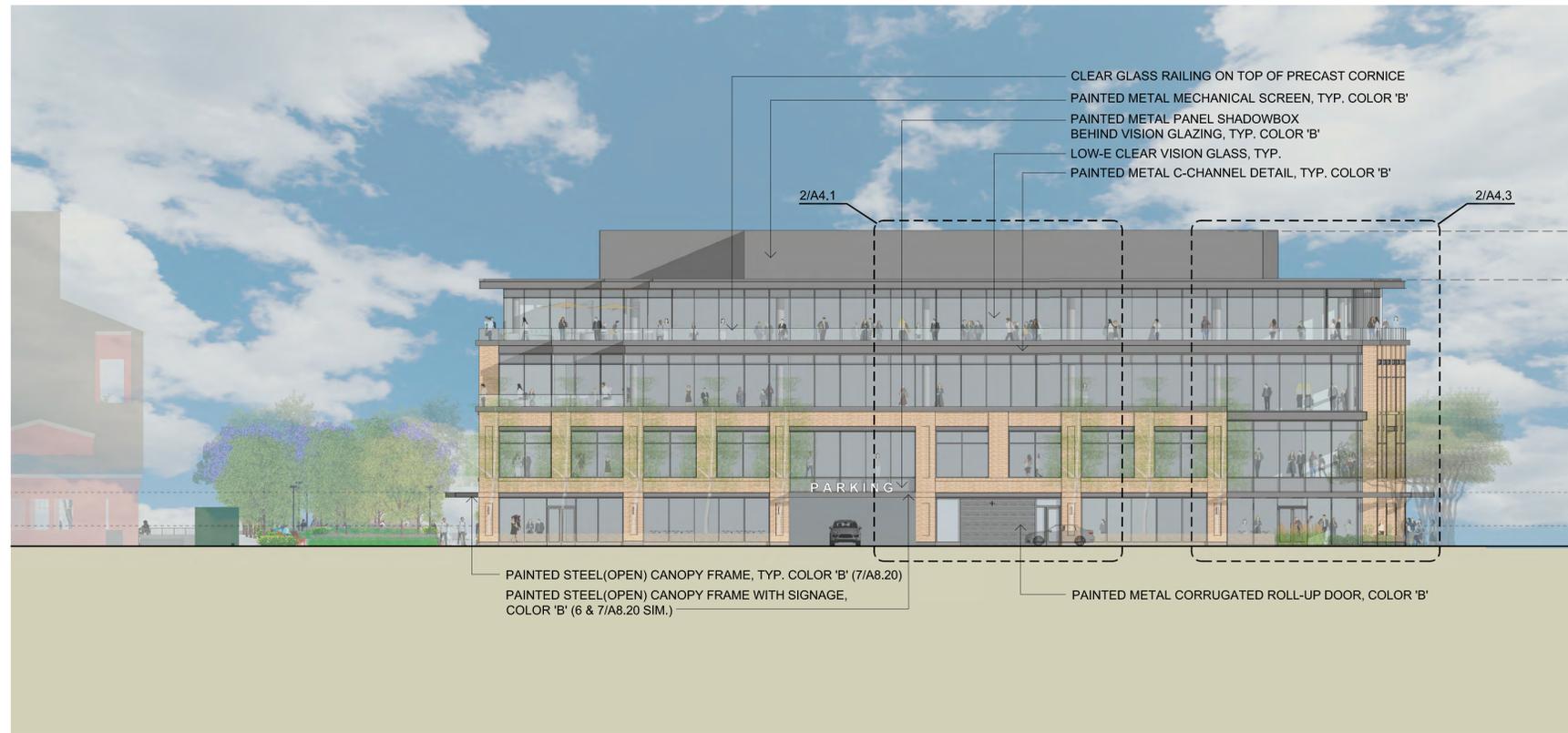


590 CASTRO STREET
MOUNTAIN VIEW, CA

THE
SOBRATO
ORGANIZATION

KSH
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KORTH SUNSERI HAGEY



- EL. 65'-0" T.O. MECHANICAL SCREEN
- EL. 55'-0" T.O. ROOF
- EL. 41'-4" FOURTH FLOOR
- EL. 27'-8" THIRD FLOOR
- EL. 14'-0" SECOND FLOOR
- EL. 0'-0" (CIVIL 94.4') FIRST FLOOR

BRICK PRECAST PANEL, COLOR 'A'
GROUND, SECOND, AND THIRD FLOOR FACADES, TYP.

BRICK PRECAST PANEL, COLOR 'A'
GROUND, SECOND, AND THIRD FLOOR FACADES, TYP.

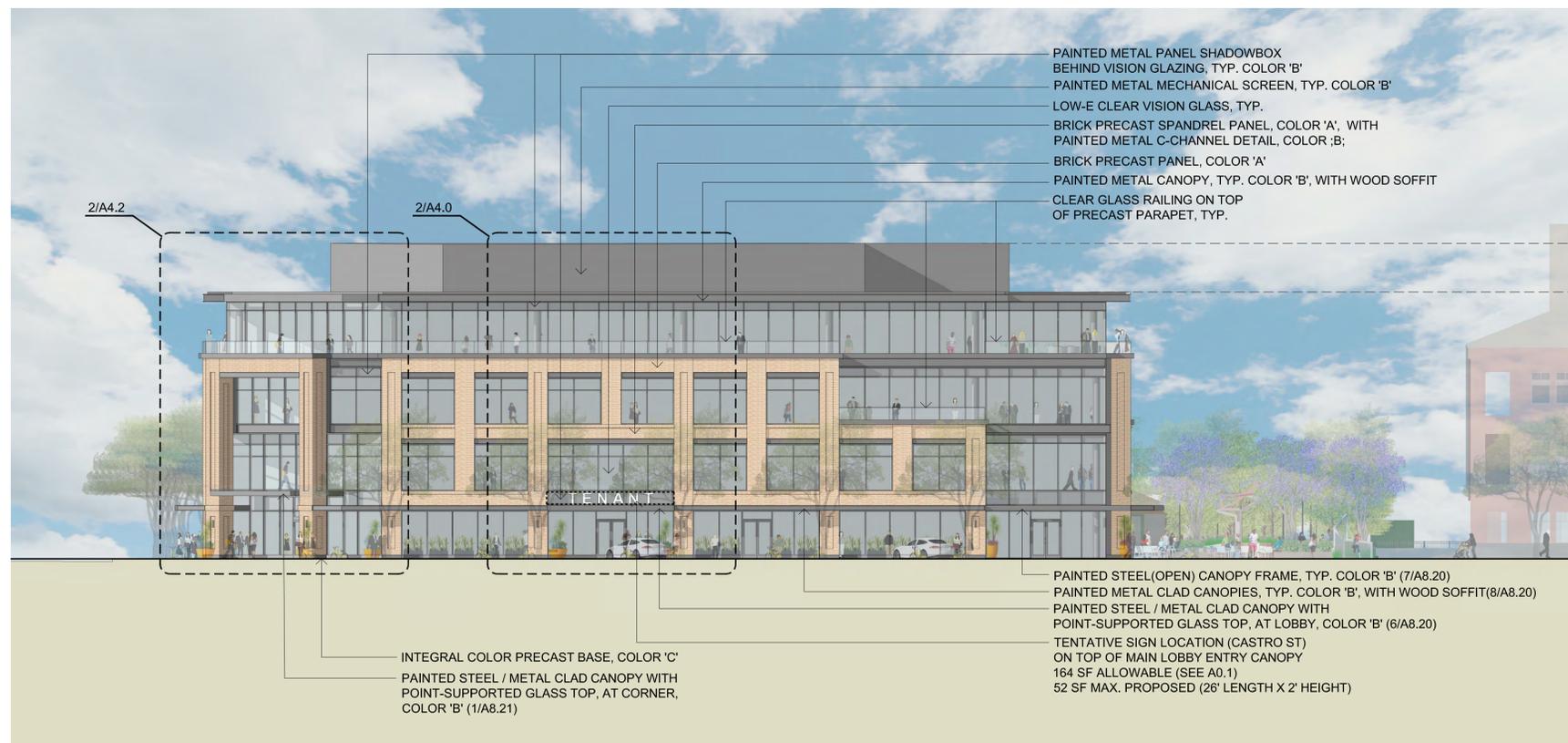
PAINTED METAL, COLOR 'B'
SHADOWBOXES, CANOPIES, CORNICES, C-CHANNEL DETAILS, AND OFFICE LEVEL WINDOW MULLIONS

INTEGRAL COLOR PRECAST BASE, COLOR 'C'
GROUND FLOOR FACADE

LOW-IRON VISION GLASS
CLEAR VISION GLASS, TYP.

4 WEST ELEVATION
1/16" = 1'-0"

2 MATERIAL SWATCHES
NO SCALE



- EL. 65'-0" T.O. MECHANICAL SCREEN
- EL. 55'-0" T.O. ROOF
- EL. 41'-4" FOURTH FLOOR
- EL. 27'-8" THIRD FLOOR
- EL. 14'-0" SECOND FLOOR
- EL. 0'-0" (CIVIL 94.4') FIRST FLOOR

PAINTED METAL PANEL SHADOWBOX BEHIND VISION GLAZING, TYP. COLOR 'B'

PAINTED METAL MECHANICAL SCREEN, TYP. COLOR 'B'

LOW-E CLEAR VISION GLASS, TYP.

BRICK PRECAST SPANDREL PANEL, COLOR 'A', WITH PAINTED METAL C-CHANNEL DETAIL, COLOR 'B'

BRICK PRECAST PANEL, COLOR 'A'

PAINTED METAL CANOPY, TYP. COLOR 'B', WITH WOOD SOFFIT

CLEAR GLASS RAILING ON TOP OF PRECAST PARAPET, TYP.

PAINTED STEEL (OPEN) CANOPY FRAME, TYP. COLOR 'B' (7/A8.20)

PAINTED METAL CLAD CANOPIES, TYP. COLOR 'B', WITH WOOD SOFFIT (8/A8.20)

PAINTED STEEL / METAL CLAD CANOPY WITH POINT-SUPPORTED GLASS TOP, AT LOBBY, COLOR 'B' (6/A8.20)

INTEGRAL COLOR PRECAST BASE, COLOR 'C'

PAINTED STEEL / METAL CLAD CANOPY WITH POINT-SUPPORTED GLASS TOP, AT CORNER, COLOR 'B' (1/A8.21)

TENTATIVE SIGN LOCATION (CASTRO ST) ON TOP OF MAIN LOBBY ENTRY CANOPY 164 SF ALLOWABLE (SEE A0.1) 52 SF MAX. PROPOSED (26' LENGTH X 2' HEIGHT)

1 KEY PLAN - PROPOSED SITE
1/16" = 1'-0"

3 EAST ELEVATION (CASTRO STREET)
1/16" = 1'-0"

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07.17.19		PLANNING SUBMITTAL
02.21.20		PLANNING RESUBMITTAL
06.24.20		PLANNING RESUBMITTAL #2
05.20.21		PLANNING RESUBMITTAL #3
09.20.21		PLANNING RESUBMITTAL #4
12.17.21		PLANNING RESUBMITTAL #5

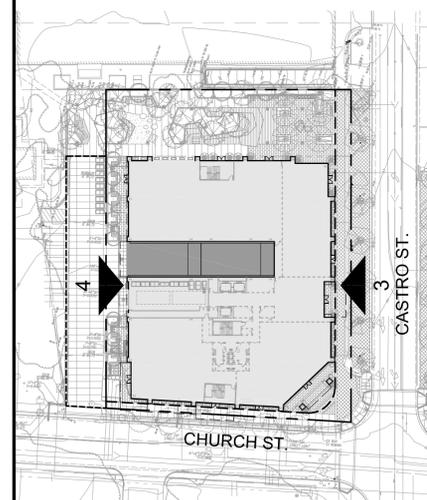
PROJECT NUMBER
17007

SHEET TITLE
PROPOSED ELEVATIONS

SCALE
AS NOTED



SHEET NUMBER

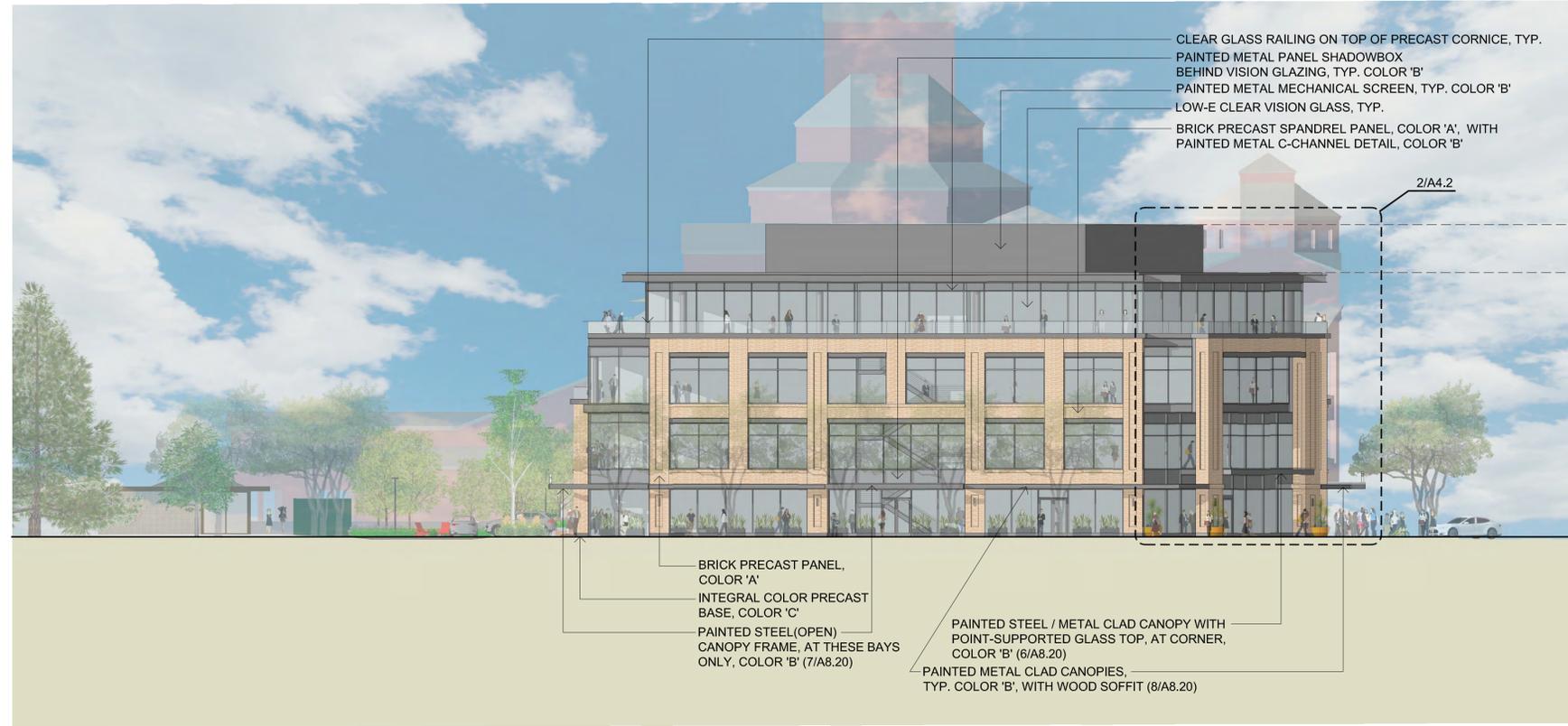


A3.1

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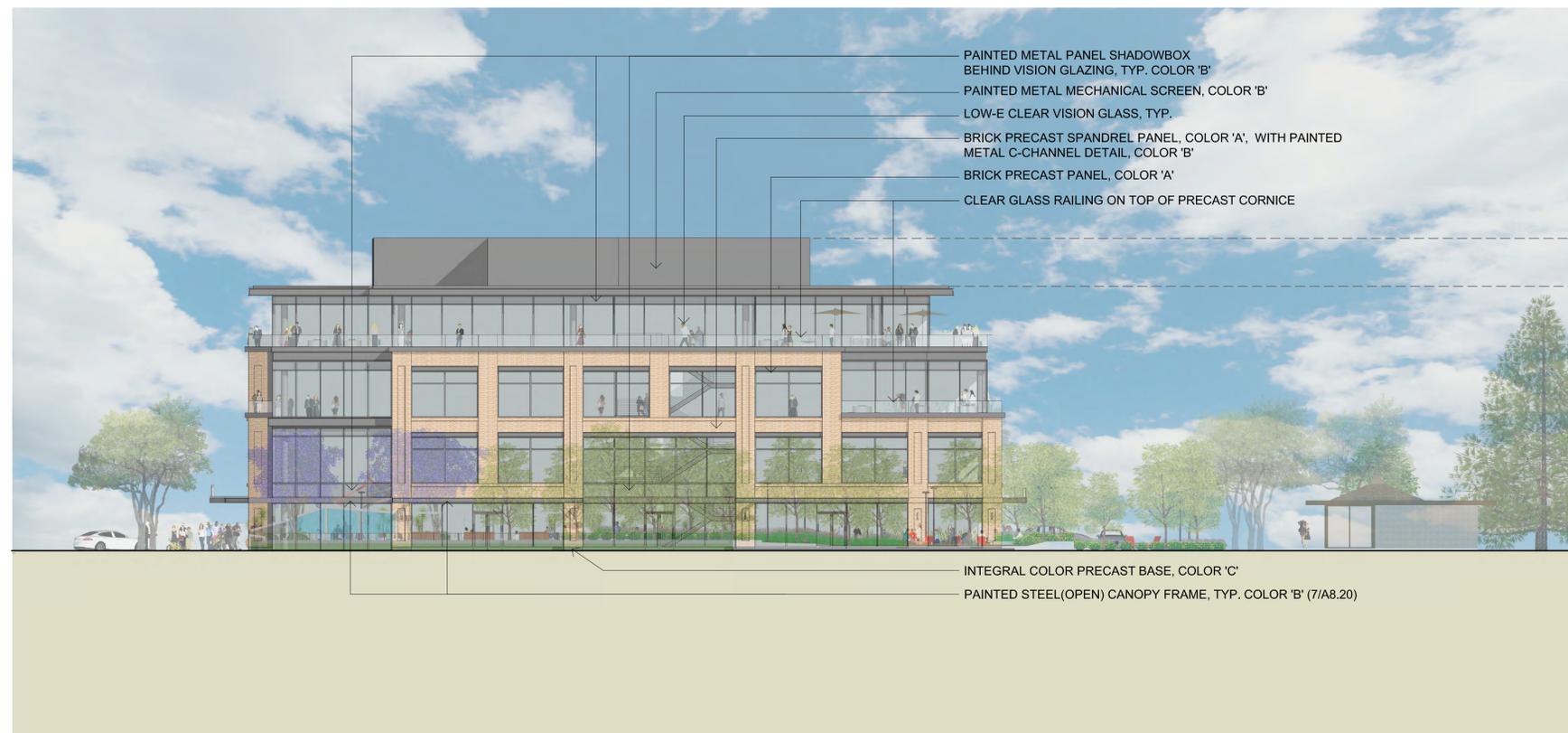


- EL. 65'-0" T.O. MECHANICAL SCREEN
- EL. 55'-0" T.O. ROOF
- EL. 41'-4" FOURTH FLOOR
- EL. 27'-8" THIRD FLOOR
- EL. 14'-0" SECOND FLOOR
- EL. 0'-0" (CIVIL 94.4') FIRST FLOOR

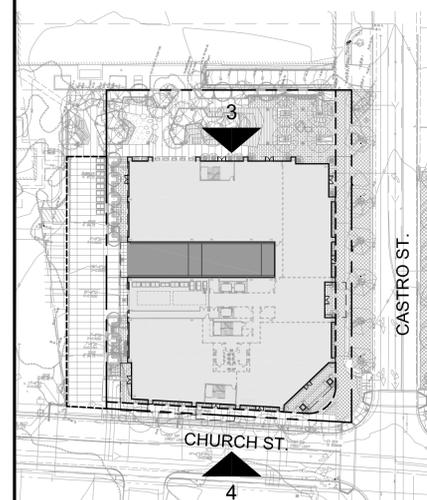
2 MATERIAL SWATCHES
NO SCALE

- BRICK PRECAST PANEL, COLOR 'A'**
GROUND, SECOND, AND THIRD FLOOR FACADES, TYP.
- PAINTED METAL, COLOR 'B'**
SHADOWBOXES, CANOPIES, CORNICES, C-CHANNEL DETAILS, AND OFFICE LEVEL WINDOW MULLIONS
- INTEGRAL COLOR PRECAST BASE, COLOR 'C'**
GROUND FLOOR FACADE
- LOW-IRON VISION GLASS**
CLEAR VISION GLASS, TYP.

4 SOUTH ELEVATION (CHURCH STREET)
1/16" = 1'-0"



- EL. 65'-0" T.O. MECHANICAL SCREEN
- EL. 55'-0" T.O. ROOF
- EL. 41'-4" FOURTH FLOOR
- EL. 27'-8" THIRD FLOOR
- EL. 14'-0" SECOND FLOOR
- EL. 0'-0" (CIVIL 94.4') FIRST FLOOR



1 KEY PLAN - PROPOSED SITE
1/8" = 1'-0"

3 NORTH ELEVATION
1/16" = 1'-0"

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07.17.19		PLANNING SUBMITTAL
02.21.20		PLANNING RESUBMITTAL
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05.20.21		PLANNING RESUBMITTAL #3
09.20.21		PLANNING RESUBMITTAL #4
12.17.21		PLANNING RESUBMITTAL #5

PROJECT NUMBER
17007

SHEET TITLE
PROPOSED ELEVATIONS

SCALE
AS NOTED



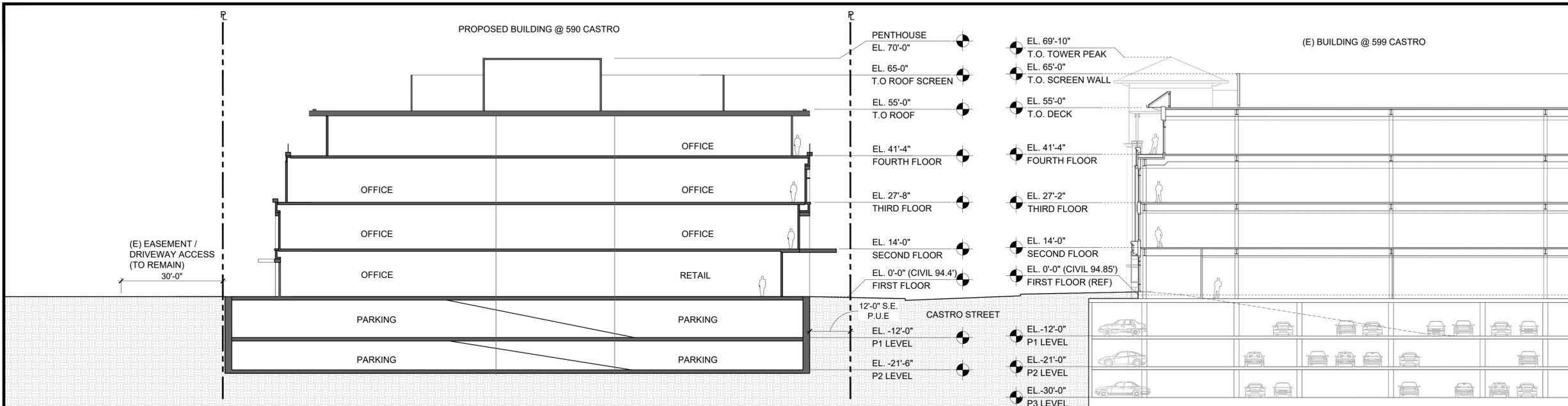
SHEET NUMBER

A3.2

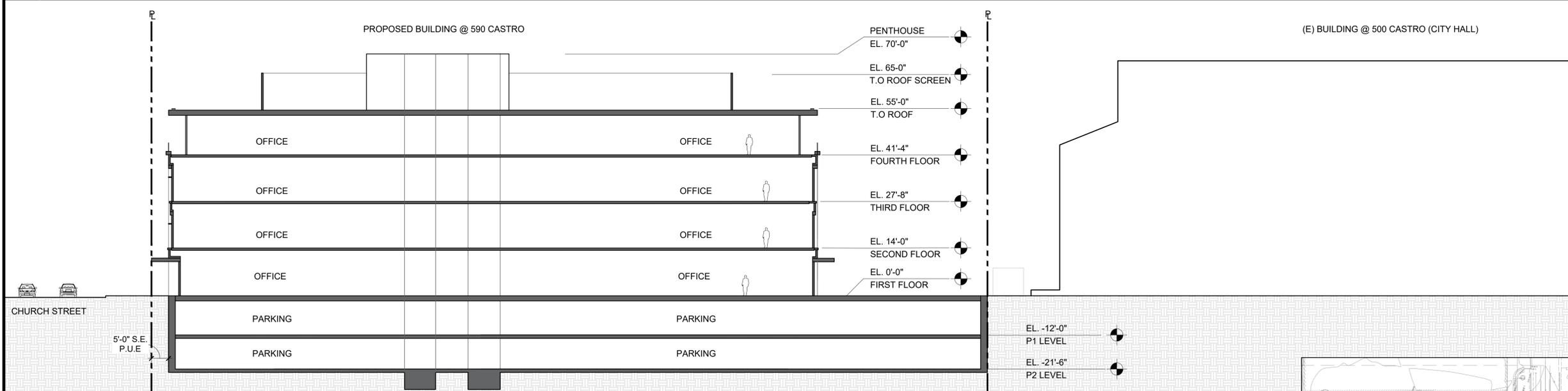
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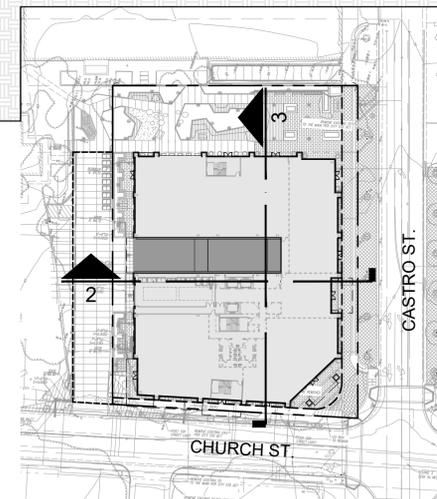
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2 BUILDING SECTION (CHURCH STREET)
1/8" = 1'-0"



3 BUILDING SECTION (CASTRO STREET)
1/8" = 1'-0"



1 KEY PLAN - PROPOSED SITE
1/64" = 1'-0"

ISSUES AND REVISIONS	
NO.	DESCRIPTION
02.21.20	PLANNING RESUBMITTAL #1
06.24.20	PLANNING RESUBMITTAL #2
05.20.21	PLANNING RESUBMITTAL #3
09.20.21	PLANNING RESUBMITTAL #4
12.17.21	PLANNING RESUBMITTAL #5

PROJECT NUMBER
17007

SHEET TITLE
BUILDING SECTIONS

SCALE
AS NOTED



SHEET NUMBER

A3.3

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MOUNTAIN VIEW, CA



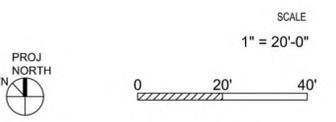
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	07.17.19	PLANNING SUBMITTAL SET
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	05.20.21	PLANNING RESUBMITTAL #3
	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5
	01.21.22	PLANNING RESUBMITTAL #6

PROJECT NUMBER

SHEET TITLE
SCHEMATIC LANDSCAPE PLAN



SHEET NUMBER

L1.01



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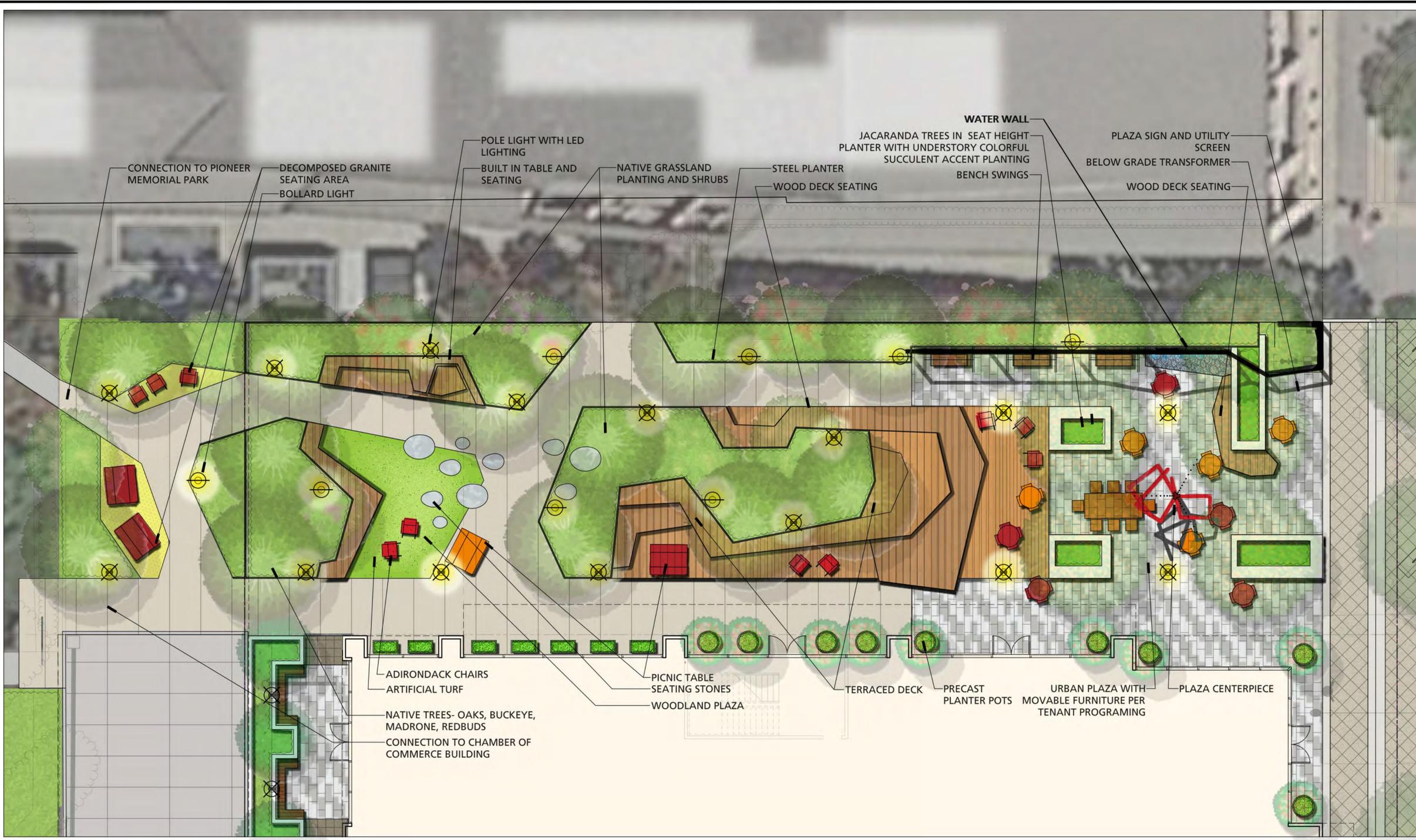
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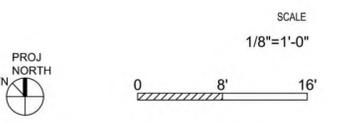
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	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5



PROJECT NUMBER

SHEET TITLE
SCHEMATIC PASEO ENLARGEMENT



SHEET NUMBER

L1.11

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	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5
	01.21.22	PLANNING RESUBMITTAL #6

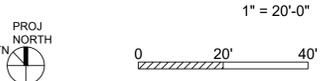
PROJECT NUMBER

SHEET TITLE

PLANTING DIAGRAM

SCALE

1" = 20'-0"



SHEET NUMBER

L2.01

URBAN PLAZA PLANTING



OAK WOODLAND

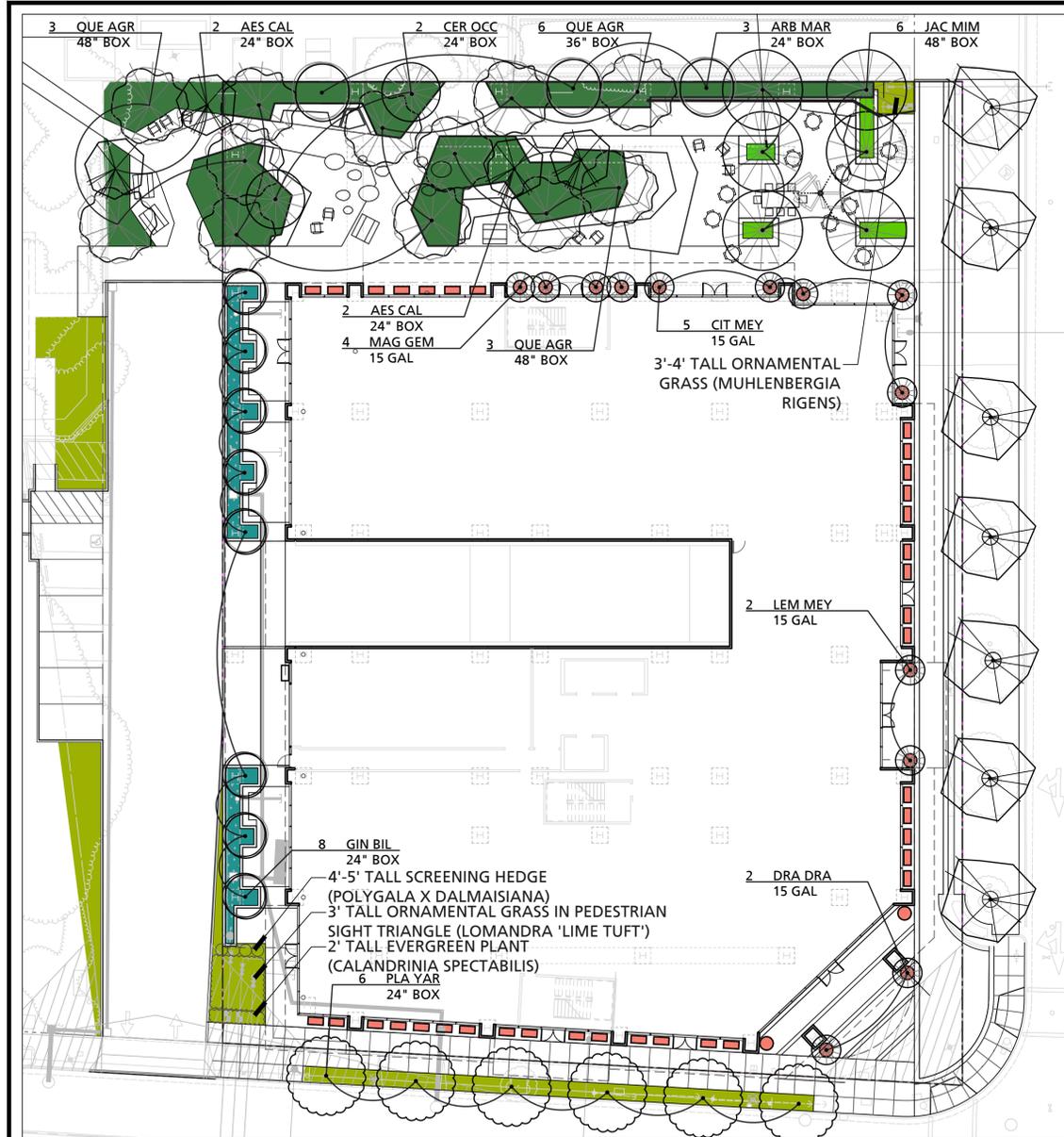


STORM WATER TREATMENT



UTILITY SCREENING AND PARK STRIPS

PLANTER POTS



PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE	NATIVE(Y/N)
TREES						
AES CAL	*	Aesculus californica	California Buckeye	Low Branch	Very Low	Y
ARB MAR	*	Arbutus 'Marina'	Marina Strawberry Tree	Standard	Low	N
CER OCC	*	Cercis occidentalis	Western Redbud	Low Branch	Very Low	Y
CIT MEY	*	Citrus 'Improved Meyer'	Meyer lemon	Standard	Medium	N
DRA DRA	*	Dracaena Draco	Dragon Tree	Standard	Low	N
GIN PRI	*	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	Standard	Medium	N
HET ARB	*	Heteromeles arbutifolia	Toyon	Low Branching	Low	Y
ILE PRI	*	Ilex vomitoria 'Pride of Houston'	Columnar Holly	Standard	Low	N
JAC MIM	*	Jacaranda mimosifolia	Jacaranda	Standard	Medium	N
LAG ARA	*	Lagerstroemia 'Arapaho'	Red Hybrid Crape Myrtle	Standard	Low	N
MAG ALT	*	Magnolia grandiflora 'Alta'	Alta Columnar Magnolia	Columnar	Medium	N
MAG GEM	*	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	Standard	Medium	N
PLA YAR	*	Platanus acerifolia 'Yarwood'	London Plane Tree	Standard	Med	N
PRU ILI	*	Prunus ilicifolia	Hollyleaf Cherry	Standard	Low	Y
QUE AGR	*	Quercus agrifolia	Coast Live Oak	Multi Trunk	Very Low	Y
* = Sizes noted on plans						
SHRUBS						
ARJ	5 gal	Arctostaphylos 'John Dourley'	Manzanita	48" oc	Low	Y
CEC	5 gal	Ceanothus 'Concha'	California Lilac	48" o.c.	Very Low	Y
MIA	5 gal	Mimulus aurantiacus	Sticky Monkey Flower	30" o.c.	Very Low	Y
POL	5 gal	Polygala x dalmaisiana	Sweet Pea Shrub	24" oc	Medium	N
PRI	5 gal	Prunus ilicifolia	Holly Leaf Cherry	30" o.c.	Low	Y
RHI	5 gal	Rhus integrifolia	Lemonade Berry	120" oc	Low	Y
RIM	5 gal	Ribes malvaceum	Chaparral Currant	60" o.c.	Very Low	Y

SAC	5 gal	Salvia clevelandii	Cleveland Sage	96" oc	Low	Y
SAL	5 gal	Salvia leucophylla	Purple Sage	60" oc	Low	Y
YUG	15 gal	Yucca gloriosa	Spanish Dagger	48" oc	Low	N
PERENNIALS AND GROUNDCOVERS						
AEO	1 gal	Aeonium spp.	Canary Island Rose	18" oc	Low	N
CAS	1 gal	Calandrinia spectabilis	Rock Purslane	36" oc	Low	N
CET	1 gal	Ceanothus thyrsiflorus var Griseus 'Carmel'	Carmel Ceanothus	60" oc	Low	Y
CRA	5 gal	Crassula spp.	Crassula	12" O.C.	Low	N
ECH	5 gal	Echeveria spp.	Hen and Chicks	6" o.c.	Low	N
EPC	5 gal	Epilobium canum	California Fuchsia	24" o.c.	Low	Y
ERG	1 gal	Erigeron glaucus	Beach Aster	24" oc	Low	Y
ERF	5 gal	Eriogonum fasciculatum	California Buckwheat	36" o.c.	Very Low	Y
ERC	1 gal	Eriophyllum confertiflorum	Golden Yarrow	18" o.c.	Low	Y
FRA	5 gal	Fragaria vesca	Woodland Strawberry	24" o.c.	Medium	Y
IRD	1 gal	Iris douglasiana	Douglas Iris	12" o.c.	Low	Y
OSD	1 gal	Oscularia deltoides	Pink Iceplant	18" o.c.	Low	N
PEH	5 gal	Penstemon heterophyllus	Foothill Penstemon	24" o.c.	Low	Y
SAS	1 gal	Salvia spathacea	Hummingbird Sage	30" oc	Low	Y
SED	1 gal	Sedum spp.	Stonecrop	12" oc	Low	Y
GRASSES						
CAF	1 gal	Calamagrostis foliosa	Mendocino Reed Grass	24" oc	Medium	Y
CAT	1 gal	Carex tumulicola	Foothill Sedge	18" oc	Low	Y
FEC	5 gal	Festuca californica	California Fescue	36" o.c.	Low	Y
LOL	5 gal	Lomandra 'Lime Tuft'	Dwarf Mat Rush	18" oc	Low	N
MUR	1 gal	Muhlenbergia rigens	Deer Grass	30" oc	Low	Y
SIB	1 gal	Sisyrinchium bellum	Blue Eyed Grass	18" oc	Very Low	Y
STP	1 gal	Stipa pulchra	Purple Needlegrass	18" oc	Very Low	Y

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	01.21.22	PLANNING RESUBMITTAL #6

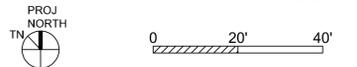
PROJECT NUMBER

SHEET TITLE

TREE DISPOSITION PLAN

SCALE

1" = 20'-0"



SHEET NUMBER

TREE LEGEND- OFFICE AND RES.

ON-SITE TREES	REMAIN		REMOVE	
	KEY	QTY.	KEY	QTY.
HERITAGE TREE	■	0	◆	9
NON-HERITAGE TREE	●	0	⊗	8
STREET TREES	KEY	QTY.	KEY	QTY.
HERITAGE TREE	■	0	◆	0
NON-HERITAGE TREE	●	7	⊗	2
TOTALS	KEY	QTY.	KEY	QTY.
HERITAGE TREE	■	0	◆	9
NON-HERITAGE TREE	●	7	⊗	10

REPLACEMENT RATIO FOR HERITAGE TREES:

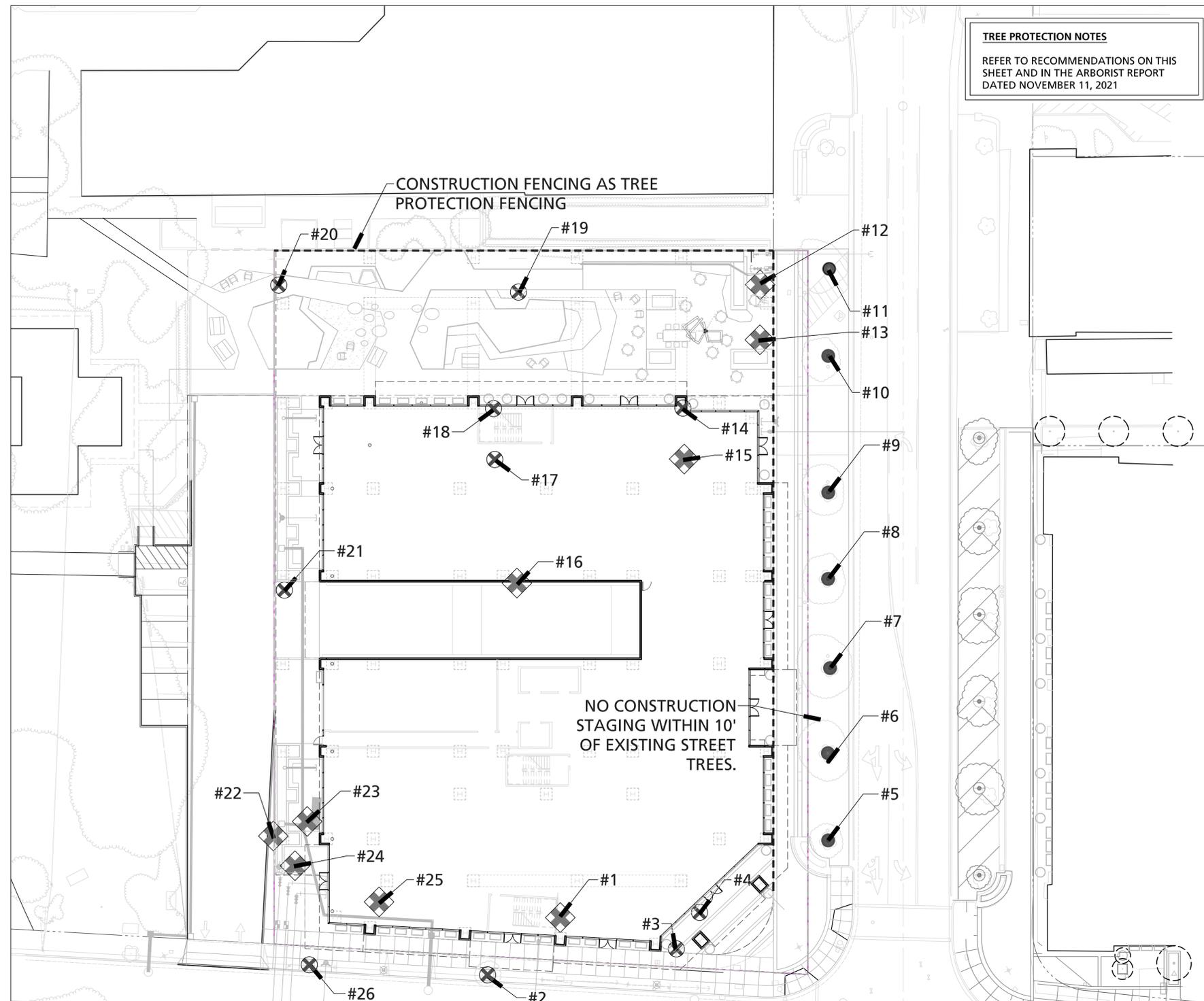
$$\begin{matrix} 9 & \text{HERITAGE TREES REMOVED} & 10 & \text{NON-HERITAGE TREES REMOVED} \\ \times 2 & \text{2:1 MITIGATION REQUIREMENT} & \times 1 & \text{1:1 MITIGATION REQUIREMENT} \\ \hline = 18 & \text{REPLACEMENT TREES REQUIRED} & 10 & \text{REPLACEMENT TREES REQUIRED} \end{matrix}$$

TOTAL NUMBER OF PROPOSED ON-SITE TREES: 54
MITIGATION REQUIREMENT EXCEEDED BY: 36

REPLACEMENT TREES FOR HERITAGE TREES:

- TREE #1 - CUPRESSUS MACROCARPA (CYPRESS)
(2) 24" AESCULUS CALIFORNICA (CALIFORNIA BUCKEYE)
- TREE #12 - PLATANUS ACERIFOLIA (PLANE TREE)
(2) 48" BOX JACARANDA
- TREE #13 - PLATANUS ACERIFOLIA (PLANE TREE)
(2) 48" BOX JACARANDA
- TREE #15 - PLATANUS ACERIFOLIA (PLANE TREE)
(2) 48" BOX JACARANDA
- TREE #16 - CEDRUS DEODARA (DEODAR CEDAR)
(2) 24" AESCULUS CALIFORNICA (CALIFORNIA BUCKEYE)
- TREE #22 - SEQUOIA SEMPERVIRENS (COAST REDWOOD)
(2) 36" BOX QUERCUS AGRIFOLIA
- TREE #23 - SEQUOIA SEMPERVIRENS (COAST REDWOOD)
(2) 48" BOX QUERCUS AGRIFOLIA
- TREE #24 - SEQUOIA SEMPERVIRENS (COAST REDWOOD)
(2) 48" BOX QUERCUS AGRIFOLIA
- TREE #25 - QUERCUS SUBER (CORK OAK)
(2) 48" BOX QUERCUS AGRIFOLIA

TREE PROTECTION NOTES
REFER TO RECOMMENDATIONS ON THIS SHEET AND IN THE ARBORIST REPORT DATED NOVEMBER 11, 2021



TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan

In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is mandatory.

Barricades

Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. This fencing will be used to separate trees 27 to 35 from the work area. This will separate the work areas from the neighbor's trees. The street trees 5 to 11 already have metal barricades surrounding them

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit

stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

Root Pruning (if necessary)

During and upon completion of any trenching/grading operation within a Tree Protection Zone, clean pruning cuts of exposed, damaged or severed roots greater than one-inch diameter should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line within twenty-four (24) hours. Root pruning is not anticipated for street trees as no work should occur within their TPZs. Trees 27 to 35 should not sustain any root loss from parking lot resurfacing. Arborist monitoring and further review during construction is necessary to determine if neighboring trees will be impacted.

Irrigation

A supplemental irrigation program is recommended for the trees and should be accomplished at regular three to four-week intervals during the period of May 1st through October 31st. Irrigation is to be applied at or about the 'drip line' in an amount sufficient to supply approximately ten (10) gallons of water for each inch in trunk diameter.

Irrigation can be provided by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable

hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.

Mulch

Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction. This will not likely occur as no trees will remain on site.

Inspection

Periodic inspections by the Site Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

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

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MOUNTAIN VIEW, CA



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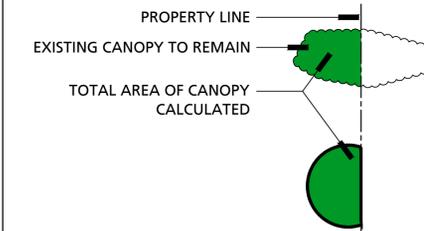
TREE CANOPY TABLE AND LEGEND

SITE AREA IS 45,314 SQ. FT. *	SQ. FT. AREA	% SITE
EXISTING CANOPY	11,372 SF	25.1%
CANOPY AT PLANTING	1,626 SF	3.6%
CANOPY AT 5 YEARS	7,744 SF	17.1%
CANOPY AT 15 YEARS	11,583 SF	25.6%
EXISTING BUILDING FOOTPRINT	9,228 SF	20.4%
PROPOSED BUILDING FOOTPRINT	27,384 SF	60.4%

CANOPY AT PLANTING INCLUDES 211 SQ. FT. OF NEW TREE CANOPY AND 131 SQ. FT. OF EXISTING TREE CANOPY TO REMAIN.

* SITE AREA IS BASED ON PROPERTY LINE AND EASEMENTS

* TOTAL AREA OF CANOPIES HAVE BEEN CALCULATED WITHIN PROPERTY LINE



TREE CANOPY - EXISTING



TREE CANOPY - AT PROJECT COMPLETION



TREE CANOPY - 5 YEARS AFTER COMPIATION



TREE CANOPY - 15 YEARS AFTER COMPIATION

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	01.21.22	PLANNING RESUBMITTAL #6

PROJECT NUMBER

SHEET TITLE
TREE CANOPY PLAN

SCALE
1" = 20'-0"



SHEET NUMBER

L4.01

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MOUNTAIN VIEW, CA



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	02.21.20	PLANNING RESUBMITTAL #1
	06.24.20	PLANNING RESUBMITTAL #2
	05.20.21	PLANNING RESUBMITTAL #3
	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5

PROJECT NUMBER

SHEET TITLE
HYDROZONE PLAN

SCALE

1" = 20'-0"



SHEET NUMBER

L5.01

WATER USE LEGEND

- Key Wucols Category
- Low Water Use (4,140 SF)
 - Medium Water Use (318 SF)
 - High Water Use / Fountain (50 SF)

Irrigation Efficiency Values		ETWU = Estimated total water use per year (gallons per year)	
Drip System	0.81	ETo = Reference Evapotranspiration (inches per year)	
Overhead Spray System	0.75	PF = Plant Factor from WUCOLS* or equivalent reference subject to approval	
Water Feature/Other	0.75	HA = Hydrozone Area (square feet)	
		SLA = Special Landscaped Area (square feet)	
		0.82 = Conversion Factor (to gallons per square foot)	
		IE = Average Irrigation Efficiency (minimum 0.75, assumed to be 0.76 for overhead spray system and 0.81 for drip system)	

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Moderate	0.4 - 0.6
High	0.7 - 1.0
Water Feature (High)	1.0
SLA	1.0

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Irrigation Type	Irrigation Efficiency (IE)	Hydrozone Area (HA) (sq ft)	LPF x HA/IE (sq ft)
N/A	Very Low	0.1	Drip System	0.81	0	0
2	Moderate	0.5	Drip System	0.81	318	196
3	Water Feature (High)	1.0	Water Feature/Other	0.75	50	67
1	Low	0.2	Drip System	0.81	4140	1022.222222
SLA		1				
Sum					4,508	1,285

RESULTS	
MAWA =	66,101
*ETWU =	36,096 gallons/year
*ETWU must be equal to or less than MAWA	
*ETWU DOES comply with MAWA	

MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = (ETo) x (0.62) x [(0.55 x LA)+(0.45 x SLA)]	
ETo**	43.00 (inches/year)
Enter total project Landscaped Area	4,508 (square feet)
Enter Special Landscaped Area	SLA (square feet)
RESULTS:	66,100.80 MAWA

IRRIGATION PERFORMANCE SPECIFICATIONS

The contractor shall include in his bid, a proposal to install individual landscape irrigation systems for the street frontage. All proposals shall meet the requirements of the outline specifications below:

1. Planting Areas and Method of Irrigation

a. Shrub Areas – Shrub areas shall be irrigated with drip emitters (one per shrub, two per tree).

2. Irrigation Equipment

- a. Point of Connection: A gate valve shall be provided under work of another section. Irrigation demand is not to exceed sixty (60) gallons per minute. Required pressure is 60 P.S.I. or more.
- b. Remote Control Valves: An electrically activated solenoid control valve shall control each circuit of sprinklers. Size will vary according to gpm demand of circuit. Sizes to be 3/4" through 2". Valves shall be Rainbird ECV series, anti-siphon valves. Valve shall be housed in a plastic valve box set flush with grade. Pea gravel shall be installed below valve, 6" deep. Four bricks shall support the plastic valve box at the base of the box, below grade. Solenoid control wire shall be spliced using epoxy-filled waterproof splice packs. Each valve waters only one type of hydrozone.
- c. Controller and Wire: A weather based solid-state controller shall control the operation of the irrigation system. The controller shall be Rainbird "ESP-LXME-F/ETC-LX" the controller shall be mounted outdoors. The housing shall be weatherproof. Each controller station will require an underground AWG-UF 14-1 control wire to the valve location. A common wire AWG-UF 12-1 shall be connected to all valves related to a single controller.
- d. Pipe and Fittings
 - i. Main line (constant pressure): 2" and smaller pipe shall be plastic PVC 1120 Schedule 40 with plastic PVC Schedule 40 solvent weld fittings, buried 18" deep.
 - ii. Lateral lines (non-constant pressure) to sprinklers: Pipe shall be plastic PVC 1120-200 PSI with plastic Schedule 40 solvent weld fittings, buried 12" deep.
- e. Steeving: All pipe under paving shall be housed in a PVC plastic pipe sleeve. Steeving material shall be 1120-200 P.S.I. PVC plastic pipe of size adequate to accommodate necessary pipes and wiring. Sleeves shall extend beyond walk, curb, or edge of paving. Sleeves shall be installed by concrete subcontractor.

- f. Wye Strainer: Wye strainer shall be of plastic construction with 150 mesh PVC screen. Strainer shall be placed in a valve box below grade and connected into the lateral line downstream of the drip irrigation remote control valves.
- g. Trim all spray heads to eliminate overspray onto walks and building.
- h. No overhead irrigation on slopes greater than 25%, within 24" of nonpervious surface or areas less than 8' wide.
- i. Irrigation system to include weather based controllers, main and lateral lines, valves, sprinkler heads, quick couplers, pressure regulators and backflow devices.
- j. Rain sensor shut-off devices are included and to be noted in plan.
- k. Dedicated irrigation meter is to be noted in plan.
- l. Static water pressure at point of connection to public water supply is to be noted in plan.
- m. Flow/application rate and operating psi for each station is to be noted in plan.
- n. System only operates between 8:00pm and 10:00am.

This performance specification is intended as a brief description of the methods of irrigation to be applied to this project. This specification is not intended as a construction document.

590 CASTRO STREET
MOUNTAIN VIEW, CA



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PROJECT NUMBER

SHEET TITLE

SCHEMATIC LANDSCAPE IMAGERY

SCALE

NTS



SHEET NUMBER



1 - CONNECTION TO PIONEER PARK AND CHAMBER OF COMMERCE



2 - CONNECTION FROM PIONEER MEMORIAL PARK



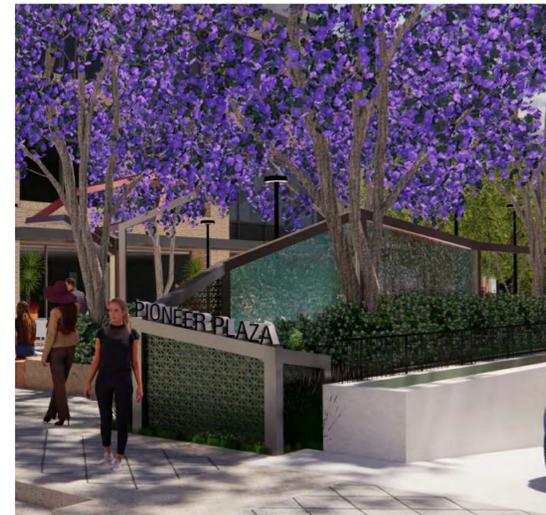
3 - URBAN PLAZA



4 - TERRACED DECK AND CONNECTION TO CHAMBER OF COMMERCE



5 - WATER WALL AND UTILITY SCREEN FROM SOUTH



6 - WATER WALL AND UTILITY SCREEN FROM NORTH



7 - VIEW FROM CASTRO STREET



L6.01

590 CASTRO STREET
MOUNTAIN VIEW, CA



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1 - DAYTIME VIEW TO FOCAL POINT FROM CASTRO



2 - NIGHTTIME VIEW TO FOCAL POINT FROM CASTRO



3 - DAYTIME VIEW OF FOCAL POINT, WATER WALL AND UTILITY SCREEN



4 - NIGHTTIME VIEW OF FOCAL POINT, WATER WALL AND UTILITY SCREEN



5 - FOCAL POINT AND WATER WALL FROM RETAIL



7 - SEATING ALONG PARK SIDE



PROJECT NUMBER

SHEET TITLE
SCHEMATIC LANDSCAPE IMAGERY

SCALE
NTS



SHEET NUMBER

L6.02

590 CASTRO STREET
MOUNTAIN VIEW, CA

THE
SOBRATO
ORGANIZATION

KIER+WRIGHT

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



UTILITY NOTES

- BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF MOUNTAIN VIEW STANDARDS AND REQUIREMENTS.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
- FOR UTILITY MATERIALS AND TYPES, SEE THE PROJECT SPECIFICATIONS IF APPLICABLE AND NOT IDENTIFIED ON THESE PLANS.
- WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
- MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
- MINIMUM COVER FOR FIRE SERVICE LINES IS 4.0 FEET.
- SANITARY SEWER SHALL BE PVC SDR 35 EXCEPT WHERE DUCTILE IRON PIPE (DIP) IS NOTED OR AS REQUIRED BY THE LOCAL JURISDICTION. CONTRACTOR SHALL VERIFY REQUIREMENTS PRIOR TO PLACING HIS BID. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 50.
- DOMESTIC WATER LINES 1/2"-3" SHALL BE SCHEDULE 40 PVC, 4" AND ABOVE SHALL BE C900 DR 18 PIPE.
- FIRE SERVICE LINES 6"-12" SHALL BE C900 DR 14, UNLESS SPECIFIED OTHERWISE ON FIRE SHOP DRAWINGS.
- DUAL-PLUMBING METER IS CONNECTED TO A "TEMPORARY" POTABLE WATER SERVICE UNTIL RECYCLED WATER IS AVAILABLE TO THIS SITE. RECYCLED WATER SERVICE SHALL PLUMB TOILETS/URINALS WITH POTABLE WATER UNTIL RECYCLED WATER IS AVAILABLE.
- BREAK TANK TO BE PLACED IN A DEDICATED EQUIPMENT ROOM FOR THE DUAL-PLUMBING SYSTEM.

KEY NOTES

- EXISTING POWER POLE TO BE REMOVED.
- EXISTING POWER POLE TO REMAIN IN PLACE. JOINT TRENCH WILL RISE FROM THIS POWER POLE.

ISSUES AND REVISIONS

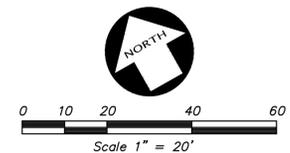
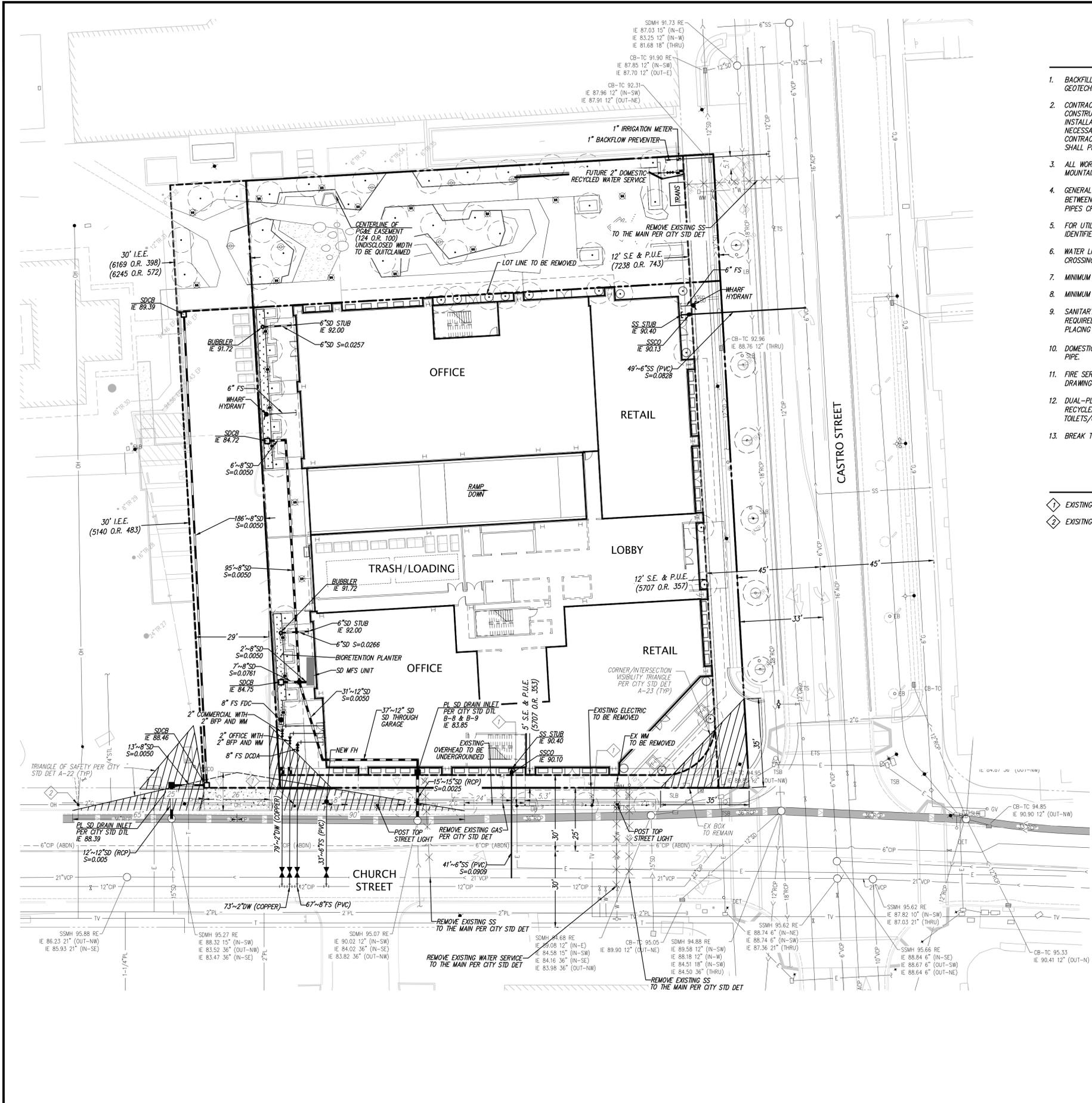
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PROJECT NUMBER
17173

PRELIMINARY UTILITY PLAN

SHEET NUMBER

C4.0



590 CASTRO STREET
MOUNTAIN VIEW, CA



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ISSUES AND REVISIONS

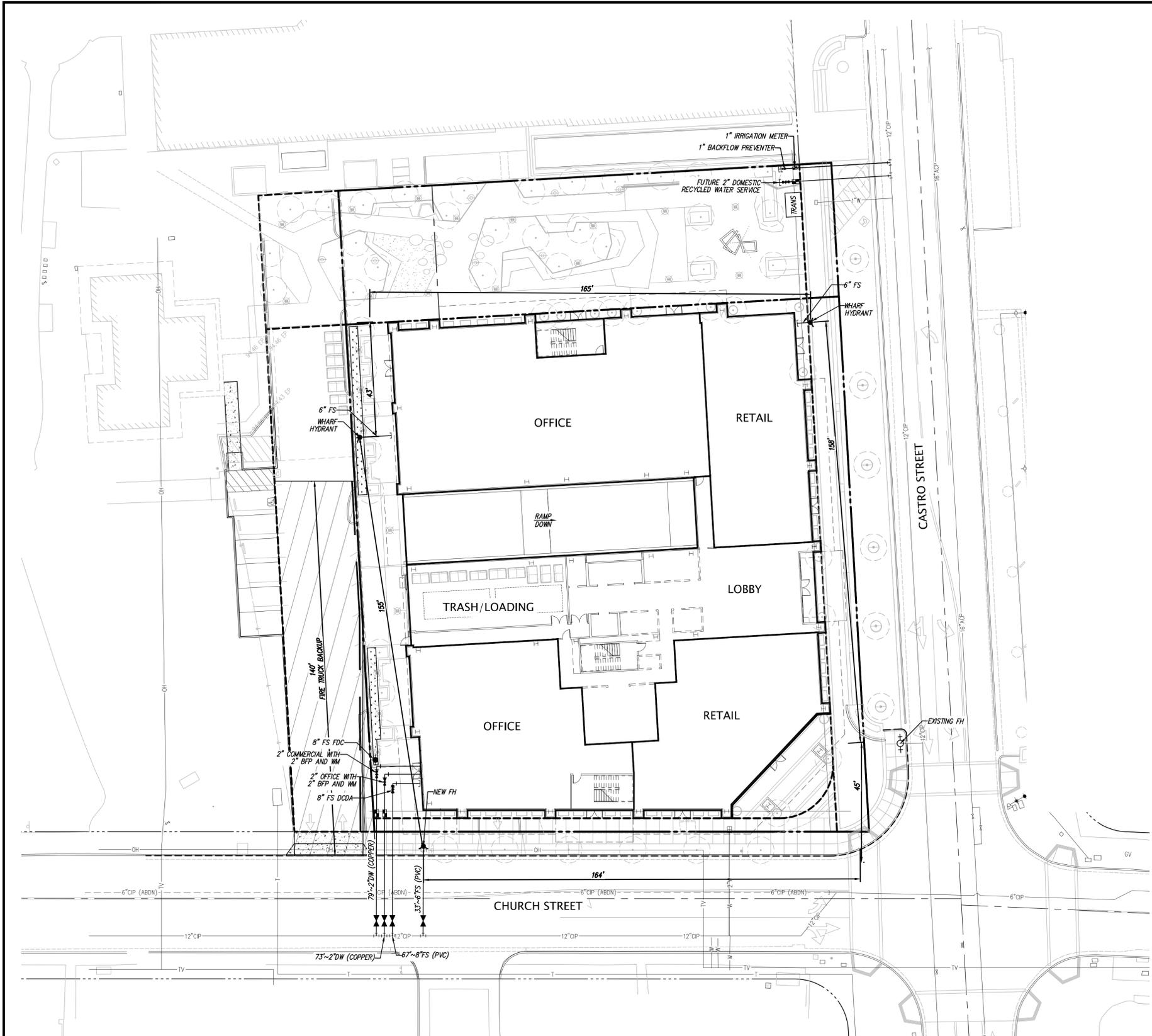
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PROJECT NUMBER
17173

FIRE ACCESS PLAN

SHEET NUMBER

C6.0



LEGEND

NO PARKING - FIRE LANE

RED CURB

