

747 WEST DANA STREET

MOUNTAIN VIEW, CA



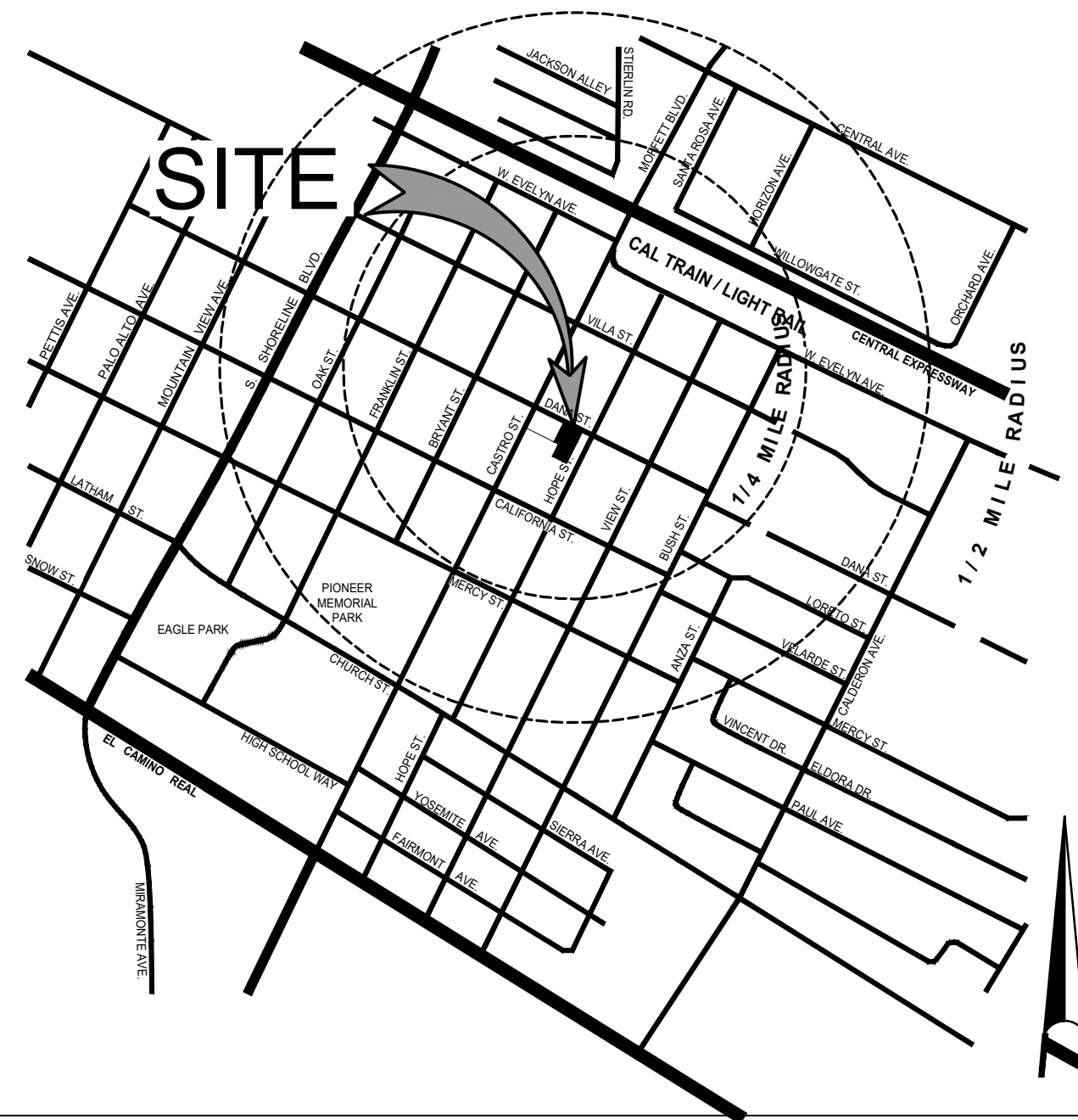
NEW BUILDING
747 WEST DANA
STREET

MOUNTAIN VIEW,
CALIFORNIA



KENNETH RODRIGUES & PARTNERS, INC.
445 North Whisman Road, Suite 200
Mountain View, CA 95035-0700

VICINITY MAP



PROJECT INFORMATION

ZONING: P(19) DOWNTOWN, H (HISTORIC)
 APN: 158-23-042
 LOT AREA: 3,140 SF
 NEW BUILDING AREA per Planning: 8,552 SF
 NEW BUILDING AREA per CBC: 8,802 SF includes occupied roof deck covered area (CBC 503.1.4)
 FIRST FLOOR AREA: 2,737 SF
 BUILDING COVERAGE: 0.872
 FAR: 2.72
 RETAIL AREA (FIRST FLOOR): 1,594 SF
 OFFICE AREA: 6,958 SF

PLANNING FILE NUMBERS: PL-2020-134 & PL-2020-133

PROJECT TEAM

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CONTRACTOR:
 METHOD CONSTRUCTION, INC.
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 GILROY, CA 95020
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PROJECT NARRATIVE

THE PROJECT IS LOCATED AT 747 WEST DANA STREET ADJACENT TO AN EXISTING 2-STORY RETAIL/OFFICE BUILDING AT 301 CASTRO STREET. THE PROPOSED PROJECT IS SEEKING A DEVELOPMENT PERMIT TO DEMOLISH THE EXISTING 1-STORY RETAIL BUILDING AND PATIO AT 747 WEST DANA STREET, CONSISTING OF 2,342 SQ. FT., AND TO CONSTRUCT A THREE-STORY OFFICE/RETAIL BUILDING OF 8,552 SQ. FT., WITH AN OCCUPIED ROOF DECK. THIS NEW BUILDING WILL BE COMPRISED OF A FIRST-FLOOR RETAIL SPACE OF 1,594 SQ. FT. FRONTING ON W. DANA STREET, 1,143 SQ. FT. LOBBY FOR THE OFFICES ABOVE THAT FRONTS BLOSSOM LANE, AND SECOND TO THIRD FLOORS OF OFFICE SPACE TOTALING 5,182 SQ. FT. INCLUDED ON THE ROOF IS A DECK WITH OUTDOOR SEATING, PLANTERS, AND AMENITIES FOR THE OFFICE TENANTS. SOLAR PV PANELS COVER THE TRELLIS WHICH SHADES PART OF THE ROOF DECK. THERE IS 633 SQ. FT. OF ENCLOSED SPACE AT THE ROOF DECK.

PROPOSED USES OF THE PROJECT ARE CONSISTENT WITH SURROUNDING BUILDINGS THAT INCLUDE OFFICE, RETAIL AND RESTAURANT USES. THE PROPOSED DESIGN IS COMPATIBLE WITH THE DESIGN GUIDELINES OF THE DOWNTOWN PRECISE PLAN. MASSING OF THE NEW BUILDING PRESERVES THE RHYTHM AND PEDESTRIAN SCALE OF THE HISTORIC RETAIL DISTRICT BY HAVING A RELATIVELY NARROW BUILDING WIDTH ON WEST DANA STREET, AND BY BREAKING DOWN THE BLOSSOM LANE ELEVATION WITH VERTICAL ELEMENTS. A 9-FOOT DEEP PATIO AT THE THIRD FLOOR, ALONG W. DANA STREET, IS SET BACK FROM THE FAÇADE, ALSO HELPING REDUCE THE MASSING OF THE NEW BUILDING. WINDOWS ARE RECESSED 1'-6" ALONG BLOSSOM LANE AND 2'-6" ALONG WEST DANA STREET. GRADE LEVEL PLANTER BOXES ARE TUCKED INTO THESE RECESSES TO ADD PLANTING AT THE PEDESTRIAN LEVEL.

EXTERIOR MATERIALS OF THE NEW BUILDING INCLUDE PRECAST CONCRETE BASE, RAKED PRECAST CONCRETE PILASTERS, PAINTED PLASTER, PRECAST CONCRETE TRIM, BRONZE-FINISH ALUMINUM, AND GLASS. A PV/TRELLIS STRUCTURE AT THE ROOF DECK DEFINES THE AMENITY AREA. NATURAL MATERIALS ON FAÇADES WITH RICH DETAILS ARE HIGHLY COMPATIBLE WITH EXISTING ARCHITECTURE IN THE AREA, AND WILL WARM UP THE STREET ELEVATIONS. USE OF STUCCO AND TEXTURED PRECAST ON THE FAÇADE, 2-STORY ACCENT PILASTERS AND BRONZE ALUMINUM STOREFRONT FRAMES ECHO MATERIALS ON THE ADJACENT 301 CASTRO BUILDING, AS WELL AS OTHER DOWNTOWN BUILDINGS. THE FLAT ROOF IS CONSISTENT WITH MOST BUILDINGS IN THE HISTORIC DISTRICT. OTHER ARCHITECTURAL DETAILS INCLUDE CLEAR GLASS, DARK BRONZE PLANTERS, RAILINGS, LIGHT FIXTURES, AND METAL PANELS AT WINDOW SILLS AT THE FIRST AND SECOND FLOORS. DECORATIVE PAVERS ENHANCE THE RECESSED ENTRANCES ON BOTH WEST DANA STREET AND BLOSSOM LANE. WITHIN THE PLANTERS AT PEDESTRIAN LEVEL ON THE THREE FAÇADES, FINELY TEXTURED AND COLORFUL PLANT MATERIALS ENHANCE THE EXPERIENCE FOR PEDESTRIANS.

THE 747 WEST DANA BUILDING WILL PROVIDE A SOPHISTICATED PRESENCE AND STYLE WHICH WILL LARGELY ENHANCE THE CHARACTER AND RICHNESS IN THE HISTORIC DOWNTOWN, REINFORCING THE CONTINUITY AND STRENGTH OF A LIVELY PEDESTRIAN ENVIRONMENT IN DOWNTOWN MOUNTAIN VIEW.

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- E-1 PRELIMINARY PHOTOMETRIC
- 1 (E) LOT CONFIGURATIONS - LOT LINE ADJ.
- 2 PROPOSED LOT CONFIGURATIONS - LOT LINE ADJ.

KEYMAP

REVISION

01.04.21	PLANNING DEPARTMENT RESUBMITTAL
05.17.21	FORMAL PLANNING RESUBMITTAL
07.06.21	FORMAL PLANNING RESUBMITTAL #PL-2020-133
09.30.21	FORMAL PLANNING RESUBMITTAL #PL-2020-133
10.08.21	FORMAL PLANNING RESUBMITTAL #PL-2020-133

PROJECT NO. 32.632 DATE 01.04.21

DRAWN BY SCALE AS SHOWN

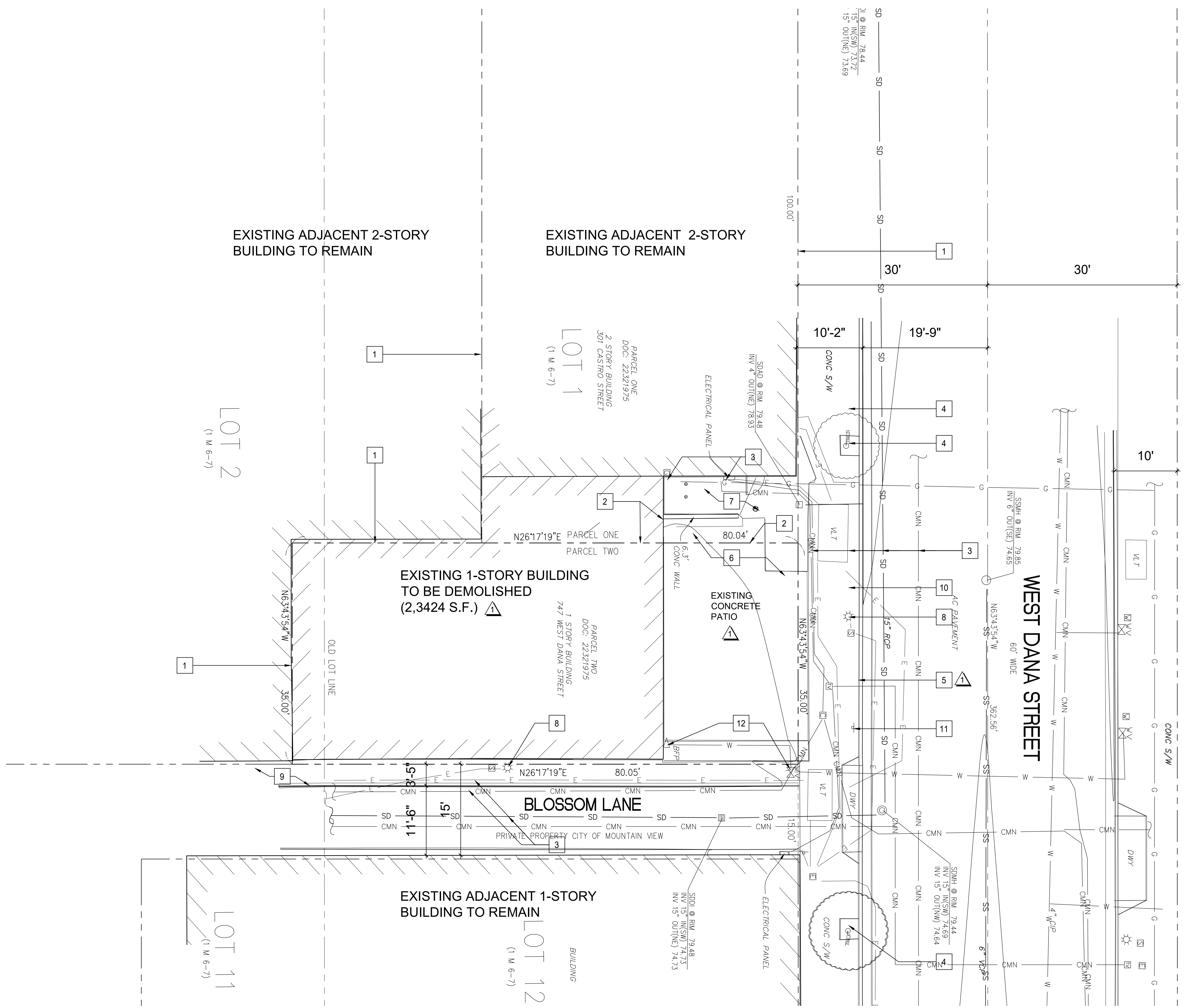
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TITLE SHEET

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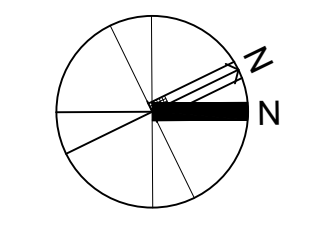
GENERAL PROJECT DESCRIPTION

- THIS PROPOSED BUILDING IS A 3-STORY COMMERCIAL / OFFICE WITH AN OCCUPIED ROOF DECK. THE ROOF DECK WILL ONLY BE OCCUPIED DURING NORMAL BUSINESS HOURS (8 AM-6 PM) AND NOT INCLUDE ANY AMPLIFIED NOISE OR MUSIC.
- FOR BUILDING CORE PURPOSES THE BUILDING IS CONSIDERED A 4-STORY BUILDING - CONSTRUCTION TYPE II-B



- GENERAL NOTES**
- 1 EXISTING LOT LINE TO REMAIN
 - 2 EXISTING LOT LINE TO BE RECONFIGURED UNDER SEPARATE LOT LINE ADJUSTMENT
 - 3 EXISTING UTILITIES TO REMAIN - SEE CIVIL
 - 4 EXISTING STREET TREE
 - 5 EXISTING CURB & GUTTER
 - 6 EXISTING CONCRETE PAVING TO BE REMOVED
 - 7 UTILITY YARD WITH CONCRETE WALL - TO BE RECONFIGURED
 - 8 EXISTING STREET LIGHT
 - 9 EXISTING SIDEWALK AT BLOSSOM LANE
 - 10 EXISTING SIDEWALK AT W. DANA ST. TO BE REPAIRED/REPLACED AS NEEDED
 - 11 EXISTING SIGN TO BE RELOCATED
 - 12 EXISTING UTILITIES TO BE RELOCATED AS NEEDED - SEE CIVIL

LOT LINES TO BE ADJUSTED UNDER SEPARATE LOT LINE ADJUSTMENT SUBMITTAL



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EXISTING CONDITIONS PLAN

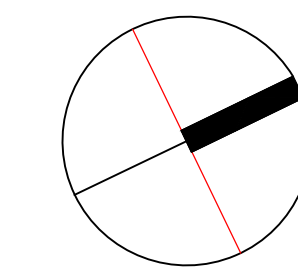
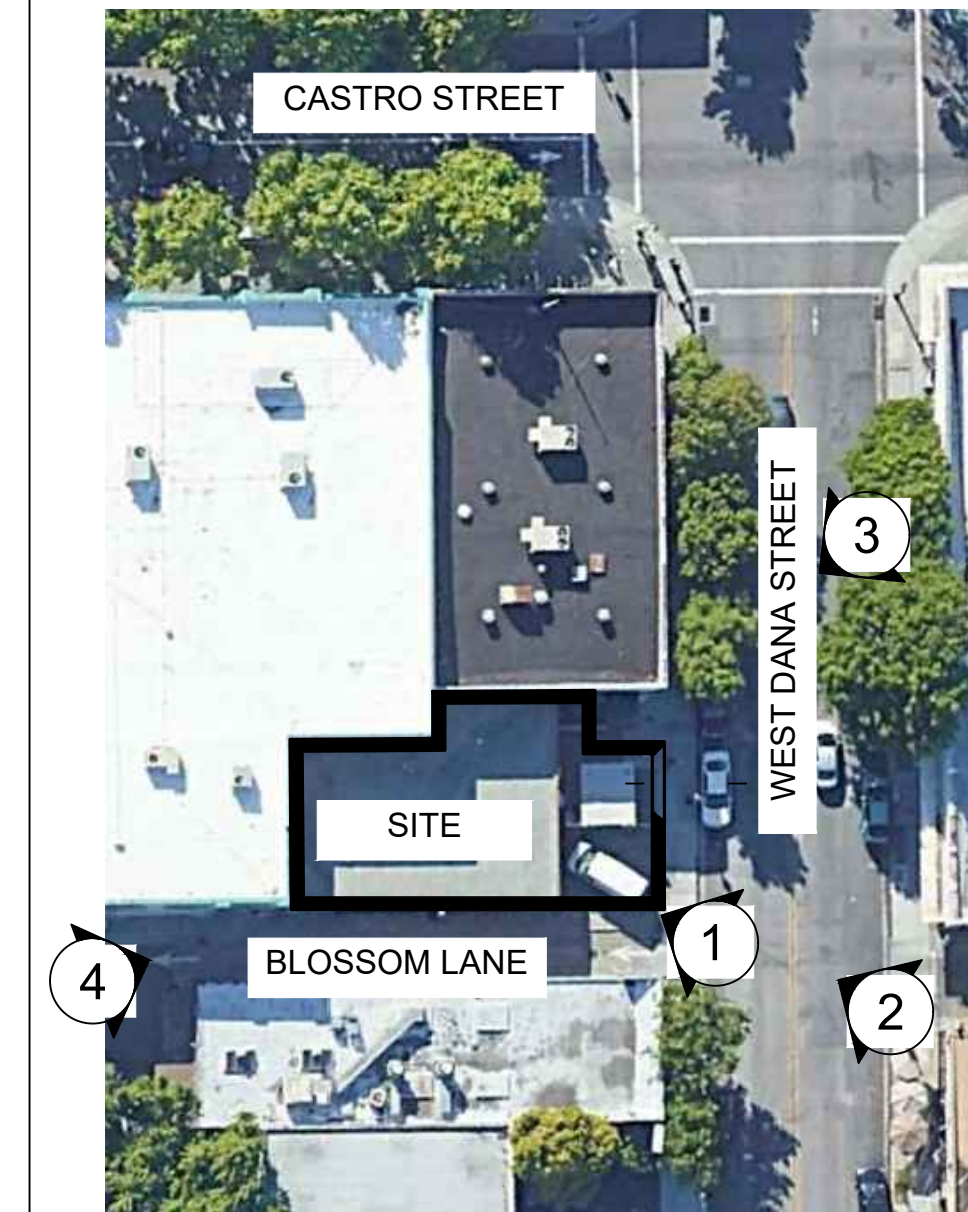
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PHOTO FROM DANA ST. LOOKING SOUTH WEST NTS 2



PHOTO FROM DANA ST. LOOKING SOUTH WEST NTS 1



KEY MAP

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PHOTOS OF
EXISTING
CONDITIONS

A0.2



PHOTO FROM PARKING LOT ON BLOSSOM LANE LOOKING NORTH NTS 4



PHOTO FROM DANA ST. LOOKING SOUTH EAST NTS 3

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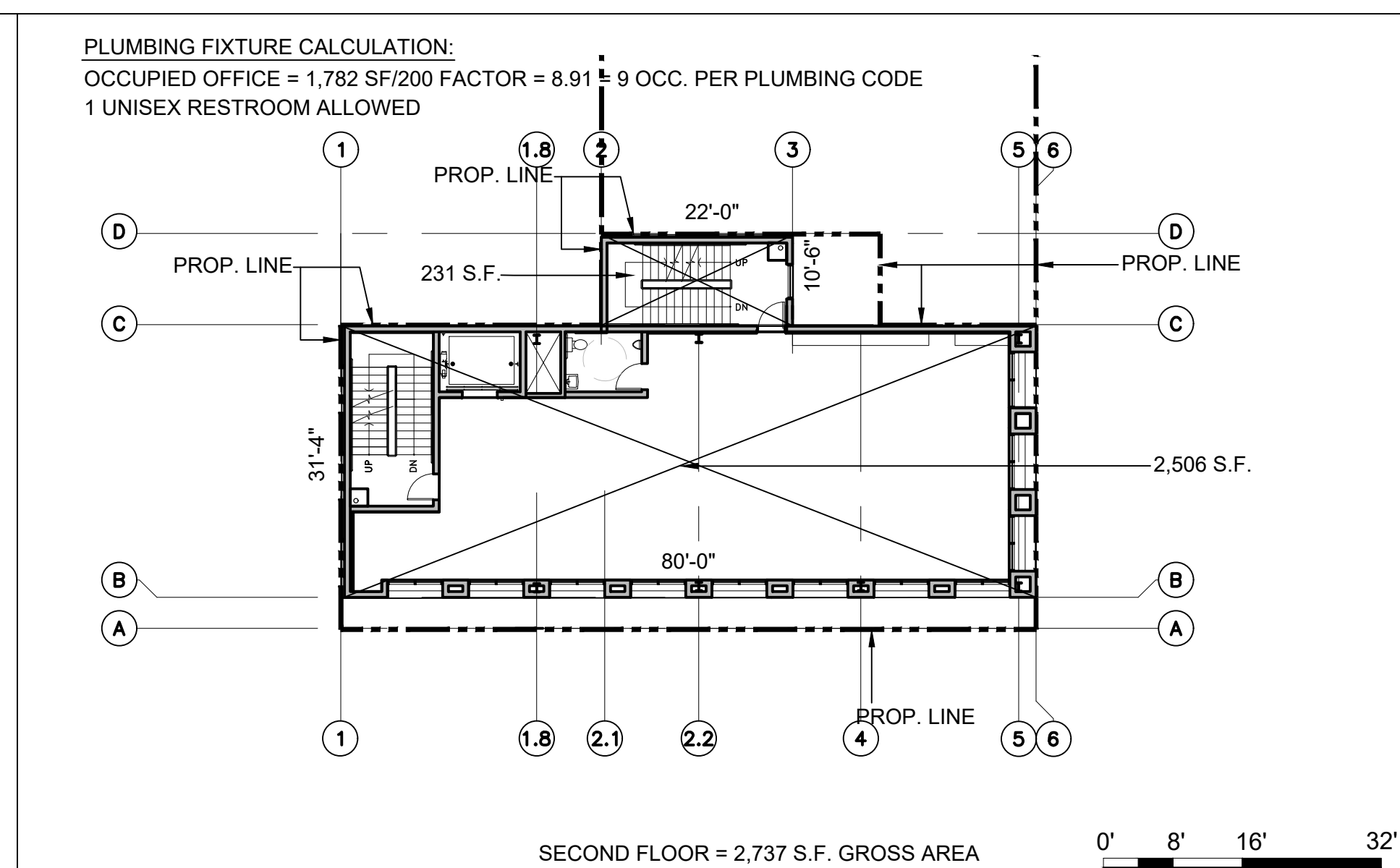
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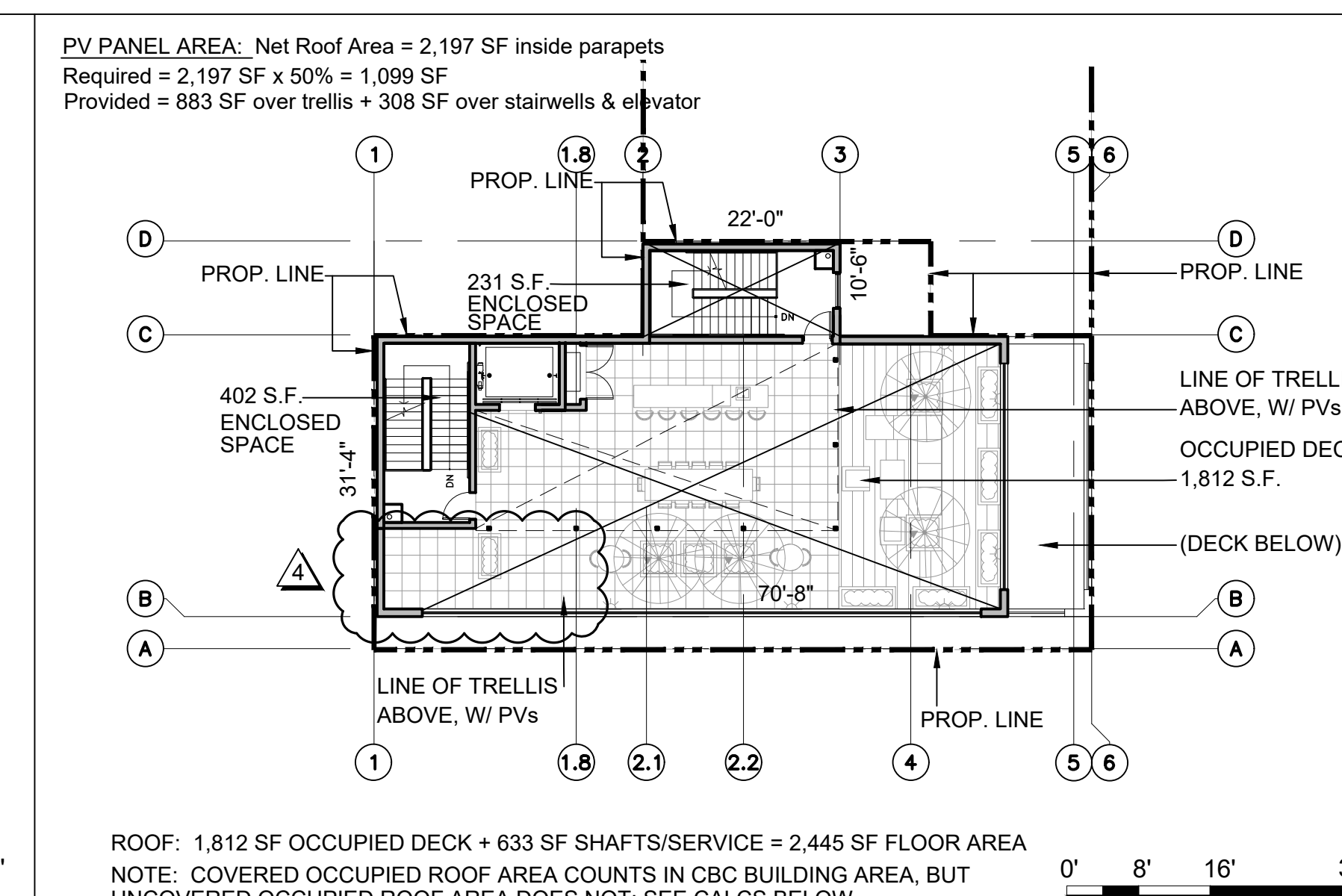
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ZONING & CODE CALCULATIONS

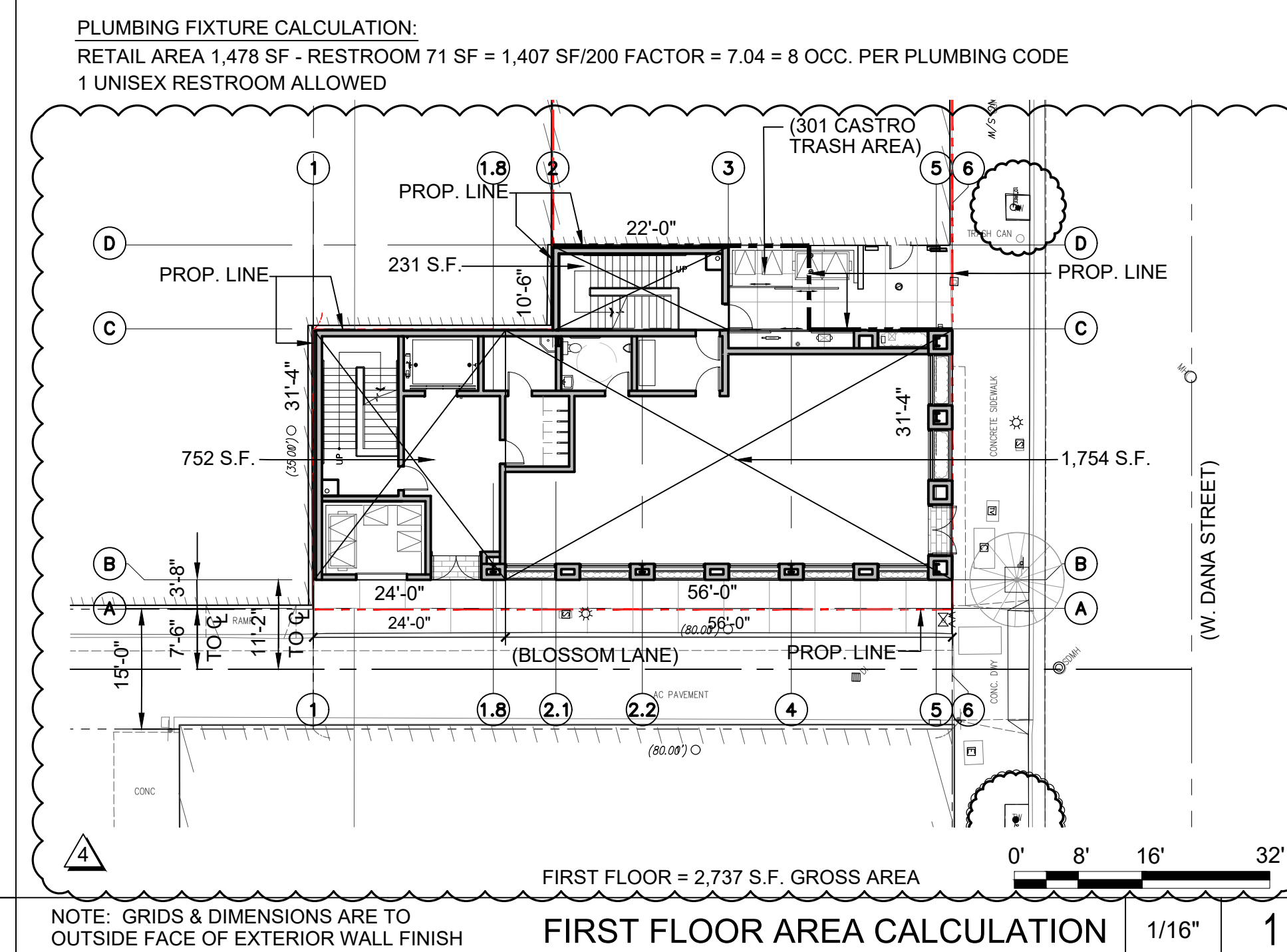
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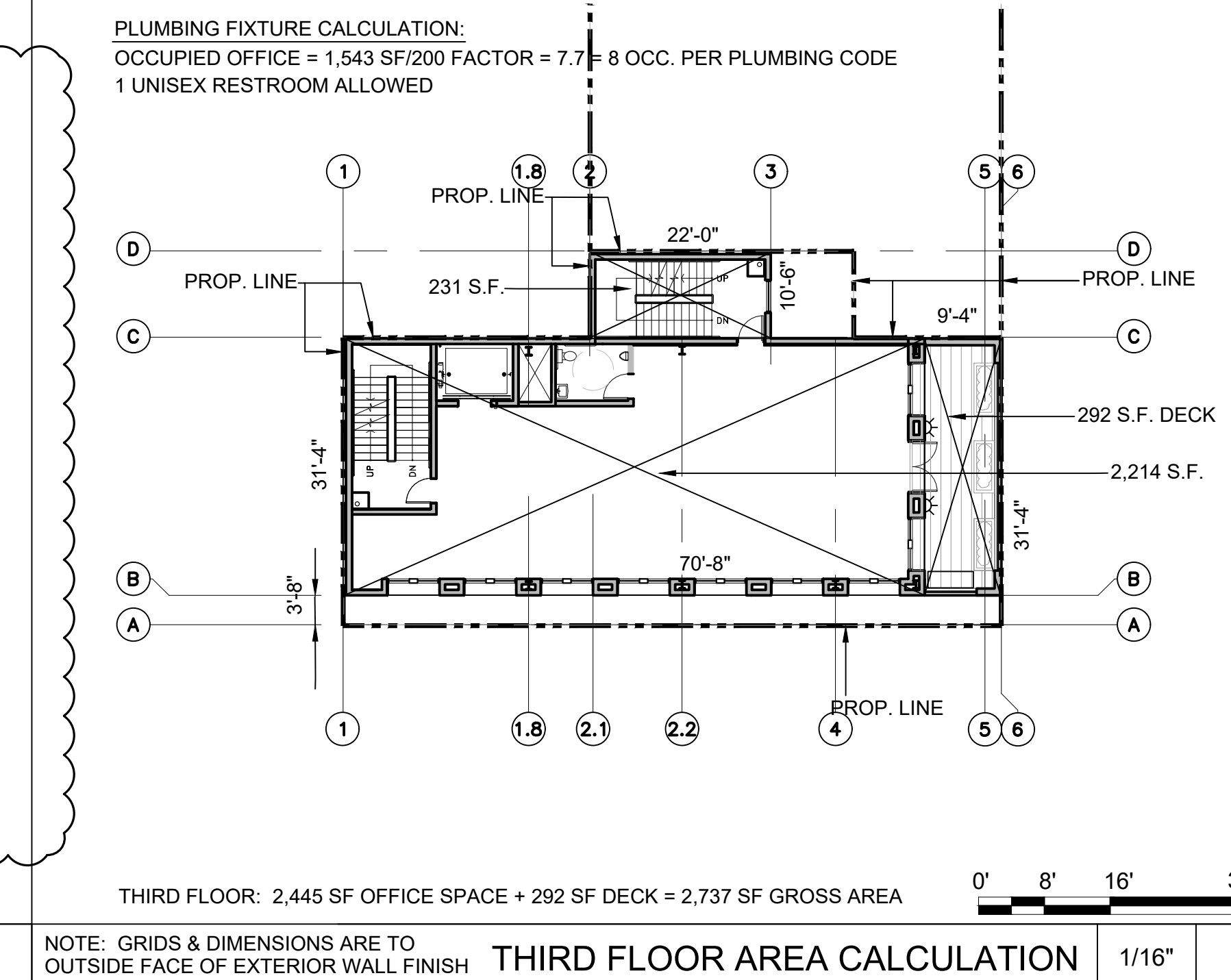
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SECOND FLOOR AREA CALCULATION 1/16" 2



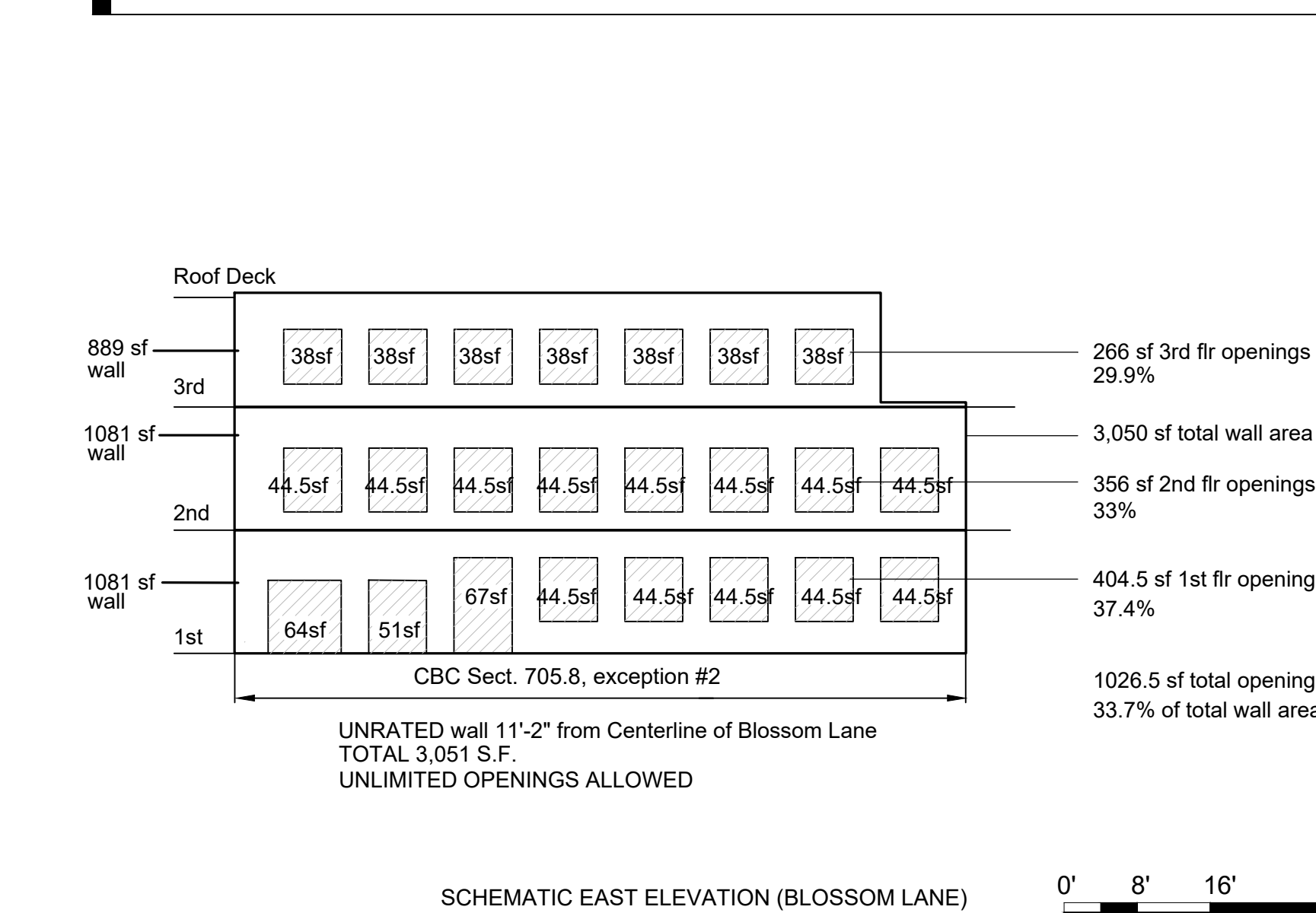
NOTE: GRIDS & DIMENS. ARE TO EXT. FACE OF EXTERIOR WALL FINISH
OCCUPIED ROOF AREA CALCULATION 1/16" 4



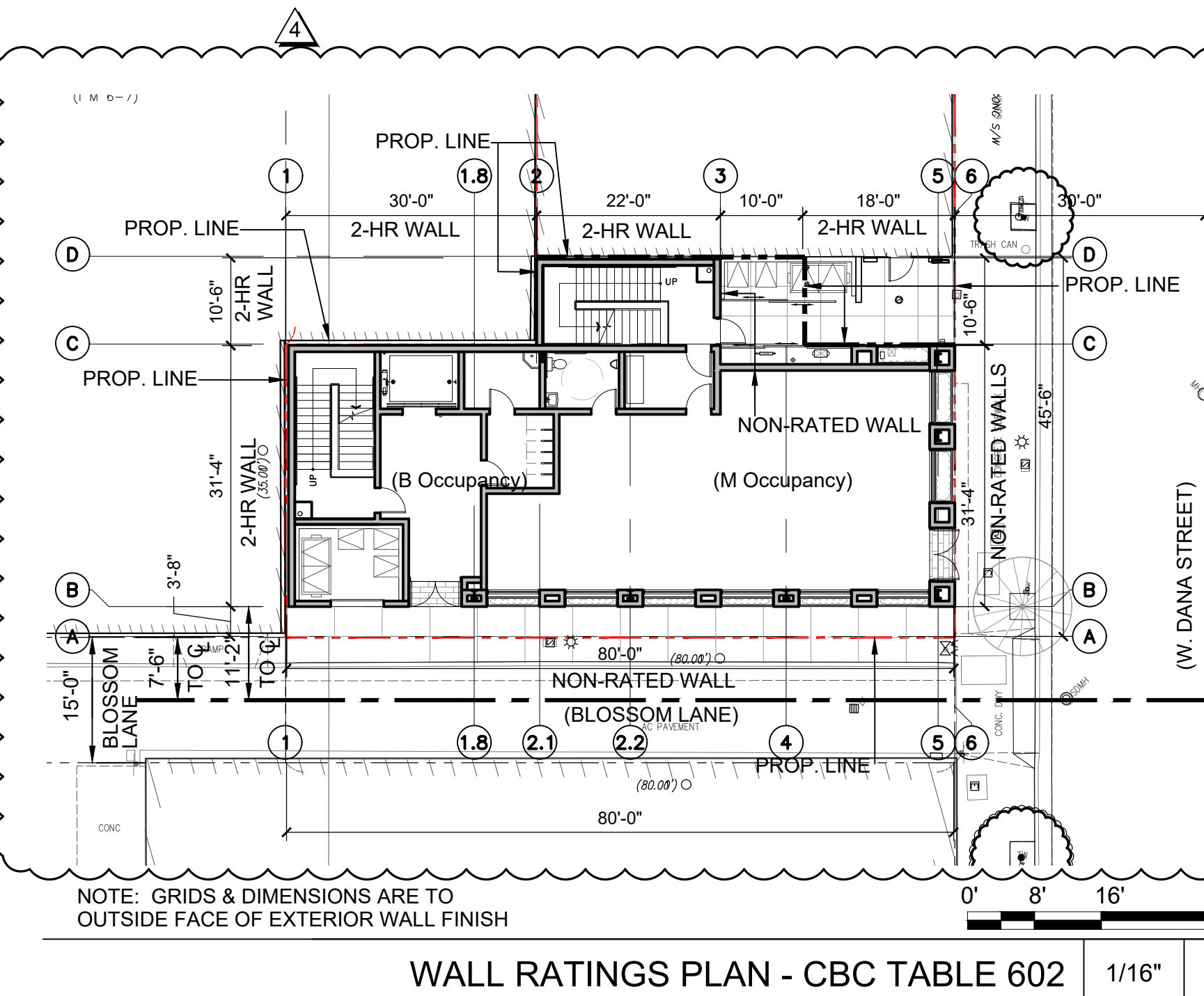
NOTE: GRIDS & DIMENSIONS ARE TO OUTSIDE FACE OF EXTERIOR WALL FINISH
FIRST FLOOR AREA CALCULATION 1/16" 1



NOTE: GRIDS & DIMENSIONS ARE TO OUTSIDE FACE OF EXTERIOR WALL FINISH
THIRD FLOOR AREA CALCULATION 1/16" 3



ALLOWABLE OPENINGS CALCULATION 1/16" 6



WALL RATINGS PLAN - CBC TABLE 602 1/16" 5

OPENINGS FACING BLOSSOM LANE

- BLOSSOM LANE IS AN ACCESS TO A PUBLIC PARKING LOT, AND IS A CONTINUATION OF AN ALLEYWAY WHICH CONNECTS CROSS STREETS TO PUBLIC PARKING LOTS BEHIND CASTRO STREET.
- BLOSSOM LANE SERVES AS A PUBLIC WAY FOR PUBLIC ACCESS.
- AS A PUBLIC WAY, THE CALIFORNIA BUILDING CODE ALLOWS OPENINGS ON THAT PUBLIC WAY, WHEN CONSISTENT WITH CBC 705.8. EXCEPTION #2 ALLOWS UNLIMITED UNPROTECTED OPENINGS WHEN A WALL CAN BE NON-RATED.
- PER CBC TABLE 602, A WALL CAN BE NON-RATED WHEN OVER 10'-0" FROM THE CENTERLINE OF A PUBLIC WAY.
- THE WALL FACING BLOSSOM LANE IS 11'-2" FROM THE CENTERLINE OF BLOSSOM LANE, AND NON-RATED FOR ITS ENTIRE LENGTH; THUS, OPENINGS IN THAT WALL CAN BE UNLIMITED IN AREA.
- SEE DETAIL 6/A0.3 ABOVE FOR A GRAPHIC ANALYSIS OF THE ALLOWABLE OPENINGS FACING BLOSSOM LANE.

GENERAL BUILDING LIMITATIONS:

Occupancy Group: B and M Sec. 304
Construction Type: Type II-B (Sprinklers) Sec. 602
Allowable No. of Stories: 4 stories Table 504.4
Stories Proposed: 4 stories, due to covered Occupied Roof Sec. 503.1.4
Allowable Height: 75' Table 504.3
Total Building Height: 50'
Sprinkler System: Yes Sec. 903 & 504.2
Allowable Area: SM = 69,000 SF for B Table 506.2
SM = 37,500 SF for M
Total building Allowable Area = 3 x 37,500 SF = 112,500 SF (Use most restrictive)

Total Building Area = 2,737 + 2,737 + 2,445 = 7,919 + 883 (covered occ. roof) = 8,802 SF per CBC 503.1

ALLOWABLE AREA CALCS - MIXED OCCUPANCY, NON SEPARATED: Sections 504, 506, 508
Allowable area increase: Not Required; use A_t
A_t = 37,500 s.f. for M; 69,000 s.f. for B
Mixed Occupancy calculation: Actual Area/Allowable Area ratios per story
1st floor: (B) 1,267/69,000 = 0.018 + (M) 1,478/37,500 = 0.039 = 0.057
2nd floor: (B) 2,745/69,000 = 0.040
3rd floor: (B) 2,452/69,000 = 0.036
4th floor: (B) 2,427/69,000 = 0.035
All ratios per floor are < 0.05

Occupancy Separation between M & B: No separation requirement Table 508.4

PROJECT DATA:

ZONING DISTRICT: P(19) DOWNTOWN, H (HISTORIC)
ASSESSOR'S PARCEL NO.: 158-23-042
TOTAL SITE AREA: 3,140 SF within Property Lines
LOT COVERAGE ALLOWED: 100%
LOT COVERAGE PROPOSED: 2,737 S.F. = 87.2%
EXISTING BUILDING AREA: 2,342 SF (to be demolished)
YARDS REQUIRED: No Side Yards or Rear Yard required.
HEIGHT LIMIT: 55' max., 4 stories max., no upper story setback required
HEIGHT PROPOSED: 50'; 3 stories + occupied roof deck with trellis & stairs/elevator (per CBC this = 4 stories)

TOTAL NEW BUILDING AREA - Calculated to face of exterior wall finish

FLOOR	OFFICE	RETAIL	OCCUPIED ROOF DECK	TOTAL AREA	AREA FOR FAR CALC	AREA FOR CBC CALC
FIRST FLR	1,143	1,594	0	2,737	2,737	2,737
SECOND FLR	2,737	0	0	2,737	2,737	2,737
THIRD FLR	2,445	0	292	2,737	2,445	2,445
ROOF ENCL SPACE	633	0	1,812	2,445	633	883
TOTAL AREA	6,958	1,594	2,104	10,656	8,552	8,802

FAR = 2.72

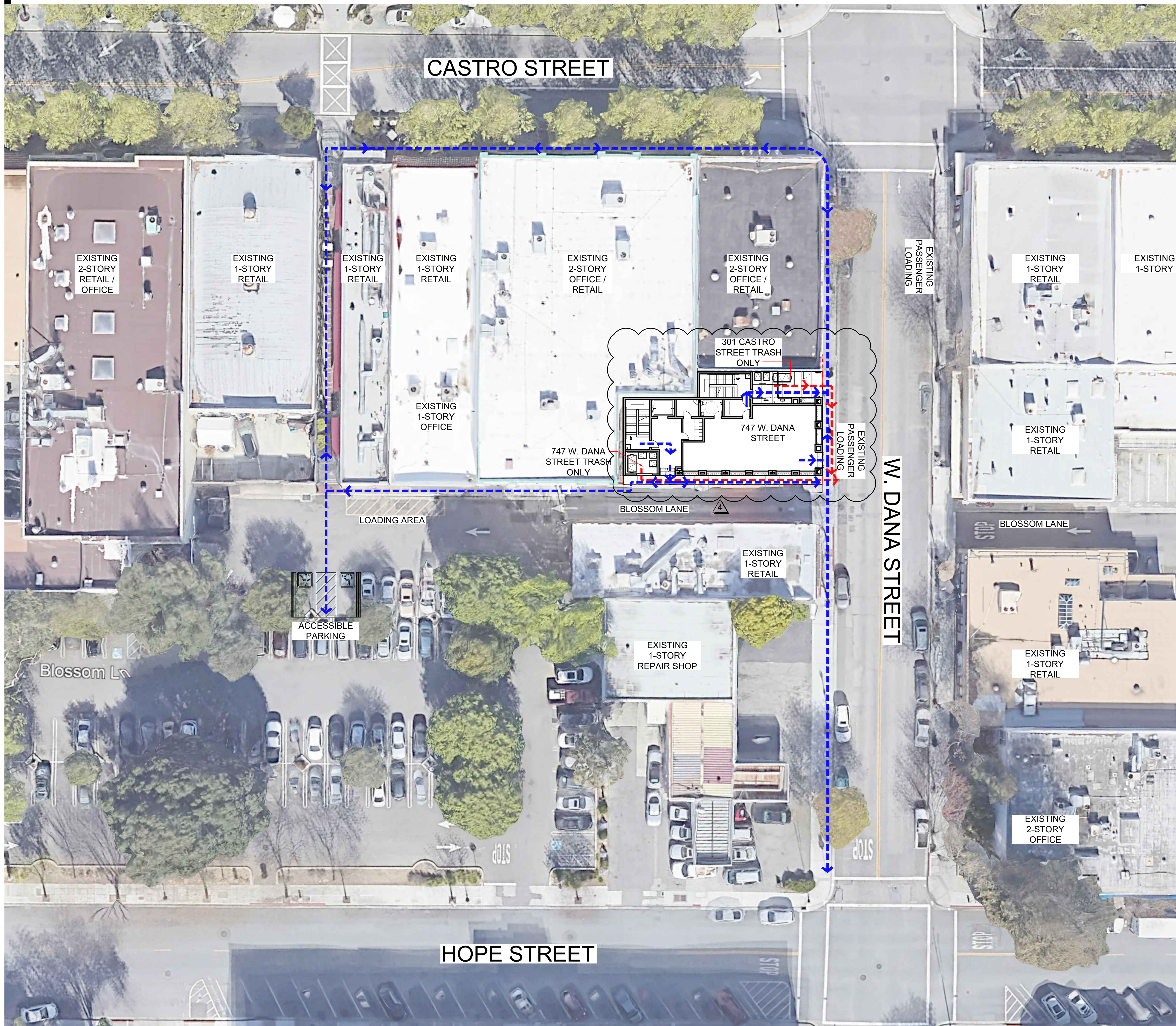
IN-LIEU PARKING CALCULATION:
Retail Area: 1,594 s.f. - no in-lieu fee required
Office Area: 1,143 s.f. + 2,737 s.f. + 2,445 s.f. + 633 s.f. = 6,958 s.f.
Office area requires 1 space/333 s.f. = 6,958/333 = 20.9 = 21 cars.
IN-LIEU PARKING: 21 STALLS (PAYMENT INTO THE DOWNTOWN PARKING ASSESSMENT DIST.)
Bicycle Parking required: 5% of car parking = 5% x 21 = 1.05 = 2 spaces. Provided: 5 spaces




FIRE RESISTIVE REQUIREMENTS:

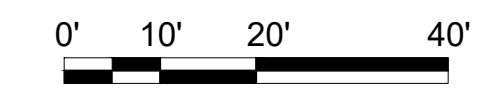
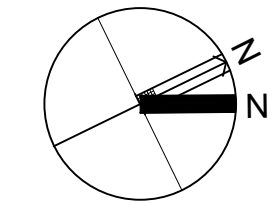
Construction Type: II-B (S)	Sec 503
Occupancy Group: B (1st flr, Lobby, floors 2 - Roof) M (1st flr)	Sec. 304
Building Elements: Table 601	
Structural frame	= 0 hr.
Exterior bearing walls	= 0 hr.
Roof construction including supporting beams and joists	= 0 hr.
Interior bearing walls	= 0 hr.
Interior non-bearing walls	= 0 hr.
Floor construction & secondary	= 0 hr.
Table 602	
Exterior Non-bearing walls	= 0 hr. where >10' fire separation distance = 1 hr. where 5'- <10' fire separation distance = 1 hr. where <5' fire separation distance
Sec.705.8 Exception #2	Unprotected - where walls are 0 hour rated, there can be unlimited unprotected openings.
Table 705.8	Unprotected - where walls are 5'- <10' fire separation distance = 25% allowable area.

CODE REFERENCES:

2019 CALIFORNIA BUILDING CODE	2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA GREEN BUILDING CODE	2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE	LOCAL ORDINANCES
STATE OF CALIFORNIA TITLE 24 ADA	2019 CALIFORNIA FIRE CODE NFPA 13, 14, 27, 72, 80



-  CBC CHAPTER 11B ACCESSIBLE ROUTE, TYP.
-  TRASH & RECYCLING ROUTE
-  EXISTING ACCESSIBLE STALL



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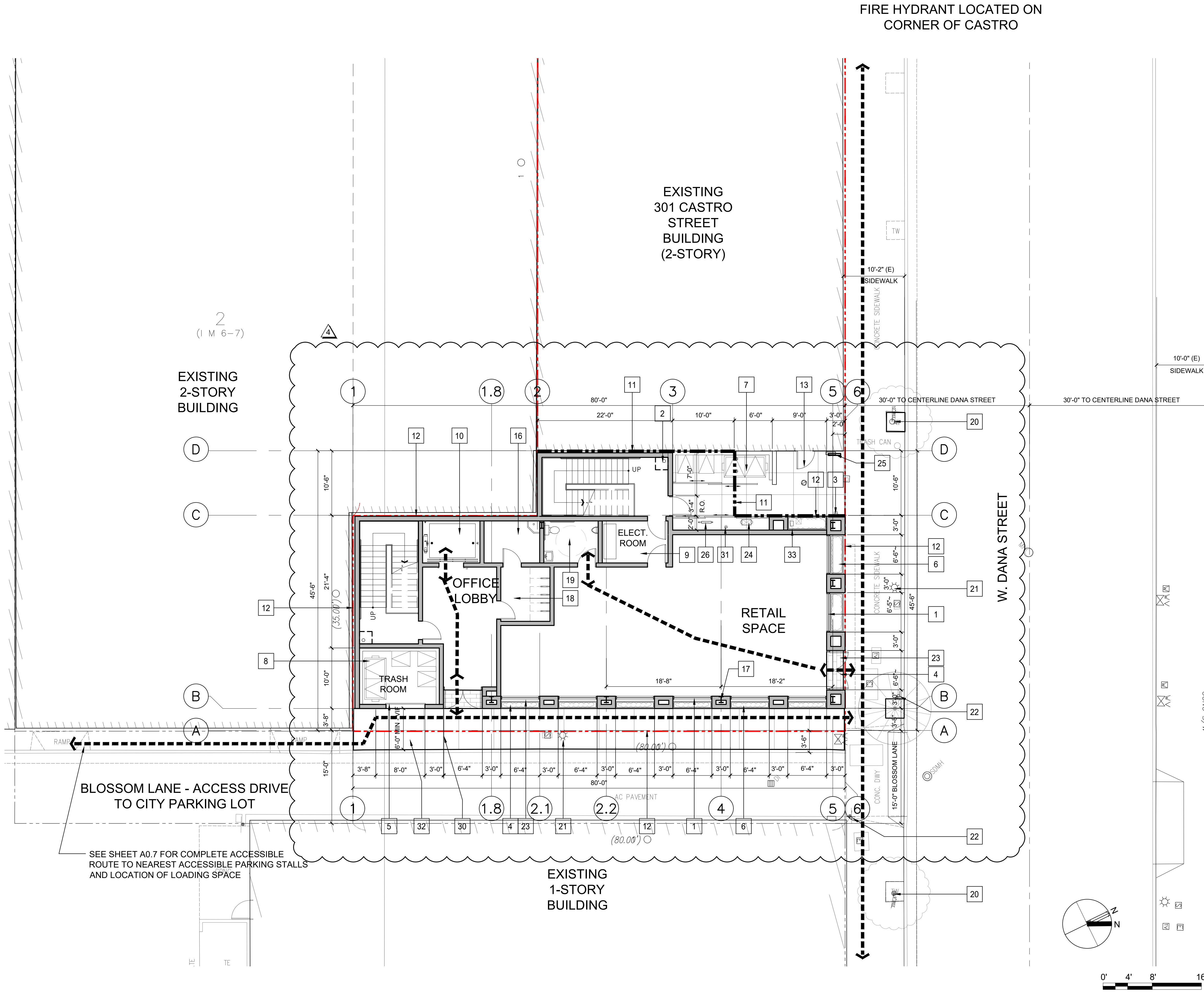
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SITE CONTEXT, ACCESSIBILITY, & TRASH SERVICE

A0.7



FIRE HYDRANT LOCATED ON CORNER OF CASTRO

EXISTING 301 CASTRO STREET BUILDING (2-STORY)

EXISTING 2-STORY BUILDING

EXISTING 1-STORY BUILDING

BLOSSOM LANE - ACCESS DRIVE TO CITY PARKING LOT

SEE SHEET A0.7 FOR COMPLETE ACCESSIBLE ROUTE TO NEAREST ACCESSIBLE PARKING STALLS AND LOCATION OF LOADING SPACE

GENERAL NOTES

- 1 CLEAR GLASS SET IN BRONZE FRAMES
- 2 FIRE RISER / STANDPIPE
- 3 WALL-MOUNTED F.D.C. FOR 747 W. DANA
- 4 ALUMINUM & GLASS DOOR
- 5 ROLL UP DOOR
- 6 METAL PLANTER W/ DECORATIVE METAL PANEL FACING
- 7 NEW TRASH ENCLOSURE FOR 301 CASTRO - WITH SLIDING GATES
- 8 TRASH BINS
- 9 ELECTRICAL CABINETS
- 10 ELEVATOR
- 11 RECONFIGURED PROPERTY LINE
- 12 EXISTING PROPERTY LINE
- 13 EXISTING DOOR @ (E) ADJ. BUILDING
- 14 MECHANICAL SHAFT
- 15 ELEVATOR CONTROL CLOSET
- 16 JANITOR CLOSET
- 17 STEEL WIDE FLANGE COLUMN
- 18 BICYCLE PARKING
- 19 UNISEX RESTROOM
- 20 STREET TREE WELL
- 21 (E) CITY LIGHT POST TO REMAIN
- 22 CITY STREET SIGN
- 23 DECORATIVE PAVERS AT ENTRANCE - SEE LANDSCAPE PLAN
- 24 NEW DCDA FOR 747 W. DANA STREET
- 25 EXISTING BACKFLOW PREVENTER FOR 301 CASTRO STREET
- 26 DOMESTIC WATER BACKFLOW PREVENTER FOR 747 W. DANA STREET
- 30 NEW CONC. SIDEWALK PER CITY STNDS - SEE CIVIL DRAWINGS.
- 31 NEW P.I.V. FOR 747 W. DANA STREET
- 32 NEW ROLLED CURB PER PUBLIC WORKS DETAIL, SEE CIVIL DRAWINGS
- 33 NEW IRRIGATION BACKFLOW PREVENTER - SEE CIVIL DRAWINGS

LEGEND

- EXISTING PROPERTY LINE
- RECONFIGURED PROPERTY LINE
- EXISTING ADJACENT BUILDING
- EXISTING UTILITIES - SEE CIVIL DRAWINGS
- ACCESSIBLE PATH OF TRAVEL. PATH WITHIN OFFICE SPACE WILL BE DETERMINED BY T.I. PLANS

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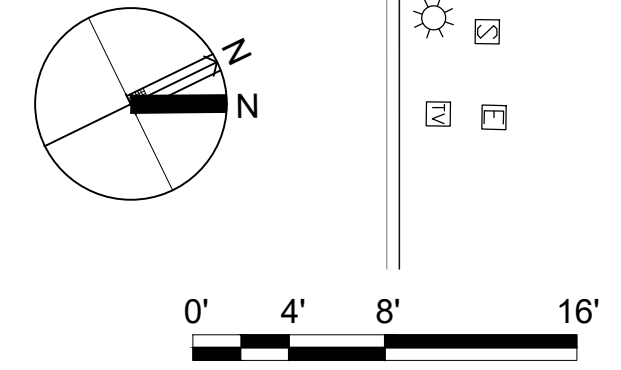
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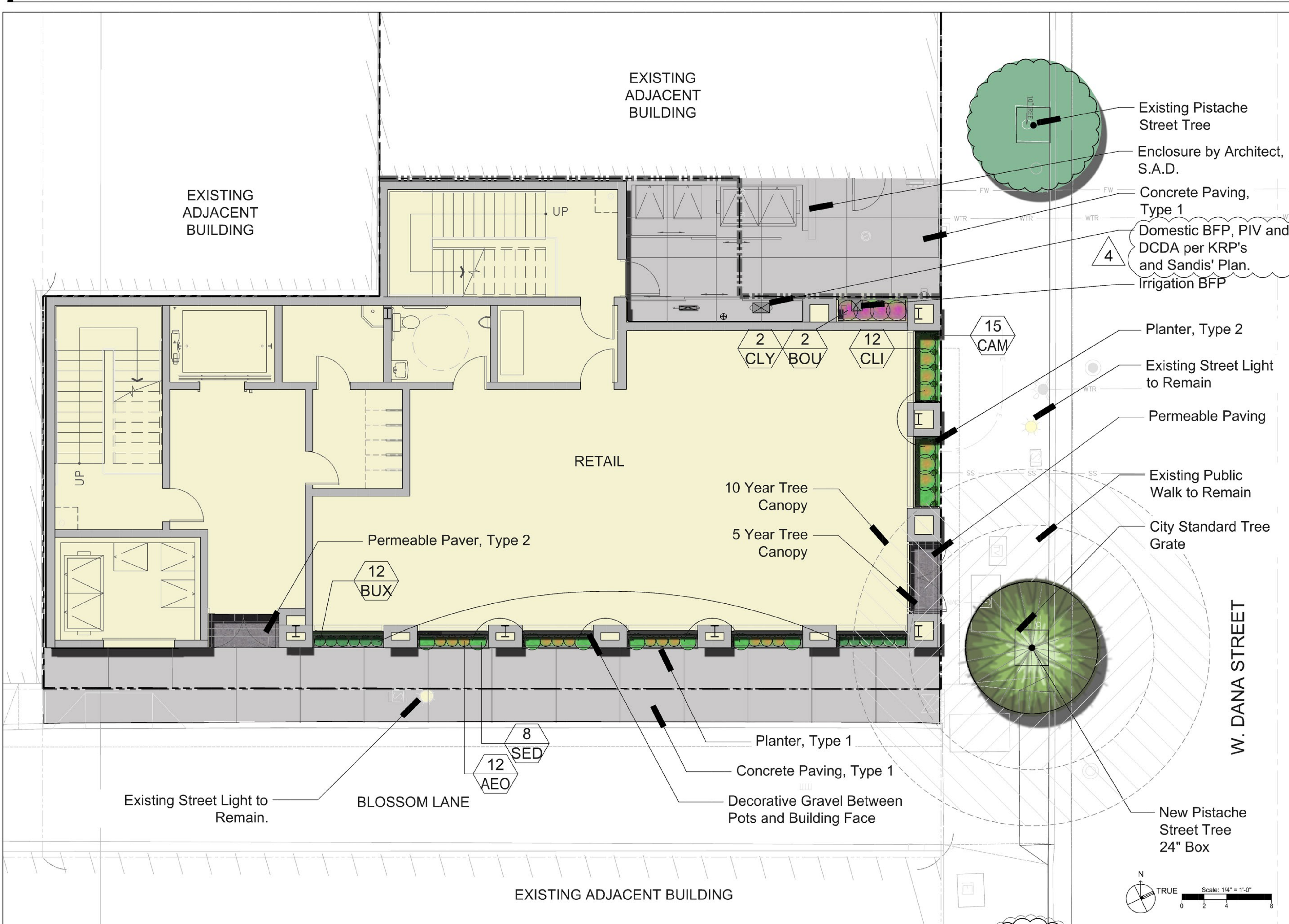
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SITE PLAN

A1.0





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445 NORTH WHISMAN ROAD, SUITE 200
MOUNTAIN VIEW, CA 95038-9500

**THE
GUZZARDO
PARTNERSHIP INC.**
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

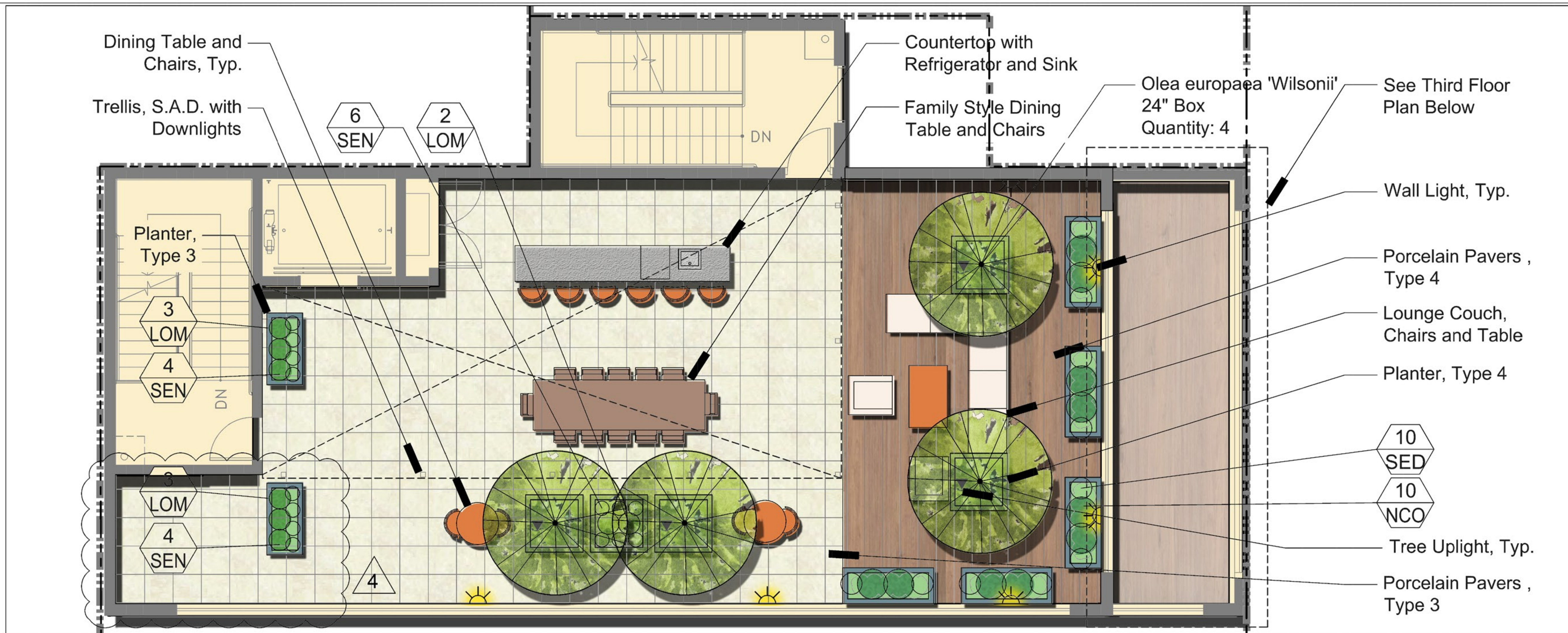
KEYMAP

REVISION	
01.04.21	PLANNING DEPARTMENT RESUBMITTAL
05.17.21	FORMAL PLANNING RESUBMITTAL
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10.08.21	FORMAL PLANNING RESUBMITTAL

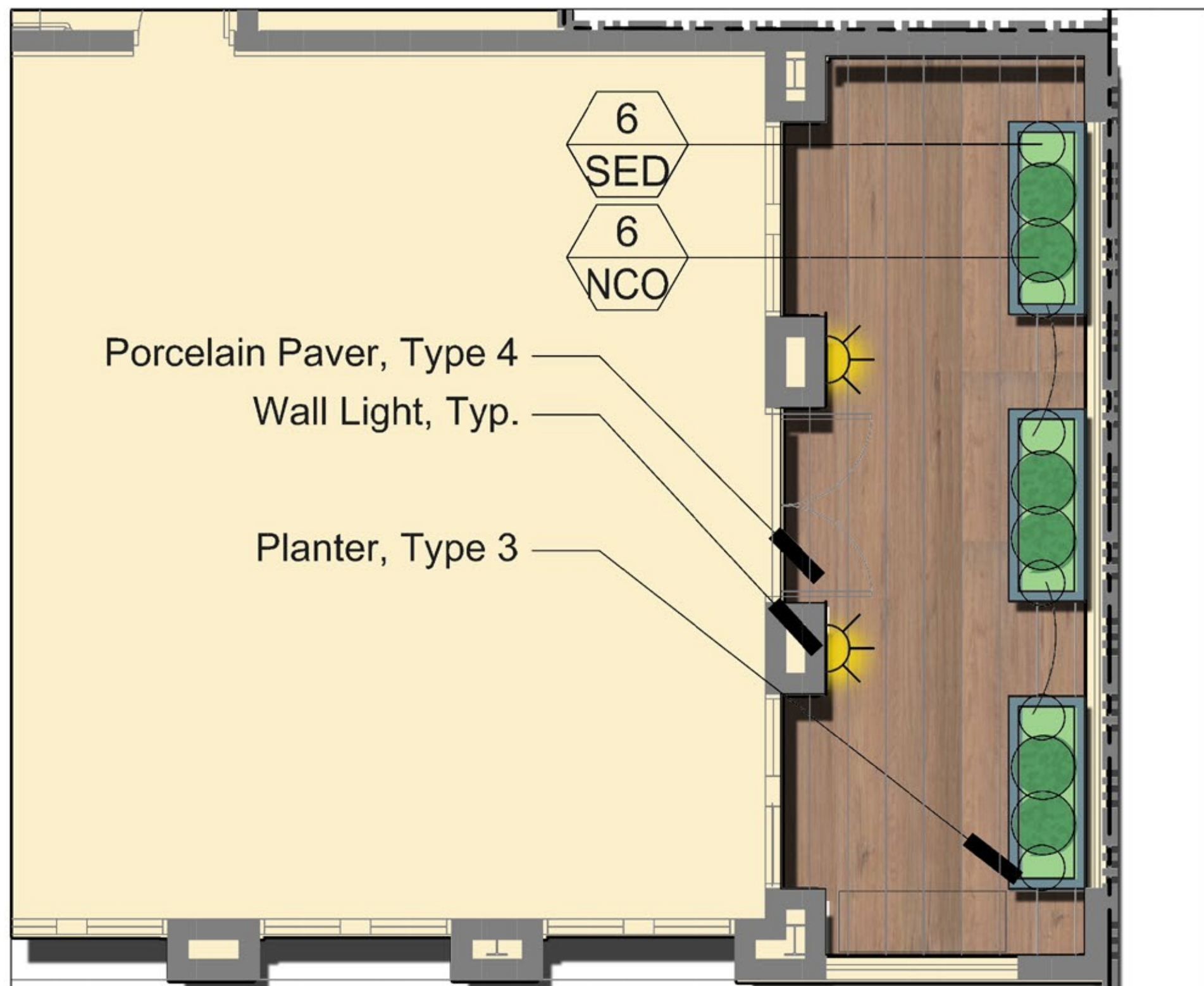
PROJECT NO. 32.632	DATE 01.04.21
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CHECKED BY	

**GROUND LEVEL
LANDSCAPE PLAN**

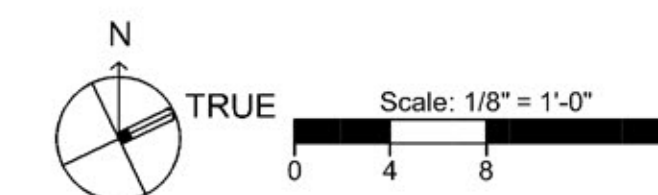
L1.1



1 ROOF PLAN
1"=4'



2 THIRD FLOOR PLAN
1"=4'



**NEW BUILDING
747 WEST DANA
STREET**

MOUNTAIN VIEW,
CALIFORNIA



KENNETH RODRIGUES & PARTNERS INC.
445 NORTH WHISMAN ROAD, SUITE 200
MOUNTAIN VIEW, CA 95030-0700

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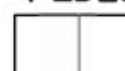
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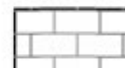
**BUILDING TERRACE
LANDSCAPE PLAN**

L1.2

COLOR AND FINISH SCHEDULE

PEDESTRIAN ACCENT AND CONCRETE PAVING

 Type 1 Integral color concrete paving with topcast finish. Color: Grey by Davis (www.daviscolors.com)

 Type 2 Permeable Paver, 4"x12", Color: Antique Pewter TM by Acker-stone (www.ackerstone.com)

 Type 3 Porcelain Paver, 24"x24", Color: Faro by Archatrak (www.archatrak.com)

 Type 4 Porcelain Paver, 48"x16", Color: Natur by Archatrak (www.archatrak.com)

Type 5 Decorative Gravel, 1/2" Lin Creek Pebbles by Lyngso (www.lyngsogarden.com)

TREE GRATE

City Standard Tree Grate

METAL PLANTERS

 Type 1 14"x76"x18" Metal Planter, Powdercoat finish to match Building Metal Panel Color, By Ore (www.ore.design)

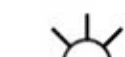
 Type 2 26"x76"x18" Metal Planter, Powdercoat finish to match Building Metal Panel Color, By Ore (www.ore.design)

 Type 3 30"x60"x18" Metal Planter, Powdercoat finish to match Building Metal Panel Color, By Ore (www.ore.design)


 Type 4 48"x48"x48" Metal Planter, Powdercoat finish to match Building Metal Panel Color, By Ore (www.ore.design)

Contractor to submit sample to Landscape Architect for approval prior to acquisition or installation. Contractor to provide unit price.

LIGHTING FIXTURES

 Wall Light: 33-815 by Bega (www.bega-us.com), color to match Architectural Metal.

 Up Light: El Capitan by BK Light (www.bklighting.com), color to match Architectural Metal.

 Trellis Down Light: El Capitan by BK Light (www.bklighting.com), color to match Architectural Metal.

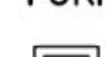
COUNTERTOP

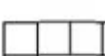
Countertop: Essenza stone slab by Lapitec (www.lapitec.com), 30 mm thick. Finish: Satin, Color: Grigio Piombo

Sink: Elkay Pursuit Sink by Elkay (www.elkay.com). Color: Stainless Steel

Refrigerator: Summit AR5S by Summit Appliance Division (www.summitappliance.com). Color: Stainless Steel


FURNITURE


 Chair: Marbella Teak Classic Lounge Chair by Restoration Hardware (www.rh.com). Color: White, Finish: Natural Teak

 Sofa: Marbella Teak Modular L-Sectional by Restoration Hardware (www.rh.com) Color: White, Finish: Natural Teak

 Coffee Table: Marbella Teak Coffee Table by Restoration Hardware (www.rh.com) 52"x32"x8" Finish: Natural Teak

 Dining Table and Chairs: Marbella Teak Dining Table and Armchairs by Restoration Hardware (www.rh.com) 108"x42"x30" Finish: Natural Teak, Chairs- Color: White

 Round Table and Chairs: Marbella Teak Round Dining Table and Side Chair by Restoration Hardware (www.rh.com) 48" dia. Finish: Natural Teak Chairs- Color: White

 Bar Stools: Marbella Teak Armless Stool by Restoration Hardware (www.rh.com) Finish: Natural Teak, Color: White

PLANT PALETTE

TREES					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WUCOLS
OLE EUR	<i>Olea europaea 'Wilsonii'</i>	Fruitless Olive	24" box		Low
PIS CHI	<i>Pistachia chinensis</i>	Chinese Pistache	24" box		Low
SHRUBS					
AEO	<i>Aeonium 'Velour'</i>	Canary Island Rose	1 gal	12"O.C.	Low
CLI	<i>Clivia miniata</i>	Kaffir Lily	5 gal	12"O.C.	Low
BUX	<i>Buxus microphylla 'Compacta'</i>	Compact Boxwood	1 gal	36"O.C.	Medium
CAM	<i>Campanula poscharskyana</i>	Serbian Bellflower	1 gal	24"O.C.	Medium
LOM	<i>Lomandra longifolia 'Lime Tough'</i>	Dwarf Mat Rush	1 gal	18"O.C.	Low
NCO	<i>Nephrolepis cordifolia</i>	Sword Fern	5 gal	30"O.C.	Medium
SEN	<i>Senecio serpens</i>	Blue Chalksticks	1 gal	18"O.C.	Low
GROUNDCOVERS					
SED	<i>Sedum morganianum</i>	Donkey's Tail	1 gal	24"O.C.	Low
VINES					
BOU	<i>Bougainvillea purple</i>	Purple Bougainvillea	1 gal	18"O.C.	Low
CLY	<i>Clytostoma callistegioides</i>	Lavender Trumpet Vine	1 gal	18"O.C.	Low

All planted areas are to be watered with an approved automatic underground irrigation system. Potable irrigation water will be delivered by drip irrigation devices. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with resolution 6261, as required by the State of California.

An application and detailed landscape irrigation plan will be submitted with the building permit submittal package. All planting and irrigation will be in compliance with the city's Water Efficient Landscape Ordinance.

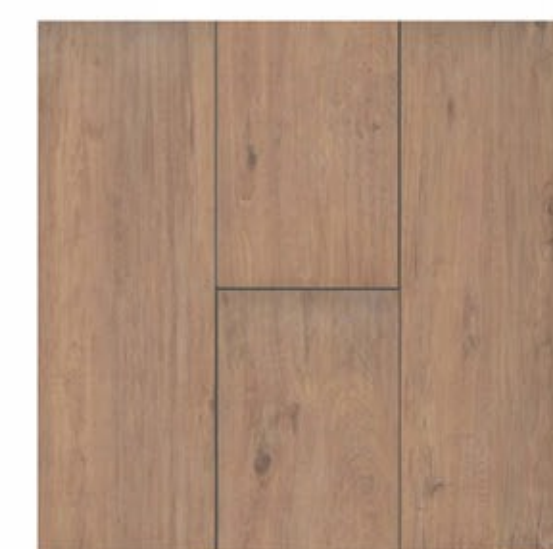
The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials, and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.



Integral Color Grey w/ Topcast Finish



24x24 Porcelain Tile



48x16 Porcelain Tile



4x12 Permeable Paver



Grigio Piombo



Decorative Gravel



Planter, Color to Match Architectural Metal



Bega Wall Light



El Capitan Light



Lounge Couch, Chair and Table



Dining Table and Chairs



Olea europaea 'Wilsonii'
Fruitless Olive



Pistachia chinensis
Chinese Pistache



CAM - Campanula poscharskyana
Serbian Bellflower



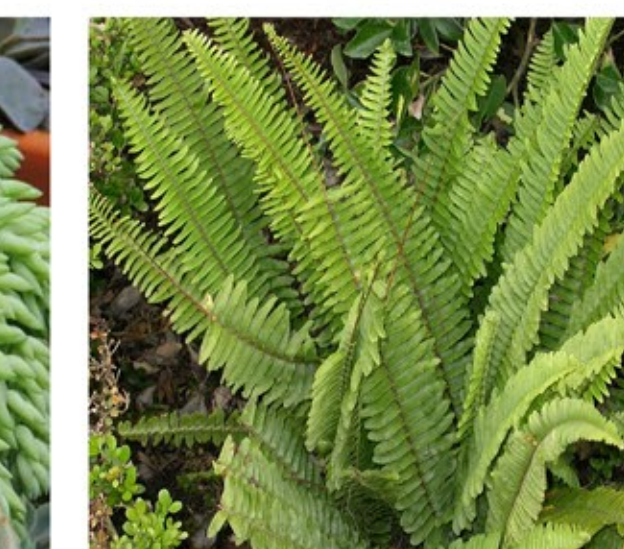
CLI - Clivia miniata
Kaffir Lily



SEN - Senecio serpens
Blue Chalksticks



SED - Sedum morganianum
Donkey's Tail



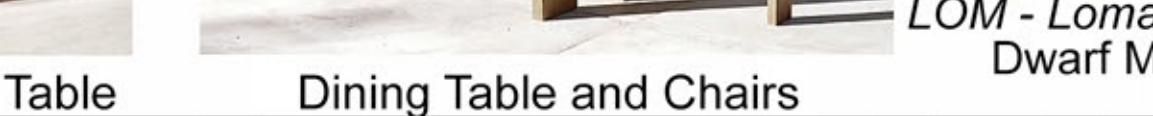
NCO - Nephrolepis cordifolia
Sword Fern



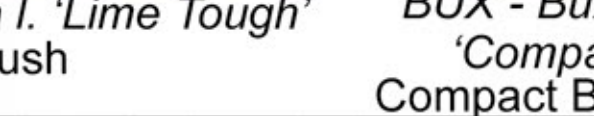
AEO - Aeonium 'Velour'
Canary Island Rose



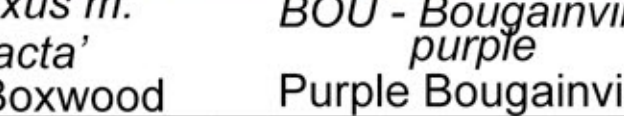
LOM - Lomandra l. 'Lime Tough'
Dwarf Mat Rush



BUX - Buxus m. 'Compacta'
Compact Boxwood



BOU - Bougainvillea purple
Purple Bougainvillea



CLY - Clytostoma callistegioides
Lavender Trumpet Vine

LANDSCAPE AND IRRIGATION DESIGN NOTES

- All planting is to be irrigated with an automatic underground irrigation system. The new landscape area is less than 1000 s.f., so will be irrigated off the domestic supply, with appropriate sub-metering, backflow devices, flow sensors, and master valves in accordance with City landscape water use requirements.
- All planting areas shall be irrigated with subsurface drip irrigation systems, or with bubblers, to provide high efficiency water application for the project. "Smart" weather sensing irrigation controllers shall be used to provide the maximum efficiency for the irrigation system.
- All planted areas shall have a 3" layer of recycled wood mulch applied to reduce water use and create a neat weed free environment.
- All street trees shall be irrigated from the on-site irrigation system.
- The existing Pistache street tree shall be preserved and protected during construction.

NEW BUILDING 747 WEST DANA STREET

MOUNTAIN VIEW,
CALIFORNIA



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PROJECT NO. 32.632 DATE 01.04.21

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LANDSCAPE IMAGERY AND LANDSCAPE AND IRRIGATION DESIGN NOTES

L1.3

NEW BUILDING 747 WEST DANA STREET

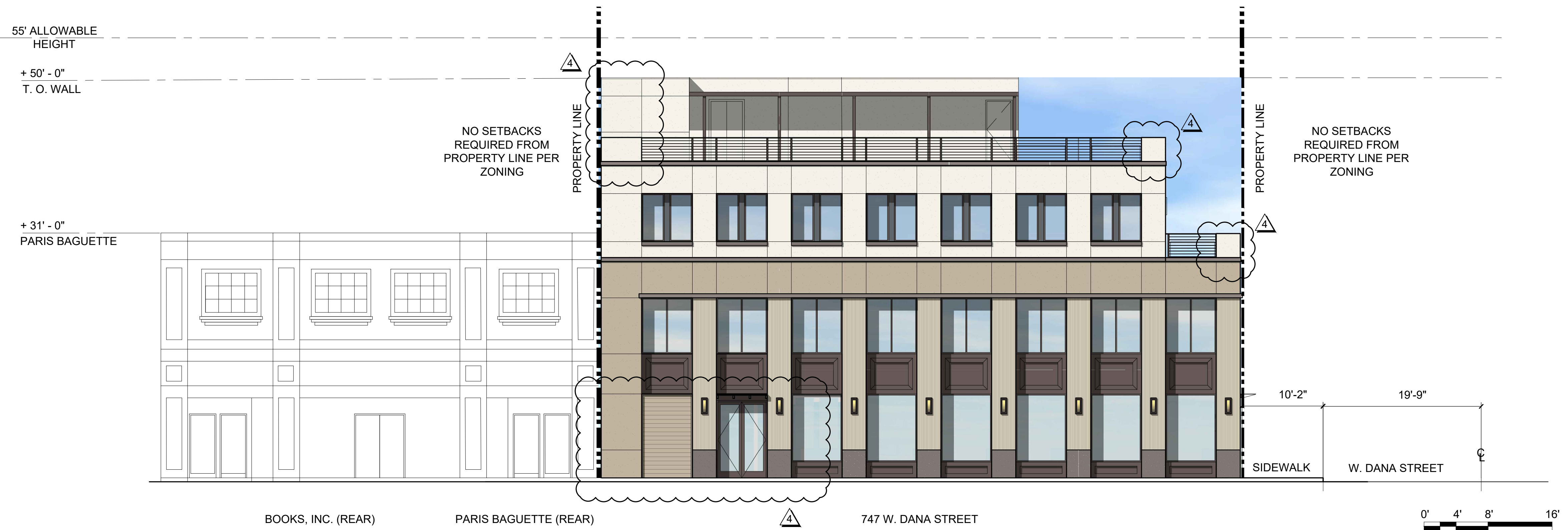
MOUNTAIN VIEW,
CALIFORNIA



KENNETH RODRIGUES & PARTNERS INC.
445 North Whisman Road, Suite 200
Mountain View, CA 95035-0700



WEST DANA STREET - STREETScape ELEVATION 1/8" 2



BLOSSOM LANE STREETScape ELEVATION 1/8" 2

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STREETScape ELEVATIONS

A1.1



VIEW FROM W. DANA STREET LOOKING SOUTH NTS 2



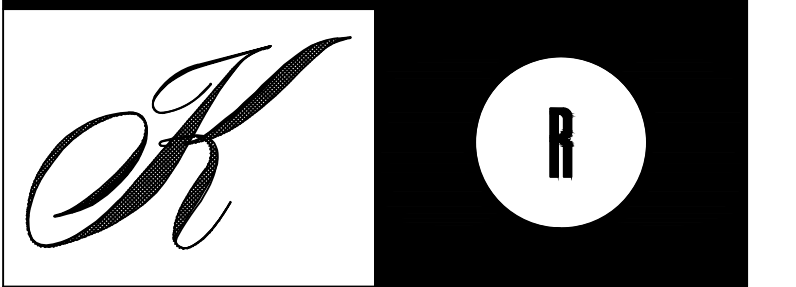
VIEW FROM W. DANA STREET LOOKING SOUTH-WEST NTS 1



PEDESTRIAN VIEW FROM W. DANA STREET LOOKING SOUTH-WEST NTS 3

NEW BUILDING
747 WEST DANA
STREET

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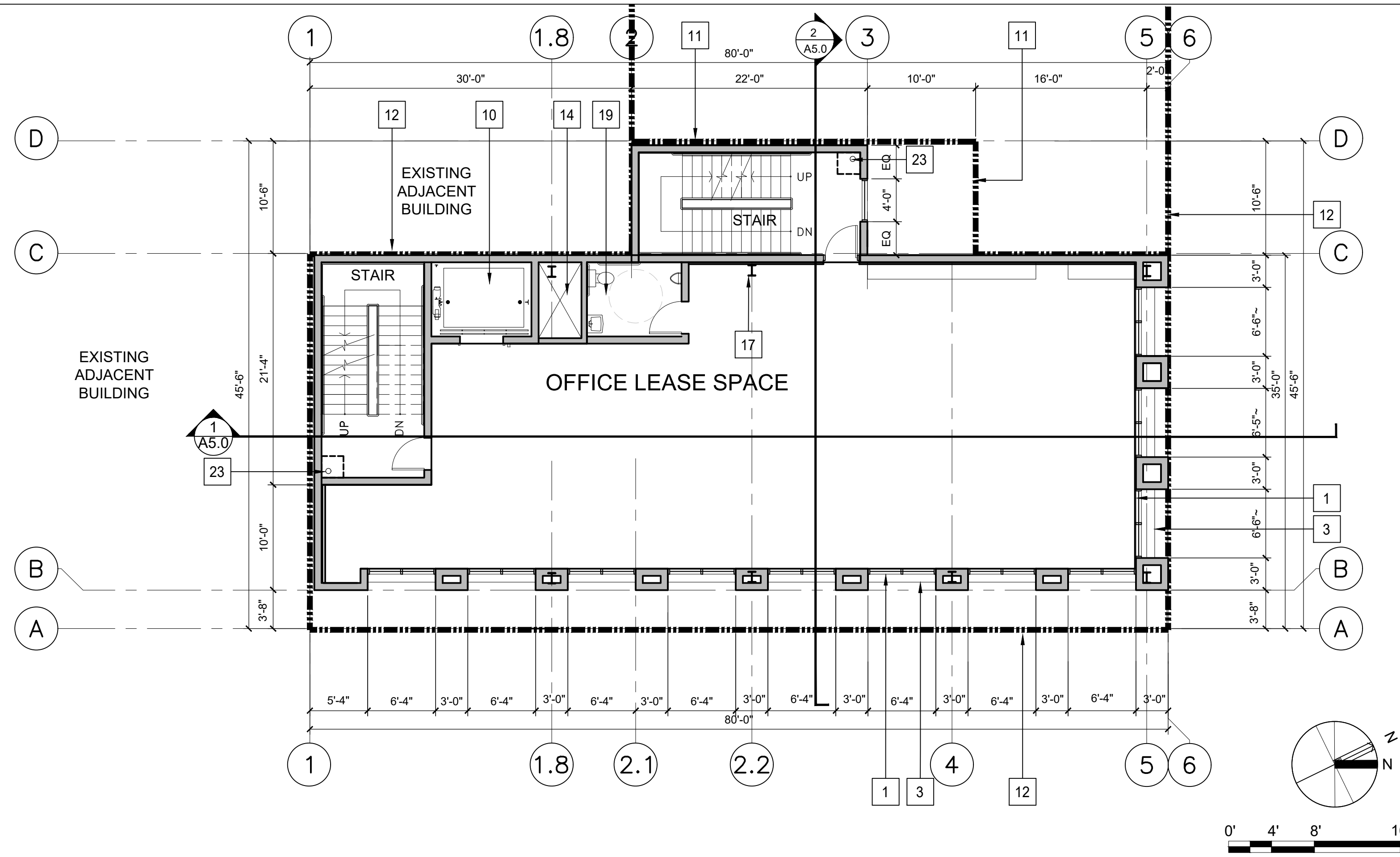
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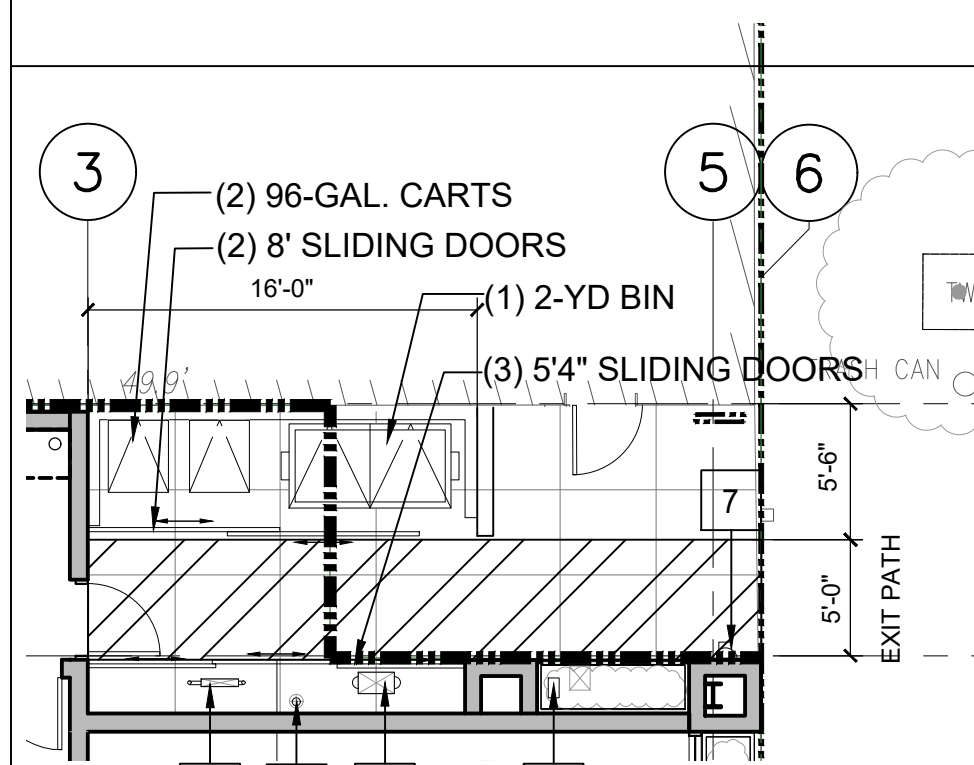
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COLOR RENDERING

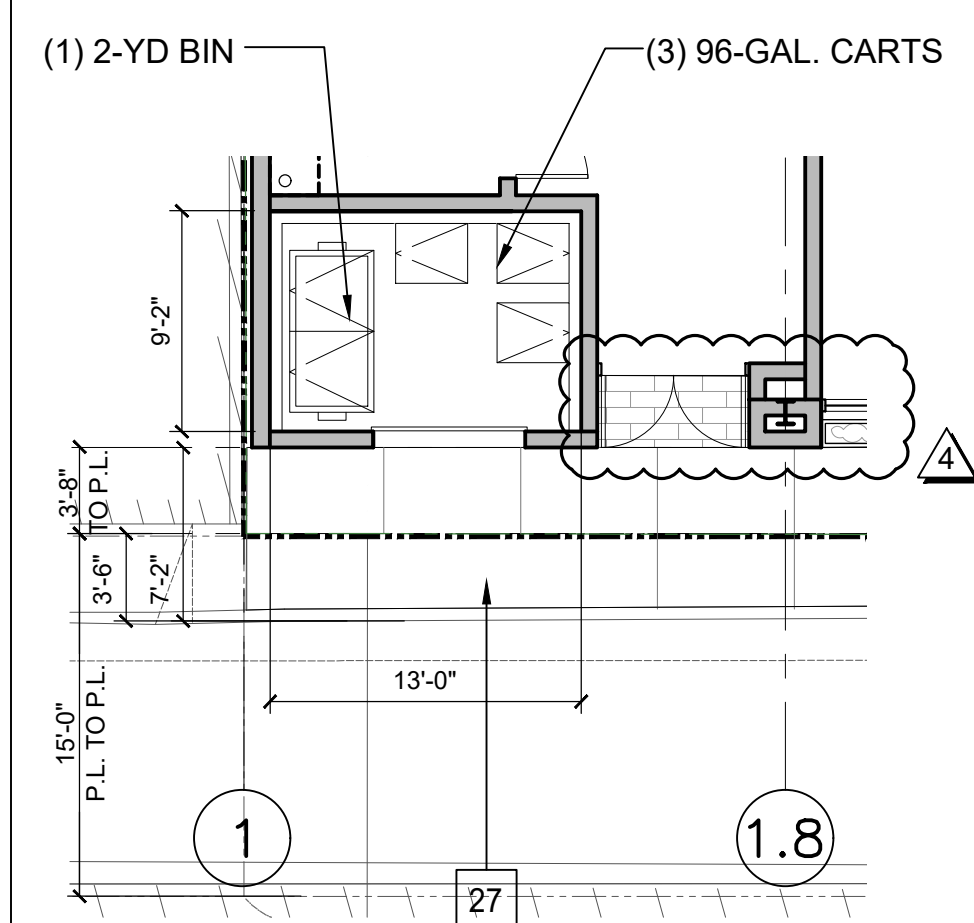
A2.0



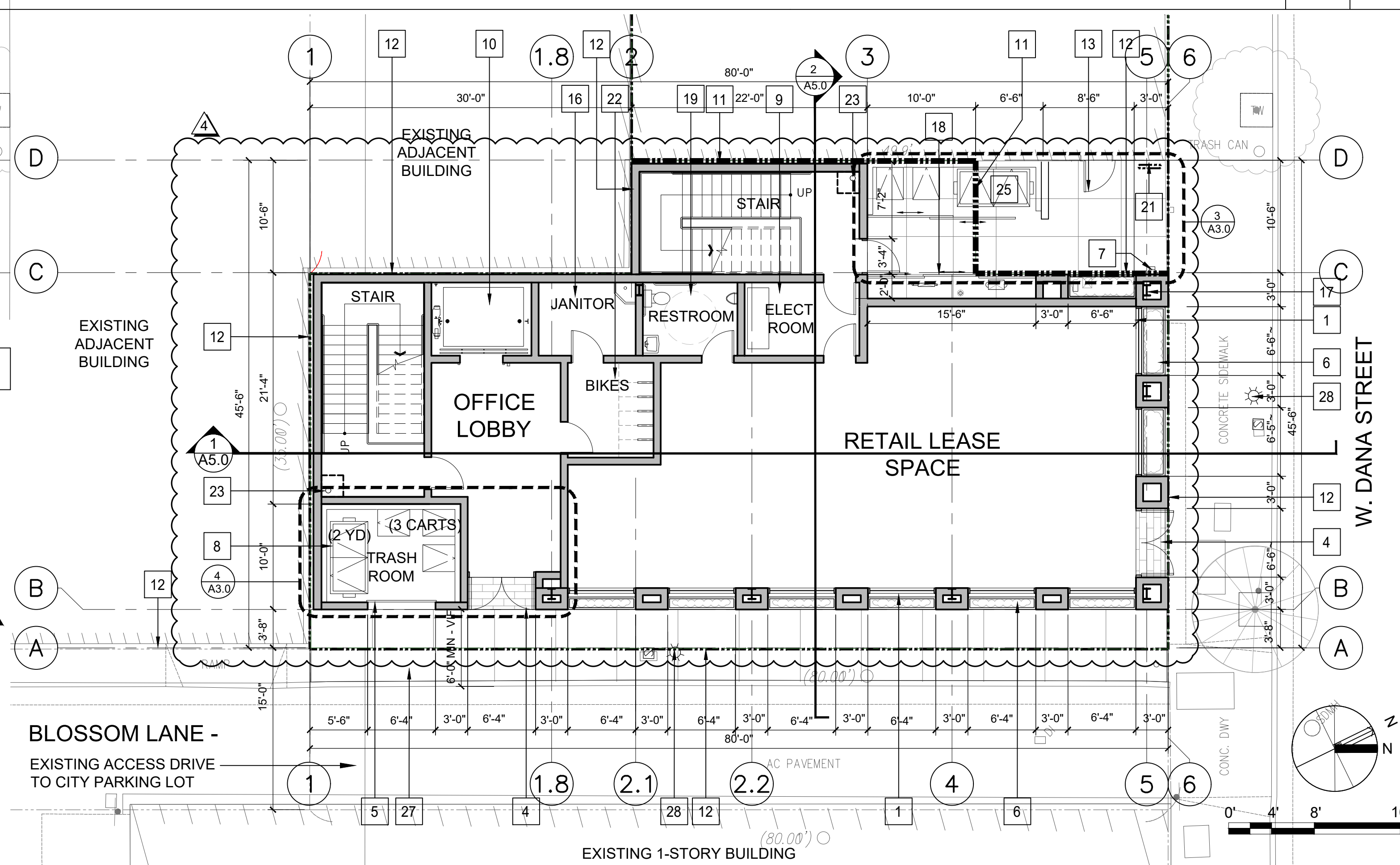
SECOND FLOOR PLAN 1/8" 2



301 CASTRO TRASH 1/8" 3



747 W. DANA TRASH 1/8" 4



FIRST FLOOR PLAN 1/8" 1

NOTES

- 1 CLEAR GLASS SET IN BRONZE FRAMES
- 2 DECK PAVERS
- 3 DECORATIVE METAL PANEL AT SILL
- 4 ALUMINUM & GLASS DOOR
- 5 ROLL UP DOOR
- 6 METAL PLANTER W/ DECORATIVE MOLDING
- 7 NEW WALL-MOUNTED F.D.C. FOR 747 W. DANA - SEE CIVIL DWGS.
- 8 TRASH ROOM FOR 747 W. DANA: 1 2-YD BIN + 3 96-GAL. CARTS
- 9 ELECTRICAL CABINETS
- 10 ELEVATOR
- 11 RECONFIGURED PROPERTY LINE
- 12 EXISTING PROPERTY LINE
- 13 EXISTING DOOR @ ADJACENT EXISTING BUILDING
- 14 MECHANICAL SHAFT
- 15 ELEVATOR CONTROL CLOSET
- 16 JANITOR CLOSET
- 17 STEEL WIDE FLANGE COLUMN
- 18 EXISTING PROPERTY LINE TO BE RELOCATED. SEE CIVIL DRAWINGS FOR DETAILS
- 19 UNISEX RESTROOM
- 20 NEW BACKFLOW PREVENTER FOR 747 W. DANA STREET
- 21 EXISTING BACKFLOW PREVENTER FOR 301 CASTRO STREET
- 22 BICYCLE PARKING
- 23 FIRE RISER/STANDPIPE
- 24 NEW P.I.V. FOR 747 W. DANA STREET - SEE CIVIL DWGS.
- 25 301 CASTRO STREET TRASH AREA: 1 2-YD BIN + 2 96-GAL CARTS
- 26 DCDA (PAINTED RED) FOR 747 W. DANA STREET - SEE CIVIL DWGS.
- 27 NEW "ROLLED" CURB FOR TRASH SERVICE, PER CITY STANDARDS
- 28 (E) STREET LIGHT TO REMAIN. PROTECT IN PLACE.
- 29 IRRIGATION BACKFLOW PREVENTER - SEE CIVIL DRAWINGS

AREA CALCULATION

(GROSS AREA TAKEN TO EXTERIOR FACE OF EXTERIOR WALL FINISH)

FLOOR	GROSS FLOOR AREA	ENCLOSED OCCUPIABLE AREA	SHAFTS, SERVICE, MISC. *	OPEN DECK AREA **	TOTAL CBC FLOOR AREA
FIRST	2,737 SF	1,700 SF	1,037 SF	0 SF	2,737 SF
SECOND	2,737 SF	1,781 SF	956 SF	0 SF	2,737 SF
THIRD	2,445 SF	1,544 SF	901 SF	292 SF	2,445 SF
FLRS 1-3	7,919 SF	5,025 SF	2,894 SF	292 SF	7,919 SF
ROOF/4TH	2,445 SF	1,812 SF	633 SF	357 SF	883 SF
TOTAL GROSS BUILDING AREA USING CBC SEC. 503:				7,919 + 883 =	8,802 SF

PER 2019 CBC SEC. 503, OCCUPIED ROOF AREAS MIGHT COUNT IN BUILDING AREA AND COUNT AS AN ADDITIONAL STORY IF THERE IS A STRUCTURE EXTENDING MORE THAN 48" ABOVE THE ROOF SURFACE.

DUO TO CAL-GREEN REQUIREMENT FOR 50% (MIN.) OF THE ROOF TO BE COVERED BY SOLAR PANELS, THE OCCUPIED ROOF OF THIS PROJECT HAS SOLAR PANELS ON A TRELLIS STRUCTURE WHICH IS > 48" ABOVE THE ROOF DECK SURFACE. THUS, THE OCCUPIED ROOF COUNTS AS A 4TH STORY, AND THE AREA OF THE TRELLIS W/ SOLAR PANELS COUNTS IN THE BUILDING AREA.

* NOTE: PENTHOUSES FOR STAIRS & SHAFTS DO NOT COUNT IN BUILDING AREA CALCULATIONS, PER 2019 CBC.

** NOTE: OPEN DECKS DO NOT COUNT IN BUILDING AREA CALCULATIONS, PER 2019 CBC.

NEW BUILDING
747 WEST DANA
STREET

MOUNTAIN VIEW,
CALIFORNIA



KENNETH RODRIGUES & PARTNERS INC.
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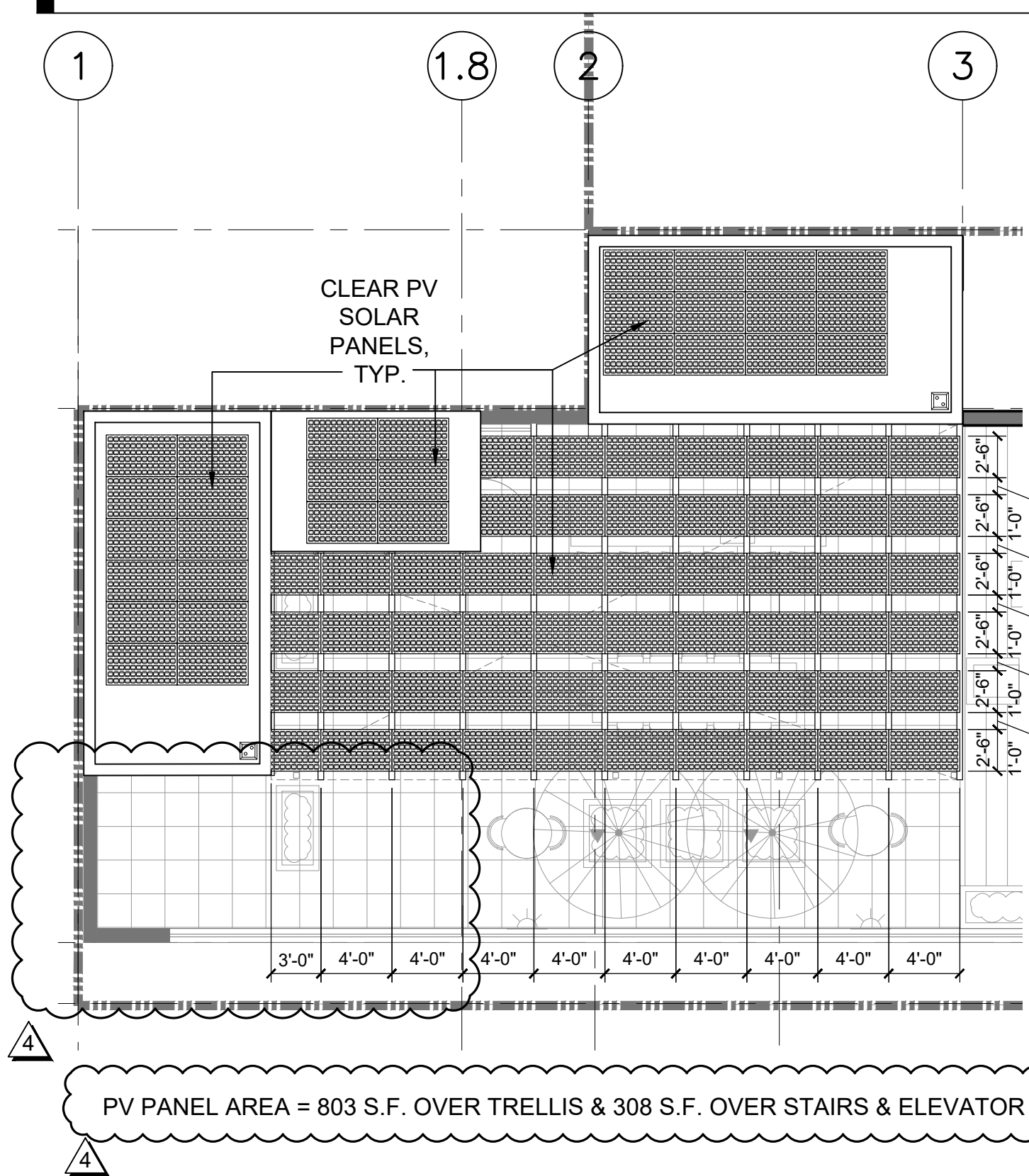
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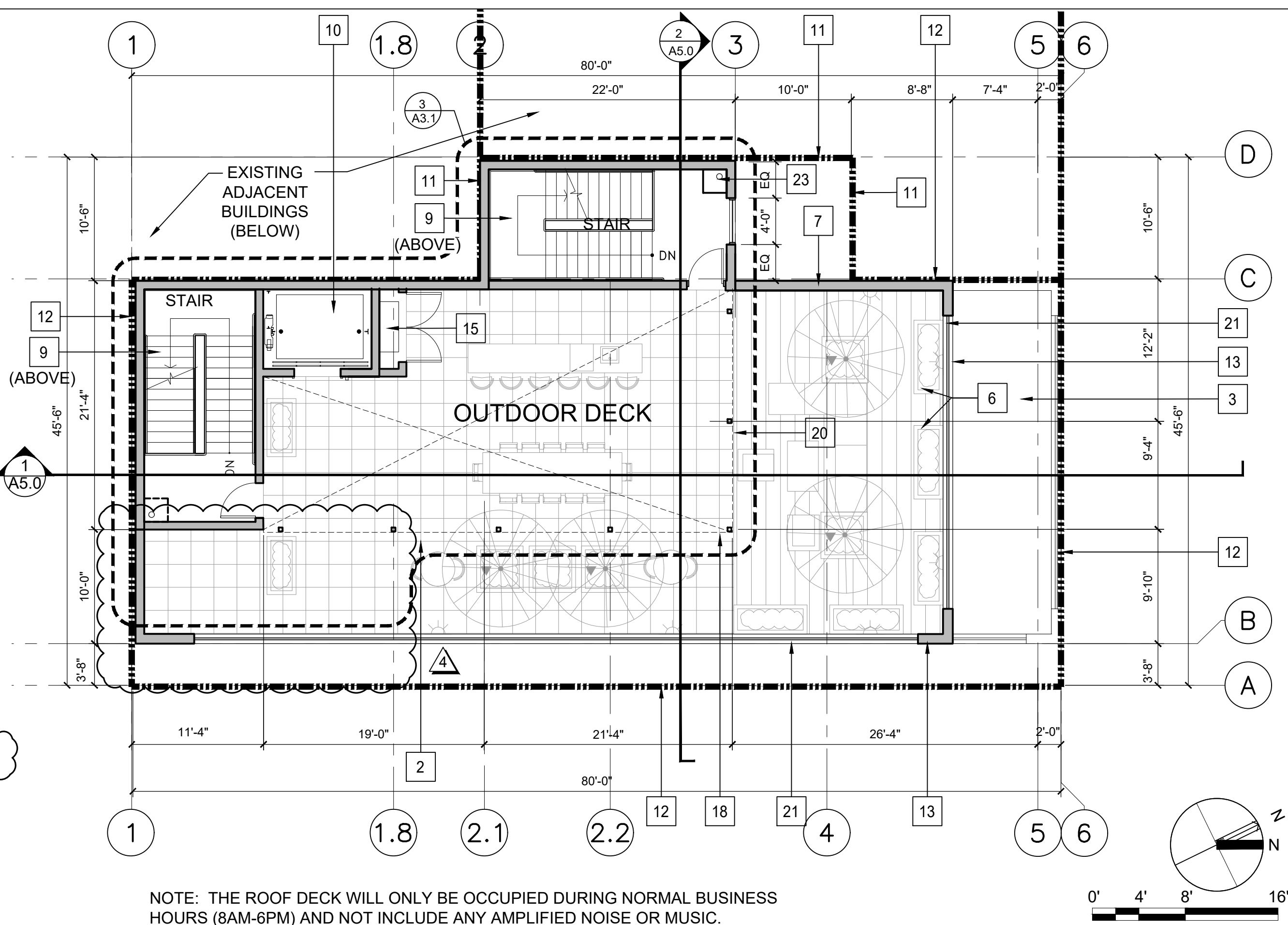
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FLOOR PLANS
LEVEL 1-2

A3.0



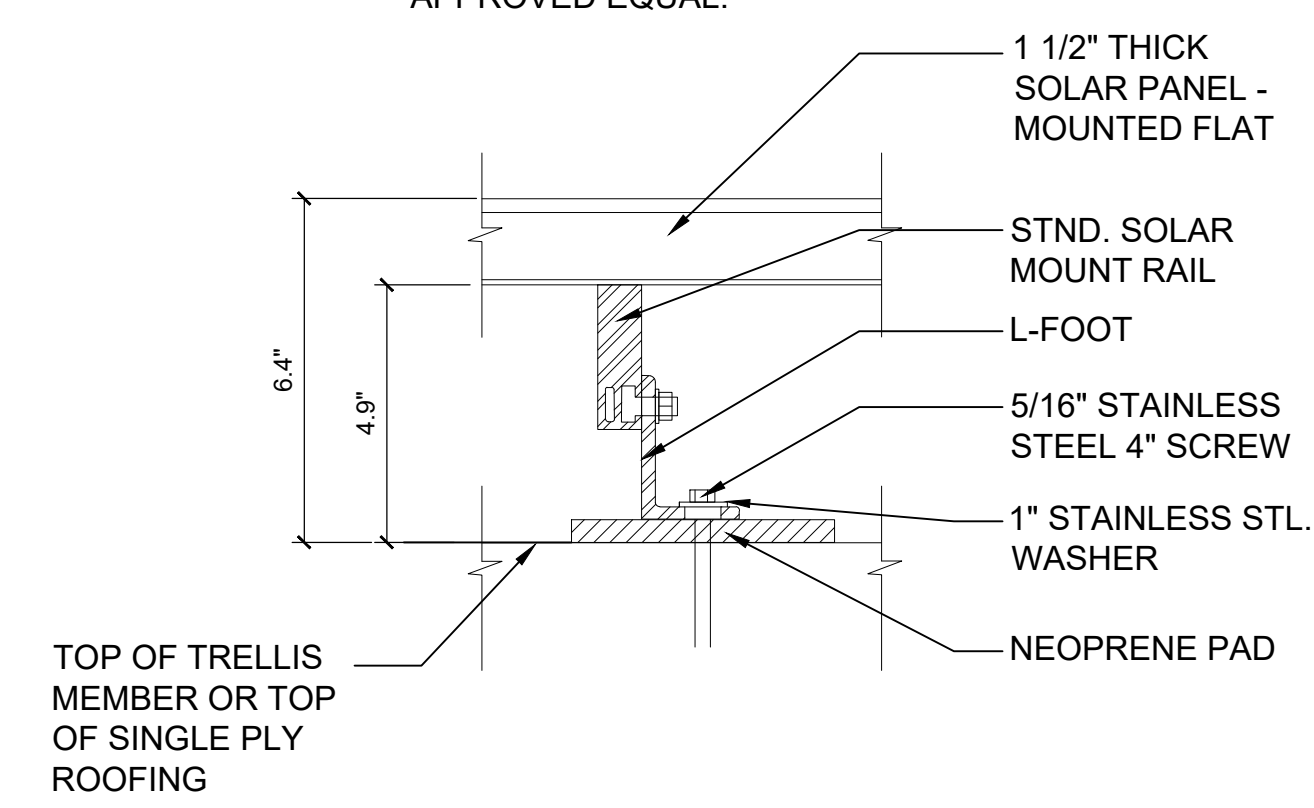
ROOF & PV PANEL PLAN 1/8" 3



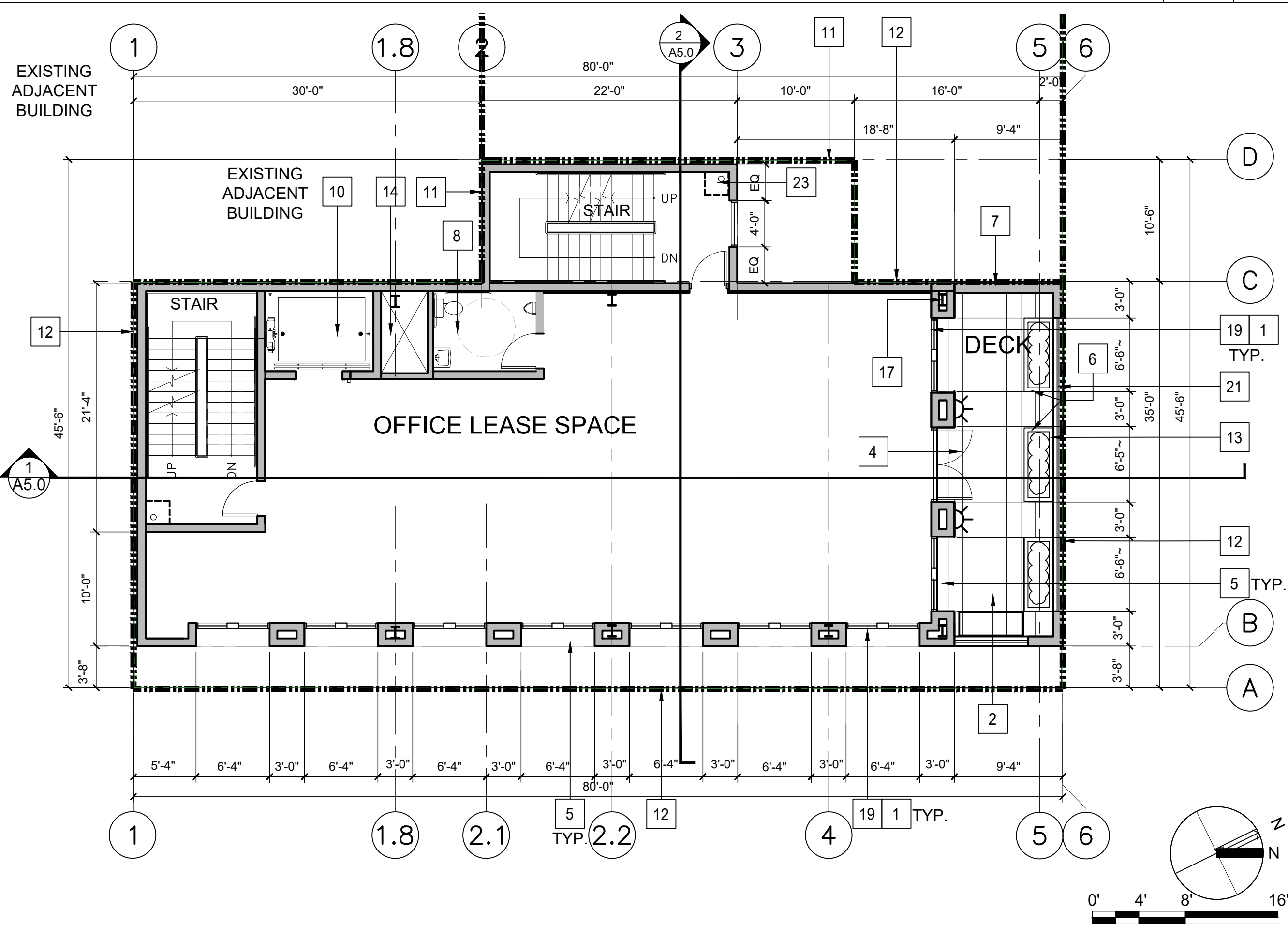
ROOF DECK PLAN 1/8" 2



EDGE CONDITION - VERIFY WITH MANUFACTURER - PANELS BY LG ENERGY, SUNPOWER OR APPROVED EQUAL.



PV PANEL MOUNTING DETAIL 3" 4



THIRD FLOOR PLAN 1/8" 1

GENERAL NOTES

- 1 CLEAR GLASS SET IN BRONZE FRAMES
- 2 DECK PAVERS
- 3 DECK BELOW
- 4 ALUMINUM & GLASS DOOR
- 5 PRECAST SILL
- 6 METAL PLANTER W/ DECORATIVE MOLDING
- 7 PARAPET WALL TO 3'-6" ABOVE DECK
- 8 UNISEX RESTROOM
- 9 ROOF OF STAIRWELL COVERED WITH PV PANELS
- 10 ELEVATOR
- 11 RECONFIGURED PROPERTY LINE
- 12 EXISTING PROPERTY LINE
- 13 PRECAST WALL CAP
- 14 MECHANICAL SHAFT
- 15 ELEVATOR CONTROL CLOSET
- 16 NOT USED
- 17 STEEL WIDE FLANGE COLUMN
- 18 STEEL TRELLIS (ABOVE)
- 19 CASEMENT WINDOWS
- 20 TRELLIS (ABOVE) - COVERED WITH PV PANELS
- 21 ALUMINUM RAILING
- 22 BICYCLE PARKING
- 23 FIRE RISER/STANDPIPE

AREA CALCULATION

(GROSS AREA TAKEN TO EXTERIOR FACE OF EXTERIOR WALL FINISH)

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NEW BUILDING
747 WEST DANA
STREET

MOUNTAIN VIEW,
CALIFORNIA



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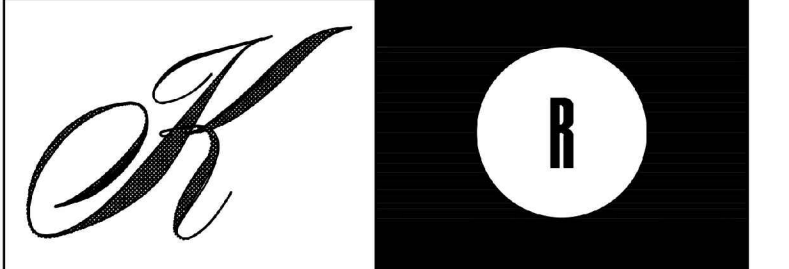
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FLOOR PLANS
LEVEL 3 &
ROOF DECK

A3.1

NEW BUILDING 747 WEST DANA STREET

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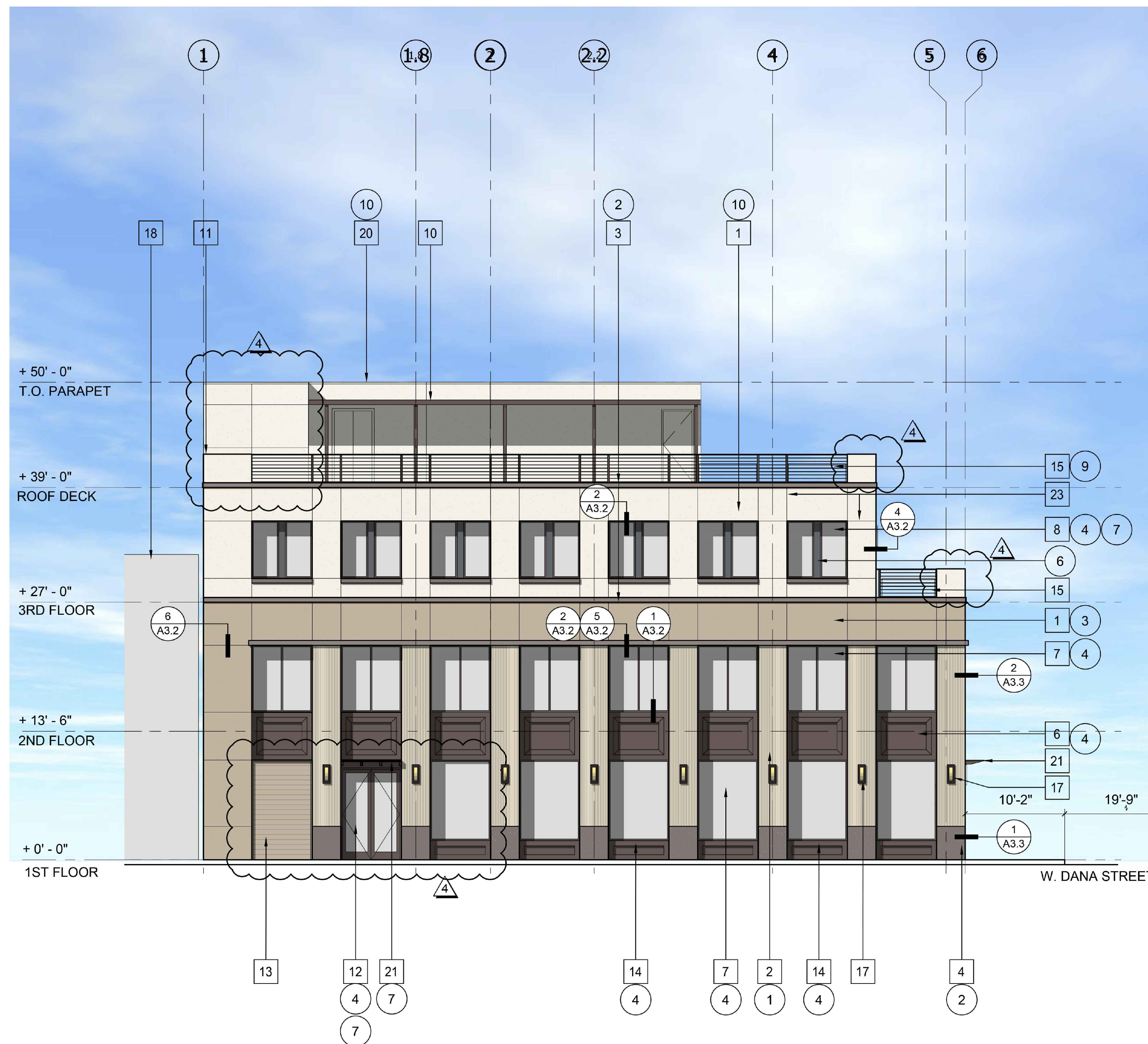
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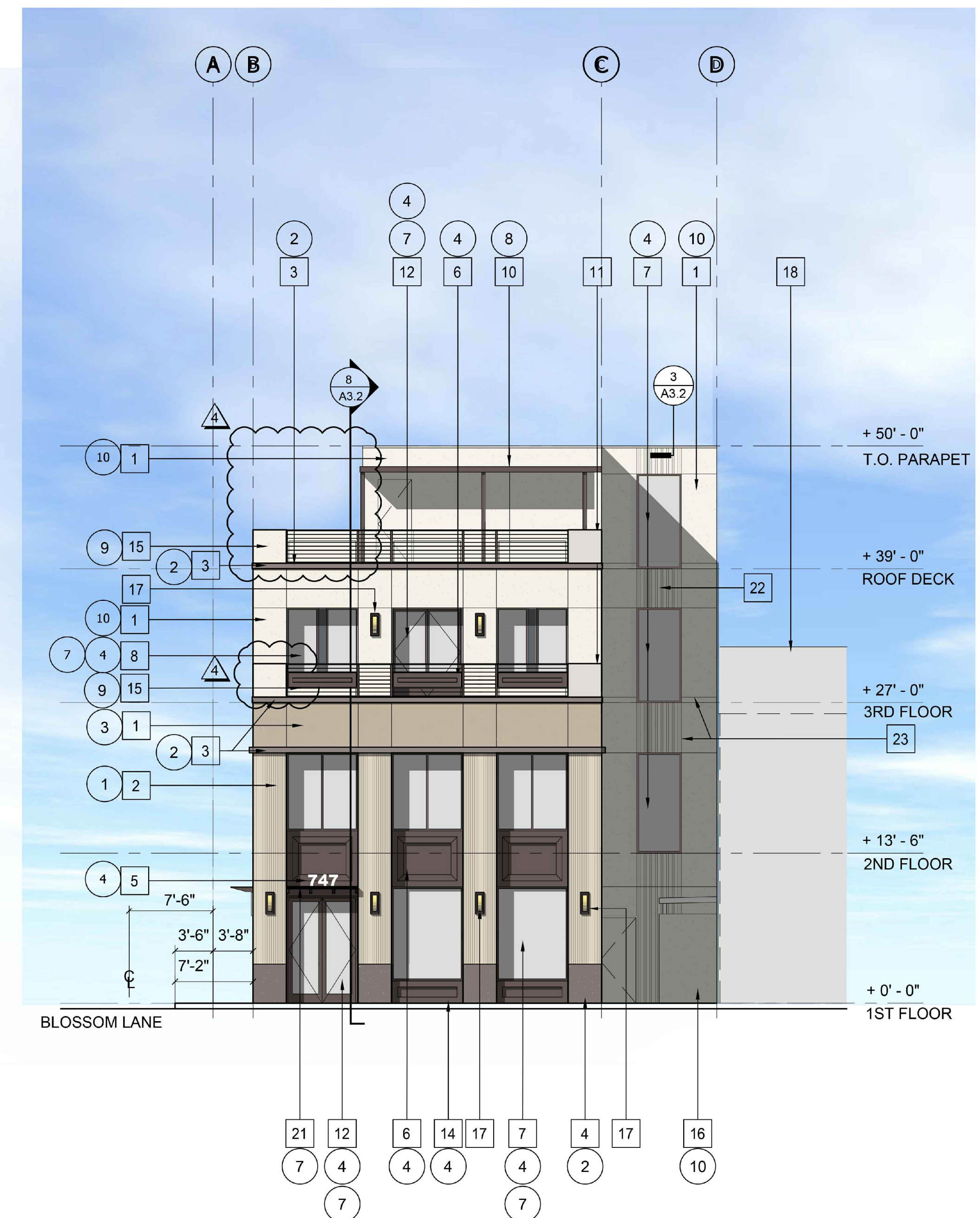
PROJECT NO.	32.632	DATE	01.04.21
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ELEVATIONS

A4.0



EAST (BLOSSOM LANE) ELEVATION 1/8" 1



NORTH (WEST DANA STREET) ELEVATION 1/8" 2

	1 CUSTOM PRECAST CONCRETE PANELS WITH GROOVED GLAZED TERRACOTTA FACADE PANEL CLADDING BY 'LOPO' - FG503383 COLOR F001		6 ALUMINUM PANEL - MEDIUM BRONZE KYNAR FINISH
	2 CUSTOM-FABRICATED, INTEGRAL-COLORED, PRECAST CONCRETE BASE & CORNICE TRIM - COLOR TO MATCH DUNN-EDWARDS DE6389 "FALLEN ROCK"		7 GLASS - CLEAR
	3 CEMENT PLASTER ULTRA SMOOTH FINISH - PAINTED COLOR: DUNN-EDWARDS DE6214 "PIGEON GRAY"		8 METAL TRELLIS - MEDIUM BRONZE PAINTED FINISH TO MATCH MEDIUM BRONZE KYNAR FINISH
	4 ALUMINUM - DARK BRONZE KYNAR FINISH		9 ALUMINUM FLAT-BAR RAILING - MEDIUM BRONZE KYNAR FINISH
	5 ALUMINUM - MEDIUM BRONZE KYNAR FINISH		10 CEMENT PLASTER ULTRA SMOOTH FINISH - PAINTED COLOR: DUNN-EDWARDS DE6211 "LIGHT BEIGE"

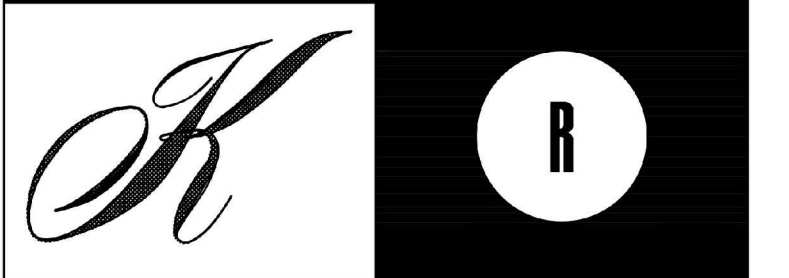
MATERIAL AND COLOR SCHEDULE

	13 ROLL UP DOOR		25 FDC LOCATION
	14 METAL PLANTER W/ DECORATIVE MOLDING		26 DECORATIVE SLIDING IRON GATES TO CONCEAL UTILITIES
	15 ALUMINUM RAILING		
	16 TRASH ENCLOSURE FOR 301 CASTRO STREET		
	17 'LUNA' 1669BZ - LED WALL MOUNT LIGHT FIXTURE		
	18 (E) ADJACENT BUILDING		
	19 WALL TRELLIS FOR VINES - SEE LANDSCAPE PLAN		
	20 ELEVATOR OVER-RUN BEHIND PARAPET		
	21 GLASS CANOPY, SEE DETAIL 4 / A3.3		
	22 PLASTER SHAPE WALL TREATMENT		
	23 SCORE LINE IN PLASTER		
	24 SPANDREL GLASS OPAQUE WINDOWS (MILK WHITE) WITH EXTERIOR PLASTER WALL BEHIND		

MATERIAL NOTES

NEW BUILDING
747 WEST DANA
STREET

MOUNTAIN VIEW,
CALIFORNIA



KENNETH RODRIGUES & PARTNERS INC.
445 North Whisman Road, Suite 200
Mountain View, CA 950.965.0700

KEYMAP

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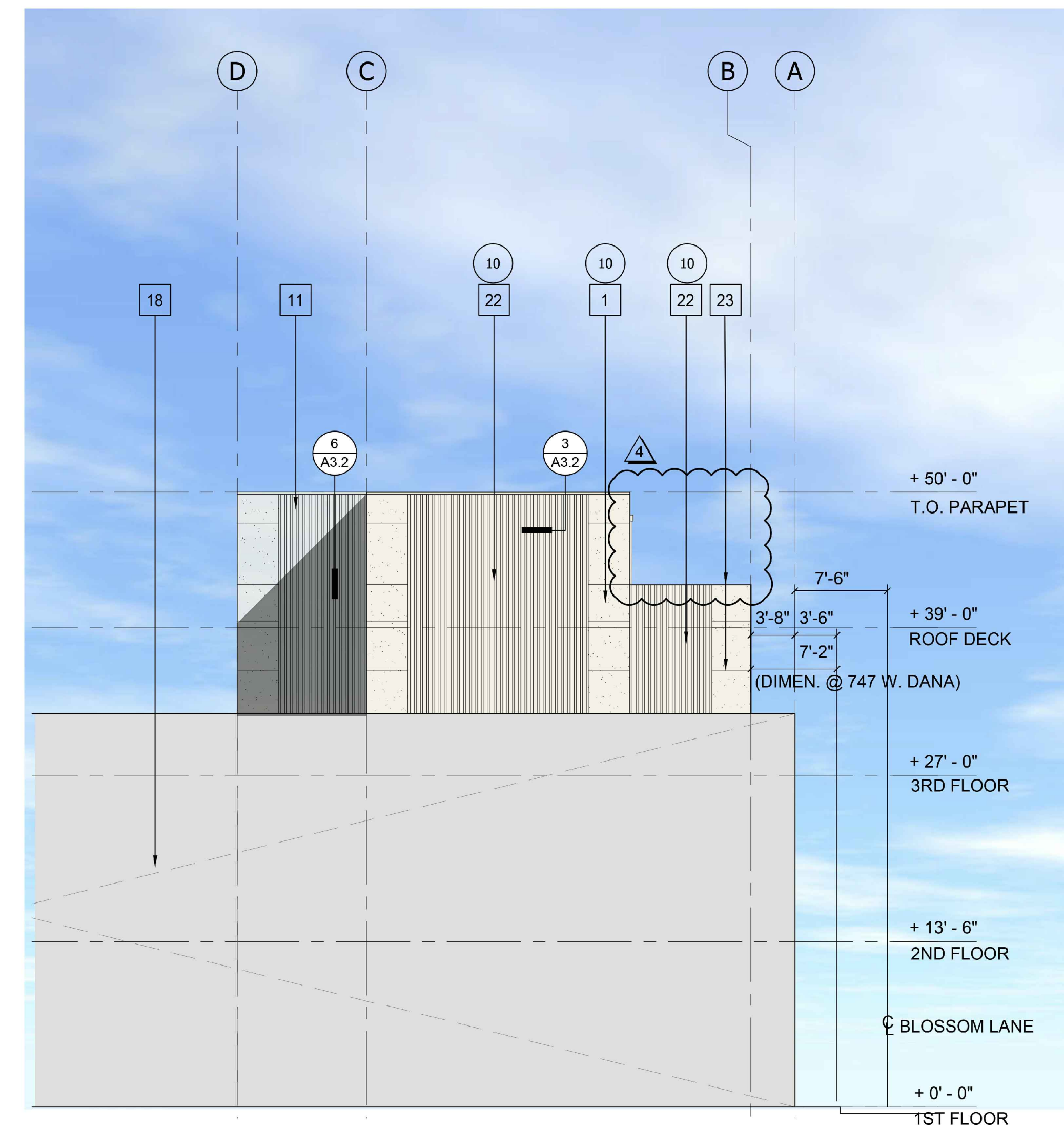
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ELEVATIONS

A4.1



WEST ELEVATION 1/8" 1



SOUTH ELEVATION 1/8" 2

	1 CUSTOM PRECAST CONCRETE PANELS WITH GROOVED GLAZED TERRACOTTA FACADE PANEL CLADDING BY 'LOPO' - FG503383 COLOR F001		6 ALUMINUM PANEL - MEDIUM BRONZE KYNAR FINISH
	2 CUSTOM-FABRICATED, INTEGRAL-COLORED, PRECAST CONCRETE BASE & CORNICE TRIM - COLOR TO MATCH DUNN-EDWARDS DE6389 "FALLEN ROCK"		7 GLASS - CLEAR
	3 CEMENT PLASTER ULTRA SMOOTH FINISH - PAINTED COLOR: DUNN-EDWARDS DE6214 "PIGEON GRAY"		8 METAL TRELLIS - MEDIUM BRONZE PAINTED FINISH TO MATCH MEDIUM BRONZE KYNAR FINISH
	4 ALUMINUM - DARK BRONZE KYNAR FINISH		9 ALUMINUM FLAT-BAR RAILING - MEDIUM BRONZE KYNAR FINISH
	5 ALUMINUM - MEDIUM BRONZE KYNAR FINISH		10 CEMENT PLASTER ULTRA SMOOTH FINISH - PAINTED COLOR: DUNN-EDWARDS DE6211 "LIGHT BEIGE"

MATERIAL AND COLOR SCHEDULE

	1 EXTERIOR PLASTER - ULTRA SMOOTH FINISH		13 ROLL UP DOOR		25 FDC LOCATION
	2 CUSTOM PRECAST CONCRETE PANEL WITH GROOVED GLAZED TERRACOTTA WALL PANELS		14 METAL PLANTER W/ DECORATIVE MOLDING		26 DECORATIVE SLIDING IRON GATES TO CONCEAL UTILITIES
	3 PRECAST CONCRETE TRIM		15 ALUMINUM RAILING		
	4 PRECAST CONCRETE BASE		16 TRASH ENCLOSURE FOR 301 CASTRO STREET		
	5 BUILDING ADDRESS: NUMERALS 12" HIGH W/ 1" STROKE		17 'LUNA' 1669BZ - LED WALL MOUNT LIGHT FIXTURE		
	6 DECORATIVE METAL PANEL		18 (E) ADJACENT BUILDING		
	7 CLEAR GLASS SET IN BRONZE FRAMES		19 WALL TRELLIS FOR VINES - SEE LANDSCAPE PLAN		
	8 CASEMENT WINDOWS - CLEAR GLASS IN BRONZE FRAMES		20 ELEVATOR OVER-RUN BEHIND PARAPET		
	9 BACK FLOW PREVENTERS, SEE CIVIL DRAWINGS		21 GLASS CANOPY, SEE DETAIL 4 / A3.3		
	10 FLAT PV SOLAR PANELS AND METAL TRELLIS		22 PLASTER SHAPE WALL TREATMENT		
	11 WALL AT PROPERTY LINE		23 SCORE LINE IN PLASTER		
	12 ALUMINUM & GLASS DOOR		24 SPANDREL GLASS OPAQUE WINDOWS (MILK WHITE) WITH EXTERIOR PLASTER WALL BEHIND		

MATERIAL NOTES

NEW BUILDING
747 WEST DANA
STREET

MOUNTAIN VIEW,
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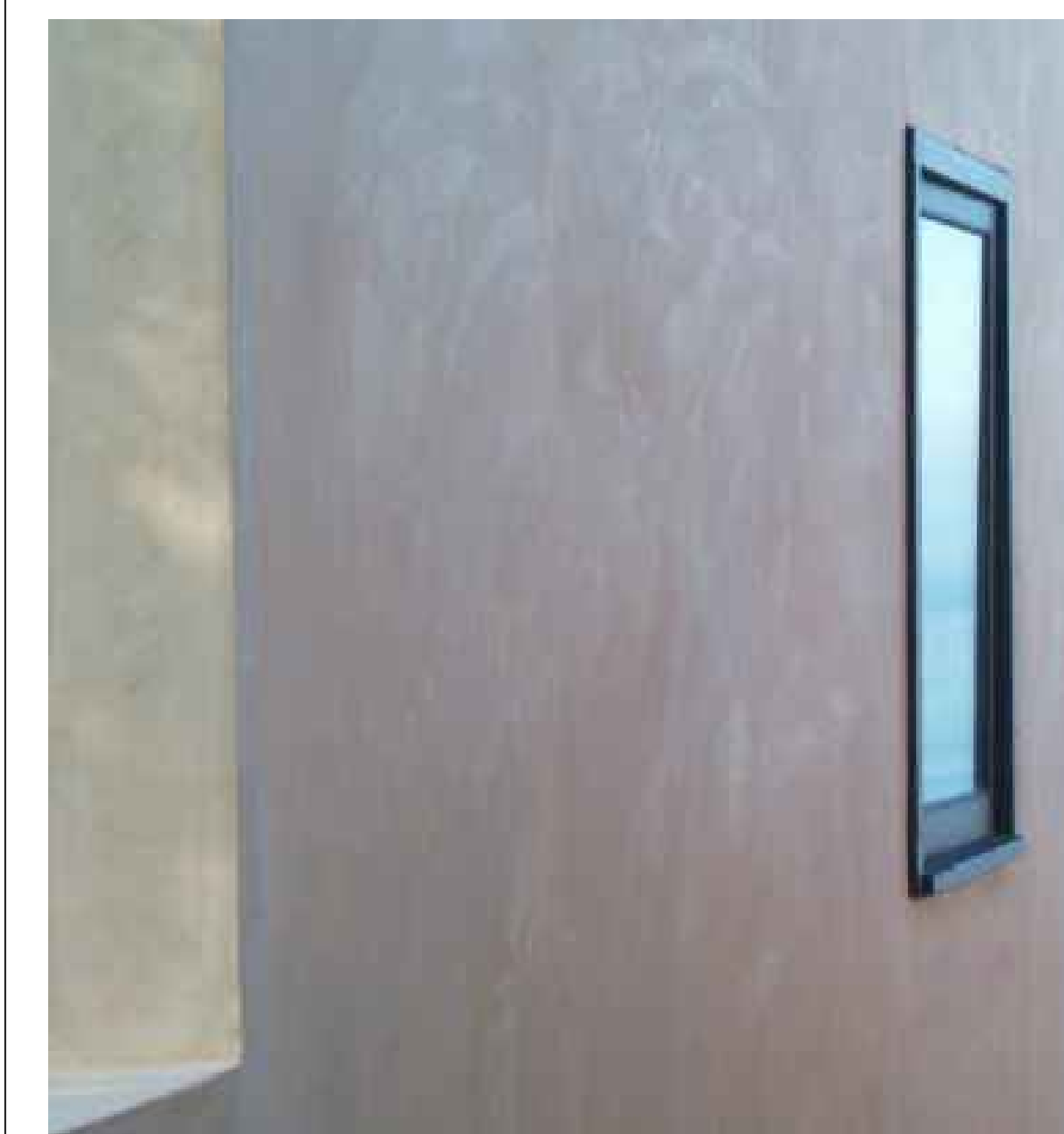
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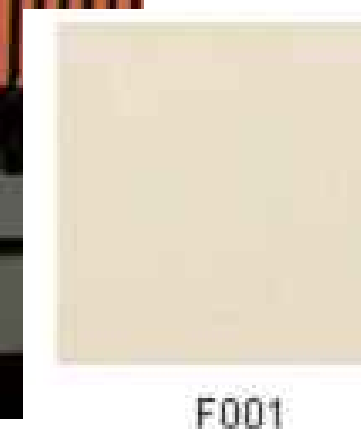
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ARCHITECTURAL
DETAIL IMAGES

A6.0



ULTRA SMOOTH STUCCO NTS 1



TERRACOTA GROOVED FACADE PANEL CLADDING BY 'LOPO' - FG503363 ; COLOR F001

TERRACOTA GROOVED FACADE PANEL NTS 2



2" X 6" ALUMINUM WINDOW AND DOOR FRAMES, IN DARK BRONZE KYNAR FINISH. BY WALTERS & WOLF, KAWNEER, OR APPROVED EQUAL.

BRONZE ALUMINUM FRAMES NTS 3



'LUNA' 1669BZ - LED WALL MOUNT LIGHT FIXTURE
9" x 24", BRONZE COLOR

LUNA WALL MOUNT LIGHT FIXTURE NTS 4



OPEN ROOF DECK NTS 5



FLAT BAR RAILING SYSTEM BY DECK-RAIL, OR APPROVED EQUAL.

FLAT BAR ALUMINUM RAILING NTS 6



SEMI-TRANSPARENT PV PANELS BY SUN POWER, LG ENERGY, OR APPROVED EQUAL

PV SOLAR PANEL & METAL TRELLIS NTS 7



ALUMINUM AND GLASS ENTRY CANOPY - CLEAR LAMINATED TEMPERED GLASS WITH BRACKET SUPPORTS BY CRL, #GAB48.

ALUMINUM & GLASS CANOPY NTS 7

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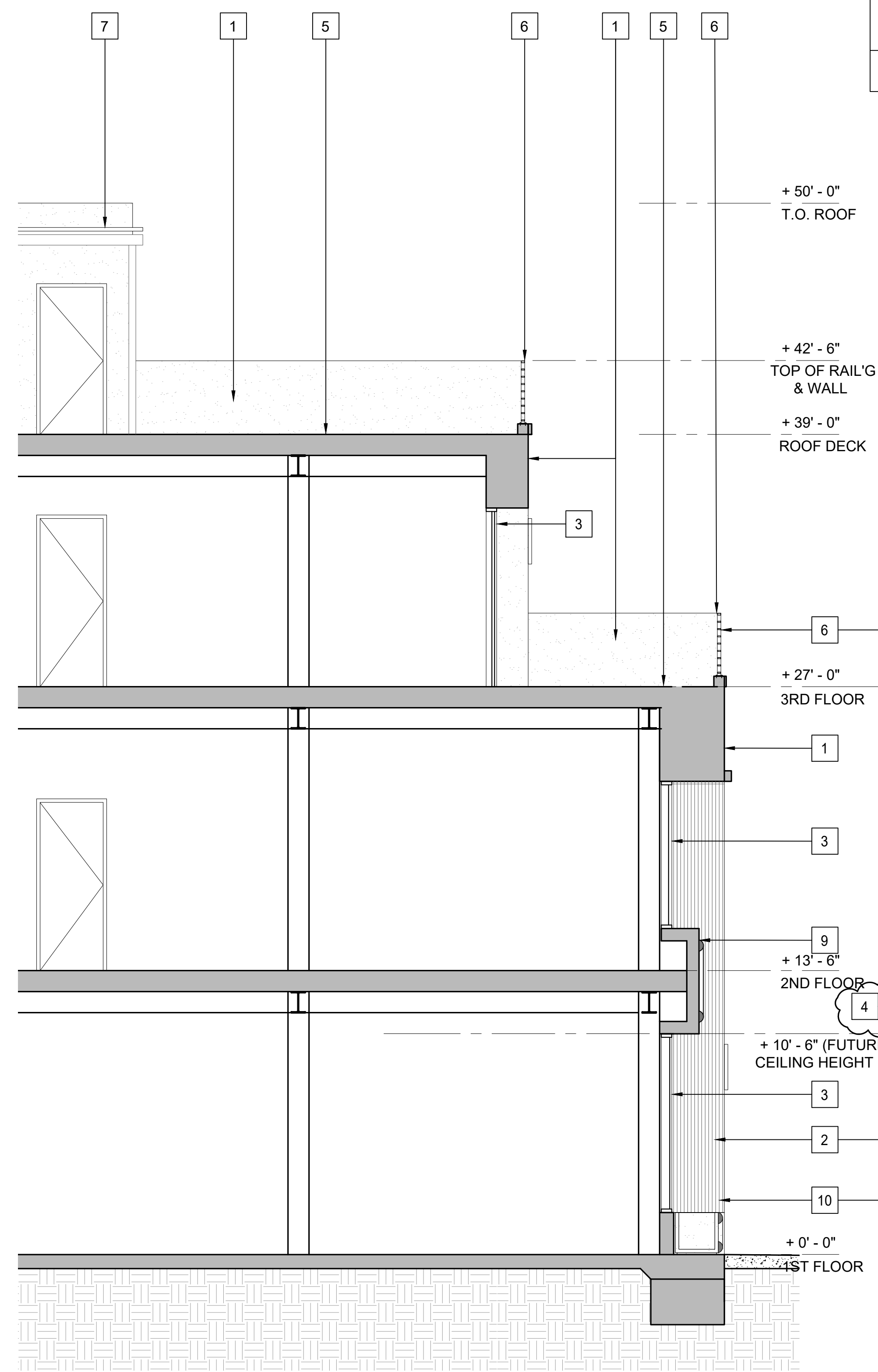
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MATERIALS &
FINISHES

A7.0

- | | | | |
|---|---|----|---|
| 1 | EXTERIOR ULTRA SMOOTH PLASTER FINISH | 8 | ALUMINUM & GLASS CANOPY BY CRL |
| 2 | CUSTOM PRECAST CONCRETE PANELS WITH GROOVED GLAZED TERRAZZITA FAÇADE PANEL CLADDING BY 'LOPO' - FG503363 COLOR F001 | 9 | CUSTOM DECORATIVE METAL PANEL |
| 3 | CLEAR GLASS SET IN BRONZE FRAMES | 10 | METAL PLANTER W/ DECORATIVE MOLDING |
| 4 | 'LUNA' 1669BZ - LED WALL MOUNT LIGHT FIXTURE | 11 | CUSTOM PRECAST CONCRETE BASE, MEDIUM SAND BLASTED |
| 5 | OPEN ROOF DECK | 12 | NOT USED |
| 6 | ALUMINUM FLAT BAR RAILING BY DECK RAIL | 13 | 1" & 2" PLASTER JOINTS - EXAMPLE, NOT FOR COLOR |
| 7 | PV SOLAR PANEL (BY SUN POWER OR LG ENERGY) & METAL TRELLIS | | |

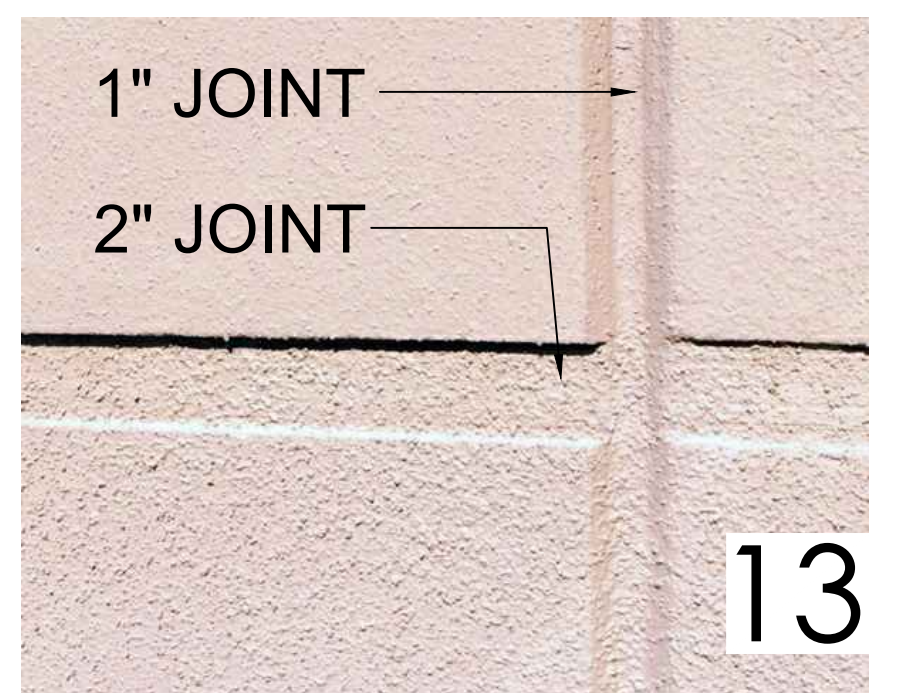
MATERIAL NOTES 4



ENLARGED SECTION 1/4" 3



ENLARGED ELEVATION 1/4" 2



MATERIAL SCHEDULE 1

NEW BUILDING 747 WEST DANA STREET

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CALIFORNIA



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MATERIAL SPECIFICATIONS

A7.1



BLOSSOM LANE STREETScape ELEVATION 1/8" 2