

**490  
E MIDDLEFIELD  
ROAD**

12.09.2024 SB-330 SUBMITTAL

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01.31.2025 FORMAL PLANNING APPLICATION

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04.14.2025 PLANNING RESUBMITTAL

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06.20.2025 PLANNING RESUBMITTAL

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08.26.2025 PLANNING RESUBMITTAL

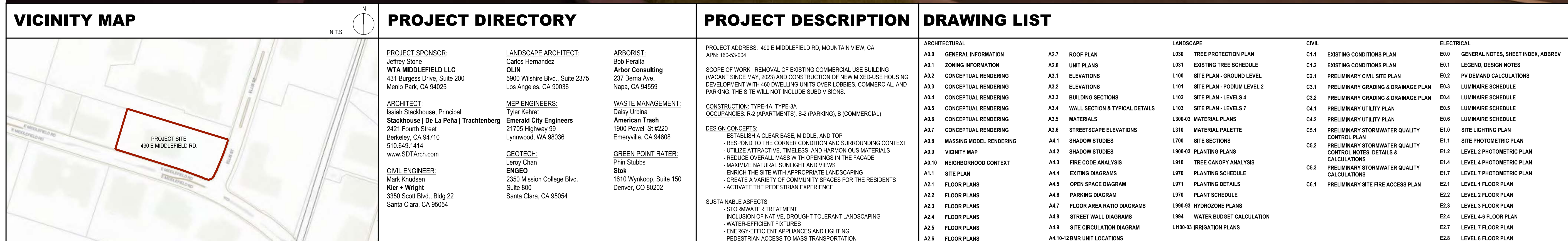
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10.20.2025 PLANNING RESUBMITTAL

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# A0.0



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**490  
E MIDDLEFIELD  
ROAD**

MOUNTAIN VIEW, CA

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## ZONING INFORMATION

# A0.1

|                           |                                        |
|---------------------------|----------------------------------------|
| <b>ZONING INFORMATION</b> |                                        |
| SITE AREA (SF)            | 124,451                                |
| SITE AREA (ACRES)         | 2.857                                  |
| PRECISE PLAN DESIGNATION  | MIXED-USE CHARACTER AREA               |
| GENERAL PLAN DESIGNATION  | EAST WHISMAN MIXED-USE, HIGH INTENSITY |
| ZONING DESIGNATION        | EAST WHISMAN PRECISE PLAN              |

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

| RESIDENTIAL AMENITY TABLE  |           |             |                |       |
|----------------------------|-----------|-------------|----------------|-------|
| SOUTH LOUNGES AT 2-7       |           |             |                | 2,880 |
| NORTH LOUNGES AT 2-8       |           |             |                | 1,260 |
| POOL LOUNGES AT 2          |           |             |                | 705   |
| FITNESS AT 3-4             |           |             |                | 1,945 |
| WORK FROM HOME AT 3-4      |           |             |                | 1,895 |
| FITNESS STUDIO AT 3        |           |             |                | 820   |
| TOTAL                      |           |             |                | 9,505 |
| <b>RESIDENTIAL DENSITY</b> | 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 counting 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<br>OPEN SPACE (NON-RES PROJECTS ONLY) |  | NOT<br>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   |

|                         |    |    |   |  |    |
|-------------------------|----|----|---|--|----|
| BELOW MARKET RATE UNITS | 34 | 19 | 2 |  | 55 |
|-------------------------|----|----|---|--|----|

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

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

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

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CONCEPTUAL  
RENDERING

A0.4



VIEW OF RETAIL AND POOL AREA COURTYARD

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CONCEPTUAL  
RENDERING

A0.5



VIEW OF RETAIL AND SECOND FLOOR FITNESS

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CONCEPTUAL  
RENDERING

A0.6



SIDEWALK VIEW LOOKING EAST

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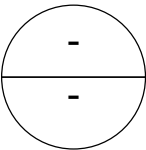
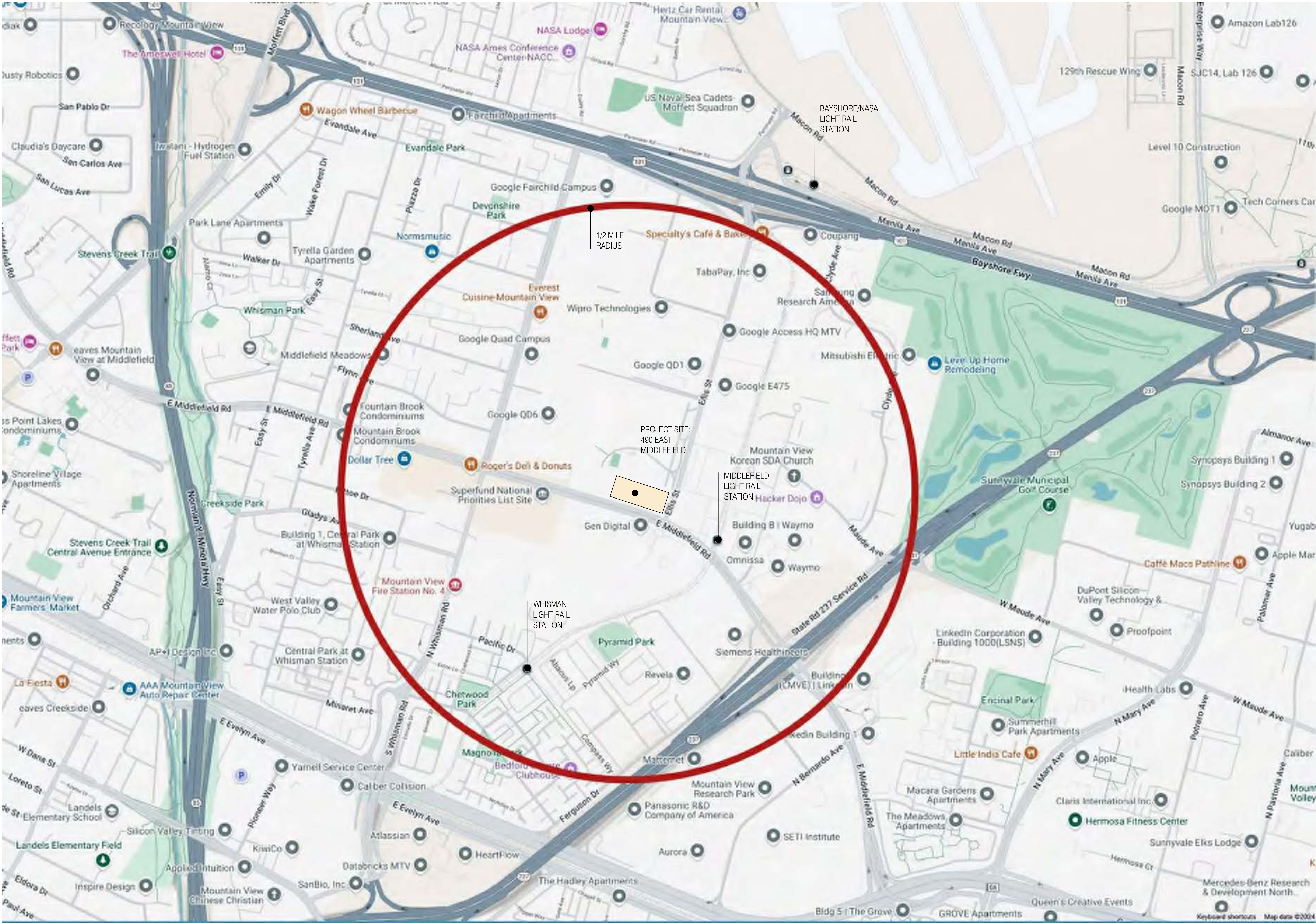
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VICINITY MAP

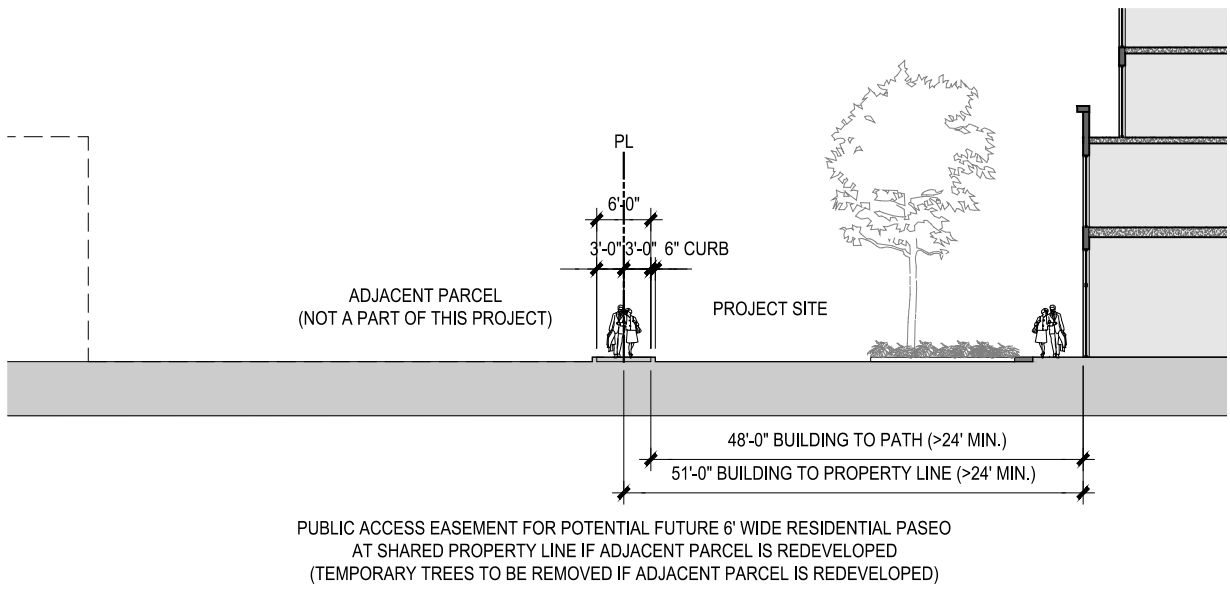
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VICINITY MAP WITH 1/2 MILE RADIUS  
NTS

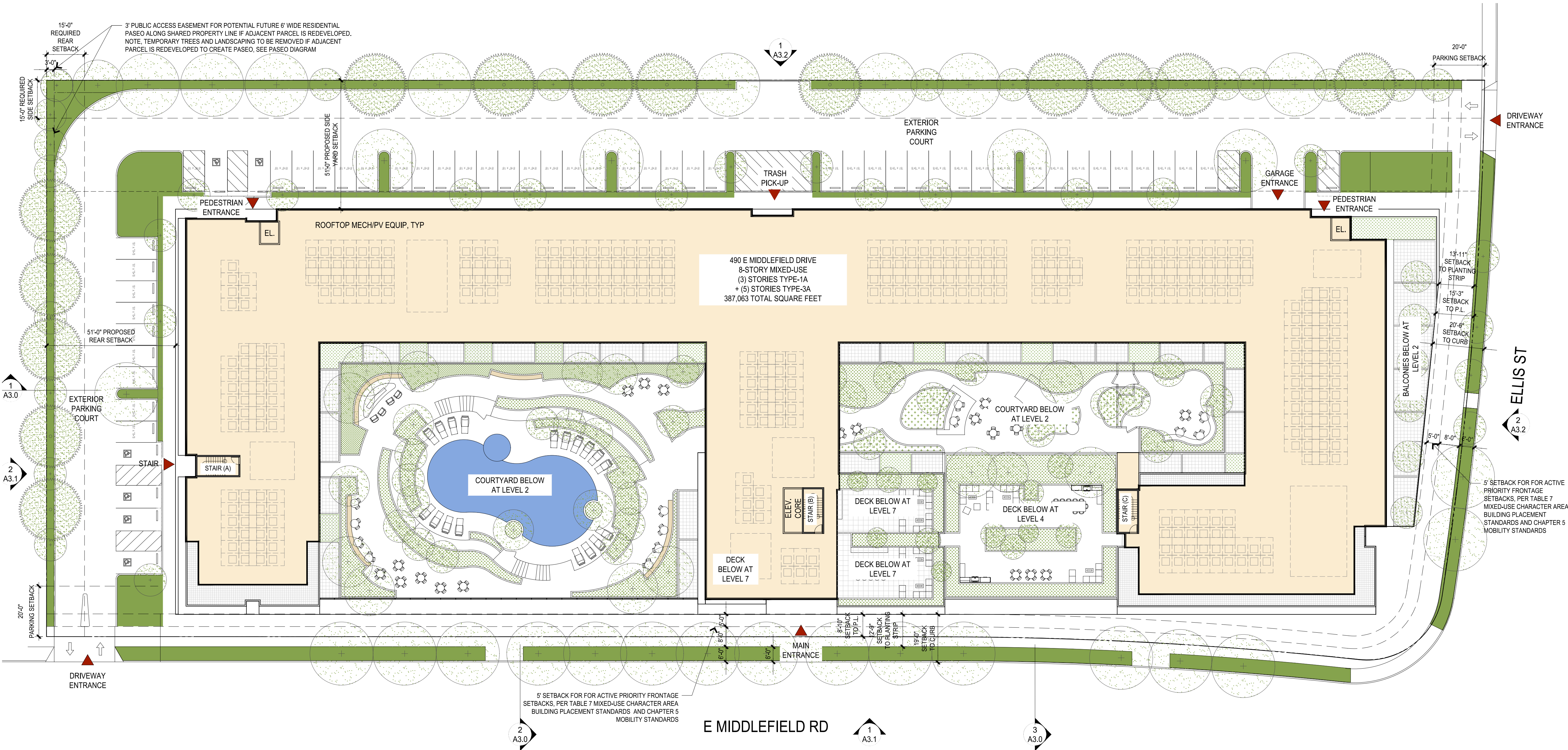
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2  
-

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



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

-  
-

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

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SITE PLAN

A1.1

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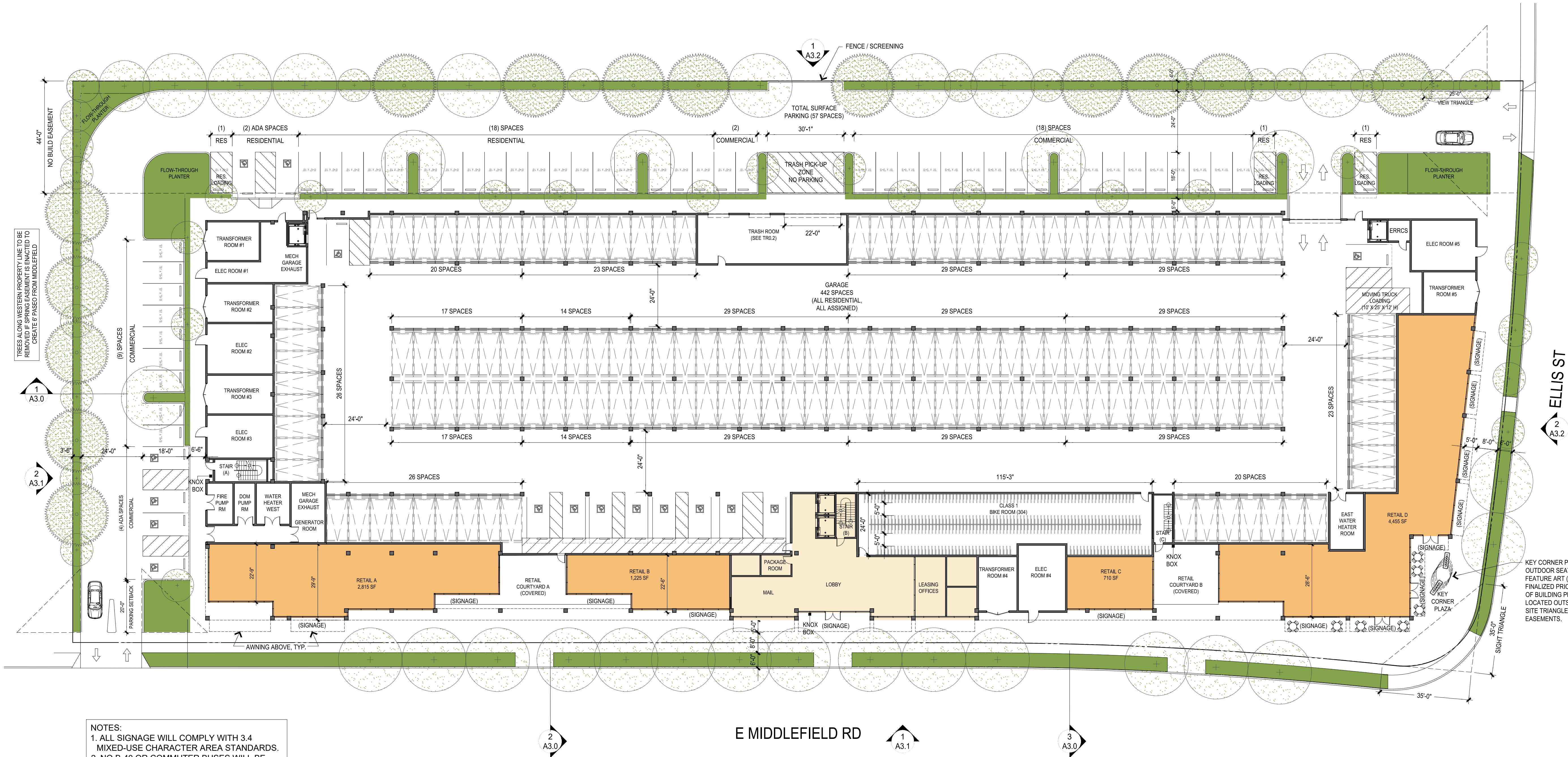
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PLAN AT  
GROUND LEVEL

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

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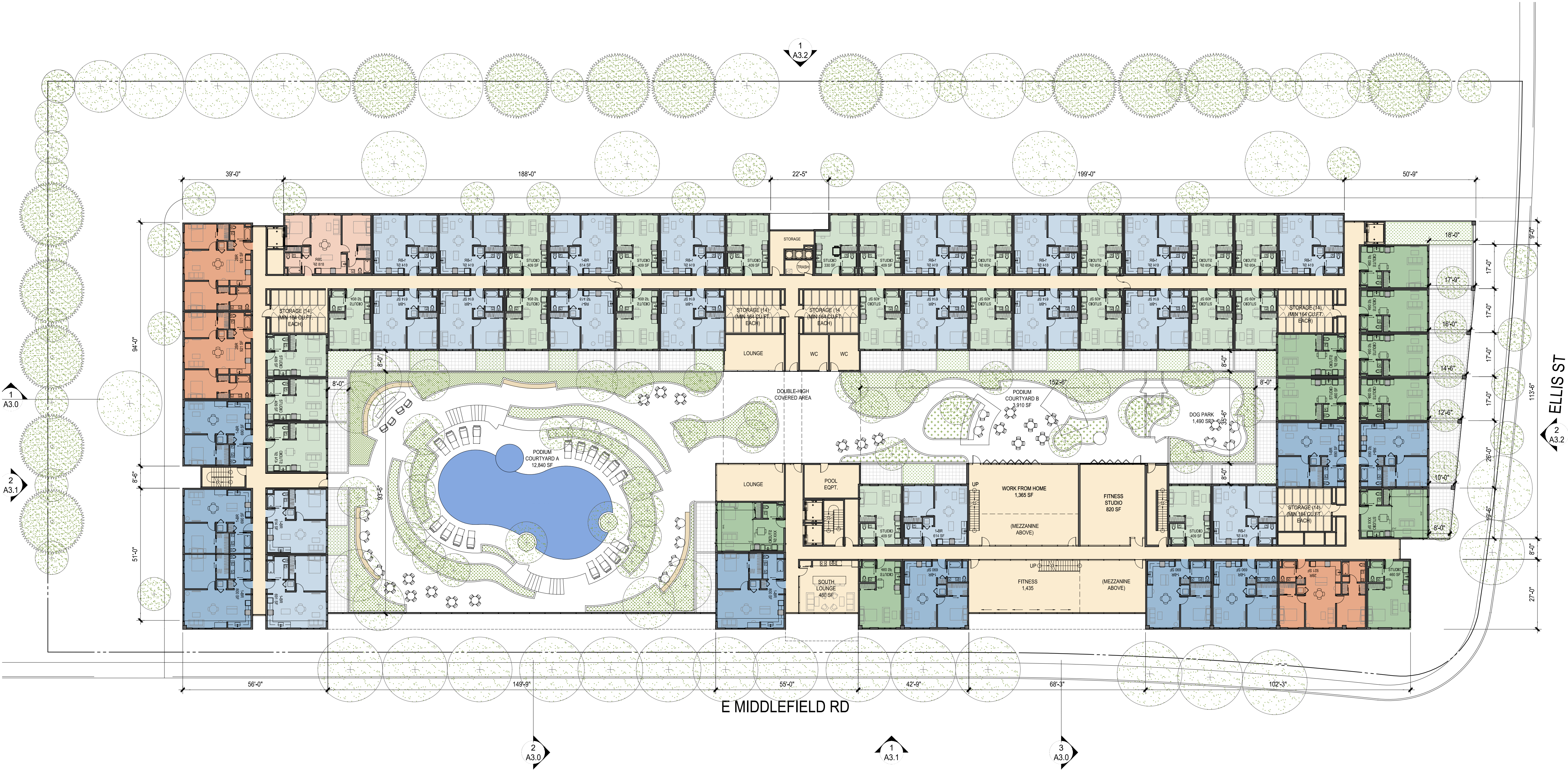
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PLAN AT  
PODIUM LEVEL 2

A2.2



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

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

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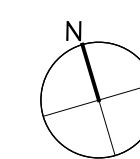
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PLAN AT  
LEVEL 3

## A2.3



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



**KEY**

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

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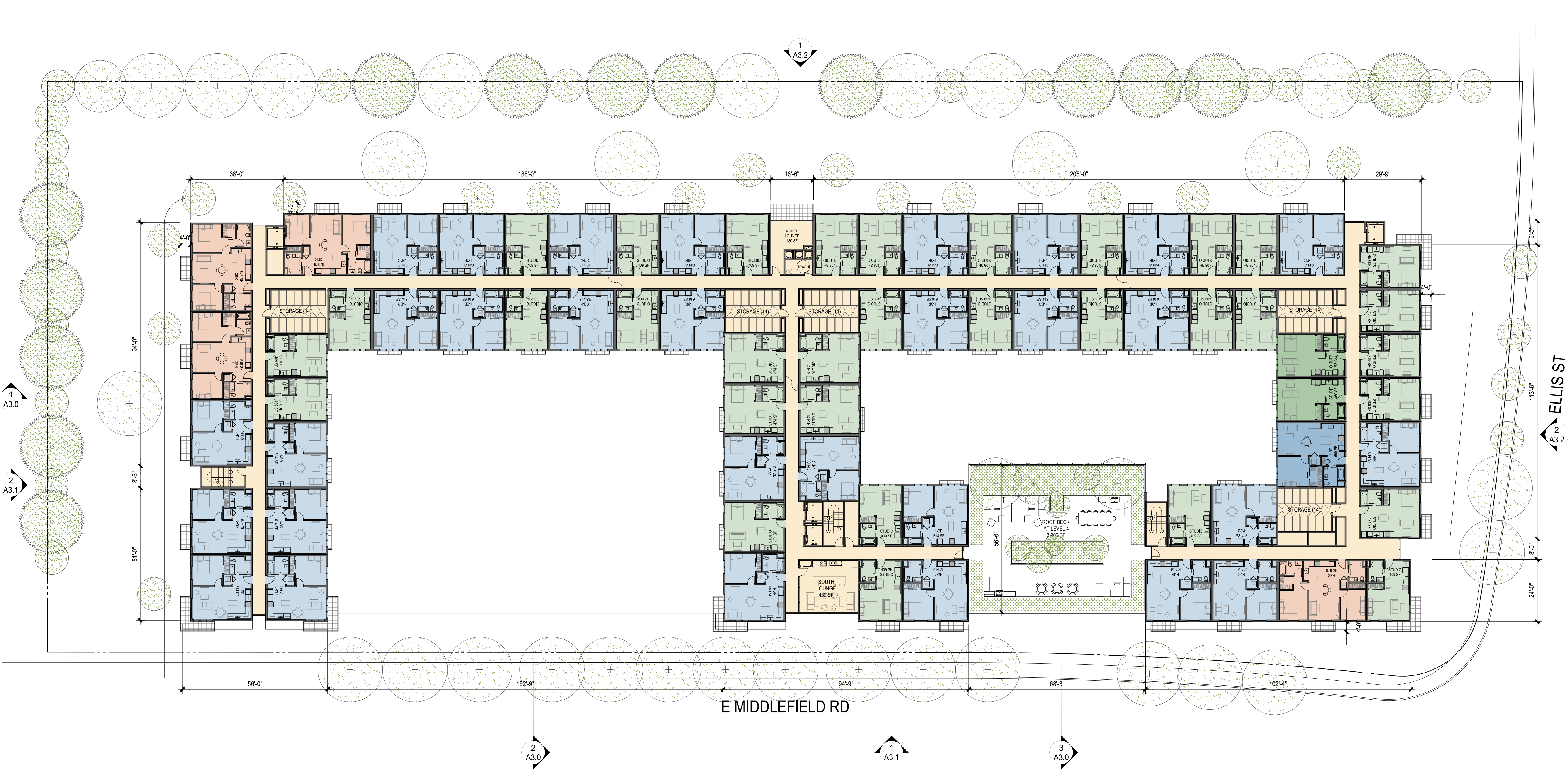
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JOB: 2425

SHEET:

PLAN AT  
LEVELS 4-6

A2.4



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

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

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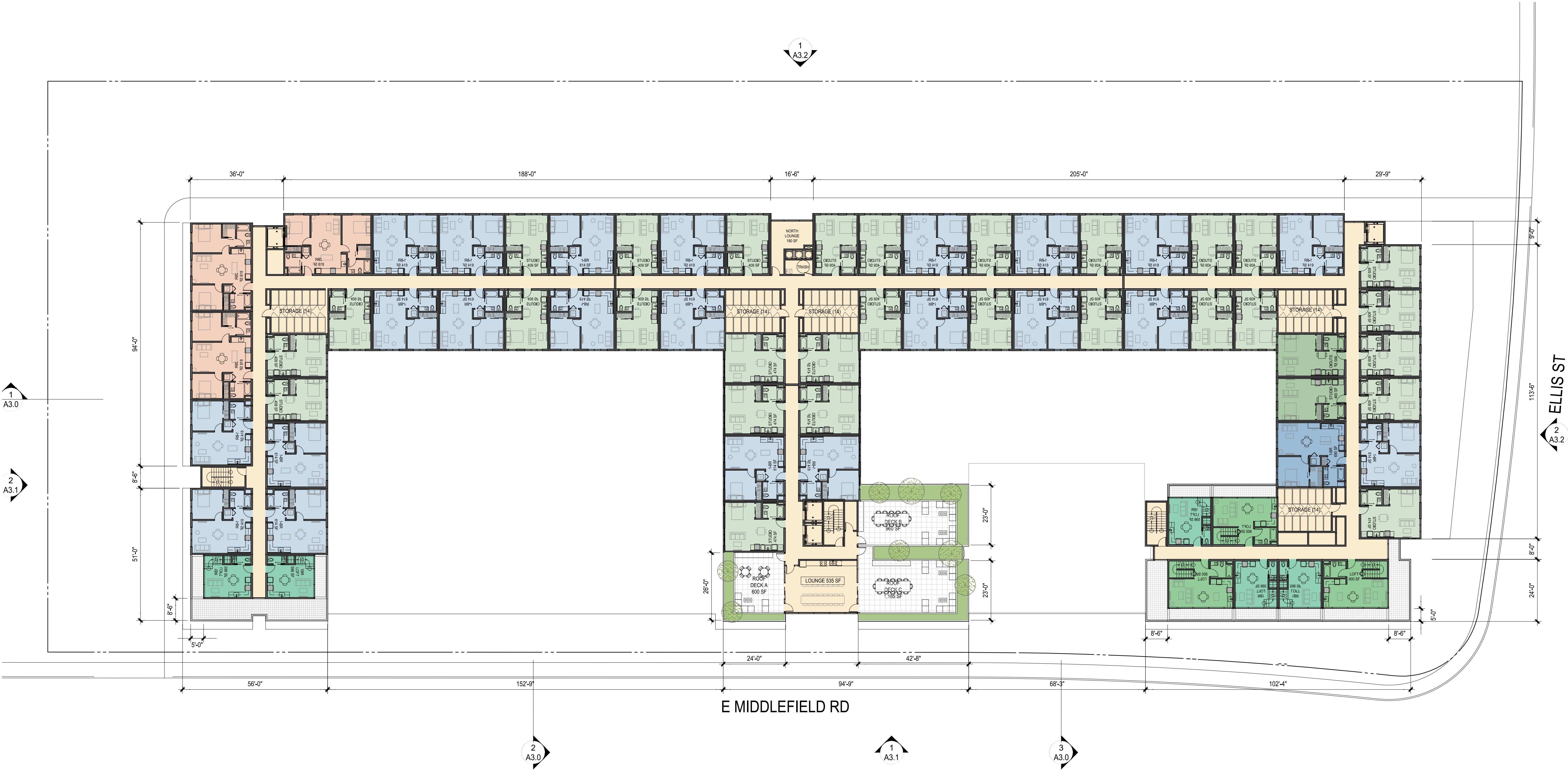
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JOB: 2425

SHEET:

PLAN AT  
LEVEL 7

A2.5



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

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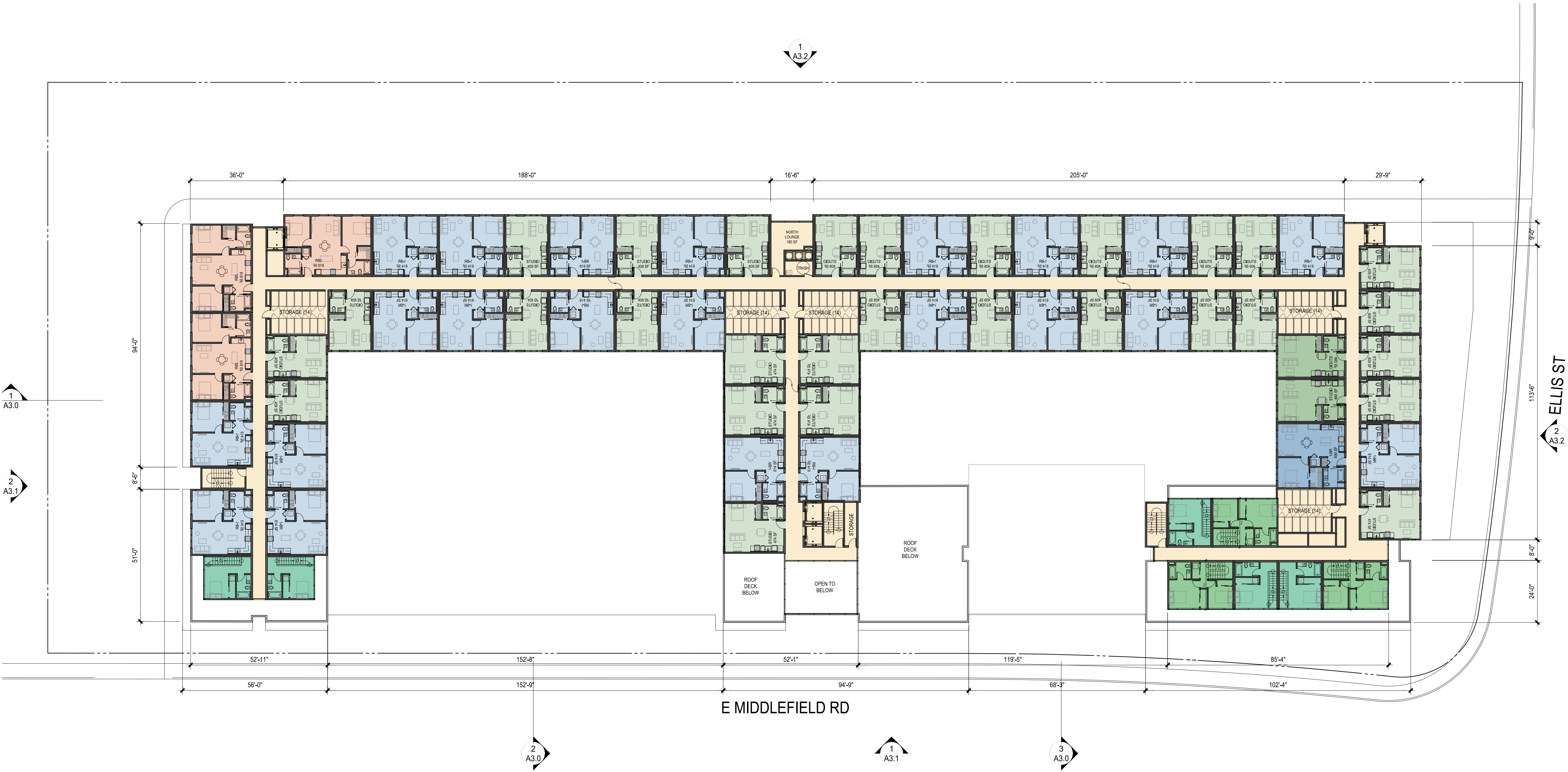
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JOB: 2425

SHEET:

PLAN AT  
LEVEL 8

A2.6



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

| KEY                                                                                                                                       |                                                                                                                                           |                                                                                                                                         |                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
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| <span style="background-color: #ffcc99; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> RETAIL        | <span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> STUDIO TYPE-B | <span style="background-color: #add8e6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 1-BR TYPE-B | <span style="background-color: #ffcc99; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 2-BR TYPE-B |
| <span style="background-color: #ffffff; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> PARKING / MEP | <span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 1-BR LOFT     | <span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 2-BR LOFT   |                                                                                                                                         |

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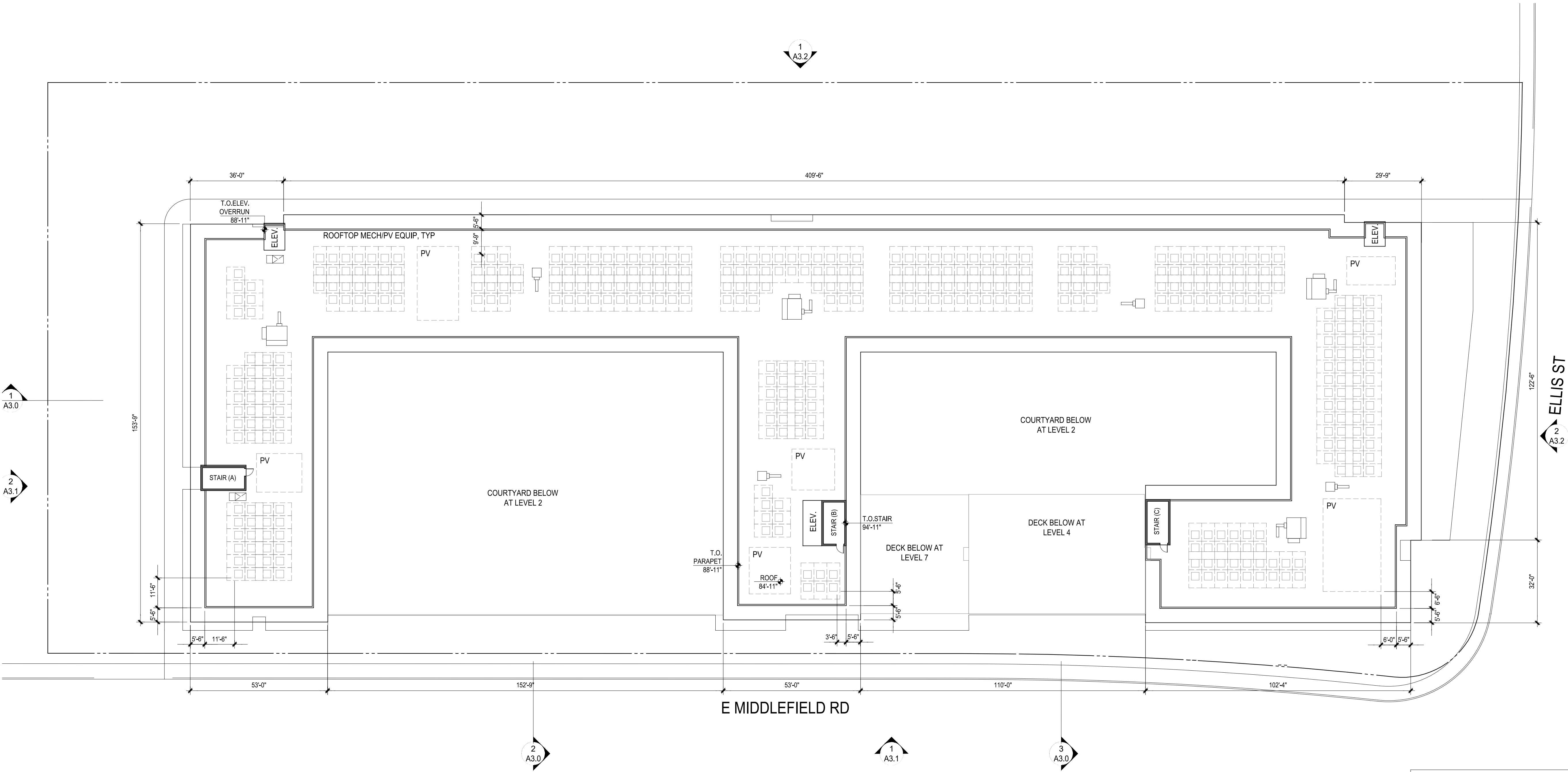
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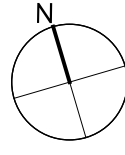
SHEET:

ROOF PLAN

A2.7



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



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01.09.2026 EPC SUBMITTAL

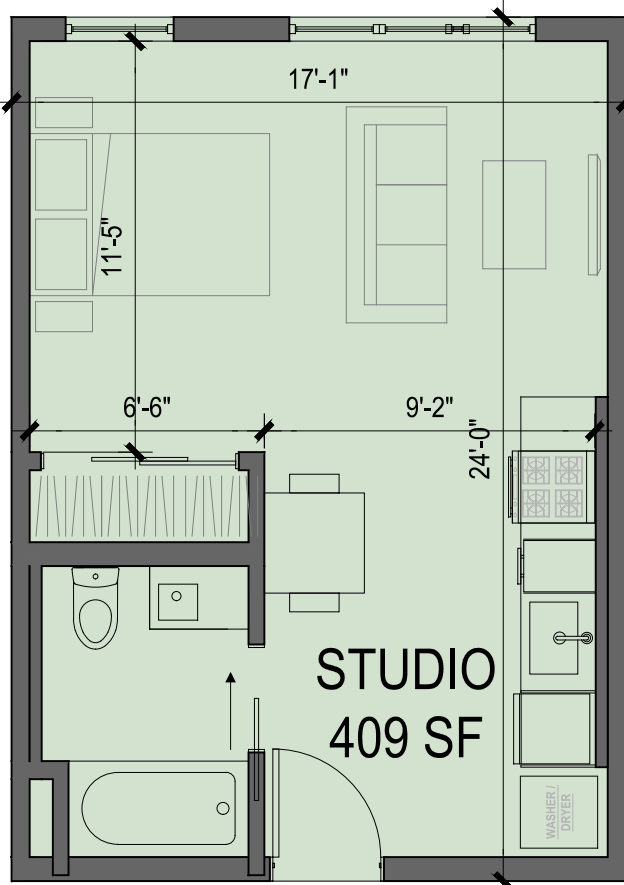
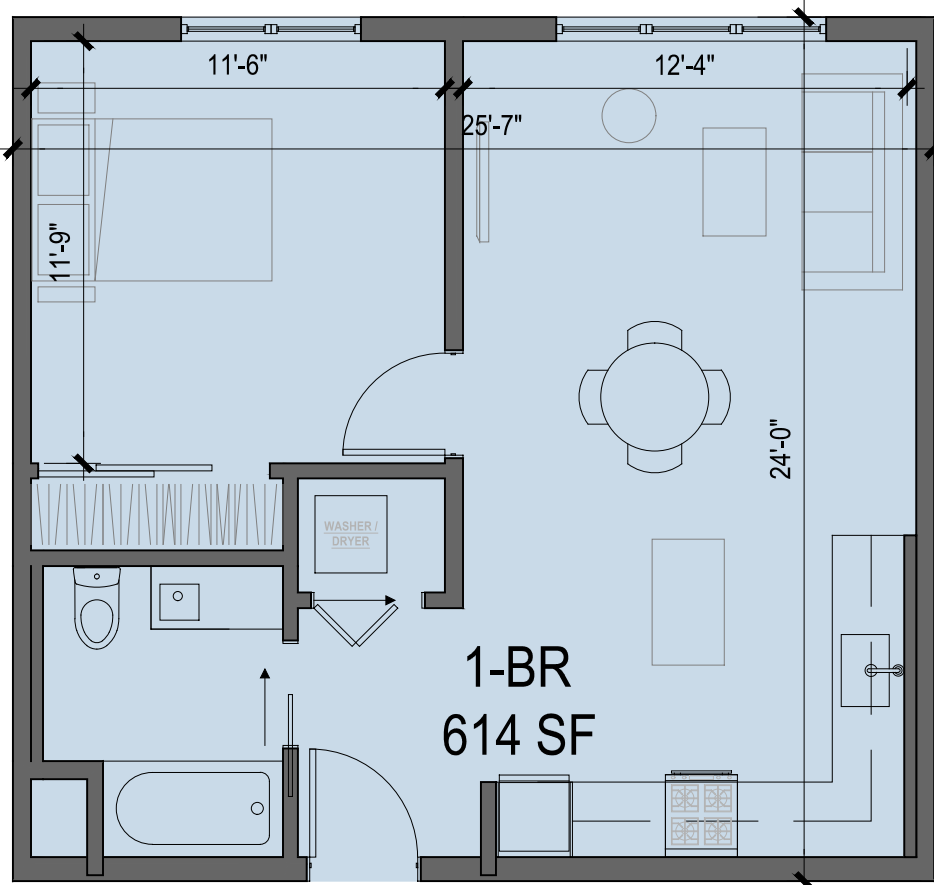
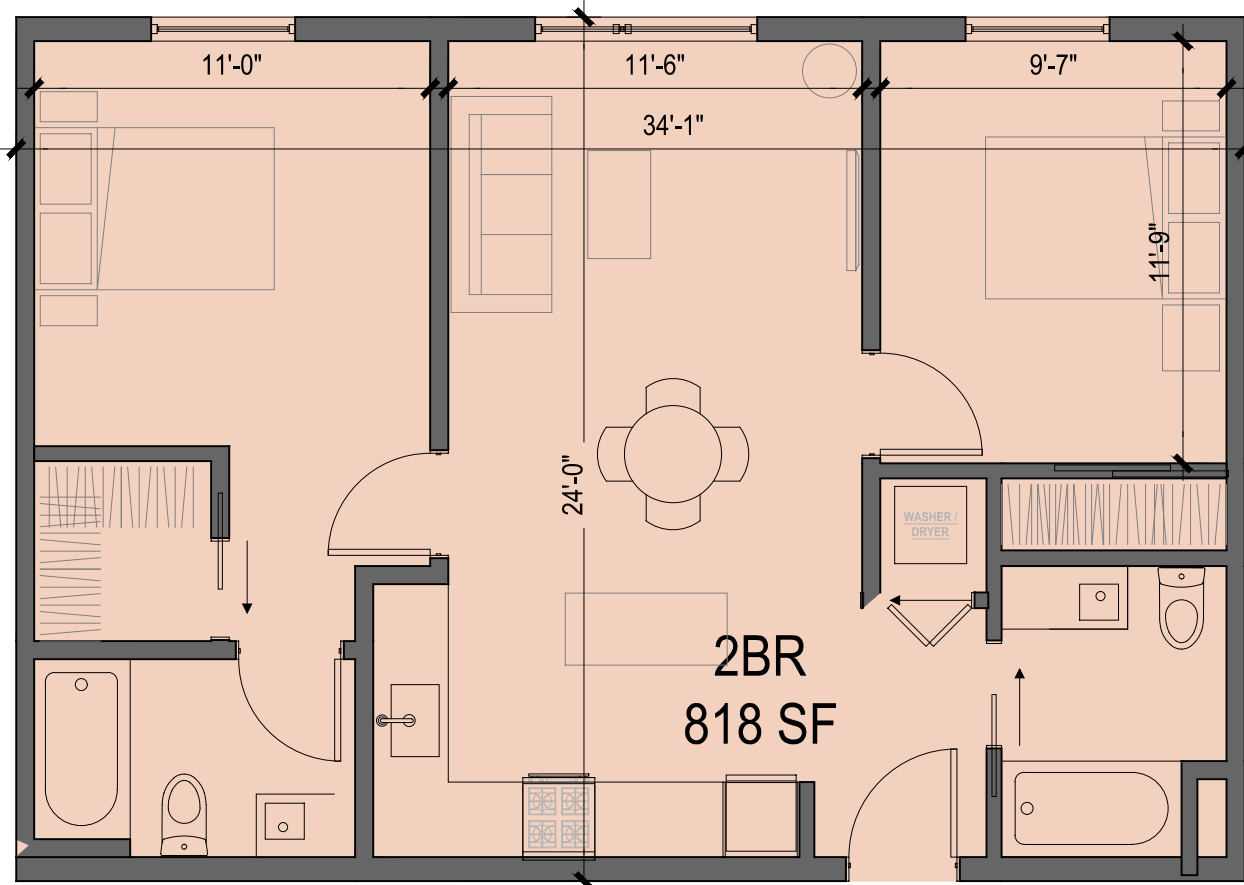
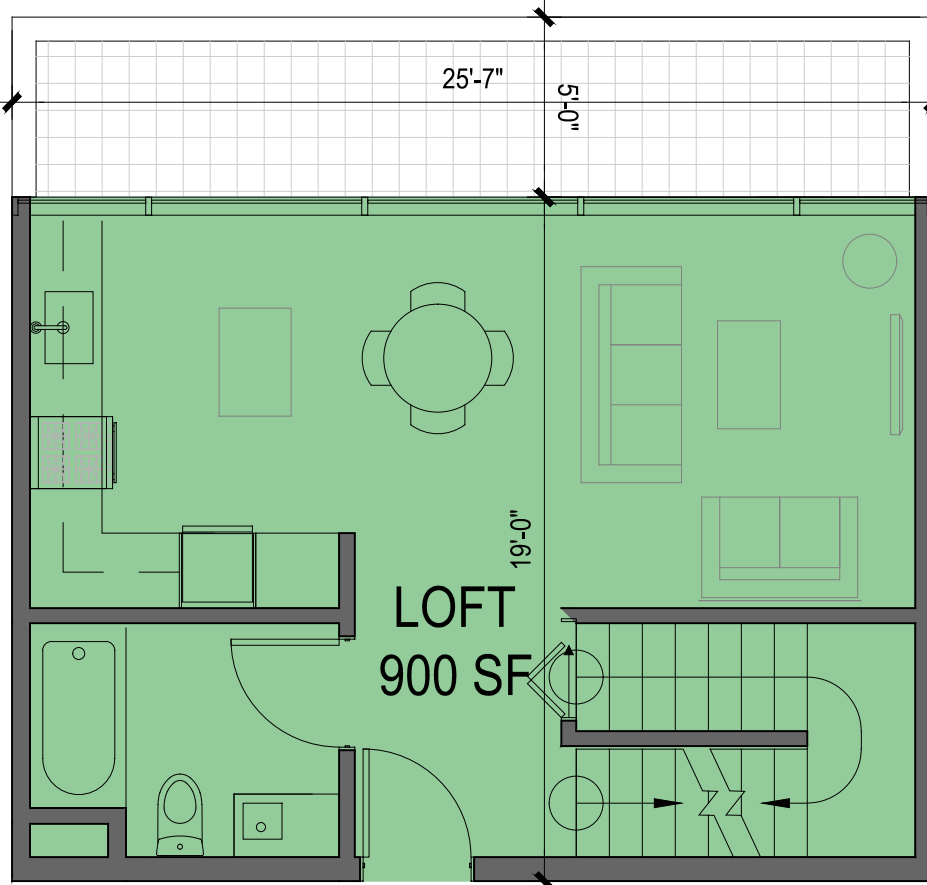
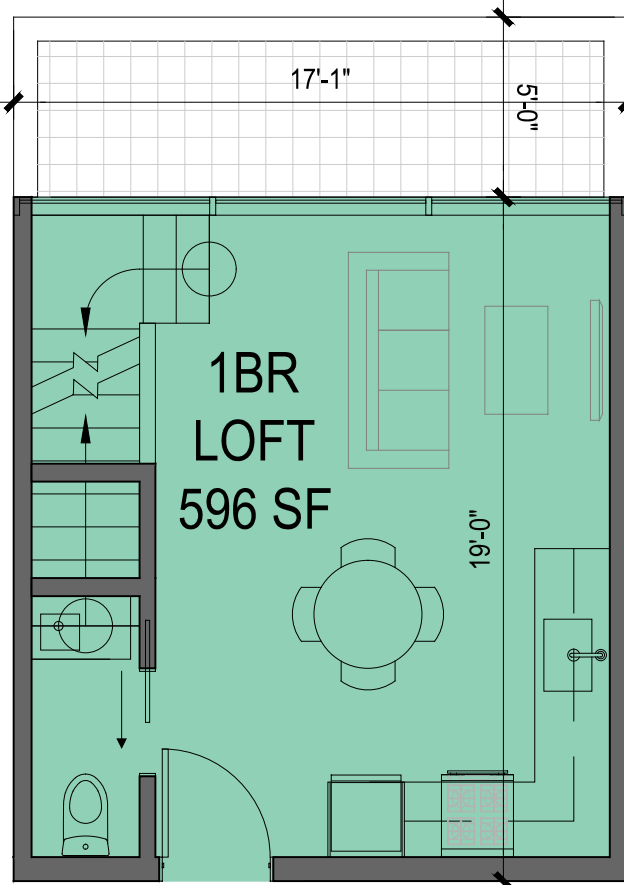
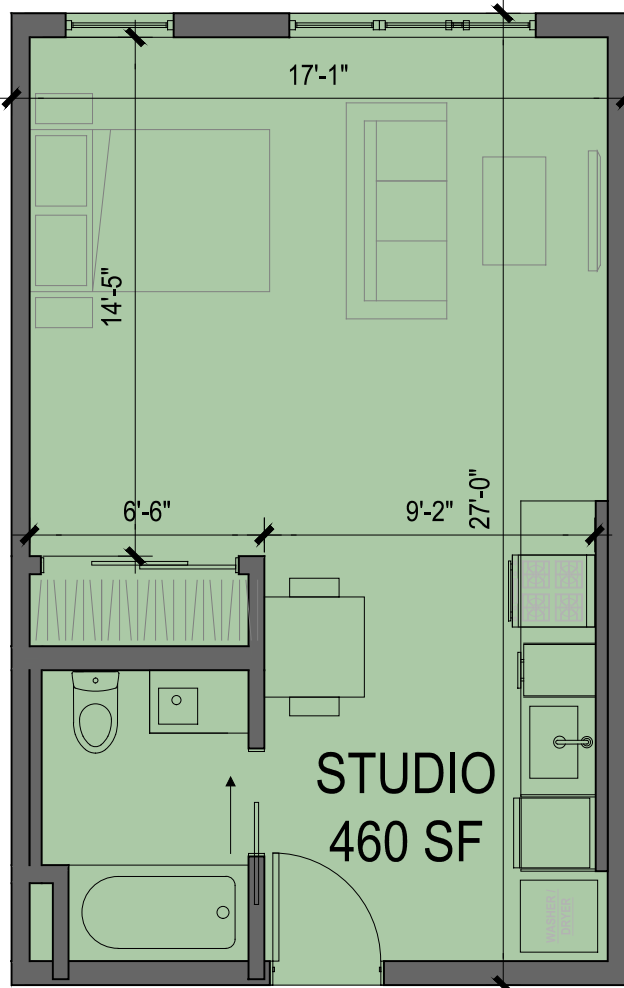
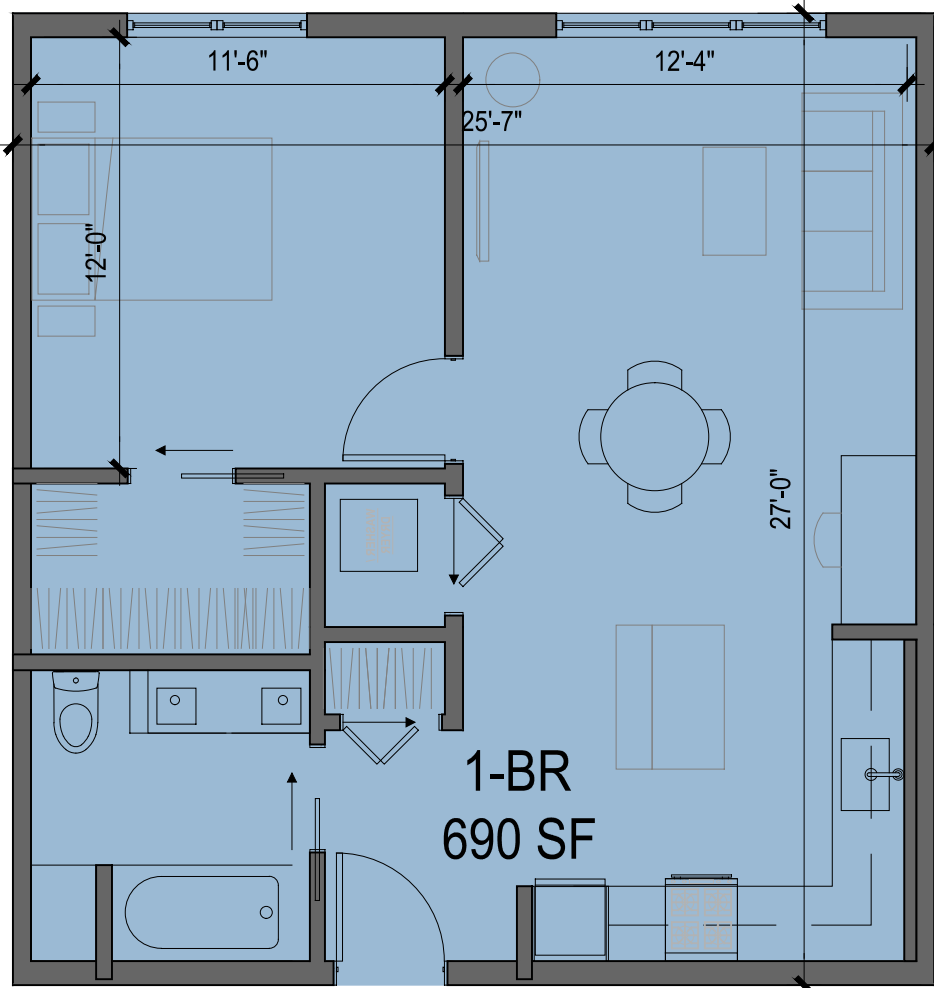
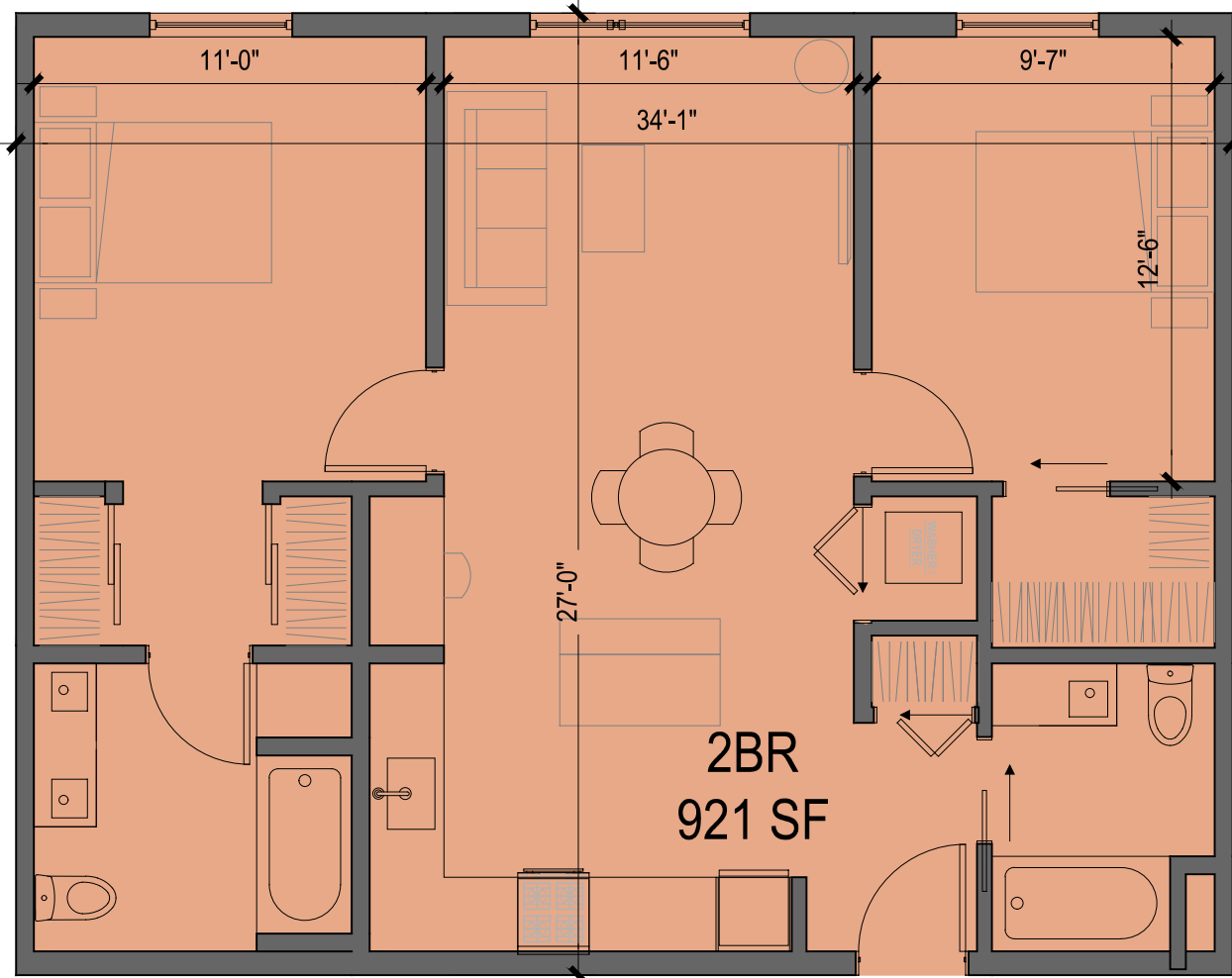
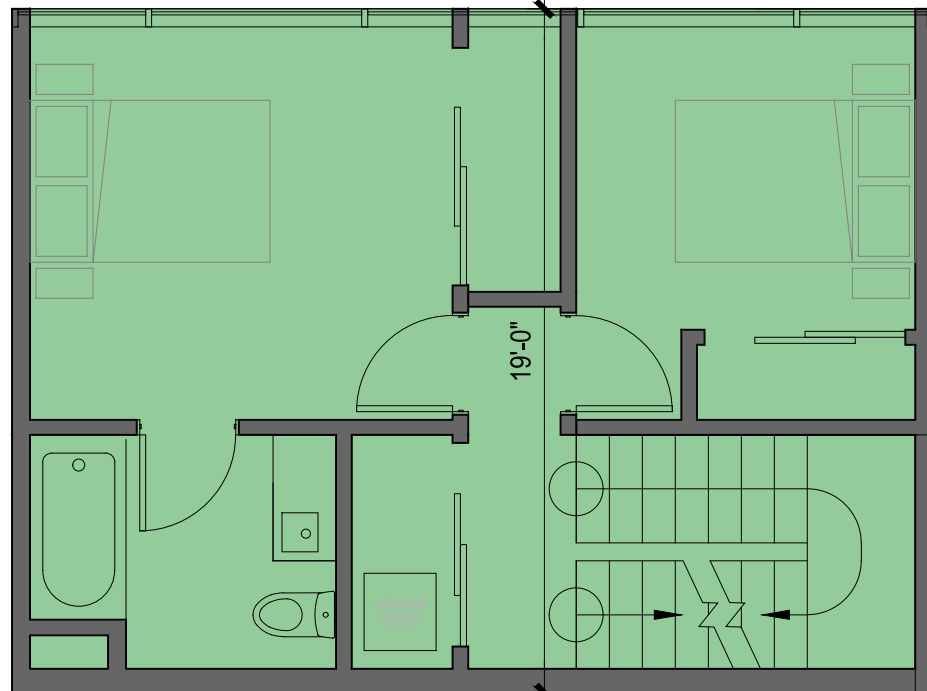
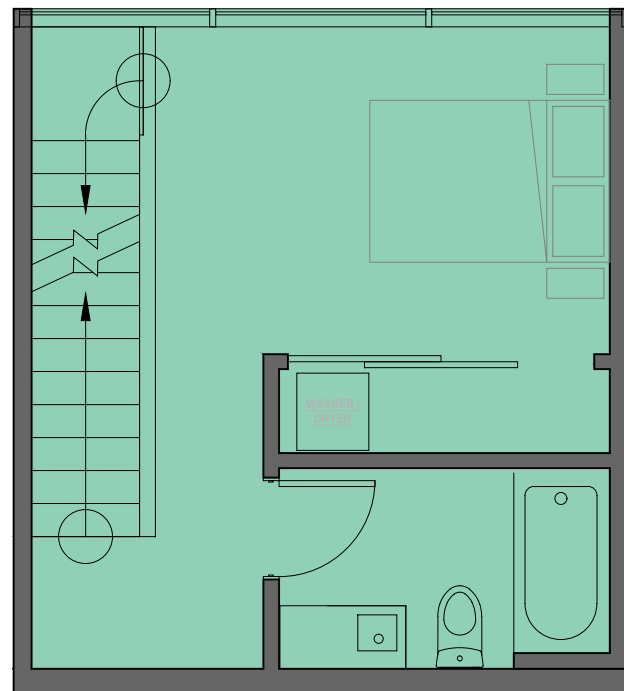
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SHEET:

TYPICAL  
UNIT PLANS

A2.8



TYPICAL UNIT PLANS

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

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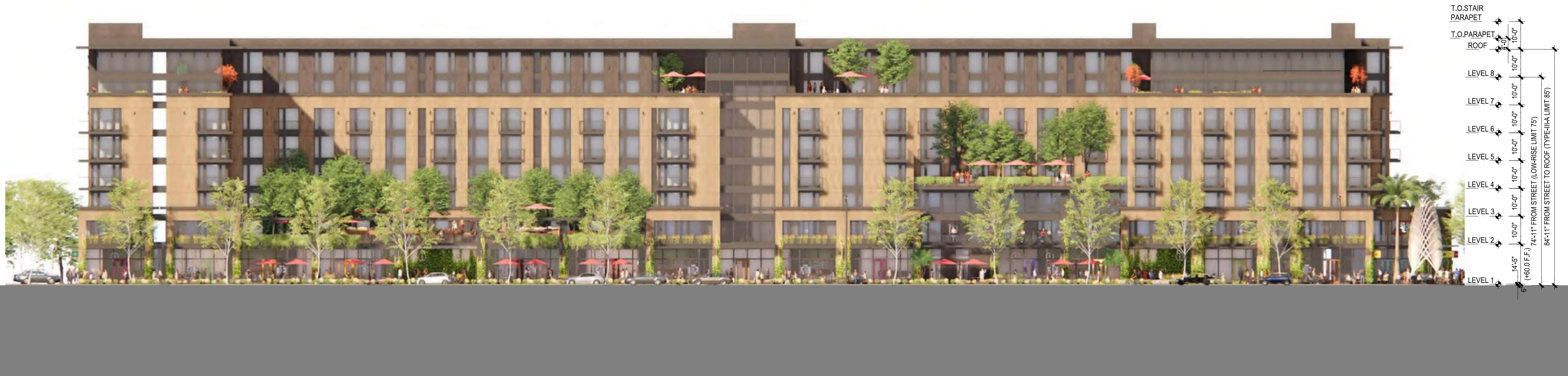
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1 WEST ELEVATION



1 SOUTH ELEVATION

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SHEET:

BUILDING  
ELEVATIONS

A3.1

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

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1 EAST ELEVATION



1 NORTH ELEVATION

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SHEET:

BUILDING  
ELEVATIONS

A3.2

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

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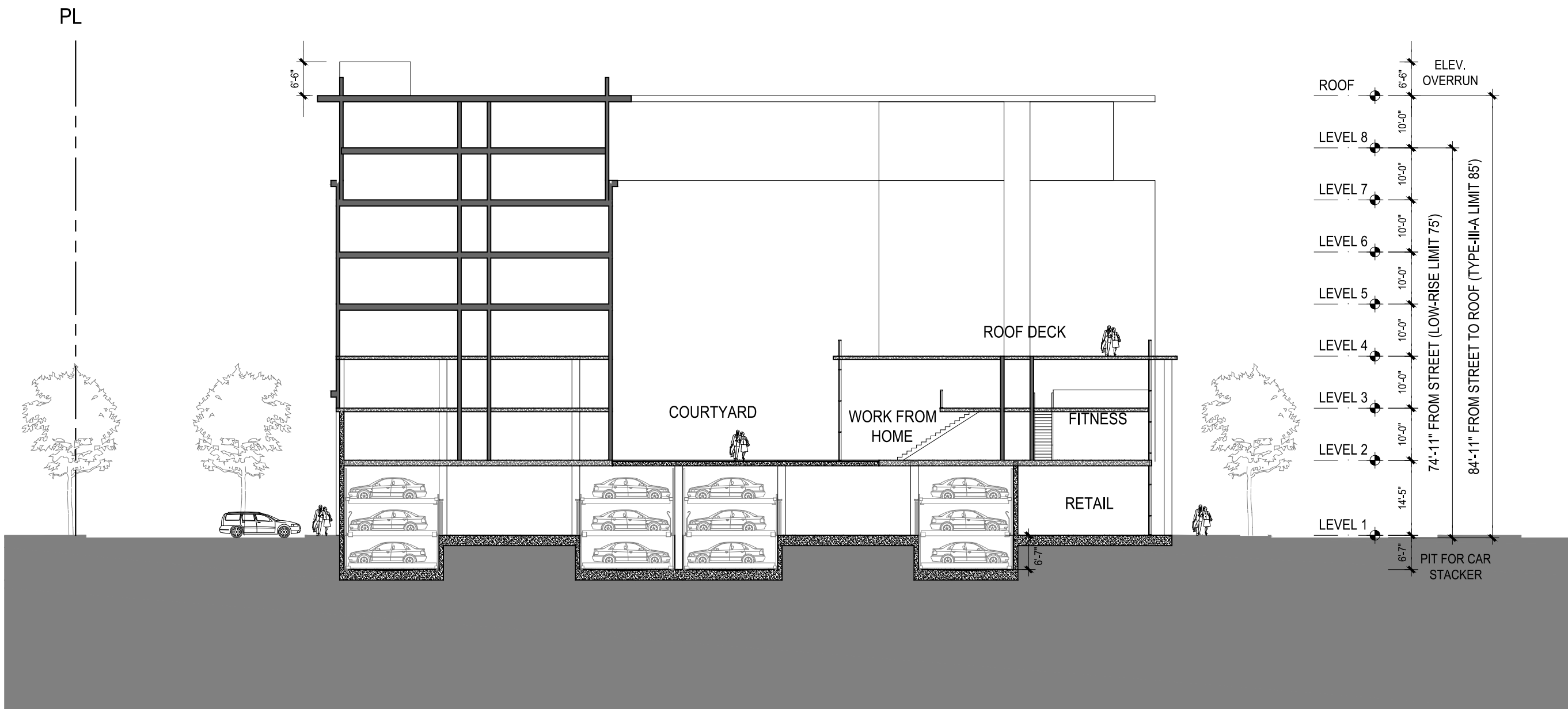
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JOB: 2425

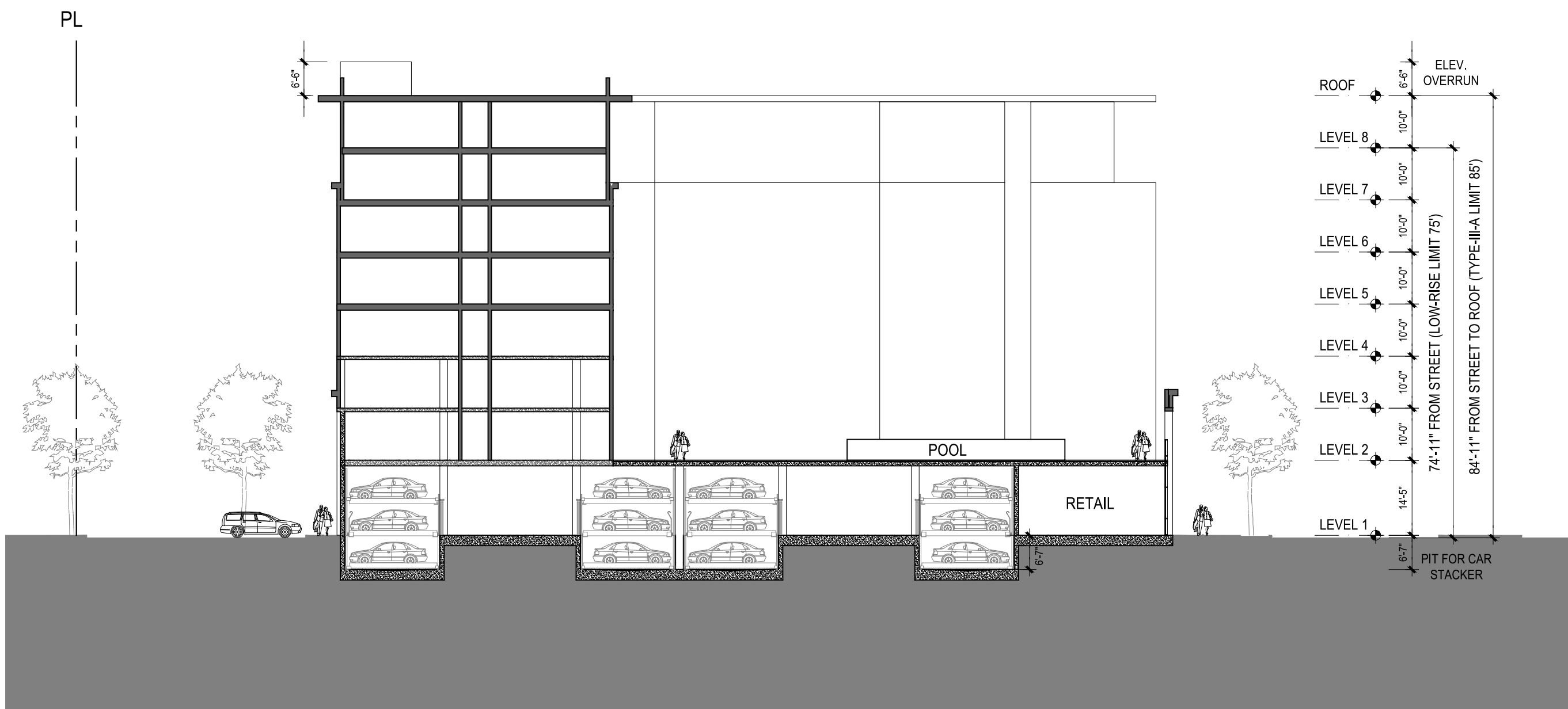
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BUILDING  
SECTIONS

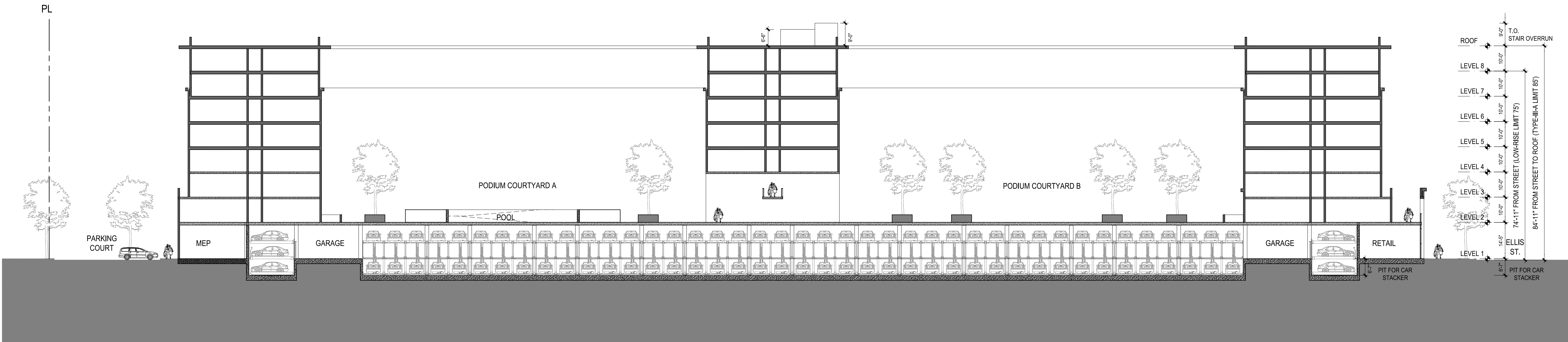
A3.3



3 BUILDING SECTION



2 BUILDING SECTION



1 BUILDING SECTION

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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