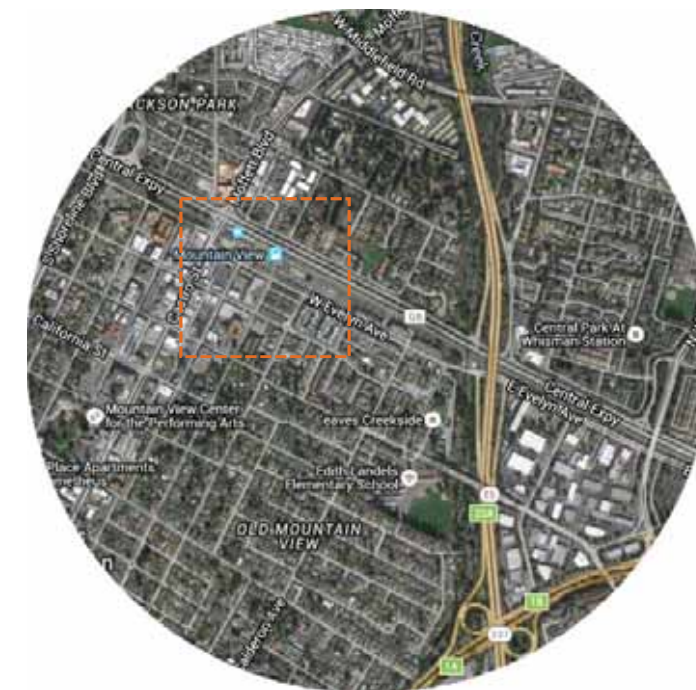


STEINBERG HART | MARWOOD MV MANAGER LLC

W. EVELYN AVE. OFFICE BUILDING



DESIGN NARRATIVE:

The proposed project is a 4-story commercial building that consists of approximately 46,539 sf of space plus 3 levels of below-grade parking providing 55 parking stalls. Situated at the corner of West Evelyn Ave. and Hope St., the building is located across from the Transit Center in the Historic District: Area H. Its location provides doorstep convenience for its future tenants and visitors to public transportation.

With the planned closure of the railroad crossing at Castro Street, the proposed building serves as a gateway to one of the most active commercial corridors in downtown Mountain View. The primary frontage of the building is composed of select window typologies combined with traditional forms and materials. The complimentary colors and textures proposed enliven an existing nondescript building and intersection. The Design Team drew inspiration from its surrounding building types to include punched storefront openings framed with metal openings that wraps Hope and West Evelyn Streets. The framed openings borrow from traditional elements – brickmold, head, sill, and water table details at the retail level. This is further enhanced and scaled at pedestrian level with awnings at each window bay.

Above the stone veneer at ground level, the second story is outlined with cement plaster to contrast with the stone, which is then crowned by metal panels projected at the roofline as a tertiary material. The contrasting panels and material at the corner of Hope and W. Evelyn Avenue highlights the corner entrance to the building. Additionally, a tower like massing extended with a metal trellis marks the corner as a gateway to the historical commercial area.

The building mass was organized with a tripartite hierarchy. Vertically – we illustrate a distinct base, middle, and top; accentuated with window typologies and material changes. At the roof deck and 4th floor, we've provided amenities space for tenants and guests to activate.

PROJECT TEAM

OWNER:

MARWOOD MV MANAGER LLC
1999 S. Bascom Avenue, Suite 700
Campbell, CA 95008

APPLICANT | OWNER'S REPRESENTATIVE:

MARWOOD MV MANAGER LLC
1590 Oakland Road, Suite B111
San Jose, CA 95131
Contact: Tim McEnery, Director
Direct: 415.596.6669

ARCHITECT:

Steinberg Hart
125 S. Market Street, Suite 110
San Jose, CA 95113
Contact: Raquel Bito, Senior Associate
Direct: 408.817.2915

CIVIL ENGINEER:

Kier + Wright, Civil Engineers & Surveyors, Inc.
3350 Scott Boulevard, Building 22
Santa Clara, CA 95054

PARKING DESIGN:

Watry Design, Inc.
100 Century Center Court, Suite 600
San Jose, CA 95112

PARKING CONSULTING:

Parking Dynamics
Certified Green Garage Assessor
16331 Sir William Dr.
Spring, Texas 77379

SHEET INDEX

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MATERIALS:	47
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PROJECT DATA

ZONING: SPECIAL PURPOSE
PC | Precise Plan
P(19) Downtown Plan
Area H: Historic Retail District

727 APN: 158-20-015
701 APN: 158-20-066

LOT AREA: 12,318 sf

SITE COVERAGE: 10,009 sf | 81%

FAR: 46,539/12,318 sf = 3.78
79,977/12,318 sf = 6.49 (w/ Garage)

PARKING:
RETAIL Exempt
COMMERCIAL 55 spaces required

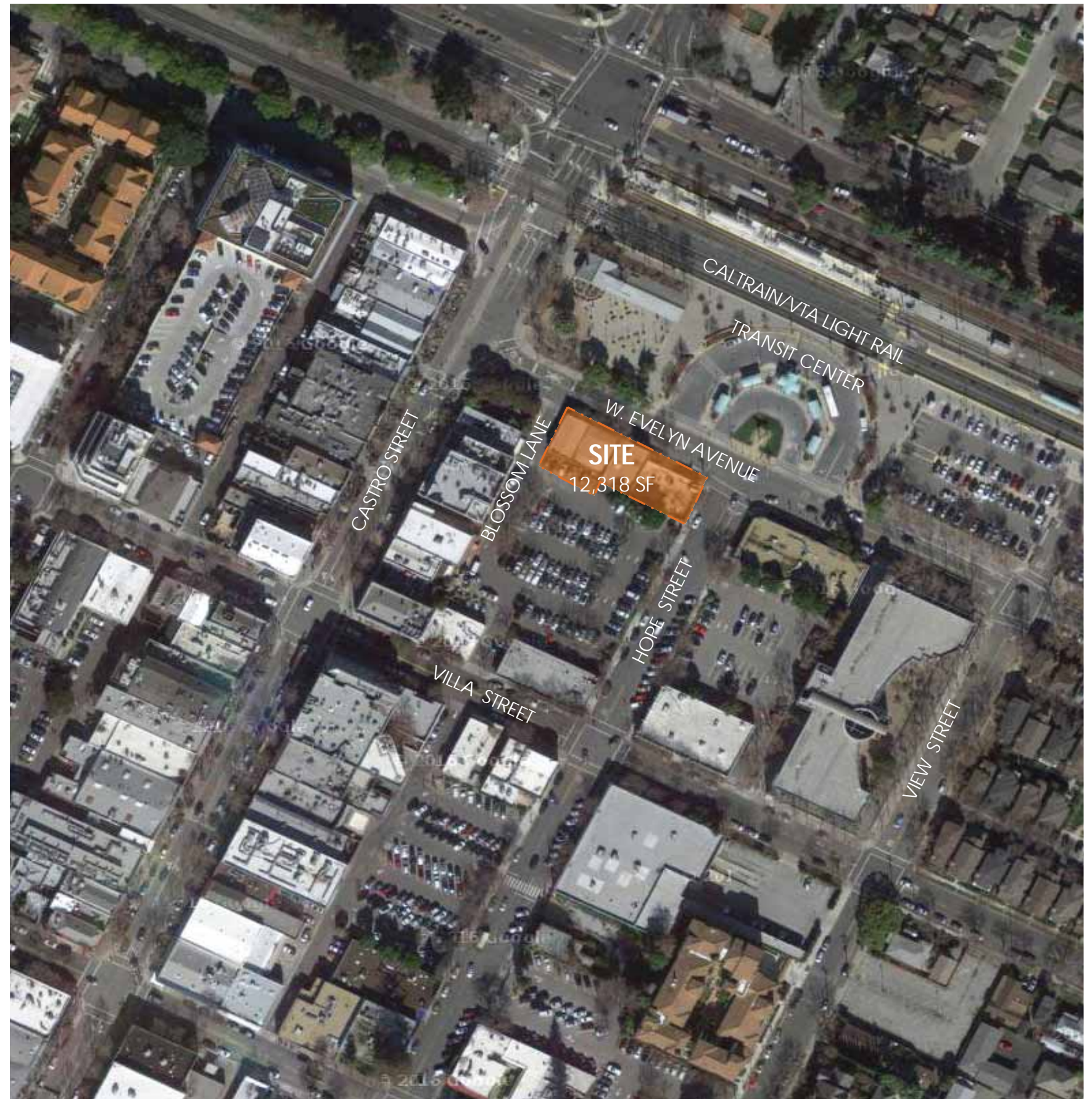
OPEN SPACE:
4TH FLOOR TERRACES: 1,862 sf
ROOF TERRACES: 5,307 sf
TOTAL: 7,169 sf /12,318 sf = 58%

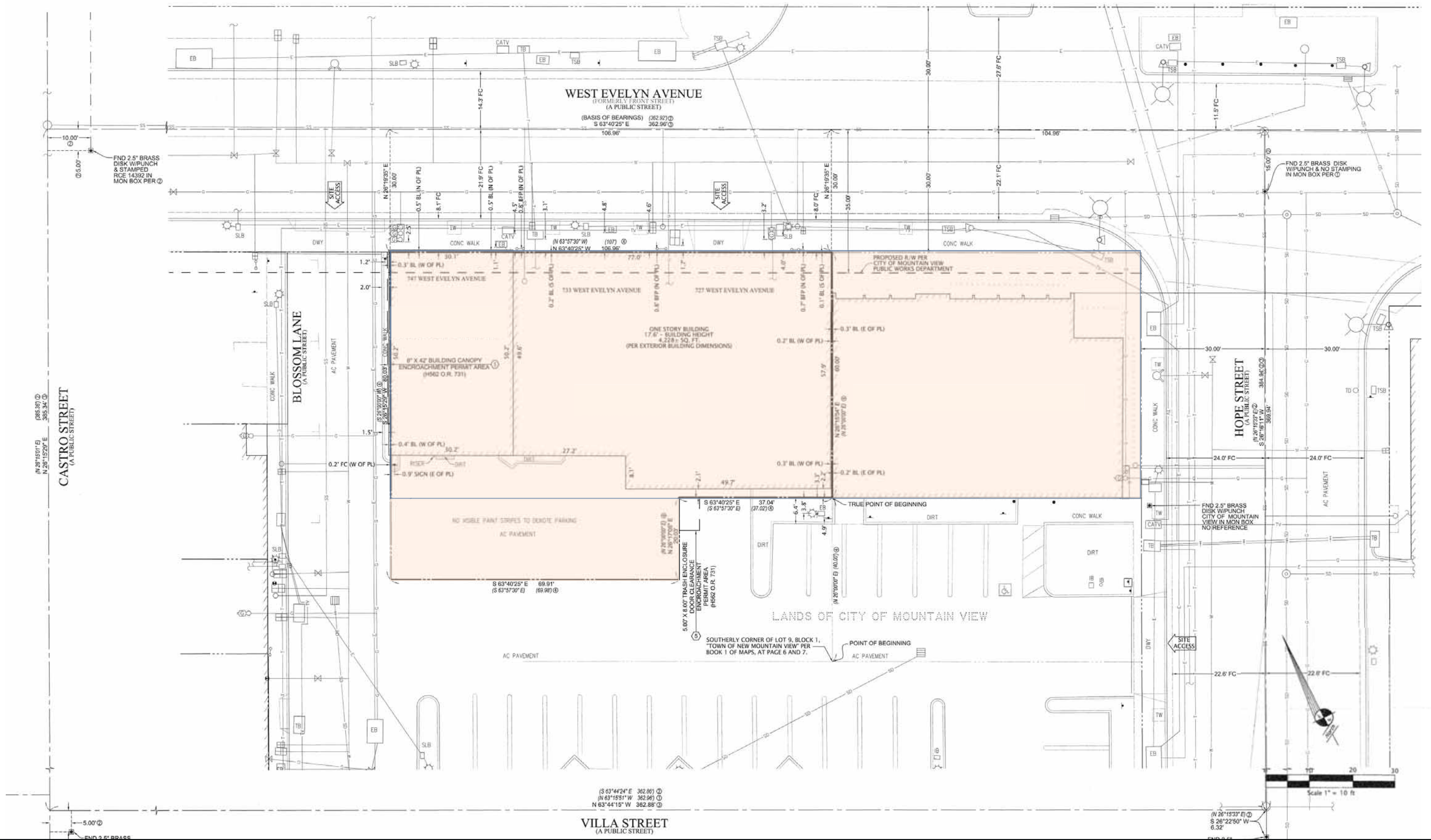
MIXED-USE BUILDING:
GROUND FLOOR: GROUND LEVEL COMMERCIAL
FLOOR: 2 - 4 COMMERCIAL
ROOF ROOFDECK AMENITIES

OCCUPANCY: B Commercial
S Garage

TYPE OF CONSTRUCTION: IA, VA

APPLICABLE CODES: 2016 California Building Code; Part 2, Title 24, CCR
2016 California Electrical Code; Part 3, Title 24, CCR
2016 California Mechanical Code; Part 4, Title 24, CCR
2016 California Plumbing Code; Part 5, Title 24, CCR
2016 California Energy Code; Part 6, Title 24, CCR
2016 California Fire Code; Part 9, Title 24, CCR
2016 California Green Building Code; Part 11, Title 24, CCR





PROJECT AREAS:

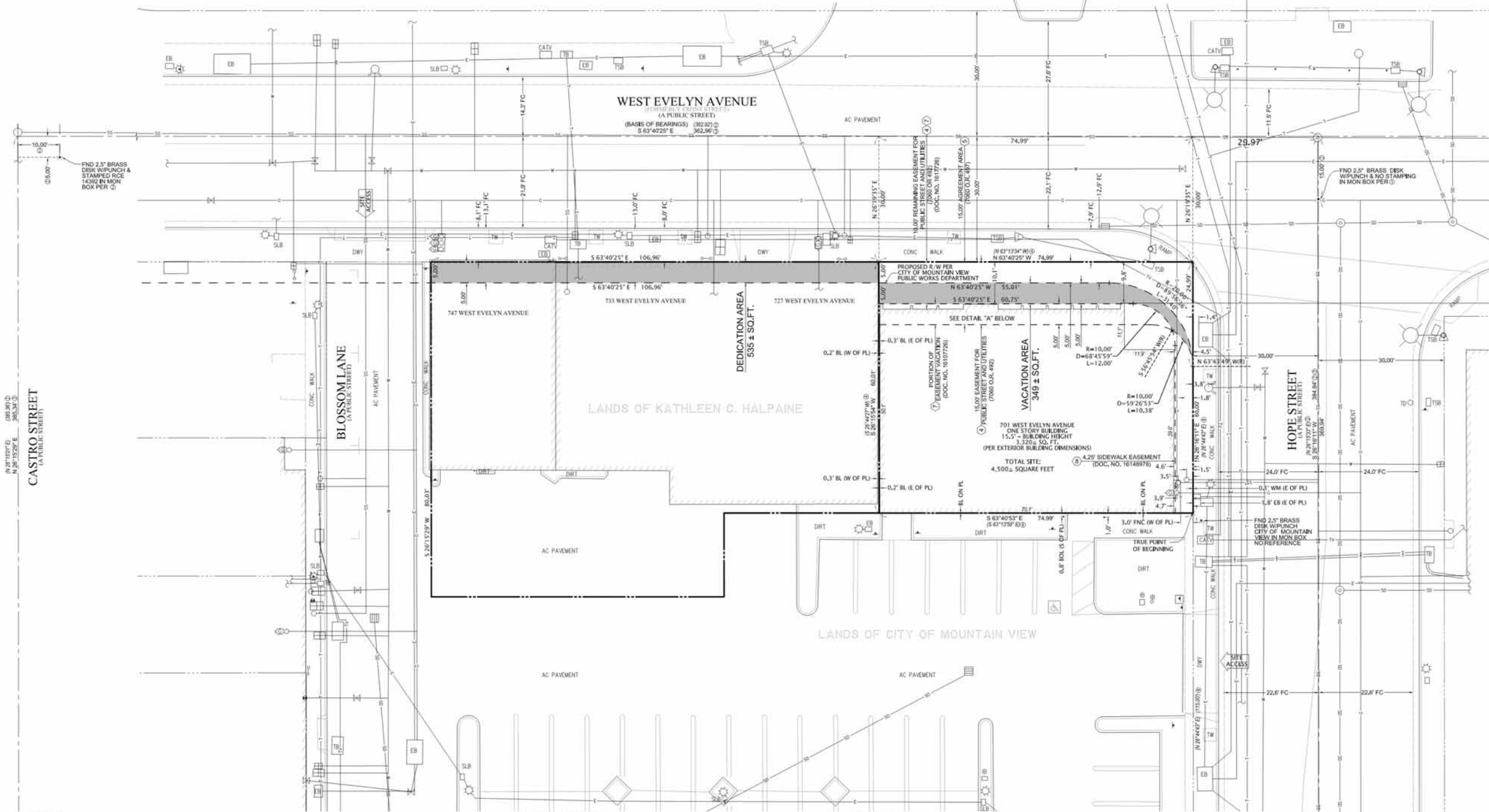
SITE AREA	12,318 SF	
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BUILDING AREA	GSF	NSF
COMMERCIAL AREA	8,052	7,685
LOBBY AREA	810	728
OFFICE AREA	26,983	25,822
VERTICAL CIRCULATION	2,757	—
MECHANICAL/SERVICE	768	—
TERRACE AREA	7,169	—
TOTAL BUILDING AREA	46,539	34,235

GARAGE	33,438 SF	
---------------	------------------	--

CAR PARKING	55 STALLS PROVIDED
BICYCLE PARKING	41 STALLS PROVIDED





LEGEND

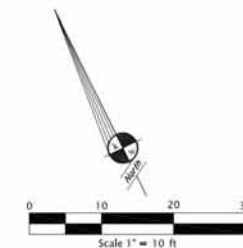
PROPERTY LINE		WATER METER	
ADJACENT PROPERTY LINE		FIRE DEPARTMENT CONNECTION	
CENTERLINE		BACK FLOW PREVENTER	
MONUMENT LINE		ROLLARD	
EASEMENT		POST INDICATOR VALVE	
BUILDING SETBACK LINE		UTILITY BOX (SIZE VARIES)	
BUILDING LINE		SIGN	
BUILDING OVERHANG		TITLE REPORT EXCEPTION NUMBER	
FOUND MONUMENT AS NOTED		RECORD INFORMATION W/ REFERENCE	
FOUND IRON PIPE OR AS NOTED		CURB	
LIGHT		CURB & GUTTER	
STREET LIGHT		CONCRETE	
TRAFFIC SIGNAL POLE		FENCE	
TRAFFIC DETECTOR		EDGE OF PAVEMENT	
FIRE HYDRANT		SANITARY SEWER	
STORM DRAIN MANHOLE		STORM DRAIN	
MANHOLE		WATER	
CLEAN OUT		GAS	
GAS METER		UNDERGROUND ELECTRIC	
IRRIGATION BOX		TELEPHONE	
VALVE		LIGHTING CONDUIT	
CATCH BASIN / DROP INLET		CABLE TV	

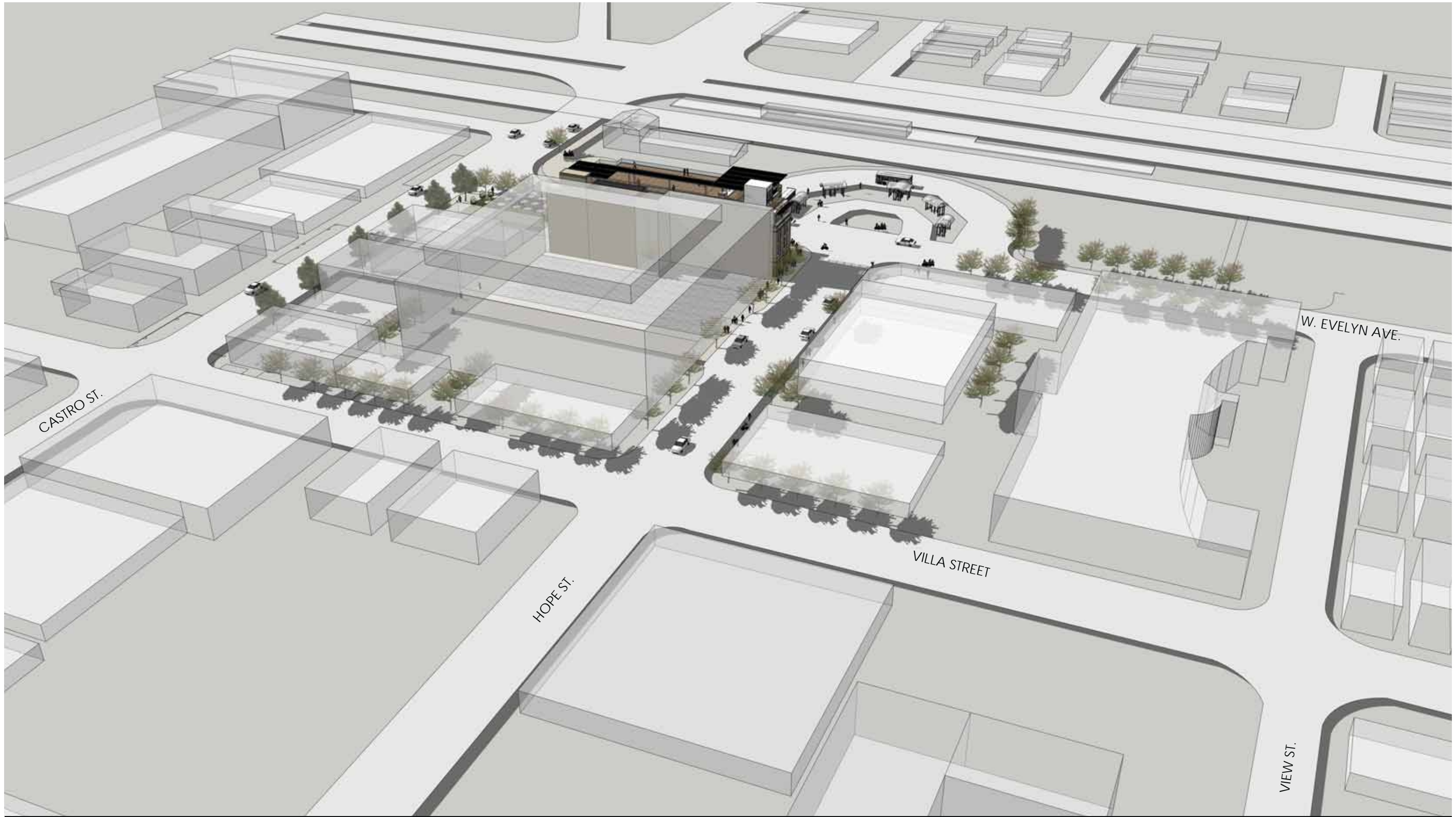
ABBREVIATIONS

AC	ASPHALTIC CONCRETE	N.O.	NUMBER
BL	BUILDING	O.R.	OFFICIAL RECORD
BLVD	BOULEVARD	OH	OVERHEAD
BOL	BOLLARD	PL	PROPERTY LINE
CATV	CABLE TELEVISION	R/W	RIGHT OF WAY
CONC	CONCRETE	RCE	REGISTERED CIVIL ENGINEER
DWY	DRIVEWAY	S	SOUTH
DOC.	DOCUMENT	SD	STORM DRAIN
E	EAST	SLB	STREET LIGHT BOX
EB	ELECTRIC BOX	SQ.	SQUARE
FC	FACE OF CURB	SS	SANITARY SEWER
FNC	FENCE	TB	TELEPHONE BOX
FND	FOUND	TD	TRAFFIC DETECTOR
FT.	FEET	TSB	TRAFFIC SIGNAL BOX
IP.	IRON PIPE	TW	TREE WELL
IB	IRRIGATION BOX	W	WEST
MON	MONUMENT	W/	WITH
N	NORTH	WM	WATER METER

REFERENCES

- ① PARCEL MAP (459 M 50)
- ② RECORD OF SURVEY (627 M 35-37)
- ③ PARCEL MAP (763 M 28-29)
- ④ VESTING DEED (N778 O.R. 1348)



















PROPOSED HOTEL IN FOREGROUND

SHEET NOTES

PARKING PER DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN CITY OF MOUNTAIN VIEW AND RGC MOUNTAIN VIEW I, LLC MAY 25, 2017

SCHEDULE - PARKING

LEVEL	COUNT
LOT 4	
LOT 4 - LEVEL P03	75
LOT 4 - LEVEL P02	75
LOT 4 - LEVEL P01	85
	235
LOT 4 - Extended	
LOT 4 - LEVEL P03	19
LOT 4 - LEVEL P02	19
LOT 4 - LEVEL P01	15
	53
LOT 8	
LOT 8 - LEVEL P03	36
LOT 8 - LEVEL P02	37
LOT 8 - LEVEL P01	53
	126
	441



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

Gensler

225 BROADWAY, SUITE 100
SAN DIEGO CA 92101
UNITED STATES
TEL: 619 557 2500
FAX: 619 557 2500

SCHEDULE - PARKING - LOT 4 - PHASE 2

LOT	LEVEL	TYPE	COUNT
LOT 4 - Extended			
LOT 4 - Extended	LOT 4 - LEVEL P03	STANDARD	19
LOT 4 - Extended	LOT 4 - LEVEL P02	STANDARD	19
LOT 4 - Extended	LOT 4 - LEVEL P01	ACCESSIBLE PARKING	3
LOT 4 - Extended	LOT 4 - LEVEL P01	ACCESSIBLE VAN PARKING	1
LOT 4 - Extended	LOT 4 - LEVEL P01	STANDARD	13
			55
LOT 4			
LOT 4	LOT 4 - LEVEL P03	STANDARD	77
LOT 4	LOT 4 - LEVEL P03	STANDARD PARALLEL	4
LOT 4	LOT 4 - LEVEL P02	STANDARD	34
LOT 4	LOT 4 - LEVEL P02	STANDARD PARALLEL	4
LOT 4	LOT 4 - LEVEL P01	ACCESSIBLE PARKING	8
LOT 4	LOT 4 - LEVEL P01	ACCESSIBLE VAN PARKING	1
LOT 4	LOT 4 - LEVEL P01	STANDARD	58
LOT 4	LOT 4 - LEVEL P01	STANDARD PARALLEL	3
			227
			282

SCHEDULE - PARKING - LOT 4 - PHASE 1

LOT	LEVEL	TYPE	COUNT
LOT 4 - Extended			
LOT 4 - Extended	LOT 4 - LEVEL P03	STANDARD	19
LOT 4 - Extended	LOT 4 - LEVEL P02	STANDARD	19
LOT 4 - Extended	LOT 4 - LEVEL P01	ACCESSIBLE PARKING	3
LOT 4 - Extended	LOT 4 - LEVEL P01	ACCESSIBLE VAN PARKING	1
LOT 4 - Extended	LOT 4 - LEVEL P01	STANDARD	13
			55
LOT 4			
LOT 4	LOT 4 - LEVEL P03	STANDARD	75
LOT 4	LOT 4 - LEVEL P03	STANDARD PARALLEL	3
LOT 4	LOT 4 - LEVEL P02	STANDARD	32
LOT 4	LOT 4 - LEVEL P02	STANDARD PARALLEL	3
LOT 4	LOT 4 - LEVEL P01	ACCESSIBLE PARKING	8
LOT 4	LOT 4 - LEVEL P01	ACCESSIBLE VAN PARKING	1
LOT 4	LOT 4 - LEVEL P01	STANDARD	56
LOT 4	LOT 4 - LEVEL P01	STANDARD PARALLEL	2
			219
			273

EV PARKING REQUIREMENTS
LOT 4: 13 (8% OF STALLS PER CAL GREEN 2016 § 136.5.2)

CLEAN AIR VEHICLE REQUIREMENTS
LOT 4: 17 (8% OF STALLS PER CAL GREEN 2016 § 136.5.2.3)

BICYCLE PARKING REQUIREMENTS*
LOT 4:
SHORT TERM 11
LONG TERM 11

*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN BEING THE MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL GREEN 2016 § 136.4 1.1 & § 136.4 1.2

GENERAL NOTES

1. SEE SHEET A 0 1.52 FOR VEHICULAR AND PEDESTRIAN CIRCULATION PLAN

DATE	DESCRIPTION
FEB 26, 2018	FORMAL PROJECT APPLICATION

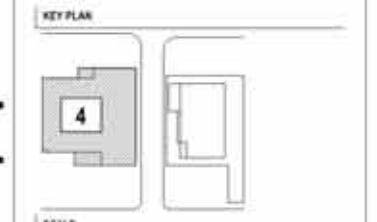
SEAL / SIGNATURE

NOT FOR CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

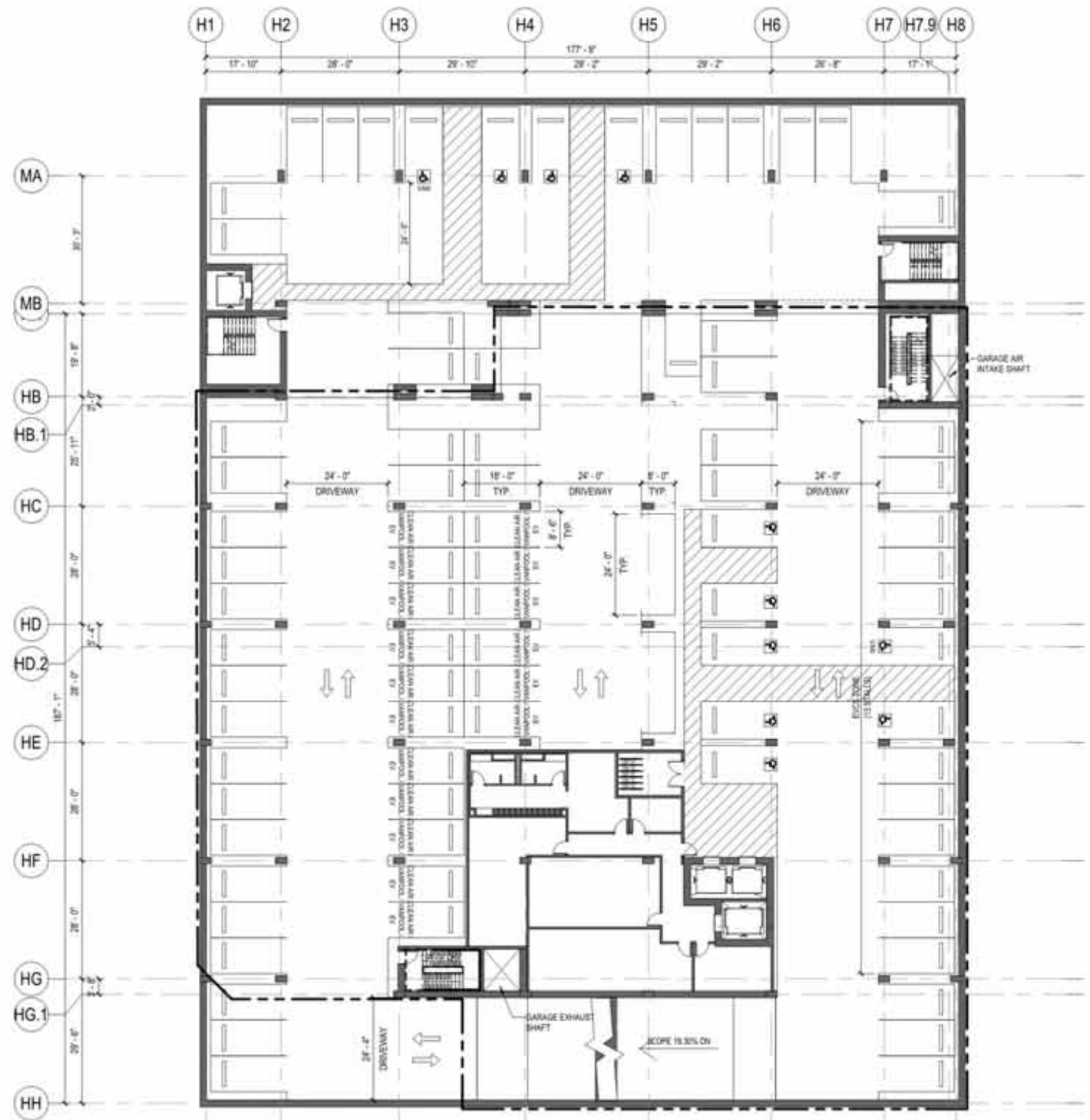
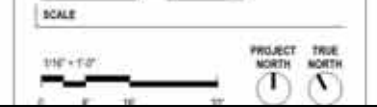
PROJECT NUMBER
18.7711.000

DESCRIPTION
LOT 4 - FLOOR PLAN - LEVEL P1



LEGEND

PROPERTY LINE
SETBACK LINES



701 | 727 W. EVELYN AVENUE
Mountain View, CA
MARWOOD MV MANAGER LLC

COMBINED GARAGE - LEVEL P03
(FOR REFERENCE ONLY)
17 October 2018 p.27

SHEET NOTES

PARKING PER DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN CITY OF MOUNTAIN VIEW AND RGC MOUNTAIN VIEW L.L.C. MAY 25, 2017

SCHEDULE - PARKING

LEVEL	COUNT
LOT 4	
LOT 4 - LEVEL P02	79
LOT 4 - LEVEL P01	75
LOT 4 - LEVEL P01	85
	239
LOT 4 - Extended	
LOT 4 - LEVEL P02	19
LOT 4 - LEVEL P02	19
LOT 4 - LEVEL P01	15
	53
LOT 8	
LOT 8 - LEVEL P02	96
LOT 8 - LEVEL P02	37
LOT 8 - LEVEL P01	53
	186
	441



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94031

Gensler

225 BROADWAY, SUITE 100
SAN DIEGO CA 92101
UNITED STATES
TEL: 619 557 2500
FAX: 619 557 2500

SCHEDULE - PARKING - LOT 4 - PHASE 2

LOT	LEVEL	TYPE	COUNT
LOT 4 - Extended			
LOT 4 - Extended	LOT 4 - LEVEL P01	STANDARD	19
LOT 4 - Extended	LOT 4 - LEVEL P02	STANDARD	19
LOT 4 - Extended	LOT 4 - LEVEL P01	ACCESSIBLE PARKING	3
LOT 4 - Extended	LOT 4 - LEVEL P01	ACCESSIBLE VAN PARKING	1
LOT 4 - Extended	LOT 4 - LEVEL P01	STANDARD	13
			55
LOT 4			
LOT 4	LOT 4 - LEVEL P01	STANDARD	77
LOT 4	LOT 4 - LEVEL P01	STANDARD PARALLEL	4
LOT 4	LOT 4 - LEVEL P02	STANDARD	34
LOT 4	LOT 4 - LEVEL P02	STANDARD PARALLEL	4
LOT 4	LOT 4 - LEVEL P01	ACCESSIBLE PARKING	8
LOT 4	LOT 4 - LEVEL P01	ACCESSIBLE VAN PARKING	1
LOT 4	LOT 4 - LEVEL P01	STANDARD	58
LOT 4	LOT 4 - LEVEL P01	STANDARD PARALLEL	3
			227
			282

SCHEDULE - PARKING - LOT 4 - PHASE 1

LOT	LEVEL	TYPE	COUNT
LOT 4 - Extended			
LOT 4 - Extended	LOT 4 - LEVEL P03	STANDARD	19
LOT 4 - Extended	LOT 4 - LEVEL P02	STANDARD	19
LOT 4 - Extended	LOT 4 - LEVEL P01	ACCESSIBLE PARKING	3
LOT 4 - Extended	LOT 4 - LEVEL P01	ACCESSIBLE VAN PARKING	1
LOT 4 - Extended	LOT 4 - LEVEL P01	STANDARD	13
			55
LOT 4			
LOT 4	LOT 4 - LEVEL P03	STANDARD	75
LOT 4	LOT 4 - LEVEL P03	STANDARD PARALLEL	3
LOT 4	LOT 4 - LEVEL P02	STANDARD	32
LOT 4	LOT 4 - LEVEL P02	STANDARD PARALLEL	3
LOT 4	LOT 4 - LEVEL P01	ACCESSIBLE PARKING	8
LOT 4	LOT 4 - LEVEL P01	ACCESSIBLE VAN PARKING	1
LOT 4	LOT 4 - LEVEL P01	STANDARD	96
LOT 4	LOT 4 - LEVEL P01	STANDARD PARALLEL	2
			219
			273

BICYCLE PARKING REQUIREMENT*

LOT 4:	
SHORT TERM	11
LONG TERM	13

*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN BEING THE MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL GREEN 2018 §§ 106.4 1.1 & §§ 106.4 1.2

1. SEE SHEET A-0.1.52 FOR VEHICULAR AND PEDESTRIAN CIRCULATION PLAN

DATE	DESCRIPTION
FEB 26, 2018	FORMAL PROJECT APPLICATION

SEAL / SIGNATURE

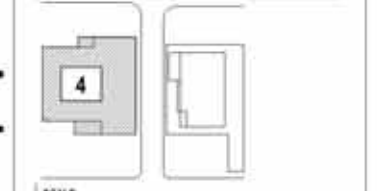
NOT FOR CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
18.7711.000

DESCRIPTION
LOT 4 - FLOOR PLAN - LEVEL P2

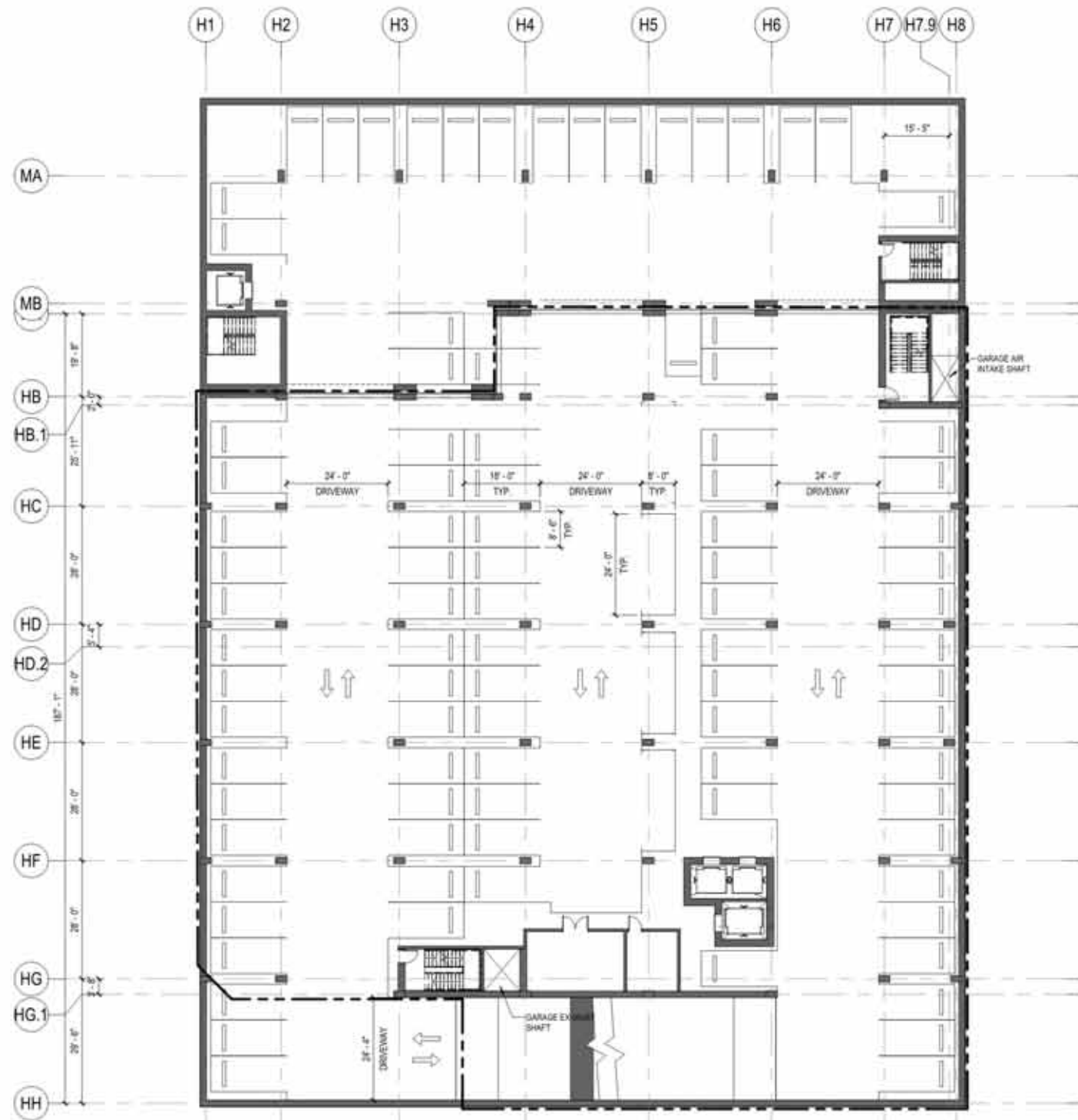
KEY PLAN



LEGEND



SCALE



701 | 727 W. EVELYN AVENUE
Mountain View, CA
MARWOOD MV MANAGER LLC

COMBINED GARAGE -LEVEL P02
(FOR REFERENCE ONLY)
17 October 2018 p.28

SHEET NOTES

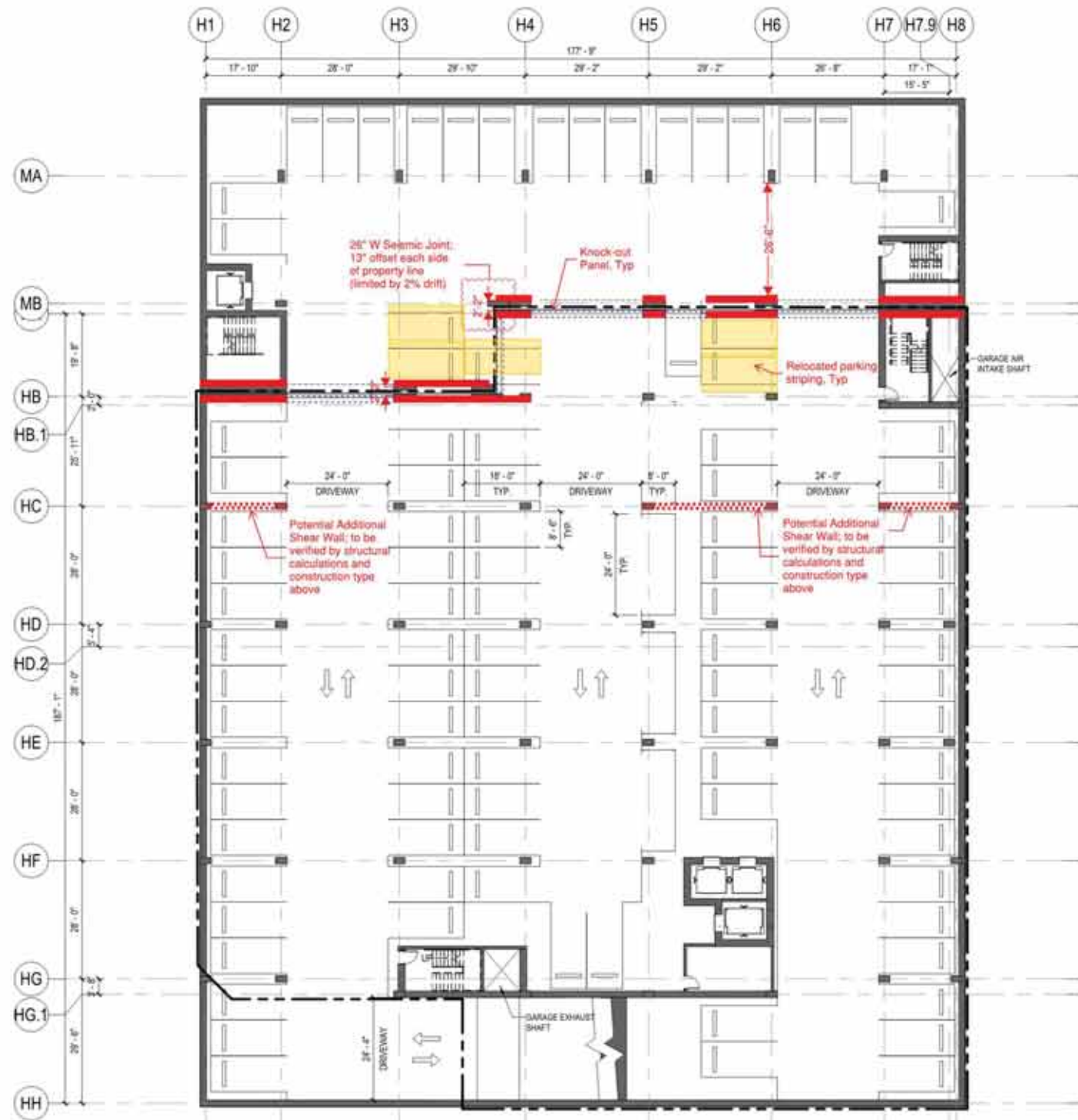
PARKING PER DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN CITY OF MOUNTAIN VIEW AND RGC MOUNTAIN VIEW, LLC, MAY 25, 2017



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94031

Gensler

225 BROADWAY, SUITE 100
SAN DIEGO CA 92101
UNITED STATES
TEL: 619 557 2500
FAX: 619 557 2501



SCHEDULE - PARKING - LOT 4 - PHASE 2

LOT	LEVEL	TYPE	COUNT
LOT 4 - Extended	LOT 4 - LEVEL P01	STANDARD	19
LOT 4 - Extended	LOT 4 - LEVEL P02	STANDARD	19
LOT 4 - Extended	LOT 4 - LEVEL P01	ACCESSIBLE PARKING	3
LOT 4 - Extended	LOT 4 - LEVEL P01	ACCESSIBLE VAN PARKING	1
LOT 4 - Extended	LOT 4 - LEVEL P01	STANDARD	13
			55

LOT 4	LOT 4 - LEVEL P01	STANDARD	77
LOT 4	LOT 4 - LEVEL P01	STANDARD PARALLEL	4
LOT 4	LOT 4 - LEVEL P02	STANDARD	34
LOT 4	LOT 4 - LEVEL P02	STANDARD PARALLEL	4
LOT 4	LOT 4 - LEVEL P01	ACCESSIBLE PARKING	8
LOT 4	LOT 4 - LEVEL P01	ACCESSIBLE VAN PARKING	1
LOT 4	LOT 4 - LEVEL P01	STANDARD	58
LOT 4	LOT 4 - LEVEL P01	STANDARD PARALLEL	3
			227
			282

SCHEDULE - PARKING - LOT 4 - PHASE 1

LOT	LEVEL	TYPE	COUNT
LOT 4 - Extended	LOT 4 - LEVEL P03	STANDARD	19
LOT 4 - Extended	LOT 4 - LEVEL P02	STANDARD	19
LOT 4 - Extended	LOT 4 - LEVEL P01	ACCESSIBLE PARKING	3
LOT 4 - Extended	LOT 4 - LEVEL P01	ACCESSIBLE VAN PARKING	1
LOT 4 - Extended	LOT 4 - LEVEL P01	STANDARD	13
			55

LOT 4	LOT 4 - LEVEL P03	STANDARD	73
LOT 4	LOT 4 - LEVEL P03	STANDARD PARALLEL	3
LOT 4	LOT 4 - LEVEL P02	STANDARD	32
LOT 4	LOT 4 - LEVEL P02	STANDARD PARALLEL	3
LOT 4	LOT 4 - LEVEL P01	ACCESSIBLE PARKING	8
LOT 4	LOT 4 - LEVEL P01	ACCESSIBLE VAN PARKING	1
LOT 4	LOT 4 - LEVEL P01	STANDARD	56
LOT 4	LOT 4 - LEVEL P01	STANDARD PARALLEL	2
			218
			273

BICYCLE PARKING REQUIREMENT*

LOT 4:	
SHORT TERM	11
LONG TERM	13

*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL GREEN 2018 §§ 106.4 1.1 & §§ 106.4 1.2

1. SEE SHEET A-0.1.52 FOR VEHICULAR AND PEDESTRIAN CIRCULATION PLAN

DATE	DESCRIPTION
FEB 26, 2018	FORMAL PROJECT APPLICATION

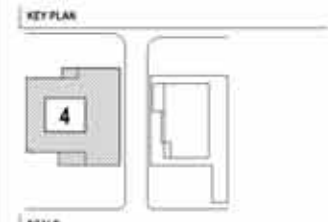
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NOT FOR CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

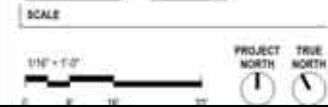
PROJECT NUMBER
18.7711.000

DESCRIPTION
LOT 4 - FLOOR PLAN - LEVEL P0



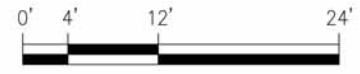
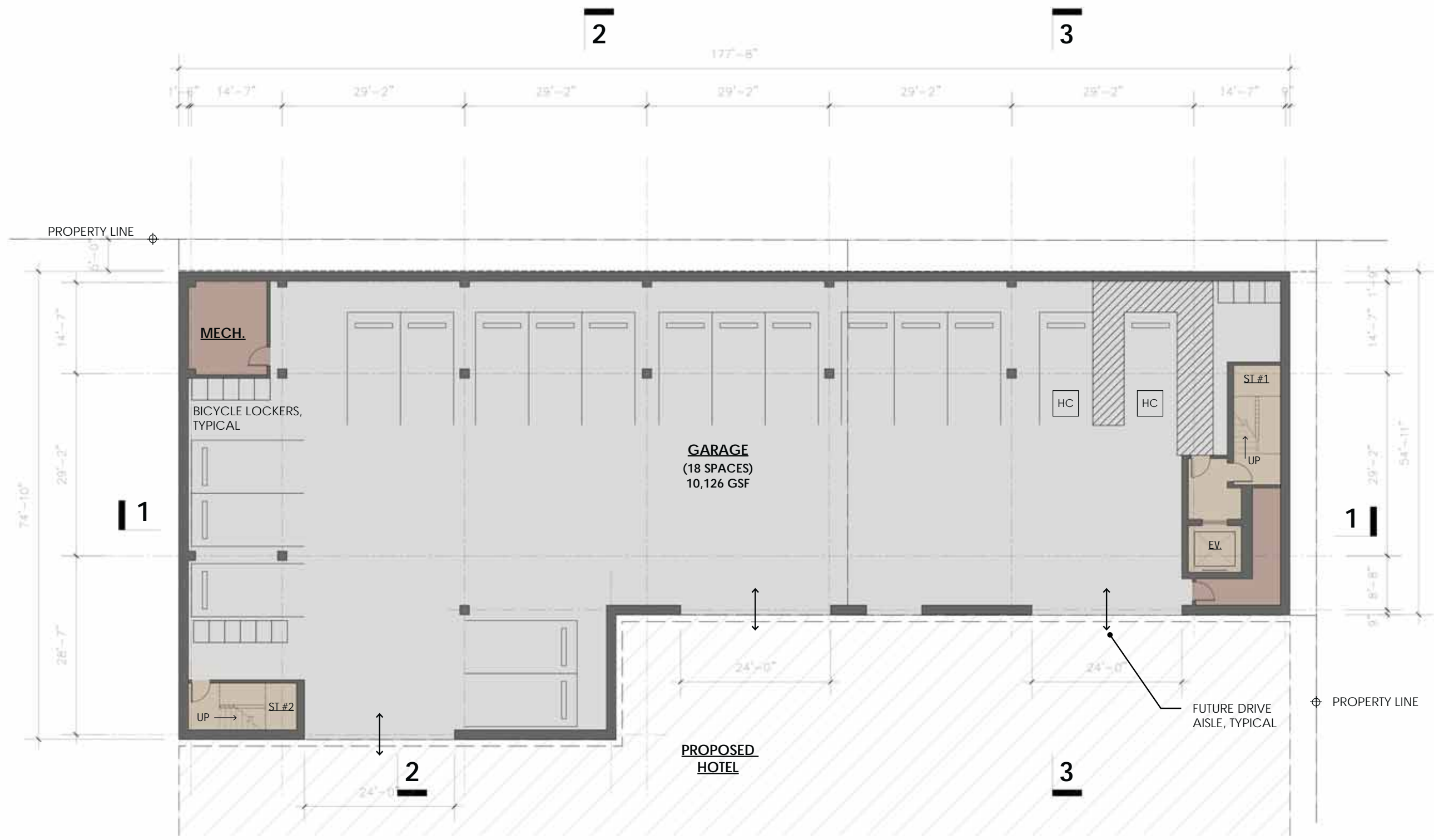
LEGEND

---	PROPERTY LINE
---	SETBACK LINES



701 | 727 W. EVELYN AVENUE
Mountain View, CA
MARWOOD MV MANAGER LLC

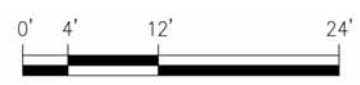
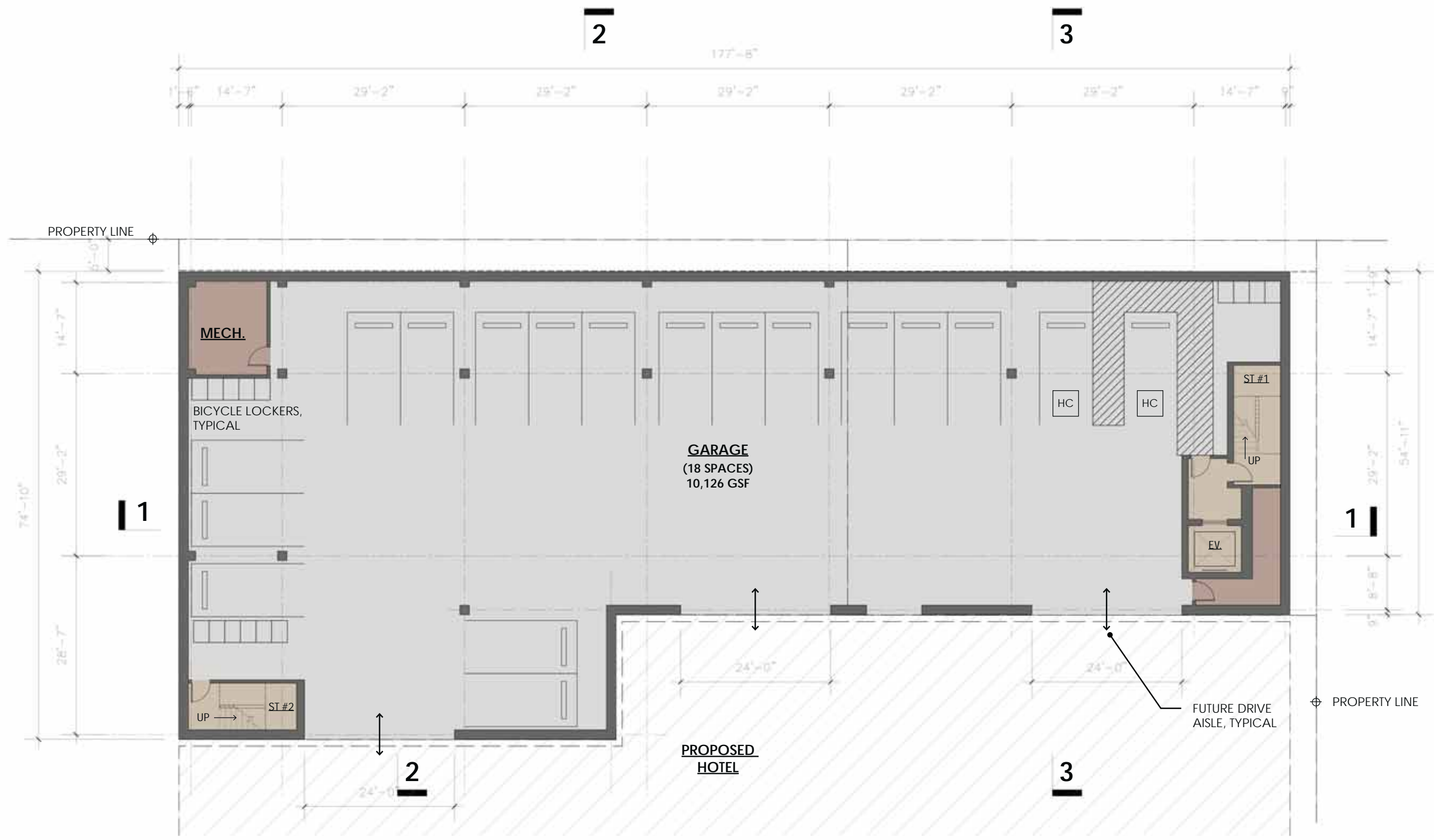
COMBINED GARAGE - LEVEL P01
(FOR REFERENCE ONLY)
17 October 2018 p.29



Note: See p38 for Building Sections

Note: Final plan layout of Lot 4 pending coordination with Proposed Hotel Garage.

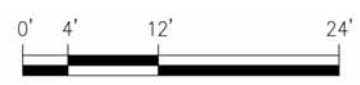
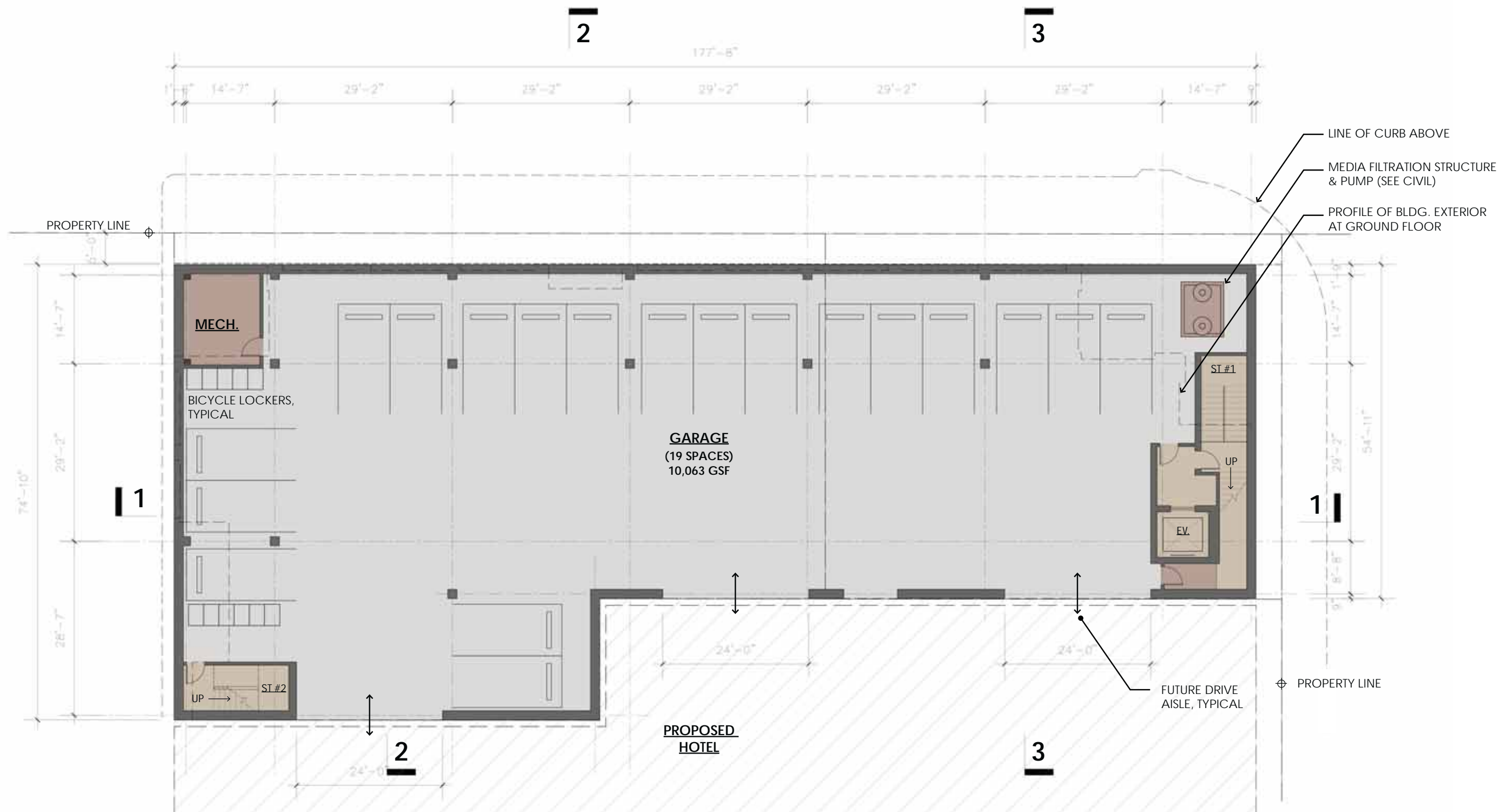
	GSF	NSF
GARAGE	10,126	9,549
VERTICAL CIRCULATION	594	—
MECHANICAL/SERVICES	426	—
TOTAL FLOOR AREA	11,146	—



Note: See p38 for Building Sections

Note: Final plan layout of Lot 4 pending coordination with Proposed Hotel Garage.

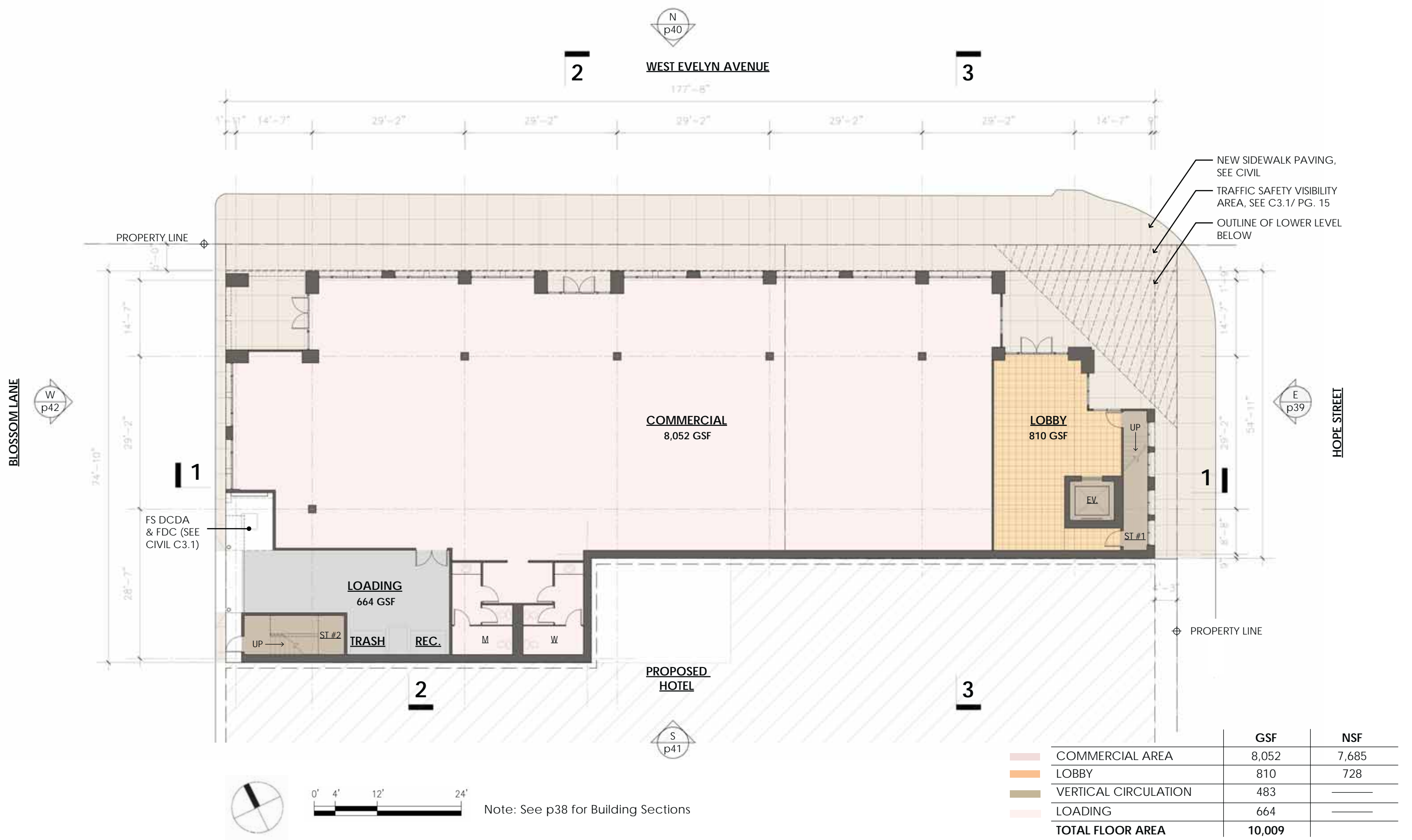
	GSF	NSF
GARAGE	10,126	9,549
VERTICAL CIRCULATION	594	—
MECHANICAL/SERVICES	426	—
TOTAL FLOOR AREA	11,146	—



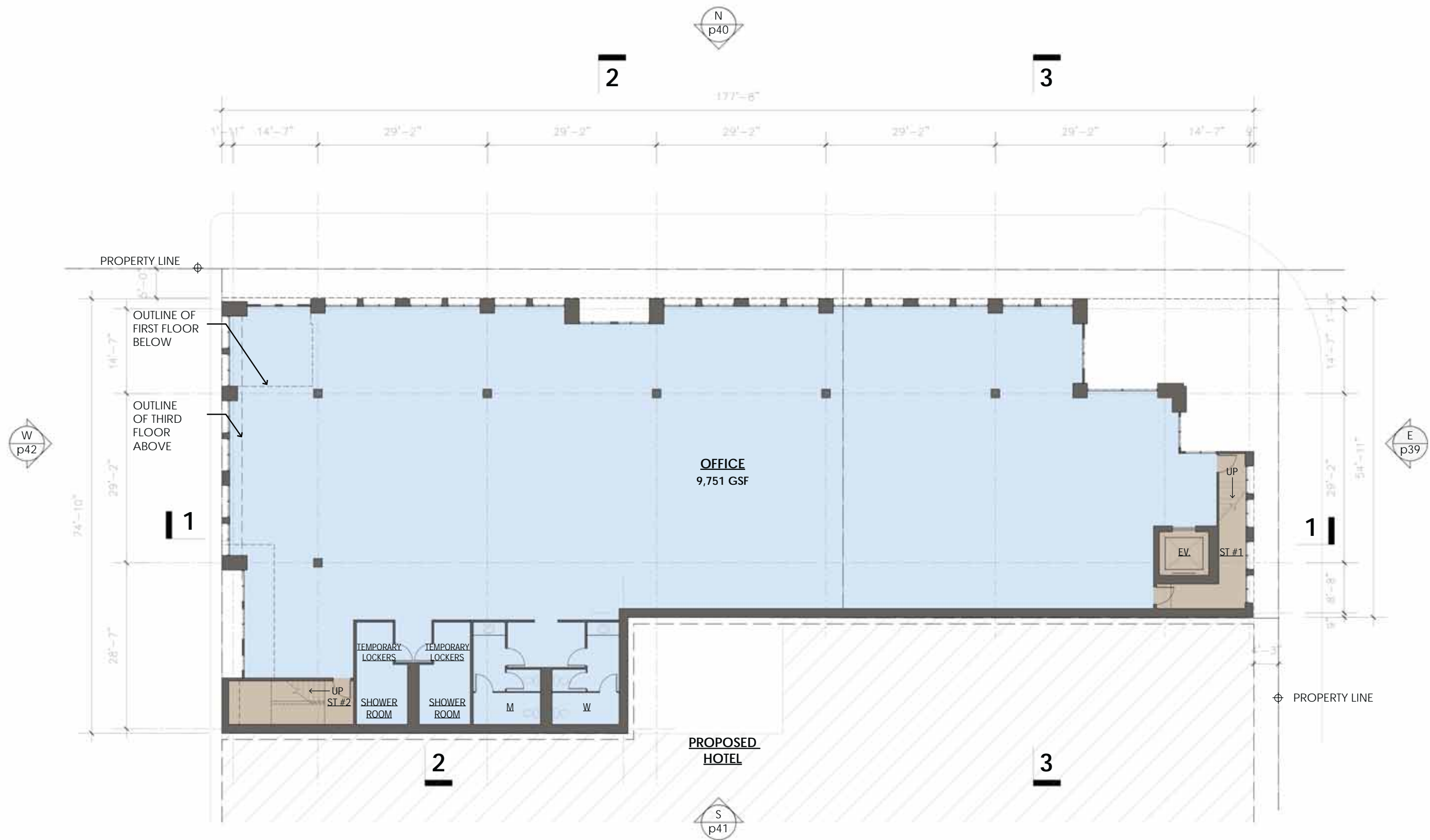
Note: See p38 for Building Sections

Note: Final plan layout of Lot 4 pending coordination with Proposed Hotel Garage.

	GSF	NSF
GARAGE	10,063	9,486
VERTICAL CIRCULATION	594	—
MECHANICAL/SERVICES	489	—
TOTAL FLOOR AREA	11,146	—



	GSF	NSF
COMMERCIAL AREA	8,052	7,685
LOBBY	810	728
VERTICAL CIRCULATION	483	—
LOADING	664	—
TOTAL FLOOR AREA	10,009	



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E
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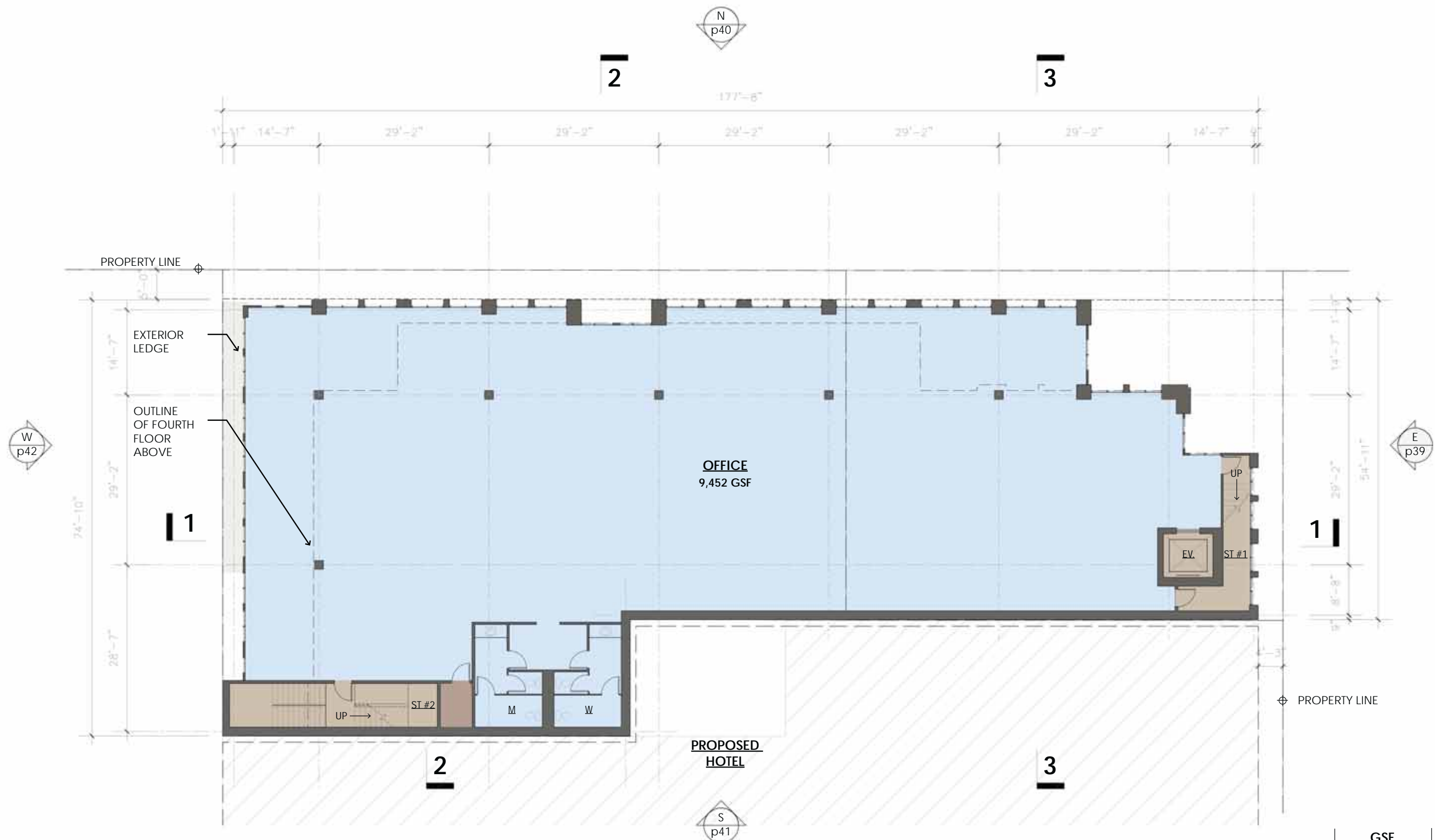
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p40

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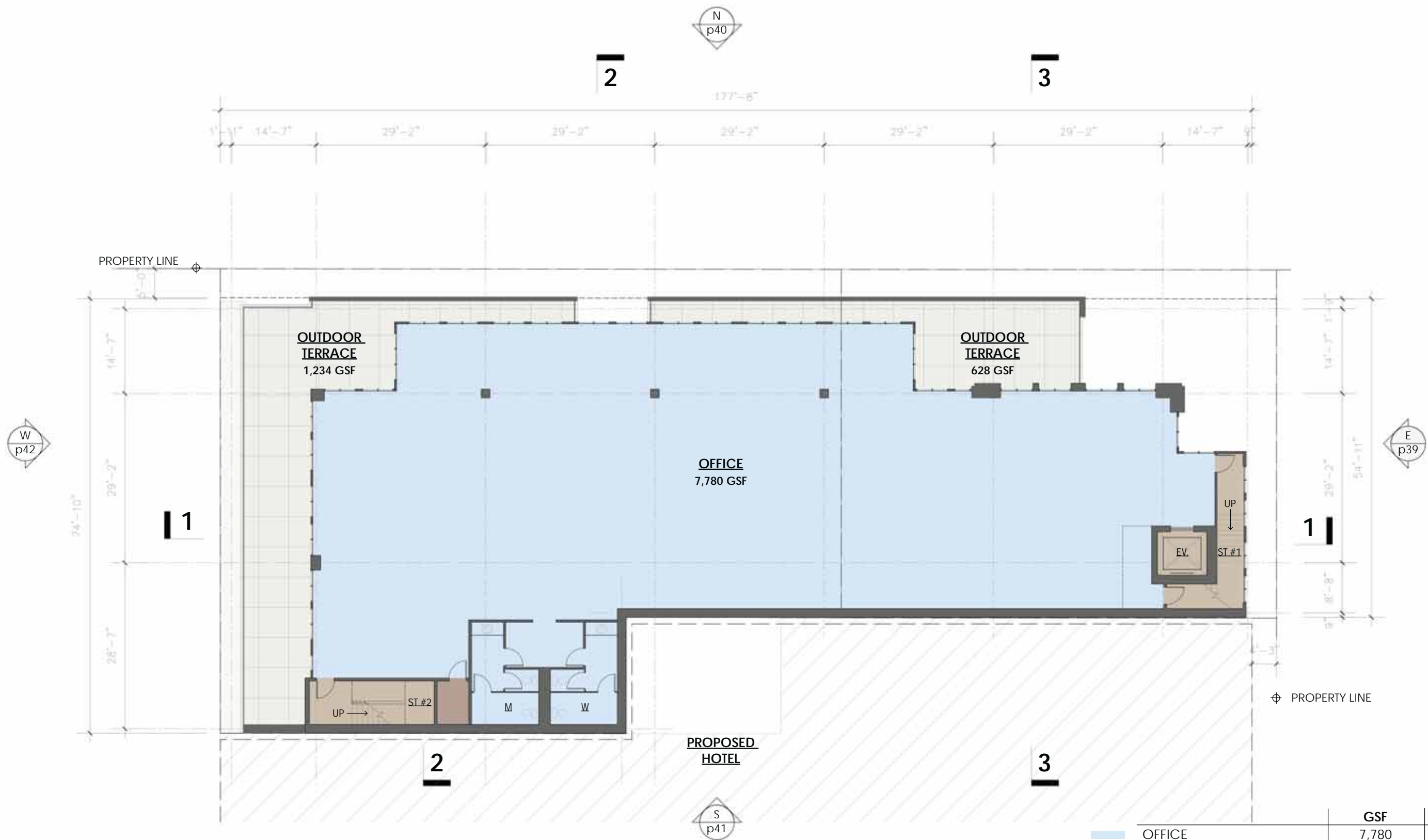
Note: See p38 for Building Sections

	GSF	NSF
OFFICE	9,751	9,310
VERTICAL CIRCULATION	574	—
TOTAL FLOOR AREA	10,325	—



Note: See p38 for Building Sections

	GSF	NSF
OFFICE	9,452	9,062
VERTICAL CIRCULATION	693	—
MECHANICAL/SERVICE	52	—
TOTAL FLOOR AREA	10,197	—



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p39

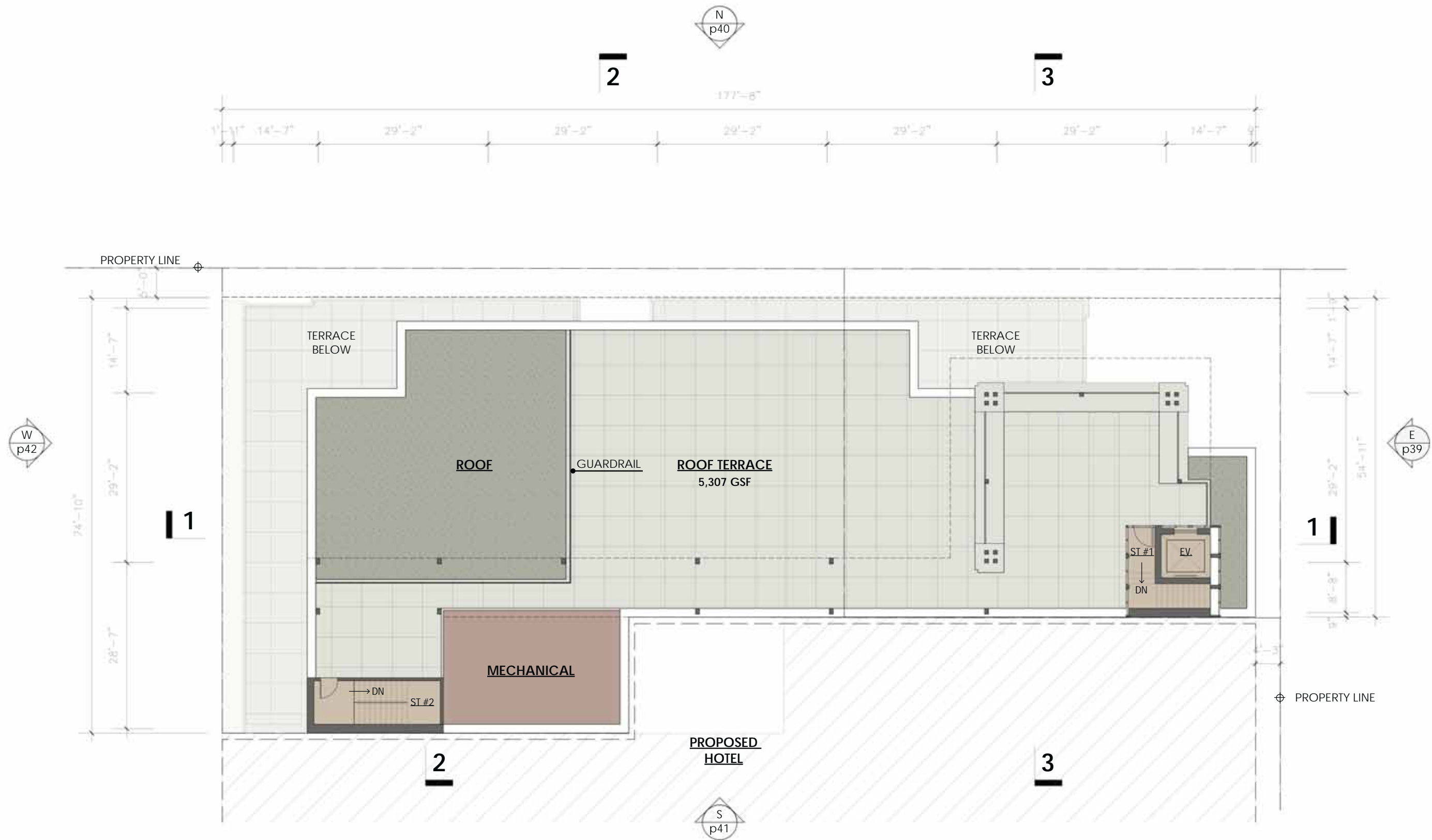
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Note: See p38 for Building Sections

	GSF	NSF
OFFICE	7,780	7,450
VERTICAL CIRCULATION	529	—
MECHANICAL/SERVICE	52	—
TOTAL FLOOR AREA	8,361	—
TERRACE	1,862	—



W
p42

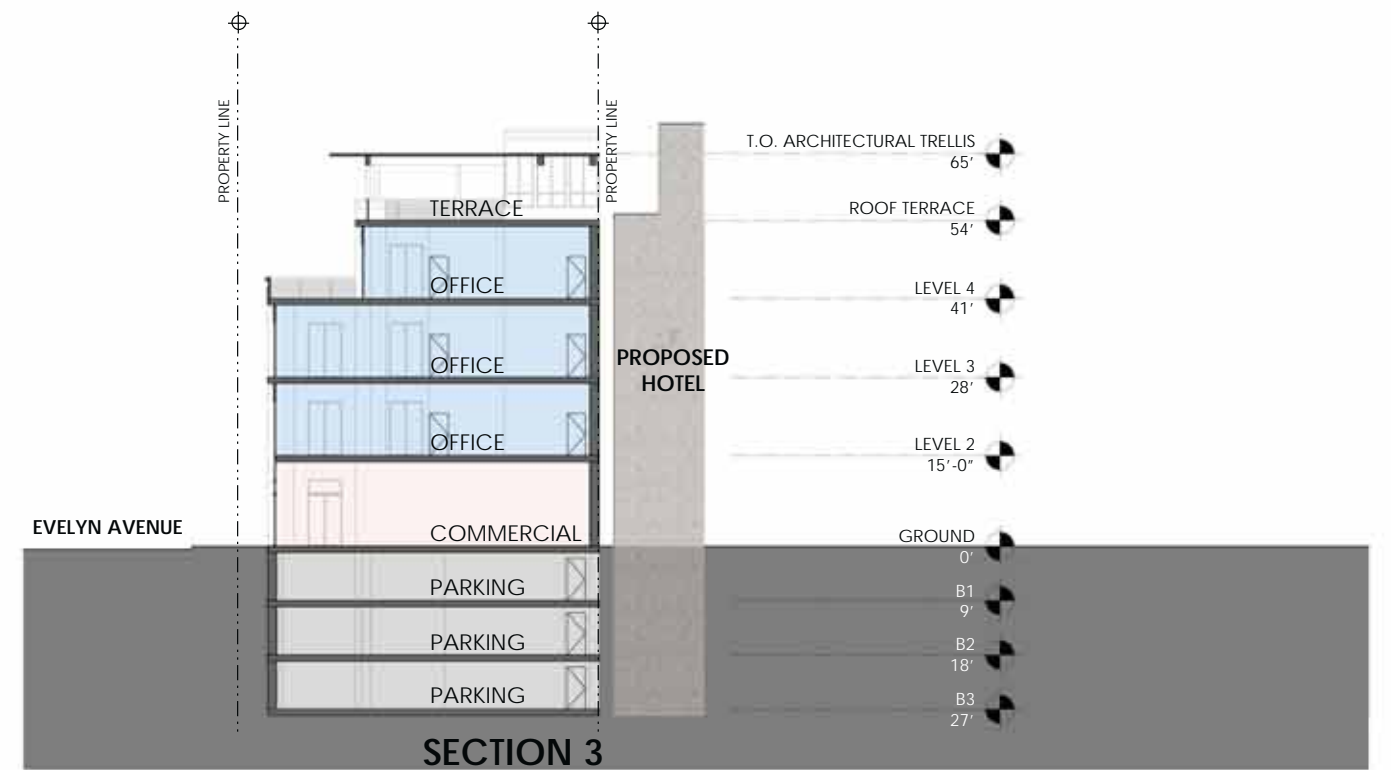
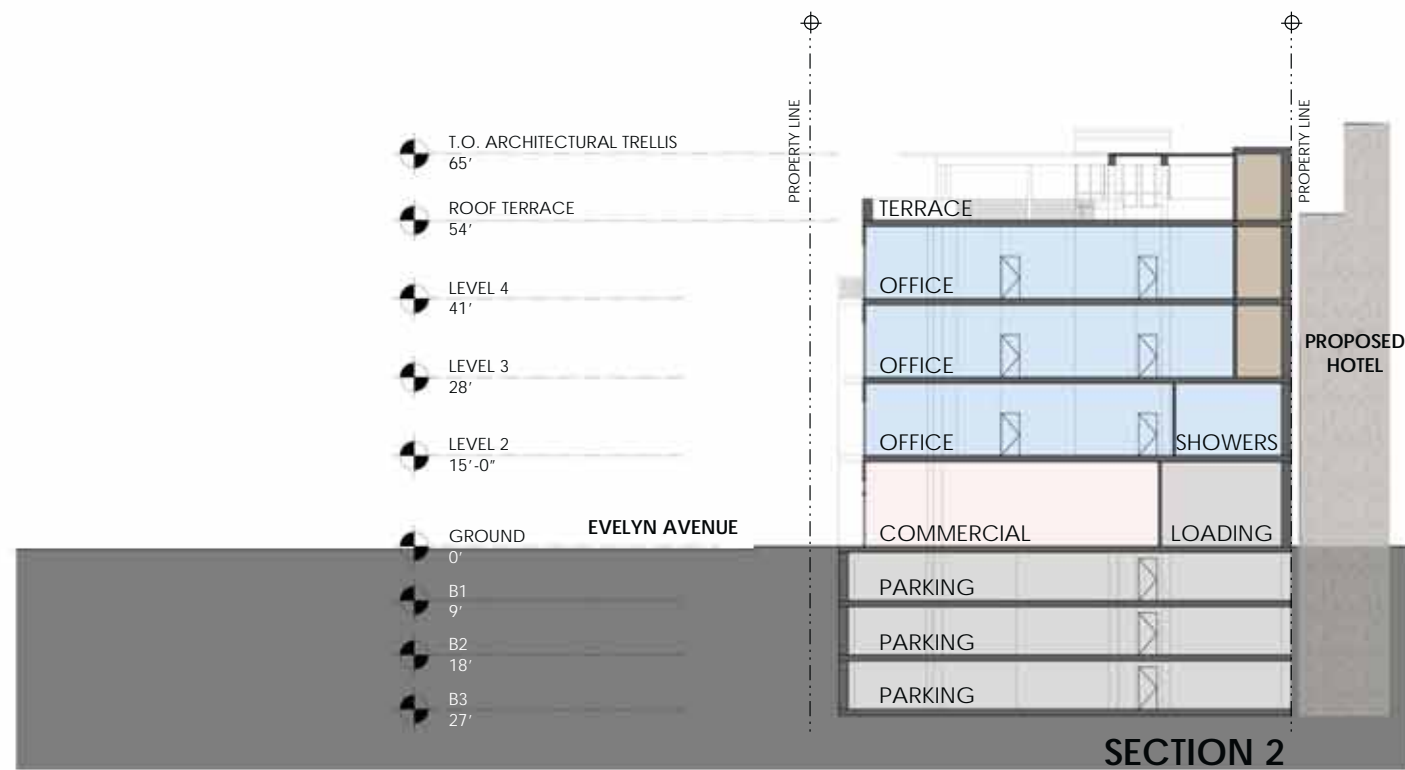
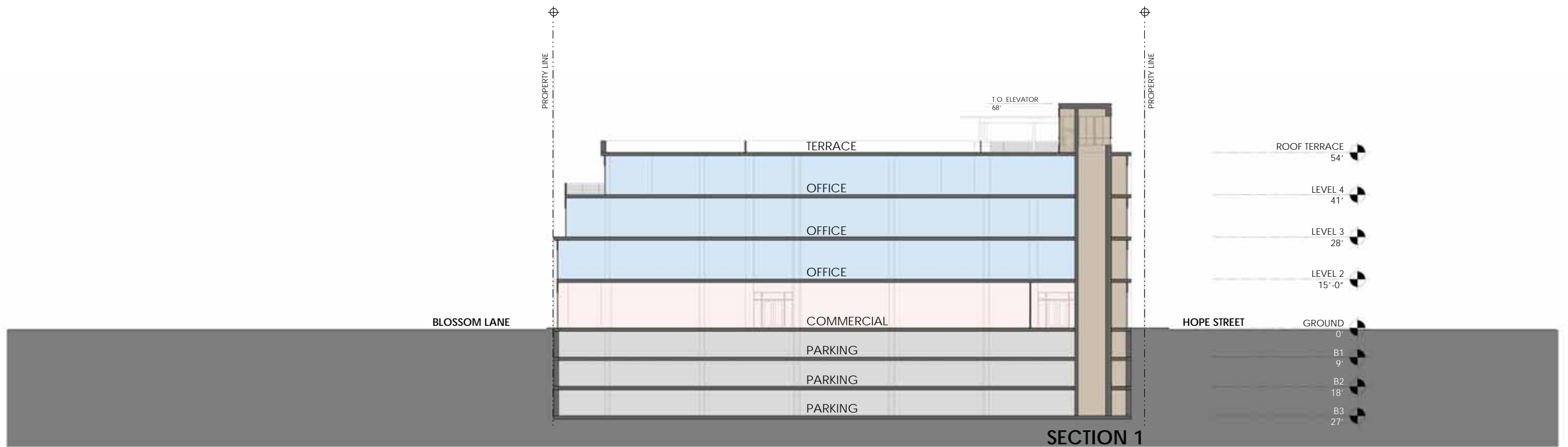
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p41



Note: See p38 for Building Sections

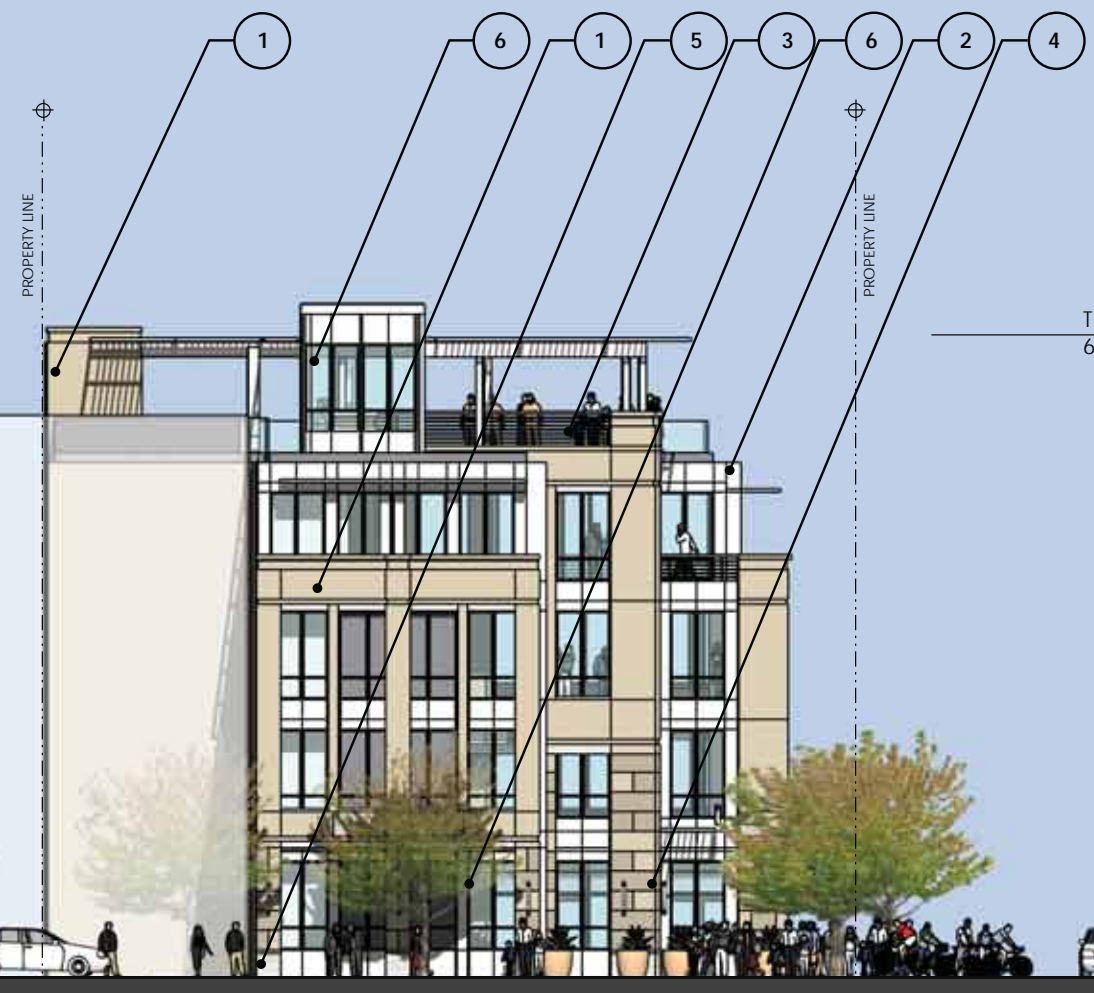
	GSF
ROOF TERRACE	5,307
VERTICAL CIRCULATION	478



MATERIALS AND FINISHES LEGEND

- 1. CEMENT PLASTER FINISH
- 2. WARM GREY METAL PANEL
- 3. METAL RAIL
- 4. FRENCH LIMESTONE
- 5. SANDSTONE WATERTABLE
- 6. METAL FRAMED WINDOWS - NONREFLECTIVE CLEAR GLASS

PROPOSED ADJACENT HOTEL



T.O. ARCHITECTURAL TRELLIS
65'

ROOF TERRACE
54'

LEVEL 4
41'

LEVEL 3
28'

LEVEL 2
15'-0"

GROUND
0'

55' MAX. HEIGHT

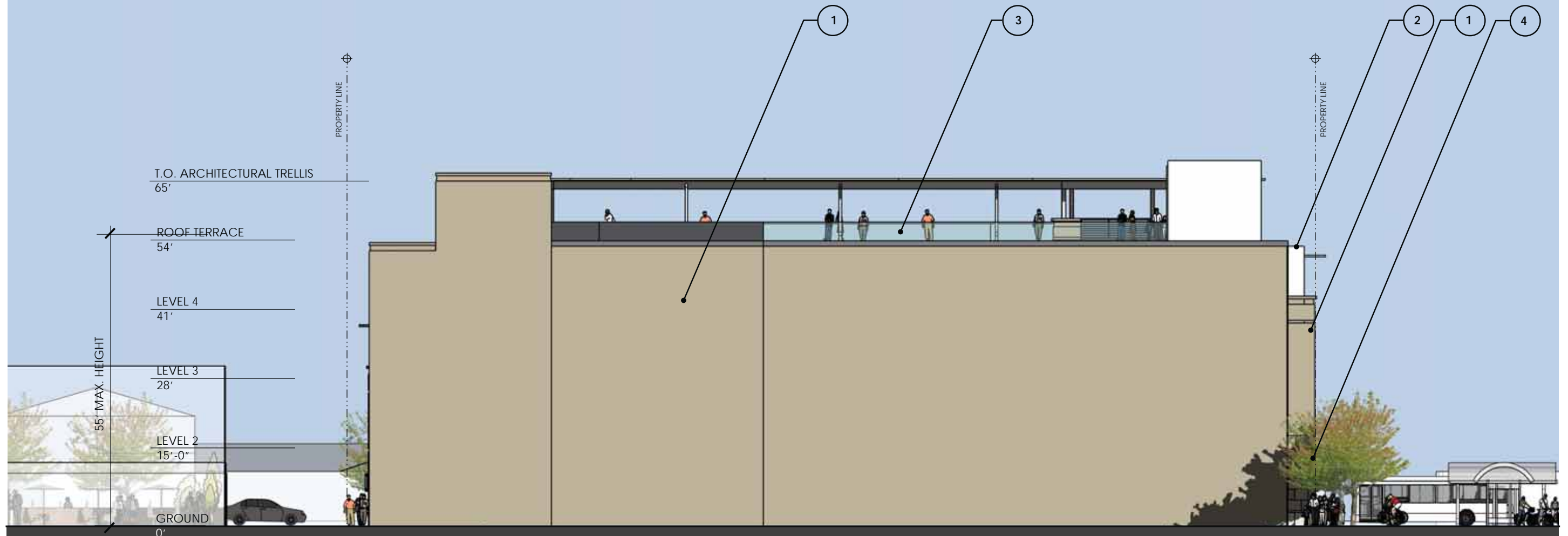
MATERIALS AND FINISHES LEGEND

- 1. CEMENT PLASTER FINISH
- 2. WARM GREY METAL PANEL
- 3. METAL RAIL
- 4. FRENCH LIMESTONE
- 5. SANDSTONE WATERTABLE
- 6. METAL FRAMED WINDOWS - NONREFLECTIVE CLEAR GLASS



MATERIALS AND FINISHES LEGEND

- 1. CEMENT PLASTER FINISH
- 2. WARM GREY METAL PANEL
- 3. METAL RAIL
- 4. FRENCH LIMESTONE
- 5. SANDSTONE WATERTABLE
- 6. METAL FRAMED WINDOWS - NONREFLECTIVE CLEAR GLASS



T.O. ARCHITECTURAL TRELLIS
65'

ROOF TERRACE
54'

LEVEL 4
41'

LEVEL 3
28'

LEVEL 2
15'-0"

GROUND
0'

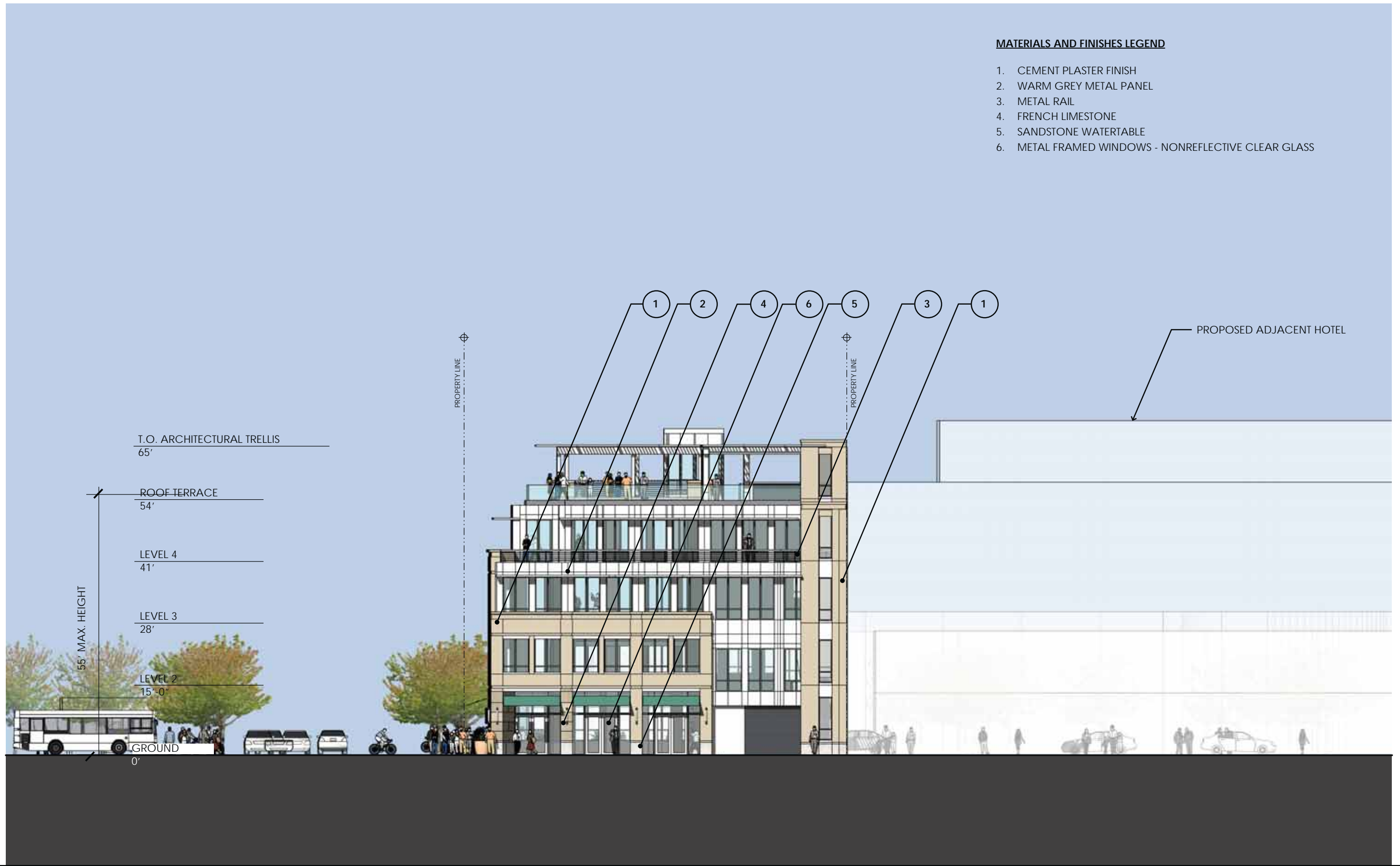
55' MAX. HEIGHT

PROPERTY LINE

PROPERTY LINE

MATERIALS AND FINISHES LEGEND

- 1. CEMENT PLASTER FINISH
- 2. WARM GREY METAL PANEL
- 3. METAL RAIL
- 4. FRENCH LIMESTONE
- 5. SANDSTONE WATERTABLE
- 6. METAL FRAMED WINDOWS - NONREFLECTIVE CLEAR GLASS







PARTIAL ELEVATION

WARM GRAY METAL PANEL

RECESSED WINDOWS

CEMENT PLASTER

COLORED FABRIC AWNING

BASE DETAIL:
WATER TABLE & ACCENTUATED SILL



RECESSED WINDOW DETAIL

BULKHEAD

RECESSED ENTRANCE

RECESSED WINDOWS

FRENCH LIMESTONE

BASE DETAIL:
WATER TABLE & ACCENTUATED SILL



GROUND LEVEL STOREFRONT DETAIL



PARTIAL ELEVATION

SUN SHADE

RECESSED TOP FLOOR

LIMESTONE PARAPET
CAP

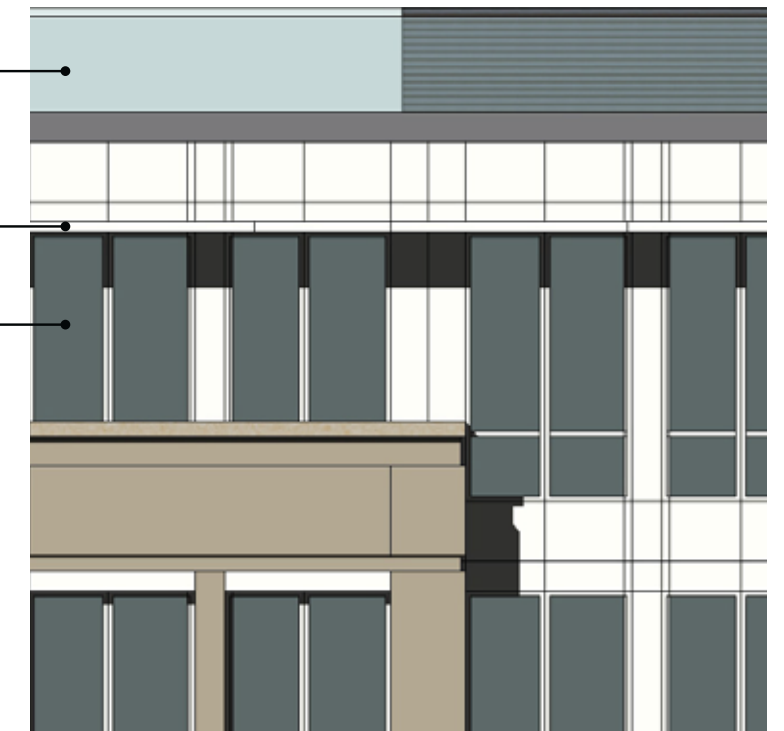


ROOFLINE DETAIL

ROOF DECK GLASS
RAILING

SUN SHADE

RECESSED TOP FLOOR



ROOFLINE DETAIL