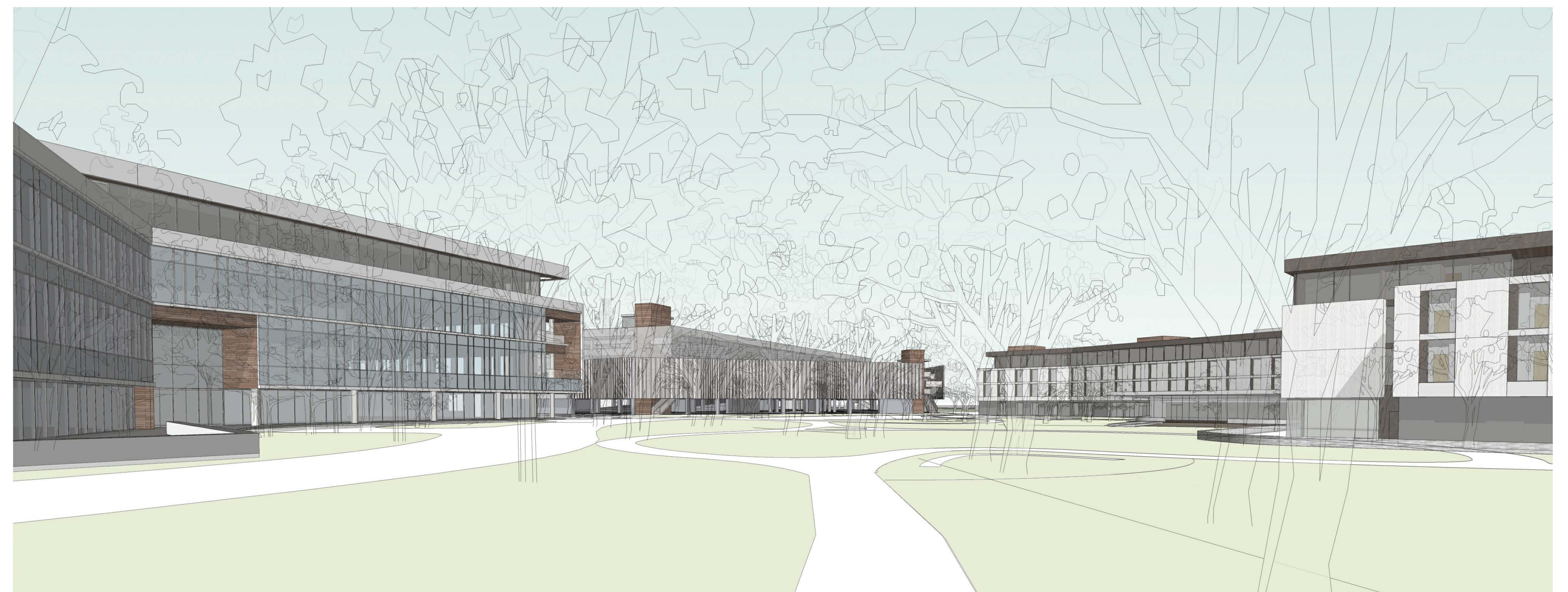


MOFFETT GATEWAY
INFORMAL APPLICATION - R1
BROADREACH CAPITAL PARTNERS

CITY OF MOUNTAIN VIEW, CA
MAY 6, 2015





EXISTING PERIMETER OF SITE ALONG MOFFETT BOULEVARD



EXISTING ENTRY TO SITE FROM MOFFETT BOULEVARD

G.002 - EXISTING SITE PHOTOS

MOFFETT GATEWAY - CITY OF MOUNTAIN VIEW - INFORMAL APPLICATION

PROJECT # 14013.00 SCALE:

If this drawing is not 24"x36", then the drawing has been revised from its original size.
In this case, use graphic scale. This line should be equal to one inch

WRNSSTUDIO LP

04/01/15

MOFFETT GATEWAY PROJECT
(750 MOFFETT BOULEVARD)

ZONING
MIXED-USE CORRIDOR (CITY OF MOUNTAIN VIEW GENERAL PLAN 2030)

EXISTING ZONING: A - AGRICULTURE
PROPOSED ZONING: P - PLANNED COMMUNITY

SEE SHEETS G.201 & G.202 FOR PROPOSED BLDG OCCUPANCY

LOT AREA: 9.72 ACRES
423,403 SF

SITE COVERAGE AREA: SEE G.200 - ZONING CALCULATIONS

FAR CALCULATIONS
ALLOWED FOR OFFICE BUILDING: 423,403 SF * .50 = 211,702 SF
ACTUAL OFFICE BUILDING GROSS: 199,000 SF (.47 FAR = 94% OF ALLOWED)

ACTUAL HOTEL GROSS: 157,330 SF

ACTUAL HOEL STRUCTURED PARKING GROSS: 80,000 SF

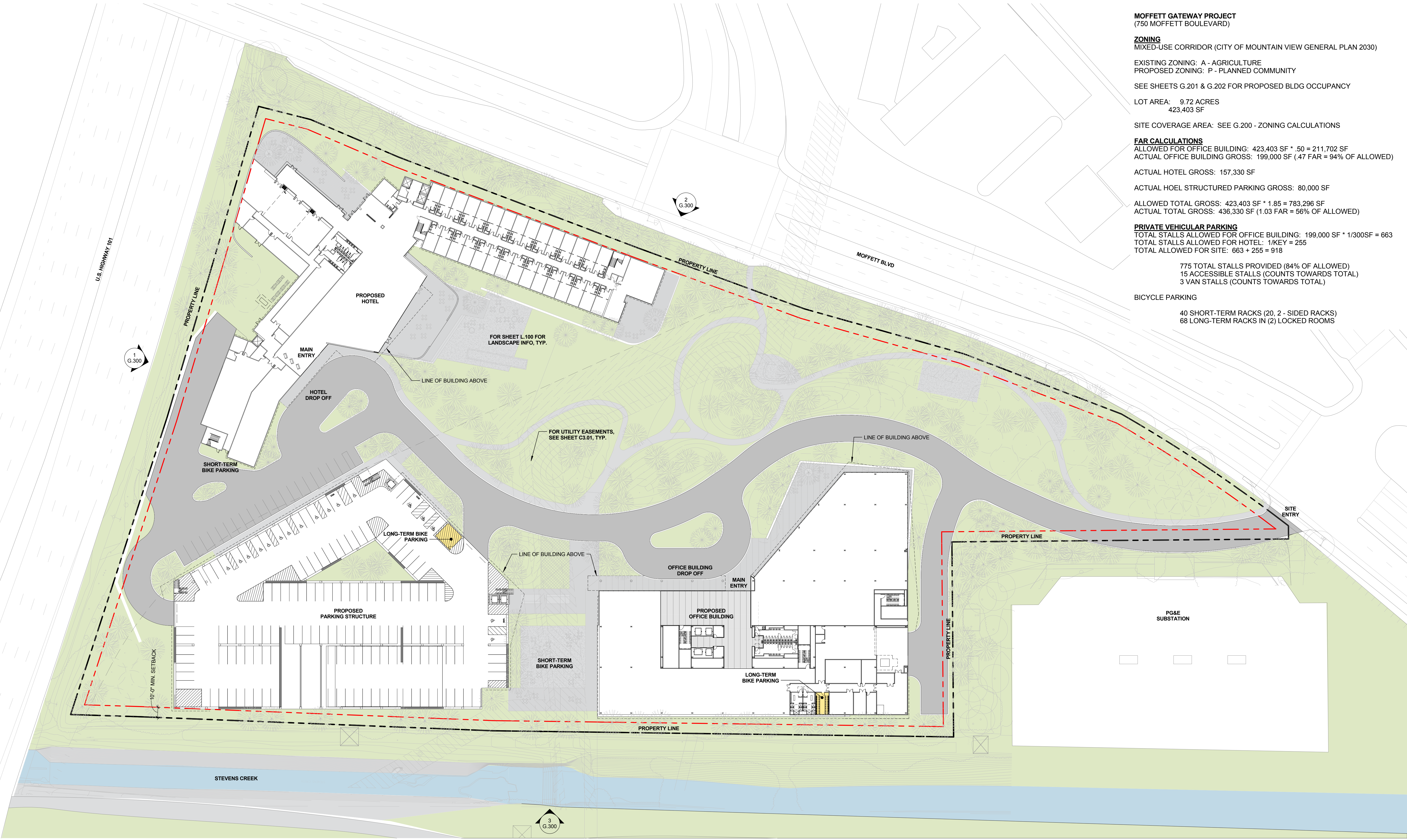
ALLOWED TOTAL GROSS: 423,403 SF * 1.85 = 783,296 SF
ACTUAL TOTAL GROSS: 436,330 SF (1.03 FAR = 56% OF ALLOWED)

PRIVATE VEHICULAR PARKING
TOTAL STALLS ALLOWED FOR OFFICE BUILDING: 199,000 SF * 1/300SF = 663
TOTAL STALLS ALLOWED FOR HOTEL: 1/KEY = 255
TOTAL ALLOWED FOR SITE: 663 + 255 = 918

775 TOTAL STALLS PROVIDED (84% OF ALLOWED)
15 ACCESSIBLE STALLS (COUNTS TOWARDS TOTAL)
3 VAN STALLS (COUNTS TOWARDS TOTAL)

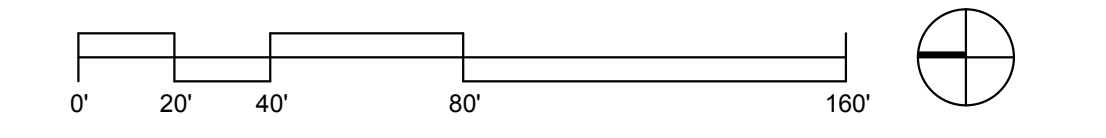
BICYCLE PARKING

40 SHORT-TERM RACKS (20, 2 - SIDED RACKS)
68 LONG-TERM RACKS IN (2) LOCKED ROOMS



G.100 - SITE PLAN

MOFFETT GATEWAY- CITY OF MOUNTAIN VIEW- INFORMAL APPLICATION - R1



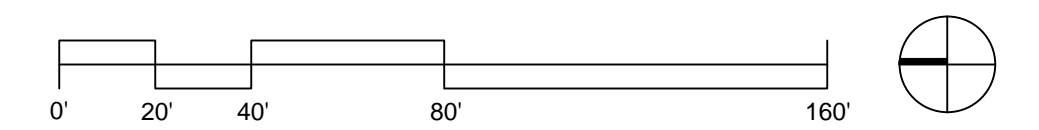
PROJECT #: 14013.00 SCALE: 1" = 40'-0"

If this drawing is not 24"x36", then the drawing has been revised from its original size. In this case, use graphic scale. This line should be equal to one inch



L.100 - SITE LANDSCAPE PLAN

MOFFETT GATEWAY - CITY OF MOUNTAIN VIEW - INFORMAL APPLICATION - R1

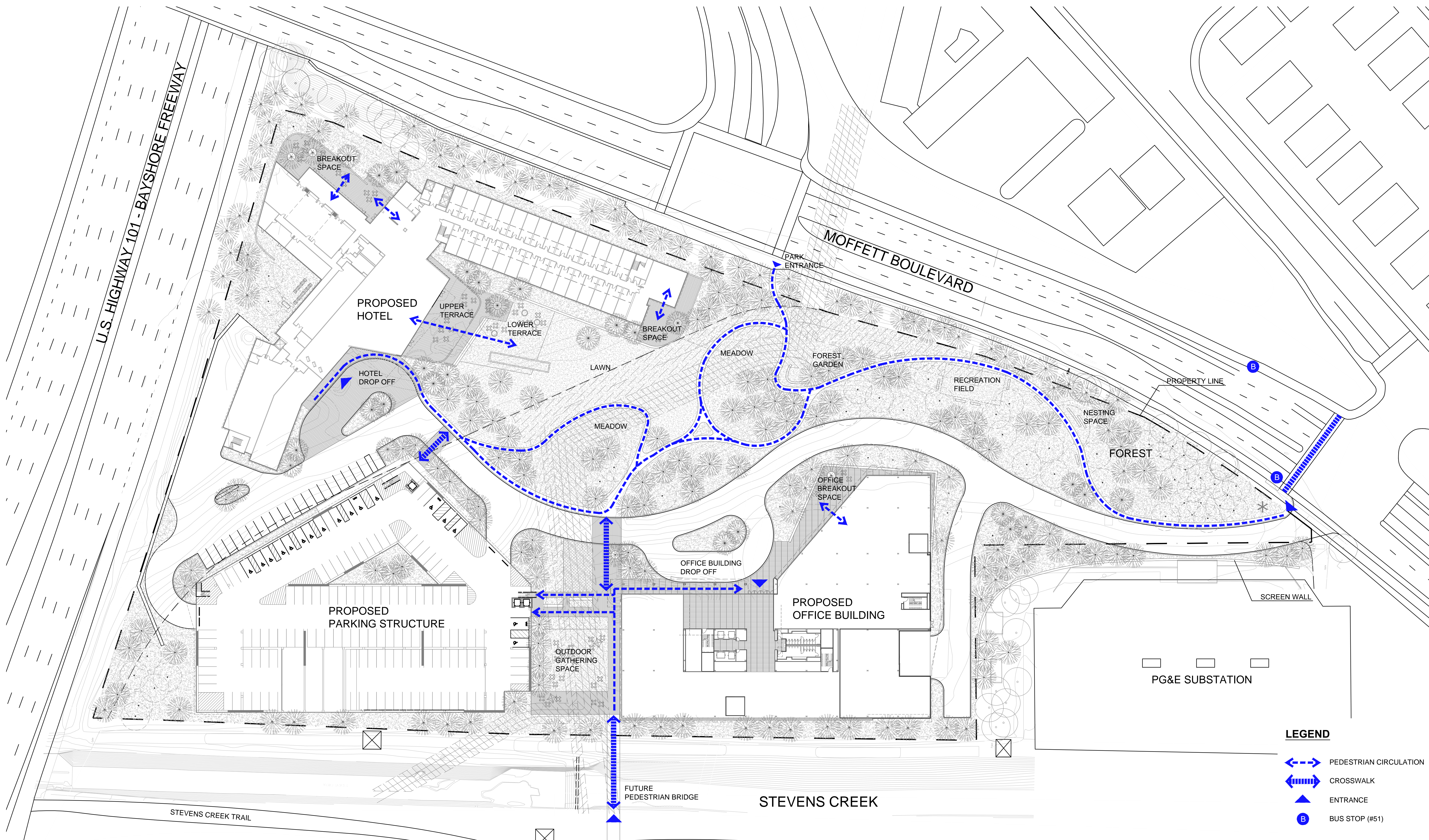


PROJECT #: 14013.00 SCALE: 1" = 40'-0"

If this drawing is not 24"x36", then the drawing has been revised from its original size. In this case, use graphic scale. This line should be equal to one inch

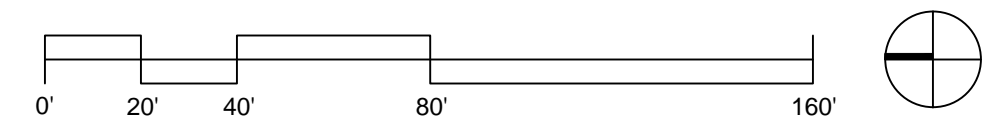
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05/06/15



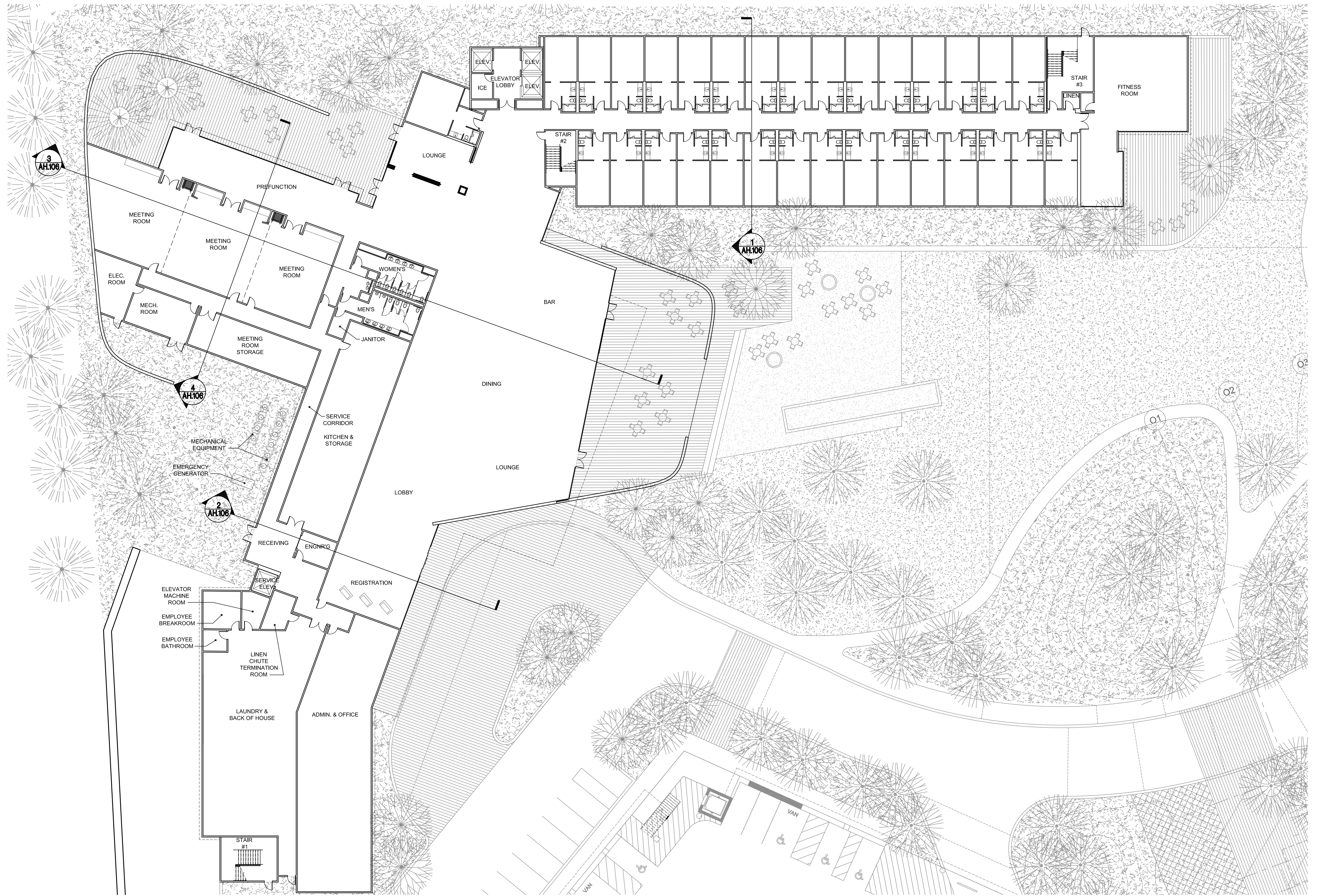
L.300 - TRANSIT MAP - PEDESTRIAN CIRCULATION

MOFFETT GATEWAY - CITY OF MOUNTAIN VIEW - INFORMAL APPLICATION - R1



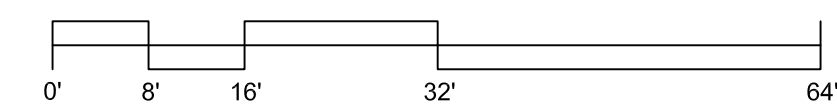
PROJECT #: 14013.00 SCALE: 1" = 40'-0"

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AH.101 - LEVEL 1 PLAN - HOTEL

MOFFETT GATEWAY - CITY OF MOUNTAIN VIEW - INFORMAL APPLICATION - R1



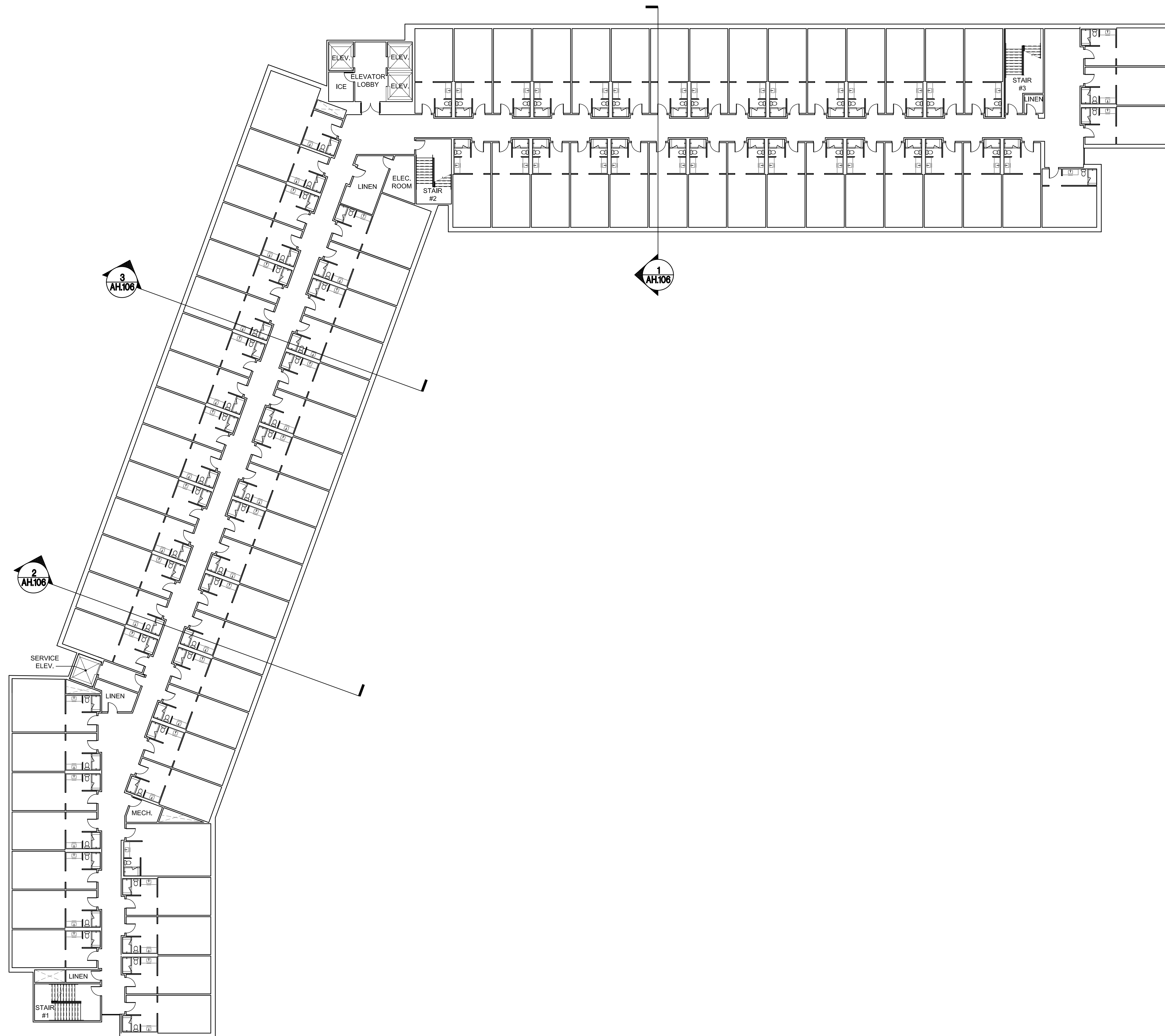
PROJECT #: 15103 SCALE: 1/16" = 1'-0"

If this drawing is not 24"x36", then the drawing has been revised from its original size. In this case, use graphic scale. This line should be equal to one inch



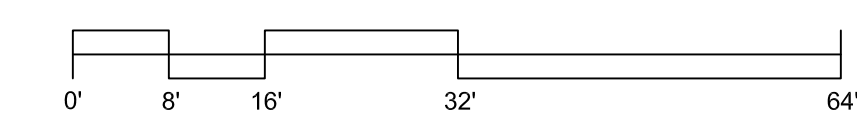
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05/06/15



AH.102 - LEVEL 2 PLAN - HOTEL

MOFFETT GATEWAY - CITY OF MOUNTAIN VIEW - INFORMAL APPLICATION - R1



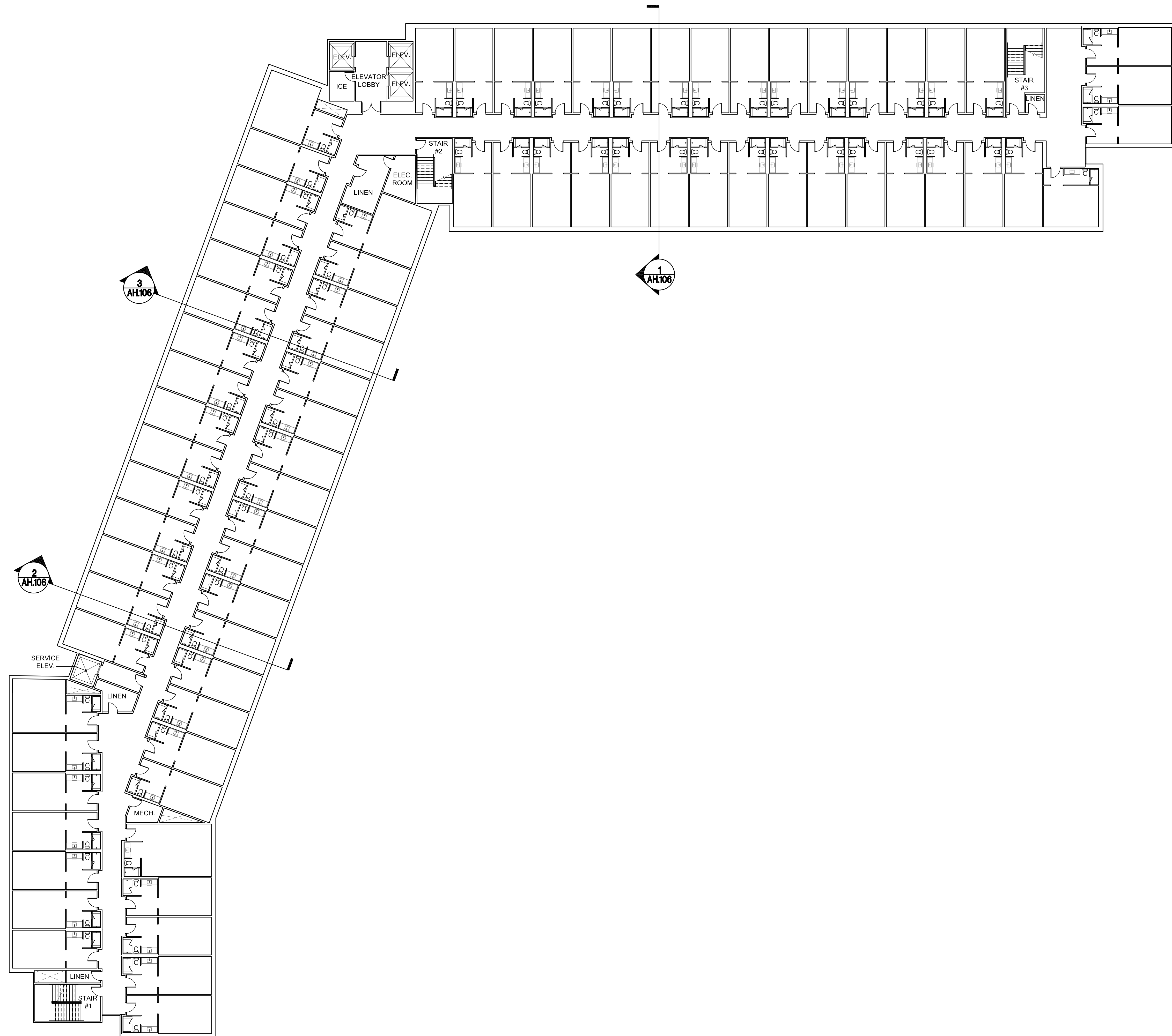
PROJECT #: 15103 SCALE: 1/16" = 1'-0"

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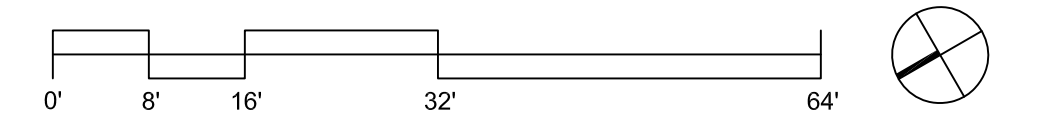
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AH.103 - LEVEL 3 PLAN - HOTEL

MOFFETT GATEWAY - CITY OF MOUNTAIN VIEW - INFORMAL APPLICATION - R1



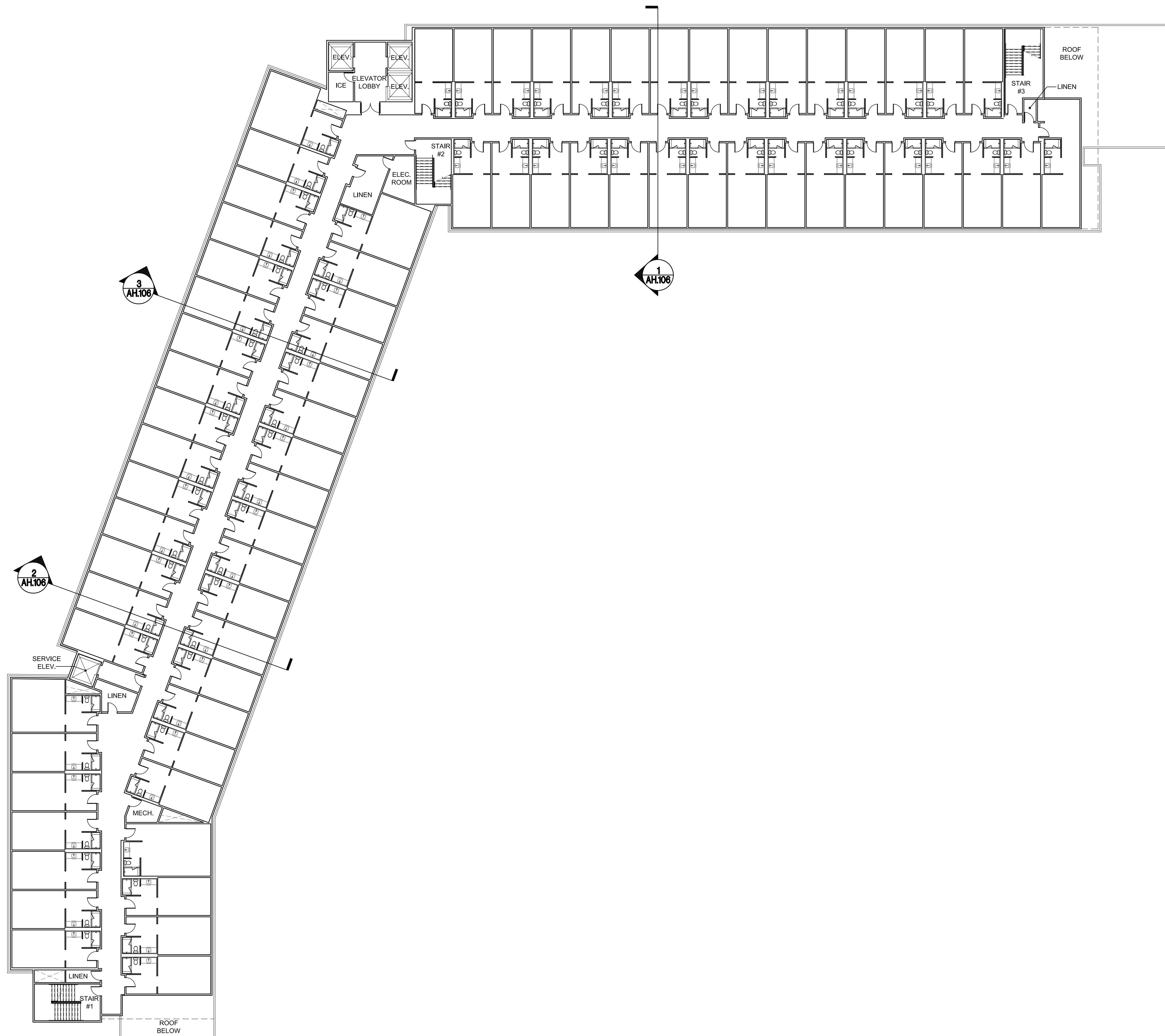
PROJECT #: 15103 SCALE: 1/16" = 1'-0"

If this drawing is not 24"x36", then the drawing has been revised from its original size. In this case, use graphic scale. This line should be equal to one inch



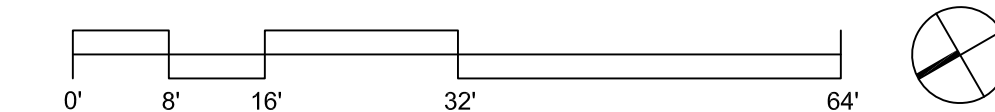
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AH.104 - LEVEL 4 PLAN - HOTEL

MOFFETT GATEWAY - CITY OF MOUNTAIN VIEW - INFORMAL APPLICATION - R1



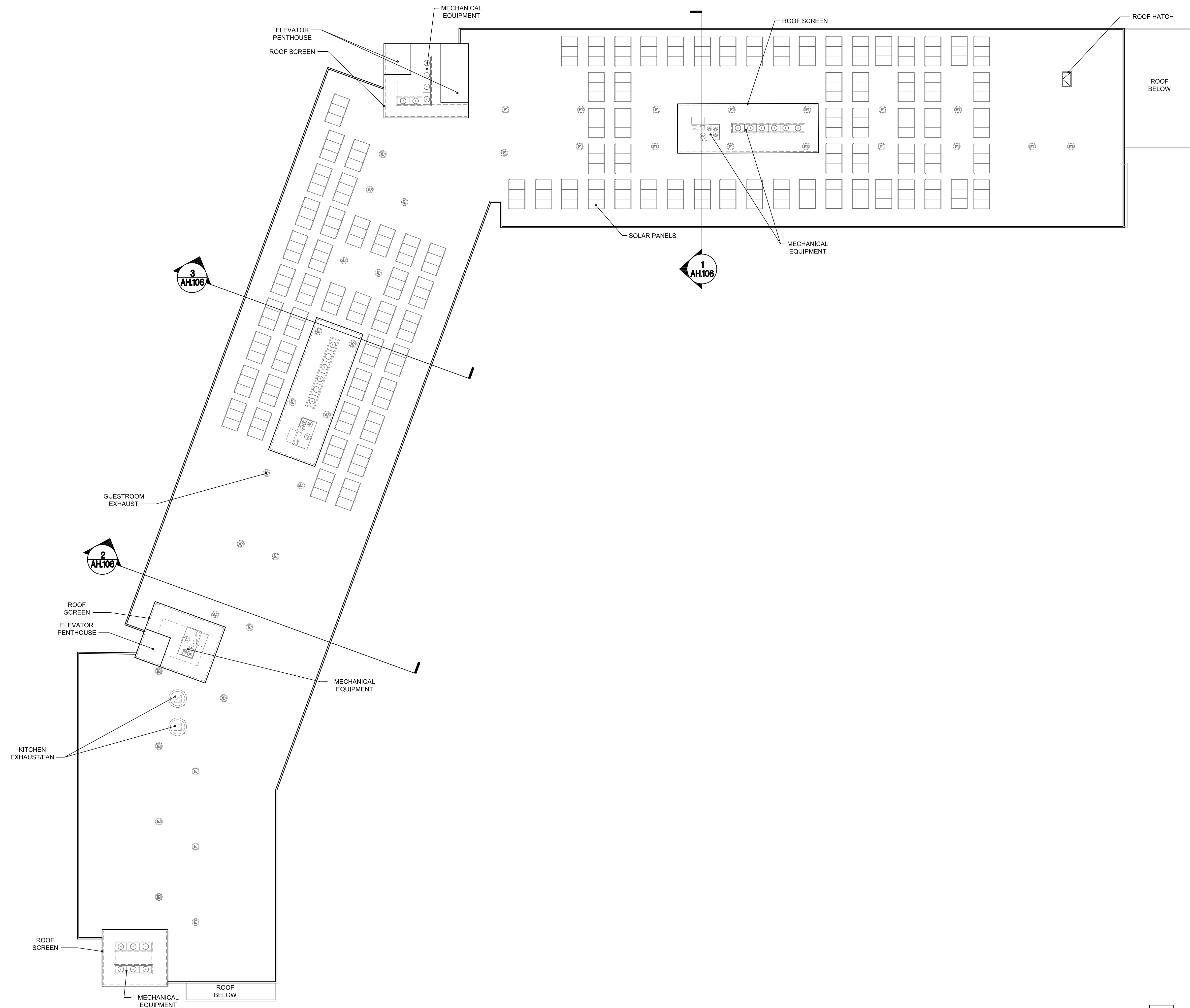
PROJECT #: 15103 SCALE: 1/16" = 1'-0"

If this drawing is not 24"x36", then the drawing has been revised from its original size. In this case, use graphic scale. This line should be equal to one inch



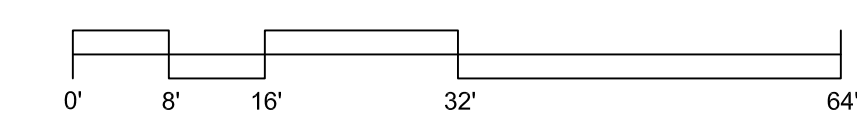
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AH.105 - ROOF PLAN - HOTEL

MOFFETT GATEWAY - CITY OF MOUNTAIN VIEW - INFORMAL APPLICATION - R1



PROJECT #: 15103 SCALE: 1/16" = 1'-0"

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HEADING WEST ON US-101

MOFFETT GATEWAY - MOUNTAIN VIEW, CA - 06/08/2015



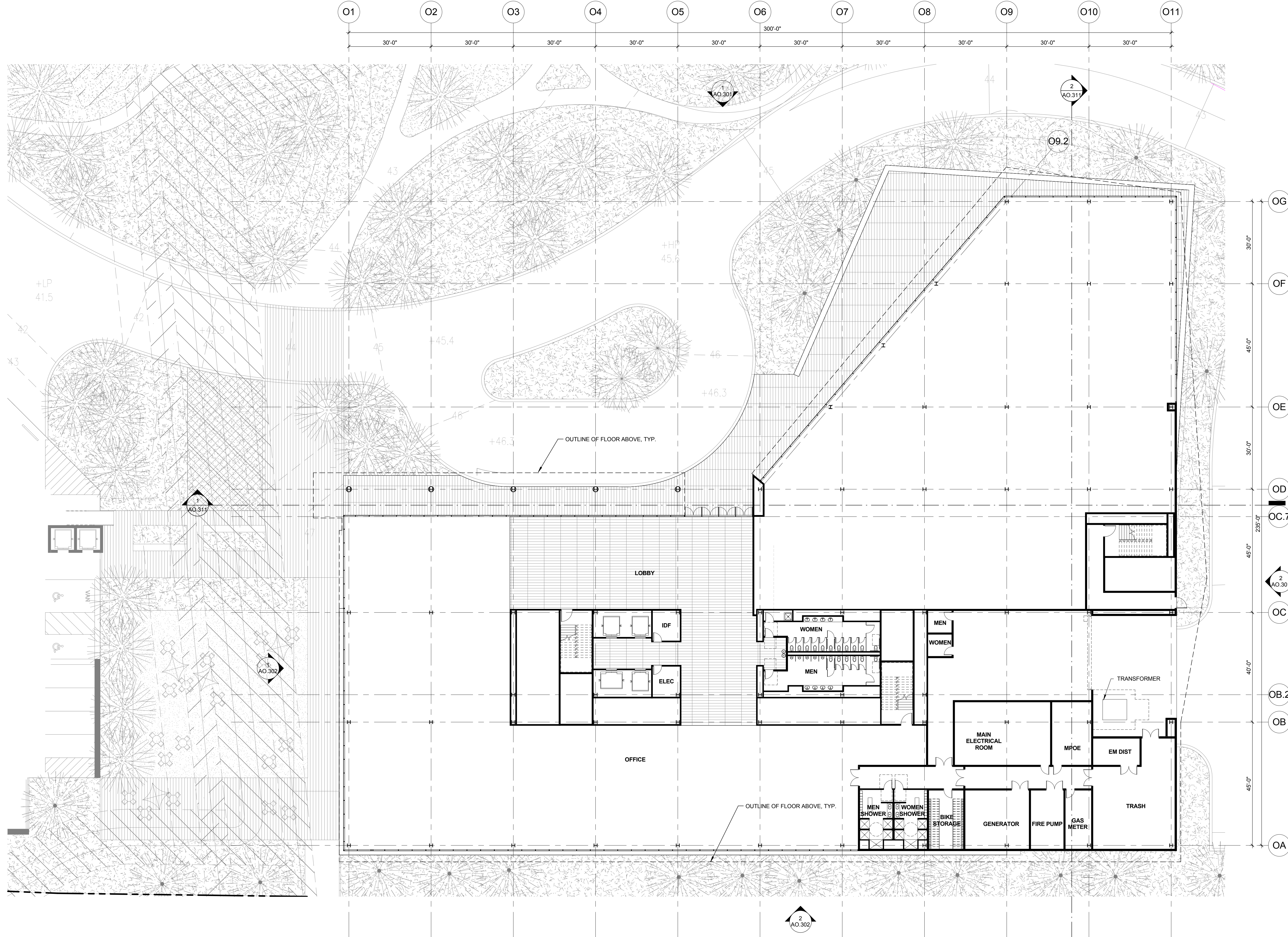
TURNING ONTO MOFFETT BOULEVARD FROM US-101 OFF RAMP

MOFFETT GATEWAY - MOUNTAIN VIEW, CA - 06/08/2015



NIGHT TIME PERSPECTIVE FROM MOFFETT BLVD OVER US-101

MOFFETT GATEWAY - MOUNTAIN VIEW, CA - 06/08/2015



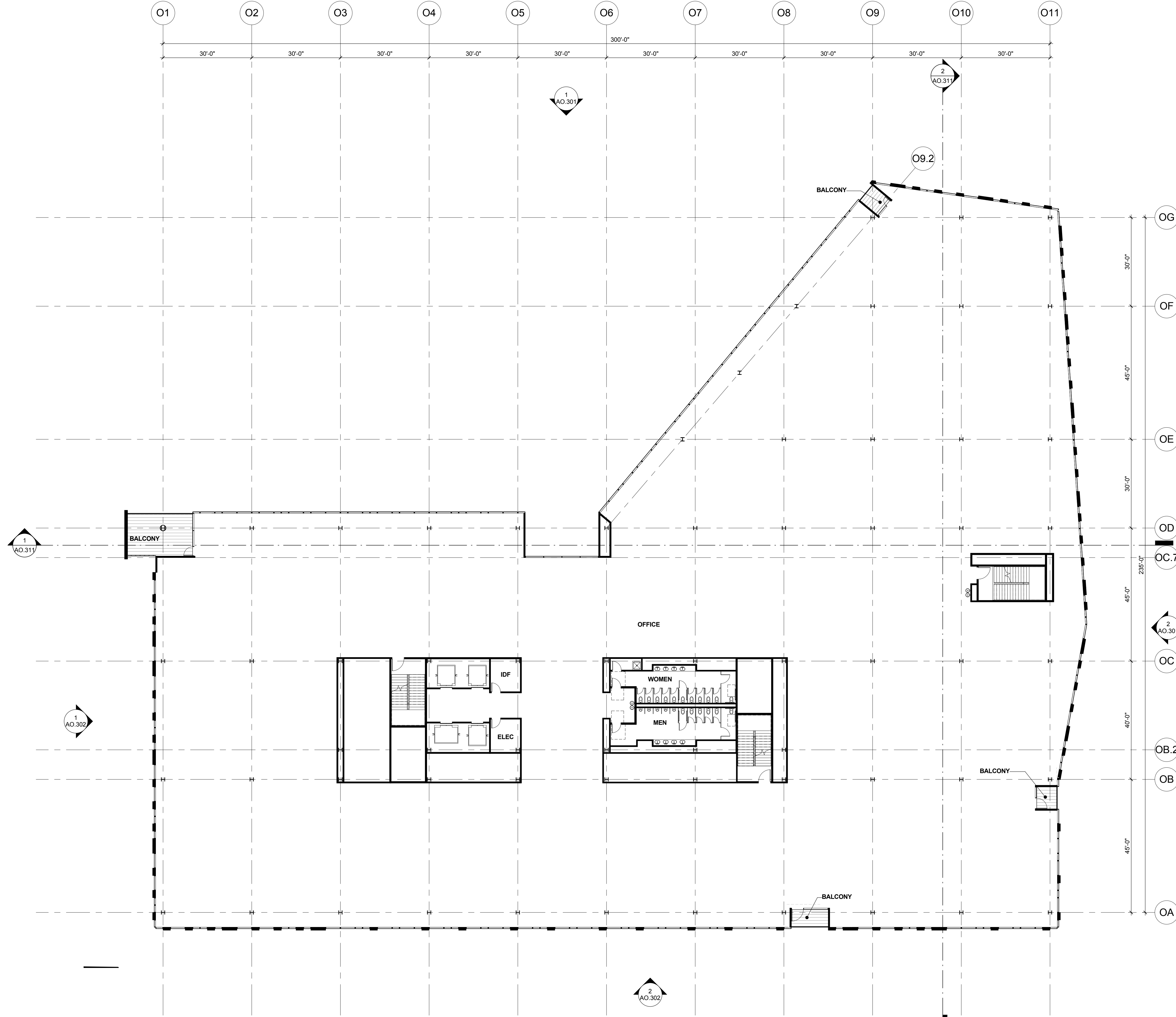
AO.101 - LEVEL 1 PLAN - OFFICE

MOFFETT GATEWAY- CITY OF MOUNTAIN VIEW- INFORMAL APPLICATION - R1

PROJECT #: 14013.00 SCALE: 1/16" = 1'-0"

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AO.102 - LEVEL 2 PLAN - OFFICE

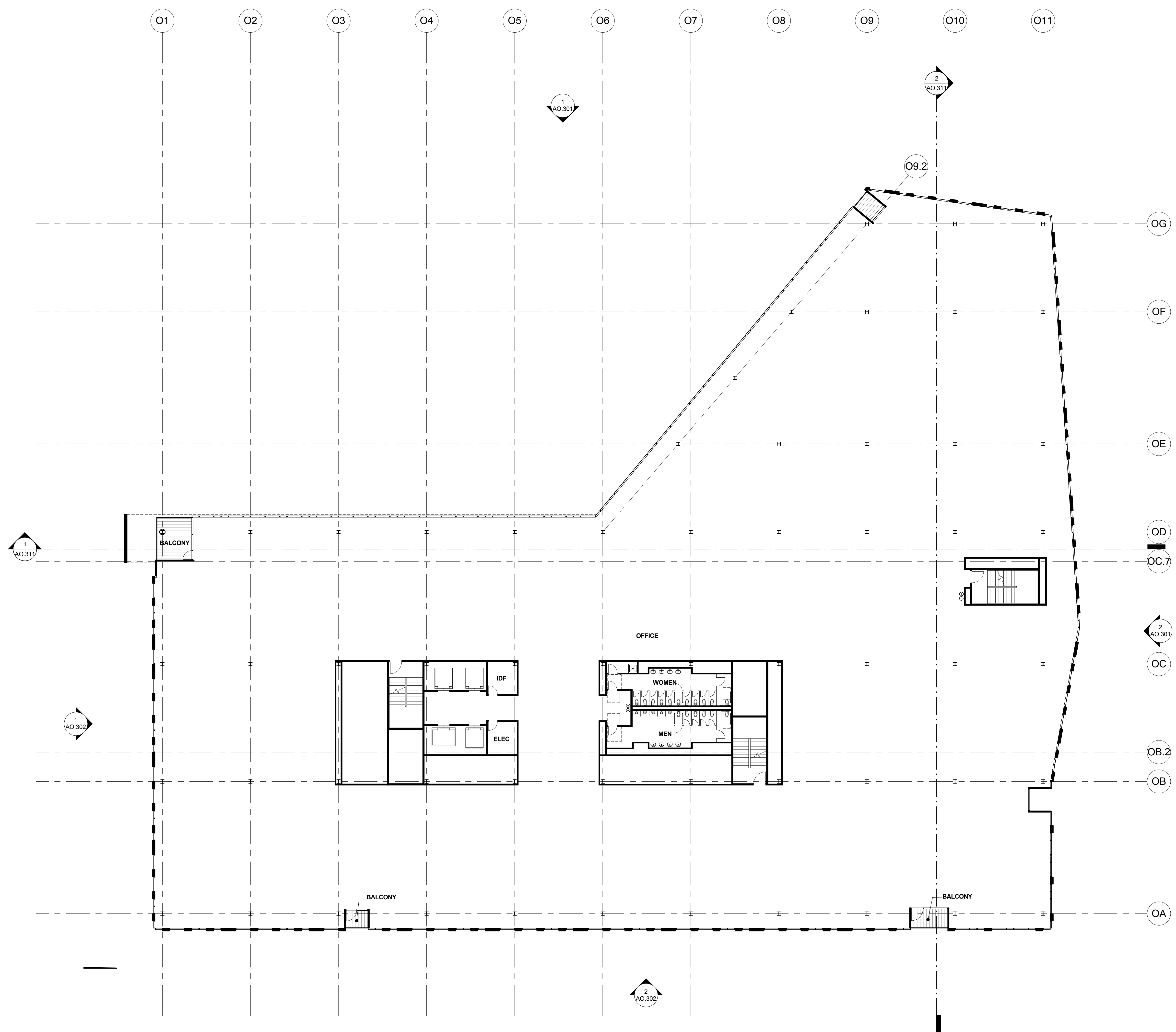
MOFFETT GATEWAY- CITY OF MOUNTAIN VIEW- INFORMAL APPLICATION - R1

PROJECT #: 14013.00 SCALE: 1/16" = 1'-0"

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AO.103 - LEVEL 3 PLAN - OFFICE

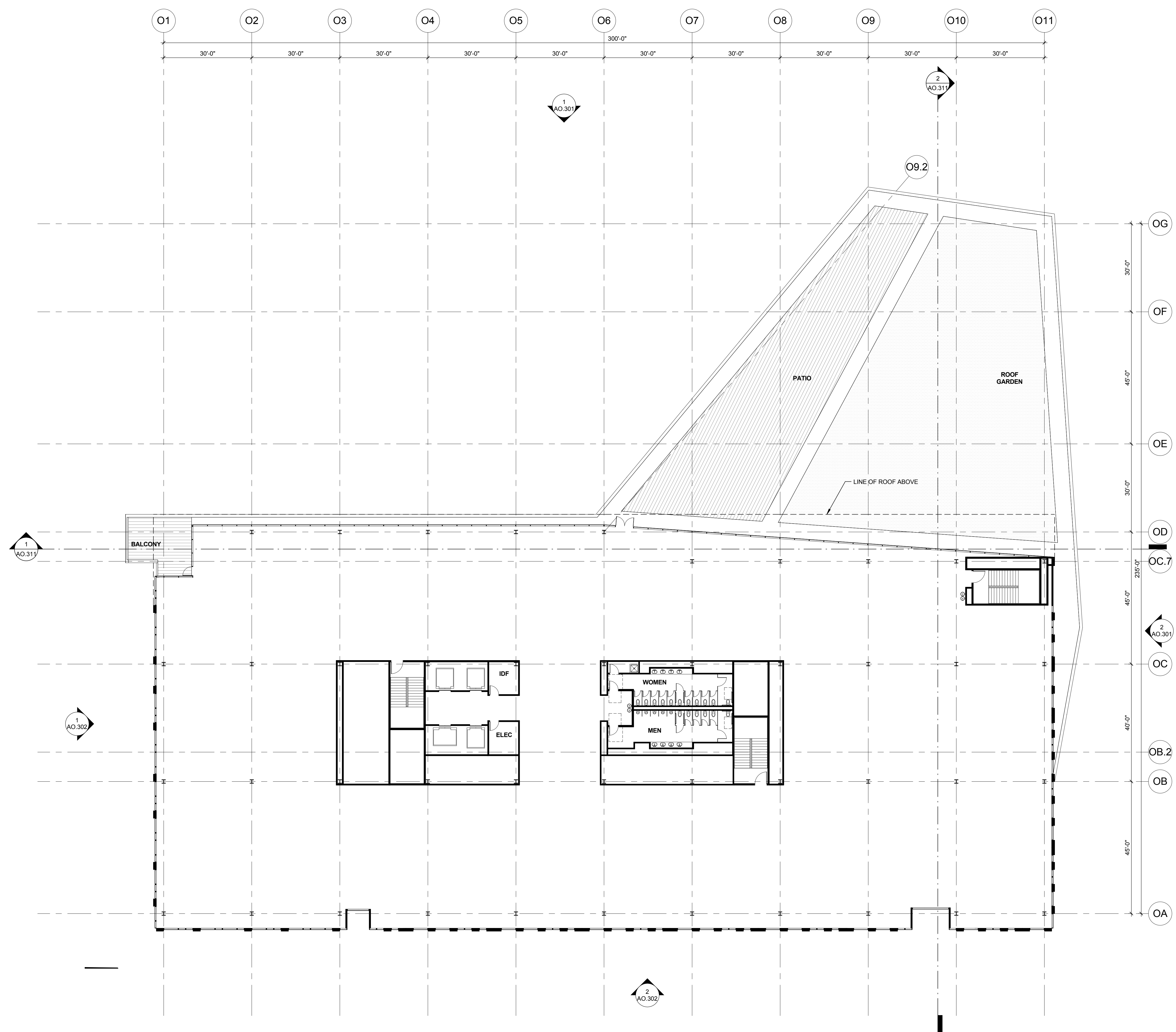
MOFFETT GATEWAY- CITY OF MOUNTAIN VIEW- INFORMAL APPLICATION - R1

PROJECT #: 14013.00 SCALE: 1/16" = 1'-0"

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AO.104 - LEVEL 4 PLAN - OFFICE

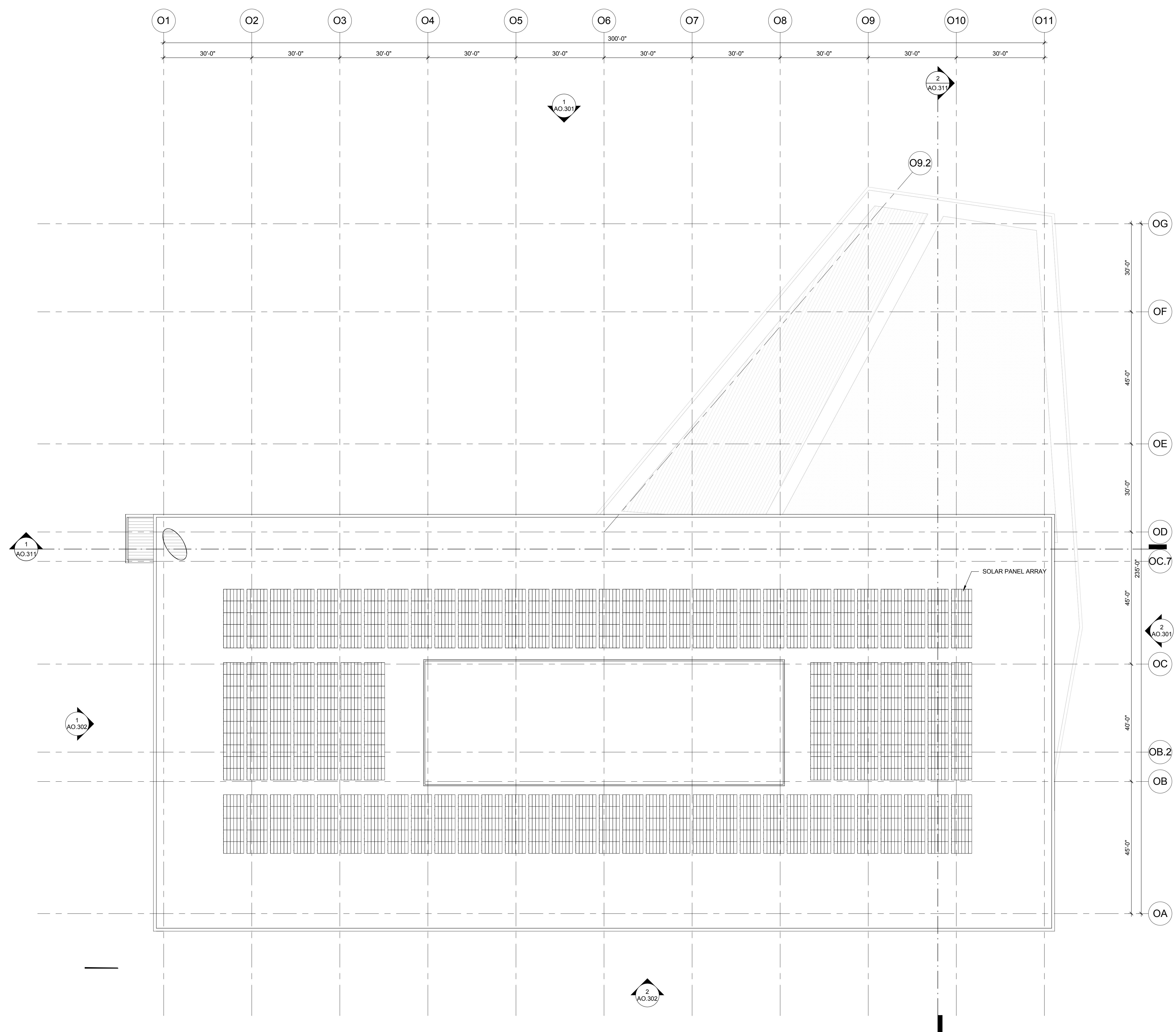
MOFFETT GATEWAY- CITY OF MOUNTAIN VIEW- INFORMAL APPLICATION - R1

PROJECT #: 14013.00 SCALE: 1/16" = 1'-0"

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05/06/15



AO.105 - ROOF PLAN - OFFICE

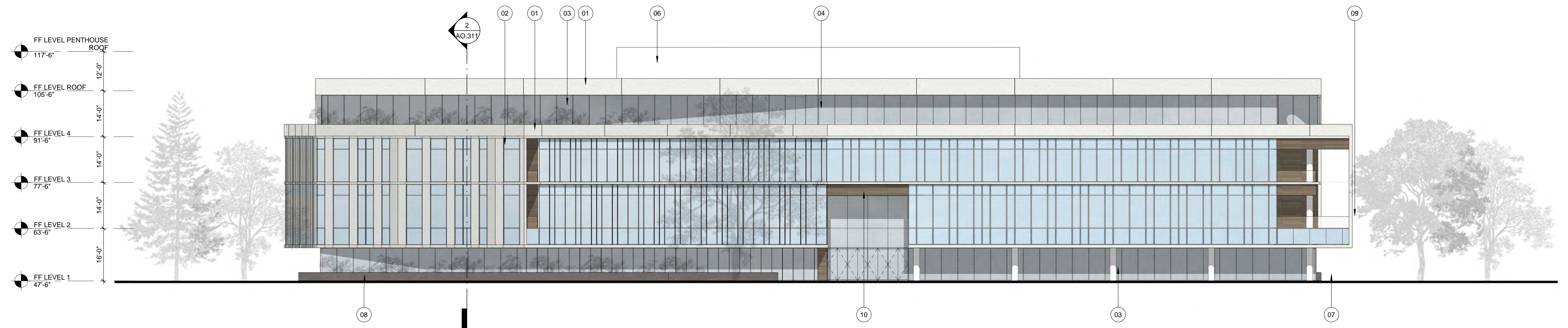
MOFFETT GATEWAY- CITY OF MOUNTAIN VIEW- INFORMAL APPLICATION - R1

PROJECT # 14013.00 SCALE: 1/16" = 1'-0"

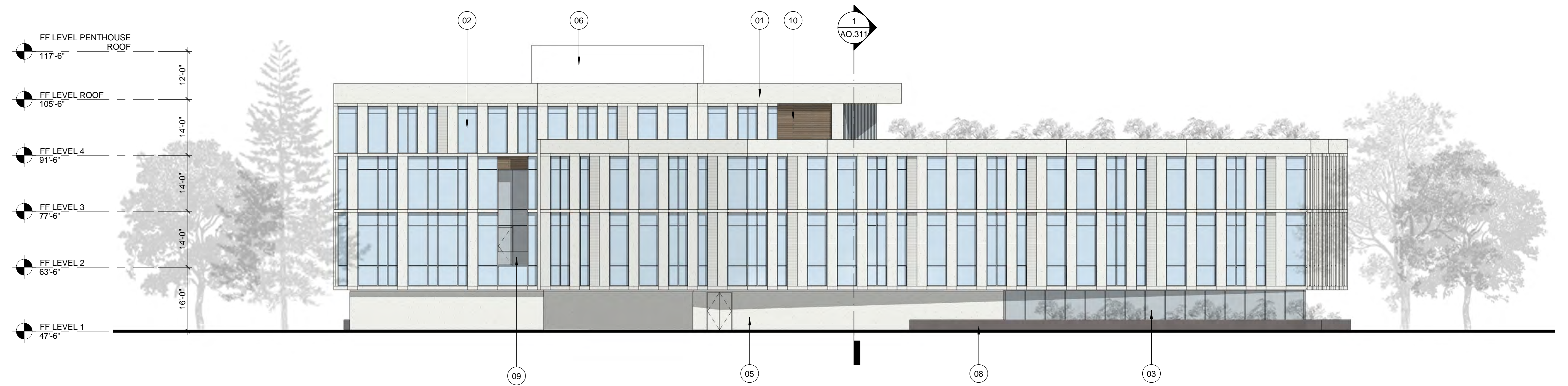
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WRNSSTUDIO LP

05/06/15



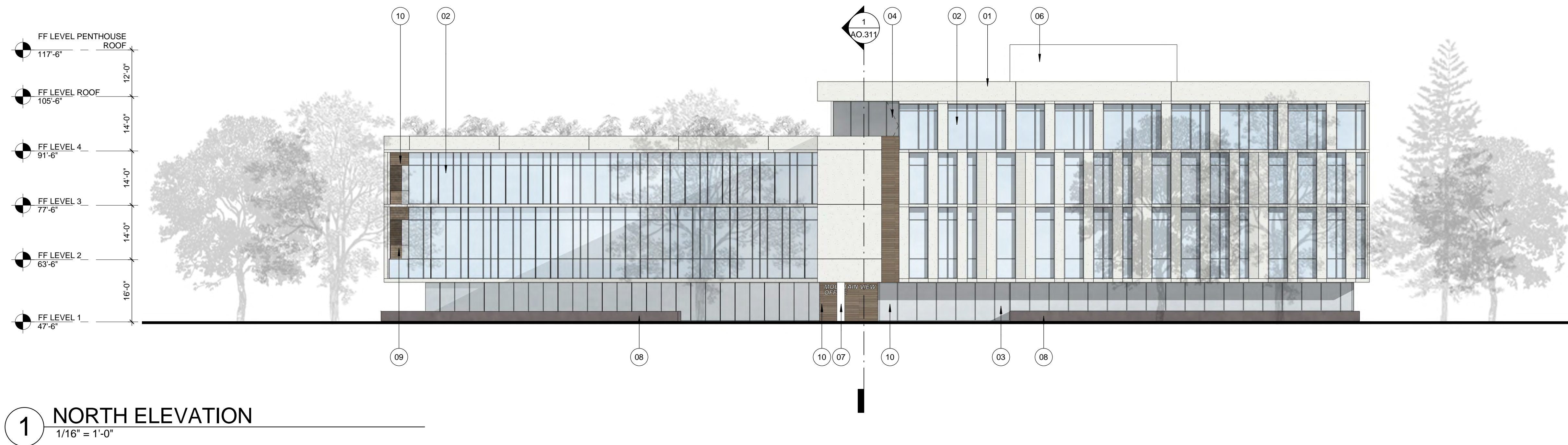
1 EAST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"

MATERIALS

- 01 GFRC PANEL
- 02 UNITIZED GFRC PANEL W/INTEGRATED WINDOW
- 03 ALUMINUM STOREFRONT SYSTEM
- 04 ALUMINUM / GLASS DOORS
- 05 CEMENT PLASTER
- 06 METAL SCREEN
- 07 ALUMINUM CLAD STEEL COLUMN
- 08 SITE WALL
- 09 TEMPERED GLASS GUARDRAIL
- 10 CLADDING PANEL A - TEXTURED PANEL

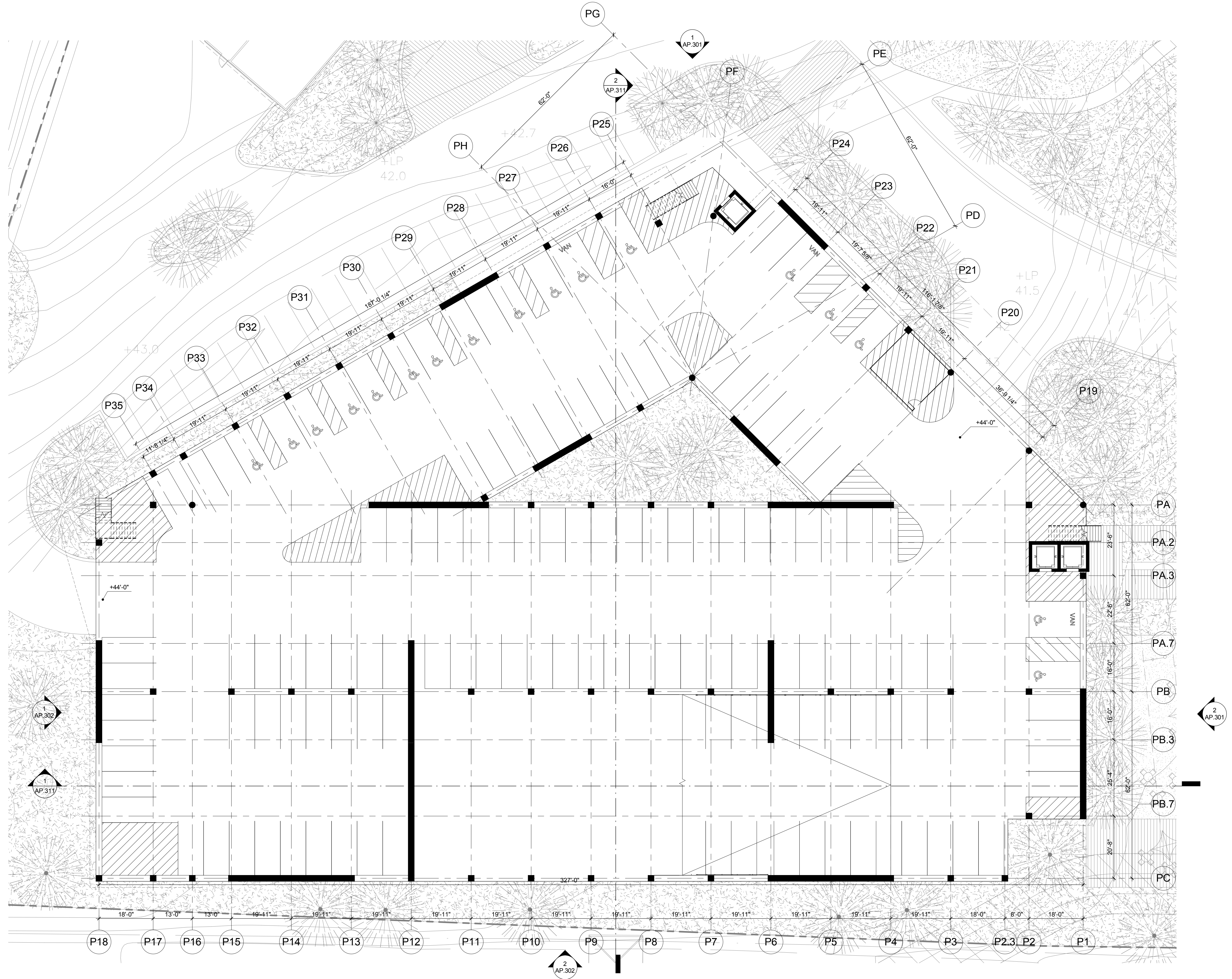


MATERIALS

- 01 GFRG PANEL
- 02 UNITIZED GFRG PANEL W/INTEGRATED WINDOW
- 03 ALUMINUM STOREFRONT SYSTEM
- 04 ALUMINUM / GLASS DOORS
- 05 CEMENT PLASTER
- 06 METAL SCREEN
- 07 ALUMINUM CLAD STEEL COLUMN
- 08 SITE WALL
- 09 TEMPERED GLASS GUARDRAIL
- 10 CLADDING PANEL A - TEXTURED PANEL

CODE SUMMARY - PARKING STRUCTURE

TYPE OF CONSTRUCTION	S-2 OCCUPANCY TYPE IIB	
REQUIRED FIRE RESISTIVE RATINGS	EXTERIOR BEARING WALLS 0 HOUR INTERIOR BEARING WALLS 0 HOUR EXTERIOR NON-BEARING WALLS 0 HOUR INTERIOR NON-BEARING WALLS 0 HOUR STRUCTURAL FRAME 0 HOUR FLOORS - CEILING/FLOORS 0 HOUR ROOF - CEILINGS/ROOFS 0 HOUR STAIRWAY ENCLOSURE OPEN STAIR SHAFT ENCLOSURES NO SHAFT ENCLOSURES	CHP. 6 TABLE 601 TABLE 602 CHP. 4 406.5.7 406.5.9
OCCUPANCY	GROUP S-2	CHP. 3 304.1
ALLOWABLE AREA	LEVELS 1 - 13: 75,000 SF EACH*	CHP. 4 406.5.4 406.5.5
ALLOWABLE STORIES	13 TIERS*	CHP. 5 504.2 506.3
	* INCLUDES INCREASE IN ALLOWABLE AREA, STORY & HEIGHT FOR OPEN PARKING STRUCTURES IN ACCORDANCE WITH SECTION 406.5.5 AND INCREASE IN ALLOWABLE AREA, STORY & HEIGHT FOR BUILDINGS EQUIPPED WITH A SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1	
ACTUAL AREA	LEVEL 1: 62,000 SF LEVEL 2: 56,000 SF LEVEL 3: 56,000 SF LEVEL 4: 40,500 SF LEVEL 5: 31,900 SF TOTAL: 246,400 SF	
ACTUAL STORIES	5 TIERS	
FIRE SEPARATION DISTANCE	EXTERIOR NON BEARING WALLS, GROUP B, A-2, A-3, S-2 0 FT < X < 5 FT = 1 HR 5 FT ≤ X < 10 FT = 1 HR 10 FT ≤ X < 30 FT = 1 HR 30 FT ≤ X = 0 HR	CHP. 6 TABLE 602
EXTERIOR WALL OPENINGS	MAXIMUM AREA OF EXTERIOR WALL OPENINGS FIRE SEPARATION DISTANCE 0'-3' 3'-5' 5'-10' 10'-15' 15'-20' 20'-25' 25'-30'>30' UNPROTECTED N.P. N.P. 10% 15% 25% 45% 70% N.L. PROTECTED N.P. 15% 25% 45% 75% N.L. N.L. N.L. / UNPROTECTED & SPRINKLERED N.P. = NOT PERMITTED N.L. = NO LIMIT	CHP. 7 TABLE 705.8
FLOOR OPENINGS & SHAFTS	X<4 STORIES = 1 HR X>=4 STORIES = 2 HR	CHP. 7 713.4
EXITING & OCCUPANT LOAD	SEE DRAWINGS FOR EXIT PLANS S-2 OCCUPANCY: 200 SF / OCCUPANT	CHP.10 1004.1
EXITS REQUIRED	SEE EXITING DRAWINGS FOR REQUIRED EXITS	CHP.10 TABLE 1015.1 TABLE 1019.1 TABLE 1019.2
EXITS PROVIDED	SEE EXITING DRAWINGS FOR PROVIDED EXITS	
TRAVEL DISTANCE	GROUP S-2 OCCUPANCY: 300FT / 400 FT * INCREASE IN ALLOWABLE TRAVEL DISTANCE FOR BUILDINGS EQUIPPED WITH A SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1	CHP.10 TABLE 1016.1
AREA OF REFUGE	NO AREA OF REFUGE IS PROVIDED	CHP.10 1007.3 EXCEP. 6
ELEVATORS	ONE ELEVATOR SHALL PROVIDE MEDICAL EMERGENCY SERVICES TO ALL LANDINGS ELEVATOR MACHINE ROOMS SHALL HAVE AN INDEPENDENT VENTILATION OR AC SYSTEM	CHP.30 3002.4 3006.2
FIRE PROTECTION	AUTOMATIC FIRE SPRINKLERS PROVIDED IN ACCORDANCE WITH SECTION 903.3.1.1 STANDPIPES	CHP.9
ACCESSIBLE PARKING PROVIDED	SEE SHEET G.100 FOR PARKING COUNTS	CHP. 11B TABLE 11B-206.2 CHP. 11B 11B-208.2.4 NBSPP Table 30



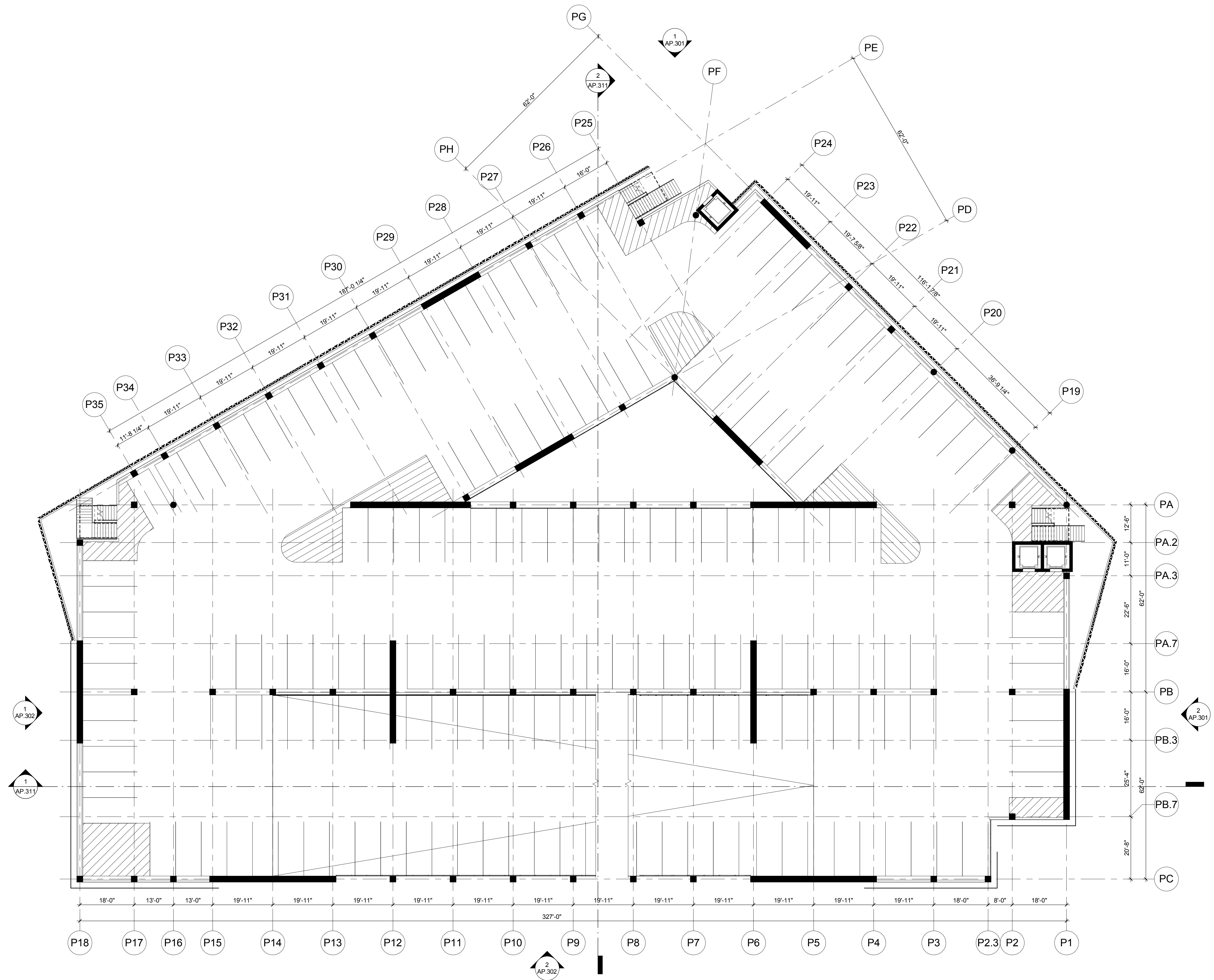
AP.101 - LEVEL 1 PLAN - GARAGE

MOFFETT GATEWAY - CITY OF MOUNTAIN VIEW - INFORMAL APPLICATION

PROJECT #: SCALE: As indicated

If this drawing is not 24"x36", then the drawing has been revised from its original size. In this case, use graphic scale. This line should be equal to one inch

WRNSSTUDIO LP 03/24/15



AP.102 - LEVEL 2 PLAN - GARAGE

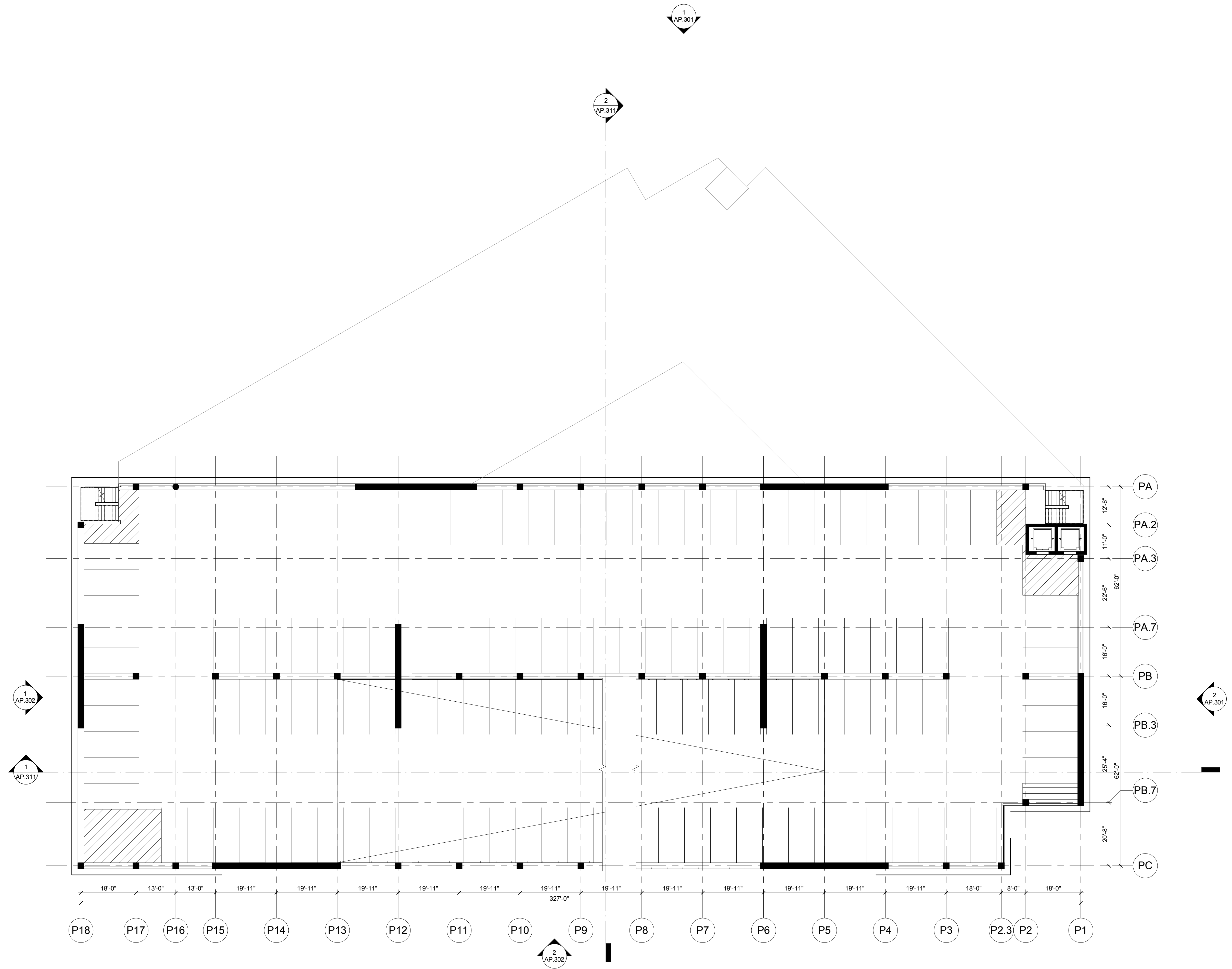
MOFFETT GATEWAY - CITY OF MOUNTAIN VIEW - INFORMAL APPLICATION

PROJECT # _____ SCALE: 1/16" = 1'-0"

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WRNSSTUDIO LP

03/24/15



AP.104 - LEVEL 4 PLAN - GARAGE

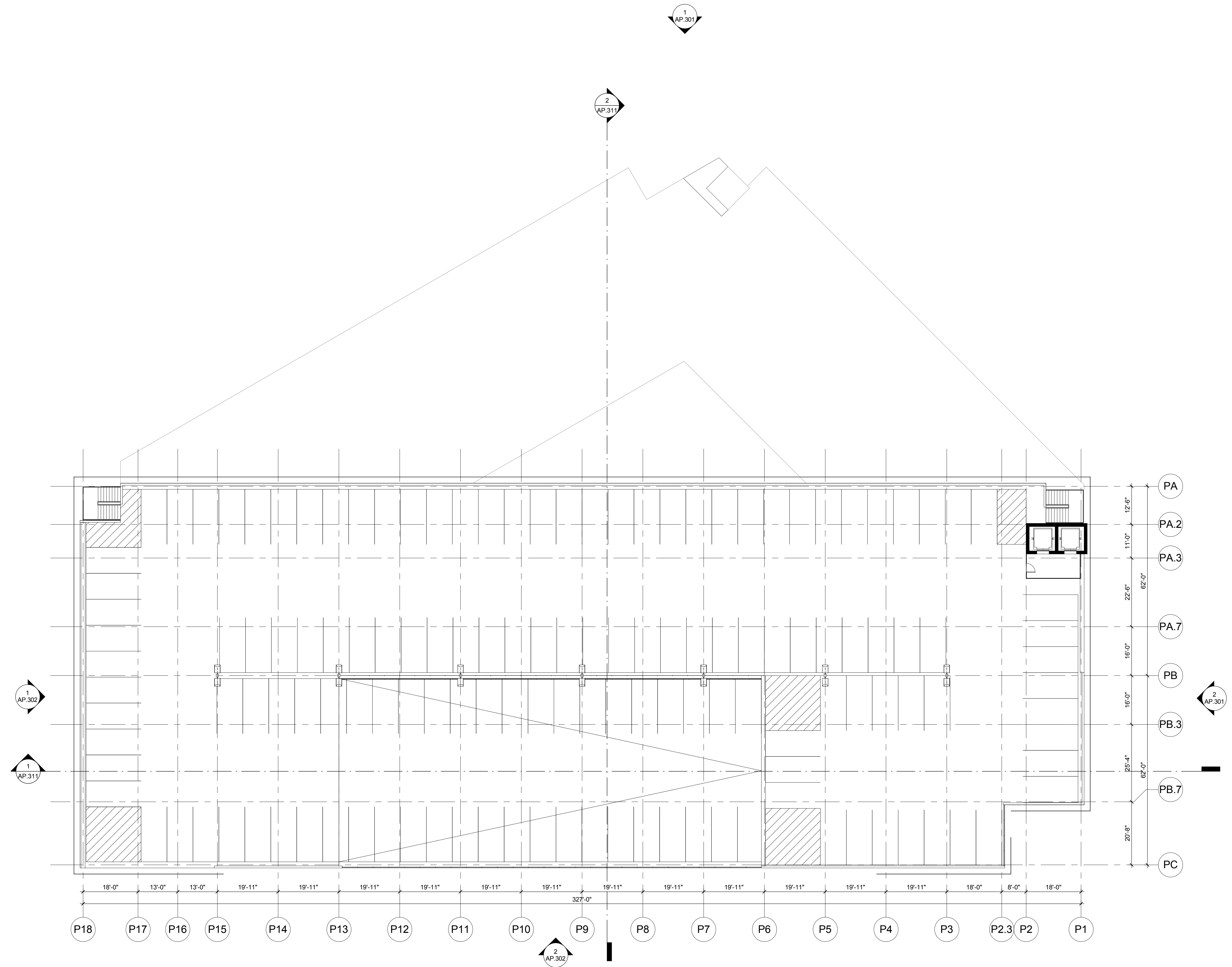
MOFFETT GATEWAY - CITY OF MOUNTAIN VIEW - INFORMAL APPLICATION

PROJECT # _____ SCALE: 1/16" = 1'-0"

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WRNSSTUDIO LP

03/24/15



AP.105 - LEVEL 5 & ROOF PLAN - GARAGE

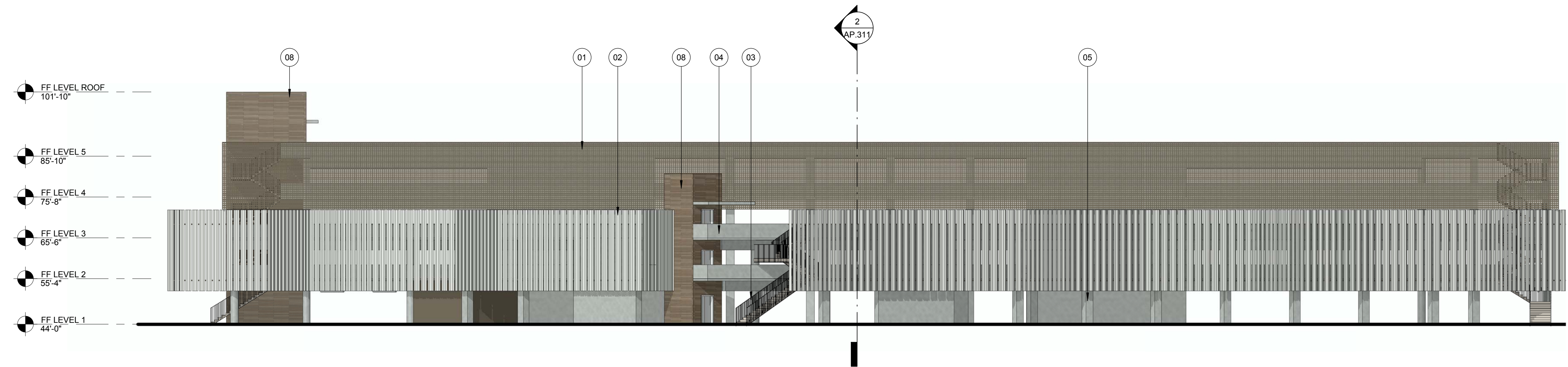
MOFFETT GATEWAY - CITY OF MOUNTAIN VIEW - INFORMAL APPLICATION

PROJECT # _____ SCALE: 1/16" = 1'-0"

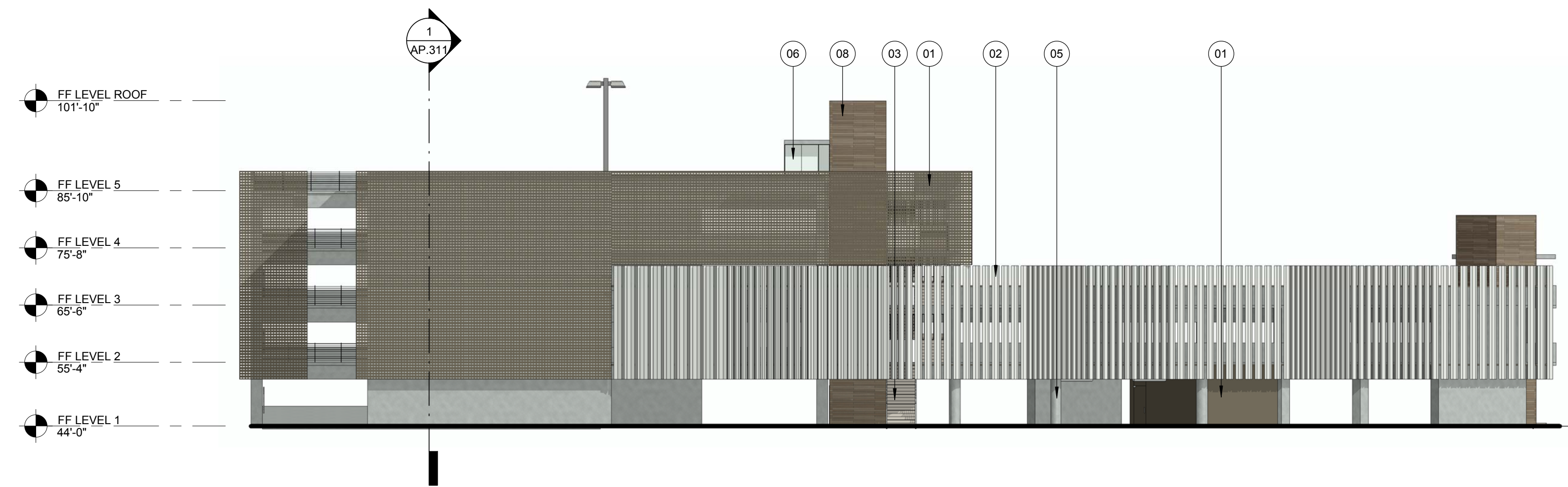
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WRNSSTUDIO LP

03/24/15



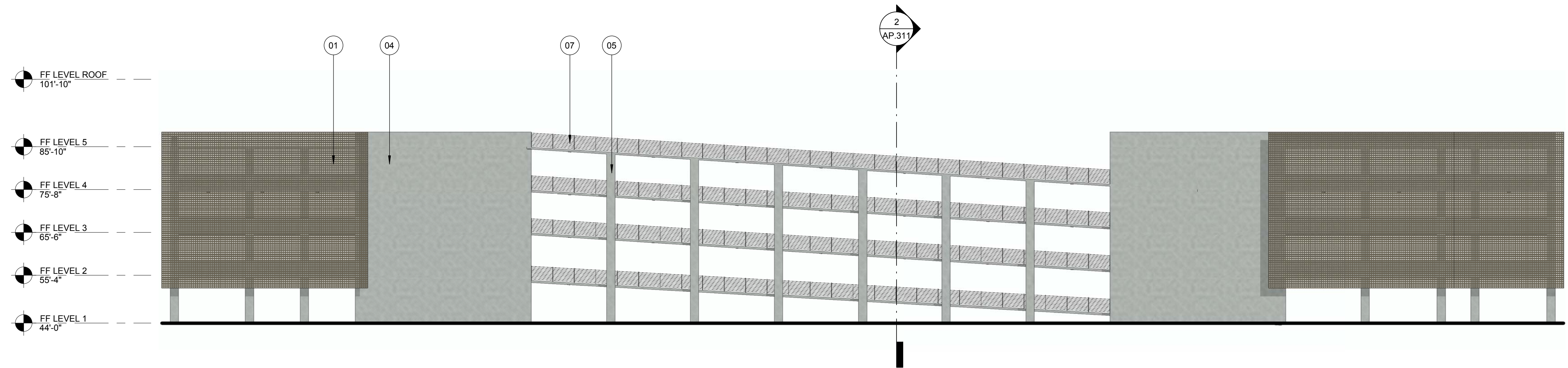
1 EAST ELEVATION
1/16" = 1'-0"



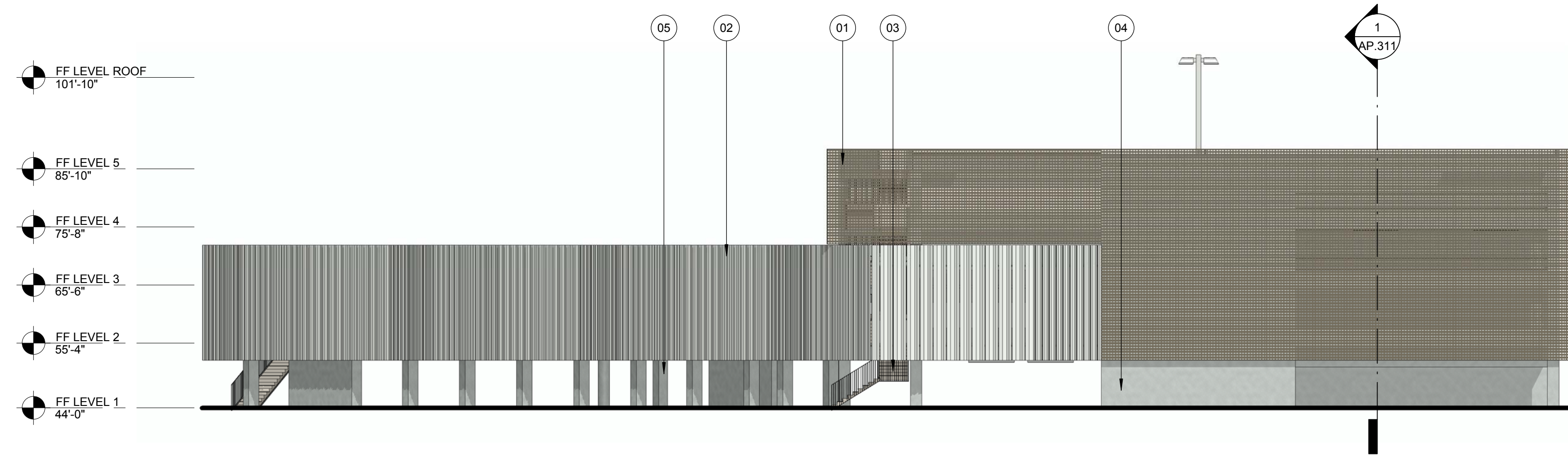
2 SOUTH ELEVATION
1/16" = 1'-0"

MATERIALS

- 01 ARCHITECTURAL METAL GRATING
- 02 EXTRUDED METAL PROFILES
- 03 METAL STAIR + GUARDRAIL
- 04 EXPOSED CONCRETE
- 05 EXPOSED CONCRETE COLUMN, TYP.
- 06 ALUMINUM STOREFRONT SYSTEM
- 07 SS CABLE GUARDRAIL
- 08 CLADDING PANEL A - TEXTURED PANEL



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



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

MATERIALS

- 01 ARCHITECTURAL METAL GRATING
- 02 EXTRUDED METAL PROFILES
- 03 METAL STAIR + GUARDRAIL
- 04 EXPOSED CONCRETE
- 05 EXPOSED CONCRETE COLUMN, TYP.
- 06 ALUMINUM STOREFRONT SYSTEM
- 07 SS CABLE GUARDRAIL
- 08 CLADDING PANEL A - TEXTURED PANEL