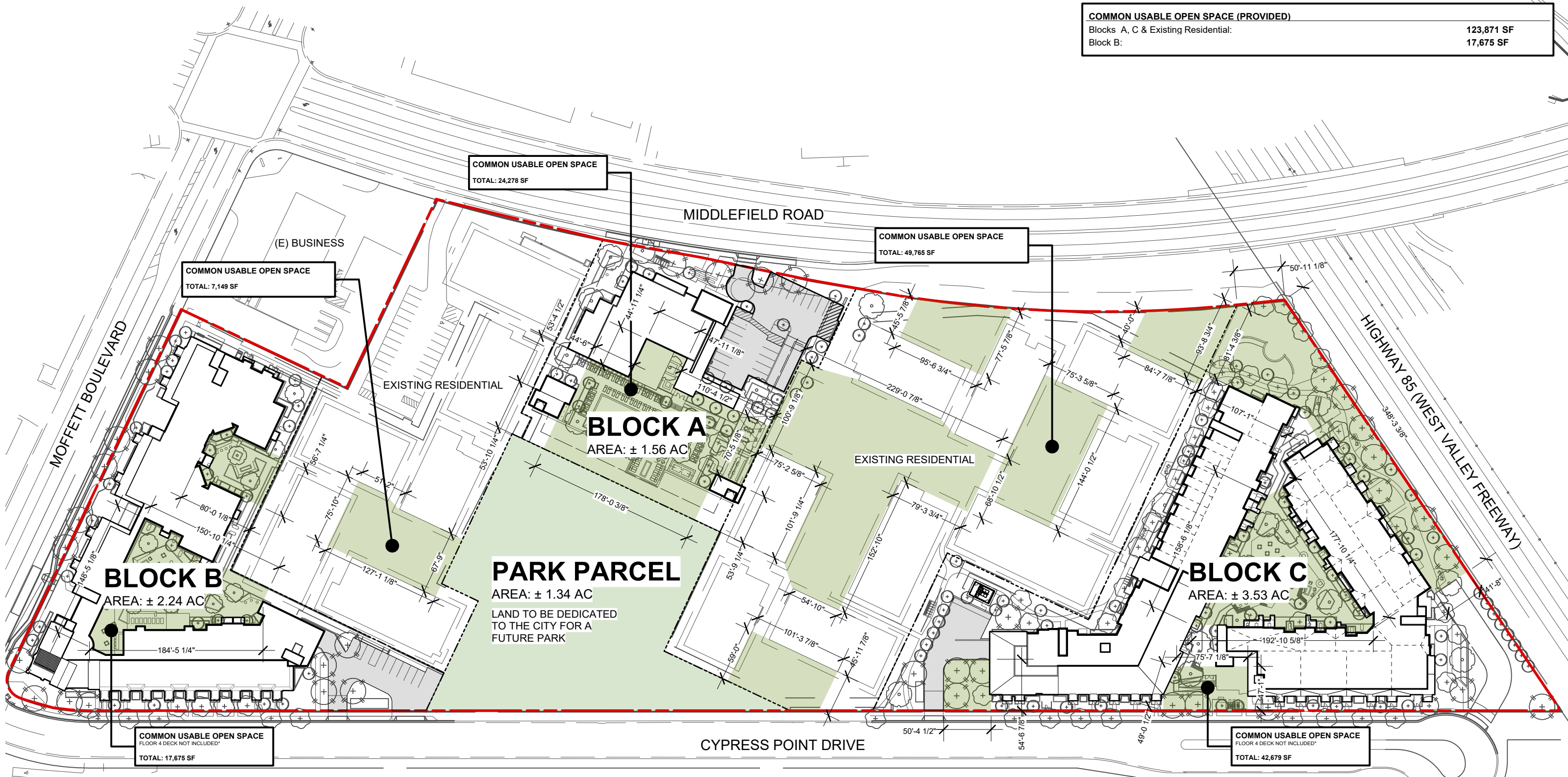


AVALON @ MIDDLEFIELD

10.29.2021

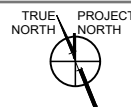
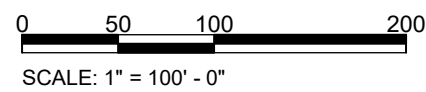
G 3.0 2

COMMON USABLE OPEN SPACE (PROVIDED)	
Blocks A, C & Existing Residential:	123,871 SF
Block B:	17,675 SF



BUILDING COVERAGE
 USABLE COMMON OPEN SPACE
 PAVING COVERAGE

COMMON USABLE OPEN SPACE CALCULATIONS



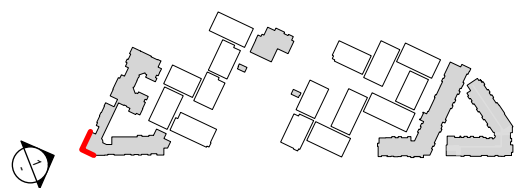
AVALON @ MIDDLEFIELD

10.29.2021

G 3.03



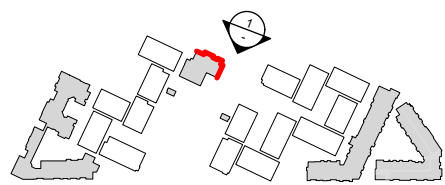
1. CURRENT PERSPECTIVE



PERSPECTIVE VIEW - MOFFETT CORNER



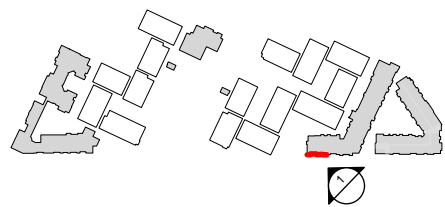
1. CURRENT PERSPECTIVE



PERSPECTIVE VIEW - MIDDLEFIELD ROAD



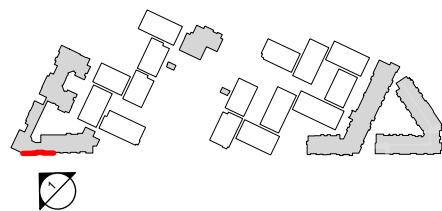
1. CURRENT PERSPECTIVE



PERSPECTIVE VIEW - CYPRESS POINT DRIVE



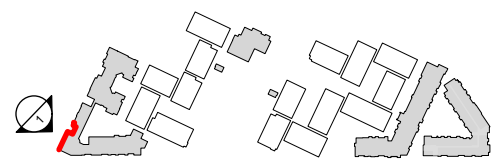
1. CURRENT PERSPECTIVE



PERSPECTIVE VIEW - CYPRESS POINT DRIVE



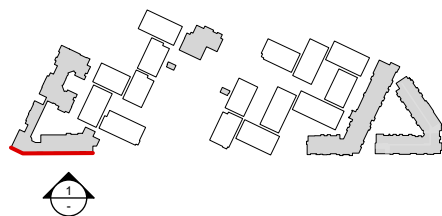
1. CURRENT PERSPECTIVE



PERSPECTIVE VIEW - MOFFETT BLVD



1. CURRENT ELEVATION



1. PRODEMA
OKUME
RUSTIK



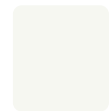
2. ELDORADO
STONE:
AUSTIN CREAM



3. ELDORADO
STONE:
SAN MARINO



4. PLASTER:
SW 7757
HR WHITE



5. PLASTER:
SW 9109
NATURAL LINEN



6. WOOD
TRELLIS:
SW 9183
DARK CLOVE



7. WOOD
TRELLIS:
BM AC-11
SIERRA RIDGE



8. CONCRETE STAIRS



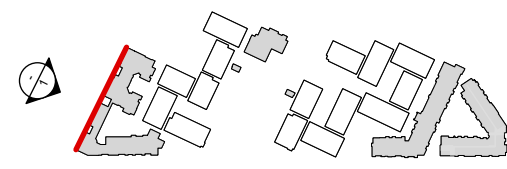
9. METAL BALCONY
RAILING:
DARK BRONZE



10. VPI VINYL
WINDOW:
DARK BRONZE



BLOCK B - SOUTH ELEVATION



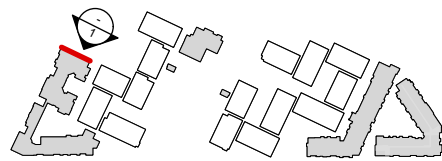
- 1. PRODEMA OKUME RUSTIK
- 2. ELDORADO STONE: AUSTIN CREAM
- 3. ELDORADO STONE: SAN MARINO
- 4. PLASTER: SW 7757 HR WHITE
- 5. PLASTER: SW 9109 NATURAL LINEN
- 6. WOOD TRELLIS: SW 9183 DARK CLOVE
- 7. WOOD TRELLIS: BM AC-11 SIERRA RIDGE
- 8. CONCRETE STAIRS
- 9. METAL BALCONY RAILING: DARK BRONZE
- 10. VPI VINYL WINDOW: DARK BRONZE

1. CURRENT ELEVATION

BLOCK B - WEST ELEVATION



1. CURRENT ELEVATION



1. PRODEMA
OKUME
RUSTIK



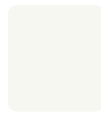
2. ELDORADO
STONE:
AUSTIN CREAM



3. ELDORADO
STONE:
SAN MARINO



4. PLASTER:
SW 7757
HR WHITE



5. PLASTER:
SW 9109
NATURAL LINEN



6. WOOD
TRELLIS:
SW 9183
DARK CLOVE



7. WOOD
TRELLIS:
BM AC-11
SIERRA RIDGE



8. CONCRETE STAIRS



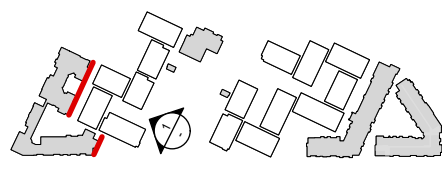
9. METAL BALCONY
RAILING:
DARK BRONZE



10. VPI VINYL
WINDOW:
DARK BRONZE



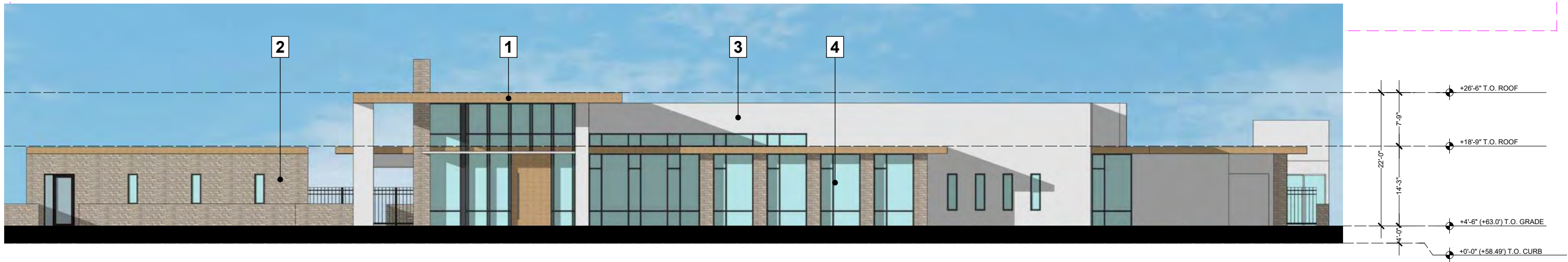
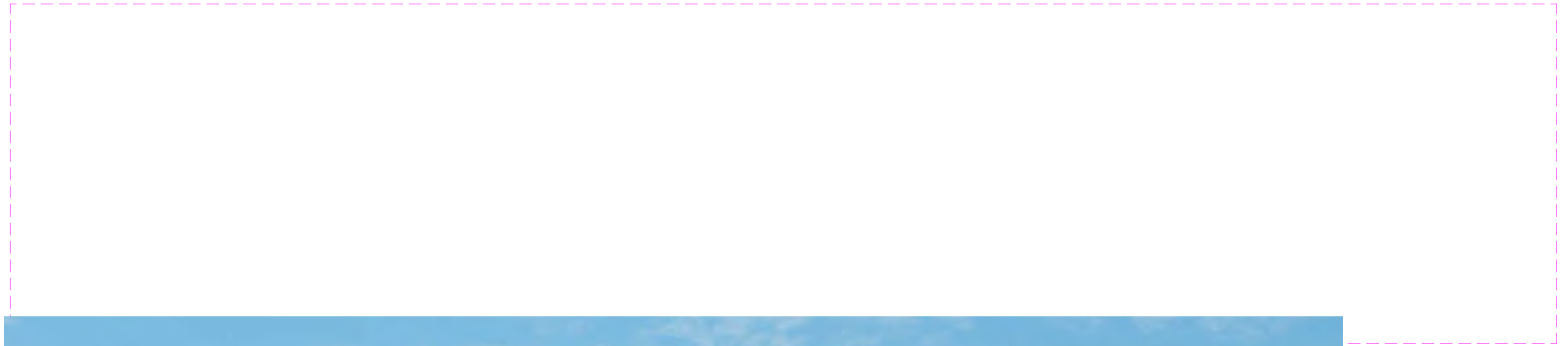
BLOCK B - NORTH ELEVATION



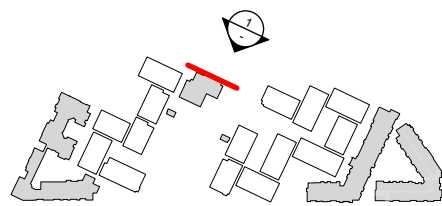
- 1. PRODEMA OKUME RUSTIK
- 2. ELDORADO STONE: AUSTIN CREAM
- 3. ELDORADO STONE: SAN MARINO
- 4. PLASTER: SW 7757 HR WHITE
- 5. PLASTER: SW 9109 NATURAL LINEN
- 6. WOOD TRELLIS: SW 9183 DARK CLOVE
- 7. WOOD TRELLIS: BM AC-11 SIERRA RIDGE
- 8. CONCRETE STAIRS
- 9. METAL BALCONY RAILING: DARK BRONZE
- 10. VPI VINYL WINDOW: DARK BRONZE

1. CURRENT ELEVATION

BLOCK B - EAST ELEVATION



1. CURRENT ELEVATION



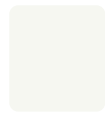
1. PRODEMA
AYOUS
CREAM



2. ELDORADO
STONE:
AUSTIN CREAM



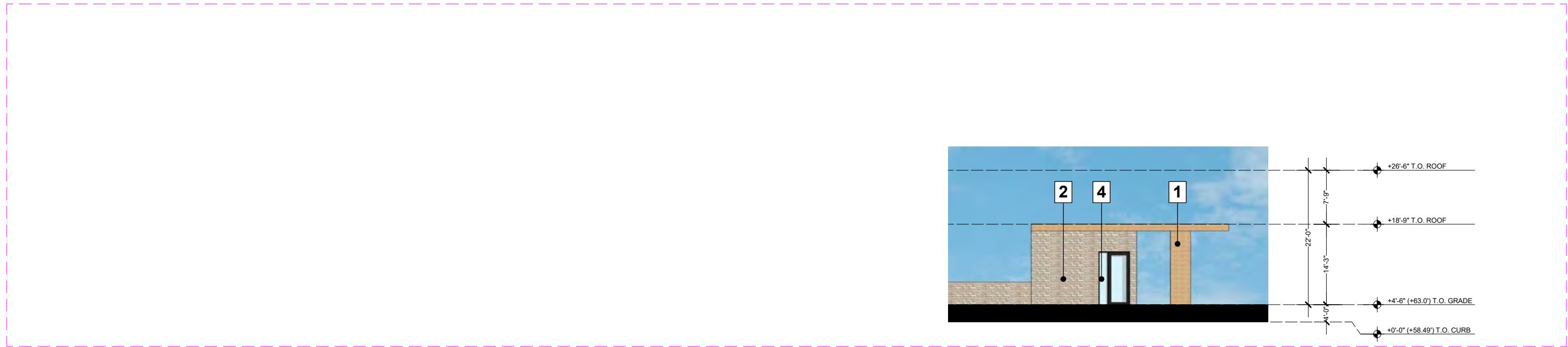
3. PLASTER:
SW 7757
HR WHITE



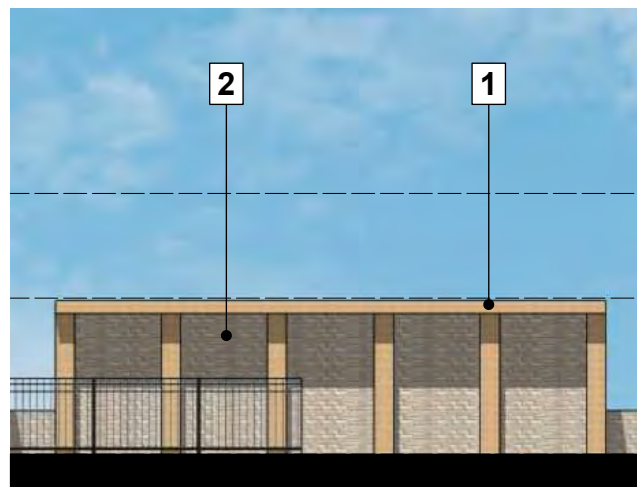
4. ARCADIA
STOREFRONT
WINDOWS:
DARK BRONZE



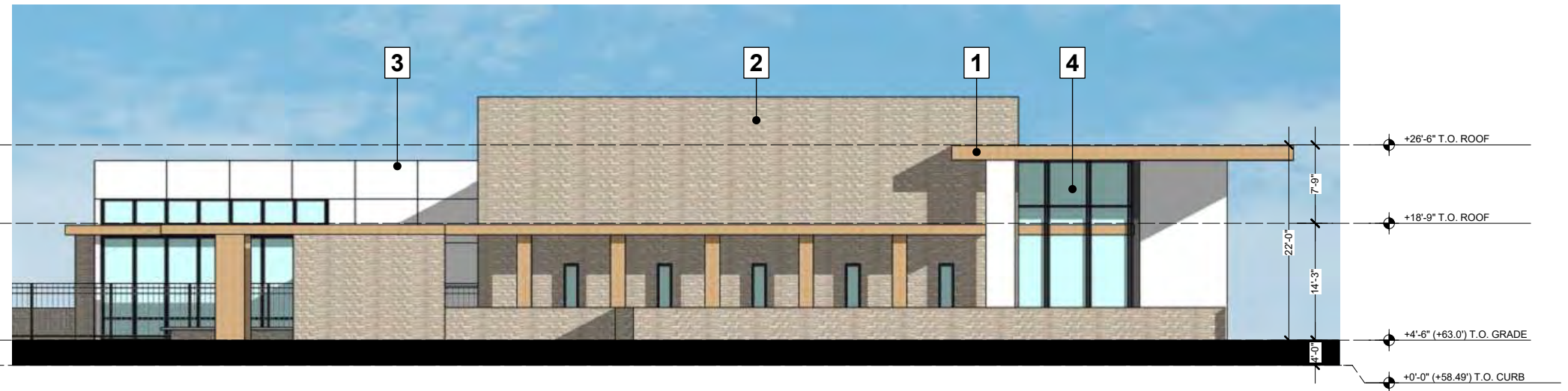
BLOCK A - NORTH ELEVATION



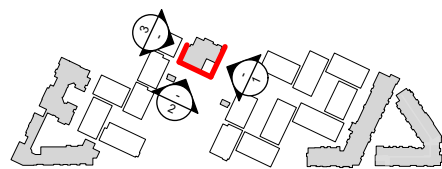
3. DELIVERY BUILDING - WEST ELEVATION



2. DELIVERY BUILDING - SOUTH ELEVATION



1. EAST ELEVATION



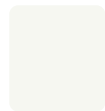
1. PRODEMA
AYOUS
CREAM



2. ELDORADO
STONE:
AUSTIN CREAM



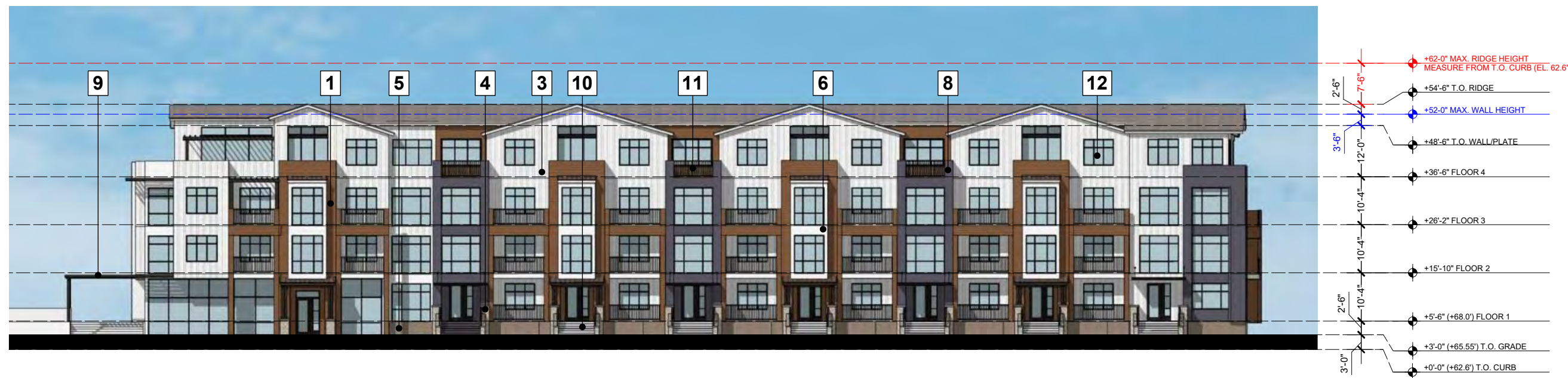
3. PLASTER:
SW 7757
HR WHITE



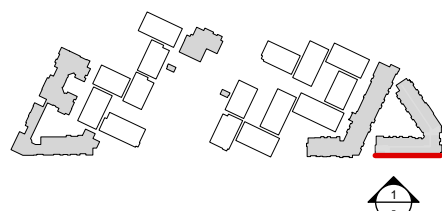
4. ARCADIA
STOREFRONT
WINDOWS:
DARK BRONZE



BLOCK A - W/S/E ELEVATION



1. CURRENT ELEVATION

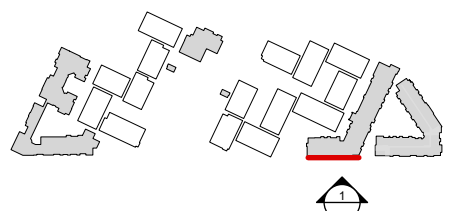


- 1. PRODEMA
OKUME
RUSTIK
- 2. PRODEMA
AYOUS
CREAM
- 3. JAMES HARDIE
BOARD & BATTEN
SIDING:
SW 7757
- 4. ELDORADO
STONE:
AUSTIN CREAM
- 5. ELDORADO
STONE:
SAN MARINO
- 6. PLASTER:
SW 7757
HR WHITE
- 7. PLASTER:
SW 9109
NATURAL LINEN
- 8. PLASTER:
SW 6285
QUIXOTIC PLUM
- 9. WOOD
TRELLIS:
SW 9183
DARK CLOVE
- 10. CONCRETE STAIRS
- 11. METAL BALCONY
RAILING:
DARK BRONZE
- 12. VPI VINYL
WINDOW:
DARK BRONZE

BLOCK C - SOUTH ELEVATION

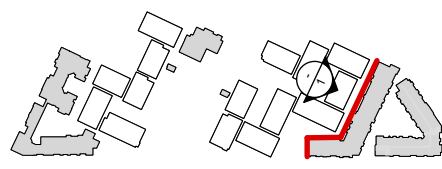


1. CURRENT ELEVATION



- 1. PRODEMA
OKUME
RUSTIK
- 2. PRODEMA
AYOUS
CREAM
- 3. JAMES HARDIE
BOARD & BATTEN
SIDING:
SW 7757
- 4. ELDORADO
STONE:
AUSTIN CREAM
- 5. ELDORADO
STONE:
SAN MARINO
- 6. PLASTER:
SW 7757
HR WHITE
- 7. PLASTER:
SW 9109
NATURAL LINEN
- 8. PLASTER:
SW 6285
QUIXOTIC PLUM
- 9. WOOD
TRELLIS:
SW 9183
DARK CLOVE
- 10. CONCRETE STAIRS
- 11. METAL BALCONY
RAILING:
DARK BRONZE
- 12. VPI VINYL
WINDOW:
DARK BRONZE

BLOCK C - SOUTH ELEVATION



- 1. PRODEMA OKUME RUSTIK
- 2. PRODEMA AYOUS CREAM
- 3. JAMES HARDIE BOARD & BATTEN SIDING: SW 7757
- 4. ELDORADO STONE: AUSTIN CREAM
- 5. ELDORADO STONE: SAN MARINO
- 6. PLASTER: SW 7757 HR WHITE
- 7. PLASTER: SW 9109 NATURAL LINEN
- 8. PLASTER: SW 6285 QUIXOTIC PLUM
- 9. WOOD TRELLIS: SW 9183 DARK CLOVE
- 10. CONCRETE STAIRS
- 11. METAL BALCONY RAILING: DARK BRONZE
- 12. VPI VINYL WINDOW: DARK BRONZE

1. CURRENT ELEVATION

BLOCK C - N.W ELEVATION



1. CURRENT ELEVATION



BLOCK C - EAST ELEVATION



1. EXISTING PERSPECTIVE



2. PROPOSED PERSPECTIVE

EXISTING BUILDING - HIGH IMPACT PERSPECTIVE



WING WALL W/ WHITE PAINT "SW 7767 HR WHITE" ON ONE SIDE, WOOD-LIKE TILE "DAL TILE SUMMERTREE FP95" ON OTHER SIDE

WHITE TRIM

EXISTING RAILINGS

ADDED DAL TILE "SUMMERTREE FP95" ON WALL W/ BUILDING ID

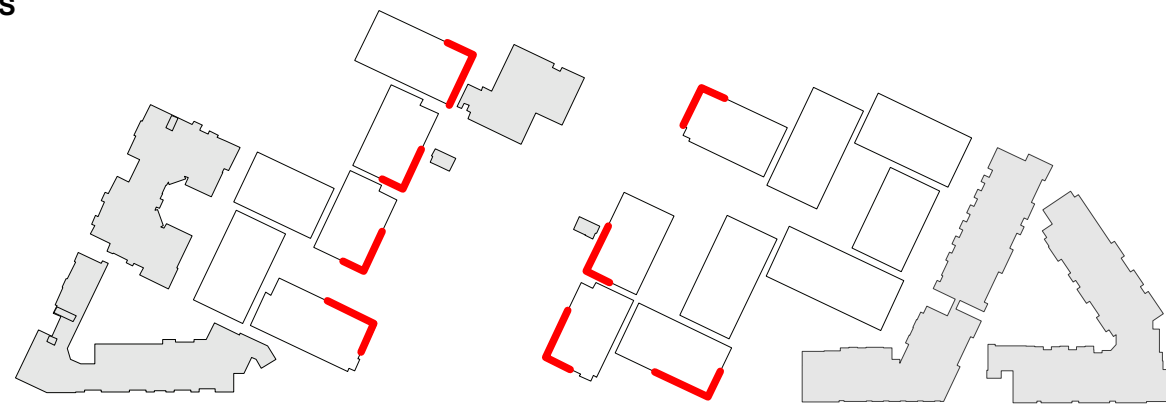


CURRENT ELEVATION

GRAY PAINT "SW 6002 ESSENTIAL GRAY" SCHEME TO PROVIDE CONTRAST WITH WHITE WING WALLS



PREVIOUS ELEVATION



HIGH IMPACT CORNER INDEX



EXISTING BUILDING

EXISTING BUILDING ELEVATIONS



ACCENT WALL PAINTED TO MATCH HIGH IMPACT CORNERS, GRAY PAINT "SW 6002 ESSENTIAL GRAY"



PAINT ROOF OVERHANG



PLASTER WITH WHITE PAINT "SW 7767 HR WHITE"



EXISTING SLIDER WINDOWS



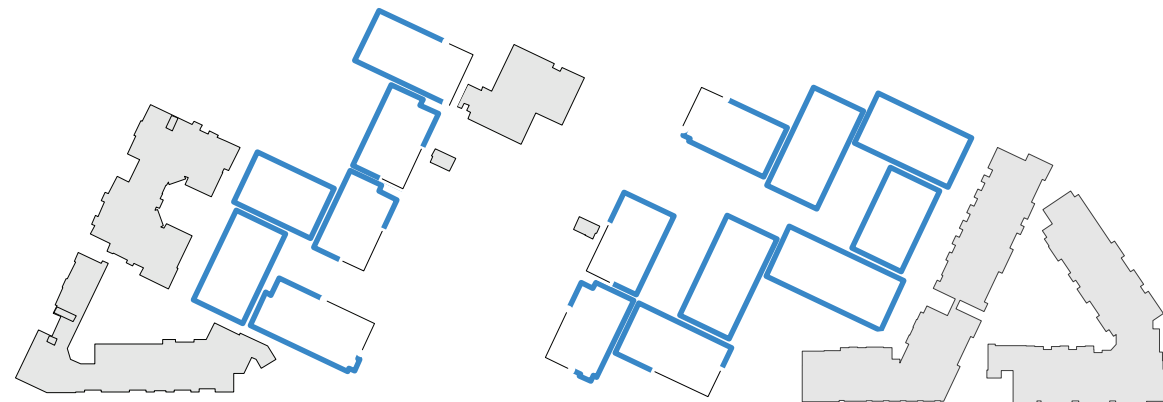
EXISTING BALCONY RAILINGS



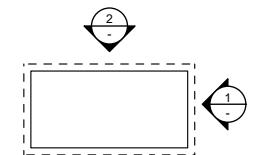
2. TYPICAL ELEVATION



1. TYPICAL ELEVATION



TYPICAL BUILDING CORNER INDEX



EXISTING BUILDING

EXISTING BUILDING ELEVATIONS

GRAY PAINT SCHEME TO PROVIDE CONTRAST WITH WHITE WING WALLS

WING WALL W/ WHITE PAINT ON ONE SIDE, WOOD-LIKE TILE ON OTHER SIDE

ADDED WOOD-LIKE TILE W/ BUILDING ID



WHITE TRIM

2. HIGH-IMPACT ELEVATION

HIGHLIGHT DECK WALLS WITH PAINT TO CREATE CONNECTION TO LOT 2 AMENITIES BUILDING



MODIFY, CLEAN UP, AND PAINT EAVES

1. TYPICAL ELEVATION

EXISTING BUILDINGS - STRATEGIC DESIGN ELEMENTS

BLOCK B



PRODEMA



OKUME RUSTIK



METAL BALCONY RAILING: DARK BRONZE



CONCRETE STAIRS



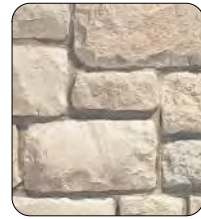
VPI VINYL WINDOW: DARK BRONZE



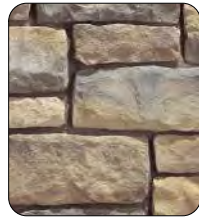
ELDORADO STONE



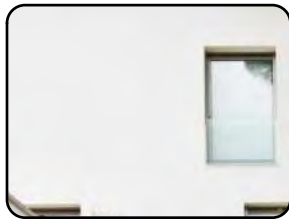
AUSTIN CREAM



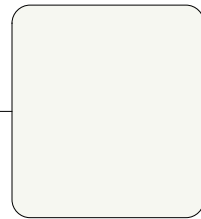
SAN MARINO



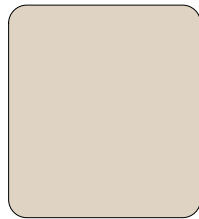
PLASTER WITH PAINT



SW 7757 HR WHITE



SW 9109 NATURAL LINEN



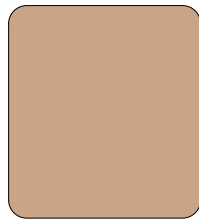
WOOD TRELLIS



SW 9183 DARK CLOVE



BM AC-11 SIERRA RIDGE



BLOCK A



PRODEMA



AYOUS CREAM



ELDORADO STONE



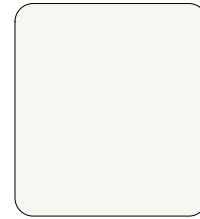
AUSTIN CREAM



PLASTER WITH PAINT



SW 7757 HR WHITE



ARCADIA STOREFRONT WINDOWS: DARK BRONZE



BLOCK C



PRODEMA



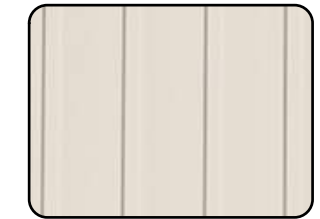
OKUME RUSTIK



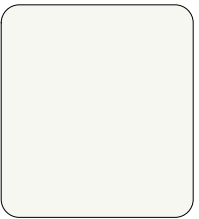
AYOUS CREAM



JAMES HARDIE BOARD & BATTEN SIDING



SW 7757 HR WHITE



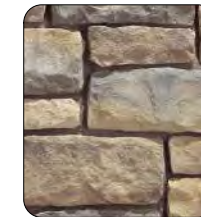
ELDORADO STONE



AUSTIN CREAM



SAN MARINO



METAL BALCONY RAILING: DARK BRONZE



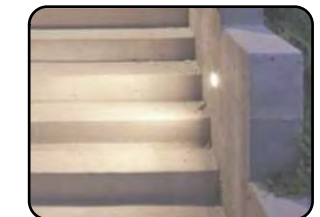
WOOD TRELLIS



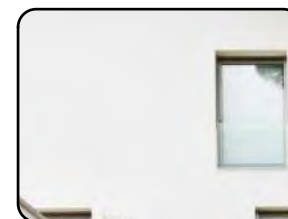
SW 9183 DARK CLOVE



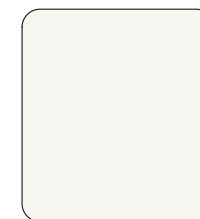
CONCRETE STAIRS



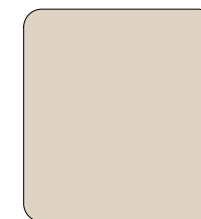
PLASTER WITH PAINT



SW 7757 HR WHITE



SW 9109 NATURAL LINEN



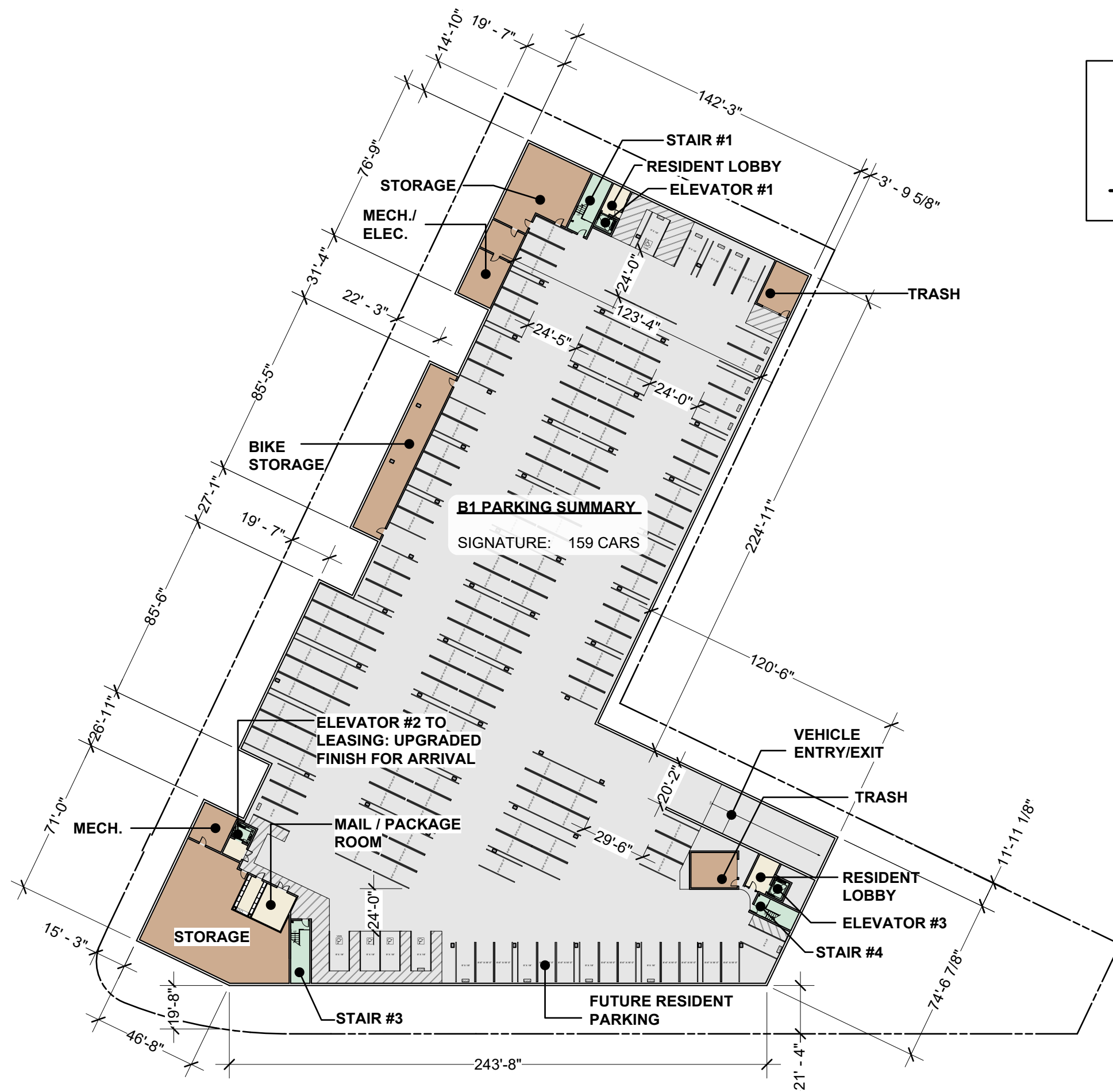
SW 6265 QUIXOTIC PLUM



VPI VINYL WINDOW: DARK BRONZE



COLORS AND MATERIALS



LEGEND			
	UTILITIES		FUTURE RESIDENT PARKING
	AMENITY		ELEVATOR/STAIRS
-----		PROPOSED PROPERTY LINE	

PARKING SUMMARY	
B1	159
SURFACE	8
TOTAL	167

B1 PARKING SUMMARY
SIGNATURE: 159 CARS

BLOCK B - LEVEL B1 PLAN



LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITIES
- CIRCULATION
- * 2-LEVEL TOWNHOUSE

PROPOSED PROPERTY LINE
 15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY

BLOCK B UNIT SUMMARY

STUDIO	5
1 BEDROOM	50
2 BEDROOM	45
3 BEDROOM	11
TOTAL	111

BLOCK B - LEVEL 1 PLAN



LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITIES
- CIRCULATION
- * 2-LEVEL TOWNHOUSE

PROPOSED PROPERTY LINE
 15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY

BLOCK B UNIT SUMMARY

STUDIO	5
1 BEDROOM	50
2 BEDROOM	45
3 BEDROOM	11
TOTAL	111

BLOCK B - LEVEL 2 PLAN



LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITIES
- CIRCULATION
- * 2-LEVEL TOWNHOUSE

PROPOSED PROPERTY LINE
 15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY

BLOCK B UNIT SUMMARY

STUDIO	5
1 BEDROOM	50
2 BEDROOM	45
3 BEDROOM	11
TOTAL	111

BLOCK B - LEVEL 3 PLAN



LEGEND

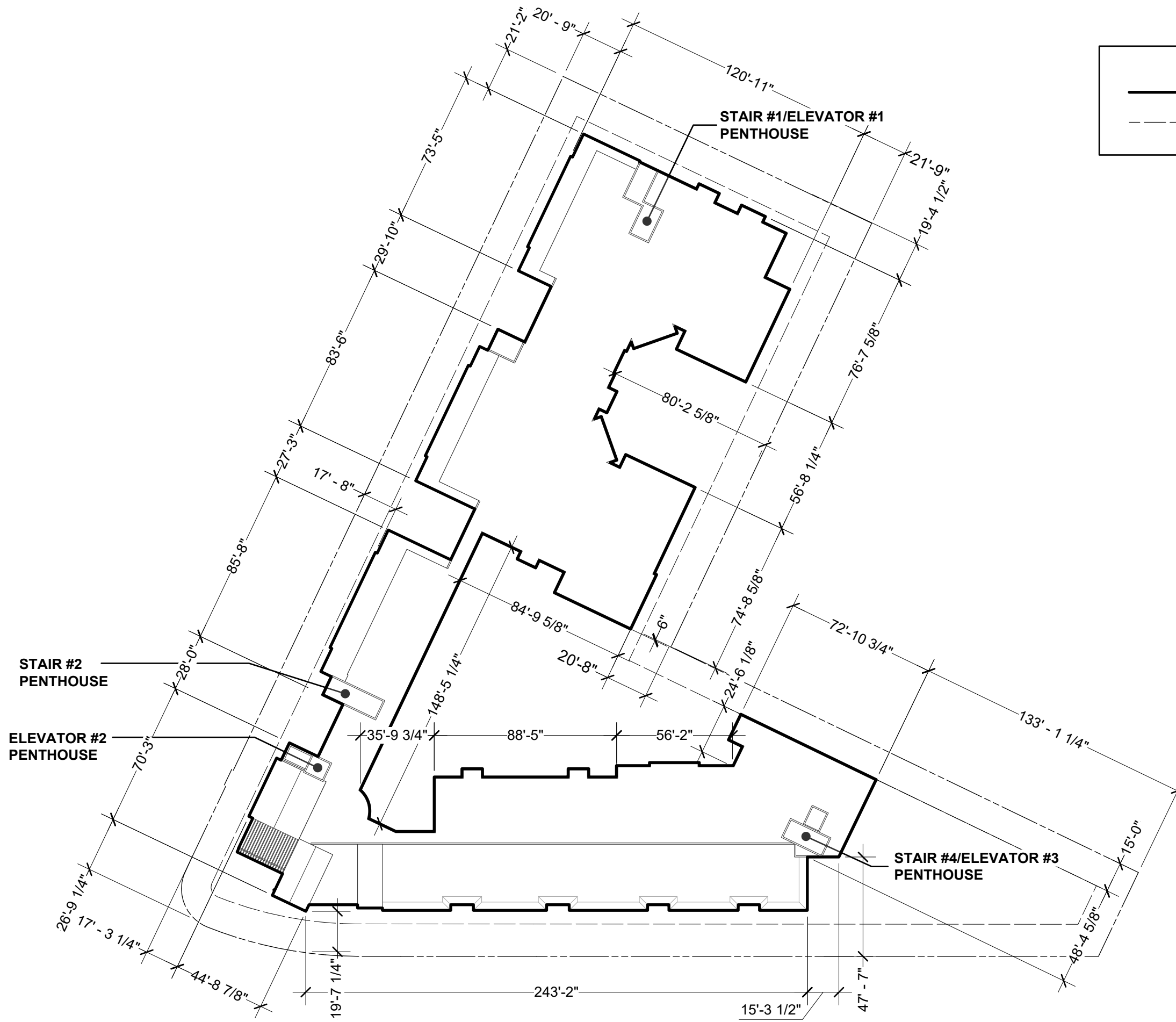
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITIES
- CIRCULATION
- * 2-LEVEL TOWNHOUSE



PROPOSED PROPERTY LINE
 15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY

BLOCK B UNIT SUMMARY

STUDIO	5
1 BEDROOM	50
2 BEDROOM	45
3 BEDROOM	11
TOTAL	111

BLOCK B - LEVEL 4 PLAN



LEGEND	
	PROPOSED PROPERTY LINE
	15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY

BLOCK B - ROOF PLAN

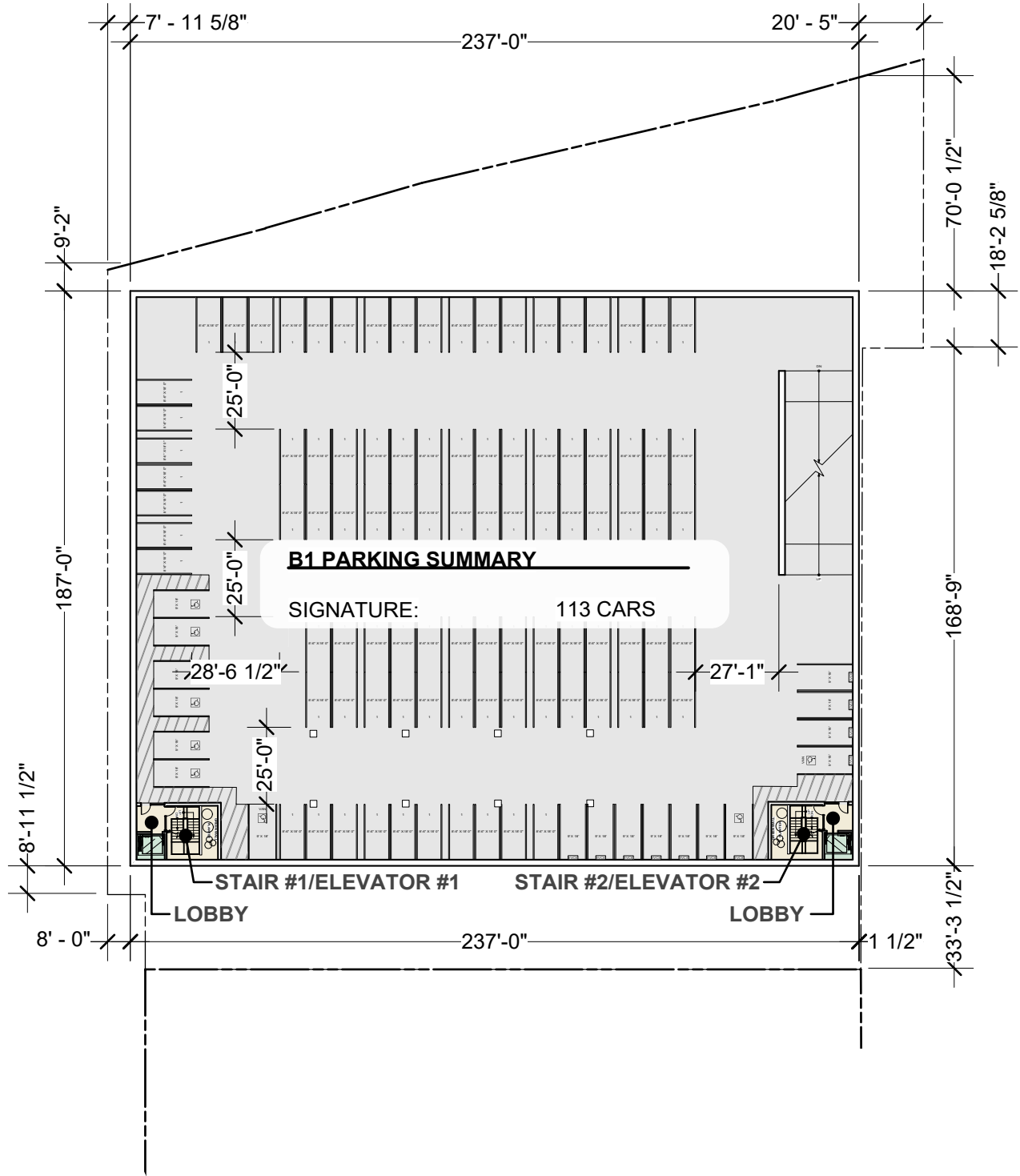
LEGEND

- UTILITIES
- AMENITY
- FUTURE RESIDENT PARKING
- ELEVATOR/STAIR
- OUTDOOR AMENITY

PROPOSED PROPERTY LINE
 PROJECT BOUNDARY

PARKING SUMMARY

B3	115
B2	113
B1	113
FLOOR 01/SURFACE	22
TOTAL	363



BLOCK A - LEVEL B1 PLAN

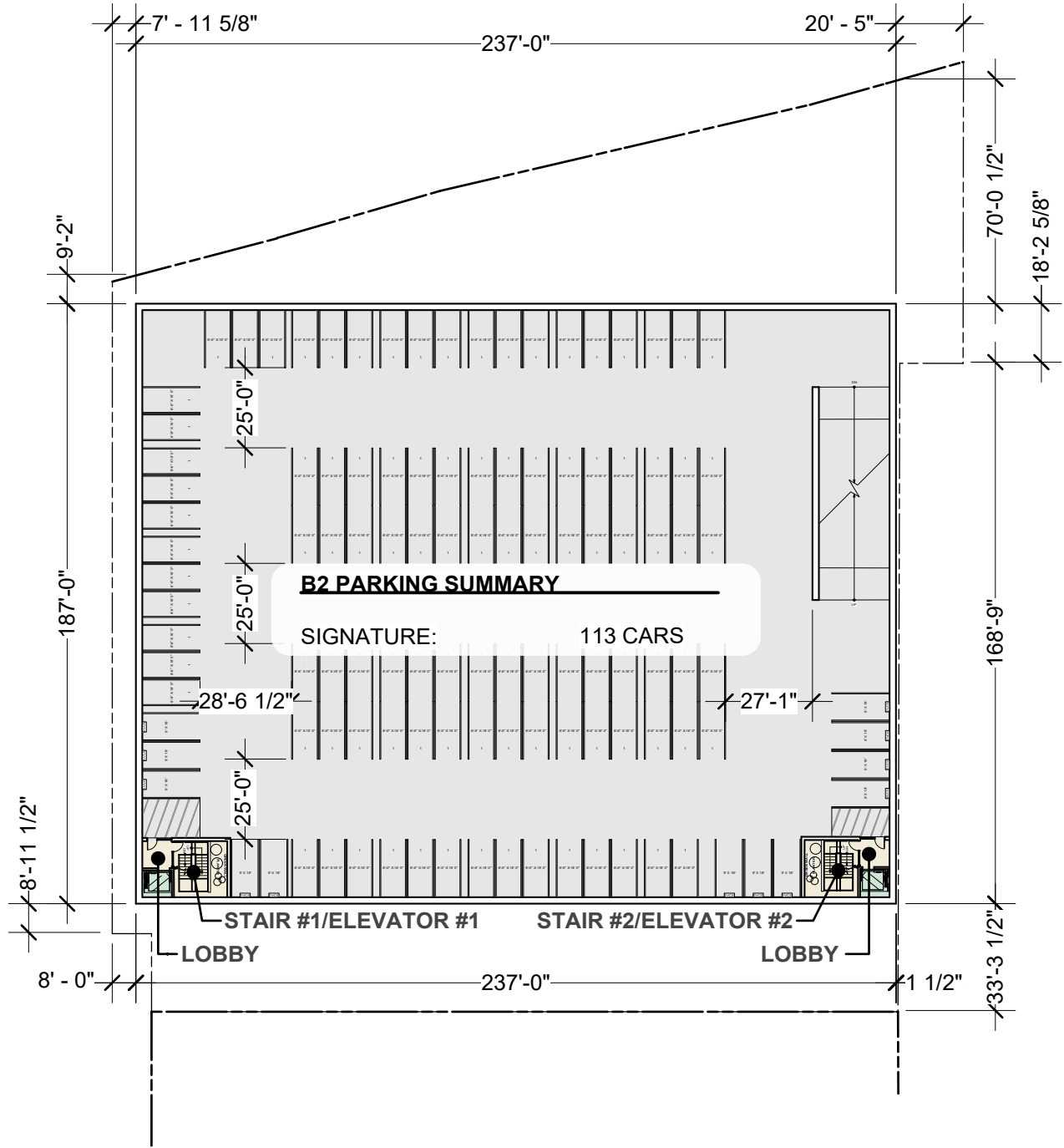
LEGEND

- UTILITIES
- AMENITY
- FUTURE RESIDENT PARKING
- ELEVATOR/STAIR
- OUTDOOR AMENITY

PROPOSED PROPERTY LINE
 PROJECT BOUNDARY

PARKING SUMMARY

B3	115
B2	113
B1	113
FLOOR 01/SURFACE	22
TOTAL	363



BLOCK A - LEVEL B2 PLAN

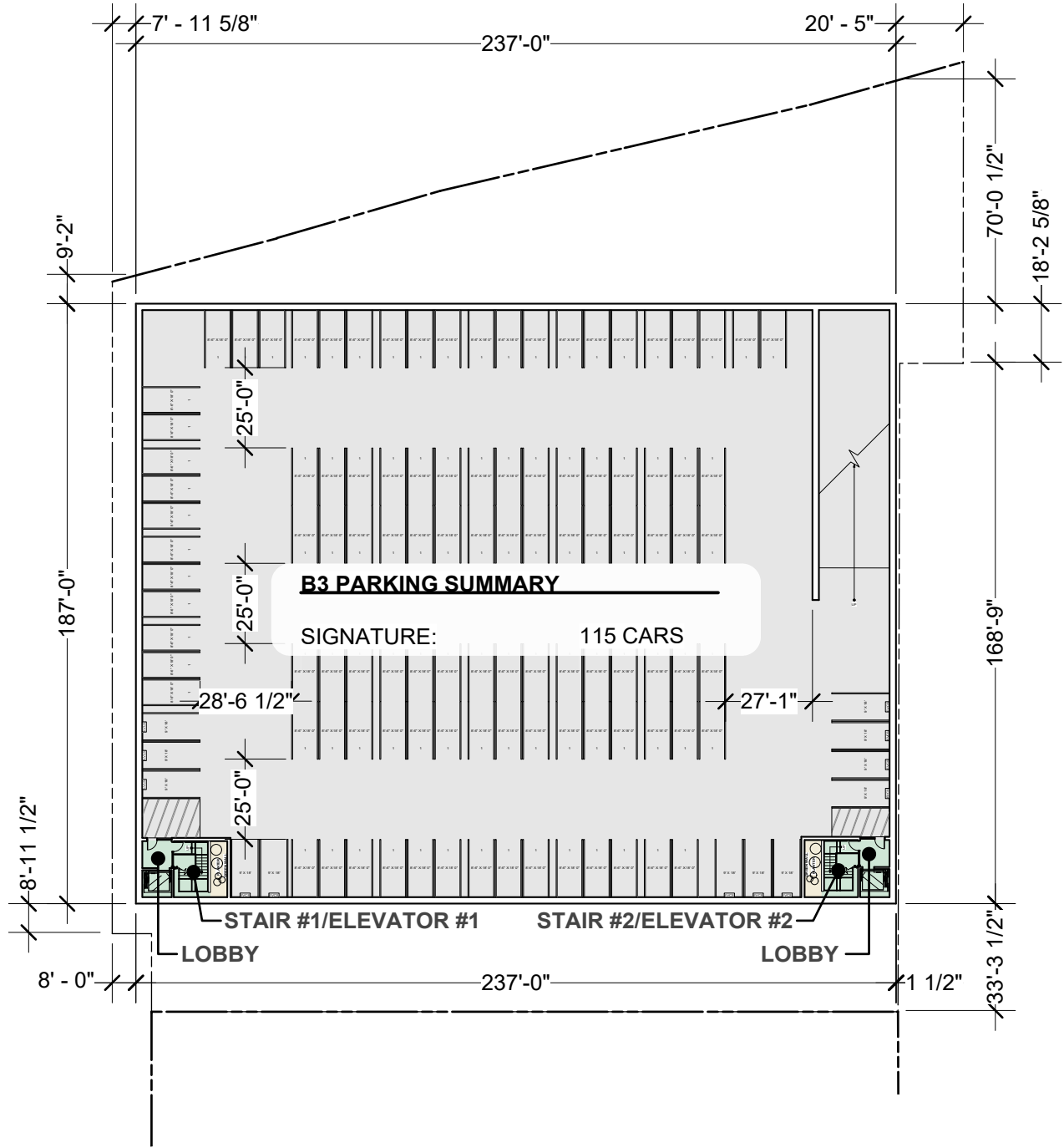
LEGEND

- UTILITIES
- AMENITY
- FUTURE RESIDENT PARKING
- ELEVATOR/STAIR
- OUTDOOR AMENITY

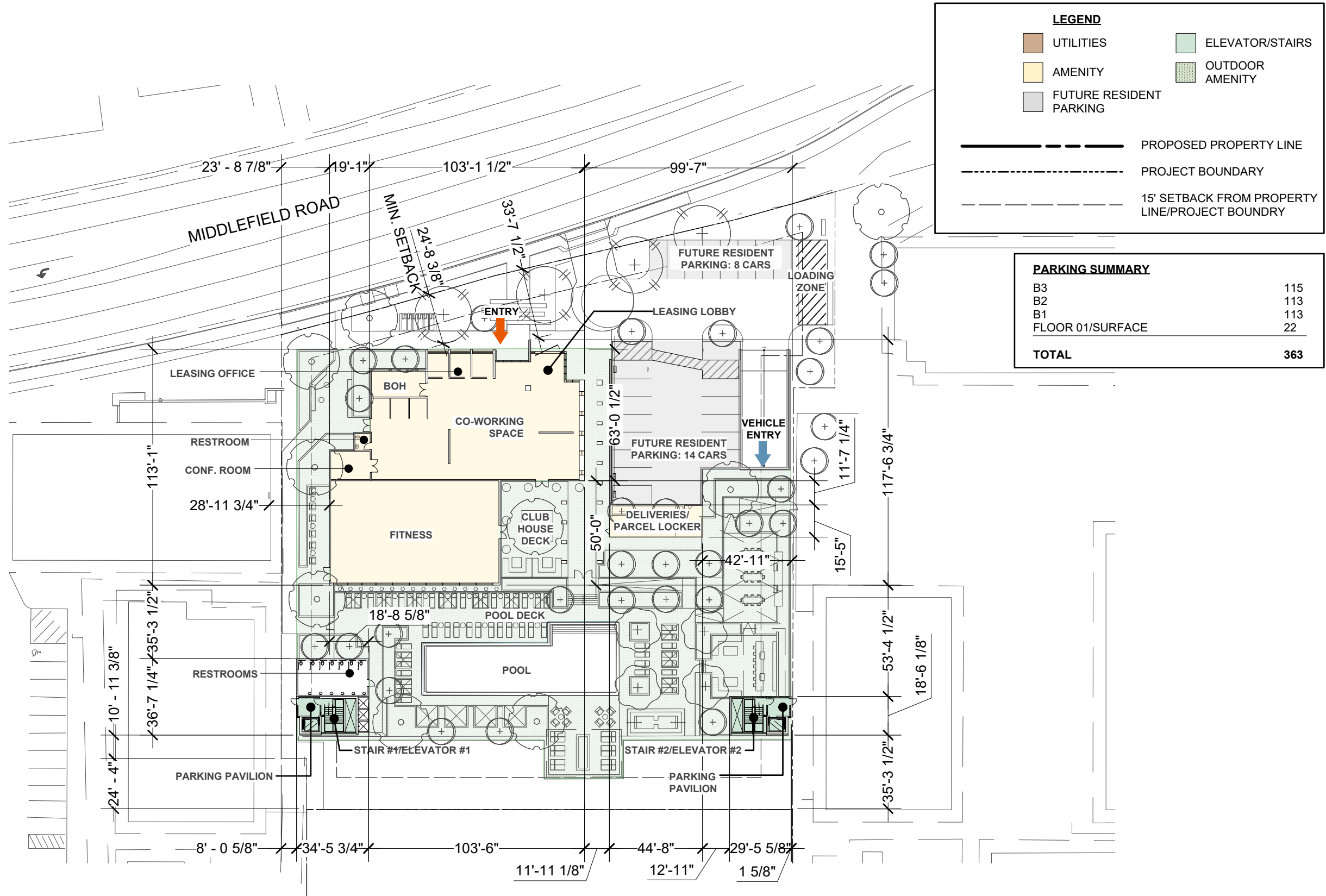
PROPOSED PROPERTY LINE
 PROJECT BOUNDARY

PARKING SUMMARY


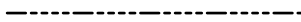

B3	115
B2	113
B1	113
FLOOR 01/SURFACE	22
TOTAL	363

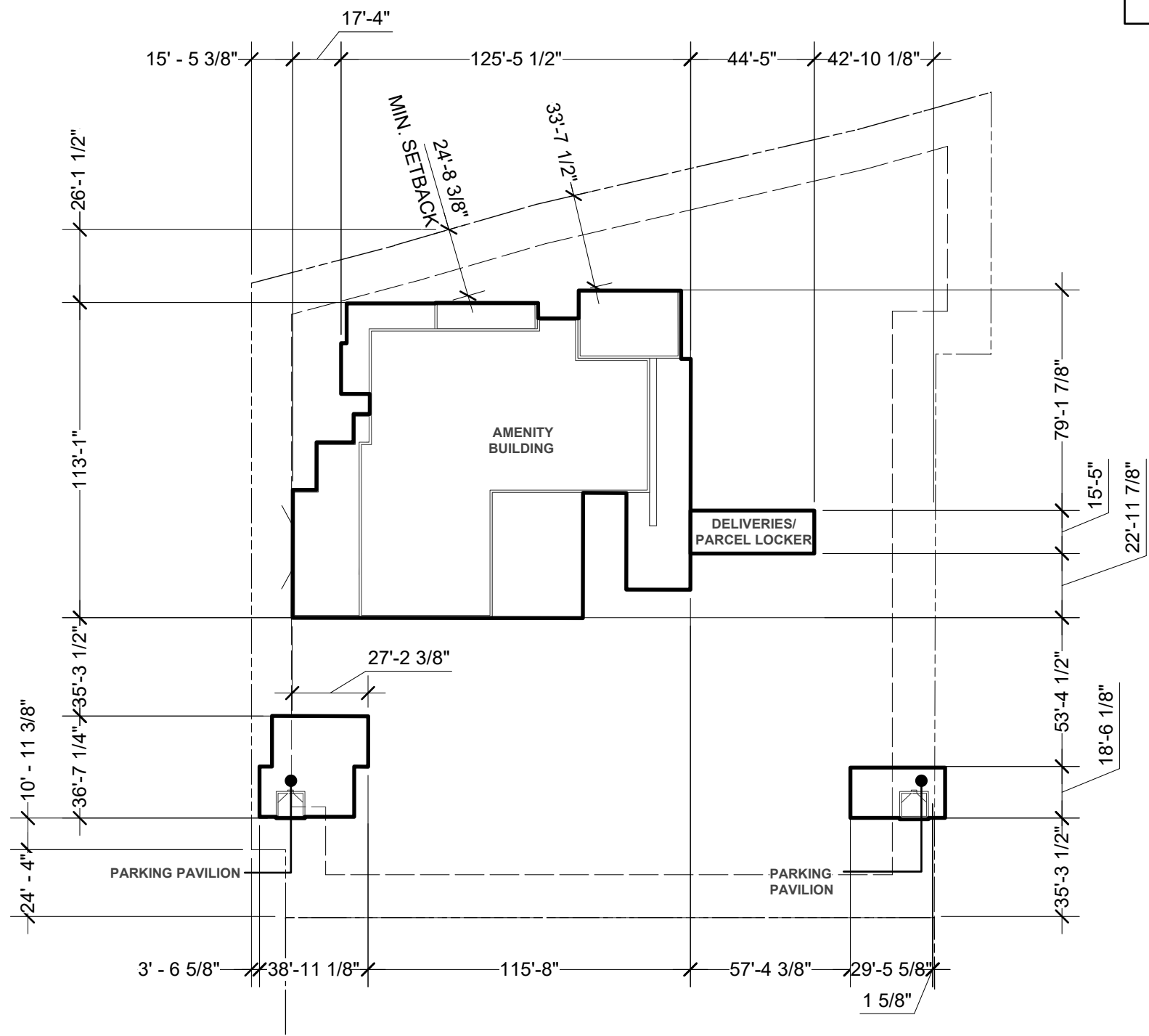


BLOCK A - LEVEL B3 PLAN

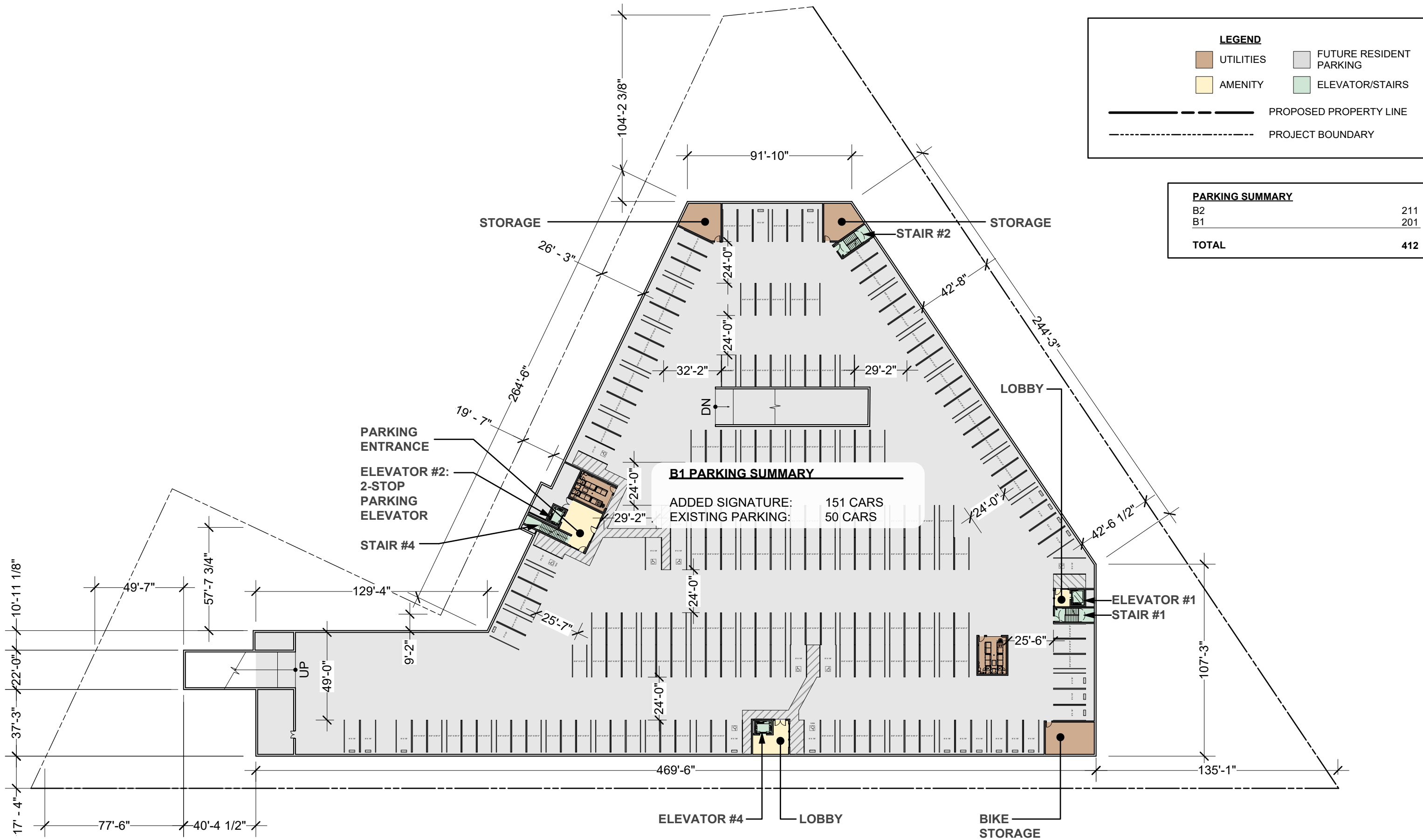


BLOCK A - LEVEL 1 PLAN

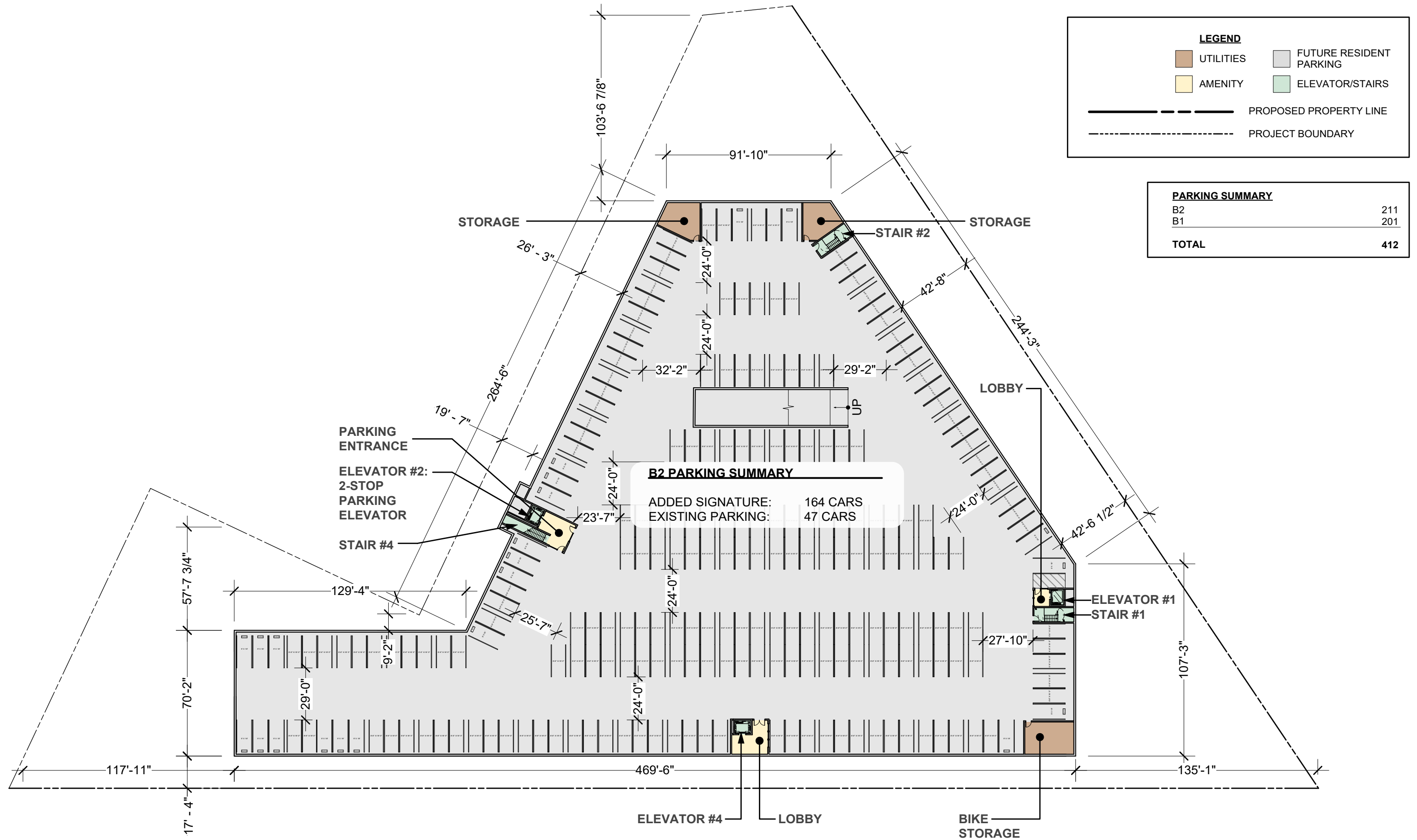
LEGEND	
	PROPOSED PROPERTY LINE
	PROJECT BOUNDARY
	15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY



BLOCK A - ROOF PLAN



BLOCK C - LEVEL B1 PLAN



BLOCK C - LEVEL B2 PLAN



LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITIES
- CIRCULATION
- * 2-LEVEL TOWNHOUSE

PROPOSED PROPERTY LINE
 PROJECT BOUNDARY
 15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY

BLOCK C UNIT SUMMARY

STUDIO	4
1 BEDROOM	100
2 BEDROOM	85
3 BEDROOM	23
TOTAL	212

BLOCK C - LEVEL 1 PLAN



LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITIES
- CIRCULATION

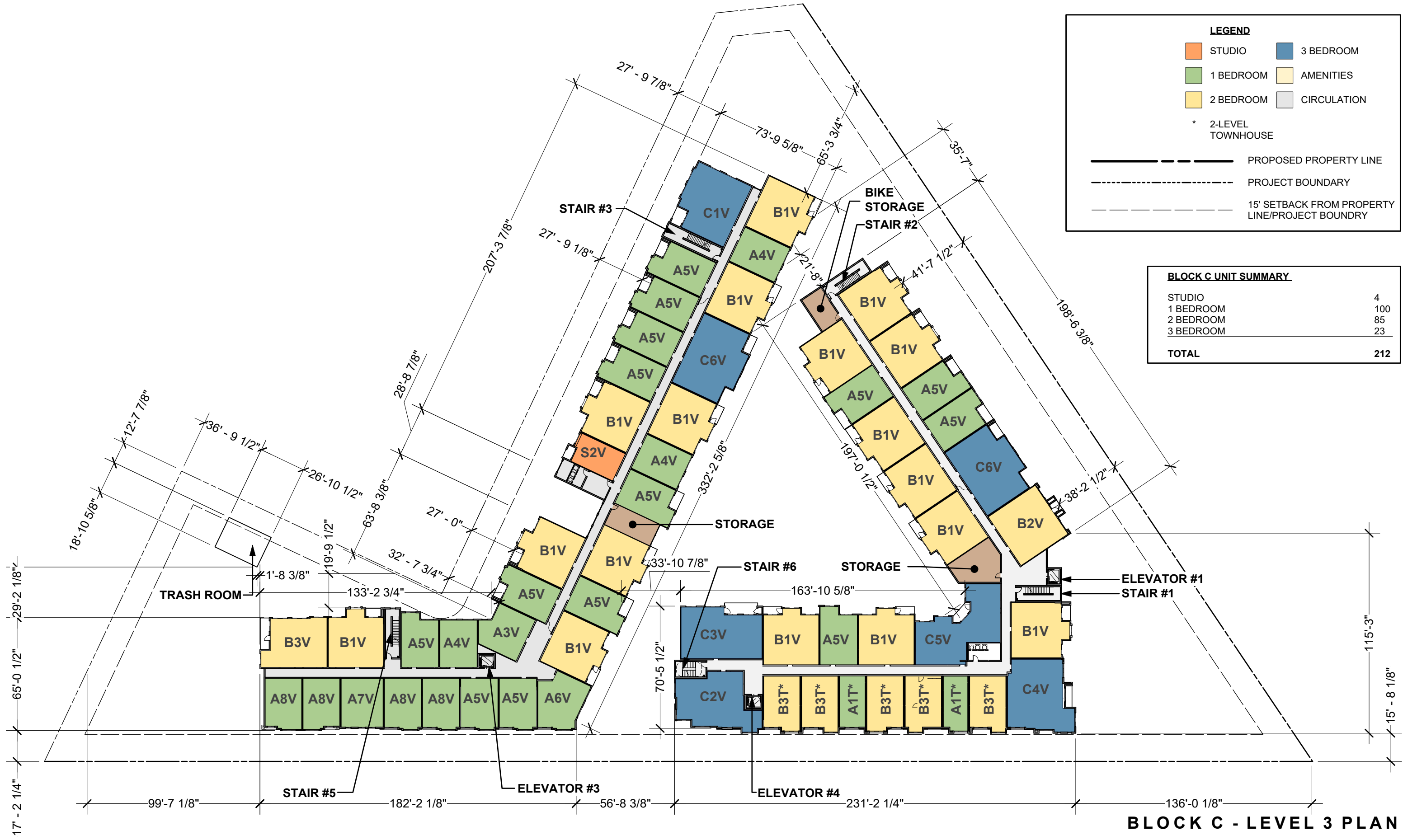
* 2-LEVEL TOWNHOUSE

- PROPOSED PROPERTY LINE
- PROJECT BOUNDARY
- 15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY

BLOCK C UNIT SUMMARY

STUDIO	4
1 BEDROOM	100
2 BEDROOM	85
3 BEDROOM	23
TOTAL	212

BLOCK C - LEVEL 2 PLAN



LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITIES
- CIRCULATION

* 2-LEVEL TOWNHOUSE

- PROPOSED PROPERTY LINE
- PROJECT BOUNDARY
- 15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY

BLOCK C UNIT SUMMARY

STUDIO	4
1 BEDROOM	100
2 BEDROOM	85
3 BEDROOM	23
TOTAL	212

BLOCK C - LEVEL 3 PLAN



LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITIES
- CIRCULATION

* 2-LEVEL TOWNHOUSE

— PROPOSED PROPERTY LINE

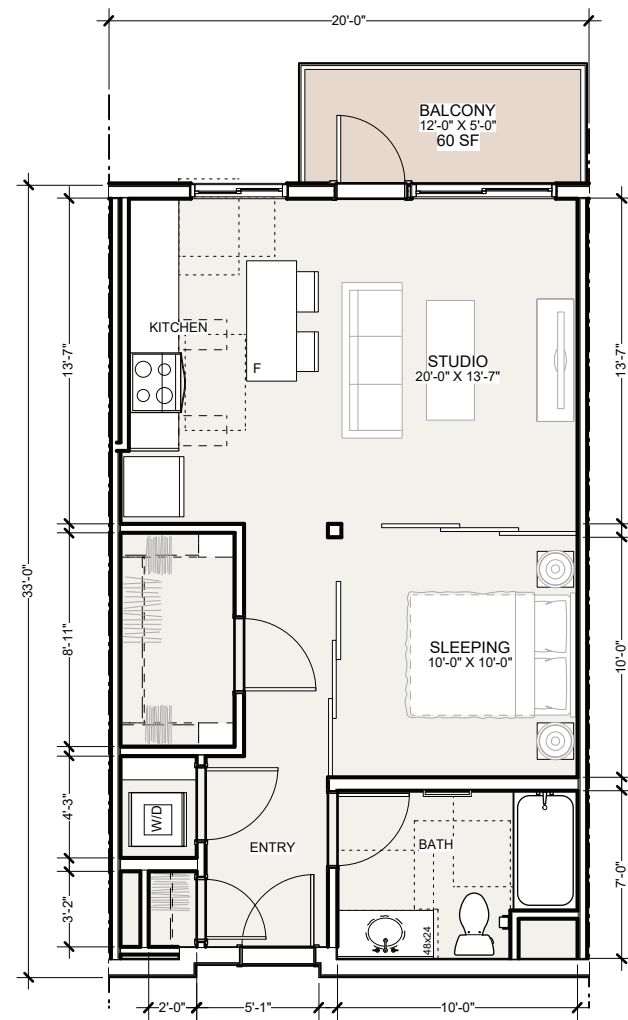
- - - PROJECT BOUNDARY

- - - 15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY

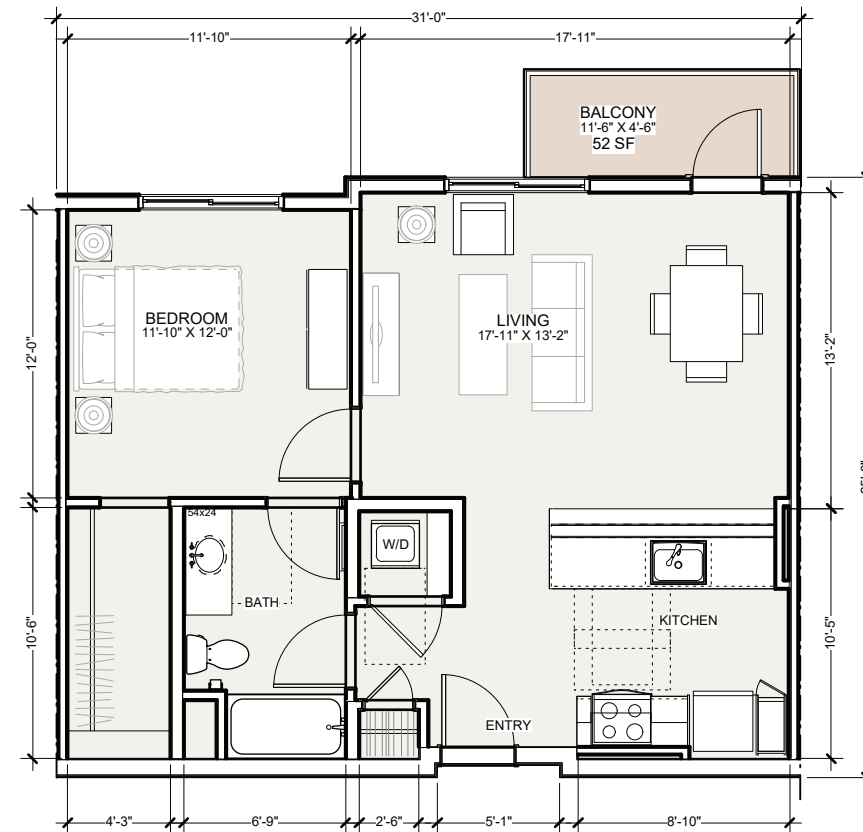
BLOCK C UNIT SUMMARY

STUDIO	4
1 BEDROOM	100
2 BEDROOM	85
3 BEDROOM	23
TOTAL	212

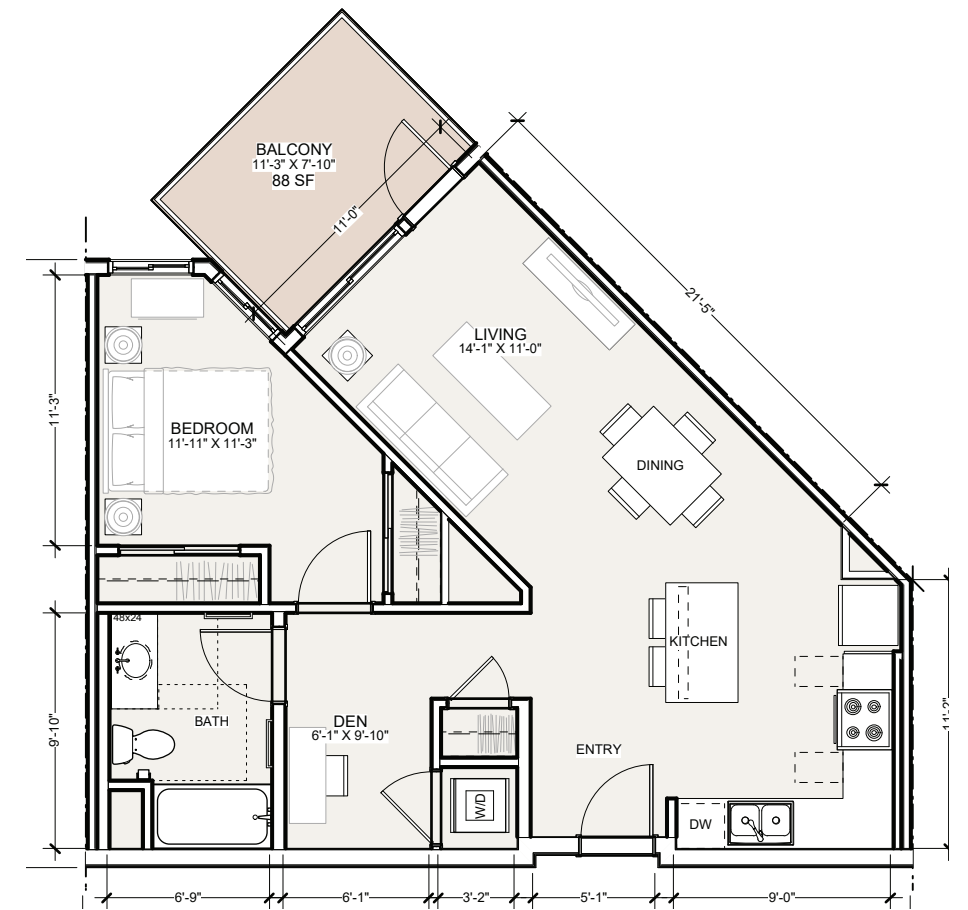
BLOCK C - LEVEL 4 PLAN



S1S STUDIO
682 SF.

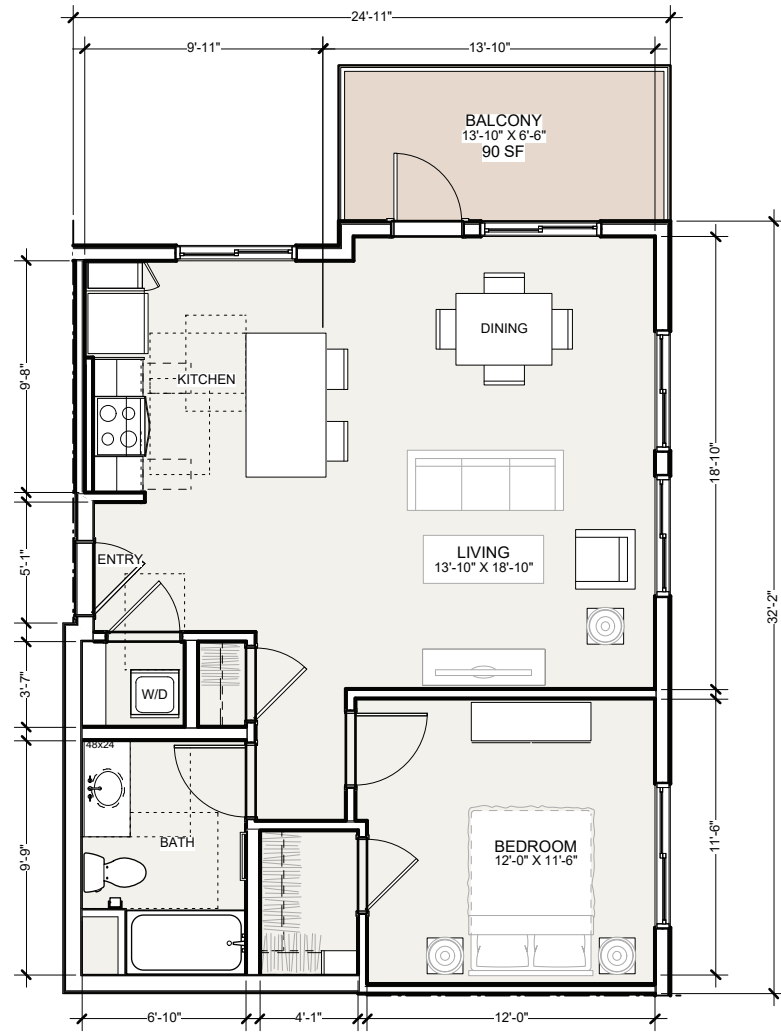


A1S 1 BEDROOM
755 SF.

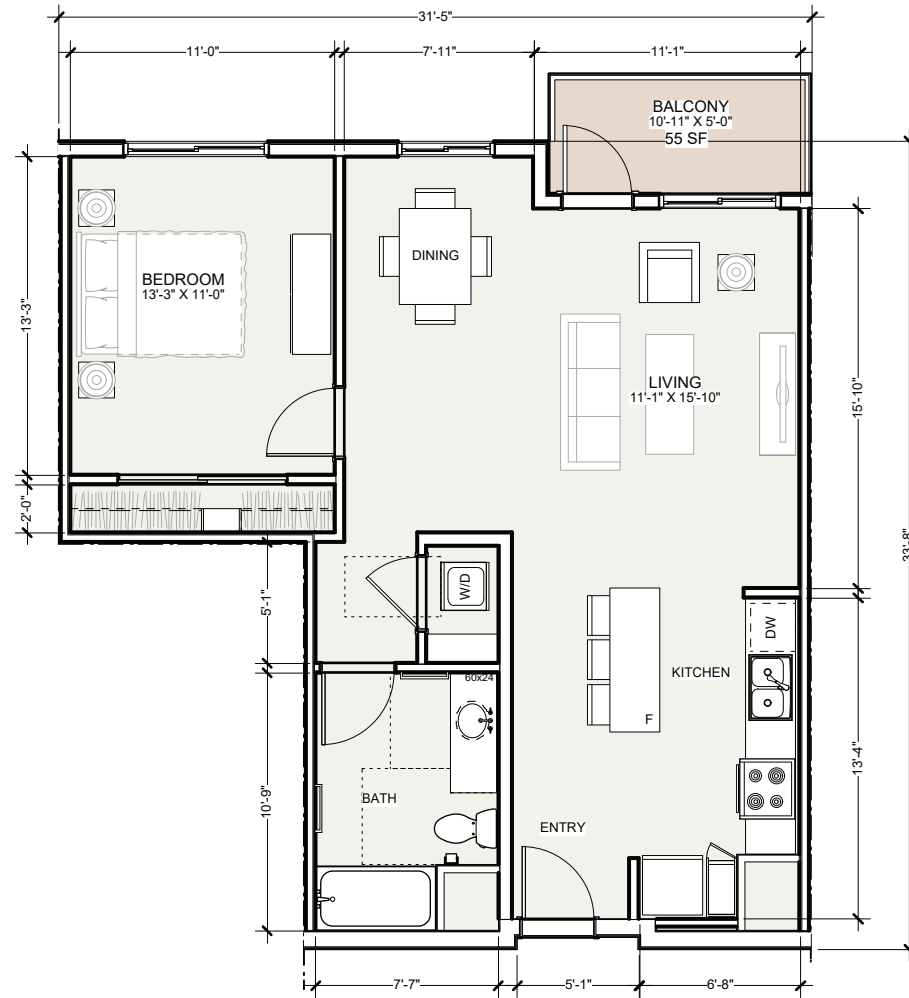
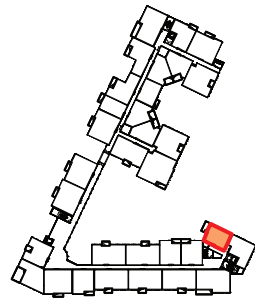


A2S 1 BEDROOM
788 SF.

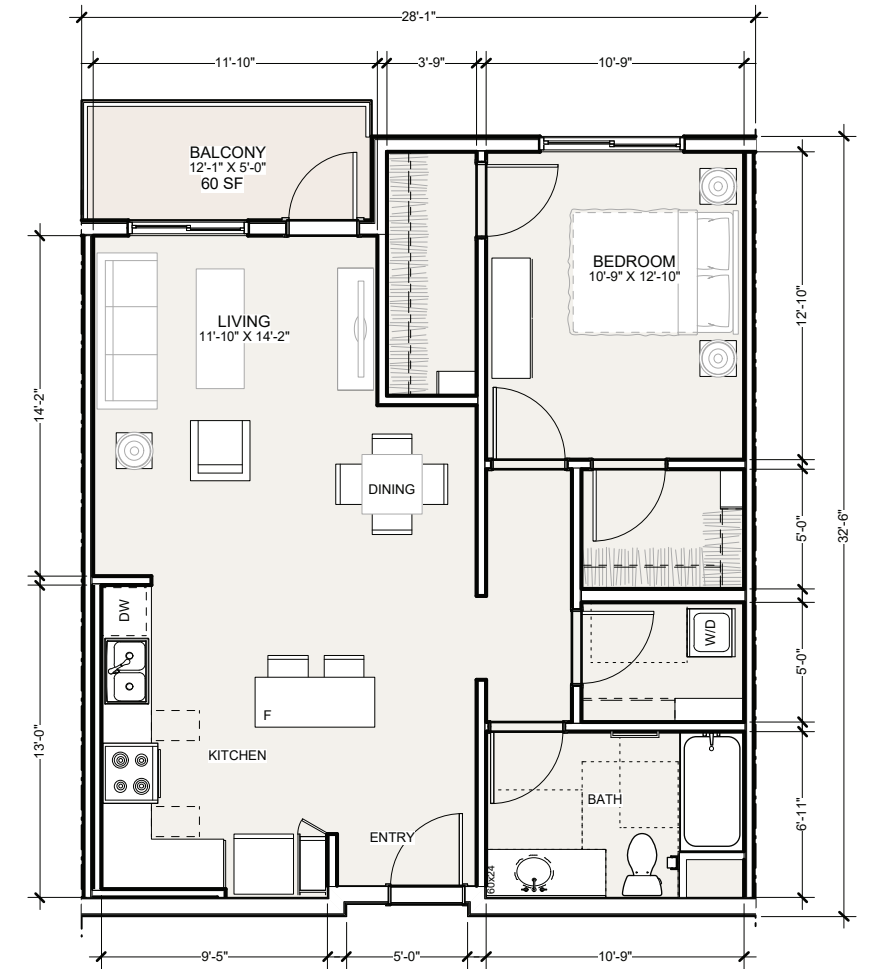
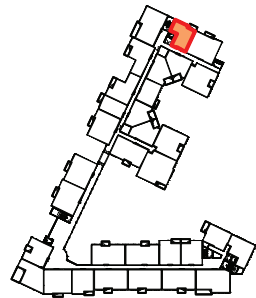
BLOCK B UNIT PLANS - STUDIO



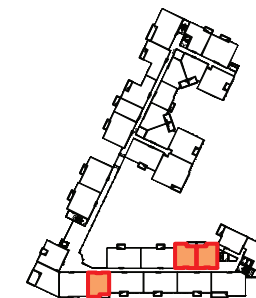
A3S 1 BEDROOM
786 SF.



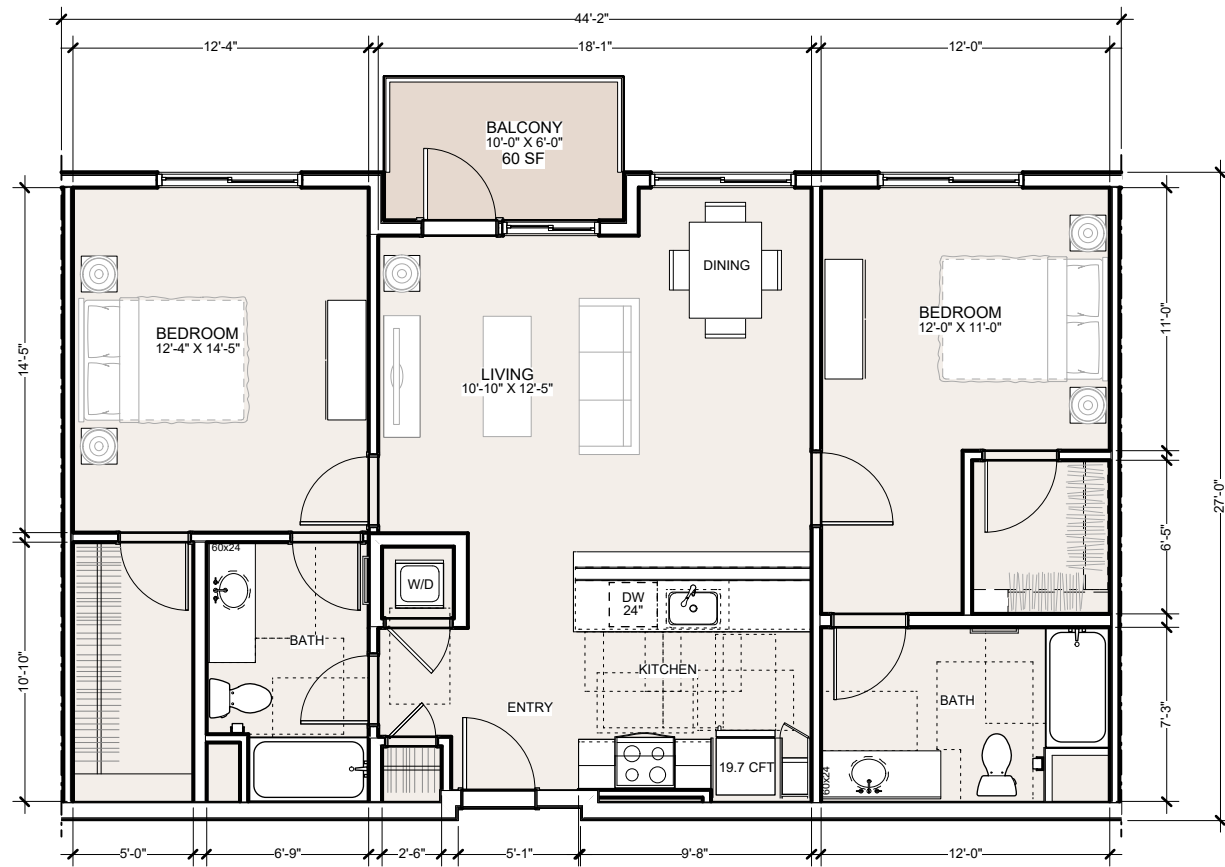
A4S 1 BEDROOM
850 SF.



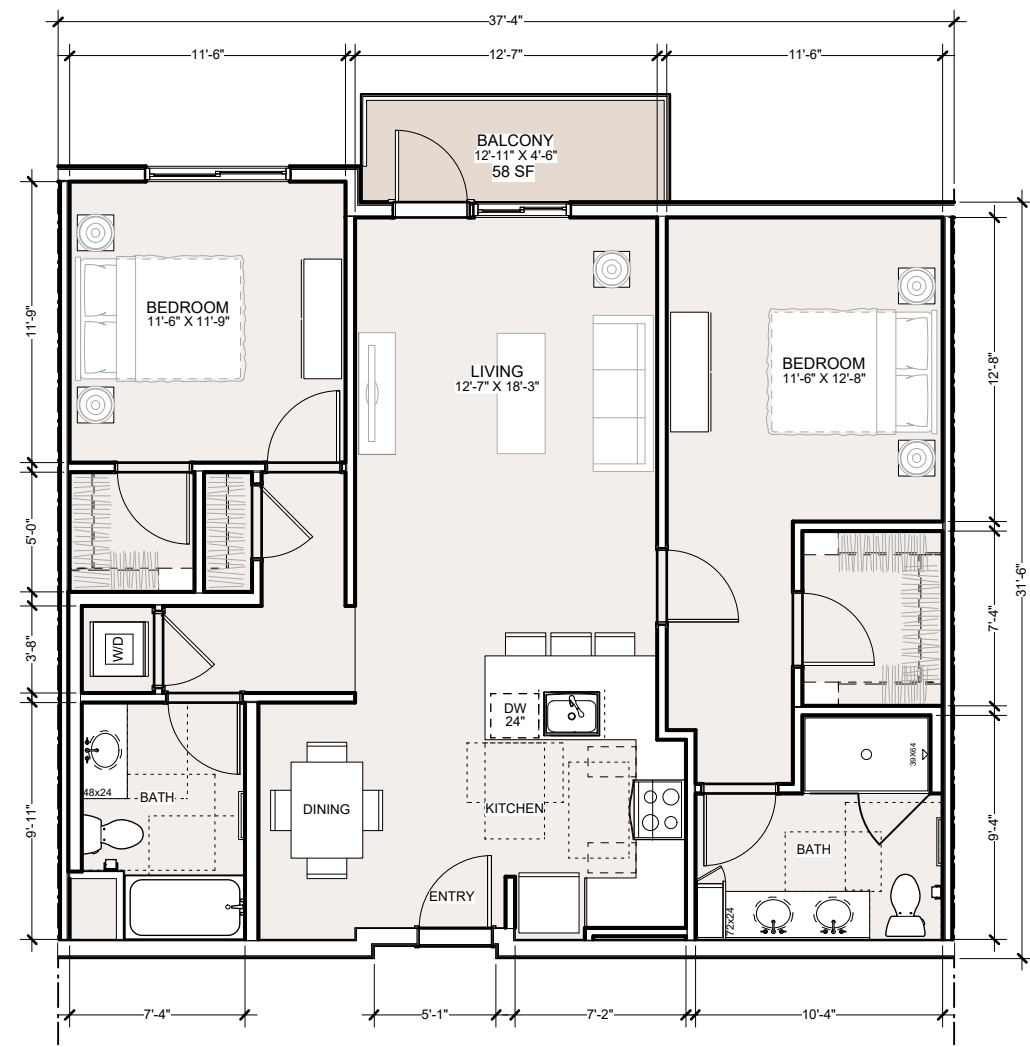
A5S 1 BEDROOM
860 SF.



BLOCK B UNIT PLANS - 1 BEDROOM

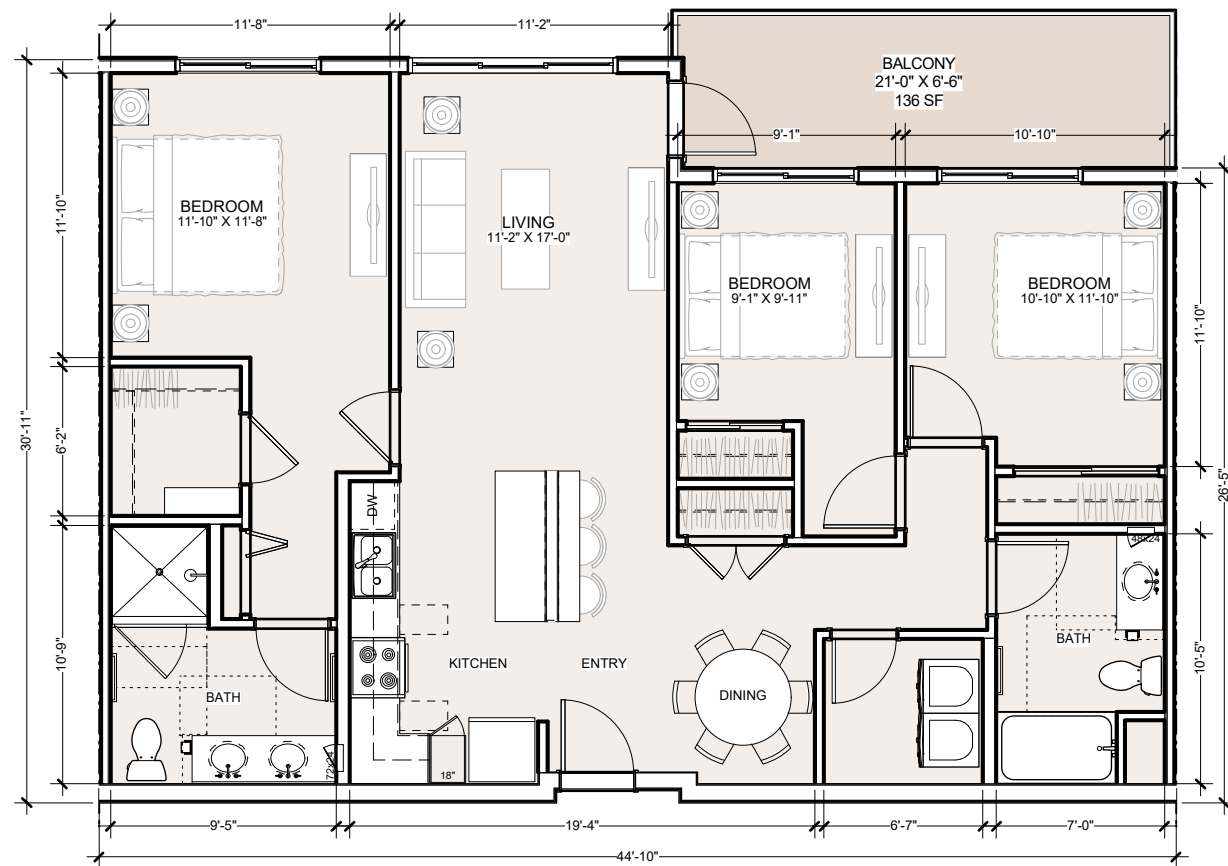


B1S 2 BEDROOM
1160 SF.

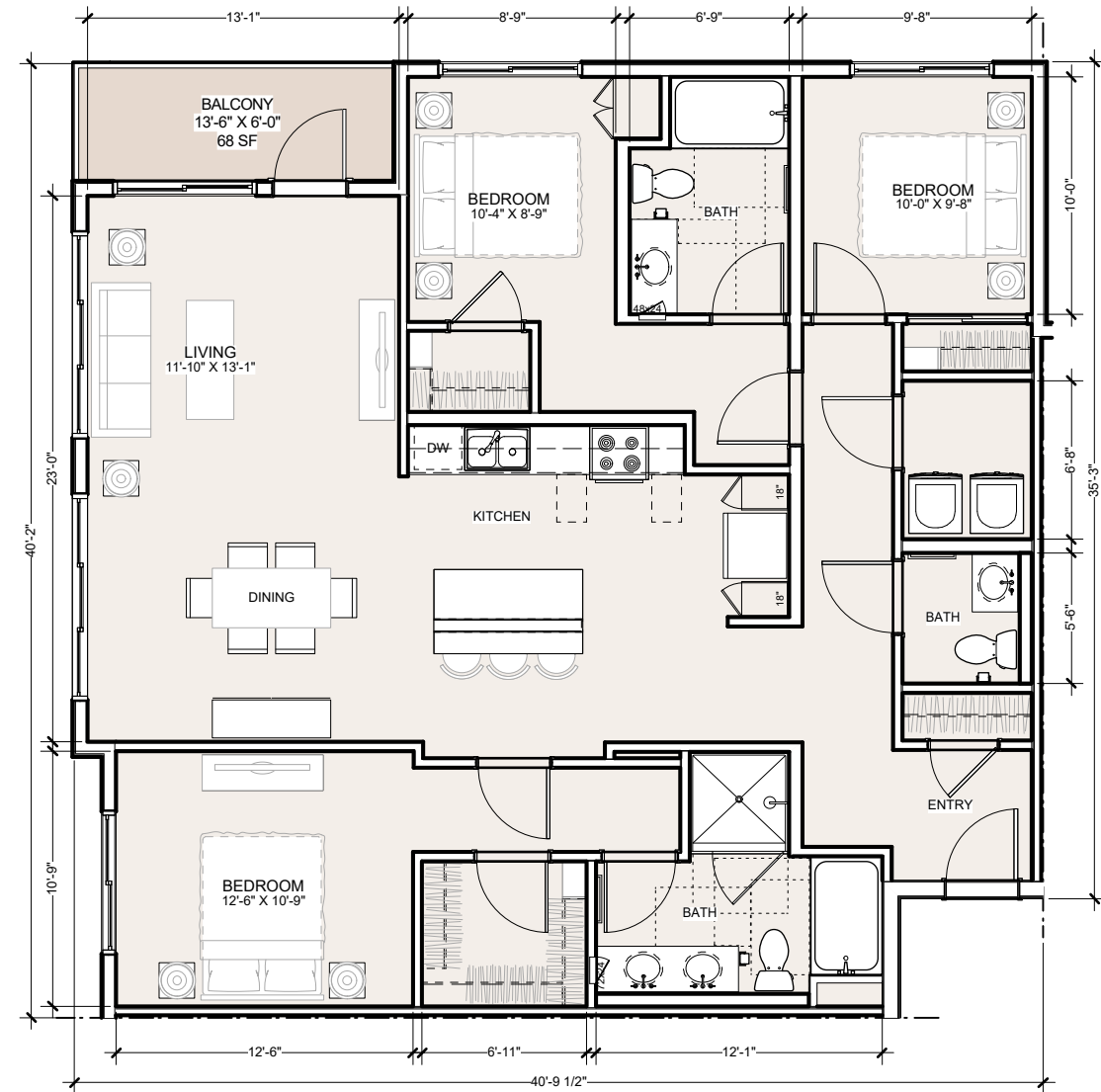


B2S 2 BEDROOM
1185 SF.

BLOCK B UNIT PLANS - 2 BEDROOM

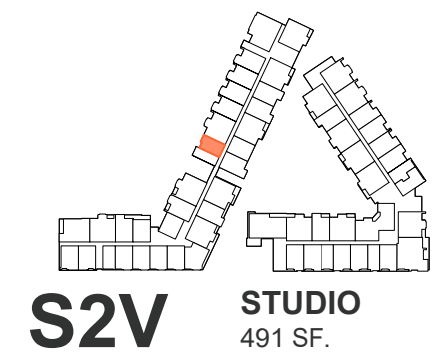
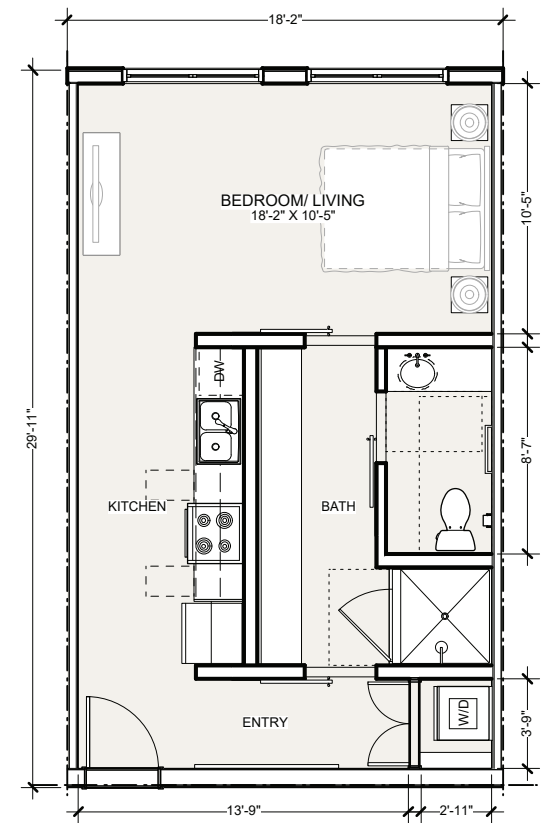


C1S 3 BEDROOM
1282 SF.



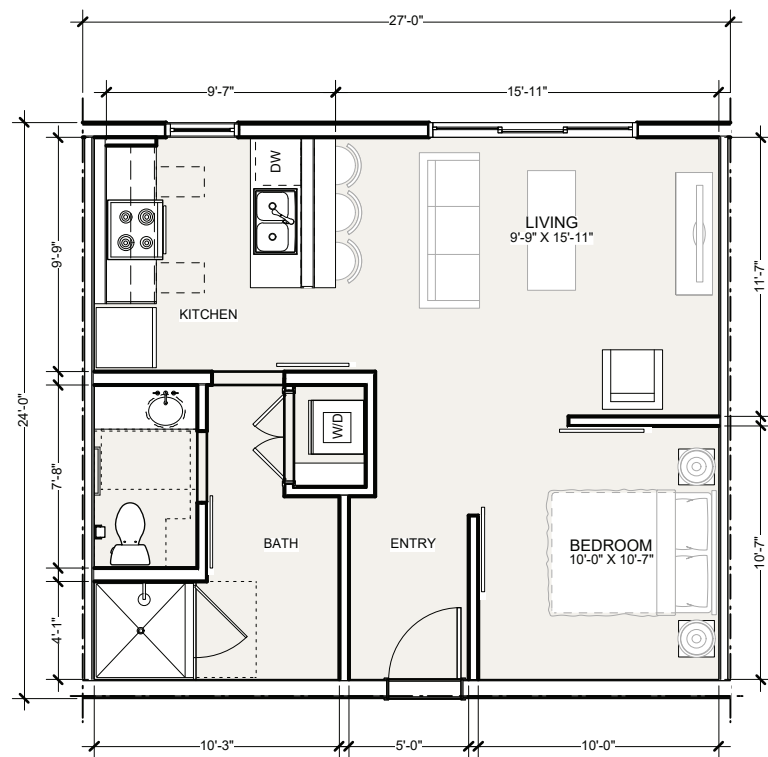
C2S 3 BEDROOM
1523 SF.

BLOCK B UNIT PLANS - 3 BEDROOM

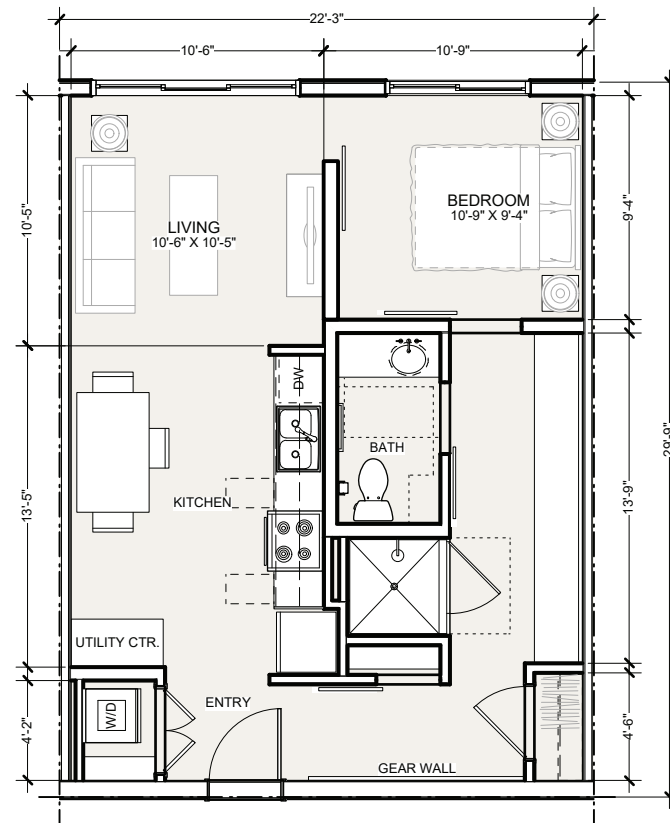


S2V STUDIO
491 SF.

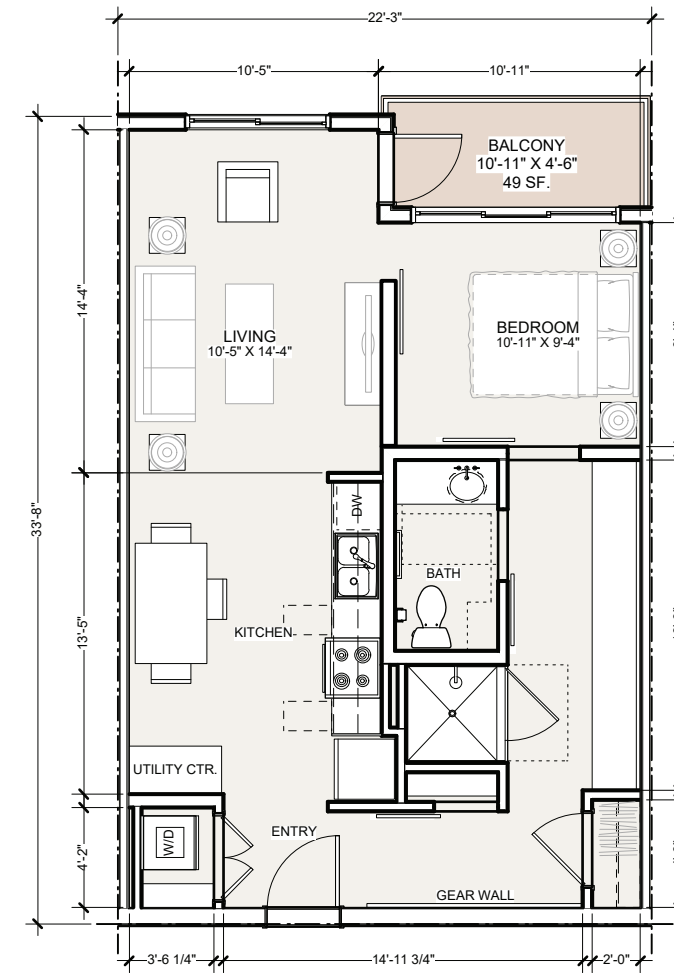
BLOCK C UNIT PLANS - STUDIO



A3V 1 BEDROOM
635 SF.

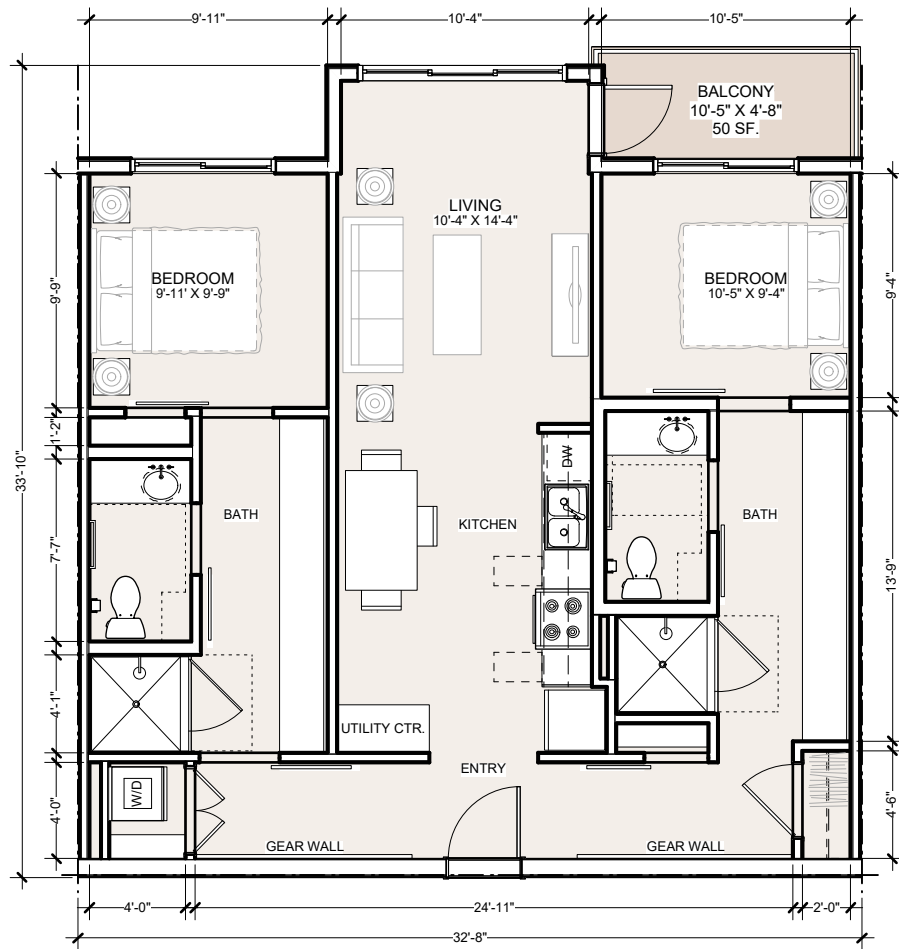


A4V 1 BEDROOM
663 SF.

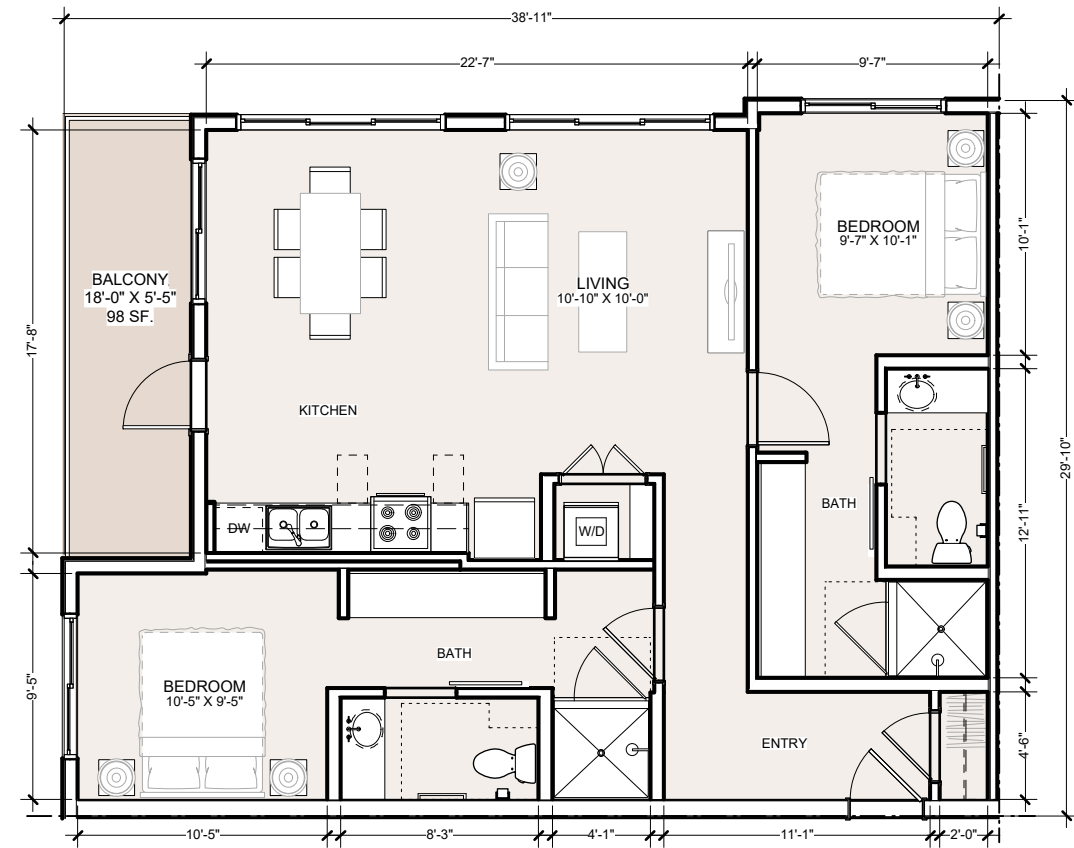


A5V 1 BEDROOM
670 SF.

BLOCK C UNIT PLANS - 1 BEDROOM

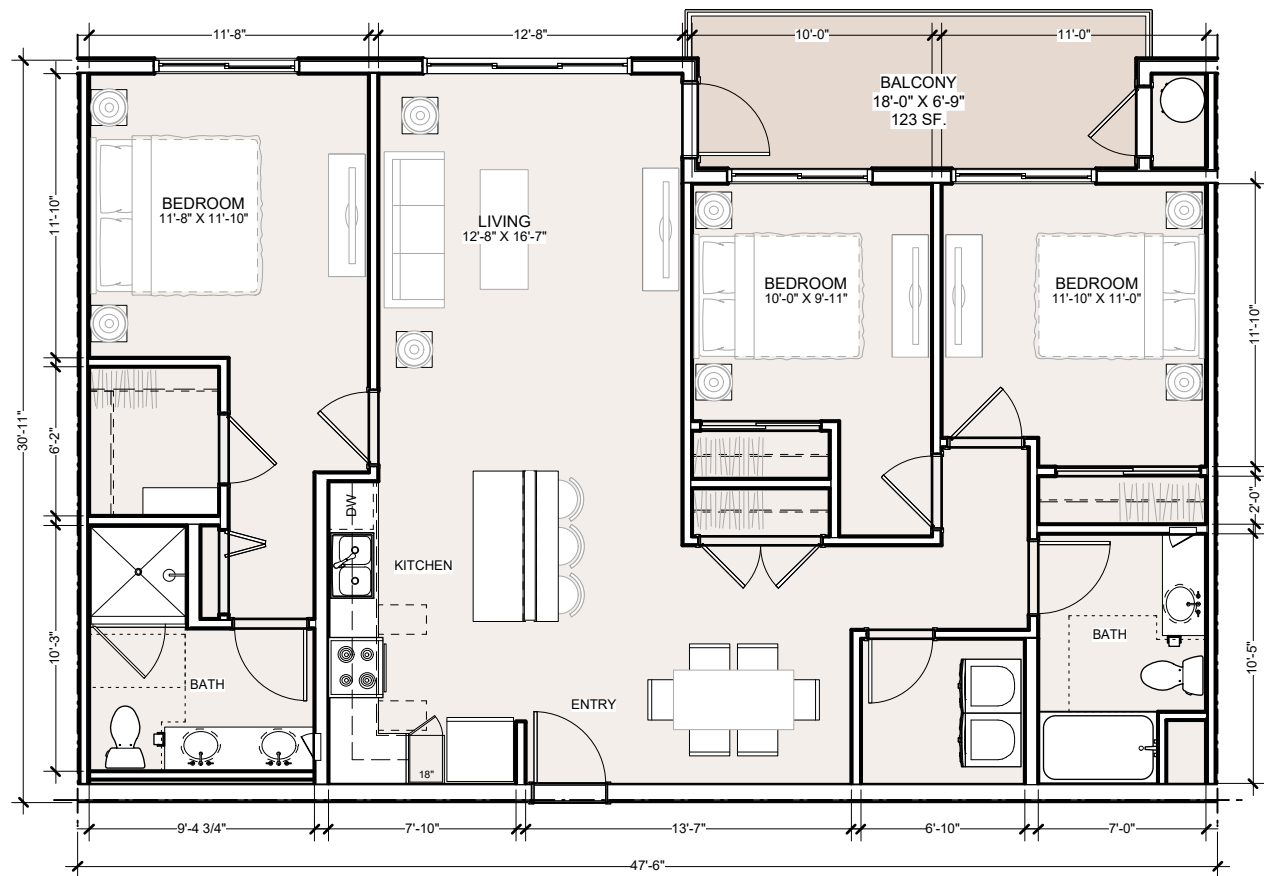


B1V 2-BEDROOM
1006 SF.

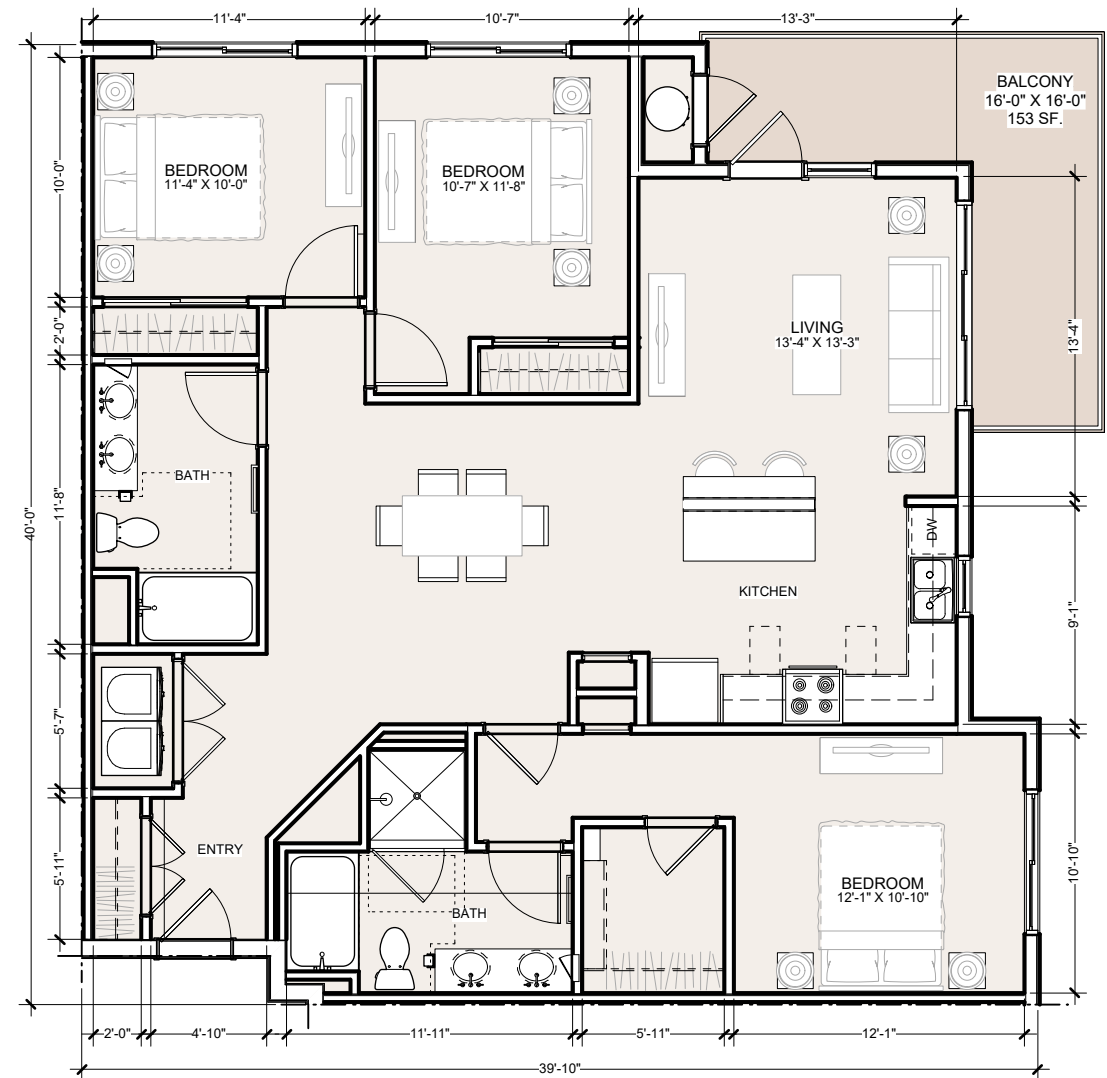


B3V 2-BEDROOM
1006 SF.

BLOCK C UNIT PLANS - 2 BEDROOM

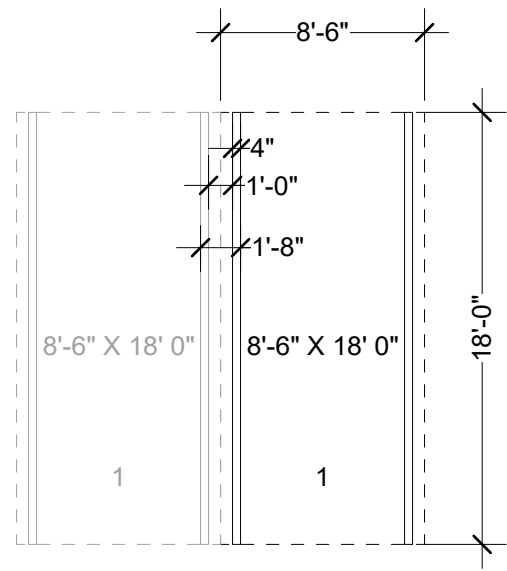


C3V 3 BEDROOM
1277 SF.



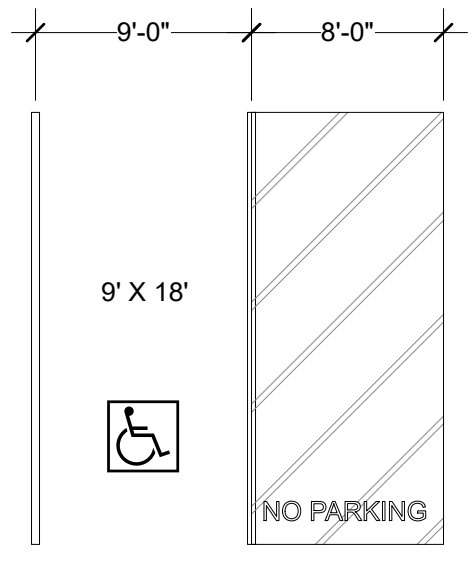
C4V 3 BEDROOM
1449 SF.

BLOCK C UNIT PLANS - 3 BEDROOM

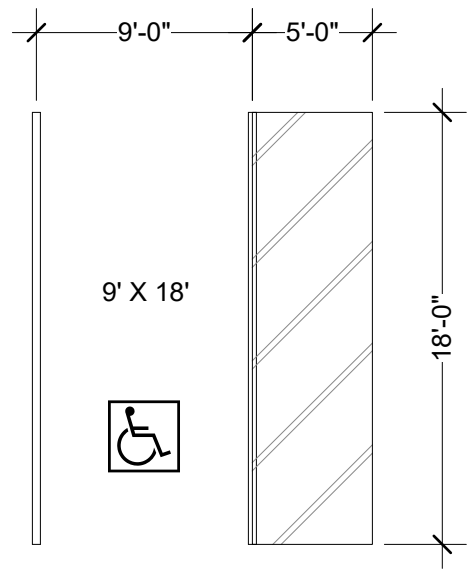


REGULAR PARKING STALL

STANDARD PARKING STALL LAYOUT 2



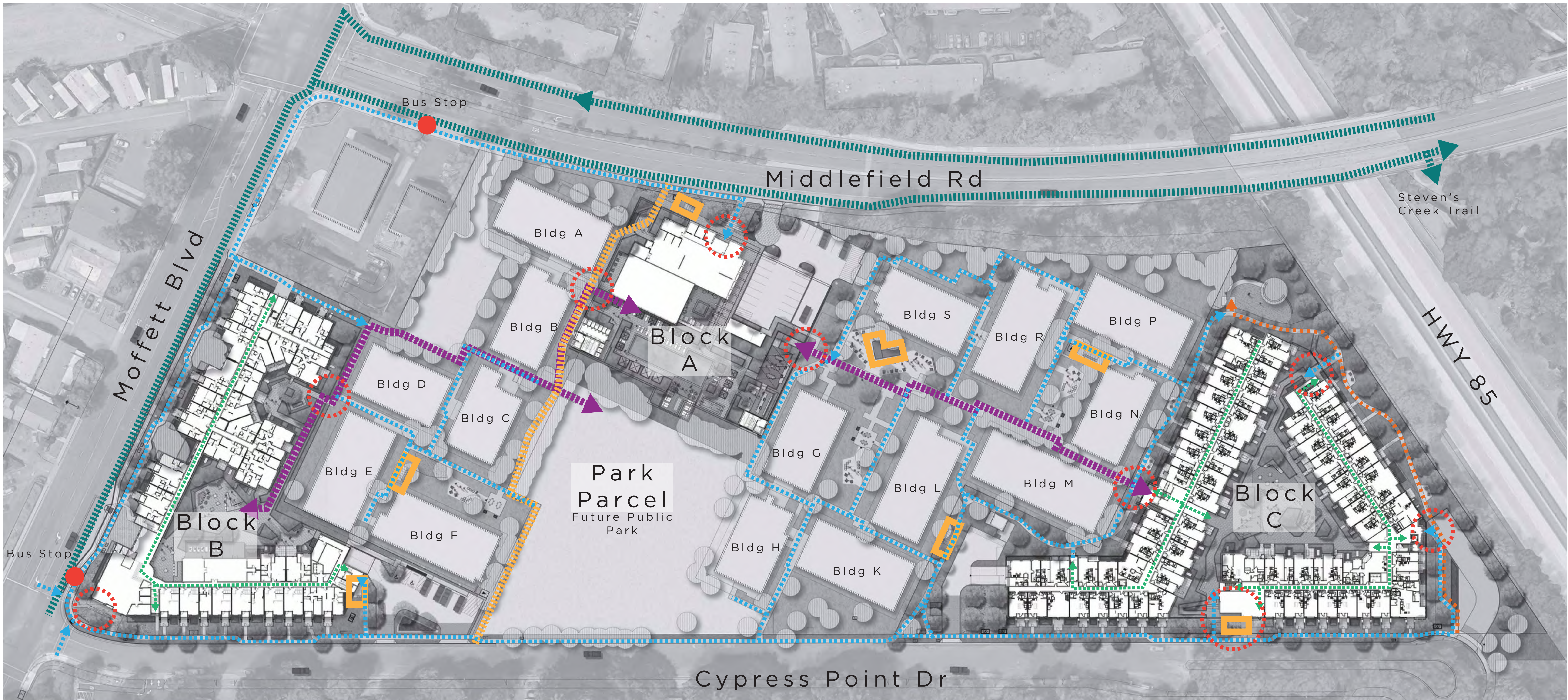
ADA PARKING STALL WITH VAN-ACCESSIBLE AISLE



ADA PARKING STALL WITH AISLE

ADA PARKING STALL LAYOUT 1

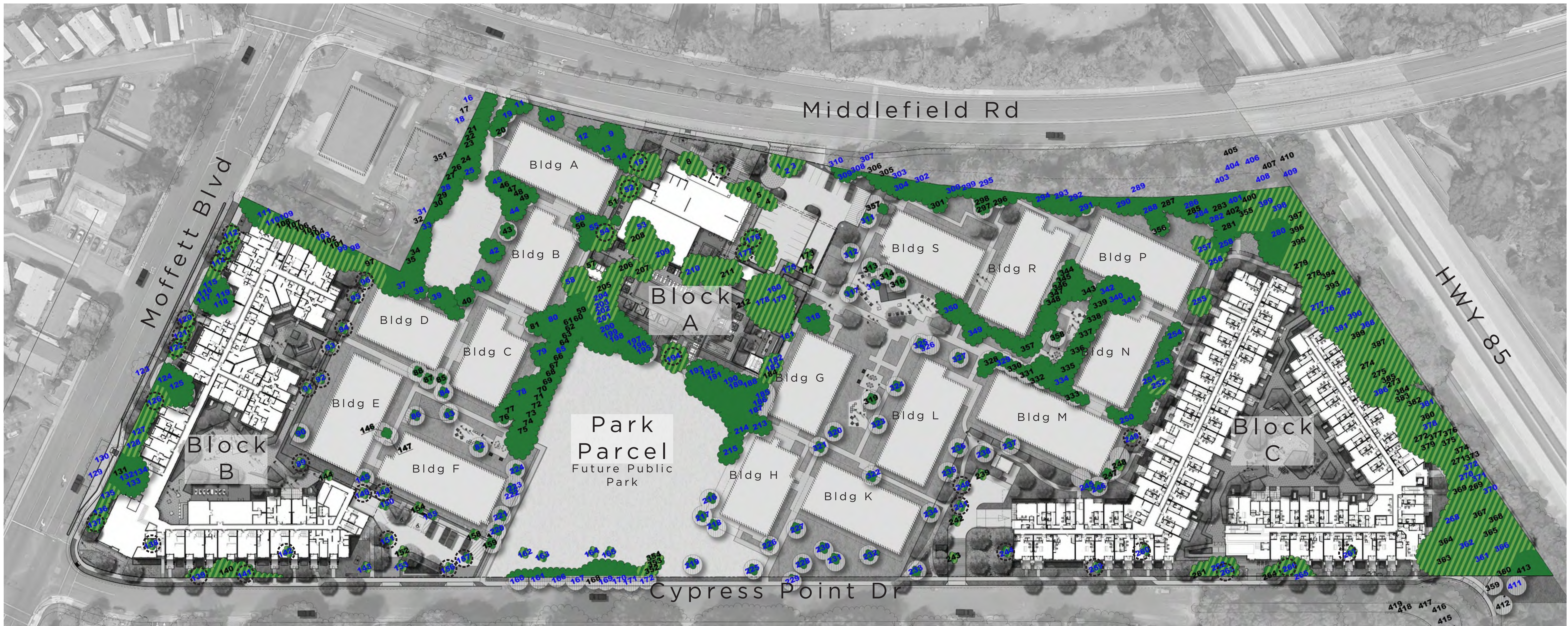
PARKING DETAILS



Wayfinding




- Primary Circulation & Leasing Paseo**
 -Signage
 -Wide Corridors
 -Wayfinding Lighting
 -Uniform planting
- Public Path**
 -Signage
 -Wide Corridors
 -Bike Friendly Path
- On Street Bike Lane**
- Site Circulation Path**
 -Walkway lighting
- Existing Bus Stop**
- Internal Building Circulation**
- Paseo**
 -Dog Friendly
- Primary Building and Interior Courtyard Entryways**
- Bike Parking**

CIRCULATION & WAYFINDING



Tree Canopy Table

Site Area: 14.52 Acres	Existing	Removed	Preserved	Transplanted
Site Canopy	3.72 Acres (25.66% Total Site Coverage)	1.45 Acres	2.04 Acres	0.23 Acres
Total Tree Quantities	397 Trees	129 Trees	228 Trees	40 Trees
Heritage Trees	241	57 Trees	145 Trees	39 Trees
Non-Heritage Trees	156	72 Trees	83 Trees	1 Trees

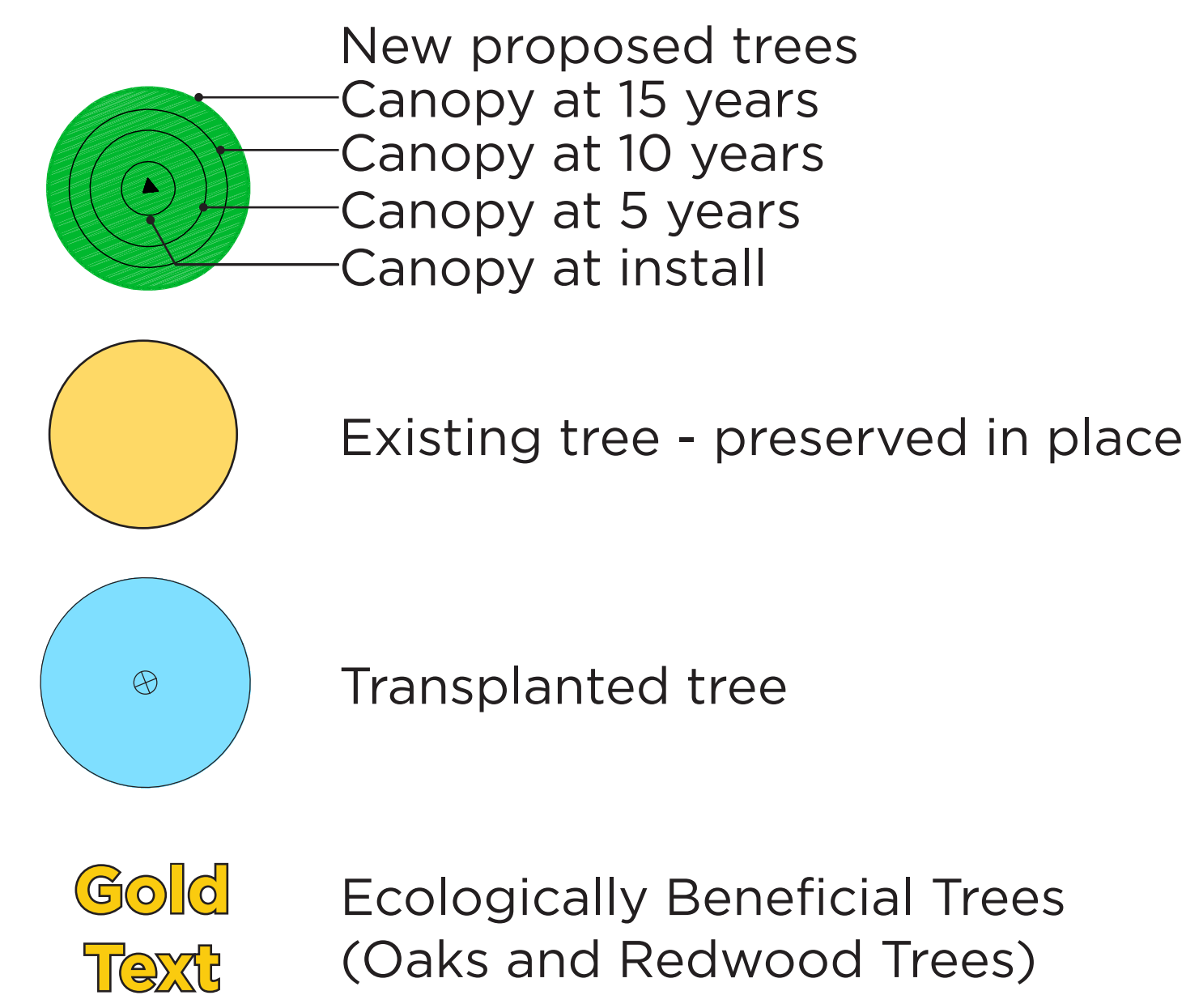
Blue text = Heritage Trees
Black text = Non-heritage Trees
 Heritage and Non-heritage Tree Canopy = 
 Tree Canopy to be Removed = 
 Trees to be Transplanted = 

EXISTING TREE CANOPY DIAGRAM



Summary Table

	Preserved*	Transplanted	Newly Planted	Total
Heritage Trees	145	39	N/A	184
Non - Heritage Trees	83	1	N/A	84
Total	228	40	190	458



Tree Replacement Calculation

HERITAGE TREES - 2 X 57	=	114	NEW TREE YR 15 CANOPY COVERAGE	=	27.86%
NON-HERITAGE TREES - 1 X 72	=	72	EXISTING REMOVED TREE CANOPY COVERAGE	=	25.66%
TOTAL TREES	=	186	TOTAL PROJECTED DIFFERENCE	=	+2.2%

NOTE: 5, 10 AND 15 YEAR TOTALS DO NOT INCLUDE GROWTH OF THE EXISTING TREES. NEW TREE QUANTITIES ARE ESTIMATED AND MAY VARY.
 NOTE: CANOPY PERCENTAGE BASED WITHIN PROJECT SITE ONLY. TOTAL SITE ACREAGE = 14.52 ACRES

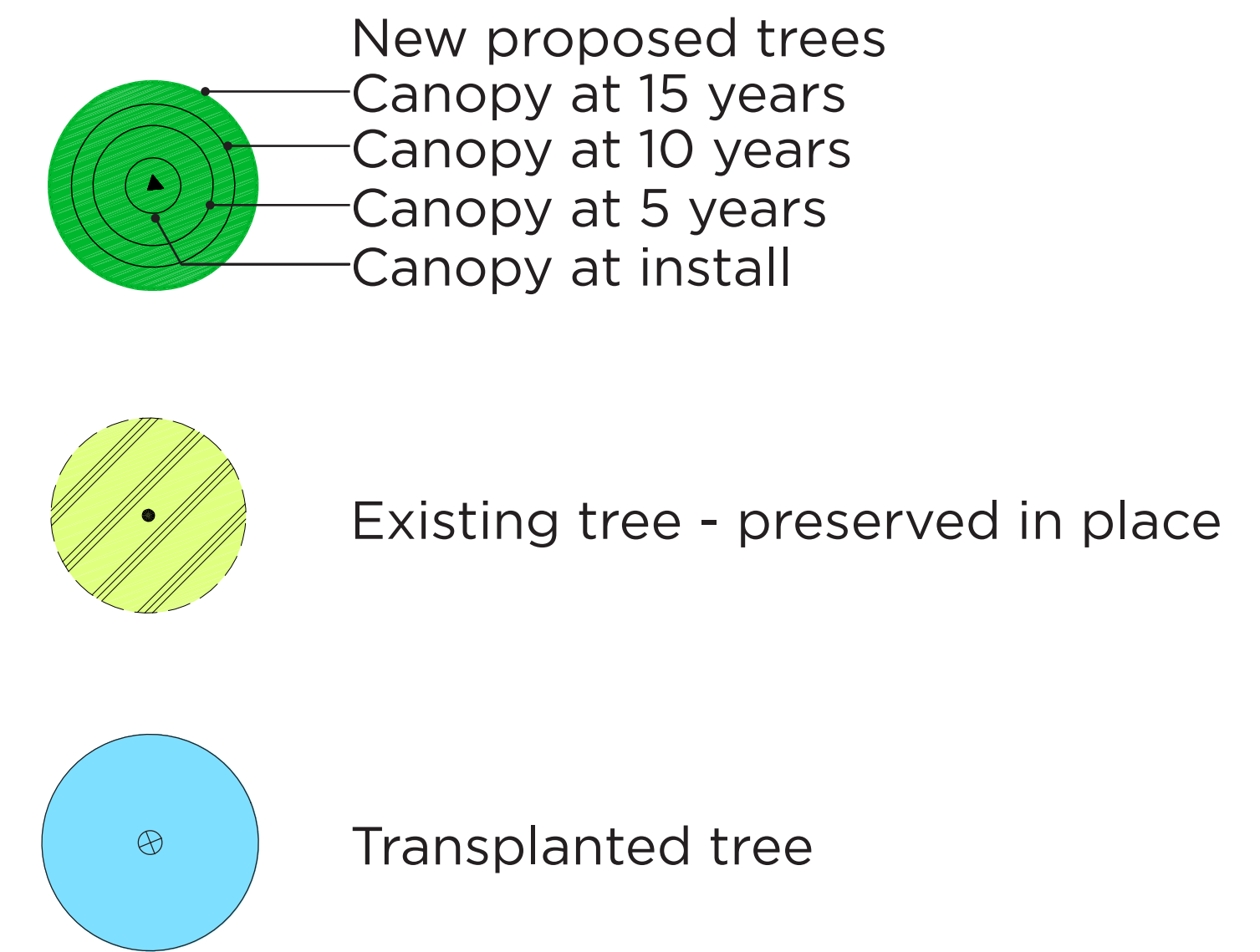
PROPOSED TREE PLANTING AND PRESERVATION DIAGRAM



PROPOSED TREE CANOPY DIAGRAM

Tree Canopy Table and Legend

Canopy	Trees	Install	Yr 5	Yr 10	Yr 15
Preserved (Heritage and Non-Heritage)	228	2.04 AC	2.04 AC	2.04 AC	2.04 AC
Newly Planted	190	0.09 AC	0.41 AC	0.78 AC	1.25 AC
Transplant	40	0.25 AC	0.41 AC	0.58 AC	0.79 AC
Total Canopy	458	2.38 AC	2.86 AC	3.40 AC	4.04 AC
Site Canopy Coverage Percentage	N/A	16.41%	19.72%	23.44%	27.86%



NOTE: 5, 10 AND 15 YEAR TOTALS DO NOT INCLUDE GROWTH OF THE EXISTING TREES. NEW TREE QUANTITIES ARE ESTIMATED AND MAY VARY.






NOTE: CANOPY PERCENTAGE BASED WITHIN PROJECT SITE ONLY. TOTAL SITE ACREAGE = 14.52 ACRES.

NOTE: EXISTING SITE CANOPY IS 3.72 ACRES, EQUIVALENT TO 25.66% COVERAGE OF THE TOTAL SITE.



SCHEMATIC LANDSCAPE PLAN

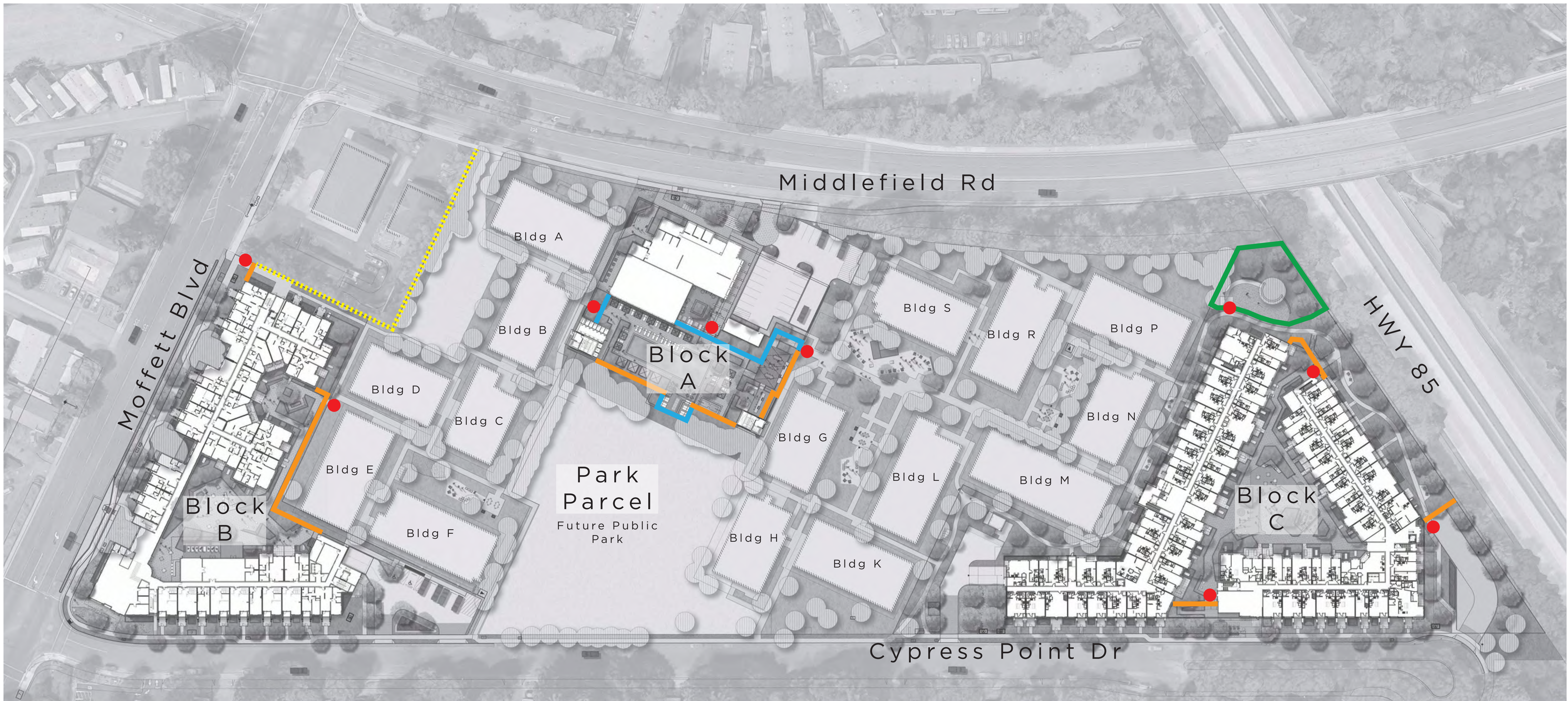
Tree and Landscape Legend

-  Existing Landscape to be Protected in Place
-  New Proposed Landscape
-  Existing Trees to be Protected in Place
-  Relocated Trees
-  New Proposed Trees

Planting Summary Charts

	Native Trees	Non-Native Trees	Native Shrubs	Non-Native Shrubs	Total
Count	99	91	9,896	1,665	11,751
Percentage	.83%	.77%	84.2%	14.2%	100%

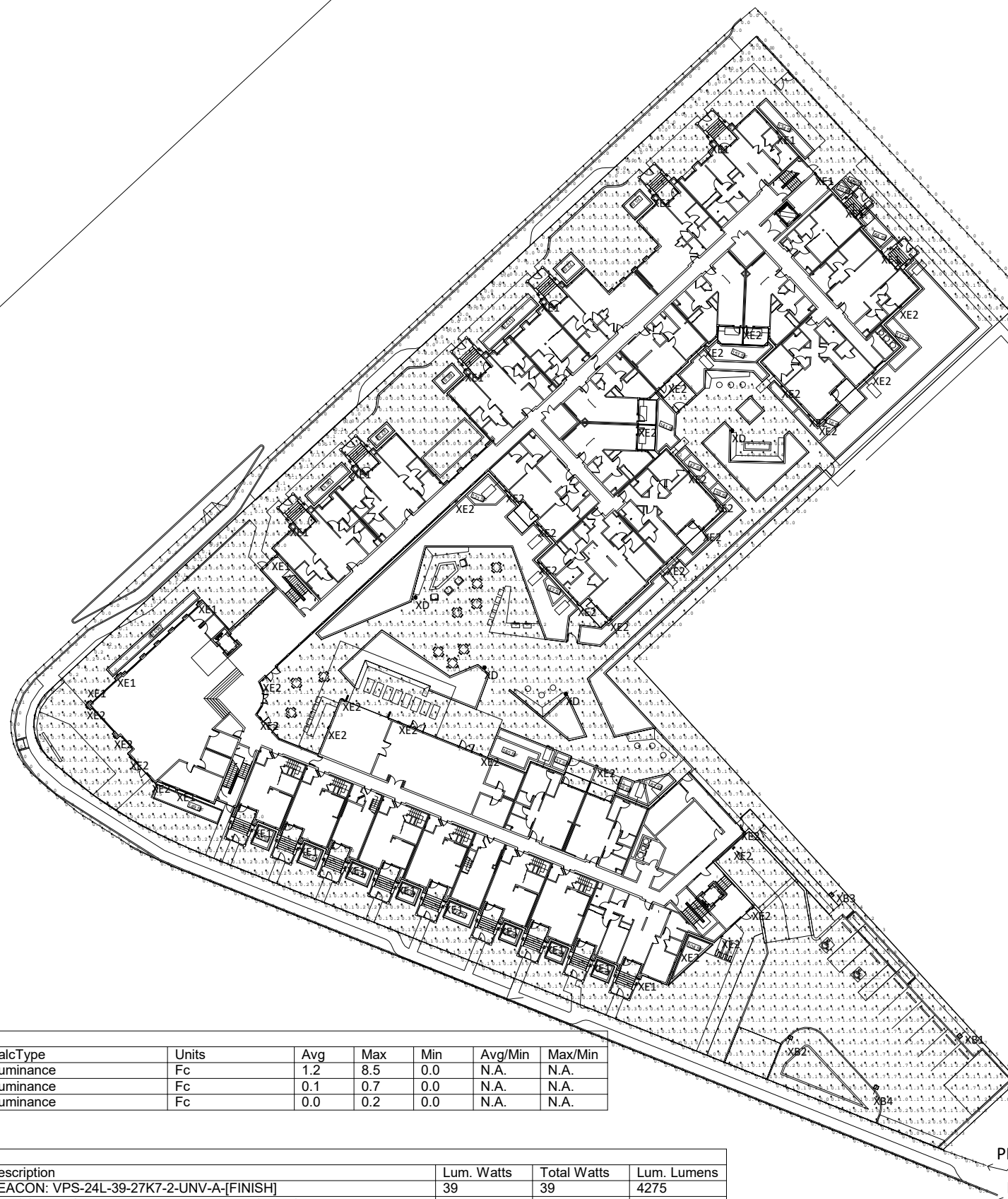
	Evergreen Trees	Deciduous Trees
Count	135	55
Percentage	71%	29%



WALL AND FENCE PLAN

Gate and Fence Legend

- Secure Access Gate
- Tubular Steel Fence and Gate (Refer to Sheet L.039)
- Pool Glass Fence and Gate (Refer to Sheet L.038)
- Dog Park Chainlink Fence and Gate (Refer to Sheet L.036)
- Existing Wall to be Protect in Place



PROPERTY LINE CALC. @10' OFFSET
PROPERTY LINE CALC.

PROPERTY LINE CALC.
PROPERTY LINE CALC. @10' OFFSET

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Block B Calcs @ Grade	Illuminance	Fc	1.2	8.5	0.0	N.A.	N.A.
Block B Property Line	Illuminance	Fc	0.1	0.7	0.0	N.A.	N.A.
Block B Property Line @ 10' Offset	Illuminance	Fc	0.0	0.2	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Description	Lum. Watts	Total Watts	Lum. Lumens
☐	1	XB1	BEACON: VPS-24L-39-27K7-2-UNV-A-[FINISH]	39	39	4275
☐	1	XB2	BEACON: VPS-24L-39-27K7-3-UNV-A-[FINISH]-BC	39	39	3758
☐	1	XB4	BEACON: VPS-24L-39-27K7-4-UNV-A-[FINISH]-BC	39	39	4158
☐	1	XB3	BEACON: VPS-24L-39-27K7-4-UNV-A-[FINISH]	39	39	4123
⊙	4	XD	BEGA: 84064K27-[FINISH]	39.5	158	2344
☐	24	XE1	LIGMAN: ULEE-30011-14W-T2-W27-[FINISH]-120/277V	13.8	331.2	1430
☐	35	XE2	LIGMAN: ULEE-30011-14W-T3-W27-[FINISH]-120/277V	13.8	483	1376

PHOTOMETRIC PLAN

BLOCK B

555 W. MIDDLEFIELD RD, MOUNTAIN VIEW, CA

AVALON @ MIDDLEFIELD

DESIGNER JG

SCALE: 1" = 60'

REVISIONS

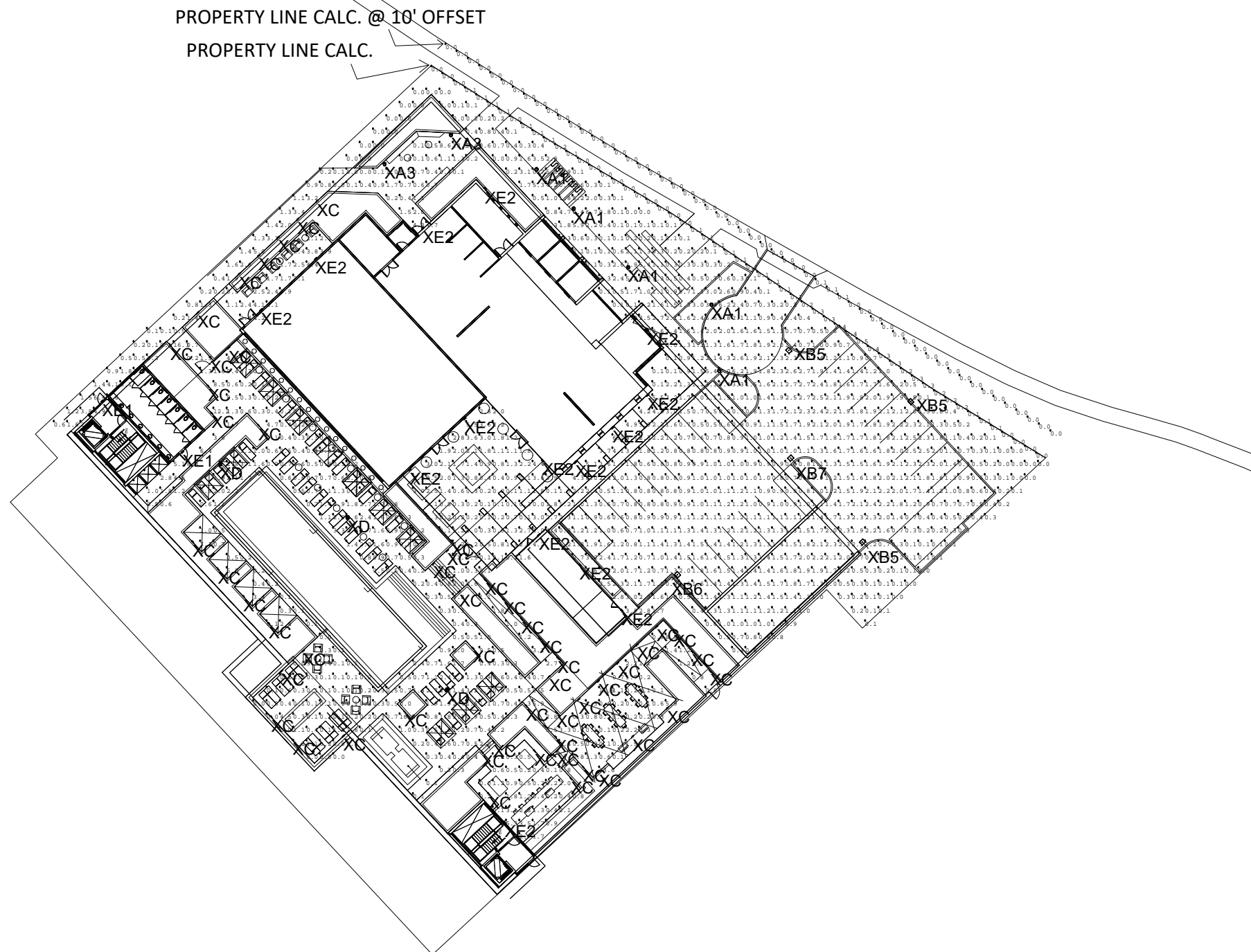
DATE NO. DESCRIPTION

07/31/20 01 XX

10/08/21 02

10/26/21 03

LD01



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Block A Calcs @ Grade	Illuminance	Fc	1.4	16.3	0.0	N.A.	N.A.
Block A Property Line	Illuminance	Fc	0.1	0.5	0.0	N.A.	N.A.
Block A Property Line @ 10' Offse	Illuminance	Fc	0.0	0.1	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	Total Watts	Lum. Lumens
⊙	5	XA1	KIM LTG: PA7R-FT-NU5-12L-010-27K7-42A-[FINISH]-UNV	14	70	908
⊙	2	XA3	KIM LTG: PA7R-FT-NU3-12L-010-27K7-42A-[FINISH]-UNV	14.08	28.16	809
⊕	3	XB5	BEACON: VPS-24L-39-27K7-2-UNV-A-[FINISH]-BC	39	117	4127
⊕	1	XB6	BEACON: VPS-24L-39-27K7-3-UNV-A-[FINISH]	39	39	4194
⊕	1	XB7	BEACON: VPS-24L-39-27K7-5QM-UNV-A-[FINISH]	39	39	4199
†	54	XC	BEGA: 33053-K27-[FINISH]	6	324	231
⊙	3	XD	BEGA: 84064K27-[FINISH]	39.5	118.5	2344
⊕	2	XE1	LIGMAN: ULEE-30011-14W-T2-W27-[FINISH]-120/277V	13.8	27.6	1430
⊕	15	XE2	LIGMAN: ULEE-30011-14W-T3-W27-[FINISH]-120/277V	13.8	207	1376

PHOTOMETRIC PLAN

BLOCK A

555 W. MIDDLEFIELD RD, MOUNTAIN VIEW, CA

AVALON @ MIDDLEFIELD

DESIGNER JG

SCALE: 1" = 50'

REVISIONS

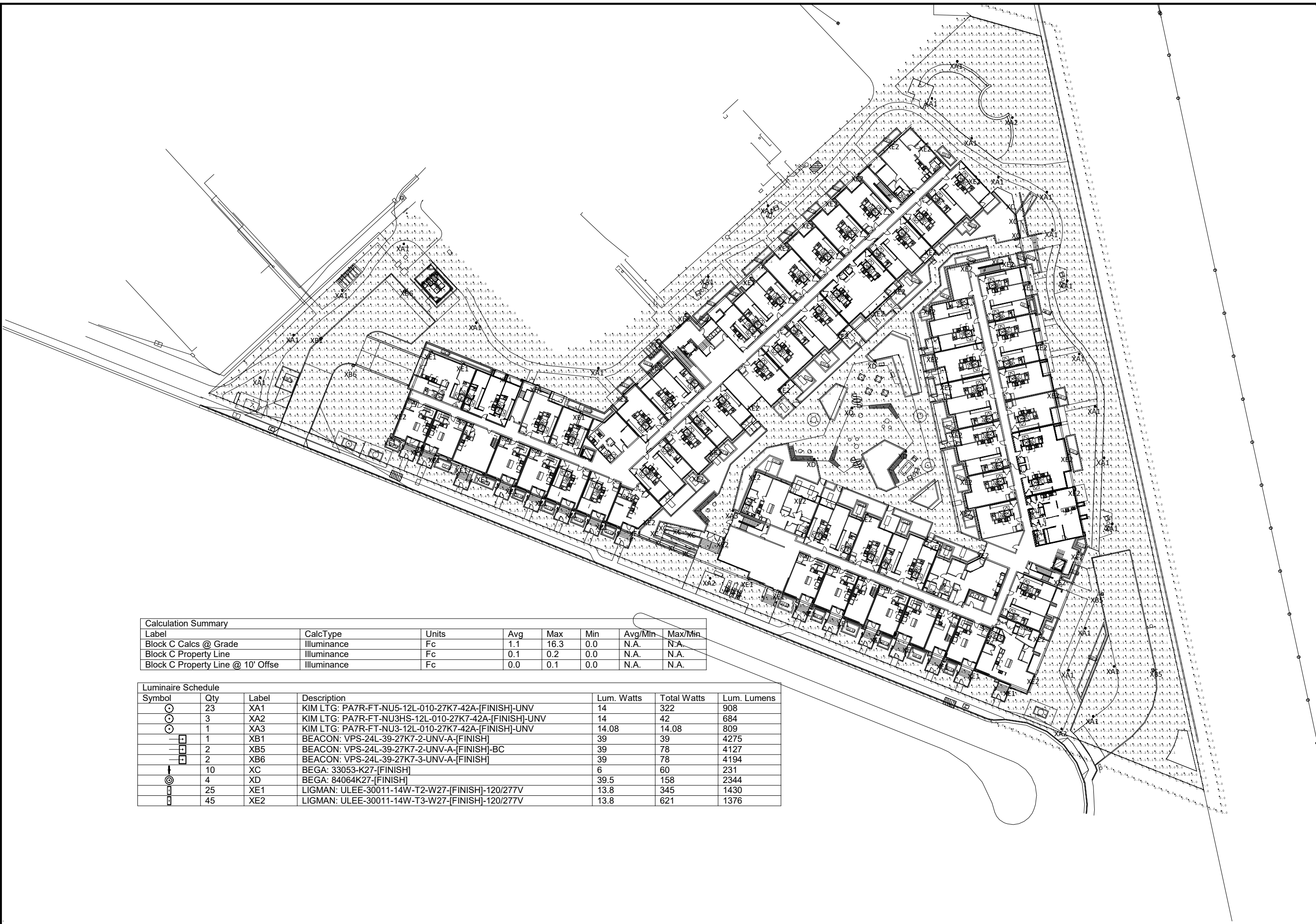
DATE NO. DESCRIPTION

07/31/20 01 XX

10/8/21 02

10/26/21 03

LD02



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Block C Calcs @ Grade	Illuminance	Fc	1.1	16.3	0.0	N.A.	N.A.
Block C Property Line	Illuminance	Fc	0.1	0.2	0.0	N.A.	N.A.
Block C Property Line @ 10' Offse	Illuminance	Fc	0.0	0.1	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	Total Watts	Lum. Lumens
⊙	23	XA1	KIM LTG: PA7R-FT-NU5-12L-010-27K7-42A-[FINISH]-UNV	14	322	908
⊙	3	XA2	KIM LTG: PA7R-FT-NU3HS-12L-010-27K7-42A-[FINISH]-UNV	14	42	684
⊙	1	XA3	KIM LTG: PA7R-FT-NU3-12L-010-27K7-42A-[FINISH]-UNV	14.08	14.08	809
⊞	1	XB1	BEACON: VPS-24L-39-27K7-2-UNV-A-[FINISH]	39	39	4275
⊞	2	XB5	BEACON: VPS-24L-39-27K7-2-UNV-A-[FINISH]-BC	39	78	4127
⊞	2	XB6	BEACON: VPS-24L-39-27K7-3-UNV-A-[FINISH]	39	78	4194
⊞	10	XC	BEGA: 33053-K27-[FINISH]	6	60	231
⊞	4	XD	BEGA: 84064K27-[FINISH]	39.5	158	2344
⊞	25	XE1	LIGMAN: ULEE-30011-14W-T2-W27-[FINISH]-120/277V	13.8	345	1430
⊞	45	XE2	LIGMAN: ULEE-30011-14W-T3-W27-[FINISH]-120/277V	13.8	621	1376

PHOTOMETRIC PLAN

BLOCK C

555 W. MIDDLEFIELD RD, MOUNTAIN VIEW, CA

AVALON @MIDDLEFIELD

DESIGNER JG

SCALE: 1" = 60'

REVISIONS

DATE	NO.	DESCRIPTION
07/31/20	01	XX
10/8/21	02	
10/26/21	03	

LD03