

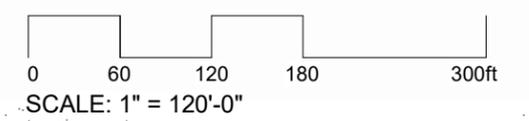
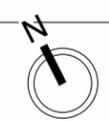
# 555 W. MIDDLEFIELD - FORMAL APPLICATION #4

555 W. MIDDLEFIELD AVE., MOUNTAIN VIEW, CA

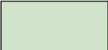
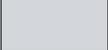
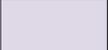


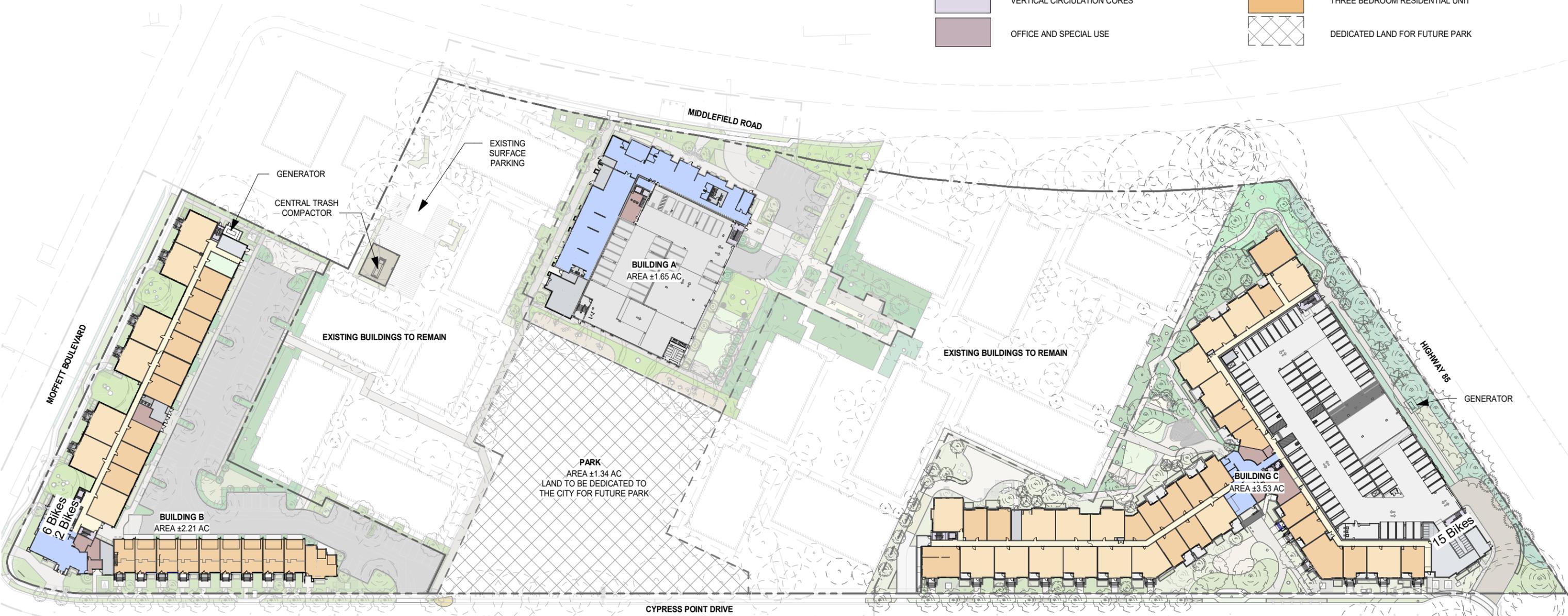


1 SITE PLAN - ILLUSTRATIVE  
 AP0.00 1" = 120'-0"



**LEGEND**

	LOBBY & RESIDENTIAL AMENITY		OTHER RESIDENTIAL SPACE
	HABITABLE OPEN SPACE		STUDIO RESIDENTIAL UNIT
	GARAGE		ONE BEDROOM RESIDENTIAL UNIT
	BUILDING UTILITIES		TWO BEDROOM RESIDENTIAL UNIT
	VERTICAL CIRCULATION CORES		THREE BEDROOM RESIDENTIAL UNIT
	OFFICE AND SPECIAL USE		DEDICATED LAND FOR FUTURE PARK



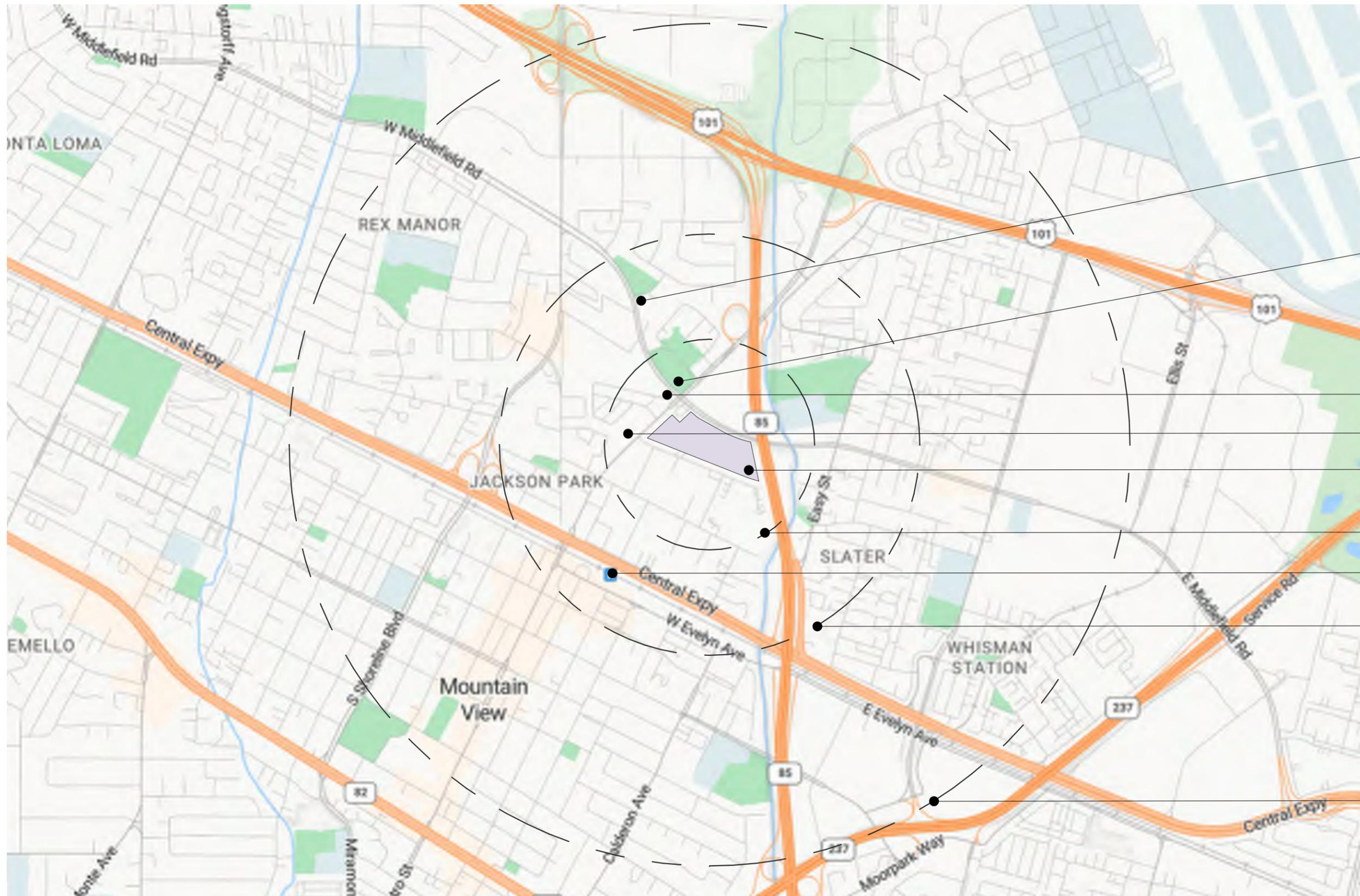
ALL DIMENSIONS ARE PROVIDED ON AP0.21 - SITE PLAN INFORMATION



**SCHEMATIC SITE PLAN**

1"=100'-0"

**AP0.07**



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

1 MILE RADIUS

VICINITY MAP

AP0.10



555 W. Middlefield Development Standards Table				
Category	Previously Approved Project Data (2022)	Proposed Project	Referenced Development Standard	Consistency Status
<b>Density</b>	49.9 DU/AC across entire site 50.0 for A+C+park+Existing units parcel 49.6 for B Under 50 DU/ac max as established in new general plan "High-Low Density" category	49.9 DU/ac across entire site. See AP0.12b for backup and parcel-specific calcs.	50 du/ac per General Plan High-Low Density Residential	Complies with Density Bonus
<b>Floor Area Ratio</b>	1.13 across entire site	1.56 across entire site. See AP0.12b for backup and parcel-specific calcs.	Allowable FAR 1.95 Maximum (See Approved Project Information Sheet)	Complies
<b>Setbacks</b>			(15' setback, See Approved Project Site Setback Plan Sheet G3.01)	Potential Waiver
<b>Front</b>	Building A: 24'-8 3/8" (W. Middlefield - Property Line) Building B: 19'-7 1/4" (Cypress Point Dr - Property Line) Building C: 15'-8 1/8" (Cypress Point Dr - Property Line)	Building A: 15'-0" (W. Middlefield - Property Line) Building B: 15'-6" (Cypress Point Dr - Property Line) Building C: 15'-1" (Cypress Point Dr - Property Line)		
<b>Side</b>	Building A: 99'-7" (East Line of improvement) Building A: 23'-8 7/8" (West Line of improvement) Building B: 15'-0" (Interior Property Line) Building C: 16'-4 3/4" (Line of improvement)	Building A: 61'-3" (East Line of improvement) Building A: 13'-8" (West Line of improvement) Building B: 49'-1" (Interior Property Line) Building C: 13'-5" (Line of improvement)		
<b>Street Side</b>	Building B: 15'-7 3/8" (Moffett Blvd - Property Line) Building C: 38'-2 1/2" (West Valley Freeway - Property Line)	Building B: 15'-6" (Moffett Blvd - Property Line) Building C: 37'-5" (West Valley Freeway - Property Line)		
<b>Rear</b>	Building A: 107'-2 1/8" (Line of improvement) Building B: 21'-8" (Gas Station - Property Line) Building C: 15'-0" (Line of improvement)	Building A: 21'-4" (Park Parcel - South Property Line) Building B: 12'-7" (Gas Station - Property Line) Building C: 10'-0" (Line of improvement)		
<b>Height Limits</b>	Building A: N/A (Max. Ridge Height) 26'-6" (Max. Wall Height) Building B: 54'-2" (Max. Ridge Height) 48'-2" (Max. Wall Height) Building C: 54'-6" (Max. Ridge Height) 48'-6" (Max. Wall Height)	Building A: 58'-9" (Max. Ridge Height) 49'-0" (Max. Wall Height) Building B: 56'-4" (Max. Ridge Height) 46'-2" (Max. Wall Height) Building C: 62'-5" (Max. Ridge Height) 54'-10" (Max. Wall Height)	Building Height (Does not exceed 5 stories, 62'-0" Maximum Height) (See Approved Project Information Sheet)	Potential Waiver
<b>Open Area</b>	Building A, C, & Existing Residential Provided: 220,874 SF Building B Provided: 45,394 SF Total Open Area Provided: 266,268 SF	Building A, C & Existing Residential Provided: 212,356 SF, 37% Open Building B Provided: 21,404 SF, 22% Open Total Open Area Provided: 233,760 SF, 44% Open See AP0.12b and AP0.30 for full backup and parcel-specific calculations.	Open Area Coverage Required Min. 30% of Site (See Approved Project Open Area Calculations, Sheet G3.02)	Complies for site overall, potential waiver if on parcel-specific basis.
<b>Private Open Space</b>	Building A, C, & Existing Residential Provided: 43,759 SF Building B Provided: 6,364 SF Total Private Open Space Provided: 50,123 SF	Building A, C & Existing Residential Provided: 40,041 SF (64 sf/DU) Building B Provided: 780 SF (8 SF/DU) Total Private Open Space Provided: 40,821 SF (56 SF/DU) See AP0.12b and AP0.30 for full backup and parcel-specific calculations.	Required Min: Average of 40 square feet per unit; Minimum area 40 square feet, where provided (See Approved Project Open Area Calculations)	Complies for site overall, potential waiver if on parcel-specific basis.
<b>Personal Storage</b>	58,140 Total CF provided (80 CF per Unit)	Building A: 0 sf provided Building B: 230 sf provided Building C: 1908 sf provided  <b>Project Total Personal Storage = 2138 sf provided</b>	80 CF/DU 58,140 CF (See Approved Project Information Sheet)	Potential Waiver
<b>Vehicle Parking</b>	Total Vehicle Parking Proposed: 926	Vehicle Parking Provided: 851 (See AP0.11 for parking breakdown)	See Article X (Parking and Loading). Per the ordinance adopted by City Council on 11/12/2024, Section 36.32.50 b. 1. (a), there is no minimum number of parking spaces required for residential development on properties within one-half mile of a major transit stop as defined in section 21155 of the Public Resources Code. Per MVCO 8.20.14, for multifamily with 20 or more DU, (1) 15% of total parking space to be Level 2 EVSE; (2) 85% of total parking space to be EV Ready; (3) 1 in 100 space to be Level 3/DC fast charger. Townhomes require 1 EVSE Level 2 and additional parking to be EV1 ready.	Complies
<b>Bike Parking</b>	Total Bike Parking Proposed: 482	Class 1 Bike Parking Provided = 182 Class 2 Bike Parking Provided = 34 There are no pre-existing bicycle spaces onsite.	Bike parking 1 Class 1 bike parking per DU, 1 Class 2 bike parking per 10 DU	Potential Waiver

Note: 2 Assuming that the Previously Approved Project established development standards, this table shows where the Proposed Project complies and where density bonus waivers would be needed, with a focus on FAR, setbacks, height, open space and personal storage. In each instance where the projects deviate, a waiver is warranted because adhering to the Previously Approved Project's dimensions would physically preclude the Proposed Project as designed.

## PROJECT STATISTICS

AP0.12a

**SITE STATISTICS**

Block	Site Acres	Site SF	New Units	Above-Grade GSF
A	1.65	71,845	30	132,360
B	2.21	96,393	97	127,912
C	3.53	153,767	196	407,871
Existing (eaves)*	5.79	252,116	402	313,920
Park	1.34	58,370		
<b>Total</b>	<b>14.52</b>	<b>632,491</b>	<b>725</b>	<b>982,063</b>

\*Existing area excludes from site area the development areas and park, and excludes from Above-Grade GSF the existing buildings to be demolished.  
Existing area INCLUDES new 1,170 SF central trash compactor in above-grade GSF

**CALCULATIONS OF DENSITY, FAR, OPEN AREA, AND PRIVATE USABLE OPEN SPACE**

Unit or Calculation	Total Site	Lot 1 - B	Lot 2 - A + C + Existing	Lot 1 + Lot 2	Lot 3 - Park
Units	725	97	628	725	0
Acres	14.52	2.21	10.97	13.18	1.34
DU/ac	49.9	43.8	57.3	55.0	
Site SF	632,491	96,393	477,728	574,121	58,370
Above-Grade SF	982,063	127,912	854,151	982,063	
FAR	1.55	1.33	1.79	1.71	
Open Area / Common Open Space	233,760	21,404	212,356	233,760	
% Open Area	37.0%	22.2%	44.5%	40.7%	
Private Usable Open Space	40,821	780	40,041	40,821	
Private Usable Open Space per Unit	56.30	8.04	63.76	56.30	

**BACKUP CALCS**

**AP0.12b**

**PARKING SUMMARY**

Building A	Building B	Building C	Ex Surface Parking	Project Total
------------	------------	------------	--------------------	---------------

NEW PARKING SPACES												
Assigned Residential	Level 2 EVSE	Lvl 2 EVSE Total	32	14%	10	13%	73	14%	None	115	14%	
		Standard (8.5' x 18')	31		9		71			111		
		Accessible	1		1		2			4		
	Level 1 EV Ready	LEVEL 1 EV Ready Total	197	86%	65	87%	431	86%	None	693	86%	
		Standard (8.5' x 18')	193		63		422			678		
Accessible		4		2		9		15				
Assigned Total			229		75		504		0	808		
Unassigned Residential	Level 3 Fast/ DC Charger	Lvl 3 FAST/DC Charger*	3	1%	2	3%	4	1%	None	9	1%	
		Standard (8.5' x 18')	2		1		3			6		
		Accessible	1		1		1			3		
Unassigned Total			3		2		4		0	9		
Townhouse Garage	Level 2 EVSE Level 1 EV Ready	Townhouse Total	None		10	(1/DU)	None		None	10		
					9				9			
					0		19		0		0	19
Guest	Level 2 EVSE	Lvl 2 EVSE Total	2	20%	None	None	None	None	2	20%		
		Standard (8.5' x 18')	1						1		1	
		Accessible	1									
	Level 1 EV Ready	LEVEL 1 EV Ready Total	8	80%	None	None	None	None	8	80%		
		Standard (8.5' x 18')	7						7		7	
Accessible		1		1						1		
Guest Total			10		0		0		0	10		
TOTAL NEW PARKING			242		96		508		0	846		
EXISTING PARKING SPACES												
Assigned Residential	Standard	Standard	None		None		None		5	5		
		Standard (8.5' x 18')						4	4			
		Accessible						1	1			
Unassigned Total			0		0		0		5	5		
TOTAL EXISTING PARKING			0		0		0		5	5		
PROJECT TOTAL			242		96		508		5	851		

**PARKING SUMMARY**

AP0.12c

**UNIT AND AREA SUMMARY** **JOB: AVALON MIDDLEFIELD**  
**Date: 01/05/2025**  
**CONSTRUCTION TYPE:** TYPE I-A/TYPE V-A **BUILDING A**  
**FLOORS:** 4

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	Floor						ROOF	Bedrm Total	Unit Total	Rentable Area by Type
				1ST	2ND	3RD	4TH	5TH					
<b>STUDIO</b>	S2	STUDIO	557	0	1	1	1	0		3	3	10%	1,671
<b>STUDIO SUB-TOTAL</b>				0	1	1	1	0		<b>3</b>	<b>3</b>	<b>10%</b>	1,671
<b>1 BEDROOM</b>	AM4-2	1BD/ 1 BATH	840	0	3	3	3	0		9	9	30%	7,560
	AM6-0	1BD/ 1 BATH	895	0	1	1	1	0		3	3	10%	2,685
	AM7-2	1BD/ 1 BATH	1,108	0	1	1	1	0		3	3	10%	3,324
<b>1 BDRM SUB-TOTAL</b>				0	5	5	5	0		<b>15</b>	<b>15</b>	<b>50%</b>	13,569
<b>2 BEDROOM</b>	BM6-0	2 BD/ 2 BATH, 44 SF DECK	1,162	0	2	2	2	0		12	6	20%	6,972
	B9-0	2 BD/ 2 BATH	1,183	0	1	1	1	0		6	3	10%	3,549
<b>2 BDRM SUB-TOTAL</b>				0	3	3	3	0		<b>18</b>	<b>9</b>	<b>30%</b>	10,521
<b>3 BEDROOM</b>	C3-0	3 BD/ 2 BATH	1,214	0	1	1	1			9	3	10%	3,642
<b>3 BDRM SUB-TOTAL</b>				0	1	1	1	0		<b>9</b>	<b>3</b>	<b>10%</b>	3,642
<b>TOTAL UNITS</b>			<b>Avg SqFt</b>	0	10	10	10	0		<b>45</b>	<b>30</b>	<b>100%</b>	29,403

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

<b>Net rentable Residential by floor (excl decks)</b>	0	9,801	9,801	9,801	0								<b>29,403</b>
---	---	-------	-------	-------	---	--	--	--	--	--	--	--	---------------

<b>Circulation/Residential Support</b>				1,396	3,094	3,094	3,035	991					11,610
<b>Amenities/Fitness/Mailroom/Roof Deck</b>				9,476	0	0	0	0					9,476
<b>MEP/MPOE/Maintenance Room</b>				1,485	0	0	0	298					1,783
<b>Residential Storage</b>				0	0	0	0	0					0
<b>Leasing/BOH</b>				365	0	0	0	0					365
<b>Garage (Including Utility)</b>				19,640	19,640	19,640	17,689	3,114					79,723
<b>Total Gross</b>				32,362	32,535	32,535	30,525	4,403					<b>132,360</b>

**PARKING SUMMARY PER LEVEL**

TYPE	LOCATION	COUNT
RESIDENTIAL GUEST	SURFACE	10
<b>TOTAL</b>		<b>10</b>
RESIDENTIAL ASSIGNED	GARAGE FLR 1	46
	GARAGE FLR 2	52
	GARAGE FLR 3	57
	GARAGE FLR 4	57
	GARAGE FLR 5	17
<b>TOTAL</b>		<b>229</b>
RESIDENTIAL...	GARAGE FLR 1	3
<b>TOTAL</b>		<b>3</b>
<b>BUILDING A TOTAL</b>		<b>242</b>

**BUILDING A - UNIT AND AREA STATISTICS**

**AP0.13**



**555 W. MIDDLEFIELD - FORMAL APPLICATION #4**

AVALON @ MIDDLEFIELD

JANUARY 05, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**UNIT AND AREA SUMMARY**

Date: 01/05/2025

**JOB: AVALON MIDDLEFIELD**

CONSTRUCTION TYPE:

TYPE TYPE V-A

**BUILDING B**

FLOORS: 4

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	Unit Net Rentable					Bedrm Total	Unit Total	Rentable Area by Type	
				1ST	2ND	3RD	4TH	ROOF				
<b>STUDIO</b>	SM2-0	STUDIO	557	1	2	2	2		7	7	7%	3,899
<b>STUDIO SUB-TOTAL</b>				1	2	2	2		7	7	7%	3,899
<b>1 BEDROOM</b>	AM3-1	1 BD, 60SF DECK	790	0	1	1	1		3	3	3%	2,370
	AM4-1	1 BD / 1 BATH	850	9	11	11	11		42	42	43%	35,700
	AM8-0	1 BD / 1 BATH	940	0	1	1	0		2	2	2%	1,880
<b>1 BDRM SUB-TOTAL</b>				9	13	13	12		47	47	48%	39,950
<b>2 BEDROOM</b>	BM1-0	2 BD/ 2 BATH, 60SF DECK	1,078	0	1	1	1		6	3	3%	3,234
	B4-0	2 BD/ 2 BATH	1,089	0	1	1	1		6	3	3%	3,267
	BM3-1	2 BD/ 2 BATH	1,163	1	0	0	0		2	1	1%	1,163
	BM7-1	2 BD/ 2 BATH	1,240	6	6	6	6		48	24	25%	29,760
	BM8-0	2 BD/ 2 BATH	1,231	0	1	1	0		4	2	2%	2,462
<b>2 BDRM SUB-TOTAL</b>				7	9	9	8		66	33	34%	39,886
<b>3 BEDROOM</b>	TH1-0	3 BD/ 2.5 BATH, 120SF DECK	2,416	5	0	0	0		15	5	5%	12,080
	TH1-1	3 BD/ 2.5 BATH	2,441	4	0	0	0		12	4	4%	9,764
	TH2-0	3 BD/ 2.5 BATH, 120SF DECK ACCESSIBLE GROUND FLOOR	2,798	1	0	0	0		3	1	1%	2,798
<b>3 BDRM SUB-TOTAL</b>				10	0	0	0		30	10	10%	24,642
<b>TOTAL UNITS</b>			<b>Avg SqFt</b>	<b>27</b>	<b>24</b>	<b>24</b>	<b>22</b>		<b>150</b>	<b>97</b>	<b>100%</b>	<b>108,377</b>

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

Net rentable Residential by floor units (excl decks)	16,810	23,032	23,032	20,861								83,735
Net rentable Residential by floor for Townhomes (excl decks)	8,214	8,214	8,214	0								24,642

Circulation/Residential Support				3,682	2,867	2,867	3,810						13,226
Amenities/Mailroom/Leasing Area/BOH/Roof Deck				2,839	0	0	0						2,839
Residential Storage				230	0	0	0						230
MEP/Bike Parking				2,564	0	0	0	676					3,240
<b>Total Gross</b>				<b>34,339</b>	<b>34,113</b>	<b>34,113</b>	<b>24,671</b>	<b>676</b>					<b>127,912</b>

**PARKING SUMMARY PER LEVEL**

TYPE	LOCATION	COUNT
RESIDENTIAL...	SURFACE	75
	TH GARAGE	19
<b>TOTAL</b>		<b>94</b>
RESIDENTIAL...	SURFACE	2
<b>TOTAL</b>		<b>2</b>
<b>BUILDING B TOTAL</b>		<b>96</b>

**BUILDING B - UNIT AND AREA STATISTICS**

**AP0.14**

**UNIT AND AREA SUMMARY**

Date: 01/05/2025

CONSTRUCTION TYPE:

TYPE I-A/TYPE III-A

FLOORS:

5

JOB: AVALON MIDDLEFIELD

BUILDING C

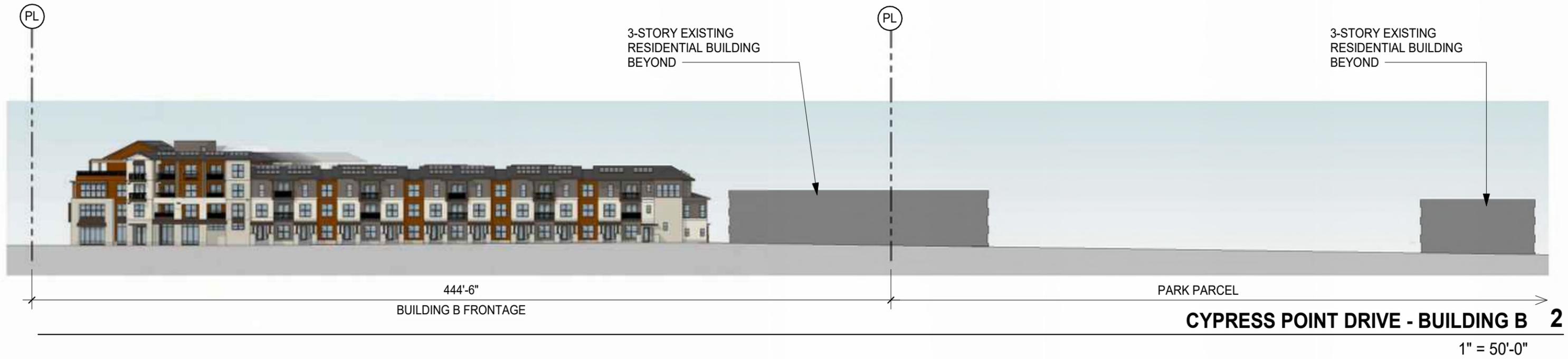
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	Unit Net Rentable					ROOF	Bedrm		Unit	Rentable Area
				1ST	2ND	3RD	4TH	5TH		Total	Total		
<b>STUDIO</b>	SM2-0	STUDIO	557	0	0	0	0	0		0	0	0%	0
STUDIO SUB-TOTAL				0	0	0	0	0		0	0	0%	0
<b>1 BEDROOM</b>	A1-0	1 BDRM	693	0	1	1	1	1		4	4	2%	2,772
	A2-0	1 BDRM	709	1	1	1	1	1		5	5	3%	3,545
	AM3-0	1 BDRM	790	4	0	0	1	5		10	10	5%	7,900
	AM3-1	1 BDRM	785	2	5	4	2	0		13	13	7%	10,205
	AM3-2	1 BDRM	800	5	7	8	7	5		32	32	16%	25,600
	AM3-3	1 BDRM	810	0	0	0	2	2		4	4	2%	3,240
	AM4-0	1 BDRM	870	1	1	1	1	1		5	5	3%	4,350
	A5-0	1 BDRM	735	1	3	3	3	3		13	13	7%	9,555
	AM9-0	1 BDRM	735	1	0	0	0	0		1	1	1%	735
1 BDRM SUB-TOTAL				15	18	18	18	18		87	87	44%	67,902
<b>2 BEDROOM</b>	BM2.0	2 BD/ 2 BATH	1,163	0	0	0	0	1		2	1	1%	1,163
	BM2.1	2 BD/ 2 BATH	1,180	6	0	0	1	1		16	8	4%	9,440
	BM2.2	2 BD/ 2 BATH	1,205	4	10	5	9	4		64	32	16%	38,560
	BM2.3	2 BD/ 2 BATH	1,176	0	1	1	1	0		6	3	2%	3,528
	BM2.4	2 BD/ 2 BATH	1,265	0	0	5	0	0		10	5	3%	6,325
	BM3.2	2 BD/ 2 BATH	1,265	3	2	3	3	3		28	14	7%	17,710
	B5.0	2 BD/ 2 BATH	1,181	0	0	0	1	1		4	2	1%	2,362
	B5.1	2 BD/ 2 BATH	1,200	1	1	0	0	0		4	2	1%	2,400
	B5.2	2 BD/ 2 BATH	1,230	0	1	1	0	0		4	2	1%	2,460
	B5.3	2 BD/ 2 BATH	1,240	0	0	0	0	1		2	1	1%	1,240
	B5.4	2 BD/ 2 BATH	1,250	0	1	1	1	0		6	3	2%	3,750
	BM7-1	2 BD/ 2 BATH	1,236	0	1	1	1	1		8	4	2%	4,944
	BM8-1	2 BD/ 2 BATH	1,173	1	1	1	1	0		8	4	2%	4,692
	B10-0	2 BD/ 2 BATH	1,205	2	2	2	2	2		20	10	5%	12,050
2 BDRM SUB-TOTAL				17	20	20	20	14		182	91	46%	110,624
<b>3 BEDROOM</b>	C1-0	3 BD/ 2 BATH	1,327	0	0	0	1	1		6	2	1%	2,654
	C1-1	3 BD/ 2 BATH	1,335	1	0	0	0	0		3	1	1%	1,335
	C1-2	3 BD/ 2 BATH	1,350	0	1	1	1	0		9	3	2%	4,050
	CM2-0	3 BD/ 2 BATH	1390	0	0	0	1	0		3	1	1%	1,390
	CM2-1	3 BD/ 2 BATH	1400	2	1	1	0	1		15	5	3%	7,000
	CM2-2	3 BD/ 2 BATH	1420	0	1	1	0	0		6	2	1%	2,840
	CM2-4	3 BD/ 2 BATH	1430	0	1	1	1	1		12	4	2%	5,720
3 BDRM SUB-TOTAL				3	4	4	4	3		54	18	9%	24,989
<b>TOTAL UNITS</b>			<b>Avg SqFt</b>	<b>1,038</b>	35	42	42	42	35	<b>323</b>	<b>196</b>	<b>100%</b>	<b>203,515</b>
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													
<b>Net rentable Residential by floor (excl decks)</b>				36,392	43,857	44,237	43,800	35,229					<b>203,515</b>
<b>Circulation/Residential Support</b>					8,126	7,386	7,006	7,443	7,327				37,288
<b>Amenities/Leasing/Mailroom</b>					4,145	0	0	0	0				4,145
<b>Residential Storage</b>					100	452	452	452	452				1,908
<b>MEP/Bike Parking</b>					3,009	0	0	0	0	1,740			4,749
<b>Garage (Including Utility)</b>					32,544	32,544	32,544	32,544	26,090				156,266
<b>Total Gross</b>					84,316	84,239	84,239	84,239	69,098	1,740			<b>407,871</b>

**PARKING SUMMARY PER LEVEL**

TYPE	LOCATION	COUNT
RESIDENTIAL	GARAGE FLR 1	88
ASSIGNED	GARAGE FLR 2	99
	GARAGE FLR 3	99
	GARAGE FLR 4	99
	GARAGE FLR 5	99
	ROOF	20
	<b>TOTAL</b>	<b>504</b>
RESIDENTIAL...	GARAGE FLR 1	4
	<b>TOTAL</b>	<b>4</b>
<b>BUILDING C TOTAL</b>		<b>508</b>

**BUILDING C - UNIT AND AREA STATISTICS**

AP0.15



CYPRESS POINT DRIVE STREETSCAPE ELEV.

AP0.18

1-STORY GAS STATION



446'-5"  
BUILDING B FRONTAGE

MOFFET BLVD. 1

1" = 50'-0"

## MOFFET BLVD. STREETSCAPE ELEVATIONS

AP0.19

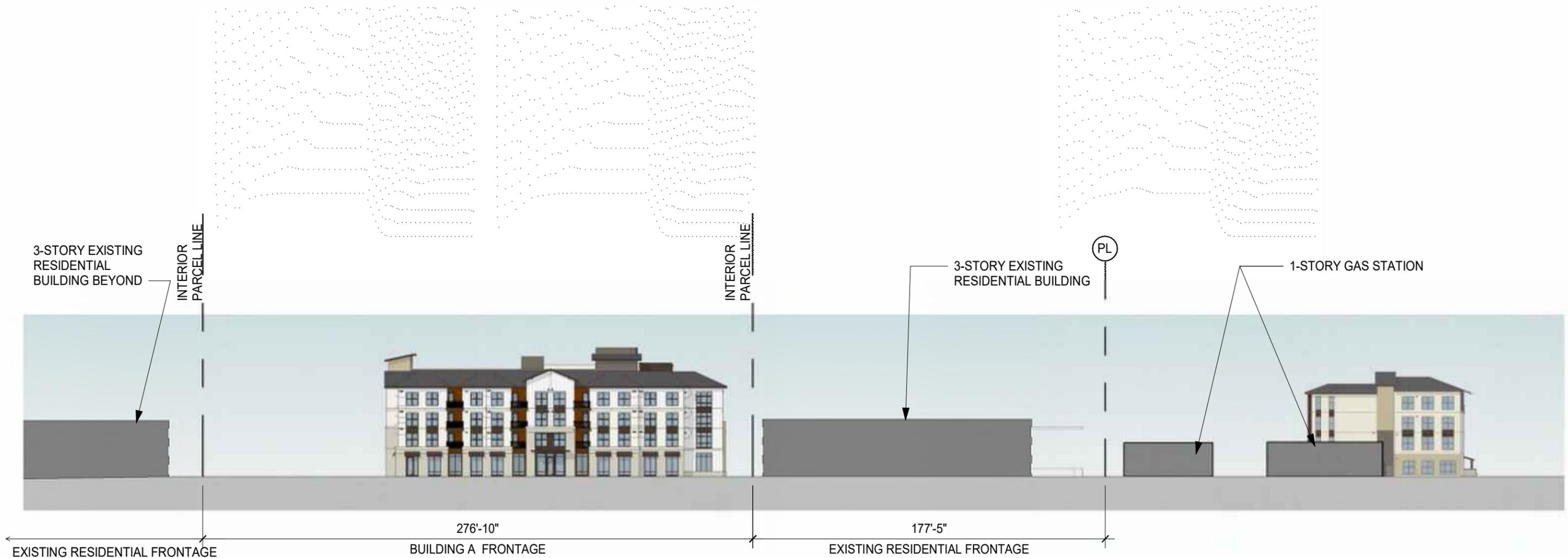


**PGAdesign**  
LANDSCAPE ARCHITECTS

555 W. MIDDLEFIELD - FORMAL APPLICATION #2

JUNE 13, 2025

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



**W. MIDDLEFIELD RD. - BUILDING A 1**

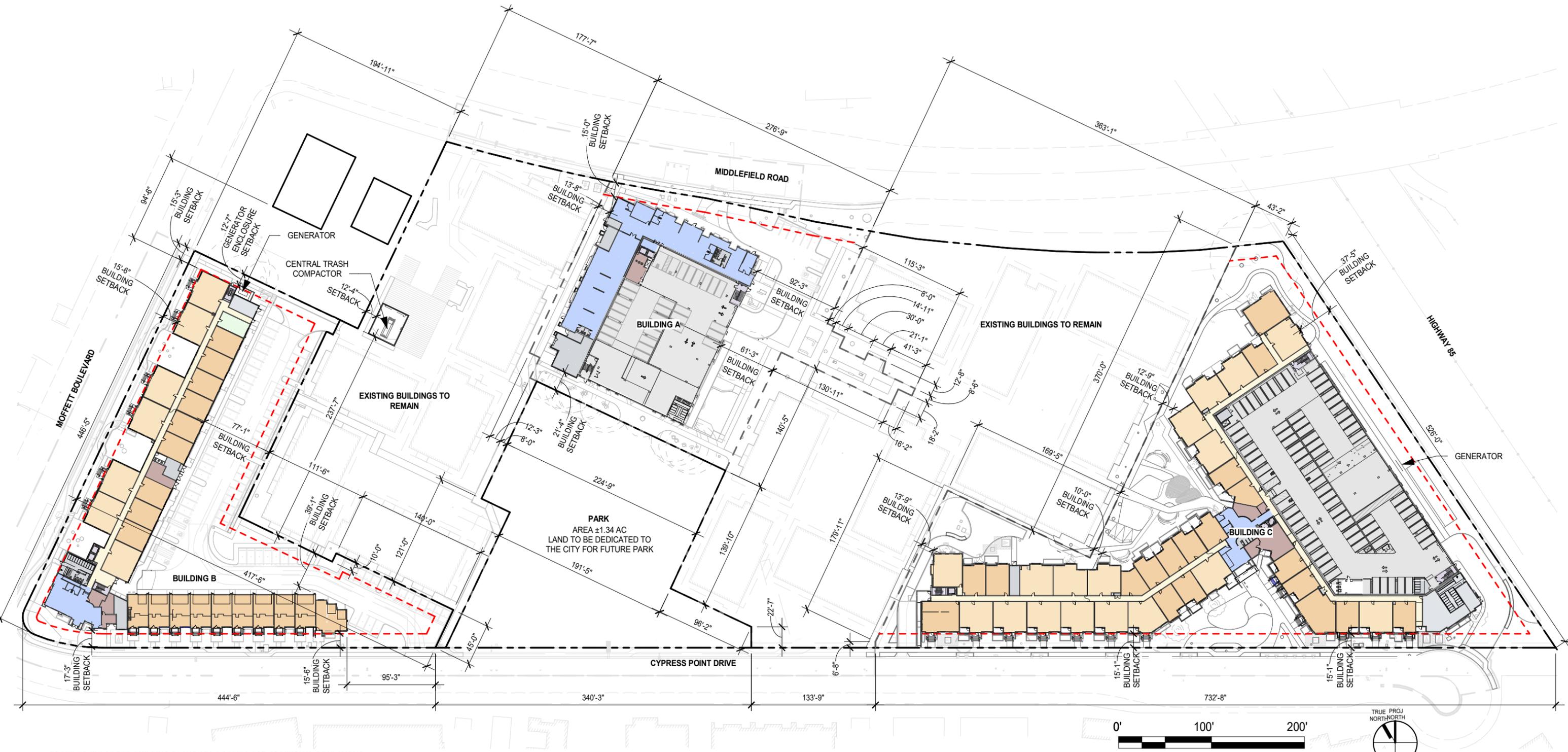
1" = 50'-0"

**W. MIDDLEFIELD RD. STREETSCAPE ELEV.**

**AP0.20**

**SITE PLAN INFORMATION LEGEND**

- - - - - R4 REQUIRED SETBACK
- — — — —** PROPERTY LINE
- - - - - INTERIOR PARCEL LINE



REFER TO ENLARGED BUILDING PLANS AP2.0 SERIES FOR ADDITIONAL DIMENSIONS.



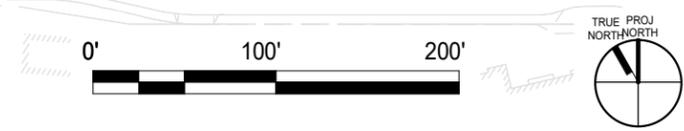
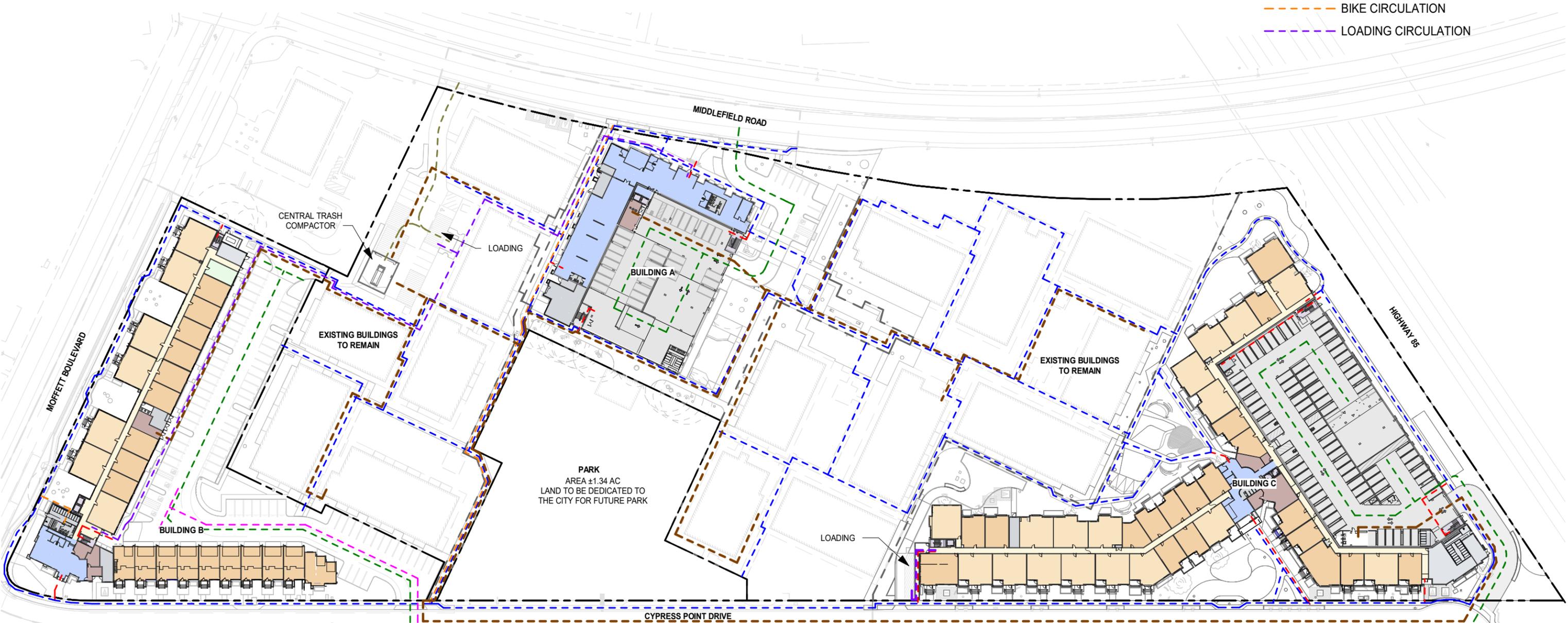
**SITE PLAN INFORMATION**

1"=100'-0"

**AP0.21**

**SITE CIRCULATION LEGEND**

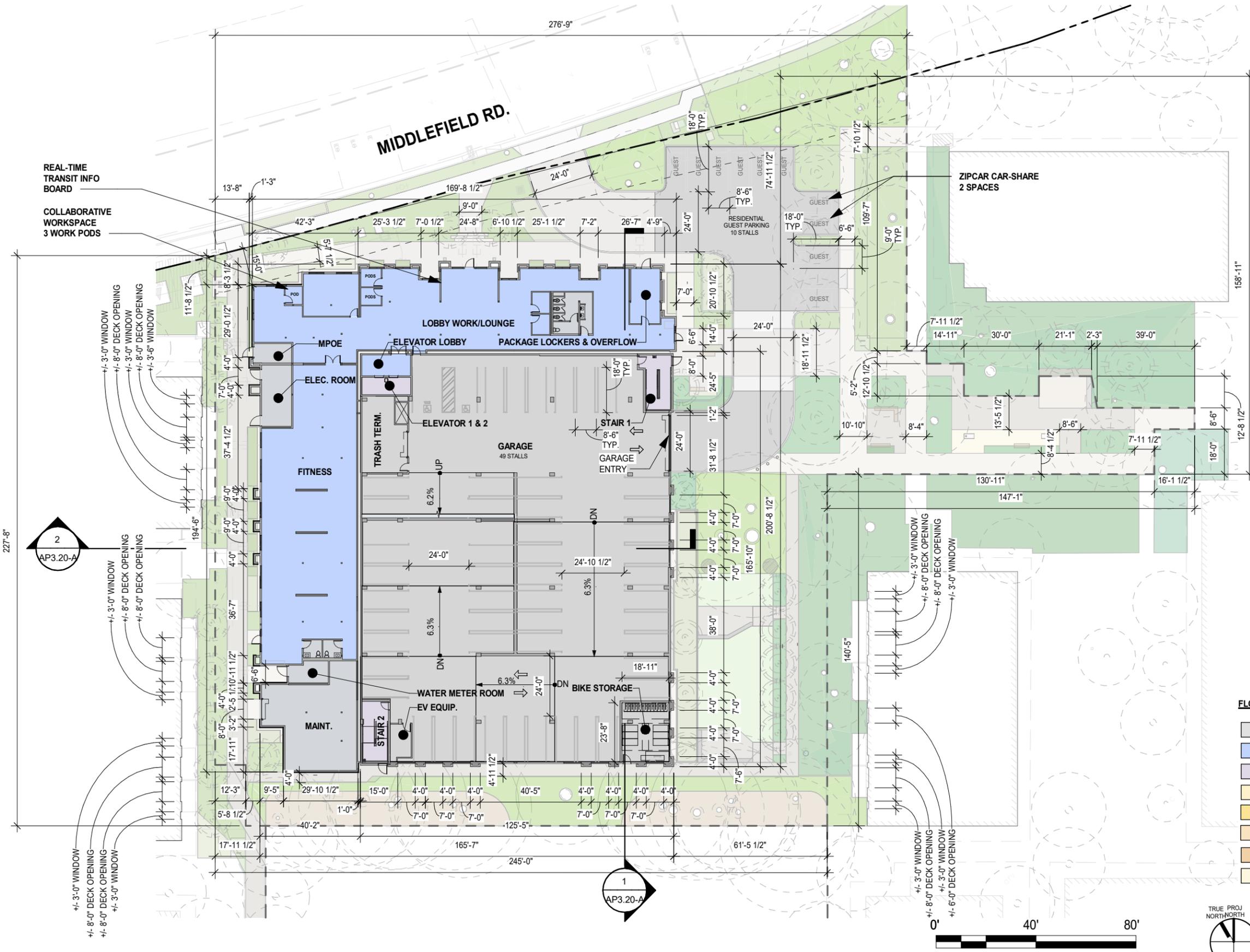
- - - EGRESS PATH
- - - EMERGENCY CIRCULATION
- - - PEDESTRIAN CIRCULATION
- - - VEHICULAR CIRCULATION
- - - TRASH VEHICLE CIRCULATION
- - - TRASH COLLECTION CIRCULATION
- - - BIKE CIRCULATION
- - - LOADING CIRCULATION



**SITE CIRCULATION**

1"=100'-0"

**AP0.22**



REAL-TIME  
TRANSIT INFO  
BOARD

COLLABORATIVE  
WORKSPACE  
3 WORK PODS

ZIPCAR CAR-SHARE  
2 SPACES

- FLOOR PLAN LEGEND**
- GARAGE/ UTILITY
  - AMENITIES
  - VERTICAL CIRCULATION
  - RESIDENTIAL - STUDIO
  - RESIDENTIAL - ONE BEDROOM
  - RESIDENTIAL - TWO BEDROOM
  - RESIDENTIAL - THREE BEDROOM
  - CORRIDOR

**BUILDING A - BUILDING PLAN - FLOOR 1**



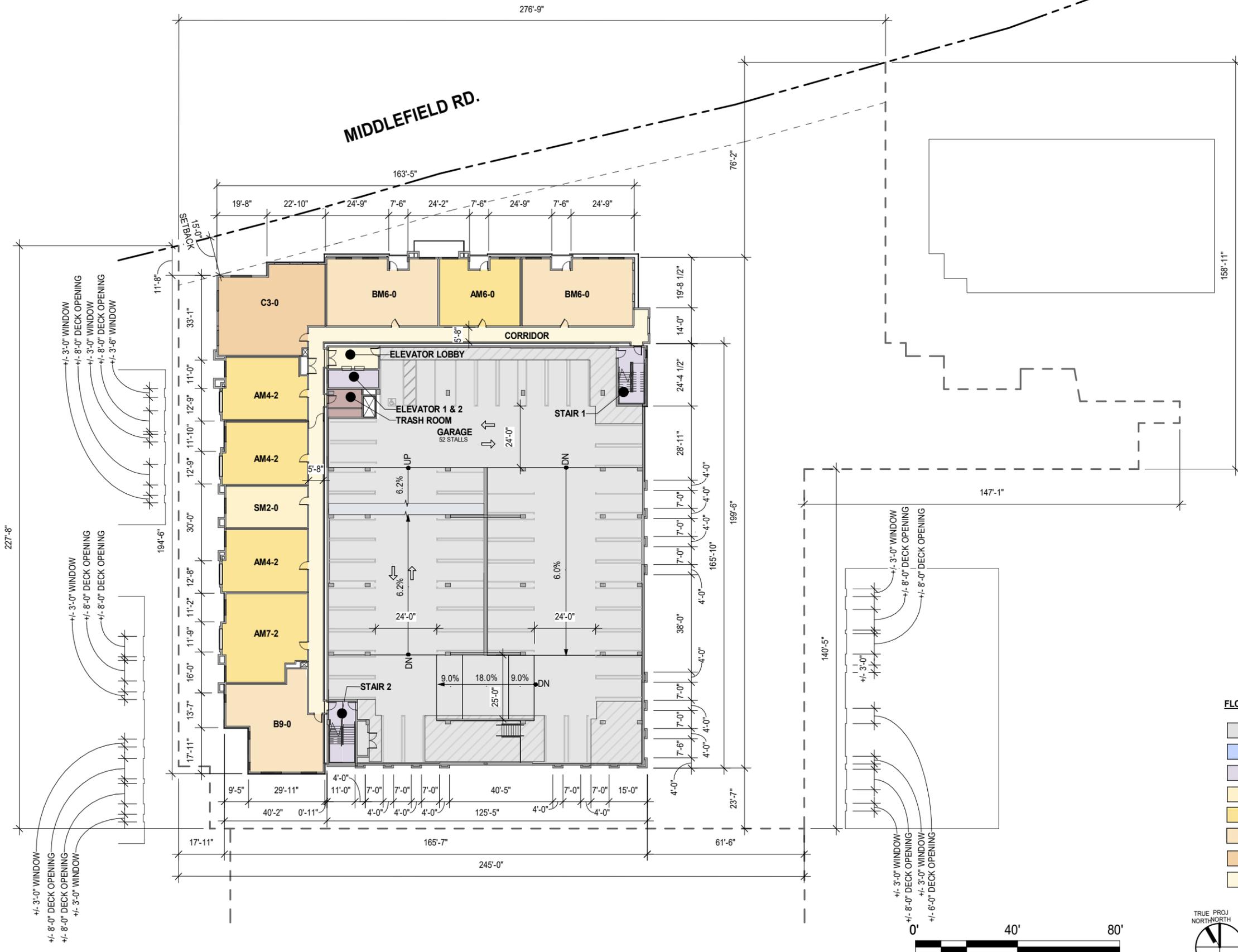
1"=40'-0" **AP2.01-A**



**555 W. MIDDLEFIELD - FORMAL APPLICATION #4**

JANUARY 05, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



**FLOOR PLAN LEGEND**

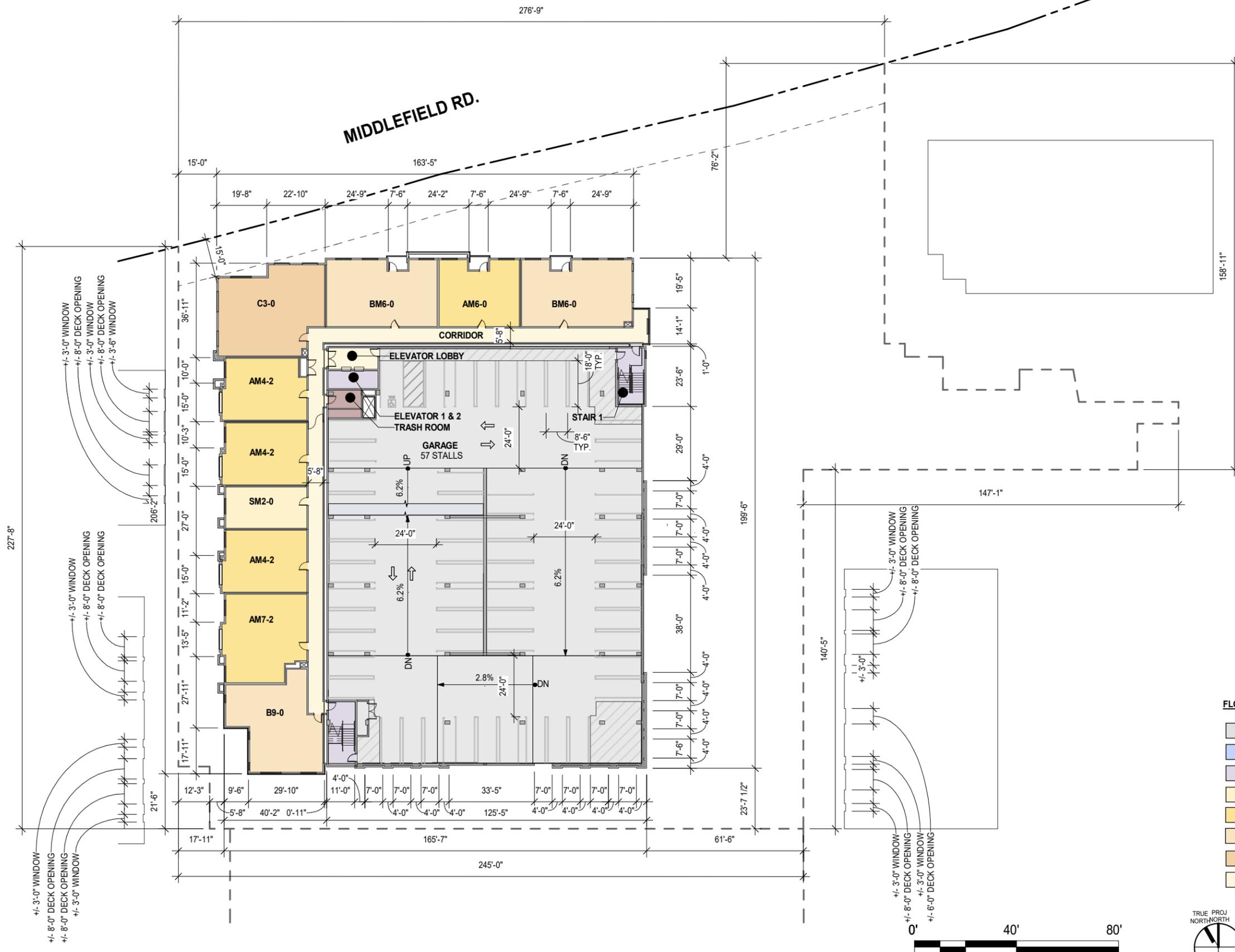
- GARAGE/ UTILITY
- AMENITIES
- VERTICAL CIRCULATION
- RESIDENTIAL - STUDIO
- RESIDENTIAL - ONE BEDROOM
- RESIDENTIAL - TWO BEDROOM
- RESIDENTIAL - THREE BEDROOM
- CORRIDOR

**BUILDING A - BUILDING PLAN - FLOOR 2**



1"=40'-0"

**AP2.02-A**



**FLOOR PLAN LEGEND**

- GARAGE/ UTILITY
- AMENITIES
- VERTICAL CIRCULATION
- RESIDENTIAL - STUDIO
- RESIDENTIAL - ONE BEDROOM
- RESIDENTIAL - TWO BEDROOM
- RESIDENTIAL - THREE BEDROOM
- CORRIDOR

**BUILDING A - BUILDING PLAN - FLOOR 3**

TRUE PROJ  
NORTH  
NORTH  
1"=40'-0"

**AP2.03-A**

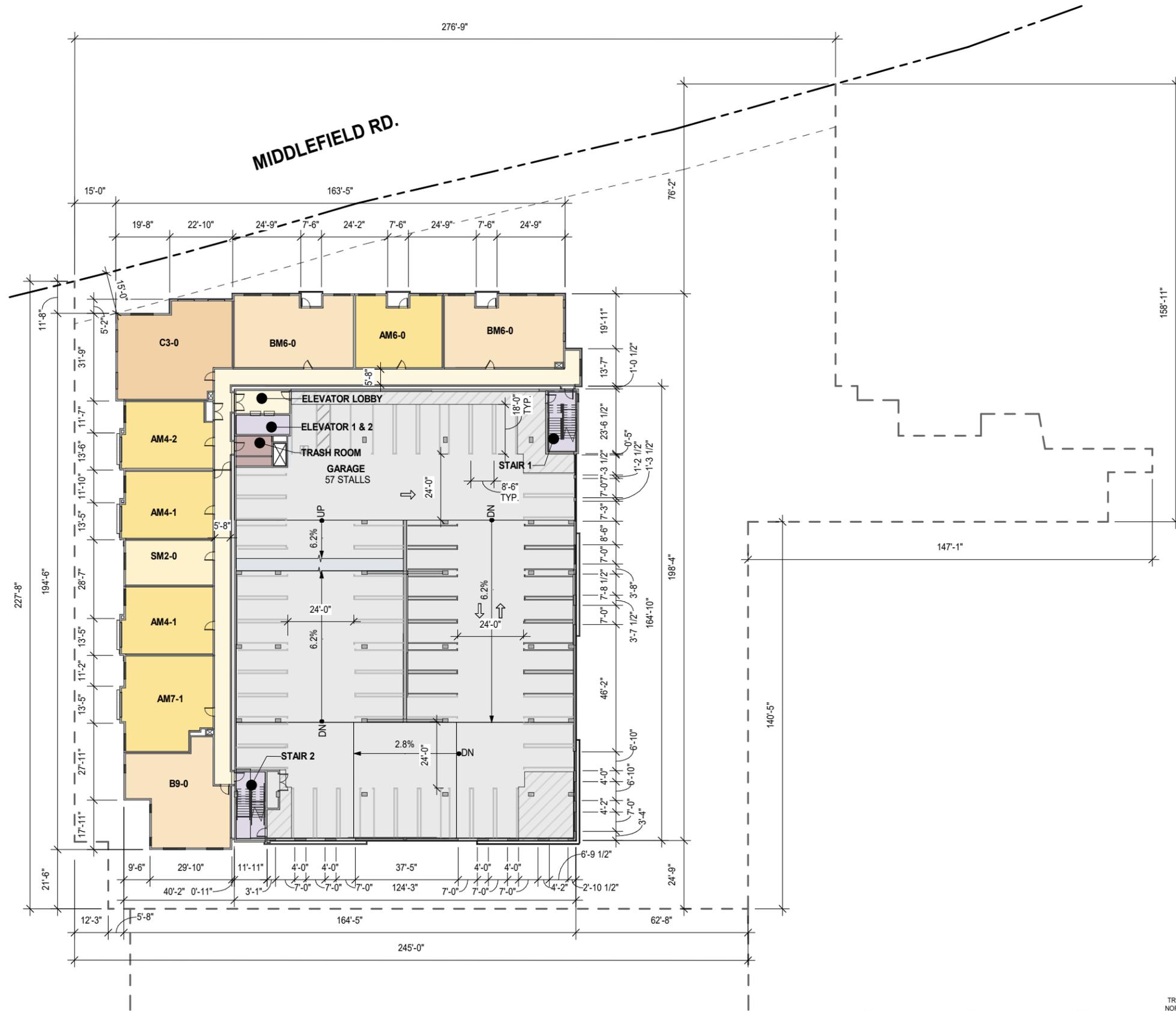


**PGAdesign**  
LANDSCAPE ARCHITECTS

**555 W. MIDDLEFIELD - FORMAL APPLICATION #4**

JANUARY 05, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



- FLOOR PLAN LEGEND**
- GARAGE/ UTILITY
  - AMENITIES
  - VERTICAL CIRCULATION
  - RESIDENTIAL - STUDIO
  - RESIDENTIAL - ONE BEDROOM
  - RESIDENTIAL - TWO BEDROOM
  - RESIDENTIAL - THREE BEDROOM
  - CORRIDOR



**BUILDING A - BUILDING PLAN - FLOOR 4**

1"=40'-0"

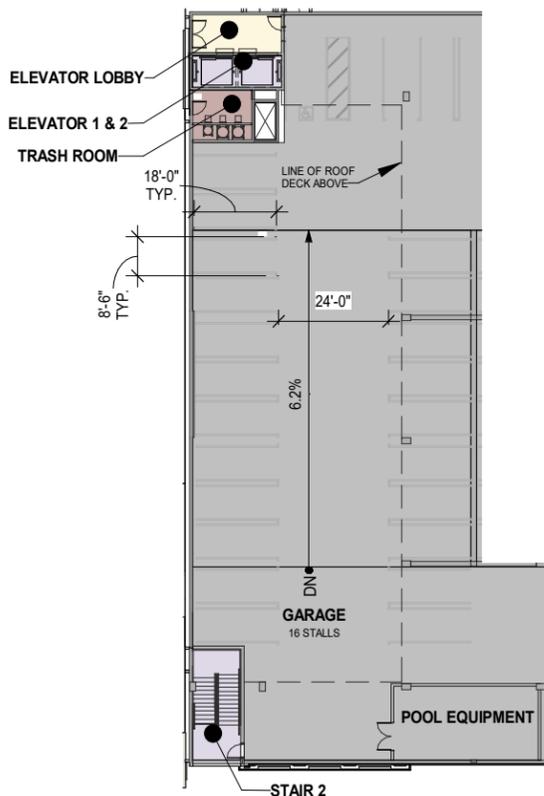
**AP2.04-A**



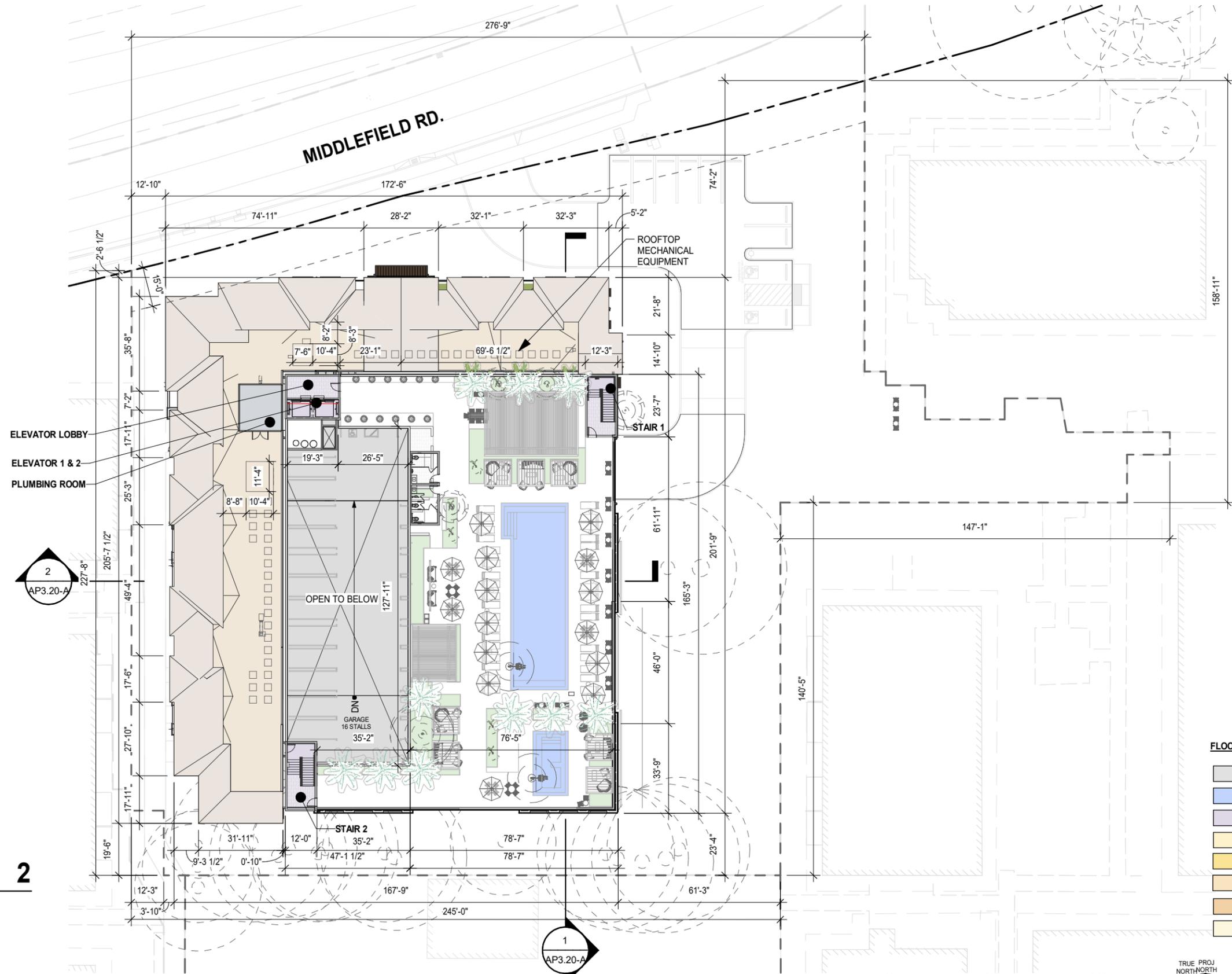
**555 W. MIDDLEFIELD - FORMAL APPLICATION #4**

JANUARY 05, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



**UPPER PARKING RAMP 2**



- FLOOR PLAN LEGEND**
- GARAGE/ UTILITY
  - AMENITIES
  - VERTICAL CIRCULATION
  - RESIDENTIAL - STUDIO
  - RESIDENTIAL - ONE BEDROOM
  - RESIDENTIAL - TWO BEDROOM
  - RESIDENTIAL - THREE BEDROOM
  - CORRIDOR



**BUILDING A - BUILDING PLAN - ROOF**

1"=40'-0" **AP2.05-A**



- ELEVATOR 1 & 2
- BIKE STORAGE ROOM
- BIKE REPAIR STATION
- STAIR 1
- RESIDENTIAL STORAGE  
230 SF
- COLLABORATIVE WORKSPACE  
2 WORK PODS
- REAL-TIME  
TRANSIT INFO  
BOARD

- FLOOR PLAN LEGEND**
- GARAGE/ UTILITY
  - AMENITIES
  - VERTICAL CIRCULATION
  - RESIDENTIAL - STUDIO
  - RESIDENTIAL - ONE BEDROOM
  - RESIDENTIAL - TWO BEDROOM
  - RESIDENTIAL - THREE BEDROOM
  - CORRIDOR



**BUILDING B - BUILDING PLAN - FLOOR 1**

1"=60'-0" **AP2.01-B**



**FLOOR PLAN LEGEND**

- GARAGE/ UTILITY
- AMENITIES
- VERTICAL CIRCULATION
- RESIDENTIAL - STUDIO
- RESIDENTIAL - ONE BEDROOM
- RESIDENTIAL - TWO BEDROOM
- RESIDENTIAL - THREE BEDROOM
- CORRIDOR



**BUILDING B - BUILDING PLAN - FLOOR 2**

1"=60'-0"

**AP2.02-B**



**FLOOR PLAN LEGEND**

- GARAGE/ UTILITY
- AMENITIES
- VERTICAL CIRCULATION
- RESIDENTIAL - STUDIO
- RESIDENTIAL - ONE BEDROOM
- RESIDENTIAL - TWO BEDROOM
- RESIDENTIAL - THREE BEDROOM
- CORRIDOR



**BUILDING B - BUILDING PLAN - FLOOR 3**

1"=60'-0"

**AP2.03-B**



**FLOOR PLAN LEGEND**

- GARAGE/ UTILITY
- AMENITIES
- VERTICAL CIRCULATION
- RESIDENTIAL - STUDIO
- RESIDENTIAL - ONE BEDROOM
- RESIDENTIAL - TWO BEDROOM
- RESIDENTIAL - THREE BEDROOM
- CORRIDOR



**BUILDING B - BUILDING PLAN - FLOOR 4**

1"=60'-0"

**AP2.04-B**



**FLOOR PLAN LEGEND**

[Grey Box]	GARAGE/ UTILITY
[Blue Box]	AMENITIES
[Purple Box]	VERTICAL CIRCULATION
[Light Yellow Box]	RESIDENTIAL - STUDIO
[Yellow Box]	RESIDENTIAL - ONE BEDROOM
[Orange Box]	RESIDENTIAL - TWO BEDROOM
[Dark Orange Box]	RESIDENTIAL - THREE BEDROOM
[Light Orange Box]	CORRIDOR



CYPRESS POINT DR



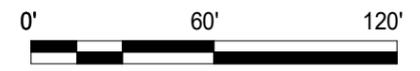
BUILDING C - BUILDING PLAN - FLOOR 1

1"=60'-0"

AP2.01-C

**FLOOR PLAN LEGEND**

- GARAGE/ UTILITY
- AMENITIES
- VERTICAL CIRCULATION
- RESIDENTIAL - STUDIO
- RESIDENTIAL - ONE BEDROOM
- RESIDENTIAL - TWO BEDROOM
- RESIDENTIAL - THREE BEDROOM
- CORRIDOR



**BUILDING C - BUILDING PLAN - FLOOR 2**

1"=60'-0" **AP2.02-C**

**FLOOR PLAN LEGEND**

- GARAGE/ UTILITY
- AMENITIES
- VERTICAL CIRCULATION
- RESIDENTIAL - STUDIO
- RESIDENTIAL - ONE BEDROOM
- RESIDENTIAL - TWO BEDROOM
- RESIDENTIAL - THREE BEDROOM
- CORRIDOR



**BUILDING C - BUILDING PLAN - FLOOR 3**

1"=60'-0" **AP2.03-C**

FLOOR PLAN LEGEND

- GARAGE/ UTILITY
- AMENITIES
- VERTICAL CIRCULATION
- RESIDENTIAL - STUDIO
- RESIDENTIAL - ONE BEDROOM
- RESIDENTIAL - TWO BEDROOM
- RESIDENTIAL - THREE BEDROOM
- CORRIDOR



BUILDING C - BUILDING PLAN - FLOOR 4

1"=60'-0"

AP2.04-C



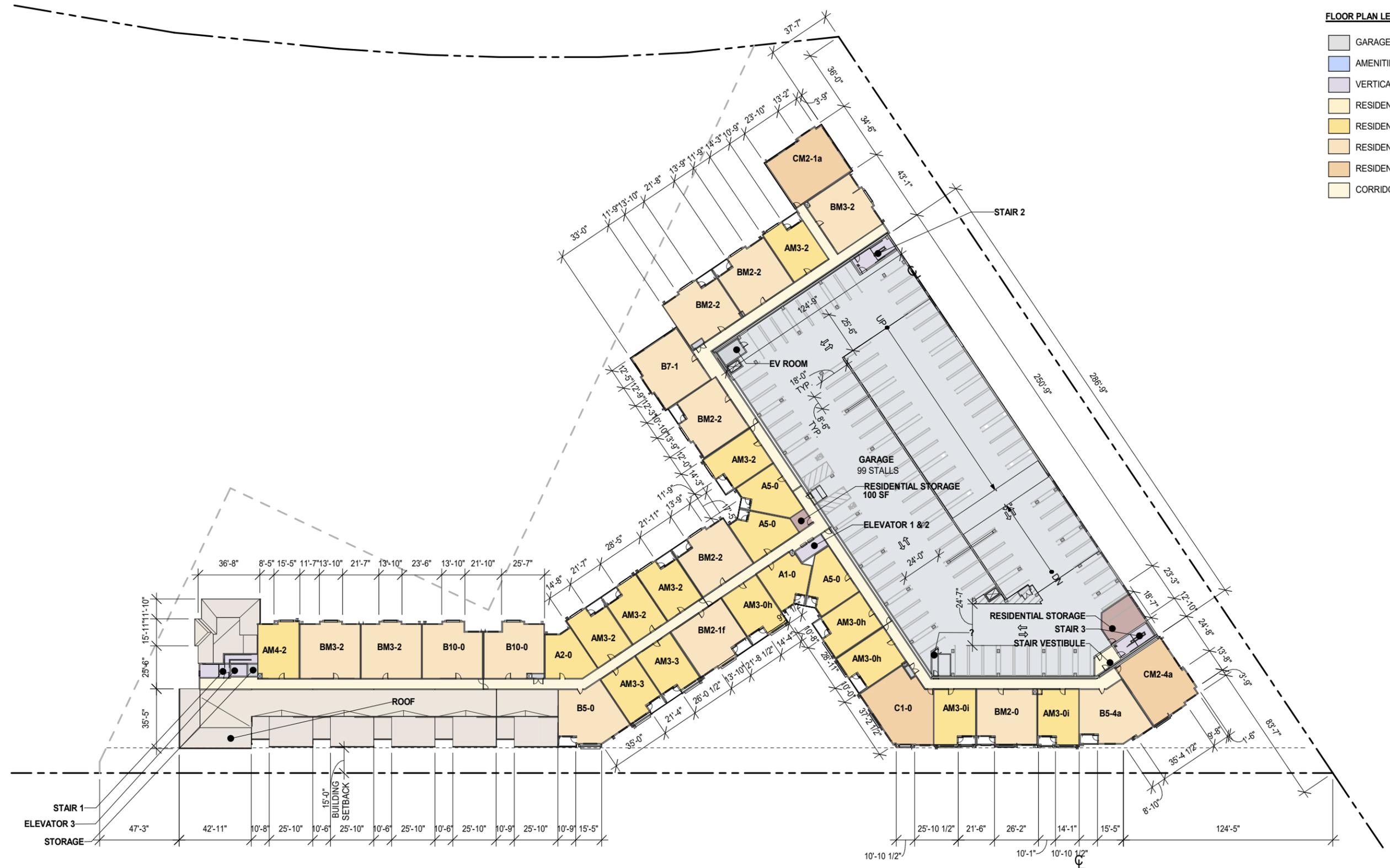
555 W. MIDDLEFIELD - FORMAL APPLICATION #4

JANUARY 05, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**FLOOR PLAN LEGEND**

- GARAGE/ UTILITY
- AMENITIES
- VERTICAL CIRCULATION
- RESIDENTIAL - STUDIO
- RESIDENTIAL - ONE BEDROOM
- RESIDENTIAL - TWO BEDROOM
- RESIDENTIAL - THREE BEDROOM
- CORRIDOR



**BUILDING C - BUILDING PLAN - FLOOR 5**

1"=60'-0"

**AP2.05-C**

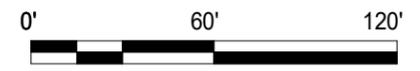
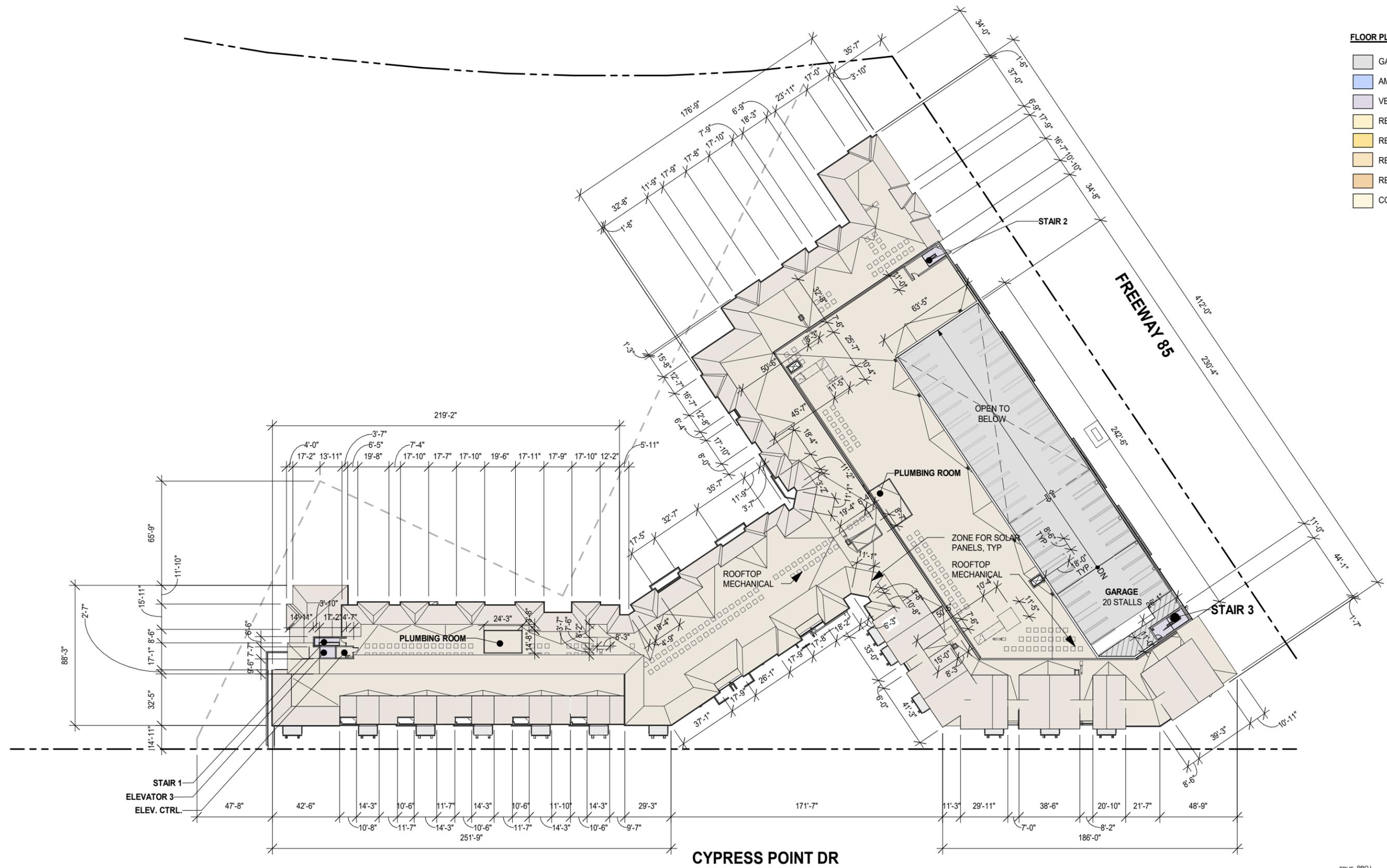


**555 W. MIDDLEFIELD - FORMAL APPLICATION #4**

JANUARY 05, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

- FLOOR PLAN LEGEND**
- GARAGE/ UTILITY
  - AMENITIES
  - VERTICAL CIRCULATION
  - RESIDENTIAL - STUDIO
  - RESIDENTIAL - ONE BEDROOM
  - RESIDENTIAL - TWO BEDROOM
  - RESIDENTIAL - THREE BEDROOM
  - CORRIDOR



**BUILDING C - BUILDING PLAN - ROOF**

1"=60'-0"

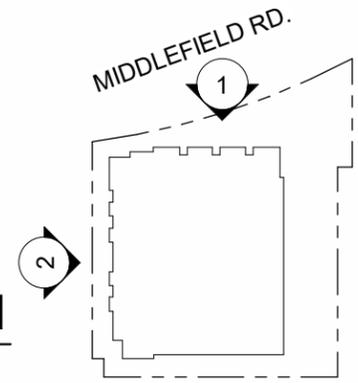
**AP2.06**



**WEST ELEVATION 2**  
1/32" = 1'-0"



**NORTH ELEVATION AT MIDDLEFIELD ROAD 1**  
1/32" = 1'-0"



- |   |                                      |  |                                     |                                      |                         |                     |                  |
|---|--------------------------------------|--|-------------------------------------|--------------------------------------|-------------------------|---------------------|------------------|
| 1 BOARD AND BATTEN SIDING<br>FINISH: "HUSHED HUE"                 | 3 FUNDERMAX WOOD<br>PANEL "AMAZON"   | 5 PLASTER:<br>BM1520<br>HUSHED HUE       | 7 PLASTER:<br>SW 9183<br>DARK CLOVE | 9 TRELLIS:<br>BM 1062<br>BAKED CUMIN | 11 VINYL WINDOW         | 13 METAL ROOF       | 15 AWNING        |
| 2 CEMENTITIOUS LAP<br>SIDING - WOOD GRAIN<br>FINISH: "BEAR CREEK" | 4 STONE VENEER<br>FINISH: WHITE GOLD | 6 PLASTER:<br>BM CC-270<br>BAFFIN ISLAND | 8 FASCIA:<br>SW 9183<br>DARK CLOVE  | 10 METAL RAILING                     | 12 STOREFRONT<br>WINDOW | 14 ASPHALT SHINGLES | 16 GLASS RAILING |

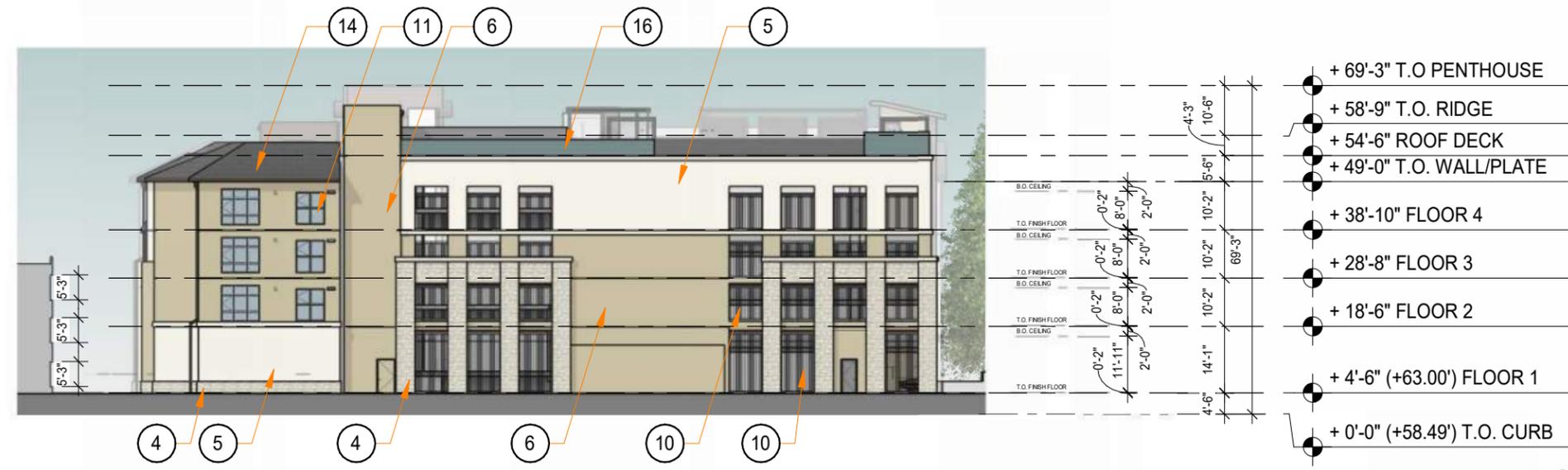


**PLANNING ELEVATIONS - BUILDING A** 1/32"=1'-0" **AP3.00-A**



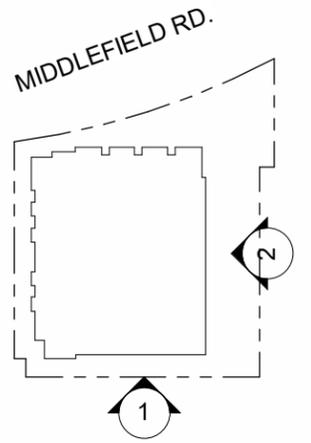
**EAST ELEVATION 2**

1/32" = 1'-0"



**SOUTH ELEVATION 1**

1/32" = 1'-0"



- 1 BOARD AND BATTEN SIDING FINISH: "HUSHED HUE"
- 2 CEMENTITIOUS LAP SIDING - WOOD GRAIN FINISH: "BEAR CREEK"
- 3 FUNDERMAX WOOD PANEL "AMAZON"
- 4 STONE VENEER FINISH: WHITE GOLD
- 5 PLASTER: BM1520 HUSHED HUE
- 6 PLASTER: BM CC-270 BAFFIN ISLAND
- 7 PLASTER: SW 9183 DARK CLOVE
- 8 FASCIA: SW 9183 DARK CLOVE
- 9 TRELLIS: BM 1062 BAKED CUMIN
- 10 METAL RAILING
- 11 VINYL WINDOW
- 12 STOREFRONT WINDOW
- 13 METAL ROOF
- 14 ASPHALT SHINGLES
- 15 AWNING
- 16 GLASS RAILING



**PLANNING ELEVATIONS - BUILDING A**

1/32"=1'-0" **AP3.01-A**



**SOUTH ELEVATION AT CYPRESS DR. 2**

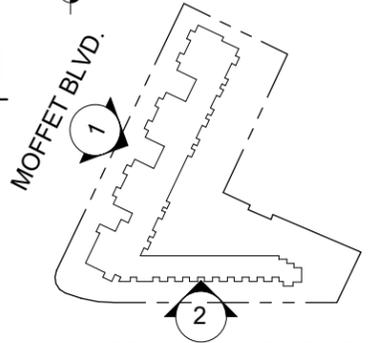
1/32" = 1'-0"



**EAST ELEVATION AT MOFFETT BOULEVARD 1**

1/32" = 1'-0"

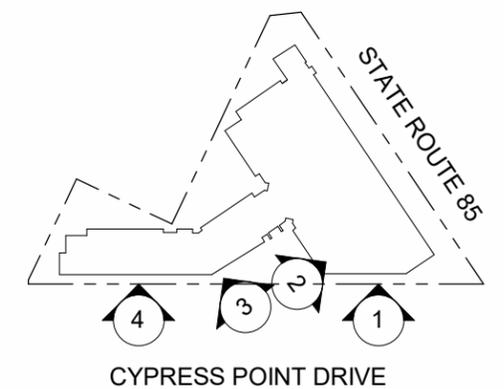
- ① CEMENTITIOUS LAP SIDING - WOOD GRAIN FINISH: "BEAR CREEK"
- ② CEMENTITIOUS LAP SIDING - WOOD GRAIN FINISH: "BAFFIN ISLAND"
- ③ STONE VENEER FINISH: WHITE GOLD
- ④ PLASTER: BM1520 HUSHED HUE
- ⑤ PLASTER: BM CC-270 BAFFIN ISLAND
- ⑥ PLASTER: BM 1470 BEAR CREEK
- ⑦ PLASTER: SW 9183 DARK CLOVE
- ⑧ CONCRETE STAIRS
- ⑨ TRELLIS
- ⑩ VINYL WINDOW
- ⑪ STOREFRONT WINDOW
- ⑫ METAL ROOF
- ⑬ ASPHALT SHINGLES
- ⑭ METAL BALCONY RAILING
- ⑮ FOAM BAND
- ⑯ METAL AWNING
- ⑰ FUNDERMAX WOOD PANEL "AMAZON"
- ⑱ SOLAR PANEL
- ⑲ SIGNAGE



MOFFETT BLVD.  
CYPRESS POINT DRIVE  
1/32"=1'-0" AP3.00-B

**PLANNING ELEVATIONS - BUILDING B**





- 1 CEMENTIOUS LAP SIDING - WOOD GRAIN FINISH: HIDDEN VALLEY
- 2 CEMENTIOUS LAP SIDING - WOOD GRAIN FINISH: BAFFIN ISLAND
- 3 BOARD AND BATTEN SIDING FINISH: "HUSHED HUE"
- 4 CONCRETE STAIRS
- 5 CAST STONE: WHITE GOLD
- 6 CAST STONE: SAN MARINO LIMESTONE
- 7 PLASTER: BM1520 HUSHED HUE
- 8 PLASTER: BM CC-270 BAFFIN ISLAND
- 9 PLASTER: BM 1470 BEAR CREEK
- 10 PLASTER: SW 9183 DARK CLOVE
- 11 TRELLIS: SW 9183 DARK CLOVE
- 12 METAL RAILING
- 13 VINYL WINDOW
- 14 STOREFRONT WINDOW
- 15 SIGNAGE
- 16 ASPHALT SHINGLES
- 17 AWNING



**PLANNING ELEVATIONS - BUILDING C**

1"=30'-0"

**AP3.00-C**

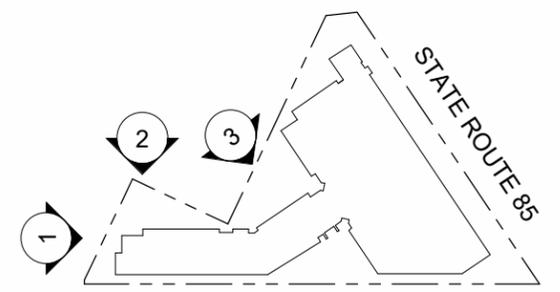


**N.W. ELEVATION AT INTERIOR COURTYARD 3**  
1" = 30'-0"

**NORTH ELEVATION 2**  
1" = 30'-0"

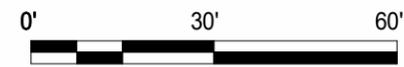


**WEST ELEVATION 1**  
1" = 30'-0"



CYPRESS POINT DRIVE

- 1 CEMENTIOUS LAP SIDING - WOOD GRAIN FINISH: HIDDEN VALLEY
- 3 BOARD AND BATTEN SIDING FINISH: "HUSHED HUE"
- 5 CAST STONE: WHITE GOLD
- 7 PLASTER: BM1520 HUSHED HUE
- 9 PLASTER: BM 1470 BEAR CREEK
- 11 TRELLIS: SW 9183 DARK CLOVE
- 13 VINYL WINDOW
- 15 SIGNAGE
- 17 AWNING
- 2 CEMENTIOUS LAP SIDING - WOOD GRAIN FINISH: BAFFIN ISLAND
- 4 CONCRETE STAIRS
- 6 CAST STONE: SAN MARINO LIMESTONE
- 8 PLASTER: BM CC-270 BAFFIN ISLAND
- 10 PLASTER: SW 9183 DARK CLOVE
- 12 METAL RAILING
- 14 STOREFRONT WINDOW
- 16 ASPHALT SHINGLES



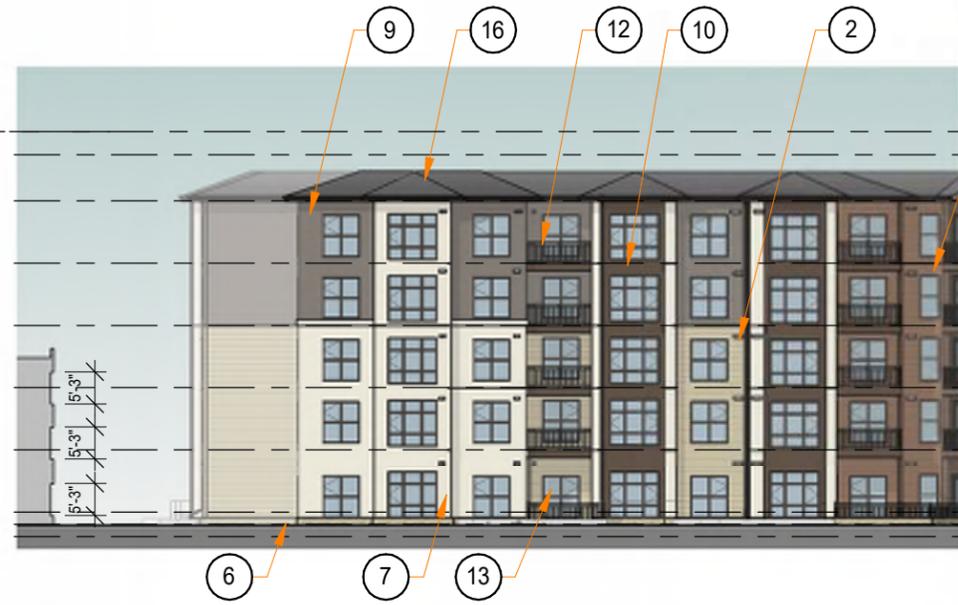
**PLANNING ELEVATIONS - BUILDING C**

1"=30'-0" AP3.01-C



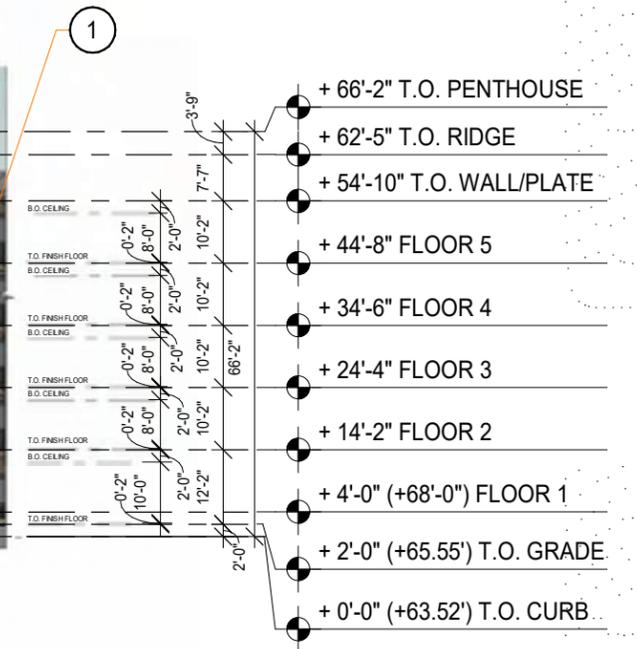
**N.W. ELEVATION 2**

1" = 30'-0"



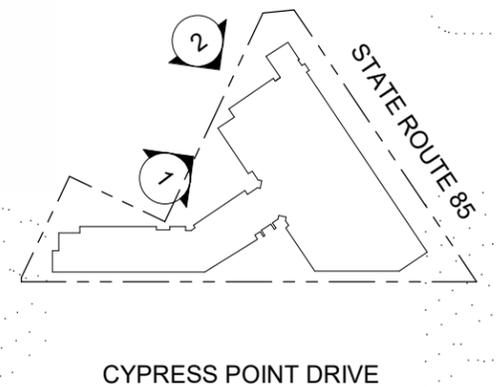
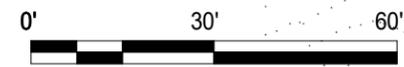
**S.W. ELEVATION AT INTERIOR COURTYARD 1**

1" = 30'-0"



- 1 CEMENTIOUS LAP SIDING - WOOD GRAIN FINISH: HIDDEN VALLEY
- 3 BOARD AND BATTEN SIDING FINISH: "HUSHED HUE"
- 5 CAST STONE: WHITE GOLD
- 7 PLASTER: BM1520 HUSHED HUE
- 9 PLASTER: BM 1470 BEAR CREEK
- 2 CEMENTIOUS LAP SIDING - WOOD GRAIN FINISH: BAFFIN ISLAND
- 4 CONCRETE STAIRS
- 6 CAST STONE: SAN MARINO LIMESTONE
- 8 PLASTER: BM CC-270 BAFFIN ISLAND
- 10 PLASTER: SW 9183 DARK CLOVE

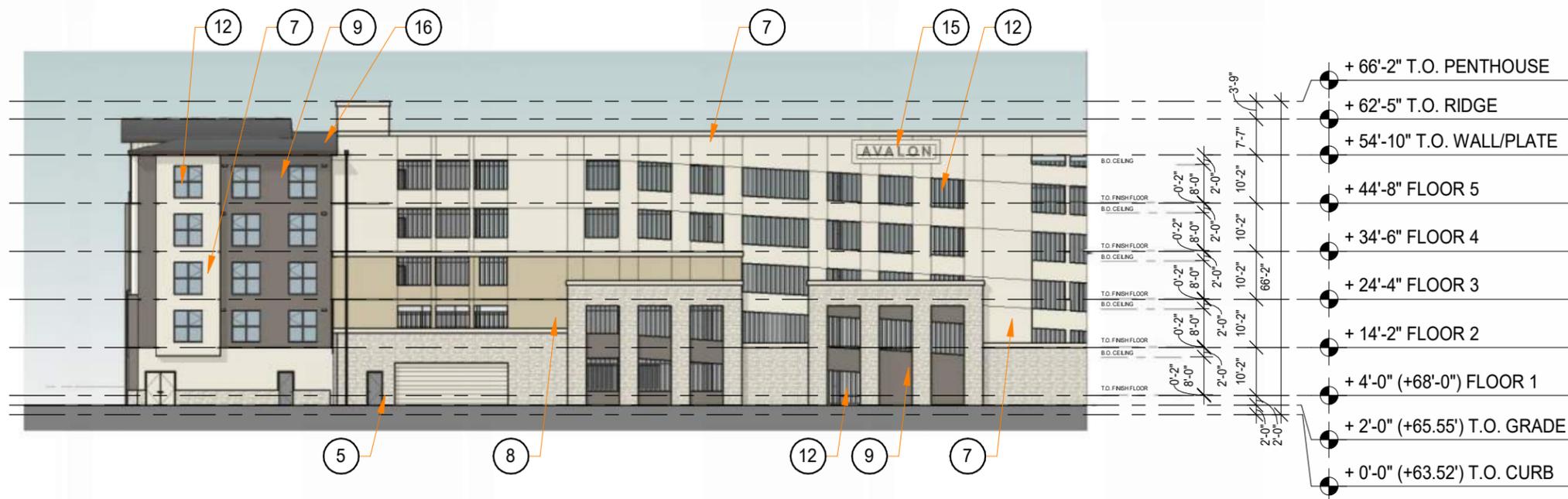
- 11 TRELLIS: SW 9183 DARK CLOVE
- 13 VINYL WINDOW
- 15 SIGNAGE
- 17 AWNING
- 12 METAL RAILING
- 14 STOREFRONT WINDOW
- 16 ASPHALT SHINGLES
- 18 SOLAR PANELS



**PLANNING ELEVATIONS - BUILDING C**

1"=30'-0"

**AP3.02-C**



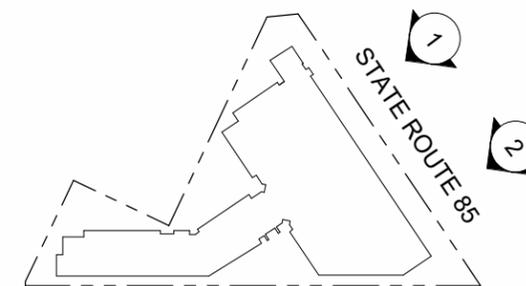
**N.E. ELEVATION AT CYPRESS DR. 2**

1" = 30'-0"



**N.E. ELEVATION AT MIDDLEFIELD RD. 1**

1" = 30'-0"



- |  |  |                                    |                                    |                                |                                |                      |                     |           |
|--|--|------------------------------------|------------------------------------|--------------------------------|--------------------------------|----------------------|---------------------|-----------|
| 1 CEMENTIOUS LAP SIDING - WOOD GRAIN FINISH: HIDDEN VALLEY | 3 BOARD AND BATTEN SIDING FINISH: "HUSHED HUE" | 5 CAST STONE: WHITE GOLD           | 7 PLASTER: BM1520 HUSHED HUE       | 9 PLASTER: BM 1470 BEAR CREEK  | 11 TRELLIS: SW 9183 DARK CLOVE | 13 VINYL WINDOW      | 15 SIGNAGE          | 17 AWNING |
| 2 CEMENTIOUS LAP SIDING - WOOD GRAIN FINISH: BAFFIN ISLAND | 4 CONCRETE STAIRS                              | 6 CAST STONE: SAN MARINO LIMESTONE | 8 PLASTER: BM CC-270 BAFFIN ISLAND | 10 PLASTER: SW 9183 DARK CLOVE | 12 METAL RAILING               | 14 STOREFRONT WINDOW | 16 ASPHALT SHINGLES |           |



**PLANNING ELEVATIONS - BUILDING C**

1"=30'-0"

**AP3.03-C**



"WHITE GOLD"



"SAN MARINO LIMESTONE"



BOARD AND BATTEN WOOD-LIKE SIDING



LAP WOOD-LIKE SIDING



STUCCO

MAIN COLOR  
PLASTER & HARDIE



BM 1520  
"HUSHED HUE"



BM CC-270  
"BAFFIN ISLAND"

BLDG A & B ONLY  
ACCENT METALWORK



BM 1062  
"BAKED CUMIN"

MAIN COLOR  
PLASTER & HARDIE



BM 1470  
"BEAR CREEK"

METAL WORK & TRIM  
WINDOW ACCENT



SW 9183  
"DARK CLOVE"

BLDG C ONLY  
HARDIE SIDING



BM 1145  
"HIDDEN VALLEY"

PAINT COLORS



CONCRETE STEPS



STOREFRONT WINDOW SYSTEM



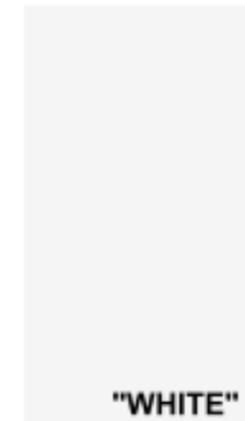
METAL RAILING



FUNDERMAX  
WOOD PANEL  
"AMAZON" OR SIM



VINYL WINDOW



"WHITE"

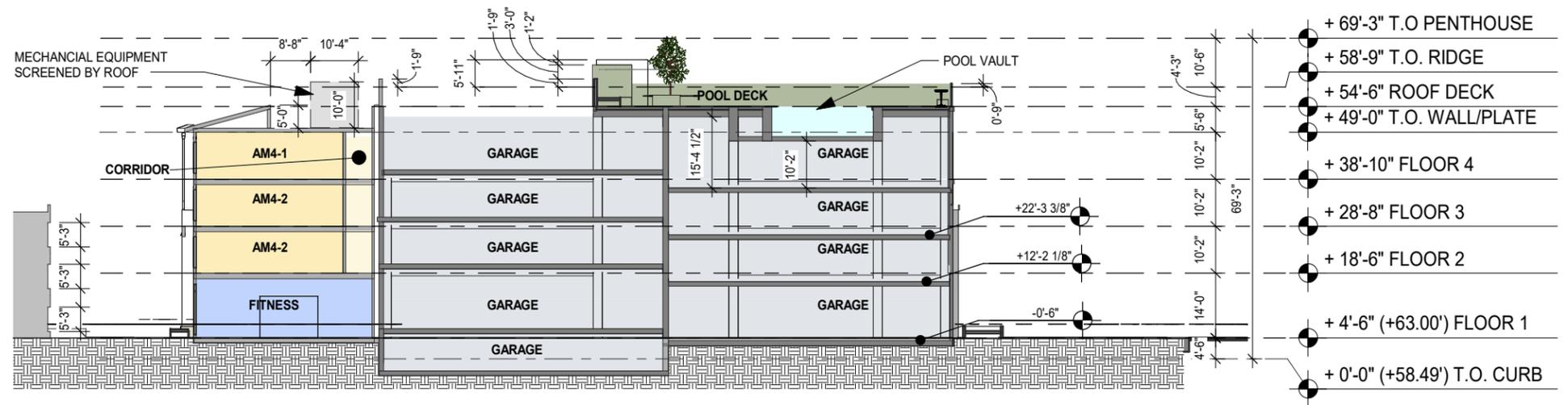


"BRONZE"

VINYL WINDOW

MATERIAL BOARD

AP3.10



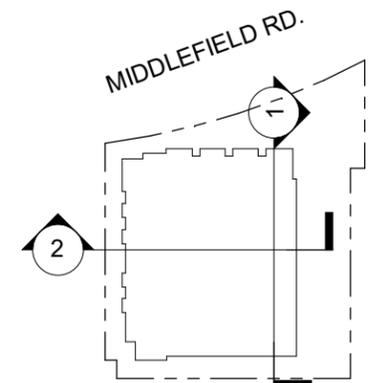
**SECTION 2 2**

1/32" = 1'-0"



**SECTION 1 1**

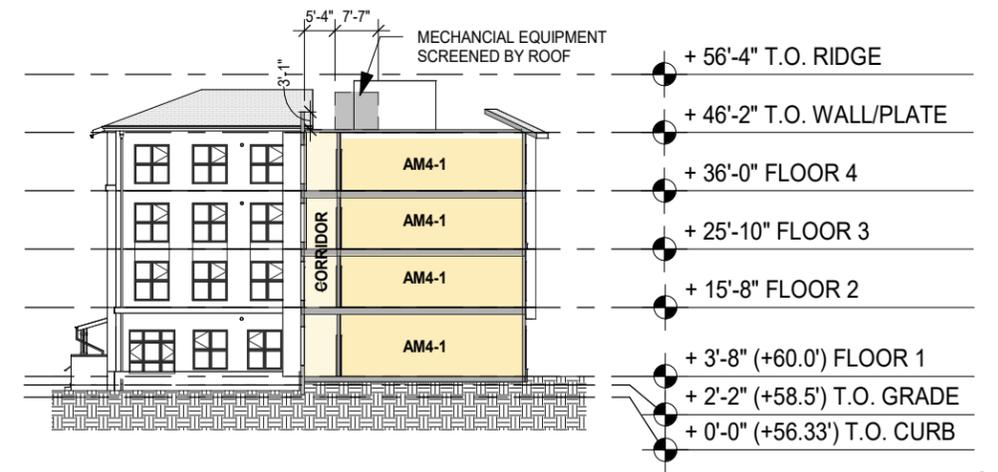
1/32" = 1'-0"



**BUILDING SECTIONS-BUILDING A**

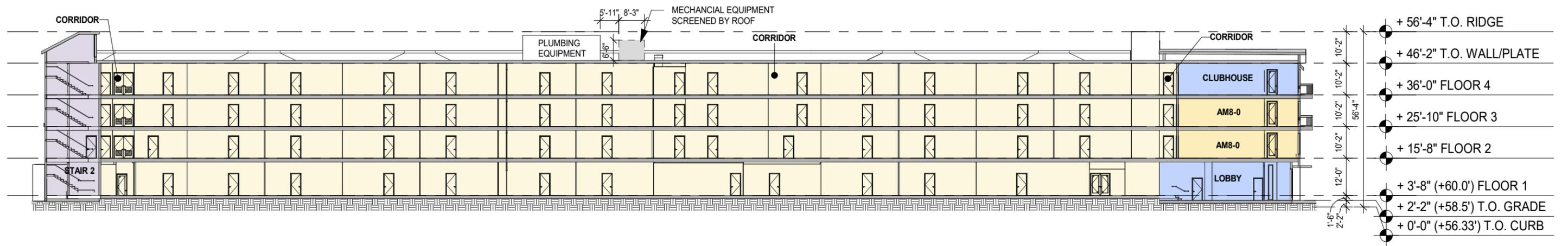
1/32"=1'-0"

**AP3.20-A**



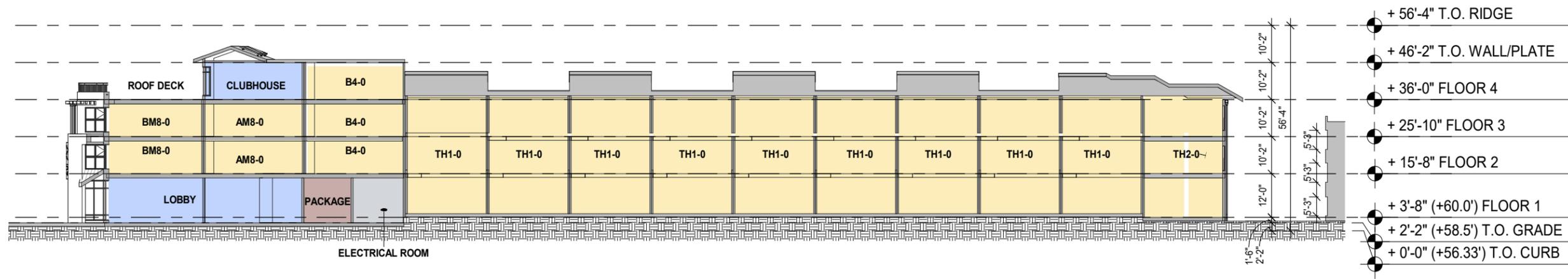
**SECTION 3 3**

1/32" = 1'-0"

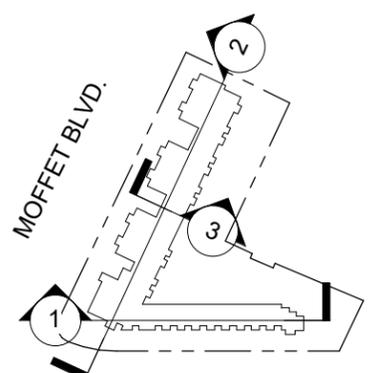


**SECTION 2 2**

1/32" = 1'-0"

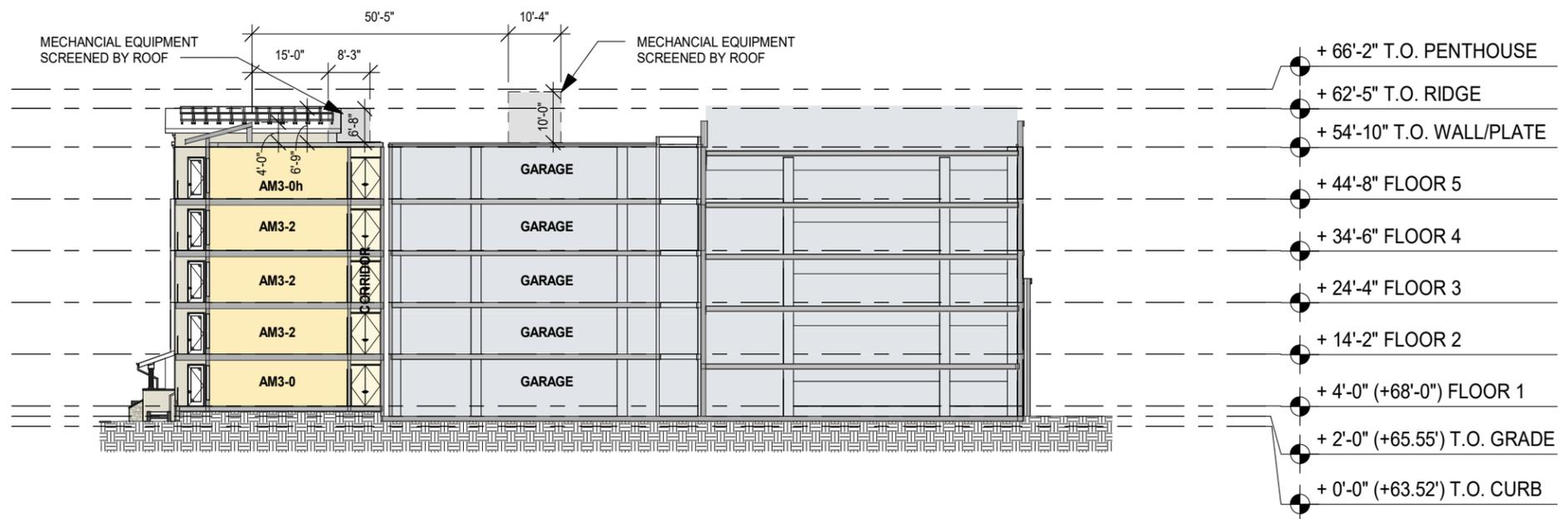


**SECTION 1 1**



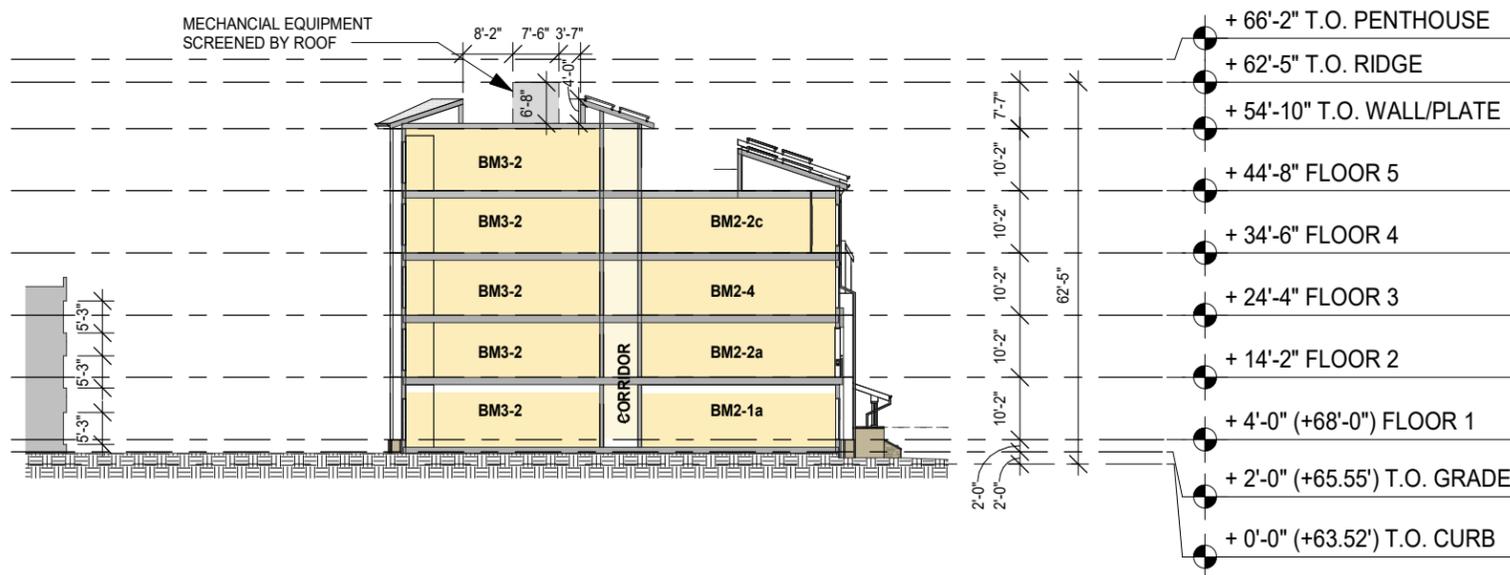
**BUILDING SECTIONS - BUILDING B**

CYPRESS POINT DRIVE  
1/32"=1'-0" **AP3.20-B**



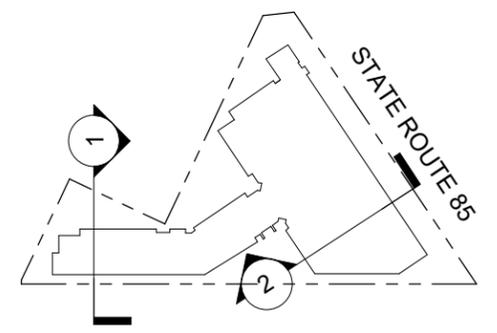
**CROSS SECTION AT GARAGE RAMP 2**

1" = 30'-0"



**CROSS SECTION AT BUILDING 1**

1" = 30'-0"



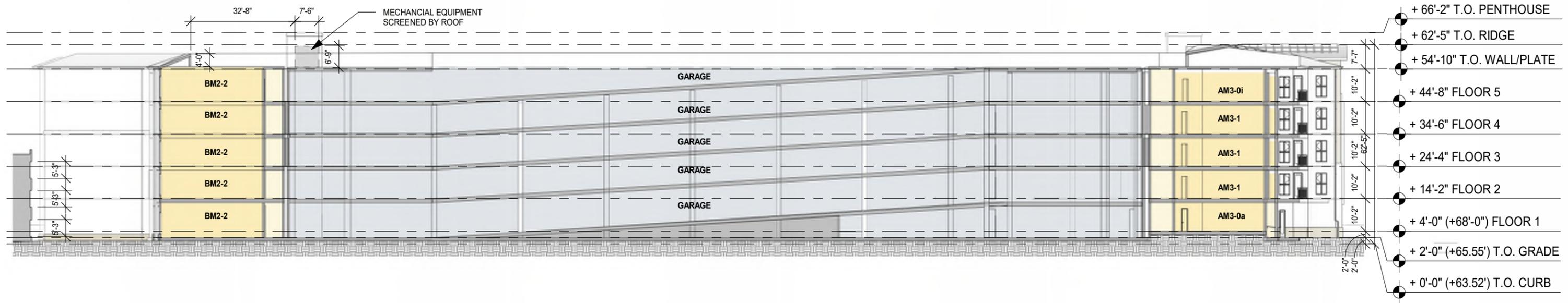
CYPRESS POINT DRIVE



**BUILDING SECTIONS - BUILDING C**

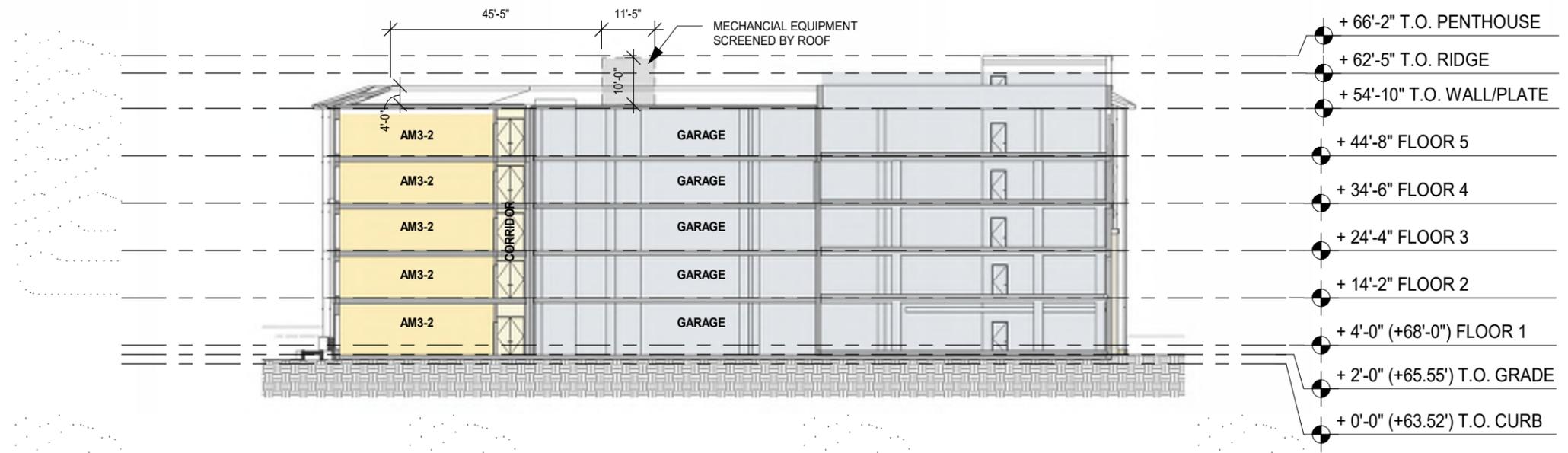
1"=30'-0"

**AP3.20-C**



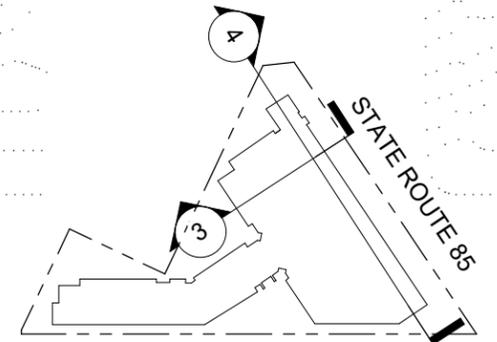
**LONGITUDINAL SECTION AT GARAGE RAMP 4**

1" = 30'-0"



**CROSS SECTION AT GARAGE 3**

1" = 30'-0"



**BUILDING SECTIONS - BUILDING C**

1"=30'-0"

**AP3.21-C**

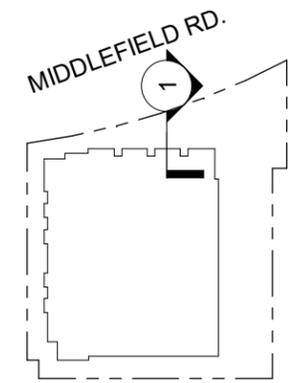


**PARTIAL ELEV @ MIDDLEFIELD 2**

1/8" = 1'-0"

**WALL SECTION @ MIDDLEFIELD 1**

1/8" = 1'-0"



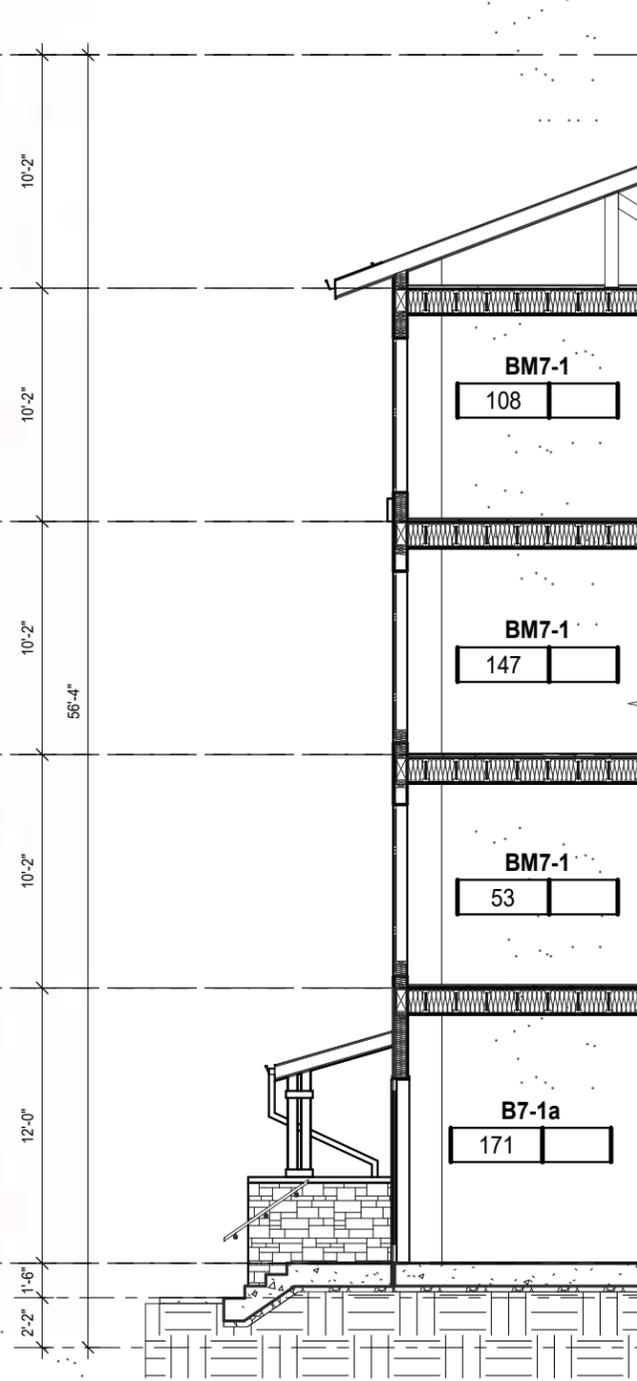
**WALL SECTION - BUILDING A**

1/8"=1'-0"

**AP3.30-A**

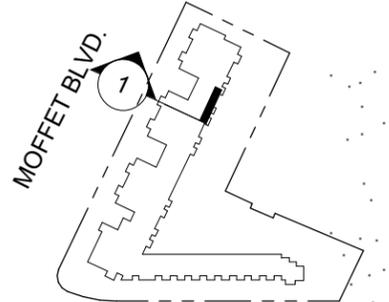
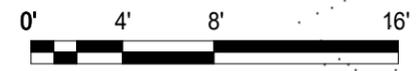


**PARTIAL ELEV @ MOFFET 2**  
1/8" = 1'-0"



**WALL SECTION @ MOFFET 1**  
1/8" = 1'-0"

- + 56'-4" T.O. RIDGE
- + 46'-2" T.O. WALL/PLATE
- + 36'-0" FLOOR 4
- + 25'-10" FLOOR 3
- + 15'-8" FLOOR 2
- + 3'-8" (+60.0') FLOOR 1
- + 2'-2" (+58.5') T.O. GRADE
- + 0'-0" (+56.33') T.O. CURB



CYPRESS POINT DRIVE  
1/8"=1'-0" **AP3.30-B**

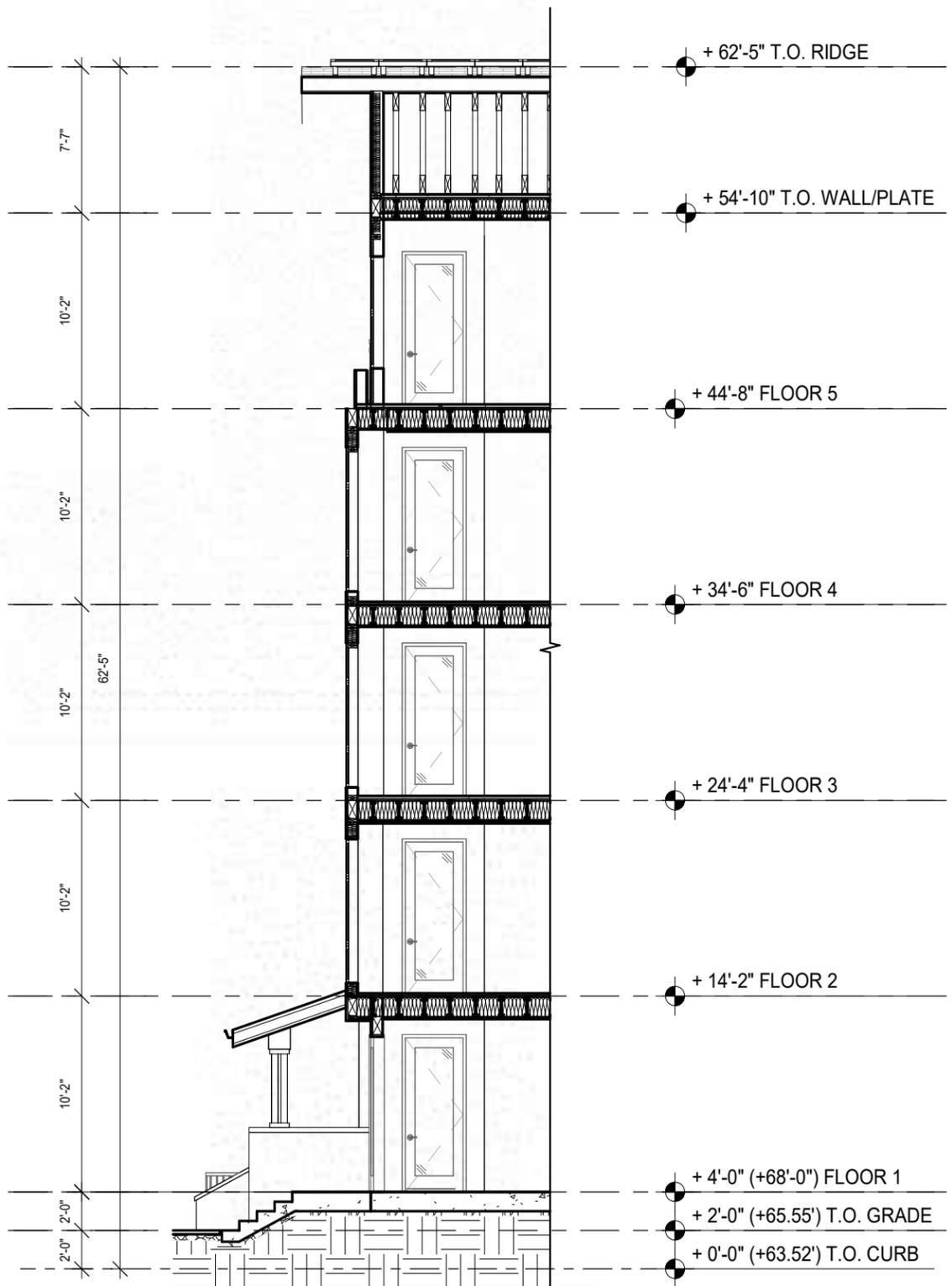
**WALL SECTION - BUILDING B**





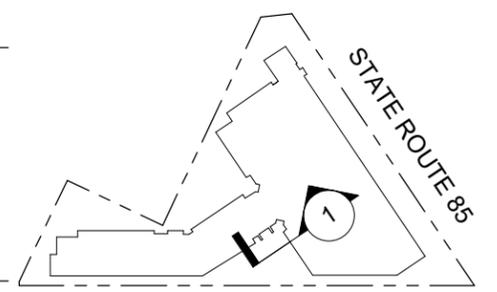
**PARTIAL ELEV AT CYPRESS DR. COURTYARD 2**

1/8" = 1'-0"

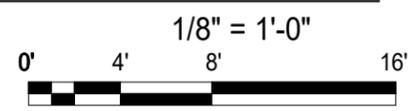


**WALL SECTION AT CYPRESS DR. COURTYARD 1**

- + 62'-5" T.O. RIDGE
- + 54'-10" T.O. WALL/PLATE
- + 44'-8" FLOOR 5
- + 34'-6" FLOOR 4
- + 24'-4" FLOOR 3
- + 14'-2" FLOOR 2
- + 4'-0" (+68'-0") FLOOR 1
- + 2'-0" (+65.55') T.O. GRADE
- + 0'-0" (+63.52') T.O. CURB



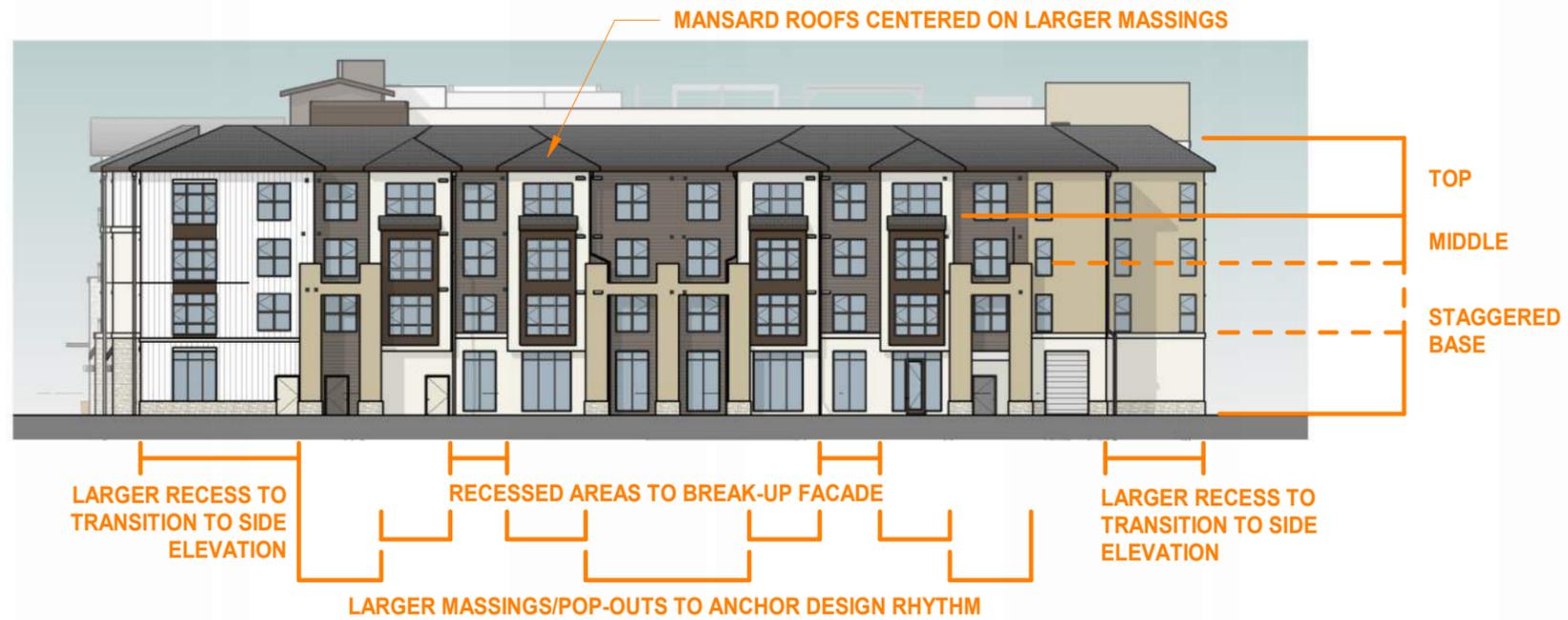
CYPRESS POINT DRIVE



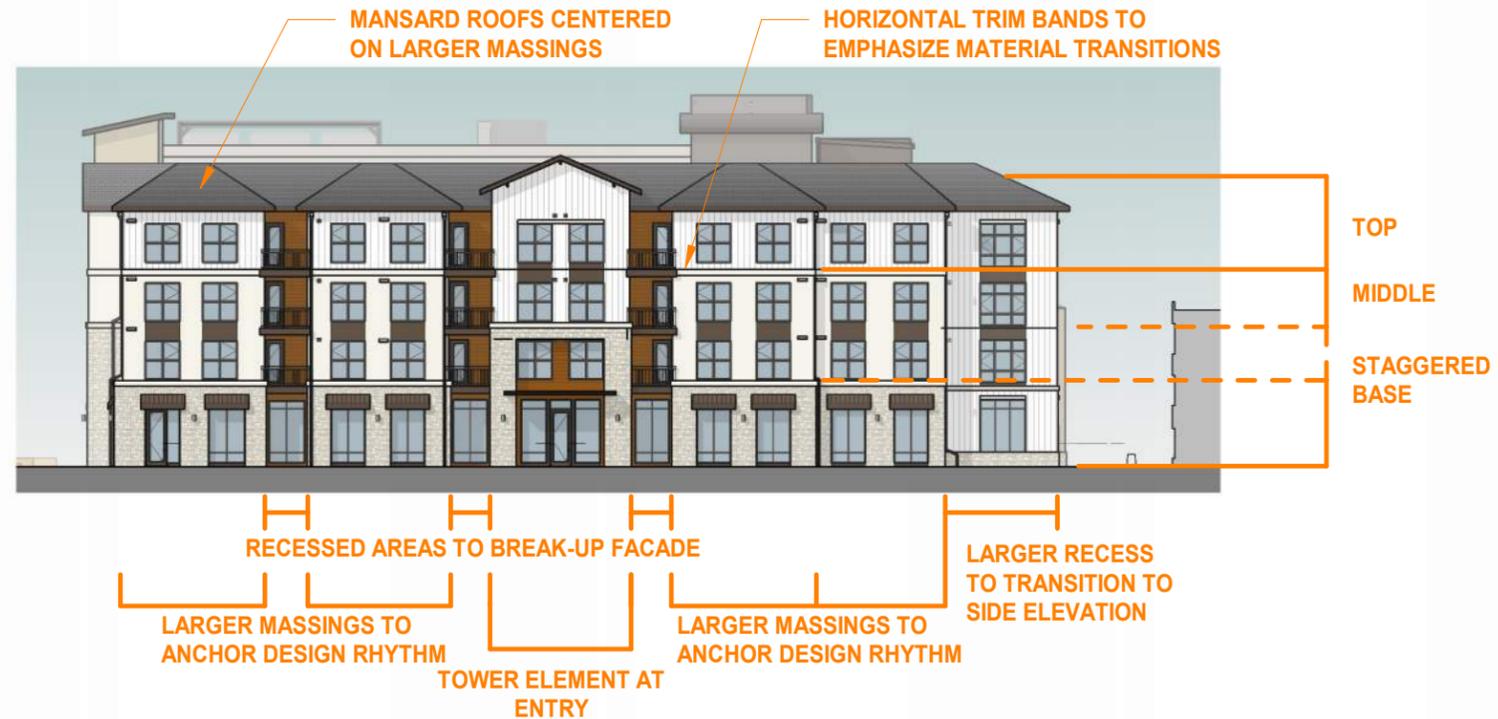
**WALL SECTION - BUILDING C**

1/8"=1'-0"

**AP3.30-C**



**WEST ELEVATION - INTERIOR**



**NORTH ELEVATION - MIDDLEFIELD ROAD**



PLASTER/STUCCO



LAP SIDING



BOARD & BATTEN SIDING



STONE VENEER



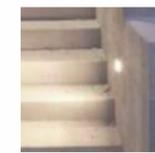
METAL GUARDRAIL



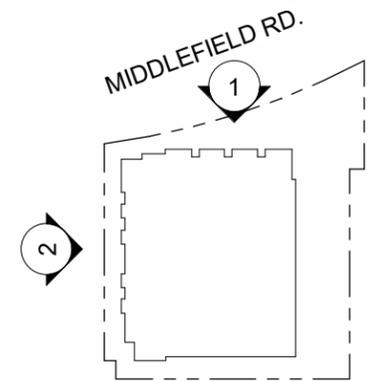
STOREFRONT WINDOW SYSTEM



VINYL WINDOWS

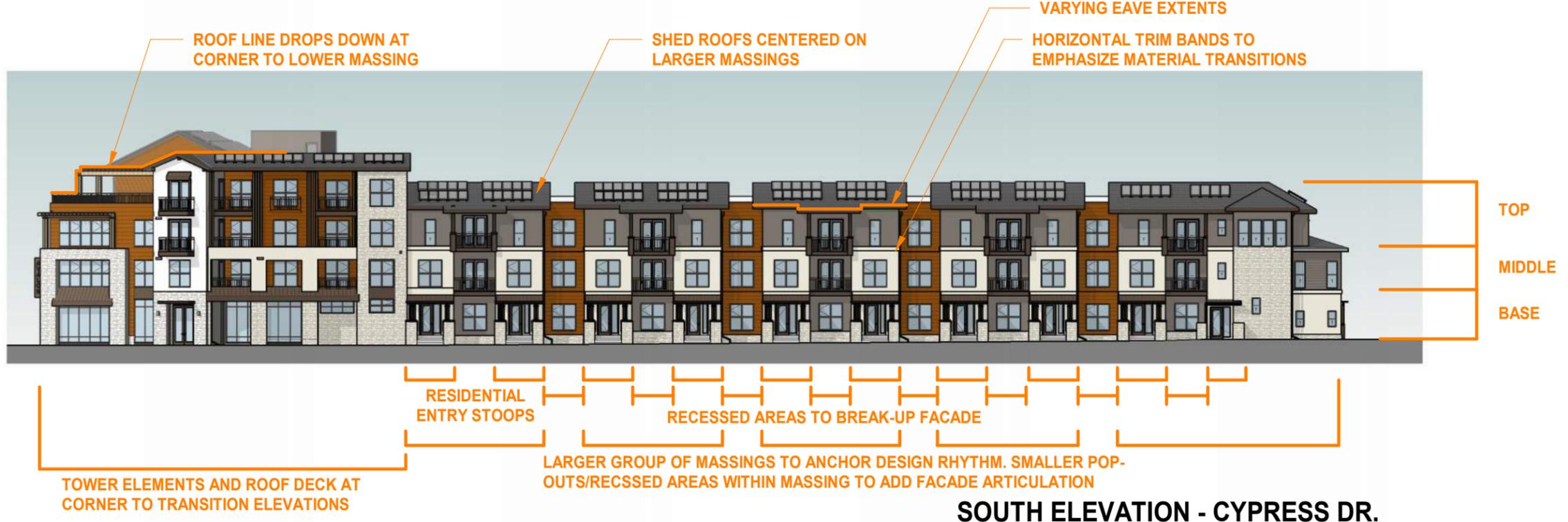


CONCRETE STEPS

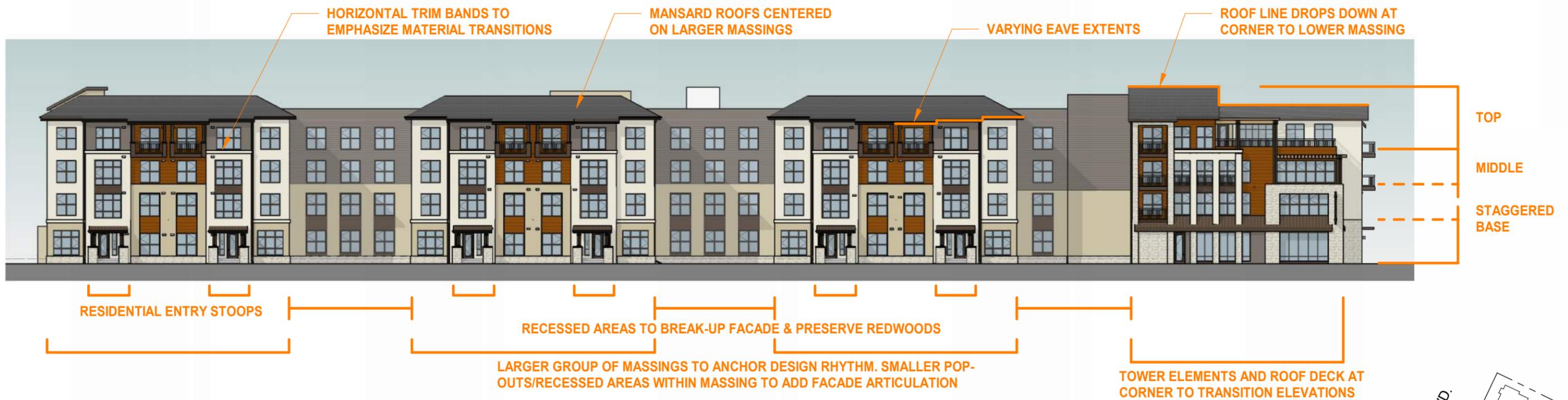


**ELEVATION DIAGRAM - BUILDING A**

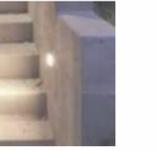
**AP3.40-A**

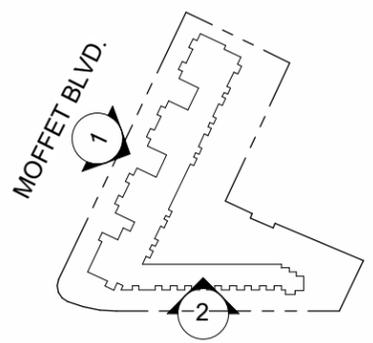


**SOUTH ELEVATION - CYPRESS DR.**



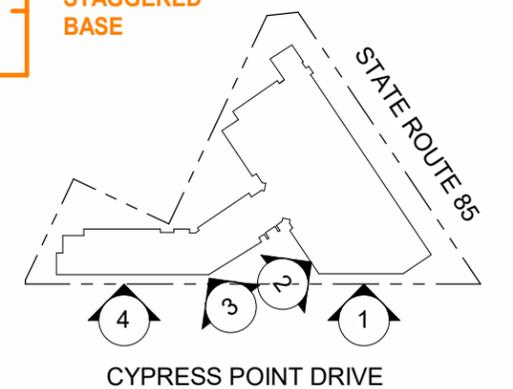
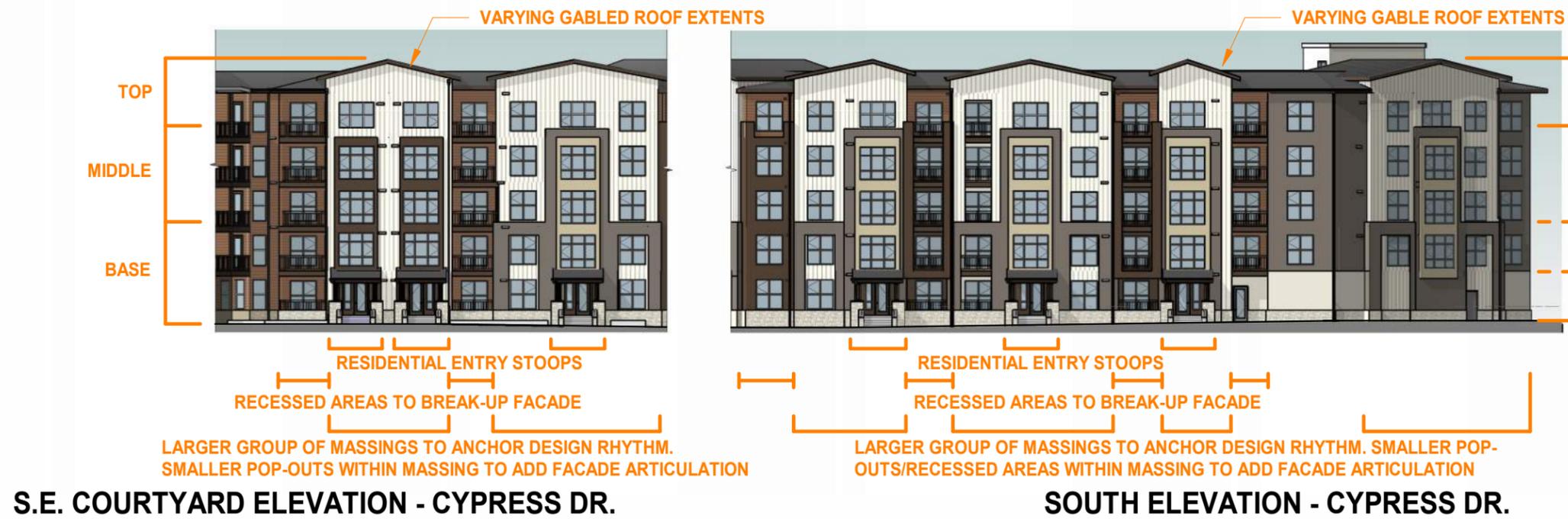
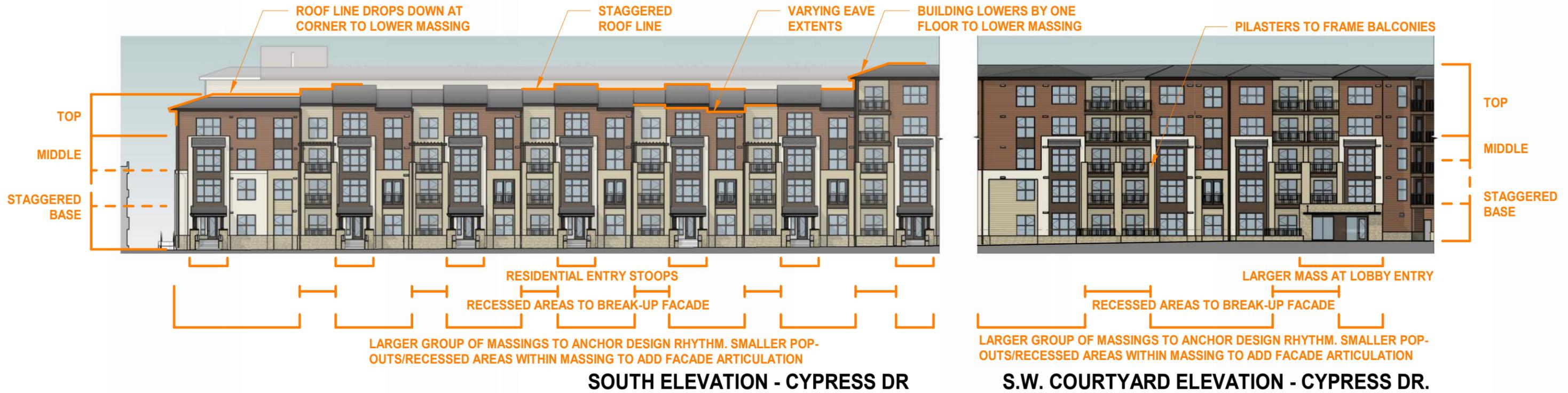
**EAST ELEVATION - MOFFETT BOULEVARD**

-   
PLASTER/STUCCO
-   
LAP SIDING
-   
BOARD & BATTEN SIDING
-   
STONE VENEER
-   
METAL GUARDRAIL
-   
STOREFRONT WINDOW SYSTEM
-   
VINYL WINDOWS
-   
CONCRETE STEPS



**ELEVATION DIAGRAM - BUILDING B**

CYPRESS POINT DRIVE  
**AP3.40-B**



**ELEVATION DIAGRAM - BUILDING C**

**AP3.40-C**



1. EXISTING PERSPECTIVE



2. PROPOSED PERSPECTIVE

EXISTING BUILDING - HIGH IMPACT PERSPECTIVE

AP3.50



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

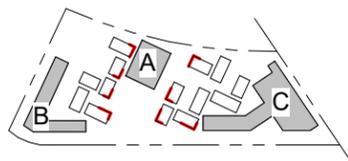


GRAY PAINT "SW 6002 ESSENTIAL GRAY" SCHEME TO PROVIDE CONTRAST WITH WHITE WING WALLS

CURRENT ELEVATION



PREVIOUS ELEVATION



HIGH IMPACT CORNER INDEX



EXISTING BUILDING

EXISTING BUILDING ELEVATIONS

AP3.51



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

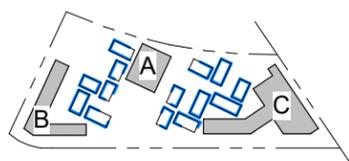
EXISTING BALCONY RAILINGS



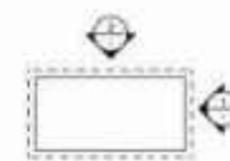
2. TYPICAL ELEVATION



1. TYPICAL ELEVATION



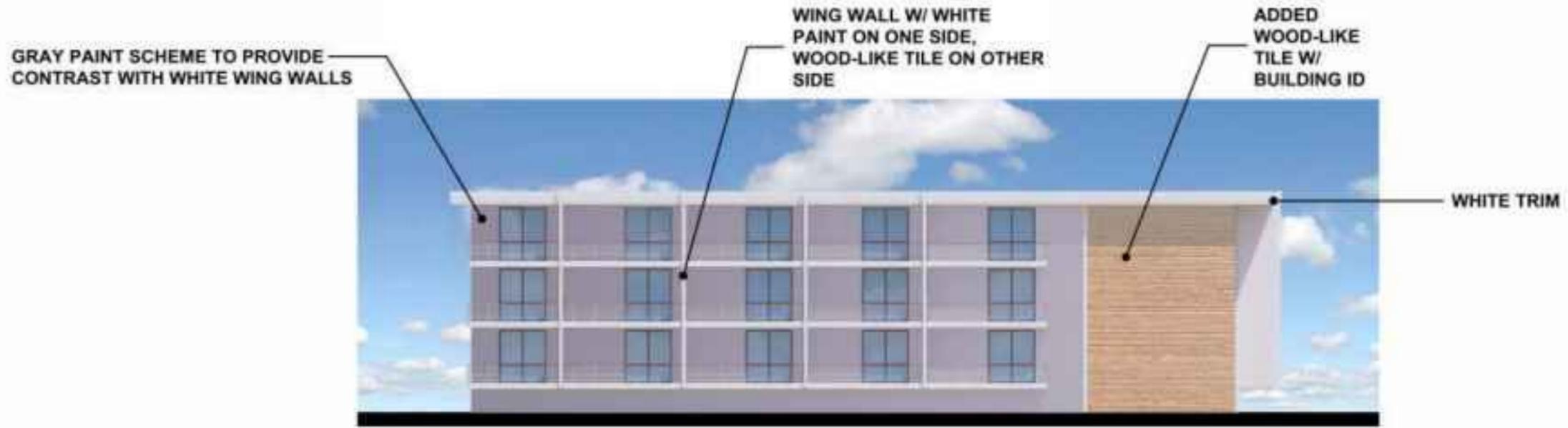
TYPICAL BUILDING CORNER INDEX



EXISTING BUILDING

EXISTING BUILDING ELEVATIONS

AP3.52



**2. HIGH-IMPACT ELEVATION**



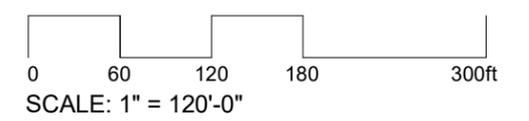
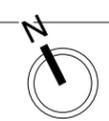
**1. TYPICAL ELEVATION**

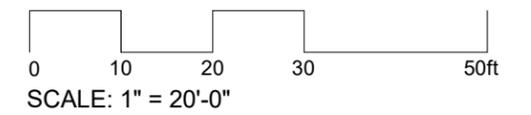
**EXISTING BUILDINGS - STRATEGIC DESIGN ELEMENTS**

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



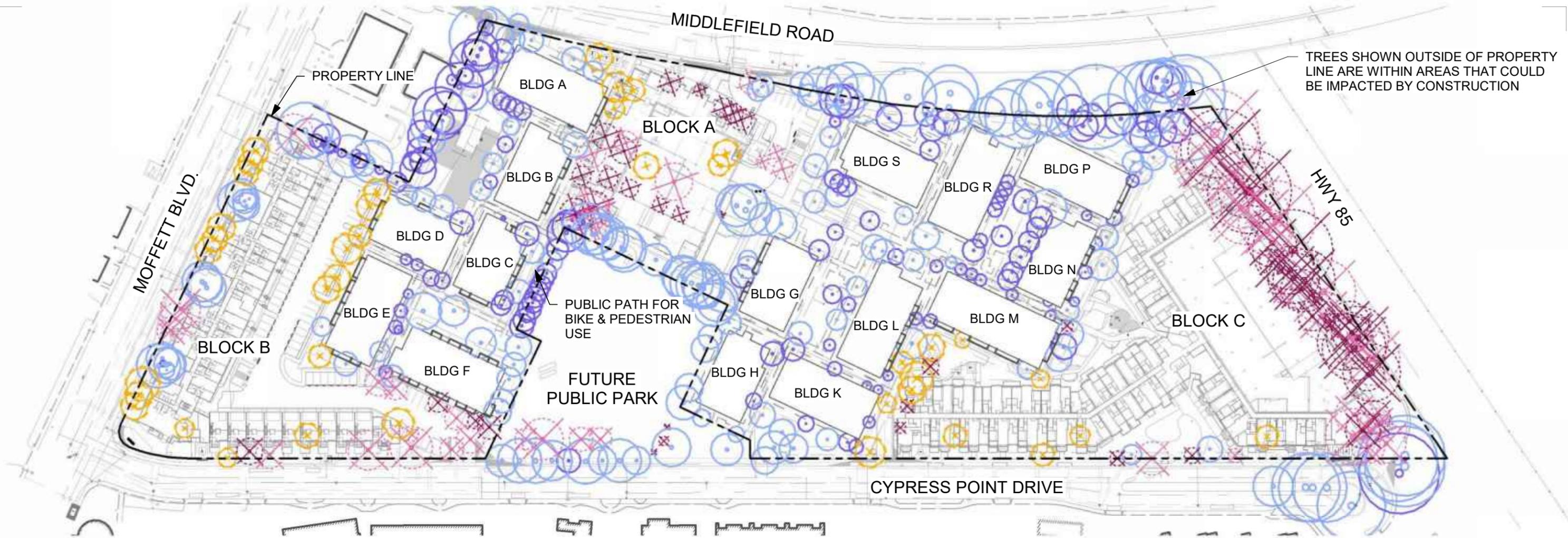
1 SITE PLAN - ILLUSTRATIVE  
 AP0.00 1" = 120'-0"





2 BLOCK A SITE PLAN - LEVEL 5  
 AP0.01 1" = 20'-0"

POOL DECK ILLUSTRATIVE PLAN AP0.01



### EXISTING TREE LEGEND

-  EXISTING NON-HERITAGE TREE TO REMAIN AND BE PROTECTED
-  EXISTING HERITAGE TREE TO REMAIN AND BE PROTECTED
-  EXISTING NON-HERITAGE TREE TO BE REMOVED, REMOVE STUMP TO 2' DEPTH BELOW FINISH GRADE
-  EXISTING HERITAGE TREE TO BE REMOVED, REMOVE STUMP TO 2' DEPTH BELOW FINISH GRADE
-  EXISTING HERITAGE TREE TO BE TRANSPLANTED ELSEWHERE ON SITE

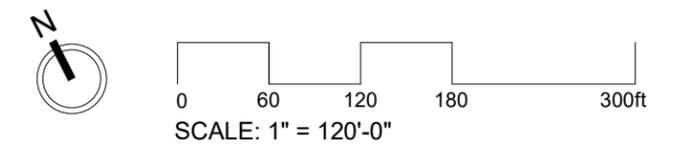
- NOTES:
- SEE SHEETS L5.7-L5.9 FOR PROPOSED TRANSPLANTED TREE LOCATIONS
  - SEE SHEETS L1.4-L1.10 FOR EXISTING TREE LIST
  - SEE L1.11 AND L1.12 FOR CANOPY COVERAGE CALCULATIONS

### EXISTING TREE TABLE

	EXISTING	REMOVED	PRESERVED	TRANSPLANTED
TOTAL TREE QUANTITIES	442	105	298	39
HERITAGE TREES	251	49	163	39
NON-HERITAGE TREES	191	55	136	0

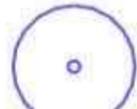
### PROPOSED TREE TABLE

PRESERVED TREES	298
TRANSPLANTED TREES	39
PROPOSED NEW TREES - AT GRADE	194
PROPOSED NEW TREES - ON STRUCTURE	18
TOTAL TREE QUANTITIES	549

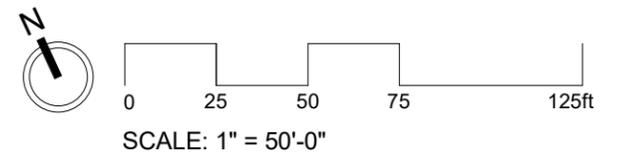
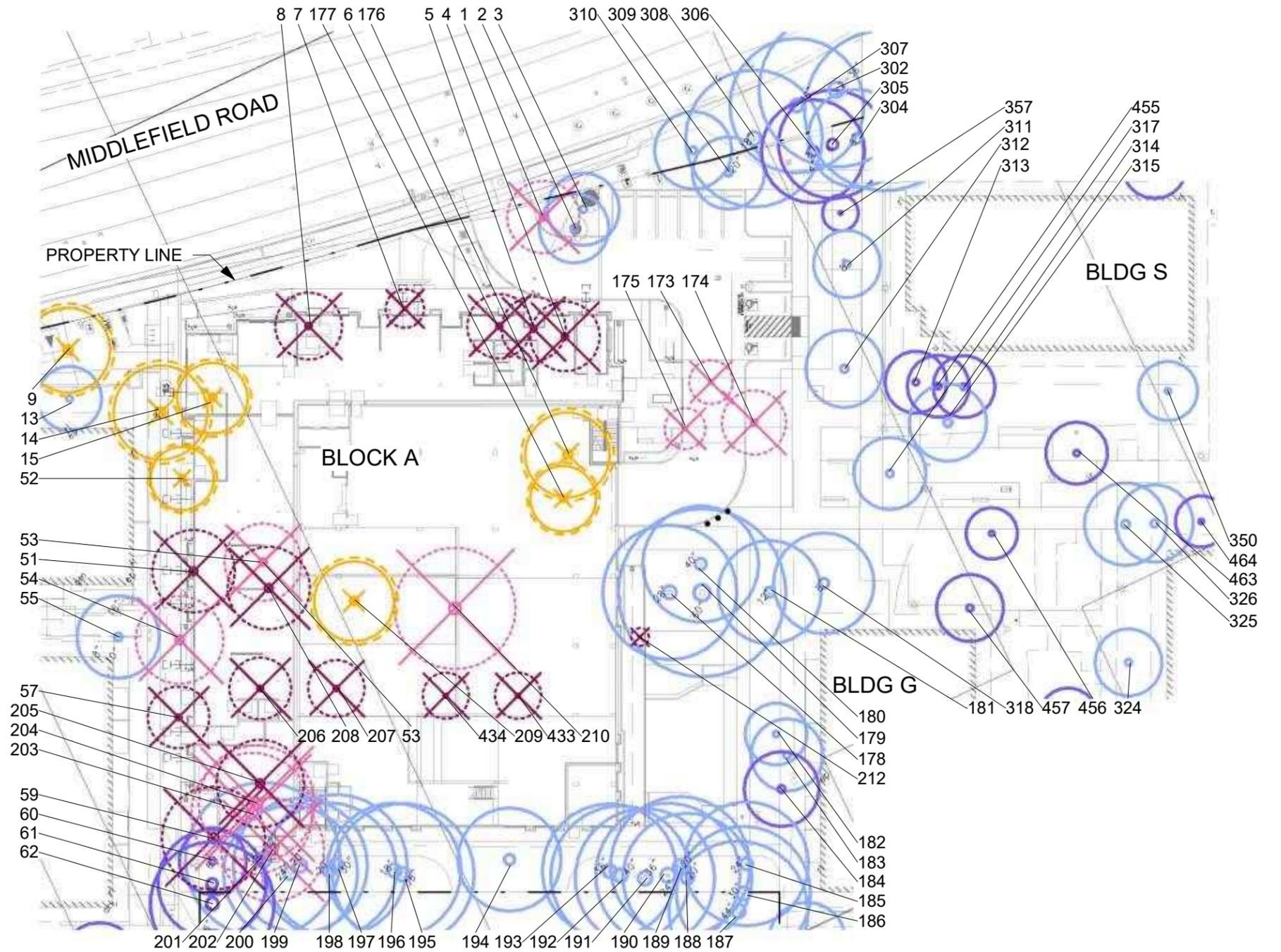


## EXISTING TREE REMOVAL & PRESERVATION - SITE L1.0

# EXISTING TREE LEGEND

-  EXISTING NON-HERITAGE TREE TO REMAIN AND BE PROTECTED
-  EXISTING HERITAGE TREE TO REMAIN AND BE PROTECTED
-  EXISTING NON-HERITAGE TREE TO BE REMOVED, REMOVE STUMP TO 2' DEPTH BELOW FINISH GRADE
-  EXISTING HERITAGE TREE TO BE REMOVED, REMOVE STUMP TO 2' DEPTH BELOW FINISH GRADE
-  EXISTING HERITAGE TREE TO BE TRANSPLANTED ELSEWHERE ON SITE

- NOTES:
1. SEE PLANTING PLAN FOR PROPOSED TRANSPLANTED TREE LOCATIONS.
  2. SEE SHEETS L1.4-L1.10 FOR EXISTING TREE LIST
  3. SEE L1.0 FOR TOTAL EXISTING TREE COUNTS
  4. SEE L1.11 AND L1.12 FOR CANOPY COVERAGE CALCULATIONS



## EXISTING TREE REMOVAL & PRESERVATION- BLOCK A ENLARGEMENT

L1.1

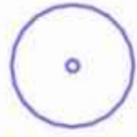


555 W. MIDDLEFIELD - FORMAL APPLICATION #3

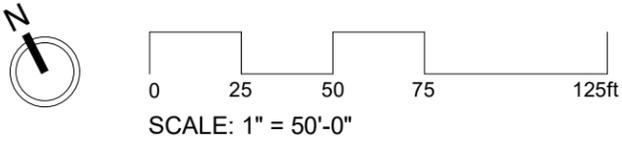
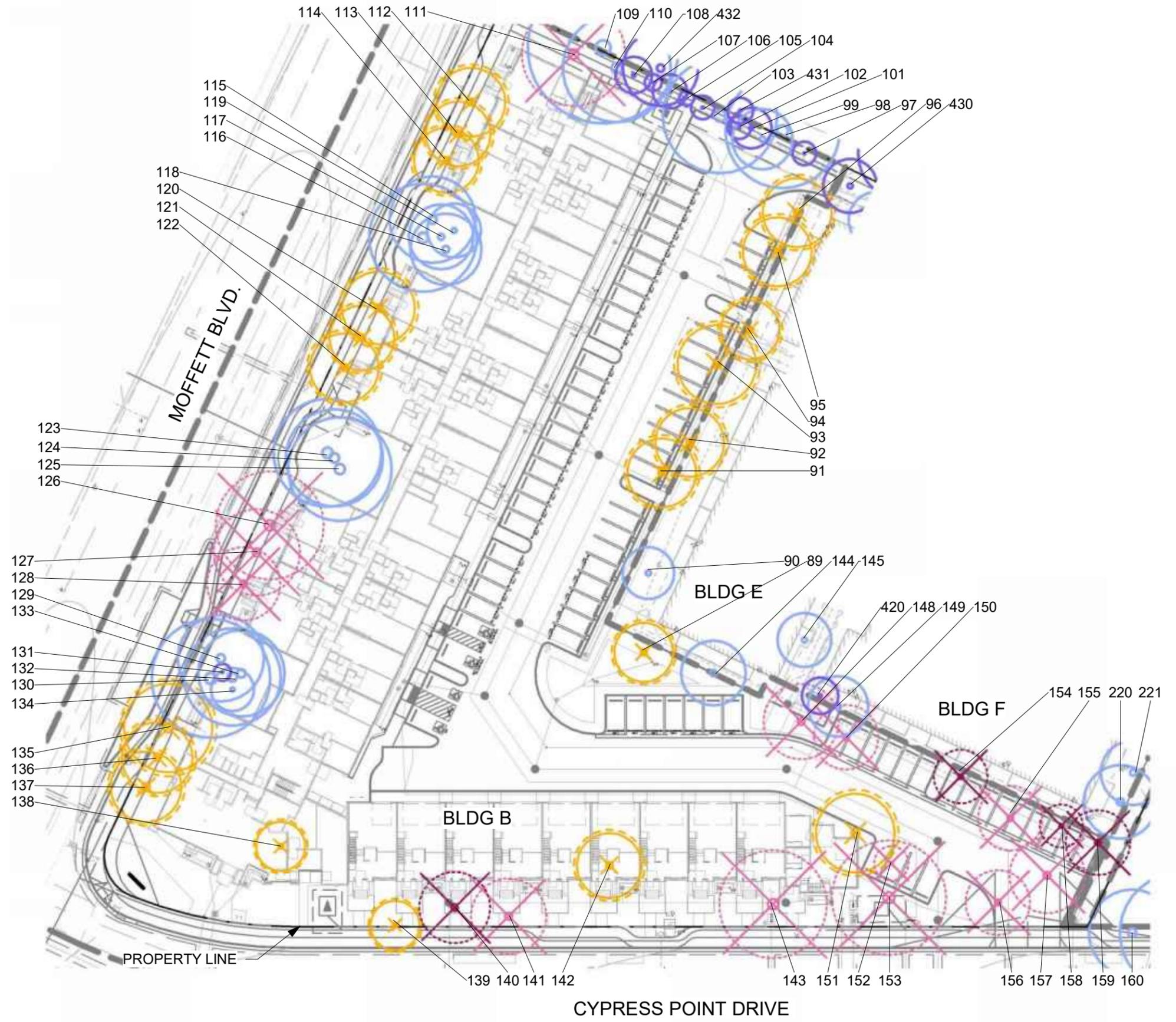
SEPTEMBER 15, 2025

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

# EXISTING TREE LEGEND

-  EXISTING NON-HERITAGE TREE TO REMAIN AND BE PROTECTED
-  EXISTING HERITAGE TREE TO REMAIN AND BE PROTECTED
-  EXISTING NON-HERITAGE TREE TO BE REMOVED, REMOVE STUMP TO 2' DEPTH BELOW FINISH GRADE
-  EXISTING HERITAGE TREE TO BE REMOVED, REMOVE STUMP TO 2' DEPTH BELOW FINISH GRADE
-  EXISTING HERITAGE TREE TO BE TRANSPLANTED ELSEWHERE ON SITE

- NOTES:
1. SEE PLANTING PLAN FOR PROPOSED TRANSPLANTED TREE LOCATIONS.
  2. SEE SHEETS L1.4-L1.10 FOR EXISTING TREE LIST
  3. SEE L1.0 FOR TOTAL EXISTING TREE COUNTS
  4. SEE L1.11 AND L1.12 FOR CANOPY COVERAGE CALCULATIONS



## EXISTING TREE REMOVAL & PRESERVATION- BLOCK B ENLARGEMENT L1.2

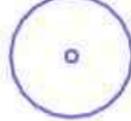
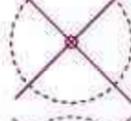


555 W. MIDDLEFIELD - FORMAL APPLICATION #4

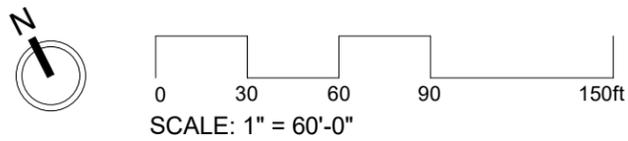
JANUARY 7, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

# EXISTING TREE LEGEND

-  EXISTING NON-HERITAGE TREE TO REMAIN AND BE PROTECTED
-  EXISTING HERITAGE TREE TO REMAIN AND BE PROTECTED
-  EXISTING NON-HERITAGE TREE TO BE REMOVED, REMOVE STUMP TO 2' DEPTH BELOW FINISH GRADE
-  EXISTING HERITAGE TREE TO BE REMOVED, REMOVE STUMP TO 2' DEPTH BELOW FINISH GRADE
-  EXISTING HERITAGE TREE TO BE TRANSPLANTED ELSEWHERE ON SITE

- NOTES:
1. SEE PLANTING PLAN FOR PROPOSED TRANSPLANTED TREE LOCATIONS.
  2. SEE SHEETS L1.4-L1.10 FOR EXISTING TREE LIST
  3. SEE L1.0 FOR TOTAL EXISTING TREE COUNTS
  4. SEE L1.11 AND L1.12 FOR CANOPY COVERAGE CALCULATIONS



## EXISTING TREE REMOVAL & PRESERVATION- BLOCK C ENLARGEMENT L1.3

EXISTING TREES					
SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
1	SEQUOIA SEMPERVIRENS	COAST REDWOOD	25	Yes	YES
2	SEQUOIA SEMPERVIRENS	COAST REDWOOD	23	Yes	NO
3	SEQUOIA SEMPERVIRENS	COAST REDWOOD	26	Yes	NO
4	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10	No	YES
5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	13	No	YES
6	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	13	No	YES
7	TRACHYCARPUS FORTUNEI	WINDMILL PALM	11,10,10,9,9	No	YES
8	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	13	No	YES
9	OLEA EUROPAEA	OLIVE	11,9,9,7	Yes	TRANSP LANT
10	OLEA EUROPAEA	OLIVE	14,12,11,8,7,7	Yes	NO
11	OLEA EUROPAEA	OLIVE	13,12,10,9	Yes	NO
12	OLEA EUROPAEA	OLIVE	9,9,9,8	Yes	NO
13	OLEA EUROPAEA	OLIVE	11,10,8,7	Yes	NO
14	OLEA EUROPAEA	OLIVE	12,9,9,9,7,6	Yes	TRANSP LANT
15	OLEA EUROPAEA	OLIVE	10,10,8,7,7	Yes	TRANSP LANT
16	EUCALYPTUS SIDEROXYLON	RED IRONBARK	21	Yes	NO
17	EUCALYPTUS SIDEROXYLON	RED IRONBARK	10	No	NO
18	EUCALYPTUS SIDEROXYLON	RED IRONBARK	16	Yes	NO
19	OLEA EUROPAEA	OLIVE	10,10,9,7	Yes	NO
20	OLEA EUROPAEA	OLIVE	9,9,6,6	No	NO
21	EUCALYPTUS SIDEROXYLON	RED IRONBARK	11	No	NO
22	EUCALYPTUS SIDEROXYLON	RED IRONBARK	13	No	NO
23	PITTOSPORUM UNDULATUM	VICTORIAN BOX	8,8,3,3	No	NO
24	PITTOSPORUM UNDULATUM	VICTORIAN BOX	6,2	No	NO
25	OLEA EUROPAEA	OLIVE	12,11,8,7	Yes	NO
26	PITTOSPORUM UNDULATUM	VICTORIAN BOX	6,4,3,2	No	NO
29	PITTOSPORUM UNDULATUM	VICTORIAN BOX	7,4,2	No	NO
30	PITTOSPORUM UNDULATUM	VICTORIAN BOX	9,7,4	No	NO
31	EUCALPYTUS POLYANTHEMOS	SILVER DOLLAR GUM	25	Yes	NO
32	EUCALPYTUS POLYANTHEMOS	SILVER DOLLAR GUM	15	No	NO
33	EUCALYPTUS SIDEROXYLON	RED IRONBARK	25	Yes	NO
34	EUCALYPTUS SIDEROXYLON	RED IRONBARK	15	No	NO

EXISTING TREES					
SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
35	EUCALYPTUS SIDEROXYLON	RED IRONBARK	15	No	NO
37	OLEA EUROPAEA	OLIVE	9,9,8	Yes	NO
38	OLEA EUROPAEA	OLIVE	13,10,8,6	Yes	NO
39	OLEA EUROPAEA	OLIVE	13,12,12,10	Yes	NO
41	OLEA EUROPAEA	OLIVE	16,11,8	Yes	NO
42	OLEA EUROPAEA	OLIVE	16,12,9,9	Yes	NO
43	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	10	No	NO
44	OLEA EUROPAEA	OLIVE	19,14,12	Yes	NO
45	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	9,6,6,6,4	Yes	NO
46	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	8	No	NO
47	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,7,6	No	NO
48	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	9,9,9,6,6	No	NO
49	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	9,8,7	No	NO
51	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	13	No	YES
52	OLEA EUROPAEA	OLIVE	27	Yes	TRANSP LANT
53	OLEA EUROPAEA	OLIVE	13,12,12,9,9,7	Yes	YES
54	OLEA EUROPAEA	OLIVE	12,11,11	Yes	YES
55	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	12,8	Yes	NO
57	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	14	No	YES
59	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	13	No	YES
60	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	8,5,4	No	NO
61	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,5	No	NO
62	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	10	No	NO
64	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	8,7,6,3,3	No	NO
65	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	9,9,8,4	Yes	NO
66	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	10	No	NO
67	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,6,2	No	NO
68	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,5,2	No	NO
69	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,6	No	NO
70	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	8,4	No	NO
71	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	8,7	No	NO
72	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,7,6,6,4,4	No	NO
73	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	10	No	NO
74	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	9,6,5	No	NO

EXISTING TREE REMOVAL & PRESERVATION LIST 1

L1.4



555 W. MIDDLEFIELD - FORMAL APPLICATION #3

SEPTEMBER 15, 2025

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

## EXISTING TREES

SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
75	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	9,8,7,7,6	No	NO
76	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	13	No	NO
77	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	13	No	NO
78	OLEA EUROPAEA	OLIVE	16,13,11,8	Yes	NO
79	OLEA EUROPAEA	OLIVE	12,10,10,9,8	Yes	NO
81	OLEA EUROPAEA	OLIVE	9,8,7,6	No	NO
82	OLEA EUROPAEA	OLIVE	13,13,12	Yes	NO
83	OLEA EUROPAEA	OLIVE	11,11,9,9,7	Yes	NO
85	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	9	No	NO
86	OLEA EUROPAEA	OLIVE	14,12,12,10	Yes	NO
87	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	11,7,6	No	NO
88	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	12	No	NO
89	OLEA EUROPAEA	OLIVE	15,12,12,11,9	Yes	TRANSP LANT
90	OLEA EUROPAEA	OLIVE	14,12,9	Yes	NO
91	OLEA EUROPAEA	OLIVE	12,12,10,10,8	Yes	TRANSP LANT
92	OLEA EUROPAEA	OLIVE	13,10,10,9,8	Yes	TRANSP LANT
93	OLEA EUROPAEA	OLIVE	11,9,9,7	Yes	TRANSP LANT
94	OLEA EUROPAEA	OLIVE	14,13,13	Yes	TRANSP LANT
95	OLEA EUROPAEA	OLIVE	17,12,12,5	Yes	TRANSP LANT
96	OLEA EUROPAEA	OLIVE	12,12,9,6	Yes	TRANSP LANT
97	PITTOSPORUM UNDULATUM	VICTORIAN BOX	7,4	No	NO
98	PINUS RADIATA	MONTEREY PINE	30	Yes	NO
99	PITTOSPORUM UNDULATUM	VICTORIAN BOX	9,7,6,6	Yes	NO
101	PITTOSPORUM UNDULATUM	VICTORIAN BOX	6,5,4,4	No	NO
102	PITTOSPORUM UNDULATUM	VICTORIAN BOX	6,3,2	No	NO
103	EUCALYPTUS SIDEROXYLON	RED IRONBARK	28	Yes	NO
104	PITTOSPORUM UNDULATUM	VICTORIAN BOX	6,5	No	NO
105	PITTOSPORUM UNDULATUM	VICTORIAN BOX	7	No	NO

## EXISTING TREES

SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
106	PITTOSPORUM UNDULATUM	VICTORIAN BOX	9,4,3	No	NO
107	PITTOSPORUM UNDULATUM	VICTORIAN BOX	6,2	No	NO
108	PITTOSPORUM UNDULATUM	VICTORIAN BOX	7,6,4	No	NO
109	PINUS RADIATA	MONTEREY PINE	32	Yes	NO
110	EUCALYPTUS SIDEROXYLON	RED IRONBARK	25	Yes	NO
111	PINUS RADIATA	MONTEREY PINE	16	Yes	YES
112	OLEA EUROPAEA	OLIVE	12,10,9,8,7,6	Yes	TRANSP LANT
113	OLEA EUROPAEA	OLIVE	9,8,8,6,5	Yes	TRANSP LANT
114	OLEA EUROPAEA	OLIVE	9,8,7,4	Yes	TRANSP LANT
115	SEQUOIA SEMPERVIRENS	COAST REDWOOD	26	Yes	NO
116	SEQUOIA SEMPERVIRENS	COAST REDWOOD	27	Yes	NO
117	SEQUOIA SEMPERVIRENS	COAST REDWOOD	23	Yes	NO
118	SEQUOIA SEMPERVIRENS	COAST REDWOOD	28	Yes	NO
119	SEQUOIA SEMPERVIRENS	COAST REDWOOD	18	Yes	NO
120	OLEA EUROPAEA	OLIVE	11,10,7,7	Yes	TRANSP LANT
121	OLEA EUROPAEA	OLIVE	10,10,9,9,7	Yes	TRANSP LANT
122	OLEA EUROPAEA	OLIVE	9,9,8,4	Yes	TRANSP LANT
123	SEQUOIA SEMPERVIRENS	COAST REDWOOD	26	Yes	NO
124	SEQUOIA SEMPERVIRENS	COAST REDWOOD	38	Yes	NO
125	SEQUOIA SEMPERVIRENS	COAST REDWOOD	48	Yes	NO
126	OLEA EUROPAEA	OLIVE	13,10,10,8	Yes	YES
127	OLEA EUROPAEA	OLIVE	8,8,7,7,4	Yes	YES
128	OLEA EUROPAEA	OLIVE	9,9,9,7	Yes	YES
129	SEQUOIA SEMPERVIRENS	COAST REDWOOD	30	Yes	NO
130	SEQUOIA SEMPERVIRENS	COAST REDWOOD	40	Yes	NO
131	SEQUOIA SEMPERVIRENS	COAST REDWOOD	8	No	NO
132	SEQUOIA SEMPERVIRENS	COAST REDWOOD	35	Yes	NO
133	SEQUOIA SEMPERVIRENS	COAST REDWOOD	40	Yes	NO
134	SEQUOIA SEMPERVIRENS	COAST REDWOOD	20	Yes	NO

### EXISTING TREE REMOVAL & PRESERVATION LIST 2

L1.5



555 W. MIDDLEFIELD - FORMAL APPLICATION #3

SEPTEMBER 15, 2025

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

EXISTING TREES					
SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
135	OLEA EUROPAEA	OLIVE	10,8,7,7	Yes	TRANSP LANT
136	OLEA EUROPAEA	OLIVE	10,8,8	Yes	TRANSP LANT
137	OLEA EUROPAEA	OLIVE	11,10,10,9	Yes	TRANSP LANT
138	OLEA EUROPAEA	OLIVE	13,11,9,8	Yes	TRANSP LANT
139	OLEA EUROPAEA	OLIVE	14,11,10,8	Yes	TRANSP LANT
140	OLEA EUROPAEA	OLIVE	6,6,5,5,4	No	YES
141	OLEA EUROPAEA	OLIVE	10,10,8,8,8	Yes	YES
142	OLEA EUROPAEA	OLIVE	13,10,9,9	Yes	TRANSP LANT
143	EUCALYPTUS SIDEROXYLON	RED IRONBARK	32	Yes	YES
144	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	17	Yes	NO
145	EUCALYPTUS SIDEROXYLON	RED IRONBARK	25	Yes	NO
146	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	10	No	NO
147	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7	No	NO
148	OLEA EUROPAEA	OLIVE	16,13,12,11	Yes	YES
149	OLEA EUROPAEA	OLIVE	16,11,10,10	Yes	NO
150	OLEA EUROPAEA	OLIVE	14,9	Yes	YES
151	OLEA EUROPAEA	OLIVE	10,10,10,9,8	Yes	TRANSP LANT
152	EUCALYPTUS SIDEROXYLON	RED IRONBARK	16	Yes	YES
153	EUCALYPTUS SIDEROXYLON	RED IRONBARK	32	Yes	YES
154	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	13	No	YES
155	OLEA EUROPAEA	OLIVE	13,11,11,10	Yes	YES
156	OLEA EUROPAEA	OLIVE	15,13,9	Yes	YES
157	OLEA EUROPAEA	OLIVE	11,10,10,9	Yes	YES
158	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12	No	YES
159	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12	No	YES
160	EUCALYPTUS SIDEROXYLON	RED IRONBARK	45	Yes	NO
161	EUCALYPTUS SIDEROXYLON	RED IRONBARK	22	Yes	NO
162	EUCALYPTUS SIDEROXYLON	RED IRONBARK	19	Yes	YES
163	EUCALYPTUS SIDEROXYLON	RED IRONBARK	28	Yes	YES

EXISTING TREES					
SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
164	EUCALYPTUS SIDEROXYLON	RED IRONBARK	22	Yes	YES
165	EUCALYPTUS SIDEROXYLON	RED IRONBARK	18	Yes	YES
166	EUCALYPTUS SIDEROXYLON	RED IRONBARK	18	Yes	NO
167	EUCALYPTUS SIDEROXYLON	RED IRONBARK	24	Yes	NO
168	EUCALYPTUS SIDEROXYLON	RED IRONBARK	10	No	NO
169	EUCALYPTUS SIDEROXYLON	RED IRONBARK	24	Yes	NO
170	EUCALYPTUS SIDEROXYLON	RED IRONBARK	25	Yes	NO
171	EUCALYPTUS SIDEROXYLON	RED IRONBARK	24	Yes	NO
172	EUCALYPTUS SIDEROXYLON	RED IRONBARK	22	Yes	NO
173	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	17	Yes	YES
174	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	16	Yes	YES
175	SEQUOIA SEMPERVIRENS	COAST REDWOOD	26	Yes	YES
176	OLEA EUROPAEA	OLIVE	14,12,11,10,8,8	Yes	TRANSP LANT
177	OLEA EUROPAEA	OLIVE	13,11,10,10,9,9	Yes	TRANSP LANT
178	SEQUOIA SEMPERVIRENS	COAST REDWOOD	38	Yes	NO
179	SEQUOIA SEMPERVIRENS	COAST REDWOOD	64	Yes	NO
180	SEQUOIA SEMPERVIRENS	COAST REDWOOD	45	Yes	NO
181	SEQUOIA SEMPERVIRENS	COAST REDWOOD	23	Yes	NO
182	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24	Yes	NO
183	OLEA EUROPAEA	OLIVE	34	Yes	NO
184	OLEA EUROPAEA	OLIVE	10,8,6,5	No	NO
185	SEQUOIA SEMPERVIRENS	COAST REDWOOD	32	Yes	NO
186	SEQUOIA SEMPERVIRENS	COAST REDWOOD	32	Yes	NO
187	SEQUOIA SEMPERVIRENS	COAST REDWOOD	50	Yes	NO
188	SEQUOIA SEMPERVIRENS	COAST REDWOOD	28	Yes	NO
189	SEQUOIA SEMPERVIRENS	COAST REDWOOD	32	Yes	NO
190	SEQUOIA SEMPERVIRENS	COAST REDWOOD	31	Yes	NO
191	SEQUOIA SEMPERVIRENS	COAST REDWOOD	39	Yes	NO
192	SEQUOIA SEMPERVIRENS	COAST REDWOOD	42	Yes	NO
193	SEQUOIA SEMPERVIRENS	COAST REDWOOD	38	Yes	NO
194	OLEA EUROPAEA	OLIVE	13,13,12,10,7	Yes	NO
195	SEQUOIA SEMPERVIRENS	COAST REDWOOD	44	Yes	NO
196	SEQUOIA SEMPERVIRENS	COAST REDWOOD	26	Yes	NO

EXISTING TREE REMOVAL & PRESERVATION LIST 3

L1.6



555 W. MIDDLEFIELD - FORMAL APPLICATION #4

JANUARY 7, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

## EXISTING TREES

SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
197	SEQUOIA SEMPERVIRENS	COAST REDWOOD	35	Yes	NO
198	SEQUOIA SEMPERVIRENS	COAST REDWOOD	28	Yes	NO
199	SEQUOIA SEMPERVIRENS	COAST REDWOOD	26	Yes	NO
200	SEQUOIA SEMPERVIRENS	COAST REDWOOD	37	Yes	NO
201	SEQUOIA SEMPERVIRENS	COAST REDWOOD	42	Yes	NO
202	SEQUOIA SEMPERVIRENS	COAST REDWOOD	14	Yes	YES
203	SEQUOIA SEMPERVIRENS	COAST REDWOOD	43	Yes	YES
204	SEQUOIA SEMPERVIRENS	COAST REDWOOD	32	Yes	YES
205	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	9	No	YES
206	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	9	No	YES
207	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8	No	YES
208	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	9,8,8,8,7,6,5	No	YES
209	OLEA EUROPAEA	OLIVE	12,11,10,9	Yes	TRANSP LANT
210	OLEA EUROPAEA	OLIVE	14,12,9,7,5	Yes	YES
212	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	7	No	YES
213	OLEA EUROPAEA	OLIVE	12,9,8,7,5,5	Yes	NO
214	OLEA EUROPAEA	OLIVE	9,8,8,7,6	Yes	NO
215	SEQUOIA SEMPERVIRENS	COAST REDWOOD	34	Yes	NO
216	OLEA EUROPAEA	OLIVE	10,10,10,9,8	Yes	NO
217	OLEA EUROPAEA	OLIVE	10,10,10,9,7	Yes	NO
218	OLEA EUROPAEA	OLIVE	14,11,11,10,8	Yes	NO
219	OLEA EUROPAEA	OLIVE	13,10,9,8,8	Yes	NO
220	OLEA EUROPAEA	OLIVE	13,12,9	Yes	NO
221	EUCALYPTUS SIDEROXYLON	RED IRONBARK	18	Yes	NO
222	OLEA EUROPAEA	OLIVE	12,8,8,6,6	Yes	NO
223	OLEA EUROPAEA	OLIVE	13,12,10,8	Yes	NO
224	OLEA EUROPAEA	OLIVE	13,12,12,7	Yes	NO
225	OLEA EUROPAEA	OLIVE	13,12,12,10	Yes	NO
226	OLEA EUROPAEA	OLIVE	14,11,9	Yes	NO
227	OLEA EUROPAEA	OLIVE	14,13,13	Yes	NO
228	OLEA EUROPAEA	OLIVE	14,13,9,5	Yes	NO
229	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	17	Yes	NO
230	OLEA EUROPAEA	OLIVE	11,11,7,4	Yes	NO

## EXISTING TREES

SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
231	OLEA EUROPAEA	OLIVE	10,8,8,7	Yes	NO
232	OLEA EUROPAEA	OLIVE	13,12,11,9	Yes	NO
233	OLEA EUROPAEA	OLIVE	18,15	Yes	TRANSP LANT
234	OLEA EUROPAEA	OLIVE	15,14,11,10	Yes	TRANSP LANT
235	OLEA EUROPAEA	OLIVE	19,10	Yes	TRANSP LANT
236	OLEA EUROPAEA	OLIVE	11,11,10,7	Yes	NO
237	OLEA EUROPAEA	OLIVE	13,12,10,10,9	Yes	TRANSP LANT
238	OLEA EUROPAEA	OLIVE	15,10,10	Yes	TRANSP LANT
239	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	10	No	YES
240	OLEA EUROPAEA	OLIVE	14,11,11,9	Yes	TRANSP LANT
241	OLEA EUROPAEA	OLIVE	10,10,6,6	Yes	TRANSP LANT
242	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	13	No	YES
243	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	6	No	YES
244	OLEA EUROPAEA	OLIVE	16,15,9	Yes	TRANSP LANT
245	OLEA EUROPAEA	OLIVE	12,10,8,7,6	Yes	NO
246	OLEA EUROPAEA	OLIVE	13,11,10,7	Yes	TRANSP LANT
247	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	15	Yes	NO
248	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	14	No	NO
249	OLEA EUROPAEA	OLIVE	14,12,9	Yes	NO
250	OLEA EUROPAEA	OLIVE	10,10,9,8	Yes	NO
253	OLEA EUROPAEA	OLIVE	17,9,6	Yes	NO
254	OLEA EUROPAEA	OLIVE	14,10,9,8	Yes	NO
256	OLEA EUROPAEA	OLIVE	11,10,8	Yes	NO

### EXISTING TREE REMOVAL & PRESERVATION LIST 4

L1.7



555 W. MIDDLEFIELD - FORMAL APPLICATION #3

SEPTEMBER 15, 2025

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

## EXISTING TREES

SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
257	OLEA EUROPAEA	OLIVE	11,11,5	Yes	NO
258	OLEA EUROPAEA	OLIVE	24,8	Yes	NO
259	OLEA EUROPAEA	OLIVE	13,12,10,9	Yes	TRANSP LANT
260	OLEA EUROPAEA	OLIVE	17,16	Yes	TRANSP LANT
261	OLEA EUROPAEA	OLIVE	8,6,5	No	YES
262	OLEA EUROPAEA	OLIVE	10,10,8,7	Yes	NO
263	OLEA EUROPAEA	OLIVE	11,10,10,7	Yes	YES
264	OLEA EUROPAEA	OLIVE	8,8,6,5	No	YES
265	OLEA EUROPAEA	OLIVE	10,6	Yes	YES
266	OLEA EUROPAEA	OLIVE	13,12,10,9,8	Yes	NO
267	OLEA EUROPAEA	OLIVE	21,14	Yes	TRANSP LANT
268	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	16,13,11	Yes	YES
269	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	14,12,9,8,8,7,7,6	No	YES
270	PINUS HALEPENSIS	ALEPPO PINE	38	Yes	YES
271	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	12,8,8,8,7,7,6,6	No	YES
272	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	8,8,6,6,5,4	No	YES
273	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	6,6,5,4,3,3	No	YES
274	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	8,7,6,5,4,3	No	YES
275	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	8	No	YES
276	QUERCUS AGRIFOLIA	COAST LIVE OAK	33	Yes	YES
277	QUERCUS AGRIFOLIA	COAST LIVE OAK	28	Yes	YES
278	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	8,7,6,6,5,4,3,3	No	YES
279	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	6,6,6,6,5,3,3	No	YES
280	QUERCUS AGRIFOLIA	COAST LIVE OAK	26	Yes	YES
281	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	9,8,8,7,7	No	NO
282	OLEA EUROPAEA	OLIVE	11,10,8,8,5	Yes	NO
283	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	8,7,5	No	NO
284	SEQUOIA SEMPERVIRENS	COAST REDWOOD	32	Yes	NO
285	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	7,5,5	No	NO
286	SEQUOIA SEMPERVIRENS	COAST REDWOOD	27	Yes	NO
287	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	7,6,3	No	NO

## EXISTING TREES

SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
288	OLEA EUROPAEA	OLIVE	12,12,11	Yes	NO
289	SEQUOIA SEMPERVIRENS	COAST REDWOOD	44	Yes	NO
290	OLEA EUROPAEA	OLIVE	12,10,9,6	Yes	NO
291	OLEA EUROPAEA	OLIVE	11,6,5,5,4,3	Yes	NO
292	SEQUOIA SEMPERVIRENS	COAST REDWOOD	48	Yes	NO
293	SEQUOIA SEMPERVIRENS	COAST REDWOOD	26	Yes	NO
294	SEQUOIA SEMPERVIRENS	COAST REDWOOD	46	Yes	NO
295	SEQUOIA SEMPERVIRENS	COAST REDWOOD	36,30	Yes	NO
296	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	14	No	NO
297	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10	No	NO
298	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	14	No	NO
299	SEQUOIA SEMPERVIRENS	COAST REDWOOD	45,40	Yes	NO
300	SEQUOIA SEMPERVIRENS	COAST REDWOOD	30,21	Yes	NO
301	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12	No	NO
302	SEQUOIA SEMPERVIRENS	COAST REDWOOD	48,22,12,10	Yes	NO
303	SEQUOIA SEMPERVIRENS	COAST REDWOOD	47	Yes	NO
304	OLEA EUROPAEA	OLIVE	11,10,9,8	Yes	NO
305	AFROCARPUS GRACILIOR	AFRICAN FERN PINE	8	No	NO
306	OLEA EUROPAEA	OLIVE	6,3,3,3	No	NO
307	SEQUOIA SEMPERVIRENS	COAST REDWOOD	36	Yes	NO
308	SEQUOIA SEMPERVIRENS	COAST REDWOOD	21	Yes	NO
309	SEQUOIA SEMPERVIRENS	COAST REDWOOD	22	Yes	NO
310	SEQUOIA SEMPERVIRENS	COAST REDWOOD	22	Yes	NO
311	OLEA EUROPAEA	OLIVE	9,8,7,7,5	Yes	NO
312	OLEA EUROPAEA	OLIVE	13,12,9,6	Yes	NO
313	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,6,5,4,4	No	NO
314	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,7	No	NO
315	OLEA EUROPAEA	OLIVE	13,10,8,8,7	Yes	NO
317	OLEA EUROPAEA	OLIVE	9,7,7,6,4	Yes	NO
318	OLEA EUROPAEA	OLIVE	14,12,9,9	Yes	NO
319	OLEA EUROPAEA	OLIVE	9,9,8,8	No	NO
320	OLEA EUROPAEA	OLIVE	12,9,7,7	Yes	NO
323	OLEA EUROPAEA	OLIVE	11,11,8,6,5	Yes	NO
324	OLEA EUROPAEA	OLIVE	11,11,8,8,6	Yes	NO
325	OLEA EUROPAEA	OLIVE	9,9,6,6	Yes	NO

### EXISTING TREE REMOVAL & PRESERVATION LIST 5

L1.8



555 W. MIDDLEFIELD - FORMAL APPLICATION #3

SEPTEMBER 15, 2025

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

## EXISTING TREES

SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
326	OLEA EUROPAEA	OLIVE	11,11,10,5	Yes	NO
327	OLEA EUROPAEA	OLIVE	11,9,8,7,5	Yes	NO
328	OLEA EUROPAEA	OLIVE	5,5,3,1	No	NO
329	OLEA EUROPAEA	OLIVE	9,9,8,8,6	Yes	NO
330	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	9	No	NO
331	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	10,7	No	NO
332	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	8	No	NO
333	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,4	No	NO
334	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,6,5	No	NO
335	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,6,5,5,4	No	NO
336	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	8,6,6,5,4	No	NO
337	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,6,3,3	No	NO
338	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,6,3,2,2	No	NO
339	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,5,2	No	NO
342	EUCALPYTUS POLYANTHEMOS	SILVER DOLLAR GUM	21	Yes	NO
343	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,5,5	No	NO
344	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	9,7,6	No	NO
345	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,3	No	NO
346	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	8,4,4	No	NO
347	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,5,5	No	NO
348	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7	No	NO
349	OLEA EUROPAEA	OLIVE	10,10,9,7,7,6,4	Yes	NO
350	OLEA EUROPAEA	OLIVE	15,10,9,9	Yes	NO
351	PITTOSPORUM UNDULATUM	VICTORIAN BOX	6,6,2	No	NO
352	ILEX AQUIFOLIUM	ENGLISH HOLLY	7	No	YES
353	ILEX AQUIFOLIUM	ENGLISH HOLLY	7,3,2	No	YES
354	ILEX AQUIFOLIUM	ENGLISH HOLLY	7	No	YES
355	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	8,8,7,6,5,5,5,5,4,3,3	No	NO
356	OLEA EUROPAEA	OLIVE	6,5	No	NO
357	AFROCARPUS GRACILIOR	AFRICAN FERN PINE	8,7,6	No	NO
358	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	11	No	NO
359	QUERCUS ILEX	HOLLY OAK	14	Yes	NO
360	OLEA EUROPAEA	COAST REDWOOD	7	Yes	NO

## EXISTING TREES

SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
361	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	19,8	Yes	YES
362	SCHINUS MOLLE	CALIFORNIA PEPPER	17,10	Yes	YES
363	QUERCUS ILEX	HOLLY OAK	7,5	Yes	YES
364	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	9,7,6,6,5,3	No	YES
365	SCHINUS MOLLE	CALIFORNIA PEPPER	15	Yes	YES
366	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	20,12	Yes	YES
368	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	6,4,4	No	YES
369	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	7,4,4	No	YES
371	PINUS HALEPENSIS	ALEPPO PINE	17	Yes	YES
372	SCHINUS MOLLE	CALIFORNIA PEPPER	20	Yes	YES
373	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	12,10,9,9,7,6	No	YES
374	PINUS HALEPENSIS	ALEPPO PINE	14	No	YES
375	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	6,5,5,4,4	No	YES
376	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	6,6,4	No	YES
377	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	11,5,5	No	YES
378	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	16,15,13,12,12,10,9,6,5	Yes	YES
380	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	6,5	No	YES
381	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	12,10,6,5,5	Yes	YES
382	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	9	No	YES
383	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	8,7,6,6,5,4,4,4	No	YES
384	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	13,11,9,6	No	YES
385	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	7,6,5,5,4	No	YES
386	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	14,10,9,8,5,5	Yes	YES
387	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	11,7	No	YES
388	PINUS HALEPENSIS	ALEPPO PINE	29	Yes	YES
389	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	8,6,5,5,5	No	YES
390	SCHINUS MOLLE	CALIFORNIA PEPPER	18	Yes	YES
391	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	14,14,12,10,7	Yes	YES
392	PINUS HALEPENSIS	ALEPPO PINE	33	Yes	YES
393	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	13,12	No	YES
394	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	8,8,7,6,5	No	YES
395	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	15,7	Yes	YES
396	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	10,9,8,8,8	No	YES
397	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	7,6,6,6	No	YES

### EXISTING TREE REMOVAL & PRESERVATION LIST 6

L1.9



**PGAdesign**

LANDSCAPE ARCHITECTS

**555 W. MIDDLEFIELD - FORMAL APPLICATION #3**

SEPTEMBER 15, 2025

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

## EXISTING TREES

SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
398	SCHINUS TEREBINTHIFOLIA	ALEPPO PINE	30	Yes	YES
399	PINUS HALEPENSIS	ALEPPO PINE	28,28,16,14,13	Yes	NO
400	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	13	No	NO
401	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	15,9,8,7	Yes	NO
402	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	6	No	NO
403	QUERCUS AGRIFOLIA	COAST LIVE OAK	25,19	Yes	NO
404	QUERCUS AGRIFOLIA	COAST LIVE OAK	25	Yes	NO
405	OLEA EUROPAEA	OLIVE	10,5	No	NO
406	QUERCUS AGRIFOLIA	COAST LIVE OAK	14	Yes	NO
407	SCHINUS MOLLE	CALIFORNIA PEPPER	10,8	No	NO
408	QUERCUS AGRIFOLIA	COAST LIVE OAK	19,11	Yes	NO
409	QUERCUS AGRIFOLIA	COAST LIVE OAK	16,10	Yes	NO
410	QUERCUS AGRIFOLIA	COAST LIVE OAK	8	Yes	NO
411	SEQUOIA SEMPERVIRENS	COAST REDWOOD	16	Yes	NO
412	QUERCUS ILEX	HOLLY OAK	6	No	NO
413	QUERCUS ILEX	HOLLY OAK	5	No	NO
414	EUCALYPTUS GLOBULUS	BLUE GUM	31,11,11,11,8	Yes	NO
416	EUCALYPTUS GLOBULUS	BLUE GUM	19,18,14,12,12,8	Yes	NO
417	EUCALYPTUS GLOBULUS	BLUE GUM	16,14,13	Yes	NO
418	EUCALYPTUS GLOBULUS	BLUE GUM	21,10	Yes	NO
419	EUCALYPTUS GLOBULUS	BLUE GUM	35,18,18	Yes	NO
420	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,4,4,3	No	NO
421	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,6,4	No	NO
422	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,5	No	NO
423	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,6	No	NO
424	PITTOSPORUM UNDULATUM	VICTORIAN BOX	6,5,3,2	No	NO
425	PITTOSPORUM UNDULATUM	VICTORIAN BOX	6,5	No	NO
426	PITTOSPORUM UNDULATUM	VICTORIAN BOX	6,6	No	NO
427	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,6,5,5	No	NO
428	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6	No	NO
429	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	18	No	NO
430	PITTOSPORUM UNDULATUM	VICTORIAN BOX	6,6	No	NO
431	PITTOSPORUM UNDULATUM	VICTORIAN BOX	7,5	No	NO

## EXISTING TREES

SYM BOL	BOTANIC NAME	COMMON NAME	DBH (54" ABOVE GRADE)	HERI TAGE	REMOV AL
432	PITTOSPORUM UNDULATUM	VICTORIAN BOX	6,6,6,5,5	No	NO
433	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6	No	YES
434	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	7	No	YES
435	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,6,5,4,3	No	NO
436	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	5,4,4,4,3	No	NO
437	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	5,5,4,3,3,2	No	NO
438	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	4,4,4,4,2	No	NO
439	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	4	No	NO
440	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,5	No	NO
441	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,6,6	No	NO
442	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	4,4,3,2	No	NO
443	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	5,4,4,3	No	NO
444	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,5,5,4,2	No	NO
445	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	5,2	No	YES
446	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,7	No	NO
447	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,6	No	NO
448	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,4	No	NO
449	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,5,5	No	NO
450	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	5,5,4,3	No	NO
451	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	5,4,4	No	NO
452	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	5,4,3,3,3,2	No	NO
453	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	5,4,4,3	No	NO
454	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,5,5	No	NO
455	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,5,4	No	NO
456	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10	No	NO
457	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10	No	NO
458	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,7,6,5,4	No	NO
459	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,6	No	NO
460	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	7,4	No	NO
461	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,4	No	NO
462	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,5,5,5,4,4,4	No	NO
463	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	13	No	NO
464	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	8	No	NO
465	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	6,5,5,4,4	No	NO
466	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12	No	NO

### EXISTING TREE REMOVAL & PRESERVATION LIST 7 L1.10



555 W. MIDDLEFIELD - FORMAL APPLICATION #3

SEPTEMBER 15, 2025

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



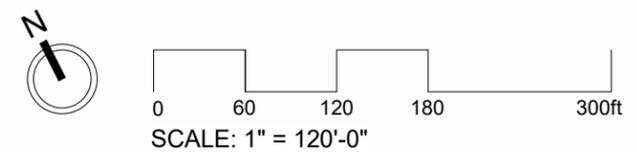
**LEGEND**

-  EXISTING TREE CANOPY TO REMAIN
-  EXISTING TREE CANOPY TO BE REMOVED
-  EXISTING TREES TO BE TRANSPLANTED

**TREE CANOPY TABLE**

SITE AREA: 14.52 ACRES	14.52 ACRES
EXISTING CANOPY	5.27 ACRES
PRESERVED CANOPY	3.03 ACRES
REMOVED CANOPY	1.57 ACRES
TRANSPLANTED CANOPY	0.67 ACRES
<b>TOTAL</b>	<b>5.27 ACRES</b>

- NOTES:
- CANOPY CALCULATIONS ARE BASED ON AREAS WITHIN THE PROJECT SITE PROPERTY LINE ONLY. THE ABOVE PLAN SHOWS OVERLAPPING CANOPIES INTO OTHER ADJACENT PROPERTIES PER THE MOUNTAIN VIEW FORMAL PLANNING SUBMITTAL CHECKLIST THAT REQUIRES "EXISTING TREES ON NEIGHBORING PROPERTIES THAT OVERHANG THE PROJECT SITE" TO BE SHOWN.
  - SEE SHEET L.12 FOR CANOPY COVERAGE CALCULATIONS



**EXISTING TREE CANOPY DIAGRAM L1.11**

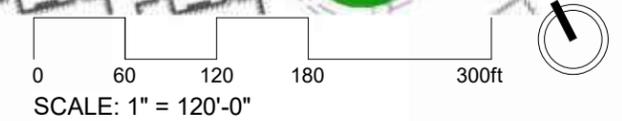


**TREE CANOPY & REPLACEMENT CALCULATION**

NEW TREE MATURITY CANOPY COVERAGE	11.7 % (1.71 ACRES)
NEW TREE 10 YEAR CANOPY COVERAGE	8 % (1.16 ACRES)
NEW TREE 5 YEAR CANOPY COVERAGE	4.9 % (0.71 ACRES)
NEW TREE AT INSTALL CANOPY COVERAGE	1.7 % (0.25 ACRES)
EXISTING REMOVED TREE CANOPY COVERAGE	10.8 % (1.57 ACRES)
TOTAL PROPOSED CANOPY AREA	5.41 ACRES
EXISTING CANOPY AREA	5.27 ACRES
CHANGE IN TOTAL CANOPY AREA AT MATURITY	.14 ACRES
% CHANGE IN TOTAL CANOPY AREA	2.6%

NOTES:

1. NEW TREE CANOPY GROWTH RATES ARE ESTIMATED AND MAY VARY.
2. TOTAL PROPOSED CANOPY AREA = PRESERVED CANOPY + TRANSPLANTED CANOPY + NEW TREE MATURITY CANOPY



**LEGEND**

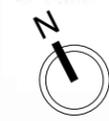
-  EXISTING TREE CANOPY TO REMAIN
-  TREE CANOPY OF PROPOSED LOCATION OF TRANSPLANTED TREE
-  PROPOSED TREE CANOPY
  - ← CANOPY AT 15 YEARS/MATURITY
  - ← CANOPY AT 10 YEARS
  - ← CANOPY AT 5 YEARS
  - ← CANOPY AT INSTALLATION

NOTE: SEE L5.0-L5.9 FOR PROPOSED PLANTING PLAN AND TREE SPECIES



## GENERAL SYMBOLS & ABBREVIATIONS

	PROPERTY LINE	TYP.	TYPICAL
	POINT OF BEGINNING	QTY.	QUANTITY
	CENTERLINE	V.I.F.	VERIFY IN FIELD
BFP	BACKFLOW PREVENTER	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EQ.	EQUAL	S.C.D.	SEE CIVIL DRAWINGS
O.C.	ON CENTER		DETAIL CALLOUT



**LANDSCAPE MATERIALS & CONCEPTS**



COLORED CONCRETE



STABILIZED DECOMPOSED GRANITE AT DOG RELIEF AREA AND GAMING AREA AT BBQ



PERMEABLE PAVERS- COLOR AND PATTERN VARIES, SEE PLAN



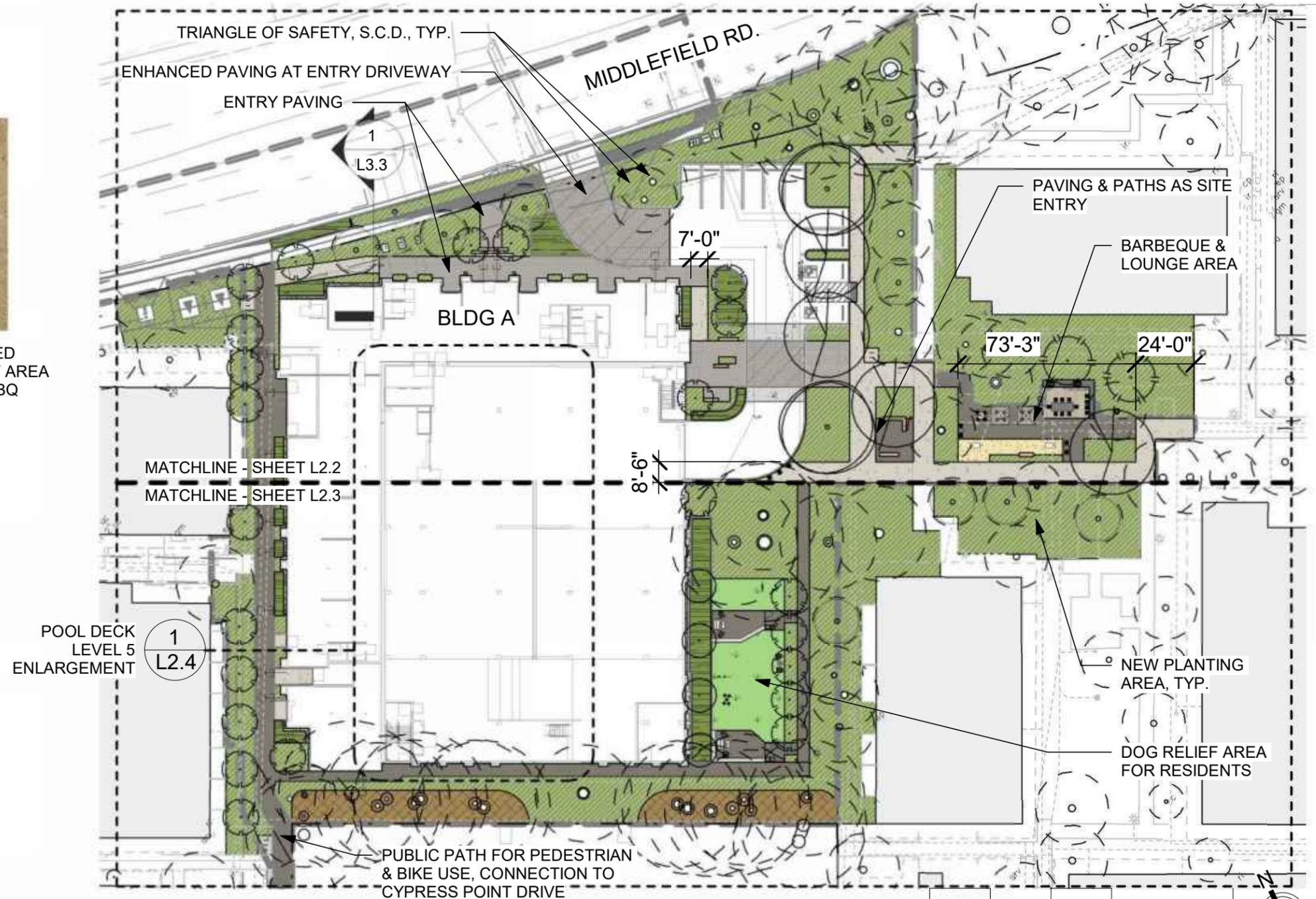
LINEAR PAVERS: MIX OF COLOR WITHIN PAVER LAYOUT AND PATTERN



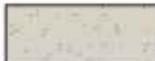
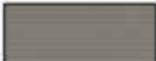
'WOOD LOOK' PORCELAIN PAVERS AT BBQ AREA



BICYCLE PARKING



**HARDSCAPE MATERIAL LEGEND**

-  COLORED CONCRETE, COLOR A
-  PORCELAIN PAVERS
-  LINEAR PAVERS, VEHICULAR PAVERS TO MATCH ADJACENT PEDESTRIAN PAVERS
-  PERMEABLE PAVERS
-  STABILIZED DECOMPOSED GRANITE
-  METAL WALLS AT STORMWATER PLANTERS
-  6" CONCRETE OR CMU WALL

**SOFTSCAPE MATERIAL LEGEND**

-  PLANTING AREA
-  STORMWATER TREATMENT PLANTING AREA, S.C.D.

1  
L4.0  
2  
L4.0

**LANDSCAPE CONCEPT PLAN- BLDG A L2.1**

**LANDSCAPE CONCEPT IMAGES**



STAGGERED PAVING AT ENTRY PATH  
TRIANGLE OF SAFETY, S.C.D.,  
TYP.

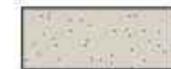
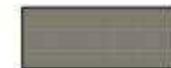


OUTDOOR DINING AREA WITHIN  
COURTYARD



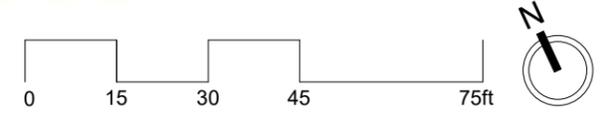
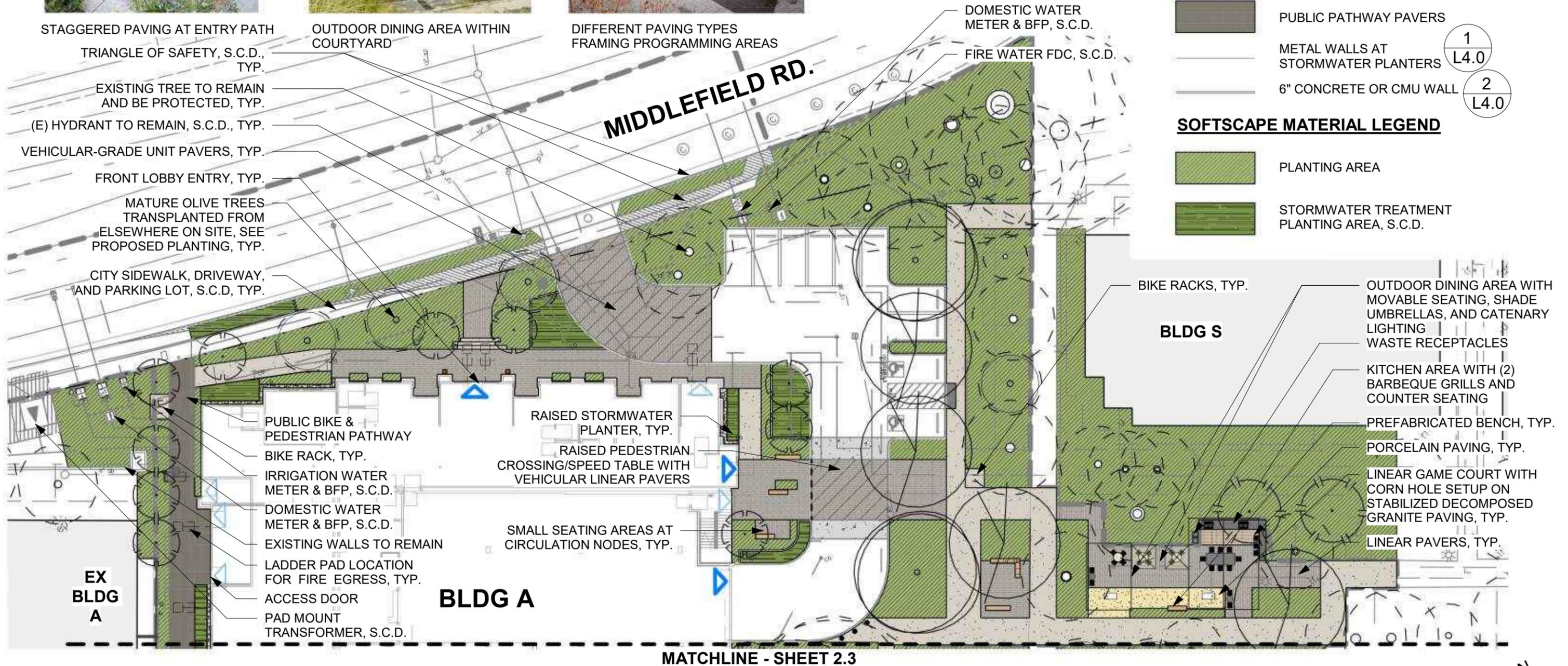
DIFFERENT PAVING TYPES  
FRAMING PROGRAMMING AREAS

**HARDSCAPE MATERIAL LEGEND**

-  COLORED CONCRETE, COLOR A
-  PORCELAIN PAVERS
-  LINEAR PAVERS, VEHICULAR  
PAVERS TO MATCH ADJACENT  
PEDESTRIAN PAVERS
-  PUBLIC PATHWAY PAVERS
-  METAL WALLS AT  
STORMWATER PLANTERS
-  6" CONCRETE OR CMU WALL

**SOFTSCAPE MATERIAL LEGEND**

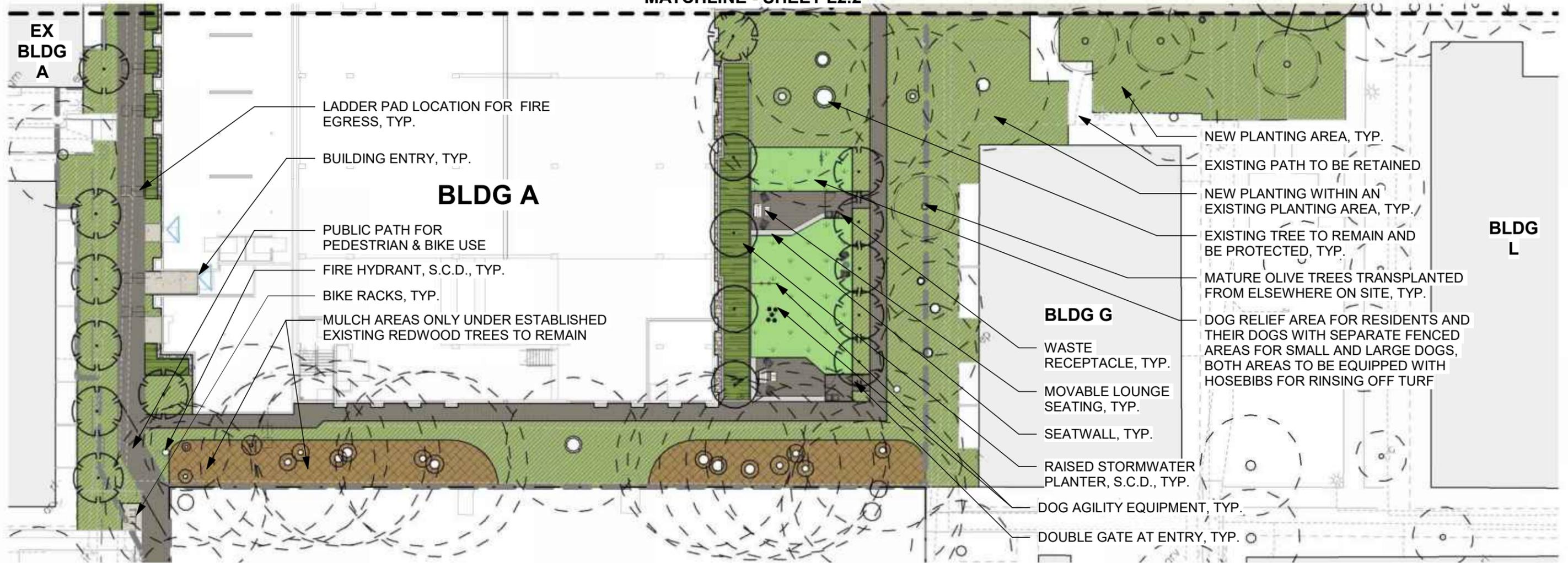
-  PLANTING AREA
-  STORMWATER TREATMENT  
PLANTING AREA, S.C.D.



**LANDSCAPE CONCEPT ENLARGEMENT PLAN- BLDG A**

**L2.2**

MATCHLINE - SHEET L2.2



**LANDSCAPE CONCEPT IMAGES**



PATH WEAVES THROUGH EXISTING MATURE TREES

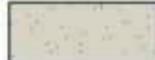
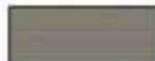


DECOMPOSED GRANITE PAVING AT DOG RELIEF AREA ALLOWS FOR STANDING OFF THE ARTIFICIAL TURF



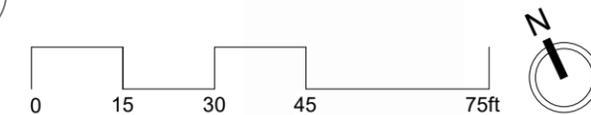
DOG RELIEF AREA, FENCED

**HARDSCAPE MATERIAL LEGEND**

-  COLORED CONCRETE, COLOR A
-  STABILIZED DECOMPOSED GRANITE
-  PERMEABLE PAVERS
-  METAL WALLS AT STORMWATER PLANTERS 1  
L4.0
-  6" CONCRETE OR CMU WALL 2  
L4.0
-  18" CONCRETE SEAT WALL

**SOFTSCAPE MATERIAL LEGEND**

-  PLANTING AREA
-  STORMWATER TREATMENT PLANTING AREA, S.C.D.
-  ARTIFICIAL TURF
-  MULCH UNDER EXISTING TREES TO REMAIN



**LANDSCAPE CONCEPT ENLARGEMENT PLAN- BLDG A L2.3**

**LANDSCAPE MATERIALS & CONCEPT IMAGES**



LOUNGE SEATING AT POOL



METAL PLANTERS ADD GREENERY AND DELINEATE SPACE, METAL PLANTER COLOR TBD



PORCELAIN PAVERS AT BARBEQUE AREAS & IN FRONT OF SHOWERS



24" SQ. CONCRETE OR PORCELAIN PAVERS WITH SUBTLE AGGREGATE TYPE PATTERN



CONCRETE POOL AND SPA COPING



COMPOSITE DECKING AT LOUNGE PLATFORM DECK

**HARDSCAPE MATERIAL LEGEND**

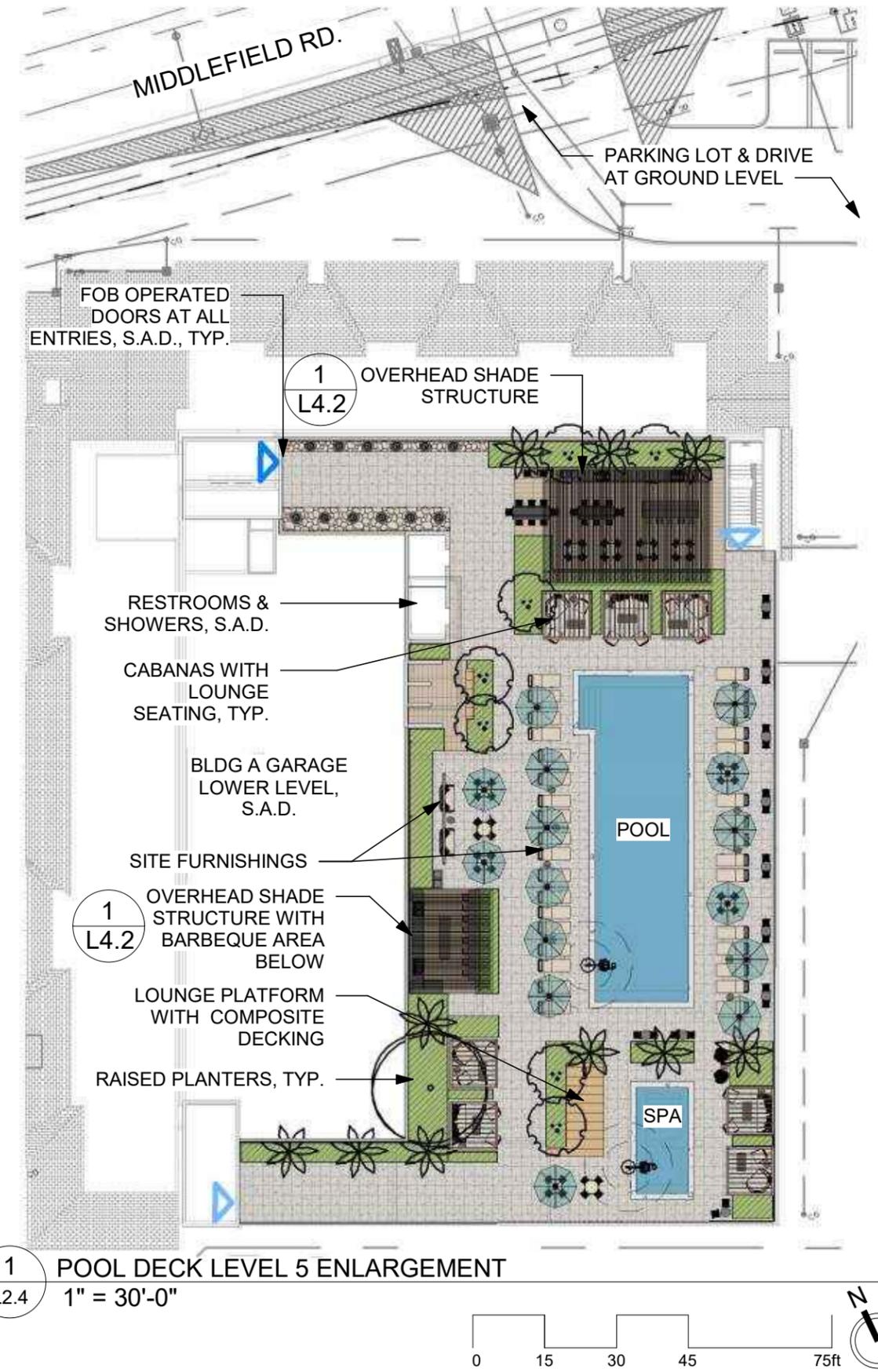
-  O.S. CONCRETE PAVER
-  PORCELAIN 'WOOD LOOK' PAVING
-  LOUNGE PLATFORM DECK WITH COMPOSITE DECKING
-  POOL AND SPA COPING
-  METAL PLANTER WALL

**SOFTSCAPE MATERIAL LEGEND**

-  PLANTING AREA

**NOTES:**

1. ENTRY/EXIT DOORS SHALL BE EQUIPPED WITH SELF CLOSING AND SELF LATCHING DEVICES. S.A.D.
2. PARAPET HEIGHTS TO BE 42" MIN FROM FG AND FROM TOP OF ALL ADJACENT CLIMBABLE SURFACES.



**LANDSCAPE CONCEPT PLAN- BLDG A POOL DECK L2.4**

**LANDSCAPE MATERIALS & CONCEPT IMAGES**



PLANTERS ALONG BUILDING FRONTAGE CREATE SCREEN BETWEEN RESIDENCES AND PARKING LOT



AT GRADE STORMWATER PLANTING AREA WITH GRAVEL PATTERN ACCENTS



LINEAR PAVERS: MIX OF COLOR WITHIN PAVER LAYOUT AND PATTERN



COLORED CONCRETE



**LANDSCAPE CONCEPT PLAN - BLDG B**

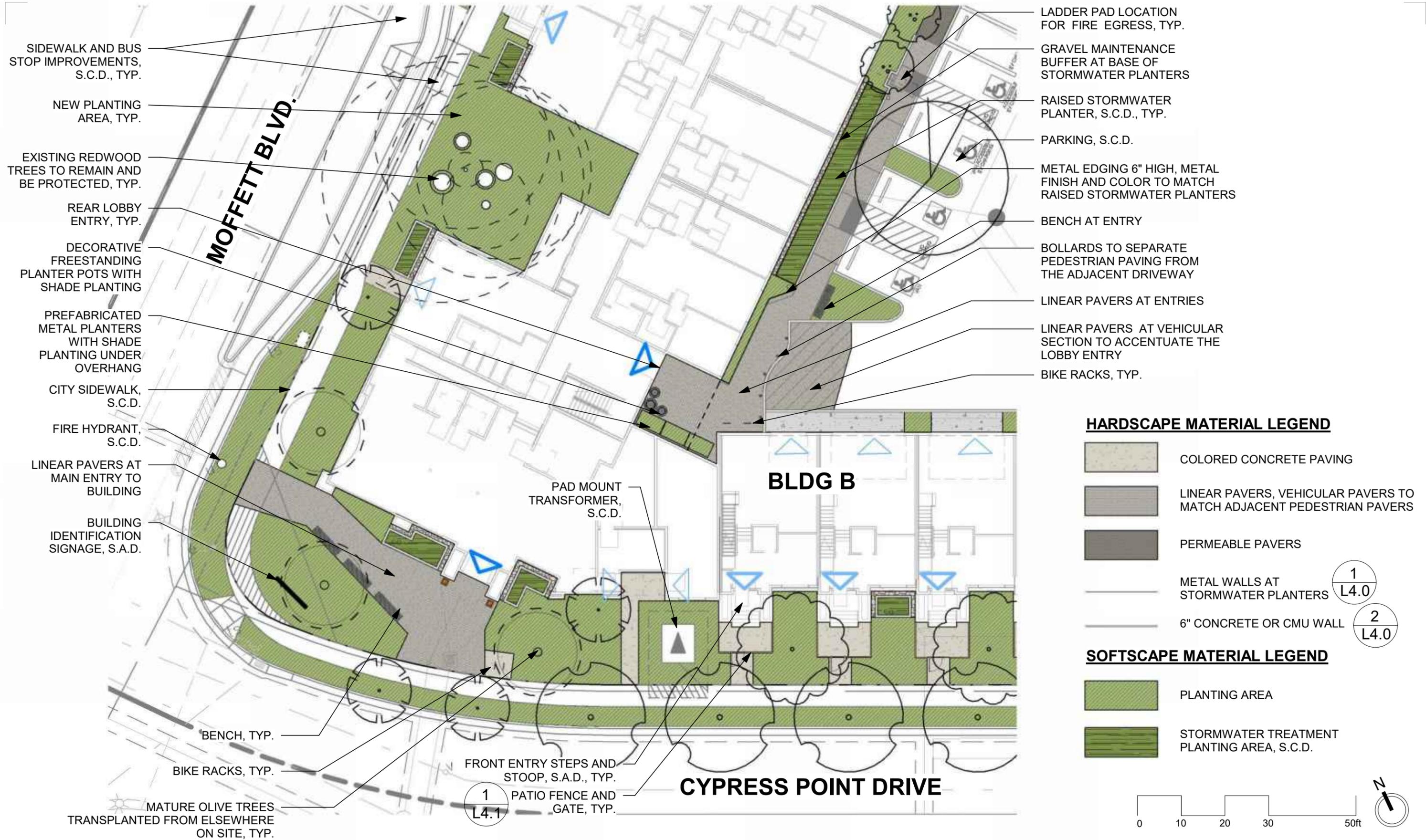
**L2.5**



**555 W. MIDDLEFIELD - FORMAL APPLICATION #4**

JANUARY 7, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



LANDSCAPE CONCEPT ENLARGEMENT PLAN - BLDG B L2.6

**LANDSCAPE CONCEPT IMAGES**



COLORED CONCRETE A & B: COLOR 2 TO BE CONTRASTING DARK GRAY



STABILIZED DECOMPOSED GRANITE AT SEATING ALCOVES



LINEAR PAVERS: SOLID COLOR AT BLOCK C



PORCELAIN PAVERS AT BARBEQUE AREAS- COLOR VARIATION

NEW PATHS CONNECTING TO EX. PATHS FOR IMPROVED AND ADDED CIRCULATION

CONCRETE BLOCK PAVERS WITH GRAVEL AT UTILITY ACCESS DRIVE

CONCRETE BLOCK PAVERS WITH GROUND COVER AT UTILITY ACCESS DRIVE

TRIANGLE OF SAFETY, S.C.D., TYP.

PAD MOUNT TRANSFORMER, S.C.D.

PAD MOUNT TRANSFORMER, S.C.D.

FIRE HYDRANT, S.C.D.

BLDG C

**CYPRESS POINT DRIVE**

FIRE HYDRANT, S.C.D.

CA NATIVE HABITAT GARDEN, SEE PLANTING PLAN

**HWY 85**

NEW TREE PLANTING TO SCREEN HWY

1  
L2.8

ENTRY AND CENTRAL COURTYARD

LOUNGE SEATING AREA FOR RESIDENTS

PATH TO LOBBY ENTRY

PAD MOUNT TRANSFORMER, S.C.D.

FIRE HYDRANT, S.C.D.

IRRIGATION WATER METER & BFP, S.C.D.

DOMESTIC WATER METER & BFP, S.C.D.

FIRE HYDRANT, S.C.D.

FIRE WATER FDC, S.C.D.

3  
L3.3

0 25 50 75 125ft



**LANDSCAPE CONCEPT PLAN - BLDG C**

**L2.7**

**LANDSCAPE CONCEPT IMAGES**



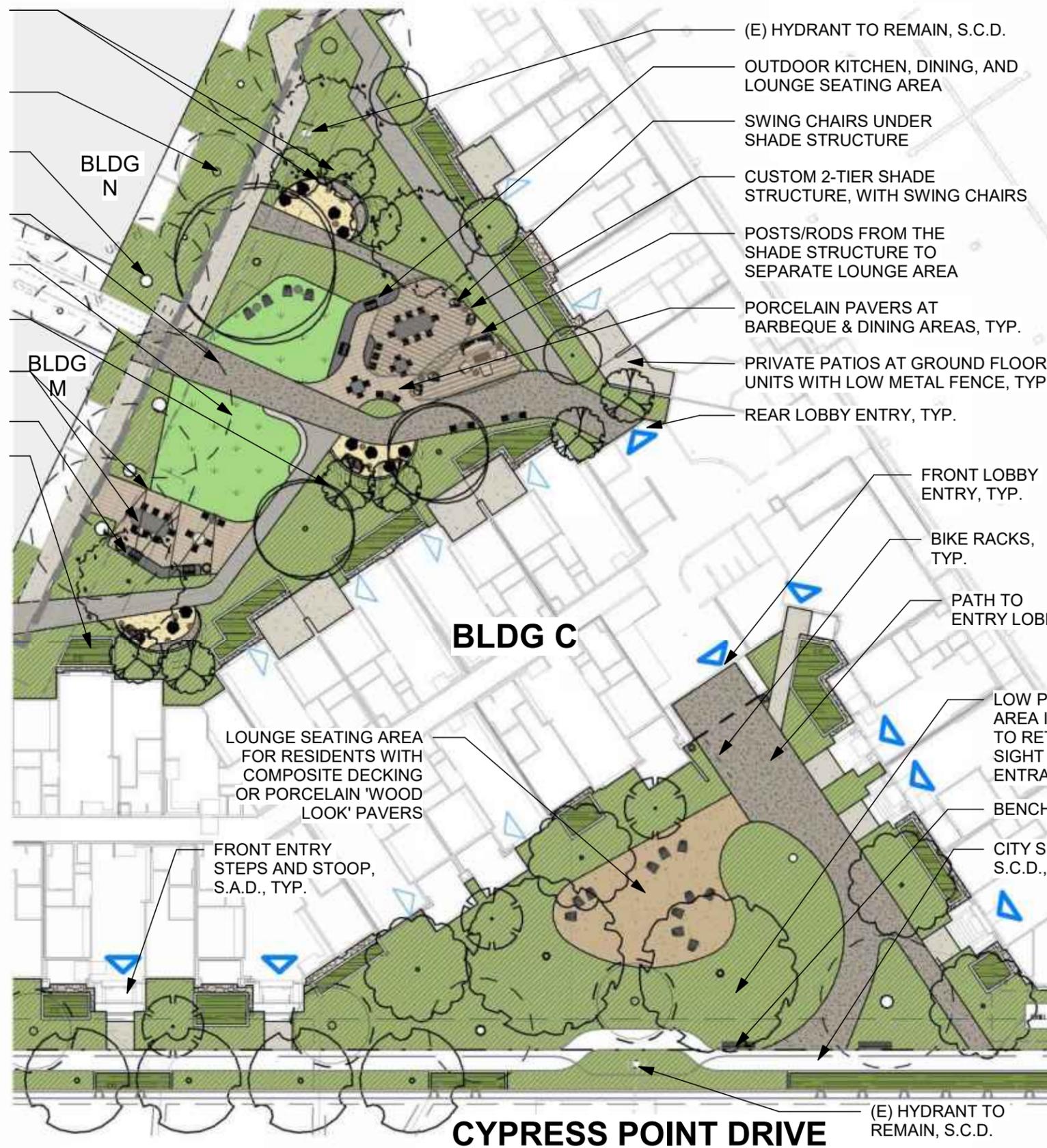
SHADE STRUCTURE COLOR/MATERIALS



HARDSCAPE GEOMETRY & MATERIALS



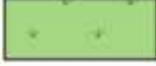
SMALL SEATING AREA WITH PLANTED BERM, BUILT-IN SEATWALL



**HARDSCAPE MATERIAL LEGEND**

-  COLORED CONCRETE, COLOR A
-  COLORED CONCRETE, COLOR B
-  PORCELAIN PAVERS
-  STABILIZED DECOMPOSED GRANITE
-  6" CONCRETE OR CMU WALL
-  18" CONCRETE SEAT WALL

**SOFTSCAPE MATERIAL LEGEND**

-  PLANTING AREA
-  STORMWATER TREATMENT PLANTING AREA, S.C.D.
-  ARTIFICIAL TURF

**LANDSCAPE CONCEPT ENLARGEMENT PLAN - BLDG C**

**L2.8**

TRIANGLE OF SAFETY, S.C.D., TYP.

ALIGN TO (E) CONCRETE, S.C.D., TYP.

# LANDSCAPE DIMENSIONED PLAN LEGEND

℄ — ℄ CENTERLINE

↷ ALIGN

## MIDDLEFIELD RD.

BLDG S

BLDG A

EX BLDG A

MATCHLINE - SHEET 3.1

DIMENSIONS SHOWN ARE NOT FOR CONSTRUCTION PURPOSES AND DO NOT REPRESENT FINAL CONSTRUCTION LAYOUT



## LANDSCAPE DIMENSIONING PLAN - BLDG A NORTH

L3.0



555 W. MIDDLEFIELD - FORMAL APPLICATION #3

SEPTEMBER 15, 2025

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



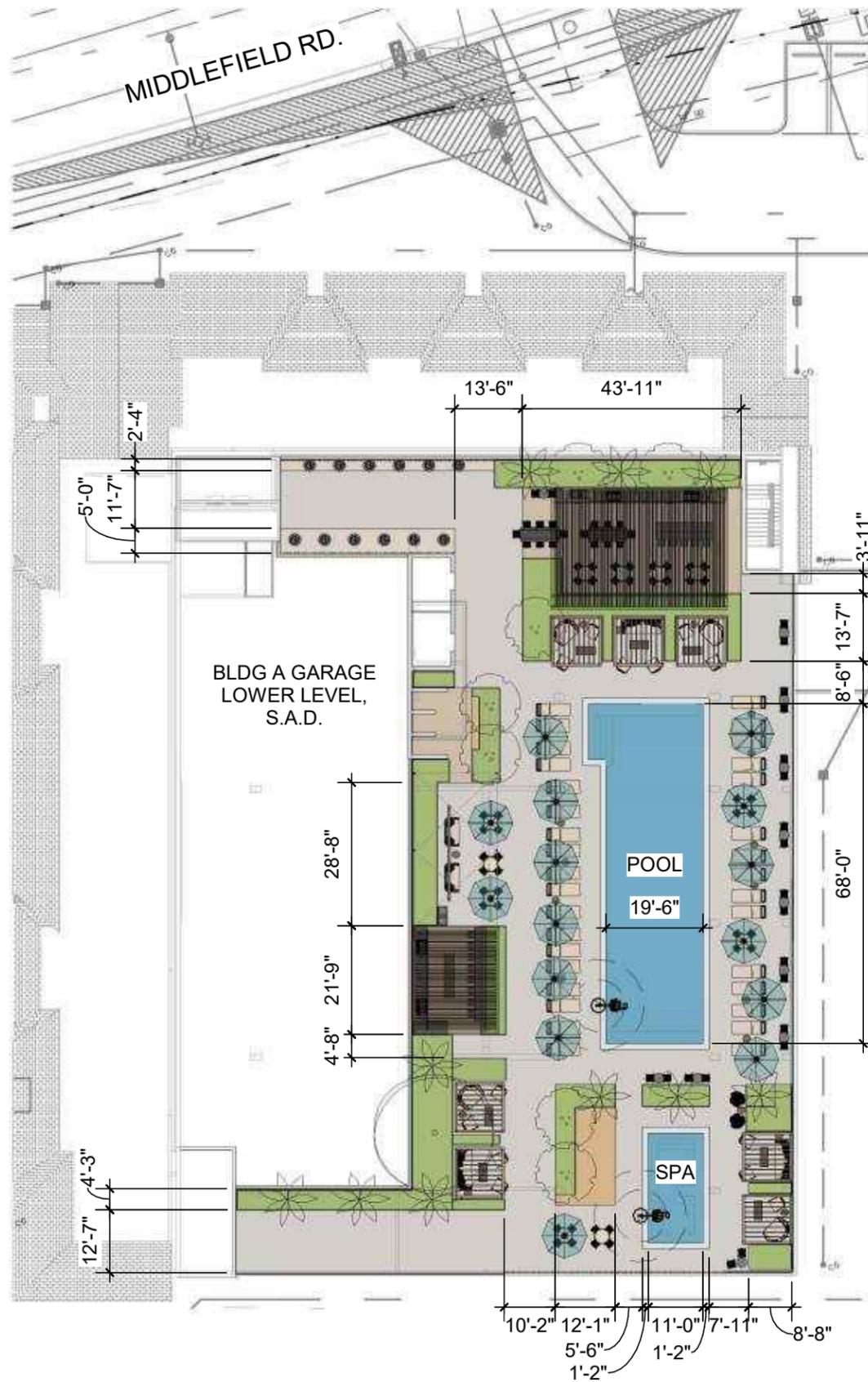
**LANDSCAPE DIMENSIONED  
PLAN LEGEND**

⊕ — ⊕ CENTERLINE

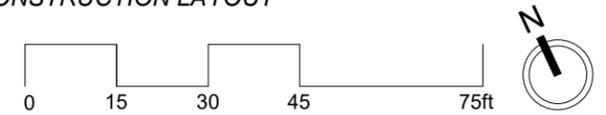
↷ ALIGN

*DIMENSIONS SHOWN ARE NOT FOR CONSTRUCTION PURPOSES AND DO NOT REPRESENT FINAL CONSTRUCTION LAYOUT*



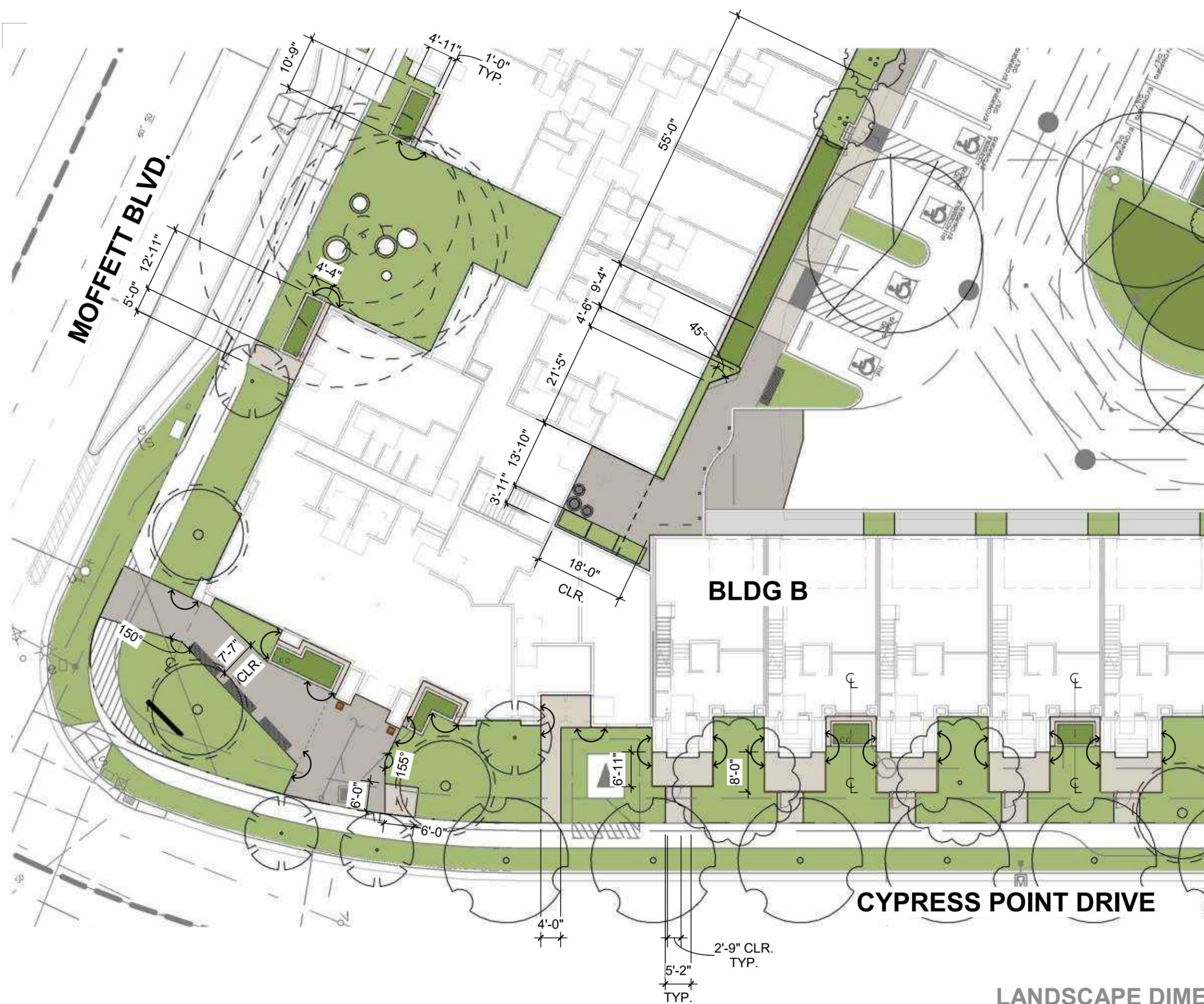


DIMENSIONS SHOWN ARE NOT FOR CONSTRUCTION PURPOSES AND DO NOT REPRESENT FINAL CONSTRUCTION LAYOUT



LANDSCAPE DIMENSIONING PLAN - BLDG A POOL DECK

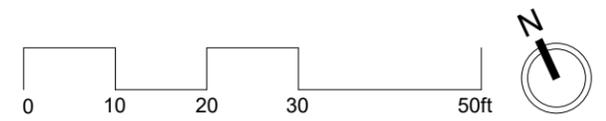
L3.2



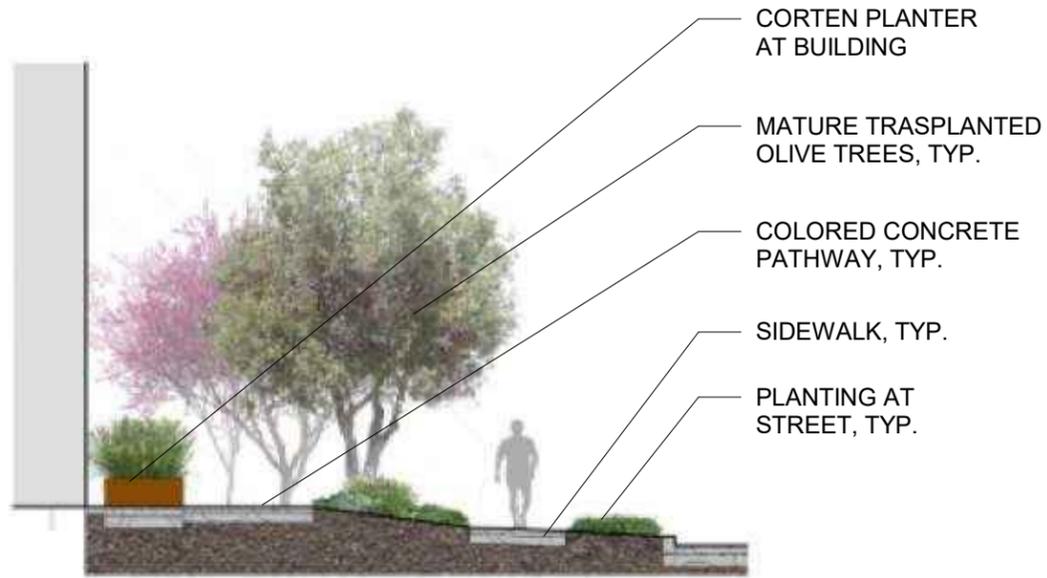
## LANDSCAPE DIMENSIONED PLAN LEGEND

- ⊕ — ⊕ CENTERLINE
- ↪ ALIGN

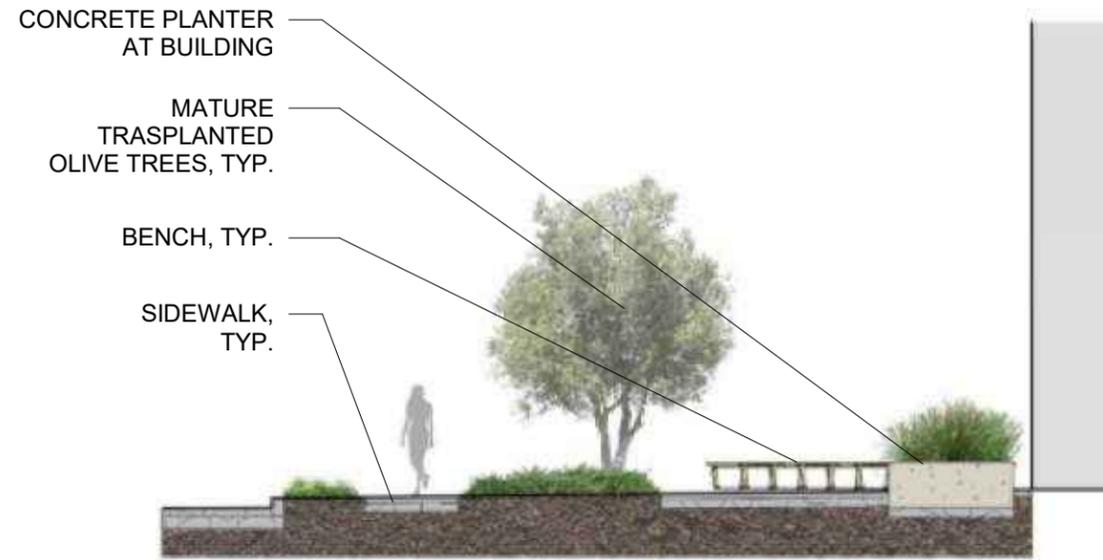
DIMENSIONS SHOWN ARE NOT FOR CONSTRUCTION PURPOSES AND DO NOT REPRESENT FINAL CONSTRUCTION LAYOUT



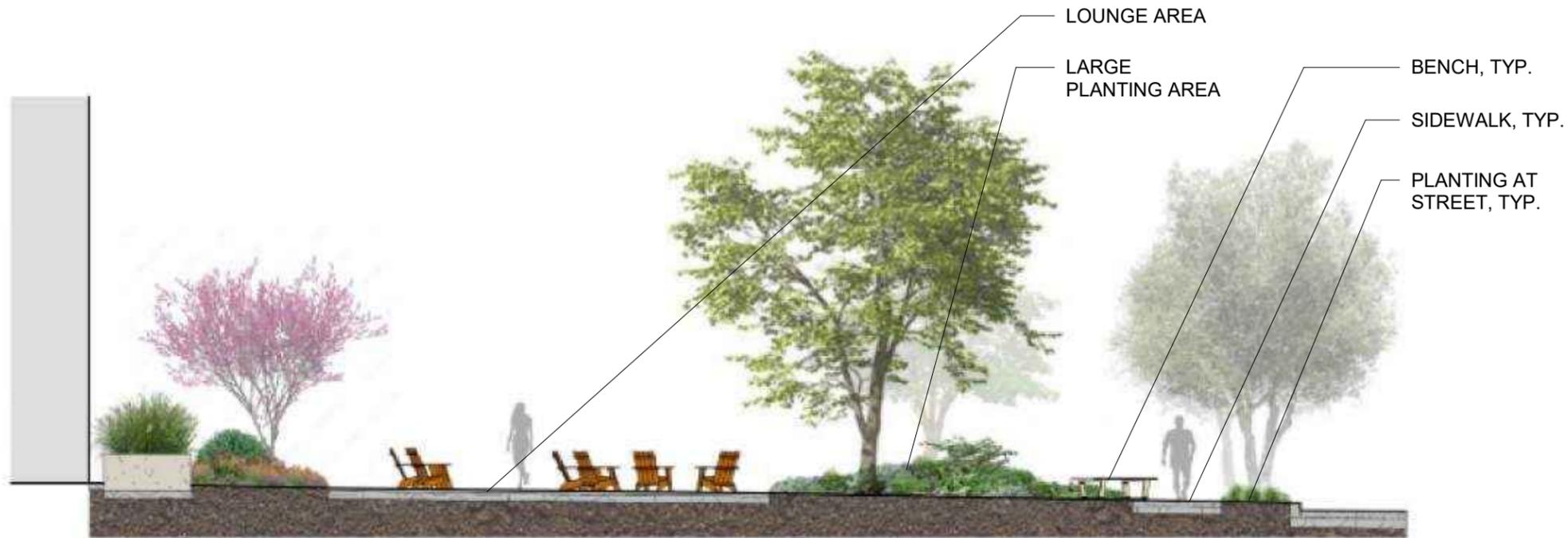




SECTION ELEVATION BLDG A - STREET FRONTAGE AT BUILDING ENTRY  
1" = 10'-0"



SECTION ELEVATION BLDG B - ENTRY COURTYARD  
1" = 10'-0"



SECTION ELEVATION BLDG C - LOUNGE AREA AT STREET FRONTAGE  
1" = 10'-0"

KEY MAP



## PLANT LIST-TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE
TREE						
ACE RUB	10	ACER RUBRUM 'ARMSTRONG'	COLUMNAR RED MAPLE	24" BOX	15'-0"	MODERATE
AGO FLE	18	AGONIS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT WILLOW	24" BOX	15'-0"	LOW
ARB MAR	12	ARBUTUS X 'MARINA'	'MARINA' MADRONE	24" BOX	25'-0"	LOW
CED ATL	5	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	36" BOX	35'-0"	MODERATE
CER OCC	49	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	15'-0"	VERY LOW
COR FLO	21	CORNUS 'EDDIES WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	15 GAL	13'-0"	MODERATE
JAC MIM	10	JACARANDA MIMOSIFOLIA	JACARANDA	36" BOX	30'-0"	MODERATE
LAU SAR	5	LAURUS X 'SARATOGA'	SARATOGA BAY LAUREL	24" BOX	25'-0"	LOW
MAG SOU	6	MAGNOLIA X SOULANGIANA 'BLACK TULIP'	BLACK TULIP MAGNOLIA	15 GAL	8'-0"	MODERATE
MEL QUI	2	MELALEUCA QUINQUENERVIA	PAPERBARK TREE	24" BOX	20'-0"	LOW
PAR PER	5	PARROTIA PERSICA	PERSIAN IRONWOOD	15 GAL	20'-0"	MODERATE
PIN ELD	5	PINUS ELDARICA	ELDARICA PINE	24" BOX	20'-0"	LOW
QUE LOB	8	QUERCUS LOBATA	VALLEY OAK	48" BOX	40'-0"	LOW
QUE SUB	2	QUERCUS SUBER	CORK OAK	48" BOX	40'-0"	LOW
RHU LAN	5	RHUS LANCEA	AFRICAN SUMAC	24" BOX	25'-0"	LOW
ROB AMB	25	ROBINIA X AMBIGUA 'PURPLE ROBE'	PINK FLOWERING LOCUST	24" BOX	25'-0"	LOW
TIP TIP	14	TIPUANA TIPU	TIPU TREE	36" BOX	35'-0"	MODERATE
TRA FOR	10	TRACHYCARPUS FORTUNEI	WINDMILL PALM	12' BT	30'-0"	MODERATE

TOTAL: 212

**NOTES:**

1. ALL PUBLIC FACING AND PUBLIC RIGHT-OF-WAY LANDSCAPE AREAS TO BE PLANTED WITH SPECIES DIRECTLY FROM THE 'PLANT PALETTE RECOMMENDATIONS FOR THE NORTH BAYSHORE PRECISE PLAN, CITY OF MOUNTAIN VIEW'
2. SEE PLANTING PLAN FOR LOCATIONS.

### PLANTING PALLETE SF QUANTITIES

TOTAL AREA	FLOOR TYPE
9476 SF	PALLETE FOR STORMWATER PLANTING
7272 SF	PALLETE 1-IRIGHT OF WAY PLANTING
22801 SF	PALLETE 2-ISTREET FRONTAGE PLANTING
5404 SF	PALLETE 2.1-rSTREET FRONTAGE PLANTING AMOUNG EX. TREES
2193 SF	PALLETE 2.2-rSTREET FRONTAGE LOW GROUND COVERS
11289 SF	PALLETE 3-IPLANTING BENEATH EX. REDWOOD TREES
21821 SF	PALLETE 4-IIINTERIOR PLANTING
14623 SF	PALLETE 4.1-rINTERIOR PLANTING AMOUNG EX. TREES & SHRUBS
4215 SF	PALLETE 5-IHABITAT GARDEN PLANTING AT BLOCK C
10449 SF	PALLETE 6-ITALL SCREEN PLANTING AT BLOCK C

TOTAL: 109543 SF

PROPOSED TREE LIST

L5.0



555 W. MIDDLEFIELD - FORMAL APPLICATION #4

JANUARY 7, 2026



ACER RUBRUM 'ARMSTRONG'



AGONIS FLEXUOSA 'BURGUNDY'



ARBUTUS X 'MARINA'



CERCIS OCCIDENTALIS



CORNUS 'EDDIE'S WHITE WONDER'



JACARANDA MIMOSIFOLIA



LAURUS X 'SARATOGA'



MAGNOLIA 'BLACK TULIP'



MELALEUCA QUINQUENERVIA



PHOENIX ROEBELENI



PINUS ELDARICA



ROBINIA 'PURPLE ROBE'



RHUS LANCEA



QUERCUS LOBATA



QUERCUS SUBER



TIPUANA TIPU



TRACHYCARPUS FORTUNEI

PROPOSED TREE PALETTE

L5.1

PLANT LIST - STORMWATER PALETTE						
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	MATURE HEIGHT	WATER USE	CA NATIVE
SHRUB						
CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL	3'-0"	6'	MODERATE	No
MIMULUS AURANTIACUS	BUSH MONKEY FLOWER	1 GAL	3'-0"	3'-0"	VERY LOW	Yes
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	4'-0"	4'-0"	LOW	Yes
PERENNIAL						
EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	3'-0"	1'-6"	LOW	Yes
SYMPHYTOTRICHUM CHILENSE	CALIFORNIA ASTER	1 GAL	3'	18"	MODERATE	No
GRASS						
CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	2'-0"	18"	LOW	No
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-6"	2'-6"	LOW	No
LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	5'-0"	2'-6"	LOW	Yes

PLANT LIST - PALETTE 1 - R.O.W. LOW PLANTING						
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	MATURE HEIGHT	WATER USE	CA NATIVE
SHRUB						
CISTUS SKANBERGII	PINK ROCKROSE	1 GAL	4'-0"	2'-6"	LOW	No
PERENNIAL						
ARMERIA MARITIMA	SEA PINK	1 GAL	1'-0"	1'-0"	MODERATE	Yes
LAVANDULA X. INTERMEDIA 'PROVENCE'	PROVENCE LAVENDER	1 GAL	2'-0"	2'-0"	LOW	No
GROUND COVER						
ARCTOSTAPHYLOS FRANCISCIANA	FRANCISCAN MANZANITA	5 GAL	5'-0"	2'-6"	LOW	Yes
ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET KINNIKINNICK	5 GAL	4' 0"	1'-0"	LOW	Yes
BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	6' 0"	2'-0"	LOW	Yes
SALVIA LEUCOPHYLLA 'POINT SAL SPREADER'	POINT SAL PURPLE SAGE	1 GAL	8'-0"	2'-6"	LOW	Yes
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	4'-0"	1'-6"	LOW	Yes
GRASS						
CALAMAGROSTIS NUTKAENSIS 'THE KING'	PACIFIC REED GRASS	1 GAL	3'-0"	3'-0"	MODERATE	Yes
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-6"	2'-6"	LOW	Yes

NOTES:

1. ALL PLANTS LISTED ABOVE ARE LISTED WITHIN THE 'PLANT PALETTE RECOMMENDATIONS FOR THE NORTH BAYSHORE PRECISE PLAN, CITY OF MOUNTAIN VIEW' DATED 07/24/2015

PROPOSED PLANTING LIST

L5.2



555 W. MIDDLEFIELD - FORMAL APPLICATION #3

SEPTEMBER 15, 2025

## PLANT LIST - PALETTE 2 - STREET FRONTAGES

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	MATURE HEIGHT	WATER USE	CA NATIVE
<b>SHRUB</b>						
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	5'-0"	2'-6"	LOW	Yes
CISTUS SKANBERGII	PINK ROCKROSE	1 GAL	4'-0"	2'-6"	LOW	No
GARRYA ELLIPTICA 'EVIE'	EVIE'S SILK TASSEL	15 GAL	9'-0"	10'-0"	LOW	Yes
HOLODISCUS DISCOLOR	OCEAN SPRAY	1 GAL	7'-0"	8'-0"	LOW	Yes
MALVA ASSURGENTIFLORA	ISLAND MALLOW	1 GAL	7'-0"	3-5'	LOW	Yes
MIMULUS AURANTIACUS	BUSH MONKEY FLOWER	1 GAL	3'-0"	3'-0"	VERY LOW	Yes
RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	10'-0"	8'-0"	LOW	Yes
RIBES SANGUINEUM	FLOWERING CURRANT	5 GAL	6'-0"	8'-0"	LOW	Yes
RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	6'-0"	6'-0"	LOW	Yes
ROSA CALIFORNICA 'ELSIE'	CALIFORNIA WILD ROSE	5 GAL	5'-0"	5' 0"	LOW	Yes
SALVIA CLEVELANDII 'WINNIFRED GILLMAN'	CLEVELAND SAGE	5 GAL	4'-6"	4'-6"	LOW	Yes
<b>PERENNIAL</b>						
ARMERIA MARITIMA	SEA PINK	1 GAL	1'-0"	1'-0"	MODERATE	Yes
ASCLEPIAS CALIFORNICA	CALIFORNIA MILKWEED	1 GAL	1'-0"	2'-0"	LOW	Yes
ASCLEPIAS SPECIOSA	SHOWY MILKWEED	1 GAL	2'-0"	3'-0"	LOW	Yes
LAVANDULA X. INTERMEDIA 'PROVENCE'	PROVENCE LAVENDER	1 GAL	2'-0"	2'-0"	LOW	No
<b>GROUNDCOVER</b>						
ARCTOSTAPHYLOS FRANCISCIANA	FRANCISCAN MANZANITA	5 GAL	5'-0"	2'-6"	LOW	Yes
ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET KINNIKINNICK	5 GAL	4' 0"	1'-0"	LOW	Yes
BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	6' 0"	2'-0"	LOW	Yes
CEANOTHUS GRISEUS 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	5 GAL	8'-0"	2'-6"	LOW	Yes
SALVIA LEUCOPHYLLA 'POINT SAL SPREADER'	POINT SAL PURPLE SAGE	1 GAL	8'-0"	2'-6"	LOW	Yes
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	4'-0"	1'-6"	LOW	Yes
<b>GRASS</b>						
CALAMAGROSTIS NUTKAENSIS 'THE KING'	PACIFIC REED GRASS	1 GAL	3'-0"	3'-0"	MODERATE	Yes
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-6"	2'-6"	LOW	Yes
FESTUCA IDAHOENSIS 'TOMALES BAY'	TOMALES BAY IDAHO FESCUE	1 GAL	1'-0"	1'-0"	VERY LOW	Yes
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	4'-6"	4'-0"	LOW	Yes

**NOTES:**

1. SEE PLANTING PLANS FOR PALETTE LOCATIONS
2. PLANT PALETTE ABOVE APPLIES TO PALETTE 2.1 AND 2.2
3. ALL PLANTS LISTED ABOVE ARE LISTED WITHIN THE 'PLANT PALETTE RECOMMENDATIONS FOR THE NORTH BAYSHORE PRECISE PLAN, CITY OF MOUNTAIN VIEW' DATED 07/24/2015

## PLANT LIST - PALETTE 3 - BENEATH EXISTING REDWOOD TREES

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	MATURE HEIGHT	WATER USE	CA NATIVE
SHRUB						
MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	5'-0"	6'-0"	MODERATE	Yes
MAHONIA REPENS	CREEPING MAHONIA	1 GAL	3'-0"	2'-0"	LOW	Yes
RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	6'-0"	6'-0"	LOW	Yes
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL	4'-0"	4'-0"	LOW	Yes
GROUNDCOVER						
ASARUM CAUDATUM	WILD GINGER	1 GAL	3'-0"	1'-0"	MODERATE	Yes
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	4'-0"	1'-6"	LOW	Yes
FERN						
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0"	2'-6"	MODERATE	Yes

**NOTES:**

1. ALL PLANTS ABOVE ARE CALIFORNIA NATIVE PLANTS AND ARE SUITABLE FOR THRIVING UNDERNEATH EXISTING REDWOOD TREES TO BE PRESERVED ON SITE.
2. SEE PLANTING PLAN FOR PALETTE LOCATIONS

## PLANT LIST - PALETTE 4 - INTERIOR LANDSCAPE AREAS

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	MATURE HEIGHT	WATER USE	CA NATIVE
<b>SUCCULENT</b>						
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	4'-0"	4'-0"	LOW	No
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	4'-0"	4'-0"	LOW	No
SENECIO MANDRALISCAE	BLUE CHALKSTICKS	5 GAL	2'-0"	1'-6"	LOW	No
<b>SHRUB</b>						
CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	1 GAL	4'-0"	5'-0"	MODERATE	Yes
CISTUS SKANBERGII	PINK ROCKROSE	1 GAL	4'-0"	2'-6"	LOW	No
CORREA 'CARMINE BELLS'	RED AUSTRALIAN FUCHSIA	5 GAL	3'-0"	1'-6"	LOW	No
FATISIA JAPONICA	JAPANESE ARALIA	15 GAL	7'-0"	7'-0"	MODERATE	No
GARRYA ELLIPTICA 'EVIE'	EVIE'S SILK TASSEL	15 GAL	9'-0"	10'-0"	LOW	Yes
GREVILLEA 'ROBYN GORDON'	ROBYN GORDON GREVILLEA	5 GAL	5'-6"	6'-0"	LOW	No
HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	15 GAL	5'-0"	5'-0"	MODERATE	No
LEUCADENDRON 'SAFARI SUNSET'	SAFARI CONEBUSH	15 GAL	6'-0"	8'-0"	LOW	No
MAHONIA REPENS	CREEPING MAHONIA	1 GAL	3'-0"	2'-0"	LOW	Yes
MIMULUS AURANTIACUS	BUSH MONKEY FLOWER	1 GAL	3'-0"	3'-0"	VERY LOW	Yes
PHORMIUM 'BLACK ADDER'	BLACK ADDER NEW ZEALAND FLAX	5 GAL	2'-6"	2'-6"	LOW	No
RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	6'-0"	6'-0"	LOW	Yes
ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BENENDEN BLUE ROSEMARY	5 GAL	3'-0"	4'-6"	LOW	No
SALVIA CLEVELANDII 'WINNIFRED GILLMAN'	CLEVELAND SAGE	5 GAL	4'-6"	4'-6"	LOW	Yes
TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	2'-6"	1'-6"	LOW	No
<b>PERENNIAL</b>						
ANIGOZANTHOS 'BIG RED'	BIG RED KANGAROO PAW	1 GAL	1'-6"	2'-0"	LOW	No
ANIGOZANTHOS 'BUSH GOLD'	BUSH GOLD KANGAROO PAW	1 GAL	1'-6"	1'-6"	LOW	No
BERGENIA CRASSIFOLIA 'WINTERGLUT'	WINTER BLOOMING BERGENIA	1 GAL	1'-6"	1'-0"	MODERATE	No
EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	3'-0"	1'-6"	LOW	Yes
LAVANDULA X. INTERMEDIA 'PROVENCE'	PROVENCE LAVENDER	1 GAL	2'-0"	2'-0"	LOW	No
<b>GROUNDCOVER</b>						
CLIVIA MINIATA	ORANGE CLIVIA	5 GAL	2'-6"	1'-6"	MODERATE	No
GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA	5 GAL	4'-0"	1'-0"	LOW	No
SALVIA APIANA	WHITE SAGE	5 GAL	5'-0"	4'-0"	VERY LOW	Yes
<b>GRASS</b>						
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0"	2'-6"	LOW	No
<b>FERN</b>						
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0"	2'-6"	MODERATE	Yes

**NOTES:**

1. SEE PLANTING PLAN FOR PALETTE LOCATIONS

**PROPOSED PLANTING LIST**

**L5.5**



**555 W. MIDDLEFIELD - FORMAL APPLICATION #3**

SEPTEMBER 15, 2025

## PLANT LIST - PALETTE 5 - CA NATIVE HABITAT GARDEN

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	MATURE HEIGHT	WATER USE	CA NATIVE
SHRUB						
MIMULUS AURANTIACUS	BUSH MONKEY FLOWER	1 GAL	3'-0"	3'-0"	VERY LOW	Yes
RIBES AUREUM	GOLDEN CURRANT	5 GAL	4'-0"	6'-0"	LOW	Yes
RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	6'-0"	6'-0"	LOW	Yes
SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	6'-0"	1'-0"	LOW	Yes
SALVIA CLEVELANDII 'WINNIFRED GILLMAN'	CLEVELAND SAGE	5 GAL	4'-6"	4'-6"	LOW	Yes
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	4'-0"	1'-6"	LOW	Yes
PERENNIAL						
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	1'-6"	2'-0"	LOW	Yes
ASCLEPIAS CALIFORNICA	CALIFORNIA MILKWEED	1 GAL	1'-0"	2'-0"	LOW	Yes
ASCLEPIAS SPECIOSA	SHOWY MILKWEED	1 GAL	2'-0"	3'-0"	LOW	Yes
EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	3'-0"	1'-6"	LOW	Yes
ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	1 GAL	2'-0"	2'-0"	LOW	Yes
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	4" CONT	1'-0"	1'-0"	LOW	Yes
PENSTEMON EATONII 'FIRECRACKER'	COYOTE MINT	4" CONT	2'-0"	2'-6"	LOW	Yes
GRASS						
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	4'-0"	4'-0"	LOW	Yes

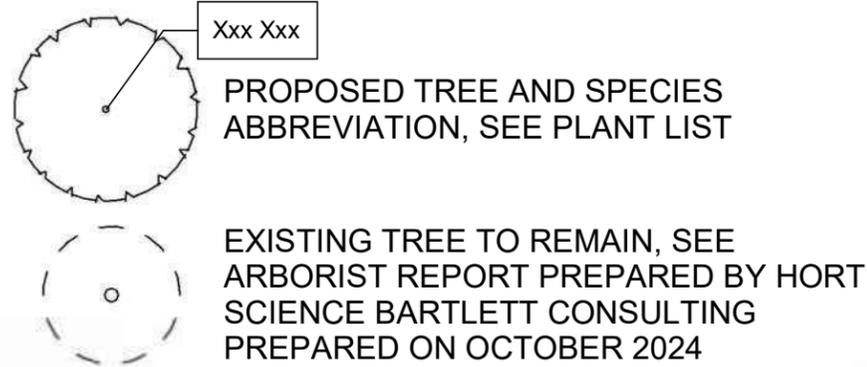
## PLANT LIST - PALETTE 6 - TALL SCREEN PLANTING

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	MATURE HEIGHT	WATER USE	CA NATIVE
SHRUB						
CISTUS SKANBERGII	PINK ROCKROSE	1 GAL	4'-0"	2'-6"	LOW	No
GARRYA ELLIPTICA 'EVIE'	EVIE'S SILK TASSEL	15 GAL	9'-0"	10'-0"	LOW	Yes
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	6'-0"	10'-0"	LOW	Yes
PHORMIUM 'SURFER'	NEW ZEALAND FLAX	5 GAL	2'-0"	2'-6"	LOW	No
RHAMNUS CALIFORNICA	COFFEEBERRY	15 GAL	6'-0"	6'-0"	LOW	Yes
RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	6'-0"	6'-0"	LOW	Yes
ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BENENDEN BLUE ROSEMARY	5 GAL	3'-0"	4'-6"	LOW	No
SALVIA CLEVELANDII 'WINNIFRED GILLMAN'	CLEVELAND SAGE	5 GAL	4'-6"	4'-6"	LOW	Yes
GRASS						
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	4'-0"	4'-0"	LOW	Yes

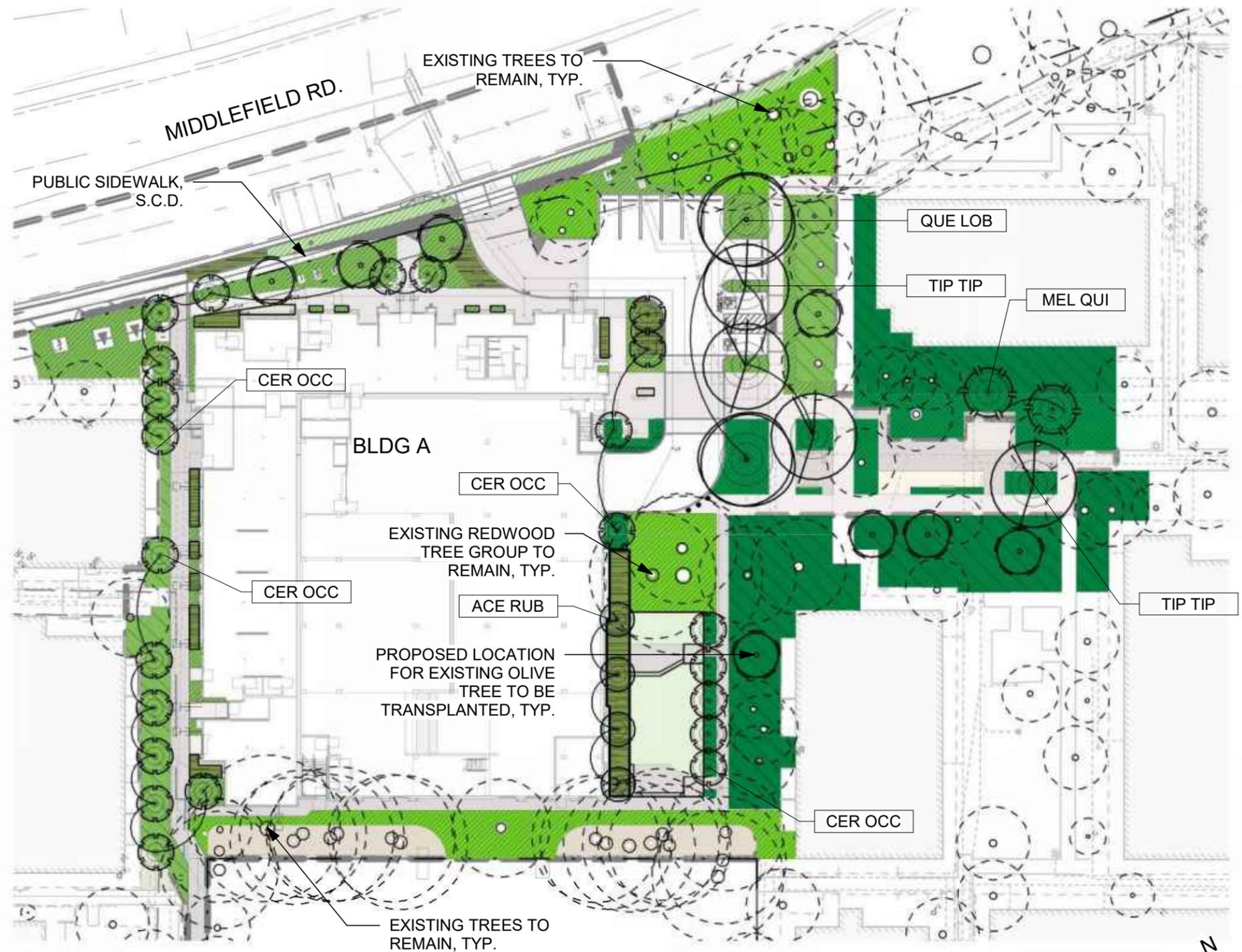
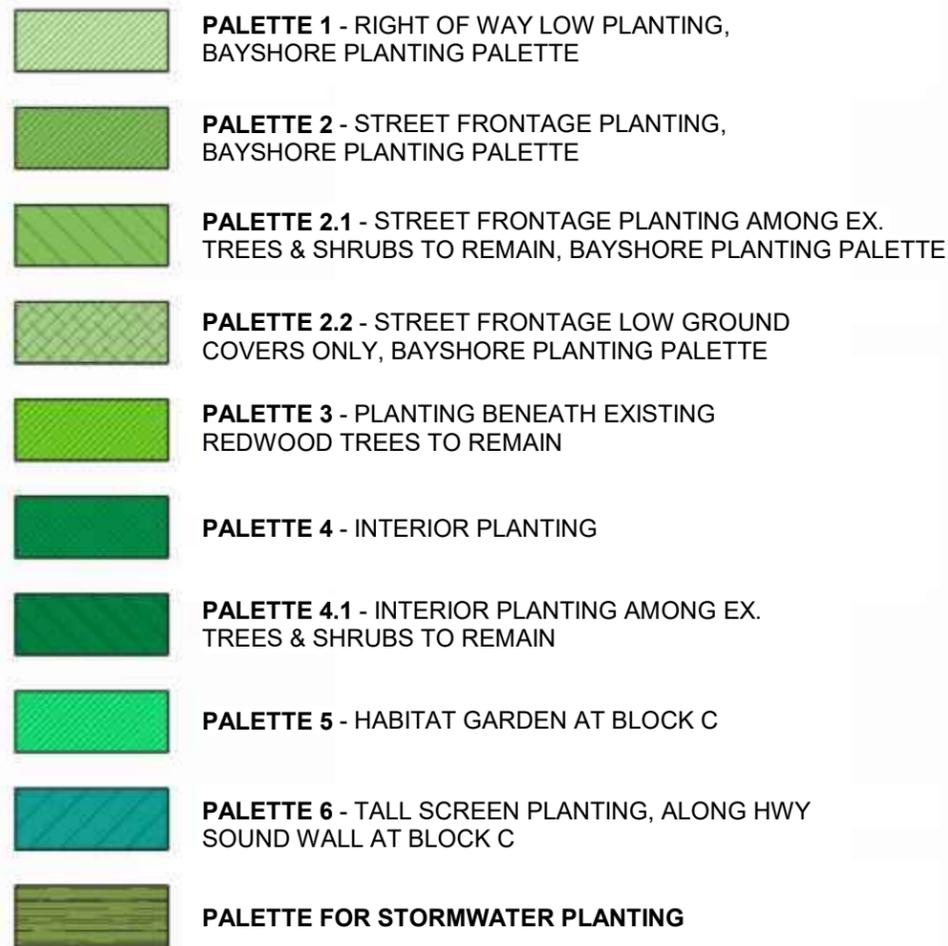
**NOTES:**

1. SEE PLANTING PLAN FOR PALETTE LOCATIONS

# TREE PLANTING LEGEND



# PLANTING PLAN PALETTE LEGEND

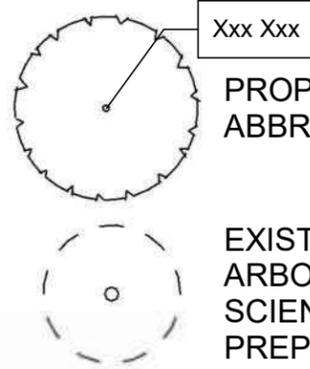


- NOTES:
- 3" LAYER OF MULCH TO BE APPLIED TO ALL PLANTING AREAS. MULCH TO BE COMPOSTED MULCH, NON-FLOATING, NON-DYED, ORGANIC WOOD MULCH.
  - PLANTS ARE GROUPED BY HYDROZONE. SEE PLANT LIST FOR WATER USE OF EACH SPECIES.



## PROPOSED TREES & PLANTING- BLDG A L5.7

# TREE PLANTING LEGEND



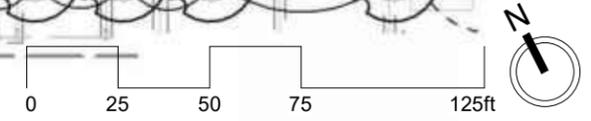
PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST

EXISTING TREE TO REMAIN, SEE ARBORIST REPORT PREPARED BY HORT SCIENCE BARTLETT CONSULTING PREPARED ON OCTOBER 2024

# PLANTING PLAN PALETTE LEGEND

- PALETTE 1 - RIGHT OF WAY LOW PLANTING, BAYSHORE PLANTING PALETTE
- PALETTE 2 - STREET FRONTAGE PLANTING, BAYSHORE PLANTING PALETTE
- PALETTE 2.1 - STREET FRONTAGE PLANTING AMONG EX. TREES & SHRUBS TO REMAIN, BAYSHORE PLANTING PALETTE
- PALETTE 2.2 - STREET FRONTAGE LOW GROUND COVERS ONLY, BAYSHORE PLANTING PALETTE
- PALETTE 3 - PLANTING BENEATH EXISTING REDWOOD TREES TO REMAIN
- PALETTE 4 - INTERIOR PLANTING
- PALETTE 4.1 - INTERIOR PLANTING AMONG EX. TREES & SHRUBS TO REMAIN
- PALETTE 5 - HABITAT GARDEN AT BLOCK C
- PALETTE 6 - TALL SCREEN PLANTING, ALONG HWY SOUND WALL AT BLOCK C
- PALETTE FOR STORMWATER PLANTING

- NOTES:
- 3" LAYER OF MULCH TO BE APPLIED TO ALL PLANTING AREAS. MULCH TO BE COMPOSTED MULCH, NON-FLOATING, NON-DYED, ORGANIC WOOD MULCH.
  - PLANTS ARE GROUPED BY HYDROZONE. SEE PLANT LIST FOR WATER USE OF EACH SPECIES.



PROPOSED TREES & PLANTING- BLDG B L5.8



# PLANTING PLAN PALETTE LEGEND

-  **PALETTE 1** - RIGHT OF WAY LOW PLANTING, BAYSHORE PLANTING PALETTE
-  **PALETTE 2** - STREET FRONTAGE PLANTING, BAYSHORE PLANTING PALETTE
-  **PALETTE 2.1** - STREET FRONTAGE PLANTING AMONG EX. TREES & SHRUBS TO REMAIN, BAYSHORE PLANTING PALETTE
-  **PALETTE 2.2** - STREET FRONTAGE LOW GROUND COVERS ONLY, BAYSHORE PLANTING PALETTE
-  **PALETTE 3** - PLANTING BENEATH EXISTING REDWOOD TREES TO REMAIN
-  **PALETTE 4** - INTERIOR PLANTING
-  **PALETTE 4.1** - INTERIOR PLANTING AMONG EX. TREES & SHRUBS TO REMAIN
-  **PALETTE 5** - HABITAT GARDEN AT BLOCK C
-  **PALETTE 6** - TALL SCREEN PLANTING, ALONG HWY SOUND WALL AT BLOCK C
-  **PALETTE FOR STORMWATER PLANTING**

- NOTES:
1. 3" LAYER OF MULCH TO BE APPLIED TO ALL PLANTING AREAS. MULCH TO BE COMPOSTED MULCH, NON-FLOATING, NON-DYED, ORGANIC WOOD MULCH.
  2. PLANTS ARE GROUPED BY HYDROZONE. SEE PLANT LIST FOR WATER USE OF EACH SPECIES.



PROPOSED TREES & PLANTING- BLDG C L5.9

**LEGEND**

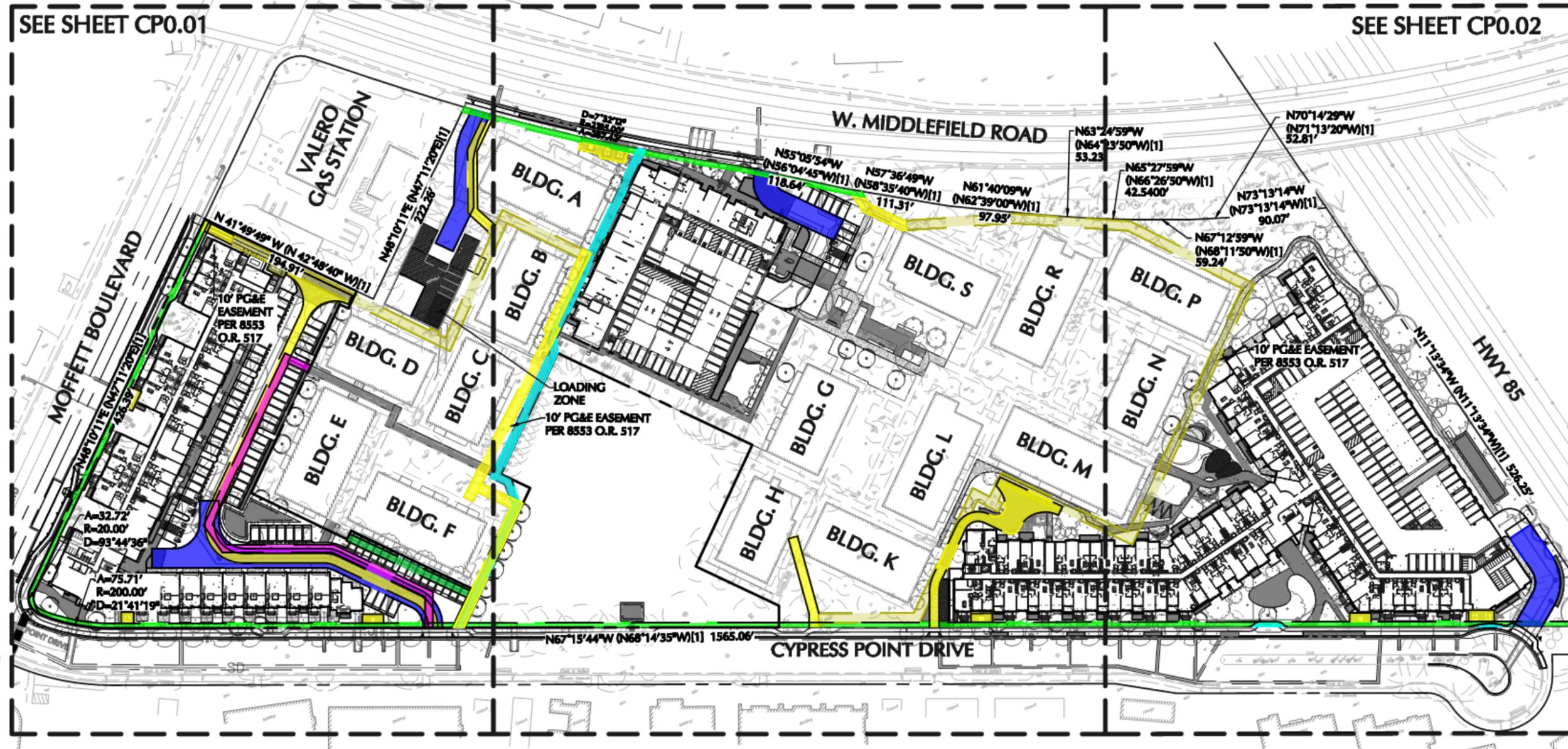
---	(E) PROPERTY LINE
---	(E) EASEMENT LINE
---	(E) CONTOUR
---	(E) ELEVATION
---	BUILDING LINE
---	BUILDING OVERHANG (AERIALLY DERIVED)
---	CONCRETE
---	CONCRETE GRADE BREAK
---	CURB & GUTTER (VERTICAL)
---	CURB & GUTTER (ROLLED)
---	FENCELINE
---	UNDERGROUND TELEVISION
---	UNDERGROUND ELECTRICAL
---	UNDERGROUND TELEPHONE
---	UNDERGROUND GAS
---	UNDERGROUND SANITARY SEWER
---	UNDERGROUND STREET LIGHTING
---	UNDERGROUND STORM DRAIN
---	UNDERGROUND WATER LINE
---	UNDERGROUND FIRE LINE
---	WALL
□ <sup>c</sup>	CABLE TV BOX
○	CATCH BASIN
□ or ○	DRAIN INLET
□ <sup>e</sup>	ELECTRICAL UTILITY BOX
☀	ELECTROLIER/STREET LIGHT
⊕	FIRE HYDRANT
○ <sup>gm</sup>	GAS METER
○ <sup>sc</sup>	SANITARY SEWER CLEANOUT
○ <sup>s</sup>	SANITARY SEWER MANHOLE
+	SIGN
○	SPOT ELEVATION
○ <sup>d</sup>	STORM DRAIN MANHOLE
□ <sup>sl</sup>	STREET LIGHT BOX
⊗	TRAFFIC SIGNAL POLE
⊗	TRAFFIC SIGNAL POLE W/ELECTROLIER
□ <sup>ts</sup>	TRAFFIC SIGNAL BOX
⊗	UTILITY POLE
□ <sup>w</sup>	WATER METER
○ <sup>v</sup>	WATER VALVE

**LEGEND**

---	EXISTING PG&E EASEMENT TO REMAIN
---	PROPOSED PG&E EASEMENT
---	PROPOSED PUBLIC ACCESS EASEMENT
---	PROPOSED PUBLIC UTILITY EASEMENT
---	PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT
---	PROPOSED SANITARY SEWER EASEMENT
---	PROPOSED STORM DRAIN EASEMENT

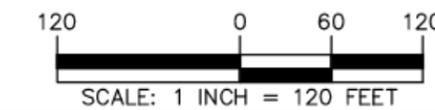
**NOTES**

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON AN AERIAL SURVEY PERFORMED ON OCTOBER 7TH, 2015 AND SUPPLEMENTAL GROUND SURVEYS PERFORMED BY MOUNTAIN PACIFIC SURVEYS IN SELECT AREAS IN JULY OF 2016. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.



SEE SHEET CP0.01

SEE SHEET CP0.02



**PROPERTY PLAN**

**CP0.03**

**555 W. MIDDLEFIELD - FORMAL APPLICATION #4**

JANUARY 05, 2026

**LEGEND**

- (E) PROPERTY LINE
- - - (E) EASEMENT LINE
- - - (E) CONTOUR
- - - (E) ELEVATION
- ===== BUILDING LINE
- - - BUILDING OVERHANG (AERIALLY DERIVED)
- - - CONCRETE
- - - CONCRETE GRADE BREAK
- ===== CURB & GUTTER (VERTICAL)
- - - CURB & GUTTER (ROLLED)
- x - FENCELINE
- CATV - UNDERGROUND TELEVISION
- E - UNDERGROUND ELECTRICAL
- T - UNDERGROUND TELEPHONE
- G - UNDERGROUND GAS
- S - UNDERGROUND SANITARY SEWER
- - - UNDERGROUND STREET LIGHTING
- D - UNDERGROUND STORM DRAIN
- W - UNDERGROUND WATER LINE
- FW - UNDERGROUND FIRE LINE
- ===== WALL

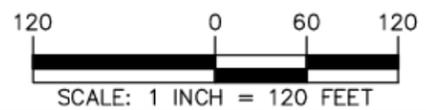
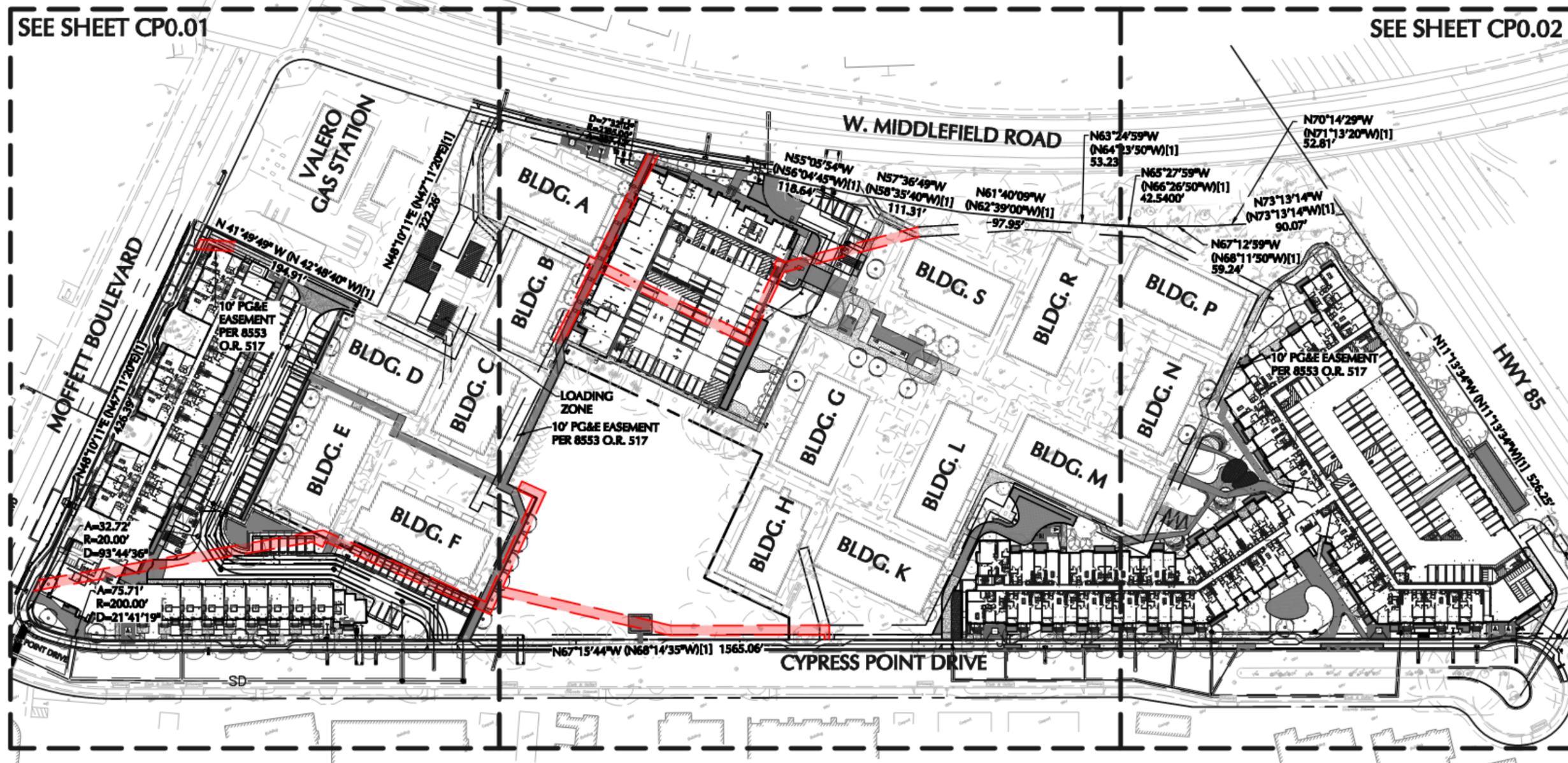
- <sup>c</sup> CABLE TV BOX
- CATCH BASIN
- or ○ DRAIN INLET
- <sup>e</sup> ELECTRICAL UTILITY BOX
- ☀ ELECTROIER/STREET LIGHT
- ⊕ FIRE HYDRANT
- <sup>gm</sup> GAS METER
- <sup>sc</sup> SANITARY SEWER CLEANOUT
- <sup>sm</sup> SANITARY SEWER MANHOLE
- ⊕ SIGN
- ⊙ SPOT ELEVATION
- <sup>sd</sup> STORM DRAIN MANHOLE
- <sup>sl</sup> STREET LIGHT BOX
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ TRAFFIC SIGNAL POLE W/ELECTROIER
- <sup>ts</sup> TRAFFIC SIGNAL BOX
- ⊕ UTILITY POLE
- <sup>w</sup> WATER METER
- <sup>v</sup> WATER VALVE

**LEGEND**

VACATE (E) PG&E EASEMENT, SEE CP0.03 FOR PROPOSED EASEMENTS AND (E) EASEMENTS TO REMAIN

**NOTES**

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON AN AERIAL SURVEY PERFORMED ON OCTOBER 7TH, 2015 AND SUPPLEMENTAL GROUND SURVEYS PERFORMED BY MOUNTAIN PACIFIC SURVEYS IN SELECT AREAS IN JULY OF 2016. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.



**PROPERTY PLAN**

**CP0.04**

**555 W. MIDDLEFIELD - FORMAL APPLICATION #3**

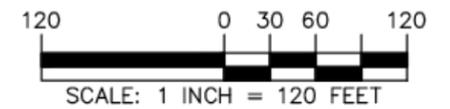
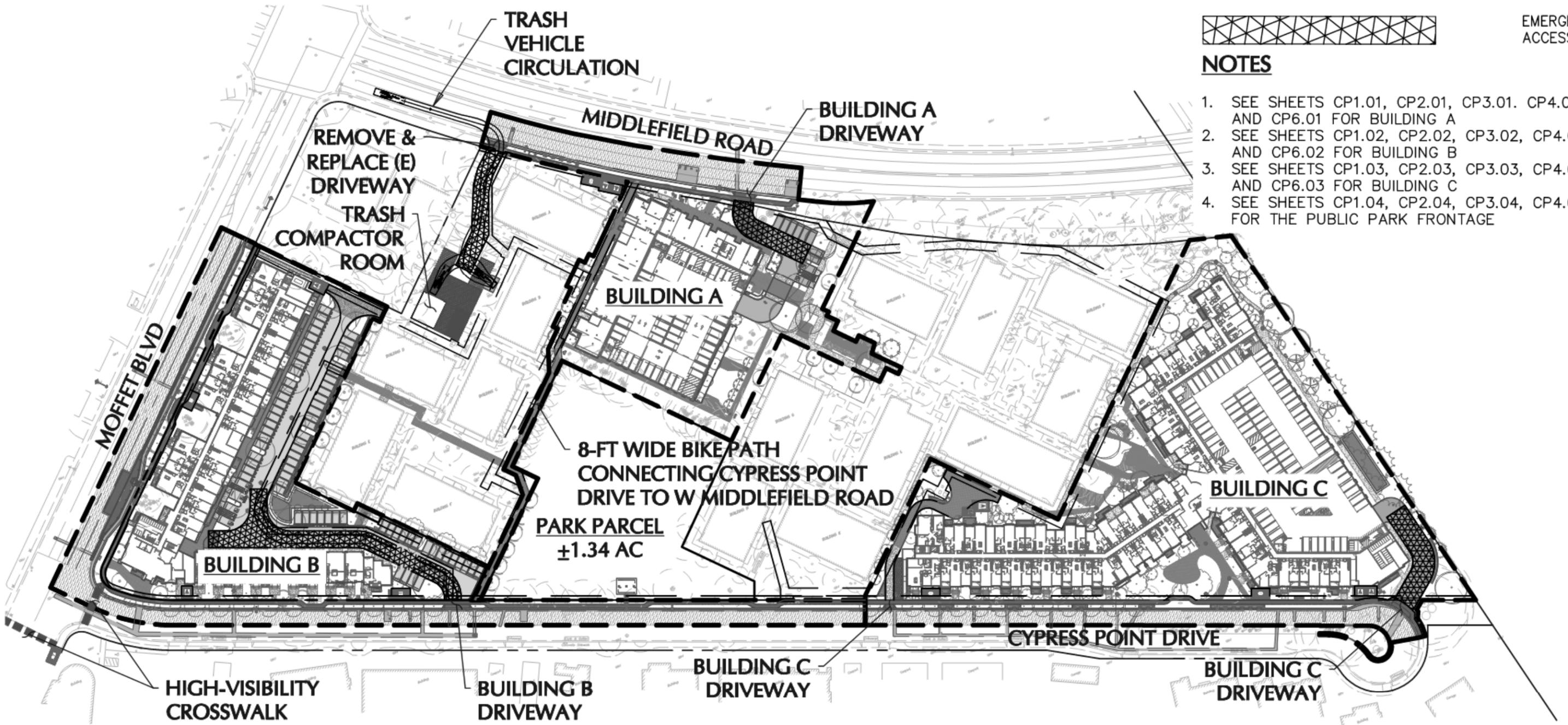
SEPTEMBER 23, 2025

**LEGEND**

-  (E) PROPERTY LINE
-  (E) EASEMENT LINE
-  LIMIT OF WORK
-  EMERGENCY VEHICLE ACCESS LANE

**NOTES**

1. SEE SHEETS CP1.01, CP2.01, CP3.01, CP4.01, AND CP6.01 FOR BUILDING A
2. SEE SHEETS CP1.02, CP2.02, CP3.02, CP4.02, AND CP6.02 FOR BUILDING B
3. SEE SHEETS CP1.03, CP2.03, CP3.03, CP4.03, AND CP6.03 FOR BUILDING C
4. SEE SHEETS CP1.04, CP2.04, CP3.04, CP4.04, FOR THE PUBLIC PARK FRONTAGE



**SITE PLAN**

**CP1.00**

555 W. MIDDLEFIELD - FORMAL APPLICATION #4

OVERALL

JANUARY 05, 2026



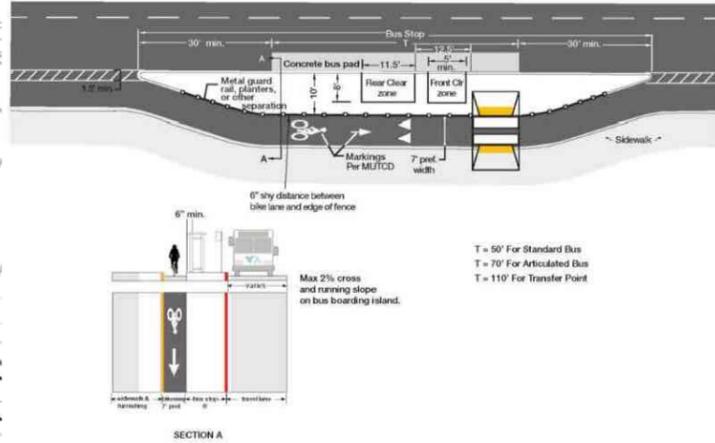
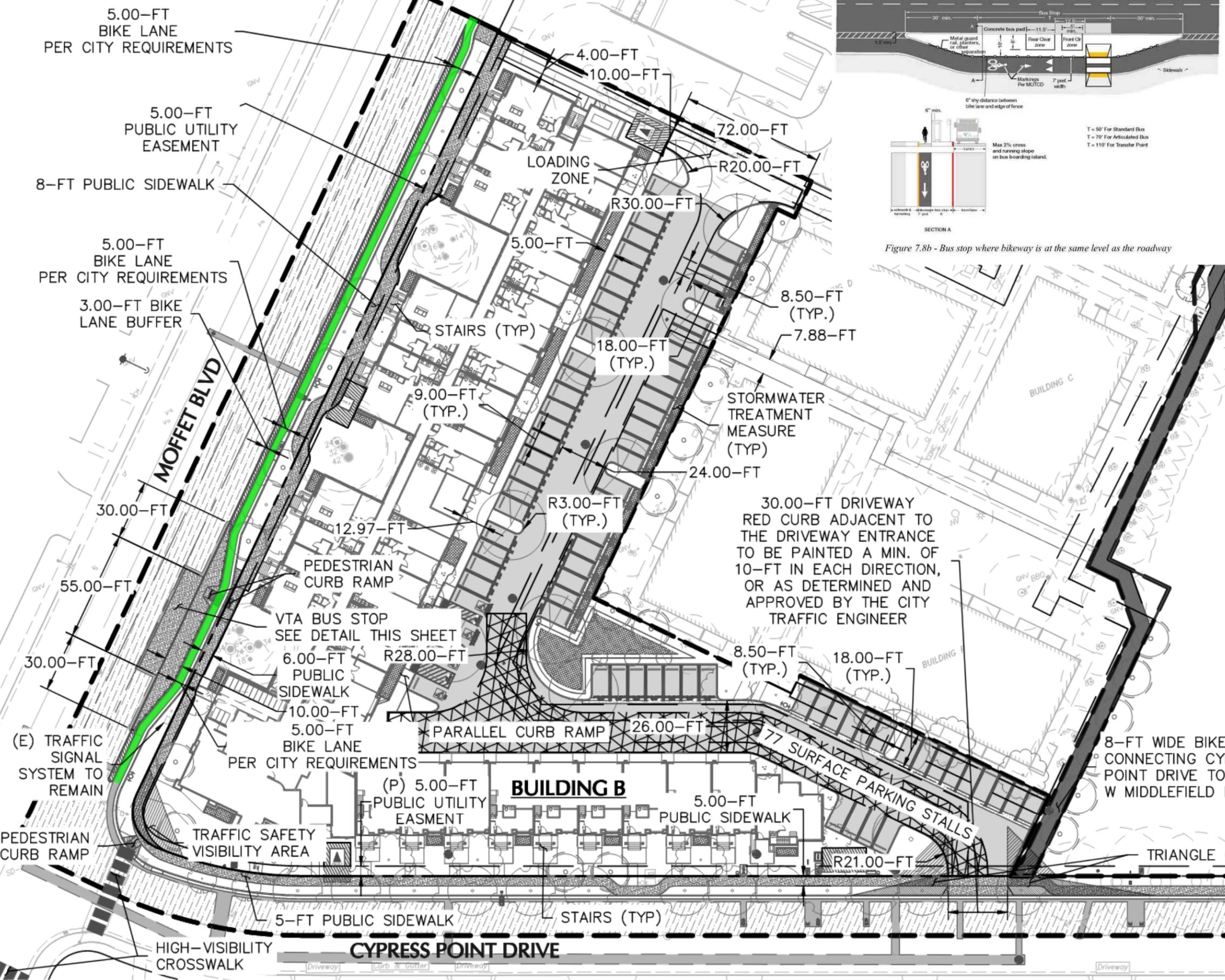
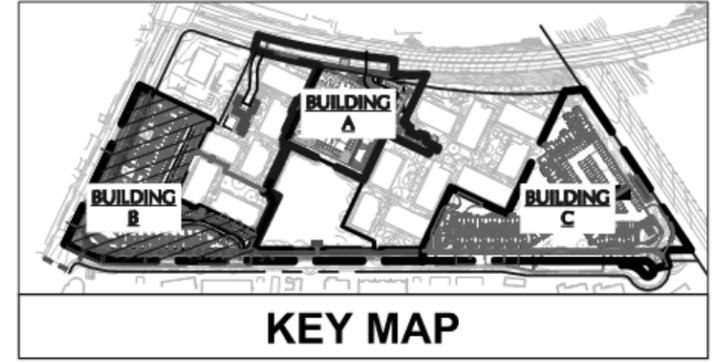
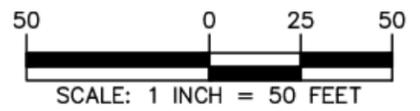


Figure 7.8b - Bus stop where bikeway is at the same level as the roadway



**LEGEND**

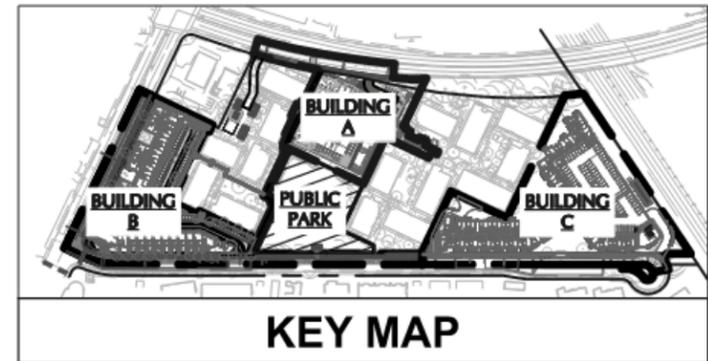
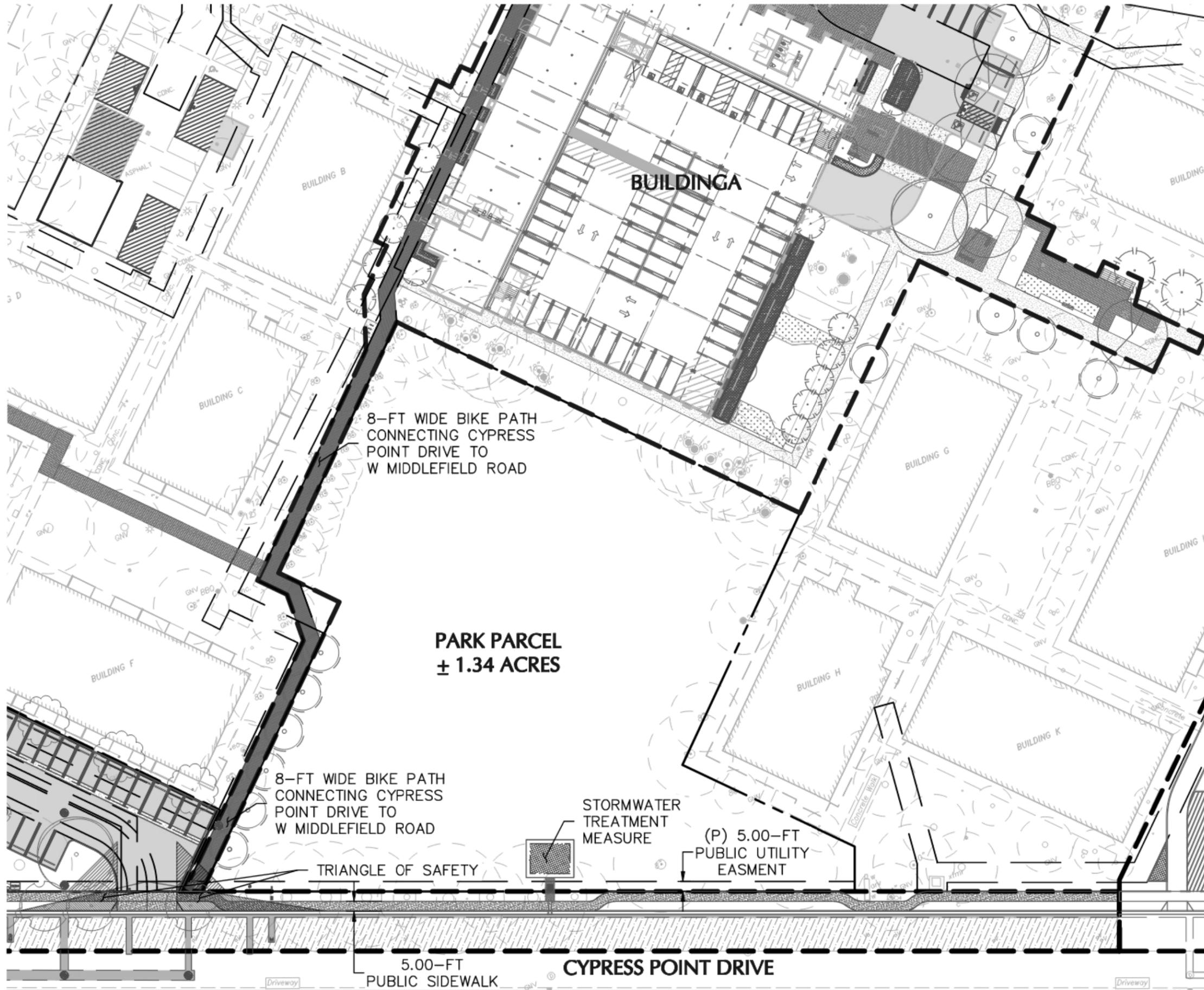
	(E) PROPERTY LINE
	(E) EASEMENT LINE
	LIMIT OF WORK
	STORMWATER TREATMENT MEASURE
	CONCRETE PAVING
	ASPHALT PAVING
	CONCRETE PAVING - PEDESTRIAN
	EMERGENCY VEHICLE ACCESS LANE
	(E) TREE
	(P) TREE
	(P) SUBSURFACE TRANSFORMER
	(P) TRANSFORMER ON PAD
	2-INCH GRIND AND OVERLAY
	PEDESTRIAN TRIANGLE OF SAFETY PER CITY OF MOUNTAIN VIEW STANDARD DETAIL A-22
	TRIANGLE OF SAFETY PER CITY OF MOUNTAIN VIEW STANDARD DETAIL A-22
	BIKE LANE



**SITE PLAN**

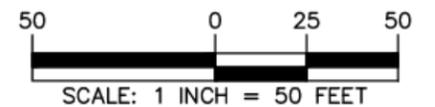
**CP1.02**





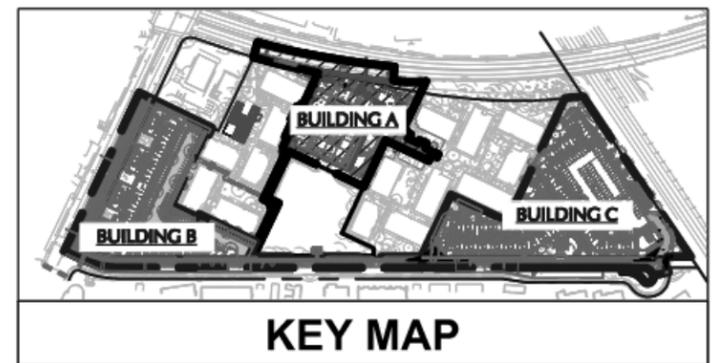
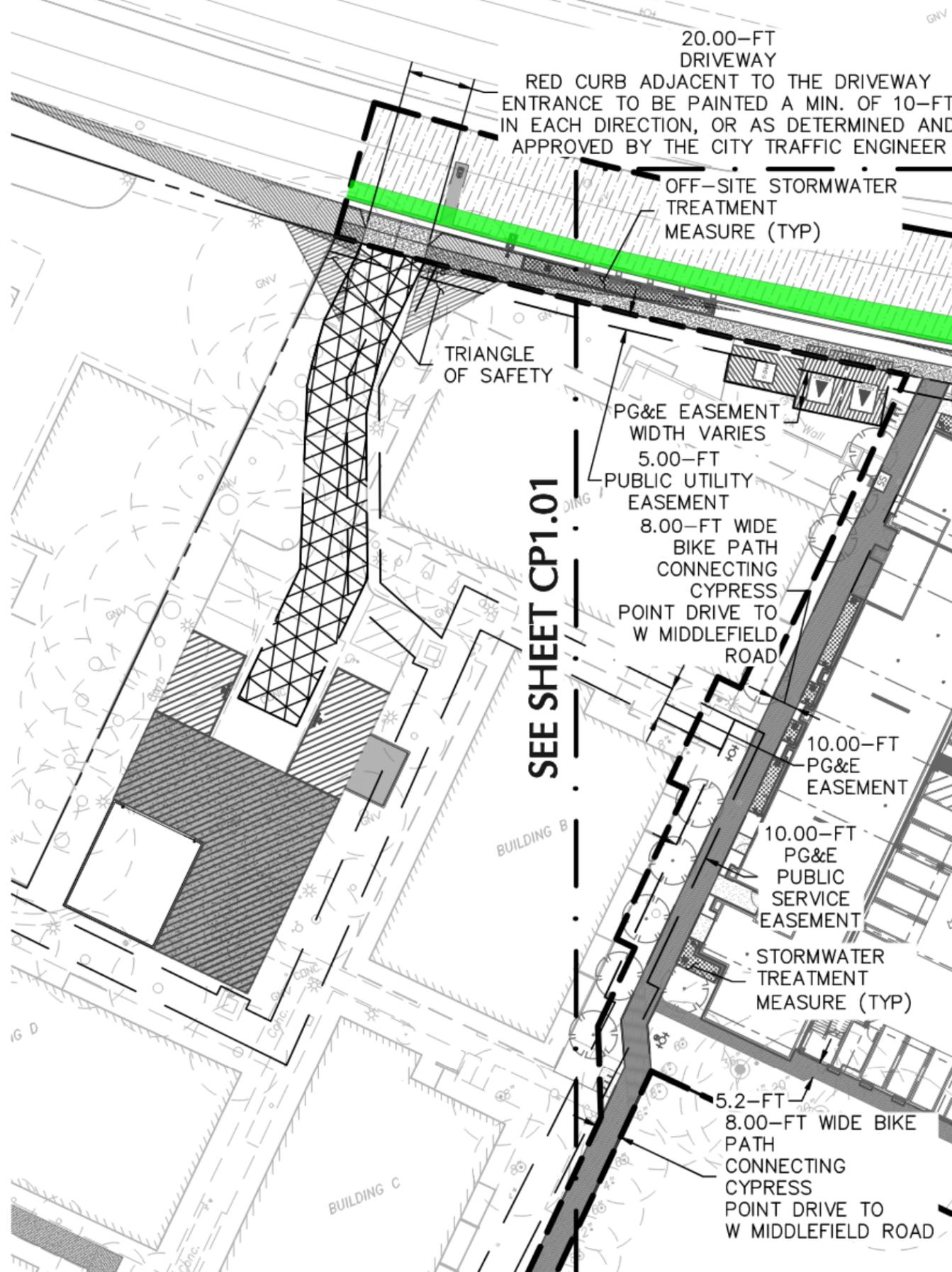
**LEGEND**

- (E) PROPERTY LINE
- (E) EASEMENT LINE
- LIMIT OF WORK
- STORMWATER TREATMENT MEASURE
- CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING - PEDESTRIAN
- EMERGENCY VEHICLE ACCESS LANE
- (E) TREE
- (P) TREE
- (P) SUBSURFACE TRANSFORMER
- (P) TRANSFORMER ON PAD
- 2-INCH GRIND AND OVERLAY
- PEDESTRIAN TRIANGLE OF SAFETY PER CITY OF MOUNTAIN VIEW STANDARD DETAIL A-22
- TRIANGLE OF SAFETY PER CITY OF MOUNTAIN VIEW STANDARD DETAIL A-22



**SITE PLAN**

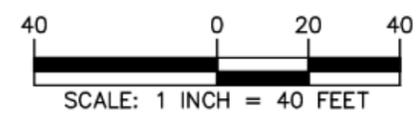
**CP1.04**



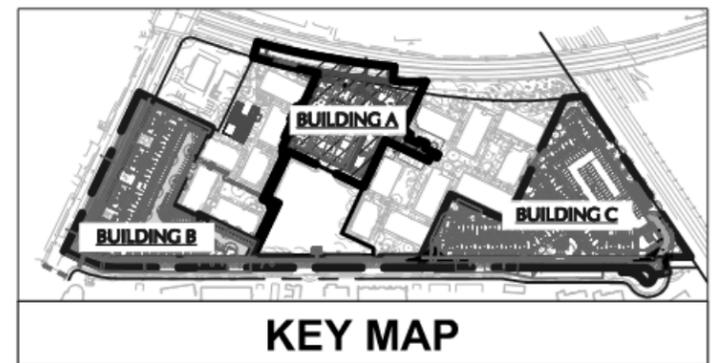
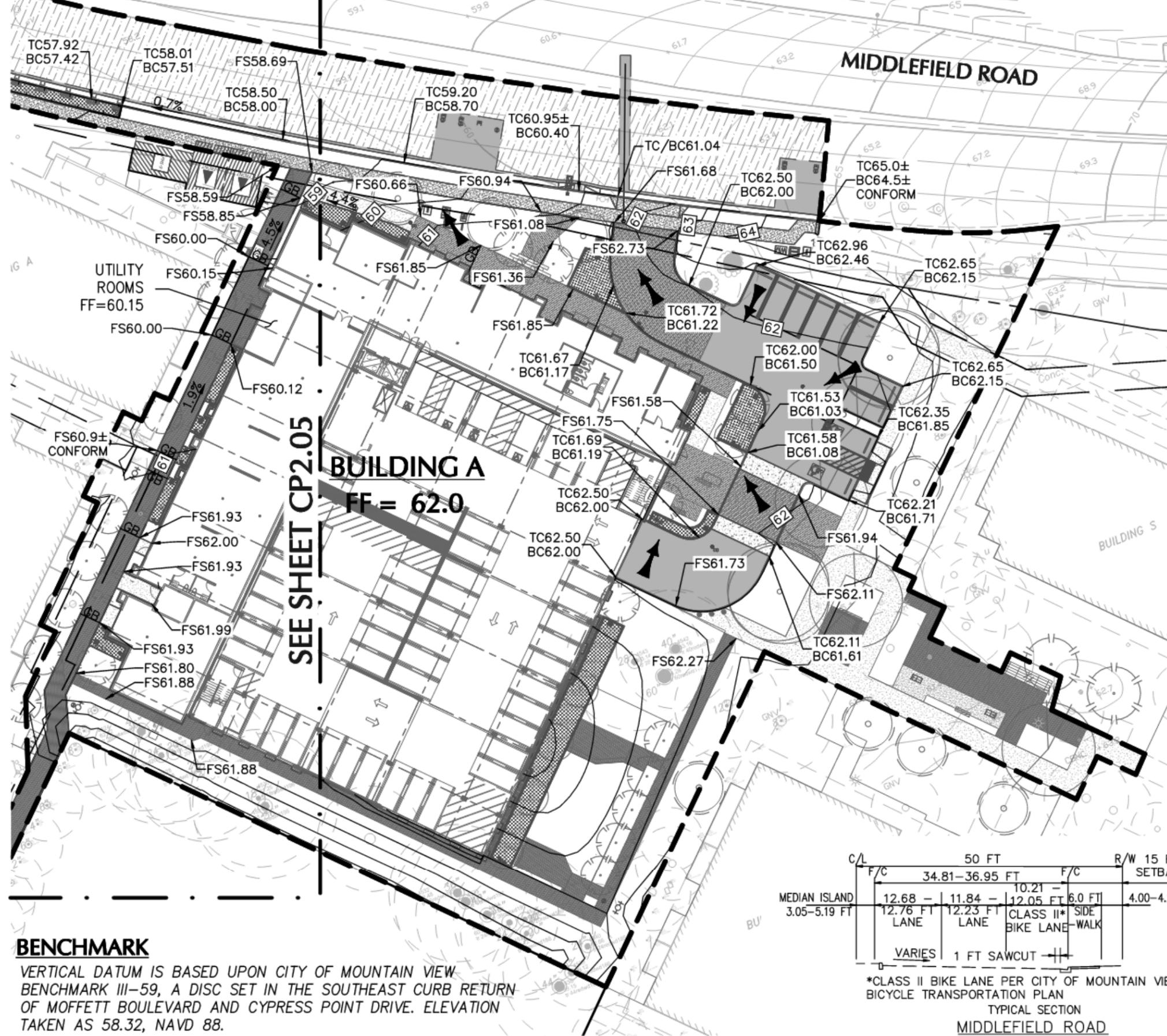
**LEGEND**

- (E) PROPERTY LINE
- (E) EASEMENT LINE
- LIMIT OF WORK
- STORMWATER TREATMENT MEASURE
- CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING - PEDESTRIAN
- EMERGENCY VEHICLE ACCESS LANE
- (E) TREE
- (P) TREE
- (P) SUBSURFACE TRANSFORMER
- (P) TRANSFORMER ON PAD
- 2-INCH GRIND AND OVERLAY
- PEDESTRIAN TRIANGLE OF SAFETY PER CITY OF MOUNTAIN VIEW STANDARD DETAIL A-22
- TRIANGLE OF SAFETY PER CITY OF MOUNTAIN VIEW STANDARD DETAIL A-22
- BIKE LANE

**SITE PLAN**



**CP1.05**



**LEGEND**

- (E) PROPERTY LINE
- (E) EASEMENT LINE
- LIMIT OF WORK
- STORMWATER TREATMENT MEASURE
- (E) CONTOUR
- CONTOUR
- (E) ELEVATION
- SPOT ELEVATION
- OVERLAND RELEASE ARROW

**EARTH WORK QUANTITIES**

CUT: 2,100 CY

FILL: 500 CY

EXPORT: 1,600 CY

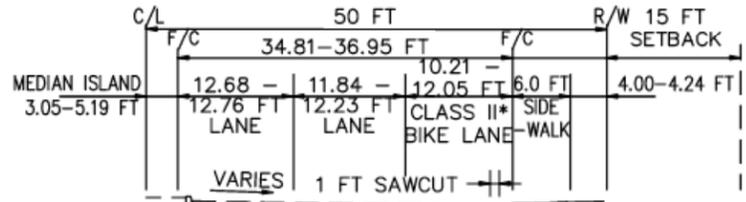
IMPORT: N/A

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

**ABBREVIATIONS**

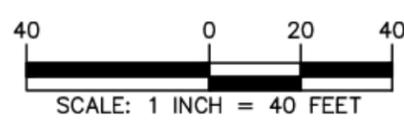
- (E) EXISTING
- BC BOTTOM OF CURB
- BS BOTTOM OF STAIRS
- C/L CENTERLINE
- EG EXISTING GROUND
- F/C FACE OF CURB
- FF FINISH FLOOR
- FT FEET
- R/W RIGHT OF WAY
- TC TOP OF CURB
- TS TOP OF STAIRS

**BENCHMARK**  
 VERTICAL DATUM IS BASED UPON CITY OF MOUNTAIN VIEW BENCHMARK III-59, A DISC SET IN THE SOUTHEAST CURB RETURN OF MOFFETT BOULEVARD AND CYPRESS POINT DRIVE. ELEVATION TAKEN AS 58.32, NAVD 88.



\*CLASS II BIKE LANE PER CITY OF MOUNTAIN VIEW BICYCLE TRANSPORTATION PLAN  
 TYPICAL SECTION  
 MIDDLEFIELD ROAD  
 NOT TO SCALE

**GRADING PLAN**



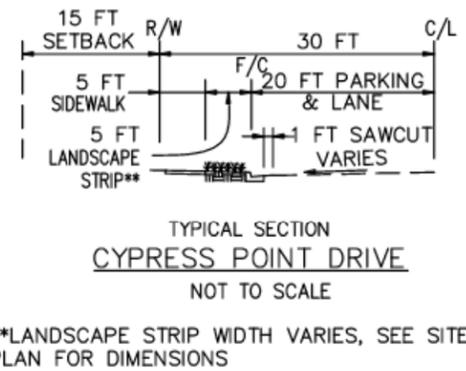
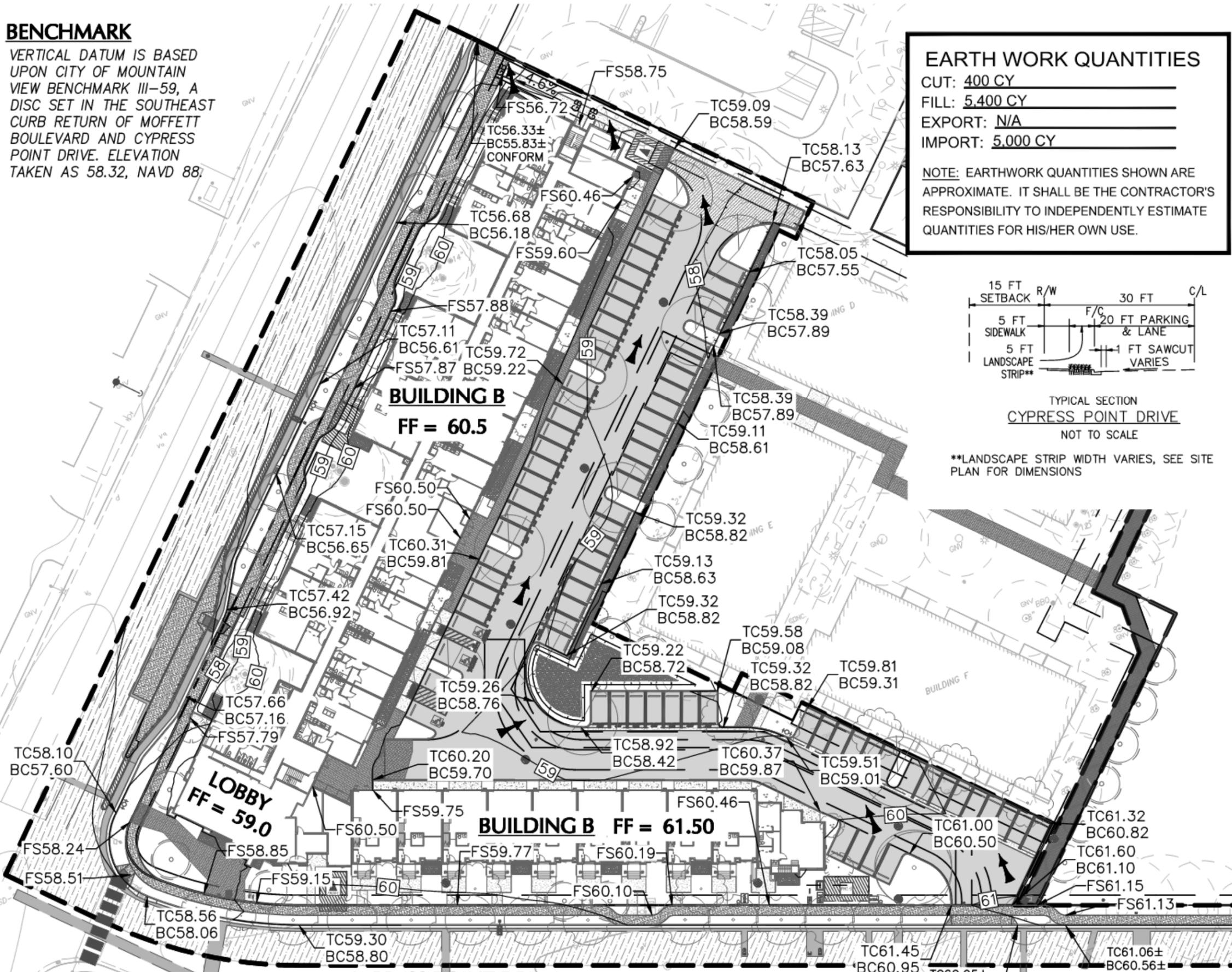
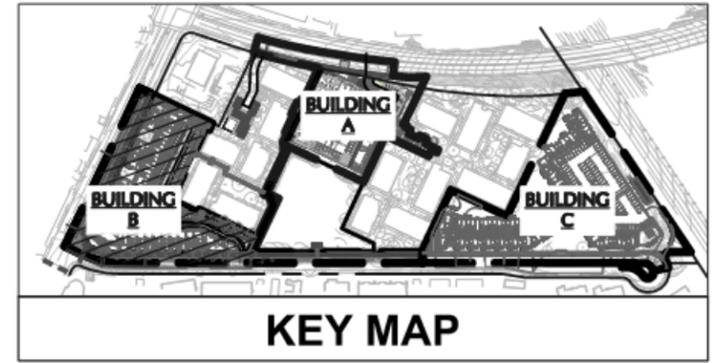
**CP2.01**

**BENCHMARK**

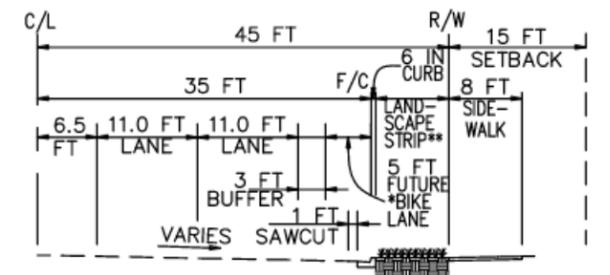
VERTICAL DATUM IS BASED UPON CITY OF MOUNTAIN VIEW BENCHMARK III-59, A DISC SET IN THE SOUTHEAST CURB RETURN OF MOFFETT BOULEVARD AND CYPRESS POINT DRIVE. ELEVATION TAKEN AS 58.32, NAVD 88.

**EARTH WORK QUANTITIES**  
 CUT: 400 CY  
 FILL: 5,400 CY  
 EXPORT: N/A  
 IMPORT: 5,000 CY

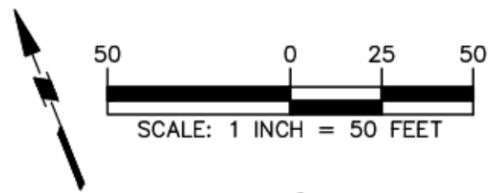
NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.



- LEGEND**
- (E) PROPERTY LINE
  - (E) EASEMENT LINE
  - LIMIT OF WORK
  - STORMWATER TREATMENT MEASURE
  - (E) CONTOUR
  - CONTOUR
  - (E) ELEVATION
  - SPOT ELEVATION
  - OVERLAND RELEASE ARROW



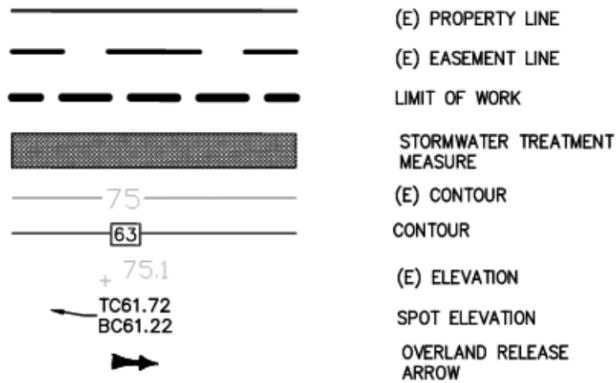
\*CLASS IV BIKE LANE PER CITY OF MOUNTAIN VIEW BICYCLE TRANSPORTATION PLAN  
 \*\*LANDSCAPE STRIP WIDTH VARIES, SEE SITE PLAN FOR DIMENSIONS



**GRADING PLAN**

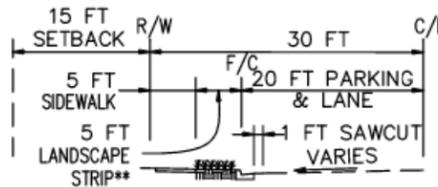
**CP2.02**

**LEGEND**

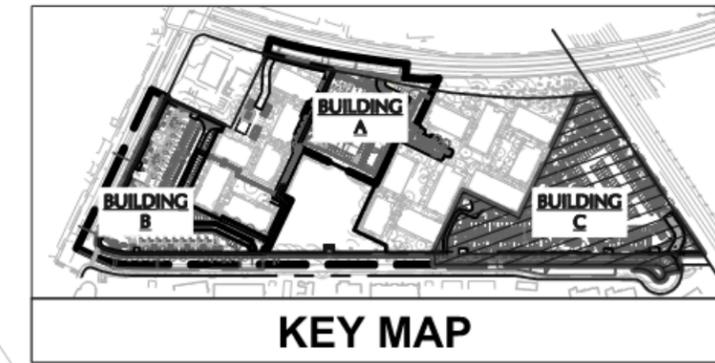


**ABBREVIATIONS**

- (E) EXISTING
- BC BOTTOM OF CURB
- BS BOTTOM OF STAIRS
- C/L CENTERLINE
- EG EXISTING GROUND
- F/C FACE OF CURB
- FF FINISH FLOOR
- FT FEET
- R/W RIGHT OF WAY
- TC TOP OF CURB
- TS TOP OF STAIRS



\*\*LANDSCAPE STRIP WIDTH VARIES, SEE SITE PLAN FOR DIMENSIONS



**EARTH WORK QUANTITIES**

CUT: 3,600 CY

FILL: 4,900 CY

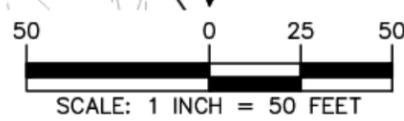
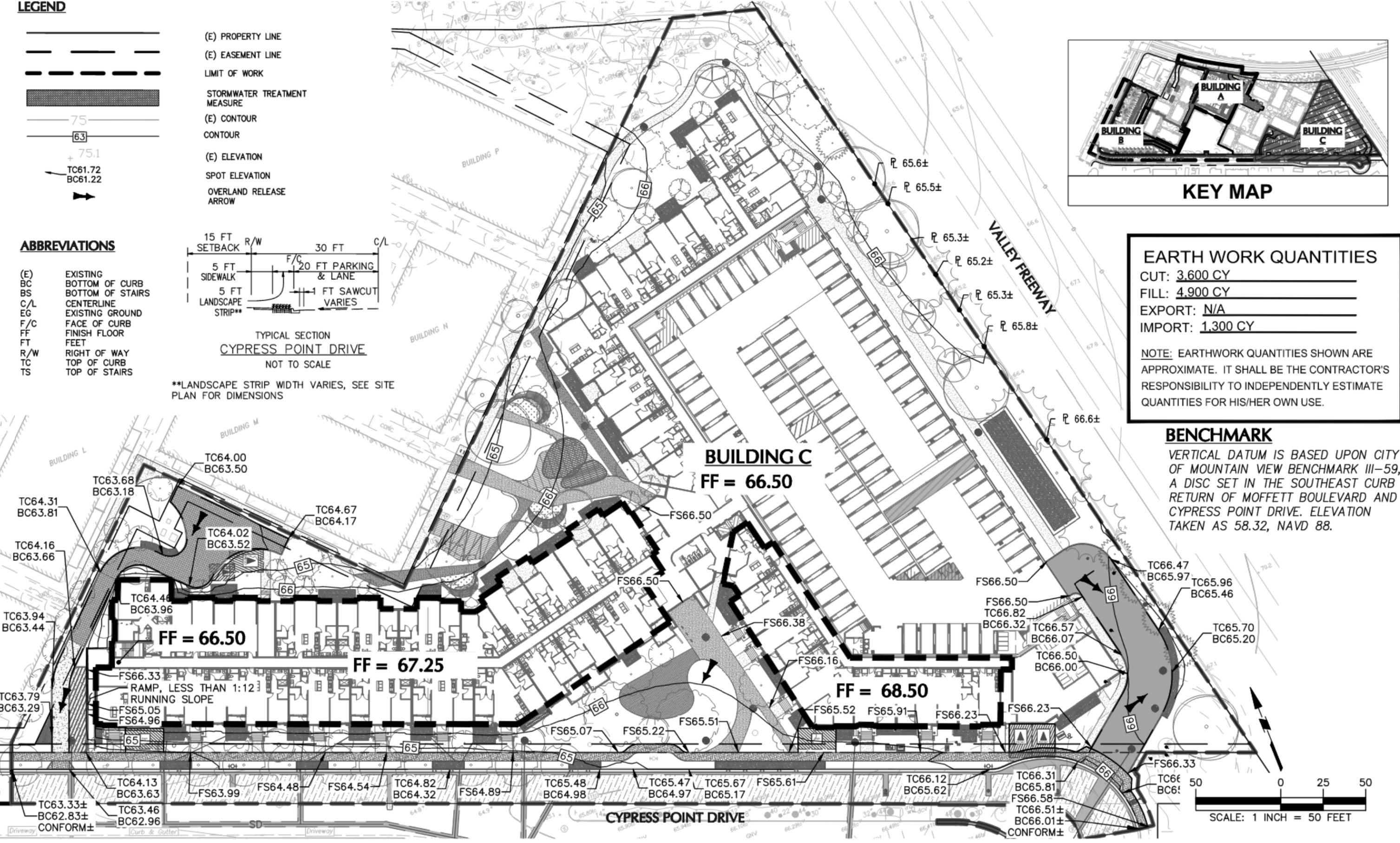
EXPORT: N/A

IMPORT: 1,300 CY

**NOTE:** EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

**BENCHMARK**

VERTICAL DATUM IS BASED UPON CITY OF MOUNTAIN VIEW BENCHMARK III-59, A DISC SET IN THE SOUTHEAST CURB RETURN OF MOFFETT BOULEVARD AND CYPRESS POINT DRIVE. ELEVATION TAKEN AS 58.32, NAVD 88.



**GRADING PLAN CP2.03**